

AGENDA
Design Review Committee
October 8, 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 to your browser:

<https://us02web.zoom.us/j/81618605298?pwd=aEIJHsZ37c0MHAwfGBHmIBJAUkZpka.1>

Or join at [zoom.com](https://zoom.us) with Webinar ID: 816 1860 5298 and Password: 83001

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

I. P25-181: 260 W Broadway Final Review

II. P25-146: 145 West Pearl Avenue Final Review

III. P25-183: 180 S King Street, Teton County Justice Center Development Plan

5. ADJOURN

6. MATTERS FROM STAFF

STAFF REPORT



Meeting Date:	October 8, 2024	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	GYDE Architects	Presenter:	Andrew Bowen
Agenda Item:	(P25-181) New Banking Concept at 260 W. Broadway	Public Comment:	No

Purpose and Policy Considerations

Design Review Committee (DRC) review is required for all physical development within the DC-1 Zone.

Recommendation

The Applicant is requesting Final Review approval from the DRC.

Project Summary

The Applicant (GYDE Architects - John C. Stennis, *Principal*) in representation of 260 Broadway LLC, proposes a tenant improvement at 260 W. Broadway to accommodate a new banking concept.

Scope of Work:

The Applicant's scope of work has been summarized below:

Broadway Elevation. The proposal includes expanded glazing along the primary façade to increase transparency and natural light, enhancing the pedestrian experience along Broadway while supporting guidelines for composition and street wall continuity. A walk-up ATM will be integrated into the façade to provide convenient street-level banking access.

Rear Entry / Vestibule. An existing, non-required stair will be removed to accommodate a new, more visible and functional vestibule serving as the primary customer entry from the rear parking area. The 151-square-foot addition provides:

- A secure, double-entry sequence appropriate for banking use.
- An after-hours ATM accessible through controlled entry.
- A more defined entry plaza contributing to the public realm.

Site / Parking Adjustments. The shared rear parking lot will be reconfigured from 33 spaces to 31 spaces to accommodate:

- A van-accessible ADA parking stall with compliant aisle.
- A new dumpster enclosure in the southwest corner, improving service operations.

Land Development Regulations (LDR) Compliance

Staff has conducted an initial, non-exhaustive review of LDR compliance and generally find that this proposal is compliant. An LDR compliance summary has been provided by the Applicant.

Public Space

The Applicant's proposed changes to the structure's public space are summarized below:

- The proposed Broadway frontage improvements, including expanded glazing and an ATM, enhance street-level activation and are consistent with DC-1 goals for shopfront presence and transparency.
- The rear entry plaza upgrades improve visibility, accessibility, and comfort, while modest landscaping elements contribute to public space quality and pedestrian connectivity.

Composition

Staff finds that the proposal will not significantly alter the existing composition of the structure given the limited scope of work.

Massing

Staff finds that the proposal will not significantly alter the existing massing of the structure given the limited scope of work.

Street Wall

Staff finds that the proposal will not significantly alter the existing street wall of the structure given the limited scope of work.

Height

Staff finds that the proposal will not significantly alter the existing height of the structure given the limited scope of work.

Materials

According to the Applicant's narrative, proposed materials include light-stained Accoya wood cladding for warmth and contrast, a flush-glazed window system for a simple look, and a powder-coated steel canopy with a frosted acrylic panel for shading and weather protection. The boardwalk and paint external colors remain unchanged, maintaining continuity with the building's established context.

Downtown Design Overlay

As noted above, the Applicant states that the proposed improvements will better activate the street, consistent with DC-1 goals for shopfront presence and transparency. Staff notes that the property occupies a prominent, highly visible location along Broadway within DDO Subarea 2; therefore, the design must comply with western character guidelines.

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.

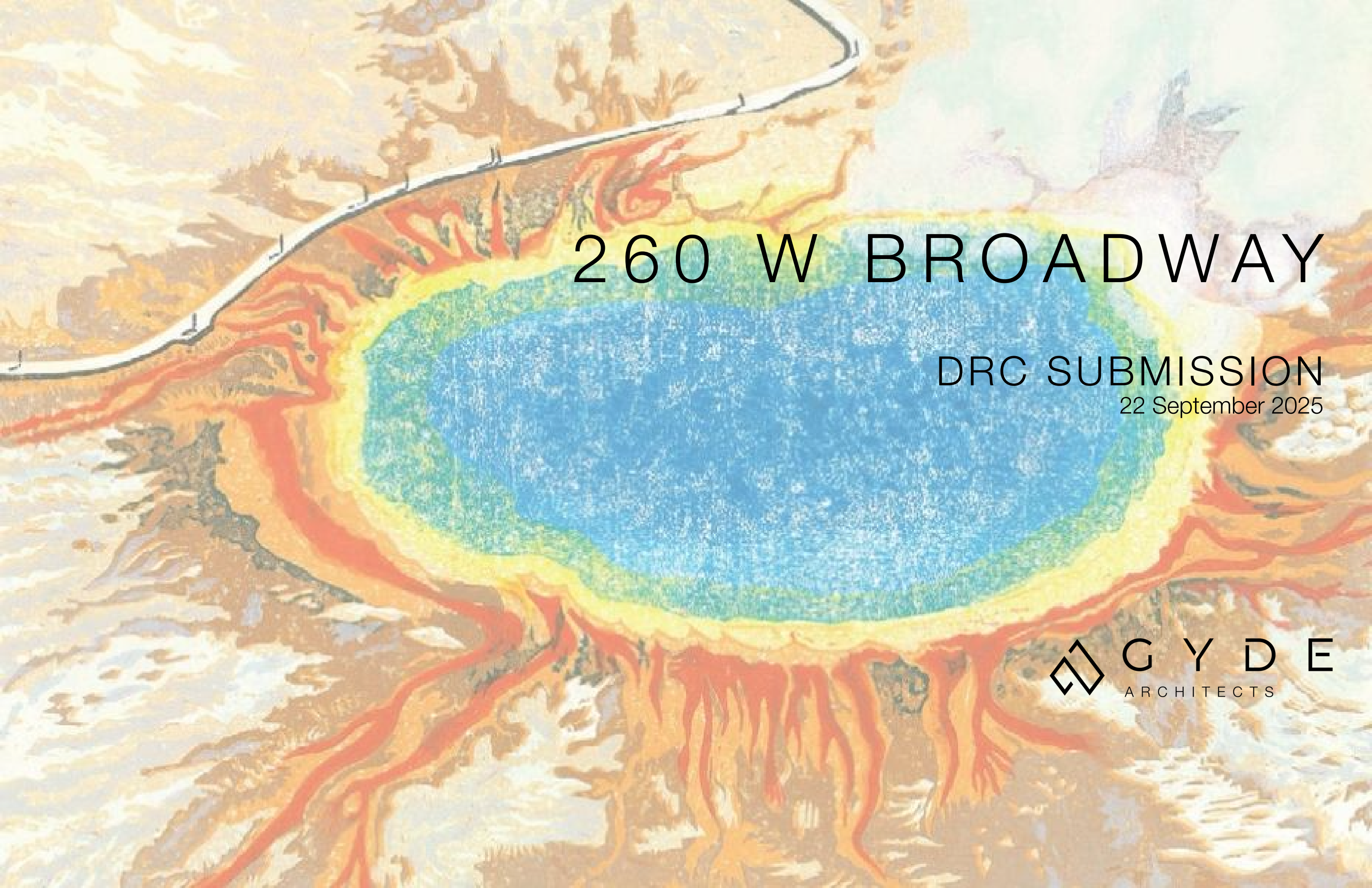
E. Materials

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.



260 W BROADWAY

DRC SUBMISSION

22 September 2025

 GYDE
ARCHITECTS



PROJECT NARRATIVE

22 September 2025

260 E Broadway Ave., Suite A
Jackson WY, 83001
LOT 3-4, E 40' LOT 5, BLK. 3, WORT-1

Project: Suite A Tenant Improvement
Zoning: DC-1: Downtown Core-1
Building: Approximately 1994

Project Description

This project proposes a tenant improvement for a new banking concept at 260 W. Broadway, formerly home to the Jackson Hole Chamber of Commerce and Farmer Payne Architects. The building contains three tenant suites; this suite is the largest and the only one with access to second-floor office space. The adjacent suite B houses the Fine Dining Group offices, and the end suite, C, is currently unoccupied.

Scope of Work

- Broadway Elevation: Expand glazing along the primary facade to increase transparency and natural light, enhancing the pedestrian experience along Broadway and supporting the guidelines on composition and street wall continuity. A walk-up ATM will also be integrated, providing convenient street-level banking access.
- Rear Entry / Vestibule: Remove an existing, non-required stair to make way for a new, more visible and functional vestibule that serves as the primary customer entry from the rear parking area. This new volume provides:
 - A secure, double-entry sequence appropriate for banking use.
 - An after-hours ATM accessible through controlled entry.
 - A more defined entry plaza that contributes to the public realm.
 - Size is 151 s.f.
- Site / Parking Adjustments: Reconfigure the shared rear parking lot from 33 spaces to 31 spaces to accommodate:
 - A new van-accessible ADA parking space with compliant aisle.
 - A new dumpster enclosure in the southwest corner, improving service functions.
- Public Realm & Landscape Enhancements: Create a small plaza defined with integral-color acid-washed concrete and steel planters for seasonal plantings or decorative grasses. This introduces greenery to an otherwise hardscaped rear entry while ensuring clear sightlines for security.

Design Intent & Materials

- Vestibule Volume: Designed to align with the existing parapet edge, the vestibule maintains building rhythm while providing a distinct, modern entry expression consistent with additive/subtractive massing guidelines.
- Materials:
 - Accoya wood cladding in a light stain for warmth and contrast against the existing blue siding.
 - Flush-butt glazed window system for a clean, seamless appearance.
 - Powder-coated steel canopy with a frosted 3-Form Chroma acrylic panel for shading and weather protection.
- Lighting: Existing building lighting will remain; no new exterior fixtures are proposed for common areas. The canopy design will incorporate integrated drainage to mitigate snow and ice hazards to pedestrians [meets public safety intent of guidelines].

GYDEARCHITECTS.COM
80 W. BROADWAY, SUITE 200, PO BOX 4735
JACKSON, WY 83001
307 733 7303

Public Realm & Pedestrian Experience

- Broadway frontage improvements include expanded glazing and ATM to better activate the street edge, consistent with DC-1 goals for shopfront presence and transparency.
- Rear entry plaza improvements enhance visibility, accessibility, and comfort while adding modest landscaping elements which supports public space and pedestrian connectivity guidelines.
- Boardwalk and paint colors remain unchanged, preserving continuity with the building's existing context.

LDR Analysis

Floor area ratio (FAR max):	0.65 of 20,909 sf = 13,590 sf
Remaining floor area:	13,590 – (7,946 +1,776) = 3,868 sf
Proposed addition:	151 s.f.
Parking:	
Office use:	
2 nd floor:	1,776/1,000 sf x 1.65 = 3
Other Units:	3,626/1,000 sf x 1.65 = 6
Service use (1 st floor):	4,132/1000 x 1.5 = 6.2 -> 7
Total for Tenant:	10 spaces
Total for Building:	16 spaces

Summary

The project maintains the overall architectural character and color palette of the existing building while introducing targeted improvements that:

- Enhance pedestrian access and transparency along Broadway.
- Strengthen the primary entry sequence at the rear through a secure vestibule and plaza.
- Improve accessibility and functionality with ADA parking, reconfigured circulation, and upgraded service areas.
- Respect DC-1 standards for massing, street frontage, transparency, and use while aligning with the Town Design Guidelines for composition, materials, and public space.

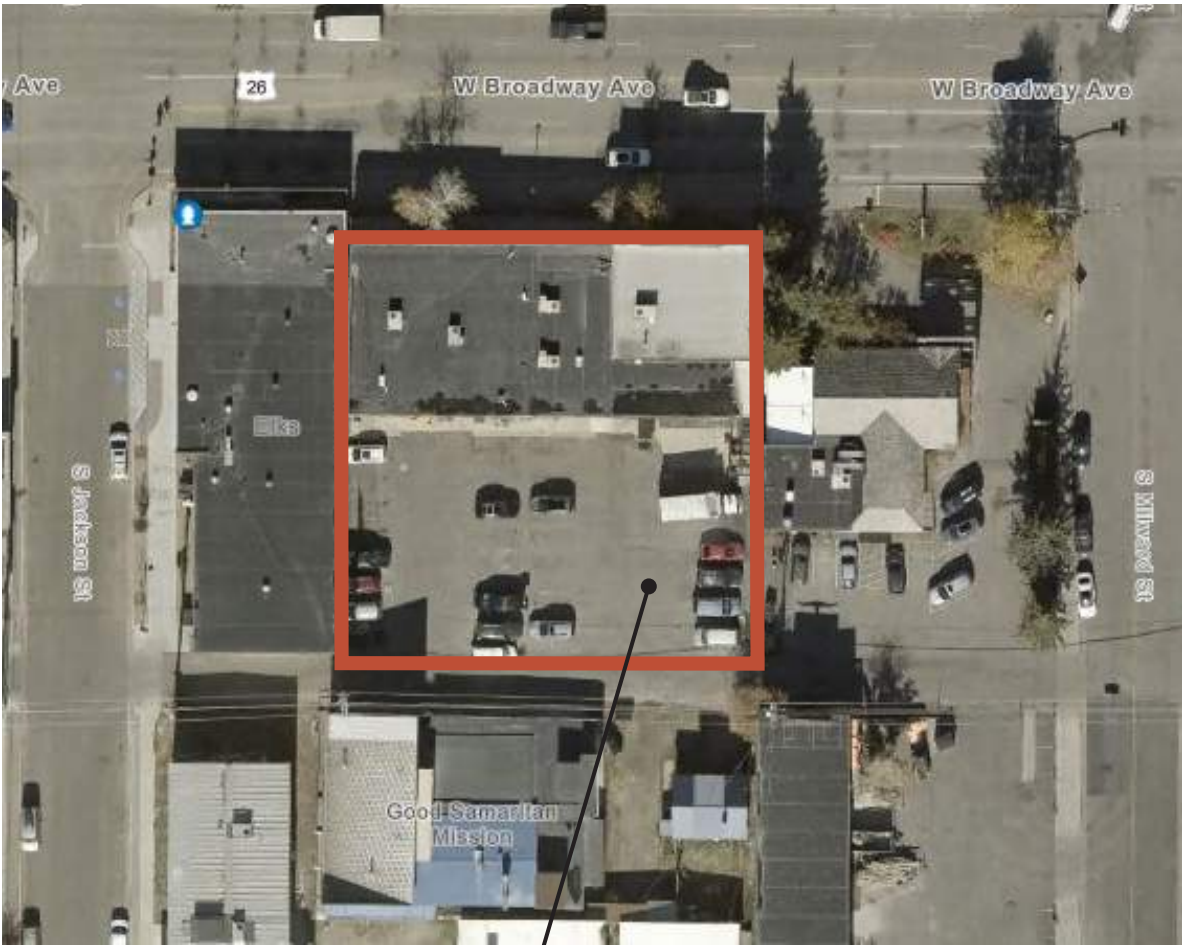
We appreciate your consideration and look forward to discussing our proposal further.

Sincerely,

John C. Stennis
Principal, GYDE Architects



EXISTING SITE CONDITIONS



PROJECT SITE

PARCEL: 22-41-16-33-1-03-002

STREET ADDRESS: 260 WEST BROADWAY, JACKSON, WY 83001

LOCATION: LOT 3-4, E 40' LOT 5, BLK 3, WORT-1

PARCEL SIZE: 0.48 ACRES, 20,909 SF

ZONING: DC-1; DOWNTOWN CORE 1

CONTEXT IMAGERY



North Facade



North Entrance



South Entrance



South Facade



VIEWS FROM ALLEY LOOKING NORTH
Elks Lodge, Project Site, Bin22

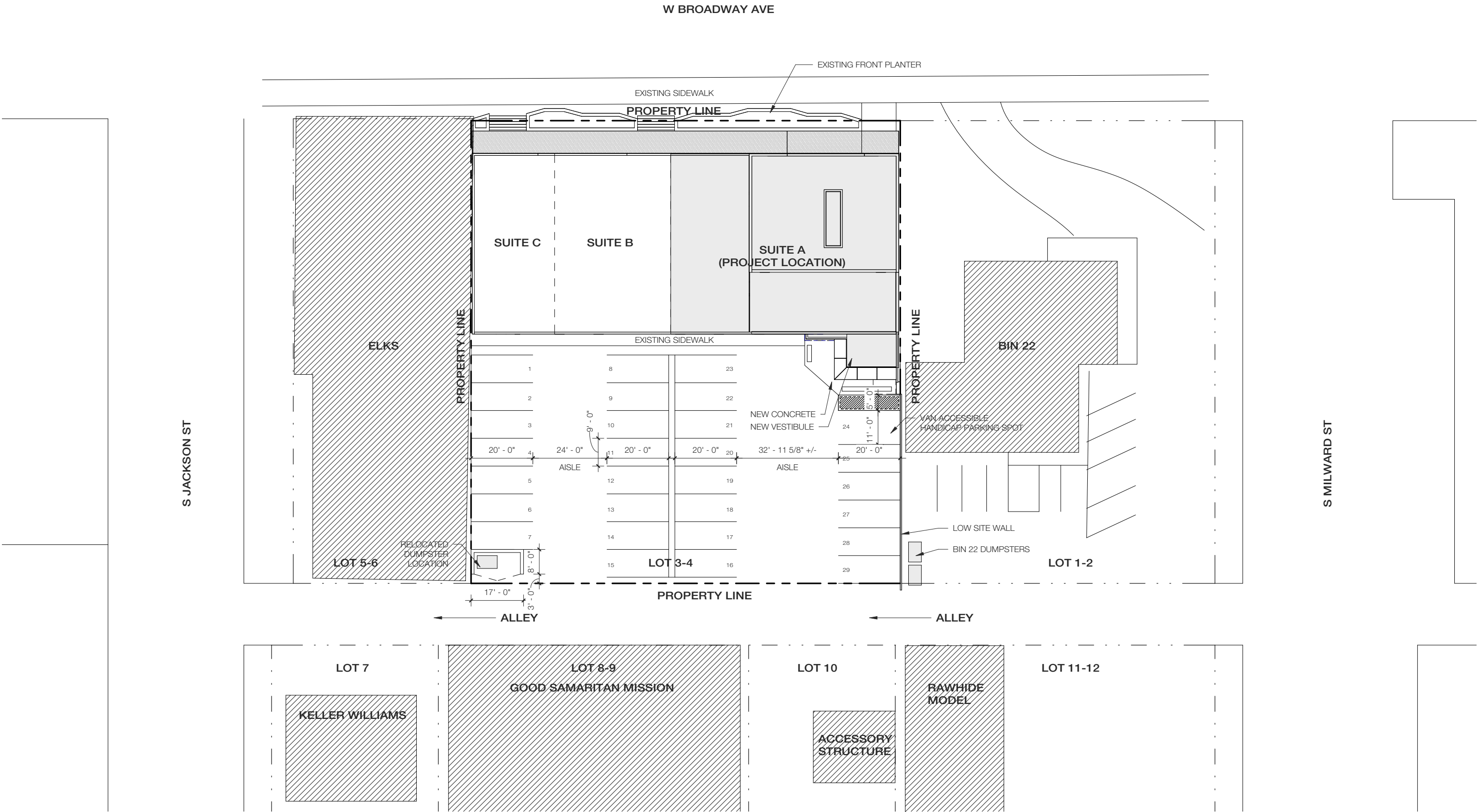


VIEWS FROM ALLEY LOOKING SOUTH



VIEWS FROM BROADWAY LOOKING SOUTH AT FACADE
Bin22, Project Site, Elks Lodge

PROPOSED SITE PLAN



SITE PLAN
1' = 30'-0"



RENDERED PERSPECTIVE
SOUTH ENTRANCE

BEFORE



AFTER



RENDERED CONTEXT ELEVATION



RENDERED PERSPECTIVE
NORTH ENTRANCE

BEFORE



AFTER

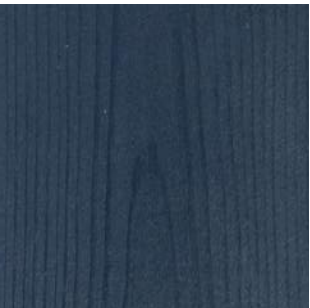


RENDERED CONTEXT ELEVATION

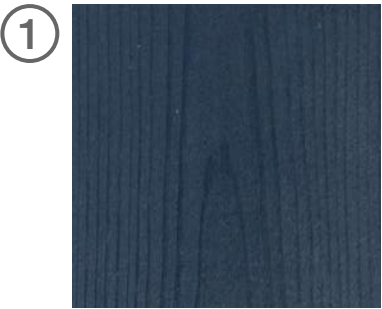


PERSPECTIVE VIEW & MATERIALITY
SOUTH ENTRANCE



- ①  New Accoya barnwood siding in Light Ivory
- ②  Painted existing wood siding painted blue
- ③  New integral color concrete in Smokestack MC5001
- ④  Butt-glazed storefront allows for seamless glass wrap

PERSPECTIVE VIEW & MATERIALITY
NORTH ENTRANCE



① Painted existing wood siding painted blue



② Butt-glazed storefront allows for seamless glass wrap

STAFF REPORT



Meeting Date:	October 8, 2025	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Axis Architects	Presenter:	Andrew Bowen
Agenda Item:	(P25-146) West Pearl Ave Condos (Third Review)	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 second review of this project took place on September 10, 2025, during which the DRC identified the following concerns with the proposed design:

1. Per LDR Sec. 9.4.13.D, “ground floor elevation is measured from the top of the adjacent curb to the top of the finished ground floor.” The current plan shows the first story recessed 48 inches below grade. The design must be revised so that the first story meets minimum ceiling height standards while being measured from the adjacent curb.
2. The third story should be reduced in scale to avoid a “top-heavy” appearance. This should also address comments that stated that the building still read as four stories.
3. Additional articulation is needed on the west elevation, and a landscaping plan must be submitted to demonstrate how new trees will affect the appearance of this façade.
4. Renderings must be provided to illustrate the proposed black metal sheeting and its integration into the overall design.

Recommendation

The Applicant is requesting Final Review and Approval from the DRC. As a Development Plan has not yet been submitted or reviewed, the proposed design remains subject to minor modifications necessary to ensure full compliance with the LDRs. Should any required changes substantially alter the design, staff may require resubmittal to the DRC for review.

Project Change Summary

In response to previous comments, staff provides the following analyses for each concern raised by the DRC:

1. *Ground floor elevation & ceiling height (LDR Sec. 9.4.13.D)*

The current submittal revises floor heights to establish a first-story floor-to-ceiling height of 13’-5” (measured from the existing curb grade). This change brings the design into compliance with LDR Sec. 9.4.13.D and the minimum 12’ ground-story floor height required for shopfronts in a Complete Neighborhood Character Zone. Staff finds that these changes are responsive to this concern but requests further direction from the DRC.

2. *Third-story scale & “top-heavy” appearance*

The mezzanine level has been eliminated, resulting in a three-story structure that the Applicant describes as a “two-story expression.” These adjustments were intended to further balance the building’s massing and reallocate ceiling height to the first floor. Staff finds that these changes are generally responsive to this concern but requests additional direction from the DRC.

3. West elevation articulation & landscaping plan

The proposed west elevation now includes wood siding with a stone base, additional windows, and a private entry and patio. Landscaping plans have also been added with tree removal/replacement details and irrigation plans. The Applicant has also provided an Arborist Report detailing adjacent tree health and recommendations. Staff finds that these changes are generally responsive to these concerns but requests additional direction from the DRC.

4. Renderings of black metal sheeting

The Applicant has provided details on all proposed external materials to be used including black metal panel siding with expressed joints. Additional renderings showing detailing, mullions, and integration with wood and stone have been included. Staff finds that these changes are responsive to this concern but requests further direction from the DRC.

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

Vision Statement:

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- 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.
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- Consider how the proposed development connects with the street and other development on the same block.
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4. Scale & Variety

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5. Screening

- Screening: whenever possible, landscaping or architectural elements are used to buffer the pedestrian from automobiles, utilities and parking lots.
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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.
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2. Additive & Subtractive Massing

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

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3. Volume Complexity

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- 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.
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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.

9/23/2025

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 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. Key Modified Design Elements
2. Application
3. Project Narrative
4. LDR Compliance
5. 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 at the top.

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)

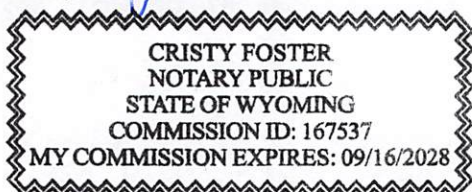
) SS.

