

AGENDA
Design Review Committee
May 8, 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/87810822975?pwd=bHFUS2xKQndMVWhWREV5RFhiQWxrUT09>
Or join at zoom.com with Webinar ID: **878 1082 2975** and Password: **83001** or by phone: xxx

2. CALL TO ORDER

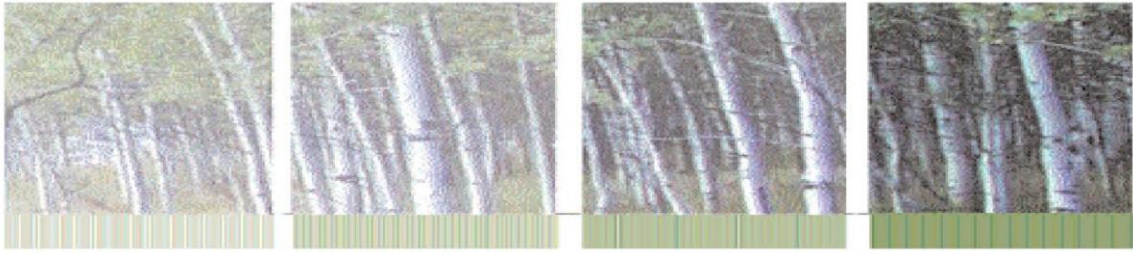
3. ROLL CALL

4. NEW BUSINESS

- I. P22-254: 910 Smith and 915 Simon Lane S4 Flats Resubmittal (Katelyn Page)
- II. P24-072: CWC Jackson Campus (Tyler Valentine)

5. MATTERS FROM STAFF

6. ADJOURN



Town of Jackson Design Guidelines Checklist

Meeting Date: May 8, 2024

Item Number: P22-254

Applicant: S4 Flats, LLC

Address: 910 Smith Lane and 915 Simon Lane

Recommendations: Final Review

Project Summary: The applicant is seeking final approval for alterations to a design previously approved by the DRC in November 2022. Staff has not conducted a comprehensive review of LDR compliance for the newly proposed design and has some reservations as to its compliance with minimum storage required by the Housing Department's livability standards. Additionally, the proposed parking design requires approval of an administrative adjustment (reduction of two vehicle spaces) to meet the minimum parking requirement in the NH-1 zone. The applicant has applied for that administrative adjustment but, at the drafting of this report, staff has not yet reviewed or approved that request.

However, even taking the above items into account, staff feel review by the DRC is warranted at this time. This is because it is possible for the applicant to address the above items through reconfiguring the floor plan and/or unit count internal to the structure with little, if any, impact to the exterior design. In the event a significant redesign is required, DRC would again review the project for compliance with the Town's Design Guidelines.

November 9, 2022, Project Scope:

The previous building program consisted of a 11,213 sf building with 12 deed restricted apartment units with a unit mix of (4) 1-bedroom and (8) 2-bedroom units. The ground floor was devoted to covered parking, a vehicle stacking system, stair towers, and interior lobby, storage, long-term bicycle parking, trash and MEP. The upper two floors were comprised of residential units.

The applicant's November 2022 proposal was approved by the DRC with the following conditions:

1. Applicant shall study options for including windows, or the appearance of windows, at the stairwells.
2. Applicant shall study options for introducing relief to the building at the pedestrian level along the Scott Ln. frontage.
3. Applicant shall provide sample of stone material for review by DRC prior to submittal of building permit.

May 8, 2024, Project Scope:

The currently proposed design is largely driven by a reconfiguration to the site, parking, and floor plans at the ground level which resulted in impacts to the upper floors.

- **Use:** 13 apartment units with a unit mix of (9) 1-bedroom and (4) 2-bedroom
- **Size:** 9,857 sf above ground habitable floor area:
 - 1st floor: 1,027 sf (one residential unit, stair towers, and MEP)
 - 2nd floor: 4,526 sf (residential and circulation)
 - 3rd floor: 4,304 sf (residential and circulation)
- **Stories:** 3
- **Building Height:** 35'

Proposed Design Changes:

Material selection is unchanged from the original proposal with the exception of metal screening along the eastern façade at ground level. Detailed annotations of design changes and side by side renderings of previous versus updated design are included as an attachment to this staff report. Please reference the application for design team's full narrative response to design guidelines. Staff has provided the below summary of building program and design changes since the previous approval:

- **Ground Level Floor Plan and Facade**
 - Removal of windowed lobby area and interior storage lockers/bicycle parking.
 - Introduction of metal screening element along Scott Lane frontage in place of windows.
 - Relocation of stair towers to the corners of building.
 - Wood siding replaces windows at southeast corner of building.
 - Trash/recycling screened inside parking area rather than fully enclosed in interior of structure.
 - Addition of ADA residential unit at ground level.
- **Ground Level Vehicular Access and Parking Garage**
 - Two-way drive aisle access to structure parking from Simon Lane (south)
 - One parking space accessed from Smith Lane (north)
 - Parking "stackers" for at grade (covered) parking replaced with surface level covered parking and one stand-alone uncovered parking space accessed from the north.
- **Upper Two Floors**
 - Corridor and unit floor plan changes.
 - Changes to fenestration due to floor plan reconfiguration

Massing and Materials:

Staff do not address overall massing or material selection in this staff report as there are no significant changes to those aspects of the design guidelines. One new material – cut black metal panel – is described in further detail below and provides screening detail along the Scott Lane frontage where windows to lobby were previously proposed.

Public Space and Street Wall:

Per the applicant, building elements, such as the stone base wainscoting and a roof canopy between the first and second floors, break up the height for the building. Entrances and balconies are stepped into the building mass and help to further break up the façade along with other articulating elements. The building is pulled toward the Scott Lane frontage to support an engaging street wall while providing space for potential sidewalk and bike path improvements by the Town of Jackson.

Previously, the floor plan included an entrance to the lobby and stairwells at the ground level along the eastern façade with windows along most of that span. Screened parking is now provided where the lobby once was and the applicant proposes a cut black metal panel mural design in place of the window bank in order to provide screening to the parking garage.

Pedestrian entrances to the parking garage are provided along the eastern façade and create opportunity for connection to potential sidewalk and bike path improvements along Scott Lane. Per the applicant, the landscape plan helps define edges of transition from public to private space.

Vision Statement:

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

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

A. Public Space

1) Use

- ☐ Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.
- ☐ Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.

- ☐ Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

2) Location

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

3) Connections

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

4) Scale & Variety

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

5) Screening

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

B) Composition

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

C) Massing

1) Mass & Height:

- ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.

☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

☐ Sky plane techniques, Balconies that partially step into the building and partially cantilever out away from the building face.

☐ Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

3) Volume Complexity: is achieved by linking a series of smaller masses, resulting in a building that can be seen as a group of related structures rather than one large element.

☐ Avoid large monolithic buildings.

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

4) Roofs

☐ Parapet, flat, sloping or barrel vaults.

☐ Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.

☐ Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

D) Street Wall

1) Connected Network of Comfortable and Inviting Pedestrian Paths

☐ Project should generally be built to the property lines at the sides and along the street frontage.

☐ There should be no voids in the street wall except for the circumstances described below.

☐ It is appropriate to open up the street wall for a portion of the frontage as necessary to create areas of public open space, identify entrances and make pedestrian connections.

☐ At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

☐ Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.

E) Materials

1) Application of Materials

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

2) Materials Selection

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



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: S4 Flats
Physical Address: 910 Smith Lane & 915 Simon Lane
Lot, Subdivision: LOT 36 & LOT 25, JACKSON HOLE MEADOW PIDN: OJ-001257 & OJ-001837

PROPERTY OWNER.

Name: TOWN OF JACKSON Phone: 307-732-0867
Mailing Address: PO BOX 1687 JACKSON, WY ZIP: 83001-1687
E-mail: aprilnorton@jacksonwy.gov & kristi.malone@tetoncountywy.gov

APPLICANT/AGENT.

Name: S4 Flats LLC Phone: 907-227-2238
Mailing Address: PO Box 190576 Anchorage AK ZIP: 99519
E-mail: joe@figure9er.com & dave@figure9er.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

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

Have you attached the following?

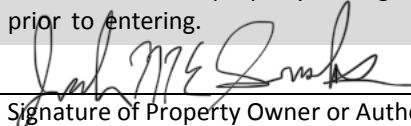
N/A **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

N/A **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>.

N/A **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

Joseph Sandres

Name Printed

4/25/24

Date

Manager

Title

Submittal Checklist for Design Review Committee (DRC)

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

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.

Monday, April 22, 2024

Project

Jackson Development

910 Smith Lane & 915 Simon Lane

Jackson, WY 83001

PIDN: 22-41-16-32-4-05-001

PIDN: 22-41-16-32-4-05-011

Reference: P22-254

Re: DRC Resubmission

Dear Katelyn Page,

Please find attached our application for DRC resubmission. Below is a detailed list of changes and response to previous DRC conditions of approval from the original review. In addition, attached to this letter are resubmission drawings which include side by side massing, renderings and elevations as well as revised plans:

List of Changes:

Item #1: There is a new driveway aisle and approach to the parking. All parking is surface level and located in an open parking garage underneath the building. There are a total of 14 spaces provided. We will be filing an administrative adjustment separately for the reduction in parking.

Item #2: There is a new level 01 layout with the stair cores being relocated to the corners of the building and ground level, accessible, unit being proposed. Replacing the original storefront will be a screen wall art mural which will comply with requirements for a naturally ventilated large. The new layout has relocated the main entrance to Smith Lane with additional pedestrian entrances being on Scot Lane. The main parking access is off of Simon Lane with an additional parking spot being accessed from Smith Lane.

Item #3: The height of level 01 has been reduced which has reduced the overall height of the building.

Item #4: Level 02 and 03 are similar layout and have been reconfigured to accommodate the relocation of the stair cores. This has resulted in a change in unit layout and distribution.

Item #5: The lower roof at level 02 wraps the entire perimeter of the building.

Response to DRC Conditions of Approval:

Item #1: Windows have been added to the stairwells.

Item #2: Relief is in the form of an artistic screen mural and two open entrances to the parking garage.

Item #3: Exterior materials have not changed from the original submission and final material samples will be submitted for review prior to submittal of the building permit.

Feel free to reach out to us with any questions or concerns. We look forward to meeting at the hearing on May 8th.

Best,
Ryan Prat,

Project Manager

				OWNER: FIGURE 9 LLC PO BOX 190576 ANCHORAGE, AK 99519 T. 907.227.2238 C. 907.240.8210 E. JOE@FIGURE9ER.COM CONTACT: DAVE VELASQUEZ E. DAVE@FIGURE9ER.COM CONTACT: NATE FUHRMAN E. NATE@FIGURE9ER.COM ARCHITECT: TOBY LONG DESIGN 6114 LA SALLE AVE, #552 OAKLAND, CA 94611 T. 415.905.9030 C. 510.333.3447 CONTACT: TOBY LONG, AIA E. TOBY@CHXTLD.COM STRUCTURAL: ISE ENGINEERS 27369 VIA INDUSTRIA TEMECULA, CA 92590 T. 951.600.0075 C. 951.440.9178 CONTACT: SHANE LOTHROP E. SHANE@ISEENGINEERS.COM CONTACT: MATTHEW ESPINOZA E. MATTHEW@ISEENGINEERS.COM M E P: ENERGY 1 2042 STADIUM DRIVE, SUITE 2 BOZEMAN, MT 59715 O. 406.587.2917 D. 406.551.9366 CONTACT: BRIAN GOVEIA, PE E. BGOVEIA@ENERGY-1.COM FIRE PROTECTION: MOUNTAIN FIRE PROTECTION PO BOX 1763 WILSON, WY 83014 O. 307.690.1162 x1 C. 517.202.8543 CONTACT: MIKE LAROSA E. MIKE@MOUNTAINFIREPROTECTION.COM LANDSCAPE: INSIDE OUT LANDSCAPE ARCHITECTURE, LLC 5263 TORRENCE RD. WILSON, WY 83014 O. 307.690.4907 CONTACT: ALLISON FLEURY, LLA E. ALLISON.IOLA@GMAIL.COM		DATE 10/19/2022 11/03/2022 04/10/2023 04/22/2024 PROJECT ISSUE: DESCRIPTION DRC SUBMISSION DRC ADDENDUMS PERMIT SUBMISSION DRC RESUBMISSION ISSUE DATE: 04/22/23 ARCHITECT ch x tld 6114 LA SALLE AVENUE #552 OAKLAND CA 94611 TOBY LONG, AIA - 415.905.9030 - TOBY@CHXTLD.COM					
2		VICINITY MAP / PARCEL MAP		3		CONTACTS					
DARK GRAY ALUMINUM SIDING WOOD SIDING & SOFFIT (OVER FIRE-RATED SHEATHING) STONE VENEER (LOCALLY SOURCED) HOT ROLLED STEEL TRIM AND FASCIA FIBERGLASS WINDOWS (BRONZE COLOR)				THE PROJECT CONSISTS OF 13 WORKFORCE HOUSING UNITS CONSTRUCTED WITHIN A NEW THREE-STORY BUILDING, WHICH INCLUDES COVERED PARKING SPACES ON THE FIRST LEVEL, WITH THE RESIDENTIAL UNITS IN TWO FLOORS ABOVE. THE RESIDENTIAL UNITS WILL BE CONSTRUCTED USING MODULAR CONSTRUCTION METHODS, MINIMIZING DISRUPTION TO THE NEIGHBORHOOD DURING CONSTRUCTION AND ACCELERATING THE PROJECT TIMELINE. THE ARCHITECTURE REFLECTS A SIMPLE AND ELEGANT MODERN FORM, WITH AN ARTISTIC STRRET WALL AND AN INVITING ENTRY. THE PROJECT MAINTAINS A CONSISTENT AND UNIFORM FAÇADE WHILE THE OVERALL MASSING OF THE BUILDING UTILIZES A SHIFT IN MATERIALS, FAMILIAR TO THE MOUNTAIN MODERN LANGUAGE PROPOSED FOR THIS PROJECT. THE BUILDING WILL BE AN ATTRACTIVE ADDITION TO THE MIDTOWN AREA AND WILL PROVIDE MUCH-NEEDED HOUSING TO THE LOCAL COMMUNITY. 8 PROJECT NARRATIVE # POUND OR NUMBER AND @ AT ACT ACOUSTIC CEILING TILE AD AREA DRAIN AFF ABOVE FINISHED FLOOR ALUM ALUMINUM ANOD ANODIZED BSMT BASEMENT BYND BEYOND BOT BOTTOM CIP CAST IN PLACE CHNL CHANNEL CJ CONTROL JOINT CL CENTER LINE CLG CEILING CLR CLEAR CMU CONCRETE MASONRY UNIT COL COLUMN COMPR COMPRESSIBLE CONC CONCRETE CONT CONTINUOUS CPT CARPET CT CERAMIC TILE CTYD COURTYARD DBL DOUBLE DEMO DEMOLISH OR DEMOLITION DIA DIAMETER DIM DIMENSION DIMS DIMENSIONS DN DOWN DR DOOR DWG DRAWING EA EACH EJ EXPANSION JOINT ELEV ELEVATION ELEC ELECTRICAL ELEV ELEVATOR OR ELEVATION EPDM ETHYLENE PROPYLENE DIENE M-CLASS EQ EQUAL EXIST EXISTING EXP JT EXPANSION JOINT EXT EXTERIOR FD FLOOR DRAIN OR FIRE DEPARTMENT FEC FIRE EXTINGUISHER CABINET FF FINISHED FACE OR FINISHED FLOOR FFL FINISHED FLOOR LEVEL FIXT FIXTURE FLR FLOOR FM FILLED METAL FO FACE OF FND FOUNDATION GA GAUGE GALV GALVANIZED GWB GYPSUM WALL BOARD HI HOLLOW CORE HI HIGH HM HOLLOW METAL HP HIGH POINT HR HOUR HVAC HEATING, VENTILATING, AND AIR CONDITIONING IRGWB IMPACT RESISTANT GYPSUM WALL BOARD ILO IN LIEU OF INSUL INSULATED OR INSULATION INT INTERIOR LO LOW MAX MAXIMUM MO MASONRY OPENING MECH MECHANICAL MEMBR MEMBRANE MIN MINIMUM MROWB MOISTURE-RESISTANT GYPSUM WALL BOARD MTL METAL NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL OC ON CENTER OH OVERHANG OR OPPOSITE HAND OPP OPPOSITE OR OPPOSITE HAND OZ OUNCE PCC PRE-CAST CONCRETE PLUMB PLUMBING PLYD PLYWOOD PT PRESSURE TREATED PNT PAINT OR PAINTED PVC POLYVINYL CHLORIDE RBR RUBBER RCP REFLECTED CEILING PLAN RD ROOF DRAIN REQD REQUIRED RM ROOM SIM SIMILAR SD SMOKE DETECTOR SPEC SPECIFIED OR SPECIFICATION SPK SPRINKLER OR SPEAKER SSTL STAINLESS STEEL STC SOUND TRANSMISSION COEFFICIENT STL STEEL STRUCT STRUCTURE OR STRUCTURAL T&G TONGUE AND GROOVE TELE TELEPHONE TLT TOILET TME TO MATCH EXISTING TO TOP OF TOC TOP OF CONCRETE TOS TOP OF STEEL TPD TOILET PAPER DISPENSER TID TELEPHONE/DATA TYP TYPICAL UNO UNLESS NOTED OTHERWISE UIS UNDERSIDE VIF VERIFY IN FIELD VP VISION PANEL WI WITH WD WOOD PROJECT INFORMATION FOR EXISTING STRUCTURE 910 SMITH LANE: ORIGINAL YEAR BUILT: 1967 1992: ADDITION OF AN ATTACHED GARAGE. 1998: CONVERT GARAGE TO LIVING SPACE. AREA CALCULATION: FIRST FLOOR = 1,248 SQFT GARAGE = 600 SQFT TOTAL SIZE OF BUILDING = 1,848 SQFT USE: RESIDENTIAL; 5 BEDROOMS AND 2 BATHS PROJECT INFORMATION FOR EXISTING STRUCTURE 915 SIMON LANE: ORIGINAL YEAR BUILT: 1974 1980: ADDITION OF AN ATTACHED GARAGE. AREA CALCULATION: FIRST FLOOR 1,152 SQFT GARAGE 330 SQFT USE: RESIDENTIAL; 3 BEDROOMS AND 1 BATH. 9 EXISTING PROPERTY INFORMATION SCOPE OF PLAN CHECK: NOTE: THIS PROJECT INCLUDES PREFABRICATED MODULAR CONSTRUCTION. TOWN OF JACKSON: SITE BUILT COMPONENTS 1. EXCAVATION, GRADING, & DRAINAGE. 2. UTILITIES. 3. FOUNDATION. 4. LEVEL 01. 5. MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION. 6. STAIR. STATE OF WYOMING: FACTORY BUILT MODULAR COMPONENTS 1. RESIDENTIAL UNIT MODULES; LEVELS 02 & 03. (SEE SHEET G-022 FOR MODULAR DIAGRAMS). 6 SCOPE OF WORK DEFERRED SUBMITTALS: 1. SPRINKLERS INSTALLED PER NFPA 13. 5 DEFERRED SUBMITTALS 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2020 NATIONAL ELECTRICAL CODE –NFPA 70 2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL FUEL GAS CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2017 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS PROJECT IS DESIGNED IN COMPLIANCE WITH CURRENT FEDERAL REGULATIONS CONTAINED IN ADA AND FAIR HOUSING ACT. 7 ABBREVIATION 4 CODE REFERENCE							
1		CONCEPTUAL RENDERING		7		ABBREVIATION		4		CODE REFERENCE	



PROJECT ISSUE:

DATE

DESCRIPTION

DRC SUBMISSION

DRC ADDENDUMS

PERMIT SUBMISSION

DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT

910 SMITH LANE

915 SIMON LANE

JACKSON, WY 83001

PIDN: 22-41-16-32-4-05-001

PIDN: 22-41-16-32-4-05-011

COVER

SCALE

N.T.S.

SHEET

G-000.00

© TOBYLONGDESIGN 2024

JACKSON DEVELOPMENT

910 SMITH LANE & 915 SIMON LANE JACKSON, WY 83001

TOWN OF JACKSON: LAND DEVELOPMENT REGULATIONS

ZONING: NH-1: NEIGHBORHOOD HIGH DENSITY 1
USE: ATTACHED SINGLE-FAMILY UNITS (6.1.4.C)
DENSITY: (E.1)
INDIVIDUAL USE (MAX): 8,000 SQFT HABITABLE- EXCLUDING BASEMENT

2.2.9. NH-1: NEIGHBORHOOD HIGH DENSITY 1

PRIMARY BUILDING SETBACKS (SEC. 9.4.8.)

PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 10'-0"
REAR (MIN): 20'-0"

SITE DEVELOPMENT SETBACKS

ALL SITE DEVELOPMENT, EXCLUDING DRIVEWAYS, SIDEWALKS, OR PARKING.
PRIMARY/ SECONDARY STREET (MIN): SAME AS PRIMARY BUILDING
SIDE INTERIOR/ REAR (MIN): 5'-0"

LANDSCAPING (DIV. 5.5.)

LANDSCAPING SURFACE RATIO (MIN) (SEC. 9.4.6.D.)
GROSS SITE AREA: 10,390 SQFT
LSR REQUIRED: 10,390 SQFT x .21 LSR = 2,181.9 SQFT OF LSR REQUIRED
2,426 SQFT LSR PROVIDED (SEE SHEETS L300 & L301 FOR AREA CALCULATIONS)
PLANT UNITS (MIN)
1 PER 1,000 SQFT LSR = 2.1 PLANT UNITS REQUIRED
3.3 PLANT UNITS PROVIDED (SEE SHEET L301 FOR PLANT UNIT CALCULATIONS)

ACCESS

DRIVEWAY WIDTH IN PRIMARY/ SECONDARY STREET SETBACK (MAX): 20'-0"

DRIVEWAY SETBACKS (EXCLUDES 20' MAX DRIVEWAY ALLOWED IN PRIMARY/ SECONDARY STREET SETBACK)

PRIMARY STREET (MIN): 20'-0"
SECONDARY STREET (MIN): 10'-0"
SIDE INTERIOR (MIN): 1'-0"

DESIGN GUIDELINES (DIV. 5.8.)

THE DESIGN GUIDELINES APPLY TO ALL RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT OF THREE ATTACHED UNITS OR GREATER.

PRIMARY BUILDING HEIGHT (SEC. 9.4.9.)

HEIGHT (MAX): ROOF PITCH ≤ 3/12: 3 STORIES, NOT TO EXCEED 35'-0"

SCALE OF DEVELOPMENT (SEC. 9.4.13.)

FLOOR AREA RATIO (FAR MAX)
DEED RESTRICTED HOUSING EXEMPTION (SEC. 7.8.3.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
WORKFORCE HOUSING FLOOR AREA BONUS (SEC. 7.8.4.): FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR).
INDIVIDUAL BUILDING (MAX GROSS FLOOR AREA): 10,000 SQFT

FENCING

HEIGHT (MAX)
IN STREET YARD: 4'-0"
IN SIDE OR REAR YARD: 6'-0"
SETBACK (MIN)
PRIMARY OR SECONDARY STREET/ SIDEWALK (MIN): 1'-0"
SIDE OR REAR LOT LINE: 0'-0"

PARKING

1/DU 0-1 BEDROOMS 500 SQFT MAX; OTHERWISE 1.5/DU
8 DWELLING UNITS x 1 = 8 PARKING SPACES
5 DWELLING UNITS x 1.5 = 7.5 = 8 PARKING SPACES
16 PARKING REQUIRED: PROVIDING 14 PARKING SPACES (ADMIN. ADJUSTMENT APPLICATION FILED SEPARATELY)
(SEE SHEET A-101 FOR PARKING SPACE COUNT)

REFUSE AND RECYCLING (SEC. 6.4.2)

TRASH AND RECYCLING ENCLOSURE REQUIRED (SEE SHEET A-101 FOR TRASH AREA LOCATION).

