AGENDA

Design Review Committee

September 9, 2026 – REGULAR MEETING

5:30 PM

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.

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 or copy it to your browser
   https://us02web.zoom.us/j/82393574924?pwd=8ZcYK7iOGFrxBXDoFj4wYTv5j5d1nh.1
   Or join at zoom.com with Webinar ID: **823 9357 4924** and Password: **83001**

1. CALL TO ORDER

2. ROLL CALL

3. OLD BUSINESS

   I. P22-254: 355 Scott Lane S4 Flats Parking Screening Materials Review

   II. P26-095: 110 S Willow Materials Review

4. NEW BUSINESS

   I. P26-163: 210 & 230 N Glenwood Development Plan

   II. P26-164: 150 W Kelly Sketch Plan

   III. P26-155: 335 N Cache Development Plan

5. MATTERS FROM STAFF

6. ADJOURN

STAFF REPORT

Meeting Date:	September 9, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	S4 Flats, LLC	**Presenter:**	Katelyn Page
Agenda Item:	Parking screening element at 910 Smith Lane and 915 Simon Lane (P22-254)	**Public Comment:**	No

Purpose and Policy Considerations.
Review and recommendation by the Design Review Committee (DRC) is required by the Land Development Regulations (LDRs) in the Neighborhood High Denisty-1 (NH-1) zone for all residential and nonresidential development of four attached units or greater.

Further, DRC review and recommendation may be required for changes to, or as a condition of approval of, a previously approved design.

Request.
The Applicant is presenting a physical sample of the final material proposed for the parking screening element—black perforated metal—for DRC review. Review of the physical material sample prior to installation was a condition of the DRC's approval of the parking screening element at its August 12, 2026, regular meeting.

Project Summary.
The proposed project, S4 Flats, is a three-story residential structure consisting of 13 workforce housing units, including nine one-bedroom units and four two-bedroom units. The ground floor accommodates structured vehicle parking, storage areas, stairs, trash and recycling, and one residential unit. The upper two floors are dedicated to residential units and stair egress.

STAFF REPORT

Meeting Date:	September 9, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	KMW Architecture	**Presenter:**	Andrew Bowen
Agenda Item:	Condition of Approval - Residential Fourplex located at 110 South Willow Street (P26-095)	**Public Comment:**	No

DRC Condition Review.

The Design Review Committee (DRC) reviewed the 110 South Willow Street project on August 12 and approved the proposed design with two conditions. The conditions were limited to final exterior material and detailing selections and did not require substantial changes to the overall building design.

The applicant has provided a final sample of the proposed metal siding, identifying the profile, gauge, and color. The selected siding is the Lynx Contura aluminum profile in Anthracite (https://lynx-designs.com/en-us/aluminum-contura-profiles/). The applicant has also provided revised plans, shown below, illustrating lintels within the stone siding.

STAFF REPORT

Meeting Date:	September 9, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Northworks Architects	**Presenter:**	Katelyn Page
Item:	210-230 North Glenwood Street (P26-163)	**Recommendation:**	Final Design Review

Purpose and Policy Considerations.

A recommendation by the Design Review Committee (DRC) is required for applicable development in the Commercial Residential-2 (CR-2) zoning district of the Town of Jackson.

Project Location.

The project is located at 210 and 230 North Glenwood Street and legally described as LOTS 11 and 12, BLK. 1, SIMPSON Addition to the Town of Jackson.

Background.

The project was reviewed and approved at the Sketch Plan level stage by DRC at the March 13, 2024, meeting and is now being reviewed at the Development Plan level. Since the Sketch Plan level review, the program has been updated to include some minor floor plan changes and increased amenities at the rooftop level. However, there are no significant changes impacting DRC in terms of the building's public space, pedestrian façade, composition, massing, street wall, or materiality.

Project Summary.

The applicant is seeking final DRC review and recommendation on "The Glenwood Hotel." The proposed three-story hotel building is located within the CR-2 zoning district and Lodging Overlay and spans two lots. The project is approximately 34,000 sf (gross), including approximately 15,000 sf of non-habitable floor area for basement-level structured parking and approximately 19,000 sf of habitable floor area for lodging and restaurant uses. The first floor includes a lobby, restaurant and bar, back-of-house spaces, and parking accessed from the alley. A ramp to basement parking is accessed from North Glenwood Street. The second and third floors each contain ten hotel rooms, for a total of 20 keys, and each room has access to a private balcony. The rooftop level includes a terrace amenity space.

The property is not located within the Downtown Design Overlay for western character.

Applicant Response to Design Guidelines.

The applicant provides a design narrative, including their response to each of the design elements in the Town Design Guidelines – Public Space, Composition, Massing, Street Wall – in the attached application.

Land Development Regulation (LDR) Compliance.

Staff have completed a preliminary review of LDR compliance and find the building and site to generally comply with the applicable requirements of the CR-2 zone. Staff review of LDR compliance at the DRC stage does not constitute a comprehensive and final review of the project.

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 unique vernacular of Jackson Hole, including our authentic historic, cultural, and placemaking features, while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

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

A) Public Space

1. Use

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

2. Location

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

3. Connections

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

4. Scale & Variety

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

5. Screening

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

B) Composition

- 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:** 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

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 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 to the street wall to create comfortable pedestrian areas. Vehicle entrances to underground or rear parking areas may be acceptable but should be minimized to avoid conflicts with pedestrians.

E) Materials

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

2. Materials Selection
   - Consider impacts on surrounding buildings, natural environment and culture.

GLENWOOD HOTEL

210-230 N. Glenwood Street

DESIGN REVIEW COMMITTEE PRESENTATION

August 24, 2026

NORTHWORKS | HOTEL JACKSON

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 DRC meeting.

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: Glenwood Hotel

Physical Address: 210-230 N. Glenwood St, Jackson, WY 83001

Lot, Subdivision: Lots 11-12, Blk. 1, Simpson PIDN: 22-41-16-28-4-07-011 & -010

PROPERTY OWNER

Name: Pine Tree Corporation

Mailing Address: PO Box 1677, Jackson, WY 83001 ZIP:

E-mail: sadek@digjh.com Phone:

APPLICANT/REPRESENTATIVE

Name: Northworks Architects & Planners, LLC

Mailing Address: PO Box 4207, Jackson WY 83001 ZIP:

E-mail: kdaul@nwks.com Phone: 307-201-5324

DESIGNATED PRIMARY CONTACT

[ ] Property Owner [X] Applicant/Authorized Representative

TYPE OF APPLICATION

[ ] Initial Submittal [X] 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

Kimberly Daul
Signature of Property Owner or Authorized Representative

Senior Architect, Northworks
Title

Kimberly Daul
Name Printed

08/18/2026
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 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: Sadele Darwiche Title: Officer

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

Address of Premises: 210-230 N Glenwood St, Jackson WY 83001

Legal Description: Lots 11 & 12, Block 1, Simpson
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Northworks Architects and Planners, LLC

Mailing address of Applicant/agent: PO Box 4027, Jackson, WY 83001

Email address of Applicant/agent: ajanak@nwks.com

Phone Number of Applicant/agent: 307-201-5324

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 ☐ Business License Application

☒ Demolition Permit ☐ Home Occupation ☒ Other (describe) Pre-Application Conference

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

Officer

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 Kasey Mateosky this 5th day of Dec 2023. WITNESS my hand and official seal.

Notary Public

Kasey Mateosky
Notary Public - State of Wyoming
Commission ID 166498
My Commission Expires Jan. 21, 2028

My commission expires: JAN 21, 2028

PROJECT NARRATIVE OVERVIEW

EXISTING SITE

The proposed project is located at 210-230 N. Glenwood Street, one block north of St. John's Episcopal Church and west of the Anvil Hotel. The site consists of two lots at the corner of N. Glenwood St. and W. Gill Ave (Lots 11 & 12, Blk. 1). An existing chiropractor office building at the northwest corner of the site will be demolished.

PROGRAM

For purposes of this application, we are referring to the project as "Glenwood Hotel". The project will be a total of approximately 35,000 gross square feet (including basement parking) and 3 stories tall. The first floor will include a lobby lounge area and restaurant, along with back-of-house spaces and parking accessed from the alley. A ramp down to the basement parking will be accessed from N. Glenwood St. The second and third floors each contain 10 hotel rooms (a total of 20 keys), all of which have access to a private balcony. An occupiable roof terrace is set back from the street and is open only to hotel guests.

The building will have a total FAR area of 19,152 square feet; 8,000 square feet will be transferred to this project in addition to the by-right 11,152 square feet allowed by the LDRs with the lodging overlay.

The project meets the town's landscape requirements via the inclusion of planted areas along the two street frontages and in the side yard setbacks. Along Glenwood St. and Gill Ave, raised planters enliven the streetscape.

On-site parking is primarily located below grade; the basement parking garage is accessed via Glenwood St. at the northwest corner of the site. There are also parking spaces located on the east side of the ground floor, accessed from the alley and shielded from view behind garage doors. Off-site parking includes 7 street spaces. Two of spaces along Gill Ave are intended to be loading zones for valet drop-off.

Changes to the design were made since Sketch Plan approval and are described later in this document. This Development Plan application complies with the Town of Jackson Land Development Regulations, Design Guidelines, and applicable provisions of the Jackson/Teton County Comprehensive Plan.

In summary, the Glenwood Hotel will contribute to the Town of Jackson's vision of a vibrant, walkable, and sustainable urban village by combining lodging, dining, and public realm improvements within a compact downtown site. The project strengthens the pedestrian experience through active street frontages, widened sidewalks, landscaping, street trees, and inviting public-facing amenities, while supporting the economic vitality and mixed-use character envisioned for downtown Jackson. Through the use of durable natural materials, human-scaled architectural elements, and a contemporary interpretation of Western Character, the design contributes to the visual quality of the built environment while respecting the unique cultural and architectural identity of Jackson Hole.

TOWN DESIGN GUIDELINES NARRATIVE

A. Public Space

Use – The Glenwood Hotel incorporates usable public space at its attractive pedestrian frontages with planters along Gill Ave and Glenwood Street. In adherence with the Town of Jackson Land Development Regulations (TOJ LDRs), the re-designed public right-of-way includes the potential for increased walking area up to 13'-6" in width, new street trees, and pedestrian scaled lighting to enhance the public experience and create an inviting entry way into the hotel. The design of the building, particularly at the street level, will support the future desired characteristics of the district. The ground-floor restaurant and bar will activate the streetscape.

Location – The recessed and covered lobby entry provides a seasonally adaptable and protected entry into the building. A buffer of planters, steps, and ramps separate it from the sidewalk, but glass walls and a canopy overhead invite people into the space.

Connections – By combining lodging, dining, and public-facing amenities, the project strengthens the pedestrian experience and contributes to the walkable character of downtown Jackson. Multiple building entrances and active ground-floor spaces establish strong connections between the building, sidewalk, and surrounding neighborhood.

Scale & Variety – The massing of the building is carefully proportioned to provide a comfortable pedestrian experience while supporting the program requirements of a downtown hotel. Variations in building depth, terraces, balconies, and landscaping add interest and variety at the street level.

Screening –Street trees, raised planters, and architectural elements help buffer pedestrians from vehicles and define the public realm. Parking will be enclosed and screened from view at the alley and northwest ramp entrance.

B. Composition

The design uses a consistent structural grid, material changes, and carefully proportioned openings to create rhythm and visual interest at both the pedestrian and neighborhood scales. Exposed timber structure, recessed balconies, and a balanced composition of glazing and solid wall surfaces establish a cohesive architectural expression while creating a welcoming sense of entry and place.

C. Massing

Mass & Height – The building mass and height are calibrated to the human scale through the use of recessed entries, upper-level stepbacks, terraces, and lowered entry canopies. The project complies with the Town's height standards while reinforcing an appropriate scale within the surrounding neighborhood and enhancing the pedestrian experience.

Additive & Subtractive Massing –The gridded façade employs additive and subtractive massing techniques to create shadow, depth, and visual interest along each elevation. Recessed balconies and

stepped building volumes help break down the scale of the structure and reduce its visual impact along the street.

Volume Complexity – The building avoids reading as a monolithic form through the "carved away" character of the second and third floors and the use of upper-story stepbacks. These elements reduce perceived bulk and help the building relate to the scale and rhythm of nearby development.

Roofs – The building utilizes flat roofs with rooftop amenities set back from the street frontage to minimize their visual impact. Roofs are designed to drain snow and rain internally, supporting pedestrian safety while reinforcing the contemporary interpretation of downtown Jackson building forms.

D. Street Wall

The building establishes an attractive street wall along both Gill Avenue and Glenwood Street, helping define the public realm and reinforce the pedestrian-oriented character of downtown Jackson. The articulation of the structural grid, active ground-floor uses, generous glazing, and clearly identifiable entrances create a rhythm of solid and transparent elements that contributes to a visually engaging streetscape experience.

E. Materials

Application of Materials –The application of materials is used to clearly express different building elements and program components while maintaining a unified architectural character. Structural timber, wood cladding, glazing, and metal accents are consistently applied across the building to create depth, texture, and visual continuity from multiple viewpoints.

Material Selection –The primary material palette consists of exposed mass timber structure, vertical wood siding, and dark metal accents selected for their durability, authenticity, and compatibility with Jackson's natural and built environment. These materials provide a contemporary interpretation of Western Character while remaining consistent with the material traditions and architectural quality of downtown Jackson.

SUMMARY OF DESIGN CHANGES

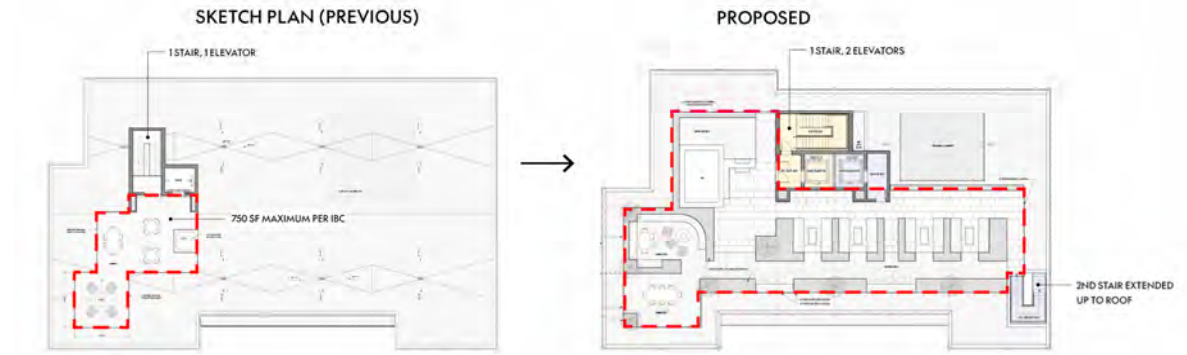
SINCE 2024 SKETCH PLAN APPROVAL (UPDATED 8/18/26)

Since Sketch Plan approval, the design has progressed and the following changes are being proposed:

- The **number of hotel rooms was reduced from 30 to 20 keys**, so each room is a little larger.

- The first floor will now feature a **full service restaurant and bar**, rather than just a café.
- The total number of **parking spaces** was reduced.

- The **roof deck was enlarged** by adding a second stair.



- The exterior **column grid spacing increased** from 14’-2” to 16’-6” (one row of columns was removed).

We believe our updated design has the same overall character that was approved during Sketch Plan, and the reduced number of hotel keys balances out the increased restaurant use. The expanded rooftop will enliven the property and provide an excellent amenity space while remaining out of sight from the street.

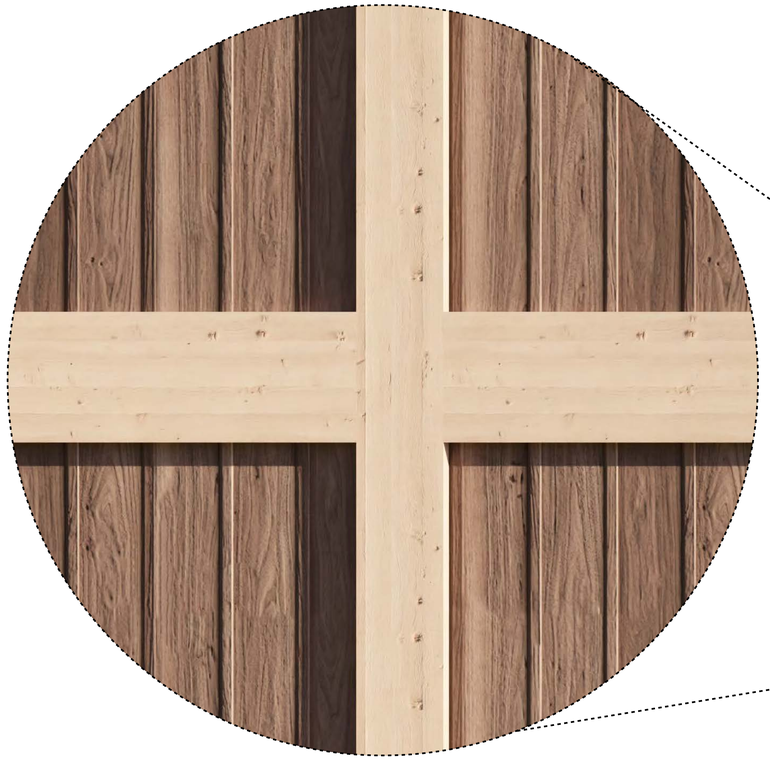
NEIGHBORHOOD CONTEXT

NORTH
GLORIETTA TRATTORIA,
SINGLE FAMILY HOMES

SOUTH
ST. JOHN'S EPISCOPAL
CHURCH, THE
GLENWOOD RESIDENTIAL
DEVELOPMENT

EAST
KNIT ON PEARL,
GRACE SPA, JACKSON
WORKFORCE CENTER

WEST
THE ANVIL HOTEL,
JACKSON HOME RANCH
WELCOME CENTER



1 GLULAM COLUMNS AND BEAMS
EXTERIOR STRUCTURE, LEVELS 1, 2 & 3

2 WOOD VERTICAL SIDING
EXTERIOR WALLS, LEVELS 1, 2 , 3 & ROOF FASCIAS

3 DARK METAL ACCENTS
EXTERIOR FRAMING @ WINDOWS, ROOF PARAPETS, CANOPIES & BALCONY RAILINGS

MATERIAL PALETTE

SOUTHWEST CORNER VIEW – DUSK

SOUTHWEST CORNER VIEW – DAYTIME

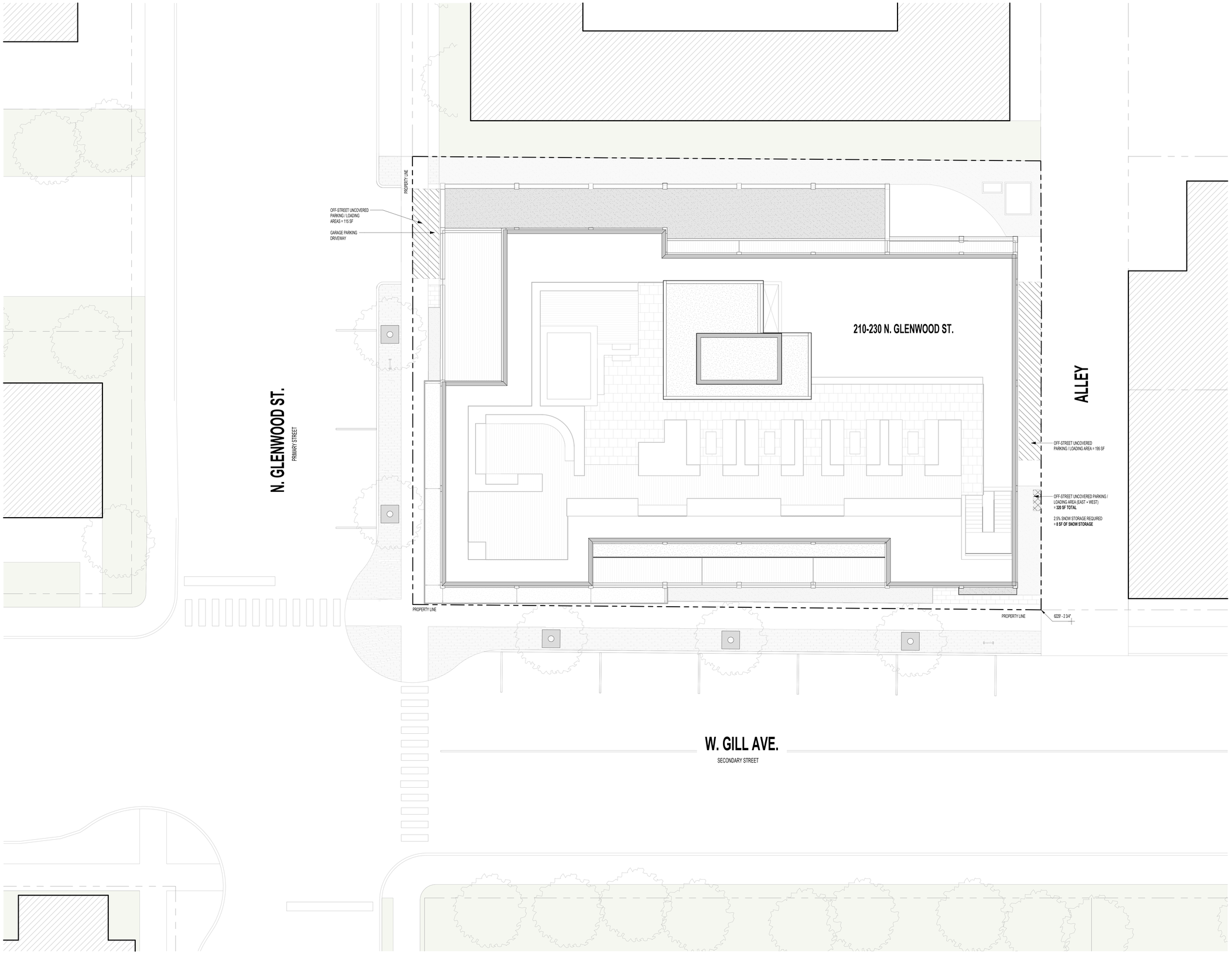
VIEW FROM EAST

VIEW FROM NORTH ON GLENWOOD ST.

VIEW FROM NORTH ON GLENWOOD ST.

ROOFTOP VIEW

AERIAL VIEW



SITE PLAN

0 4 8 16 32

NORTHWORKS

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NO.	ISSUED DATE	ISSUED FOR

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

2343	Project No.
Author	Drawn By
Checker	Checked By

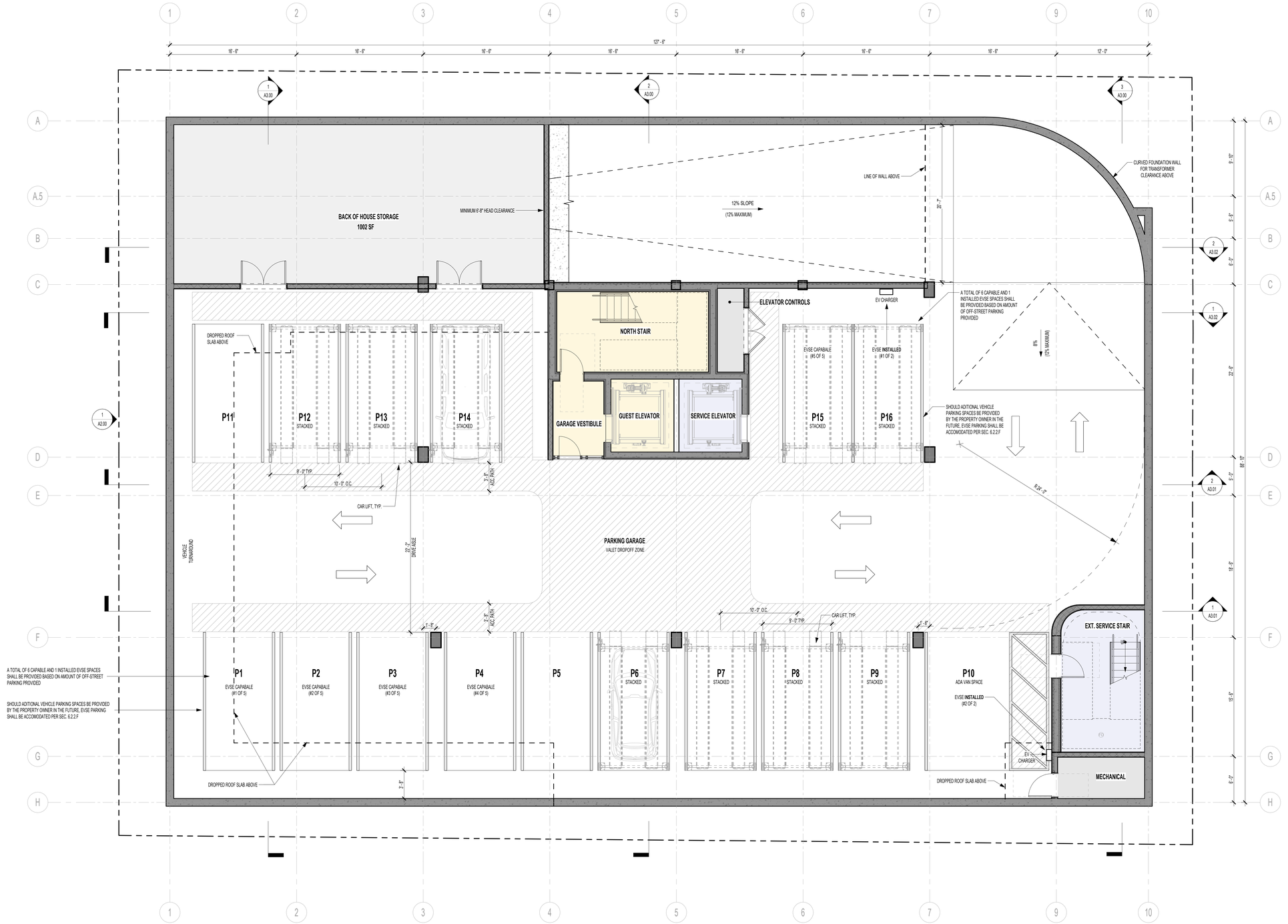
Discipline & Drawing Number

A0.10

Drawing Name

ARCHITECTURAL SITE PLAN

PARKING SUMMARY	
BASEMENT PARKING:	16 (ADD UP TO 9 STACKED)
FIRST FLOOR PARKING:	3
TOTAL ON-SITE PARKING:	**19** (UP TO 28 WITH STACKED)
TOTAL STREET PARKING:	*7*



BASEMENT FLOOR PLAN

0 2 4 8 16

NORTHWORKS

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NO.	ISSUED DATE	ISSUED FOR
1	xx/xx/xxxx	REVISION 1

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.00

Drawing Name

BASEMENT FLOOR PLAN

PARKING SUMMARY	
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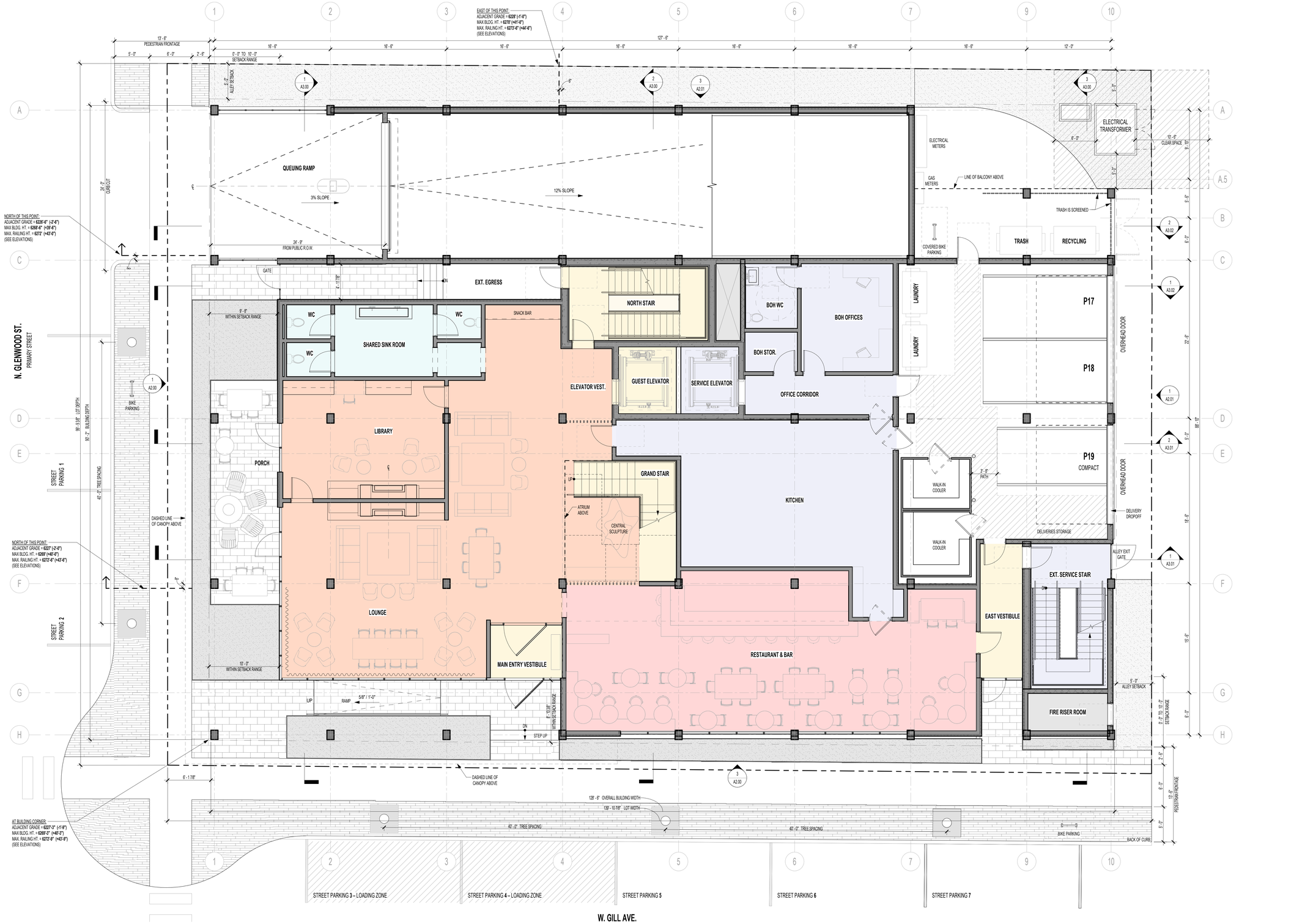

FIRST FLOOR PLAN

NORTHWORKS

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NO.	ISSUED DATE	ISSUED FOR
1	xx/xx/xxxx	REVISION 1

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210/230 N. GLENWOOD ST.
JACKSON, WY 83001

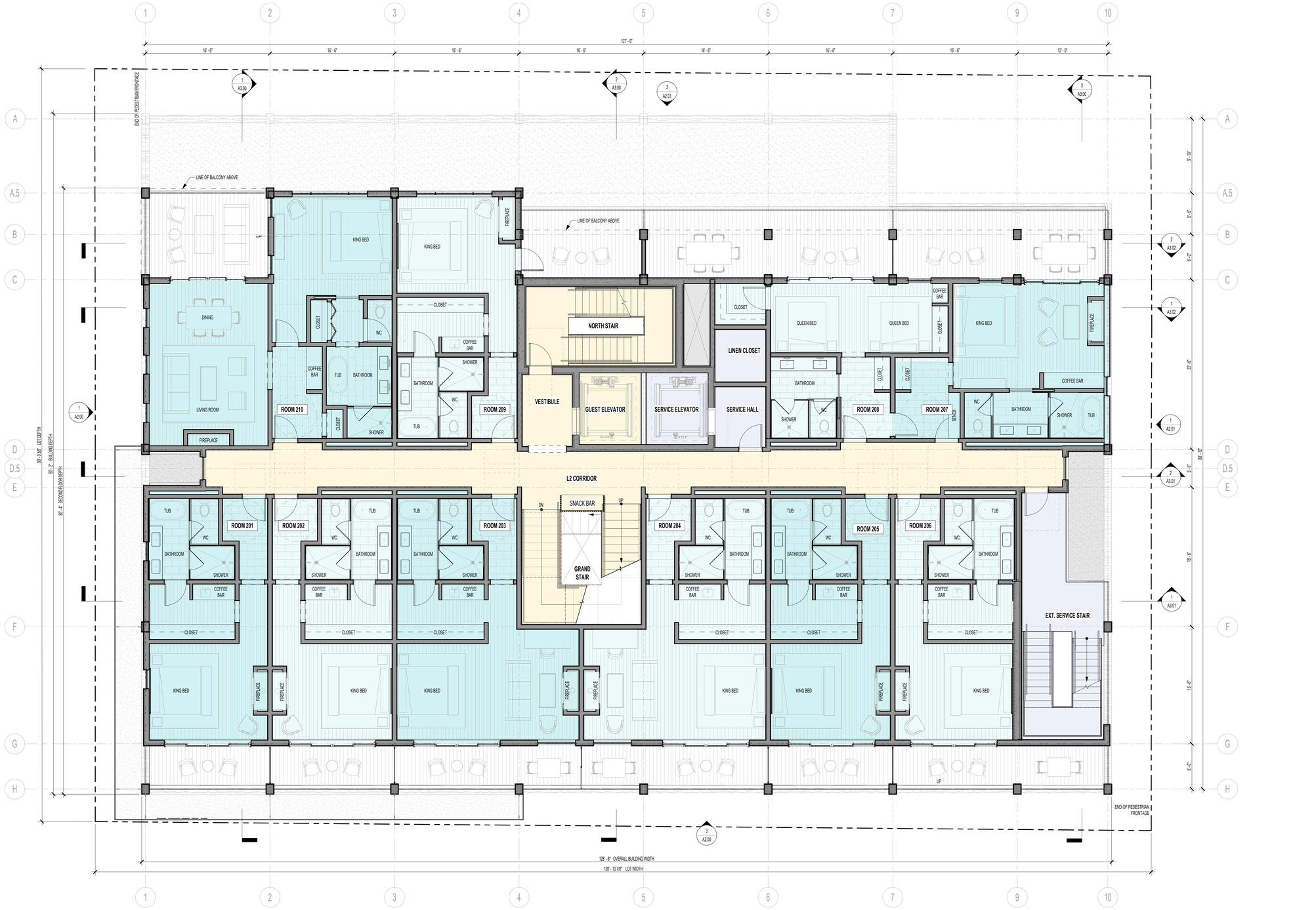
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.01

Drawing Name

FIRST FLOOR PLAN



SECOND FLOOR PLAN

0 2 4 8 16

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NO.	ISSUED DATE	ISSUED FOR

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

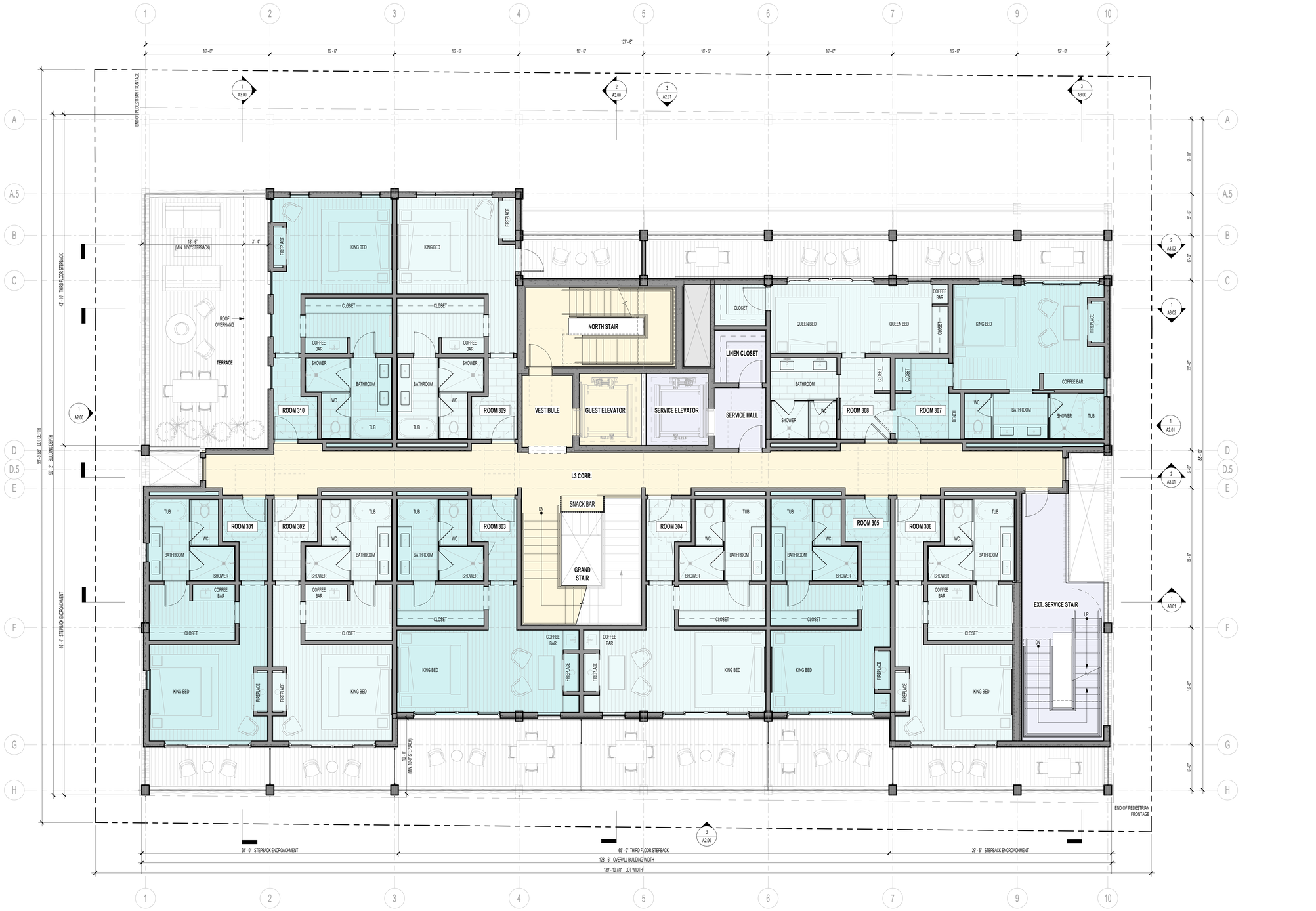
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.02

Drawing Name

SECOND FLOOR PLAN



THIRD FLOOR PLAN

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NO.	ISSUED DATE	ISSUED FOR

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

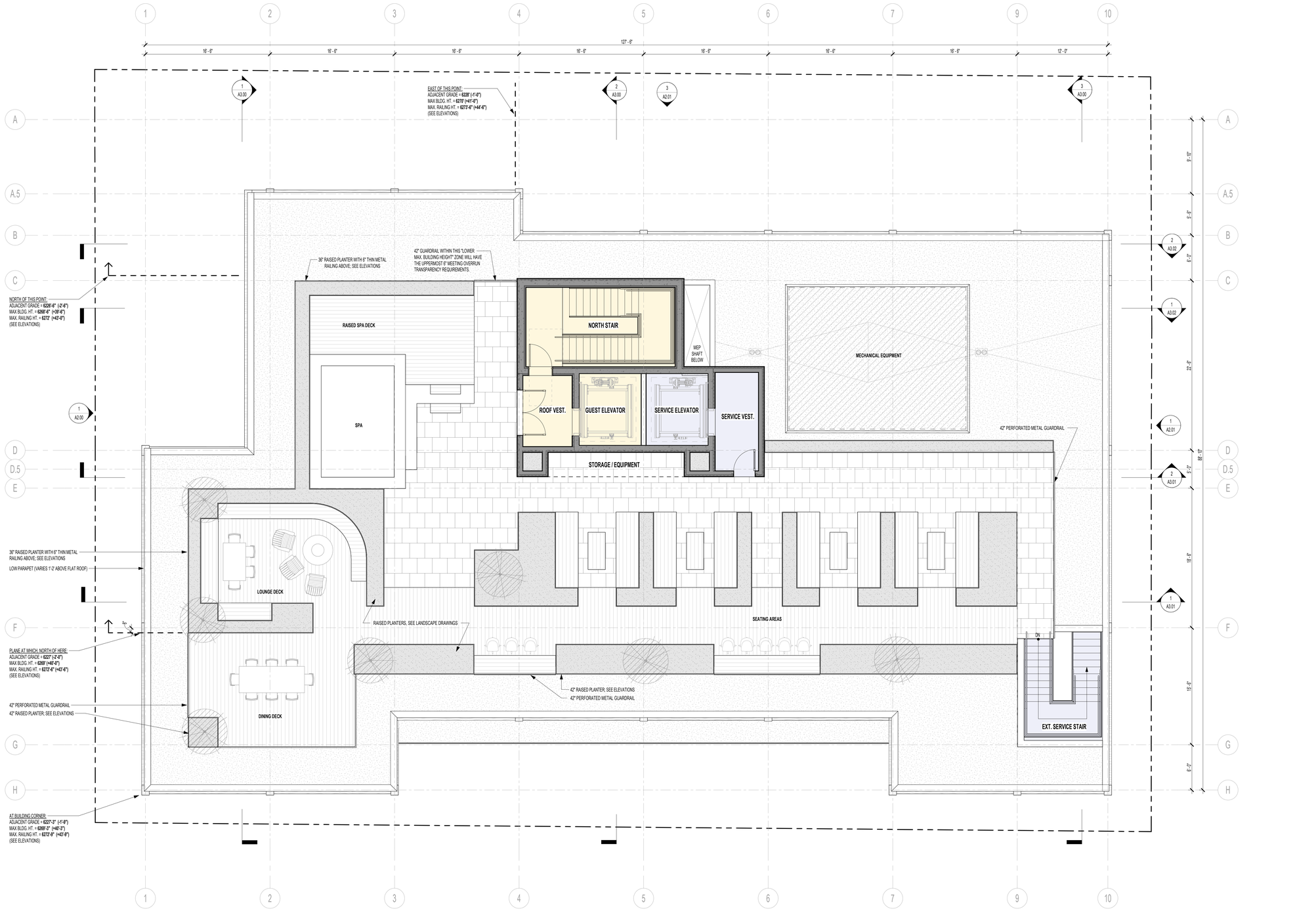
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.03

Drawing Name

THIRD FLOOR PLAN



ROOF PLAN

0 2 4 8 16

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ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

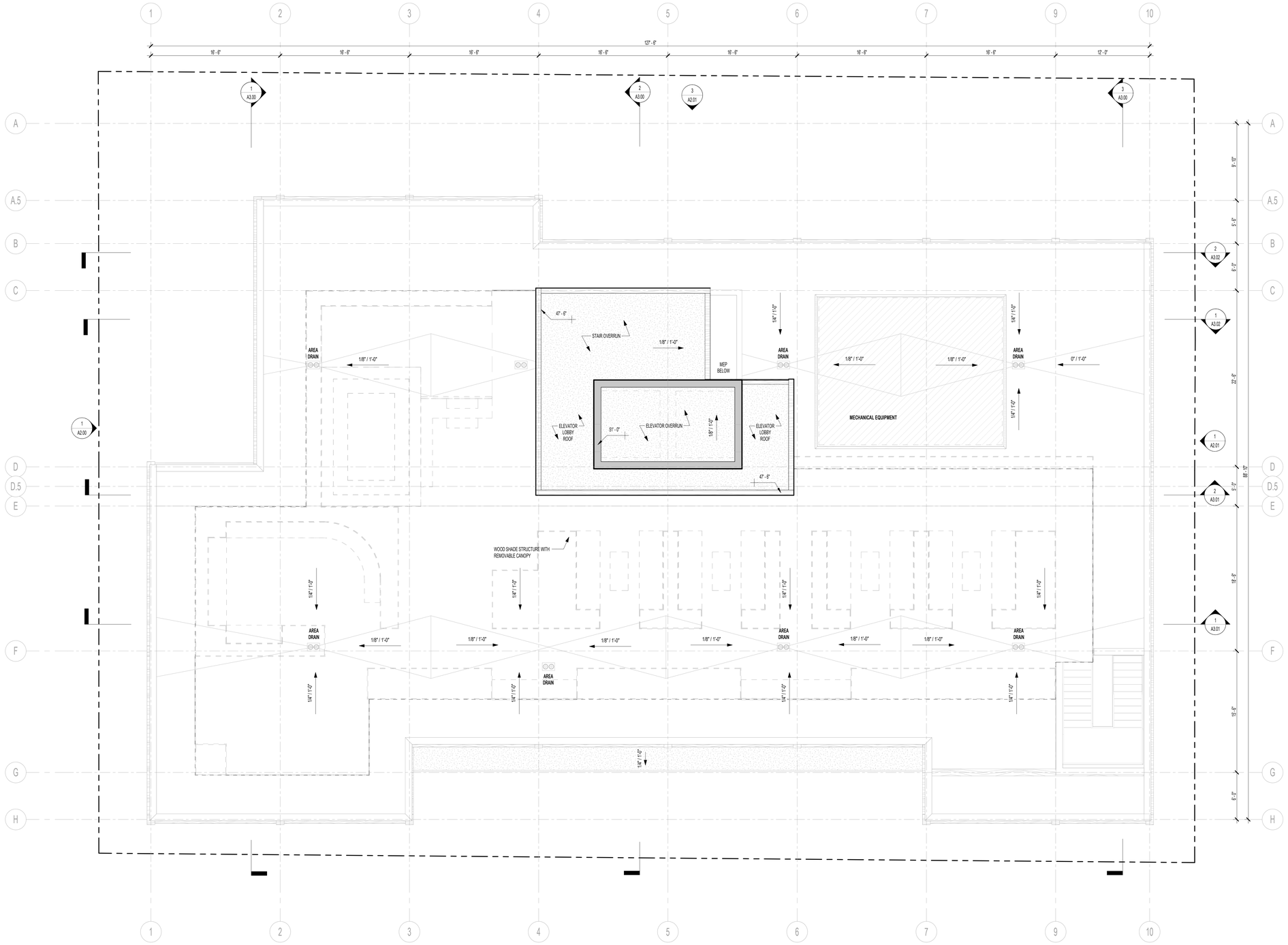
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A1.50

Drawing Name

ROOF PLAN



UPPER ROOF PLAN & DRAINAGE PLAN

0 2 4 8 16

NORTHWORKS

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NO.	ISSUED DATE	ISSUED FOR

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

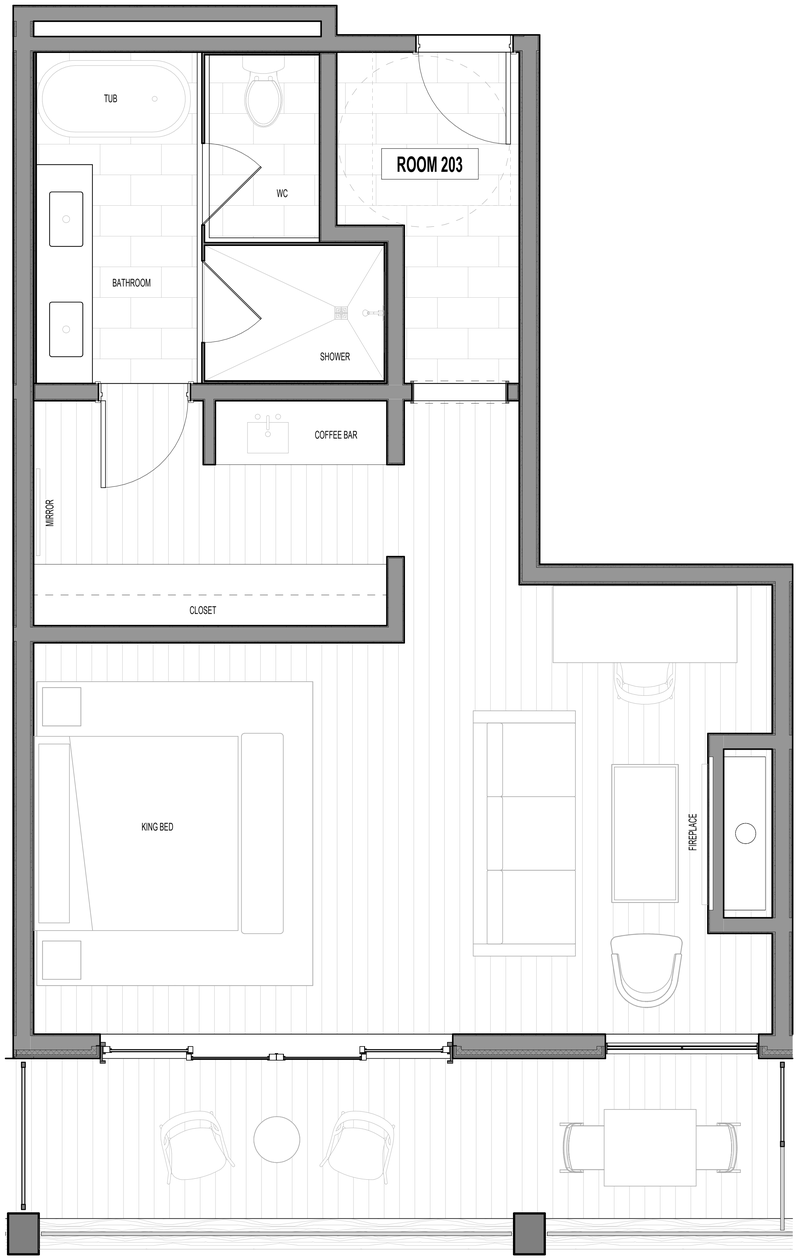
2343	Project No.
Author	Drawn By
Checker	Checked By

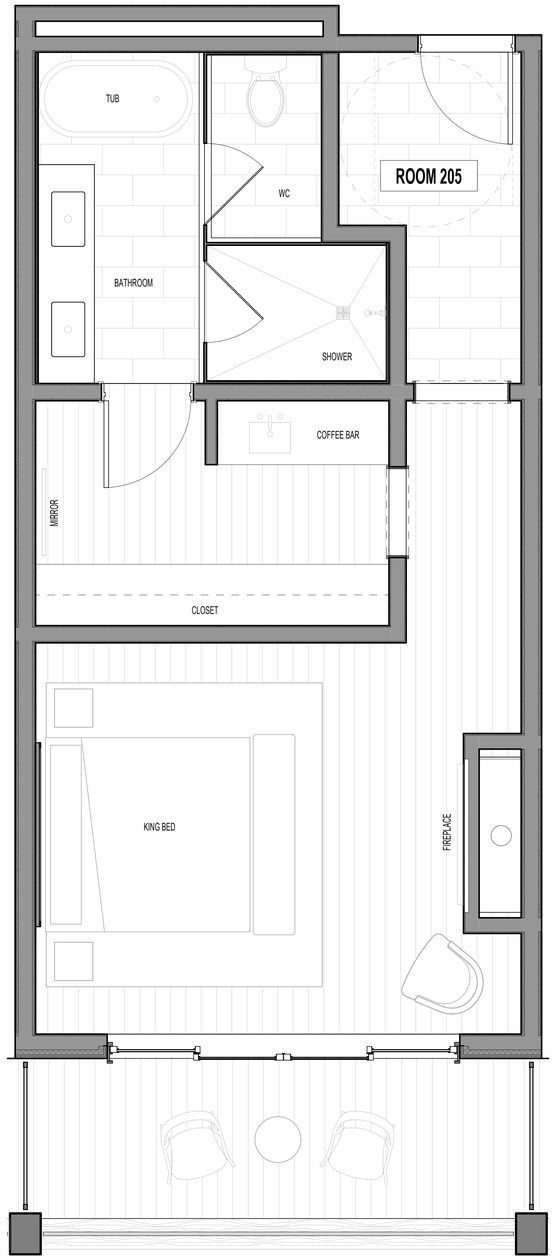
Discipline & Drawing Number

A1.51

Drawing Name

ROOF OVERRUN & DRAINAGE PLAN





TYPICAL HOTEL ROOM FLOOR PLAN

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NO.	ISSUED DATE	ISSUED FOR

ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

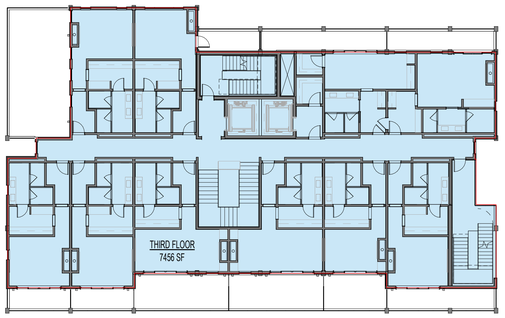
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

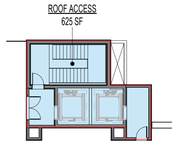
A6.00

Drawing Name

ENLARGED HOTEL ROOM PLANS



9 GROSS AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"



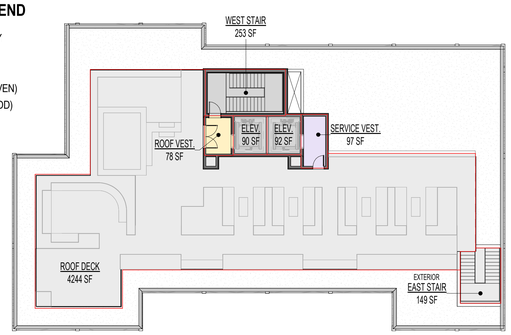
10 GROSS AREA - ROOF
SCALE 1/16" = 1'-0"

GROSS BUILDING AREA

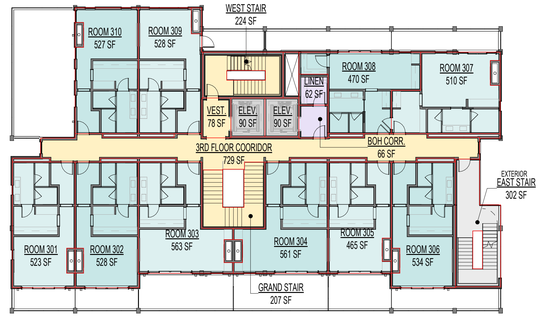
LEVEL	AREA
T.O. ROOF STRUCT.	625 SF
T.O. 3RD FLOOR STRUCT.	7,456 SF
T.O. 2ND FLOOR STRUCT.	8,075 SF
T.O. 1ST FLOOR CONC. SLAB	7,610 SF
T.O. BASEMENT SLAB	11,449 SF
	35,216 SF

FAR AREA LEGEND

- AMENITY / LOBBY
- CIRCULATION
- BACK OF HOUSE
- HOTEL ROOM (EVEN)
- HOTEL ROOM (ODD)
- N/A
- N/A (EXTERIOR)



5 F.A.R. AREA - ROOF
SCALE 1/16" = 1'-0"



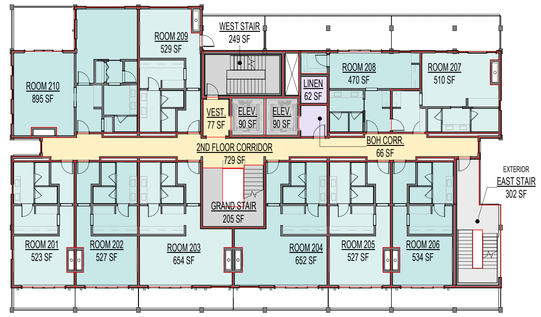
STAIRS COUNTED AT EVERY OTHER LEVEL; ELEVATOR COUNTED AT LEVEL 1 ONLY

4 F.A.R. AREA - 3RD FLOOR
SCALE 1/16" = 1'-0"

FAR AREA TOTALS

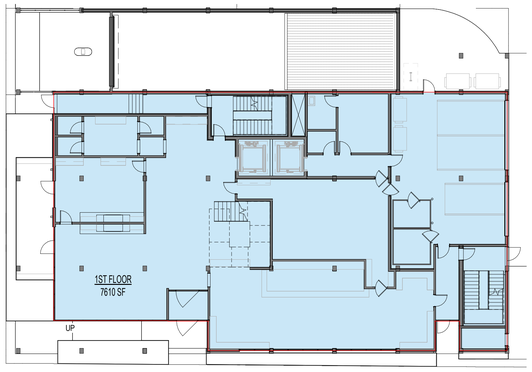
NAME	FAR AREA TYPE	AREA
T.O. ROOF PARAPET		
SERVICE VEST.	BACK OF HOUSE	97 SF
ROOF VEST.	CIRCULATION	78 SF
		175 SF
T.O. 3RD FLOOR STRUCT.		
BOH CORR.	BACK OF HOUSE	66 SF
LINEN	BACK OF HOUSE	62 SF
3RD FLOOR COORIDOR	CIRCULATION	729 SF
GRAND STAIR	CIRCULATION	207 SF
VEST.	CIRCULATION	78 SF
WEST STAIR	CIRCULATION	224 SF
ROOM 302	HOTEL ROOM (EVEN)	528 SF
ROOM 304	HOTEL ROOM (EVEN)	561 SF
ROOM 306	HOTEL ROOM (EVEN)	534 SF
ROOM 308	HOTEL ROOM (EVEN)	470 SF
ROOM 310	HOTEL ROOM (EVEN)	527 SF
ROOM 301	HOTEL ROOM (ODD)	523 SF
ROOM 303	HOTEL ROOM (ODD)	563 SF
ROOM 305	HOTEL ROOM (ODD)	465 SF
ROOM 307	HOTEL ROOM (ODD)	510 SF
ROOM 309	HOTEL ROOM (ODD)	528 SF
		6,575 SF
T.O. 2ND FLOOR STRUCT.		
BOH CORR.	BACK OF HOUSE	66 SF
LINEN	BACK OF HOUSE	62 SF
2ND FLOOR CORRIDOR	CIRCULATION	729 SF
VEST.	CIRCULATION	77 SF
ROOM 202	HOTEL ROOM (EVEN)	527 SF
ROOM 204	HOTEL ROOM (EVEN)	652 SF
ROOM 206	HOTEL ROOM (EVEN)	534 SF
ROOM 208	HOTEL ROOM (EVEN)	470 SF
ROOM 210	HOTEL ROOM (EVEN)	895 SF
ROOM 201	HOTEL ROOM (ODD)	523 SF
ROOM 203	HOTEL ROOM (ODD)	654 SF
ROOM 205	HOTEL ROOM (ODD)	527 SF
ROOM 207	HOTEL ROOM (ODD)	510 SF
ROOM 209	HOTEL ROOM (ODD)	529 SF
		8,765 SF
T.O. 1ST FLOOR CONC. SLAB		
BAR SEATING	AMENITY / LOBBY	75 SF
BATHROOMS	AMENITY / LOBBY	308 SF
LIBRARY	AMENITY / LOBBY	394 SF
LOUNGE	AMENITY / LOBBY	949 SF
RESTAURANT SEATING	AMENITY / LOBBY	609 SF
BAR BOH	BACK OF HOUSE	256 SF
BOH CIRC.	BACK OF HOUSE	136 SF
BOH OFFICE	BACK OF HOUSE	223 SF
BOH WC & STORAGE	BACK OF HOUSE	131 SF
ELEV.	BACK OF HOUSE	90 SF
KITCHEN	BACK OF HOUSE	779 SF
CIRCULATION	CIRCULATION	538 SF
ELEV.	CIRCULATION	90 SF
ENTRY	CIRCULATION	84 SF
GRAND STAIR	CIRCULATION	265 SF
RESTAURANT CIRC.	CIRCULATION	333 SF
WEST STAIR	CIRCULATION	251 SF
		5,647 SF
TOTAL FAR AREA		19,162 SF

