

AGENDA

Design Review Committee

December 14, 2022 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Committee will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled DRC meeting of January 11, 2023.

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

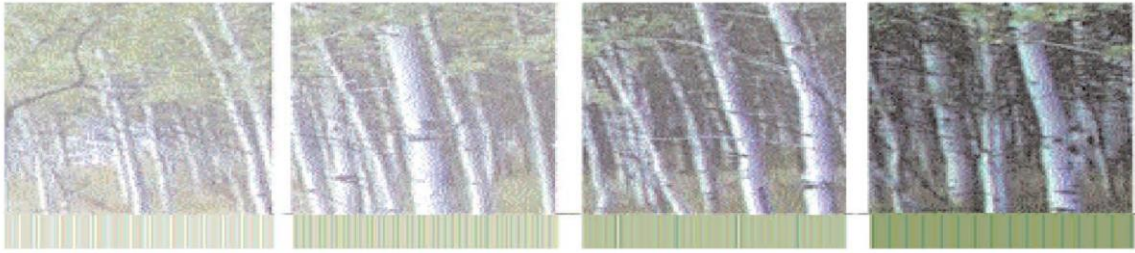
PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO DRC MEETING

I. Link to ZOOM:

<https://us02web.zoom.us/j/83515244453?pwd=TG9sVlQ1UzNLMmN3Z01GWFc1c05rZz09>

2. CALL TO ORDER
3. ROLL CALL
4. NEW BUSINESS
 - I. P22-282: 335 S Millward - Jackson Street Apartments
5. MATTERS FROM STAFF
6. ADJOURNMENT



Town of Jackson Design Guidelines Checklist

Meeting Date: December 14, 2022

Item Number: P22-282

Applicant: Jackson Teton County Affordable Housing

Address: 335 S. Millward Street – Jackson Street Apartments

Recommendations: Final Approval

Project Summary:

The DRC approved the proposed buildings and general site plan for the 57-unit affordable housing project as part of its review on December 8, 2021. The DRC then approved some additional details related to handrails, sidewalks, and lighting on February 9, 2022.

The applicant is submitting this application to request modifications mostly to the approved exterior materials. Please see the application for all proposed changes but highlights include:

- a. The amount of stone veneer is reduced and replaced with horizontal grey hemlock wood siding (Delta Millworks/Mojave Thermo Hemlock/Steamboat), leaving a wainscot of stone at the base of the structures;
- b. The “red” barnwood siding color (Old Souls) was modified to decrease the red color by 25%;
- c. A new “medium brown” wood siding was added;
- d. A new color of grey siding and species of wood was added; and
- e. The third floor decks have been eliminated. This results in the parapet wall being reduced from 46” to about 6” in these areas to allow for better maintenance and to reduce collection of snow and trash.

The applicant has provided samples of all proposed materials that are available at the Planning Department for inspection.

For context, staff has included the below summary of the project from the original submittal (with some updates for clarity).

The applicant is seeking final approval for a new 57- unit deed-restricted affordable housing project. The project is split-zoned with the northern portion (6 lots) zoned Commercial Residential - 1 (CR-1) and the southern portion (4 lots) zoned Neighborhood High-Density-1 (NH-1). This project is a joint public-private partnership to build affordable housing that will be managed by the Jackson Teton County Housing Department. All 64 parking spaces are provided as uncovered surface parking and are located on both sides of the alley internal to the site.

The CR-1 portion of the site consists of approximately 25,491 sf of development within four separate buildings. The units include 1br, 2 br, and 3 br units. The four structures are approximately 39' tall in height and exterior materials include a variety of brown stained wood siding, grey stone, and black metal panels.

The NH-1 portion of the project consists of approximately 15,149 within two separate building that include a similar mix of 1br, 2 br, and 3 br units. The two structures are approximately 35' tall in height. The same exterior materials are proposed for these buildings as for the northern buildings.

The pedestrian frontage on all sides of the will be Trees in Lawn. There are no current sidewalks on part of the project so the new sidewalks will significantly improve pedestrian access and safety.

Two Administrative Adjustments have been requested to reduce the amount of parking from 86 spaces to 64 spaces and to reduce the front setbacks on the Kelly Avenue frontage from 20' to 16' and Jackson frontage from 10' to 8 feet. The Administrative Adjustments will be formally submitted and reviewed as part of the building permit review.

This project does not require a Development Plan and so will go straight to building permit for review. However, due to the public land and partial funding of the project, the project will be presented to the Council in a public workshop on December 20, 2021.

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.

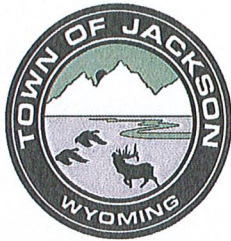
E) Materials

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: Jackson Street Apartments (Red House)
Physical Address: See attached description
Lot, Subdivision: See attached description PIDN: See attached description

PROPERTY OWNER.

Name: Red House, LLC Phone: _____
Mailing Address: P.O. Box 4902, Jackson, WY ZIP: 83001
E-mail: patrick@aicpvt.com

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307.733.9955 x 1005
Mailing Address: P.O. Box 7364, Jackson, WY ZIP: 83002
E-mail: NealZ@HoytArchitects.Design

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	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	☒ _____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ 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 #: TBD Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

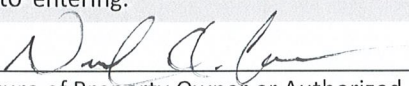
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

NEAL A. ZEREN

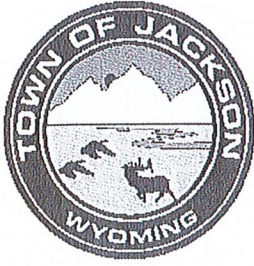
Name Printed

11.28.2022

Date

ARCHITECT

Title



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

PLANNING PERMIT APPLICATION
Planning & Building Department
PROPERTY DESCRIPTION

Parcel: 22-41-16-33-1-20-001
Address: 335 S. Millward Street, Jackson, WY 83001
Location: Lot 1, BLK. 9, Wort-2 (Map T-60A)

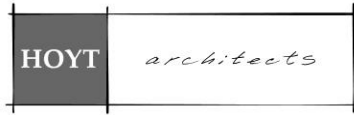
Parcel: 22-41-16-33-1-20-004
Location: Lot 2, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-005
Location: Lot 3, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-006
Location: Lot 4, BLK. 9, 2nd Wort Addition

Parcel: 22-41-16-33-1-20-002
Address: 270 W. Hansen Avenue, Jackson, WY 83001
Location: Lot 5, BLK. 9, Wort-2

Parcel: 22-41-16-33-1-20-003
Address: 320 S. Jackson St., Jackson, WY 83001
Location: Lot 6, BLK. 9, Wort-2



Red House Affordable Housing

Pre- App Conference

Project Narrative

This proposed project is for the re-development of 10 lots within the Town of Jackson. The north six lots, described by the PIDN's as; 22-41-16-33-1-20-001, 22-41-16-33-1-20-002, 22-41-16-33-1-20-003, 22-41-16-33-1-20-004, 22-41-16-33-1-20-005, and 22-41-16-33-1-20-006, are zoned CR-2. The south 4 lots, described by the PIDN's as; 22-41-16-33-1-24-002, 22-41-16-33-1-24-003, 22-41-16-33-1-24-004, and 22-41-16-33-1-24-005, are zoned NH-1.

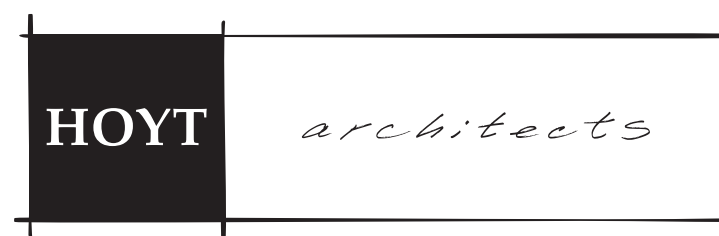
The purpose of this resubmittal package, is due to the rise in construction costs. To keep this project as an affordable housing project, the Design Team was tasked with revising the exterior materials and elevations to bring the project back on budget. The exterior is still designed to be clad in natural wood, stone, and metal. However, we have had to scale back the amount of stone on the exterior. We have still maintained it in critical areas, such as window wells and areas adjacent to walk ways. Essentially, we have maintained a wainscot of stone. We have replaced the main portions of the two-story walls, originally clad in stone, with a beautiful vertical grain, thermally modified, hemlock with a light wire brush finish. We have had to also eliminate the upper floor decks and therefore, have pulled down the parapets and eliminated the walk out patio doors on the third floor.

The objective of the conference is to ensure continued compliance with current LDRs, form-based code, and proposed administrative adjustments. A schematic design package, complete with site plan, exterior elevations, and exterior perspective views, is attached.

EXTERIOR MATERIAL & FINISH SCHEDULE			
ITEM	DESCRIPTION		
	0. VERTICAL SIDING "BLONDE"	1X4 WESTERN RED CEDAR STK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: LIGHT IVORY - SMOOTH. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← CHANGED COLOR AND SPECIES
ADDED	1. VERTICAL SIDING "RED"	1X4 RECLAIMED BARNWOOD IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: OLD SOULS - TAOS (CUSTOM 25% HUE) INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← CHANGED FROM 1x4 TO 1x6 TO MATCH REST OF VERTICAL SIDING
	2. VERTICAL SIDING "DARK BROWN"	1X4 MOJAVE THERMO OAK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: ESPRESSO. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← CHANGED COLOR FROM 50% TO 25% AS IT WAS TOO DARK RED
ADDED	3. VERTICAL SIDING "MEDIUM BROWN"	1X4 HEMLOCK VG SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: PUEBLO. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← CHANGED FROM 1x4 TO 1x6 TO MATCH REST OF VERTICAL SIDING
	4. FASCIA	ACCOYA BARNWOOD. SEE DETAILS FOR MATERIAL SIZING. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: ACCOYA BARNWOOD - BASALT - BURN AND BRUSH.	← CHANGED FROM 1x4 TO 1x6 AS MANUFACTURER DOESN'T MAKE THIS IN 1x4.
	5. SOFFITS	1x6 MOJAVE THERMO HEMLOCK VG 2.0 SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PRE-FINISH ALL (4) SIDES WITH ONE COAT FINISH. DELTA MILLWORKS COLOR: THERMAL HEMLOCK VG - SMOOTH. FINISH WITH MIN. 2 COATS CLEAR SEALER.	← ADDED TERM "MOJAVE" TO FOLLOW MANUFACTURER'S DESCRIPTION
	6. METAL SIDING	7/8" CORRUGATED METAL PANELS. 24 GAUGE. PREFINISHED WITH COAL BLACK RAWHIDE. PANELS TO CONTINUE FROM "TOP TO BOTTOM" WITH NO HORIZONTAL SEAMS.	← CHANGED FROM 1x4 TO 1x6 AS MANUFACTURER DOESN'T MAKE THIS IN 1x4.
ADDED	7. HORIZONTAL WOOD SIDING	1X6 MOJAVE THERMO HEMLOCK VG 2.0 SMOOTH VG IN SHIPLAP FINELINE PROFILE WITH 3/16" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: STEAMBOAT. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← REPLACES STONE FOR BULK OF PROJECT
	8. ARCHITECTURAL METAL. (ALL EXPOSED METAL)	SEE DETAILS FOR FABRICATION. ALL METAL TO BE SHOP PREPPED REMOVING RUST AND MILLSCALE. SPRAY APPLY 1 COAT PRO INDUSTRIAL PRO-CRYL PRIMER AND SPRAY APPLY 2 COATS PRO INDUSTRIAL URETHANE ALKYD ENAMEL. COLOR - BLACK. FINISHED COATS TO HAVE SMOOTH FINISH WITH NO "ORANGE PEEL" APPEARANCE.	
	9. ARCHITECTURAL RAIL CAP	2x CON-COMMON REDWOOD CAP. SEE DETAILS FOR ACTUAL DIMENSIONS.	
	10. STONE VENEER	PACIFIC RESOURCE BROKERS: THIN VENEER BLEND: 50% "OKLAHOMA BLUE NATURAL STONE VENEER" AND 50% "SILVER RIDGE" WITH DRY STACKED GROUT JOINTS. CAP STONE WITH MANUFACTURER'S PREMANUFACTURED CAP. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.	← DUE TO AVAILABILITY AND COST, SWITCHED FROM MERRIL STONE TO A SIMILAR PACIFIC RESOURCE PRODUCT
	11. ROOF MEMBRANE	90 MIL. EPDM FULLY ADHEARDED. SEE STRUCTURAL FOR UPLIFT REQUIREMENTS.	
	12. CONCRETE FOUNDATION	SEE STRUCTURAL DRAWINGS. AT ALL BELOW GRADE EXTERIOR FOUNDATIONS A FLUID APPLIED ASPHALT MEMBRANE SHALL BE APPLIED IN (2) VERY HEAVY COATS. ENSURE PROPER COVERAGE AT ALL PENETRATIONS AND TRANSITION OF FOUNDATION WALL & FOOTING. ALL EXPOSED CONCRETE FOUNDATIONS TO BE CLEANED OF DEBRIS, FORM LINES, TIE HOLES, AND TO BE FREE FROM ANY 'HONEYCOMB'	
	13. ENTRY CONCRETE PATIO	SEE STRUCTURAL FOR CONCRETE SPECIFICATIONS. SURFACE TO HAVE LIGHT BROOM FINISH. SEAL WITH MIN. 2 COATS OF REACTIVE PENETRATING SEALER.	
	14. ENTRY WOOD DECKING	2X6 CON COMMON REDWOOD FOR TREADS, RISERS, AND DECK. 2 COATS CLEAR SEALER. 1/8" SPACING BETWEEN BOARDS. FLUSH BUTT JOINT FROM RISER TO NOSING.	
	15. FLASHING	1) INSTALL PREFINISHED METAL FLASHING AT LOCATIONS SHOWN AT ARCHITECTURAL DETAILS AND AS DICTATED BY GOOD CONSTRUCTION PRACTICE.	
		2) ALL EXPOSED FLASHING TO BE PREFINISHED METAL. ROOF FLASHING COMPONENTS (VALLEYS, SIDEWALLS, END WALLS AND ROOF PITCH TRANSITIONS) TO BE MIN 24 ga. CURB AND SIDEWALL FLASHING TO EXTEND A MINIMUM OF 8" UP SIDE OF WALL AND 4" OVER ROOFING. VALLEY FLASHING TO BE A MINIMUM OF 24" WIDE "W-CRIMP".	
		3) PARAPET CAPS (BOTH WOOD AND STONE). MINIMUM 24 GAUGE PREFINISHED METAL. FASTEN WITH T-25 BUTTON HEAD FASTNERS WITH NEOPRENE GASKET TO FACE. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE.	
	16. WOOD SIDING OUTSIDE CORNERS	MIN. 24 GAUGE PREFINISHED METAL IN "T" PROFILE. SEE DETAILS. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE.	
	17. VERTICAL SIDING "GREY"	1X4 ATLANTIC WHITE CEDAR STK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: HIDDEN HOLLOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATERN TO BE LEVEL ACROSS FIELD.	← CHANGED COLOR AND SPECIES
			← CHANGED FROM 1x4 TO 1x6 TO MATCH REST OF VERTICAL SIDING
	18. WINDOWS	ALUMINUM CLAD WINDOWS. SEE WINDOW SCHEDULE FOR MAUNFACTURER, SIZES, AND SPECIFICATIONS.	
	19. WINDOW HEAD TRIM IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO MATCH ADJACENT SIDING.	
	20. WINDOW JAMB TRIM IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO MATCH ADJACENT SIDING.	
	21. WINDOW SILL IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.	
	22. WINDOW HEAD IN STONE	MIN. 24 GAUGE PREFINISHED METAL FLASHING IN DOUBLE BASE DRIP PROFILE. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE. SEE DETAILS FOR PROFILE DIMENSIONS.	
	23. WINDOW JAMB TRIM IN STONE	STONE RETURNS	
	24. WINDOW SILL IN STONE	MANUFACTURE PROVIDED STONE SILL IN "NATURAL GREY"	
	25. RAIN LEADER	24 GAUGE. PREFINISHED WITH COAL BLACK RAWHIDE.	
	26. FDC	FIRE DEPARTMENT CONNECTION. FIRE SUPPRESSION CONTRACTOR TO PROVIDE.	
	27. HORN STROBE	HORN STROBE. FIRE SUPPRESSION CONTRACTOR TO PROVIDE.	
	28. VENT/HVAC TERMINATIONS	ALL VENT AND HVAC TERMINATIONS TO MATCH SURROUNDING SIDING COLOR.	

