

AGENDA
Design Review Committee
May 12, 2021 – REGULAR MEETING

5:30 PM

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

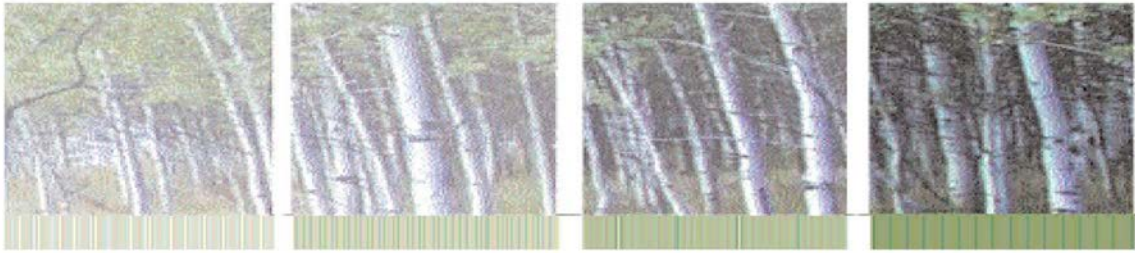
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I Link to Zoom

. Meeting: <https://us02web.zoom.us/j/88290758245?pwd=TzkrUXEvQ091UnNUTTJqK1FTRDFRdz09>

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. P21-110 - Teton Gables Redevelopment
 - II. P21-111 - Veronica Lane Development
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: May 12, 2021

Item Number: P21-110

Applicant: Chris Lee, Design Associates Architects

Address: 1140 W. Highway 22

Recommendations: Formal Review

Project Summary:

The subject property is zoned CR-3 and located on the northwestern corner of the Y-Intersection. The site consists of three (3) structures: Two (2) Teton Gables motel buildings (2,200 sf & 11,664 sf) and Cutty's restaurant (4,921 sf). The applicant plans to remove the smaller motel building and redevelop the southern half of the property with a new +/-30,000 sf, 3-story residential building with parking on the ground level. The larger motel and restaurant will be left as is. Because the remaining base floor area (7,808 sf) is less than 9,750 sf, this project does not require public review (i.e. Development Plan) and goes straight to DRC and Building Permit. Thus this is a formal DRC review. Below is a breakdown of the project:

Density: 26 residential units

- Base FAR (7,808 sf): (9) 1-bedroom + (2) 2-bedroom
- 2:1 Market (6,520 sf): (6) 1-bedroom + (4) 2-bedroom
- 2:1 Workforce (2,443 sf): (5) 1-bedroom

Size: Approximately 30,000 sf gross floor area: 18,104 sf (habitable) + 10,837 (Non-habitable garage)

- 1st floor: 10,837 sf (garage w/ 29 parking spaces) + 710 sf (stairs/circulation/mechanical)
- 2nd floor: 7,661 sf (Ten 1-beds + Three 2-beds) + 1,036 sf (Circulation)
- 3rd floor: 7,662 sf (Ten 1-beds + Three 2-beds) + 1,033 sf (Circulation)

Parking: 29 required for the new residential. 29 new spaces provided. (Note: this property has not yet been fully reviewed for overall parking compliance as it relates to the existing motel and restaurant).

Stories: 3

Building Height: 42'

Materials: The listed materials are bronze/dark brown & gray metal siding, light concrete and dark gray metal accents.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.

- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing



- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.

- ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.

4) Roofs

- ☐ Parapet, flat, sloping or barrel vaults.
- ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
- ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.
- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Teton Gables Redevelopment
Physical Address: 1140 W. Highway 22
Lot, Subdivision: PT SW1/4NE1/4, SEC. 32, TWP. 41, RNG 116 PIDN: 22-41-16-32-1-00-031

PROPERTY OWNER.

Name: Hunter McCardle - Red Roots Communities Phone: 434-326-2118
Mailing Address: P.O. Box 174 North Garden, VA ZIP: 22959
E-mail: Hunter@redrootsco.com

APPLICANT/AGENT.

Name: Chris Lee, Design Associates Architects Phone: 307-733-3600
Mailing Address: 130 W. Broadway Suite A, Jackson, WY. ZIP: 83001
E-mail: Chris@dajh.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P18-344 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Chris Lee

Name Printed

5-3-21

Date

Architect

Title

LETTER OF AUTHORIZATION

HUNTER MCCARDLE, "Owner" whose address is: _____

P.O. BOX 174, NORTH GARDEN, VA 22959

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

GABLE PARTNERS LLC, as the owner of property more specifically legally described as: _____

(If too lengthy, attach description)

HEREBY AUTHORIZES DESIGN ASSOCIATES ARCHITECTS as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: MANAGER

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

STATE OF Virginia)
)SS.
COUNTY OF Albemarle)

The foregoing instrument was acknowledged before me by Hunter McCardle this 7 day of May, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 10/31/2022





TETON GABLES

5-03-21

PROJECT NARRATIVE

Lot Info

Address: 1140 W. Highway 22
PIDN: 22-41-16-32-1-00-031
Area: Full Site 1.40 acres (60,984 s.f.)
Zoning/Overlays: CR-3 – No Overlays

Existing Structures onsite Include

Restaurant/Office (2 stories)	4,921 s.f.
Motel Lodging (1 story)	2,200 s.f. (to be demolished)
<u>Motel (2 stories)</u>	<u>11,664 s.f.</u>
SubTotal:	18,785 s.f.
	<u>-2,200 s.f.</u>
Total	16,585 s.f.

Remaining FAR: 7,808 s.f.

Scale of Development

FAR:	.40 (24,393 s.f.)
DEV Plan Threshold:	.16 (9,750 s.f.)
Bonus:	2:1 Workforce Housing
Bonus Housing SF	.19 (11,619 s.f.)
Bonus Habitable	.13 (7,745 s.f. – all market rate housing)
Bonus Workforce	.06 (3,909 s.f. - all workforce housing)
Total Project	.32 (19,427 habitable s.f.)

New Parking:

Residential: 1/DU < 500 s.f., otherwise 1.5/DU
Parking Spots: 28 + 1 ADA = 29 parking stalls (29 residential required for this project)

<u>Existing Onsite Parking</u>	<u>Total</u>	<u>Sharing</u>
Restaurant/Bar	14.11	2.82
Cutty's Office	3.68	2.76
Motel (to be demolished)	7 removed	N/A
Motel	28	N/A
<u>Motel Office</u>	<u>1.07</u>	<u>0.80</u>
Total	46.86	6.38

Existing Buildings Parking Req'd 41

Landscape Ratio

Min: 10% (6,098 s.f.)

Plant Units (min):

1/1,000 s.f. landscaped area + 1/12 parking spots

Building Height

Max height:

46' (roof pitch $\geq 5/12$) or 42' (roof pitch $< 5/12$)

Stories:

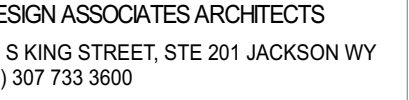
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Existing Property Conditions

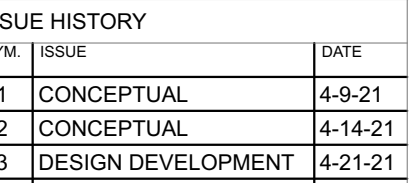
- The lot currently has an existing Restaurant & Motel lodging to remain operational onsite.
- Existing Motel building on the Southwest portion of the lot to be demolished.
- There are existing steep slopes on the western portion of the site that will need to be factored into the design and construction of the project.

Character & Size of Development

- 29,787 total habitable s.f. on three levels with one level of covered and enclosed parking (29 parking spots) at grade for the 26 new residential units.
- 19 market rate housing apartments including (1) 1 bedroom type 'A' accessible unit. Includes (12) 1 bedroom units & (6) 2 bedroom units.
- 8 workforce housing apartments shown on Level 3 of the project, includes (8) 1 bedroom units.
- Covered enclosed parking garage with resident storage, resident bike parking, and trash enclosure provided at grade.
- All new utility connections will need to be made for the new building.
- New sidewalks for improved pedestrian access around the site.
- New landscaping at the South portion of the property to meet Town streetscape standards for the project.



www.dajh.co	
PROJECT NO.: 19-15	ARCHITECT: CTL
©2019 DESIGN ASSOCIATES ARCHITECTS	

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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT

4-21-21

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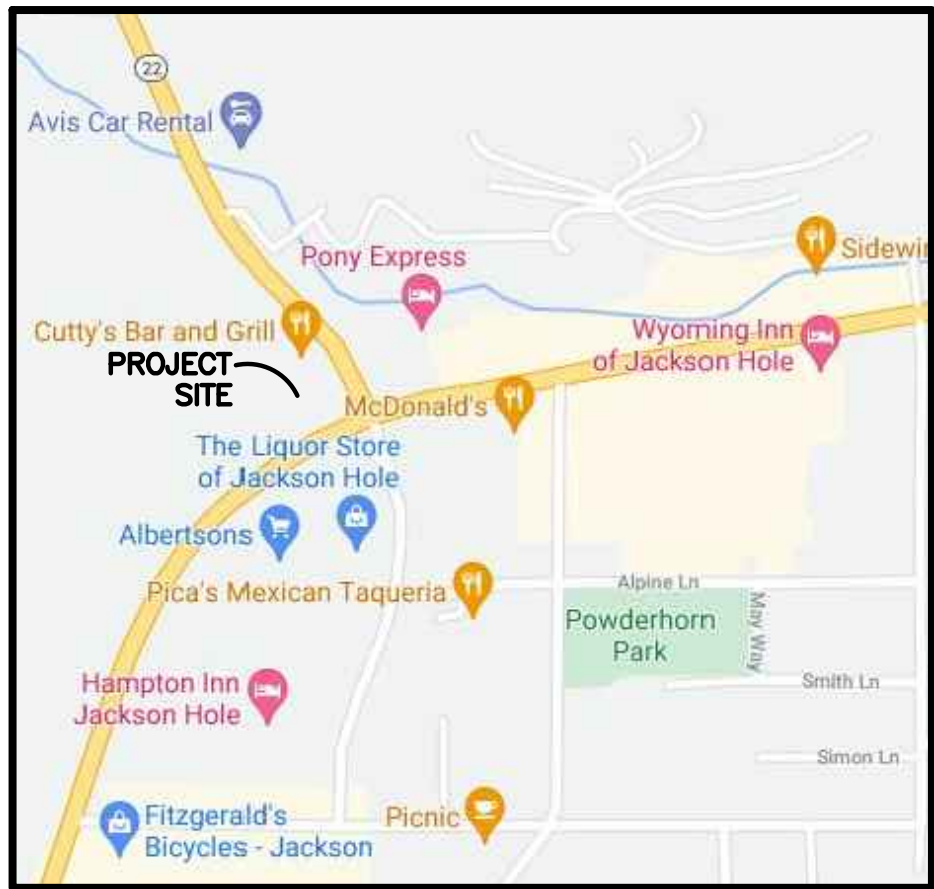
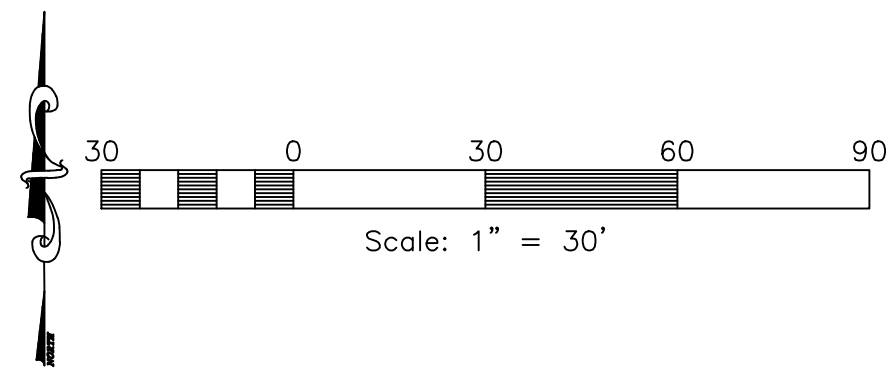
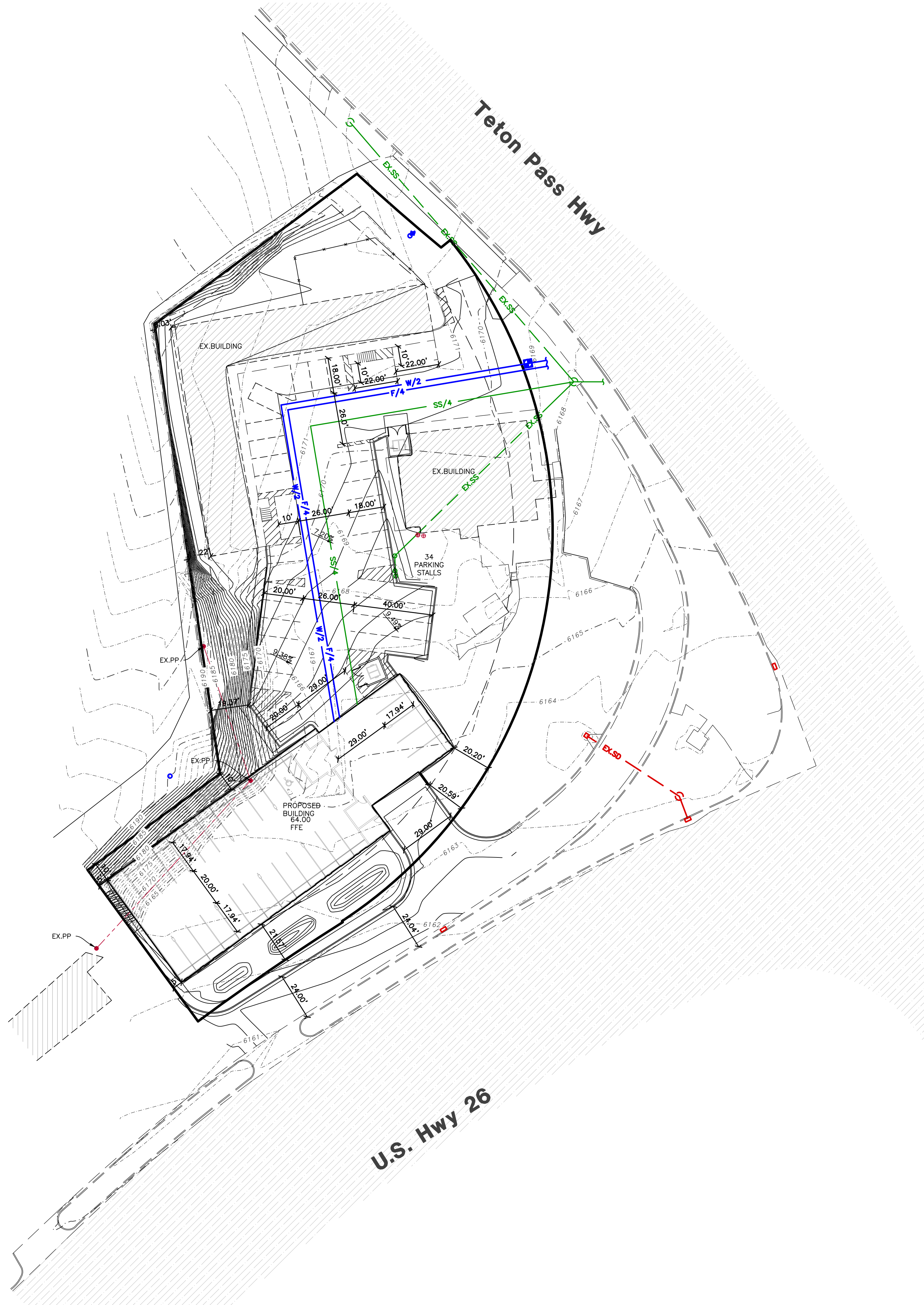
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GABLES LOFT APARTMENTS

