



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☐ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: April 12, 2022	REQUESTS: The applicant is submitting a request for a Pre-Application Conference for home remodel located at 125 & 135 Redmond St. legally known as PT. LOTS 2-3. BLK. 1, REDMOND PIDN: 22-41-16-34-1-42-006 For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Item #: P22-082	
Planner: Paul Anthony Phone: 733-0440 ext. 1303 Email: panthony@jacksonwy.gov	
Owner Christopher Ramsey & Lucy Emhardt PO Box 4877 Jackson, WY 83001 Applicant Michael Ralph, Mass & Surface Architecture 3968 Hawthorne Ln. Wilson, WY 83014	
Please respond by: May 4, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

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

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name, Agency: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

_____ Physical Development Permit
_____ Use Permit
_____ Development Option or Subdivision Permit
_____ Interpretations of the LDRs
_____ Amendments to the LDRs
_____ Relief from the LDRs
_____ Environmental Analysis

This pre-application conference is:

_____ Required
_____ Optional
_____ For an Environmental Analysis
_____ For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to planning@jacksonwy.gov) of the submittal packet.

Have you attached the following?

_____ **Application Fee.** Go to www.townofjackson.com/204/Pre-Application.com for the fees.

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

_____ **Narrative Project Description.** Please attach a short narrative description of the project that addresses:

_____ Existing property conditions (buildings, uses, natural resources, etc)
_____ Character and magnitude of proposed physical development or use
_____ Intended development options or subdivision proposal (if applicable)
_____ Proposed amendments to the LDRs (if applicable)

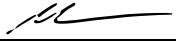
_____ **Conceptual Site Plan.** For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:

_____ Property boundaries
_____ Existing and proposed physical development and the location of any uses not requiring physical development
_____ Proposed parcel or lot lines (if applicable)
_____ Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

_____ **Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS).** Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

_____ **Other Pertinent Information.** Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

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

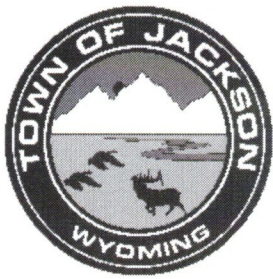


Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title



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: April 11, 2022

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

Christopher Ramsey & Lucy Emhardt, PO Box 4824, Jackson, WY 83001

Being duly sworn, deposes and says that Christopher Ramsey & Lucy Emhardt is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 125 & 135 Redmond St

Legal Description: Pt Lots 2-3, Blk 1, Redmond

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Michael Ralph (Mass & Surface Architecture)

Mailing address of Applicant/agent: 3968 Hawthorne Lane Wilson, WY 83014

Email address of Applicant/agent: mr@massandsurface.com

Phone Number of Applicant/agent: 307-690-9527

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) Planning Pre-App Conference Request

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.

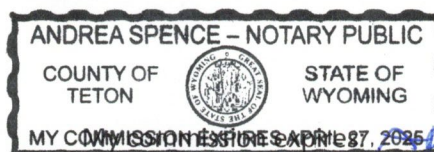
[Signature]
Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Lucy Emhardt / Christopher Ramsey this 11th day of April, 2022. WITNESS my hand and official seal.

Andrea Spence
Notary Public



NARRATIVE

2022.04.12

PROJECT DESCRIPTION FOR 125 & 135 REDMOND ST, JACKSON, WY

Existing Conditions

3,130sf Residential-Duplex consisting of:

125 Redmond St (811sf habitable, 468sf attached garage) &

135 Redmond St (494sf basement, 2,319sf habitable, detached 576sf garage)

Property total floor area: 4,174sf

3,062sf duplex + 576sf detached garage = 3,638sf total building footprint

730sf driveway/parking

195sf decks, terraces, walks

4,563sf total site development area

1,001sf shared access driveway with 117 & 119 Redmond St

Duplex is over the front and north side building setbacks

Detached garage is over the rear and north side building setback

Exterior stair accessing the second floor encroaches the south side building setback

Proposed Changes - 125 & 135 Redmond St

Replace roofing

Replace siding

New windows & exterior doors

Proposed Changes - 135 Redmond St

New 52sf Sauna Addition

New spiral stairs to access upstairs - new 39sf of floor area added

Revise upstairs layout, new kitchenette, new Bath, new closets

New Kitchen layout and appliances

New ensuite Bath 1 for Bedroom 1

New tub in Bath 2

New 80sf expansion for Deck 2

New roof over Deck 2

New 36sf Deck 3 off Bedroom 1

New 59sf Deck 4 off upstairs

Replace exterior stair to access upstairs

New skylight over Bath 2

New exterior lighting

Proposed 3,221sf of habitable, 1,044sf of non-habitable

Proposed 4,265sf total floor area

QUESTIONS

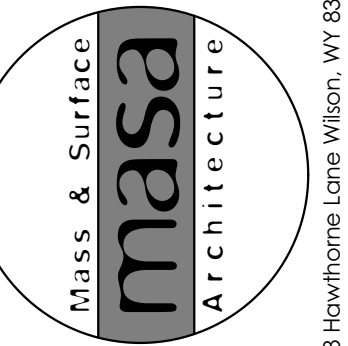
2022.04.12

PRE-APP QUESTIONS FOR 125 & 135 REDMOND ST, JACKSON, WY

1. Given that the existing Duplex is over the building setbacks and the amount of alterations and additions that are proposed, does this fit within what is allowed for non-conforming structures before it needs to be made compliant with current LDRs and building code? I would like to go over the proposed changes in detail to confirm that everything is acceptable.
2. Does the amount of work proposed require the property to conform to the Community Streets Plan, in particular, the furnishing zone and pedestrian travelway?

125 & 135 Redmond St - Remodel

125 & 135 Redmond St, Jackson, WY



Notes/Revisions:

Verify all existing conditions & dimensions.

PROJECT FLOOR AREA

Story	Room Name	Area
BASEMENT		
	Basement	494
FIRST FLOOR		
	Bath 1	43
	Bath 1	56
	Bath 2	41
	Bedroom 1	179
	Bedroom 2	145
	Bedroom 3	148
	Dining	111
	Entry	53
	Garage 1	468
	Garage 2	576
	Hall 1	64
	Hall 2	66
	Kitchen	102
	Laundry	110
	Living	313
	Play Rm	256
	Sauna	52
Storage	64	
Unit 125	811	
SECOND FLOOR		
	Bath 3	60
	Kitchenette	62
	Office	472
		4,746 ft²

DEMO FLOOR AREA

Story	Room Name	Area
FIRST FLOOR		
	Bath Demo	31
	Closet Demo	17
	Closet Demo	67
	Kitchen Demo	109
Stair Demo	56	
SECOND FLOOR		
	Bath Demo	58
	Bedroom Demo	140
	Kitchenette Demo	33
		511 ft²

PROJECT DATA

PARCEL:	22-41-16-34-1-42-006.1
ZONING:	NL-5
OVERLAYS:	N/A
FLOOD ZONE:	N/A
SITE AREA:	0.23 ACRES (10,019 SF)
BLDG USE:	RESIDENTIAL
CONST. TYPE:	V-A
CLIMATE ZONE:	7
BLDG. CODE:	2021 IRC
FIRE SPRINKLERS:	N/A
LEGAL DESC'N:	PT LOTS 2-3, BLK 1, REDMOND

SITE DEVELOPMENT AREA

Category	Area
Building Footprint	3,690
Decks, Terraces, Walks	311
Driveway & Parking	730
	4,731 ft²

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF WYOMING AND TOWN OF JACKSON.