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



Key Modified Design Elements

Key Modified Design Elements:

1. Eliminated Mezzanine
2. Created Three Story Building
3. Modified floor to floor heights to improve building proportions

First floor:	100'	(13'-5" floor to ceiling)
Second floor:	115'	(10'-2" floor to ceiling)
Third floor:	127'	(13'-2" floor to ceiling)
Roof Parapet:	142'	
4. Updated first floor program to have:
 - Two Retail Spaces
 - One Owner Lobby with Fitness Center & private entrance with vestibule
 - One 3 Bedroom Residential Unit
 - Support functions including Laundry / Mail & Package Room
5. Unit Count (15 Total)
 - (6) Short-Term Rentals Units (each under 1500 SF)
 - (5) Long-Term Rental Units (each over 1500 SF)
 - (4) Restricted Rental Units (varying sizes, 2/1 FAR requirement)
6. Parking Count (35 Stalls)
 - (8) Parallel stalls at grade
 - (1) ADA Van stall at grade
 - (26) stalls at Lower-Level Garage
7. Further developed the look and feel of the building to have two-story expression
8. Canopy design
 - Created continuous canopy with glass component along Pearl Avenue
 - Introduced rhythm of (7) smaller canopies at each stone bay along Glenwood Street
9. Updated West Elevation (At Saryk Property)
 - Wood Siding with stone base
 - Windows to meet max. amount of allowable glazing at 3' from prop. line
 - Introduction of entry and small private patio at First Floor 3 Bedroom Unit
10. Updated North Elevation (At Alley)
 - Combination of metal panel and wood siding
 - Developed design of windows and balconies

11. Exterior Materials

Natural Stained Cedar Siding (Gray)

Stone ("Buckskin" sandstone)

Metal panel siding (black color, with detailing to show joints at 48" horizontal expression)

Steel lintels (black color, for "western character")

Steel guardrails (black color)

12. Glazing

Introduction of 12" kickplate at all glazing that meets sidewalks

Indication for operable windows and doors

Added mullions for more "western character"

13. Landscaping

Added description of plant materials & tree designations

New Landscape Documents showing removal and replacement of trees on Saryk Property

Added irrigation plans for landscape

14. Added exterior wall sconces at stone piers for additional "western character"

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







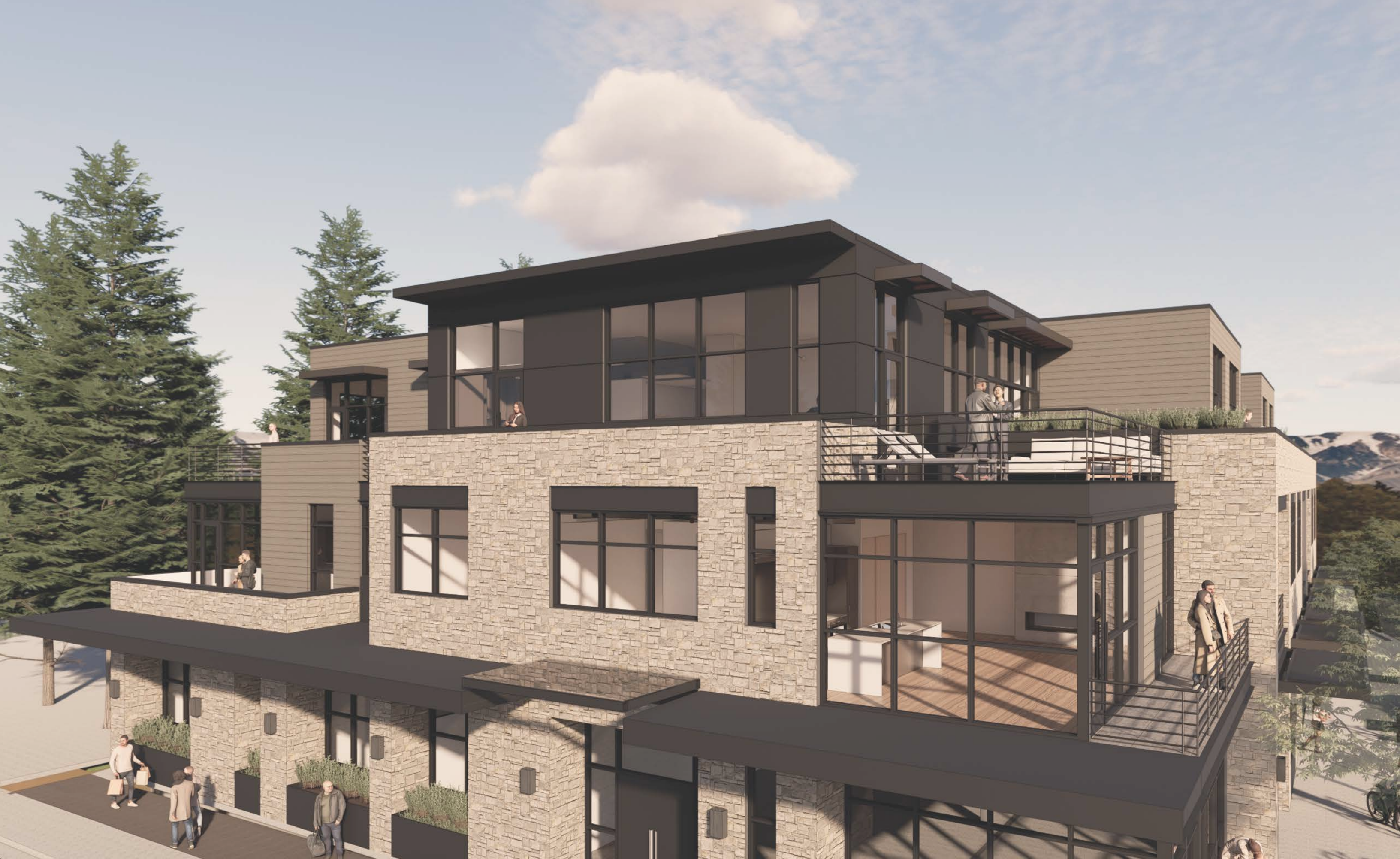




WEST PEARL AVENUE CONDOS - PERSPECTIVE - SOUTH WEST

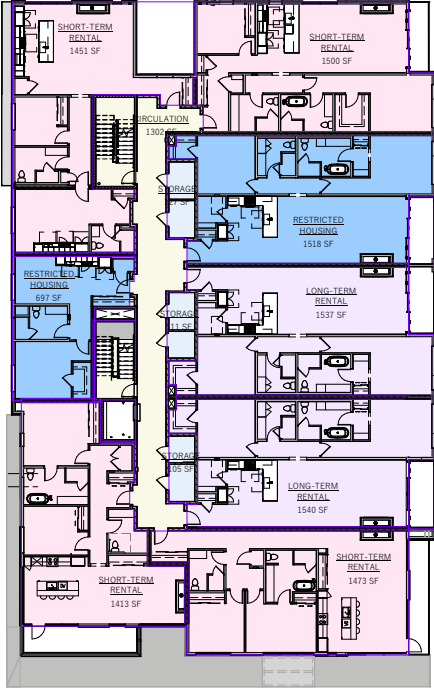




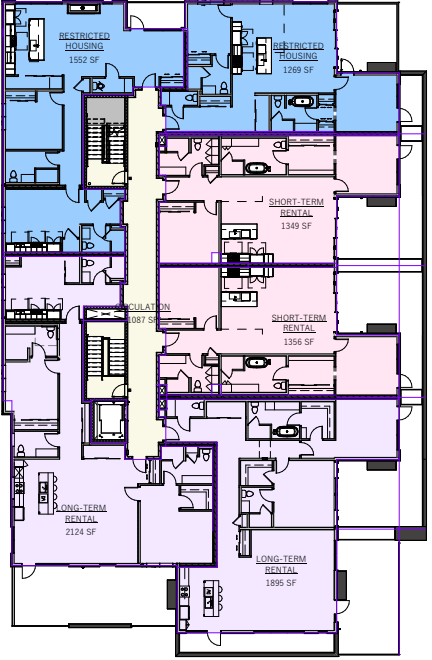




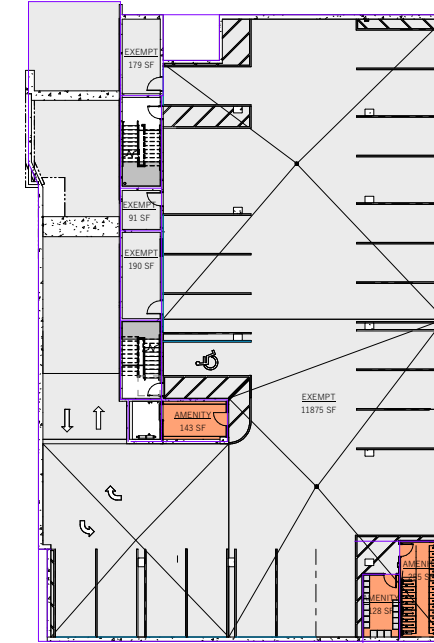




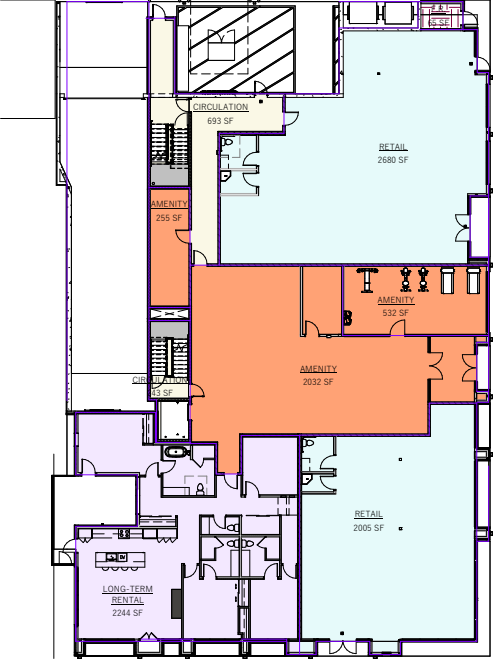
2 2ND FLOOR - COLOR PLAN
1/16" = 1'-0"



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



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



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

AREA BREAKDOWN

ALLOWED FAR	
MAX SQUARE FOOTAGE ALLOWED:	(PER ZONING ORDINANCE 2.2.15.B.2) 40,000 SF
NOTE: TO SKIP SKETCH PLAN REVIEW PER SECTION 2.2.15.B.10 BUILDING MAX SQUARE FOOTAGE SHOULD NOT EXCEED	
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 x 2 = 6,510 SF x 2 13,020 SF
TOTAL ALLOWED FAR:	38,999 SF

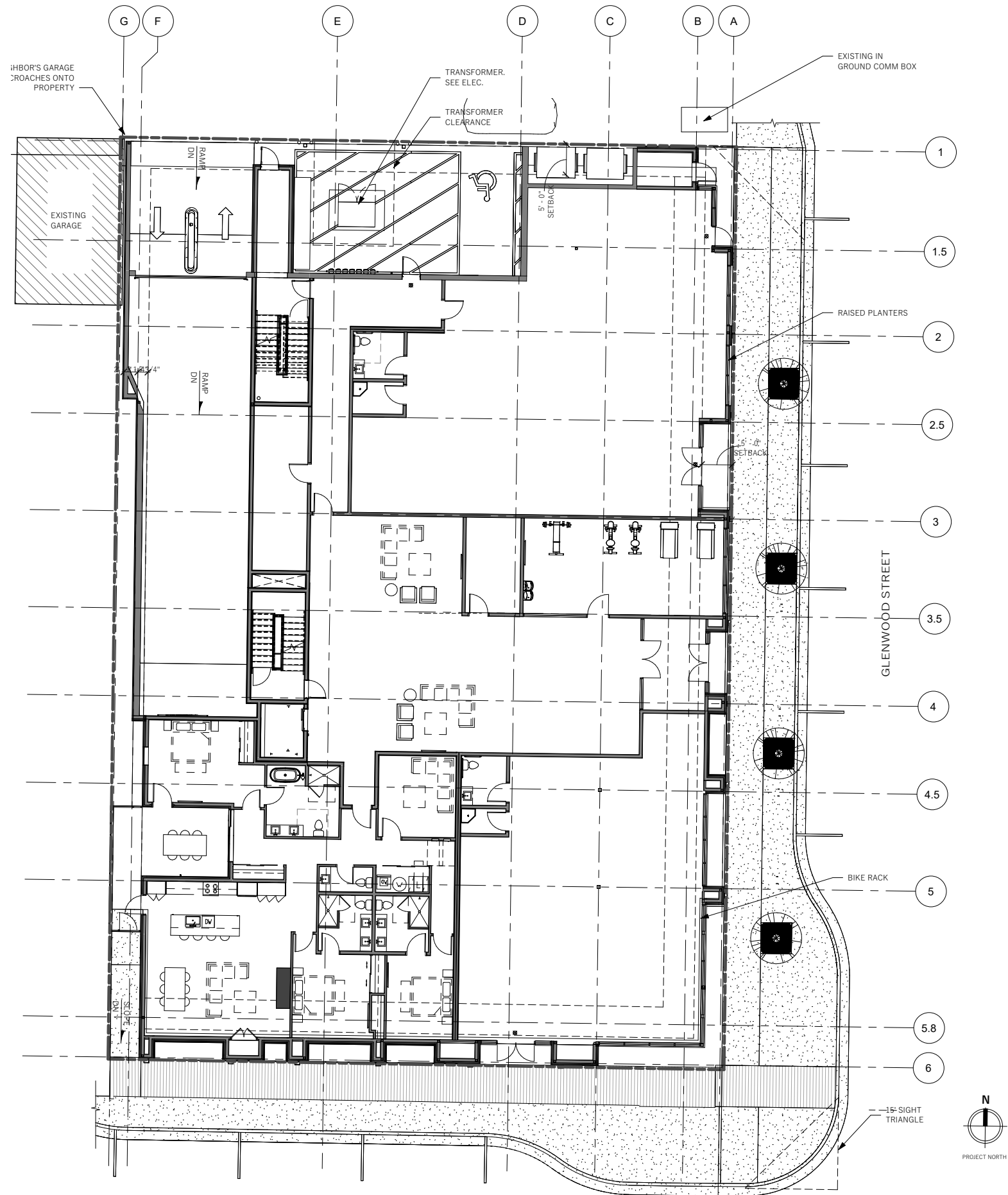
PROVIDED FAR	
ALLOWED AREA PER FAR:	19,469 SF
RESTRICTED HOUSING PROVIDED:	5,037 SF
2:1 BONUS PROVIDED:	9,340 SF
(5,037 SF X 2 = 10,074 SF, HOWEVER ONLY 9,340 SF IS USED)	
TOTAL AREA ABOVE GRADE:	33,846 SF*
*SEE AREA BREAKDOWN	
DIV. 7.8.4. WORKFORCE HOUSING (DEED RESTRICTED) - EXEMPT	N/A

AREA BREAKDOWN

3,355 SF	CIRCULATION
2,820 SF	AMENITY (ABOVE GRADE)
4,686 SF	RETAIL
9,340 SF	LONG-TERM RENTAL 2:1 BONUS
5,037 SF	RESTRICTED HOUSING
8,543 SF	SHORT-TERM RENTAL
65 SF	F.R. (FIRE RISER)
33,846 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)
343 SF	EXEMPT - STORAGE
13,246 SF	TOTAL EXEMPT AREA
47,092 SF	GRAND TOTAL AREA (INCLUDING PARKING GARAGE)

HOUSING REQUIREMENTS & BREAKDOWN

EXISTING WORKFORCE HOUSING CREDIT:	2,853
REQUIRED AFFORDABLE HOUSING UNIT:	0*
*NO AFFORDABLE HOUSING IS REQUIRED	
SHORT-TERM RENTAL UNITS	
1 BEDROOM + DEN	2
2 BEDROOM	4
LONG-TERM RENTAL UNITS	
1 BEDROOM + DEN	2
2 BEDROOM	1
3 BEDROOM	1
3 BEDROOM + DEN	1
RESTRICTED HOUSING UNITS	
1 BEDROOM	1
1 BEDROOM + DEN	1
2 BEDROOM	2
TOTAL # OF UNITS:	15



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

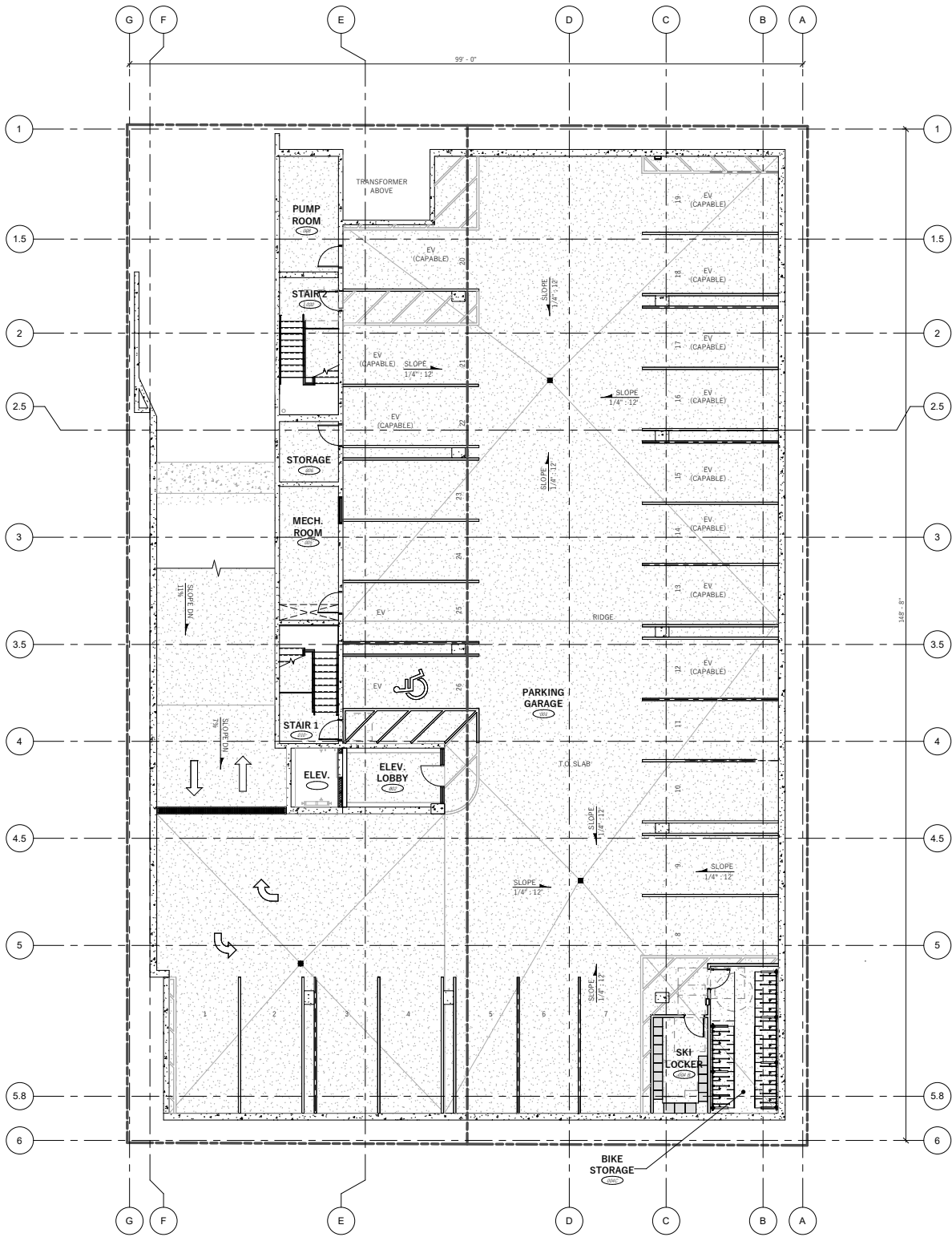


GLENWOOD STREET ELEVATION



WEST PEARL AVE STREET ELEVATION

GARAGE LEVEL



PARKING CALCULATIONS

PARKING STALLS PROVIDED:

REQUIRED:	RETAIL:	2.25/1000 SF	10.23 STALLS
	RESIDENTIAL:	1 BED (1/DU)	6 STALLS
		2+ BED (1.5/DU)	13.5 STALLS
	TOTAL		~ 30 STALLS

EV STALLS REQUIRED	2 STALLS
5% INSTALLED	11 STALLS
30% CAPABLE	

PROVIDED:

8 PARALLEL STALLS
1 ADA VAN PARKING
26 STALLS @ GARAGE
2 EV STALLS
1 ADA PARKING

TOTAL: 35 PARKING STALLS PROVIDED

BIKE PARKING

REQUIRED:	RESIDENTIAL:	0.75 / BED	19.5
	RETAIL:	1 / 1100 SF	4.1
	SHORT-TERM (10%)	3	
	LONG-TERM (30%)	1	~ 24

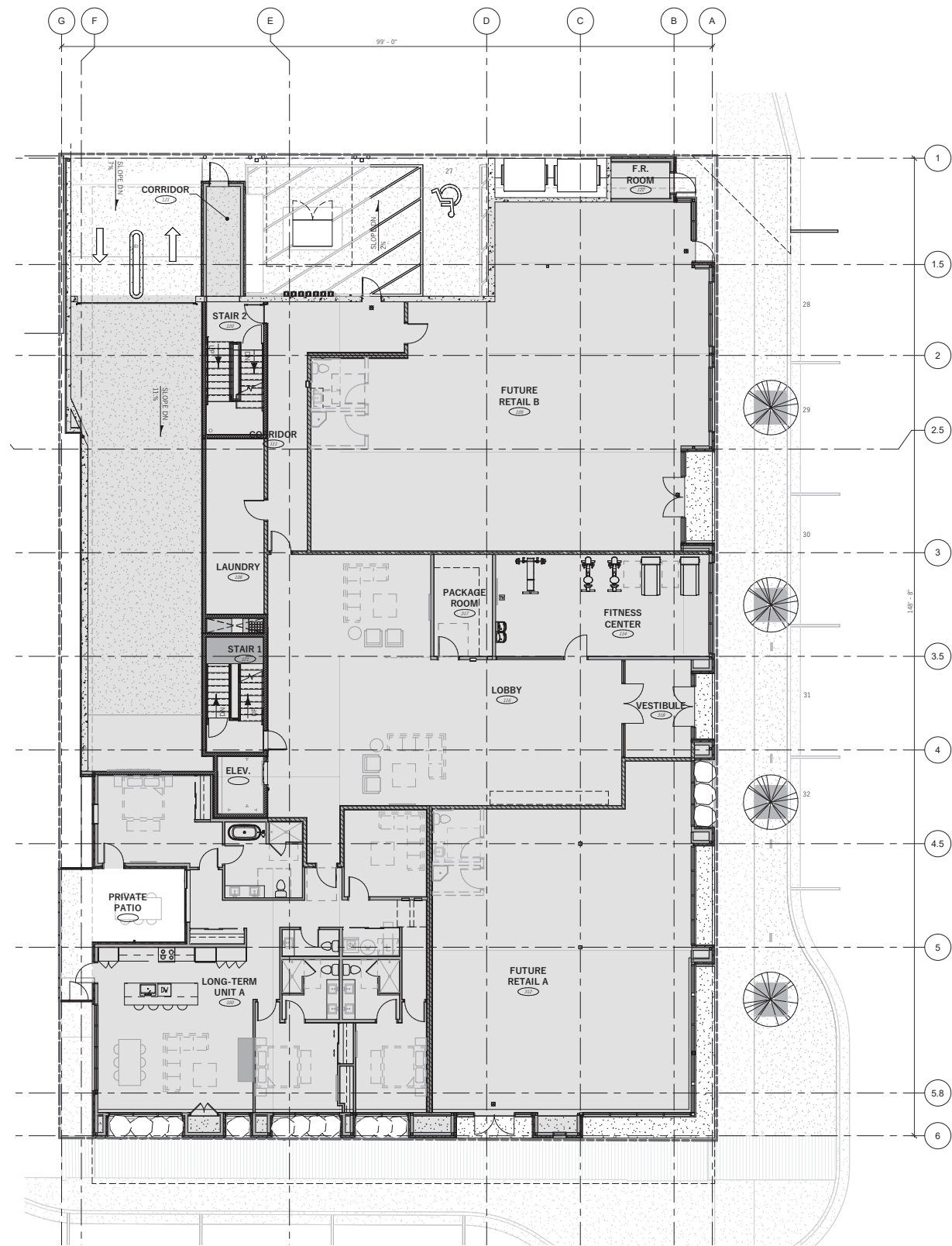
TOTAL:	GARAGE LEVEL:	24
	GROUND LEVEL:	08

TOTAL: 32 BIKE PARKING PROVIDED

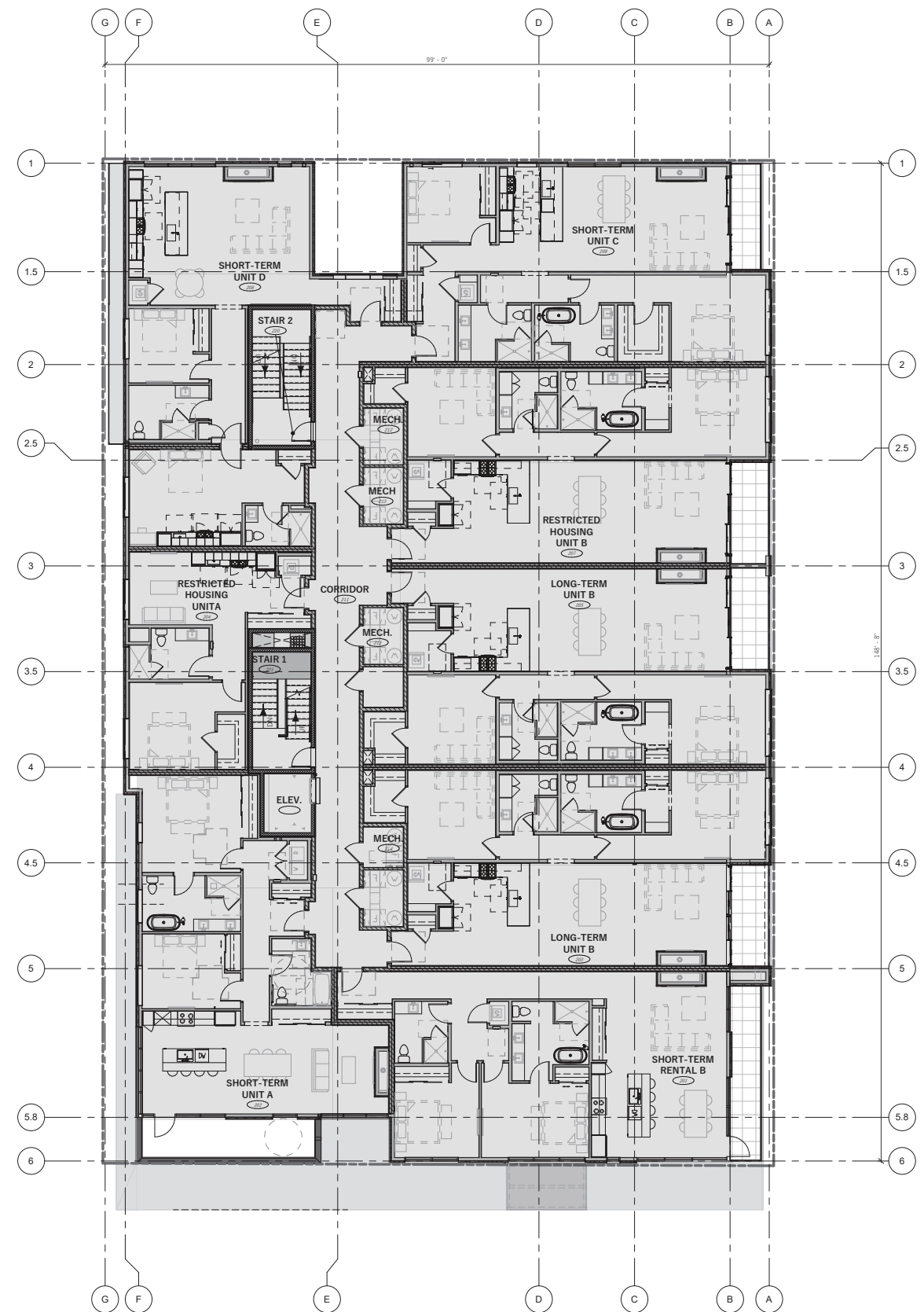
SKI LOCKERS

PROVIDED: 17

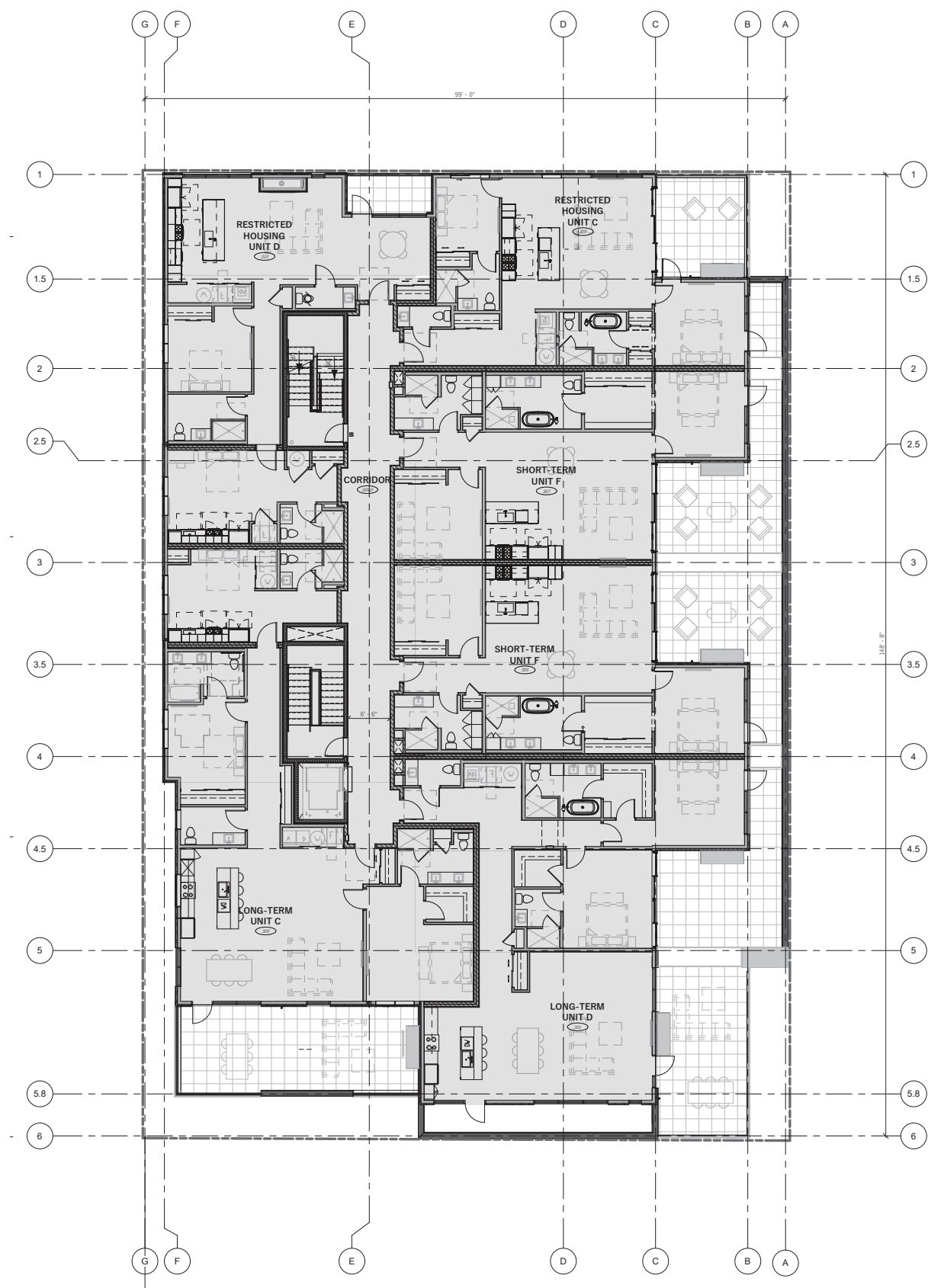
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



OPENING PERCENTAGE TABLE - EAST ELEV.

