

AGENDA
Design Review Committee
April 8, 2026 – REGULAR MEETING
5:30 PM

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, [click link](https://us02web.zoom.us/j/86931449192?pwd=HJYiXZholkBePejFv0buhvPiXD2P1r.1) or copy it to your browser: <https://us02web.zoom.us/j/86931449192?pwd=HJYiXZholkBePejFv0buhvPiXD2P1r.1>

Or join at zoom.com with Webinar ID: **869 3144 9192** and Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. NEW BUSINESS

- I. P25-232: 750 W Broadway, Virginian Lodge Apartments Final Review

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT



Meeting Date:	April 8, 2026	Meeting Title:	Regular Design Review Committee Meeting
Applicant:	Hal Hutchinson, HH Land Strategies	Presenter:	Tyler Valentine
Item:	Virginian Lodge Apartments located at 750 West Broadway Avenue (P25-232)	Recommendation:	Final Design Review

Project Summary.

The Applicant is requesting final design review and approval for a 32-unit apartment development consisting of four two-story buildings located in the southeastern corner of the property. The subject property encompasses approximately 7.79 acres (339,332 square feet) and is zoned Commercial Residential-3 (CR-3). The total existing floor area for the site is roughly 95,269 sf. The proposed buildings are arranged in a U-shape that faces west toward the parking lot. The proposal includes approximately 15,000 square feet of total floor area. Each building contains eight units, with six one-bedroom units (roughly 340 sf each) on the ground floor and two two-bedroom units (roughly 850 sf each) on the second floor. All buildings are just under 22 feet in height and are connected at the second level by non-enclosed stairs and a walkway. Vehicular access is provided via one access point from West Broadway Avenue and four access points along Virginian Lane, including one shared access with the Virginian RV Park to the south. In terms of process, the required Development Plan has been submitted and is under review.

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

Background.

The DRC first reviewed this project on January 14, 2026, at which time the item was continued and the applicant was asked to address several items (listed below). Prior to advancing a fully revised design and site layout, the applicant returned to the DRC on March 11th to present conceptual changes and obtain feedback. The proposed revisions included rotating the two westernmost buildings by 90 degrees and repositioning them to form a west-facing, U-shaped courtyard. This reconfiguration introduced a shared green space amenity, created opportunities for enhanced landscaping, and more clearly defined unit entrances.

Overall, the DRC responded positively to the conceptual approach and found that it more effectively addressed earlier concerns, including limited place-making elements, a site layout that resembled a motel configuration (with vehicles pulling directly up to units), and the need for the new buildings to better relate to existing on-site development. The DRC encouraged the applicant to further refine the landscape plan and to clarify how tenants would connect to Virginian Lane, likely via the future pathway to the south if constructed.

Below are the specific items the DRC directed the applicant to address at its January 14th DRC meeting with applicant responses:

1. The public realm and overall site connectivity would benefit from further refinement to better integrate this area with the rest of the development.

Applicant Response: The applicant states that the reorienting of the two western buildings to run in an east -west orientation results in an overall improvement to green spaces and a more defined sense of place for the proposed apartments while distinguishing the lodging uses from the residential uses.

2. The location of the second-level stairs should be reconsidered to improve clarity and visibility, ideally orienting them toward the parking area to the west.

Applicant Response: The applicant states they have addressed this concern by reconfiguring the buildings to create a U-shaped courtyard that faces west. The main stairs to the upper levels are now located in the center of the courtyard, creating a more welcoming sense of entry.

3. The architectural expression departs from the rest of the site; incorporating elements that better relate to the existing development would help create a more cohesive project.

Applicant Response: The applicant states that the proposed apartments use a distinct architectural style to differentiate them from the site's short-term lodging, reinforcing a residential character and sense of place for residents.

4. The connection between the buildings in the center of the site is not functioning as a high-quality space. Expanding its width to allow for a larger, landscaped green area could significantly enhance its usability and character.

Applicant Response: The applicant states they have addressed this concern by reorienting the two western buildings to create a central courtyard, which improves livability and enables improved landscaped amenity spaces. The updated plan also better connects with the future bike path to the south and includes formalized long-term bike storage.

5. Greater emphasis should be placed on building entries, site access, and outdoor spaces to strengthen wayfinding and establish a clearer sense of arrival and identity.

Applicant Response: The applicant states that the reorientation of the western two buildings serves to create more functional and livable green spaces/courtyards, and the establishment of these spaces provides for the establishment of a clear sense of arrival and identity.

6. Consider adding a landscaped buffer between the parking area and the building to improve the overall quality of the living environment.

Applicant Response: The applicant states that they have addressed this concern by reorienting the two buildings closest to the parking area, creating a central courtyard with additional landscaping buffers. Green spaces have also been added to the north and south of the westernmost buildings. The applicant states that these changes improve the overall quality of the living environment.

7. The material palette is generally appropriate; however, the application could be more intentional. In particular, the placement of certain materials (such as wood accents) appears somewhat random and could benefit from a more cohesive approach.

Applicant Response: The applicant indicates that the overall material palette has been maintained, with revisions to the architectural elevations that enhance the articulation of unit entrances through strategic material placement and the addition of new design elements. The applicant also states that the materials chosen for this development reflect Jackson's building tradition and are also used to tie this new development to the existing buildings on site. The applicant further states that the grey board and batten siding, naturally colored wood siding, and black painted steel handrails, canopies, balconies, and guardrails are modest and traditional material choices commonly found in Jackson.

Land Development Regulation (LDR) Compliance.

Staff has done a preliminary LDR review and finds the building and site to generally comply with the CR-3 zone. 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.



DESIGN REVIEW COMMITTEE APPLICATION

Planning Department

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

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

PROJECT

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER

Name: _____

Mailing Address: _____ ZIP: _____

E-mail: _____ Phone: _____

APPLICANT/REPRESENTATIVE

Name: _____

Mailing Address: _____ ZIP: _____

E-mail: _____ Phone: _____

DESIGNATED PRIMARY CONTACT

Property Owner

Applicant/Authorized Representative

TYPE OF APPLICATION

Initial Submittal

Resubmittal

Conceptual

SUBMITTAL REQUIREMENTS

Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Refer to the Submittal Checklist for all required information, and include completed submittal checklist with your application. Submit all materials to planning@jacksonwy.gov.

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner.

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

Hal Hutchinson
Signature of Property Owner or Authorized Representative

Title

Name Printed

Date



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 : Erick Harris, Authorized Signatory

Being duly sworn, deposes and says that Virginian Lodge, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 750 W Broadway Avenue

Legal Description: Lot 1, Virginian Addition to Town of Jackson, Plat#1129

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Hal Hutchinson, HH Land Strategies, LLC

Mailing address of Applicant/Authorized Representative: PO Box 1902, Wilson, WY 83014

Email address of Applicant/Authorized Representative: hal@hhlandstrategies.com

Phone Number of Applicant/Authorized Representative: 307-699-0265

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
 Authorized Signatory

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

STATE OF Illinois)
) SS.
 COUNTY OF Cook)



The foregoing instrument was acknowledged before me by Erick Harris this 22nd
 day of July, WITNESS my hand and official seal.

Notary Public Mary Catherine Finneran

My commission expires: February 14, 2027

HH LAND STRATEGIES, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 – HAL@HHLANDSTRATEGIES.COM

March 25, 2026

To: Tyler Valentine, Town of Jackson Planning Department

From: Hal Hutchinson, HH Land Strategies

Re: Virginian Lodge Apartments (P25-210) Response to Design Review Committee Comments

Dear Tyler,

Please see below a narrative response to Design Review Committee comments and how revisions to the Virginian Lodge Apartments Development Plan have addressed the DRC comments.

1. The public realm and overall site connectivity would benefit from further refinement to better integrate this area with the rest of the development.

The overall site plan has been revised by reorienting the western two buildings to run in an east-west orientation. This results in an overall improvement to green spaces on the site. It also results in breaking up of the existing long vehicular drive aisle corridor creating a jog in the drive aisle that creates a more defined sense of place for the proposed apartments while distinguishing the lodging uses from the residential uses.

2. The location of the second-level stairs should be reconsidered to improve clarity and visibility, ideally orienting them toward the parking area to the west.

The overall site plan has been revised to create a more useable and welcoming central courtyard space, making the overall apartment development more livable. In making this fundamental site plan revision, the primary entry stair to the second-floor units is central to the primary courtyard and establishes a sense of entry for second story units, including visibility from the parking area to the west.

3. The architectural expression departs from the rest of the site; incorporating elements that better relate to the existing development would help create a more cohesive project.

The architectural expressions of the proposed apartment development deviates from the overall lodging/short term use on the site. This distinction in architectural expression between short term lodging uses and residential uses of the proposed apartments serves to distinguish these uses from one another, instilling a sense of residential use for the apartments and create a sense of place for residents of the apartments that distinguishes itself from the short term transient architectural character of the lodging uses. While the forms of the proposed apartments are purposefully new, the grey board and batten siding has been applied to the new buildings in an effort to create a sense of continuity, tying the existing campus together.

4. The connection between the buildings in the center of the site is not functioning as a high-quality space. Expanding its width to allow for a larger, landscaped green area could significantly enhance its usability and character.

The two western buildings on the site have been reoriented from a north-south orientation to an east-west orientation creating a usable central courtyard that improves the overall livability of the site. This building re-orientation also provides for landscaped areas to the south of the site, allowing connectivity to a future planned pathway and to the site, allowing for the establishment of functional site amenities, including long term bike storage.

