

AGENDA
Design Review Committee
August 13, 2025 – 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.

To join, [click link](#) or copy it to your browser:

<https://us02web.zoom.us/j/85251178734?pwd=Klxh82mkExWwTBQkbwvvRlrbDlgOEa.1>

Or join at zoom.com with Webinar ID: 852 5117 8734 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P25-146 145 West Pearl Avenue Final Review

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT



Meeting Date:	August 13, 2024	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Axis Architects	Presenter:	Andrew Bowen
Agenda Item:	(P25-146) West Pearl Ave Condos	Public Comment:	No

Purpose and Policy Considerations

Design Review Committee (DRC) review is required for all physical development of this scale within the DC-2 Zone.

Recommendation

The Applicant is requesting Final Review and Approval from the DRC.

Project Summary

The Applicant states that the project incorporates architectural elements and exterior materials intended to reflect the western character and community identity of the Town of Jackson. The proposed design includes natural stone to provide a sense of permanence and connection to the regional landscape. Metal paneling is proposed as a contemporary, durable material. Storefront glazing at the street level is intended to enhance the pedestrian experience and maintain a visual connection to traditional western commercial architecture.

Land Development Regulations (LDR) Compliance

Staff has conducted an initial, non-exhaustive review of LDR compliance. Key elements relevant to the DRC review, such as height, floor area ratio (FAR), setbacks, and landscaping, generally meet DC-2 zone requirements. An LDR compliance sheet has been included by the Applicant in the submittal packet. Further review for LDR compliance will be conducted at Development Plan.

Public Space

The Applicant states that the public frontage along South Glenwood Street is designed to enhance the pedestrian experience while clearly separating commercial and residential uses. A metal and glass awning extends along West Pearl Avenue, sheltering the public sidewalk and highlighting the ground-floor retail and lobby entrances. Residential units above are set back and articulated to maintain a clear division between public and private areas.

Along South Glenwood Street, small planters with native vegetation between the sidewalk and private residential patios provide both privacy and greenery, intended to serve as a buffer. This layered design is intended to strengthen walkability and vibrancy, aligning with the neighborhood's mixed-use character.

Pedestrian Frontage

The Applicant has proposed a covered walkway along the frontage of West Pearl Avenue, and trees in grates along the frontage of South Glenwood Street. Further LDR compliance with this requirement needs to be discussed and clarified with the Applicant.

Composition

According to the Applicant's narrative, the building's exterior façade combines natural stone, glass, and metal panels in a deliberate composition that softens the overall massing and adds architectural interest. Further stated, this interplay creates a rhythmic pattern that enriches the texture and depth of the mountain modern

design. The transparency of glass and sleekness of metal provide a contemporary contrast to the enduring quality of stone.

Massing

Avenue features a dynamic, undulating design that creates private decks for residential units, enhancing architectural interest and outdoor livability. This articulation breaks down the building's scale and supports a pedestrian-friendly streetscape. In compliance with Town of Jackson design guidelines, 60% of the third floor is stepped back 20 feet, visually recessing the upper stories. The building height is limited to 42 feet, per DC-2 zoning. This approach reduces perceived massing along South Glenwood Street and supports the community's vision for a human-scale, mountain modern character.

Street Wall

As stated by the Applicant, the building façade along Glenwood Drive and West Pearl Avenue feature a dynamic, undulating design that creates private decks for residential units, enhancing both outdoor livability and architectural interest. This articulation introduces variation in depth and form, contributing to a more pedestrian-friendly scale. Consistent with the Town of Jackson's design guidelines, 60% of the third level is stepped back 20 feet, visually recessing the upper stories from the street. The building height is capped at 42 feet in accordance with DC-2 zoning standards. Together, these strategies reduce the perceived mass along Glenwood Drive, support a human-scale streetscape, and reinforce the community's vision for a cohesive mountain modern character.

Height

The Applicant proposes a three-story building with a maximum height of 42 feet.

Materials

The Applicant states that the exterior façade features stacked ashlar stone from the ground level to the mezzanine, establishing a durable, grounded base connected to the natural surroundings. Above this, black metal paneling extends to the roofline, adding a sleek, contemporary contrast. Vertical aluminum "wood-look" panels positioned between windows provide warmth and texture. The Applicant further states that together, these materials create a cohesive mountain modern façade designed for durability in the regional climate. The combination of dark metal and wood-look panels along West Pearl Avenue and South Glenwood Street is composed to comply with the 25% material limit on the south and east façades, per Town of Jackson design standards.

Downtown Design Overlay

The Applicant describes the West Pearl Condos as a design that thoughtfully complements downtown Jackson's historic character while embodying the "Western Character" defined in local design standards. Exposed steel channels at each floor line intentionally reveal structural connections, adding depth and architectural character while reinforcing western craftsmanship. Material transitions between window headers and sills create a strong vertical rhythm, emphasizing alignment across levels. This interplay of structural expression and material variation produces a dynamic, cohesive façade that reflects a modern interpretation of western regional heritage.

Natural materials, strong geometric forms, and a pedestrian-oriented layout balance tradition and modernity. Stone cladding, warm wood accents, planter boxes with native greenery, and durable steel detailing convey the rustic elegance of traditional Western architecture, while clean lines and generous glazing introduce a contemporary sensibility. Stepped massing and recessed balconies break down the building's scale, preserving

a village-like rhythm along the street. Prominent second- and third-floor terraces provide private yet community-connected outdoor spaces that encourage engagement, aligning with core Town of Jackson values. Overall, the Applicant states the design bridges heritage and progress, honoring Jackson's western identity while meeting evolving community needs.

Additional details, including the project narrative, LDR compliance, and renderings, are attached to this staff report.

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."

General Design Guideline Principles:

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

B. Composition

- 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.
- Use composition, proportion and rhythm of the materials, surfaces and massing to create a sense of entry and a sense of place.
- 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

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:

- Consider 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.

7/23/2025

Andrew Bowen
Senior Planner
Town of Jackson
P.O. Box 1687
Jackson, Wy 83001

Re: DRC Review: 145 W Pearl Ave, Jackson, Wy; 65 S Glenwood St, Jackson, Wy

Dear Andrew,

Please accept this Design Review Committee application for the development of the properties located at 145 W Pearl Ave, and 65 S Glenwood St. Included in this application are the following items:

1. Application
2. Project Narrative
3. LDR Compliance
4. Drawings

The proposed project conforms with the Town of Jackson land development regulations and design guidelines.

The project is a mixed-use building with 35,957 square feet that includes commercial and residential spaces at street level and two stories of residential above.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to read 'Langue', with a large, sweeping loop above the name.

Pierre Langue, Principal
Axis Architects, LLC



DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

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

(307) 733-0440
www.jacksonwy.gov
planning@jacksonwy.gov

PROJECT

Name/Description: West Pearl Ave Condos
Physical Address: 145 W Pearl Ave, Jackson, Wy
Lot, Subdivision: Lot 11 & 12, BLK 2, Wort-1 PIDN: 22-41-16-33-1-02-008 & 009

PROPERTY OWNER

Name: Jeff Neishabouri
Mailing Address: 150 E Broadway Ave, Jackson, Wy ZIP: 83001
E-mail: jeff@kismetrugs.com Phone: 307-739-8984

APPLICANT/REPRESENTATIVE

Name: Melissa Bigger, Axis Architects
Mailing Address: 927 S State St, Salt Lake City, Ut ZIP: 84111
E-mail: mbigger@axisarchitects.com Phone: 801-355-3003

DESIGNATED PRIMARY CONTACT

☐ Property Owner ☒ Applicant/Authorized Representative

TYPE OF APPLICATION

☒ Initial Submittal ☐ Resubmittal ☐ Conceptual

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. Refer to the Submittal Checklist for all required information, and include completed submittal checklist with your application. Submit all materials to planning@jacksonwy.gov.

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.

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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a

Digitally signed by Melissa Bigger
DN: c=US,
e=mbigger@axisarchitects.com,
ou=Axis Architects, cn=Melissa Bigger
Date: 2025.07.23 11:52:23-0600

Signature of Property Owner or Authorized Representative

Melissa Bigger

Name Printed

Project Manager

Title

7/1/2025

Date



Submittal Checklist

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)



Application: Signed application and notarized Letter of Authorization.



Narrative: A clear narrative summarizing the proposed project and intended architectural goals and how the project meets the Vision Statement of the Town Design Guidelines.



Design Elements Narrative: Provide a paragraph for each applicable item addressing each design element in the Town Design Guidelines



Public Space (page 6 of the Town Design Guidelines). The project should demonstrate that the proposed public space is usable and desirable to inhabit. The project's developed public space must be engaging and in scale with the pedestrian. The design of the proposed public space(s) should integrate orientation/day-lighting, as well as screen the users from parking, utilities, and garbage facilities.



Composition (page 9 of the Town Design Guidelines). The project should successfully apply the design elements of composition, proportion and rhythm in the proposed materials, surfaces and massing.



Massing (page 10 of the Town Design Guidelines). The mass, height, volume complexity and arrangement of building components of the proposed development should enhance the streetscape within the context of the Town, while creating a comfortable experience for the pedestrian and mitigate adverse effects on the adjoining properties.



Street Wall (page 14 of the Town Design Guidelines). The project should clearly define the public space adjacent to the sidewalk and/or street. The scale of the street wall should appropriately address the pedestrian. The proposed development should



minimize voids in the street wall, and where voids exist, they serve to create a better pedestrian realm.

☒ **Materials** (page 16 of the Town Design Guidelines). The proposed materials must be appropriate based on the surrounding context, both built and natural. The proposed materials should be durable and maintainable over time.

