

AGENDA

Design Review Committee

April 10, 2024 – 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.

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. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

- I. To join, click link or copy it to your browser: <https://us02web.zoom.us/j/87089422955?pwd=b1hCd1dycWYxVWw1WlI2ZENRV25kdz09>

Or join at zoom.com with Webinar ID: **870 8942 2955** and Password: **83001**

2. CALL TO ORDER

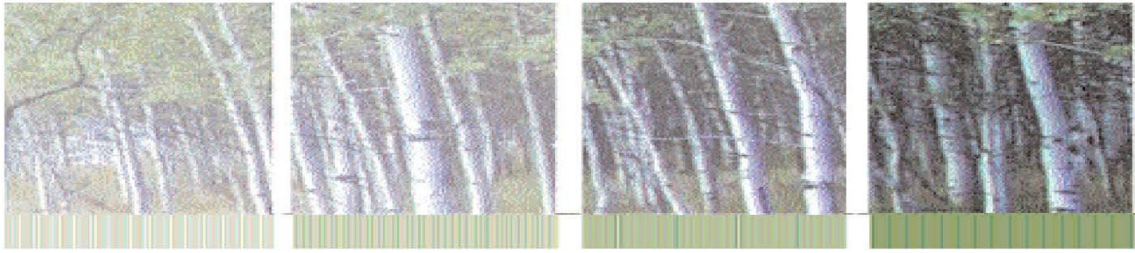
3. ROLL CALL

4. NEW BUSINESS

- I. P24-049 PCJH Development Plan, PUD Amendment, CUP (Tyler Valentine)
- II. P24-050 553 Upper Snow King Loop Sketch Plan (Tyler Valentine)
- III. P24-053 Wildlife Urban Interface (WUI) (Paul Anthony/Raymond Lane)

5. MATTERS FROM STAFF

6. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: April 10, 2024

Item Number: P24-049

Applicant: Green Spur – Zach Gasper

Address: Parcel 1 along South Park Loop Road

Recommendations: Final Review

Background:

The DRC conceptually reviewed this project on March 13, 2024, and provided the following feedback to the applicant:

- Additional details on the perma-garden and landscaping need to be provided with the final DRC review.
- The applicant should further study the South Park Loop Road/Montana Drive intersection and consider the views from the corner. This corner is where the majority of the public will experience this development. The applicant should also provide additional 3D renderings of this corner.
- The DRC suggested reducing the amount of pavement if possible and also mentioned that the treatment of the pavement was important.
- The corten material felt slightly overwhelming. It was fine for a roofing material, but its application to the sides of the buildings could be reduced/broken up. The DRC suggested possibly introducing a third material.
- The DRC suggested that additional horizontal transitions in the building design could help visually.
- One DRC member suggested varying the roof ridge heights slightly.

Project Summary:

The applicant is requesting a final review from the DRC on a proposed 21-unit workforce deed-restricted housing development which includes a separate small-scale church-related building (i.e., Fellowship building). Separately, the applicant has applied for a Planned Unit Development Amendment, Development Plan, and Conditional Use Permit which are being reviewed concurrently. After receiving conceptual comments from the DRC, the applicant will submit for final DRC review.

The subject site is an unaddressed 2.93-acre parcel (Parcel 1) located along South Park Loop Road directly south/southeast of the Presbyterian Church. The parcel abuts South Park Loop Road on the south, Hi-Country Drive to the east, and Montana Drive to the north. The western third of the property is used for access to the Presbyterian Church while the eastern two-thirds of the site are vacant.

As proposed, the total development of 21 units (25,466 sf total) and the Fellowship building (1,500 sf total) would be split into two phases:

- Phase 1 is proposed within the western half of the site and consists of 10 units (2 one-beds, 5 three-beds, & 3 four-beds) within one seven-plex and one triplex totaling 12,386 sf of habitable. Each building is two stories and under 28' tall. In addition, Phase 1 includes a 1,500 sf, 26' tall, single-story Fellowship building that will primarily serve as a dining/gathering/fellowship space for the new dwelling units who will be employed and/or associated with the Presbyterian Church. Phase 1 also consists of 10 parking spaces (7 surface and 3 garaged), a trash enclosure, outdoor gathering spaces, a community garden, and internal sidewalks throughout.
- Phase 2 is proposed within the eastern half of the site and consists of 11 units (9 two-beds & 2 four-beds) within one seven-plex and one fourplex totaling 13,080 sf of habitable. Each building is two stories and under 28' tall. Phase 2 also consists of 13 parking spaces, a trash enclosure, and internal sidewalks throughout.

Both phases would be accessible through a new two-way vehicular entrance from the north off of Montana Drive which leads to both parking lots. The applicant, who also owns the Presbyterian Church property, will be providing a shared parking agreement for an additional 10 required parking spaces within the main church parking lot. Ample landscaping is proposed throughout the site and along the perimeters to help screen and soften the buildings. A new bike path and START bus pullout are shown along South Park Loop Road. However, the applicant is not proposing to build them but rather has shown that space exists in the Town desires these improvements in the future. The proposed exterior materials for the residential units are vertical wood siding and corten steel siding and roof. For the Fellowship building the applicant proposes full-depth stone veneer, reclaimed wood siding, corten steel roof, and timber posts.

LDR Compliance:

Staff is still reviewing the project, however, at this time staff finds the development to generally comply with Cottonwood Park Master Plan and NL-3 zoning for FAR, building height, LSR, parking, height, stories, etc. The following items will need to be addressed as part of the Development Plan review process:

- Demonstrate compliance with EV parking standards.
- Demonstrate compliance with bike parking standards.

Vision Statement:

1. *"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: Presbyterian Church of Jackson Hole Workforce Housing Development
Physical Address: PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116
Lot, Subdivision: PARCEL 1 and PARCEL 2 PIDN: 22-40-16-06-2-00-004 and

PROPERTY OWNER.

Name: Presbyterian Church of Jackson Hole Phone: _____
Mailing Address: PO Box 7530, Jackson WY ZIP: _____
E-mail: mike@halpinmail.com

APPLICANT/AGENT.

Name: Zach Gasper - GreenSpur Phone: 703 304 1159
Mailing Address: 2811 Merrilee Drive Suite D Fairfax, VA ZIP: 20598
E-mail: zach@greenspur.net

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 FINAL

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 #: P22-161, 11/10/22 Environmental Analysis #: N/A
Original Permit #: P23-204, P23-206, P23-207 Date of Neighborhood Meeting: 3/20/23

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?

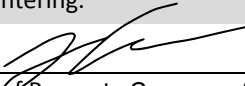
☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

☒ **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

Zach Gasper - GreenSpur

Name Printed

3/25/24

Date

Director of Design

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) |
|--------------------------|----------------------|-------------------------------------|--|
-
- ☒ **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.
 - ☒ **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.

Narrative

Presbyterian Church of Jackson Hole Workforce Housing Development

The Presbyterian Church of Jackson Hole Workforce Housing Development aims to create 21 deed restricted workforce housing units. The development will contain a range of 1 bedroom, 2 bedroom, and 4 bedroom units along with a community building centered around a central courtyard.

The Workforce Housing Development is modeled after a concept called a "Pocket Community." These types of communities were prevalent across the US prior to World War II - many of the zoning regulations at the time encouraged this idea of medium density zoning. The ethos of a Pocket community is about creating small, intentional neighborhoods that foster a strong sense of community and social connection. These communities typically consist of a cluster of homes arranged around a shared open space or common area, such as a garden or courtyard.

Pocket communities are important because they address many of the social and environmental challenges that are prevalent in modern society. They offer a solution to the isolation and disconnection that many people feel in traditional suburban neighborhoods, where people tend to live in large, impersonal houses and have limited opportunities for social interaction. They also help fill a gap in the "missing middle" housing type that fits between high density apartments and large single family developments. Pocket communities promote sustainable living by encouraging shared resources and reducing the environmental impact of individual households.

The Presbyterian Church of Jackson Hole Workforce Housing Development embraces the Vision Statement of Jackson by encouraging development that is economically, socially, and ecologically sustainable.

The project will utilize modular systems that greatly enhance the speed and cost of the project thereby making it economically sustainable. Precast, insulated foundation walls known as "Superior Walls" will be fabricated in a warehouse off-site. The walls will be delivered and set in 1-2 days depending on weather. The wall and roof panels for the project will similarly be fabricated off-site and delivered to the jobsite thereby reducing time on-site and saving costs. We recently completed a home down the street from this project that utilized the same building systems and came in at 60% of the cost of a standard custom home in Jackson.

Pocket communities by their nature are socially sustainable. They are designed to encourage social interaction among neighbors and to create public spaces to enhance the communal fabric. The central pocket courtyard serves as an area for serendipitous run ins with neighbors and the communal building will host community meetings and barbeques. There are intentionally no garages in pocket communities – members of the community are encouraged to walk through the site and past their neighbors. All of the homes in the community will have their own front porch large enough for Adirondack chairs and a grill – more opportunity for informal run-ins with neighbors.

There are many ecological benefits to pocket communities. Shared communal spaces means less resources devoted to maintenance. This also means the homes can be smaller which reduces energy use within the home and material use in construction. The homes will be constructed with a modular foundation wall system that uses 70% less concrete than a standard poured wall. Concrete is the primary contributor to carbon emissions in the building industry which is why we look for any chance we can to reduce concrete use. The wall and roof panels made of Structurally Insulated Panels (SIPs) have a high R-value, create a tightly sealed home, and reduce thermal bridging. On average SIP homes are 60% more efficient than standard 2x framing. This translates to significant energy savings and ecological benefit.

The buildings in the Workforce Housing Development are designed to a human scale. All of the structures are 2 stories with a front porch. They exhibit additive massing principles and contain gables roofs with a traditional character. The buildings, though connected, appear as a series of smaller individual structures. This is an important feature as it makes the occupants feel they have a space all their own, but makes the structures more economical and efficient to build than standard stand-alone buildings.

The buildings will be clad in natural and patina'd materials commonly found in Jackson that celebrate the historic nature of the Town and the County. Reclaimed wood siding will have historic charm and also salvaged material that may have been disposed of instead. The rusted corten steel siding also provides a historic touch and blends in with the surrounding landscape and tones.



Date: 03.25.2024
RE: P24-029

This letter is in response to the DRC Feedback for Conceptual Review for the Presbyterian Church Workforce Housing. We have reviewed the committee's comments and addressed all areas of concern accordingly. A response to each comment is below.

- Additional details on the perma-garden and landscaping need to be provided with the final DRC review.
 - We have provided additional details on the site landscaping plans. Native low-maintenance gardens will line the central interior courtyard to help create a more organic feel. We plan to incorporate fruiting plants/shrubs throughout the Aspen grove to create an "edible forest." Some of these may include native species such as serviceberries, chokecherries, raspberries and grouse wortleberry.

The area indicated as "future community gardens" and the adjacent grove of trees may incorporate the concept of permaculture. Permaculture garden design is generally guided by a set of foundational ethics and twelve principles. The extent to which these ethics and principles are precisely followed is not as important as how they may be used to guide the design and layout of this community space. If interested in this concept, the members of the Church, residents of the development, and other community members involved will decide how the philosophy of permaculture will best be implemented.

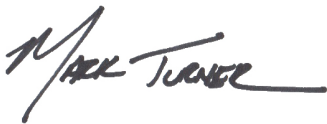
Two of the foundational principles of permaculture could be well served in these spaces. They are care for the Earth, and care of people. Care for the Earth at this scale can mean literal care for the earth in which the plants are growing by establishing and maintaining healthy soils. Care for the Earth may mean using marginal spaces in the garden to plant native plants that attract beneficial insects and other wildlife that may benefit the vegetable gardens as well as providing habitat. Care for people, in that the gardens and the fresh fruits and vegetables produced are a healthy addition to people's diet. However, gardens provide more than just food. Gardens can be a place where people find peace and a connection with the interconnected systems of nature. These spaces could cultivate spiritual well-being for users and visitors.

www.greenspur.net
2811 merrilee drive suite d
fairfax,va 20598



- The applicant should further study the South Park Loop Road/Montana Drive intersection and consider the views from the corner. This corner is where the majority of the public will experience this development. The applicant should also provide additional 3D renderings of this corner.
 - We have studied the intersection of South Park Loop Road and Montana Drive. We added a landscape berm with natural vegetation that will shield the parking lot from the intersection. We have also added a sign identifying the community that will be made out of corten steel. 2 renderings have been added to the drawing set showing these views.
- The DRC suggested reducing the amount of pavement if possible and also mentioned that the treatment of the pavement was important.
 - We have reduced all walkway widths to 3' aside from the main pathways through the center of the site which will remain at 5' to allow for easy snow removal. The 3' pathways leading to the homes will be stamped with a cobblestone pattern to help break up the materials. We are exploring the option of a 2nd curb cut closer to South Park Loop that would service the East parking lot, but it does not appear likely that will be allowed.
- The corten material felt slightly overwhelming. It was fine for a roofing material, but its application to the sides of the buildings could be reduced/broken up. The DRC suggested possibly introducing a third material.
 - We have reduced the amount of corten siding on site by changing the large corner units to barn wood siding.
- The DRC suggested that additional horizontal transitions in the building design could help visually.
 - We have switched the corner units to barnwood siding. All of the units have continuous porches that create a horizontal break.
- One DRC member suggested varying the roof ridge heights slightly.
 - Unfortunately, we do not have any room to increase the height of these buildings as we are right up against the zoning height restriction. Lowering the roof ridge heights would mean we no longer have the slope required for metal roofing. Varying the ridge heights will also add significant complexity and cost which the church would like to avoid.

Sincerely,



Mark Turner
GreenSpur - Owner
202.438.3794
mark@greenspur.net

www.greenspur.net

2811 merrilee drive suite d

fairfax,va 20598



PRESBYTERIAN CHURCH OF JACKSON HOLE - WORKFORCE HOUSING DEVELOPMENT

1251 SOUTH PARK LOOP ROAD
JACKSON, WYOMING 83001

DRC RESUBMITTAL

25 March, 2024



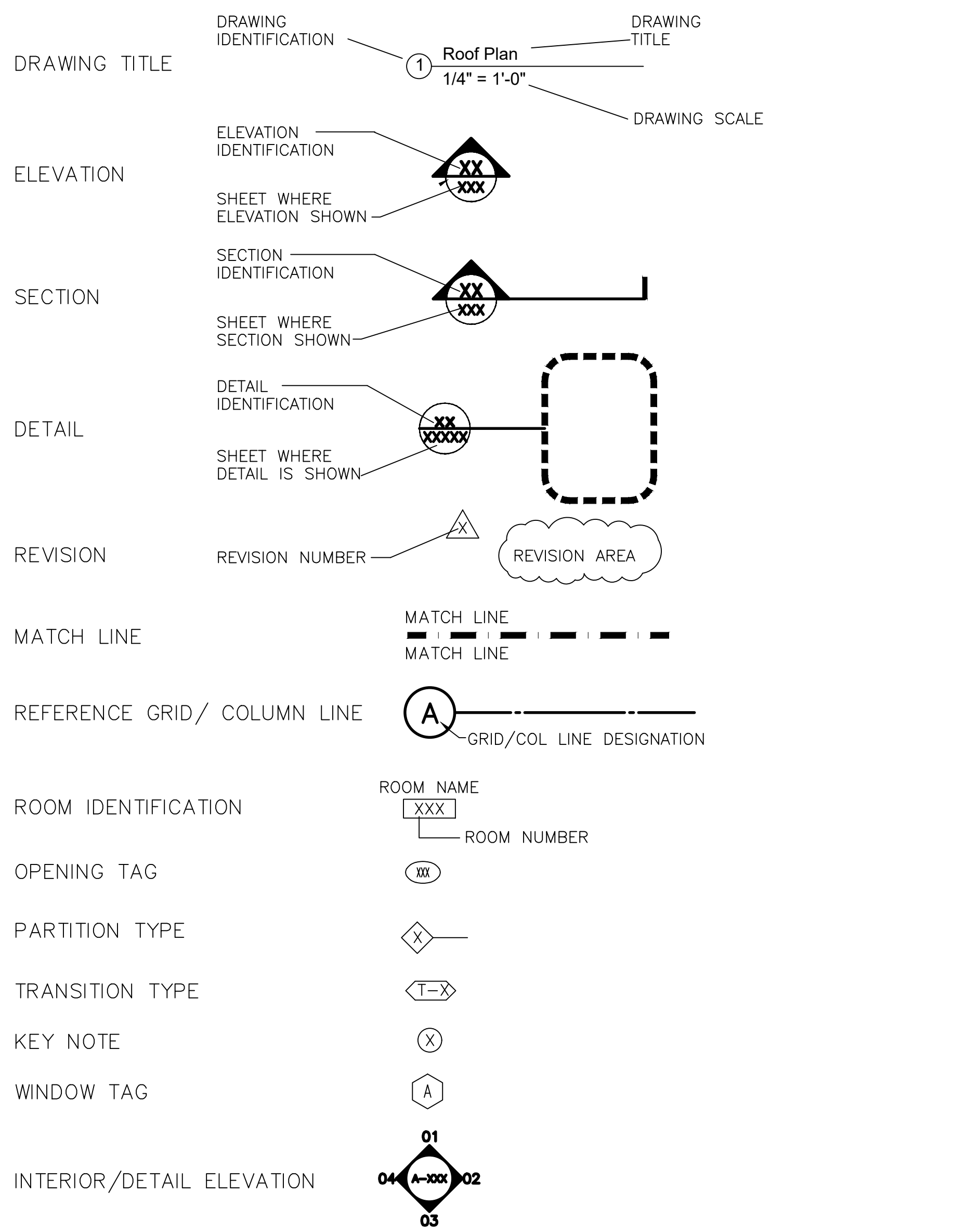
DESIGNER



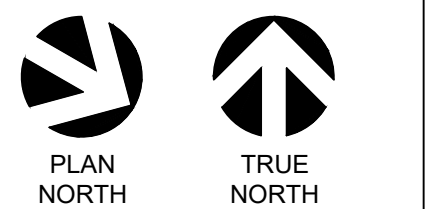
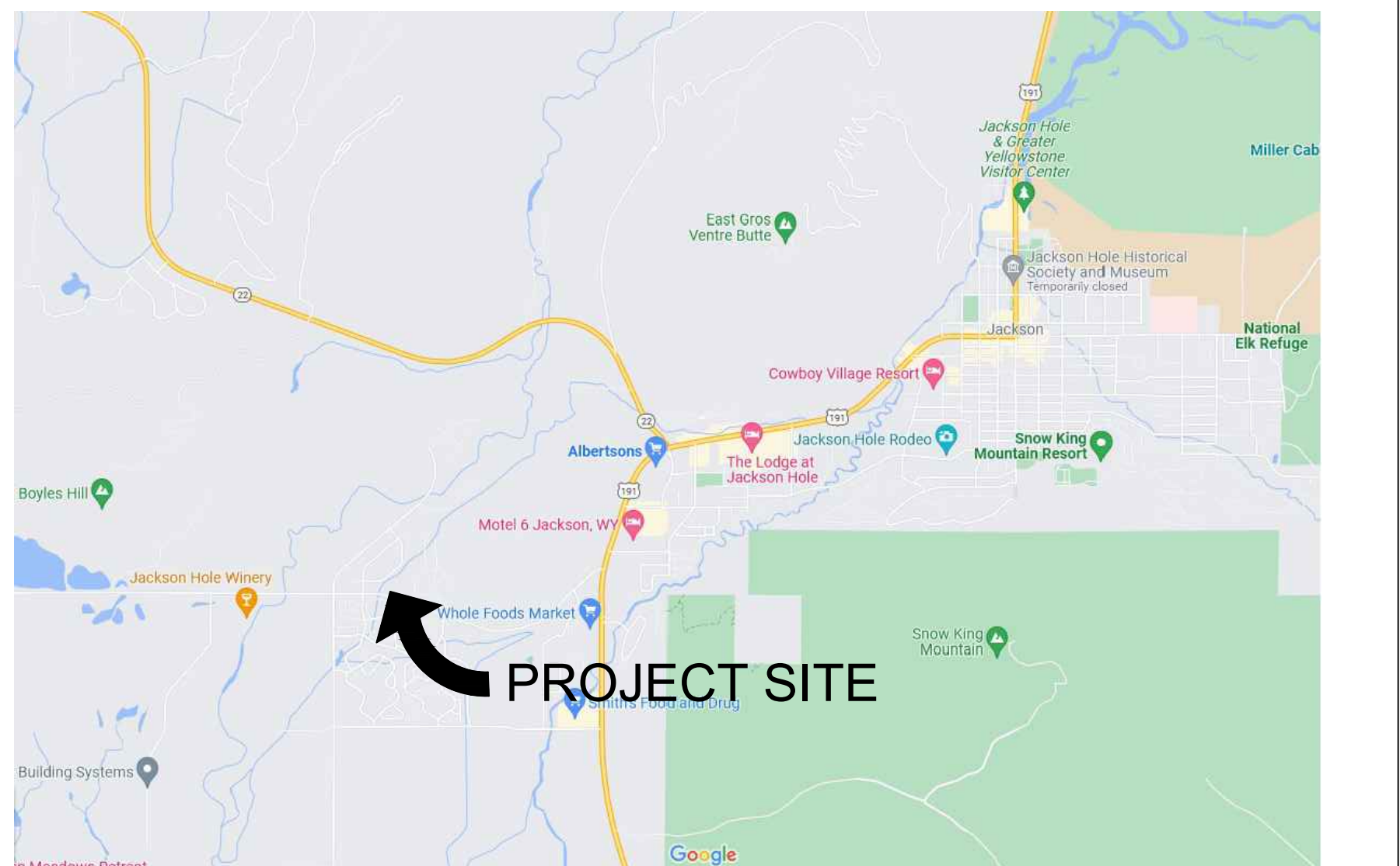
GREEN SPUR

2811 Merrilee Drive, Suite D - Fairfax, Virginia 22031

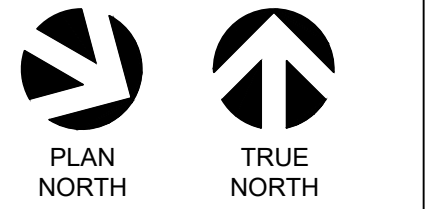
ARCHITECTURAL SYMBOLS LEGEND



LOCATION MAP



VICINITY MAP



GENERAL NOTES

2. APPLICABLE CODES: 2021 IRC, 2021 IRC & 2012 IECC.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3. ALL DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF STUD, SIP, OR OTHER STRUCTURE, UNLESS NOTED OTHERWISE. ALL OTHER WALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
4. INSTALL STANDARD WOOD BLOCKING IN PARTITIONS IN LOCATIONS WHERE WALL-MOUNTED CASEWORK, FIXTURES, TOILET ACCESSORIES, OWNER-FURNISHED EQUIPMENT, AND OTHER ITEMS NOTED TO BE SECURELY MOUNTED USING WOOD BLOCKING ARE INDICATED.
5. UNLESS DIMENSIONED OTHERWISE, LOCATE THE INSIDE SIDE OF ALL INTERIOR DOORS 8 INCHES FROM DOOR OPENING FACE OF FRAME TO ADJACENT FINISH FACE OF INSIDE CORNER OF INTERSECTING PARTITIONS OR OTHER PERMANENT VERTICAL OBSTRUCTIONS.
6. USE MOISTURE-RESISTANT TYPE GYPSUM BOARD AT PARTITIONS WITH TILE FINISH.
7. CLIMATE ZONE CLASSIFICATION = 7, SUBTYPE B.
8. FLOOR R-VALUE MIN. = R-38.
9. SLAB R-VALUE & DEPTH MIN. = 10c1, 4 FEET.
10. CEILING R-VALUE MIN. = R-49.
11. WALL R-VALUE MIN. = $R=20+5c1$ -or- $R13+10c1$.
12. CRAWL SPACE R-VALUE MIN. = $R=15c1$ /19.
13. FENESTRATION U-FACTOR MIN. = 0.32.
14. SKYLIGHT U-FACTOR MIN. = 0.55.
15. ARCHITECT TO REVIEW ALL WINDOW/DOOR SHOP DRAWINGS PRIOR TO ORDERING.
16. RADON MITIGATION SHALL BE INSTALLED PER IRC APPENDIX F. A PLUMBING TEE SHALL BE INSERTED BENEATH THE CRAWLSPACE SHEETING AND CONNECT TO A 4" SCHEDULE 20 PVC VENT PIPE. THE VENT PIPE SHALL EXTEND UP THROUGH THE BUILDING AND TERMINATE NOT LESS THAN 12" ABOVE THE ROOF IN A LOCATION AT LEAST 10 FEET FROM THE WINDOW OR ANY OTHER OPENINGS INTO THE BUILDING OR ANY ADJACENT BUILDING. PROVIDE A POWER SOURCE IN THE ATTIC FOR FUTURE INSTALL OF FAN. IN THE EVENT RADON LEVELS ARE TESTED ABOVE ACCEPTABLE LEVELS, THE FAN SHALL BE SIZED FOR 80 TO 150 CFM AT 0.1 STATIC PRESSURE. PROVIDE VAN CAP FOR THE TERMINATION.
17. FROST DEPTH = 34" FROM FINISHED GRADE TO BOTTOM OF FOOTER.
18. ALL RESIDENCES SHALL BE DESIGNED TO THE INSULATION & FENESTRATION REQUIREMENTS OF TABLE N1102.1, ZONE 7, OF THE INTERNATIONAL RESIDENTIAL CODE AS AMENDED BY TETON COUNTY.
19. RESIDENCE IS REQUIRED TO BE, AND SHALL BE, FULLY SPRINKLERED, PER CODE.

INDEX OF DRAWINGS

[illegible]

ARCHITECTURAL ABBREVIATIONS

& @ %	And At On	DBL DEMO DEM	Double Demolition Detail	HB HDWD HDWR	Hose Bibb Hardwood Hardwire	OA OC OD	Overall On Center Outside Diameter	SAN SCHED SCW	Sanitary Schedule Solid Core Wood
Ø ⊙ ⊘	Centerline Diameter or Round	DIA DIA	Diameter Diagonal	HORZ HORIZ	Horizontal Hollow Metal	OPN'G OPP	Opening Opposite Hand	SECT SHWR	Section Shower
ABV	Above	DIAG DIM	Diagonal Dimension	HPT HR	High Point Handrail	OPP OVHD	Opposite Overhead	SHT SIM	Sheet Similar
ACCUST	Acoustical	DN	Down	HT HVAC	Height Heating, Ventilation and Air Conditioning	PC PERM PERP	Precast Concrete Permanent Perpendicular	SIM SIPS	Similar Structural Insulated Panels
ADDL	Additional	DR	Door	IDC	Inside Diameter	PL PL	Plate Plastic Laminate	SPEC SPKLR	Specification Sprinkler
ADJ	Adjustable	EA	Each	IN	Inch	PLM PLYWD	Plastic Laminate Plywood	SQ SST	Square Stainless Steel
ATF	Above Finish Floor	EF	Exhaust Fan	INDL	Include (ing)	PNT PNL	Point Panel	STD STL	Standard Steel
ALUM	Aluminum	EJ	Expansion Joint	INSUL	Insulation	PR	Pair	STRUC	Structural
ALT	Alternate	ELEC	Electrical	INT	Interior	PT	Pressure Treated	SURF	Surface
APC	Architectural Precast	ELEV	Elevator	JOINT	Joint	PTD	Pointed	SYM	Symmetrical
APPROX	Approximate	EMER	Emergency	ENCL	Enclosed or Enclosure	PTN	Partition	T	Tread
ARCH	Architectural or Architect	ENGR	Engineer	ENTR	Entrance	PUR	Polyurethane	T/O	Top Of
ASCT	Asbestos Ceiling Tile	EQ	Equal	L	Long	QTY	Quantity	TEMP	Tempered
AUTO	Automatic	EQUIP	Equipment	LB	Pound	R	Riser or Radius	THK	Thick
AWC	Acoustical Wall Covering	EW	Each Way	LH	Left Hand	RAD	Radius	T.O.S.	Top of Slab
AWP	Acoustical Wall Panels	EXH	Exhaust	LHR	Left Hand Reverse	RCP	Reflected Ceiling Plan	T.O.W.	Top of Wall
ACCESS	Accessible	EXIST	Existing	LR	Left Right	REF	Refer To	TV	Television
B/O	Bottom Of	EXT	Exterior	LTG	Lighting	REFR	Refrigerator	TYP	Typical
BD	Board	FD	Floor Drain	M	Men	REFR	Refrigerator	UNO	Unless Otherwise Noted
BTW	Between	FDN	Foundation	MAX	Maximum	REIN	Reinforced, Reinforcing	UPS	Uninterrupted Power Supply
BLDG	Building	FF	Finish Floor	MATL	Material	REQD	Required	VCT	Vinyl Composition Tile
BLK	Black	FIN	Finish	MECH	Mechanical	REV	Revision, Reverse	VERT	Vertical
BLKG	Blocking	FLOOR	Fluorescent	MEMB	Membrane	RHT	Right Hand	VEST	Vestibule
C	Channel (Steel Section)	FRT	Face of Finish	MFL	Fold	RHR	Right Hand Reverse	VIF	Verify In Field
CCTV	Closed Circuit Television	FTG	Foot or Feet	MFR	Manufacturer	RM	Room	VTR	Vent Thru Roof
CFM	Cold Formed Metal Framing	FTG	Foot or Feet	MISC	Miscellaneous	RO	Rough Opening	W	Wide
CL	Control Joint	G	Gauge	MND	Moisture Resistant	W	With	W/O	Without
CL	Center line	GALV	Galvanized	N	North	WC	Water Closet or Wall Covering	WD	Wood
CLG(S)	Ceiling(s)	GND	General Contractor	N/A	Not Applicable	WH	Waterproof or Working Point	WR	Water Resistant
CLOS	Closet	GLAZ	Glaze/Glazing	NIC	Not In Contract	WSCT	Wainscot	WT	Weight
CLR	Clear	GWB	Gypsum Wallboard	NOM	Not To Scale	WWF	Welded Wire Fabric		
CMU	Concrete Masonry Unit	GYP	Gypsum						
CO	Clearcut								
COL	Column								
CONC	Concrete								
CONT	Continuous or Continuation								
COORD	Coordinate								
CORR	Corridor								
CT	Carpet Tile								
CTR	Ceramic Tile								
CT	Center								
CW	Casework								

MATERIAL DESIGNATIONS

SECTION SYMBOLS			
GRAVEL / CRUSHED STONE		GLASS	
CONCRETE		GYPSUM WALL BOARD	
SAND/GROUT		BATT INSULATION	
CONCRETE MASONRY UNITS		RIGID INSULATION	
STEEL		ACOUSTICAL TILE	
ALUMINUM		CARPET	
FINISHED WOOD		ROUGH CARPENTRY	
PLYWOOD		WOOD OR METAL SHIM OR SPACER	
BRICK		LIMESTONE	
ELEVATION SYMBOLS			
CONCRETE, PLASTER DRYWALL, CUT STONE			
FINISHED WOOD			
GLASS			
CONCRETE MASONRY			
CERAMIC TILE			
SHEET MTL. OR ALUM.			



CONSULTANTS

CIVIL ENGINEER:



Jorgensen Associates
1315 Highway 89 S., Suite 201
P.O. Box 9550
Jackson, Wyoming 83001
307-733-5150

LANDSCAPE DESIGN:



Teton Heritage Landscaping
Box 1748
Wilson, Wyoming 83014
307-733-3775

REGISTRATION

No.	Description	Date
DD	DRC SUBMITTAL	2/26/24
DD	50% DESIGN DEVELOPMENT	2/26/24
DD	DRC RESUBMITTAL	3/25/24

PCHJ Workforce
Housing Development

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

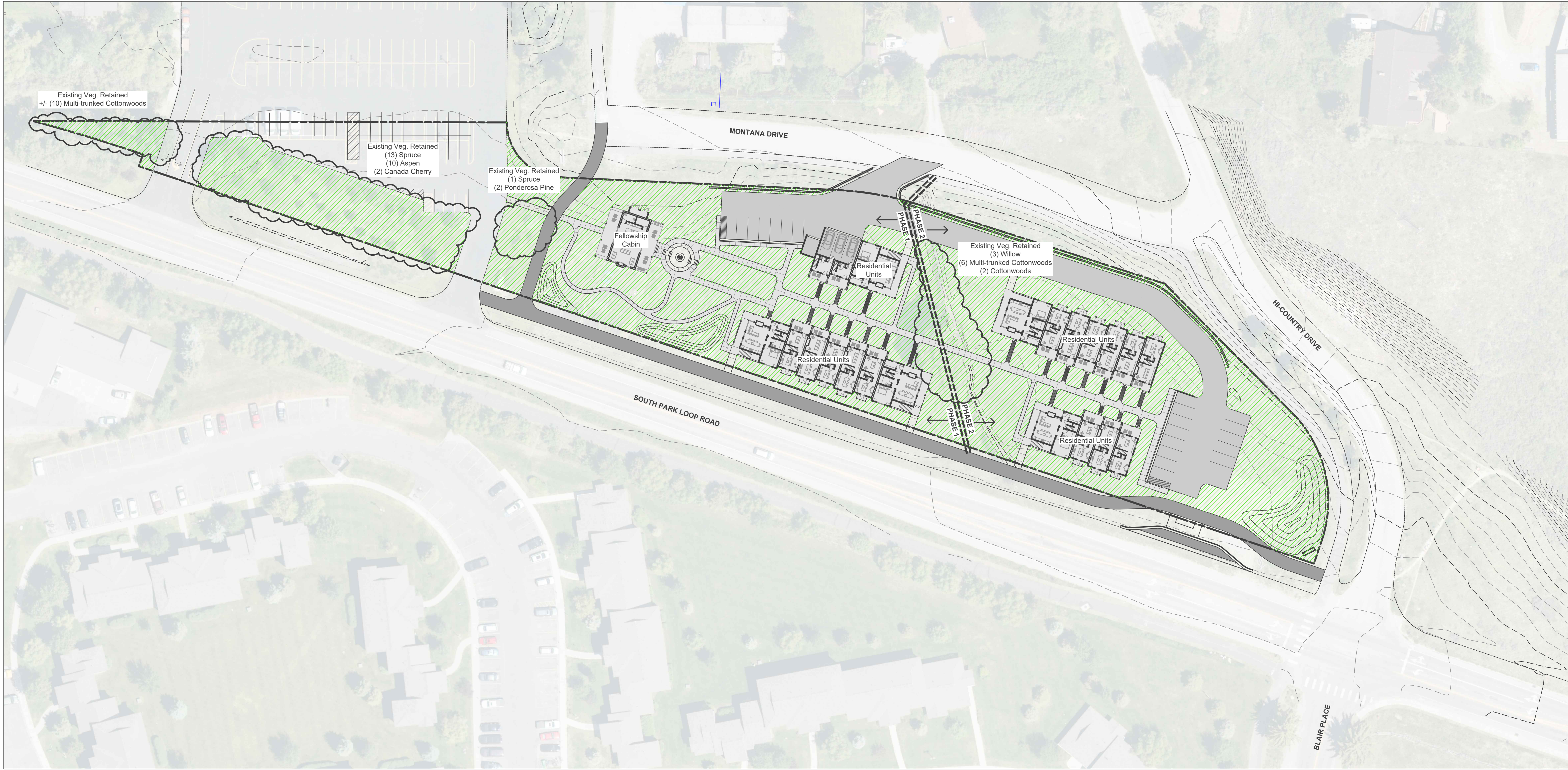
Project number	24XXX
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Date	3/23/24
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Drawn by	TSM
Checked by	ZG

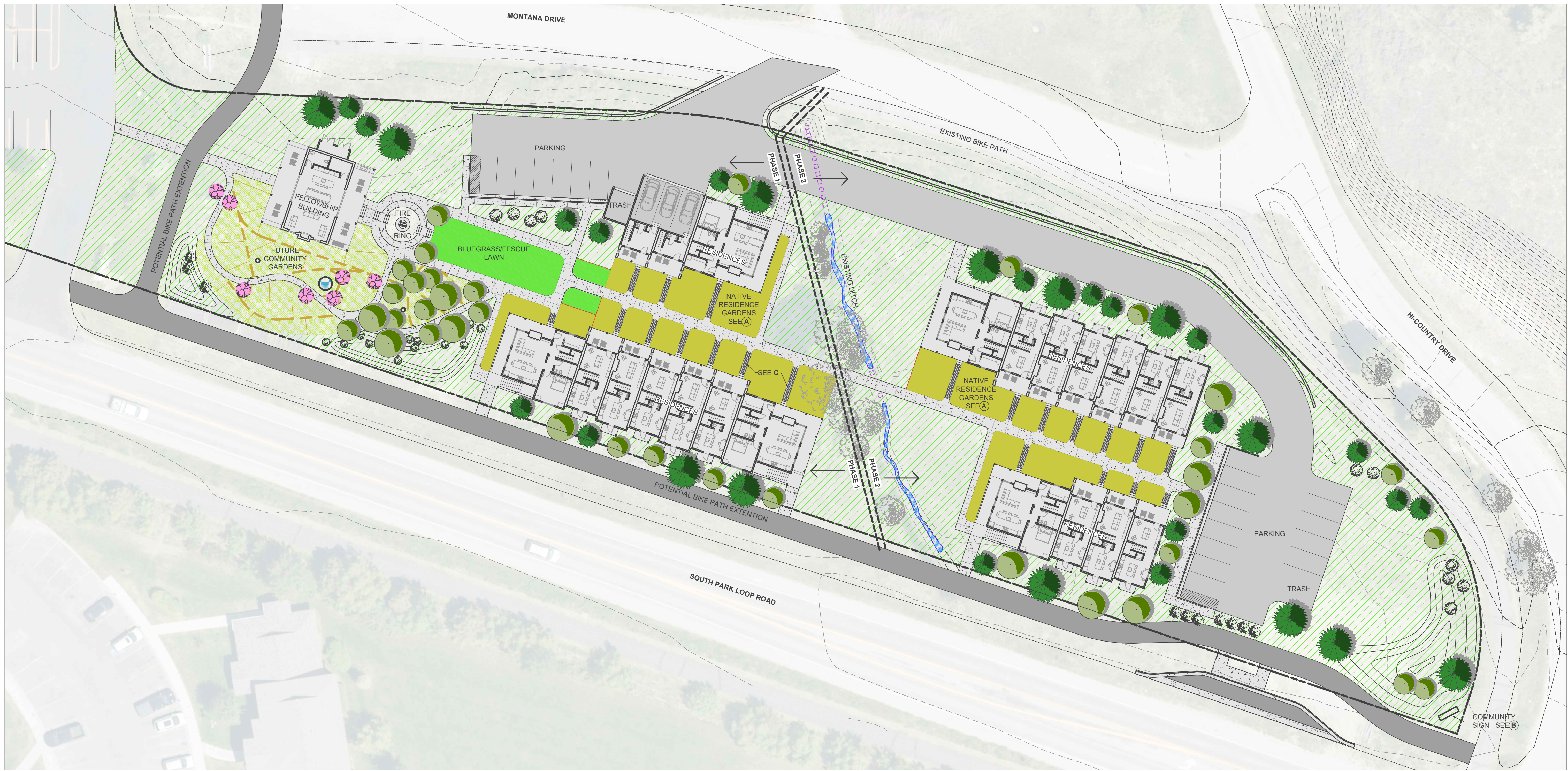
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Scale	NO SCALE
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Legend	
Existing	Proposed
Property Line	
Index Contour	
Intermediate Contour	
Retained Vegetation (for plant units)	
Landscaped Area (for LSR)	

SITE CALCULATIONS	
Gross Site Area	2.93 acres - 127,630 sq. ft.
Required per Section 2.2.4 - N.J. 3	
Minimum LSR (0.45)	(0.45) 127,630 = 57,433 sq. ft.
Plant Units (1 per dwelling unit)	21 D.U.'s = 21 p.u.
Proposed Landscape Surface	
Proposed Plant Units	67,500 sq. ft.
Proposed Plant Units	21 Plant Units
EXISTING VEGETATION RETAINED	
Spruce	14
Aspen	10
Multi-trunked Cottonwood	16
Cottonwood	2
Ponderosa Pine	2
Plant Unit Credits	44 Trees
Canada Cherry	2
Willow Shrubs	3
Plant Unit Credits	5 Shrubs
PROJECT PHASING NOTES	
Phase 1	10 Residential Units
Phase 2	11 Residential Units



PLANT CREDITS FROM L1.2
Tree credit from retained vegetation and plant unit alternative 44 Trees and 5 Shrubs

PLANT UNITS - PHASE 1 and 2
(21) Plant Units required - TOJ Alternative B

(44) 3" Cal. Tree less 10 credits	34
(42) 6" B+B Shrub less 5 credits	37
(63) 8" Evergreen Tree less 36 credits	27

FULL PROJECT PROPOSED PLANT SCHEDULE

Populus tremuloides - 3" Cal.	36
Prunus virginiana - 6" B+B	10
Cornus sericea - 6" B+B	15
Crataegus douglasii - 6" B+B	12
Picea pungens - 8" B+B	31

NOTES

- No underground utilities shown. Contractor shall be responsible for on-site utility location services before any excavation activity.
- Refer to Sheet L1.2 for map showing existing vegetation retained for plant unit credits.
- Trees and shrubs indicated shall conform to Wyoming Nursery Stock and Seed Laws. Nursery Stock shall be in accordance with W.S. 11-8-101 to 109 accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Dept. of Agriculture.
- Trees and shrubs indicated shall be maintained by an automatic underground irrigation system.

PLANT UNITS - PHASE 1
(10) Plant Units required - TOJ Alternative B

(21) 3" Cal. Tree less 1 credit	20
(20) 6" B+B Shrub less 4 credits	16
(30) 8" Evergreen Tree less 19 credits	11

PROPOSED PLANT SCHEDULE - PHASE 1

Populus tremuloides - 3" Cal.	22
Prunus virginiana - 6" B+B	3
Cornus sericea - 6" B+B	9
Crataegus douglasii - 6" B+B	4
Picea pungens - 8" B+B	12

PLANT UNITS - PHASE 2
(11) Plant Units required - TOJ Alternative B

(23) 3" Cal. Tree less 9 credit	14
(22) 6" B+B Shrub less 1 credit	21
(33) 8" Evergreen Tree less 17 credits	16

PROPOSED PLANT SCHEDULE - PHASE 2

Populus tremuloides - 3" Cal.	14
Prunus virginiana - 6" B+B	7
Cornus sericea - 6" B+B	6
Crataegus douglasii - 6" B+B	8
Picea pungens - 8" B+B	19

Legend

Existing	Property Line	Proposed
6290	Index Contour	Intermediate Contour
EVERGREEN TREE 8" H. Min at installation	CANOPY TREE 3" Cal. Min at installation	SMALL TREE OR LARGE SHRUB 6" H. Min at installation
NATIVE MEADOW GRASS (mowed once in Fall)	RESIDENCE NATIVE GARDENS SEE (A)	BLUEGRASS/ FESCUE BLEND LAWN
	FUTURE COMMUNITY GARDEN	

PLANT UNITS - PHASE 1
(10) Plant Units required - TOJ Alternative B

(21) 3" Cal. Tree less 1 credit	20
(20) 6" B+B Shrub less 4 credits	16
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PLANT UNITS - PHASE 2
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(22) 6" B+B Shrub less 1 credit	21
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PROPOSED PLANT SCHEDULE - PHASE 2

Populus tremuloides - 3" Cal.	14
Prunus virginiana - 6" B+B	7
Cornus sericea - 6" B+B	6
Crataegus douglasii - 6" B+B	8
Picea pungens - 8" B+B	19

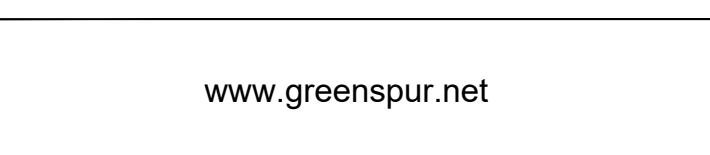
Example of native gardens for each residence.