REQUIRED DISABILITY PARKING (SEC. 6.2.2.C)

1-25 PARKING SPACES PROVIDED = 1 DISABILITY SPACE REQUIRED: PROVIDING 1 DISABILITY SPACE (SEE SHEET A-101 FOR PARKING LAYOUT)

ONE IN EVERY EIGHT DISABILITY SPACES SHALL HAVE AN ACCESS AISLE WHICH IS A MINIMUM OF 8 FEET WIDE (RATHER THAN 5 FEET) AND SHALL BE SIGNED "VAN ACCESSIBLE."; PROVIDING 1 VAN ACCESSIBLE SPACE (SEE SHEET A-101 FOR PARKING LAYOUT)

REQUIRED BICYCLE PARKING (SEC. 6.2.2.D)

ONE BICYCLE PARKING SPACE SHALL BE PROVIDED FOR EVERY 10 VEHICLE SPACES REQUIRED.
16 PARKING SPACES / 10 = 1.6 BICYCLE PARKING REQUIRED: PROVIDING 6 BICYCLE SPACES (SEE SHEET L301 FOR BICYCLE PARKING LOCATION)

DRAWING INDEX		
SHEET #	SHEET NAME	DRC RESUBMISSION
GENERAL		
G-000	COVER SHEET	*
G-001	PROJECT INFORMATION	*
G-010	ZONING DIAGRAMS	*
G-020	OCCUPANCY DIAGRAMS	*
G-022	MODULARS DIAGRAMS	*
G-031	MASSING DIAGRAMS	*
G-032	MASSING DIAGRAMS	*
G-040	RENDERINGS	*
G-041	RENDERINGS	*
SITE SURVEY		
S-100	SURVEY	*
LANDSCAPE		
L300	EXISTING LSR	*
L301	EXISTING PLANT UNITS	*
L302	PROPOSED LSR	*
L303	PROPOSED PLANT UNITS	*
ARCHITECTURAL		
A-011	SITE PLAN	*
A-101	LEVEL 01 PLAN	*
A-102	LEVEL 02 PLAN	*
A-103	LEVEL 03 PLAN	*
A-104	ROOF PLAN	*
A-202	BUILDING ELEVATIONS	*
A-203	BUILDING ELEVATIONS	*
A-204	BUILDING ELEVATIONS	*
A-205	BUILDING ELEVATIONS	*
A-400	UNIT PLANS	*
A-401	UNIT PLANS	*
ADD-1	PUBLIC ART	*
ADD-2	EXTERIOR MATERIALS	*
REVISION LEGEND		
	PREVIOUSLY ISSUED, NO CHANGE	□
	PREVIOUSLY ISSUED, REVISED	■
	NEW SHEET	+
	DELETED SHEET	o
	DEFERRED SUBMITTAL	x



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

PROJECT INFORMATION

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SCALE
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SHEET

G-001.00

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5

NOT USED

SECTION R301 CLIMATE ZONES:
WYOMING: 7 TETON

R402.1.2 INSULATION AND FENESTRATION CRITERIA

R402.1.3 R-VALUE ALTERNATIVES:

TABLE R402.1.3 INSULATION MINIMUM R-VALUES AND FENESTRATION REQUIRMENTS BY COMPONENT *									
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
7	0.3 ¹	0.55	NR	60	30 or 20k5ci or 15k15ci or 0k20ci	19/21	38	15ci or 19 or 13k5ci	10ci, 4 FT

NR = NOT REQUIRED
ci = CONTINUOUS INSULATION

- a) R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- b) THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c) "5 ci or 12" MEANS R-5 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "10 ci or 12" MEANS R-10 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL OR R-13 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL. "15 ci or 19 or 13 & 5 ci" MEANS R-15 CONTINUOUS INSULATION (ci) ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL, OR R-19 CAVITY INSULATION ON THE INTERIOR SIDE OF THE WALL, OR R-13 CAVITY INSULATION ON THE INTERIOR OF THE WALL IN ADDITION TO R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR SURFACE OF THE WALL.
- d) R-5 INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.
- e) NOT USED.
- f) NOT USED.
- g) THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13 & 5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- h) MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- i) A MAXIMUM U-FACTOR OF 0.32 SHALL APPLY IN CLIMATE ZONES 3 THROUGH 8 TO VERTICAL FENESTRATION PRODUCTS INSTALLED IN BUILDINGS LOCATED EITHER:
- 1) ABOVE 4,000 FEET IN ELEVATION, OR
 - 2) IN WINDBORNE DEBRIS REGIONS WHERE PROTECTION OF OPENINGS IS REQUIRED BY SECTION R301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE.

4

ENERGY COMPLIANCE

3

ZONING COMPLIANCE

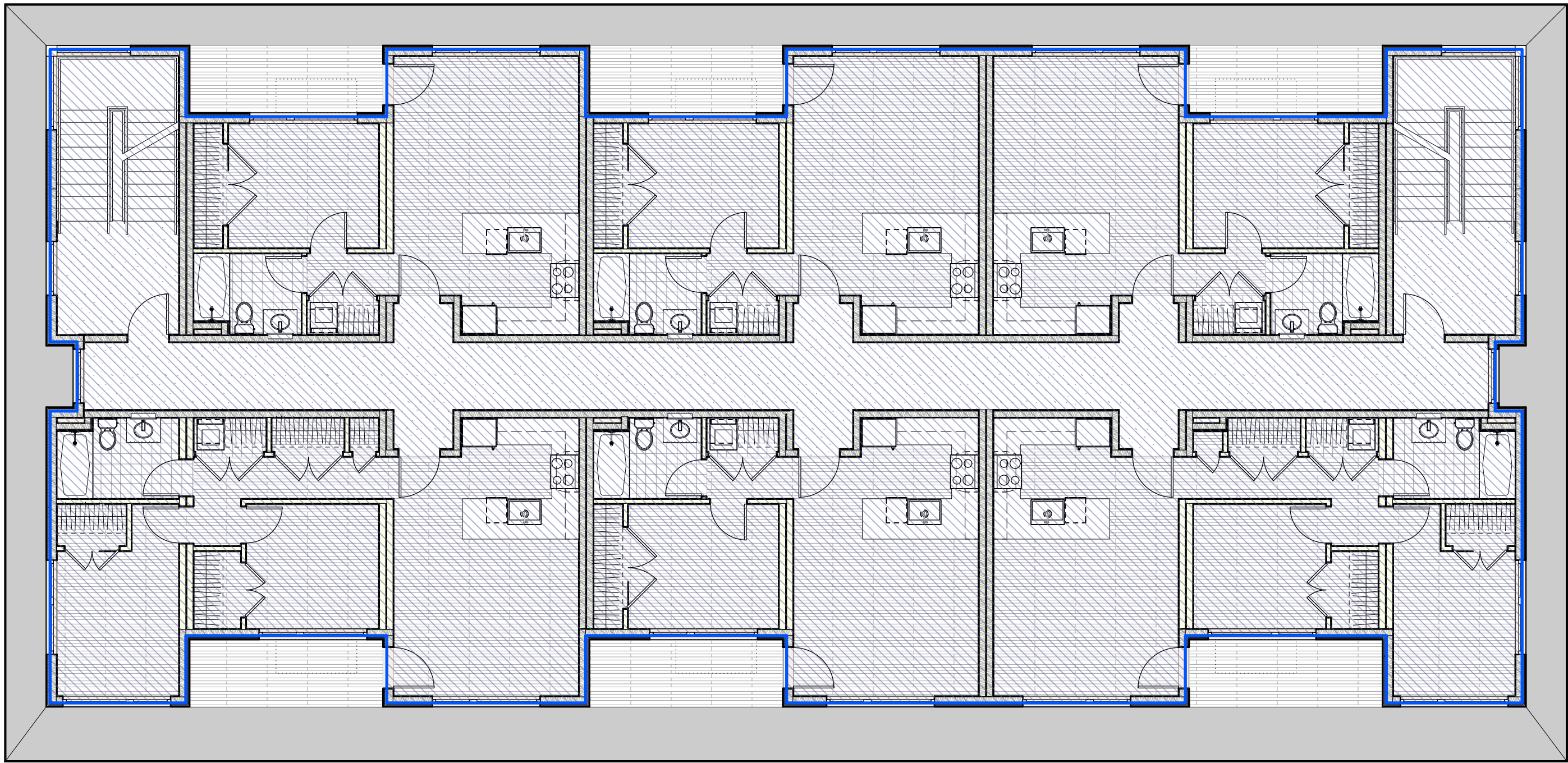
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DRAWING INDEX

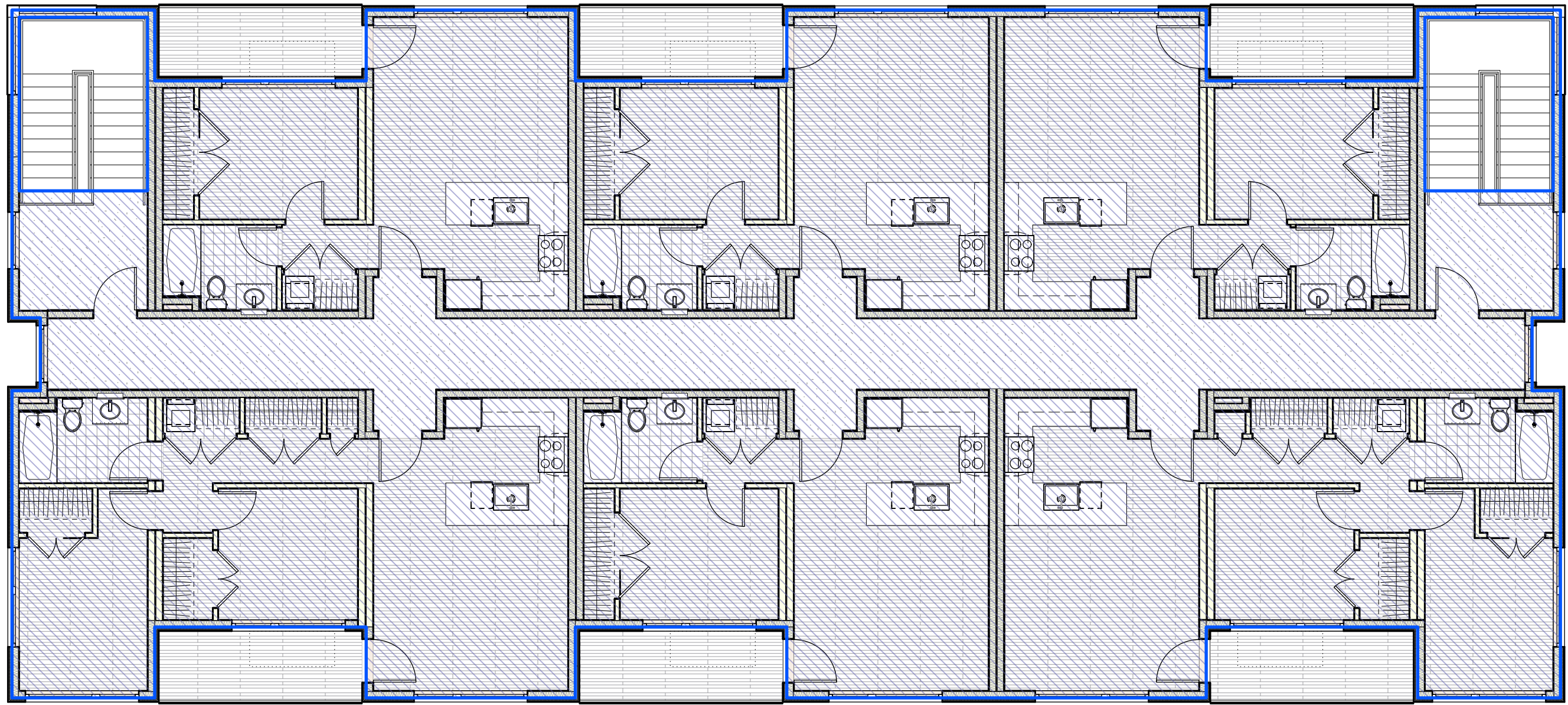
	WINDOW SCHEDULE REFERENCE		REVISION REFERENCE		Plan No.		Elev. No.	ELEVATION/ SECTION REFERENCE
	DOOR SCHEDULE REFERENCE		FF&E SCHEDULE REFERENCE		Sheet No.		Detail No.	DETAIL REFERENCE
	WALL / FLOOR / ROOF ASSEMBLY REFERENCE		FINISH SCHEDULE REFERENCE		ELEVATION REFERENCE		Align	ALIGN FINISH SURFACES
					KEYNOTE REFERENCE			

1

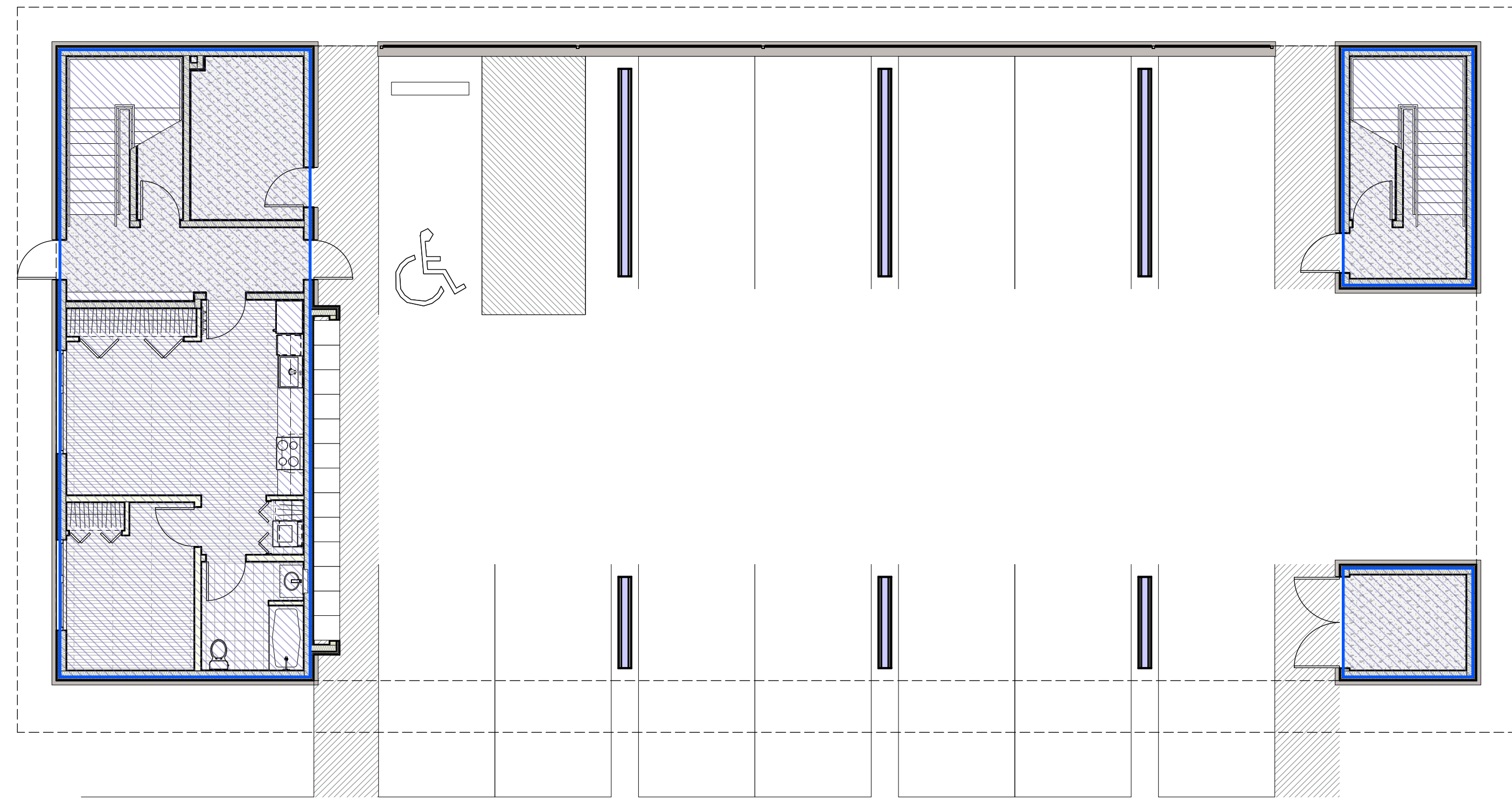
SYMBOLS



2 LEVEL 02 PLAN Scale: 1/8" = 1'-0"



3 LEVEL 03 PLAN Scale: 1/8" = 1'-0"



1 LEVEL 01 PLAN Scale: 1/8" = 1'-0"

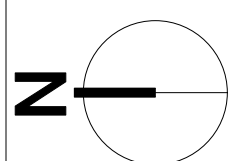
FLOOR AREA RATIO / MAXIMUM FLOOR AREA (SECTION 9.4.6)		
LEVEL	HABITABLE FLOOR AREA	REMARKS
LEVEL 01	1,206 SQ. FT.	
LEVEL 02	4,836 SQ. FT.	
LEVEL 03	4,615 SQ. FT.	
TOTAL HABITABLE FLOOR AREA	10,657 SQ. FT.	

FLOOR AREA (SEC. 9.4.5.)
FLOOR AREA IS THE AREA OF ALL FLOORS INTERIOR TO AN ENCLOSED BUILDING THAT HAVE AT LEAST 5 FEET OF CLEARANCE BETWEEN FLOOR AND CEILING. FLOOR AREA SHALL BE MEASURED TO THE EXTERIOR FACE OF THE STRUCTURAL MEMBERS OF THE WALL. ROOFED ARCHITECTURAL RECESSES AND OPEN COVERED PORCHES ARE NOT CONSIDERED INTERIOR TO THE BUILDING. A BUILDING WITH AT LEAST 50% OF ITS PERIMETER OPEN TO THE OUTSIDE SHALL NOT BE CONSIDERED ENCLOSED.

SCALE OF DEVELOPMENT (SEC. 9.4.13.)
FLOOR AREA MEETING THE APPLICABILITY STANDARDS OF THIS SECTION IS EXEMPT FROM CALCULATION OF THE MAXIMUM FLOOR AREA RATIO (FAR). SEE SECTION 9.4.13 ON DETAIL #3/G-001.

DEFINED TERMS (DIV. 9.5)
HABITABLE FLOOR AREA: HABITABLE FLOOR AREA IS THE FLOOR AREA THAT CAN BE USED FOR LIVING PURPOSES, USUALLY HAVING ACCESS TO HEAT, PLUMBING, AND ELECTRICITY. HABITABLE FLOOR AREA INCLUDES STUDIOS, EXERCISE ROOMS, OFFICES, AND SIMILAR SPACES. IT ALSO INCLUDES FOYERS, HALLWAYS, RESTROOMS, STORAGE, AND OTHER COMMON AREAS WITHIN A BUILDING. HABITABLE FLOOR AREA DOES NOT INCLUDE BARN, GARAGES, OR UNFINISHED ATTIC SPACE.

NORTH ARROW



4

SCHEDULES & LEGEND



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ARCHITECT



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ZONING DIAGRAMS

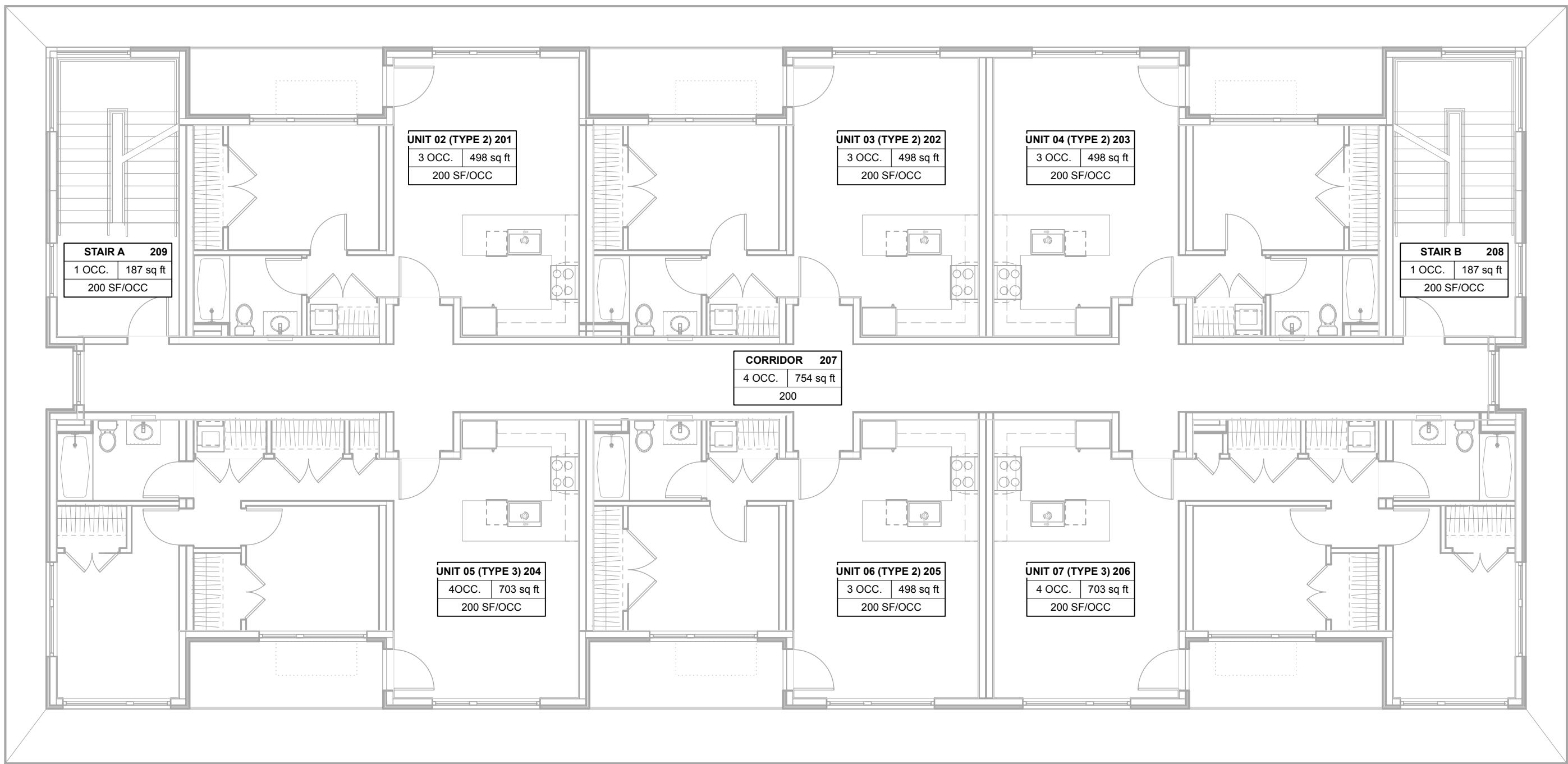
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SCALE
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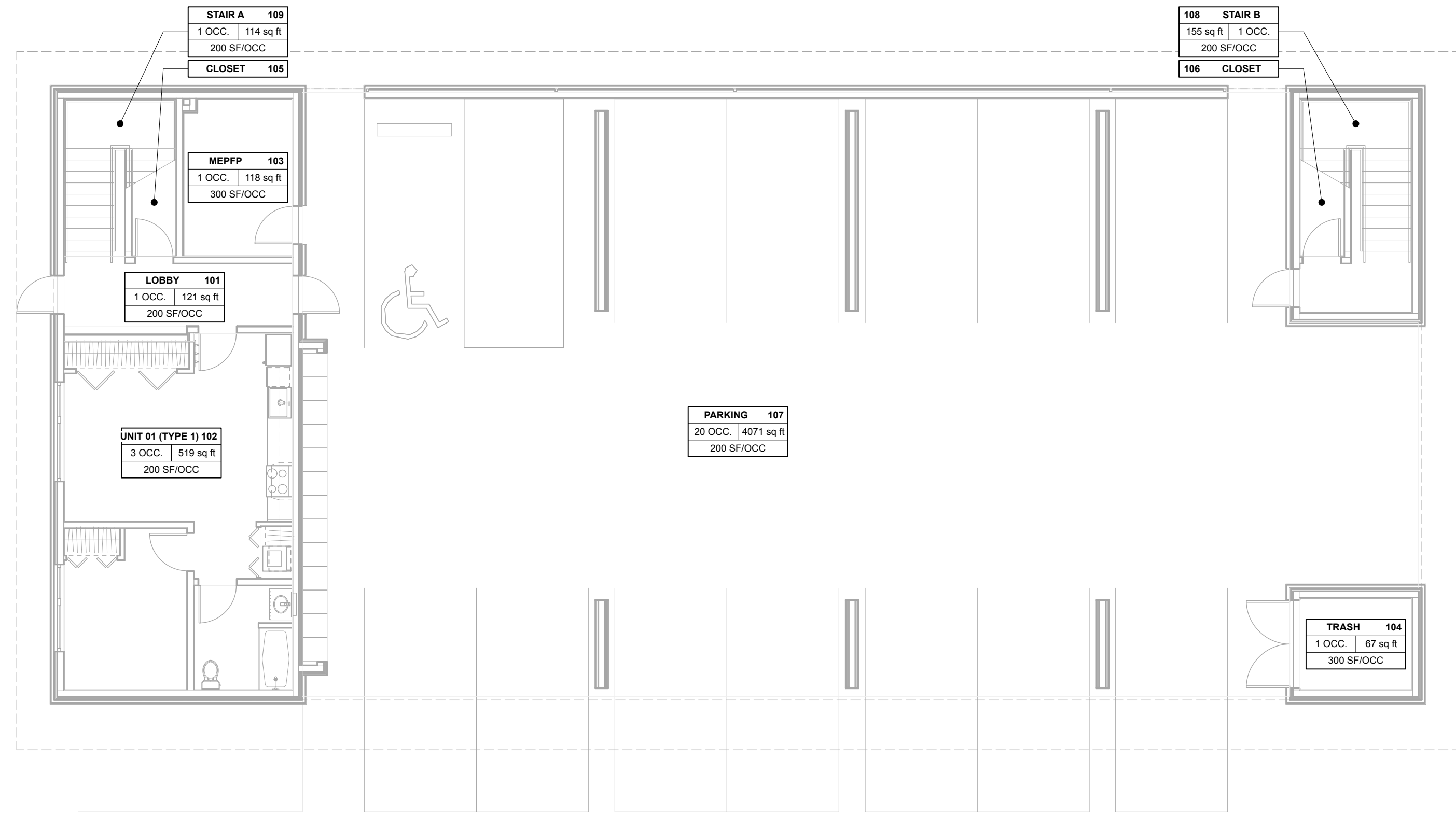
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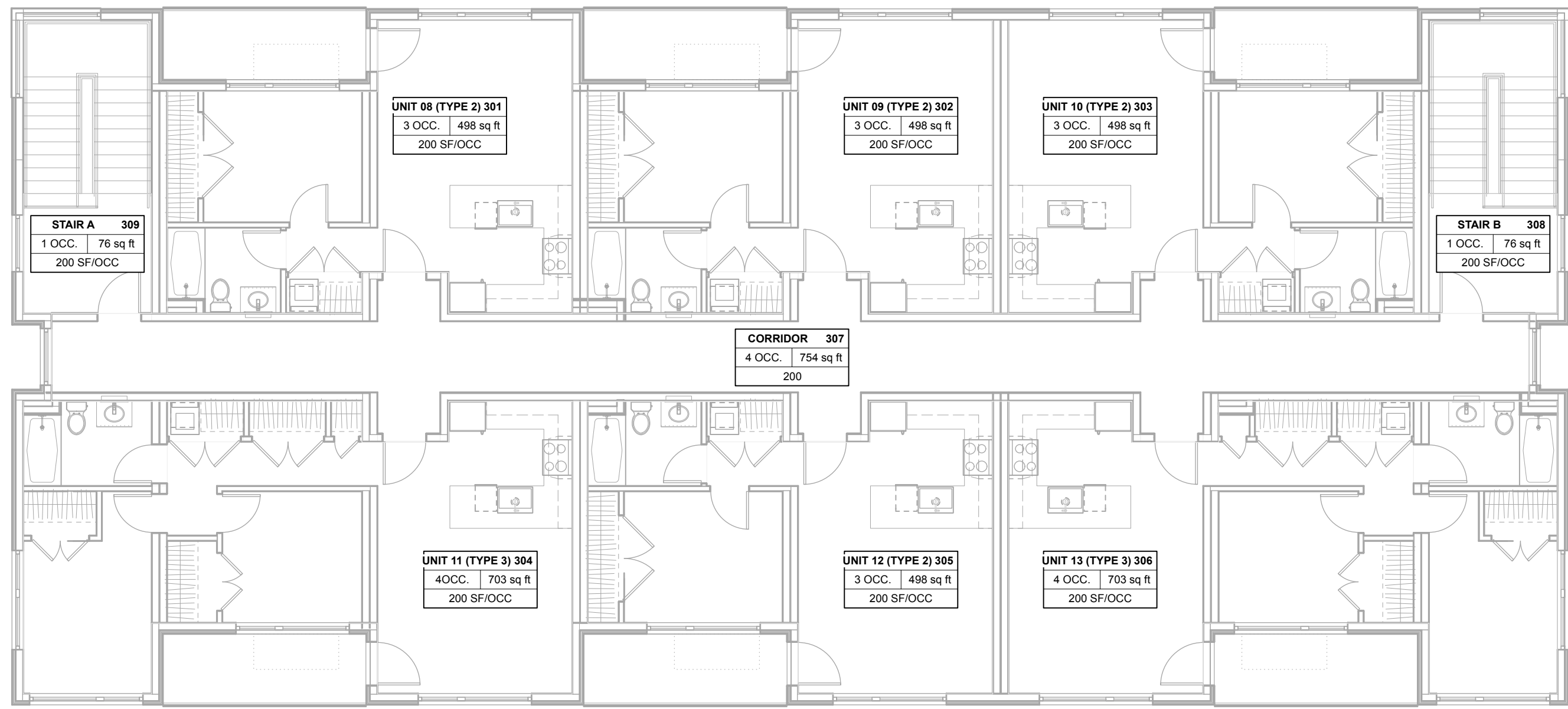
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2 LEVEL 02 PLAN Scale: 1/8" = 1'-0"