☒ For projects within the **Downtown design overlay** (page 26 of the Town Design Guidelines) please provide an additional narrative addressing how the project contributes to a sense of visual continuity in keeping with **Western Character**.

☒ **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:** A complete LDR compliance table which addresses how your project complies with each item in the applicable zone. For aspects that the project may be existing nonconforming, the table should indicate which of those items are nonconforming and either how you are exempt from compliance or how you intend to address the nonconformance.

☒ **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.



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

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

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

Being duly sworn, deposes and says that Running Deer, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 145 W Pearl Ave. Jackson, WY 83001

Legal Description: Lot 11 & 12, BLK 2, WORT-1

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Melissa Bigger

Mailing address of Applicant/Authorized Representative: 927 S State St, Salt Lake City, Ut 84111

Email address of Applicant/Authorized Representative: mbigger@axisarchitects.com

Phone Number of Applicant/Authorized Representative: 801-355-3003

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

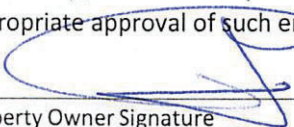
☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

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

☐ Demolition Permit

☐ Other (describe) _____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature 

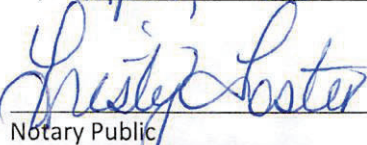
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)

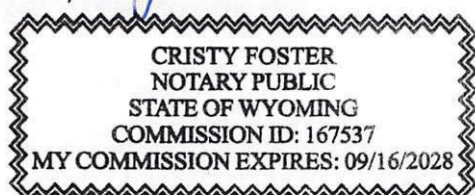
) SS.

COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Jeff Neishabouri this 29th day of April, 2025. WITNESS my hand and official seal.


 Notary Public

My commission expires: 9/16/2028



Project Narrative

West Pearl Ave Condos Narrative

Narrative:

The project is located within Area 2 of the Downtown Design Overlay and has been thoughtfully designed to reflect the western character and overall community identity of the Town of Jackson. Architectural elements and exterior materials have been carefully selected to reinforce this vision. Natural stone grounds the building and evokes a sense of permanence and connection to the region's rugged landscape. Metal paneling adds a contemporary yet durable accent, referencing the area's historic agricultural and industrial roots. Storefront glazing at the street level activates the pedestrian experience while maintaining a strong visual connection to traditional western commercial architecture. Together, these materials and design choices create a cohesive expression that honors local heritage while contributing to the evolving character of the downtown core.

Design Elements Narrative:

- Public Space:

The public frontage along Glenwood Drive has been thoughtfully designed to create a welcoming pedestrian experience while clearly distinguishing between commercial and residential uses. A metal and glass awning along West Pearl Ave stretches over the sidewalk, providing shelter for the public boardwalk. This continuous covering provides protection for the retail and resident lobby entrances, while also serves as a visual cue that signifying the presence of active ground-floor commercial spaces. Above, residential units are set back and articulated separately, maintaining a clear distinction between public and private realms.

Along Glenwood Dr., generous planters filled with native vegetation are strategically placed between the public sidewalk and private ground-floor residential patios. These landscape elements act as both a visual and physical buffer, offering privacy for residents while contributing to the overall streetscape with a touch of greenery. This layered design approach enhances the walkability and vibrancy of Glenwood Drive, supporting a pedestrian-friendly environment in harmony with the mixed-use character of the neighborhood.

- Composition:

The design of the building's exterior façade incorporates a deliberate juxtaposition of natural stone elements with a rhythmic pattern of glass and metal panels. This thoughtful composition softens the overall massing while adding architectural interest. The alternating materials establish a balanced cadence along the

elevation, enhancing the overall texture and depth of the mountain modern design. The transparency of glass and sleek finish of metal offer a contemporary counterpoint to the timeless character of stone, reinforcing a cohesive and dynamic expression across the building's exterior.

- **Massing:**

The public sidewalk along the building frontage is designed to be 6 feet wide, providing a comfortable pedestrian experience. A 5-foot-wide landscaped buffer separates the sidewalk from the adjacent parallel parking stalls, enhancing the streetscape with trees placed in grates per DC-2 zoning ordinance, offering a visual and physical separation between pedestrians and vehicles. Retail spaces are strategically located at the southeast and northeast corners of the building, activating the street edge and encouraging pedestrian activity at key intersections.

- **Street Wall:**

The building façade along Glenwood Dr. and West Pearl Ave. features a dynamic and undulating design that creates private decks for the residential units, enhancing both architectural interest and outdoor livability. This articulation contributes to a more pedestrian-friendly scale while offering variation in depth and form. In accordance with the Town of Jackson's design guidelines, the building incorporates a 20-foot stepback for 60% of the facade at the third level, ensuring the upper stories are visually recessed from the street. The overall building height is limited to 42 feet per DC-2 zoning requirements. This design strategy reduces the overall massing of the building along Glenwood Dr., aligning with the community's goals for maintaining a human-scale streetscape and promoting a cohesive mountain modern character.

- **Material:**

The exterior façade of the building features stacked ashlar stone extending from the ground level up to the mezzanine, establishing a durable and visually grounded base that ties the structure to its natural surroundings. Above the stone, black metal paneling rises to the roofline, introducing a sleek, contemporary element. Vertical aluminum "wood-look" panels are positioned between window fenestrations throughout, adding warmth and texture. Together, these materials create a cohesive and durable façade that reflects a mountain modern aesthetic while ensuring long-term performance in the regional climate. The combination of dark metal paneling and vertical wood-look panels along West Pearl Ave and Glenwood Dr. has been

carefully composed to ensure it does not exceed the 25% material limit on the south and east facades, in compliance with the Town of Jackson's design standards

- **Downtown Design Overlay:**

The building's design incorporates exposed steel channels at the floor lines, deliberately expressed to reveal the structural framing connections and enhance the architectural language of the facade. These elements highlight the building's construction logic while contributing to the western character of the overall composition. A material transition between window headers and sills further strengthens the visual rhythm of the exterior, establishing a clear vertical connection between levels. This interplay of structural expression and material differentiation reinforces the verticality of the design and creates a dynamic and cohesive facade that aligns with the building's western aesthetic.

- **Western Character:**

The West Pearl Condos is uniquely designed to integrate into the historic nature of downtown Jackson and thoughtfully embodies the "Western Character" outlined in local design standards through its use of natural materials, strong geometric forms, and a pedestrian-friendly layout. The combination of stone cladding, warm wood accents, planter boxes filled with greenery, and enduring steel detailing reflects the rustic elegant characteristic of traditional Western architecture, while clean lines and generous glazing modernize the aesthetic in a respectful, balanced way. The stepped massing and recessed balconies break up the building's scale to maintain a village-like rhythm. Prominent second and third floor terraces offer private, though community connected gathering spaces, reinforcing the town's values of engagement and community. Altogether, the design bridges heritage and progress, honoring Jackson's western identity while serving its evolving needs.

LDR Compliance

LDR COMPLIANCE

PROJECT INFORMATION

Lot 11, BLK 2, Wort-1
 PIDN: 22-41-16-33-1-02-007
 145 W PEARL AVENUE
 JACKSON, WY 83001
 LOT SIZE: 0.17 ACRES (7M405.2 SF)

Lot 12, BLK 2, Wort-1
 PIDN: 22-41-16-33-1-02-008
 65 S GLENWOOD STREET
 JACKSON, WY 83001
 LOT SIZE: 0.17 ACRES (7M405.2 SF)

2.2.15. DC-2: DOWNTOWN CORE -2

Town of Jackson Applicable LDRs

1. Lot Standards				
Building Setbacks (Sec. 9.4.8)				
General	Source	Notes	Proposed	Complies
Primary street setback range (min-max)	ToJ LDR Section 2.2.15.B.1	0'—5'	0'—5'	Yes
Secondary street setback range (min-max)	ToJ LDR Section 2.2.15.B.1	0'—5'	0'—5'	Yes
Side interior (min)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Rear (min)	ToJ LDR Section 2.2.15.B.1	0' or 5'	0'	Yes
Abutting protected zone (min)	ToJ LDR Section 2.2.15.B.1	10'		n/a
Landscaping (Sec. 5.5)				
Landscape surface ratio (min)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Plant units (min)	ToJ LDR Section 2.2.15.B.1	n/a		Yes
Fencing				
Height in any street or side yard (max)	ToJ LDR Section 2.2.15.B.1	4'		n/a
Height in rear yard (max)	ToJ LDR Section 2.2.15.B.1	6'		n/a

LDR COMPLIANCE

Setback from pedestrian frontage (min)	ToJ LDR Section 2.2.15.B.1	1'		n/a
Setback from side or rear lot line (min)	ToJ LDR Section 2.2.15.B.1	0'	0'	n/a
Parking Setbacks (Sec. 9.4.8)				
Primary street, above ground (min)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, surface parking (min)	ToJ LDR Section 2.2.15.B.1	30'		n/a
Secondary street, tuckunder, enclosed, or structured parking screened by bldg. (min)	ToJ LDR Section 2.2.15.B.1	0'	0'	Yes. Underground parking is provided.
Access				
Curb cut width (max)	ToJ LDR Section 2.2.15.B.1	24'	24'	Yes
2. Bulk Standards				
Street Façade (Sec. 9.4.11)				
Width of ground and 2nd story in primary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min)	ToJ LDR Section 2.2.15.B.2	80%		Yes
Length from street corner (min)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Width of ground and 2nd story in secondary street setback range	ToJ LDR Section 2.2.15.B.2			
% of lot width (min)	ToJ LDR Section 2.2.15.B.2	40%		Yes
Length from street corner (min)	ToJ LDR Section 2.2.15.B.2	30'		Yes
Maximum street facade width	ToJ LDR Section 2.2.15.B.2	200'		Yes

