

AGENDA
Design Review Committee
September 10, 2025 – REGULAR MEETING

5:30 PM

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, [click link](https://us02web.zoom.us/j/81425154237?pwd=qxs2aqoDRmpAYpZuqJqWpalhZ6Cu6D.1) or copy it to your browser:

<https://us02web.zoom.us/j/81425154237?pwd=qxs2aqoDRmpAYpZuqJqWpalhZ6Cu6D.1>

Or join at zoom.com with Webinar ID: 814 2515 4237 and Password: 83001

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.

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:	September 10, 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.

The previous review of this project took place on August 13, 2025, during which the DRC identified the following concerns with the proposed design:

- The mezzanines fronting Pearl Street did not meet the intended purpose or the definitions of mezzanines within the building code.
- The design did not adequately reflect western character or meet the goals of the Downtown Design Overlay (Area 2).
- The building appeared as a four-story structure, rather than presenting as a two-story structure as intended within this area.
- The use of aluminum “wood-like” paneling was discouraged, with a recommendation to replace it with natural, durable wood.

Recommendation

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

Project Change Summary

In response to previous comments, Applicant Statements and Staff Analysis have been provided below:

- Mezzanine:

Applicant Response

“The mezzanines have been modified so assure that the “sleeping areas” are oriented such that they directly open to the “open to below” two-story spaces. The “sleeping areas” have been shifted away from primary streets (Pearl Avenue and Glenwood Street) so that there is not a floor line that is expressed on the façade. The bedrooms on Level Three which face primary streets now have tall ceilings, to again eliminate any indication of a floor line on these facades.”

Staff Analysis

While the mezzanines fronting Pearl Street now meet the definition provided by the IBC (505), the revised design introduces large-volume bedrooms (next page in yellow) projecting toward Pearl Street. Staff are concerned that the height of these bedrooms appears to be driven primarily by the need to accommodate the mezzanine level. Could the design be modified to make these sections less prominent?

In discussions with the Building Department, the “sleeping area” notes identified on all mezzanines must be removed, though the spaces themselves remain compliant.



- Western Character
Applicant Response

"The design has been modified to include more regionally appropriate stone, called "Winterset," which is similar to that used on "Cloudveil." The canopies seen along both Pearl Avenue and Glenwood Street are now detailed with exposed structure and wood soffits, to add to the Western Character, especially from the pedestrian experience on the sidewalk. The massing of the building has also been modified to express less repetition along Glenwood Street so that the building has more individual character. Exposed steel lintels span above windows and as balcony fascia recalling traditional western building traditions. Stone, Wood, Steel, and Glazing create a harmonious western expression appropriate to the Town of Jackson."

Staff Analysis

Staff notes that the proposed design, particularly the materials, modern windows, and first- and second-story articulation, may not fully meet the western character design guidelines and requests that the DRC focus on this issue.



- Four-story Appearance:
Applicant Response

"Significant design changes have been made to address the appearance of the building and create a two-story expression, in keeping with District 2 Overlay requirements. The design has been changed to incorporate all aspects of Level Three set back from the face of the first two levels. This modification, in concert with the 60/40 step-back requirement, assures that the building presents as primarily a two-story expression. Design changes to the Mezzanine have been incorporated to keep all floor of the mezzanine

from engaging with the glazing at primary street frontage. This then presents as a taller third floor while the overall building still complies with the 42' above grade height limit. The design places an emphasis on the first two floors with a third floor, composed of different materials and stepped back from the face of the lower two floors."

Staff Analysis

Staff seeks guidance from the DRC on how the proposed building could be modified to more clearly present as a two-story structure, potentially further by setting back the third floor projections.

- Aluminum "wood like" siding:

Applicant Response

"The design has been modified to include only natural/authentic wood siding, called "Siparilla Grey," which is similar to the exterior wood siding on the "Arts District" building just a half a block away to the South on Glenwood Street. No "wood-look" metal siding is now included in the design. This natural/authentic wood will be utilized on the Alley side and the neighboring side of the building, while the primary facades combine the wood siding with the stone two-story base."

Staff Analysis

Staff has no comment. Material examples will be provided by the Applicant.

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 the revised 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 34,976 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 at the beginning.

Pierre Langue, Principal
Axis Architects, LLC



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)

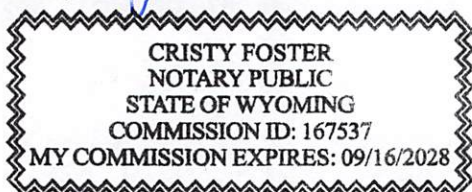
) SS.

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 architects modified the building design after the Design Review Meeting. The project is located within Area 2 of the Downtown Design Overlay and has been thoughtfully redesigned to reflect the western character and overall community identity of the Town of Jackson. To comply with the DC-2 design standards, the architects emphasized the two-story volume at the base of the building by making a clear change of material as well as a strong step-back above the second floor. 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 emphasizes the two-story base of the building to create an appropriate scale and strong visual connection with pedestrians. It incorporates a deliberate western expression by juxtaposing natural stone and wood elements with a rhythmic composition of smaller volumes to "break down" the main facades of the building into smaller elements. This thoughtful design 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 design with a subtle modern flair. The transparency of glass and sleek finish of metal offer a contemporary counterpoint to the timeless character of stone and wood siding, reinforcing a cohesive and dynamic expression across the building's exterior.

- Streetscape:

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 strong horizontal composition, in line with the DC-2 design requirements. 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 setback 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	9'-0"	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

DRC



WEST PEARL AVENUE CONDOS - COVER





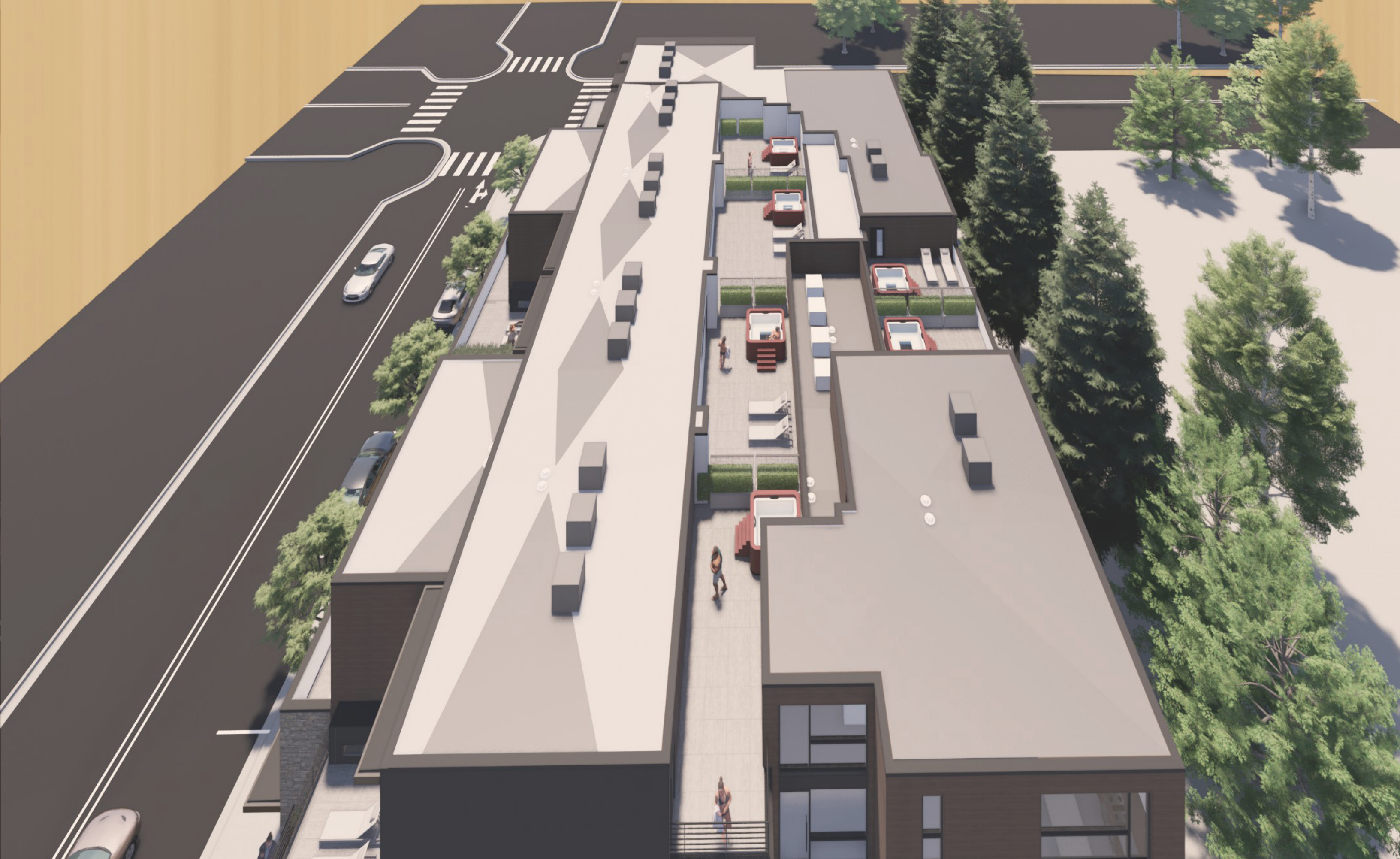
WEST PEARL AVENUE CONDOS - PERSPECTIVE - NORTH EAST





WEST PEARL AVENUE CONDOS - PERSPECTIVE - SOUTH WEST





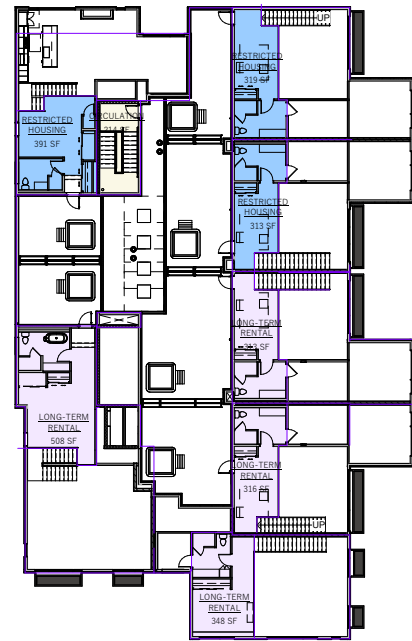
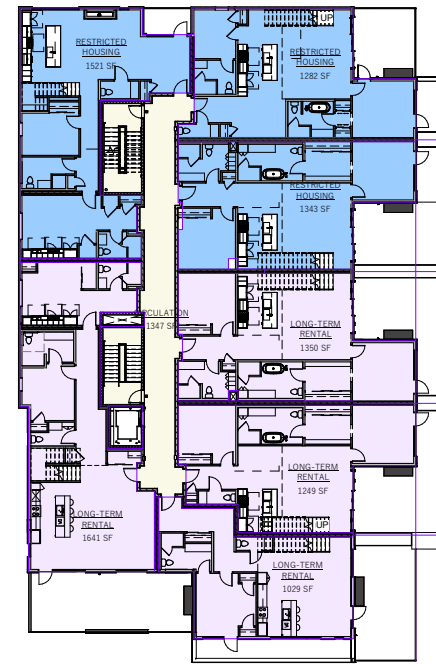


WEST PEARL AVENUE CONDOS - RENDERINGS

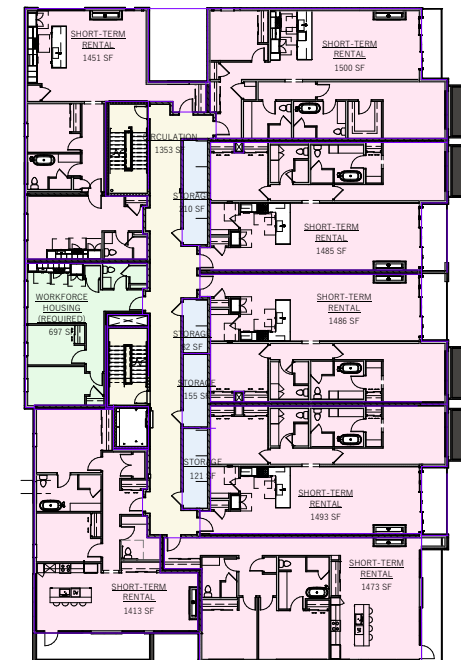
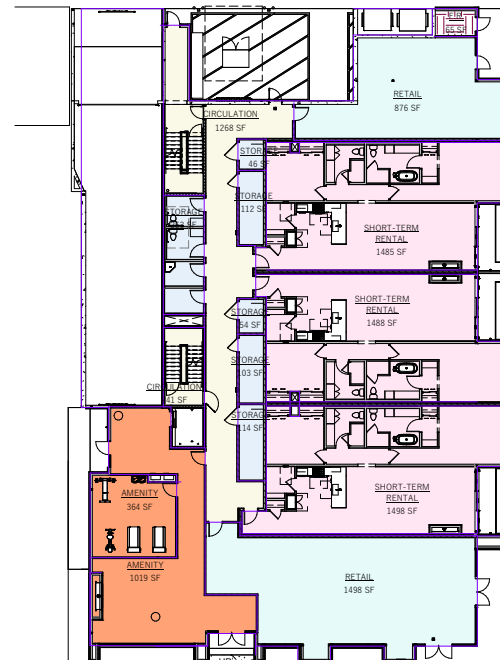
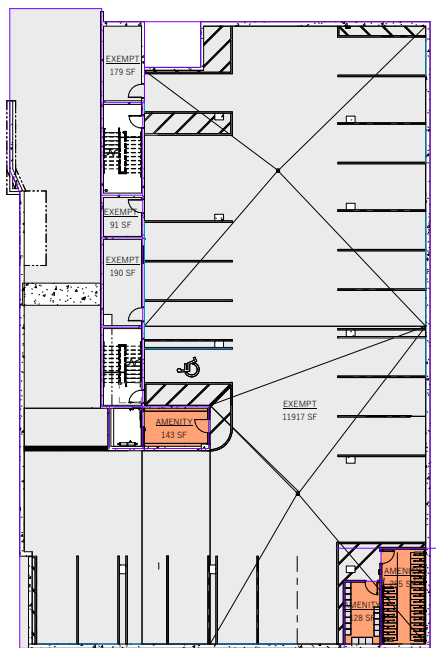