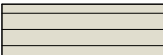
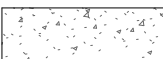
LEVEL 1 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 2 (30' OR GREATER TO MIDDLE OF STREET)		LEVEL 3 (30' OR GREATER TO MIDDLE OF STREET)	
WALL:	2235 SF	WALL:	1790 SF	WALL:	2165 SF
OPENING:	1261 SF	OPENING:	949 SF	OPENING:	1268 SF
MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT	MAX % ALLOWED:	NO LIMIT
PROVIDED:	56.4%	PROVIDED:	53.0%	PROVIDED:	58.6%

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

ELEVATION COLOR LEGEND

	HORIZONTAL WOOD SIDING
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRAKE METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE



EAST ELEVATION

OPENING PERCENTAGE TABLE - SOUTH ELEV.

LEVEL 1 (30' OR GREATER TO MIDDLE OF STREET)	LEVEL 2 (30' OR GREATER TO MIDDLE OF STREET)	LEVEL 3 (30' OR GREATER TO MIDDLE OF STREET)
WALL: 1422 SF	WALL: 1137 SF	WALL: 1355SF
OPENING: 610 SF	OPENING: 505 SF	OPENING: 486 SF
MAX % ALLOWED: NO LIMIT	MAX % ALLOWED: NO LIMIT	MAX % ALLOWED: NO LIMIT
PROVIDED: 42.9%	PROVIDED: 44.4%	PROVIDED: 35.9%

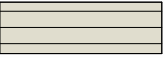
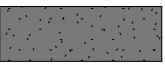
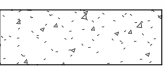
EXTERIOR FINISHES

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

ELEVATION COLOR LEGEND

	HORIZONTAL WOOD SIDING
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRAKE METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE



SOUTH ELEVATION

OPENING PERCENTAGE TABLE - WEST ELEV.

LEVEL 1 (0' to 3' & 3' TO 5' PROPERTY LINE)	
WALL:	1413 SF
OPENING:	0 SF
MAX % ALLOWED:	NOT PERMITTED AND 15%
PROVIDED:	0%

LEVEL 1 (5' TO 10' PROPERTY LINE)	
WALL:	690 SF
OPENING:	170 SF
MAX % ALLOWED:	25%
PROVIDED:	24.6%

LEVEL 1 (15' TO 20' PROPERTY LINE)	
WALL:	132 SF
OPENING:	96 SF
MAX % ALLOWED:	75%
PROVIDED:	72.7%

LEVEL 2 (3' TO 5' PROPERTY LINE)	
WALL:	1132 SF
OPENING:	138 SF
MAX % ALLOWED:	15%
PROVIDED:	12%

LEVEL 2 (5' TO 10' PROPERTY LINE)	
WALL:	660 SF
OPENING:	158 SF
MAX % ALLOWED:	25%
PROVIDED:	24%

LEVEL 3 (3' TO 5' PROPERTY LINE)	
WALL:	1298 SF
OPENING:	192 SF
MAX % ALLOWED:	15%
PROVIDED:	15%

LEVEL 3 (5' TO 10' PROPERTY LINE)	
WALL:	685 SF
OPENING:	95 SF
MAX % ALLOWED:	25%
PROVIDED:	14%

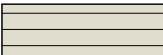
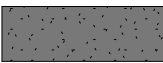
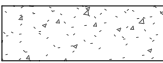
EXTERIOR FINISHES

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

ELEVATION COLOR LEGEND

	HORIZONTAL WOOD SIDING
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRAKE METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE



WEST ELEVATION

OPENING PERCENTAGE TABLE - NORTH ELEV.

LEVEL 1 (10' TO 15' TO MIDDLE OF ALLEY)	
WALL:	244 SF
OPENING:	24 SF
MAX % ALLOWED:	45%
PROVIDED:	9.8%

LEVEL 1 (15' TO 20' TO MIDDLE OF ALLEY)	
WALL:	260 SF
OPENING:	32 SF
MAX % ALLOWED:	75%
PROVIDED:	12.3%

LEVEL 1 (30' OR GREATER TO MIDDLE OF ALLEY)	
WALL:	807 SF
OPENING:	170 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	21.1%

LEVEL 2 (15' TO 20' TO MIDDLE OF ALLEY)	
WALL:	930 SF
OPENING:	298 SF
MAX % ALLOWED:	45%
PROVIDED:	36.3%

LEVEL 2 (30' OR GREATER TO MIDDLE OF ALLEY)	
WALL:	227 SF
OPENING:	22.6 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	10%

LEVEL 3 (15' TO 20' TO MIDDLE OF ALLEY)	
WALL:	915 SF
OPENING:	344 SF
MAX % ALLOWED:	45%
PROVIDED:	37.6%

LEVEL 1 (15' TO 20' TO MIDDLE OF ALLEY)	
WALL:	196 SF
OPENING:	128 SF
MAX % ALLOWED:	75%
PROVIDED:	65.3%

LEVEL 3 (30' OR GREATER TO MIDDLE OF ALLEY)	
WALL:	236 SF
OPENING:	20 SF
MAX % ALLOWED:	NO LIMIT
PROVIDED:	8.5%

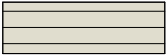
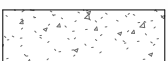
EXTERIOR FINISHES

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

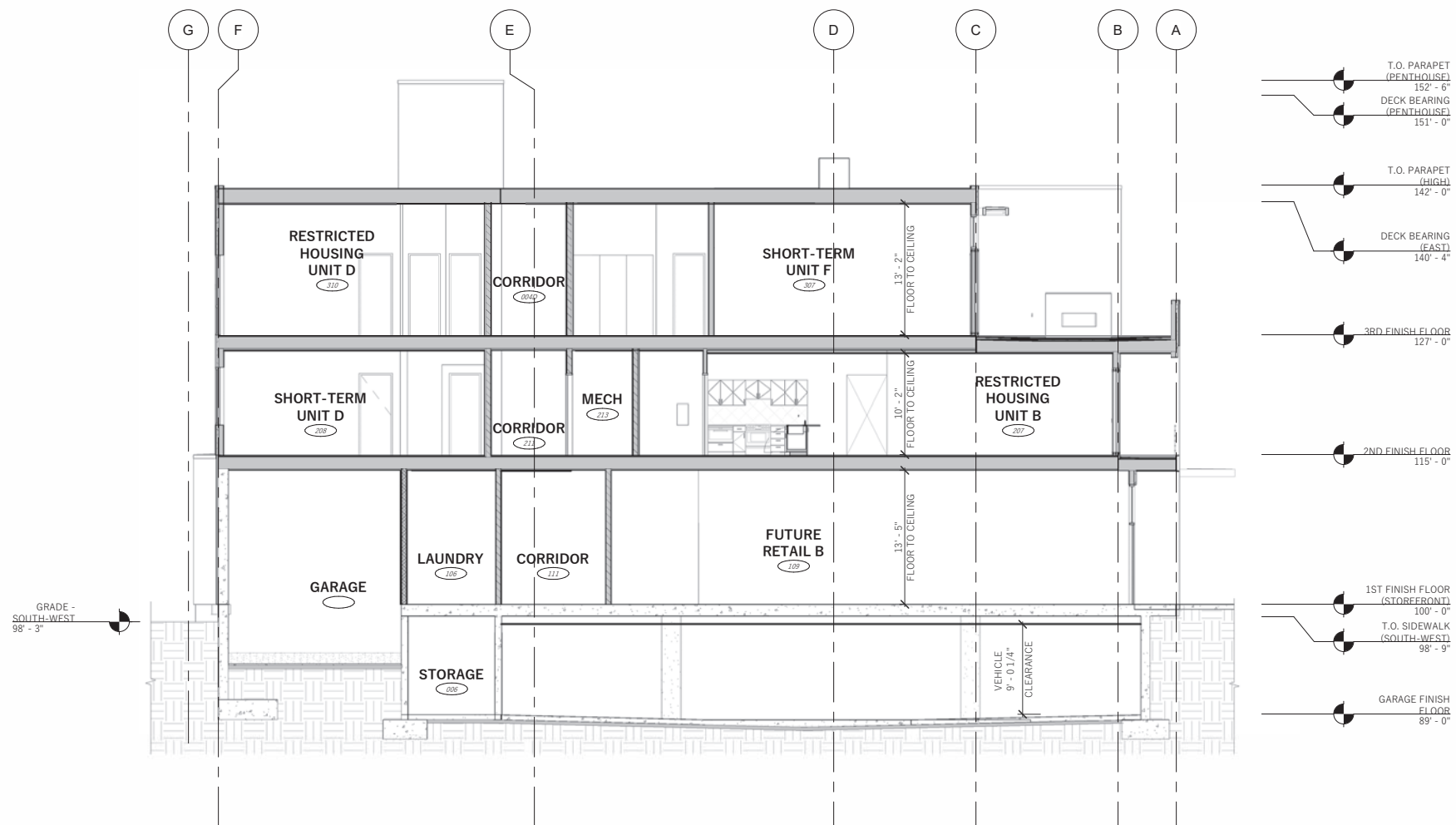
EAST FACADE	
OVERALL AREA:	6,168 SF
ALLOWED METAL:	1,542 SF
PROVIDED METAL:	1,369 SF

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

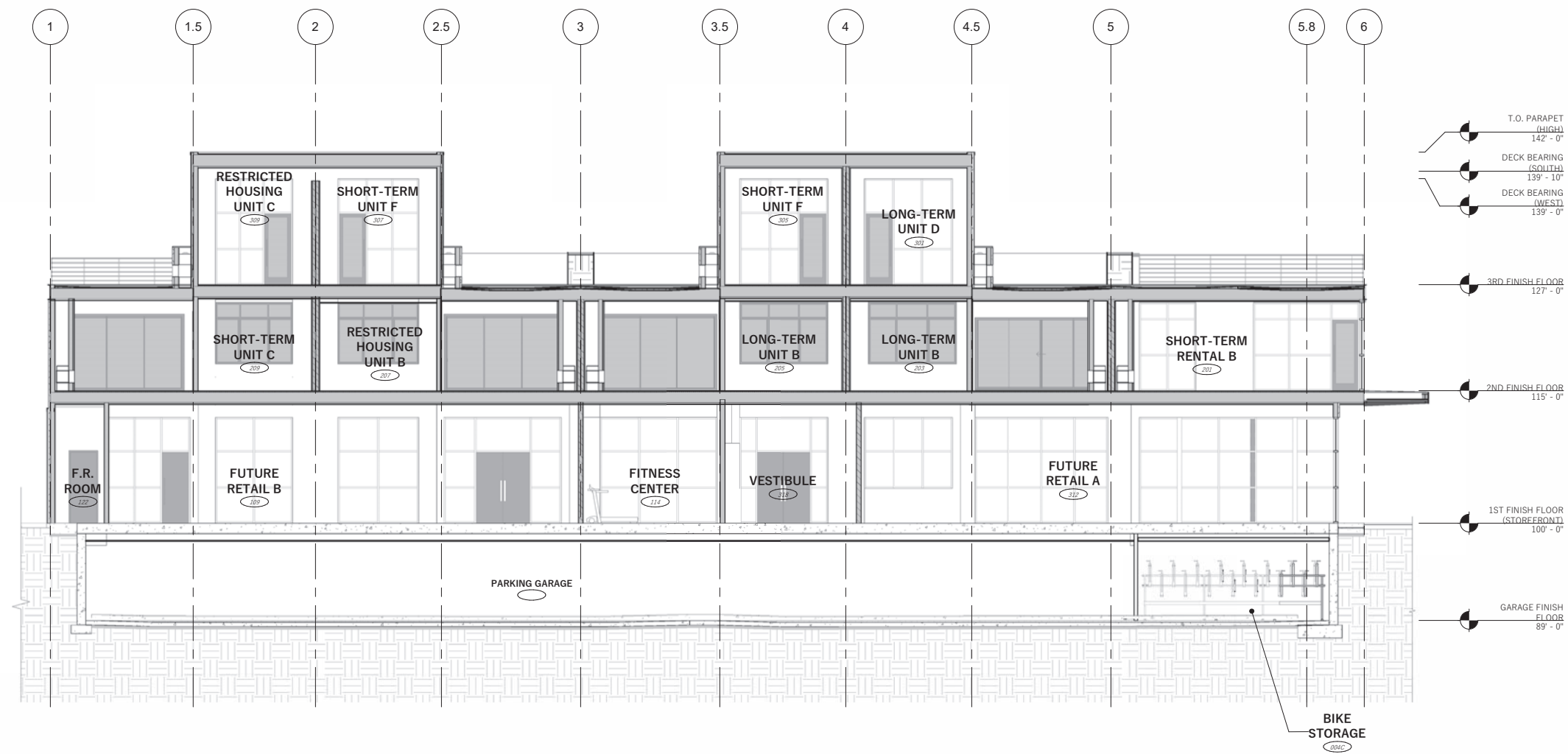
ELEVATION COLOR LEGEND

	HORIZONTAL WOOD SIDING
	CEMENTITIOUS STUCCO
	THIN STONE VENEER
	BRAKE METAL TO MATCH WINDOW MULLIONS
	ARCHITECTURAL CONCRETE





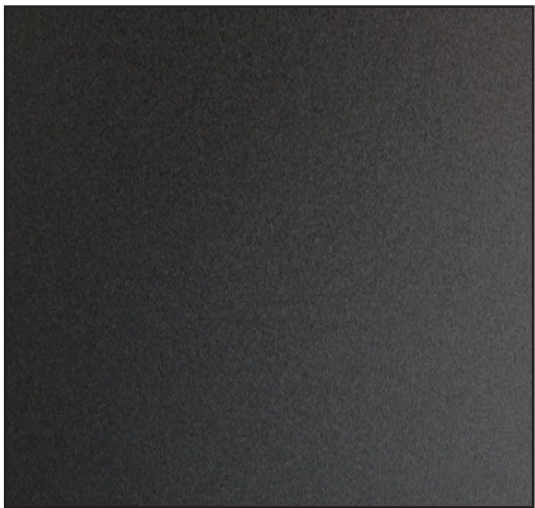
EAST-WEST BUILDING SECTION



NORTH-SOUTH BUILDING SECTION



STAINED CEDAR
WOOD SIDING



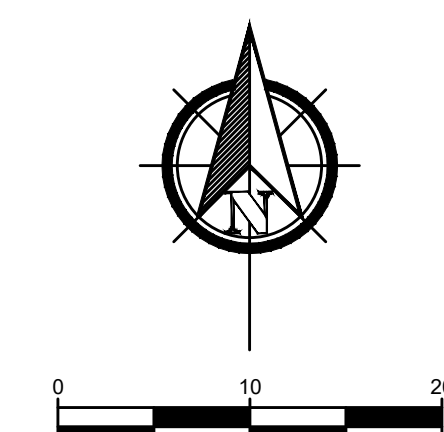
BRAKE METAL & ALUMINUM WINDOWS



NATURAL STONE



FIG. 1: SOUTH ELEVATION



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.



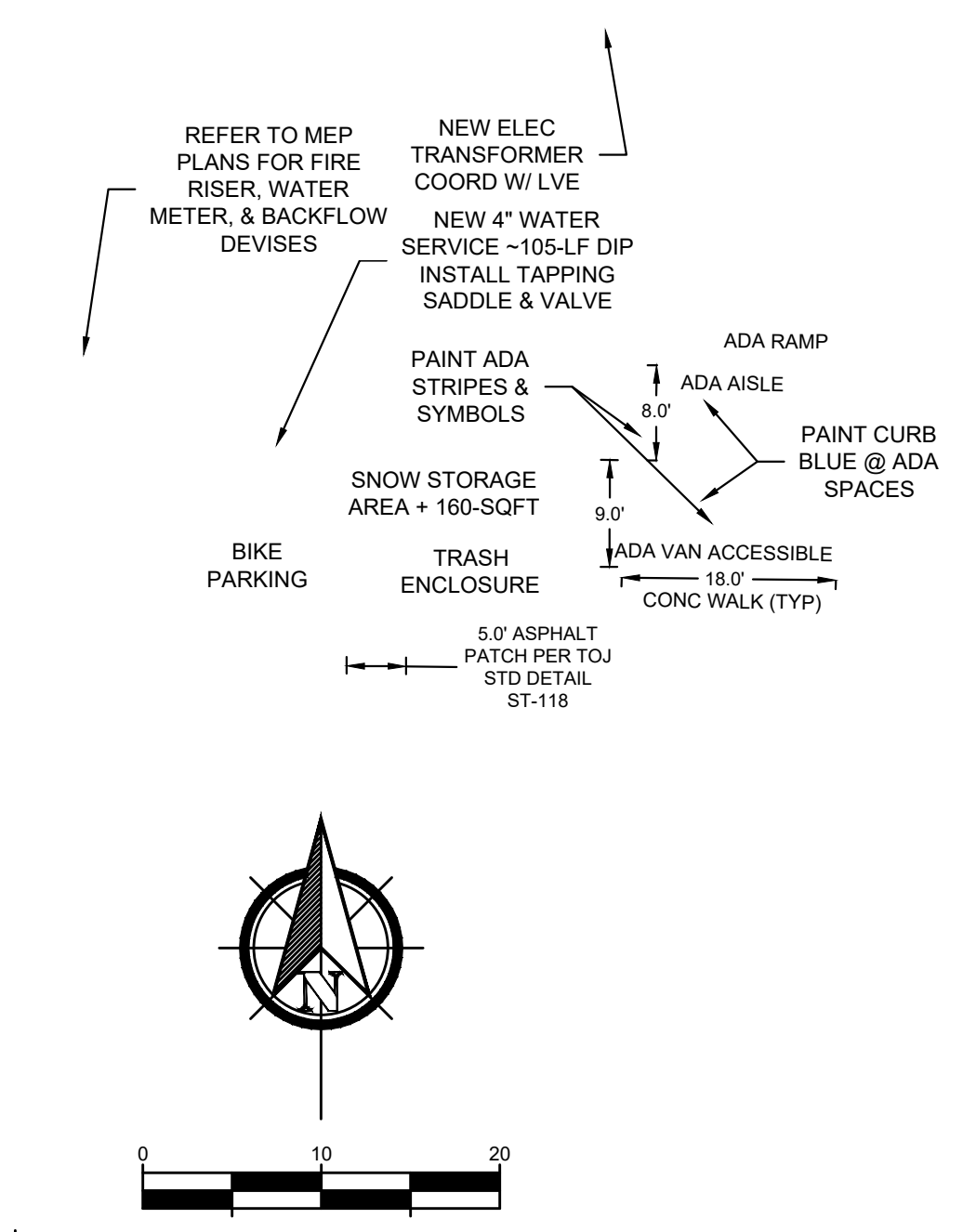
Axis Architects

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

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

SITE DEMOLITION

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 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 $\frac{1}{3}$ 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		

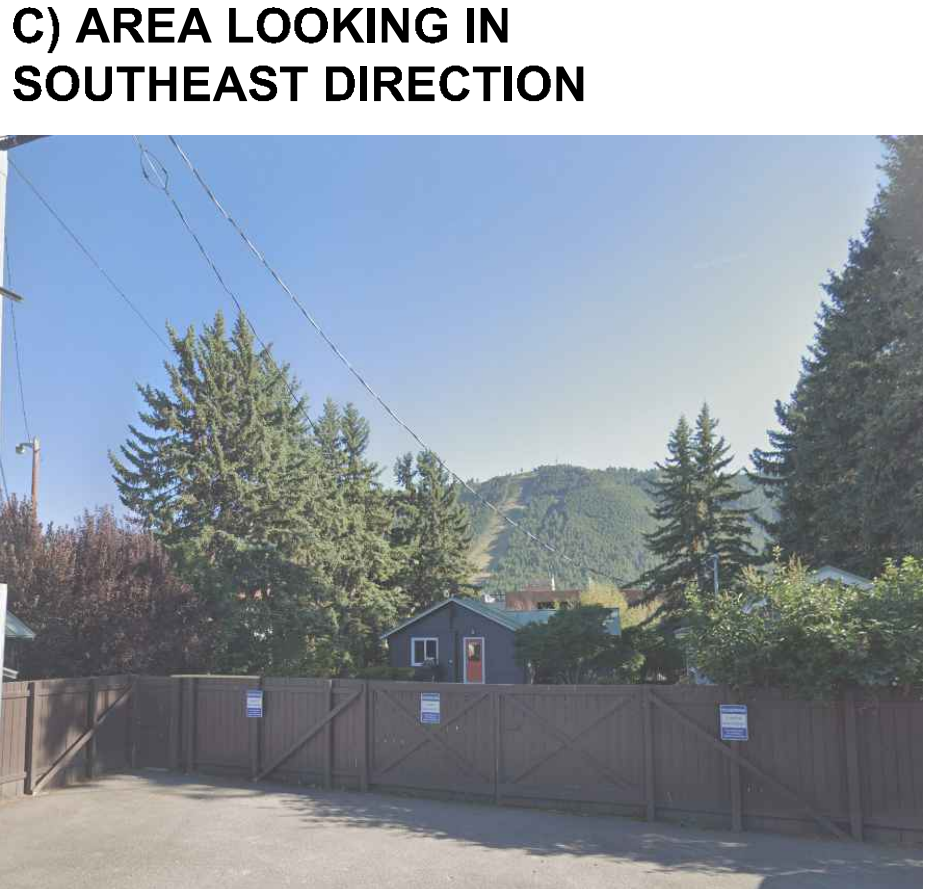
PROPOSED CONDITIONS SITE PLAN

C2



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227 SOUTH STATE STREET, SALT LAKE CITY, UT 84111



1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUE/STAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY GEAR AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL, UNLESS OTHERWISE DIRECTED BY OWNER.
3. CONDITIONS RESULTING FROM A TREE TRUNK REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

ISSUE DATE

9/22/2025

PROJECT NUMBER

WY25001

PLAN INFORMATION

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

5

6

7

Wyoming811

UTILITY NOTIFICATION CENTER, INC.