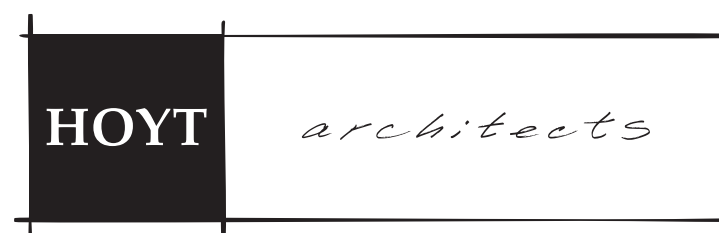
JACKSON STREET APARTMENTS

jackson, wyoming



JACKSON STREET APARTMENTS

j a c k s o n , w y o m i n g



NOVEMBER 22, 2021 - DRC SUBMITTAL

ORIGINAL SUBMITTAL: 11/22/21

JACKSON STREET APARTMENTS

PLANTING LEGEND

- Trees
- Shrubs
- Lawn
- Groundcover (Window Well)
- Garden Beds

LEGEND

- Property Boundary
- Existing LDR Setback
- Proposed Administrative Adjustment
- 13.5' Streetscape Setback

UNIT SUMMARY

ONE BEDROOM : 9 UNITS
TWO BEDROOM : 41 UNITS
THREE BEDROOM : 7 UNITS
TOTAL: 57 UNITS

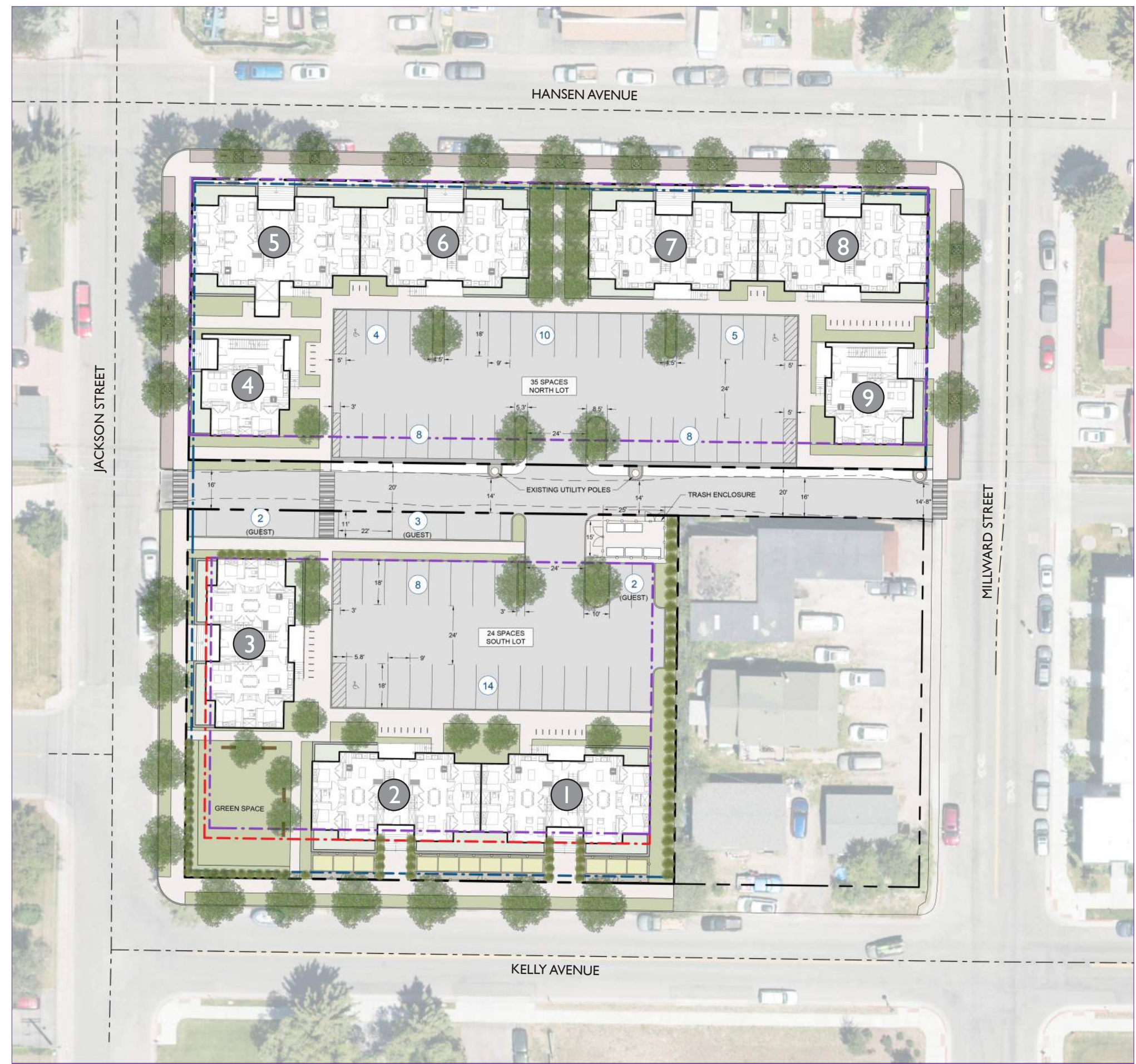
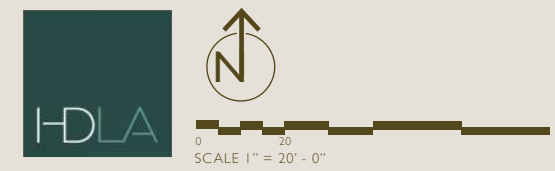
PARKING SUMMARY

5 PARALLEL ALLEY SPACES
59 OFF-STREET SPACES
64 TOTAL PARKING SPACES

BIKE PARKING SUMMARY

28 ON-STREET SPACES
98 OFF-STREET SPACES
126 TOTAL BIKE PARKING SPACES

DRC SUBMISSION
November 22, 2021



Jackson Wyoming
hoymarchitects.design
307.733.9955

JACKSON STREET APARTMENTS

BUILDING 1

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN

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G001



North Perspective

N.T.S.



West Perspective

N.T.S.

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North Perspective

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Northwest Perspective



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Northeast Perspective
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Northeast Perspective



South Perspective

N.T.S.



East Perspective

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Southwest Perspective



South Perspective



8

Sierra Pacific | H3 | Aluminum Clad | Black 23



4

Delta Millworks - Thermo Oak | Smooth | Unfinished



5

Delta Millworks - Accoya | Colorado Barnwood | Pueblo



6

Delta Millworks - Old Souls | Cheyenne



1

Bridger Steel | 24 gauge | Coal Black | Rawhide



2

Merrill Stone | Delta Grey | 2-4-6



3

Exposed Ferrous Metals | Black | Alkyd Urethane Enamel



FASCIA

Delta Millworks - Accoya | Barnwood | Old Town Grey



9

Delta Millworks - Accoya | Barnwood | Light Ivory

SOFFIT

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12. CONCRETE FOUNDATION	SEE STRUCTURAL DRAWINGS. AT ALL BELOW GRADE EXTERIOR FOUNDATIONS A FLUID APPLIED ASPHALT MEMBRANE SHALL BE APPLIED IN (2) VERY HEAVY COATS. ENSURE PROPER COVERAGE AT ALL PENETRATIONS AND TRANSITION OF FOUNDATION WALL & FOOTING. ALL EXPOSED CONCRETE FOUNDATIONS TO BE CLEANED OF DEBRIS, FORM LINES, TIE HOLES, AND TO BE FREE FROM ANY 'HONEYCOMB'	EXTERIOR MATERIAL & FINISH SCHEDULE	
		ITEM	DESCRIPTION
13. ENTRY CONCRETE PATIO	SEE STRUCTURAL FOR CONCRETE SPECIFICATIONS. SURFACE TO HAVE LIGHT BROOM FINISH. SEAL WITH MIN. 2 COATS OF REACTIVE PENETRATING SEALER.	0. VERTICAL SIDING "BLONDE"	1X4 WESTERN RED CEDAR STK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: LIGHT IVORY - SMOOTH. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.
		1. VERTICAL SIDING "RED"	1X4 RECLAIMED BARNWOOD IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: OLD SOULS - TAOS (CUSTOM 25% HUE) INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.
14. ENTRY WOOD DECKING	2X6 CON COMMON REDWOOD FOR TREADS, RISERS, AND DECK. 2 COATS CLEAR SEALER. 1/8" SPACING BETWEEN BOARDS. FLUSH BUTT JOINT FROM RISER TO NOSING.	2. VERTICAL SIDING "DARK BROWN"	1X4 MOJAVE THERMO OAK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: ESPRESSO. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.
		3. VERTICAL SIDING "MEDIUM BROWN"	1X4 HEMLOCK VG SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: PUEBLO. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.
		4. FASCIA	ACCOYA BARNWOOD. SEE DETAILS FOR MATERIAL SIZING. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: ACCOYA BARNWOOD - BASALT - BURN AND BRUSH.
15. FLASHING	1) INSTALL PREFINISHED METAL FLASHING AT LOCATIONS SHOWN AT ARCHITECTURAL DETAILS AND AS DICTATED BY GOOD CONSTRUCTION PRACTICE. 2) ALL EXPOSED FLASHING TO BE PREFINISHED METAL. ROOF FLASHING COMPONENTS (VALLEYS, SIDEWALLS, END WALLS AND ROOF PITCH TRANSITIONS) TO BE MIN 24 ga. CURB AND SIDEWALL FLASHING TO EXTEND A MINIMUM OF 8" UP SIDE OF WALL AND 4" OVER ROOFING. VALLEY FLASHING TO BE A MINIMUM OF 24" WIDE "W-CRIMP". 3) PARAPET CAPS (BOTH WOOD AND STONE). MINIMUM 24 GAUGE PREFINISHED METAL. FASTEN WITH T-25 BUTTON HEAD FASTNERS WITH NEOPRENE GASKET TO FACE. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE.	5. SOFFITS	1x6 MOJAVE THERMO HEMLOCK VG 2.0 SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PRE-FINISH ALL (4) SIDES WITH ONE COAT FINISH. DELTA MILLWORKS COLOR: THERMAL HEMLOCK VG - SMOOTH. FINISH WITH MIN. 2 COATS CLEAR SEALER.
		6. METAL SIDING	7/8" CORRUGATED METAL PANELS. 24 GAUGE. PREFINISHED WITH COAL BLACK RAWHIDE. PANELS TO CONTINUE FROM "TOP TO BOTTOM" WITH NO HORIZONTAL SEAMS.
		7. HORIZONTAL WOOD SIDING	1X6 MOJAVE THERMO HEMLOCK VG 2.0 SMOOTH VG IN SHIPLAP FINELINE PROFILE WITH 3/16" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: STEAMBOAT. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.
16. WOOD SIDING OUTSIDE CORNERS	MIN. 24 GAUGE PREFINISHED METAL IN "T" PROFILE. SEE DETAILS. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE.	8. ARCHITECTURAL METAL. (ALL EXPOSED METAL)	SEE DETAILS FOR FABRICATION. ALL METAL TO BE SHOP PREPPED REMOVING RUST AND MILLSCALE. SPRAY APPLY 1 COAT PRO INDUSTRIAL PRO-CRYL PRIMER AND SPRAY APPLY 2 COATS PRO INDUSTRIAL URETHANE ALKYD ENAMEL. COLOR BLACK. FINISHED COATS TO HAVE SMOOTH FINISH WITH NO "ORANGE PEEL" APPEARANCE.
17. VERTICAL SIDING "GREY"	1X4 ATLANTIC WHITE CEDAR STK SMOOTH IN T&G FINELINE PROFILE WITH 1/8" REVEAL. PREFINISH ALL (4) SIDES AND ALL 'FRESH CUTS' PRIOR TO INSTALL. DELTA MILLWORKS COLOR: HIDDEN HOLLOW. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH (2) 3" STAINLESS STEEL RING SHANK FACE NAILS EVENLY SPACED. NAIL PATTERN TO BE LEVEL ACROSS FIELD.	9. ARCHITECTURAL RAIL CAP	2x CON-COMMON REDWOOD CAP. SEE DETAILS FOR ACTUAL DIMENSIONS.
18. WINDOWS	ALUMINUM CLAD WINDOWS. SEE WINDOW SCHEDULE FOR MAUNFACTURER, SIZES, AND SPECIFICATIONS.	10. STONE VENEER	MERRILLSTONE - DAKOTA GREY 2-4-6 WITH DRY STACKED GROUT JOINTS. CAP STONE WITH MANUFACTURER'S PREMANUFACTURED CAP. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
19. WINDOW HEAD TRIM IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO MATCH ADJACENT SIDING.	11. ROOF MEMBRANE	90 MIL. EPDM FULLY ADHEARDED. SEE STRUCTURAL FOR UPLIFT REQUIREMENTS.
20. WINDOW JAMB TRIM IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO MATCH ADJACENT SIDING.		
21. WINDOW SILL IN WOOD/MTL	2X4 WOOD SHADOW BOX. MATERIAL, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.		
22. WINDOW HEAD IN STONE	MIN. 24 GAUGE PREFINISHED METAL FLASHING IN DOUBLE BASE DRIP PROFILE. BRIDGER STEEL COLOR: COAL BLACK RAWHIDE. SEE DETAILS FOR PROFILE DIMENSIONS.		
23. WINDOW JAMB TRIM IN STONE	STONE RETURNS		
24. WINDOW SILL IN STONE	MANUFACTURE PROVIDED STONE SILL IN "NATURAL GREY"		
25. RAIN LEADER	24 GAUGE. PREFINISHED WITH COAL BLACK RAWHIDE.		
26. FDC	FIRE DEPARTMENT CONNECTION. FIRE SUPPRESSION CONTRACTOR TO PROVIDE.		