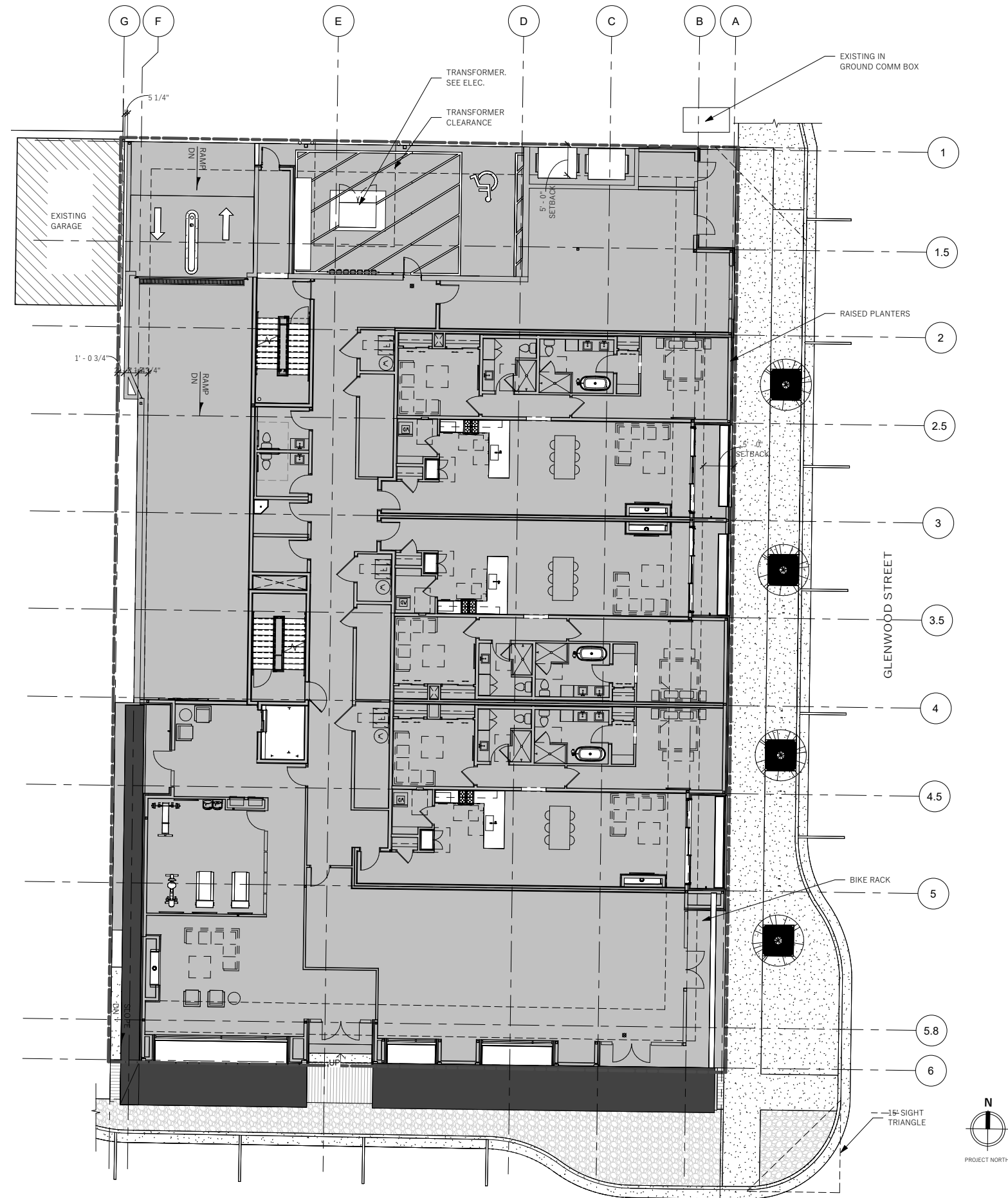
-  CIRCULATION
-  AMENITY
-  EXEMPT
-  STORAGE
-  F.R.
-  RETAIL
-  LONG-TERM RENTAL
-  RESTRICTED HOUSING
-  SHORT-TERM RENTAL
-  WORKFORCE HOUSING (REQUIRED)



AREA BREAKDOWN		
<u>ALLOWED FAR</u>		
MAX SQUARE FOOTAGE ALLOWED:	(PER ZONING ORDINANCE 2.2.15.B.2)	40,000 SF
<i>NOTE: TO SKIP SKECH PLAN REVIEW PER SECTION 2.2.15.B.10 BUILDING MAX SQUARE FOOTAGE SHOULD NOT EXCEED</i>		
		39,000 SF
LOT AREA:	14,976 SF, 0.344 ACRE	
ALLOWED AREA PER FAR:	(PER ZONING ORDINANCE 2.2.15)	
	LOT AREA x 1.3	
	= 14,976 SF x 1.3	19,469 SF
RESTRICTED HOUSING ALLOWED:		6,510 SF
ALLOWED 2:1 BONUS:	(PER ZONING ORDINANCE 7.8.4)	
	RESTRICTED HOUSING PROVIDED * 2	
	= 6,510 SF * 2	13,020 SF
TOTAL ALLOWED FAR:		38,999 SF
<u>PROVIDED FAR</u>		
ALLOWED AREA PER FAR:		19,469 SF
RESTRICTED HOUSING PROVIDED:		5,169 SF
2:1 BONUS PROVIDED:		10,338 SF
TOTAL AREA ABOVE GRADE:		34,976 SF*
*SEE AREA BREAKDOWN		
DIV. 7.8.4. WORKFORCE HOUSING (DEED RESTRICTED) - EXEMPT		697 SF

AREA BREAKDOWN		
4,458 SF		CIRCULATION
1,383 SF		AMENITY (ABOVE GRADE)
2,374 SF		RETAIL
6,754 SF		LONG-TERM RENTAL 2:1 BONUS
5,169 SF		RESTRICTED HOUSING
14,773 SF		SHORT-TERM RENTAL
65 SF		F.R. (FIRE RISER)
34,976 SF	TOTAL AREA ABOVE GRADE	
526 SF		EXEMPT - AMENITY (BELOW GRADE)
12,377 SF		EXEMPT - BELOW GRADE PARKING (PER ZONING ORDINANCE 2.2.15.E.4 & 5)
1,249 SF		EXEMPT - STORAGE
697 SF		WORKFORCE HOUSING REQUIRED (DEED RESTRICTED)
14,849 SF	TOTAL EXEMPT AREA	
49,825 SF	GRAND TOTAL AREA (INCLUDING PARKING GARAGE)	

HOUSING REQUIREMENTS & BREAKDOWN		
EXISTING WORKFORCE HOUSING CREDIT:		2.853
REQUIRED AFFORDABLE HOUSING: (2.853 - 2.393)		-0.460
(1) 2 BEDROOM UNIT TYPE PROVIDED.		
SHORT-TERM RENTAL UNITS		
1 BEDROOM + DEN	6	
2 BEDROOM	4	
LONG-TERM RENTAL UNITS		
1 BEDROOM + LIVING SPACE	1	
1 BEDROOM + DEN	2	
2 BEDROOM + LIVING SPACE	1	
RESTRICTED HOUSING (DEED RESTRICTED)		
2 BEDROOM	1	
RESTRICTED HOUSING UNITS		
2 BEDROOM + LIVING SPACE	2	
1 BEDROOM + DEN	1	
TOTAL # OF UNITS:	18	



LINETYPE LEGEND	
	PROPERTY LINE
	SITE SETBACK/EASEMENT LINES
	SITE FEATURES
	ROOF FEATURES
	MAJOR EXISTING TOPOGRAPHY
	MINOR EXISTING TOPOGRAPHY
	MAJOR PROPOSED TOPOGRAPHY
	MINOR PROPOSED TOPOGRAPHY

ZONING INFO	
PARCEL #:22-41-16-33-1-02-008 & 22-41-16-31-1-02-007	
ZONING DISTRICT: DOWNTOWN CORE-2 (DC-2)	
OVERLAY DISTRICT:	
MAX. HEIGHT:	N/A
MAXIMUM STREET FAÇADE WIDTH:	42'
MAXIMUM COMBINED STREET FAÇADE (CORNER LOT):	200'
MAXIMUM COMBINED STREET FAÇADE (CORNER LOT):	300'
SETBACKS:	
PRIMARY STREET:	0-5'
SECONDARY STREET:	0-5'
SIDE INTERIOR:	0-5'
REAR:	0-5'
PARKING (STRUCTURED):	0'
STORIES (MAX):	
BUILDING STEPBACK:	3
3 RD STORY:	20'
MAXIMUM BUILDING SIZE:	40,000 SF
FAR AREA BREAKDOWN:	SEE SHEET GI120
BICYCLE PARKING:	SEE SHEET A100
VEHICLE PARKING:	SEE SHEET A100