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL CODE

93LB	GROUND SNOW LOAD
115MPH	WIND LOAD
D	SEISMIC DESIGN CATEGORY
34"	FROST DEPTH
-30F	WINTER DESIGN TEMP
38F	MEAN ANNUAL TEMP

FLOOR AREA CATEGORY

Category	Area
Habitable Space	3,220
Non-Habitable Space	1,044
	4,264 ft²

VICINITY MAP

PROJECT TEAM

OWNER:

Dr Drew Ramsey & Lucy Emhardt
POB 4877
Jackson, WY 83001-4877

ARCHITECT:

Mass & Surface Architecture
Michael Ralph, RA, CPHD
3968 Hawthorne Lane
Wilson, WY 83014
307-690-9527

INTERIOR DESIGNER:

Shannon White Design
Shannon White, Allied ASID
160 S Cache St
Jackson, WY 83001
307-690-1594

CIVIL ENGINEER:

LANDSCAPE ARCHITECT:

STRUCTURAL ENGINEER:

MECHANICAL ENGINEER:

ELECTRICAL ENGINEER:

GENERAL CONTRACTOR:

SHEET INDEX

Project		
	A001	Cover Sheet
	A002	Project Notes
	A003	Floor Area
Civil		
	C0	Civil Cover Sheet
	C1	Existing Site Plan
	GEC.1	Civil Site Plan
	GEC.2	GEC Plan
	GEC.3	Utility Plan
	GEC.4	Final Conditions Plan
	GEC.5	GEC Details
	SWF.1	SWF Plan
	SWF.2	Tank Details
	SWF.3	Trench Details
	SWF.4	Absorption System Details
Landscape		
	L001	Landscape Plan
Architectural		
	A100	Existing Site Plan
	A101	Proposed Site Plan
	A200	Existing Foundation Plan
	A201	Existing First Floor Plan
	A202	Existing Second Floor Plan
	A203	Existing Roof Plan
	A200	Proposed Foundation Plan
	A201	Proposed First Floor Plan
	A202	Proposed Second Floor Plan
	A203	Proposed Roof Plan
	A300	Existing Elevations
	A301	Existing Elevations
	A302	Proposed Elevations
	A303	Proposed Elevations
	A400	Existing Sections
	A401	Existing Sections
	A402	Existing Sections
	A403	Proposed Sections
	A404	Proposed Sections
	A405	Proposed Sections
	A500	Wall Sections
	A501	Wall Sections
	A510	Details
	A600	Schedules

SHEET INDEX

Structural		
	S1.0	Structural Notes
	S1.1	Typical Details
	S1.2	Typical Details
	S1.3	Typical Details
	S2.0	Foundation Plan
	S2.1	First Floor Framing Plan
	S2.2	Second Floor Framing Plan
	S2.3	Roof Framing Plan
	S3.0	Foundation Details
	S3.1	Foundation Details
	S4.0	Floor Framing Details
	S5.0	Roof Framing Details
	S5.1	Roof Framing Details
	S5.2	Roof Framing Details
Mechanical		
	M-1	Foundation HVAC Plan
	M-2	Main Level HVAC Plan
	M-3	Second Floor HVAC Plan
	M-4	HVAC Details & Schedules
	M-5	Energy Code Compliance
Plumbing		
	P-1	Foundation Sewer Plan
	P-2	Main Level Sewer Plan
	P-3	Second Floor Sewer Plan
	P-4	Foundation Water Plan
	P-5	Main Floor Water Plan
	P-6	Second Floor Water Plan
	P-7	Details & Schedules
Electrical		
	E-1.0	Foundation Power Plan
	E-1.1	Main Floor Power Plan
	E-1.2	Upper Floor Power Plan
	E-2.1	Main Floor Lighting Plan
	E-2.2	Upper Floor Lighting Plan
	E-3	Electrical Details
	E-4	Schedules & Load Calcs