MAX. FAR AREA: **19,162 SF**

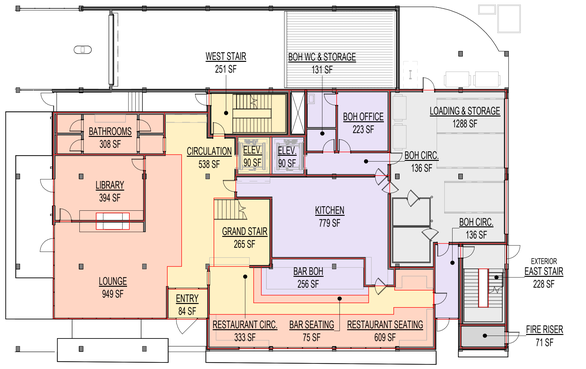


STAIRS COUNTED AT EVERY OTHER LEVEL; ELEVATOR COUNTED AT LEVEL 1 ONLY

3 F.A.R. AREA - 2ND FLOOR
SCALE 1/16" = 1'-0"



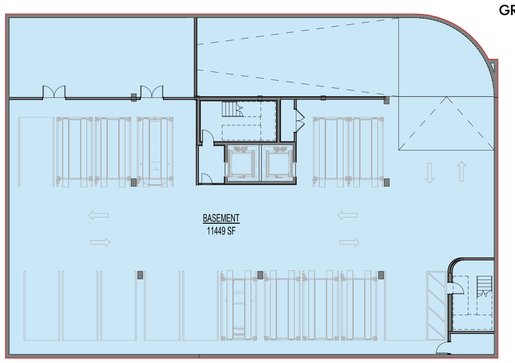
7 GROSS AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"



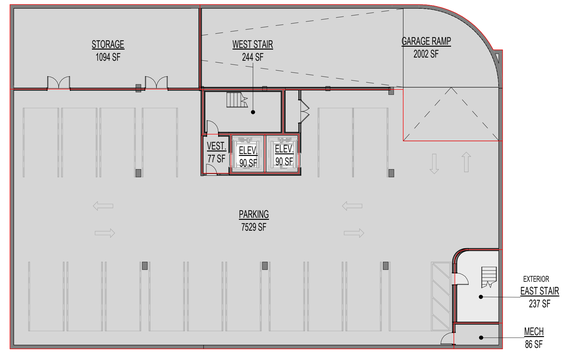
2 F.A.R. AREA - 1ST FLOOR
SCALE 1/16" = 1'-0"

GROSS FLOOR AREAS

F.A.R. FLOOR AREAS



6 GROSS AREA - BASEMENT
SCALE 1/16" = 1'-0"



1 F.A.R. AREA - BASEMENT
SCALE 1/16" = 1'-0"

0 8 16 32 64

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ISSUANCE NAME

PROFESSIONAL SEAL

Project
GLENWOOD HOTEL

210-230 N. GLENWOOD ST.
JACKSON, WY 83001

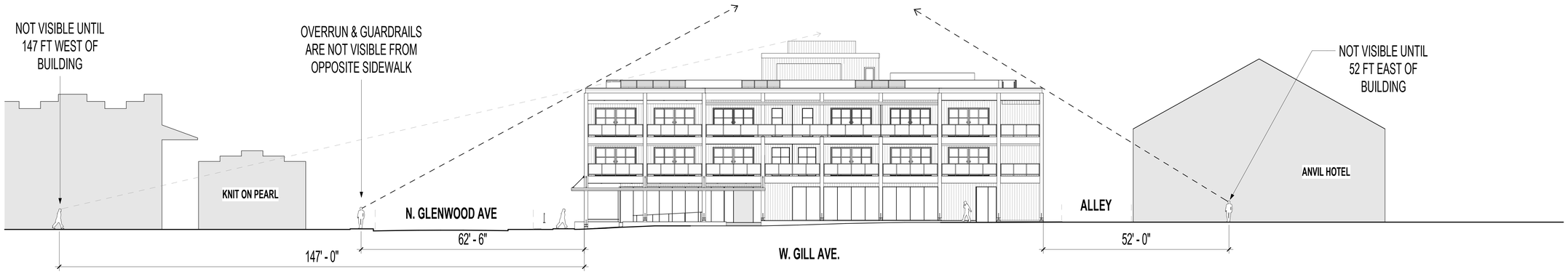
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

G1.00

Drawing Name

AREA DIAGRAMS



1 CONTEXT ELEVATION - SOUTH FACADE
SCALE 1 : 150

2 CONTEXT ELEVATION - WEST FAÇADE
SCALE 1 : 150

ADJACENT CONTEXT & PUBLIC REALM VIEWS

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2343	Project No.
Author	Drawn By
Checker	Checked By

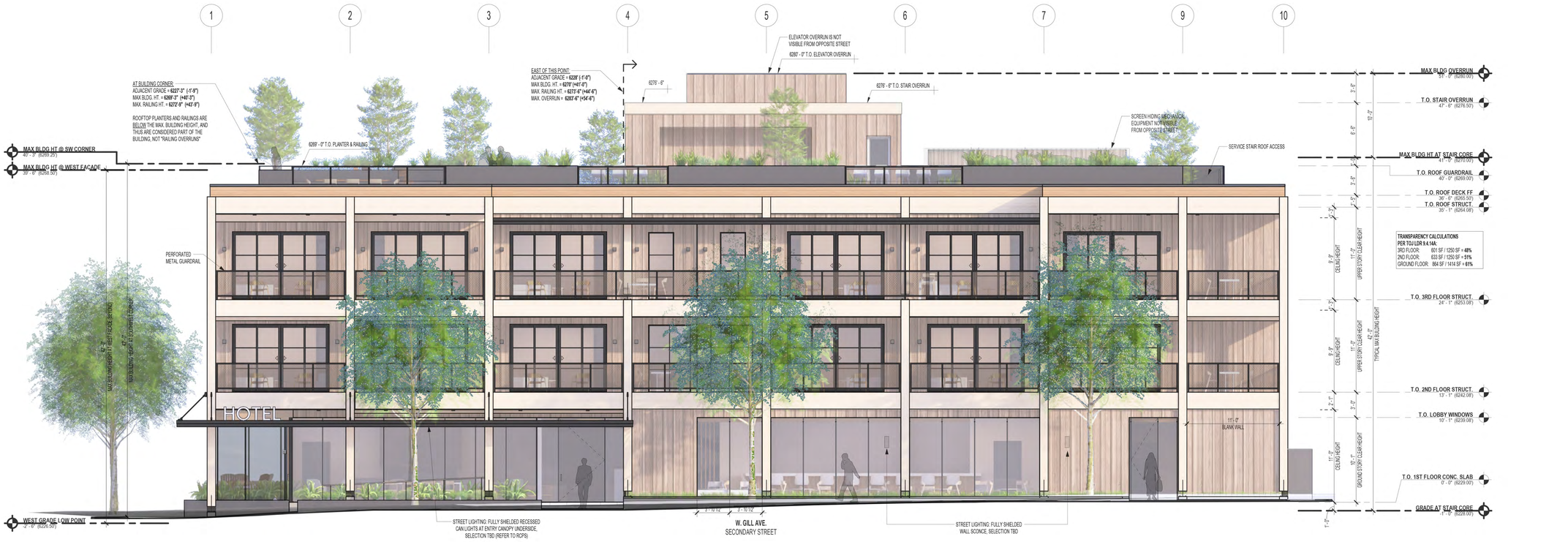
Discipline & Drawing Number

A2.50

Drawing Name

CONTEXT ELEVATIONS

WEST ELEVATION



SOUTH ELEVATION

0 2 4 8 16

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JACKSON, WY 83001

2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A2.00

Drawing Name

EXTERIOR ELEVATIONS

EAST ELEVATION

NORTH ELEVATION

0 2 4 8 16

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JACKSON, WY 83001

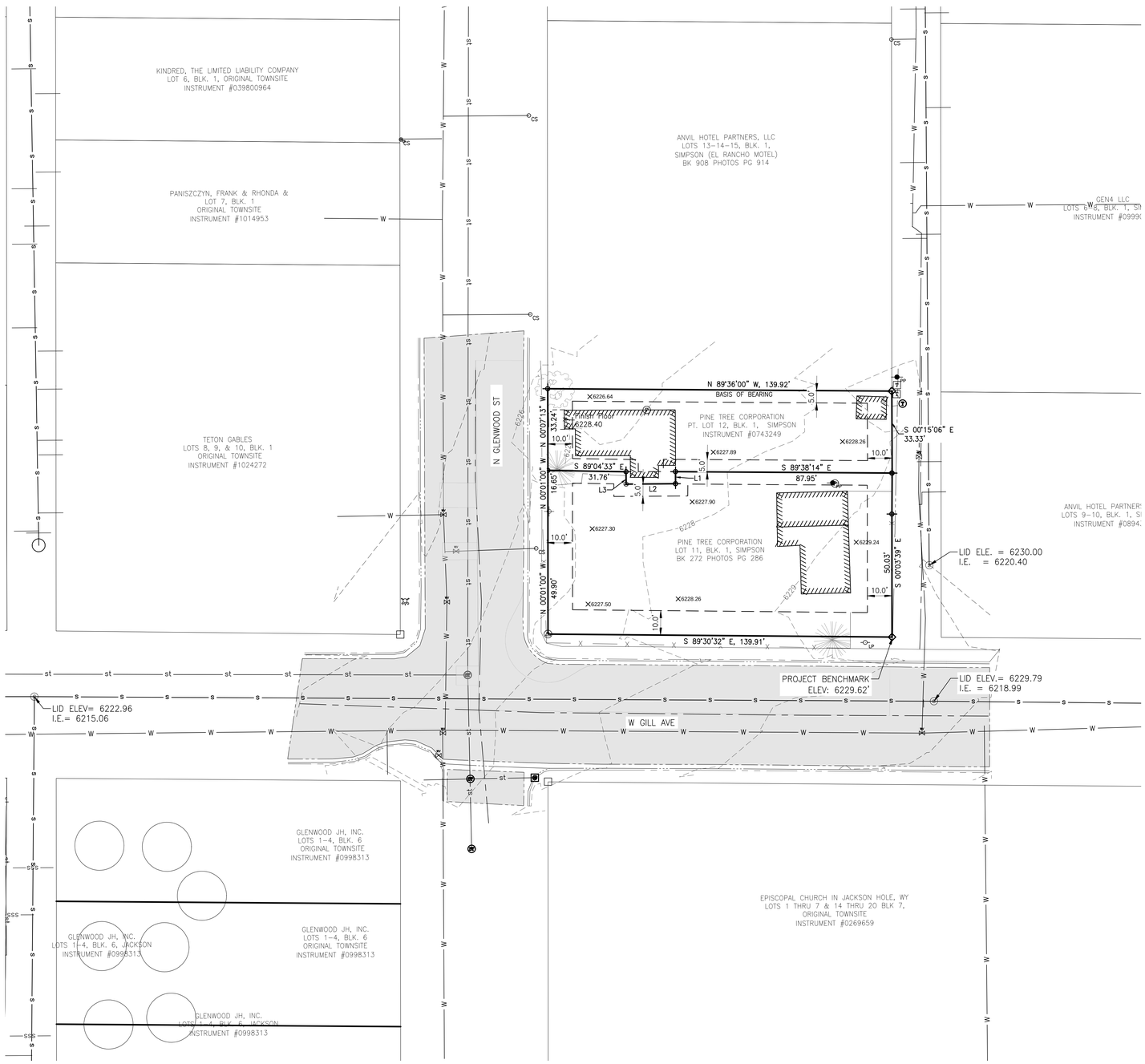
2343	Project No.
Author	Drawn By
Checker	Checked By

Discipline & Drawing Number

A2.01

Drawing Name

EXTERIOR ELEVATIONS



VICINITY MAP
SE1/4 SE1/4
SECTION 28
T41N, R116W 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WY

0 500' 1000'

NOTE:

THE SITE SURVEY REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE ON SEPTEMBER 6, 2023. AND MAY NOT REFLECT CHANGES MADE SUBSEQUENT TO THAT DATE.

THE MAP WAS PREPARED WITHOUT BENEFIT OF TITLE REPORT AND IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREON;

PRIMARY BUILDING SETBACKS PER TOJ CR-2 ZONE
10' PRIMARY STREET
5' SIDE
10' REAR

SITE DEVELOPMENT SETBACKS AND BUILDING SETBACKS SHALL BE VERIFIED WITH THE PLANNING DEPARTMENT IN THE AUTHORITY HAVING JURISDICTION PRIOR TO PLANNING ANY DEVELOPMENT. IT IS ALSO TO BE UNDERSTOOD THAT OTHER APPLICABLE CODES, RESTRICTIONS, COVENANTS AND REGULATIONS APPLICABLE TO DEVELOPMENT AND USE SHOULD BE DETERMINED PRIOR TO PLANNING ANY DEVELOPMENT AS THESE ARE NOT SHOWN ON THIS MAPPING

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°15'10"W	4.90
L2	N89°36'59"E	20.09
L3	S00°23'04"E	5.02

0 20' 40'

EXISTING SITE

VERTICAL DATUM BASED ON NAVD88 (GEOID12B), BENCHMARK SE PROPERTY CORNER ELEV = 6229.62' DERIVED FROM NETWORK GPS OBSERVATIONS.

LEGEND

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- ROAD CENTERLINE
- SETBACK LINE
- BUILDING
- BACK OF CURB
- FLOWLINE OF CURB
- EDGE OF PAVEMENT
- FENCE LINE
- WATERLINE PER TOJ GIS
- SEWER LINE PER TOJ GIS
- STORM SEWER LINE PER TOJ GIS
- CURB STOP
- ELECTRIC METER
- FOUND BRASS CAPPED PIPE
- FOUND REBAR AND CAP
- FOUND T-STAKE
- CALCULATED POINT
- FIRE HYDRANT
- LIGHT POLE
- POWER POLE
- SEWER MANHOLE
- STORM SEWER MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- DECIDUOUS TREE
- PINE TREE
- WATER VALVE
- PAVEMENT
- CONCRETE

EXISTING SITE PLAN

REV.		
DATE	08-12-2026	
SURVEYED	NE	
DRAWN	AKC	
CHECKED	MB	
APPROVED	MB	
ENGINEERED	AKC	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
EXISTING SITE

JOB TITLE
DEVELOPMENT PLAN
210-230 N GLENWOOD AVE
JACKSON, WYOMING

DRAWING NO C1.0

JOB NO 23-276-04

LAYOUT: EXISTING SITE (COLOR*ESB) - PRINTED:PC3 By:Is PDF:pc3 - PAGE SETUP: 24x36 PDF By: - Publish - By:Is HPB:.265 - PLOTTED By: Abby King
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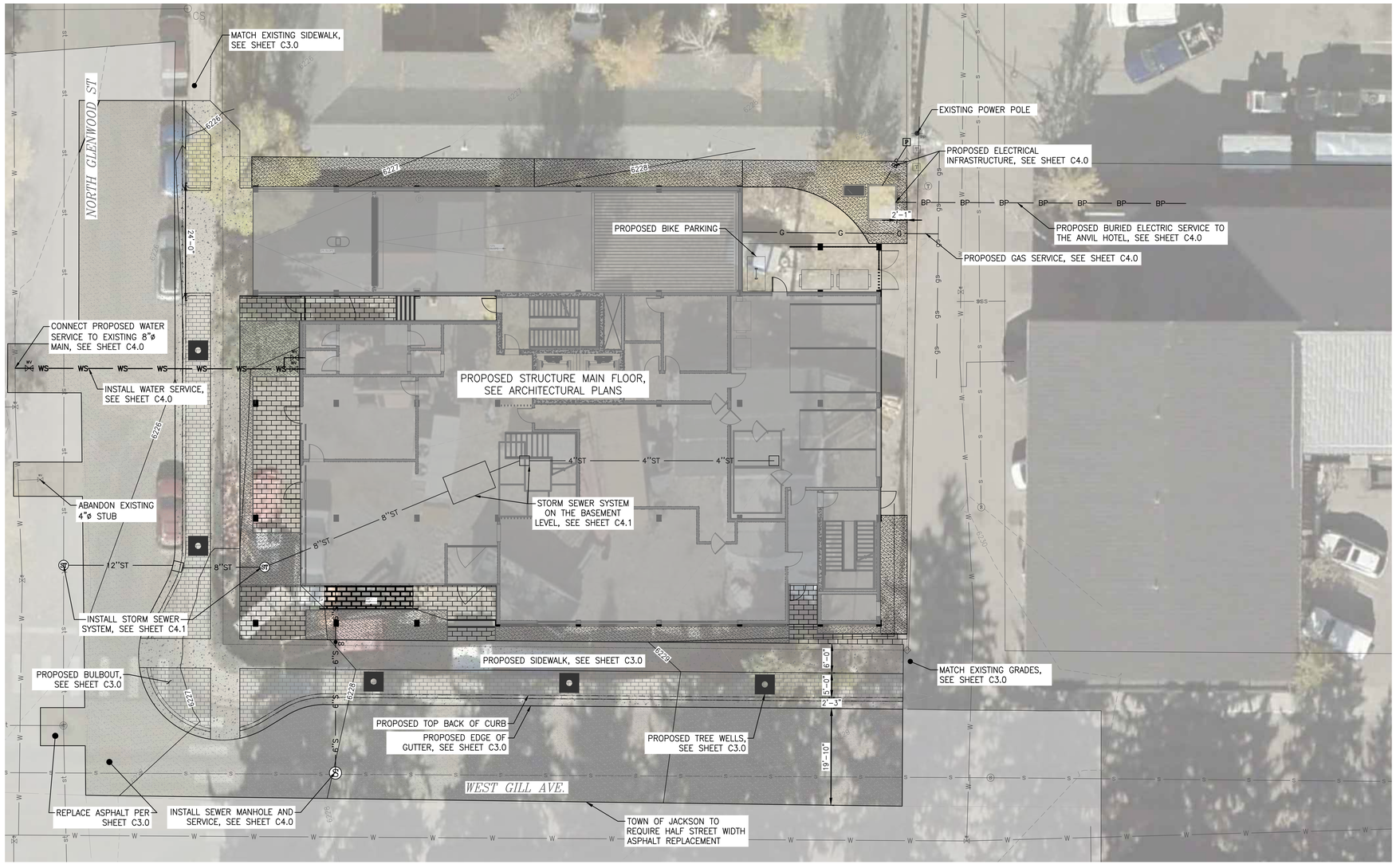

FINAL SITE PLAN

0 10' 20'

N E

LEGEND

- INDEX CONTOUR
- MINOR CONTOUR
- WS — WS — WATER SERVICE
- 6"S — 6"S — 6"ø WATER SERVICE
- BP — BP — BURIED POWER
- BASEMENT LEVEL
- ROOF
- WV — WATER VALVE
- (S) — SEWER MANHOLE
- (ST) — STORM SEWER MANHOLE

FINAL SITE PLAN

		REV.
DATE	08-12-2026	
SURVEYED	NE	
DRAWN	AKC	
CHECKED	MB	
APPROVED	MB	
ENGINEERED	AKC	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
FINAL SITE PLAN

JOB TITLE
DEVELOPMENT PLAN
210-230 N GLENWOOD AVE
JACKSON, WYOMING

DRAWING NO C2.0

JOB NO 23-276-04

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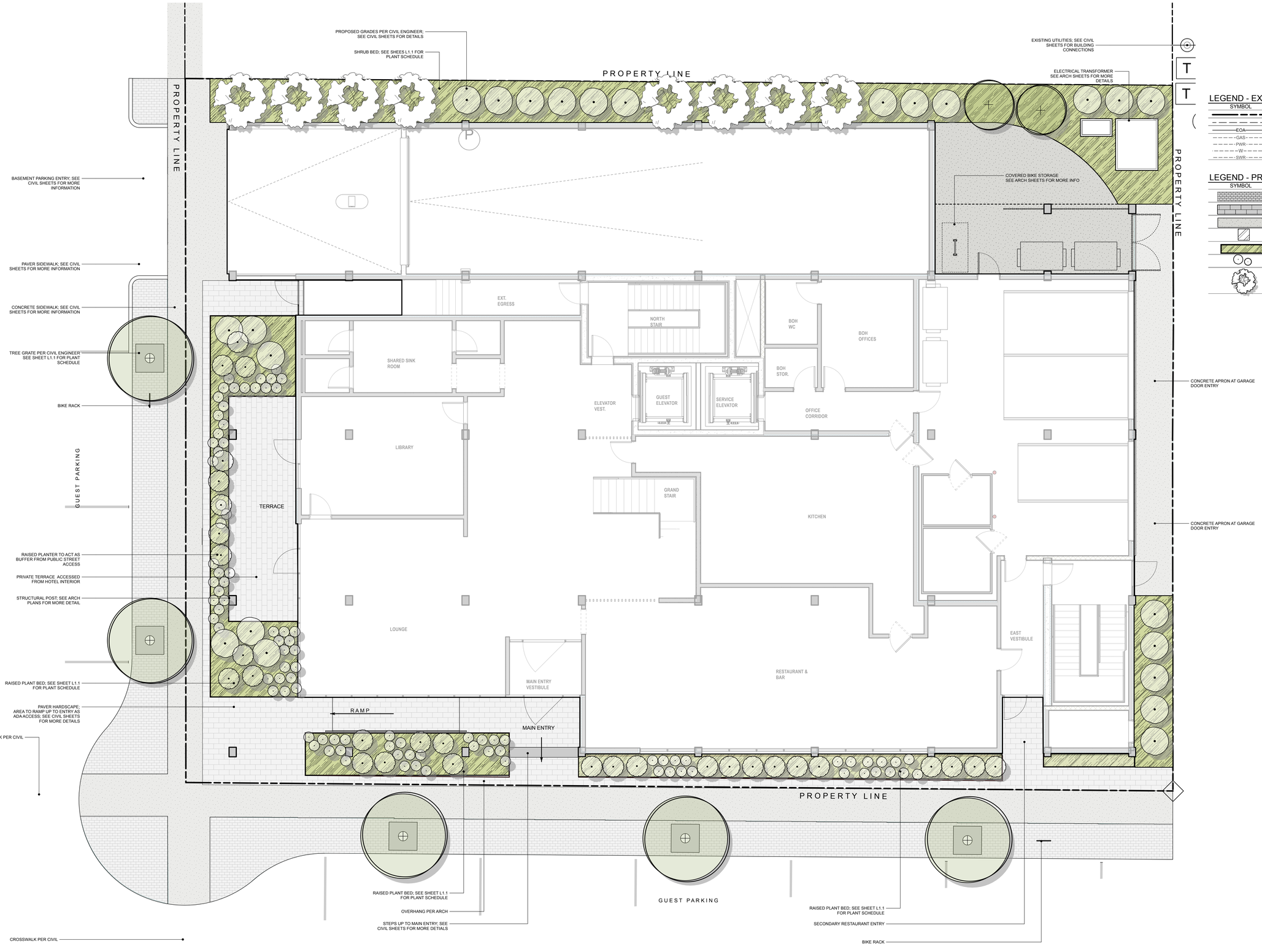
PLOT TIME: 8/14/2026 9:54:49 AM



LEGEND - EXISTING

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
EOA	Edge of Asphalt (EOA)
GAS / PWR / W / SWR	Utilities (See Survey)

LEGEND - PROPOSED

SYMBOL	DESCRIPTION
	Sidewalk Pavers, per City
	Stone Pavers at Hotel Hardscapes
	Concrete Paving
	Tree Grates
	Raised Steel Planters
	Shrubs
	Deciduous Trees

GROUND FLOOR – LANDSCAPE OVERVIEW

FORM STUDIO

PROJECT

GLENWOOD HOTEL

PROPERTY ADDRESS

210-230 N. GLENWOOD ST. JACKSON, WY 83001

LEGAL DESCRIPTION

DRAWING SET TYPE

LANDSCAPE DESIGN

CONSTRUCTION NOTES:

LICENSED ARCHITECT TIMOTHY R BOWLER LA-0313 C STATE OF WYOMING

DRAWN BY XX

PLOT DATE 8/20/26 9:23:35 AM

ISSUE NO. REV1 08.14.26 1

ISSUE DATE

8/20/26

SHEET SCALE

0 4 8 FT

SCALE: 3/16" = 1'-0"

NORTH

N

SHEET TITLE

FIRST FLOOR DESIGN OVERVIEW

SHEET NO.

L1.0

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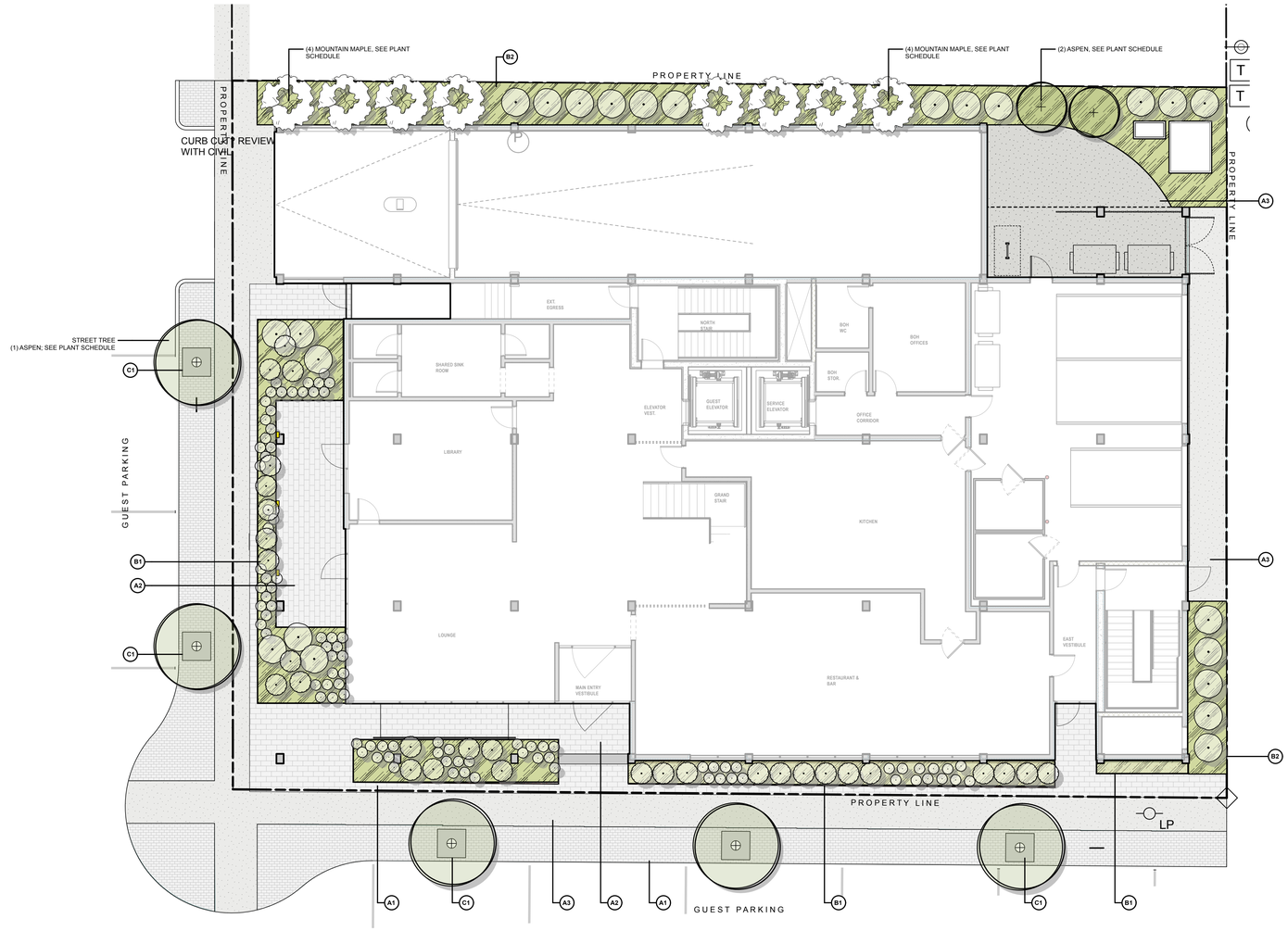

MATERIAL SCHEDULE | MAIN FLOOR

KEYNOTE	DESCRIPTION	QTY	DIMENSIONS	MFG	NOTES
HARDSCAPE					
A1	PAVER:	+/- 2,147 SF	TBD	PER CITY	SPEC TO MEET CITY REQUIREMENTS
A2	PAVER	+/- 580 SF	TBD	TBD	CHARCOAL LIMESTONE
A3	CONCRETE	+/- 2,417 SF	TBD	TBD	FINSH TO MEET CITY REQUIREMENTS
CUSTOM BUILT					
B1	PLANTER BOX - RAISED		TBD	BOX HEIGHT 18" - 30" TALL	
B2	PLANTER BOX - LOW		TBD	CURB HEIGHT BOX +/- 6" TALL	
MISC					
C1	TREE GRATE		PER MFG	PER CIVIL	
C2	BIKE RACK		PER MFG	PER CIVIL	

MATERIAL SCHEDULE NOTES:
- CONTRACTOR TO SELF VERIFY ALL QUANTITIES & DIMENSIONS PRIOR TO PRICING/ PURCHASE
- INFORMATION ON THIS SHEET IS FOR PRICING/ COORDINATION ONLY, NOT FOR CONSTRUCTION

LIGHTING SCHEDULE - MAIN LEVEL

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 1				
	MAIN - FRONT ENTRY	3	PATH LIGHT	LOW VOLTAGE

LIGHTING NOTES

1. DESIGN INTENT: THESE DRAWING REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
2. WORK PERFORMED SHALL COMPLY WITH GENERAL NOTES, CONSTRUCTION DOCUMENTS, APPLICABLE LOCAL, STATE, AND FEDERAL CODES, AND APPLICABLE REQUIREMENTS FROM ANY REGULATORY AGENCY WITH JURISDICTION.
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5. ALL LIGHTING TO COMPLY WITH CITY OF JACKSON DARK SKY ORDINANCE AND APPROVED FIXTURE TYPES
6. LIGHTING LOCATION: DIMENSIONS SHOWN ON PLAN ARE FOR COORDINATION ONLY; CONTRACTOR TO VERIFY FINAL PLACEMENT IN FIELD. WRITTEN DIRECTION TAKES PRECEDENT OVER DIMENSIONS.

LEGEND - EXISTING

SYMBOL	DESCRIPTION
	Property Line
	Setbacks / Easements
EOA	Edge of Asphalt (EOA)
GAS / PWR / W / SWR	Utilities (See Survey)

LEGEND - PROPOSED

SYMBOL	DESCRIPTION
	Sidewalk Pavers, per City
	Stone Pavers at Hotel Hardscapes
	Concrete Paving
	Tree Grates
	Raised Steel Planters
	Shrubs
	Deciduous Trees

PLANT SCHEDULE - MAIN FLOOR

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
STREET TREES				
PT -2	5	3" CAL.	*Populus tremuloides*	Quaking Aspen
TREES				
PT	2	3" CAL.	*Populus tremuloides*	Quaking Aspen
AG	8	6' B&B	*Acer glabrum*	Mountain Maple
SHRUBS - #5 & #10 CONTAINER				
CS	23	10 GAL	*Cornus sericea*	Red-osier Dogwood
SE	30	5 GAL.	*Salix exigua*	SANDBAR WILLOW
PERENNIALS				
PER	94	1 GAL	*PERENNIALS*	

**NOTE: PLANT SCHEDULE UPDATED TO MEET STAFF REQUIREMENT OF (2) PLANT UNITS AT MAIN LEVEL OF BUILDING. THE (2) PLANT UNIT CALCULATION DOES NOT INCLUDE STREET TREES THAT HAVE BEEN UPDATED TO 3" CAL. TREES ALONG NORTH SIDE HAVE BEEN ADDED FOR SCREENING VARIATION.*

LSR SUMMARY

REQUIRED:	**1,394 SF (10% OF 13,940 GROSS SF)**	
PROPOSED:	**1,850 SF**	

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4. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ARCHITECT OR EQUAL.
6. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
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11. MULCH: INSTALL A UNIFORM TWO INCH COVERING OF COMPOST PER SPEC.
13. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT AND REJECT PLANT MATERIAL AT ANY POINT FROM DELIVERY THROUGH WARRANTY PERIOD. CONTRACTOR TO REPLACE MATERIAL DURING CURRENT PLANTING WINDOW.

IRRIGATION NOTES

1. ALL PLANT MATERIAL SHALL BE IRRIGATED BY A PRESSURIZED SUBSURFACE IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER. ALL TREES, SHRUBS, AND PERENNIALS SHALL BE DRIP IRRIGATED AND ALL TURF AREAS SHALL BE IRRIGATED WITH A SPRAY OR ROTOR SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY CONTRACTOR. CONTRACTOR SHALL PROVIDE AN IRRIGATION SHOP-DRAWING FOR REVIEW BY LANDSCAPE ARCHITECT BEFORE PROCEEDING. CONTRACTOR SHALL DEMONSTRATE FULL SYSTEM COVERAGE PRIOR TO ACCEPTANCE AND BEFORE PLANT MATERIAL INSTALLATION. CONTRACTOR SHALL PROVIDE A REPRODUCIBLE AS-BUILT DRAWING OF INSTALLED IRRIGATION SYSTEM AT CONCLUSION OF PROJECT.

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FORM STUDIO

PROJECT

GLENWOOD HOTEL

PROPERTY ADDRESS

210-230 N. GLENWOOD
ST. JACKSON, WY 83001

LEGAL DESCRIPTION

DRAWING SET TYPE

LANDSCAPE DESIGN

CONSTRUCTION NOTES:

LICENSED ARCHITECT
TIMOTHY R BOWLER
LA-0313 C
STATE OF WYOMING

DRAWN BY XX
PLOT DATE 8/20/26 9:23:36 AM

ISSUE NO. REV1 08.14.26 1

ISSUE DATE

8/20/26

SHEET SCALE

0 4 8 FT
SCALE: 1/8" = 1'-0"

NORTH

SHEET TITLE

FIRST FLOOR MATERIALS + PLANTING

SHEET NO.

L1.1

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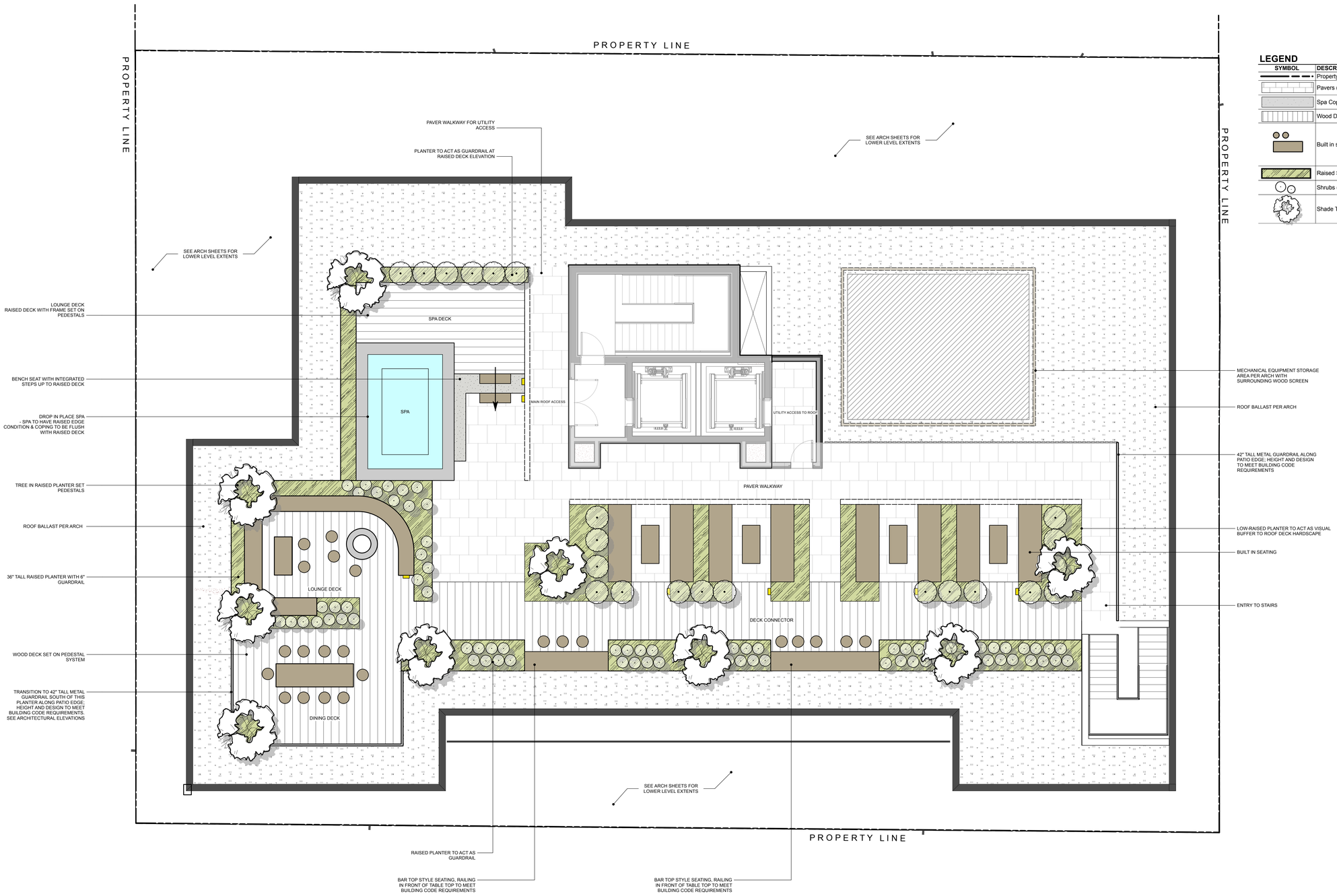
GROUND FLOOR – MATERIALS & PLANTING



LEGEND

SYMBOL	DESCRIPTION
	Property Line
	Pavers (On Pedestal)
	Spa Coping
	Wood Decking (On Pedestal)
	Built in seating + Furniture
	Raised Steel Planters
	Shrubs (in Planter)
	Shade Trees

ROOFTOP – DESIGN OVERVIEW

FORM STUDIO

PROJECT

GLENWOOD HOTEL

PROPERTY ADDRESS

210-230 N. GLENWOOD
ST. JACKSON, WY 83001

LEGAL DESCRIPTION

DRAWING SET TYPE

LANDSCAPE DESIGN

CONSTRUCTION NOTES:

LICENSED ARCHITECT
TIMOTHY R BOWLER
LA-0313 C
Date
STATE OF WYOMING

DRAWN BY XX
PLOT DATE 8/20/26 9:23:36 AM

ISSUE NO. REV1 08.14.26 1

ISSUE DATE

8/20/26

SHEET SCALE

0 4 8 FT

SCALE: 3/16" = 1'-0"

NORTH

N

SHEET TITLE

ROOF DESIGN OVERVIEW

SHEET NO.

L2.0

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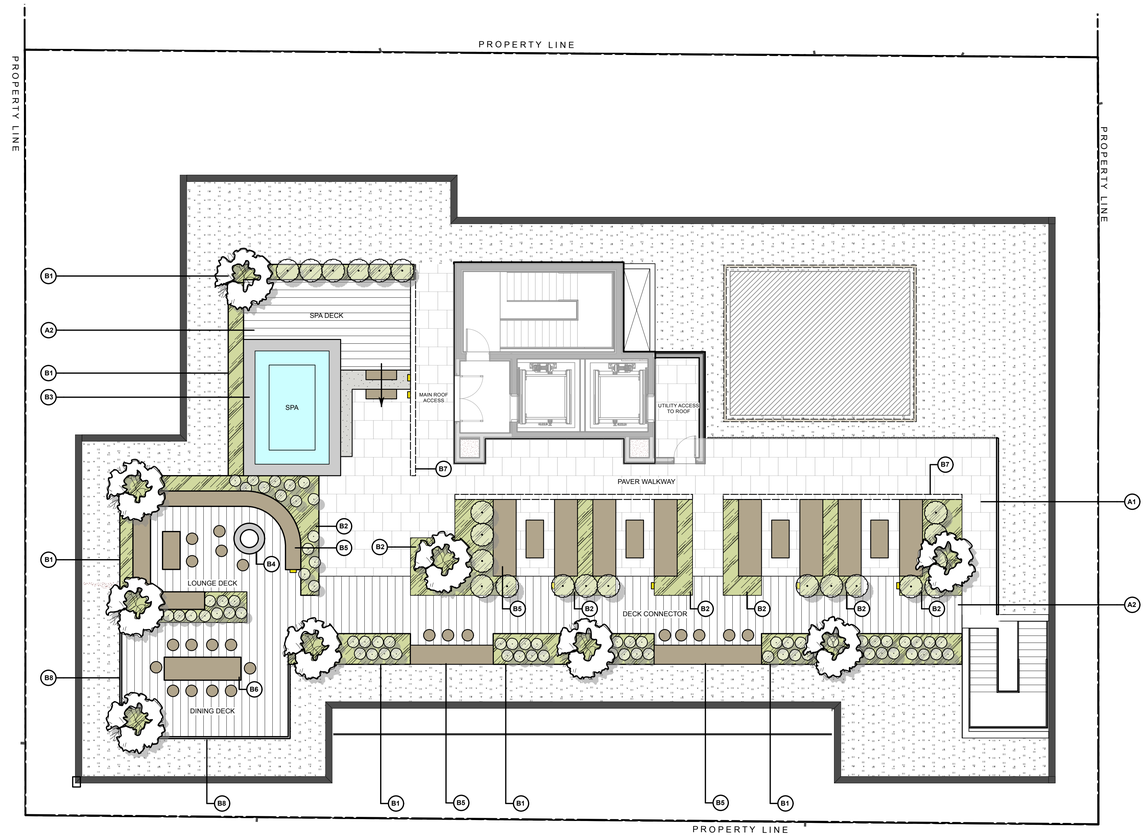

LEGEND

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	Property Line
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	Built in seating + Furniture
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	Shrubs (in Planter)
	Shade Trees

PLANT SCHEDULE - 3RD FLOOR

TREES

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
AC	9	8' B&B	*Acer circinatum*	Vine Maple

SHRUBS

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
TBD	22	5 GAL.	*NATIVE SHRUB*	

PERENNIALS - LIVE ROOF TRAY MATERIAL

ABBRV	QTY.	SIZE	BOTANICAL NAME	COMMON NAME
PER	76	1 GAL	*PERENNIALS*	

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MATERIAL SCHEDULE | 3RD FLOOR

KEYNOTE	DESCRIPTION	QTY	DIMENSIONS	MFG	NOTES
A1	PAVER:	+/- 1,800 SF	24" X 24"	TBD	PAVER SET ON PEDESTALS
A2	DECKING	+/- 3,500 SF	TBD		DECKING SET ON PEDESTALS
B1	RAISED PLANTERS (TALL) 36" - 42" TALL	TBD	TBD	TBD	TBD
B2	RAISED PLANTERS (SHORT) 6" TALL	TBD	TBD	TBD	TBD
B3	BUILT IN SPA	1	TBD	TBD	TBD
B4	FIREPIT	1	TBD	TBD	GAS
B5	FIXED SEATING	TBD	TBD	TBD	TBD
B6	MOVEABLE SEATING	TBD	TBD	TBD	TBD
B7	MOVABLE VERTICAL WOOD SCREEN	2	TBD	TBD	PERFORATED WOOD SCREEN WITH OVERHEAD RETURN
B8	METAL GUARD RAIL	TBD	TBD	TBD	PER ARCH

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LIGHTING SCHEDULE - 3RD LEVEL

SYMB	LOCATION	QTY.	FIXTURE	TYPE
ZONE 2				
	ROOF DECK	8	PATH LIGHT	LOW VOLTAGE

LIGHTING NOTES

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FORM STUDIO

PROJECT

GLENWOOD HOTEL

PROPERTY ADDRESS

210-230 N. GLENWOOD
ST. JACKSON, WY 83001

LEGAL DESCRIPTION

DRAWING SET TYPE

LANDSCAPE DESIGN

CONSTRUCTION NOTES:

LICENSED ARCHITECT
TIMOTHY R BOWLER
LA-0313 C
STATE OF WYOMING

DRAWN BY XX
PLOT DATE 8/20/26 9:23:36 AM

ISSUE NO. REV1 08.14.26 1

ISSUE DATE

8/20/26

SHEET SCALE

0 4 8 FT

SCALE: 1/8" = 1'-0"

NORTH

N

SHEET TITLE

ROOF DECK MATERIALS + PLANTING

SHEET NO.

L2.1

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RESPONSES TO DEVELOPMENT PLAN FINDINGS FOR APPROVAL

The following findings for **Development Plan approval per LDR Section 8.3.3.C** can be made as follows:

1. Is consistent with the purposes and organization of the LDRs;
   Complies. This project is consistent with the purpose of the LDRs, which is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future community. The proposed project lies within District 2: Town Commercial Core, articulated in the Illustration of Our Vision chapter of the Comprehensive Plan and as further identified within Sub Area 2.3 Downtown. The proposed development plan will support and promote a vibrant mixed-use pedestrian friendly environment where Commercial Residential-2 (CR-2) Zoning provides predictable guidance for streetscapes, pedestrian frontages, building frontages and parking. The hotel will provide lodging capacity and employment opportunities. The project further allows realization of desired character-defining mix of building bulk and scale with a three-story building. Pedestrian sidewalk and streetscape characteristics are proposed to include landscape planters and enhance the pedestrian experience. On-site parking will be screened from the primary street view with loading off the rear alley.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;
   Complies. The properties do not lie within either the NRO or SRO.

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;
   Complies. The proposed project will not have significant impacts on public facilities and services. The proposed development will connect to Town water and sewer systems which exist in the adjacent streets and alley. The proposed development will provide 20 hotel rooms and a ground floor restaurant. The single building design will consolidate sewer connections within the project to reduce connection points to the Town wastewater system. On-site parking will minimize traffic demands on town and county roadways. New utility connections to the Town of Jackson services will be incorporated as part of this project. Impacts to schools and parks will be minimal. Impacts on police, fire and EMS facilities will not be significant as the proposed building design will improve on the current structures by providing fire sprinkler systems throughout the proposed building.

4. Complies with the Town of Jackson Design Guidelines, if applicable;
   Complies. This project meets the Town of Jackson Design Guidelines as outlined in the previous section.

5. Complies with all relevant standards of these LDRs and other Town Ordinances; and
   Complies. The proposed development complies with the Town Land Development Regulations (LDRs) for the Commercial Residential 2 (CR-2) zone as they existed when the project was vested on Feb 13, 2024, upon Sketch Plan approval. Any recent LDR updates being proposed for us on this project have been noted in the LDR compliance table above.

6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
   Complies. This Development Plan submission complies with the Sketch Plan conditions of approval.

RESPONSES TO SKETCH PLAN CONDITIONS FOR APPROVAL

On May 6, 2024, the Town Council approved Sketch Plan P24-018 for a 3- story 38,000 sf hotel at the properties located at 210 and 230 N. Glenwood Street, based upon the findings presented in the staff report dated May 6, 2024, the departmental reviews, and the following two (2) conditions of approval as clarified by Town Council:

1. Prior to submittal of the Development Plan, the applicant shall revise all applicable site and civil plans to include a bulb-out at the northeast corner of the N. Glenwood Street and W. Gill Avenue intersection, consistent with direction from the Town Engineer.
   Response: The plans have been revised to include a bulb-out at the street corner.

2. Prior to submittal of the Development Plan, the applicant shall revise the housing mitigation plan to meet the minimum unit allocation standards of LDR Sec. 6.3.4.C and include details of the location of the unit.
   Response: See revised Housing Mitigation Plan.

RESPONSES TO 5/21/26 DEPARTMENT REVIEWS

Planning Comments

1. Height and Rooftop elements: Proposed design exceeds allowed height max in terms of allowed Exceptions such as railings and stair overruns. Prior to DRC and Planning Commission review, revise design to meet LDR Sec. 9.4.9.C. Remove service/bar overrun. Removed covered walkway elements. Remove pergolas/wood shade structures that are not exclusively for elevator or stairway access. For railings, provide final railing design and show compliance with 75% transparency rule for any portion above the max height of 42. All permanently installed elements such as banquet seating or raised planters may not exceed 42 max height. provided confirmation of compliance for these elements.
    a. **Response**: The extraneous **rooftop elements** like the screened walkway, roof overhangs, bar, and pergolas were removed. The overrun's roof footprint now only covers the stairwell, elevators, vestibules, and 2-foot-deep storage area to the south.
    b. With regard to **planters and railings**, the elevation drawings (**A2.00, A2.01**) now have more levels shown, which explain the maximum building height along each façade, since the site is sloped. Along the majority of the south, east, and north facades, the solid 42"-high planters and perforated 42"-high guardrails are in fact *at or below* the maximum building height limit of 42'-0". So these planters and guardrails may be considered part of the overall building mass, and not encroachments into the height limit.
    c. However, along portions of the west façade, where adjacent grade is lower, the solid planters are **shorter** at only 36" high. These reach the maximum building height limit. However, in order to meet the IBC 42" guardrail code requirements, these planters will have an additional 6" metal pipe guardrail that meets the encroachment transparency requirements. The roof plan on **A1.50** shows the plane at which the maximum building height stops becoming an issue for the rooftop planters.

2. Pedestrian Frontage: Prior to Planning Commission review, revise civil plans (e.g. C2.0-C3.0) for correct pedestrian frontage dimensions and consistency with Arch. site plan A1.1. Correct pedestrian frontage features are 6 min sidewalk and 5 min furnishing/planting area (trees in grates). Civil sheets have these dimensions transposed. (LDR Sec. 2.2.1.C.2)
    a. **Response**: This has been corrected on the **C2.0-C3.0**.

3. Structure setbacks: Prior to Planning Commission review, confirm ground floor structure setback along N. Glenwood meets range of 0-10' max. Staff measurements range from 10'-3" to 10'-9" thus outside setback range. Confirm compliance and call out dimensions on plan set.
    a. **Response**: The western wall at the ground floor was moved a few inches further west, so that it now meets the setback range of 10'-0". This is dimensioned on **A1.01**.

4. Landscaping (Required plant units at grade): Prior to Planning Commission review, revise landscape plan sheet L1.1-L2.1 to confirm required 2 plant units are provided at grade. Addition of 3 caliper trees are required at ground level within the property as street trees may not be used to meet on site plant unit minimum. Staff recommendation is provision of some shade trees (3 caliper) on the north property line for variation in screening.
    a. **Response**: Landscape plans on **L1.0-L1.1** have been updated to show plant units in north yard.

5. Landscape Species: Landscape plan at building permit submittal shall confirm compliance with Standard Plant Unit Alternatives LDR Sec. 5.5.3.E.1.A indicating specific species used to meet Alternative A - 3 caliper canopy trees, large shrubs or multi stem trees, and #5 container shrubs.
    a. **Response**: Plant species will comply.

6. Site plan (red-curb): Site plan at building permit submittal shall include location of red curb markings consistent with municipal code Title 10, Chapter 10.04, 10.04.160 for area five (5) feet as measured from the concrete joint at the top of the curb immediately before the curb cut begins and including, but not limited to, driveways, ADA ramps, and alleys.
    a. **Response**: Will be added in BDR.

7. Vehicle Parking Amount Prior to Planning Commission review, revise parking calc in LDR compliance table to reflect requirement of LDR Sec. 2.2.12.C for restaurant/bar use which requires 1/73 sf dining area + 1/40 sf bar area. Currently submitted LDR compliance table utilizes incorrect or outdated calc. Based on staff calculation, 26 parking spaces are required and provided thus no shared parking is required.
    a. **Response**: Compliance table was updated with correct calculation and 26 parking spaces. Shared parking was eliminated.

8. Bicycle Parking The project was vested prior to bicycle parking updates (Ord. 1368 and 1369) thus, min. required ST bicycle parking for the project is 2 ST spaces. However, Staff strongly recommend inclusion of additional ST bicycle parking within the furnishing strip along both street frontages.
    a. **Response**: Two (2) bike racks were added to the site (one each at Glenwood Street and Gill Ave), thus adding 4 short-term bike parking spaces; see **A1.01**. LDR table was also updated.

9. EVSE Parking At building permit submittal, show compliance with LDR Sec 6.2.2.F. A total of 6 capable and 1 installed (separate calcs) shall be provided based on amount of off-street parking provided.
    a. **Response**: Sheet **A1.00** labels the EV-capable and EV-installed parking spaces. We propose adding one additional EV-installed space, based on accessibility code discoveries made during the recent Snow King Condominiums building permit process. This allows one EV-installed space to be accessible, i.e. the van parking space.
    b. Notes from that permit review:
        i. “Per IBC 1107.2.1 not less than 5% of EV charging spaces shall be accessible, this is a different space than a parking stall. Please revise as a parking stall and charging space are seen as two different stalls and counted separately.”
        ii. “While ICC A117.1-17 section 502.2 does offer the exception of allowing an 8-foot parking stall with an 8-foot access aisle, EV charging stalls are subjected to the stall requirements of IBC 1107.2.2 (this is a charging station and not a parking stall) and must be 11 feet in width with a 5-foot access aisle.” The design team revised the accessible stall to be 11 feet in width with a 5-foot access aisle.

10. EVSE Parking (future vehicle lifts) Should additional vehicle parking spaces (stackers) be provided by the Property owner in the future, EVSE parking shall be accommodated per Sec. 6.2.2.F.
    a. **Response**: EV spaces will be added according to Sec 6.2.2.F if additional stackers are provided.

11. Housing Mitigation Plan Prior to Planning Commission, revise housing mitigation calculator to include comprehensive floor area of the proposed uses. TDR transfer of retail floor area shall be included in calc.

Kitchen floor area for the restaurant/bar use (A1.01) shall be included in mitigation calcs. Only seating area is included in applicant's current mitigation calcs. Housing mitigation plan, including unit provision or fee-in-lieu calculation, shall be revised accordingly.

a. **Response**: See the letter from HH Land Strategies dated June 25, 2026, included in the Housing Mitigation section, for a detailed response.

12. Housing Mitigation Plan "banked units" - Prior to Planning Commission, and consistent with review comments provided by the Housing Dept., provide additional detail/clarification for the "two unrestricted units at 135 N. Cache" referenced in "Additional Explanation" of housing mitigation plan. Provide dates/evidence that "Town Council formally approved the use of those units for future development through a specific vote."
    a. **Response**: See the document titled Special Restrictions for Timber Wolf Employee Housing', included at the end of the Housing Mitigation section.

13. Trash and Recycle Enclosure (Full screening) Full screening of trash enclosure is required by LDR Sec. 6.4.2 (not just the alley side). Prior to DRC and Planning Commission review, revise plan to properly screen this feature on the north elevation.
    a. **Response**: Full height wood screen elements were added around the trash including the east and north sides; see **A1.01.**

14. Trash and Recycle Enclosure (Bear Proof Design Notice) - It is anticipated that trash/recycling enclosures will be required to be bear proof as of August 2026. Property owner shall plan receptacle and/or enclosure design accordingly.
    a. **Response**: Trash enclosures will be bear proof.

Engineering Comments

1. The proposed 6-ft sidewalk on N Glenwood Street is partially on private property. Add a note that a public access agreement with the Town will be required.
    a. **Response**: Note added to grading plan on **C3.0**.

2. Anticipate pavement replacement to the centerline to accommodate grade changes within the intersection and possibly curb and gutter.
    a. **Response**: Included in grading plan on **C3.0**.

3. Provide a new streetlight at the northeast corner of N Glenwood Street and W Gill Avenue. There is an existing lighting circuit, which is powered and controlled from the 185 N Glenwood building, that should be reviewed for adding lights to the circuit.
    a. **Response**: Owner has requested to use architectural lighting on the building in lieu of a streetlight. The design intent is to adequately provide lighting to the area without having the visual obstruction of a streetlight pole, which would shine directly into hotel rooms and negatively impact the visual appeal of the building corner. Utility plan on **C4.0** has a general note to reference architectural drawings for street lighting. We propose to work with the Town of Jackson to provide the desired type and amount of lighting on the building itself.

4. Replace the existing acorn style streetlight at the alley with a top post mount fixture. ToJ would provide the fixture and have your contractor install.
    a. **Response**: Owner has requested to use architectural lighting on the building in lieu of a streetlight. The design intent is to adequately provide lighting to the area without having the visual obstruction of a streetlight pole, which would shine directly into hotel rooms and negatively impact the visual appeal of the building corner. Utility plan on **C4.0** has a note to reference architectural drawings for street lighting. We propose to work with the Town of Jackson to provide the desired type and amount of lighting on the building itself.

5. Elevators sumps will be required to have pretreatment prior to entering ToJ's stormwater system.
    a. **Response**: See engineering report and calculations. Piping will be included in the BDR.

6. Provide sizing calculations for both the proposed sand/oil separator and the grease interceptor for Engineering approval.
    a. **Response**: A basis of design memo has been included for the sand-oil separator and shall be finalized in the BDR in coordination with the MEP design. Grease interceptor shall be sized in the BDR by the MEP engineer.

7. The proposed electrical transformer scales to be 1.5-ft off the property line. Minimum distance is 2-ft for adequate clearance.
    a. **Response**: Transformer was moved west so that it is now 2 feet off the east property line; see dimension on **C4.0**.

8. Indicate the open direction of the access doors on the proposed electrical transformer.
    a. **Response**: Access door eastern opening direction is noted on **A1.01**.

9. Revise the sidewalk configuration at the point of connection to the existing sidewalk. As shown, the pavers align with the existing sidewalk with only a portion of the proposed connecting to the existing.
    a. **Response**: Revised, see **C3.0**.

10. Clarify the driveway approach to the garage. It appears to be curb through the sidewalk to the building.
    a. **Response**: Reviewed and coordinated with architecture drawings; see **C3.0** and **A1.01**.

11. Delete the concrete collars on the manhole details. Provide asphalt collars.
    a. **Response**: Replaced, see **C4.0**.

12. Provide our standard note that the existing 4 water to be abandoned at the main.
    a. **Response**: Note added, see **C4.0**.

13. Provide our standard note the 8x6 water tap to be performed by ToJ.
    a. **Response**: Note added, see **C4.0**.

END OF RESPONSES

LDR COMPLIANCE

This project's Sketch Plan approval (P24-018) was vested on Feb 13, 2024, under the LDRs in effect at that time. Any proposed design elements of note are highlighted in red.