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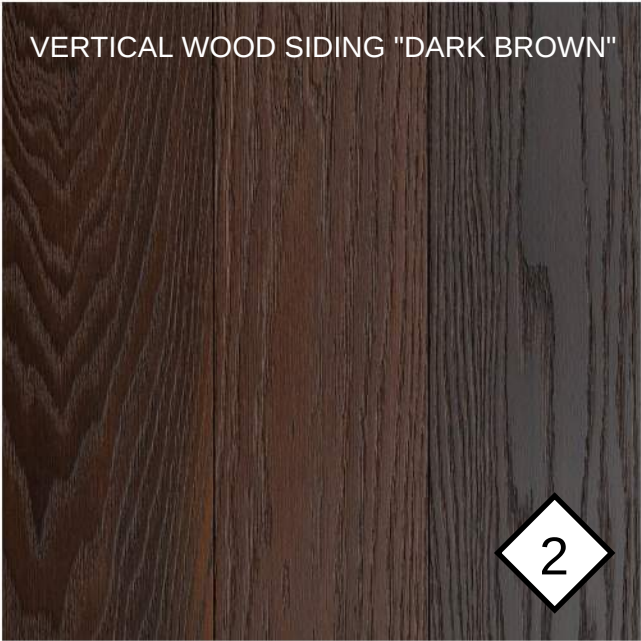
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Delta Millworks | Hemlock VG | Pueblo



Delta Millworks | Mojave Thermo Oak | Espresso



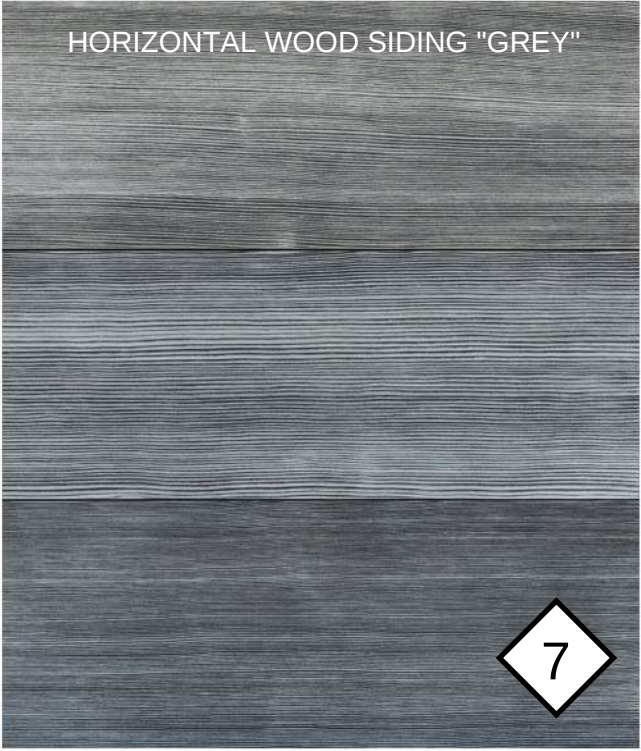
Delta Millworks | Western Red Cedar | Light Ivory



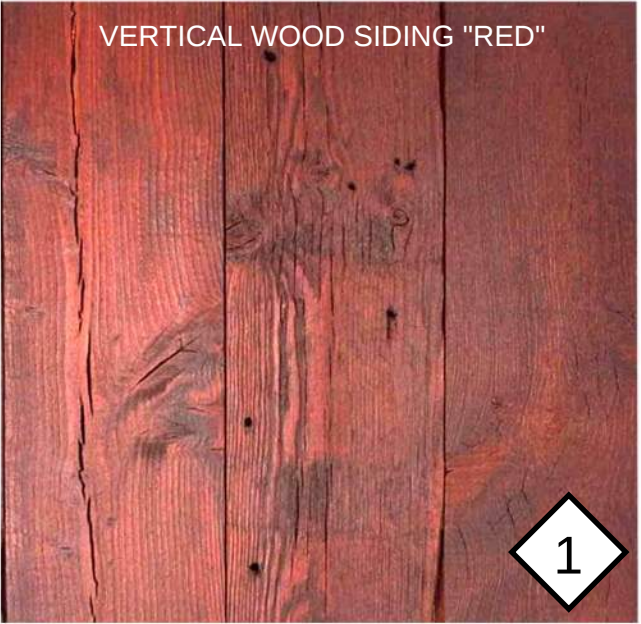
Bridger Steel | 24 gauge | Coal Black | Rawhide



Delta Millworks | Atlantic White Cedar | Hidden Hollow



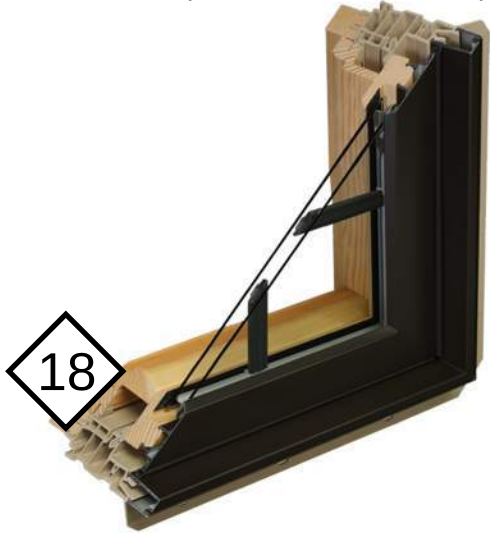
Delta Millworks | Mojave Thermo Hemlock | Steamboat



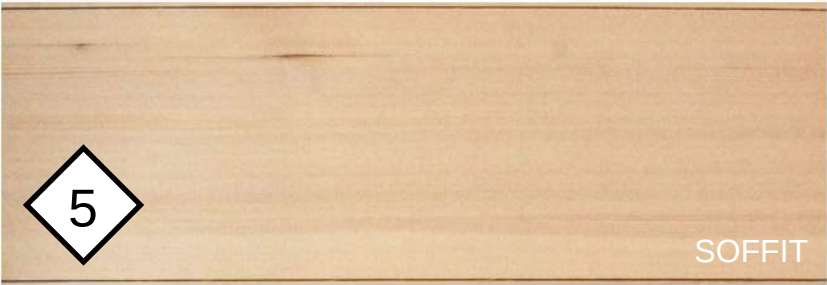
Delta Millworks | Barnwood | Old Souls Toas 25%



Merrill Stone | Delta Grey | 2-4-6



Alkyd Urethane Enamel | Black



Delta Millworks | Mojave Thermo Hemlock | Natural



Delta Millworks | Accoya | Basalt | Burned and Brushed



Building 1 - South Elevation

3/16"=1'-0"

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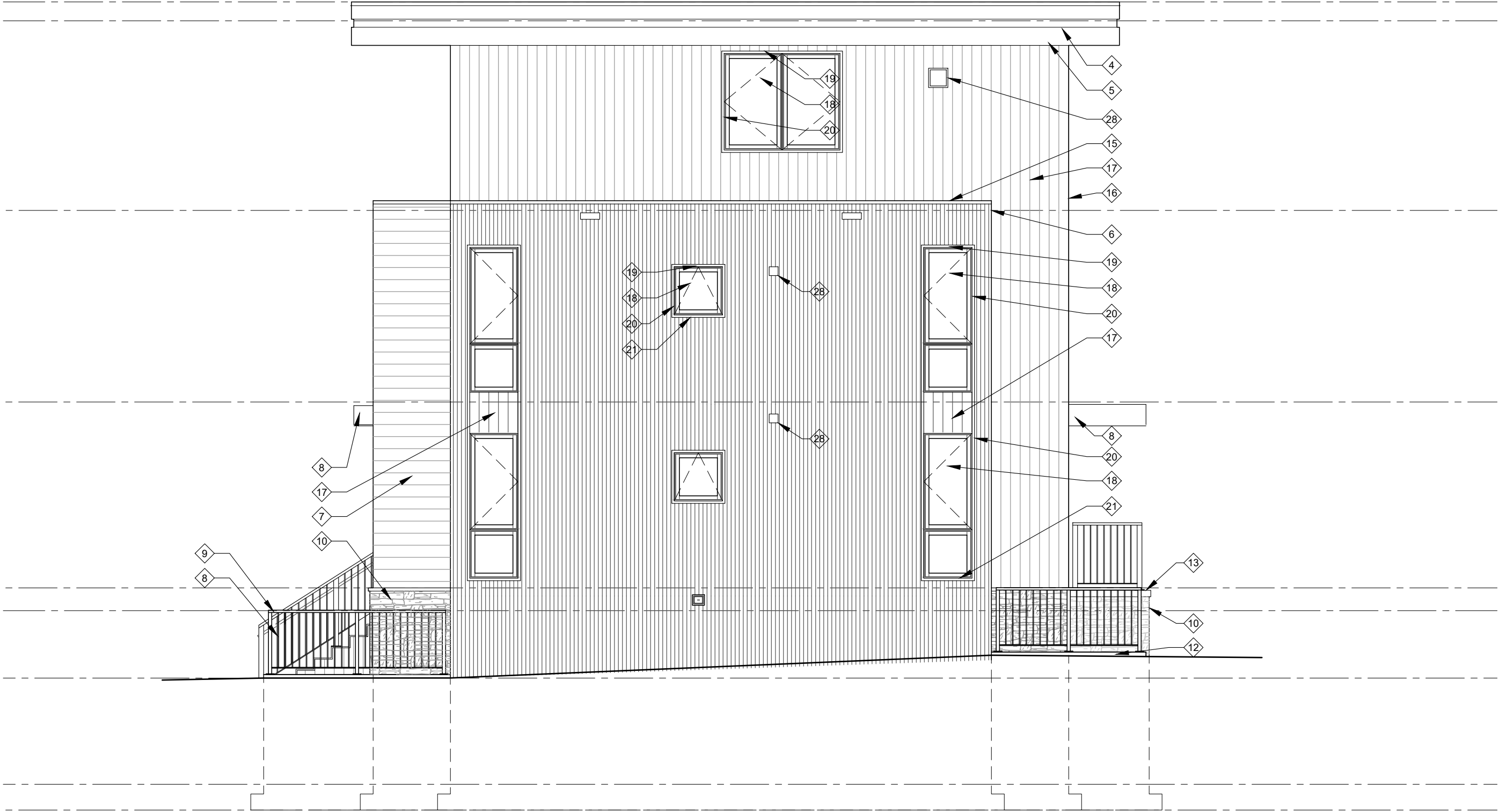
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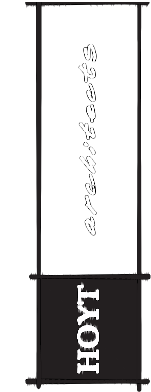
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Building 1 - East Elevation