125 & 135 Redmond St

125 & 135 Redmond St
Jackson, WY

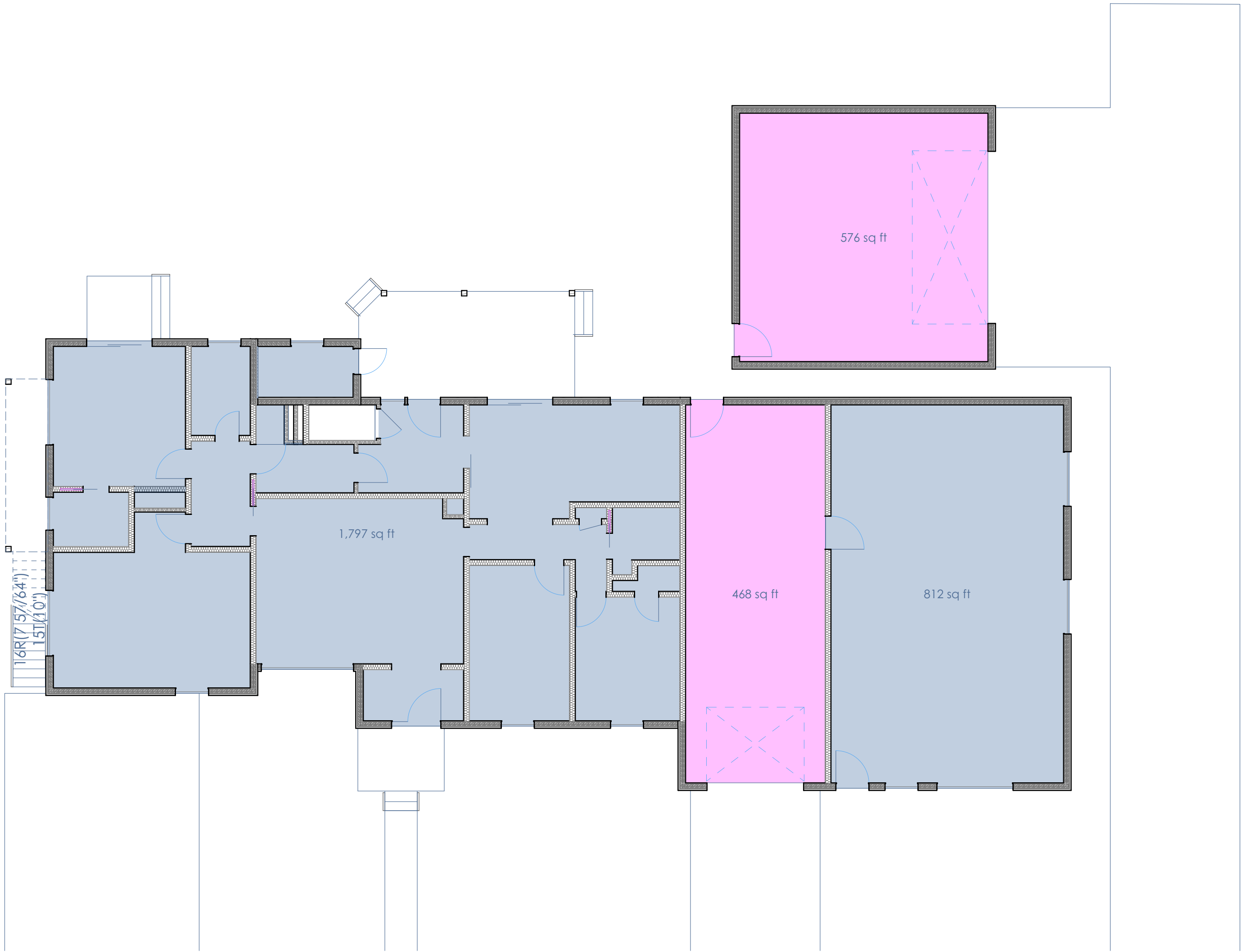
Cover Sheet

Conceptual Design

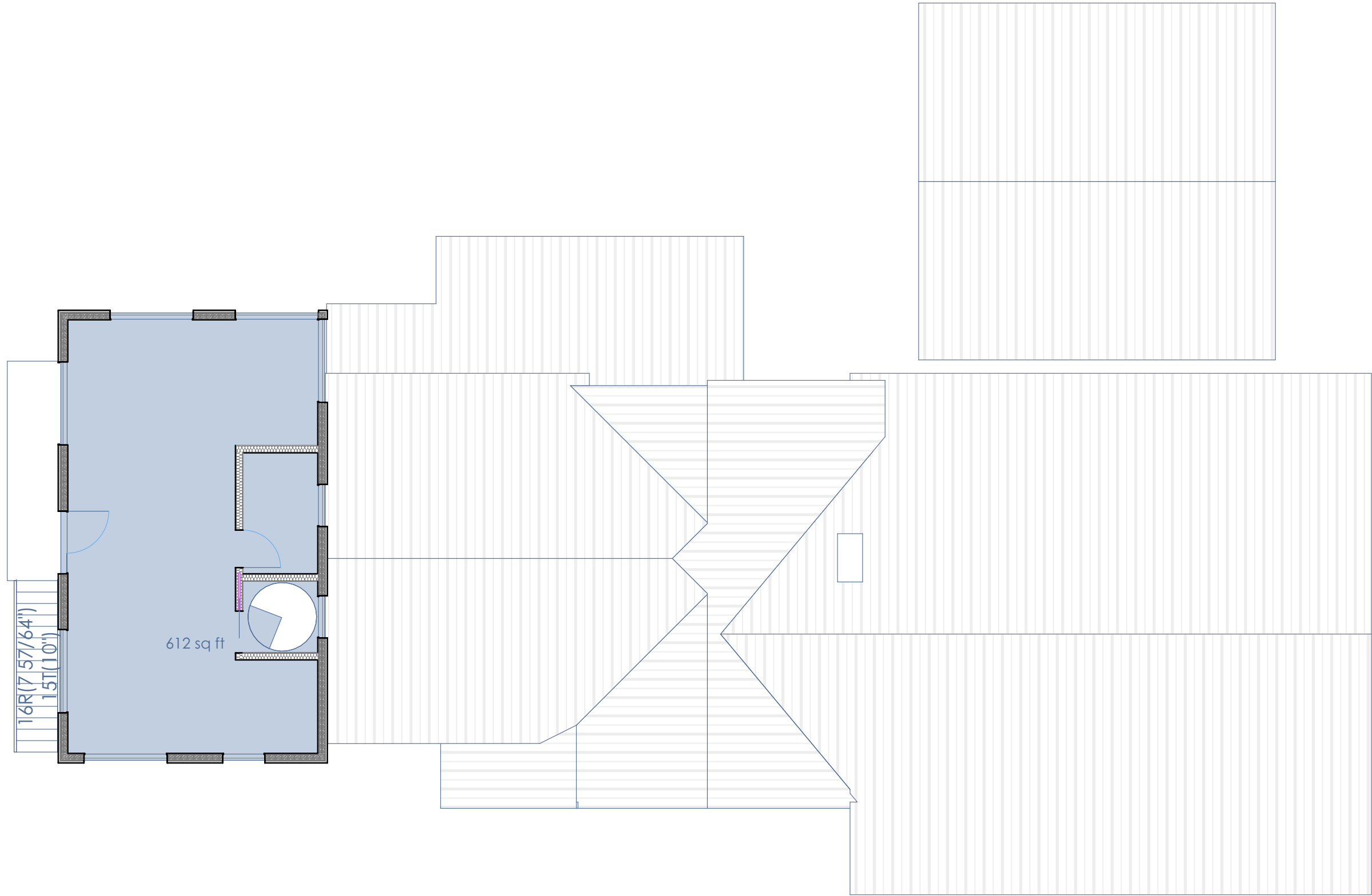
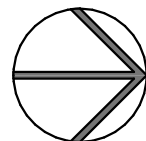
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A001

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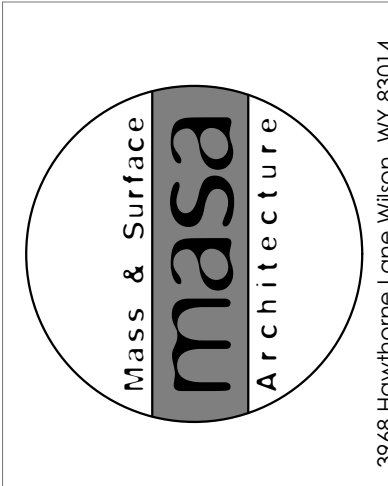
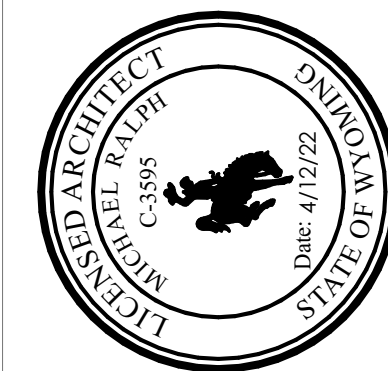