Category	Source	Notes
Address	Lots 11 & 12, Blk. 1, Simpson	210 & 230 N Glenwood St, Jackson, WY 83001
Zoning district	Teton County GIS	ToJ – Commercial Residential-2 **(CR-2)**
PIDN	Teton County GIS	22-41-16-28-4-07-011 22-41-16-28-4-07-010
Gross Site Area (GSA)	Teton County GIS	.32 ac – **13,940 SF**
LSR (Min)	TOJ LDR's section 2.2.12.B.1 (CR-2)	LSR = GSA x 10% 13,940 x 10% = **1,394 SF required**
FAR (Max)	TOJ LDR's section 2.2.12.B.3 (CR-2)	GSA (0.46) SF + (0.34 Lodging Overlay) SF = [13,940 (0.80) = **11,152 SF**] + [**8,000 SF** transferred] = **19,152 SF total allowable area**

2.2.12. CR-2: COMMERCIAL RESIDENTIAL-2

Town of Jackson Applicable LDRs *(prior to Feb 2024 updates)*

Physical Development				
1. Lot Standards				
Building Setbacks (Sec 9.4.8.)	**Source**	**Requirement**	**Proposed**	**Complies**
Primary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Secondary street setback range (min.-max)	ToJ LDR Section 2.2.12. B.1	0' – 10'	0' – 10'	Yes
Side interior (min.)	ToJ LDR Section 2.2.12. B.1	5'	5'	Yes
Rear (min.)	ToJ LDR Section 2.2.12. B.1	5' at corner lot	5'	Yes
Landscaping (Div. 5.5.)	**Source**	**Requirement**	**Proposed**	**Complies**
Landscape surface ratio (min.)	ToJ LDR Section 2.2.12. B.1	10% of 13,940 SF = **1,394 SF**	1,850 SF	Yes
Plant units (min.)	ToJ LDR Section 2.2.12. B.1	1/1,000 sf of landscape area	2	Yes

Fencing	Source	Requirement	Proposed	Complies
Height in any street or side yard (max)	ToJ LDR Section 2.2.12. B.1	4’	N/A, no fencing	Yes
Height in rear yard (max)	ToJ LDR Section 2.2.12. B.1	6’	N/A, no fencing	Yes
Parking Setbacks (Sec. 9.4.8.)	**Source**	**Requirement**	**Proposed**	**Complies**
Primary street, above ground (min.)	ToJ LDR Section 2.2.12. B.1	30’	N/A, no surface parking	Yes
Secondary street, surface parking (min.)	ToJ LDR Section 2.2.12. B.1	30’	N/A, no surface parking	Yes
Secondary street, tuck under, enclosed, or structured parking screened by building (min.)	ToJ LDR Section 2.2.12. B.1	0’	Enclosed parking is over >30’ from Gill Ave.	Yes
Access	**Source**	**Requirement**	**Proposed**	**Complies**
Curb cut width (max)	ToJ LDR Section 2.2.12. B.1	24’ max.	24’	Yes

2. Bulk Standards				
Street Façade (Sec. 9.4.11)	**Source**	**Requirement**	**Proposed**	**Complies**
Width of ground and 2nd story in **primary** street setback range • % of lot width (min.) • Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	70% min. 30’ min.	**1st Floor:** 90’-2” of 99’-9” lot depth = **90%** **2nd Floor:** 80’-4” of 99’-9” lot depth = **81%** Building structure is aligned with corner along entire street length.	Yes, see A1.01 & A1.02.
Width of ground and 2nd story in **secondary** street setback range • % of lot width (min.) • Length from street corner (min.)	ToJ LDR Section 2.2.12. B.2	35% min. 30’ min.	**1st Floor:** 128’-6” of 139’-11” lot width = **92%** **2nd Floor**: 128’-6” of 139’-11” lot width = **92%** Building structure is aligned with corner along entire street length.	Yes, see A1.01 & A1.02.
Building Height (Sec. 9.4.9)	**Source**	**Requirement**	**Proposed**	**Complies**
Height (max) if roof pitch <5/12	ToJ LDR Section 2.2.12. B.2	42’	42’ or lower, relative to grade *Note*: The flat roof parapet is several feet below the 42’ height limit. This allows for built-in rooftop planters to be considered part of the building, and not special rooftop elements.	Yes
Stories (max)	ToJ LDR Section 2.2.12. B.2	3 stories	3 stories	Yes

Height (min.) in any street setback range	ToJ LDR Section 2.2.12. B.2	2 stories or 24’ min.	3 stories	Yes
Height exceptions	**Updated ToJ LDRs:** 9.4.9.C	▪ Elevator/stair access: 10’ over max. height and ≤ 20% of roof area ▪ Rooftop deck furniture & railings: Set back 4 feet, ≤ 4’ over max height; 75% transparent	▪ Elevator overrun is 10’ over the max. height limit, measured from nearest finish grade. (Stair overrun is only 6’-6” above.) ▪ Solid 42” rooftop planters and 42” perforated metal guardrails at the south, east, and north facades are **at or below** the max. building height, so rooftop overrun rules do not apply. ▪ The west facade has a lower adjacent finish grade, so its solid rooftop planters are only 36” tall (meeting the 42’ height limit) with an additional 6” guardrail above. These encroaching guardrails will meet overrun transparency requirements.	Yes See elevations on A2.00 & A2.01
Building Stepback (9.4.12)	**Source**	**Requirement**	**Proposed**	**Complies**
Stepback for any 3rd story street façade or façade over 30’ (min.)	ToJ LDR Section 2.2.12. B.2	10’ min.	13’-6” at west façade; 10’ at south facade	Yes
Encroachment in stepback (max % of overall façade width)	ToJ LDR Section 2.2.12. B.2	60% max.	**Primary**: 46’-4” encroaching ÷ 90’-2” bldg. depth = **51%** **Secondary**: 34’-0” + 29’-6” = 63’-6” total encroaching ÷ 128’-6” bldg. width = **57%**	Yes
Scale of Development	**Source**	**Requirement**	**Proposed**	**Complies**
Floor area ratio (FAR) (max) (E.3.)	ToJ LDR Section 2.2.12. B.2	.46 + .34 for Lodging = .80 Total	11,152 SF total by right; Plus 8,000 SF transferred	Yes
Deed restricted housing exemption (Sec. 7.8.3.)	ToJ LDR Section 2.2.12. B.2	–	See Housing Mitigation Narrative	Yes
Workforce housing floor area bonus (Sec. 7.8.4.)	ToJ LDR Section 2.2.12. B.2	–	See Housing Mitigation Narrative	Yes

3. Form Standards				
Pedestrian Frontage	**Source**	**Requirement**	**Proposed**	**Complies**
Trees in grates	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.C.2	40’ max. spacing	Yes

Building Frontage	Source	Requirement	Proposed	Complies
Office* **Changed since Sketch Plan; Office frontage allows for better upper level ceiling heights*	ToJ LDR Section 2.2.12. B.3 2.2.1.D.4	**Story Height** Ground story: 10' min Upper story: 9' min Ground floor level: 0'-2' **Transparency** Ground, primary: 40% min. Ground, second: 20% min. Upper: 20% min. **Blank Wall Area** Primary: 25' max. Secondary: 40' max. **Pedestrian Access** Primary street: Req. Entrance spacing: 100'	**Story Height** 11'-0" typ. 9'-9" typ. 0' to 2', grade varies **Transparency** 40% 61% Varies 24%-51% **Blank Wall Area** 16'-3" 11' **Pedestrian Access** Entries on both streets, but the grand entry is on Gill Ave	Yes, see A2.00 & A3.00

Parking Type Options	Source	Requirement	Proposed	Complies
On-street parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.1	Yes	Yes, see A1.01
Enclosed parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.3.	Yes	Yes, see A1.01
Underground parking	ToJ LDR Section 2.2.12. B.3	See sec. 2.2.1.E.6.	Yes	Yes, see A1.00

4. Environmental Standards				
Natural Resource Setback (Sec 5.1.1.)	**Source**	**Requirement**	**Proposed**	**Complies**
Cache Creek south of Cache Creek Dr	ToJ LDR 2.2.12. B.4	20'	N/A	Yes
Flat Creek north of Hansen	–	25'	N/A	Yes
Flat Creek south of Hansen	–	50'	N/A	Yes
Wetland	–	30'	N/A	Yes
Irrigation Ditch Setback (Sec. 7.7.4.D.)	**Source**	**Requirement**	**Proposed**	**Complies**
Irrigation Ditch (min)	ToJ LDR 2.2.12. B.4	15'	N/A	Yes
Natural Resource Overlay (NRO) (Sec. 5.2.1.)				

5. Scenic Standards				
Exterior Lighting (Sec 5.3.1.)	**Source**	**Requirement**	**Proposed**	**Complies**
Light trespass is prohibited.	ToJ LDR 2.2.12. B.5	–	–	Yes
All lights over 600 lumen shall be fully shielded.	ToJ LDR Section 2.2.12. B.5	–	–	Yes
Max lumens per sf of site	ToJ LDR	3 lumens/SF	Site area (13,940 SF) – LSR (1,850	Yes

development	Section 2.2.12. B.5		SF) = **12,090 SF site development** 12,090 SF ÷ 3 = **4,030 lumens** max. Site lighting will comply.	
Lumens per site (max) All fixtures Unshielded fixtures	ToJ LDR Section 2.2.12. B.5	 100,000 lumens max. 5,500 lumens max.	 TBD	Yes
Light color	ToJ LDR Section 2.2.12. B.5	≤ 3000 Kelvin	2700K-3000K, TBD	Yes
Scenic Resource Overlay (SRO) (Sec. 5.3.2.)				

6. Natural Hazards to Avoid				
Steep Slopes (Sec. 5.4.1)	**Source**	**Requirement**	**Proposed**	**Complies**
Development prohibited	ToJ LDR 2.2.12. B.6	Slopes > 25%	N/A	Yes
Hillside CUP required	ToJ LDR 2.2.12. B.6	Parcel with average cross-slope ≥ 10%	N/A	Yes

7. Signs (nonresidential) (Div. 5.6.)				
Signs	**Source**	**Requirement**	**Proposed**	**Complies**
Number of signs (max)	ToJ LDR 2.2.12. B.7	3 per business per frontage	TBD	Yes
Background color	ToJ LDR Section 2.2.12. B.7	No white or yellow	TBD	Yes
Sign Area	**Source**	**Requirement**	**Proposed**	**Complies**
Total sign area (max)	ToJ LDR 2.2.12. B.7	3 sf per linear ft of street façade width up to 150 sf	TBD	Yes
Penalty	ToJ LDR 2.2.12. B.7	10% per projecting and freestanding sign	TBD	Yes
Sign Type Standards	**Source**	**Requirement**	**Proposed**	**Complies**
Canopy Sign Clearance (min) Setback (min)	ToJ LDR 2.2.12. B.7	 7’6” from average grade 18” from back of curb	TBD	Yes
Projecting sign Height (max) Clearance (min) Setback (min)	ToJ LDR 2.2.12. B.7	 24’ above grade 7’-6” from average grade 18” from back of curb	TBD	Yes

8. Grading, Erosion Control, Stormwater				
Grading (sec 5.7.2.)				
Erosion Control (sec 5.7.3.)	**Source**	**Requirement**	**Proposed**	**Complies**
Erosion shall be controlled at all times	ToJ LDR 2.2.12. B.8	–	–	Yes
Stormwater Management (5.7.4)	**Source**	**Requirement**	**Proposed**	**Complies**
No increase in peak flow rate or velocity across property lines	ToJ LDR 2.2.12. B.8	–	–	Yes

9. Physical Development Permits Required							
Physical Development	**Sketch Plan** (Sec. 8.3.1.)	**Development Plan** (Sec. 8.3.2.)	**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**
>13,800 sf	**X**	**X**	**X**	**X**		Sec.5.7.1.	n/a
Sign					**X**	Sec.5.7.1.	n/a

Allowed Uses and Use Standards					
1. Allowed Uses				**2. Use Requirements**	
Use	**Permit**	**Individual Use (max)**	**Density (max)**	**Parking (min.)** (Div. 6.2.) (E.1.)	**Affordable Workforce Housing Units (min)** (Div.6.3.)
Lodging					
Conventional Lodging (6.1.5.B)	B(LO)	n/a	n/a	0.75/room	0.204*bedrooms
Commercial Uses					
Restaurant/Bar (6.1.6.E.)	B	6,000 sf excluding basement storage	n/a	1/73 sf dining area + 1/40 sf bar area	0.000599*sf

3. Operational Standards				
Outdoor Storage (Sec 6.4.1.)	**Source**	**Requirement**	**Proposed**	**Complies**
Outdoor Storage	ToJ LDR 2.2.12.C.3	Prohibited	–	Yes
Freestanding storage units (trailers, sheds, “Bully Barns”, tarpaulin structures, etc.) not made a permanent part of a structure	ToJ LDR 2.2.12.C.3	Prohibited	–	Yes
Refuse and Recycling (Sec. 6.4.2.)	**Source**	**Requirement**	**Proposed**	**Complies**
Trash & recycling enclosure required	ToJ LDR 2.2.12.C.3	> 4 DUs and all nonresidential	Trash will be screened from view at alley. Waste containers can be rolled out into the nearby alley for pickup.	Yes
Noise (Sec. 6.4.3.)	**Source**	**Requirement**	**Proposed**	**Complies**
Sound level at property line (max)	ToJ LDR 2.2.12.C.3	65 DBA		
Vibration (Sec. 6.4.4.)				
Electrical Disturbances (Sec. 6.4.5.)				
Fire and Explosive Hazards (Sec. 6.4.6.)				

Div 6.2. Parking and Loading Standards

6.2.2. Required Parking and Loading

A. Required Parking

Use	Requirement	Requirement	Proposed	Complies
Conventional Lodging	0.75 per LU + 1 per 150 sf assembly area	0.75*20 LUs = **15 spaces** (No formal assembly use)	**19 On-Site Spaces** ▪ 16 in basement ▪ 3 on ground floor **7 Off-Site Spaces** ▪ 5 regular parallel parking spaces ▪ 2 loading/valet drop-off spaces *(1 added since Sketch Plan)*	Yes
Restaurant/Bar	1 per 73 sf dining area + 1 per 40 sf bar area	613 SF dining area ÷ 73 = **8.4 spaces;** plus 75 SF bar area ÷ 40 = **1.9 spaces** Total of 10.3 → **11 spaces**		
		Total 26 spaces req.	**Total = 26 spaces**	Yes

B. Shared Parking

1. Residential and Nonresidential Uses – Percentage of Nonresidential Parking Spaces that May Be Shared

Nonresidential Use	Affordable Workforce Housing or ARU	Other Residential Use	Proposed	Complies
Restaurant/Bar	100%	20%	–	–
Other nonresidential uses	100%	20%	–	–

C. Required Disability Parking

Parking Spaces Provided	Disability Spaces Required	Proposed	Complies
1-25 spaces	1	1	Yes
Van Accessible	1 in every 8 disability spaces	1	Yes

D. Required Bicycle Parking

Standard	Requirement	Proposed	Complies
Quantity	1 bicycle parking space per every 10 vehicle spaces 20 ÷ 10 = **2 spaces**	2 spaces on-site + 4 spaces on street furnishing strips = **6 total spaces**	Yes
Required Facilities	Fulfilled through the installation of lockers, racks, or equivalent structures in or upon which a bicycle may be locked by the user. All racks shall be securely anchored to the ground or building surface. Racks shall be designed to accommodate U-shaped locks.	1 shared bike rack on-site, 2 on street	Yes
Location	Bicycle parking shall be located in a clearly designated, safe and convenient location. A safe parking location is defined as a location whereby activity around bicycle parking is easily observable, conveniently located to the bicyclist's destination, and adequately separated from motor vehicles and pedestrians. Surfaces around bicycle parking facilities shall be maintained mud and dust free.	Located outdoors beneath balcony (covered) next to trash enclosure, off the alley	Yes

E. Required Loading			
Standard	**Requirement**	**Proposed**	**Complies**
Loading & Deliveries	A structure, or a complex of structures, which contains uses that require deliveries or shipments, shall provide loading facilities that are designed so as not to interfere with any emergency or disability access. An application shall address how the specific loading needs of the proposed use are being addressed.	Loading for deliveries will occur off the alley through an overhead garage door that leads to the back-of-house storage space.	Yes

F. Required Electric Vehicle Supply Equipment (on-site)			
Use	**EVSE Requirements**	**Proposed**	**Complies**
Lodging	30% capable; 5% installed	Of the 19 on-site spaces, **6 spaces** will be EVSE-capable. • 1 of the 6 will be **installed**. • 5 of the 6 will remain **capable**. All of the EVSE spaces will be located in the basement.	Yes, see A1.00

6.2.5. Off-Street Parking and Loading Design Standards			
C. Snow Storage Standards	**Requirement**	**Proposed**	**Complies**
Snow Storage Area	2.5% of the total required off-street parking loading area (uncovered parking aisles)	320 sf total off-street parking/loading area (at west driveway and east garage doors) = **320 SF** 320 SF * 2.5% = **8 sf snow storage** to be provided	Yes, see A0.10 Site Plan

CONSTRUCTION MANAGEMENT

Once a General Contractor has been selected, the GC will carry out site management in multiple phases in accordance with the project site plans. The demolition phase will be contained by a fence, and all construction activity shall occur on site. The excavation phase will involve off haul and coordination with Town of Jackson regarding right of way permits for sewer and utilities. If needed during the construction phase, the General Contractor will apply for a right of way use permit for a lane closure that will be occupied by a mobile crane.

The General Contractor will protect the pedestrian walkway with an 8’ tall fence with screening. The construction barrier will extend the full length of the construction site and openings will be protected by gates that are controlled access points. The General Contractor will follow best practices for traffic control for all major deliveries. Construction parking will be self-enforced through staffing and signage.

The General Contractor will coordinate with the town to identify the properties and businesses most impacted by the construction information regarding schedule, traffic control, and right of way use via site signage. The General contractor will conduct proactive neighbor outreach to ensure all neighbors impacted by the project are aware of the schedule, duration, and magnitude of the project.

THANK YOU

NORTHWORKS HOTEL JACKSON

STAFF REPORT

Meeting Date:	September 9, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Marquis Group / HH Land Strategies, LLC	**Presenter:**	Andrew Bowen
Agenda Item:	150 W Kelly Townhomes – Sketch Plan DRC Review (P26-164)	**Public Comment:**	No

Purpose and Policy Considerations

A recommendation by the Design Review Committee (DRC) is required as part of the Sketch Plan review for the proposed townhouse development at 150 W Kelly Avenue.

Recommendation

The Applicant is requesting Final review from the DRC as part of a Sketch Plan submittal (P26-164).

Project Summary

Site Information

The approximately one-acre site consists of Lots 1 through 6, Block 4, Karns 3rd Addition at 150 West Kelly Avenue. The property is zoned Neighborhood High Density 1 (NH-1) and is within the Town Residential Core Comprehensive Plan district. The site is generally flat and currently contains twelve prefabricated residential units. West Kelly Avenue is the primary street frontage, with secondary frontages on South Millward Street and South Glenwood Street and a Town alley along the south property line.

Project Information

The applicant proposes an 18-unit townhouse development with 12 free-market units and six deed-restricted workforce units. Ten of the free-market units are located in two three-story, five-unit buildings along West Kelly Avenue, with the remaining two units in a two-story building along South Glenwood Street. The six workforce units are located in two two-story buildings at the southern end of the site. In total, the project includes 31,242 square feet of unrestricted habitable floor area and 7,200 square feet of deed-restricted floor area.

Vehicle access is provided from an internal east-west drive aisle connecting South Millward and South Glenwood Streets. This layout allows the project to remove six existing curb cuts along West Kelly Avenue and consolidate access to two curb cuts. The site plan also provides 33 parking spaces, landscaped open space, bicycle parking, benches, and a centralized trash and recycling enclosure along the alley.

Additional information, including the application materials, project narrative, LDR compliance summary, renderings, lighting information, architectural elevations, and material palette, are included as attachments to this staff report.

Land Development Regulations (LDR) Compliance

Staff conducted an initial, non-exhaustive review of LDR compliance. Key elements relevant to DRC review, including building height, floor area ratio (FAR), setbacks, and landscaping, generally comply with NH-1 zone requirements. The applicant has requested an Administrative Adjustment to reduce both required 20-foot setbacks to 17.5 feet. A decision on the Administrative Adjustment has not yet been made.

Public Space

The applicant states that separating the development into five buildings reduces the perceived scale of the project and creates usable green spaces between buildings and along street frontages. Outdoor areas are intended for residents and include landscaping, benches, and bicycle parking. Parking and vehicular circulation are primarily located within the site and screened from the surrounding streets.

Composition
The project is organized into five buildings with a mix of two- and three-story forms. The two three-story buildings along West Kelly Avenue create the primary composition along the street. The buildings step down to two stories along South Millward and South Glenwood Streets, helping reduce the overall scale of the development toward the side streets. Staff finds that the variation in building height, form, and placement breaks up the overall mass of the project and creates a cohesive composition across the site.

Massing
The proposal places the taller three-story townhouse buildings along West Kelly Avenue and lower two-story buildings along the secondary streets and southern portion of the site. The applicant states that this arrangement, together with separation between buildings and varied roof forms, breaks down the overall mass of the development and improves the pedestrian experience.

Street Wall
The buildings address West Kelly Avenue, South Millward Street, and South Glenwood Street with front doors and clearly defined primary entrances. Vehicular access is shifted to the internal drive aisle and secondary streets, eliminating the existing curb cuts along W Kelly Avenue and reducing vehicle conflicts along the primary pedestrian frontage.

Height
The applicant's LDR compliance table identifies a maximum permitted building height of 35 feet for the proposed roof configuration, with a proposed maximum height of 34 feet 10 inches. The structures along West Kelly Avenue are proposed at three stories, while the structures adjacent to the alley are proposed at two stories.

Materials
The application includes a material palette and renderings depicting a contemporary residential design which the applicant states is informed by local precedents. The applicant further notes that proposed exterior materials are intended to be durable, maintainable, and appropriate to the surrounding built and natural context. Physical material samples are to be provided as required for DRC review.

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: 150 W Kelly Townhouses

Physical Address: 150 W Kelly Ave

Lot, Subdivision: Lot 106, 3rd Karns Addition PIDN: 22-41-16-33-1-30-001

PROPERTY OWNER

Name: Wind River Partners, LLC

Mailing Address: _____ ZIP: _____

E-mail: _____ Phone: _____

APPLICANT/REPRESENTATIVE

Name: Hal Hutchinson, HH Land Strategies

Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014

E-mail: hal@hhlandstrategies.com Phone: 307-699-0265

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 — Agent

Signature of Property Owner or Authorized Representative — Title

Hal Hutchinson — Aug. 24, 2026

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 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 : Marquis Aquisitions, Inc, Connor Martin, as authorized by Pamela S Niner, Niner Investment Co., Mgr, Wind River Partners

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

Address of Premises: 150 W Kelly Avenue

Legal Description: Lots 1 through 6, Block 4, Karns 3rd Addition to the Town of Jackson
Please attach additional sheet for additional addresses and legal descriptions

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

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

Email address of Applicant/agent: hal@hhlandstrategies.com

Phone Number of Applicant/agent: 307-699-0265

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 ☐ 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_____)
) SS.
COUNTY OF_____)

The foregoing instrument was acknowledged before me by_____this_____ day of_____. WITNESS my hand and official seal.

_____
Notary Public

My commission expires:

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)

- [x] **New Submittal** [ ] **Resubmittal** (provide list of all changes & previous elevations)
- [x] **Application**: Signed application and notarized Letter of Authorization.
- [x] **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).
- [x] **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
- [x] **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.
- [x] **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.
- [x] **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.
- [x] **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.
- [x] **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.

150 W Kelly Townhomes

Application for Design Review Committee Review

Submitted: August 24, 2026

Owner:	Applicant/Agent:	Agent:
Wind River Partners, LLC PO Box 6754 Jackson, WY 83002	Marquis Group Conner Martin 4445 Buena Vista Street Dallas, TX 75205 972-723-1155	HH Land Strategies, LLC Hal Hutchinson: Land Planner PO Box 1902 Wilson, WY 83014 (307) 699-0265 (mobile) hal@hhlandstrategies.com
Architecture:	**Land Planning:**	**Civil Engineering & Landscape Architecture:**
A43 Design Chris Jaubert 610 W Broadway, Suite 103 Jackson, WY 83001 (307) 249-8650 chris@a43design.com	HH Land Strategies, LLC Hal Hutchinson: Land Planner PO Box 1902 Wilson, WY 83014 (307) 699-0265 (mobile) hal@hhlandstrategies.com	Harmony Design and Engineering Vince Roux PO Box 369 Driggs, ID 83422 (208) 354-1331 Vince.roux@harmonydesigninc.com

1. Introduction:

The Marquis Group, as the contract purchaser of the 150 W Kelly Avenue property, otherwise known as Lots 1-6, Block 4, Karns 3rd Addition to the Town of Jackson (PIDN 22-41-16-33-1-30-001) is seeking approval of a Sketch Plan application for development of twelve (12) free market townhome units and six (6) deed restricted workforce units. As part of this Sketch Plan application, we are seeking a Sketch Plan review and recommendation from the Town of Jackson Design Review Committee.

The architect for this Sketch Plan application is A43 Design, Chris Jaubert, Principal, and Civil Engineering and Landscape Architecture is provided by Harmony Design and Engineering. The agent and land planner for the project is Hal Hutchinson of HH Land Strategies.

The 150 W Kelly Property is approximately 1 acre in area and has a primary street frontage on W Kelly Street and secondary street frontage on S. Glenwood Street and S. MIllward Street. The property is bordered on the south by a Town alley. The property is flat and contains twelve existing pre-manufactured residential units.

The zoning of the property is Neighborhood High Density 1 (NH-1) and it is within the Town Residential Core district of the Jackson/Teton County Comprehensive Plan. The intent of the Neighborhood High Density 1 (NH-1) zone is to "*provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment.*"

Attached to this application is **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set.** This plan set includes all elevations, site plans, landscape plans and material depictions required by the Design Review Committee submittal checklist.

Below is a complete narrative of the project that addresses intended architectural goals, including how the project meets the vision statement and each applicable design guideline within the Town of Jackson Design Guidelines. Also included below is a discussion of the project's compliance with zoning standards and a description of the property in the context of the adjacent public realm.

2. Response to Design Review Committee Application Checklist

Listed below in bold and italics is the Design Review Committee application checklist items that are required for a DRC submittal. Each checklist item is followed by a response to each checklist item.

2.1. Application: Signed application and notarized Letter of Authorization.

A signed application, along with a notarized letter of authorization from the current owner and the contract purchaser is included with this submittal.

2.2. Project 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.***

150 W Kelly Property Description: 150 W Kelly is a part of the Karns 3rd addition to the Town of Jackson, Plat #130. Plat 130 was recorded on August 17, 1946. The six individual lots measure 50'x150' and together total approximately 1 acre in area. The subject property remained vacant from the time of its platting in 1946 until sometime between 1955 and 1967. From at least 1967 until approximately 2004 the property was occupied by mobile homes, including a minimum of two mobile homes per platted lot, for a total of twelve mobile homes on the overall property. In 2004 the mobile homes were removed and replace by twelve prefabricated dwelling units, which exist on the property to present. Each individual lot contains two individual prefabricated dwelling units, one fronting W Kelly and one fronting the alley south of the subject property. Vehicular access to the six dwelling units fronting W Kelly is via six individual curb cuts. Access to the six individual units fronting the alley is provided via the alley. No garages currently exist on the property, although there exists some miscellaneous shed structures that appear to be non-conforming.

The subject property is zoned Neighborhood High Density 1 (NH-1) The intent of the Neighborhood High Density 1 (NH-1) zone is to "*provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment."* The subject property is also in the Town Residential core Comprehensive Plan district. It is not within any Town overlay districts.

The subject property is generally flat. A sidewalk fronts the property on Kelly Avenue and Millward Street. There is no sidewalk fronting Glenwood Street. Town utilities are present on all street and alleys bordering the property. It is bordered across Kelly Avenue by a long-standing mobile home park and a recently developed St. John Hospital employee housing development at the northwest corner of Kelly and Millward. Residential development exists across Glenwood Street from the property and across the alley south of the property. To the west, across Millward Street are a number of vacant lots and a single-family residence. County fairgrounds are located a half a block to the southwest of the property and the Center for the arts is located a block from the property to the northeast.

Project Description: The project will consist of 31,242 s.f. of non-exempt habitable floor area distributed among a total of eighteen (18) total dwelling units within the overall townhouse development. Of the overall eighteen dwelling units, the project includes twelve (12) free market dwelling units and six (6) deed restricted dwelling units. Ten (10) of the free-market units are oriented along the Kelly Ave. frontage, and two (2) are oriented to the S. Glenwood St. frontage in the southeast portion of the property. The six (6) deed restricted workforce dwelling units are located in the southwest portion of the property.

The ten free market townhouse units oriented along W Kelly Ave. are separated into two

individual buildings, with five units in each building. These two 5-unit buildings are designed to be three stories. The two free market units fronting S. Glenwood St. are two stories. Architectural plans identify three free market units types; Market Unit A, Market Unit B and Market Unit C. Market Unit A units are 2,641 s.f. habitable, Market Unit B units are 2,595 s.f. and Market Unit C units are 2,554 s.f. All free-market dwelling units include an attached 565 s.f. two car garage.

The six deed restricted workforce units are located in two separate buildings and will be 2 stories tall and contain 1,200 habitable square feet of habitable floor area. Three of these units are within a building fronting S. Millward St. and three are within a building internal to the site, adjacent to an internal green space. The project provides nine on-site parking space for these units, accessed from the internal drive and the alley. These parking spaces will be at grade and obscured from the view of the street.

The vehicular access to the units will primarily be via an internal drive aisle that runs east-west through the site, with a single curb cut on S Millward Street and a single curb cut on S Glenwood Street. Access is permitted from secondary streets with a maximum curb cut width of 20'/100' of lot frontage or 40% of lot frontage, whichever is less. The project proposes 20' curb cuts on each of the secondary street frontages, meeting the vehicle access standards within the NH-1 zone district. A limited number of parking spaces are accessed via the Town alley bordering the property to the south.

In addition, the project proposes an Administrative Adjustment to Primary Building Setbacks and Site Development Setbacks. The Primary Street building setback in the NH-1 zone district is 20' and the Site Development Setback is the same. An Administrative Adjustment to these setbacks allows for a 20% reduction, or 4'. The project proposed a 12.5% reduction, or 2.5', for a Primary Street setback of 17.5'. The purpose of requesting this setback reduction is to allow for adequate width of the internal drive to meet street standards. The internal drive aisle will serve to screen parking and loading from the primary street, as well as secondary streets.

A total of 33 parking spaces will be provided. Two spaces are located within garages attached to each of the twelve free market units. Nine surface parking spaces are provided for the six workforce housing units. The NH-1 zone district required 1.5 spaces per dwelling unit, resulting in an overall parking requirement for the development of 27 spaces. The proposed parking for the project therefore exceeds this requirement. Bicycle and EVSE parking requirements will comply with Town standards.

The project includes significant, attractive and functional landscaping fronting the primary and secondary streets and two open space areas located between the two buildings fronting W. Kelly Ave and between the deed restricted workforce units and the two-unit free market unit building fronting S. Glenwood St. Bike parking is provided at two locations along the alley and a trash and recycling enclosure it located

along the alley, central to the overall townhouse development.

The architectural goals are to develop safe, attractive dwelling units in multi unit buildings that serves to break up the overall mass of the development, to reduce the overall vehicular curb cuts on the property, to provide internal vehicular access to the dwellings that is hidden from view from primary and secondary streets, and to provide meaningful, attractive and functional green space at strategic locations throughout the property.

The Vision of Town Design Guidelines states:

"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 unique vernacular of Jackson Hole including our authentic historic, cultural, and placemaking features, while inspiring innovative design and creativity that emphasizes a positive pedestrian experience. This will become a reality when the entire community - including government, the private sector, social service groups and special interest groups - agree to positively impact the Town through cooperation, collaboration and partnership."

The proposed development achieves the above-described vision by providing innovative design that achieves the purpose of the NH-1 zone district of providing *"high density residential development and promote workforce housing types using a broad range of attached residential types in a pedestrian oriented environment"*. The project utilizes a variety of building forms and roof forms creating variety among the attached residential buildings. It also eliminates six existing curb cuts along the primary W. Kelly Avenue street frontage and provides vehicular access that is internal to the site, thereby improving the overall pedestrian environment of the neighborhood.

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

Please see attached **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set** for illustrations to accompany the below "Design Elements Narrative"

> ***2.3.1. 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.***

The overall 150 W. Kelly property is one acre in area and by separating residential development into five individual buildings the scale of the project is reduced and made more pedestrian friendly. Separating the development into separate residential buildings also provides an opportunity to locate ample, usable green space internal to the site between the two buildings fronting W. Kelly Ave. and between the workforce units and the free-market units fronting S. Glenwood Street. The project engages with the street frontages and provides for green space between residential units and street frontages. The project site includes access to outdoor spaces that are intended for use by project residents and includes benches and bicycle parking.

***2.3.2. 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.*

The proposed development in broken up into five individual buildings. The two buildings oriented toward W. Kelly Ave and the most prominent buildings on the site and exhibit a separate architectural design and form from those fronting the secondary streets of S. Millward St. and S. Glenwood St. The buildings fronting the secondary streets are lower in height and stories from the buildings fronting W. Kelly Avenue. This overall site plan applies design elements of composition, proportions and rhythm that reflects the primary and secondary characteristics of the street frontages surrounding the site, as well as the overall neighborhood.

***2.3.3. 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.*

The massing of the project locates taller portions of the project fronting the primary street with lower height buildings utilizing a more vernacular mass and form fronting the secondary streets. The project also provides vehicular access internal to the site, eliminating six curb cuts along the primary W. Kelly Ave frontage, thereby enhancing the streetscape within the neighborhood. This approach also creates a comfortable experience for the pedestrian and mitigates adverse effects on adjoining properties.

***2.3.4. 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.*

The proposed project addresses both primary and secondary street frontages in scale and form in a manner that is appropriate to the various primary and secondary street

frontages of the property. The development fronting each of the bordering streets address the streets in a traditional manner, with front doors and clearly defined main entrances while screening vehicular access to individual units, enhancing both the pedestrian experience and minimizing the impacts of vehicles on the street frontages of the property.

2.3.5. 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.***

Please refer to **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set** for a representation of proposed materials. Material samples will be provided as required.

2.3.6. 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.

The proposed project is not within the Downtown Design Overlay and these standards are therefore not applicable.

2.4. Elevations: Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

Please see the attached **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set.**

2.5. 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.

The proposed project meets all zoning standards for the NH-1 zone district, except for the "Building Setback - Primary Street" and "Site Development Setback - Primary Street". Both of these setbacks are required to be 20' from the primary street property line. In a concerted effort to create a project that enhances the pedestrian realm of the project street frontages and provide to safe and convenient vehicular access to each of the residential units, the project proposes an internal vehicular drive aisle. This effort has resulted in our request, through approval of an Administrative Adjustment, to reduce the primary street setbacks from 20' to 17.5' - a 2.5' reduction representing a 12.5% reduction in required primary street setbacks. The improvements to the public realm surrounding the project clearly justify this minimal reduction to primary street setbacks.

All required parking for the existing development and proposed development will be provided on site. The project also meets all LSR and floor area requirements.

Below is an LDR compliance table showing compliance to LDR standards. Please also see the cover page of **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set** and the various site plans and elevations for additional dimensional detail and zoning compliance information.

Development Standard	Permitted	Proposed
Building setback - Primary street (min)	20’	17.5’ (See Admin. Adj.)
Building setback - Secondary Street (min)	10’	10’
Site Development setbacks - Primary Street (min	20’	17.5’ (See Admin. Adj.)
Site Development Setback - Secondary Street (min)	10’	10’
Height (max if roof pitch < 5/12	35’	34’10”
FAR (Max)	.40 + 2:1 Bonus Allowable unrestricted = 32,437	Unrestricted = 31,242 Restricted (exempt) = 7,200
LSR (min)	.21 & 70% in front 1/3 lot	.31 and 70.8 in front 1/3

2.6. 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.***

Site plans showing proposed structures and full context that include the locations and dimensions of pedestrian connections, bike racks and other public amenities is included in **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set**

2.7. Landscape Plan: ***Must show all proposed landscape areas and the size and type of all proposed vegetation.***

A landscape plan showing all landscape areas and the size and type of all proposed vegetation is included in **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set**

2.8. 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.***

Please see attached **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set** for context and public realm information

2.9. Materials: ***A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the DRC meeting.***

Please see attached **Exhibit A - 150 W Kelly Townhomes - Design Review Committee Plan Set** for specific information on proposed materials.

Exhibit A

150 W Kelly Townhomes

Design Review Committee Plan Set

150 W KELLY TOWN HOMES

A43 ARCHITECTS

for

TOWN OF JACKSON DESIGN REVIEW COMMITTEE

MONDAY, AUGUST 24TH 2026

MARQUIS GROUP

PROJECT LOCATION

150 W KELLY AVE.
JACKSON WY. 83001

MARQUIS GROUP

VICINITY MAP

W KELLY AVE.

S MILWARD ST.

S GLENWOOD ST.

20% ADMINISTRATIVE SETBACK ADJUSTMENT

(5) PROPOSED 3-STORY TOWNHOUSE

MARKET UNIT A

MARKET UNIT B

MARKET UNIT C

20' - 0" SETBACK

4' - 0"

PROPOSED GREENSPACE

FRONT 1/3 OF SITE

10' - 0" SETBACK

CURB CUT

24' - 0"

(3) PROPOSED 2-STORY WORKFORCE HOUSING UNIT

WORKFORCE UNIT

(3) PARKING SPOTS

(2) PROPOSED 2-STORY TOWNHOUSE

SNOW STORAGE

(3) PARKING SPOTS

(10) COVERED BIKE PARKING

(12) BIKE PARKING

8-YARD DUMPSTER AND RECYCLING SPACE w/ GATED ENCLOSURE

ALLEY

95' - 0"

96' - 0"

97' - 0"

98' - 0"

99' - 0"

100' - 0"

101' - 0"

6232' - 0"

6230' - 0"

SITE PLAN

10 50 75

MARQUIS GROUP

SITE PLAN

SITE PLAN KEY

1. BIKE RACK FOR 6 BIKES EACH (2 RACKS)
2. BENCHES
3. WORKFORCE HOUSING
4. MARKET HOUSING
5. DUMPSTER ENCLOSURE
6. COMMON GREEN SPACE
7. LAWN
8. NATIVE GARDEN AREA
9. SHRUB AND PERENNIAL PLANTING BEDS
10. PARKING AND DRIVE AISLE

150 W KELLY AVENUE

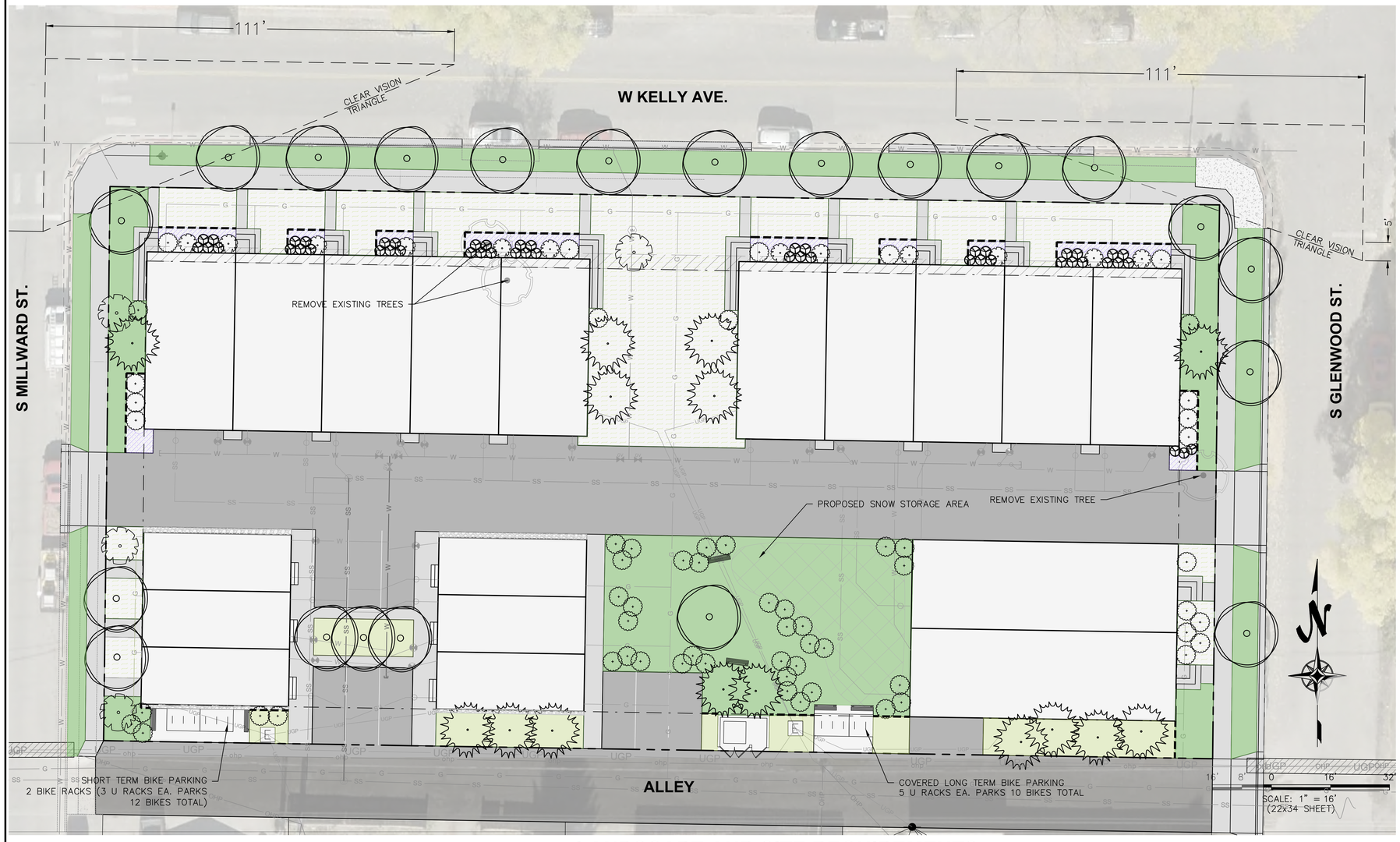
LANDSCAPE PLAN

08/24/2026

16' 8' 0 16' 32'

SCALE: 1" = 16'
(22x34 SHEET)

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com



LANDSCAPE LEGEND:

- EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE (ASPEN, HACKBERRY, LINDEN)
- SWEDISH ASPEN
- EVERGREEN TREE (COLORADO SPRUCE)
- SMALL MULTI-STEM TREE (GAMBLE OAK, BIGTOOTH MAPLE)
- 6'-8' SHRUB (DOGWOOD, URAL FALSE SPIREA, DWARF AMUR MAPLE, NINEBARK)
- 5 GALLON CONTAINER SHRUBS (NINEBARK, SPIREA, DOGWOOD, RUSSIAN SAGE)
- PERENNIALS
- TURF GRASS
- NATIVE SOD
- NATIVE GARDEN AREA
- STEEL EDGING
- PROPOSED BENCH
- PROPOSED BIKE RACK

DRAFT NOT FOR CONSTRUCTION

EROSION CONTROL STATEMENT:

1. TO THE EXTENT PRACTICABLE, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING ACTIVITIES. AT ALL TIMES DURING PROJECT CONSTRUCTION, ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO PREVENT ACCELERATED EROSION ON THE SITE AND ANY ADJACENT PROPERTIES. KEEP LAND DISTURBANCE TO A MINIMUM. PLAN THE PHASES OF CONSTRUCTION SO THAT ONLY THE AREAS ACTIVELY BEING DEVELOPED ARE EXPOSED. ALL OTHER AREAS SHOULD HAVE NATURAL VEGETATION PRESERVED, HAVE GOOD TEMPORARY COVER, OR PERMANENT VEGETATION ESTABLISHED.
2. IF REQUIRED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WYPDES PERMIT, INCLUDING PREPARING A SWPPP AND FILING A NOTICE OF INTENT (NOI), AT LEAST 30 DAYS PRIOR TO FIRST DISCHARGE DATE.
3. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING OR OTHER APPROVED METHODS.
4. ALL POINTS OF PROJECT INGRESS OR EGRESS SHALL BE PROTECTED WITH A STABILIZED CONSTRUCTION ENTRANCE TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. PROVIDE SILT FENCE OR STRAW WATTLES AROUND SOIL STOCKPILES, AT THE TOE OF ALL FILL SLOPES, AT THE INLET OF ALL CULVERTS AND AS REQUIRED TO MINIMIZE EROSION AND SEDIMENT TRANSFER TO UNDISTURBED AREAS AND ADJACENT PROPERTIES.
6. ALL TOPSOIL, WHERE PHYSICALLY PRACTICABLE, SHALL BE SALVAGED AND NO TOPSOIL SHALL BE REMOVED FROM THE SITE. TOPSOIL AND OVERBURDEN SHALL BE SEGREGATED AND STOCKPILED SEPARATELY. RUNOFF FROM STOCKPILED AREA SHALL BE CONTROLLED TO PREVENT EROSION AND RESULTANT SEDIMENTATION.
7. TOPSOIL SHALL BE REDISTRIBUTED WITHIN THE GRADED AREA AFTER ROUGH GRADING TO PROVIDE A SUITABLE BASE FOR AREAS WHICH WILL BE SEEDED AND PLANTED.
8. PERMANENT VEGETATIVE COVER SHALL BE APPLIED TO ALL DISTURBED AREAS WITHIN 14 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY VEGETATIVE COVER SHALL BE APPLIED WITHIN 14 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
   - 8.1. TEMPORARY VEGETATIVE COVER SHALL CONSIST OF ANNUAL RYEGRASS AT 40 LBS PLS/ACRE. SEEDED AREAS SHALL BE HYDROMULCHED WITH A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
   - 8.2. PERMANENT VEGETATIVE COVER SHALL BE A BLEND OF DROUGHT TOLERANT NATIVE GRASSES OR OTHER PLANT MATERIALS INDICATED ON AN APPROVED LANDSCAPE PLAN.
9. ALL SEEDED AND PLANTED AREAS SHALL BE MAINTAINED AS NECESSARY BY WATERING AND WEED CONTROL UNTIL ESTABLISHED.
10. ALL CUT OR FILL SLOPES WITH 3 TO 1 OR GREATER SLOPE SHALL BE PROTECTED WITH EROSION CONTROL MATTING OR HYDROMULCH. EROSION CONTROL MATTING SHALL BE 100% BIODEGRADABLE NET-FREE EROSION CONTROL MATTING: CURLEX NET-FREE MATTING BY AMERICAN EXCELSIOR OR EQUAL. HYDROMULCH SHALL BE A WOOD FIBER AND TACKIFIER AT 1 TON/ACRE.
11. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER, OR OWNER APPROVED AGENT, AFTER ALL STORM EVENTS. ANY EROSION CONTROL MEASURES WHICH ARE DAMAGED PRIOR TO RE-ESTABLISHMENT OF VEGETATIVE COVER SHALL BE REPLACED IMMEDIATELY. THE REPAIR OF ANY COMPONENT OF THE SYSTEM SHALL BE MADE AS SOON AS POSSIBLE TO PREVENT ANY POTENTIAL POLLUTANTS, INCLUDING SILT, FROM EXITING THE DISTURBED AREA.
    MAINTENANCE SCHEDULE DURING CONSTRUCTION:
    SILT FENCE & WATTLES
    INSPECTION: WEEKLY & AFTER 0.5 INCHES OF RAINFALL
    MAINTENANCE THRESHOLDS: SYSTEM INTEGRITY IS COMPROMISED
    MAINTENANCE ACTION: CLEAN OUT SEDIMENT, REPLACE IF DAMAGED
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES AFTER THE ESTABLISHMENT OF FULL VEGETATION.

PLANT SCHEDULE:

KEY	QTY.	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE (MIN.)
		EVERGREEN TREES			
CS	14	Picea pungens	COLORADO SPRUCE	B&B	10'-12' HIGH
		DECIDUOUS TREES			
HB	12	Celtis occidentalis	HACKBERRY	B&B	3" - 3.5" CAL.
QA	8	Populus tremuloides	QUAKING ASPEN	B&B	3" - 3.5" CAL.
SA	12	Populus tremula 'Erecta'	SWEDISH ASPEN	B&B	3" - 3.5" CAL.
	66	DECIDUOUS SHRUBS/ MULTI-STEM TREES			
DA		Acer ginnala 'Bailey Compact'	DWARF AMUR MAPLE	B&B	6'-8'H
AC		Acer grandidentatum 'Schmidt'	ROCKY MOUNTAIN GLOW BIGTOOTH MAPLE	B&B	3"-3.5" CAL
ID		Cornus sericea 'Isanti'	ISANTI DOGWOOD	B&B	6'-8'H
FS		Sorbaria sorbifolia	URAL FALSE SPIREA	B&B	6'-8'H
SW		Physocarpus opulifolius 'Amber Jubilee'	AMBER JUBILEE NINEBARK	CONT.	5 GAL.
GO		Quercus gambelii	GAMBEL OAK	B&B	3"-3.5" CAL.
	67	CONTAINER SHRUBS			
KD		Cornus sericea 'Kelseyi'	KELSEY DOGWOOD	CONT.	5 GAL.
RU		Perovskia atriplicifolia	RUSSIAN SAGE	CONT.	5 GAL.
DN		Physocarpus opulifolius 'Nanus'	DWARF NINEBARK	CONT.	5 GAL.
DI		Physocarpus opulifolius 'Little Devil'	LITTLE DEVIL NINEBARK	CONT.	5 GAL.
GF		Spiraea japonica 'Goldflame'	GOLDFLAME SPIREA	CONT.	5 GAL.
		GROUNDCOVER			
		Poa pratensis	KENTUCKY BLUEGRASS	SOD	
		Native Grass Mix	NATIVE MEADOW SOD	SOD	

LANDSCAPE AND SITE REQUIREMENTS:

ZONING DISTRICT: NH-1 NEIGHBORHOOD HIGH DENSITY 1

REQUIRED PLANT UNITS: (SEC 2.2.9.B.1-LANDSCAPING)
1 PER 12 PARKING SPACES =0.75 ~ 1 UNIT
1 PER 1,000 SF LSR = 14,58 ~ 15 UNITS
16 PLANT UNITS TOTAL

LANDSCAPE SURFACE REQUIREMENT: 6,830 SF FRONT ⅓ OF LOT/14,589 SF TOTAL
LANDSCAPE SURFACE PROPOSED: 7,161.7 SF FRONT ⅓ OF LOT/ 15,069.5 SF TOTAL

PEDESTRIAN FRONTAGE PROPOSED: TREES IN LAWN

BICYCLE PARKING:
45 TOTAL SPACES
12 SHORT TERM SPACES REQUIRED -
12 SHORT TERM PROVIDED
33 LONG TERM SPACES -
24 INTERIOR LONG TERM PROVIDED (2 PER GARAGE)
12 EXTERIOR LONG TERM PROVIDED (COVERED RACKS)

VEHICLE PARKING PROPOSED: SEE ARCHITECTURAL SITE PLAN
TRASH PROPOSED: SEE ARCHITECTURAL SITE PLAN

PLANT UNIT CALCULATIONS - 16 UNITS REQUIRED:

8 UNITS OF ALTERNATIVE A
6 UNITS OF ALTERNATIVE B
2 UNITS OF ALTERNATIVE C

TOTAL PLANT UNITS
20 -3" CALIPER CANOPY TREES
66 - 6'-8' LARGE SHRUBS/MULTI-STEM TREES
36 - #5 CONTAINER SHRUBS
24 - 8' TALL EVERGREEN TREES

PROPOSED PLANT UNITS:

BENCHES - 6 (SUBSTITUTE FOR SIX TREES)
BIKE RACK - 3 RACKS/SIX BIKES PER RACK FOR 18 BIKES (SUBSTITUTE FOR THREE TREES)

PLANT UNITS ADJUSTED FOR SITE FURNITURE SUBSTITUTIONS:
20 - 3" CALIPER CANOPY TREES (20 PROPOSED)
66 - 6'-8' TALL SHRUBS OR MULTI-STEM TREES (66 PROPOSED)
36 - #5 CONTAINER SHRUBS (67 PROPOSED)
15 - 8' TALL EVERGREEN TREES (15 PROPOSED)

IRRIGATION STATEMENT:

1. THE CONTRACTOR SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO INSTALL A HIGH QUALITY, EFFICIENT, RELIABLE, AND MAINTAINABLE AUTOMATIC LANDSCAPE IRRIGATION SYSTEM CAPABLE OF PROVIDING SUPPLEMENTARY WATER FOR THE PROPOSED LANDSCAPE PLAN. ALL COMPONENTS SHALL BE MANUFACTURED BY A REPUTABLE MANUFACTURER AND SHALL BE SUITABLE FOR COMMERCIAL USE.
2. ALL WORK SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND CODES OF AUTHORITIES HAVING JURISDICTION. BACKFLOW PREVENTION DEVICES SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY LOCAL CODE.
3. INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

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DRAWING IS TO SCALE IF BAR MEASURES: 1" = FULL SCALE ½" = HALF SCALE

DWG: 26052_LS
PROJ. #: 26052
DATE: 8/21/2026

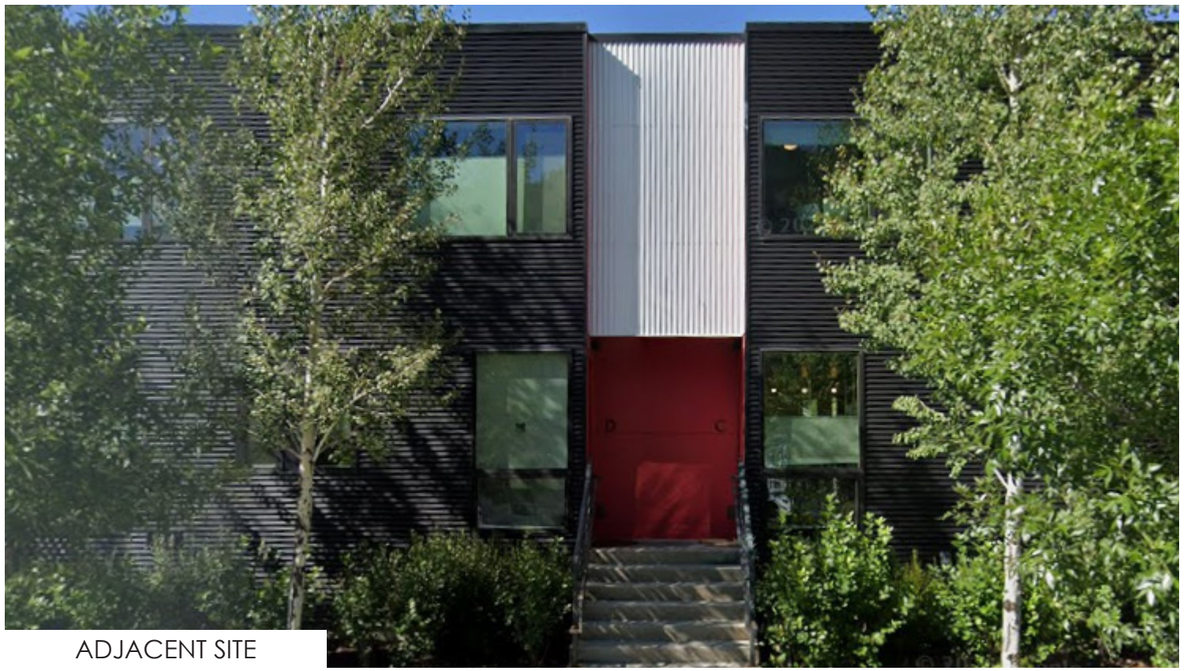
REVISIONS:

PROJECT NAME
JACKSON TOWNHOUSES
150 W KELLY AVE

LANDSCAPE CONCEPT PLAN

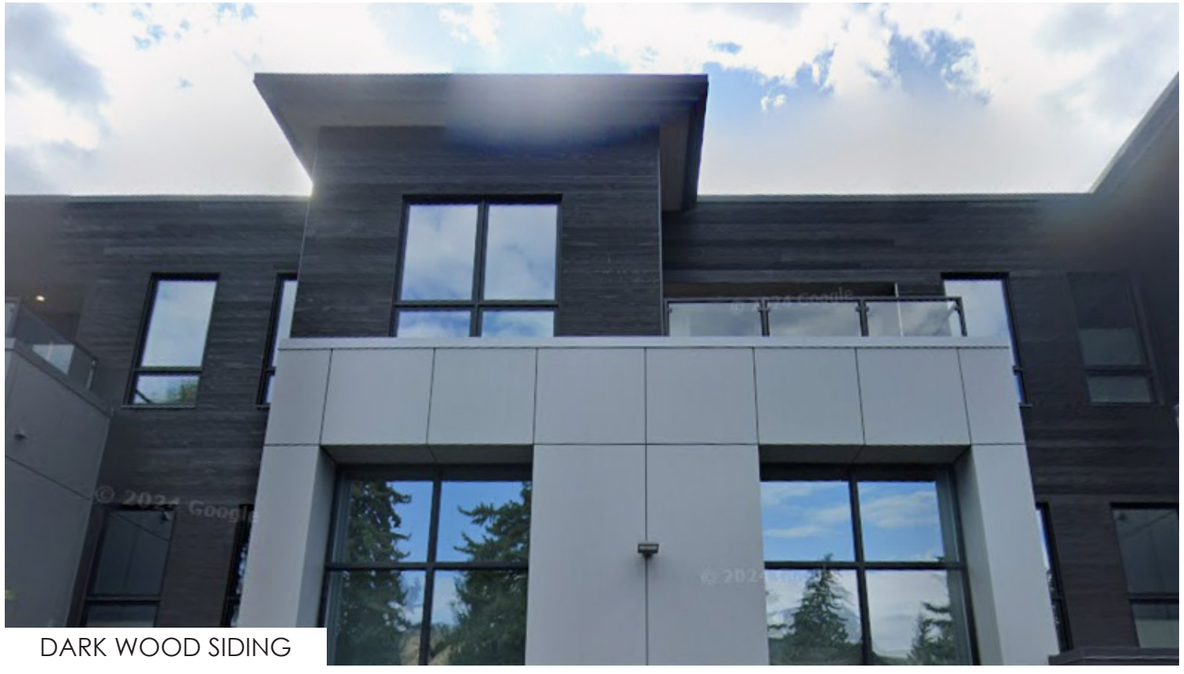
SHEET #
LS-1

PLOT BY: LINDSAY KISSEL
G:\Work\Harmony Design\26052 - Documents\Projects\26052-150_W_Kelly\Engineering\Civil\26052_LS.dwg