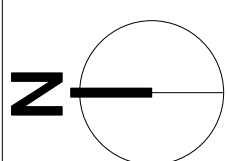
1 LEVEL 01 PLAN Scale: 1/8" = 1'-0"



3 LEVEL 03 PLAN Scale: 1/8" = 1'-0"

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5)						
OCCUPANCY SUMMARY: LEVEL 1						
NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
LOBBY	121 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR A	114 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	155 SQ FT	R-2	RESIDENTIAL	200	1	
M.E.P.P.	118 SQ FT	R-2	ACC. STORAGE	300	1	
TRASH	67 SQ FT	R-2	ACC. STORAGE	300	1	
APARTMENT - UNIT 1 (TYPE 1)	519 SQ FT	R-2	RESIDENTIAL	200	3	
PARKING	4071 SQ FT	S-2	PARKING	200	20	
LEVEL 1 TOTAL OCCUPANT LOAD					28 OCC.	
OCCUPANCY SUMMARY: LEVEL 2						
NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 2 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 3 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 4 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 5 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 6 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 7 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	187 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	187 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	794 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 2 TOTAL OCCUPANT LOAD					26 OCC.	
OCCUPANCY SUMMARY: LEVEL 3						
NAME	GROSS AREA	OCCUPANCY	FUNCTION OF SPACE	GROSS AREA/ OCCUPANCY	OCCUPANT LOAD	REMARKS
APARTMENT - UNIT 8 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 9 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 10 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 11 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
APARTMENT - UNIT 12 (TYPE 2)	498 SQ FT	R-2	RESIDENTIAL	200	3	
APARTMENT - UNIT 13 (TYPE 3)	703 SQ FT	R-2	RESIDENTIAL	200	4	
STAIR A	76 SQ FT	R-2	RESIDENTIAL	200	1	
STAIR B	76 SQ FT	R-2	RESIDENTIAL	200	1	
CORRIDOR	754 SQ FT	R-2	RESIDENTIAL	200	4	
LEVEL 3 TOTAL OCCUPANT LOAD					26 OCC.	
TOTAL OCCUPANT LOAD					80 OCC.	

NORTH ARROW



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ARCHITECT

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MODULAR FABRICATOR

APPROVAL STAMP

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910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

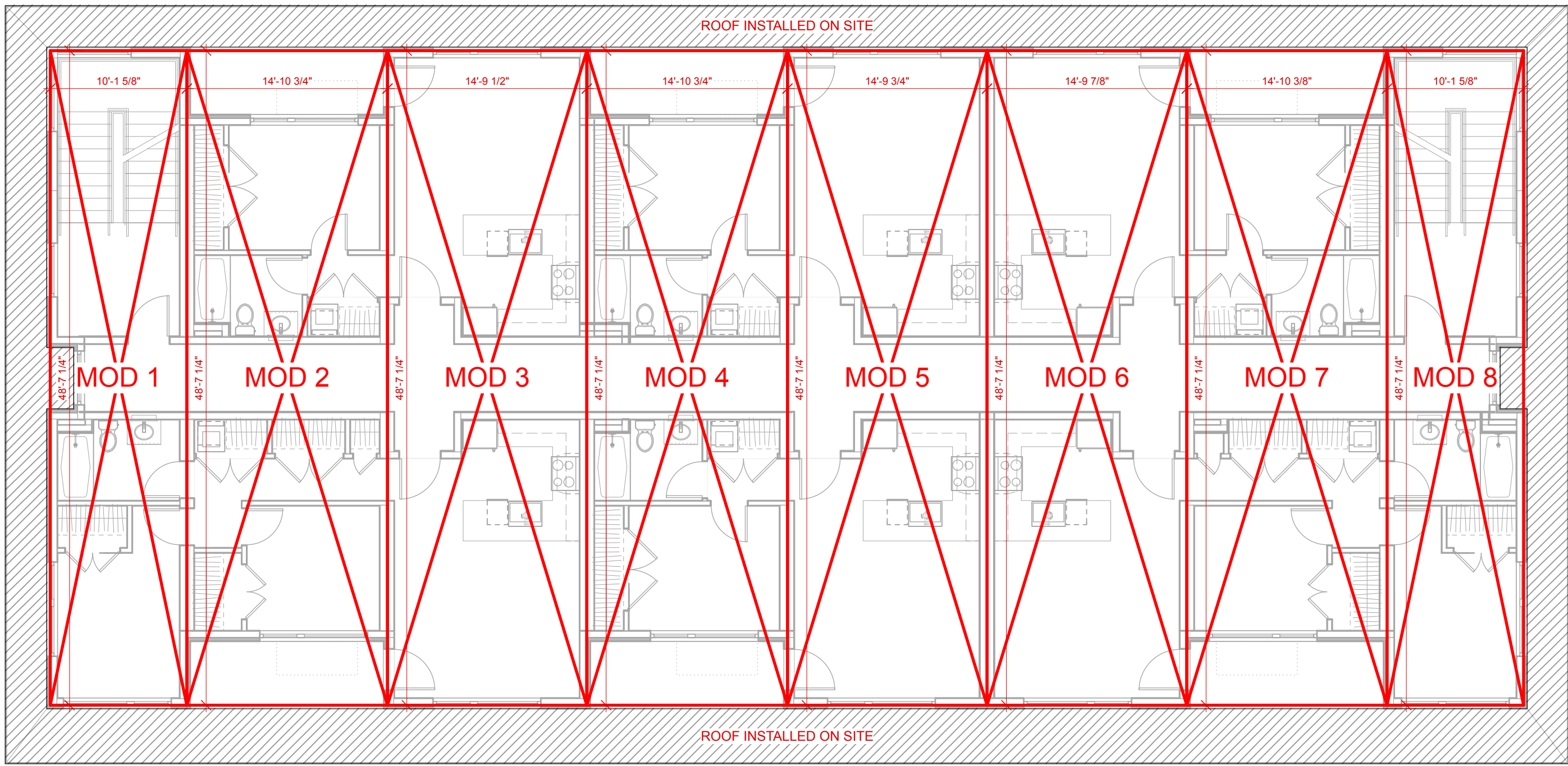
EGRESS &
OCCUPANCY
DIAGRAMS

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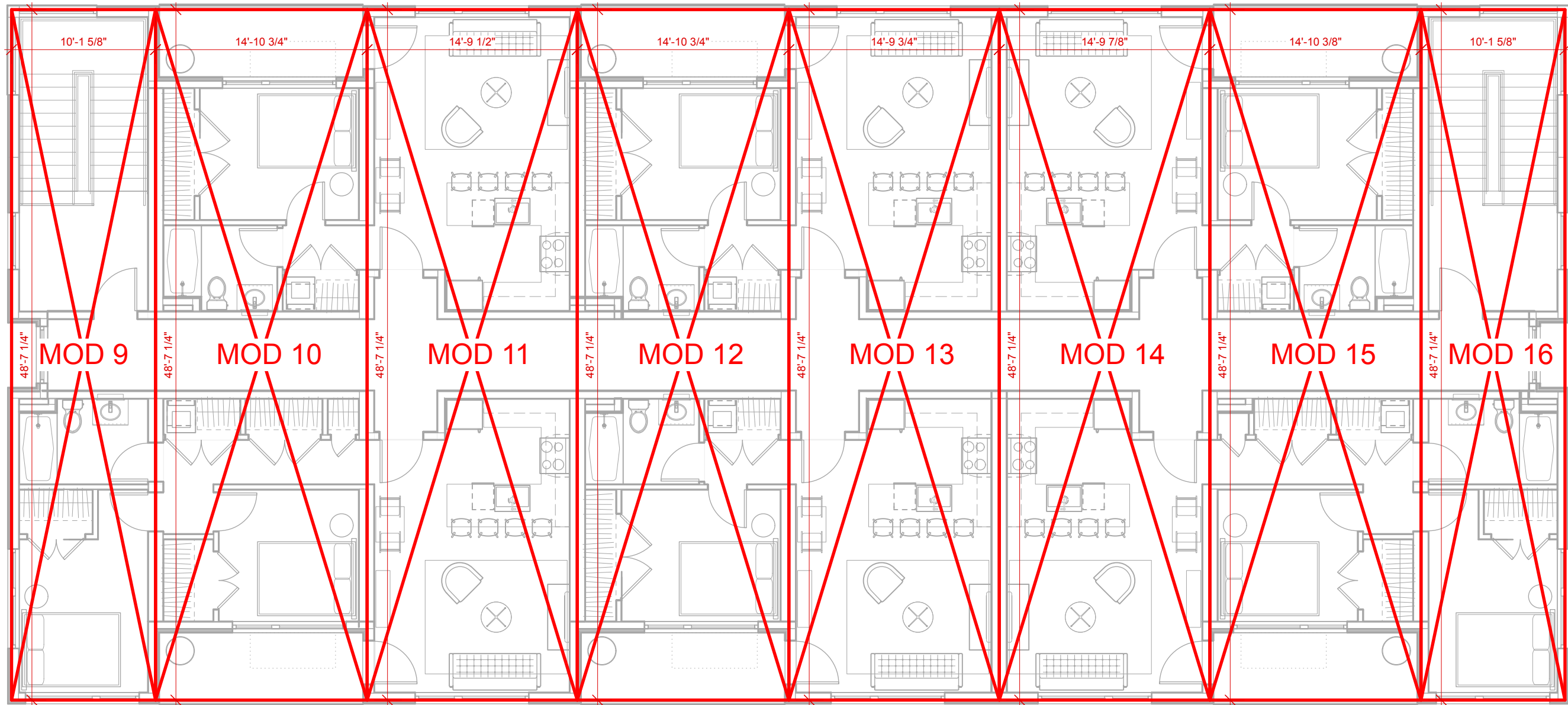
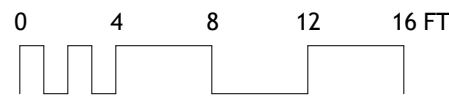
SCALE
AS NOTED

SHEET

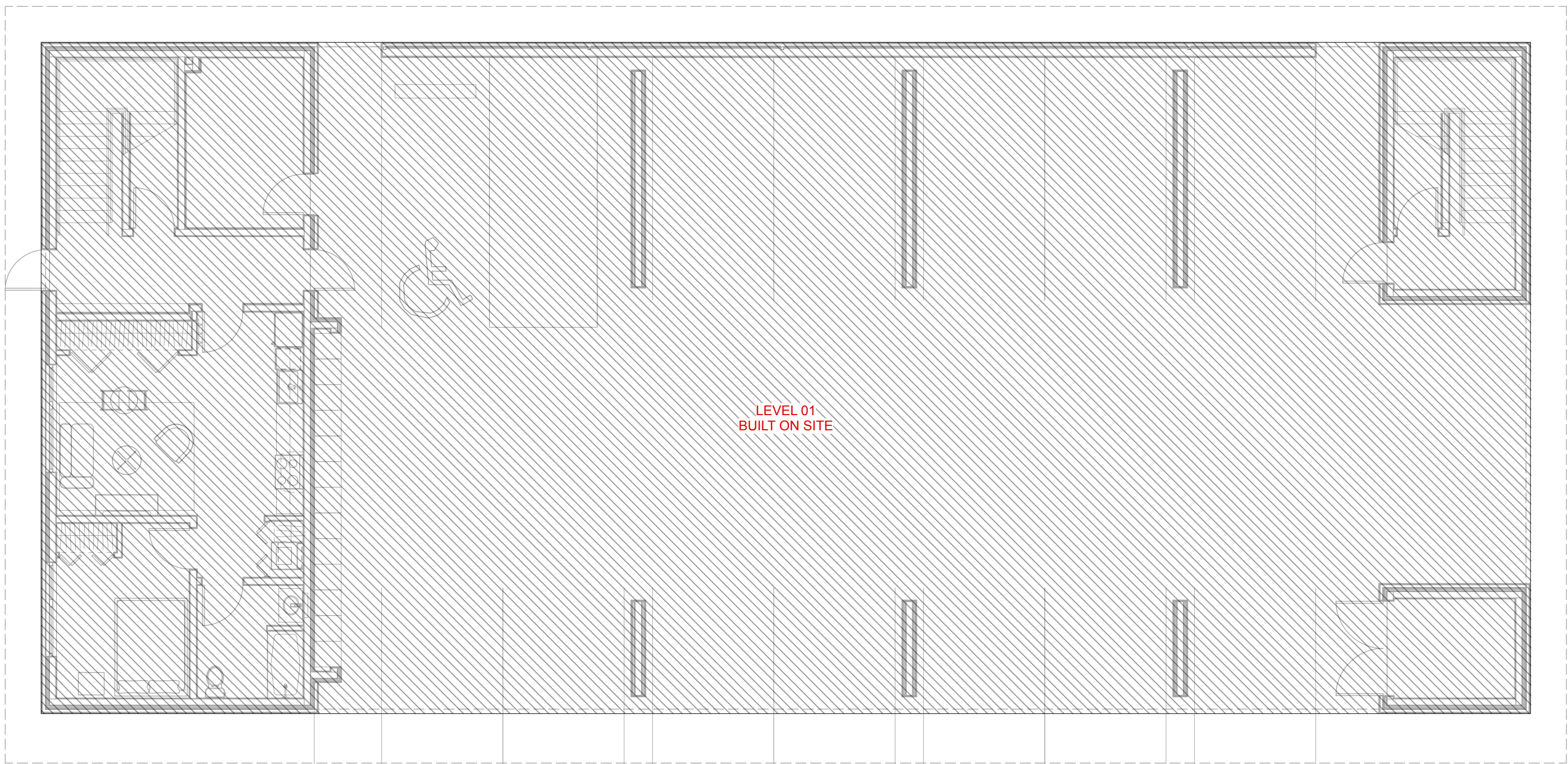
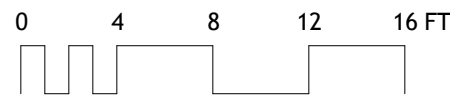
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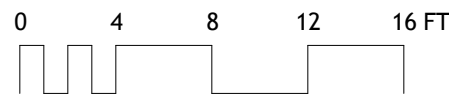
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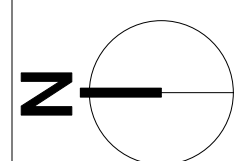
3 LEVEL 03 PLAN Scale: 1/8" = 1'-0"



1 LEVEL 01 PLAN Scale: 1/8" = 1'-0"



NORTH ARROW



- GENERAL MODULAR NOTES**
- THE PROJECT IS CONSTRUCTED USING 16 MODULES OF TYPE VA CONSTRUCTION.
 - DIMENSIONS SHOWN FOR APPROXIMATE REFERENCE ONLY.
 - DIMENSIONS OF MODULES WILL BE DOCUMENTED IN FABRICATION SHOP DRAWINGS.

4 SCHEDULES & LEGEND



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MODULAR
DIAGRAMS

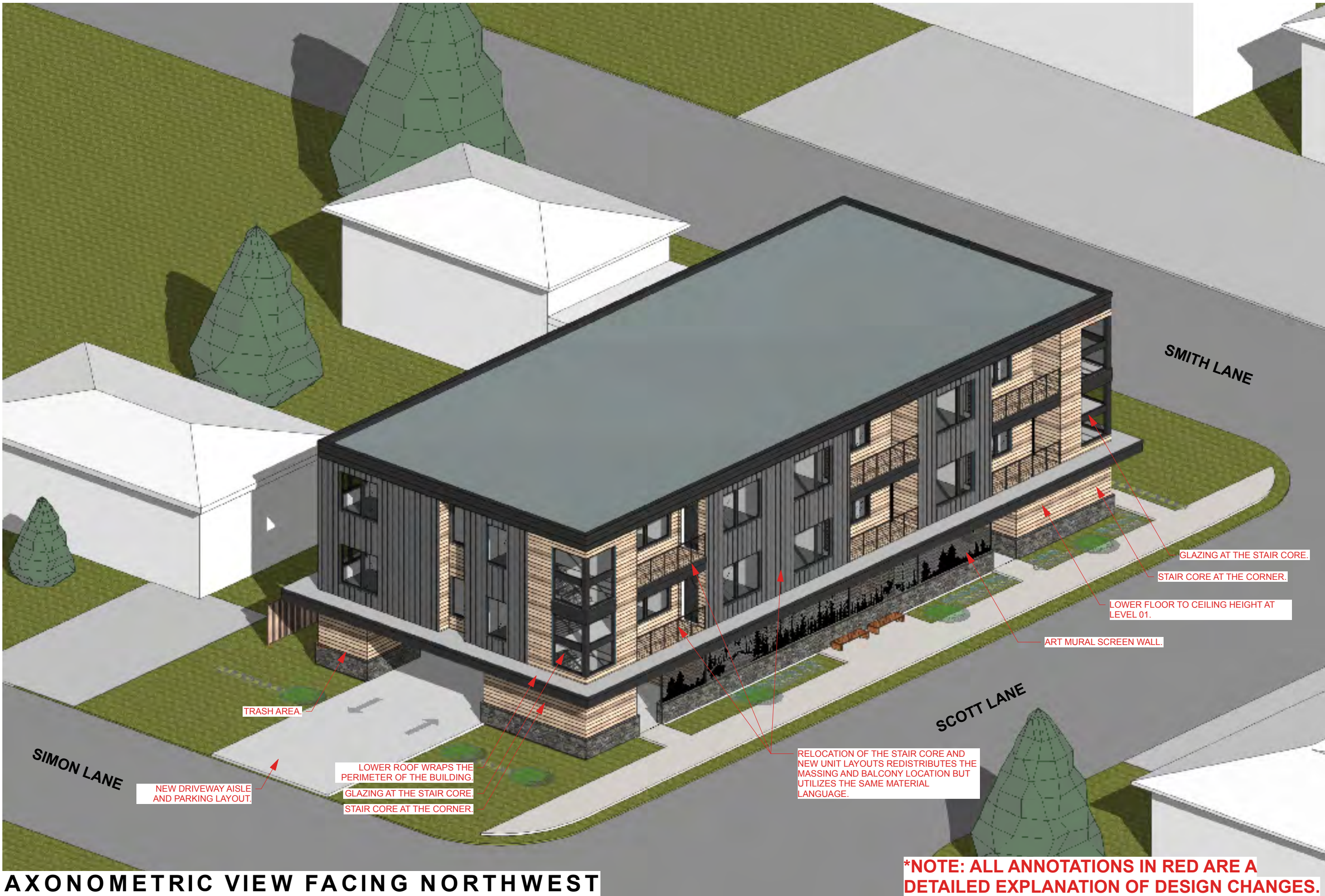
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SCALE
AS NOTED

SHEET

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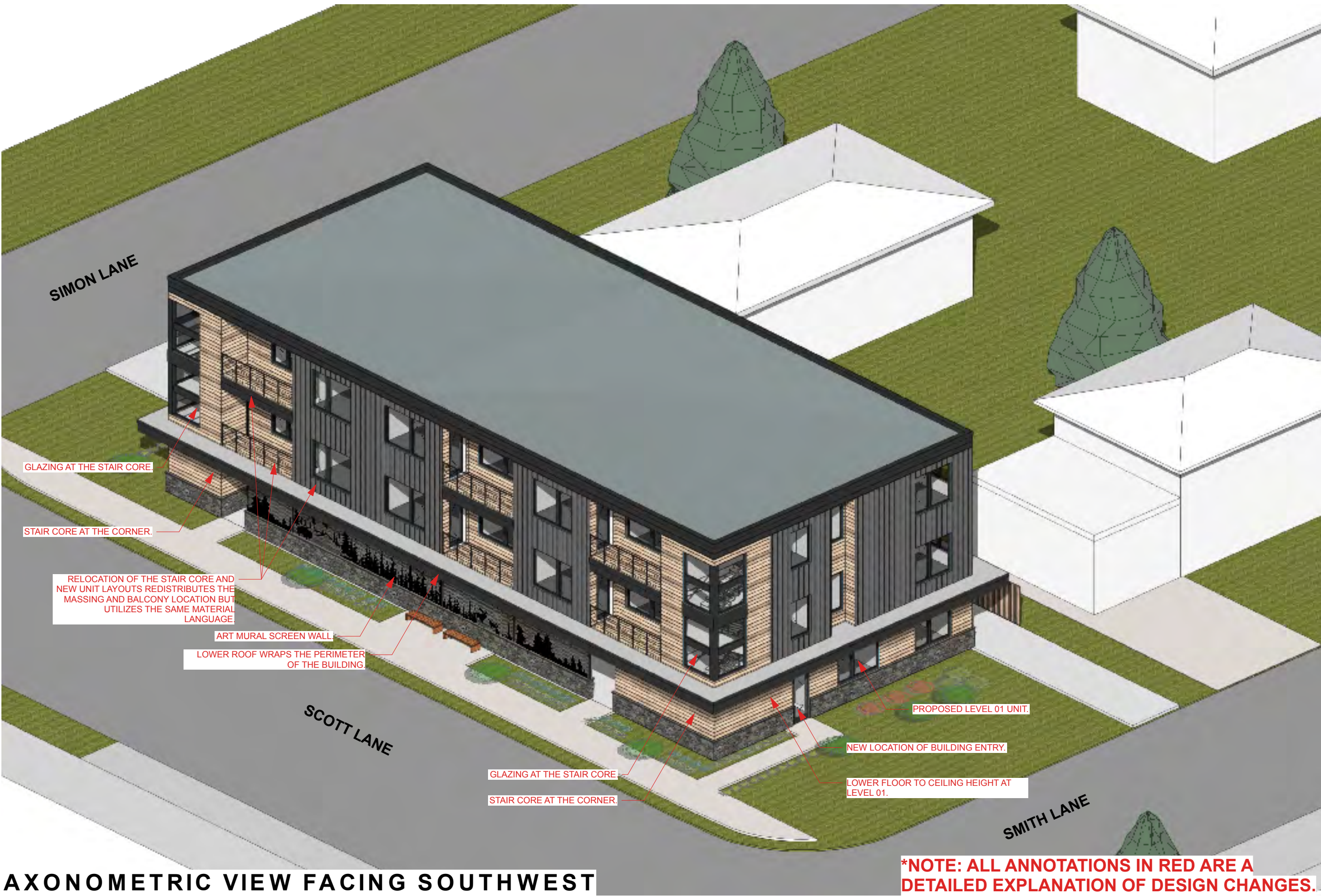
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AXONOMETRIC VIEW FACING NORTHWEST



AXONOMETRIC VIEW FACING NORTHWEST



AXONOMETRIC VIEW FACING SOUTHWEST



AXONOMETRIC VIEW FACING SOUTHWEST



PROJECT ISSUE:	
DATE	#
10/19/2022	1
11/03/2022	2
04/10/2023	3
04/22/2024	4

ISSUE DATE: 04/22/23

ARCHITECT

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MASSING DIAGRAMS COMPARISON

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SCALE
N.T.S.