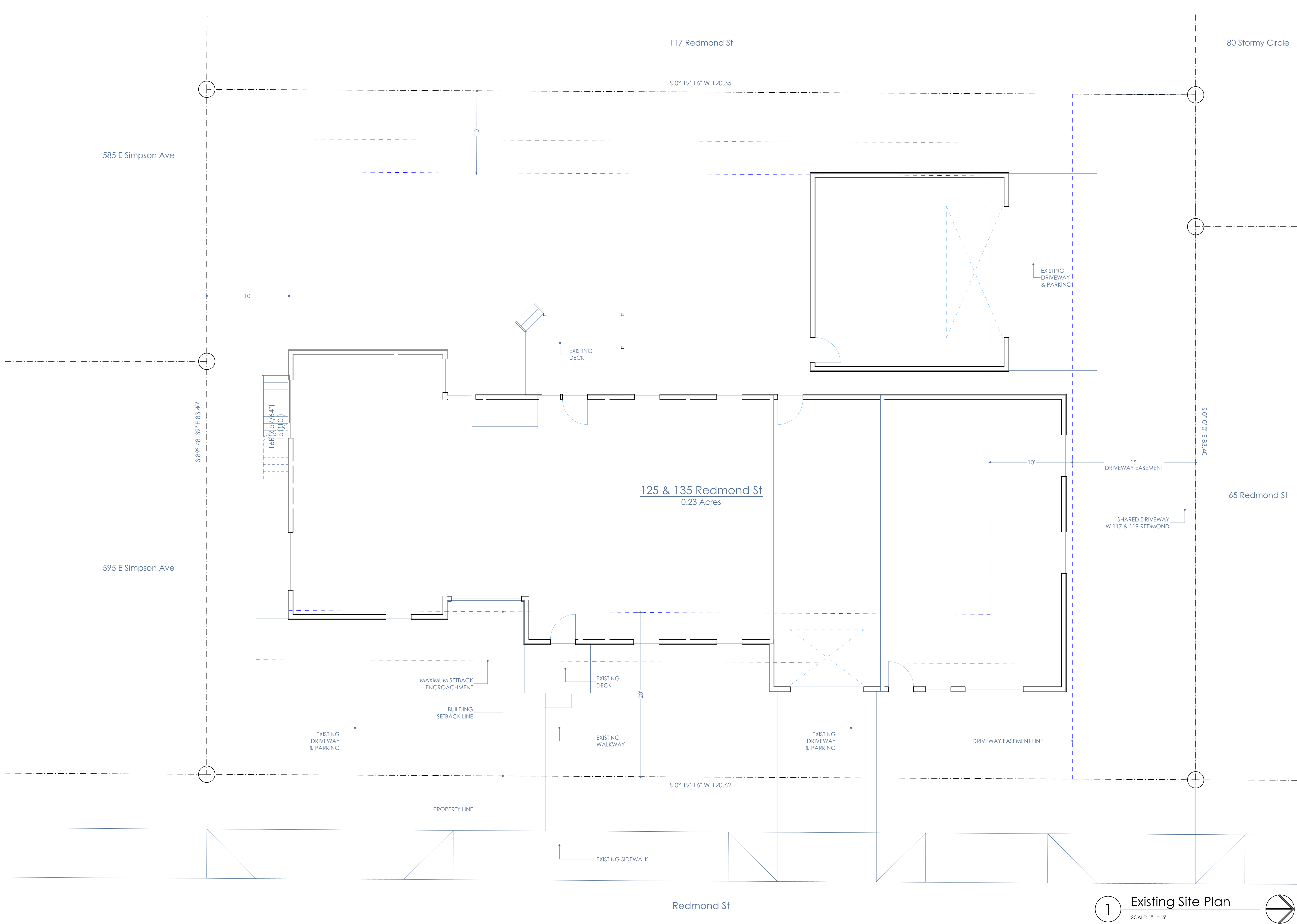
1 First Floor Area Plan
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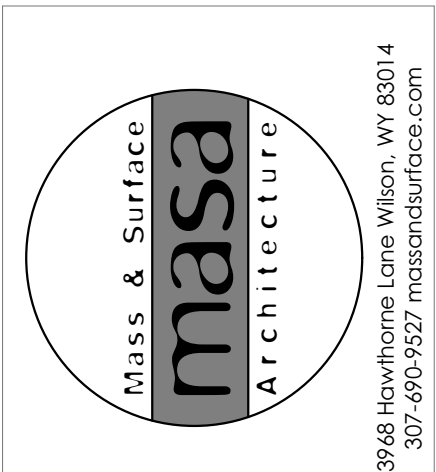
2 Second Floor Area Plan
SCALE: 1/8" = 1'-0"

Floor Areas Schedule	
Category	Area
Habitable Space	3,220
Non-Habitable Space	1,044
	4,264 ft ²





1 Existing Site Plan
SCALE: 1" = 5'



Notes/Revisions:	
	Verify all existing conditions & dimensions.

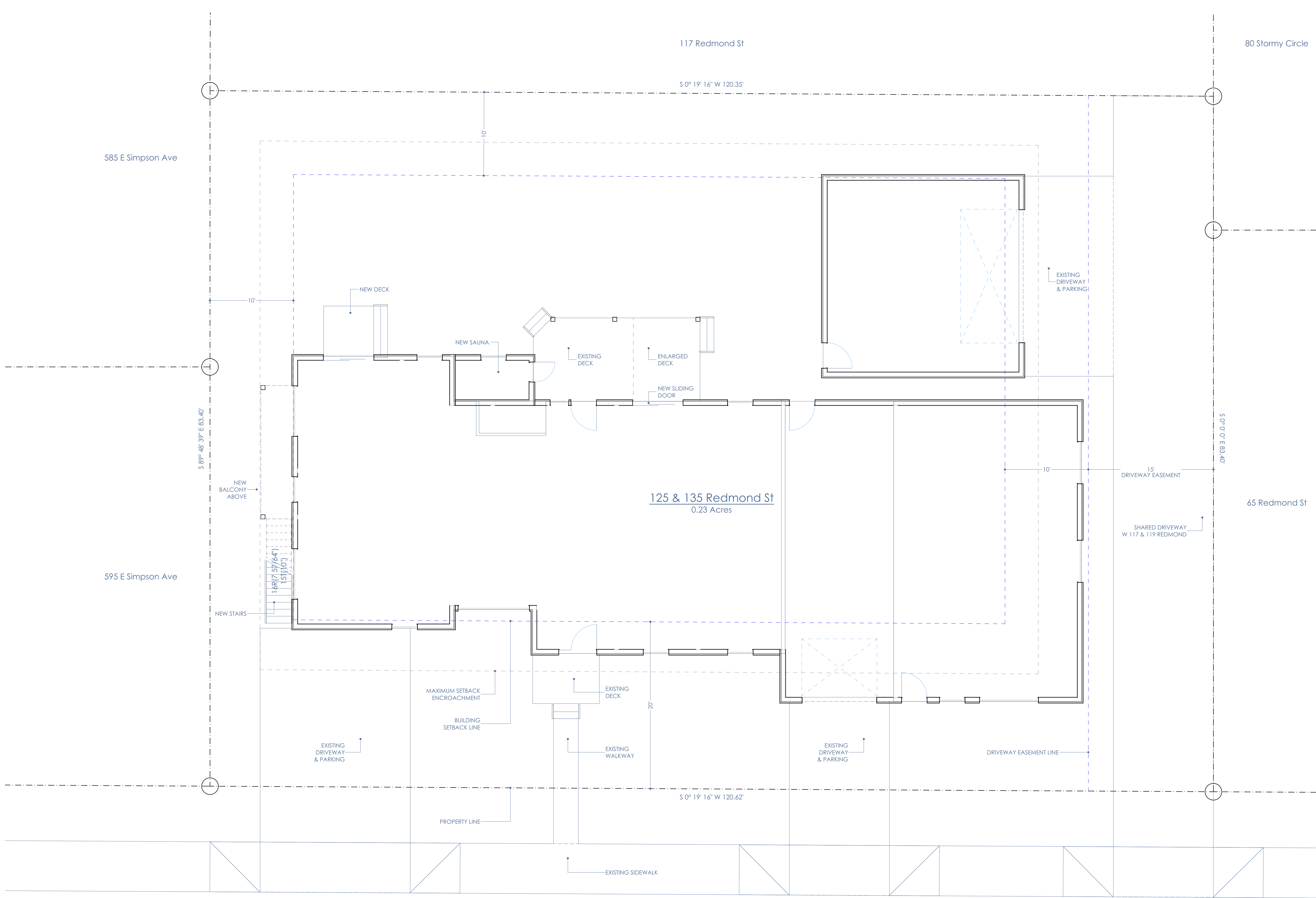
125 & 135 Redmond St

125 & 135 Redmond St
Jackson, WY

Existing Site Plan	
Conceptual Design	4/12/22

A100

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125 & 135 Redmond St
0.23 Acres

117 Redmond St

80 Stormy Circle

585 E Simpson Ave

595 E Simpson Ave

65 Redmond St

Redmond St

1

Proposed Site Plan

SCALE: 1" = 5'

Mass & Surface
masa
Architecture

3908 Hawthorne Lane Wilson, WY 83014
307-690-9527 masa@surface.com

LICENSED ARCHITECT
MICHAEL R. HAYES
C-3396
DATE: 4/12/22
STATE OF WYOMING

Notes/Revisions:

Verify all existing conditions & dimensions.