DESIGN DEVELOPMENT

4-21-21

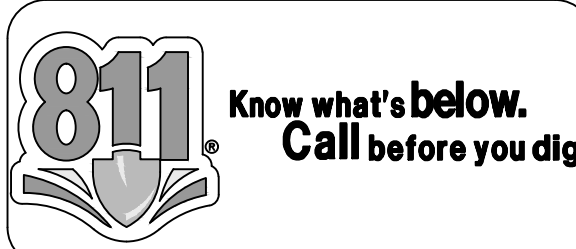


Vicinity Map
NOT TO SCALE

Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Elevation Datum:



Architect:

Geotechnical Report:

Surveyor:

Trevor Hatch
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Landscape Architect:

Developer Contact:

Project Contact:

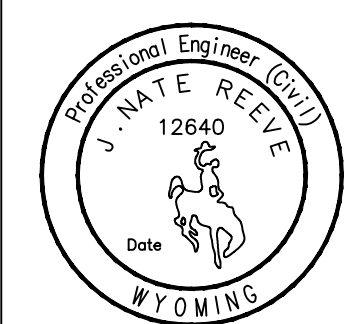
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100



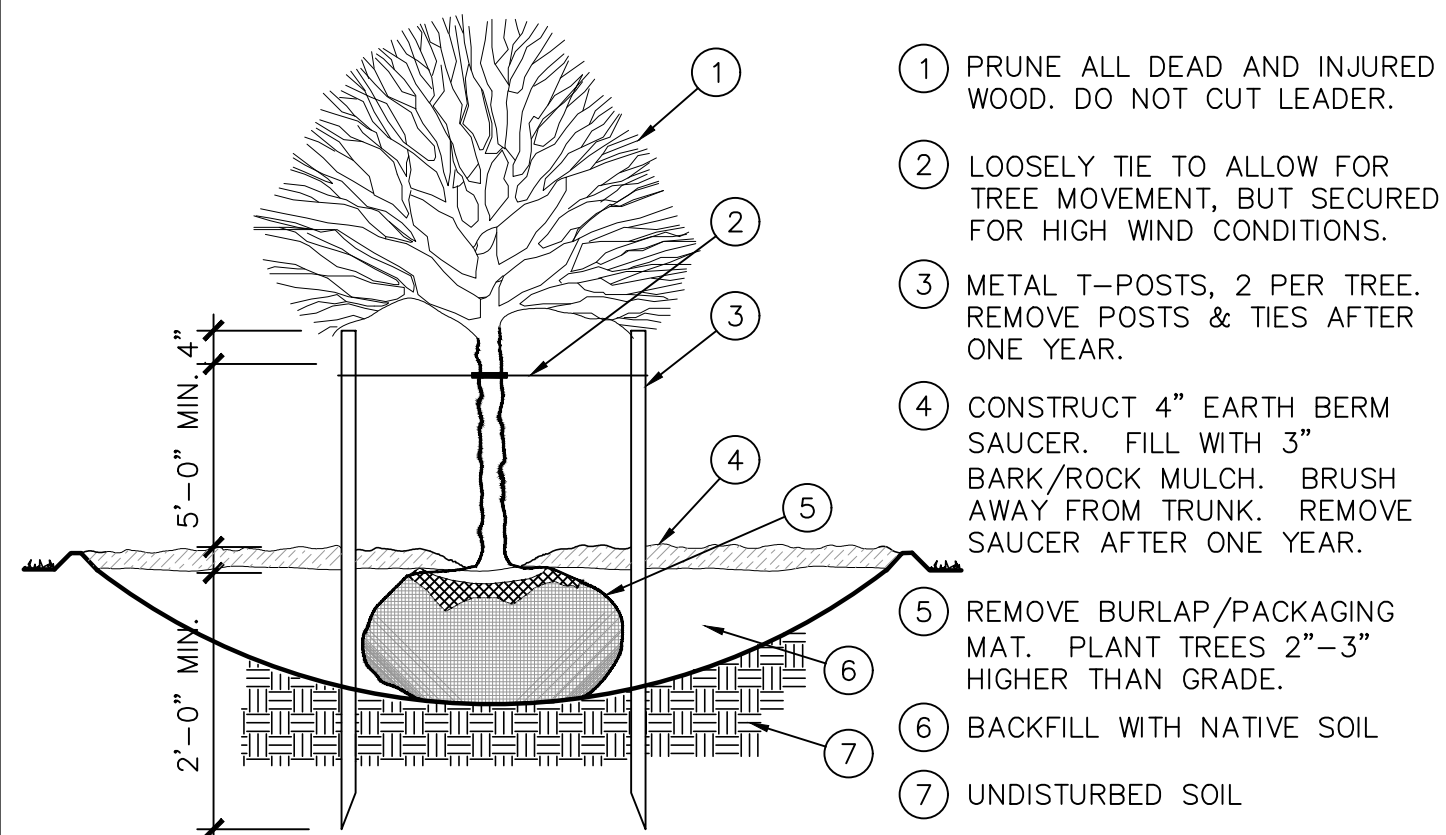
REVISIONS	DESCRIPTION
DATE	

**Apartments
1140 W Hwy 22**
JACKSON, TETON COUNTY, WY

Preliminary Grading & Utility Plan



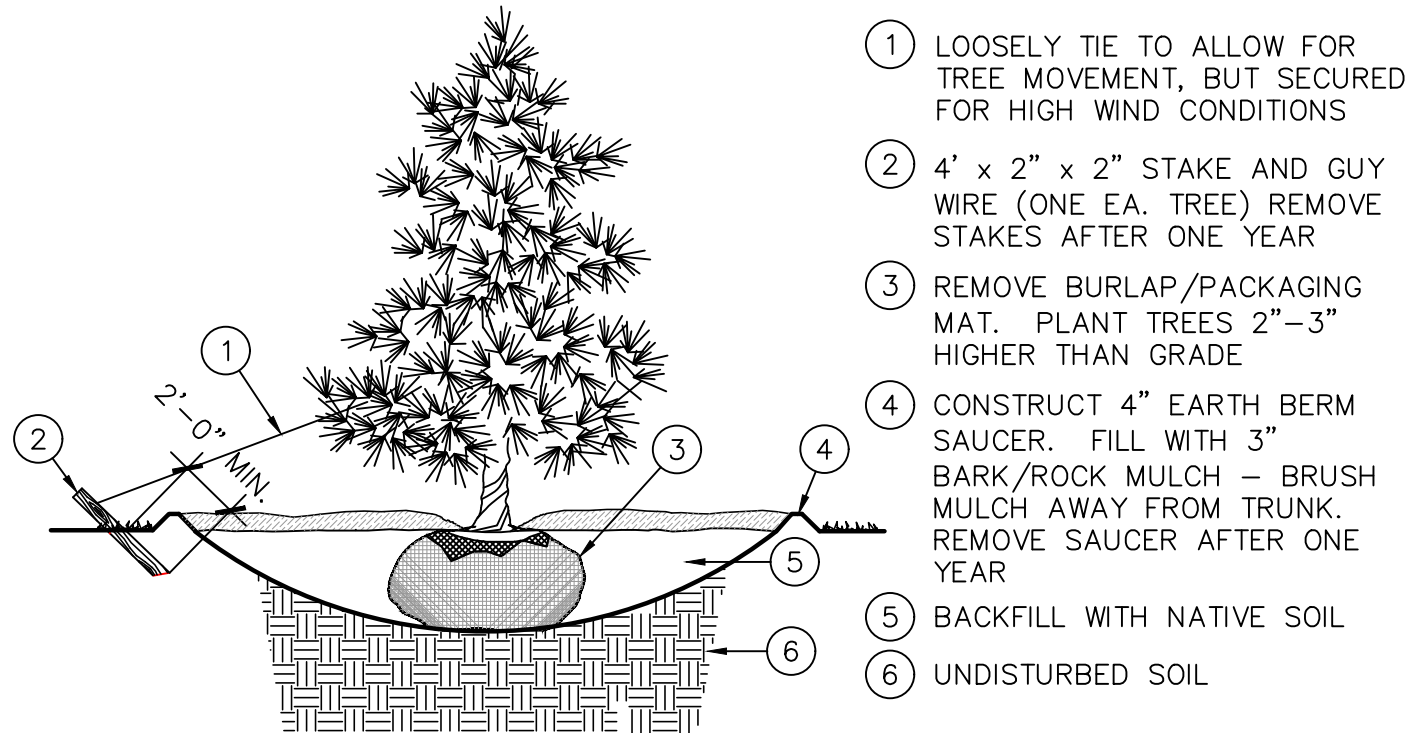
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: DATE
Name: APARTMENTS 1140 W Hwy 22
Number: 7685-01



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

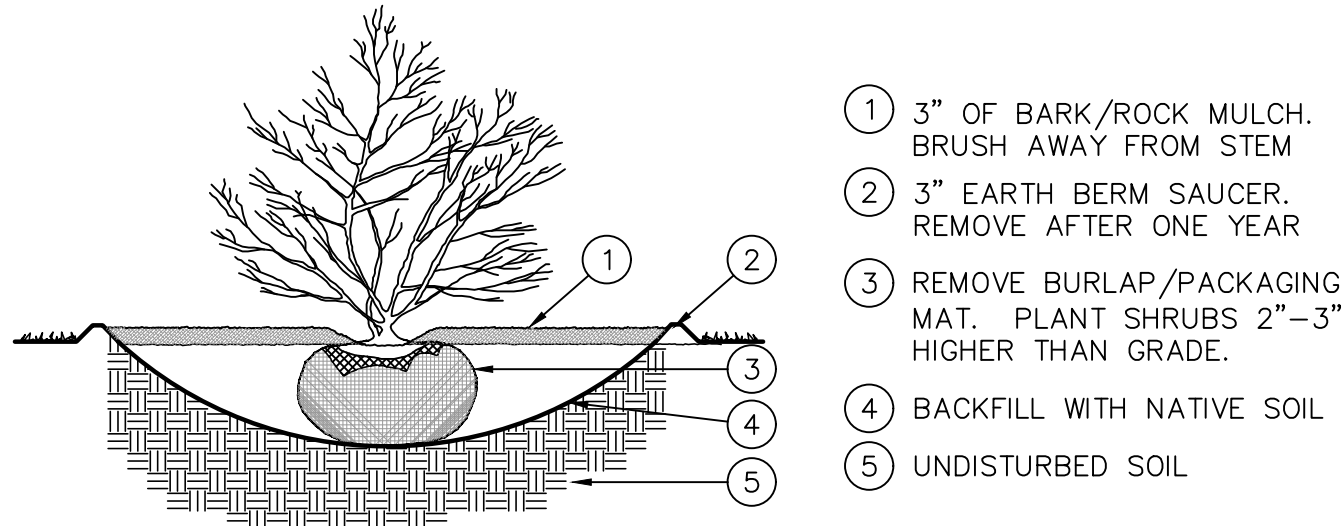
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING

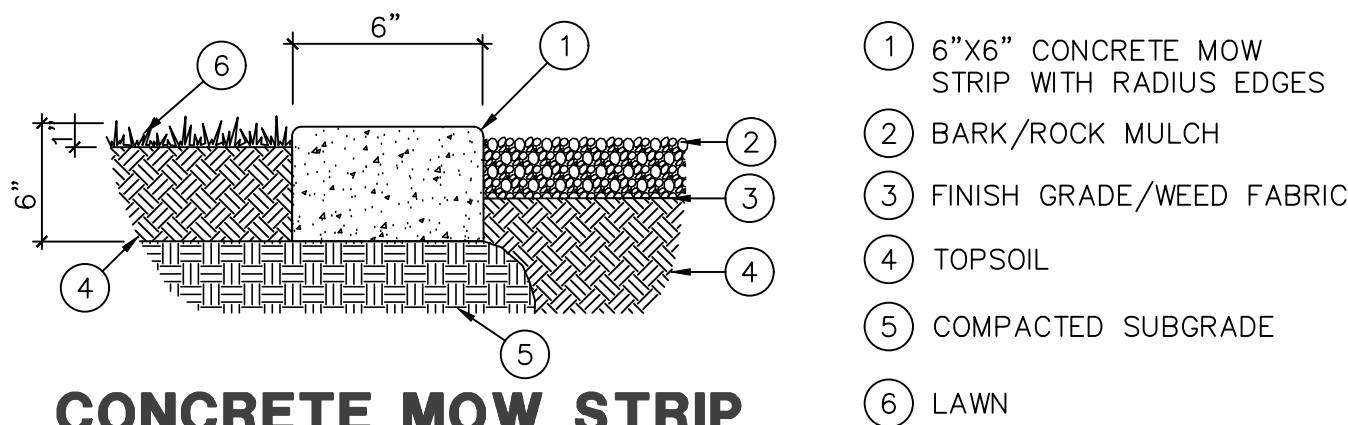
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NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS

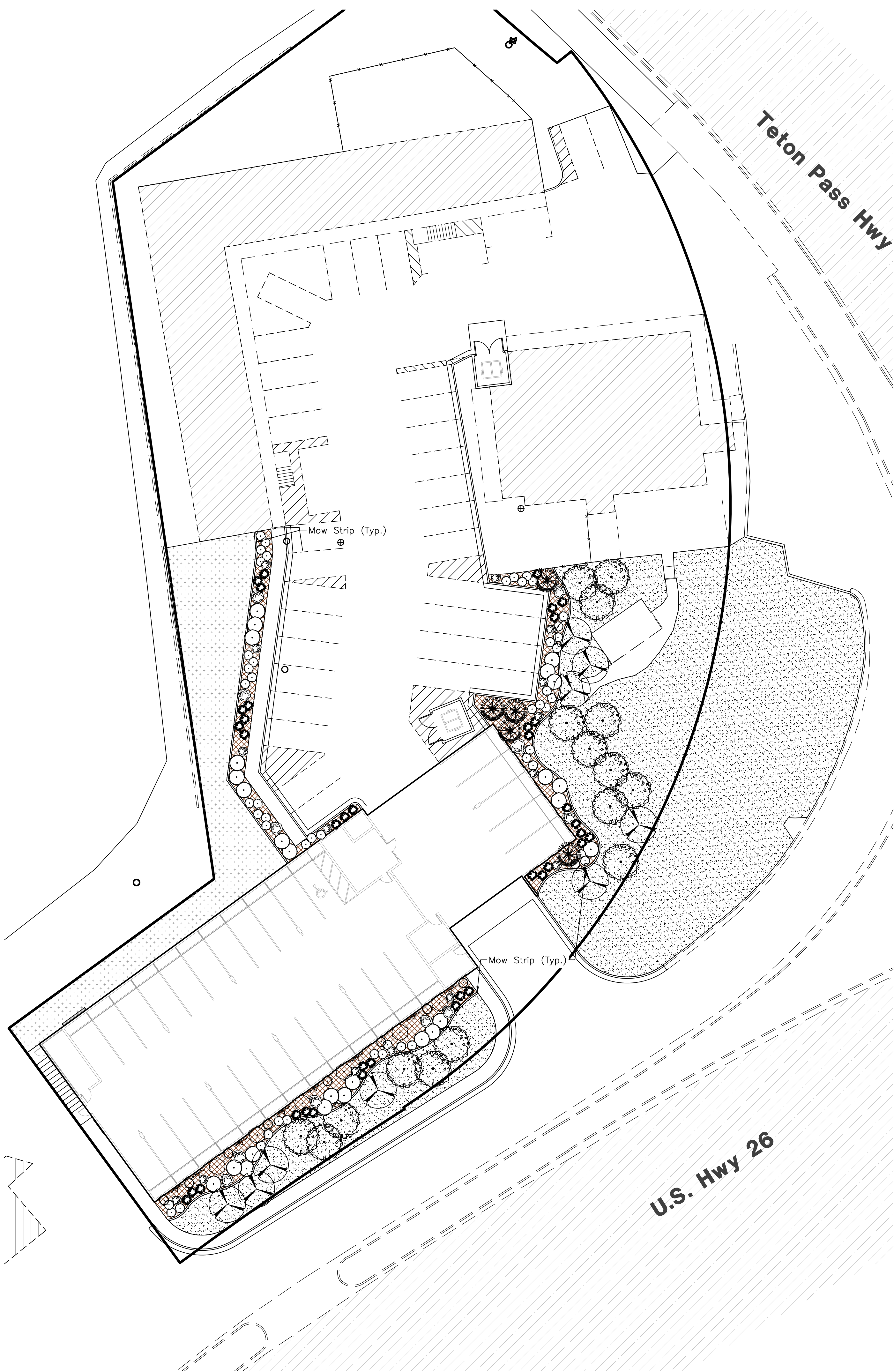


CONCRETE MOW STRIP

NTS

PLANTING NOTES

- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
- Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
- The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigation.



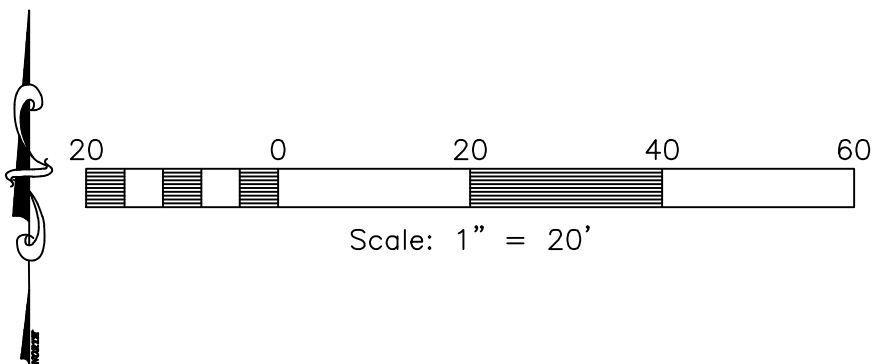
PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
9		Acer ginnala 'Flame'	Amur Maple	10 gallon
16		Crataegus phaenopyrum	Washington Hawthorn	3" cal.
6		Malus sp. 'Red Barron'	Red Barron Crabapple	10 gallon
8		Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	6' Ht
5		Picea glauca 'Pendula'	Weeping White Spruce	6' Ht

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
26		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
38		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
51		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
8		Parthenocissus quinquefolia	Virginia Creeper	5 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Wood Mulch - Medium Chunk	1" Diameter
	Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	3" Depth
	Seed Mix - Non Irrigated native grass seed mix - 5 Species min.	Hydroseed
	Concrete Mow Strip	6"x6"
	Landscape Boulders	3'-5' Diameter

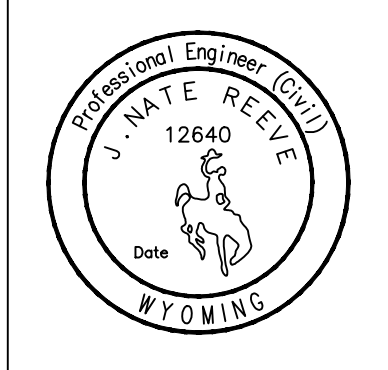


REVISIONS	
DATE	DESCRIPTION

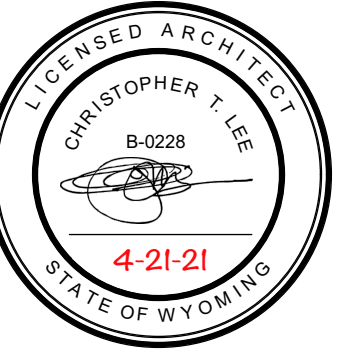
Reeve & Associates, Inc. - Solutions You Can Build On

Apartment
1140 W Hwy 22
JACKSON, TETON COUNTY, WY

Landscape Plan



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	J. MEYERS
Begin Date:	DATE
Name:	APARTMENTS 1140 W Hwy 22
Number:	7685-01

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GABLES LOFT APARTMENTS

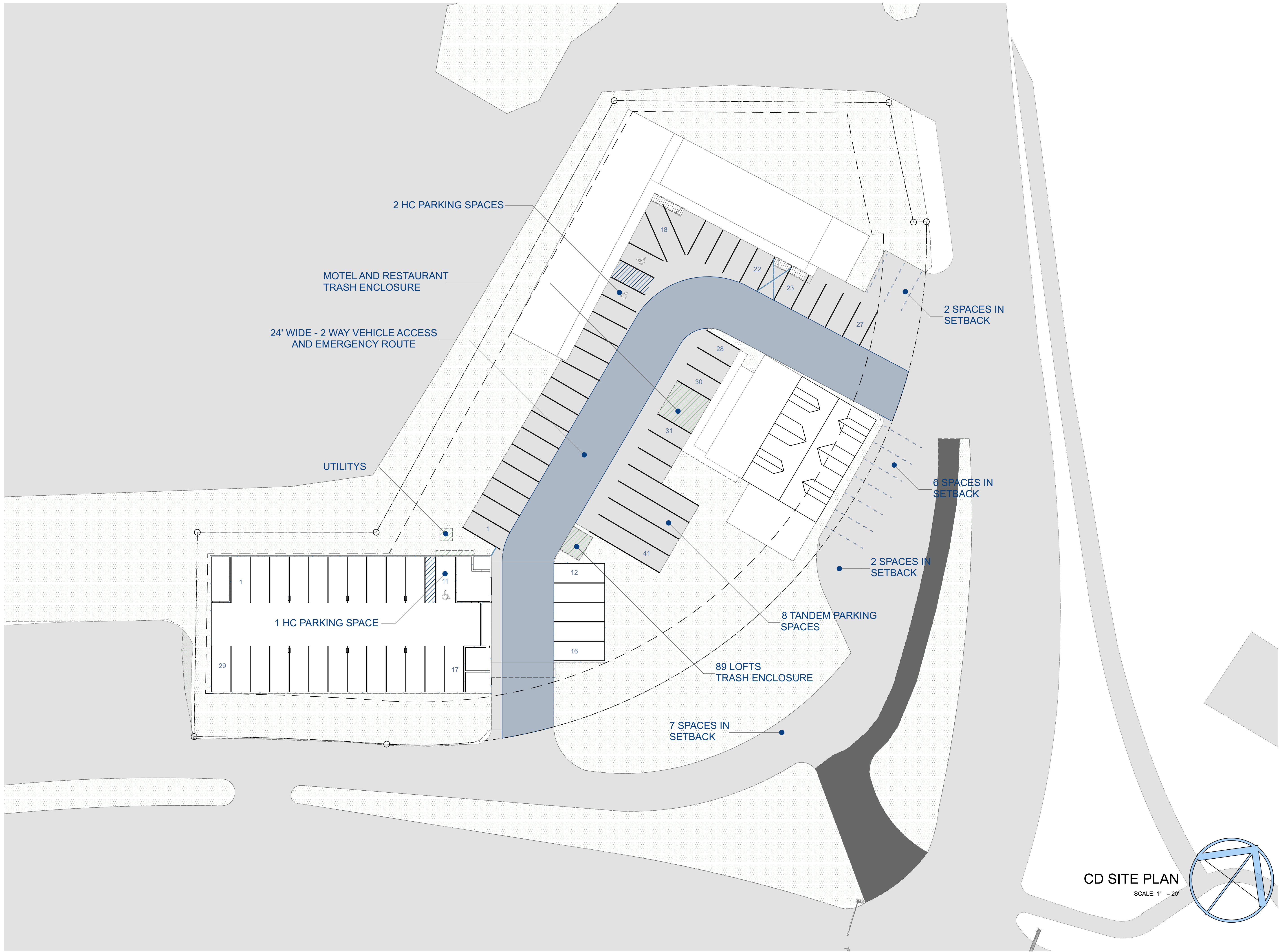
1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT

4-21-21

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SITE PLAN



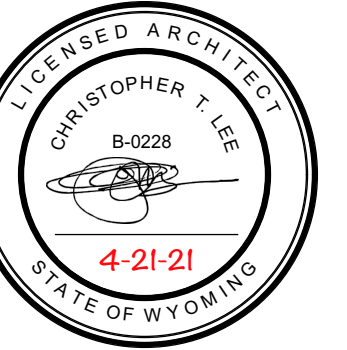
1140 WEST HIGHWAY 22 JACKSON, WY 83001

21-21

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PARKING LEVEL PLAN

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

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GABLES LOFT APARTMENTS

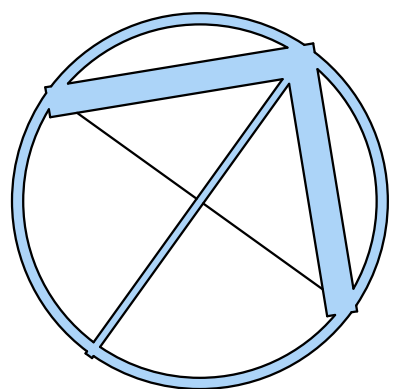
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DESIGN DEVELOPMENT

21-21

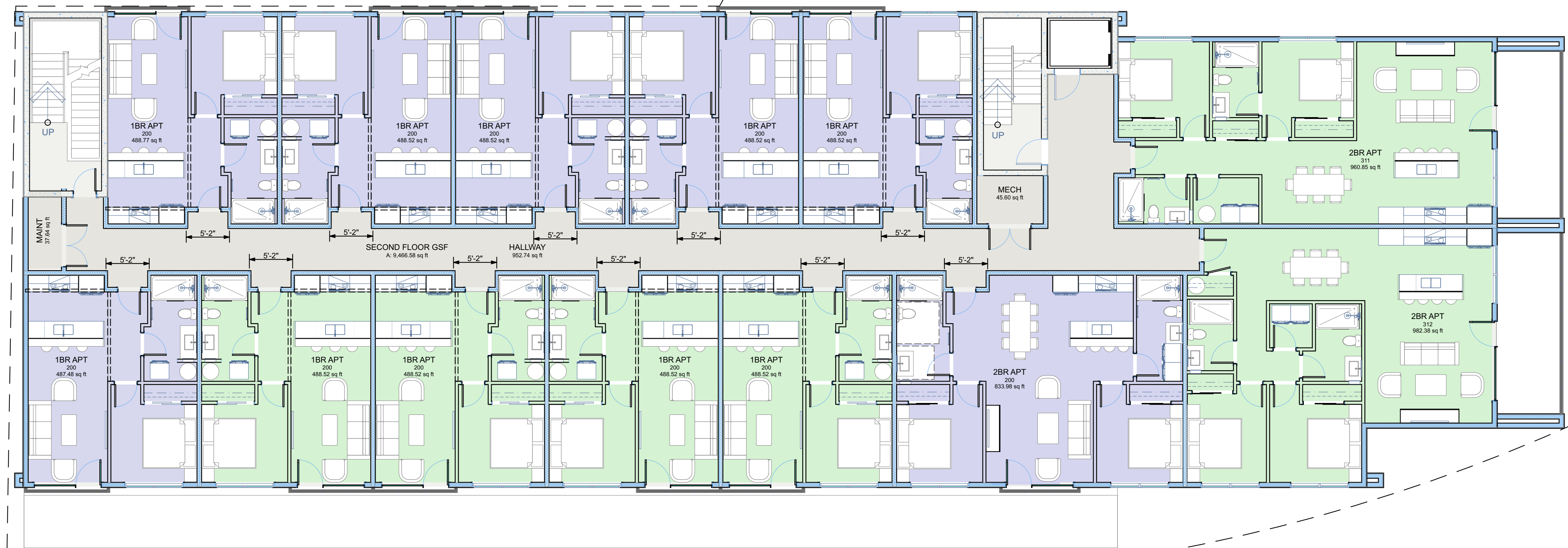
A201

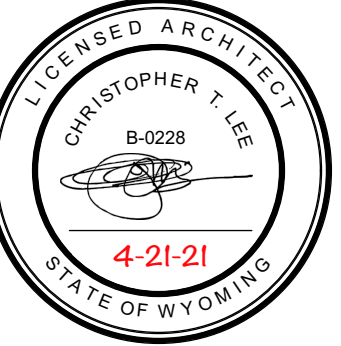
SECOND FLOOR PLAN



CD SECOND FLOOR PLAN

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



[illegible]

GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT

-21-21

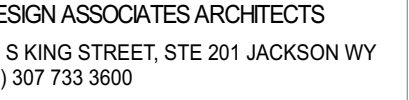
A202

THIRD FLOOR PLAN

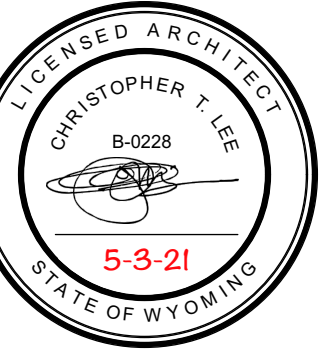


CD THIRD FLOOR PLAN

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



www.dajh.co	
PROJECT NO.: 19-15	ARCHITECT: CTL
©2019 DESIGN ASSOCIATES ARCHITECTS	

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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN REVIEW

5-3-21

A400

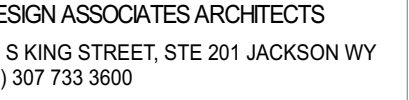
ELEVATIONS



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

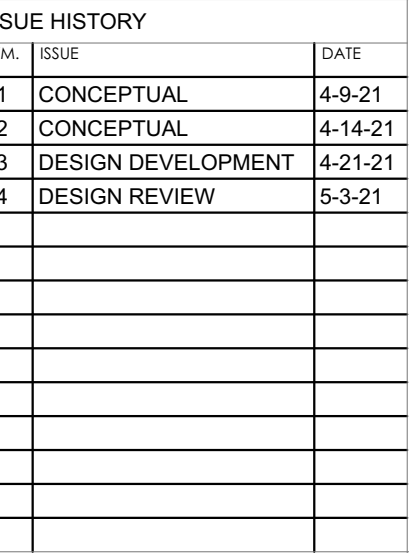


SCALE: 1/8" = 1'-0'



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PROJECT NO.: 19-15	ARCHITECT: CTL
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SCALE: 1/8" = 1'-0"



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

GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN REVIEW

5-3-21

A401

ELEVATIONS

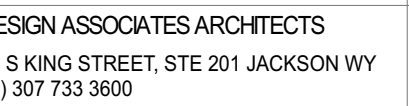
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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

3-21

MATERIALS



www.dajh.co

PROJECT NO.: 19-15	ARCHITECT: CTL
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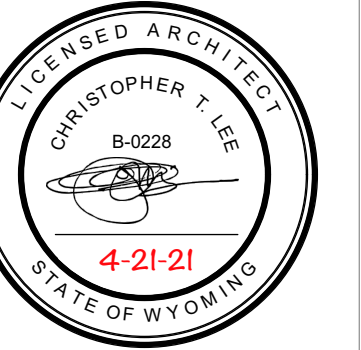
DESIGN DEVELOPMENT

4-21-21

A900

RENDERINGS



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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

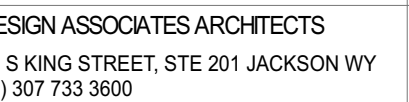
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4-21-21

A901

RENDERINGS

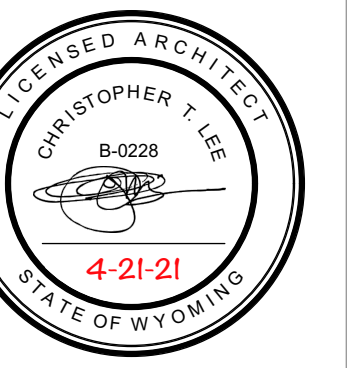




www.dajh.co

PROJECT NO.: 19-15	ARCHITECT: CTL
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2019 DESIGN ASSOCIATES ARCHITECTS

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GABLES LOFT APARTMENTS

11140 WEST HIGHWAY 22 JACKSON, WY 83001

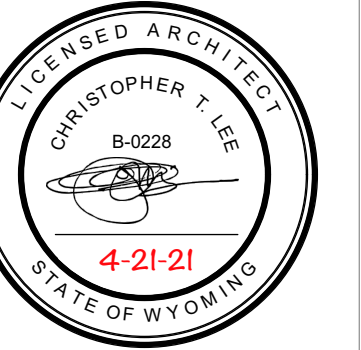
SIGN DEVELOPMENT

21-21

A902

ENDERINGS



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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT

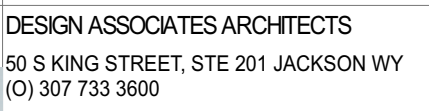
4-21-21

A903

RENDERINGS

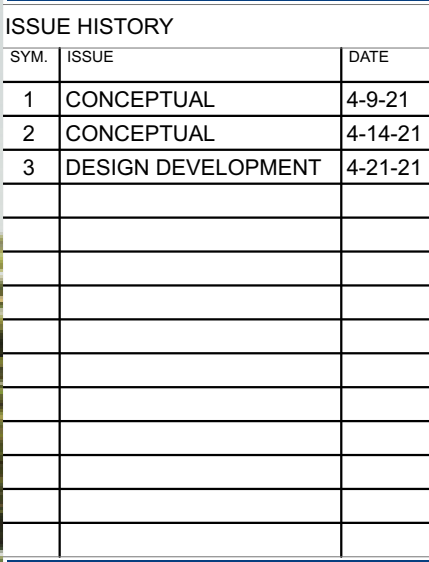


An architectural rendering of a modern, multi-story building with a mix of brown horizontal siding and dark grey panels. The building features large windows and balconies. In the foreground, there is a paved parking lot with several cars, including a red sedan, a white sedan, and a black van. A pedestrian is walking on a path, and a person is riding a bicycle. The building is surrounded by green landscaping, including trees and grassy areas. The background shows a hillside with more trees under a clear sky.



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PROJECT NO.: 19-15	ARCHITECT: CTL
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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

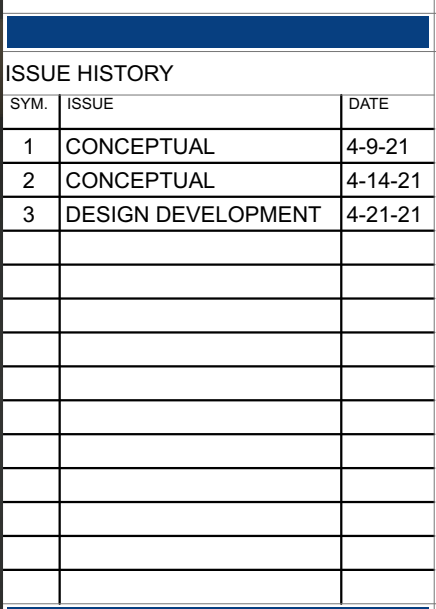
DESIGN DEVELOPMENT

4-21-21

A904

RENDERINGS

An architectural rendering of a modern, multi-story building. The building features a mix of materials, including light-colored rectangular panels, dark horizontal slats, and large glass windows. A prominent dark vertical section is on the left. The ground floor has a recessed entrance area. In front of the building is a dark asphalt parking lot with several cars parked, including a white sedan, a silver SUV, and a white pickup truck. Two people are standing near the entrance. To the right, a grassy hillside with trees rises behind the building. The sky is blue with light clouds.

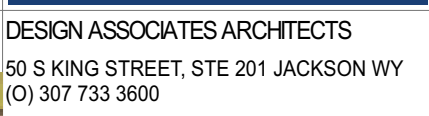


1140 WEST HIGHWAY 22 JACKSON, WY 83001

A905

RENDERINGS

An aerial perspective rendering of a modern architectural development. The central feature is a large, multi-story building with a dark, textured facade and extensive glass windows. To its right is a parking lot with several cars. The foreground shows a road intersection with traffic lights and a crosswalk, with various vehicles including cars, a van, and a truck. Pedestrians are visible on the sidewalks and in a grassy area. The landscape is landscaped with green grass, trees, and a winding path. The overall scene is bright and clear, suggesting a sunny day.



PROJECT NO.: 19-15	ARCHITECT: CTL
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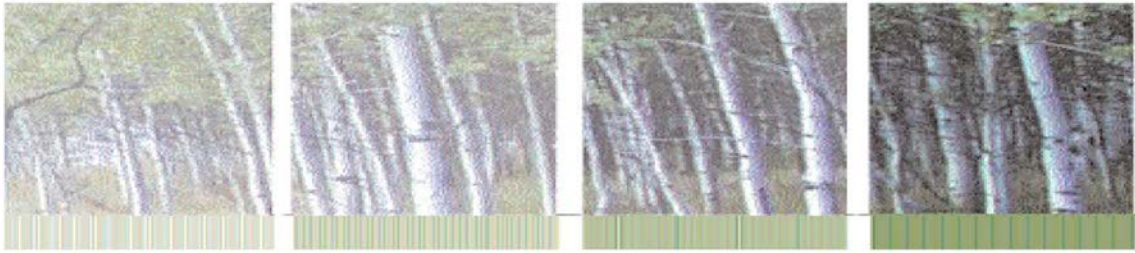


Page 10 of 10

1140 WEST HIGHWAY 22 JACKSON, WY 83001

4-21-21

RENDERING



Town of Jackson Design Guidelines Checklist

Meeting Date: May 12, 2021

Item Number: P21-111

Applicant: Chris Lee, Design Associates Architects

Address: 235 & 255 Veronica Lane

Recommendations: Formal Review

Project Summary:

The subject properties (0.65 acres total) are zoned CR-3 and are currently vacant. The applicant plans to construct a new +/-25,000 sf, 3-story residential building with parking on the ground level. Because the amount of base floor area being used is less than 9,750 sf, this project does not require public review (i.e. Development Plan) and goes straight to DRC and Building Permit. Thus, this is a formal DRC review. Below is a breakdown of the project:

Density: 36 residential units – (29) 1-beds & (7) 2-beds

- Base FAR (9,750 sf): (12) 1-bedroom + (2) 2-bedroom
- 2:1 Market (7,750 sf): (8) 1-bedroom + (5) 2-bedroom
- 2:1 Workforce (4,182 sf): (9) 1-bedroom

Size: Approximately 25,000 sf

- 1st floor: 1,951 sf (One 2-bed + Three 1-beds) + 442 sf (stairs/circulation/mechanical)
- 2nd floor: 8,708 sf (Three 2-beds + Thirteen 1-beds) + 2,414 sf (Circulation)
- 3rd floor: 8,708 sf (Three 2-beds + Thirteen 1-beds) + 2,414 sf (Circulation)

Parking: 40 required. 42 provided.

Stories: 3

Materials: The listed materials are corrugated gray metal siding, horizontal metal siding (wood grain) for the inset patios, black metal railing and wood trim.

Vision Statement:

"The guiding vision for the Town of Jackson is to create a vibrant urban village to improve the quality of life and physical environment for both residents and visitors alike. The emphasis is on encouraging development that is economically, socially and ecologically sustainable. This concept includes a variety of land uses in the Town where citizens live and work. Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector,

social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The following items are a checklist of general Design Guideline principles to be used by the Committee in reviewing this application for consistency with the Design Guidelines:

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.
- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.
- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

- ☐ Consider how the proposed development connects with the street and other development on the same block.
- ☐ Consider how the proposed development makes connections with the overall Town open space and pathways systems and Cache and Flat Creeks.

4) Scale & Variety

- ☐ Scale of open space should suit function of the development.
- ☐ Consider within context of increasing the variety of sizes, types and locations of open space throughout town.

5) Screening

- ☐ Screening: whenever possible, use landscaping or architectural elements to buffer the pedestrian from automobiles, utilities and parking lots.
- ☐ Edges: use trees, architectural walls, benches, etc. to create edges for public space. Clearly define space without making it isolated or confined.

B) Composition

- 1) Consider composition, proportion and rhythm of the materials, surfaces and massing of all building elevations to promote visual interest at the scale of both the automobile and the pedestrian.
- 2) Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 3) To the degree possible, utilize composition, proportion and rhythm to address adjacent buildings.

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
 - ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
 - ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
 - ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

- ☐ Project should generally be built to the property lines at the sides and along the street frontage.
- ☐ There should be no voids in the street wall except for the circumstances described below.
- ☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.
- ☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.
- ☐ Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

- ☐ Consider impacts on surrounding buildings, natural environment and culture.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: Veronica Lane
Physical Address: 235 & 255 Veronica Lane Jackson, WY 83001
Lot, Subdivision: Lot 3 & 6 Stackhouse-Patterson Addition PIDN: 22-41-16-32-4-29-003 & 22-41-16-32-4-29-006

PROPERTY OWNER.

Name: Rob Pitts - Crewsen West, LLC Phone: 901-283-8856
Mailing Address: 3035 Centre Oak Way Germantown, TN. ZIP: 38138
E-mail: Rob@pittswestinvestments.com

APPLICANT/AGENT.

Name: Chris Lee, Design Associates Architects Phone: 307-733-3600
Mailing Address: 130 South Broadway, Jackson WY. ZIP: 83001
E-mail: Chris@dajh.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

☒ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P20-214 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Chris Lee

Name Printed

5-3-21

Date
Architect

Title

LETTER OF AUTHORIZATION

CREWSEN WEST, LLC

3035 CENTRE OAK WAY, GERMANTOWN TN 38138

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

CREWSEN WEST, LLC

, as the owner of property
more specifically legally described as: 235 AND 255 VERONICA LANE, JACKSON WY, 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES DESIGN ASSOCIATES ARCHITECTS

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: MANAGER

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

STATE OF Tennessee)

)SS.

COUNTY OF Shelby)

The foregoing instrument was acknowledged before me by Jason Crews this 7th day of May, 2021.

WITNESS my hand and official seal.

Angela C White
(Notary Public)

My commission expires: 5/8/2023

(Seal)





VERONICA LANE

5-03-21

Lot Info

Address: 235 & 255 Veronica Lane
PIDN: 22-41-16-32-4-29-006, & 22-41-16-32-4-29-003
Area: 235 Veronica .31 acres (13,503 s.f.), 255 Veronica - .34 acres (14, 810 s.f.)
Total Project Site .65 acres (28,314 s.f.)
Zoning/Overlays: CR-3 – No overlay for these lots

Scale of Development

FAR: .4 (11,325 s.f.)
DEV Plan Threshold: .34 (9,750 s.f.)
Base FAR: .34 (9,557 s.f.)