3/16"=1'-0"

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Building 1 - North Elevation

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Building 2 - South Elevation

3/16"=1'-0"



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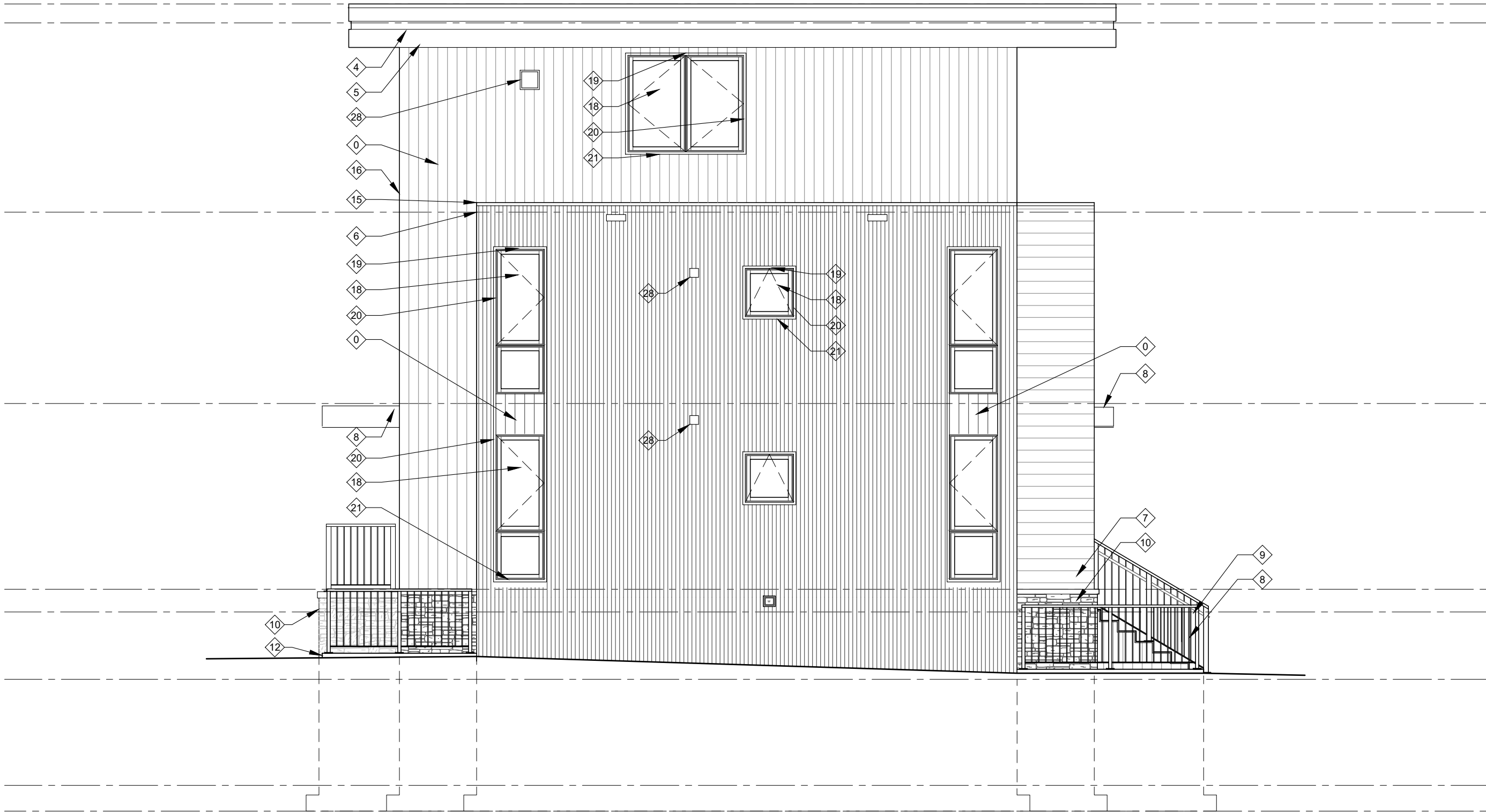
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Building 2 - West Elevation

3/16"=1'-0"

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Building 2 - North Elevation

3/16"=1'-0"



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Building 3 - West Elevation

3/16"=1'-0"

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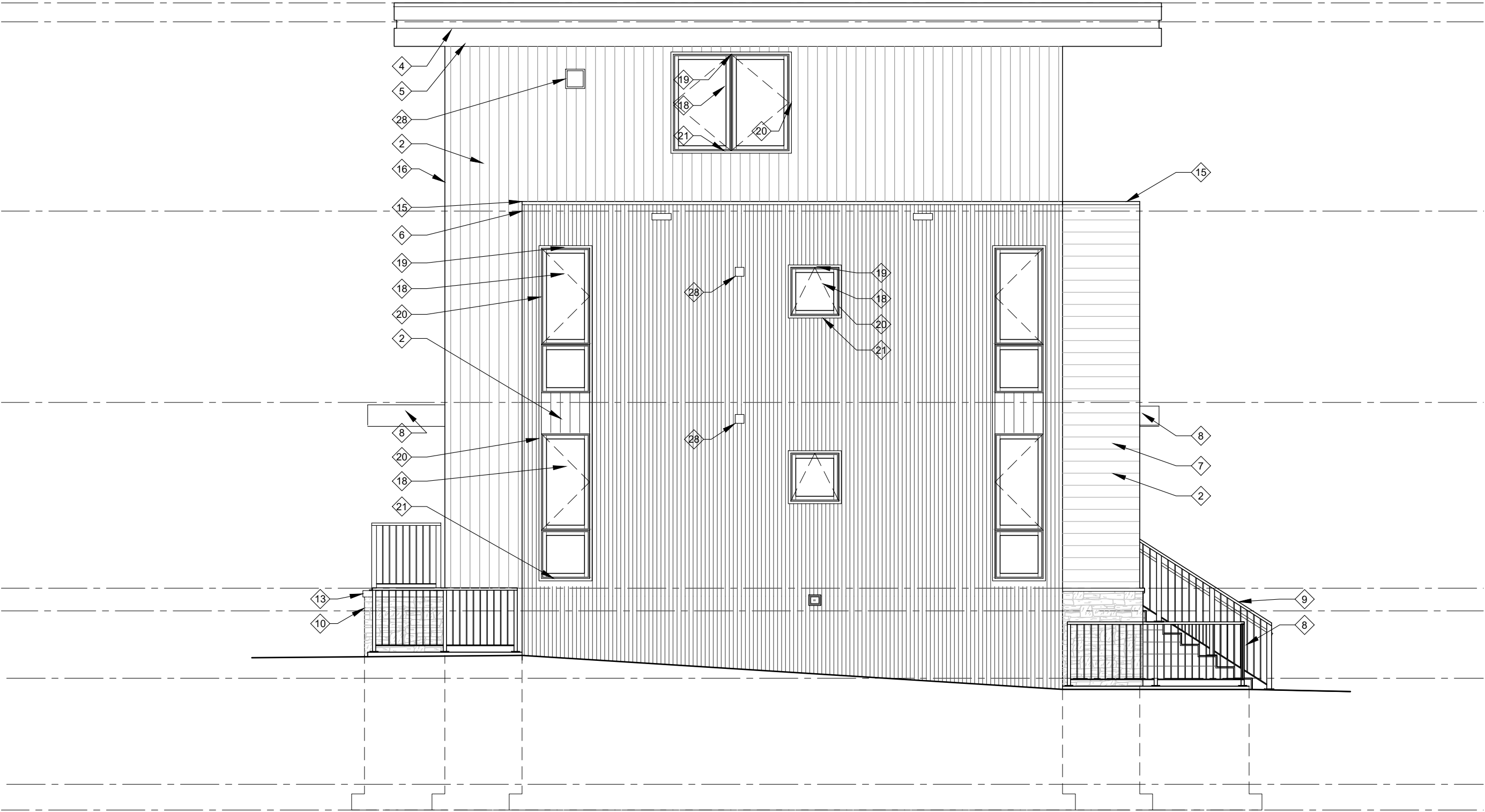
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Building 3 - North Elevation

3/16"=1'-0"

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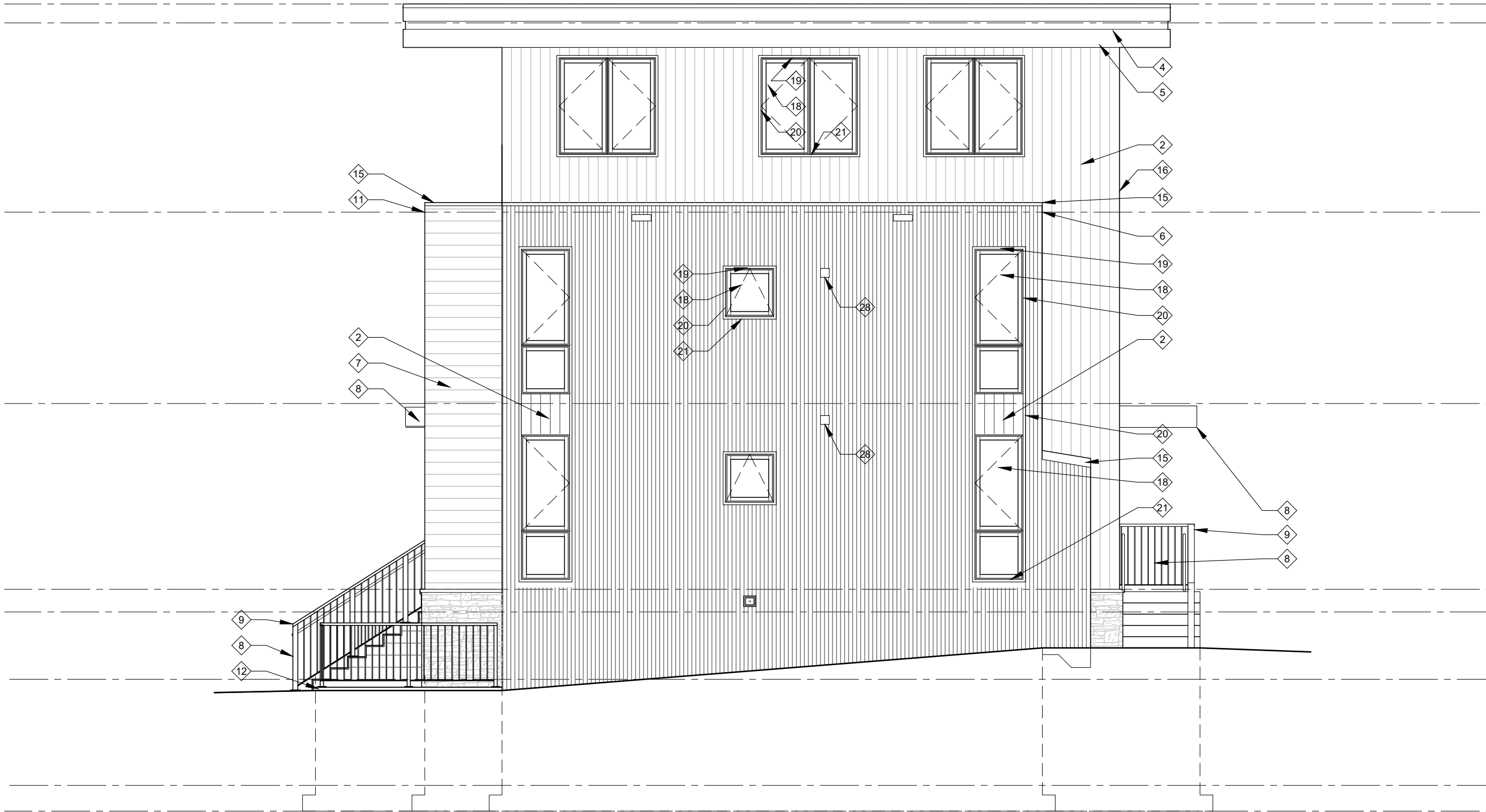
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Building 3 - South Elevation

3/16"=1'-0"

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Building 3 - East Elevation

3/16"=1'-0"



