

AGENDA

Design Review Committee

March 9, 2022 – REGULAR MEETING

5:00 PM

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I. Link to ZOOM Meeting:

<https://us02web.zoom.us/j/81980224488?pwd=QzBYdmtY3h2YklicTA2akxidlp1QT0909>

2. CALL TO ORDER

3. ROLL CALL

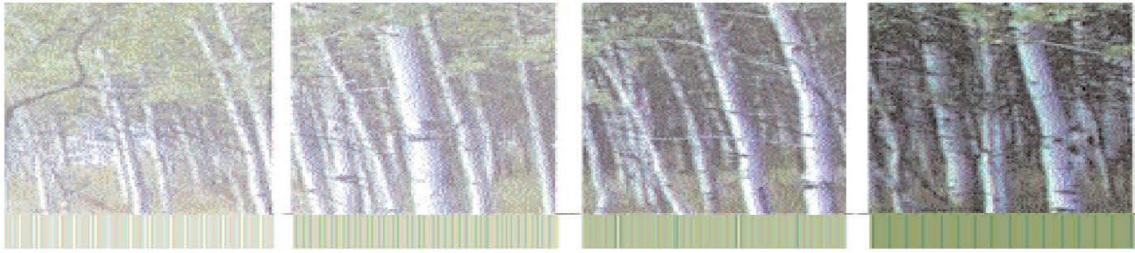
4. NEW BUSINESS

I. P22-034 - 510 & 530 S. Cache - Teton Youth & Family Services - Improvements to Van Vleck House and Hirschfield Center

II. P22-035 - 50 S. Cache, 45 & 75 E. Pearl - Cache and Pearl Condos - Design Option A and Option B

5. MATTERS FROM STAFF

6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: March 9, 2022

Item Number: P22-034

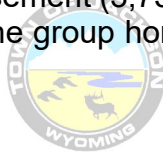
Applicant: Dubbe Moulder Architects

Address: 510 & 530 S. Cache Street

Recommendations: **Approval, Approval with Conditions, Denial or Continuance**

Project Summary:

The subject property (0.34 acres) is home to the Van Vleck House (northern building) and Hirschfield Center (southern building) which is operated by Teton Youth and Family Services (TY&FS). The Van Vleck House, which houses up to 10 residents, is 2 stories with a basement (3,7540 sf total). The Hirschfield Center, which is support space/office for the group home, is a single-story building with a basement (3,480 sf total).



Van Vleck House Improvements:

The applicant is proposing to expand the second floor of the Van Vleck House by 1,242 sf in order to add 2 new bedrooms and additional common space. The footprint will remain unchanged. This expansion will bring the total number of beds for the group home from 10 to 14 for both levels. Interior improvements are proposed on both levels (i.e., new flooring and finishes). On the exterior, the applicant is proposing new decks, egress stairs, and a relocated ADA ramp. All proposed new exterior (wood siding typical) materials, surfaces, and finishes/colors will be in keeping with the existing palette (earth tones) exhibited on both TY&FS buildings.

Hirschfield Center Improvements:

The applicant plans to replace the existing northwestern exterior stairwell with a new enclosed interior stairway, replace the east-elevation exterior stairway, provide a new continuous shed roof over the two north elevation stairways, install snow guards on the existing roof; and modify a few internal partition walls to create better working spaces. Any new or replaced materials shall match existing, excluding the proposed new stairway enclosure which will have the same horizontal siding as Van Vleck.

Proposed site work and landscaping will be relatively minimal. Some additional sidewalk area will be provided within the existing courtyard around the new Van

Vleck covered porches and egress stairs, including space for the installation of permanent bike racks (if so desired).

Below is a brief description of the project:

Development Potential: 15,000 sf (site area) x 0.46 (FAR) = 6,900 sf max habitable.

Use: Mixed-Use (office and group home)

Size: Approximately 6,301 sf above ground habitable proposed.

- Van Vleck House (above grade): 4,486 sf
- Van Vleck House (basement): 506 sf
- Hirschfield Center (above grade): 1,815 sf
- Hirschfield Center (basement): 1,816 sf

Parking: 9 spaces required. 12 spaces provided.

Setbacks: Existing. No changes proposed.

Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

- ☐ Seasonal Adaptability: protected from full exposure to sun, snow, wind and rain where possible, oriented to take advantage of daylight.

- ☐ Transition: between buildings and the adjacent streets and alleys.
- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

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

4) Scale & Variety

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

5) Screening

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



B) Composition

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

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
- ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.
- ☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.
 - ☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.
- 3) Volume Complexity: is achieved by linking g a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

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

E) Materials

1) Application of Materials

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

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Teton Youth & Family Services - Van Vleck House & Hirschfield Center
Physical Address: 520 & 520 S. Cache St.
Lot, Subdivision: Lots 7-8, BLK 6 Meadowland PIDN: 22-41-16-34-2-38-006

PROPERTY OWNER.

Name: Teton Youth & Family Services, Inc. Phone: 307-733-6440
Mailing Address: PO Box 2631, Jackson, WY ZIP: 83001
E-mail: Sarah Cavallaro, scavallaro@tyfs.org & Martina Hansen, mhansen@tyfs.org

APPLICANT/AGENT.

Name: Dubbe Moulder Architects (DMA) Phone: 307-733-9551
Mailing Address: PO Box 9227, Jackson, WY ZIP: 83002
E-mail: mking@dubbe-moulder.com; bweisbeck@dubbe-moulder.com; chris@dubbe-moulder.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ 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?

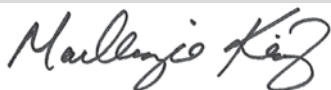
**** Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees. ****Application fee shall be provided by Owner**

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



Signature of Property Owner or Authorized Applicant/Agent

Mackenzie King

Name Printed

02-22-2022

Date

Project Manager

Title

Submittal Checklist for Design Review Committee (DRC)

Teton Youth & Family Services - Van Vleck House & Hirschfield Center, 520 & 530 S. Cache St.

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.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
-
- | | |
|-------------------------------------|--|
| ☒ | Application: Signed application and notarized Letter of Authorization. |
| ☒ | 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 and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | Zoning Compliance: Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans. |
| ☒ | Site Plan: A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities. |
| ☒ | Landscape Plan: Must show all proposed landscape areas and the size and type of all proposed vegetation. <i>**see A1.1 site plan for existing landscaping to remain + any proposed grass / lawn areas</i> |
| ☒ | Adjacent Context/Public Realm: 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). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape. |
| ☒ | Materials: A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting. |
| ☐ | 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. Please inquire to staff. |



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Teton Youth & Family Services, Inc. is the owner in fee of the premises located at:

Address of Premises: 520* S. Cache Street (Van Vleck House) & 530 S. Cache Street (Hirschfield Center)

*520 per TC MapServer; but 510 is the house # currently on the Van Vleck House (N. bldg)

Legal Description: Lots 7 & 8, BLK 6 Meadowland (Parcel: 22-41-16-34-2-38-006)

Please attach additional sheet for additional addresses and legal descriptions

Dubbe Moulder Architects (DMA)

And, that the person named as follows: Name of Applicant/agent: POC: Mackenzie King, Ben Weisbeck; Chris Moulder

Mailing address of Applicant/agent: PO Box 9227, Jackson, WY 83002

Email address of Applicant/agent: mking@dubbe-moulder.com; bweisbeck@dubbe-moulder.com; chris@dubbe-moulder.com

Phone Number of Applicant/agent: 307-733-9551

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☐ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☒ Demolition Permit ☒ Other (describe) Planning Permit Applications (for BUP, Design Review (DRC), Interpretations of LDRs, Relief from LDRs / Admin. Adjustments) + Sign Permit (SGN)

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.

[Signature] Executive Director for Teton Youth and Family Services
Property Owner Signature

Title 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 Sarah Cavallaro this 18th day of Feb. WITNESS my hand and official seal.

Cassie Heikkila
Notary Public



03/29/2025

Executive Director for
Teton Youth and
Family Services



February 22, 2022

Town of Jackson – Planning and Building
P.O. Box 1687
150 East Pearl Avenue
Jackson, WY 83001

Re: Teton Youth & Family Services (TY&FS), Design Review Committee – Narrative.

Located at 520 South Cache Street, the Van Vleck House opened in 1977 to provide prevention, early intervention and treatment programs for the youth of Teton County. In 1986 they expanded to meet the growing needs of the local community, and as the community continues to grow, so does the need for intervention and treatment services. The existing building is old and outdated, and too small to meet the growing demand for the youth of Teton County.

The existing Van Vleck House is a 2 story building that can house up to 10 residents in a home like setting, including a kitchen, living/dining areas, laundry, bedrooms and bathrooms. The residents require 24 hour supervision so the building also has minimal office space for staff. The staff do not live on the property.

The work being proposed includes a complete remodel of the existing space and an expansion of the second floor - including new roof structure, MEP upgrades, new flooring and interior finishes. The building footprint is not going to change, however new exterior decks, egress stairs will be provided, and the ADA-Accessible ramp will be relocated next to the existing on-site parking and main entry. The remodel of the existing staff area will provide better meeting rooms for visiting families, better work areas for the staff, increased lockable storage and better line of sight for supervision which is critical and currently lacking. The remodel of the existing residential portion of the building will provide a more open and functional kitchen, living and dining areas, and improved ADA-Accessible bathroom / restroom access. The expansion on the second floor will provide 2 additional bedrooms and more open common space.

The Hirschfield Center, located on the (South-side / alley side of the) same lot at 530 South Cache Street, provides office and meeting space for TY&FS staff and meeting rooms for troubled youth and their families. Proposed work on the Hirschfield Center is much smaller in comparison to the Van Vleck House. Currently it is a 2 story building with no internal stairway and a small compromised conference room. Proposed work includes: replacing the existing NW exterior stairwell with a new enclosed interior stairway (so staff do not need to exit the building to go from one floor to the other); replacing (in-kind) the dilapidated East-elevation exterior stairway and awning roof assembly; providing a new continuous shed roof over the 2 North elevation stairways (ie. the new enclosed stairway and the existing exterior stairwell) that will tie into the existing gable-roof ; install snow guards on existing roof;; and modifying a few internal partition walls to create better working spaces.

Proposed on-site work and landscaping will be relatively minimal. Some additional sidewalk area will be provided within the existing courtyard, around the new Van Vleck covered porches and egress stairs, including space for the installation of permanent bike racks (if so desired).



The existing public space, along S. Cache Street, the alley, and E. Karns Ave. will remain, though the existing ADA-Accessible ramp will be relocated to the North side of the Van Vleck House to be adjacent to the main entry and new ADA-Accessible parking space. The existing ramp area along Cache will be replaced with washed rock, to match existing. A new sidewalk at the corner of Cache and Karns will connect the Van Vleck egress stairs / porch (new porch will replace existing in-kind), so pedestrians no longer have to step up over the wood retaining wall and walk over washed rock to get to this entrance.

The Hirschfield Center's overall massing, scale, parking, sense of entry will not change, with the exception of the new roof over the North elevation stairways. The 1-story Hirschfield Center will remain sympathetic to the surrounding 1-story residential buildings located to the East / NE of this lot.

The Van Vleck building height will increase to accommodate the new second floor addition, and the various covered decks and egress stairs / ramp will add variety to the overall massing and scale. The existing sense of entry (from E. Karns Ave) will be made more pronounced with the additional ADA-Accessible ramp and parking space, and new covered entry. The Van Vleck second floor addition is in-keeping with the adjacent 2-story office building and 2-story residential condos. We will be submitting a parking narrative to the Town of Jackson Planning Department in order to verify that the amount of on-street and on-site parking spaces, specifically for the Van Vleck addition, are satisfactory.

Any new or replaced materials provided on the Hirschfield Center shall match existing in-kind - excluding the proposed new stairway enclosure which will have the same horizontal siding as Van Vleck. All proposed new exterior (wood siding typical) materials, surfaces and finishes / colors proposed for the Van Vleck House will be in-keeping the existing palette (earth-tones) exhibited on both TY&FS buildings.

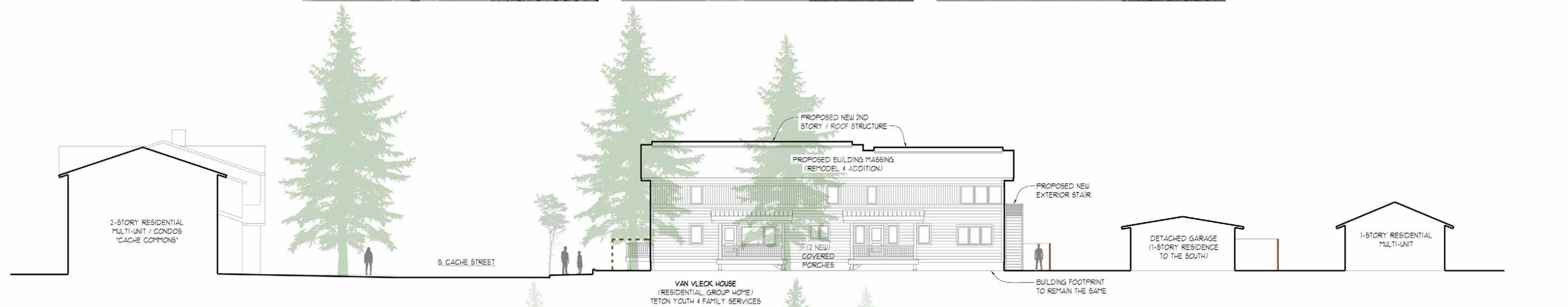
Please refer to the attached documents for additional information regarding the existing and proposed buildings, zoning compliance, exterior materials, composition, massing, site plan, and relationship to the public realm.

Sincerely,

Dubbe-Moulder Architects



EXISTING SITE CONTEXT - IMAGES
Public Realm / Adjacent Buildings,
as viewed from S. Cache Street



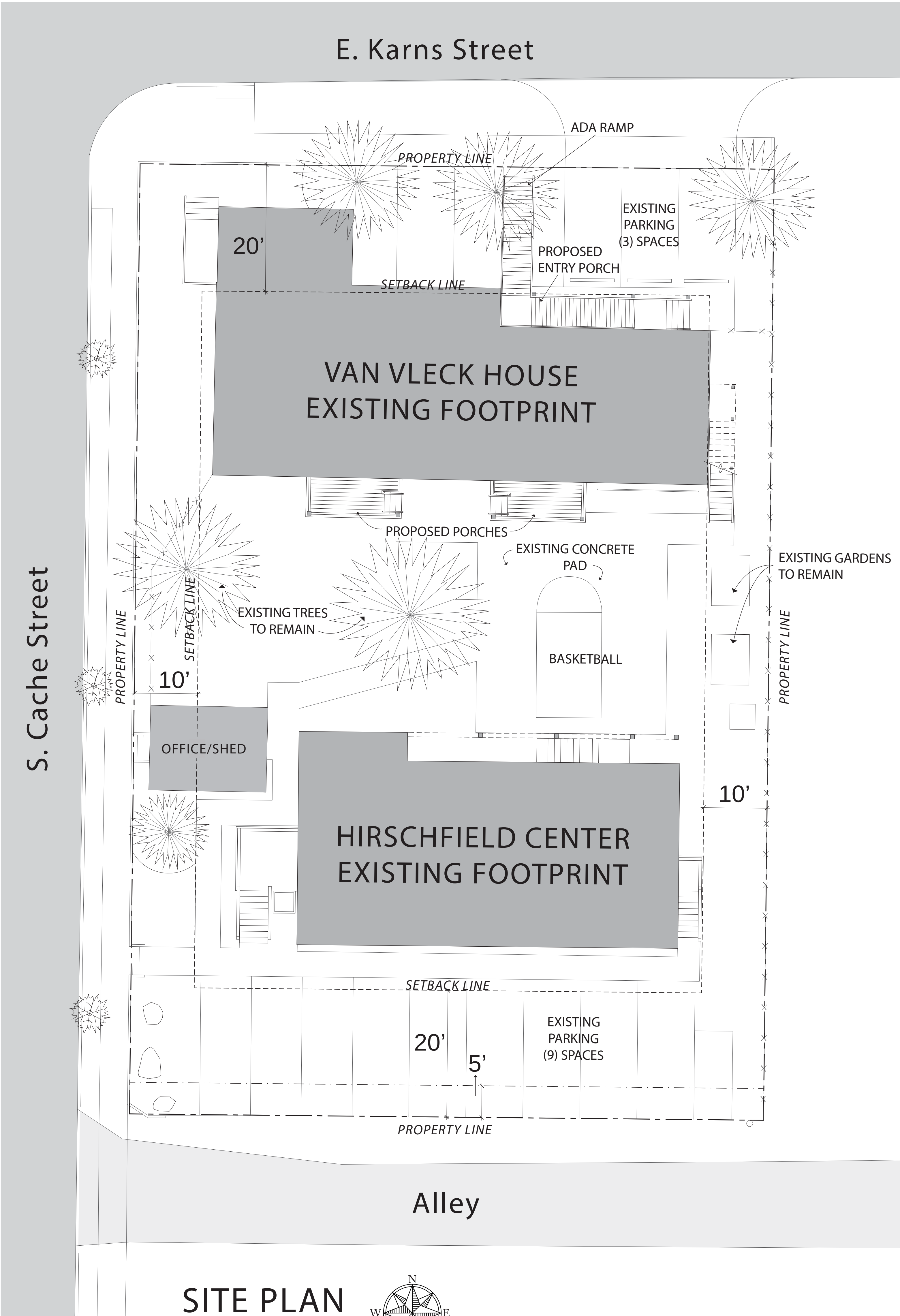
2 DIAGRAMMATIC SECTION A
3/32" = 1'-0"



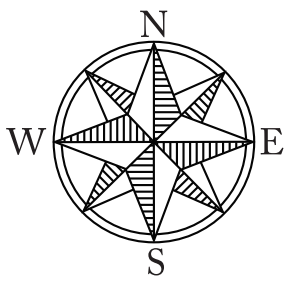
3 DIAGRAMMATIC SECTION B
3/32" = 1'-0"

TETONYOUTH & FAMILY SERVICES
Van Vleck House & Hirschfield Center
520 & 530 S. Cache Street

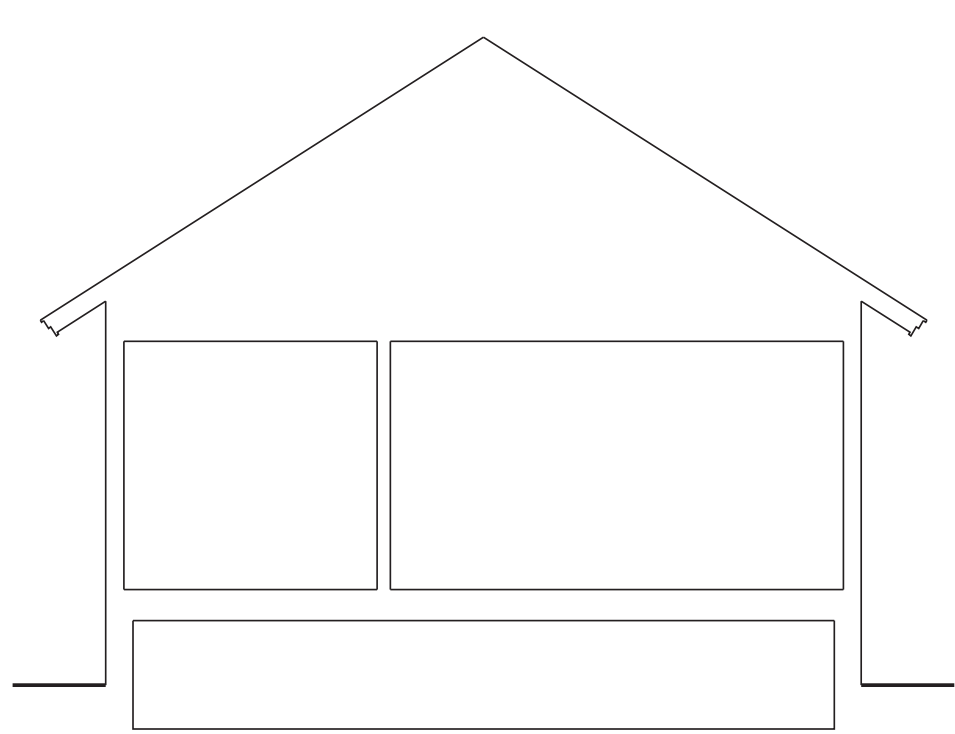
SITE PLAN



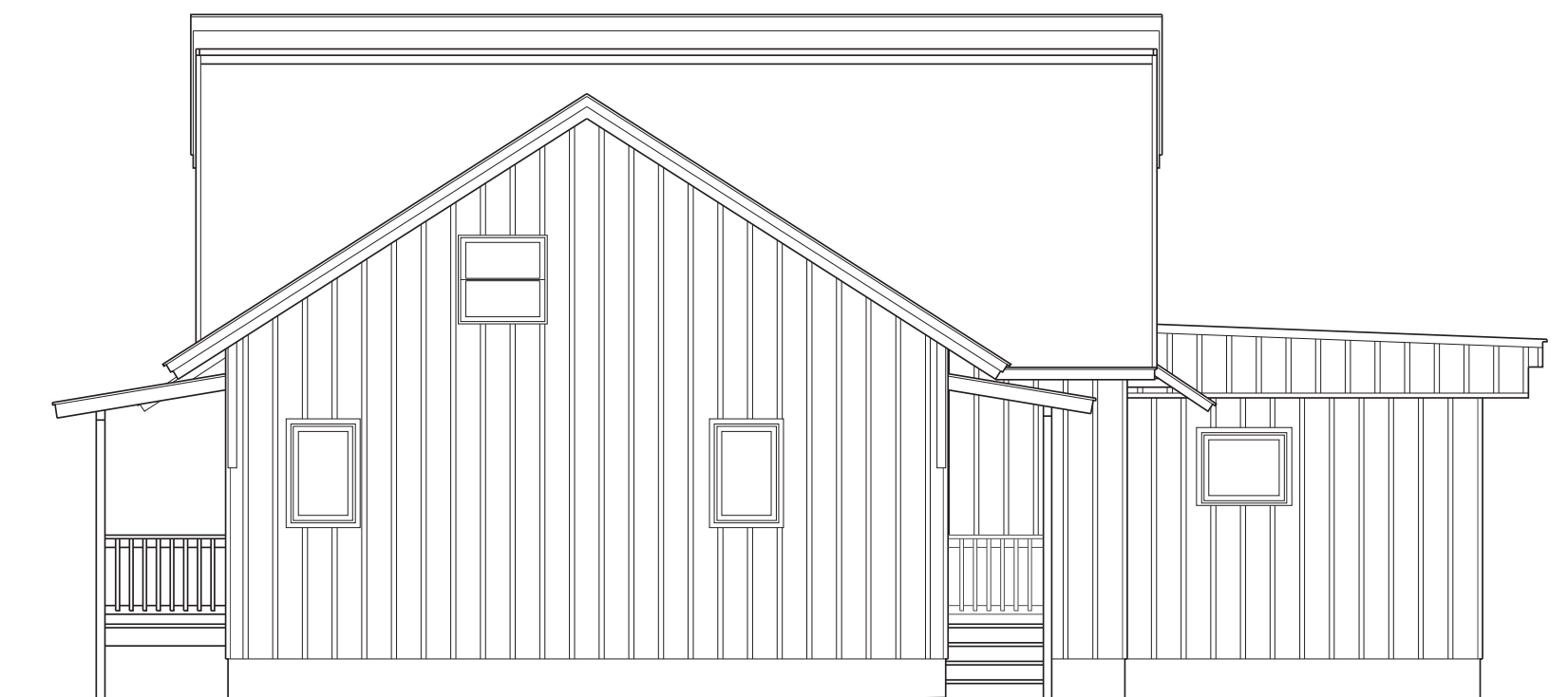
SITE PLAN
N.T.S.