ADJACENT SITE

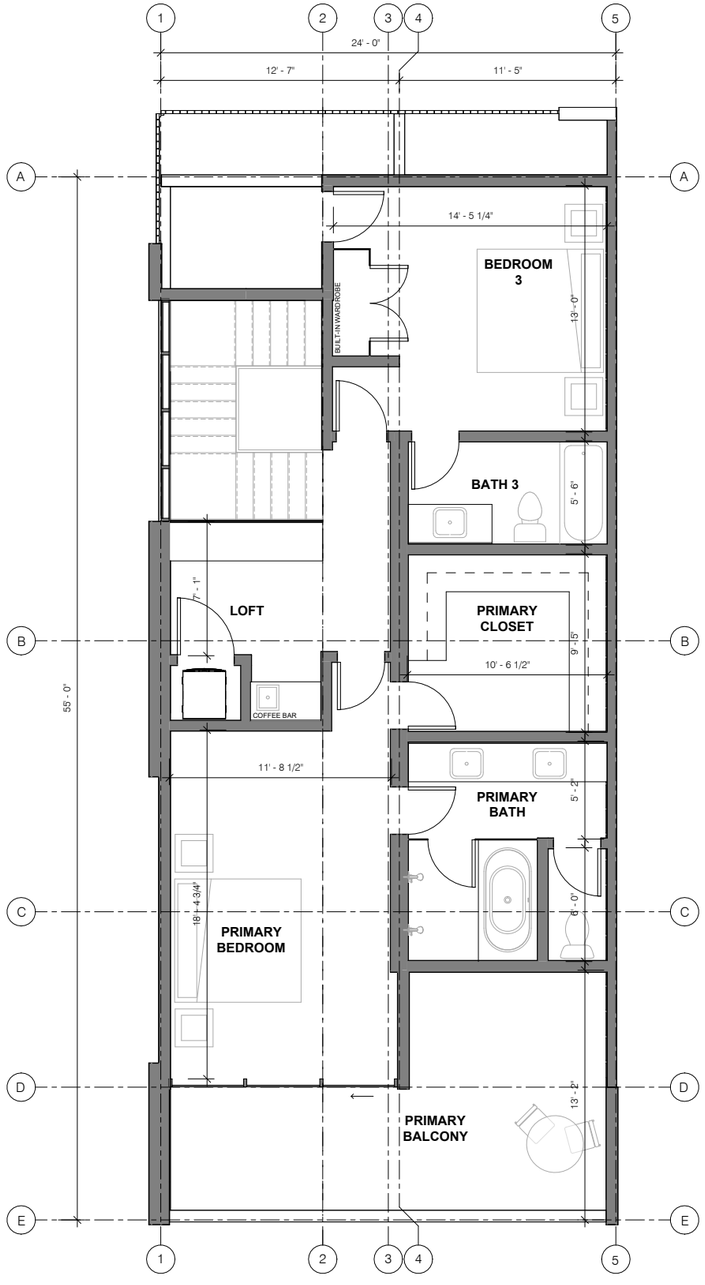
CONTEMPORARY STYLING



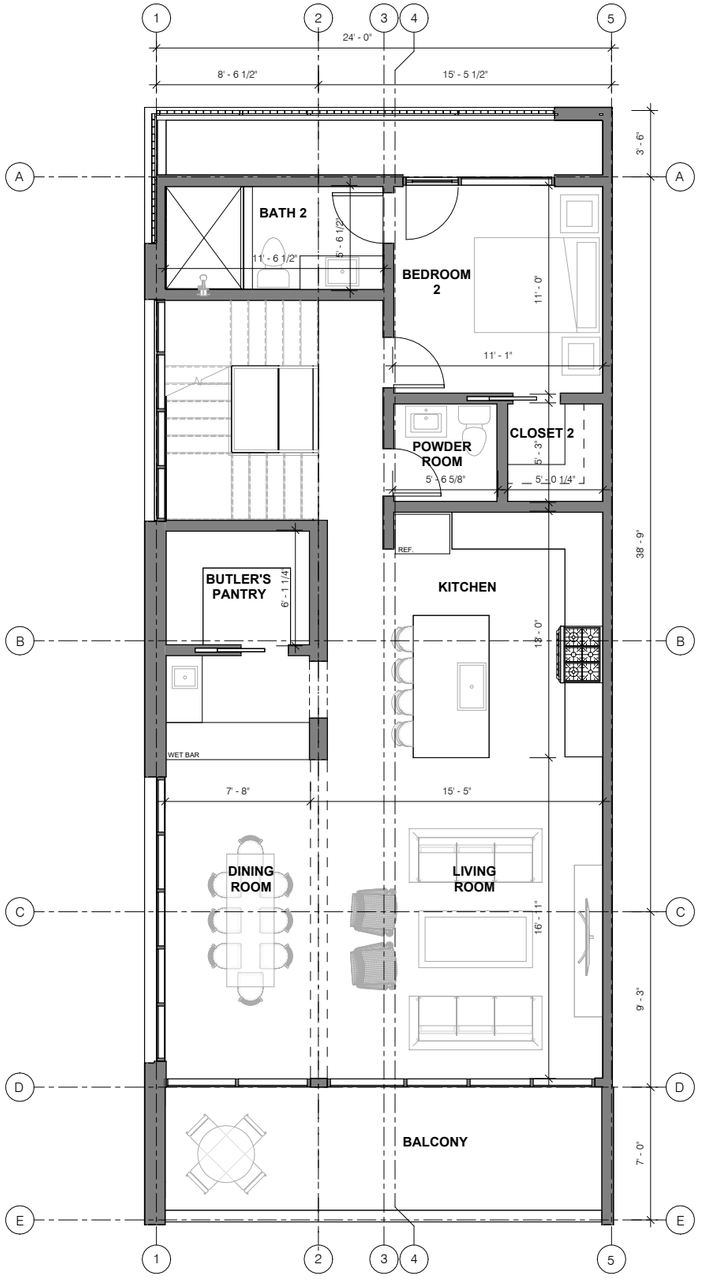
DARK WOOD SIDING

METAL SCREEN

MARQUIS GROUP



MARKET UNIT A - THIRD FLOOR



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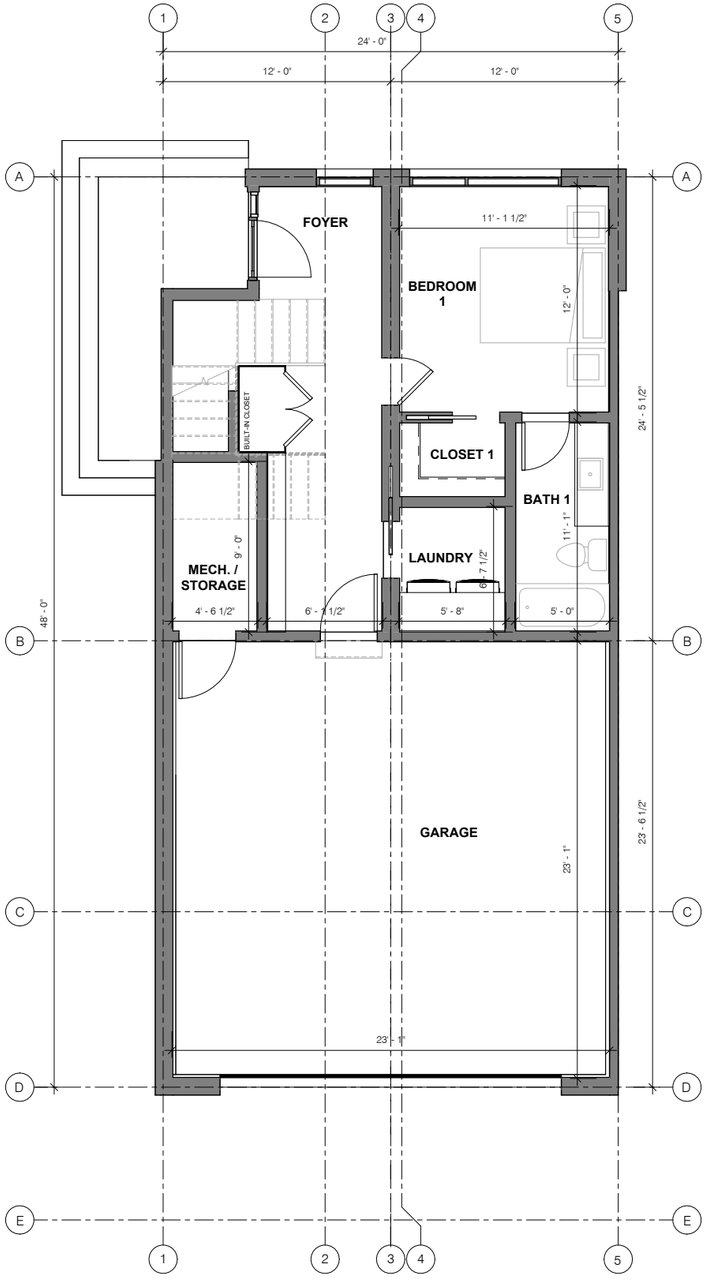
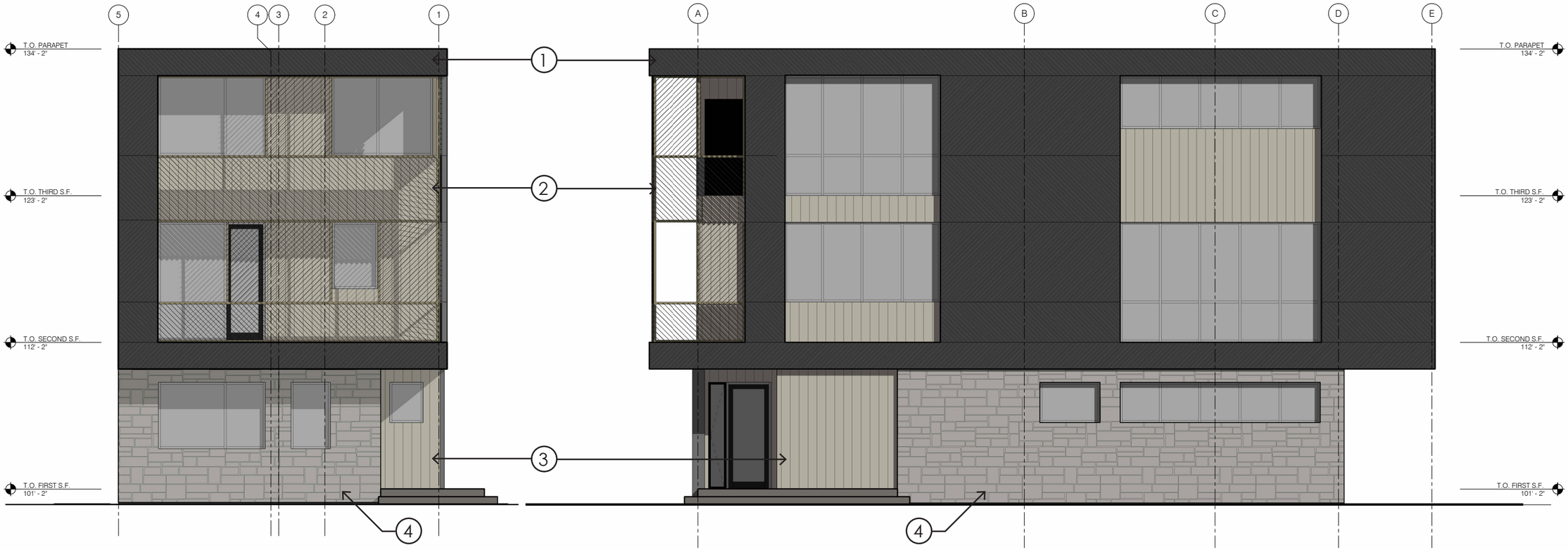


MARKET UNIT A - FIRST FLOOR

5 10 30

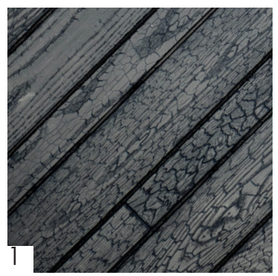


MARKET UNIT A - NORTH ELEVATION

MARKET UNIT A - EAST/WEST ELEVATION

MATERIAL SCHEDULE:

1	CHARRED WOOD SIDING
2	METAL SCREEN ELEMENT
3	VERTICAL WOOD SIDING
4	NATURAL STONE
5	STANDING SEAM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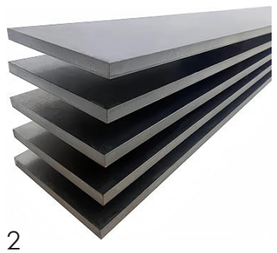
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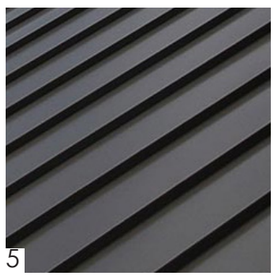
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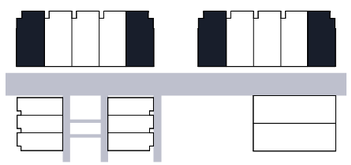
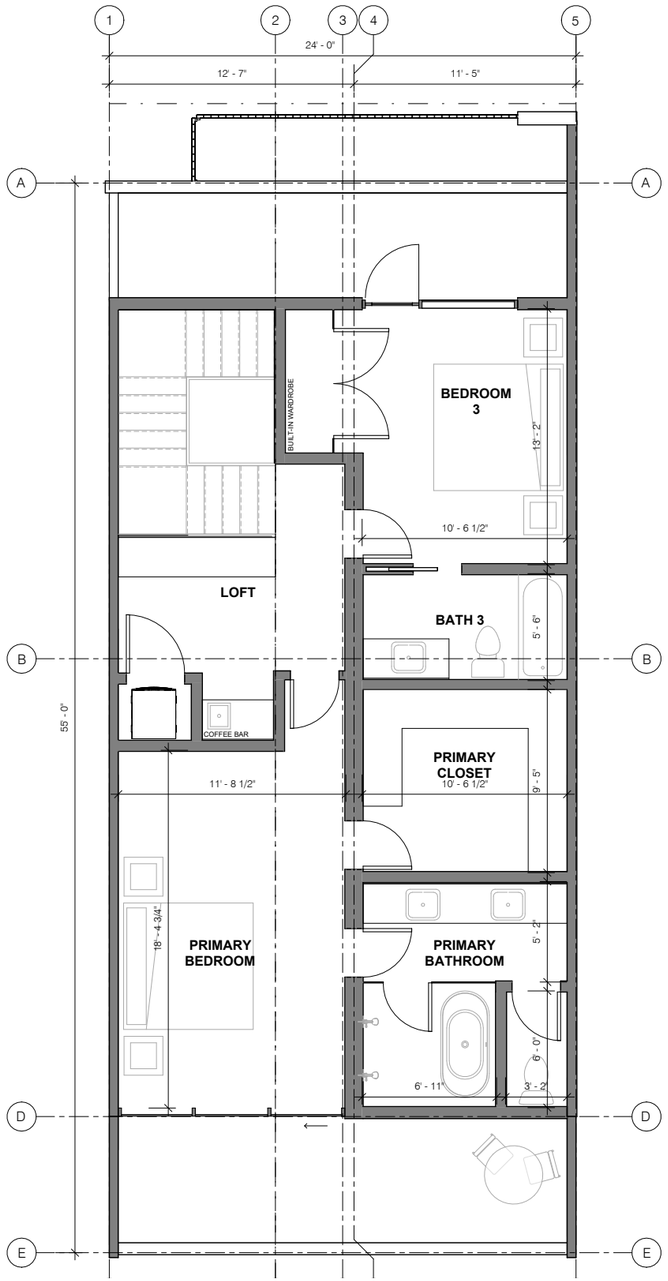
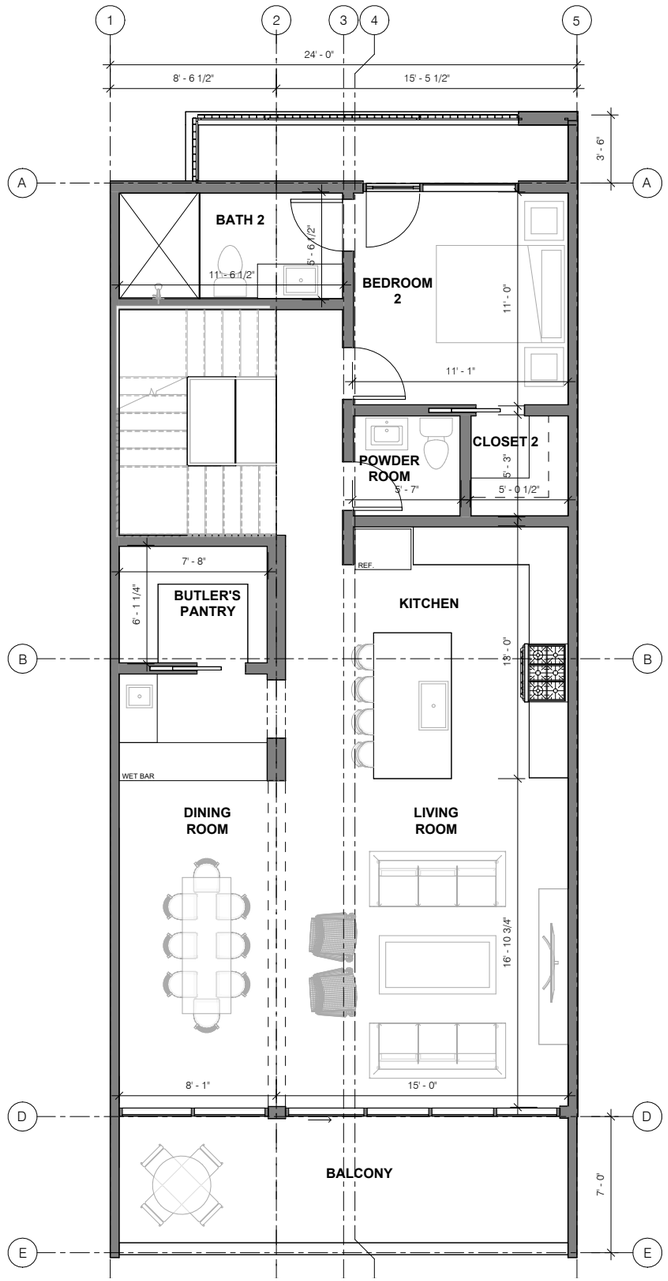
MARQUIS GROUP



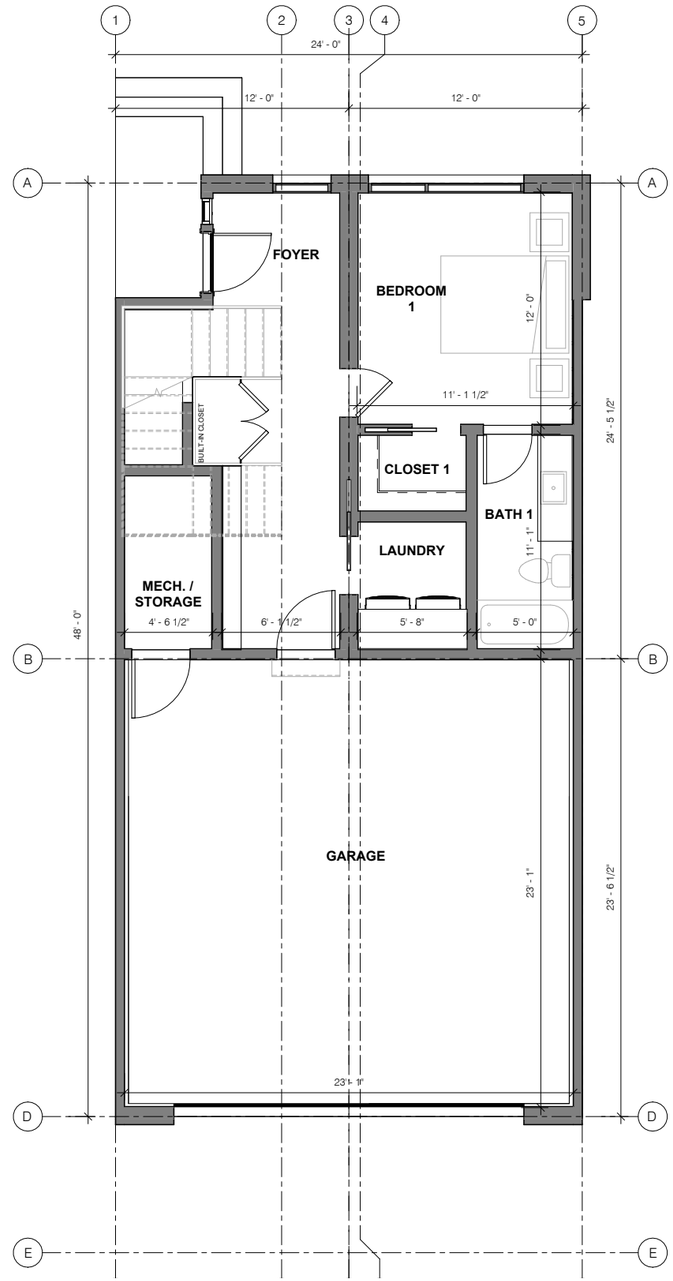
ELEVATIONS



MARKET UNIT B - THIRD FLOOR



MARKET UNIT B - SECOND FLOOR



MARKET UNIT B - FIRST FLOOR

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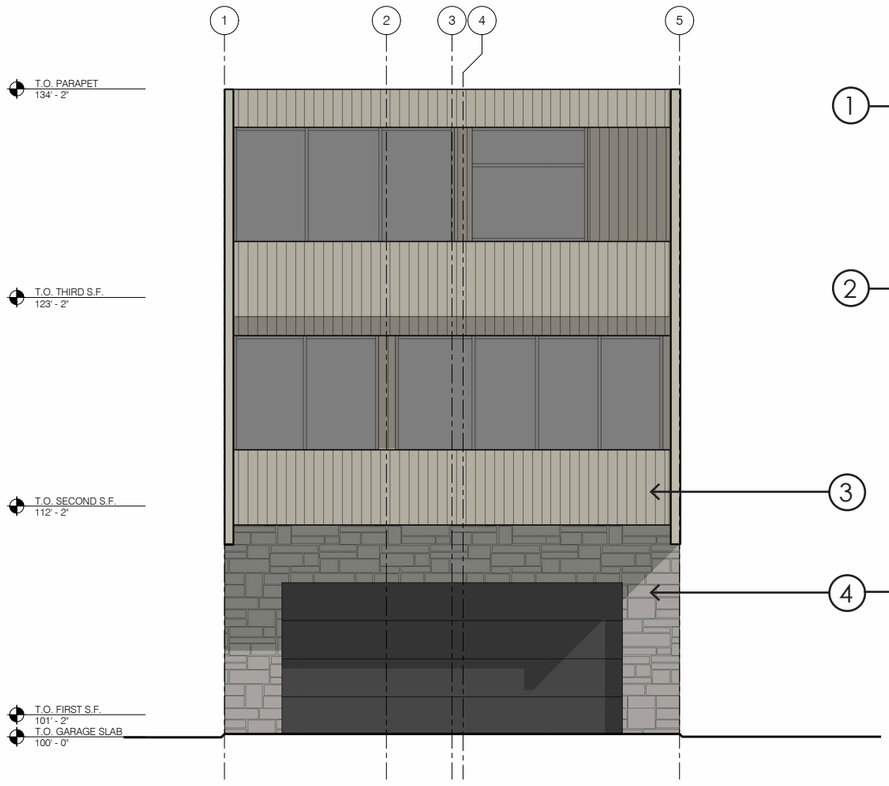
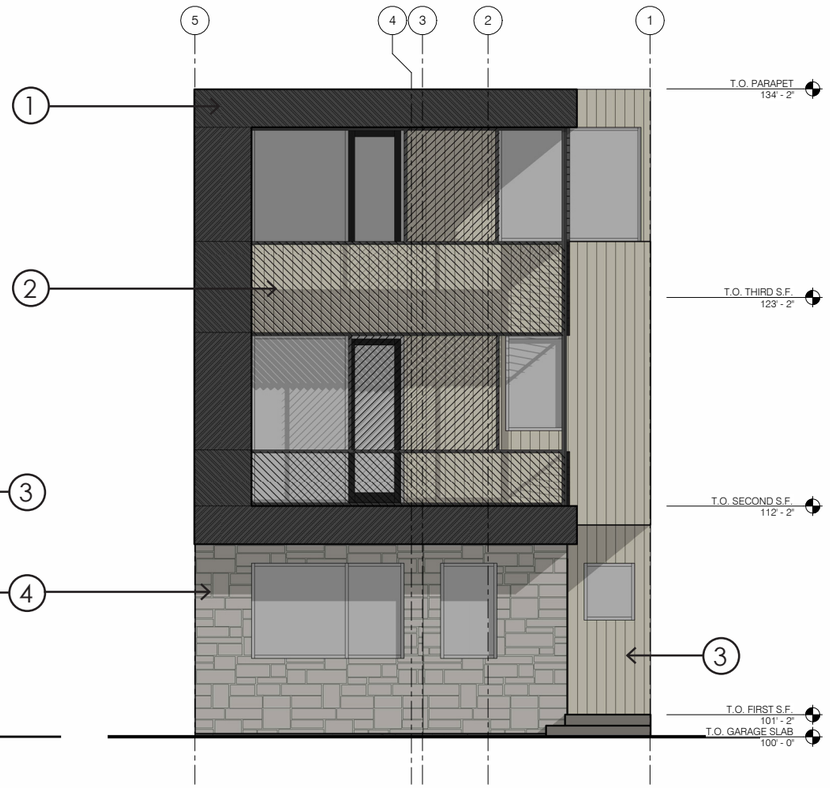
MARQUIS GROUP

PLANS



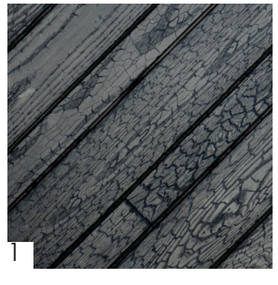
MARKET UNIT B - SOUTH ELEVATION



MARKET UNIT B - NORTH ELEVATION

MATERIAL SCHEDULE:

1	CHARRED WOOD SIDING
2	METAL SCREEN ELEMENT
3	VERTICAL WOOD SIDING
4	NATURAL STONE
5	STANDING SEAM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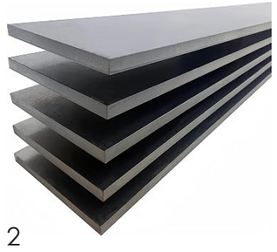
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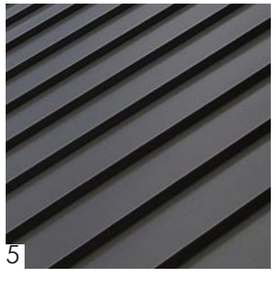
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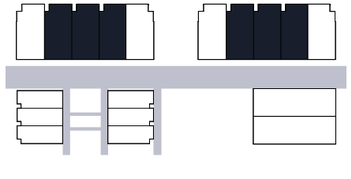
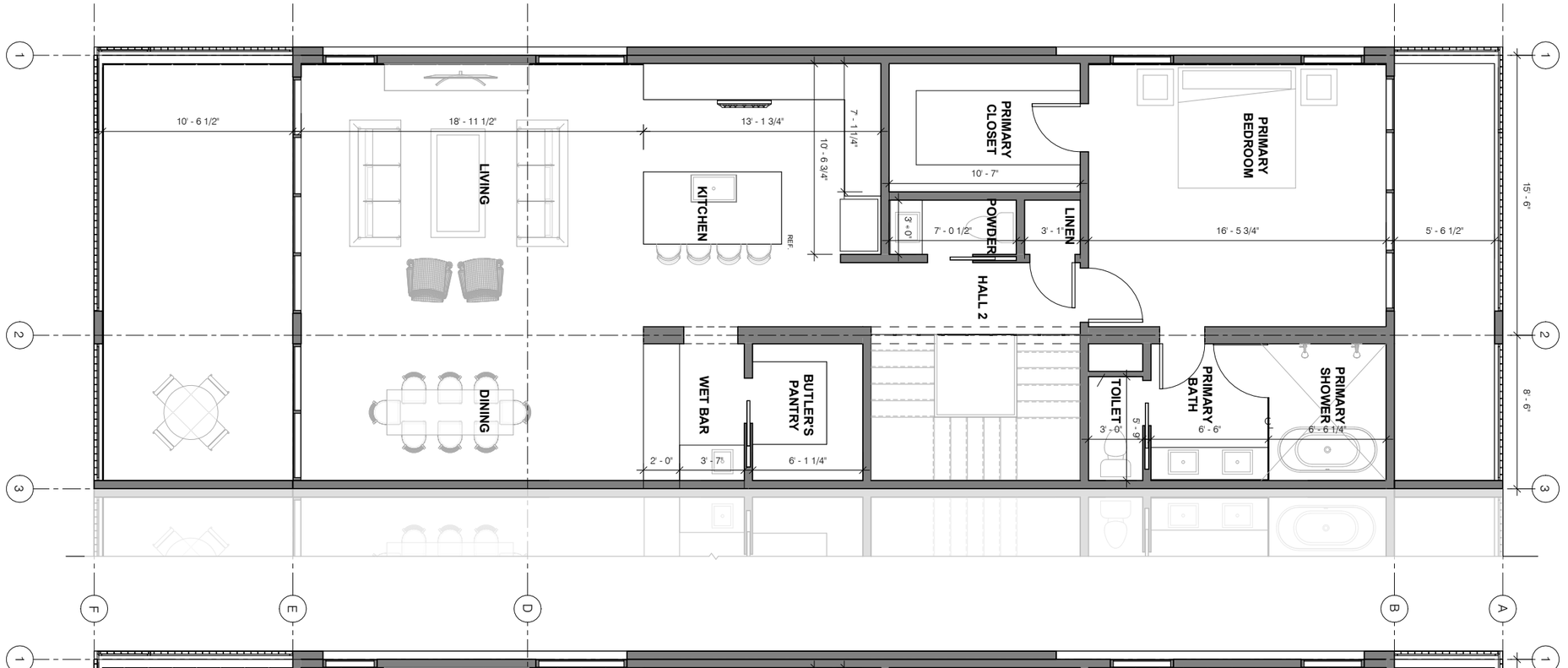
5 10 20

MARQUIS GROUP



ELEVATIONS

MARKET UNIT C - SECOND FLOOR



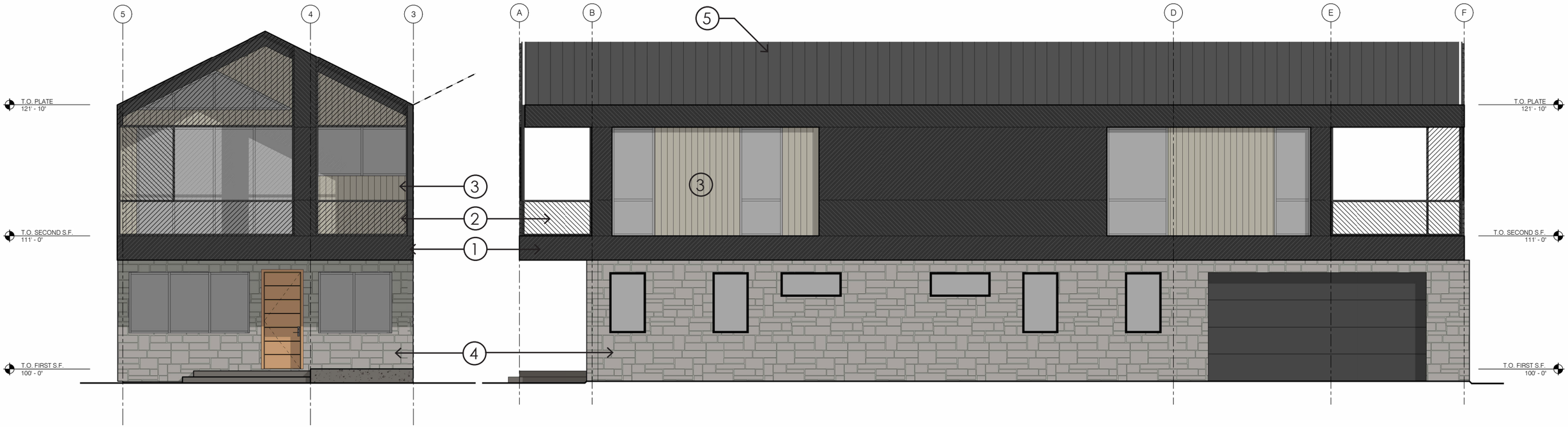
MARKET UNIT C - FIRST FLOOR

5 10 30

1
2
3
F
E
D
B
A
10' - 6 1/2"
18' - 11 1/2"
13' - 1 3/4"
7' - 1 1/4"
10' - 6 3/4"
15' - 6"
8' - 6"
LIVING
KITCHEN
REF.
PRIMARY CLOSET
10' - 7"
PRIMARY BEDROOM
POWDER
3' - 0"
7' - 0 1/2"
LINEN
3' - 1"
16' - 5 3/4"
5' - 6 1/2"
HALL 2
DINING
WET BAR
2' - 0"
3' - 7"
BUTLER'S PANTRY
6' - 1 1/4"
TOILET
3' - 0"
5' - 9"
PRIMARY BATH
6' - 6"
PRIMARY SHOWER
6' - 6 1/4"

MARQUIS GROUP

PLANS

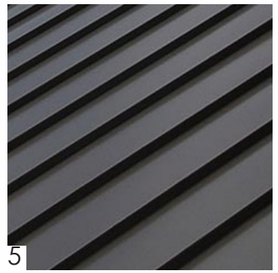


MARKET UNIT C - EAST ELEVATION

MARKET UNIT C - NORTH/SOUTH ELEVATION

MATERIAL SCHEDULE:

1	CHARRED WOOD SIDING
2	METAL SCREEN ELEMENT
3	VERTICAL WOOD SIDING
4	NATURAL STONE
5	STANDING SEAM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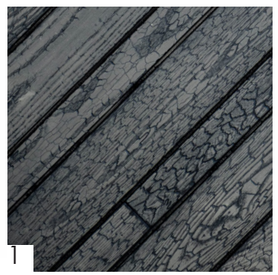
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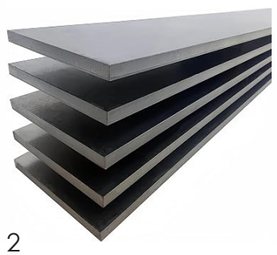
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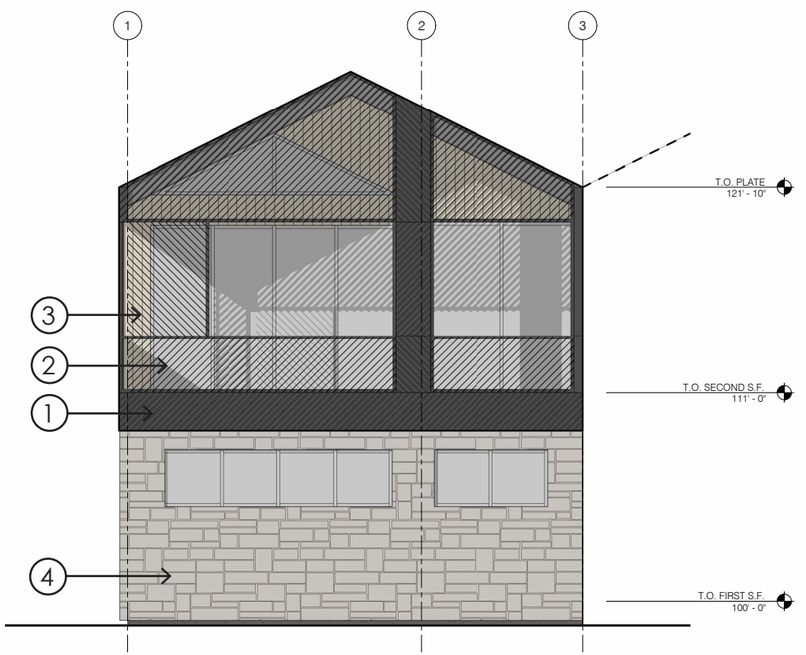
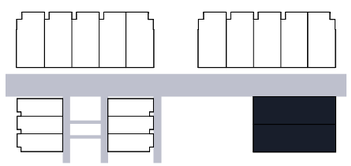
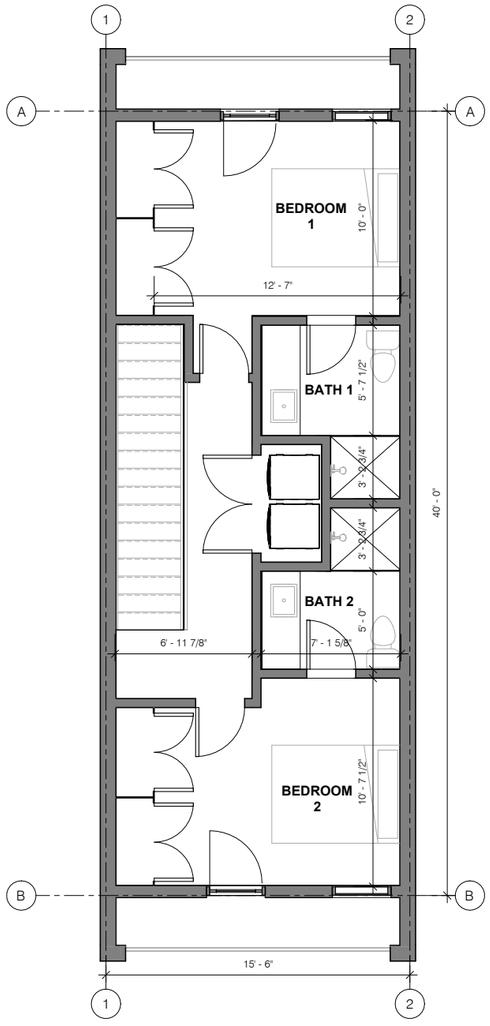


MARKET UNIT C - WEST ELEVATION

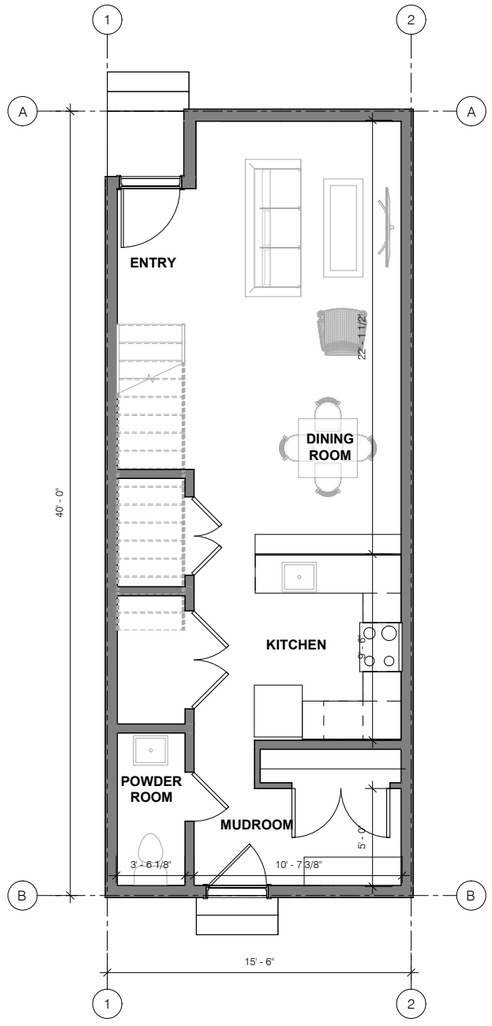
MARQUIS GROUP



ELEVATIONS

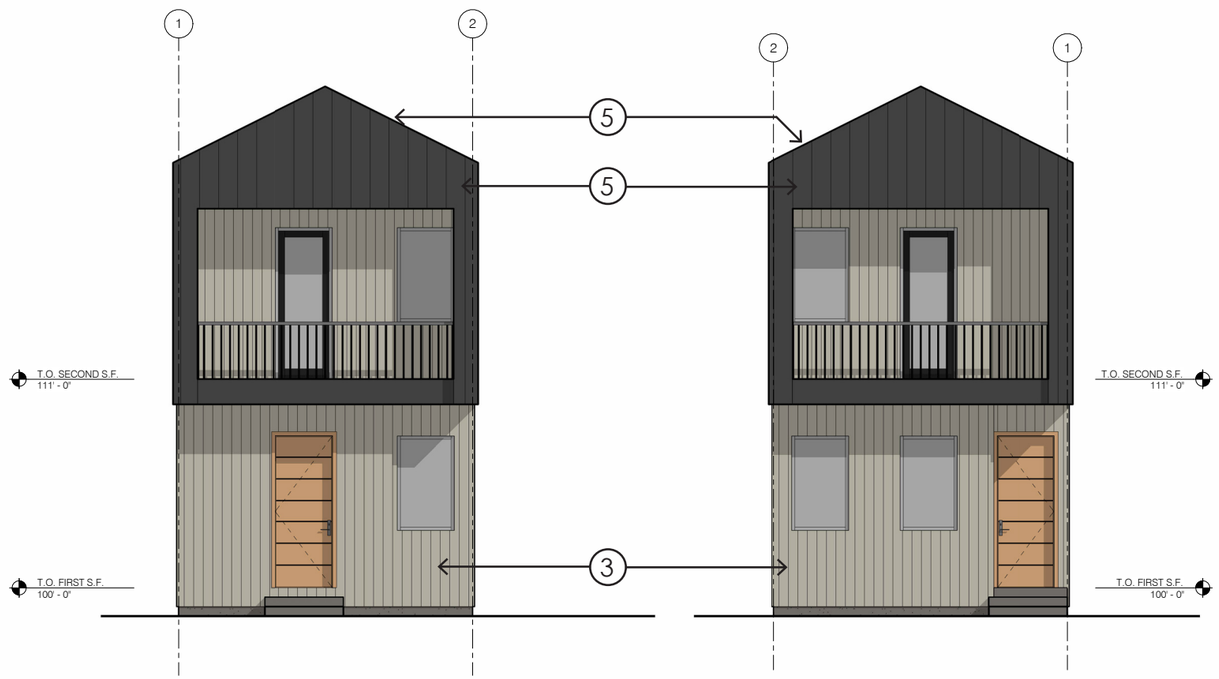


UNIT WORKFORCE - SECOND FLOOR



UNIT WORKFORCE - FIRST FLOOR

5 10 30

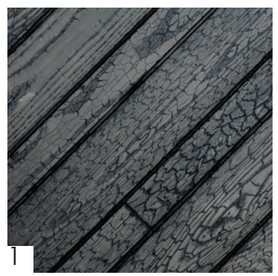


WORKFORCE UNIT - REAR ELEVATION

WORKFORCE UNIT - FRONT ELEVATION

MATERIAL SCHEDULE:

1	CHARRED WOOD SIDING
2	METAL SCREEN ELEMENT
3	VERTICAL WOOD SIDING
4	NATURAL STONE
5	STANDING SEAM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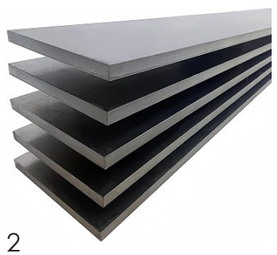
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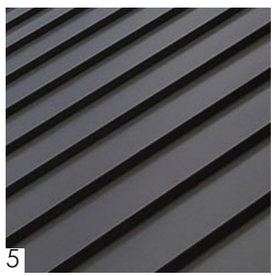
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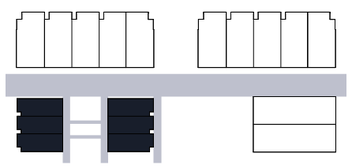
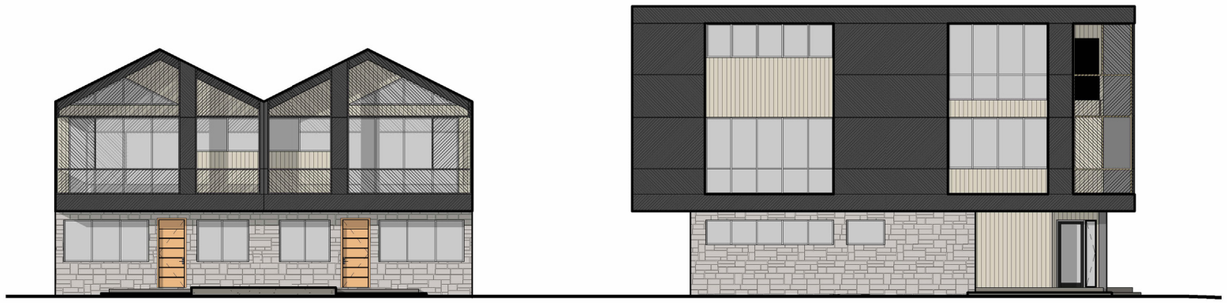
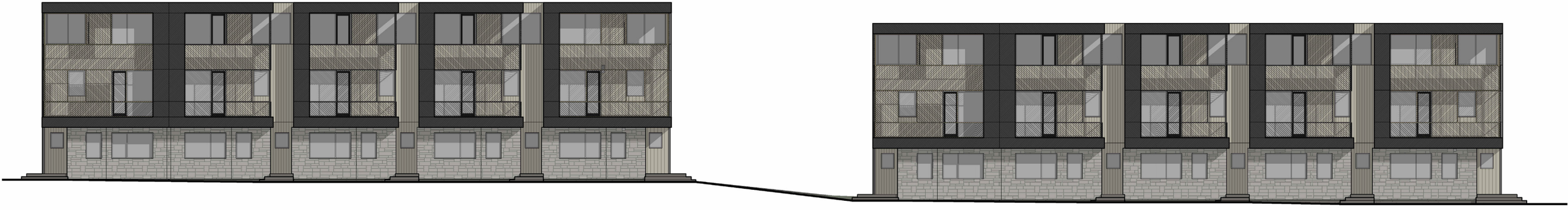
MARQUIS GROUP



ELEVATIONS



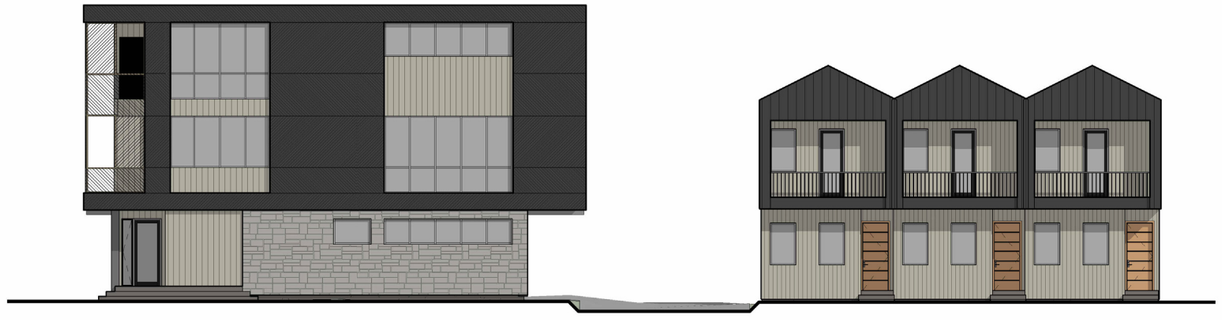
S GLENWOOD ST. - STREET ELEVATION



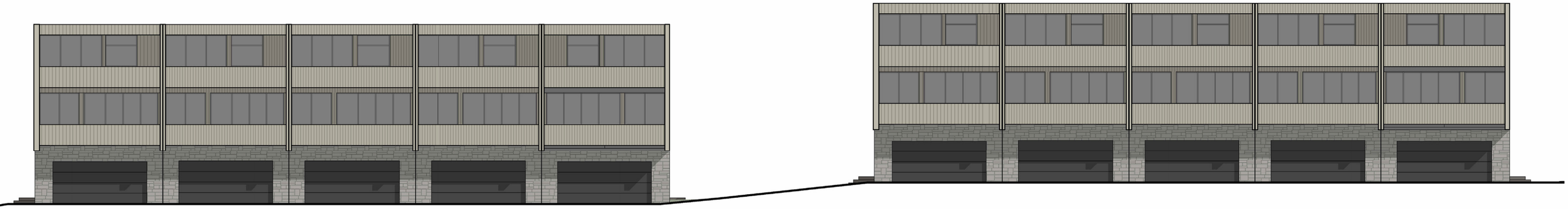
W KELLY AVE. - STREET ELEVATION

MARQUIS GROUP

ELEVATIONS



S MILLWARD ST. - STREET ELEVATION



INTERNAL DRIVEWAY - STREET ELEVATION

MARQUIS GROUP

ELEVATIONS

MARQUIS GROUP

3-D VIEWS KEY PLAN

MARQUIS GROUP

Kelly and Millward

MARQUIS GROUP

Kelly and Glenwood

4

MARQUIS GROUP

Glenwood Looking NW

5

MARQUIS GROUP

Interior Drive Looking E

MARQUIS GROUP

Interior Drive Looking SE

STAFF REPORT

Meeting Date:	September 9, 2026	**Meeting Title:**	Regular Design Review Committee Meeting
Applicant:	Brad Wagstaff	**Presenter:**	Tyler Valentine
Agenda Item:	North Cache Hotel & Mixed-Use development within five buildings along North Cache Street at the 11 properties listed below (P26-155)	**Recommendation:**	Final Design Review

Purpose and Policy Considerations.
A recommendation by the Design Review Committee (DRC) is required for development in the Commercial Residential-2 (CR-2) zoning district.

Project Location.
The project is located at the following 11 properties:

- 325, 335, 345, 355, & 375 North Cache Street
- 45 & 65 Mercill Avenue
- 330, 350, 360, & 370 North Glenwood Street

Background.
On June 16, 2025, the Town Council approved, with conditions, a Sketch Plan for an approximately 190,000 sf (total habitable) hotel and mixed-use development across the 11 properties listed above. As part of the Sketch Plan review, the DRC considered the conceptual project on three occasions and, on March 12, 2025, ultimately recommended approval to the Town Council as presented.

With the Development Plan now submitted, one of the DRC's primary roles, in addition to evaluating the project against the Design Guidelines, is to determine whether the proposal remains consistent with the approved Sketch Plan. To assist with this review, staff note that a primary theme throughout the Sketch Plan design review process was the need to balance the individual architectural character of each building with a cohesive design across the overall complex. This theme was reflected in several DRC comments encouraging further study of the project's rhythm and the simplification of its design and material palette to create a more cohesive and less visually chaotic development.

Staff notes that no major site or architectural changes have been made since Sketch Plan approval. The applicant has made several minor site and architectural modifications, which are described in greater detail in the applicant's submittal narrative. The primary programming changes since the Sketch Plan are summarized below:

- **Hotel keys:** Reduced from 109 to 82.
- **On-site residential units:** Reduced from 33 to 31 units.
- **2:1 Bonus workforce units:** All workforce-restricted units are now proposed off-site at The Loop, consisting of 12 affordable units and 62 workforce units for a total of 74 units.
- **Underground parking:** Consolidated on the West site within a two-level underground parking garage.
- **Restaurant/Retail:** Relocated restaurant from the second level of Building D to the ground level of Building E facing North Cache Street. Introduced retail space on the ground level of Building E facing Mercil Avenue.
- **On-site parking:** Increased from 155 to 178 spaces.
- **Total gross floor area:** Increased from approximately 250,691 square feet to approximately 305,000 square feet.
- **Total habitable conditioned space:** Increased from approximately 190,339 square feet to approximately 216,137 square feet.
- **Above-grade floor area:** Increased from approximately 172,590 square feet to approximately 179,050 square feet.

Project Summary.
<u>Site Information</u>

The entire subject property is within the CR-2 zoning district and Lodging Overlay. As proposed, the development utilizes 11 properties (2.46 acres, or 107,121 sf total land area, or roughly fourteen (14) 7,500 sf town lots) within a downtown block surrounded by four streets: North Cache Street to the east, Mercill Avenue to the south, North Glenwood Street to the west, and Perry Street to the north. The only two properties in this block that are not part of this development are 390 North Glenwood Street (Cache Creek Motel) and 315 North Cache Street (restored service station). This downtown block is bifurcated by a 20-foot x 500-foot alley that runs north/south down the middle, providing a connection between Perry Street to the north and Mercill Avenue to the south.

Project Information

The applicant is requesting final DRC review and a recommendation for a new mixed-use hotel and condominium development consisting of five buildings with underground parking. The project is divided into two development sites separated by an alley: the "East" site along North Cache Street and the "West" site along North Glenwood Street. The East site includes four hotel and mixed-use buildings—Buildings B, C, D, and E—each less than 35,000 square feet, with basement amenity spaces. The West site includes Building A, a 100% residential building (2:1 Bonus market units) with two levels of basement parking. All five buildings are proposed to be three stories and 42 feet in height.

On-site, the overall development includes 82 hotel rooms, 31 market-rate long-term residential units utilizing the 2:1 Bonus, 178 parking spaces, a spa and fitness center, conference space, a bar, restaurant, and two rooftop decks. The project includes approximately 305,000 square feet of total gross floor area, consisting of approximately 179,050 square feet above grade and 125,498 square feet below grade. Of the total gross floor area, approximately 216,137 square feet is habitable, conditioned space.

Off-site at The Loop apartment complex, the applicant proposes to satisfy 100% of its required housing mitigation for the hotel (two affordable deed-restricted units) and for the 2:1 Bonus (12 affordable units and 62 workforce units) for a total of 76 deed-restricted units.

Regarding access, the applicant proposes to utilize the existing alley connecting Perry Street and Mercill Avenue, together with a new driveway from North Glenwood Street, as the three primary vehicular access points to the development. The main hotel guest lobby is located approximately midway along the alley, at the intersection with the new Glenwood Street driveway. The lobby includes a large circular porte-cochère designed to accommodate guest pick-up and drop-off, with valet parking services provided at this location.

Additional information regarding the project, including the application materials, project narrative, LDR compliance summary, renderings, architectural elevations, and material palette is included as attachments to this staff report.

Land Development Regulations (LDR) Compliance.

Staff have conducted an initial, non-exhaustive review of LDR compliance. Key elements relevant to the DRC review, such as height, floor area ratio (FAR), setbacks, and landscaping, generally meet CR-2 zone requirements.

Public Space

The applicant proposes locating the restaurant and bar at street level in Buildings D and E, with pedestrian access from North Cache Street and the alley. The applicant states these spaces will provide public-facing amenities for guests, residents, and the community. The applicant also proposes pedestrian connections from North Cache Street, Mercill and Perry Streets, and Glenwood Street, while maintaining public access to the alley and improving it for pedestrian and vehicle use. Parking is proposed within a two-story structure accessed from the alley, which the applicant states will help screen parking, utilities, and trash facilities from public spaces.

Composition

The applicant proposes dividing the Project into five buildings, each with distinct architectural features, roof forms, and breaks in massing. The applicant states that this approach is intended to create the proportion and rhythm described in the Design Guidelines. The applicant further states that, while each building has its own architectural character, common

materials and detailing will provide cohesion across the Project and create the variety in building form, shape, and rooflines envisioned by the Town's "sawtooth" profile objective.

Massing

The applicant states that the buildings incorporate additive and subtractive volumes, including push/pull articulation, varied roof heights, and stepbacks, to reduce perceived bulk and mitigate impacts on adjoining properties. The applicant identifies the Building Heights (A.212) and Site Section (A.301–A.302) sheets as illustrating these design elements. Further, by dividing the Project into five buildings, separated by the alley and pedestrian connections, the applicant states this will reduce continuous massing along North Cache and Glenwood Streets and create a more comfortable, human-scaled pedestrian experience.

Street Wall

The applicant proposes to define the public realm along North Cache Street and Glenwood Street through consistent building frontage, entries, and landscaping. The applicant states that the alley and pedestrian connections will provide intentional breaks in the street wall while enhancing the pedestrian experience. No curb cuts or vehicular access are proposed from North Cache Street; the four existing curb cuts would be removed, with garage access relocated to the alley. The applicant further proposes substantial landscaping between the buildings and sidewalks along both North Cache and Glenwood Streets.

Materials

The applicant proposes a modern mountain-rustic material palette intended to complement the Town. Proposed materials include cedar and reclaimed wood siding, stone veneer, board-form concrete, bronze and wood fascia, metal panels and standing-seam metal roofing, a vegetated roof, steel railings, and dark bronze window frames. The applicant provides the detailed materials palette for each building elevation on Sheets A.200–A.202.

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.

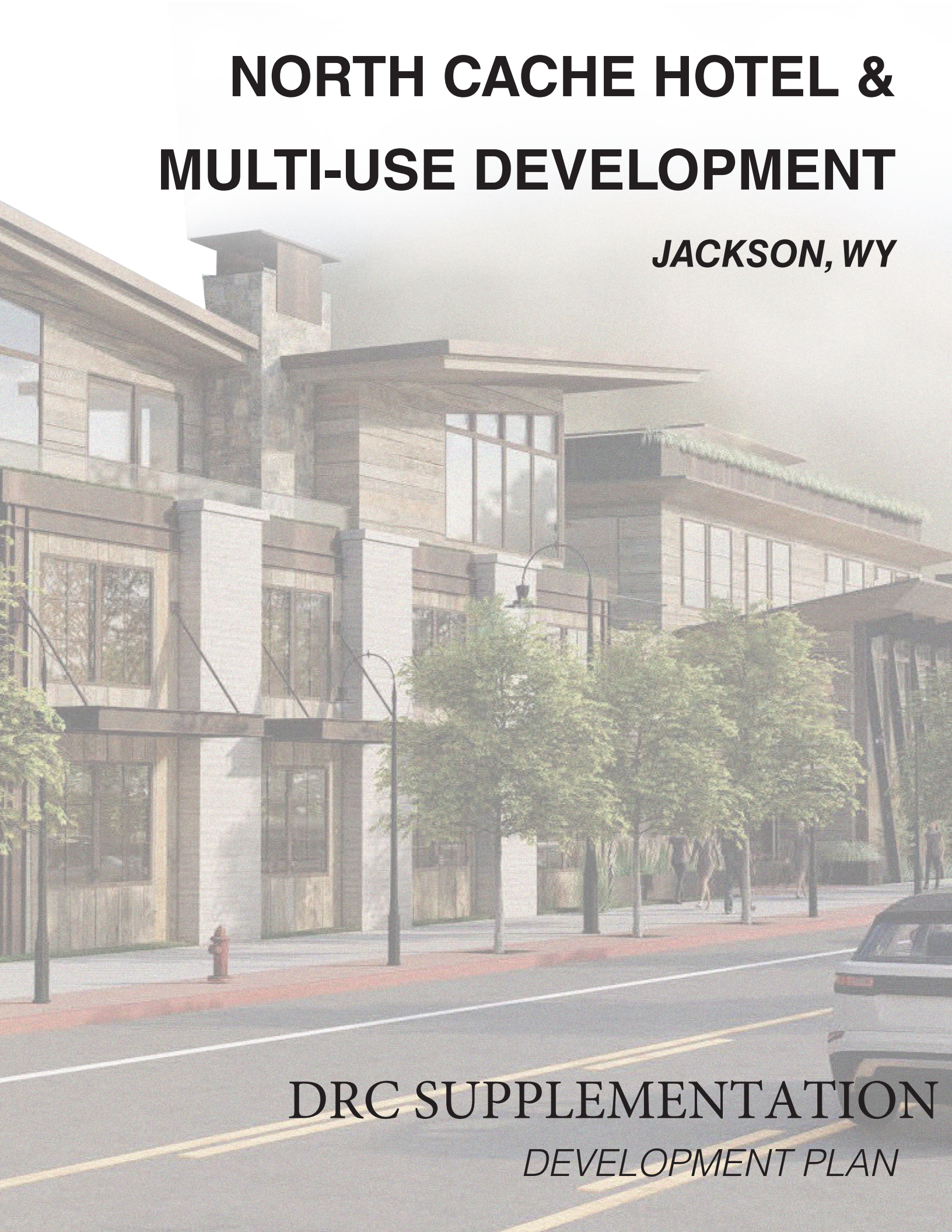
E. Materials

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.

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

JACKSON, WY



DRC SUPPLEMENTATION

DEVELOPMENT PLAN

MOGUL CAPITAL

August 28th, 2026

Tyler Valentine
Senior Planner, Jackson Planning Department
P.O. Box 1687
Jackson, WY 83001

Design Review Committee – Additional Information

Dear Tyler,

Thank you for your assistance in reviewing and preparing the DRC package for the September 9th meeting. Applicant is in receipt of the request for additional information, including a summary of the architectural changes and adjacent context elevations and renderings. Applicant has addressed those items herein, and we look forward to moving the application forward and discussing the Project with Design Review Committee.

The project vision and overall architectural approach remain fundamentally unchanged. However, in response to feedback received from the Town during the Sketch Plan process, we have made several targeted refinements to the building designs, programming, and associated architecture. These modifications strengthen the project while maintaining its core character and intent. The changes detailed below address specific concerns and improve the relationship between the development and the surrounding community.

Site/Landscape Changes

The delivery area has been relocated from the southwest side of the alley to the northeast in order to meet requests heard during the Sketch Plan review.

The vehicle ramp has been removed from the east side of the Project, as all parking was relocated to the West in order to accommodate requests heard during Sketch Plan and an operationally sufficient number of parking stalls..

On Building A, on-grade patios have been added to the ground floor residential units on the Northwest side along Glenwood and the southeast side along the alley. The circular planter between Building C and D has been replaced with a lightwell for the subgrade spa, which now includes an art installation.

Patios and walkways have been adjusted to accommodate programmatic changes, including the restaurant in Building E and the spa entrance in Building C.

Architectural Changes

Overall Material Changes
All structures now use consistent materials: stone veneer and board-formed concrete. All wood siding is proposed as reclaimed material in both vertical and horizontal applications. Metal panels have been specified as Bronze ACM panels.

Building A
Wall and roof locations have been adjusted to align with the current floor plan design. Additional rooftop access points have been added, and further massing articulation has been applied to the alley side.

Building B
One corner has been adjusted due to the proposed utility rerouting and associated existing easements. The window bump-out proportions have been adjusted, and the fascia has been changed from square to tapered. Metal box elements have been added to the second story.

Building C
Window proportions on the first two levels have been modified, and third-level windows have been resized and adjusted in quantity. The stair tower has been relocated, and the spa entry has been added to the main level. The massing on the alley side has been adjusted to emphasize horizontal aspects.

Building D
Massing has been updated based on current programming. Windows have been changed to match the style of other buildings in the development. Stair tower locations and rooftop access points have been adjusted, and the entry elevation and porte cochere have been refined.

Building E
A restaurant has been added to Level 1 per the request to further activate the pedestrian realm, requiring larger windows for the program. Stair tower locations have been adjusted accordingly. Further massing articulation has been added to the alley side of the building.

In addition, Planning has requested detail regarding how the Project interacts with the surrounding streetscape and sidewalks. The Project is proposed to greatly enhance the pedestrian experience, including activated sidewalks that utilize trees in grates. In addition, sidewalks have been proposed in the alley, to provide additional pedestrian friendly connectivity throughout the Project and for public utilization. The landscape plan, which is enclosed in the DRC submittal, includes additional detail regarding the plans for the sidewalks and the surrounding landscaping.