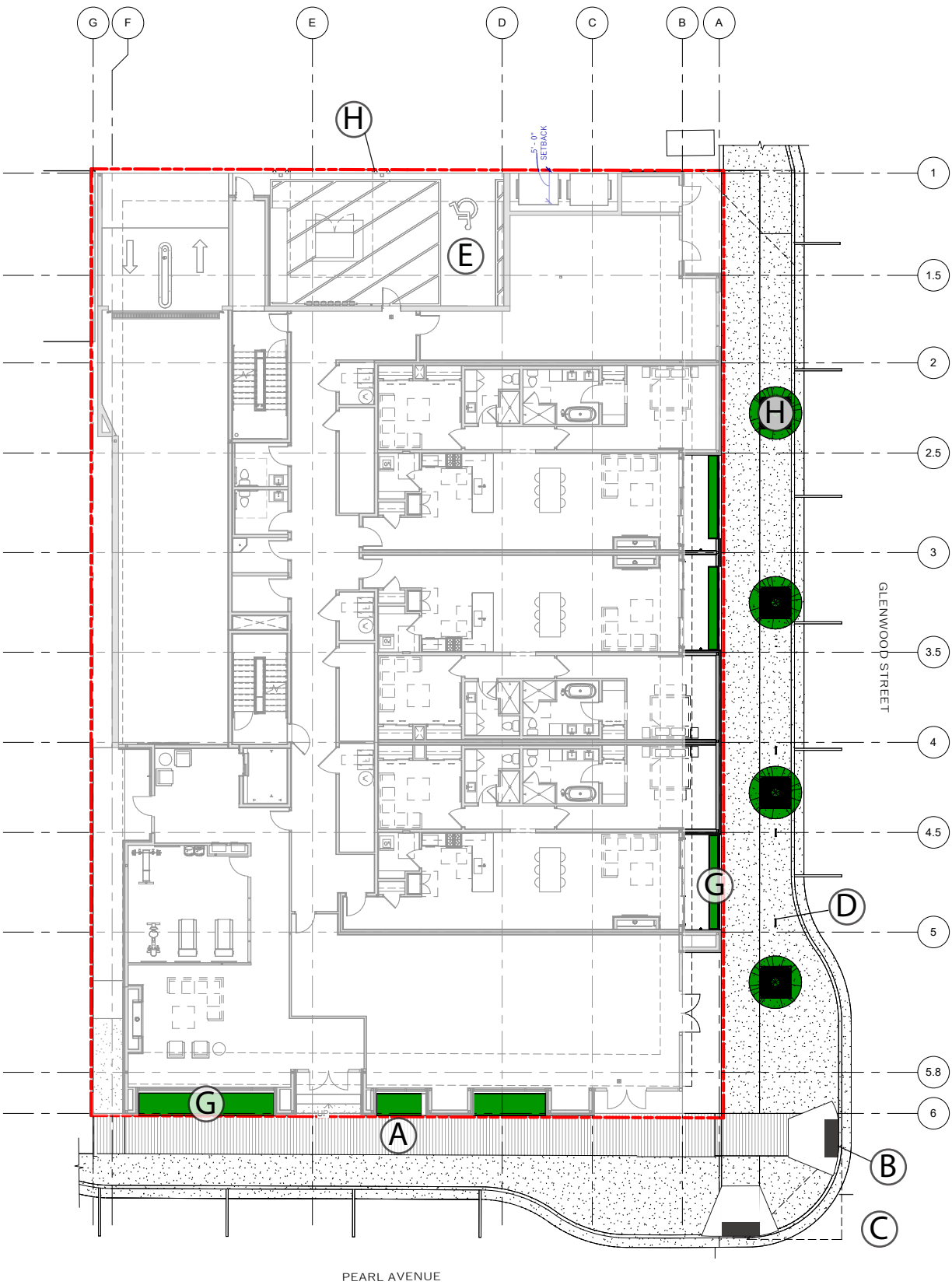


GLENWOOD STREET ELEVATION



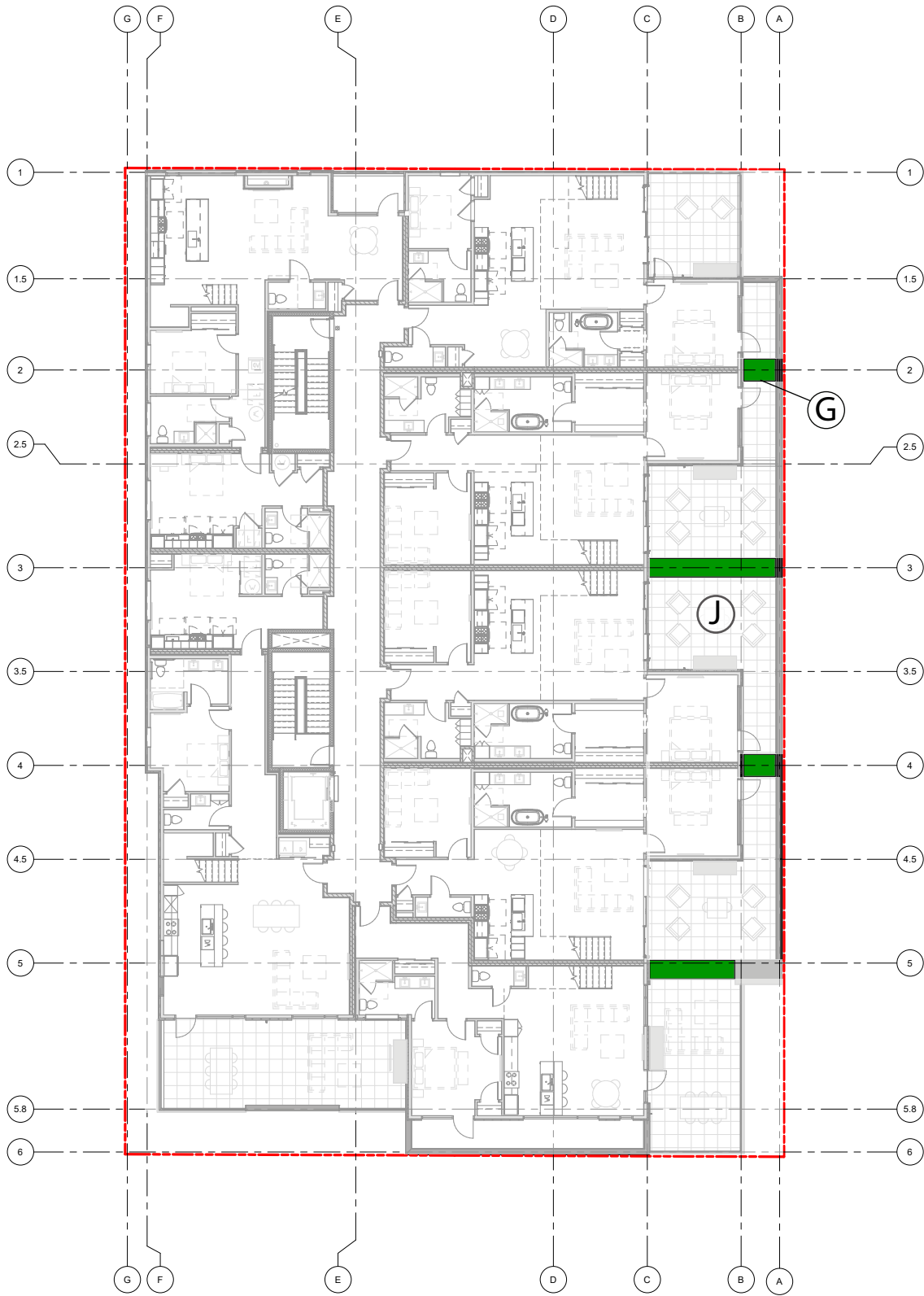
WEST PEARL AVE STREET ELEVATION

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

LEVEL 3 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

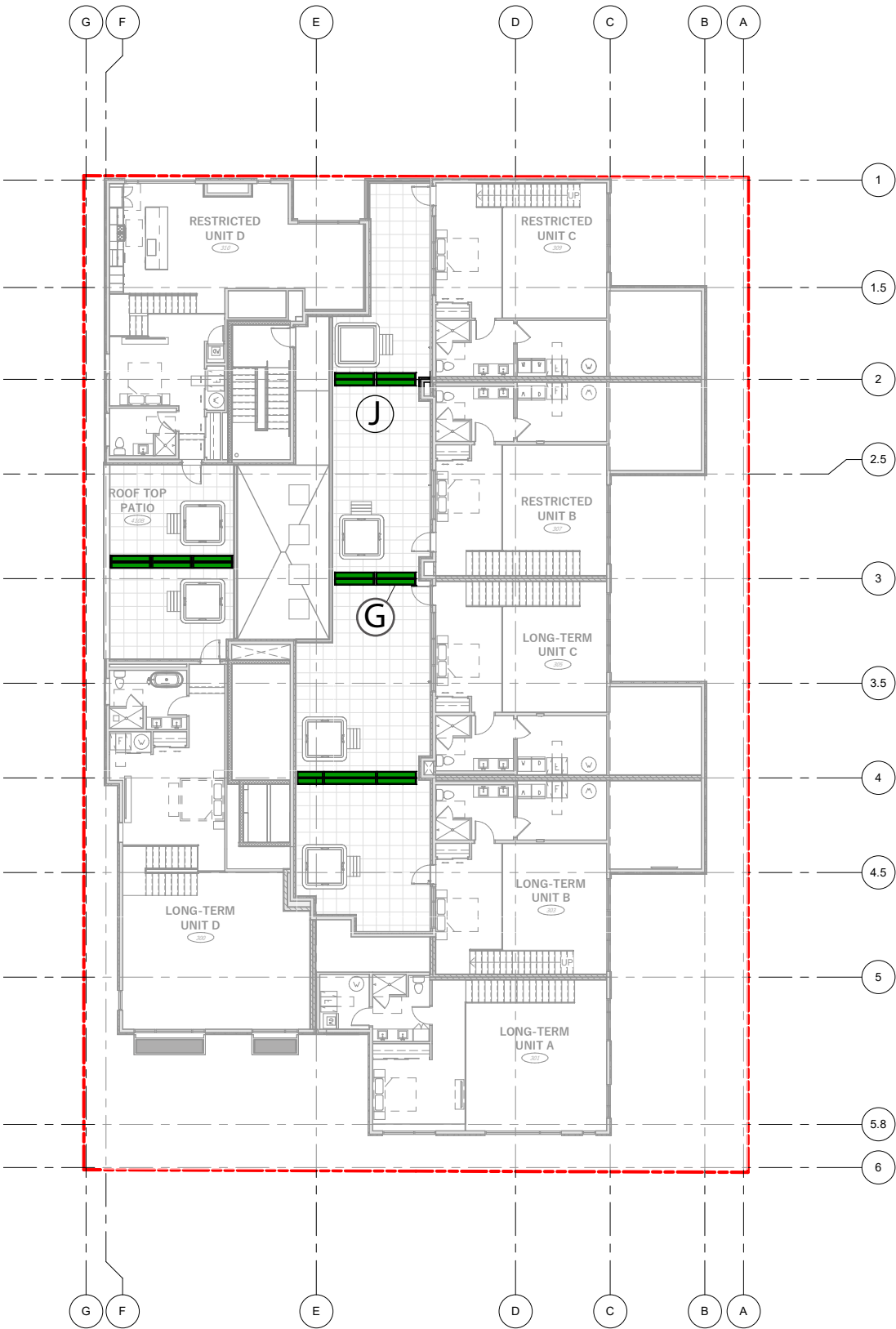
(H)

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

Ⓖ

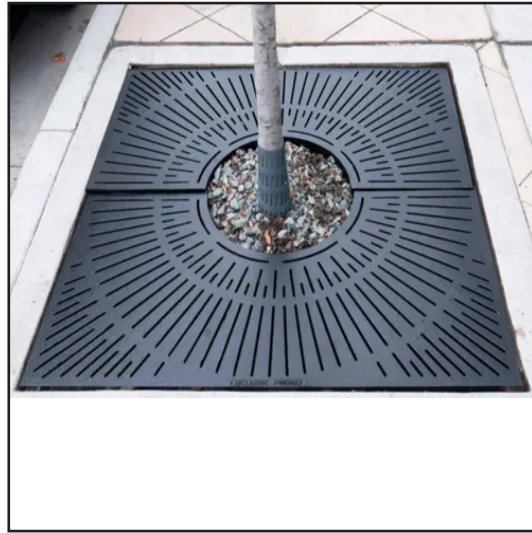
PLANTER BOXES

Ⓗ

PAVER GRATE WITH TREE

Ⓙ

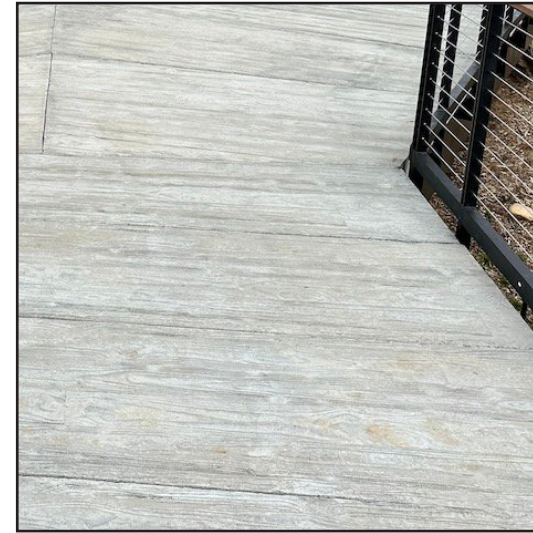
PEDESTAL PAVERS



TREE GRATE
5' X 5'



PLANTER WITH GREEN SCREEN



PEDESTRIAN WALKWAY
CONCRETE



DETECTABLE WARNING PLATE



BIKE RACKS



PLANTER
METAL



BOTANICAL NAME: *OSTEOSPERMUM BARBERIAE*
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'

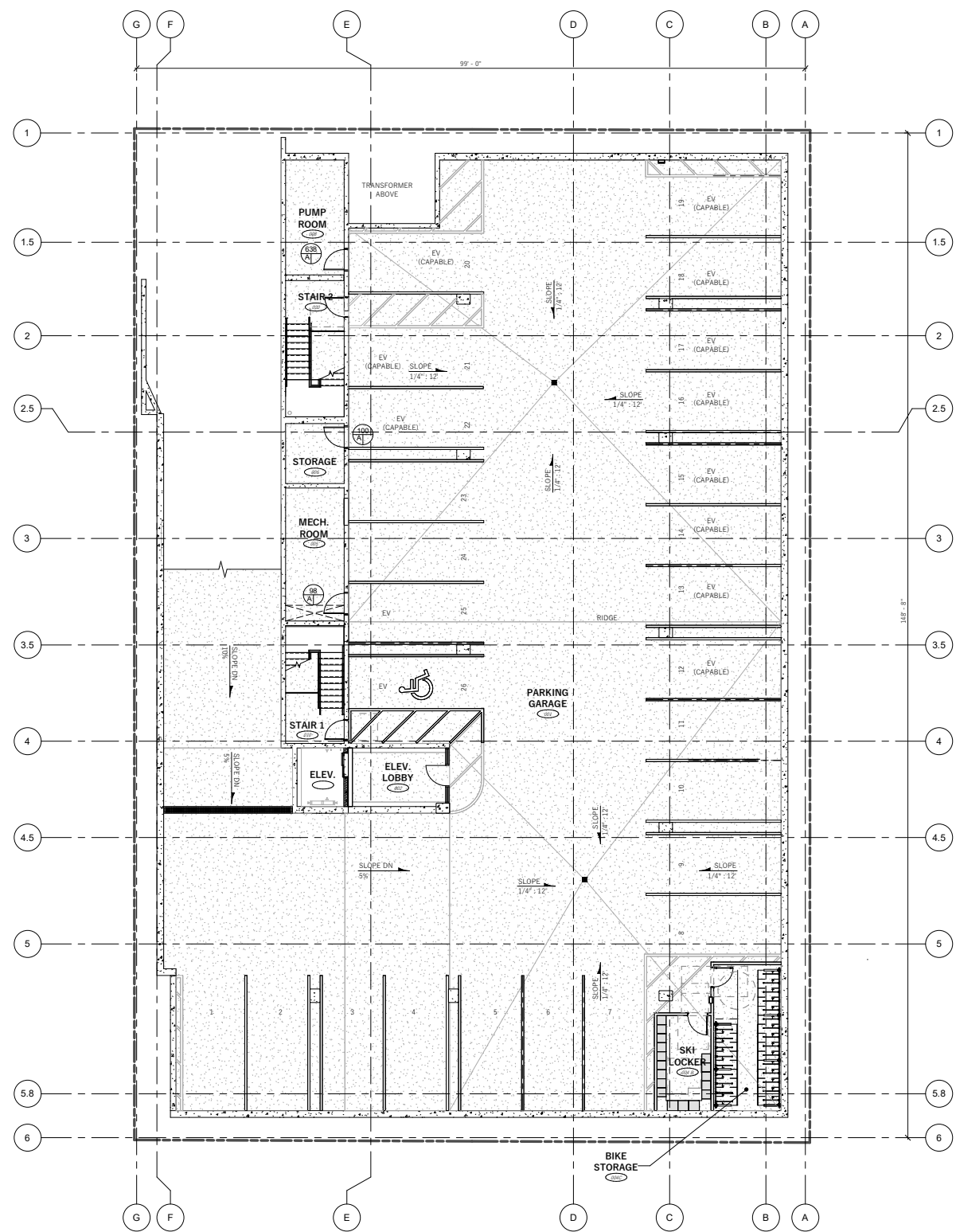


BOTANICAL NAME: *LINUM LEWISII*
 COMMON NAME: *WILD BLUE FLAX*
 HEIGHT: 1-2'
 SPREAD: 12-18"