- 5. *Greater emphasis should be placed on building entries, site access, and outdoor spaces to strengthen wayfinding and establish a clearer sense of arrival and identity.***

The reorientation of the western two buildings have served to create more functional and livable green spaces/courtyard and the establishment of these spaces provide for the establishment of a clear sense of arrival and identity. Additionally, the unit entries on the ground level have been emphasized with canopies and a change in material, further establishing a sense of arrival and identity.

- 6. *Consider adding a landscaped buffer between the parking area and the building to improve the overall quality of the living environment.***

Due to the revisions to the site plan, including reorientation of the two buildings closeted to the proposed parking for the project, and the addition of the central courtyard as well as the green spaces to the north and south of the western most buildings, the overall quality of the living environment has been substantially improved and impacts to the living environment by the proposed parking has been substantially reduced. Landscaping and site amenities have been provided further improve the quality of the living environment.

- 7. *The material palette is generally appropriate; however, the application could be more intentional. In particular, the placement of certain materials (such as wood accents) appears somewhat random and could benefit from a more cohesive approach.***

The material palette and the application of materials have been reworked, including the placement of materials and the introduction of additive elements that articulate unit entrances, to create cohesion within the campus and a sense of order to the material application.

Design Elements Narrative.

Public Space

The courtyard formed by the arrangement of the buildings on site is a defining feature of the proposed development. It is of human scale, it provides a large multi-purpose open space, a variety of seating options, shaded and unshaded options, and helps create a residential neighborhood within the entire Virginian campus.

Composition

The individual buildings that compose this project have been arranged to create a courtyard and help create a sense of place for this housing development. The arrangement affords a degree of complexity and livability appropriate for a residential neighborhood.

Massing

Each of the buildings are composed of a 2-story structure stepping down to a single-story component. Single story components face the parking area as a welcoming gesture at a very pedestrian scale. The proposed development has a decidedly human-scale, and contains elements such as canopies, walkways and balconies that help reinforce this feeling. The arrangement of the buildings on site helps create complexity, especially when compared to a single building concept in this location.

Street Wall

Given this projects location deep within the site and away from all public streets this consideration is seemingly not applicable.

Materials

The materials chosen for this development reflect Jackson's building tradition and are also used to tie this new development to the existing buildings on site. The grey board and batten siding, which is proposed as the predominant material, is a modest and traditional choice for siding in Jackson. Naturally colored wood siding, which is also a traditional Jackson siding material and found elsewhere on existing on-site buildings, is used to mark entrances and create visual interest. Black painted steel is incorporated at handrail, canopies, balconies, and guardrail locations as more of a quiet background material.



OWNER

VIRGINIAN LODGE LLC
P.O. Box 7396
750 W Broadway Avenue
Jackson, WY 83001

ARCHITECT

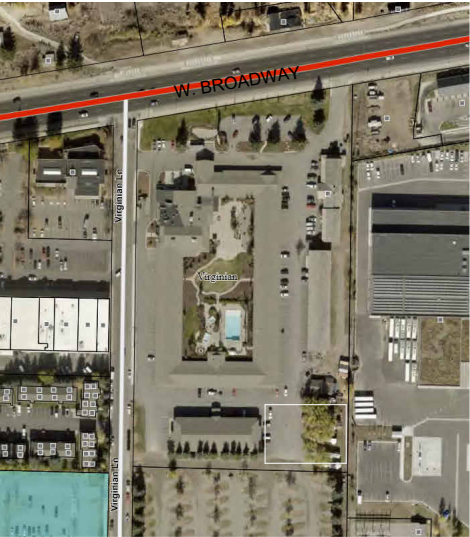
Hoyt Architects
1110 Maple Way Suite F
PO Box 7364 (83002)
Jackson, WY (83001)
307.733.9955
name@hoytarchitects.design

PROJECT LOCATION

750 W Broadway Avenue
Jackson, WY 83001

Lot 1, Virginian Addition
Acreage 7.79

VICINITY MAP: Locator



Sheet Index SCHEMATIC DESIGN	
Sheet Number	Sheet Name
SD-00	COVER SHEET
SD-001	DRC - SITE CONTEXT PHOTOS
SD-10	AERIAL PHOTOGRAPH
SD-L1.0	LANDSCAPE SITE PLAN
SD-11	FIRST & SECOND LEVEL FLOOR PLAN
SD-20	EAST / WEST ELEVATION
SD-21	NORTH / SOUTH ELEVATION
SD-30	NORTH-SOUTH SECTION
SD-40	EXTERIOR MATERIALS

VIRGINIAN LODGE EMPLOYEE HOUSING



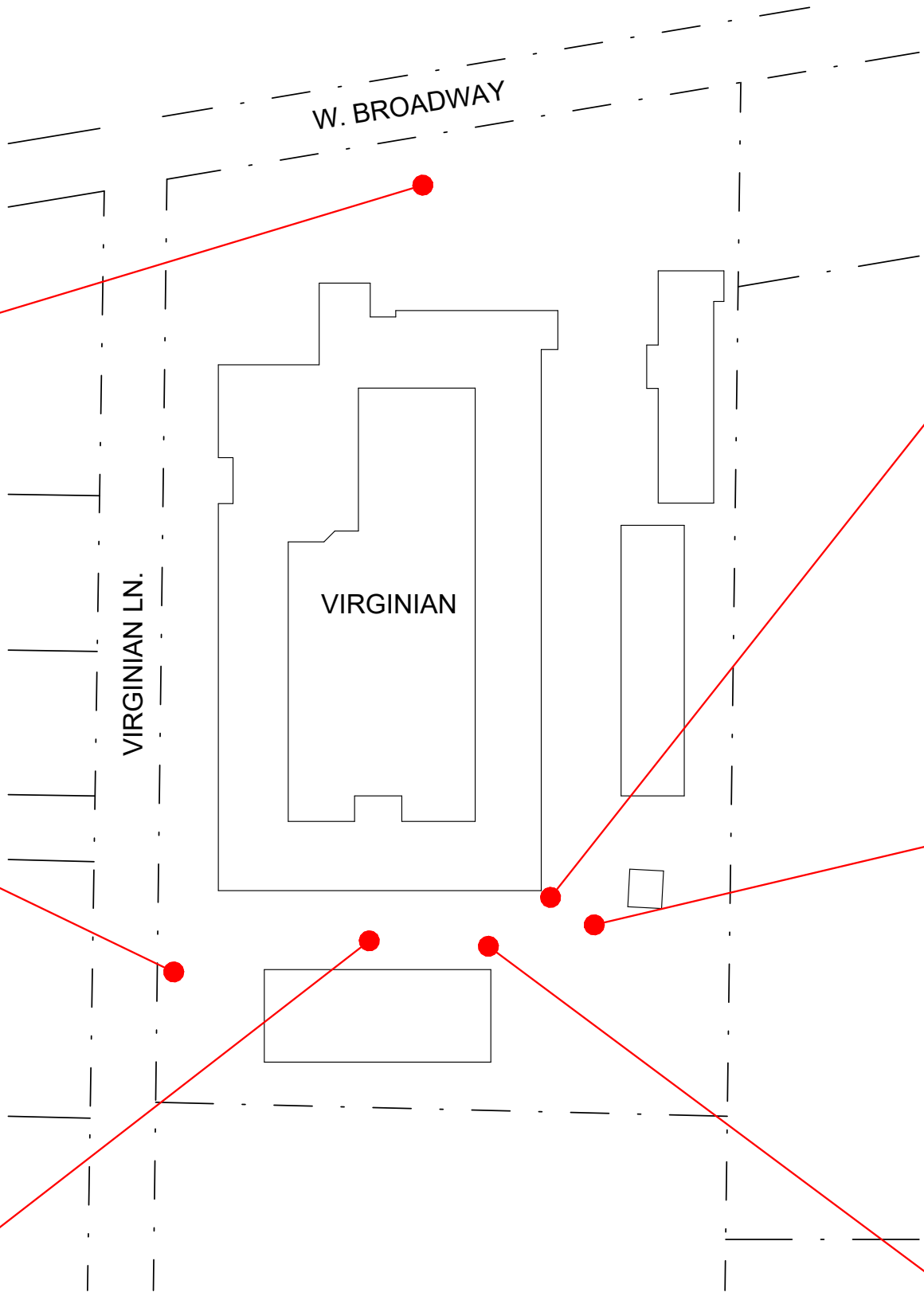
1



2



3



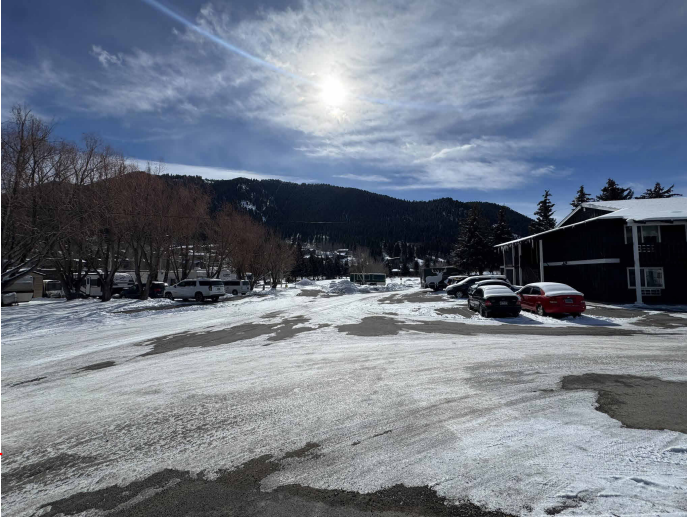
① GIS MAP
1" = 60'-0"