LDR COMPLIANCE

Maximum combined street facade width (corner lot)	ToJ LDR Section 2.2.15.B.2	300'		Yes
Building Height (Sec. 9.4.9)				
Height (max) if roof pitch < 5/12	ToJ LDR Section 2.2.15.B.2	42'	42'	Yes
Stories (max)	ToJ LDR Section 2.2.15.B.2	3	3	Yes
Height (min) in any street setback range	ToJ LDR Section 2.2.15.B.2	16'	22'	Yes
Building Stepback (Sec. 9.4.12)				
Stepback for any 3rd story street facade or street facade over 30' (min)	ToJ LDR Section 2.2.15.B.2	20'	20'	Yes
Encroachment in stepback (max % of overall facade width)	ToJ LDR Section 2.2.15.B.2	40%	40%	Yes
A building with only residential use that has at least 4 units is exempt from the stepback requirement	ToJ LDR Section 2.2.15.B.2			n/a
Scale Development				
Floor area ratio (FAR max) (E.3)	ToJ LDR Section 2.2.15.B.2	1.3	(0.344 ACRES) 14,976 SF * 1.3 = 19,469 SF	Yes
Deed restricted housing exemption	ToJ LDR Section 2.2.15.B.2			n/a
Workforce housing floor area bonus	ToJ LDR Section 2.2.15.B.2	2:1	5,494 SF * 2 = 10,988 SF	Yes
Maximum individual building size (general) (E.4 & E.5)	ToJ LDR Section 2.2.15.B.2	40,000 SF	35,957 SF	Yes

LDR COMPLIANCE

3. Form Standards				
Pedestrian Frontage				
Covered walkway	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.C.1	Pearl Ave.	Yes
Trees in grates	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.C.1	Glendwood St.	Yes.
Building Frontage				
Shopfront	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.2		n/a
Residential	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.4	10'-6"	Yes
Lodging	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.D.5		n/a
Parking Type Options				
On-street parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.1	Yes	Yes
Surface parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.2		n/a
Enclosed parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.3		n/a
Tuck-Under parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.4		n/a
Structured parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.5		n/a
Underground parking	ToJ LDR Section 2.2.15.B.3	See Section 2.2.1.E.6	Yes	Yes
4. Environmental Standards				
Natural Resource Setback (min) (Sec 5.1.1.)				
Cache Creek south of Cache Creek Dr.	ToJ LDR Section 2.2.15.B.4	20'		n/a
Flat Creek north of Hansen Ave.	ToJ LDR Section 2.2.15.B.4	25'		n/a
Flat Creek south of Hansen Ave.	ToJ LDR Section 2.2.15.B.4	50'		n/a
Wetland	ToJ LDR Section 2.2.15.B.4	30'		n/a
Irrigation Ditch Setback (min) (Sec 7.7.4.D)				
Irrigation Ditch	ToJ LDR Section 2.2.15.B.4	15'		n/a
5. Scenic Standards				
Exterior Lighting (Sec 5.3.1)				
Light trespass is prohibited.	ToJ LDR Section 2.2.15.B.5			Yes

LDR COMPLIANCE

All lights over 600 lumens shall be fully shielded.	ToJ LDR Section 2.2.15.B.5			Yes
Max lumens per sf of site development	ToJ LDR Section 2.2.15.B.5	3	TBD	Yes
Lumens per acre of site development (max)	ToJ LDR Section 2.2.15.B.5			Yes
All fixtures		50,000		Yes
Unshielded fixtures		2,000		Yes
Light Color	ToJ LDR Section 2.2.15.B.5	≤3000 Kelvin		Yes
6. Natural Hazards to Avoid				
Steep Slopes (Sec 5.4.2)				
Development prohibited Slopes	ToJ LDR Section 2.2.15.B.6	> 25%		n/a
Hillside CUP required	ToJ LDR Section 2.2.15.B.6	Parcel with average cross-slope ≥10%		n/a
Areas of Unstable Soils (Sec 5.4.2)				
Fault Area (Sec 5.4.2)				
Floodplains (Sec 5.4.2)				
Wildland Urban Interface (Sec 5.4.2)				
7. Signs (nonresidential) (Division 5.6)				
Number of Signs (max)	ToJ LDR Section 2.2.15.B.7	3 per business per frontage	TBD	TBD
Background Color	ToJ LDR Section 2.2.15.B.7	No white or yellow	TBD	Yes
Sign Area				
Total sign area (max) facade width up to 150 sf	ToJ LDR Section 2.2.15.B.7	3 sf per ft of street	TBD	Yes
Penalty and freestanding sign	ToJ LDR Section 2.2.15.B.7	10% per projecting		n/a
Sign Type Standards				
Canopy sign	ToJ LDR Section 2.2.15.B.7			
Clearance (min)		7' 6" from average grade		
Setback (min)		18" from back of curb		

LDR COMPLIANCE

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

LDR COMPLIANCE

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec 8.3.1)	Development Plan (Sec 8.3.3)	Building Permit (Sec 8.3.3)	DRC Review (Sec 8.2.6)	Sign Permit (Sec 8.3.5)	Grading Permit (Sec 8.3.4)	Floodplain Permit
< 39,000 SF	n/a	x	x	x		Sec 5.7.1	n/a
Sign					x		

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Apartment (6.1.4.D)	B	8,000 sf habitable excluding	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * sf + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$
Lodging					
Short-Term Rental Units (6.1.5.C)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.102 * rooms
Commercial Uses					
Retail (6.1.6.C)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000216 * sf

Drawings



WEST PEARL AVENUE CONDOS - COVER



WEST PEARL AVENUE CONDOS - EAST



WEST PEARL AVENUE CONDOS - PERSPECTIVE - NORTH EAST



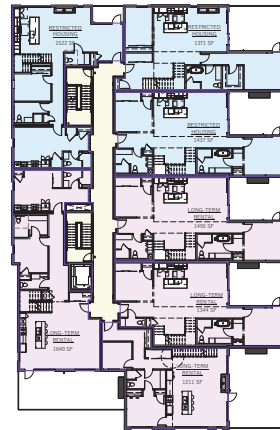
WEST PEARL AVENUE CONDOS - SOUTH



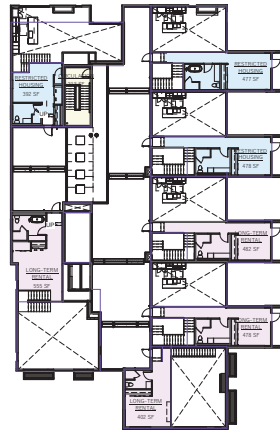
WEST PEARL AVENUE CONDOS - PERSPECTIVE - SOUTH WEST



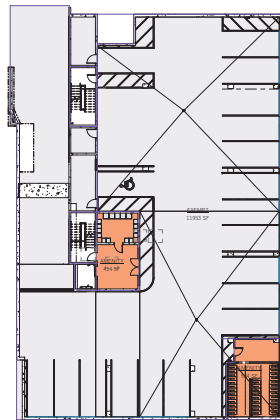




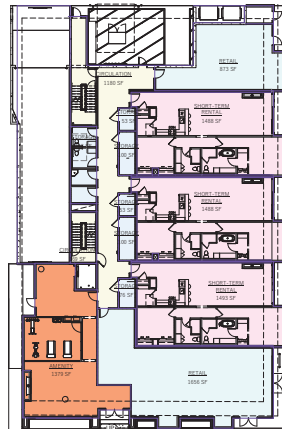
3RD FLOOR - COLOR PLAN
1/16" = 1'-0"



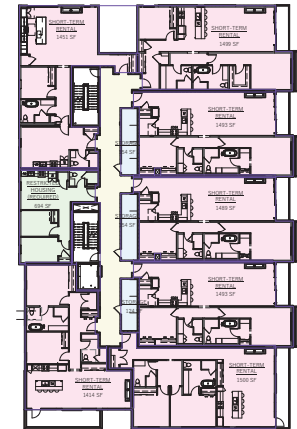
MEZZANINE FLOOR - COLOR PLAN
1/16" = 1'-0"



GARAGE FLOOR - COLOR PLAN
1/16" = 1'-0"



1ST FLOOR - COLOR PLAN
1/16" = 1'-0"



2ND FLOOR - COLOR PLAN
1/16" = 1'-0"

- CIRCULATION
- AMENITY
- EXEMPT
- STORAGE
- RETAIL
- LONG-TERM RENTAL
- RESTRICTED HOUSING
- RESTRICTED HOUSING (REQUIRED)
- SHORT-TERM RENTAL

AREA BREAKDOWN

ALLOWED FAR

MAX SQUARE FOOTAGE ALLOWED:	(PER ZONING ORDINANCE 2.2.15.8.2)	30,000 SF
NOTE: TO SKIP SKETCH PLAN REVIEW PER SECTION 2.2.15.8.10 BUILDING MAX SQUARE FOOTAGE SHOULD NOT EXCEED:		30,000 SF
LOT AREA:	14,678 SF, 0.344 ACRE	
ALLOWED AREA PER FAR:	(PER ZONING ORDINANCE 2.2.15)	18,400 SF
	LOT AREA x 1.3	
	= 14,678 SF x 1.3	6,510 SF
RESTRICTED HOUSING ALLOWED:		6,510 SF
ALLOWED 0-1 BONUS:	(PER ZONING ORDINANCE 7.8.4)	
	RESTRICTED HOUSING PROVIDED x 2	
	= 6,510 SF x 2	13,020 SF
TOTAL ALLOWED FAR:		38,930 SF