1-800-843-2476

www.811.wy.gov

0'

5'

10'

20'

40'

GRAPHIC SCALE: 1" = 10'

PROJECT INFORMATION

DOWNTOWN PEARL CONDOS
JACKSON, WYOMING

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARCHITECTS.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ

DESIGN GROUP

Landscape Architecture • Planning & Visualization

3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT

PKJ

DATE: 09/01/2025

STATE OF WYOMING

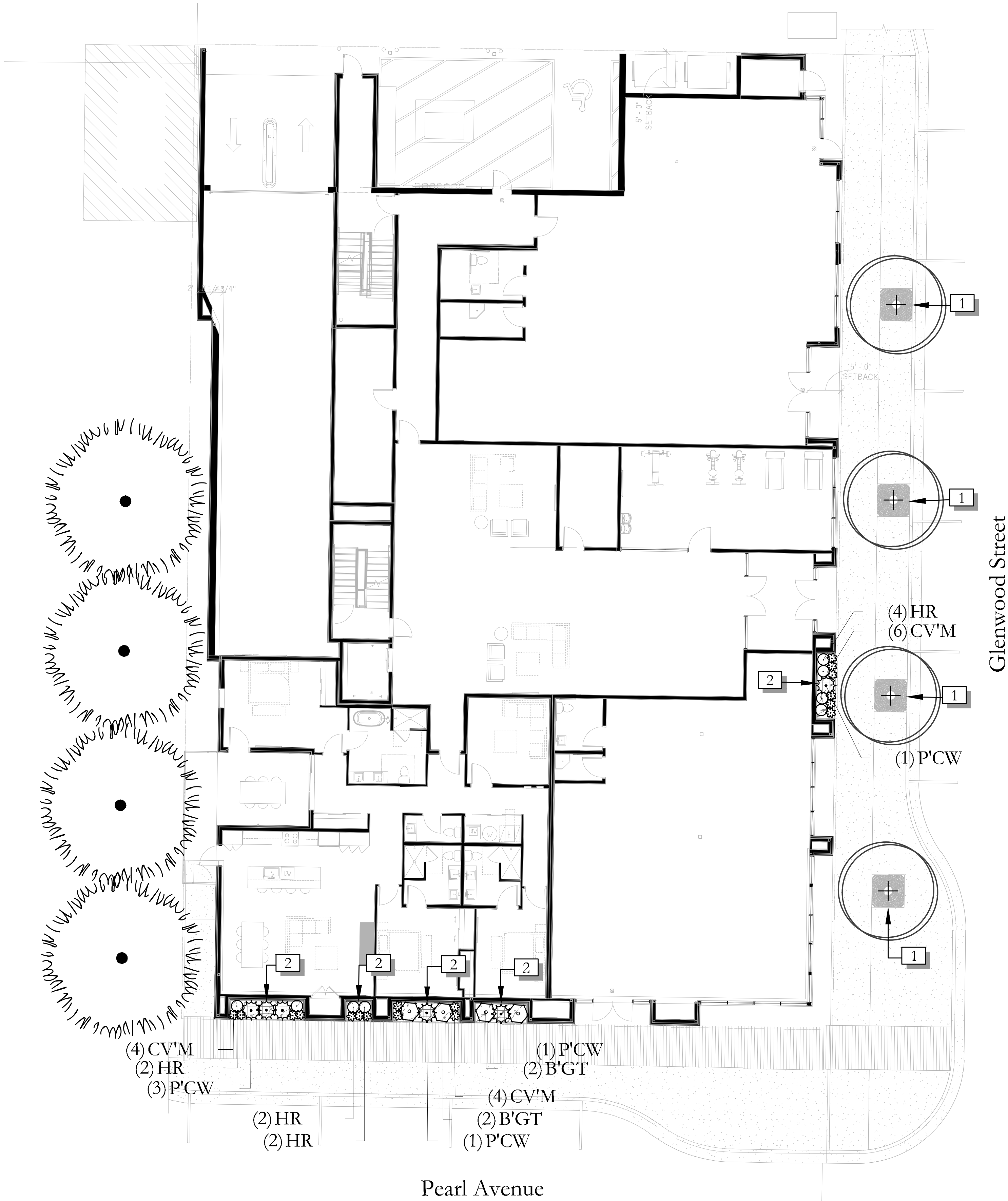
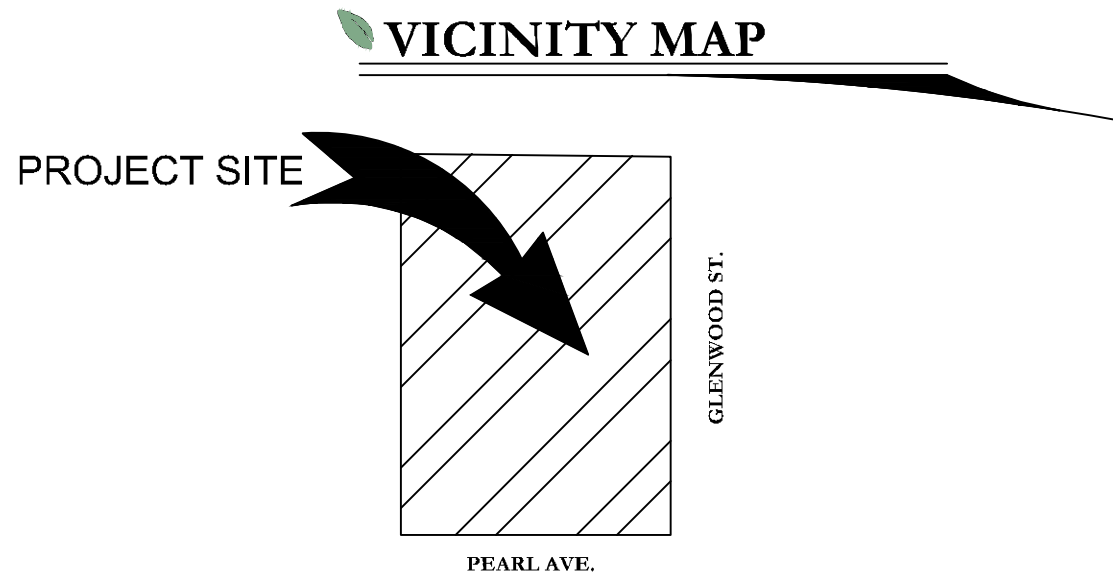
EXISTING PLANTING PLAN

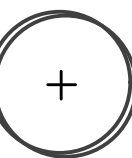
CITY PERMIT SET

DRAWING INFO

JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 9/22/2025

LP-EXISTING



PLANT LEGEND						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	ATR	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B	2"Cal	
EVERGREEN TREES						
	PA	4	Picea abies Norway Spruce	15 gal		10-12'
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
DECIDUOUS SHRUBS						
	B'GT	4	Betula x peltifera 'Golden Treasure' Cesky Gold® Dwarf Birch Moderate; 4'x3'; sun to part shade; z2	5 gal		
EVERGREEN SHRUBS						
	PCW	6	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal		
PERENNIALS						
	CV'M	17	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal		
	HR	8	Hemerocallis x 'Early Snow' Early Snow Daylily	5 gal		

SITE MATERIALS LEGEND					
(NOTE: SITE MATERIALS QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. EXCLUSIVE OF DESIGN NOTES, THIS DRAWING SHALL HAVE NO EFFECT.)					
SYMBOL	CODE	DESCRIPTION	QTY		
	1	ROOT BARRIER. CENTURY PRODUCTS ROOT BARRIER.			
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.			
1 LANDSCAPE					
	1-13	SOIL: PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	118 sf		

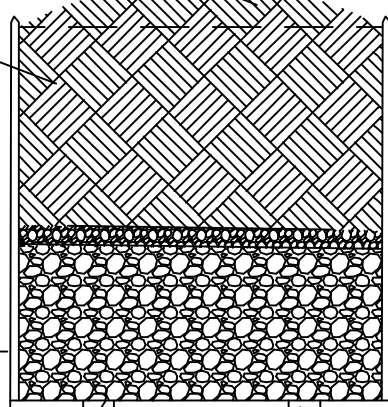
RAISED PLANTER WITH WATERPROOFING AND TREE ROOT BARRIER

MOUND UP SOIL IN PLANTERS. SETTLING WILL OCCUR MOST PLANTERS WILL NEED 18" TO 24" OF SOIL MIXTURE SEE NOTES ON SHEET

ADD SOIL TO PLANTER IN SMALL LIFTS WITH MINOR COMPACTION TO HELP WITH SETTLING, SEE NOTES ABOUT CENTURY ROOT BARRIER PRODUCT FOR THE INTERIOR AREA OF PLANTER.

PEDESTAL PAVER SURFACE

IRRIGATION PIPE AND DRAIN WEEP HOLES THROUGH PLANTER



ORE CUSTOM PLANTERS COLOR BLACK

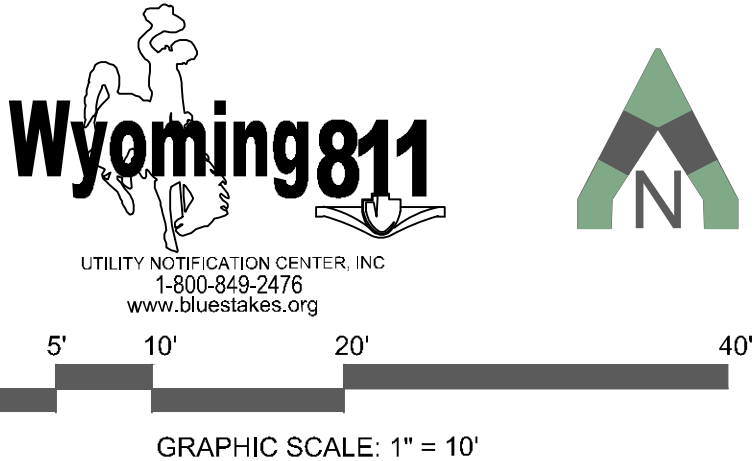
25% UTELITE SOIL CONDITIONER
50% SCREENED TOPSOIL
25% APPROVED COMPOST

SCREENED TOPSOIL:
• 30-50% SAND
• 30-50% SILT
• 10-25% CLAY
• <5% ORGANIC MATTER

APPROVED COMPOST
• PH 6-8
• SOLUBLE SALTS <5
• SODIUM ADSORPTION RATION <10
• CARBON/NITROGEN RATIO <20:1
• MOISTURE 25-35%
• COARSE MATERIAL 98% PASSING 3/8"

MECHANICALLY MIX 2 PARTS OF THE LOAMY TOPSOIL TO 1 PART UTELITE SOIL CONDITIONER AND 1 PART APPROVED COMPOST. DO NOT LET MIXTURE DRY OUT. FILL PLANTER WITH PLANTER SOIL MIX IN 1 FOOT LIFTS, TAMPING EACH FOOT. SOIL IN PLANTER SHOULD BE MOUNDED IN CENTER AND 1-2" BELOW PLANTER CAP. MULCH CAN BE PLACED ABOVE AND TOUCH THE CAP.

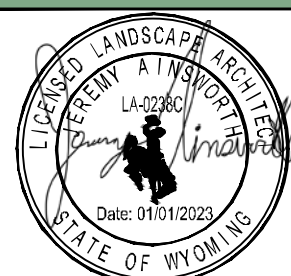
ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025		WY25001						PM: JTA
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
3								
4								
5								
6								
7								



DOWNTOWN PEARL CONDOS
JACKSON, WYOMING

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARCHITECTS.COM

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LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:		
1.	SITE CONDITIONS	
2.	GUARANTEES	
3.	MAINTENANCE	
4.	SOIL AMENDMENTS	
5.	FINE GRADING	
6.	LANDSCAPE EDGING	
7.	FURNISH AND INSTALLING PLANT	
8.	TURF PLANTING	
9.	WEED BARRIER	
1.2	SITE CONDITIONS	
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTRACT ORDERS. ERRONEOUS OR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.		
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.		
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.		
1.3	PERMITS	
A. BLUE STAKE / DIG LINE: WHEN DIGGING IS REQUIRED, "BLUE STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.		
1.4	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.		
1.5	FINAL INSPECTION	
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION CERTIFICATE FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.		
1.6	LANDSCAPE SUBSTANTIAL COMPLETION	
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREAS OF A PROJECT.		
1.7	MAINTENANCE	
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE: MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYSING AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE, SO THAT ALL PLANTS ARE IN A CONDITION SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.		
1.8	GUARANTEE	
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. FOR TREES, SHRUBS, AND GROUND COVERS, ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY PLANT NOT ALIVE, IN POOR HEALTH, OR IN POOR CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.		

PART II - PRODUCTS

GENERAL LANDSCAPE NOTES

GRADING AND DRAINAGE REQUIREMENTS

- AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10 FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
- AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
- A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
- LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE. ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PESTIFICATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
- DEVICES FOR CHANNING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKSET, WHICHEVER DISTANCE IS GREATER

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
- DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL Dictate QUANTITIES TO BE USED.
- ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
- SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
- SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL, MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER, CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARP TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
- EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4'-6" TREE RING OF THE SAME EDGING.

LAWN / GRASS AREA

- SOD
 - ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GRADE-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A 4" DIAMETER TREE RING COVERED WITH COMPOST. LATE BROWN BARK MULCH, NO STRIPPED FINIS, SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.
- SEED
 - SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULPING OR SPRAYING WITH AN HERBICIDE SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18

LANDSCAPE MATERIALS

- TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY EIGHT (8) FOOT COMMON PINE STAKES USED AS SHOWN ON THE DETAILS.
- TREE WRAP: TREE WRAP IS NOT TO BE USED.
- MULCH/ROCK: SEE PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.
- WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC, MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.
- TREE, SHRUB, AND GRASS BACKFILL MIXTURE TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND 25% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.
- TOPSOIL REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE, ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:
 - PH: 5.5-7.5
 - EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER
 - SAR (SODIUM ABSORPTION RATIO): < 3.0
 - % OM (PERCENT ORGANIC MATTER): > 1%
 - TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND < 70%, CLAY < 30%, SILT < 70%, SI ONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME
- TURF: SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT FIRST THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.
- LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:
 - WASHED MORTAR SAND FULL OF ORGANIC MATERIAL.
 - PORTLAND CEMENT (SIL CONCRETE SPEC. BELOW FOR TYPE)
 - REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.
 - ONLY POTABLE WATER FOR MIXING.

LANDSCAPE METAL EDGING: 5.5" STEEL EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.

PART III - EXECUTION

3.1 GRADING

- A. TOPSOIL, PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNEVEN AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.
- B. TOPSOIL, PLACEMENT: SLOPE SURFACE AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADE OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACE. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUBSOIL, AND TOPSOIL, FROM THE SITE.
- C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PATHS AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT. COMPACTION UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.

3.2 TURF GRADING

- A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.
- B. THE FINISH GRADE OF THE TOPSOIL, ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC, PRIOR TO THE LAYING OF SOD, SHALL BE SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.

3.3 PLANTING OPERATIONS

- A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.
- B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.
- C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.
- D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.
- E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.
- F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1/2" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.
- G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.
- H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC, BEFORE

- INCHES BEFORE ADDING 6" OF WEED FREE TOPSOIL WITH HIGH ORGANIC MATTER, FINE LEVEL ALL AREAS PRIOR TO HYDROSEEDING AND SET THE GRADE FOR POSITIVE DRAINAGE. TOPSOIL SHOULD BE SOFT AT TIME OF APPLICATION. FERTILIZER IS TO BE ADDED WITH HYDROSEEDING. REFER TO SOIL TEST RESULTS AND HYDROSEEDING CONTRACTOR FOR APPLICATION RATES.
- SEED: USE SEED MIXES AS SPECIFIED BY LANDSCAPE ARCHITECT OF PURE LIVE SEED (PLS) ON A BASIS/ACRE. THE PLANTING TIME TO PASTURE IS NOT BEFORE THE FIRST SNOW. DO NOT SOW OVER HEAVY SNOW PACK. SEED WILL LAY DORMANT AND BE READY TO GERMINATE ONCE THE GROUND THAWES AND WARMS IN LATE WINTER. IF SEEDING IN LATE FALL IS NOT POSSIBLE, SEED BEFORE APRIL 1. CONTACT SCUMMIT 519.4.D. DARRH 414@SCUMMIT519.DING.COM 435-709-8033.
- APPLICATION: HYDROSEEDING SHALL CONSIST OF SEED, TACKIFIER, WOOD FIBER MULCH AND FERTILIZER IN A WATER BASED SLURRY. TANK MOUNTED TRUCK SHALL HAVE CONTINUOUS AGITATION. THE PUMP OR TIRE TRUCK WILL FORCE THE SLURRY THROUGH A TOP MOUNTED DISCHARGE NOZZLE TOWER. USE 200 POUNDS WOOD FIBER MULCH AND 50-100 POUNDS OF TACKIFIER PER ACRE.
- IRRIGATION: ALL AREAS MUST BE KEPT MOIST WITHOUT PUDDLES OR RUNOFF USING FREQUENT DAYTIME WATER CYCLES. ADJUST AND MONITOR SPRINKLERS AND CLOCK TO ACHIEVE PROPER IRRIGATION.

- IF PERMANENT IRRIGATION IS NOT PLANNED, TEMPORARY IRRIGATION IS REQUIRED AT THE FOLLOWING SCHEDULE: FOR 8 WEEKS SOIL SHALL REMAIN DAMP DURING ESTABLISHMENT PERIOD WITHOUT PUDDING ON SOIL SURFACE. APPLY WATER APPROXIMATELY THREE TIMES A DAY FOR 5-7 MINUTES FOR EACH IRRIGATION EVENT. DEPENDING ON TEMPERATURE AND TIME OF YEAR, A SPARSE DENSITY IS EXPECTED. CONTINUE TEMPORARY IRRIGATION FOR ONE YEAR. EVENTUALLY REDUCING WATER APPLICATION TO ONCE A WEEK, THEN ONCE EVERY TWO WEEKS TO FINALLY ONCE A MONTH. MONITOR PROGRESS OF ESTABLISHMENT AND ADJUST SPRINKLERS ACCORDINGLY. THE GOAL IS TO CREATE A HEALTHY STAND OF GRASSES WITH LITTLE TO NO IRRIGATION.

- WEED CONTROL AND MAINTENANCE: MANDATORY WEED CONTROL IS REQUIRED TO REDUCE COMPETITION AND WEED SEED PRODUCTION. WEEDS MUST BE KEPT UNDER CONTROL BY MECHANICALLY PULLING OR CHEMICALLY SPRAYING AS DIRECTED BY THE APPLICATOR. APPLY A BROADLEAF HERBICIDE MANUALLY AND TEST WITH A CONSISTENT RICHNESS OF MOWING AND FERTILIZING TO PREVENT WEEDS FROM PRODUCING SEED. MOW ONCE IN THE SPRING AND ONCE IN THE FALL BEFORE FERTILIZATION. FERTILIZER OPERATIONS SUSTAIN 4-6-6 DEPENDING ON SOIL FERTILITY. DO NOT MOW SHORTER THAN 4 INCHES. BAG ALL CUTTINGS TO REMOVE WEED SEED FROM PROPERTY. KEEP WEEDS CUT DOWN AND DO NOT LET THEM GO TO SEED. WEED SEED PRODUCTION IS THE CAUSE FOR WHEN, TO MOW, WHICH GENERALLY OCCURS IN APRIL OR MAY AS WELL AS EARLY FALL DEPENDING ON TEMPERATURE AND MOISTURE. THIS PROCEDURE WILL BE REQUIRED UNTIL A HEALTHY STAND OF GRASSES IS EVIDENT AND COMPETING WELL WITH WEEDS. EXPECT FROM 1 TO 3 YH-AREA.

- PROGNOSIS BIOTIC SOIL MEDIA: WHERE CONDITIONS MAY PROHIBIT ADDING TOPSOIL, PROGNOSIS BIOTIC SOIL MEDIA SHOULD BE APPLIED BY HYDROSEEDING AT 3500 LBS/ACRE WITH SEED AND FERTILIZER PRIOR TO THE APPLICATION OF WOOD MULCH (2000 LBS/ACRE) COMBINED WITH TACKIFIER (50-100 LBS/ACRE).

- ADDING FORBS: SHRUBS AND PERENNIALS, BY SEED OR CONTAINER, CAN BE ADDED ONCE WEEDS ARE UNDER CONTROL AND HERBICIDE IS NO LONGER NEEDED. USUALLY 1-2 YEARS AFTER HYDROSEEDING.

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.

- APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.
- UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE AREA IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COURSE MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.
- THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS, BRANCHES, AND BRUISES SHALL BE PROMPTLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUMS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.
- PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK. FOR CONIFERS, EXTEND THE WATERING WELL TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.
- TURF - SOD LAYING

A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.

B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.

C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR BLEMISHES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.

D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.

E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECE(S) IS (ARE) TO BE RAISED AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.

F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 30% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS TO BE PLACED ON THE SITE, RECT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE: BARRICADES SET AT APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

- A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IT USUALLY IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
- B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
- C. OVERLAP ROWS OF FABRIC MIN. 6"
- D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	1	ROOT BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
	1-13	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	118 sf

- A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.
- B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.
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F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 30% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.

G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.

H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS TO BE PLACED ON THE SITE, RECT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.

I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE: BARRICADES SET AT APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION OF NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC), EROSION, ETC., UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.

J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.

3.5 WEED BARRIER

- A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IT USUALLY IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.
- B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOTBALL.
- C. OVERLAP ROWS OF FABRIC MIN. 6"
- D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.

END OF SECTION

- MULCH
 - ORGANIC
 - PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ORGANIC MULCH TOP DRESSING. KEEP MULCH AWAY FROM TOP OF ROOT BALL OF ALL PLANT MATERIAL.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL MULCH AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITH OUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER.
 - ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AND MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF TREE TRUNK AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - INORGANIC
 - ROCK MULCH PLANTING AREAS TO BE FREE OF WEEDS AND RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. WHERE PLANTING IS SPARSE (GREATER THAN 4' DISTANCE BETWEEN PLANTS OR 20' BETWEEN GROUPINGS), ADDITIONAL TOPSOIL IS NOT NECESSARY EXCEPT FOR BACKFILLING PLANTING HOLES. PREPARE A HOLE TWICE THE WIDTH OF THE CONTAINER. WATER IN PLANT. BACKFILL WITH A 4:1 RATIO OF SOIL TO COMPOST. TAMP LIGHTLY AND WATER AGAIN. KEEP ROCK 12" AWAY FROM TRUNK OF TREES AND 6" AWAY FROM BASE OF SHRUBS AND PERENNIALS. DO NOT COVER LOW BRANCHES OF SHRUBS WITH ROCK.
 - IF REQUIRED BY CITY, INSTALL DEWITT 50Z WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1 FOOT AWAY FROM EDGE OF ROOT BALL OF ALL PLANT MATERIAL. IF WEED BARRIER IS NOT REQUIRED OR INSTALLED, AT OWNER'S APPROVAL, USE TREFLAN 10 AS A PRE-EMERGENT. APPLY ACCORDING TO LABEL DIRECTIONS BY CERTIFIED PESTICIDE APPLICATOR AFTER PLANTING AND AFTER APPLYING MULCH.
 - IF USING TREFLAN 10 WITH OUT WEED BARRIER, THIS AREA WILL ALSO NEED AN YEARLY MANAGEMENT PROGRAM. SUBMIT PROGRAM TO OWNER. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

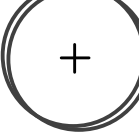
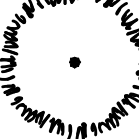
GENERAL IRRIGATION NOTES

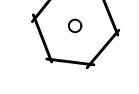
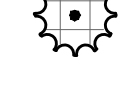
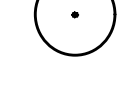
- A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% DEPTH TO HEAD COVERAGE, AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT CENTER OF ROOT BALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.

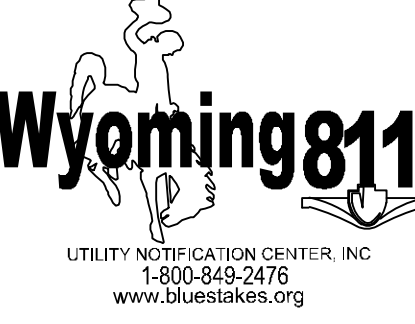
INSTALLER RESPONSIBILITIES AND LIABILITIES

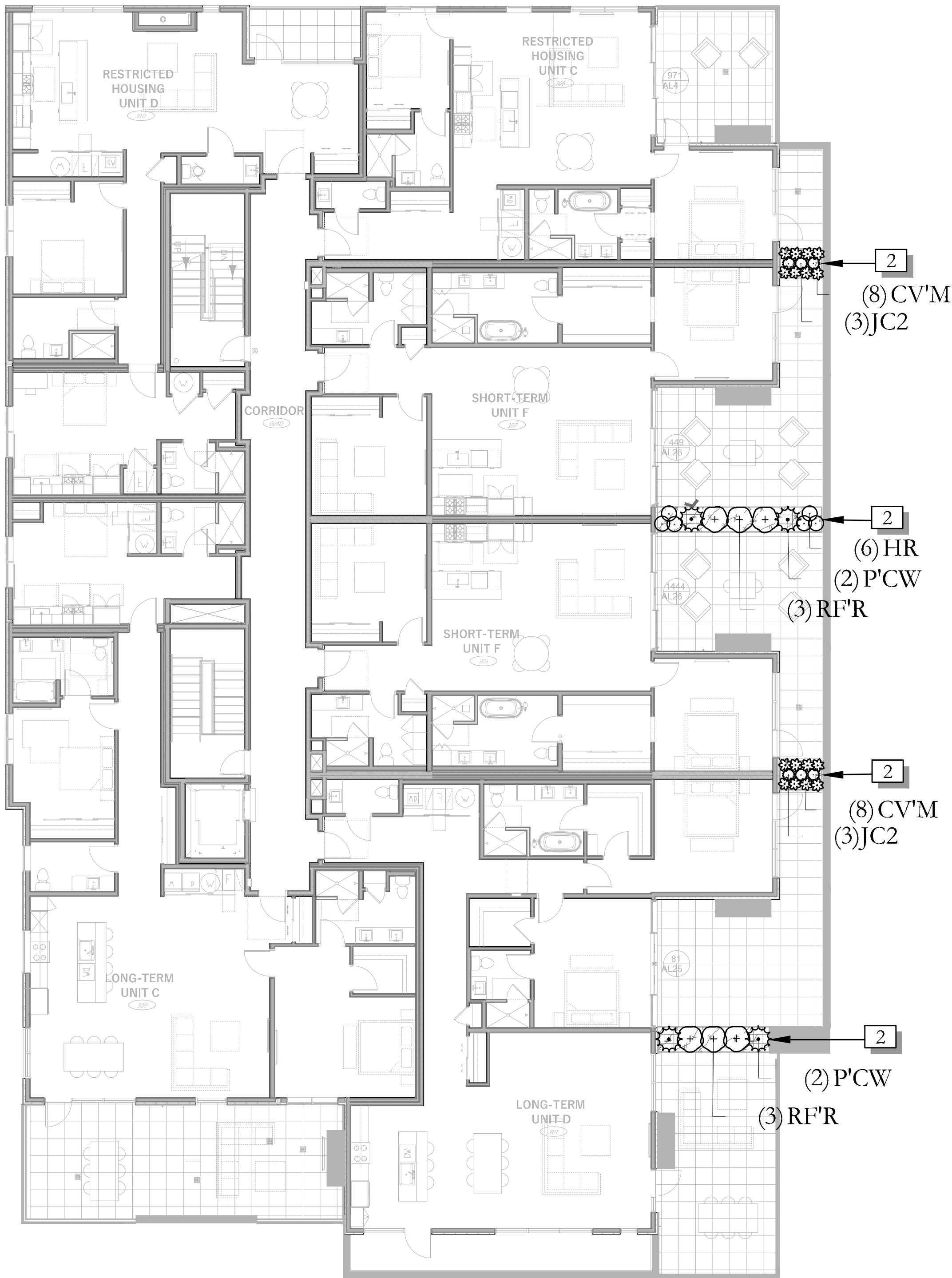
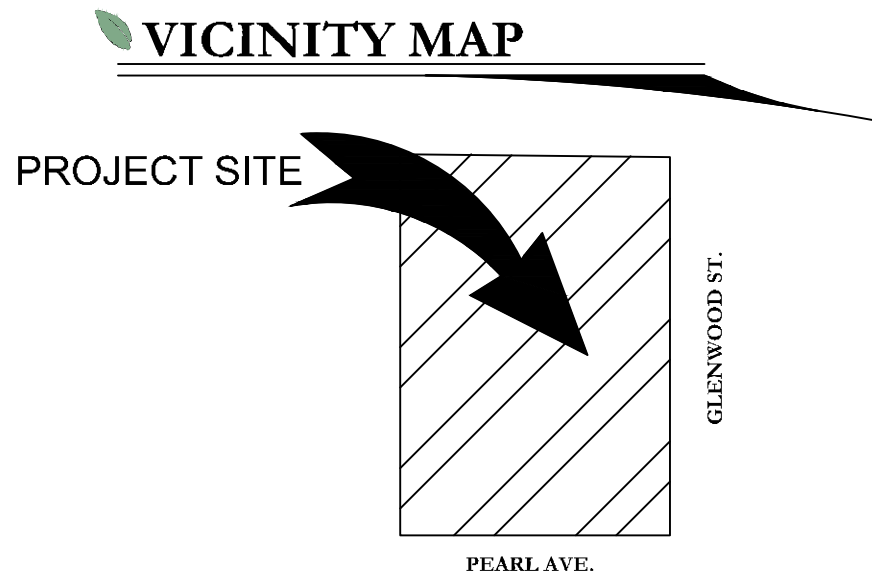
- THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE THEIR KNOWLEDGE FOR IMPROVEMENT. OWNER ASSUMES NO LIABILITY FOR INADEQUATE ENGINEERING, CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXTENSION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXTENSIONS, INSTALLED PRODUCTS AND MATERIALS.