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

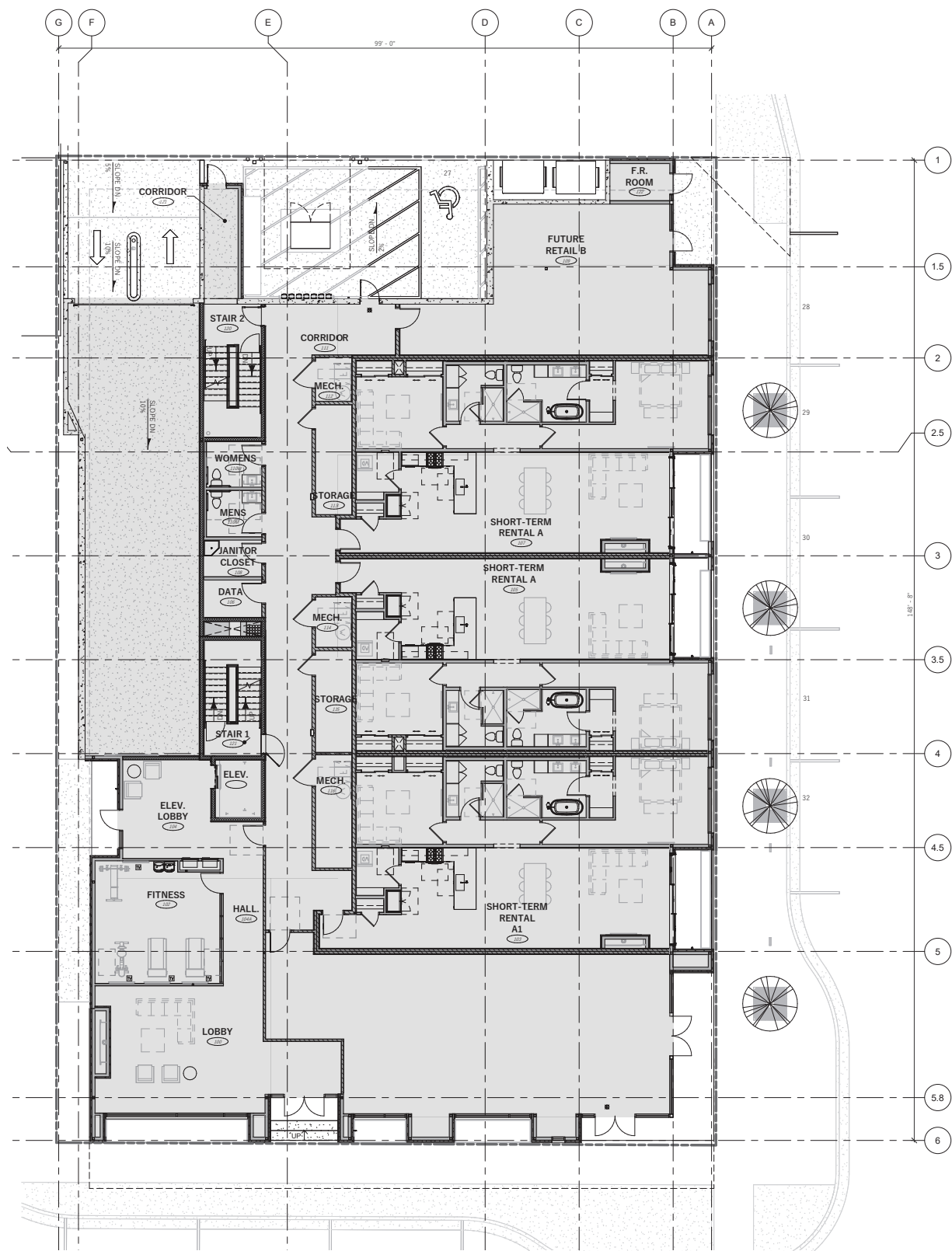
GARAGE LEVEL



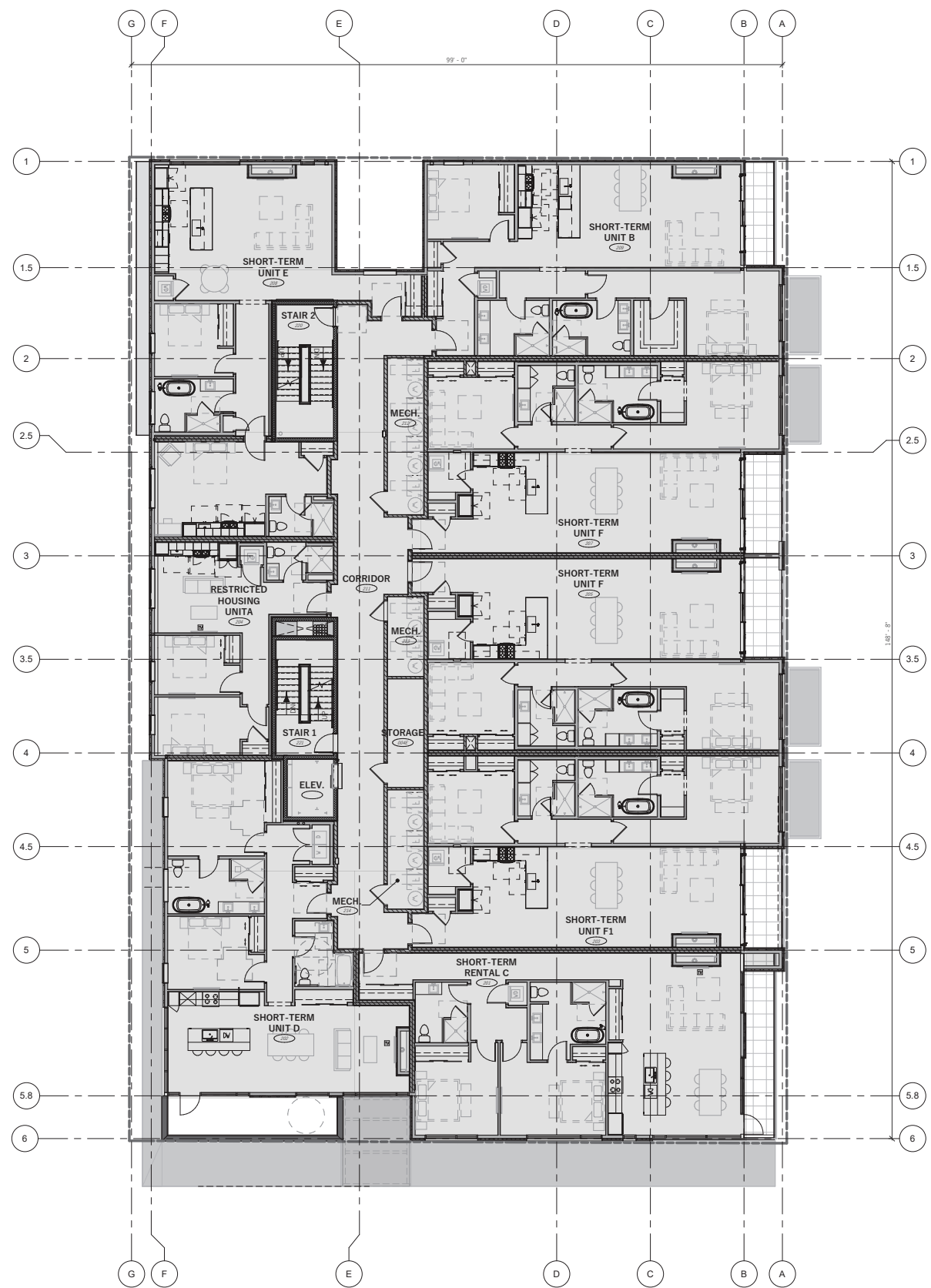
PARKING CALCULATIONS

PARKING STALLS PROVIDED:				BIKE PARKING REQUIRED:			
REQUIRED:				RESIDENTIAL:	0.75 / BED	28.5	
RETAIL:	2.25/1000 SF	6.15 STALLS		RETAIL:	1 / 1100 SF	2.3	
RESIDENTIAL:				SHORT-TERM (10%):	2		
2+ BED (1.5/DU)		27 STALLS		LONG-TERM (30%):	1		
TOTAL		~ 34 STALLS		TOTAL:		~ 31	
EV STALLS REQUIRED				PROVIDED:			
5% INSTALLED		2 STALLS		GARAGE LEVEL:		24	
30% CAPABLE		11 STALLS		GROUND LEVEL:		08	
PROVIDED:				TOTAL:		32 BIKE PARKING PROVIDED	
8 PARALLEL STALLS				SKI LOCKERS			
1 ADA VAN PARKING				PROVIDED:		17	
28 STALLS @ GARAGE							
2 EV STALLS							
1 ADA PARKING							
TOTAL:		35 PARKING STALLS PROVIDED					