125 & 135 Redmond St

125 & 135 Redmond St
Jackson, WY

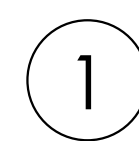
Proposed Site Plan

Conceptual Design

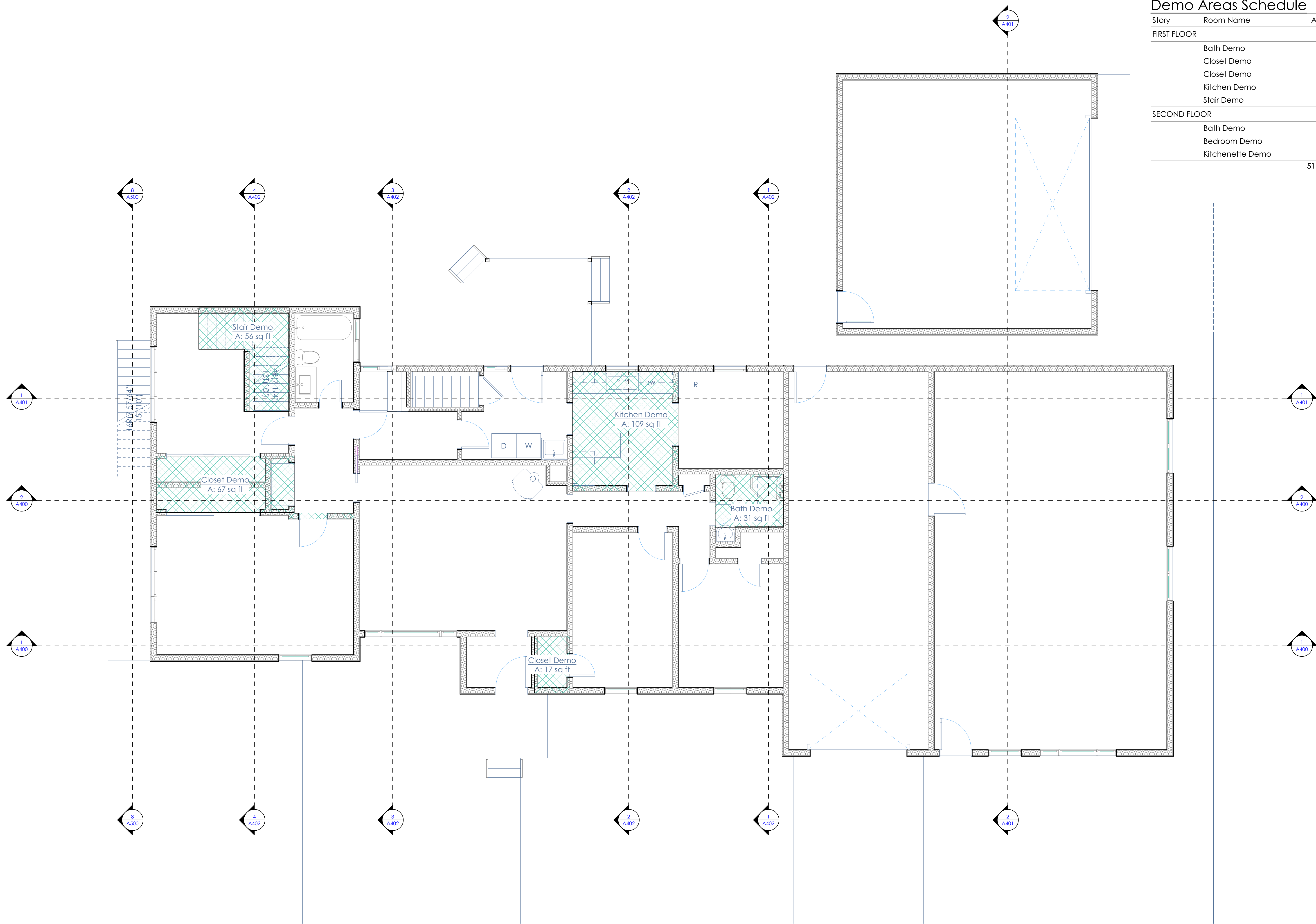
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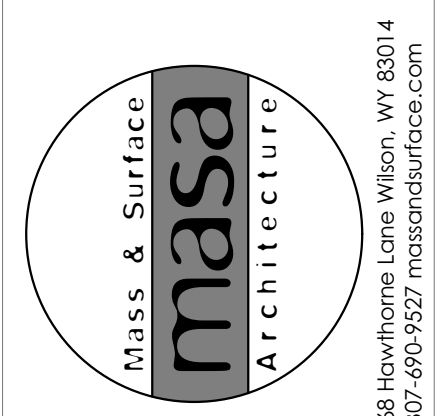
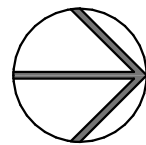


SCALE: 1/4" = 1'-0"



Demo Areas Schedule		
Story	Room Name	Area
FIRST FLOOR	Bath Demo	31
	Closet Demo	17
	Closet Demo	67
	Kitchen Demo	109
	Stair Demo	56
SECOND FLOOR	Bath Demo	58
	Bedroom Demo	140
	Kitchenette Demo	33
		511 ft²