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SI
DECIDUOUS TREES						
	ATR	4	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple moderate; 28x15; sun to partial shade; z3	B & B	2"	Cal
EVERGREEN TREES						
	PA	4	Picea abies Norway Spruce	15 gal		10-

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	BGT	4	Betula x pteris 'Golden Treasure' Cesky Gold® Dwarf Birch Moderate; 4'x3'; sun to part shade; z2	5 gal
EVERGREEN SHRUBS				
	PCW	6	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal
PERENNIALS				
	CVM	17	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	HR	8	Hemerocallis 'Early Snow' Early Snow Daylily	5 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025	WY25001		DOWNTOWN PEARL CONDOS JACKSON, WYOMING	AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-05			



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS SHRUBS				
	RF'R	6	Rhamnus frangula 'Ron Williams' Fine Line Fine Line Buckthorn moderate; 7x3; full to part sun; z2; Utah Lake water tolerant	5 gal
EVERGREEN SHRUBS				
	JC2	6	Juniperus communis 'Pencil Point' Pencil Point Common Juniper	5 gal
	P'CW	4	Pinus mugo 'Carsten's Wintergold' Carsten's Wintergold Mugo Pine Low water; 2'x3'; sun; z3; slow growth	5 gal
PERENNIALS				
	CV'M	16	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed moderate; 1.5 x 1.5; sun; z3; Utah Lake water tolerant	1 gal
	HR	6	Hemerocallis x 'Early Snow' Early Snow Daylily	5 gal

SITE MATERIALS LEGEND

SYMBOL	CODE	DESCRIPTION	QTY
	2	DUAL PURPOSE ROOT AND WATER BARRIER. CENTURY PRODUCTS ROOT BARRIER.	
1 LANDSCAPE			
	123	SOIL PEP MULCH SEE ORGANIC MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101	123 sf

RAISED PLANTER WITH WATERPROOFING AND TREE ROOT BARRIER

MOUND UP SOIL IN PLANTERS. SETTLING WILL OCCUR MOST PLANTERS WILL NEED 18" TO 24" OF SOIL MIXTURE SEE NOTES ON SHEET

ADD SOIL TO PLANTER IN SMALL LIFTS WITH MINOR COMPACTION TO HELP WITH SETTLING, SEE NOTES ABOUT CENTURY ROOT BARRIER PRODUCT FOR THE INTERIOR AREA OF PLANTER.

PEDESTAL PAVER SURFACE

IRRIGATION PIPE AND DRAIN WEEP HOLES THROUGH PLANTER

ORE CUSTOM PLANTERS COLOR BLACK

25% UTILITE SOIL CONDITIONER
50% SCREENED TOPSOIL
25% APPROVED COMPOST

SCREENED TOPSOIL:
• 30-50% SAND
• 30-50% SILT
• 10-25% CLAY
• <5% ORGANIC MATTER

APPROVED COMPOST
• PH 6-8
• SOLUBLE SALTS <5
• SODIUM ADSORPTION RATION <10
• CARBON/NITROGEN RATIO <20:1
• MOISTURE 25-35%
• COARSE MATERIAL 98% PASSING 3/8"

MECHANICALLY MIX 2 PARTS OF THE LOAMY TOPSOIL TO 1 PART UTILITE SOIL CONDITIONER AND 1 PART APPROVED COMPOST. DO NOT LET MIXTURE DRY OUT. FILL PLANTER WITH PLANTER SOIL MIX IN 1 FOOT LIFTS, TAMPING EACH FOOT. SOIL IN PLANTER SHOULD BE MOUNDED IN CENTER AND 1-2" BELOW PLANTER CAP. MULCH CAN BE PLACED ABOVE AND TOUCH THE CAP.

9/22/2025

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

WY25001

Wyoming811

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www.bluestakes.org

0' X X X X

GRAPHIC SCALE: 1" = x

DOWNTOWN PEARL CONDOS

JACKSON, WYOMING

AXIS ARCHITECTS
ATT: BRIAN JUNGE
801-828-0557
BJUNGE@AXISARCHITECTS.COM

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LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture • Planning & Visualization

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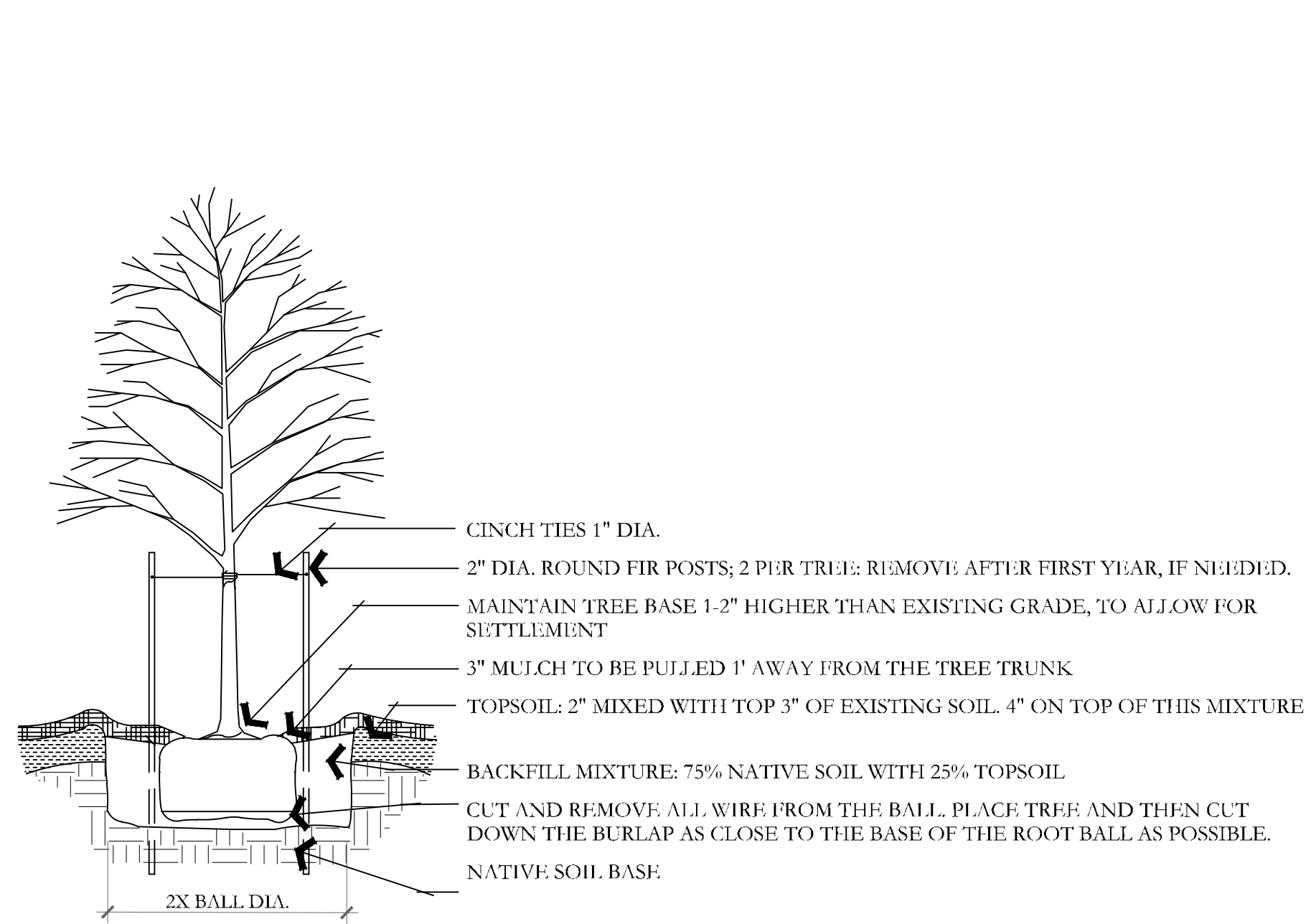
LICENSE STAMP

LANDSCAPE PLAN
CITY PERMIT SET

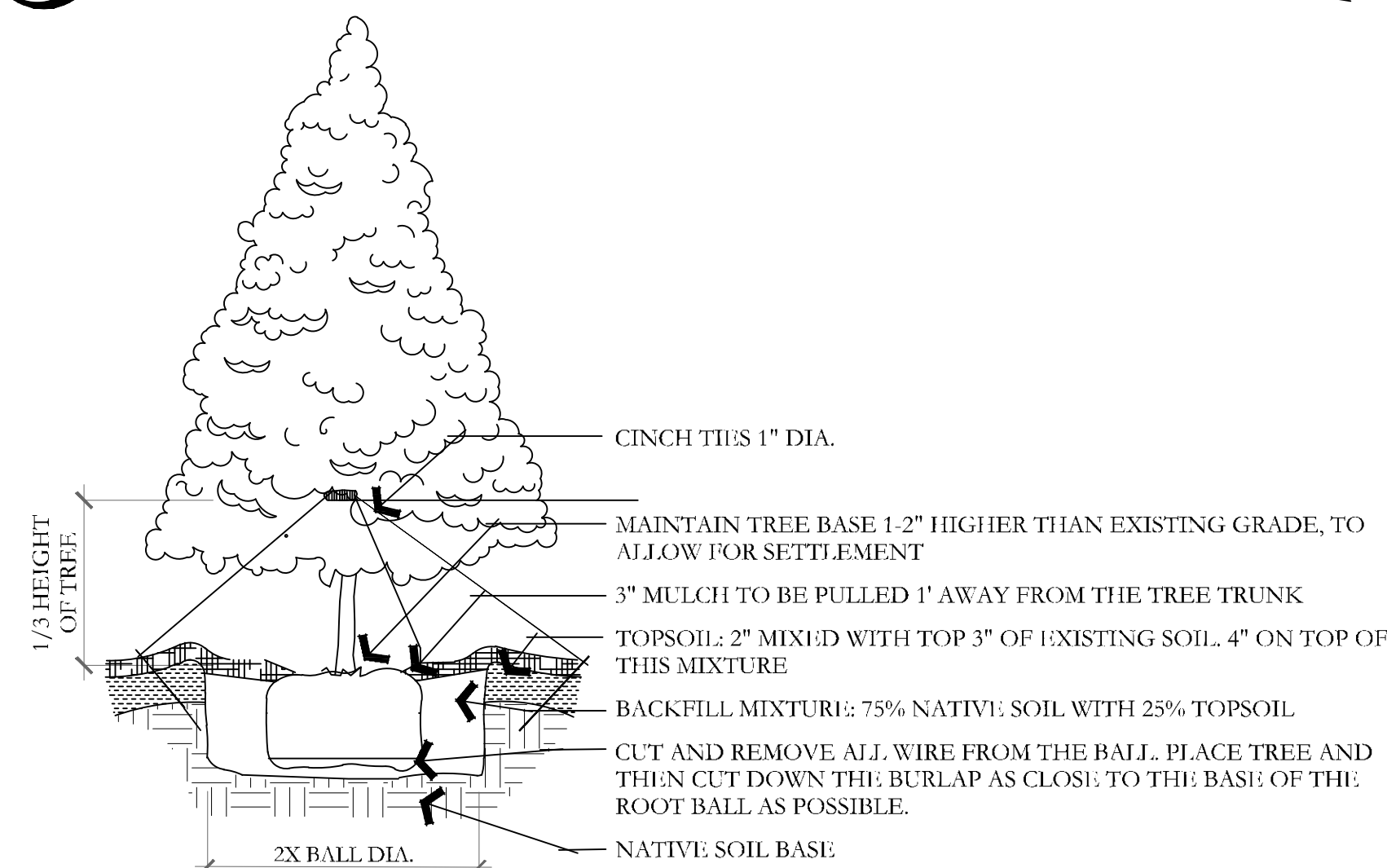
LP-102

DRAWING INFO

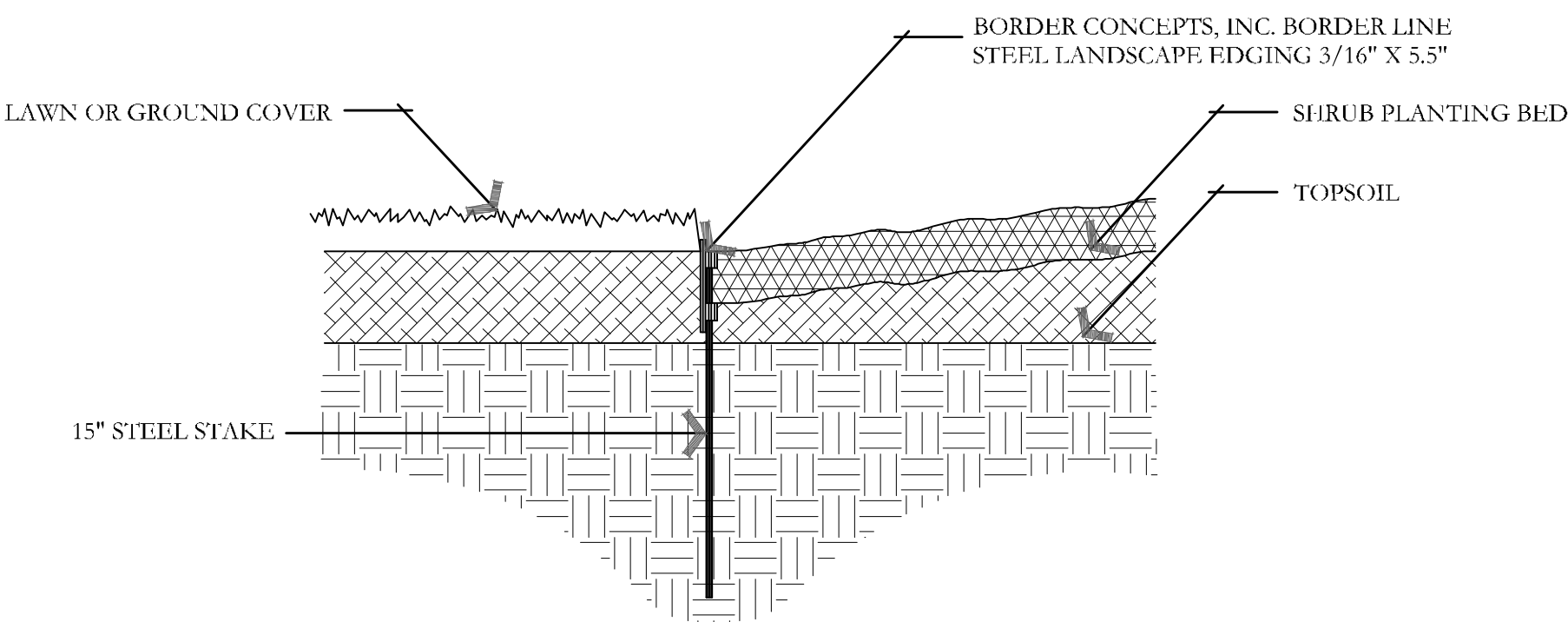
PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 9/22/2025