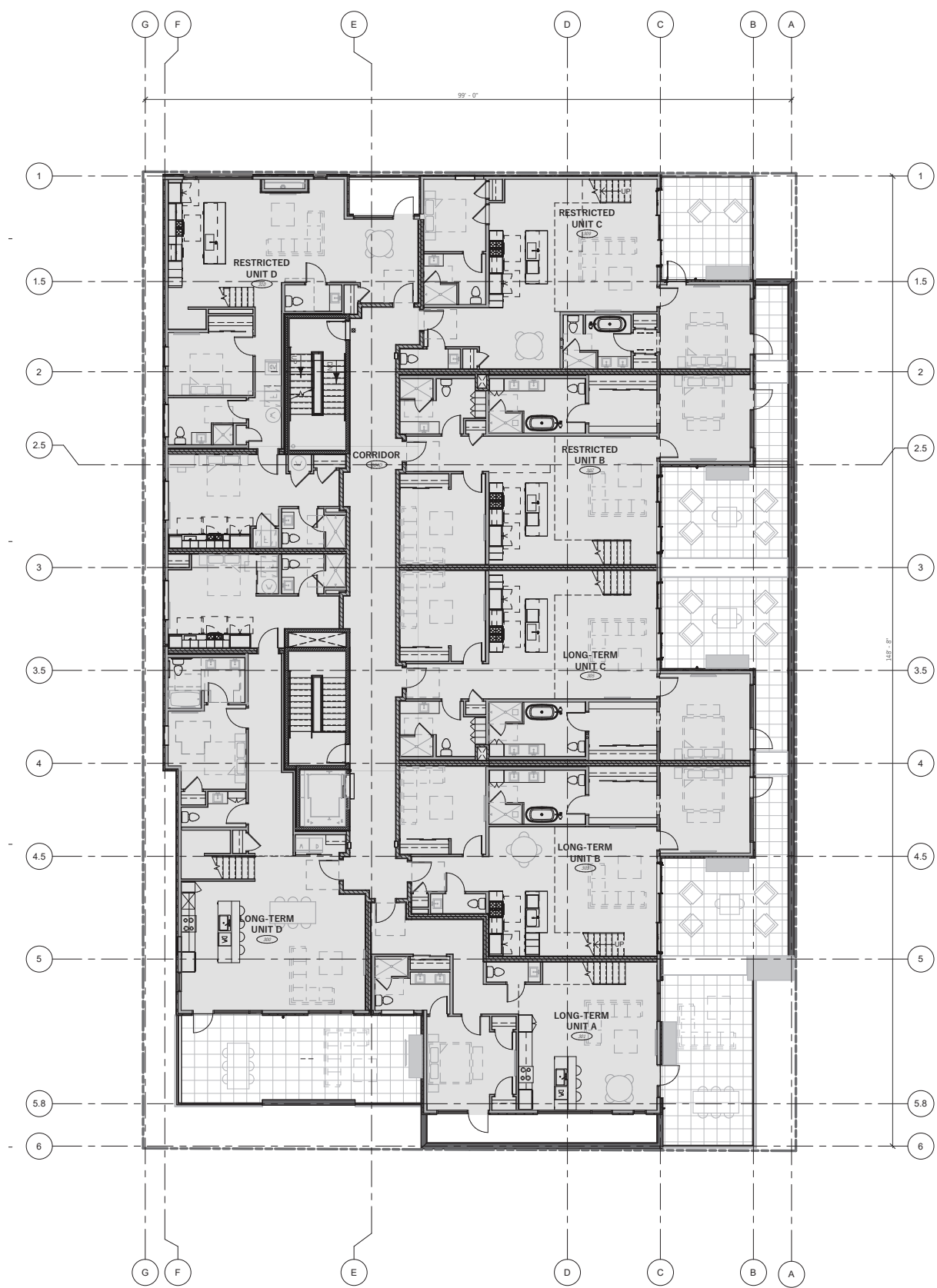
FIRST LEVEL



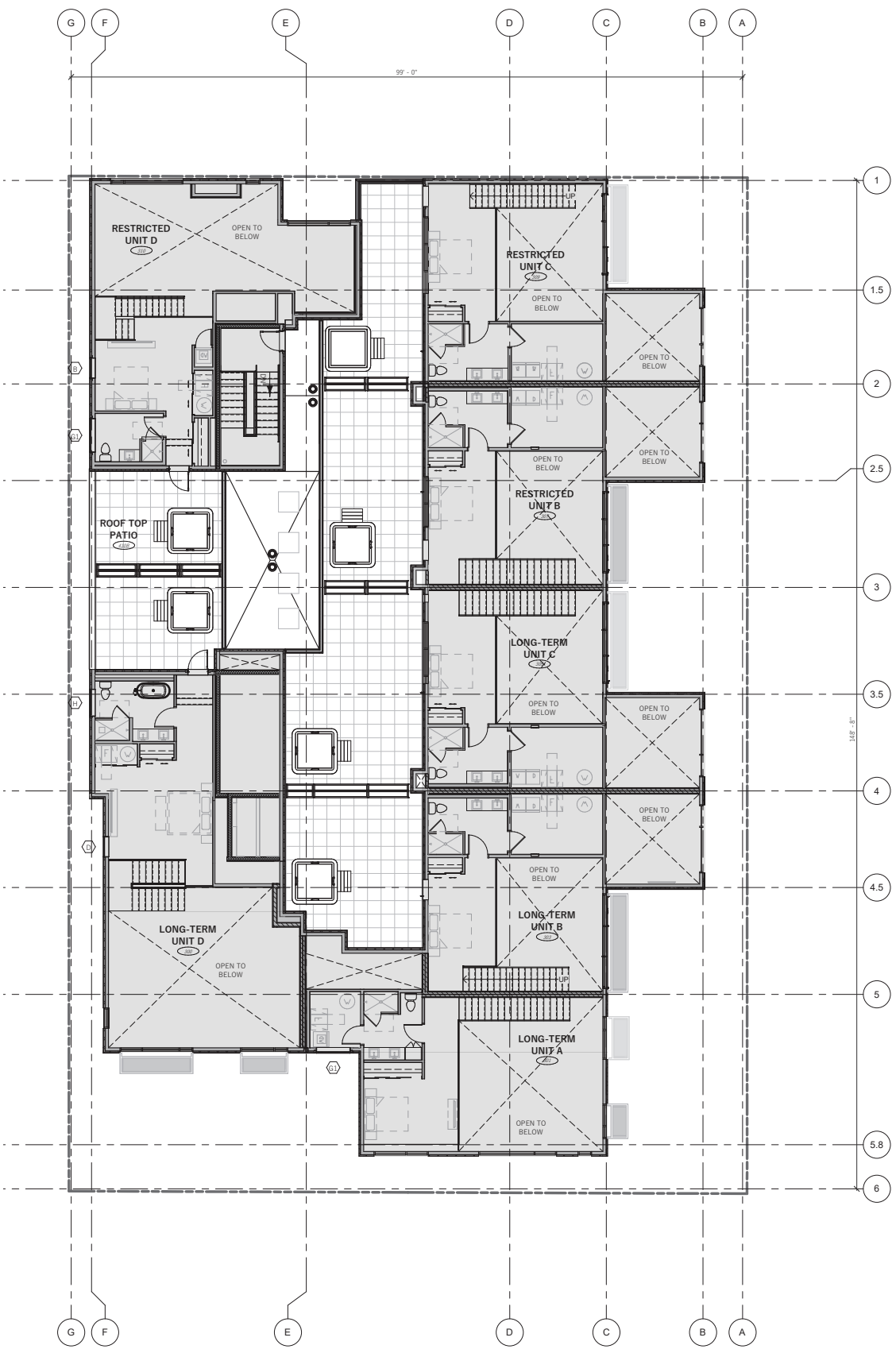
SECOND LEVEL



THIRD LEVEL



MEZZANINE LEVEL





ELEVATION COLOR LEGEND

HORIZONTAL WOOD SIDING

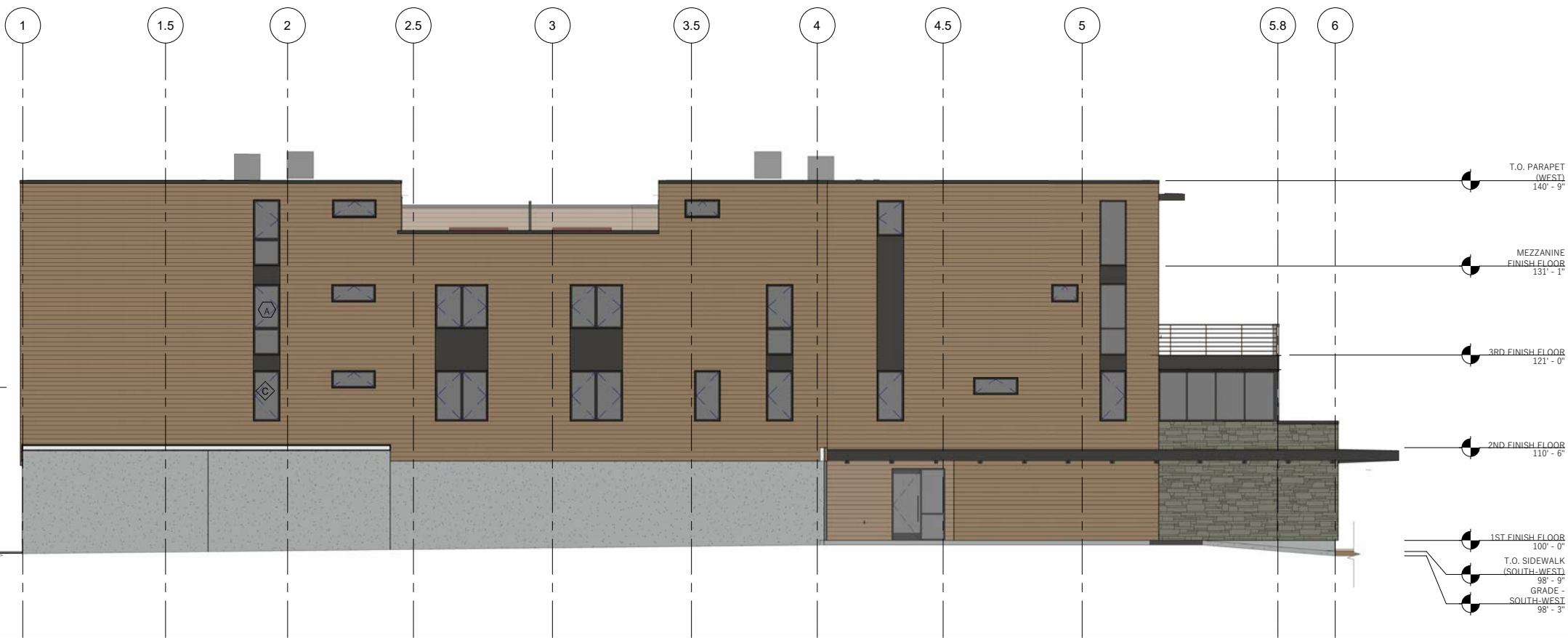
CEMENTITIUS STUCCO

THIN STONE VENEER

BRAKE METAL TO MATCH WINDOW MULLIONS

ARCHITECTURAL CONCRETE

EAST ELEVATION



EXTERIOR FINISHES

AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21)
25% OF THE EXTERIOR FACADE CAN BE METAL.

EAST FACADE

OVERALL AREA: 6,168 SF
ALLOWED METAL: 1,542 SF
PROVIDED METAL: 1,369 SF

SOUTH FACADE

OVERALL AREA: 3,869 SF
ALLOWED METAL: 967 SF
PROVIDED METAL: 844 SF

WEST ELEVATION



ELEVATION COLOR LEGEND	
	HORIZONTAL WOOD SIDING
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRASS METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE

SOUTH ELEVATION

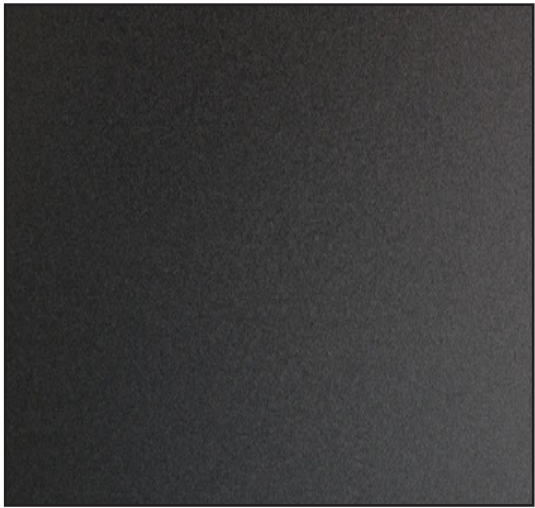


EXTERIOR FINISHES	
AS PER JACKSON'S TOWN DESIGN GUIDELINES, AREA 2 DESIGN 1.27 (PAGE 21) 25% OF THE EXTERIOR FACADE CAN BE METAL.	
EAST FACADE	
OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF
SOUTH FACADE	
OVERALL AREA:	3,869 SF
ALLOWED METAL:	967 SF
PROVIDED METAL:	844 SF

