AGENDA

Design Review Committee

July 14, 2021 – REGULAR MEETING

5:30 PM

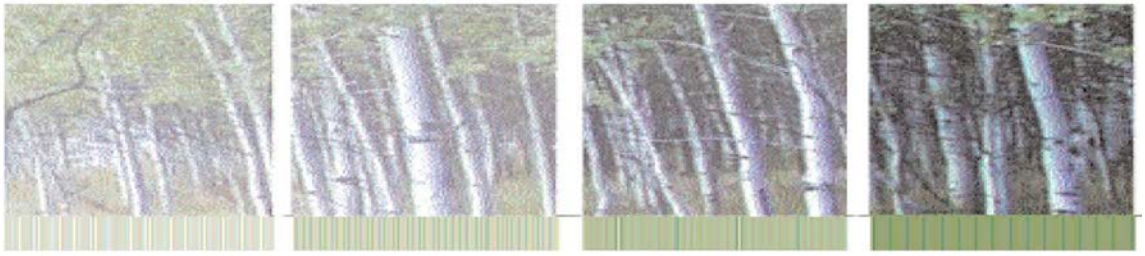
NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I Link to
. Zoom:https://us02web.zoom.us/j/88290758245?pwd=TzkrUXEvQ091UnNUTTJqK1FTRDFRdz09

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
   I. P21-111: 235 & 255 Veronica Lane - Continuation
   II. P21-110: 1140 W Hwy 22 - Teton Gables Materials Follow-up
   III. P19-292: 445 Vine Street - Amendment Continuation
   IV. P21-164: 420 W Broadway & 425 W Pearl - Mountain Modern Phase II Exterior Renovation
   V. P21-170: 115 W Snow King - 2-Story Office Building
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: July 14, 2021
Item Number: P21-111
Applicant: Chris Lee, Design Associates Architects
Address: 235 & 255 Veronica Lane
Recommendations: Formal Review

Project Summary: This item was continued from the June 9th DRC meeting for the following reasons:

1. All drawings need to match the renderings best possible. The DRC was confused about a 'cement fiber panel' material called out. But that wasn't the actual material being proposed. So be sure to have all plans, elevations and materials updated and matching.
2. The DRC wants a near-final list of materials. This is the final step before a building permit and once DRC approves, there isn't wiggle room to change materials unless you go back to the DRC. The DR Cis not a casual review, it's the final architectural review. That always needs to be in the back of people's mind when bringing designs before them.
3. Need more details on the articulation of material change. DRC recommended a change in plane or step-back for the lighter metal.
4. The types of trees and plants need to be those according to the LDRs. There was concerns over some species. The LDRs list specific species in Division 5.5. Also, Parks and Rec has recommended trees in the attached document.
5. The site plans needs to be cleaned up so that everything on it has a description. All site plans need to match.
6. Provide updates on the pedestrian improvements on Veronica Lane.
7. Provide more information on the courtyard as some found it to be unrealistic, especially as it relates to the proposed trees.

The applicant has provided a response to each of the above items. Please see the applicant's re-submittal package for written and visual responses.

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) <u>Street Wall</u>

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) <u>Materials</u>

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.

Town of Jackson Design Review Committee
% Tyler Valentine - Senior Planner
Town of Jackson

July 6, 2021

Members of the DRC,

We appreciate the feedback and discussion we had with you at the June DRC meeting. Working with your comments, we have revised the design of the project..

We'll be presenting the revised renderings and plans in the upcoming meeting to illustrate the change we have made based on the following comments received..

- *All drawings need to match the renderings best possible. The DRC was confused about a 'cement fiber panel' material called out. But that wasn't the actual material being proposed. So be sure to have all plans, elevations and materials updated and matching.*
    - All exterior elevations, renderings and physical material selections have been coordinated throughout the project and have been resubmitted for the DRC's review and approval.

- *The DRC wants a near-final list of materials. This is the final step before a building permit and once DRC approves, there isn't wiggle room to change materials unless you go back to the DRC. The DRC is not a casual review, it's the final architectural review. That always needs to be in the back of people's mind when bringing designs before them.*
    - All materials samples for the project have been submitted and labeled for DRC review and approval for this project.

- *Need more details on the articulation of material change. DRC recommended a change in plane or step-back for the lighter metal.*
    - We have added additional rigid insulation behind the corrugated metal siding to provide a step back on the lighter metal panel material transition. This has given the exterior fenestration more articulation and shadow lines at these material changes on all of the exterior elevations. We have also selected a light wood material at the balconies and ceilings which has provided a more dynamic look for these areas of the building. We have also selected matching window and door trims, we also shown flat metal trim at all material transitions on the building to match the adjacent material..

- *The types of trees and plants need to be those according to the LDRs. There was concern over some species. The LDRs list specific species in Division 5.5. Also, Parks and Rec has recommended trees in the attached document.*
    - All plantings and required minimum sizes have been coordinated in the landscape drawings for the project.

- *The site plan needs to be cleaned up so that everything on it has a description. All site plans need to match.*

- Corrections have been made for the project.

- *Provide updates on the pedestrian improvements on Veronica Lane.*
    - We are exploring options with the neighboring properties on the best strategy to provide pedestrian access to Maple Way. We will keep the DRC updated on our progress moving forward.

- Provide more information on the courtyard as some found it to be unrealistic, especially as it relates to the proposed trees.
    - The owner has elected to eliminate the courtyard design from the project for resident usage. This area of the building will now be used for maintenance storage and any necessary mechanical equipment for the building..

We hope you agree these changes addressed your thoughts for our project. We'll be presenting the renderings and material samples in the next meeting and look forward to hearing your thoughts and suggestions.

Thank you for your consideration.

Sincerely,



Christopher Lee, AIA
Design Associates Architects



VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE - JACKSON, WY
DESIGN REVIEW
7-5-21

DESIGN ASSOCIATES ARCHITECTS
50 S KING ST, STE 201 JACKSON WY
(O) 307 733 3600
www.dajh.co

PROJECT NO.: 20-02 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T. LEE
B-0228
7-5-21
STATE OF WYOMING

REVISION HISTORY

SYM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-20
3	DESIGN REVIEW	6-1-21
4	DESIGN REVIEW	7-5-21

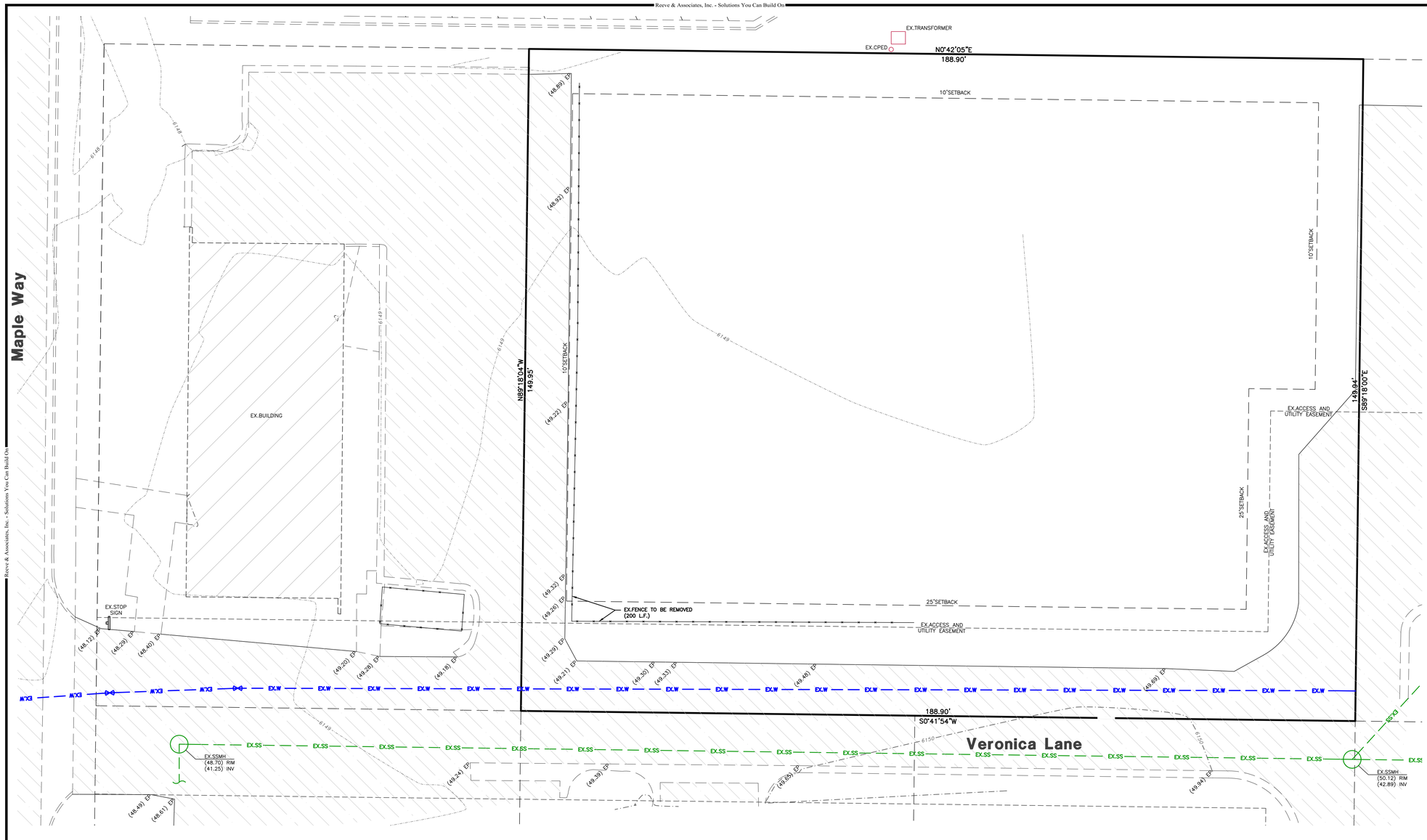
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235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A000

COVER

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REVISIONS

DESCRIPTION	DATE

Apartments
235 & 255 Veronica Lane
JACKSON, TETON COUNTY, WYOMING

Existing/Demolition Plan

Professional Engineer - Idaho
J. NATE REEVE
12640
Date
WYOMING

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

3
11 Total Sheets

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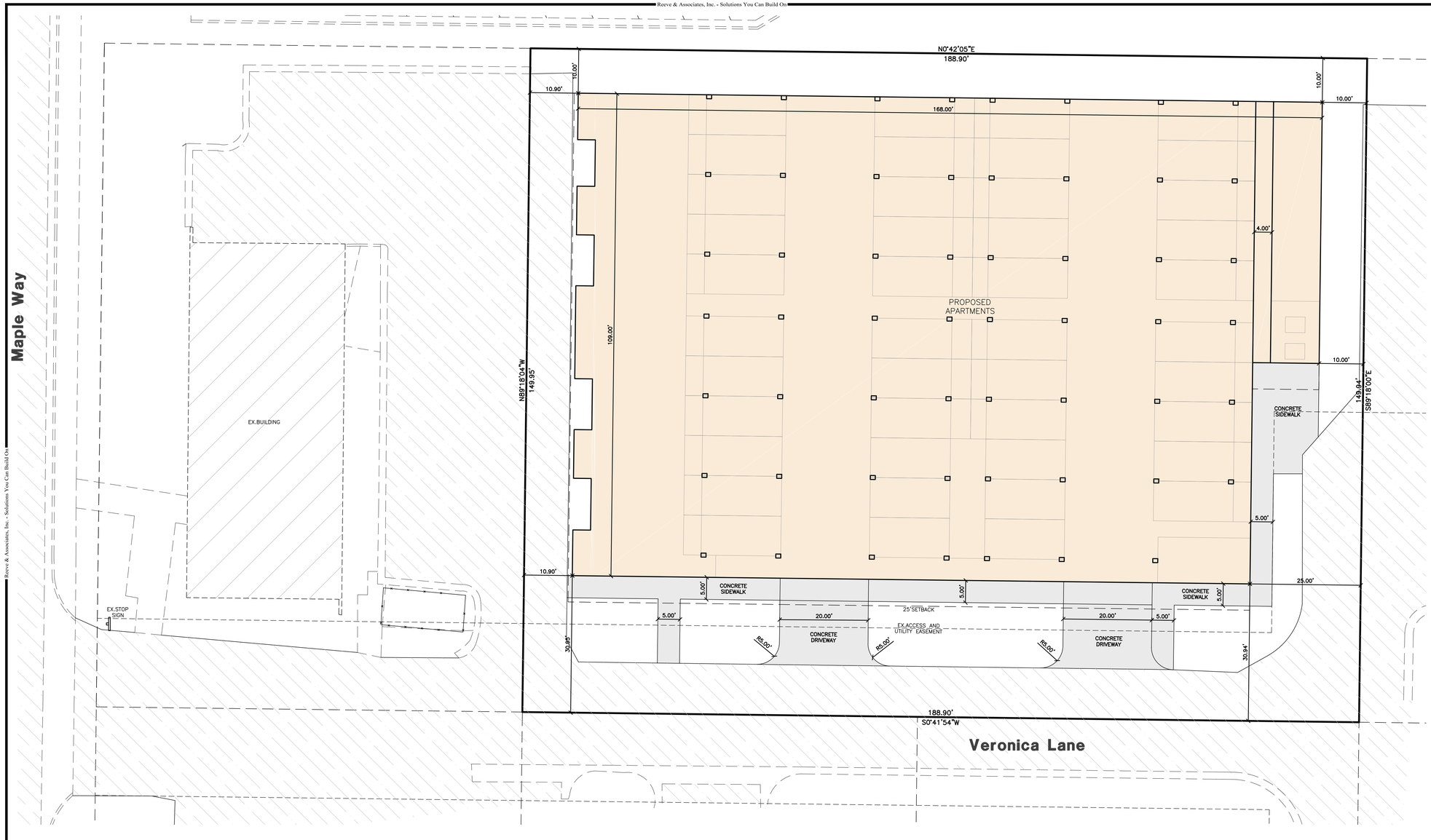
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EXISTING AND DEMOLITION PLAN

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REVISIONS
DESCRIPTION
DATE

Apartments
235 & 255 Veronica Lane
JACKSON, TETON COUNTY, WYOMING

Proposed Site Plan

Professional Engineer - Idaho
J. NATE REEVE
12640
Date
WYOMING

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Drafter: J. MEYERS
Begin Date: MAY 2021
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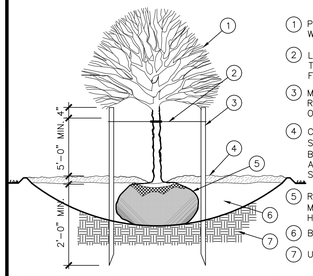
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SITE PLAN

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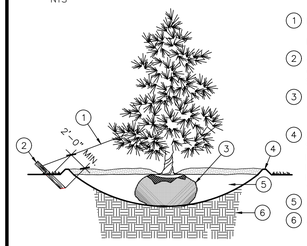


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER 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

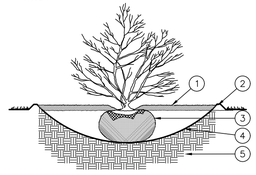


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH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

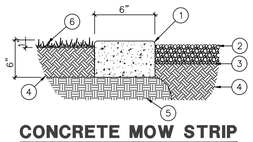


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

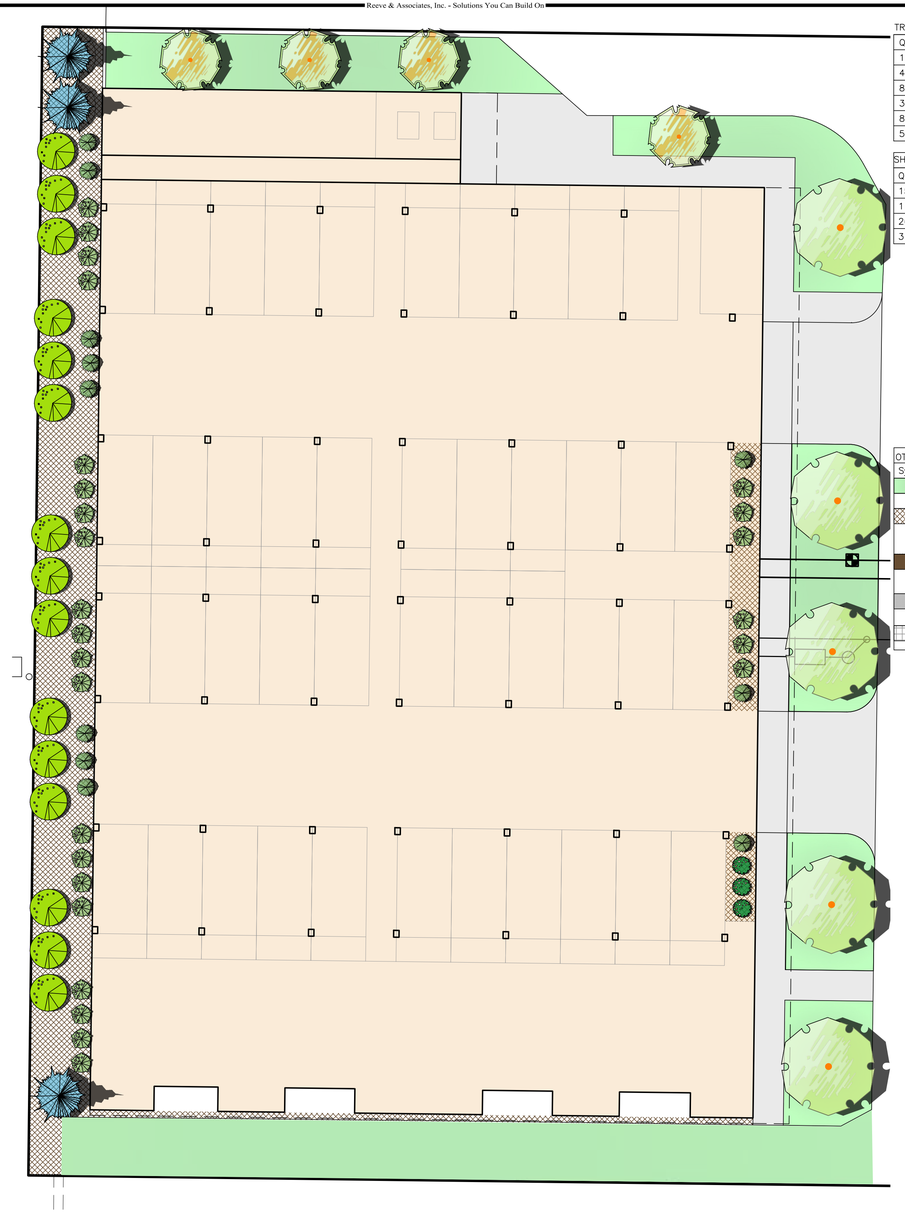
NTS



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



10 0 10 20 30

Scale: 1" = 10'

Landscape Calculations:
Required.....10%.....2,833 s.f.
Provided.....2%.....3,393 s.f.

Landscape Units:
Required....1/1,000 s.f.....3 Units
Provided....2-Option A, 1-Option C...3 Units

Unit Descriptions:
A
2..... 1 3" caliper canopy tree
12... 6 6'-8' large shrubs or multi-stem trees
8..... 4 #5 container shrubs
B
2 3" caliper canopy trees
2 6'-8' large shrubs or multi-stem trees
3 8' high evergreen trees
C
(preferred for yearround screening)
3..... 3 6'-8' large shrub or multi-stem trees
3..... 3 8' high evergreen trees
2..... 2 #5 container shrubs

PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
1		Acer ginnala 'Flame'	Flame Amur Maple	NOT USED
4		Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3" Caliper
8		Malus x 'Jefspire'	Purple Spire Crabapple	NOT USED
3		Picea pungens 'Fastigiata'	Columnar Colorado Spruce	8' Height
8		Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	NOT USED
5		Ulmus parvifolia 'Everclear'	Everclear Elm	3" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
15		Cornus alba 'Sibirica'	Red Twig Dogwood	6' Height
11		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
26		Potentilla fruiticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
3		Ribes Alpinum 'Green Mound'	Green Mound Alpine Currant	5 gal.

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	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
	Potting Soil - Place in all Raised Planters and Containers. Ensure there are unobstructed drainage holes.	Full Depth Of Container
	River Cobble - Rounded, Gray in color, washed cobble. Contractor to provide samples to owner for approval prior to delivery.	1" Diameter 3" Depth
	Concrete Pavers - Stamp-Tech - Slate Design - Natural Color - 20"x20"x2" Paver. Placed on Tile-Tech Adjustable Pedestals.	

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REVISIONS

DESCRIPTION	DATE

Apartments
235 & 255 Veronica Lane
JACKSON, TETON COUNTY, WYOMING

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
NANCY C. FRASHER
LA-00290
Date:
STATE OF WYOMING

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Drafter: N. PETERSON
Begin Date: MAY 2021
Name: APARTMENTS VERONICA LANE
Number: 7609-02

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REVISION HISTORY

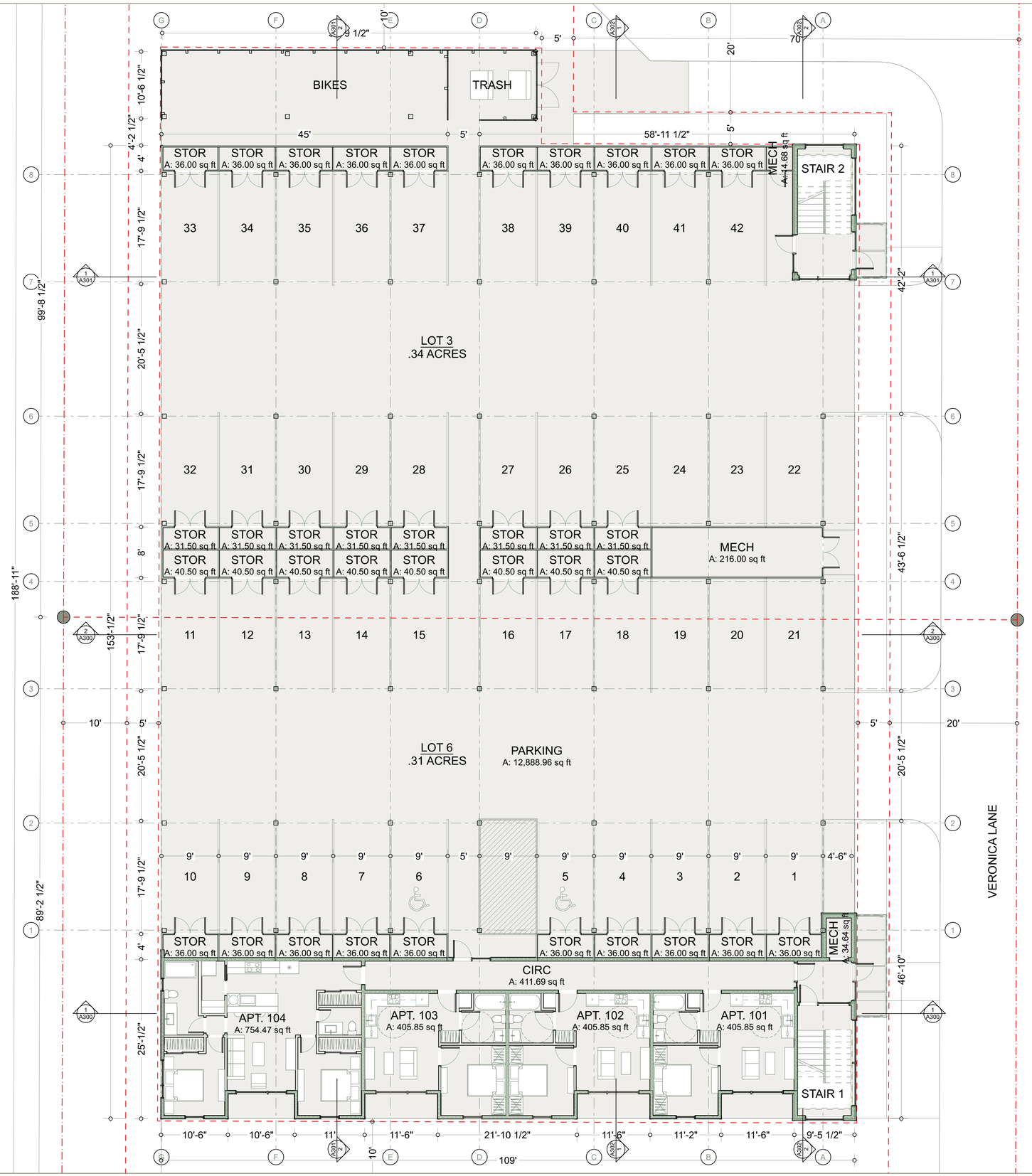
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VERONICA LANE APARTMENTS
235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A101

LANDSCAPE PLAN



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CHRISTOPHER T. LEE
B-0228
7-5-21
STATE OF WYOMING

REVISION HISTORY

SYM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-20
3	DESIGN REVIEW	6-1-21
4	DESIGN REVIEW	7-5-21

VERONICA LANE APARTMENTS

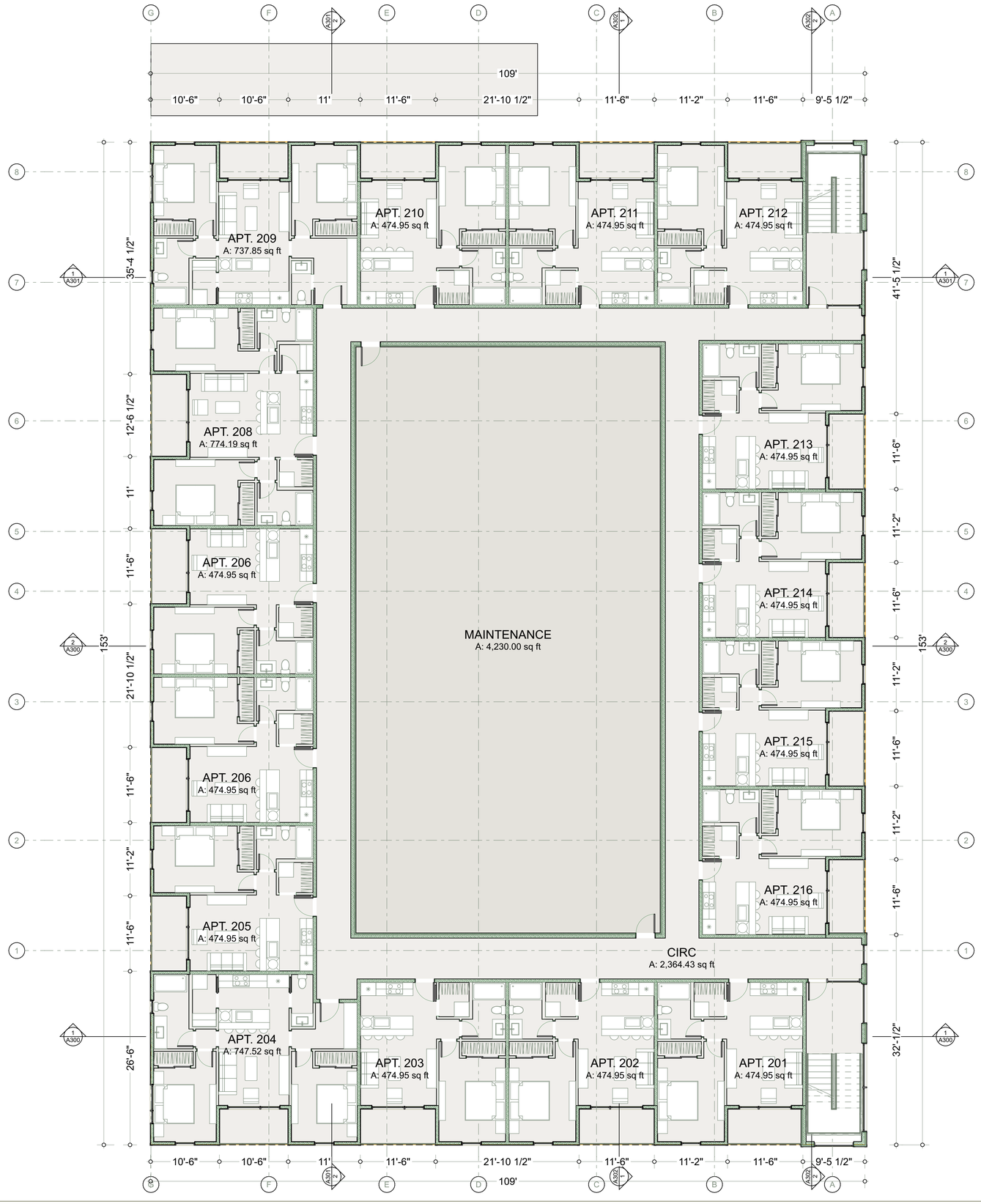
235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A201

FIRST FLOOR PLAN

FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



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7-5-21
STATE OF WYOMING

REVISION HISTORY

SYM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
2	PRE-APP	12-17-20
3	DESIGN REVIEW	6-1-21
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VERONICA LANE APARTMENTS

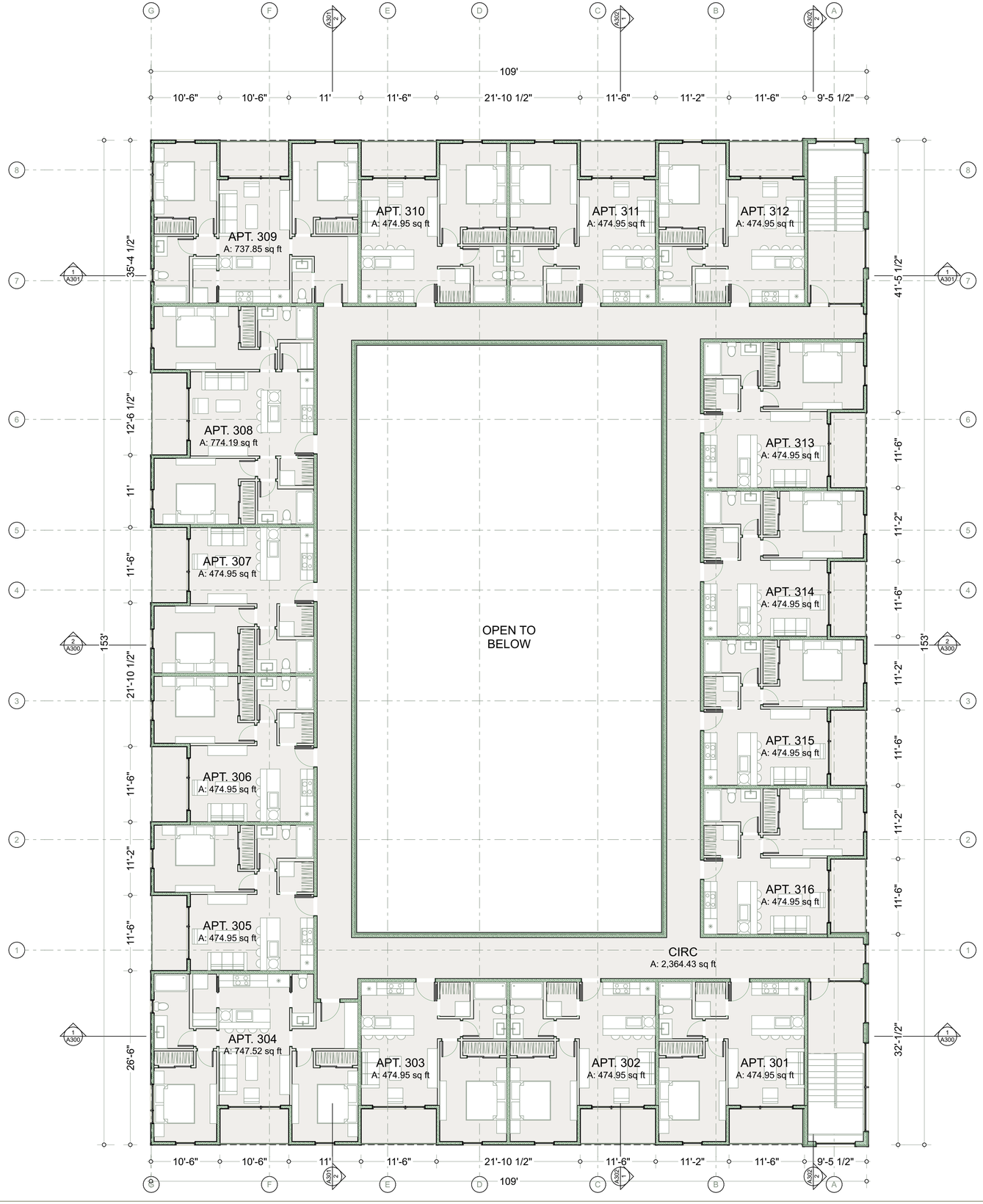
235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A202

SECOND FLOOR PLAN

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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REVISION HISTORY

SYM	CHANGE	DATE
1	CONCEPTUAL	2-4-20
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3	DESIGN REVIEW	6-1-21
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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

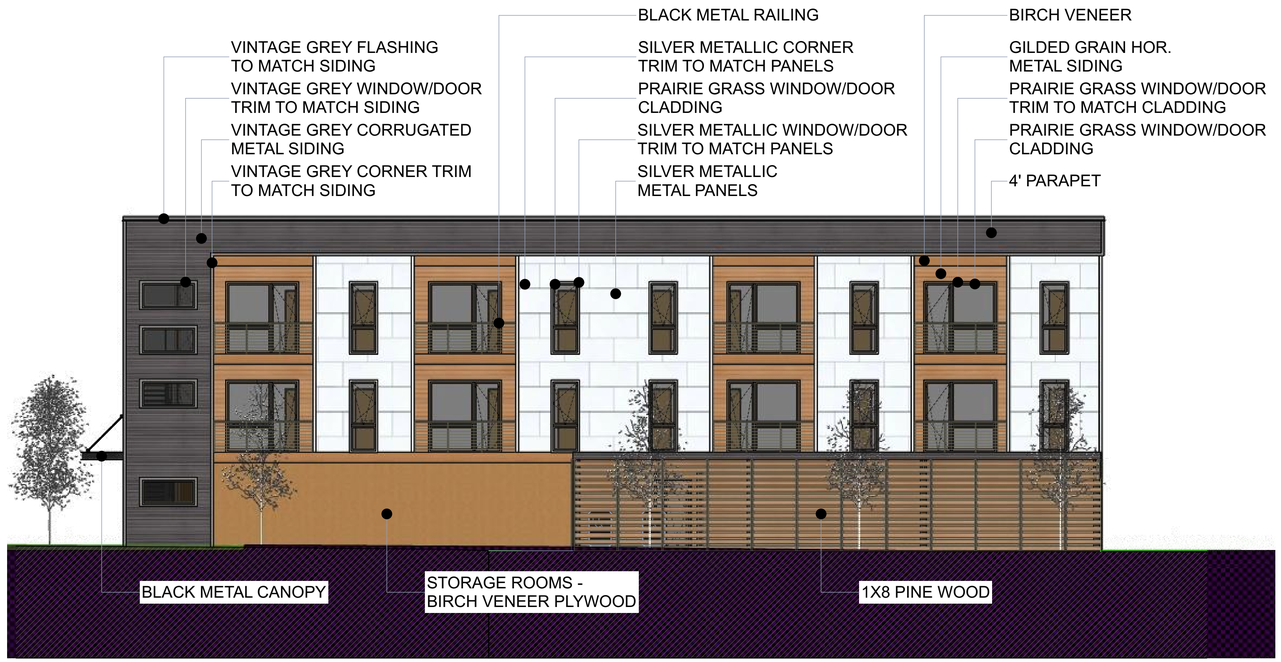
DESIGN DEVELOPMENT
7-5-21

A203

THIRD FLOOR PLAN

THIRD FLOOR PLAN

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

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1	CONCEPTUAL	2-4-20
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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A400

ELEVATIONS



EAST ELEVATION

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



WEST ELEVATION

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

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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A401

ELEVATIONS





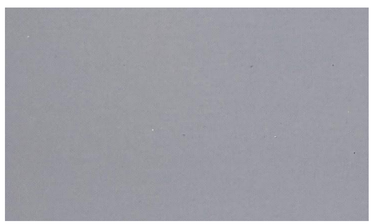
VINTAGE GREY - BRIDGER STEEL:
CORRUGATED METAL SIDING
FLASHING
WINDOW/DOOR TRIM
CORNER TRIM



GILDED GRAIN - QUALITY EDGE VESTA STEEL PLANK:
HOR. METAL SIDING



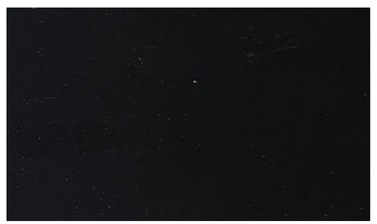
BIRCH VENEER PLYWOOD:
WOOD CEILING
STORAGE ROOMS



SILVER METALLIC - BRIDGER STEEL:
METAL PANELS
WINDOW/DOOR TRIM



PRAIRIE GRASS - ANDERSEN WINDOWS & DOORS:
WINDOW/DOOR CLADDING
WINDOW/DOOR TRIM



BLACK METAL:
RAILING
CANOPY
COLUMN

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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
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DESIGN DEVELOPMENT
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A900

MATERIALS



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STATE OF WYOMING

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VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

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7-5-21

A901

RENDERINGS



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7-5-21
STATE OF WYOMING

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VERONICA LANE APARTMENTS

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JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A902

RENDERINGS



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VERONICA LANE APARTMENTS

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DESIGN DEVELOPMENT
7-5-21

A903

RENDERINGS



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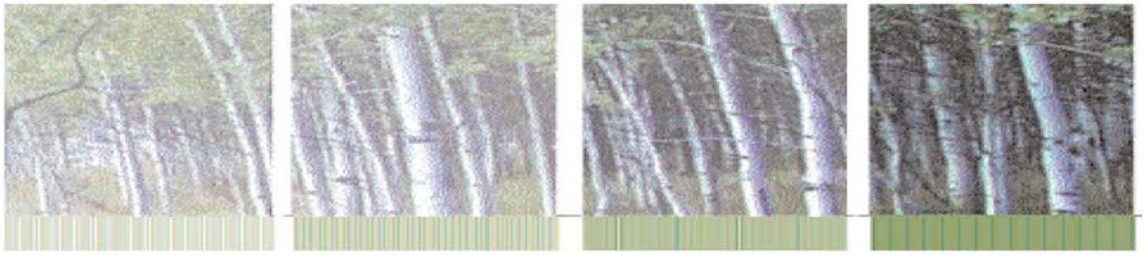
VERONICA LANE APARTMENTS

235 & 255 VERONICA LANE
JACKSON, WY

DESIGN DEVELOPMENT
7-5-21

A904

RENDERINGS



Town of Jackson Design Guidelines Checklist

Meeting Date: July 14, 2021
Item Number: P21-110
Applicant: Chris Lee, Design Associates Architects
Address: 1140 W. Highway 22
Recommendations: Formal Review

Project Summary: On June 9, 2021, the DRC recommended approval to the Planning Director for a new 3-story residential building with 4 conditions (below). The applicant is coming back to the DRC to demonstrate compliance with the approved conditions.

1. A revised landscape plan prepared by a Wyoming licensed landscape architect shall be submitted with the building permit depicting trees in front of the building and parking lot to be at least 18' tall. In addition, the shrubs in front of the building and within the landscape circle must be at least 4' tall.
2. All final material samples shall be submitted to the Town Planning Department for review prior to approval of the building permit.
3. The landscape berm shall be included in the final grading and landscape plan as part of the building permit submittal.
4. The southwest elevation shall be revised so that the material changes also include a change in plane.

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.

Town of Jackson Design Review Committee
% Tyler Valentine - Senior Planner
Town of Jackson

July 6, 2021

Members of the DRC,

Thank you for your feedback in the June DRC Meeting. We have included the updated renderings and physical material samples per your conditional approval in the last DRC meeting.

- *Provide all physical material samples to the DRC for review and approval.*
    - *We have submitted all physical material samples for the project listed below.*

      Gilded Grain - Quality Edge Vesta Plank Metal Siding
      Ironstone - Quality Edge Vesta Plank Metal Siding
      Concrete - Sheet Formed Concrete
      Silver Aluminum Clad Shroud
      Painted Black Mcnichols Perforated Metal
      Block Color - Metal Railings, Metal Panel Siding at East Elevation, Flashings, Window & Door Cladding

- *Show the grading plan for the landscape berm up against the South garage wall of the project.*
    - We have added a grading & utility plan to our submittal for DRC review and approval.

- *Coordinate the landscape planting plan with the architectural exterior renderings and provide minimum required tree and shrub sizes per the Town of Jackson LDRs*
    - These corrections have been made to both the landscape plan and exterior renderings for the project.

We trust these changes addressed your concerns about the project. We welcome your feedback and thank you for your consideration.