EXISTING CONDITIONS



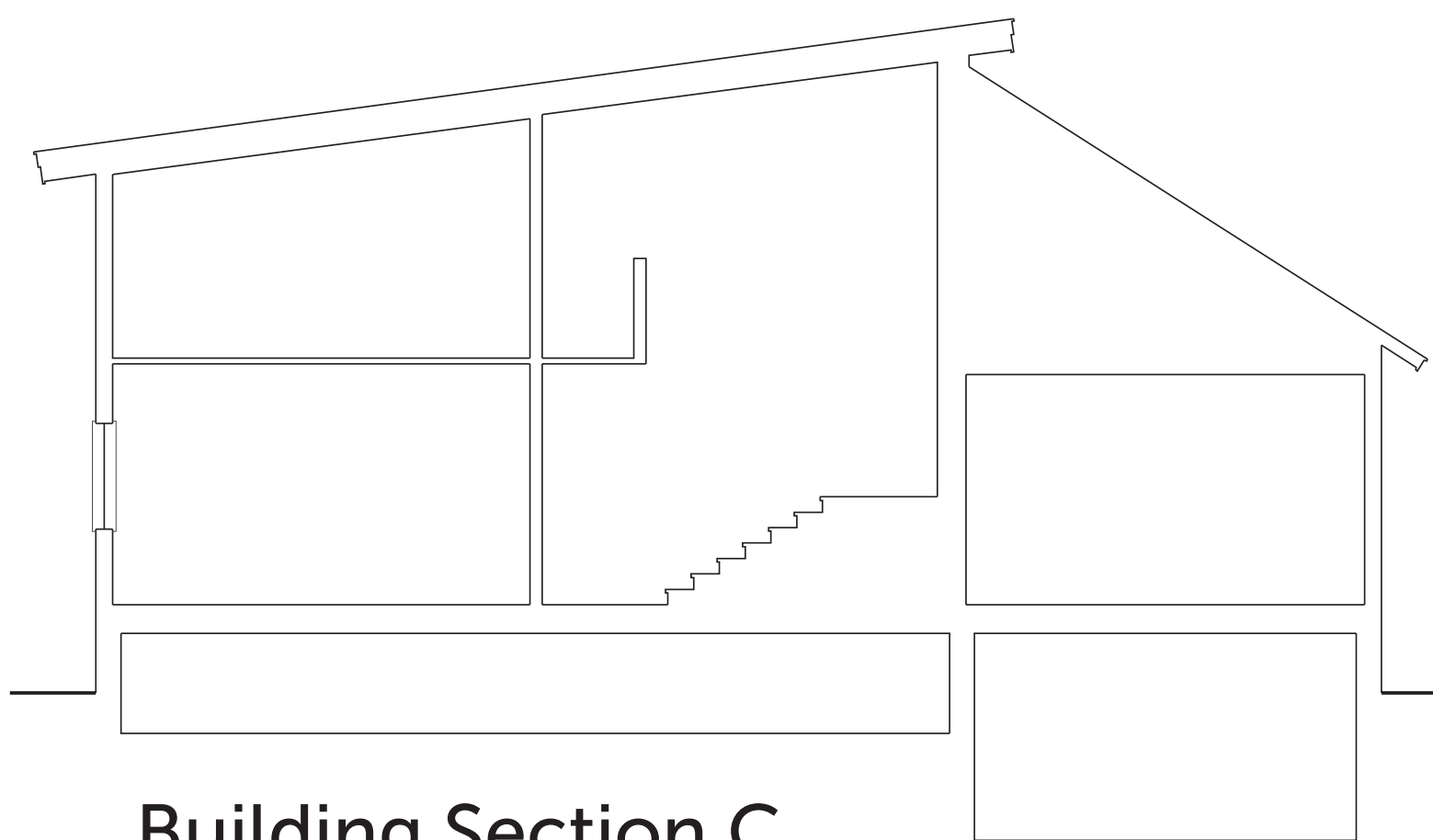
Building Section A



East Elevation



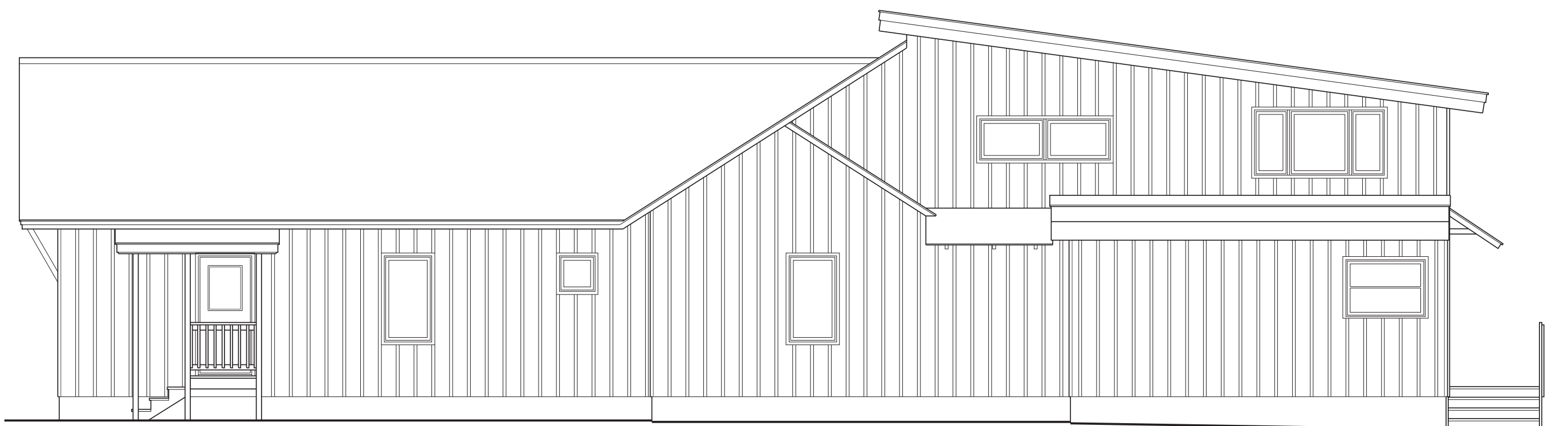
West Elevation



Building Section C



South Elevation



North Elevation

ELEVATIONS

FLOOR PLANS

- 1

Entry
- 2

Library
- 3

Bedroom
- 4

Closet
- 5

Bathroom
- 6

Storage
- 7

Stairs
- 8

Living
- 9

Dining
- 10

Kitchen
- 11

Hall
- 12

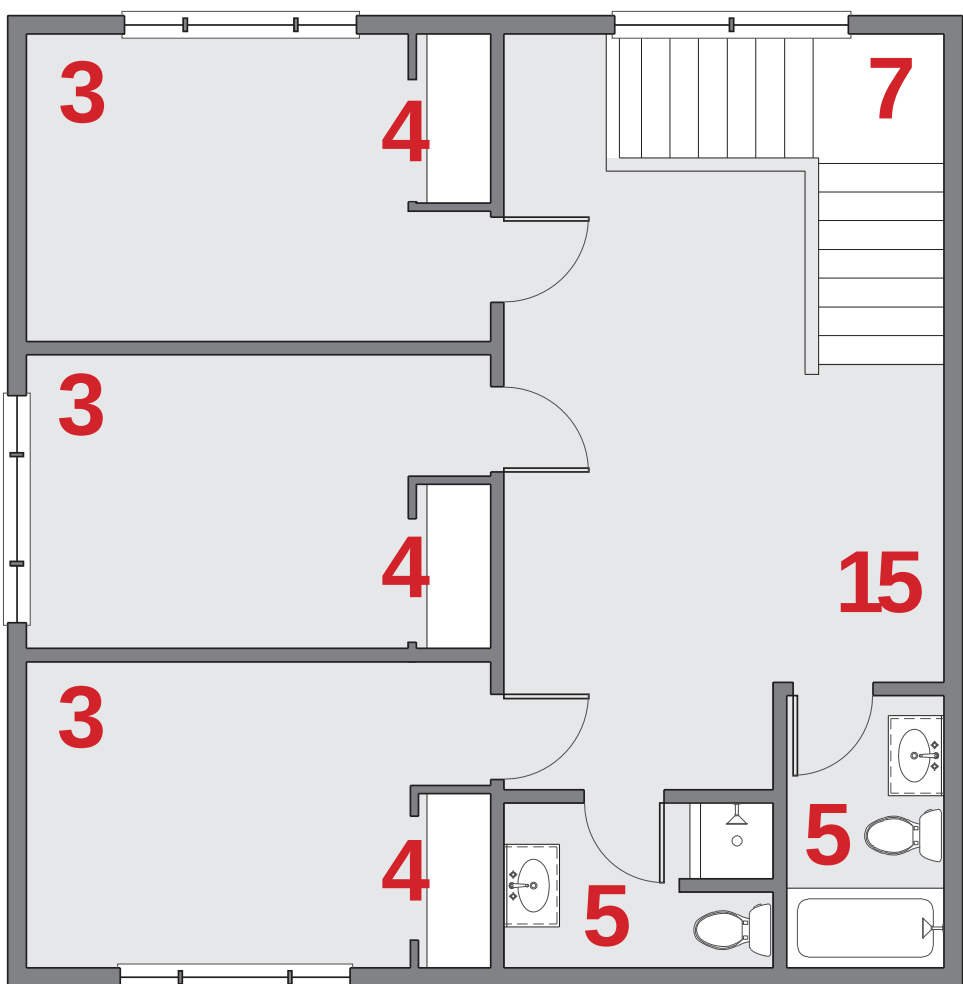
Office
- 13

Sitting
- 14

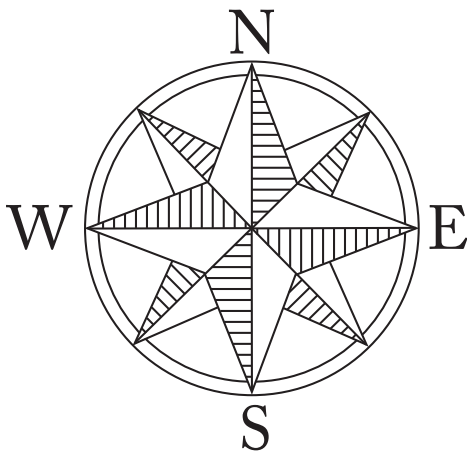
Laundry
- 15

Common Room
- 16

Handicapped Ramp

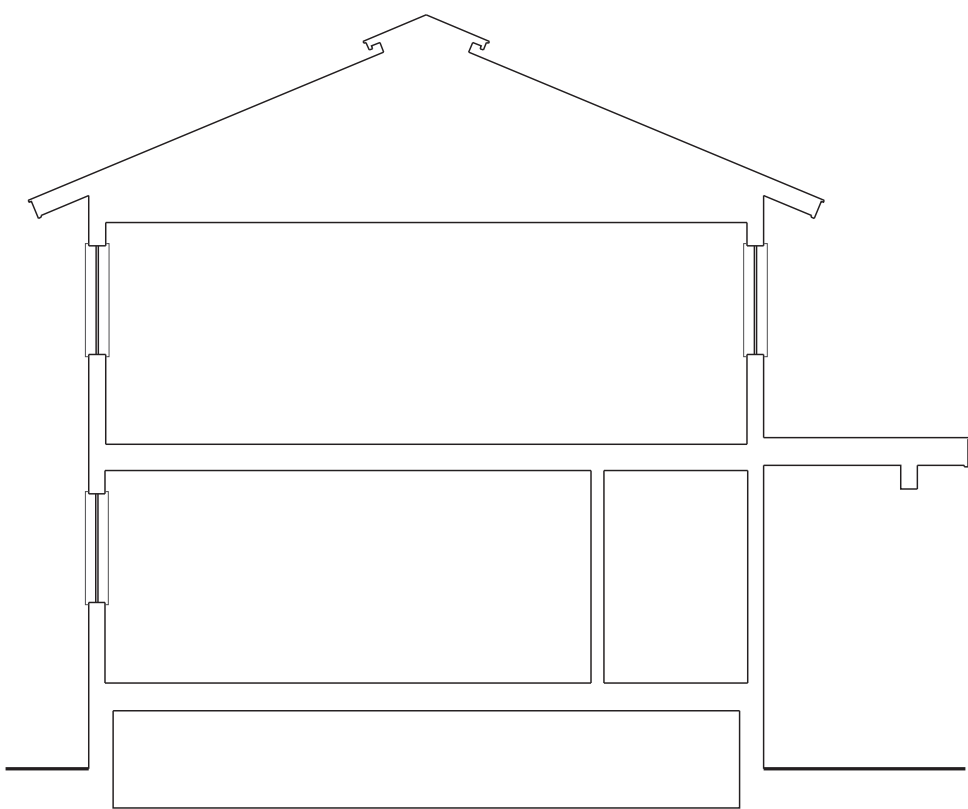


2nd Floor



1st Floor

PROPOSED ELEVATIONS & FLOOR PLANS



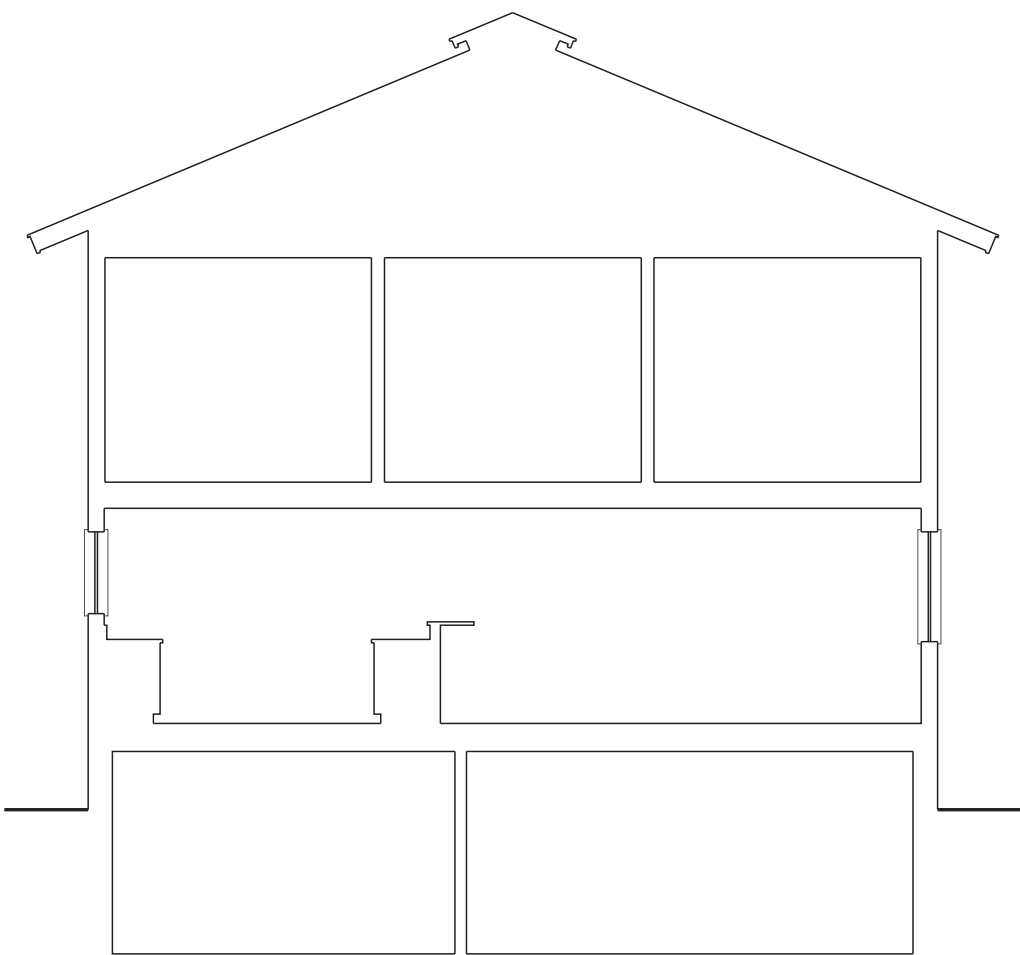
Building Section A



East Elevation



West Elevation



Building Section B



South Elevation



North Elevation

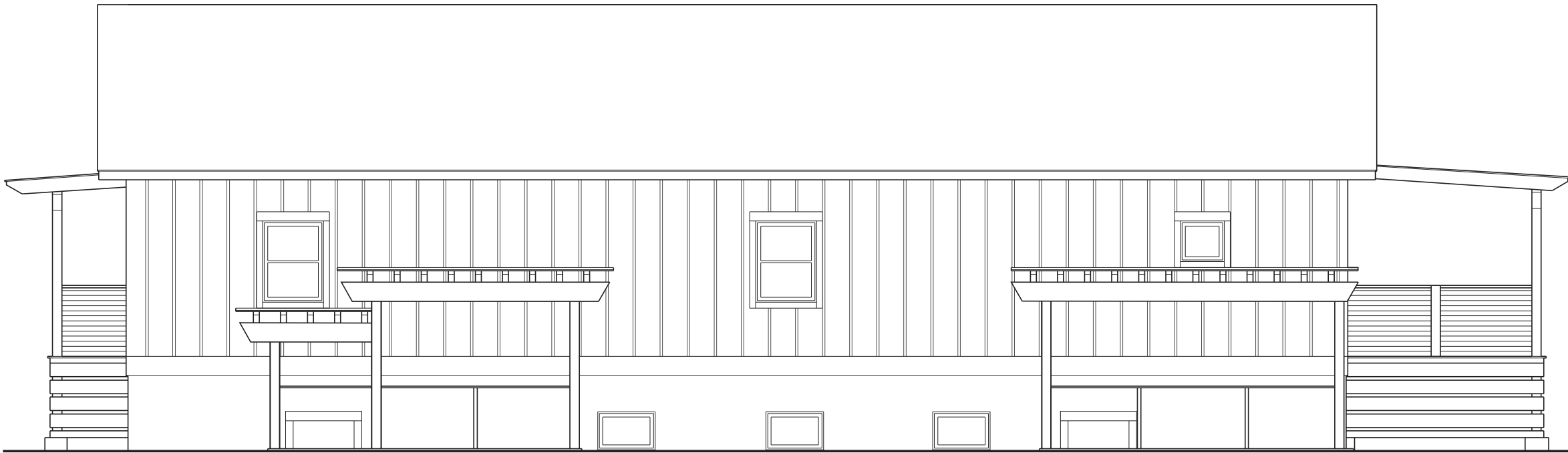
ELEVATIONS

FLOOR PLANS

- 1 Entry
- 2 Office
- 3 Laundry
- 4 Bedroom
- 5 Closet
- 6 Bathroom
- 7 Lavatories
- 8 Stairs
- 9 Dining/Flex Area
- 10 Living
- 11 Kitchen
- 12 Locking Pantry
- 13 Holding Room
- 14 Staff Meeting
- 15 Waiting/Family Room
- 16 Powder Room
- 17 Handicapped Ramp
- 18 Covered Deck

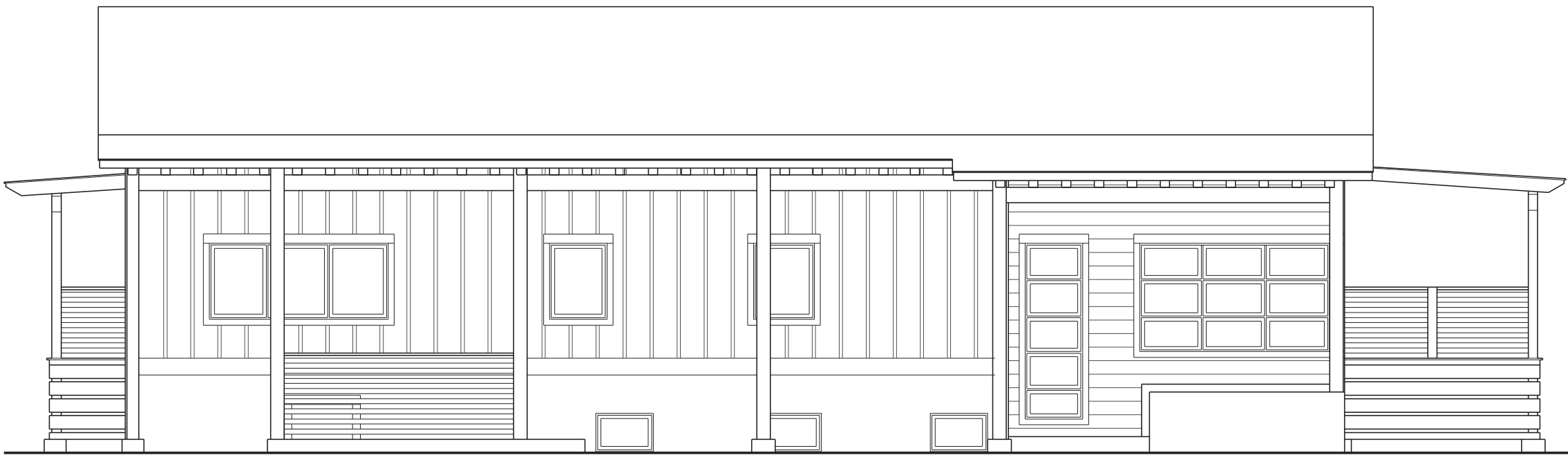


EXISTING CONDITIONS & PROPOSED PLANS



Existing North Elevation

ELEVATIONS



Proposed North Elevation

FLOOR PLANS



Existing 1st Floor Conditions

- 1

Waiting Room
- 2

Files
- 3

Mechanical/Janitor
- 4

Interview Room
- 5

Observatory Room
- 6

Conference Room
- 7

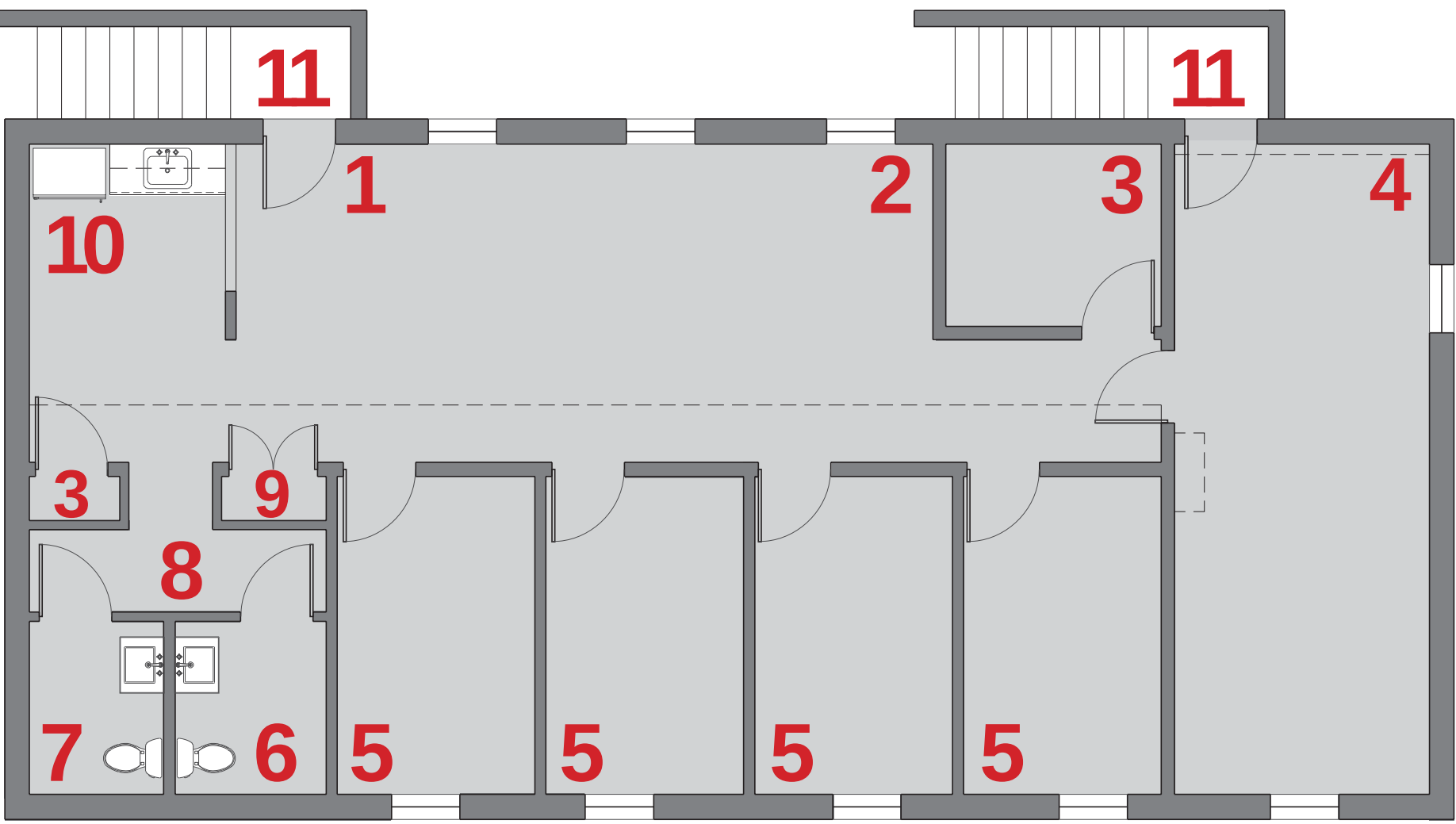
Office
- 8

Parent Conference Room
- 9

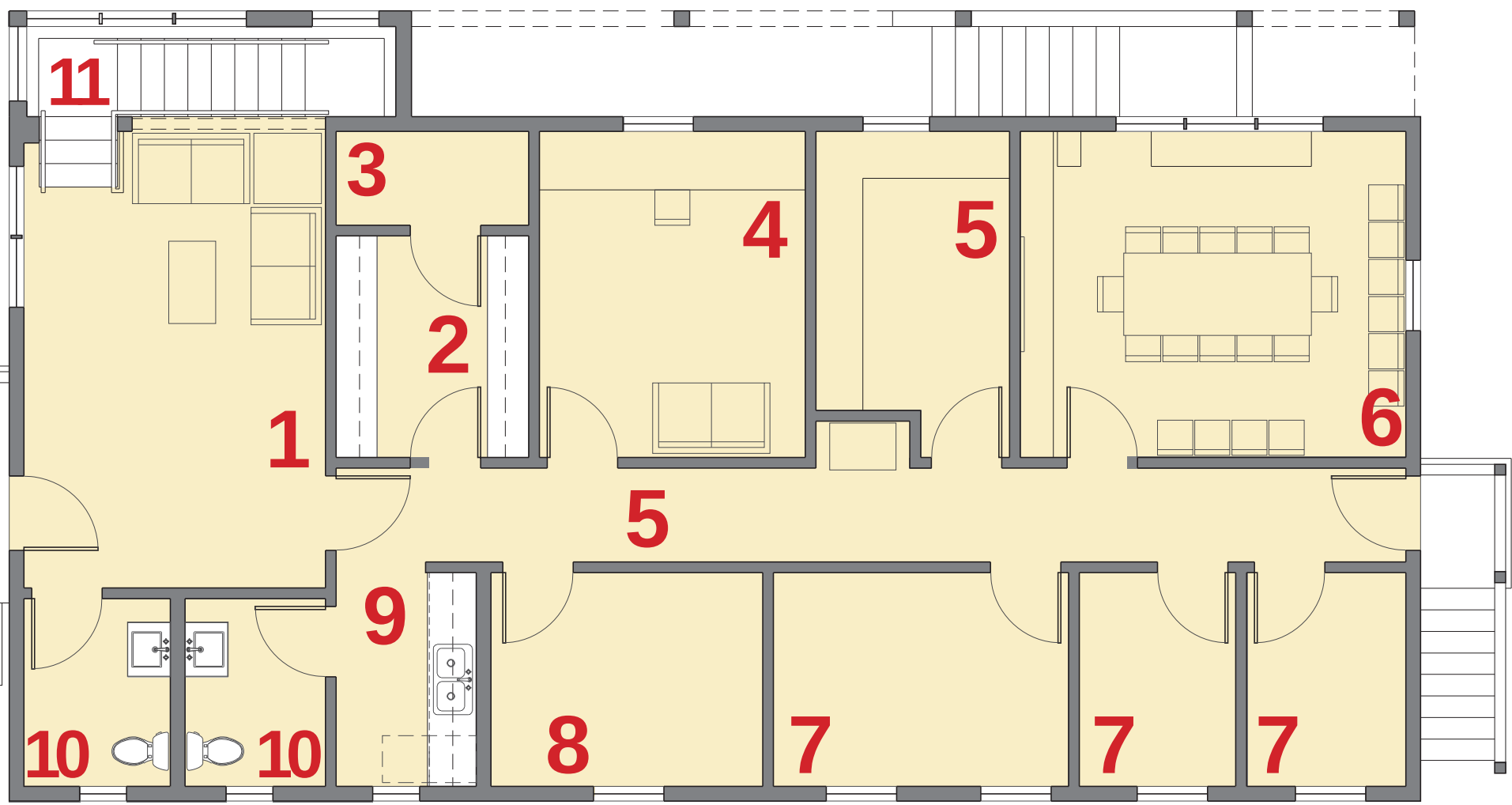
Break Room
- 10

HC Bathroom
- 11

Stairs



Existing Basement Conditions



Proposed 1st Floor Plan

- 1

Entry
- 2

Break Room
- 3

Office
- 4

Mechanical
- 5

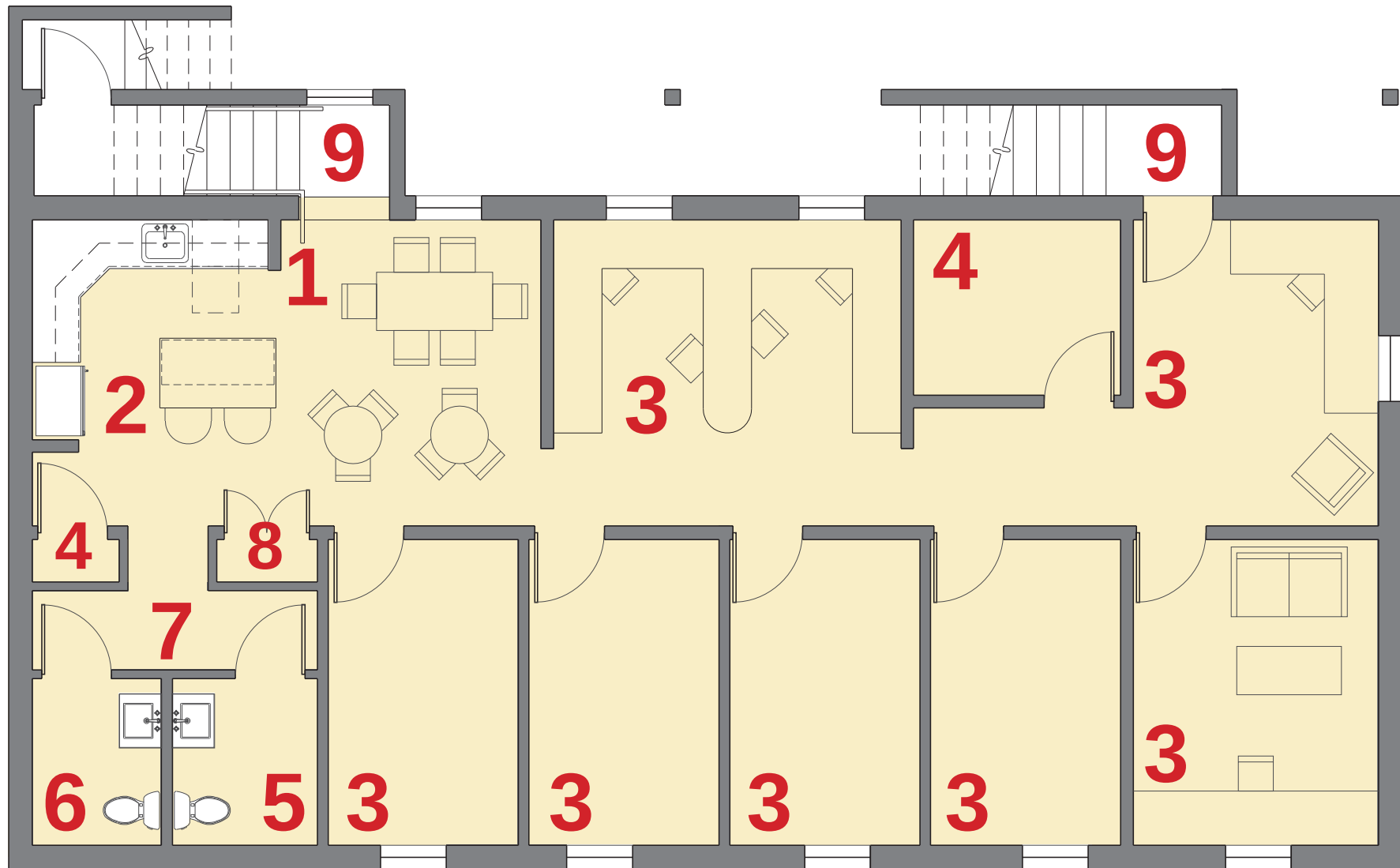
Women's Bathroom
- 6

Men's Bathroom
- 7

Hall
- 8

Closet
- 9

Stairs



Proposed Basement Floor Plan

- 1

Entry
- 2

Office Cubicles
- 3

Mechanical
- 4

Conference Room
- 5

Office
- 6

Women's Bathroom
- 7

Men's Bathroom
- 8

Hall
- 9

Closet
- 10

Break Room
- 11

Stairs
- 12

Waiting Room
- 13

Reception
- 14

Interview Room
- 15

Observatory Room
- 16

Conference Room
- 17

Parent Conference Room

3D RENDERINGS



Aerial View from East



North Façade View from E. Karns Street



Interior Court South Façade View from East

3D RENDERINGS



TETON YOUTH & FAMILY SERVICES - EXTERIOR MATERIALS

Van Vleck House & Hirschfield Center - 520 & 530 S. Cache Street

VAN VLECK - Main Entrance



AERIAL view from the East



HIRSCHFIELD - View of NE corner from courtyard



HIRSCHFIELD - North Elevation view from courtyard



Hirshfield Center Existing exterior materials to remain or be replaced in-kind, unless noted otherwise. Existing photos →

New horizontal wood siding (#1) to be provided on Hirshfield's proposed new enclosed stairway



VAN VLECK - South Elevation view from courtyard



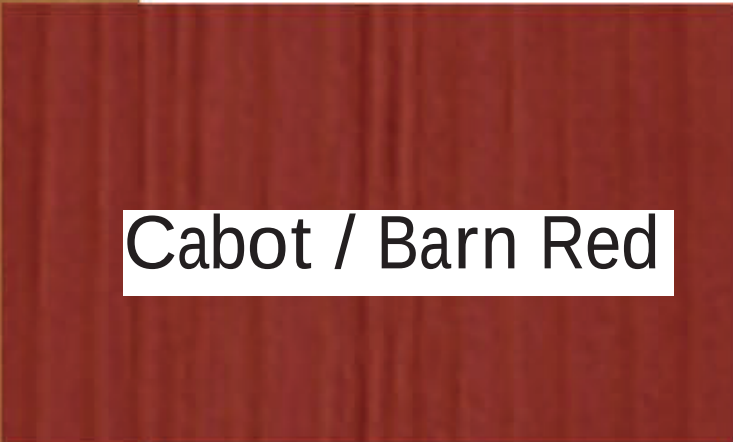
Composite
Asphalt Shingle
Roofing



Cabot / Foothill



Cabot / Chestnut Brown

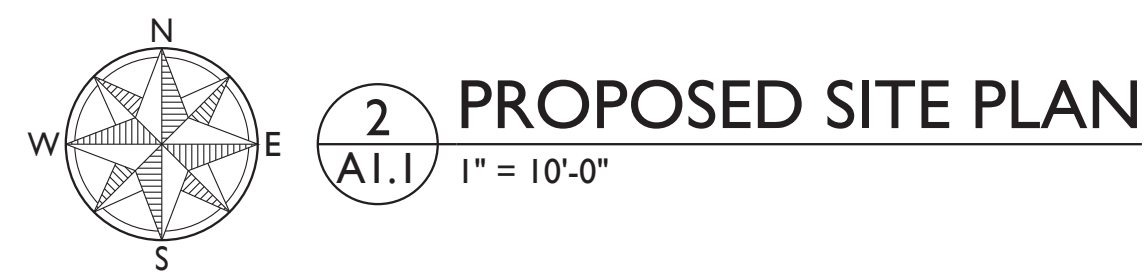


Cabot / Barn Red



Van Vleck House - Proposed Exterior Materials & Finishes:

1. Cabot's semi-transparent stain (color: Foothill) typical all Horizontal Wood (cedar) Siding
2. Cabot's semi-transparent stain (color: Chestnut Brown) typical all Vertical Board & Batten Wood (cedar) Siding, and exterior wood (columns, beams, railings, etc.)
3. Cabot's semi-solid stain (color: Barn Red) typical all wood (cedar) trim and fascia
4. Composite Asphalt Shingle Roofing



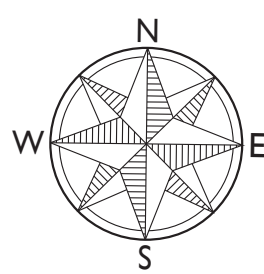
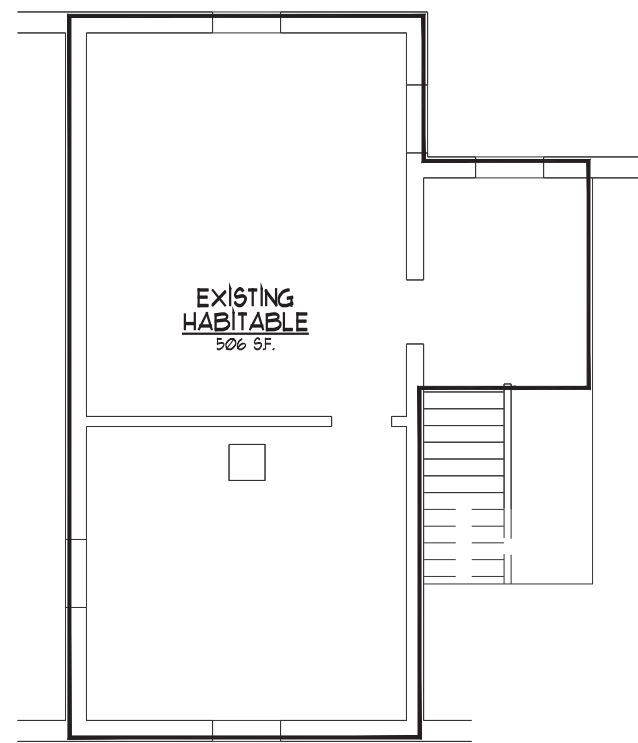
- | | |
|--|---|
| | PROPERTY BOUNDARY |
| | EASEMENT LINE |
| | SETBACK LINE |
| | FENCE LINE |
| | POWER LINE |
| | OVERHEAD POWER LINE |
| | SEWER LINE |
| | TELEPHONE LINE |
| | WATER LINE |
| | GAS LINE |
| | CABLE TELEVISION LINE |
| | EDGE OF MAIN ROAD |
| | NEW DRIVEWAY |
| | LINE OF EXISTING VEGETATION |
| | FLOW DITCH LINE |
| | WETLANDS BOUNDARY |
| | BUSH |
| | COTTONWOOD TREE |
| | ASPEN TREE |
| | CONIFER |
| | ELECTRICAL TRANSFORMER |
| | UTILITY PEDESTAL |
| | MONITORING WELL |
| | SPOT ELEVATION |
| | FOUND SURVEY MONUMENT |
| | POWER POLE |
| | CENTER LINE |
| | REVISION NUMBER |
| | REVISION NUMBER
SUPPLEMENTAL DIAG. NO. |
| | PROJECT LOCATION SYMBOL |

1. ARCHITECTURAL SITE PLAN WAS DERIVED FROM INFORMATION GATHERED FROM THE TETON YOUTH AND FAMILY SERVICES; GRADING, DRAINAGE AND EROSION CONTROL PLAN PREPARED BY: SUTPIT CONSULTING GROUP
DRAWING NUMBER: 22-1271-6-TMPT-GRADIEROS
DATED: 05-13-2002, REVISION-A DATED 01-29-2002
2. GENERAL CONTRACTOR TO REMOVE ONLY TREES AND VEGETATION VERIFIED BY THE ARCHITECT OR OWNER. ALL REMAINING TREES MUST BE PROTECTED AGAINST ALL PHASES OF CONSTRUCTION.
3. GENERAL CONTRACTOR TO MAINTAIN SITE THROUGHOUT THE COURSE OF THE PROJECT BY:
 - REPAIRING ALL RUTS CAUSED BY EQUIPMENT, SPILLS, OR OTHER EARTH-RELATED SCARRING.
 - REPAIRING OR REPLACEMENT OF ALL SCARRED, BROKEN OR OTHERWISE DAMAGED TREES DUE TO CONSTRUCTION.
 - EXERCISE ROUTINE PERIODIC REMOVAL OF ALL REFUSE.
4. THE CONTRACTOR SHALL MINIMIZE THE DISTURBANCE OF THE EXISTING GRADE. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL STAGING AREAS AND METHODS OF STORAGE.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION, TAPPING INTO, INSTALLATION AND VERIFYING LOCATION OF ALL NECESSARY SITE UTILITIES INCLUDING POWER, WATER, SANITARY, SEWER, CABLE, PHONE, ETC. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY FEES AND SERVICES WITH THE OWNER.
6. ANY DISTURBED SOIL TO BE FINISH GRADED + RAKED TO ACHIEVE A UNIFORM SURFACE. ALL FINISH GRADE TO BE FREE OF ROCKS AND SOLID DEBRIS GREATER THAN 3/4" DIAMETER, AND CONSISTING OF NATIVE SOIL CHARACTERISTICS. NO TWIGGS, STICKS, OR OTHER NON-SOIL MATERIALS MUST BE INCLUDED IN THE FINAL GRADE BEING PREPARED FOR FINAL LANDSCAPING.
7. ALL EXCESS EXCAVATED MATERIAL TO BE TRUCKED OFF SITE WITH THE EXCEPTION OF ANY NECESSARY BACKFILL MATERIAL OR POTENTIAL LANDSCAPING MATERIAL. CONTRACTOR TO PROVIDE LOCATION TO LIMIT AMOUNT OF LAWN DAMAGE. STOCKPILE LOCATION TO BE DETERMINED BY GENERAL CONTRACTOR AND SHALL INCORPORATE ALL EROSION CONTROL METHODS + TECHNIQUES AS PRESCRIBED BY COUNTY,
8. ALL DISTURBED EXISTING GRADE TO BE REGRADED AND RE-SEED AS PER LANDSCAPE ARCHITECT WITH REGARD TO DIMENSION, SCOPE, AND VARIETY OF VEGETATION TO BE INSTALLED.