NORTH ELEVATION



STAINED CEDAR
WOOD SIDING



BRAKE METAL & ALUMINUM WINDOWS



NATURAL STONE



FIG. 1: SOUTH ELEVATION

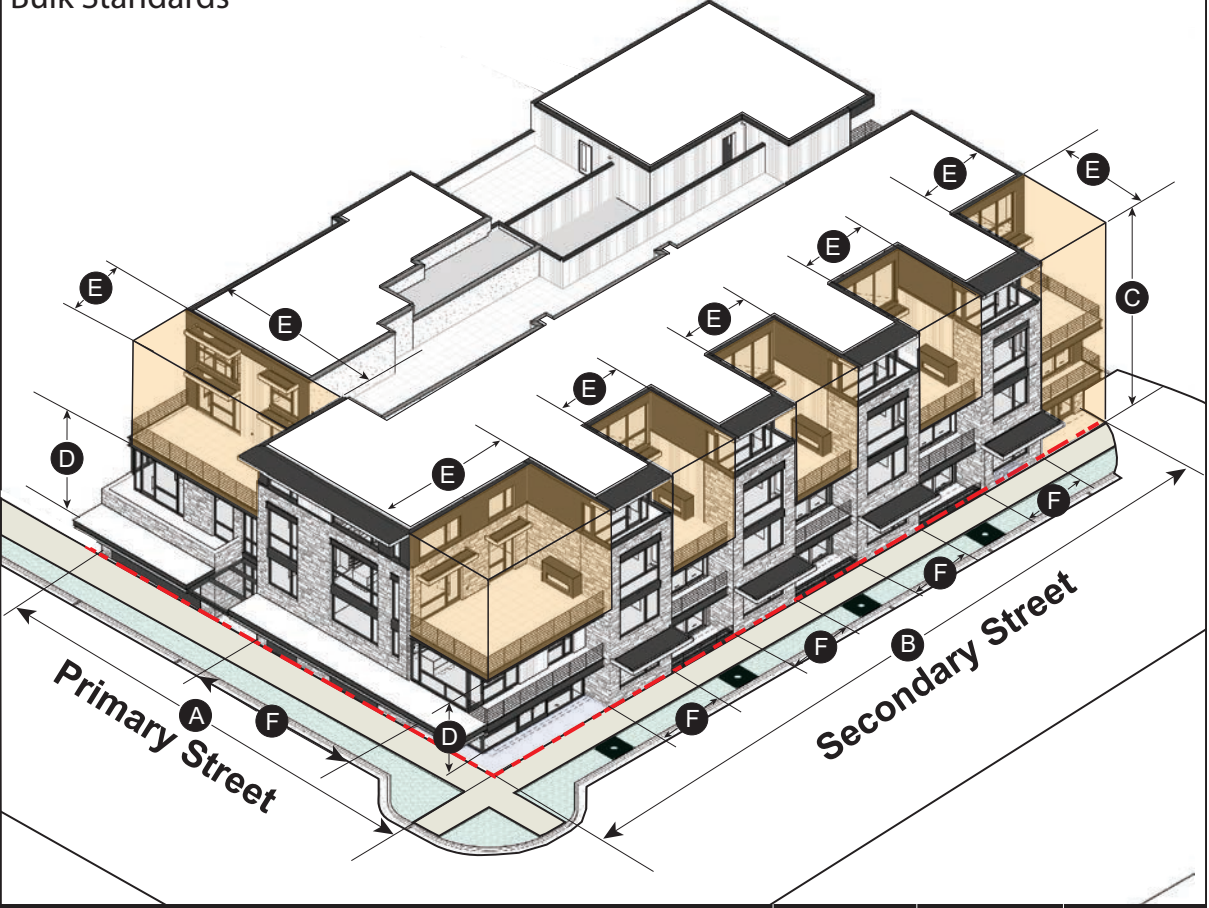


GRAY STUCCO
LOCATED AT ROOFTOP PATIOS



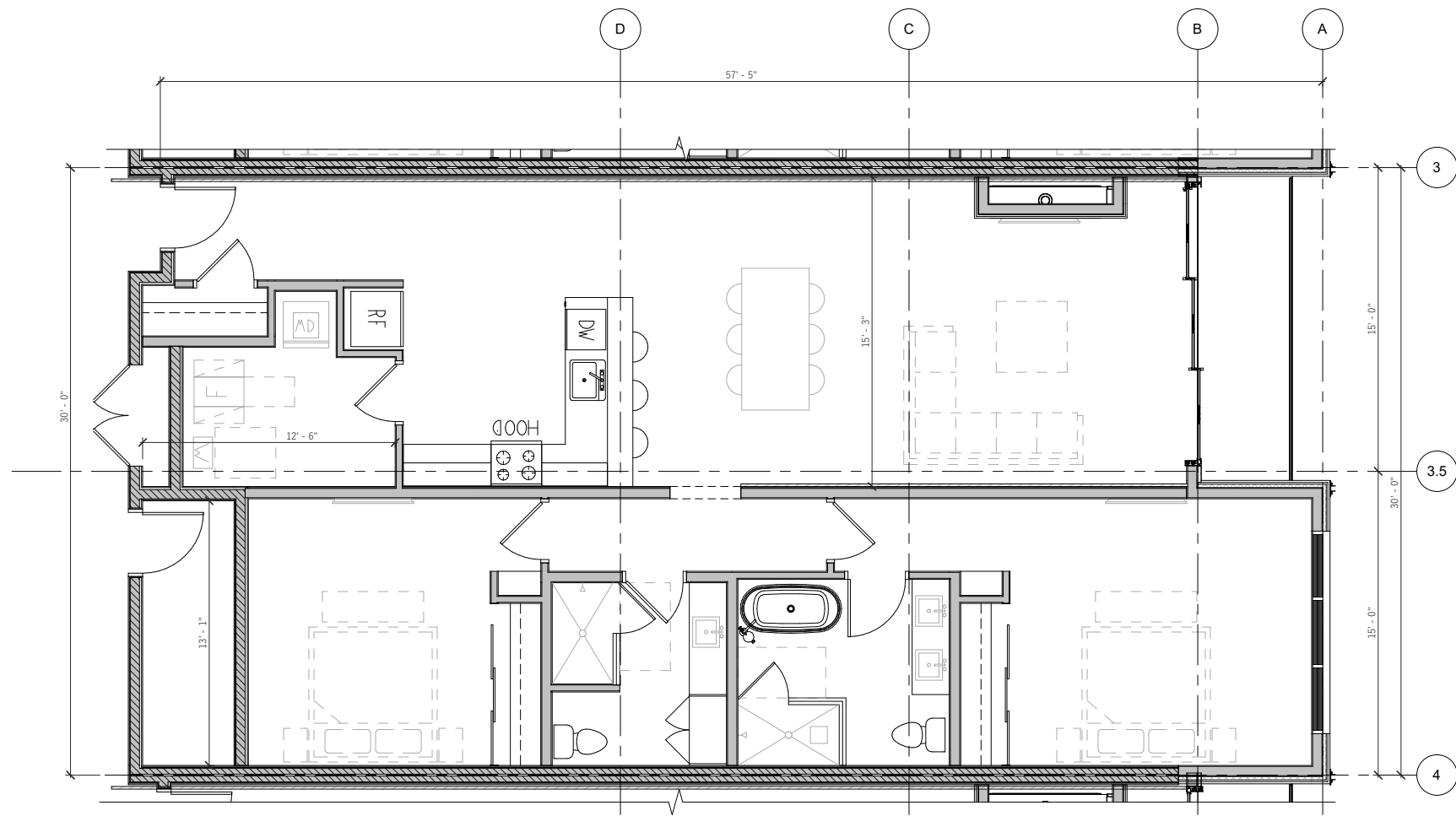
"WOOD-LOOK" METAL SIDING

Bulk Standards

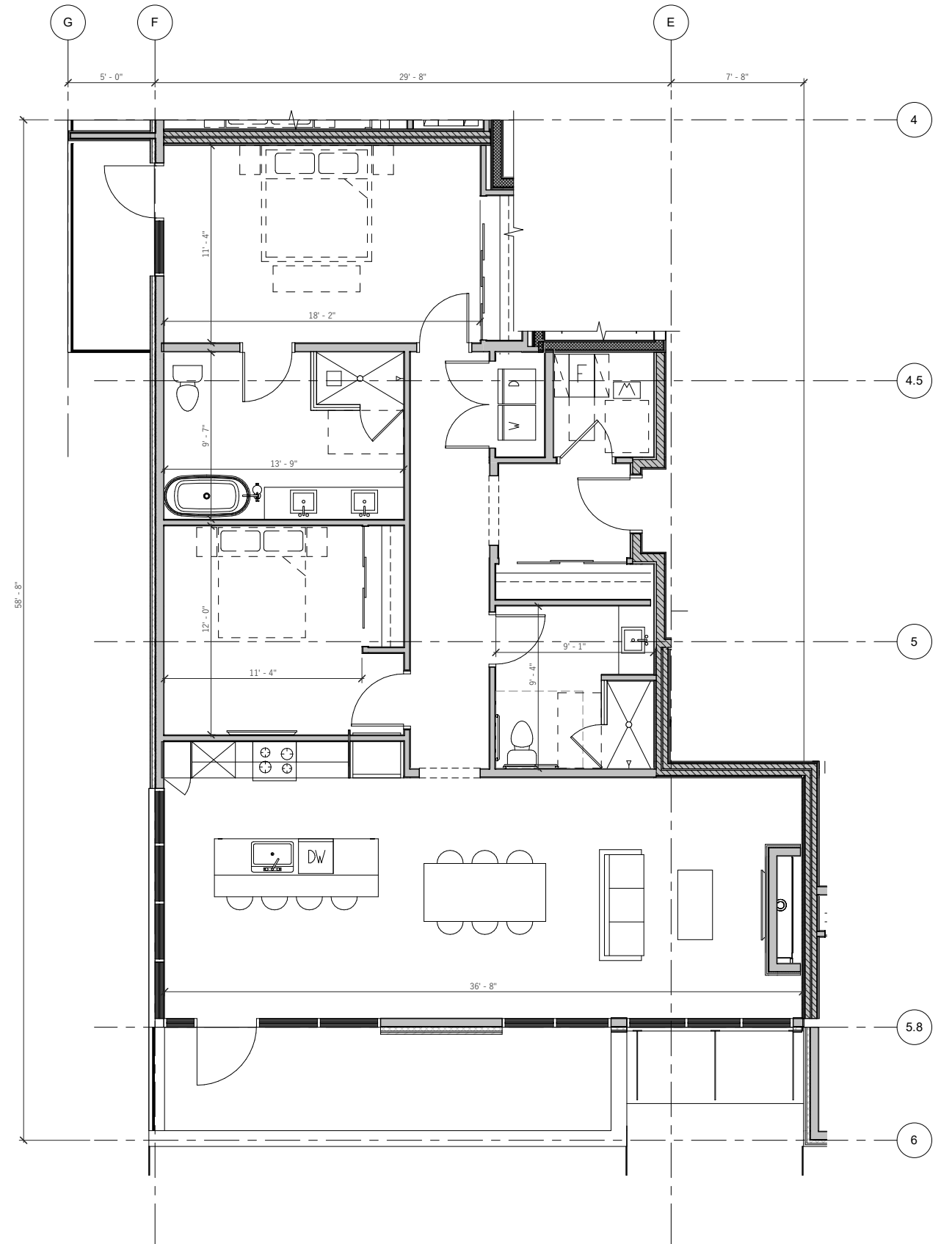


Street Facade (Section 9.4.11.)	Required	Provided	Symbol
Width of ground & 2nd story in Primary Street setback range % of Lot Width (Min)	80%	97%	A
Width of ground & 2nd story in Secondary Street setback range % of Lot Width (Min)	40%	90.3%	B
Maximum street facade width	200'	149' - 4"	B
Maximum combined street width (Corner lot)	300'	248' - 8"	A B
Building Height (Section 9.4.9.)			
Height (Max) Roof Pitch < 5/12	42'	42'	C
Stories (Max)	3	3	C
Height (Min) in any street setback range	16'	21' - 6"	D
Building Stepback (Section 9.4.12.)			
Stepback for any 3rd Story for any street facade over 30'	20'	20'	E
Encroachment in Stepback (Max % of overall facade width)	40%	39.8%	F

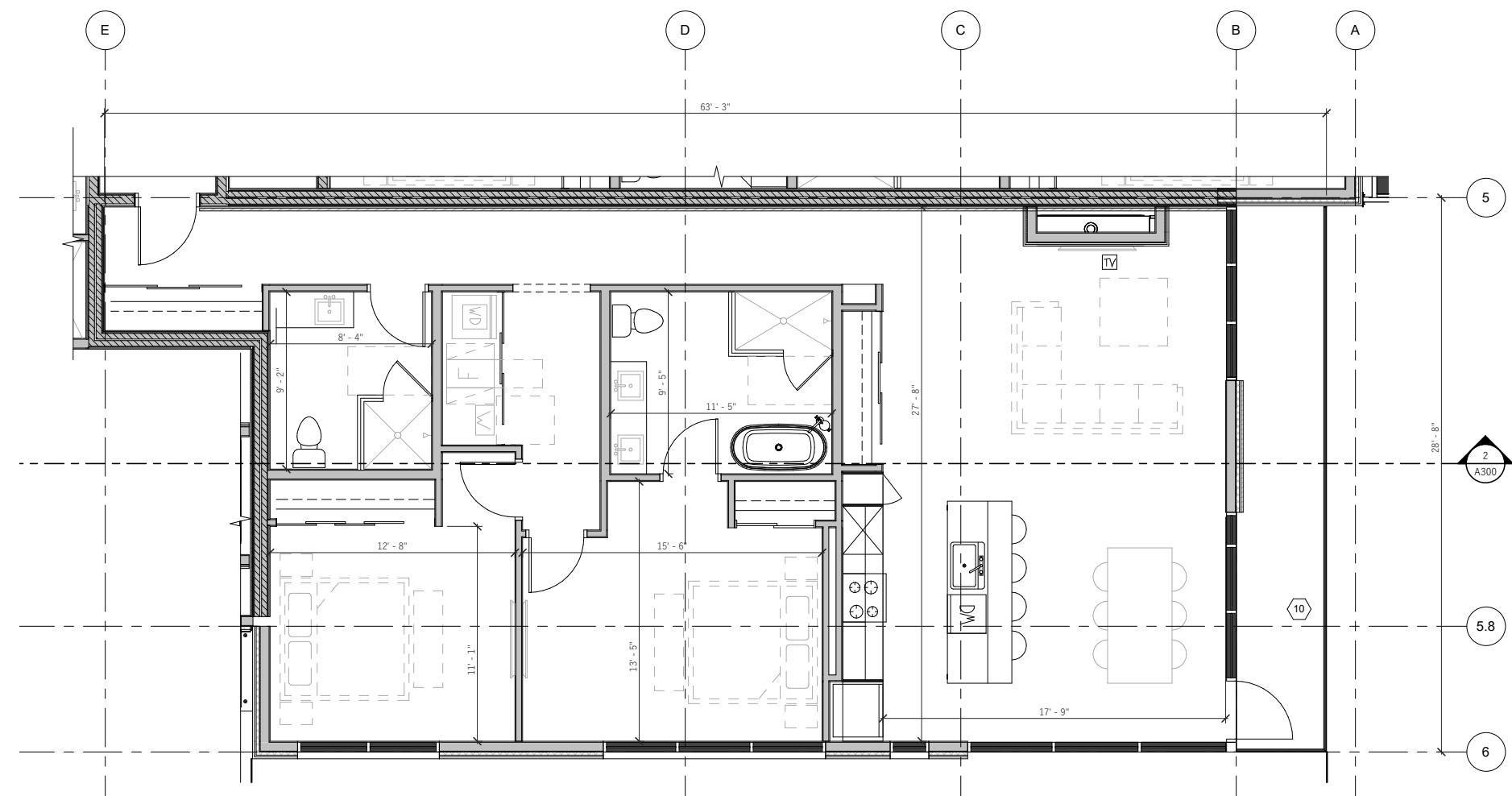




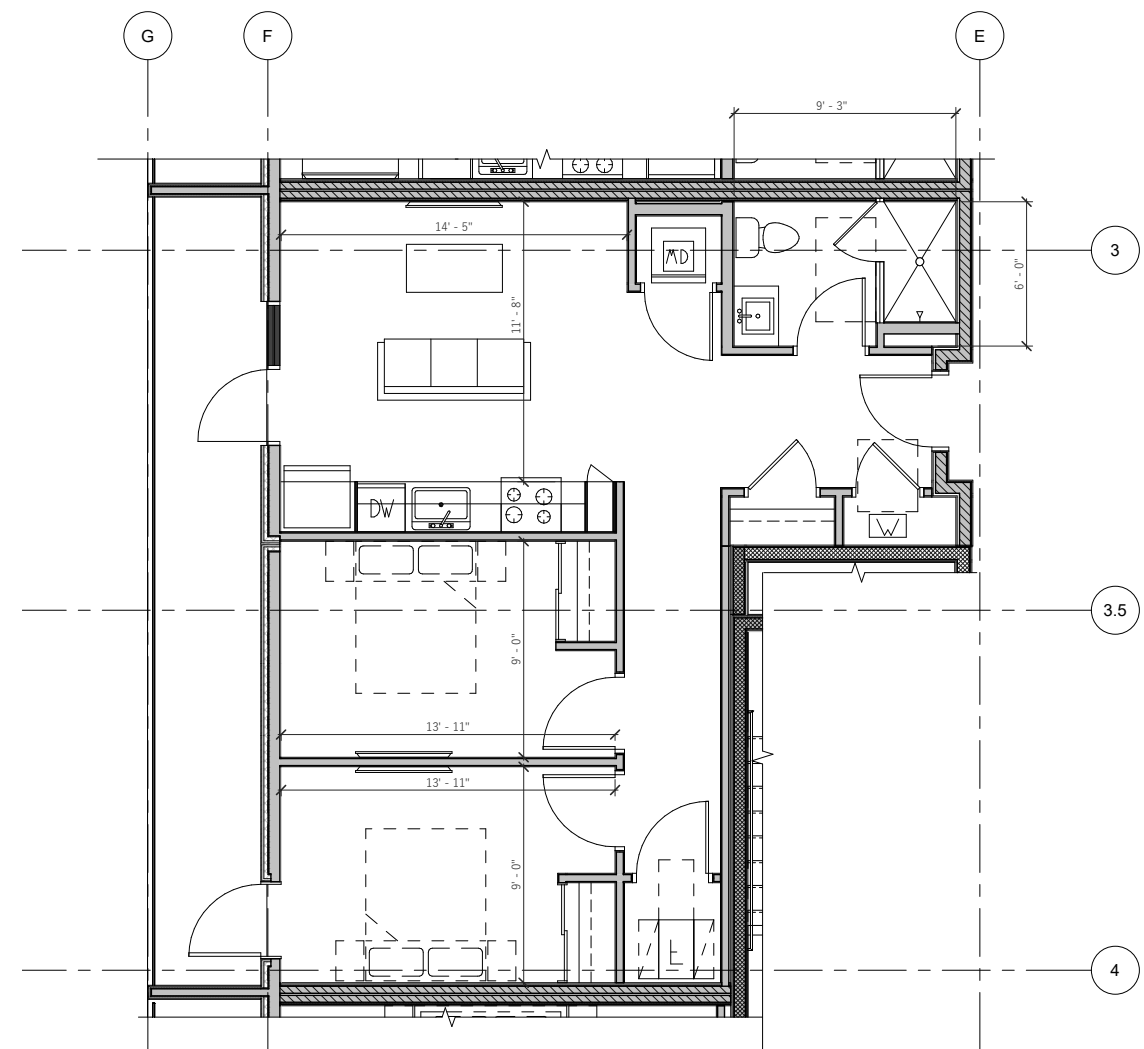
1 UNIT FLOOR PLAN - 203,205,207
1/4" = 1'-0"