Sincerely,



Christopher Lee, AIA
Design Associates Architects



GABLES LOFT APARTMENTS

DESIGN REVIEW
7-5-21

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PROJECT NO.: 19-15 ARCHITECT: CTL

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B-0228
7-5-21
STATE OF WYOMING

ISSUE HISTORY

SYM.	ISSUE	DATE
1	CONCEPTUAL	4-9-21
2	CONCEPTUAL	4-14-21
3	DESIGN DEVELOPMENT	4-21-21
4	DESIGN REVIEW	5-3-21
5	DESIGN REVIEW	6-1-21
6	DESIGN REVIEW	7-5-21

GABLES LOFT APARTMENTS
1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

A000

COVER

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

Teton Pass Hwy
(Hwy 22)
Hwy 89
EX.WYDOT BOX
EX.WYDOT BOX
EX.WYDOT BOX
EX.SDCB (62.17) RIM (58.47) INV
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EX.SDMH (67.88) RIM (61.39) INV
EX.SDMH (72.90) RIM (66.46) INV
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EX.GAS TO BE RELOCATED (COORDINATE WITH LOWER VALLEY ENERGY)
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EX.WATER LINE TO THIS BUILDING FEEDS THE MOTEL. PROTECT DURING CONSTRUCTION AND METER TO BE ADDED IF ONE IS NOT FOUND
EX.BUILDING
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L=393.14'
R=235.60'
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N53°21'41"E
L=56.69'
R=1004.93'
N8°16'20"W
229.96'
S30°19'47"E
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STATE, COMMERCIAL, INDUSTRIAL ENGINEERS & ARCHITECTS

REVISIONS

DESCRIPTION	DATE

Teton Gables
1140 W Hwy 22
JACKSON, TETON COUNTY, WY

Proposed Site Plan

J. NATE REEVE
12440
PROFESSIONAL ENGINEER
06-28-2021
WYOMING

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: JUNE 2021
Name: TETON GABLES APARTMENTS 1140 W Hwy 22
Number: 7685-01

4
11 Total Sheets

DESIGN ASSOCIATES ARCHITECTS
50 S KING STREET, STE 201 JACKSON WY
(O) 307 733 3600
www.dajh.co

PROJECT NO.: 19-15 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
7-5-21
STATE OF WYOMING

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6	DESIGN REVIEW	7-5-21

GABLES LOFT APARTMENTS

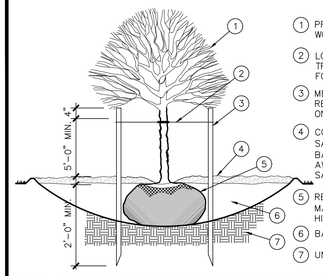
1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

A100

SITE PLAN

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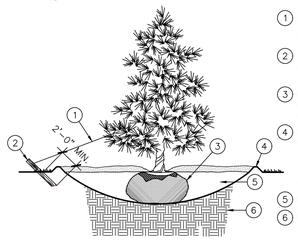


1. PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
2. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
3. METAL T-POSTS, 2 PER TREE. REMOVE POSTS & TIES AFTER ONE YEAR.
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER 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

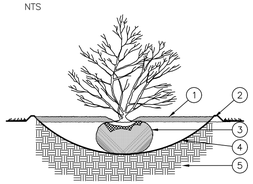


1. LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS
2. 4' x 2" x 2" STAKE AND GUY WIRE (ONE EA. TREE) REMOVE STAKES AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE
4. CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH MULCH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

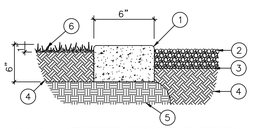


1. 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM
2. 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR
3. REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
4. BACKFILL WITH NATIVE SOIL
5. UNDISTURBED SOIL

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

SHRUB PLANTING

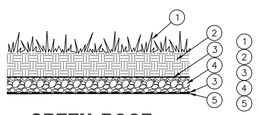
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1. 6"X6" CONCRETE MOW STRIP WITH RADIUS EDGES
2. BARK/ROCK MULCH
3. FINISH GRADE/WEED FABRIC
4. TOPSOIL
5. COMPACTED SUBGRADE
6. LAWN

CONCRETE MOW STRIP

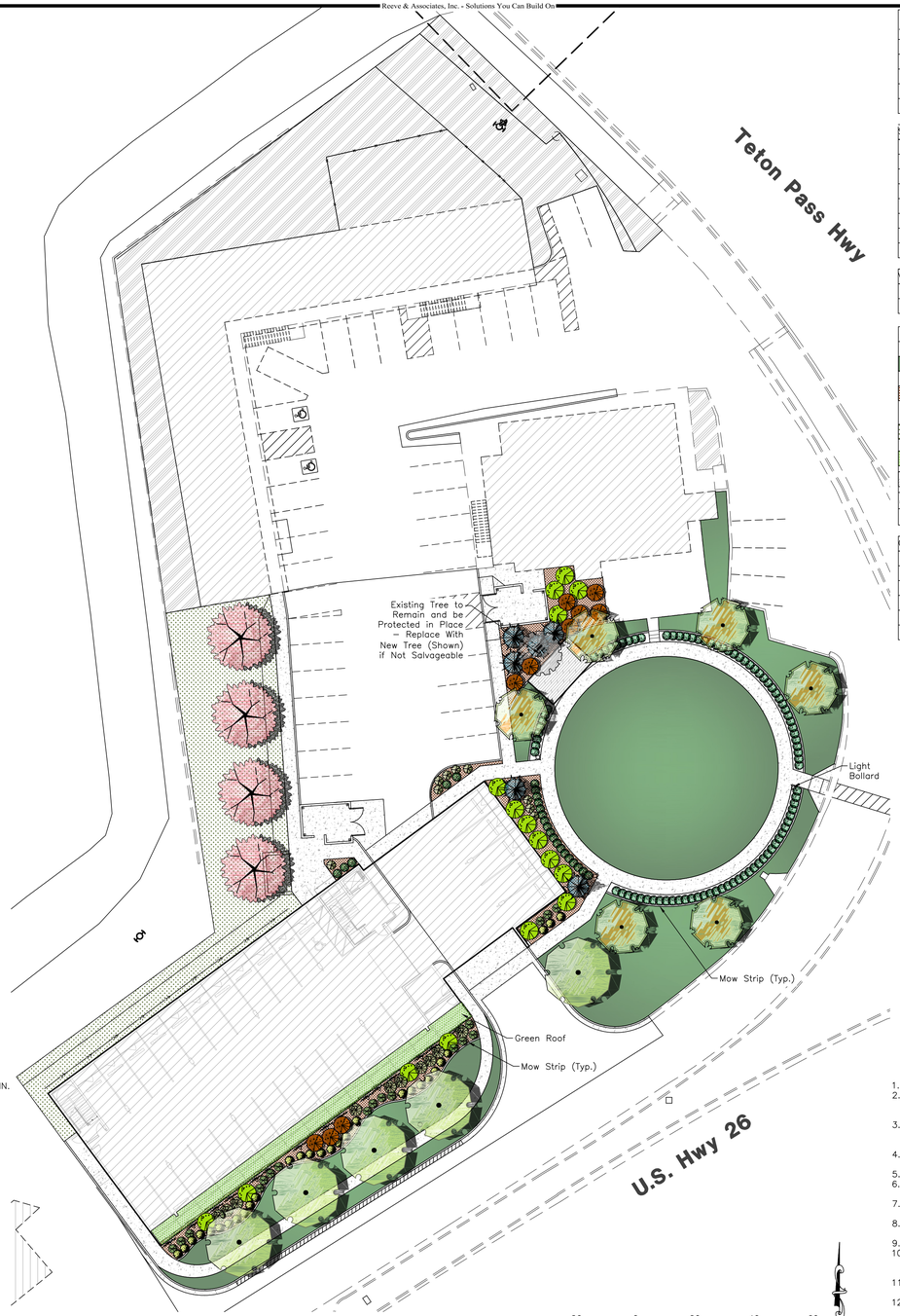
NTS



1. PLANTINGS
2. UTELITE GREEN ROOF MEDIA - 4" DEPTH MIN.
3. FILTER FABRIC
4. UTELITE DRAINAGE MEDIA - 3" DEPTH MIN.
5. WATER PROOF MEMBRANE - SEE ARCHITECTURAL DRAWINGS

GREEN ROOF

NTS



PLANT TABLE

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
4		Amelanchier x g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6-8' Ht. Multistem
6		Malus sp. 'Donald Wyman'	Donald Wyman Crabapple	3" Cal.
6		Picea pungens 'Fastigiata'	Columnar Blue Spruce	8' Ht
5		Populus tremuloides	Quaking Aspen	3" Cal.-18' Ht

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
16		Cornus alba 'Sibirica'	Red Twig Dogwood	6' Height
9		Mahonia aquifolium 'Compactum'	Compact Oregon Grape	5 gal.
10		Physocarpus o. 'Center Glow'	Center Glow Ninebark	6' Height
18		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
111		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.
10		Symphoricarpos alba	Common Snowberry	5 gal.
30		Viburnum opulus nanum	Dwarf European Cranberry	5 gal.

VINES

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

OTHER

Symbol	Description	Size/Type
	Turf Grass - Sod Kentucky Bluegrass Mix - 3 Species Minimum	Sod
	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
	Seed Mix - Non Irrigated native grass seed mix - 5 Species min. See Native Seed Mix Below	Hydroseed
	Green Roof - Irrigated roof top plantings with 4" of lightweight soil	Flats 12" o.c.
	Existing Landscape To Remain-Protect/Repair damage caused during construction	
	Concrete Mow Strip	6"x6"
	Light Bollard	

GREEN ROOF

Quantity	Symbol	Scientific Name	Common Name	Size
20%		Sedum sarmentosum	Gold Moss Stonecrop	Flats 12" O.C.
20%		Sedum spurium 'John Creech'	John Creech Stonecrop	Flats 12" O.C.
20%		Sedum rupestre 'Angelina'	Angelina Stonecrop	Flats 12" O.C.
20%		Delosperma cooperi	Purple Hardy Ice Plant	Flats 12" O.C.
20%		Thymus serpyllum 'Minimus"	Thyme Minimus	Flats 12" O.C.

Native Seed Mix

Botanical Name	Common Name	% by weight	lbs/Acre
Pacopyrum smithii	Western Wheatgrass	15%	3.75
Elymus lanceolata	Thickspike Wheatgrass	10%	2.5
Festuca idahoensis	Idaho Fescue	18%	4.5
Pseudoroegneria spicata	Bluebunch Wheatgrass	15%	3.75
Poa secunda	Big Bluegrass	10%	2.5
Bromus marginatus	Mountain Brome	10%	2.5
Elymus trachycaulus	Slender Wheatgrass	20%	5
Vicia americana	American Vetch	2%	0.5
		100%	25

Note: Hydroseed 25 lbs of seed per Acre

Wyoming Seed Law. All seed used for site revegetation or restoration must be used in accordance with WS 11-12-101 - 125 certified as weed free and acquired through a dealer licensed by the Wyoming Department of Agriculture.
b. Wyoming Nursery Stock Law. All nursery stock used for site revegetation or restoration must be used in accordance with W.S. 11-9-101 through 109 accompanied by a valid health certificate and acquired through a dealer licensed by the Wyoming Department of Agriculture.

Landscape Calculations:
Lot Size.....60,672 s.f.
Required.....10%.....6,067 s.f.
Provided.....33%.....20,130 s.f.

Landscape Units:
Required.....1/1,000 s.f.....6 Units
Provided.....4-Option A, 2-Option C...6 Units

Unit Descriptions:
A
4...1 3" caliper canopy tree
24...6 6'-8' large shrubs or multi-stem trees
16...4 #5 container shrubs
B
2 3" caliper canopy trees
2 6'-8' large shrubs or multi-stem trees
3 8' high evergreen trees
C
(preferred for yearround screening)
6...3 6'-8' large shrub or multi-stem trees
6...3 8' high evergreen trees
4...2 #5 container shrubs

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.

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REVISIONS

DESCRIPTION	DATE

Teton Gables
1140 W Hwy 22
JACKSON, TETON COUNTY, WY

Landscape Plan

LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER T. LEE
B-0228
7-5-21
STATE OF WYOMING

LICENSED LANDSCAPE ARCHITECT
STEPHEN C. PETERSON
LA.A.A. 000
05/28/2021
STATE OF WYOMING

Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: N. PETERSON
Begin Date: JUNE 2021
Name: TETON GABLES APARTMENTS 1140 W Hwy 22
Number: 7685-01

9
11 Total Sheets

DESIGN ASSOCIATES ARCHITECTS
50 S KING STREET, STE 201 JACKSON WY
(O) 307 733 3600
www.dajh.co

PROJECT NO.: 19-15 ARCHITECT: CTL

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LICENSED ARCHITECT
CHRISTOPHER T LEE
B-0228
7-5-21
STATE OF WYOMING

ISSUE HISTORY

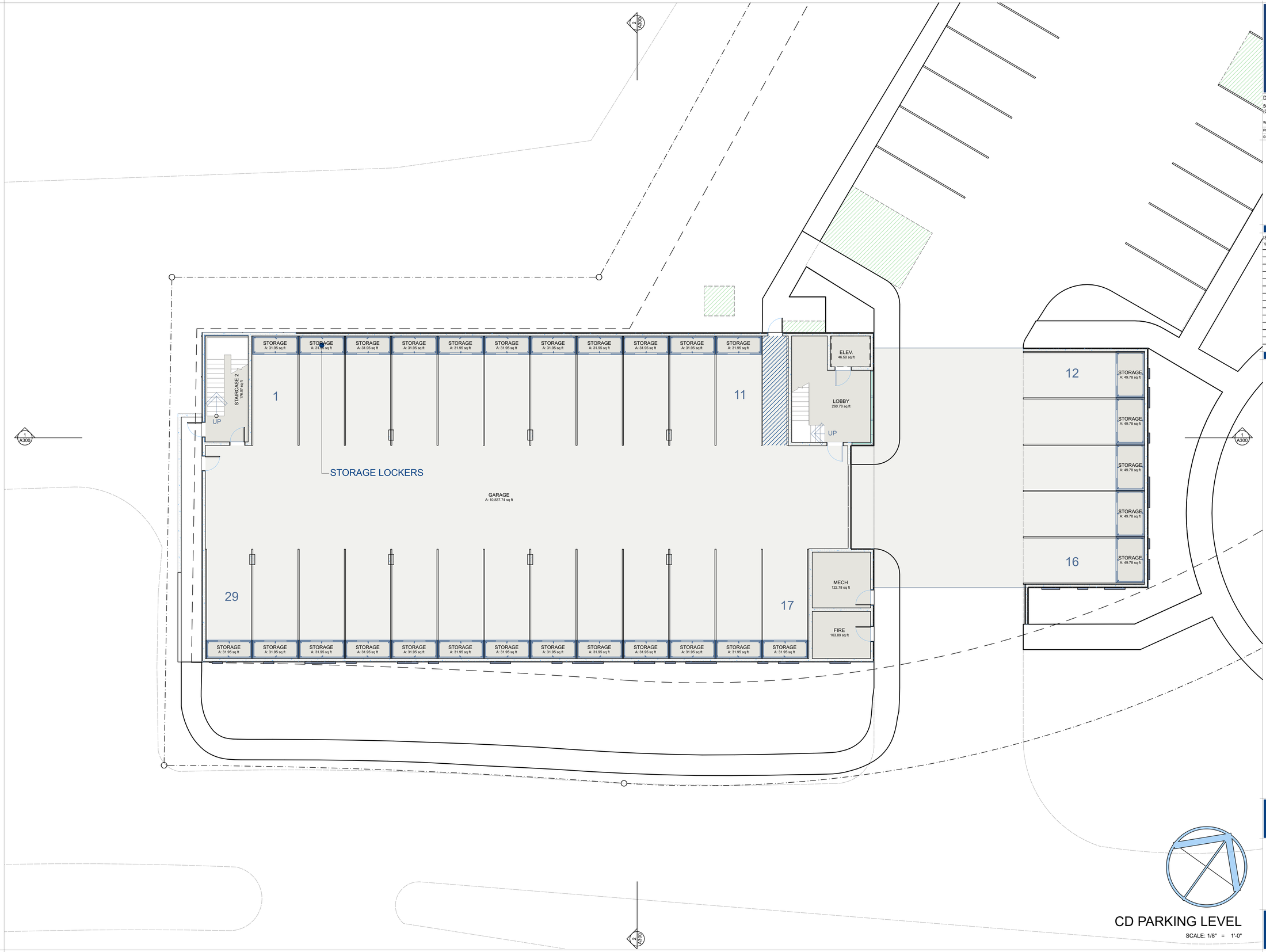
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GABLES LOFT APARTMENTS
1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

A101

LANDSCAPE PLAN



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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

A200

CD PARKING LEVEL

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

PARKING LEVEL PLAN



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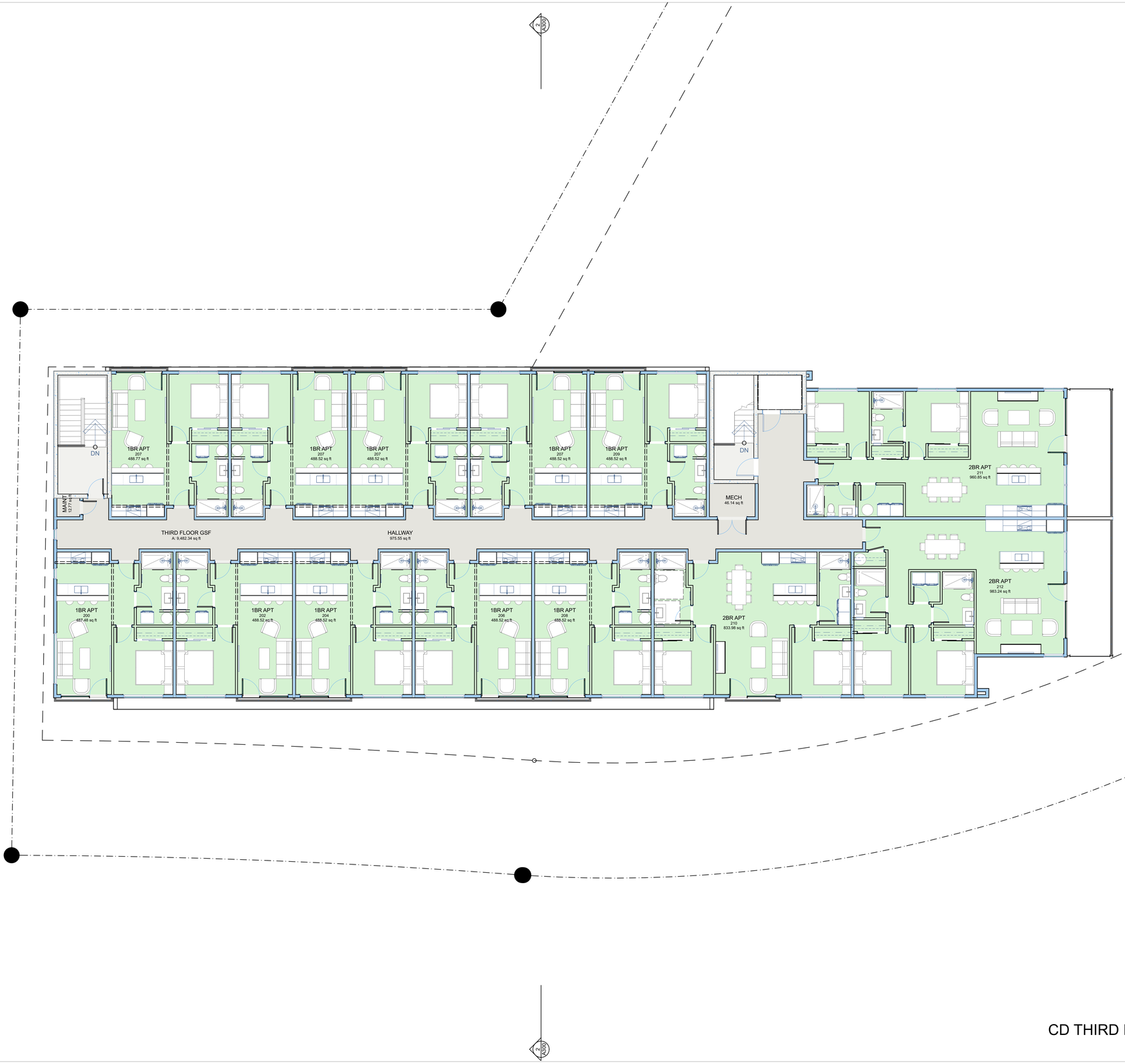
DESIGN DEVELOPMENT
7-5-21

A201

SECOND FLOOR PLAN

CD SECOND FLOOR PLAN

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



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GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

A202

THIRD FLOOR PLAN

CD THIRD FLOOR PLAN

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

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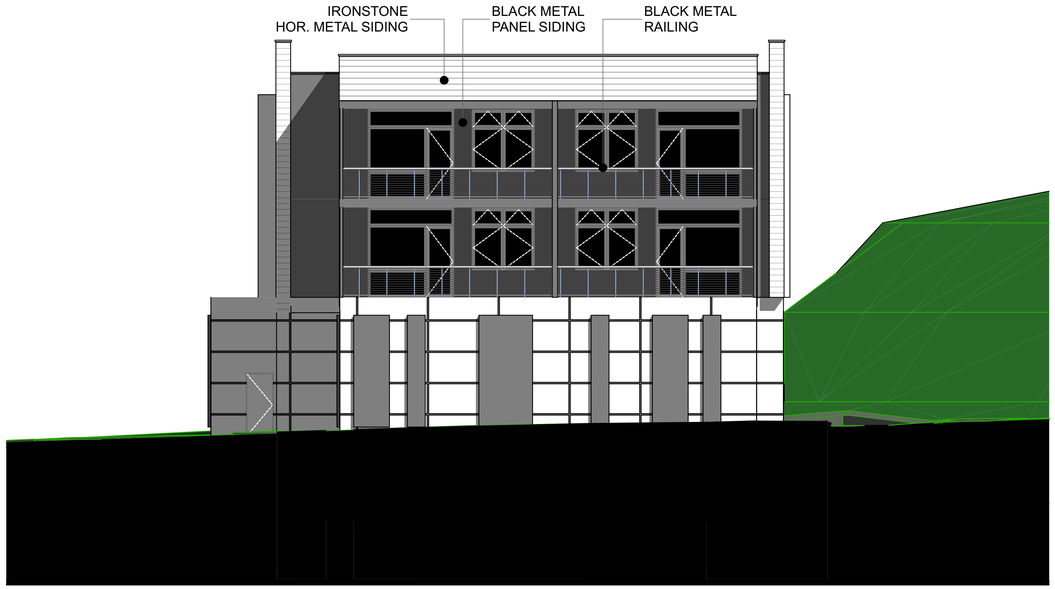
GABLES LOFT APARTMENTS

1140 WEST HIGHWAY 22 JACKSON, WY 83001

DESIGN DEVELOPMENT
7-5-21

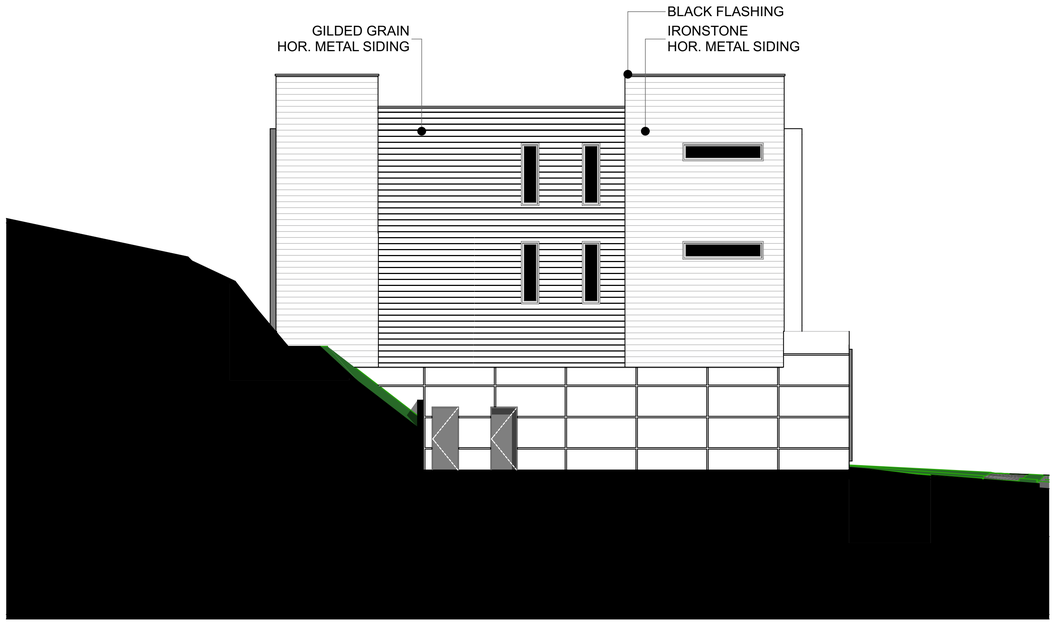
A400

ELEVATIONS



EAST ELEVATION

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



WEST ELEVATION

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

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B-0228
7-5-21
STATE OF WYOMING

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GABLES LOFT APARTMENTS

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A401

ELEVATIONS



IRONSTONE - QUALITY EDGE VESTA
STEEL PLANK:
HOR. METAL SIDING



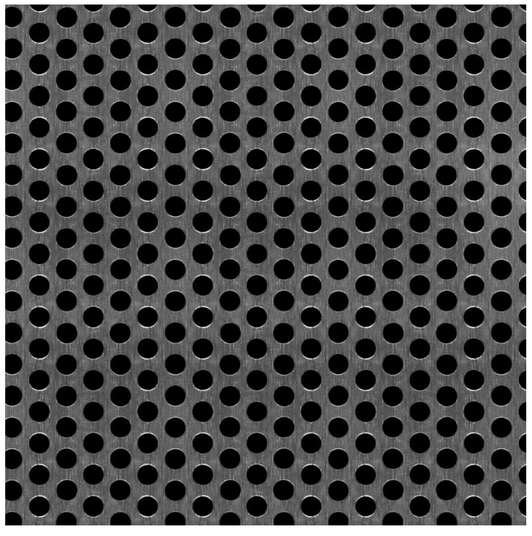
GILDED GRAIN - QUALITY EDGE VESTA
STEEL PLANK:
HOR. METAL SIDING



CONCRETE:
SHEET FORMED CONCRETE



BLACK COLOR:
WINDOW/DOOR CLADDING
METAL RAILING
FLASHING
METAL PANEL SIDING AT EAST ELEVATION



PAINTED BLACK MCNICHOLS PERFORATED METAL



SILVER ALUMINUM CLAD SHROUD

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A800

MATERIALS



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A900

RENDERINGS



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A901

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A904

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A905

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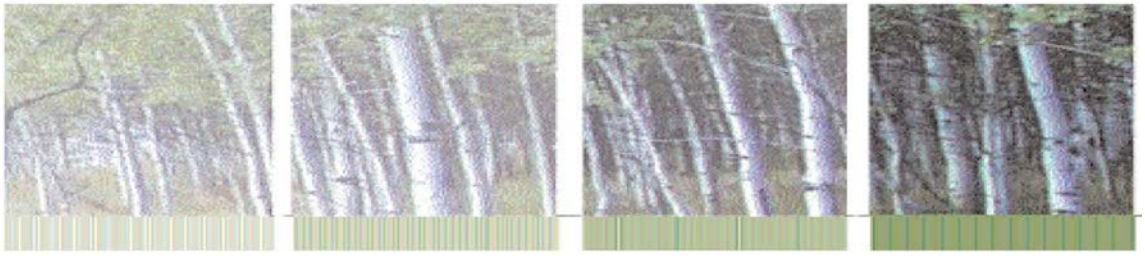
GABLES LOFT APARTMENTS

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DESIGN DEVELOPMENT
7-5-21

A911

RENDERINGS



Town of Jackson Design Guidelines Checklist

Meeting Date: July 14, 2021
Item Number: P19-292
Applicant: Ken Rizzotti, HR28 LLC
Address: 445 Vine Street
Recommendations: Approval, Approval with Conditions or Denial

Project Summary: This item was continued from the June 9, 2021, DRC meeting for the following reasons:

1. The DRC did not feel that the muriatic acid sufficiently addressed concerns over the reflectivity of the corrugated metal.

   Response: The applicant has not proposed an alternative treatment and is still proposing the muriatic acid.

2. There was still concerns over the overall darkness of the building, mostly as a result of less metal and no up-to-date photos.

   Response: No changes have been made to the amount of metal on the north elevation. Current photos have been provided which include final landscaping and railings.

The DRC can approve or deny the proposed changes to the building (i.e. the treatment of the metal and the amount of metal). If denied, the applicant will be required to remove the wood in areas shown as metal and install the approved material. Staff is currently holding a bond in the amount of $27,451.88 and will not release the bond until the applicant has satisfied the DRC and made any/all required changes to the building.

Design Guidelines 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 Guidelines for your convenience, however this request is limited to color selection:

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 5 feet.

3) Volume Complexity: is achieved by linking 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 facade 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.

07/06/2021

Town of Jackson
Design Review Committee

RE Addendum to Permit #B20-0537

Design Review Committee members,

Based on DRC meeting on 5/12/2021 and 06/09/2021 and the review of 3 changes to the as built project noted above, I am respectfully submitting the approved Building Permit Addendum and accompanying documents. Attached please find revised sheets A3.1 & A3.2, with clouded changes in the upper left hand corner of these 2 pages, DRC approved elevations with clouded areas of changed metal material, and as built photos showing the recently installed landscaping.

This addendum reflects changes to three items:
1 - The exterior siding color was changed from natural cedar to solid black stained cedar
2 - The bonderized metal was changed to galvanized metal, which is proposed to be treated with muriatic acid to reduce reflectivity. The galvanized metal was requested by the DRC on 5/12/21 to be non reflective,and a sample of the galvanized metal with muriatic acid application, creating a non reflective surface was previously submitted.
3 - The expanse of metal siding at the NE corner as well as the North elevation was pared back during construction. During the modular fabrication process, it was determined that the roof needed to be lowered in order to keep the modular units under the maximum allowable height required for transportation. As the roof was lowered, the middle trim condition above the Northern windows was limited to about 6" which would have created an awkward condition. I chose to eliminate the metal above the windows on the north elevation in lieu of lowering the windows and doors to allow more space for the metal trim. The existing as-built conditions are the result of this decision.

In summary, I am respectfully requesting approval of the change of exterior wood siding color from natural cedar to solid black stain; change in metal from galvanized to muriatic acid treated galvanized metal (similar to 810 West Project), and omission of metal on east side at top of stairway, and omission of all metal on the north elevation. Please note: the metal conduit and white vent covers on the siding are in the process of being painted black.

As a point of reference, a photo of the site which had an old mobile home on it is included. Current as built photos illustrate the extensive landscaping which exceeded the approved landscaping plan by adding 5 aspen trees interspersed with dogwood bushes along the south boundary, which benefits the Town of Jackson R & B property and the community. This 8 unit multi family building is currently fully leased and provides much needed housing for individuals employed in the local work force.

Thank you for your consideration in this matter.

Sincerely,

Ken Rizzotti, HR 28 LLC Manager

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APPROVED TOJ 5/20/2021

BUILDING PERMIT ADDENDUM APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0520
www.townofjackson.com

RETURN YOUR ADDENDUM SUBMITTAL WITH THIS FORM AS THE COVER PAGE TO THE BUILDING DEPARMENT FOR REVIEW

If you do not have following information we cannot accept your submittal.

1. **DATE:** 04/13/2021
2. **CONTACT PERSON:** Ken Rizzotti **PHONE NUMBER:** 307 413-2294
3. **EMAIL ADDRESS:** krizzotti@gmail.com
4. **PERMIT #** B20-0537
5. **ADDRESS:** 445 Vine Street, Jackson, WY 83001
6. X **Submit only the revised sheets.**
7. X **Summary page/transmittal of the changes and page numbers where changes are shown.**
8. X **Changes must be clouded on the plan sheet(s).**
9. X **Email all submittal material to townbuilding@jacksonwy.gov**

NOTE: Additional plan review required by changes, additions, or revisions to approved plan will incur a minimum 1-hour charge - $100.00 per hour. Building permit fees will be assessed for additional square footage. Inspections cannot be requested until addendum is approved and paid for.

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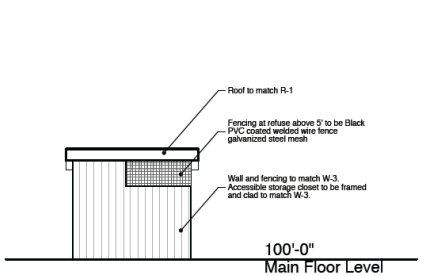
ASSEMBLY FINISH TYPES

- F-1 Concrete slab-on-grade. acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel
- W-3 Wood siding, Natural cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1

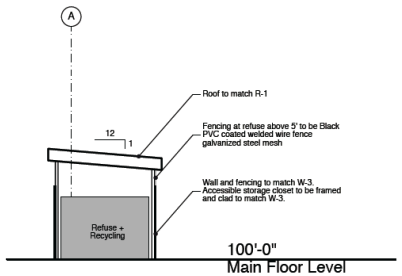
Metal siding changes to non reflective galvinized metal

Wood siding changed to painted black cedar, STK

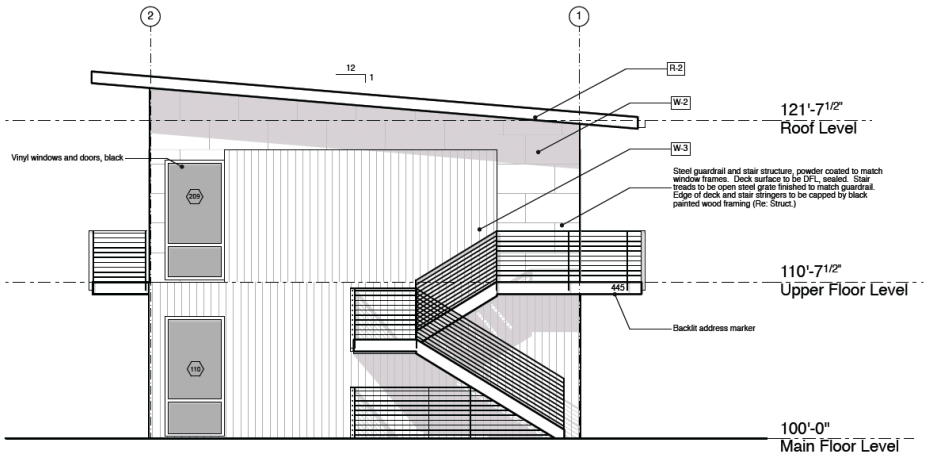
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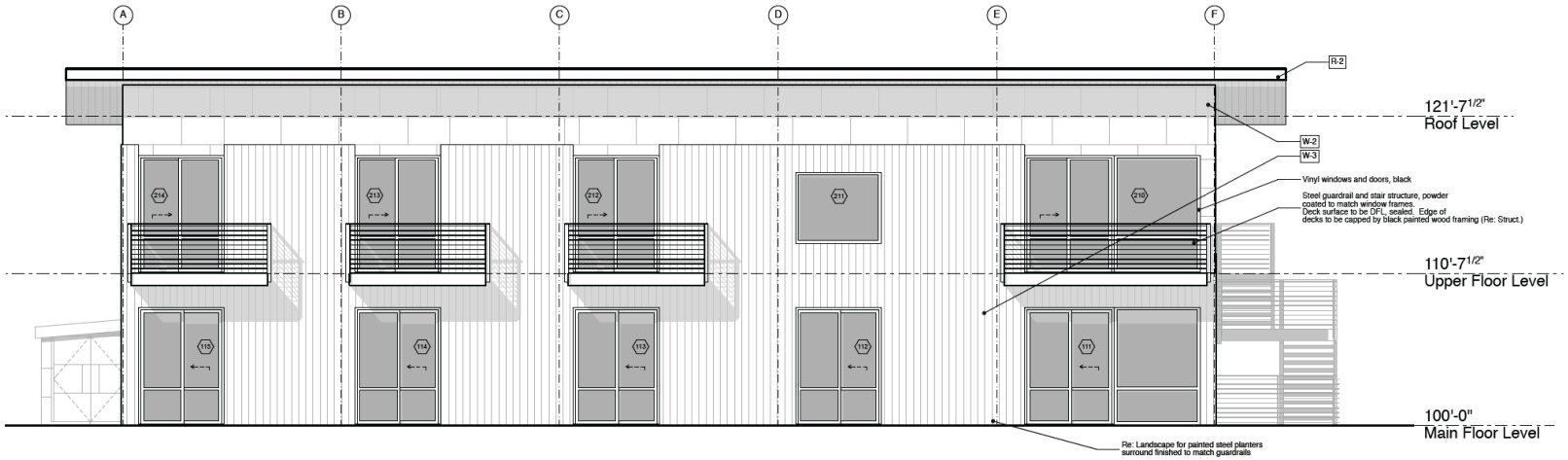
04 Refuse East
SCALE: 1/4" = 1'-0"



03 Refuse North
SCALE: 1/4" = 1'-0"



02 East Exterior Elevation
SCALE: 1/4" = 1'-0"



01 South Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora@gmail.com
c. 571.430.6877

19-4

LICENSED ARCHITECT
BRENT SIKORA
B-0000
STATE OF WYOMING

Issue Date	Issue Title
01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan
08.07.20	Permit Set

445 Vine Street
Jackson, WY 83001

Corner of Vine

Exterior Elevations

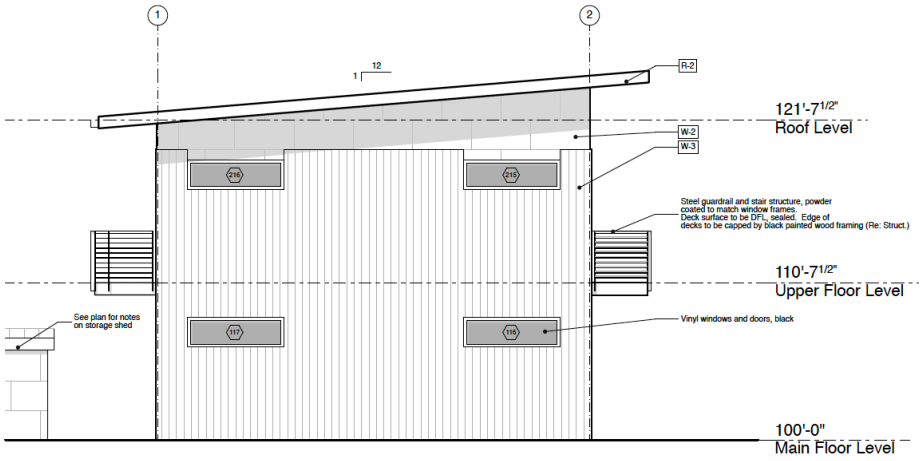
A3.1

DocuSign Envelope ID: 4DEDA797-C9EF-4FE3-85D8-CD1AA5BC5AFC

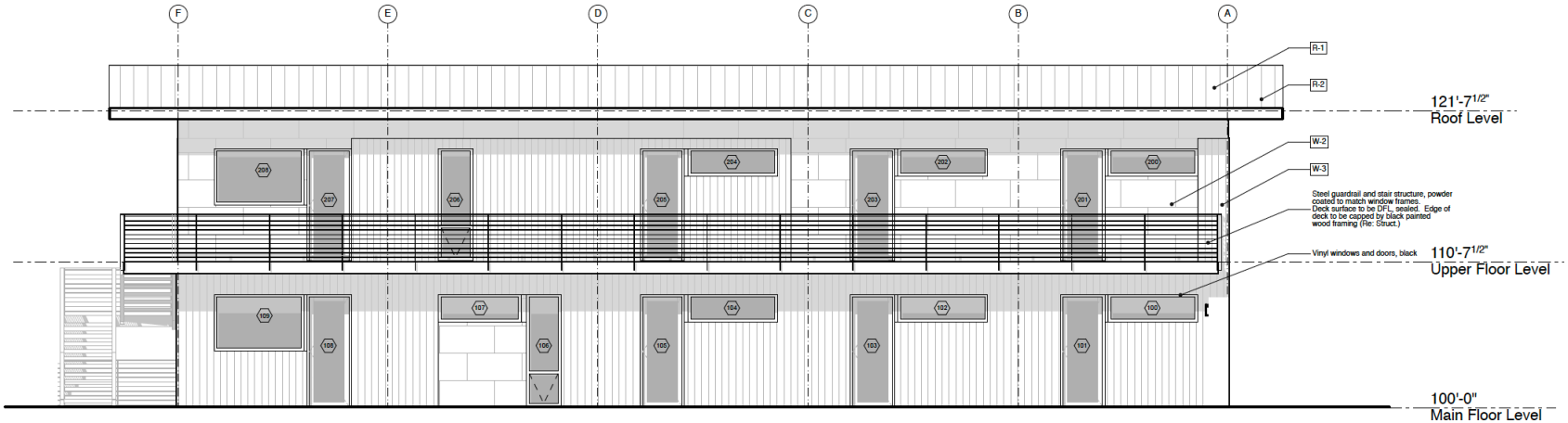
ASSEMBLY FINISH TYPES

- F-1 Concrete slab-on-grade. acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel — Metal siding changes to non reflective galvinized metal
- W-3 Wood siding, Natural cedar, STK — Wood siding changed to painted black cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1

APPROVED TOJ 5/20/2021



02 West Exterior Elevation
SCALE: 1/4" = 1'-0"



01 North Exterior Elevation
SCALE: 1/4" = 1'-0"

UNTITLED ARCHITECTURE
e. Brent.sikora@gmail.com
c. 571.438.5877

19-4

LICENSED ARCHITECT
BRENT SIKORA
B-7000
STATE OF WYOMING

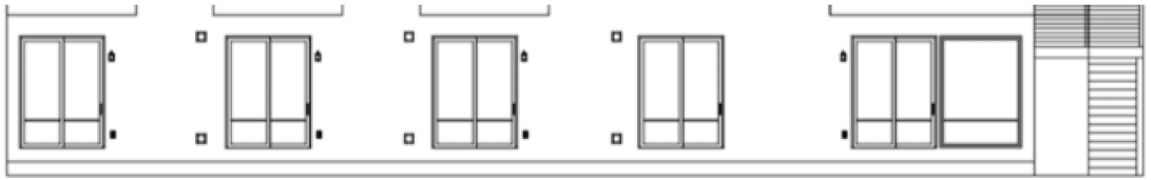
Issue Date	Issue Title
01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan
08.07.20	Permit Set

445 Vine Street
Jackson, WY 83001

Corner of Vine

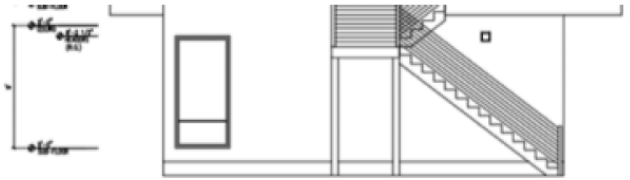
Exterior Elevations

A3.2



ALL HANDRAILS AND STAIRS ON SITE BY OTHERS

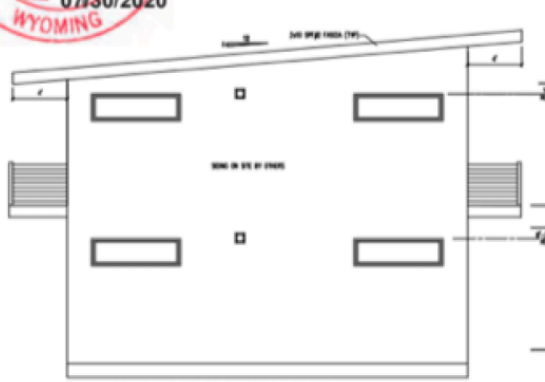
FRONT ELEVATION



ALL HANDRAILS AND STAIRS ON SITE BY OTHERS

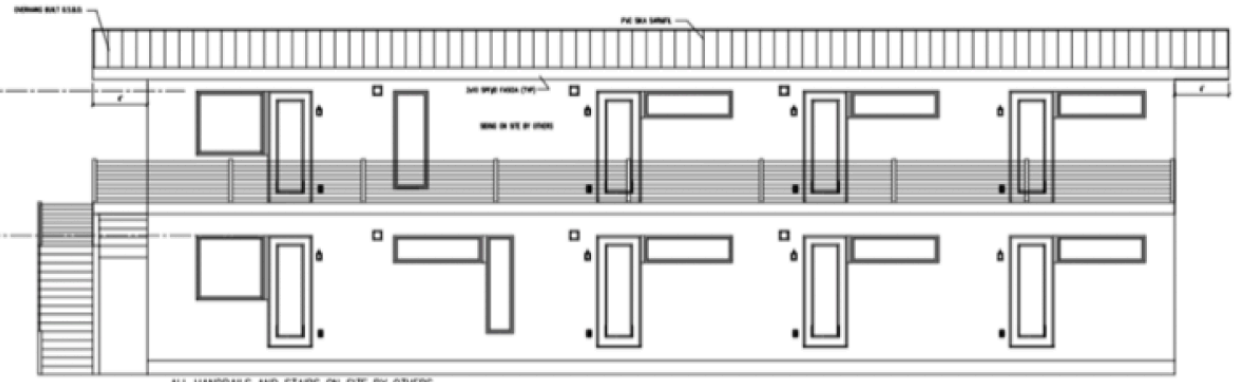
RIGHT ELEVATION

Professional Engineer (Agricultural)
PHILLIP E. ROBBINS
6815
State WYOMING
07/30/2020



ALL HANDRAILS AND STAIRS ON SITE BY OTHERS

LEFT ELEVATION



ALL HANDRAILS AND STAIRS ON SITE BY OTHERS

REAR ELEVATION

NORTHSTAR SYSTEMBUILT
203 Industrial Drive
Redwood Falls, MN
Ph: (507) 644-6600
Fx: (507) 644-6601

ELEVATIONS

NS3039	DEALER: RIZZOTTI		PAGE: MDS5.0
DRAWN BY: KWL	CUSTOMER: CORNER OF VINE		
DATE: 2-5-2020	REV: 8-6-2020	SCALE: N.T.S.	