PROVIDED FAR

ALLOWED AREA PER FAR:	18,400 SF
RESTRICTED HOUSING PROVIDED:	5,494 SF
2-1 BONUS PROVIDED:	10,988 SF
TOTAL AREA ABOVE GRADE:	35,917 SF*
*SEE AREA BREAKDOWN:	
DNV 7.8.4 WORKFORCE HOUSING (DEED RESTRICTED) - EXEMPT	694 SF

AREA BREAKDOWN

3,692 SF	CIRCULATION
1,379 SF	AMENITY (ABOVE GRADE)
2,529 SF	RETAIL
7,562 SF	LONG-TERM RENTAL
5,079 SF	RESTRICTED HOUSING (WORKFORCE)
14,810 SF	SHORT-TERM RENTAL
35,651 SF	TOTAL AREA ABOVE GRADE
946 SF	EXEMPT - AMENITY (BELOW GRADE)
11,953 SF	EXEMPT - BELOW GRADE PARKING
	(PER ZONING ORDINANCE 2.2.3.5.4 & 5)
1,068 SF	EXEMPT - STORAGE
694 SF	RESTRICTED HOUSING (WORKFORCE) REQUIRED (DEED RESTRICTED)
14,693 SF	TOTAL EXEMPT AREA
50,314 SF	GRAND TOTAL AREA (INCLUDING PARKING GARAGE)

HOUSING REQUIREMENTS & BREAKDOWN

EXISTING WORKFORCE WORKFORCE HOUSING CREDIT:	2,246
REQUIRED AFFORDABLE HOUSING:	6,650
6,650 REQ. - 2,246 EXIST. = 4,404 BALANCE	
(1) 2 BEDROOM UNIT TYPE REQUIRED:	

SHORT-TERM RENTAL UNITS

STUDIO	2
1 BEDROOM	1
2 BEDROOM	9

LONG-TERM RENTAL UNITS

2 BEDROOM	4
-----------	---

RESTRICTED HOUSING (DEED RESTRICTED)

2 BEDROOM	1
-----------	---

RESTRICTED HOUSING UNITS

STUDIO	1
2 BEDROOM - DEN	1

TOTAL # OF UNITS:

	25
--	----

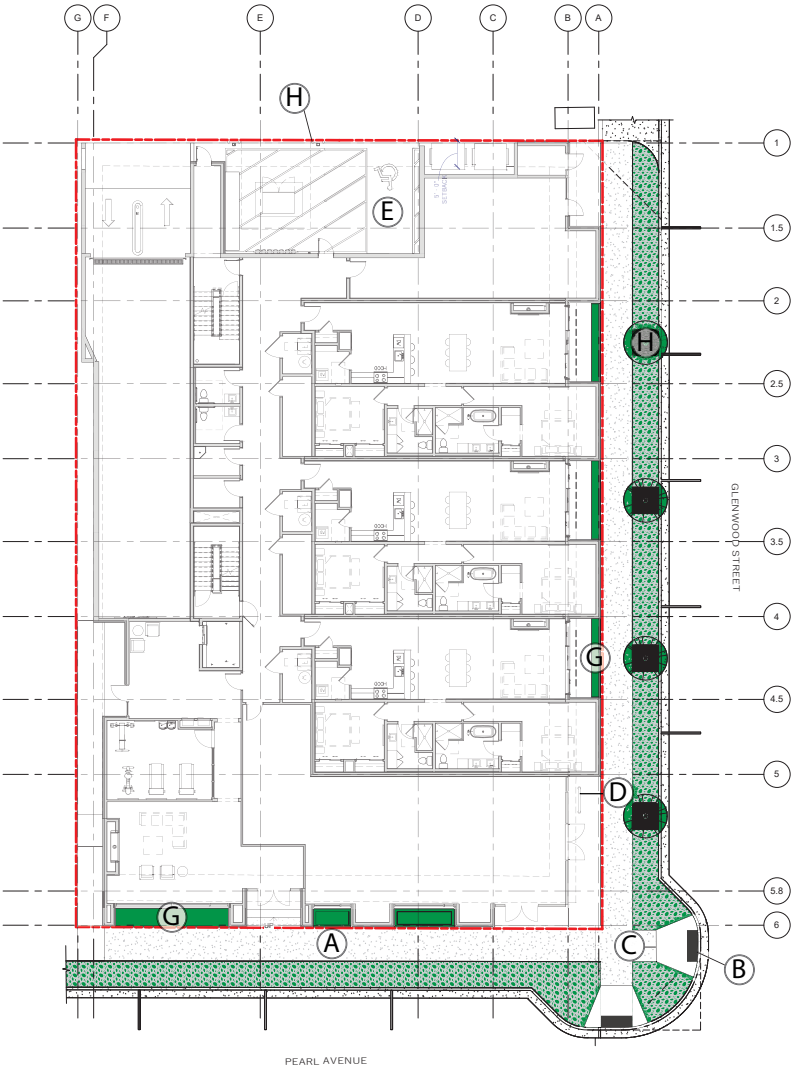


GLENWOOD STREET ELEVATION



WEST PEARL AVE STREET ELEVATION

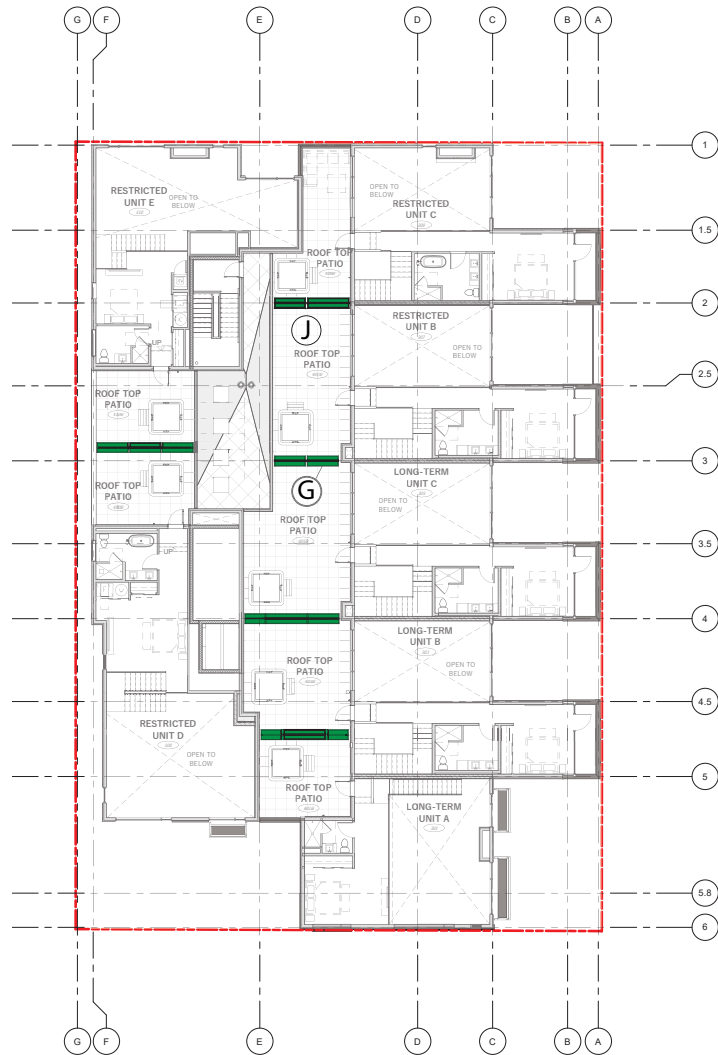
LEVEL 1 LANDSCAPE PLAN



LEGEND

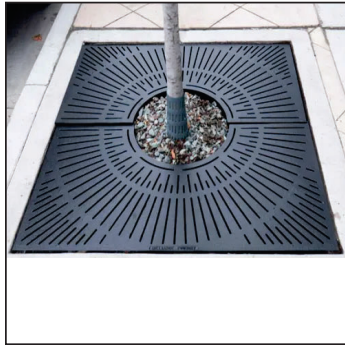
- (A) PEDESTRIAN CONCRETE
- (B) DETECTABLE WARNING PLAT
- (C) ADA ACCESSIBLE CURB RAMP
- (D) BIKE RACK
- (E) ADA VAN PARKING STALL
- (F) BOLLARDS
- (G) PLANTER BOXES
- (H) PAVER GRATE WITH TREE
- (J) PEDESTAL PAVERS

MEZZANINE LANDSCAPE PLAN



LEGEND

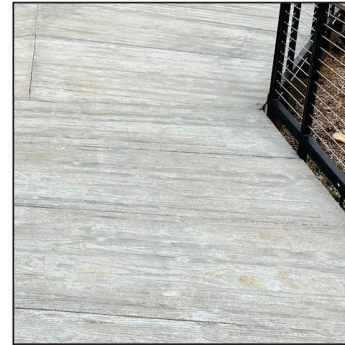
- Ⓐ PEDESTRIAN CONCRETE
- Ⓑ DETECTABLE WARNING PLAT
- Ⓒ ADA ACCESSIBLE CURB RAMP
- Ⓓ BIKE RACK
- Ⓔ ADA VAN PARKING STALL
- Ⓕ BOLLARDS
- Ⓖ PLANTER BOXES
- Ⓗ PAVER GRATE WITH TREE
- Ⓙ PEDESTAL PAVERS