1. THE TOWN OF JACKSON REQUIRES THAT A MINIMUM OF ONE (1) BIKE RACK BE PROVIDED FOR EVERY TEN (10) PARKING SPACES.
2. CONTRACTOR TO VERIFY FINAL NUMBER OF BIKE RACKS TO BE PROVIDED, AND THEIR MOUNTING LOCATIONS, WITH OWNER IN-FIELD.
3. BIKE RACKS SHALL BE LOCATED SUCH THAT THE BIKE STORAGE DOES NOT REDUCE THE MINIMUM CLEAR SPACE REQUIRED FOR EGRESS (MINIMUM 36" CLEAR WIDTH).
4. CONTRACTOR SHALL VERIFY FINAL BIKE RACK SELECTION (MANUF / MODEL, SIZE & FINISH) WITH OWNER IN THE FIELD. THE FOLLOWING BIKE-RACK MANUFACTURERS / MODELS ARE RECOMMENDED BY TETON COUNTY, WY AND THE TOWN OF JACKSON:
 - DERO / DOWNTOWN RACK
 - DERO / HOOP RACK
 - BARIS / BIKE DOGS

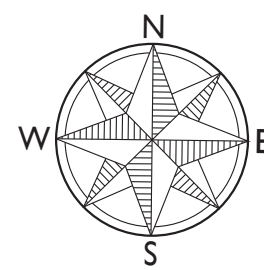
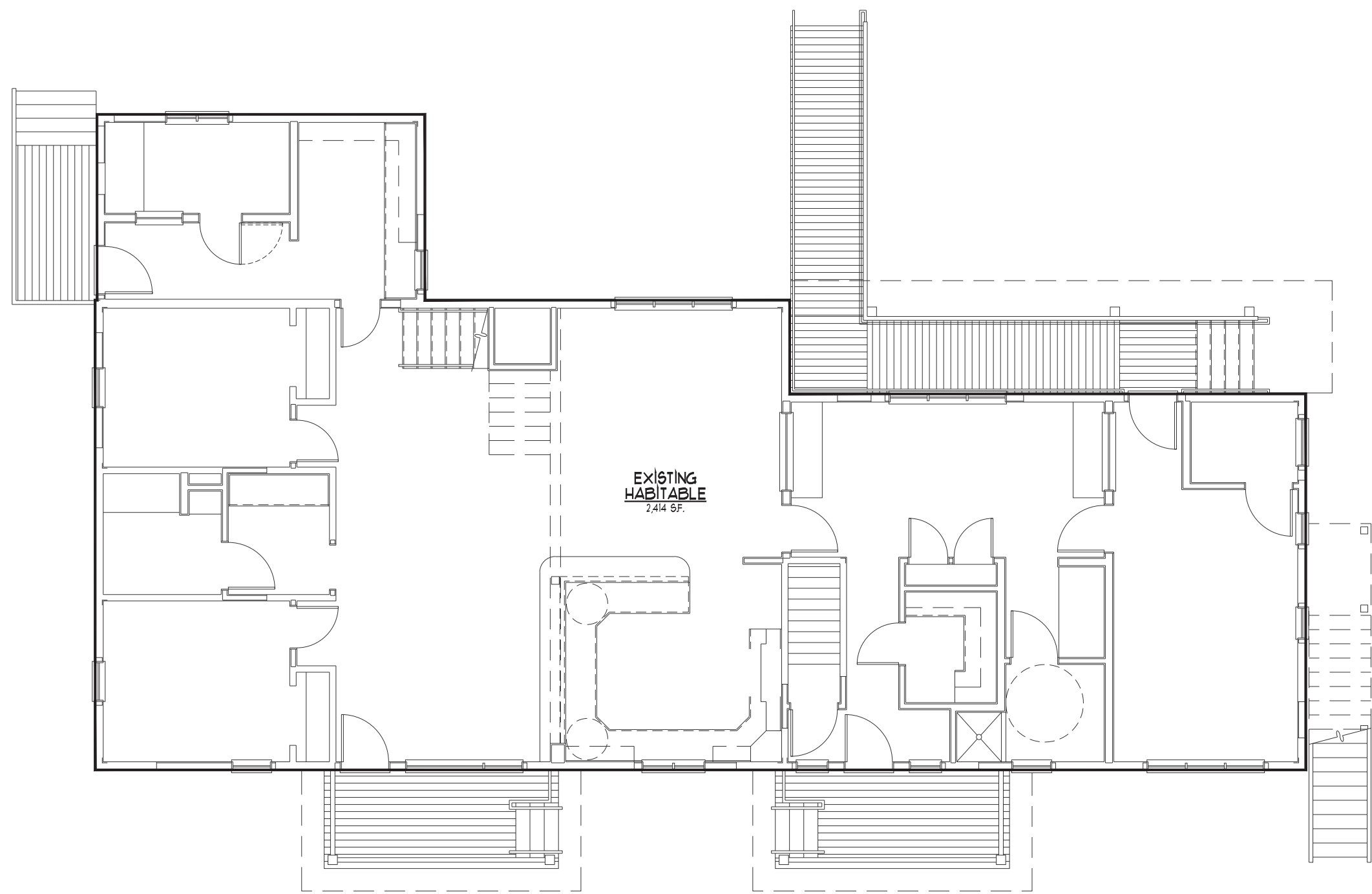
Set Title	Set Issue Date
Drawn By	Checked By
Plot Date FEBRUARY 21, 2022	Sheet Number
Scale 1" = 10'-0"	A1.1
Project Number 2120	

NOT FOR
CONSTRUCTION
PROGRESS
SET



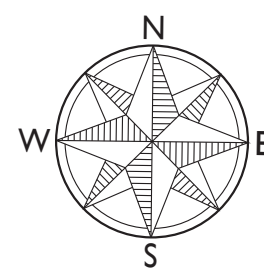
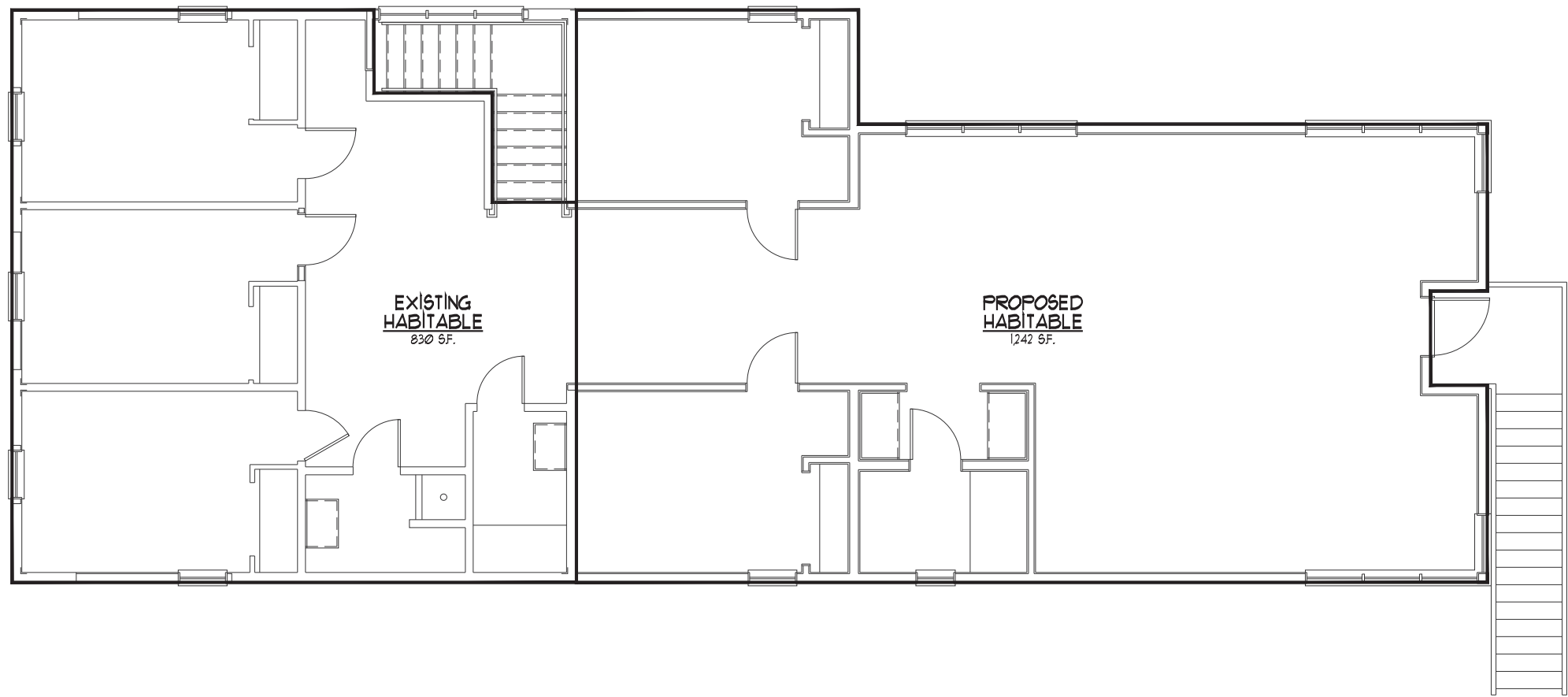
**BASEMENT
SQUARE FOOTAGE PLAN**

1
A1.2
1/4" = 1'-0"



**FIRST FLOOR
SQUARE FOOTAGE PLAN**

2
A1.2
1/4" = 1'-0"



**SECOND FLOOR
SQUARE FOOTAGE PLAN**

3
A1.2
1/4" = 1'-0"

AREA CALCULATIONS			
SITE DEVELOPMENT			
AREA OF EXISTING BUILDING FOOTPRINT			2,414 SF.
AREA OF PROPOSED BUILDING FOOTPRINT			0 SF.
PAVED OR UNPAVED PARKING AREAS:			642 SF.
OTHER SITE DEVELOPMENT:			875 SF.
COVERED PORCHES, DECKS, TERRACES, PATIOS, CORRALS, SIDEWALKS			
TOTAL SITE DEVELOPMENT:			3,931 S.F.
GROSS SQUARE FOOTAGE TABULATION			
	EXISTING	PROPOSED	
HABITABLE ABOVE GROUND	3,244	1,242	SF.
HABITABLE BELOW GROUND	506	0	SF.
NON-HABITABLE ABOVE GROUND	0	0	SF.
NON-HABITABLE BELOW GROUND	0	0	SF.
TOTAL PROPOSED NEW & EXISTING TO REMAIN: 4,992 S.F.			

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

SQUARE FOOTAGE PLANS

Set Title **PROGRESS SET**

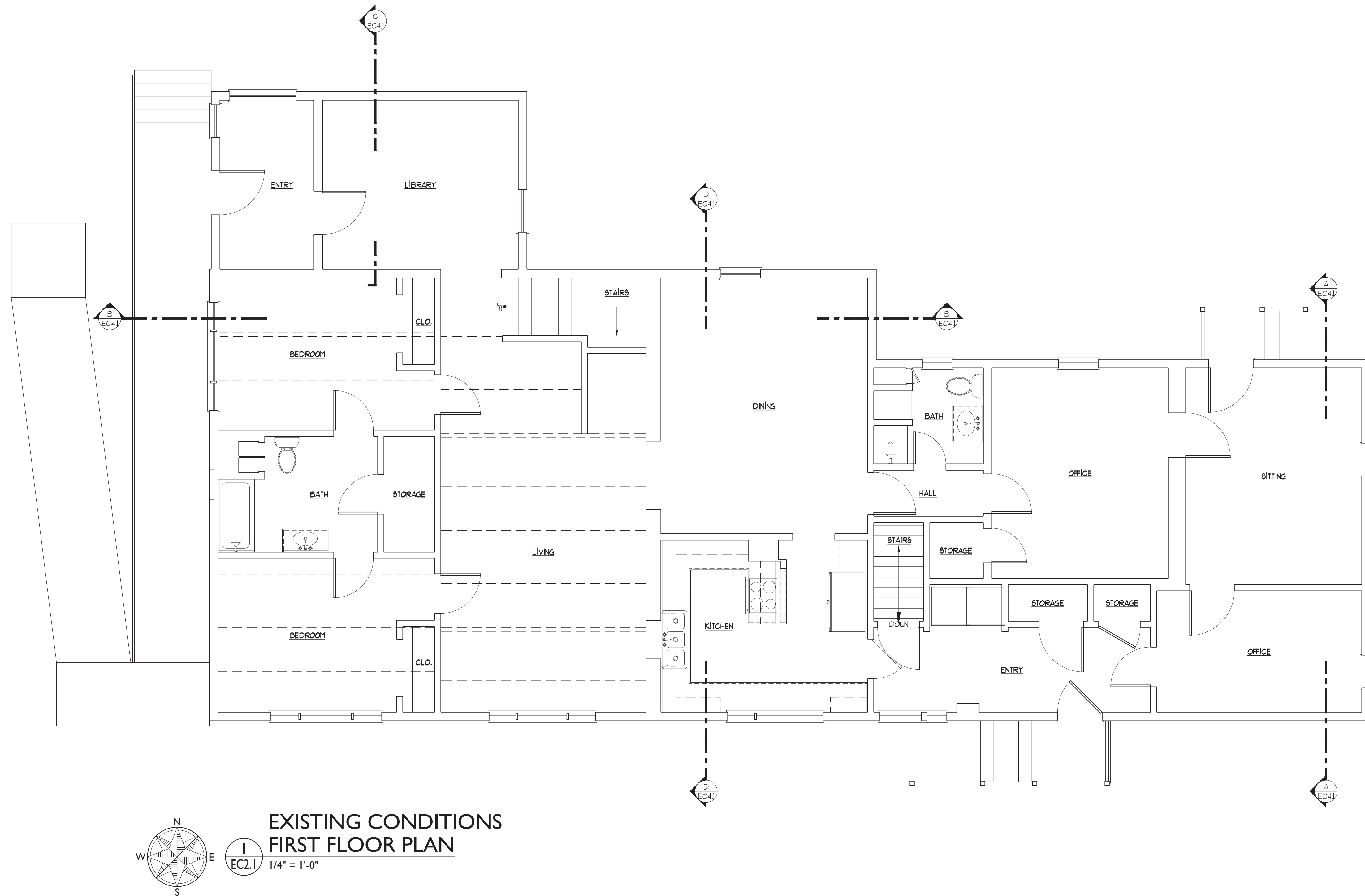
Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/8" = 1'-0"	A1.2
Project Number 2120	

NOT FOR
CONSTRUCTION
PROGRESS
SET

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

EXISTING CONDITIONS
FIRST FLOOR PLAN

Set Title

PROGRESS SET

Set Title

Set Issue Date

Drawn By

Checked By

Plot Date

FEBRUARY 17, 2022

Scale

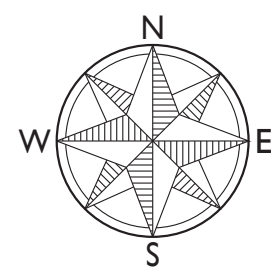
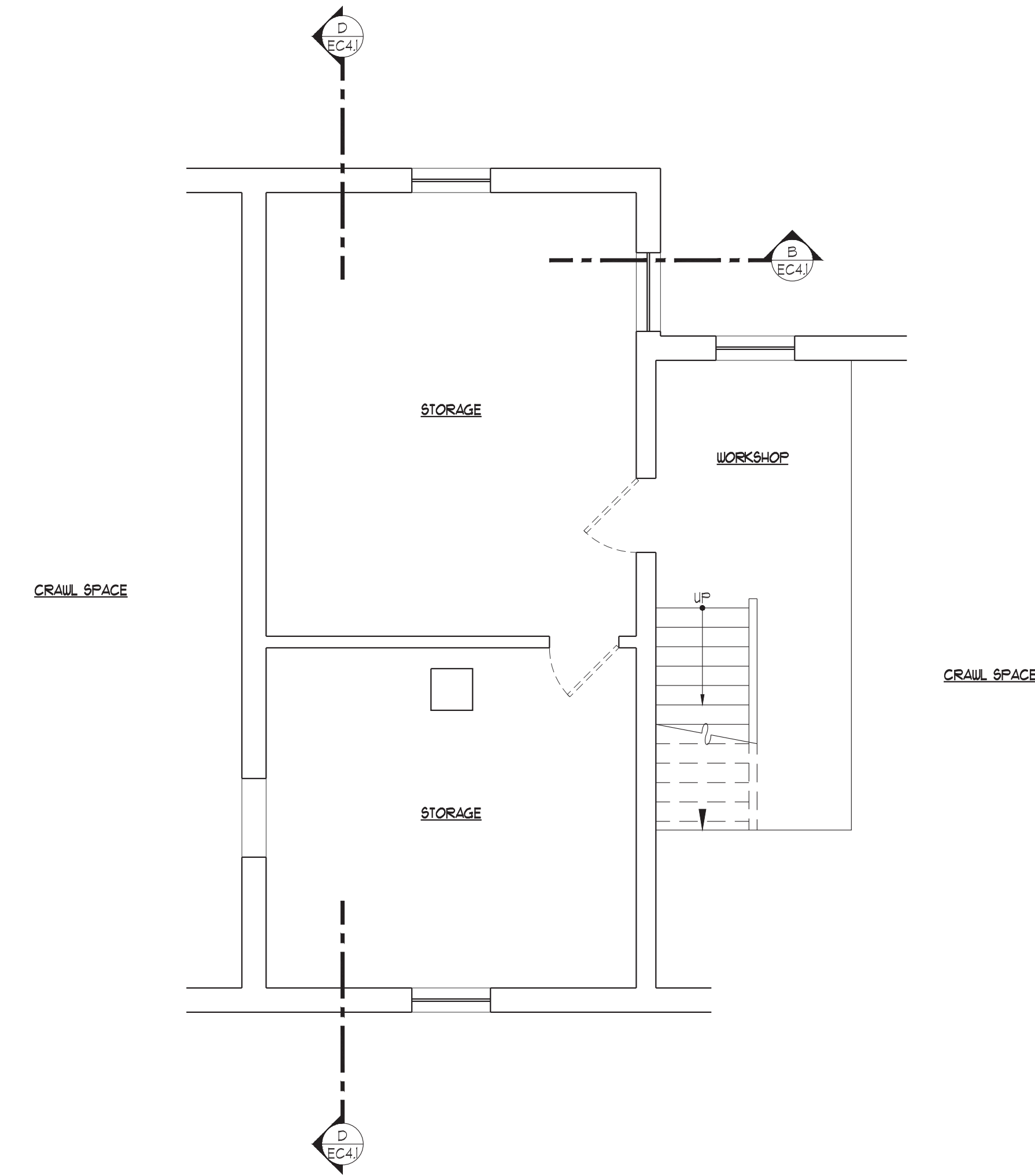
1/4" = 1'-0"

Project Number

2120

EC2.1

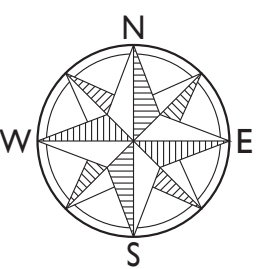
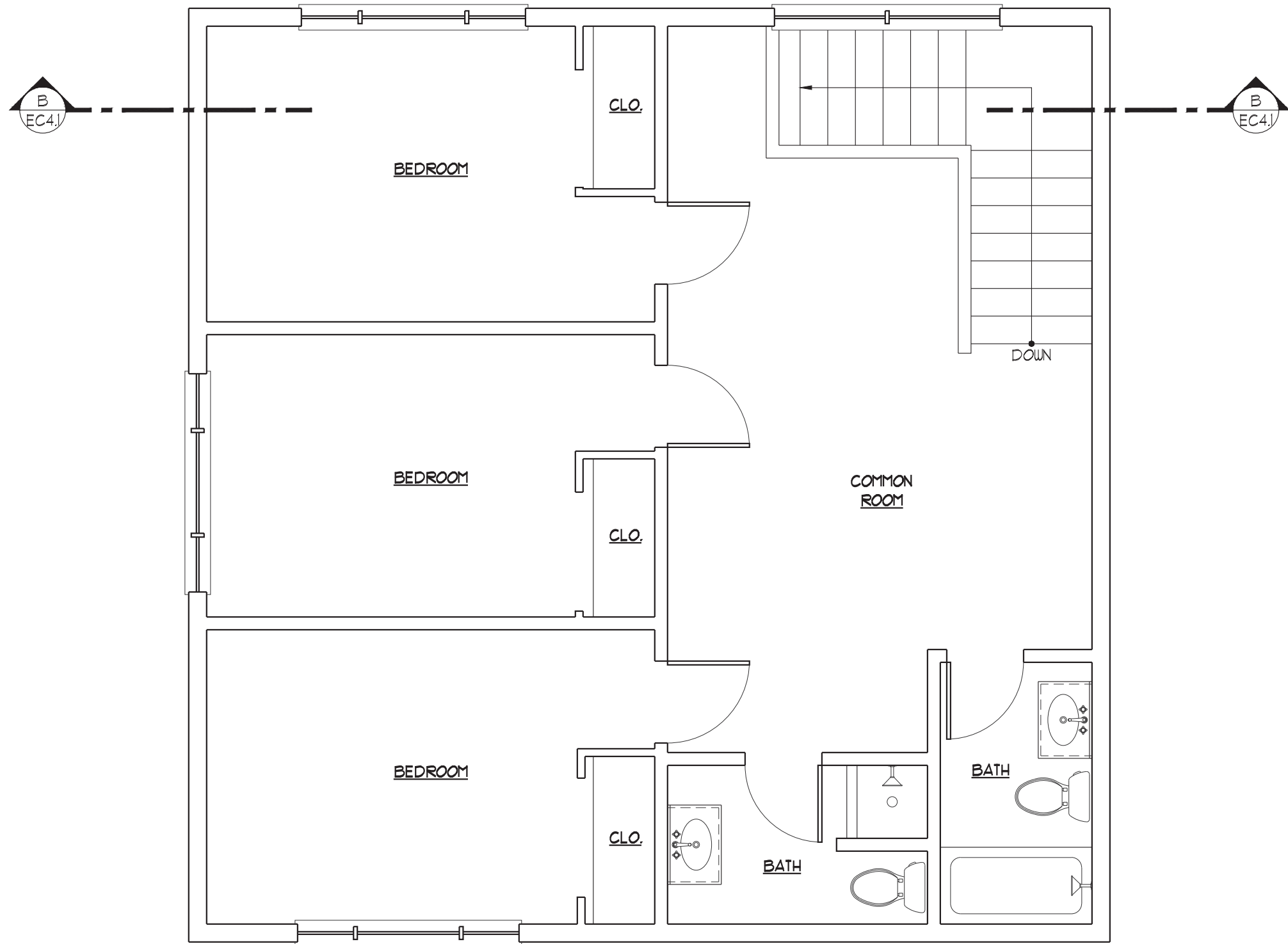
NOT FOR
CONSTRUCTION
SET



1
EC2.2

EXISTING CONDITIONS
BASEMENT PLAN

1/4" = 1'-0"



2
EC2.2

EXISTING CONDITIONS
SECOND FLOOR PLAN

1/4" = 1'-0"

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR FLUMP.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title
**EXISTING CONDITIONS
BASEMENT PLAN AND
SECOND FLOOR PLAN**

Set Title
PROGRESS SET

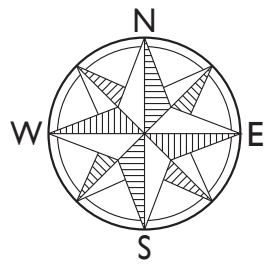
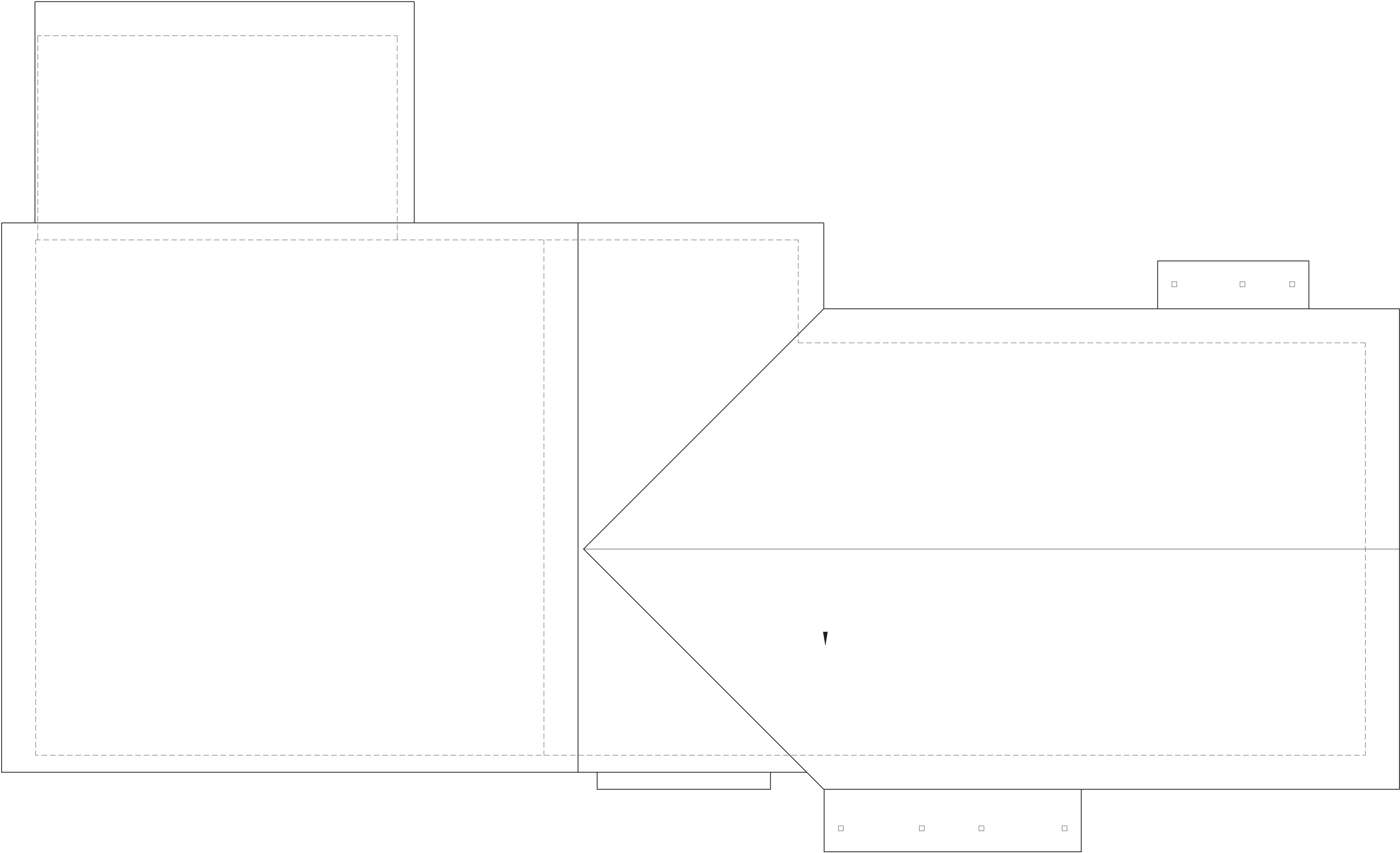
Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	EC2.2
Project Number 2120	

NOT FOR
CONSTRUCTION
SET

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



EXISTING CONDITIONS
ROOF PLAN

1
EC2.3
1/4" = 1'-0"

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

EXISTING CONDITIONS
ROOF PLAN

Set Title
PROGRESS SET

Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	EC2.3
Project Number 2120	

NOT FOR
CONSTRUCTION
SET



1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISIBLE CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.

EXISTING CONDITIONS
SOUTH ELEVATION



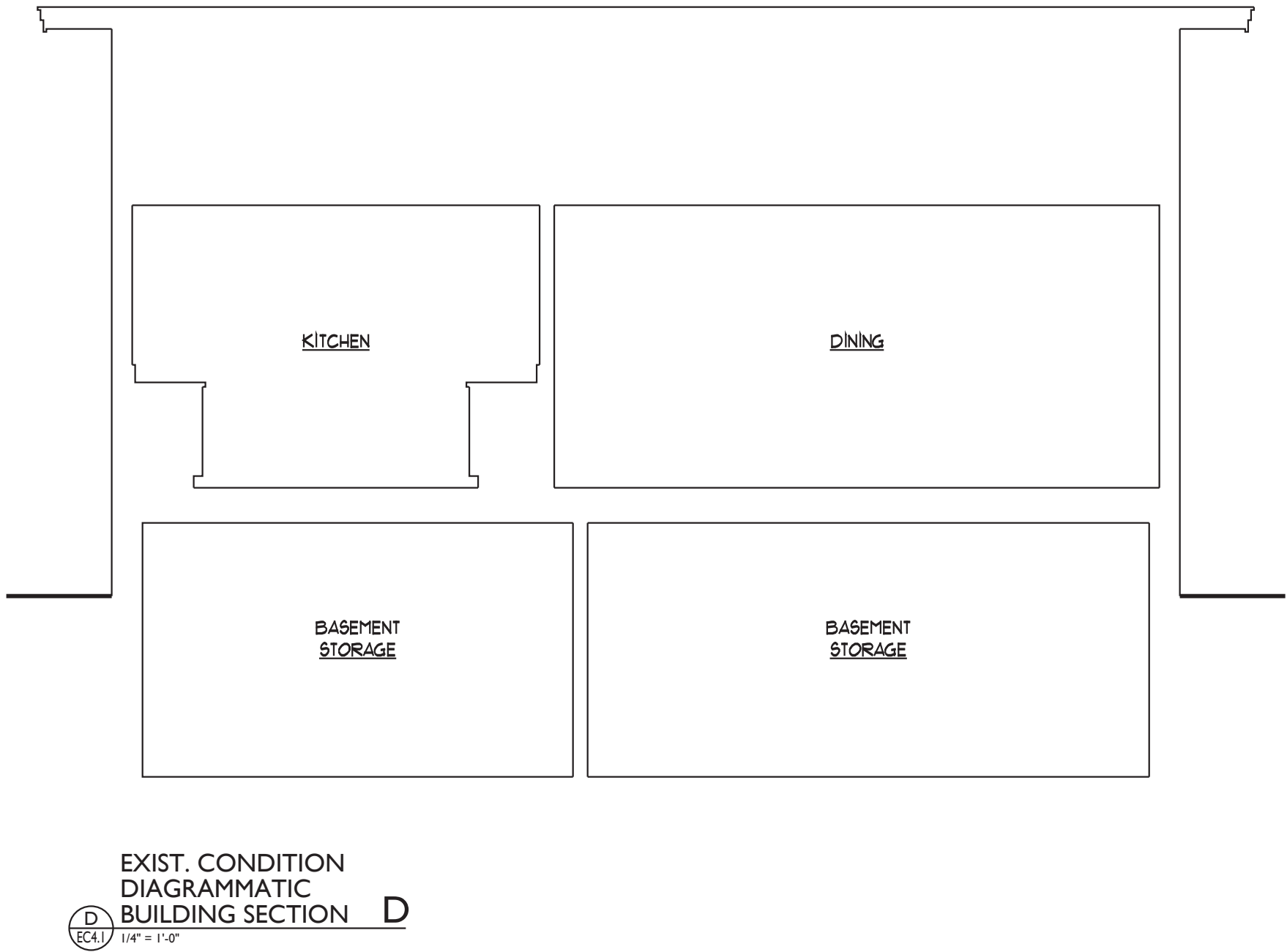
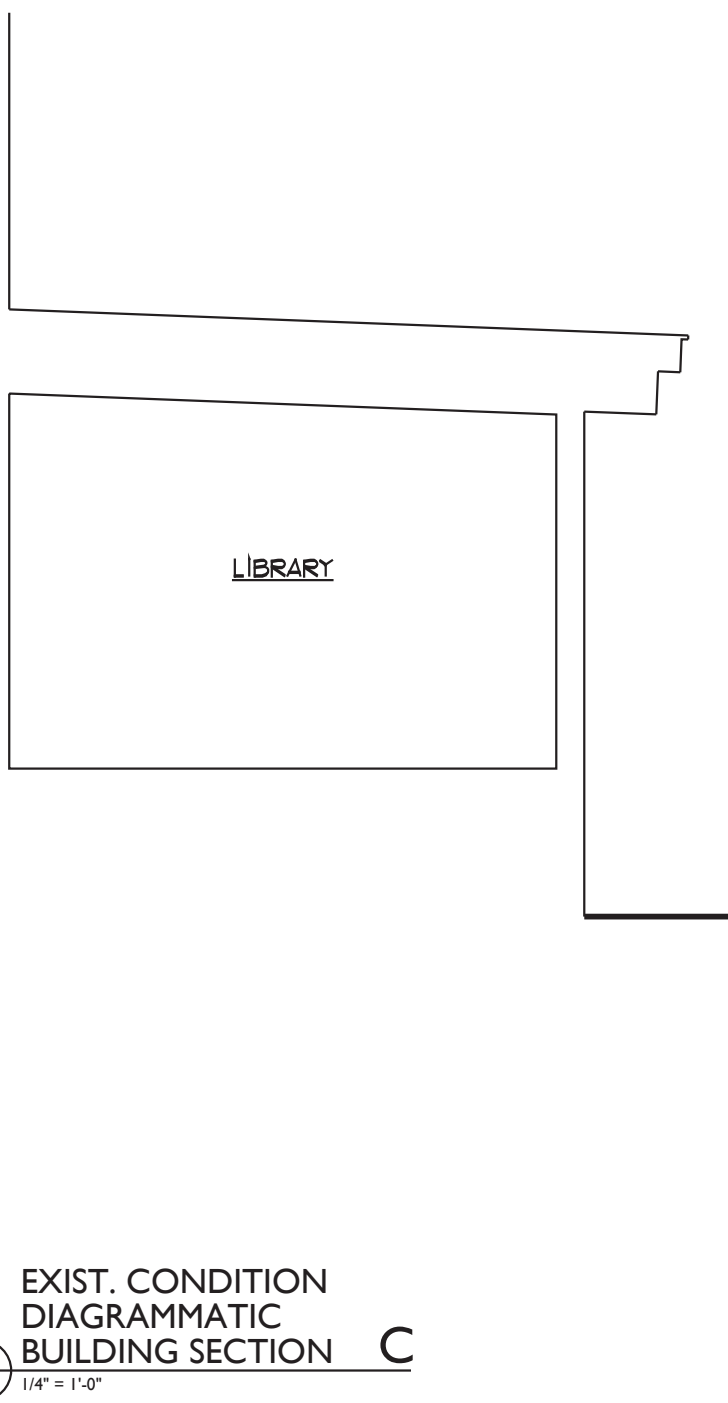
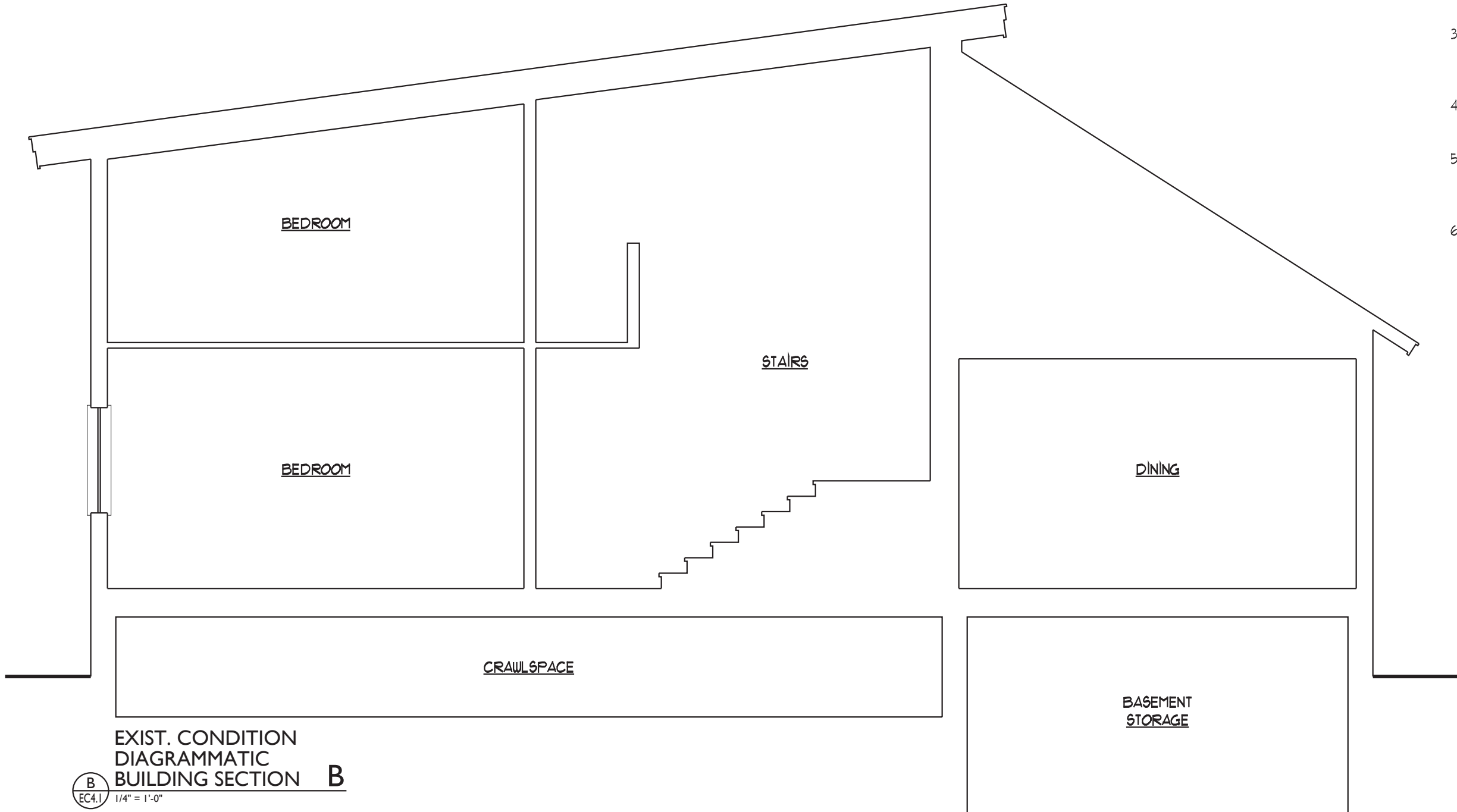
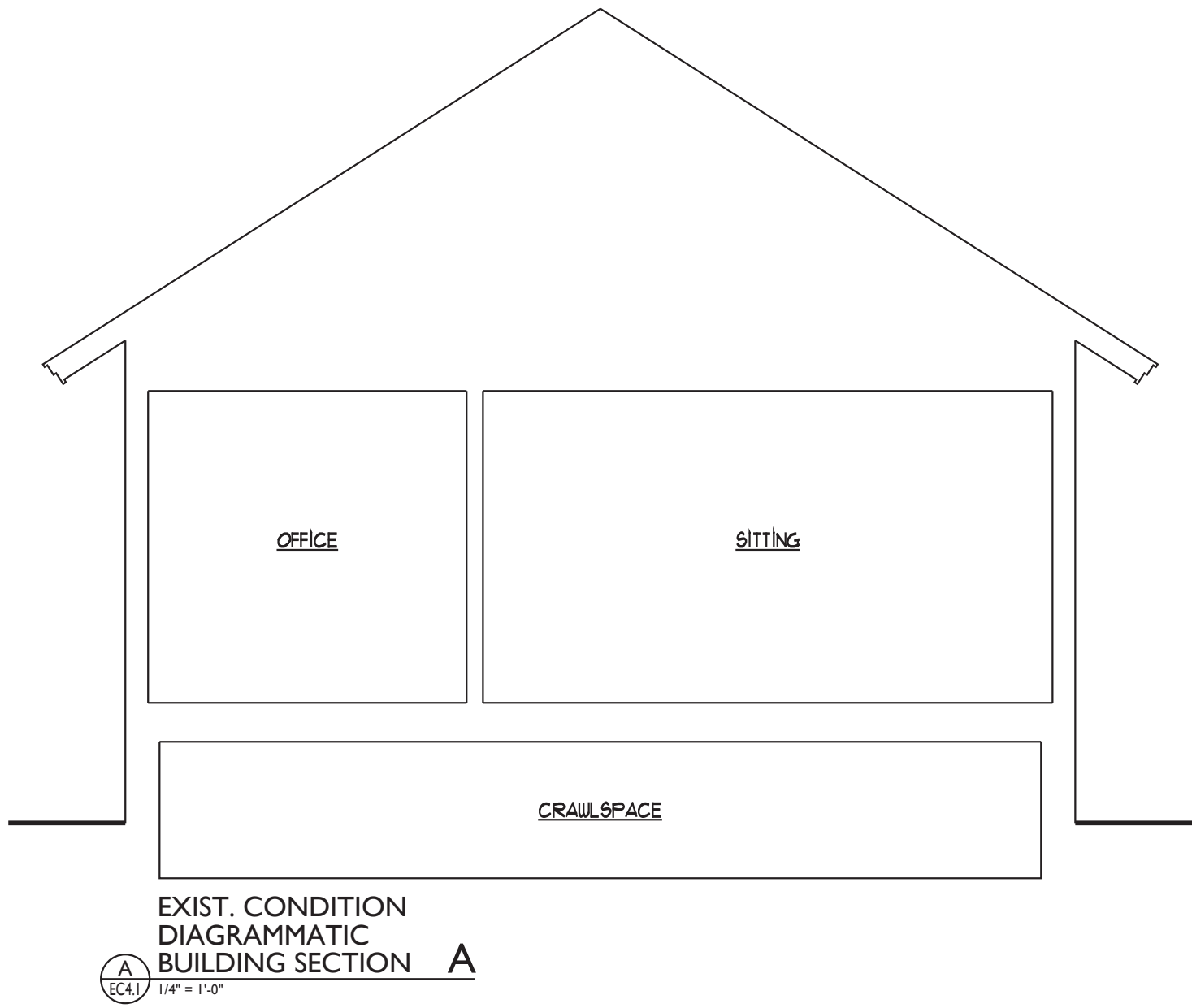
Project Number	2120
----------------	------