4



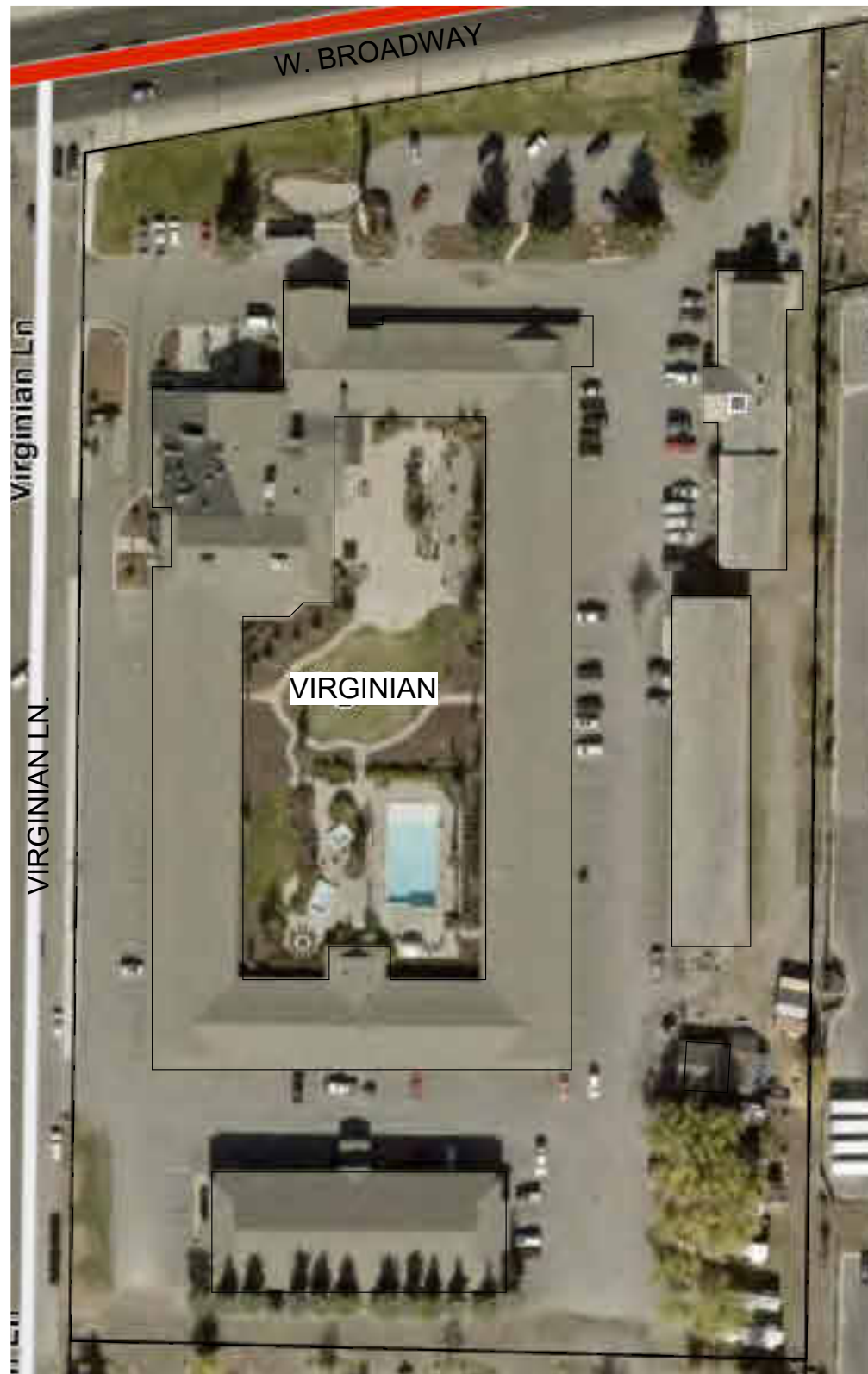
5



6

VIRGINIAN LODGE EMPLOYEE HOUSING

TOWN OF JACKSON, WY
SD-001



① SITE PLAN
1" = 50'-0"

VIRGINIAN LODGE EMPLOYEE HOUSING

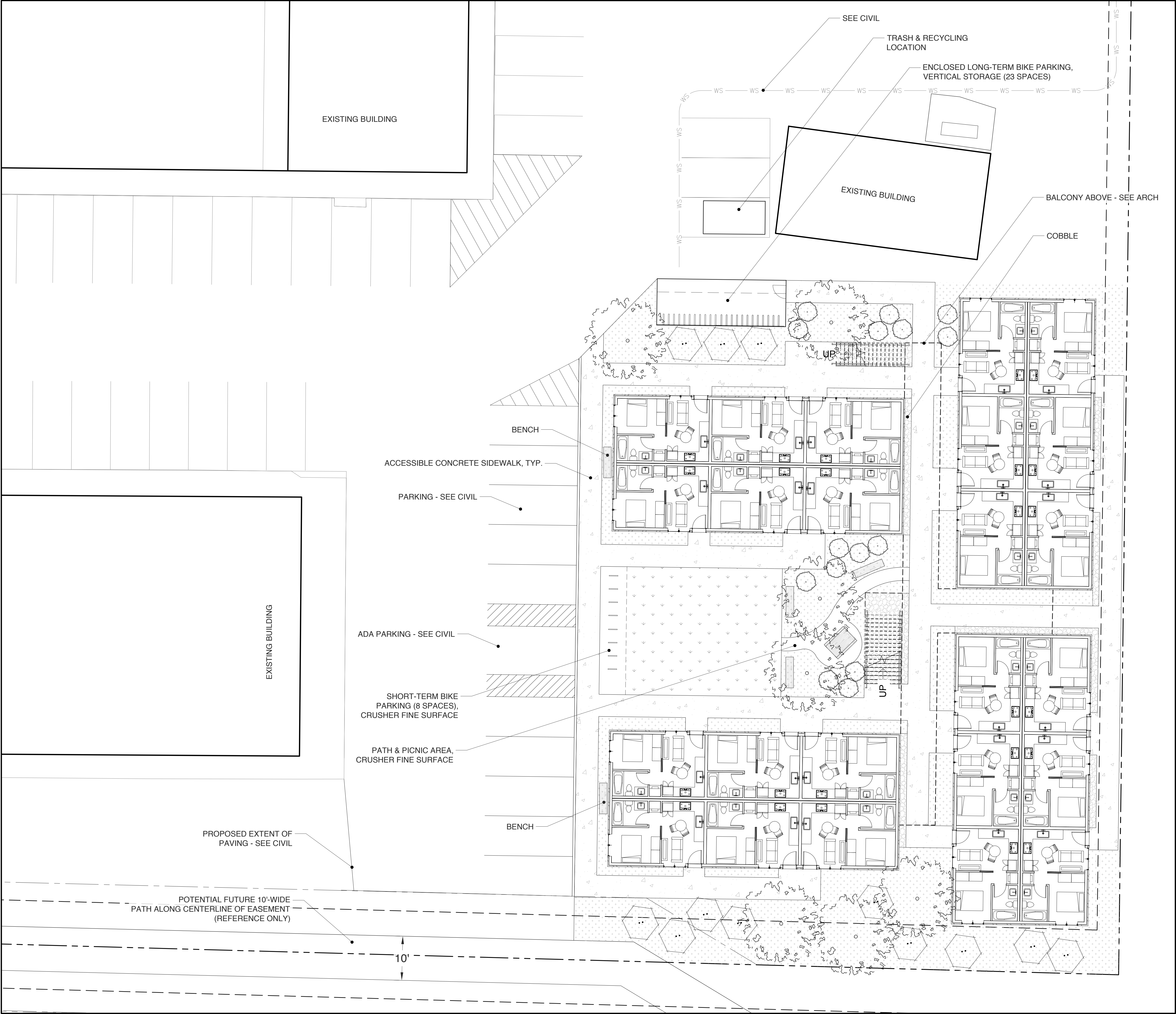
TOWN OF JACKSON, WY

SD-10

MARCH 23 2026

HOYT

architects



LEGEND

- Property Boundary
- Easement
- Building Setbacks

GENERAL NOTES

Landscaping & Irrigation: All landscaping will comply with Town of Jackson LDR's. See below for Plant Unit Calculation. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. Irrigation system to be design build in field by Landscape Contractor. All trees and shrubs to be drip irrigated. All rescue sod areas to be spray irrigated by pop-up heads. Heads shall be located as to not spray onto building, driveway, roadway, or adjacent properties.

Grading, drainage, utilities, parking design, and snow storage: See Civil.