Bonus: 2:1 Workforce Housing Bonus
Bonus Habitable .25 (7,190 s.f. – all market rate housing)
Bonus Workforce .18 (4,994 s.f. - all workforce housing)
Total Project .89 (25,266 s.f. total)

Parking:

Residential: 1/DU < 500 s.f., otherwise 1.5/DU
Parking Spots: 40 + 2 ADA = 42 (40 residential required)

Landscape Ratio

Min: 10% (6,098 s.f.)
Plant Units (min): 1/1,000 s.f. landscaped area + 1/12 parking spots

Building Height

Max height: 46' (roof pitch $\geq 5/12$) or 42' (roof pitch < 5/12)
Stories: 3

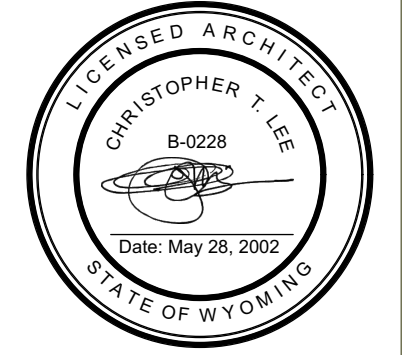
Existing Property Conditions

-235 and 255 Veronica Lane are located in western Jackson, WY approximately 1,000 feet Northwest of Flat Creek. These 2 vacant lots are relatively flat at an approximate elevation of 6,150 feet.

Character & Size of Development

-25,266 total habitable s.f. on three levels with one level of parking (42 parking spots) at grade.
-27 market rate housing apartments including (2) 1 bedroom type 'A' accessible units at ground level. Includes (22) 1 bedroom units & (5) 2 bedroom units.
-9 workforce housing apartments shown on Level 3 of the project, includes (7) 1 bedroom units & (2) 2 bedroom units.
-Private commons courtyard above ground floor at level 2 will be for residents use and will include some landscaping features like trees and planters.
-Covered open parking garage with resident storage, resident bike parking, and trash enclosure provided at grade.

-
- Building style and aesthetics will need to meet the local area CCRCs and get approval from the Homeowners Association for this neighborhood development.
 - All new utility connections will need to be made for the project site.
 - New sidewalk and trees in grates to meet Town streetscape standards around the entire site at grade.



REVISION HISTORY

CHANGE	DATE
CONCEPTUAL	2-4-20
PRE-APP	12-17-20

[illegible]

VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

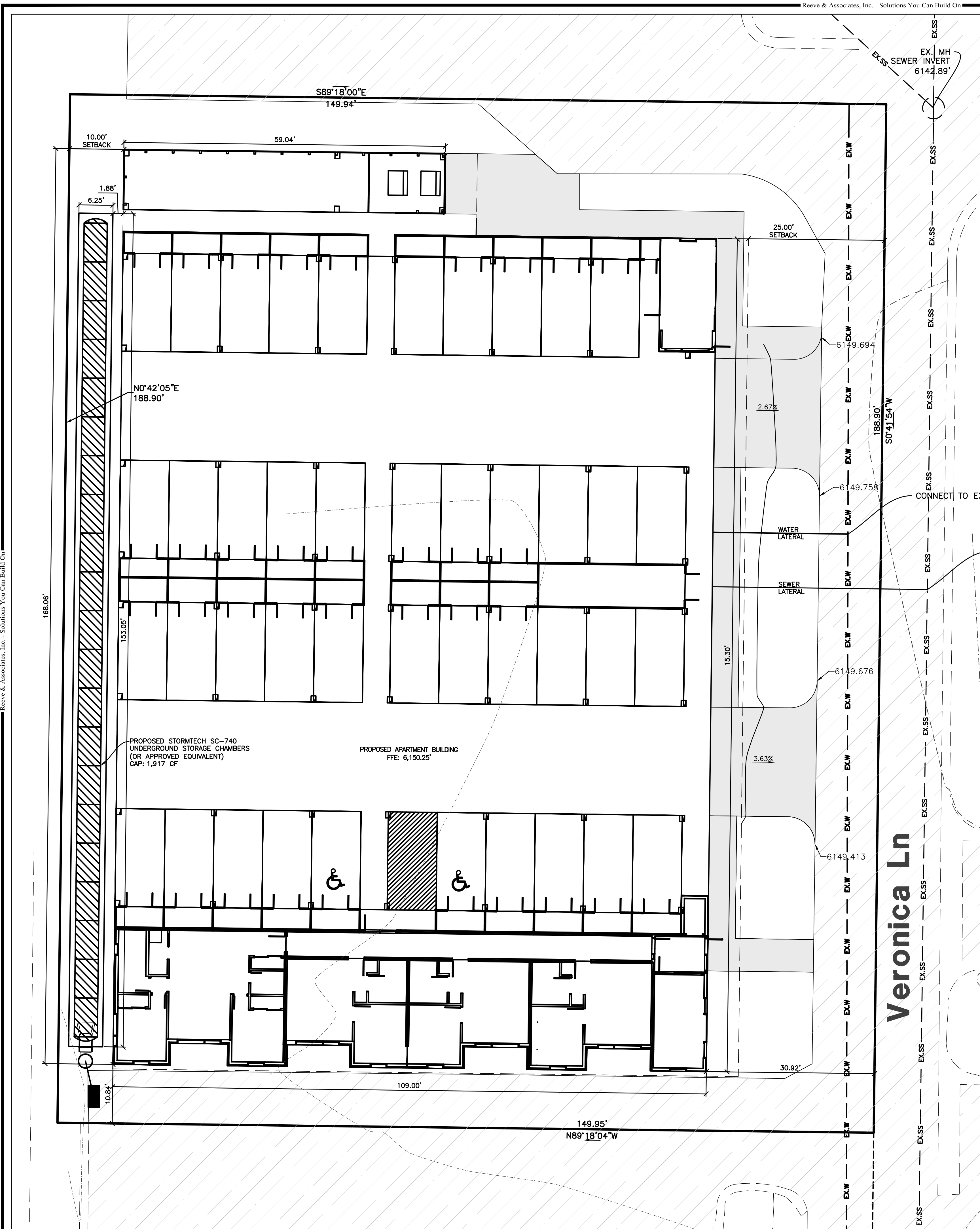
A000

COVER



VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE - JACKSON, WY
CONCEPTUAL
1-5-21



SITE DATA	
PARKING:	43 STALLS PROVIDED 2 ADA STALLS
PARCEL AREA:	28,325 S.F. (0.65 ACRES)
BUILDING AREA:	18,664 S.F. (0.43 ACRES)
HARDSCAPE AREA:	6,267 S.F. (0.14 ACRES)
LANDSCAPE AREA:	3,393 S.F. (0.08 ACRES)
LS RATIO:	12%
PROJECT ZONE:	CR-3



Storm Runoff Calculations
253 Veronica Lane
7609-02 5/3/2021 JFL

The following runoff calculations are based on the Intensity-Duration-Frequency Curve Data presented in the Stormwater Management Standards section of the Town of Jackson Land Development Regulations. Calculations have been completed for the 100-yr storm event. Storm water runoff has been set to full retention due to no city connection.

The calculations are as follows:

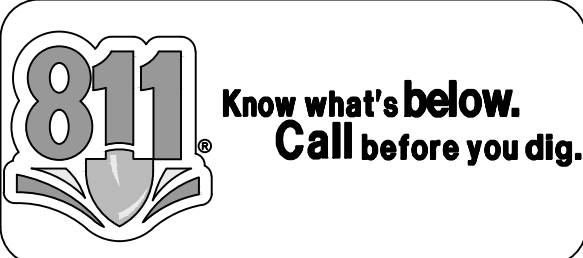
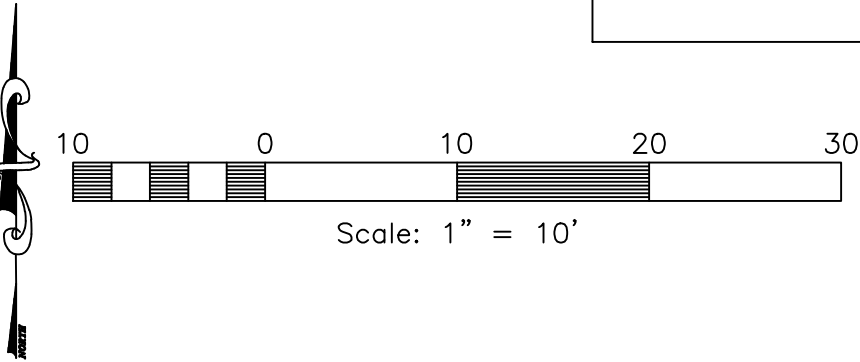
Drainage Area:		
Total Area =	0.65 acre or	28,325 ft ²
Runoff Coefficients		
22% Paved Area	6,267	C = 0.9
66% Roof	18,664	C = 0.9
12% Landscaped Area	3,393	C = 0.2
Weighted Runoff Coefficient		C = 0.82

Volume of Run-off for 100-year Storm Event:

C =	0.82					
I =	See Below in/hr					
A =	28324.84 ft ²					
Q(out) =	0.00 ft ³ /s	(Full Retention)				
time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	3.00	1.61	482	0	482
10	600	2.33	1.25	748	0	748
15	900	1.90	1.02	915	0	915
20	1200	1.65	0.88	1060	0	1060
30	1800	1.30	0.70	1252	0	1252
40	2400	1.08	0.58	1387	0	1387
50	3000	0.95	0.51	1525	0	1525
60	3600	0.82	0.44	1580	0	1580
70	4200	0.74	0.40	1663	0	1663
80	4800	0.65	0.35	1670	0	1670
90	5400	0.61	0.33	1763	0	1763
100	6000	0.56	0.30	1798	0	1798
110	6600	0.52	0.28	1837	0	1837
120	7200	0.48	0.26	1849	0	1849

SUMMARY:
The required 100-yr storage volume is **1,849** cubic feet

NOTE:
PROPOSED STORMWATER STORAGE CHAMBERS TO BE MAINTAINED BY PROPERTY OWNER/OPERATOR.
ALL FACILITIES TO CONFORM TO THE CITY'S DESIGN AND CONSTRUCTION STANDARDS AND MASTER STORM DRAIN PLAN.



Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

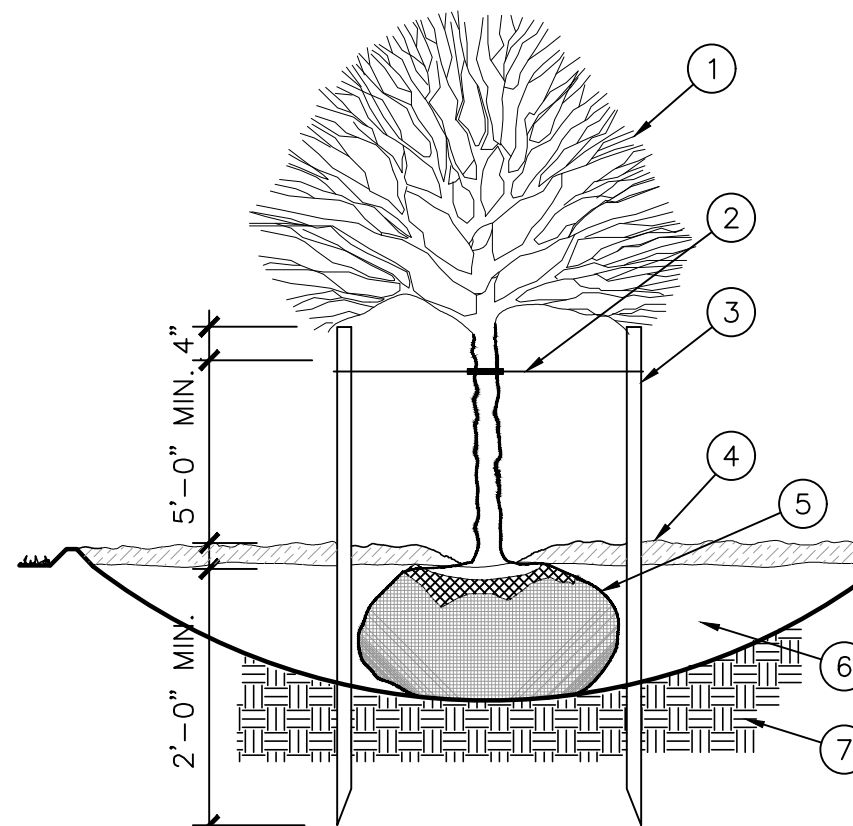
REVISIONS	DESCRIPTION

Apartment
253 Veronica Lane
JACKSON, TETON COUNTY, WYOMING

Grading/ Utility Plan

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: MAY 2021
Name: APARTMENTS VERONICA LANE
Number: 7609-02

1
Total Sheets

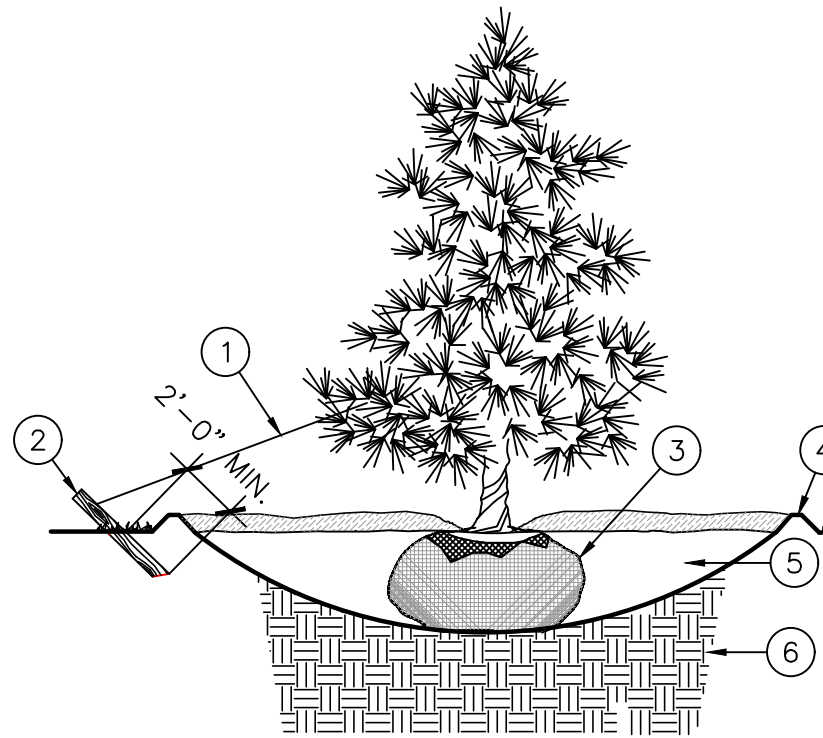


- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL
- 7 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