445
NO
PARKING
THIS
STREET


201
202
203
204
101
102
103
104


RAM
YETI
SPEED LIMIT 5




445


© 2021 Google
435 Vine St

445 Vine St

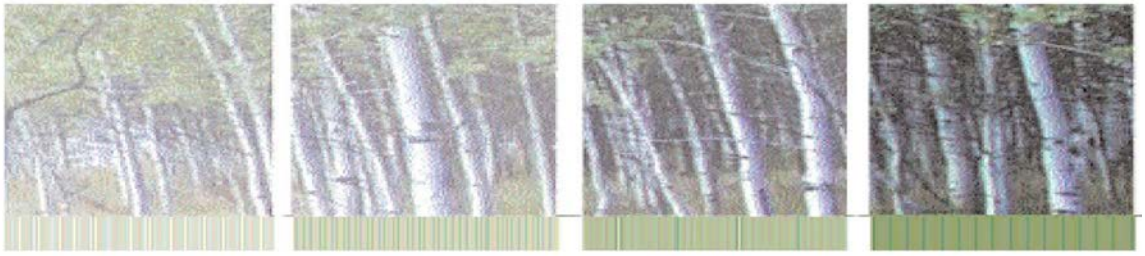
Proposed metal Finish



445 Vine St

Proposed metal Finish





Town of Jackson Design Guidelines Checklist

Meeting Date: July 7, 2021
Item Number: P21-164
Applicant: Crystal Creek Capital
Address: 490 W. Broadway Ave., 420 W. Broadway Ave. & 425 W. Pearl Ave.
Recommendations: Formal Review

Project Summary:
The subject properties are zoned DC-2 and located on the northeastern corner of the 5-way interserciton at Broadway and Pearl. 490 W. Broadway Ave. consists of Radio Shack, and 420 W. Broadway & 425 W. Pearl Ave. consist of the Jackson Hole Lodge. All three properties were purchased by Cyrstal Creek Capital, who also owns the adjacent Mountain Modern Hotel. As a means to re-brand the subject properties, the applicant is proposing several exterior building changes in addition to site improvements. No square footage or new buildings are proposed.

490 W. Broadway Ave. – The existing brick building (Radio Shack) will remain with minor modifications to the trim and storefront paint color palette. In addition, new large windows facing Broadway are proposed.

420 W. Broadway Ave. – The existing 'Lodge' building fronting West Broadway is also intended to generally retain its overall architectural simulated log-siding aesthetic and expression, with minor modification to the trim and frame paint color palette.

420 W. Broadway Ave. & 425 W. Pearl Ave. – The buildings (100, 200 & 400) oriented primarily to West Peal Avenue are proposed to be refinished with a palette of paint finish colors, balcony railing and stair detailing consistent with the architectural expression applied to the existing Mountain Modern Motel buildings.

Overall Site Work – The overall sitework and landscaping are proposed to be improved throughout the property. New native planting material, hardscape and site & building lighting will be utilized and provide an aesthetic consistency with the established Mountain Modern Motel property. Two curb cuts will be removed: one on Pearl and one on Broadway.

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.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: Mountain Modern Phase II - Jackson Hole Lodge

Physical Address: 420 W. Broadway

Lot, Subdivision: PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 PIDN: _____

PROPERTY OWNER.

Name: PBI, LLC-Adrian Barton Phone: 307-733-4733

Mailing Address: PO Box 844, Jackson, WY ZIP: 83001

E-mail: adrian@crystalcreekcapital.com

APPLICANT/AGENT.

Name: John R. Danby Phone: 307-690-6181

Mailing Address: PO Box 13607 ZIP: 83002

E-mail: john.danby@daconstruction.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: _____ 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.

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

X **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.

John R. Danby

Signature of Property Owner or Authorized Applicant/Agent

6/29/2021

Date

John R.,Danby

Name Printed

Project Manager

Title

Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

Required Submittal Checklist

All DRC projects DRC must submit the following items:
(please check to indicate that each item has been addressed)

☐ **New Submittal** ☐ **Resubmittal** (provide list of all changes & previous elevations)

☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).

☒ **Elevations:** Elevations of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

☒ **Site Plan:** A site plan that shows the proposed or modified structures in the full context of the affected property. The site plan shall show pedestrian connections, bike racks, benches, and similar public amenities.

☒ **Landscape Plan**: A landscape plan that shows all proposed landscape areas and vegetation.

☒ **Adjacent Context:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations).

☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant should also bring physical samples of materials to the DRC meeting if possible.

☐ **OPTIONAL:** **Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.

☐ **OPTIONAL:** **Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required by the DRC. The model may include either adjacent

buildings or full block, depending on direction from DRC or Planning Department; 3-D computer model substitute for this if it provides full detail.

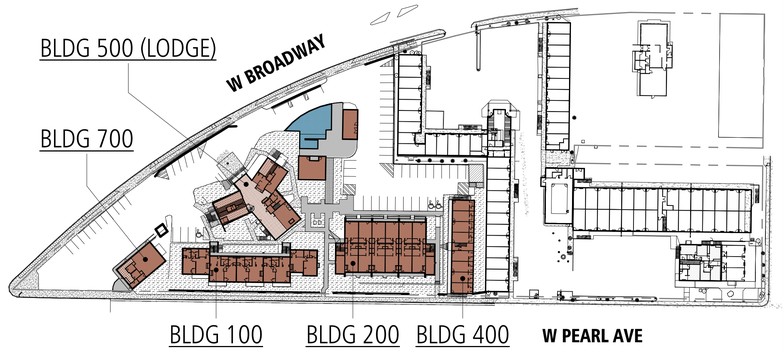
MOUNTAIN MODERN MOTEL - PHASE II
MASTER PLAN

420 W. BROADWAY | JACKSON, WY 83001

PLANNING SUBMISSION

JUNE 28, 2021

LOCATION PLAN



BUILDING CODE SUMMARY

APPLICABLE CODES AND STANDARDS
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE
- 2020 NATIONAL ELECTRICAL CODE –NFPA 70
- 2018 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL FIRE CODE AND INTERNATIONAL WILDLAND-URBAN INTERFACE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- JACKSON MUNICIPAL CODE - TITLE 15 - BUILDING AND CONSTRUCTION

ACCESSIBLE PARKING SPACES:
MIN. QUANTITY OF PARKING SPACES REQ'D (COMBINED PROPERTIES): 146 TOTAL
MINIMUM ACCESSIBLE PARKING SPACES REQUIRED: 5 TOTAL
ACCESSIBLE PARKING SPACES PROVIDED (COMBINED PROPERTIES): 8 TOTAL

ACCESSIBILITY:
MIN. ACCESSIBLE GUEST ROOMS REQ'D (COMBINED PROPERTIES): 8 TOTAL
ACCESSIBLE GUEST ROOMS PROVIDED (COMBINED PROPERTIES): 8 TOTAL

GENERAL NOTES

1. DIMENSIONS:
   A. DIMENSIONS ON PLANS ARE TO THE FACE OF FINISH, CENTER LINE OF FIXTURES, UNLESS OTHERWISE NOTED.
   B. DIMENSION, ELEVATIONS, MEMBER SIZES, AND DETAILS OF ALL EXISTING STRUCTURES HAVE BEEN EXTRACTED FROM RECORD DRAWINGS, AND/OR FIELD MEASUREMENTS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION NOTED TO BE VERIFIED (VIF) OR +/- PRIOR TO DETAILING, FABRICATION, OR CONSTRUCTION. ANY DEVIATIONS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THE DRAWINGS, SHALL BE REPORTED IN WRITING TO THE INTERIOR DESIGNER PRIOR TO FABRICATION OR CONSTRUCTION. IN GENERAL, VERIFY ALL DIMENSIONS AND CONDITIONS. NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR DIRECTION ON ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. CODES:
   A. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES, LABOR LAW, AND ORDINANCES.
3. DRAWINGS AND SPECIFICATIONS:
   A. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT OR INTERIOR DESIGNER FOR DIRECTION IF ANY DISCREPANCIES ARE FOUND.
   B. PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND COORDINATE WITH THE ARCHITECTURAL AND INTERIOR DESIGN DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL OR INTERIOR DESIGN AND THE CONSULTING ENGINEER(S) DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S OR INTERIOR DESIGNER'S ATTENTION BY WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL OR INTERIOR DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR THE ARCHITECT OR INTERIOR DESIGNER.
4. COORDINATION:
   A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF THE WORK TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND THE ACCURATE LOCATION OF OPENINGS FOR MECHANICAL WORK.
   B. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL OPENINGS FOR EQUIPMENT WITH MECHANICAL AND ELECTRICAL SUBCONTRACTOR(S) BEFORE PROCEEDING WITH THE WORK.
   C. THE CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATION WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.

SHEET LIST

MASTER PLAN

GA201	STREET ELEVATIONS
CA100	GRADING OVERVIEW
CA101	GRADING DETAILS
CA102	GRADING DETAILS
CA103	GRADING DETAILS
L1.0	EXISTING CONDITIONS PLAN
L2.0	PROPOSED SITE PLAN
AA501	SITE DETAILS
E000	GNRL NOTES
E100	SITE LIGHTING

BLDG 100

AD201	EXTERIOR ELEVATIONS - BLDG 100

BLDG 200

AE201	EXTERIOR ELEVATIONS - BLDG 200

BLDG 400

AF201	ELEVATIONS - BLDG 400

BLDG 500

AG202	BLDG 500 - EXTERIOR ELEVATIONS

BLDG 700

AH201	BLDG 700 - ELEVATIONS & SECTIONS

PROJECT NARRATIVE

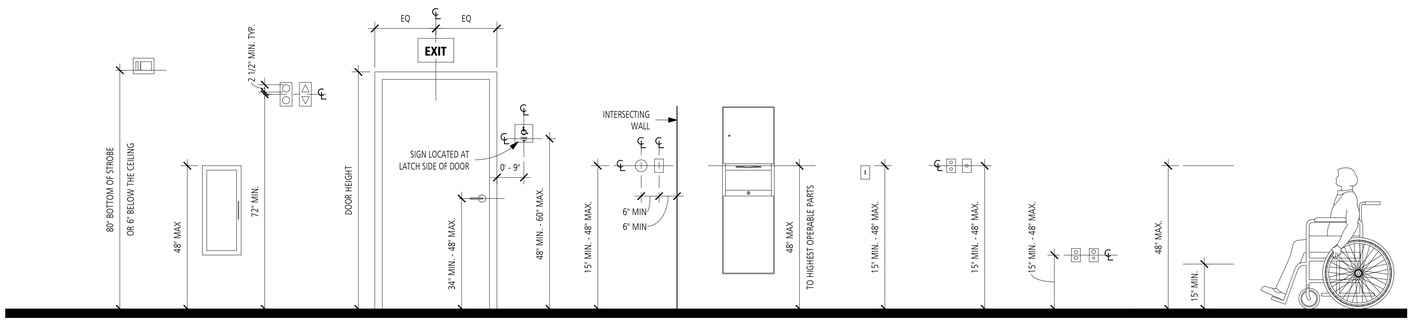
The Jackson Hole Lodge, located and addressed at 420 West Broadway Avenue, is comprised of three parcels of 1.28 acres (420 W Broadway Ave), .32 acres (425 W Pearl Ave), and .31 acres (490 W Broadway Ave). The total property covers 1.91 acres and is located in the DC-1 district and LDG overlay district. The property is currently used as a Motel with an existing tenant business, which includes an electronics retail outlet and electric bicycle rental service. The property includes a total of (5) five primary, free-standing building structures and (2) accessory structures. The building structures are generally identified as the following: (A) Building 100, a three-story structure with 15 total Motel guest units, (B) Building 200, a three-story structure with 18 total Motel guest units, (C) Building 400, a two-story structure with 18 total Motel guest units, (C) Building 500, a two-story structure with 10 Motel guest units and a Lobby-Common Guest Area function, and (D) Building 700, a single-story structure, currently a tenant-lease space. The accessory structures include the exterior pool restrooms and pool mechanical building. 57 Total parking spaces exist, and will remain, on property.

In total, the existing buildings comprise of 59 Motel style guest units. Currently the Jackson Hole Lodge is positioned as an economy motel targeting the rate-sensitive tourist visiting the Jackson Hole area. The project goal will be to re-brand the existing property and combine the current Motel offerings with the adjacent Mountain Modern Motel, creating a unified Campus, operating under the established Mountain Modern Motel brand. The existing architectural expression of the masonry brick structure (once an operating gas station) located at the Western edge of the property and fronting West Broadway Avenue, is intended to remain, with minor modification to the trim and storefront paint color palette. The existing 'Lodge' building, also fronting West Broadway, is also intended to generally retain its overall architectural simulated log-siding aesthetic and expression, with minor modification to the trim and frame paint color palette. The buildings (100, 200 & 400) oriented primarily to West Peal Avenue are proposed to be refinished with a palette of paint finish colors, balcony railing and stair detailing consistent with the architectural expression applied to the existing Mountain Modern Motel buildings.

The overall sitework and landscaping are proposed to be improved throughout the property. New native planting material, hardscape and site & building lighting will be utilized and provide an aesthetic consistency with the established Mountain Modern Motel property. The western edge of the property, generally located at the intersection of West Broadway and West Pearl Avenue will be significantly improved to create a 'pocket-park', welcoming to the general public and local residents. Tree plantings will be addressed by means of a Tree Removal Permit: 25 trees are identified to be removed and replaced with 50 total tree plantings. Two existing curb cuts, the first located on the north-side of West Pearl Avenue and the second located on the south-side of West Broadway Avenue are proposed to be abandoned, providing improved vehicular circulation and pedestrian safety. The proposed site work will be addressed by means of a Grading and Erosion Control (G.E.C.) permit.

In addition to the site and landscape improvements, the exterior building renovations will address deferred maintenance, limited structural improvement, and overall aesthetic upgrades. Architecture and Interior Design improvements generally focus on the interior motel guest units, the lobby and common areas, and the new guest fitness amenity. The Mechanical, Electrical, Plumbing and Fire Protection scope of work will be provided by the General Contractor on a Design-Build basis. The construction schedule is proposed to be performed in a single phase. An anticipated start date October of 2021 and anticipated completion date April of 2022.

MOUNTING HEIGHT LEGEND



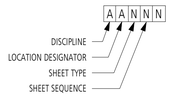
DESCRIPTION	FIRE HORN/STROBE	FIRE EXTINGUISHER CABINET	VISIBLE HALL SIGNALS	EXIT SIGNAGE	DOOR HARDWARE	SIGNS	THERMOSTAT & INTERCOM	TOWEL & WASTE RECEPTACLE	ELECTRICAL SWITCHES & PULL BOXES	ELEVATOR CALL & PUSH BUTTONS	ELECTRICAL & DATA OUTLETS	UNOBSTRUCTED REACH RANGES -SIDE & FORWARD APPROACH
CODE REFERENCE	(REF. 702)	(REF. 703)	(REF. 407.2.2)		(REF. 404.2.7)	(REF. 703)	(REF. 308)	(REF. 308)	(REF. 308)	(REF. 308)	(REF. 308)	(REF. 308)

NOTES:
1. ALL REFERENCED MOUNTING HEIGHTS PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ) SEPT 15, 2010) UNLESS NOTED OTHERWISE
2. REFERENCE NFPA 72 FOR FIRE ALARM SYSTEM APPLIANCES PER 702
3. ALL DIMENSIONS ARE MEASURED FROM FINISH FLOOR

SHEET ORGANIZATION LEGEND

CAMPUS AREA	DESIGNATION
MASTER PLAN	A
BUILDING A	B
BUILDING D	C
BUILDING 100	D
BUILDING 200	E
BUILDING 400	F
BUILDING 500	G
BUILDING 700	H

SHEET ID NAME FORMAT



truexcullins
ARCHITECTURE + INTERIOR DESIGN
209 BATTERY STREET, BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
www.truexcullins.com

OWNER'S PROJECT MANAGER
ADRIAN BARTON
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001
307.733.4733

CONTRACTOR
DICK ANDERSON CONSTRUCTION
2675 HEARTLAND DRIVE
SHERIDAN, WY 82801
307.672.0418

STRUCTURAL
NELSON ENGINEERING
PO BOX 1599 | 430 CACHE
JACKSON, WY 83001
208.354.0900

LANDSCAPE
PLACE LANDSCAPE ARCHITECTS
65 S MAIN ST, SUITE #6
DRIGGS, IDAHO 83422
307.733.2087

LIGHTING
HELIUS LIGHTING GROUP
814 E. BAMBERGER DRIVE, SUITE C
AMERICAN FORK, UT 84003
801.463.1111

PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
A	2021-06-28	PLANNING SUBMISSION

Crystal Creek Capital

Mountain Modern Motel - Phase II

MASTER PLAN

TITLE SHEET

Project number : 2016016-20
Date :
Drawn by :
Checked by :

GA001

Scale : As indicated



3 **MMM Phase 1 - Exterior 1**



4 **MMM Phase 1 - Exterior 2**



5 **MMM Phase 1 - Exterior 3**

PROJECT NARRATIVE

The Jackson Hole Lodge, located and addressed at 420 West Broadway Avenue, is comprised of three parcels of 1.28 acres (420 W Broadway Ave), .32 acres (425 W Pearl Ave), and .31 acres (490 W Broadway Ave). The total property covers 1.91 acres and is located in the DC-1 district and LDG overlay district. The property is currently used as a Motel with an existing tenant business, which includes an electronics retail outlet and electric bicycle rental service. The property includes a total of (5) five primary, free-standing building structures and (2) accessory structures. The building structures are generally identified as the following: (A) Building 100, a three-story structure with 15 total Motel guest units, (B) Building 200, a three-story structure with 18 total Motel guest units, (C) Building 400, a two-story structure with 18 total Motel guest units, (C) Building 500, a two-story structure with 10 Motel guest units and a Lobby-Common Guest Area function, and (D) Building 700, a single-story structure, currently a tenant-lease space. The accessory structures include the exterior pool restrooms and pool mechanical building. 57 Total parking spaces exist, and will remain, on property.

In total, the existing buildings comprise of 59 Motel style guest units. Currently the Jackson Hole Lodge is positioned as an economy motel targeting the rate-sensitive tourist visiting the Jackson Hole area. The project goal will be to re-brand the existing property and combine the current Motel offerings with the adjacent Mountain Modern Motel, creating a unified Campus, operating under the established Mountain Modern Motel brand. The existing architectural expression of the masonry brick structure (once an operating gas station) located at the Western edge of the property and fronting West Broadway Avenue, is intended to remain, with minor modification to the trim and storefront paint color palette. The existing 'Lodge' building, also fronting West Broadway, is also intended to generally retain its overall architectural simulated log-siding aesthetic and expression, with minor modification to the trim and frame paint color palette. The buildings (100, 200 & 400) oriented primarily to West Peal Avenue are proposed to be refinished with a palette of paint finish colors, balcony railing and stair detailing consistent with the architectural expression applied to the existing Mountain Modern Motel buildings.

The overall sitework and landscaping are proposed to be improved throughout the property. New native planting material, hardscape and site & building lighting will be utilized and provide an aesthetic consistency with the established Mountain Modern Motel property. The western edge of the property, generally located at the intersection of West Broadway and West Pearl Avenue will be significantly improved to create a 'pocket-park', welcoming to the general public and local residents. Tree plantings will be addressed by means of a Tree Removal Permit: 25 trees are identified to be removed and replaced with 50 total tree plantings. Two existing curb cuts, the first located on the north-side of West Pearl Avenue and the second located on the south-side of West Broadway Avenue are proposed to be abandoned, providing improved vehicular circulation and pedestrian safety. The proposed site work will be addressed by means of a Grading and Erosion Control (G.E.C.) permit.

In addition to the site and landscape improvements, the exterior building renovations will address deferred maintenance, limited structural improvement, and overall aesthetic upgrades. Architecture and Interior Design improvements generally focus on the interior motel guest units, the lobby and common areas, and the new guest fitness amenity. The Mechanical, Electrical, Plumbing and Fire Protection scope of work will be provided by the General Contractor on a Design-Build basis. The construction schedule is proposed to be performed in a single phase. An anticipated start date October of 2021 and anticipated completion date April of 2022.



2 **SITE ELEVATION - NORTH**
1/16" = 1'-0"



1 **SITE ELEVATION - SOUTHEAST**
1/16" = 1'-0"



LOG SIDING
REPAIR & REPLACE EXISTING SIDING WHERE NECESSARY. LOG SIDING TO BE RESEALED (ADD/ALT).



BLDG 700 BRICK
REPOINT AND CLEAN EXISTING BRICK VENEER TO 'LIKE-NEW' CONDITION.

SIDING STAIN
MFR: OLYMPIC
COLOR: MINK
ITEM: OLYSTAIN239

TRIM / SOFFITS
MFR: SHERWIN WILLIAMS
COLOR: SEALSKIN
ITEM: #SW7675

DOORS / ACCENTS
MFR: BENJAMIN MOORE
COLOR: DEEP ROSE
ITEM: #2004-10

CEILINGS / SOFFITS
MFR: BENJAMIN MOORE
COLOR: MOUNTAIN PEAK WHITE
ITEM: #2148-70

7 **EXTERIOR MATERIAL IMAGES**
3" = 1'-0"

6 **EXTERIOR PAINT & STAIN PALETTE**
3" = 1'-0"

truexcullins
ARCHITECTURE + INTERIOR DESIGN
209 BATTERY STREET, BURLINGTON,
VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
www.truexcullins.com

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PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
A	2021-06-28	PLANNING SUBMISSION

Crystal Creek Capital

Mountain Modern Motel - Phase II

MASTER PLAN

STREET ELEVATIONS

Project number :	2016016-20
Date :	06/10/21
Drawn by :	Author
Checked by :	Checker

GA201

Scale : As indicated

SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

1. ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
2. CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
3. IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF GRADING WORK.
4. STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE THIS SHEEET FOR STAGING AND STOCKPILING LOCATIONS.
5. TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH AREAS. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
6. NEW SIDEWALK, CURB AND GUTTER CONSTRUCTION SHALL CONFORM TO TOJ AND ADA STANDARDS. REPLACEMENT MATERIALS SHALL MATCH EXISTING. EXISTING SIDEWALKS SHALL BE MAINTAINED AND PROTECTED.
7. IN ACCORDANCE WITH THIS SHEET, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
8. SEE LANDSCAPE PLAN FOR REVEGETATION.
9. CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES THIS SHEET FOR WEED MANAGEMENT REQUIREMENTS.
10. LAND DISTURBING ACTIVITIES SHALL OCCUR FROM FALL 2021 THROUGH SPRING 2022.
11. CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

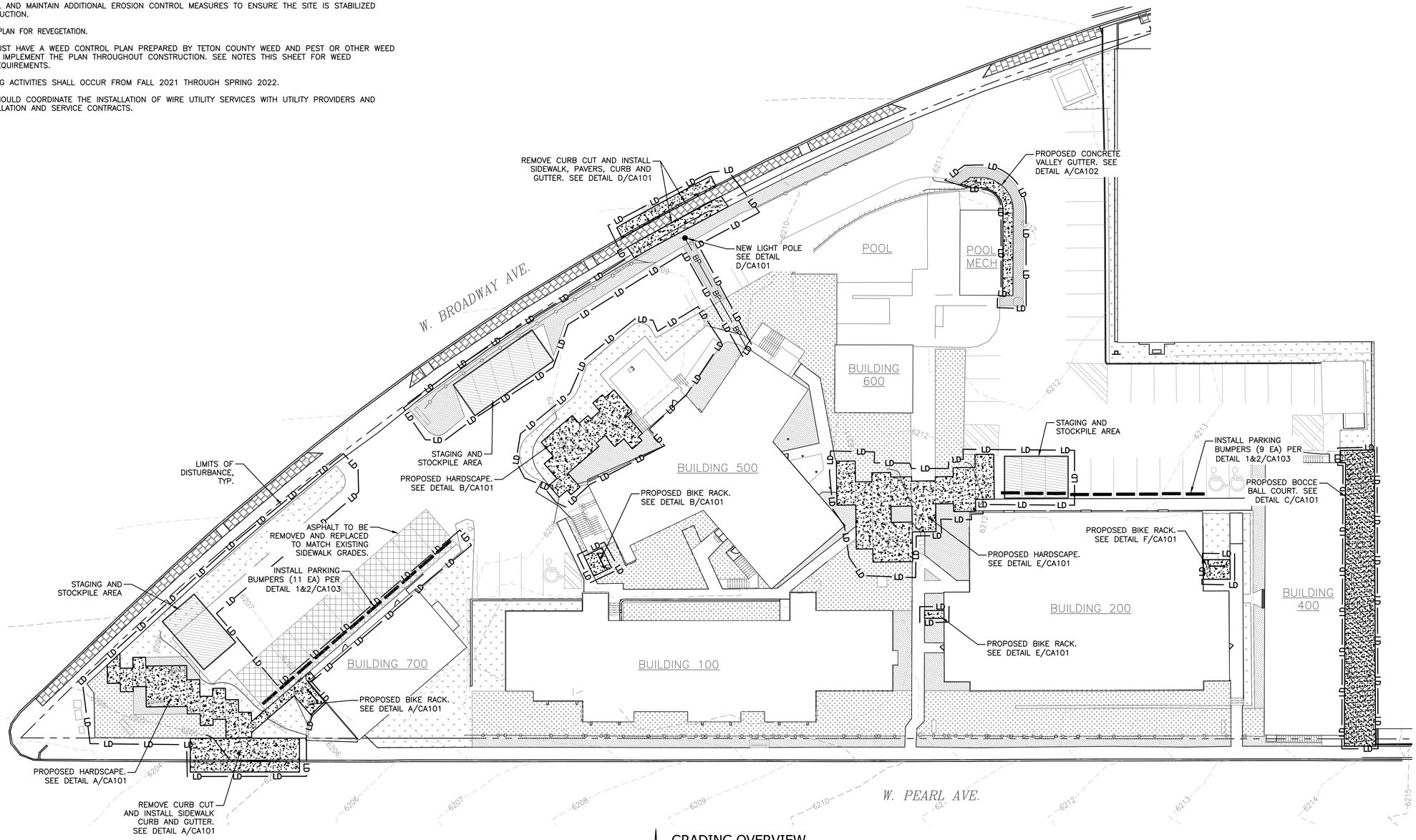
ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
2. SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3. DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
4. ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

1. RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
2. NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 – 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 – 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
3. CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
4. TCWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

Sheet List Table	
Sheet Number	Sheet Title
CA100	GRADING OVERVIEW
CA101	GRADING DETAILS
CA102	GRADING DETAILS CONT
CA103	GRADING DETAILS CONT



GRADING OVERVIEW
SCALE: 1" = 40' (12X18)
0 20 40

6/24/21 GEC SUBMITTAL

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	24 JUNE 2021	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	MB	
APPROVED	MB	

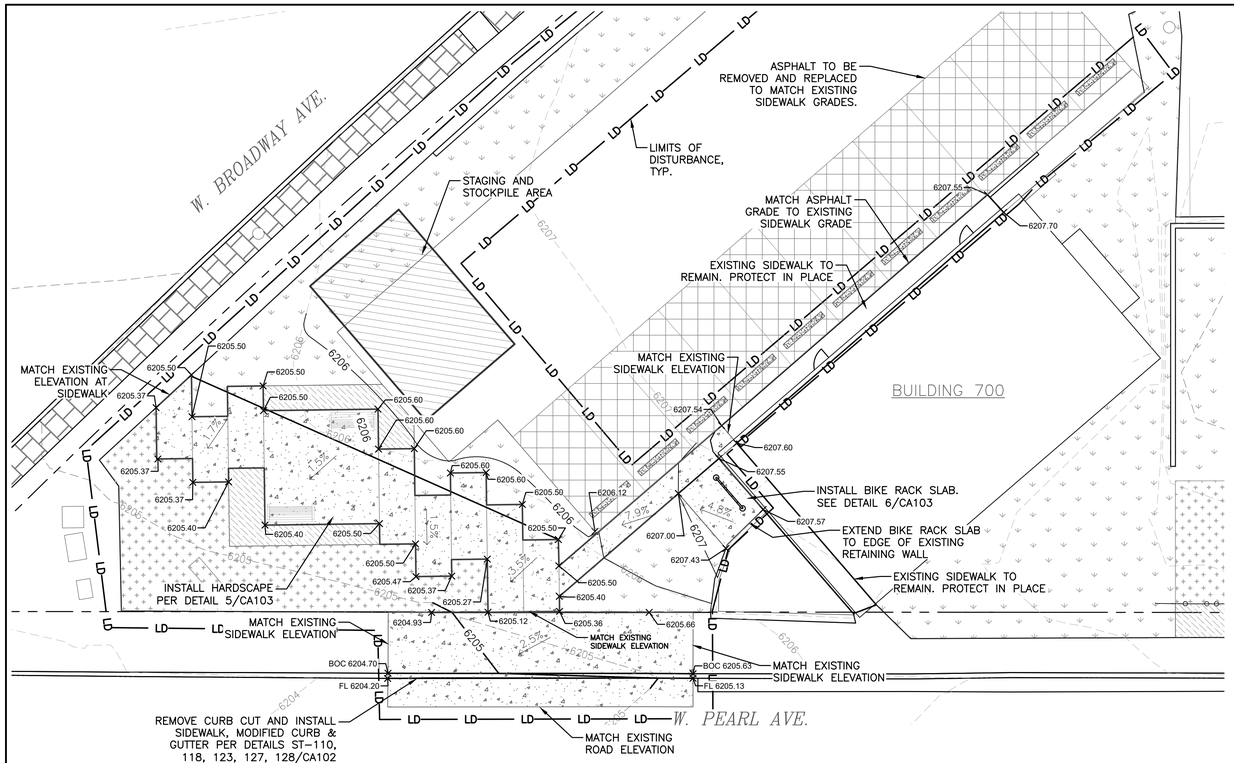
DRAWING TITLE: GRADING OVERVIEW

JOB TITLE: MOUNTAIN MODERN MOTEL - PHASE II
420 W BROADWAY AVE
JACKSON, WY

DRAWING NO: CA100

JOB NO: 20-330-03

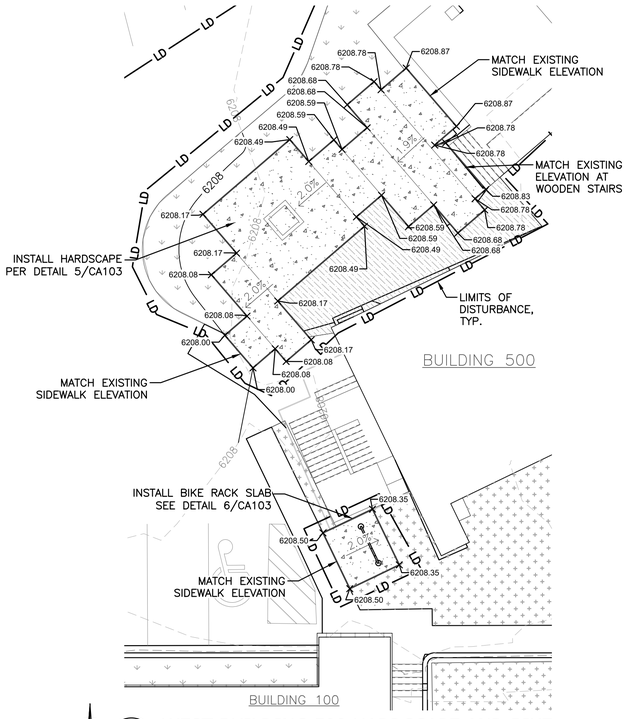
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A / CA101 BUILDING 700 HARDSCAPE AND PEARL STREET SIDEWALK, CURB & GUTTER GRADING DETAIL

SCALE: 1" = 20' (12X18)

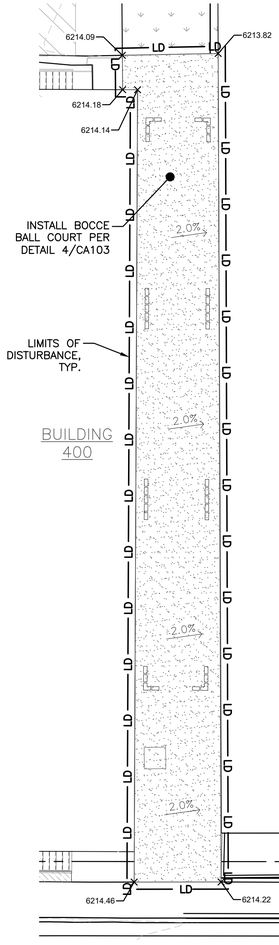
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B / CA101 WEST BUILDING 500 HARDSCAPE AND BIKE RACK GRADING DETAIL

SCALE: 1" = 20' (12X18)

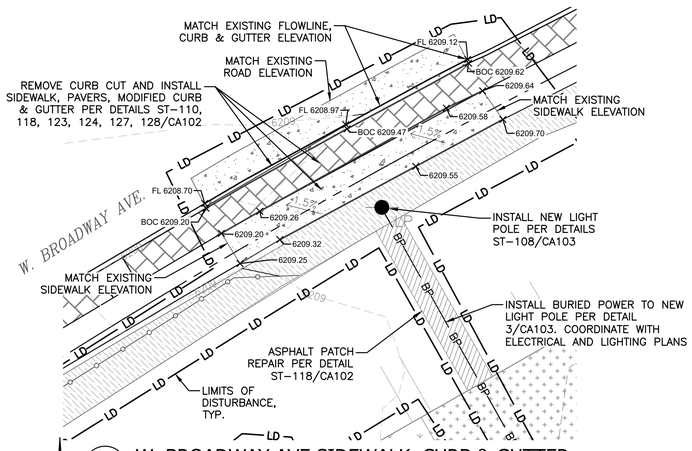
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C / CA101 BOCCE COURT GRADING DETAIL

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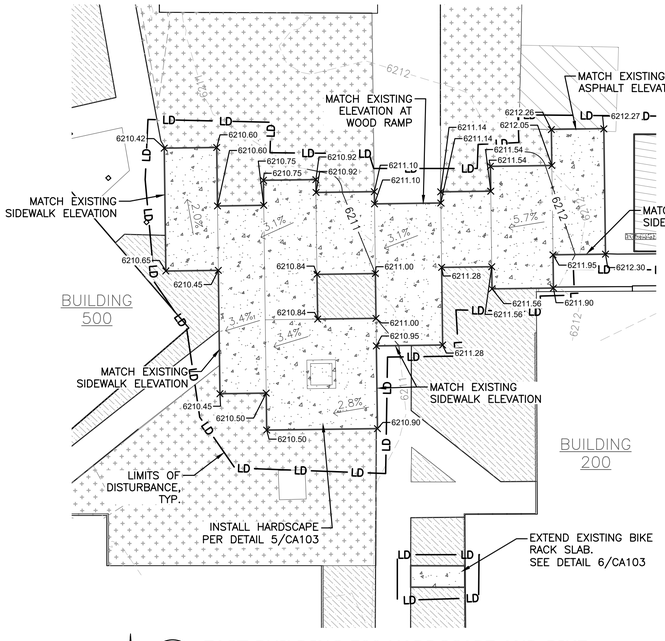
0 10 20



D / CA101 W. BROADWAY AVE SIDEWALK, CURB & GUTTER GRADING DETAIL

SCALE: 1" = 20' (12X18)

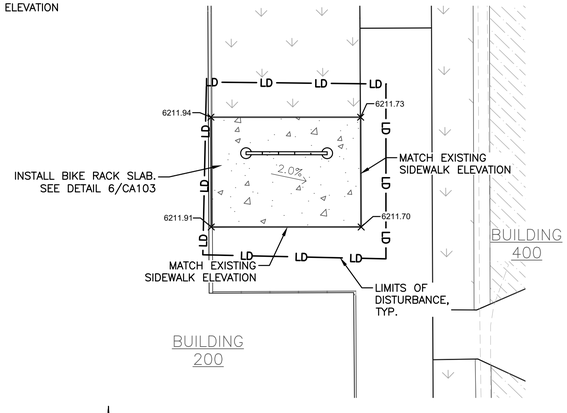
0 10 20



E / CA101 EAST BUILDING 500 HARDSCAPE AND BIKE RACK GRADING DETAIL

SCALE: 1" = 20' (12X18)

0 10 20



F / CA101 EAST BUILDING 200 BIKE RACK GRADING DETAIL

SCALE: 1" = 10' (12X18)

0 5 10

6/24/21 GEC SUBMITTAL

DATE	24 JUNE 2021	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	MB	
APPROVED	MB	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

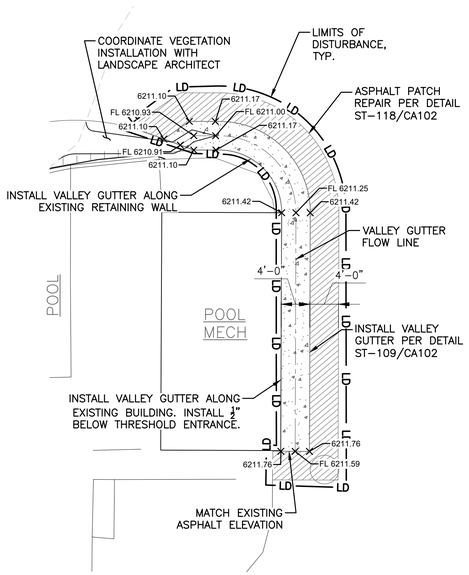
DRAWING TITLE: GRADING DETAILS

JOB TITLE: MOUNTAIN MODERN MOTEL - PHASE II
420 W BROADWAY AVE
JACKSON, WY

DRAWING NO: CA101

JOB NO: 20-330-03

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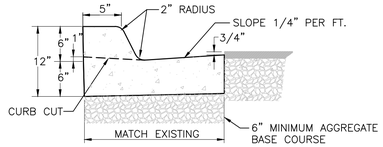
N E

A / CA102

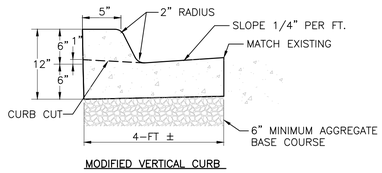
POOL MECH VALLEY GUTTER DETAIL

SCALE: 1" = 20' (12X18)

0 10 20



VERTICAL CURB



MODIFIED VERTICAL CURB

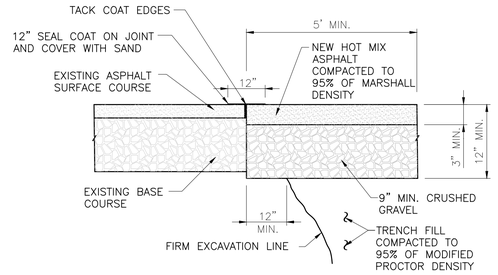
NOTES:
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

ST-110 / CA102

CURB SECTIONS

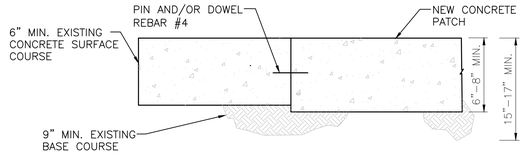
ST-110 DATE: 12/4/12

SCALE: NTS



BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS

ASPHALT PATCH REPAIR DETAIL



CONCRETE PATCH REPAIR DETAIL

NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

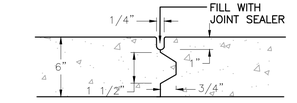
ST-118 / CA102

PATCH REPAIR SECTION

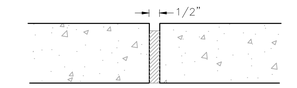
TOJ STD DETAIL

ST-118 DATE:

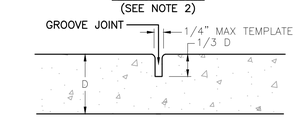
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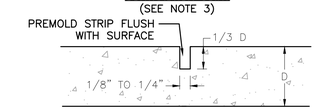
LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINT (SEE NOTE 1)



EXPANSION JOINT (SEE NOTE 2)



CONTRACTION JOINT (SEE NOTE 3)



SAWED OR PREMOLDED STRIP LONGITUDINAL OR TRANSVERSE JOINT

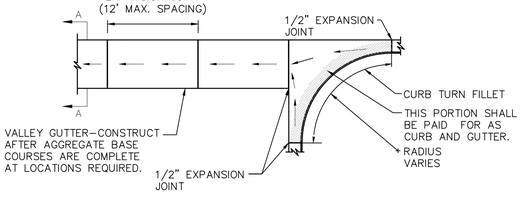
NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ½" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

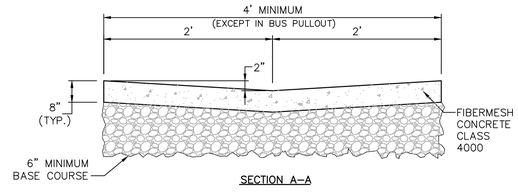
ST-123 / CA102

PAVING & CONCRETE JOINT DETAILS

ST-123 DATE: 12/6/12

SCALE: NTS





SECTION A-A

NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

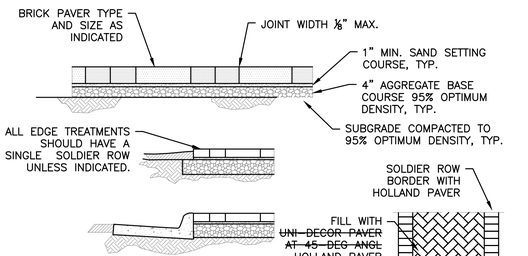
ST-109 / CA102

VALLEY GUTTER & CURB TURN FILLET

ST-109

DATE:

SCALE:



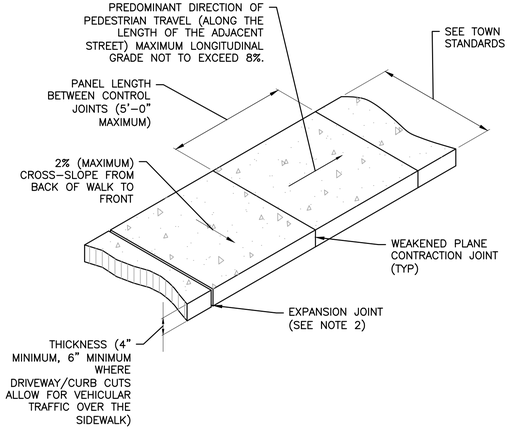
NOTES:
1. BRICK PAVERS ~~COMPRISING THE SOLDIER ROW WITHIN~~ UTILIZED IN THE BUFFER ZONE SHALL BE HOLLAND PAVERS MANUFACTURED BY ~~ANCHOR BLOCK COMPANY~~ MUTUAL MATERIALS. PAVERS SHALL BE 60 mm (2⅜") THICK WITH A WEIGHT OF 6 LBS PER PAVER. COLOR SHALL BE ~~CHARCOAL/TAN~~ RUSTIC BLEND.
2. ~~BRICK PAVERS UTILIZED IN THE BUFFER ZONE BETWEEN SOLDIER ROWS SHALL BE UNI-DEcor MANUFACTURED BY UNI-GROUP USA. PAVERS SHALL BE 2⅜" THICK. COLOR SHALL BE BEACON HILL BLEND.~~
3. CONCRETE EDGE TREATMENTS INCLUDE CURB AND GUTTER, CONCRETE SIDEWALK AND CONCRETE BANDS. CONCRETE SHALL BE REINFORCED WITH FIBROUS CONCRETE REINFORCING AT THE RATE OF 1.5 LB/CY.
4. PAVERS, ASPHALT OR OTHER HARD PAVING SURFACES SHALL BE FLUSH WITH THE TOP OF CONCRETE EDGES.
5. BASE AND SUBGRADE COMPACTION TO BE 95% OPTIMUM DENSITY.
6. UNIT PAVERS AND EDGE TREATMENTS SHALL BE APPROVED BY THE TOWN'S PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

ST-124 / C4101

BUFFER ZONE BRICK PAVER INSTALLATION DETAILS

ST-124 DATE: 12/5/12

SCALE: NTS



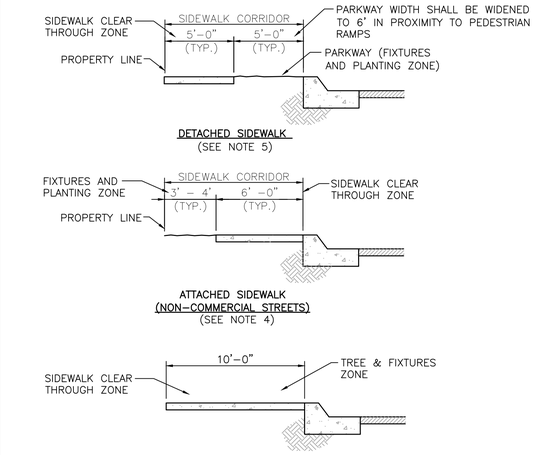
NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK 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 SIX 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.