EC3.1

NOT FOR
CONSTRUCTION
PROGRESS
SET

EXISTING CONDITION NOTES

- THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
- WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
- HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
- NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
- NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
- DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title
**EXISTING CONDITIONS
DIAGRAMMATIC
BUILDING SECTIONS**

Set Title
PROGRESS SET

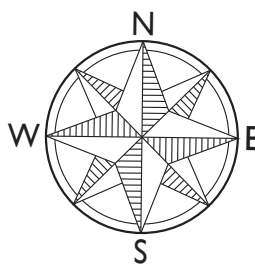
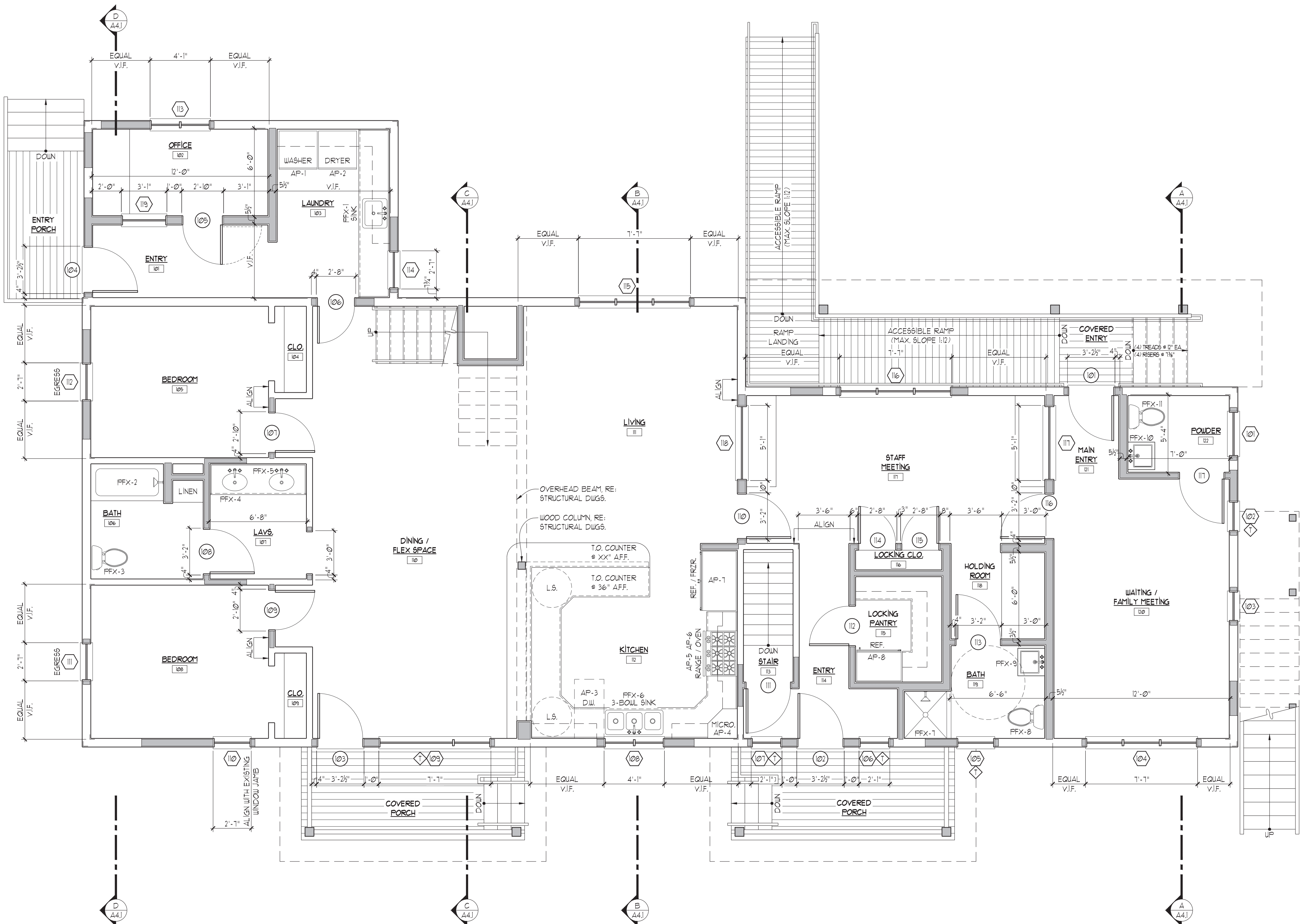
Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	EC4.1
Project Number 2120	

NOT FOR
CONSTRUCTION
SET

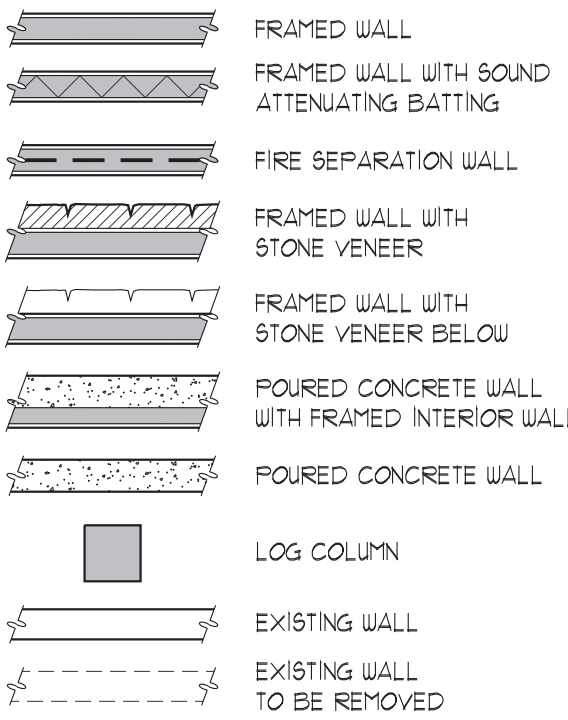
FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
3. ALL WET WALLS TO BE 2x6 WOOD STUDS.
4. ALL POCKET DOORS TO BE FRAMED IN 2x6 WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE.
5. ALL FURR WALLS TO BE 2x4 WOOD STUDS. PROVIDE A ± 1/8" SPACE BETWEEN FURR WALL AND CONCRETE FOUNDATION WALL TO PLUMB FURR WALL.
6. GARAGE FLOOR DRAINS SHALL NOT BE TIED TO SANITARY WASTE SYSTEM.
7. COORDINATE ALL SHEAR WALLS WITH STRUCTURAL DRAWINGS.
8. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF HOLD DOWNS.
9. SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION WALL AND FOOTING SPECIFICATIONS.
10. ALL CONCRETE APRONS TO BE SLOPED 1/8" PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
11. ALL STONE TERRACES TO BE SLOPED 1/8" PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
12. ALL INTERIOR FINISHES TO BE DETERMINED. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPMENT RATING OF NOT GREATER THAN 450.
13. PROVIDE FIRE BLOCKING IN STUD WALL AND FURR WALL CAVITIES AT INTERVALS NOT EXCEEDING 10' AT WALL TO CEILING CONNECTIONS INCLUDING AT SOFFITS AND DROPPED AND/OR COVE CEILINGS, CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUNS.
14. PROVIDE FIRE BLOCKING BETWEEN FIREPLACE/CHIMNEY CONSTRUCTION AND WALLS/FLOORS WITH APPROVED SECURELY FASTENED NON-COMBUSTIBLE MATERIAL. ALL FIRE BLOCKING SHALL CONFORM TO REQUIRED SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE MATERIALS.
15. PROVIDE APPROVED MATERIAL FIRE-STOP AT ALL OPENINGS AROUND VENTS, PIPES, CABLES, WIRES, ETC. AT CEILING AND FLOOR LEVELS.
16. PROVIDE BLOCKING AT WALL TO CEILING ASSEMBLIES TO ACT AS DRAFT-STOPPING. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
17. PROVIDE DRAFT-STOPPING IN CONCEALED FLOOR/CEILING ASSEMBLIES. DRAFT-STOPPING SHALL DIVIDE CONCEALED FLOOR/CEILING ASSEMBLIES INTO AREAS LESS THAN 1000 SF EACH PER THE INTERNATIONAL RESIDENTIAL CODE R502.2. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
18. ALL CRAWL SPACE VENT LOCATIONS TO BE CENTERED ON WINDOW OPENINGS ABOVE, OR FRAMING BETWEEN WINDOWS ABOVE AS APPLICABLE. VERIFY WITH ARCHITECT PRIOR TO POUR.
19. CRAWL SPACE TO RECEIVE VAPOR BARRIER AND GRAVEL FLOOR, RE: INSULATION SCHEDULE. REMOVE ALL CONSTRUCTION RELATED DEBRIS AT COMPLETION OF PROJECT.
20. VERIFY PERSONAL OPENINGS IN CRAWL SPACE, 24"x30" MINIMUM.
21. VERIFY VENTING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.

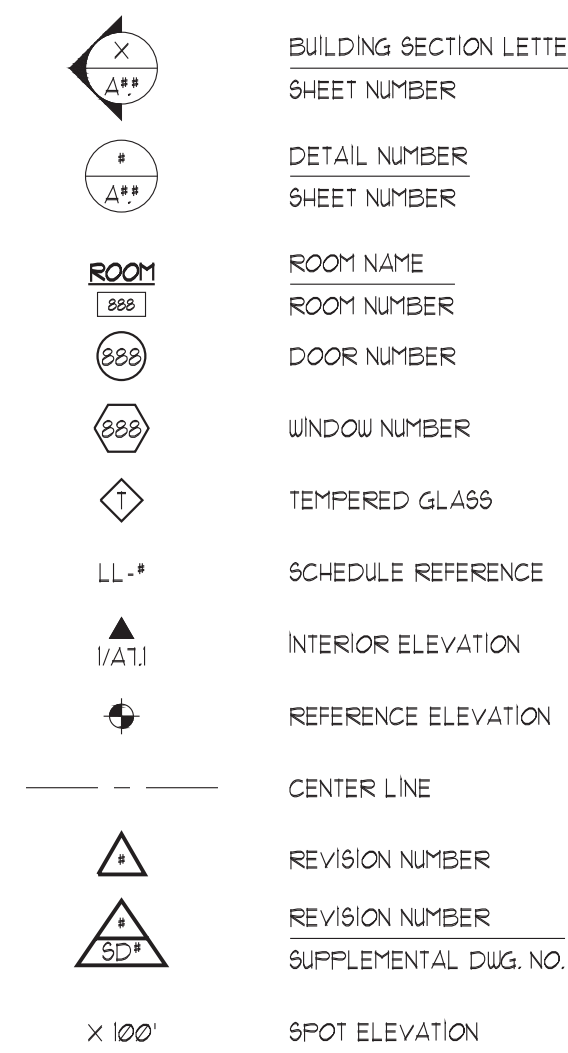


FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"

WALL LEGEND



FLOOR PLAN LEGEND



VAN VLECK HOUSE
TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

FIRST FLOOR PLAN

Set Title **PROGRESS SET**

Set Title Set Issue Date

Drawn By Checked By

Plot Date

FEBRUARY 17, 2022

Scale

1/4" = 1'-0"

Project Number

2120

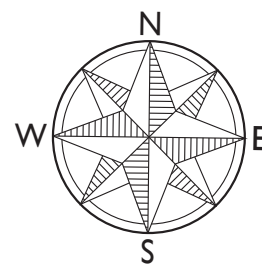
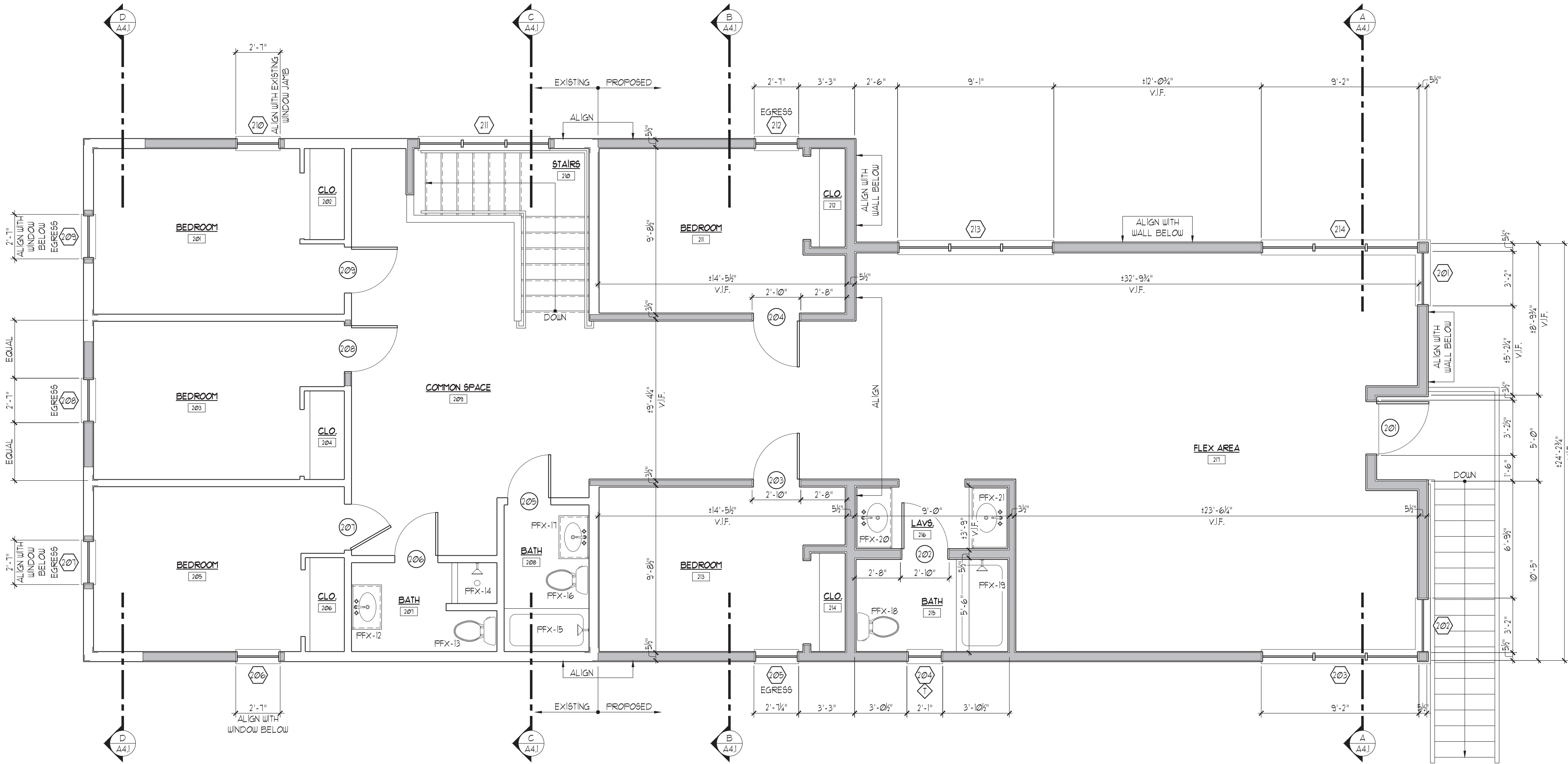
Sheet Number

A2.1

NOT FOR
CONSTRUCTION
SET

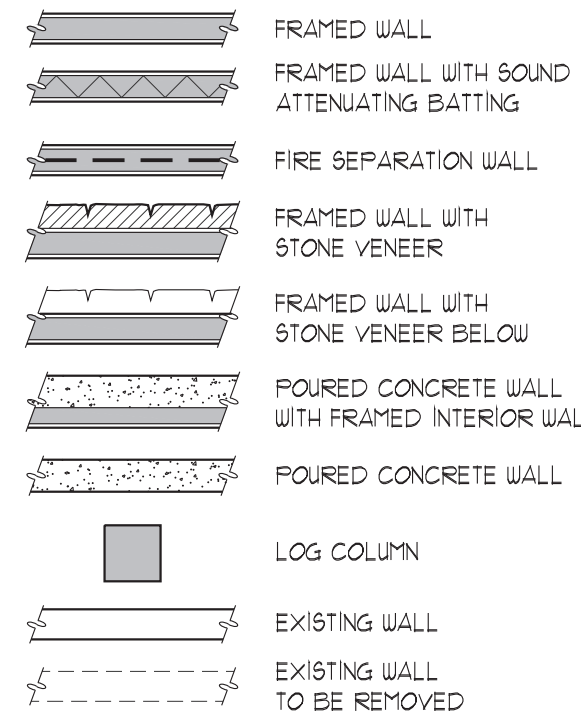
FLOOR PLAN NOTES

1. ALL EXTERIOR WALLS TO BE 2x6 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
2. ALL INTERIOR WALLS TO BE 2x4 WOOD STUDS UNLESS NOTED OR DIMENSIONED OTHERWISE.
3. ALL UET WALLS TO BE 2x6 WOOD STUDS.
4. ALL POCKET DOORS TO BE FRAMED IN 2x6 WALLS UNLESS NOTED OR DIMENSIONED OTHERWISE.
5. ALL FURR WALLS TO BE 2x4 WOOD STUDS. PROVIDE A ± 1/8" SPACE BETWEEN FURR WALL AND CONCRETE FOUNDATION WALL TO PLUMB FURR WALL.
6. GARAGE FLOOR DRAINS SHALL NOT BE TIED TO SANITARY WASTE SYSTEM.
7. COORDINATE ALL SHEAR WALLS WITH STRUCTURAL DRAWINGS.
8. SEE STRUCTURAL DRAWINGS FOR LOCATIONS OF HOLD DOWNS.
9. SEE STRUCTURAL DRAWINGS FOR CONCRETE FOUNDATION WALL AND FOOTING SPECIFICATIONS.
10. ALL CONCRETE APRONS TO BE SLOPED 1/8" PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
11. ALL STONE TERRACES TO BE SLOPED 1/8" PER FOOT MINIMUM FOR POSITIVE DRAINAGE.
12. ALL INTERIOR FINISHES TO BE DETERMINED. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE DEVELOPMENT RATING OF NOT GREATER THAN 450.
13. PROVIDE FIRE BLOCKING IN STUD WALL AND FURR WALL CAVITIES AT INTERVALS NOT EXCEEDING 10', AT WALL TO CEILING CONNECTIONS INCLUDING AT SOFFITS AND DROPPED AND/OR COVE CEILINGS, CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUNS.
14. PROVIDE FIRE BLOCKING BETWEEN FIREPLACE/CHIMNEY CONSTRUCTION AND WALLS/FLOORS WITH APPROVED SECURELY FASTENED NON-COMBUSTIBLE MATERIAL. ALL FIRE BLOCKING SHALL CONFORM TO REQUIRED SEPARATION BETWEEN CHIMNEY AND COMBUSTIBLE MATERIALS.
15. PROVIDE APPROVED MATERIAL FIRE-STOP AT ALL OPENINGS AROUND VENTS, PIPES, CABLES, WIRES, ETC. AT CEILING AND FLOOR LEVELS.
16. PROVIDE BLOCKING AT WALL TO CEILING ASSEMBLIES TO ACT AS DRAFT-STOPPING. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
17. PROVIDE DRAFT-STOPPING IN CONCEALED FLOOR/CEILING ASSEMBLIES. DRAFT-STOPPING SHALL DIVIDE CONCEALED FLOOR/CEILING ASSEMBLIES INTO AREAS LESS THAN 1000 SF EACH PER THE INTERNATIONAL RESIDENTIAL CODE RS0212. VERIFY DRAFT-STOPPING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.
18. ALL CRAWL SPACE VENT LOCATIONS TO BE CENTERED ON WINDOW OPENINGS ABOVE, OR FRAMING BETWEEN WINDOWS ABOVE AS APPLICABLE. VERIFY WITH ARCHITECT PRIOR TO POUR.
19. CRAWL SPACE TO RECEIVE VAPOR BARRIER AND GRAVEL FLOOR, RE: INSULATION SCHEDULE. REMOVE ALL CONSTRUCTION RELATED DEBRIS AT COMPLETION OF PROJECT.
20. VERIFY PERSONAL OPENINGS IN CRAWL SPACE, 24"x30" MINIMUM.
21. VERIFY VENTING IS ADEQUATE WITH TOWN OF JACKSON BUILDING DEPARTMENT.

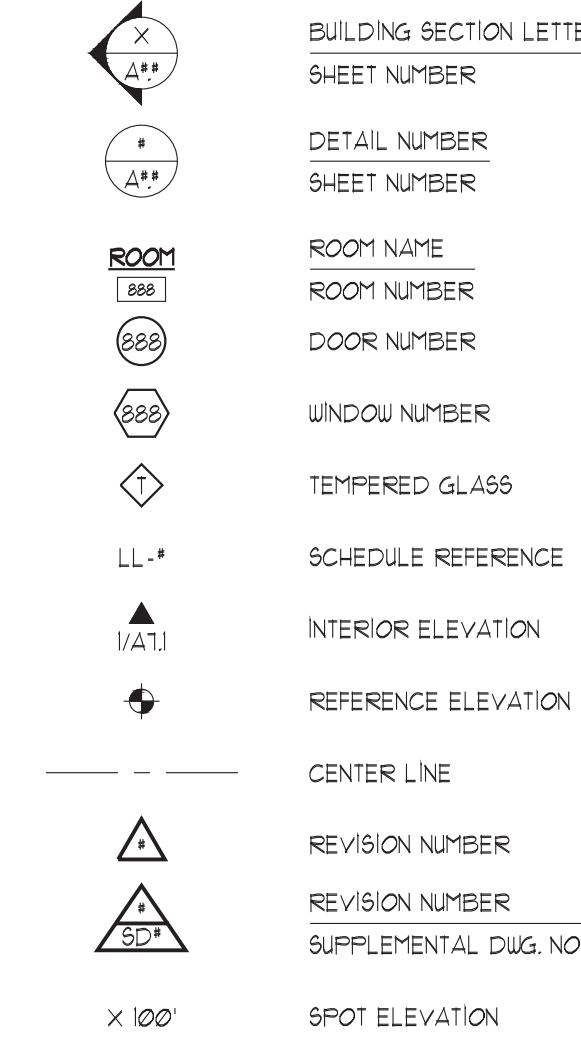


1 SECOND FLOOR PLAN
A2.2 1/4" = 1'-0"

WALL LEGEND



FLOOR PLAN LEGEND



VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

SECOND FLOOR PLAN

Set Title PROGRESS SET

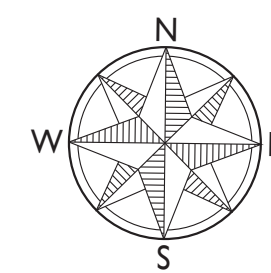
Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	A2.2
Project Number 2120	

NOT FOR
CONSTRUCTION
SET

ROOF PLAN NOTES

1. SHADED AREA: PROVIDE ICE AND WATER SHIELD AS SUPPLIED BY WIR GRACE OR APPROVED ALTERNATE AT ALL EAVES, ROOF PROJECTIONS AND VALLEYS. ICE AND WATER SHIELD TO EXTEND 3'-0" MINIMUM UP SLOPE FROM BUILDING LINE BELOW AND 3'-0" MINIMUM UP BOTH SIDES OF ALL VALLEYS. SEE EXTERIOR MATERIALS SCHEDULE.
2. ROOFING MATERIAL TO BE CLASS B FIRE TREATED, PREMIUM GRADE HAND SPLIT CEDAR SHAKES OR COLOR COATED METAL ROOFING. SEE EXTERIOR MATERIALS SCHEDULE AND SECTION ASSEMBLIES KEY.
3. ALL ROOFS WITH PITCHES LESS THAN 3:12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.



1 ROOF PLAN
A2.3 1/4" = 1'-0"

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

ROOF PLAN

Set Title **PROGRESS SET**

[illegible]

Drawn By	Checked By
----------	------------

Plot Date _____

FEBRUARY 17, 2022

Scale 1/4" = 1'-0"

Sheet Number

A2.3

NOT FOR
CONSTRUCTION
PROGRESS
SET



EXTERIOR ELEVATION LEGEND	
	DETAIL NUMBER SHEET NUMBER
	WALL SECTION LETTER SHEET NUMBER
	DOOR NUMBER
	WINDOW NUMBER
	TEMPERED GLASS
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER SUPPLEMENTAL DWG. NO.
	REFERENCE ELEVATION

1 SOUTH ELEVATION
A3.1 1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

ROOFING-COMPOSITION SHINGLES:

- ROOFING TO BE COMPOSITION ROOF SHINGLES AS SUPPLIED BY OWENS CORNING OR APPROVED ALTERNATIVE OVER 1/4" MIN. ASPHALT IMPREGNATED BUILDING FELT PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS PRESCRIBED BELOW IN ROOFING UNDERLAYMENT AND AS SHOWN ON ROOF PLAN.
- NAILS TO BE PROPER GAUGE CORROSION RESISTANT OR ZINC-COATED SHINGLE NAILS SUITABLE FOR COMPOSITION SHINGLE INSTALLATION.
- ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED ALL PUBLISHED ROOFING INDUSTRY STANDARDS.
- PROVIDE STANDARD WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

METAL ROOFING - STANDING SEAM:

- METAL ROOFING TO BE -- GAUGE, NON-REFLECTIVE COLOR COATED STANDING SEAM METAL. PANELS TO BE SIZED TO PRODUCE A SEAM SPACING OF --" PROVIDE PANEL PROFILE OR ADDITIONAL MATERIAL THICKNESS TO PREVENT OIL-CANNING OR OTHER DISTORTION OF SHEET METAL SURFACE. PROVIDE RIDGE CAP, RAKE, EAVE, VERTICAL WALL TERMINATIONS AND OTHER ACCESSORIES FROM SAME MANUFACTURER. ALL METAL ROOFING TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE.
- PROVIDE AN ICE AND WATER SHIELD MEMBRANE OR OTHER UNDERLAYMENT REQUIRED BY METAL ROOFING MANUFACTURER, AS PRESCRIBED BELOW IN ROOFING UNDERLAYMENT AND AS SHOWN ON ROOF PLAN. ICE AND WATER SHIELD AT METAL ROOFING SHALL BE OF A TYPE THAT IS APPROVED FOR USE WITH METAL ROOFING.
- CONTRACTOR TO ENSURE THAT ALL SEAMS ARE ADEQUATELY SEALED AGAINST LEAKAGE.
- PROVIDE FIVE-YEAR WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

ROOFING UNDERLAYMENT (ICE AND WATER SHIELD):

- PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS SUPPLIED BY W.R. GRACE, OR APPROVED ALTERNATE AT FOLLOWING LOCATIONS:
 - AT ALL EAVES, NO LESS THAN 3'-0" UP ROOF SLOPE FROM WARM SIDE OF WALL LINE AND DOWN TO EDGE OF EAVES.
 - AT ALL VALLEYS, NO LESS THAN 3'-0" UP ROOF SLOPE AT EACH SIDE.
 - AT ALL VENT STACKS AND ROOF PENETRATIONS, 12" IN ALL DIRECTIONS FROM PENETRATION AND 6" UP STACK. USE SPRAY URETHANE TO SEAL ALL PENETRATIONS. VENT STACKS SHALL THEN BE COVERED WITH PRE-MANUFACTURED FLASHING AND SLEEVE WITH INTEGRAL CAP.
 - OVER ENTIRE CRICKETS, WHERE THEY EXIST.
 - UP VERTICAL WALL SURFACES WHERE THEY OCCUR IN CONNECTION WITH ROOF CONDITIONS.
 - ALL ROOFS WITH PITCHES LESS THAN 3:12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.
- APPLY MEMBRANE DIRECTLY OVER PLYWOOD ROOF SHEATHING, AND ENSURE ALL LAPS AND COVERAGE IS IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- AT METAL ROOFING, PROVIDE HIGH TEMPERATURE UNDERLAYMENT APPROVED FOR USE AT METAL ROOFING CONDITIONS, AS SUPPLIED BY W.R. GRACE, OR APPROVED ALTERNATE.

METAL FLASHING:

- ALL FLASHING AT FASCIA EDGES, WINDOW AND DOOR CAPS, EXPOSED STEP FLASHING, AND ALL OTHER EXPOSED METAL FLASHING TO BE PAINT-LOCKED COLOR TO BE DETERMINED BY OWNER. GAUGE THICKNESS TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE. ALL NON-EXPOSED FLASHING MAY BE GALVANIZED OR APPROVED ALTERNATIVE.
- FLASHING TOLERANCES SHALL NOT BE LESS THAN THAT PUBLISHED BY THAT TRADE.
- STEP FLASHING SHALL BE USED WHERE VERTICAL SURFACES OCCUR IN CONNECTION WITH RAKE ENDS OF ROOF SLOPES.
- VALLEY FLASHING TO HAVE RAISED RIDGE PROFILE TO PREVENT ROOF SHEET DRAINAGE FROM BACK WASHING UP UNDER ROOF MATERIAL AT OPPOSITE SIDE OF VALLEY.

8" HORIZONTAL BEVELED WOOD SIDING:

- 1 X 10 HORIZONTAL WOOD SIDING TO BE 1X6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE BEVEL PROFILE AND 8" EXPOSURE TO THE WEATHER.
- NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

4" HORIZONTAL BEVELED WOOD SIDING:

- 1 X 10 HORIZONTAL WOOD SIDING TO BE 1X6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE BEVEL PROFILE AND 4" EXPOSURE TO THE WEATHER.
- NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

VERTICAL WOOD SIDING:

- VERTICAL WOOD SIDING TO BE 1X6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE, PROVIDE SHIPLAPPED PROFILE WITH SQUARE BUTT JOINTS.
- PROVIDE PROPER BACKING FOR NAILING.

WOOD BEAMS, BRACKETS, AND DECK TIMBERS:

- SELECT TIGHT KNOT, GRADE 'A' OR BETTER, WESTERN RED CEDAR, ALL FOUR SIDES TO HAVE RESAUN SURFACES.
- ALL JOINTS TO BE TIGHT AND FREE OF GAPS.
- ALL BOLTS TO BE COUNTERSUNK. PROVIDE PLUGS OF SAME SPECIES AND SAND FLUSH.

WOOD TRIM, WINDOW AND DOOR TRIM, FASCIA TRIM:

- SELECT TIGHT KNOT, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE RESAUN TEXTURE ON ALL EXPOSED SURFACES.
- NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.
- ALL TRIM SIZES AS PER DETAILS.

WOOD SOFFIT:

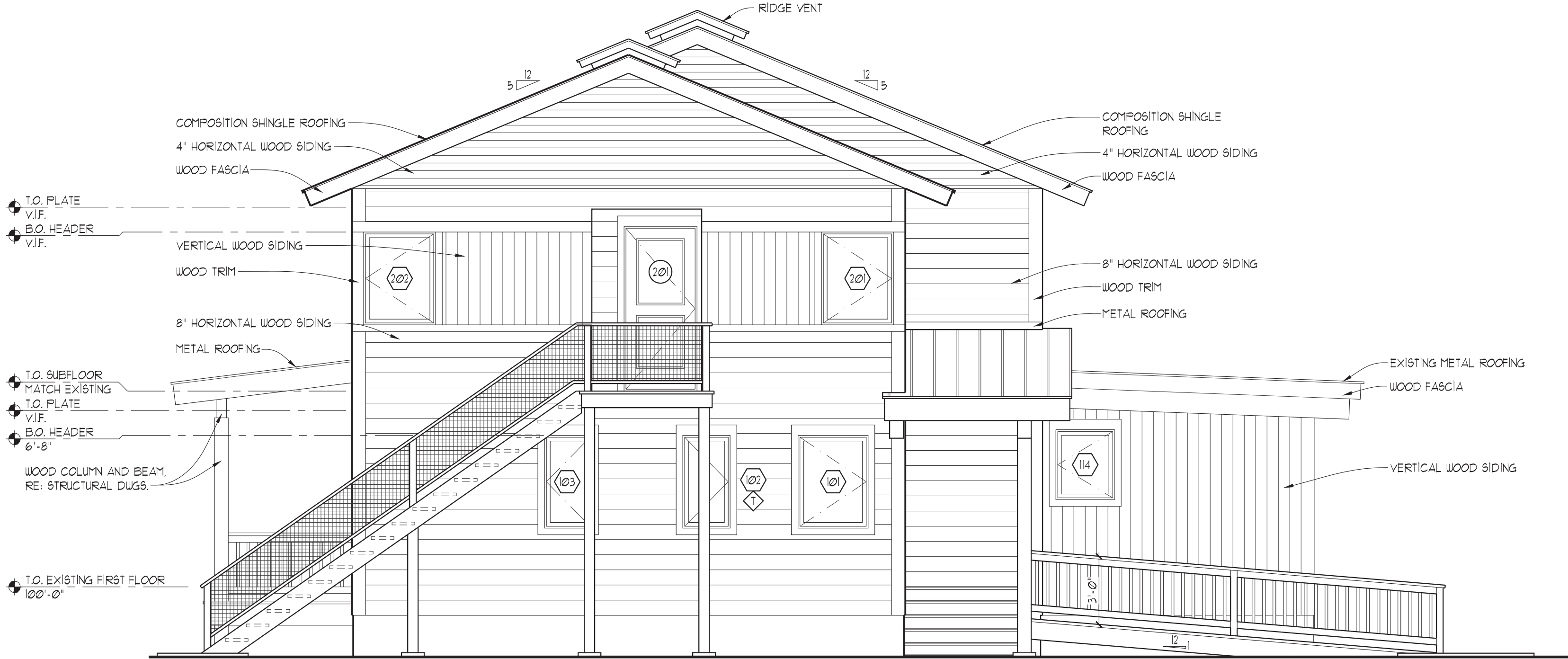
- ALL WOOD SOFFIT TO BE 1X6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE TONGUE AND GROOVE PROFILE WITH SQUARE BUTT JOINTS.
- NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.