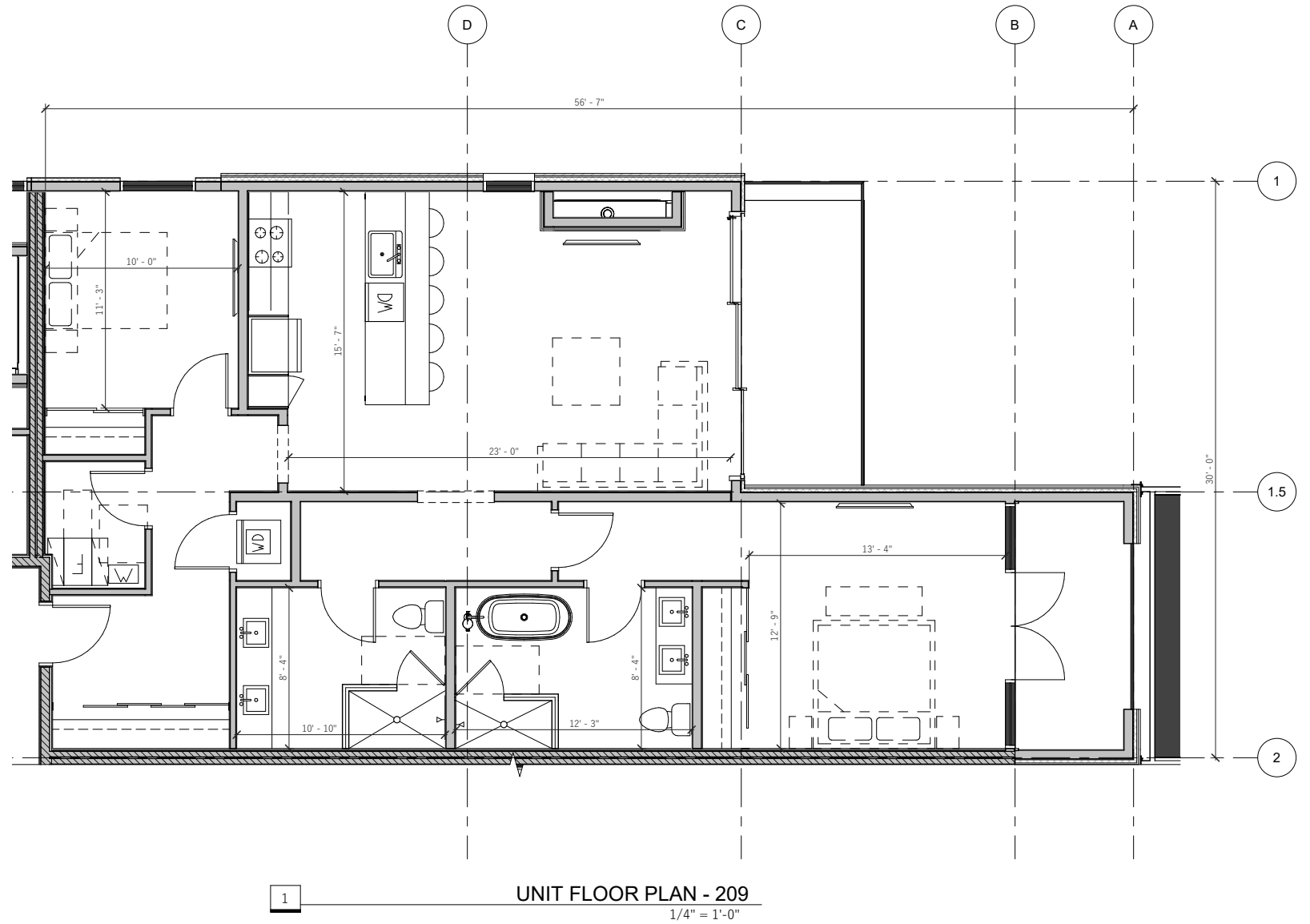
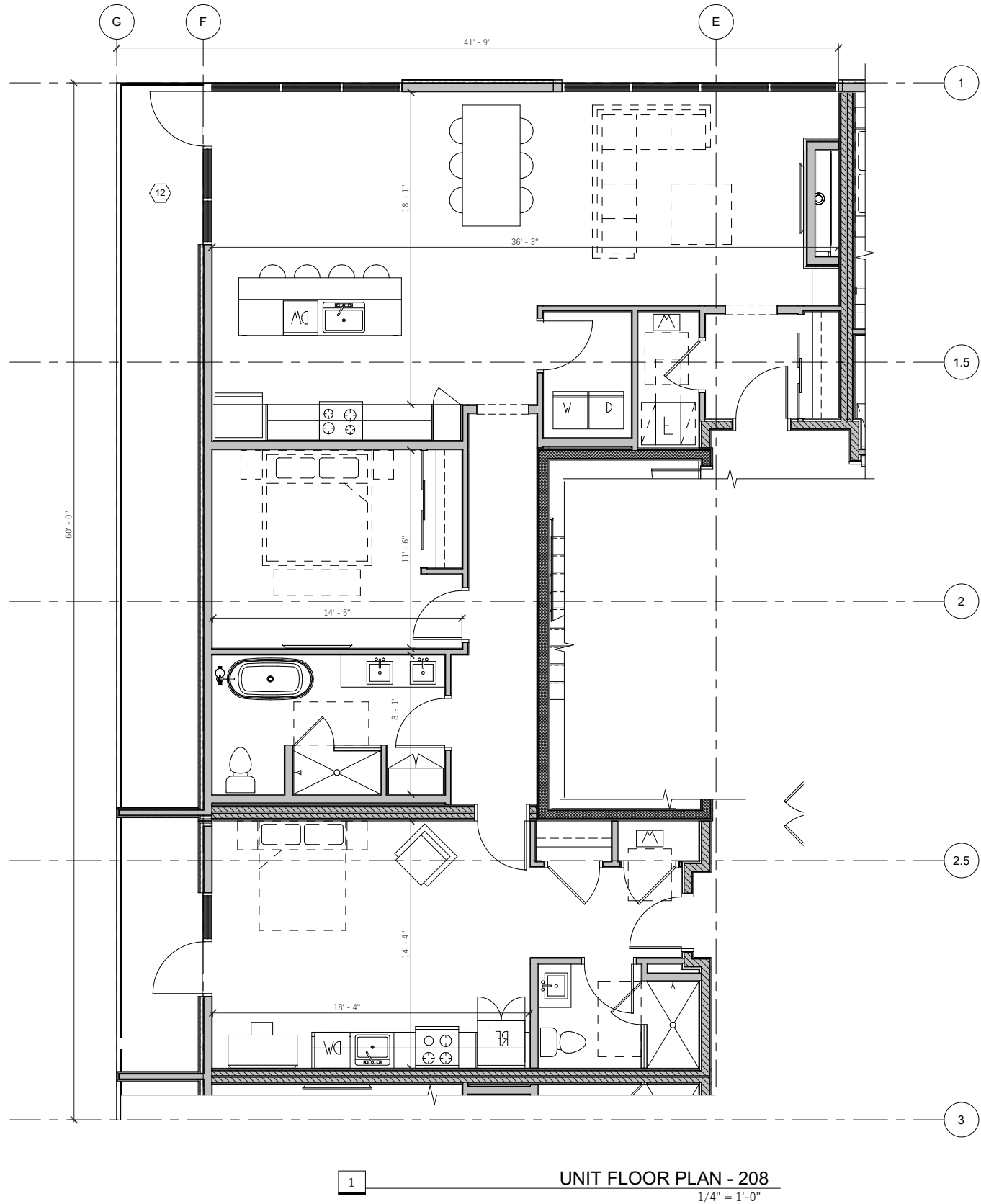
1 UNIT FLOOR PLAN -202
1/4" = 1'-0"

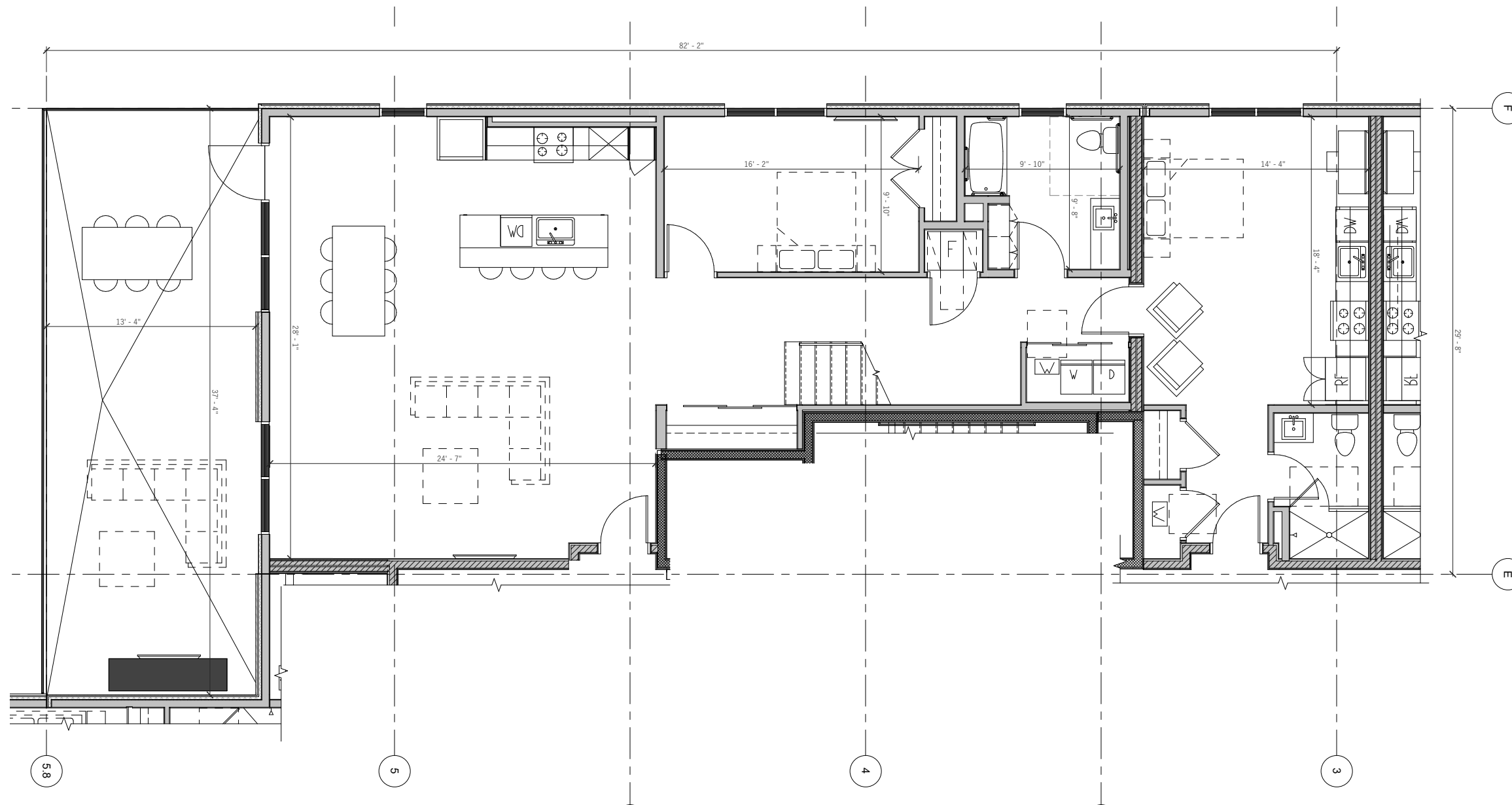


1 UNIT FLOOR PLAN - 201
1/4" = 1'-0"

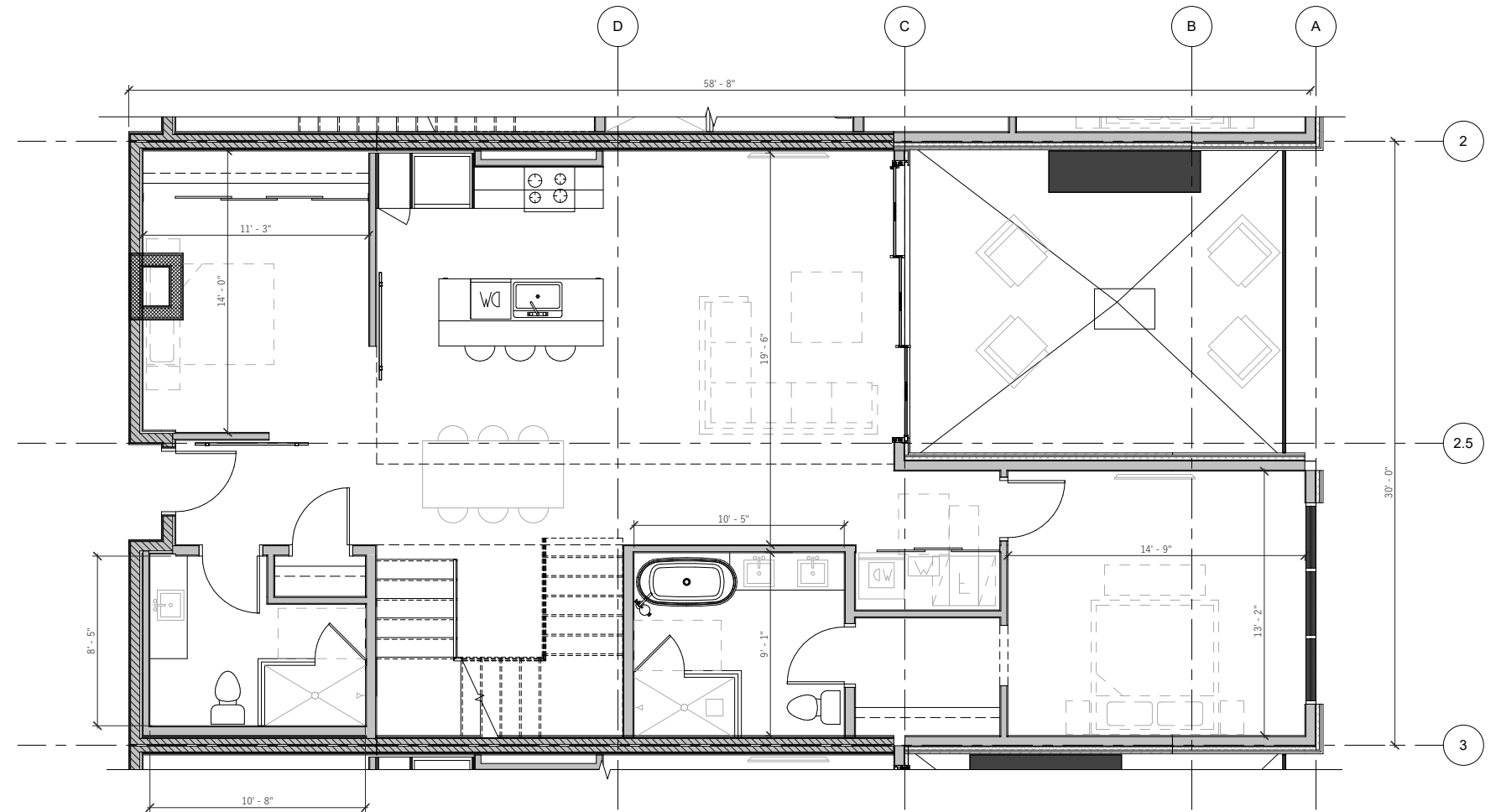
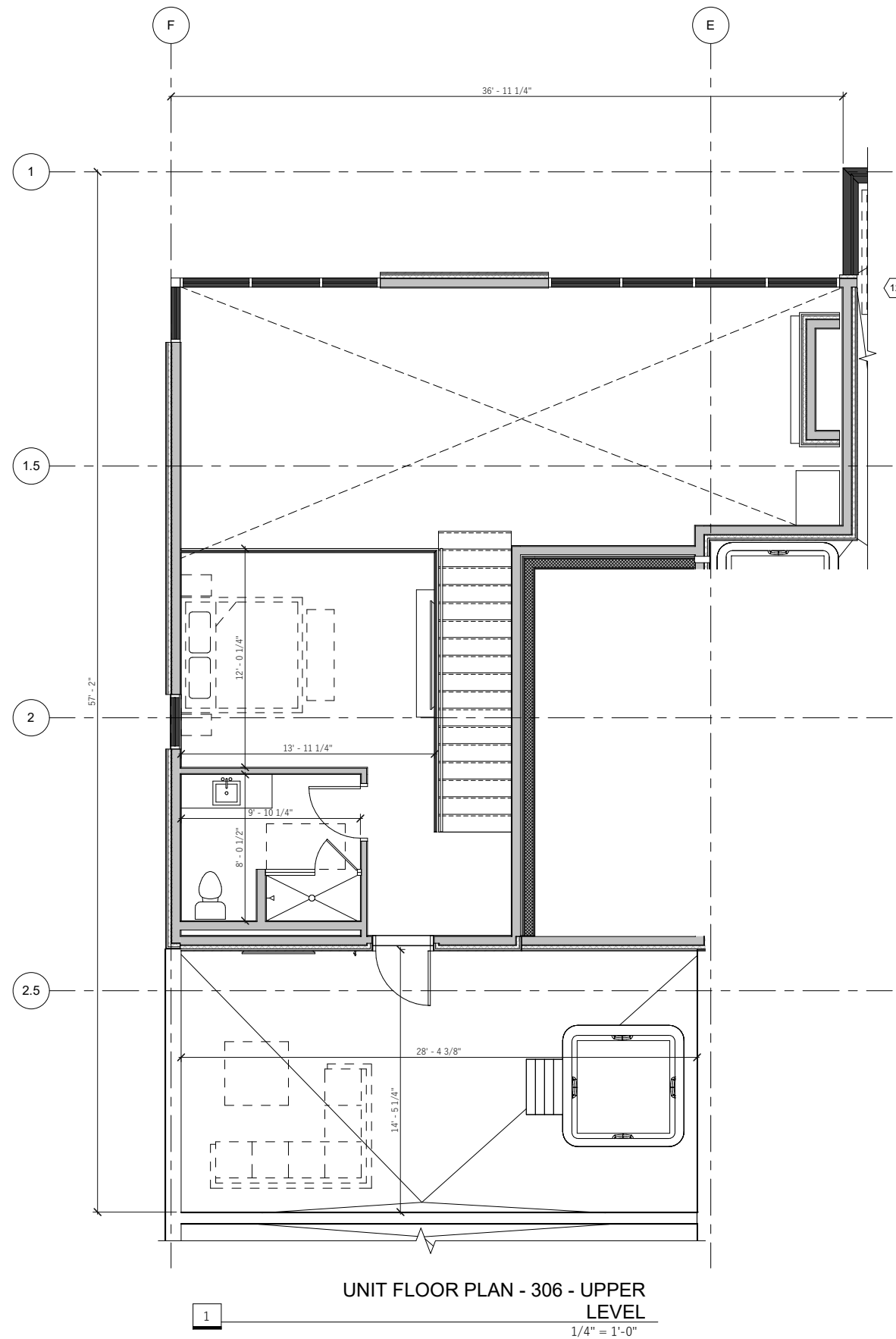