ST-127 / CA102

CONCRETE SIDEWALK

ST-127 DATE: 12/7/12

SCALE: NTS



NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER
3. TOWN STANDARDS WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL
4. BE INSTALLED.
5. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0".
6. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

ST-128 / CA102

SIDEWALK CORRIDOR

TOJ STD DETAIL

ST-128 DATE:

SCALE:

6/24/21 GEC SUBMITTAL

REV.	DATE	
	24 JUNE 2021	
	SURVEYED	NE
	ENGINEERED	BO
	DRAWN	BO
	CHECKED	MB
	APPROVED	MB

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

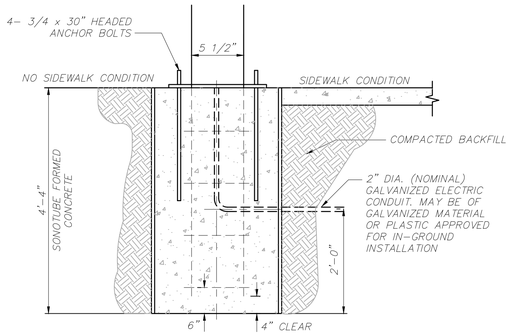
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JOB TITLE: MOUNTAIN MODERN MOTEL - PHASE II
420 W BROADWAY AVE
JACKSON, WY

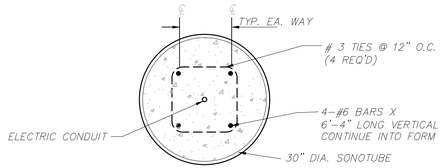
DRAWING NO: CA102

JOB NO: 20-330-03

S:\Proj\2020\330-03 Jackson Hole Lodge - Travis\Cullins - Civil\4 Drawings\Civil\2020303 DSGN_GRADING.dwg [GRADING DETAILS CONT] - Jun 24 2021 09:58:12 am PLOTTED BY: green DWG FORMAT: 23.0



FOUNDATION AND BASE ELEVATION



SECTION A–A

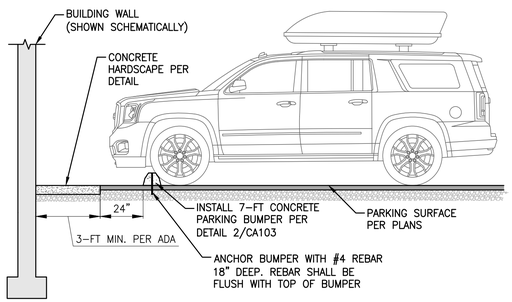
NOTES:
BASE SHALL BE OF 3000 PORTLAND CEMENT CONCRETE CONFORMING WITH WPWSS 03304, PART 2.08 AND BE INTEDRALLY COLORED WITH DAVIS COLORS NUMBER 5237 (SANDSTONE).

COORDINATE LAYOUT WITH POLE MANUFACTURER.

ST-108 / CA103 STREET LIGHT BASE

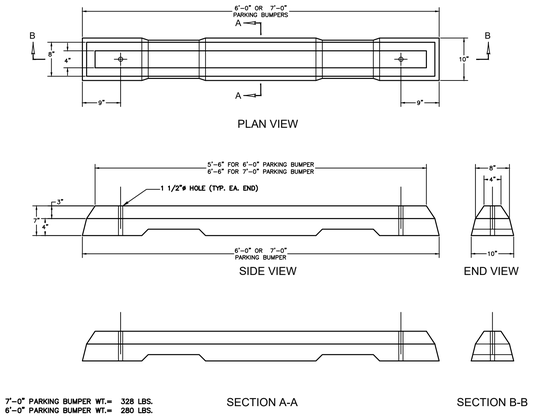
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SCALE:



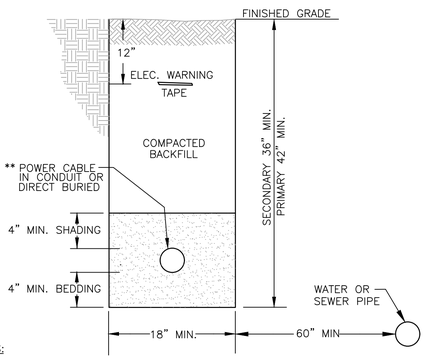
1 / CA103 PARKING BUMPER INSTALLATION DETAIL

SCALE: N.T.S.



2 / CA103 PARKING BUMPER DETAIL

SCALE: NTS

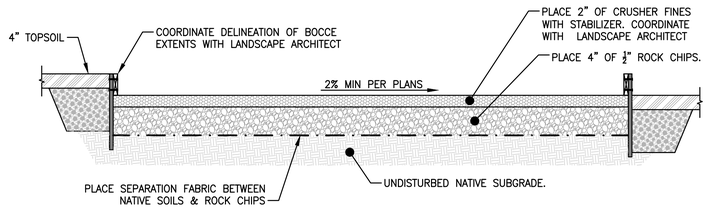


NOTES:

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER, SEWER AND/OR GAS 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. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
3. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

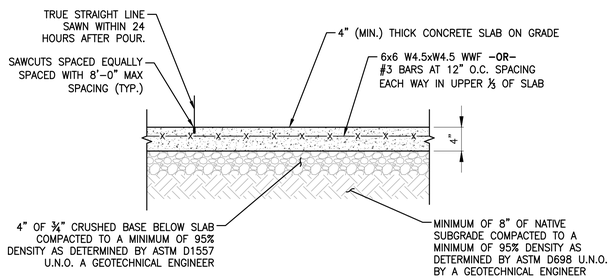
3 / CA103 ELECTRIC TRENCH DETAIL

SCALE: NTS



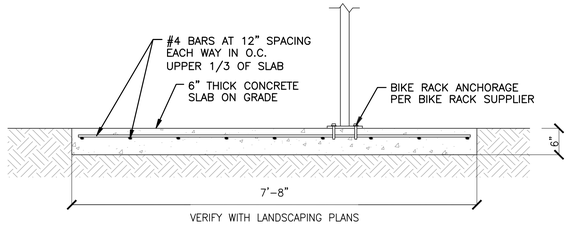
4 / CA103 BOCCE COURT SECTION DETAIL

SCALE: NTS



5 / CA103 CONCRETE HARDSCAPE DETAIL

SCALE: NTS



6 / CA103 BIKE RACK SLAB DETAIL

SCALE: NTS

6/24/21 GEC SUBMITTAL

DATE	24 JUNE 2021	REV.
SURVEYED	NE	
ENGINEERED	BO	
DRAWN	BO	
CHECKED	MB	
APPROVED	MB	

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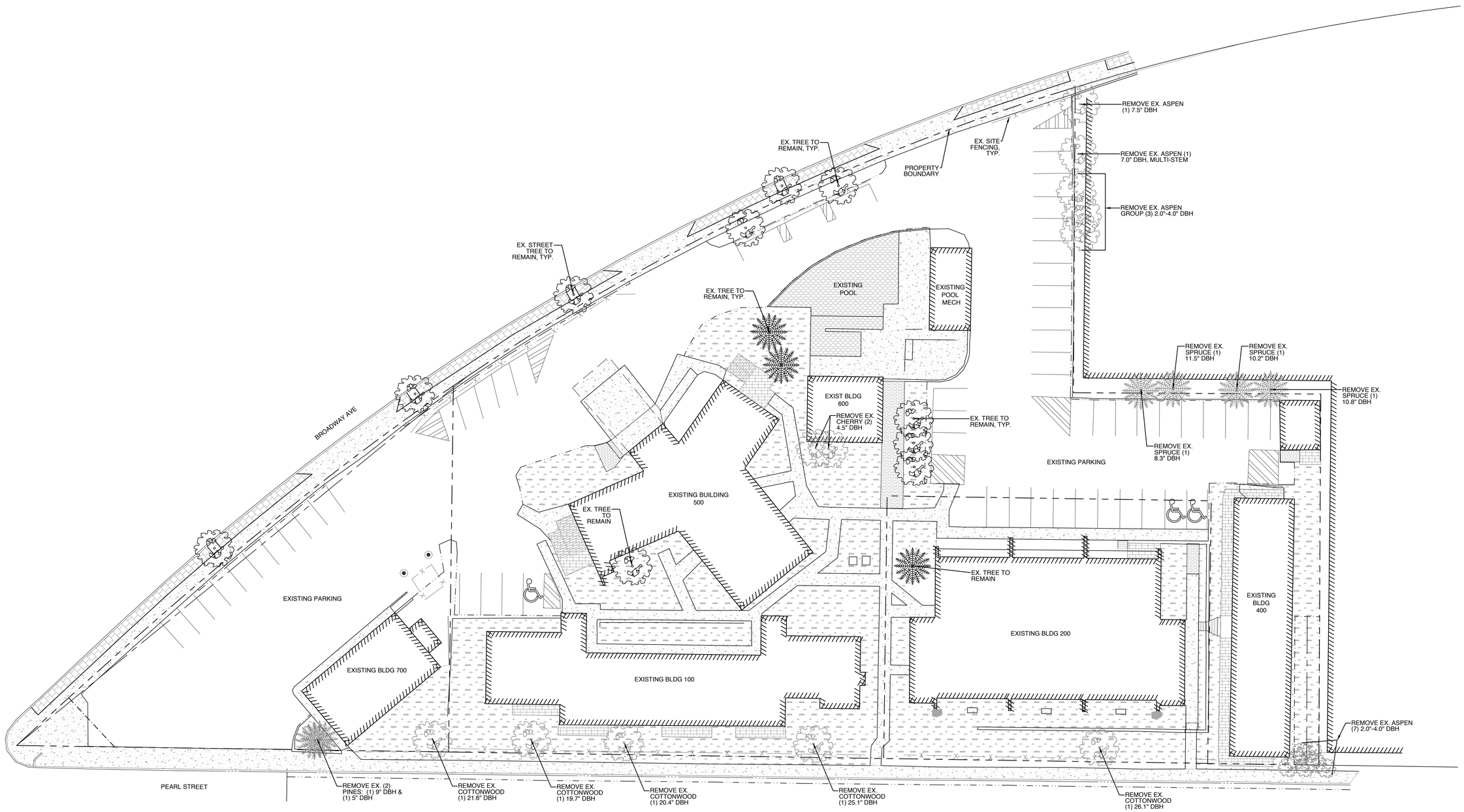
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JOB TITLE: MOUNTAIN MODERN MOTEL – PHASE II
420 W BROADWAY AVE
JACKSON, WY

DRAWING NO: CA103

JOB NO: 20–330–03

S:\Proj\2020\330-03 Jackson Hole Lodge - TrueCullins - Civil\4 Drawings\Cur\203003_BSOA_GRADING.dwg GRADING DETAILS CONT 2) - Jun 24 2021 09:58:15 am PLOTTED BY green DWG FORMAT: 23.0



0' 10' 20' 40' SCALE: 1" = 20'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
307-690-0354

MOUNTAIN MODERN MOTEL, PHASE 2

420 WEST BROADWAY AVE, JACKSON, WY

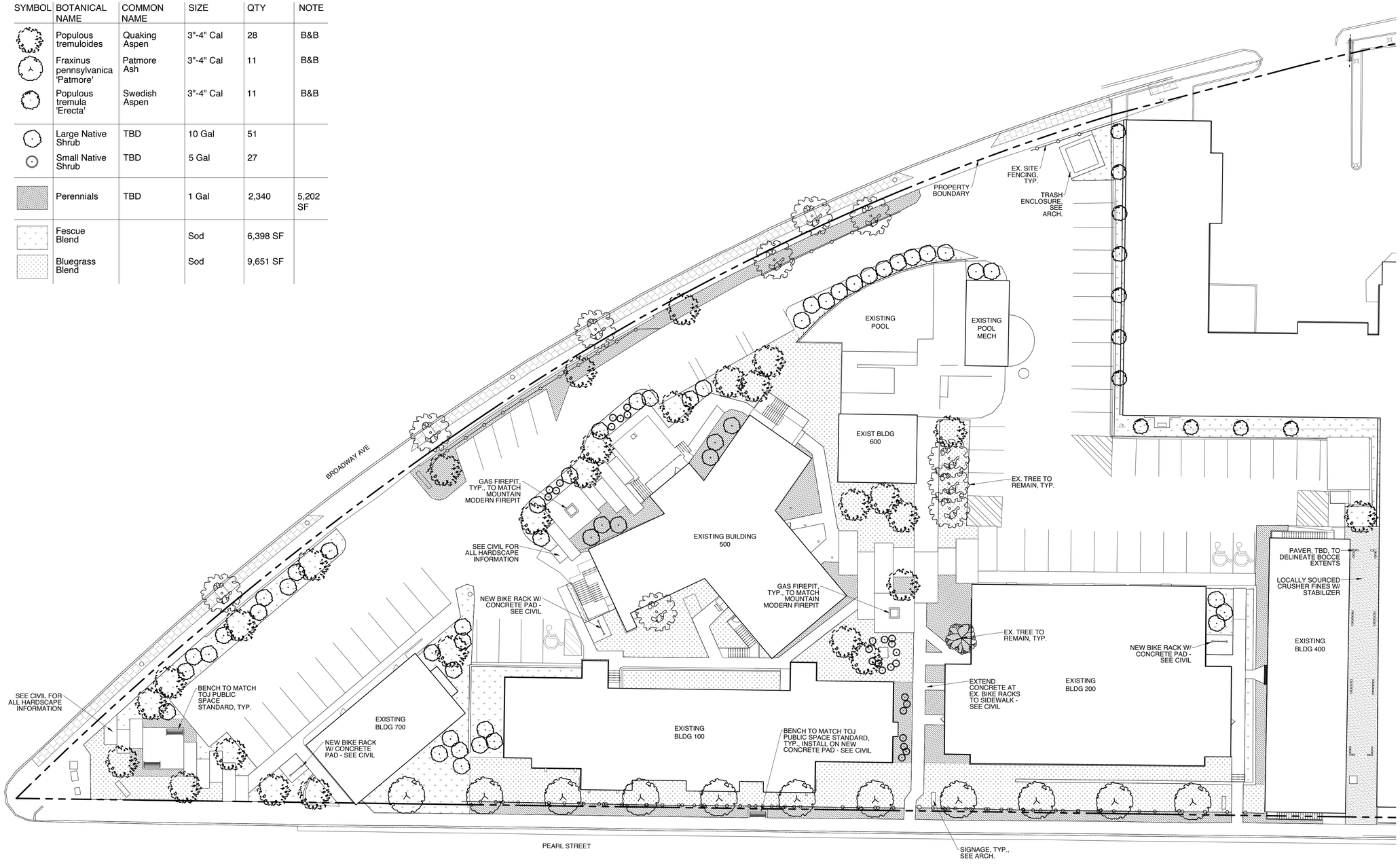
ISSUANCE:
ZCV - 06.28.21

EXISTING CONDITIONS PLAN

L1.0

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
	Populous tremuloides	Quaking Aspen	3"-4" Cal	28	B&B
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	3"-4" Cal	11	B&B
	Populous tremula 'Erecta'	Swedish Aspen	3"-4" Cal	11	B&B
	Large Native Shrub	TBD	10 Gal	51	
	Small Native Shrub	TBD	5 Gal	27	
	Perennials	TBD	1 Gal	2,340	5,202 SF
	Fescue Blend		Sod	6,398 SF	
	Bluegrass Blend		Sod	9,651 SF	



0' 10' 20' 40' SCALE: 1" = 20'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
307-690-0354

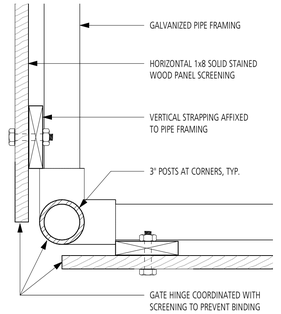
MOUNTAIN MODERN MOTEL, PHASE 2

420 WEST BROADWAY AVE, JACKSON, WY

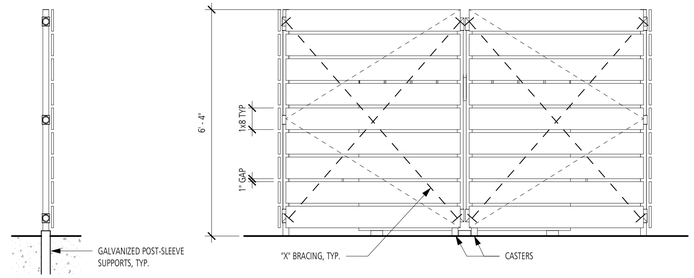
ISSUANCE:
ZCV - 06.28.21

PROPOSED SITE PLAN

L2.0

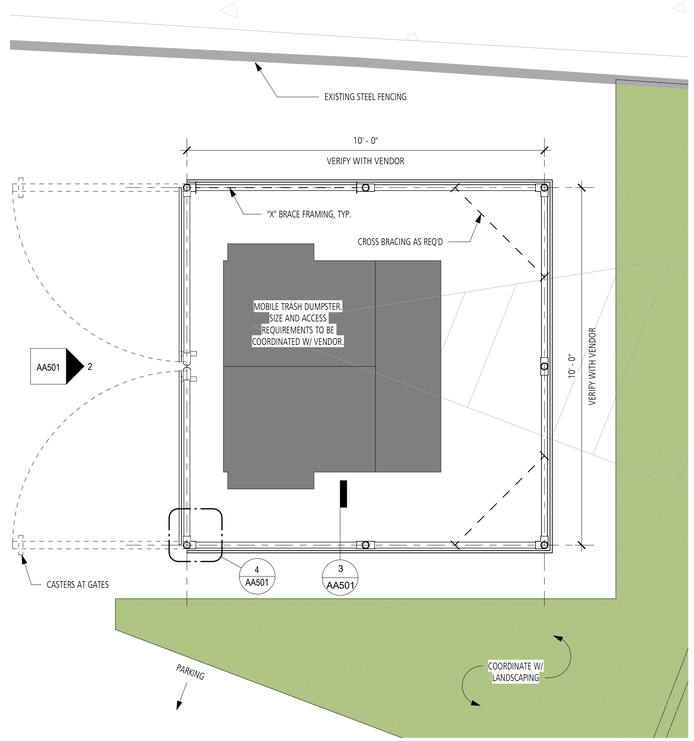


4 TRASH ENCLOSURE PLAN CALLOUT 1
3" = 1'-0"



3 TRASH ENCLOSURE SECTION
1/2" = 1'-0"

2 TRASH ENCLOSURE ELEVATION - FRONT
1/2" = 1'-0"



1 TRASH ENCLOSURE PLAN
1/2" = 1'-0"

truexcullins
ARCHITECTURE + INTERIOR DESIGN
209 BATTERY STREET, BURLINGTON,
VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
www.truexcullins.com

OWNER'S PROJECT MANAGER
ADRIAN BARTON
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001
307.733.4733

CONTRACTOR
DICK ANDERSON CONSTRUCTION
2675 HEARTLAND DRIVE
SHERIDAN, WY 82801
307.672.0418

STRUCTURAL
NELSON ENGINEERING
PO BOX 1599 | 430 CACHE
JACKSON, WY 83001
208.354.0900

LANDSCAPE
PLACE LANDSCAPE ARCHITECTS
65 S MAIN ST, SUITE #6
DRIGGS, IDAHO 83422
307.733.2087

LIGHTING
HELIUS LIGHTING GROUP
814 E. BAMBERGER DRIVE, SUITE C
AMERICAN FORK, UT 84003
801.463.1111

PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION

Crystal Creek Capital

Mountain Modern Motel - Phase II

MASTER PLAN

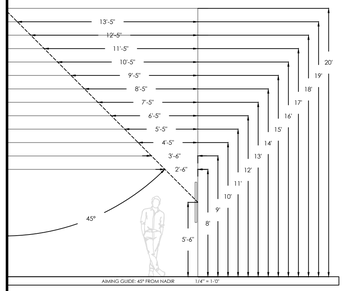
SITE DETAILS

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Date :	06/25/21
Drawn by :	TXC
Checked by :	TXC

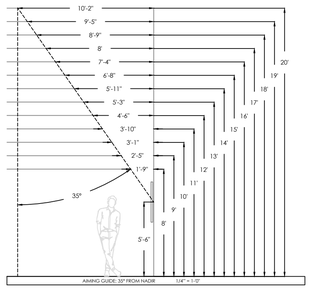
AA501

Scale : As indicated

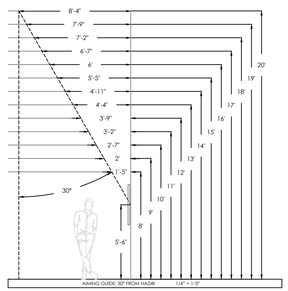
ADJUSTABLE AIMING GUIDES



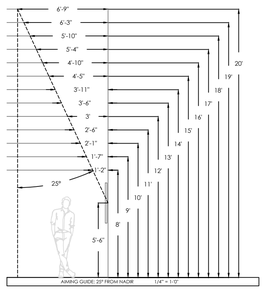
AIMING GUIDE: 45° FROM NADIR 1/4" = 1'-0"



AIMING GUIDE: 35° FROM NADIR 1/4" = 1'-0"



AIMING GUIDE: 30° FROM NADIR 1/4" = 1'-0"



AIMING GUIDE: 25° FROM NADIR 1/4" = 1'-0"

SYMBOL LEGEND

SYMBOL TYPE	DESCRIPTION
	ROUND DOWNLIGHT
	ROUND DIRECTIONAL DOWNLIGHT
	ROUND WALL WASH
	ROUND CORNER WALL WASH
	ROUND DOUBLE WALL WASH
	SQUARE DOWNLIGHT
	SQUARE DIRECTIONAL DOWNLIGHT
	SQUARE WALL WASH
	SQUARE CORNER WALL WASH
	SQUARE DOUBLE WALL WASH
	STEP LIGHT
	TRACK LIGHT
	WALL MOUNT MONO POINT
	CEILING MOUNT MONO POINT
	CABLE LIGHT
	LINEAR LIGHT
	STEP LIGHT
	GROUND LIGHT
	FLOOR LIGHT
	BILLIARD LIGHT
	PENDANT
	SCONCE
	MEDIUM PENDANT
	LARGE PENDANT
	EXTRA LARGE PENDANT
	SQUARE PENDANT
	CHANDELIER
	SURFACE FLUORESCENT UTILITY LIGHT
	SURFACE FLUORESCENT UTILITY LIGHT WITH EMERGENCY BACKUP
EF	EXHAUST FAN
EXIT	WALL & CEILING MOUNT EXIT SIGN
D	REMOTE LED DRIVER
T	REMOTE TRANSFORMER
	CEILING FAN
LOAD IDENTIFIER	LOAD IDENTIFIER
MOTORIZED SHADE	MOTORIZED SHADE
WIRING SCHEMATIC	WIRING SCHEMATIC IDENTIFIER
	KEYNOTE
	TV
	DATA
	120V DUPLEX OUTLET
	120V DUPLEX FLOOR OUTLET
	120V HALF HOT DUPLEX OUTLET
	120V HALF HOT DUPLEX FLOOR OUTLET
	120V FOURPLEX OUTLET
	120V FOURPLEX FLOOR OUTLET
	120V GFCI OUTLET
	120V AFCI OUTLET
	240V OUTLET
	SPECIAL PURPOSE OUTLET
	DISCONNECT
	MANUAL STARTER
	MOTOR STARTER
	VARIABLE FREQUENCY DRIVE
	DIRECT CONNECTION
SD	SMOKE DETECTOR
SCD	SMOKE / CO DETECTOR COMBO
	WALLBOX KEYPAD
	WALLBOX DIMMER
	WALLBOX REMOTE DIMMER
	WALLBOX TIMER
	WALLBOX FAN CONTROL
OS	CEILING MOUNT OCCUPANCY SENSOR
	WALLBOX OCCUPANCY DIMMER
	WALLBOX OCCUPANCY SWITCH
TT	TABLE TOP KEYPAD
	WALLBOX SWITCH
	WALLBOX REMOTE SWITCH
	JUNCTION BOX
PHPA	PHASE-ADAPTIVE POWER MODULE
PH1F	3-WIRE FLUORESCENT POWER MODULE
PSM	SWITCHING POWER MODULE
LRM	LOW WATTAGE POWER MODULE
0-10V	0-10V INTERFACE
ATV	APPLE TV
ABS	APPLE BASE STATION
	CEILING MOUNT SPEAKER
	WALL MOUNT SPEAKER

WIRE LEGEND

LINE TYPE	DESCRIPTION	LINE TYPE	DESCRIPTION
	LINE VOLTAGE WIRING (120V TYP.)	SC	SECURITY WIRING
	LOW VOLTAGE WIRING (12V AND 24V TYP.)	SH	SHADE WIRING
C1	COMMUNICATION WIRING	SP	SPEAKER WIRING
CC	COMPACT CLOSURE WIRING	SPC	SPEAKER & COMMUNICATION WIRING
D1	DATA WIRING		SWITCHLEG LINE WIRING
FC	FIRE WIRING	HD	VIDEO WIRING
KP	KEYPAD WIRING	WB	WALL BOX WIRING
MF	MANUFACTURING WIRING		

LIST OF ABBREVIATIONS

NOT ALL ABBREVIATIONS WILL BE USED ON THIS PROJECT

3-SPD	3 SPEED FAN MOTOR	LED	LED LIGHTING LOAD
A	AMPS	MAG LV	MAGNETIC LOW VOLTAGE LIGHTING LOAD
AFF	ABOVE FINISHED FLOOR	MC	MILLWORK CONTRACTOR
AV	AUDIO / VIDEO	OC	ON CENTER
AVC	AUDIO-VIDEO CONSULTANT	PE	ELECRICAL ENGINEER
CB	CIRCUIT BREAKER	PNL	PANEL
EC	ELECTRICAL CONTRACTOR	QTY	QUANTITY
ELEC	ELECTRICAL	RELAY	RELAY SWITCHED LIGHTING LOAD
ELEC LV	ELECTRONIC LOW VOLTAGE LIGHTING LOAD	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TYP	TYPICAL
INTD	INTERIOR DESIGNER	V	VOLTS
INCAN	INCANDESCENT LIGHTING LOAD	W	WATTS
INTD	INTERIOR DESIGNER	XFMR	TRANSFORMER
KVA	KILO VOLT AMPERES		

KEYNOTE SCHEDULE

#	LIGHTING KEYED NOTES - NOT ALL KEYED NOTES WILL BE USED
12	**UNDER CABINET LTG:** LINEAR LED PLACED BENEATH FRONT EDGE OF UPPER CABINET BEHIND A 1" TALL FASCIA OR LIGHT LEDGE WITH THE FIXTURE FACING THE WALL. A LIGHT MATTE SURFACE IS RECOMMENDED ON THE UNDERSIDE OF UPPER MILLWORK FOR EVEN ILLUMINATION. **UPPER CABINET LTG:** LINEAR LED MOUNTED TO THE TOP OF UPPER MILLWORK AND PLACED 1-1/2" TO 3" OFF THE FINISHED WALL. A 1" FASCIA MAY BE PLACED IN FRONT OF THE LIGHT SOURCE TO CONCEAL FIXTURE. FIXTURES REQUIRE A REMOTE POWER SUPPLY TO BE LOCATED BY EC. REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
13	LINEAR LED RECESSED INTO SHELVING FOR ACCENT / DISPLAY ILLUMINATION. CENTER OF FIXTURE TO BE 1" O.C. FROM FRONT EDGE OF SHELF. FIELD COORDINATE WITH MILLWORK DESIGN AND INSTALLATION FOR LV STUB OUT LOCATIONS PRIOR TO ROUGH-IN. FIXTURES REQUIRE A REMOTE POWER SUPPLY TO BE LOCATED BY EC.REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
14	LINEAR LED MOUNTED UNDERNEATH COUNTER OR BAR TOP FOR FRONT ACCENT. FIXTURE TO BE MOUNTED 3" TO CENTER FROM CABINET FACE. EC TO CONSULT WITH MILLWORK DESIGN & INSTALLERS TO VERIFY LOW VOLTAGE STUB OUTS DURING ROUGH-IN. FIXTURES REQUIRE A REMOTE POWER SUPPLY TO BE LOCATED BY EC. REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
15	LINEAR LED MOUNTED INTO CHANNEL CUT INTO THE CENTER TOP OF BEAM FOR UP LIGHT ACCENT. CHANNEL TO BE 1" D X 2" W. FIXTURE REQUIRES A REMOTE POWER SUPPLY TO BE LOCATED BY EC. REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
16	LINEAR ALLOWANCE SHOWN FOR MILLWORK OR OTHER ACCENT TO BE DETERMINED. ALLOWANCES SHALL BE INCLUDED FOR MATERIAL AND LABOR. LINEAR ACCENT WILL REQUIRE A REMOTE POWER SUPPLY TO BE LOCATED BY EC.REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
17	WET LOCATION LINEAR LED MOUNTED IN POCKET CREATED AT CEILING OF SHOWER FOR WALL GRAZE OF TILE SURFACE. RECOMMENDED MINIMUM POCKET IS 3"W X 3"D. LOW VOLTAGE FIXTURE REQUIRES A REMOTE POWER SUPPLY TO BE LOCATED BY EC. REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
18	LINEAR LED PLACED BENEATH FRONT EDGE OF VANITY OR LOWER MILLWORK BEHIND A 1/2" TALL FASCIA OR LIGHT LEDGE. THE FIXTURE SHALL FACE THE WALL AND LIGHT COLOR MATTE SURFACE SHALL BE APPLIED TO THE UNDERSIDE OF THE MILLWORK FOR EVEN ILLUMINATION. FIXTURE REQUIRES A REMOTE POWER SUPPLY TO BE LOCATED BY EC.REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
19	TBD.
20	LENSED FIXTURE MOUNTED ABOVE DOOR HEADER OR INSIDE STORAGE / CLOSET SPACE. JUNCTION BOX WITH LV BETTERSWITCH DEVICE TO BE INSTALLED SUCH THAT LIGHTS TURN ON/OFF WITH MAGNETIC DOOR SENSOR. SEE WIRING SCHEMATIC W7 (W7A LOW VOLTAGE LIGHTING AND L7B LINE VOLTAGE LIGHTING) FOR FURTHER DETAILS.
21	SWITCHED OUTLET RECESSED INTO MANTLE. EC TO FIELD COORDINATE WIRING AND FINISH REQUIREMENTS WITH BUILDER AND FINISH CONTRACTORS PRIOR TO ROUGH IN.
22	SWITCHED OUTLETS LOCATED IN EAVES AND PLACED OUT OF VIEW. QTY AND LOCATION SHOWN FOR REFERENCE ONLY. FINAL QUANTITY AND LOCATION TO BE DETERMINED BY EC AND FIELD COORDINATED WITH BUILDER.
23	IN-FLOOR OR IN-GRADE UP LIGHTS ARE TO MOUNT FLUSH WITH FINISHED FLOOR OR EXTERIOR GRADE. FIXTURE SHALL BE PLACED 6-8" ON CENTER OFF THE FINISHED COLUMN OR WALL SURFACE. FIXTURES REQUIRE A REMOTE POWER SUPPLY TO BE LOCATED BY EC.
24	MOUNTING HEIGHT FOR STEP LIGHTS SHALL BE 9-12" TO CENTER OF BOX ABOVE FINISHED FLOOR OR STEP FOR INTERIOR APPLICATIONS. FOR EXTERIOR APPLICATIONS RECOMMENDED HEIGHT IS 12-18" TO CENTER OF BOX ABOVE FINISHED GRADE. WHEN PLACED IN STEP RISER THEY ARE TO CENTER IN THE RISER. FIELD COORDINATE FINAL PLACEMENT WITH ARCHITECT PRIOR TO ROUGH IN.
25	LINEAR LED IN COVE. MINIMUM RECOMMENDED COVE DIMENSION 4"W X 8"T. PLACE FIXTURE 3" O.C. OFF FINISHED COVE WALL BEHIND A 1" FASCIA TO CONCEAL FIXTURE FROM VIEW. LOW VOLTAGE LINEAR LED REQUIRES A REMOTE POWER SUPPLY TO BE LOCATED BY EC. REVIEW MANUFACTURE CUT SHEET FOR MAXIMUM FIXTURE LENGTH TO DETERMINE NUMBER OF LV FEEDS FROM POWER SUPPLY.
26	PUCK LIGHTS MOUNTED IN NICHE OR MILLWORK. FOR ART NICHE AND MILLWORK WITH GLASS FRONT FIXTURE SHALL BE MOUNTED 3" O.C. FROM THE FINISHED FRONT EDGE. FOR EXPOSED SHELVING THE FIXTURE SHALL BE MOUNTED CENTER OF CABINET DEPTH. RECOMMENDED SPACING IS 18-24" O.C. FIXTURE REQUIRES A LOW VOLTAGE FEED FROM A REMOTE POWER SUPPLY TO BE LOCATED BY EC. RECOMMENDED MAXIMUM DISTANCE BETWEEN FIXTURE AND POWER SUPPLY IS 30FT.
27	WALL SCONCE TO BE SWITCHED AT FIXTURE. PROVIDE 120V FEED TO J-BOX. FIELD COORDINATE MOUNTING HEIGHT AND LOCATION WITH ARCHITECT, OWNER, INTERIOR DESIGNER OR BUILDER.
28	TBD.
29	HALF HOT DIMMED IN-WALL OUTLET PLACED ON HOUSE DIMMING SYSTEM FOR TABLE LAMPS. LOCATIONS SHOWN FOR REFERENCE ONLY. EC TO FIELD VERIFY LOCATION WITH ARCHITECT, OWNER, BUILDER OR INTERIOR DESIGNER PRIOR TO ROUGH-IN. DIMMED OUTLETS REQUIRE THE LUTRON U.L. LISTED DIMMED RECEPTACLE (NTR-15-HFDU OR SCR-15-HFDU WITH THE RP-HDU-10 CORD END) FOR DIMMING. WITHOUT THIS DIMMING RECEPTACLE, THERE IS THE RISK OF DAMAGING NON-DIM ITEMS SUCH AS ALARM CLOCKS, PHONE CHARGERS, AND VACUUMS.
30	DIMMED OUTLET RECESSED IN FLOOR PLACED ON HOUSE DIMMING SYSTEM FOR FLOOR LAMPS. LOCATION SHOWN FOR REFERENCE ONLY. EC TO FIELD VERIFY LOCATION WITH ARCHITECT, OWNER, BUILDER, OR INTERIOR DESIGNER PRIOR TO ROUGH-IN. DIMMED OUTLETS REQUIRE THE LUTRON U.L. LISTED DIMMED RECEPTACLE (NTR-15-HFDU OR SCR-15-HFDU WITH THE RP-HDU-10 CORD END) FOR DIMMING. WITHOUT THIS DIMMING RECEPTACLE, THERE IS THE RISK OF DAMAGING NON-DIM ITEMS SUCH AS ALARM CLOCKS, PHONE CHARGERS, AND VACUUMS.
31	TBD
32	TBD
33	TBD
34	LTG CONTROL REPEATER TO BE INSTALLED APPROXIMATELY 9" BELOW THE FINISHED CEILING IN LOCATION SHOWN. A 120V OUTLET SHALL BE INSTALLED WITHIN 12" LOW VOLTAGE LOCATION. WHEN INSTALLED IN CLOSETS OR CABINETRY THE REPEATER SHALL BE INSTALLED IN THE TOP CORNER OF LOCATION INDICATED UNLESS OTHERWISE DIRECTED ON PLANS.
35	INTERFACE SHOWN ON DRAWINGS FOR REFERENCE. THE INTERFACE SHALL BE PLACED IN A REMOTE LOCATION AND HIDDEN FROM VIEW. THE INTERFACE IS BETWEEN THE DIMMER OR SWITCH AND THE LIGHTING LOAD. SEE LIGHTING CONTROL DETAILS FOR THE SPECIFIC INTERFACE WIRING REQUIREMENTS.
36	TBD
37	TBD

SHEET INDEX

E000	GENERAL NOTES
E100	SITE PLAN

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AMERICAN FORK, UT 84003
801.463.1111

PERMIT SUBMISSION

REV # DATE

PRICING SET	2021-06-11
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Crystal Creek Capital

Mountain Modern Motel - Phase II

GNRL NOTES

Project number	2016016-20
Date :	04/13/21
Drawn by :	JB
Checked by :	JP

E000

Scale : N/A

ARCHITECTURAL LIGHTING

TYPE	DESCRIPTION	MANUFACTURER	PART NUMBERS	FINISH	LIGHT SOURCE DESCRIPTION	WIRING SCHEMATIC	DIMMING	NOTES
B1	36" BOLLARD (REPLACE EXISTING)	LITHONIA	RADB LED-P1-30K-ASY-MVOLT-E7WH-BTS-BCF-H36-FF	FF	3000K - 328 LUMENS		NON	
B1N	36" BOLLARD (NEW LOCATION)	LITHONIA	RADB LED-P1-30K-ASY-MVOLT-E7WH-BTS-BCF-H36-FF	FF	3000K - 328 LUMENS		NON	
L1	STRIP LED ALUMINUM EXTRUSION	QTRAN QTRAN	SW24/1.5-WET-30-II-II-BK-II-XX TORQ-FF-SST-DF-H-XX	FF	3000K - 141 LM/FT - 98 CRI	W1	ELV	
L2	CORDED PLUG STRING LIGHTS	AQ LIGHTING	SL-15-48'	BLACK	3000K - 50 LM/FT - 90 CRI		LED	2
P1	POST TOP CUTOFF LIGHT WITH SYMMETRIC DIST. 10' ROUND POLE (REPLACE EXISTING)	LITHONIA LITHONIA	RADPT LED-P1-30K-SYM-MVOLT-P14-FF RSS-10-4B-PT-FF	FF FF	3000K - 3000 LUMENS - 80 CRI		NON	
P1N	POST TOP CUTOFF LIGHT WITH SYMMETRIC DIST. 10' ROUND POLE (NEW LOCATION)	LITHONIA LITHONIA	RADPT LED-P1-30K-SYM-MVOLT-P14-FF RSS-10-4B-PT-FF	FF FF	3000K - 3000 LUMENS - 80 CRI		NON	
R1	RETROFIT DOWNLIGHT 5"-6" HOUSING	HALO HALO	LT560-WH-6-930 H750ICAT	WHITE	3000K - 700 LUMENS - 90 CRI		ELV	1
S1	4' SURFACE DOWNLIGHT	HALO	SLD54A06-PB-1E-MW	MATTE WHITE	3000K - 600 LUMENS - 90 CRI		ELV	
W1	WALL PACK LED (REPLACE EXISTING)	LITHONIA	WPX1-LED-P1-30K-MVOLT-FF	FF	3000K - 1550 LUMENS - CRI >70		NON	
W1E	WALL PACK LED WITH BATTERY PACK	LITHONIA	WPX1-LED-P1-30K-MVOLT-E14WC-FF	FF	3000K - 1537 LUMENS - CRI >70		NON	
W1N	WALL PACK LED (NEW LOCATION)	LITHONIA	WPX1-LED-P1-30K-MVOLT-FF	FF	3000K - 1550 LUMENS - CRI >70		NON	
W2	WALL MOUNT UP/DN CYLINDER (REPLACE EXISTING)	WAC LIGHTING	DS-WD-05-U-830-B-FF	FF	3000K - 145 X2 LUMENS - 85 CRI		ELV	
W2N	WALL MOUNT UP/DN CYLINDER (NEW LOCATION)	WAC LIGHTING	DS-WD-05-U-830-B-FF	FF	3000K - 145 X2 LUMENS - 85 CRI		ELV	

POWER SUPPLIES

TYPE	DESCRIPTION	MANUFACTURER	PART NUMBERS	FINISH	RELATED FIXTURES	WIRING SCHEMATIC	DIMMING	NOTES
D23	96W 24V DRIVER	Q-TRAN	Q2-96W-UNV-24V-PH/010-WH	WHITE	L1	W1	ELV	

GENERAL FIXTURE SCHEDULE NOTES

- ABBREVIATIONS: FF = FINISH | B = WIRE CONNECTION | X = QTY | XX = DEPTH, LENGTH, OR OTHER MEASUREMENT
- SEE SEPARATE WIRING SCHEMATIC SHEET FOR INDICATED LOW VOLTAGE, CONTROL INTERFACE, OR OTHER WIRING APPLICATION. EC TO DETERMINE THE NEEDS OF EACH SWITCH LEG. SWITCH LEGS MAY NOT USE ALL LISTED WIRING SCHEMATICS.
- WIRING SCHEMATIC W5A IS RECOMMENDED FOR ALL LOADS LESS THAN 25W. THIS IS NOT LISTED IN THE SCHEDULE ABOVE.
- FINISH SELECTIONS SHOWN FOR REFERENCE ONLY. VERIFY FINISHES WITH ARCHITECT, INTERIOR DESIGNER OR OWNER PRIOR TO ORDERING.
- FIXTURES WITH FLANGED WHITE TRIM RING TO BE PAINTED TO MATCH CEILING SURFACE. EC TO COORDINATE WITH BUILDER AND PAINTING CONTRACTOR.
- VERIFY FINISHED CEILING DEPTH WITH ARCHITECT, INTERIOR DESIGNER OR OWNER PRIOR TO ORDERING.
- SEE FIXTURE MANUFACTURE CUTSHEET FOR DIMMING AND POWER SUPPLY REQUIREMENTS FOR EACH FIXTURE. VERIFY DIMMING COMPATIBILITY OF FIXTURE AND POWER SUPPLIES WITH INTENDED CONTROL PRIOR TO ROUGH IN.
- FOR ALL LINEAR APPLICATIONS, (TYPES BEGINNING WITH L?), SEE MFR CUTSHEET FOR MAX FIXTURE LENGTH PER LV FEED PRIOR TO ROUGH IN.
- EC TO FIELD VERIFY NUMBER OF LV FEEDS REQUIRED TO COMPLETE EACH APPLICATION. EC TO DETERMINE MISC, UNSPECIFIED, MATERIAL REQUIRED FOR MTG, TERMINATION, ETC. TO COMPLETE INSTALLATION.
- POWER SUPPLIES LISTED ARE FOR REFERENCE, NOT ALL LISTED POWER SUPPLIES WILL BE USED.