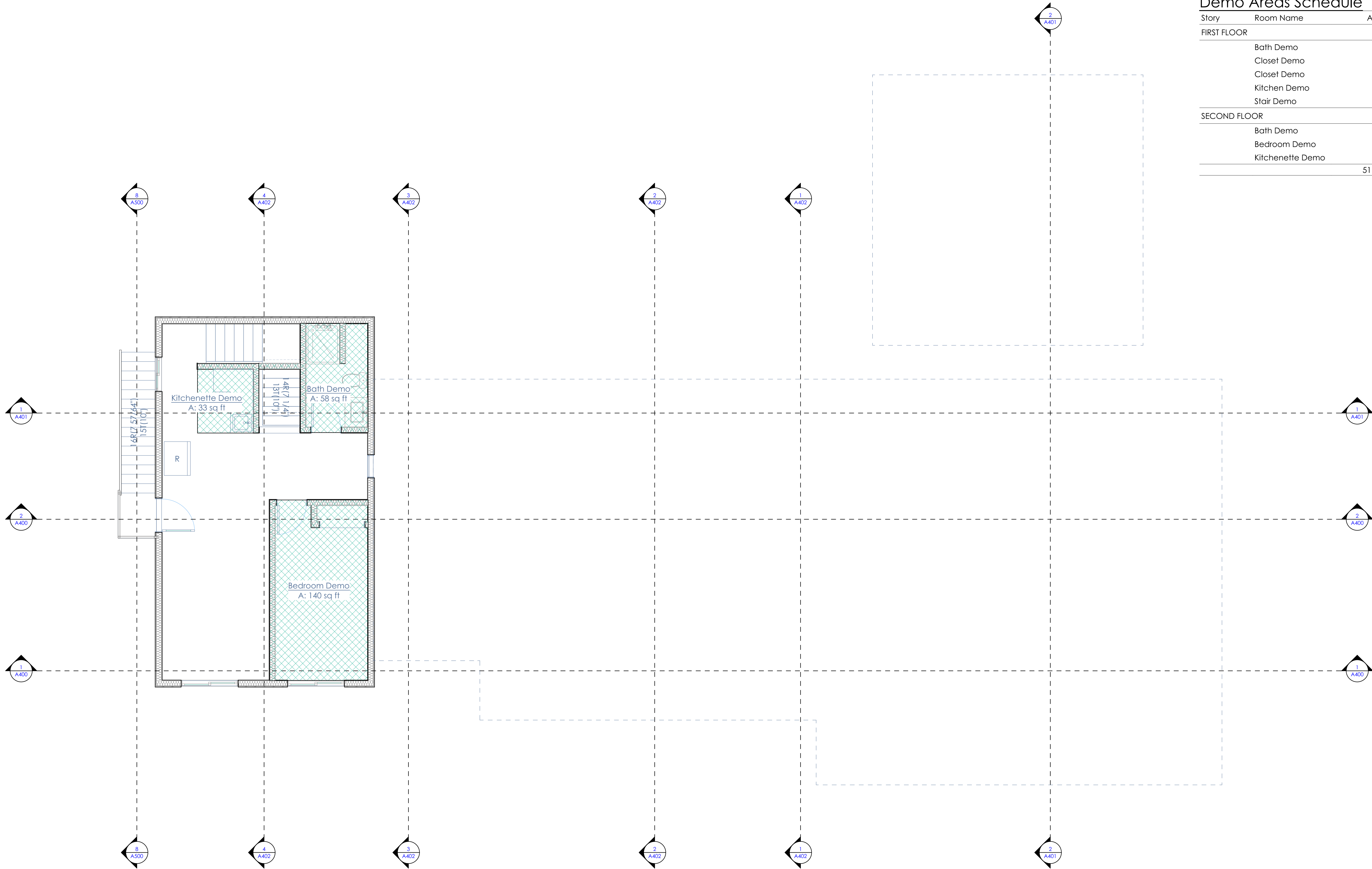
1 Existing First Floor Plan
SCALE: 1/4" = 1'-0"



Notes/Revisions:
Verify all existing conditions & dimensions.

125 & 135 Redmond St
125 & 135 Redmond St
Jackson, WY

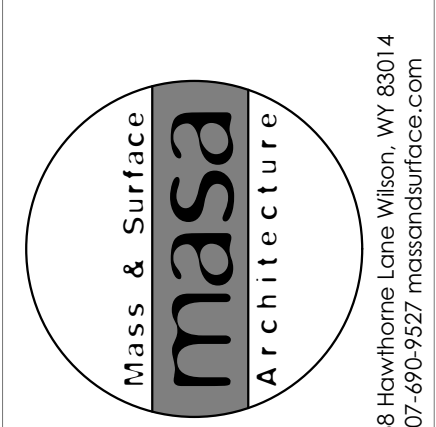
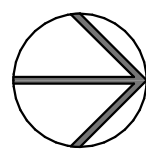
Existing First Floor Plan
Conceptual Design
4/12/22



Demo Areas Schedule		
Story	Room Name	Area
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SECOND FLOOR		
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		511 ft²

1 Existing Second Floor Plan

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



Notes/Revisions:
Verify all existing conditions
& dimensions.