WOOD DECKING:

- ALL WOOD DECKING TO BE 2X6, SELECT PATIO GRADE OR BETTER, CON-COMMON REDWOOD WITH SMOOTH SAUN FACE.
- SCREW DECKING TO STRUCTURAL UNDERCARRIAGE WITH PROPER GAUGE AND DIMENSION RUST RESISTANT OR ZINC COATED SCREWS. USE SQUARE DRIVE SCREW HEADS, PRE-DRILL AND COUNTERSINK.

WOOD RAILINGS:

- ALL RAILS TO BE 2X WESTERN RED CEDAR, GRADE 'A' OR BETTER, SMOOTH SAUN.
- ALL VERTICAL BALUSTERS TO BE 2X2, SMOOTH SAUN, WESTERN RED CEDAR, GRADE 'A' OR BETTER.
- ALL NEWEL POSTS TO BE 6X6, WESTERN RED CEDAR, GRADE 'A' OR BETTER, SMOOTH SAUN.
- SEE STRUCTURAL DRAWINGS FOR ALL CONNECTIONS AT LOG COLUMNS.



2 EAST ELEVATION
A3.1 1/4" = 1'-0"

VAN VLECK HOUSE TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83402
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

EXTERIOR ELEVATIONS

Set Title	
Set Title	Set Issue Date
Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	A3.1
Project Number 2120	

NOT FOR
CONSTRUCTION
PROGRESS
SET



ROOFING-COMPOSITION SHINGLES:

1. ROOFING TO BE COMPOSITION ROOF SHINGLES AS SUPPLIED BY QUENS CORNING OR APPROVED ALTERNATIVE OVER 15" MIN. ASPHALT IMPREGNATED BUILDING FELT PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS PRESCRIBED BELOW IN ROOFING UNDERLAYMENT AND AS SHOWN ON ROOF PLAN.
3. NAILS TO BE PROPER GAUGE CORROSION RESISTANT OR ZINC-COATED SHINGLE NAILS SUITABLE FOR COMPOSITION SHINGLE INSTALLATION.
4. ALL MATERIALS AND WORKMANSHIP SHALL MEET OR EXCEED ALL PUBLISHED ROOFING INDUSTRY STANDARDS.
5. PROVIDE STANDARD WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

METAL ROOFING - STANDING SEAM:

1. METAL ROOFING TO BE -- GAUGE, NON-REFLECTIVE COLOR COATED STANDING SEAM METAL. PANELS TO BE SIZED TO PRODUCE A SEAM SPACING OF --". PROVIDE PANEL PROFILE OR ADDITIONAL MATERIAL THICKNESS TO PREVENT OIL-CANNING OR OTHER DISTORTION OF SHEET METAL SURFACE. PROVIDE RIDGE CAP, RAKE, EAVE, VERTICAL WALL TERMINATIONS AND OTHER ACCESSORIES FROM SAME MANUFACTURER. ALL METAL ROOFING TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE.
2. PROVIDE AN ICE AND WATER SHIELD MEMBRANE, OR OTHER UNDERLAYMENT REQUIRED BY METAL ROOFING MANUFACTURER, AS PRESCRIBED BELOW IN ROOFING UNDERLAYMENT AND AS SHOWN ON ROOF PLAN. ICE AND WATER SHIELD AT METAL ROOFING SHALL BE OF A TYPE THAT IS APPROVED FOR USE WITH METAL ROOFING.
3. CONTRACTOR TO ENSURE THAT ALL SEAMS ARE ADEQUATELY SEALED AGAINST LEAKAGE.
4. PROVIDE FIVE-YEAR WARRANTY AGAINST LEAKAGE AND DEFECTS IN MATERIALS AND WORKMANSHIP.

ROOFING UNDERLAYMENT (ICE AND WATER SHIELD):

1. PROVIDE AN ICE AND WATER SHIELD MEMBRANE AS SUPPLIED BY W.R. GRACE, OR APPROVED ALTERNATE AT FOLLOWING LOCATIONS:
 - AT ALL EAVES NO LESS THAN 3'-0" UP ROOF SLOPE FROM WARM SIDE OF WALL LINE AND DOWN TO EDGE OF EAVES.
 - AT ALL VALLEYS, NO LESS THAN 3'-0" UP ROOF SLOPE AT EACH SIDE.
 - AT ALL VENT STACKS AND ROOF PENETRATIONS, 12" IN ALL DIRECTIONS FROM PENETRATION AND 6" UP STACK. USE SPRAY URETHANE TO SEAL ALL PENETRATIONS. VENT STACKS SHALL THEN BE COVERED WITH PRE-MANUFACTURED FLASHING ADN SLEEVE WITH INTEGRAL CAP.
 - OVER ENTIRE CRICKETS WHERE THEY EXIST.
 - UP VERTICAL WALL SURFACES WHERE THEY OCCUR IN CONNECTION WITH ROOF CONDITIONS.
 - ALL ROOFS WITH PITCHES LES THAN 3/12 SHALL RECEIVE ICE AND WATER SHIELD AS SHOWN ON ROOF PLAN.
2. APPLY MEMBRANE DIRECTLY OVER PLYWOOD ROOF SHEATHING AND ENSURE ALL LAPs AND COVERAGE IS IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. AT METAL ROOFING, PROVIDE HIGH TEMPERATURE UNDERLAYMENT APPROVED FOR USE AT METAL ROOFING CONDITIONS, AS SUPPLIED BY W.R. GRACE, OR APPROVED ALTERNATE.

METAL FLASHING:

1. ALL FLASHING AT FASCIA EDGES, WINDOW AND DOOR CAPS, EXPOSED, STEP FLASHING, AND ALL OTHER EXPOSED METAL FLASHING TO BE PAINT-LOCKED, COLOR TO BE DETERMINED BY OWNER. GAUGE THICKNESS TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE. ALL NON-EXPOSED FLASHING MAY BE GALVANIZED OR APPROVED ALTERNATIVE.
2. FLASHING TOLERANCES SHALL NOT BE LESS THAN THAT PUBLISHED BY THAT TRADE.
3. STEP FLASHING SHALL BE USED WHERE VERTICAL SURFACES OCCUR IN CONNECTION WITH RAKE ENDS OF ROOF SLOPES.
4. VALLEY FLASHING TO HAVE RAISED RIDGE PROFILE TO PREVENT ROOF SHEET DRAINAGE FROM BACK WASHING UP UNDER ROOF MATERIAL AT OPPOSITE SIDE OF VALLEY.

8" HORIZONTAL, BEVELED WOOD SIDING:

1. 1 x 10 HORIZONTAL WOOD SIDING TO BE 1x10, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE BEVEL PROFILE AND 8" EXPOSURE TO THE WEATHER.
2. NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

4" HORIZONTAL, BEVELED WOOD SIDING:

1. 1 x 10 HORIZONTAL WOOD SIDING TO BE 1x6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE BEVEL PROFILE AND 4" EXPOSURE TO THE WEATHER.
2. NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS.

VERTICAL WOOD SIDING:

1. VERTICAL WOOD SIDING TO BE 1x6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE, PROVIDE SHIP-LAPPED PROFILE WITH SQUARE BUTT JOINTS.
2. PROVIDE PROPER BACKING FOR NAILING.
3. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.

WOOD BEAMS, BRACKETS, AND DECK TIMBERS:

1. SELECT TIGHT KNOT, GRADE '1A' OR BETTER, WESTERN RED CEDAR, ALL FOUR SIDES TO HAVE RESAUN SURFACES.
2. ALL JOINTS TO BE TIGHT AND FREE OF GAPS.
3. ALL BOLTS TO BE COUNTERSUNK. PROVIDE PLUG OF SAME SPECIES AND SAND FLUSH.

WOOD TRIM, WINDOW AND DOOR TRIM, FASCIA TRIM:

1. SELECT TIGHT KNOT, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE RESAUN TEXTURE ON ALL EXPOSED SURFACES.
2. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.
3. ALL TRIM SIZES AS PER DETAILS.

WOOD SOFFIT:

1. ALL WOOD SOFFIT TO BE 1x6, GRADE '3' OR BETTER, INLAND RED CEDAR WITH RESAUN FACE. PROVIDE TONGUE AND GROOVE PROFILE WITH SQUARE BUTT JOINTS.
2. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED SHINGLE NAILS FOR SIDING APPLICATIONS.

WOOD DECKING:

1. ALL WOOD DECKING TO BE 2x6, SELECT PATIO GRADE OR BETTER, COM-COMMON REDWOOD WITH SMOOTH SAWN FACE.
2. SCREW DECKING TO STRUCTURAL UNDERCARRIAGE WITH PROPER GAUGE AND DIMENSION RUST RESISTANT OR ZINC COATED SCREWS. USE SQUARE DRIVE SCREW HEADS, PRE-DRILL AND COUNTERSINK.

WOOD RAILINGS:

1. ALL RAILS TO BE 2x WESTERN RED CEDAR, GRADE '1A' OR BETTER, SMOOTH SAWN.
2. ALL VERTICAL BALUSTERS TO BE 2x2, SMOOTH SAWN, WESTERN RED CEDAR, GRADE '1A' OR BETTER.
3. ALL NEWEL POSTS TO BE 6x6, WESTERN RED CEDAR, GRADE '1A' OR BETTER, SMOOTH SAWN.
4. SEE STRUCTURAL DRAWINGS FOR ALL CONNECTIONS AT LOG COLUMNS.



NOT FOR
CONSTRUCTION
PROGRESS
SET

	DETAIL NUMBER
	SHEET NUMBER
	WALL SECTION LETTER
	<u>SHEET NUMBER</u>
	DOOR NUMBER
	WINDOW NUMBER
	TEMPERED GLASS
	CENTER LINE
	REVISION NUMBER
	REVISION NUMBER
	SUPPLEMENTAL DIAG. NO.
	REFERENCE ELEVATION

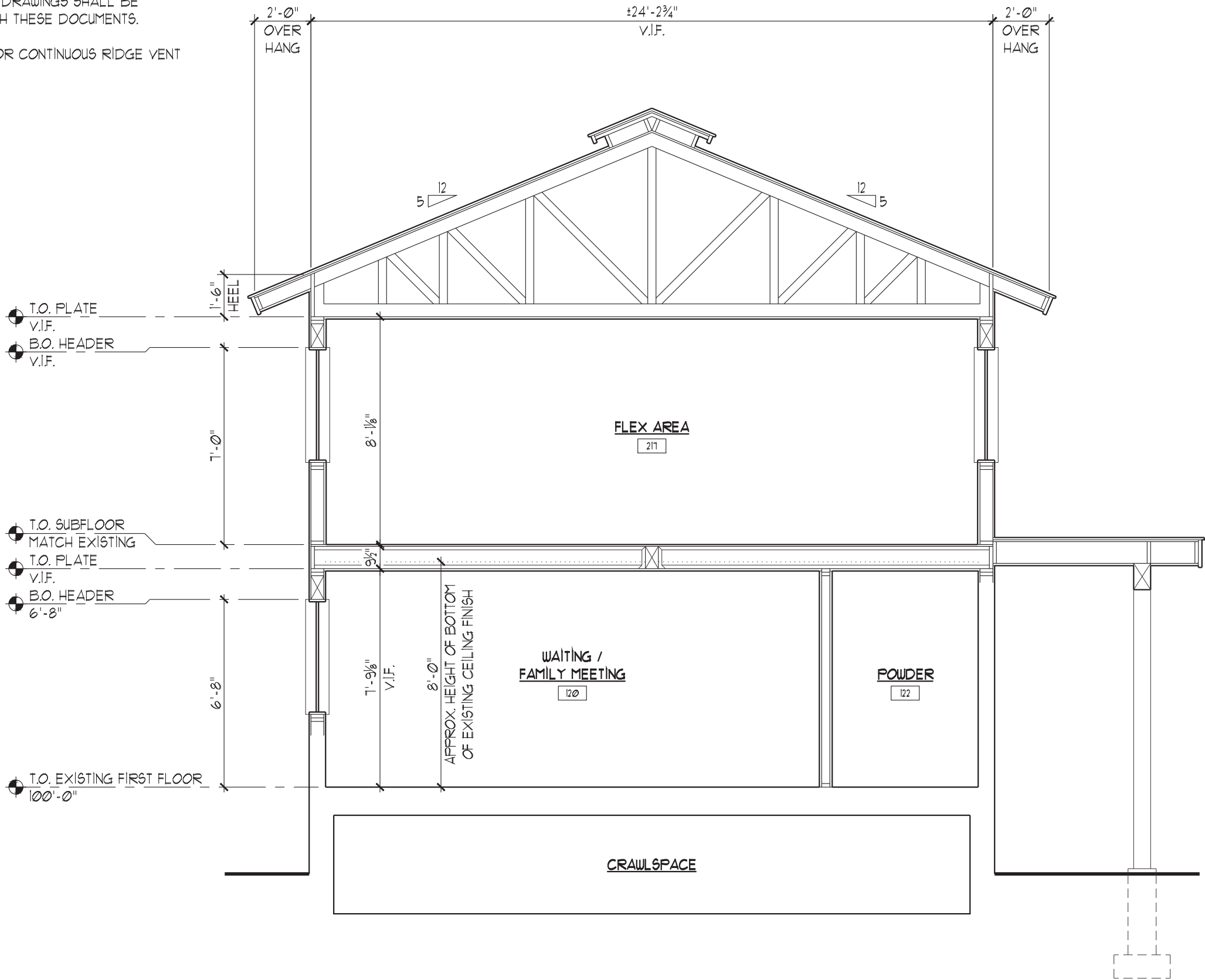
Set Title	Set Issue Date
Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	A3.2
Project Number 2120	

A3.2

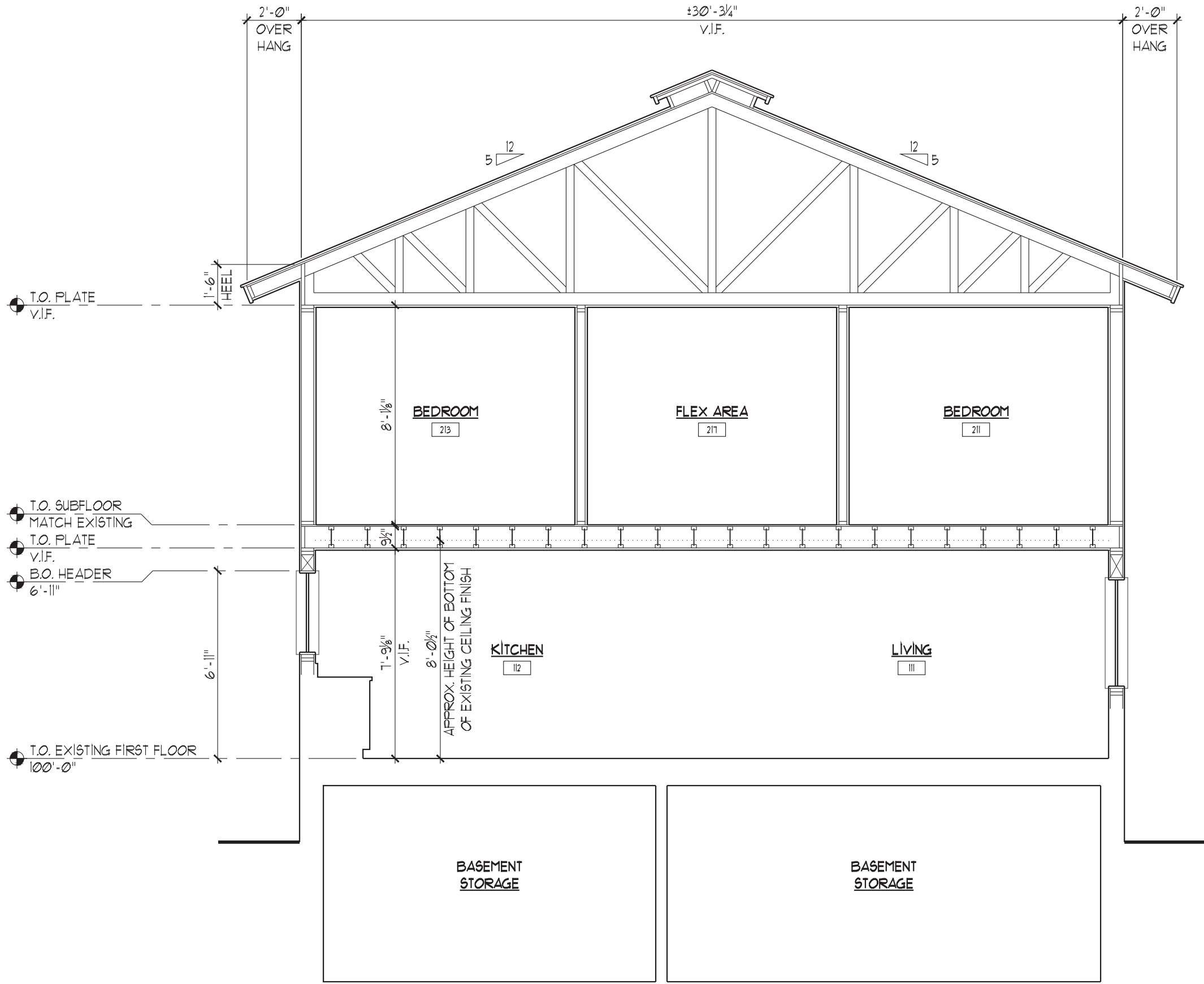
BUILDING SECTION NOTES

PRE-ENGINEERED TRUSS CHORDS ARE SHOWN IN A DIAGRAMMATIC WAY. THEY SHOULD NOT BE CONSTRUED TO BE IN ANY WAY ENGINEERED. THE PURPOSE OF ALL BUILDING SECTIONS WITH REGARD TO ENGINEERED TRUSSES IS TO ESTABLISH CRITICAL ARCHITECTURAL DIMENSIONS. THE TRUSS MANUFACTURER AND THEIR REPRESENTATIVES ARE RESPONSIBLE FOR DETERMINING ALL CHORD LAYOUT, CHORD DIMENSIONS, CONNECTIONS, ETC., BASED ON ALL REQUIRED LOADS. SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH THESE DOCUMENTS.

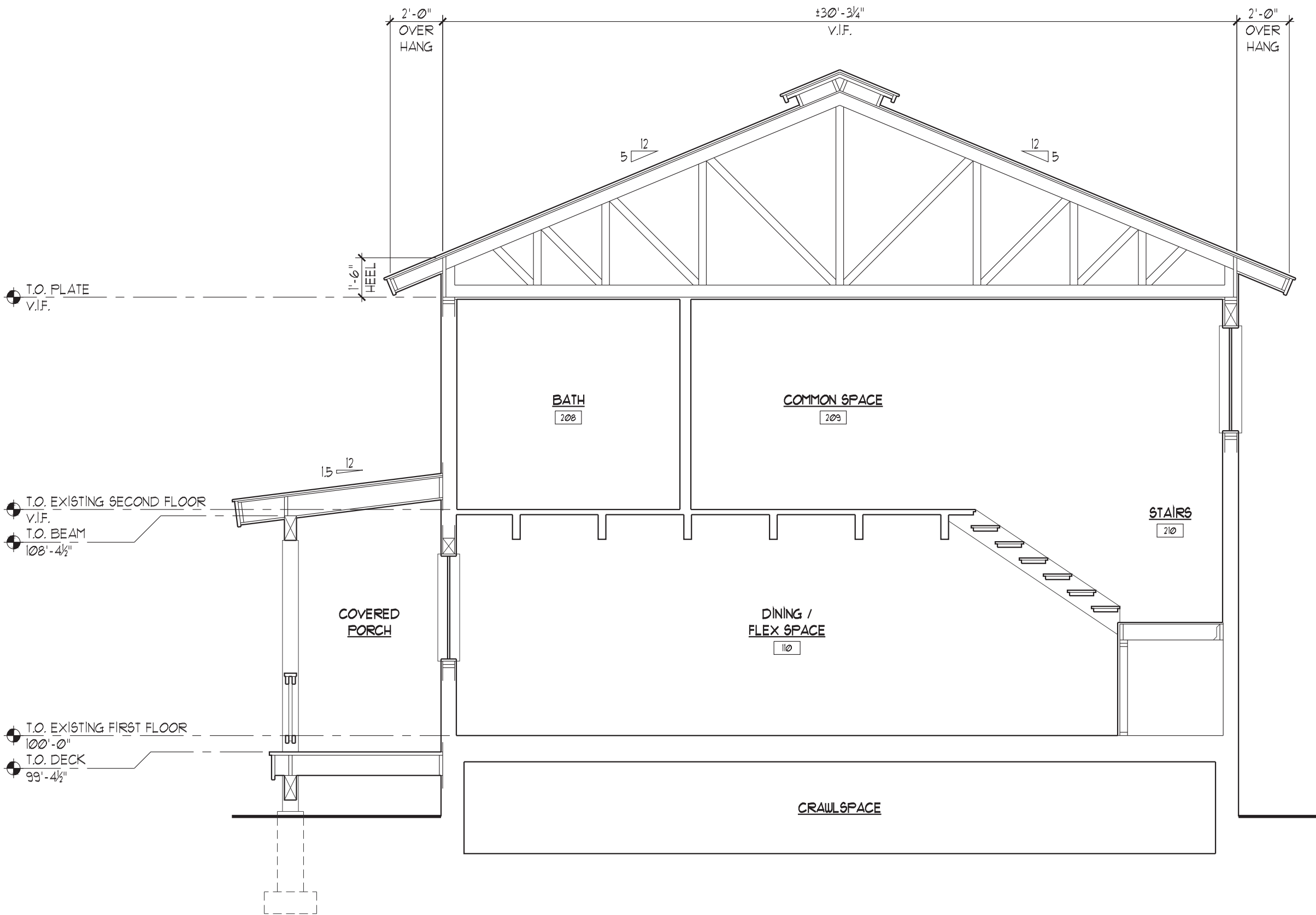
MAXIMUM BUILDING HEIGHT MEASURED FROM TOP OF RIDGE OR CONTINUOUS RIDGE VENT TO ORIGINAL GRADE NOT TO EXCEED 30'-0".



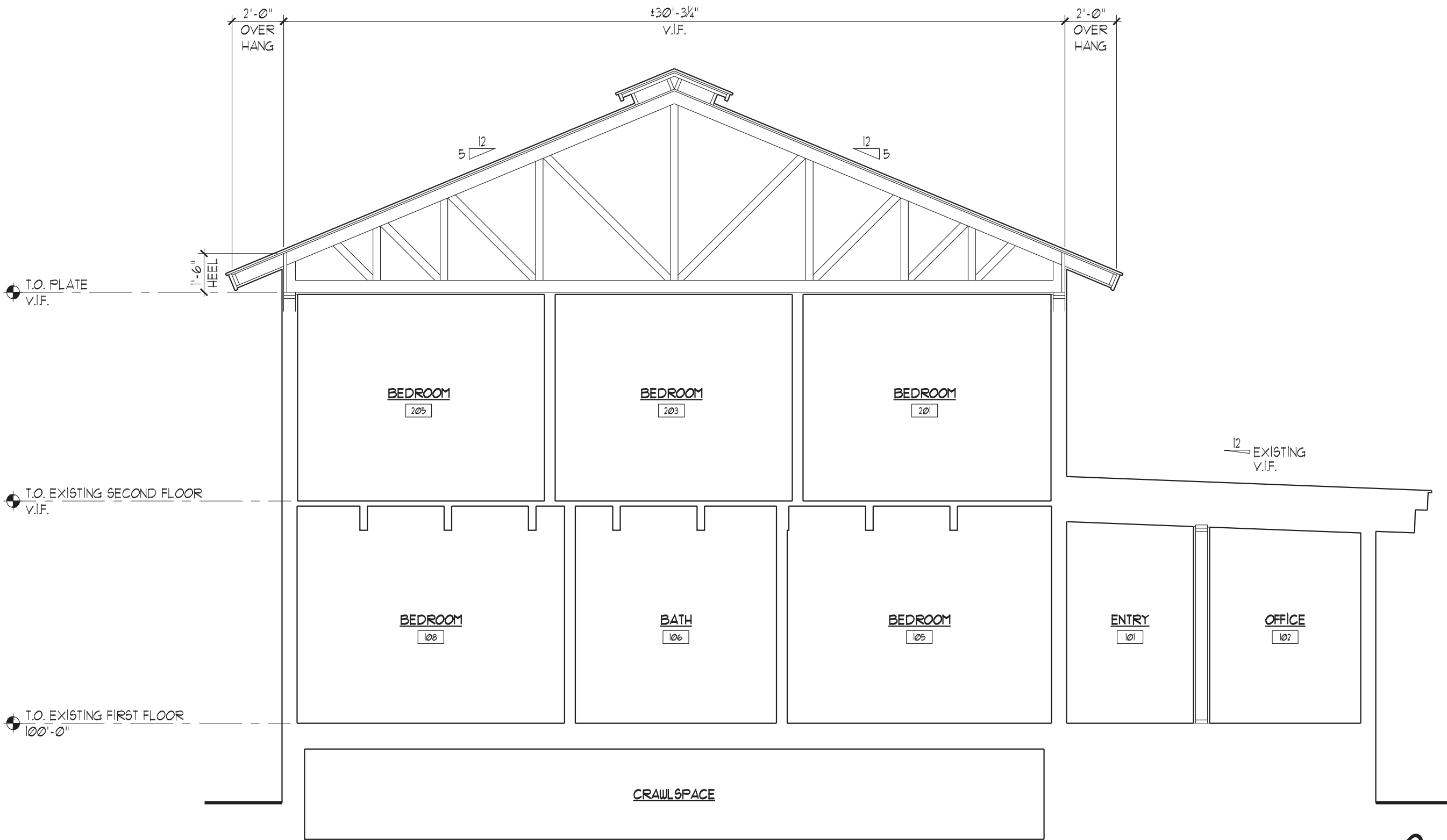
A BUILDING SECTION **A**
A4.1 1/4" = 1'-0"



B BUILDING SECTION **B**
A4.1 1/4" = 1'-0"



C BUILDING SECTION **C**
A4.1 1/4" = 1'-0"



D BUILDING SECTION **D**
A4.1 1/4" = 1'-0"

BUILDING SECTION LEGEND

- EARTH
- GRAVEL
- CONCRETE
- MASONRY
- STRUCTURAL MEMBER
- BATT INSULATION
- RIGID INSULATION
- SPRAY FOAM INSULATION
- DETAIL NUMBER
SHEET NUMBER
- ROOM NAME
ROOM NUMBER
- CENTER LINE
- REVISION NUMBER
- REVISION NUMBER
SUPPLEMENTAL DWG. NO.
- REFERENCE ELEVATION

VAN VLECK HOUSE
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
520 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

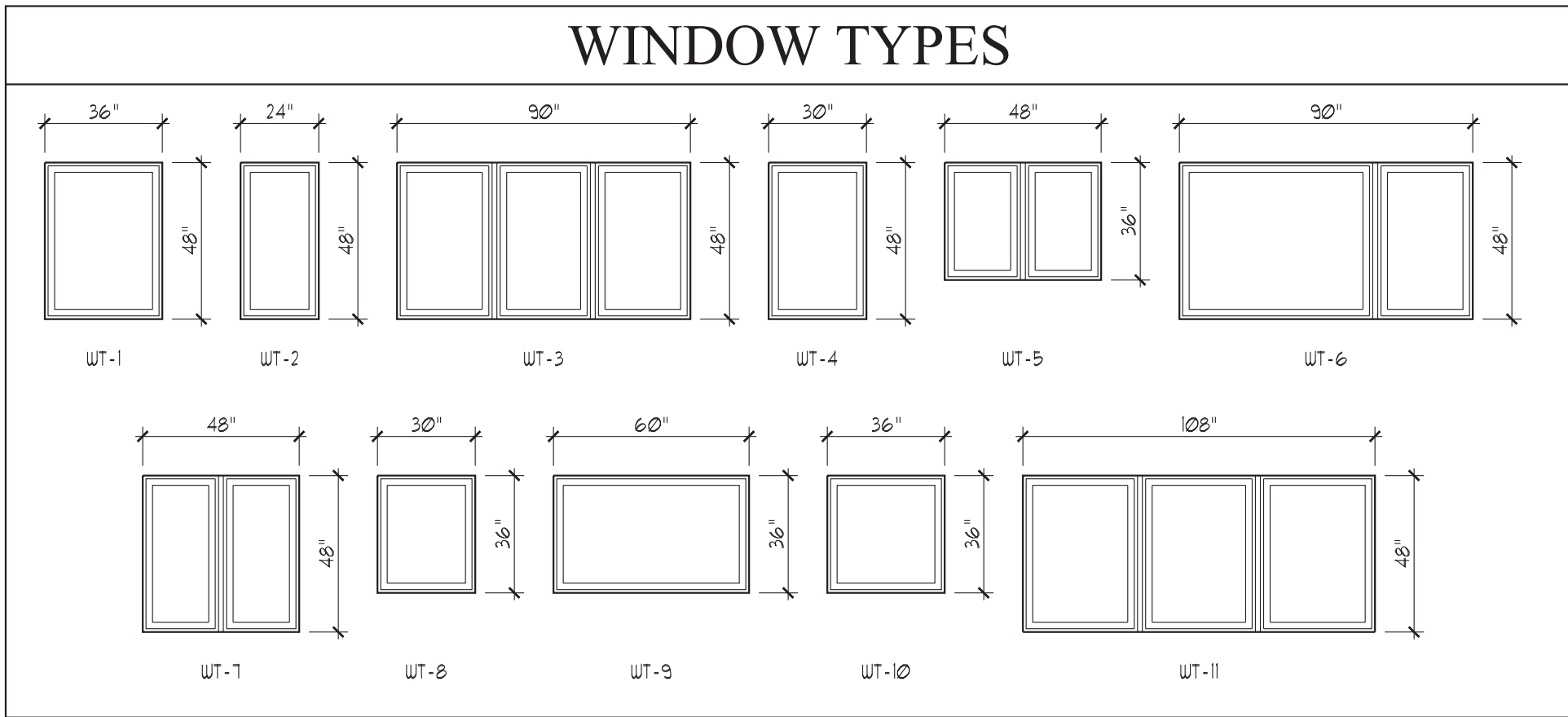
BUILDING SECTIONS

Set Title **PROGRESS SET**

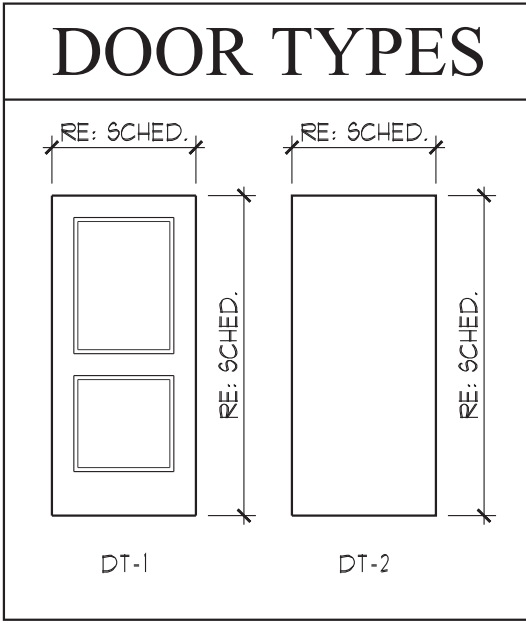
Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 17, 2022	Sheet Number
Scale 1/4" = 1'-0"	A4.1
Project Number 2120	

WINDOW SCHEDULE				
WINDOW NUMBER	WINDOW TYPE	MANUFACTURER / NUMBER	ROUGH OPENING (W x H)	COMMENTS
FIRST FLOOR				
101	WT-1	T.B.D.	3'-1" x 4'-1"	CASEMENT
102	WT-2	T.B.D.	2'-1" x 4'-1"	CASEMENT, TEMPERED
103	WT-2	T.B.D.	2'-1" x 4'-1"	CASEMENT
104	WT-3	T.B.D.	7'-1" x 4'-1" (MULLED)	CASEMENT
105	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, TEMPERED
106	WT-1	T.B.D.	2'-1" x 4'-1"	CASEMENT, TEMPERED
107	WT-2	T.B.D.	2'-1" x 4'-1"	CASEMENT, TEMPERED
108	WT-5	T.B.D.	4'-1" x 3'-1" (MULLED)	CASEMENT
109	WT-6	T.B.D.	7'-1" x 4'-1"	FIXED, SASH SET WITH CASEMENT, TEMPERED
110	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT
111	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
112	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
113	WT-1	T.B.D.	4'-1" x 4'-1" (MULLED)	CASEMENT
114	WT-8	T.B.D.	2'-1" x 3'-1" (MULLED)	CASEMENT
115	WT-3	T.B.D.	7'-1" x 4'-1" (MULLED)	CASEMENT
116	WT-3	T.B.D.	7'-1" x 4'-1" (MULLED)	CASEMENT
117	WT-9	T.B.D.	5'-1" x 3'-1"	FIXED, SASH SET
118	WT-9	T.B.D.	5'-1" x 3'-1"	FIXED, SASH SET
119	WT-10	T.B.D.	3'-1" x 3'-1"	FIXED, SASH SET
SECOND FLOOR				
201	WT-1	T.B.D.	3'-2" x 4'-1"	CASEMENT
202	WT-1	T.B.D.	3'-2" x 4'-1"	CASEMENT
203	WT-11	T.B.D.	9'-2" x 4'-1" (MULLED)	CASEMENT
204	WT-2	T.B.D.	2'-1" x 4'-1"	CASEMENT, TEMPERED
205	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
206	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT
207	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
208	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
209	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
210	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT
211	WT-3	T.B.D.	7'-1" x 4'-1" (MULLED)	CASEMENT
212	WT-4	T.B.D.	2'-1" x 4'-1"	CASEMENT, EGRESS
213	WT-11	T.B.D.	9'-1" x 4'-1" (MULLED)	CASEMENT
214	WT-11	T.B.D.	9'-2" x 4'-1" (MULLED)	CASEMENT
NOTES:				
• ALL OPERABLE UNITS TO BE SCREENED. SCREEN & FRAME COLOR TO BE DETERMINED BY ARCHITECT.				
• ALL WINDOW UNITS TO BE ALUMINUM CLAD. COLOR TO BE DETERMINED BY ARCHITECT.				
• ALL WINDOW HARDWARE FINISH TO BE DETERMINED BY ARCHITECT.				
• ALL WINDOW UNITS TO HAVE LOW 'E' INSULATED DOUBLE PANE GLAZING.				
• ALL MUNTIN BARS TO BE SIMULATED DIVIDED LIGHTS. INTERNAL DIVIDING BAR COLOR TO BE DETERMINED BY ARCHITECT.				
• WINDOW MANUFACTURER TO SUPPLY SHOP DRAWINGS TO THE CONTRACTOR AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.				
• ALL UNITS TO BE PROVIDED WITH JAMB EXTENSIONS AS REQUIRED.				
• REFER TO EXTERIOR ELEVATIONS FOR WINDOW OPERATING DIRECTION.				
• REFERENCE FLOOR PLANS AND EXTERIOR ELEVATIONS FOR LOCATIONS OF EGRESS WINDOWS AND TEMPERED WINDOWS.				
• ALL WINDOWS SHALL COMPLY WITH THE GOVERNING INTERNATIONAL ENERGY CONSERVATION CODE 402.11 AND INTERNATIONAL RESIDENTIAL CODE N102.11				
• ALL WINDOWS SHALL BE NFRC CERTIFIED AND BEAR A LABEL SHOWING COMPLIANCE AND LISTING THE U-FACTOR OF THE UNIT.				
• ALL WINDOWS SHALL HAVE A U-FACTOR OF .26 OR BETTER.				
• TOTAL CONDITIONED WALL AREA = XXXX SF, MULTIPLIED BY .30% + XXXX SF, ALLOWABLE PENETRATION. TOTAL AREA OF PENETRATION + XXXX SF. CALCULATIONS INCLUDE EXTERIOR DOORS.				