FIXTURE SPECIFIC NOTES

1 HOUSING PROVIDED FOR REFERENCE IF NEEDED. TRIM IS INTENDED TO RETROFIT ONTO EXISTING HOUSINGS.

2 PROVIDE WEATHER PROOF GFCI OUTLETS FOR STRING LIGHTS TO PLUG INTO. COORDINATE LOCATIONS WITH ARCHITECT.

TETON COUNTY: BDR PERMIT APPLICATION

EXTERIOR LIGHTING LUMEN CALCULATIONS

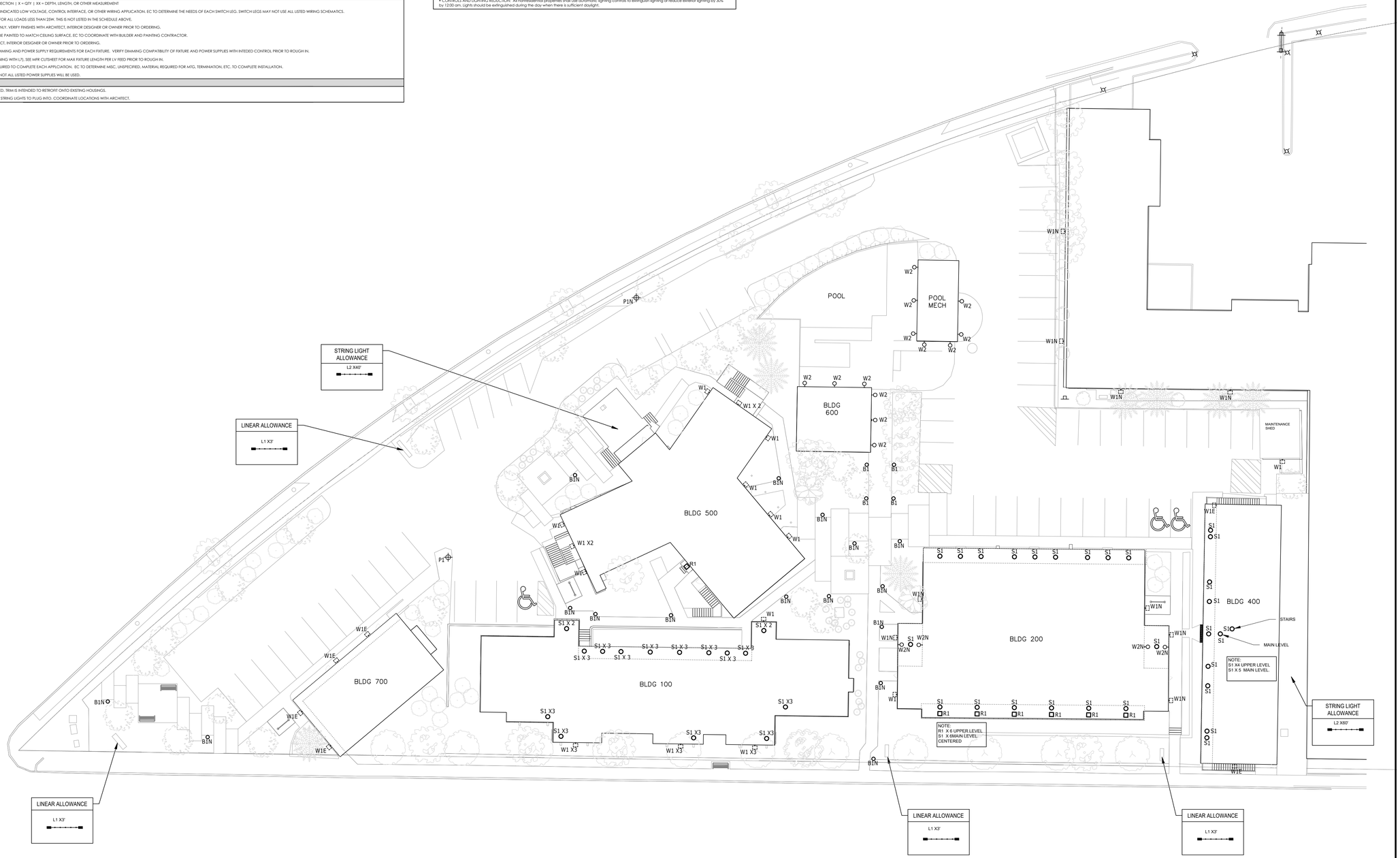
SITE DEVELOPMENT	61,500
PROJECT MULTIPLIER	3.0
PROJECT ALLOWANCE (SITE X MULTIPLIER)	184,500

FIXTURE MODEL (TYPE) OR DESCRIPTION	# OF FIXTURES	SHIELDED	LIGHT COLOR	LUMENS PER FIXTURE (DELIVERED)	TOTAL LUMENS
B1, B1N (3' BOLLARD)	21	YES	3000K	328	6,888
L1 (LINEAR ALLOWANCE FOR SIGNS)	12	YES	3000K	141	1,692
L2 (STRING LIGHTS)	100	YES	3000K	50	5,000
P1, P1N (10' POLE LIGHT)	2	YES	3000K	3000	6,000
R1 (RETROFIT DOWNLIGHT)	8	YES	3000K	700	5,600
S1 (SURFACE DOWNLIGHT)	71	YES	3000K	600	42,600
W1, W1E, W1N (WALLPACK)	32	YES	3000K	1550	49,600
W2, W2N (UP/DN SCONCE UNDER CANOPY)	18	YES	3000K	290	5,220
				TOTAL SHIELDED LUMENS	122,600

FIXTURE MODEL (TYPE) OR DESCRIPTION	# OF FIXTURES	UNSHIELDED	LIGHT COLOR	LUMENS PER FIXTURE (DELIVERED)	TOTAL LUMENS
				TOTAL UNSHIELDED LUMENS	
				TOTAL LUMENS	122,600
				COMPLIANT	YES

NOTES:

- SHIELDING: Any light source whose initial output exceeds 600 lumens shall be fully shielded.
- SHIELDING: Total project of unshielded lighting not to exceed 4000 lumens.
- ILLUMINATION PER SQ FT LIMITS: Illumination is limited by how much existing or proposed site development you have on the property.
- LIGHT COLOR: All lights must be 3000K or below.
- LIGHT TRESPASS: Lights cannot shine in the neighbor's yard.
- POLE HEIGHT: Lights mounted on standalone poles cannot be greater than 15ft in height.
- PROHIBITED LIGHTS: No flickering, flashing, strobing, laser, string or search/flood lights are allowed except between Nov 15 and Jan 10.
- MAX LUMEN PER FIXTURE: No single light allowed having 20,000 lumens or more.
- CONTROLS AND LIGHTING REDUCTION: All nonresidential properties shall use automatic lighting controls to extinguish lighting or reduce exterior lighting by 30% by 12:00 am. Lights should be extinguished during the day when there is sufficient daylight.



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PERMIT SUBMISSION

REV #	DATE
PRICING SET	2021-06-11
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Crystal Creek Capital

Mountain Modern Motel - Phase II

SITE LIGHTING

Project number	2016016-20
Date :	04/13/21
Drawn by :	JB
Checked by :	JP

E100

Scale : 1"=20'

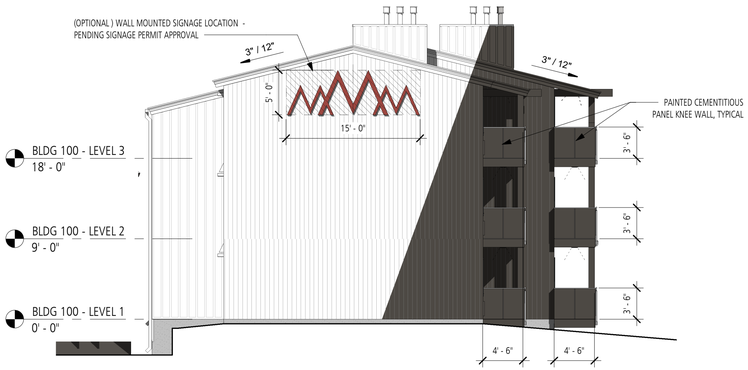
EXTERIOR FINISH LEGEND

PT-01	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR FRAMES.
PT-06	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR PANELS.
PT-101	BLDG 200 ENTRY / PATIO SOFFITS
PT-102	ALL EXISTING SIDING, FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING. ALL CEMENT BOARD RAILING PANELS, BLDG 100 SOFFITS.
PT-103	ALL WINDOW FRAMES / TRIM.
RF-101	EXTERIOR STAIR FINISH.
RF-102	EXTERIOR STAIR LANDING FINISH.
WD-101	EXTERIOR DECKING.

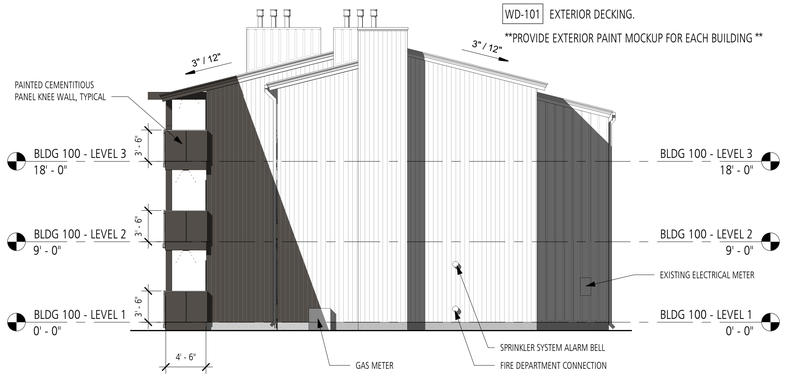
**PROVIDE EXTERIOR PAINT MOCKUP FOR EACH BUILDING **

BLDG 100 EXTERIOR MATERIAL AND FINISH NOTES

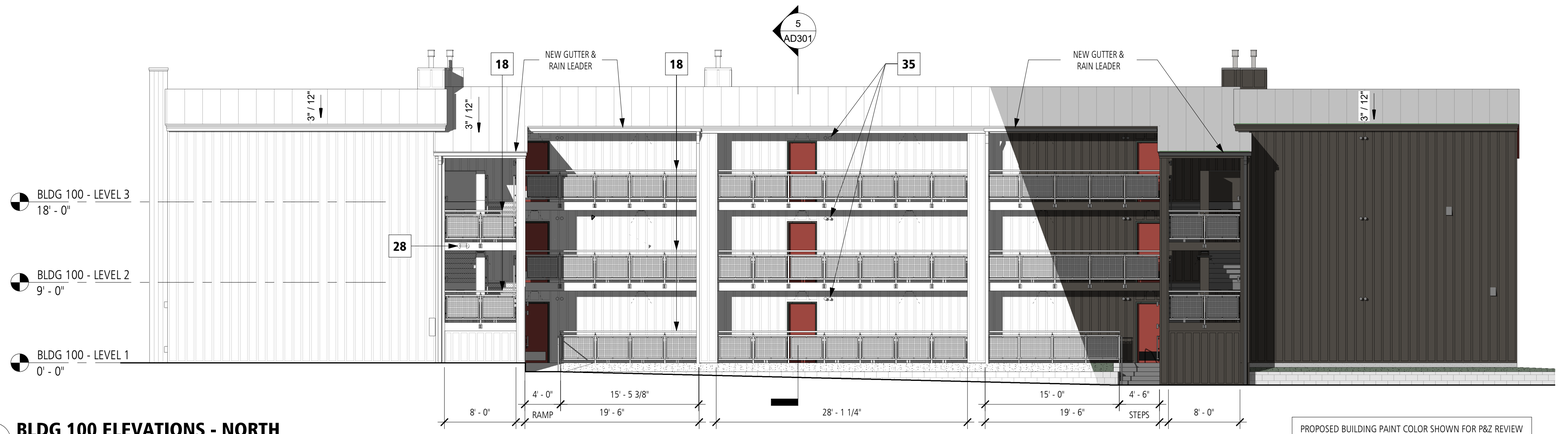
- 5 EXTERIOR DECKING TO BE REPLACED. STRUCTURE TO REMAIN.
- 10 GUESTROOM WATER HEATERS TO BE REPLACED
- 11 GUESTROOM FIREPLACES TO REMAIN OR BE DECOMISSIONED PER SITE ANALYSIS.
- 12 NON-COMPLIANT VANITY OUTLETS TO BE REPLACED WITH GFCI.
- 14 FURNACES & CONDENSERS TO BE REMOVED & REPLACED WITH PTAC UNITS, TBD PER ELECTRICAL LOAD.
- 15 EXHAUST FANS TO BE RECONFIGURED TO VENT TO EXTERIOR AS NEEDED.
- 16 PTAC UNITS & EXTERIOR GRILLS TO REPLACED AS NEEDED PER SITE ANALYSIS.
- 17 SMOKE / CO2 DETECTORS TO BE REPLACED OR PROVIDED WHERE MISSING.
- 18 PROVIDE NEW ALUMINUM RAILINGS W/ SPEED RAIL TRANSITIONS AS REQ'D. EXISTING STUCTURE TO REMAIN.
- 28 EXISTING FIXTURE REPLACED AND RELOCATED.
- 29 EXISTING FIXTURE REPLACED IN EXISTING LOCATION.
- 30 NEW FIXTURE IN NEW LOCATION. PROVIDE CONDUIT-FED SURFACE-MOUNT BOX.
- 32 NEW PAINTED METAL PIPE HANDRAILS, TYPICAL OF (2) TWO.
- 34 EXISTING HVAC CONDENSING UNIT, TYPICAL OF (12) TWELVE TOTAL LOCATIONS. ALL UNITS, INCLUDING ASSOCIATED COMPONENTS (ELECTRICAL, PIPING, ETC.) TO BE DEMOLISHED. PATCH AND REPAIR ALL NECESSARY BUILDING ENVELOPE PENETRATIONS
- 35 ALL EXISTING VENT PIPING BELOW BALCONIES TO BE EXTENDED ABOVE ROOF PLANE
- 36 EXISTING STORAGE ENCLOSURE TO BE DEMOLISHED. PATCH & REPAIR TO MATCH ADJACENT SURFACES.
- 37 ALL EXISTING GUTTERS AND LEADERS TO BE REPAIRED OR REPLACED AS REQUIRED TO PROVIDE INTENDED FUNCTION
- 42 NEW STAIR TREADS RF-101, REPAIR AND PAINT EXISTING RISERS PT-103, STAIR LANDINGS TO BE RF-102.



4 BLDG 100 ELEVATIONS - WEST
1/8" = 1'-0"

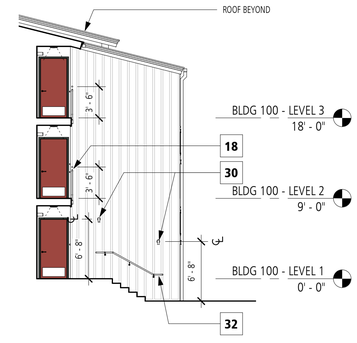


3 BLDG 100 ELEVATIONS - EAST
1/8" = 1'-0"

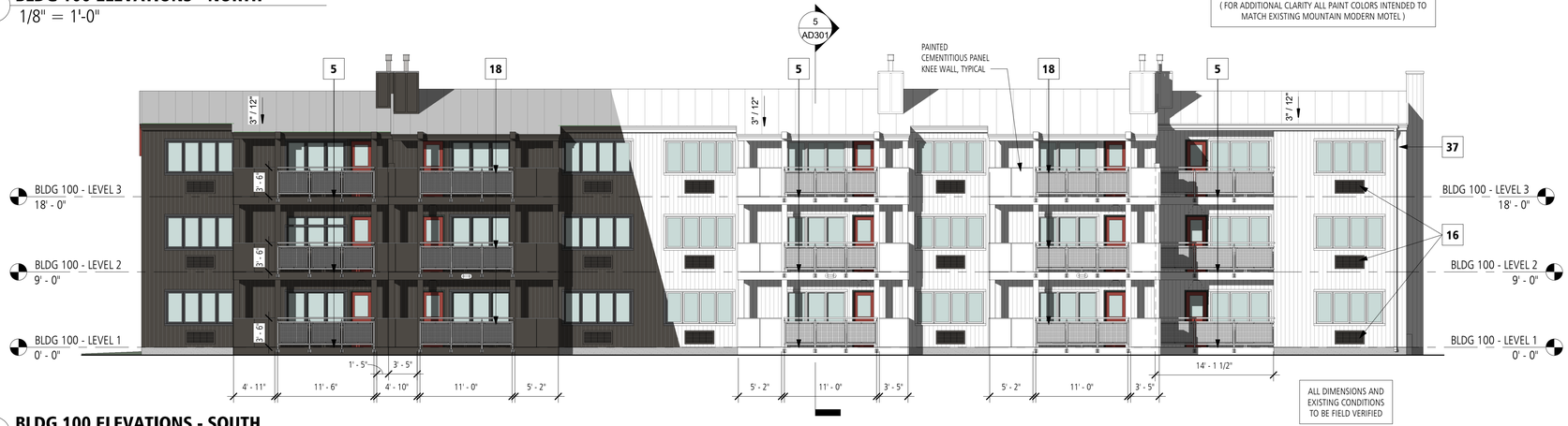


2 BLDG 100 ELEVATIONS - NORTH
1/8" = 1'-0"

PROPOSED BUILDING PAINT COLOR SHOWN FOR P&Z REVIEW (FOR ADDITIONAL CLARITY ALL PAINT COLORS INTENDED TO MATCH EXISTING MOUNTAIN MODERN MOTEL)

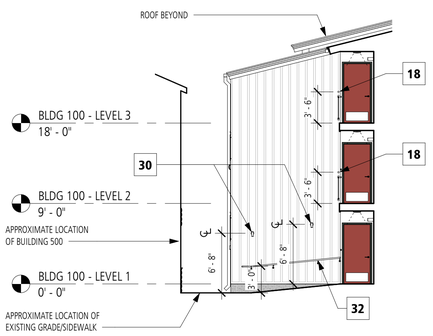


8 BLDG 100 ELEVATIONS - EAST (B)
1/8" = 1'-0"



1 BLDG 100 ELEVATIONS - SOUTH
1/8" = 1'-0"

ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED



9 BLDG 100 ELEVATIONS - WEST (B)
1/8" = 1'-0"

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PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
D	2021-05-20	PERMIT SUBMISSION BLDG 100

Crystal Creek Capital

Mountain Modern Motel - Phase II

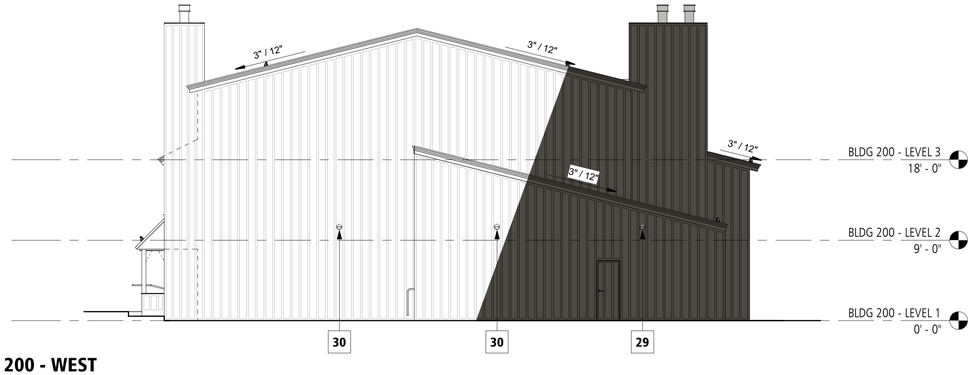
BLDG 100

EXTERIOR ELEVATIONS - BLDG 100

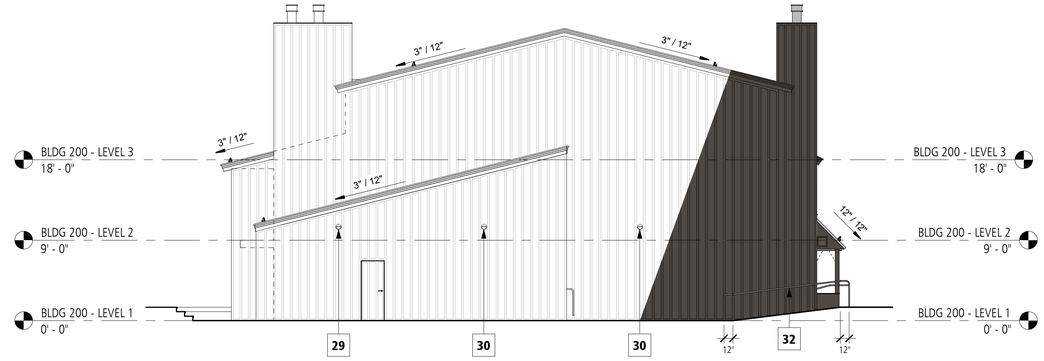
Project number :	2016016-20
Date :	05/20/21
Drawn by :	TXC
Checked by :	TXC

AD201

Scale : As indicated



4 BLDG 200 - WEST
1/8" = 1'-0"

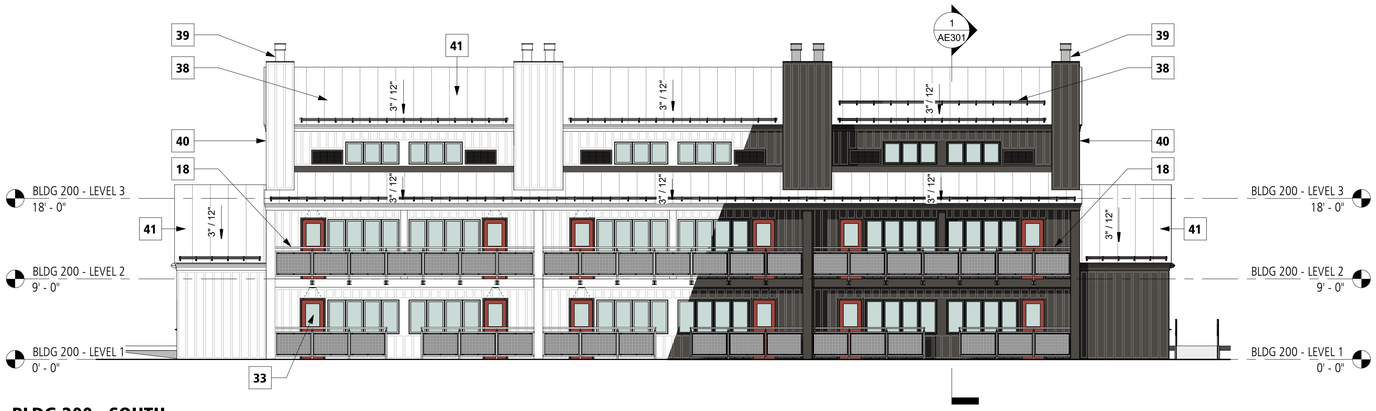


3 BLDG 200 - EAST
1/8" = 1'-0"



2 BLDG 200 - NORTH
1/8" = 1'-0"

PROPOSED BUILDING PAINT COLOR SHOWN FOR P&Z REVIEW
(FOR ADDITIONAL CLARITY ALL PAINT COLORS INTENDED TO MATCH EXISTING MOUNTAIN MODERN MOTEL)



1 BLDG 200 - SOUTH
1/8" = 1'-0"

BLDG 200 EXTERIOR MATERIAL AND FINISH NOTES

- 16 PTAC UNITS & EXTERIOR GRILLS TO REPLACED AS NEEDED PER SITE ANALYSIS.
- 18 PROVIDE NEW ALUMINUM RAILINGS W/ SPEED RAIL TRANSITIONS AS REQ'D. EXISTING STUCTURE TO REMAIN.
- 27 EXISTING FIXTURE REMOVED.
- 28 EXISTING FIXTURE REPLACED AND RELOCATED.
- 29 EXISTING FIXTURE REPLACED IN EXISTING LOCATION.
- 30 NEW FIXTURE IN NEW LOCATION. PROVIDE CONDUIT-FED SURFACE-MOUNT BOX.
- 31 REPLACE PTAC GRILLES IN SOFFIT. REPAIR ROOF CAVITY DUCTING AS REQUIRED.
- 32 NEW PAINTED METAL PIPE HANDRAILS, TYPICAL OF (2) TWO.
- 33 FLUSH PANEL REPLACED WITH HALF LITE PANEL. REFER TO DOOR LEGEND.
- 38 PROPOSED SNOWGUARD SYSTEM, SUITABLE FOR EXISTING MECHANICALLY FASTENED METAL ROOFING. COMPARABLE PRODUCT: ALPINE SNOW GUARDS - PP145
- 39 REPAIR & REPLACE EXISTING FLUE TERMINATIONS, FLASHINGS AND ASSOCIATED COMPONENTS AS REQURIED TO PROVIDE WEATHER-TIGHT ASSEMBLY
- 40 REPAIR & REPLACE EXISTING SIDING, TRIMS ASSOCIATED COMPONENTS AS REQURIED TO PROVIDE WEATHER-TIGHT ASSEMBLY, TYP.
- 41 REPAIR & REPLACE EXISTING MECHANICALLY FASTENED METAL ROOFING, FLASHINGS AND ASSOCIATED COMPONENTS AS REQURIED TO PROVIDE WEATHER-TIGHT ASSEMBLY
- 42 NEW STAIR TREADS RF-101, REPAIR AND PAINT EXISTING RISERS PT-103, STAIR LANDINGS TO BE RF-102.

EXTERIOR FINISH LEGEND

- PT-01 ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR FRAMES.
- PT-06 ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR PANELS.
- PT-101 BLDG 200 ENTRY / PATIO SOFFITS
- PT-102 ALL EXISTING SIDING, FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING. ALL CEMENT BOARD RAILING PANELS, BLDG 100 SOFFITS.
- PT-103 ALL WINDOW FRAMES / TRIM.
- RF-101 EXTERIOR STAIR FINISH.
- RF-102 EXTERIOR STAIR LANDING FINISH.
- WD-101 EXTERIOR DECKING.

**PROVIDE EXTERIOR PAINT MOCKUP FOR EACH BUILDING **

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209 BATTERY STREET, BURLINGTON,
VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
www.truexcullins.com

OWNER'S PROJECT MANAGER
ADRIAN BARTON
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001
307.733.4733

CONTRACTOR
DICK ANDERSON CONSTRUCTION
2675 HEARTLAND DRIVE
SHERIDAN, WY 82801
307.672.0418

STRUCTURAL
NELSON ENGINEERING
PO BOX 1599 | 430 CACHE
JACKSON, WY 83001
208.354.0900

LANDSCAPE
PLACE LANDSCAPE ARCHITECTS
65 S MAIN ST, SUITE #6
DRIGGS, IDAHO 83422
307.733.2087

LIGHTING
HELIUS LIGHTING GROUP
814 E. BAMBERGER DRIVE, SUITE C
AMERICAN FORK, UT 84003
801.463.1111

PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
E	2021-05-20	PERMIT SUBMISSION BLDG 200

Crystal Creek Capital

Mountain Modern Motel - Phase II

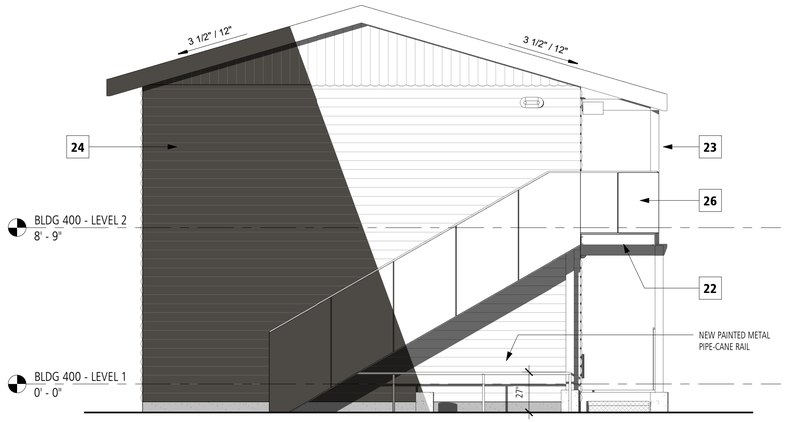
BLDG 200

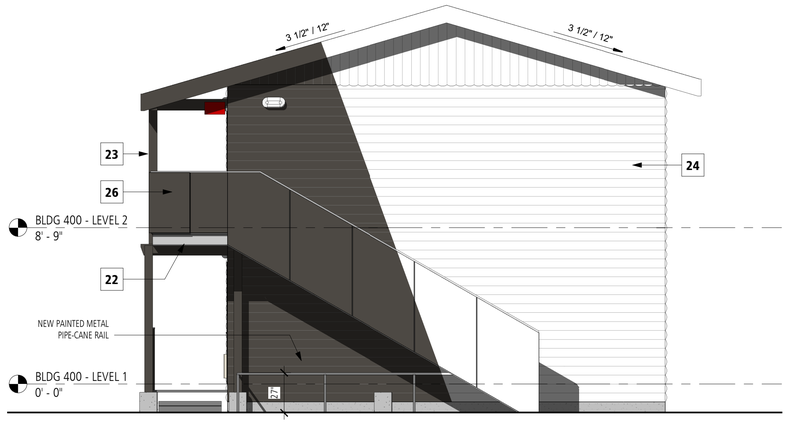
EXTERIOR ELEVATIONS - BLDG 200

Project number :	2016016-20
Date :	05/20/21
Drawn by :	TXC
Checked by :	TXC

AE201

Scale : As indicated





BLDG 400 EXTERIOR MATERIAL AND FINISH NOTES

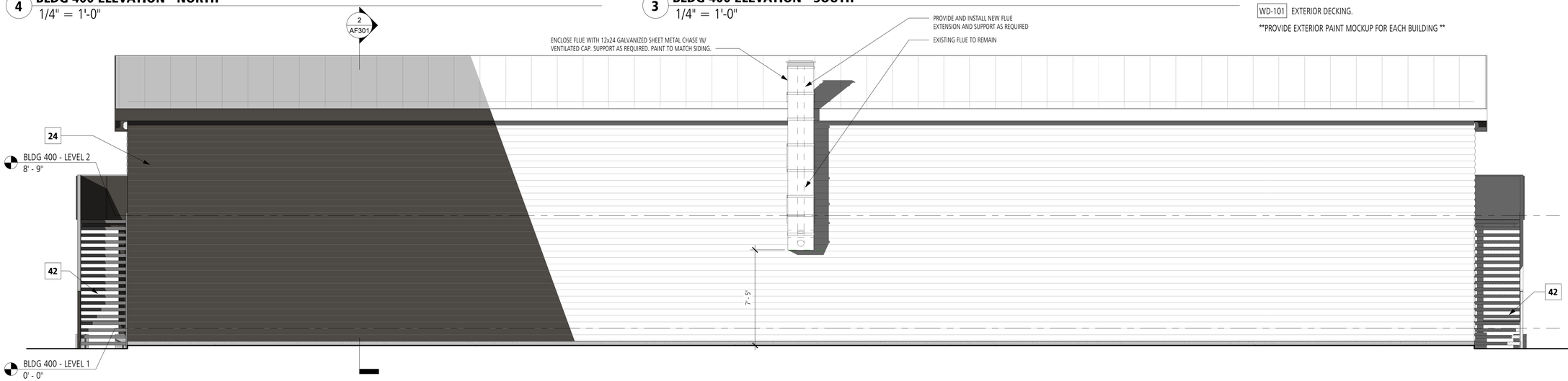
- 22 CANTILEVERED 6x6 DF-L BEAMS W/ EMBEDDED STEEL ANGLE TO REPLACE EXISTING FRAMING AT N/S STAIR LANDINGS. REFER TO STRUCTURAL.
- 23 2ND LEVEL COLUMNS REPLACED WITH 6x6 DF-L. NEW 6x8 DF-L BEAM W/ TIE BACK FOR EAVE SUPPORT. REFER TO STRUCTURAL.
- 24 EXISTING SIDING REPAIRED PER SITE ANALYSIS AND REPAINTED.
- 25 PROVIDE NEW ALUMINUM RAILINGS W/ SPEED RAIL TRANSITIONS AS REQ'D.
- 26 PAINTED CEMENTITIOUS PANEL KNEE WALL, TYPICAL
- 42 NEW STAIR TREADS RF-101, REPAIR AND PAINT EXISTING RISERS PT-103, STAIR LANDINGS TO BE RF-102.

EXTERIOR FINISH LEGEND

PT-01	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR FRAMES.
PT-06	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR PANELS.
PT-101	BLDG 200 ENTRY / PATIO SOFFITS
PT-102	ALL EXISTING SIDING, FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING. ALL CEMENT BOARD RAILING PANELS, BLDG 100 SOFFITS.
PT-103	ALL WINDOW FRAMES / TRIM.
RF-101	EXTERIOR STAIR FINISH.
RF-102	EXTERIOR STAIR LANDING FINISH.
WD-101	EXTERIOR DECKING.

**PROVIDE EXTERIOR PAINT MOCKUP FOR EACH BUILDING **

4 BLDG 400 ELEVATION - NORTH
1/4" = 1'-0"



3 BLDG 400 ELEVATION - SOUTH
1/4" = 1'-0"

2 BLDG 400 ELEVATION - EAST
1/4" = 1'-0"



1 BLDG 400 ELEVATION - WEST
1/4" = 1'-0"

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307.733.2087

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801.463.1111

PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
F	2021-05-20	PERMIT SUBMISSION BLDG 400

Crystal Creek Capital

Mountain Modern Motel - Phase II

BLDG 400

ELEVATIONS - BLDG 400

Project number :	2016016-20
Date :	05/20/21
Drawn by :	TXC
Checked by :	TXC

AF201

Scale : 1/4" = 1'-0"

BLDG 500 EXTERIOR MATERIAL AND FINISH NOTES

- 4 LOG SIDING TO BE RESEALED (ADD/ALT)
- 13 ADDITION OF CRAWL SPACE VAPOR BARRIER
- 16 PTAC UNITS & EXTERIOR GRILLS TO REPLACED AS NEEDED PER SITE ANALYSIS.
- 19 EXTERIOR LIGHTING TO BE REPLACED, RELOCATED AS INDICATED ON PLANS.
- 21 NEW ACCESS STAIR
- 40 REPAIR & REPLACE EXISTING SIDING, TRIMS ASSOCIATED COMPONENTS AS REQURIED TO PROVIDE WEATHER-TIGHT ASSEMBLY, TYP.
- 41 REPAIR & REPLACE EXISTING MECHANICALLY FASTENED METAL ROOFING, FLASHINGS AND ASSOCIATED COMPONENTS AS REQURIED TO PROVIDE WEATHER-TIGHT ASSEMBLY
- 43 ALL RAILINGS TO BE EVALUATED FOR CODE COMPLIANCE AND UPDATED AS REQ'D.
- 44 REPAINT ALL EXISTING FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING, TYP.

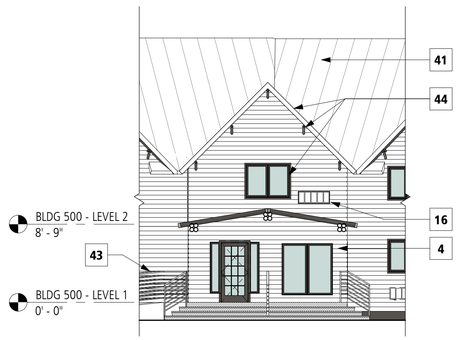
BLDG 500 EXTERIOR FINISH LEGEND

PT-01	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR FRAMES.
PT-06	ALL GUEST CORRIDOR AND GUESTROOM EXTERIOR DOOR PANELS.
PT-101	ENTRY / PATIO SOFFITS
PT-102	ALL EXISTING FASCIA, TRIM, RAILINGS AND EXPOSED FRAMING.
PT-103	ALL WINDOW FRAMES / TRIM.
RF-101	EXTERIOR STAIR FINISH.
RF-102	EXTERIOR STAIR LANDING FINISH.
WD-101	EXTERIOR DECKING.

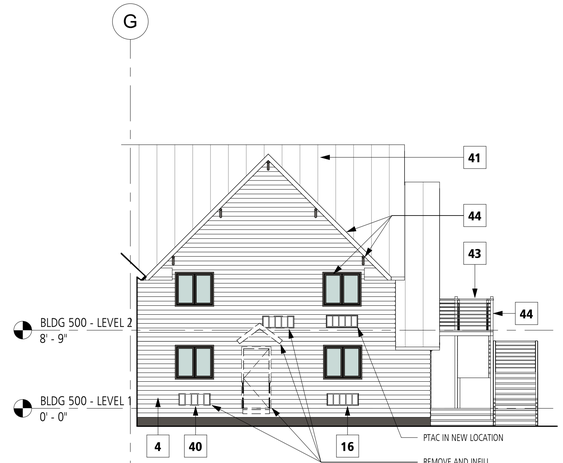
**PROVIDE EXTERIOR PAINT MOCKUP FOR EACH BUILDING **



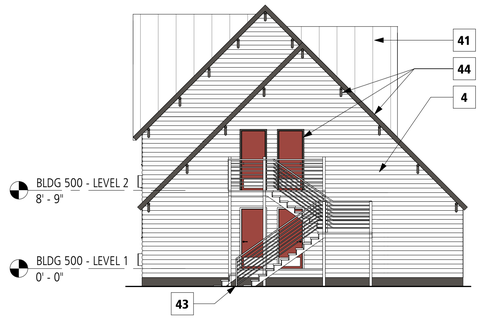
5 BLDG 500 - 11
1/8" = 1'-0"



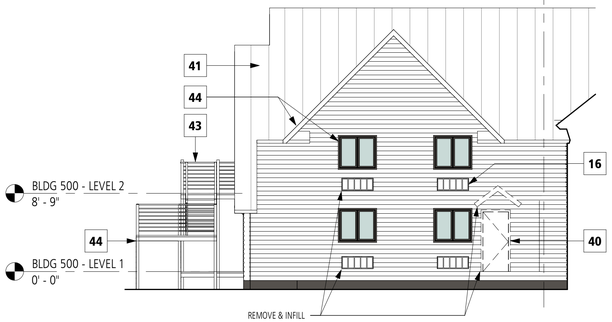
1 BLDG 500 - 1
1/8" = 1'-0"



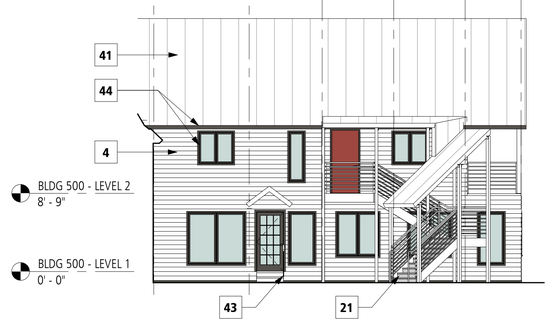
3 BLDG 500 - 3
1/8" = 1'-0"



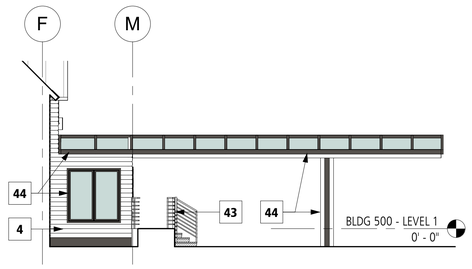
6 BLDG 500 - 4
1/8" = 1'-0"



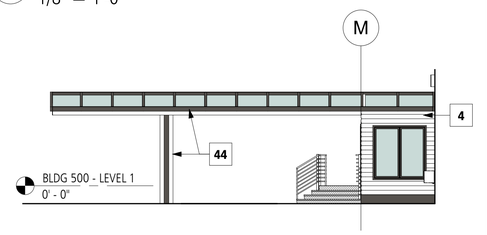
7 BLDG 500 - 5
1/8" = 1'-0"



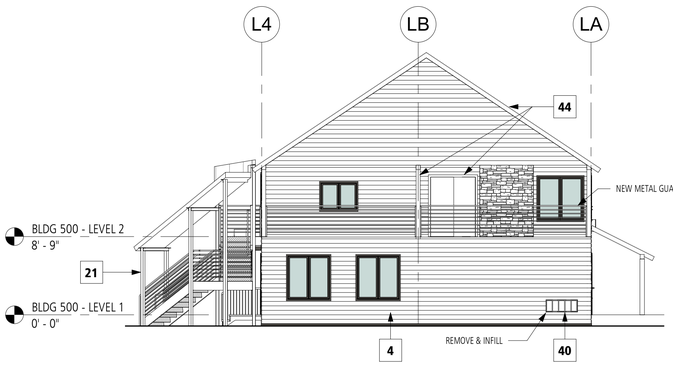
8 BLDG 500 - 6
1/8" = 1'-0"



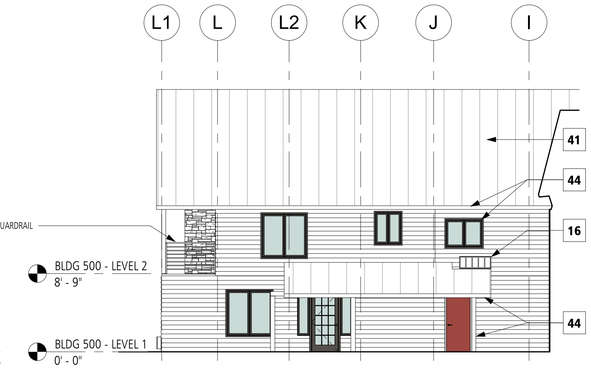
4 BLDG 500 - 12
1/8" = 1'-0"



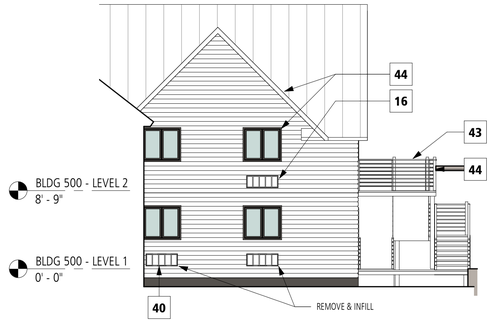
2 BLDG 500 - 2
1/8" = 1'-0"



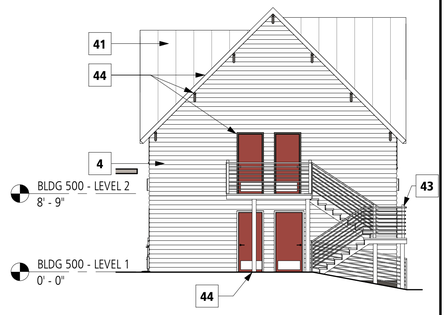
9 BLDG 500 - 7
1/8" = 1'-0"



10 BLDG 500 - 8
1/8" = 1'-0"



11 BLDG 500 - 9
1/8" = 1'-0"



12 BLDG 500 - 10
1/8" = 1'-0"

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LIGHTING
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801.463.1111

PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
G	2021-06-25	PERMIT SUBMISSION BLDG 500

Crystal Creek Capital

Mountain Modern Motel - Phase II

BLDG 500

BLDG 500 - EXTERIOR ELEVATIONS

Project number :	2016016-20
Date :	06/05/21
Drawn by :	TXC
Checked by :	TXC

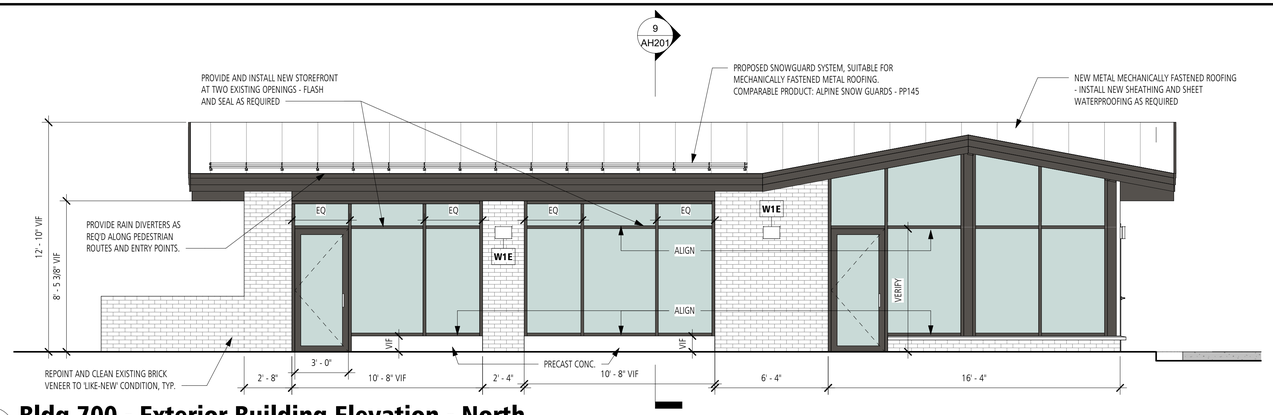
AG202

Scale : As indicated



1 Bldg 700 - Existing Building - North Elevation

1 1/2" = 1'-0"



2 Bldg 700 - Exterior Building Elevation - North

1/4" = 1'-0"



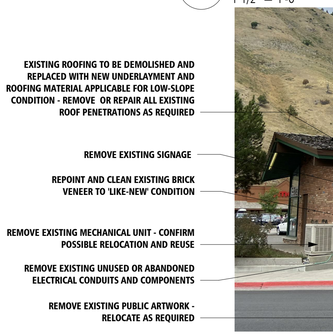
3 Bldg 700 - Existing Building - West Elevation

1 1/2" = 1'-0"



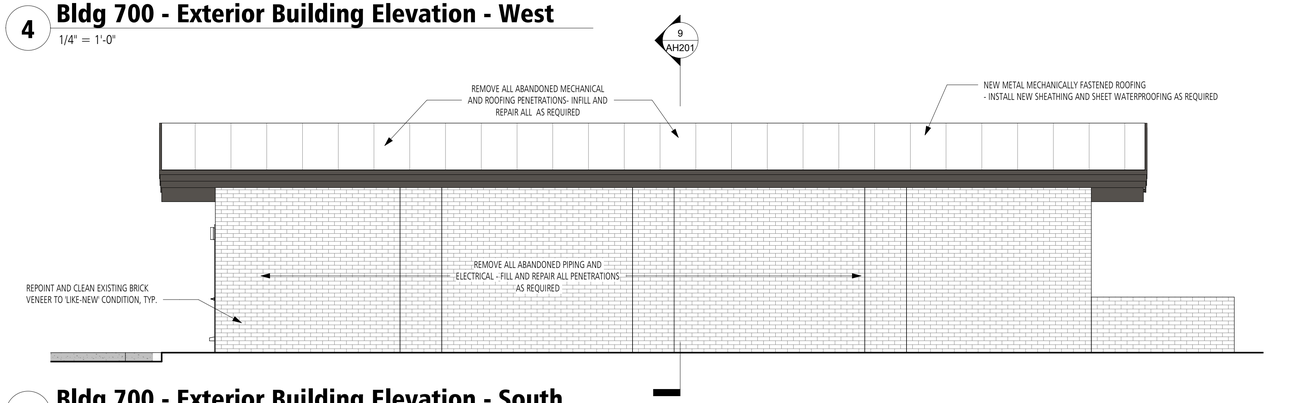
4 Bldg 700 - Exterior Building Elevation - West

1/4" = 1'-0"



5 Bldg 700 - Existing Building - South Elevation

1 1/2" = 1'-0"



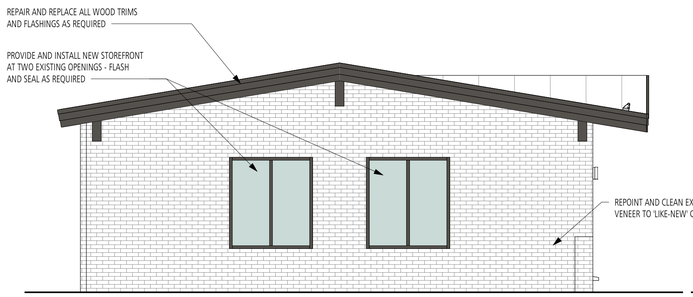
6 Bldg 700 - Exterior Building Elevation - South

1/4" = 1'-0"



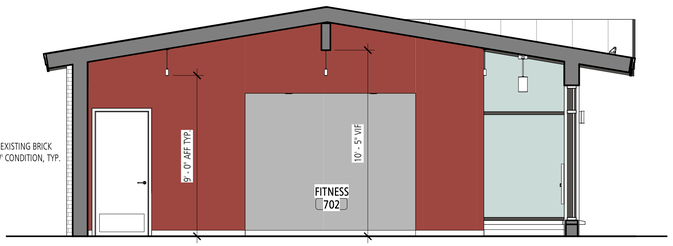
7 Bldg 700 - Existing Building - East Elevation

1 1/2" = 1'-0"



8 Bldg 700 - Exterior Building Elevation - East

1/4" = 1'-0"



9 Bldg 700 - Building Section

1/4" = 1'-0"

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PLANNING SUBMISSION

ISSUE	DATE	DESCRIPTION
H	2021-06-23	PERMIT SUBMISSION BLDG 700

Crystal Creek Capital

Mountain Modern Motel - Phase II

BLDG 700

BLDG 700 - ELEVATIONS & SECTIONS

Project number :	2016016-20
Date :	06/23/21
Drawn by :	TXC
Checked by :	TXC

AH201

Scale : As indicated

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: Mountain Modern Phase II - Jackson Hole Lodge

Physical Address: 420 W. Broadway

Lot, Subdivision: PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 PIDN: _____

PROPERTY OWNER.