Bike Parking Spaces Requirement:
Total Bike Parking Spaces Required: 30
Total Long-term Spaces Required: 23 (75% rounded up)
Total Short-term Spaces Required: 8 (25% rounded up)

Total Bike Parking Spaces Provided: 31
Total Long-term Spaces Provided: 23
Total Short-term Spaces Provided: 8

Plant Unit Calculation: (per Town of Jackson LDR 5.5.3.E)

Plant Units Required: 1.5

Plant Unit Alternative A:
(1) 3" cal. Canopy tree x 1.5 = (2) 3" cal. canopy trees
(6) 6-8' Ht Shrubs or Multi-stem tree x 1.5 = (9) 6-8' Ht Shrubs or multi-stem tree
(4) 5 gal. shrub x 1.5 = (6) 5 gal. shrub

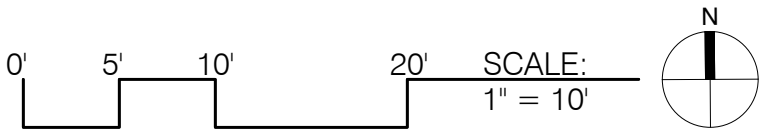
Proposed Planting Based on Alternative A:
(7) 3" cal. canopy tree
(12) 6-8' Ht Shrubs
(15) 5 gal. shrubs
(5) benches

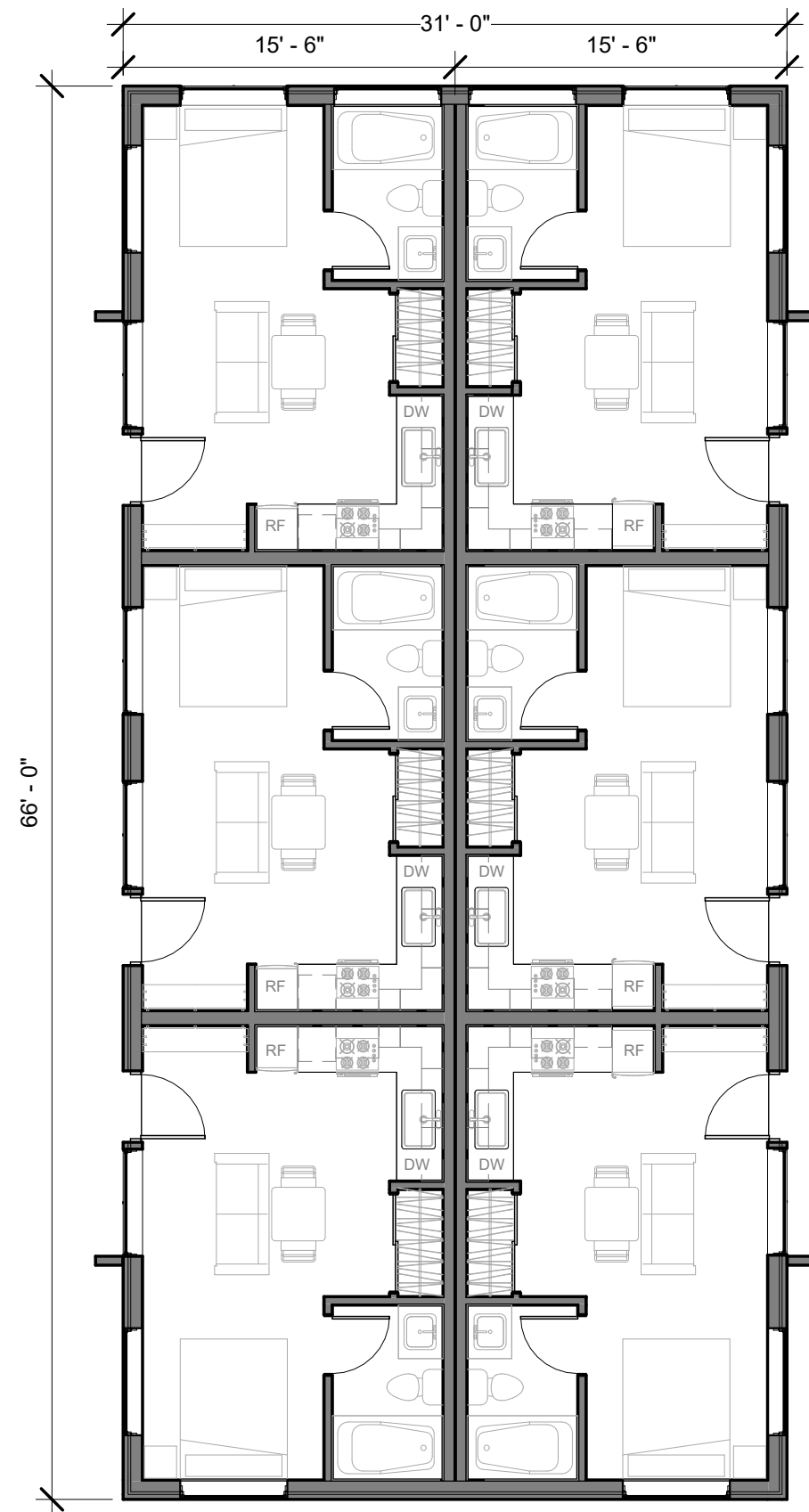
PLANTING NOTES

- Obtain approval of finish grading from landscape architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 2 inches below adjacent edging or paving. (Confirm mulch depth and whether lawns are to be seed or sod).
- Confirm all plant counts and square footages; quantities shown are provided as owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- The landscape architect shall review all plant materials at the source or nursery if w/in 50 miles of Jackson, WY - or by photographs - prior to digging trees or shipping plant materials. The landscape architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings and details.
- The final location of plant materials is to be approved by the landscape architect on site prior to installation. The contractor is responsible for staking or marking the location of all plant materials on site for review by the landscape architect. The landscape architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- The irrigation system shall be operational prior to plant installation, or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the landscape architect prior to installing any plant material.
- Do not perform any pruning of existing or newly planted trees or shrubs without the direction and approval of the landscape architect.
- Provide and install specified edging as divider between planting beds and lawn areas.
- Provide burlap wrap or other approved trunk protection for all new trees.
- For ball & burlap trees, remove burlap from top 1/3 of rootball once trees are fully planted, unless directed otherwise by nursery.
- All installed trees shall be staked. The landscape architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- All disturbed areas to be reclaimed w/ approved native grass sod. Install 16-16-8 fertilizer at the rate of 15 lbs. per 1,000 s.f. and till into top four inches of soil.
- During construction & prior to final acceptance, contractor shall observe the project site for the growth of noxious weeds. The growth of noxious weeds shall be reported to the Teton County Weed and Pest District Office. Contractor and owner shall implement a weed control program to control noxious weeds.

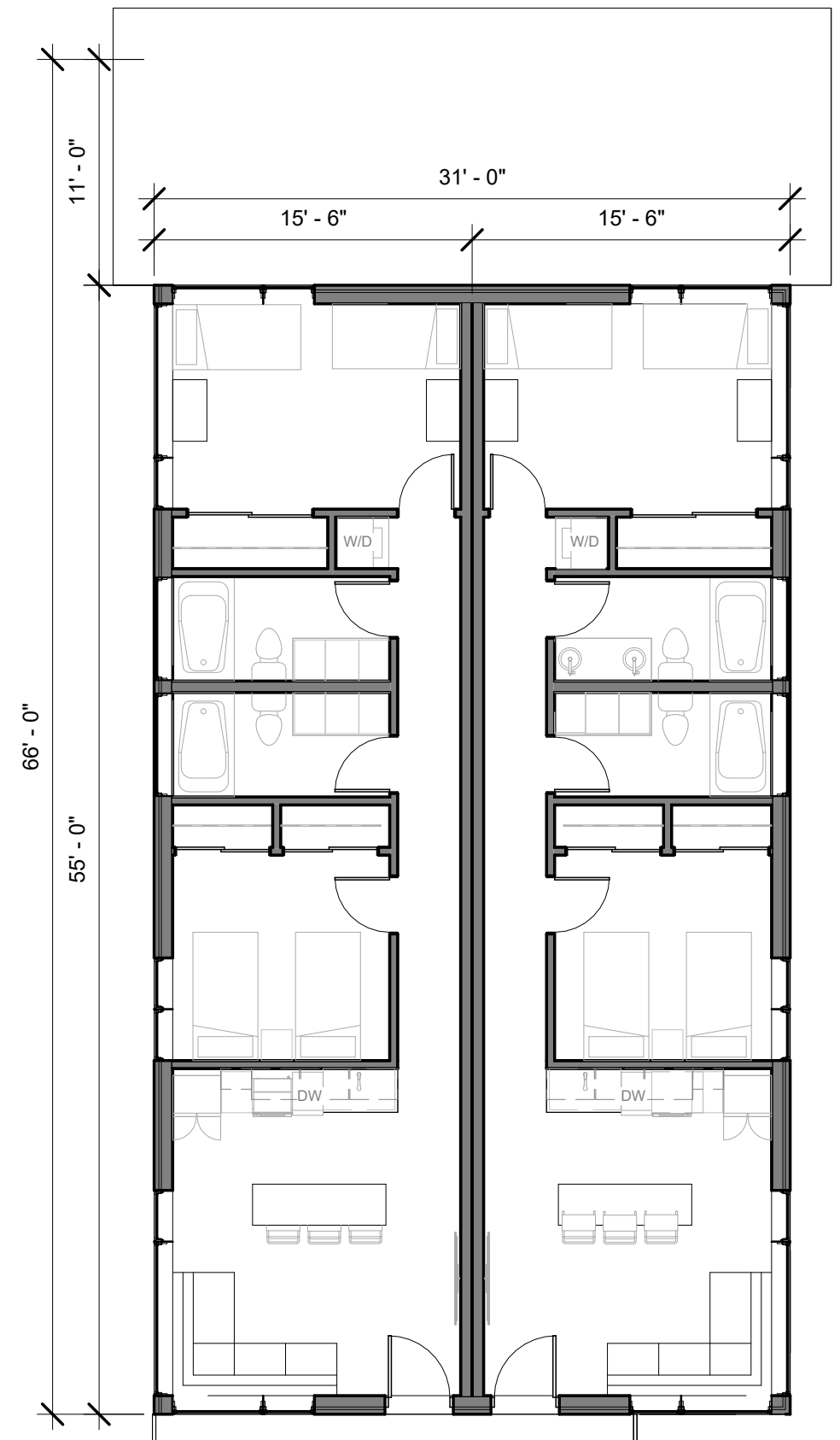
PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES				
	Populus tremuloides	Quaking Aspen	3" cal	7
SHRUBS				
	Native Shrub TBD	Native Shrub TBD	5 gal.	15
	Native Shrub TBD	Native Shrub TBD	6' Ht	12
SOD				
	Poa pratensis	Bluegrass	Sod	1,020 SF
	Festuca spp.	Fescue blend	Sod	4,689 SF