DOOR SCHEDULE							
DOOR NUMBER	LOCATION	DOOR TYPE	MANUFACTURER / NUMBER	PANEL SIZE (WxHxT)	LOCKSET FUNCTION	HARDWARE TYPE	COMMENTS
FIRST FLOOR							
101	MAIN ENTRY - 121	DT-1	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	TEMPERED GLAZING
102	ENTRY - 114	DT-1	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	TEMPERED GLAZING
103	DINING / FLEX SPACE - 110	DT-1	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	TEMPERED GLAZING
104	ENTRY - 101	DT-1	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	TEMPERED GLAZING
105	OFFICE - 102	DT-2	T.B.D.	2'-8" x 6'-8"	PRIVACY	T.B.D.	
106	LAUNDRY - 103	DT-2	T.B.D.	2'-6" x 6'-8"	PASSAGE	T.B.D.	
107	BEDROOM - 105	DT-2	T.B.D.	2'-8" x 6'-8"	PASSAGE	T.B.D.	
108	BATH - 106	DT-2	T.B.D.	3'-0" x 6'-8"	PASSAGE	T.B.D.	
109	BEDROOM - 108	DT-2	T.B.D.	2'-8" x 6'-8"	PASSAGE	T.B.D.	
110	STAFF MEETING - 117	DT-2	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	
111	STAIRS - 113	DT-2	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	
112	LOCKING PANTRY - 115	DT-2	T.B.D.	2'-8" x 6'-8"	ENTRANCE	T.B.D.	
113	BATH - 119	DT-2	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	
114	LOCKING CLOSET - 116	DT-2	T.B.D.	2'-6" x 6'-8"	ENTRANCE	T.B.D.	
115	LOCKING CLOSET - 116	DT-2	T.B.D.	2'-6" x 6'-8"	ENTRANCE	T.B.D.	
116	STAFF MEETING - 117	DT-2	T.B.D.	3'-0" x 6'-8"	ENTRANCE	T.B.D.	
117	POUNDER - 122	DT-2	T.B.D.	3'-0" x 6'-8"	PRIVACY	T.B.D.	
SECOND FLOOR							
201	FLEX AREA - 211	DT-1	T.B.D.	3'-0" x 7'-0"	ENTRANCE	T.B.D.	TEMPERED GLAZING
202	BATH - 215	DT-2	T.B.D.	2'-8" x 7'-0"	PASSAGE	T.B.D.	
203	BEDROOM - 213	DT-2	T.B.D.	2'-8" x 7'-0"	PASSAGE	T.B.D.	
204	BEDROOM - 211	DT-2	T.B.D.	2'-8" x 7'-0"	PASSAGE	T.B.D.	
205	BATH - 208	N/A	N/A	EXISTING	EXISTING	T.B.D.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
206	BATH - 207	N/A	N/A	EXISTING	EXISTING	T.B.D.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
207	BEDROOM - 205	N/A	N/A	EXISTING	EXISTING	T.B.D.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
208	BEDROOM - 103	N/A	N/A	EXISTING	EXISTING	T.B.D.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
209	BEDROOM - 201	N/A	N/A	EXISTING	EXISTING	T.B.D.	EXISTING TO REMAIN, VERIFY WITH CLIENTS
NOTES:							
• ALL EXTERIOR DOORS TO BE INSULATED AND WEATHER STRIPPED, INCLUDING SUEEP.							
• ALL EXTERIOR DOORS WITH GLASS PANELS TO HAVE LOW 'E' INSULATED DOUBLE PANE GLAZING.							
• ALL EXTERIOR DOORS SHALL COMPLY WITH THE GOVERNING INTERNATIONAL ENERGY CONSERVATION CODE 402.11 AND INTERNATIONAL RESIDENTIAL CODE N102.11							
• ALL DOORS WITH GLASS PANELS TO HAVE TEMPERED GLASS.							
• ALL DOORS TO BE FRE-HUNG.							
• ALL DOOR JAMBS TO HAVE APPLIED STOPS.							
• STORE DOORS FLAT.							
• DO NOT DELIVER DOORS UNTIL HUMIDITY HAS BEEN STABILIZED WITHIN THE BUILDING.							
• ALL DOORS TO CARRY A 2 YEAR WARRANTY (MIN) AGAINST DELAMINATION OF VENEERS (IF APPLICABLE), WARPING BEYOND TOLERANCE SPECIFIED WITHIN THE TRADE.							
• CONTRACTOR TO VERIFY ALL HANDING.							
• ALL UNITS TO BE PROVIDED WITH NECESSARY JAMB EXTENSIONS.							
• ALL INTERIOR DOORS TO BE MANUFACTURED BY:							
• ALL GLAZED DOORS SHALL BE NFRC CERTIFIED AND BEAR A LABEL SHOWING COMPLIANCE AND LISTING THE U-FACTOR OF THE UNIT.							
• ALL GLAZED DOORS SHALL HAVE A U-FACTOR OF .26 OR BETTER.							



INSULATION SCHEDULE	
CRAWLSPACE FOUNDATION WALLS:	
1. PROVIDE RIGID INSULATION (R=15), AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATE, FROM TOP OF FOOTING TO TOP OF PLATE. APPLY TO INSIDE FACE (WARM SIDE) OF FOUNDATION WITH CONSTRUCTION ADHESIVE.	
2. PROVIDE 6 MIL VISQUEEN VAPOR BARRIER TO CRAWL SPACE FLOOR. TAPE ALL SEAMS AND TAPE VAPOR BARRIER TO PERIMETER.	
3. PROVIDE 4" MINIMUM SPRAY URETHANE FOAM INSULATION AT ALL RIM JOISTS.	
EXTERIOR STUD WALLS:	
1. PROVIDE SPRAY URETHANE INSULATION (MINIMUM R-30) TO ALL EXTERIOR WOOD FRAMED WALL CAVITIES.	
2. ALL SPRAY URETHANE FOAM INSULATION TO BE SEPARATED FROM INTERIOR OF BUILDING BY APPROVED THERMAL BARRIER OF 1/2" GYPSUM WALL BOARD MINIMUM, OR OTHER APPROVED THERMAL BARRIER.	
3. APPLY 6 MIL VISQUEEN POLYETHYLENE VAPOR BARRIER TO INSIDE FACE (WARM SIDE) OF ALL EXTERIOR WALLS IF URETHANE PRODUCT IS NOT ACCEPTABLE MEANS OF VAPOR BARRIER.	
4. APPLY "TYVEK" OR APPROVED EQUAL HOUSE WRAP TO THE OUTSIDE (COLD SIDE) OF PLYWOOD SHEATHING. WHERE STONE VENEER EXTERIOR MATERIAL IS PRESENT, APPLY 15# BUILDING PAPER IN LIEU OF BUILDING WRAP.	
SOUND WALLS:	
1. PROVIDE FORMALDEHYDE FREE FIBERGLASS BATT INSULATION AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATIVE. FILL ALL VOIDS BETWEEN STUDS FULL.	
FIRST FLOOR INSULATION:	
1. PROVIDE FRICTION FIT HIGH DENSITY FORMALDEHYDE FREE FIBERGLASS BATT INSULATION (R=38) AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATIVE. USE PROPER WIRE LATH STRIPS FOR SUPPORT AS REQUIRED.	
2. PROVIDE 4" MINIMUM SPRAY URETHANE FOAM INSULATION AT ALL RIM JOISTS.	
ROOF INSULATION - TRUSSES:	
1. PROVIDE FRICTION FIT FORMALDEHYDE FREE FIBERGLASS BATT (R=49) AS SUPPLIED BY OWENS CORNING, OR APPROVED ALTERNATIVE. MAINTAIN UNOBSTRUCTED MIN. 2" AIR FLOW FROM ALL LEAVES TO RIDGE.	
2. APPLY 6 MIL VISQUEEN VAPOR BARRIER TO UNDERSIDE (WARM SIDE) OF ALL ROOF STRUCTURE.	
NOTES:	
1. ALL FIBERGLASS BATT INSULATION SHALL FILL REQUIRED SPACE AND NOT BE CRUSHED.	
2. PROVIDE URETHANE FOAM INSULATION AROUND ALL WINDOW JAMB SHIM SPACES, VENT AND PEEK STACKS, OR ANY OTHER PENETRATIONS OF THE EXTERIOR SKIN, FILLING ALL VOIDS COMPLETELY.	
3. PROVIDE FIBERGLASS BATT INSULATION AROUND ALL DOOR JAMB SHIM SPACES, FILLING VOIDS FULL.	
4. EXTRA CARE IS TO BE TAKEN TO INSURE THAT NO PUNCTURES, RIPS OR CUTS ARE MADE TO THE VAPOR BARRIER AND BUILDING WRAP. ALL SEAMS AND PENETRATIONS ARE TO BE TAPED.	
5. NO INSULATION SHALL OBSTRUCT ATTIC VENTS OR COLD ROOF SPACES.	

APPLIANCE SCHEDULE						
APPLIANCE NUMBER	LOCATION	DESCRIPTION	MANUFACTURER / NUMBER	FINISH	OPERATING SOURCE	COMMENTS
AP-1	LAUNDRY - 103	WASHER	T.B.D.	T.B.D.	ELECTRIC	
AP-2	LAUNDRY - 103	DRYER	T.B.D.	T.B.D.	ELECTRIC	
AP-3	KITCHEN - 112	DISHWASHER	T.B.D.	T.B.D.	ELECTRIC	
AP-4	KITCHEN - 112	MICROWAVE	T.B.D.	T.B.D.	ELECTRIC	
AP-5	KITCHEN - 112	COOKTOP / OVEN	T.B.D.	T.B.D.	ELECTRIC	
AP-6	KITCHEN - 112	HOOD	T.B.D.	T.B.D.	ELECTRIC	
AP-7	KITCHEN - 112	REFRIGERATOR / FREEZER	T.B.D.	T.B.D.	ELECTRIC	
AP-8	LOCKING PANTRY - 115	REFRIGERATOR	T.B.D.	T.B.D.	ELECTRIC	
NOTES:						
• ALL APPLIANCES ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.						
• ALL APPLIANCES AND FINISHES ARE TO BE VERIFIED WITH ARCHITECT.						
• IN THE EVENT THAT ANY PRODUCTS SPECIFIED ARE NOT AVAILABLE OR HAVE BEEN DISCONTINUED, THE CONTRACTOR SHALL SUBMIT ALTERNATIVES TO THE ARCHITECT ALONG WITH PRICING FOR THEIR APPROVAL.						
• CONTRACTOR TO PROVIDE ADEQUATE DRY STORAGE FOR ALL APPLIANCES AND LEAVE WITHIN SHIPPING CONTAINERS UNTIL INSTALLATION TO AVOID DAMAGE.						
• CONTRACTOR TO PROVIDE ADEQUATE BLOCKING, BACKING, AND ROUGH-IN AS REQUIRED BY THE MANUFACTURER'S SPECIFICATIONS PRIOR TO THE INSTALLATION OF FINISH MATERIALS.						

PLUMBING FIXTURE SCHEDULE					
FIXTURE NUMBER	LOCATION	DESCRIPTION	MANUFACTURER / NUMBER	FINISH	COMMENTS
FFX-1	LAUNDRY - 103	LAVATORY	T.B.D.	T.B.D.	
FFX-2	BATH - 106	BATH	T.B.D.	T.B.D.	
FFX-3	BATH - 106	TOILET	T.B.D.	T.B.D.	
FFX-4	LAVS - 107	LAVATORY	T.B.D.	T.B.D.	
FFX-5	LAVS - 107	LAVATORY	T.B.D.	T.B.D.	
FFX-6	KITCHEN - 112	3 BOUL SINK	T.B.D.	T.B.D.	
FFX-7	BATH - 119	SHOWER	T.B.D.	T.B.D.	
FFX-8	BATH - 119	TOILET	T.B.D.	T.B.D.	
FFX-9	BATH - 119	LAVATORY	T.B.D.	T.B.D.	
FFX-10	POUNDER - 122	LAVATORY	T.B.D.	T.B.D.	
FFX-11	POUNDER - 122	TOILET	T.B.D.	T.B.D.	
FFX-12	BATH - 207	LAVATORY	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-13	BATH - 207	TOILET	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-14	BATH - 207	SHOWER	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-15	BATH - 208	BATH	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-16	BATH - 208	TOILET	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-17	BATH - 208	LAVATORY	EXISTING	EXISTING	VERIFY EXISTING TO REMAIN
FFX-18	BATH - 215	TOILET	T.B.D.	T.B.D.	
FFX-19	BATH - 215	BATH	T.B.D.	T.B.D.	
FFX-20	LAVS - 216	LAVATORY	T.B.D.	T.B.D.	
FFX-21	LAVS - 216	LAVATORY	T.B.D.	T.B.D.	
NOTES:					
• PROVIDE CLOTHES WASHER ROUGH-IN BOX FOR HOT AND COLD WATER LINES AND WASTE LINE.					
• ROUGH-IN BOX SHALL HAVE HOT AND COLD WATER SHUTOFF AND BE EQUIPPED WITH OVERFLOW GUARD.					
• ROUGH-IN BOX SHALL BE FABRICATED OF 16 GAUGE STEEL WITH EPOXY FINISH.					
• PROVIDE 2" WASTE CONNECTION.					
• VERIFY ALL FINISHES WITH OWNER.					
• SPECIFICATIONS LISTED IN THIS SCHEDULE ARE FOR ARCHITECTURAL INTENT ONLY. CONTRACTOR RESPONSIBLE FOR ORDERING AND INSTALLING ALL COMPONENTS REQUIRED TO ENSURE COMPLETE AND FUNCTIONAL SYSTEMS TO THE INTENDED OR SPECIFIED PERFORMANCE.					

VAN VLECK HOUSE

TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland

520 South Cache Street

Jackson, Wyoming

DUBBE MOULDER

ARCHITECTS

JACKSON

1160 Alpine Lane, Ste 2A

P.O. Box 9227

Jackson, WY 83002

(307) 733-9551

DRIGGS

37 North First East

Driggs, ID 83422

(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

SCHEDULES

Set Title

PROGRESS SET

Set Title

Set Issue Date

Drawn By

Checked By

Plot Date

FEBRUARY 17, 2022

Scale

1/4" = 1'-0"

Project Number

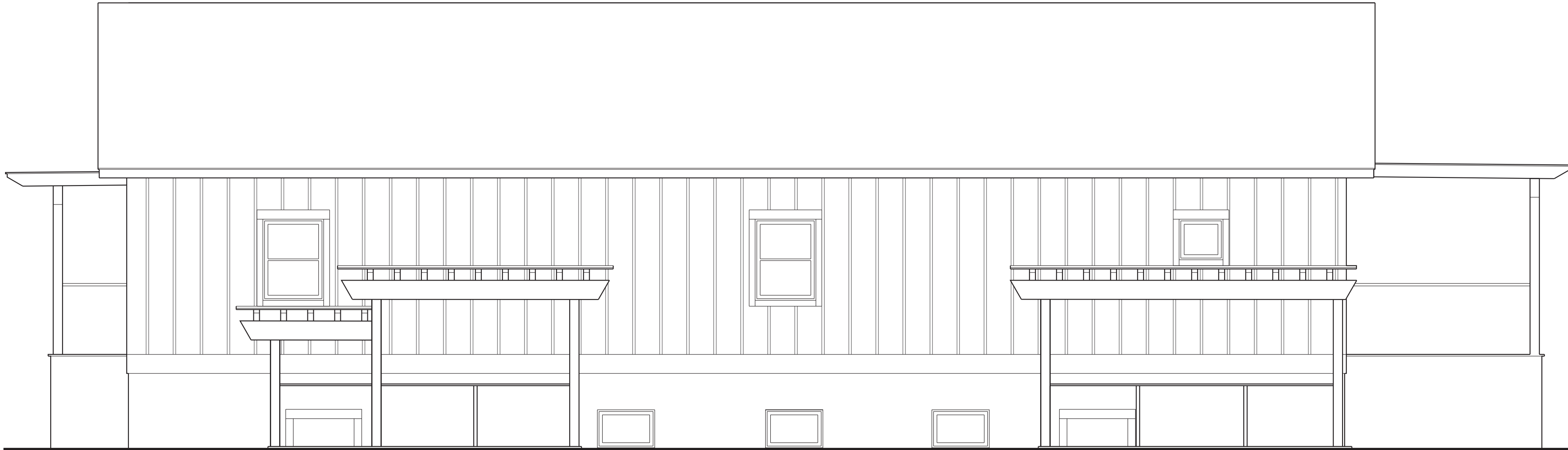
2120

Sheet Number

A5.1

NOT FOR
CONSTRUCTION
PROGRESS
SET

- PAGE LEFT INTENTIONALLY BLANK -
Hirschfield Center_Progress Drawing Set located on the below pages.



EXISTING CONDITIONS
NORTH ELEVATION

1
EC3.1

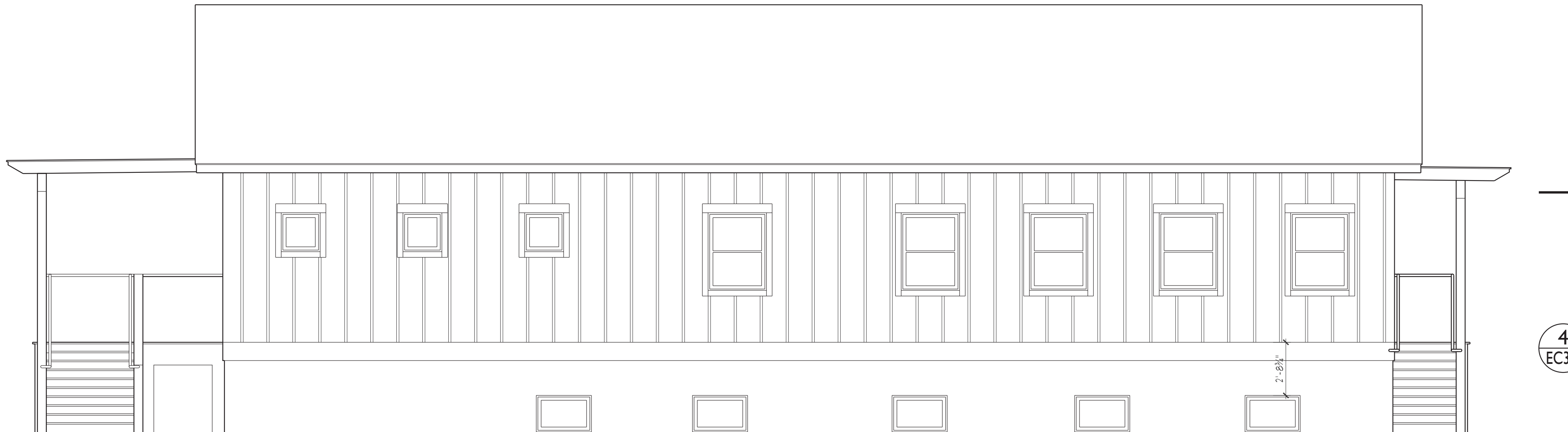
1/4" = 1'-0"



EXISTING CONDITIONS
WEST ELEVATION

2
EC3.1

1/4" = 1'-0"



EXISTING CONDITIONS
SOUTH ELEVATION

3
EC3.1

1/4" = 1'-0"



EXISTING CONDITIONS
EAST ELEVATION

4
EC3.1

1/4" = 1'-0"

EXISTING CONDITION NOTES

1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING EXPOSED FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIRMATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.

HIRSCHFIELD CENTER
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming

DUBBE MOULDER
ARCHITECTS

JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

EXISTING CONDITIONS
EXTERIOR ELEVATIONS

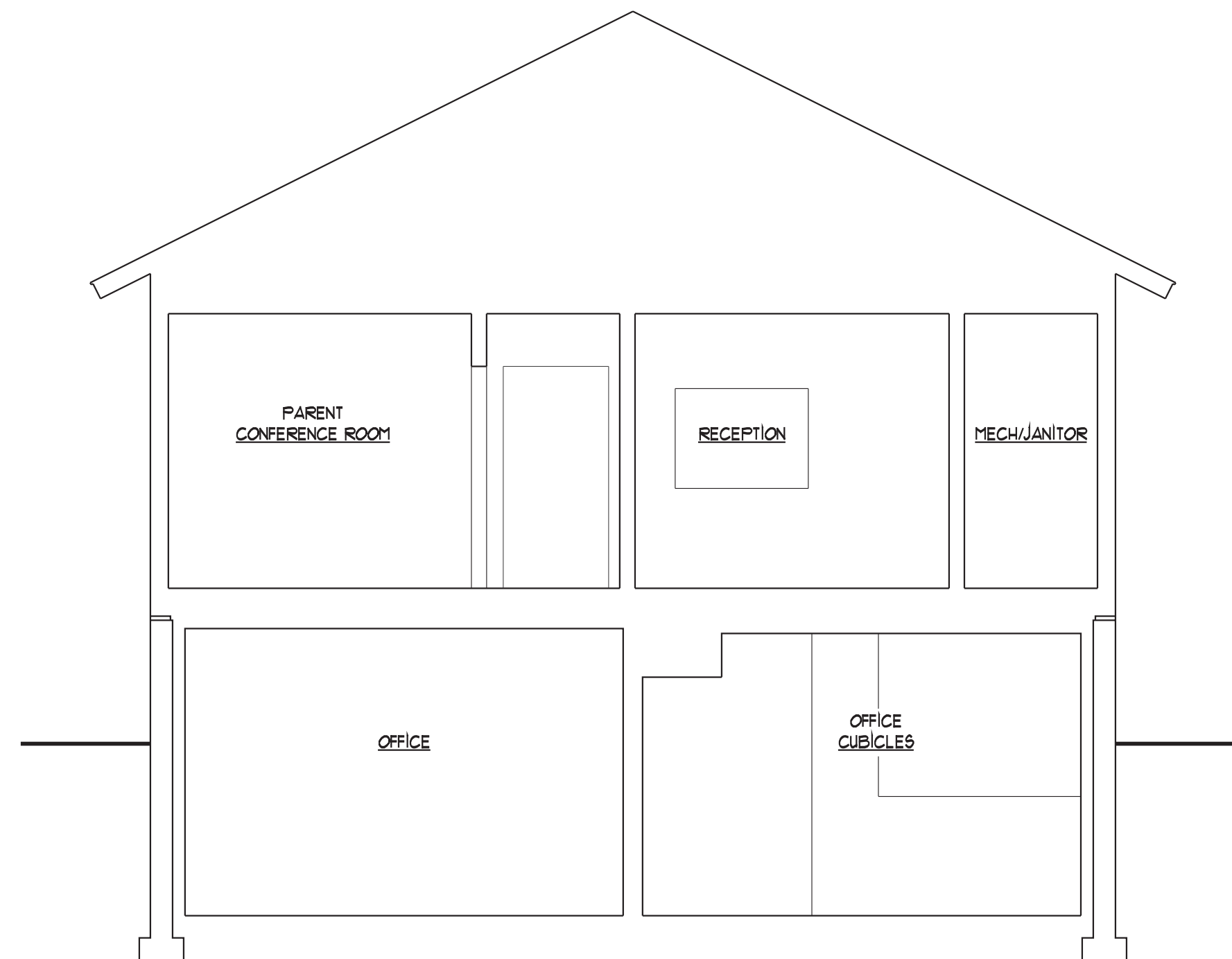
Set Title
PROGRESS SET

Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 21, 2021	Sheet Number
Scale 1/4" = 1'-0"	EC3.1
Project Number 2119	

NOT FOR
CONSTRUCTION
SET

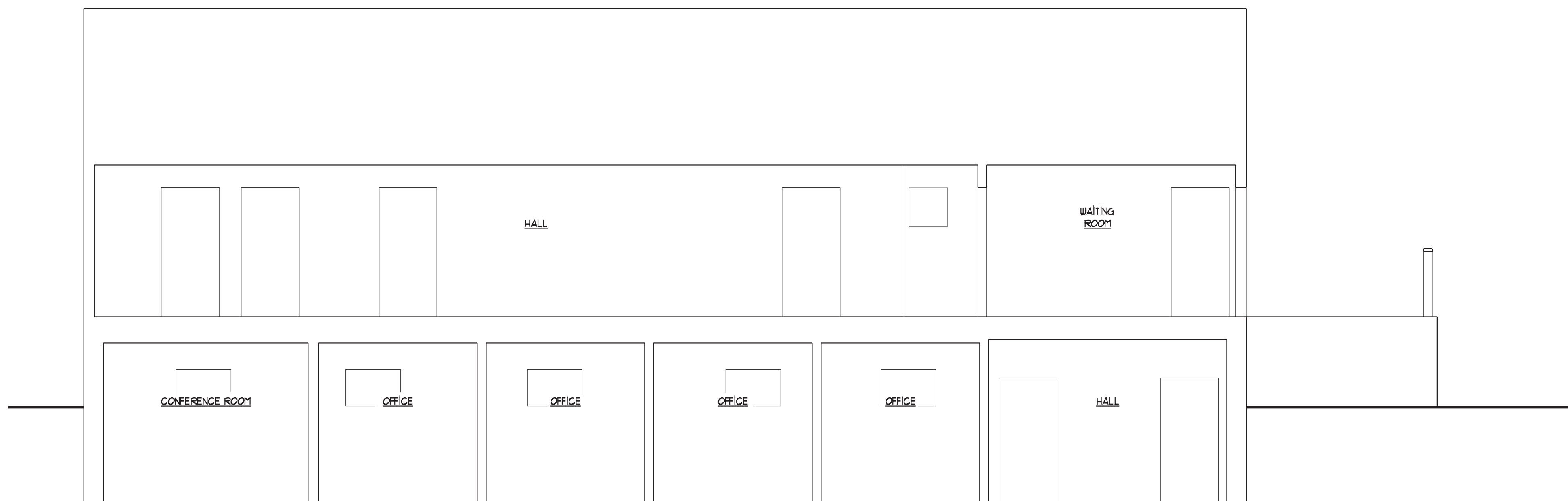
1. THE EXISTING CONDITION DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS ON THE DATE THEY WERE MEASURED AND DO NOT REFLECT OR IMPLY ANY STRUCTURAL OR CONSTRUCTION CONDITIONS. MEASUREMENTS WERE TAKEN TO THE SURFACES OF EXISTING CONSTRUCTION FINISH MATERIALS FOR THE PURPOSE OF ALLOWING THESE DRAWINGS TO BE PREPARED DEPICTING THEN CURRENT AND EXISTING CONDITIONS.
2. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
3. HORIZONTAL AND VERTICAL MEASUREMENTS WERE MADE TO ESTABLISH THE BASIC CONFIGURATION OF THE BUILDING. NO CONFIGURATION WAS MADE AS TO THE BUILDING BEING CONSTRUCTED STRAIGHT, SQUARE, LEVEL OR PLUMB.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. NO ASSUMPTIONS SHOULD BE MADE REGARDING THE STRUCTURAL, MECHANICAL, PLUMBING OR ELECTRICAL SYSTEMS OTHER THAN DEPICTED LOCATIONS FOR THE ITEMS SHOWN.
6. DESIGNATED ROOF PITCHES SHOULD BE CONSIDERED APPROXIMATE AND TO BE VERIFIED IN FIELD BY CONTRACTOR.



EXIST. CONDITION
DIAGRAMMATIC
BUILDING SECTION

A

EC4.1 1/4" = 1'-0"



EXIST. CONDITION
DIAGRAMMATIC
BUILDING SECTION

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title

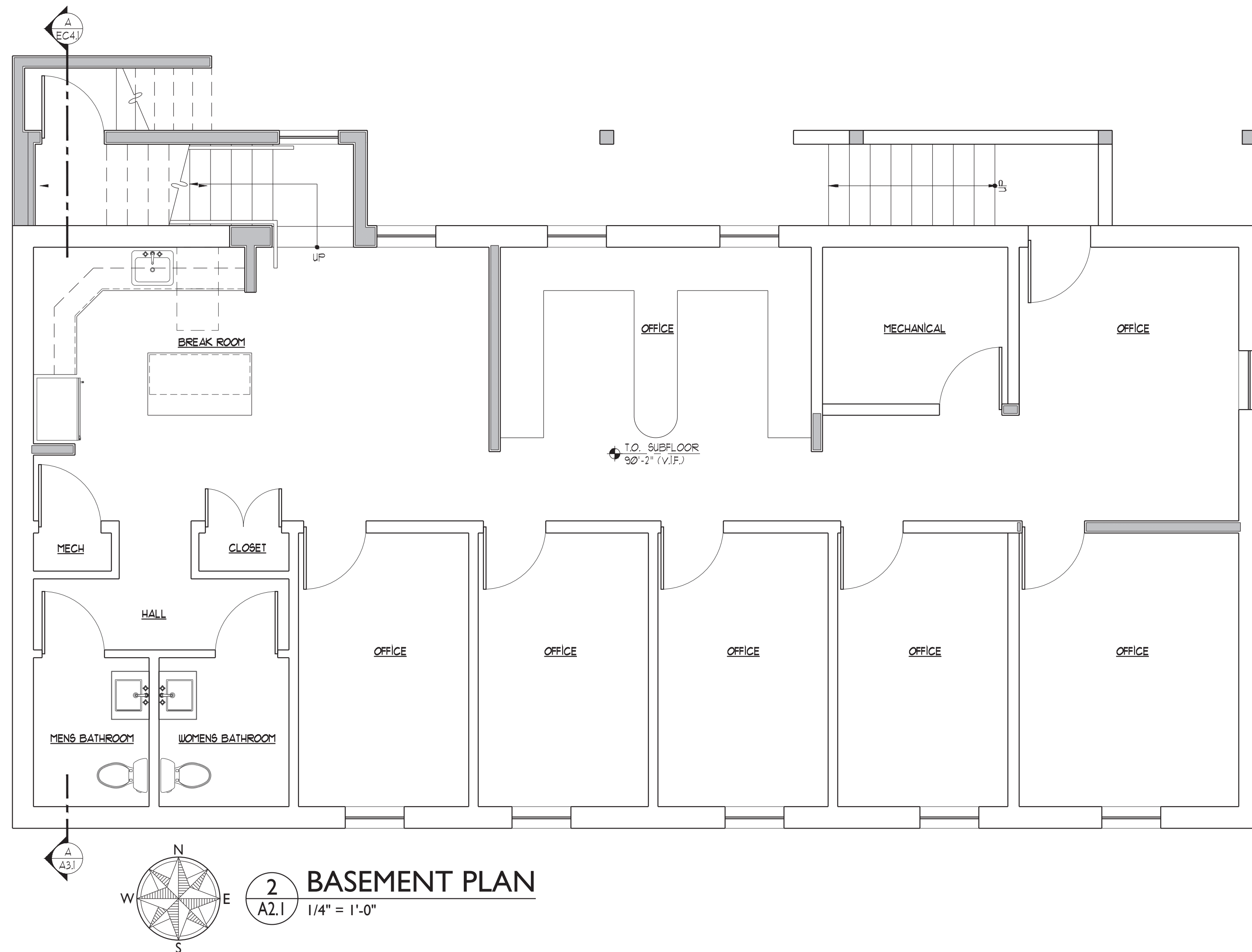
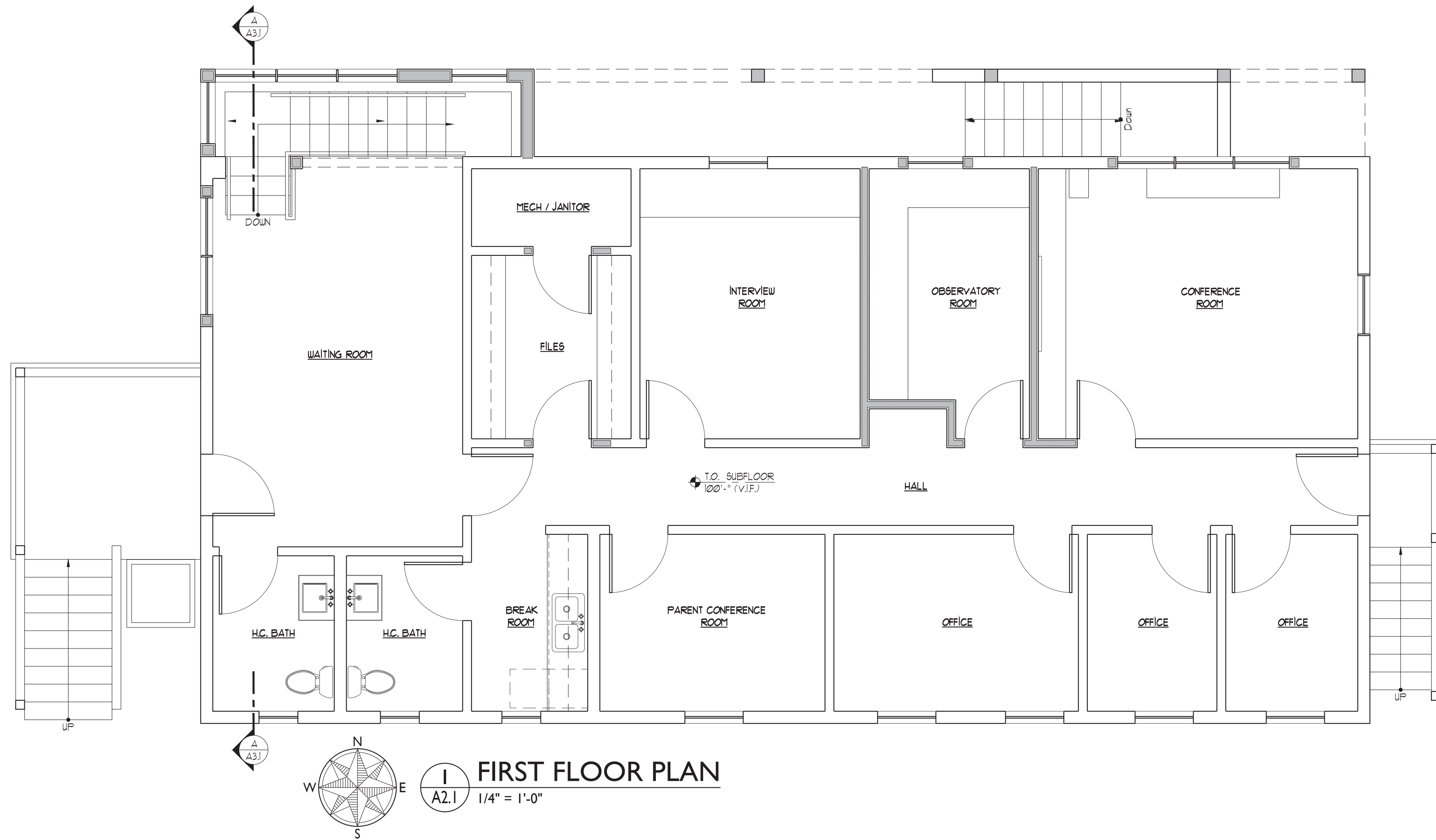
EXISTING CONDITIONS
DIAGRAMMATIC
BUILDING SECTIONS