SHEET

G-031.00

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AXONOMETRIC VIEW FACING NORTHEAST

*NOTE: ALL ANNOTATIONS IN RED ARE A DETAILED EXPLANATION OF DESIGN CHANGES.



AXONOMETRIC VIEW FACING SOUTHEAST

*NOTE: ALL ANNOTATIONS IN RED ARE A DETAILED EXPLANATION OF DESIGN CHANGES.



PROJECT ISSUE:	
DATE	#
10/19/2022	1
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MASSING
DIAGRAMS
COMPARISON

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNING INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. HOW ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF tld@chxdesign.com

SCALE
N.T.S

SHEET

G-032.00

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VIEW FROM THE CORNER OF SIMON LANE AND SCOTT LANE



VIEW FROM THE CORNER OF SIMON LANE AND SCOTT LANE



VIEW FROM THE CORNER OF SMITH LANE AND SCOTT LANE



VIEW FROM THE CORNER OF SMITH LANE AND SCOTT LANE



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT

ch x tld

prefab evolved

8414 LASALLE AVENUE #452 OAKLAND, CA 94611

TOBY LONG, AIA - 415.935.8030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

RENDER
COMPARISON

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS THEY BEAR THE ARCHITECT'S SEAL AND DIGITAL SIGNATURE. TLD EXPRESSLY RESERVES COMMON LAW COPYRIGHT AND OTHER PROPRIETARY RIGHTS TO ALL DESIGNING & INFORMATION IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITHOUT WRITTEN PERMISSION. NO PART IS TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF [tobydesign](#).

SCALE
N.T.S

SHEET

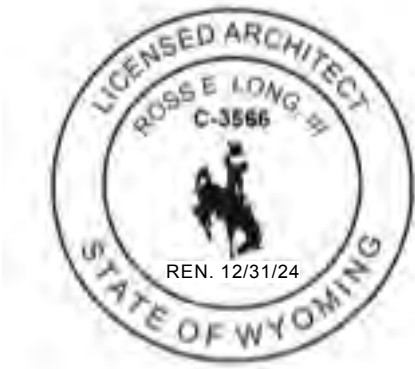
G-040.00



VIEW FROM SCOTT LANE



VIEW FROM SCOTT LANE



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



ch x tld
prefab evolved
844 LASALLE AVENUE #452 OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.8030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
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JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

RENDER
COMPARISON

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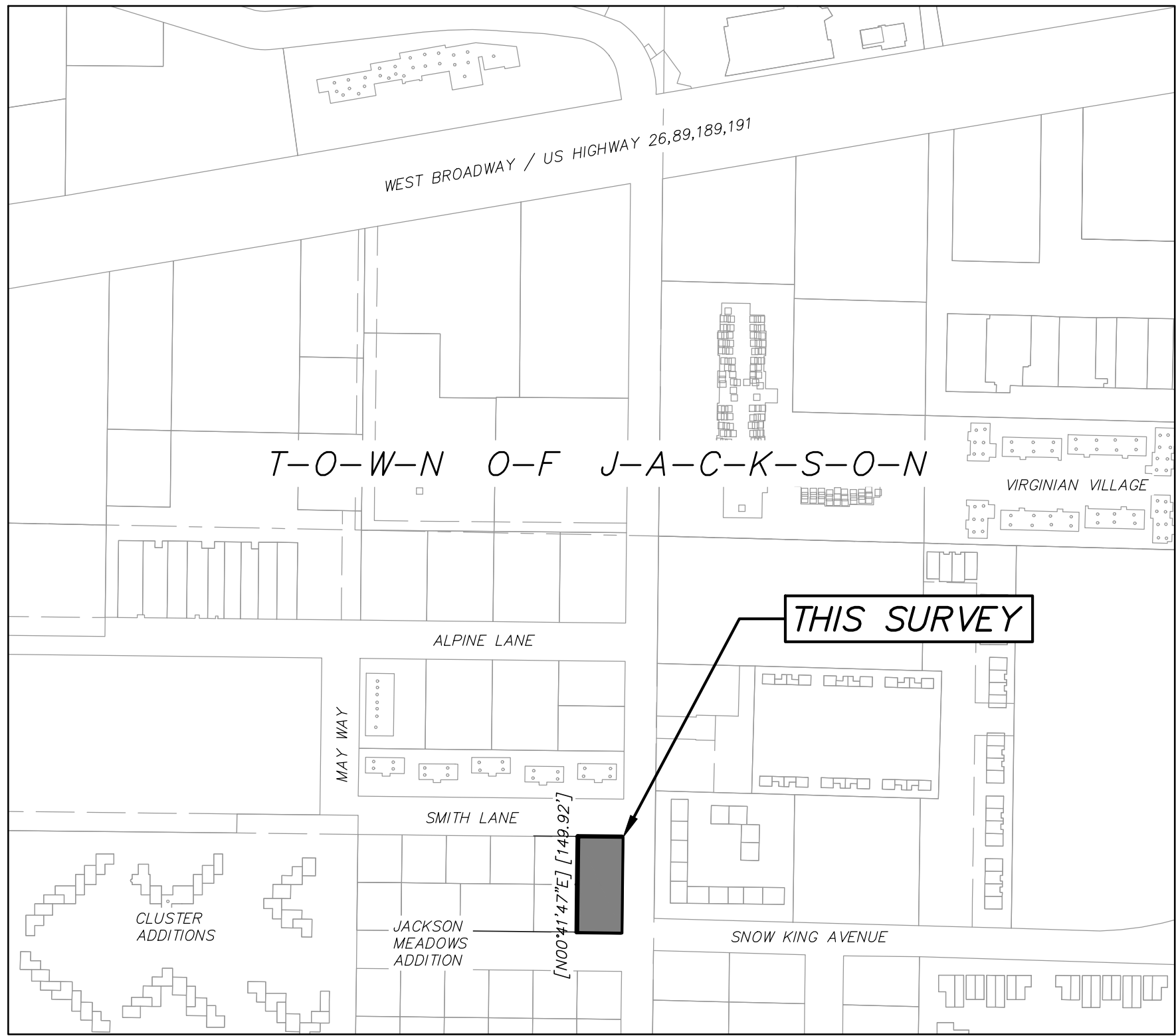
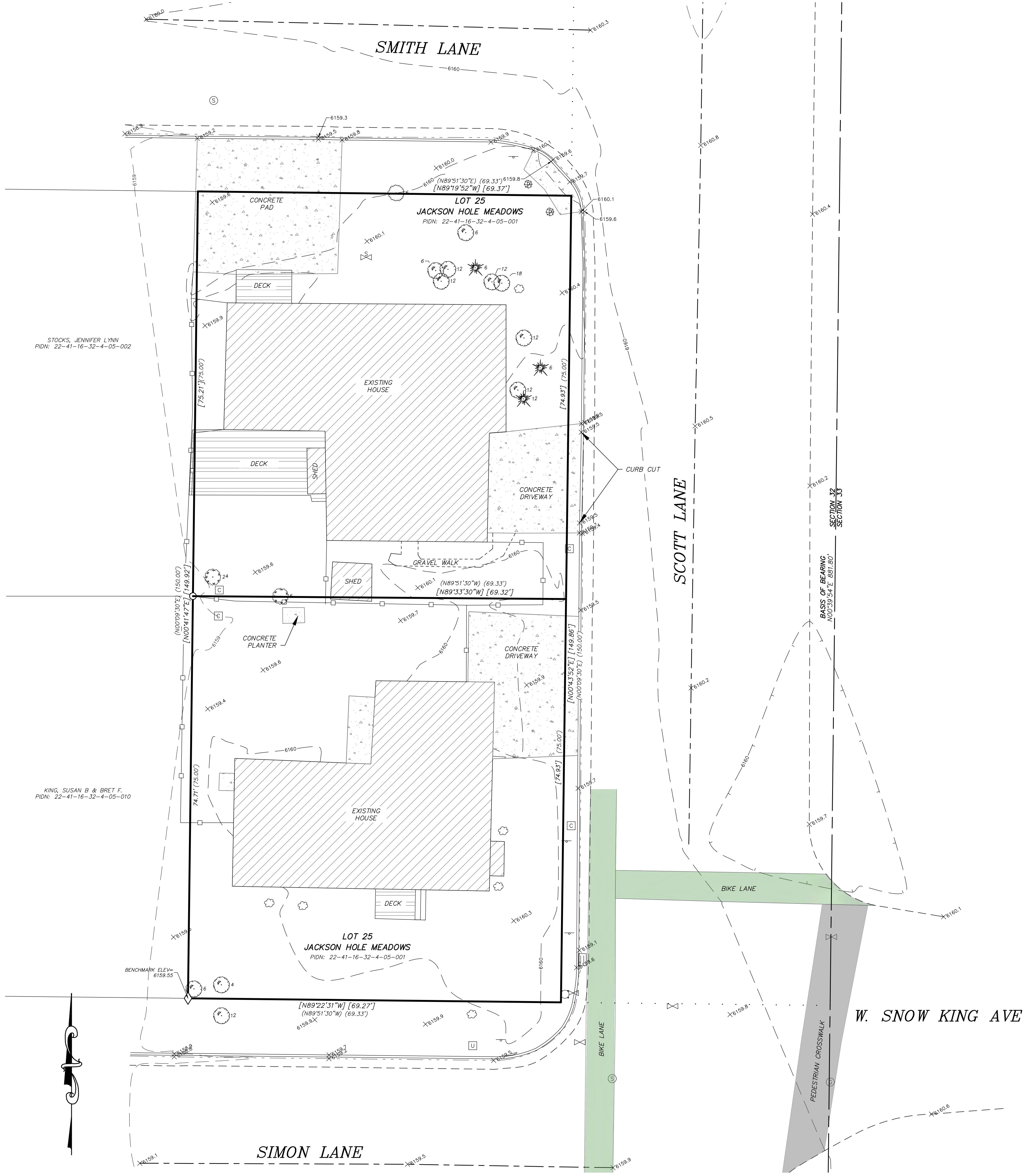
SCALE
N.T.S

SHEET

G-041.00

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Plotted by E.Lundberg on Oct 13, 2022 - 2:20pm
P:\2022\22132 Topo King Scott Lane WorkArea\Maping\22-Survey\CA02132 - Topo.dwg



VICINITY MAP
SCALE: 1" = 200'

LEGEND

- reinforcing steel bar with 2 1/2" diameter aluminum cap inscribed "PLS 3889"
- reinforcing steel bar with 1 1/2" diameter aluminum cap inscribed "PLS 4270"
- T-stake without cap
- reinforcing steel bar without cap
- boundary, subject property
- boundary, adjoining property
- measured bearing & distance or curve geometry
- calculated bearing & distance or curve geometry
- record bearing & distance or curve geometry
- flow line gutter
- edge of asphalt
- centerline road
- index contour, 5' interval
- intermediate contour, 1' interval
- spot elevation
- rock
- sign
- fence
- communications pedestal
- sprinkler control valve
- utility vault
- gas manhole
- sewer manhole
- storm drain inlet
- storm drain manhole
- hydrant, fire suppression
- water valve
- aspen tree, caliper X"
- cottonwood tree, caliper X"
- conifer tree, caliper X"
- shrub

NOTES

This survey was conducted in July 2022 and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted hereon are limited to visible structures; underground locations must be located prior to any construction activity.

A title report has not been provided and easements of sight or record may exist that are not shown hereon.

Elevations were derived using GPS RTK observation methods and reference NAVD88. Site benchmark elevation is 6159.55' at SW corner of Lot 36.

Record dimensions shown are from that Plat of record in the Office of the Clerk of Teton County as 0191.

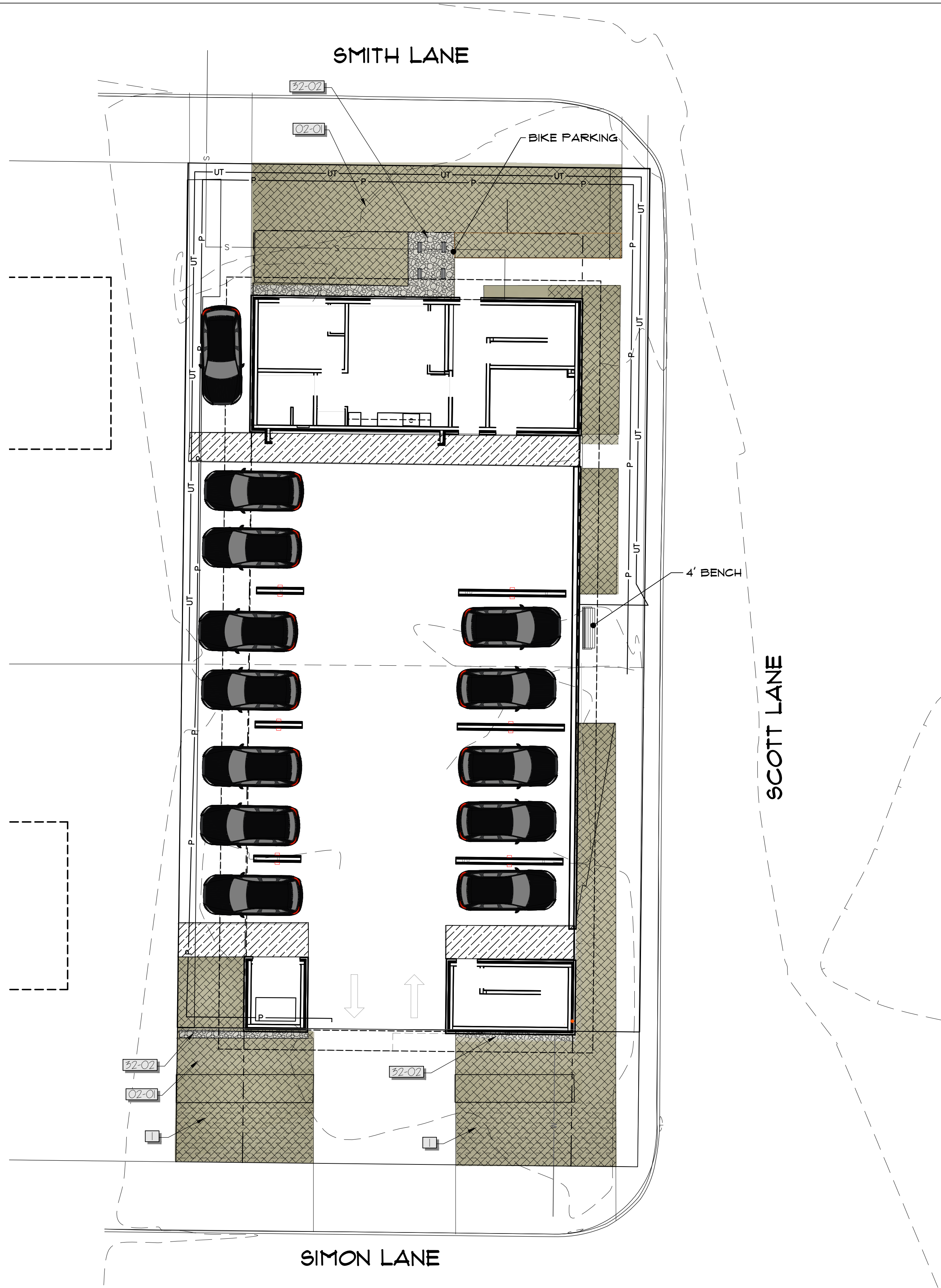
BASIS OF BEARING for this survey is N00°39'54"E along the east line of Section 32.

V-100.00

TOPOGRAPHIC SURVEY
LOTS 25 & 36
JACKSON HOLE MEADOWS
ADDITION TO THE
TOWN OF JACKSON

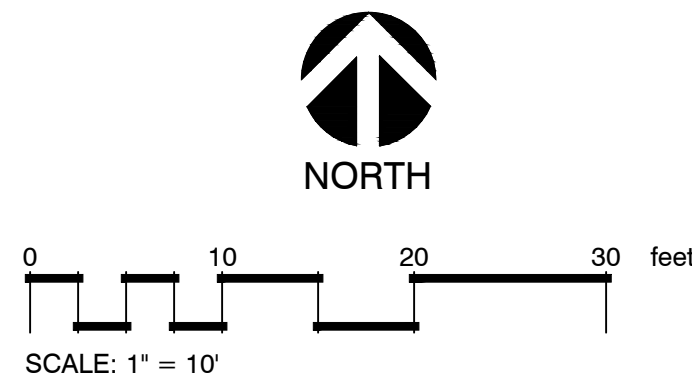
LOCATED WITHIN
NE1/4SE1/4 Section 32
T.41N., R.116W., 6th P.M.
Teton County, Wyoming





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	SNOW STORAGE	406 sf	
SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
	LSR	2,426 sf	
SYMBOL	02 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	GRAVEL STRIP	143 sf	



PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY
DRAWING TITLE:
EXISTING CONDITIONS
LSR

DRAWING NO: L300
Project Number: 2023-01
Prepared By: AMF Date: 02/07/23 Rev. Date: 04/12/24



Slowmound Mugo Pine



Red Gnome™ Tatarian Dogwood



European Columnar Aspen



Little Spire Russian Sage



Karl Foerster Feather Reed Grass



Prairie Dropseed



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
TREES					
	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3" Cal	9
SHRUBS					
	Cornus alba 'Regnzam'	Red Gnome™ Tatarian Dogwood	B & B		3
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal		3
GRASSES					
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		23
	Sporobolus heterolepis	Prairie Dropseed	1 gal		32
PERENNIALS					
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal		23

Jackson Development
910 Smith Lane 915 Simon Lane
Existing Road Alignment

Prepared by Inside Out Landscape Architecture
rev. 04-12-24

Zoning	NH-1		
Size	10,390.0	SF	
LSR required	2,181.9	SF	21%
LSR provided	2,426.0	SF	

Required Plant Units:

1 per 1,000 SF LSR 2.1

Total Required: 2.1 plant unit

Plant Unit Options:			Estimated Cost Each	Total Cost
Alt. A	Qty	Description		
	1	3" caliper canopy tree	\$500.00	\$500.00
	6	6'-8" large shrub	\$275.00	\$1,650.00
	4	#5 container shrub	\$75.00	\$300.00
				\$2,450.00
Alt. B	2	8' high evergreen tree	\$500.00	\$1,000.00
	2	3" caliper canopy tree	\$400.00	\$800.00
	3	6'-8" large shrub	\$275.00	\$825.00
				\$2,625.00
Alt. C	3	6'-8" large shrub	\$275.00	\$825.00
	3	8' high evergreen tree	\$500.00	\$1,500.00
	2	#5 container shrub	\$75.00	\$150.00
				\$2,475.00
Average plant unit cost				\$2,516.67
			Total cost of 2 plant units	\$5,033.33

Plant Material Substitutions:

10 SF of planter = Four (5) gallon shrubs

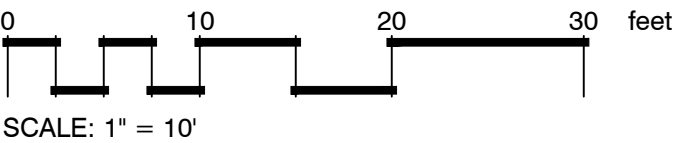
1 bench = One (3") caliper canopy tree

1 bike rack for 6 bikes = One (3") caliper canopy tree

TREES	Botanical	Common	Cont	Cal	Size	Quantity	COST EA	TOTAL
	Populus tremula 'Erecta'	European Columnar Aspen	B & B	3" Cal		9	\$500.00	\$4,500.00
SHRUBS								
	Cornus alba 'Regnzam'	Red Gnome(U+2122 Tatarian Dogwood	B & B			3	\$275.00	\$825.00
	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal			3	\$75.00	\$225.00
GRASSES								
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			23	\$20.00	\$640.00
	Sporobolus heterolepis	Prairie Dropseed	1 gal			32	\$20.00	\$640.00
PERENNIALS								
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal			23	\$20.00	\$460.00
Bike rack	1	Each Bike rack = one 3" caliper canopy tree					\$500.00	\$500.00
Bench	1	Each bench = one 3" caliper canopy tree					\$500.00	\$500.00