DECIDUOUS TREE PLANTING

NTS

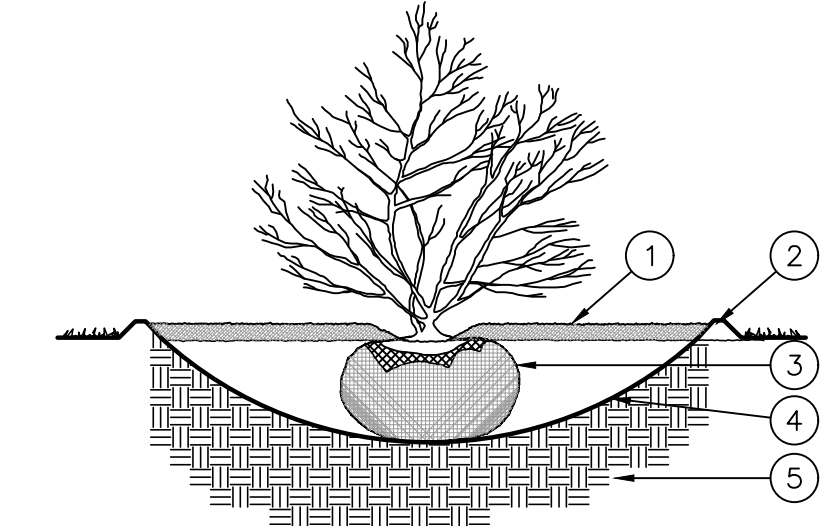


- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
- 2 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR
- 5 BACKFILL WITH NATIVE SOIL
- 6 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

CONIFEROUS TREE PLANTING

NTS

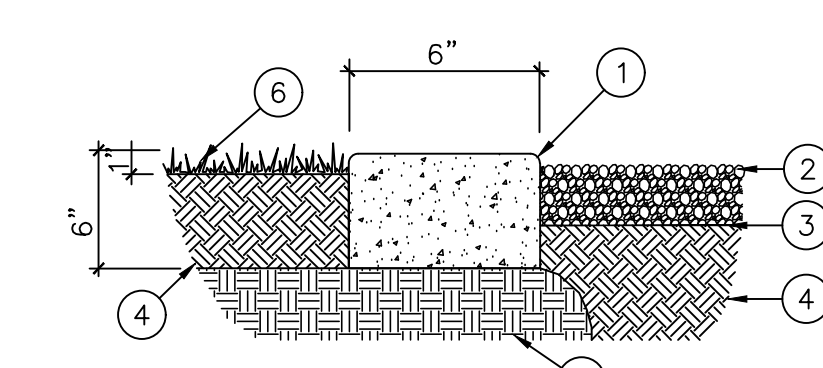


- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL
- 5 UNDISTURBED SOIL

NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL.

SHRUB PLANTING

NTS



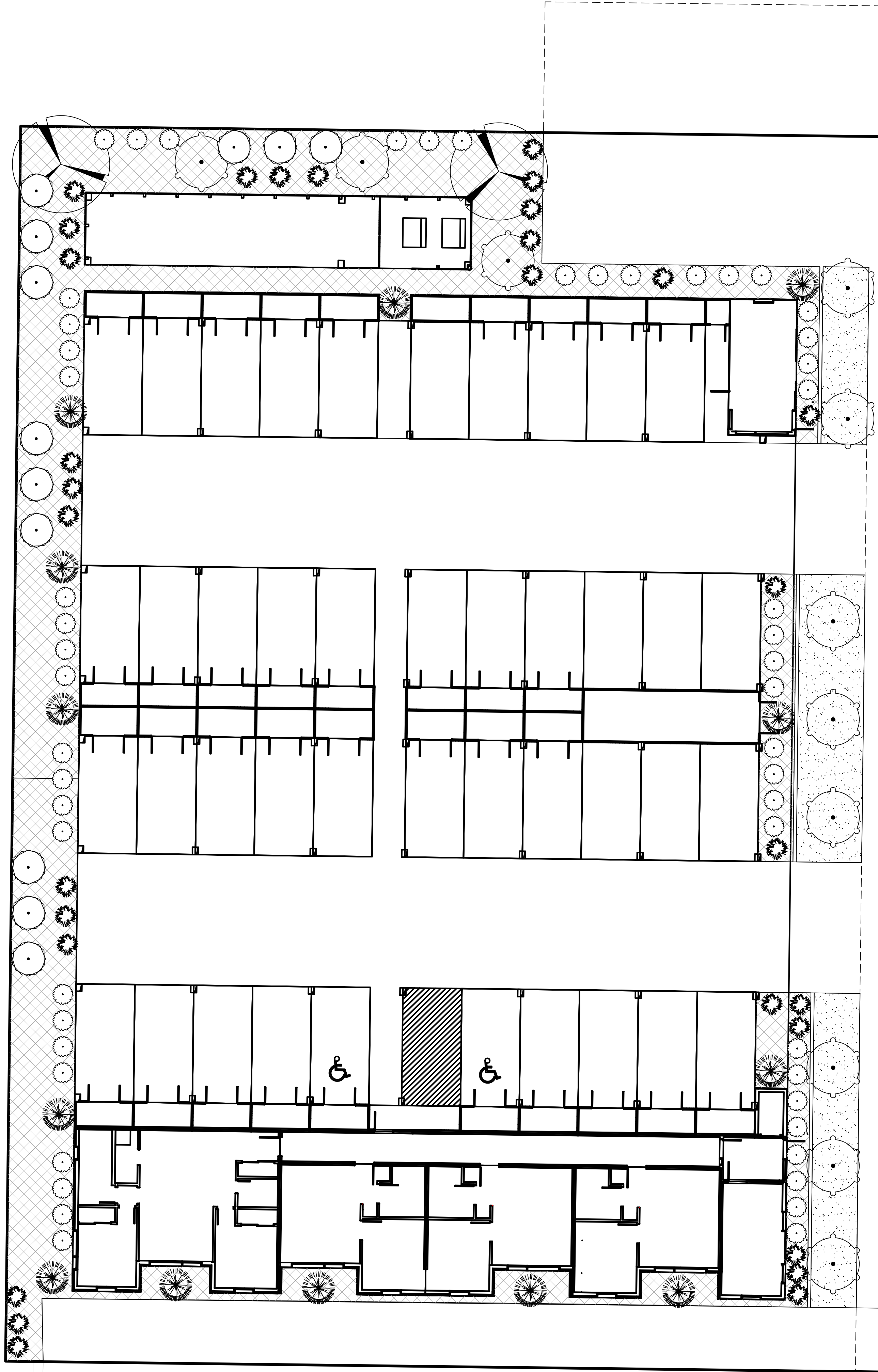
- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES
- 2 BARK/ROCK MULCH
- 3 FINISH GRADE/WEED FABRIC
- 4 TOPSOIL
- 5 COMPACTED SUBGRADE
- 6 LAWN

CONCRETE MOW STRIP

NTS

PLANTING NOTES

1. This planting plan is diagrammatic and plant locations are approximate.
2. Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
3. Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
4. Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
5. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
6. All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
7. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
8. Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
9. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
10. Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
11. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.
12. Provide a 3' minimum diameter circle "tree ring" around trees that are placed within lawn areas. Place a 3" minimum depth of mulch. Use shredded bark mulch or match mulch being used for shrub beds.
13. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.

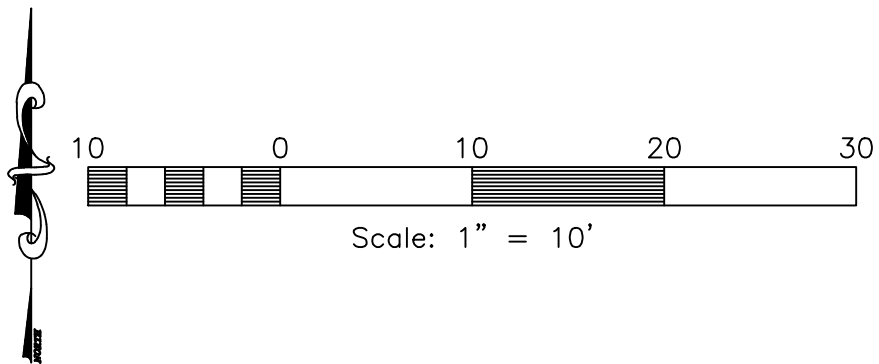


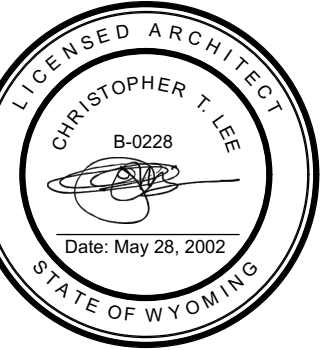
PLANT TABLE

TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
2		Acer ginnala 'Flame'	Amur Maple	10 gallon
11		Malus sp. 'Red Barron'	Red Barron Crabapple	10 gallon
13		Picea glauca 'Pendula'	Weeping White Spruce	6" Ht

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
12		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
30		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
52		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.

OTHER		
Symbol	Description	Size/Type
	Turf Grass - Sod	Sod
	Kentucky Bluegrass Mix - 3 Species Minimum	
	Wood Mulch - Medium Chunk Place mulch over 5 ounce Professional weed barrier cloth in all planting beds. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Mow Strip	6"x6"



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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

1-5-21

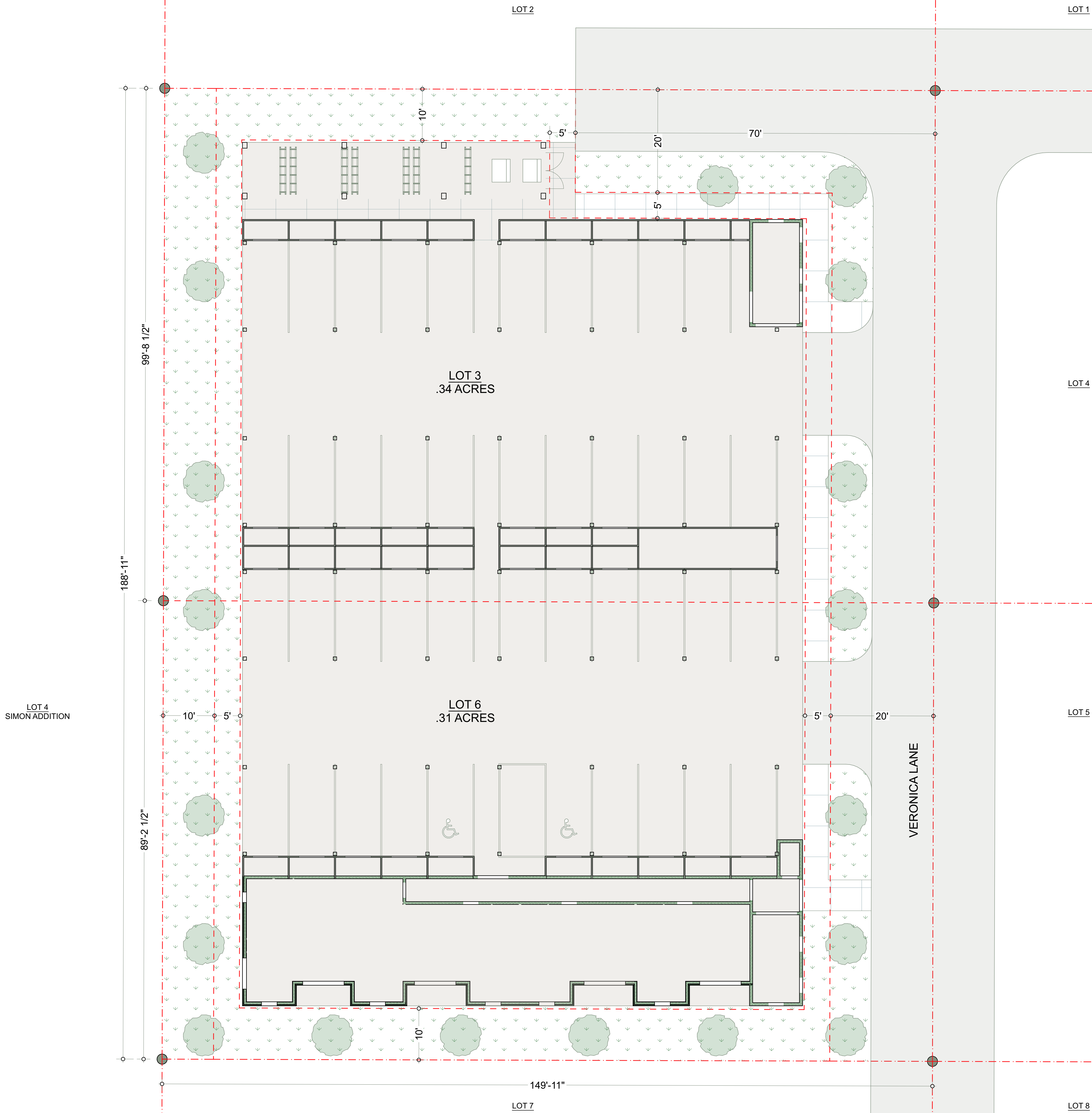
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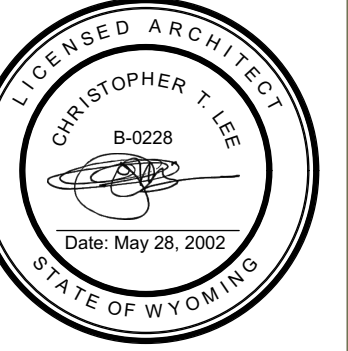
SITE PLAN



SITE PLAN

SCALE: 1" = 10'





REVISION HISTORY

PM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-20

LOT 4

LOT 5

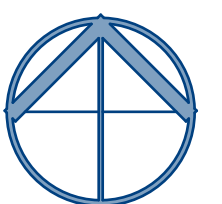
VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