Example of community sign.

Example of stamped concrete.

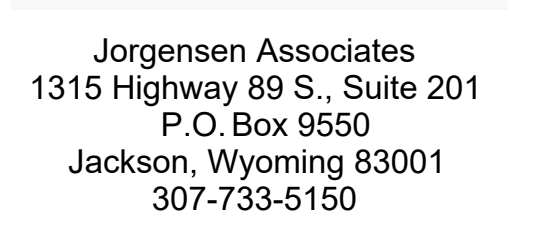
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North Arrow: NORTH

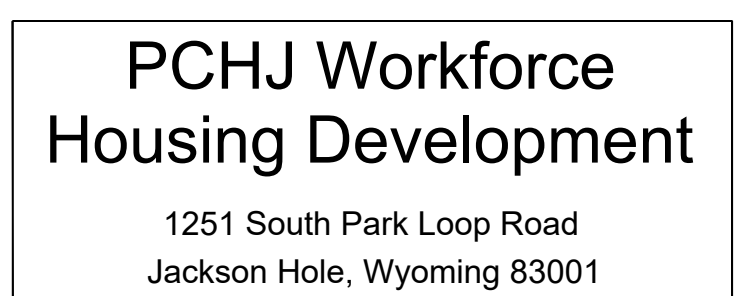
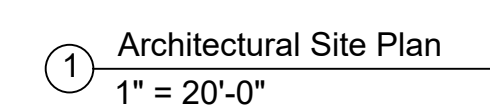
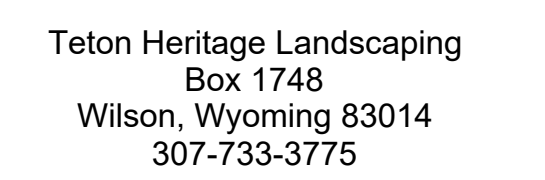


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LANDSCAPE DESIGN:

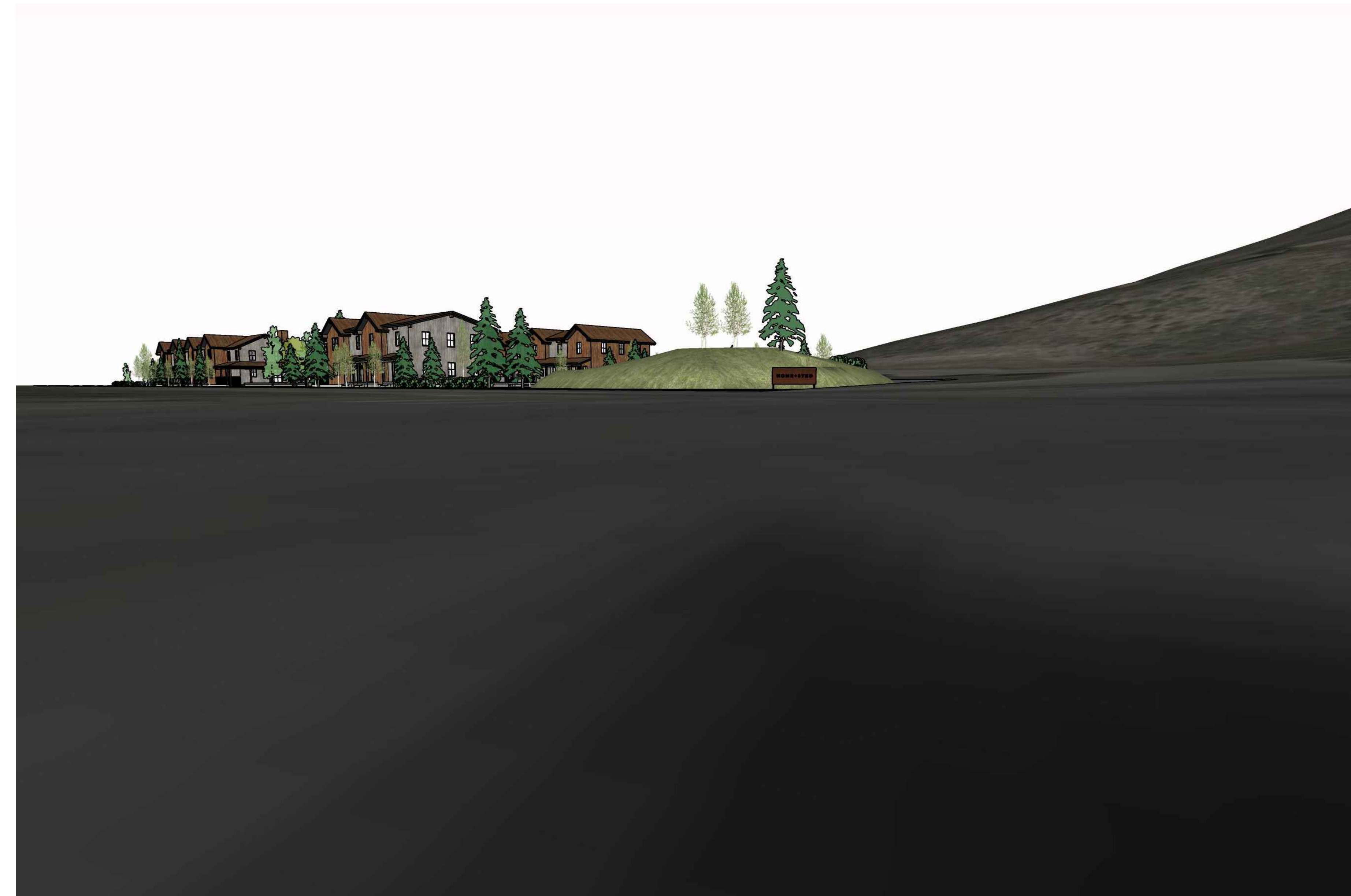
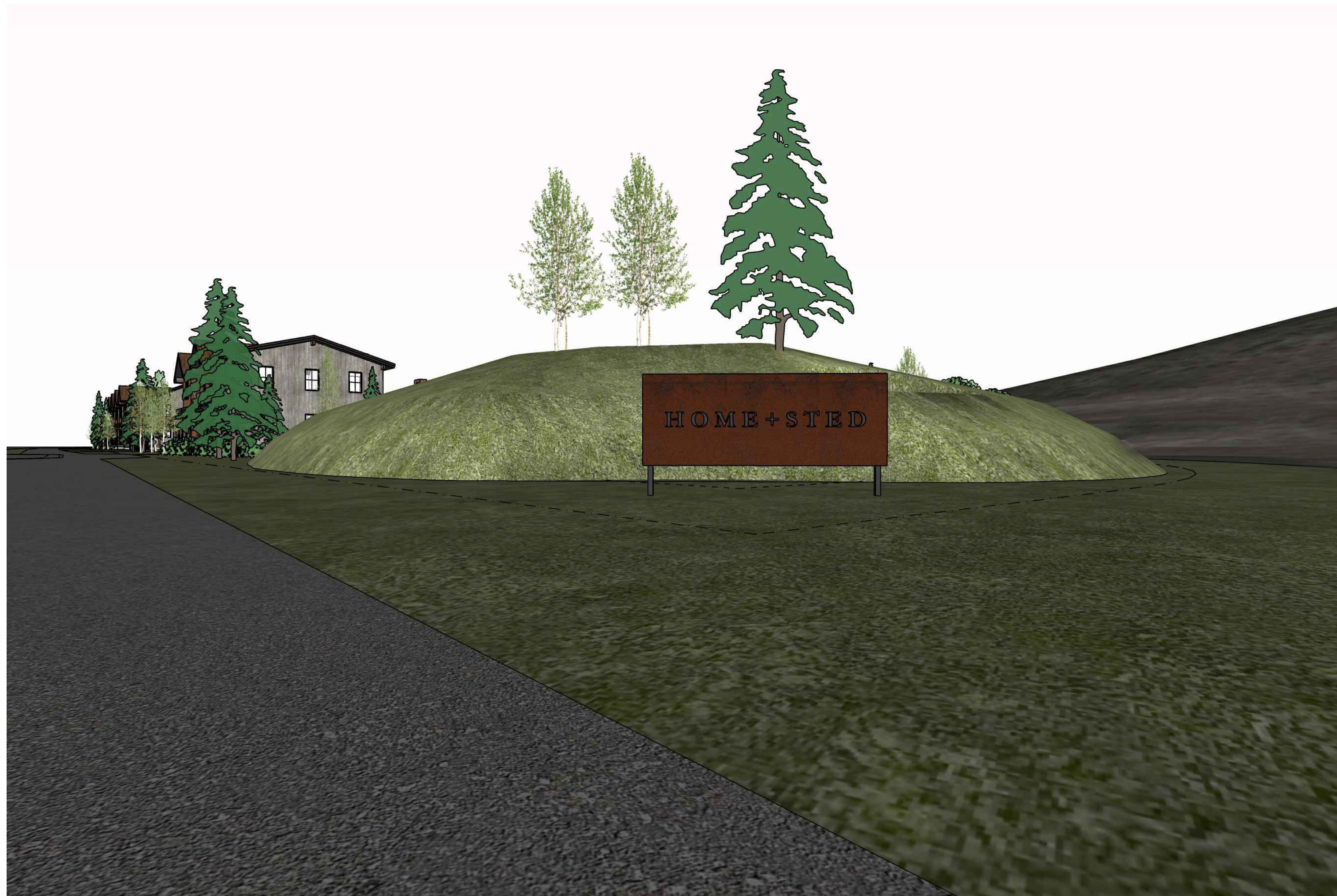


Architectural Site Plan

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-050

Scale	1" = 20'-0"
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CIVIL ENGINEER:



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DSCAPE DESIGN:



Teton Heritage Landscaping
 Box 1748
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 307-733-3775

REGISTRATION

[illegible]

**PCHJ Workforce
Housing Development**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Exterior Images

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

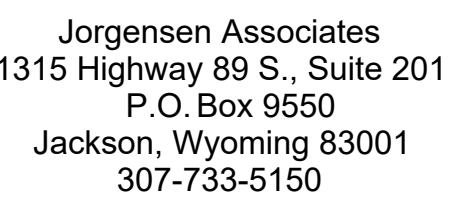
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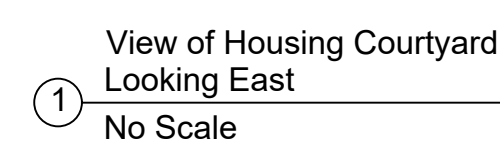
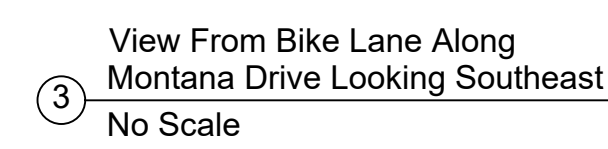
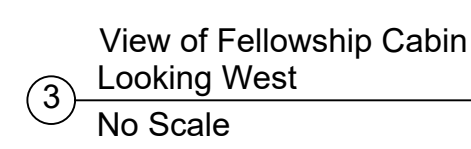
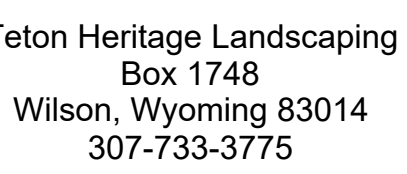


CONSULTANTS

WIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

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Housing Development**
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Exterior Images

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-052

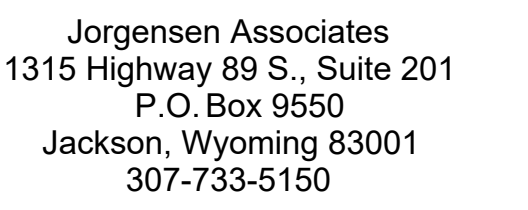
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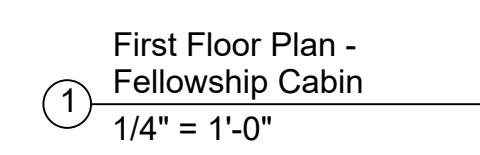
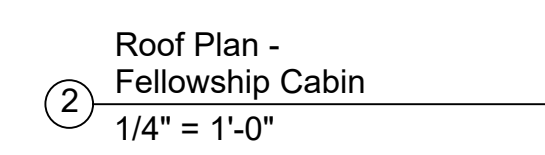
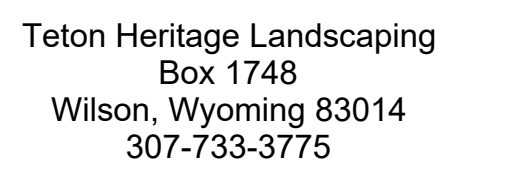
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LANDSCAPE DESIGN:



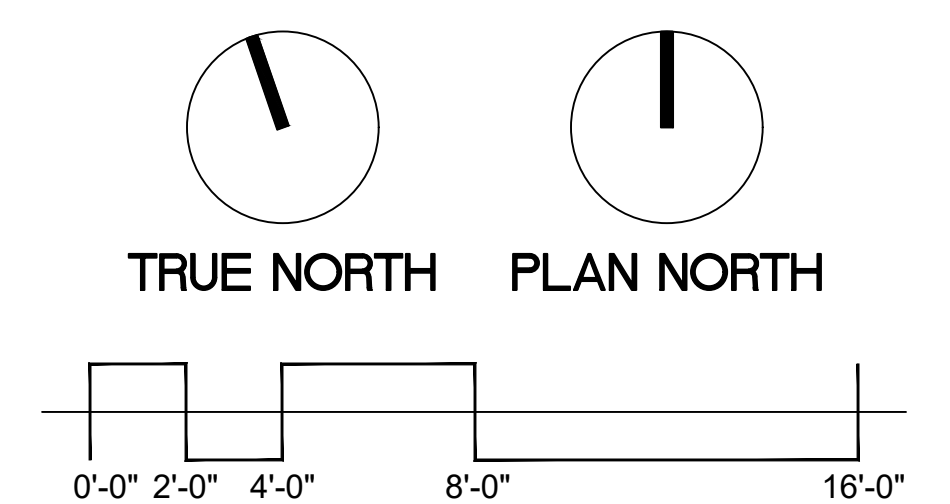
REGISTRATION

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Fellowship Cabin

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-100

Scale 1 1/2" = 1'-0"



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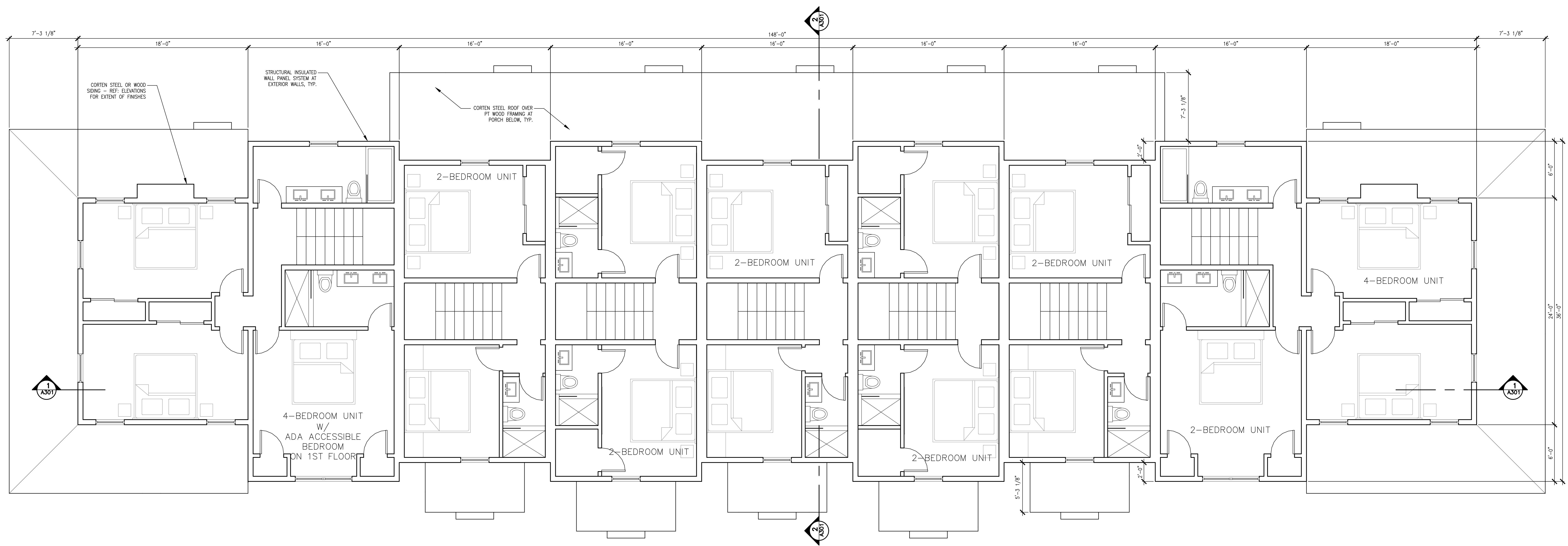


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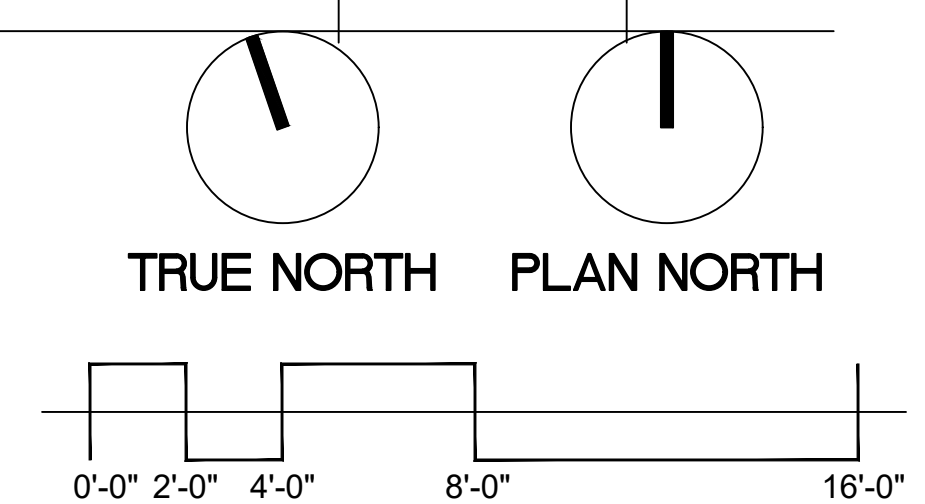
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 307-733-3775



② Second Floor Plan - Unit A
1/4" = 1'-0"



① First Floor Plan - Unit A
1/4" = 1'-0"



**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

First & Second
Floor Plans - Unit A

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-101

ale	1 1/2" = 1'-0"
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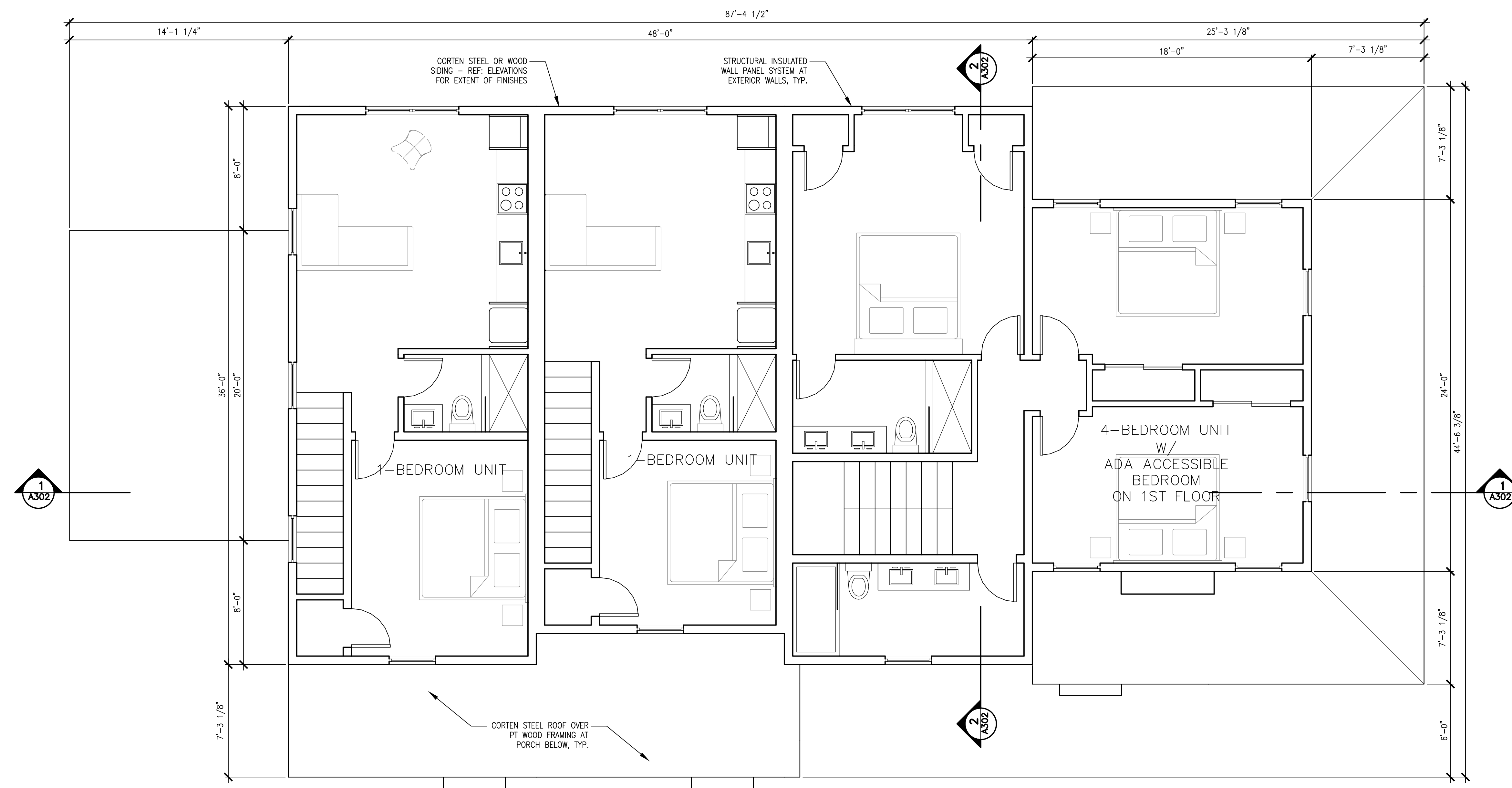


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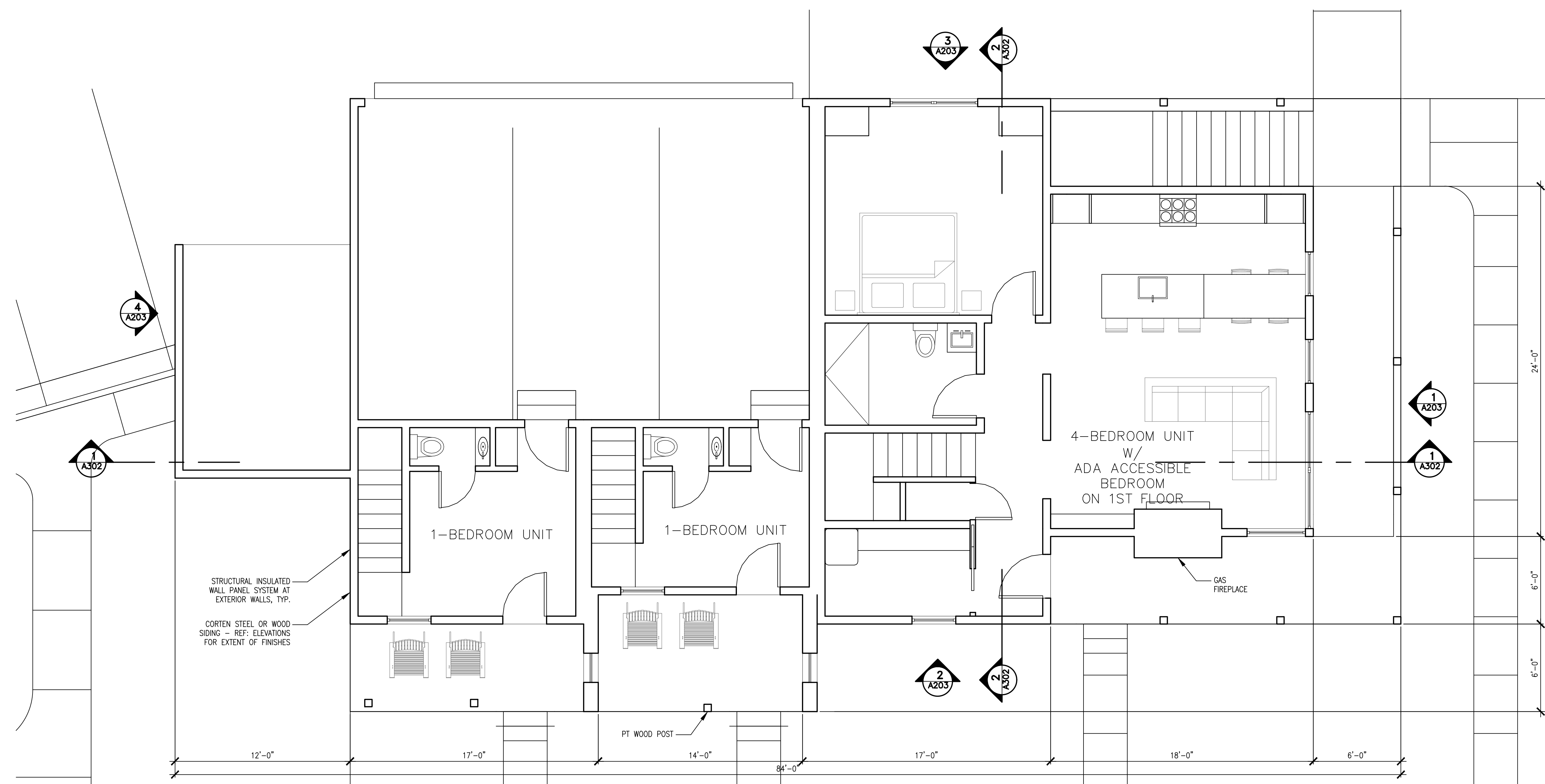
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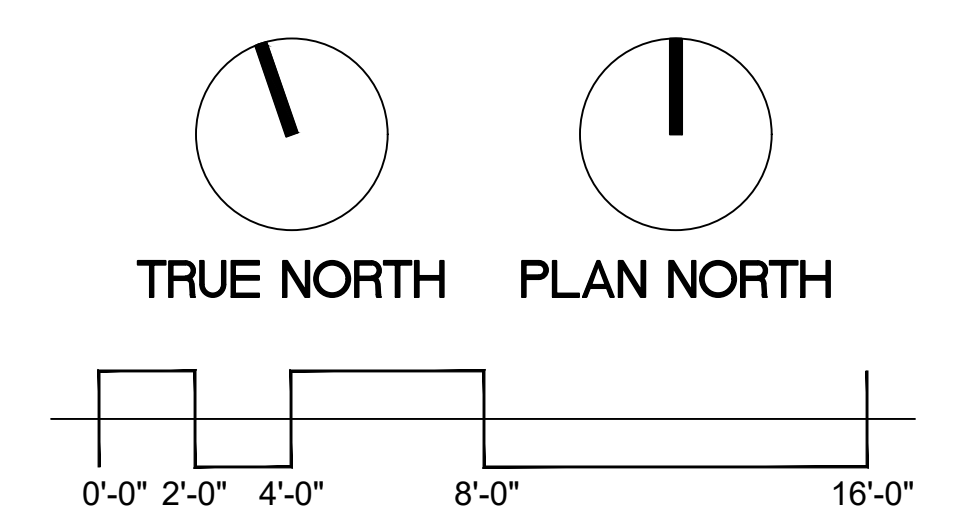
Teton Heritage Landscaping
Box 1748
Wilson, Wyoming 83014
307-733-3775



② Second Floor Plan - Unit B
1/4" = 1'-0"



① First Floor Plan - Unit B
1/4" = 1'-0"

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**Presbyterian Church of
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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

First & Second
Floor Plans - Unit B

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-102

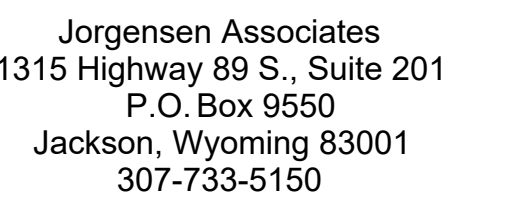
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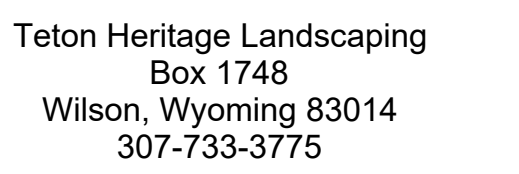
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CONSULTANTS

WIL ENGINEER:



SCAPE DESIGN:



Architectural drawing of the roof plan for the main building. The drawing shows a large rectangular area with a central section labeled "CORTEX STEEL ROOF OVER STRUCTURAL INSULATED ROOF PANELS, TYP. @ UPPER ROOFS". This central section is flanked by two smaller sections labeled "CORTEX STEEL ROOF OVER PT WOOD FRAMING, TYP. @ PORCH ROOFS BELOW". The drawing includes dimensions for the various sections and a note indicating "2 A302" at the corners.

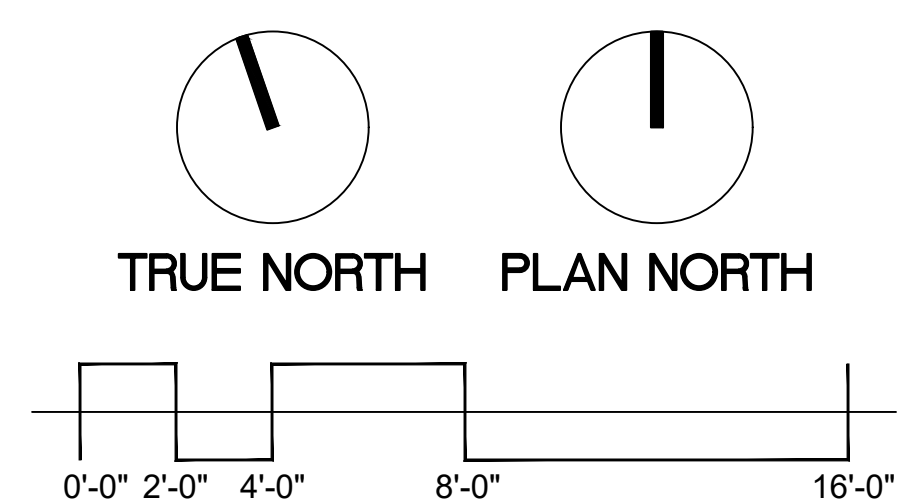
REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

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



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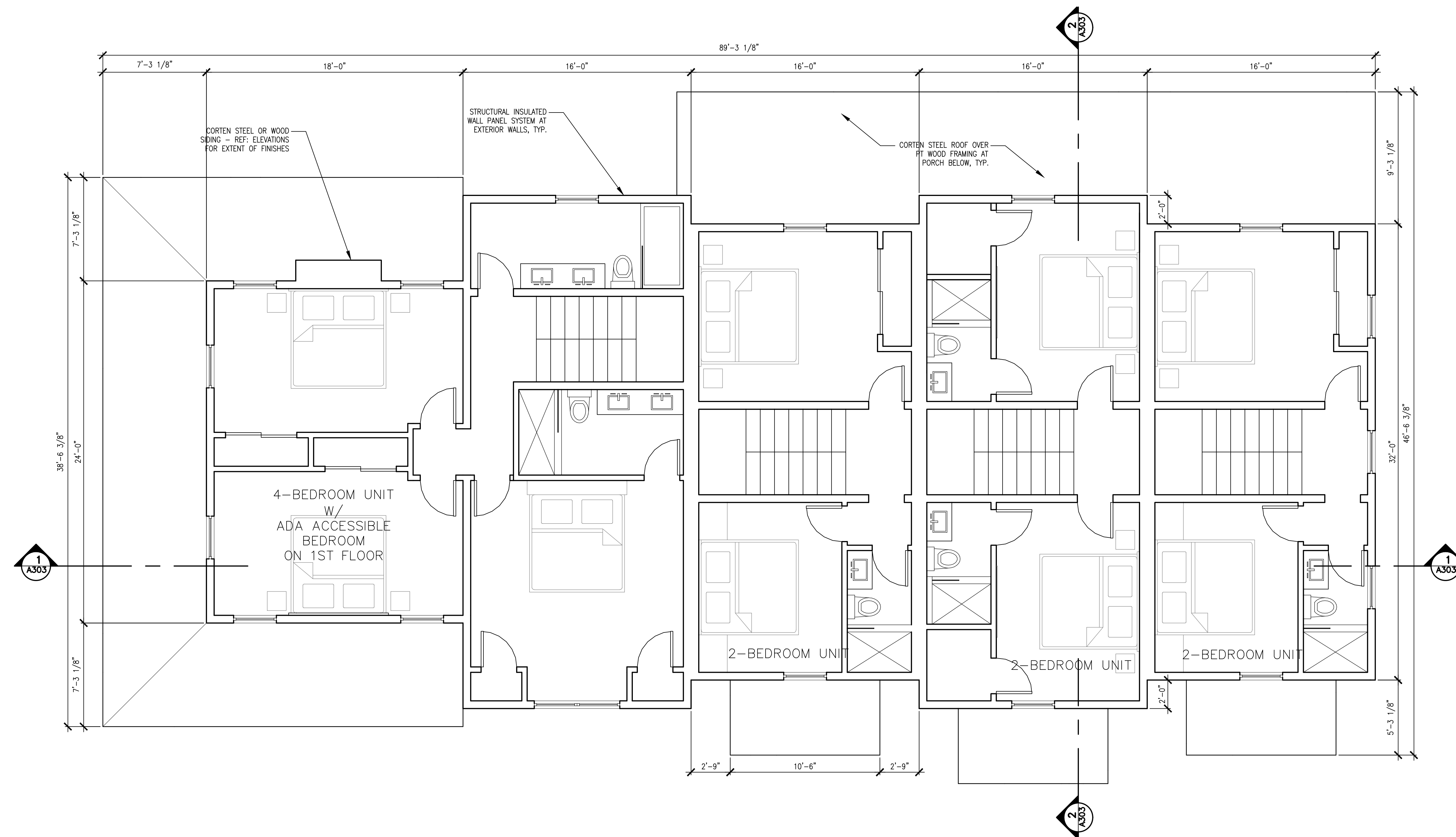


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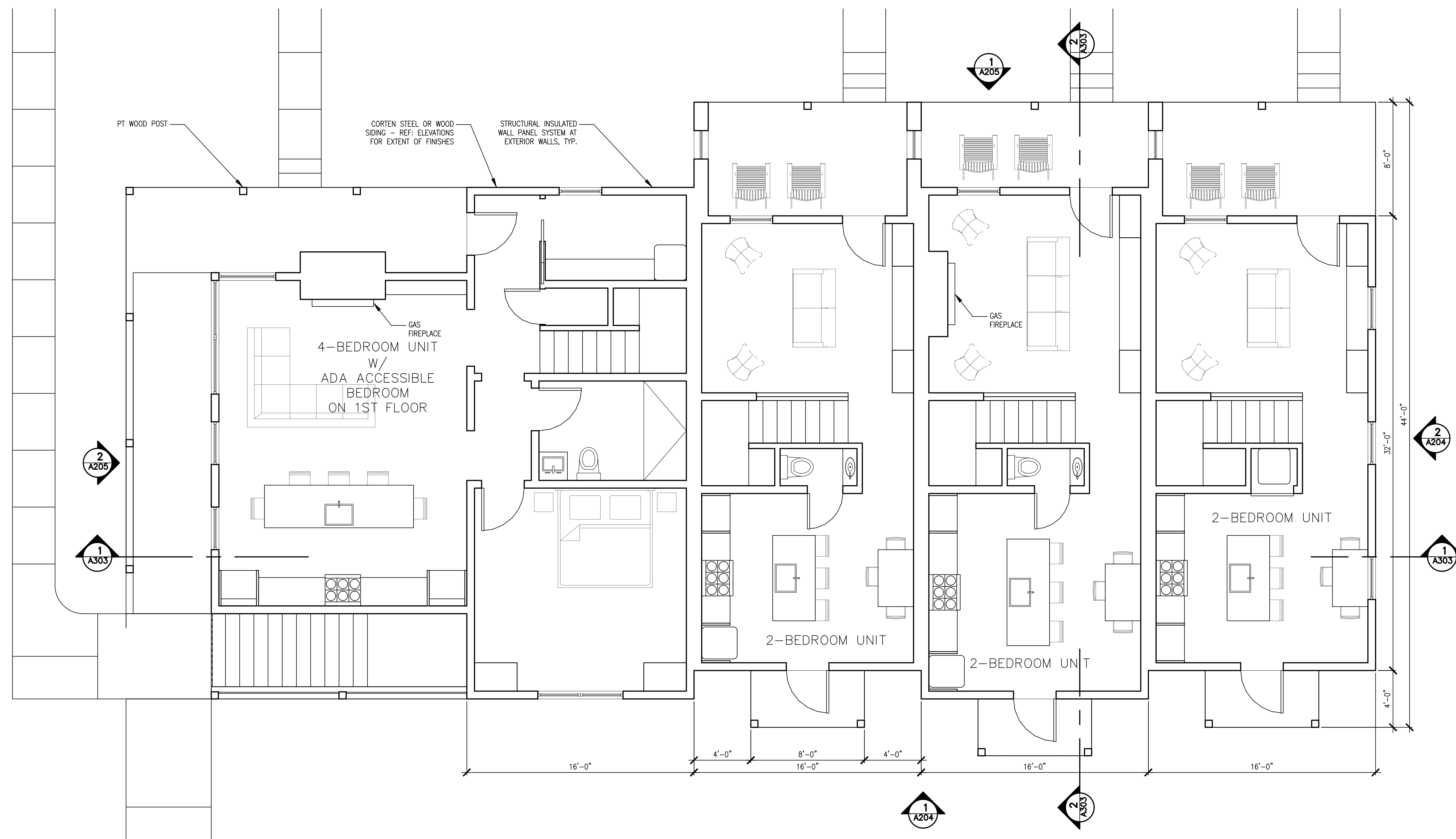
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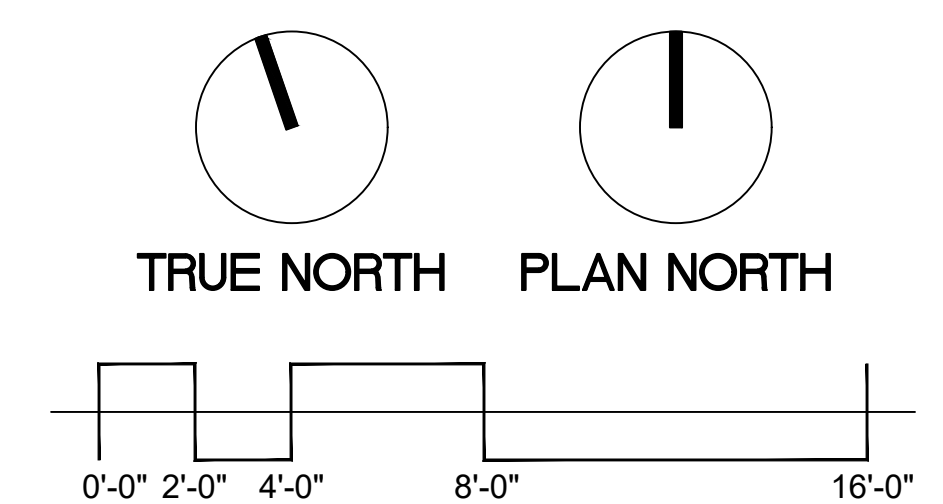
Teton Heritage Landscaping
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307-733-3775



② Second Floor Plan - Unit C
1/4" = 1'-0"



① First Floor Plan - Unit C
1/4" = 1'-0"



**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

First & Second
Floor Plans - Unit C

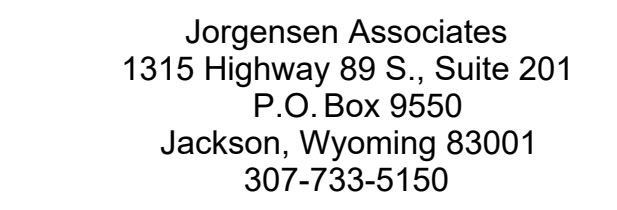
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Date	3/23/24
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Checked by	ZG

A-103

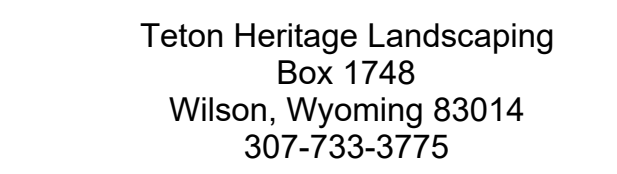
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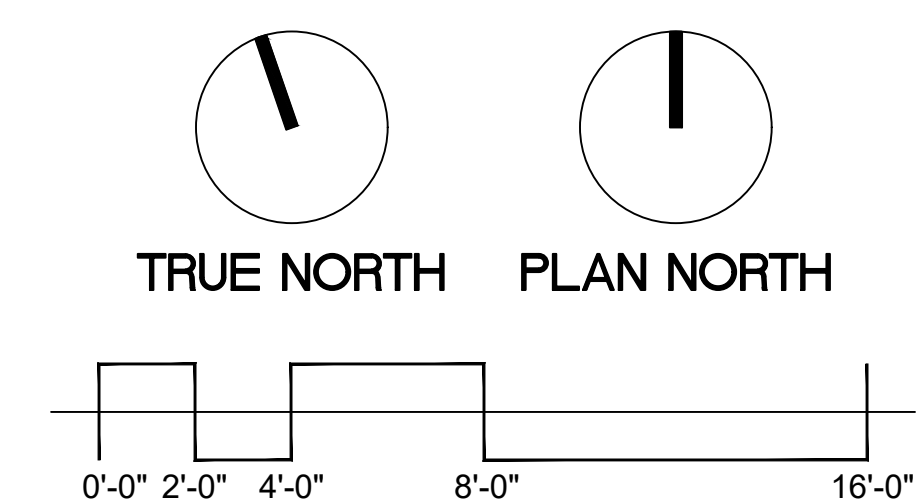
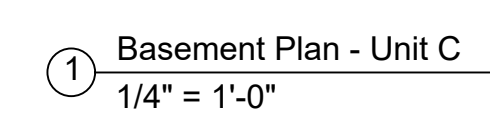
CIVIL ENGINEER:



LANDSCAPE DESIGN:



② Roof Plan - Unit C
1/4" = 1'-0"

[illegible]

**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

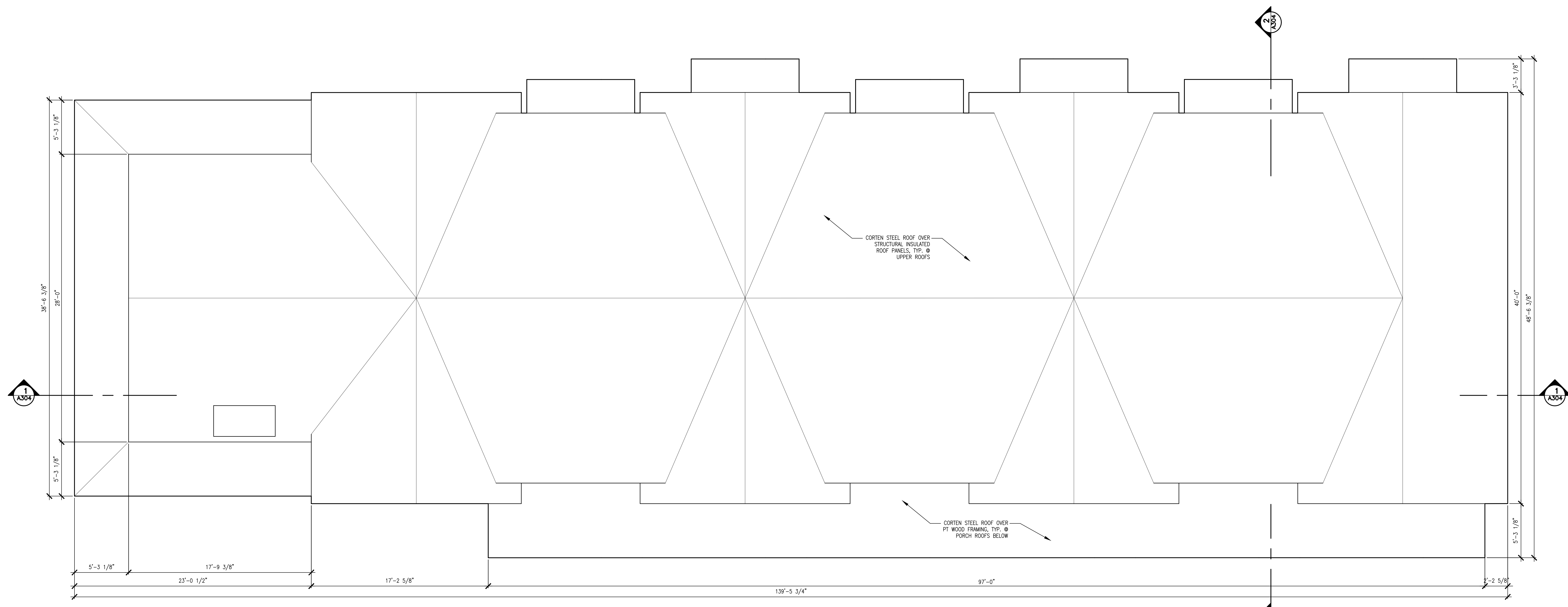
Roof & Basement Plan - Unit C

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

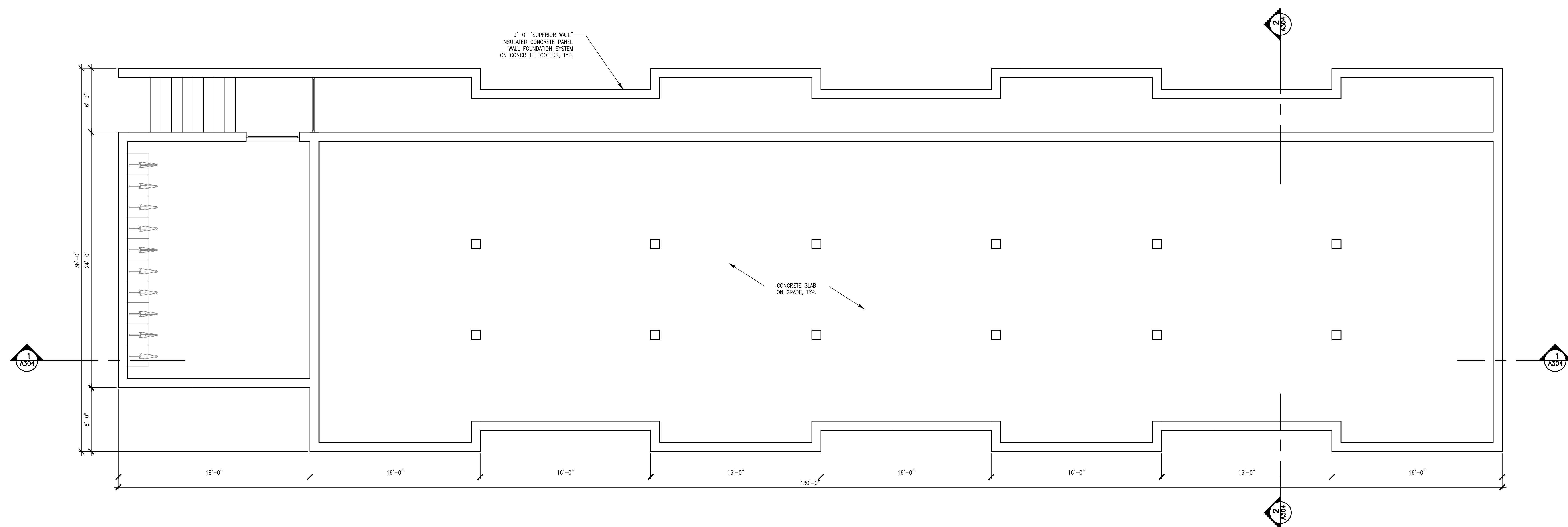
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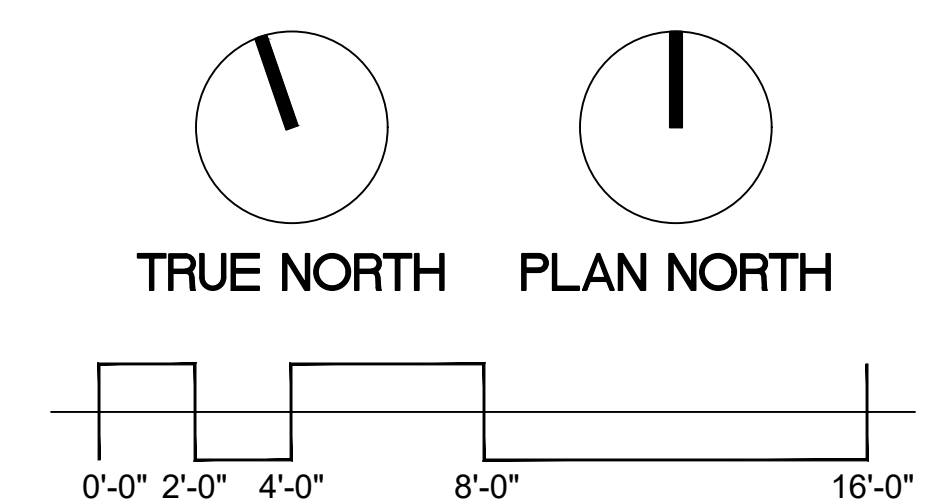
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② Roof Plan - Unit D
1/4" = 1'-0"



1 Basement Plan - Unit D
1/4" = 1'-0"

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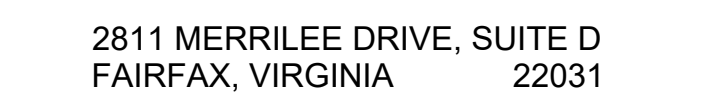
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Roof & Basement
Plan - Unit D

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-104A

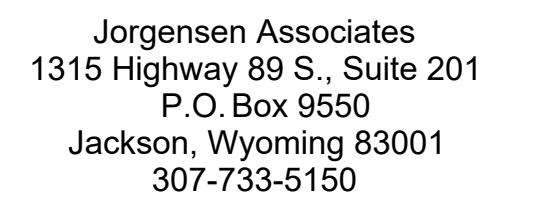
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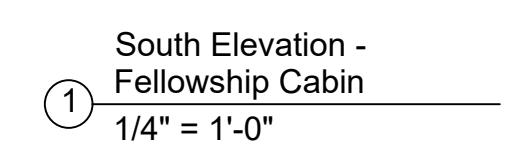
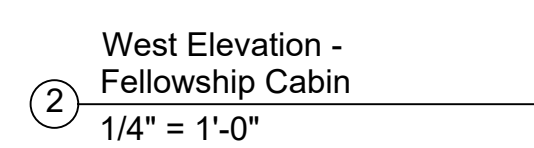
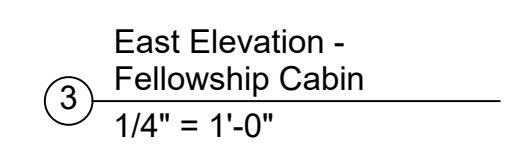
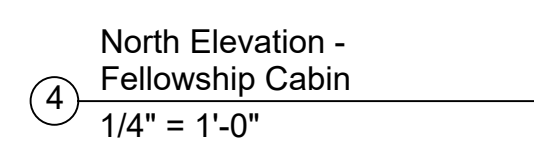
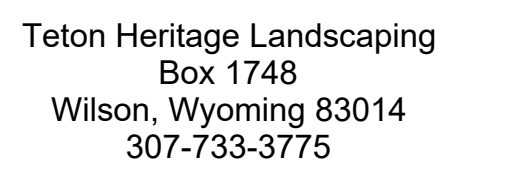
www.greenspur.net

CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

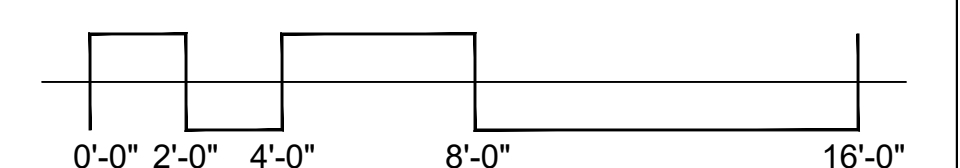
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

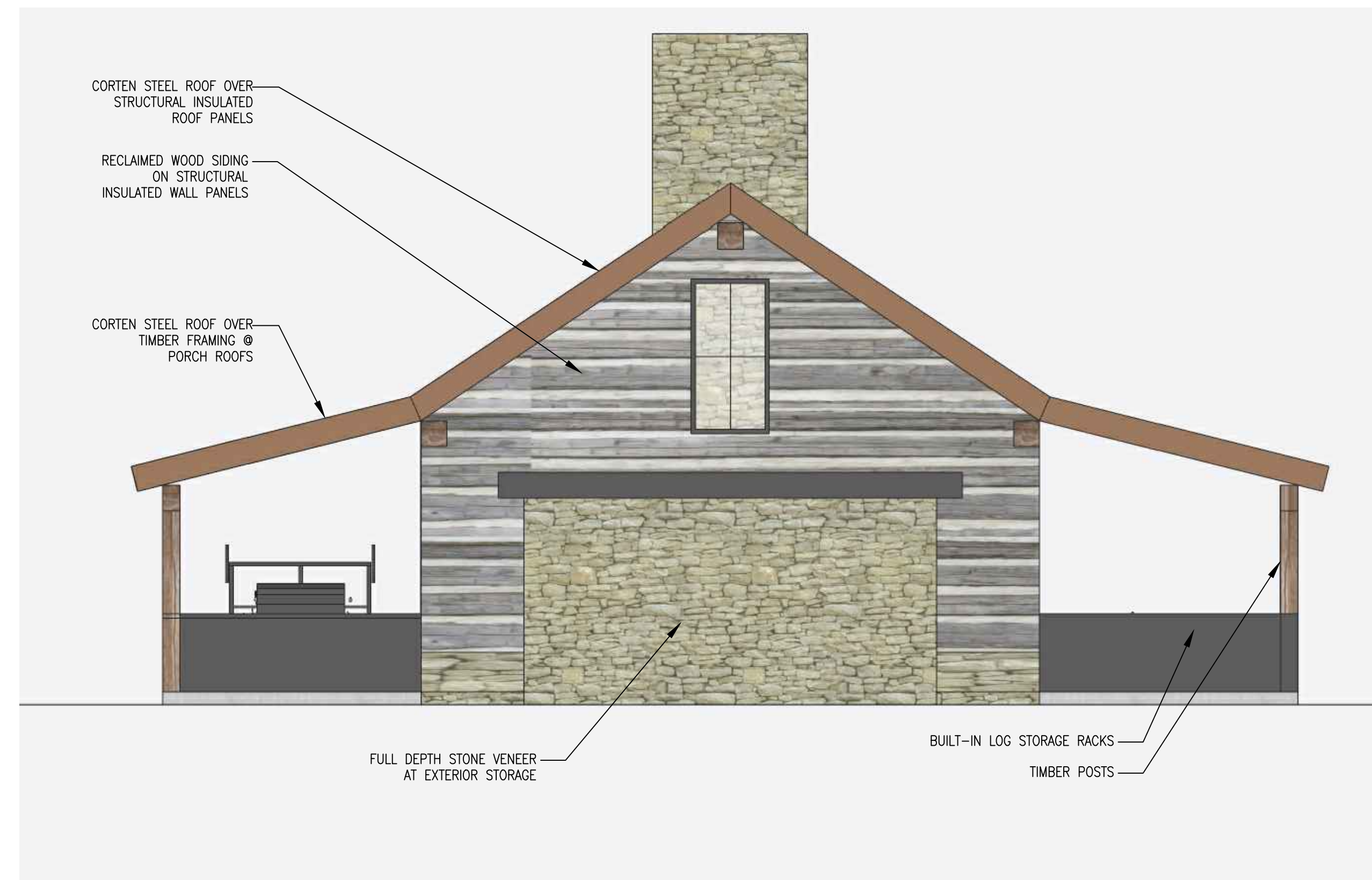
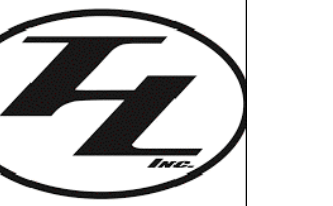
Elevations - Fellowship Cabin

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-200

Scale	1 1/2" = 1'-0"
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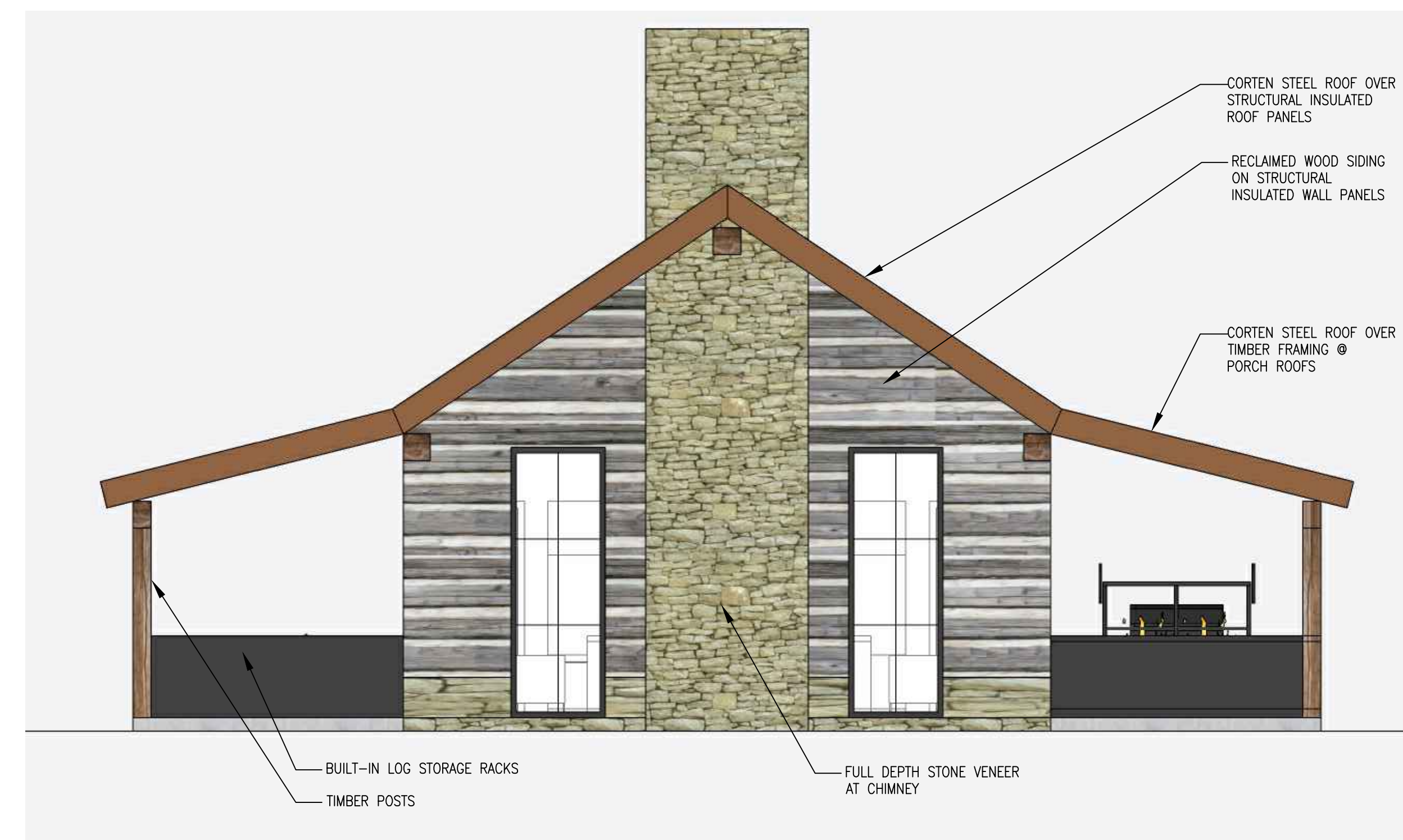
North Elevation -
Fellowship Cabin
④ $1/4" = 1'-0"$



East Elevation -
Fellowship Cabin
③ 1/4" = 1'-0"



West Elevation -
Fellowship Cabin
② 1/4" = 1'-0"



South Elevation -
Fellowship Cabin
1/4" = 1'-0"

REGISTRATION

[illegible]

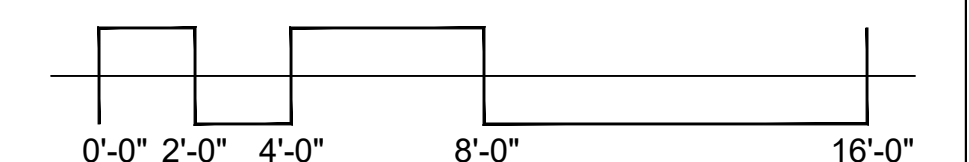
PCHJ Workforce
Housing Development

Colored Elevations
- Fellowship Cabin

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

-200A

Scale $1\frac{1}{2}" = 1'-0"$



CONSULTANTS

CIVIL ENGINEER:

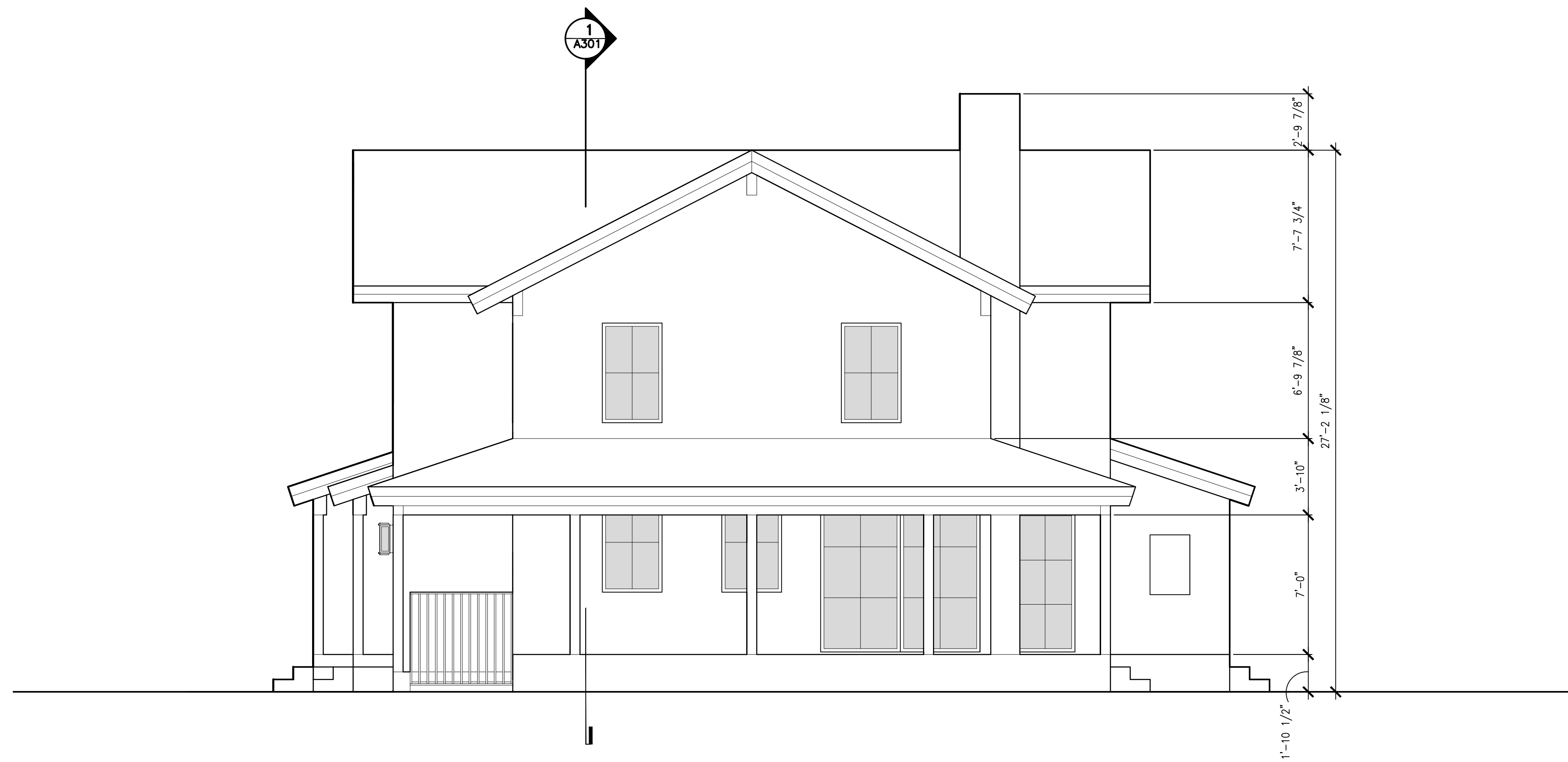


Jorgensen Associates
1315 Highway 89 S., Suite 201
P.O. Box 9550
Jackson, Wyoming 83001
307-733-5150

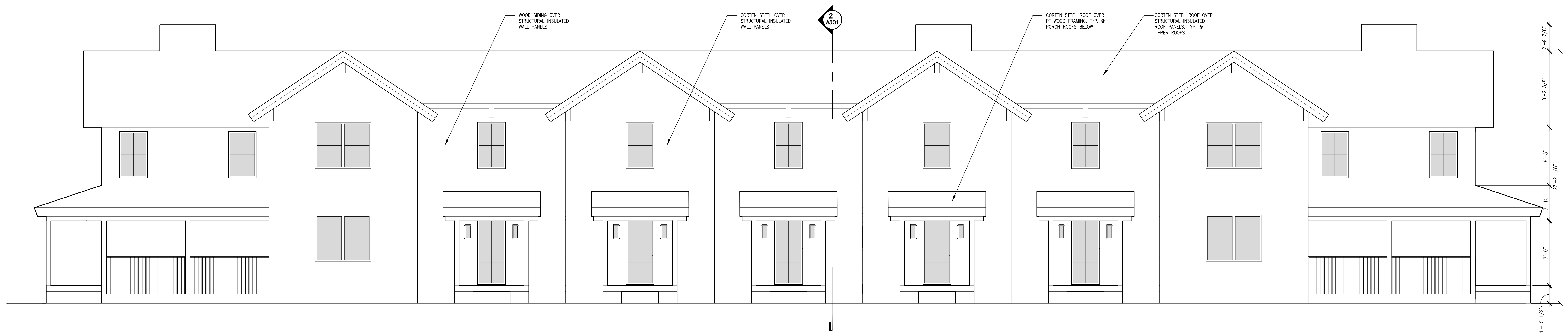
LANDSCAPE DESIGN:



Teton Heritage Landscaping
Box 1748
Wilson, Wyoming 83014
307-733-3775



② East Elevation - Unit A
1/4" = 1'-0"



① South Elevation - Unit A
1/4" = 1'-0"

REGISTRATION

[illegible]

Presbyterian Church of
Jackson Hole

1251 South Park Loop Road
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South & East
Elevations - Unit A

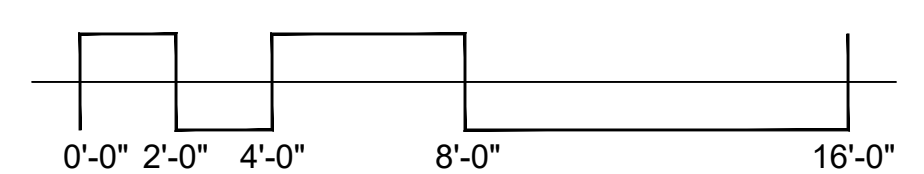
Project number	24XXX
Date	3/23/24

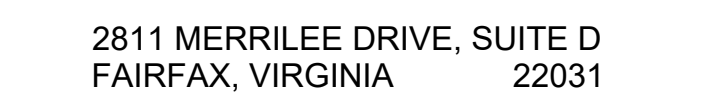
Drawn by	TSM
Checked by	ZG

A 201

Scale 1 1/2" = 1'-0"

000%	1 1/2 - 1-5
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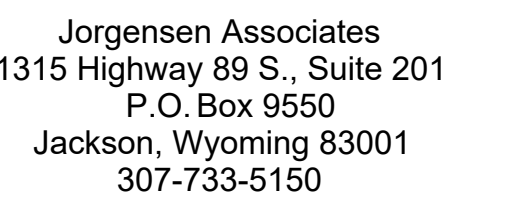




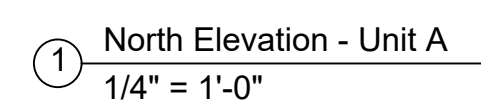
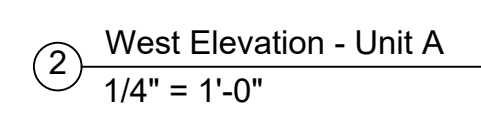
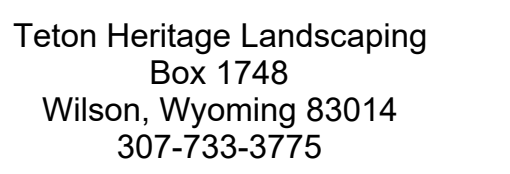
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CONSULTANTS

WIL ENGINEER:



OSCAPE DESIGN:



REGISTRATION

[illegible]

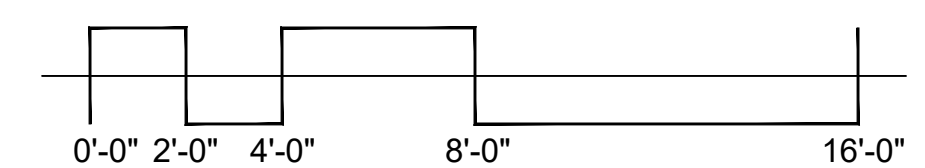
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West
Elevations - Unit A

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-202

Scale	1 1/2" = 1'-0"
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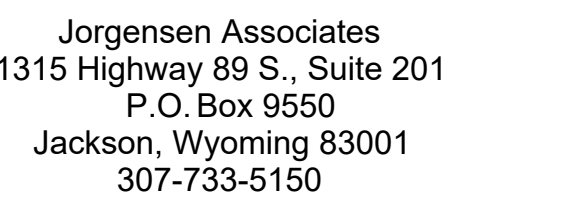




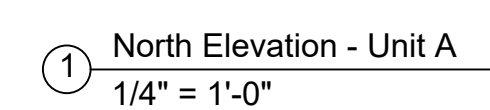
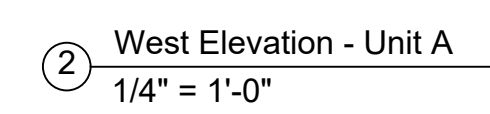
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CIVIL ENGINEER:



DSCAPE DESIGN:



REGISTRATION

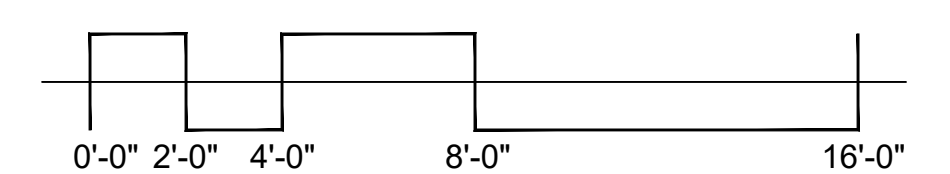
**Presbyterian Church of
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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

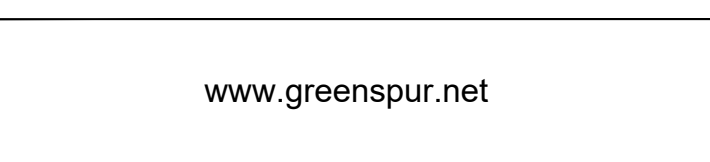
North & West Colored Elevations - Unit A

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-202A

Scale $1\frac{1}{2}'' = 1'-0''$





CONSULTANTS

WIL ENGINEER:

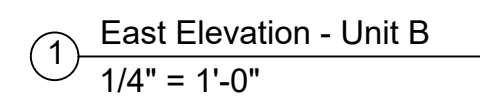
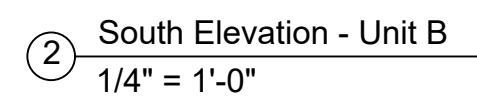
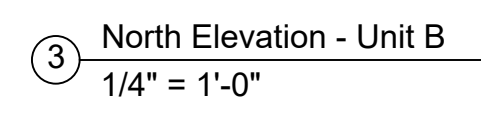
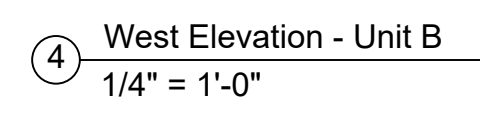


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LANDSCAPE DESIGN:



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Box 1748
Wilson, Wyoming 83014
307-733-3775



REGISTRATION

[illegible]

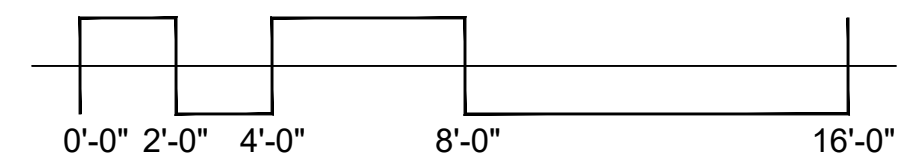
**Presbyterian Church of
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1251 South Park Loop Road
Jackson Hole, Wyoming 83001

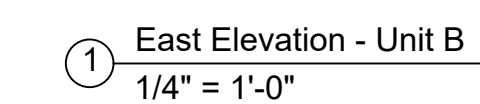
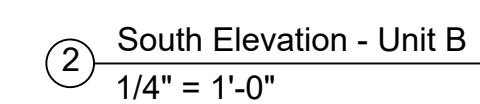
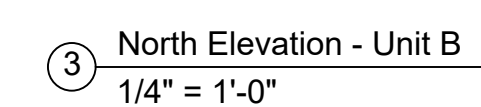
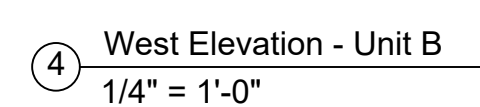
Elevations - Unit B

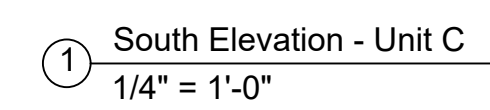
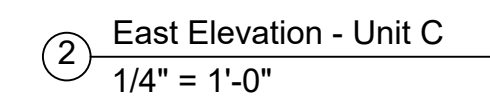
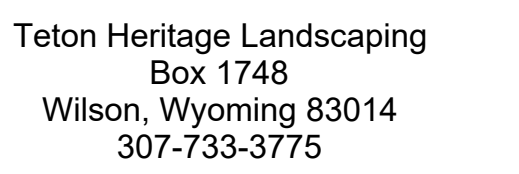
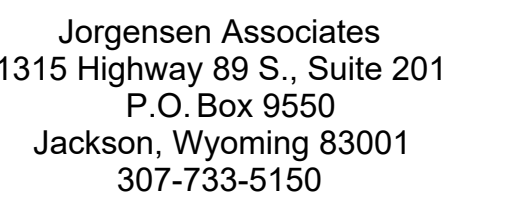
project number	24XXX
date	3/23/24
drawn by	TSM
checked by	ZG

A-203

scale	1 1/2" = 1'-0"
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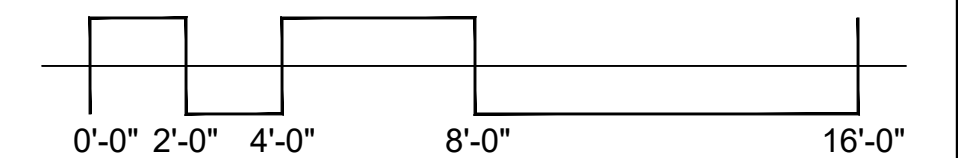


[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

Scale $1\frac{1}{2}" = 1'-0"$

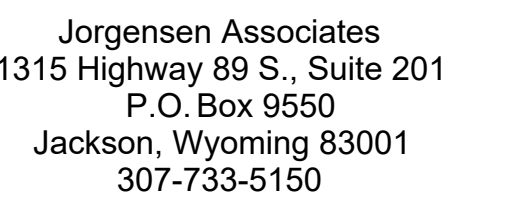




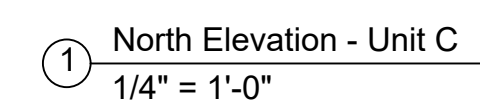
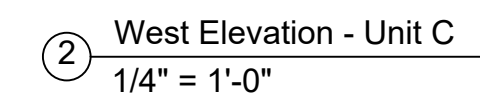
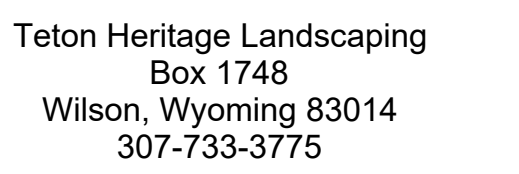
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CONSULTANTS

WIL ENGINEER:



SCAPE DESIGN:



REGISTRATION

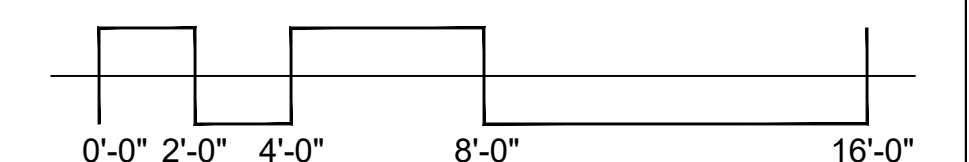
[illegible]

North & West
Elevations - Unit C

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-205

Scale 1 1/2" = 1'-0"

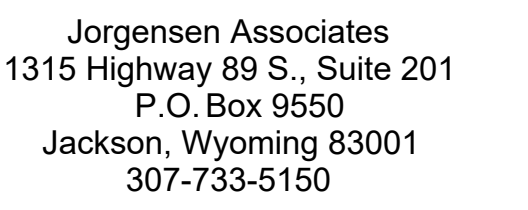




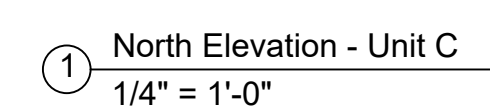
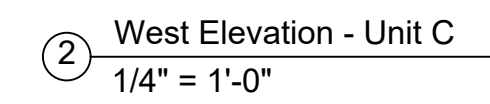
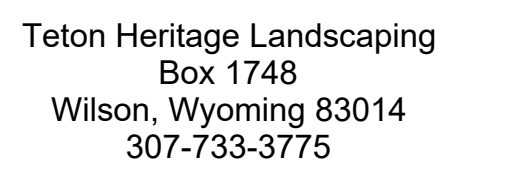
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CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



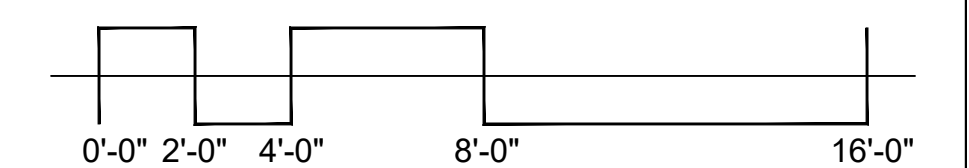
REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

Scale $1\frac{1}{2}" = 1'-0"$





② East Elevation - Unit D
1/4" = 1'-0"



1 South Elevation - Unit D
1/4" = 1'-0"

[illegible]

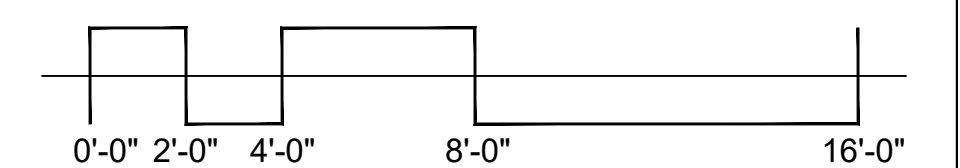
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

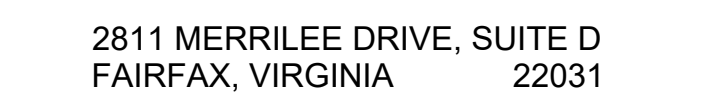
South & East Colored
Elevations - Unit D

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

-206A

Scale 1 1/2" = 1'-0"

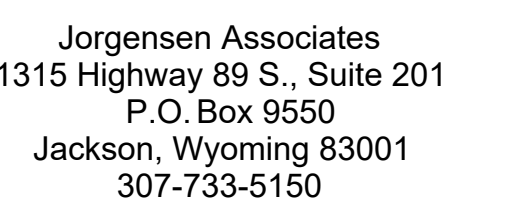




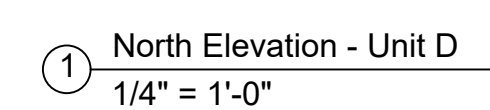
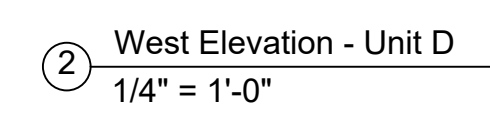
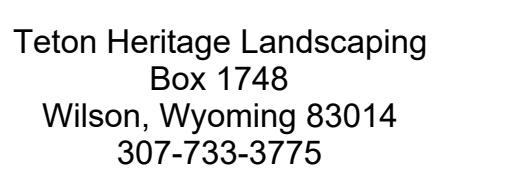
www.greenspur.net

CONSULTANTS

WIL ENGINEER:



OSCAPE DESIGN:



REGISTRATION

[illegible]

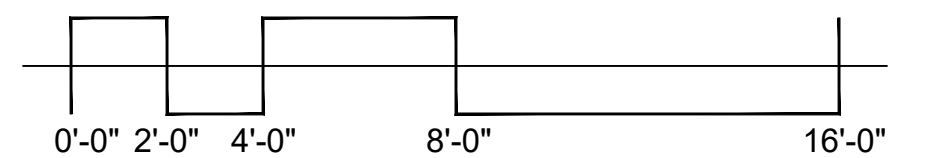
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West
Elevations - Unit D

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-207

Scale $1\frac{1}{2}" = 1'-0"$





② West Elevation - Unit D
1/4" = 1'-0"



① North Elevation - Unit D
1/4" = 1'-0"

[illegible]

Presbyterian Church of
Jackson Hole

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

North & West Colored Elevations - Unit D

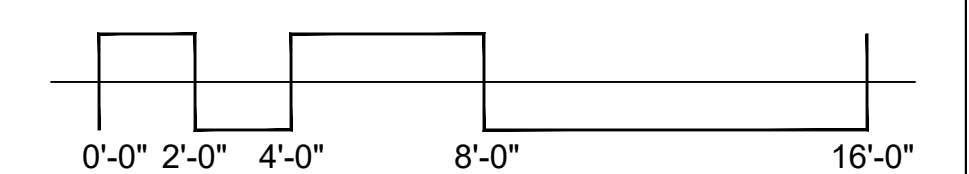
Project number	24XXX
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Date	3/23/24
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Drawn by	ISM
Checked by	ZG

-207A

Scale	1 1/2" = 1'-0"
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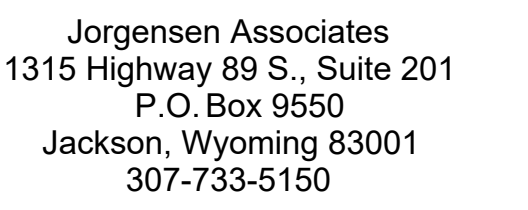




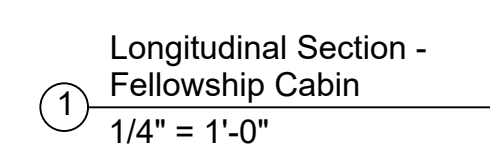
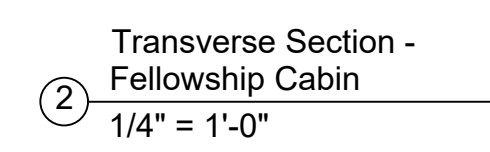
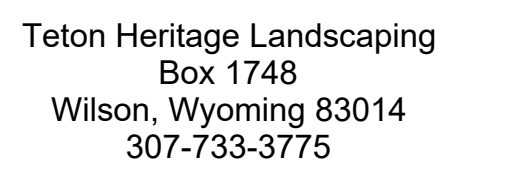
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CIVIL ENGINEER:



LANDSCAPE DESIGN:



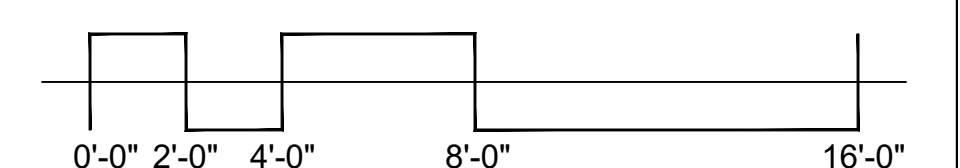
REGISTRATION

[illegible]

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

Scale 1 1/2" = 1'-0"

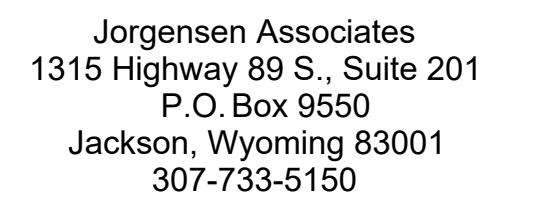




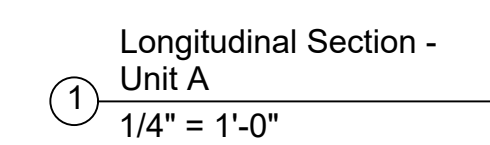
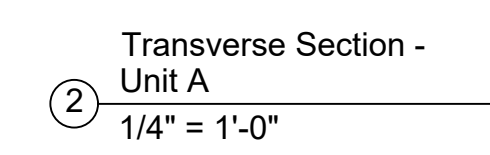
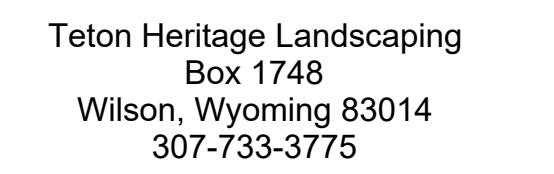
www.greenspur.net

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CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

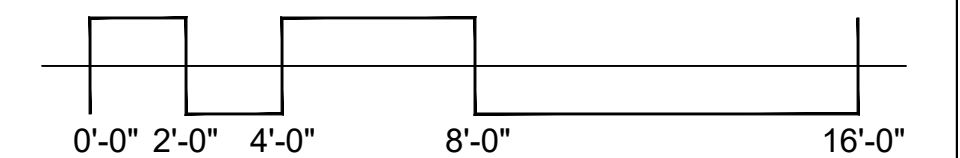
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Building Sections - Unit A

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-301

Scale	1 1/2" = 1'-0"
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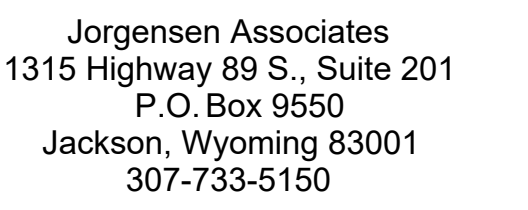




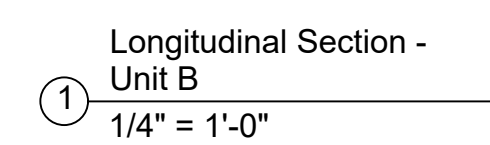
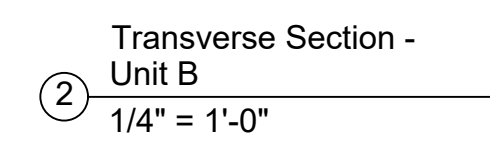
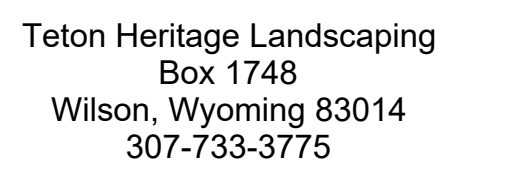
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CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

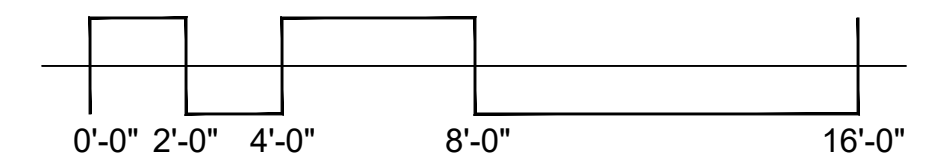
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

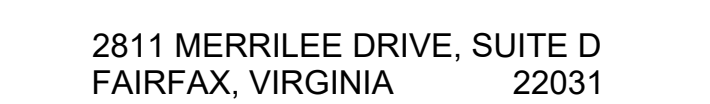
Building Sections - Unit B

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-302

Scale 1 1/2" = 1'-0"

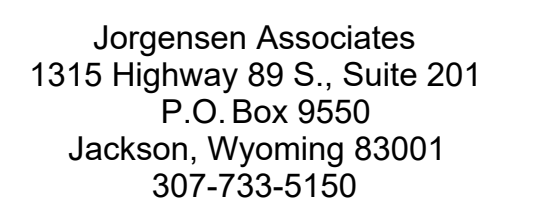




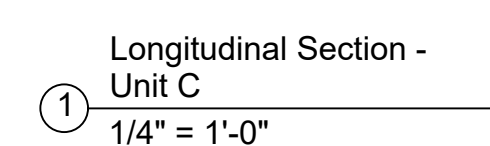
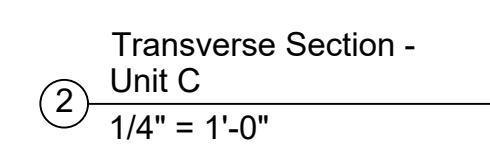
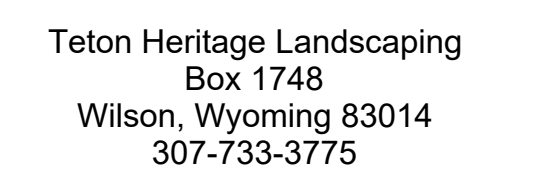
www.greenspur.net

CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

[illegible]

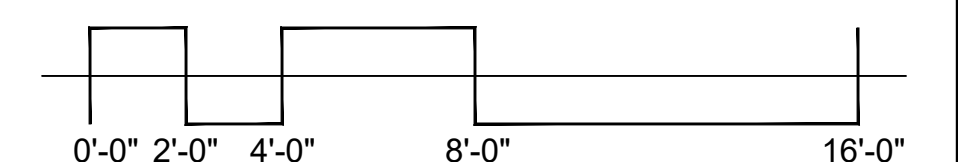
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Building Sections - Unit C

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

A-303

Scale	1 1/2" = 1'-0"
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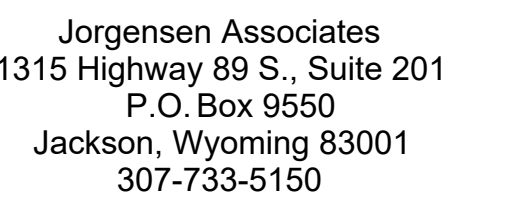




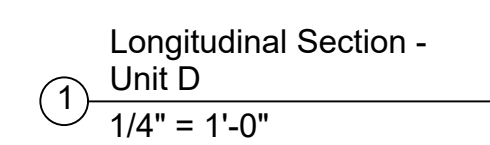
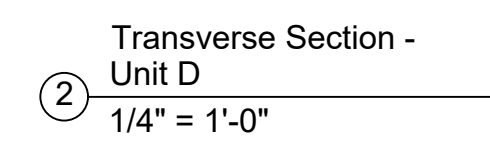
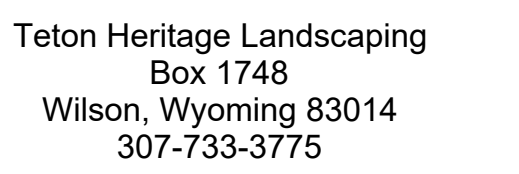
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CONSULTANTS

CIVIL ENGINEER:



LANDSCAPE DESIGN:



REGISTRATION

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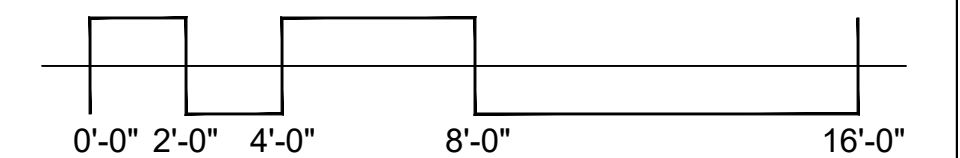
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

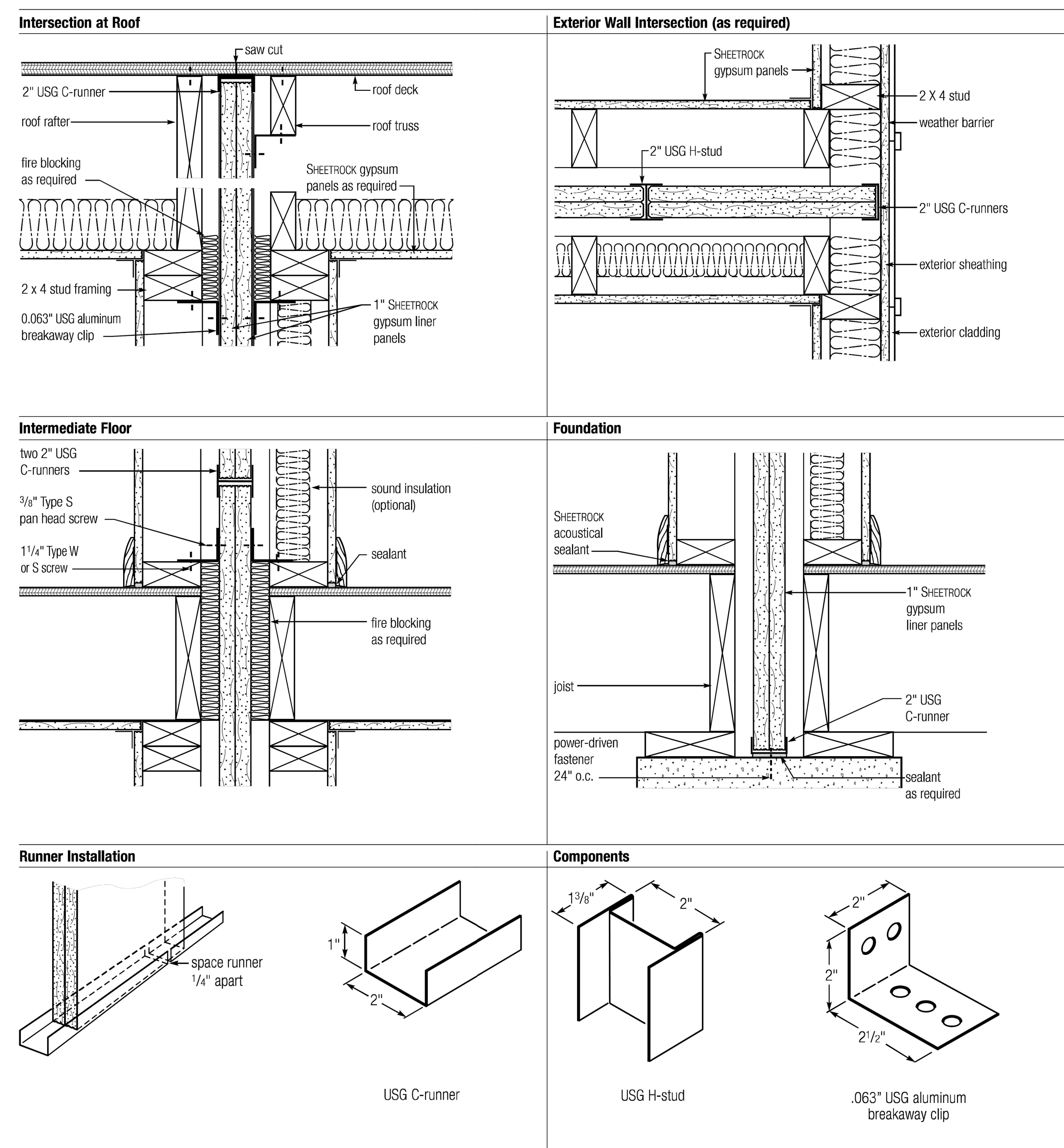
Building Sections -

Project number	24XXX
Date	3/23/24
Drawn by	TSM
Checked by	ZG

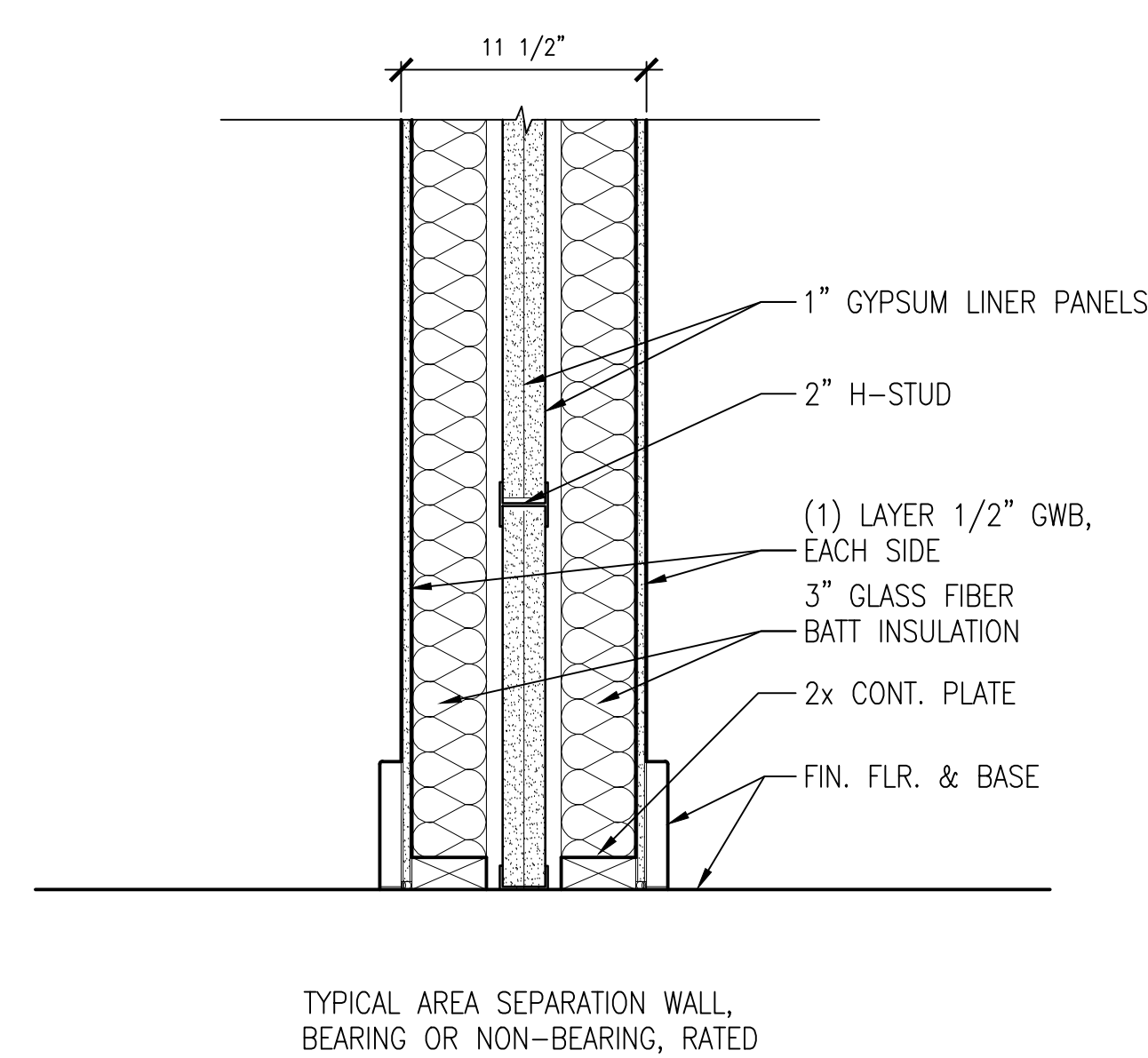
A-304

Scale 1 1/2" = 1'-0"

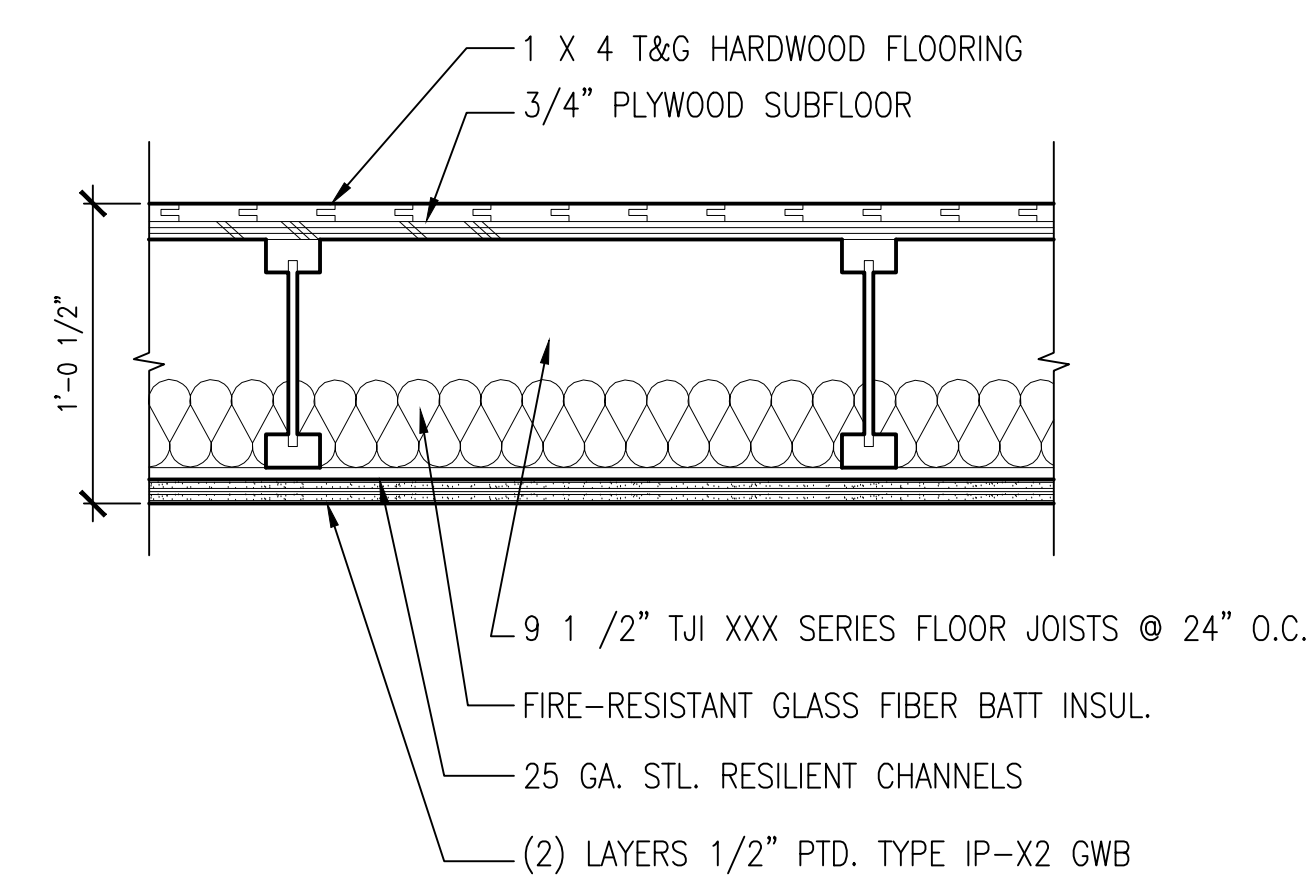




Typical Area Separation
Wall Detail Examples
(UL Design U336/366)
② No Scale



EXAMPLE AREA
SEPARATION WALL 
 1-HR-RATED, BEARING OR NON-BEARING SEPARATION WALL
 SCALE: 1 1/2" = 1'-0" UL DESIGN NO.: U336/U366
 STC RATING: 46-60 EST.

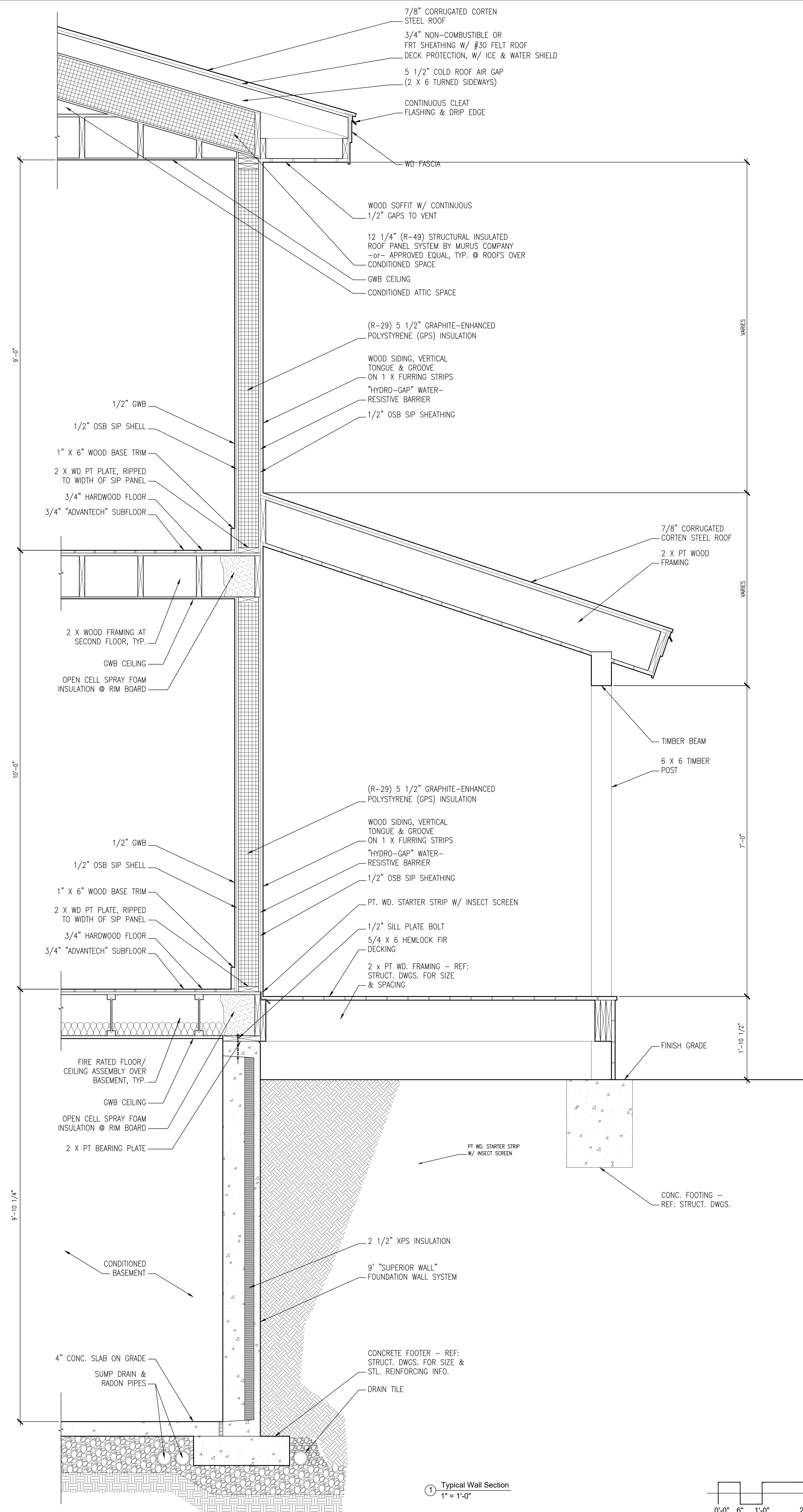


EXAMPLE RATED FLOOR-CEILING ASSEMBLY

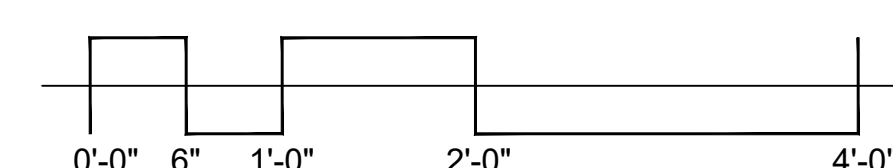
1-HR-RATED FLOOR-CEILING ASSEMBLY

SCALE: 1 1/2" = 1'-0"

UL DESIGN NO.: L570
STC RATING: 59 EST.



① Typical Wall Section
1" = 1'-0"

[illegible]

**PCHJ Workforce
Housing Development**

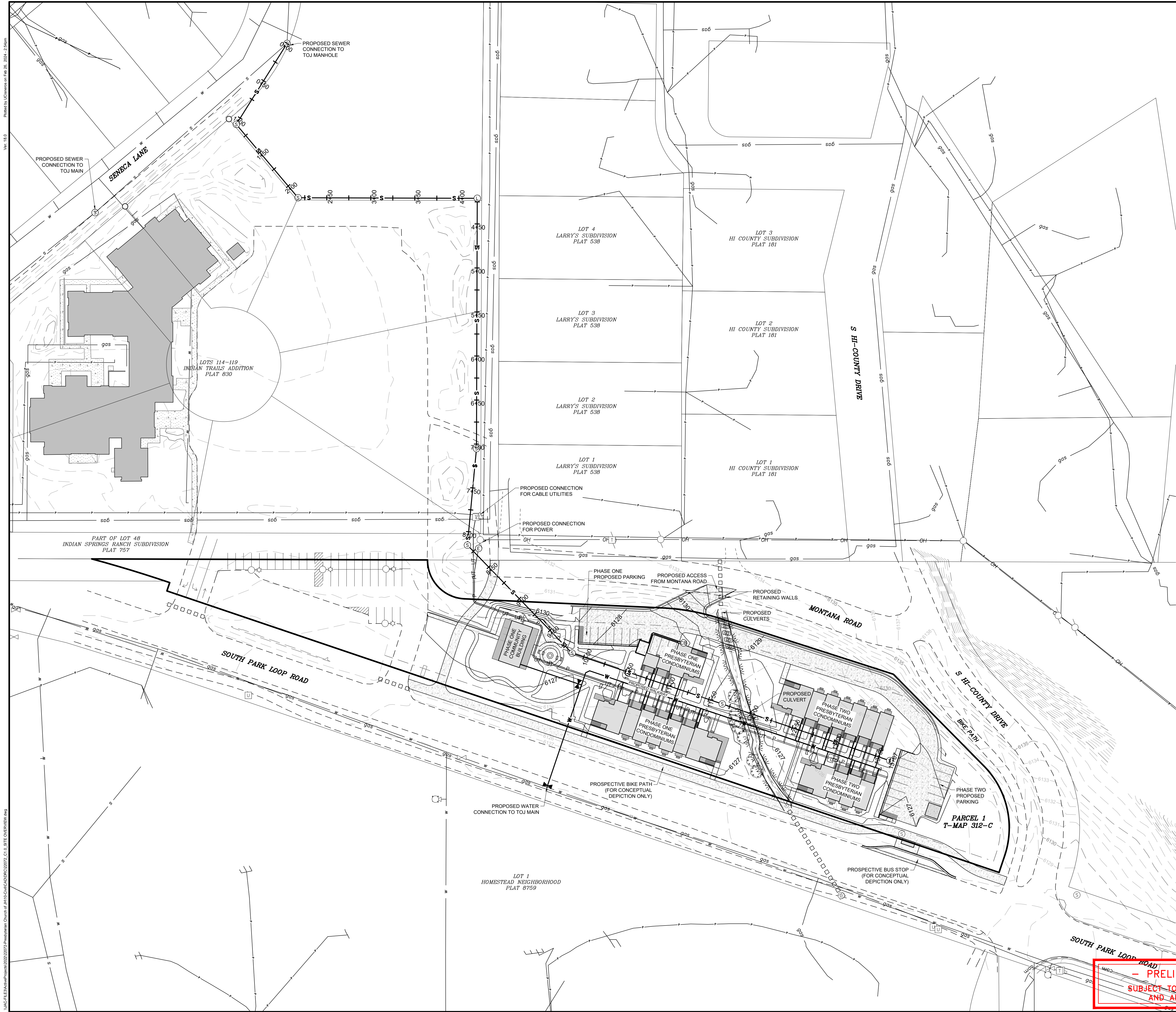
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Typical Wall Section

Project number	24X
Date	3/23/

A-351

Scale	AS NOTED
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- GENERAL CONSTRUCTION NOTES**
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
 - EXISTING BASE MAPPING WAS PERFORMED BY ON SIGHT LAND SURVEYORS, INC.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
 - CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
 - BURIED UTILITIES
 - CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
 - CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
 - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
 - CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
 - ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
 - CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
 - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
 - FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
 - CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-190 - MODIFIED PROCTOR DENSITY).
 - DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
 - STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
 - WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
 - FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
 - ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
 - TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
 - CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

- WATER AND SEWER UTILITY NOTES**
- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
 - CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
 - CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
 - TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPMSS 02225.
 - CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES, LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
 - MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES. MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
 - WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
 - SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

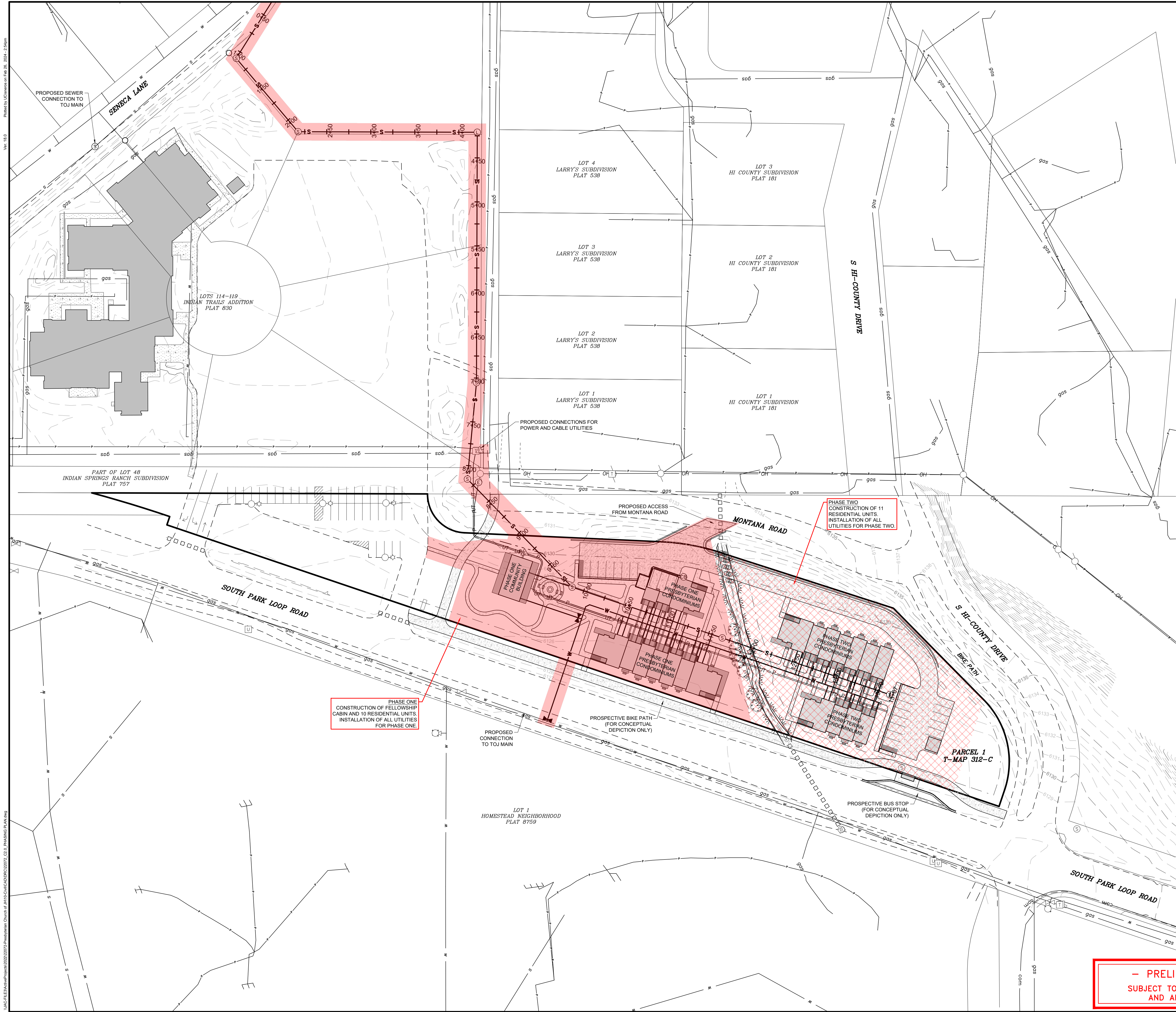
PROJECT TITLE:
**PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING**

SHEET TITLE:
SITE OVERVIEW

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

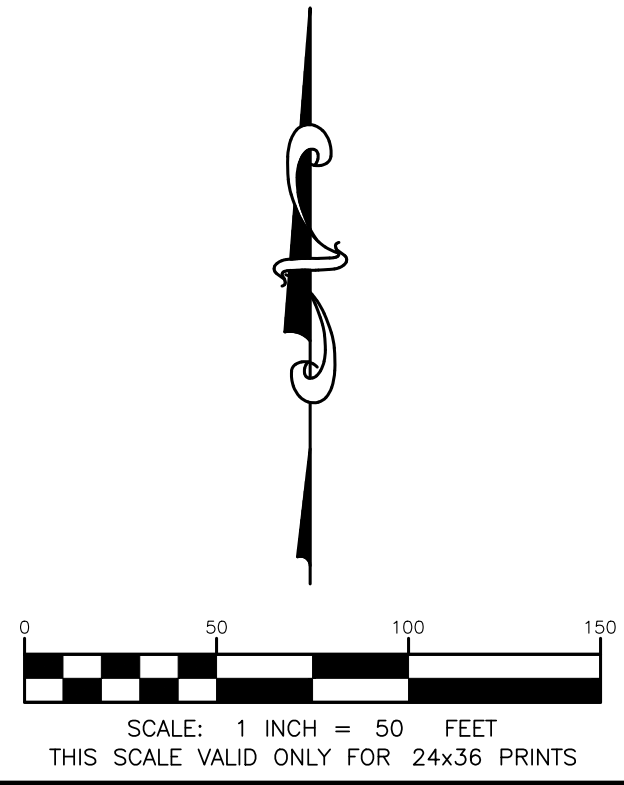
PROJECT NUMBER
22072

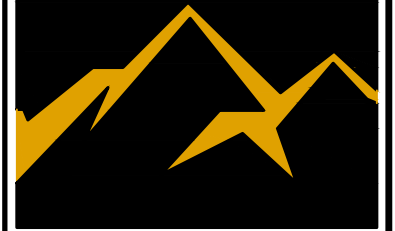
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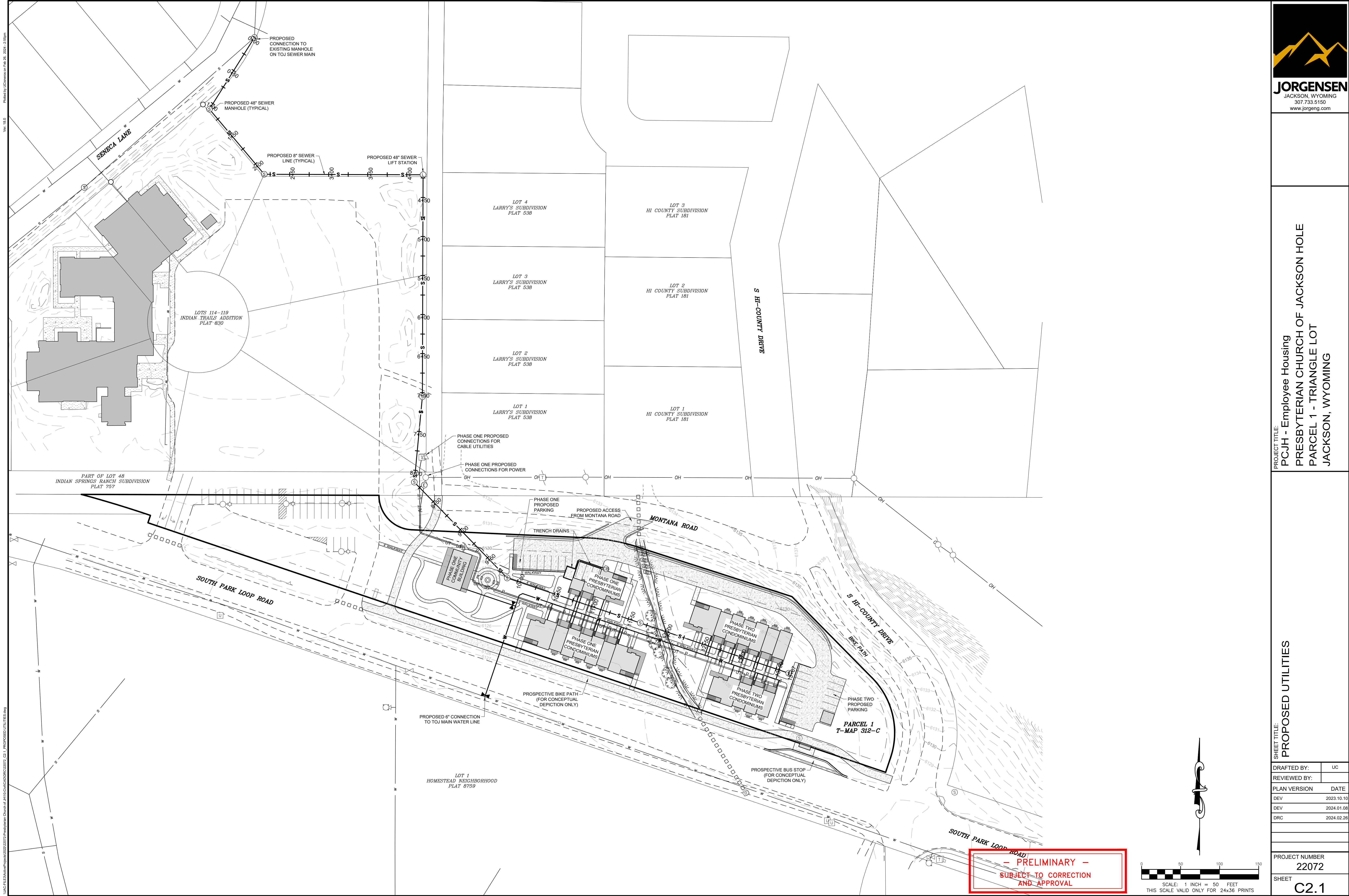
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PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PHASING PLAN

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER
22072

SHEET
C2.0





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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PROPOSED UTILITIES

DRAFTED BY:	UC
REVIEWED BY:	
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DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER	22072
SHEET	C2.1

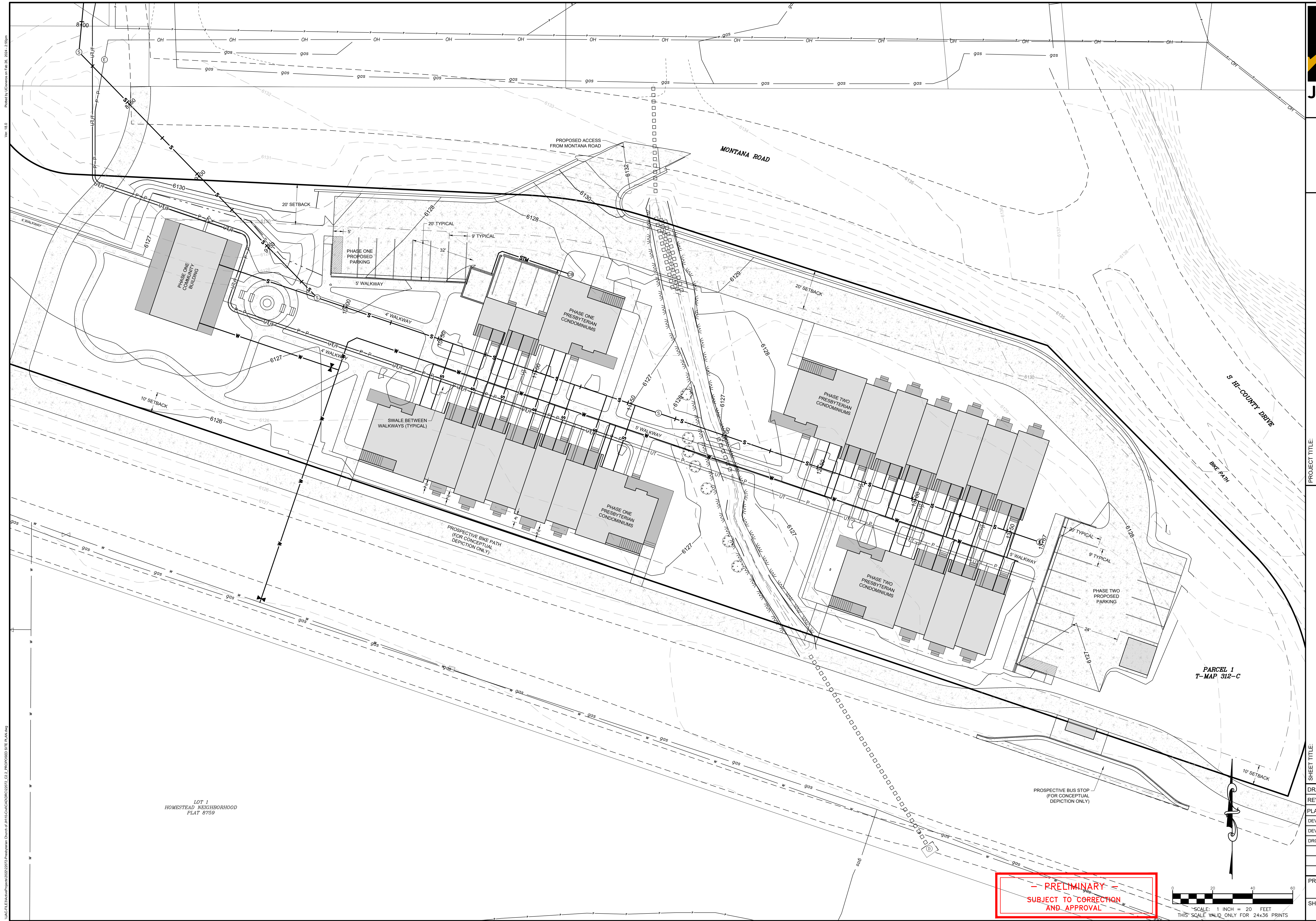


PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

PROPOSED SITE PLAN

RAFTED BY:	UC
VIEWED BY:	
MAN VERSION	DATE
/	2023.10.10
/	2024.01.08
C	2024.02.26

OBJECT NUMBER	22072
EET	C2.2



PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

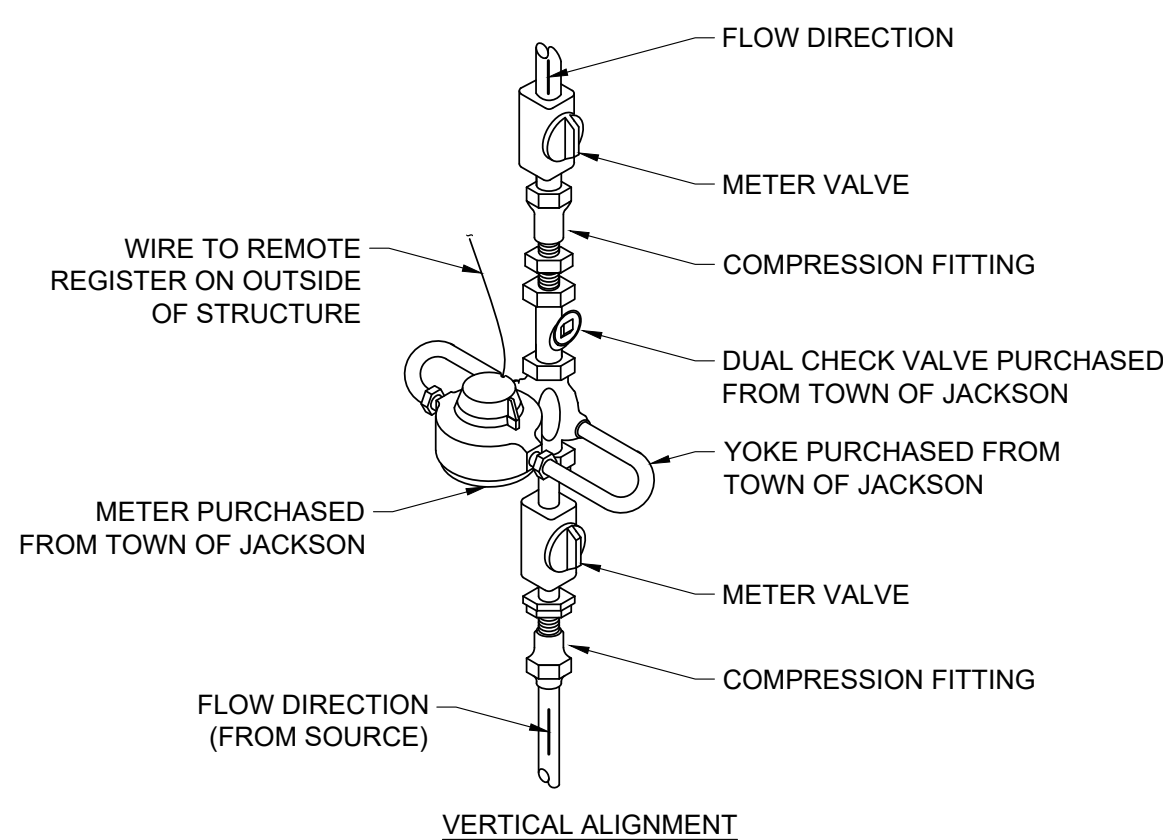
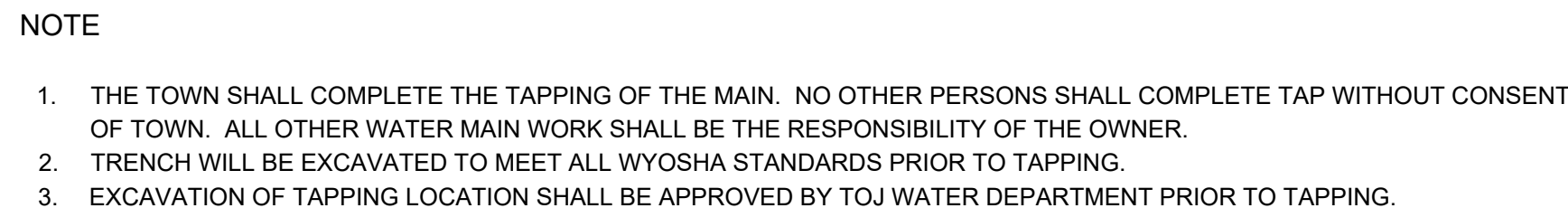


Diagram illustrating the dimensions and reinforcement details for a rectangular concrete block:

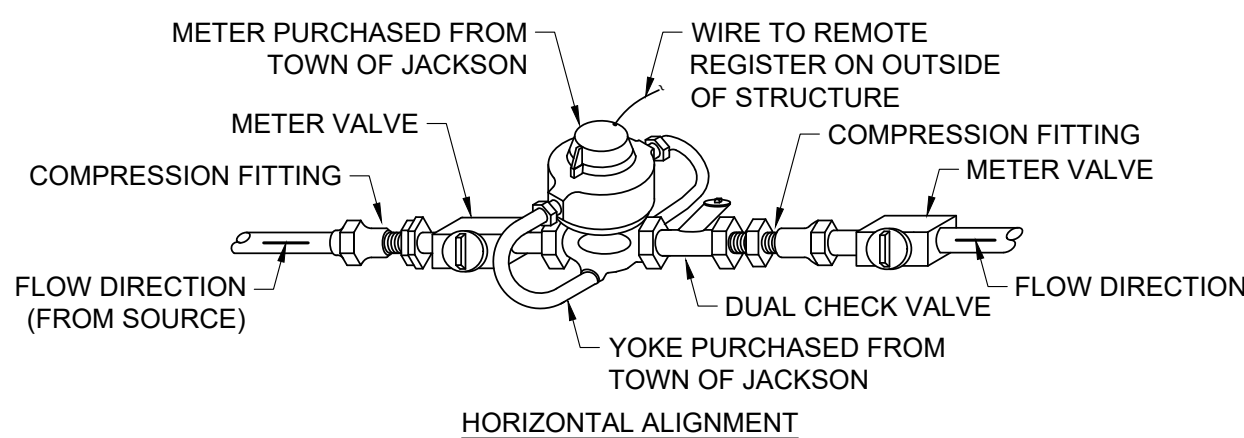
- Top reinforcement bars are spaced at 1'-6" (center-to-center).
- Side reinforcement bars are spaced at 3'-3" (center-to-center).
- The block has a width labeled $B/3$ (6" MINIMUM).
- The block has a length labeled A .
- The block has a height labeled B .