TREE GRATE
5' X 5'



PLANTER WITH GREEN SCREEN



PEDESTRIAN WALKWAY
CONCRETE



DETECTABLE WARNING PLATE



BIKE RACKS



PLANTER
METAL



BOTANICAL NAME: *OSTEOSPERMUM BARBERTIAE*
COMPACTUM PURPLE MOUNTAIN®
 COMMON NAME: SUN DAISY, PURPLE MOUNTAIN®
 HEIGHT: 8-10"
 SPREAD: 10-12"



BOTANICAL NAME: *CRATAEGUS VIRIDIS* "WINTER KING"
 COMMON NAME: GREEN HAWTHORN
 HEIGHT: 15-20'
 SPREAD: 15-20'



BOTANICAL NAME: *FESTUCA IDAHOENSIS* 'SISKIYOU BLUE'
 COMMON NAME: IDAHO FESCUE
 HEIGHT: 15-18"
 SPREAD: 12-15"



BOTANICAL NAME: *DALEA PURPUREA*
 COMMON NAME: CLOVER, PURPLE PRAIRIE
 HEIGHT: 2-3'
 SPREAD: 1-2'

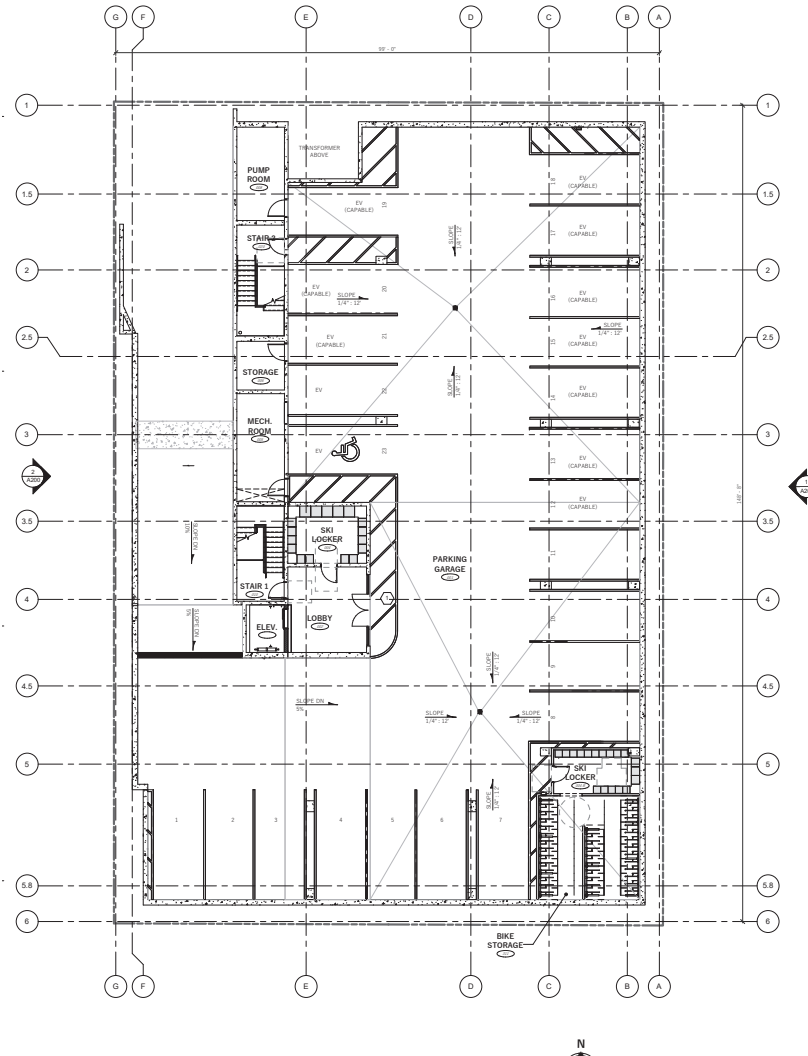


BOTANICAL NAME: *LINUM LEWISII*
 COMMON NAME: WILD BLUE FLAX
 HEIGHT: 1-2'
 SPREAD: 12-18"



BOTANICAL NAME: *PENSTEMON STRICTUS*
 COMMON NAME: ROCKY MOUNTAIN PENSTEMON
 HEIGHT: 18-24"
 SPREAD: 12-18"

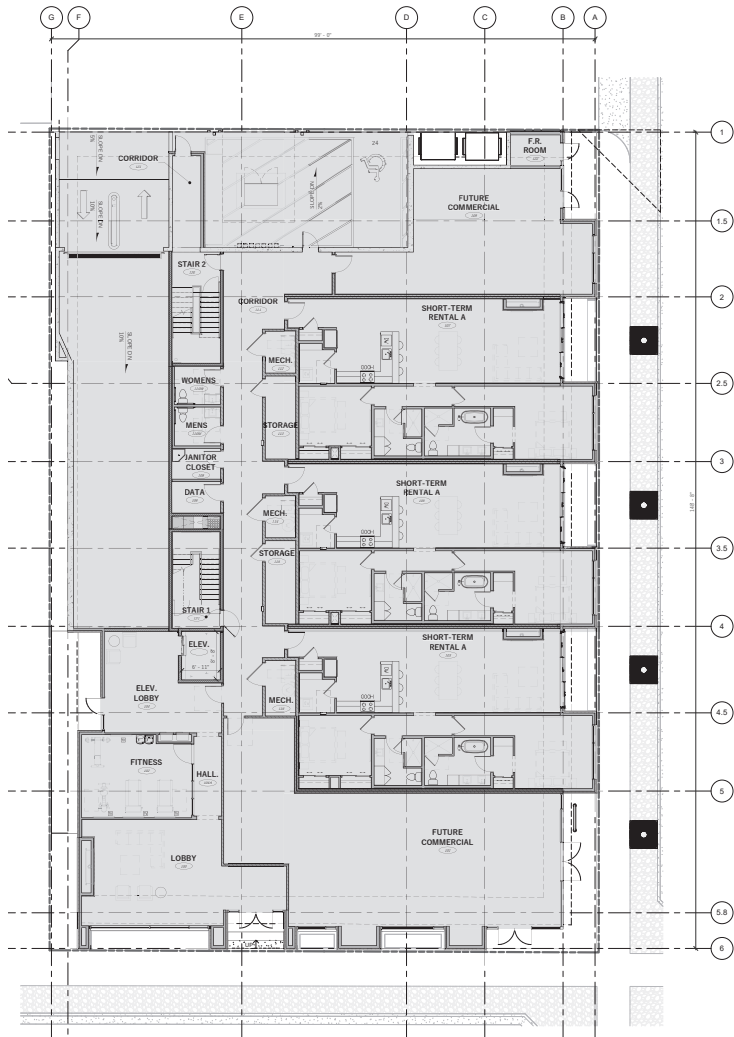
GARAGE LEVEL



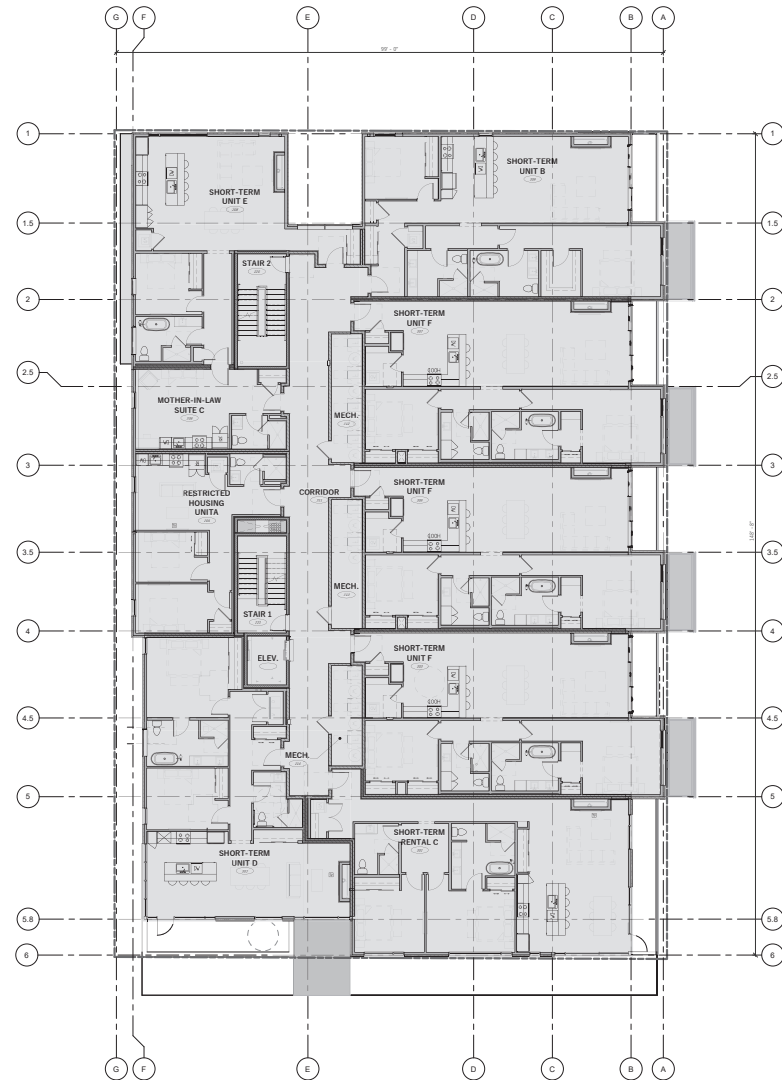
PARKING CALCULATIONS

PARKING STALLS PROVIDED:		BIKE PARKING REQUIRED:	
REQUIRED:	2.25/1000 SF	RESIDENTIAL: 25	COMMERCIAL: 1
STUDIOS: 1 BEDROOM (1) (2)	4 STALLS	TOTAL: 32	
2 BEDS (1) (2)	8 STALLS	PROVIDED:	
TOTAL:	10 STALLS	GARAGE LEVEL: 30 RESIDENTIAL	
EV STALLS REQUIRED:	2 STALLS	STORAGE LEVEL: 2 COMMERCIAL	
EV STALLS PROVIDED:	1 STALL	TOTAL: 32 BIKE PARKING PROVIDED	
PROVIDED:			
8 PARALLEL STALLS			
1 ADA VAN PARKING			
25 STALLS IN GARAGE			
2 EV STALLS IN GARAGE			
1 ADA PARKING IN GARAGE			