Name: PBI, LLC-Adrian Barton Phone: 307-733-4733

Mailing Address: PO Box 844, Jackson, WY ZIP: 83001

E-mail: adrian@crystalcreekcapital.com

APPLICANT/AGENT.

Name: John R. Danby Phone: 307-690-6181

Mailing Address: PO Box 13607 ZIP: 83002

E-mail: john.danby@daconstruction.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: _____ 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.

X **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.

X **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.

	6/29/2021
Signature of Property Owner or Authorized Applicant/Agent	Date
John R.,Danby	Project Manager
Name Printed	Title

PLACE LANDSCAPE ARCHITECTS
POB 1143
Victor, ID 83455
T: 307.690.0354

TRANSMITTAL

To: Tyler Valentine, Town Of Jackson Planning Department

From: Ann Moyer

Date: 28 June 2021

Project: Mountain Modern Motel, Phase 2

Re: Zoning Compliance Verification for Tree Replacement

Hello Tyler,

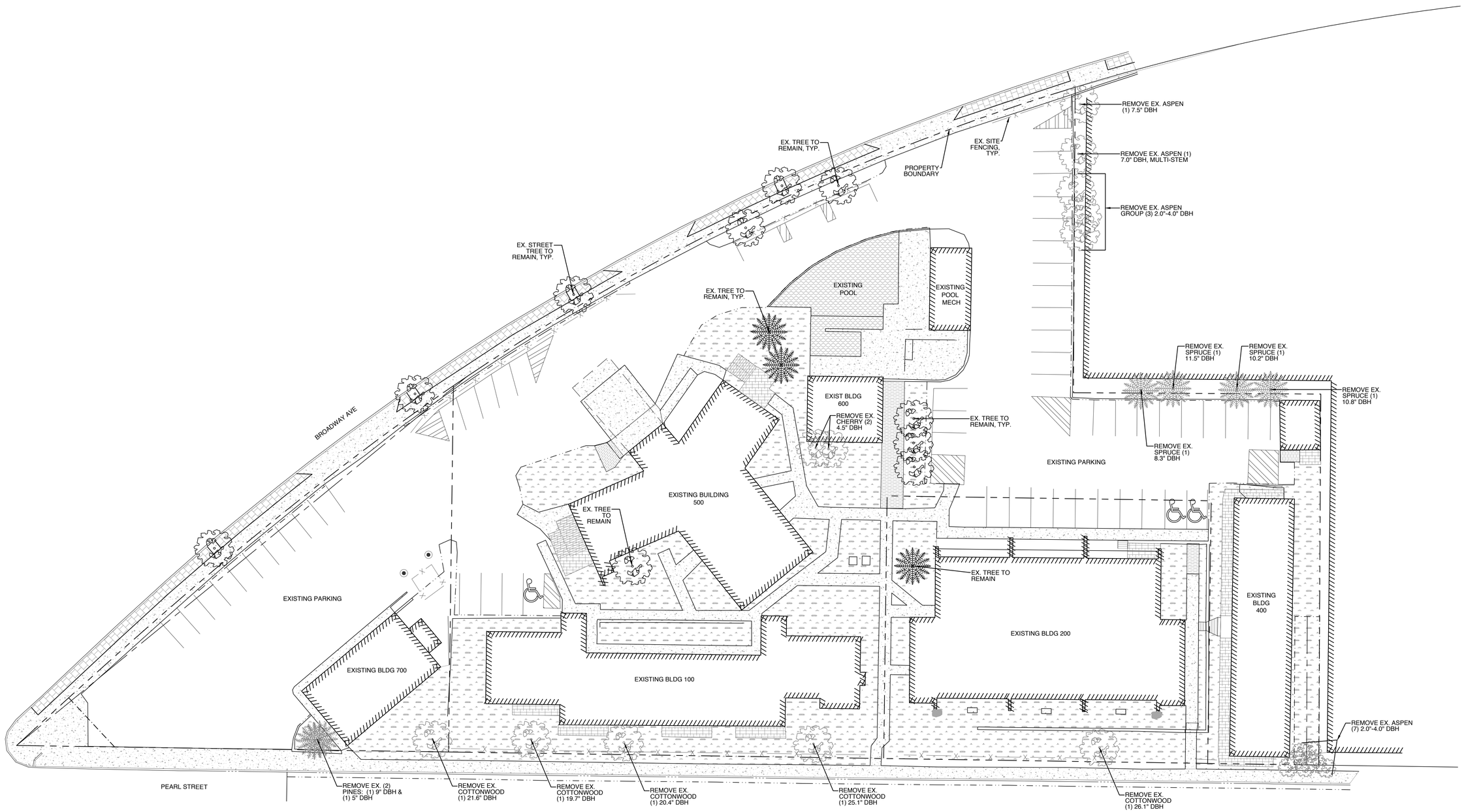
Please find enclosed the materials necessary for our Zoning Compliance Verification application, seeking to remove 25 existing trees on the site and replace them with 50 proposed trees. On the Existing Conditions Plan you can see which trees we are hoping to remove. All proposed trees to be removed have outgrown their original space, with branches causing damage to the exterior of the buildings and roots causing subsurface damage to building mechanical systems, foundations, sidewalks, and parking areas. The owner wishes to remove these trees now to prevent further damage. Replacement trees are proposed based on their upright and/or compact characteristics, which is more appropriate to the spaces where the trees are replaced in similar locations (next to buildings). Other new trees are proposed in locations that provide better screening of the buildings from offsite, enhance streetscapes, and/or improve site-user experience with shade and aesthetics.

In addition to the Existing Conditions Plan and the Proposed Site Plan, we've also enclosed photos to support our request, as well as a Cost Estimate for the proposed material, including installation.

Please let me know if you require any additional information or have any questions.

Thank you,

Ann Moyer
Principal



0' 10' 20' 40' SCALE: 1" = 20'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
307-690-0354

MOUNTAIN MODERN MOTEL, PHASE 2

420 WEST BROADWAY AVE, JACKSON, WY

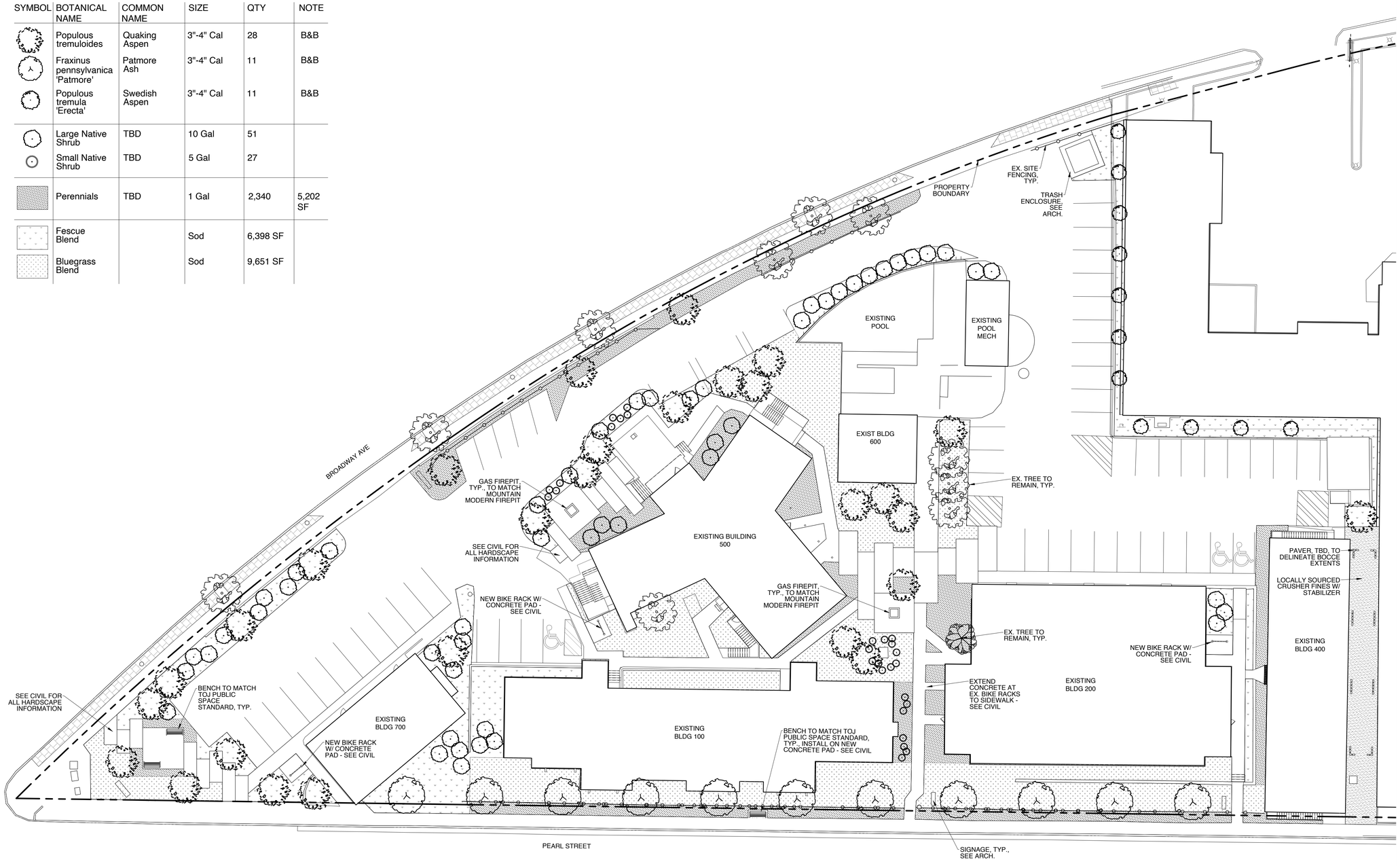
ISSUANCE:
ZCV - 06.28.21

EXISTING CONDITIONS PLAN

L1.0

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTE
	Populous tremuloides	Quaking Aspen	3"-4" Cal	28	B&B
	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	3"-4" Cal	11	B&B
	Populous tremula 'Erecta'	Swedish Aspen	3"-4" Cal	11	B&B
	Large Native Shrub	TBD	10 Gal	51	
	Small Native Shrub	TBD	5 Gal	27	
	Perennials	TBD	1 Gal	2,340	5,202 SF
	Fescue Blend		Sod	6,398 SF	
	Bluegrass Blend		Sod	9,651 SF	



0' 10' 20' 40' SCALE: 1" = 20'

N

PLACE LANDSCAPE ARCHITECTS
BOX 1143
VICTOR, ID 83455
307-690-0354

MOUNTAIN MODERN MOTEL, PHASE 2

420 WEST BROADWAY AVE, JACKSON, WY

ISSUANCE:
ZCV - 06.28.21

PROPOSED SITE PLAN

L2.0

Mountain Modern Motel, Phase 2- Proposed Tree Cost Estimate

Tree	Size	Quantity	Unit Cost	Total
Populus tremuloides - Aspen	3”-4" Cal	28	$385.00	$10,780.00
Populus tremula ‘Erecta’ - Swedish Aspen	3”-4" Cal	11	$540.00	$5,940.00
Fraxinus pennsylvanica ‘Patmore’ - Patmore Ash	3”-4" Cal	11	$795.00	$8,745.00
			TOTAL	**$25,465.00**


ALL ASPEN SHOWN TO BE REMOVED


ALL SPRUCE SHOWN TO
BE REMOVED

ALL ASPEN SHOWN TO BE REMOVED


LEFT LANE
MUST
TURN LEFT
ONLY
BUBBA'S
ALL COTTONWOOD SHOWN TO BE
REMOVED

BOTH PINES TO BE REMOVED


BOTH CHERRIES
TO BE REMOVED

HELIUS

illuminating architectural brilliance[sm]

MOUNTAIN MODERN
PHASE-2

SITE LIGHTING
CUTSHEET BINDER

June 11, 2021

125 E. MAIN #403
AMERICAN FORK | UTAH | 84003
O: 800 287.0268 | **F**: 801.407.1919
www.heliuslighting.com

ARCHITECTUAL LIGHTING

TYPE	DESCRIPTION	MANUFACTURER	PART NUMBERS	FINISH	LIGHT SOURCE DESCRIPTION	WIRING SCHEMATIC	DIMMING	NOTES
B1	36" BOLLARD (REPLACE EXISTING)	LITHONIA	RADB LED-P1-30K-ASY-MVOLT-E7WH-BTS-BCF-H36-??	??	3000K - 328 LUMENS		NON	
B1N	36" BOLLARD (NEW LOCATION)	LITHONIA	RADB LED-P1-30K-ASY-MVOLT-E7WH-BTS-BCF-H36-??	??	3000K - 328 LUMENS		NON	
L1	STRIP LED	QTRAN	SW24/1.5-WET-30-?-?-BK-?-XX		3000K - 141 LM/FT - 98 CRI	W1	ELV	
	ALUMINUM EXTRUSION	QTRAN	TORQ-??-SST-DF-NI-XX	??				
L2	CORDED PLUG STRING LIGHTS	AQ LIGHTING	SL-15-48'	BLACK	3000K - 50 LM/FT - 90 CRI		LED	2
P1	POST TOP CUTOFF LIGHT WITH SYMMETRIC DIST.	LITHONIA	RADPT LED-P1-30K-SYM-MVOLT-PT4-??	??	3000K - 3000 LUMENS - 80 CRI		NON	
	10' ROUND POLE (REPLACE EXISTING)	LITHONIA	RSS-10-4B-PT-??	??				
P1N	POST TOP CUTOFF LIGHT WITH SYMMETRIC DIST.	LITHONIA	RADPT LED-P1-30K-SYM-MVOLT-PT4-??	??	3000K - 3000 LUMENS - 80 CRI		NON	
	10' ROUND POLE (NEW LOCATION)	LITHONIA	RSS-10-4B-PT-??	??				
R1	RETROFIT DOWNLIGHT 5"-6"	HALO	LT560-WH-6-930	WHITE	3000K - 700 LUMENS - 90 CRI		ELV	
	HOUSING	HALO	H750ICAT					1
S1	4" SURFACE DOWNLIGHT	HALO	SLDSL4-06-9S-1E-MW	MATTE WHITE	3000K - 600 LUMENS - 90 CRI		ELV	
W1	WALL PACK LED (REPLACE EXISTING)	LITHONIA	WPX1-LED-P1-30K-MVOLT-??	??	3000K - 1550 LUMENS - CRI >70		NON	
W1E	WALL PACK LED WITH BATTERY PACK	LITHONIA	WPX1-LED-P1-30K-MVOLT-E14WC-??	??	3000K - 1537 LUMENS - CRI >70		NON	
W1N	WALL PACK LED (NEW LOCATION)	LITHONIA	WPX1-LED-P1-30K-MVOLT-??	??	3000K - 1550 LUMENS - CRI >70		NON	
W2	WALL MOUNT UP/DN CYLINDER (REPLACE EXISTING)	WAC LIGHTING	DS-WD-05-U-830-B-??	??	3000K - 145 X2 LUMENS - 85 CRI		ELV	
W2N	WALL MOUNT UP/DN CYLINDER (NEW LOCATION)	WAC LIGHTING	DS-WD-05-U-830-B-??	??	3000K - 145 X2 LUMENS - 85 CRI		ELV	

POWER SUPPLIES

TYPE	DESCRIPTION	MANUFACTURER	PART NUMBERS	FINISH	RELATED FIXTURES	WIRING SCHEMATIC	DIMMING	NOTES
D23	96W 24V DRIVER	Q-TRAN	QZ-96W-UNV-24V-PH/010-WH	WHITE	L1	W1	ELV	

GENERAL FIXTURE SCHEDULE NOTES

- ABBREVIATIONS: ?? = FINISH | ? = WIRE CONNECTION | X = QTY | XX = DEPTH, LENGTH, OR OTHER MEASUREMENT
- SEE SEPARATE WIRING SCHEMATIC SHEET FOR INDICATED LOW VOLTAGE, CONTROL INTERFACE, OR OTHER WIRING APPLICATION. EC TO DETERMINE THE NEEDS OF EACH SWITCH LEG. SWITCH LEGS MAY NOT USE ALL LISTED WIRING SCHEMATICS.
- WIRING SCHEMATIC W5A IS RECOMMENDED FOR ALL LOADS LESS THAN 25W. THIS IS NOT LISTED IN THE SCHEDULE ABOVE.
- FINISH SELECTIONS SHOWN FOR REFERENCE ONLY. VERIFY FINISHES WITH ARCHITECT, INTERIOR DESIGNER OR OWNER PRIOR TO ORDERING.
- FIXTURES WITH FLANGED WHITE TRIM RING TO BE PAINTED TO MATCH CEILING SURFACE. EC TO COORDINATE WITH BUILDER AND PAINTING CONTRACTOR.
- VERIFY FINISHED CEILING DEPTH WITH ARCHITECT, INTERIOR DESIGNER OR OWNER PRIOR TO ORDERING.
- SEE FIXTURE MANUFACTURE CUTSHEET FOR DIMMING AND POWER SUPPLY REQUIREMENTS FOR EACH FIXTURE. VERIFY DIMMING COMPATIBILITY OF FIXTURE AND POWER SUPPLIES WITH INTEDED CONTROL PRIOR TO ROUGH IN.
- FOR ALL LINEAR APPLICATIONS, (TYPES BEGINNING WITH L7), SEE MFR CUTSHEET FOR MAX FIXTURE LENGTH PER LV FEED PRIOR TO ROUGH IN.
- EC TO FIELD VERIFY NUMBER OF LV FEEDS REQUIRED TO COMPLETE EACH APPLCIATION. EC TO DETERMINE MISC, UNSPECIFIED, MATERIAL REQUIRED FOR MTG, TERMINIATION, ETC. TO COMPLETE INSTALLATION.
- POWER SUPPLIES LISTED ARE FOR REFERENCE. NOT ALL LISTED POWER SUPPLIES WILL BE USED.

FIXTURE SPECIFIC NOTES

1 HOUSING PROVIDED FOR REFERENCE IF NEEDED. TRIM IS INTENDED TO RETROFIT ONTO EXISTING HOUSINGS.

2 PROVIDE WEATHER PROOF GFCI OUTLETS FOR STRING LIGHTS TO PLUG INTO. COORDINATE LOCATIONS WITH ARCHITECT.



RADEAN Bollard
LED Site Luminaire

Buy American

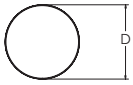
Catalog Number

Notes

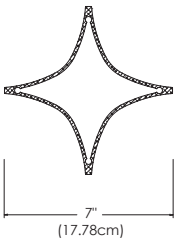
Type

TYPE
B1,B1N

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Specifications

Diameter: D = 8.25" (20.96cm)

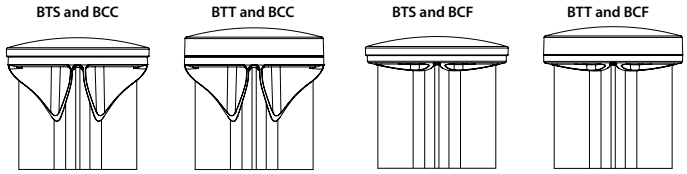
Height: H = 41.5" Standard (105.41cm)

Weight (max): 20lbs (9.07Kg)

Introduction

The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should.

The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.



Ordering Information

EXAMPLE: RADB LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

RADB LED

Series	Performance Package	Color temperature	Distribution	Voltage	Control options
RADB LED	P1	27K 2700 K	ASY Asymmetric [2]	MVOLT [3]	**Shipped installed**
	P2	30K 3000 K	SYM Symmetric [1]	120	PE Photoelectric cell, button type [4,5]
	P3	35K 3500 K		208 [3]	DMG 0-10V dimming driver (no controls)
	P4	40K 4000 K		240 [3]	E7WH Emergency battery backup,Certified in CA Title 20 MAEDBS1 [6,7]
	P5 [1]	50K 5000 K		277	FAO Field adjustable output [5]
				347	PIR Motion sensor Bi-level [3,5,6,7]
				480	

Bollard top *(required)*

Slim Top		Tall Top	
BTS	Slim top, painted to match shaft [5,8]	BTT	Tall top painted to match shaft [8]
BTSDWHXD	Slim top, white [5,8]	BTTDBLBXD	Tall top, black textured [8]
BTSDBLBXD	Slim top, black texture [5,8]	BTTDBLXD	Tall top, black [8]
BTSDBLXD	Slim top, black [5,8]	BTTDDBTXD	Tall top, dark bronze textured [8]
BTSDDBTXD	Slim top, dark bronze textured [5,8]	BTTDDBXD	Tall top, dark bronze [8]
BTSDDBXD	Slim top, dark bronze [5,8]	BTTDNATXD	Tall top, natural aluminum textured [8]
BTSDNATXD	Slim top, natural aluminum textured [5,8]	BTTDNAXD	Tall top, natural aluminum
BTSDNAXD	Slim top, natural aluminum [5,8]	BTTDWHGXD	Tall top, white textured [8]
BTSDWHGXD	Slim top, white textured [8]	BTTDWHXD	Tall top, white [8]

Bollard crown *(required)*

Deep Crown		Flat Crown	
BCC	Deep crown, painted to match shaft [8]	BCF	Flat crown, painted to match shaft [8]
BCCDWHXD	Deep crown, white [8]	BCFDBLBXD	Flat crown, black textured [8]
BCCDBLXD	Deep crown, black [8]	BCFDBLXD	Flat crown, black [8]
BCCDBLBXD	Deep crown, black textured [8]	BCFDDBTXD	Flat crown, dark bronze textured [8]
BCCDDBTXD	Deep crown, dark bronze textured [8]	BCFDDBXD	Flat crown, dark bronze [8]
BCCDDBXD	Deep crown, dark bronze [8]	BCFDNATXD	Flat crown, natural aluminum textured [8]
BCCDNATXD	Deep crown, natural aluminum textured [8]	BCFDNAXD	Flat crown, natural aluminum [8]
BCCDNAXD	Deep crown, natural aluminum [8]	BCFDWHGXD	Flat crown, white textured [8]
BCCDWHGXD	Deep crown, white textured [8]	BCFDWHXD	Flat crown, white [8]

Other options

H24 [6,9]	24" overall height
H30 [6,9]	30" overall height
H36 [6,9]	36" overall height
L/AB	Without anchor bolts

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

Accessories

Ordered and shipped separately.

RADBAB U	Anchor bolts (4)	RK1RADB BCKIT (FINISH) U	Base cover with bolt caps
RADBABC DDBXD U	Replacement anchor bolt covers (specify finish) (4)	RK1RADB EMTESTMAG U	Emergency test stylus

NOTES

1. P5 only available in SYM distribution.
2. ASY has only two illuminated quadrants driven at higher drive currents to generate similar output as the SYM-4-quadrant product.
3. PIR not available with 208V or 240V.
4. PE only available with ASY.
5. PE, PIR and FAO not available with BTS.
6. E7WH and PIR only available in full height. Not available with H24, H30 or H36.
7. PIR not available with E7WH.
8. Architectural and custom colors available (additional leadtimes and cost may apply).
9. 42" Height is standard. H24, H30 and H36 have longer leadtimes.

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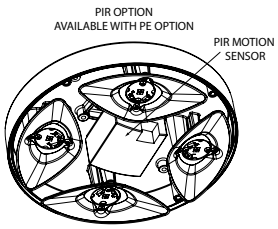
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TYPE

B1,B1N

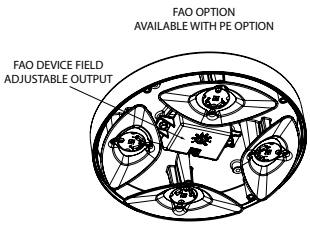
Options

PIR



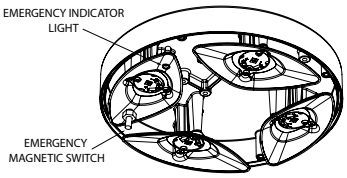
Only available with BTT tops

FAO



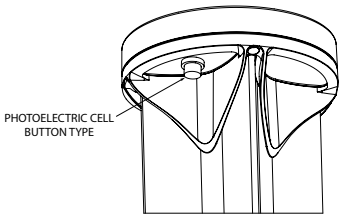
Only available with BTT tops

E7WH



Only available with ASY

PE



Only available with ASY

Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Performance Data DNAXD FInish*

			2700K					3000K					3500K					4000K					5000K				
Light Engines	Performance Package	System Watts	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
"Symmetric (4 light engines)"	P1	5	345	0	1	0	66	362	0	1	0	69	370	0	1	0	71	380	0	1	0	73	382	0	1	0	73
	P2	8	644	0	1	0	81	677	0	1	0	85	692	0	1	0	87	711	0	1	0	89	713	0	1	0	89
	P3	13	1036	1	1	0	77	1088	1	1	0	81	1112	1	1	0	83	1142	1	1	0	85	1146	1	1	0	85
	P4	19	1460	1	1	0	79	1534	1	1	0	83	1568	1	1	0	84	1610	1	1	0	87	1616	1	1	0	87
	P5	32	2314	1	1	0	72	2430	1	1	0	75	2484	1	1	0	77	2551	1	1	0	79	2561	1	1	0	79
"Asymmetric (2 light engines)"	P1	5	312	0	1	0	60	328	0	1	0	63	335	0	1	0	64	344	0	1	0	66	346	0	1	0	66
	P2	8	584	0	1	0	73	613	0	1	0	77	627	0	1	0	78	644	0	1	0	81	646	0	1	0	81
	P3	13	938	0	1	0	70	985	0	1	0	73	1007	0	1	0	75	1035	0	1	0	77	1038	0	1	0	77
	P4	19	1323	0	1	0	71	1390	0	1	0	75	1420	0	1	0	76	1459	0	1	0	78	1464	0	1	0	79

***Note:** Lumen output varies based on finish. Silver color shown, for black (worst) or white (best) photometry, see specific photometric files downloadable from www.acuitybrands.com

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	25,000	50,000	75,000	100,000
P1	0.94	0.89	0.85	0.80
P2	0.94	0.89	0.85	0.80
P3	0.94	0.89	0.85	0.80
P4	0.94	0.89	0.85	0.80
P5	0.94	0.89	0.85	0.80

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0	32°F	1.03
5	41°F	1.03
10	50°F	1.02
15	59°F	1.01
20	68°F	1.01
25	77°F	1
30	86°F	0.99
35	95°F	0.99
40	104°F	0.98

Electrical Load

			Current (Amp)						Current (Amp)	
	Watts @120V (W)	Watts @277V (W)	@120V (A)	@208V (A)	@240V (A)	(@277V) (A)	Watts (@347V)	Watts (@480V)	(@347V) (A)	(@480V)
P1 ASY	5	6	0.0445	0.0299	0.0276	0.0262	10	10	0.0443	0.0319
P2 ASY	9	10	0.0751	0.0471	0.0429	0.0399	14	14	0.0505	0.0364
P3 ASY	14	15	0.1147	0.0699	0.0627	0.0571	18	18	0.0611	0.0441
P4 ASY	19	19	0.1586	0.0928	0.0819	0.0735	23	23	0.0709	0.0513
P1 SYM	5	6	0.0444	0.0301	0.0279	0.0265	9	9	0.0441	0.0319
P2 SYM	9	10	0.0734	0.0461	0.0421	0.0391	13	13	0.0502	0.0363
P3 SYM	13	14	0.112	0.067	0.0598	0.0544	18	18	0.0602	0.0435
P4 SYM	18	19	0.1535	0.0902	0.0796	0.0713	22	22	0.0691	0.0499
P5 SYM	31	31	0.2597	0.1527	0.1326	0.1149	35	36	0.1079	0.079

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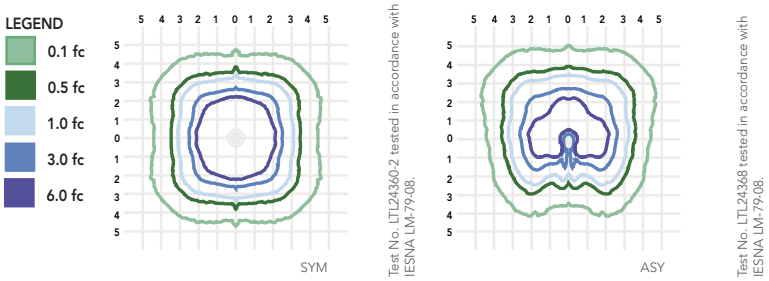
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADEAN Bollard ho

TYPE

B1,B1N

Isofootcandle plots for the RADB. Distances are in units of mounting height (3.5').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the Radean LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece extruded aluminum shaft with thick side walls for extreme durability, and die-cast reflector and top cap. Four 3/8" x 7" anchor bolts with double nuts and washers and 5-2/3" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination. Light engines are available in 2700K, 3000K, 3500K, 4000K or 5000K.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L80/100,000 hours at P5 at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Emergency battery backup rated for -10°C minimum ambient. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application and color. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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SW24/1.5

STRIP: Static White

TYPE L1

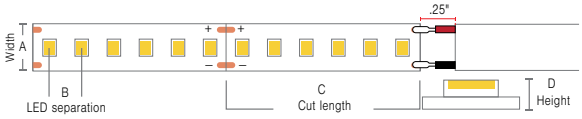


Technical Information [Calculated L70(6k) - 70000 hours]

Tested with SW24/1.5-DRY

CCT	Lumen/ft	Luminous Efficacy	CRI Ra	CRI R9	TM30 Rf	TM30 Rg
2000K	144	85 Lm/W	94	64	89	104
2200K	149	89 Lm/W	96	93	95	103
2400K	154	92 Lm/W	97	94	95	102
2700K	163	97 Lm/W	97	98	95	102
3000K	172	102 Lm/W	98	98	94	101
3500K	179	107 Lm/W	98	98	92	101
4000K	178	103 Lm/W	97	92	92	100

Dimensions



Section (in)	A	B	C	D
DRY (IP20)	0.32”	0.16”	1.00”	0.06”
DMP (IP54)	0.32”	0.16”	1.00”	0.12”
WET (IP67)	0.39”	0.16”	1.00”	0.21”

Part Number Builder

V/Watts	Rated	CCT - Lumens/CRI	Connector/ Wire In	Connector/ Wire Out	Wire Color	Wire Type	Illuminated Length (in)	
SW24/1.5							1" increments	Matches EXT length ordered
Voltage: 24 VDC Wattage: 1.5 W/ft	DRY (IP20)	20 - 2000K 144/94 22 - 2200K 149/96 24 - 2400K 154/97 27 - 2700K 163/97 30 - 3000K 172/98 35 - 3500K 179/98 40 - 4000K 178/97	BW BRL CLS CON6 CON24	CLS BW BRL CON6 CON24	WH BK N/A	CL2 CL2P N/A	1"-768"	OR MATCH
	DMP (IP54) ENC (IP67)	24 - 2400K ***/** 27 - 2700K 130/96 30 - 3000K 138/98 35 - 3500K 145/95 40 - 4000K 154/95	BW BRL CON6 CON24	CLS BW BRL CON6 CON24	WH BK N/A	CL2 CL2P N/A	1"-180"	OR MATCH
								MATCH
	WET (IP67)	20 - 2000K 123/94 22 - 2200K 128/96 24 - 2400K 131/95 27 - 2700K 131/94 30 - 3000K 141/94 35 - 3500K 155/94 40 - 4000K 161/95	BW BRL	CLS BW BRL	WH BK N/A	CL2 CL2P N/A	1"-360"	OR MATCH

1 If selecting **BRL**, select **N/A** for wire color and type
2 **BW** comes in standard 24”- request custom length (Max 120”) by writing it in inches next to “BW” in the order code box (ex. BW48)
3 • Wire orientation for **MATCH** will be dictated by extrusion Feed In/Feed Out selection
• **Connector/Wire In or Out** not needed to specify product. Standard configuration is BW for Wire In and CLS for Wire out
4 • If ordering an encapsulated extrusion, **ENC** (Encapsulated in Extrusion) must be chosen for your strip.
• ENC RATED STRIP ARE NOT FIELD CUTTABLE
5 **CL2** wire is standard non-plenum wire, **CL2P** wire is plenum rated
6 **CON6** and **CON24** are not to be used with IP67 rated strips

- 5 Year Warranty
- Field modifications must comply with Q-Tran’s installation methods otherwise warranty is null & void
- All data has +/- 5% tolerance
- UL Listed
- NRTL Listed for install in Storage Areas with Clothing, NEC Field 410.2 and 410.16 when assembled as a fixture, at Q-Tran facility (Not applicable for encapsulation)
- Title 24 - JA8-2016 Strips: DRY, DMP, and WET rated, 2200K and above

c UL us LISTED | 1-STEP 1-BIN | JA8-2016 | NEC 410.2 and 410.16 | RoHS COMPLIANT

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Specification subject to change. Rev-09-18-20

SW24/1.5

STRIP: Static White



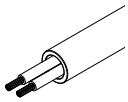
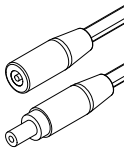
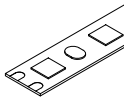
TYPE
L1

Compatible Extrusions

	SLIM	WIDE	ROND	VEGA	TORQ	TRE3	LALO
DRY	✓	✓	✓	✓	✓	✓	✓
DMP	✓	✓	✓	✓	✓	✓	✓
ENC					✓		✓
WET	✓ No Lens	✓			✓	✓	✓

	TALO	ARKA	TELA	VEVE	FLUR	LATO	MDIN
DRY	✓	✓	✓	✓	✓	✓	✓
DMP	✓	✓	✓	✓	✓	✓	✓
ENC	✓				✓	✓	
WET	✓	✓	✓	✓	✓	✓	

Connector/Wire – In/Out

BW	BRL	CON6	CON24	CLS
				
Bare Wire 24"	Barrel 6"	Connector 6"	Connector 24"	Not soldered

Compatible Power Supplies

See website for additional power supply options

QZ-PH	iQ-PH-80	QTM-DC	QTM-DC+CAP	QTM-eLED
				

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Specification subject to change. Rev-09-18-20

TORQ

ALUMINUM EXTRUSION

TYPE
L1

Finish

SATIN





Satin anodized
Matte finish
Metallic end caps

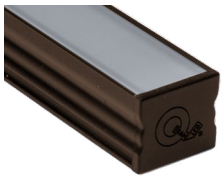
BLACK





Black anodized
Matte finish
Black end caps

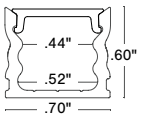
BRONZE



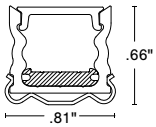


Bronze anodized
Matte finish
Bronze end caps

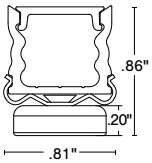
Dimensions



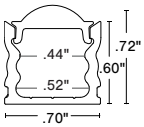
Profile with flat lens



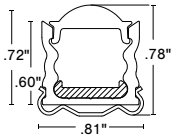
Profile with flat lens stainless steel mounting clip and mounting tray



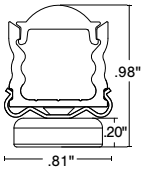
Profile with flat lens magnet mounting clip



Profile with optical lens



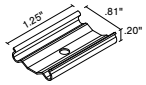
Profile with optical lens stainless steel mounting clip and mounting tray



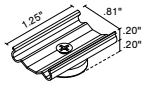
Profile with optical lens magnet mounting clip

Mounting

2 clips provided for 4' or less; 4 clips provided for greater than 4'



Stainless steel clip



Magnet clip

Part Number Builder

Product	Finish	Mounting	Lens	Type	Finished Fixture Length (in)
TORQ **TORQ-WO**	**ST** **BK** **BZ**	**SST** **MG**	**CL/60** **CL/70** **FR** **PR** **DF** **ENC/CL** **ENC/TL** **12DEG** **40DEG**	**S1** **S2** **S3** **S4** Single (Input Only) **P1** **P2** **P3** **P4** Pass through (Input/Output) **NI** Not installed (Strip not installed in factory)	1" increments from 1" - 98.43" Tolerance +0.0"/-0.5"

1 If selecting WhiteOptics option, select **TORQ-WO** for Product

- Field modifications must comply with Q-Tran's installation methods otherwise warranty is null & void
- UL Listed when assembled with STRIP LEDs at Q-Tran
- NRTL Listed for install in Storage Areas with Clothing, NEC Field 410.2 and 410.16 when assembled as a fixture, at Q-Tran facility (Not applicable for encapsulation)
- WhiteOptics technology
- Surface mount
- Two different cut off angles: CL/60 and CL/70
- Two encapsulation options: clear and translucent
- Metallic end caps with white interior

whiteoptics®

c UL us LISTED

NEC 410.2 and 410.16

RoHS COMPLIANT

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Specification subject to change. Rev-10-20-20

TORQ

ALUMINUM EXTRUSION

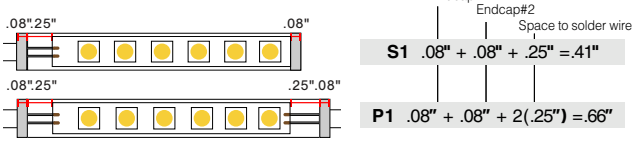
TYPE

L1

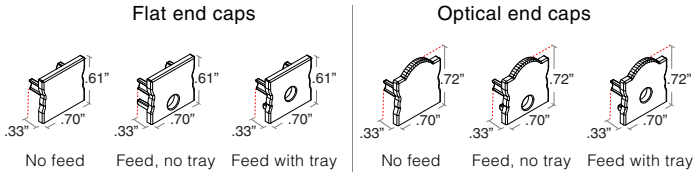
Compatible Strips

	STATIC WHITE (SW)		STATIC WHITE HE	STATIC WHITE HE+	DYNAMIC WHITE (DW)	DYNAMIC WHITE HE	STATIC COLOR (SC)	RGB	RGBW
	1.5 3.0 4.0 5.0	6.0 7.5	1.5 3.0 6.0 9.0	3.0 6.0	6.0	3.0 5.0 8.0	5.0	6.0	6.0
DRY	✓	✓	✓	✓	✓	✓	✓	✓	
DMP	✓		✓ Not compatible with 9.0		✓	✓ Not compatible with 8.0	✓	✓	
ENC	✓		✓ Not compatible with 9.0		✓	✓ Not compatible with 8.0	✓	✓	
WET	✓						✓		

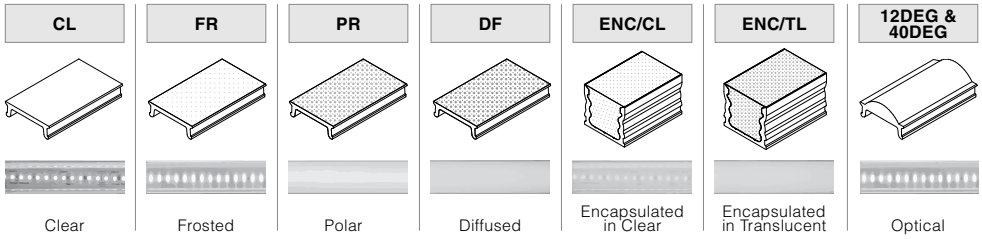
Length (in) Add to nominal LED length for fixture length



End Caps

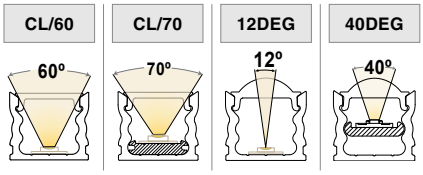


Lens with LED visibility



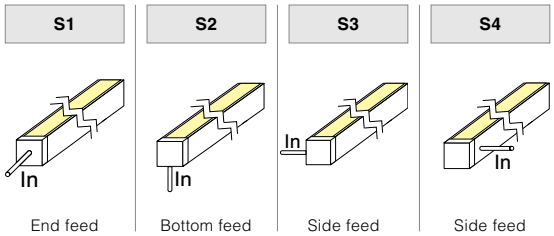
Cut Off

DRY and DMP rated LEDS only

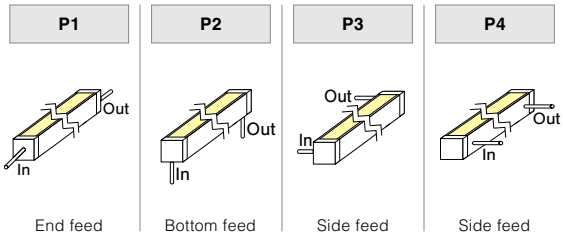


Type

SINGLE (Input only)



PASS THROUGH (Input/Output)



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TORQ

ALUMINUM EXTRUSION

TYPE

L1

WhiteOptics Photometrics

[Calculated L70(6k) - 70000 hours] Tested with SW24/5.0-DRY-30

	TORQ LM/FT		TORQ-WO LM/FT		TORQ-WO Lumen Increase	
	Satin	Black/Bronze	Satin	Black/Bronze	Satin	Black/Bronze
Clear	346	277	365	350	5%	26%
Frosted	298	235	326	315	9%	34%
Polar	281	208	312	291	11%	40%
Diffused	245	168	270	256	10%	52%

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AQLIGHTING

TYPE
L2

120V Commercial Ready Dimmable Outdoor LED Patio String Light - SL-CH-LED

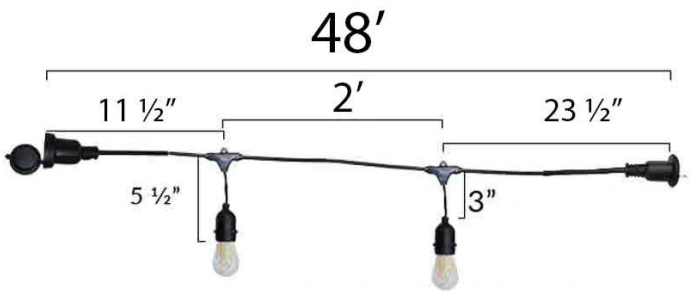
DESCRIPTION

Brand: AQLIGHTING
Voltage: 120V (12V Available Upon Request)
Number of Lights: 12 / 15 / 24
Power Draw: 18w / 22.5w / 36w Per String
Bulb Spacing: 24" / 37" / 24"
Max Run (w/20 amp service): 24 sets (24" spacing) / 30 sets (39" spacing)
Bulb Socket: E26 Medium Base
Bulb Type: S14 Edison Style Filament (Plastic)
Bulb Wattage: 1.5w Per Bulb
Lumens Per Bulb: 150 Lumens
Total Lumen Count: 1,800 Lumens (24" spacing, 24' Length) / 2,250 Lumens (39" spacing, 48' Length) / 3,600 Lumens (24" spacing, 48' Length)
Color Temperature: Warm White 2700K
Socket Drop Off: 3" off Cord
Dimmable: Full Range w/ CFL / LED Dimmer
UL Certifications: E308842 (Cord) / E323736 (Socket) / E476246 (Bulb)





12 & 24 LIGHT STRING DIMENSIONS (available in 24' and 48' lengths)



15 LIGHT STRING DIMENSIONS

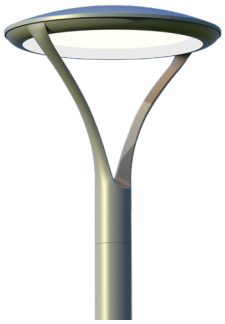


ORDERING INFORMATION

SL-	QUANTITY OF BULBS			LENGTH	-LED
	12	2' SPACING	(ONLY AVAIL IN 24')	**24'**	
	15	3' SPACING	(ONLY AVAIL IN 48')	**48'**	
	24	2' SPACING	(ONLY AVAIL IN 48')		

SL-CH- _____ - _____ - LED

Fixture Type:_____
Job Name:_____
Notes: _____



Radean Post Top
LED Area Luminaire

Buy American

Catalog Number

Notes

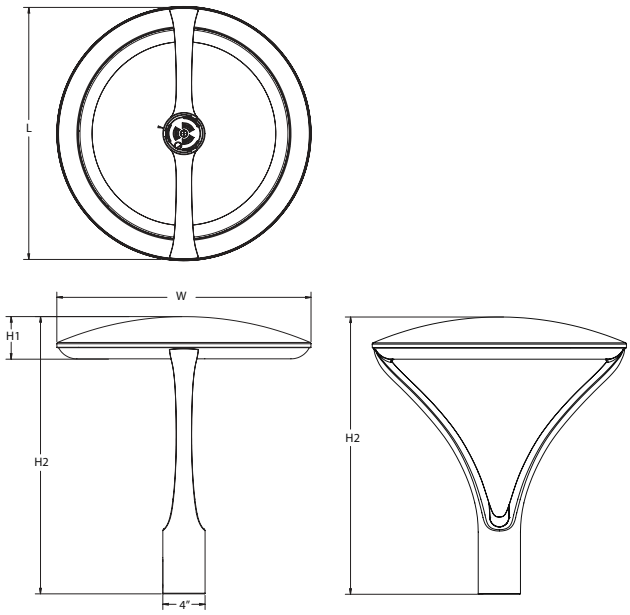
Type

TYPE
P1,P1N

Hit the Tab key or mouse over the page to see all in

Specifications

EPA:	1.02 ft² (0.105 m²)
Length:	24" (61cm)
Width:	24" (61cm)
H1 Luminaire Height:	4" (10.16cm)
H2 Luminaire Height:	26" (66.04cm)
Weight:	38lbs (17.24Kg)



Introduction

The architecturally-inspired shape of the RADEAN™ post top area luminaire embodies the grace and strength of the RADEAN family. The twin copper-core cast aluminum arms support the slender superstructure, creating a beautiful sculpture by day transforming into a beacon of comfort by night. Triangular arms redirect reflection maintaining its visually quiet appearance. With sleek lines and simple silhouettes, these LED luminaires use specialized lighting and visual comfort to transform common areas like courtyards, outdoor retail locations, universities and corporate campuses into pedestrian-friendly nighttime environments.