Total \$8,290.00

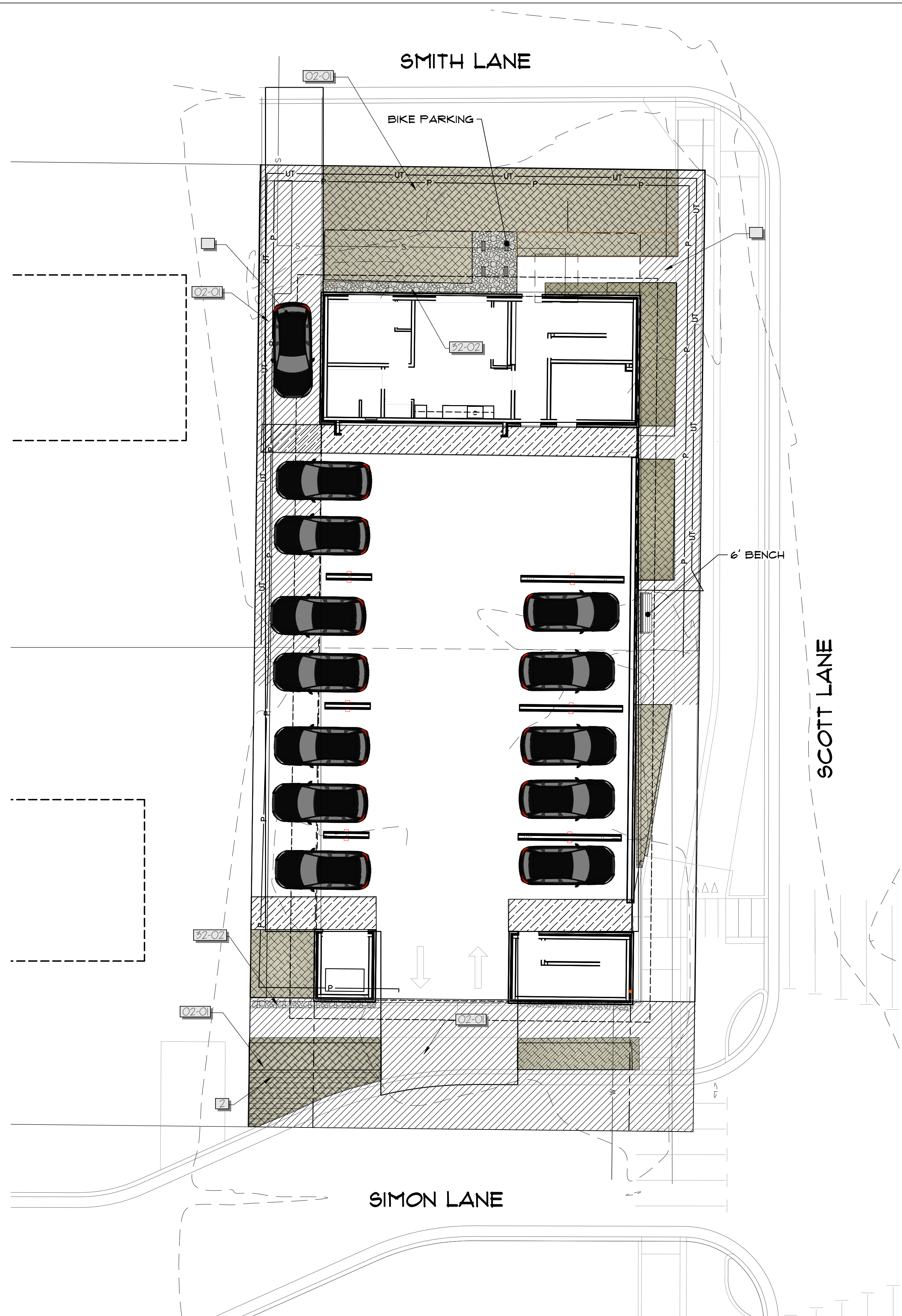
Plant Units Provided 3.3



PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

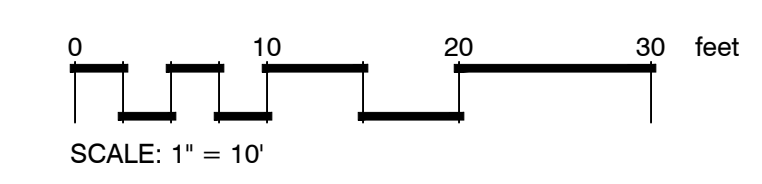
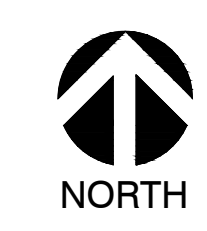
DRAWING TITLE:
LANDSCAPE PLAN
EXISTING CONDITIONS

DRAWING NO: L301
Project Number: 2023-01
Prepared By: AMF Date: 02/01/23 Rev. Date: 04/12/24



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	SNOW STORAGE - PROPOSED ROADWAY	105 sf	
SYMBOL	02 EXISTING CONDITIONS DESCRIPTION	QTY	DETAIL
	LSR	1,697 sf	
SYMBOL	02 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY	DETAIL
	GRAVEL STRIP	143 sf	



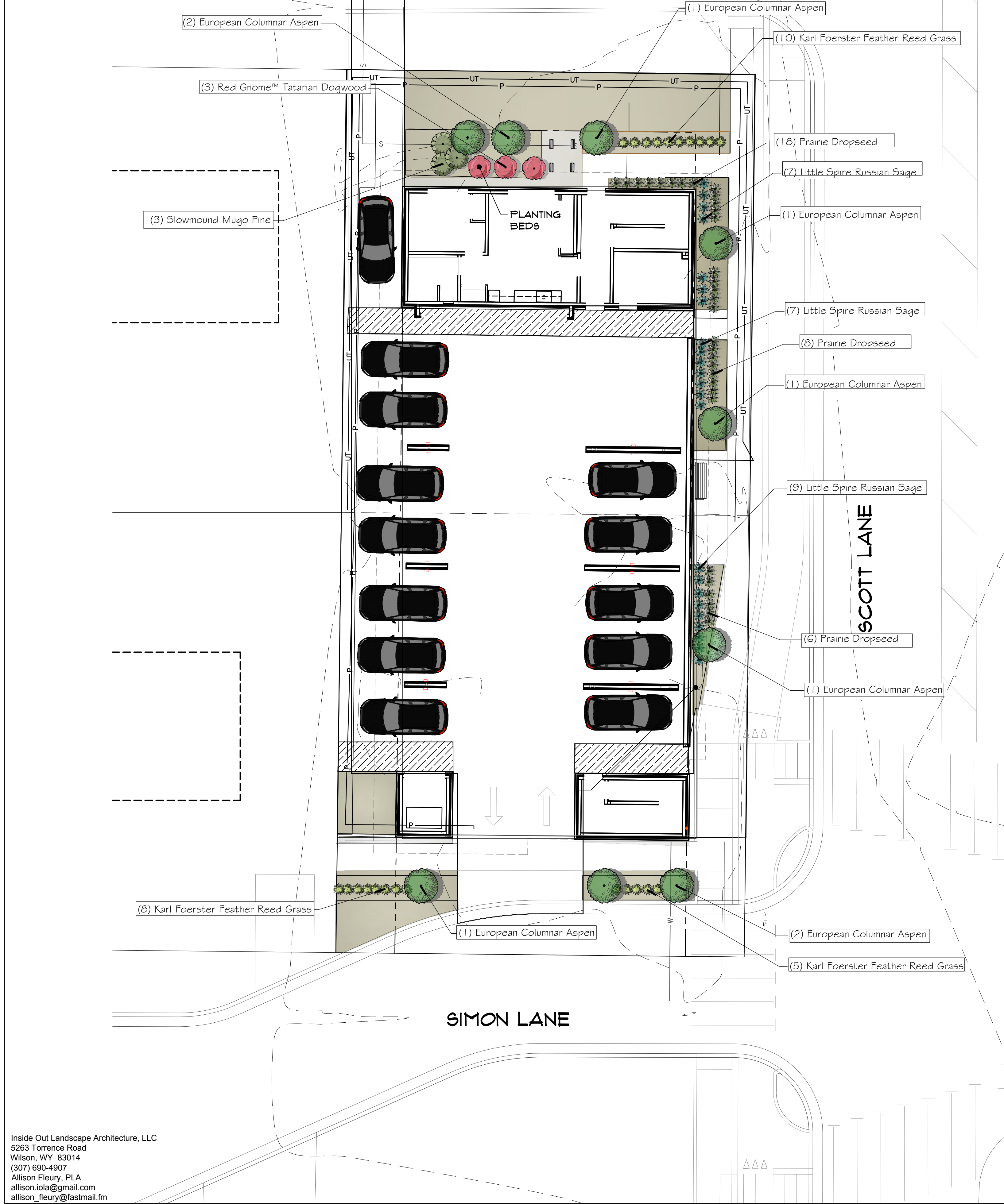
PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LSR - FUTURE ROAD

DRAWING NO: L302
Project Number: 2023-01
Prepared By: AMF Date: 02/01/23 Rev. Date: 04/12/24

Inside Out Landscape Architecture, LLC
5263 Torrence Road
Wilson, WY 83014
(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com

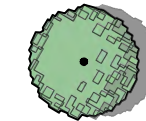


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(307) 690-4907
Allison Fleury, PLA
allison.iola@gmail.com
allison_fleury@fastmail.fm

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
--------	----------------	-------------	------	-----	-----

TREES



Populus tremula 'Erecta'

European Columnar Aspen

B & B

3" Cal

9

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY
--------	----------------	-------------	------	--------	-----

SHRUBS



Cornus alba 'Regnzam'

Red Gnomes Tatarian Dogwood

B & B

3



Pinus mugo 'Slowmound'

Slowmound Mugo Pine

5 gal

3

GRASSES



Calamagrostis x acutiflora 'Karl Foerster'

Karl Foerster Feather Reed Grass

1 gal

23



Sporobolus heterolepis

Prairie Dropseed

1 gal

32

PERENNIALS



Perovskia atriplicifolia 'Little Spire'

Little Spire Russian Sage

1 gal

23

Jackson Development
910 Smith Lane 915 Simon Lane
Future Roadway Alignment

Prepared by Inside Out Landscape Architecture
rev. 04-12-24

Zoning	NH-1
Gross Site Area	10,390.0
Base Site Area (GSA-road easement)	8,978.0
LSR required	1,885.4
LSR provided	1,697.0

SF	21.00%
SF	16.3%

Required Plant Units:

1 per 1,000 SF LSR	2.2
Total Required:	2.2 2 plant units

Plant Unit Options:

Alt. A	Qty	Description	Estimated Cost Each	Total Cost
	1	3" caliper canopy tree	\$500.00	\$500.00
	6	6'-8" large shrub	\$275.00	\$1,650.00
	4	#5 container shrub	\$75.00	\$300.00
				\$2,450.00
Alt. B	2	8' high evergreen tree	\$500.00	\$1,000.00
	2	3" caliper canopy tree	\$500.00	\$1,000.00
	3	6'-8" large shrub	\$275.00	\$825.00
				\$2,825.00
Alt. C	3	6'-8" large shrub	\$275.00	\$825.00
	3	8' high evergreen tree	\$450.00	\$1,350.00
	2	#5 container shrub	\$75.00	\$150.00
				\$2,325.00
Average plant unit cost				\$2,533.33
Total cost of 2 plant units				\$5,066.67

Plant Material Substitutions:

10 SF of planter = Four (5) gallon shrubs
1 bench = One (3") caliper canopy tree
1 bike rack for 6 bikes = One (3") caliper canopy tree

TREES	Botanical	Common	Cont	Cal	Size	Quantity	COST EA	TOTAL
	<i>Populus tremula</i> 'Erecta'	European Columnar Aspen	B & B	3" Cal		9	\$400.00	\$3,600.00
SHRUBS	Botanical	Common	Size			Quantity		
	<i>Cornus alba</i> 'Regnzam'	Red Gnome\U+2122 Tatarian Dogw	B & B			3	\$275.00	\$825.00
	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine	5 gal			3	\$65.00	\$195.00
GRASSES	Botanical	Common	Size			Quantity		
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal			23	\$20.00	\$640.00
	<i>Sporobolus heterolepis</i>	Prairie Dropseed	1 gal			32	\$20.00	\$640.00
PERENNIALS	Botanical	Common	Size			Quantity		
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1 gal			23	\$20.00	\$460.00
Bike rack		Each Bike rack = one 3" caliper canopy tree					\$400.00	\$400.00
Bench		Each bench = one 3" caliper canopy tree					\$400.00	\$400.00

Total \$7,160.00

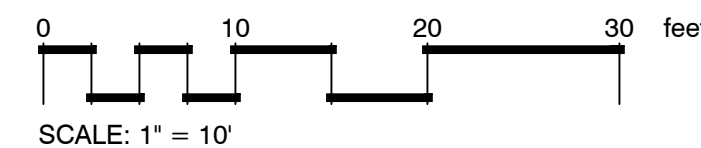
Plant Units Provided

2.8

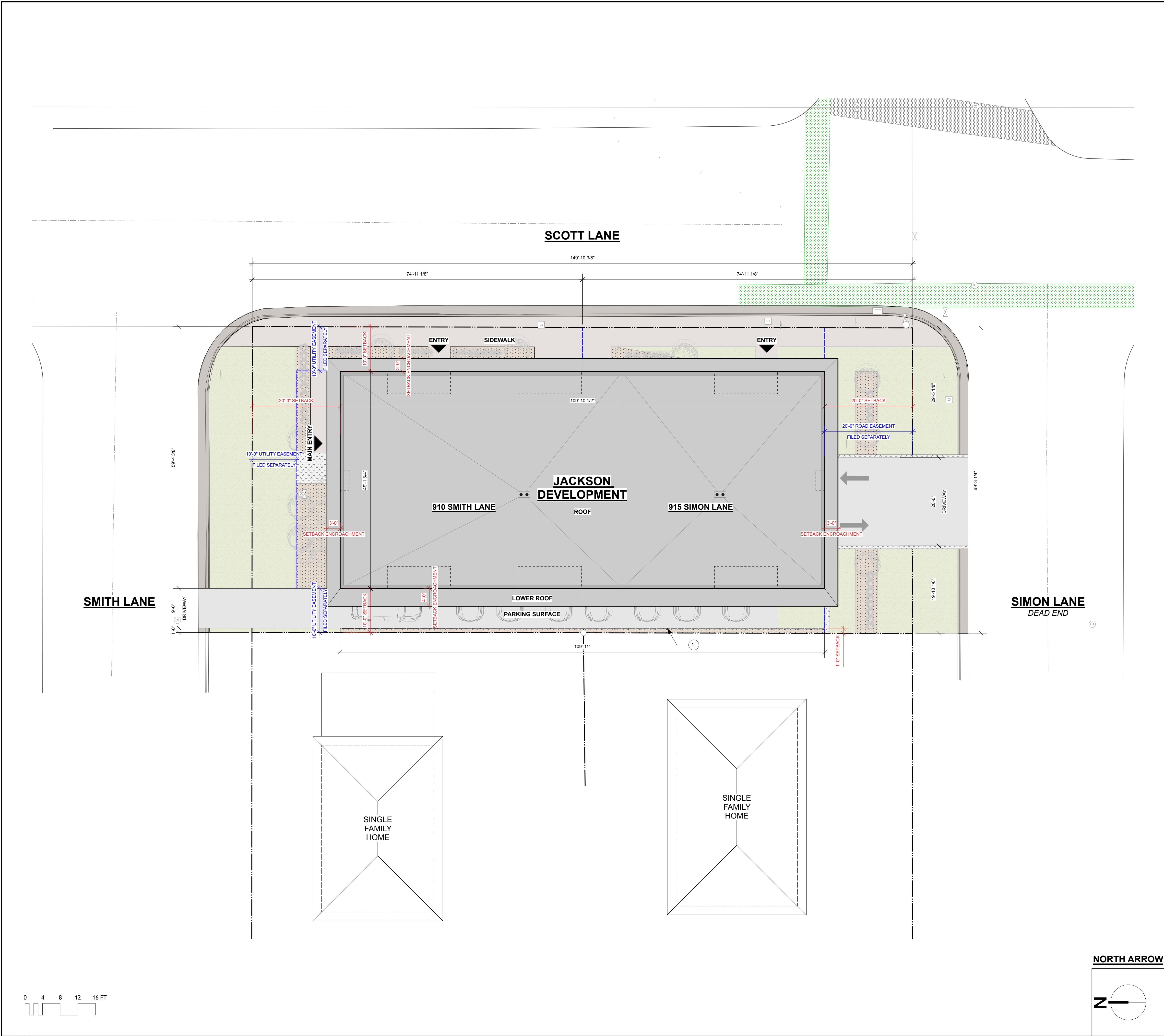
PROJECT TITLE:
JACKSON DEVELOPMENT
915 SIMON 910 SMITH LANE
JACKSON WY

DRAWING TITLE:
LANDSCAPE PLAN
FUTURE ROAD

DRAWING NO: L303
Project Number: 2023-01
Prepared By: AMF Date: 02/01/23 Rev. Date: 04/12/24



Inside Out Landscape Architecture, LLC
5263 Torrence Rd., Wilson WY 83014
www.insideoutlandscapearchitecture.com



GENERAL SITE NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. PREPARE SITE PER CIVIL DRAWINGS.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PROPOSED SITE WORK.
4. SEE AFFIDAVIT FOR LOT COMBINATION.
5. SEE CIVIL DRAWINGS FOR NEW LOCATION OF THE UTILITY AND ROAD EASEMENT WHICH ARE TO BE COORDINATED WITH TETON COUNTY'S PUBLIC WORKS AND ASSOCIATED UTILITY COMPANIES.
6. DEMOLITION APPLICATION FILED SEPARATELY.

SITE KEYNOTES

- 1 6'-0" HIGH WD. FENCE.

SITE LEGEND

- SPRINKLER CONTROL VALVE
- STORM DRAIN INLET
- HYDRANT, FIRE SUPPRESSION
- WATER VALVE
- COMMUNICATIONS PEDESTAL
- UTILITY VALVE
- SIGN
- STORM DRAIN MANHOLE
- SEWER MANHOLE

GRAPHIC LEGEND

- GRAVEL STRIP; SEE LANDSCAPE PLANS
- PLANTING BED; SEE LANDSCAPE PLANS
- LSR; SEE LANDSCAPE PLANS
- SIDEWALK; SEE CIVIL PLANS
- CURB; SEE CIVIL PLANS
- DRIVEWAY; SEE CIVIL PLANS
- RF1 ROOFING; SEE FINISH SCHEDULE



PROJECT ISSUE:

DATE	#	DESCRIPTION
10/19/2022	.	DRC SUBMISSION
11/03/2022	.	DRC ADDENDUMS
04/10/2023	.	PERMIT SUBMISSION
04/22/2024	.	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

SITE PLAN

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SCALE

3/32" = 1'-0"

SHEET

A-011.00

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GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES

- ① EV CHARGER STATION AS PER P-22-176.
- ② STORAGE LOCKER, 1 PER UNIT. EACH LOCKER IS 1'10"W x 2'-0"D x 8'0"H = 29.28 CUFT.
- ③ MAILBOXES AND PACKAGE LOCKERS.



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04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

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JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

LEVEL 01 PLAN

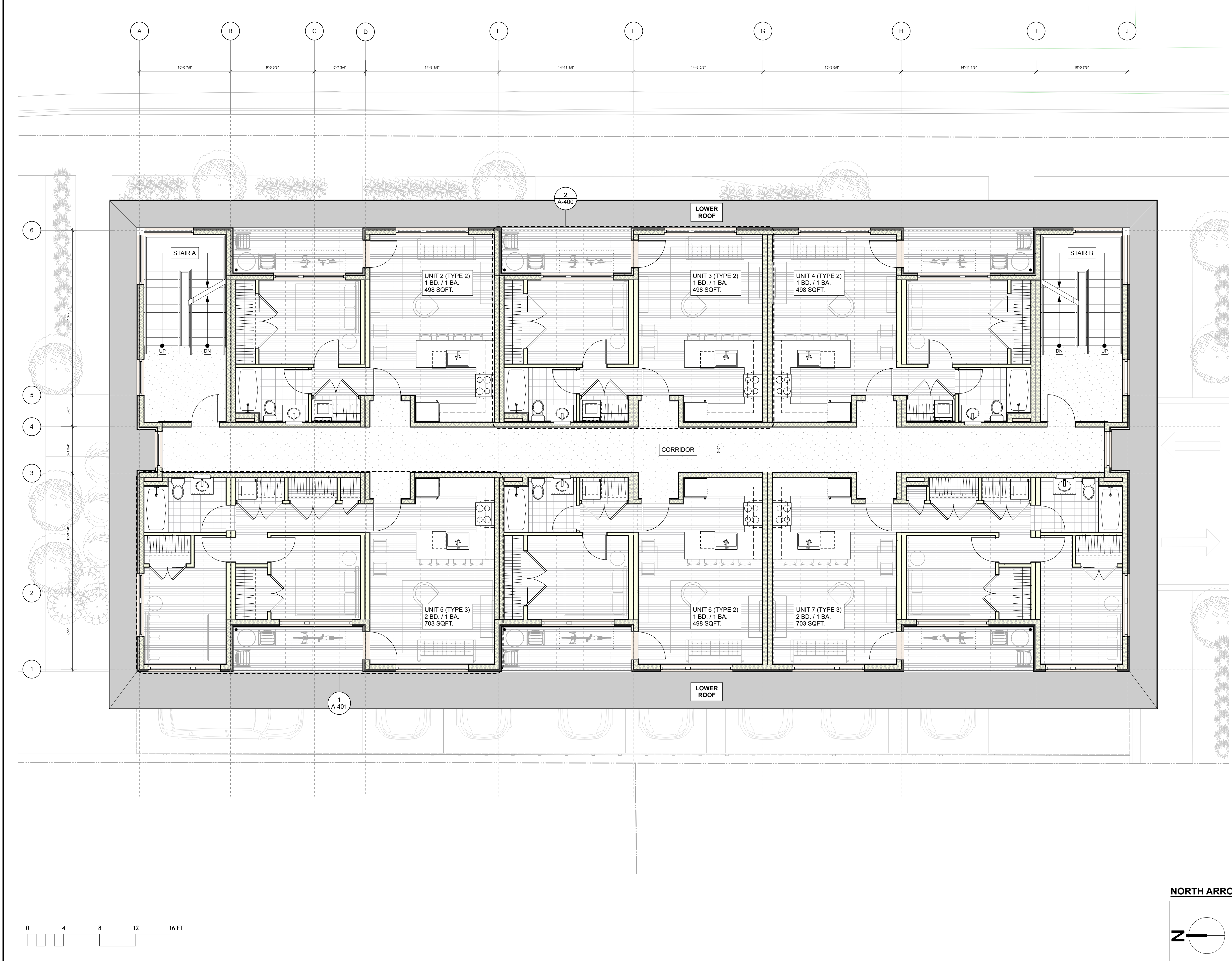
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SCALE
3/16" = 1'-0"

SHEET

A-101.00

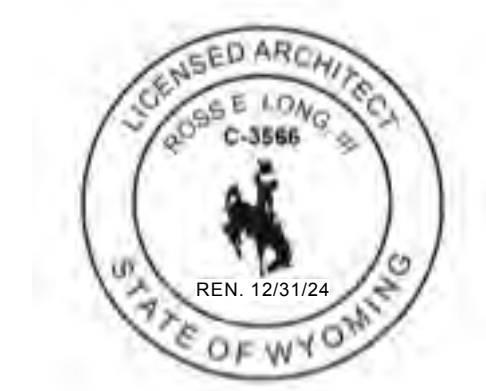
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1 LEVEL 02 PLAN

- GENERAL PLAN NOTES**
1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
 2. REFER TO SHEET A-500 FOR PARTITION TYPES.
 3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
 4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
 5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES



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ISSUE DATE: 04/22/23

ARCHITECT

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844 LASALLE AVENUE #452 OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.8030 - TOBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

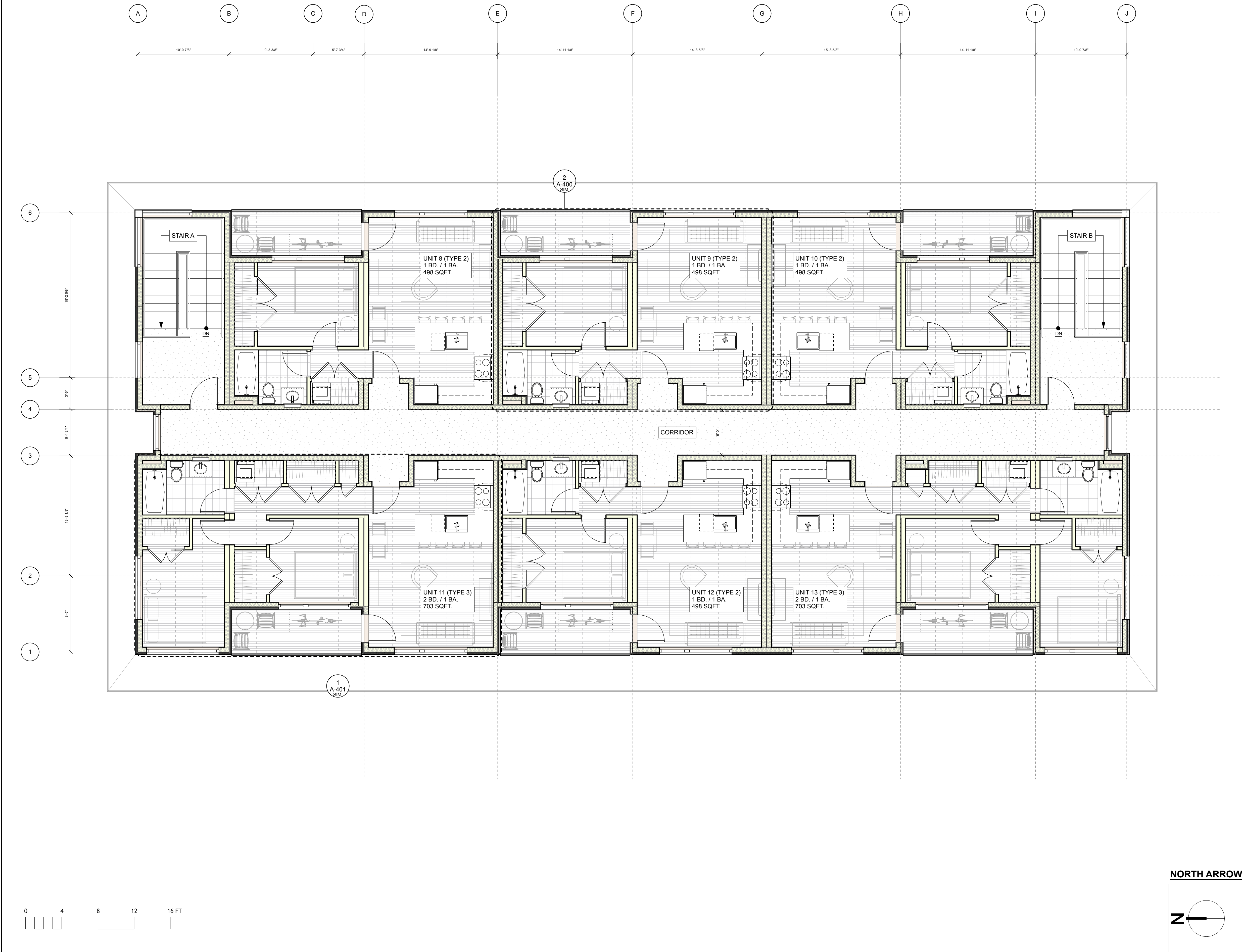
JACKSON DEVELOPMENT
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PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

LEVEL 02 & LEVEL 03 PLAN

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SCALE
3/16" = 1'-0"

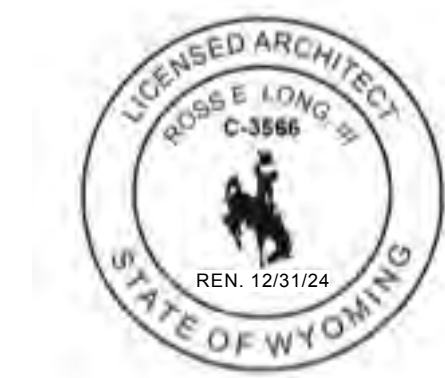
SHEET
A-102.00



GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. REFERENCE ENLARGED UNIT PLANS FOR DIMENSIONS.
4. REFERENCE ENLARGED PLANS FOR FURNITURE LAYOUT.
5. DIMENSIONS IN THIS FLOOR PLAN ARE TO FACE OF WALL CORE OR STUD.