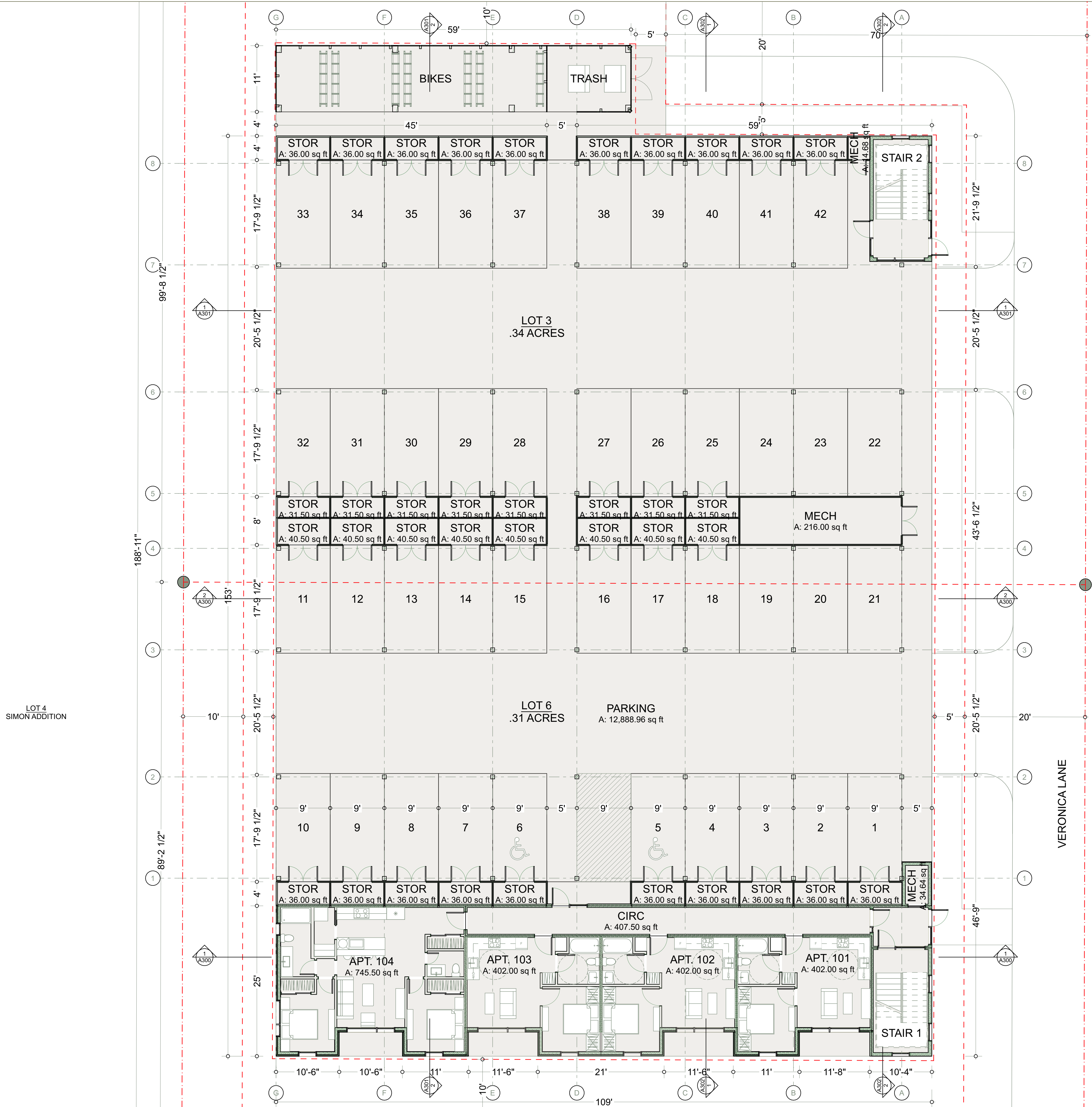
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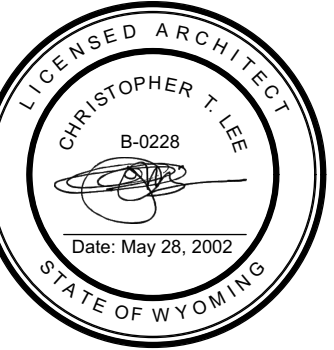
FIRST FLOOR PLAN



FIRST FLOOR PLAN

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





REVISION HISTORY

YM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-2

VERONICA LANE APARTMENTS

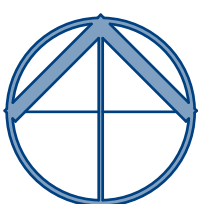
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

5-21

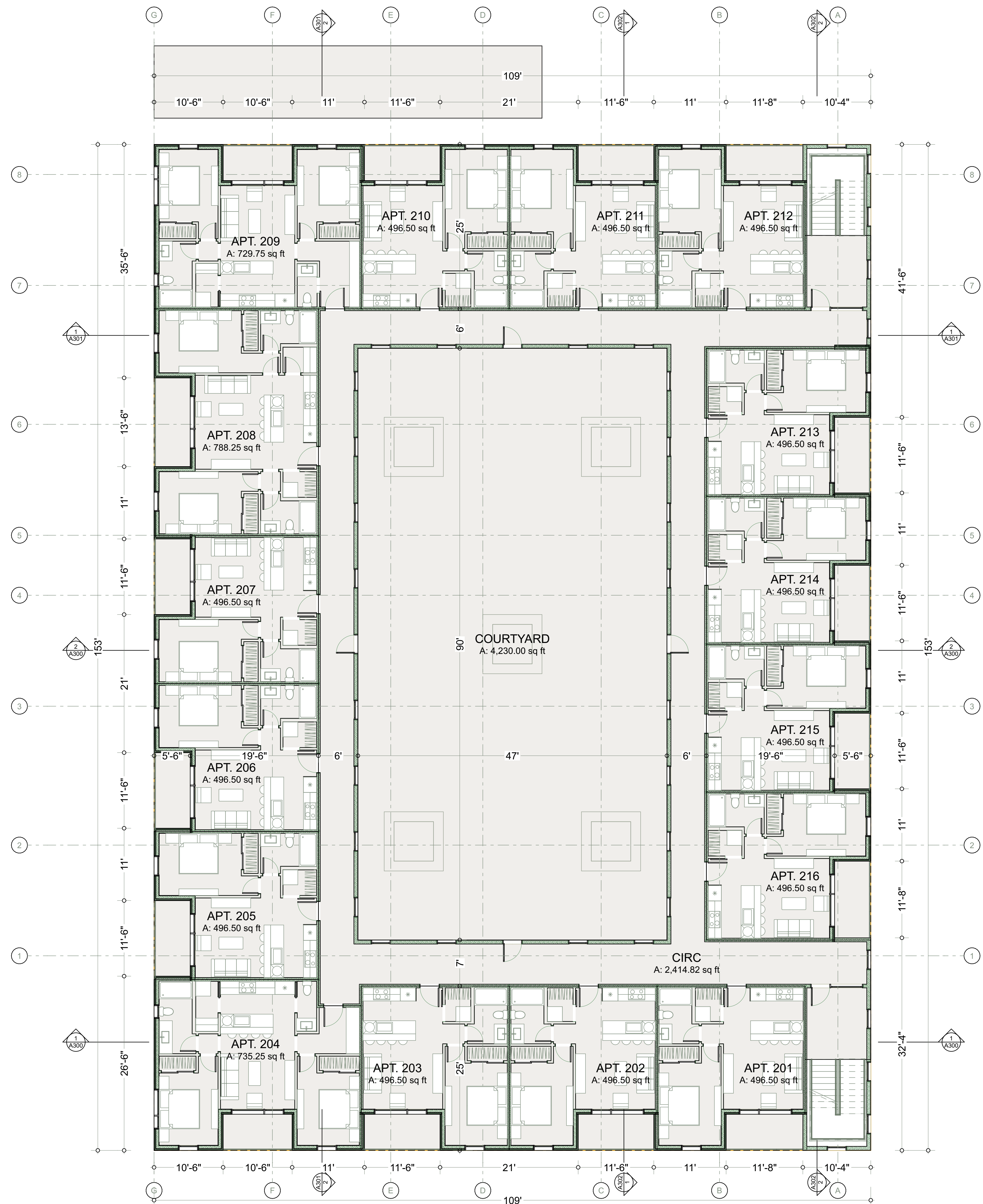
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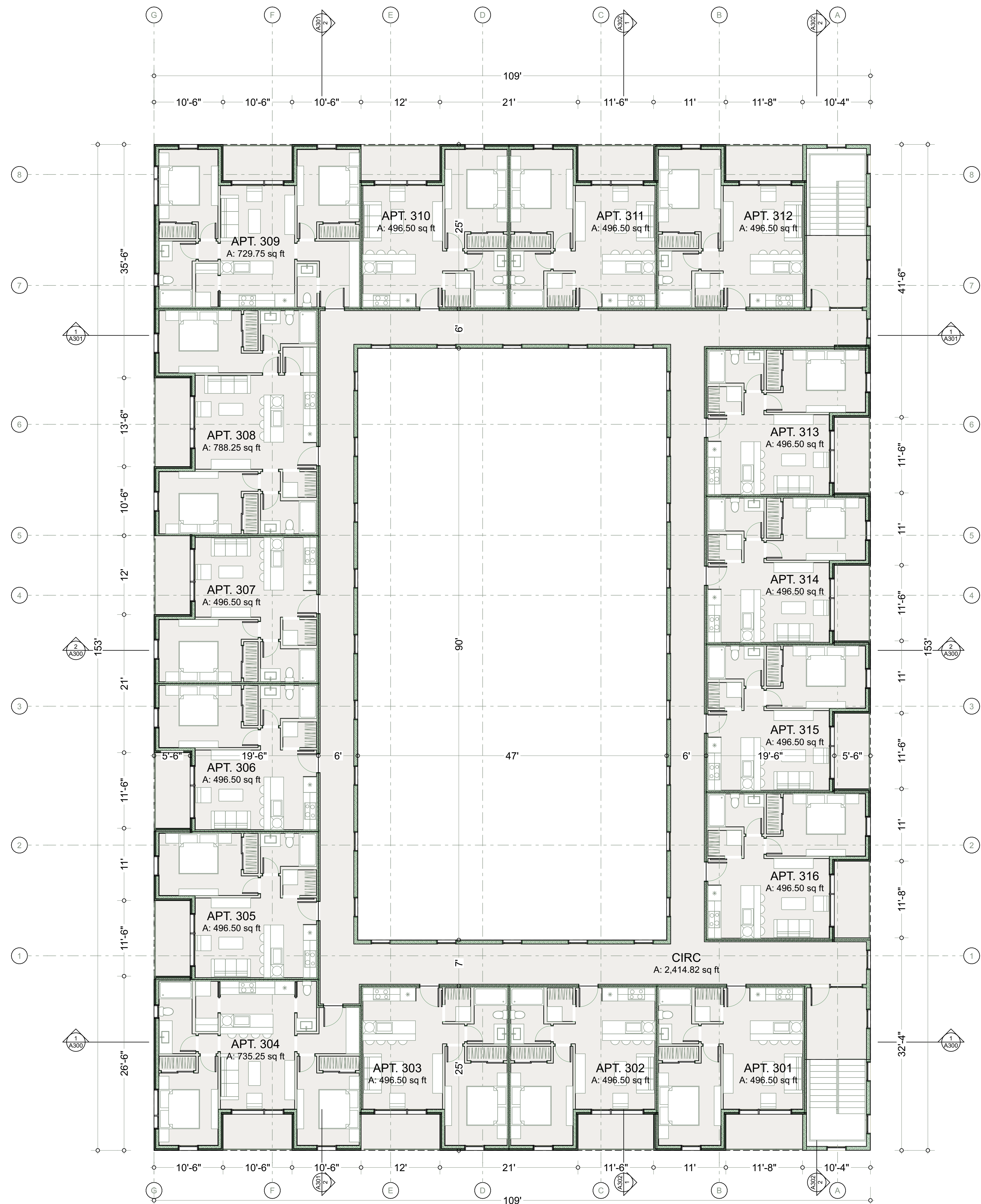
SECOND FLOOR PLAN

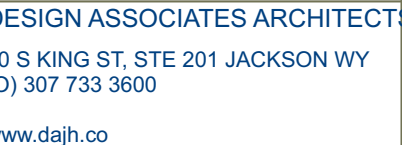


SECOND FLOOR PLAN

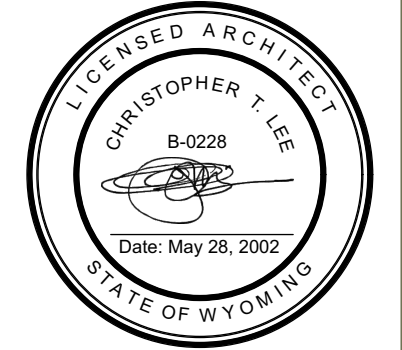
SCALE: 1/8" = 1'-0"







PROJECT NO.: 20-02	ARCHITECT: CTL
2020 DESIGN ASSOCIATES ARCHITECTS	

[illegible]

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



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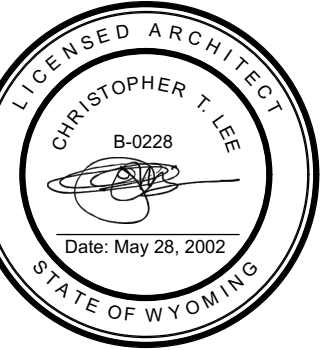
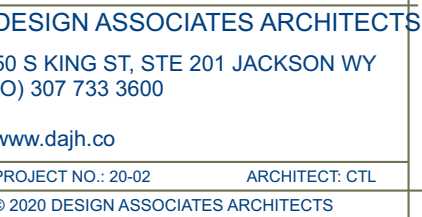
VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A400