① SD FIRST FLOOR PLAN
1/8" = 1'-0"



② SD SECOND FLOOR PLAN
1/8" = 1'-0"

VIRGINIAN LODGE EMPLOYEE HOUSING

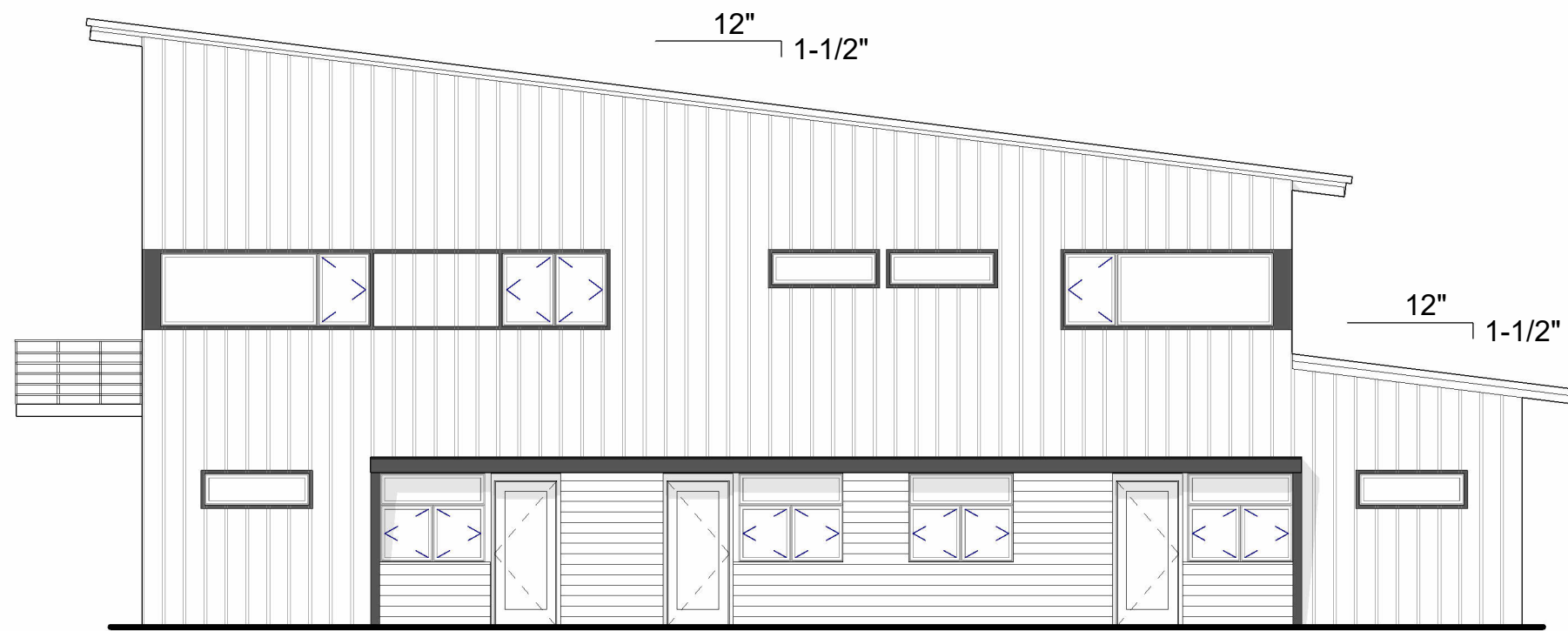
TOWN OF JACKSON, WY

SD-11

MARCH 23 2026

HOYT

architects



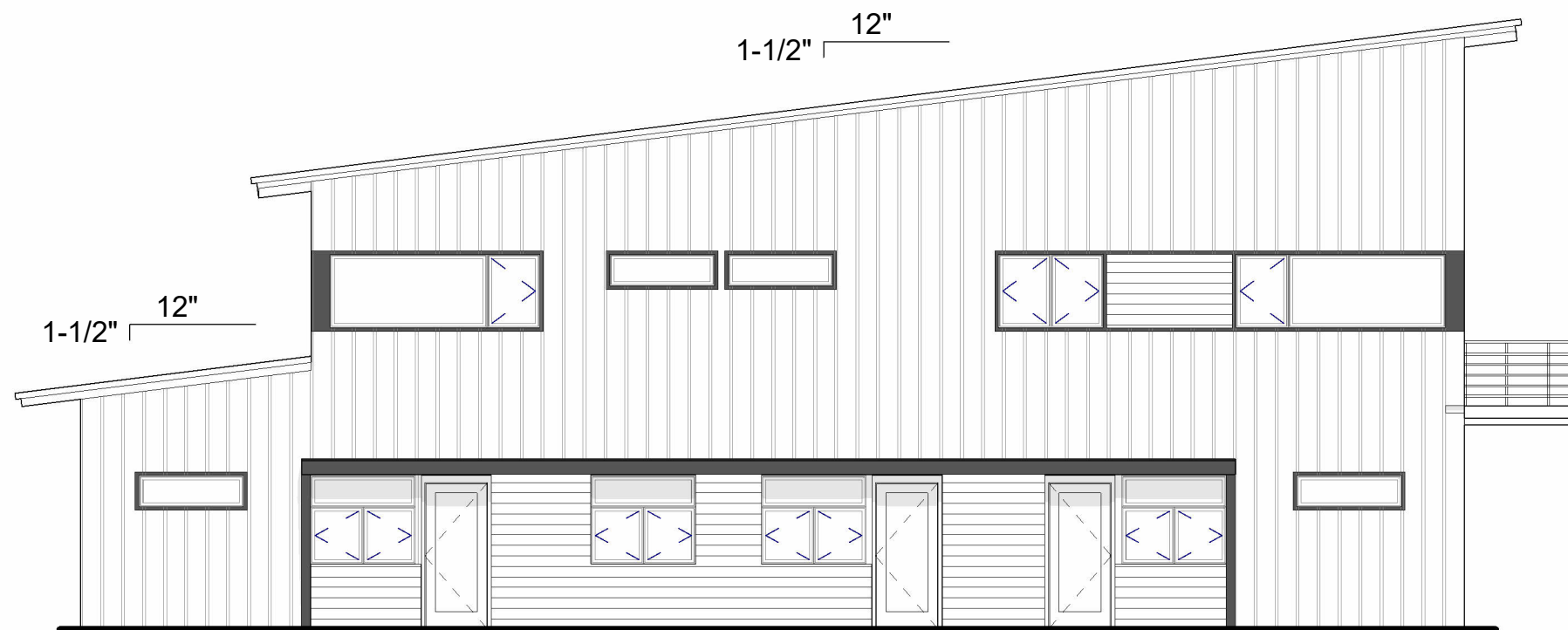
① SD EAST ELEVATION
1/8" = 1'-0"

ROOF
128' - 10 1/8"

T.O. L-2 FLOOR
PLAT
120' - 5 1/8"

SECOND FLOOR
110' - 7 7/8"

FIRST FLOOR
100' - 0"



② SD WEST ELEVATION
1/8" = 1'-0"

ROOF
128' - 10 1/8"

T.O. L-2 FLOOR
PLAT
120' - 5 1/8"

SECOND FLOOR
110' - 7 7/8"

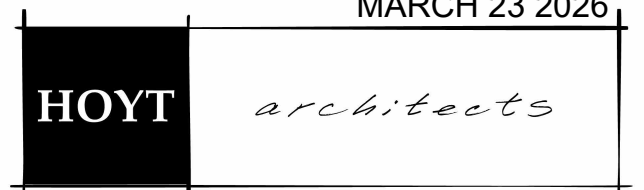
FIRST FLOOR
100' - 0"