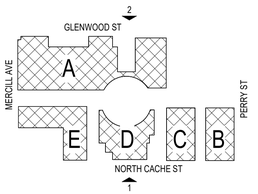
Sincerely,

Brad Wagstaff
Chief Executive Officer

2 - SITE ELEVATION FROM GLENWOOD ST

1 - SITE ELEVATION FROM NORTH CACHE STREET

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

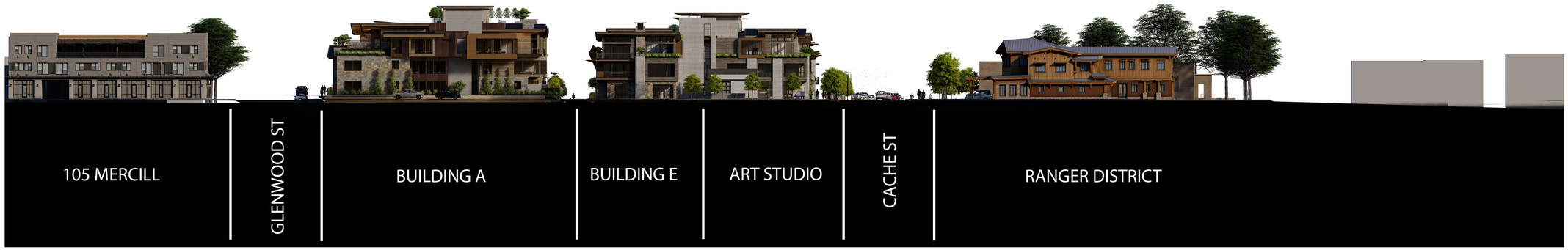
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
CONTEXT ELEVATION RENDERINGS

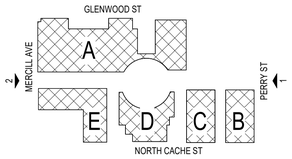
SHEET NUMBER
A.507



2 - SITE ELEVATION FROM MERCILL AVE

1 - SITE ELEVATION FROM PERRY STREET

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

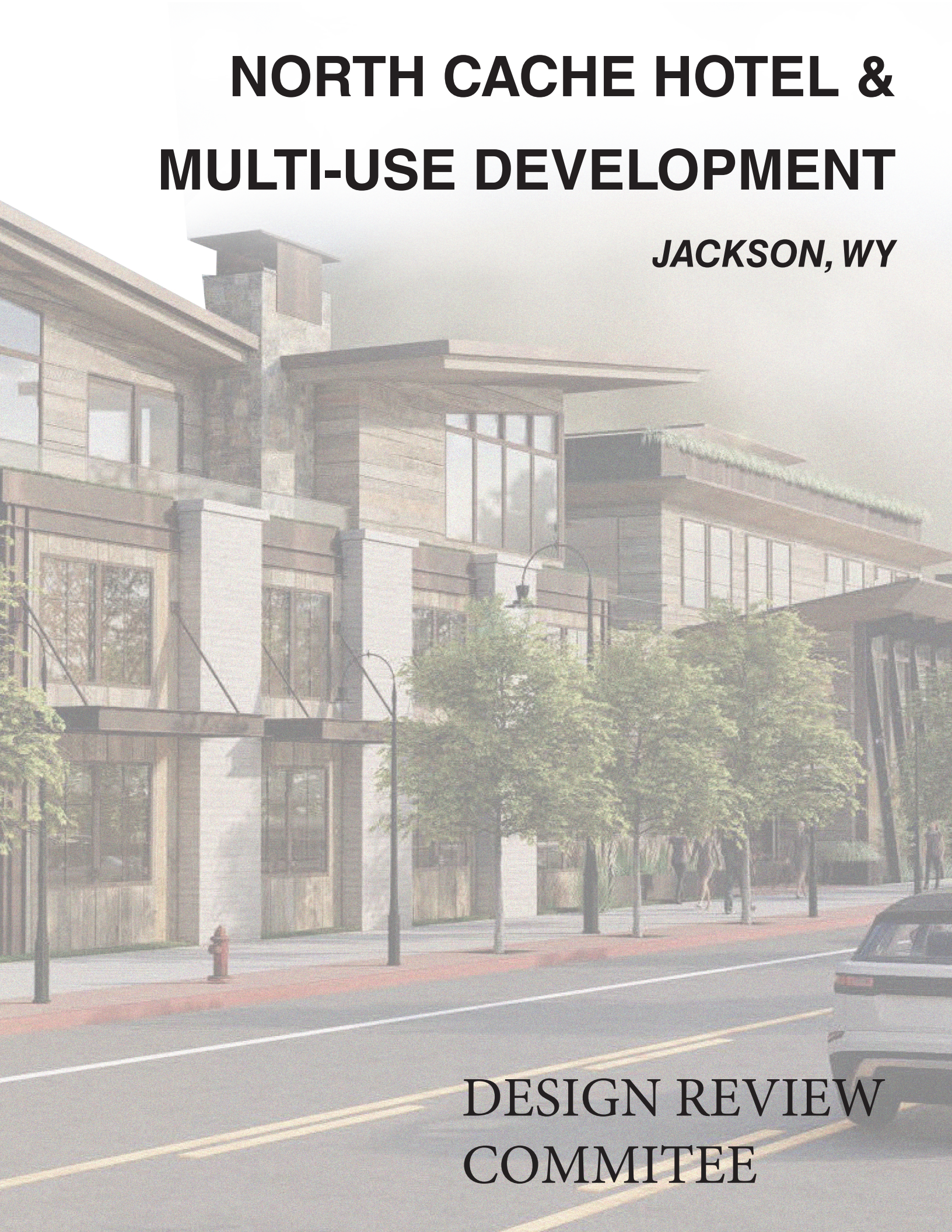
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
CONTEXT ELEVATION RENDERINGS

SHEET NUMBER
A.508

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

JACKSON, WY



DESIGN REVIEW COMMITEE

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: North Cache Hotel/Multi Use Development

Physical Address: 350 N Cache Street

Lot, Subdivision:

PIDN: Multiple - Detail Enclosed.

PROPERTY OWNER

Name: Mogul Hospitality Partners - Jackson, LLC

Mailing Address: PO Box 998 Midway, UT

ZIP: 84049

E-mail: brentl@mogulcapital.com

Phone: 435-709 -1004

APPLICANT/REPRESENTATIVE

Name: Mogul Hospitality Partners - Jackson, LLC

Mailing Address: PO Box 998 Midway, UT

ZIP: 84049

E-mail: brentl@mogulcapital.com

Phone: 435-709-1004

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

Brad Wagstaff

Signature of Property Owner or Authorized Representative

August 5, 2026

Title

Brad Wagstaff

Name Printed

CEO

Date

Submittal Checklist
Design Review Committee (DRC)

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

All DRC submittals must include the following required items:

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

☑ **Application**: Signed application and notarized Letter of Authorization.

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

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

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

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

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

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

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

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

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

☑ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.

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

☑ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.

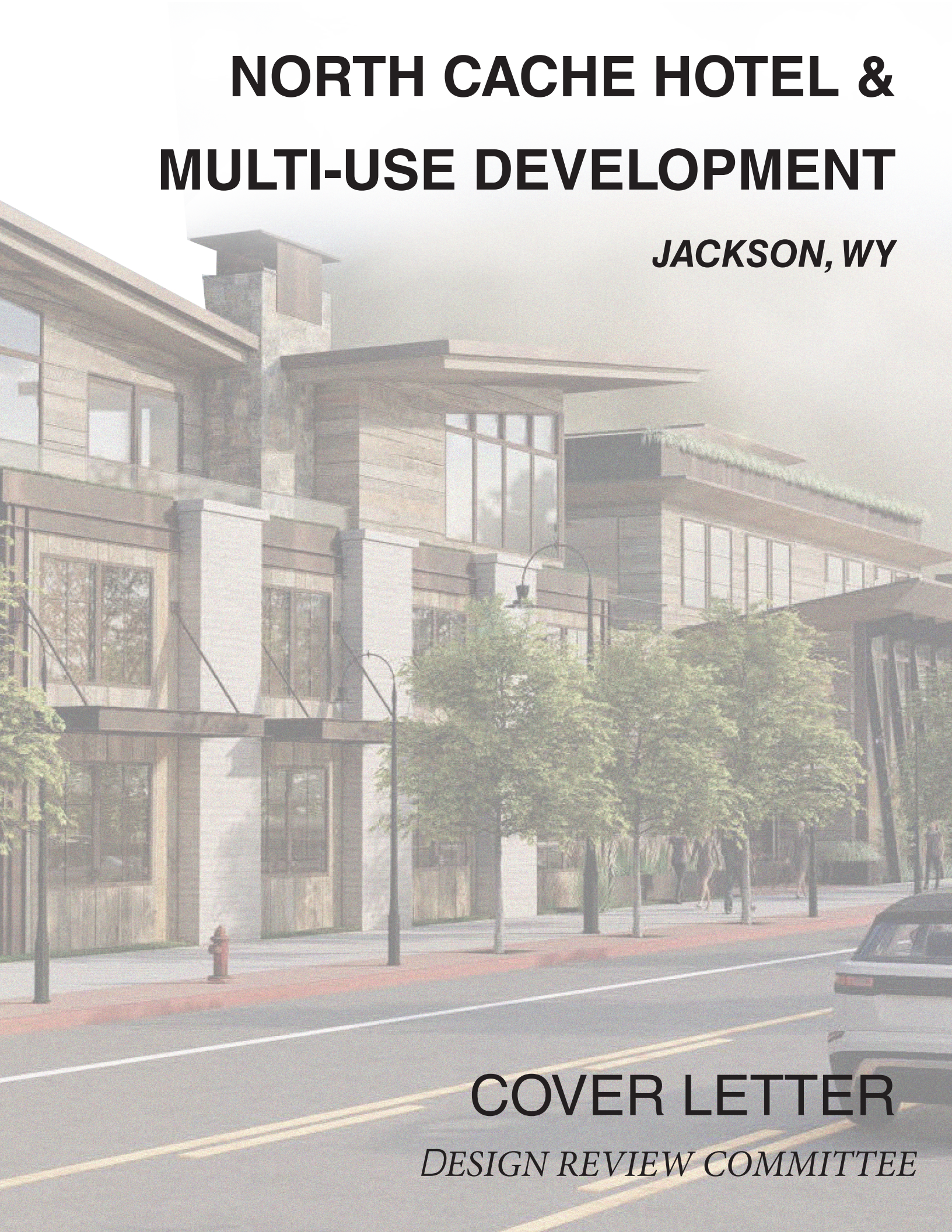
☑ **Landscape Plan**: Must show all proposed landscape areas and the size and type of all proposed vegetation.

☑ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.

☑ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the DRC meeting.

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

JACKSON, WY



COVER LETTER

DESIGN REVIEW COMMITTEE

MOGUL CAPITAL

August 7, 2026

Paul Anthony
Planning Director, Jackson Planning Department
P.O. Box 1687
Jackson, WY 83001

RE: Design Review Committee – North Cache Hotel & Multi-Use Development

Dear Paul,

Please accept this Design Review Committee ("DRC") submittal for 325–375 North Cache Street, 45 & 65 Mercill Avenue, and 330–370 North Glenwood Street (the "Project"). Mogul Capital ("Mogul", "Applicant") has thoughtfully addressed the conditions placed on the Sketch Plan Approval issued on June 16, 2025 (Project No. P24-170), as well as implemented certain changes to the Project to address feedback from Council Members, the Planning Commission, and the Design Review Committee. Mogul looks forward to finalizing the Project through the Development Plan process and continuing productive conversations with the Design Review Committee on September 9th, 2026.

Consistent with Sketch Plan approval, the Project is planned to include a mix of hotel and market rate residential uses, with amenities to serve both Project guests and the community. The amenities at the Project include a full-service restaurant, bar, spa, conference/meeting space, and fitness space. The rooftops are also programmed with hot tub/pool gathering spaces to serve Project guests. As approved during the Sketch Plan process, the Project proposal includes five individual buildings, all of which abide by moratorium restrictions on commercial development under which the Project was vested, which capped the size of commercial buildings at 35k square feet. The Project is programmed around a central drop off and loading zone, which is accessed primarily from Glenwood Street.

The Project is designed using a modern mountain-rustic architectural language that reflects the character of the Town of Jackson while introducing creative, contemporary detailing. In developing the design, the Applicant's architectural team studied a range of comparable buildings in Jackson and Teton Village, including the Grand Teton Visitor Center, Cloudveil Hotel, Center for the Arts, Hotel Jackson, Gravity Haus, the Four Seasons, and the Teton County Children's Learning Center. Consistent with the Vision Statement of the Town Design Guidelines, the Project transforms a block of largely vacant parcels and aging infrastructure into a pedestrian-oriented, human-scaled development that breaks a single large program into five distinct buildings – each with its own massing, roofline, and material palette – to reduce apparent bulk, animate the streetscape, and create a welcoming gateway at the north end of Town.

At the request of DRC, Planning Commission, and Town Council, and in response to the conditions placed on the Project through the Sketch Plan approval, Mogul has made certain changes to the plans while maintaining consistency with the Sketch Plan. These changes are detailed below:

- **Hotel Key Count:** During the Sketch Plan phase, Mogul heard concerns from the Town regarding the number of hotel rooms and suites. The Sketch Plan approved 109 total hotel keys (rooms and suites). While not required by the LDRs, Mogul has continued to downsize the Project with respect to key count, and the current plans include 82 hotel keys.

- **2:1 Bonus Offsite Transfer**: As part of the Sketch Plan approval, Condition 18 allowed Mogul to transfer the required workforce housing square footage generated by the 2:1 bonus from the Project to The Loop Apartments on South Park Loop Road in exchange for applying the more restrictive affordable housing deed restrictions under LDR 6.3.4.2 to 25% of the transferred square footage. Consistent with that approval, the Project retains the additional residential floor area authorized through the 2:1 bonus, while corresponding workforce and affordable housing obligations are satisfied at the Loop.

- **Residential Unit Count**: As the project has advanced, Mogul has refined the residential unit mix. As a result of those design refinements, the total number of residential units has been adjusted from 33 to 31 units.

- **Project Activation:** As part of Condition 19, the Town directed the Applicant to explore options to increase the mix of uses along the Street and Alley Frontages to engage and activate the public realm more fully. Although the LDRs do not require a particular mix of uses along these frontages or provide a basis to require the changes described below, Mogul nevertheless responded to the Town Council's request and voluntarily expanded and redistributed the Project's mix of uses. Mogul relocated the restaurant from a second-story location in Building D, to a ground-floor space in Building E. The restaurant now allows for pedestrian access from North Cache and from the alleyway, which will draw in additional patrons from the surrounding area and create greater activity along both frontages than the previously proposed second story location. In addition, the bar has been relocated from a second story space in Building D to a ground floor space in Building D, which can be accessed directly from the sidewalk along North Cache. Mogul has also refined the plans to further activate the alley and make it more pedestrian friendly through the addition of three flex spaces, sidewalks, and landscaping buffers. The flex spaces are currently programmed to provide a retail bay, or a hotel suite and are being mitigated for housing and parking purposes by using the higher intensity use requirements (retail rather than lodging) to ensure full compliance and future flexibility based on future tenant demand. These changes are incorporated into the architectural plans and demonstrate Mogul's voluntary efforts to respond constructively to the Town Council's requests despite the applicable requirements of the LDRs.

- **Parking:** As a result of the Town's desire to see additional activation within the project (as detailed above) and Mogul's willingness to accommodate these suggestions, additional

parking requirements were generated for the Project. By bringing the restaurant and bar to the ground floor and adding flex spaces, the outlets are expected to generate more visits by patrons from outside the Project. To provide both sufficient LDR required parking and the parking Mogul deems necessary to operate the outlets and Project, Mogul has increased its overall parking supply, and all Project parking has been relocated to the west side of the Project in a two-story parking structure. This adjustment accommodates the Town's requested additional activation adjustments but will also reduce the garage entry points on the alley from two entrances to one. Additional information on the parking structure, construction methodology, and parking management plan is detailed herein.

- **Contamination:** Mogul's Sketch Plan application addressed the existing benzene plume using a "build over it" approach, leaving the contamination in the soil. After hearing concerns regarding this approach from the Town, Mogul worked closely with highly qualified environmental consultants and the WDEQ to A) conduct extensive testing to determine the exact location and depth of the plume, and B) develop a plan to remove and remediate as much of the contamination as reasonably feasible during the construction. The plan has been reviewed by qualified environmental consultants and the WDEQ. Additional information on the remediation approach is detailed herein. While not required, Mogul has elected to voluntarily address the contamination as reasonably feasible. Addressing the contamination, as requested by the Town requires additional excavation beyond the 'build over it' approach. Consequently, subterranean space beneath Buildings B and C have been reprogrammed.

Mogul has worked closely with qualified environmental consultants, groundwater experts, and the WDEQ to determine the appropriate methodology to address groundwater encountered during construction. The Project incorporates a planned "bathtub" approach using Deep Soil Mixed (DSM) walls combined with a jet-grouted and soil mixed "seal" slab to create a "bathtub" that limits groundwater from entering the site and limits contamination and groundwater from leaving it. This approach significantly reduces the amount of construction dewatering required compared to a typical open foundation system. Trihydro, Mogul's Environmental Consultant, has generated a thorough environmental protection and construction management plan, which is detailed herein. WDEQ and AECOM are generating an independent remedial action plan ("RAP"), which is anticipated to concur with Mogul's plans to address the contamination. When the WDEQ and AECOM release their RAP, Mogul will coordinate with WYDEQ to address any divergence in action plans to the extent possible. Mogul will continue to work with consultants, engineers, and the WDEQ through the Development Plan process, the finalization of construction plans, and construction monitoring.

The Project will generate 76 deed restricted housing units for the Town which would not otherwise be provided, through the combination of the 2:1 off-site transfer and the affordable housing mitigation requirements. Of the 76 units, 14 will be deed restricted as Affordable with a mix of affordability levels. The remaining 62 units will be deed restricted as Workforce. The units will be deed restricted at The Loop, a recently completed multifamily community on South Park Loop Road.

Consistent with the Sketch Plan Approval, Applicant is intending to condominiumize the residential units. In addition, Applicant will finalize the ownership structure of the hotel suites (not traditional hotel units) through the Development Plan process, which at this time are anticipated to also be condominiumized.

Design Elements Narrative

Public Space: The Project's restaurant and bar are now located at grade in Buildings D and E with direct pedestrian access from North Cache Street and the alley, creating public-facing amenity space available to guests, residents, and the community alike – similar in spirit to the Bistro at the Cloudveil Hotel. Pedestrian connections are provided from North Cache Street, both ends of the alley at Mercill and Perry, and Glenwood Street. The alley itself will remain open to public access and be substantially improved for both pedestrian and vehicular use. Parking is consolidated into a two-story structure on the west side of the Project and accessed from the alley, keeping surface parking, utilities, and garbage facilities screened from primary public spaces and the pedestrian realm.

Composition: By dividing the Project into five buildings, each with unique architectural features, roof planes, and massing breaks, the Project is designed to achieve the proportion and rhythm described in the Design Guidelines. Each building reads as its own composition while sharing a common material and detailing language that ties the Project together, consistent with the Town's "sawtooth" profile objective of providing variety in building form, shape, and roofline along the street.

Massing: Each commercial building is held below the 35,000 square-foot commercial size cap and incorporates additive and subtractive volumes – push/pull articulation, varied roof heights, and stepbacks – to reduce perceived bulk and mitigate impacts on adjoining properties, as shown on the Building Heights (A.212) and Site Section (A.301–A.302) sheets. Breaking the Project into five buildings, separated by the alley and pedestrian connections, further reduces the continuous massing along both North Cache and Glenwood Streets and creates a comfortable, human-scaled pedestrian experience.

Street Wall: The Project clearly defines the public realm along North Cache Street and Glenwood Street through consistent building frontage, entries, and landscaping, while the alley and pedestrian connections create intentional breaks in the street wall that enhance rather than detract from the pedestrian experience. No curb cuts or vehicular access points are proposed from North Cache Street; the site's four existing curb cuts will be eliminated, and garage access is relocated to the alley, removing vehicular conflicts from the primary pedestrian frontage. Substantial landscaping is provided between the buildings and the sidewalk along both North Cache and Glenwood Streets.

Materials: The Project's material palette is a modern mountain-rustic blend selected to complement the Town. Primary materials include cedar timber and reclaimed wood siding, stone veneer (full-bed and split-face), boardform concrete, dark bronze and wood fascia, bronze metal panel and standing-seam metal roofing, a vegetated green roof, cold-rolled steel and flat bar railings, and dark bronze window frames. The full materials palette, keyed to each building elevation, is provided on Sheets A.200–A.202.

As the Town is aware, the Project has gone through several iterations of plans and Mogul has listened to feedback from the Town in developing these proposed plans for the Development Plan. The changes demonstrate Mogul's willingness to continue working with the Town and the Community on the Project. Mogul seeks to make this Project a gateway project that will benefit both residents and tourists alike by providing elegant residential housing, lodging, food and beverage, and other active uses.

Mogul Capital looks forward to presenting the enclosed plan set to the Design Review Committee and welcomes the Committee's feedback on the Project's design and materials.

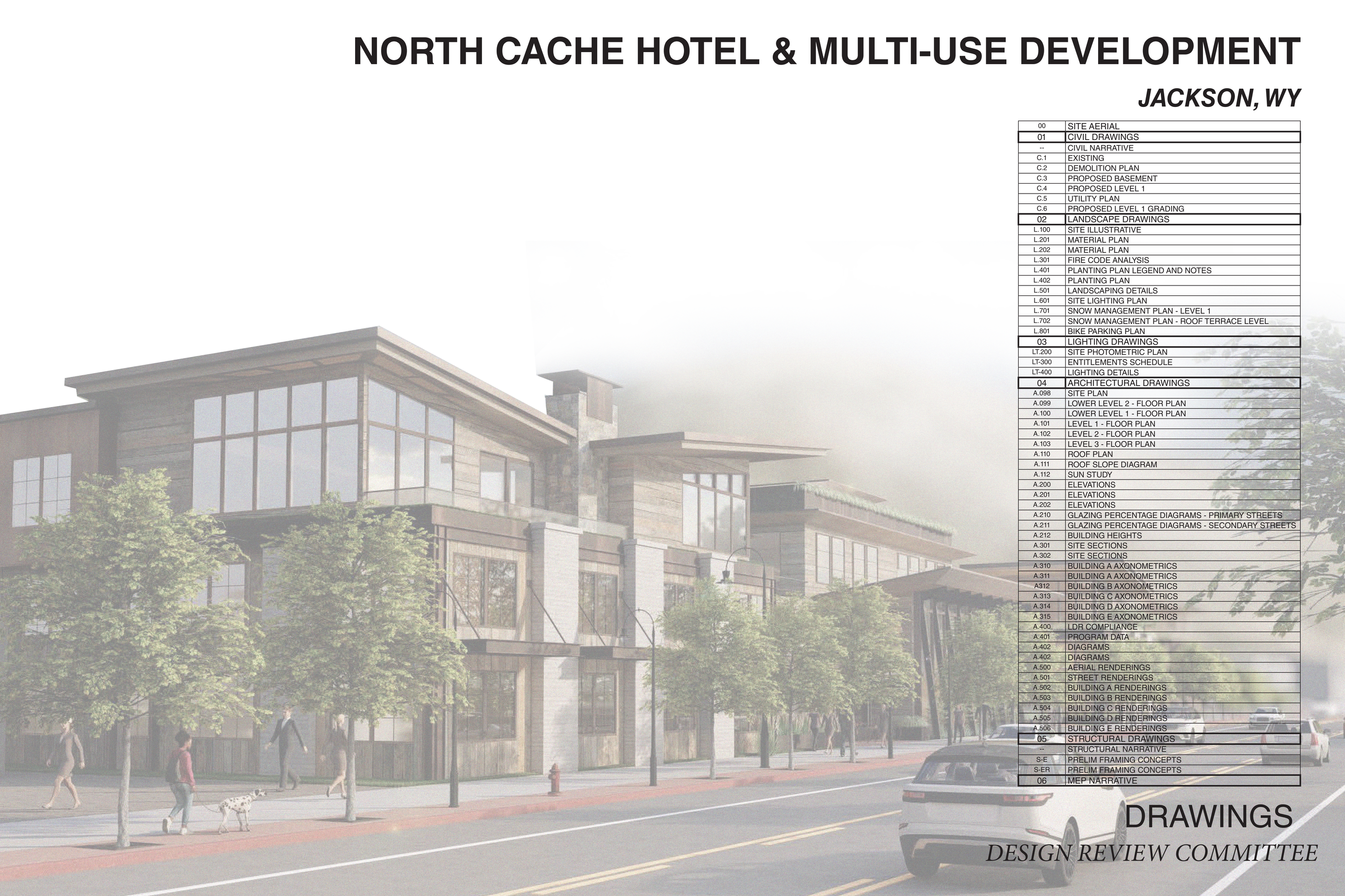
Sincerely,

Brad Wagstaff

Chief Executive Officer

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

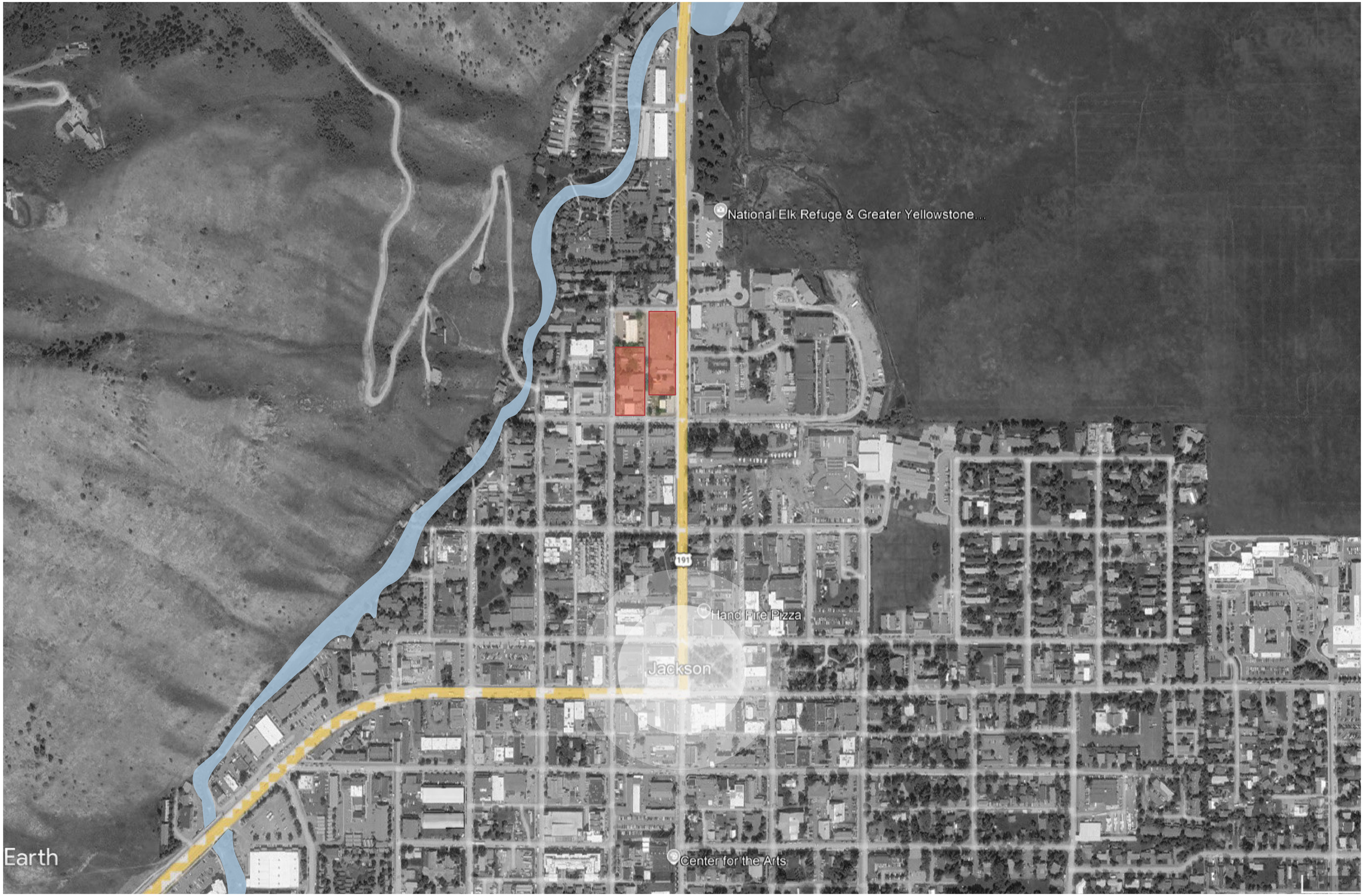
JACKSON, WY



00	SITE AERIAL
01	CIVIL DRAWINGS
--	CIVIL NARRATIVE
C.1	EXISTING
C.2	DEMOLITION PLAN
C.3	PROPOSED BASEMENT
C.4	PROPOSED LEVEL 1
C.5	UTILITY PLAN
C.6	PROPOSED LEVEL 1 GRADING
02	LANDSCAPE DRAWINGS
L.100	SITE ILLUSTRATIVE
L.201	MATERIAL PLAN
L.202	MATERIAL PLAN
L.301	FIRE CODE ANALYSIS
L.401	PLANTING PLAN LEGEND AND NOTES
L.402	PLANTING PLAN
L.501	LANDSCAPING DETAILS
L.601	SITE LIGHTING PLAN
L.701	SNOW MANAGEMENT PLAN - LEVEL 1
L.702	SNOW MANAGEMENT PLAN - ROOF TERRACE LEVEL
L.801	BIKE PARKING PLAN
03	LIGHTING DRAWINGS
LT.200	SITE PHOTOMETRIC PLAN
LT-300	ENTITLEMENTS SCHEDULE
LT-400	LIGHTING DETAILS
04	ARCHITECTURAL DRAWINGS
A.098	SITE PLAN
A.099	LOWER LEVEL 2 - FLOOR PLAN
A.100	LOWER LEVEL 1 - FLOOR PLAN
A.101	LEVEL 1 - FLOOR PLAN
A.102	LEVEL 2 - FLOOR PLAN
A.103	LEVEL 3 - FLOOR PLAN
A.110	ROOF PLAN
A.111	ROOF SLOPE DIAGRAM
A.112	SUN STUDY
A.200	ELEVATIONS
A.201	ELEVATIONS
A.202	ELEVATIONS
A.210	GLAZING PERCENTAGE DIAGRAMS - PRIMARY STREETS
A.211	GLAZING PERCENTAGE DIAGRAMS - SECONDARY STREETS
A.212	BUILDING HEIGHTS
A.301	SITE SECTIONS
A.302	SITE SECTIONS
A.310	BUILDING A AXONOMETRICS
A.311	BUILDING A AXONOMETRICS
A312	BUILDING B AXONOMETRICS
A.313	BUILDING C AXONOMETRICS
A.314	BUILDING D AXONOMETRICS
A.315	BUILDING E AXONOMETRICS
A.400	LDR COMPLIANCE
A.401	PROGRAM DATA
A.402	DIAGRAMS
A.402	DIAGRAMS
A.500	AERIAL RENDERINGS
A.501	STREET RENDERINGS
A.502	BUILDING A RENDERINGS
A.503	BUILDING B RENDERINGS
A.504	BUILDING C RENDERINGS
A.505	BUILDING D RENDERINGS
A.506	BUILDING E RENDERINGS
05	STRUCTURAL DRAWINGS
--	STRUCTURAL NARRATIVE
S-E	PRELIM FRAMING CONCEPTS
S-ER	PRELIM FRAMING CONCEPTS
06	MEP NARRATIVE

DRAWINGS

DESIGN REVIEW COMMITTEE


National Elk Refuge & Greater Yellowstone...
191
Hand Fire Pizza
Jackson
Center for the Arts
Earth

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JACKSON, WY

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06	MEP NARRATIVE

LANDSCAPE DRAWINGS

MOGUL CAPITAL

CONFLUENCE

3001 BRIGHTON BLVD, SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

NOT FOR CONSTRUCTION

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

REVISIONS:

NO	DATE	DESCRIPTION

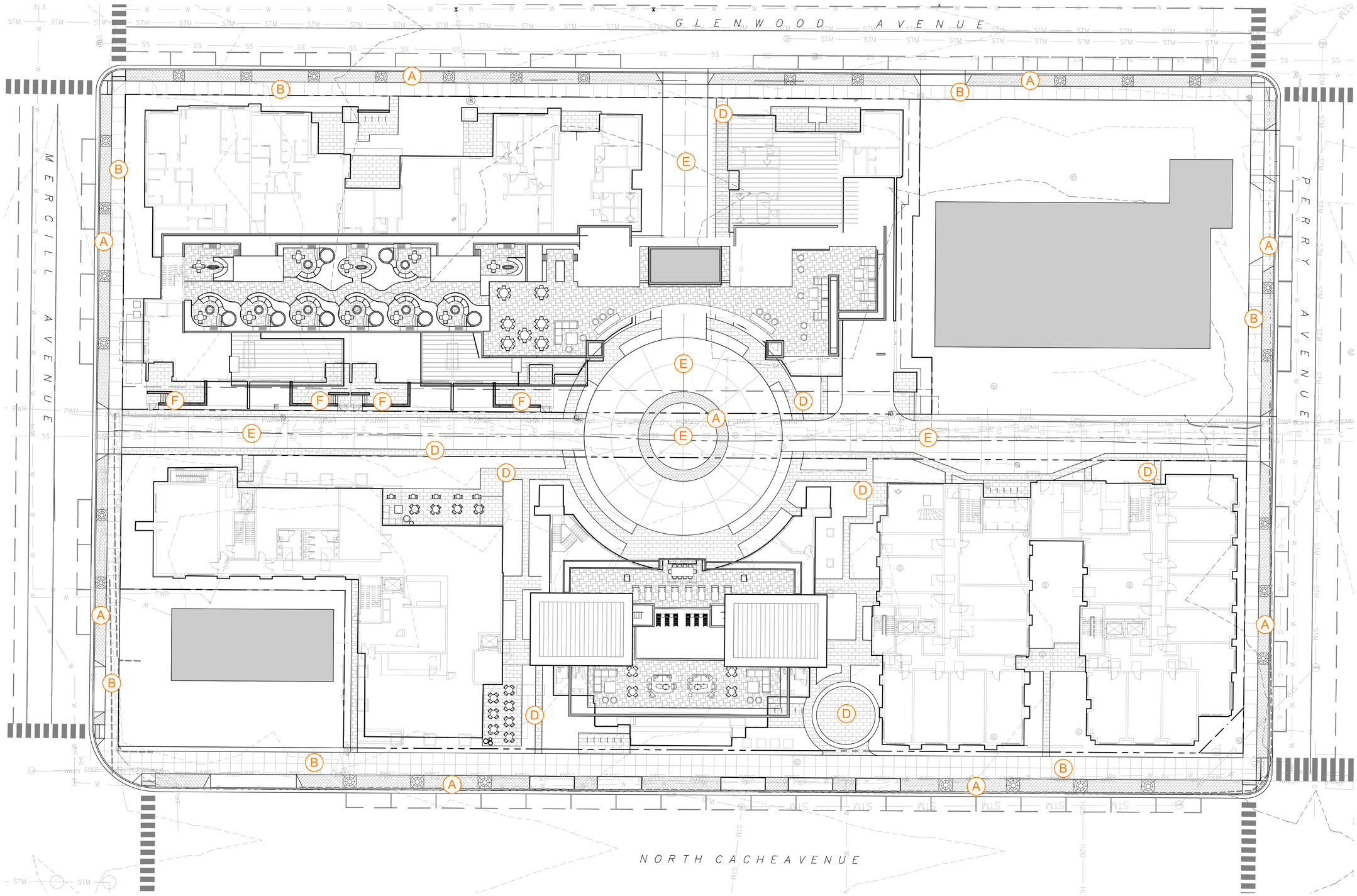
PROJECT NUMBER:
125226.00

DATE:
07/31/26

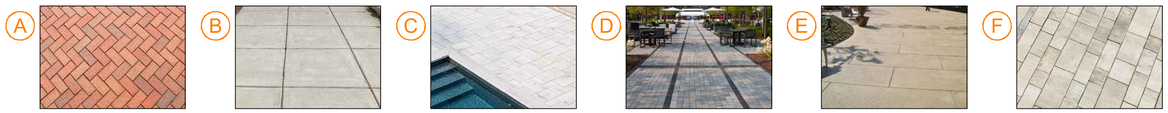
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
SITE ILLUSTRATIVE

SHEET NUMBER
L-100
XX OF XX



SITE MATERIALS LEGEND



A — PAVERS ALONG N. CACHE ROAD
BRICK PATTERN

B — CONCRETE SIDEWALK
COLOR GRAY

C — ROOF TERRACE PAVERS
RANDOM PATTERN

D — INTERNAL WALKWAYS
RUNNING BOND

E — ALLEY PAVEMENT
COLORED CONCRETE

F — PATIO UNIT PAVERS
RUNNING BOND

0' 10' 20' 40' 80'

TRUE NORTH

OZ

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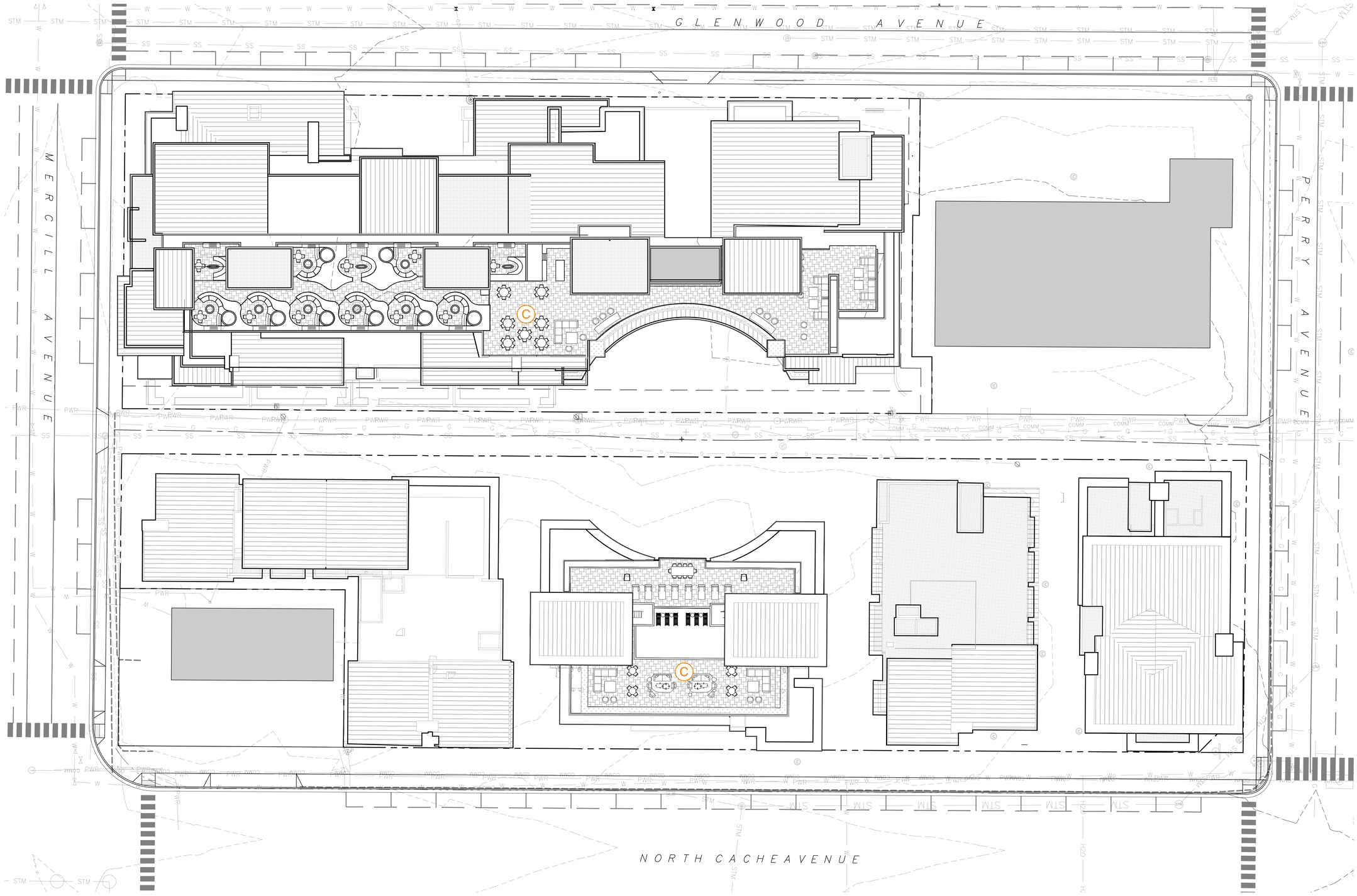
DEVELOPMENT PLAN

SHEET TITLE:
MATERIAL PLAN

SHEET NUMBER
L-201
XX OF XX



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125226.00

DATE:
07/31/26

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
MATERIAL PLAN

SHEET NUMBER
L-202
XX OF XX

PLANT LEGEND

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
ORNAMENTAL TREES/ LARGE SHRUB						
	AGIN	5	AMUR MAPLE	ACER GINNALA	2" CAL	B&B
	AS	10	SERVICEBERRY	AMELANCHIER ALNIFOLIA	2" CAL	B&B
	SV	9	COMMON LILAC	SYRINGA VULGARIS	2" CAL	B&B
	VL	1	NANNYBERRY	VIBURNUM LENTAGO	2" CAL	B&B
DECIDUOUS TREES						
	AC2	8	COLUMNAR NORWAY MAPLE	ACER PLATANOIDES 'COLUMNARE'	3" CAL	B&B
	AP	7	NORWAY MAPLE	ACER PLATANOIDES	3" CAL	B&B
	CO	5	COMMON HACKBERRY	CELTIS OCCIDENTALIS	3" CAL	B&B
	GI	12	IMPERIAL® HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE'	3" CAL	B&B
	PC3	3	NEWPORT FLOWERING PLUM	PRUNUS CERASIFERA 'NEWPORT'	3" CAL	B&B
	PT	36	QUAKING ASPEN	POPULUS TREMULOIDES	3" CAL	B&B
	SM	6	CARDINAL ROYAL® MOUNTAIN ASH	SORBUS AUCUPARIA 'MICHRED'	3" CAL	B&B
EVERGREEN TREES						
	PC2	22	CUPRESSINA NORWAY SPRUCE	PICEA ABIES 'CUPRESSINA'	8'	B&B
	PF	2	COLUMNAR COLORADO SPRUCE	PICEA PUNGENS 'FASTIGIATA'	8'	B&B
	PFLS	6	VANDERWOLF`S PYRAMID PINE	PINUS FLEXILIS `VANDERWOLF`S PYRAMID`	8'	B&B
	PN	22	NORTH STAR WHITE SPRUCE	PICEA GLAUCA 'NORTH STAR'	8'	B&B
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
SHRUB AREAS						
	SU	694	SHRUB AREA	SHRUB AREA	5 GALLON	
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
GROUND COVERS						
	SOD	1,217 SF	SOD	SOD	N/A	

JACKSON LAND DEVLEOPMENT REGULATIONS: STANDARD PLANT UNIT ALTERNATIVES	
ALTERNATIVE:	QUANTITY, SIZE & TYPE OF PLANTS REQUIRED:
A	(1) 3" CALIPER CANOPY TREE
	(6) 6-8' LARGE SHRUBS OR MULTI-STEM TREES
	(4) #5 CONTAINER SHRUBS
B (USED)	(2) 3" CALIPER CANOPY TREES
	(2) 6'-8' LARGE SHRUBS OR MULTI-STEM TREES
	(3) 8' HIGH EVERGREEN TREES
C	(3) 6'-8' LARGE SHRUB OR MULTI-STEM TREES
	(3) 8' HIGH EVERGREEN TREES
	(2) #5 CONTAINER SHRUBS

REQUIRED SITE PLANTING	
	B UNIT
PLANTING REQUIRED *REFER TO SKETCH PLAN P24-170 APPROVAL LETTER-RESPONSE TO CONDITIONS OF APPROVAL DOCUMENT FOR 11 PLANT UNIT MINIMUM REQUIREMENT	(22) 3" CALIPER CANOPY TREES 2*11=22
	(22) 6'-8' LARGE SHRUBS OR MULTI-STEM TREES 2*11=22
	(33) 8' HIGH EVERGREEN TREES 3*11=22
TOTAL REQUIRED PLANTING:	77 PLANTS
PLANTING PROVIDED *REFER TO SKETCH PLAN P24-170 APPROVAL LETTER-RESPONSE TO CONDITIONS OF APPROVAL DOCUMENT FOR 11 PLANT UNIT MINIMUM REQUIREMENT	(47) 3" CALIPER CANOPY TREES
	(25) 6'-8' LARGE SHRUBS OR MULTI-STEM TREES
	(52) 8' HIGH EVERGREEN TREES
TOTAL PROVIDED PLANTING:	124 PLANTS

*TOTAL PLANTING PROVIDED INCLUDES ROOFTOP TREES; STREET TREES ARE EXCLUDED

POTENTIAL TREE LIST (NOT LIMITED TO)
DECIDUOUS: QUAKING ASPEN, NARROWLEAF COTTONWOOD, CHOKECHERRY, HAWTHORN, ROCKY MOUNTAIN MAPLE, MOUNTAIN ASH, AMUR MAPLE, THINLEAF ALDER, SERVICEBERRY, COLUMNAR NORWAY MAPLE EVERGREEN: COLORADO BLUE SPRUCE, ENGELMANN SPRUCE, LODGEPOLE PINE, BLUE ARROW JUNIPER, CUPRESSINA NORWAY SPRUCE, COLUMNAR COLORADO SPRUCE

POTENTIAL SHRUB LIST (NOT LIMITED TO)
DECIDUOUS: SERVICEBERRY, WOODS' ROSE, POTENTILLA, RED-TWIG DOGWOOD, COMMON SNOWBERRY, TWINBERRY HONEYSUCKLE, SILVERBERRY, GOLDEN CURRANT, COTONEASTER, COMMON LILAC, SIBERIAN PEASHRUB EVERGREEN: OREGON GRAPE,

POTENTIAL PERNNIALS/GROUNDCOVER (NOT LIMITED TO)
STICKY GERANIUM, ROCKY MOUNTAIN COLUMBINE, SHOWY FLEABANE, ARROWLEAF BALSAMROOT, SILVERY LUPINE, PENSTEMON, GOLDENROD, SHOWY GOLDENEYE, YARROW, HAREBELL, HYSSOP, FIREWEED, ROCKY MOUNTAIN IRIS, MONKSHOOD, MOUNTAIN BLUEBELLS, SALVIA, COREOPSIS, SHASTA DAISY, BEE BALM, ECHINACEA, ASTER, LARKSPUR

POTENTIAL ORNAMENTAL/ NATIVE GRASSES (NOT LIMITED TO)
TUFTED HAIRGRASS, IDAHO FESCUE, SANDBERG BLUEGRASS, MOUNTAIN BROME, THICKSPIKE, BASIC WILDRYE, PRAIRIE JUNEGRASS, ELK SEDGE

PLANTING NOTES

1. A SHRUB LAYER OF APPROX. (694) 5-GALLON SHRUBS PLACE 6' O.C WILL BE INCORPORATED INTO THE PLANTING PLAN CONSISTING OF DECIDUOUS AND EVERGREEN SHRUBS SIMILAR TO THE ADJACENT SHRUB LIST.

LANDSCAPE NOTES

1. ROOTBALLS TO BE FREE OF WEEDS.

2. SIZES ON PLANT LIST SHALL BE CONSIDERED MINIMUM SIZES.

3. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC (4 CU. YD.) YARDS PER ONE THOUSAND (1000 SQ. FT.) SQUARE FEET TO A DEPTH OF SIX (6") INCHES INTO LANDSCAPE AREAS (UNLESS CONTRAINDICATED BY A SOIL TEST).

4. A SOIL MANAGEMENT REPORT WILL BE PROVIDED BY THE PROJECT DESIGN TEAM THAT INCLUDES: SOIL TEXTURE, INFILTRATION RATE, pH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATER, AND RECOMMENDED SOIL AMENDMENTS.

5. PROVIDE POSITIVE GRADES AWAY FROM BUILDINGS AND TOWARD DRAINS AND CATCH BASINS. SLOPE AWAY FROM BUILDINGS AT A MINIMUM OF 2%.

6. FINISH GRADES IN PLANTING AREAS SHALL BE SET TO INCLUDE THE APPLICATION OF TOPSOIL IN MEETING SPOT ELEVATIONS ON CONTOURS SHOWN ON SUBMITTED PLANS. SLOPES SHALL BE SMOOTH AND CONTINUOUS. WORKED SOIL SHALL NOT BE LEFT IN CLUMPED FORM. TOPSOIL DEPTHS SHALL BE 2" IN NATIVE SEED ARES AND 8" IN SHRUB AND GROUND COVER AREAS AND 4" IN SOD AREAS.

7. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS BEFORE DIGGING. TREES SHALL NOT BE PLANTED WITHIN 5'-0" OF THE CENTERLINE OF UTILITIES.

8. TO MINIMIZE EROSION, ALL DISTURBED SLOPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE LANDSCAPED OR REVEGETATED TO ENSURE STABILITY. SLOPES OF 2:1 OR GREATER SHALL BE NETTED AFTER THEY HAVE BEEN SEEDED OR OTHERWISE TREATED TO ENSURE STABILITY.

9. A MINIMUM THREE (3") INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

10. ALL PROPOSED TREE, SHRUB, SOD AND PERENNIAL AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM DESIGNED FOR OPTIMAL COVERAGE AND WATER CONSERVATION.

11. CONTRACTOR SHOULD ANTICIPATE SLEEVING LOCATIONS FOR IRRIGATION SYSTEM

0' 10' 20' 40' 80'

TRUE NORTH

MOGUL CAPITAL

CONFLUENCE

3001 BRIGHTON BLVD, SUITE 2898
DENVER, CO 80216
PH: (303) 433-7100
www.thinkconfluence.com

NOT FOR CONSTRUCTION

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

REVISIONS:

NO	DATE	DESCRIPTION

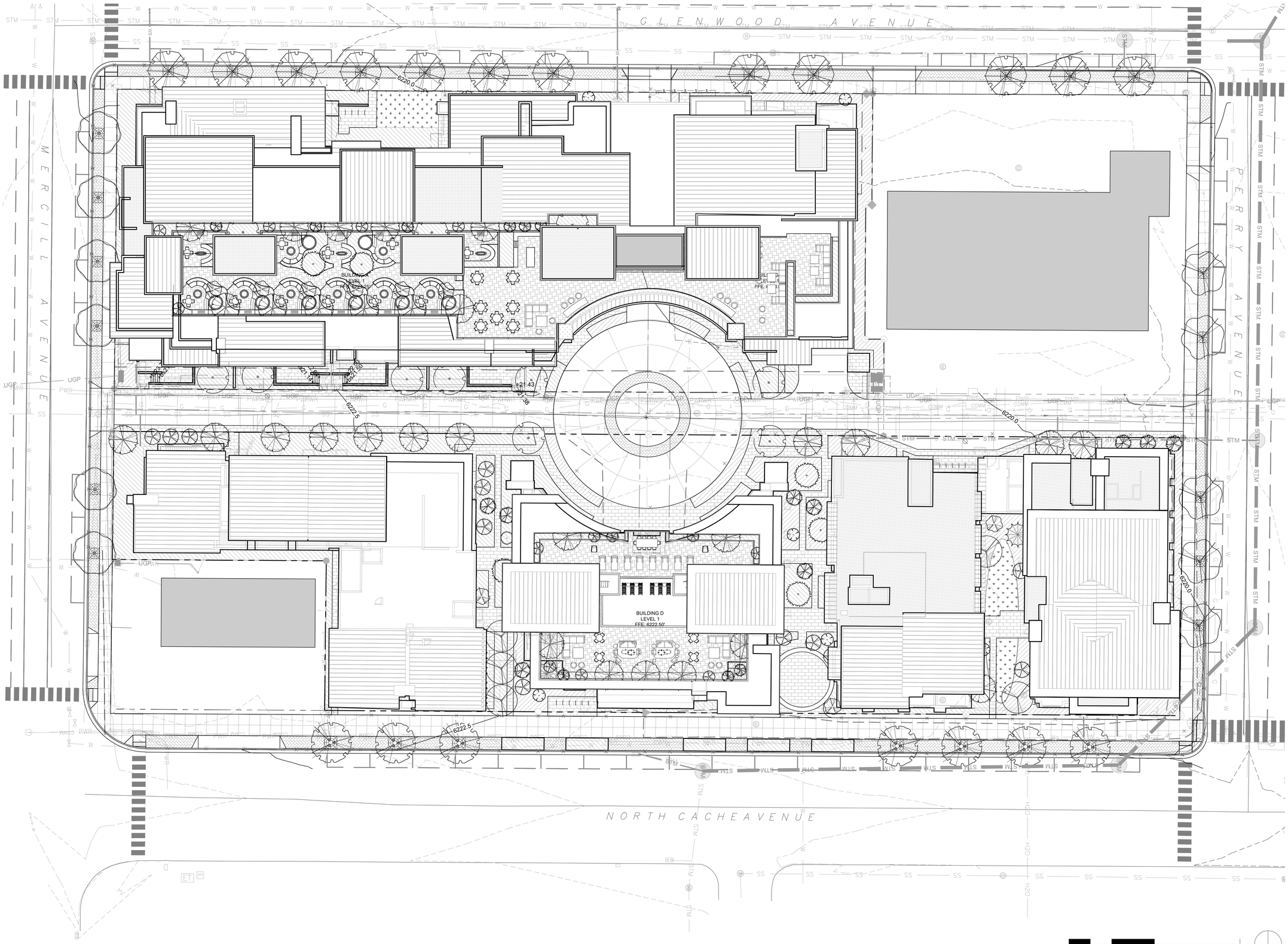
PROJECT NUMBER:
125226.00

DATE:
07/31/26

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
PLANTING PLAN LEGEND AND NOTES

SHEET NUMBER
L-401
XX OF XX



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REVISIONS:

NO	DATE	DESCRIPTION

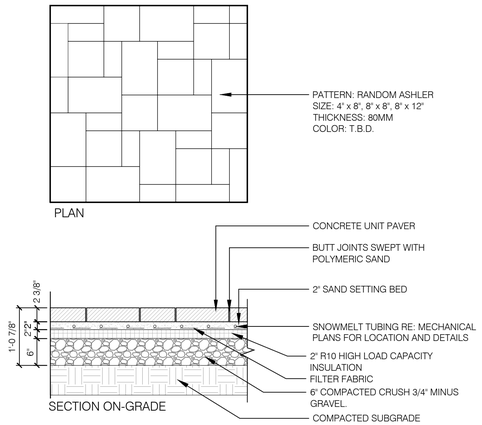
PROJECT NUMBER:
125226.00

DATE:
07/31/26

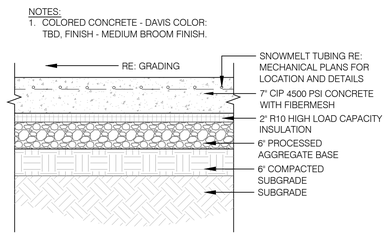
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
PLANTING PLAN

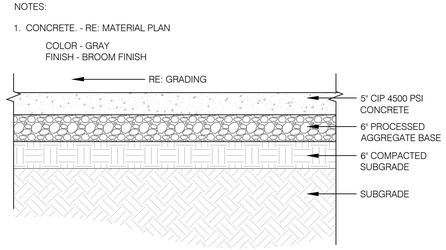
SHEET NUMBER
L-402
XX OF XX



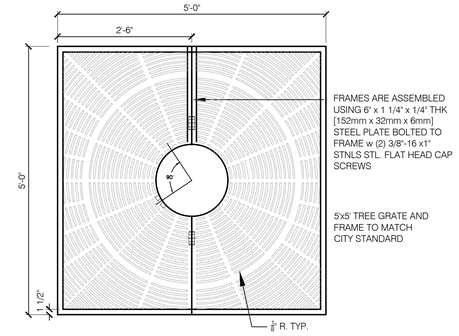
1 PAVER ON-GRADE SCALE: 3/4" = 1'-0"



2 8" CONCRETE PAVING SCALE: 3/4" = 1'-0"



3 5" CONCRETE PAVING SCALE: 3/4" = 1'-0"



4 TREE GRATE SCALE: 3/4" = 1'-0"

5 EVERGREEN TREE SCALE: 1/2" = 1'-0"

6 DECIDUOUS TREE SCALE: 1/2" = 1'-0"

7 BIKE RACK SCALE: 1/2" = 1'-0"

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325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

REVISIONS:

NO	DATE	DESCRIPTION

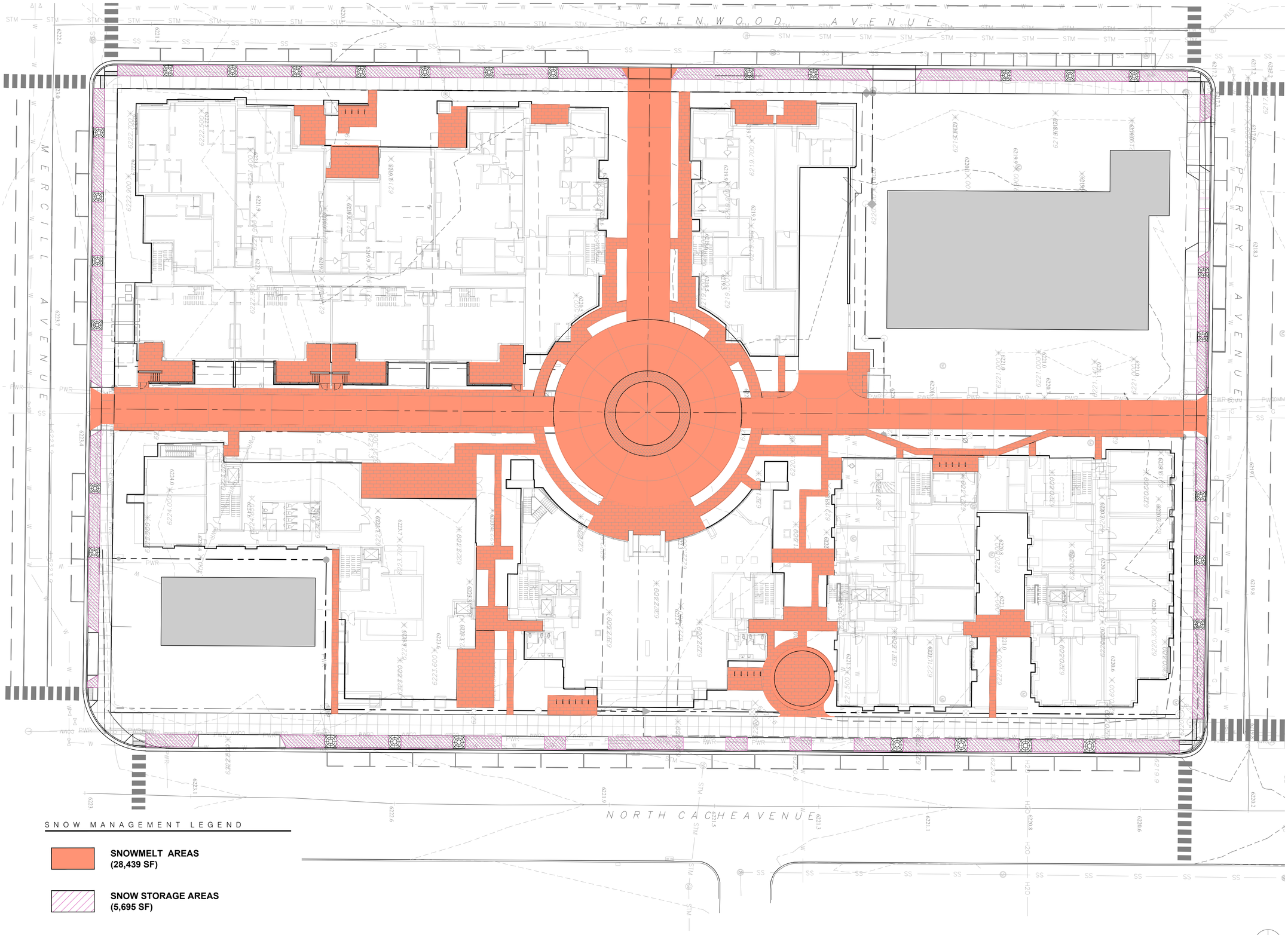
PROJECT NUMBER:
125226.00

DATE:
07/31/26

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER
L-501
XX OF XX



SNOW MANAGEMENT LEGEND

SNOWMELT AREAS (28,439 SF)