1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

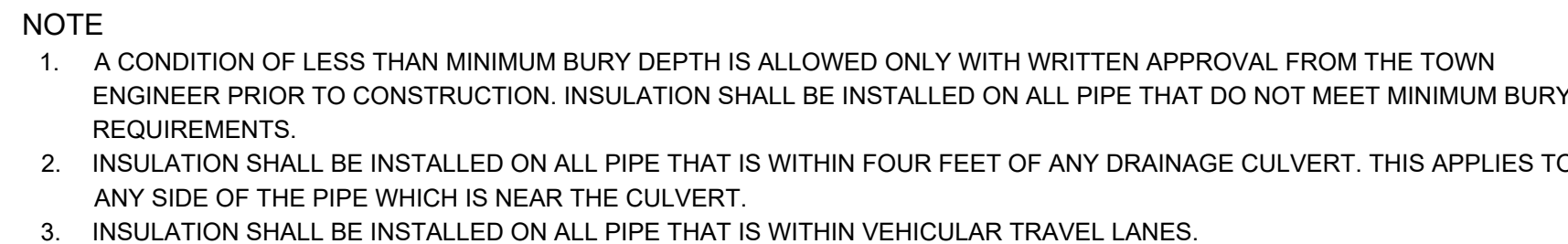
NOT TO SCALE TOJ W-111



NOT TO SCALE



NOT TO SCALE

NOT TO SCALE
REVISED TOJ W-116

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REVIEWED BY:	
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DEV	2024.01.08
DRC	2024.02.26

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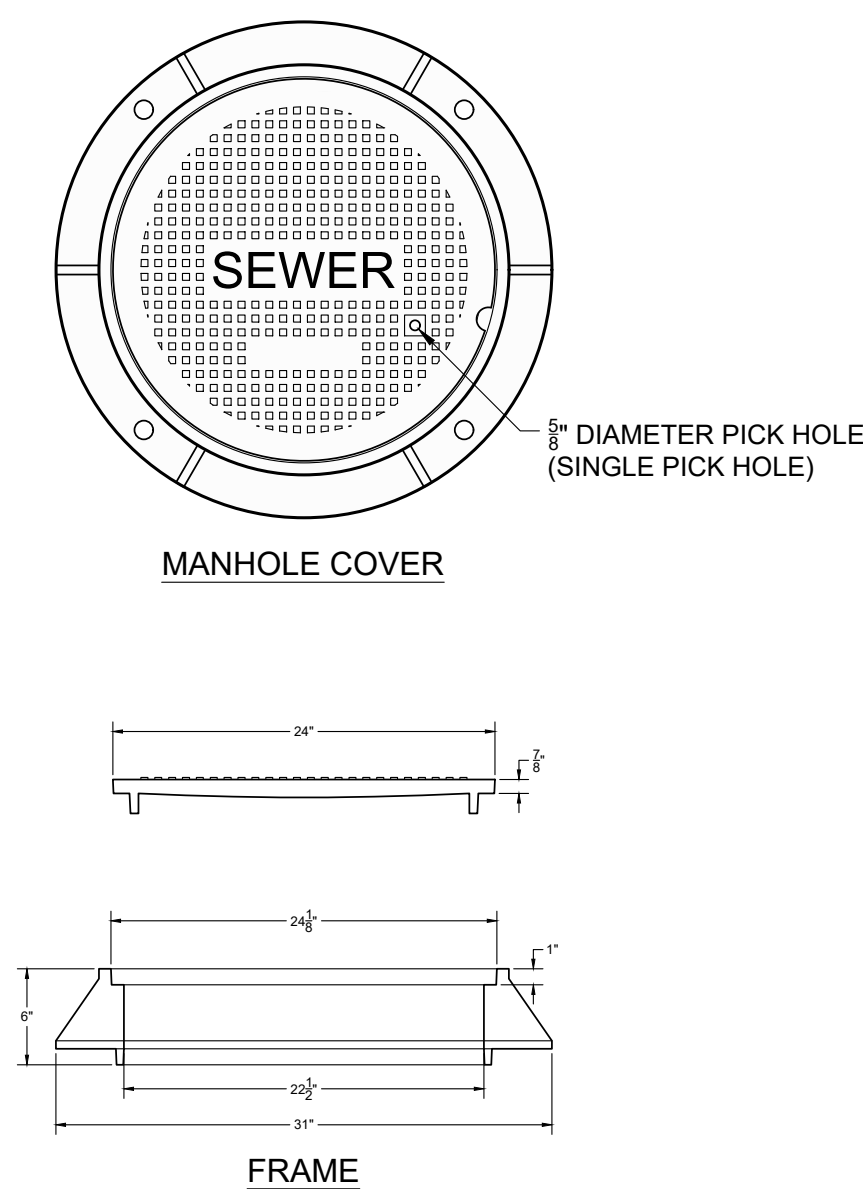


1. DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS. CONFORM TO PWVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER PWVSS SECTION 02231, PART 3.03.
3. PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM THICKNESS OF 6".
4. MANHOLE BASES SHALL BE REINFORCED TO WITHSTAND THE DEAD LOAD OF THE MANHOLE STRUCTURE AND HS-20 AASHTO LIVE LOAD.
5. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
6. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
7. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.

STANDARD MANHOLE DETAIL

NOT TO SCALE

REVISED TOJ SS-101



NOTE

1. MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
2. GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

SEWER MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE TOJ SS-108



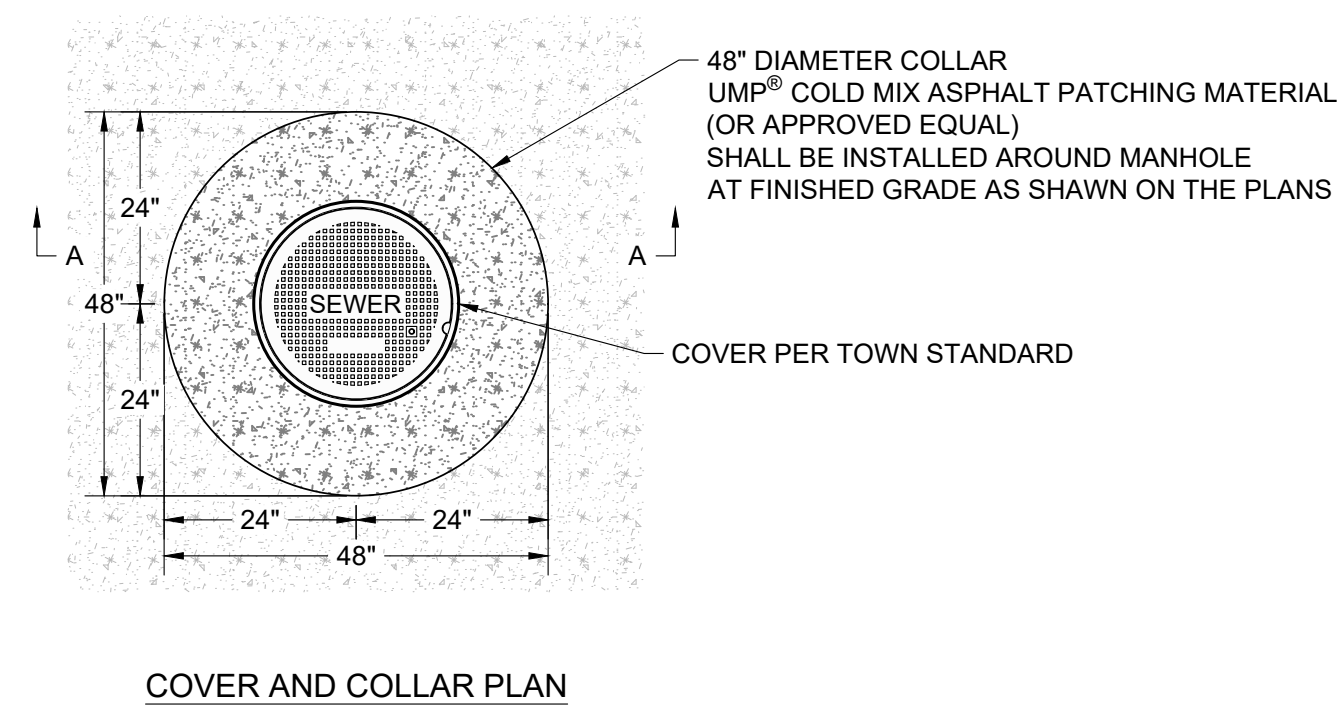
NOTE

1. PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
2. PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

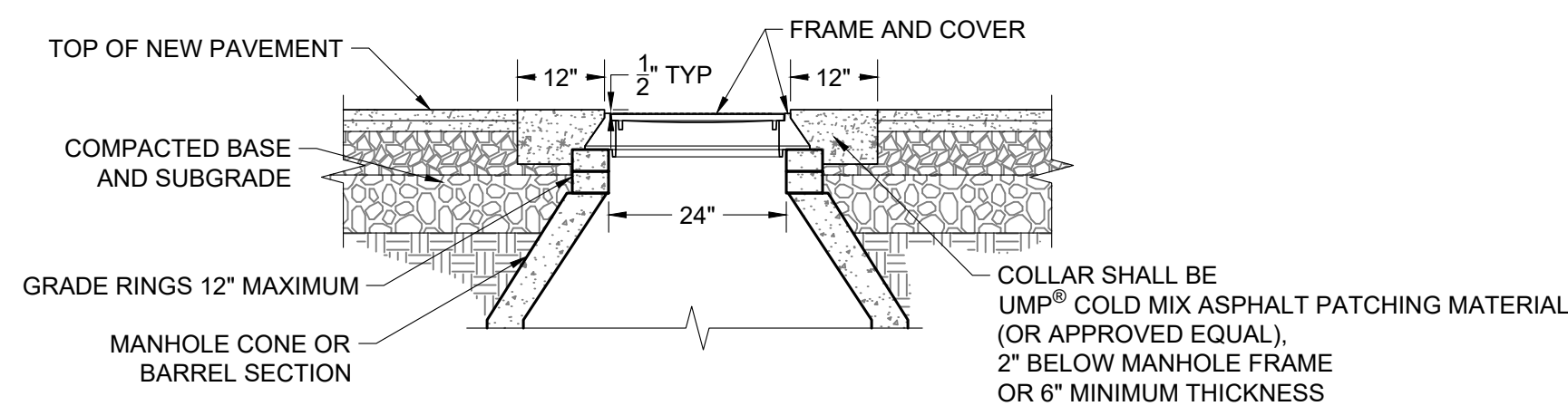
STANDARD MANHOLE STEPS DETAIL

NOT TO SCALE

TOJ SS-106



COVER AND COLLAR PLAN

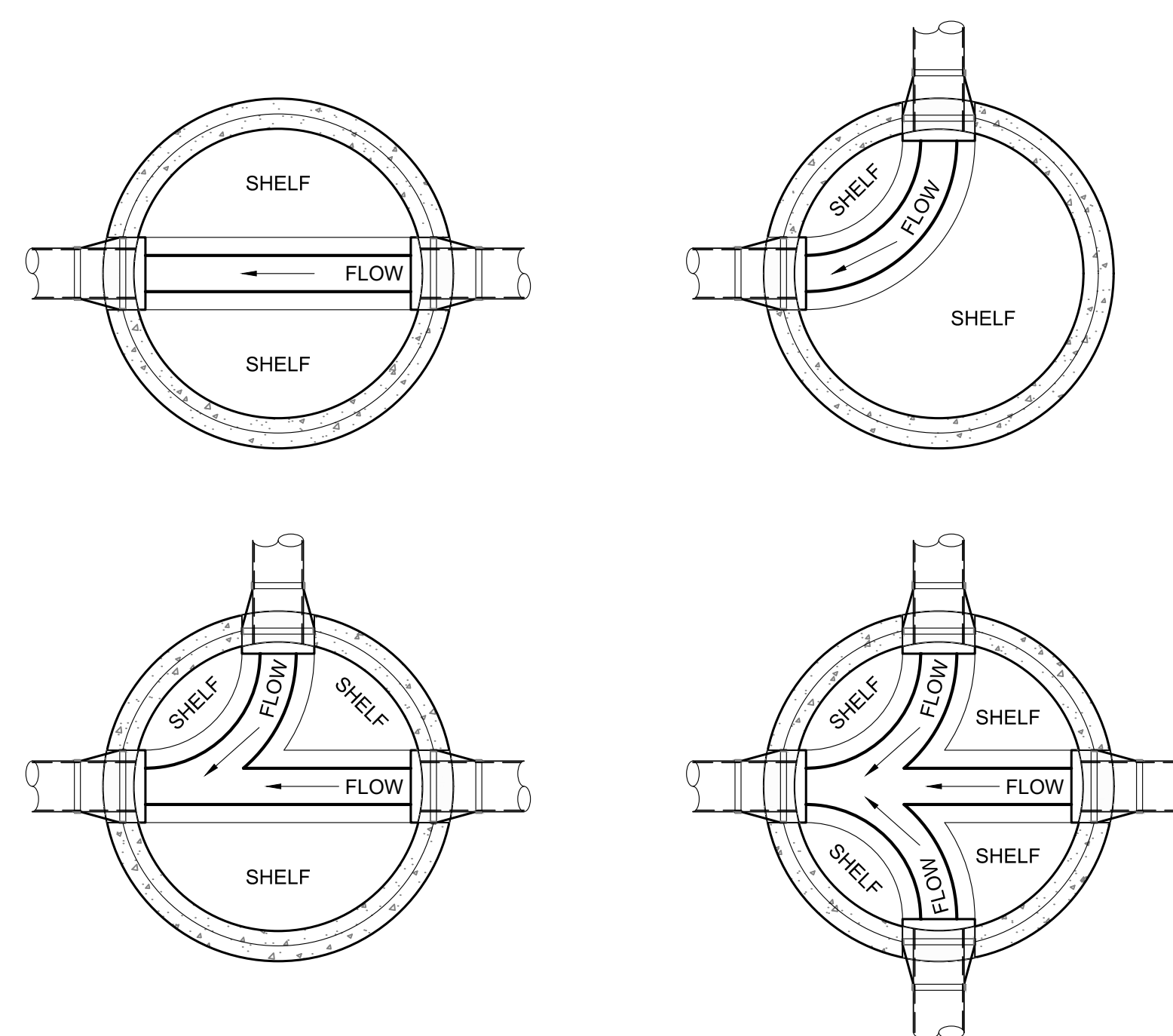


ADJUSTMENT DETAIL SECTION A-A

NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE TOJ SS-109



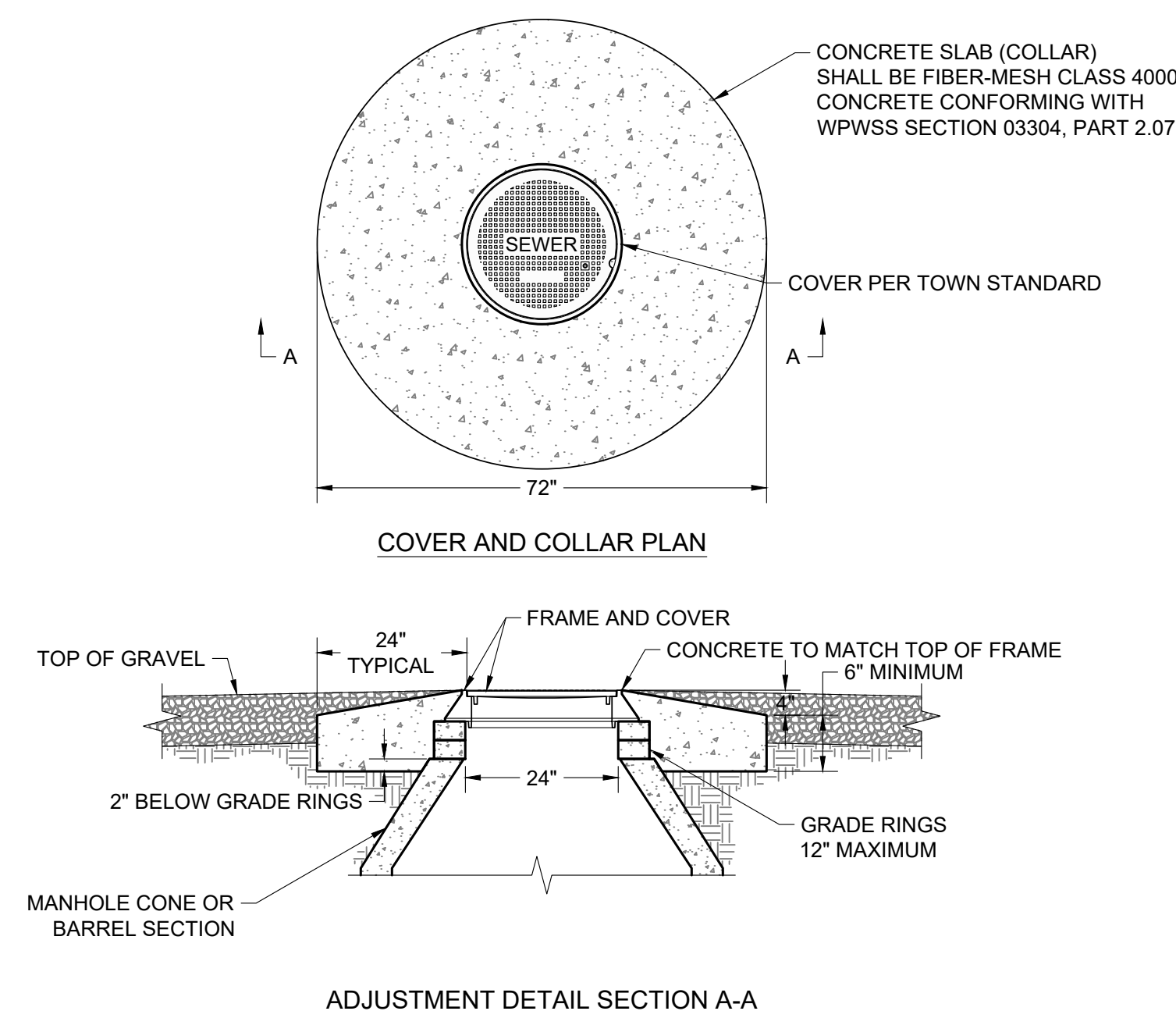
NOTE

1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE

TOJ SS-107



COVER AND COLLAR PLAN

NOTE

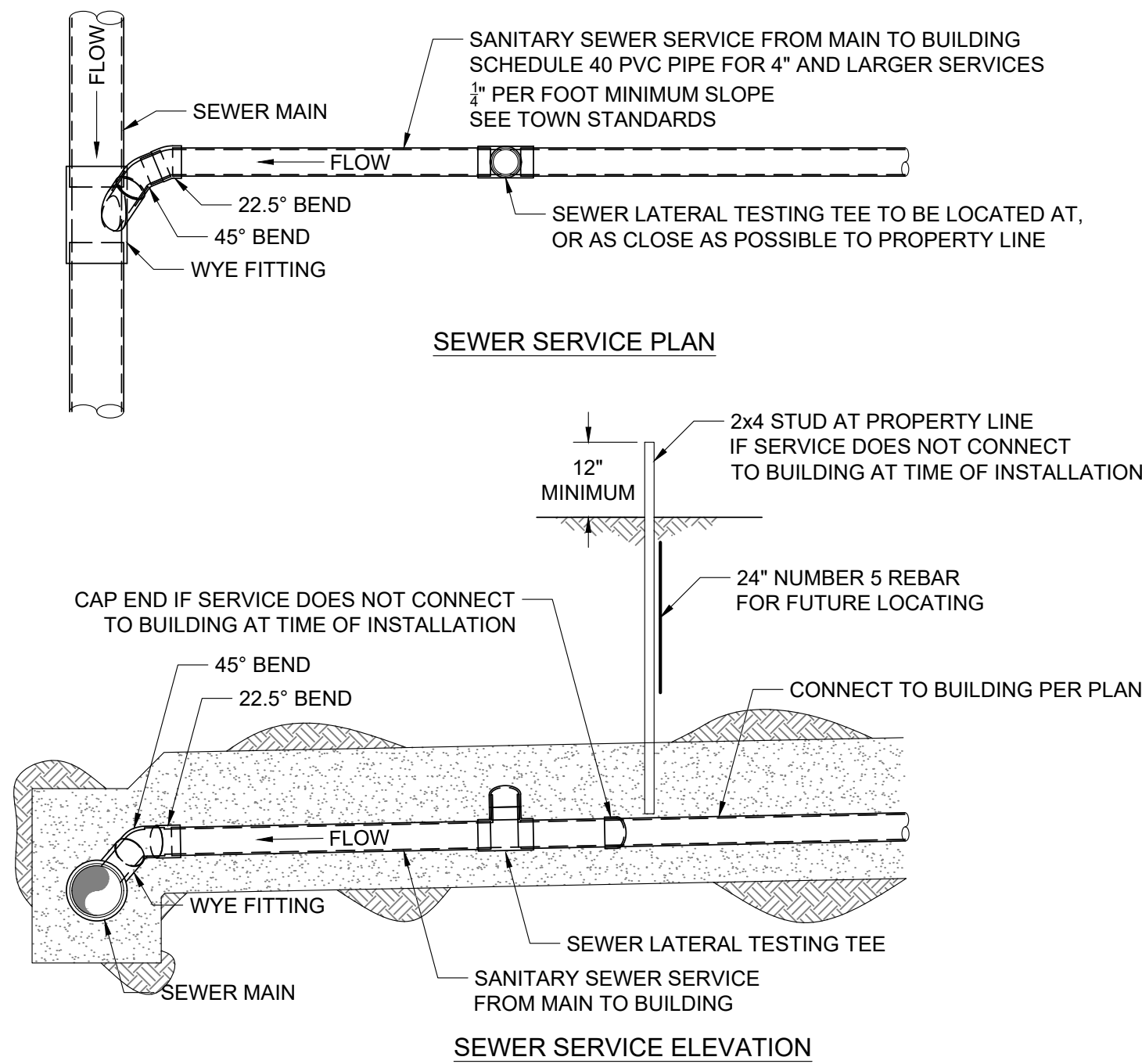
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. IF REQUIRED ADJUSTMENT EXCEEDS GRADE RINGS, REMOVE MANHOLE CONE AND ADD OR SUBTRACT BARREL SECTIONS.

MANHOLE ADJUSTMENT & COLLAR IN GRAVEL
NOT TO SCALE TOJ SS-110

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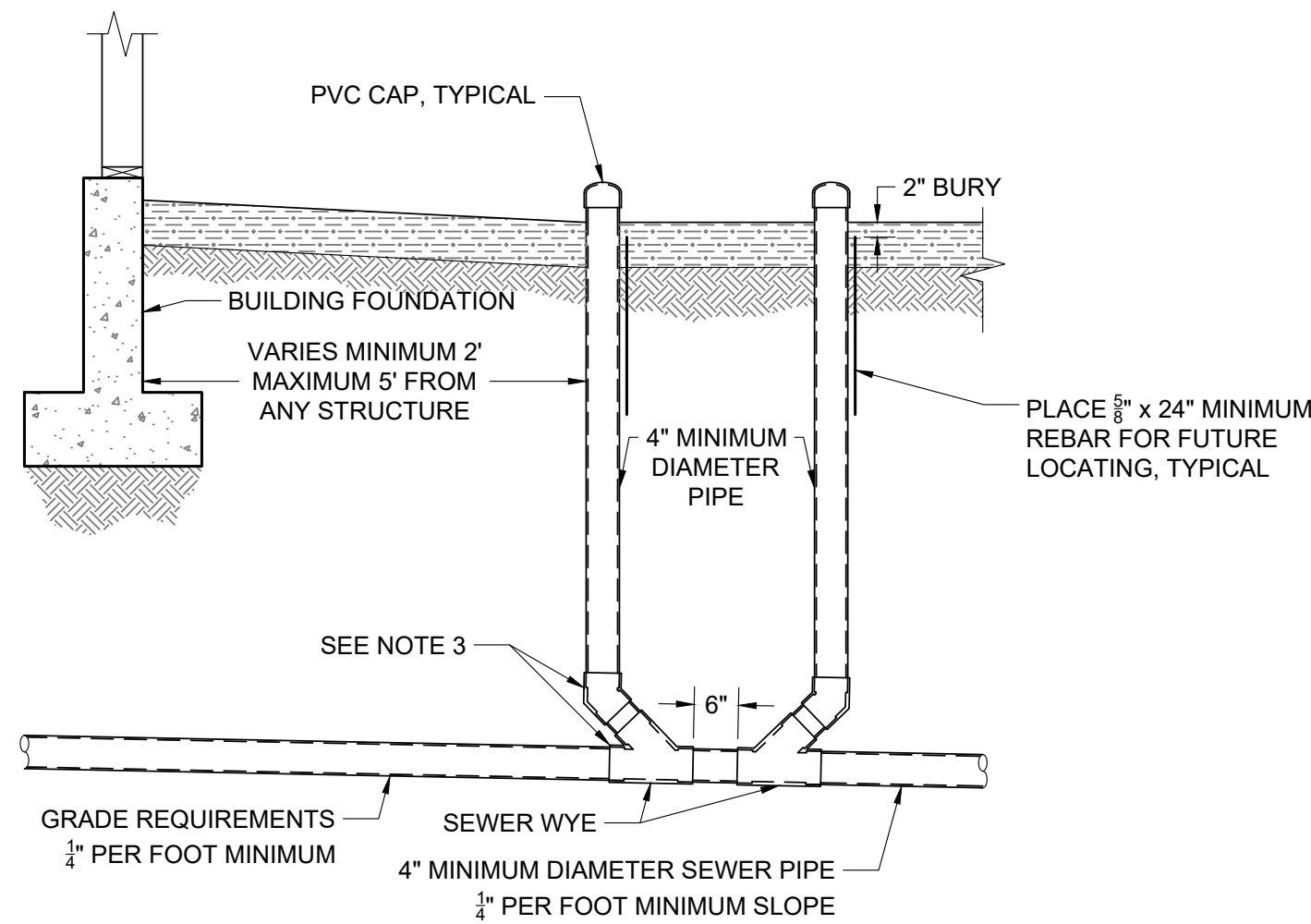
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DEV	2023.10.1
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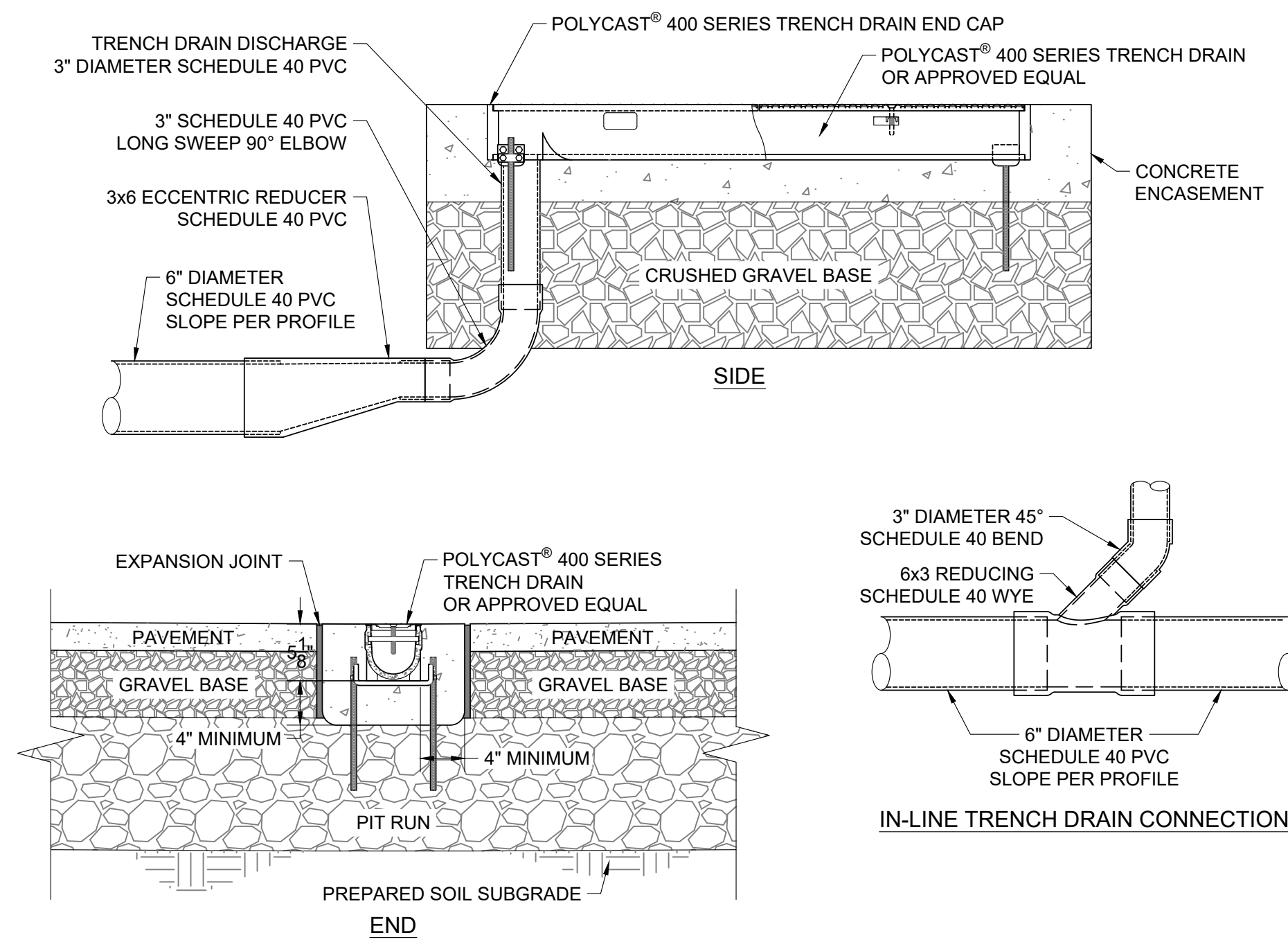
- NOTE
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COORDINATED WITH TOWN OF JACKSON PUBLIC WORKS.
 2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
 3. CLEANOUTS TO BE PROVIDED ADJACENT TO BUILDING, EVERY 100' ALONG THE SERVICE LINE AND AT ALL BENDS.
 4. PRIVATE PARTY BEING SERVED BY CONNECTION RESPONSIBLE FOR FEE TAP AND APPROVAL BY UTILITY OWNER.

SANITARY SEWER SERVICE DETAIL
NOT TO SCALE TOJ SS-111



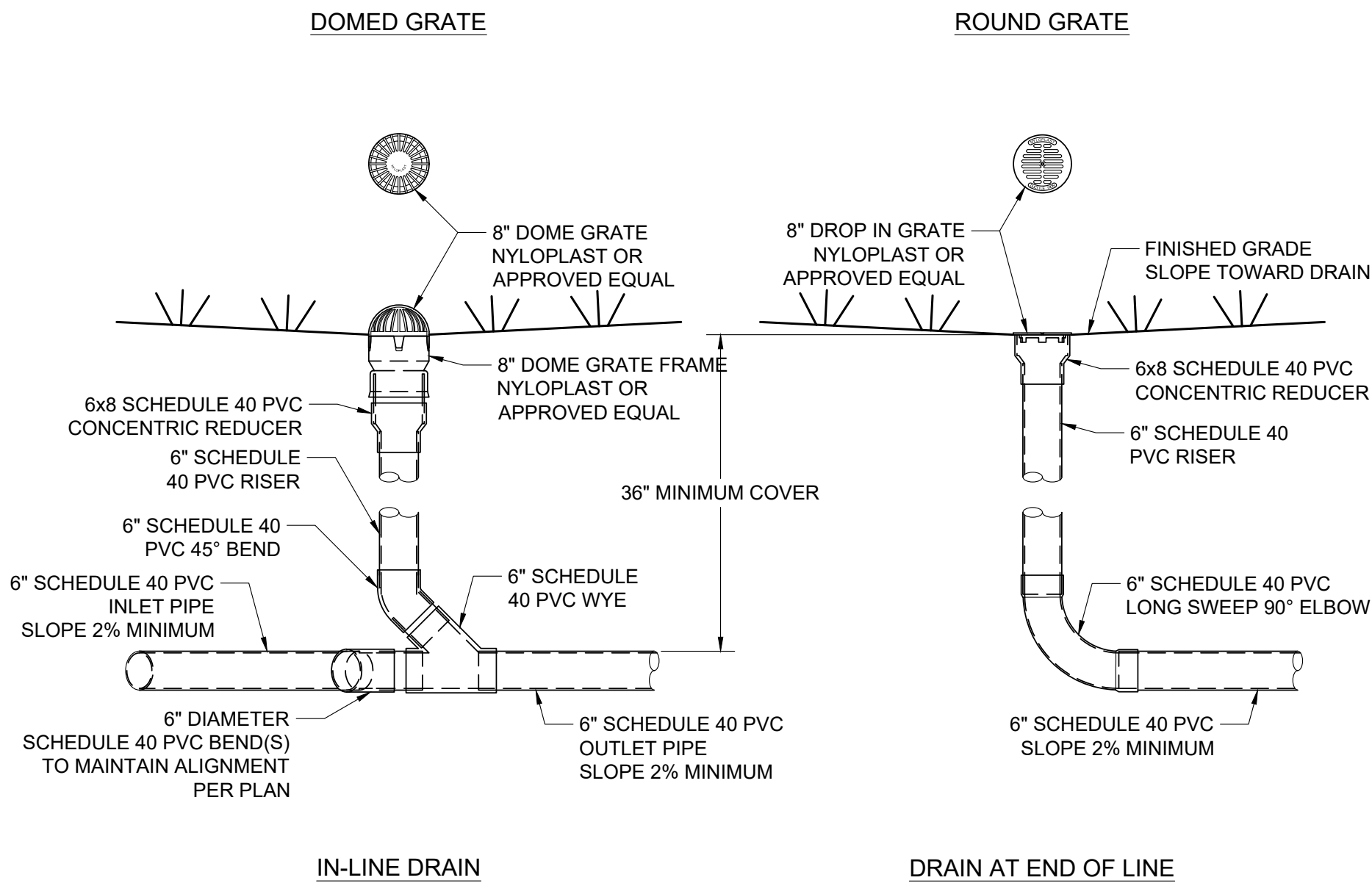
- NOTE
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

BUILDING CLEANOUT DETAIL
NOT TO SCALE TOJ SS-114

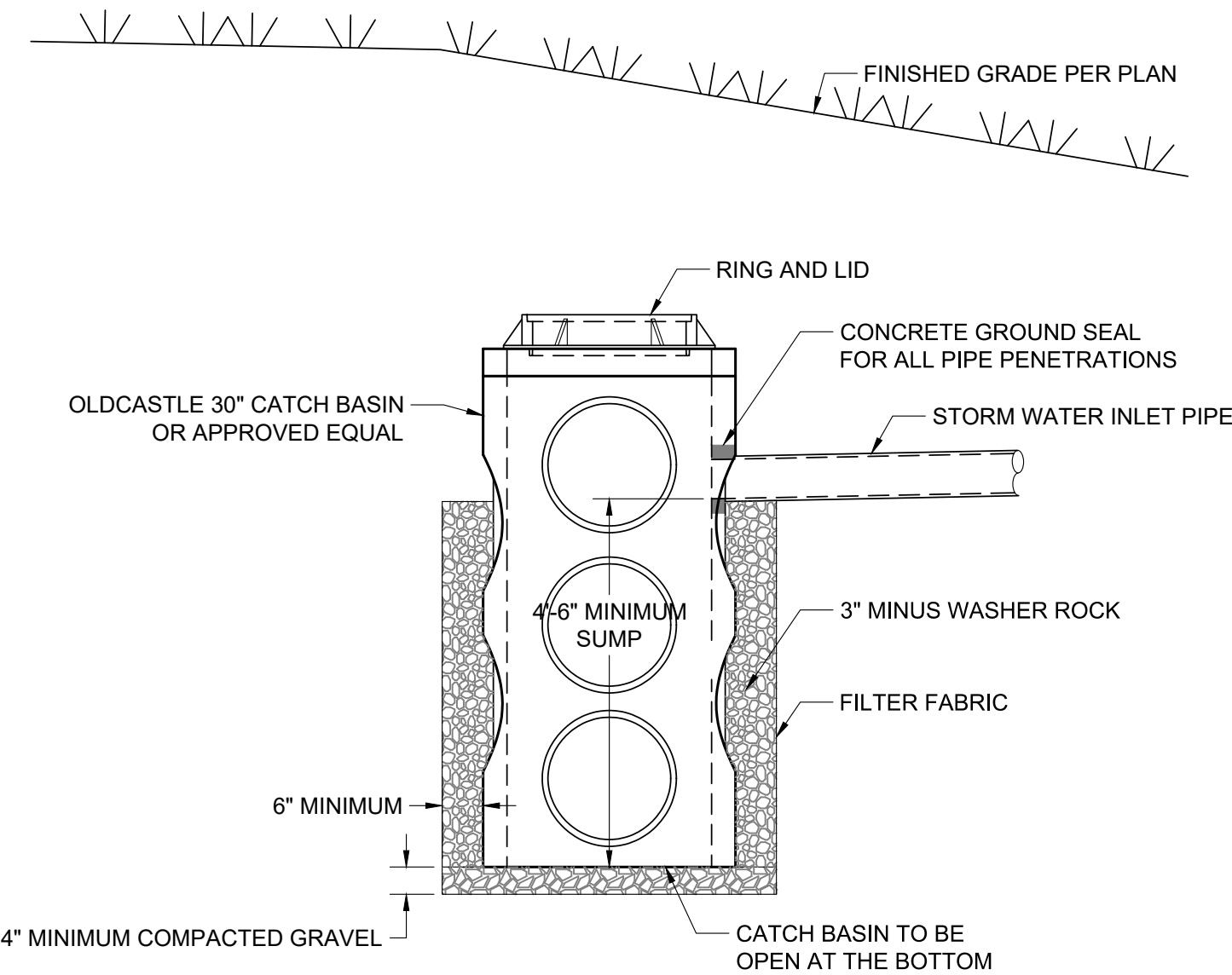


- NOTES
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT.
 4. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
 5. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTION.
 6. INSTALL HEAT TRACE IN EXTERIOR TRENCH DRAINS AND DISCHARGE PIPING.
 7. INSTALL SUMP BOX AT END OF TRENCH DRAIN TO COLLECT CONCENTRATED FLOW FROM GUTTER. CONNECT SUMP BOX TO TRENCH DRAIN WITH PIPE.