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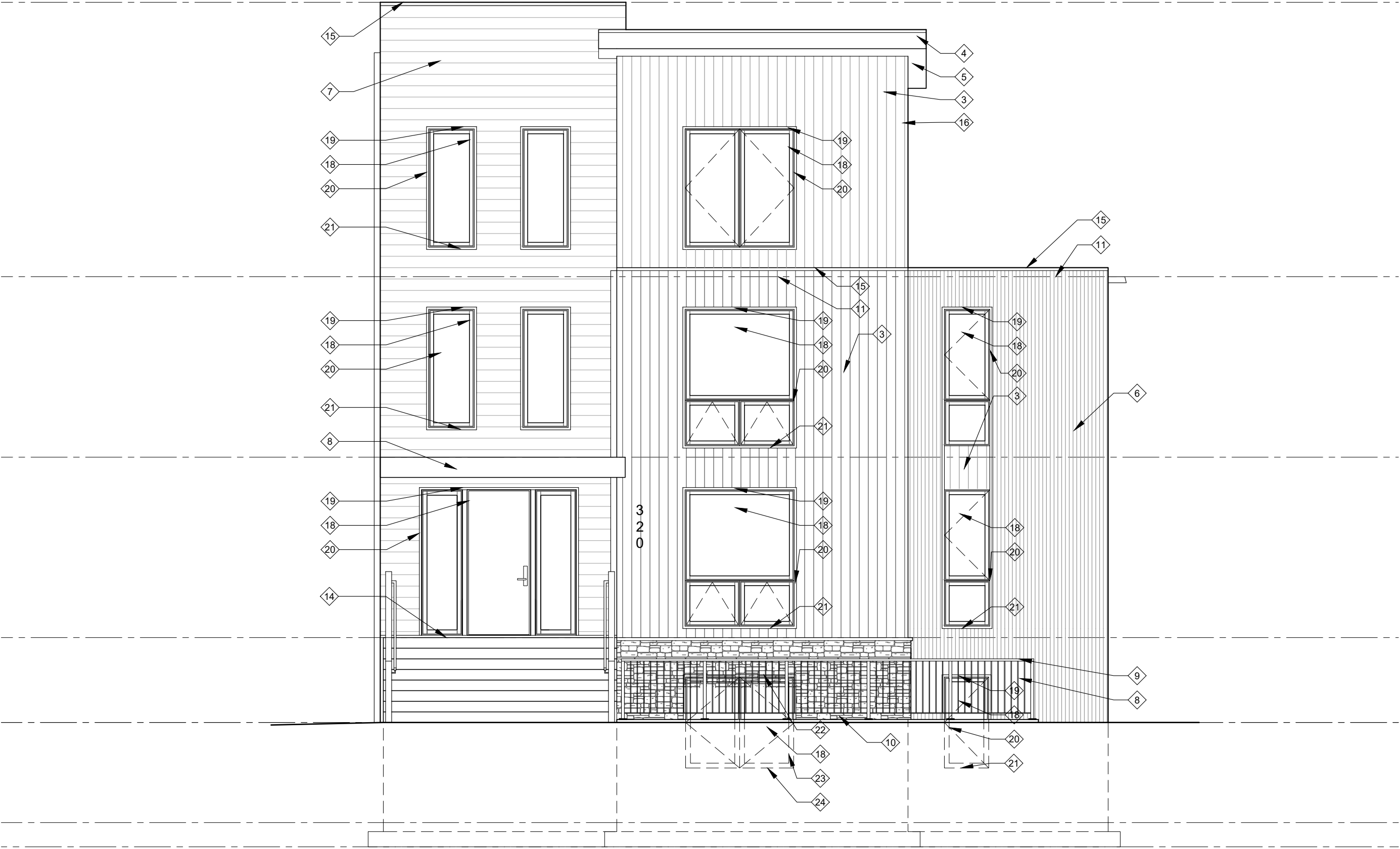
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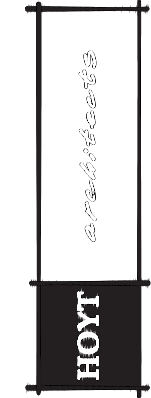
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Building 4 - West Elevation

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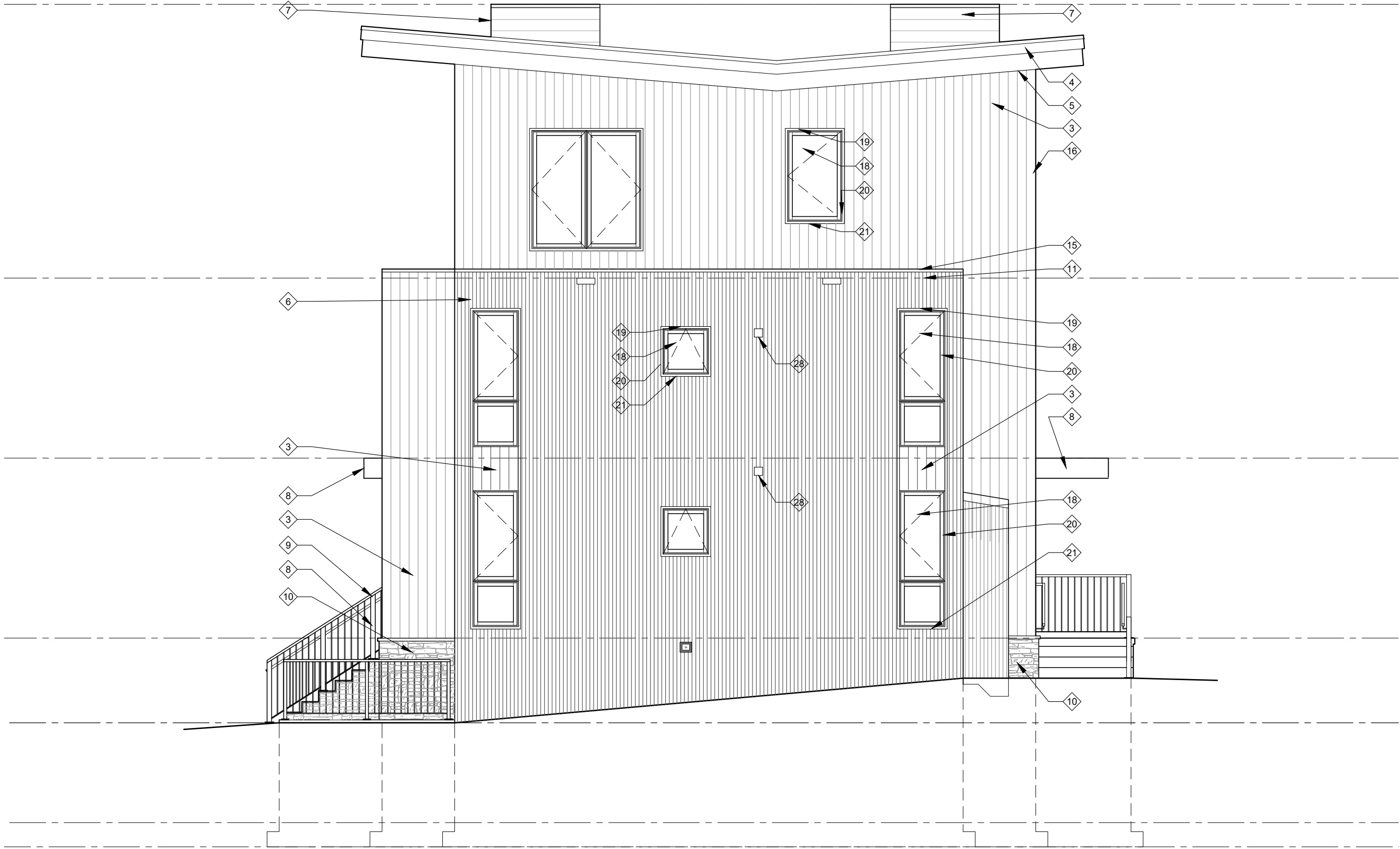
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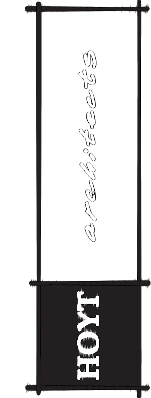
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Building 4 - South Elevation

3/16"=1'-0"

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Building 4 - East Elevation

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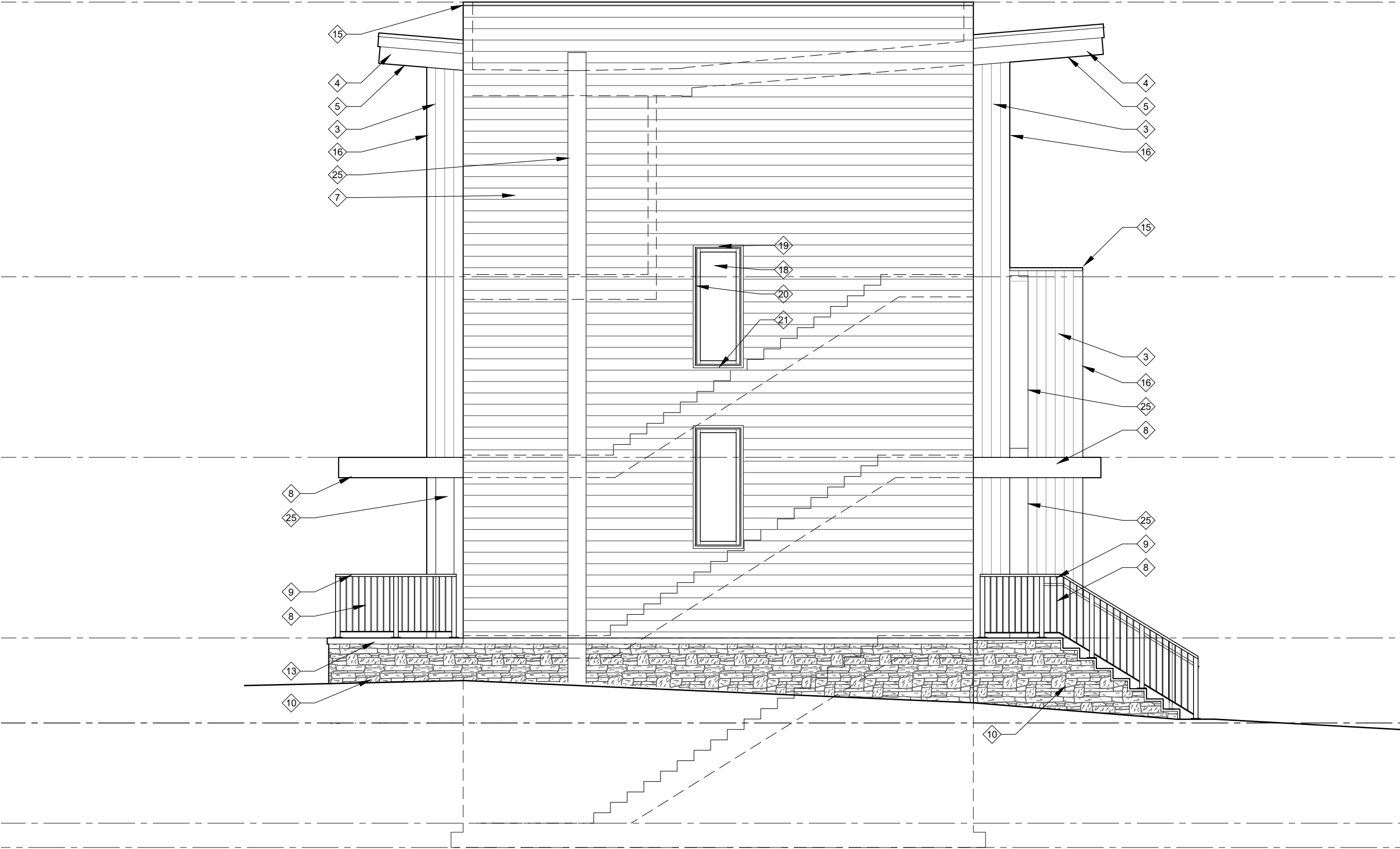
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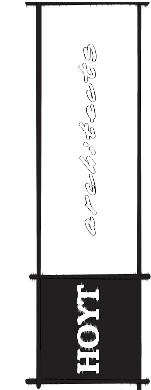
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Building 4 - North Elevation

3/16"=1'-0"

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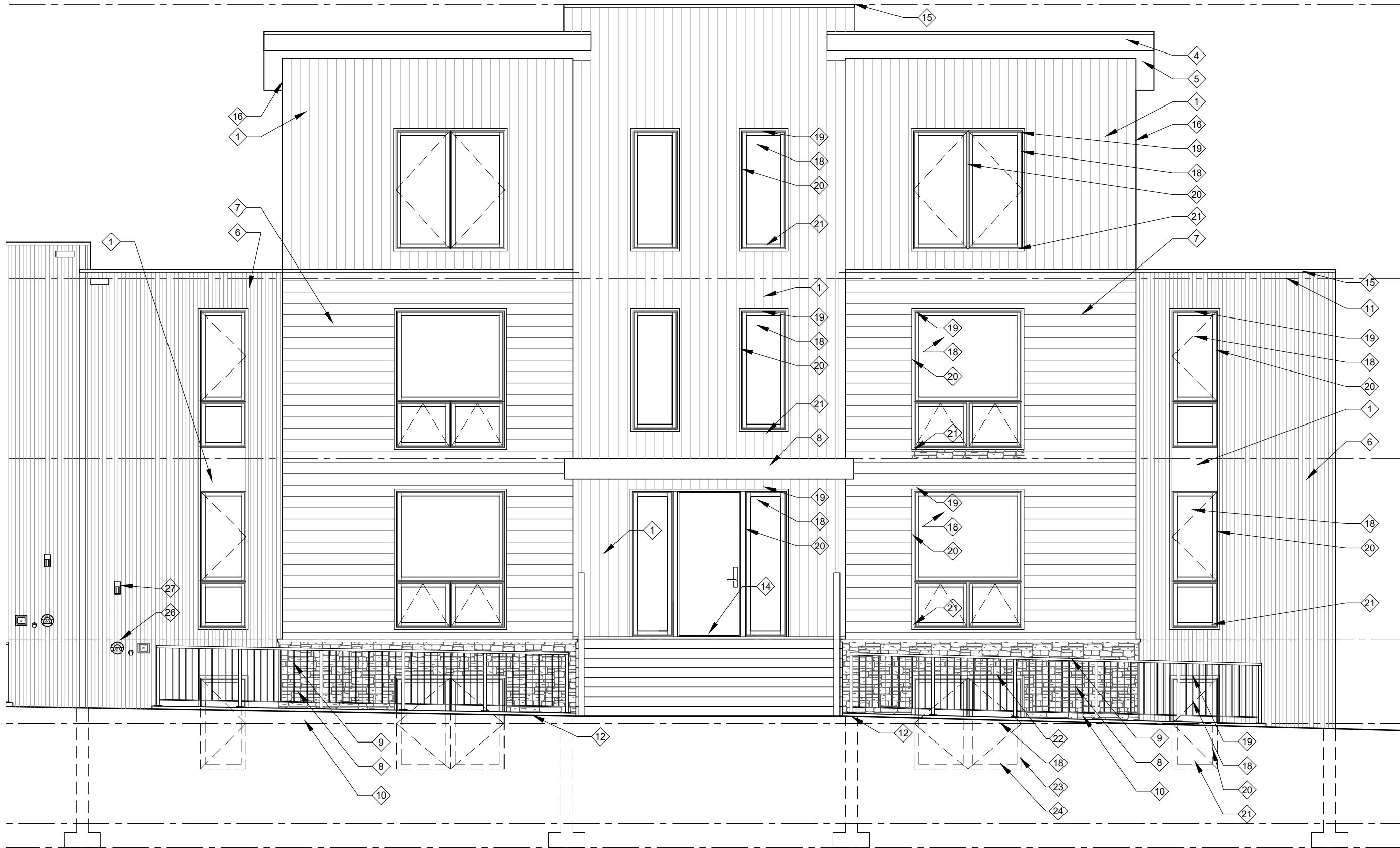
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Building 5 - North Elevation