SNOW STORAGE AREAS (5,695 SF)

0' 10' 20' 40' 80'

TRUE NORTH

OZ

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REVISIONS:

NO	DATE	DESCRIPTION

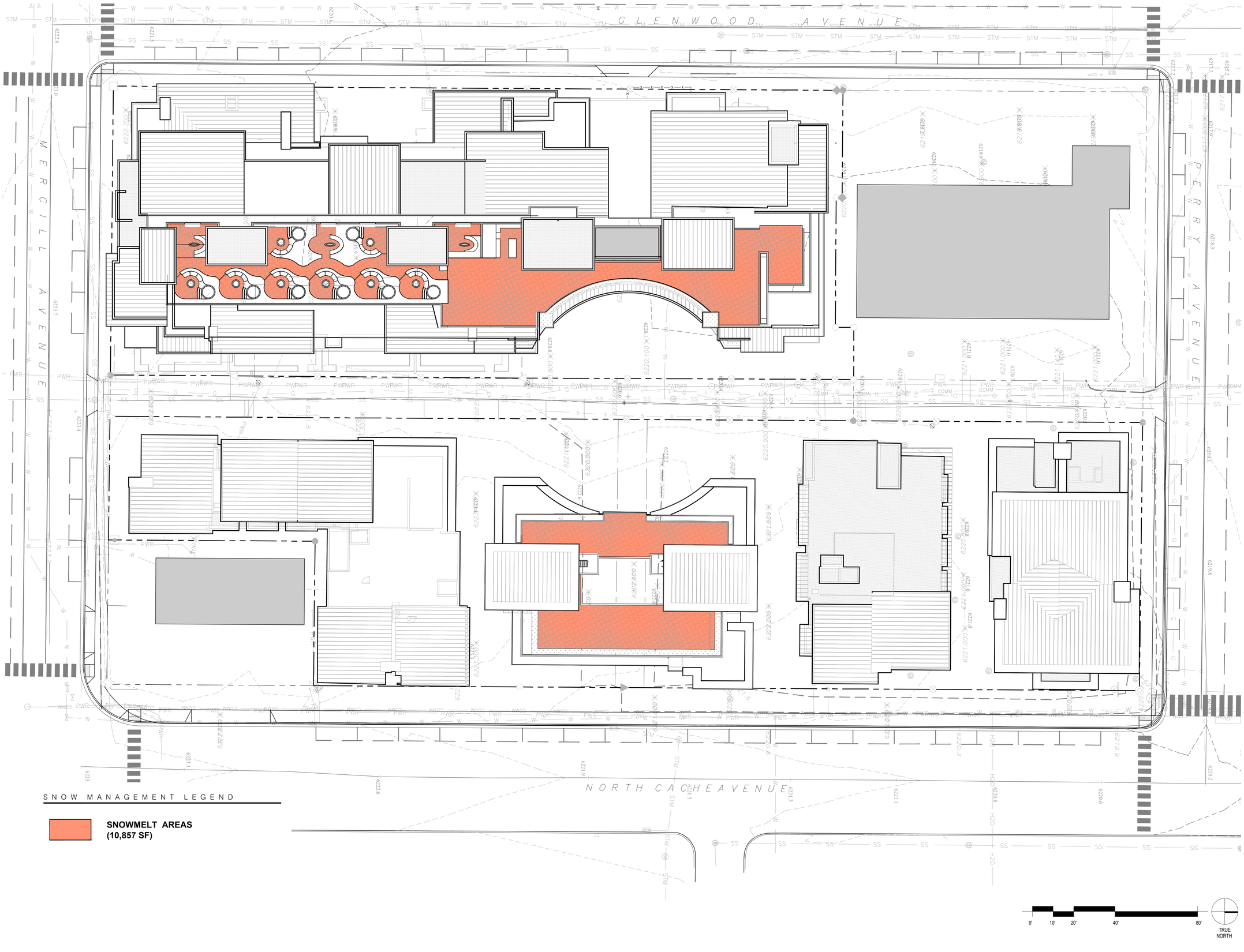
PROJECT NUMBER:
125226.00

DATE:
07/31/26

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
SNOW MANAGEMENT PLAN - LEVEL 1

SHEET NUMBER
L-601
XX OF XX



SNOW MANAGEMENT LEGEND

SNOWMELT AREAS (10,857 SF)

0' 10' 20' 40' 80'

TRUE NORTH

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REVISIONS:

NO	DATE	DESCRIPTION

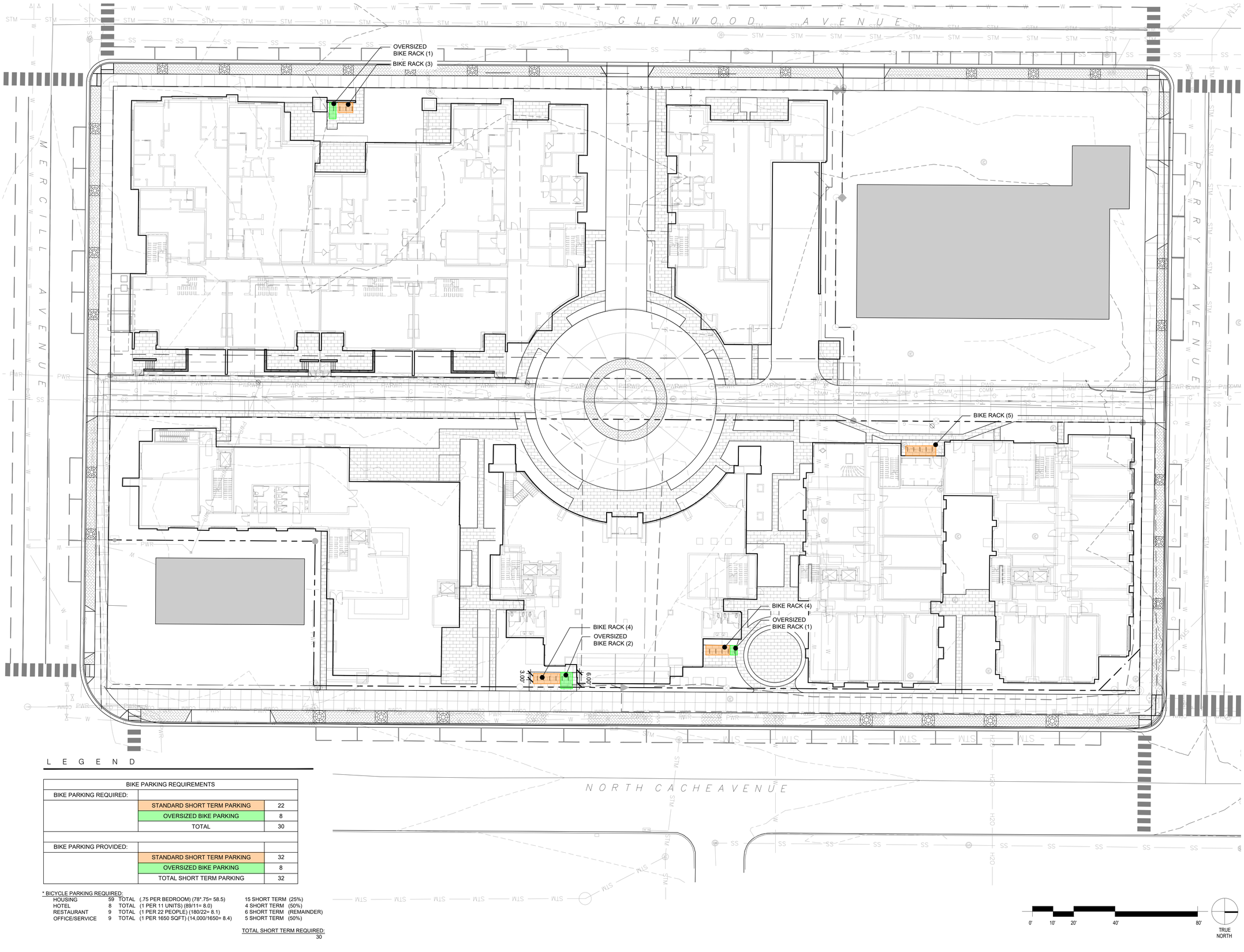
PROJECT NUMBER:
125226.00

DATE:
07/31/26

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
SNOW MANAGEMENT PLAN - ROOF TERRACE LEVEL

SHEET NUMBER
L-602
XX OF XX



L E G E N D

BIKE PARKING REQUIREMENTS		
BIKE PARKING REQUIRED:		
	STANDARD SHORT TERM PARKING	22
	OVERSIZED BIKE PARKING	8
	TOTAL	30
BIKE PARKING PROVIDED:		
	STANDARD SHORT TERM PARKING	32
	OVERSIZED BIKE PARKING	8
	TOTAL SHORT TERM PARKING	32

* BICYCLE PARKING REQUIRED:

HOUSING	59	TOTAL	(.75 PER BEDROOM) (78*.75= 58.5)	15 SHORT TERM (25%)
HOTEL	8	TOTAL	(1 PER 11 UNITS) (89/11= 8.0)	4 SHORT TERM (50%)
RESTAURANT	9	TOTAL	(1 PER 22 PEOPLE) (180/22= 8.1)	6 SHORT TERM (REMAINDER)
OFFICE/SERVICE	9	TOTAL	(1 PER 1650 SQFT) (14,000/1650= 8.4)	5 SHORT TERM (50%)

TOTAL SHORT TERM REQUIRED:
30

0' 10' 20' 40' 80'

TRUE NORTH

OZ

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NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
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REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
125226.00

DATE:
07/31/26

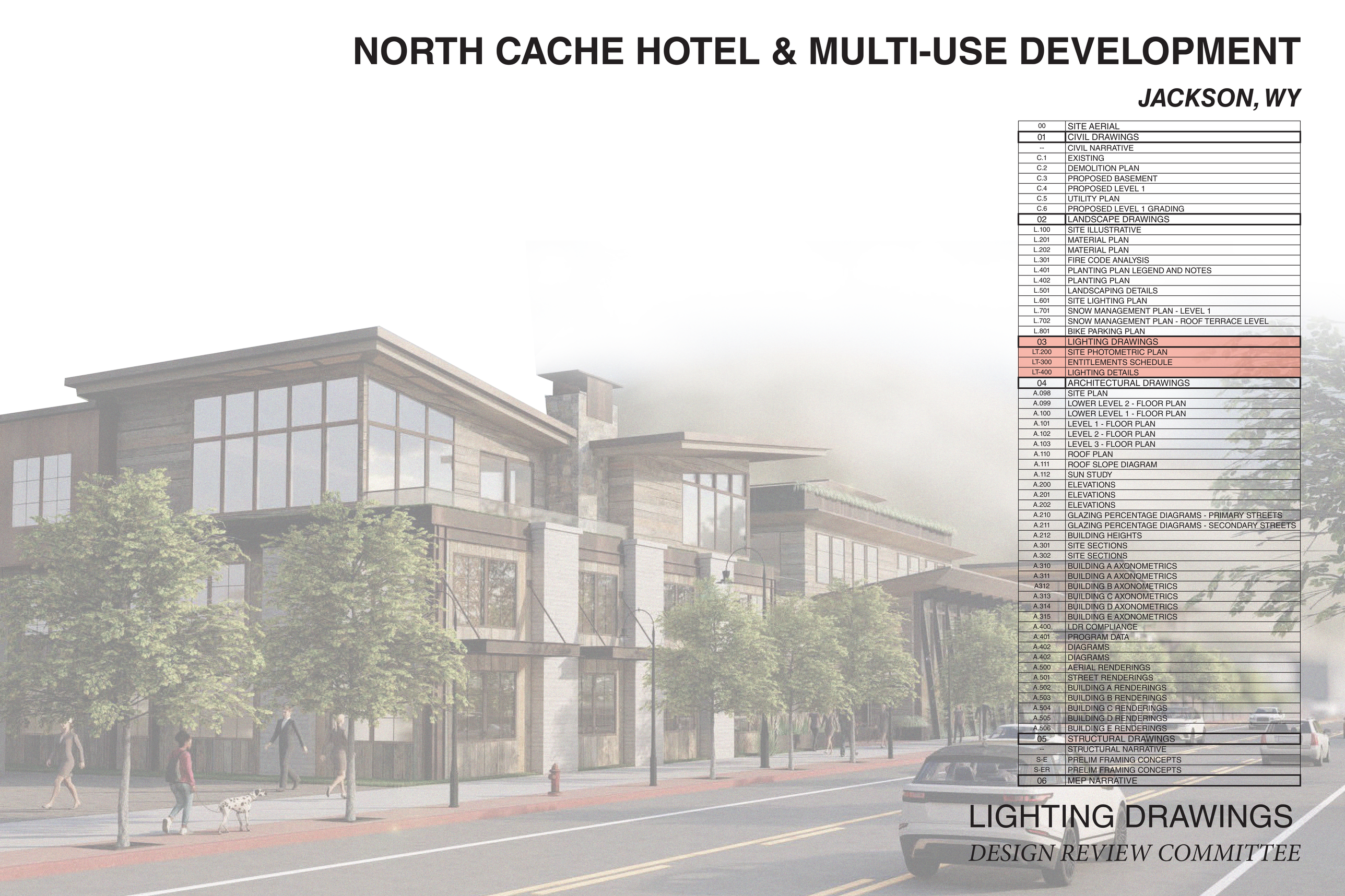
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BIKE PARKING PLAN

SHEET NUMBER
L-801
XX OF XX

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

JACKSON, WY



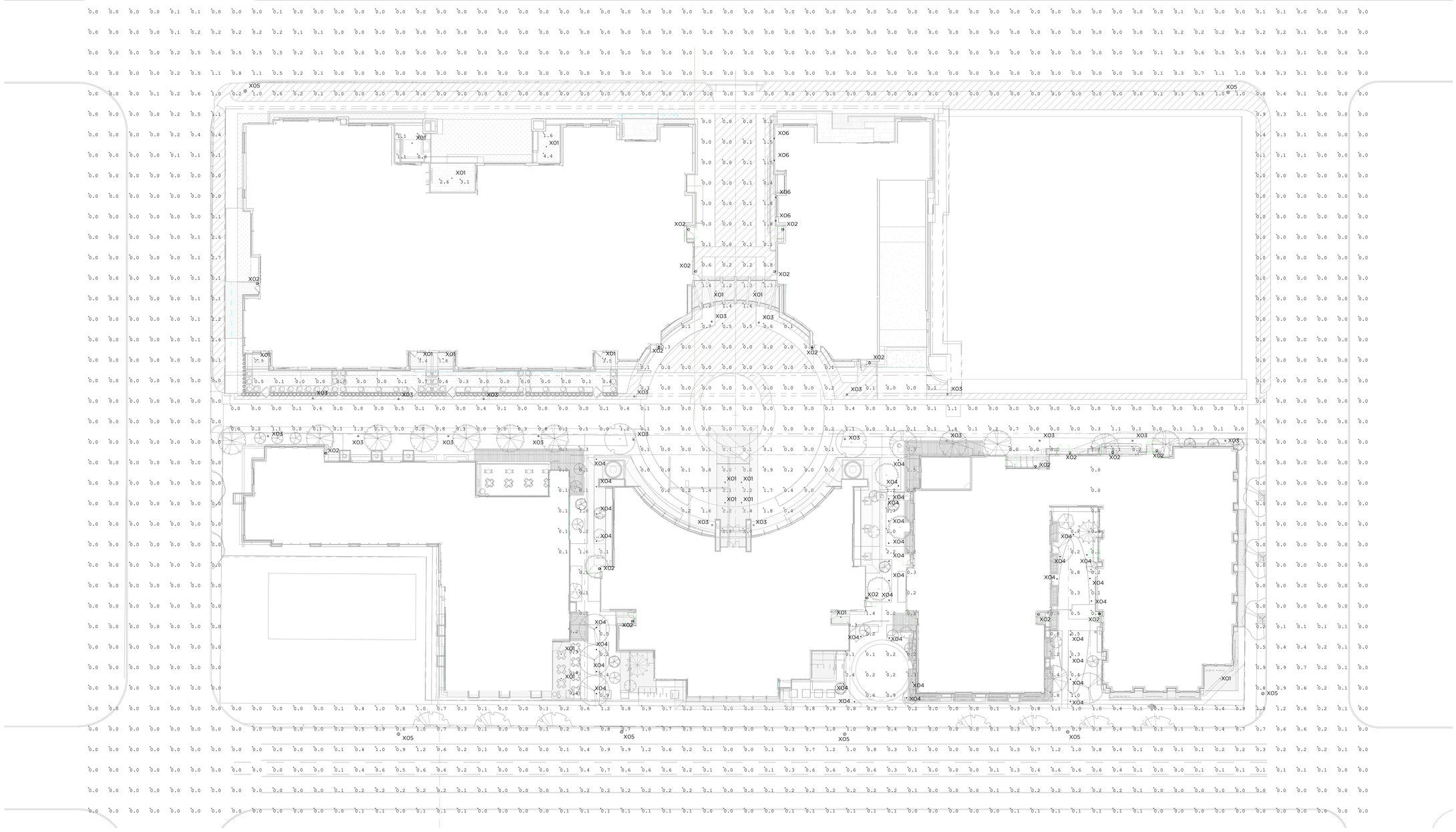
00	SITE AERIAL
01	CIVIL DRAWINGS
--	CIVIL NARRATIVE
C.1	EXISTING
C.2	DEMOLITION PLAN
C.3	PROPOSED BASEMENT
C.4	PROPOSED LEVEL 1
C.5	UTILITY PLAN
C.6	PROPOSED LEVEL 1 GRADING
02	LANDSCAPE DRAWINGS
L.100	SITE ILLUSTRATIVE
L.201	MATERIAL PLAN
L.202	MATERIAL PLAN
L.301	FIRE CODE ANALYSIS
L.401	PLANTING PLAN LEGEND AND NOTES
L.402	PLANTING PLAN
L.501	LANDSCAPING DETAILS
L.601	SITE LIGHTING PLAN
L.701	SNOW MANAGEMENT PLAN - LEVEL 1
L.702	SNOW MANAGEMENT PLAN - ROOF TERRACE LEVEL
L.801	BIKE PARKING PLAN
03	LIGHTING DRAWINGS
LT.200	SITE PHOTOMETRIC PLAN
LT-300	ENTITLEMENTS SCHEDULE
LT-400	LIGHTING DETAILS
04	ARCHITECTURAL DRAWINGS
A.098	SITE PLAN
A.099	LOWER LEVEL 2 - FLOOR PLAN
A.100	LOWER LEVEL 1 - FLOOR PLAN
A.101	LEVEL 1 - FLOOR PLAN
A.102	LEVEL 2 - FLOOR PLAN
A.103	LEVEL 3 - FLOOR PLAN
A.110	ROOF PLAN
A.111	ROOF SLOPE DIAGRAM
A.112	SUN STUDY
A.200	ELEVATIONS
A.201	ELEVATIONS
A.202	ELEVATIONS
A.210	GLAZING PERCENTAGE DIAGRAMS - PRIMARY STREETS
A.211	GLAZING PERCENTAGE DIAGRAMS - SECONDARY STREETS
A.212	BUILDING HEIGHTS
A.301	SITE SECTIONS
A.302	SITE SECTIONS
A.310	BUILDING A AXONOMETRICS
A.311	BUILDING A AXONOMETRICS
A312	BUILDING B AXONOMETRICS
A.313	BUILDING C AXONOMETRICS
A.314	BUILDING D AXONOMETRICS
A.315	BUILDING E AXONOMETRICS
A.400	LDR COMPLIANCE
A.401	PROGRAM DATA
A.402	DIAGRAMS
A.402	DIAGRAMS
A.500	AERIAL RENDERINGS
A.501	STREET RENDERINGS
A.502	BUILDING A RENDERINGS
A.503	BUILDING B RENDERINGS
A.504	BUILDING C RENDERINGS
A.505	BUILDING D RENDERINGS
A.506	BUILDING E RENDERINGS
05	STRUCTURAL DRAWINGS
--	STRUCTURAL NARRATIVE
S-E	PRELIM FRAMING CONCEPTS
S-ER	PRELIM FRAMING CONCEPTS
06	MEP NARRATIVE

LIGHTING DRAWINGS

DESIGN REVIEW COMMITTEE

X01 RECESSED IN UNDERSIDE OF CANOPY, HEIGHT RESPECTIVE OF CANOPY.
X02 MOUNTED TO WALL AT 6'-0" A.F.F.
X03 MOUNTED AT GRADE, BOLLARD HEIGHT 31-1/2".
X04 MOUNTED AT GRADE, PATH LIGHT HEIGHT 18".
X05 MOUNTED AT GRADE, POLE HEIGHT 13'-0".
X06 RECESSED IN WALL AT 18" A.F.F.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PATH	Illuminance	Fc	0.32	2.3	0.0	N.A.	N.A.
STREET	Illuminance	Fc	0.13	2.2	0.0	N.A.	N.A.



1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

7/31/2026 10:47:52 AM Autodesk Docs://125226.00 North Cache Branded Residences - Jackson Hole/Northe Cache JH - LS Group - R26.rvt

LS GROUP
2727 W. 2nd Ave.
Denver, CO 80219
303.571.0059
www.ls.lighting

NORTH CACHE JH - HOTEL

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

CONSTRUCTION

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
125226.00

DATE:
2026.07.31

ISSUED FOR:
TBD

SHEET TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER
LT-200

ARCHITECTURAL LIGHTING FIXTURE SCHEDULE									
	TYPE	QUANTITY	MANUFACTURER	MODEL	DESCRIPTION	WATTAGE	CCT	LUMENS PER FIXTURE	TOTAL LUMENS
	X01	17	LUMENTURE	SDLA70-27H-*-*-R-*-U-200-*	2" adjustable downlight, 2700K CCT, 90+ CRI, TBD beam spread, TBD cone color, round cone type, TBD trim color, TBD trim type, universal dimming driver, 200mA output, TBD housing.	8.5	2700	675	11475
	X02	18	BEGA	B33514-K27-*	Wall luminaire, 2700K CCT, finish TBD.	3	2700	211	3798
	X03	20	ERCO	35744.023-2700K	Castor Bollard luminaire, 9.8W, 1036 lumens, 2700K CCT, accessories TBD.	9.8	2700	198	3960
	X04	32	AURORALIGHT	PTA625204-2705-*	Scepter path light, 2700K CCT, 5W, TBD finish, 12V	5	2700	100	3200
	X05	7	CYCLONE	CLE17T4B-NL-T5-P10-30K-MVOLT-10KV-PTDR-*-GM-TX	Levanto luminaire, no lens, type 5 distribution, 2900 lumen package, 3000K CCT, 120-277, 10KV surge protector, 7-PIN photocell receptacle, dimming TBD, moss green color, textured.	23.9	3000	2848	19936
	X06	4	TARGETTI	ZES-RP-FW-*-L3-27-24	Zedge Mini steplight, floor washer, finish TBD, 4W, 2700K CCT, 24V.	4	2700	68	272

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CONSTRUCTION

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REVISIONS:

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PROJECT NUMBER:
125226.00

DATE:
2026.07.31

ISSUED FOR:
TBD

SHEET TITLE:
ENTITLEMENTS SCHEDULE

SHEET NUMBER
LT-300

7/31/2026 10:47:52 AM Autodesk Docs://125226.00 North Cache Branded Residences - Jackson Hole/Northe Cache JH - LS Group - R26.rvt

LUMENTURE®

SDLA70 2" ADJUSTABLE DOWNLIGHTS

TYPE:

PROJECT:

Featuring a patent-pending innovative tilt adjustment, unobtrusive 2.5-inch aperture, discreet closed hemisphere interior, and excellent visual cutoff, the Lumenture SDLA70 Downlight blends seamlessly into its surroundings. Engineered for versatility, it offers an impressive 45° tilt and 365° rotation, delivering high-lumen output with minimal glare. The result is a sophisticated fixture that combines ease/range of adjustment, powerful illumination and refined design.

DIMMING Triac, ELV, 0-10V, DALI & LEDcode

WEIGHT 8 oz. (module only)

WATTAGE 6.5W-15W

EFFICACY up to 1250lm up to 83lm/W

AC DRIVER INPUT 120-277V

HOUSING Closed, Open, Pan, Remodel, Chicago Plenum

FINISH Aluminum module & trim, Powdercoat

ACCESSORIES Emergency Backup Inverter, Lenses & Louvres (pg 4)

MOVEMENT 45° tilt 365° rotation

ORDERING

FIXTURE	CCT/CRI [1]	BEAM SPREAD [1]	CONE COLOR [1]	CONE TYPE	TRIM COLOR [1]	TRIM TYPE	DRIVER [2]	OUTPUT (mA) [3]	Housing Availability [3]	HOUSING/ J-BOX
									C CS N P R	
SDLA70	**22H** - 2200K, CRI 90+ **27H** - 2700K, CRI 90+ **30H** - 3000K, CRI 90+ **30B** - 3000K, CRI 95+ **30D** - 3000K, CRI 90+ (Dim-to-Warm) [4] **35H** - 3500K, CRI 90+ **40H** - 4000K, CRI 90+	**15** - 15° [5] **25** - 25° **40** - 40° **50** - 50°	**A** - Alzak **B** - Black **BR** - Bronze **S** - Silver **W** - White **C** - Custom	**R** - Round **RP** - Round Pinhole **S** - Square **SP** - Square Pinhole	**A** - Alzak **B** - Black **BR** - Bronze **S** - Silver **W** - White **C** - Custom	**S** - Standard **F** - Flangeless **M** - Millwork	**U** - Universal Dimming Driver (Triac, ELV & 0-10V) **D1** - EldoLED DALI/LEDcode (0.1% dimming) **Z1** - EldoLED 0-10V (0.1% dimming)	**150** - 6.5W **200** - 8.5W **250** - 11W **300** - 12.5W **350** - 15W	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	**C** - Closed [6] **CS** - Closed Shallow **N** - Open **P** - Pan **R** - Remodel

KEY
✓ Available, Non-IC-Rated
✓ Available, IC-Rated,

NOTES
1. Custom options available. Please consult factory.
Cone Color and Trim Color codes must match for (F) Flangeless and (M) Millwork Trim Types.
2. Emergency Backup option available. See page (5).
3. Housing availability chart is for informational purposes only. Do not include in ordering.
(CS) Closed Shallow Plenum housing max TBD - coming soon.
4. Full Dim-to-Warm range of 3000K to 1850K only applicable between 300-400mA.
Range for other outputs: 150mA=2600K to 1800K; 200mA=2750K to 1800K; 250mA=2850K to 1800K.
5. 15° nominal Dim-to-Warm is 20° actual. Please see website for IES files.
6. (C) Closed Housing option is CP (Chicago Plenum) Rated and Spray Foam Rated. Spray Foam maximum output TBD - coming soon.
* Optional butterfly brackets available. See accessories on page (5).
Butterfly brackets and factory installed brackets are required for acoustical ceiling tile (ACT) ceilings.

ORDERING EXAMPLE:
SDLA70 - 22H - 15 - W - S - W - S - U - 250 - P

LISTINGS
Certified to UL standard 1598 and CSA C22.2 No. 250.0-08 for damp locations.
Wet location pending.

SDLA70 2in Adjustable Downlight Specifications p. 1/5
Custom options available, please consult factory
Product specifications are subject to change
info@lumenture.com **P.** 203.864.3333

LUMENTURE®
www.lumenture.com
version 20250615

X01

Wall luminaire · Directed light

BEGA

Type:
BEGA Product:
Project:
Modified:

Application
As an individual luminaire with low mounting heights, it can be used for marking danger areas or in rows for illuminating corridors and passageways. With high mounting heights it can be used as a wall luminaire next to doors or for lighting small wall areas.

Materials
Clear safety glass with matte finish
Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 64

Weight: 1.1 lbs.

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	3.0 W
System wattage	7.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	211 lm
LED service life (L70)	60000 hrs

LED color temperature
☐ 4000K (K4)
☐ 3500K (K35)
☐ 3000K (K3)
☐ 2700K (K27)

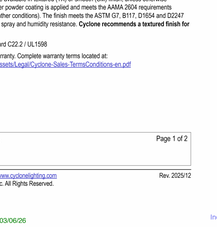
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Uniduree® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors
☐ Black (BLK)
☐ Silver (SLV)
☐ Natural Bronze (NTB)
☐ CUS:
☐ Bronze (BRZ)
☐ White (WHT)
☐ RAL:

Available options
☐ CUS Custom finish
☐ DALI-2 Enabled for DALI control system
☐ FSC Fusing
☐ MGU Marine grade undercoat
☐ NTB Natural bronze (premium finish)
☐ RAL RAL Classic, matte finish

Included (available for pre-shipment)
☐ B19545 Narrow opening wiring box



- A - - B - - C -

Wall luminaire · Directed light

		LED	A	B	C
B33514	Alzak	3.0W	2 1/4	7 1/2	2 3/4

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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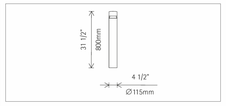
X02

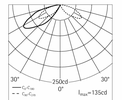
ERCO Castor Bollard luminaire

Floor washlight



35744.023 Graphit m
LED module: 8.1W 1036lm 3000K warm white
0-10V dimmable
Version 3
Wide beam

Product description
For mounting on accessories.
Bollard: corrosion-resistant aluminum profile, No-Rinse surface treatment. Double powder-coated. Optimized surface for reduced accumulation of dirt.
Upper cover and base plate: corrosion-resistant cast aluminum, No-Rinse surface treatment. Double powder-coated. Base plate for mounting on ground socket, concrete anchor or mounting plate.
2 cable entries. Through-wiring possible. 5 terminals.
Control gear 120V/277V, 60Hz, dimmable.
LED module: high-power LEDs, 180° light guidance ring made of optical polymer.
Anti-glare cone: corrosion-resistant cast aluminum, No-Rinse surface treatment. double powder-coated and black lacquered.
Glare-free above the light aperture.
Mounting accessories to be ordered separately.
Dimming with external dimmers possible (0-10V).
Suitable for wet location (IP65): dust-proof and water jet-proof.
Housing temperature 133 °F / 56 °C
Maximum wind load area 1.0ft² / 0.092m²
Weight 9.89lbs / 4.49kg
Version with 3000K CRI 97 or 2700K, 3500K CRI 92 available on request.



Technical data

Luminous flux of the luminaire	198lm
Connected load	9.8W
Luminaire efficacy	20lm/W
Color deviation	1.5 SDCM
Color rendition index	CRI 92
Lumen maintenance	L90/B10 >50000h L90 > 100000h
LED failure rate	0.1% >50000h
TLA (Temporal Light Artefacts)	SVM ≤ 0.4; PstLM ≤ 1
UGR	E
Temperature on the cover glass	99°F / 37°C

For your regional contact in the ERCO Sales network click here
www.erco.com/contact

Technical region: 120V/60Hz, 277V/60Hz
We reserve the right to make technical and design changes.
Edition: 28.04.2026
Current version under
www.erco.com/35744.023

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X03

AURORALIGHT

PROJECT:

SKU #: TYPE:

SCEPTER

PTA625204

The Scepter module is precisely engineered to transfer heat away from the LED driver/circuit and dissipate throughout the luminaire, ensuring optimal performance, color consistency, and long life.

- Thermally Integrated® field serviceable LED module
- Field replaceable, UV & shock resistant acrylic lens
- Solid brass and copper construction
- Ideal for planters, pathways and gardens

CONFIGURATOR:

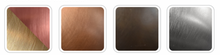
PTA625204 — LED — FINISH

( ) = Most common configuration

(2705) 2700K 5W
(3005) 3000K 5W

(NAT) Natural Brass
(BLP) Bronze Living Patina
(BLPX) Extra Dark BLP
(NI) Nickel PVD

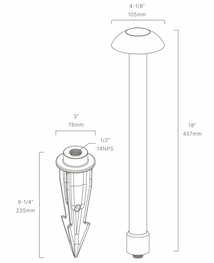
AVAILABLE FINISHES:



NAT Natural Brass/ Copper | BLP Bronze Living Patina | BLPX Extra Dark Bronze Living Patina | NI Nickel PVD

FIXTURE DIMENSIONS	L4-1/8" x H18"
LIGHT SOURCE	Integrated LED
COLOR TEMPERATURES	2700K, 3000K
WATTAGES	5W
CRI (RA)	80 CRI
VOLTAGE	12V
DELIVERED LUMENS	186lm (3000K)
DIMMABLE	Yes, Dim to <10% via Transformer
DRIVER	Yes, 12V Integral Constant Current
TRANSFORMER	12V AC/DC (Supplied by others)
MOUNT	Yes, Included 1/2" NPS Adapter
GROUND STAKE	Yes, Included MGS001109
FINISH	Included Natural
MATERIAL	Brass & Copper
WIRE LENGTH	24"
LOCATION	Exterior Wet
CERTIFICATIONS	UL, IP66, IP67, Dark Sky

*For complete warranty terms, please visit: www.auroralight.com/warranty/



MADE IN USA
WITH DOMESTIC & IMPORTED MATERIALS

P: 760.931.2910
O: 2742 Loker Ave. W Carlsbad CA 92010
W: www.auroralight.com

X04

Job Name : TETON COUNTY JUSTICE CENTER
Manufacturer : CYCLONE LIGHTING
Model Number : CLE17T4B-FGF-T5-P10-30K-277-10KV-PTDR-GM-TX

Type : **EP3**

cyclone

Levanto CLE17T4B Approval – Specification

Project: Order:
Qty: Luminaire: CLE17T4B Type:

EPA: 0.70 ft² **Weight:** 34.9 lbs / 15.8 kg

Base module: Cast A356 round aluminum shape. Complete with removable door module, equipped with a tool-free opening system, that provides a tight compression when closed. This allows access to the block connector and driver module. The pole-top filter is self-leveling and retained using set screws. Fits on a 4" (10cm) outside diameter x 3" (7cm) long tenon.

Frame module: Four (4) cast aluminum A356 arms are welded to the base module. A cast aluminum ring is welded to the upper end of the arms to support the optical module.

Roof module: The roof module is capped with a A356 cast aluminum decorative dome, complete with a decorative spun aluminum skirt.

Optical module: The molded A384.0-F aluminum heat sink is designed to minimize the temperature of the LEDs. Increasing their longevity and efficiency. The high efficiency Orion LED optical engine is mechanically assembled on the heat sink. The optical lenses are cured directly on the LED board and offer an IP66 ingress protection rating. The lifetime of the LEDs is 100,000 hours. It is based on the LM-80 test and extrapolated with TM-21. This data is calculated when 50% of the LEDs produce 70% of their initial luminous flux (L70). The minimum color rendering index (CRI) is 70. The optical lenses are made of acrylic and designed to illuminate only where needed while achieving excellent uniformity with maximum spacing. Produce 0% uplight. The combination of two distribution types (backward optics) is also available in the same optical module. Tempered clear (FCG) or frosted (FGF) flat glass lenses are attached to a cast aluminum frame. With the No Lens (NL) option, a white decorative acrylic protection plate is mechanically assembled under the optical module. The available light distribution types are T1, T1A, T1AHS, T2, T2HS, T2M, T2MHS, T3, T3HS, T3M, T3MHS, T4, T4HS, T5. The combination of two distribution types (backward optics) is also available in the same optical module as well as the integration of crosswalk optics (TCWR and TCWL) for pedestrian crossing.

Driver module: Class 1 (P70 and P80) or Class 2 (P10 to P60). Primary tension is of 120 to 480VAC Volts, 50/60Hz. THD max 20% with a high-power factor of 90%. Operating temperature is -40°F (-40°C) to 131°F (55°C). The regulator offers an output of 0-10 Volts and is ROHS compliant. Assembled with pull-out connectors. Complete with 10kV/5kA or 20kV/10kA tripolar surge protection for live-MALT, live-neutral and neutral-MALT lines according to IEEE/ANSI C62.41 2002 C.

Wiring / Hardware: Type TEWT 14-7 AWG, 12" (30.5cm) minimum exceeding luminaire. All electrical connections between the modules are provided with quick-disconnect connectors for easy maintenance. All outside accessible hardware is made of 304 stainless steel.

Color: All Cyclone colors are available in textured (TX) or smooth (SM) finish, unless otherwise specified. A durable polyester powder coating is applied and meets the AAMA 2604 requirements (5 years exposure to all weather conditions). The finish meets the ASTM G7, B117, D1654 and D2247 requirements relative to salt spray and humidity resistance. **Cyclone recommends a textured finish for this product.**

cULus: According to standard C22.2 / UL1598

Warranty: 5-year limited warranty. Complete warranty terms located at:
www.cyclonelighting.com/assets/Legal/Cyclone-Sales-TermsConditions-en.pdf

Stamp/Approval:	Name:	Page 1 of 2
Name: Date:	Date:	

Cyclone Lighting: 2175 Des Entreprises Blvd, Terrebonne (QC) Canada J6Y 1W9 www.cyclonelighting.com
Phone: 1-866-436-5500 - info@cyclonelighting.com © 2025 Acuity Brands Lighting, Inc. All Rights Reserved. Rev. 2025/12

February 27, 2026

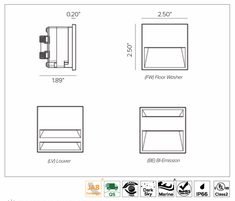
Index ↑

X05

TARGETTI

ZEDGE MINI

Miniature LED Steplight



Left to right: shown in Louver faceplate shown in Deep Black finish, Bi-Emission faceplate shown in Ferrite Dark Grey finish, Floor Washer faceplate shown in Sandstone Grey finish.

CONCEPT
Recessed LED steplight for indoor and outdoor applications.
Designed in collaboration with Gensler as Product Design Consultant.

MECHANICAL CHARACTERISTICS

Housing	2.5"W x 2.5"H x 1.89"D
Materials	Die-cast anodized aluminum body fitted with a spring fixing system. Powder coated die-cast anodized aluminum external frame. Aesthetically pleasing with no visible hardware.
Finish	Textured finish. Ferrite Dark Grey · Heritage Brown · Bronze · Black · White · Sandstone Grey
Power Connection	Pre-cabled with 3' Belden 18ga 2 conductor direct burial cable (no conduit required).
Mounting	To be completed with installation back box. Fixture secured with stainless steel spring system for semi-flush installation only. Recommended mounting height is +18" A.F.F.
BUG	B0-U0-G0 Dark Sky Compliant / B0-U1-G0 BE Emission only
Weight	0.35lbs
Protection	IP65
Impact	IK10

CERTIFICATIONS
cULus Class 2 Wet Location Listed E479873.
Tested in accordance with LM-79-08.
Compliant for California installations.
RoHS3 EU 2152/863
** CEC T24 JA8-2019-E certified, ZEDGE MINI HO version only in conjunction with DMLE601242JD driver.*

WARRANTY
5 year limited warranty

SUSTAINABILITY
Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

ELECTRICAL CHARACTERISTICS

Power Supply	Remote Class 2, 120V-277VAC power supply required, see available options. Flicker free dimming achieved through driver.
Wattage	4W
Voltage	24V DC
Ambient Temp.	-25°C / +35°C (95°F)

SOURCE
High Efficiency LED Board.

TM30	CCT (Nominal)		CRI	Rf	Rg	SDCM
ZEDGE MINI version	2200K		90	91	101	2
	2700K		90	83	97	2
	3000K		90	83	97	2
	3500K		90	84	97	2
	4000K		90	83	96	2
	TA 590nm		–	–	–	–
ZEDGE MINI HO version	2200K		90	91	101	2
	2700K		90	91	100	2
	3000K		90	90	100	2
	3500K		90	84	97	2
	4000K		90	90	99	2
	TA 590nm		–	–	–	–

OPTIC
Uniform optical distribution and excellent visual comfort. Optical system is dependent version. FW / LV / BE versions are comprised of polycarbonate opal lens. HOFW version is comprised of polycarbonate clear lens. LV version comprised of a high reflectance anodized aluminum reflector.

Beam		FW 56°/104°	LV 49°/103°	BE 48°/179°	HO FW 27°/62°
Delivered Lumens	2700K	68Lm	29Lm	95Lm	171Lm
	3000K	72Lm	31Lm	101Lm	181Lm
	3500K	74Lm	34Lm	104Lm	186Lm
	4000K	74Lm	32Lm	104Lm	187Lm
Efficacy		48Lm/W max. Refer to photometric graphs for specific values.			
Lifetime		L80/B10 56,000hrs at max TA +25°C			
Photobiological Classification		Low risk photobiological safety RG1			

Targetti USA 3F Filippi | Targetti Group Company 750-A W. 17th St. Costa Mesa, CA 92627 (714) 513-1991 targettiusa.com rev. 070122 pg. 1 of 9

X06

7/31/2026 10:47:53 AM Autodesk Docs://125226.00 North Cache Branded Residences - Jackson Hole/Northe Cache JH - LS Group - R26.rvt

LS GROUP
2727 W. 2nd Ave.
Denver, CO 80219
303.573.0059
www.ls.lighting

NORTH CACHE JH - HOTEL
325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

CONSTRUCTION

REVISIONS:

NO	DATE	DESCRIPTION

PROJECT NUMBER:
125226.00

DATE:
2026.07.31

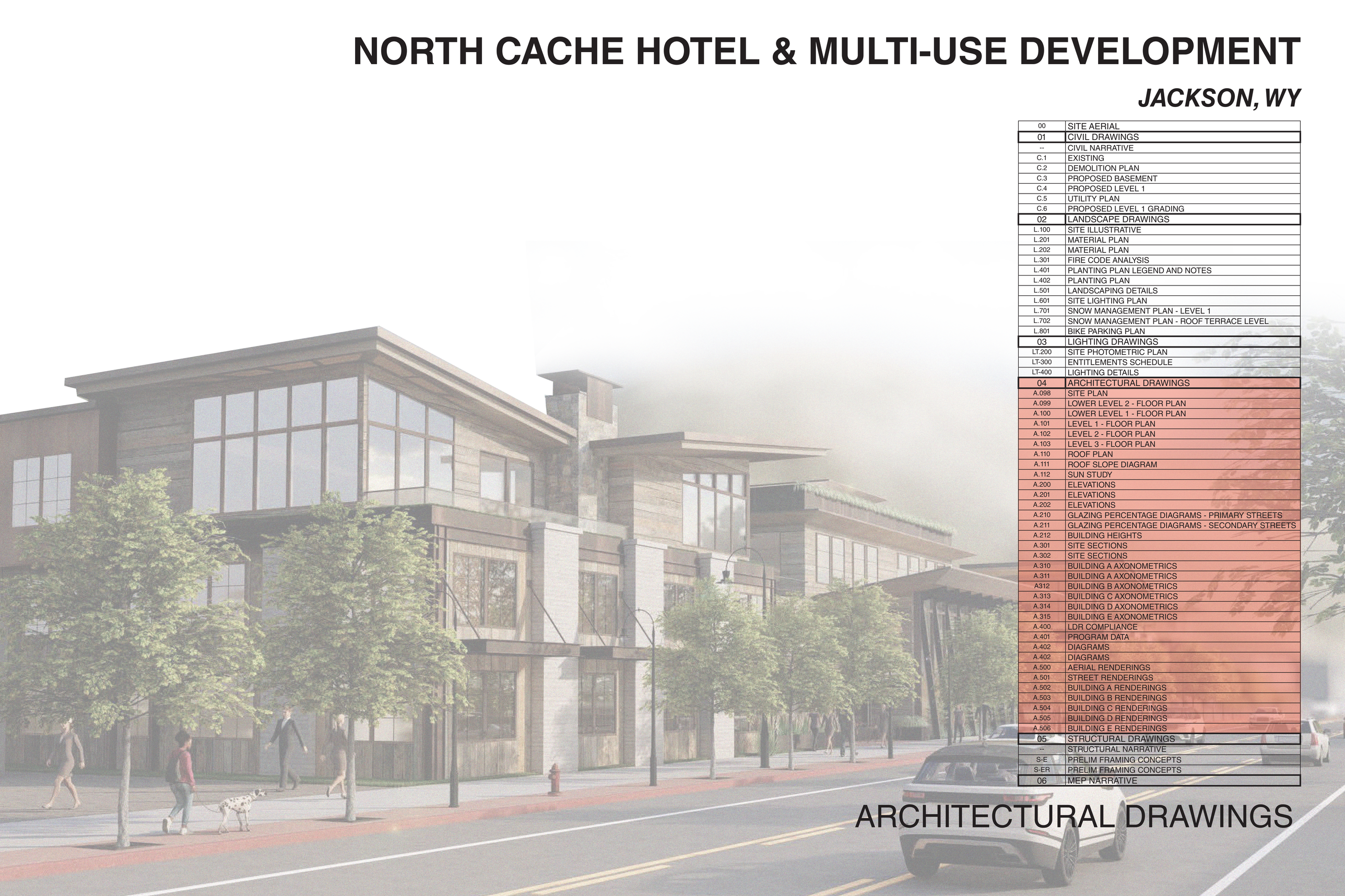
ISSUED FOR:
TBD

SHEET TITLE:
LIGHTING DETAILS

SHEET NUMBER
LT-400

NORTH CACHE HOTEL & MULTI-USE DEVELOPMENT

JACKSON, WY



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--	CIVIL NARRATIVE
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C.3	PROPOSED BASEMENT
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C.5	UTILITY PLAN
C.6	PROPOSED LEVEL 1 GRADING
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06	MEP NARRATIVE

ARCHITECTURAL DRAWINGS

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA

GLENWOOD ST
(PRIMARY STREET)

PARALLEL PARKING

PARALLEL PARKING

PROPERTY LINE

PARALLEL PARKING

BUILDING A

EXIT FROM STAIR CORE ON LEVEL 1

PROPERTY LINE

5' SIDE SETBACK

ADJACENT PROPERTY N.I.C.

PARALLEL PARKING

EXIT FROM STAIR CORE ON LEVEL 1

RESIDENCE BUILDING MAIN ENTRY AT LOBBY

10' REAR SETBACK

MERCILL AVE
(SECONDARY STREET)

PARALLEL PARKING

5' SIDE SETBACK

ACCESSIBLE ENTRANCES

EXIT FROM STAIR CORE ON LEVEL 1

PROPERTY LINE

5' SIDE SETBACK

PERRY ST
(SECONDARY STREET)

EXIT FROM STAIR CORE ON LEVEL 1

HOTEL BUILDING MAIN ENTRY AT LOBBY

EXIT FROM STAIR CORE ON LEVEL 1

EXIT FROM STAIR CORE ON LEVEL 1

PARALLEL PARKING

5' SIDE SETBACK

EXIT FROM STAIR CORE ON LEVEL 1

BUILDING E

BUILDING D

BUILDING C

BUILDING B

ADJACENT PROPERTY N.I.C.

EXIT FROM STAIR CORE ON LEVEL 1

ACCESSIBLE ENTRANCES

ACCESSIBLE ENTRANCES

ACCESSIBLE ENTRANCES

5' SIDE SETBACK

PEDESTRIAN FRONTAGE 0.530'

NORTH CACHE ST
(PRIMARY STREET)

1 SITE PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

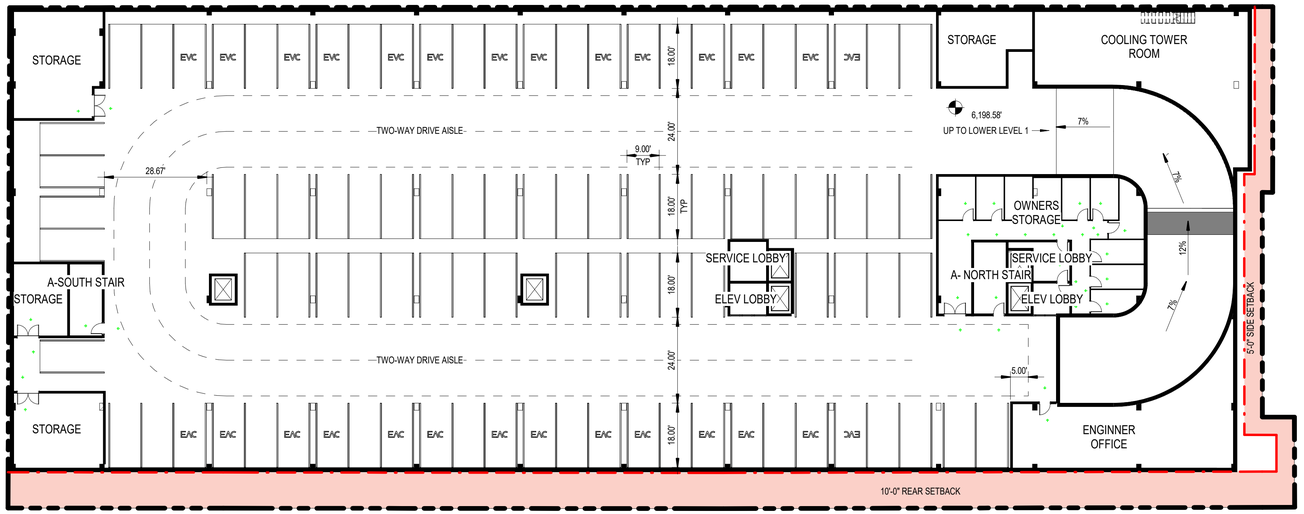
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
SITE PLAN

SHEET NUMBER
A.098



1 LOWER LEVEL 2 FLOOR PLAN
1" = 20'-0"

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA

PARKING GARAGE TABULATION

TYPE	DESCRIPTION	COUNT
LOWER LEVEL 1		
VAN ACCESSIBLE, EVSE INSTALLED	9'-0" x 20'-0" w/ 8'-0" Aisle (min)	1
ACCESSIBLE, EVSE INSTALLED	9'-0" x 20'-0" w/ 5'-0" Aisle (min)	1
ACCESSIBLE	9'-0" x 20'-0" w/ 5'-0" Aisle (min)	4
EVSE INSTALLED	9'-0" x 18'-0"	7
EV CAPABLE	9'-0" x 18'-0"	20
STANDARD	9'-0" x 18'-0"	52
		85
LOWER LEVEL 2		
EV CAPABLE	9'-0" x 18'-0"	28
STANDARD	9'-0" x 18'-0"	65
		93
GARAGE TOTAL		178
ON-STREET PARKING (ALLOWANCE)		21
	GRAND TOTAL	199

0' 10' 20' 40' 80'

TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

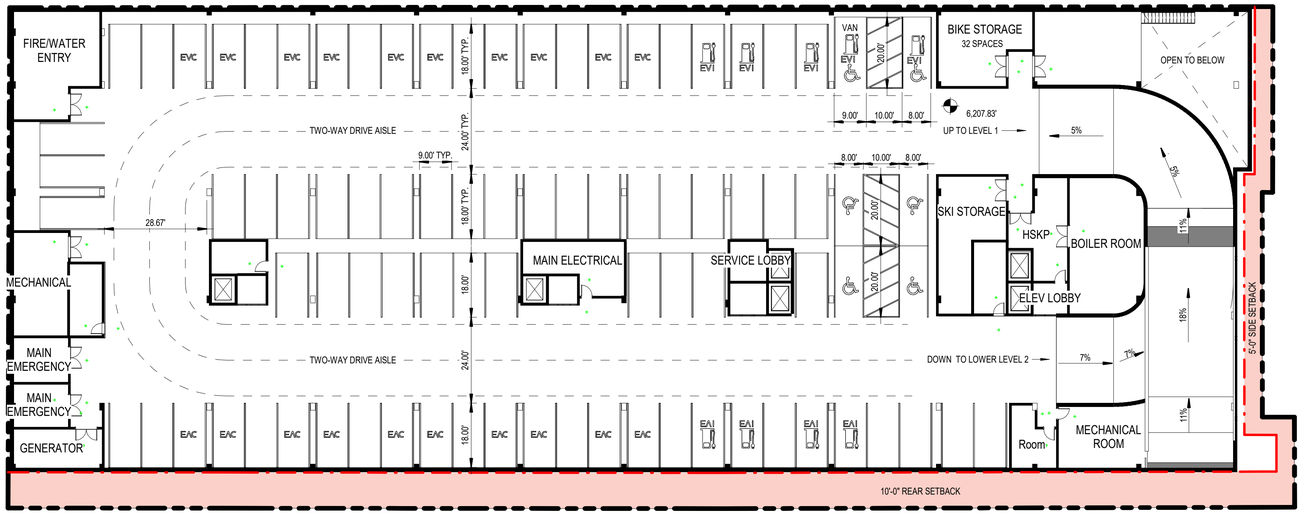
SHEET TITLE:
LOWER LEVEL 2 - FLOOR PLAN

SHEET NUMBER
A.99

PLAN KEY

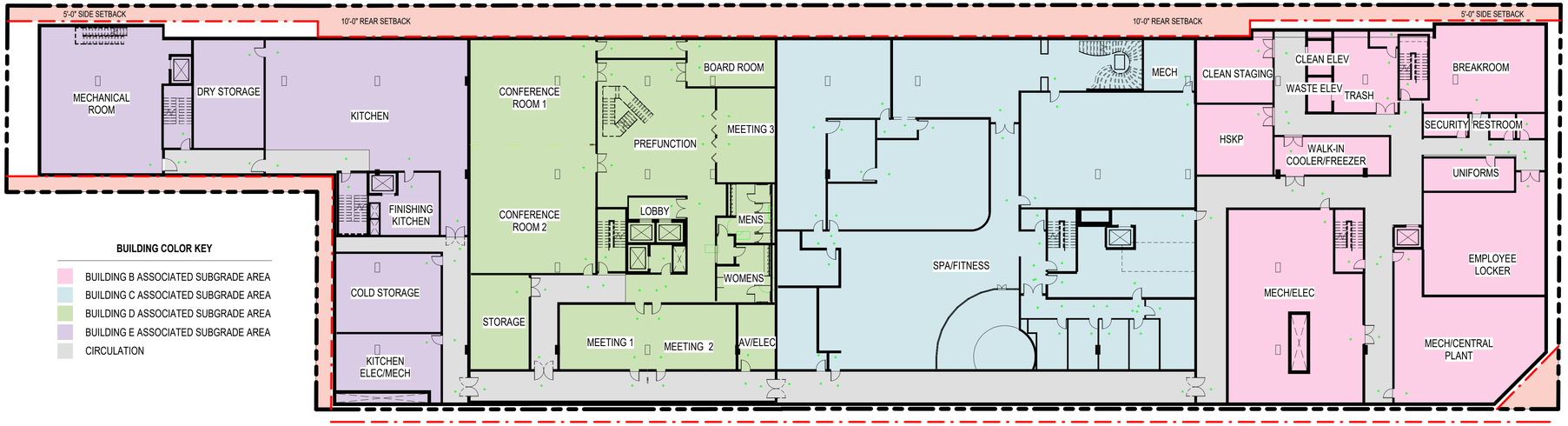
(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA



PARKING GARAGE TABULATION		
TYPE	DESCRIPTION	COUNT
LOWER LEVEL 1		
VAN ACCESSIBLE, EVSE INSTALLED	9'-0" x 20'-0" w/ 8'-0" Aisle (min)	1
ACCESSIBLE, EVSE INSTALLED	9'-0" x 20'-0" w/ 5'-0" Aisle (min)	1
ACCESSIBLE	9'-0" x 20'-0" w/ 5'-0" Aisle (min)	4
EVSE INSTALLED	9'-0" x 18'-0"	7
EV CAPABLE	9'-0" x 18'-0"	20
STANDARD	9'-0" x 18'-0"	52
		85
LOWER LEVEL 2		
EV CAPABLE	9'-0" x 18'-0"	28
STANDARD	9'-0" x 18'-0"	65
		93
GARAGE TOTAL		178
ON-STREET PARKING (ALLOWANCE)		21
	GRAND TOTAL	199

BIKE PARKING TABULATION			
USE	TOTAL BIKE SPACES	SHORT-TERM PARKING	LONG-TERM PARKING
RESIDENTIAL	59	15	44
HOTEL/LODING	8	4	4
RESTAURANT/BAR	9	6	3
GRAND TOTAL	**76**	**25**	**51**



BUILDING COLOR KEY

- BUILDING B ASSOCIATED SUBGRADE AREA
- BUILDING C ASSOCIATED SUBGRADE AREA
- BUILDING D ASSOCIATED SUBGRADE AREA
- BUILDING E ASSOCIATED SUBGRADE AREA
- CIRCULATION

1 LOWER LEVEL 1 FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

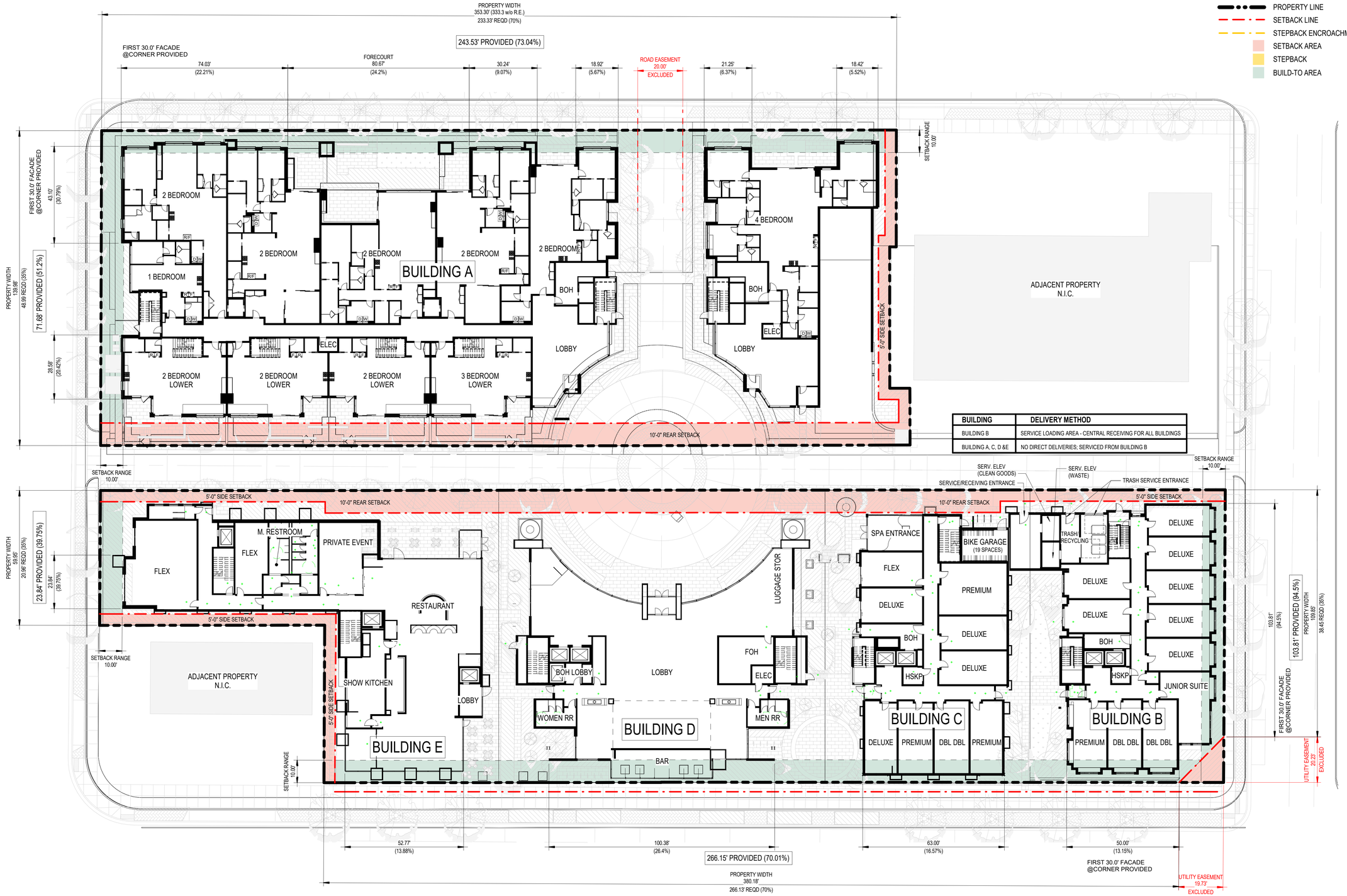
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
LOWER LEVEL 1 - FLOOR PLAN