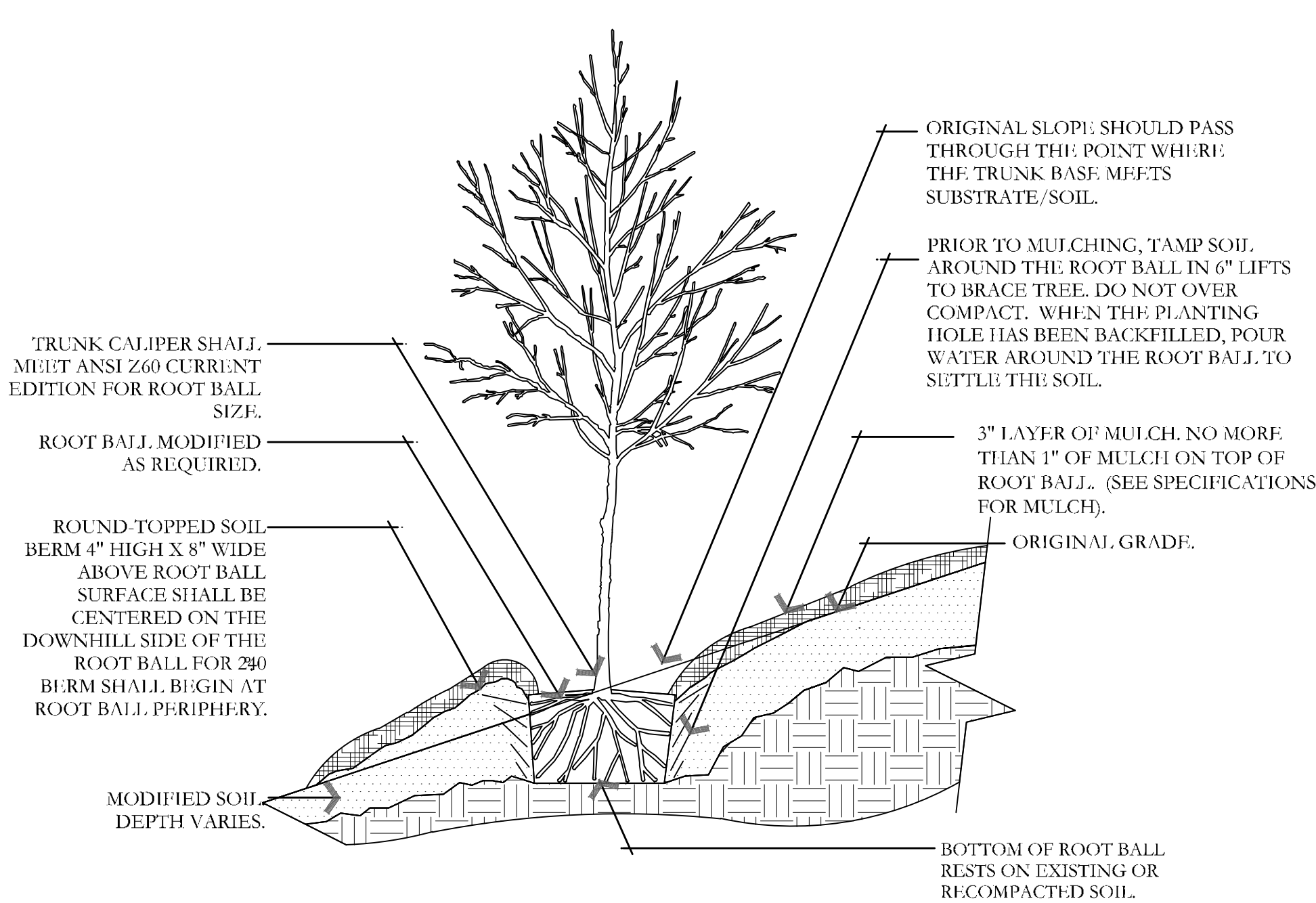
A DECIDUOUS TREE PLANTING
NOT TO SCALE



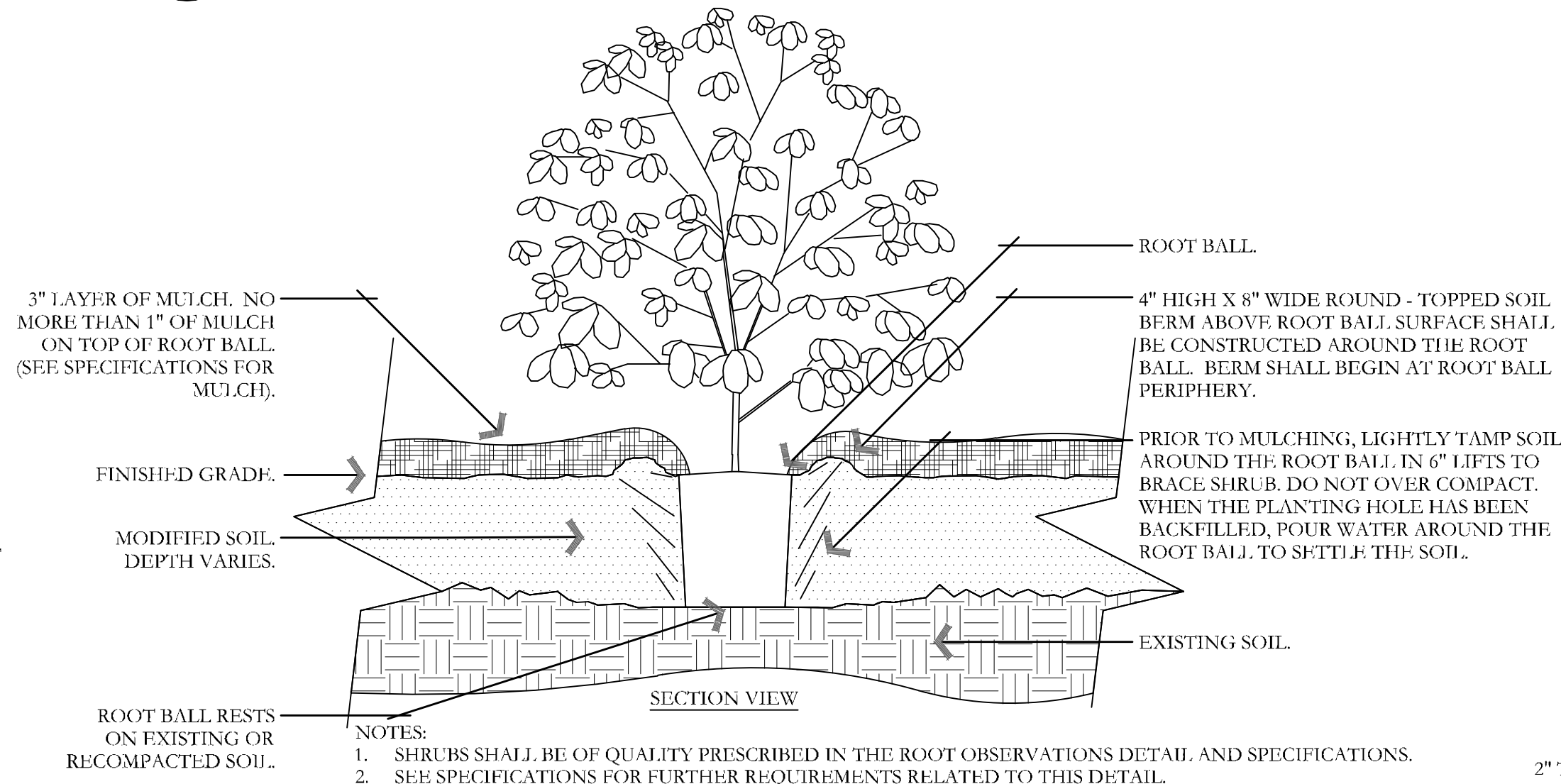
D EVERGREEN TREE PLANTING
NOT TO SCALE



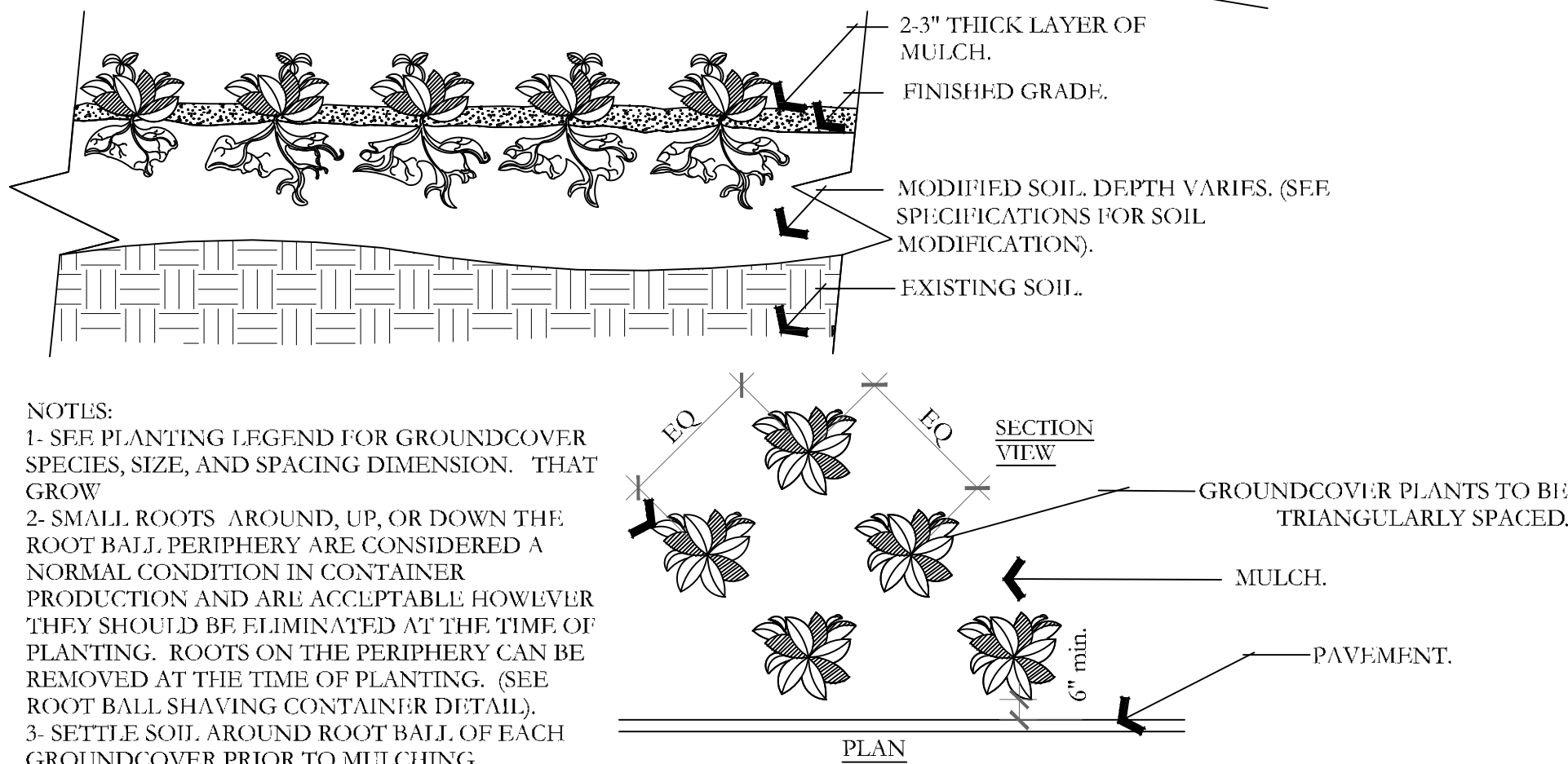
G METAL EDGING DETAIL
NOT TO SCALE



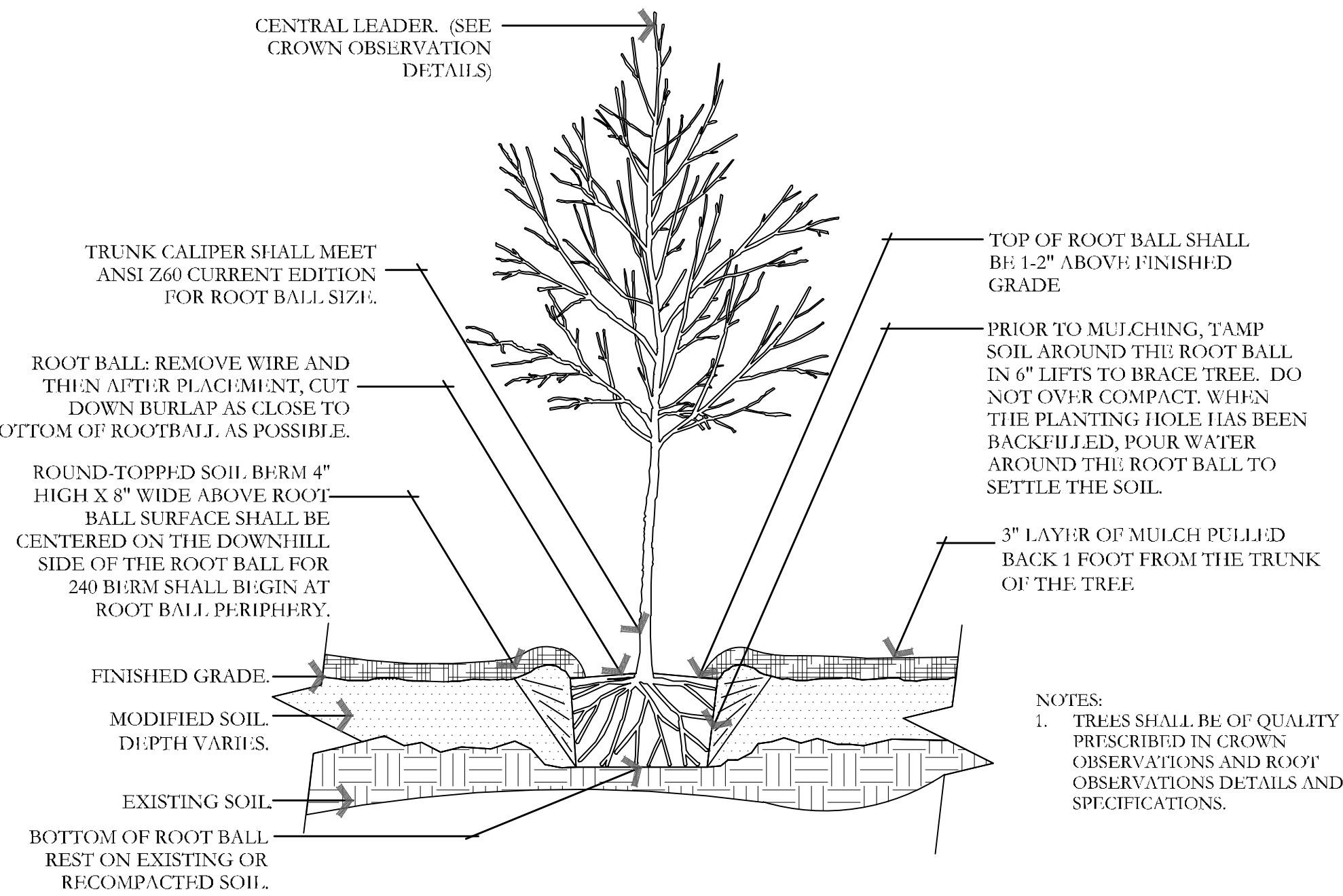
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)
NOT TO SCALE



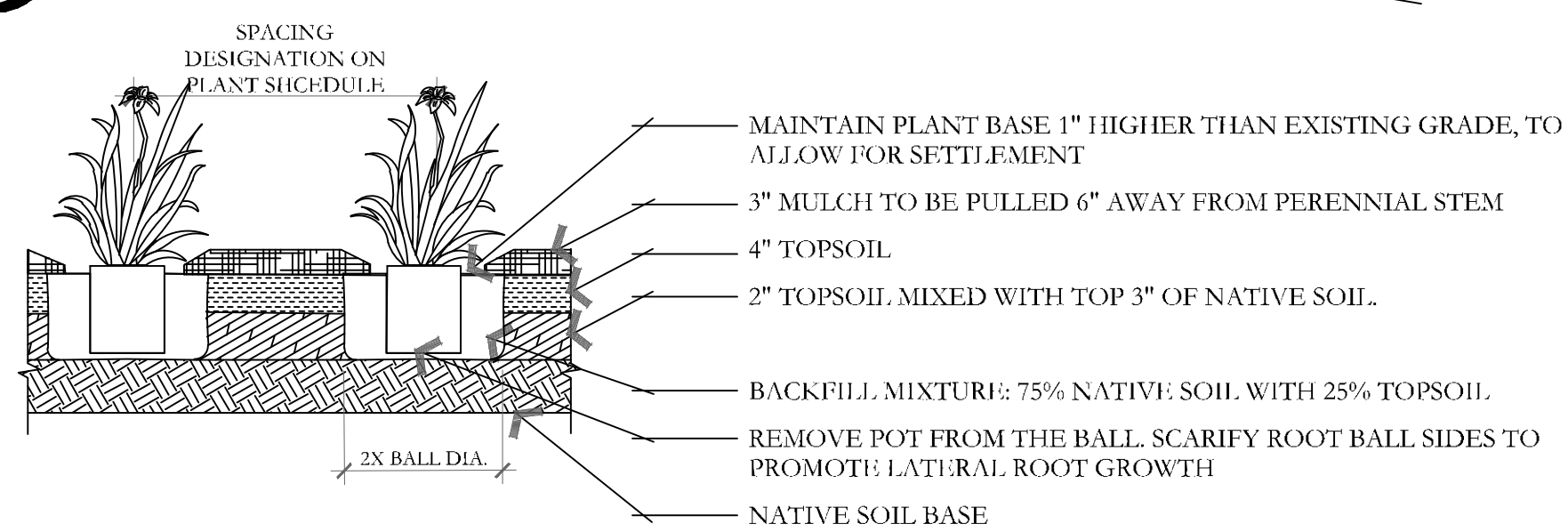
E SHRUB - MODIFIED SOIL
NOT TO SCALE



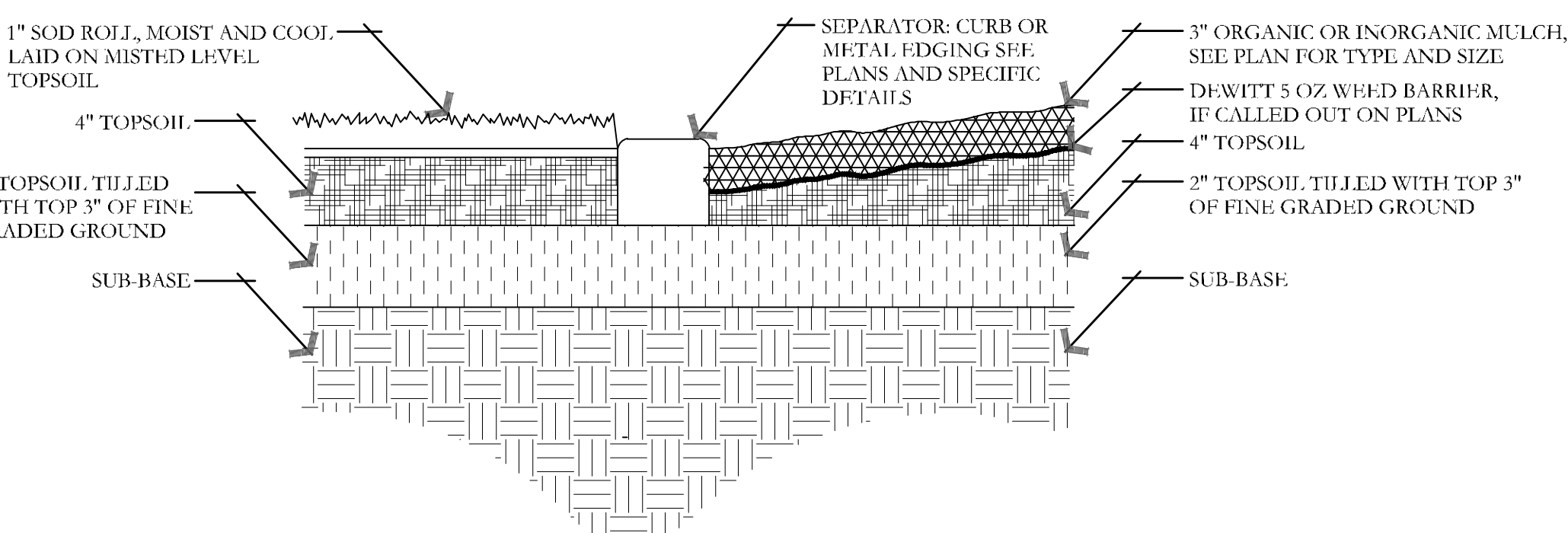
H PERENNIAL/GROUNDCOVER PLANTING
NOT TO SCALE



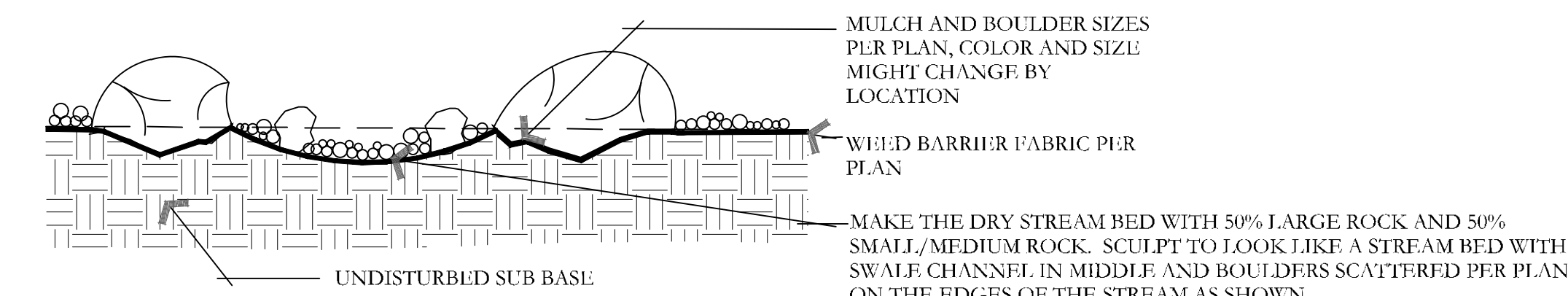
C TREE W/ BERM (EXISTING SOIL MODIFIED)
NOT TO SCALE



F PERENNIAL PLANTING
NOT TO SCALE



I SOD LAYING/MULCH DETAIL
NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025		WY25001			AXIS ARCHITECTS ATT: BRIAN JUNG 801-828-0557 BJUNG@AXISARCHITECTS.COM	PKJ DESIGN GROUP		PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/22/2025
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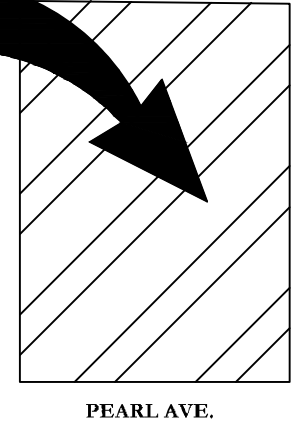
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LANDSCAPE DETAILS
CITY PERMIT SET

LP-501

PROJECT SITE



Site plan of the proposed 100-unit multi-family building at 100 Glenwood Street, Pearl Avenue. The plan shows the building footprint, setbacks, and landscaping. The building is L-shaped, with a main section and a smaller section. The main section has a large open area, a staircase, and several smaller rooms. The smaller section has a kitchen area and a bathroom. The building is surrounded by landscaping, including trees and shrubs. The setbacks are 5'-0" on the Glenwood Street side and 5'-0" on the Pearl Avenue side. The landscaping includes 4 PA (Palm Avenue) trees, 4 HR (Holly Ridge) trees, 6 CV'M (Cypress Valley Maple) trees, 1 PCW (Palm Creek Willow) tree, and 4 AT'R (Alder Tree) trees. The building is located at the corner of Glenwood Street and Pearl Avenue.

RESTRICTED HOUSING UNIT D

RESTRICTED HOUSING UNIT C

CORRIDOR

SHORT-TERM UNIT F

LONG-TERM UNIT C

LONG-TERM UNIT D

971 ALB

443 ALB

444 ALB

81 ALB

(8) CV'M
(3) JC2

(6) HR
(2) P'CW
(3) RF'R

(8) CV'M
(3) JC2

(2) P'CW
(3) RF'R

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/22/2025	WY25001	 	DOWNTOWN PEARL CONDOS JACKSON, WYOMING	AXIS ARCHITECTS ATT: BRIAN JUNGE 801-828-0557 BJUNGE@AXISARCHITECTS.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 9/22/2025



1



2



CONIFERS

AC°F

NORWAY SPRUCE

Picea abies

Picea abies, commonly called Norway spruce, is a large pyramidal evergreen. It has been widely planted in cool and temperate regions of North America where it typically matures to a much shorter 40-60' compared to its European size. It is noted for its rapid growth.

HARDINESS ZONE: 2-7

SIZE: 50'+ tall x 30' wide

WATER-USE: Moderate

EXPOSURE: full sun

MAINTENANCE: None required

3



4



DECIDUOUS TREES

AT'R

RUGGED CHARM TATARIAN MAPLE

Acer tataricum 'JFS-KW2'

Compact and oval canopy. Bright red seed wings float in bright contrast against summer's green leaves. In autumn the boldly textured foliage shows off a rich mix of yellow, orange, and bright red.

HARDINESS ZONE: 3-9

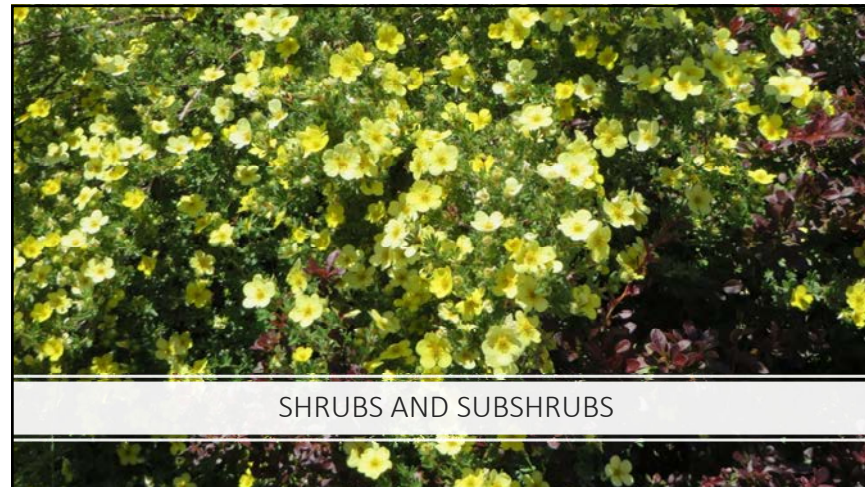
SIZE: 28' tall x 15' wide

WATER-USE: low to moderate

EXPOSURE: sun to part shade

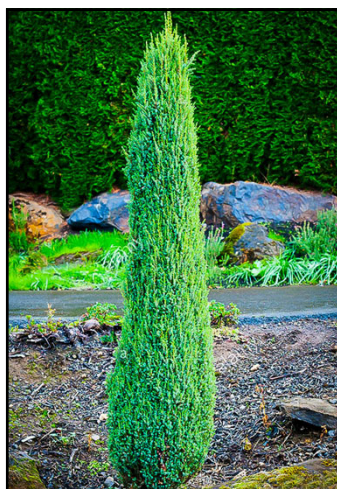
MAINTENANCE: If pruning is desired, prune only in summer after the leaves have fully developed to avoid "bleeding" of sap.

5



SHRUBS AND SUBSHRUBS

6



CONIFERS

JC'P

PENCIL POINT JUNIPER

Juniperus communis 'Pencil Point'

Dense, upright, narrow, cone-shaped, evergreen cultivar featuring a columnar, tapered-to-the-top habit. Blue-green needles often acquire copper-bronze tones in fall.

HARDINESS ZONE: 3-9

SIZE: 4-5' tall x 12-24" wide

WATER-USE: Low When Established

EXPOSURE: Full Sun to Part Shade

MAINTENANCE: No regular maintenance required

7



SHRUBS AND SUBSHRUBS

Rf'r

FINE LINE BUCKTHORN

Rhamnus frangula 'Ron Williams'

Feathery foliage with a narrow upright habit make this a versatile shrub. Nice as a hedge or even in containers it is a good architectural plant. Leaves turn yellow in fall.

HARDINESS ZONE: 2-7

SIZE: 6-7' tall x 2-3' wide

WATER-USE: Moderate

EXPOSURE: Sun to part sun

MAINTENANCE: None required unless shaping desired

8



SHRUBS AND SUBSHRUBS Pm'm

DWARF GOLD MUGO PINE

Pinus mugo 'Carsten's Wintergold'

Slow-growing dwarf cultivar, requires minimal pruning and is ideal foundation plantings. Its densely arranged evergreen needles transition from rich green in summer to a striking gold tone in late fall and winter, adding ornamental value. The shrub maintains an interestingly mounded form and is low maintenance.

HARDINESS ZONE: 3-8

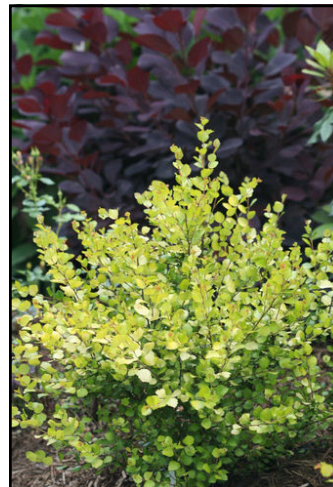
SIZE: 2' tall x 3' wide (slow growth)

WATER-USE: Low

EXPOSURE: Full sun

MAINTENANCE: None required

9



SHRUBS AND SUBSHRUBS B'CG

CESKY GOLD DWARF BIRCH

Betula x peltkei 'Golden Treasure'

An exceptionally cold tolerant dwarf birch. New growth appears in sunset hues of yellow, red, and orange and cheerful chartreuse foliage carries the plant through the entire season. Deer resistant.

HARDINESS ZONE: 2-7

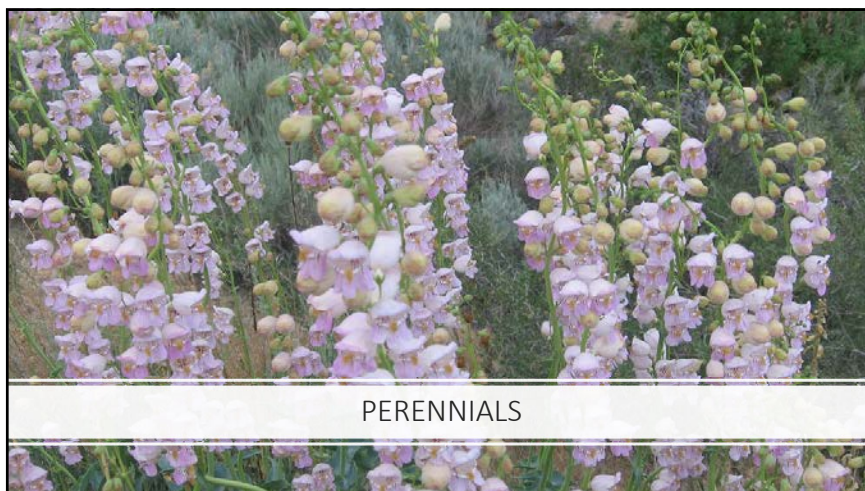
SIZE: 2-4' tall x 2-3' wide

WATER-USE: Moderate

EXPOSURE: Full to part sun

MAINTENANCE: Allow to grow naturally, where its attractive fan-like habit can be enjoyed.

10



PERENNIALS

11



PERENNIALS

EARLY SNOW DAYLILY

Hemerocallis x 'Early Snow'

A near white daylily with gigantic 7" flowers of incredible substance. Fragrant blossoms appear in early summer and then again later in the season. Deer resistant.

HARDINESS: 3-9

SIZE: 29" tall x 24" wide

WATER-USE: Low to moderate

EXPOSURE: Full sun to part shade

MAINTENANCE: spent flowers can be picked off. Leaves cleaned up in late winter

12



PERENNIALS

Cx'm

MOONBEAM COREOPSIS

Coreopsis verticillata MOONBEAM

Freely produced soft yellow flowers appear on finely cut foliage continuously blooming from early summer into fall. Deer resistant.

HARDINESS ZONE: 3-9

SIZE: 18" tall x 14" wide

WATER-USE: Low

EXPOSURE: Full sun

MAINTENANCE.: Remove top third of plant after flowering to freshen foliage if needed and encourage rebloom.

STAFF REPORT



Meeting Date:	October 8, 2025	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Berning Project Management and Wember Owner Representative	Presenter:	Tyler Valentine
Item:	Justice Center located at 180 S. King Street (P25-183)	Recommendation:	Final Design Review

Background.

The subject property is 1.9 acres (84,400 sf), zoned P/SP, and is surrounded by E. Pearl Ave. to the north, S. Willow St. to the east, E. Simpson Ave. to the south, and S. King St. to the west. Teton County owns the subject property (the property), which consists of four buildings: the Teton County Courthouse (32,000 sf), the Teton County Jail (16,000 sf), the Clifford Hansen Courthouse (3,800 sf), and the Teton County General Services building (11,312 sf). The property also includes the parking lot that is directly adjacent (east) to Town Hall. Currently, the property can be accessed from all four streets that surround it, including the one-way dead-end alley off S. King St.

In 2024, the community voted via the Special Purpose Excise Tax (SPET) to allocate 88 million dollars to fund a new Teton County Justice Center that would combine the current Teton County Courthouse and Detention Facility (jail) into one building.

On June 11, 2025, the Design Review Committee (DRC) reviewed and recommended approval of the Justice Center design as part of the Sketch Plan, which the Town Council later approved on July 28, 2025. The DRC recommended approval with the following four conditions:

1. *As part of the Development Plan submittal, the applicant shall improve the pedestrian experience and massing along the south elevation.*

Applicant Response: In response to Condition #1, the applicant explains that they enhanced the pedestrian experience by adding a covered porch and plaza along E. Simpson Ave. with additional plantings, site furnishings, and trees. They also increased glazing at the street level and across the broader south elevation.

2. *As part of the Development Plan submittal, the applicant shall improve the articulation along the East façade, along with studying opportunities to add landscape screening to help break up the façade from distances.*

Applicant Response: In response to Condition #2, the applicant notes material changes along the east elevation, including refinements to the metal panels to enhance articulation. They further explain that removing the Sheriff's secure yard access from Willow Street allowed for its replacement with a dense edge of native and adaptive plantings, including larger coniferous trees.

3. *As part of the Development Plan submittal, the applicant shall improve the fenestration interest along the North and East sides of the buildings.*

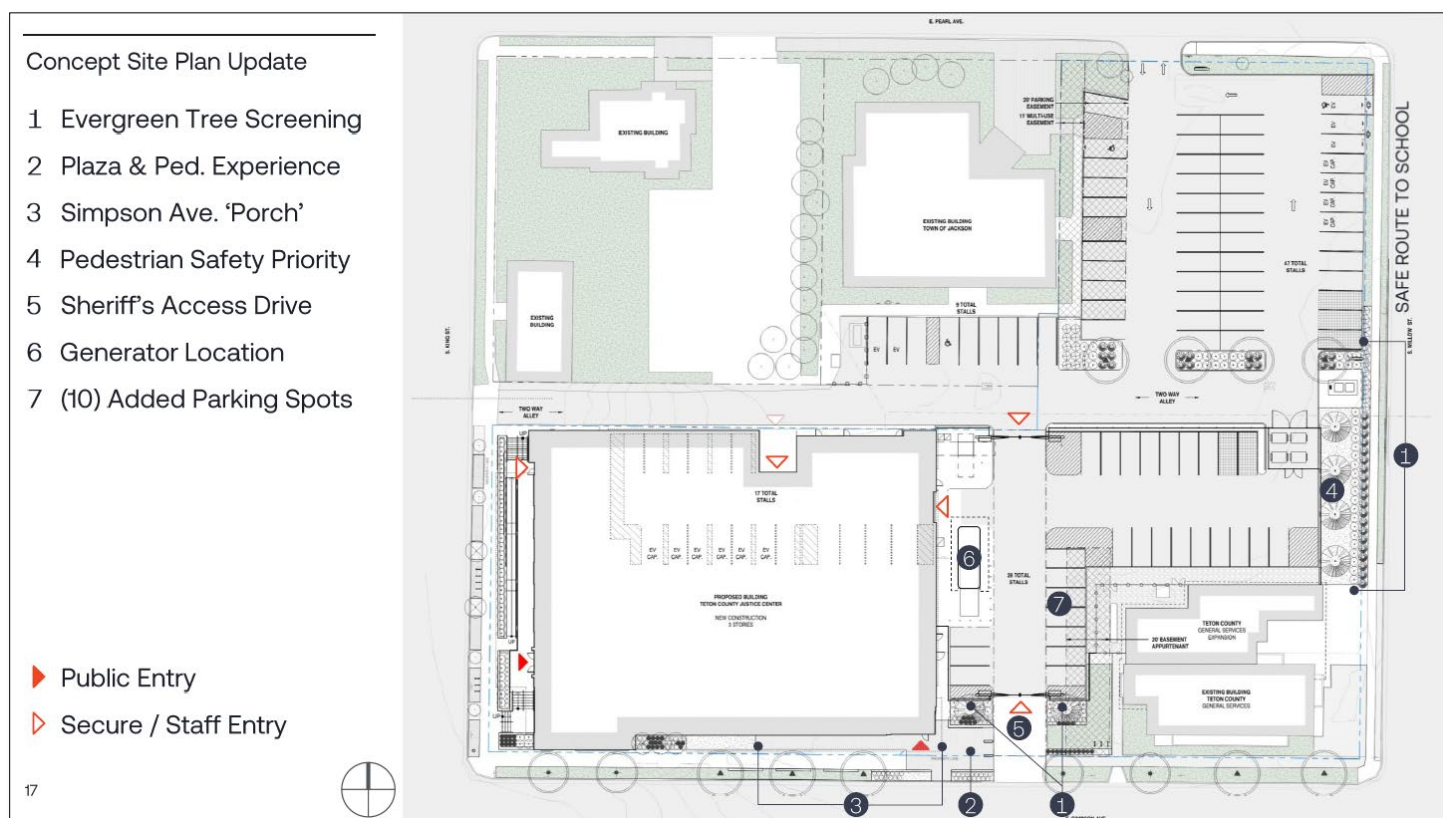
Applicant Response: In response to Conditions #3 and #4, the applicant explains that the metal panels on the east and north elevations were refined to provide greater variation in profile and color. The base of these elevations was also modified with the addition of dark brick, creating continuity with the existing blackened stainless steel. Lastly, the applicant refined the treatment of panel openings to introduce depth and shadow through the use of vertical plate jambs and fins.