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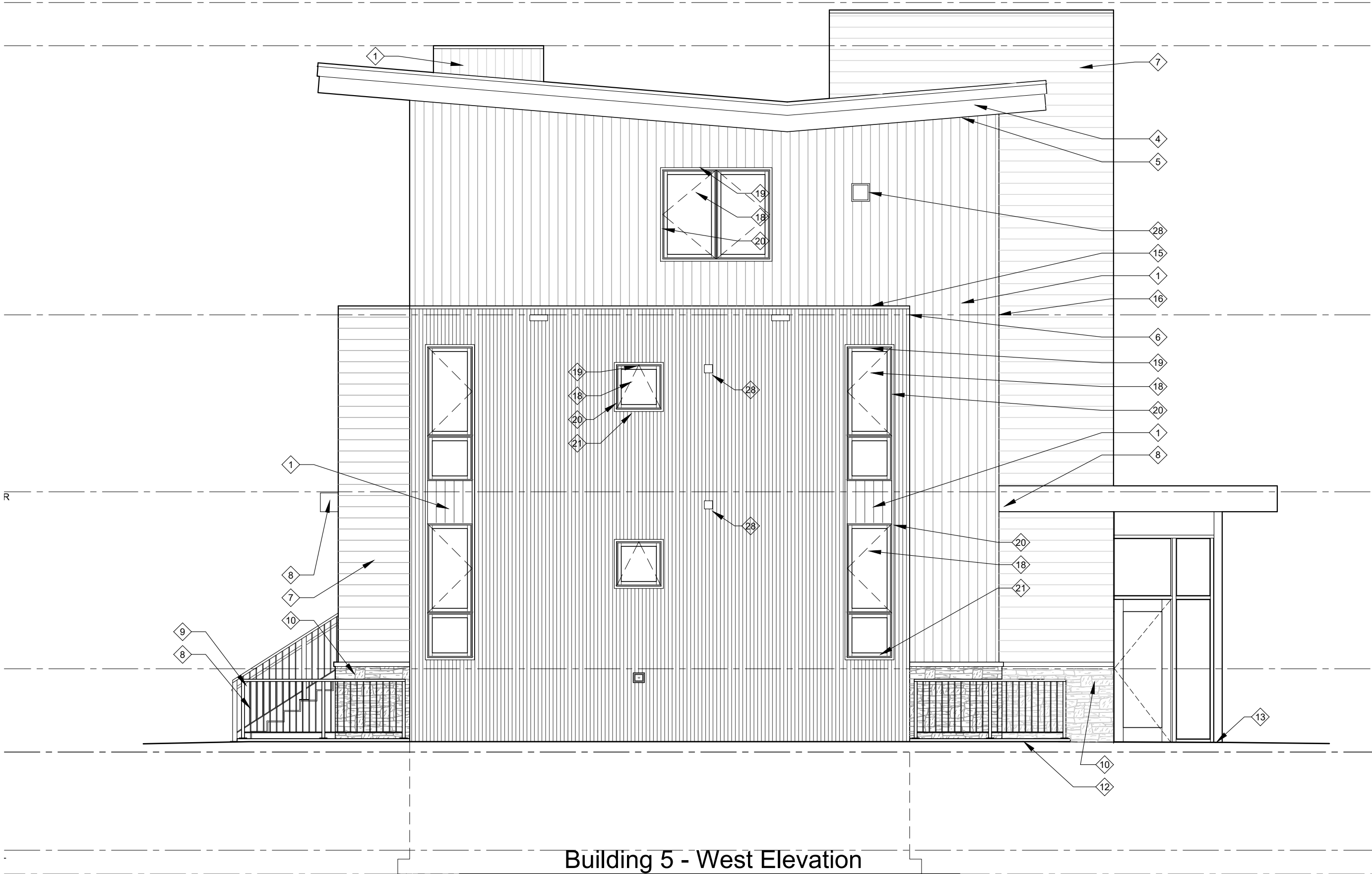


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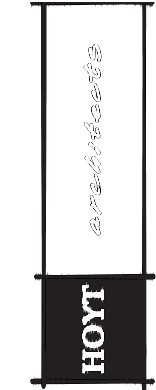
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Building 5 - West Elevation

3/16"=1'-0"

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Building 5 - South Elevation

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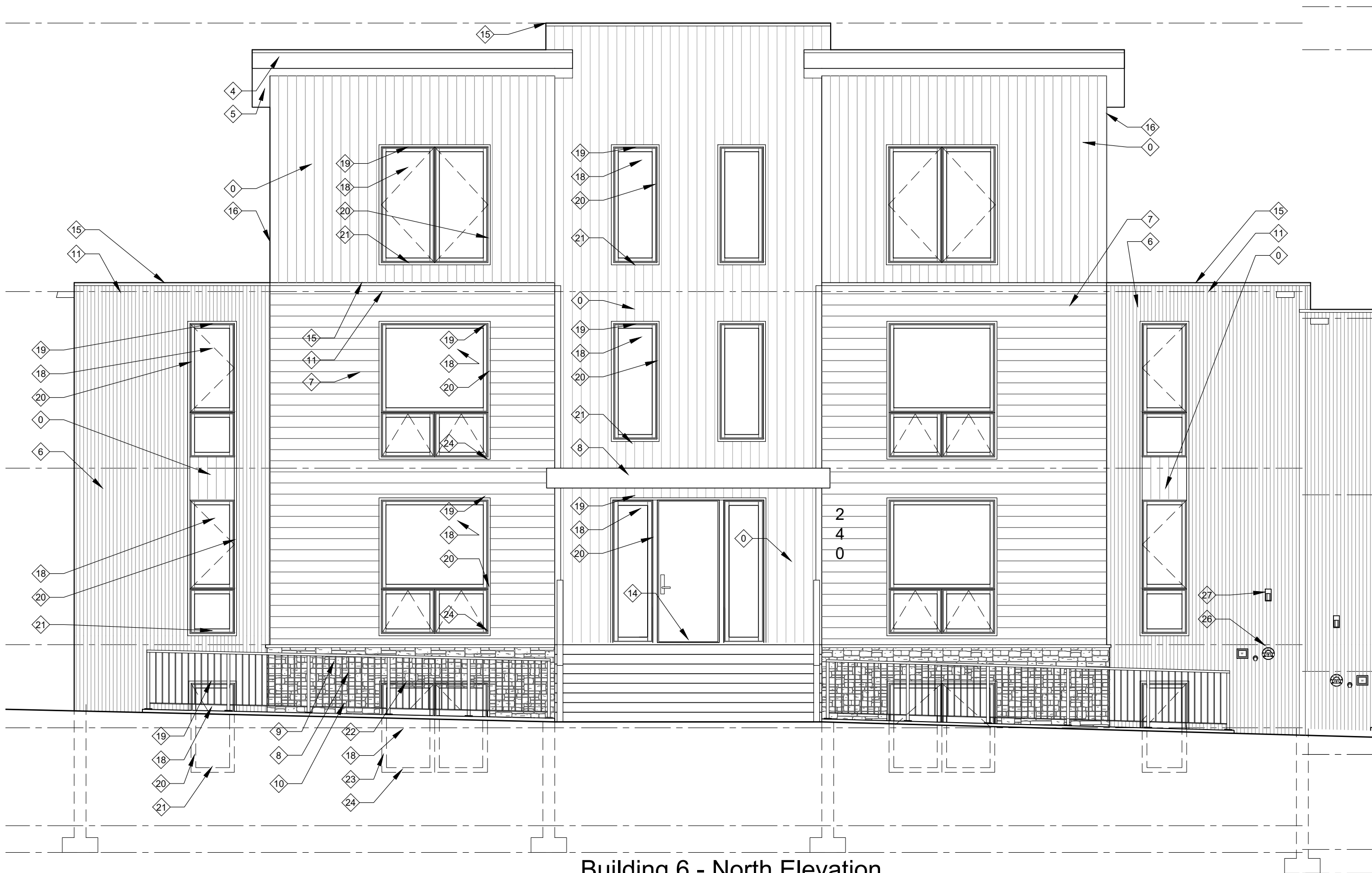
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Building 6 - North Elevation

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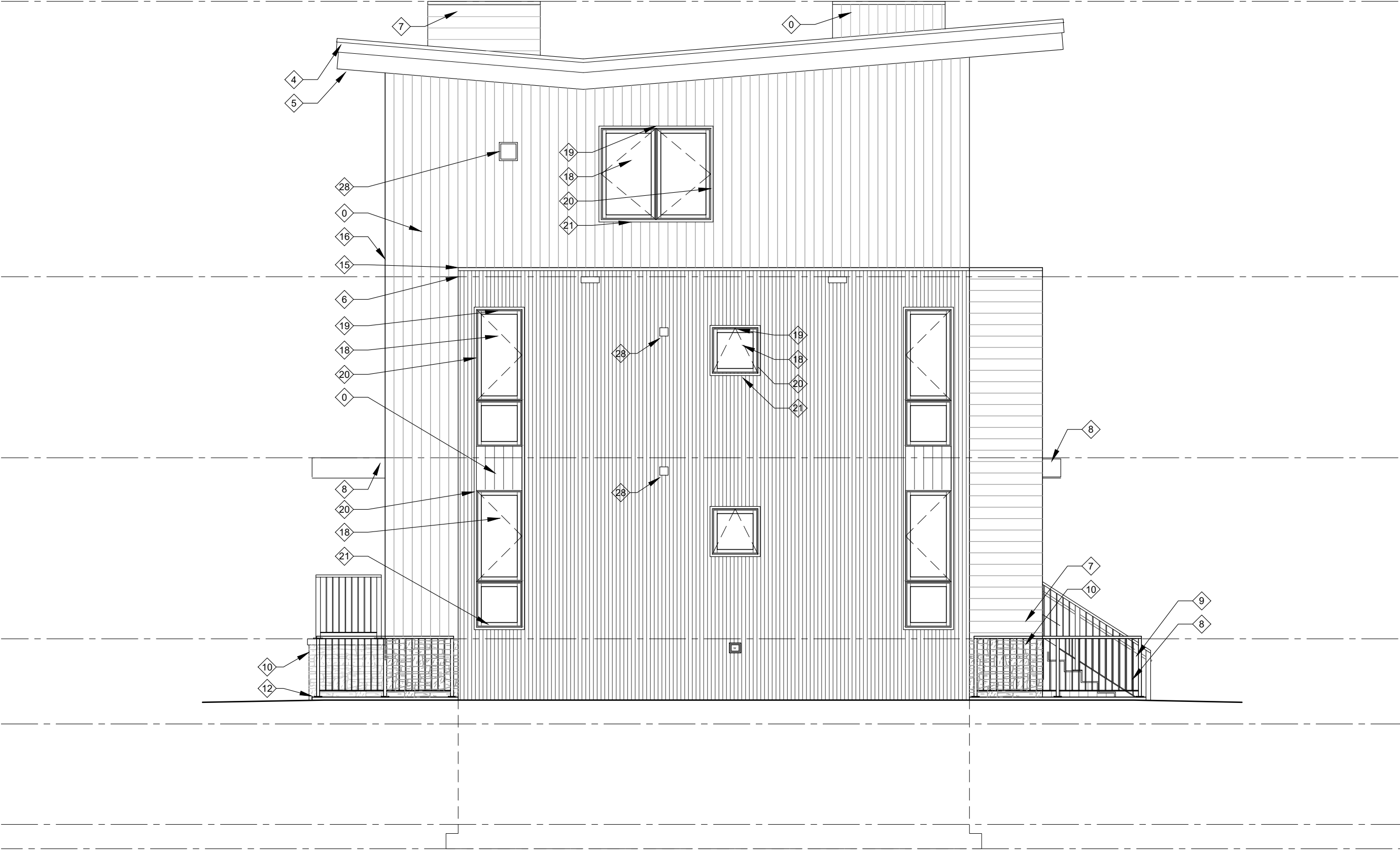
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Building 6 - East Elevation

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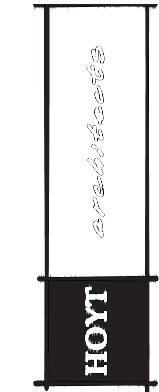
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Building 6 - South Elevation

3/16"=1'-0"

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Building 7 - North Elevation