PLAN KEYNOTES



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DATE	DESCRIPTION
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11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

LEVEL 03 PLAN

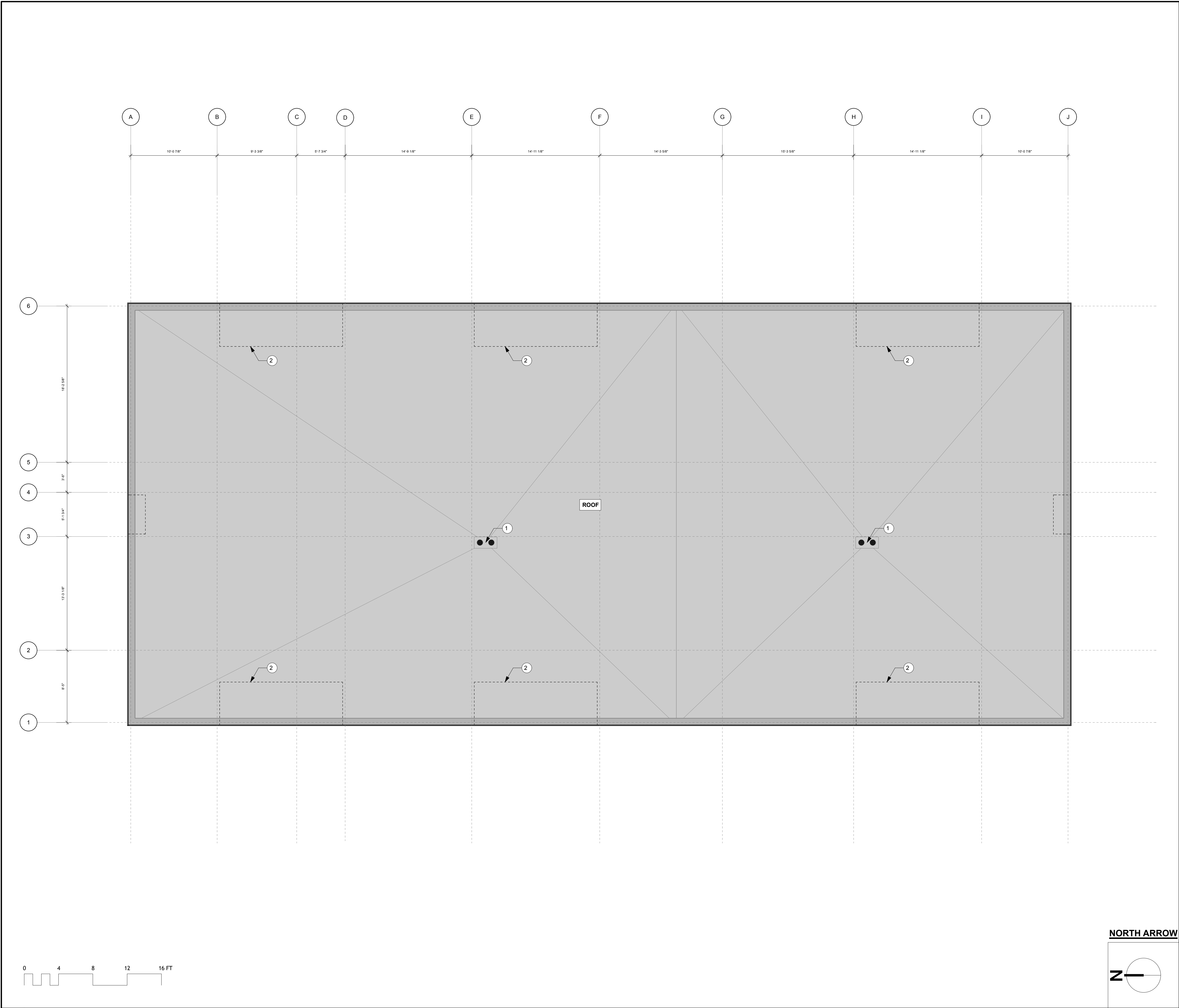
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SCALE
3/16" = 1'-0"

SHEET

A-103.00

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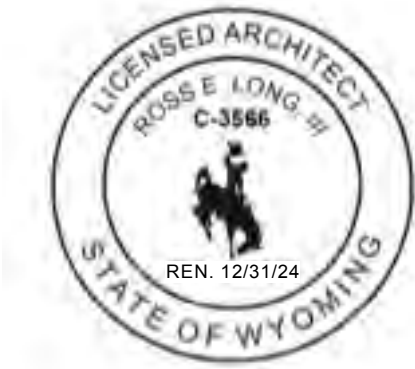
1 ROOF PLAN

GENERAL PLAN NOTES

- REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
- REFER TO SHEET A-500 FOR PARTITION TYPES.

PLAN KEYNOTES

- ZURN: Z165: 8-3/8" DRAIN & OVERFLOW COMBO
- LINE OF LEVEL BELOW.



PROJECT ISSUE:	
DATE	#
10/19/2022	1
11/03/2022	2
04/10/2023	3
04/22/2024	4

ISSUE DATE: 04/22/23

ARCHITECT



MODULAR FABRICATOR

APPROVAL STAMP

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JACKSON, WY 83001
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PIDN: 22-41-16-32-4-05-011

LEVEL 04 PLAN

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SCALE

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SHEET

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1 PROPOSED EAST ELEVATION



2 PREVIOUSLY APPROVED EAST ELEVATION (FROM 11/03/2022 DRC ADDENDUMS SUBMISSION)



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT

ch x tld
prefab evolved

814 LASALLE AVENUE #452 OAKLAND, CA 94611
TOBY LONG, AIA - 415.905.8030 - TOLBY@CHXTLD.COM

MODULAR FABRICATOR

APPROVAL STAMP

JACKSON DEVELOPMENT
910 SMITH LANE
915 SIMON LANE
JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

BUILDING
ELEVATIONS
COMPARISON

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SCALE
3/16" = 1'-0"

SHEET

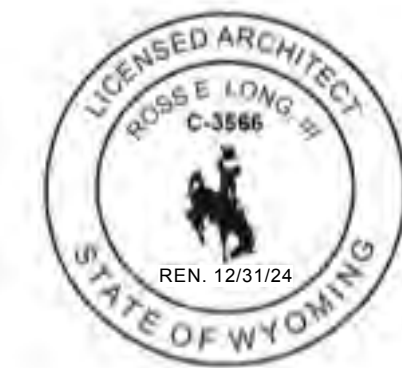
A-202.00



1 PROPOSED SOUTH ELEVATION



2 PREVIOUSLY APPROVED SOUTH ELEVATION (FROM 11/03/2022 DRC ADDENDUMS SUBMISSION)



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT

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910 SMITH LANE
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JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

BUILDING
ELEVATIONS
COMPARISON

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SCALE
3/16" = 1'-0"

SHEET

A-203.00

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1 PROPOSED WEST ELEVATION



2 PREVIOUSLY APPROVED WEST ELEVATION (FROM 11/03/2022 DRC ADDENDUMS SUBMISSION)



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT

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PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

BUILDING
ELEVATIONS
COMPARISON

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SCALE
3/16" = 1'-0"

SHEET

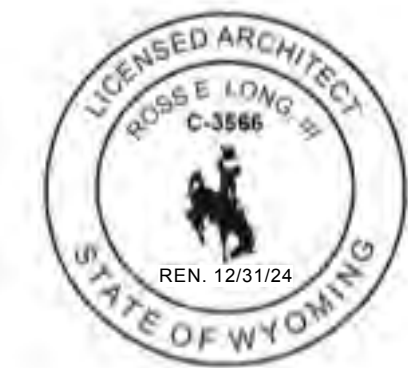
A-204.00



1 | PROPOSED NORTH ELEVATION



2 | PREVIOUSLY APPROVED NORTH ELEVATION (FROM 11/03/2022 DRC ADDENDUMS SUBMISSION)



PROJECT ISSUE:	
DATE	DESCRIPTION
10/19/2022	DRC SUBMISSION
11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT

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prefab evolved

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MODULAR FABRICATOR

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JACKSON, WY 83001
PIDN: 22-41-16-32-4-05-001
PIDN: 22-41-16-32-4-05-011

BUILDING
ELEVATIONS
COMPARISON

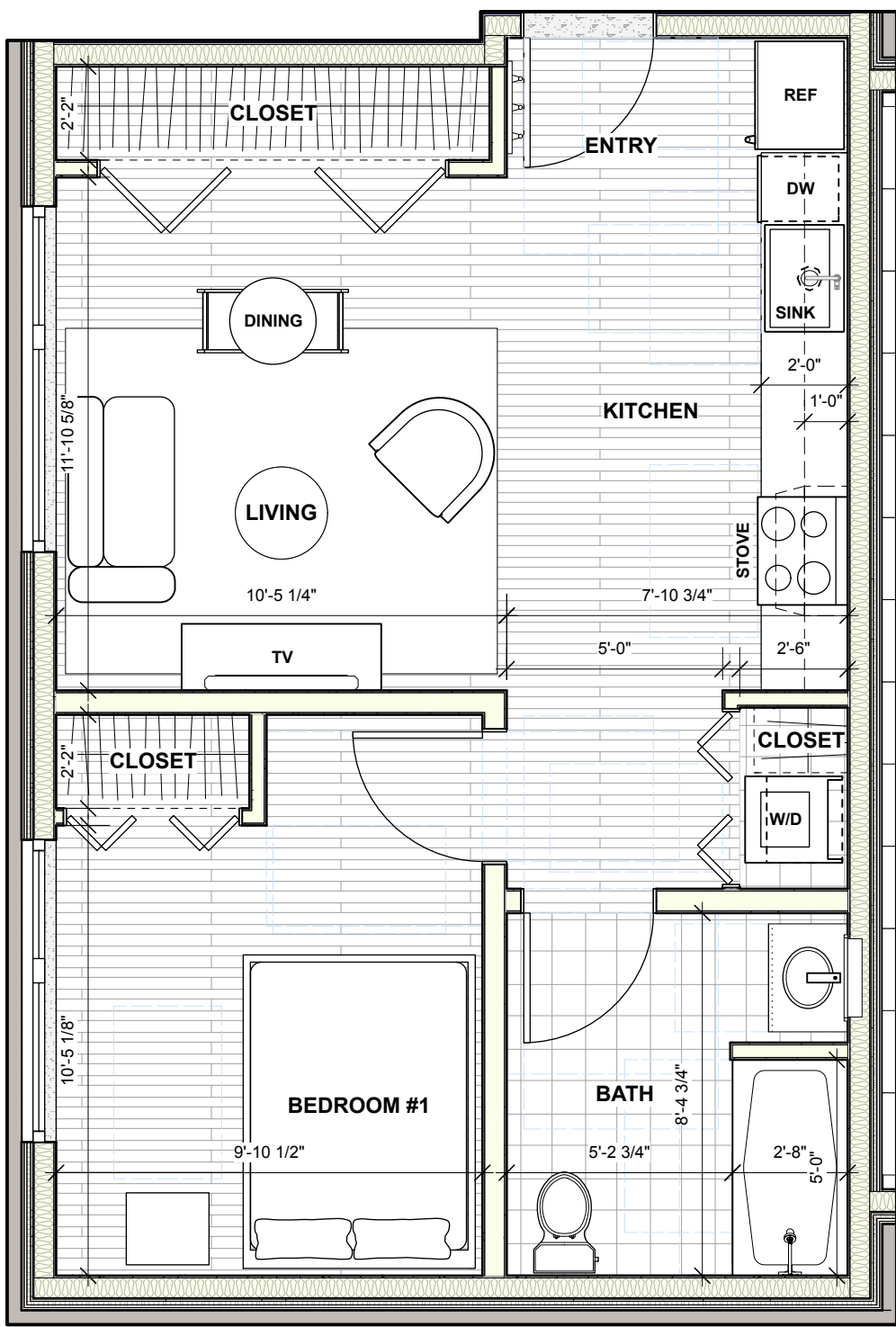
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SCALE
3/16" = 1'-0"

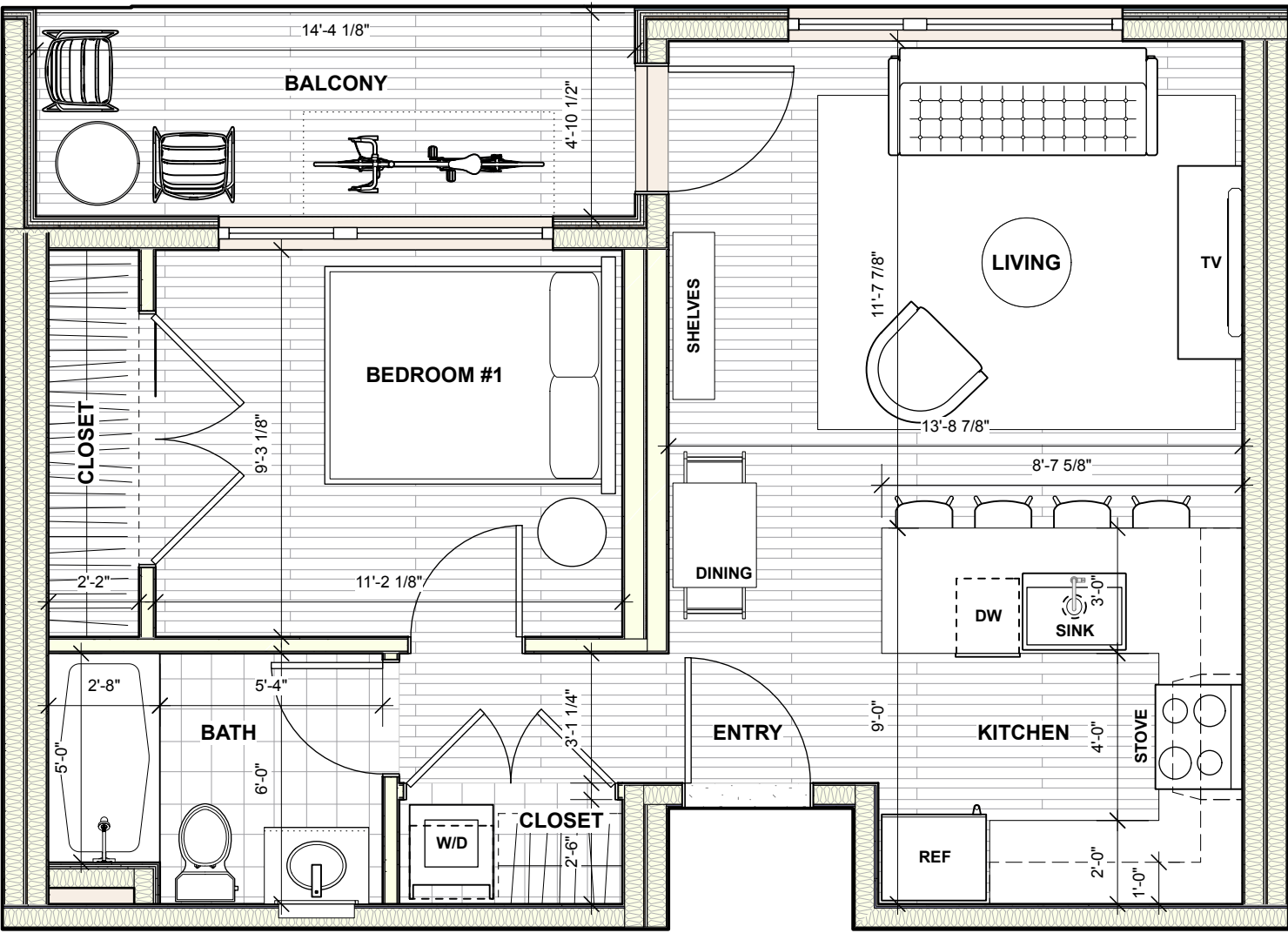
SHEET

A-205.00

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1 UNIT TYPE 1 PLAN (ACCESSIBLE UNIT) Scale: 1/4" = 1'-0"

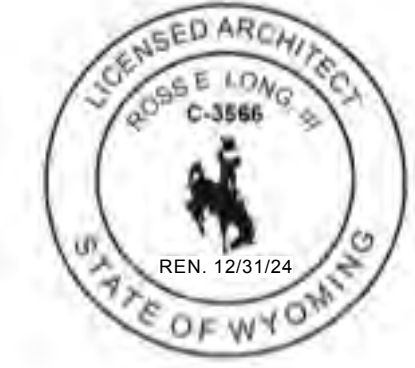


3 UNIT TYPE 2 PLAN Scale: 1/4" = 1'-0"

GENERAL PLAN NOTES

- 1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
- 2. REFER TO SHEET A-500 FOR PARTITION TYPES.
- 3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
- 4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

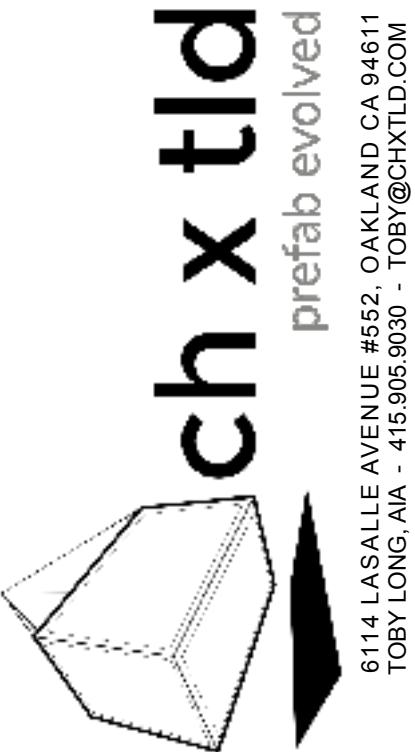
PLAN KEYNOTES



PROJECT ISSUE:	
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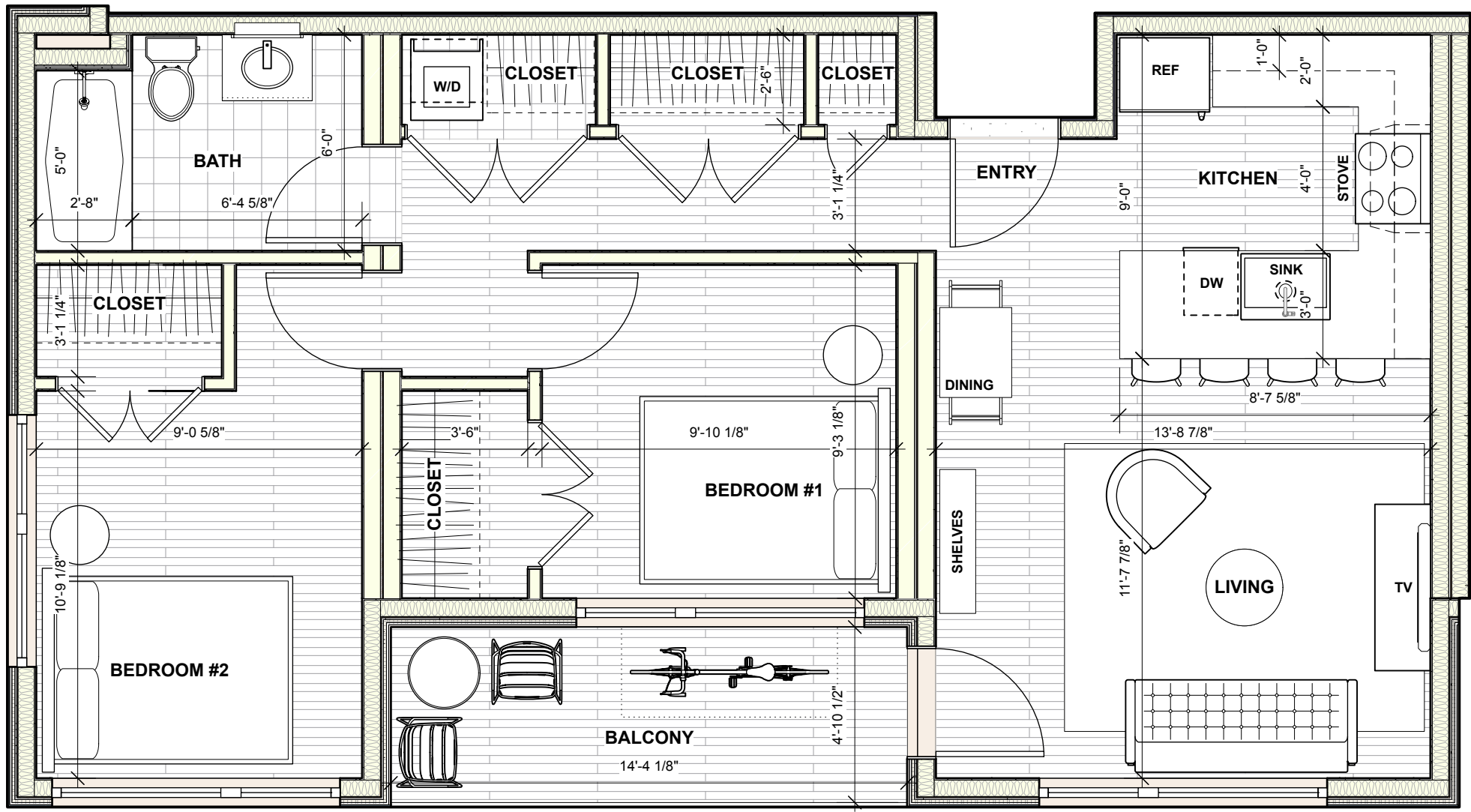
UNIT PLANS & RCP

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SCALE
AS NOTED

SHEET

A-400.00

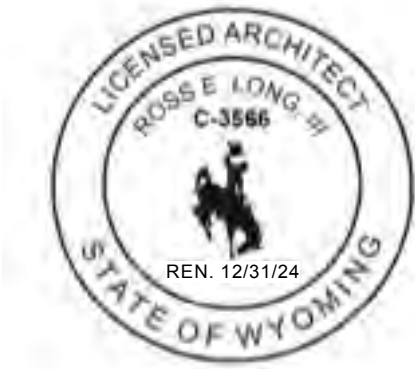


1 UNIT TYPE 3 PLAN Scale: 1/4" = 1'-0"

GENERAL PLAN NOTES

1. REFER TO SHEETS G-002 & G-003 FOR ADDITIONAL GENERAL NOTES.
2. REFER TO SHEET A-500 FOR PARTITION TYPES.
3. SEE FF&E SCHEDULES FOR FURNITURE, FIXTURE AND EQUIPMENT TYPE.
4. DIMENSIONS IN THIS FLOOR PLAN ARE TO INSIDE FACE OF WALL.

PLAN KEYNOTES



PROJECT ISSUE:	
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11/03/2022	DRC ADDENDUMS
04/10/2023	PERMIT SUBMISSION
04/22/2024	DRC RESUBMISSION

ISSUE DATE: 04/22/23

ARCHITECT



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PIDN: 22-41-16-32-4-05-011

UNIT PLANS & RCP

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SCALE
AS NOTED

SHEET

A-401.00

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SCREEN WALL MURAL

- INTEGRATED INTO THE FABRIC OF THE BUILT ENVIRONMENT.
- INTEGRATED INTO THE OVERALL DESIGN OF THE LARGER CIVIC CONTEXT.
- CONNECT DEEPLY WITH THE PUBLIC AUDIENCE.
- PARTNER WITH ARTISTS, GALLERIES, AND ARTS ORGANIZATIONS.
- PROVIDE OPPORTUNITIES FOR LOCAL ARTISTS.
- COMMISSION PUBLIC ART THAT CELEBRATES JACKSON'S UNIQUE ENVIRONMENT AND CULTURAL HERITAGE.
- INCREASE EVERYDAY ACCESS TO THE ARTS.