4. *As part of the Development Plan submittal, the applicant shall further study the materiality on the north façade and make the overall materiality less imposing.*

Applicant Response: Same response to Condition #3 above.

Project Summary.

The most significant change to the project since the Sketch Plan, aside from the building design and architectural updates detailed in the applicant's submittal, is the removal of the Clifford Hansen Courthouse. With this change, access to the Sheriff's secured parking lot was shifted from Willow St. to E. Simpson Ave., while alley access remains available. This adjustment to site circulation increased the number of on-site parking spaces and created a new plaza along E. Simpson Ave. adjacent to the Sheriff's Department entrance. Below is the updated site plan:



The applicant seeks Development Plan approval for a 77,740-sf, three-story Justice Center combining the courthouse and jail into one facility. Construction will involve two demolition phases: first the current County

and Clifford Hansen courthouses (a new change since Sketch Plan), then the jail once the new building is complete. The General Services building will remain.

The Justice Center will house District and Circuit Courts, Sheriff's Office, County Attorney, Clerk of Court, 911 Dispatch, County Jail, and related offices. Courts and offices will operate weekdays, while the Sheriff's Office, jail, and 911 center will run 24/7. Building height ranges from 45 ft (King St.) to 51.5 ft (Simpson Ave.), with a central courtroom feature reaching 65.5 ft. Exterior finishes include fiber cement (wood), weathered zinc, blackened steel, gray metal panels, and black veneer with vertical windows on King and Simpson.

Program by Level (sf):

- L1 (26,140): Secured garage, Sallyport, booking/holding, Sheriff's offices
- L2 (26,320): Public entry, victim services, County Attorney, 911, detention
- L3 (25,280): Courts, jury, and security offices
- **Total: 77,740**

Access & Parking

- Public entry: King St. (courts/jail), Simpson Ave. (Sheriff)
- Staff entry: King St. NW corner + secured garage (alley/Simpson)
- Primary public parking: lot east of Town Hall + additional across Simpson
- On-street parking continues on King and Simpson
- **On-site parking (126 spaces):** 47-space lot east of Town Hall; 9 south of Town Hall; 28-space gated Sheriff's lot; 17-space secured garage; 25-space lot south of Simpson

Site

New sidewalks, landscaping, accessible routes on Simpson, and additional trees. Existing trees along King St. will be preserved where possible. A full narrative, site plan, floor plans, elevations, and context photos are included in the application.

Upgrades

Below is an image of the proposed materials:



LDR Compliance.

Staff has done a preliminary LDR review and finds the building and site to generally comply with the P/SP zone and are generally consistent with the previously approved Sketch Plan. With that being said, the Development Plan was recently submitted and is still in its review phase. Staff notes that this project is in its final DRC review stage as part of the Development Plan.

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.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Teton County Justice Center
Physical Address: 150 E. Simpson Ave
Lot, Subdivision: Lot 2 and Lot 3, Block 5 PIDN: 22-41-16-34-2-07-003

PROPERTY OWNER.

Name: Teton County General Services - Mark Erwin - Director Phone: 307-732-8409
Mailing Address: P.O. Box 3594 | 185 S. Willow Street. ZIP: 83001
E-mail: merwin@tetoncountywy.gov

APPLICANT/AGENT.

Name: Berning Project Management / Wember, Owner Representative Phone: 307-699-3733
Mailing Address: PO Box 485 / Victor, ID 83455 ZIP: 83455
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
☒ _____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P24-125 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 8/13/25

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

Have you attached the following?

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

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

_____ Signature of Property Owner or Authorized Applicant/Agent Jason Berning _____ Name Printed	_____ 9/24/25 Date _____ Owner's Representative _____ Title
---	---

Submittal Checklist for Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- | | | | |
|--------------------------|----------------------|-------------------------------------|--|
| ☐ | New Submittal | ☒ | Resubmittal (provide list of all changes & previous elevations) |
|--------------------------|----------------------|-------------------------------------|--|
-
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☒ **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting.
 - ☐ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



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 OWNER'S AGENT**

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

Being duly sworn, deposes and says that Teton County is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 180 S King Street / Jackson, WY 83001 & 460 E. Pearl Ave, Jackson, WY 83001

Legal Description: PT. LOT 2, BLK 5, CACHE-3 / LOT 1, SUNRISE ADDITION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning / Berning Project Management

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

Is authorized to act as property owner's agent 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 ☒ 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.

Sarah Mann
Property Owner Signature

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

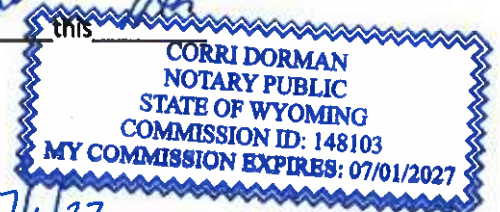
STATE OF Wyoming)
COUNTY OF Teton) SS.

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Sarah Mann this January, 2024 day of January, 2024. WITNESS my hand and official seal.

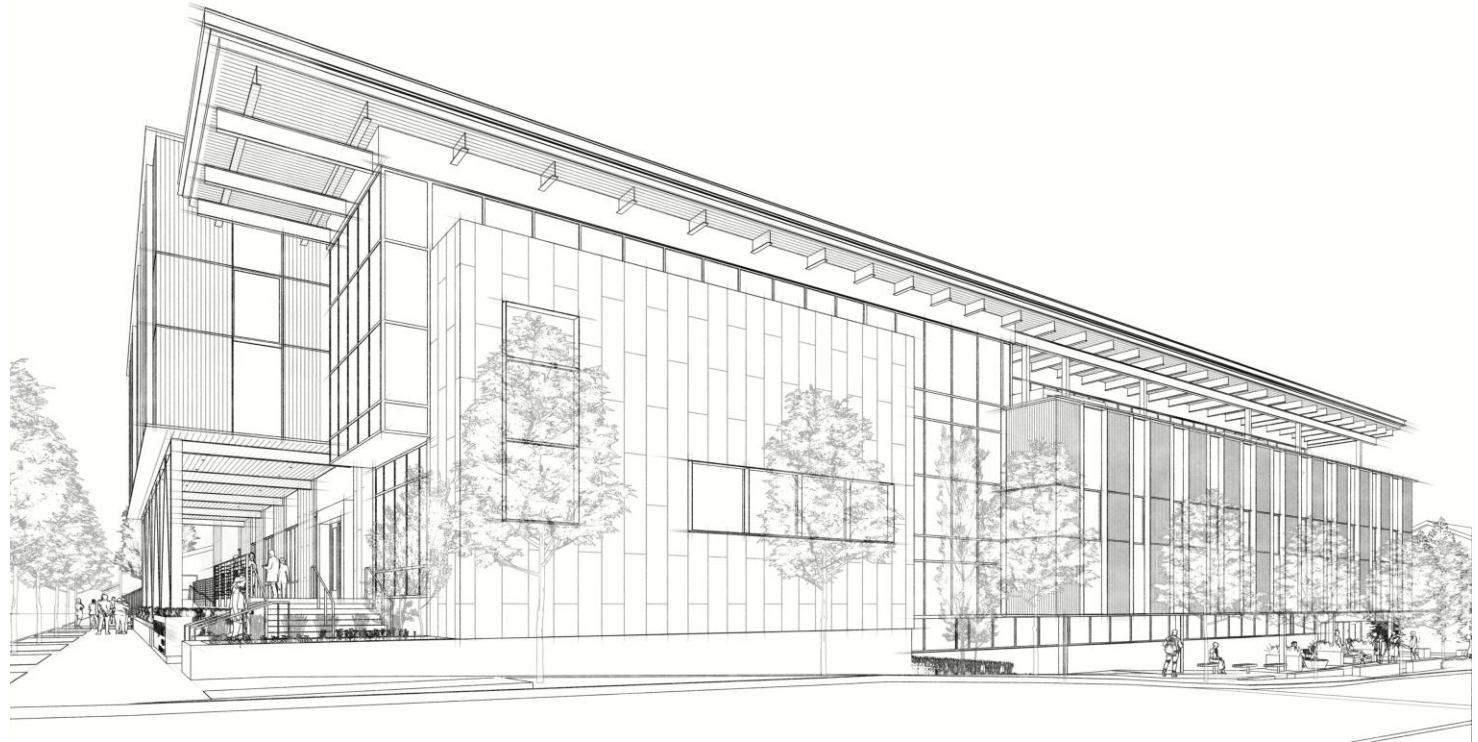
Corri Dorman
Notary Public

My commission expires: 7/1/27



Teton County Justice Center

Town of Jackson
Development Plan – DRC Presentation



AndersonMasonDale

CLB

WEMBER
OWNER'S REPRESENTATIVE

BPM
BERNING PROJECT
MANAGEMENT



Oct. 8, 2025

DRC Conditions of Approval

Design Updates - Floor Plans

Design Updates - Site Plan

Design Updates – Exterior Vignettes and Material Palette

Flythrough

Discussion

DRC

Conditions of Approval

- 1. Improve Pedestrian Experience and Massing along the South Elevation**
- 2. Improve the articulation along the East façade, and landscape screening to break up façade from distance**
- 3. Improve fenestration interest along North & East Side of Building**
- 4. Study materiality on north façade and make the overall materiality less imposing**

1. Improve Pedestrian Experience and Massing along the South Elevation:

- 1. Create a Covered Porch on Simpson Ave, by Extending Level 2 Massing**
- 2. Create a Plaza at Sheriff's Office Entry**
- 3. Expand Storefront and Glazing at Street Level and remove site walls**
- 4. Expand Glass Curtainwall to provide more recessed portion of Massing**
- 5. Add Windows to South Façade of Blackened Steel Mass**
- 6. Opportunities for Art on Public Corner and Entry**
- 7. Streetscape Refinements: Additional Plantings, Site Furnishing & Trees**

2. Improve the Articulation along the East Façade, and Landscape Screening to Break Up Façade from Distance:

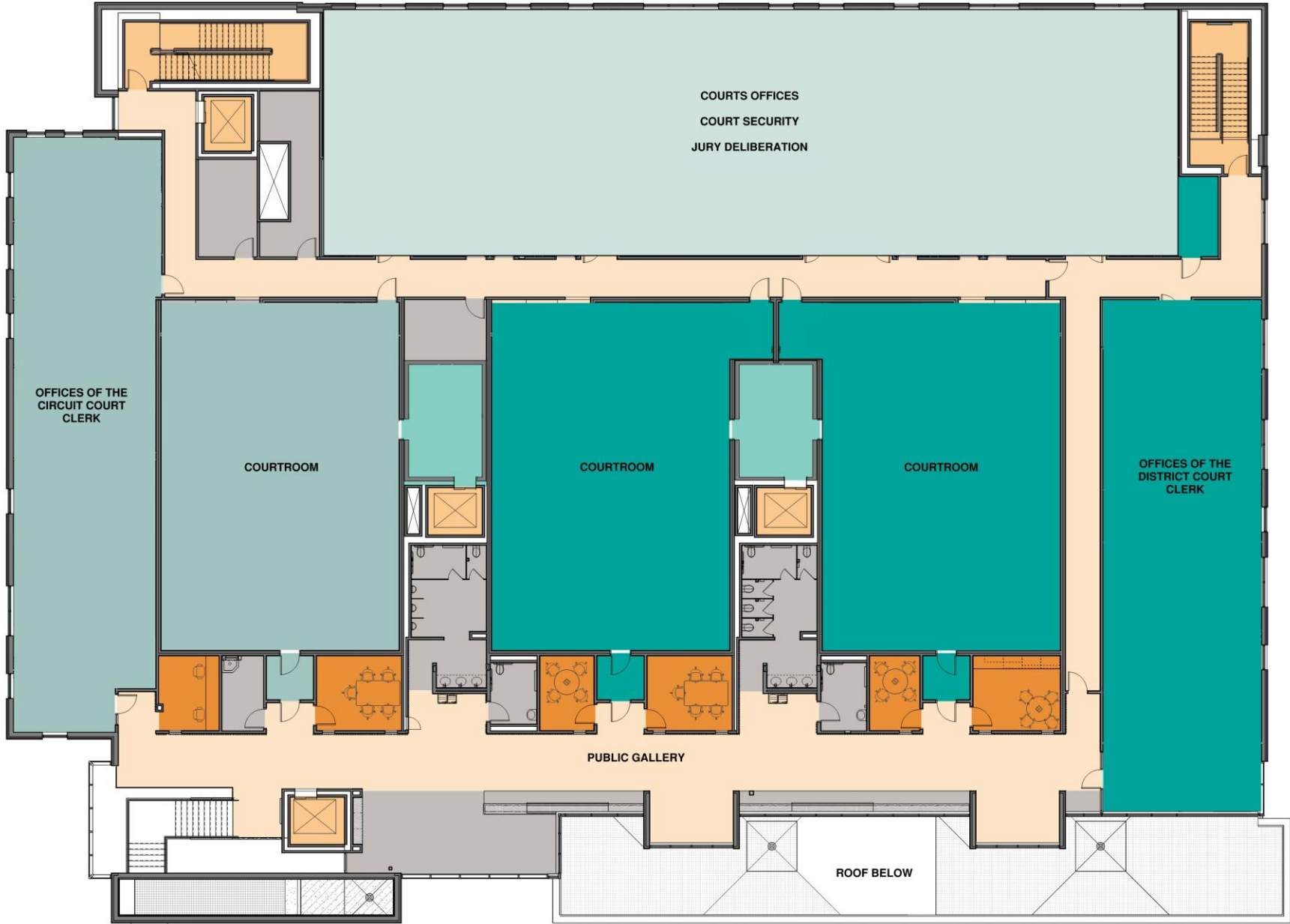
- 1. Remove Sheriff's Secure Yard Access point from Willow St.**
- 2. Add a dense edge of native and adaptive Plantings to Willow St. Edge**
- 3. Add Large up-right coniferous trees to screen the east elevation and the secure yard from Willow St.**

-
3. Improve Fenestration and Interest along North & East Side of Building
&
 4. Study Materiality on North Façade and make the Overall Materiality Less Imposing

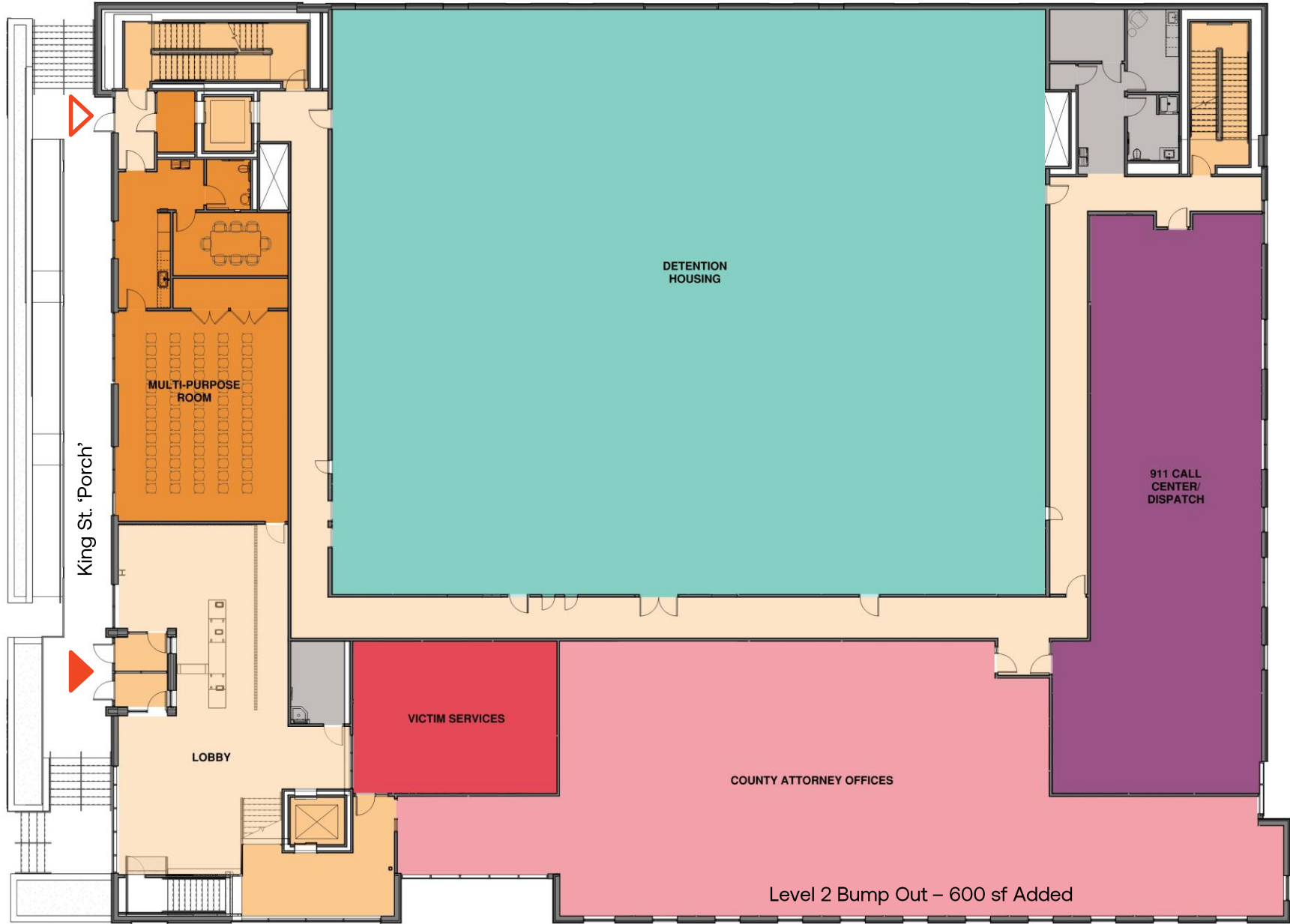
- 1. Refine Metal Panel Material on North and East, utilizing multiple varied panel profiles and (3) variegated specular metal colors in silver / champaign light tones.**
- 2. Revise base of the building, on the North and East, to Dark Iron Spot Brick to ground and unify the building by connecting the materials tone and patinaed / specular quality to the Blackened Stainless Steel material. Brick detailed with a banded recessed pattern for pedestrian scale an interest.**
- 3. Refine treatment of openings in metal panel to create depth and shadow with vertical plate jamb / fins**

Design Updates Floor Plans

Program Plan Diagram – Level 3



Program Plan Diagram – Level 2



Program Plan Diagram – Level 1



Design Updates Site Plan

Hansen Courthouse was previously planned to be used in the interim condition to support Jury Trials.

After the completion of the New Justice Center it was being considered and analyzed by County staff for an HVAC replacement and renovation to be used for county officing space at yet to be determined point in the future.

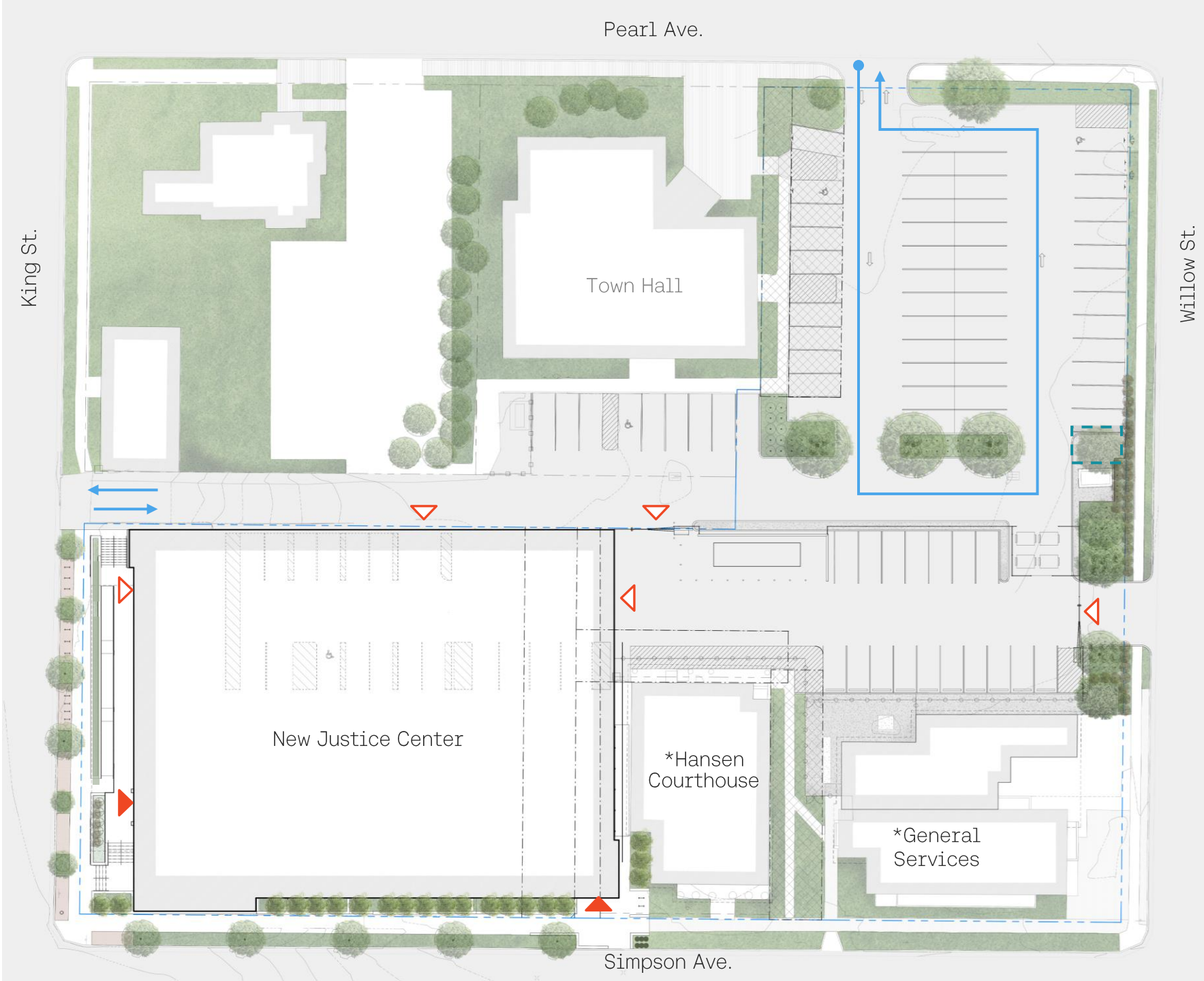
However, the modular buildings will have a jury box, jury room, holding area and proper technology – they will be able to support a Jury trial.

It is no longer a requirement that The Hansen Courthouse be used for Jury trials in the interim condition.

The Teton County Board of County Commissioners with careful deliberation with Town Staff and Elected Officials have voted to Remove Hansen Courthouse as part of this project.