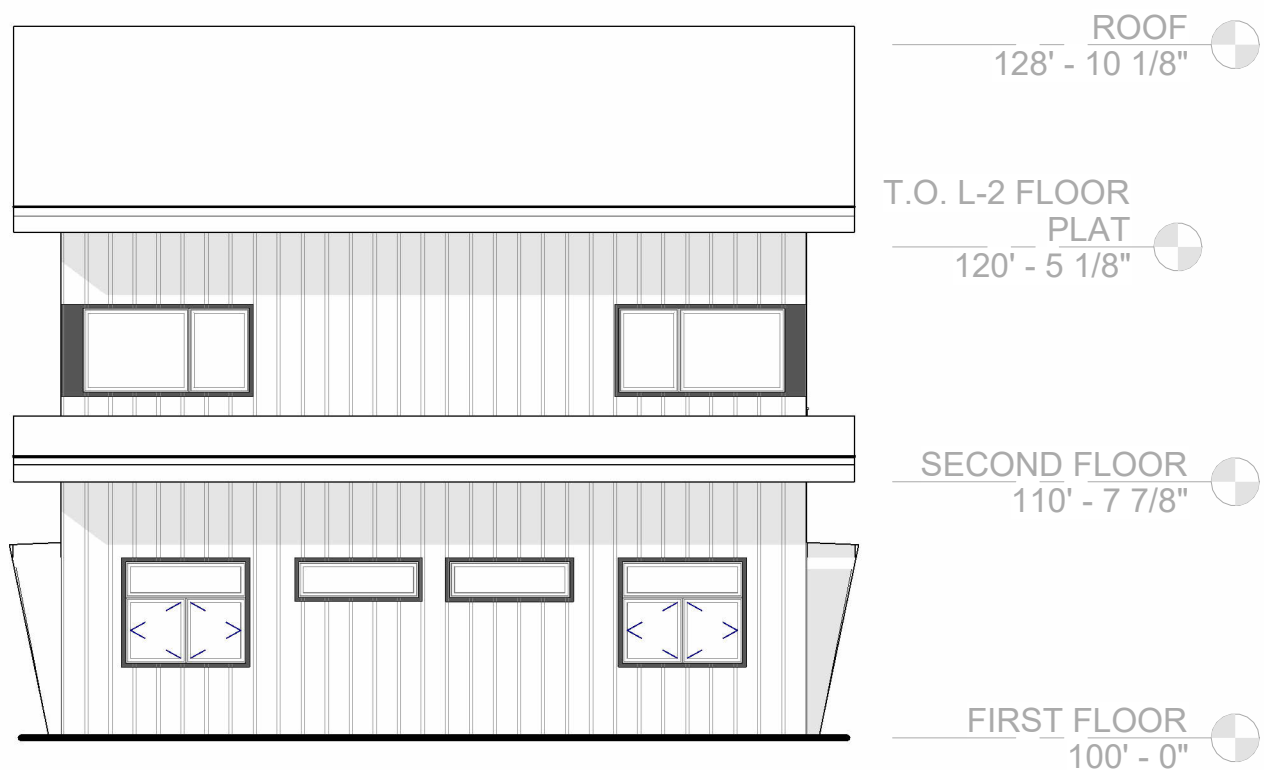
VIRGINIAN LODGE EMPLOYEE HOUSING

TOWN OF JACKSON, WY

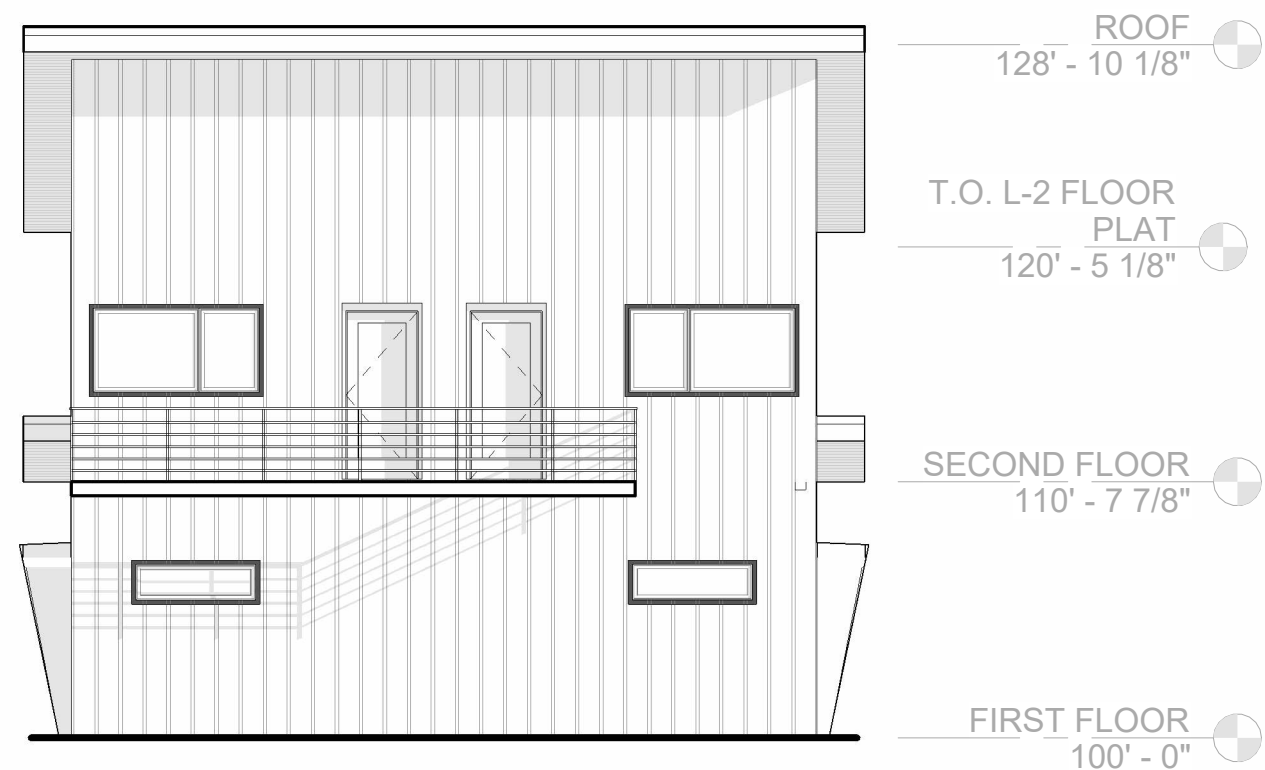
SD-20

MARCH 23 2026





① SD NORTH ELEVATION
1/8" = 1'-0"



② SD SOUTH ELEVATION
1/8" = 1'-0"

VIRGINIAN LODGE EMPLOYEE HOUSING

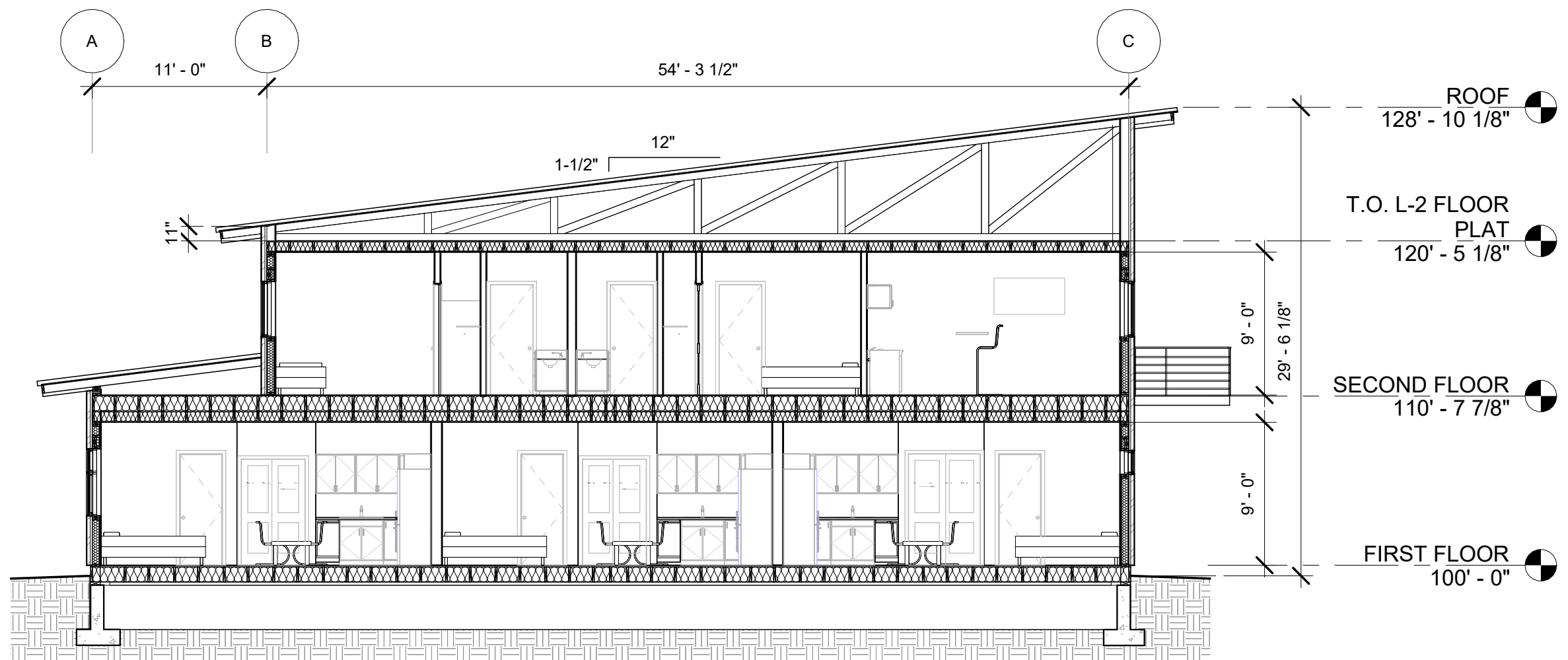
TOWN OF JACKSON, WY

SD-21

MARCH 23 2026

HOYT

architects



① SD NORTH/SOUTH SECTION
1/8" = 1'-0"