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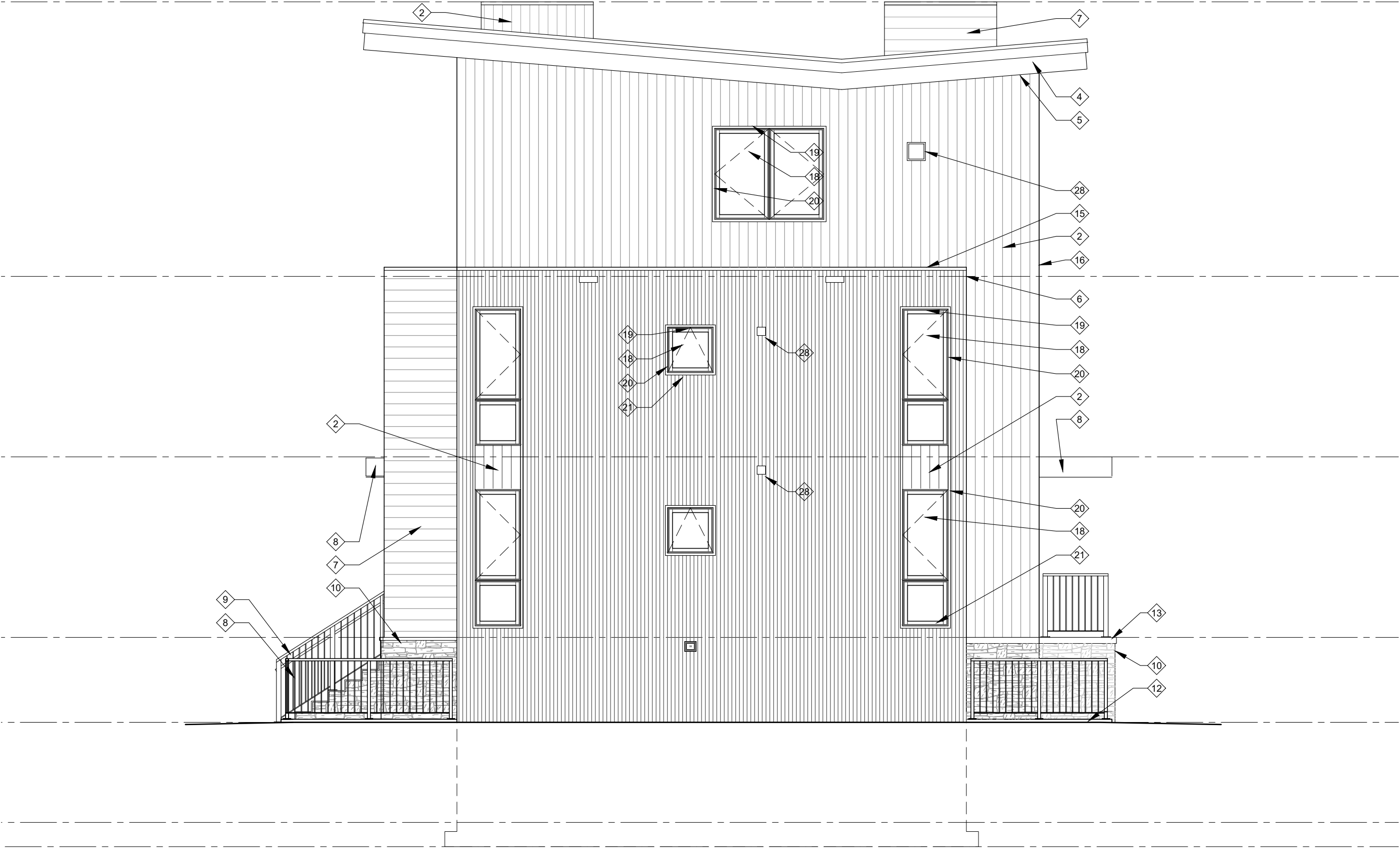
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Building 7 - West Elevation

3/16"=1'-0"



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BUILDING 7
JACKSON STREET APARTMENTS

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Building 7 - South Elevation

3/16"=1'-0"

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G029



Building 8 - North Elevation

3/16"=1'-0"

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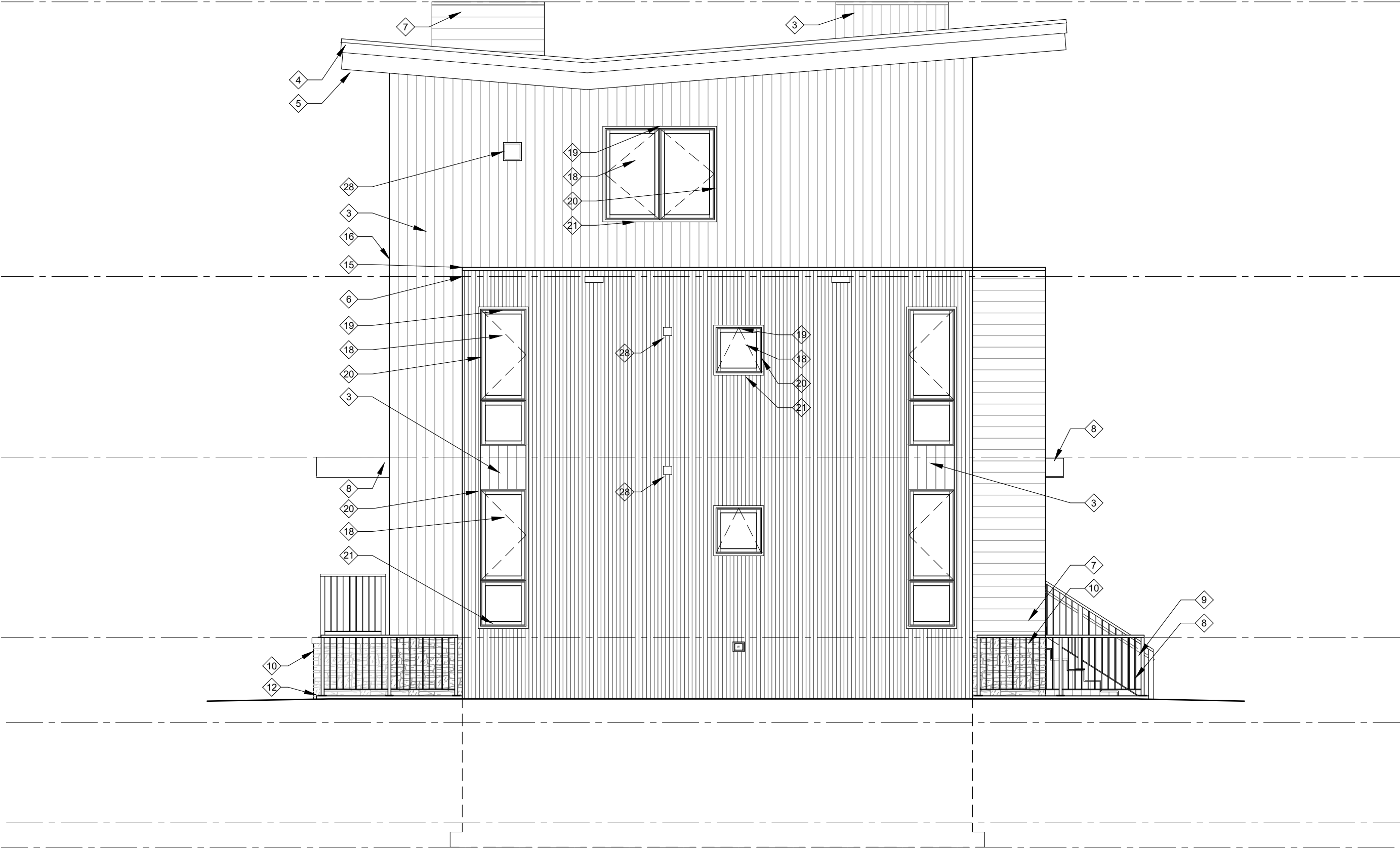


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Building 8 - East Elevation

3/16"=1'-0"

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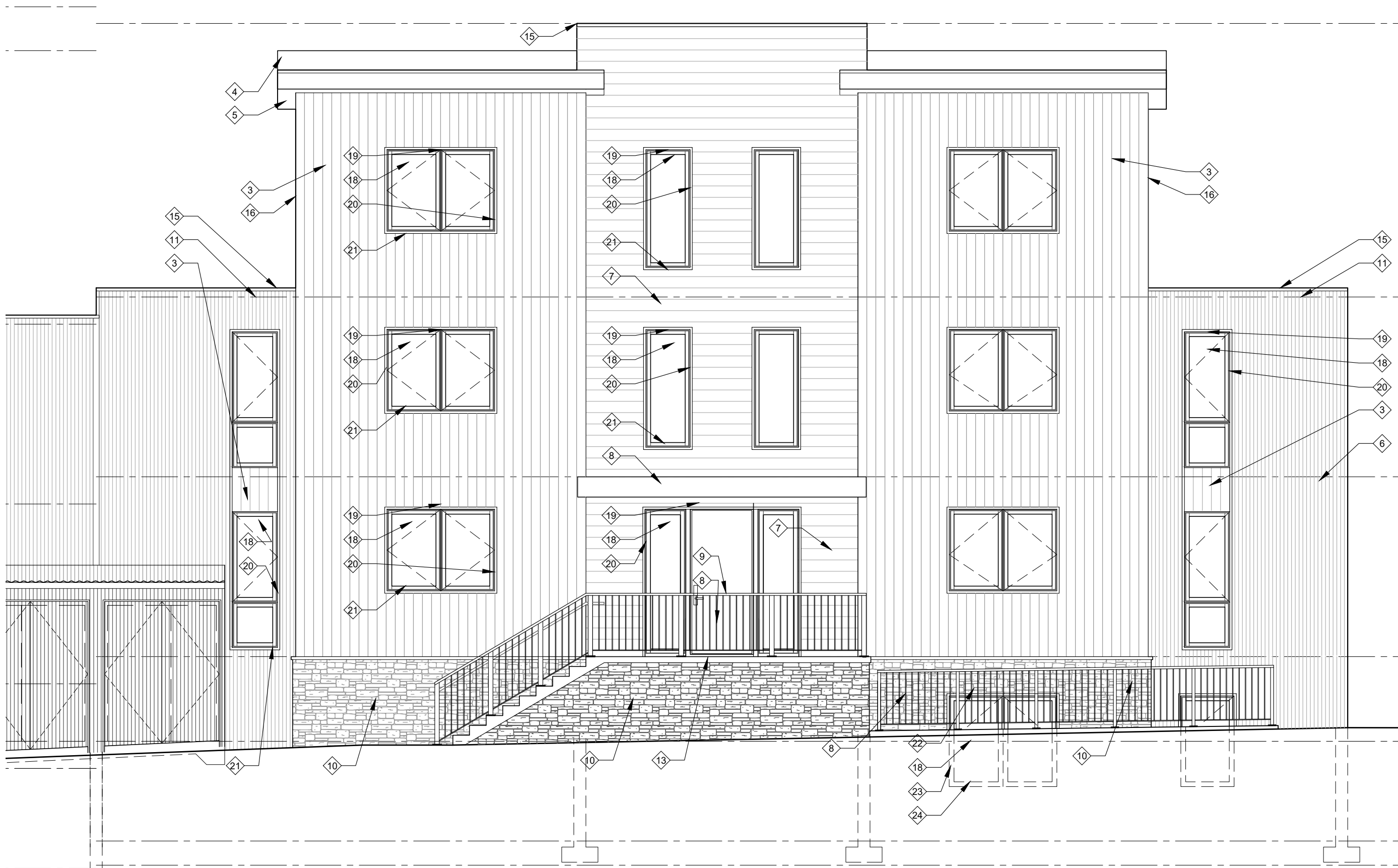
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G031



Building 8 - South Elevation

3/16"=1'-0"

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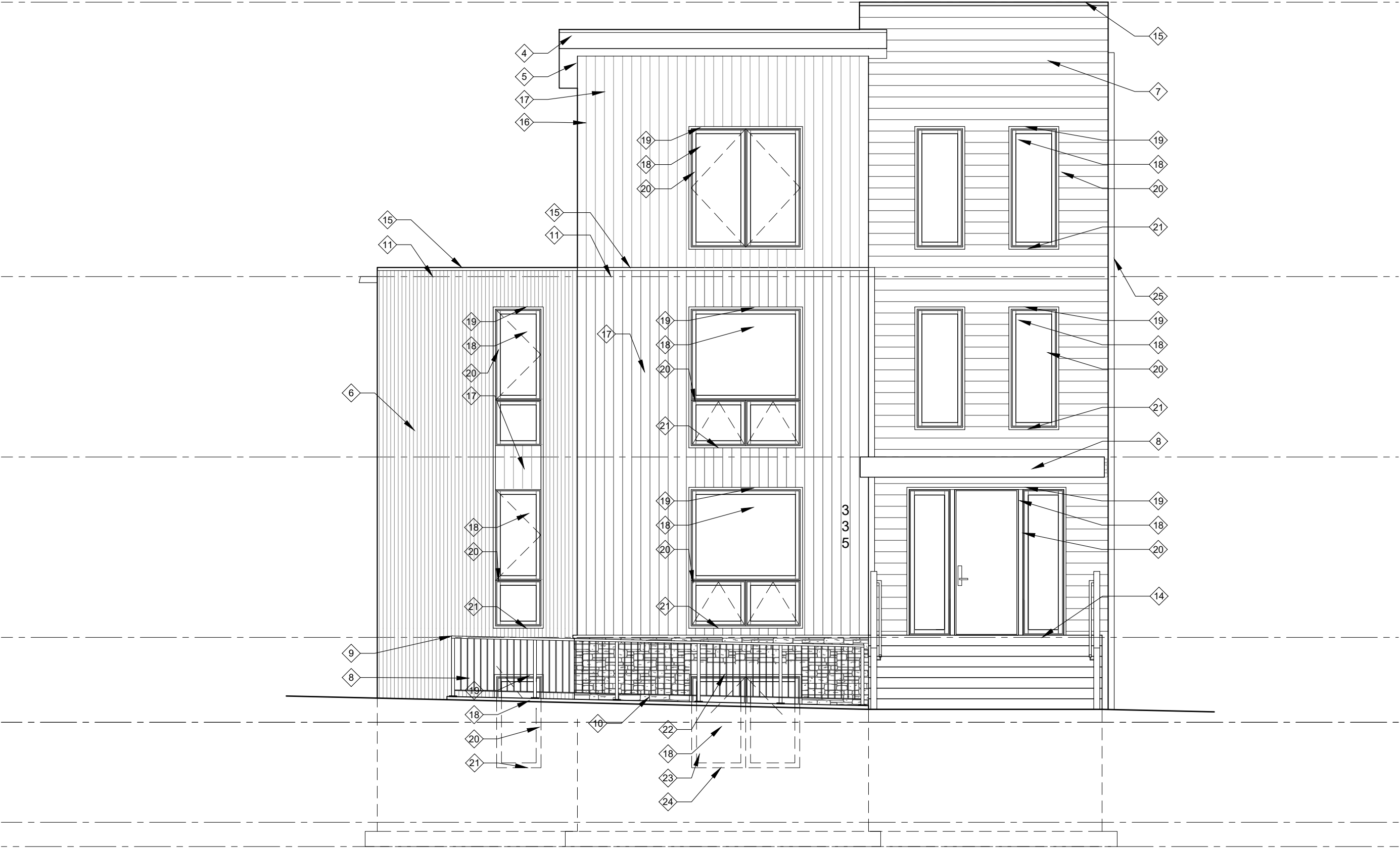
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Building 9 - East Elevation