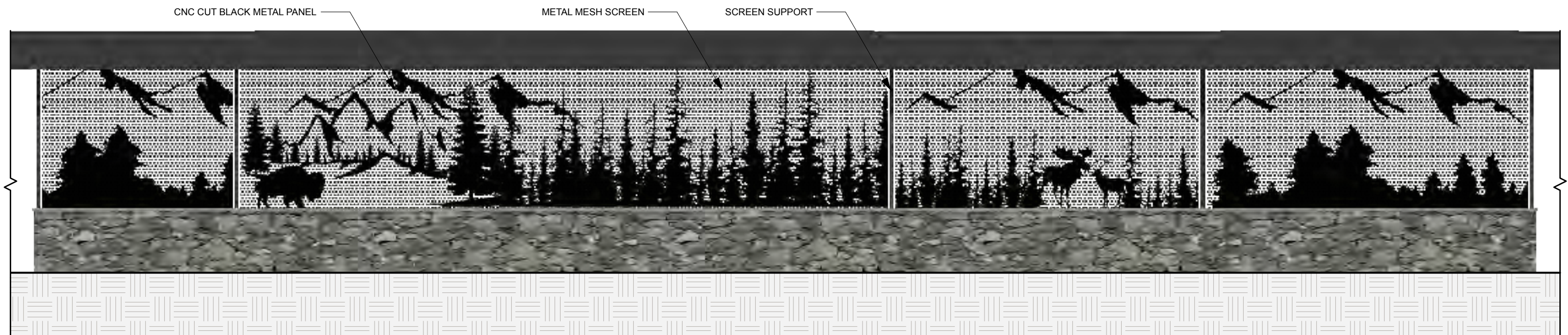
INSPIRATION



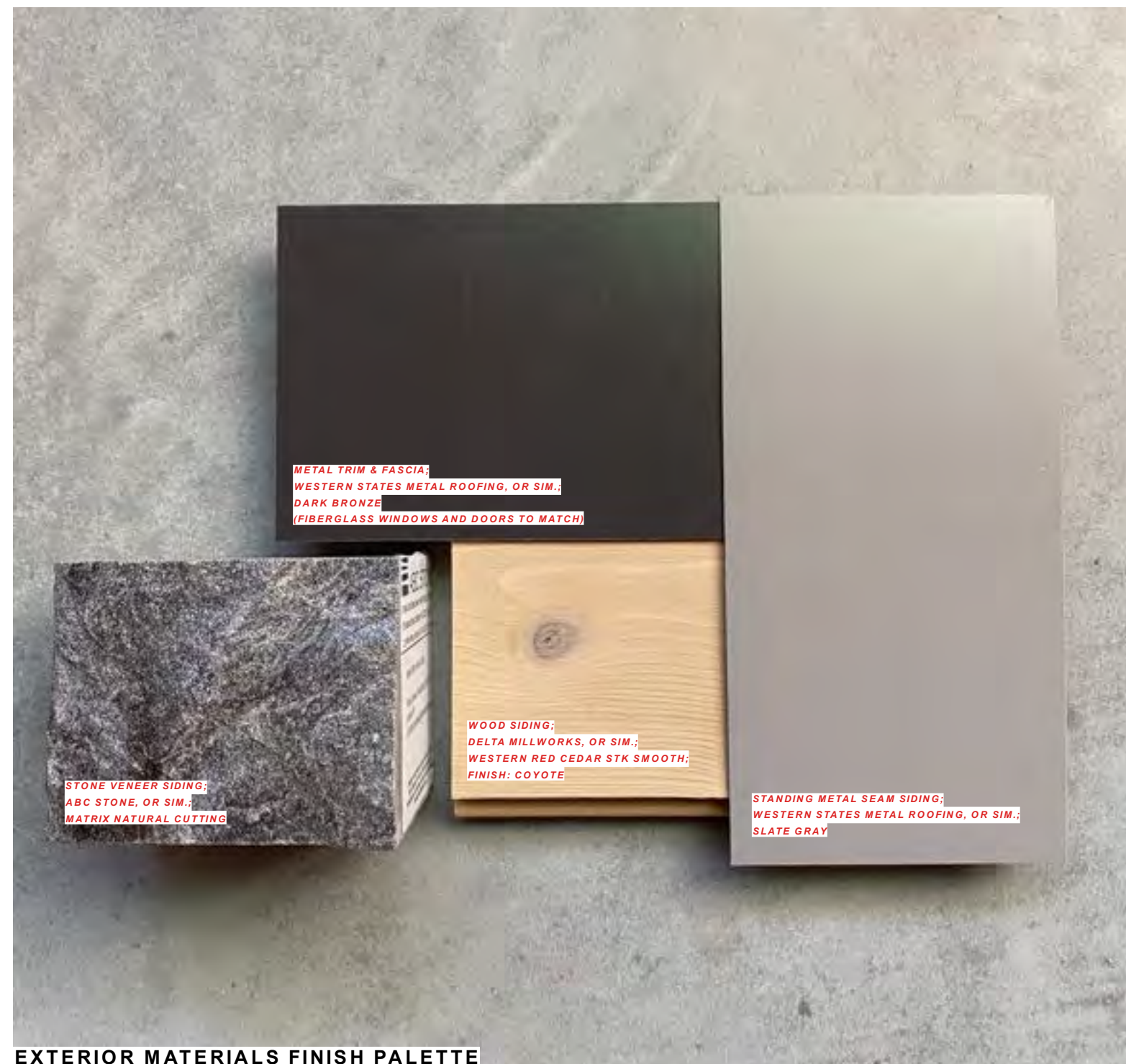
BATTLE OF WILLS BY BART WALTER (<https://jpublicart.org/>)



HIGHWAY SILHOUETTES (<https://307first.com/>)



ENLARGED EAST ELEVATION



EXTERIOR MATERIALS FINISH PALETTE

A. Public Space

1. Use



Human Scale: trees, canopies, other building elements to break the perceived height of adjacent facades.

Building elements like the stone base wainscoting and entry roof canopy break up the height of the building in addition to the trees and landscaping at the east, north and south end of the property. Balconies help further break up the facade of the building.



Relationships: engage the interior of a building and relate it to the adjacent buildings' function and use.

The building relates to the adjacent buildings' function and the use of a mural screen wall along Scott Lane harmonizes with the commercial storefront archetype along that street.



Detail: lighting, signage benches, paving, planting, canopies, etc. should relate to overall function of the space.

Downward, dark sky rated fixtures will be installed in the entry canopy above the lobby door and benches, paving, and planting will further emphasize the entry to the lobby.

2. Location



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

With respect to daylighting the residential units are located at the exterior with a central hallway. The units, with their large window, will take advantage of the daylight and all the great views Jackson has to offer. With respect to snow the overhang of the building and covered parking will help manage the weather conditions during the winter season.



Transition: between buildings and the adjacent streets and alleys.

At the north end of the property the transition from building to street will be landscaping as well as public bike parking. The bike parking will be prominent as people commute down Smith Lane. At the south end there is more landscaping in keeping with the residential properties on Simon Lane.



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.

The proposed development is connected to the surrounding buildings and town with a consistent and uniform façade while the overall massing of the building utilizes a shift in materials, familiar to

the mountain modern language proposed for this project. The building will be an attractive addition to the midtown area and will provide much-needed housing to the local community.

4. Scale & Variety



Scale of open space should suit function of the development.

The scale of the open space is appropriate for the size of the development with the building conforming to the setbacks and the function of the remaining open space being prioritized with landscaping, including: trees, plants, benches for leisure, public bike parking, and public art. Individual balconies provided at each unit allow for private open space for each tenant.



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

Within the property there are varying scales and types of open space. To the north a large landscape area with public bike parking. To the south a large landscape area and to the east a mural screen wall and walkway with planting and areas with benches for seating.

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.

The parking is well screened by being inset into the building and covered by an artistic screen wall and landscaping is utilized to buffer the sight of the driveway entry. Additionally a wood fence is placed at the rear to shield the parking from the adjacent neighbors. In addition to screening, the landscaping defines edges for public space and this is further emphasized with the location of benches, bike parking, and public art.

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.

The rhythm, composition and orientation of the materials are meant to blend well with the surrounding neighborhood giving the building a sense of place and reducing the visual scale of the building. The proposed materials are consistent with a modern mountain vernacular and are common throughout the area.

C) Massing

- 1) Mass & Height:



Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.

With the use of building elements and landscaping the height will not overwhelm the pedestrian.

-  Canopies should be utilized over sidewalks or property lines to give buildings a human scale.

Roof overhangs and a stone base wainscoting are used along the lower level giving the building a sense of 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.

Balconies are stepped into the building while roof overhangs project outwards.

-  Architectural features on the second story and above may protrude into the public ROW a maximum of five (5) feet.

A low roof overhang over the entry projects 3'-0" into the public row.

- 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.

The building articulation and architectural features such as roof overhangs and a stone base wainscoting further break the massing of the facades.

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

The building uses both horizontal wood siding and vertical metal siding further breaking up the facade.

4) Roofs

-  Parapet, flat, sloping or barrel vaults.

Proposing a flat roof with a low parapet.

-  Use parapet and flat roofs at the edges of sites to avoid safety problems associated with snow slides.

The low parapet and roof overhangs offer snow management and will prevent snow slide and ice dam formation.



Roof designed so that no snow or rain is deposited onto adjacent public or private walking surfaces.

The roof overhangs protect the public and private walking surfaces and furthermore drainage will be directed away from these areas too.

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.

Project is built to the setback.



There should be no voids in the street wall except for the circumstances described below.

There are no voids in the street wall except for access to the parking and building.



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.

There is a roof overhang and walkways and landscaping are designed to identify the building entrance and make pedestrian connections.



At the corner, it is appropriate to step back the street wall to create comfortable pedestrian areas.

Although the building is built to the setback line, landscaping is provided at the corners to give the feeling of a step back building to create a comfortable pedestrian area.



Vehicle entrances to underground or rear parking areas may be acceptable, but should be minimized to avoid conflicts with pedestrians.

The vehicle entry and exit are along the residential corridor and will be screened by landscaping and fencing.

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.

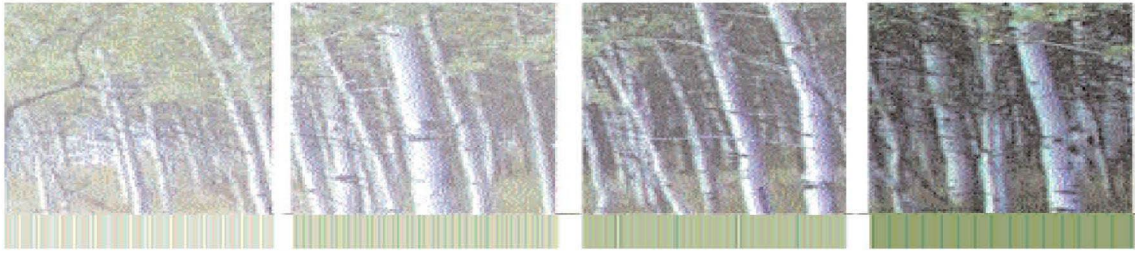
Yes.

2) Materials Selection



Consider impacts on surrounding buildings, natural environment and culture.

The materials selected will be durable and will fit appropriately in the surrounding context and provide a fresh modern aesthetic.



Town of Jackson Design Guidelines Checklist

Meeting Date: May 8, 2024

Item Number: P23-230

Applicant: Prospect Studio, Danny Wicke

Address: Unaddressed CWC Parcel on High School Road

Recommendations: Final Review for Development Plan

Background: This project for Central Wyoming College (CWC) was last reviewed by the DRC as part of a Sketch Plan on January 10, 2023. The DRC approved the conceptual design and provided the following feedback for the applicant to address (please refer to the applicant's submittal on how each of the following items were addressed):

- The north elevation needs to be further studied and modified to enhance the building's appearance and give the building more of a street presence.
- The building appears too much like an industrial/warehouse building. The applicant should explore ways to modify the design to appear more like a school, at least from the north and northeast elevations.
- The applicant needs to explore design changes so that it is easier for pedestrians to find the front door.
- The streetscape needs to be further developed regarding the location of the curb, associated pedestrian improvements, and landscaping. Updated visual street renderings should be submitted with the final DRC packet reflecting the streetscape.
- The applicant needs to provide more details on the Cottonwoods trees and whether any of them will be preserved. The Cottonwood trees along High School Road provide a unique experience for the public and removing all Cottonwoods would change the visual appearance of this area.
- The DRC encouraged the applicant to change the private Restrictive Covenants to reduce the amount of Spruce trees to be planted along the boundaries and mis in other species. The DRC felt that Spruce trees alone are out of place for the current agricultural land that surrounds it and aren't related to the site.
- More details on the landscape plan are needed and it was recommended that efforts be made to screen/soften the north elevation. The DRC acknowledged that the proposed culvert along the north property line creates challenges for installing trees and shrubs. One suggestion was to shift the sidewalk south to be above the culvert creating room for plantings.
- The DRC encouraged the use of the Corten planter to help signal the pedestrian entrance along the north side.

- The DRC encouraged the applicant to expand the footprint of the transparent material on the roof so that it breaks up the roof line as viewed from the street. Currently, the street view is a continuous gray wall, and extending the transparent material closer to the road would help break up the roof line.

Project Summary: The applicant is seeking a final DRC review for a Development Plan-level project. The applicant is proposing a new 20,288 sf school (i.e., Institutional Use) along High School Road. Although an address has not yet been assigned, the proposed CWC Jackson Center will operate on a 2-acre parcel accessible through a new 20-wide, 2-way private road that aligns at the current three-way intersection of Highway School Road and Corner Creek Lane. The proposed four-way intersection will consist of a stop sign at Corner Creek Lane (existing) and the proposed CWC access (new). No stop signs are proposed along High School Road. Upon entering the site, the western half is comprised of a 51-space parking lot with a circular drive aisle, loading areas, ADA parking, snow storage, and landscape planters. The eastern half of the site consists of a single-story u-shaped school building that is mostly 17 feet tall with some portions 24'-6" feet tall, an entrance courtyard, and a pedestrian sidewalk that leads to High School Road.

The primary building materials are gray concrete wall panels and charred wood siding, along with steel doors, metal-clad wood windows glass windows, and a polycarbonate wall system (see materials photo below). A final landscape plan has been provided with plantings along the northern property line to help soften and screen the building and parking lot. Numerous trees are also provided along the south, east, and west perimeters of the site which is a requirement of the private restrictive covenants between CWC and the Lockhart family. To help improve pedestrian access, an 8'-wide planting buffer and a 10'-wide detached multi-use pathway are proposed along the north side of the site for the length of the property. The proposed pathway connects to a new crosswalk at the intersection of Corner Creek Lane and High School Road that allows easier pedestrian access to the existing bus stop at the northwest corner of the intersection. The pathway also extends east connecting to the intersection of Middle School Road and High School Road where other sidewalks and pathways exist.

Notable changes from the last DRC:

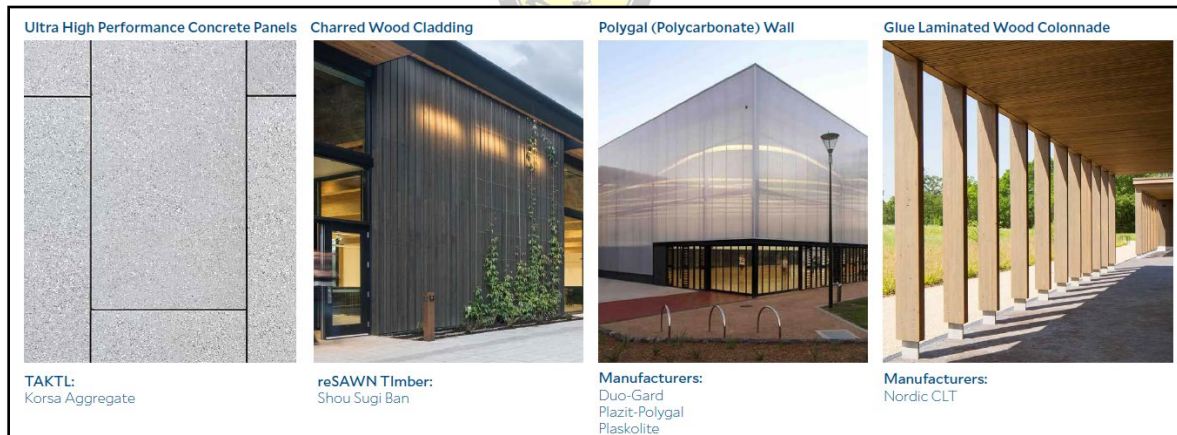
- The building height of the main building went from 16' to 17'.
- Access driveway into the parking lot was shifted north closer to High School Road.
- On-site parking increased from 37 to 51 spaces.
- Increase in bike parking from 50 spaces to 64 spaces.
- A final landscape plan was provided showing numerous plantings along the northern property line.
- Trees are no longer proposed in the 8'-wide planting buffer due to underground utilities.
- The original detached 8' pathway and 6' sidewalk were merged into a 10' multi-use pathway.

- The new 10' multi-use pathway extends west to a new crosswalk that connects to the north side of High School Road adjacent to the existing bus stop.
- The new 10' multi-use pathway extends east, merges into a 6' attached sidewalk, and connects to the existing Middle School/High School intersection.
- The amount of Evergreen trees along the east, west, and south perimeters has been slightly reduced.

Below is an image of the northwest corner of the proposed school:



Below is an image of the proposed materials:



LDR Compliance:

Staff has done an LDR review and finds the building and site to comply with the P/SP zone and the previously approved Sketch Plan. Below is an LDR compliance summary for the P/SP zoning district.

Sketch Plan - LDR Compliance Summary			
	Required	Proposed	Compliance
Primary Street Setback	n/a	21'-4"	Complies.

Side Interior Setback	n/a	15'	Complies.
Rear Setback	n/a	15'	Complies.
LSR	n/a	0.39	Complies.
Plant units	1 plant unit per 8 parking spaces 37 spaces / 8 = 5 plants units required	5	Complies.
Building Height (max)	n/a	17' - 24'-6"	Complies.
Stories (max)	n/a	1	Complies.
Floor Area Ratio	n/a	0.24 or 20,288 sf	Complies.
Lot Coverage	n/a	0.23	Complies.

Vision Statement:

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

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

A. Public Space

1) Use

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

2) Location

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

- ☐ Entry: points of entry should be engaging to the pedestrian.

3) Connections

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

4) Scale & Variety

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

5) Screening

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



B) Composition

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

C) Massing

- 1) Mass & Height:
 - ☐ Human-scale, pedestrian orientation; height should not overwhelm people walking in vicinity.
 - ☐ Canopies should be utilized over sidewalks or property lines to give buildings a human scale.
- 2) Additive & Subtractive Massing: Additive Massing increases the size of the building by linking smaller, compatible elements in a way that allows them to remain visible as separate pieces after they are put together. Subtractive Massing reduces a large building by taking parts of it away in a logical manner.

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

D) Street Wall

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

E) Materials

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

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



Central Wyoming College - Jackson Outreach Center

Design Review Committee
Submission Follow up
08 May 2024

AndersonMasonDale
Architects



Alignment with the Town Design Guidelines Vision Statement

Improve the quality of life and physical environment for both residents and visitors.

CWC offers affordable classes to help the residents of Teton County upgrade job skills, train for technical careers, and prepare for bachelor’s degrees. The new Jackson Center will provide proper programmatic space for the unique educational programs offered by the College. The unique requirements of these program areas demand specialized educational spaces, which the college does not presently possess.

Encourage development that is economically, socially and ecologically sustainable.

CWC tailors all their courses for the unique workforce and employment opportunities in northwest Wyoming. The new Jackson Center is flexible to allow for an ever-evolving economy. It also provides spaces that can be used by other educators in Teton County including culinary arts kitchens, dedicated science laboratories, simulation nursing labs, and lab space for allied health programs. Ecologically, the new building will be fully electric and photovoltaic ready to target carbon free operations. The fully electric building capitalizes on the unique low-cost and low-carbon hydropower offered by Lower Valley Energy.

Future development should consider the regional vernacular of the Intermountain West, inspire innovative design and emphasize a positive pedestrian experience.

The building’s parti organizes all program elements into three distinct volumes: office, classroom, and specialized labs. The mass and height of the building celebrate these three volumes. There is a large clerestory element over the main public space to drive daylight deep into the building.

The primary open space is a western plaza framed by three volumes. It is highly visible from the parking lot and is directly adjacent to the main entry covered by an entry canopy. The public classrooms open onto this outdoor room to allow the building and this plaza to function as one large space for public gatherings.

The open space provides ample bike parking. There is covered, long-term bike parking adjacent to the western plaza. The project will also provide charging for e-Bikes and electric vehicles.

Landscape elements screen the new building along the site’s southern, western and eastern edges. The western, eastern, and southern landscape are characterized by mature evergreen trees requested by the adjacent property owner. There is a generous setback between the parking lot and High School Road. The north edge of the building directly parallels High School Road to give the facility presence on the street. The northern edge of the site has an improved bike path that extends an existing bike path along the south side of High School Road. This path connects to the Jackson Hole Community Pathway System that runs from the site back to Town along Flat Creek. This will encourage residents to cycle to CWC’s new location.

The project’s materials are noted in detailed elevations provided in this submittal. The materials for this project are consistent with the Western Character noted in the Town Design Guidelines. They include:

- 1. Horizontal lap wood siding
- 2. Architectural concrete panels
- 3. Aluminum windows and entrances
- 4. Pre-weather steel panels
- 5. Operable wall panels
- 6. Wood entry canopy
- 7. Polycarbonate wall panels

Owner

Central Wyoming College

Dr. Brad Tyndall
President of the College

Willie Noseep
Vice President for Administrative Services

CWC Steering Committee

Susan Durfee
Director, Central Wyoming College Jackson

Kathy Wells
Vice President of Academic Affairs

Amy Madera
Director of Culinary and Hospitality Programs

Jake Schrickling
Construction Manager, State of Wyoming

Architect of Record-Prospect Studio

Danny Wicke, AIA
Principal in Charge

Evan Forrest
Project Architect

Design Architect-Anderson Mason Dale Architects

John Graham, AIA
Design Principal

Cynthia Ottenbrite, AIA
Project Manager

Jenna Michieli, AIA
Project Architect

Civil Engineering-Jorgensen Associates

Brendan Schulte

Mila Dunbar-Irwin

M/E/P Engineering - Cator Ruma Wyoming

Blake Winter, PE

Structural Engineering - KL+A Wyoming

Joe Hall, PE

Food Facilities Design- Jedrziwski Designs

Ric Jedrziwski

Technology and Acoustics – NV5

Kelly Stumpf

1. Michael Stern: Is burying the ditch needed for this plan?

Based on existing utilities, revised multi-modal path location, and long-term maintenance requirements, the ditch will be installed as a box culvert.

2. Michael Stern: Are we trying to make the bike lane separate?

The Town of Jackson wants the multi-modal path separated from High School Road.

3. Michael Stern: What is going to happen to the extra room on the road?

The Town of Jackson has requested a narrower street section for High School Road. This is shown in the site plan.

4. Katherine Koriakin: Do you need a sidewalk?

The new path on CWC's property on the south side of High School Road is 10 feet wide to accommodate bikes and pedestrians.

5. Hans Flinch: Once the ditch has a culvert, you could do some soft landscaping, right?

Soft landscaping has been added. Refer to landscape plan and revised renderings.

6. Michael Stern / Katherine Koriakin / Hans Flinch: The existing row of Cottonwood trees define the character of High School Road.

We agree. However, these trees will not have access to water once the irrigation ditch is replaced with the box culvert. Additionally, these trees are growing adjacent to 3, 4" gas mains owned by Lower Valley Energy. We cannot plant new trees over the top of these gas mains. Additional utilities running east / west along with the new multi-modal path do not allow for sufficient space to plant new street trees.

7. Brad Hoyt: Are you sure you have enough parking spaces?

Our previous submittal had 37 spaces. The revised plan has 50 parking spaces.

8. Brad Hoyt: We are seeing another side entrance to a project. This is lackluster in terms of how it faces High School Road. Have you looked at other ways to make the streetscape better? This looks much more like an industrial park and the north face does need more landscaping, "dress it up" so it does not look like a warehouse. Right now, I look at the side of it and say you ignored the main street.