TRENCH DRAIN DETAIL
NOT TO SCALE WITHIN PAVEMENT



8" AREA DRAIN DETAIL
NOT TO SCALE



30" CATCH BASIN DETAIL
NOT TO SCALE OPEN BOTTOM

- NOTE
1. GRAVEL SHALL BE 4" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
 3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

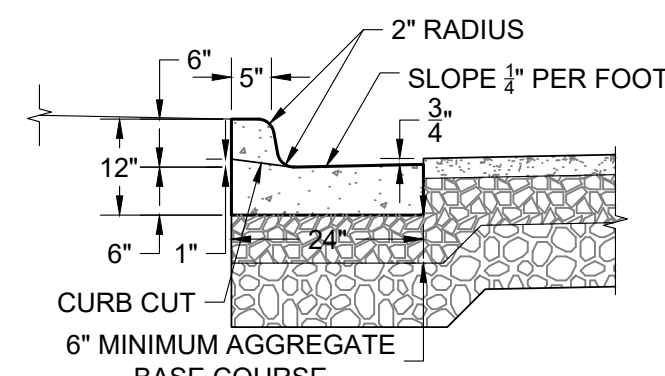
PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
SEWER AND STORM DETAILS

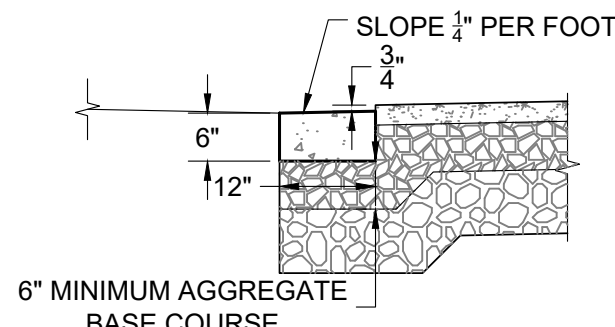
DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER
22072
SHEET
C3.3

Ver: 18.0 Jorgensen & Associates, Inc. 307.733.5150 www.jorgeng.com



VERTICAL CURB



RIBBON CURB

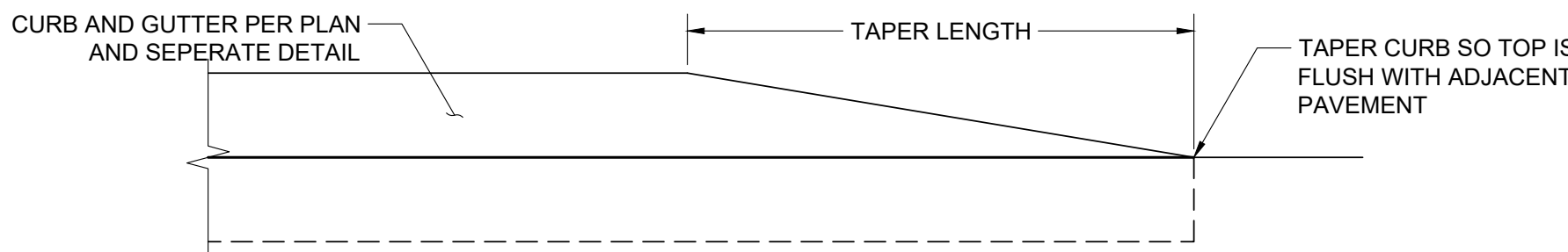
NOTE

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

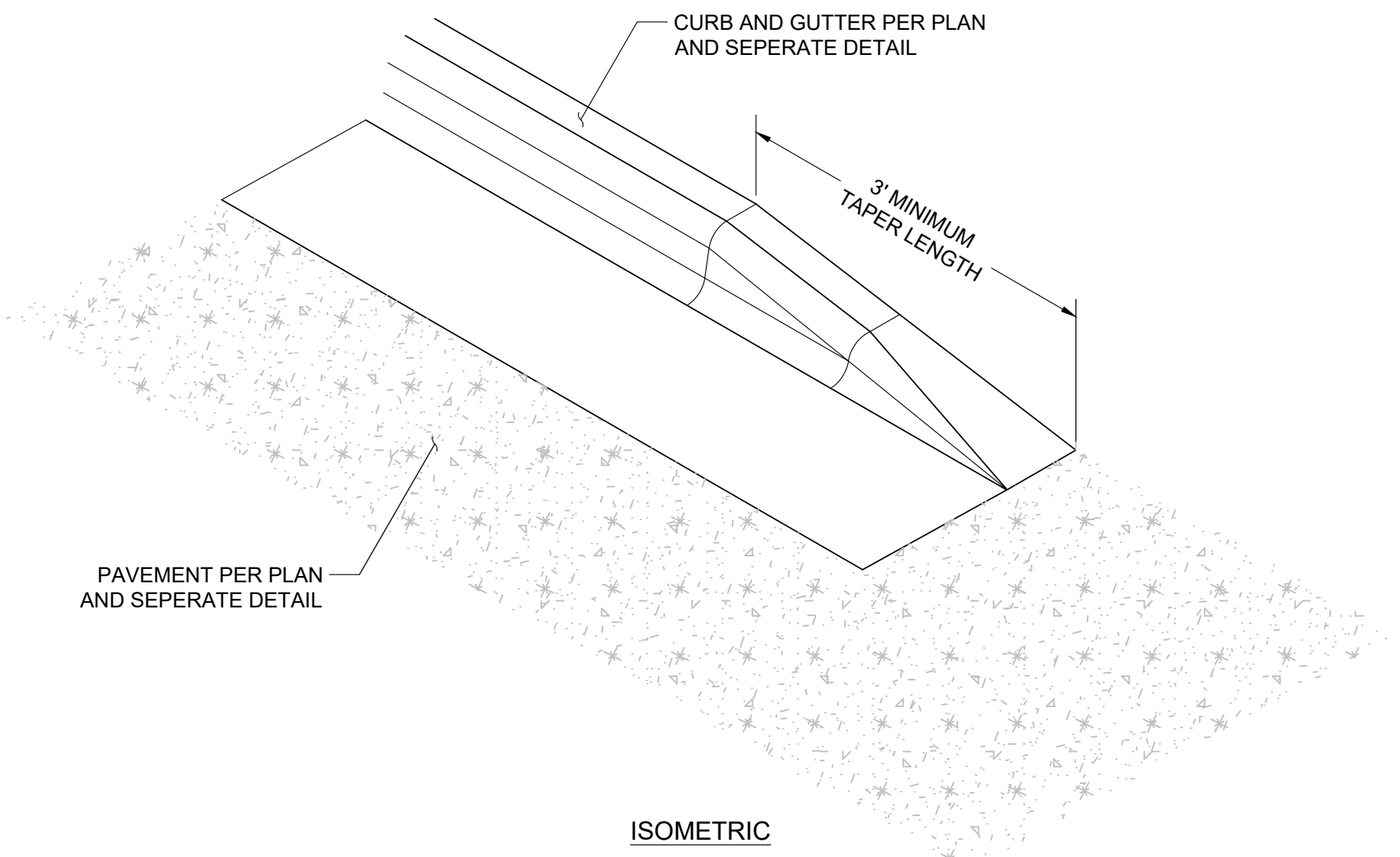
CURB SECTION DETAIL

NOT TO SCALE

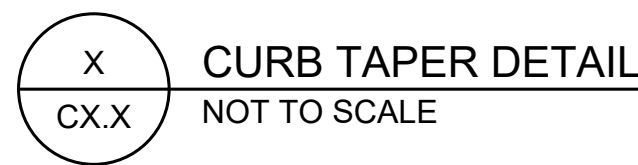
TOJ ST-110



PROFILE

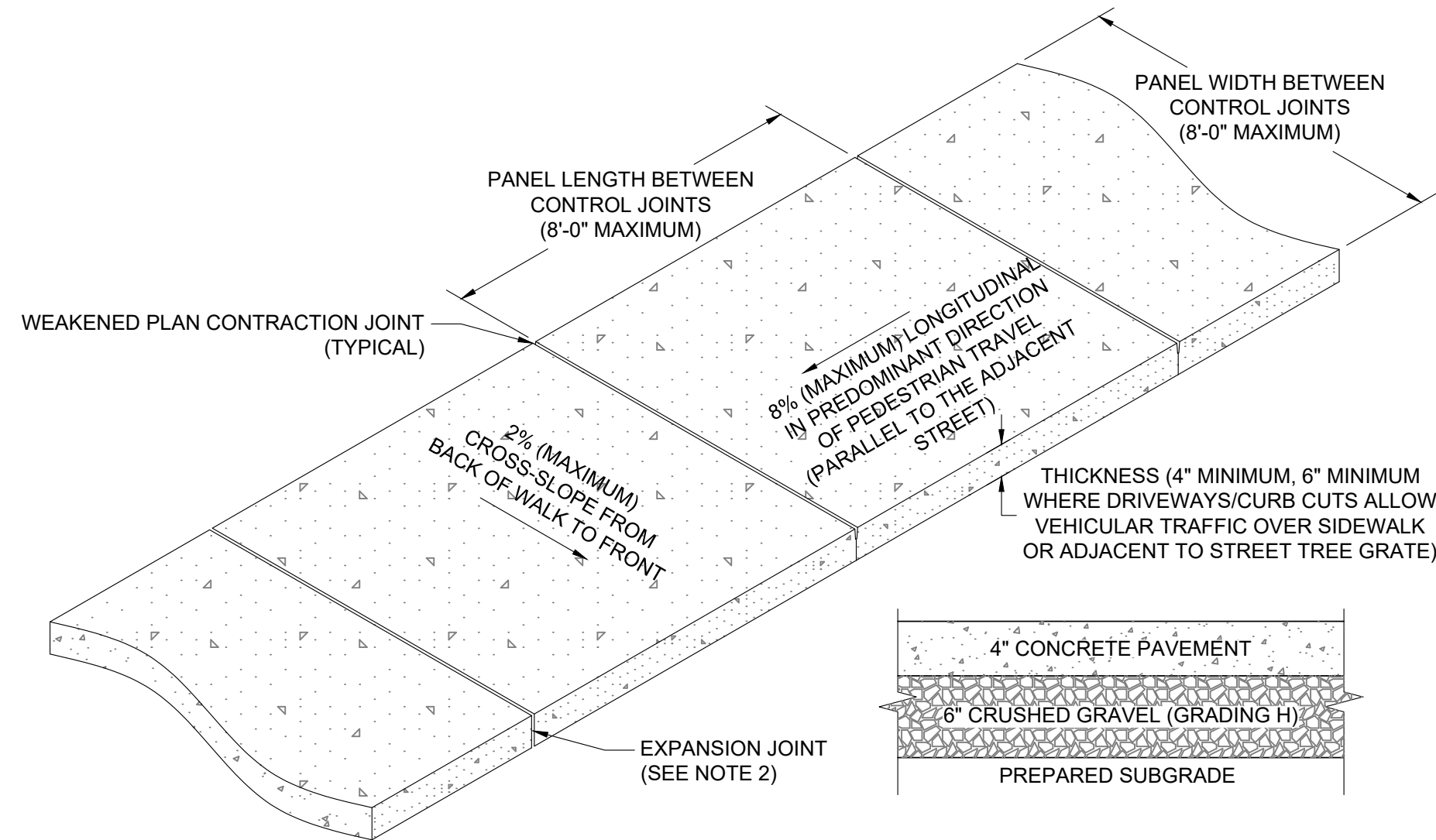


ISOMETRIC



CURB TAPER DETAIL

NOT TO SCALE



SIDEWALK SECTION

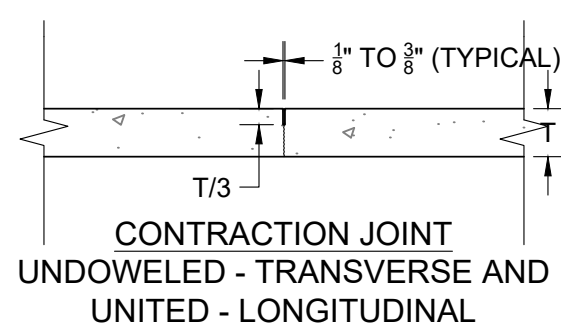
NOTE

- SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
- EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
- FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
- REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
- AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
- CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER.
- MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
- WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

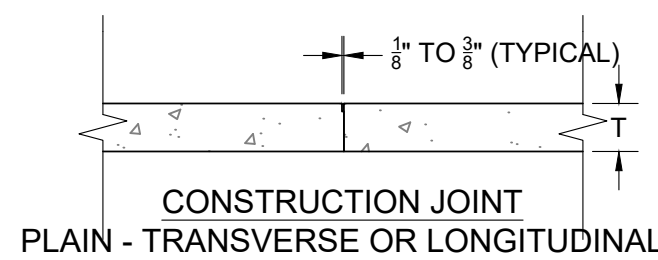
TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE

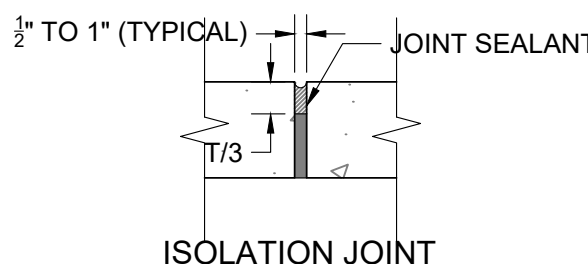
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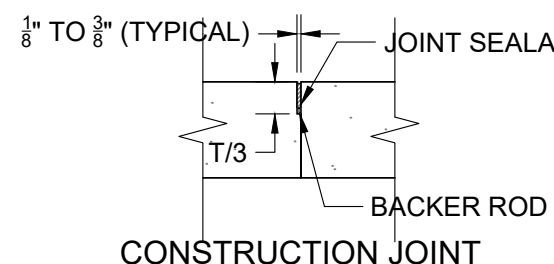
CONTRACTION JOINT
UNDOWELED - TRANSVERSE AND
UNITED - LONGITUDINAL



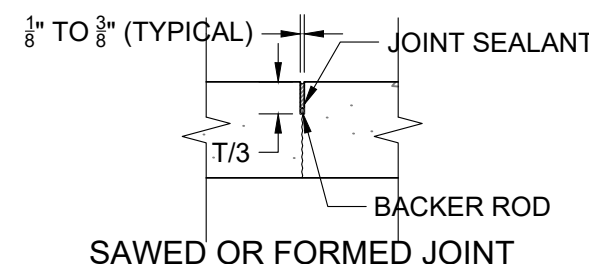
CONSTRUCTION JOINT
PLAIN - TRANSVERSE OR LONGITUDINAL



ISOLATION JOINT

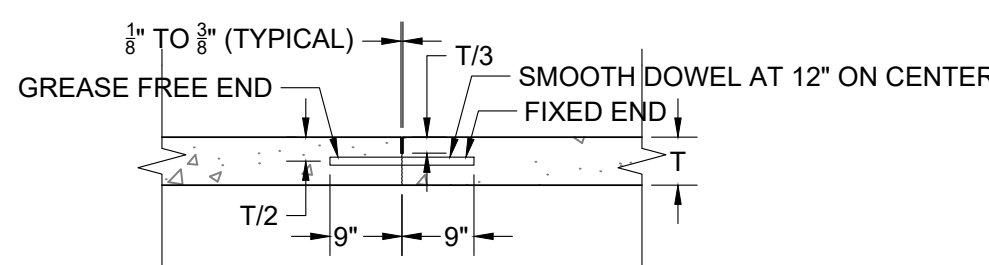


CONSTRUCTION JOINT

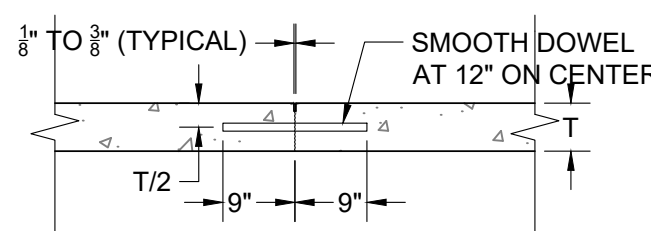


SAWED OR FORMED JOINT

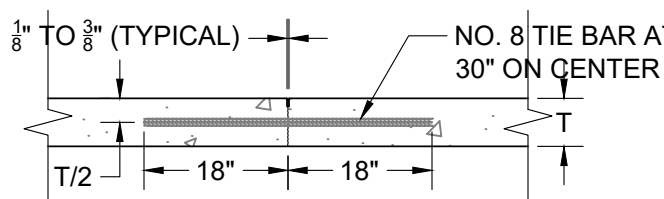
MINOR CONCRETE PAVEMENT JOINT SEALING DETAILS



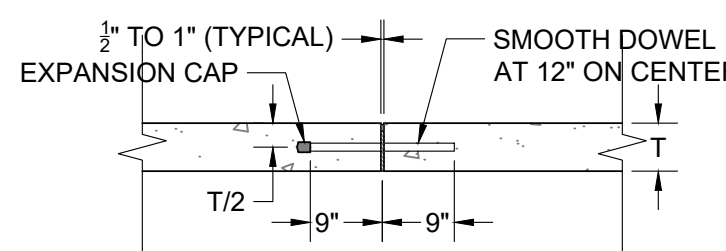
CONTRACTION JOINT
DOWELED - TRANSVERSE



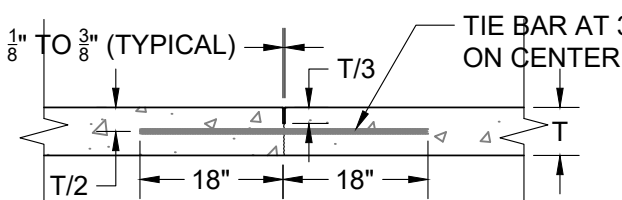
CONSTRUCTION JOINT
DOWEL BUTT - TRANSVERSE



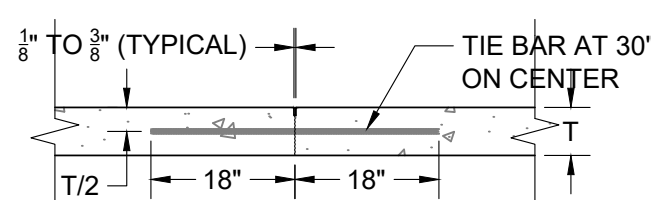
CONSTRUCTION JOINT
TIED BUTT - TRANSVERSE



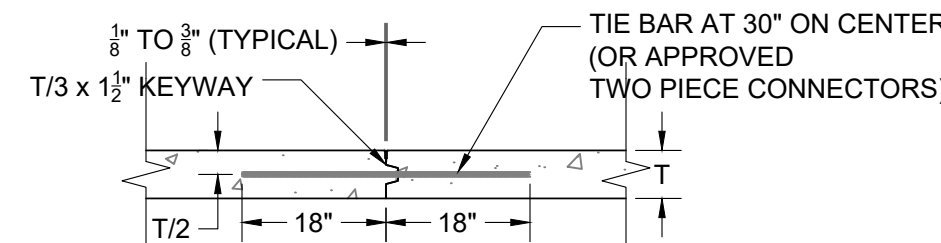
ISOLATION / EXPANSION JOINT
DOWELED - TRANSVERSE



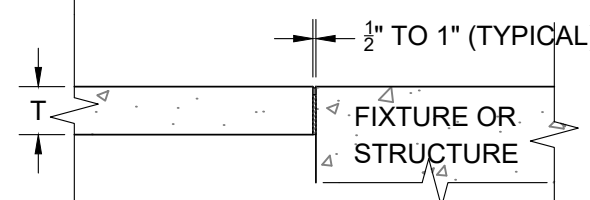
CONTRACTION JOINT
TIED - LONGITUDINAL



CONSTRUCTION JOINT
TIED BUTT - LONGITUDINAL



CONSTRUCTION JOINT
KEYWAY - LONGITUDINAL



ISOLATION JOINT
UNDOWELED - LONGITUDINAL

NOTE

- USE EPOXY-COATED MATERIAL FOR ALL TIE BARS, DOWELS, AND OTHER STEEL USED IN THE CONSTRUCTION OF CONCRETE PAVEMENT.
- DEFORMED REINFORCING BARS OR HOOKS MAY BE USED FOR TIE BARS.
- DO NOT PLACE TIE BARS WITHIN 15' OF TRANSVERSE JOINTS.
- INSTALL ISOLATION JOINTS WHEN ABUTTING A FIXED STRUCTURE. USE EXPANSION JOINT MATERIAL EXTENDING THE FULL DEPTH AND LENGTH OF THE CONCRETE SURFACE.
- TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS ARE NOT INCLUDED IN THE JOINT LAYOUT PLAN. USE TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS SPARINGLY. SUBMIT PLANNED CONSTRUCTION JOINT LOCATIONS TO THE CO FOR APPROVAL.
- FOR CONSTRUCTION JOINTS, IF TIE BARS AND DOWELS ARE NOT SET INTO CONCRETE DURING PLACEMENT, DRILL AND ANCHOR THE TIE BARS AND DOWELS INTO THE EXISTING CONCRETE CONSTRUCTION WITH EPOXY RESIN.
- MAINTAIN JOINT SEALANT SHAPE FACTOR 1:1 EXCEPT WHEN SILICONE SEALANT IS USED, THE WIDTH TO DEPTH SHAPE FACTOR IS 2:1 OR AS RECOMMENDED BY SEALANT MANUFACTURER.

MINOR CONCRETE PAVEMENT DETAILS

NOT TO SCALE

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
STREET DETAILS

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
DRC	2024.02.26

PROJECT NUMBER
22072

SHEET
C3.4

Presbyterian Church of Jackson Hole Workforce
Housing Development - Materials Palette

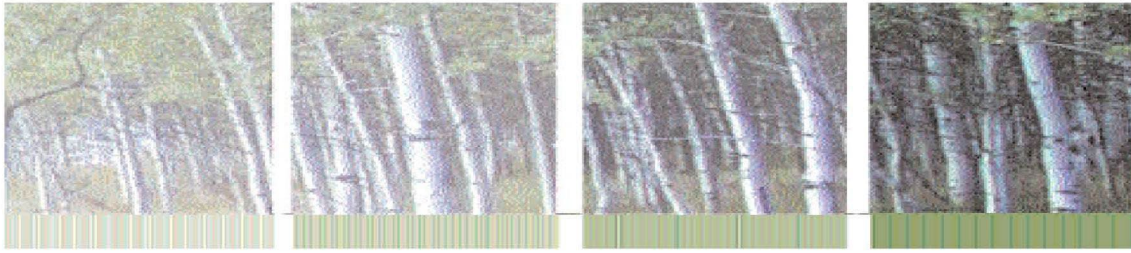


Presbyterian Church of Jackson Hole Workforce Housing Development - Zoning Compliance

L. PUD NL-3 ZONING STANDARDS, OTHER LDR STANDARDS

TABLE 2						
LDR Standards and Compliance						
Gross Site 2.93 acre 127,631sf						
LDR Standard	Required Allowed	Proposed		LDR Standard	Required Allowed	Proposed
FAR	.40 51,052	26,966		LSR	0.45 57,434	66,020
				Plant Units	1 per lot	21
Bldg. Height	28 Per Master Plan	27' 2 1/8"		Accessory Bldg. Height	14	N/A
Structure Setbacks				Parking Setbacks		
Primary St.	20	27-36		Primary St.	20	20
Secondary St.	10	10-18		Secondary St.	10	10
Side, Interior	10	10		Side, Interior, Rear	5	5
Rear	10	10		Parking Spaces	31.5	33

- * We are proposing a varied setback from 20' to 10' along South Park Loop based on language in the master plan that allows varied setbacks along the perimeter of the master plan boundaries.



Town of Jackson Design Guidelines Checklist

Meeting Date: April 10, 2024

Item Number: P24-050

Applicant: Northworks Architects

Address: Lot 53, Lot 57, & Lot 58

Recommendations: Conceptual Review

Background:

Lots 53, 57, & 58 are all located within the Snow King Planned Resort District (PR-SK) which has a separate set of Design Guidelines from the Town's Design Guidelines. The Snow King Master Plan requires that both the Snow King Resort Master Association (SKRMA) and the Town Design Review Committee review the project for consistency with the Snow King Design Guidelines (full version attached). SKRMA has not yet reviewed this project.

All three of the subject properties are located within Subarea #3 of the Master Plan which envisions condominiums and lodging uses such as short-term rentals, three-story buildings over parking, no height limit, a FAR that is averaged with other subareas, and an architectural design and character that is consistent with the surrounding area (i.e., Love Ridge Condominiums, Grand View Lodge, etc.). Below is the site plan of the southern portion of Subarea #3 showing Lots 53, 57, & 58 in orange.



Project Summary:

The applicant is requesting conceptual review and feedback from the DRC on three individual developments located on three adjacent lots within the Snow King Resort Master Plan. Each development will require its own Development Plan, but the applicant is first seeking conceptual comments before they formally submit. As mentioned above, SKRMA also needs to review and approve the design before the applicant can submit a Development Plan.

In total across all three lots, the applicant is proposing a total of 60 condominium/short-term rental units within roughly 112,000 square feet of habitable space. In addition to the market-rate units, 15 affordable housing units are proposed to mitigate for the market short-term rentals. Access will be taken from Upper Snow King Loop Road which is a private road. A total of 98 parking spaces are provided throughout the buildings, mostly in basement parking garages. The proposed materials are board and batten wood siding, board-formed concrete, and black metal wall and roof cladding.

Lot 53 - 553 UPPER SNOW KING LOOP:

- Lot size – 0.79 acres (34,412 sf)
- 24 market condominiums/short-term rentals
- 11 affordable units
- 43,811 sf habitable
- 57'-8½" tall
- Three stories over basement
- 52 parking spaces in the basement garage



Lot 57 - 510 UPPER SNOW KING LOOP:

- Lot size – 0.83 acres (36,155 sf)

North Building

- 10 market condominiums/short-term rentals
- 4 affordable units
- 16,746 sf habitable
- 59'-2" feet tall
- Three stories over basement
- 16 parking spaces in the basement garage

South Building

- 12 market condominiums/short-term rentals
- 26,532 sf habitable
- 57'-6½" tall
- Three stories over basement
- 14 parking spaces in the basement garage

Lot 58 - 725 UPPER SNOW KING LOOP:

- Lot size – 1.1 acres (47,916 sf)
- 16 market condominiums/short-term rentals
- 25,863 sf habitable
- 58'-3" tall

- Three stories over basement
- 16 parking spaces in the basement garage

Staff Feedback and Comments:

Staff has not reviewed this project for full compliance with the overall Master Plan. The intention of this request is for the DRC to provide high-level feedback on whether the project generally complies with the Snow King Design Guidelines. In addition to the full version attached to this staff report, staff has provided a summarized version of the Design Guidelines starting on the following page. Below are some specific questions posed by staff regarding the Design Guidelines and the applicant's request but the DRC is certainly free to go beyond these questions:

1. Are the proposed buildings on Lots 53 & 57 generally consistent with the approved Sketch Plan renderings attached to this staff report?
2. Are the proposed building materials and colors compatible with the surrounding natural and built environment? (i.e., Love Ridge, Grand View Lodge, etc.)
3. Does the DRC have any concerns over the necessity and impacts of the proposed grading and resulting large retaining walls?
4. Although there is no height limit, do these buildings fit well into the topography of the site and does the design help minimize their overall height and size through strategies like stepping the building up the hill and creative roof design?
5. Is the bulk and scale of the proposed buildings compatible with other structures within the Planned Resort?
6. Are the proposed buildings designed to reflect a human scale that is orientated toward pedestrians and does not overwhelm people walking beside the buildings?



SNOW KING DESIGN GUIDELINES (summarized version)

This chapter provides information regarding the general themes and goals along with architectural requirements for development within the Snow King Planned Resort District.

General Design Themes and Goals:

- Assemble a built environment that connects buildings, spaces, and structures through common scale, design, and materials.
- There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.
- Building design shall reflect building materials and colors compatible with the surrounding natural and built environment.
- The bulk and scale of individual buildings within the Planned Resort achieve compatibility with other structures within the Planned Resort, when the resort development is completed, neighboring structures that are not a part of the resort, and the natural environment.
- Building design shall reflect a human scale, pedestrian-orientation, which are created when the height of buildings does not overwhelm people walking beside the buildings, and the ground-level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.
- Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.
- The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
- Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. The use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation that provides shelter or habitat for wildlife.

Architectural Design Guidelines:

Building Form, Massing and Character:

- Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem "imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at

pedestrian levels and through the use of building envelopes that require the structures to step back away from the street or plaza.

- Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.
- In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.
- should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.
- Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms, and adding balconies or projecting bays are some of these devices.
- Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided.



Roofs:

- In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roof overhangs.
- Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best-incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference to nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.
- Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascia's.

Exterior Materials:

- Buildings shall sit on masonry bases and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco, and concrete will withstand extreme weather conditions and the piling up of snow along the foundations.

- Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs, and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

Windows:

- Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.
- Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal-clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.
- Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally, larger expanses of glass are preferred to small divisions.



Decks and Balconies:

- Decks and balconies add functional amenities to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

Walkways:

- To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores, restaurants, and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

Color:

- The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, the colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earthy hues, natural colors of foliage, deadfall timber, and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. The use of "day glow" colors is not allowed. On wood, stains are preferred over paint.



Architect's Rendering Lot 53 Proposed Building





Side View Proposed Building on Lot 53



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57





























VI. DESIGN GUIDELINES

A. Introduction:

Division 4.3 requires Design Guidelines, which establish standards for buildings, spaces, signs and lighting within the PRD. These Design Guidelines respond to and specifically address the standards set forth in Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations that state:

- ***Character and design.*** *As indicated in the Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:*
 - (1) *Capitalization on the location at the terminus of Snow King Avenue.*
 - (2) *Creation of a sense of arrival.*
 - (3) *Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.*
 - (4) *An attractive, safe and direct pedestrian streetscape connection to the Town Square.*
 - (5) *A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.*
 - (6) *Structure sizes and layout that draw people into the resort area.*
 - (7) *A continuity of architecture and activities within the resort, creating a multi-use sense of place.*
 - (8) *Pathways throughout the resort and connections to the Jackson Hole pathways system.*
 - (9) *Continued provision of the amenities of "town hill" skiing.*

The following Design Guidelines address the specific characteristics and issues excerpted above. These Design Guidelines will be administered by SKRMA. Final Development Plans will be reviewed and approved by SKRMA prior to presentation to the Town for approval as per Section 4.3.1.F.7. All buildings will be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

The visual presentations accompanying this Master Plan show the character and quality of the buildings that these guidelines will produce. New development is intended to visually enhance the existing resort, add a new and exciting dimension to the Town of Jackson, and blend with the built and natural landscape. The plaza, storefronts and entry tower are intended to provide a pleasant and attractive Snow King Ave. streetscape, inviting to the visitor or resident approaching from the West.

B. Design Guidelines. Character and Design Objectives

1. Capitalization on Location at Terminus of Snow King Avenue

The current main entrance to Snow King Resort is at the East end of Snow King Avenue. This entrance will remain and be strengthened in a number of ways. The entryway will be re-graded to a slightly gentler slope and equipped with snow-melting surfaces. The street frontage will be lined with three- and four-story buildings with retail uses at street level and other uses above. These buildings will create an important street edge designed to provide visual interest to pedestrians and motorists. The East/West axis will be improved with the addition of landscaped islands that will screen the paving surfaces and soften the approach. The entrance to the hotel will be brought further West by means of a large Porte Cochere, which will serve as a drop-off for the hotel and conventions users, as well as for buses, cars, shuttles, limousines and taxis.

2. Creation of a Sense of Arrival

By expanding the Porte Cochere and creating a courtyard, the sense of arrival is enhanced and circulation, both pedestrian and auto, clarified for the arriving guest. Consideration is given to loading and unloading requirements for both guest and residents attending functions at the Resort. The large vehicular plaza is designed with large vehicles (buses, outfitter vans, and trailers) in mind. The row of buildings along the south side of Snow King Avenue, starting with the entry Tower and plaza at the west, will help draw people visually into the resort and is an important feature necessary to create a sense of arrival. Pedestrians will be able to walk along an outdoor arcade lined with retail windows, providing visual interest and shelter from the weather.

3 & 4. Creation of Pedestrian Streetscape Along East Snow King Avenue and a Connection to the Town Square

The addition of buildings fronting the street with retail and commercial uses will enhance the pedestrian experience by adding visual interest, sidewalks and lighting. Snow King Resort will work in concert with the Town of Jackson to direct pedestrians between Snow King Resort and the Town Square. Willow, King and Cache Streets are all options for pedestrian connections to downtown.

5. Porous Edge Encouraging Pedestrian Travel

The building edge along Snow King Avenue is articulated to reduce the apparent bulk and scale of the two-, three-, and four-story structures. Small retail and commercial spaces connected by a covered arcade will disguise the parking structure behind and give an active and inviting facade. By using different building heights and varying the roof forms, the street edge is given scale and visual interest. The facade facing Snow King Ave. East of Willow is designed to integrate with potential future development along the north side of the street. The open areas to the East and West will encourage hiking and biking up the mountain. On the West, behind the ballpark, the One Town Hill building will define the western edge of the resort and be visible when approaching the Resort from the North. The large open space area between the Snow King Center and the One Town Hill will continue to act as a magnet for mountain access and be enhanced with additional outdoor activity areas.

6. Size and Layout that Attracts People

The new Master Plan is built around three primary outdoor spaces, each of a very distinct character and purpose. The centrally located Entry Court, with re-graded drive and expanded pick-up and drop-off areas, is the vehicular centerpiece of the new plan. Arriving visitors will be able to pull in under the cover of the Porte Cochere and will be directed to check-in areas or to the convention center. Access to the parking structure will be clearly marked and easily accessed. The second major public space is the plaza above the parking structure, which is affronted by lodging/commercial buildings. This entirely pedestrian space connects the main hotel, the convention center and other condominium and hotel wings through a pedestrian bridge, to the Snow King Center, the Ski hill, and Phil Baux Park. This pedestrian plaza is to be lined with food and beverage outlets, shops, kiosks and outdoor activities and is intended as the center of pedestrian activity for the Resort. The third major public space is the Pool Courtyard, which will be enhanced under the new Master Plan with terraced gardens, water features, and hot tubs stepping up the hill from the hotel lobby. This space commands south sun, exceptional views up to Snow King Mountain and is well protected from prevailing winds. This will be the recreational centerpiece of the hotel and condominium complex and will also be visible from the main hotel lobby attracting guests to the outdoors. The new Health and Fitness Club will overlook and connect to this Pool Courtyard. The effect of these three spaces will be to give the visitors distinct spatial and programmatic experiences and will serve to attract and amuse people in many different ways.

7. Continuity of Architecture and Activities/Multi-Use Spatial Sense

The spatial experience outlined above is enhanced by the fact that it incorporates mixed uses and by the variety of activities that will take place at the Resort. The mixture of retail, office, restaurants recreation, and lodging mimic the uses typically found in active urban areas, and the proposed density is necessary to activate these outdoor spaces.

8. Pathways Connecting to Pathways System

The Pathways and Trail system is the backbone of the Master Plan. The proposed system will provide a nexus for the regional trail system. The special location of the Snow King properties allows for East/West and North/South Trail and Pathways connections. Special emphasis is placed on the separation of pedestrian and vehicular circulation and the creation of meaningful interior and exterior spaces for pedestrians to congregate. The pathway system within Snow King Resort expands, and connects to the off-site pathways (See Summer Circulation and Pathways and Winter Circulation and Pathways).

9. Continuation of the Amenities of "Town Hill" Skiing

The Snow King Ski Hill is intended continue in operation as an amenity for both residents and guests alike. Skiing, sledding and other activities figure prominently in the Master Plan. The increased intensity of the resort is hoped to lead to an expansion of the amenities as the need arises.

C. Design Guidelines. General Purposes

The purpose of these conceptual design guidelines is to give some idea of the physical character that is being envisioned in this Master Plan and will be used to assist Snow King Resort in the planning, design and construction of projects build under this Master Plan. They reflect the goals of the Master Plan in attempting to create a true resort experience with visual variety, pedestrian activities, and a unique character which will make the resident and visit or experience more memorable. It is the intent of these guidelines to strike a balance between control and creativity, to allow enough flexibility in the choice of materials and style to give life to the resort, while at the same time maintaining a sense of cohesiveness. The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many. Snow King Resort is attempting to create a broad enough palette of possible materials and design elements to encourage a unique blend of architecture, which will give it variety and visual interest.

Snow King Resort has an important role as anchor for the Town, a counterbalance to the Town Square and the proposed Visitor and Multi-Agency Campus at the North end of Cache Street. As such, it must act as a terminus, a destination for both residents and tourists. This Master Plan, by adding significant intensity to the Resort, makes it a much more varied and desirable destination than it currently is. The combination of Convention Facilities, the Snow King Center/ice Rink, an array of lodging facilities, retail, commercial functions and a Health Club/Spa, all reinforce Snow King's role as a multi-use center for the community.

As the Master Plan builds on the existing Snow King Resort, so do the architectural guidelines, which build on the existing character that has developed during the life of the resort. The new architecture of the Snow King Resort will build on the community character of Jackson with well-designed buildings, clean rooflines, taper-sawn shake roofs and a clearly expressed structure. The materials palette, while encouraging a preponderance of wood and stone, will also include stained concrete, painted or oxidized steel, stucco, and high quality cultured stones.

Indigenous architecture has long had a powerful association for people who visit the West, from the log cabin in the woods, to the burl wood columns in the Cowboy Bar. Snow King has established a

character that is clean and somewhat modern. Its new character must tie to the old and yet be firmly rooted in today's world. While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences. Tying the new buildings with the old will create a powerful and unique style for Snow King as it develops in the new millennium.

The resort and convention business has changed over the years and the new Master Plan incorporates changes intended to keep it apace in this intensely competitive business. By more effectively attracting today's conferences and tourists, Snow King will continue to provide a strong economic infusion for the community.

Section 2550. G requires Design Guidelines that establish parameters for buildings and spaces in the Planned Resort following this outline.

1. General. *The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:*

- a. Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;*
- b. Assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;*
- c. Incorporate into the built environment the natural features and cultural heritage of the area; and*
- d. Produce an identifiable image that is associated with the planned resort and with Jackson Hole.*

There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.

2. Architecture. *Building design guidelines shall reflect:*

- a. The community's architectural character and themes*
- b. A human scale, pedestrian-orientation, which are created when:*
 - (1) The height of buildings does not overwhelm people walking beside the buildings; and*
 - (2) The ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.*
- c. A built environment in keeping with the cultural and aesthetic values of the community*
- d. Natural attributes of the immediate vicinity*
- e. Building materials and colors compatible with the surrounding natural and built environment.*

3. **Bulk and scale.** *The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:*

- a. Other structures within the Planned Resort, when the resort development is completed, and*
- b. Neighboring structures that are not a part of the resort, and*
- c. The natural environment.*

4. **Signs.** *The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes types and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directions, and informational signs. The flexibility extended to Planned Resorts via this Division, to propose standards for signs different from those specified in the LDRs is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.*

5. **Lighting.** *The design guidelines shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified and general standards should be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to offsite areas. General illumination standards are set forth in the LDRs.*

6. **Site planning.**

A. Orientation and aspect. Structures and public spaces within the Planned Resort, generally shall be arranged with views of, and access to, the principal resort recreational amenity.

b. Entrance features. Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.

c. Natural Resources. The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.

d. Pathways and pedestrian facilities. Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.

(1) Safe, convenient and direct access. *Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.*

***(2) Pathways.** Pathways shall be provided for non-motorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.*

***e. Transportation facilities.** Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks,) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see subsection H.2, below).*

***f. Circulation.** The layout of local street, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized and natural features of the site such as wooded areas, rock outcroppings and water bodies, shall be preserved to the maximum extent practical.*

***g. Access.** Safe vehicular access appropriate for refuse removal, recycling, emergency services, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort.*

***h. Landscaping.** Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.*

The Guidelines and the plans and sketches incorporated in this Master Plan, when considered as a whole, address the above section 4.3.1(F)(7).

D. Architectural Design Guidelines

1. Building Form, Massing and Character: Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem "imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and thru the use of building envelopes that require the structures to step back away from the street or plaza.

Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

2. **Roofs:** in order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roofs overhangs.

Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascia's.

3. **Exterior Materials:** Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

4. **Windows:** Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

5. **Commercial Frontage, Entryways:** At the pedestrian level, Retail and Hotel storefronts should appear light, glassy and as transparent as possible. As a goal, approximately 75% of the linear frontage of walls opening onto the public plazas and arcades should be glass.

Stone, stained concrete, and painted steel are recommended materials for the pedestrian level walls between the glass.

6. **Decks and Balconies:** Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.
7. **Walkways:** To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.
8. **Color:** The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.
9. **Lighting:** The lighting systems will serve functional and aesthetic roles that include:
 - Providing security and visual safety
 - Serving as directional indicators for vehicular and pedestrian traffic
 - Providing extended outdoor use time, particularly in pedestrian areas,
 - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting

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Snow King Condominiums

DESIGN REVIEW COMMITTEE SUBMISSION



MARCH 25, 2024



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PROJECT NARRATIVE

Snow King Condominiums – Lots 53, 57 & 58
553, 725, & 510 Upper Snow King Loop Road
Jackson, WY

OVERVIEW

The proposed project is comprised of four condominium buildings across 3 lots, located at Snow King Resort Lots 53, 57 & 58 (Sub-Area #3). These parcels are bounded by Snow King Loop Road and the Grand View Condos to the north and the Cowboy Coaster to the south. For purposes of this application, we are referring to each building as “Lot 53”, “Lot 58”, “Lot 57 North” and “Lot 57 South”.