Ordering Information

EXAMPLE: RADPT LED P3 30K SYM MVOLT PT4 PIR DNAXD

RADPT LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting *(required)*
RADPT LED	P1 3,000 Lumens P2 5,000 Lumens P3 7,000 Lumens P4 10,000 Lumens P5 15,000 Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	SYM Symmetric type V ASY Asymmetric type IV PATH Pathway Type III	MVOLT[1] 277[1] 120[1] 347 208[1] 480 240[1]	PT4[2] Slips inside a 4" OD round metal pole RADPT20 Slips over a 2 3/8" diameter tenon RADPT25 Slips over a 2 7/8" diameter tenon

Control options	Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR 2.0 enabled [3] PIR Bi-level motion/sensor (100% to 30%) [4,5,6,7] PE Button photocell [6] FAO Field adjustable output [4,8]	SF Single Fuse [1] DF Double Fuse [1] R90 Rotated optics [9] **Shipped installed** HS Houseside shield [10]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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Ordering Information

TYPE
P1,P1N

Accessories
Ordered and shipped separately.

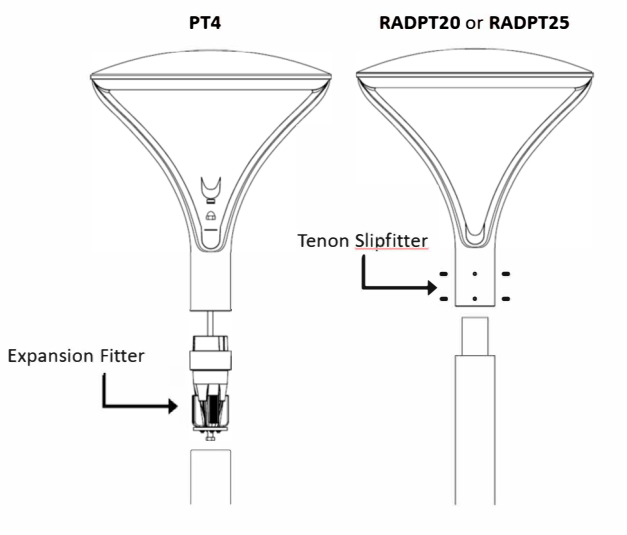
RADHS	Houseside shield (shield is white)
RADCS DDBXD U	Decorative clamshell base for 4" RSS pole (specify finish)
RADFBC DDBXD U	Full base cover for 4" RSS pole (specify finish)

For more control options, visit DTL and ROAM online.

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
2 Required nominal 4" round straight metal pole.
3 NLTAIR2 not available with PIR, PE or FAO. Must link to external nLight Air network.
4 PIR will work with FAO, if adjustable low-end trim is required.
5 PIR must specify 120V, 277V, 347V or 480V. Not available in MVOLT, 208V or 240V.
6 PE and PIR are available together.
7 PIR for use only on luminaires mounted under 15'.
8 Field adjustable high-end trim.
9 For left rotation, select R90 and rotate luminaire 180° on pole.
10 Also available as a separate accessory; see Accessories information at left. HS not available with R90. Shield is field rotatable shield in 180° increments.

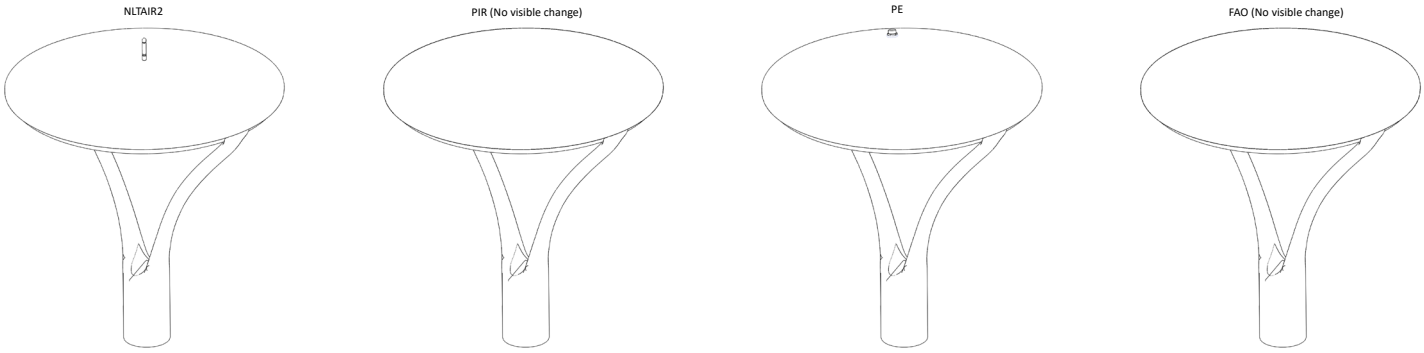
Mounting



Recommended Poles for use with RADEAN RADPT LED Luminaires.			
Acuity Part Number	**Description**	**For luminaires**	**Used with Mounting**
RSS 10 4B PT DDBXD	10' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 12 4B PT DDBXD	12' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 14 4B PT DDBXD	14' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 16 4B PT DDBXD	16' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 18 4B PT DDBXD	18' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 20 4B PT DDBXD	20' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 25 4B PT DDBXD	25' Round Straight Steel - 4" O.D. - Open Top	RADPT LED	PT4
RSS 10 4B T20 DDBXD	10' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 12 4B T20 DDBXD	12' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 14 4B T20 DDBXD	14' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 16 4B T20 DDBXD	16' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 18 4B T20 DDBXD	18' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 20 4B T20 DDBXD	20' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20
RSS 25 4B T20 DDBXD	25' Round Straight Steel - 4" O.D. - Tenon Top	RADPT LED	RADPT20

* Customer must verify pole loading per required design criteria and specified wind speed. Consult pole specification sheet for additional details.

Control Options



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Performance Data

TYPE
P1,P1N

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Contact factory for performance data on any configurations not shown here.

Performance Package	Input Wattage	Distribution	2700K					3000K					3500K					4000K					5000K				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	25	ASY	2,924	2	1	2	115	3,022	2	2	2	119	3,095	2	2	2	122	3,168	2	2	2	125	3,168	2	2	2	125
		PATH	2,529	2	1	2	100	2,613	2	2	2	103	2,676	2	2	2	105	2,739	2	2	2	108	2,739	2	2	2	108
		SYM	3,086	2	1	1	121	3,189	2	1	1	126	3,266	2	1	1	129	3,344	2	1	1	132	3,344	2	1	1	132
P2	38	ASY	4,521	3	2	3	119	4,672	3	2	3	123	4,785	3	2	3	126	4,898	3	2	3	129	4,898	3	2	3	129
		PATH	3,909	2	2	2	103	4,040	2	2	2	106	4,137	2	2	2	109	4,235	3	2	3	111	4,235	3	2	3	111
		SYM	4,772	2	2	1	126	4,931	3	2	1	130	5,050	3	2	1	133	5,169	3	2	1	136	5,169	3	2	1	136
P3	54	ASY	6,387	3	2	3	119	6,600	3	2	3	123	6,760	3	2	3	126	6,919	3	2	3	129	6,919	3	2	3	129
		PATH	5,523	3	2	3	103	5,707	3	2	3	106	5,845	3	2	3	109	5,983	3	2	3	112	5,983	3	2	3	112
		SYM	6,741	3	2	2	126	6,966	3	2	2	130	7,135	3	2	2	133	7,303	3	2	2	136	7,303	3	2	2	136
P4	86	ASY	10,150	4	2	4	118	10,489	4	2	4	122	10,742	4	2	4	125	10,996	4	2	4	128	10,996	4	2	4	128
		PATH	8,777	3	2	3	102	9,070	3	2	3	106	9,289	3	2	3	108	9,509	3	2	3	111	9,509	3	2	3	111
		SYM	10,713	3	2	2	125	11,071	3	2	2	129	11,338	3	2	2	132	11,606	3	2	2	135	11,606	3	2	2	135
P5	123	ASY	14,250	4	2	4	116	14,724	4	2	4	120	15,081	4	3	4	123	15,437	4	3	4	126	15,437	4	3	4	126
		PATH	12,322	4	2	4	101	12,733	4	3	4	104	13,041	4	3	4	106	13,349	4	3	4	109	13,349	4	3	4	109
		SYM	15,040	4	2	3	123	15,541	4	2	3	127	15,917	4	2	3	130	16,293	4	2	3	133	16,293	4	2	3	133

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		LAT Factor
0°C	32°F	1.06
5°C	41°F	1.05
10°C	50°F	1.04
15°C	59°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.96

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **RADPT LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Projected LED Lumen Maintenance				
	0	25,000	50,000	100,000
P1	1.00	0.96	0.91	0.82
P2	1.00	0.96	0.91	0.82
P3	1.00	0.96	0.91	0.82
P4	1.00	0.96	0.91	0.82
P5	1.00	0.95	0.89	0.78

Electrical Load

Lumen Package	LED Drive Current	Voltage	Wattage		Current (A)					
					120	208	240	277	347	480
P1	500	42.8	21.4	Input Current	0.22	0.13	0.11	0.1	0.08	0.06
				System Watts	26	26	26	27	25	26
P2	770	43	33.1	Input Current	0.33	0.19	0.16	0.14	0.11	0.08
				System Watts	39	39	39	39	38	38
P3	1100	43.2	47.5	Input Current	0.46	0.26	0.23	0.2	0.16	0.12
				System Watts	55	54	54	54	54	54
P4	900	87.3	78.6	Input Current	0.73	0.42	0.36	0.32	0.25	0.18
				System Watts	87	86	86	86	86	86
P5	1250	88.2	110.2	Input Current	1	0.58	0.5	0.44	0.35	0.25
				System Watts	120	119	119	119	120	120

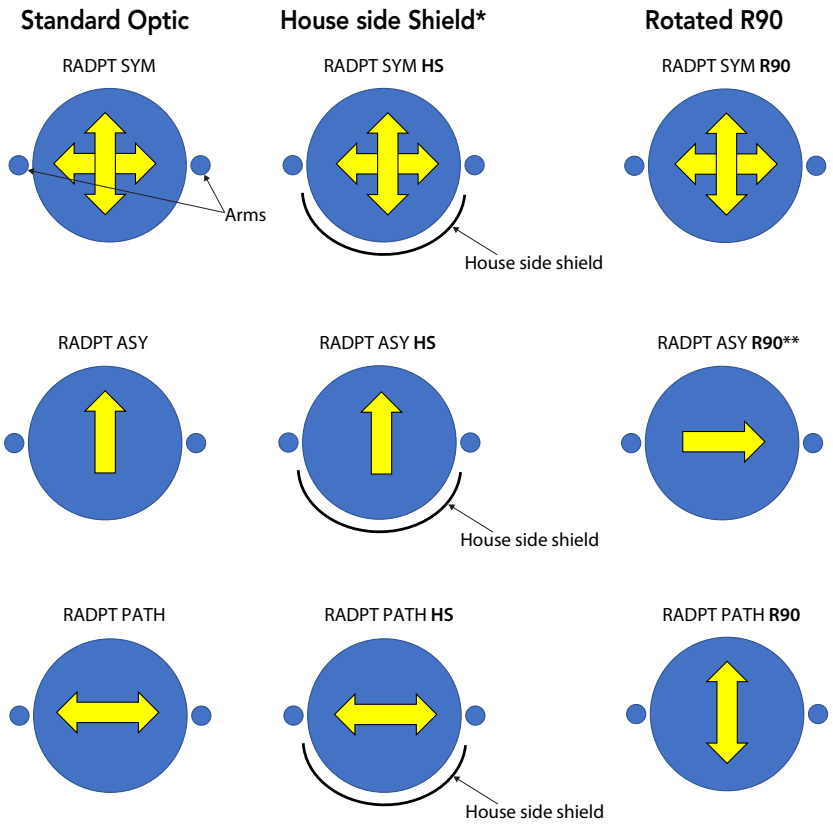
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Orientation Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's RADPT LED homep

TYPE
P1,P1N

Isofootcandle plots are considered to be representative of available optical distributions.



*HS not available with R90
**For L90, use R90 and rotate luminaire 180° on pole

FEATURES & SPECIFICATIONS

INTENDED USE
Pedestrian areas such as parks, campuses, pathways, courtyards and pedestrians malls.

CONSTRUCTION
Single-piece die-cast aluminum housing with nominal wall thickness of 0.125" on a 6mm thick acrylic waveguide is fully gasketd with a single piece tubular silicone gasket.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum and white. Available in textured and non-textured finishes.

OPTICS
6MM thick acrylic waveguide with 360° flexible LED board. Available in 2700K, 3000K, 3500K, 4000K and 5000K (70CRI) CCT configurations.

ELECTRICAL
Light engine consists of 96 high-efficacy LEDs mounted to a flexible circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable 10kV surge protection device meets a minimum Category C Low for operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Standard post-top mounting configuration fits into a 4" OD open pole top (round pole only). Alternate tenon (2-3/8" or 2-7/8") mounting also available.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP65 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color or less.

BUY AMERICAN
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Project		Catalog #		Type	
Prepared by		Notes		Date	

TYPE
R1



HALO

LT56

5" & 6" Hi-Lumen All Purpose LED Retrofit Trim
700 Lumen Series
90 CRI

Typical Applications

Residential

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 3
- Energy & Performance Data page 5
- Product Warranty

Product Certification

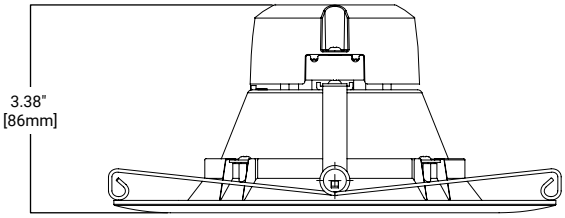
Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.
NOTE: Due to T20 changes as of July 1st 2019 consult factory for current catalog number and availability for T20 compliant products.

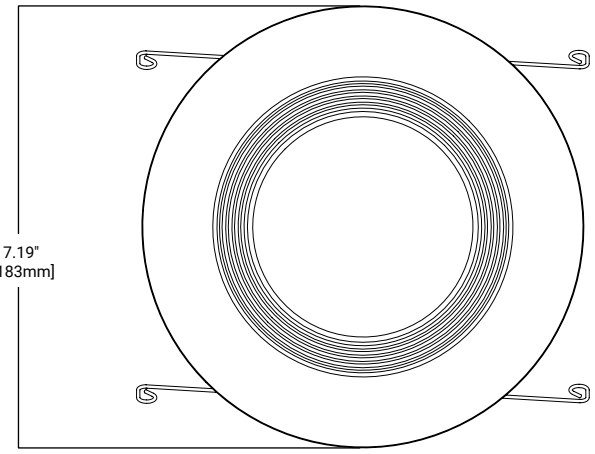
Product Features

Top Product Features

- ENERGY STAR® certified
- 2700K, 3000K, 3500K, 4000K, 5000K, 90CRI
- Retrofits existing 5" or 6" housings with screwbase adapter included
- Dead Front construction
- Dimmable down to 10%

Dimensional and Mounting Details





TYPE
R1

Order Information

SAMPLE ORDER NUMBER: **LT560WH6930R**

A complete luminaire consists of a housing and a LED integrated trim, order separately.

Module	Finish	Lumens	CRI/CCT	Accessories	
LT560 = 5" and 6" integrated LED trim	**WH** = matte white	**6** = 600 lumen series (nominal)	**927** = 90 CRI (minimum), 2700K CCT **930** = 90 CRI (minimum), 3000K CCT **935** = 90 CRI (minimum), 3500K CCT **940** = 90 CRI (minimum), 4000K CCT **950** = 90 CRI (minimum), 5000K CCT	**R** = Recyclable	**-CA** = California

Accessories

Accessories
HE26LED = Replacement medium base (E26) screw base adapter (one included with unit)

Housing Compatibility

Compatible Halo LED Housings with LED Luminaire Connector (high-efficacy compliant – Title 24)	
Halo LED **H550ICAT** = 5" LED, Insulated Ceiling, Air-Tite, New Construction Housing **H550RICAT** = 5" LED, Insulated Ceiling, Air-Tite, Remodel Housing	**H750ICAT** = 6" LED, Insulated Ceiling, Air-Tite, New Construction Housing **H750RICAT** = 6" LED, Insulated Ceiling, Air-Tite, Remodel Housing **H750T** = 6" LED, Non-IC, Air-Tite, New Construction Housing **H750TCP** = 6" LED, Non-IC, New Construction/Remodel Chicago Plenum Housing **H2750ICAT** = 6" LED, Shallow, Insulated Ceiling, Air-Tite, New Construction (use with 691X, 694X, 696X trims only **H2750RICAT** = 6" LED, Shallow, Insulated Ceiling, Air-Tite, Remodel (use with 691X, 694X, 696X trims only)

Housing Compatibility

Halo LED Retrofit Enclosures
Halo LED Retrofit Enclosures **ML7BXRFK** = 6" Retrofit Enclosure, Non-IC, BX Whip **ML7E26RFK** = 6" Retrofit Enclosure, Non-IC, E26 Screw base Interface

Housing Compatibility

Halo LED Retrofit Enclosures	
Halo LED Retrofit Enclosures **H5ICAT** = 5" Insulated Ceiling, Air-Tite New Construction Housing **H5ICATNB** = 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket **H5RICAT** = 5" Insulated Ceiling, Air-Tite Remodel Housing **H5T** = 5" Non-IC, New Construction Housing **H5TNB** = 5" Non-IC, New Construction Housing, No Socket Bracke **H5RT** = 5"Non-IC, Remodel Housing **H5TM** = 5" Hi-Lumen All Purpose LED Retrofit Trim **H25ICAT** = 5" Shallow, Insulated Ceiling, Air-Tite New Construction **H25ICATNB** = 5" Shallow, Insulated Ceiling, Air-Tite New Construction, No Socket Bracket **E5ICAT** = 5" Insulated Ceiling, Air-Tite New Construction Housing **E5ICATNB** = 5" Insulated Ceiling, Air-Tite New Construction Housing, No Socket Bracket **E5RICAT** = 5" Insulated Ceiling, Air-Tite Remodel Housing **E5RTAT** = 5" Non-IC, Remodel Housing **E5TAT** = 5" Non-IC, New Construction Housing **E5TATNB** = 5" Non-IC, New Construction Housing, No Socket Bracket	**H7ICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **HH7RICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7ICT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7RICT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7ICATNB** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7ICTNB** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7T** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7RT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7TNB** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7TCP** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7UICT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H7UICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H27ICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H27RICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **HH27RICT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H27T** = 6" Hi-Lumen All Purpose LED Retrofit Trim **H27RT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E27ICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E27RICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E27RTAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E27TAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7ICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7ICATNB** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7RICAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7RTAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7TAT** = 6" Hi-Lumen All Purpose LED Retrofit Trim **E7TATNB** = 6" Hi-Lumen All Purpose LED Retrofit Trim

Order Information Continued

TYPE
R1

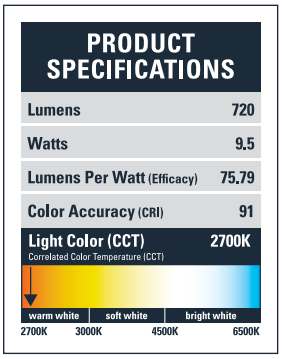
Housing Compatibility

Compatible All-Pro Incandescent E26 Screwbase Housings	
Compatible All-Pro Incandescent E26 Screwbase Housings **EI500AT** = 5" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI500RAT** = 5" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET500** = 5" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET500R** = 5" All-Pro Hi-Lumen All Purpose LED Retrofit Trim	**EI700AT** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700RAT** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700R** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700ATNB** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700NB** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700U** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI700UAT** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET700** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET700R** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI2700AT** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI2700** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **EI2700R** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET2700** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim **ET2700R** = 6" All-Pro Hi-Lumen All Purpose LED Retrofit Trim

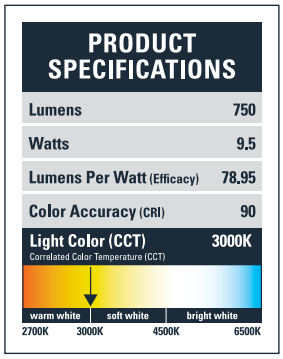
LT56 Series LED Retrofit is UL Classified for retrofit in the following 5/6" recessed housings:
The LT Series LED light module - trim combination is cULus Listed or UL Classified for use with any 5"/6" diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in3 in addition to those noted above.

Product Specifications

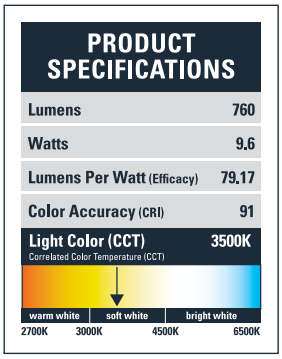
LT560WH6927R – 90 CRI



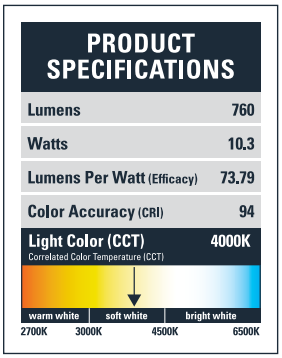
LT560WH6930R – 90 CRI



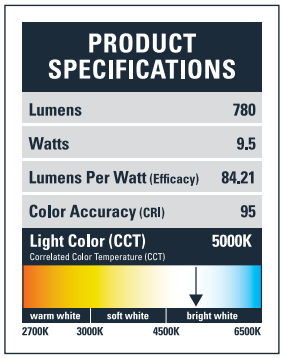
LT560WH6935R – 90 CRI



LT560WH6940R - 90 CRI



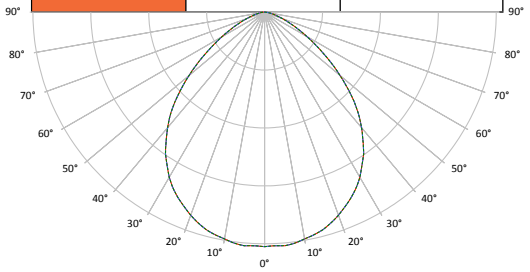
LT560WH6950R - 90 CRI



Photometric Data

LT56 Photometric*

LT560WH6930R		
Luminaire lumens		750
Input watts		9.5
LER (LPW)		79
Spacing Criteria	0-180	1.21
	90-270	1.21
	Diagonal	1.27
Beam angle (degrees)		93.3
Field angle (degrees)		137.9
Zonal lumen	**Lumens**	**% Lumens**
0-30	253	36.3
0-40	405	58.0
0-60	632	90.6
0-90	698	100.0



* Tested in accordance with IES LM63. Field results may vary.

Product Specifications

LT560WH6927R-CA – 91 CRI

PRODUCT SPECIFICATIONS	
Lumens	731
Watts	7.9
Lumens Per Watt (Efficacy)	92.6
Color Accuracy (CRI)	91
Light Color (CCT)	2700K
Correlated Color Temperature (CCT)	



LT560WH6930R-CA – 91 CRI

PRODUCT SPECIFICATIONS	
Lumens	746
Watts	7.8
Lumens Per Watt (Efficacy)	95.7
Color Accuracy (CRI)	91
Light Color (CCT)	3000K
Correlated Color Temperature (CCT)	



LT560WH6950R-CA – 92 CRI

PRODUCT SPECIFICATIONS	
Lumens	846
Watts	7.9
Lumens Per Watt (Efficacy)	107.1
Color Accuracy (CRI)	92
Light Color (CCT)	5000K
Correlated Color Temperature (CCT)	



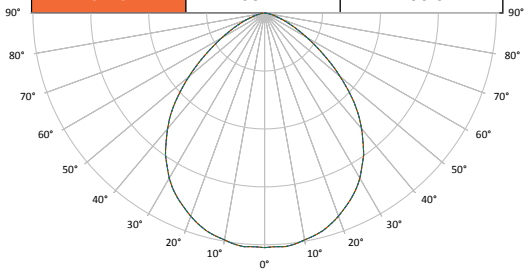
Photometric Data

TYPE
R1

LT56-CA Photometric*

LT560WH6930R-C		
Luminaire lumens		746.6
Input watts		7.8
LER (LPW)		95.7
Spacing Criteria	0-180	1.21
	90-270	1.21
	Diagonal	1.27
Beam angle (degrees)		93.3
Field angle (degrees)		137.9

Zonal lumen	Lumens	% Lumens
0-30	241.6	37.1
0-40	381.5	58.6
0-60	585.3	89.9
0-90	651.1	100.0



* Tested in accordance with IES LM63. Field results may vary.

TYPE
R1

Specification Features

Module
- LED module consists of LED array, optical assembly, driver and baffle style self-flanged trim
- Achieving L70 at 35,000 hours in IC and non-IC applications

Gaskets
- Closed cell gasket achieves restrictive airflow requirements without additional caulking

LED Array
- A plurality of low power LEDs provide a uniform source with high efficiency and long life
- Available in 90 CRI minimum, R9 greater than 50 and color accuracy within 4 SDCM provide color accuracy and uniformity
- Available in 2700, 3000, 3500, 4000 and 5000K CCT color temperatures

Optical Assembly
- Optical assembly provides wide distribution useful for general and task lighting
- Diffuse injection molded lens with contoured profile provides uniformity and a familiar lamp like appearance
- Meets ENERGY STAR® color angular uniformity requirements

Driver
- Integral 120V 60 Hz constant current driver provides high efficiency operation
- Continuous, flicker-free dimming from 100% to 10% with select leading or trailing edge 120V phase cut dimmers – consult dimming guide for more information
- Consult dimmer manufacturer for compatibility and conditions of use
- Inline electrical quick connect and E26 adapter (provided) provides mains connection

Retention
- Preinstalled torsion springs hold module securely to the housing

Trim
- One-piece step baffle and self-flanged trim ring provides lens regression and reduces light leaks
- Injection molded plastic construction is impact resistant and non-corrosive
- Non-conductive construction meets most local code 'dead front' requirements

Compliance
- cULus listed for use with Halo housings, classified for use with other's housings, see instruction sheet for conditions of acceptability
- Wet location listed
- Airtight per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance, reference the California Energy Commission Title 20 Appliance Efficiency Database for current listings
- ENERGY STAR® listed, reference database for current listings
- Meets State of California voluntary lamp standards

Warranty
- Five year limited warranty, consult website for details.
  www.cooperlighting.com

Energy Data

Lumens	600 Series
Input Voltage	120V
Input Current	0.089 (mA)
Input Power	10.4 (W)
Efficiency	Up to 73 (LPW)
Inrush (A)	
THD: ≤ 24%	
PF: ≥ 0.90	
T Ambient -30 - +40°C	
Sound Rating ≤ 23dba	

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	

TYPE
S1



HALO

SLDSL4 Series

4" Surface LED Downlight
SeleCCTable color temperature

Typical Applications
Residential

Interactive Menu

- Order Information page 2
- Product Specification page 4
- Photometric Data page 5
- Product Warranty

Product Certification

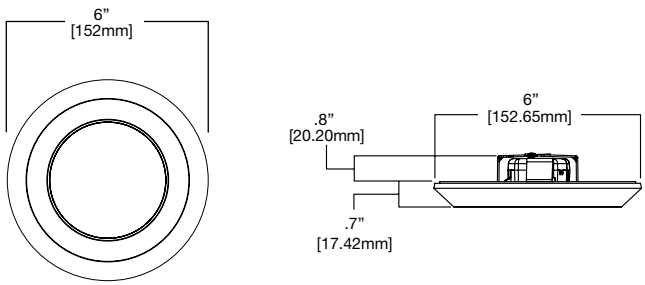
Refer to ENERGY STAR® Certified Products List.
Can be used to comply with California Title 24 High Efficacy requirements.
Certified to California Appliance Efficiency Database under JA8.

Product Features

Top Product Features

- Ultra-low profile surface luminaire with wide distribution
- Ceiling mounting in compatible junction boxes
- Retrofit 4" recessed downlights with screwbase adapter included
- 2700K, 3000K, 3500K, 4000K and 5000K field selectable CCT; 90 CRI
- Dimmable with 120V dimmer

Dimensional and Mounting Details



Order Information

TYPE
S1

SAMPLE NUMBER: **SLDSL4069S1EMWR** = 4" Surface Mount LED Downlight, 90CRI, Selectable CCT, Matte White
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order HALO recessed housing separately to complete installation.

Models	Lumens	CRI / CCT	Driver	Finish	Packaging
SLDSL4 = 4" Surface LED Downlight, 120V	**06** = 600 lumen series	**9S** = 90 CRI minimum, field selectable 2700K, 3000K, 3500K, 4000K or 5000K CCT	**1E** = 120V 60Hz, LE & TE phase cut 5% dimming	**MW** = Matte White	**R** = recyclable 4-color unit carton suitable for point of purchase merchandising display
Notes	**Notes**	**Notes**	**Notes**	**Notes**	**Notes**

Accessories

Accessories
Designer Trims **Fit over the SLDSL4 for a designer finish** **SLD4TRMSN**=4" SLD Satin Nickel **SLD4TRMTBZ**=4" SLD Tuscan Bronze **SLD4TRMWH**=4" SLD White (paintable) **J-Box Spacer Extension Ring** **Add 15/16" depth when SLD driver cannot fit into installed junction box** **SLD4EXT**=4" Surface LED J-Box Extender, 7.75" O.D. **RAD Adapters** **When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling)** **SLD4RAD**=4" SLD Round Surface J-Box Adapter, 6.15" O.D. (For 4-inch round or octagon junction boxes) **Spare Parts** **SLDACCKIT**=SLD Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades) **SLD4BRKT**=4" Junction Box Bracket & Screws *Refer to SLD Accessories specification sheet for further information.*
Notes

Accessories (Order Separately)

Designer Trims



SLD4TRMSN
Satin Nickel



SLD4TRMTBZ
Tuscan Bronze



SLD4TRMWH
White (Paintable)

J-box Spacer Extension Ring



SLD4EXT
4" Surface LED Space Ring

RAD Adapter



SLD4RAD
4" SLD Round Surface J-box Adapter
For 4" round and octagon junction boxes.

Junction Box Compatibility

TYPE
S1



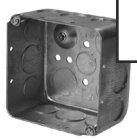
4” octagon steel box
4” x 4” x 1-1/2”
(102mm x 102mm x 38mm)



4” square standard steel box
4” x 4” x 1-1/2”
(102mm x 102mm x 38mm)



4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" square deep steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



TP316
for non-metallic cable
4" x 4" x 2-1/8”
(102mm x 102mm x 54mm)



TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



4" round new work non-metallic light fixture/fan box
4" diameter x 2-3/16"
(102mm x 56mm)



3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)



3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16"
(102mm x 56mm)



4” round surface mount box
4” diameter x 1-1/2”
(102mm x 38mm)
Requires SLD4RAD adapter

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers’ products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Cooper Lighting Solutions makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the mounting bracket in the box.

TYPE
S1

Product Specifications

Construction
- Die cast aluminum trim ring and die formed aluminum frame

Optics
- Light guide provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the “cone-of-light” beam distribution of a traditional downlight
- Precision molded lens features high transmission polymer with UV stabilized protecting film

Designer Trims
Accessories (sold separately)
- SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
  - White (Paintable)
  - Satin Nickel
  - Tuscan Bronze

Electrical Junction Box Mounting
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2” and 4” octagon and round electrical junction boxes. **Note:** Driver consumes 3 cubic inches of junction box.
- Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings **Note:** Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included.

LED
- Trilateral linear LED assembly is integrated in trim perimeter.
- Field selectable color temperature; select 2700K, 3000K, 3500K, 4000K or 5000K CCT
- 90 CRI can be used for California Title 24 compliance/certified to Title 20
- L70 at 50,000 hours projected in accordance with TM-21

LED Chromaticity
- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI C78.377-2008
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- HALO LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

Electrical Connections
Junction Box
- Compatible with many 3-1/2” x 2” and 4” x 1-1/2” round and octagon boxes (2-1/8” deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

LED Driver
- Driver is a 120V input high efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable if it should be required

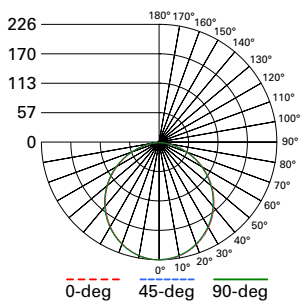
Dimming
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers.
- Dimming to 5% is best assured using dimmers with low end trim adjustment.
- Consult dimmer manufacturer for compatibility and conditions of use. **Note:** Some dimmers require a neutral in the wallbox.

Compliance
- UL Certified for use in US and C
- UL Certified Damp and Wet loc
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Title 20 Appliance Efficiency Database.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® Certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

Warranty
- Five-year limited warranty www.cooperlighting.com/legal

TYPE
S1

Photometric Data

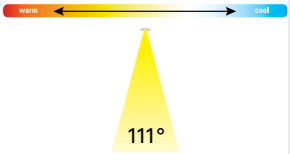


SLDSL4069S1EMWR-3000K
Spacing criterion: (0-180) 1.26
(90-270) 1.24
(Diagonal) 1.38
Beam Angle: 80°
Field Angle: 125°
Lumens: 635
Input Watts: 8.5 W
Efficacy: 74.7 LPW
Test Report:
SLDSL4069S1EMWR-3000K.ies

Zonal Lumen	Lumens	% Lumens
0-30	174.6	27.5
0-40	285.1	44.9
0-60	501.7	79
0-90	635.0	100

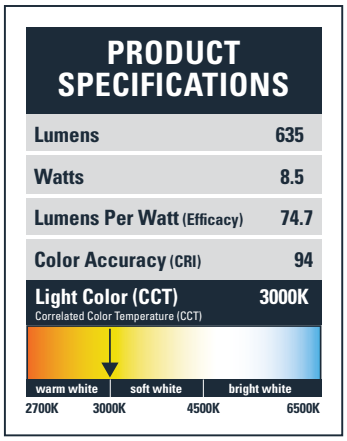
TM-30-15	Rf = 76.1
	Rg = 91.9
CRI/CIE	Ra = 96
	R9 = 69.5

CCT - Range of 2700K- 5000K



SLDSL4069S1EMWR	CCT	Lumens	Power (W)	LPW
Field Selectable CCT	2700K	619	8.5	72.8
	3000K	635	8.5	74.7
	3500K	651	8.5	76.6
	4000K	665	8.5	78.2
	5000K	693	8.6	80.6

SLDSL4069S1EMWR - 3000K



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.



WPX LED
Wall Packs

Catalog Number

Notes

Type

TYPE

W1,W1E,W1N

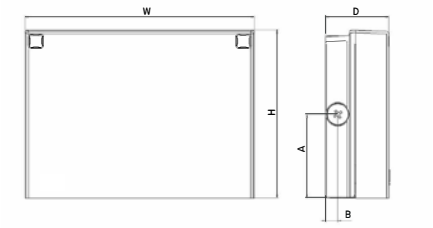
Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series		Color Temperature		Voltage		Options		Finish	
WPX1 LED P1	1,550 Lumens, 11W [1]	30K	3000K	MVOLT	120V - 277V	(blank)	None	DDBXD	Dark bronze
WPX1 LED P2	2,900 Lumens, 24W	40K	4000K	347	347V [3]	E4WH	Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD	White
WPX2 LED	6,000 Lumens, 47W	50K	5000K			E14WC	Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD	Black
WPX3 LED	9,200 Lumens, 69W					PE	Photocell [3]	Note : For other options, consult factory.	

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable drive current feature. This feature allows tuning the output current of the LED drivers to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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TYPE

W1,W1E,W1N

Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

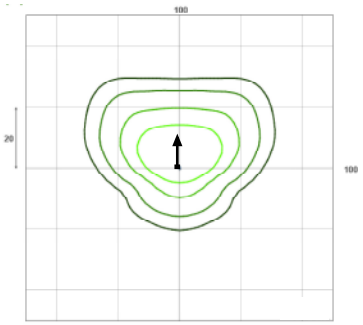
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

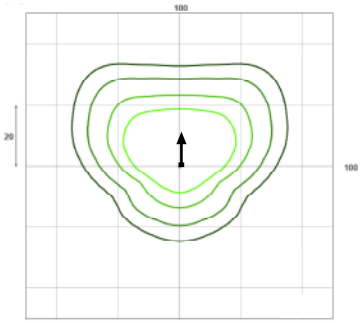
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

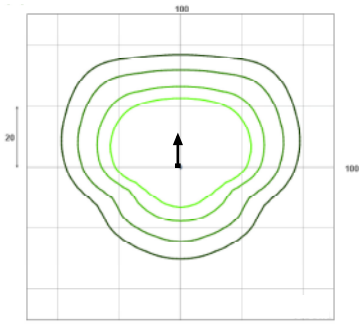
WPX1 LED P1



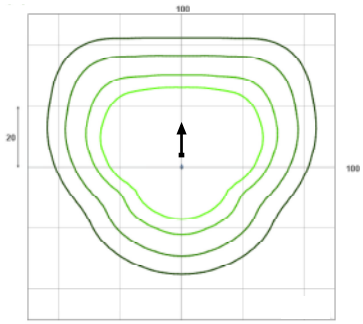
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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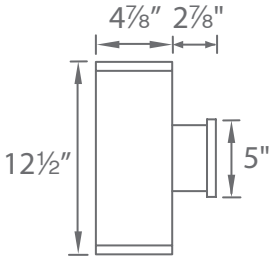
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TUBE ARCHITECTURAL DS-WD05-U

Ultra Narrow Beam LED Wall Mounts

WAC LIGHTING
Responsible Lighting®





Fixture Type: TYPE W2,W2N

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input:	120V - 277VAC 50/60Hz
Dimming:	0 - 10V Dimming: 100% - 20% ELV 100% - 10% (120V only)
Standards:	IP65 rated, ETL & cETL wet location listed
Operating Temp:	-40°C to 40°C

PRODUCT DESCRIPTION

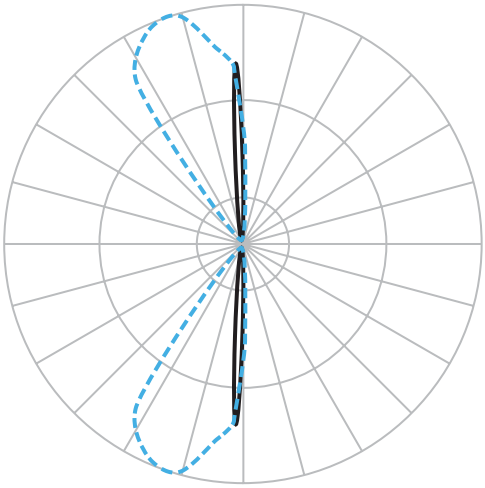
Precise engineering using the latest energy efficient LED technology with a built-in ultra narrow beam precision optics. An appealing cylinderical profile perfect for accent lighting.