Please see revised floor plan included with this submittal. The entire building diagram has been redrawn to add public program along the north side of the building. These are classroom spaces that will be utilized 12 hours per day. Additional fenestration has been added along the north elevation. There has been careful coordination with the mechanical engineers to concentrate all air handlers within a mechanical screen so this gear is not visible from High School Road. Please see updated landscape plan and revised renderings. Several scales of plantings have been added along the north elevation.

9. Mary Beth Coyne: I think the site plan is thoughtful, however, along the road it seems like a missed opportunity to make it feel more special. Regarding the Cottonwoods, I echo it would be nice to keep them.

Please see revised site plan, landscape plan and revised renderings.

10. Hans Flinch: The rancher is doing a disservice to his property and the area. I don't like the conifer perimeter. It's too many trees.

We agree. A slightly less dense conifer mix has been agreed to by the adjacent property Owner. Please see attached landscape plan.

11. Hans Flinch: The north side needs some soft planning or even trees if you can make it work. I like the courtyard space and the flexibility it provides.

Please see updated landscape plan and revised renderings. Several scales of plantings have been added along the north elevation. The courtyard space has been provided with additional plant material.



CWC Jackson Outreach Center

Jackson, Wyoming, Land Development Regulations-8/18/2023

Division 4.2 - Civic Zones

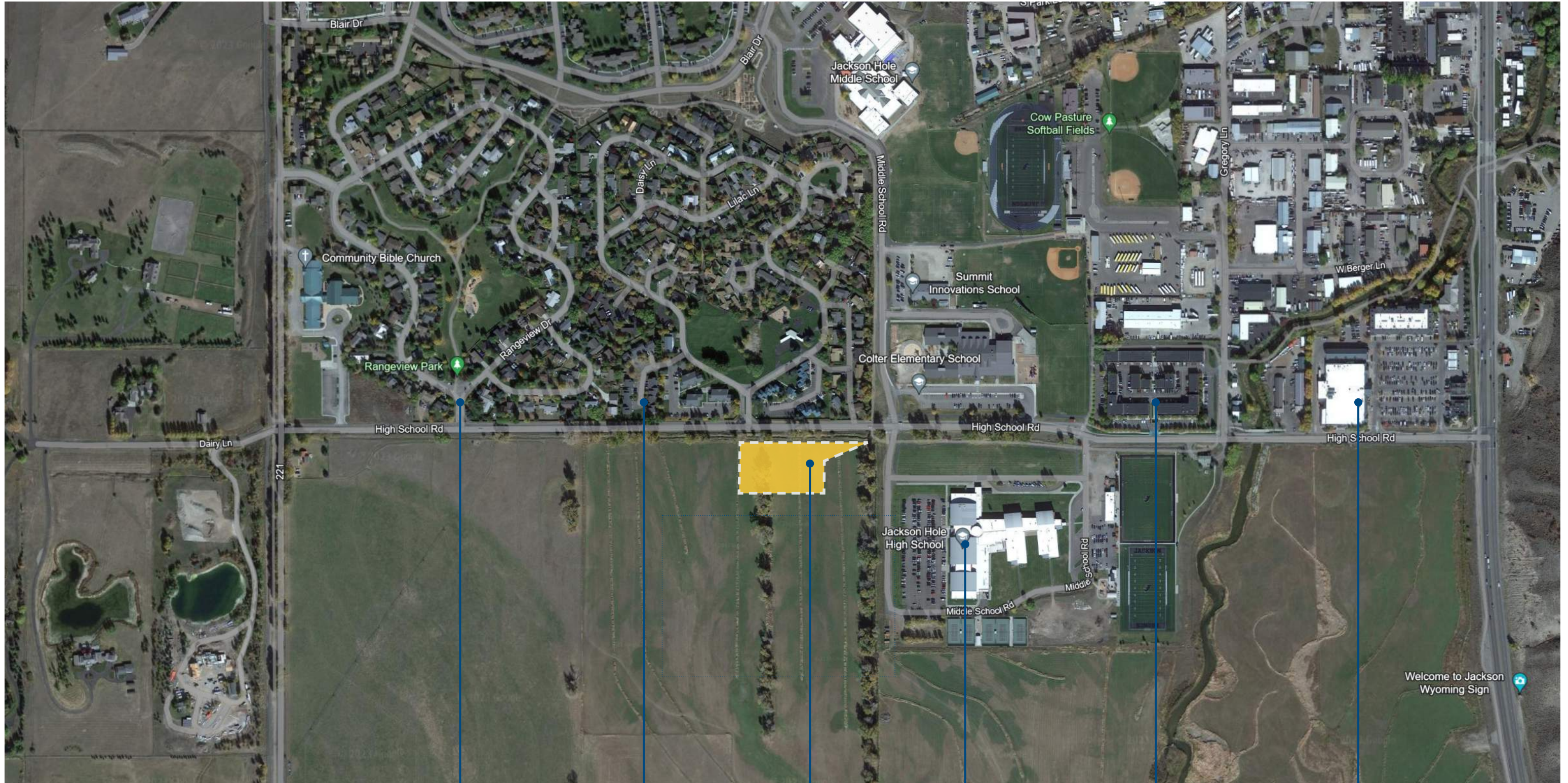
4.2.1 Public / Semi-Public (P/SP)

Site Area 2 acres
Site Area 87,120 sf
Building Footprint 20,365 sf

1.Structure Location and Mass									
Use	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	LSR (min)	Lot Coverage (max)	Street Setback (min>	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
All allowed uses	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Actual	0.39	0.23	21'-4"	16'5"	15'	25'	1	N/A	N/A

The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area.

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2	Development Plan (Sec. 8.3.3	Building Permit (Sec. 8.3.4	DRC Review (Sec. 8.2.6	Sign Permit (Sec. 8.3.6	Grading Permit (Sec. 8.3.5
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)



Rangeview Subdivision
(20' Tall)

Jackson Apartments
(24' Tall)

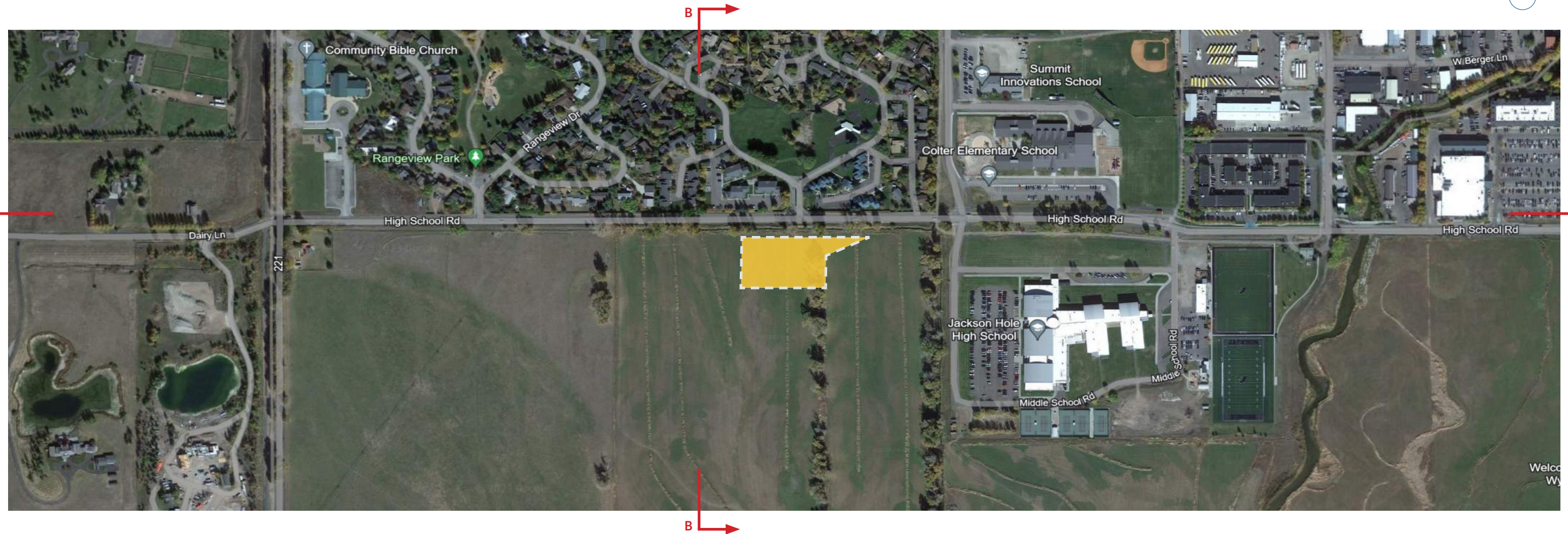
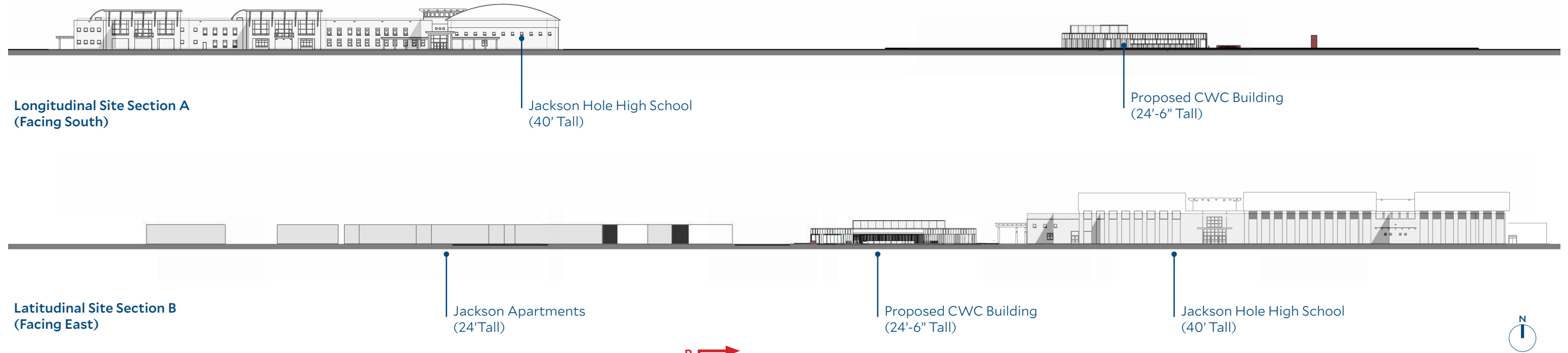
CWC Site Location
(24'-6" Tall Proposed)

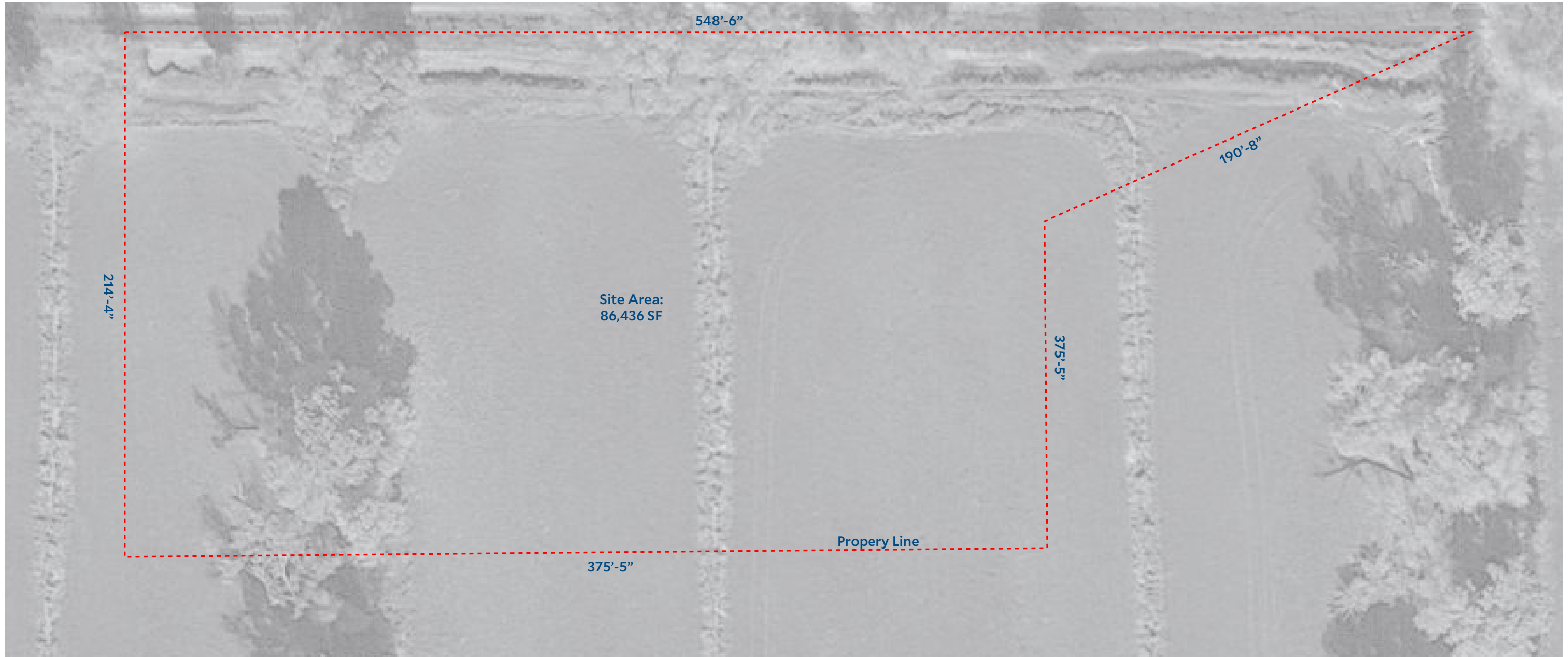
Jackson Hole High School
(40' Tall)

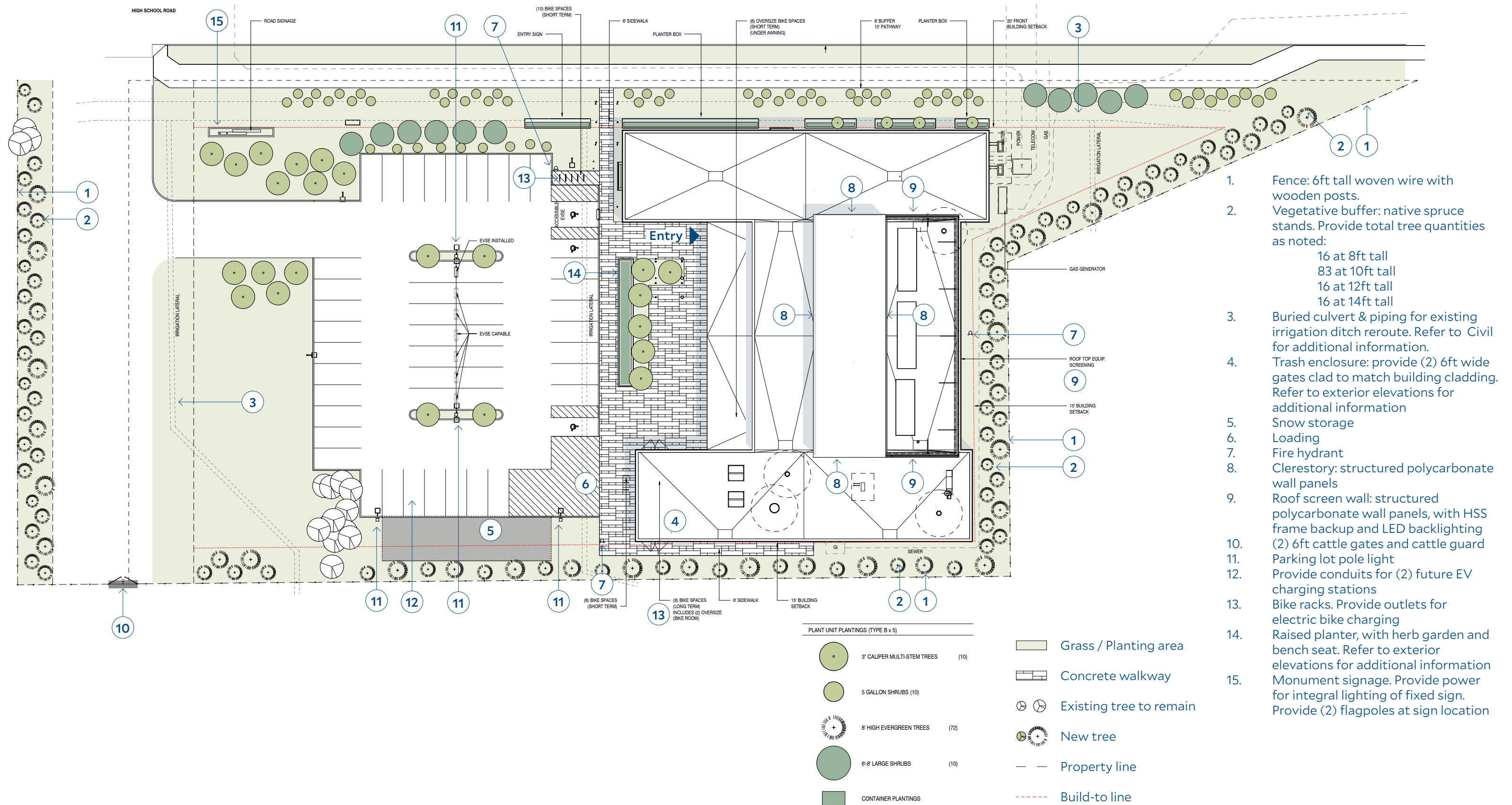
Flat Creek Business Center
(20' Tall)

Smith's
(24' Tall)

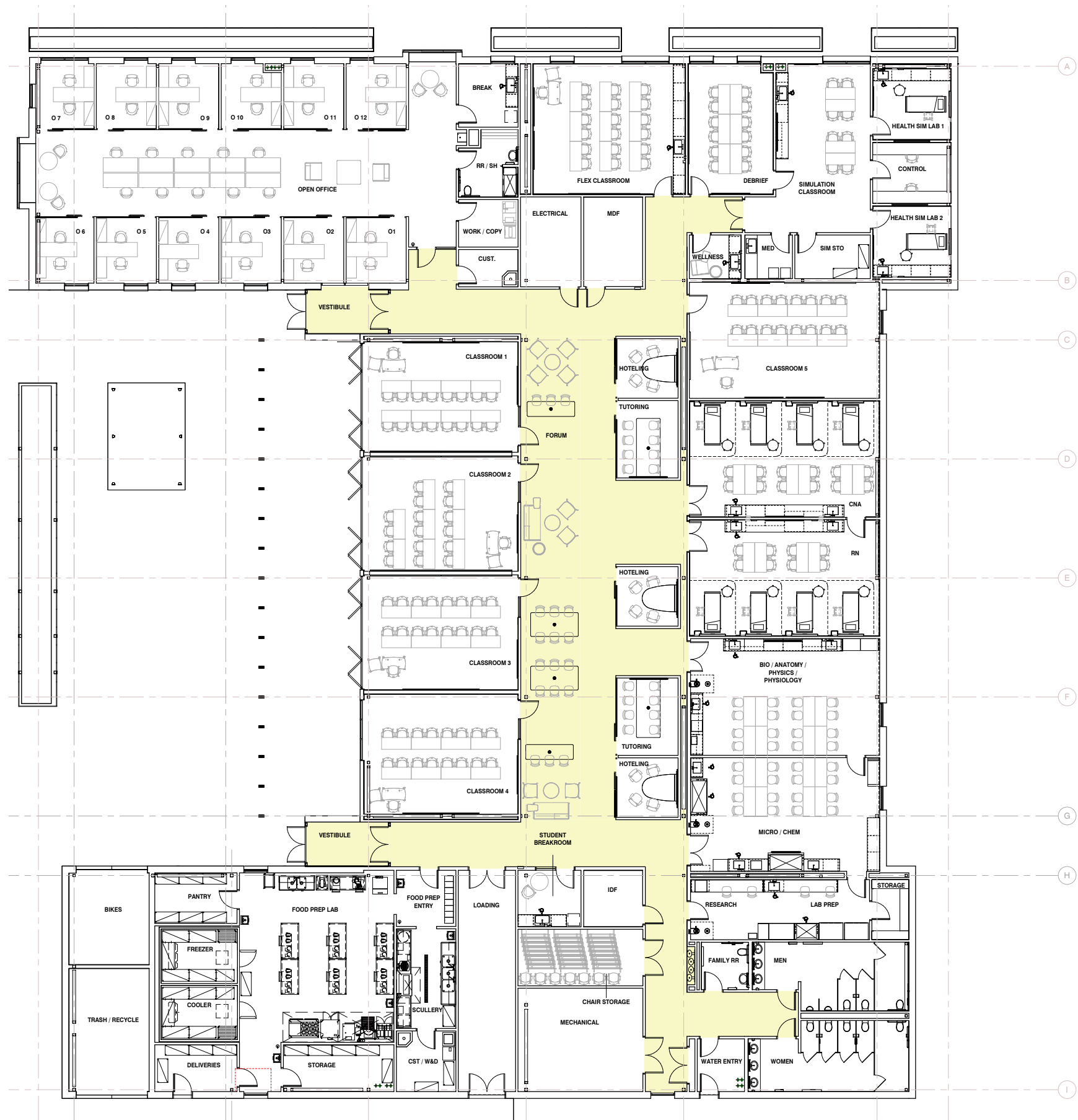


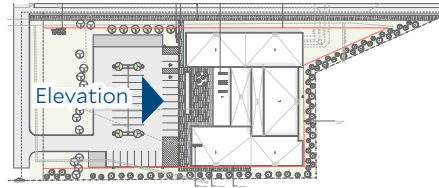












N
Key Plan



Materials

- | | | | | |
|---|--|---|--|---|
| 1.  Ultra High Performance Concrete Wall Panels, | 3.  Structural Polycarbonate Wall System | 5.  Mass Timber Posts, Roof | 7. NOT USED | 9.  Painted Aluminum Doors |
| 2.  Variatied Width Charred Wood Cladding | 4.  Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  Nana-Wall Operable Facade System | 8.  Cor-ten Metal Panel Planter | 10.  Metal Clad Wood Windows |

Exterior Elevation - West

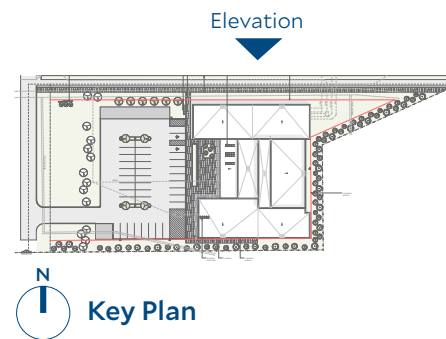
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Scale: 1/16" = 1'-0"

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AndersonMasonDale
Architects

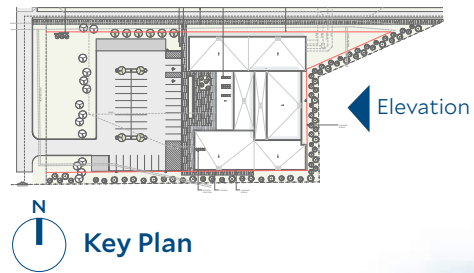




Materials

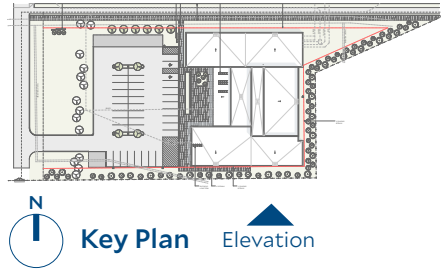
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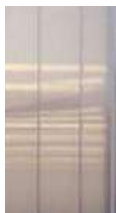


Materials

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Ultra High Performance Concrete Panels



TAKTL:
Korsa Aggregate
Platinum 75

Charred Wood Cladding



reSAWN Timber:
Ikigai: Accoya Shou Sugi Ban

Polygal (Polycarbonate) Wall



Manufacturers:
Kalwall
Plazit-Polygal
Plaskolite

Glue Laminated Wood Colonnade



Manufacturers:
Nordic CLT





Rendered Perspective:
Driving West on High School Rd.





Rendered Perspective:
West Bound on High School Road

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Rendered Perspective:
Across High School Road





Rendered Perspective:
Across High School Rd. (Northwest)

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Rendered Perspective:
East on Bike Path



Rendered Perspective:
Courtyard from Parking Lot





Rendered Perspective:
View From Parking Lot South



Rendered Perspective:
View of Entrance & Courtyard





Rendered Perspective:
View of Entrance & Courtyard





Rendered Perspective:
Driving West on High School Rd.





Rendered Perspective:
West Bound on High School Road





Rendered Perspective:
Across High School Road





Rendered Perspective:
Across High School Rd. (Northwest)

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Rendered Perspective:
East on Bike Path





Rendered Perspective:
Courtyard from Parking Lot



Rendered Perspective:
View From Parking Lot South





Rendered Perspective:
View of Entrance & Courtyard



Rendered Perspective:
View of Entrance & Courtyard



Thank you!