Set Title **PROGRESS SET**

[illegible]

Drawn By	Checked By
Plot Date FEBRUARY 21, 2021	Sheet Number
Scale 1/4" = 1'-0"	EC4.1
Project Number 2119	

NOT FOR
CONSTRUCTION
PROGRESS
SET



NOT FOR
CONSTRUCTION
SET

HIRSCHFIELD CENTER TETON YOUTH & FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

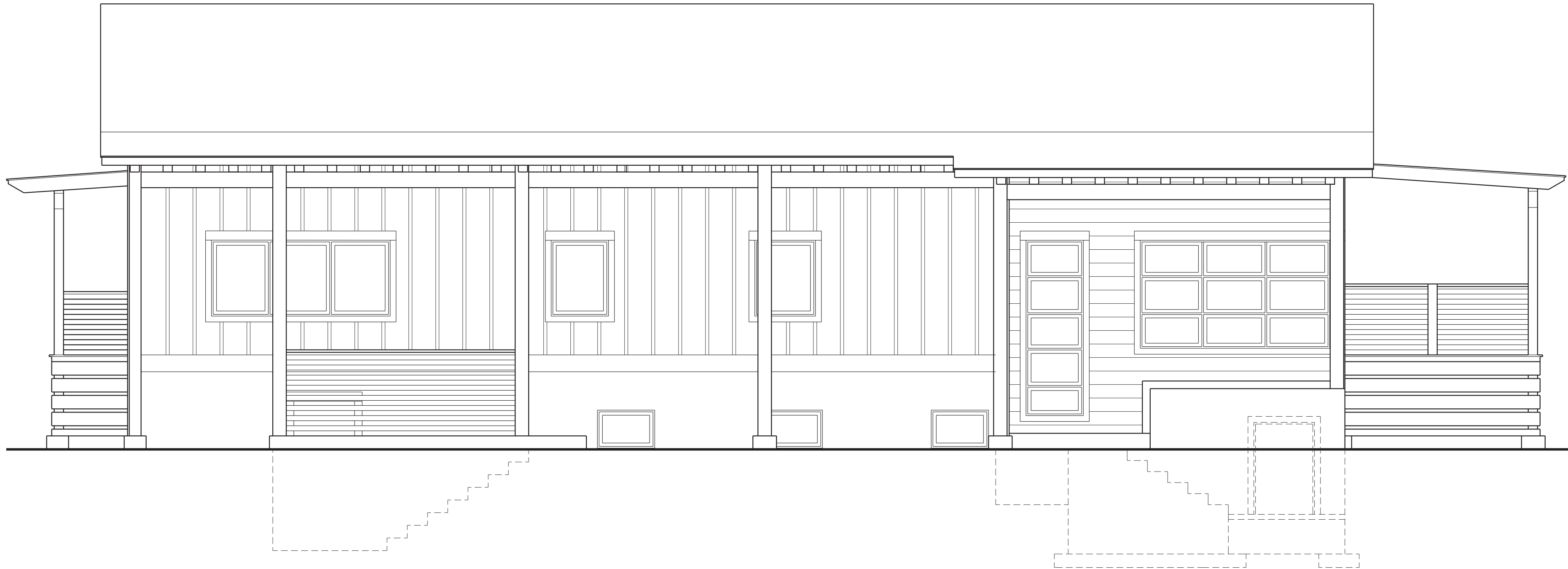
Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title
FLOOR PLANS

Set Title
PROGRESS SET

Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 21, 2021	Sheet Number
Scale 1/4" = 1'-0"	A2.1
Project Number 2119	



1 NORTH ELEVATION
A3.1 1/4" = 1'-0"



2 EAST ELEVATION
A3.1 1/4" = 1'-0"

NOT FOR
CONSTRUCTION
PROGRESS
SET

HIRSCHFIELD CENTER
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title
EXTERIOR ELEVATION

Set Title
PROGRESS SET

Set Title	Set Issue Date

Drawn By	Checked By
Plot Date FEBRUARY 21, 2021	Sheet Number
Scale 1/4" = 1'-0"	A3.1
Project Number 2119	



SECTION A
A4.1 1/4" = 1'-0"

HIRSCHFIELD CENTER
TETON YOUTH &
FAMILY SERVICES

Lots 7 & 8 BLK 6 Meadowland
530 South Cache Street
Jackson, Wyoming



JACKSON
1160 Alpine Lane, Ste 2A
P.O. Box 9227
Jackson, WY 83002
(307) 733-9551

DRIGGS
37 North First East
Driggs, ID 83422
(208) 354-0151

www.dubbe-moulder.com

OWNERSHIP & USE OF DOCUMENTS

Drawings & Specifications, as instruments of professional service are and shall remain the property of the architect. These documents are not to be used in whole or in part for any project or purposes whatsoever, without the prior specific written authorization of Dubbe Moulder Architects, P.C.

Drawing Title
SECTION

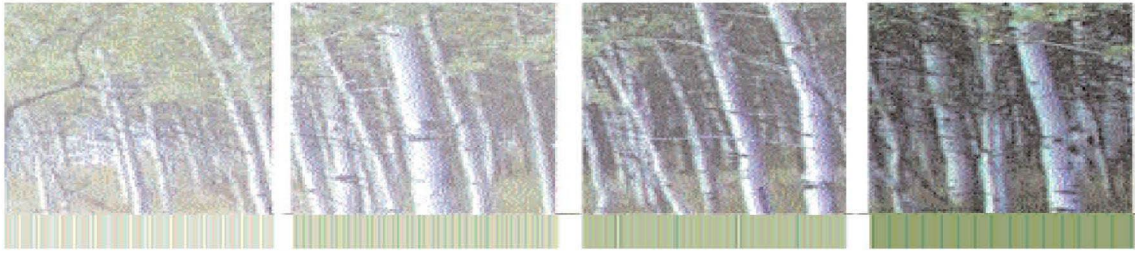
Set Title
PROGRESS SET

Set Title	Set Issue Date

Drawn By	Checked By
----------	------------

Plot Date FEBRUARY 21, 2021	Sheet Number
Scale 1/4" = 1'-0"	A4.1
Project Number 2119	

NOT FOR
CONSTRUCTION
PROGRESS
SET



Town of Jackson Design Guidelines Checklist

Meeting Date: March 9, 2022

Item Number: P22-035

Applicant: Northworks

Address: 50 S. Cache St., 45 E. Pearl Ave., 75 E. Pearl Ave.

Recommendations: Final Review

Overview: This item went before the Council for conceptual Sketch Plan review on January 18, 2022. The Council approved the Sketch Plan with 7 conditions of approval which included Condition #7 that stated:

7. *As part of the Development Plan submittal, the applicant shall make design revisions to address the perceived scale of the building. The project should appear to be two separate buildings or phases, although it may remain connected as a single building. Examples of changes could include 1) extension outward or recess of the building front and 2) adjustments at the street level building envelope and pedestrian zone to provide for more variation of experience.*

In addition, two other Council conditions that are relevant to the DRC's final review of the project include Conditions 1 and 3 provided below:

1. *As part of the Development Plan, the applicant shall identify the location of the trash enclosure, 3 ADA parking spaces, and bike parking consistent with the LDRs.*
3. *As part of the Development Plan, the applicant shall provide details on the final location and operation of the garage door along Pearl Avenue.*

The primary focus of the DRC's review of this item should be compliance with Condition #7. While the DRC already provided its recommendation of approval as part of the Sketch Plan review, the Council concluded that the large building façade along Pearl Avenue still appears to be too monolithic, lacking sufficient articulation variation to meet the western character design guidelines as well as the Town's general design guidelines. Condition #7 implicates, in particular, Design Guideline 1.22 (Use vertical and horizontal articulation to create sense of human scale) and Section C. Massing in the original Design Guidelines which states:

“Large building masses should be achieved by linking a series of smaller masses. The result should be a building which can be seen as a group of related structures, rather than one large element. In the case of a project that covers multiple adjacent lots, density can be achieved in a positive way if the buildings themselves are designed with a certain amount of volume complexity to avoid a large, monolithic structure.”

The other part of the Council's Condition #7 addresses the need to increase the level of interest and variety of the building at the street level for pedestrians. The uniform window design and lack of articulation of the shopfront level added to the monolithic feel of the building and so the Council wanted to see some street level changes there as well.

With all this in mind, the goal of the DRC is, again, to review the applicant's proposed changes and determine whether they meet the intent of Condition #7. We understand that the DRC cannot “read the mind” of the Council, but it can reasonably interpret the words of Condition #7 to improve the design of the building by further investigating ways to better address the perceived scale of the building, without making the façade too “busy” or fake.

Staff Feedback on LDR Compliance: The applicant has provided additional detail on the proposed project's compliance with the LDRs. While staff will do another more in depth analysis as part of the final Development Plan review, it appears that the project complies with most critical LDRs and so the submitted design is ready for DRC review.

Downtown Design Overlay (DDO). The Town adopted the DDO in February of 2021. The DDO includes additional design guidelines to ensure that all structures within its boundary (generally the Town Square area) incorporate and address “western character” in their final design. These additional design guidelines were added as an appendix to the existing Design Guidelines. The DDO is split into Area 1 and Area 2, with Area 1 requiring the higher level of “western character” design and Area 2 with a lesser level. The applicant's property is located in Area 2.

Project Overview: The property is zoned DC-2, within Area 2 of the Downtown Design Overlay.

The DRC reviewed this project for conceptual approval in October and November of 2021 and recommended approval of the project. Since that time, the project received conditional Sketch Plan approval from the Council as explained above. The applicant has now made modifications to the building and site plan based on the Council's feedback in preparation for submittal for final Development Plan.

The applicant's has submitted two design options for the DRC to consider that both relate directly to Condition #7:

OPTION A: These changes focus on the 60'-wide portion of the building near and over the garage entrance on Pearl Avenue. See the application for full details but this generally involved pushing the garage door back, setting the first floor back about 10' to create an outdoor area, moving that building module back about 4.5 on the second floor, and changing the exterior materials to a black metal panel.

OPTION B: These changes focus on a 90'-wide portion of the building from the garage entrance on Pearl to the eastern property next to Coelette. See the application for full details but this generally involved introducing a pitched roof (46' in height), adding dormers on the third level, change of exterior material to reclaimed wood, adding punched windows on level 2, increasing the building separation on east side from 1' to 3', changing the material and design of the east façade, and extending the elevator overruns with stone to look more like a chimney feature.

Other general changes to the building. In addition to the changes summarized above, the applicant made changes to other portions of the building to continue to refine the building design and address the scale of the building. These changes include:

- Changed material across entire building to replace clay tiles with wood and previous stone with Montana Moss Rock;
- Reduced window sizes on Level 3 and added trellis features;
- Replaced glass railing on Level 2 with metal railing system and added recessed balcony on Pearl;
- Added curb bulb-out on corner of Cache and Pearl;
- Reduced size of building corner pier and changed material from clay tile to metal

Other changes were also made to the site plan. For example, the parking layout was modified to provide some alley-accessed parking and changes to the loading/delivery areas were made to improve delivery access. In addition, additional bike racks, benches, and street trees are shown in the pedestrian frontage.

For context, below is a brief description of the project:

Development Potential: 54,784 sf (site area) x 1.3 (FAR) = 71,219 sf max habitable.

Use: Mixed-Use (retail and short-term rental)

Size: Approximately 49,101 sf above ground habitable.

- 1st floor: 57 covered parking spaces + 9,567 sf (retail)
- 2nd & 3rd floor: 39,534 sf (18, 2 & 3-bed short-term rentals)

Parking: 49 required. 57 covered spaces provided.

Stories: 3

Building Height: 42' - 46'

Materials: The primary materials include cedar siding, large format reclaimed siding, Montana Moss Rock, stained cedar planks, black painted wood detailing, matte black metal panels, and black aluminum windows. Material samples should be available for inspection at the Planning Department.

Access: Most vehicular access is taken off Pearl Ave but some access is from the alley as well.

Pedestrian Frontage: Covered boardwalk on Cache (13' from back of curb). Trees in grates on Pearl (13.5' from back of curb).

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.

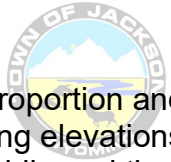
4) Scale & Variety

- ☐ 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 a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.
- ☐ Avoid large monolithic buildings.
 - ☐ Projects that contain multiple lots shall pay close attention to breaking up the vertical façade into a pattern typical of single lot development.
- 4) Roofs
- ☐ Parapet, flat, sloping or barrel vaults.
 - ☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.
 - ☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

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

E) Materials

- 1) Application of Materials
- ☐ Pay attention to which materials and their structural application are selected for vertical supporting elements (compressive), spanning over

openings (tensile), or creating building planes such as walls (infilling) will lead to appropriate materials used in believable situations.

2) Materials Selection

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





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Cache / Pearl Redevelopment
Physical Address: 50. S Cache; 45 E. Pearl; 75 E. Pearl
Lot, Subdivision: 10-16 Block 1 Cache 1 PIDN: _____

PROPERTY OWNER.

Name: CCC's Ranch Inn, LLC Phone: 307-733-4733
Mailing Address: P.O. Box 844 Jackson, WY ZIP: 83001
E-mail: jim@crystalcreekcapital.com; jeanne@crystalcreekcapital.com

APPLICANT/AGENT.

Name: Northworks Architects and Planners Phone: 307-201-5324
Mailing Address: P.O. Box 4027 ZIP: 83001
E-mail: adeepree@nwks.com

DESIGNATED PRIMARY CONTACT.

☒ Property Owner ☐ Applicant/Agent

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

Use Permit

☐ Basic Use
☐ Conditional Use
☐ Special Use

Relief from the LDRs

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

Physical Development

☐ Sketch Plan
☐ Development Plan
☒ Design Review

Subdivision/Development Option

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

Interpretations

☐ Formal Interpretation
☐ Zoning Compliance Verification

Amendments to the LDRs

☐ LDR Text Amendment
☐ Map Amendment

Miscellaneous

Other: _____
☐ Environmental Analysis

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

Pre-application Conference #: P21-062 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?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

James Walter
Name Printed

Feb 22, 2022
Date

President
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.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- | | |
|-------------------------------------|---|
| ☒ | <u>Application:</u> Signed application and notarized Letter of Authorization. |
| ☒ | <u>Narrative:</u> 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). |
| ☒ | <u>Elevations:</u> Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available. |
| ☒ | <u>Zoning Compliance:</u> Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans. |
| ☒ | <u>Site Plan:</u> A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities. |
| ☒ | <u>Landscape Plan:</u> Must show all proposed landscape areas and the size and type of all proposed vegetation. |
| ☒ | <u>Adjacent Context/Public Realm:</u> 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). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape. |
| ☒ | <u>Materials:</u> A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting. |
| ☐ | <u>OPTIONAL: Conceptual Approval:</u> 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. |
| ☐ | <u>OPTIONAL: Massing Model:</u> 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. Please inquire to staff. |

An aerial photograph of a town, likely Northfork, West Virginia, showing a grid of streets, various commercial and residential buildings, and parking lots. In the background, there are rolling hills and mountains under a hazy sky. The image is used as a background for a presentation slide.

CONDOS AT CACHE & PEARL
DESIGN REVIEW COMMITTEE
03/02/2022



NORTHWORKS

The proposed project will re-develop a 1.29 acre seven lot parcel within the DC-2 zoning district located in the Town of Jackson. The site is bordered on the west by Cache Street, on the south by Pearl Avenue, on the east by a previously developed 0.17 acre DC-2 zoned site, and on the north by an alley which connects Cache Street and King Street.

Currently, there are three major structures that exist on the site. These include the Ranch Inn, the Ranch Square Building and the Under the Willow Building. All above grade structures will be demolished. The new development will utilize approximately 68,000 total square feet (65,489 FAR area) of the total 71,219 square feet allowable within the 1.29 acre site. Some of the existing basements will remain in order to minimize earth work and shoring. The development will include commercial space at the street level, and 18 two and three bedroom condominium units on the second and third levels. 58 parking spaces will be located in a covered garage located at grade level directly behind (north of) the redevelopment, with an additional 11 outdoor covered spaces to the north of the parking garage and accessed from the alley bordering the property. To access the garage, one will drive through a curb cut located on Pearl Avenue. To note, we will be eliminating one large existing curb cut on Pearl Avenue and relocating the smaller existing curb cut, that is currently located within the fire lane, approximately 40 feet west to serve as the access point for the proposed parking garage. The proposed curb cut has been closely coordinated with Teton County Fire/EMS to ensure that the access and use of the fire station across Pearl Avenue is not impeded whatsoever.

The proposed development received unanimous recommendation from the Design Review Committee on 10/13/2021, as well as Sketch Plan recommendation from the Planning Commission on 12/01/2021 and approval with conditions from the Town Council on 01/18/2022. This re-submission to the Design Review Committee contains a number of design revisions that were informed by the Sketch Plan Conditions for Approval (Condition 7 is of particular relevance), as well as past commentary from Town staff, the Planning Commission, and Town Council. While design enhancements have been made to address this feedback, the proposed development continues to comply with all applicable LDRs and Design Guidelines, as indicated previously in the approved Sketch Plan.

The revised building design presented on the following pages includes a number of significant revisions to address Condition 7 and other past commentary. As a follow-up to discussions with Town staff, two design options are presented for consideration. The first, Option A, is presented in comparison to the previously-approved design from Sketch Plan. It addresses all points noted in Condition 7. The second, Option B, includes all of the revisions shown in Option A, but takes the additional step of redesigning the easternmost 90-feet of building along Pearl Avenue to include a pitched roof with dormers and other architectural details to further reduce the perceived scale of the building and further promote the concept of a phased appearance as described in Condition 7. Option B is presented in comparison to Option A since the two schemes are predominantly the same with the exception of major changes to the eastern section of the building.

CONDITIONS FOR APPROVAL - COUNCIL CONDITION 7:

As part of the Development Plan submittal, the applicant shall **make design revisions to address the perceived scale of the building. The project should appear to be two separate buildings or phases, although it may remain connected as a single building.** Examples of changes could include 1) extension outward or recess of the building front and 2) adjustments at the street level building envelope and pedestrian zone to provide for more variation of experience.

RESPONSE:

This condition creates a challenge for the applicant, staff and DRC because it addresses how the building is perceived, and everyone's perceptions differ. Responses to this condition must maintain the Sketch Plan compliance with the LDRs and Design Guidelines, and stay true to the principles of good architecture. The LDRs, Design Guidelines and principles of good architecture require authentic design that avoids a "Disney Land affect."

To address Condition 7, we have provided two alternative design options for review, both of which comply with the LDRs and Design Guidelines. Option A includes numerous changes that address Condition 7, the LDRs, and Design Guidelines. Option B incorporates all of the changes proposed in Option A, but includes even more drastic changes, specifically at the Eastern section of the building. Option B, in our opinion, represents the most extreme changes possible while still adhering to the LDRs, Design Guidelines, Condition 7, and general principles of high-quality architecture. The changes in both Options A and B are detailed on the following pages.

CHANGE SUMMARY		PREVIOUS DESIGN AND PROPOSED DESIGN (OPTIONS A AND B)
CHANGES (OPTIONS A AND B):		CONDITION:
OPTIONS A AND B	1. COMPLETE REDESIGN OF 60' LENGTH OF BUILDING ON PEARL I. REDESIGN ARCHITECTURE AND MATERIAL TO MAKE ADJACENT BUILDINGS APPEAR TO BE BUILT IN TWO SEPARATE PHASES II. PUSH BACK LEVEL 1 BETWEEN 10' AND 50', OR APPROXIMATELY 1800 SF, FOR MORE VARIATION OF PEDESTRIAN EXPERIENCE III. PUSH BACK FAÇADE AT LEVEL 2 APPROXIMATELY 45' TO MAKE ADJACENT STRUCTURES APPEAR MORE SEPARATE AND THE LINK BETWEEN THEM MORE TENUOUS.	PROJECT SHOULD APPEAR TO BE TWO SEPARATE BUILDINGS OR PHASES, ALTHOUGH IT MAY REMAIN CONNECTED AS A SINGLE BUILDING
	2. MATERIAL CHANGES ACROSS 100% OF THE BUILDING FRONTAGES ON CACHE & PEARL	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	3. GENERAL LEVEL THREE CHANGES I. REDUCED WINDOW PANE SIZE TO HELP REDUCE PERCEIVED SCALE OF THE BUILDING II. ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	4. GENERAL LEVEL TWO CHANGES I. GLASS RAILINGS CHANGED TO METAL II. ADDED RECESSED BALCONY ALONG PEARL	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	5. A CURB BULB-OUT AT THE CORNER OF CACHE AND PEARL HAS BEEN ADDED TO PROVIDE ADDITIONAL PEDESTRIAN SPACE IN FRONT OF THE CORNER RETAIL	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	6. THE WIDTH AND MATERIAL OF THE OUTSIDE BUILDING CORNER PIER AT THE INTERSECTION OF CACHE AND PEARL HAS BEEN REVISED	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
CHANGES (OPTION B ONLY):		
OPTION B ONLY	PROVIDE PITCHED ROOF OVER LEVEL 3 UNITS TO RELATE TO ADJACENT CONTEXT	PROJECT SHOULD APPEAR TO BE TWO SEPARATE BUILDINGS OR PHASES, ALTHOUGH IT MAY REMAIN CONNECTED AS A SINGLE BUILDING
	INTRODUCE DORMERS AT LEVEL 3 WINDOWS TO PROVIDE A MORE RESIDENTIAL APPEARANCE, VARIED ROOFLINE FORM, AND REDUCE THE PERCEIVED SCALE OF THE BUILDING.	PROJECT SHOULD APPEAR TO BE TWO SEPARATE BUILDINGS OR PHASES, ALTHOUGH IT MAY REMAIN CONNECTED AS A SINGLE BUILDING
	CHANGE FACADE MATERIAL AT EASTERNMOST LENGTH OF BUILDING FRONTAGE FROM STONE TO RECLAIMED WOOD TO RELATE TO ADJACENT CONTEXT	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	PROVIDE PUNCHED WINDOWS AT LEVEL 2 TO REDUCE THE PERCEIVED SCALE OF THE BUILDING	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	INCREASE EAST BUILDING SETBACK FROM UNDER 12" TO 3' MINIMUM TO PROVIDE MORE SPACE BETWEEN THE PROPOSED BUILDING AND NEIGHBORING BUILDING.	MAKE DESIGN REVISIONS TO ADDRESS THE PERCEIVED SCALE OF THE BUILDING
	CLAD ELEVATOR OVERRUN WALLS AT EAST WING IN STONE, WITH TRADITIONAL CAP DETAILING TO ACCENTUATE THE EAST AND WEST WINGS OF THE BUILDING AS SEPARATE AND DISTINCT.	PROJECT SHOULD APPEAR TO BE TWO SEPARATE BUILDINGS OR PHASES, ALTHOUGH IT MAY REMAIN CONNECTED AS A SINGLE BUILDING

① REDUCED LEVEL THREE WINDOW PANE SIZE AND RECESSED WINDOWS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**

② THE WIDTH OF THE SOLID PIER AT THE CORNER HAS BEEN REDUCED BY OVER 50% ON BOTH FRONTAGES TO INCREASE THE WIDTH OF THE ADJACENT COMMERCIAL STOREFRONT GLAZING **TO PROVIDE MORE VARIATION OF PEDESTRIAN EXPERIENCE.**

③ ALL AREAS PREVIOUSLY SHOWN AS CUT GRAY STONE ARE REVISED TO BE A MONTANA MOSS ROCK STONE WITH A RANDOMIZED, DRY-STACK INSTALLATION (OR SIMILAR) THAT IS VERY FAMILIAR TO THE AREA. ADDITIONALLY, THE MORE VARIED TEXTURE AND TONE CREATES A LESS MONOLITHIC APPEARANCE AND HELPS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**

④ ALL AREAS PREVIOUSLY SHOWN AS CLAY TILE SHINGLES ARE REVISED TO A PREMIUM LARGE FORMAT WOOD SIDING TO CREATE A MORE SYMPATHETIC TRANSITION TO ADJACENT, HISTORIC WOOD BUILDINGS, AS WELL AS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**

⑤ GLASS RAILINGS CHANGES TO METAL TO ACHIEVE BETTER CONNECTION TO **WESTERN CHARACTER** AND SCALE

⑥ ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS



CACHE ELEVATION - PROPOSED (OPTIONS A OR B)



CACHE ELEVATION - PREVIOUS



PEARL ELEVATION - PROPOSED (OPTION A)

- ① PUSH BACK FAÇADE AT LEVEL 2 BELOW AMENITY DECK APPROXIMATELY 4.5' AND INTRODUCE MATTE METAL PANEL CLADDING. THE MASSING AND MATERIAL REVISIONS SERVE TO CLEARLY DISTINGUISH THIS AREA AS **A CONNECTOR OR LINK BETWEEN THE ADJACENT PERCEIVED "PHASES" TO THE EAST AND WEST.**
- ② PUSH BACK LEVEL 1 BETWEEN 10' AND 50', OR APPROXIMATELY 1800 SF **TO SIGNIFICANTLY ENHANCE THE PEDESTRIAN EXPERIENCE**
- ③ ALL AREAS PREVIOUSLY SHOWN AS CUT GRAY STONE ARE REVISED TO BE A MONTANA MOSS ROCK STONE **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ④ ALL AREAS PREVIOUSLY SHOWN AS CLAY TILE SHINGLES ARE REVISED TO A PREMIUM LARGE FORMAT WOOD SIDING **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ⑤ GLASS RAILINGS CHANGE TO METAL **IN SUPPORT OF WESTERN CHARACTER**
- ⑥ REDUCED LEVEL THREE WINDOW PANE SIZE AND RECESSED WINDOWS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑦ ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑧ THE WIDTH OF THE SOLID PIER AT THE CORNER HAS BEEN REDUCED BY OVER 50% ON BOTH FRONTAGES TO INCREASE THE WIDTH OF THE ADJACENT COMMERCIAL STOREFRONT GLAZING **TO PROVIDE MORE VARIATION OF PEDESTRIAN EXPERIENCE.**
- ⑨ REPLACED A GROUND-FLOOR RESIDENTIAL UNIT WITH COMMERCIAL SPACE **TO FURTHER ACTIVATE AND ENHANCE THE PEDESTRIAN EXPERIENCE.**



PEARL ELEVATION - PREVIOUS



- ① PUSH BACK FAÇADE AT LEVEL 2 BELOW AMENITY DECK APPROXIMATELY 4.5' AND INTRODUCE MATTE METAL PANEL CLADDING. THE MASSING AND MATERIAL REVISIONS SERVE TO CLEARLY DISTINGUISH THIS AREA AS **A CONNECTOR OR LINK BETWEEN THE ADJACENT PERCEIVED "PHASES" TO THE EAST AND WEST.**
- ② PUSH BACK LEVEL 1 BETWEEN 10' AND 50', OR APPROXIMATELY 1800 SF **TO SIGNIFICANTLY ENHANCE THE PEDESTRIAN EXPERIENCE**
- ③ ALL AREAS PREVIOUSLY SHOWN AS CUT GRAY STONE ARE REVISED TO BE A MONTANA MOSS ROCK STONE **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ④ ALL AREAS PREVIOUSLY SHOWN AS CLAY TILE SHINGLES ARE REVISED TO A PREMIUM LARGE FORMAT WOOD SIDING **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ⑤ GLASS RAILINGS CHANGE TO METAL **IN SUPPORT OF WESTERN CHARACTER**
- ⑥ REDUCED LEVEL THREE WINDOW PANE SIZE AND RECESSED WINDOWS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑦ ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑧ THE WIDTH OF THE SOLID PIER AT THE CORNER HAS BEEN REDUCED BY OVER 50% ON BOTH FRONTAGES TO INCREASE THE WIDTH OF THE ADJACENT COMMERCIAL STOREFRONT GLAZING **TO PROVIDE MORE VARIATION OF PEDESTRIAN EXPERIENCE.**
- ⑨ REPLACED A GROUND-FLOOR RESIDENTIAL UNIT WITH COMMERCIAL SPACE **TO FURTHER ACTIVATE AND ENHANCE THE PEDESTRIAN EXPERIENCE.**



PEARL ELEVATION - PROPOSED



- ① PUSH BACK FAÇADE AT LEVEL 2 BELOW AMENITY DECK APPROXIMATELY 4.5' AND INTRODUCE MATTE METAL PANEL CLADDING. THE MASSING AND MATERIAL REVISIONS SERVE TO CLEARLY DISTINGUISH THIS AREA AS **A CONNECTOR OR LINK BETWEEN THE ADJACENT PERCEIVED "PHASES" TO THE EAST AND WEST.**
- ② PUSH BACK LEVEL 1 BETWEEN 10' AND 50', OR APPROXIMATELY 1800 SF **TO SIGNIFICANTLY ENHANCE THE PEDESTRIAN EXPERIENCE**
- ③ ALL AREAS PREVIOUSLY SHOWN AS CUT GRAY STONE ARE REVISED TO BE A MONTANA MOSS ROCK STONE **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ④ ALL AREAS PREVIOUSLY SHOWN AS CLAY TILE SHINGLES ARE REVISED TO A PREMIUM LARGE FORMAT WOOD SIDING **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ⑤ GLASS RAILINGS CHANGE TO METAL **IN SUPPORT OF WESTERN CHARACTER**
- ⑥ REDUCED LEVEL THREE WINDOW PANE SIZE AND RECESSED WINDOWS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑦ ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑧ THE WIDTH OF THE SOLID PIER AT THE CORNER HAS BEEN REDUCED BY OVER 50% ON BOTH FRONTAGES TO INCREASE THE WIDTH OF THE ADJACENT COMMERCIAL STOREFRONT GLAZING **TO PROVIDE MORE VARIATION OF PEDESTRIAN EXPERIENCE.**
- ⑨ REPLACED A GROUND-FLOOR RESIDENTIAL UNIT WITH COMMERCIAL SPACE **TO FURTHER ACTIVATE AND ENHANCE THE PEDESTRIAN EXPERIENCE.**

PEARL ELEVATION - PREVIOUS



PEARL ELEVATION - PROPOSED



- ① PUSH BACK FAÇADE AT LEVEL 2 BELOW AMENITY DECK APPROXIMATELY 4.5' AND INTRODUCE MATTE METAL PANEL CLADDING. THE MASSING AND MATERIAL REVISIONS SERVE TO CLEARLY DISTINGUISH THIS AREA AS **A CONNECTOR OR LINK BETWEEN THE ADJACENT PERCEIVED "PHASES" TO THE EAST AND WEST.**
- ② PUSH BACK LEVEL 1 BETWEEN 10' AND 50', OR APPROXIMATELY 1800 SF **TO SIGNIFICANTLY ENHANCE THE PEDESTRIAN EXPERIENCE**
- ③ ALL AREAS PREVIOUSLY SHOWN AS CUT GRAY STONE ARE REVISED TO BE A MONTANA MOSS ROCK STONE **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ④ ALL AREAS PREVIOUSLY SHOWN AS CLAY TILE SHINGLES ARE REVISED TO A PREMIUM LARGE FORMAT WOOD SIDING **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**
- ⑤ GLASS RAILINGS CHANGE TO METAL **IN SUPPORT OF WESTERN CHARACTER**
- ⑥ REDUCED LEVEL THREE WINDOW PANE SIZE AND RECESSED WINDOWS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑦ ADDED ARTICULATION INCLUDING TRELLIS STRUCTURES AND COPING DETAILS **TO REDUCE PERCEIVED SCALE OF THE BUILDING**
- ⑧ THE WIDTH OF THE SOLID PIER AT THE CORNER HAS BEEN REDUCED BY OVER 50% ON BOTH FRONTAGES TO INCREASE THE WIDTH OF THE ADJACENT COMMERCIAL STOREFRONT GLAZING **TO PROVIDE MORE VARIATION OF PEDESTRIAN EXPERIENCE.**
- ⑨ REPLACED A GROUND-FLOOR RESIDENTIAL UNIT WITH COMMERCIAL SPACE **TO FURTHER ACTIVATE AND ENHANCE THE PEDESTRIAN EXPERIENCE.**

PEARL ELEVATION - PREVIOUS



DESIGN OPTION SUMMARY - OVERALL PEARL AVENUE RENDERED ELEVATION

PROPOSED DESIGN (OPTION A) VS. PROPOSED DESIGN (OPTION B)



① PROVIDE PITCHED ROOF OVER LEVEL 3 UNITS **TO RELATE TO ADJACENT CONTEXT**

② INTRODUCE DORMERS AT LEVEL 3 WINDOWS TO PROVIDE A MORE RESIDENTIAL APPEARANCE, VARIED ROOFLINE FORM, AND **REDUCE THE PERCEIVED SCALE OF THE BUILDING.**

③ CHANGE FACADE MATERIAL AT EASTERNMOST LENGTH OF BUILDING FRONTAGE FROM STONE TO RECLAIMED WOOD **TO RELATE TO ADJACENT CONTEXT**

④ PROVIDE PUNCHED WINDOWS AT LEVEL 2 **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**

⑤ INCREASE EAST BUILDING SETBACK FROM UNDER 12" TO 3' MINIMUM **TO PROVIDE MORE SPACE BETWEEN THE PROPOSED BUILDING AND NEIGHBORING BUILDING.**

⑥ CLAD ELEVATOR OVERRUN WALLS AT EAST WING IN STONE, WITH TRADITIONAL CAP DETAILING **TO ACCENTUATE THE EAST AND WEST WINGS OF THE BUILDING AS SEPARATE AND DISTINCT.**



DESIGN OPTION SUMMARY - PARTIAL PEARL AVENUE RENDERED ELEVATION

PROPOSED DESIGN (OPTION A) VS. PROPOSED DESIGN (OPTION B)

① PROVIDE PITCHED ROOF OVER LEVEL 3 UNITS **TO RELATE TO ADJACENT CONTEXT**

② INTRODUCE DORMERS AT LEVEL 3 WINDOWS TO PROVIDE A MORE RESIDENTIAL APPEARANCE, VARIED ROOFLINE FORM, AND **REDUCE THE PERCEIVED SCALE OF THE BUILDING.**

③ CHANGE FACADE MATERIAL AT EASTERNMOST LENGTH OF BUILDING FRONTAGE FROM STONE TO RECLAIMED WOOD **TO RELATE TO ADJACENT CONTEXT**

④ PROVIDE PUNCHED WINDOWS AT LEVEL 2 **TO REDUCE THE PERCEIVED SCALE OF THE BUILDING**

⑤ INCREASE EAST BUILDING SETBACK FROM UNDER 12" TO 3' MINIMUM **TO PROVIDE MORE SPACE BETWEEN THE PROPOSED BUILDING AND NEIGHBORING BUILDING.**

⑥ CLAD ELEVATOR OVERRUN WALLS AT EAST WING IN STONE, WITH TRADITIONAL CAP DETAILING **TO ACCENTUATE THE EAST AND WEST WINGS OF THE BUILDING AS SEPARATE AND DISTINCT.**





PROPOSED DESIGN (OPTIONS A AND B)



PROPOSED DESIGN (OPTIONS A AND B)



PREVIOUS DESIGN



PREVIOUS DESIGN





PEARL AVENUE ELEVATION - OPTION B



CACHE STREET ELEVATION - OPTION A AND B



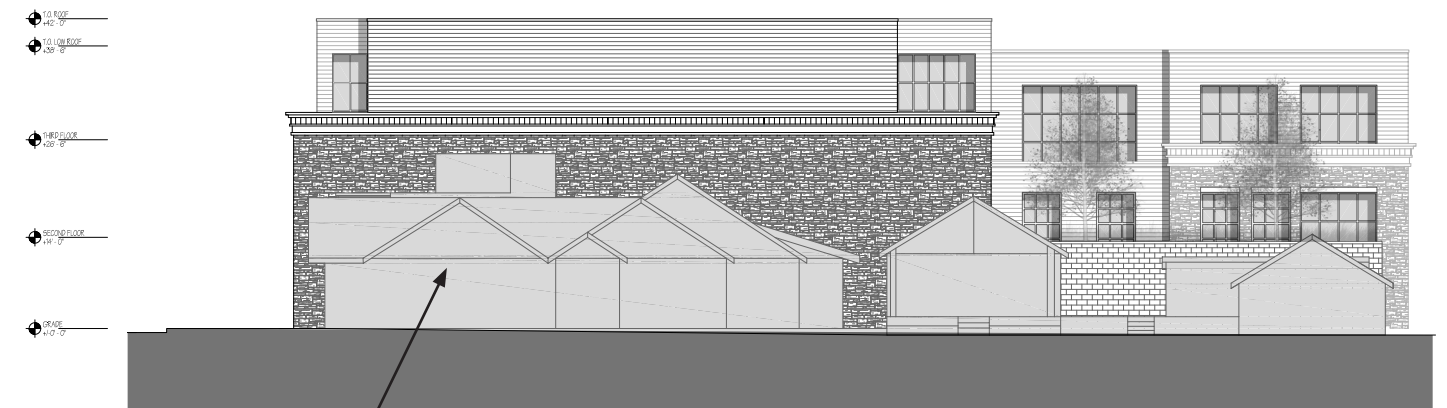
EAST (KING STREET) ELEVATION - OPTION B



PEARL AVENUE ELEVATION

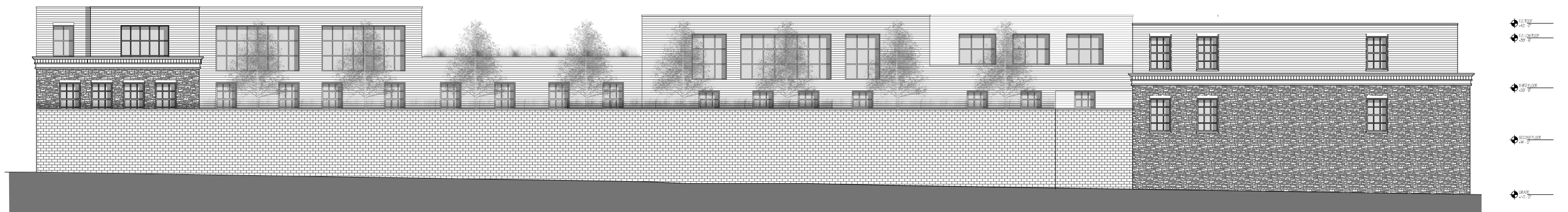


CACHE STREET ELEVATION



EXISTING BUILDING
ALONG KING STREET
IN FOREGROUND, TYP.