FEATURES

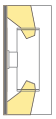
- High performance facade LED wall mount light
- Can be mounted upwards or downwards
- Solid aluminum construction
- 80,000 hour rated life
- 5 year warranty

PHOTOMETRY

Reads 0.2 footcandle at 15 feet distance



ORDERING NUMBER

Distribution		Diameter	Watt	Beam	Color Temp		CRI	Lumens	CBCP	Light Direction		Finish	
Double	**DS-WD**	**05** *5"*	*22W*	**U** *6°*	**827**	*2700K*	*85*	*125 x2*	*1182 x2*	**B** *Towards the wall*		**BK** *Black*	
					830	*3000K*	*85*	*145 x2*	*1363 x2*			**WT** *White*	
					835	*3500K*	*85*	*150 x2*	*1411 x2*			**BZ** *Bronze*	
					840	*4000K*	*85*	*155 x2*	*1462 x2*			**GH** *Graphite*	

DS-WD05-U____B-___

Example: **DS-WD05-U30B-WT**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

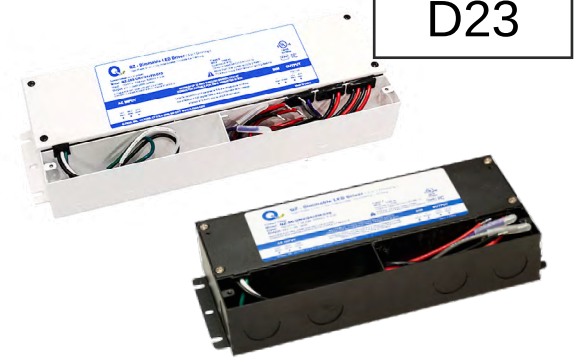
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2018

QZ

LED POWER SUPPLY 30W–288W

TYPE
D23

The QZ is a versatile dimmable Class 2 LED power supply that can be controlled via phase (forward or reverse) or 0-10V dimming. The Pulse Width Modulation (PWM) output provides smooth flicker-free dimming. When using phase control, a dimmer with a neutral is recommended. The driver has 24VDC constant voltage output and is available in 30-288 watts power up to 288W (96x3). The housing is also listed for indoor or outdoor use.



Part Number Builder

Product	Size[1]	Prim. V	Sec. V	Control	Color[2]
QZ		**UNV**	**24V**	**PH/010**	
	30W **60W** **96W** **192W** **288W**				**WH (Standard)** **BK**

Technical Information

[1] Size

Size	Primary Voltage	Secondary Voltage	Secondary Current
30W	110-277V	24VDC	1.25 A
60W	110-277V	24VDC	2.5 A
96W	110-277V	24VDC	1x4 A
192W	110-277V	24VDC	2x4 A
288W	110-277V	24VDC	3x4 A

[2] Color

WH White (Standard)
BK Black Powder Coat Finish

Dimensions

QZ	L (in)	W (in)	H (in)
30W	6.5	3.75	1.58
60W	7.5	3.75	1.58
96W	8.68	3.75	1.58
192W	10.94	4.32	1.77
288W	11.87	4.13	1.77

Voltage Drop Chart

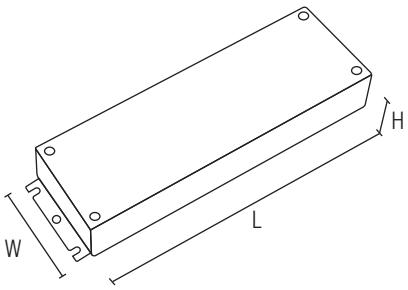
VDC	Load Wattage (W)	Distance from PS for 5% Voltage Drop								
		10 AWG	12 AWG	14 AWG	16 AWG	18 AWG	20 AWG	22 AWG	24 AWG	26 AWG
24	**15**	913	574	361	227	143	90	55	35	22
	30	456	287	181	114	71	45	28	17	11
	60	228	143	90	57	36	22	14	9	5
	80	171	108	68	43	27	17	10	7	4
	96	143	90	56	35	22	14	9	5	3

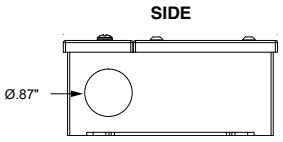
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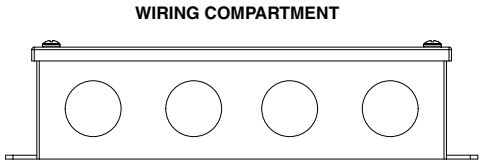
QZ

LED POWER SUPPLY 30W–288W

TYPE
D23







Specifications

Input	
Input Voltage (Vrms)	110-277
Input Current, max (Arms)	3.3A @ 110V
Inrush Current, max* (Apk)	30A @ 277V
Input Frequency (Hz)	50/60
Input Power (W)	330

Output	
Output Voltage, nom (V)	24
Output Current (A)	288W, 3x4A @ 24V
Output Power (Wmax)	288W

Environmental	Min	Nom	Max
THD (%)	---	---	20
PF (%)	0.98	---	---
Working Temp (°F)	---	---	140

*-200us event

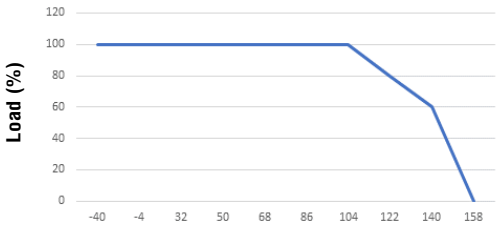
Protections

- Short Circuit Protection
- Over Loading Protection
- Over Temperature Protecton
- I/P-O/P:1.88KVAC
- I/P-O/P:100MΩ/500VDC/77°F/70%RH

Compliance

- EMI/RFI :FCC Part 15B
- Certified :UL8750
  :UL1310

Derating Curve



- Vertical or horizontal surface mount
- Constant voltage output
- Dimming range: 0.1% - 100%
- Dimming:
  - Phase dimming: works with forward phase / leading edge, MLV and Reverse phase / trailing edge, ELV, TRIAC dimmers
  - 0-10V dimming
  - 1-10V dimming
  - 10V PWM
  - Potentiometer
- Consistent dimming curves across protocols
- Flicker-free dimming
- Follows recommended practices of IEEE standard P1789 to mitigate flicker-includes health risks
- PWM (high frequency) output reduces visible flicker
- Suitable for dry, damp and wet locations
- Suitable for indoor & outdoor use
- Primary voltage - universal (110-277V)
- Wide operating temperature range: -40˚F to +140˚F
- UL, cUL listed
- Type HL rated
- Compliant to FCC Part 15B
- 5 year warranty

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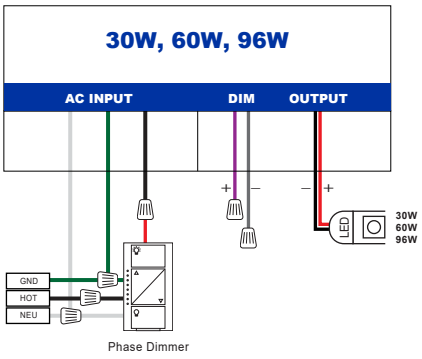
Specification subject to change. Rev-02-10-21

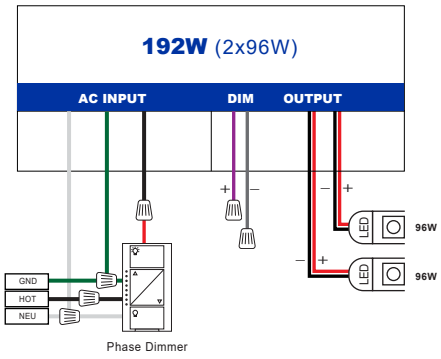
QZ

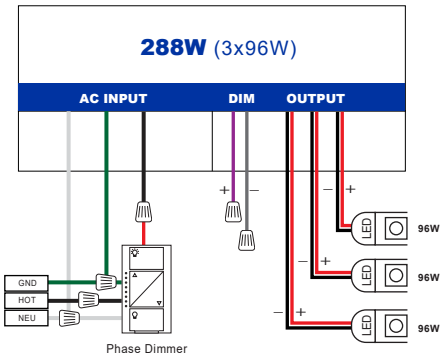
LED POWER SUPPLY 30W–288W

TYPE
D23

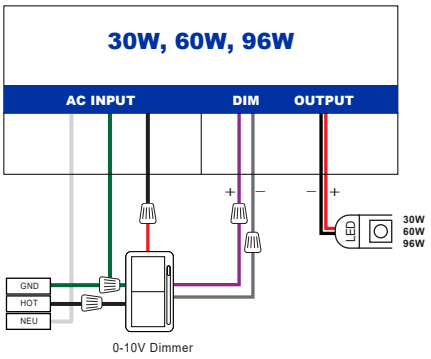
Phase Dimming

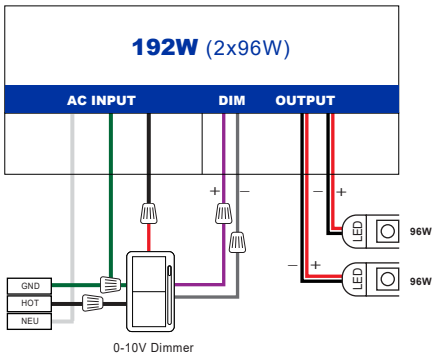


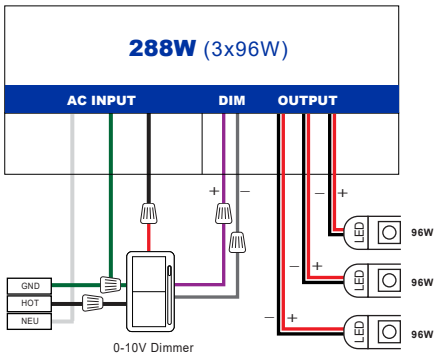


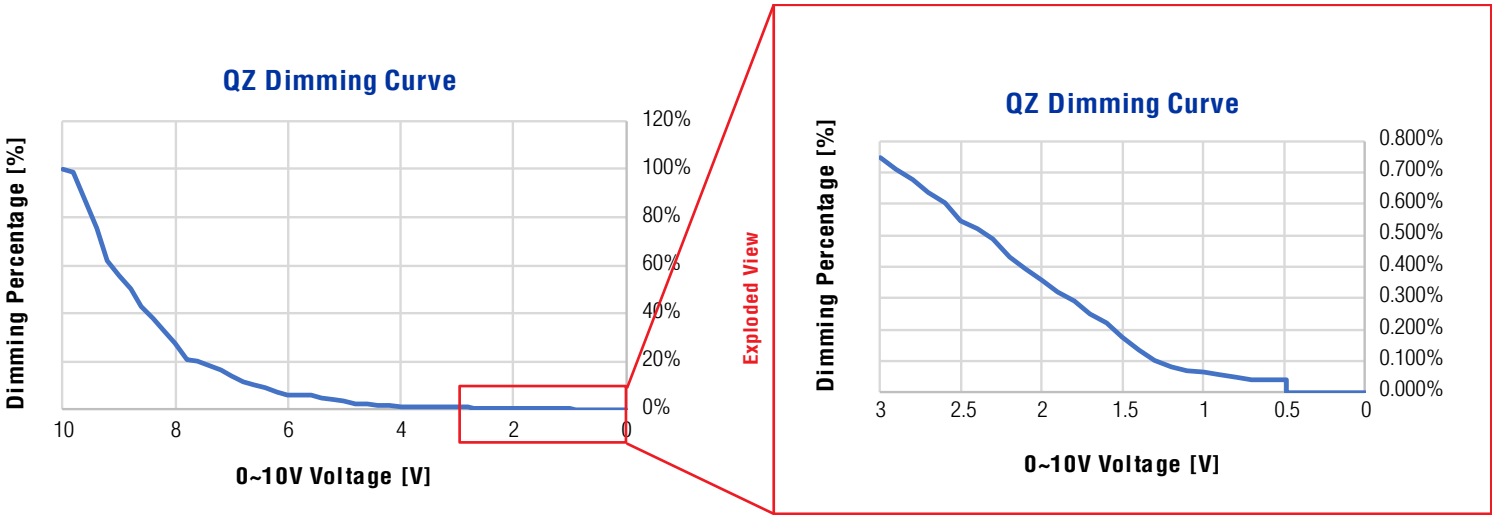


0-10V Dimming









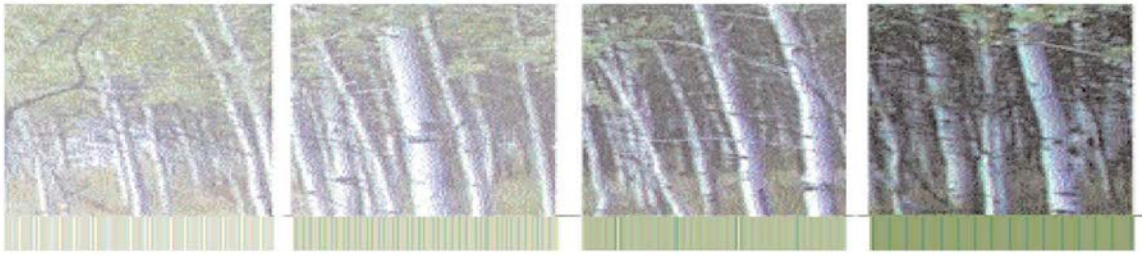
RoHS COMPLIANT

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FC

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Specification subject to change. Rev-02-10-21



Town of Jackson Design Guidelines Checklist

Meeting Date: July 14, 2021
Item Number: P21-170
Applicant: DMARCstudio
Address: 115 West Snow King Avenue
Recommendations: Formal Review

Project Summary:
The subject property is .17 acres and zoned NH-1. The existing office building is a nonconforming structure because it is in within the required front and side setbacks (see below). The historic office use is nonconforming as well because the NH-1 zones does not allow office uses. The applicant's intent is to remove the existing building, replace it with a new conforming structure, and then reestablish the nonconforming office use (with a 5% expansion) as allowed under the LDRs. There are also site nonconformities, such as parking, but the proposed redevelopment does not trigger the need to fix these site nonconformities at this time.



In terms of the redevelopment, the proposed building will be 2 stories, 29' 8" in height, and 3,297 sf in size. Some of the existing building's foundation will be reused in the redevelopment. The entire building will be used as office space for the owner. The existing vehicular access off Snow King Avenue and parking along South Glenwood will be maintained but better defined and formalized.

The exterior materials include red cedar, local sandstone (not yet identified), marble, fiber cement (for the rainscreen), and steel for the window frames. An ADA ramp to the front door is provided as well. A landspcae plan is submitted with the application that shows proposed plantings and trees. It shows that the large existing spruce tree on the corner will be retained but that the other large spruce on Snow Kng Avenue will be removed (NOTE: According to the LDRs, this mature spruce tree will likely need to be preserved).

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) <u>Street Wall</u>

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) <u>Materials</u>

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.

115 WEST SNOW KING

07.13.2021 - Design Review Committee Submittal

dmarc studio

1804 Fifth St, / Berkeley / CA / 94710 t :415.690.0800 www.dmarcstudio.com

PROPOSAL

3D Rendering



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NARRATIVE

Snow King Narrative

Overall Compositional Approach to the Broad Jackson Context:

The private office project at 115 W Snow King has been composed to take advantage of the unique landscape and environment of Jackson. The building's form is developed to create view sheds and open spaces that address Snow King Mountain to the south. The project is characterized by a western red cedar roof plane that protects a south facing patio and shields the interior spaces from summer sun. The proportion of the building was developed to allow occupants to enjoy views of Snow King mountain while also providing a unique and varied experience for pedestrians.

Specific Compositional Features for the Immediate Experience:

Viewed from the Southeast, the project's combination of single story and double story massing is relieved at the corner of W. Snow King and S. Glenwood to address the corner condition and provide additional opportunities for planting and landscape at this intersection.

Viewed from the south, the project seeks to address the primary pedestrian way by providing a rhythmic pattern of limestone and wood sun shading devices. The facade is mostly single story and features a broad landscape entry stair element (which incorporates an accessible ramp) that leads to a recessed double height entry feature.

Viewed from the southwest, the building facade is developed to address the solar impacts of afternoon sun while also providing a distinctive feature on the southwest corner formed by a building volume that is clad in a combination of metal siding and western red cedar, this volume features sunshading elements and recessed windows to a private office and view windows for the stair.

Viewed from the north the project features a rhythmic pattern of windows that span across a distinctive recess toward the east to provide visual interest and differentiate the massing. Furthermore the project features a balcony at the east to reduce the massing and provide additional visual interest and relief for the pedestrian experience of S. Glenwood.

Context Sensitive Material Selection:

The building utilizes locally sourced limestone as the primary material on the south facade which is accented with the rhythmic use of steel and wood sun shading devices to protect the offices from the summer sun. The east facade is composed of both locally sourced limestone and western red cedar cladding. The north facade utilizes western red cedar accents to a high quality fiber cement rainscreen. The fiber cement rainscreen is carried to the western facade while being accentuated by a metal clad projecting feature with western red cedar siding.

Conclusion:

The private office building at 115 W. Snow King has been sculpted to balance the environmental constraints and attributes of its location in Jackson with the experience of the building by pedestrians. The materiality has been carefully selected to relate to the unique geology and building tradition of Jackson.

ELEVATIONS

Fiber Cement Rainscreen

Steel

Red Cedar

Local Sandstone

Glass

Marble



NORTH FACADE

GRAPHIC SCALE
0 2 4 8



SOUTH FACADE

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ELEVATIONS

Fiber Cement Rainscreen

Steel

Red Cedar

Local Sandstone

Glass

Marble



WEST FACADE

GRAPHIC SCALE (@ 22"x34")
0 2 4 8



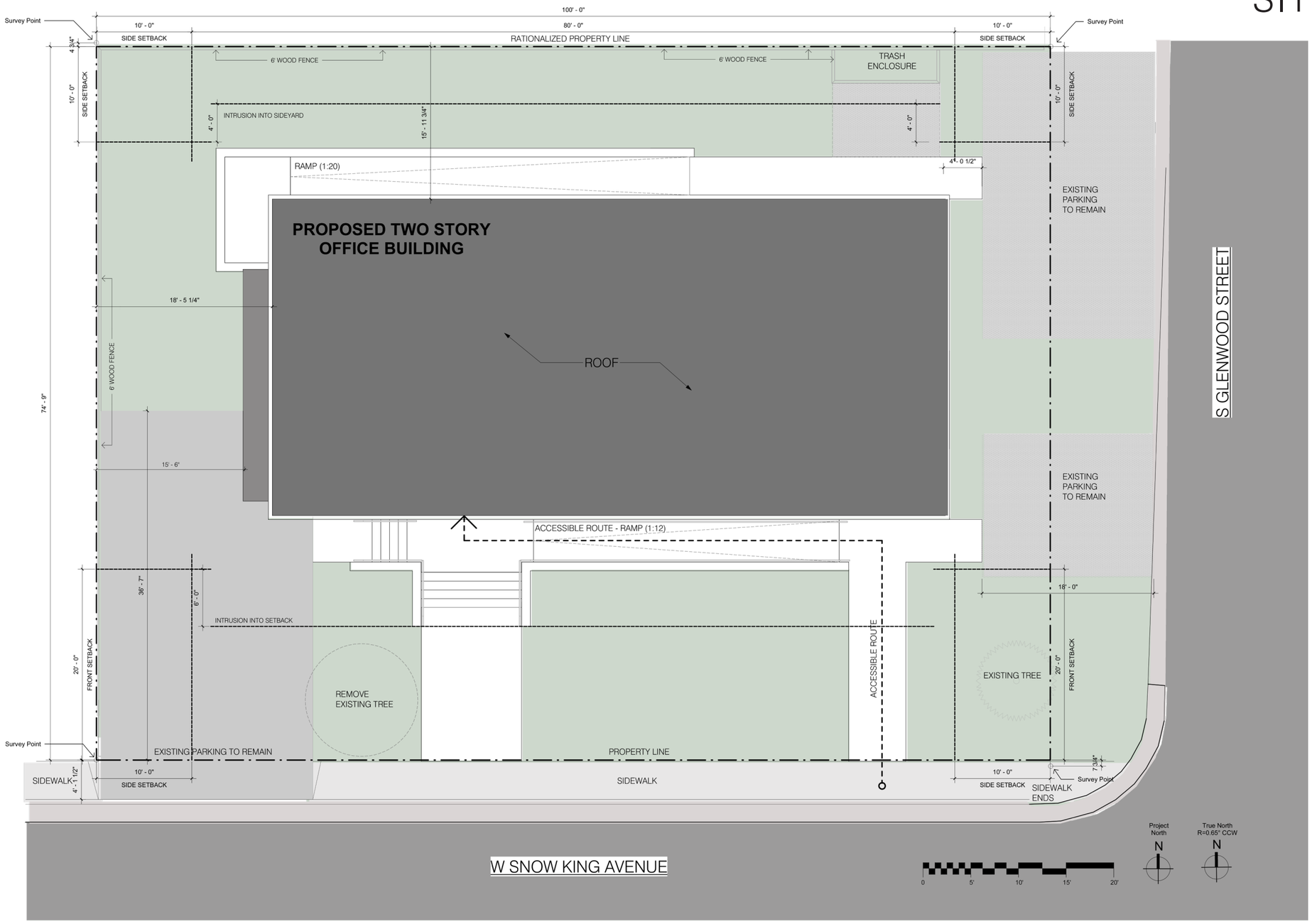
EAST FACADE

GRAPHIC SCALE (@ 22"x34")
0 2 4 8

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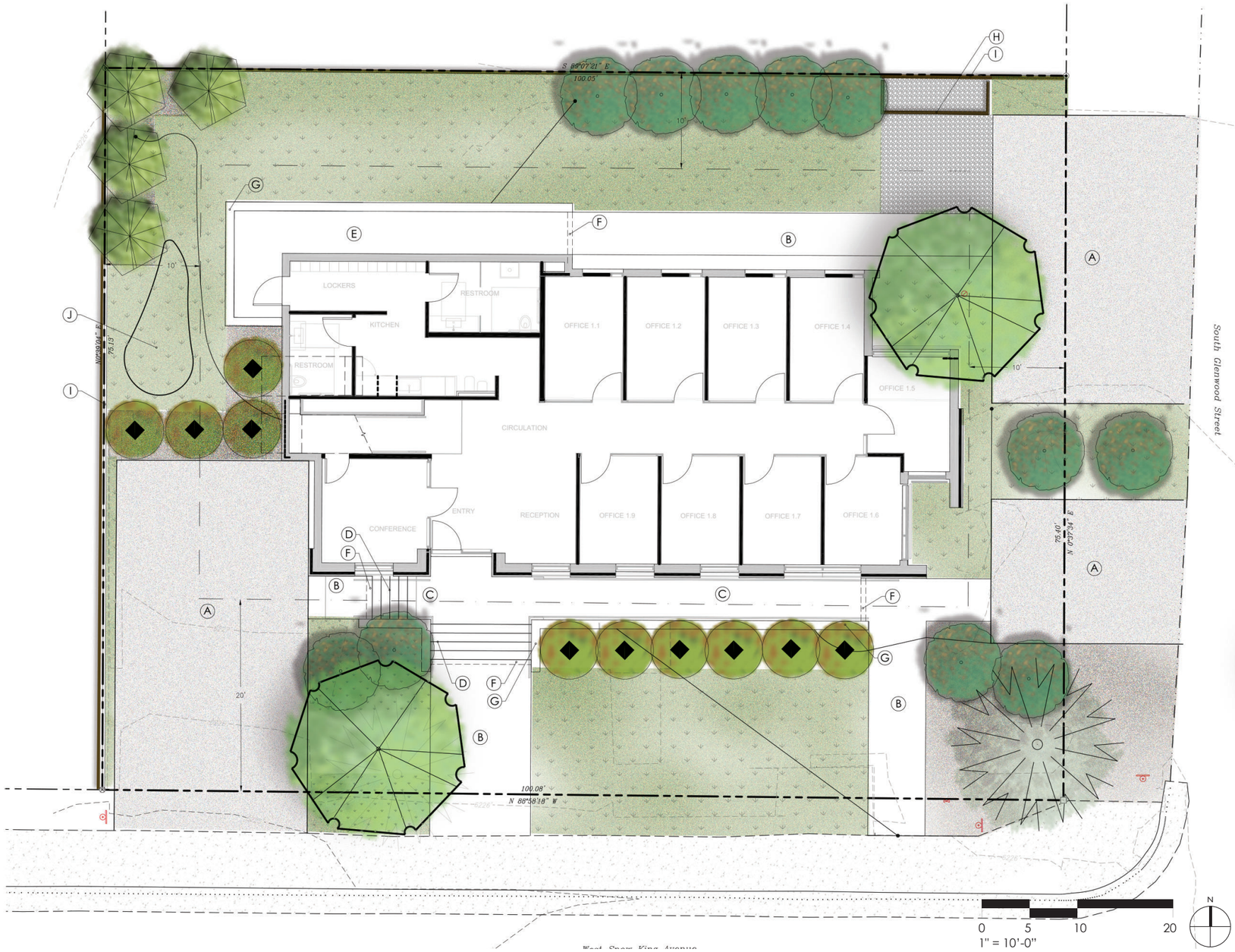
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SITE PLAN



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LANDSCAPE PLAN



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING 1' CONTOURS
- EXISTING TREE TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED CONTOUR

GENERAL NOTES

Zoning: Neighborhood High Density -1 (NH1)

Gross Site Area: 7,531 SF / 0.17 acres

LSR Required: 0.30 (2,259 SF)

LSR Proposed: 0.39 (2,938 SF)

Plant Units Required:	3.0 PU
Existing Tree Credit:	0.5 PU
Total Plant Units Proposed:	2.5

SITE KEY

A	EXISTING PARKING TO REMAIN
B	CONCRETE WALKWAY/RAMP
C	STONE WALKWAY WITH SNOWMELT
D	STONE STEPS WITH SNOWMELT
E	CONCRETE PAVING WITH SNOWMELT
F	TRENCH DRAIN
G	STONE VENEER SITE WALL / CURB
H	TRASH ENCLOSURE
I	6' TALL WOOD FENCE
J	STORMWATER DETENTION BASIN

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.
DECIDUOUS TREE				
	Malus Snowdrift	Snowdrift Crabapple	3" CAL	2
SHRUBS				
	Amelanchier alnifolia	Serviceberry	6' H	11
	Cornus sericea 'Baileyi'	Bailey Red Twig Dogwood	5 GAL	10
	Syringa vulgaris	Common Lilac	6' H	4
GRASS				
	Native Grass Revegetation - 2,310 SF			

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MATERIAL PALETTE



Fiber Cement
Rainscreen



Steel

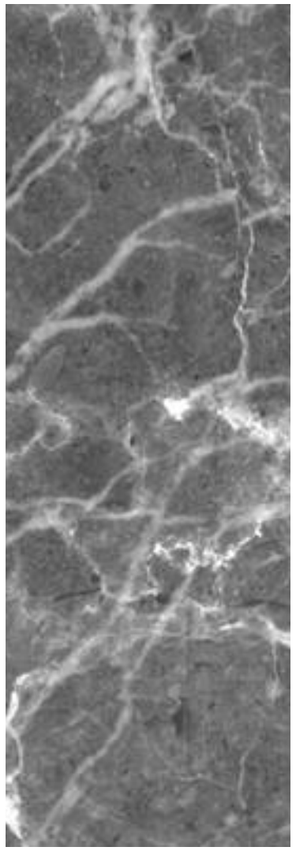


Red Cedar



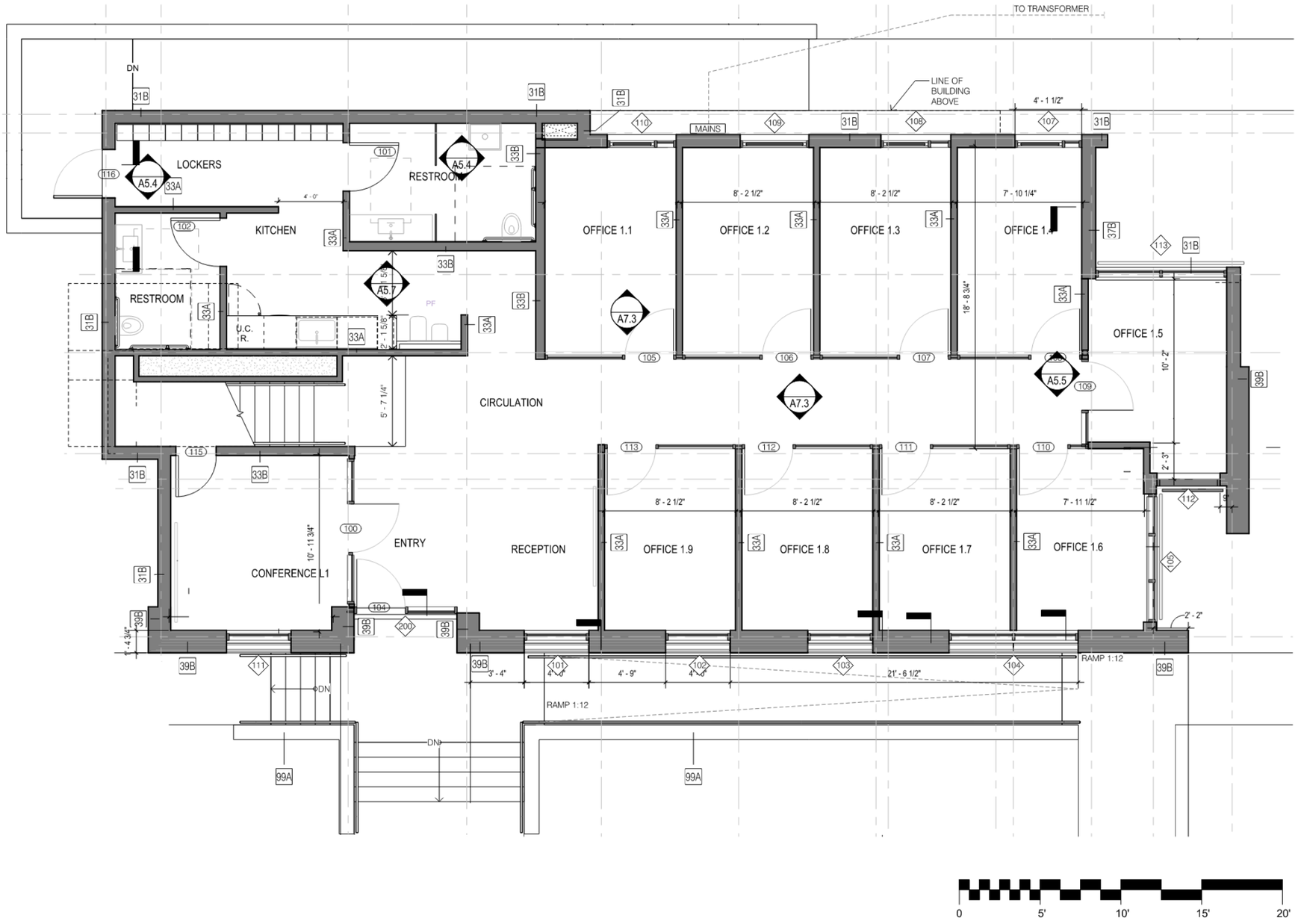
Local Sandstone

Glass



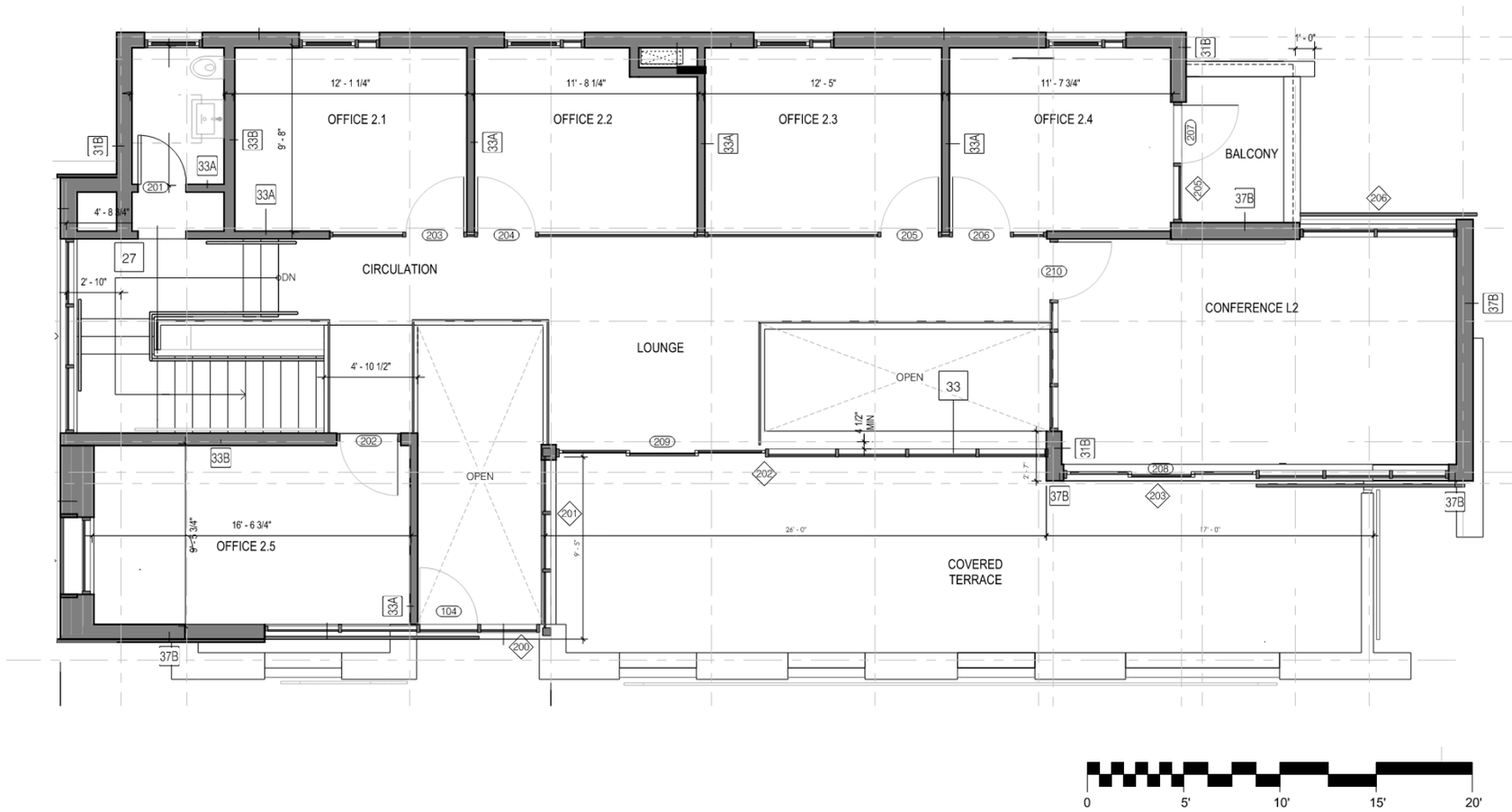
Marble

L1 FLOOR PLAN



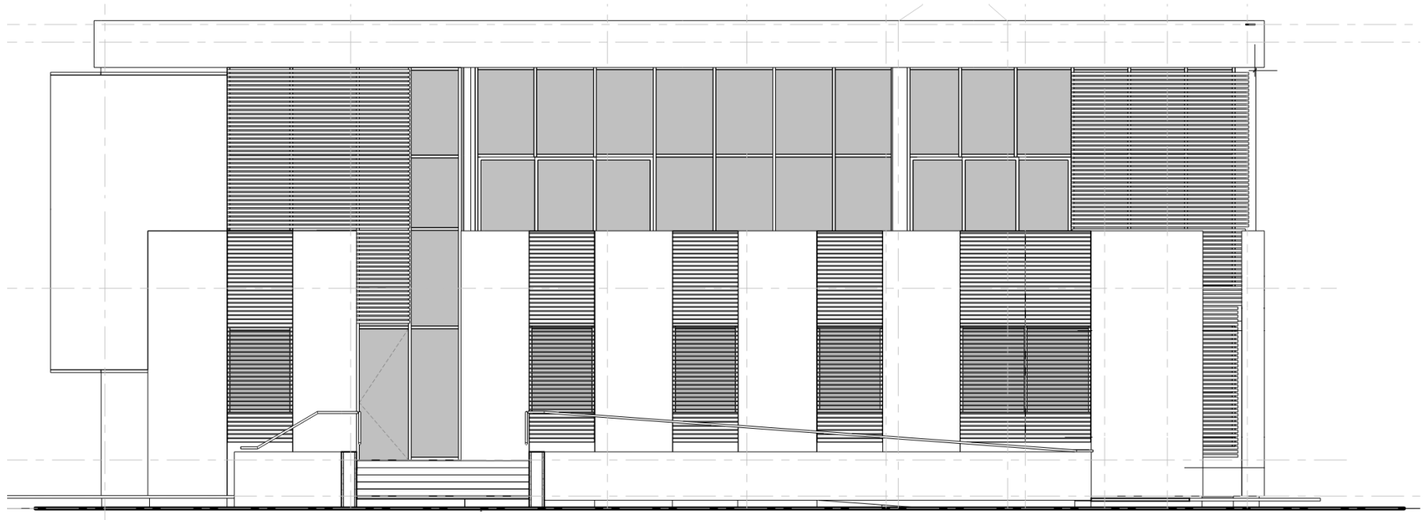
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L2 FLOOR PLAN

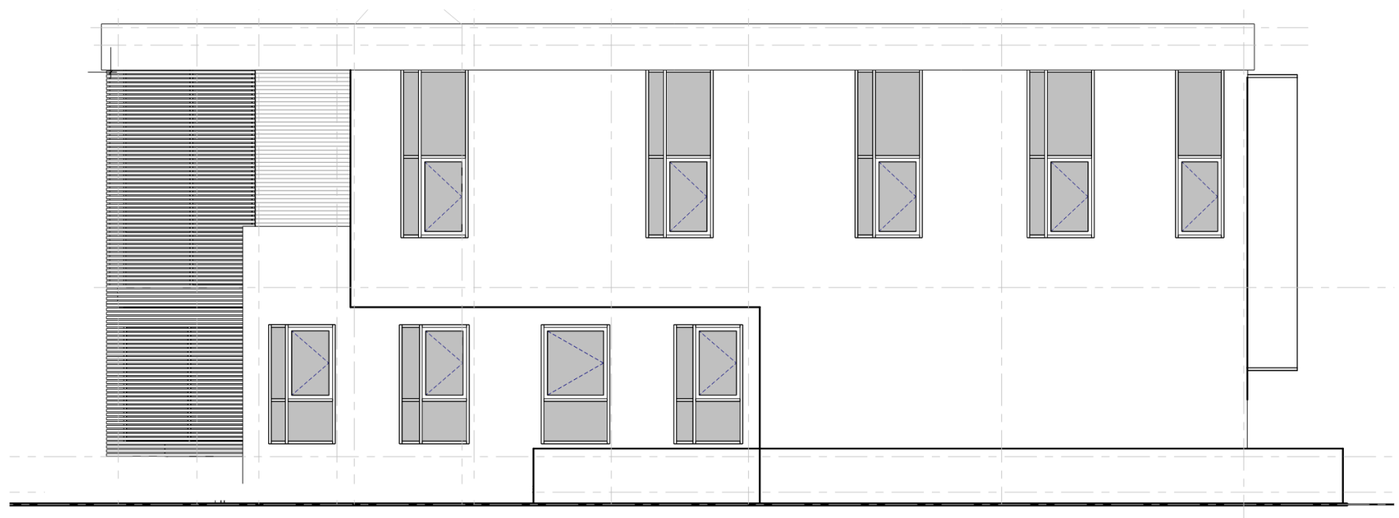


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ELEVATIONS



SOUTH FACADE



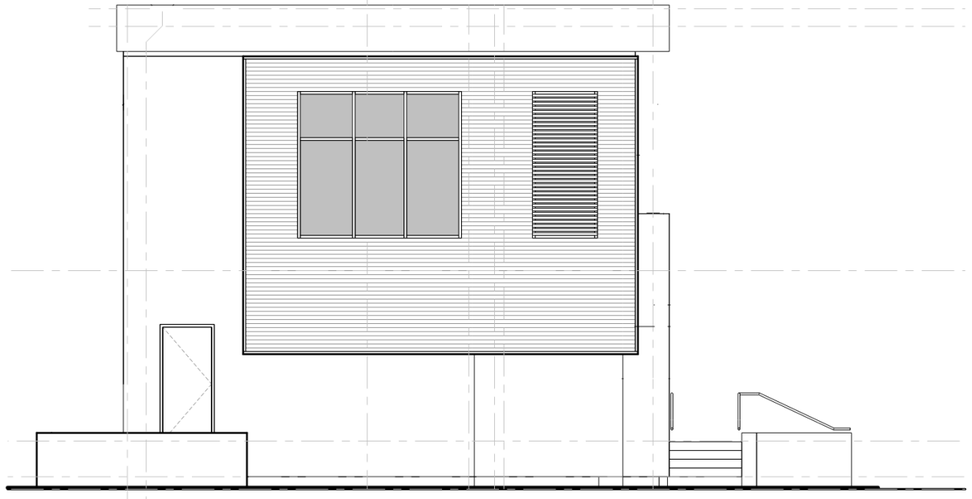
NORTH FACADE

0 5' 10' 15' 20'

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ELEVATIONS



WEST FACADE



0 5' 10' 15' 20'

EAST FACADE

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PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: 115 West Snow King / Remove existing physically non-conforming portions of structure

Physical Address: 115 West Snow King, Jackson, WY, 83001

Lot, Subdivision: Karns 3rd Addition, half lots 11 &12 PIDN: 22-41-16-33-1-34-010

PROPERTY OWNER.

Name: Pacific Creek Holdings LLC Phone: 415.297.9277

Mailing Address: 115 W. Snow King, Jackson, WY ZIP: 83001

E-mail: johnstricklin@sbcglobal.net

APPLICANT/AGENT.

Name: DMARCstudio Phone: 415.690.0800

Mailing Address: 1804 Fifth Street, Berkeley CA ZIP: 94710

E-mail: zac@dmarcstudio.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: N/A

Environmental Analysis #: N/A

Original Permit #: N/A

Date of Neighborhood Meeting: N/A

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?

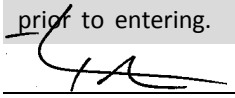
Attached **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

NA **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

July 2, 2021

Date

Zac Maddry

Name Printed

Architect

Title

xpress BILL PAY

SUCCESS

Your payment has been submitted.

7/2/2021 1:49 PM

John Stricklin

Confirmation Number: 102157199

Item	Amount
Town of Jackson Plan Review Fees Transaction Number: 151718803PT 115 W. Snow King	$240.00
Total	**$240.00**

Pay Method: Visa ****3211

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LETTER OF AUTHORIZATION

Pacific Creek Holdings LLC, "Owner" whose address is: 115 W. Snow King Avenue in Jackson, WY
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property more specifically legally described as: Parcel Numbers 22-41-16-33-1-24-010 in Jackson, WY

(If too lengthy, attach description)

HEREBY AUTHORIZES Zac Maddry of DMARC Studios 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: Joel Revill

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: // Member

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Joel Revill this 25 day of May, 2021.

WITNESS my hand and official seal.

Cassandra Hoffman (Seal)

(Notary Public)

My commission expires:

Cassandra M. Hoffman - Notary Public
County of Teton
State of Wyoming
My Commission Expires 7/5/23