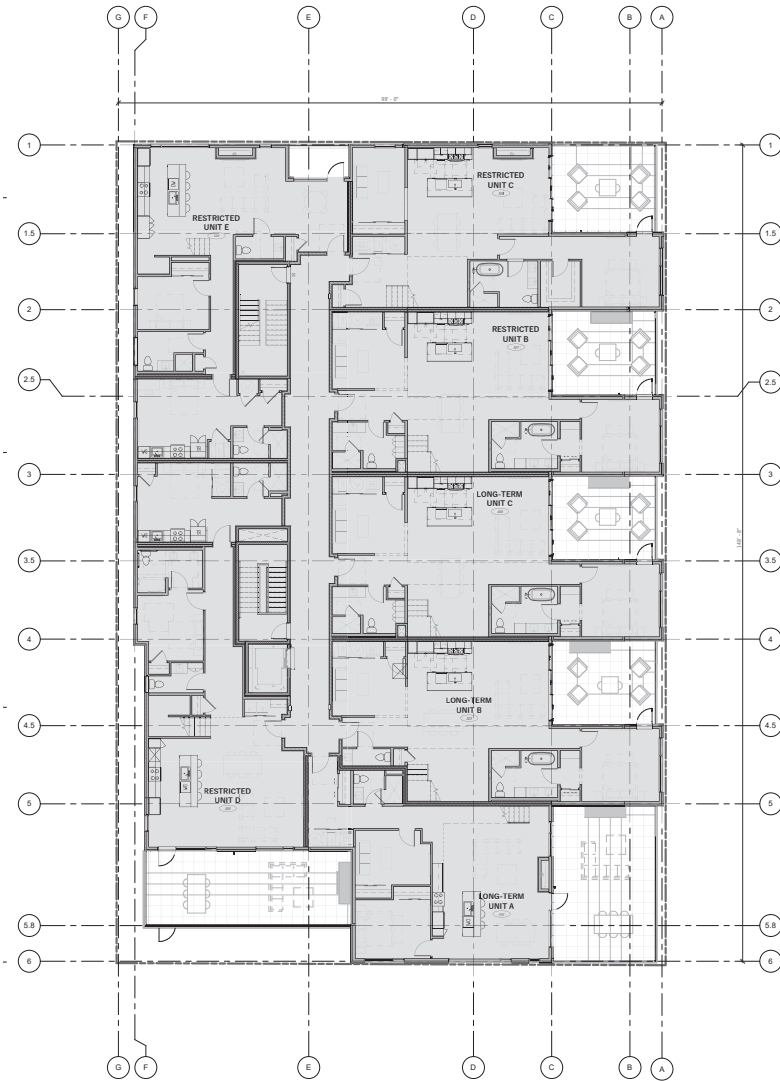
FIRST LEVEL



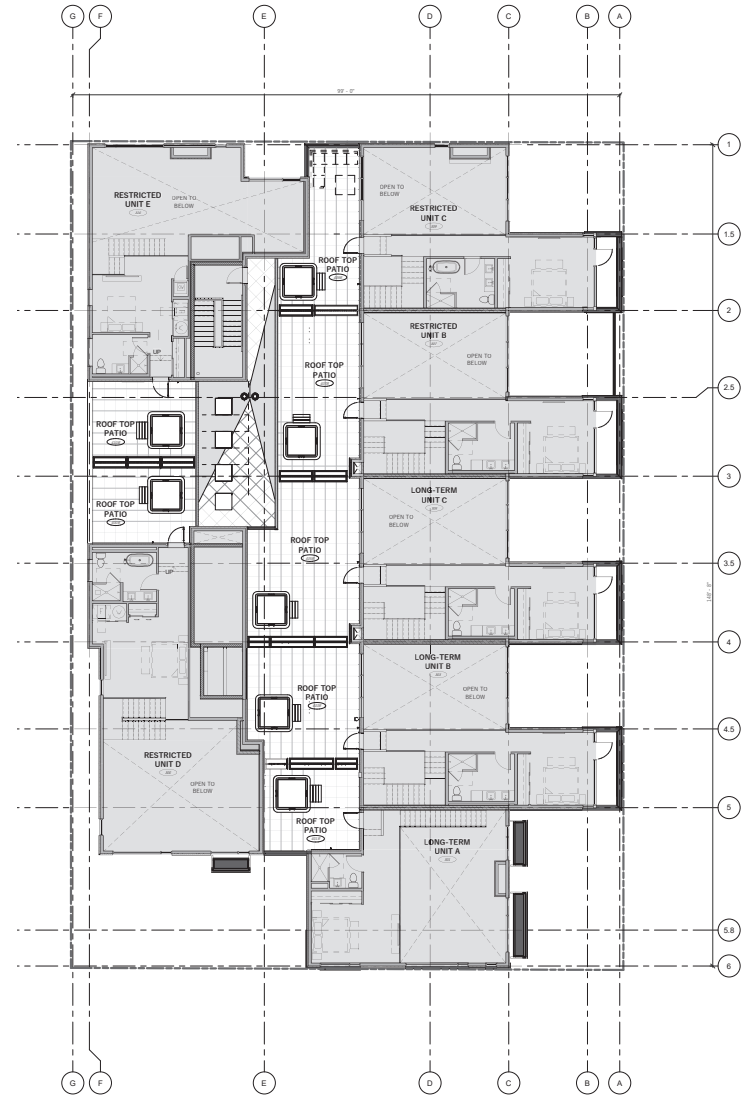
SECOND LEVEL



THIRD LEVEL



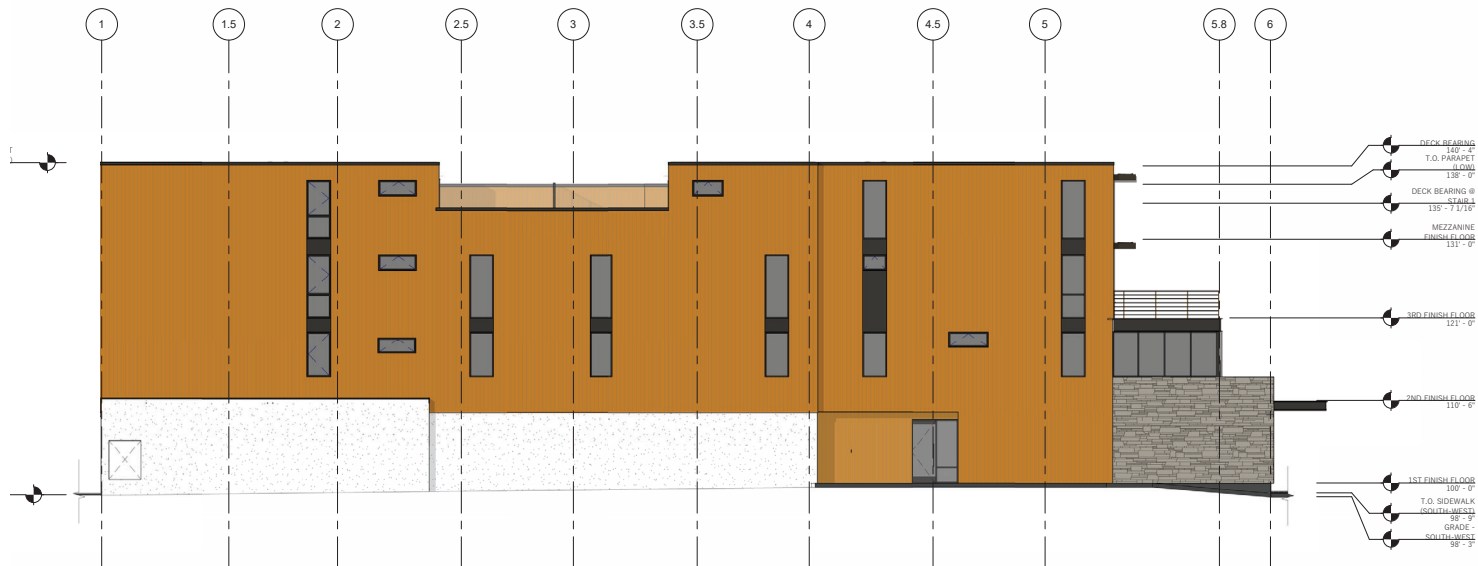
MEZZANINE LEVEL





ELEVATION COLOR LEGEND	
	ALUMINUM WOOD LOOK METAL PANEL
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRASS METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE

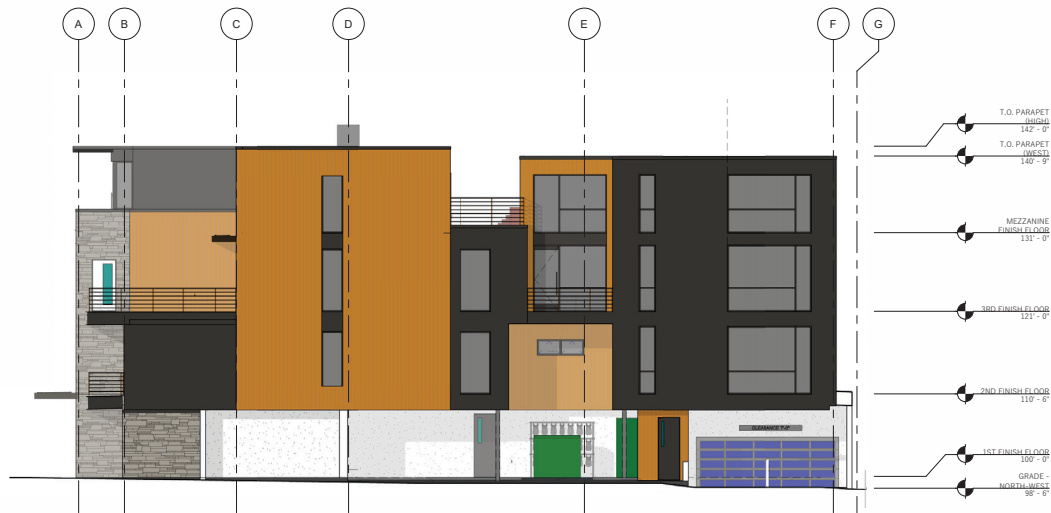
EAST ELEVATION



WEST ELEVATION



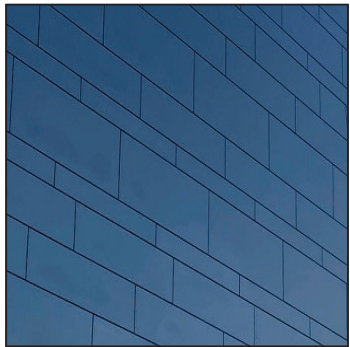
SOUTH ELEVATION



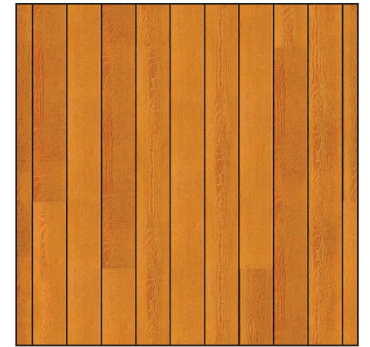
NORTH ELEVATION

ELEVATION COLOR LEGEND

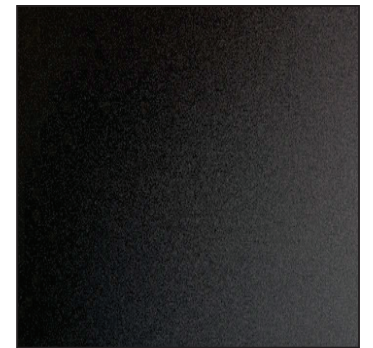
	ALUMINUM WOOD LOOK METAL PANEL
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRAKE METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE



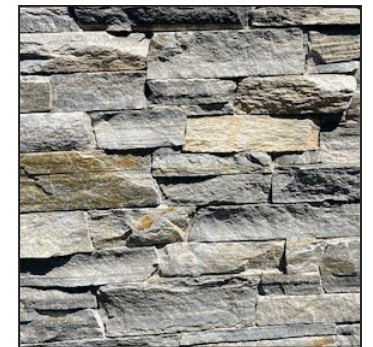
METAL PANEL (DARK GREY)



"WOOD-LOOK" METAL SIDING



BRAKE METAL & ALUMINUM WINDOWS



GRAY STACKED STONE

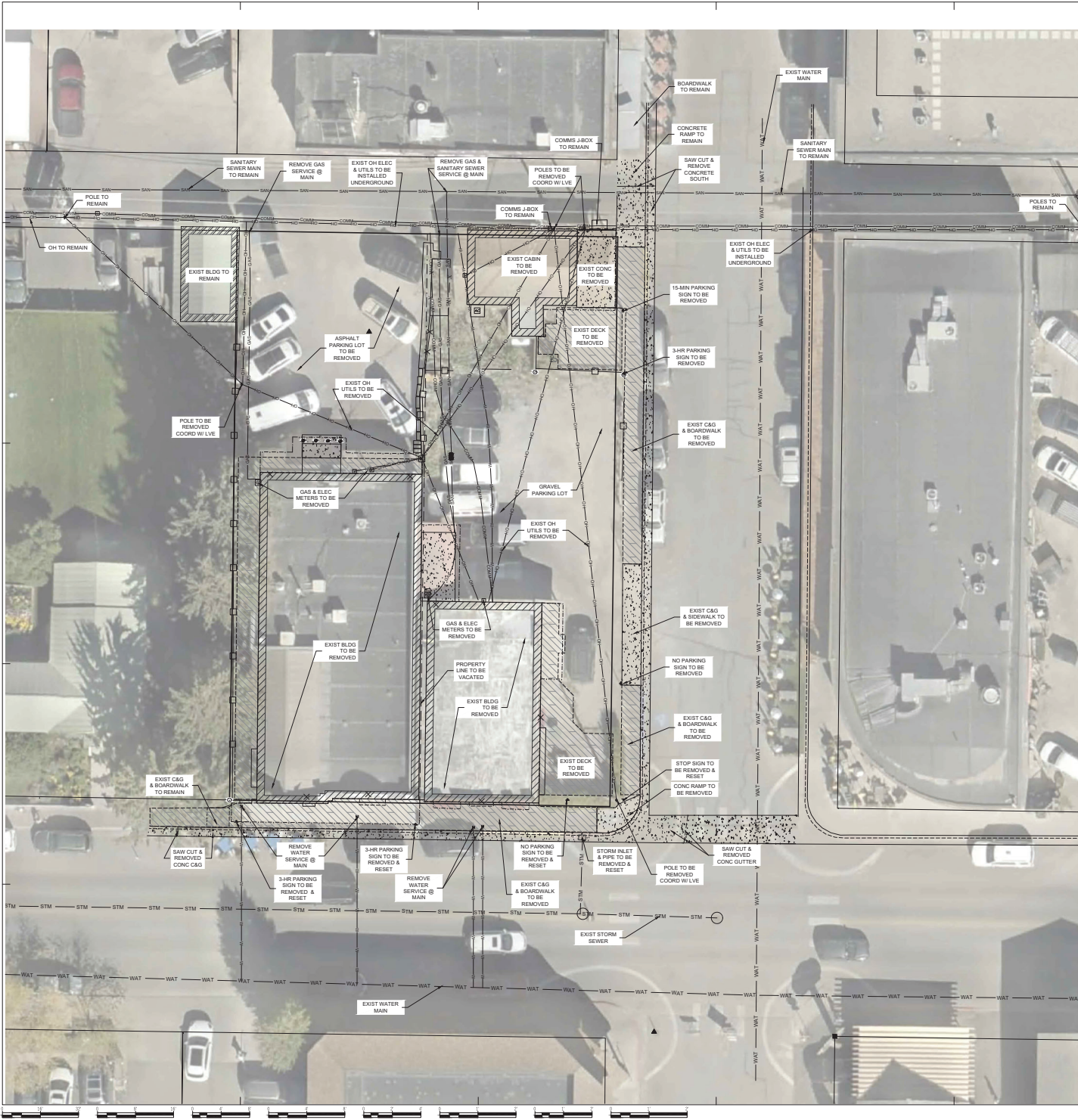
FIG. 1: SOUTH ELEVATION



GRAY STUCCO
LOCATED AT ROOFTOP PATIOS



"WOOD-LOOK" METAL SIDING



DEMOLITION NOTES:

1. ALL UTILITY WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT TOWN OF JACKSON UTILITY STANDARDS ALONG WITH THE LATEST EDITION TO THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WYVSS).
2. DEMOLITION PERMITS ARE REQUIRED FOR ALL STRUCTURES.
3. EXISTING WATER & SEWER SERVICES TO BE ABANDONED FOR THE PROJECT SHALL BE REMOVED AND CAPPED AT THE MAINS.
4. CONTRACTOR TO VERIFY EXISTING UTILITIES AS SOME ITEMS MAY NOT HAVE BEEN LOCATED AND SURVEYED.
5. DEMOLITION WORK PROPOSED FROM SEPT 1, 2022 THROUGH NOV 15, 2022. REMOVAL OF WATER SERVICE STUB AND WORK IN PUBLIC RIGHT-OF-WAY TO OCCUR AT A LATER DATE.
6. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING AROUND THE PERIMETER OF THE PROPERTIES. CONTRACTOR TO ADD ENTRY GATE(S) WHERE NECESSARY. COORDINATE WITH TCU BEFORE PLACEMENT.
7. CONTRACTOR SHALL OBTAIN TCU ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
8. BOND(S) MAY BE REQUIRED FOR TCU WATER AND SEWER UTILITY WORK.
9. CONTRACTOR SHALL PREVENT SOIL AND DEBRIS FROM TRACKING ONTO THE ROAD AND CLEAR WHEN NECESSARY. CONSTRUCTION TRACK PAD(S) MAY BE NEEDED.
10. REMOVE ALL STRUCTURES AND FEATURES (BLDGs, ASPHALT, FENCING, TREES, SHRUBS, ETC.) FROM PROPERTY LIMITS.
11. CONTRACTOR SHALL COORDINATE REMOVAL OF ALL OH AND UG POWER UTILITIES WITH LVE.
12. EXCAVATION NOT PROPOSED, THEREFORE NO SILT FENCING REQUIRED.