125 & 135 Redmond St

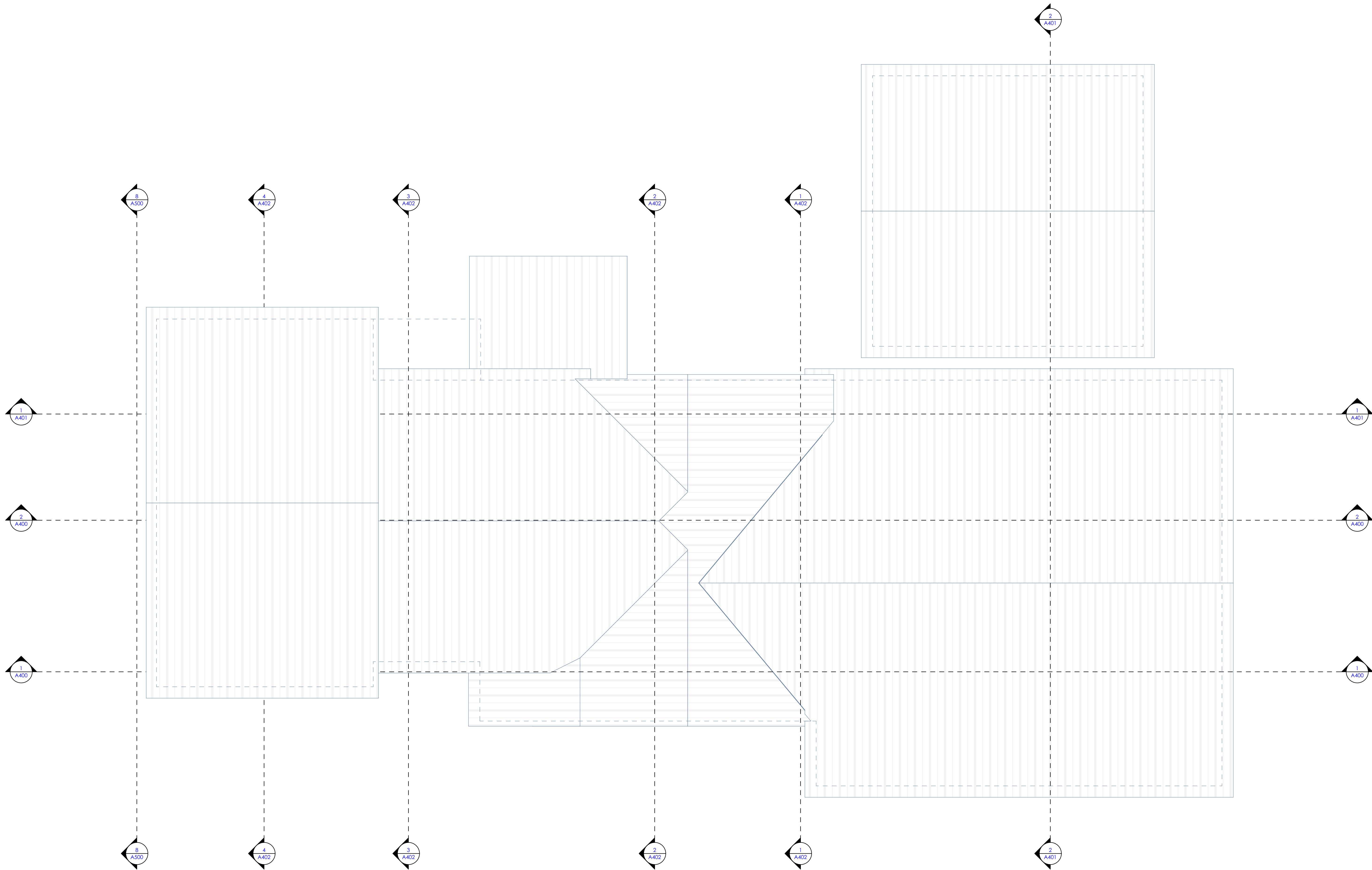
125 & 135 Redmond St
Jackson, WY

Existing Second Floor
Plan

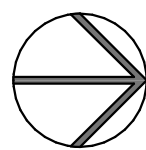
Conceptual Design

4/12/22

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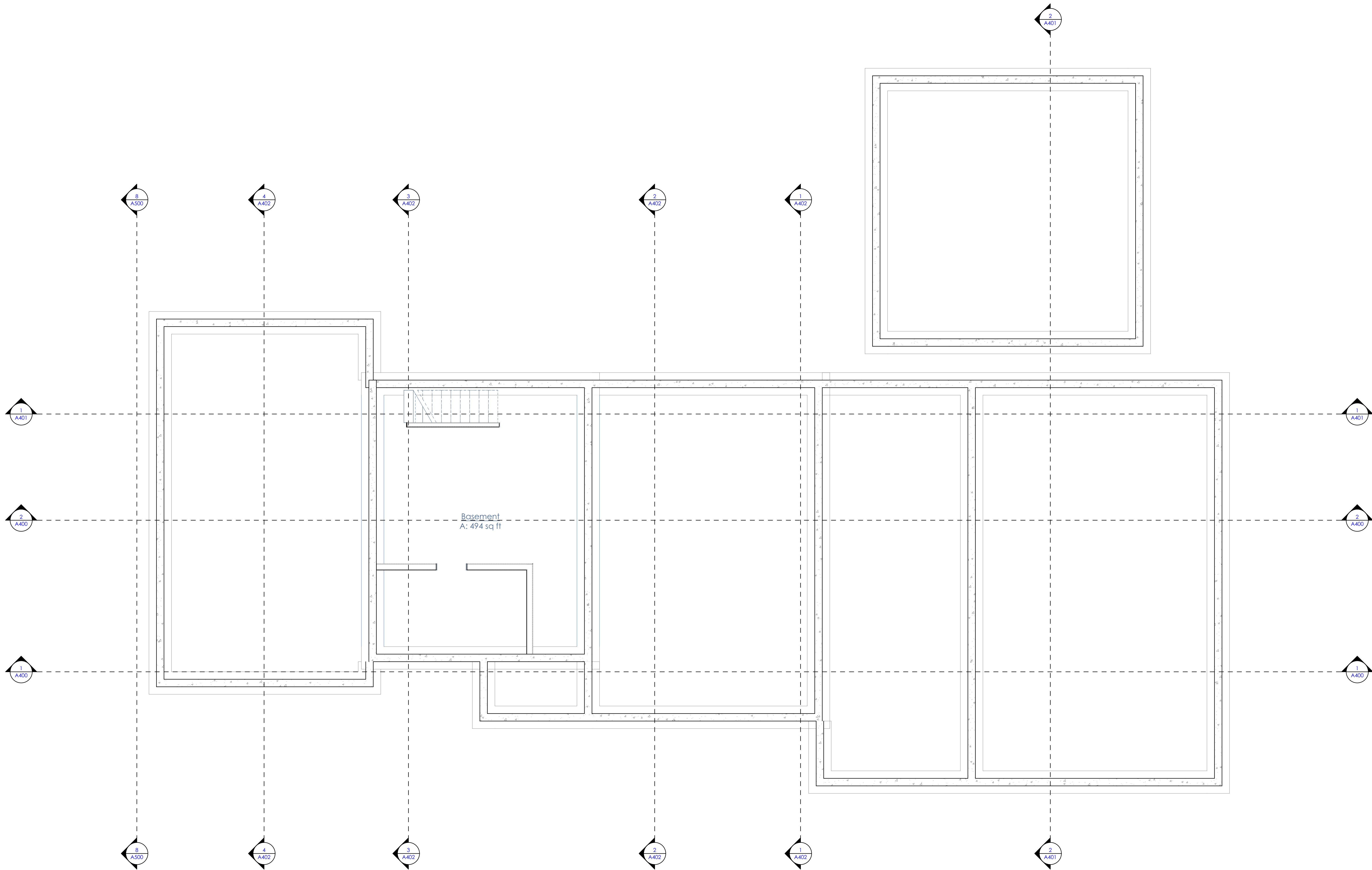


1 Existing Roof Plan
SCALE: 1/4" = 1'-0"

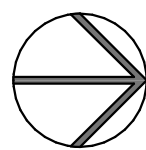


Existing Roof Plan		125 & 135 Redmond St		Mass & Surface masa Architecture	
Conceptual Design		125 & 135 Redmond St Jackson, WY		LICENSED ARCHITECT MICHAEL R. WILSON C-3595 DATE: 4/12/22 STATE OF WYOMING	
4/12/22				Notes/Revisions: Verify all existing conditions & dimensions.	
A203					
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3908 Hawthorne Lane Wilson, WY 83014
307-690-9527 masa@surface.com



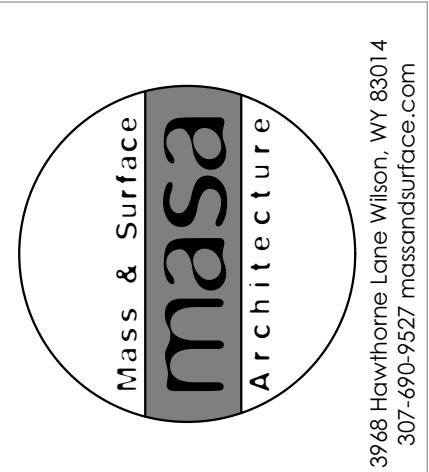
1 Proposed Foundation Plan
SCALE: 1/4" = 1'-0"