VIRGINIAN LODGE EMPLOYEE HOUSING

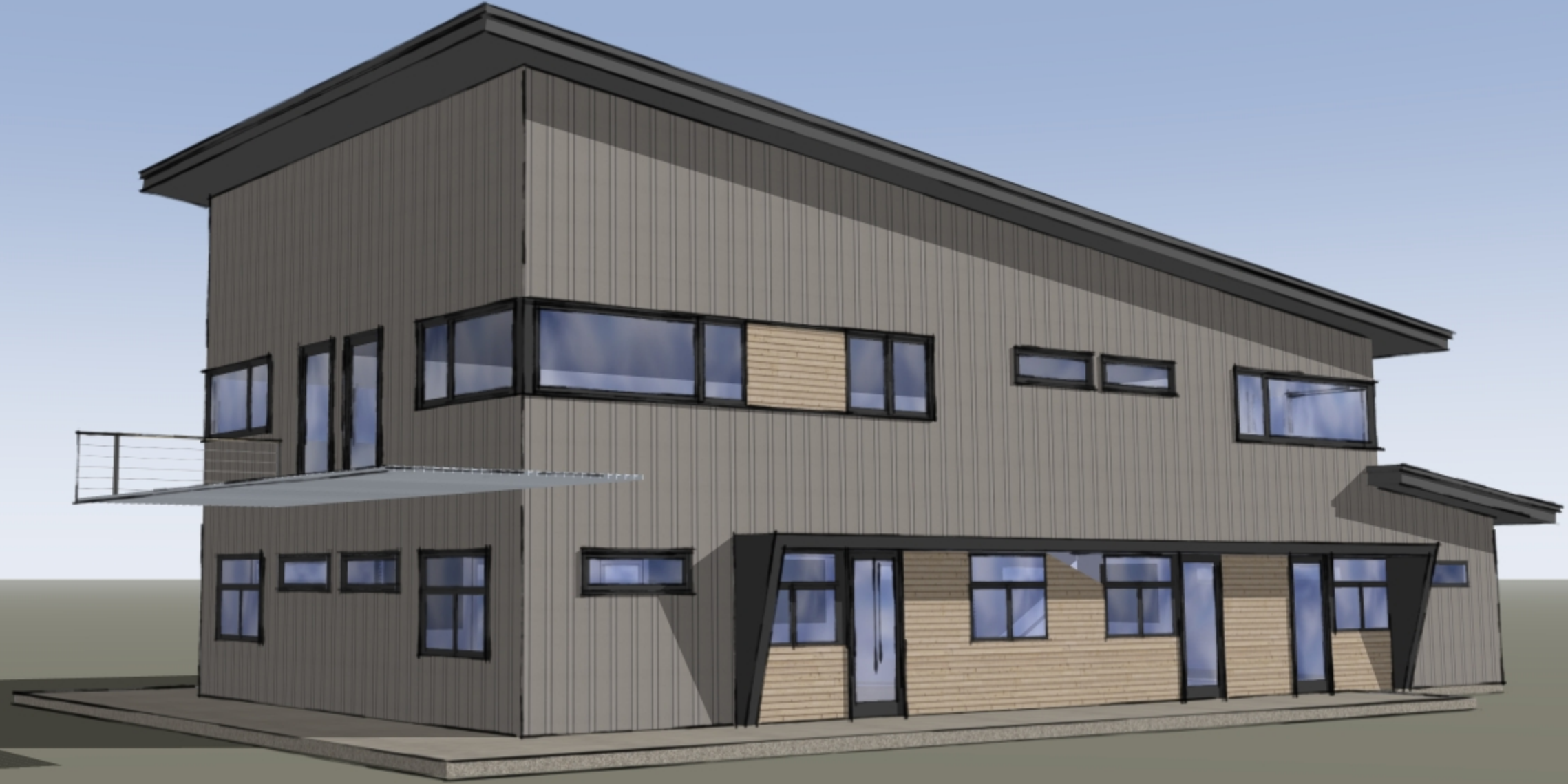
TOWN OF JACKSON, WY

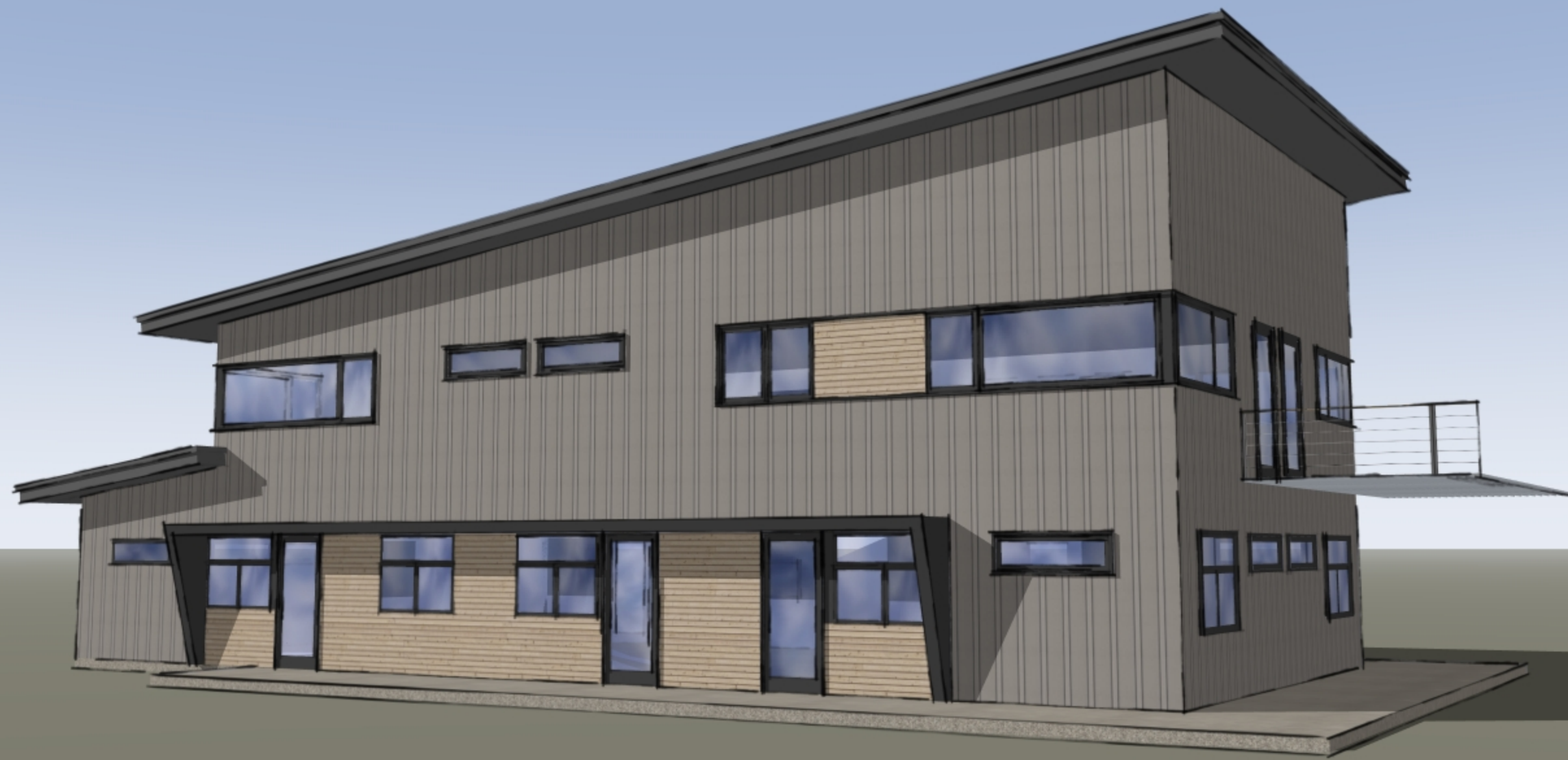
SD-30

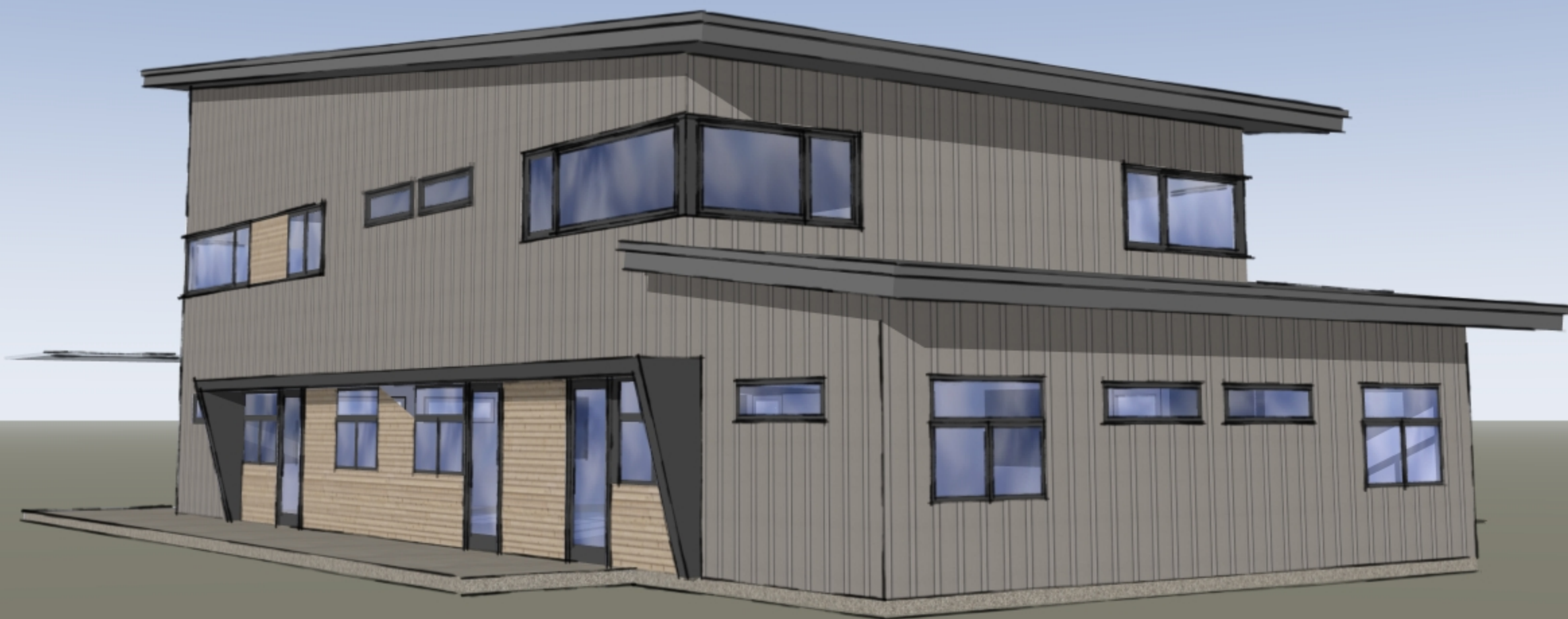
MARCH 23 2026

HOYT

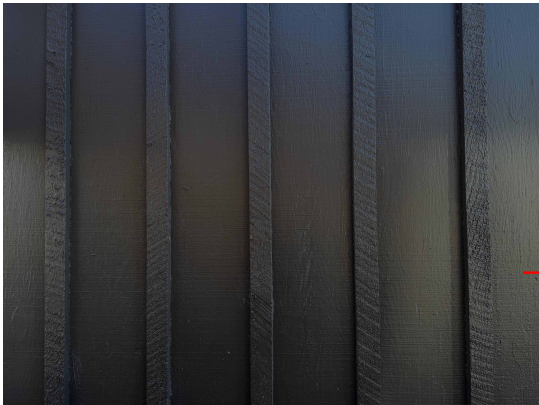
architects





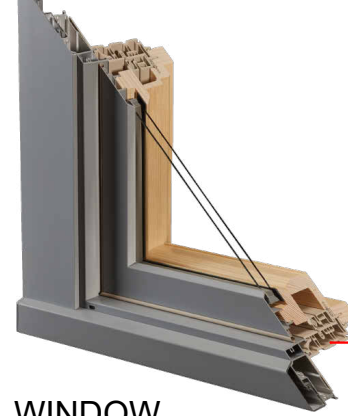






BOARD & BATTEN WOOD SIDING

PRODUCT: WOOD BATTEN SIDING 12" O.C. (MATCH EXISTING BUILDINGS)
1X2 BATTENS OVER ROUGH SAWN D-FIR PLYWOOD
SPACED 12" O.C. STAIN TO MATCH MOTEL



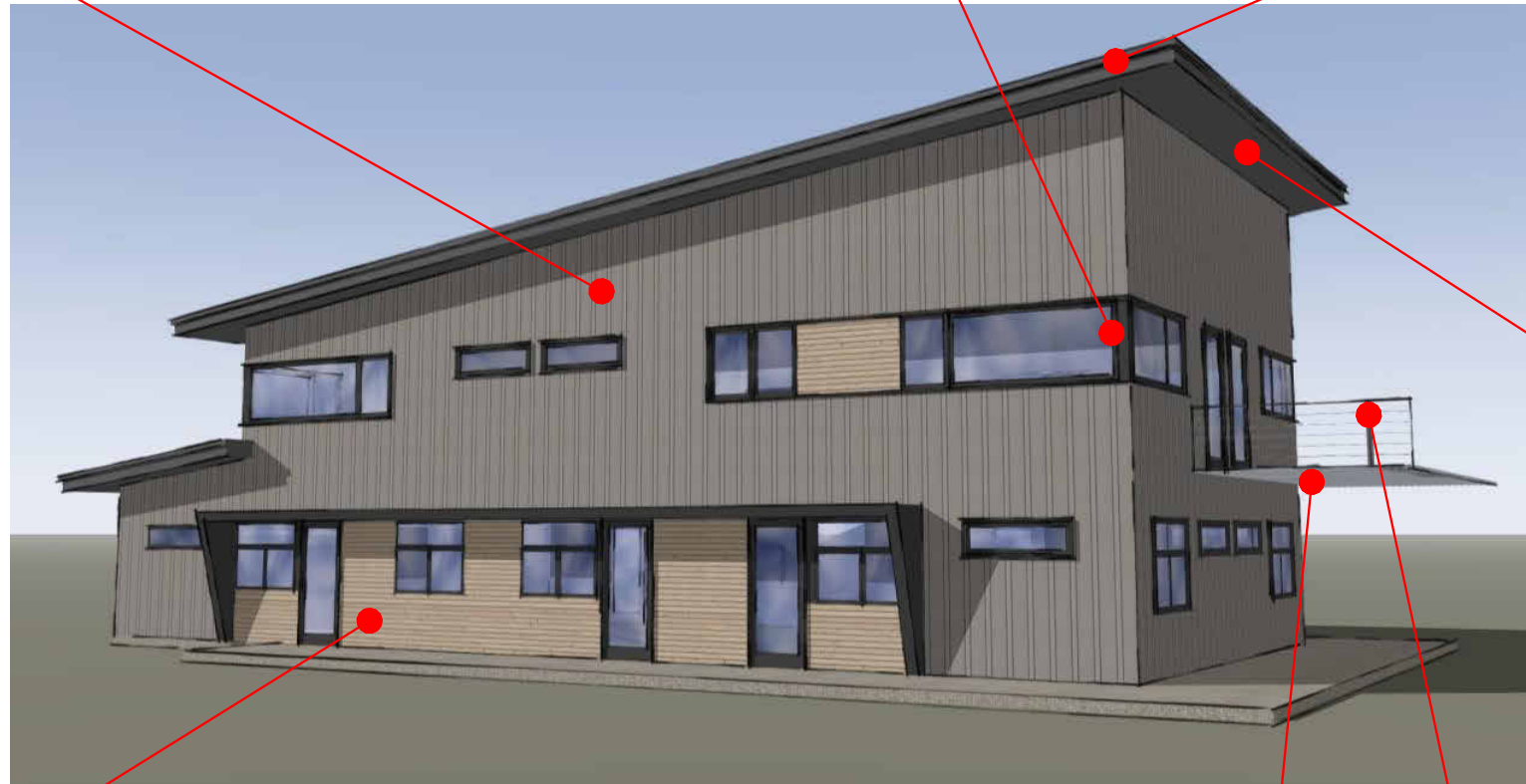
WINDOW

MANUFACTURER: SIERRA PACIFIC WINDOWS
PRODUCT: H3 FUSION TECH