EAST (KING STREET) ELEVATION



NORTH (ALLEY) ELEVATION



PEARL AVENUE ELEVATION

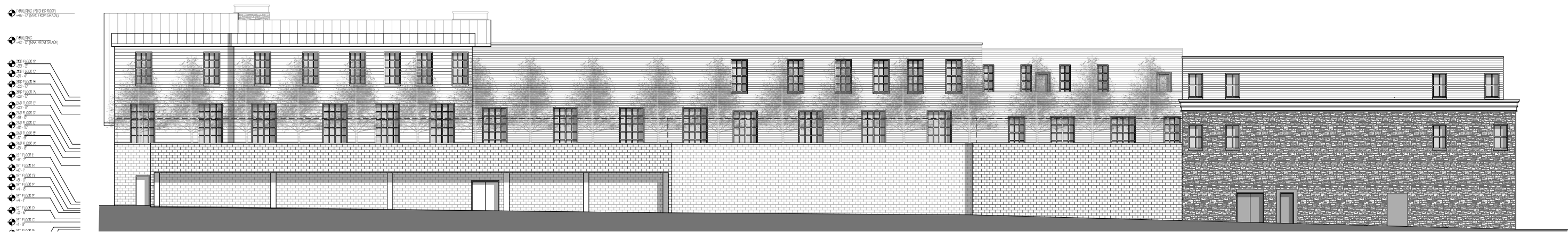


CACHE STREET ELEVATION



EXISTING BUILDING
ALONG KING STREET
IN FOREGROUND, TYP.

EAST (KING STREET) ELEVATION



NORTH (ALLEY) ELEVATION



CACHE ST CONTEXT ELEVATION - PROPOSED DESIGN (OPTION A AND B)



CACHE ST CONTEXT ELEVATION - PREVIOUSLY APPROVED DESIGN



PREVIOUSLY PROPOSED BUILDING MATERIALS

CEDAR SIDING
BLACK SIDING AT THIRD FLOOR & REAR COURTYARD



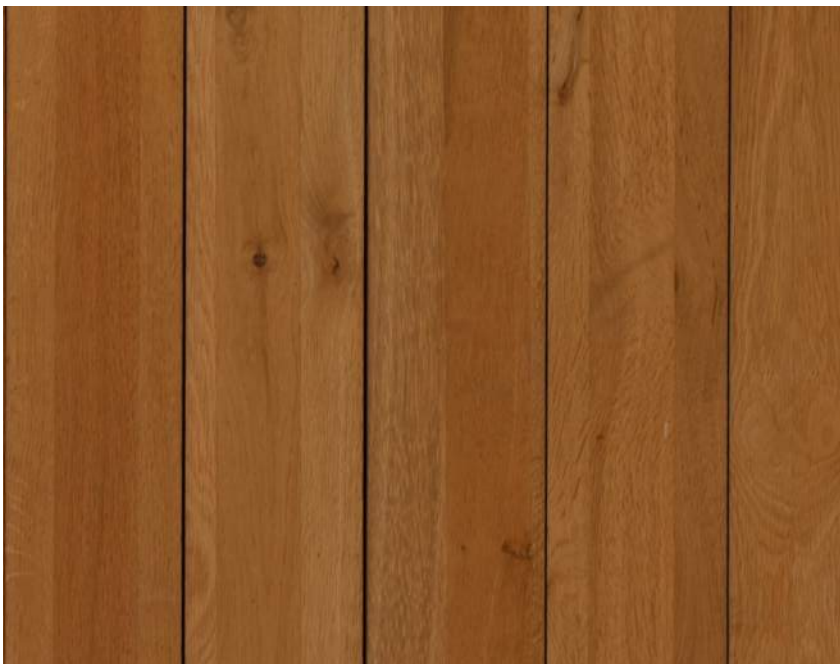
CLAY FACADE TILE
BUILDING WALL CLADDING AT LEVELS 1-2 RECESSED BAYS



STONE (TUXEDO GRAY LIMESTONE - SELECT STONE)
BUILDING WALL CLADDING AT LEVELS 1-2 PROJECTING BAYS



STAINED CEDAR PLANKS
CANOPIES AND SOFFITS



BLACK PAINTED WOOD DETAILING
CORNICES AND TRIM



BLACK ALUMINUM WINDOWS
PUNCHED WINDOWS, STOREFRONT, AND WINDOW WALL



CEDAR SIDING
BLACK SIDING AT THIRD FLOOR & REAR COURTYARD



LARGE FORMAT RECLAIMED SIDING
BUILDING WALL CLADDING AT LEVELS 1-2 RECESSED BAYS



STONE (MONTANA MOSS ROCK - SELECT STONE)
BUILDING WALL CLADDING AT LEVELS 1-2 PROJECTING BAYS



STAINED CEDAR PLANKS
CANOPIES AND SOFFITS



BLACK PAINTED WOOD DETAILING
CORNICES AND TRIM

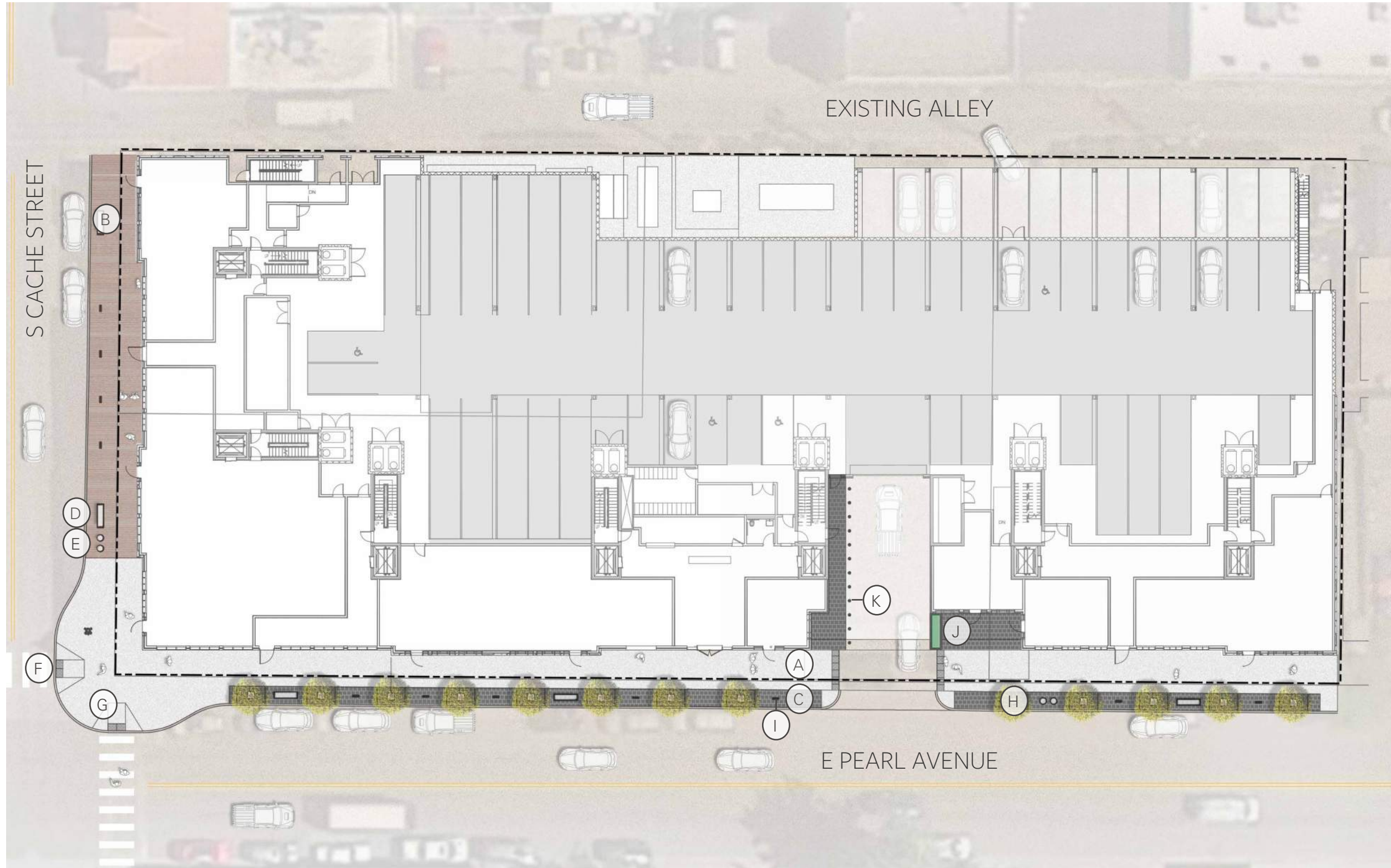


MATTE BLACK METAL PANEL
LEVEL 2 "BRIDGE" BETWEEN EAST AND WEST WINGS

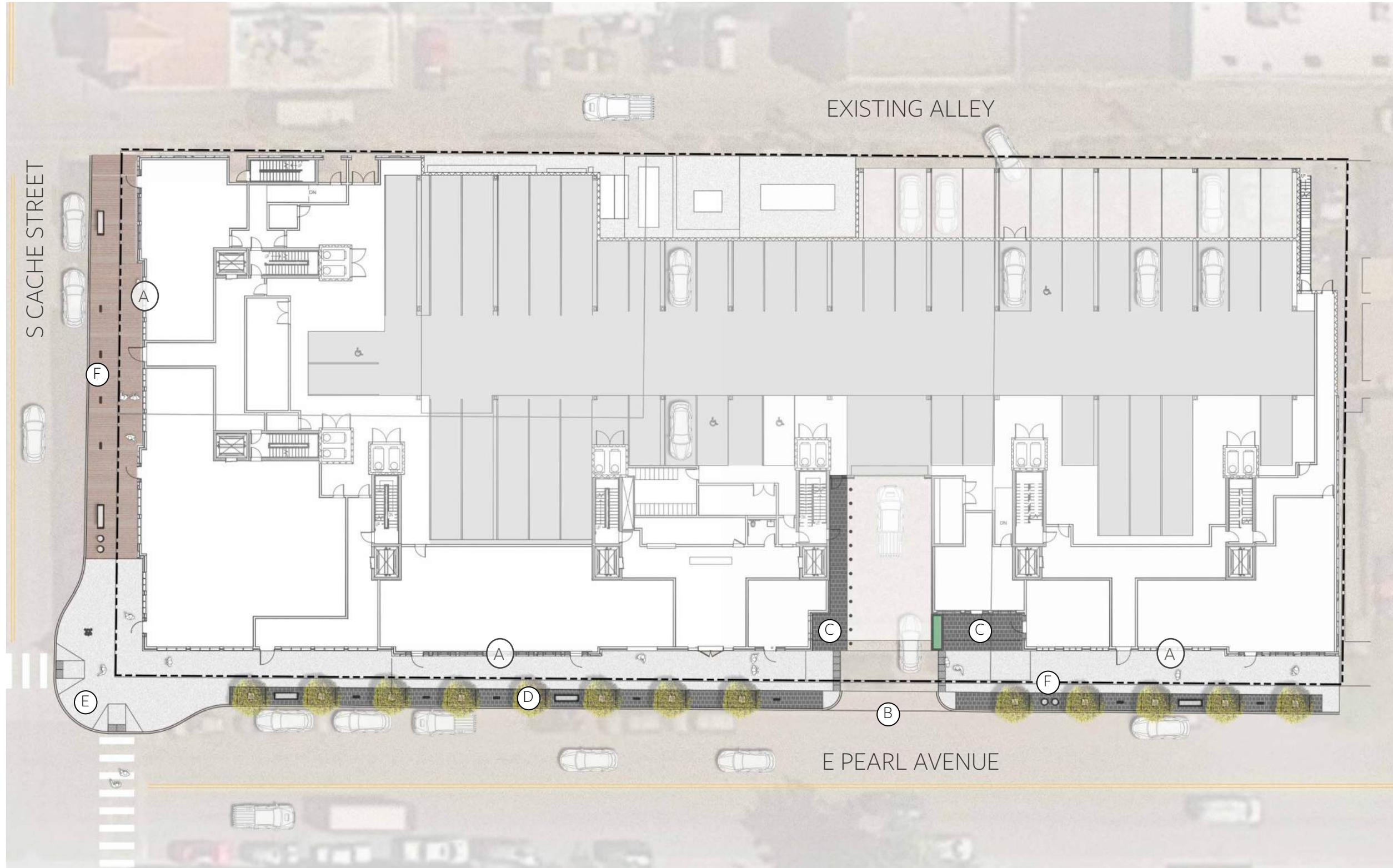


BLACK ALUMINUM WINDOWS
PUNCHED WINDOWS, STOREFRONT, AND WINDOW WALL





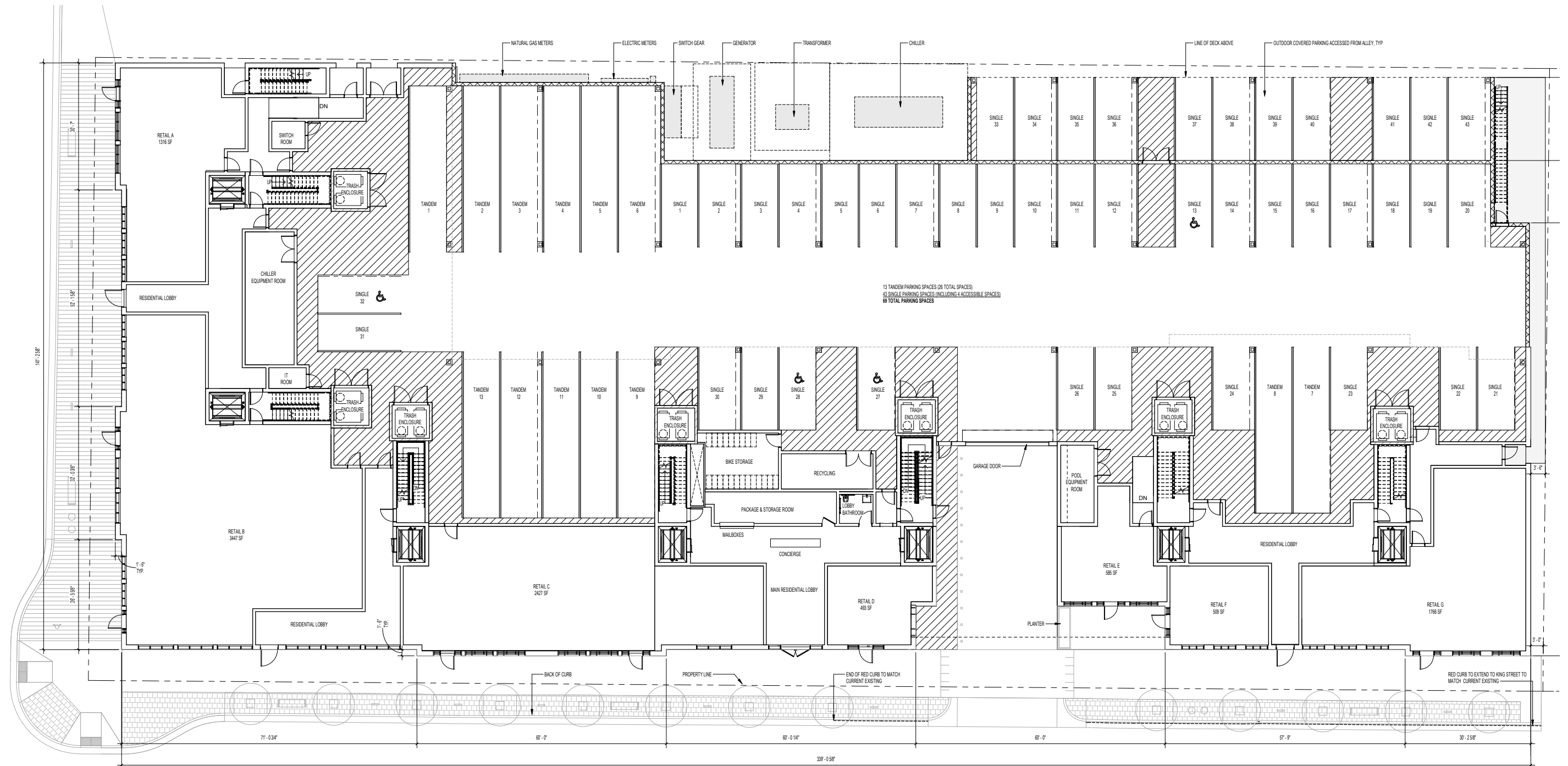
LEGEND	
(A)	PEDESTRIAN CONCRETE
(B)	PEDESTRIAN BOARDWALK
(C)	PERMEABLE CONCRETE UNIT PAVERS
(D)	BENCH
(E)	LITTER RECEPTACLE
(F)	DETECTABLE WARNING PLATES
(G)	ADA ACCESSIBLE CURB RAMP
(H)	PAVER GRATE
(I)	BIKE RACK
(J)	PLANTER IN SEATING AREA
(K)	BOLLARDS

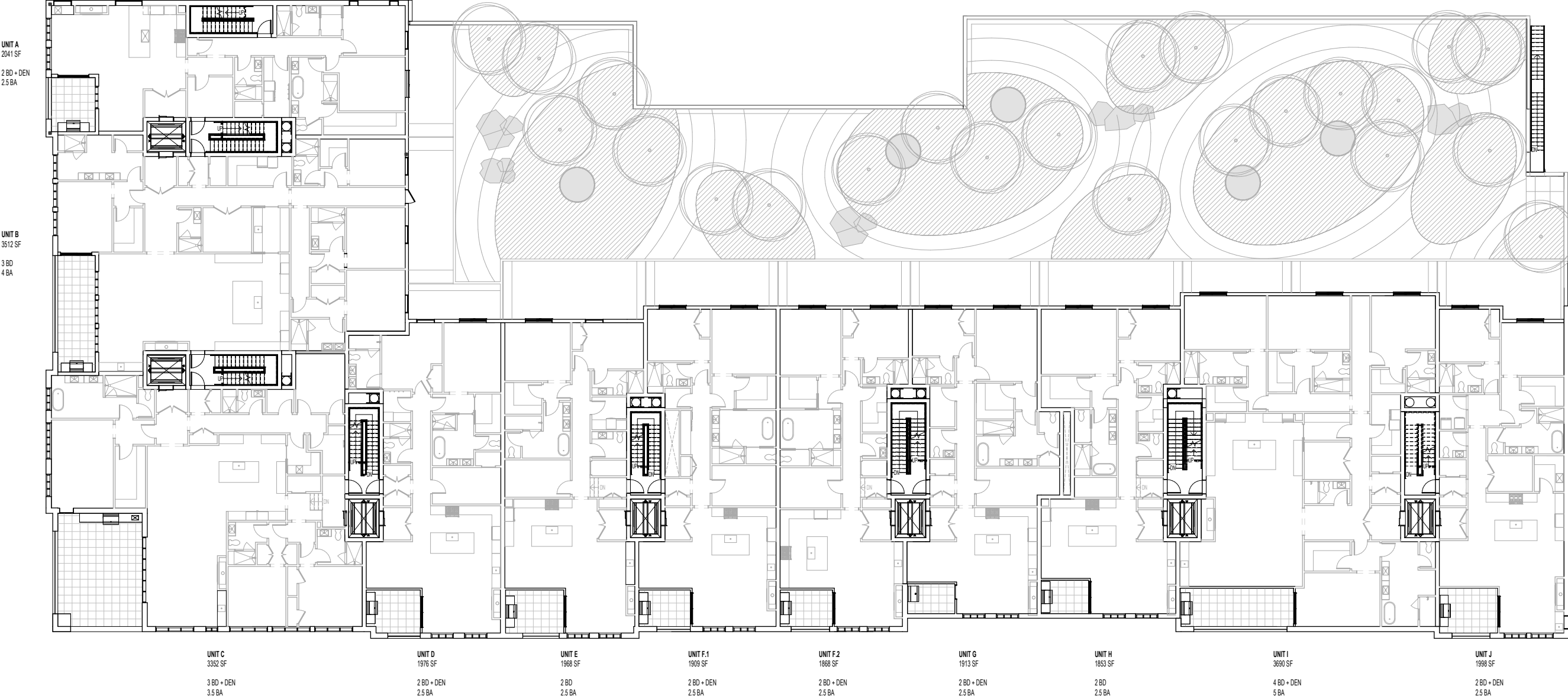


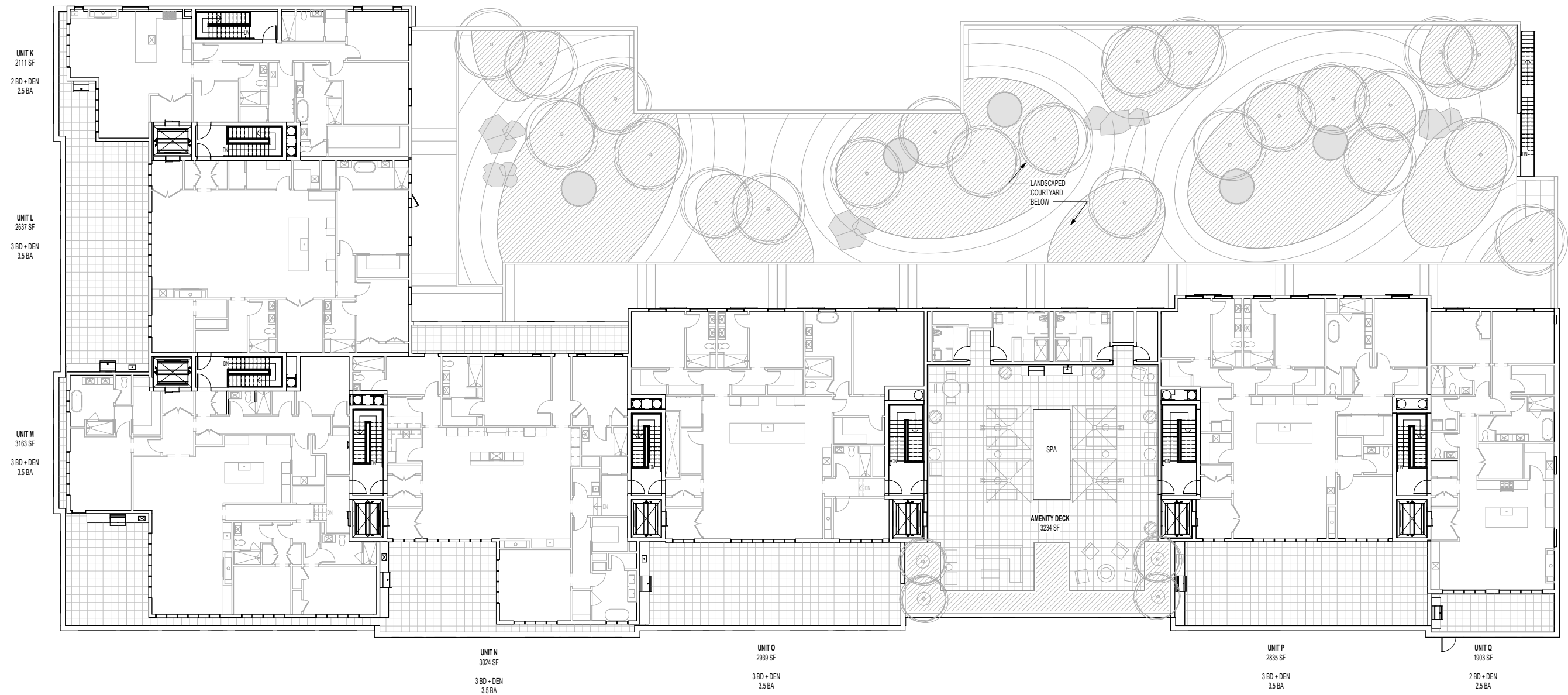
DESIGN MODIFICATIONS KEY

- (A) HARDSCAPE MATERIAL EXTENTS REVISED TO FOLLOW VARIED PLANE OF FACADE
- (B) DRIVEWAY RELOCATED TO THE EAST.
- (C) ADDITIONAL EXTERIOR SPACE AND ACCESS WALKWAY PROVIDED ADJACENT TO THE DRIVEWAY TO BREAK UP ARCHITECTURAL FORM ALONG PEARL AVENUE
- (D) ADDITIONAL TREES PROVIDED ALONG PEARL AVENUE (+5)
- (E) CURB EXTENSION PROVIDED AT THE INTERSECTION FOR SHORTENED CROSSWALKS AND PEDESTRIAN SAFETY
- (F) INCREASE IN QUANTITY FOR PEDESTRIAN AMENITIES INCLUDING BIKE RACKS, BENCHES AND LITTER RECEPTACLES

GROUND LEVEL FLOOR PLAN







PROJECT INFORMATION

N 1/2 LOT 14-16, BLK. 1, CACHE-1
50 S Cache Street
Jackson, WY 83001
PIDN: 22-41-16-34-2-05-006
Lot Size: 0.344 Acres (13,557 sf)

LOT 12-13, S 1/2 LOTS 14-16 BLK. 1, CACHE-1
45 East Pearl Avenue
Jackson, WY 83001
PIDN: 22-41-16-34-2-05-007
Lot Size: 0.602 Acres (26,238 sf)

LOT 10-11, BLK. 1, CACHE-1
75 East Pearl Avenue
Jackson, WY 83001
PIDN: 22-41-16-34-2-05-008
Lot Size: 0.344 Acres (14,989 sf)

2.2.15. DC-2: Downtown Core -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec 9.4.8.)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.15.B.1	0' – 5'	0' – 5'	Yes
Side interior (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Rear (min.)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Abutting protected zone	ToJ LDR Section 2.2.15.B.1	10'		n/a
Landscaping (Div. 5.5.)				
Landscape surface ratio (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plan units (min.)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4'		n/a

Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6'		n/a
Setback from pedestrian frontage	ToJ LDR Section 2.2.15.B.1	1'		n/a
Setback from side or rear lot line (min.)	ToJ LDR Section 2.2.15.B.1	0'	0'	Yes
Parking Setbacks (Sec. 9.4.8.)				
Primary street, above ground (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.15.B.1	0'	40'	Yes
Access				
Curb cut width (mx)	ToJ LDR Section 2.2.15.B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11.)				
Width of ground and 2 nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Width of ground and 2 nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min.)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min.)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Building Height (Sec. 9.4.9.)				
Height (max) if roof pitch ≥5/12	ToJ LDR Section 2.2.15.B.2	46'		n/a

Height (max) if roof pitch <5/12	ToJ LDR Section 2.2.15.B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min.) in any street setback range	ToJ LDR Section 2.2.15.B.2	16'	16'	Yes
Building Stepback (Sec. 9.4.12.)				
Stepback for any 3 rd story street façade or street façade over 30' (min.)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale of Development				
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.15.B.2	1.3	GSA (1.29 Acres) 54,784 * <u>1.3</u> = 71,219.2 sf	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.15.B.2			n/a
3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Sec 2.2.1.C.1	Cache Street	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.C.2	Pearl Ave.	Yes
Building Frontage Options				
Shopfront	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.2	Shopfront	Yes
Residential	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.4.		n/a
Lodging	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.D.5.		n/a

Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.2.		n/a
Tuck-under parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.4		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.3.		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.5.	Yes	Yes
Underground parking	ToJ LDR Section 2.2.15.B.3	See sec. 2.2.1.E.6.		n/a
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20'		n/a
Flat Creek north of Hansen	ToJ LDR Section 2.2.15.B.4	25'		n/a
Flat Creek south of Hansen	ToJ LDR Section 2.2.15.B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec. 7.7.4.D.)				
Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15'		n/a
Natural Resource Overlay (NRO)(Sec. 5.2.1.)				
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)				
Light trespass is prohibited	ToJ LDR Section 2.2.15.B.5			Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per site (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		100,000		Yes

Unshielded fixtures		5,500		Yes
Light color	ToJ LDR Section 2.2.15.B.5	<3000 Kelvin		Yes
Scenic Resource Overlay (SRO)(Sec. 5.3.2.)				
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.1.)				
Development prohibited	ToJ LDR Section 2.2.15.B.6	Slopes>25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope > 10%		n/a
Areas of Unstable Soils (sec. 5.4.2.)				
Fault Area (sec. 5.4.3.)				
Floodplains (sec 5.4.4.)				
Wildland Urban Interface (sec. 5.4.5.)				
7. Signs (nonresidential) (Div. 5.6.)				
Number of signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business year	TBD	TBD
Background color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max)	ToJ LDR Section 2.2.15.B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR Section 2.2.15.B.7	10% per projecting and freestanding sign		
Sign Type Standards				
Canopy Sign	ToJ LDR Section 2.2.15.B.7			TBD
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7’6” from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18” from back of curb		
Freestanding sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	6’		

Setback (min)	ToJ LDR Section 2.2.15.B.7	5'		
Projecting sign	ToJ LDR Section 2.2.15.B.7			TBD
Height (max)	ToJ LDR Section 2.2.15.B.7	24' above grade		
Clearance (min)	ToJ LDR Section 2.2.15.B.7	7'6" from average grade		
Setback (min)	ToJ LDR Section 2.2.15.B.7	18" from back of curb		
Window Sign	ToJ LDR Section 2.2.15.B.7			
Window surface coverage (max)	ToJ LDR Section 2.2.15.B.7	25% up to 16 sf		
Temporary signs	ToJ LDR Section 2.2.15.B.7	(sec 5.6.1.)		
8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)				
Erosion shall be controlled at all times	ToJ LDR Section 2.2.15.B.8			Yes
Stormwater Management (sec.5.7.4.)				
No increase in peak flow rate or velocity across property lines	ToJ LDR Section 2.2.15.B.8			Yes

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
>39,000 sf	X	X	X	X		Sec.5.7.2.	n/a
Sign					X		

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min.) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div.6.3.)

Lodging					
Short-term rental Unit (6.1.5.c.)	B(LO)	n/a	n/a	1/DU if <2 bedrooms and <5090 sf; otherwise 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sف
Retail (6.1.6.C.)	B(LO)	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sف
Service (6.1.6.D.)	B(LO)		n/a	1.5/1,000 sf	0.000431*sف
Restaurant/Bar (6.1.6.E.)	B(LO)		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sف