WEST PEARL AVE CONDOS

145 W PEARL AVE.
JACKSON, WY

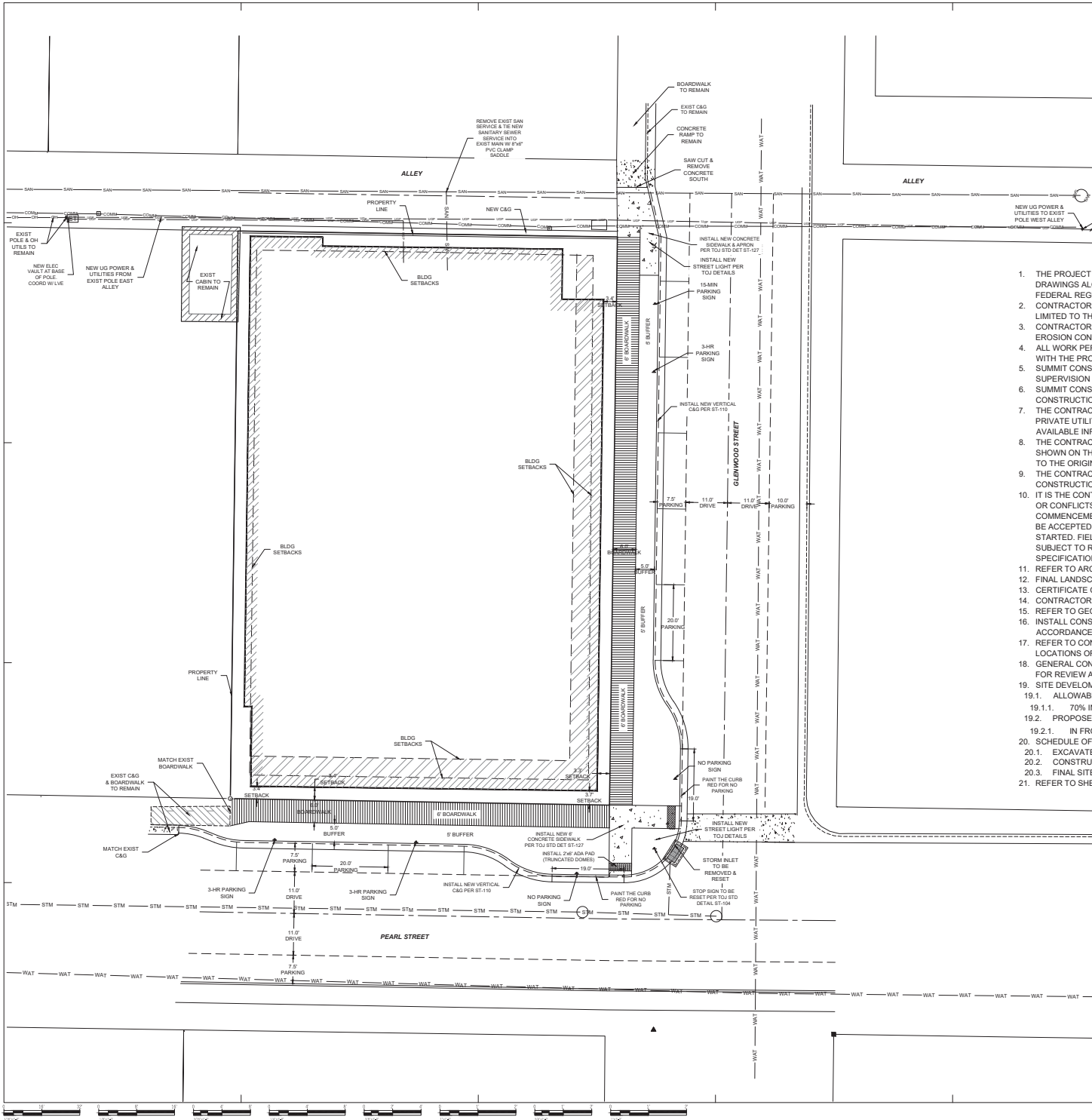
Axis Architects

No.	Date	Description

AXE JOB # 2501
OWNER #
DATE 09/01/2020
CHECKED

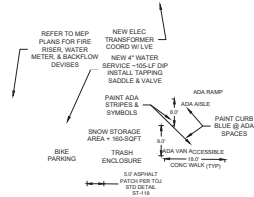
SITE DEMOLITION

C1



GENERAL PROJECT NOTES:

1. THE PROJECT WORK SHALL CONFORM TO THE SPECIFICATIONS DEFINED WITHIN THESE DRAWINGS ALONG WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) AND FEDERAL REGULATIONS.
2. CONTRACTOR WILL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, INCLUDING BUT NOT LIMITED TO THE OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
3. CONTRACTOR IS TO KEEP CURRENT STAMPED PLANS AND TOWN OF JACKSON GRADING & EROSION CONTROL PERMIT ON JOBSITE AT ALL TIMES.
4. ALL WORK PERFORMED IS SUBJECT TO INSPECTION BY ENGINEER TO ENSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS AND THESE CONSTRUCTION DRAWINGS.
5. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK COMPLETED WITHOUT THE SUPERVISION OF THE PROJECT ENGINEER OR AUTHORIZED AGENT.
6. SUMMIT CONSULTING GROUP IS NOT RESPONSIBLE FOR WORK NOT SPECIFIED IN THESE CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ANY EXISTING PUBLIC AND PRIVATE UTILITIES. EXISTING UTILITIES HAVE BEEN LOCATED ON THE PLANS USING THE BEST AVAILABLE INFORMATION AND THROUGH FIELD SURVEY. CALL 811 FOR LOCATES.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE CONFINEMENT OF THE WORK TO THE LIMITS SHOWN ON THE DRAWINGS. ANY ADJACENT AREAS THAT ARE DISTURBED WILL BE RESTORED TO THE ORIGINAL CONDITION AS DIRECTED BY THE ENGINEER OR GOVERNING BODY.
9. THE CONTRACTOR IS RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR BY NEGLIGENCE ON THE PART OF CONTRACTOR.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED WITHIN THE DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE WORK SHOWN. REVISIONS OR CORRECTIONS TO THE DRAWINGS MUST BE ACCEPTED AND APPROVED BY THE ENGINEER IN WRITING BEFORE THE AFFECTED WORK IS STARTED. FIELD CHANGES MADE WITHOUT WRITTEN CONSENT FROM THE ENGINEER WILL BE SUBJECT TO REJECTION AND REPLACEMENT IN ACCORDANCE TO THESE GENERAL SPECIFICATIONS.
11. REFER TO ARCHITECTURAL PLANS AND DETAILS BY AXIS ARCHITECTS.
12. FINAL LANDSCAPE PLAN BY OTHERS.
13. CERTIFICATE OF PLACEMENT REQUIRED FOR ALL STRUCTURES.
14. CONTRACTOR SHALL PREVENT TRACKING OF DIRT/MUD ONTO THE STREET.
15. REFER TO GEOTECHNICAL INVESTIGATION REPORT BY NELSON ENGINEERING.
16. INSTALL CONSTRUCTION FENCING AROUND PERIMETER OF PROPERTY WITH ACCESS GATE(S) IN ACCORDANCE WITH APPROVED CONSTRUCTION MANAGEMENT PLAN.
17. REFER TO CONSTRUCTION MANAGEMENT PLAN BY THE GENERAL CONTRACTOR FOR THE LOCATIONS OF MATERIAL AND EQUIPMENT STORAGE AND SOIL STOCKPILE LOCATIONS.
18. GENERAL CONTRACTOR TO SUBMIT A CONSTRUCTION-STAGING NARRATIVE TO TOJ ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
19. SITE DEVELOPMENT:
 - 19.1. ALLOWABLE = XXX-SQFT
 - 19.1.1. 70% IN FRONT 1/3 OF LOT = XXXX-SQFT
 - 19.2. PROPOSED = XXXX-SQFT > XXXX-SQFT
 - 19.2.1. IN FRONT 1/3 OF LOT = XXXX-SQFT > XXXX-SQFT
20. SCHEDULE OF LAND DISTURBING ACTIVITIES:
 - 20.1. EXCAVATE BUILDING FOUNDATION & INSTALL UTILITIES: XXXXXXXX
 - 20.2. CONSTRUCT BUILDING: XXXXXXXXX
 - 20.3. FINAL SITE LANDSCAPING AND STABILIZATION: XXXXXXXX
21. REFER TO SHEET CS FOR ROADWAY & PARKING DETAILS



Axis Architects

WE ARE MEMBERS OF A GROUP OF ARCHITECTS INCLUDING THE FOLLOWING: AND THE GENERAL ARCHITECTS FOR THIS PROJECT. WE ARE NOT RESPONSIBLE FOR THE DESIGN OF THE PROJECT. ONLY THE ARCHITECTS, ENGINEERS, OR OTHERS WHOSE NAMES ARE LISTED ON THESE PLANS ARE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. NO OTHERS ARE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. NO OTHERS ARE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. NO OTHERS ARE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

WEST PEARL AVE CONDOS
145 W PEARL AVE.
JACKSON, WY

No.	Date	Description

AXIS / DB / 2501
OWNER /
DATE / 09/01/2020
DRAWN /
CHECKED /

PROPOSED
CONDITIONS
SITE PLAN