SHEET NUMBER
A.100



BUILDING	DELIVERY METHOD
BUILDING B	SERVICE LOADING AREA - CENTRAL RECEIVING FOR ALL BUILDINGS
BUILDING A, C, D &E	NO DIRECT DELIVERIES; SERVICED FROM BUILDING B

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA

1 LEVEL 1 FLOOR PLAN
1" = 20'-0"

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

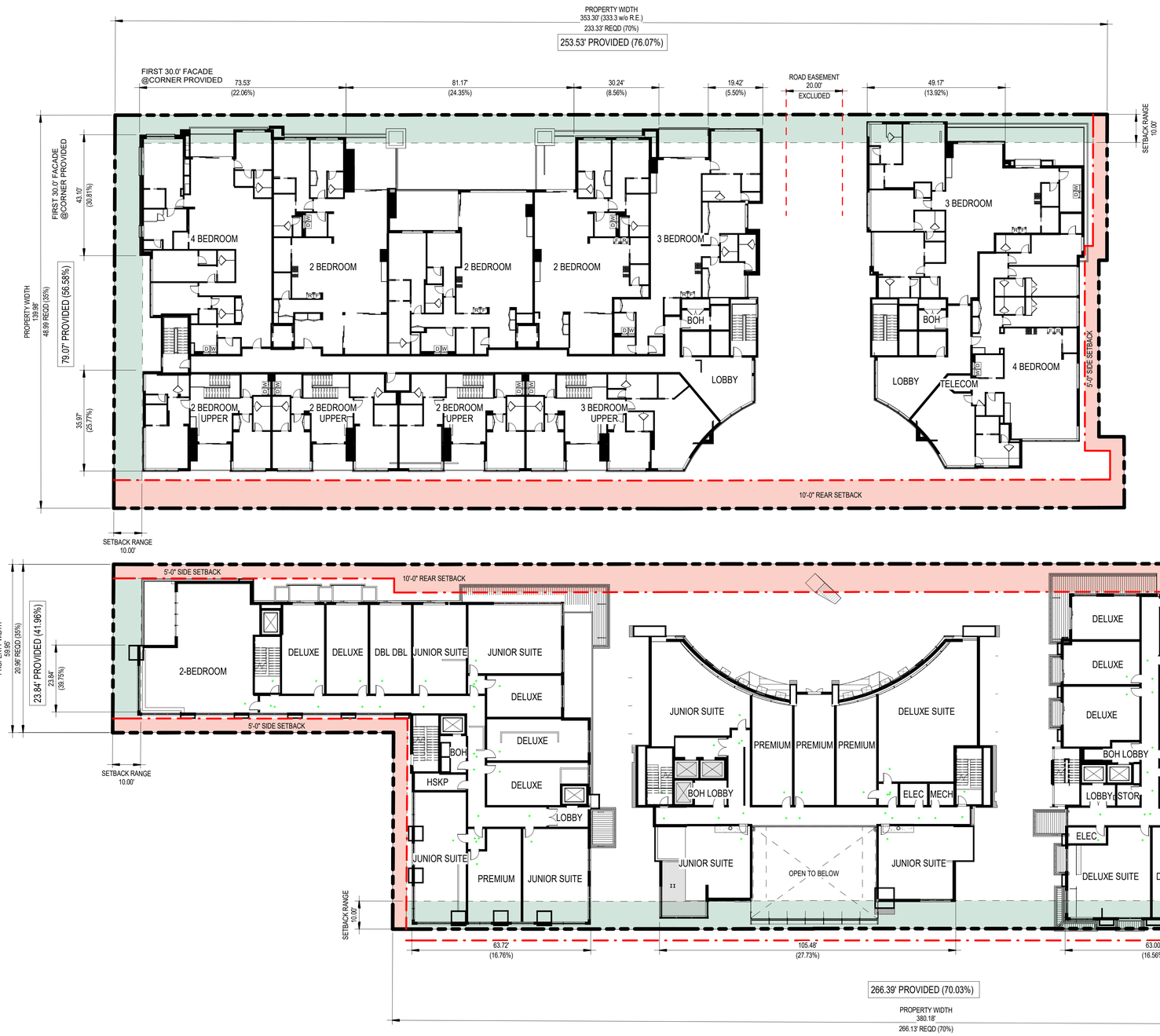
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
LEVEL 1 - FLOOR PLAN

SHEET NUMBER
A.101



1 LEVEL 2 FLOOR PLAN
1" = 20'-0"

0' 10' 20' 40' 80'
TRUE NORTH

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

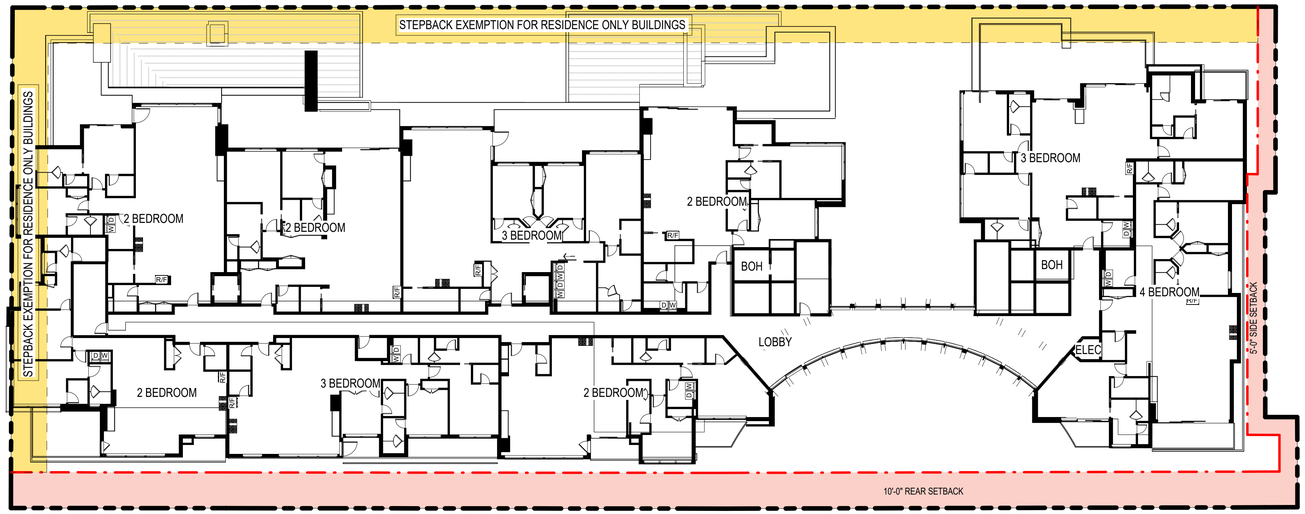
SHEET TITLE:
LEVEL 2 - FLOOR PLAN

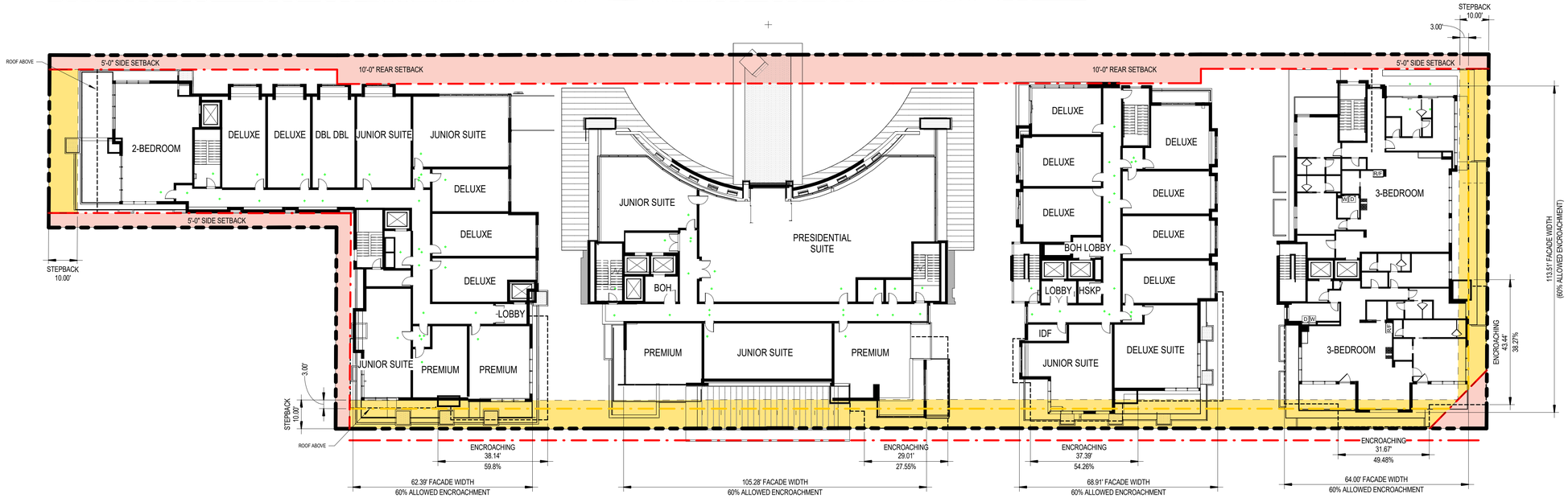
SHEET NUMBER
A.102

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA





1 LEVEL 3 FLOOR PLAN

1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

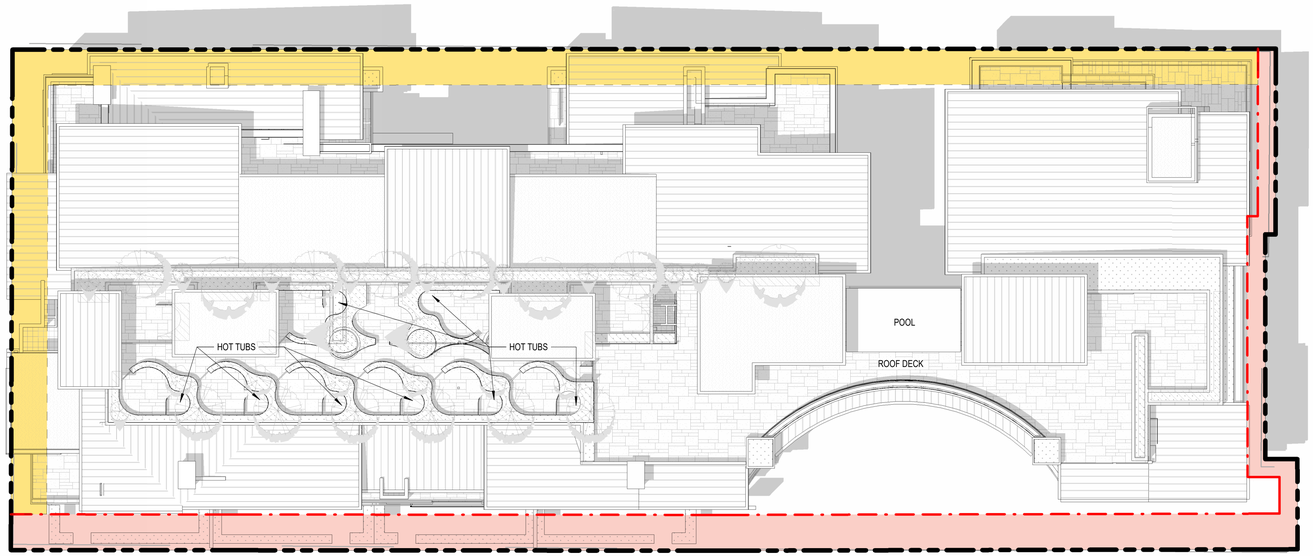
SHEET TITLE:
LEVEL 3 - FLOOR PLAN

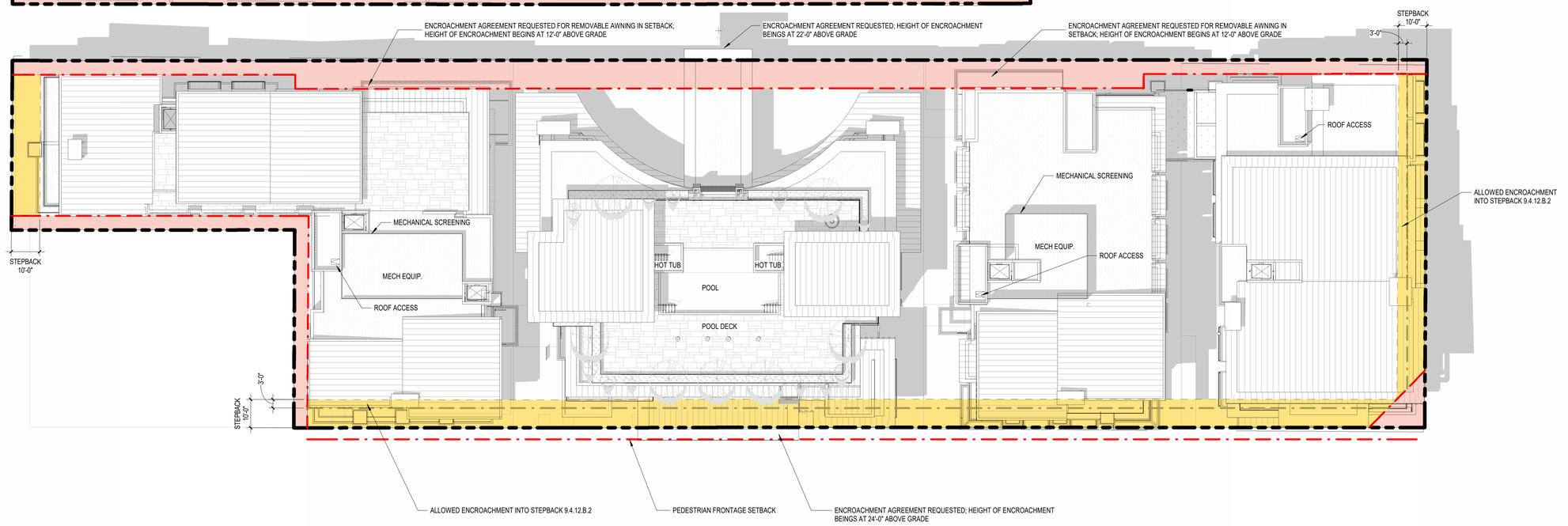
SHEET NUMBER
A.103

PLAN KEY

(NOT ALL SYMBOLS ARE USED ON EACH DRAWING)

- PROPERTY LINE
- SETBACK LINE
- STEPBACK ENCROACHMENT
- SETBACK AREA
- STEPBACK
- BUILD-TO AREA





1 ROOF PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

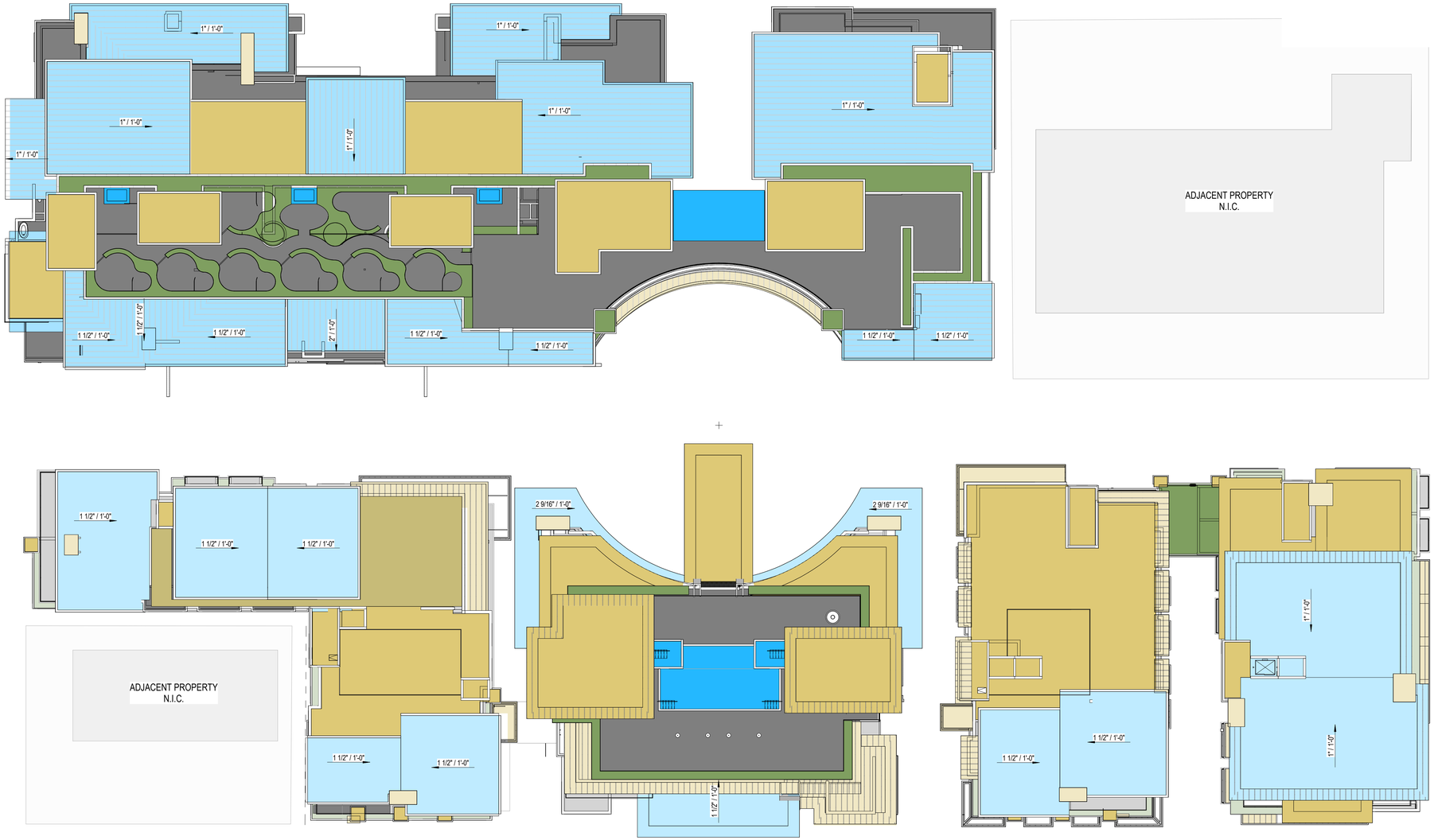
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
ROOF PLAN

SHEET NUMBER
A.110

ROOF SLOPE KEY

- SINGLE PITCHED ROOF AS INDICATED ON PLAN
- PRIMARY LOW SLOPE MEMBRANE ROOF, 1/4" MIN SLOPE TO DRAIN
- SECONDARY LOW SLOPE MEMBRANE ROOF, 1/4" MIN SLOPE TO DRAIN
- WALKABLE PATIO/ DECK
- VEGETATED ROOF AREA
- ROOFTOP SPA/ POOL



1 ROOF PLAN
1" = 20'-0"

0' 10' 20' 40' 80'
TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

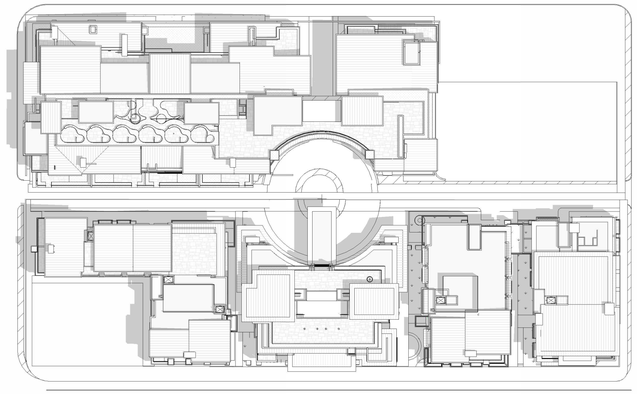
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

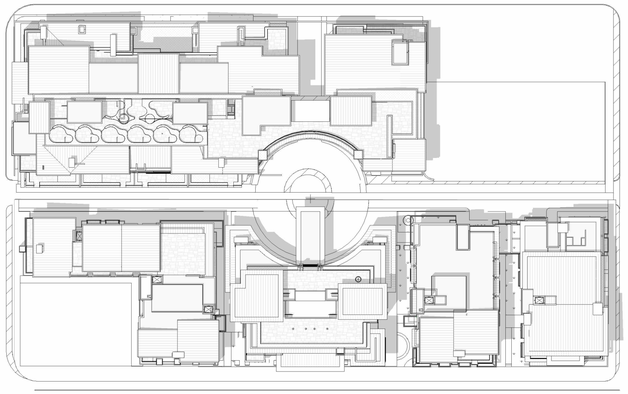
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
ROOF SLOPE DIAGRAM

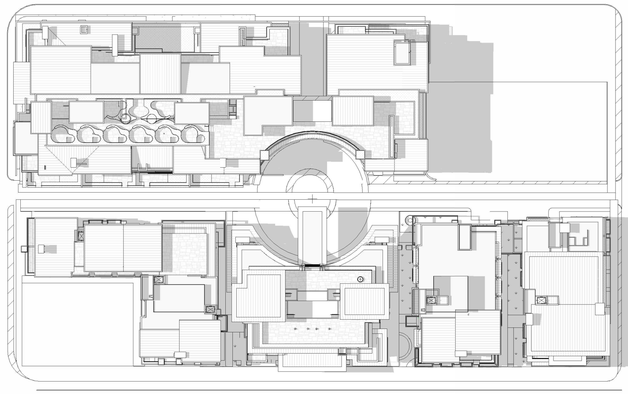
SHEET NUMBER
A.111



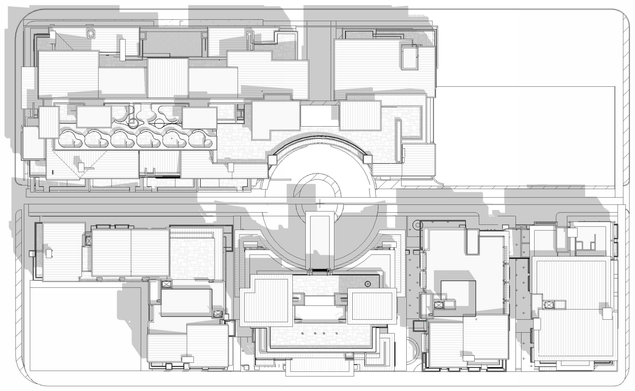
1 OVERALL - SUN STUDY - SUMMER 9AM
1" = 60'-0"



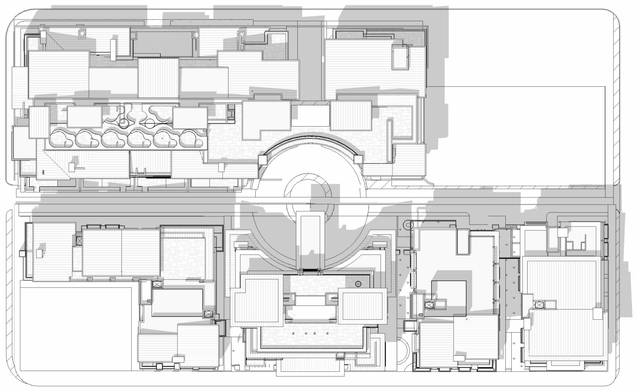
2 OVERALL - SUN STUDY - SUMMER 12PM
1" = 60'-0"



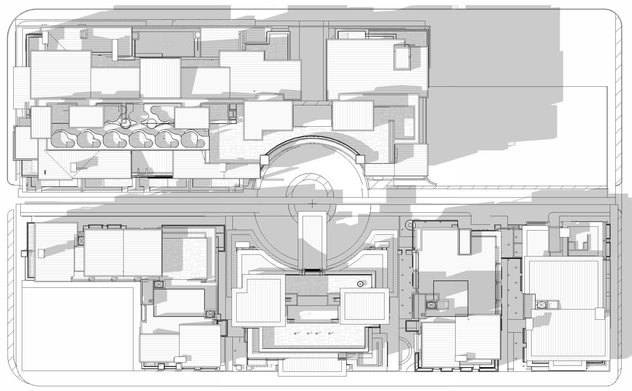
3 OVERALL - SUN STUDY - SUMMER 3PM
1" = 60'-0"



4 OVERALL - SUN STUDY - SPRING-FALL 9AM
1" = 60'-0"



5 OVERALL - SUN STUDY - SPRING-FALL 12PM
1" = 60'-0"



6 OVERALL - SUN STUDY - SPRING-FALL 3PM
1" = 60'-0"

0' 10' 20' 40' 80'

TRUE NORTH

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

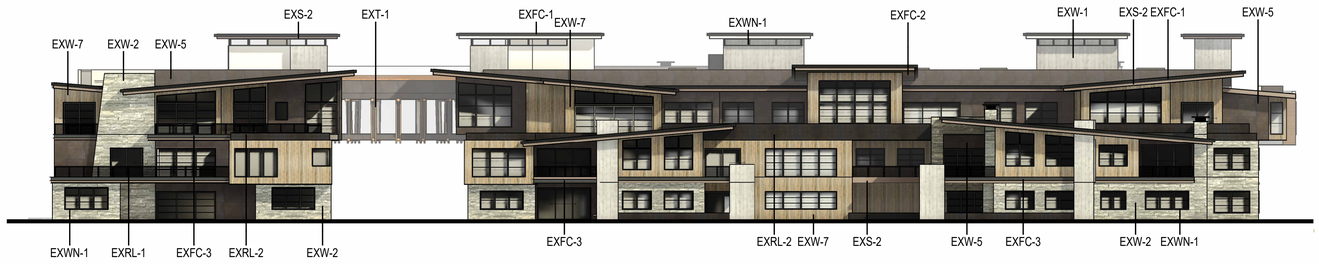
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

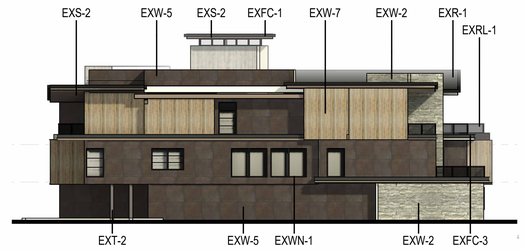
SHEET TITLE:
SUN STUDY

SHEET NUMBER
A.112



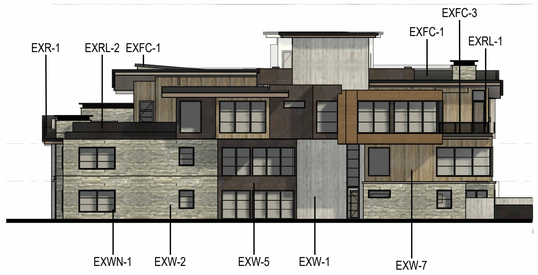
1 WEST ELEVATION (BUILDING A)

1" = 20'-0"



2 NORTH ELEVATION (BUILDING A)

1" = 20'-0"



3 SOUTH ELEVATION (BUILDING A)

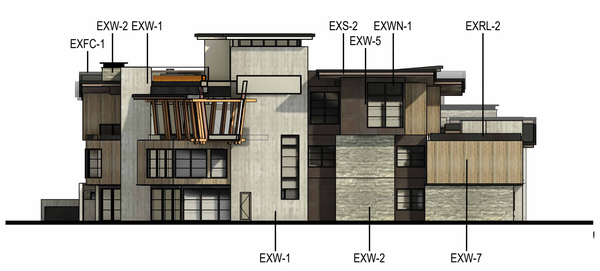
1" = 20'-0"

4 EAST ELEVATION (BUILDING A)

1" = 20'-0"

5 SOUTH ELEVATION (BUILDING A BRIDGE)

1" = 20'-0"



6 NORTH ELEVATION BUILDING A BRIDGE)

1" = 20'-0"

EXS-2
SOFFIT / WOOD

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

EXW-1
BOARDFORM CONCRETE

EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXF-2
STONE PAVERS / ASHLAR

EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD

EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE

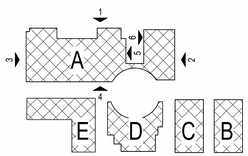
EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF

EXRL-1
FLAT BAR RAILING

EXRL-2
COLD ROLLED STEEL

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

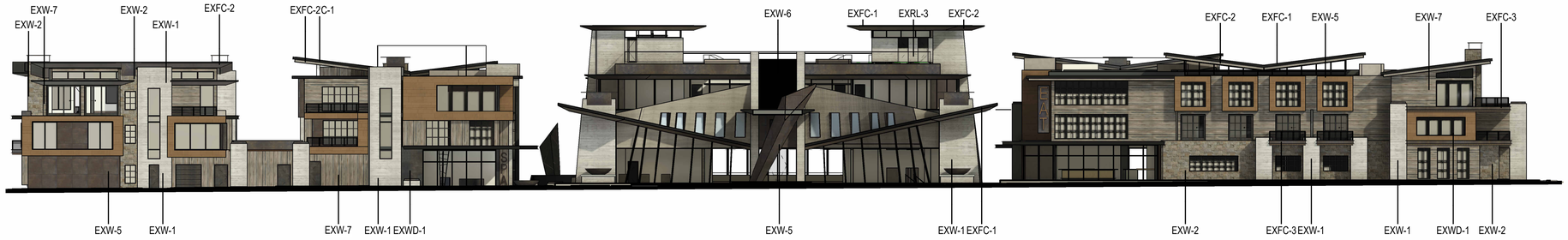
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
ELEVATIONS

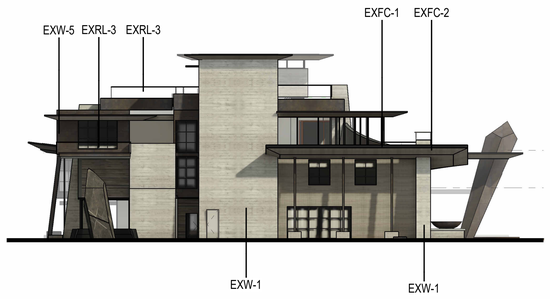
SHEET NUMBER
A-200



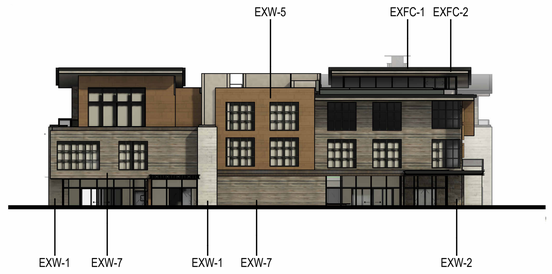
1 WEST ELEVATIONS (BUILDINGS B,C,D,E)
1" = 20'-0"

2 NORTH ELEVATION (BUILDING B)
1" = 20'-0"

3 NORTH ELEVATION (BUILDING C)
1" = 20'-0"



4 NORTH ELEVATION (BUILDING D)
1" = 20'-0"



5 NORTH ELEVATION (BUILDING E)
1" = 20'-0"

EXS-1
SOFFIT / T&G CVG WOOD

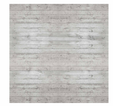
EXS-2
SOFFIT / WOOD

EXS-3
BUILDING "C" SOFFIT / T&G WOOD

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

EXW-1
BOARDFORM CONCRETE



EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-6
VERTICAL WOOD SLATS

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

EXWD-1
WINDOW FRAMES / DARK BRONZE

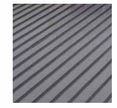
EXF-1
STONE PAVERS / LARGE FORMAT

EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD

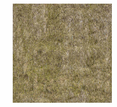
EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE



EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF

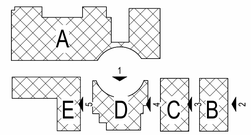


EXRL-1
FLAT BAR RAILING

EXRL-2
COLD ROLLED STEEL

EXRL-3
GLASS RAILING

KEY PLAN



OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

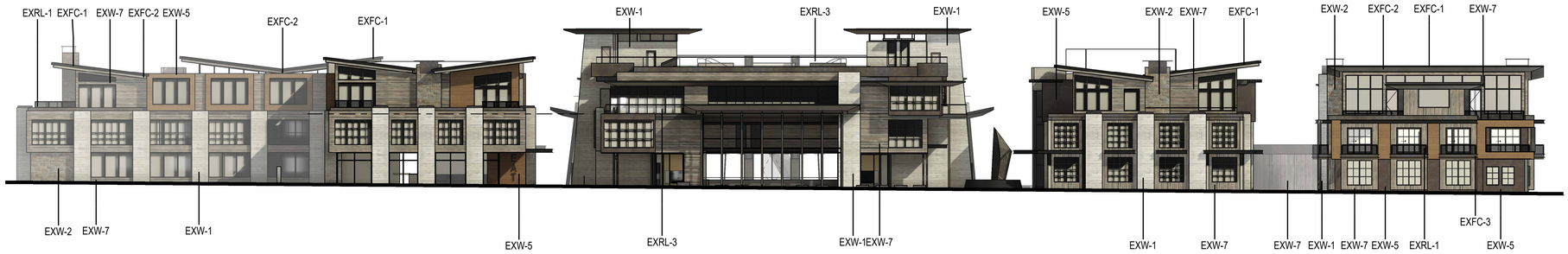
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
ELEVATIONS

SHEET NUMBER
A-201

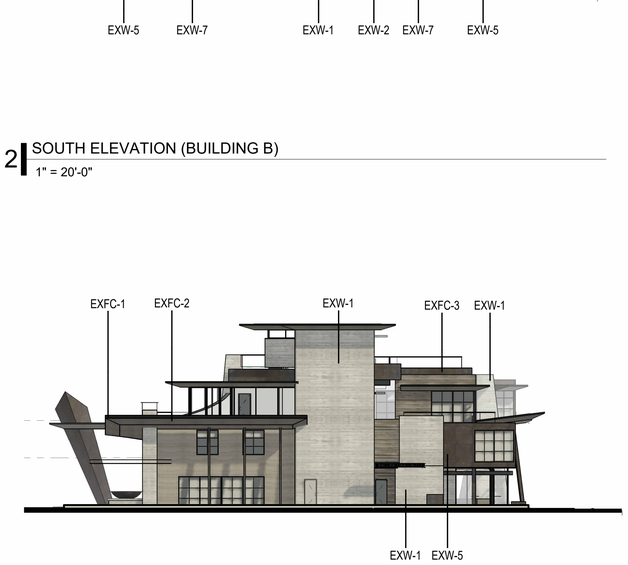


1 EAST ELEVATIONS (BUILDINGS B,C,D,E)

1" = 20'-0"

2 SOUTH ELEVATION (BUILDING B)

1" = 20'-0"



4 SOUTH ELEVATION (BUILDING D)

1" = 20'-0"

3 SOUTH ELEVATION (BUILDING C)

1" = 20'-0"

5 SOUTH ELEVATION (BUILDING E)

1" = 20'-0"

EXS-1
SOFFIT / T&G CVG WOOD

EXS-2
SOFFIT / WOOD

EXS-3
BUILDING "C" SOFFIT / T&G WOOD

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

EXW-1
BOARDFORM CONCRETE

EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-6
VERTICAL WOOD SLATS

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD

EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE

EXR-2
SELF ADHERED CAP SHEET

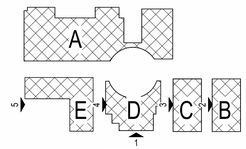
EXR-3
GREEN ROOF

EXRL-1
FLAT BAR RAILING

EXRL-2
COLD ROLLED STEEL

EXRL-3
GLASS RAILING

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

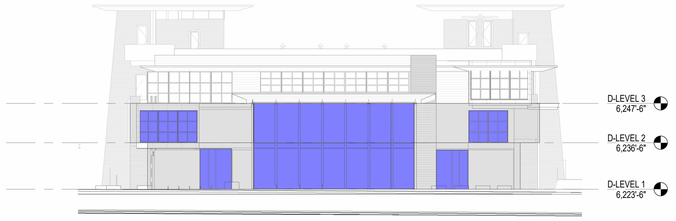
SHEET TITLE:
ELEVATIONS

SHEET NUMBER
A-202

EXTERIOR MATERIALS LEGEND

- SOLID WALL
- GLAZING

5 BUILDING E - LODGING EAST ELEVATION
1" = 20'-0"



4 BUILDING D - LODGING EAST ELEVATION
1" = 20'-0"

3 BUILDING C - LODGING EAST ELEVATION
1" = 20'-0"

2 BUILDING B - LODGING EAST ELEVATION
1" = 20'-0"

1 BUILDING A - RESIDENTIAL WEST ELEVATION
1" = 20'-0"

LODGING GLAZING % DIAGRAM - BUILDINGS B, D, C, E EAST L1

GLAZING VS SOLID	AREA	PERCENTAGE
GLAZING	1,663 SF	44%
SOLID	2,144 SF	56%

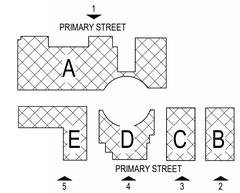
LODGING GLAZING % DIAGRAM - BULIDINGS B, D, C, E EAST L2

GLAZING VS SOLID	AREA	PERCENTAGE
GLAZING	3,027 SF	63%
SOLID	1,799 SF	37%

RESIDENTIAL GLAZING % DIAGRAM - BUILDING A WEST

ELEVATION	GLAZING VS SOLID	AREA	PERCENTAGE
BUILDING A WEST - L1	GLAZING	1,021 SF	28%
BUILDING A WEST - L1	SOLID WALL	2,565 SF	72%
BUILDING A WEST - L2	GLAZING	1,438 SF	39%
BUILDING A WEST - L2	SOLID WALL	2,242 SF	61%

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
GLAZING PERCENTAGE DIAGRAMS - PRIMARY STREETS

SHEET NUMBER
A.210

3 BUILDING B - LODGING NORTH ELEVATION
1" = 20'-0"

2 BUILDING E - LODGING SOUTH ELEVATION
1" = 20'-0"

1 BUILDING A - RESIDENTIAL SOUTH ELEVATION
1" = 20'-0"

EXTERIOR MATERIALS LEGEND

- SOLID WALL
- GLAZING

GLAZING % DIAGRAM - BUILDING B NORTH

ELEVATION	GLAZING VS SOLID	AREA	PERCENTAGE
BUILDING B NORTH - L1	GLAZING	465 SF	29%
BUILDING B NORTH - L1	SOLID WALL	1,115 SF	71%
BUILDING B NORTH - L2	GLAZING	469 SF	35%
BUILDING B NORTH - L2	SOLID WALL	868 SF	65%

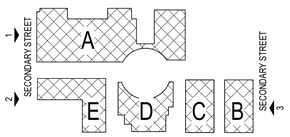
GLAZING % DIAGRAM - BUILDING E SOUTH

ELEVATION	GLAZING VS SOLID	AREA	PERCENTAGE
BUILDING E SOUTH - L1	GLAZING	180 SF	31%
BUILDING E SOUTH - L1	SOLID	408 SF	69%
BUILDING E SOUTH - L2	GLAZING	280 SF	50%
BUILDING E SOUTH - L2	SOLID	283 SF	50%

RESIDENTIAL GLAZING % DIAGRAM - BUILDING A SOUTH

ELEVATION	GLAZING VS SOLID	AREA	PERCENTAGE
BUILDING A SOUTH - L1	GLAZING	375 SF	25%
BUILDING A SOUTH - L1	SOLID WALL	1,109 SF	75%
BUILDING A SOUTH - L2	GLAZING	453 SF	31%
BUILDING A SOUTH - L2	SOLID WALL	1,025 SF	69%

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

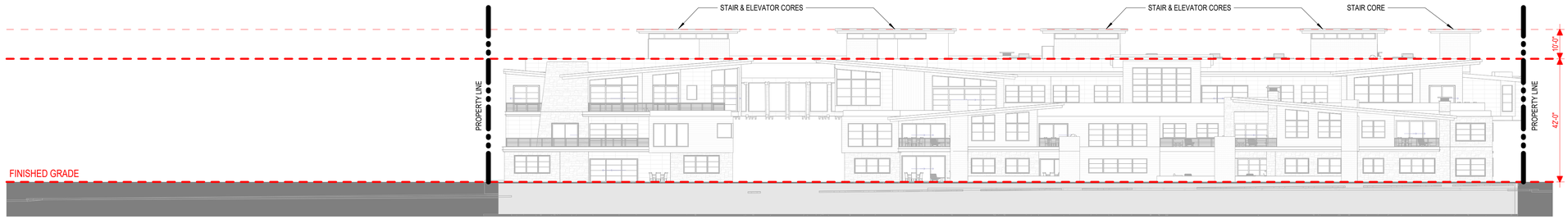
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

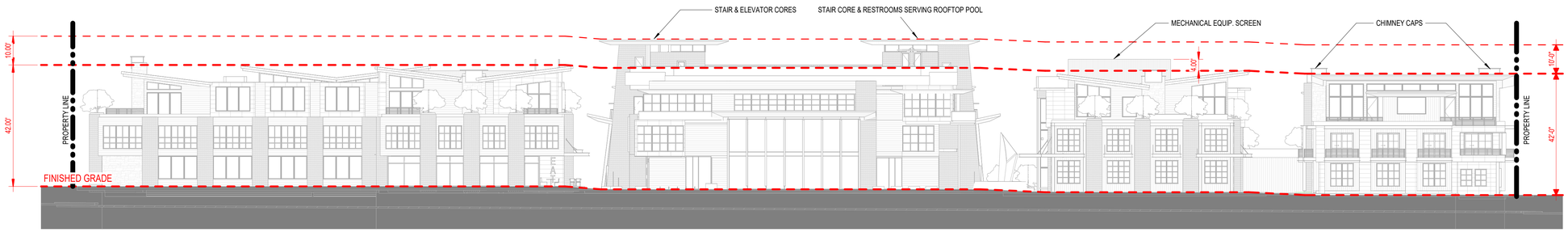
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
GLAZING PERCENTAGE DIAGRAM - SECONDARY STREETS

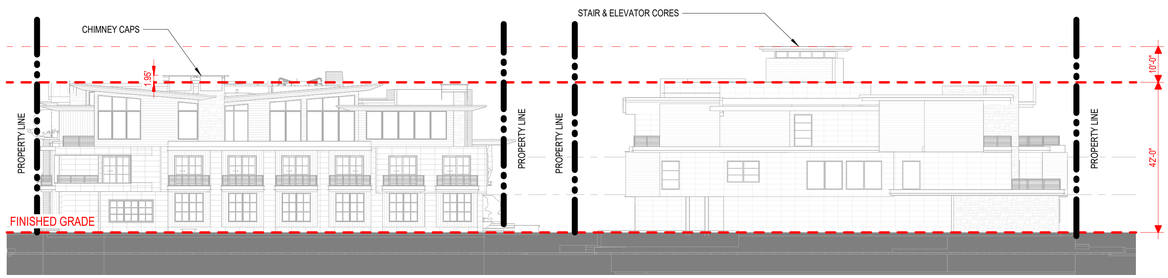
SHEET NUMBER
A.211



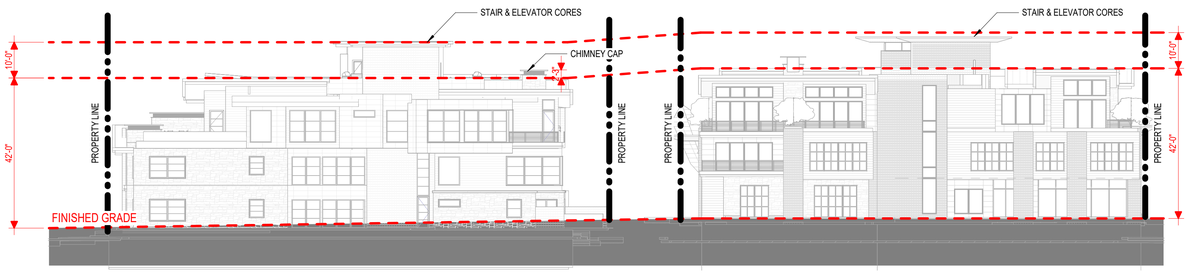
4 WEST ELEVATION - OVERALL HEIGHT
1" = 20'-0"



3 EAST ELEVATION - OVERALL HEIGHT
1" = 20'-0"

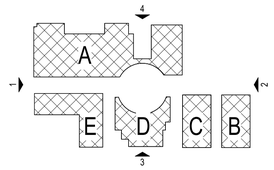


2 NORTH ELEVATION - OVERALL HEIGHT
1" = 20'-0"



1 SOUTH ELEVATION - OVERALL HEIGHT
1" = 20'-0"

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING HEIGHTS

SHEET NUMBER
A.212

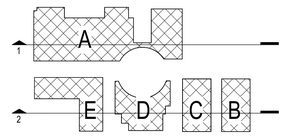
2 N-S SITE SECTION THROUGH BUILDINGS B, C, D, & E - WEST

1" = 20'-0"

1 N-S SITE SECTION THROUGH BUILDING A - WEST

1" = 20'-0"

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

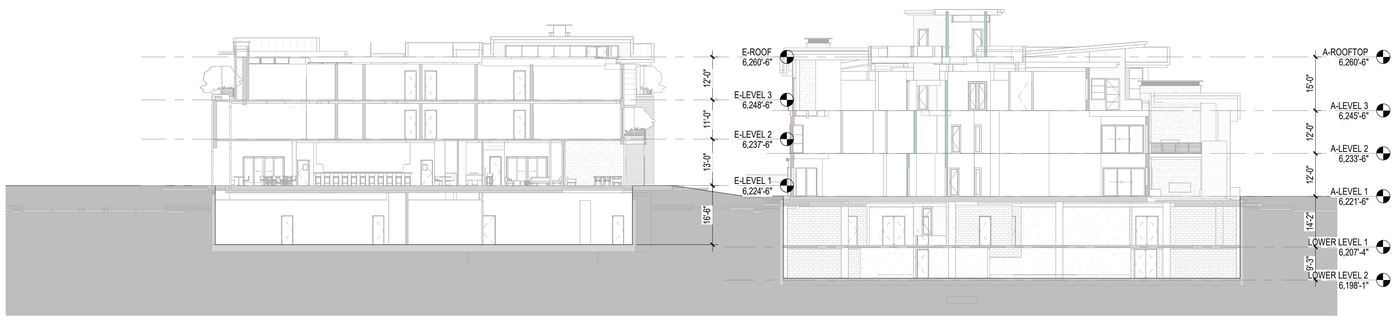
SHEET TITLE:
SITE SECTIONS

SHEET NUMBER
A.301

3 E-W SITE SECTION THROUGH BUILDING C - SOUTH
1" = 20'-0"

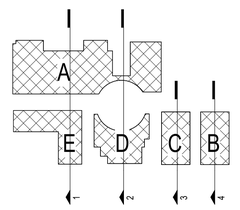
4 E-W SITE SECTION THROUGH BUILDING B - SOUTH
1" = 20'-0"

2 E-W SITE SECTION THROUGH BUILDINGS D & A - SOUTH
1" = 20'-0"



1 E-W SITE SECTION THROUGH BUILDINGS E & A - SOUTH
1" = 20'-0"

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

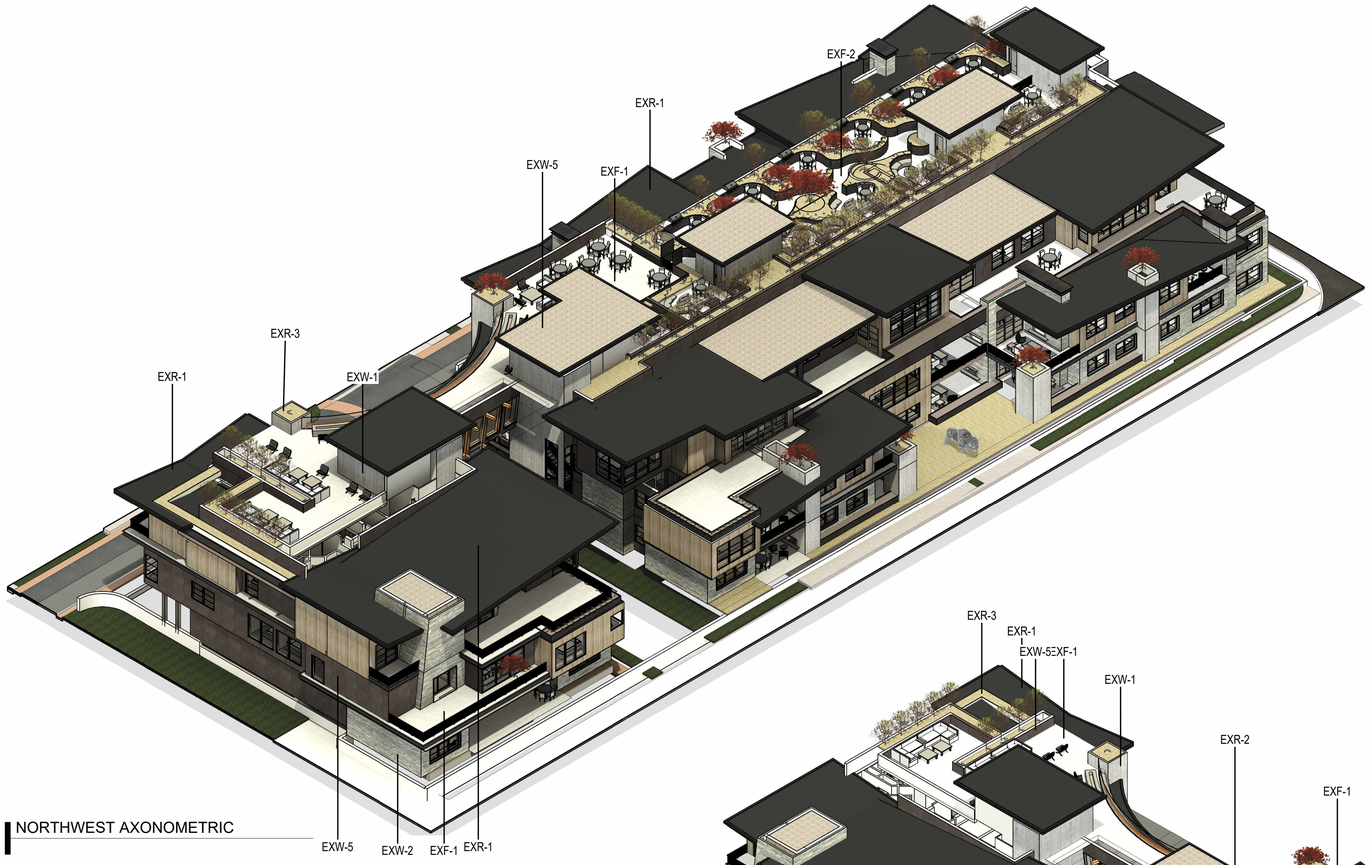
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

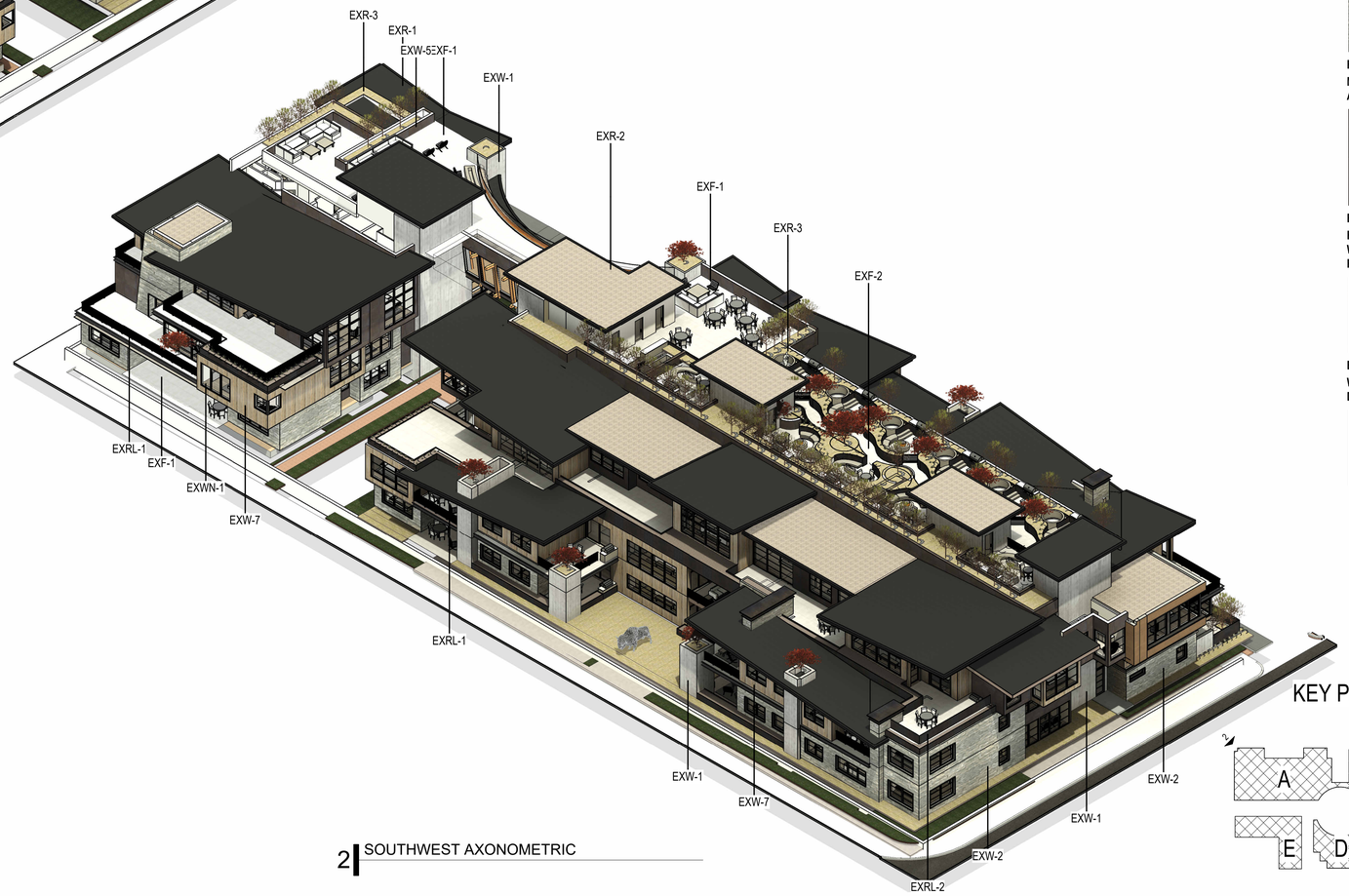
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
SITE SECTIONS

SHEET NUMBER
A.302



1 NORTHWEST AXONOMETRIC



2 SOUTHWEST AXONOMETRIC

EXS-2
SOFFIT / WOOD

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

EXW-1
BOARDFORM CONCRETE

EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

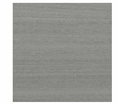
EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXF-2
STONE PAVERS / ASHLAR

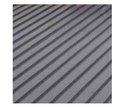
EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD



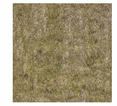
EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE



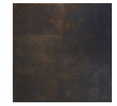
EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF

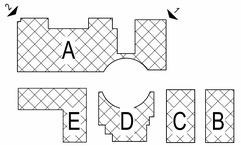


EXRL-1
FLAT BAR RAILING

EXRL-2
COLD ROLLED STEEL



KEY PLAN



OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

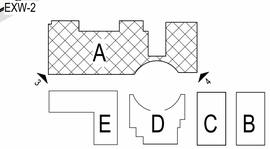
SHEET TITLE:
BUILDING A AXONOMETRICS

SHEET NUMBER
A-310

3 SOUTHEAST AXONOMETRIC

4 NORTHEAST AXONOMETRIC

KEY PLAN



EXS-2
SOFFIT / WOOD

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

EXW-1
BOARDFORM CONCRETE

EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

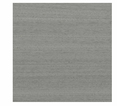
EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXF-2
STONE PAVERS / ASHLAR

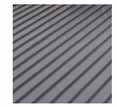
EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD



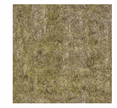
EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE



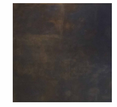
EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF



EXRL-1
FLAT BAR RAILING

EXRL-2
COLD ROLLED STEEL



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

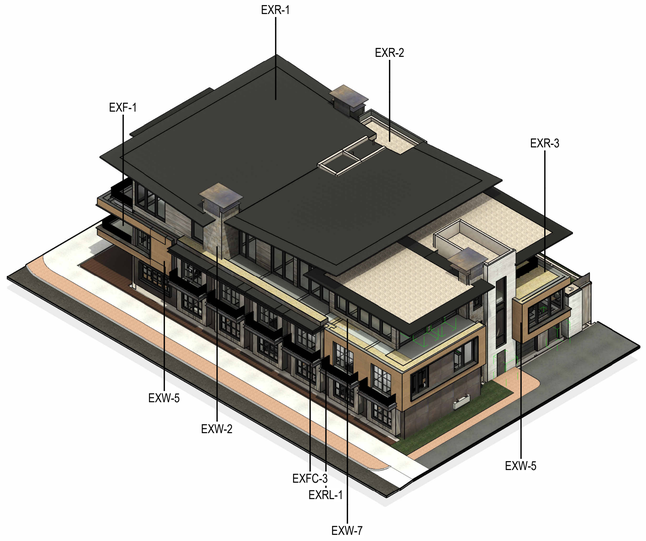
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

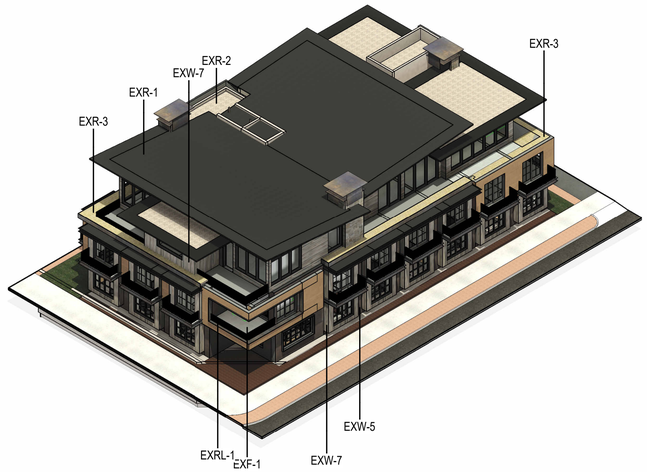
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING A AXONOMETRICS