3/16"=1'-0"

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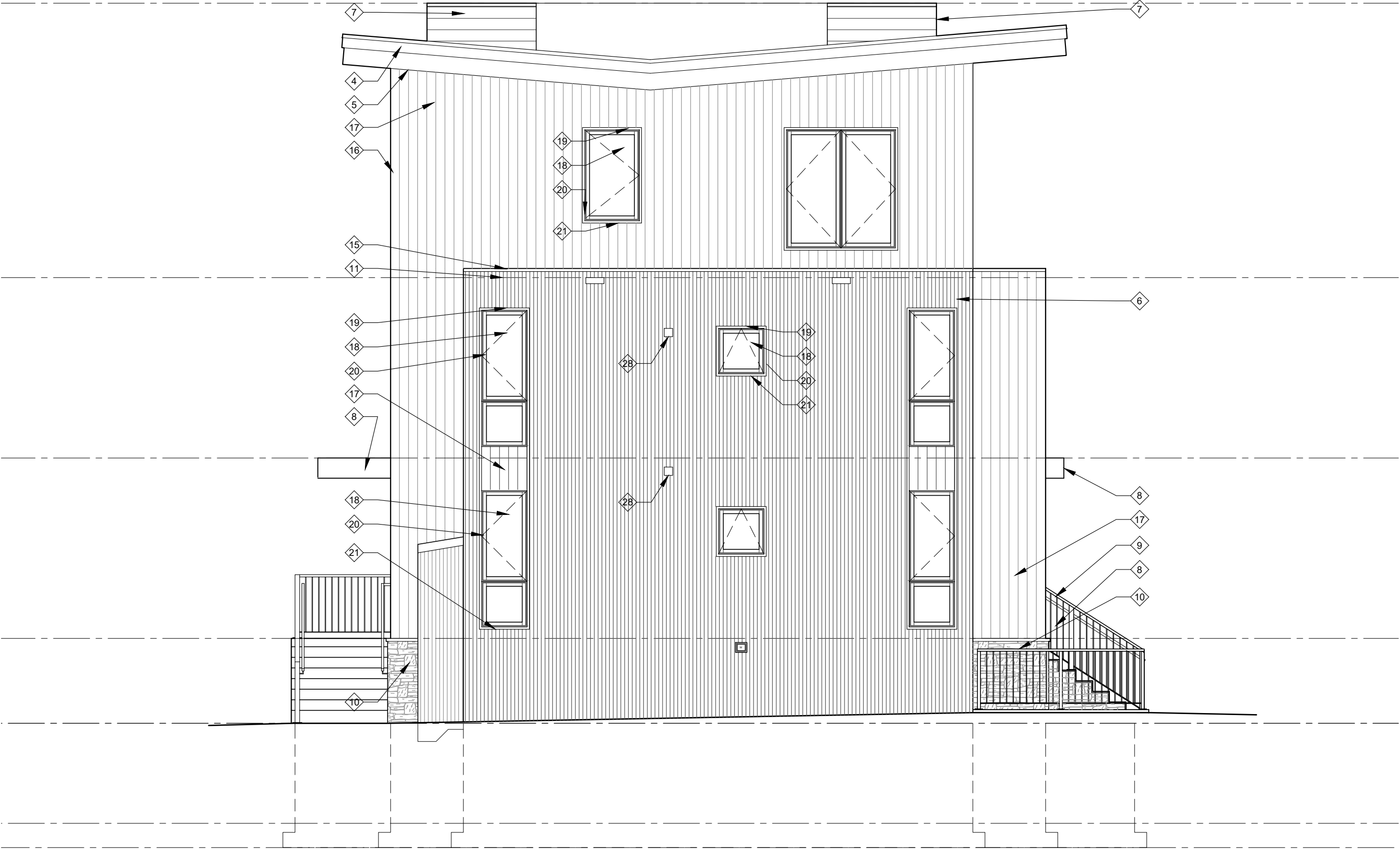
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G033



Building 9 - South Elevation

3/16"=1'-0"



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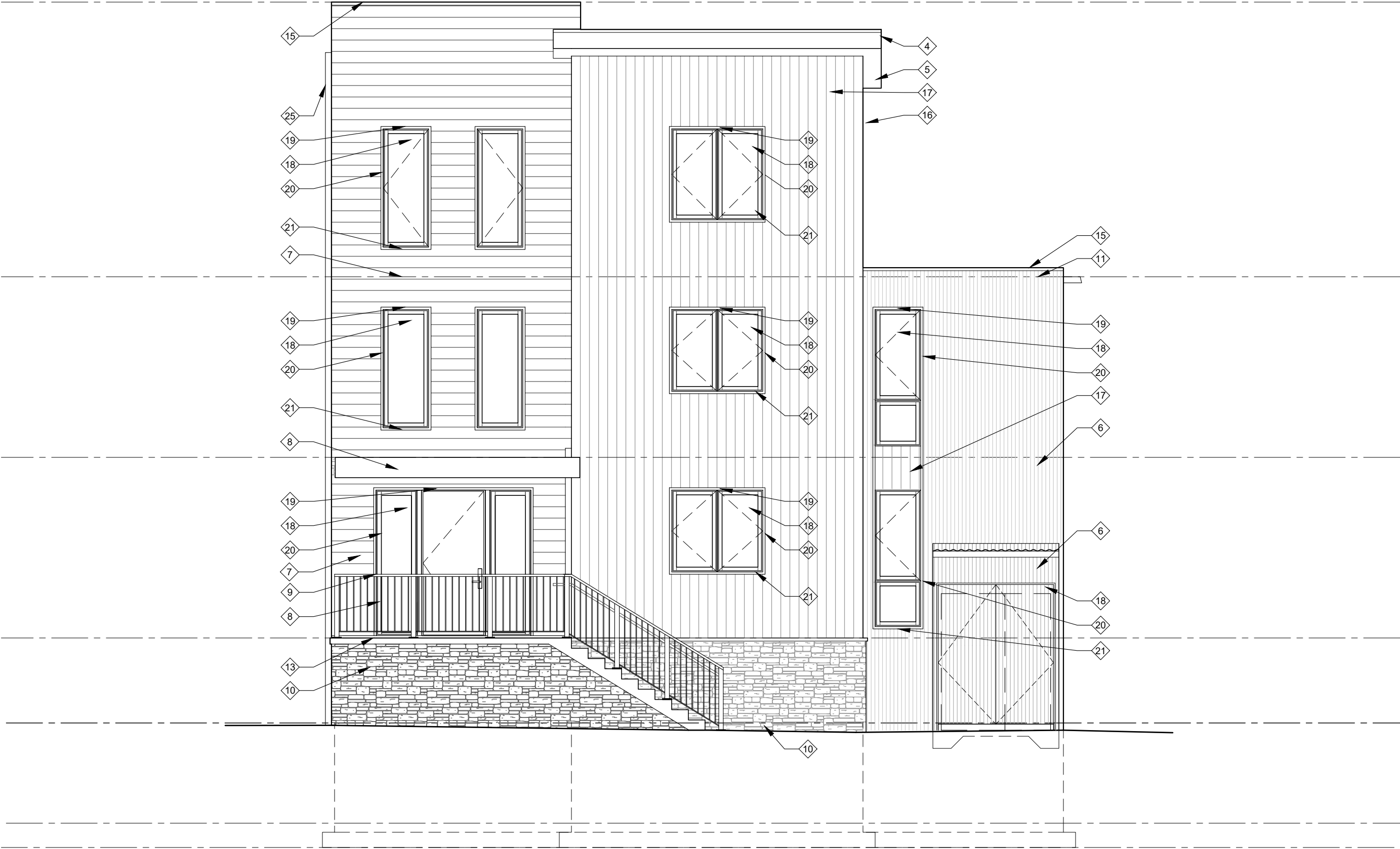
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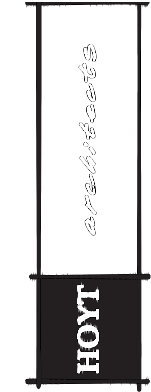
G034



Building 9 - West Elevation

3/16"=1'-0"

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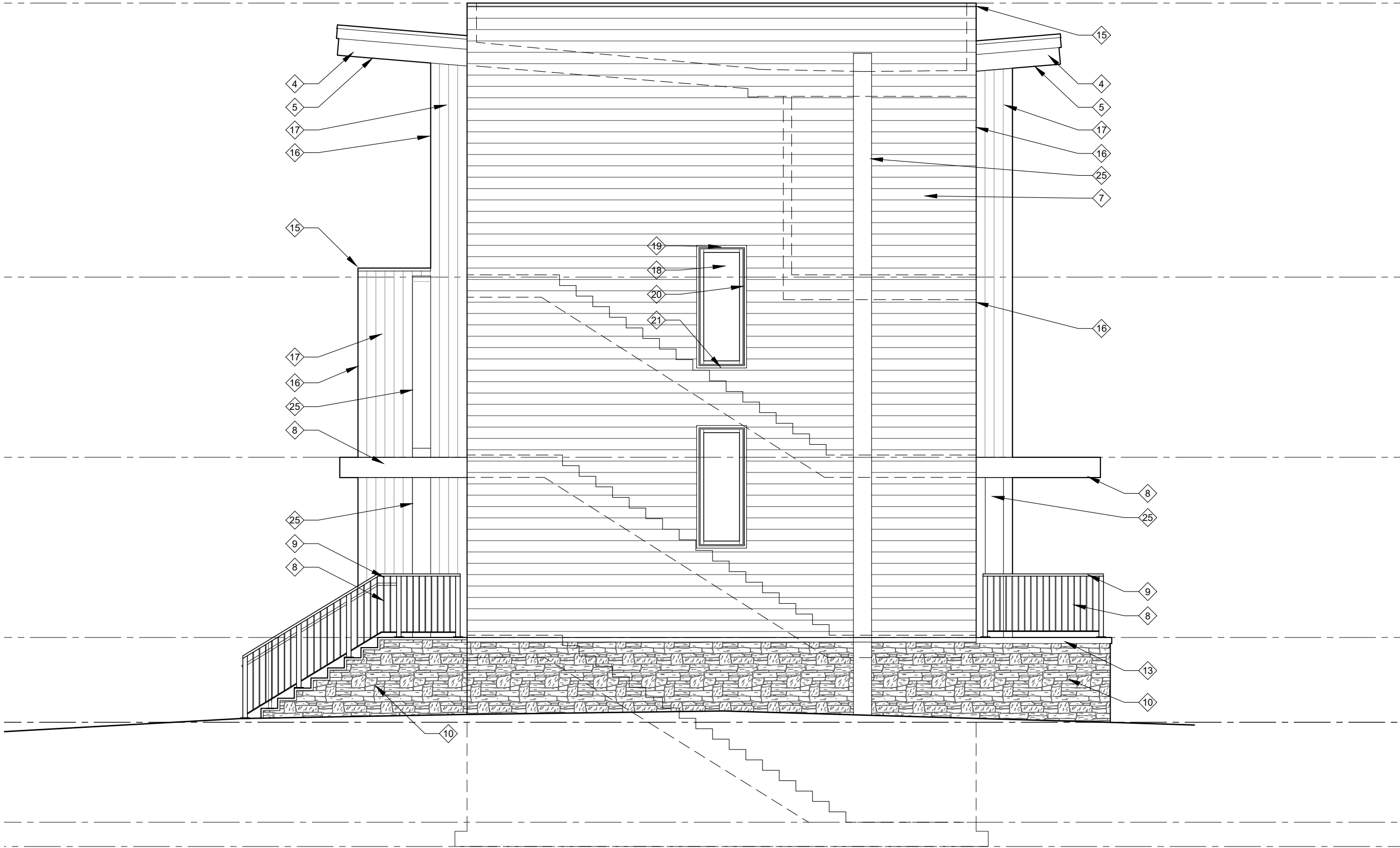
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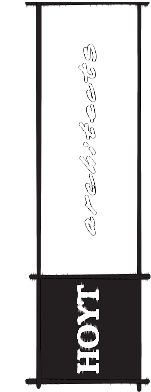
G035



Building 9 - North Elevation

3/16"=1'-0"

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