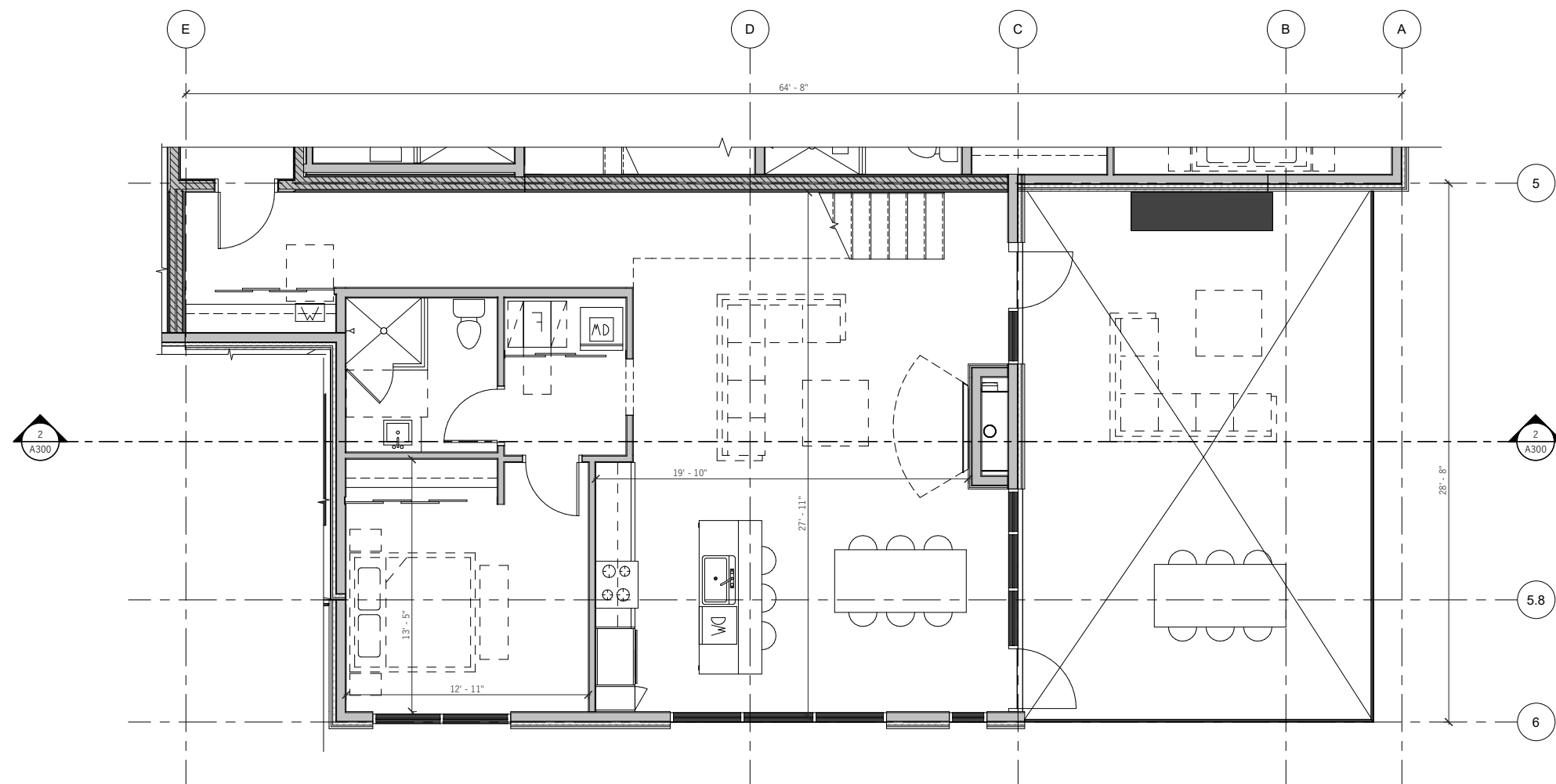
1 UNIT FLOOR PLAN - 204
1/4" = 1'-0"





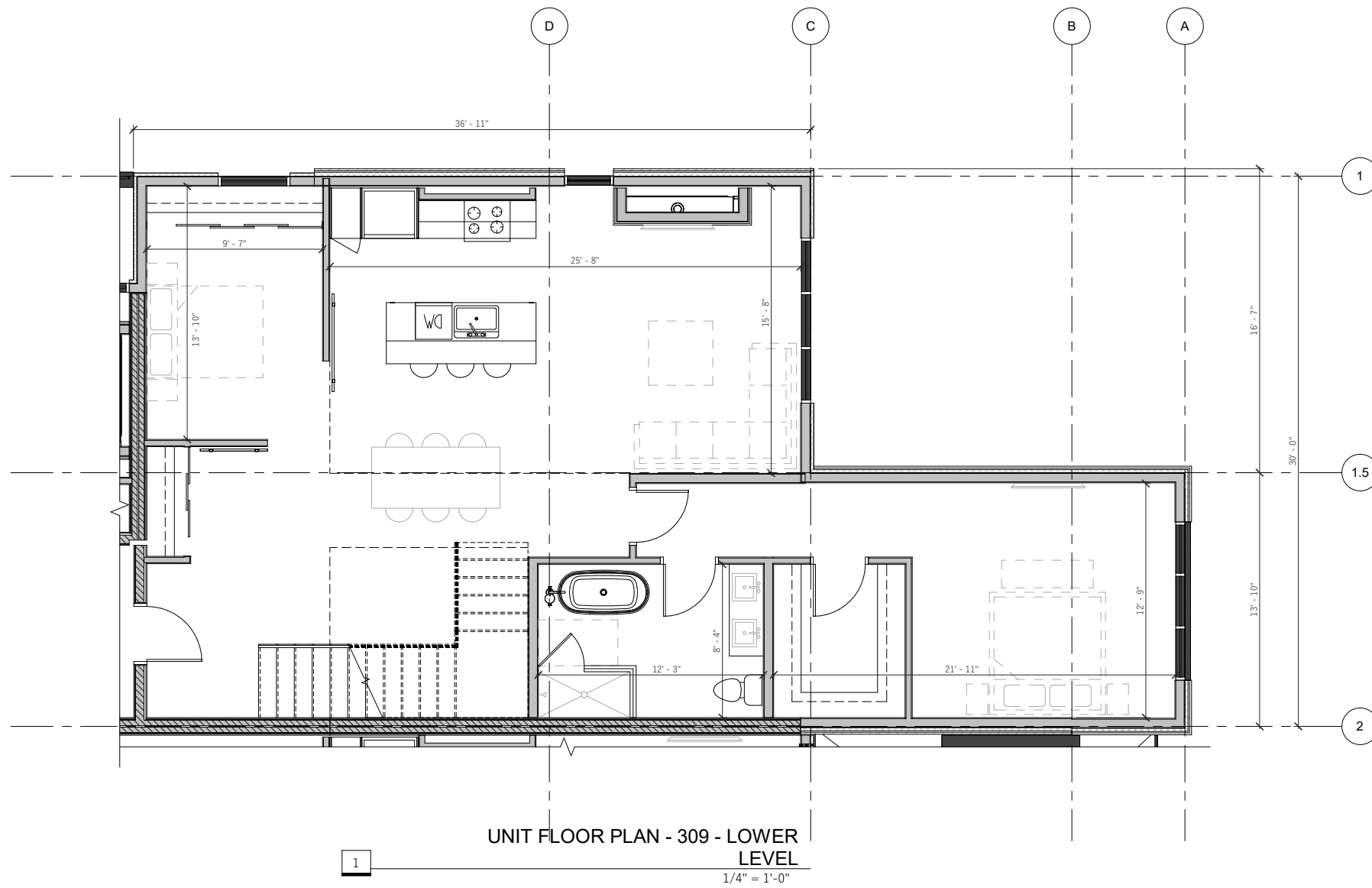
UNIT FLOOR PLAN - 2B-7 - LOWER
LEVEL
1/4" = 1'-0"

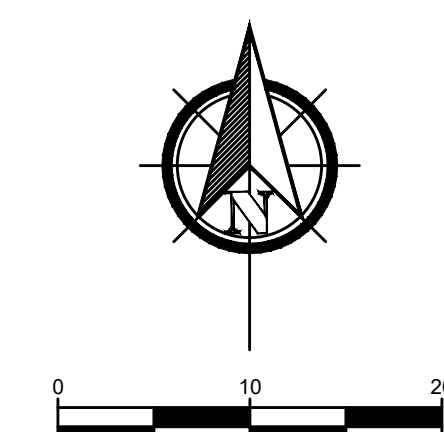




UNIT FLOOR PLAN - 301 - LOWER
LEVEL

1/4" = 1'-0"





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 (WPWSS).
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 REVEAL 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 TJO BEFORE PLACEMENT.
7. CONTRACTOR SHALL OBTAIN TJO ENCROACHMENT PERMIT(S) PRIOR TO ANY WORK WITHIN THE ROAD RIGHT-OF-WAY.
8. BOND(S) MAY BE REQUIRED FOR TJO 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 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.

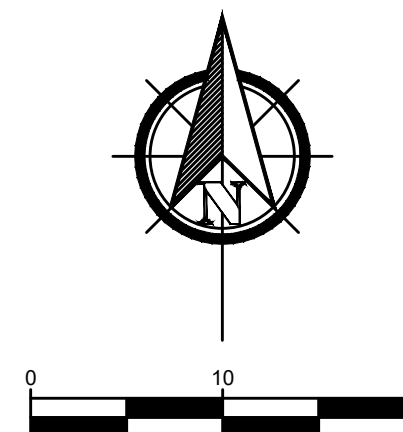


Axis Architects

145 W PEARL AVE.
JACKSON, WY

No.	Date	Description
AXIS JOB #	2501	
OWNER #		
DATE	09/01/2020	
DRAWN		
CHECKED		

C1



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 TJO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
19. SITE DEVELOPMENT:
 - 19.1. ALLOWABLE = XXX-SQFT
 - 19.1.1. 70% IN FRONT $\frac{1}{3}$ OF LOT = XXXX-SQFT
 - 19.2. PROPOSED = XXXX-SQFT > XXXX-SQFT
 - 19.2.1. IN FRONT $\frac{1}{3}$ OF LOT = XXXX-SQFT > XXXX-SQFT
20. SCHEDULE OF LAND DISTURBING ACTIVITIES:
 - 20.1. EXCAVATE BUILDING FOUNDATION & INSTALL UTILITIES: XXXXXXXX
 - 20.2. CONSTRUCT BUILDING: XXXXXXXXXX
 - 20.3. FINAL SITE LANDSCAPING AND STABILIZATION: XXXXXXXX
21. REFER TO SHEET C5 FOR ROADWAY & PARKING DETAILS

No.	Date	Description
AXIS JOB #	2501	
OWNER #		
DATE	09/01/2020	
DRAWN		
CHECKED		

PROPOSED CONDITIONS SITE PLAN

C2



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