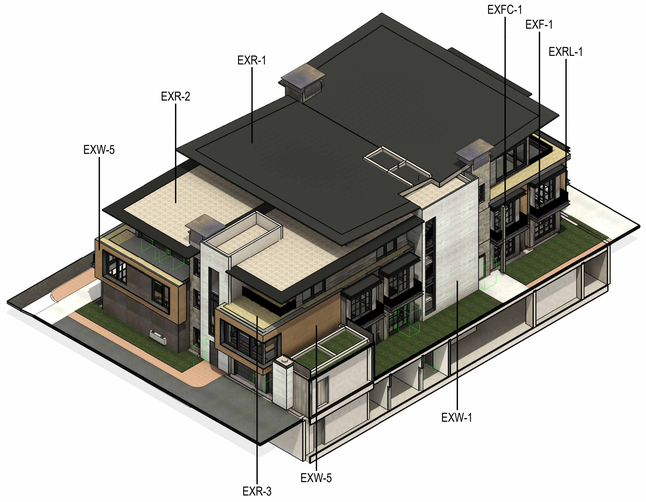
SHEET NUMBER
A-311



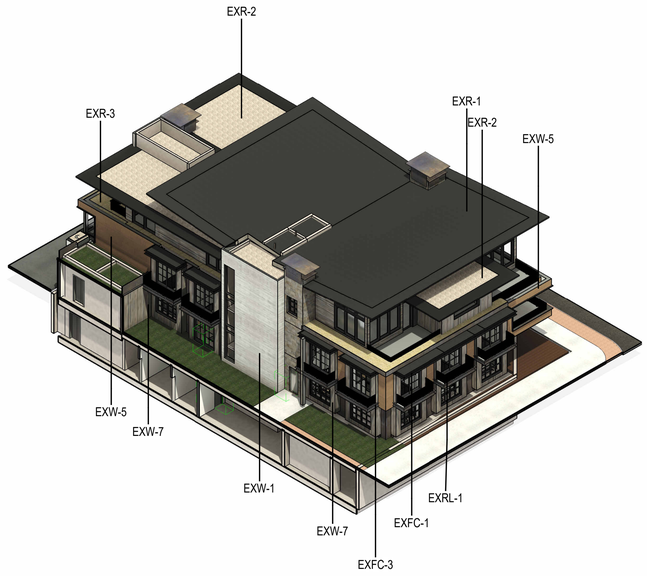
1 NORTHWEST AXONOMETRIC



2 NORTHEAST AXONOMETRIC

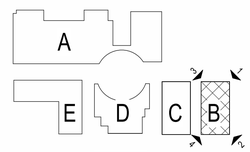


3 SOUTHWEST AXONOMETRIC



4 SOUTHEAST AXONOMETRIC

KEY PLAN



EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-7
BUILDING / WOOD SIDING / RECLAIMED

EXWD-1
WINDOW FRAMES / DARK BRONZE

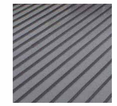
EXF-1
STONE PAVERS / LARGE FORMAT

EXFC-1
FASCIA / DARK BRONZE

EXFC-2
FASCIA / WOOD

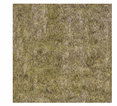
EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE



EXR-2
SELF ADHERED CAP SHEET

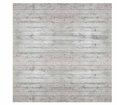
EXR-3
GREEN ROOF



EXRL-1
FLAT BAR RAILING

EXS-1
SOFFIT / T&G CVG WOOD

EXW-1
BOARDFORM CONCRETE



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

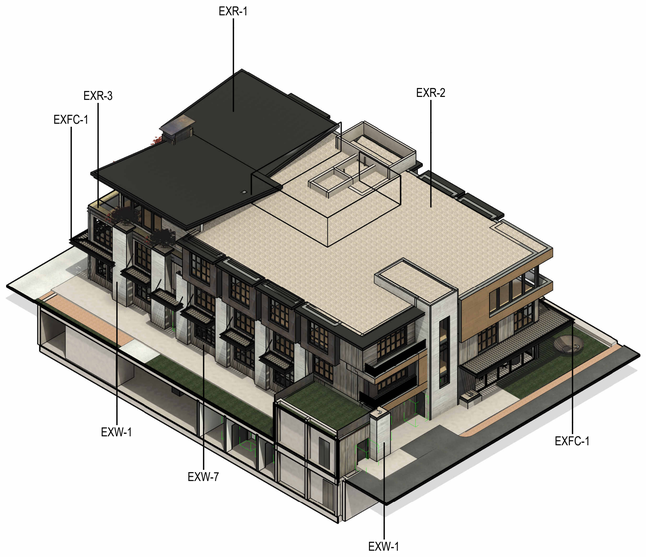
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

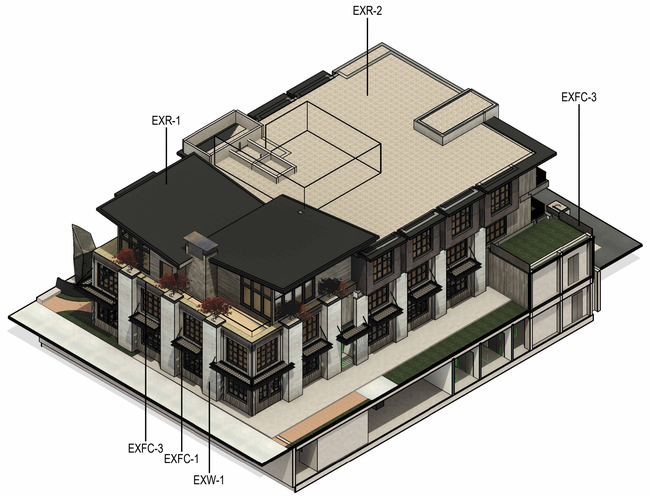
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING B AXONOMETRICS

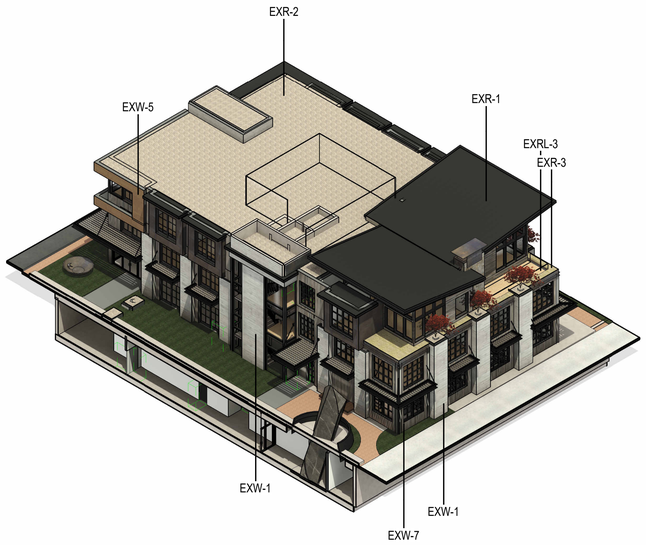
SHEET NUMBER
A-312



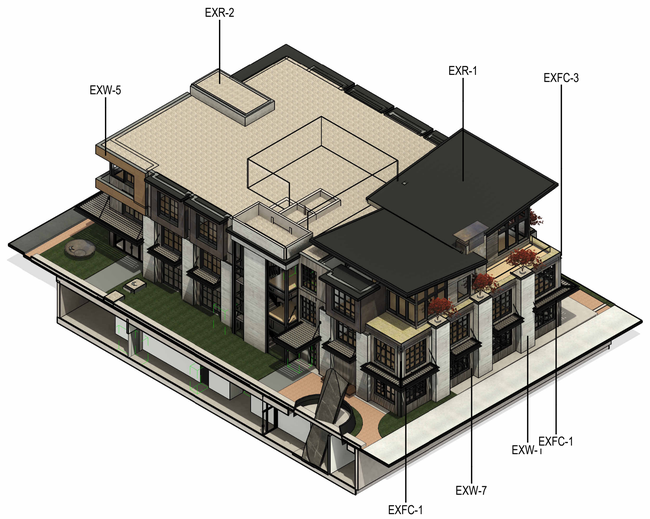
1 NORTHWEST AXONOMETRIC



2 NORTHEAST AXONOMETRIC

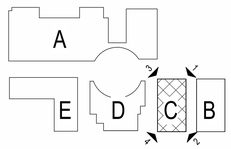


3 SOUTHWEST AXONOMETRIC



4 SOUTHEAST AXONOMETRIC

KEY PLAN



BUILDING / WOOD SIDING / RECLAIMED

EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXFC-1
FASCIA / DARK BRONZE

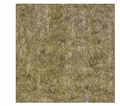
EXFC-2
FASCIA / WOOD

EXFC-3
FASCIA - C-CHANNEL

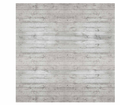
EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE

EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF



EXW-1
BOARDFORM CONCRETE



EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-5
METAL PANELS / ACM / DARK BRONZE

EXW-7

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

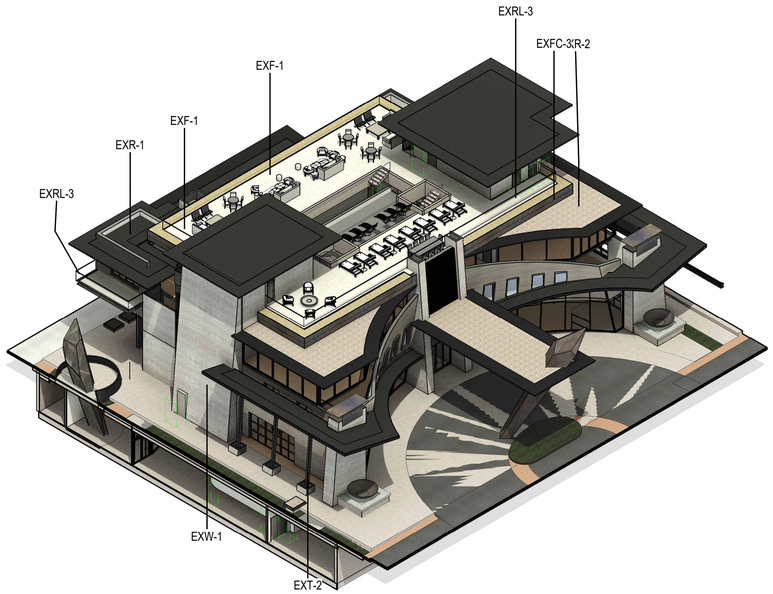
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

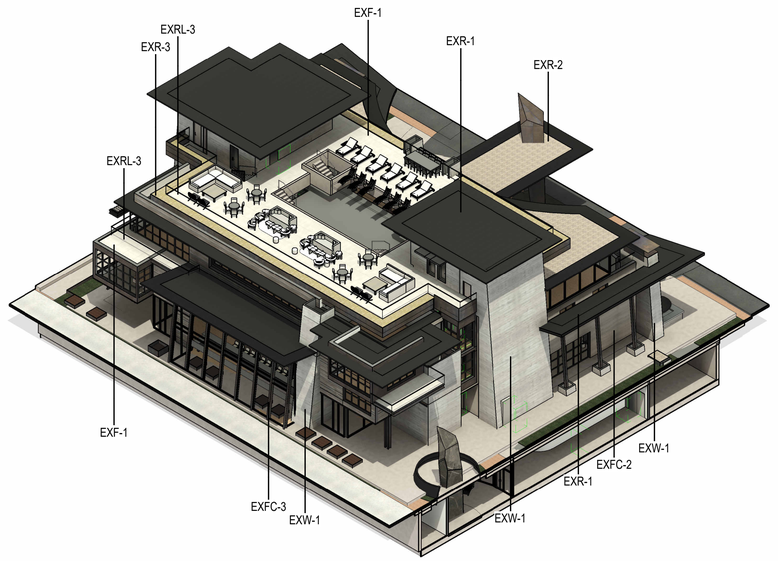
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING C AXONOMETRICS

SHEET NUMBER
A-313

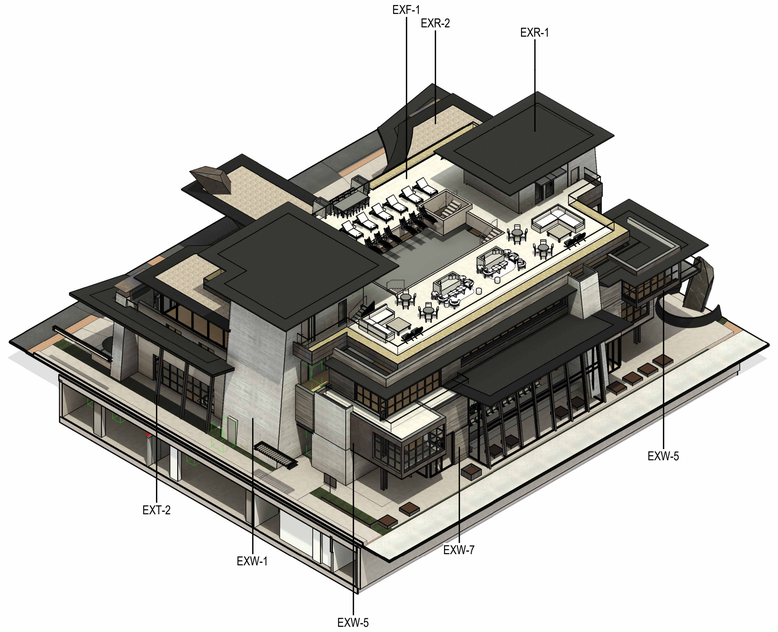


1 NORTHWEST AXONOMETRIC



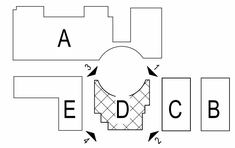
2 NORTHEAST AXONOMETRIC

3 SOUTHWEST AXONOMETRIC



4 SOUTHEAST AXONOMETRIC

KEY PLAN



EXW-1
BOARDFORM CONCRETE

EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

EXW-6
VERTICAL WOOD SLATS

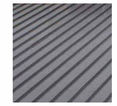
EXWD-1
WINDOW FRAMES / DARK BRONZE

EXF-1
STONE PAVERS / LARGE FORMAT

EXFC-1
FASCIA / DARK BRONZE

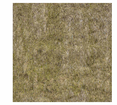
EXFC-3
FASCIA - C-CHANNEL

EXR-1
METAL ROOF / STANDING SEAM / DARK BRONZE

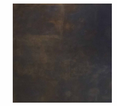


EXR-2
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF



EXRL-2
COLD ROLLED STEEL



EXRL-3
GLASS RAILING

EXT-1
CEDAR TIMBER

EXT-2
STEEL WIDE FLANGE

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

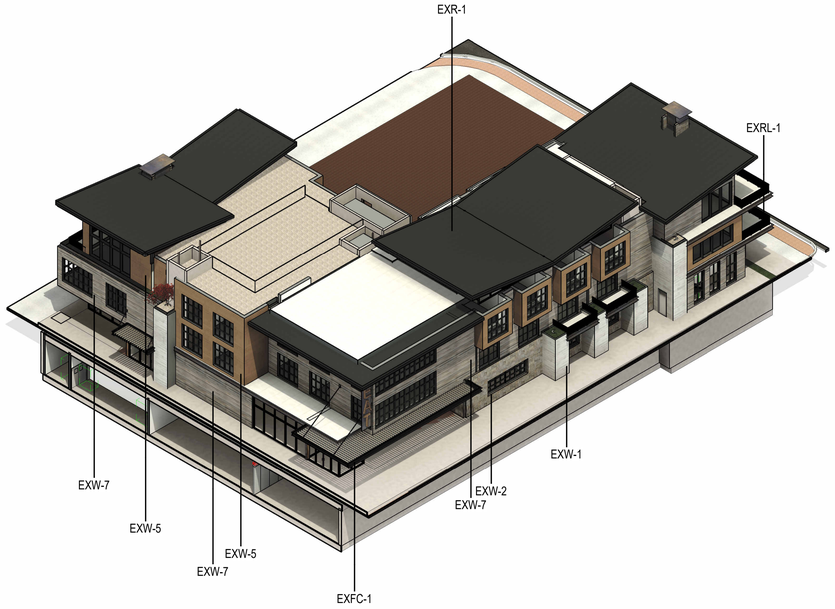
PROJECT NUMBER:
125226.00

DATE:
2026/07/31

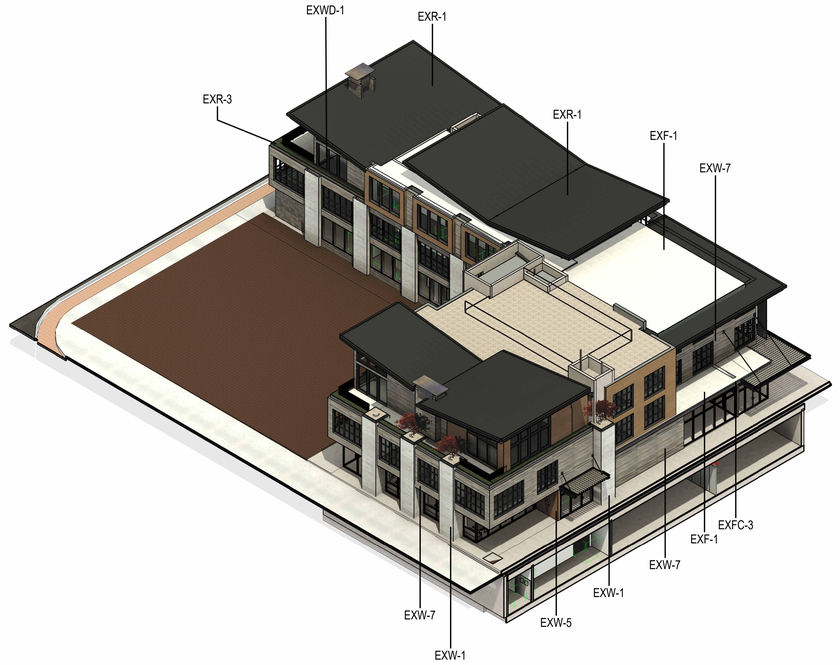
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING D AXONOMETRICS

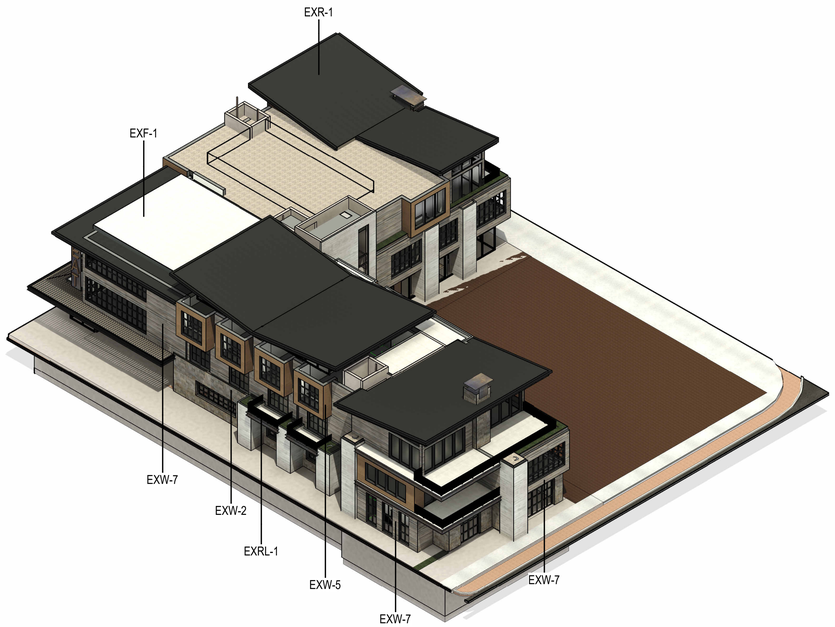
SHEET NUMBER
A-314



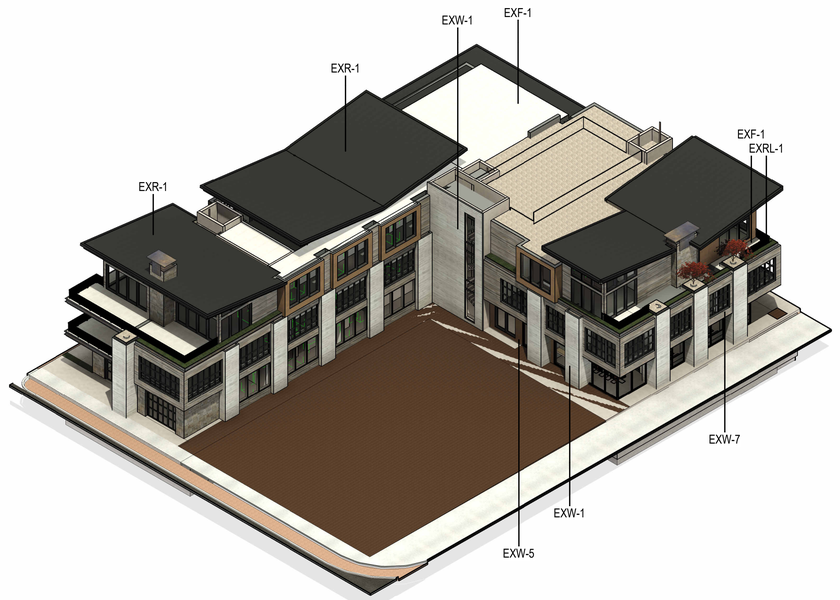
1 NORTHWEST AXONOMETRIC



2 NORTHEAST AXONOMETRIC

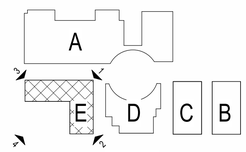


3 SOUTHWEST AXONOMETRIC



4 SOUTHEAST AXONOMETRIC

KEY PLAN



EXW-2
STONE VENEER / FULL BED / SPLIT-FACE

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WINDOW FRAMES / DARK BRONZE

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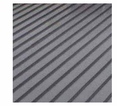
METAL ROOF / STANDING SEAM / DARK BRONZE



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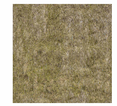
SELF ADHERED CAP SHEET

EXR-3
GREEN ROOF

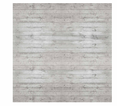


EXRL-1
FLAT BAR RAILING

EXS-2
SOFFIT / WOOD

EXS-3
BUILDING "C" SOFFIT / T&G WOOD

EXW-1
BOARDFORM CONCRETE



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 375, N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
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2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING E AXONOMETRICS

SHEET NUMBER
A-315

NEIGHBORHOOD ZONE	CR-2	COMMERCIAL RESIDENTIAL-2	SECTION 2.2.12
COMPREHENSIVE PLAN DISTRICT	TOWN COMMERCIAL CORE Town-of-Jackson-Land-Development-Regulations-PDF		
1. LOT STANDARDS			
	REQUIRED	**PROVIDED**	**REFERENCE**
BUILDING SETBACKS			SECTION 9.4.8
PRIMARY STREET	0' MIN/ 10' MAX	0'	
SECONDARY STREET	0' MIN/ 10' MAX	0'	
SIDE INTERIOR	5'	5'	
REAR / ALLEY	10'	10'	
ABUTTING PROTECTED ZONE	10'	N/A	
LANDSCAPE SURFACE RATIO	10% MIN	19.48%	
PLANT UNITS	1/1000 SF OF LANDSCAPE AREA	11 plant units provided	
PARKING LOT	1/12 PARKING SPACES	N/A	
FENCING HEIGHT	STREET OR SIDE YARD MAX 4'	N/A	
FENCING HEIGHT	REAR YARD MAX 6'	N/A	
SETBACK	FROM PEDEST. FRONTAGE MIN 1'	N/A	
SETBACK	FROM SIDE/REAR LOT LINE MIN 0'	N/A	
PARKING SETBACKS			
PRIMARY STREET, ABOVE GROUND	30' MIN	N/A	
SECONDARY STREET, SURFACE	30' MIN	N/A	
SECONDARY STREET, TUCK UNDER	0' MIN	N/A	
CURB CUT WIDTH	24' MAX	>24'	
2. BULK STANDARDS			
	REQUIRED	**PROVIDED**	**REFERENCE**
STREET FACADE			SECTION 9.4.11
WIDTH OF GROUND AND 2ND STORY IN PRIMARY STREET RANGE	70% MIN	70.03% (266.39') @ N Cache 73.04% (243.53')@ Glenwood	
LENGTH FROM STREET CORNER	30' MIN	74.03' @ Glenwood 50' @ N Cache	
WIDTH OF GROUND AND 2ND STORY IN SECONDARY STREET RANGE	35% OF LOT WIDTH MIN	Mercill: 39.75% (23.84'), 51.2% (71.68') Perry: 94.5% (103.81')	
LENGTH FROM STREET CORNER	30' MIN	43.10' @ Mercill 103.81' @ Perry	
BUILDING HEIGHT	THE VERTICAL DIMENSIONS MEASURED FROM ANY POINT ON THE EXTERIOR OF THE BUILDING OR STRUCTURE TO THE NEAREST POINT OF FINISHED GRADE		
HEIGHT EXCEPTIONS	1. ELEVATOR OR STAIR ACCESS TO A ROOF IN A COMMERCIAL ZONE PROVIDED THEY DO NOT EXCEED HEIGHT BY MORE THAN 10 FEET, DO NOT OCCUPY MORE THAN 20% OF ROOF AREA AND ARE NOT VISIBLE FROM GROUND VIEW FROM CONTIGUOUS STREET 2. CHIMNEYS, VENTS, ROOFTOP MECH EQUIP- 4' MAX 3. ANTENNAS 4. UNOCCUPIED CLOCK TOWERS, CHURCH STEEPLES, BELFRIES, CUPOLAS, DOMES 5. ROOFTOP DECK FURNITURE AND RAILINGS SET BACK 4', 4' TALL MAX, 75% TRANSPARENT, MOVABLE ROOFTOP FURNITURE		SECTION 9.4.9
ROOF PITCH >/= 5/12	46' MAX	N/A	
ROOF PITCH < 5/12	42' MAX	42'	
STORIES	3	3	
STORIES OR HEIGHT WITHIN ANY STREET SETBACK RANGE	2 OR 24'	24'	
BUILDING STEPBACK			SECTION 9.4.12
STEPBACK FOR ANY 3RD STORY STREET FAÇADE OR STREET FAÇADE OVER 30'	10' MIN	10'	
ENCROACHMENT IN STEPBACK	MAX 60% OF OVERALL FAÇADE WIDTH	Building B: 49.48% & 38.27% Building C: 54.26% Building D: 27.55% Building E: 59.8%	
A BUILDING WITH ONLY RESIDENTIAL USE THAT HAS AT LEAST 4 UNITS IS EXEMPT FROM THE STEP BACK REQUIREMENT		NOTED	
SCALE OF DEVELOPMENT			
FLOOR AREA RATIO	0.46 MAX		NO FAR FOR RESIDENTIAL
ADDITIONAL FAR FOR LODGING	.34		
TOTAL SITE AREA		107,121 SF	
COMMERCIAL / LODGING FAR	85,696 SF ALLOWABLE	85, 427 SF	
3. FORM STANDARDS			
	REQUIRED	**PROVIDED**	**REFERENCE**
DESIGN GUIDELINES			DIVISION 5.8
PEDESTRIAN FRONTAGE			
TREES IN GRATES	MIN. 13.5' FROM BACK OF CURB	30 tree grates	SECTION 2.2.1.C.2
BUILDING FRONTAGE			
SHOPFRONT			SECTION 2.2.1.D.1
STORY HEIGHT			
GROUND STORY	12' MIN/MAX	N/A	
UPPER STORY	9' MIN	N/A	
GROUND FLR ELEVATION	0'-2' MIN/MAX	N/A	
TRANSPARENCY			
GROUND STORY, PRIMARY STREET	60% MIN	N/A	
GROUND STORY, SECONDARY STREET	30% MIN	N/A	
UPPER STORY, PRIMARY/SECONDARY	20% MIN	N/A	
BLANK WALL AREA			
PRIMARY STREET	15' MAX	N/A	
SECONDARY STREET	30' MAX	N/A	
PEDESTRIAN ACCESS			
ENTRANCE FACING PRIMARY STREET	REQUIRED	N/A	
ENTRANCE SPACING ALONG PRIMARY STREET	50' MAX	N/A	
RESIDENTIAL HEIGHT			SECTION 2.2.1.D.3
STORY HEIGHT			
GROUND STORY HEIGHT	9' MIN	12'	
UPPER STORY HEIGHT	9' MIN	15'	
GROUND FLR ELEVATION	0'-5' MIN-MAX	0'	
TRANSPARENCY			
GROUND STORY, PRIMARY STREET	20% MIN	28%	
GROUND STORY, SECONDARY STREET	20% MIN	25%	
UPPER STORY, PRIMARY/SECONDARY	20% MIN	39% PRIMARY, 31% SECONDARY	
BLANK WALL AREA			
PRIMARY STREET	35' MAX	<35'	
SECONDARY STREET	50' MAX	<50'	
PEDESTRIAN ACCESS			
ENTRANCE FACING PRIMARY STREET	REQUIRED FOR EACH GROUND FLOOR UNIT	PROVIDED	
ENTRANCE SPACING ALONG PRIMARY STREET	N/A	N/A	
LODGING			SECTION 2.2.1.D.4
STORY HEIGHT			
GROUND STORY HEIGHT	12' MIN	Building B: 13' Building C: 13' Building D: 13' Building E: 12'	
UPPER STORY HEIGHT	7'6" MIN	Building B: 12' Building C: 12' Building D: 15.5' Building E: 12'	
GROUND FLR ELEVATION	0'-5' MIN-MAX	0'	
TRANSPARENCY			
GROUND STORY, PRIMARY STREET	40% MIN	44%	
GROUND STORY, SECONDARY STREET	20% MIN	31%	
UPPER STORY, PRIMARY/SECONDARY	20% MIN	63% PRIMARY, 50% SECONDARY	
BLANK WALL AREA			
PRIMARY STREET	35' MAX	<35'	
SECONDARY STREET	50' MAX	<50'	
PEDESTRIAN ACCESS			
ENTRANCE FACING PRIMARY STREET	REQUIRED	PROVIDED	
ENTRANCE SPACING ALONG PRIMARY STREET	N/A	N/A	
PARKING TYPE OPTIONS			
ON-STREET PARKING	N/A	N/A	
SURFACE PARKING	N/A	N/A	
ENCLOSED PARKING	N/A	N/A	
TUCK-UNDER PARKING	N/A	N/A	
STRUCTURED PARKING	N/A	N/A	
UNDERGROUND PARKING		PROVIDED, SEE BELOW	SECTION 2.2.1.E.6
4. ENVIRONMENTAL STANDARDS			
NATURAL RESOURCE SETBACK	N/A	N/A	SECTION 5.1.1
IRRIGATION DITCH SETBACK	N/A	N/A	SECTION 7.7.4.D
NATURAL RESOURCE OVERLAY (NRO)	N/A	N/A	SECTION 5.2.1
5. SCENIC STANDARDS			
EXTERIOR LIGHTING			SECTION 5.3.1
LIGHT TRESSPASS IS PROHIBITED		NOTED, WILL COMPLY	
ALL LIGHTING OVER 600 LUMENS SHALL BE FULLY SHIELDED		NOTED, WILL COMPLY	
LUMENS PER SITE	3 MAX	<3	
ALL FIXTURES	100,000	41,420	
UNSHIELDED FIXTURES	5,500	4,158	
LIGHT COLOR	</3000 KELVIN	2700-3000 Kelvin	
6. NATURAL HAZARDS TO AVOID			
STEEP SLOPES	N/A	N/A	SECTION 5.4.1
AREAS OF UNSTABLE SOILS	N/A	N/A	SECTION 5.4.2
FAULT AREA	N/A	N/A	SECTION 5.4.3
FLOODPLAINS	N/A	N/A	SECTION 5.4.4
WILDLAND URBAN INTERFACE	N/A	N/A	SECTION 5.4.5
7. SIGNS (NONRESIDENTIAL)			
NUMBER OF SIGNS	3 MAX PER BUSINESS PER FRONTAGE	NOTED, WILL COMPLY	DIVISION 5.6
BACKGROUND COLOR	NO WHITE OR YELLOW	NOTED, WILL COMPLY	
SIGN AREA			
TOTAL SIGN AREA	3 SF PER FT OF STREET FAÇADE WIDTH UP TO 150 SF MAX	NOTED, WILL COMPLY	
PENALTY	10% PER PROJECTING AND FREESTANDING SIGN	NOTED, WILL COMPLY	
SIGN TYPE STANDARDS			
CANOPY SIGN	7'6" MIN CLEARANCE FROM AVERAGE GRADE	NOTED, WILL COMPLY	
	18" MIN SETBACK FROM BACK OF CURB	NOTED, WILL COMPLY	
FREESTANDING SIGN	6' HEIGHT MAX	NOTED, WILL COMPLY	
	5' MIN SETBACK	NOTED, WILL COMPLY	
PROJECTING SIGN	24' HGT MAX ABOVE GRADE	NOTED, WILL COMPLY	
	7'6" MIN CLEARANCE FROM AVERAGE GRADE	NOTED, WILL COMPLY	
	18" SETBACK FROM BACK OF CURB	NOTED, WILL COMPLY	
WINDOW SIGN	25% MAX SURFACE COVERAGE UP TO 16 SF	NOTED, WILL COMPLY	
TEMPORARY SIGNS	PER SECTION 5.6.1	N/A	SECTION 5.6.1
8. GRADING, EROSION CONTROL, STORMWATER			
GRADING	PER SECTION 5.7.2	ADDRESSED BY APPLICANT IN SUBMITTAL	SECTION 5.7.2
EROSION CONTROL	PER SECTION 5.7.3	ADDRESSED BY APPLICANT IN SUBMITTAL	SECTION 5.7.3
STORMWATER MANAGEMENT	PER SECTION 5.7.4	ADDRESSED BY APPLICANT IN SUBMITTAL	SECTION 5.7.4
9. PHYSICAL DEVELOPMENT PERMITS REQUIRED			
FLOOR AREA >13,800 SF	SKETCH PLAN	PREVIOUSLY SUBMITTED	SECTION 8.3.1
	DEVELOPMENT PLAN	CURRENT SUBMISSION	SECTION 8.3.2
	BUILDING PERMIT	NOTED, WILL SUBMIT	SECTION 8.3.3
	DRC REVIEW	NOTED, WILL SUBMIT	SECTION 8.2.6
10. ALLOWED USES AND USE STANDARDS			
	REQUIRED	**PROVIDED**	**REFERENCE**
RESIDENTIAL USES			
ATTACHED SINGLE FAMILY UNIT - INDIVIDUAL USE	8,000SF HABITABLE EXCLUDING BASEMENT	ADDRESSED BY APPLICANT IN SUBMITTAL	SECTION 6.1.4.B
ATTACHED SINGLE FAMILY UNIT - PARKING	1/DU IF <2 BEDROOMS & <500SF OTHERWISE 1.5/DU	REFER TO PARKING MANAGEMENT PLAN	SECTION 6.1.4.B
LODGING			
CONVENTIONAL LODGING - INDIVIDUAL USE	N/A	N/A	SECTION 6.1.5.B
CONVENTIONAL LODGING - PARKING	0.75/ROOM	REFER TO PARKING MANAGEMENT PLAN	SECTION 6.1.5.B
COMMERCIAL USES			
RETAIL - INDIVIDUAL USE	6,000SF EXCLUDING BASEMENT STORAGE	N/A	SECTION 6.1.6.C
RETAIL - PARKING	3.37/1,000SF	N/A	SECTION 6.1.6.C
RESTAURANT/BAR - INDIVIDUAL USE	6,000SF EXCLUDING BASEMENT STORAGE	4,726 SF	SECTION 6.1.6.E
RESTAURANT/BAR- INDIVIDUAL USE	1/73SF DINING AREA + 1/40SF BAR AREA	REFER TO PARKING MANAGEMENT PLAN	SECTION 6.1.6.E
AMUSEMENT/RECREATION	N/A	N/A	
INSTITUTIONAL USES	N/A	N/A	
TRANSPORTATION/ INFRASTRUCTURE	N/A	N/A	
ACCESSORY USES	N/A	N/A	
TEMPORARY USES	N/A	N/A	
PARKING AND LOADING REQUIREMENTS			
PARKING SUMMARY		177 TOTAL SPACES	
REQUIRED DISABILITY PARKING			SECTION 6.2.2.C
	REQUIRED	**PROVIDED**	
101-150 SPACES	5 SPACES REQUIRED	N/A	
151-200 SPACES	6 SPACES REQUIRED	6	
COUNTS TOWARD REQUIRED PARKING	SPACES SHALL COUNT TOWARD FULFILLING THE TOTAL PARKING REQUIREMENT	ADDRESSED BY APPLICANT IN SUBMITTAL	
LOCATION	LOCATE ON-SITE AS CLOSE AS POSSIBLE TO AN ENTRANCE NOT REQUIRING ASSISTANCE	ADDRESSED BY APPLICANT IN SUBMITTAL	
DIMENSIONS	MIN 8' WIDE X 20' LONG W/ 5' ACCESS AISLE; 1 IN 8 ACCESSIBLE SPACES TO HAVE 8' ACCESS AISLE SIGNED "VAN ACCESSIBLE"	ADDRESSED BY APPLICANT IN SUBMITTAL	RESOLUTION 09-25 PER 6.2.5 LDR
POSTED AND MARKED	BOTH GROUND-MOUNTED SIGN AND PAVEMENT MARKING	NOTED, WILL COMPLY	
REQUIRED ELECTRIC VEHICLE PARKING			

	REQUIRED		PROVIDED	REQUIRED		PROVIDED
	EVSE CAPABLE			EVSE INSTALLED		
RESIDENTIAL	30%	54		5%	9	
LODGING	30%			5%		
NON-RESIDENTIAL	30%			5%		

REQUIRED BICYCLE PARKING			
STANDARD SHORT TERM	1 for every 10 vehicle spaces required = 22	24, ADDRESSED BY APPLICANT IN SUBMITTAL	SECTION 6.2.2.D.1
OVERSIZED BICYCLE PARKING	8	8, ADDRESSED BY APPLICANT IN SUBMITTAL	
REQUIRED FACILITIES	LOCKERS, RACKS, OR EQUIVALENT STRUCTURES ALLOWING LOCKING	ADDRESSED BY APPLICANT IN SUBMITTAL	
LOCATION	CLEARLY DESIGNATED, SAFE AND CONVENIENT LOCATION	ADDRESSED BY APPLICANT IN SUBMITTAL	
REQUIRED LOADING	MUST NOT INTERFERE -WITH ANY EMERGENCY OR DISABILITY ACCESS	ADDRESSED BY APPLICANT IN SUBMITTAL	
OPERATIONAL STANDARDS			
OUTDOOR STORAGE	PROHIBITED	NOTED, WILL COMPLY	SECTION 6.4.1
REFUSE & RECYCLING	REQUIRED FOR >4 DU'S AND ALL NONRESIDENTIAL	NOTED, WILL COMPLY	SECTION 6.4.2
NOISE	65 DBA MAX SOUND LEVEL AT PROPERTY LINE	NOTED, WILL COMPLY	SECTION 6.4.3
VIBRATION	MUST CONFORM WITH STANDARDS	NOTED, WILL COMPLY	SECTION 6.4.4
ELECTRICAL DISTURBANCES	NOT ALLOWED	NOTED, WILL COMPLY	SECTION 6.4.5
FIRE & EXPLOSIVE HAZARDS	COMPLY WITH CODES	NOTED, WILL COMPLY	SECTION 6.4.6
DEVELOPMENT OPTIONS AND SUBDIVISION			
ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS	N/A	N/A	
RESIDENTIAL SUBDIVISION REQUIREMENTS	N/A	N/A	
INFRASTRUCTURE	N/A	N/A	
REQUIRED SUBDIVISION AND DEVELOPMENT OPTION PERMITS	N/A	N/A	
ADDITIONAL ZONE-SPECIFIC STANDARDS			
PROVISION OF NONRESIDENTIAL, NONLODGING PARKING	N/A	N/A	
LOADING REQUIREMENT	N/A	N/A	
EXISTING FLOOR AREA ALLOWED	N/A	N/A	

OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
LDR COMPLIANCE

SHEET NUMBER
A.400

RESIDENTIAL

PROGRAM AREAS

BUILDING A - ABOVE GROUND

BOH	1,023 SF
CIRCULATION	3,766 SF
ELEV/STAIRS	673 SF
LOBBY	4,593 SF
MECH/ELEC	590 SF

BUILDING A - UNDERGROUND

BASEMENT MECH/ELEC	5,384 SF
BIKE STORAGE	470 SF
PARKING	70,047 SF

UNIT COUNTS

BUILDING A

1 BEDROOM	1
2 BEDROOM	13
2 BEDROOM LOWER	3
3 BEDROOM	5
3 BEDROOM LOWER	1
4 BEDROOM	4

Count Total: 27

BUILDINGS B, C, D & E

2-BEDROOM	2
3-BEDROOM	2

Count Total: 4

HABITABLE AREA BY LEVEL

BUILDING A

Building A - B1	7,689 SF
Building A - B2	7,802 SF
Building A - L1	28,548 SF
Building A - L2	29,584 SF
Building A - L3	25,794 SF
	99,417 SF

BUILDINGS B, C, D & E

Building B Residence - L3	5,672 SF
Building E Residence - L2	2,070 SF
Building E Residence - L3	1,751 SF
	9,492 SF

NON-HABITABLE (PARKING) AREA BY LEVEL

BUILDING A

PARKING	LOWER LEVEL 1	34,632 SF
PARKING	LOWER LEVEL 2	35,416 SF

LODGING

PROGRAM AREAS

ABOVE GROUND

BAR	542 SF
BIKE GARAGE	275 SF
BOH	2,130 SF
CIRCULATION	5,526 SF
ELEV/STAIRS	2,145 SF
FLEX	1,982 SF
KITCHEN	566 SF
LOBBY	7,298 SF
MECH/ELEC	225 SF
RESTAURANT	5,795 SF
RESTROOMS	505 SF

UNDERGROUND

BASEMENT BOH	6,821 SF
BASEMENT CIRCULATION	6,527 SF
BASEMENT MECH/ELEC	6,985 SF
BASEMENT KITCHEN	5,513 SF
BASEMENT RESTROOM	676 SF
CONFERENCE	7,397 SF
SPA	11,112 SF

KEY COUNTS

DBL DBL	6
DELUXE	42
PREMIUM	13

DELUXE SUITE	5
JUNIOR SUITE	15
PRESIDENTIAL SUITE	1

Count Total: 82

HABITABLE AREA BY LEVEL

Building B - Basement	7,887 SF
Building B - L1	8,120 SF
Building B - L2	7,027 SF
Building C - Basement	13,734 SF
Building C - L1	6,994 SF
Building C - L2	6,727 SF
Building C - L3	6,789 SF
Building D - Basement	9,806 SF
Building D - L1	9,020 SF
Building D - L2	7,406 SF
Building D - L3	8,172 SF
Building E - Basement	5,660 SF
Building E - L1	9,813 SF
Building E - L2	7,864 SF
Building E - L3	7,700 SF
	122,718 SF

OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST & 65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

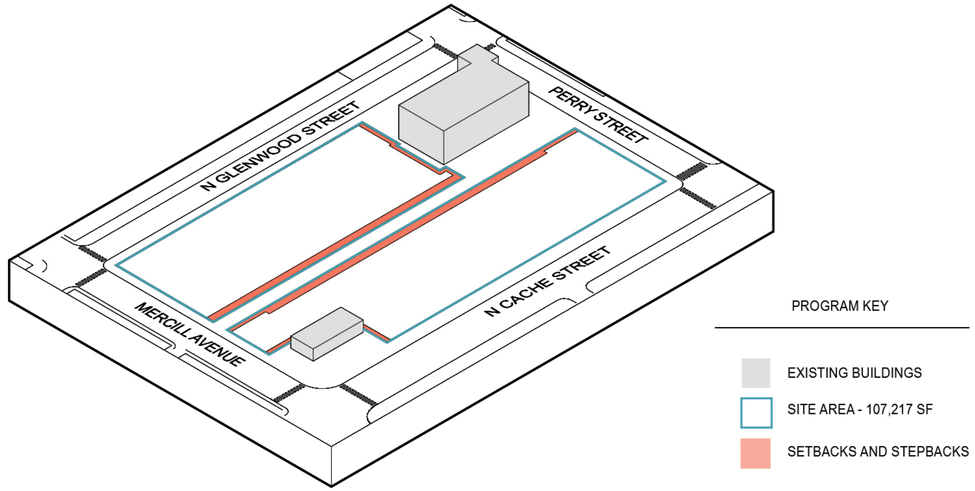
DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
PROGRAM DATA

SHEET NUMBER
A.401

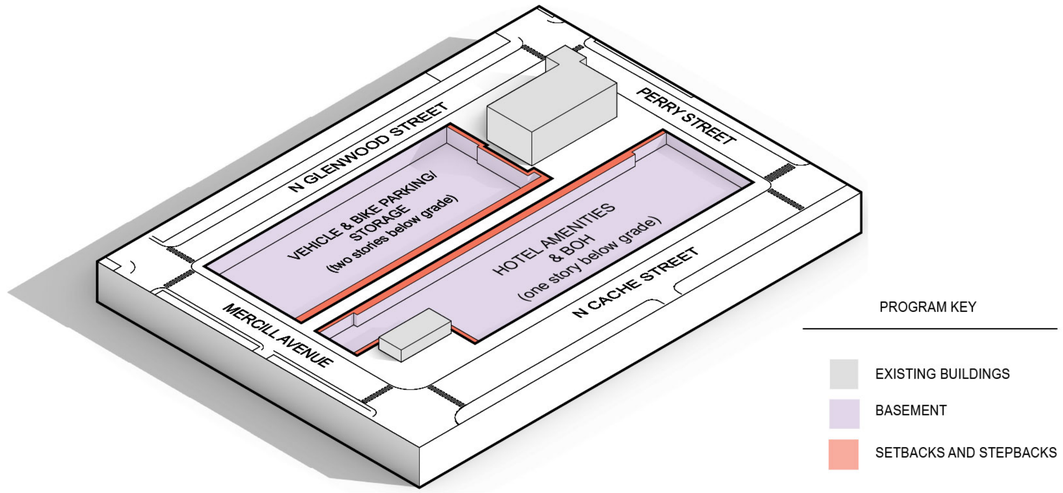
LOT AREA



PROGRAM KEY

- EXISTING BUILDINGS
- SITE AREA - 107,217 SF
- SETBACKS AND STEPBACKS

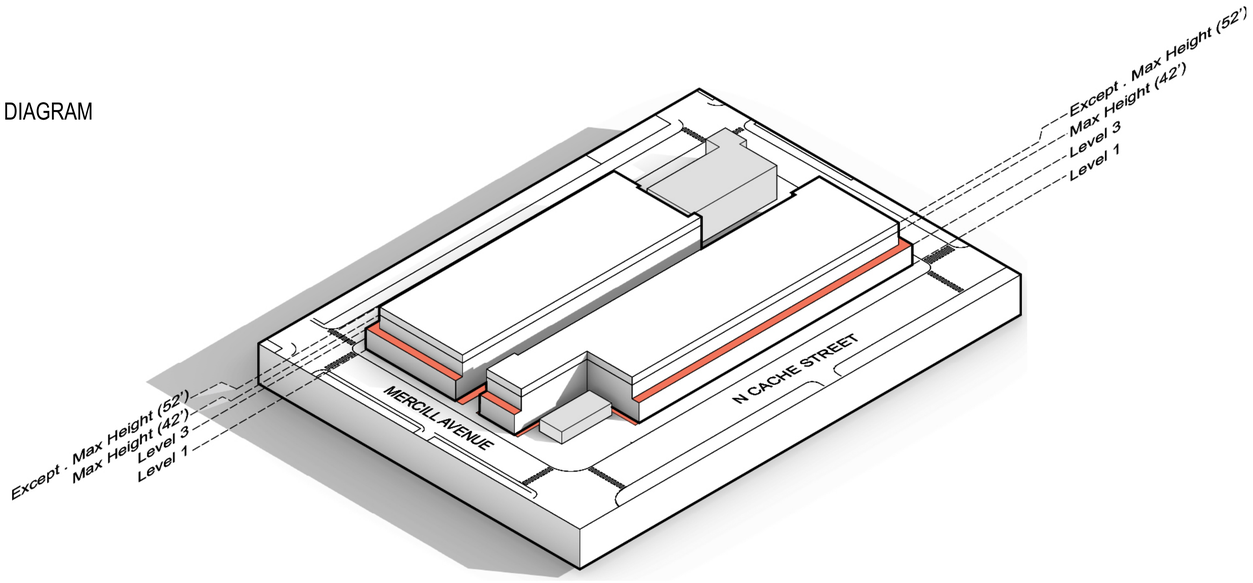
BASEMENT PROGRAM DIAGRAM



PROGRAM KEY

- EXISTING BUILDINGS
- BASEMENT
- SETBACKS AND STEPBACKS

MAXIMUM HEIGHT DIAGRAM



OZ

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

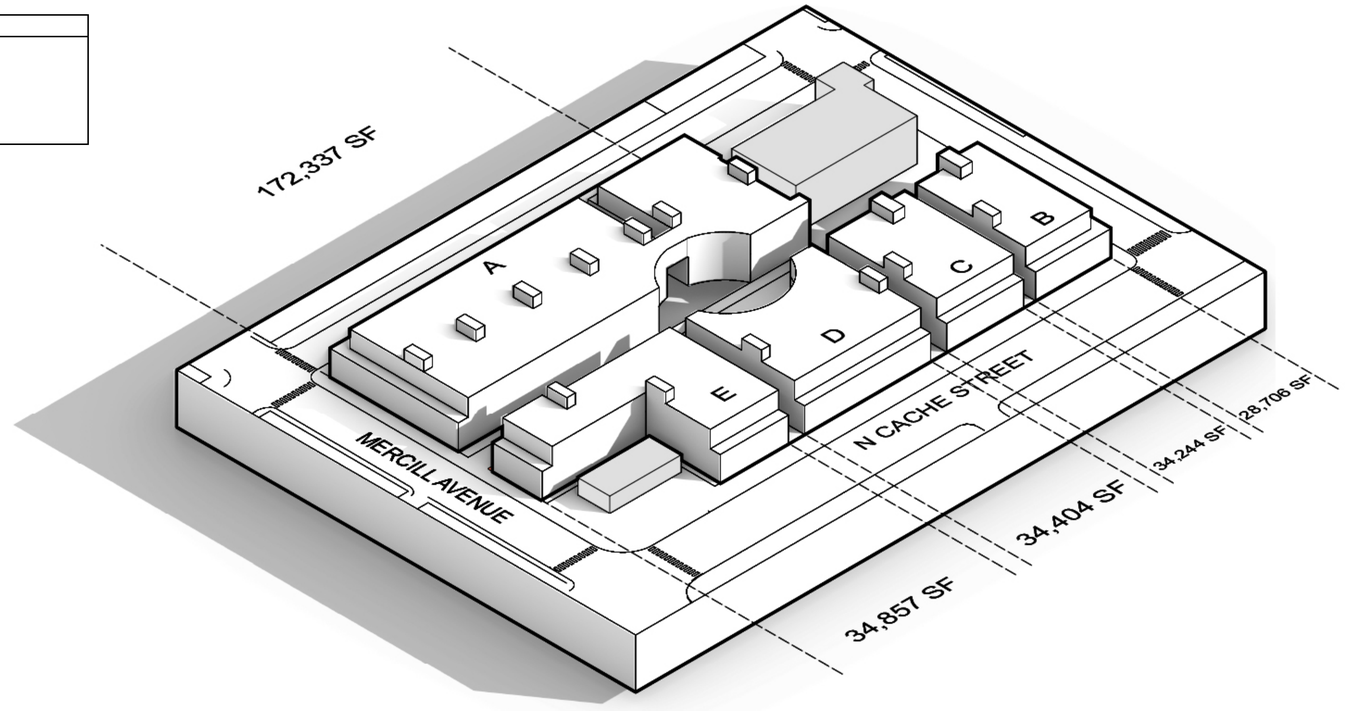
ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
DIAGRAMS

SHEET NUMBER
A.402

MAXIMUM AREA DIAGRAM

BUILDING MAX AREA CALCULATION CRITERIA
EXCLUDING ALL GARAGE AREAS
COUNTING ELEVATOR SQ FOOTAGE ONCE
COUNTING STAIR CORES ON L1 AND L3
PER BUILDING MAX - 35, 000 SF

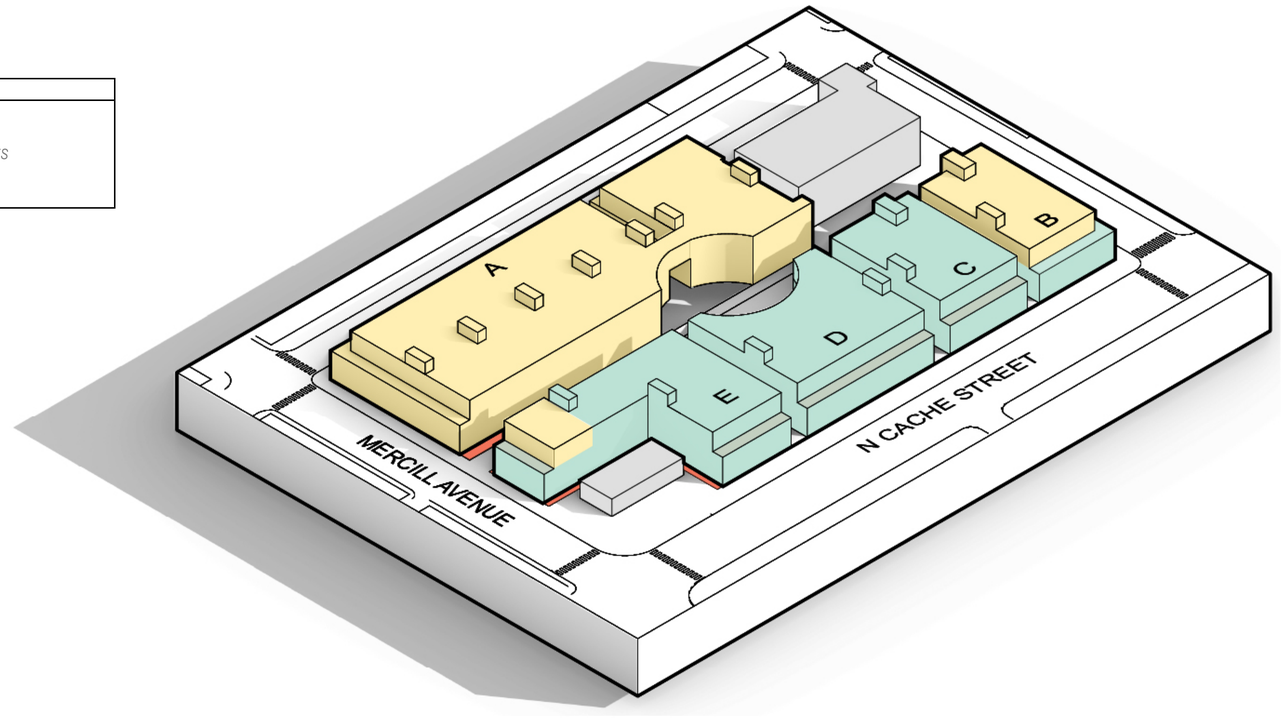


FAR & PROGRAM DIAGRAM

LODGING FAR CALCULATION CRITERIA
EXCLUDING ALL BASEMENT AREAS
EXCLUDING ALL RESIDENTIAL AREA
EXCLUDING 1/2 CIRCULATION AREA LEADING TO RESIDENCES
COUNTING ELEVATOR SQ FOOTAGE ONCE
COUNTING STAIR CORES ON L1 AND L3

PROGRAM KEY

- EXISTING BUILDINGS
- LODGING
- RESIDENCES



BUILDING A (RESIDENCE ONLY)			
FAR & BUILDING MAX CALCULATIONS DO NOT APPLY			
B2		*44,752*	*SF*
B1		*43,659*	*SF*
	Lodging	*Residence*	
1ST FLOOR	*0*	*28,548*	*SF*
2ND FLOOR	*0*	*25,794*	*SF*
3RD FLOOR	*0*	*29,584*	*SF*
TOTAL AREA		**172,337**	**SF**

BUILDING B			
BASEMENT		*7,887*	*SF*
	Lodging	*Residence*	
1ST FLOOR	*8,120*	*0*	*SF*
2ND FLOOR	*7,027*	*0*	*SF*
3RD FLOOR	*0*	*5,672*	*SF*
BUILDING MAX AREA		**28,706**	**SF**

BUILDING C			
BASEMENT		*13,734*	*SF*
	Lodging	*Residence*	
1ST FLOOR	*6,994*	*0*	*SF*
2ND FLOOR	*6,727*	*0*	*SF*
3RD FLOOR	*6,789*	*0*	*SF*
BUILDING MAX AREA		**34,244**	**SF**

BUILDING D			
BASEMENT		*9,806*	*SF*
	Lodging	*Residence*	
1ST FLOOR	*9,020*	*0*	*SF*
2ND FLOOR	*7,406*	*0*	*SF*
3RD FLOOR	*8,172*	*0*	*SF*
BUILDING MAX AREA		**34,404**	**SF**

BUILDING E			
BASEMENT		*5,660*	*SF*
	Lodging	*Residence*	
1ST FLOOR	*9,813*	*0*	*SF*
2ND FLOOR	*7,864*	*2,070*	*SF*
3RD FLOOR	*7,700*	*1,750*	*SF*
BUILDING MAX AREA		**34,857**	**SF**

SITE AREA	107,121 SF
ALLOWABLE LODGING FAR (0.8 * SITE AREA)	85,697 SF
TOTAL LODGING FAR	**85,632 SF**
DELTA FROM ALLOWABLE	-65 **SF**

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
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PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
DIAGRAMS

SHEET NUMBER
A.403

KEY PLAN

UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
AERIAL RENDERINGS

SHEET NUMBER
A.500

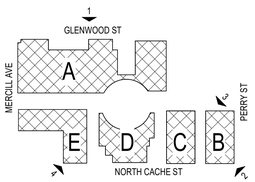
4 - LOOKING NORTH ON N CACHE STREET

3 - LOOKING SOUTH ON N CACHE STREET

2 - ON PERRY LOOKING SOUTH DOWN ALLEY

1 - WESTERN FACADE

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

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65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
STREET RENDERINGS

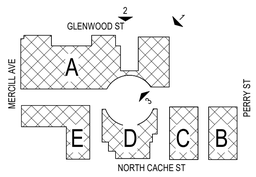
SHEET NUMBER
A.501

3 - ALLEY ROUND-ABOUT LOOKING SW

2 - ENTRY TO SITE OFF GLENWOOD

1 - LOOKING SOUTHEAST ON GLENWOOD

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

325, 335, 345, 355, 375 N CACHE ST. & 330, 350, 360, 370 N GLENWOOD ST &
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PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

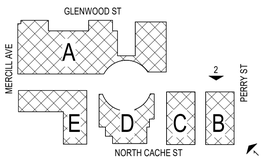
SHEET TITLE:
BUILDING A RENDERINGS

SHEET NUMBER
A.502

2 - ALLEY LOOKING EAST

1 - CORNER OF PERRY AND NORTH CACHE LOOKING SW

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

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PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

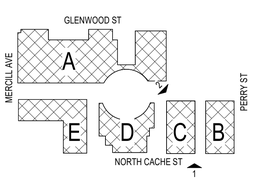
SHEET TITLE:
BUILDING B RENDERINGS

SHEET NUMBER
A.503

2 - ALLEY LOOKING EAST

1 - NORTH CACHE LOOKING WEST

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

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PROJECT NUMBER:
125226.00

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ISSUED FOR:
DEVELOPMENT PLAN

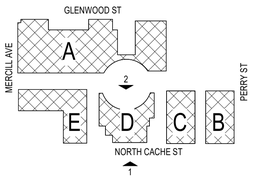
SHEET TITLE:
BUILDING C RENDERINGS

SHEET NUMBER
A.504

2 - ALLEY ROUND-ABOUT LOOKING EAST

1 - NORTH CACHE LOOKING WEST

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

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ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING D RENDERINGS

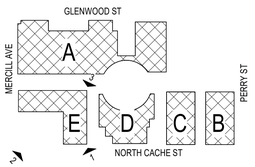
SHEET NUMBER
A.505

3 - LOOKING SOUTH FROM ALLEY

2 - CORNER OF N CACHE/ MERCILL

1 - N CACHE ST LOOKING TOWARD BUILDING E

KEY PLAN



UPWALL DESIGN

MOGUL CAPITAL

NORTH CACHE JH

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65 MERCILL AVE, JACKSON, WY 83001

PROJECT NUMBER:
125226.00

DATE:
2026/07/31

ISSUED FOR:
DEVELOPMENT PLAN

SHEET TITLE:
BUILDING E RENDERINGS

SHEET NUMBER
A.506