Each building includes 3 stories of residential condo units above basement parking. Affordable housing units are also included in the project. The goal of this development is to create a strong sense of place between the three lots while also relating to the overall design elements of the Snow King Resort and surrounding context.

SITE DESIGN

The three lots site on relatively steep terrain with ski-in, ski-out access to the Snow King Ski Resort. The plazas, roads, and interstitial spaces between these four buildings shall be enlivened with plantings and materials that connect to the style of the Snow King Resort and create a safe and welcoming environment. Parking garages will be enclosed with solid garage doors, and pedestrian walking will be encouraged. The buildings will be connected to the surrounding landscape for easy access to the ski slopes and the town center.

PROGRAM

Across all three lots, the project will include a total of 60 two-, three-, and four-bedroom condo units across 112,000 square feet of habitable market-rate space. In addition to the market-rate units, affordable housing units are also included on-site.

LOT 53

The building on Lot 53 consists primarily of three stories of condo units above a basement parking garage. Each market-rate condo unit has a balcony with views towards the Tetons. The first floor also features an entry lobby, a landscaped plaza, and a vehicular drop-off area above the parking roof structure. This drop-off area also serves as a firetruck turnaround zone. Along the north façade, first-floor condo units have interior stairwells that step down to basement-level bedroom suites. The north edge of the building, at basement level, features a series of tiered planter walls in order to better integrate into the steep hillside.

Lot 53 also includes the affordable housing units for both lots 53 & 58. The bulk of these units are located in the southeast corner of the lot, in a smaller two-story structure.



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LOT 58

This building also includes three stories of condo units above a basement parking garage. Nestled into the steepest part of the hillside, this building's southern edge will feature retaining walls in order to bring light and fresh air to bedrooms. The north façade includes a series of exterior stairwells and planter walls to negotiate the transition from the garage and condos down to street level.

The affordable housing units required of Lot 58 are located in Lot 53 as described above.

LOT 57

Lot 57 features two buildings, which shall be referred to as "Lot 57 North" and Lot 57 South". Each building includes three stories of condo units above a basement parking garage. The north building also includes the affordable units required for Lot 57.

CONCLUSION

This application complies with the applicable provisions of the Town of Jackson Land Development Regulations, Design Guidelines, and the Snow King Resort Master Plan Amendment.



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ZONING COMPLIANCE

TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

General Zoning	Source	Notes
Zoning District	Teton County GIS	ToJ: PR-SK (Planned Resort - Snow King) Snow King Resort Master Plan: Sub-Area #3
PIDN	Teton County GIS	Lot 53: 22-41-16-34-3-04-001 Lot 58: 22-41-16-34-3-07-002 Lot 57: 22-41-16-34-3-07-001
Gross Site Area (GSA)	Teton County GIS	Lot 53: 0.79 acres = 34,412 SF Lot 58: 1.10 acres = 47,916 SF Lot 57: 0.83 acres = 36,155 SF TOTAL: 2.72 acres = 118,483 SF
FAR (Max)		112,952 SF
Design Standards	ToJ LDRs Div. 4.3.1	Refer to Snow King Resort Master Plan

SNOW KING RESORT MASTER DEVELOPMENT PLAN

Snow King Resort Master Development Plan	Source	Notes
Chapter IV. Master Site Plans & Chapter V. Land Use Plan		
Sub-Area Plan	IV.C	Sub-Area #3 (Existing and Proposed Condominiums) Love Ridge / Grand View Vicinity: Lots 53, 58 & 57
Land Use	V.0, p.46	Commercial Lodging
Chapter VI. Design Guidelines		
Design Guidelines, General Purposes	VI.C	
1. General	VI.C.1	Emphasis on outdoor recreational activities; creation of a sense of plaza with identifiable plazas; common scale and materials amongst buildings; incorporation of cultural heritage of the area; identifiable image associated with the planned resort
2. Architecture	VI.C.2	Buildings to reflect: a. Community's architectural characters and themes b. Human scale, pedestrian-orientation via (1) height of buildings that do not overwhelm people, and (2) diversity of design features, windows, and doors at ground level c. A built environment in keeping with the aesthetic values of the community



		d. Natural attributes of the immediate vicinity e. Building materials and colors compatible with the surrounding natural and built environment
3. Bulk and scale	VI.C.3	Compatible with other structures within the Planned Resort (once completed), neighboring structures, and the natural environment
4. Signs	VI.C.4	To comply with the sign theme for the Planned Resort
5. Lighting	VI.C.5	Identify areas to be illuminated, models and types of fixtures; limit light pollution and glare; refer to LDRs
6. Site planning	VI.C.6	A. Orientation and aspect – Orient with views of and access to the principal resort amenity B. Entrance features – Create an easily identifiable sense of arrival C. Natural Resources – Integrate natural features D. Pathway and pedestrian facilities – Encourage reliance upon pathways and walkways; include access for the disabled E. Transportation facilities – Incorporate convenient access F. Circulation – Cut and fill areas shall be minimized G. Access – Safe vehicular access for trash and recycling removal, emergency vehicles, and deliveries shall be provided H. Landscaping – Keeping with the overall theme of the resort; use indigenous plant materials
D. Architectural Design Guidelines	VI.D	
1. Building Form, Massing and Character	VI.D.1	Fit in with the context of the Town of Jackson; simple and practical architectural forms; create definable public spaces between buildings
2. Roofs	VI.D.2	Use similar roof forms to existing architecture and similar features such as roof overhangs or heavy timber beams Roof slopes to be predominantly in the range of 1:12 to 7:12
3. Exterior Materials	VI.D.3	Buildings shall sit on masonry, stone, or concrete bases Appropriate above-ground materials include stone, wood siding, shingles, heavy timber, and glass
4. Windows	VI.D.4	To be as large as possible at pedestrian level given the function behind them. Above ground floor, no minimum required window-wall ratio. Darker colored windows are encouraged
5. Commercial Frontage, Entryways	VI.D.5	N/A
6. Decks and Balconies	VI.D.6	Use balconies to create variety on the façade; take advantage of solar exposure and/or views. Long linear balconies are not permitted.
7. Walkways	VI.D.7	Promote the sense of a unified resort with pedestrian accessibility



8. Color	VI.D.8	Reinforce the overall design theme for Snow King Resort; colors to work well in all seasons; earth hues and foliage hues preferred
9. Lighting	VI.D.9	Provide security, visual safety, directional indicators, extended outdoor use time, and reinforce identity
9.2. Disabled Accessibility	VI.D.9	Every structure shall be accessible by the disabled through the use of ramps and/or elevators. All outdoor pedestrian areas must be accessible.
10. Sub-Area #2 Guidelines	VI.D.10	N/A
Site Design Guidelines; Plant Palette	VI.E	Create a smooth transition between the urban and rural environment; provide local flora; use planting materials to screen and enhance the buildings; reference LDRs
Pathways and Circulation Elements	VI.F	Provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways
Signage	VI.G	Resort signage to be homogenous in style; commercial signage can vary. Preferred materials include wood or non-reflective metals in earth tones; incorporate lighting into the structure of the sign
Chapter VII. Dimensional Limitations Plan		
Specific Considerations Related to Sub-Area 3 Bulk & Mass Parking Uses Landscape	VII, p.70	- Buildings on Lots 53, 57, & 58 can be up to 3 stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single complex or multiple buildings. - Parking is to be primarily provided on-site. - Active uses, such as retail and services are permitted on the lower two levels, with lodging, residential or office on upper floors. - Minimum landscape surface ratio for these lots is 10%. - o Lot 53: 34,412 SF x 10% = 3,441 SF landscape area req. - o Lot 58: 47,916 SF x 10% = 4,792 SF landscape area req. - o Lot 57: 36,155 SF x 10% = 3,616 SF landscape area req. - o Hardscape surfaces composing pedestrian plazas, patios and outdoor function areas are also considered Landscape surfaces (per p.72) - Landscape screening around buildings to be included in Dev Plan submittal
Hillside Development	VII, p.71	All development within the Master Plan shall meet the LDR hillside development requirements in place at the time a development plan is submitted
Building Floor Area	VII, p.72	Building floor area is the sum of the gross habitable floor area measured from exterior face of structure, excluding attics, basements, and garages. Division 9.5B of the LDRs defines basements as spaces where 50% or more of the perimeter is below ground level. Building Floor Area also excludes areas dedicated to Employee Housing.



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Floor Area Ratio (FAR)	VIL, p.73	The maximum FAR for the total of Sub-Areas 1, 2, 3, 4, and 5 shall not exceed 0.40. The maximum FAR for the totals= of Sub-Areas 1, 2, 3, and 4 shall not exceed 0.60.
Lodging Capacity	VIL, p.73	Lodging capacity within Sub-Areas 1,2,3,4,5 shall not exceed 2,208 guests (Average Peak Occupancy) per 4.3.2.C. A dwelling unit, used for short-term rental, shall be assigned an APO of four.
Sub-Area #3 Existing and Proposed Condominiums	VIL, p.77	Condominiums on lots 53, 58, and 57 should match in terms of architectural design
Chapter VII. Housing Element		
Housing Mitigation Plan	VIII.A	Refer to ToJ Affordability Calculators



SITE PLAN



BOARD AND BATTEN WOOD SIDING
BUILDING WALL CLADDING



BOARD FORM CONCRETE
BUILDING WALL CLADDING



BLACK METAL
BUILDING WALL AND ROOF CLADDING

MATERIAL PALETTE

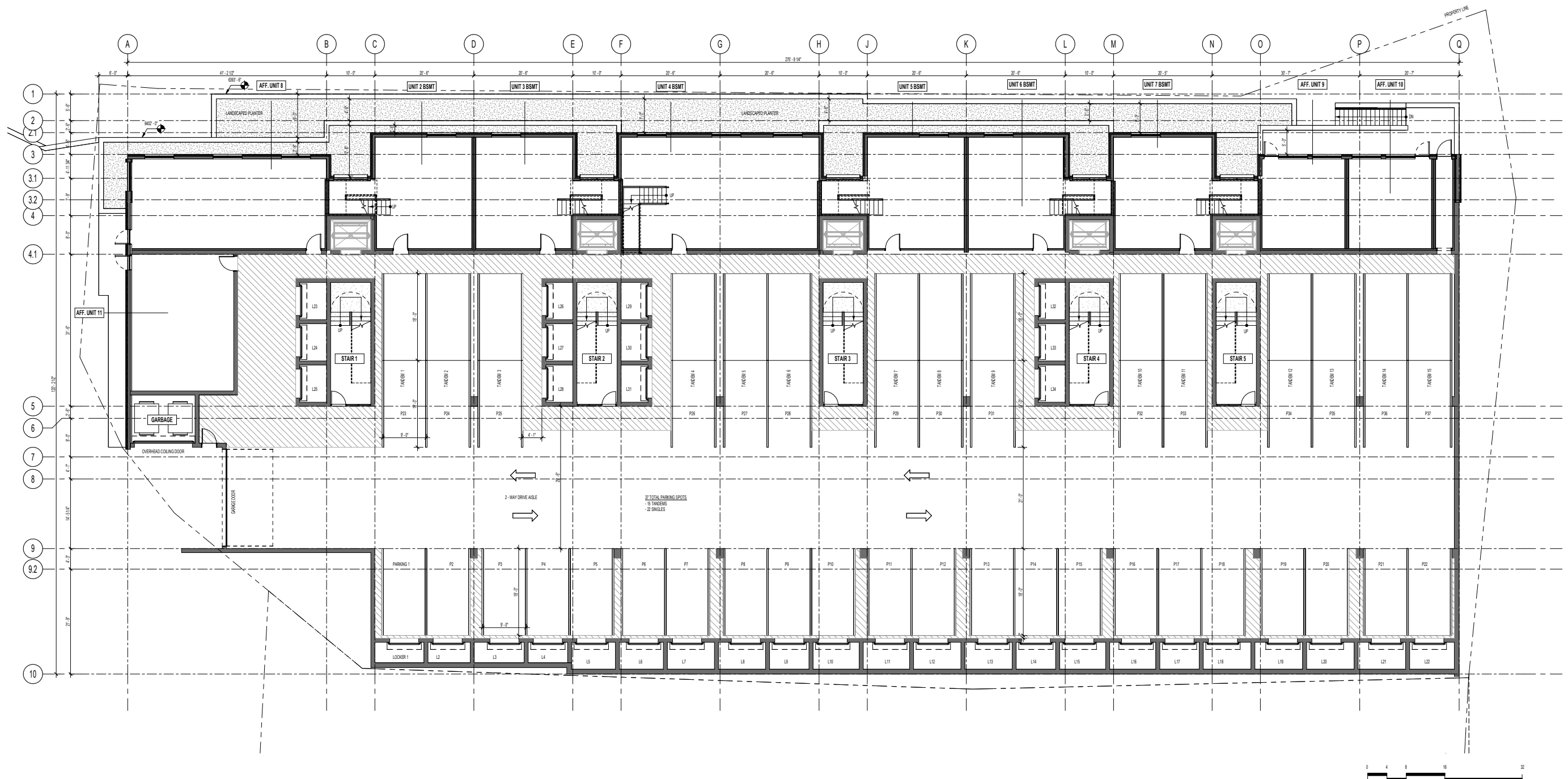


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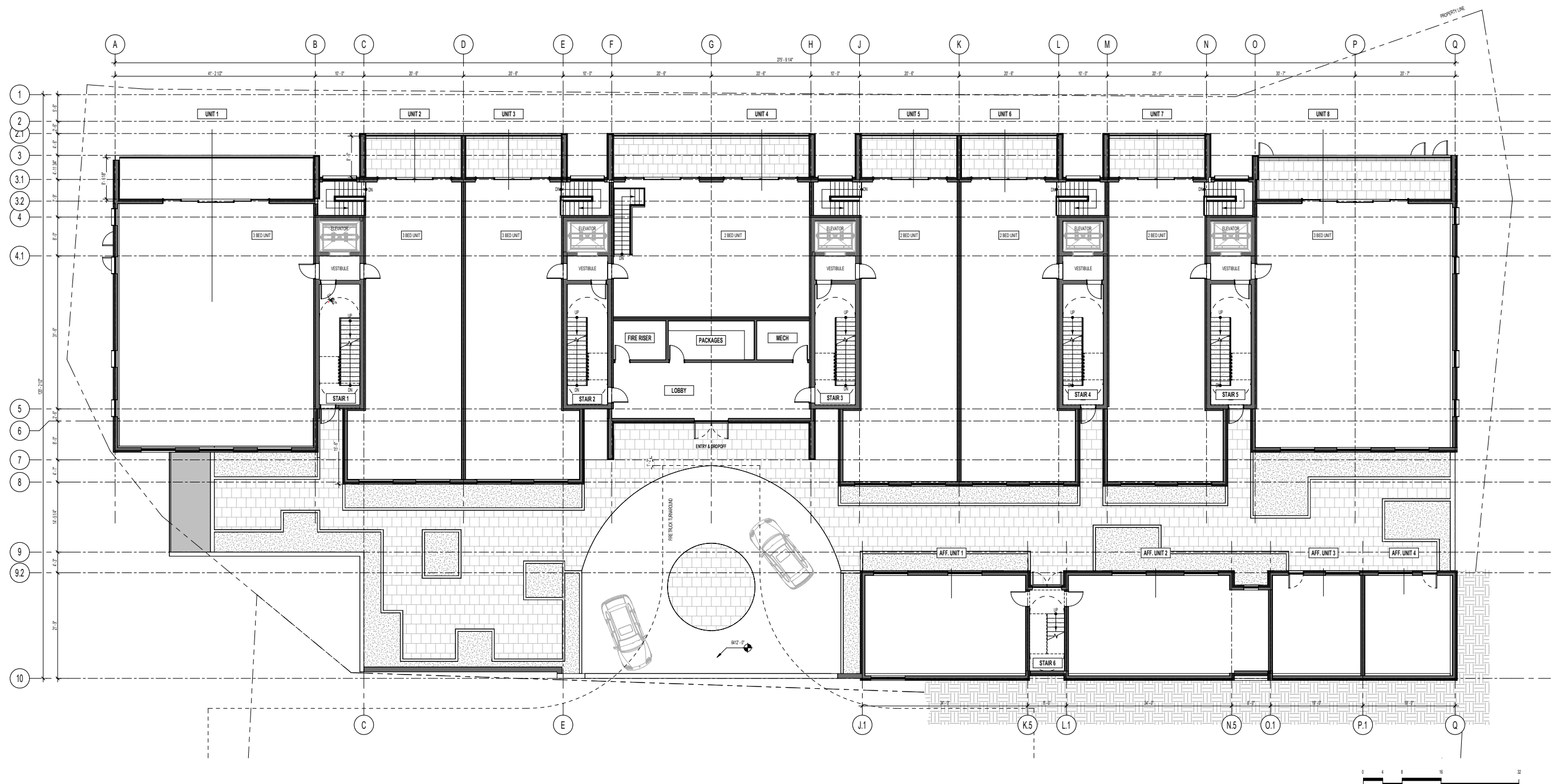
Lot 53



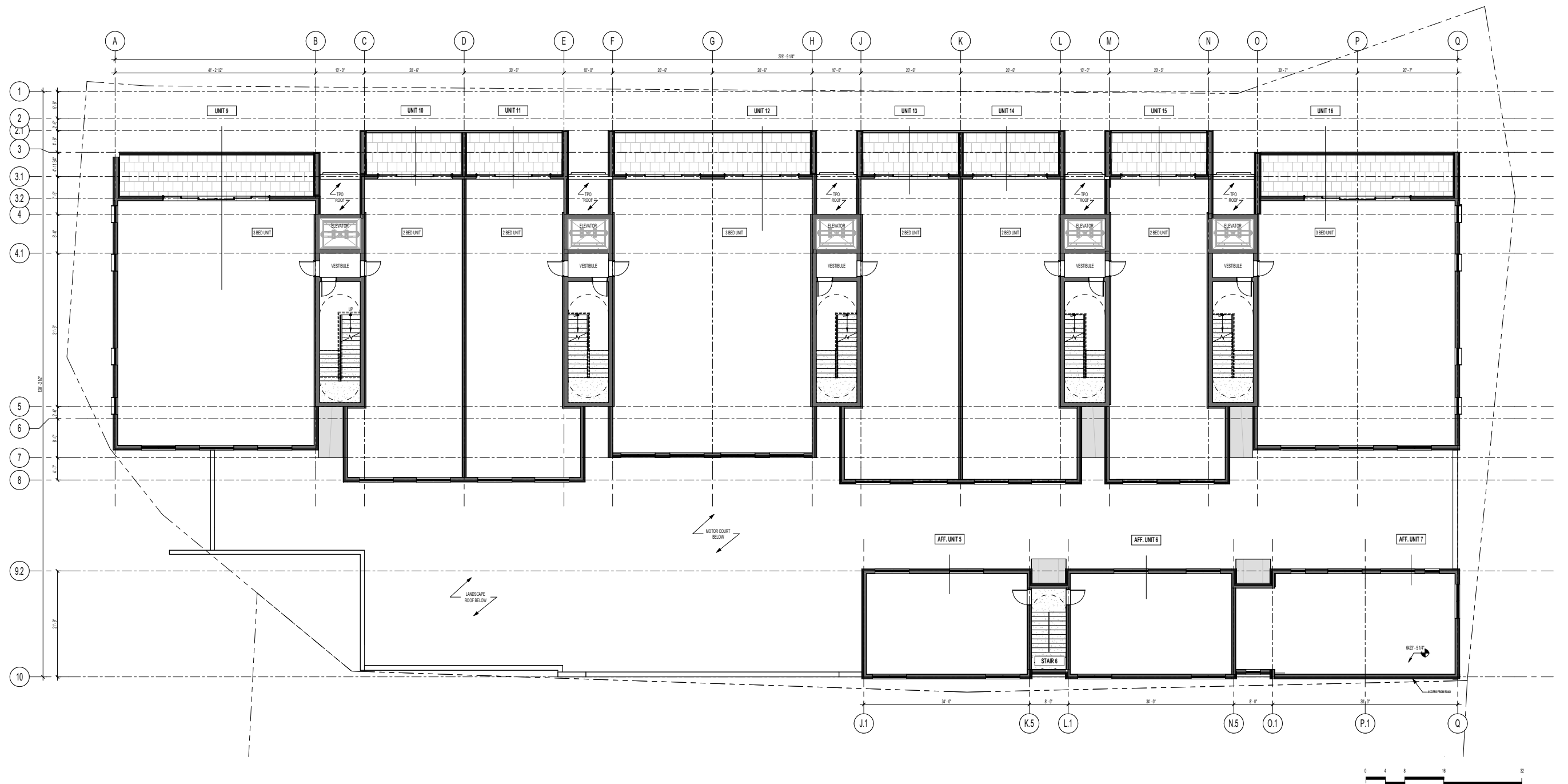
LOT 53 SITE PLAN - LANDSCAPE



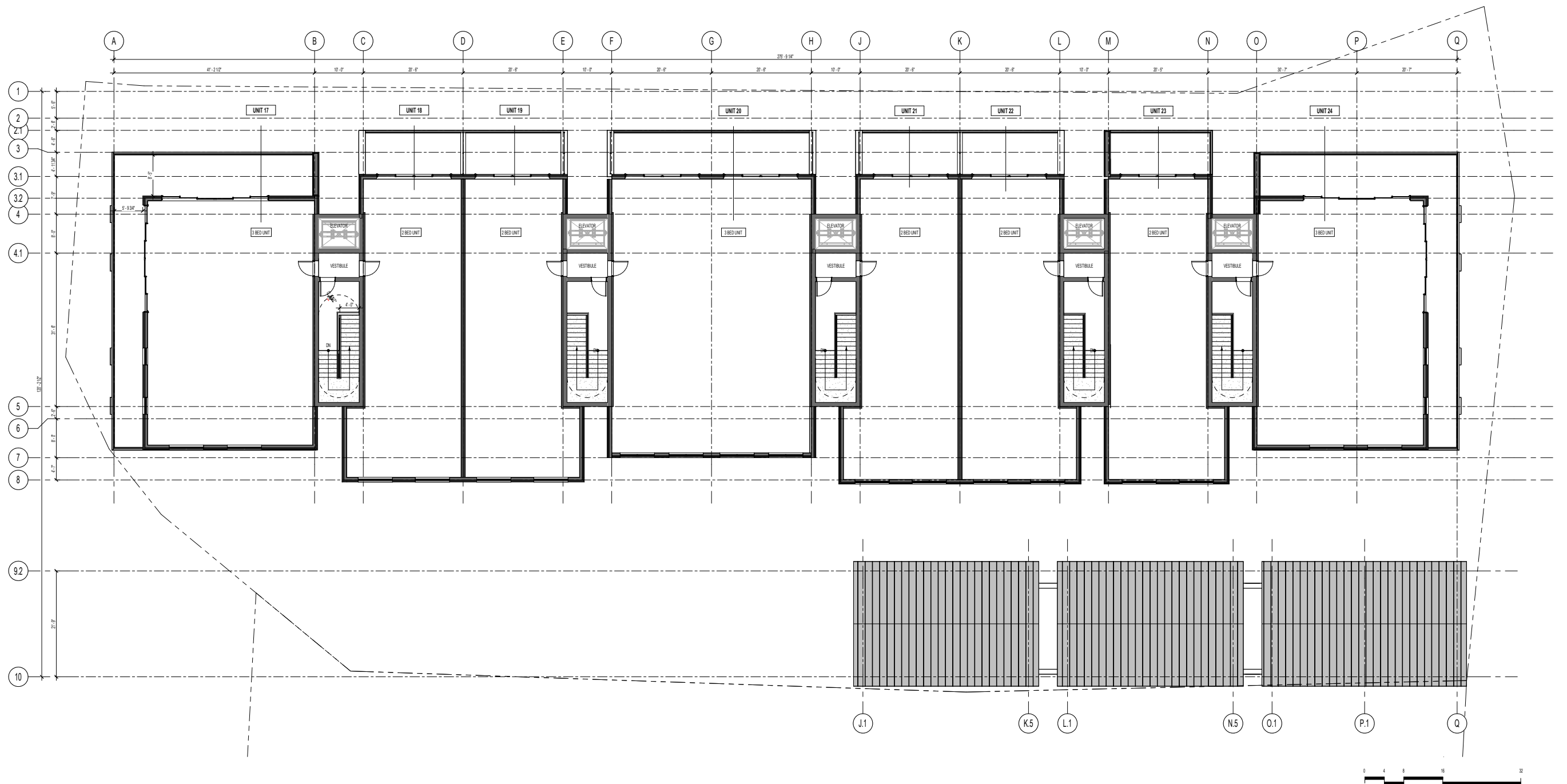
LOT 53 - BASEMENT FLOOR PLAN



LOT 53 - FIRST FLOOR PLAN



LOT 53 - SECOND FLOOR PLAN



LOT 53 - THIRD FLOOR PLAN



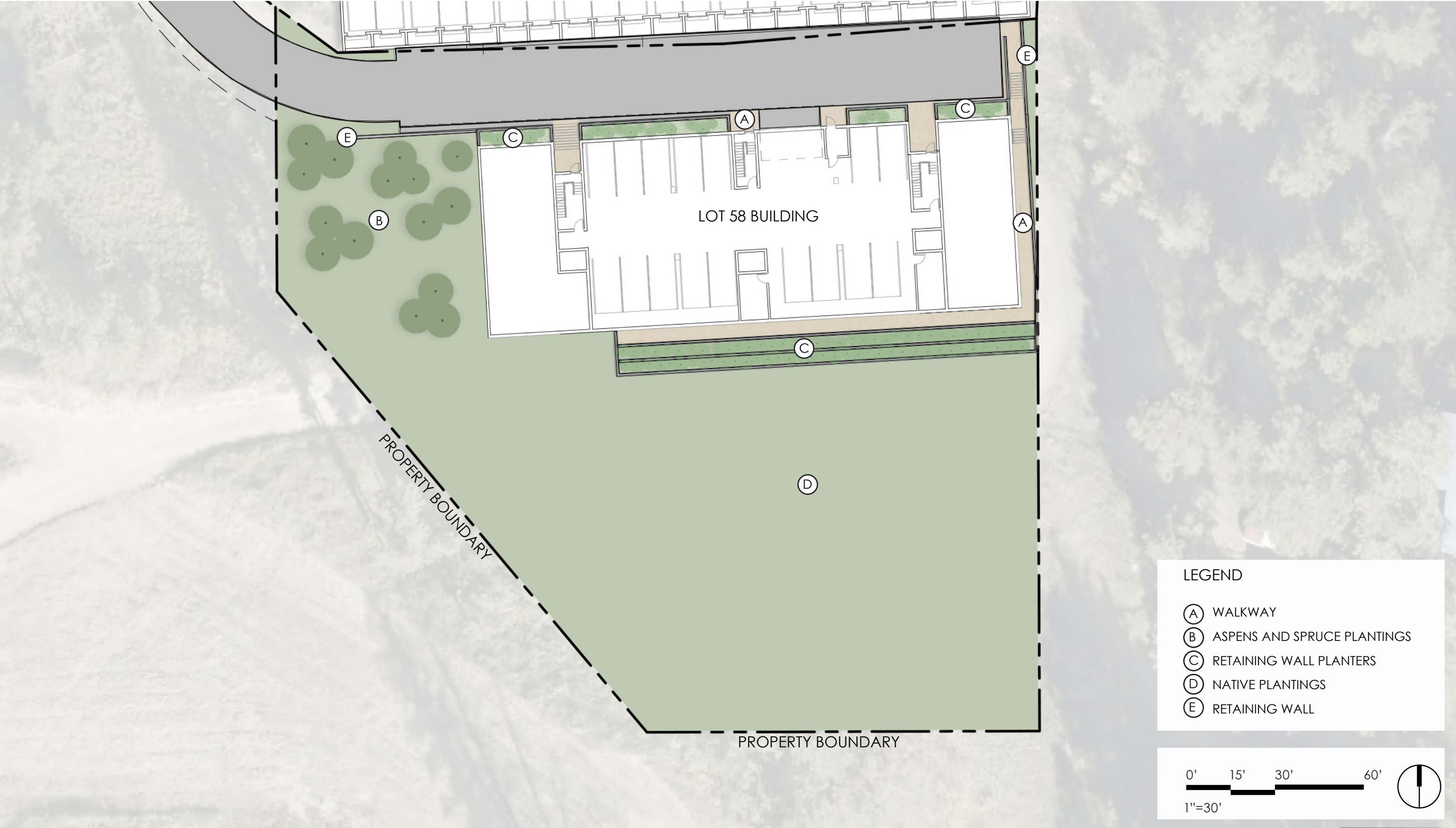
NORTH ELEVATION

LOT 53 - RENDERED ELEVATION

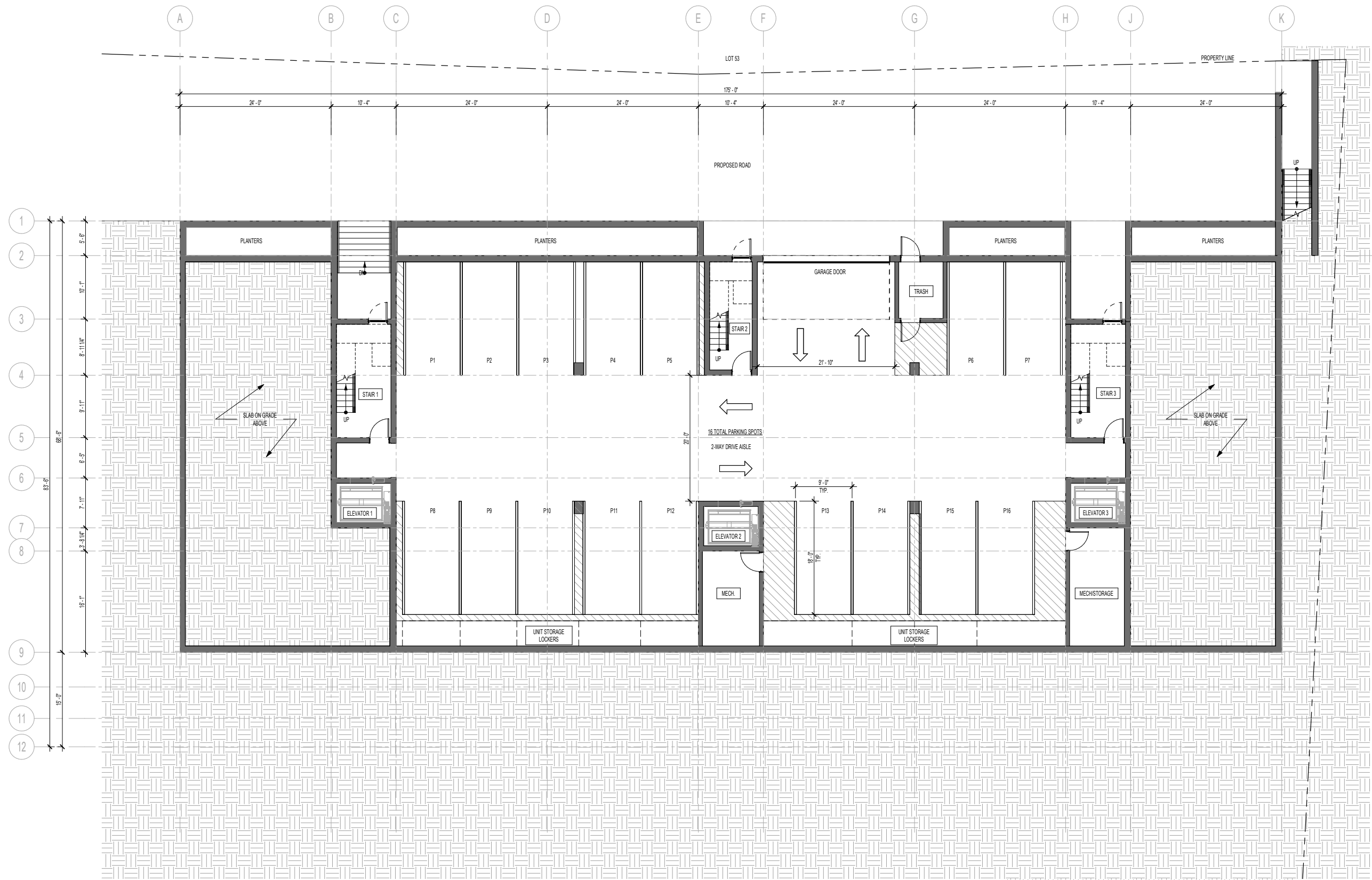


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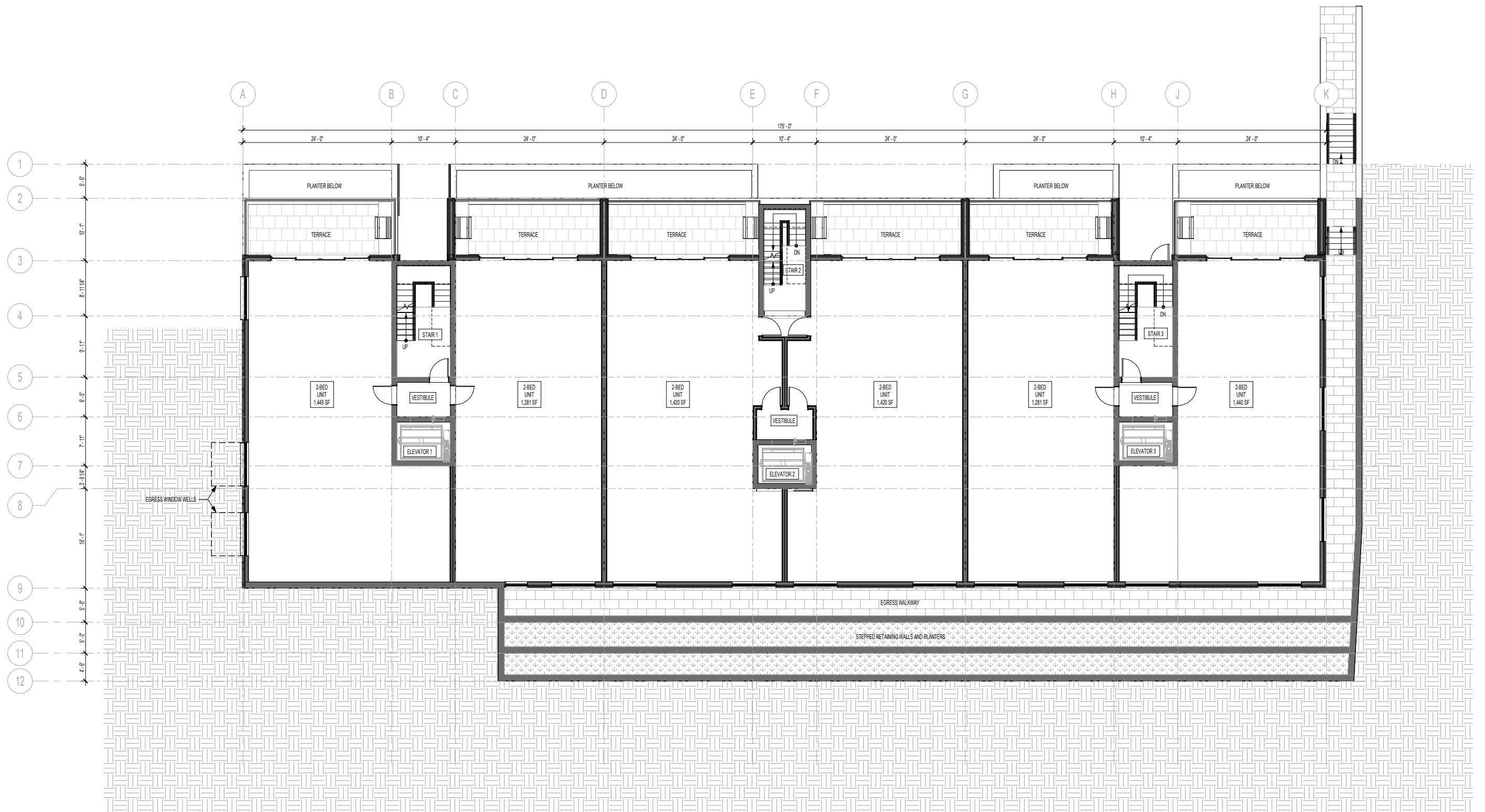
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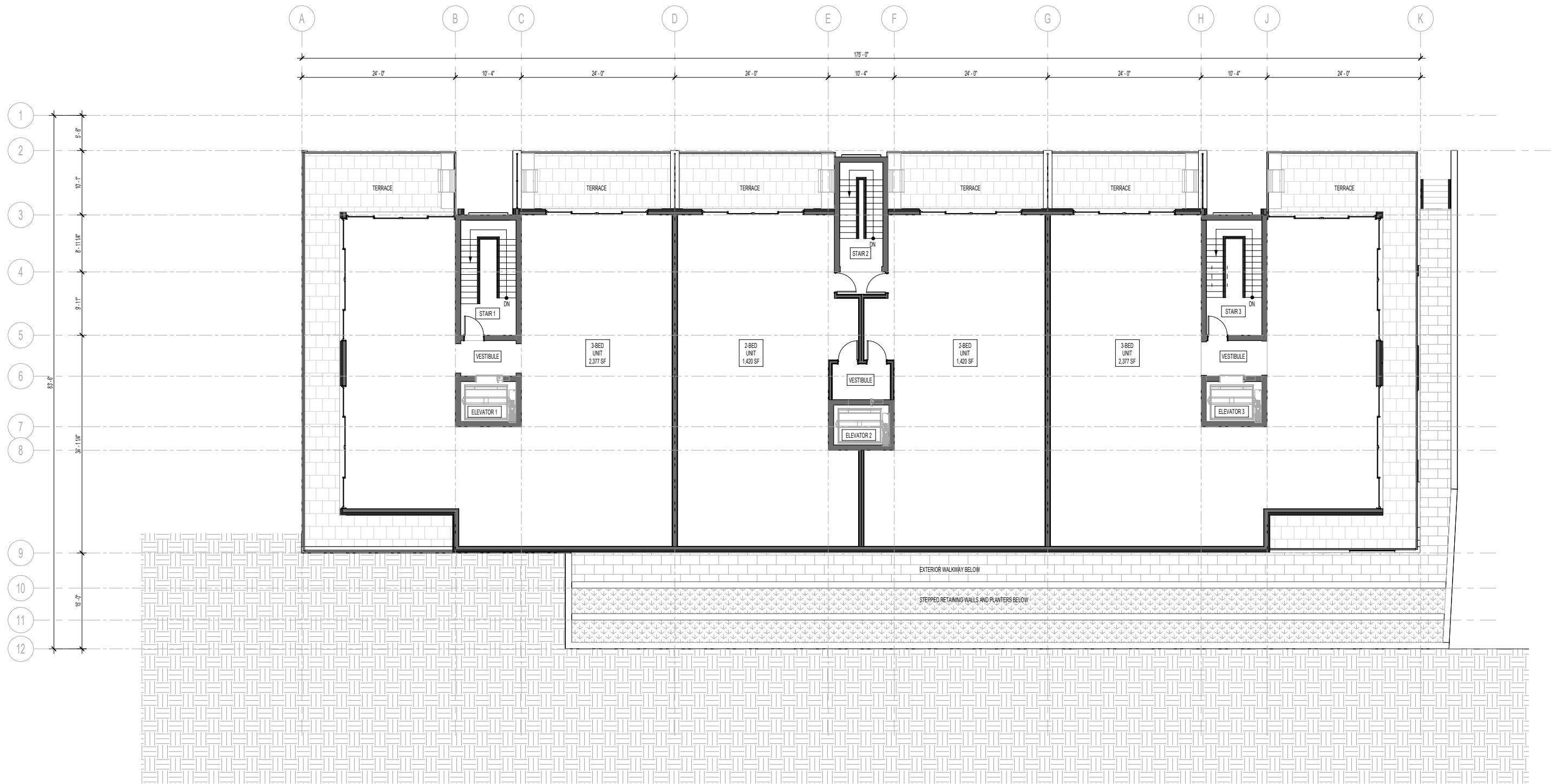
LOT 58 SITE PLAN - LANDSCAPE