ELEVATIONS

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VERONICA LANE APARTMENTS

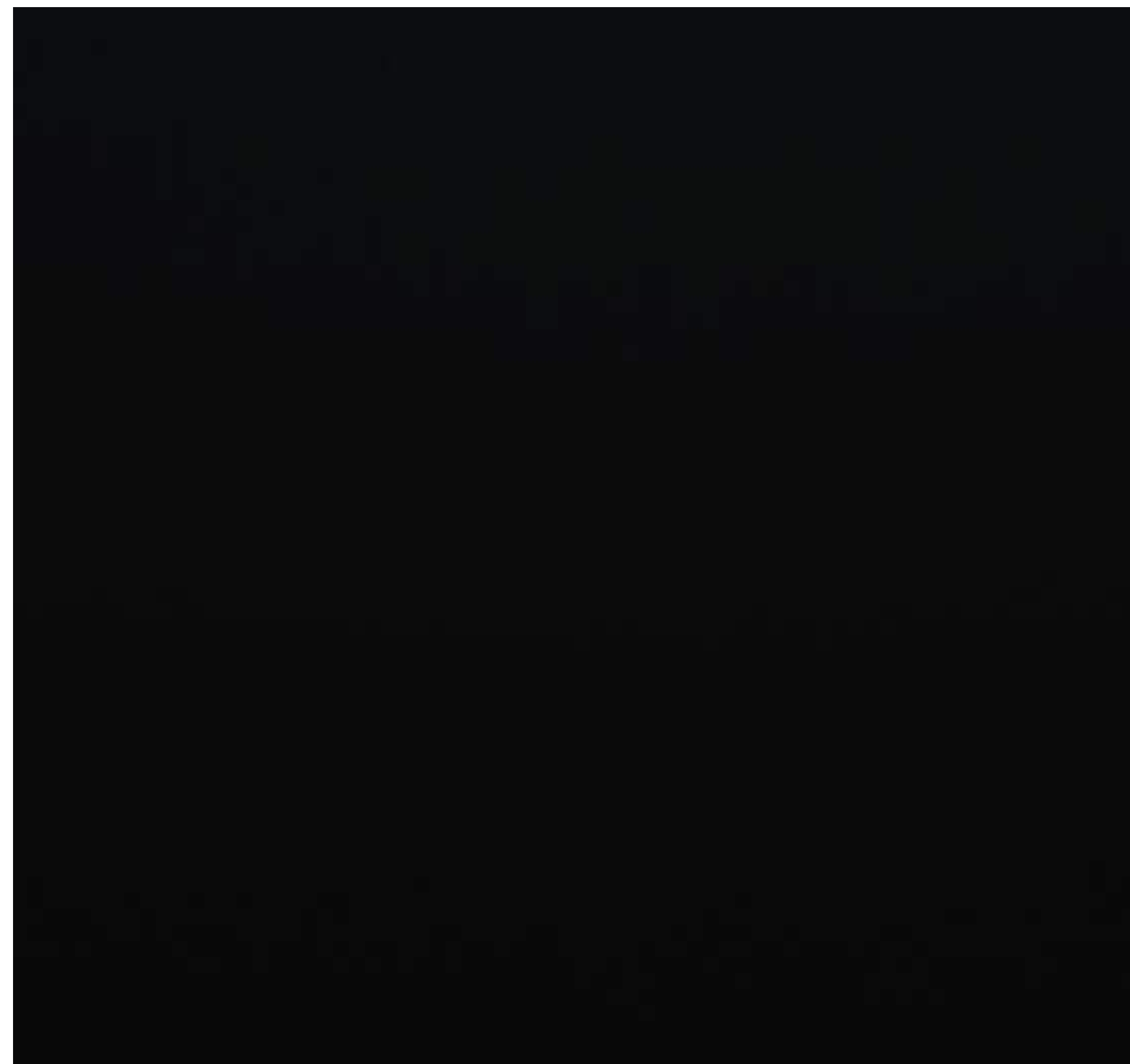
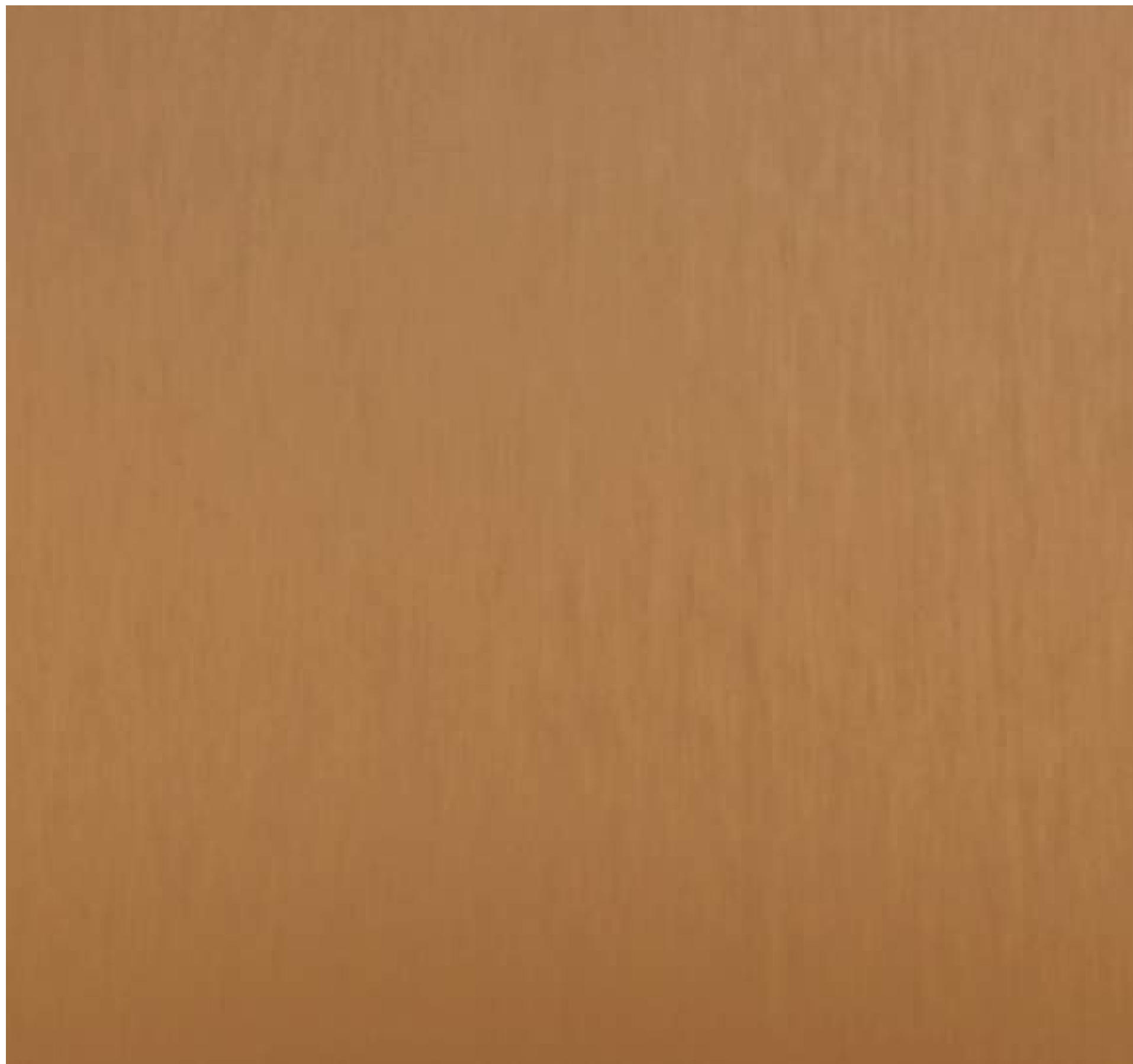
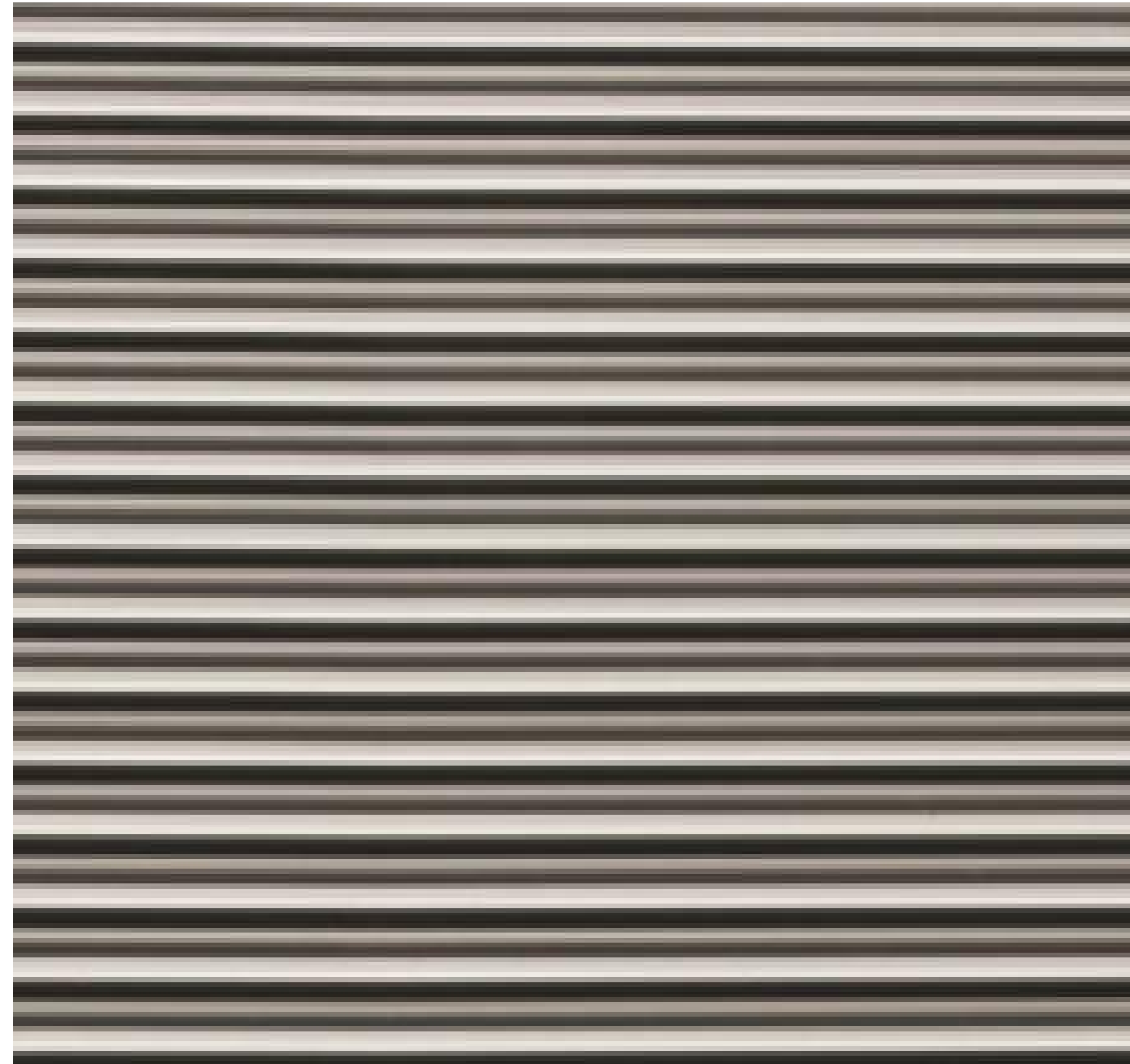
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

1-5-21

A401

LEVATIONS

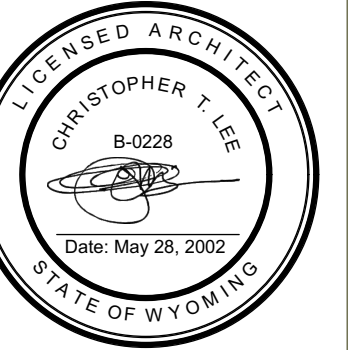


DESIGN ASSOCIATES ARCHITECTS
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www.dajh.co

PROJECT NO.: 20-02	ARCHITECT: CTL
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2020 DESIGN ASSOCIATES ARCHITECTS



REVISION HISTORY

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VERONICA LANE APARTMENTS

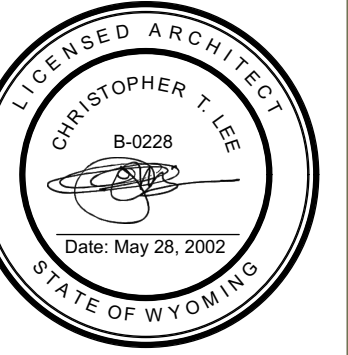
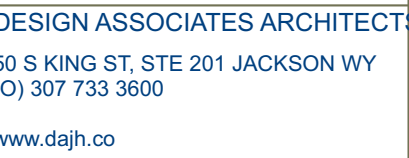
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

1-5-21

A900

MATERIALS

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VERONICA LANE APARTMENTS

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JACKSON, WY

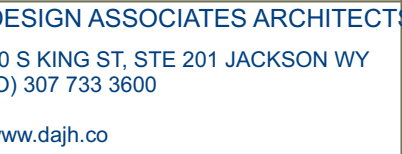
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A901

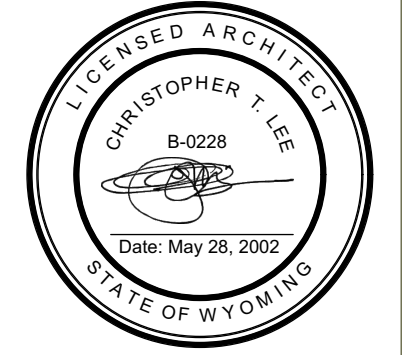
RENDERINGS



EAST ELEVATION



PROJECT NO.: 20-02	ARCHITECT: CTL
2020 DESIGN ASSOCIATES ARCHITECTS	



REVISION HISTORY

CHANGE	DATE
CONCEPTUAL	2-4-20
PRE-APP	12-17-20

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235 & 255 VERONICA LANE
JACKSON, WY

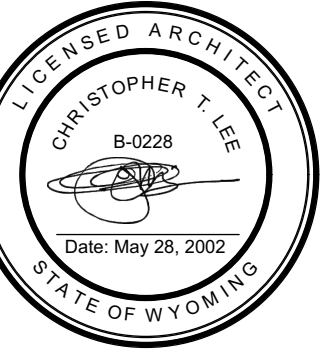
CONCEPTUAL
1-5-21

A902

RENDERINGS



SOUTH ELEVATION

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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

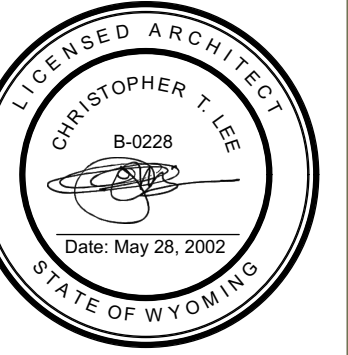
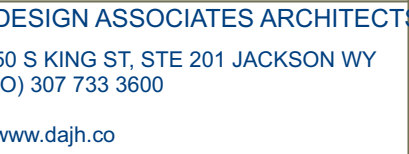
CONCEPTUAL
1-5-21

A903

RENDERINGS



WEST ELEVATION

[illegible]

VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

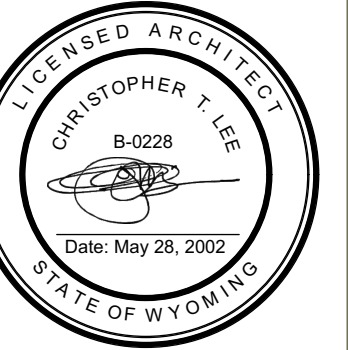
CONCEPTUAL
1-5-21

A904

RENDERINGS



NORTH ELEVATION



REVISION HISTORY

YM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-20



AERIAL, LOOKING NORTHWEST

VERONICA LANE APARTMENTS

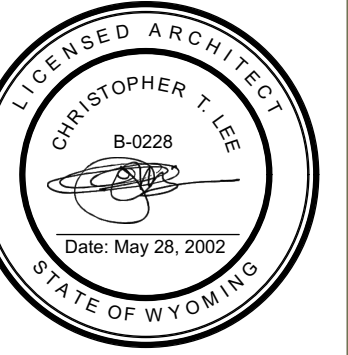
235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

1-5-21

A905

RENDERINGS

[illegible]

VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL

1-5-21

A906

ENDERINGS



AERIAL, LOOKING AT COURTYARD

[illegible]

VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

CONCEPTUAL
1-5-21

A907

RENDERINGS



COURTYARD