COLOR: BLACK



STANDING SEAM METAL ROOFING

COLOR: BLACK



SOFFIT

PRODUCT: ROUGH SAWN FIR PLYWOOD SHEATHING.
STAINED TO MATCH SIDING



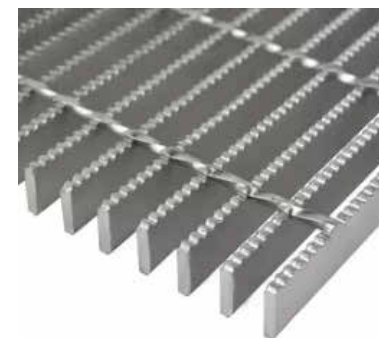
NATURAL WOOD SIDING

1X4 FINE LINE PROFILE

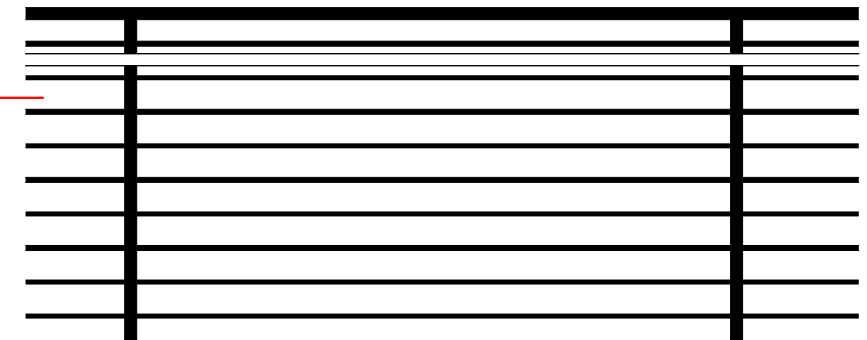


SCONCE LIGHT

LDOD4006 RAINE
DARK SKY COMPLIANT.
LOCATED AT EACH UNIT ENTRY.



METAL GRATE



GUARD RAIL

FABRICATED, 1.5" X 1.5" ANGLE FRAME AND BALUSTERS.
1/2" ROUND HORIZONTAL BARS.
1.5" ROUND HAND RAIL.

VIRGINIAN LODGE EMPLOYEE HOUSING

TOWN OF JACKSON, WY

SD-40

MARCH 23 2026

HOYT

architects