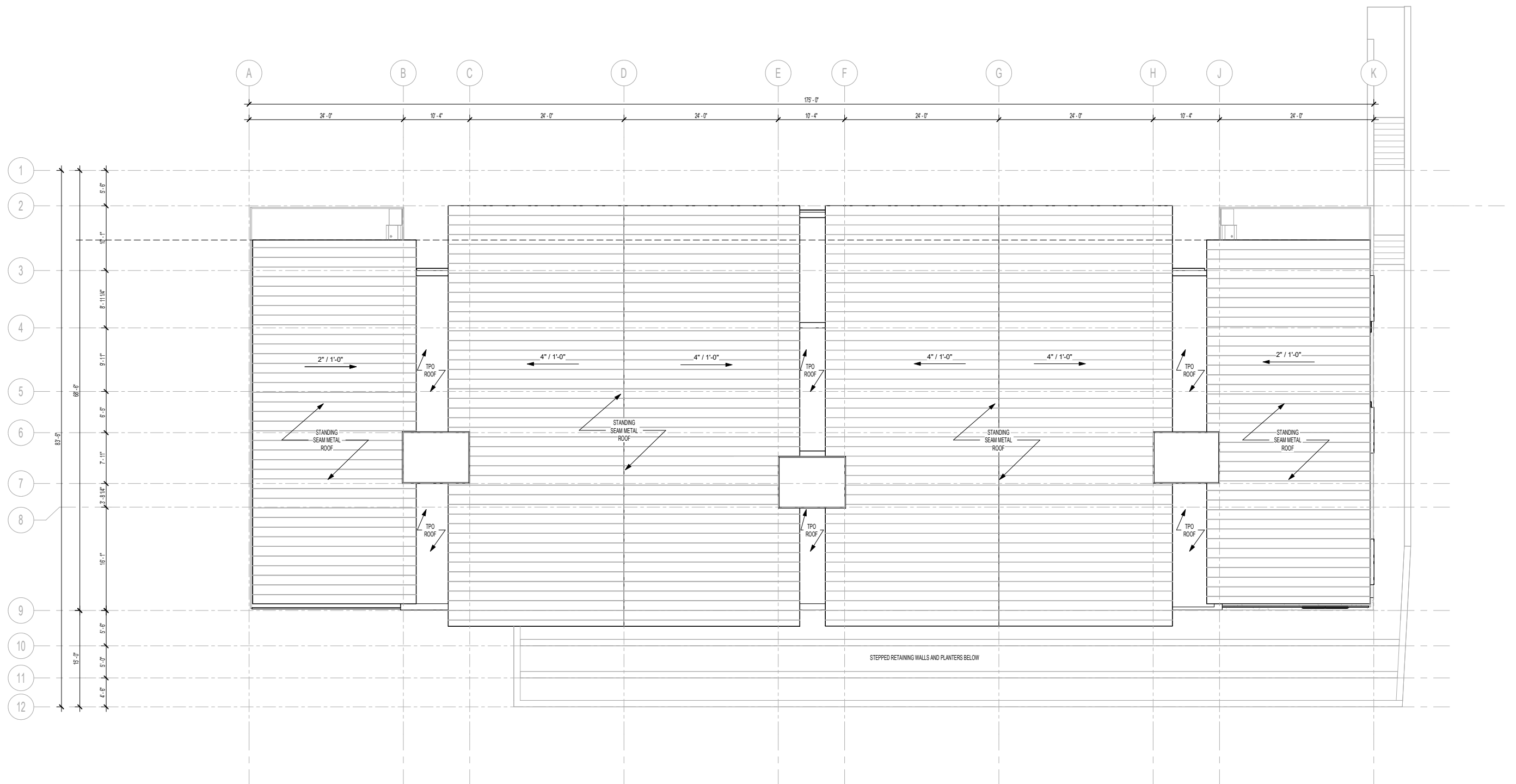
LOT 58 - BASEMENT FLOOR PLAN



LOT 58 - FIRST AND SECOND FLOOR PLAN



LOT 58 - THIRD FLOOR PLAN



LOT 58 - ROOF PLAN



NORTH ELEVATION

LOT 58 - RENDERED ELEVATION

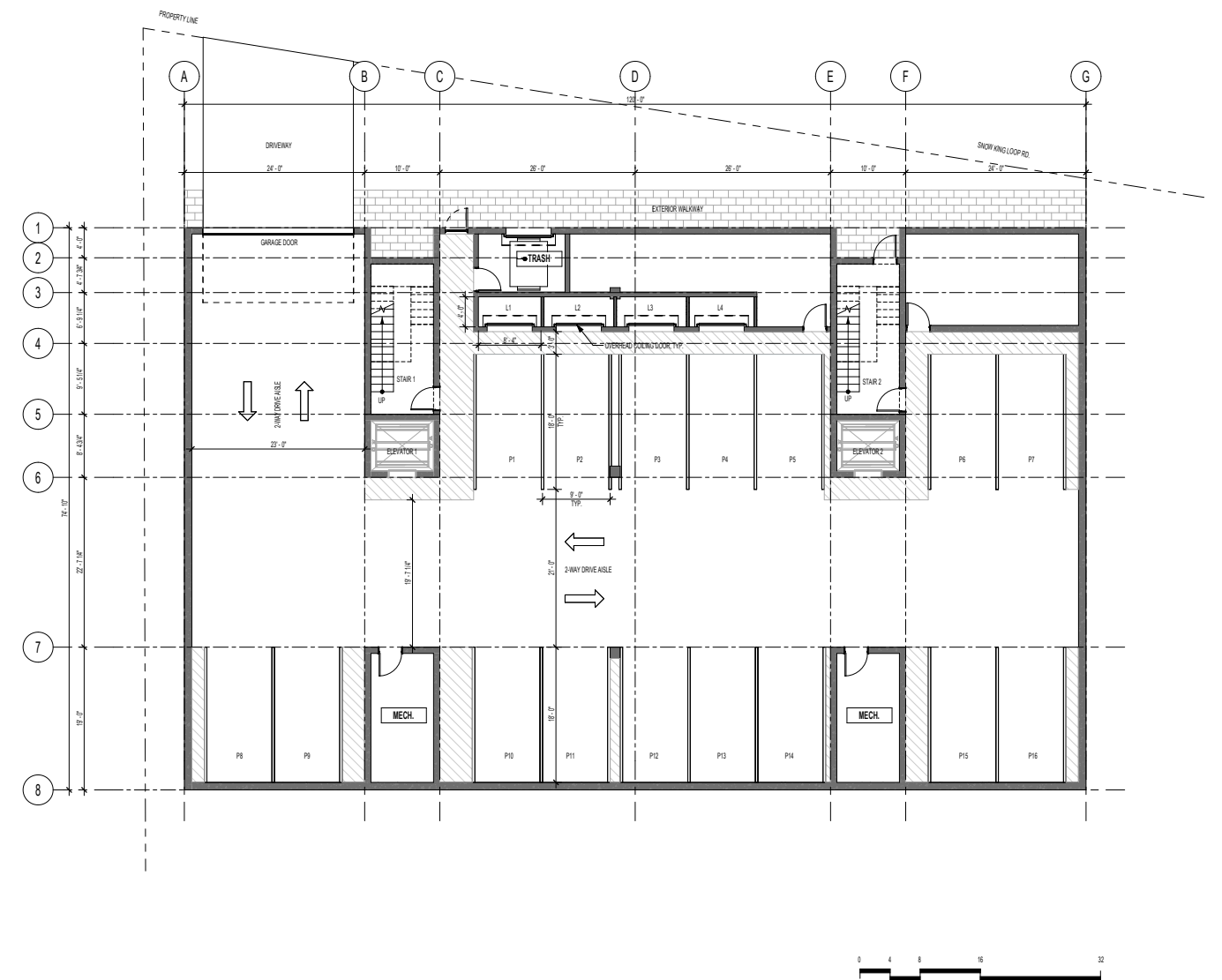


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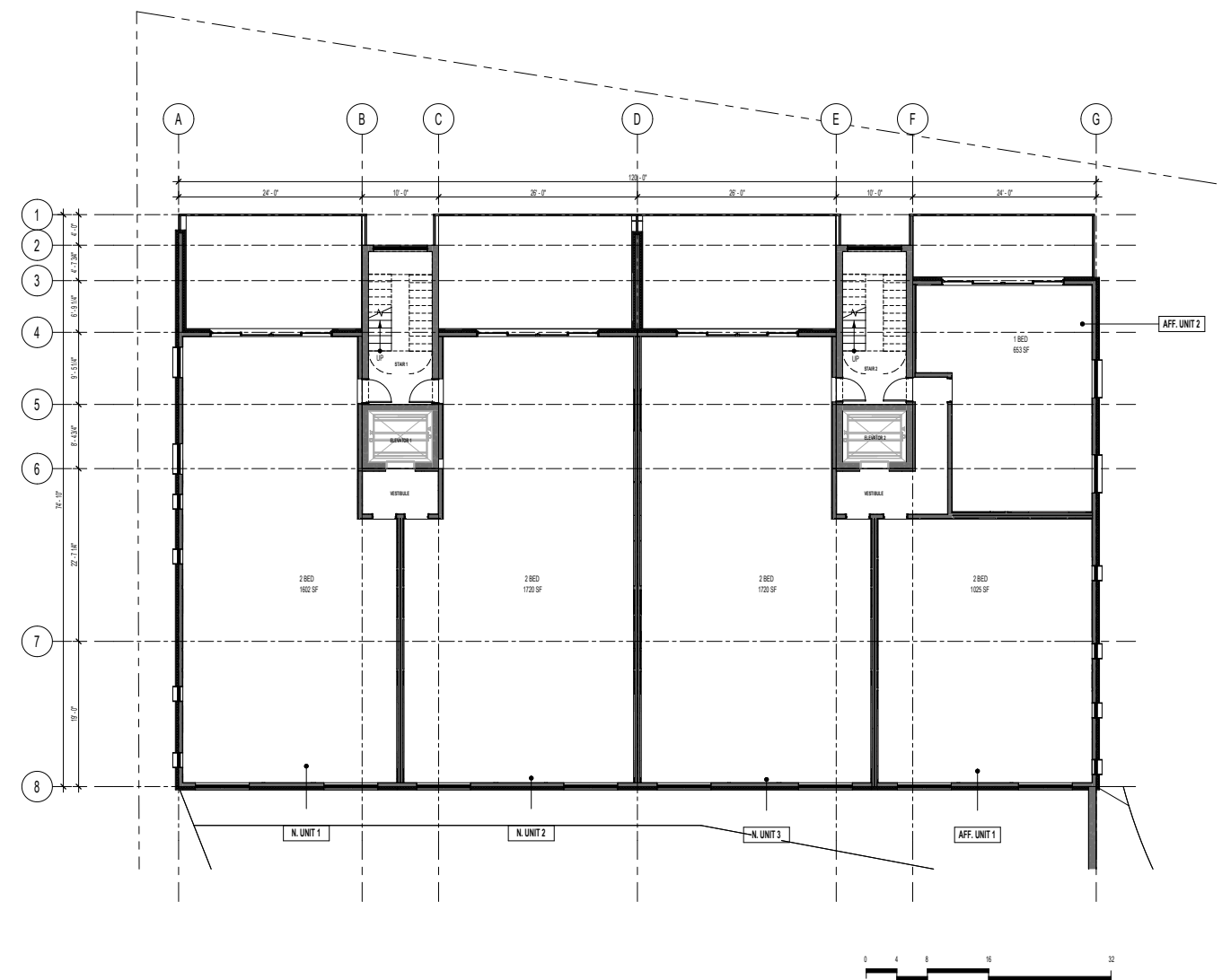
Lot 57



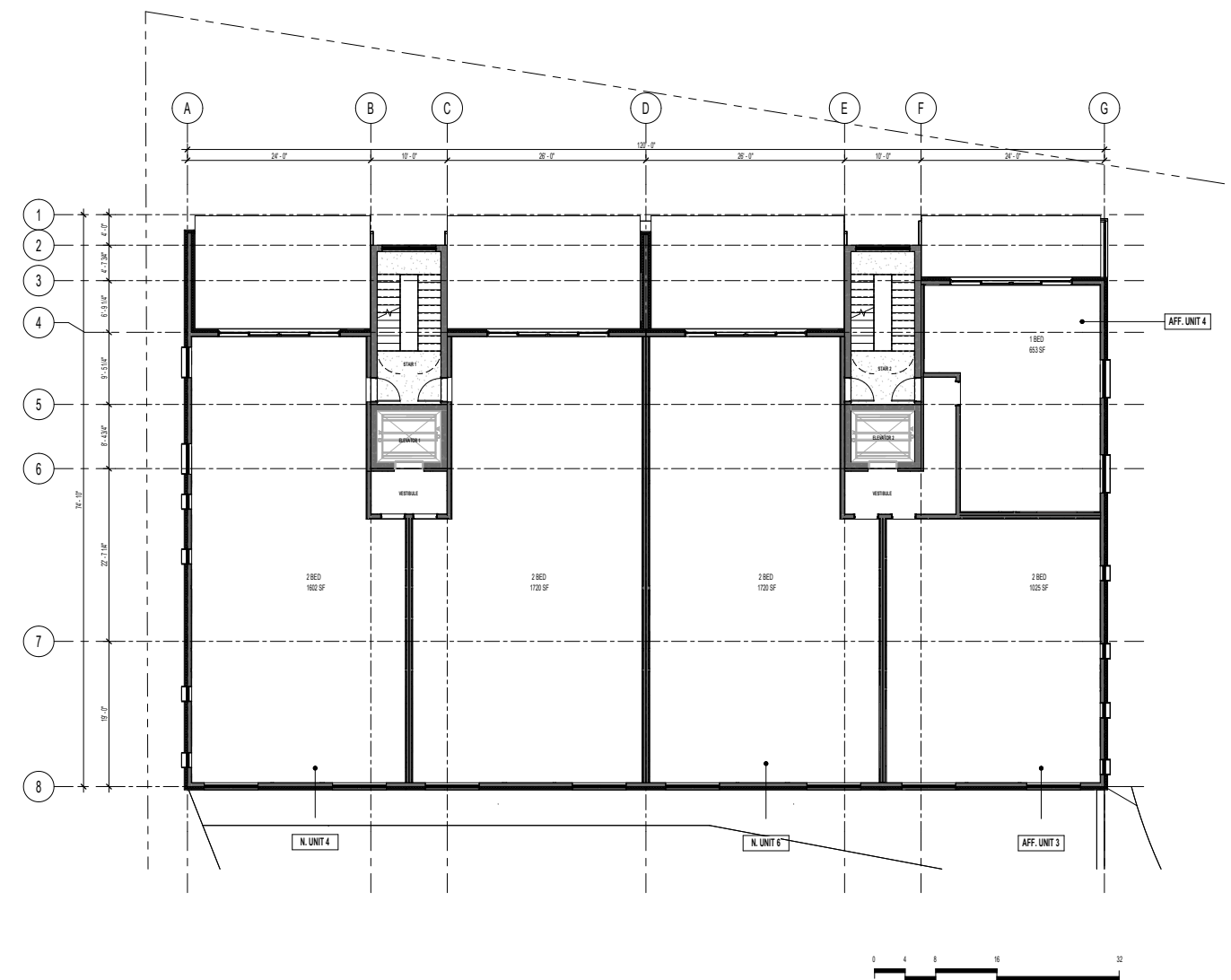
LOT 57 SITE PLAN - LANDSCAPE



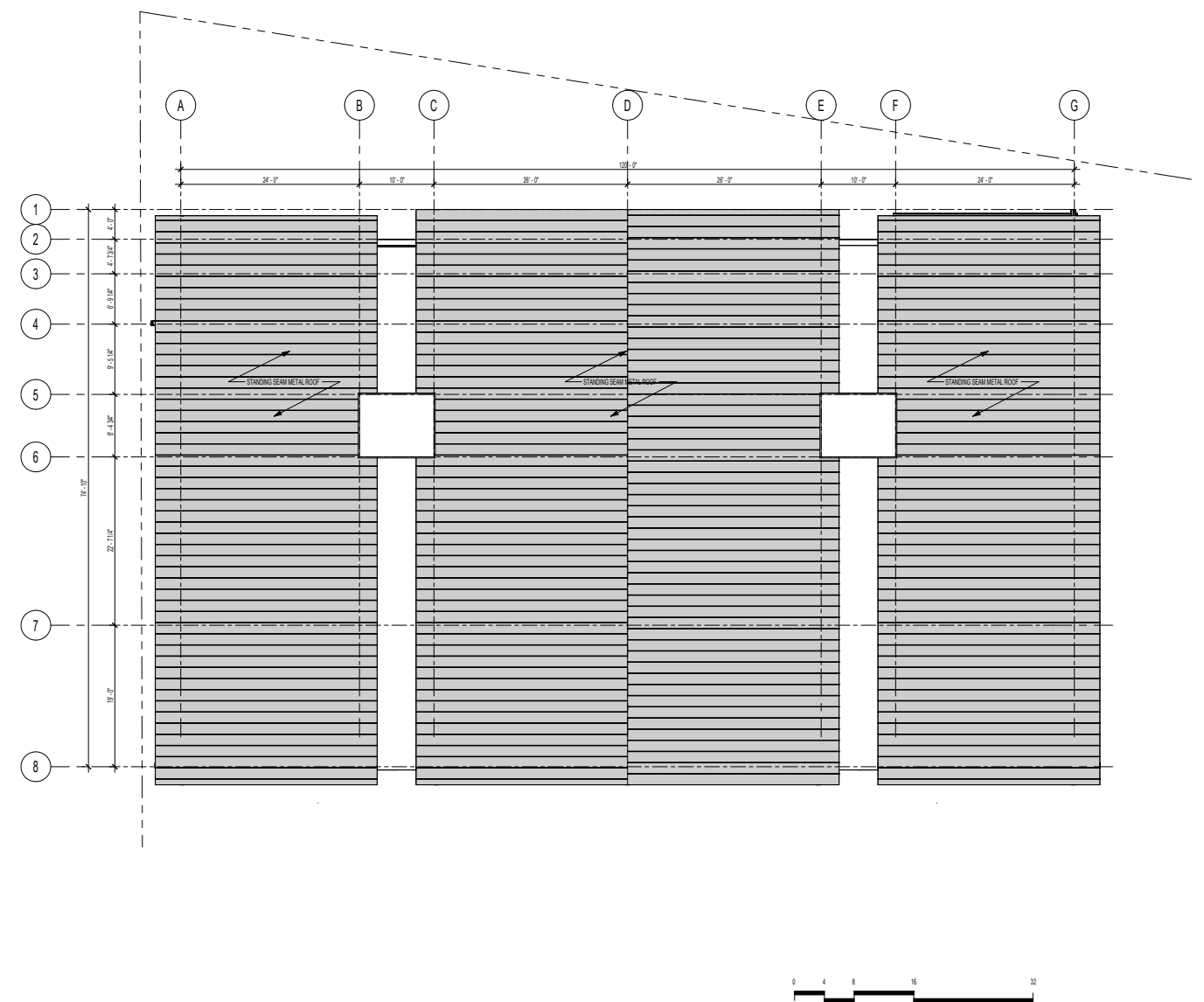
LOT 57 NORTH - BASEMENT FLOOR PLAN



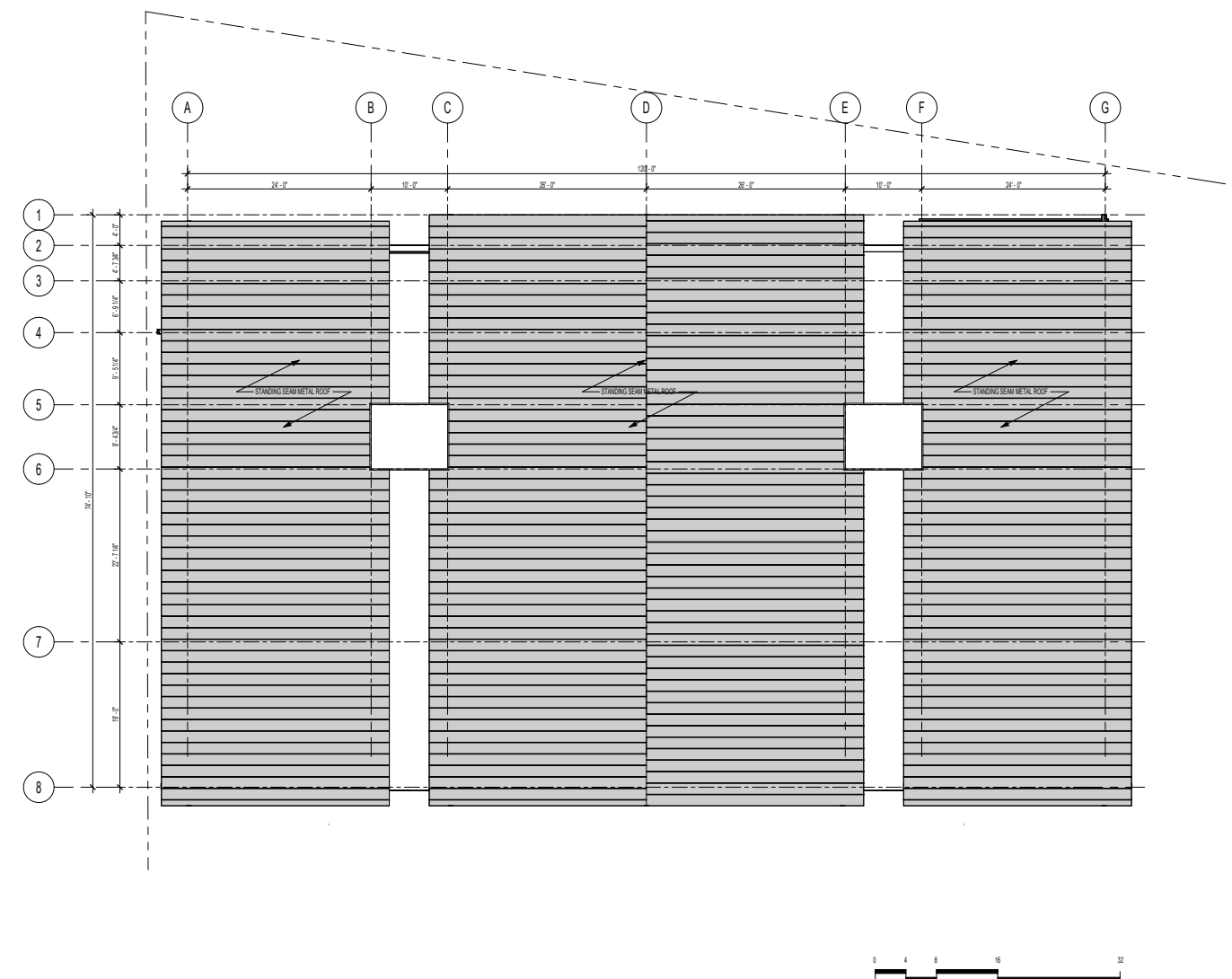
LOT 57 NORTH - FIRST FLOOR PLAN



LOT 57 NORTH - SECOND FLOOR PLAN



LOT 57 NORTH - THIRD FLOOR PLAN

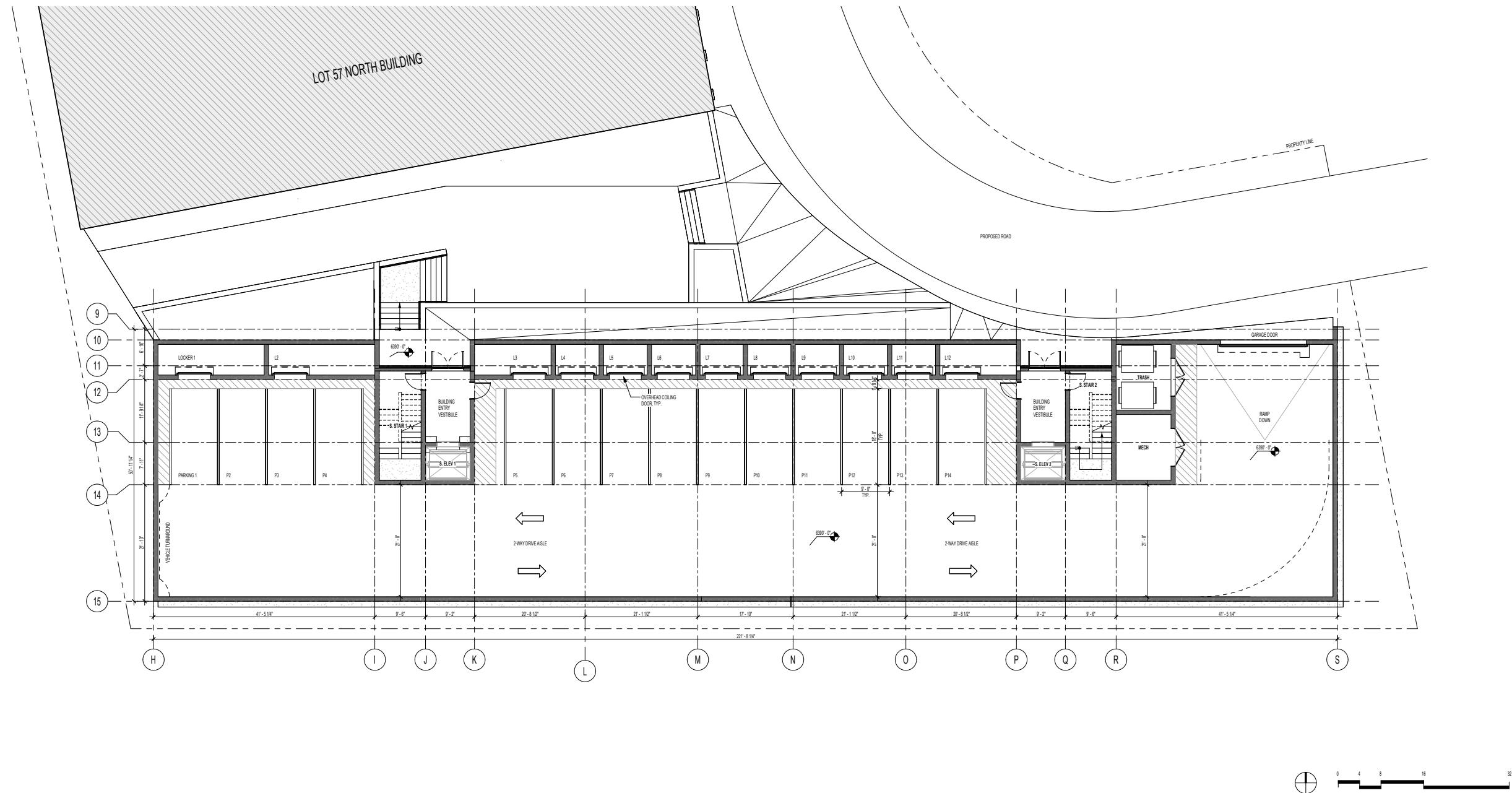


LOT 57 NORTH - ROOF PLAN

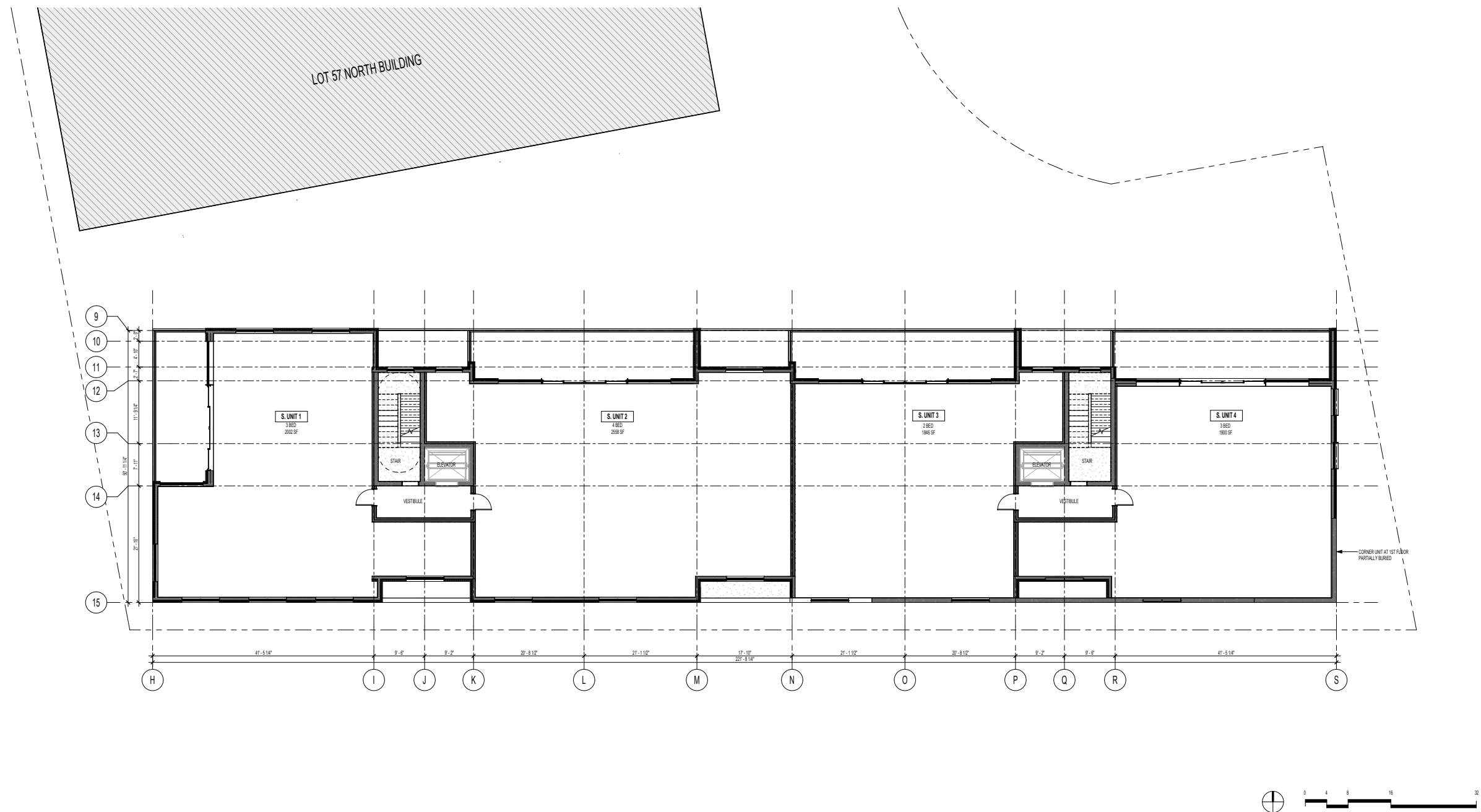


NORTH ELEVATION

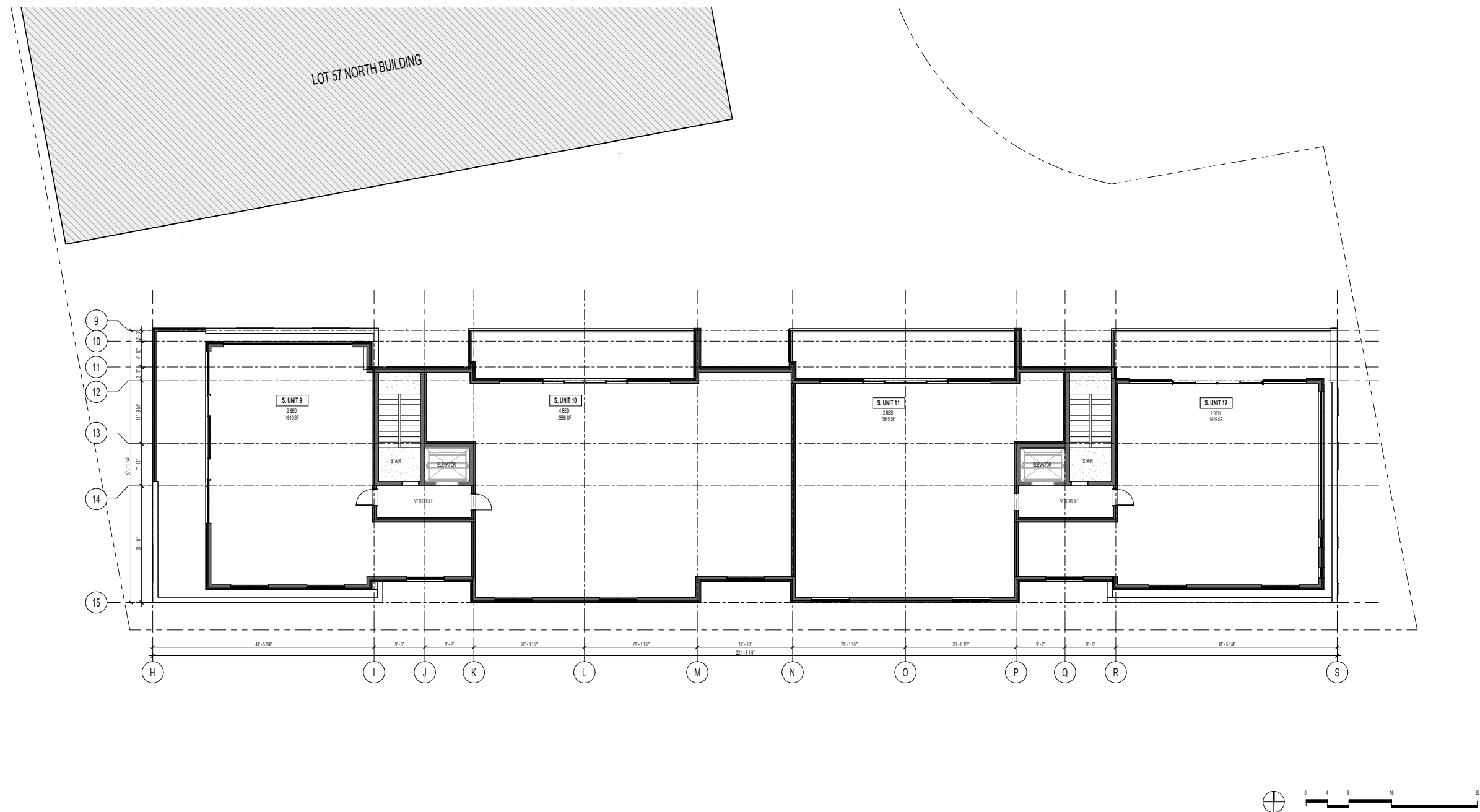
LOT 57 NORTH - RENDERED ELEVATION



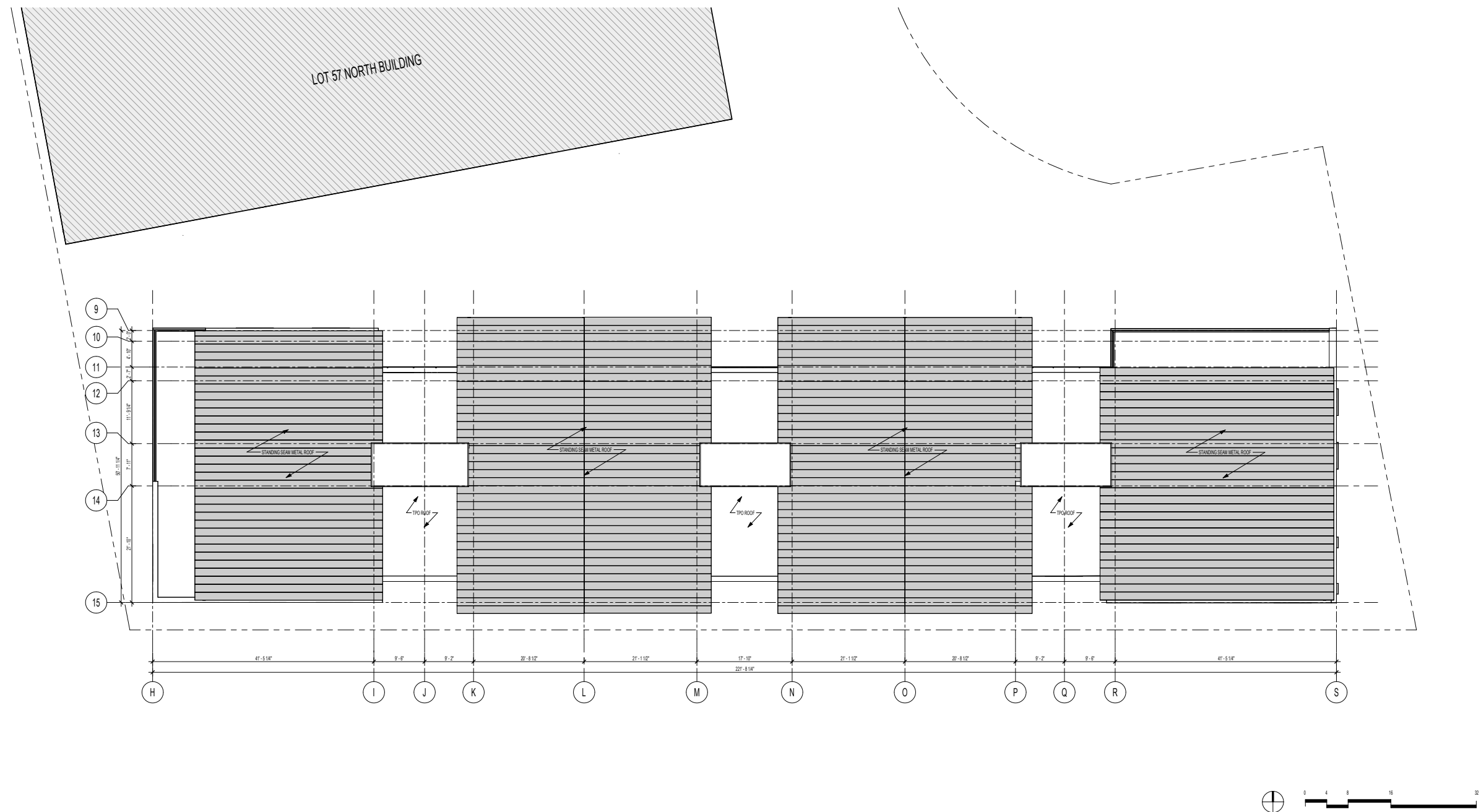
LOT 57 SOUTH - BASEMENT FLOOR PLAN



LOT 57 SOUTH - FIRST & SECOND FLOOR PLAN



LOT 57 SOUTH - THIRD FLOOR PLAN

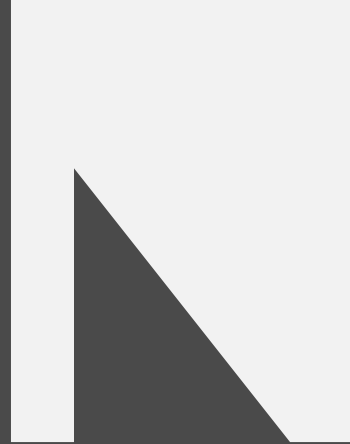


LOT 57 SOUTH - ROOF PLAN



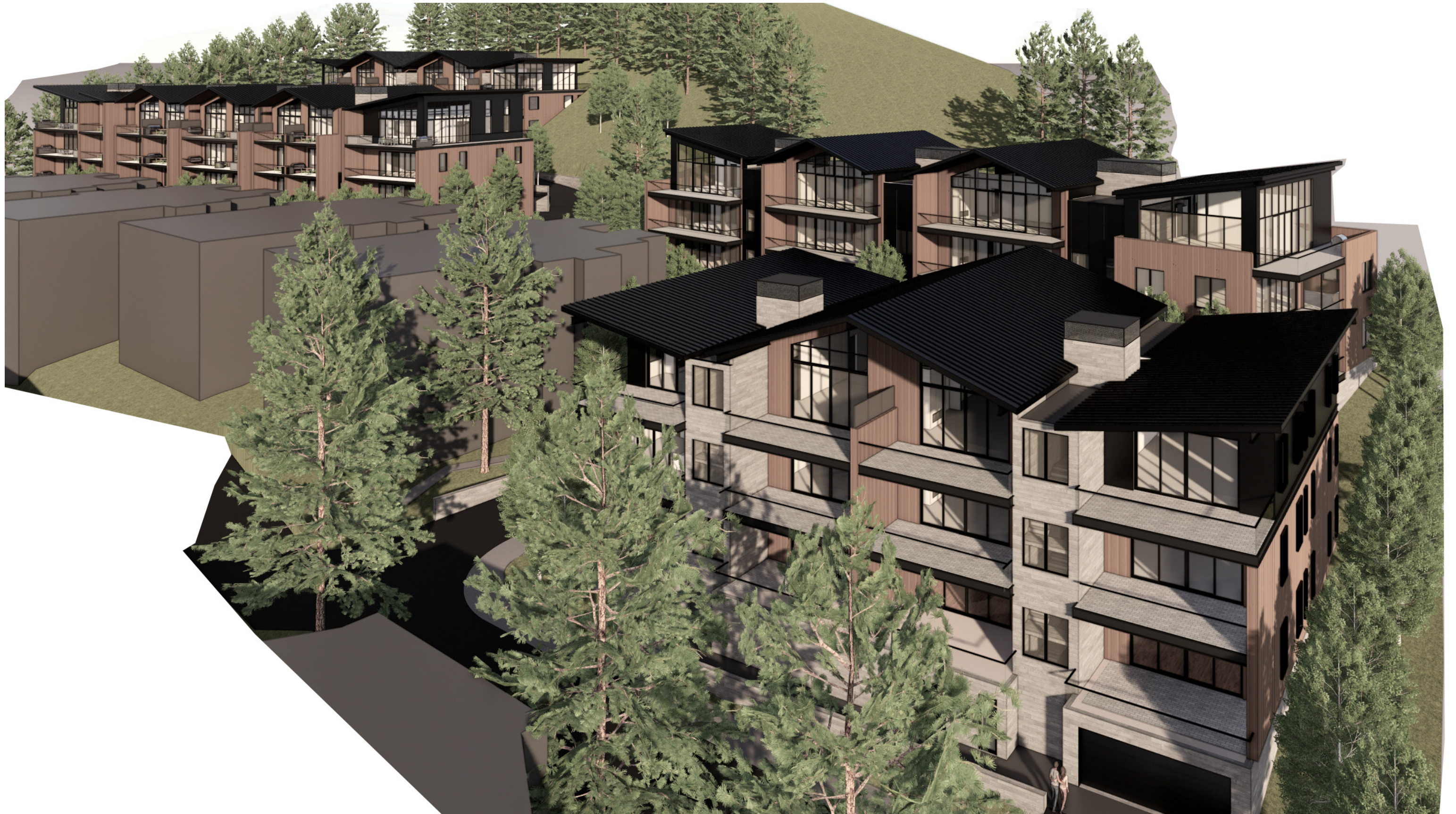
NORTH ELEVATION

LOT 57 SOUTH - RENDERED ELEVATION



NORTHWORKS

Renderings



FULL SITE AERIAL



AERIAL VIEW OF LOTS 53 & 58



VIEW APPROACHING LOT 57 NORTH



VIEW OF 57 NORTH & 57 SOUTH BEYOND



VIEW OF 57 SOUTH



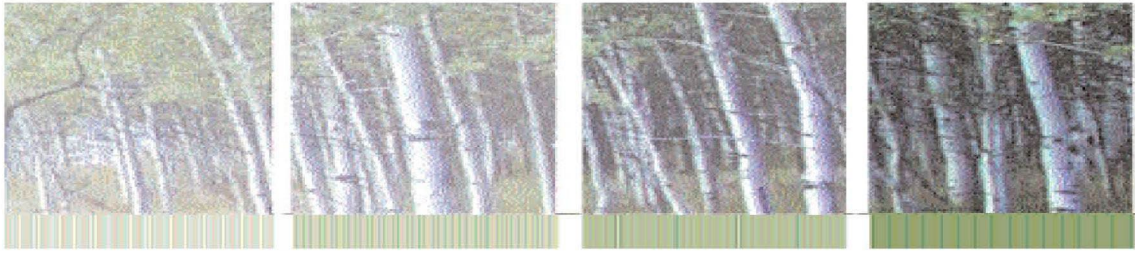
VIEW OF 57 NORTH & 53 BEYOND



VIEW OF 53 & 58



NORTHWORKS



Town of Jackson Design Guidelines Checklist

Meeting Date: April 10, 2024

Item Number: P24-053

Applicant: Jackson Teton County Fire EMS

Address: N/A

Recommendations: Discussion only

Background:

The purpose of this item is to provide Fire Marshal, Raymond Lane, an opportunity to share with the DRC some potential changes to expand the boundary of the Wildland Urban Interface (WUI) to include the entire Town (and County) that might have a direct/indirect impact on construction of all types of buildings (residential/commercial), including perhaps increased standards related to exterior materials, roofs, windows, etc. These changes, especially those related to requiring certain fire-resistant exterior materials, could have impacts on the aesthetics and cost of buildings subject to the Design Guidelines.

Given these potential impacts from changes to the WUI, planning staff thought it would be a good idea to have the DRC offer their comments, if any, on how these potential changes might realistically impact new construction. The hope is to provide the Fire Marshall and his team some additional context as they move forward with the process to update the WUI program and requirements.

Project Summary:

Below is the email sent to Planning staff from the Fire Marshal to request to be put on the DRC agenda as a discussion item:

“Design review committee in late 2023 Fire / EMS contracted consulting firm Jensen Hughes to update our current (2014) Community Wildfire Protection Plan (CWPP). As part of this update our consultant is proposing we extend our existing Wildland Urban Interface (WUI) boundary to include all private lands within the Town of Jackson and Teton county. Parts of the town are already in the WUI.

I’m obtaining feedback from stakeholders ahead of a Joint Information Meeting on May 6th. This committee has been identified as a group that could provide feedback and insight. The International Wildland Urban Interface Code (IWUIC) has been adopted by both the town and county for a long time. The way the code

works and how it is enforced is not well understood by most contractors and the public.

I would like to use this opportunity to offer insight into how the code is applied and what it may mean for construction within the town of Jackson. I will also answer any questions or concerns that this group may have.”

Raymond Lane, CFO, CFEI

Battalion Chief- Fire Marshal

Jackson Hole Fire/EMS

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Email: rlane@tetoncountywy.gov

LDR Compliance:

N/A