- 1. Avoids Costly Re-routing of Sewer Line**
- 2. Improves Pedestrian Safety: Omits Access to Willow St.**
- 3. Avoids Cost Required to Mitigate Snow Drifts onto Hansen**
- 4. Saves Cost of short-term & long-term Renovations to Hansen**
- 5. Improves Construction Schedule & Streamlines Staging,
Resulting in Cost Savings and Less Disruption to Neighbors**
- 6. Avoids Operational Costs to maintain (2) Court Security Teams,
One at Hansen and One at the Modular Buildings**

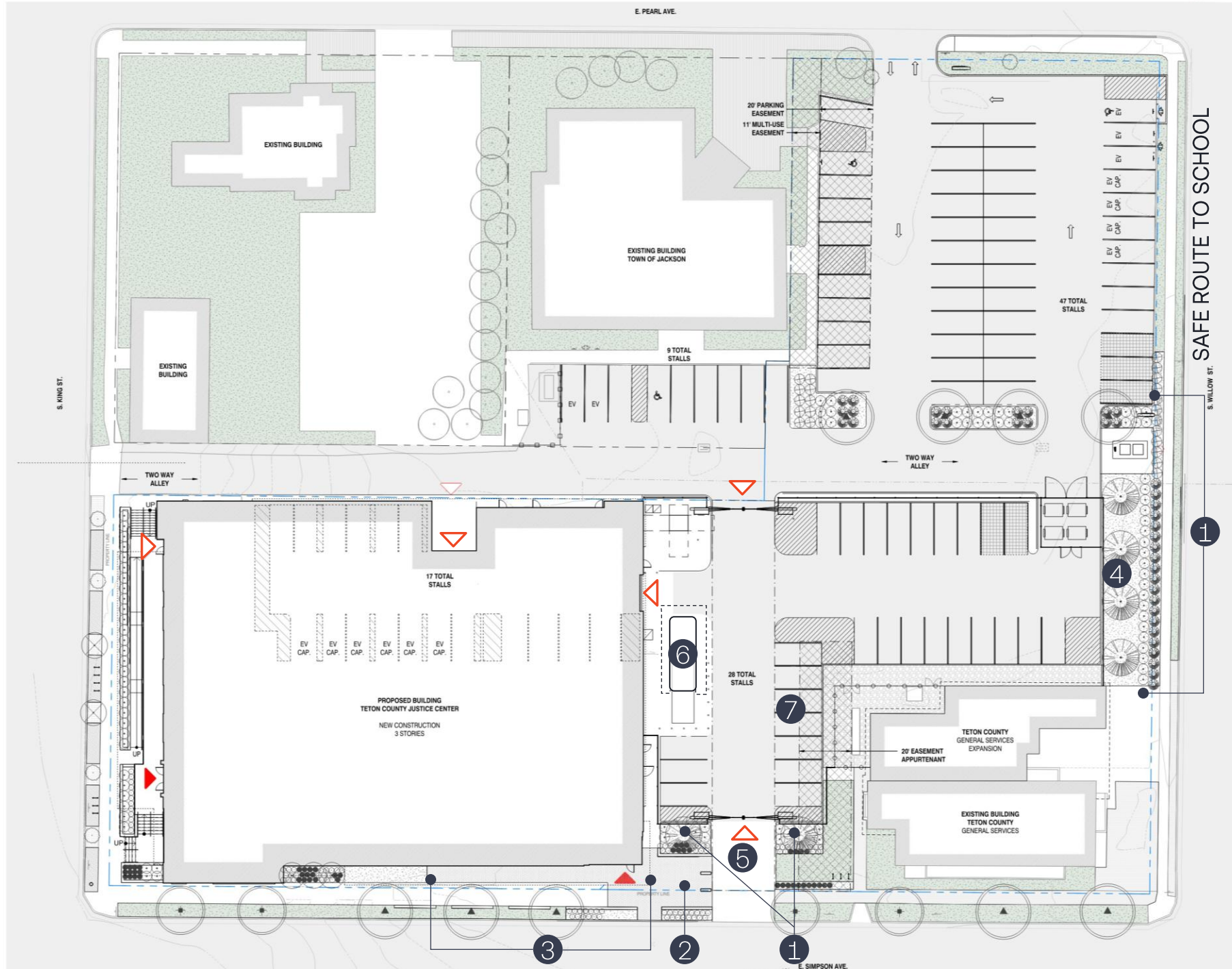
Site Plan (Past Iteration)



Concept Site Plan Update

- 1 Evergreen Tree Screening
- 2 Plaza & Ped. Experience
- 3 Simpson Ave. 'Porch'
- 4 Pedestrian Safety Priority
- 5 Sheriff's Access Drive
- 6 Generator Location
- 7 (10) Added Parking Spots

- ▶ Public Entry
- ▷ Secure / Staff Entry

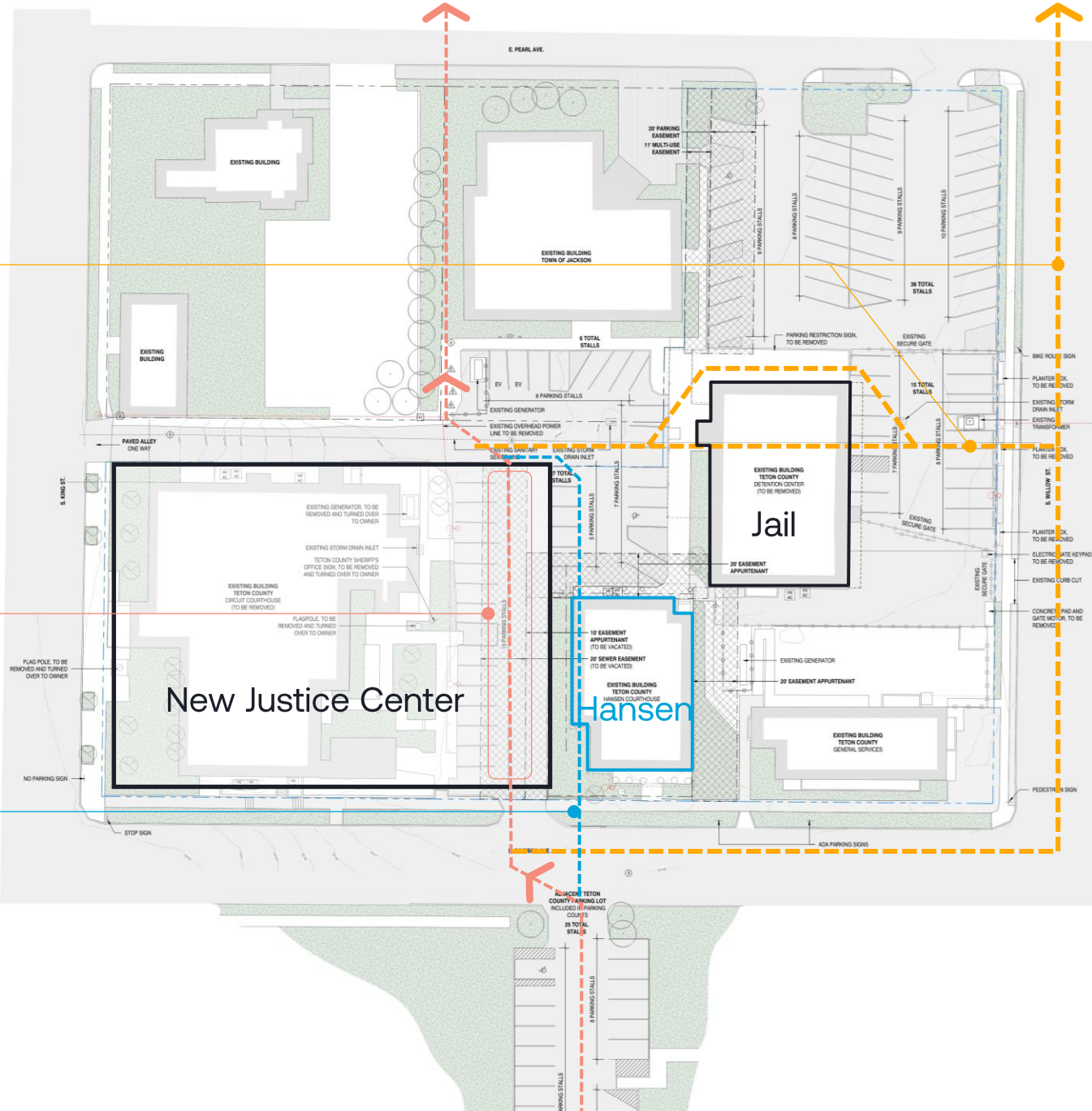


Sewer Re-Routing

Sewer Line Routing Options if Hansen Remains

Vacation of this portion of Existing Sewer Line Required for Site Mobilization

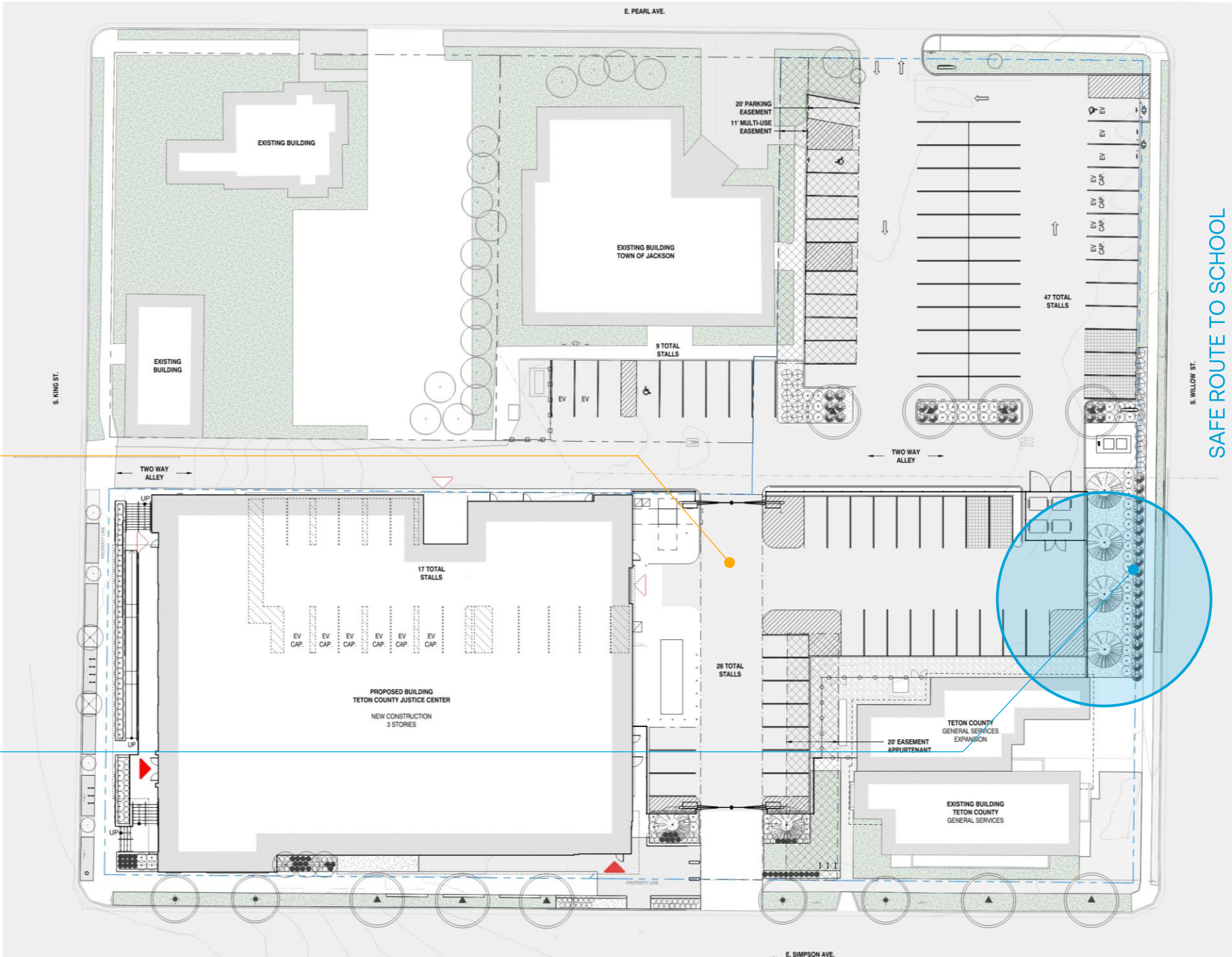
Simplified Sewer Re-Routing if Hansen is Demo'd



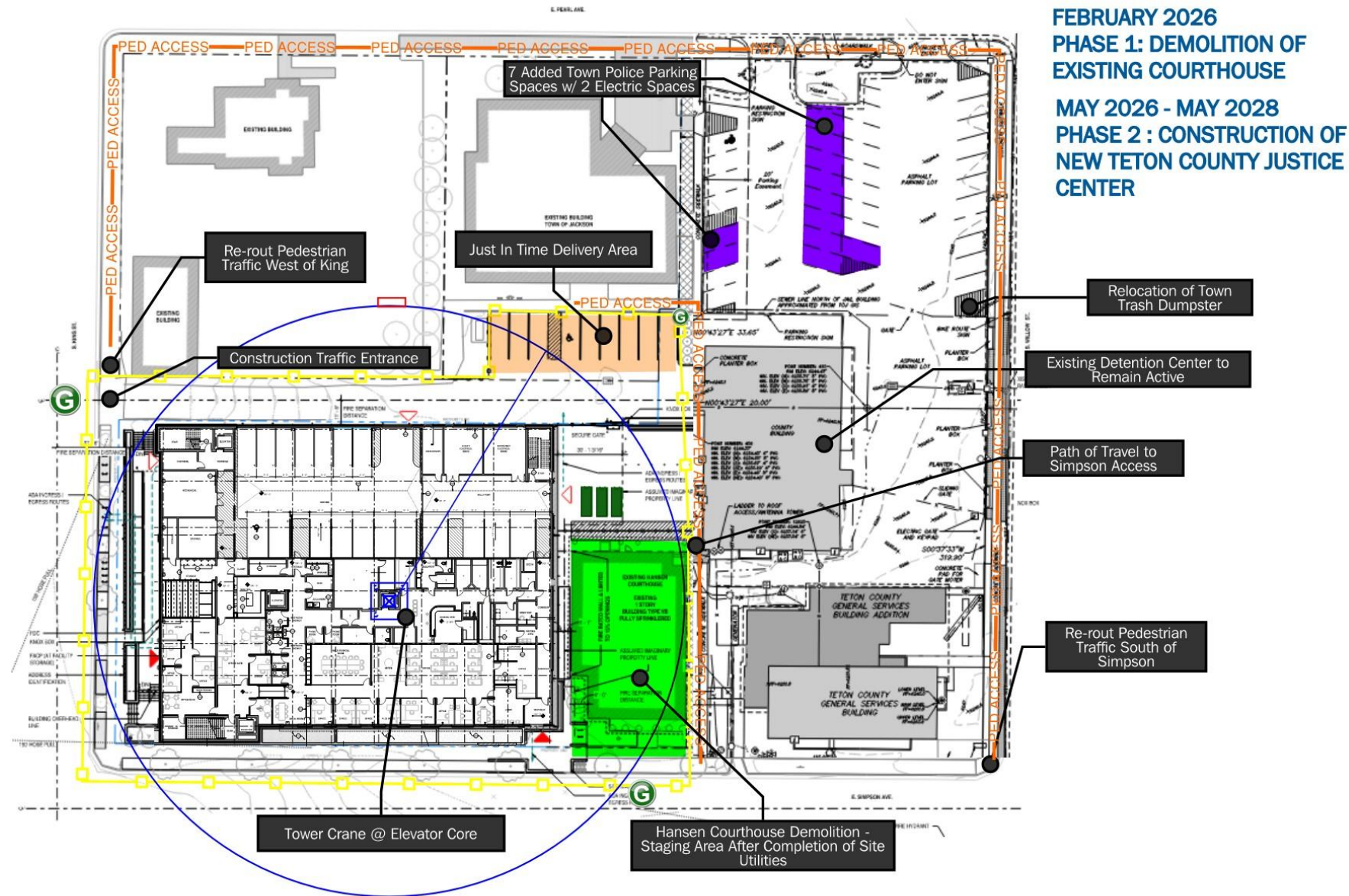
Vehicle access to secure lot from Simpson instead of Willow

Improved Access Drives Isle for a more functional Sheriff's Secure Yard & Additional Parking Spaces

Protect Pedestrians by removing Willow St. Access



Construction Staging



Legend

- Unloading Zone
- Site Fencing
- Dumpsters
- Gate
- Pedestrian Access

Notes

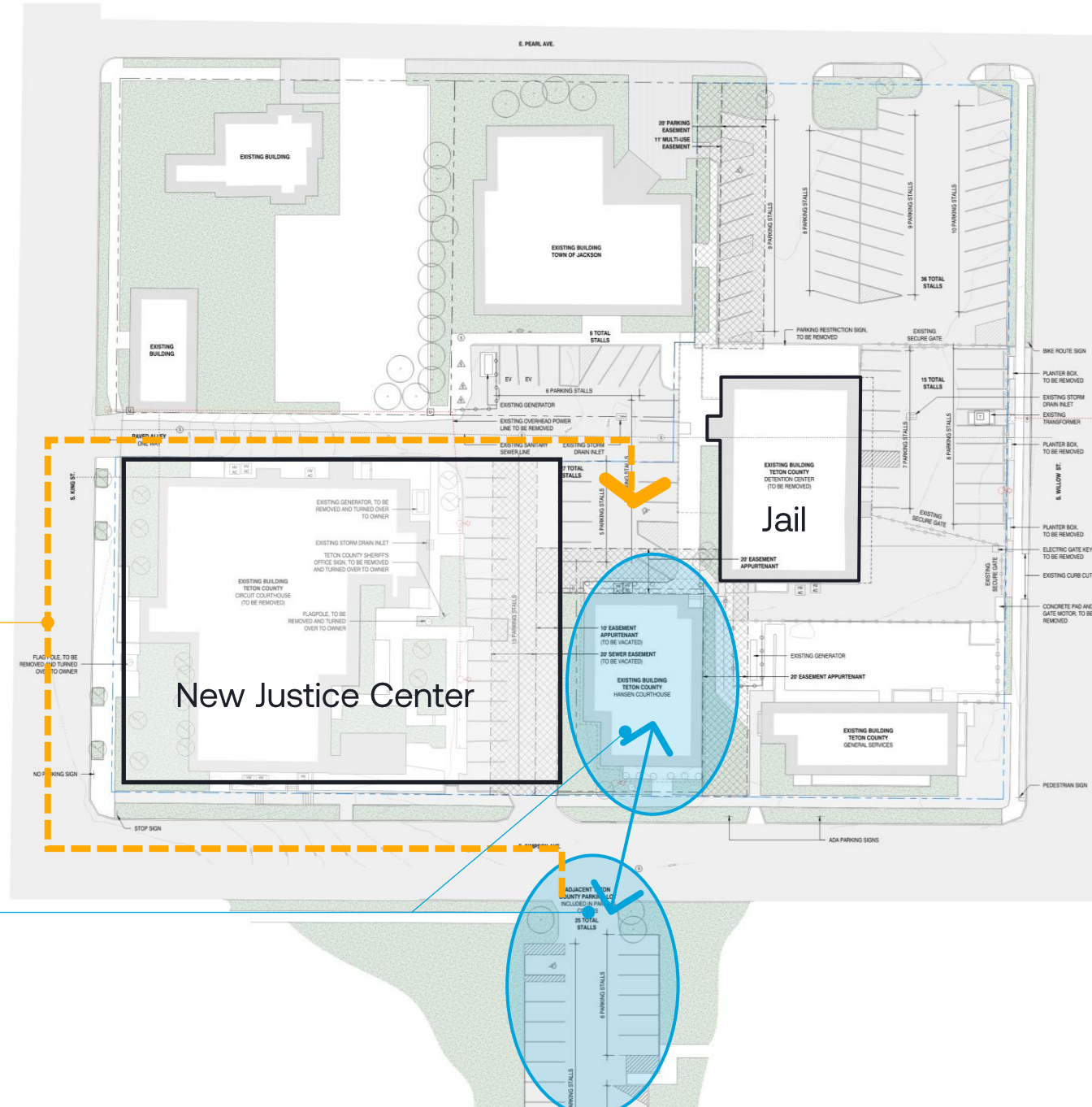
Contractor Parking Offsite

Site Logistics, Access & Management
Scale: NTS

Less Disruption to Neighbors

Secondary Construction Traffic at Alley

Primary Construction Traffic & Staging on Simpson Ave.



Design Updates Vignettes

Material Palette

Material Palette

Wood Look Fiber Cement Panel
CeraClad – Rustic Wood Almond

Formed Metal Panel
Standing Seam Profile
Morin Color: Weathered Zinc

Metal Plate Panel
Stainless Blackened
Steel

Formed Metal Panel
Morin Matrix Series
Variegated Colors:
Silversmith
Champagne Bronze
Champagne Pearl

Brick Veneer
Iron Spot Brick
Interstate Color: Obsidian



Materials Board | Update

Metal Plate Panel
Stainless Blackened Steel



Wood Look Fiber Cement Panel
CeraClad – Rustic Wood Almond



Brick Veneer
Obsidian Iron Spot



Glazing
Low-E Coated



Formed Metal Panel
Varied Profiles + (3) Varied Colors:

Material Palette

Wood Look Fiber Cement Panel
CeraClad – Rustic Wood Almond



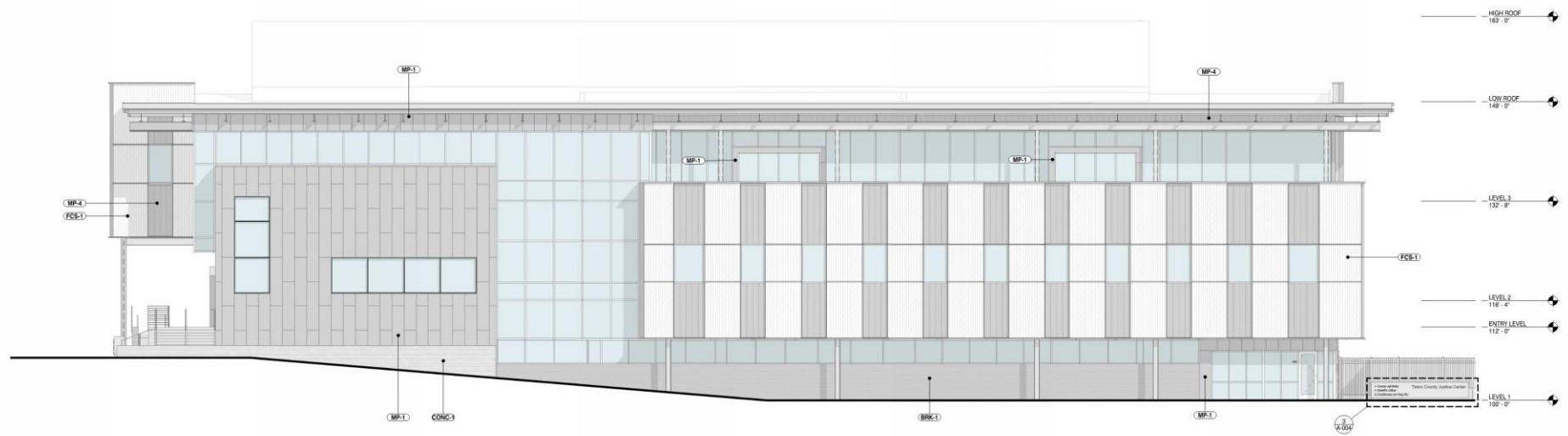
Metal Plate Panel
Stainless Blackened Steel



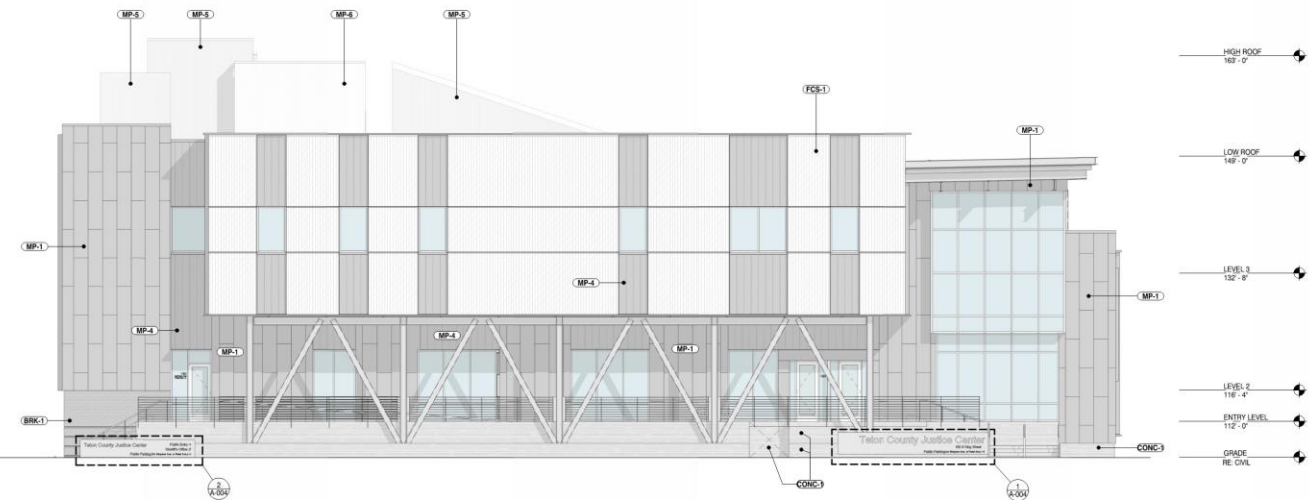
Brick Veneer
Iron Spot Brick
Interstate Color: Obsidian



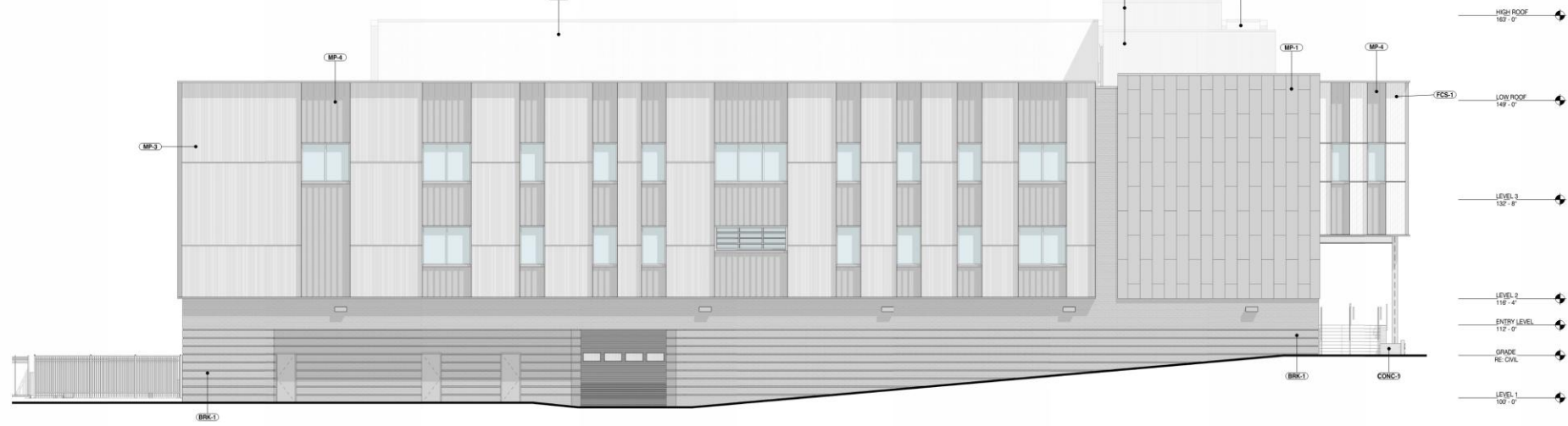
Glazing
High Performance, Low-E Coated



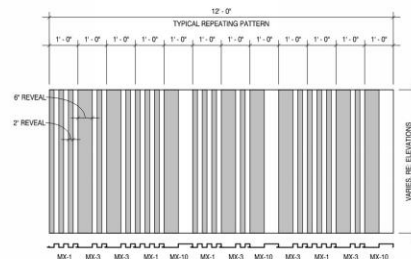
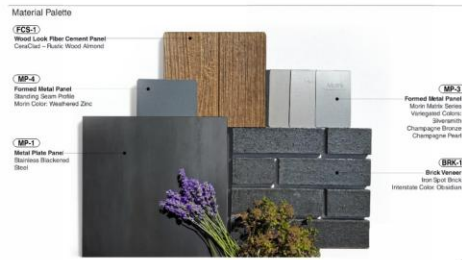
South Elevation



West Elevation



North Elevation



(MP-3) Metal Panel Pattern



East Elevation









Simpson Porch



Sheriff's Office - Public Entry







County Jail Entry
Sheriff's Office
Courtroom (on King St.)

Teton County Justice Center







Flythrough