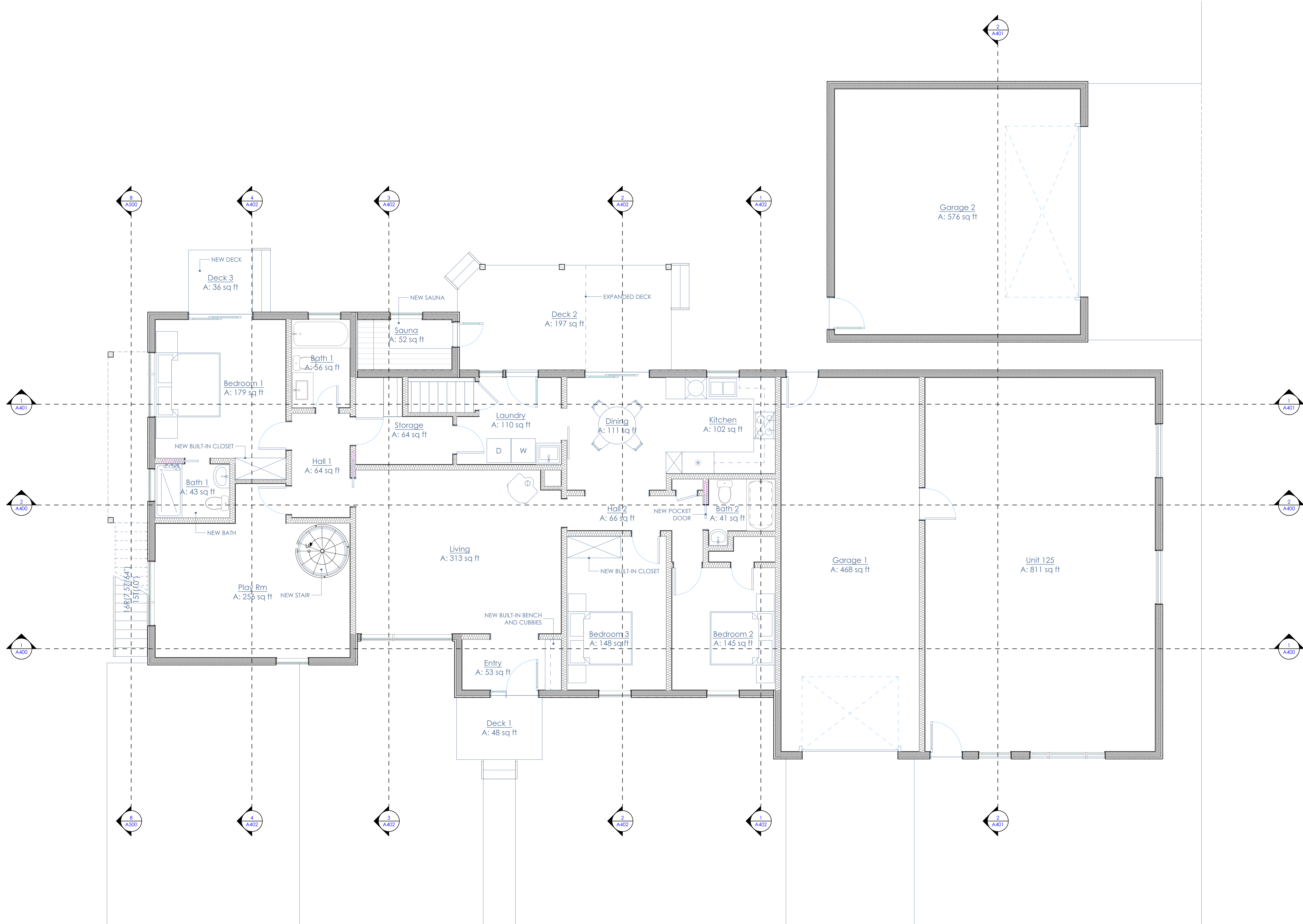


Proposed Foundation Plan
Conceptual Design
4/12/22

125 & 135 Redmond St
125 & 135 Redmond St
Jackson, WY

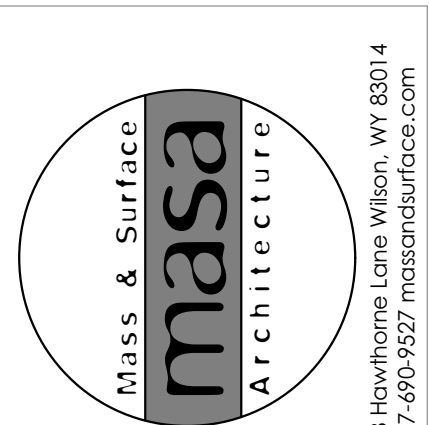
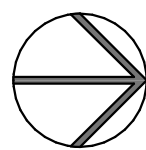
Notes/Revisions:
Verify all existing conditions & dimensions.





1 Proposed First Floor Plan

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



Notes/Revisions:
Verify all existing conditions
& dimensions.

125 & 135 Redmond St

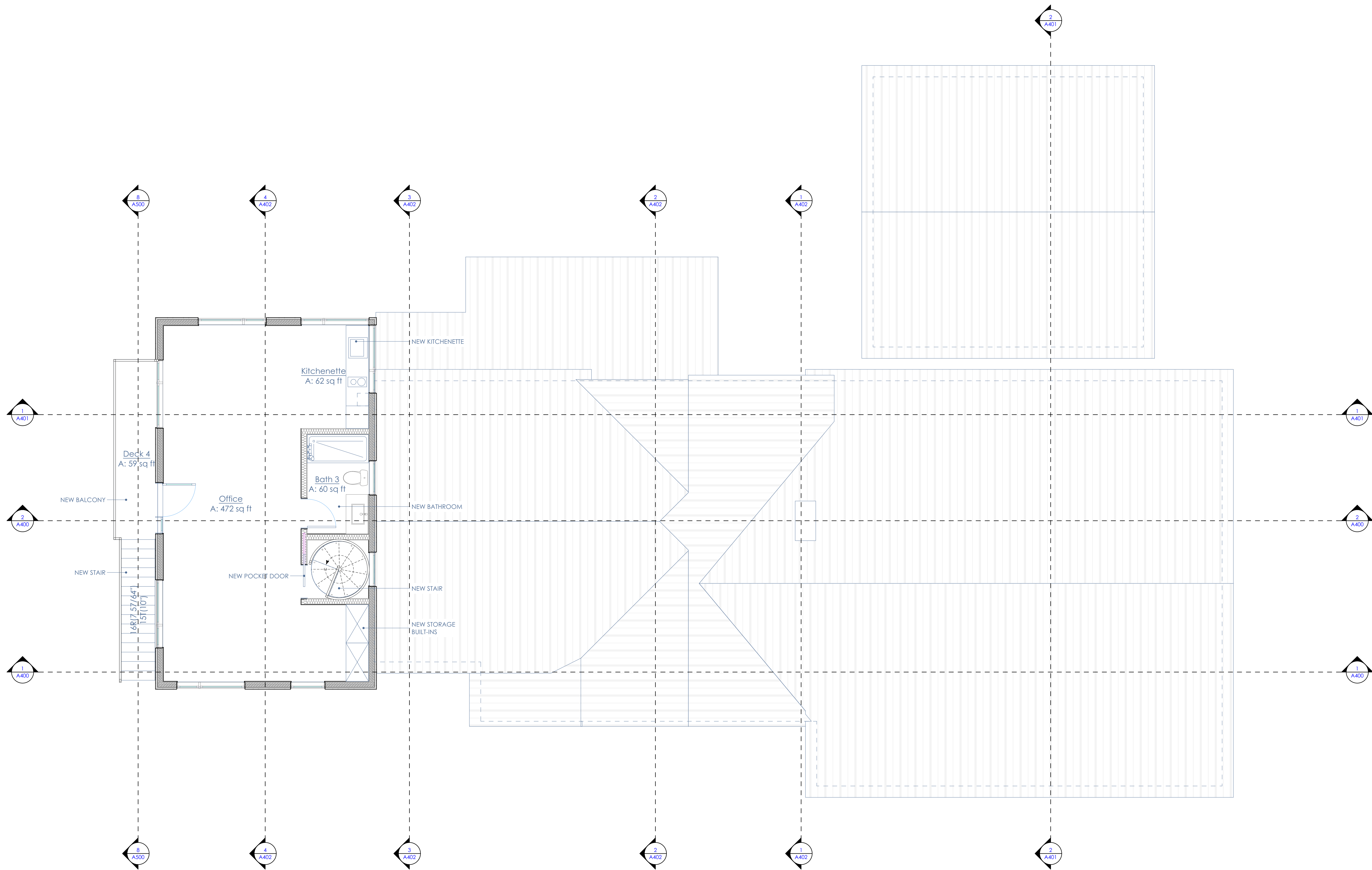
125 & 135 Redmond St
Jackson, WY

Proposed First Floor Plan

Conceptual Design

4/12/22

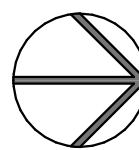
A201



1

Proposed Second Floor Plan

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



Proposed Second Floor Plan

Conceptual Design

4/12/22

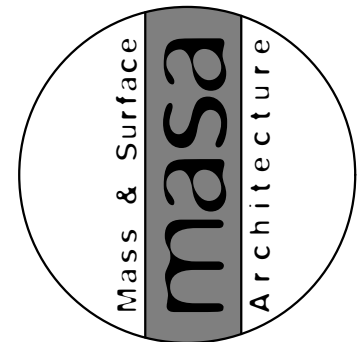
A202

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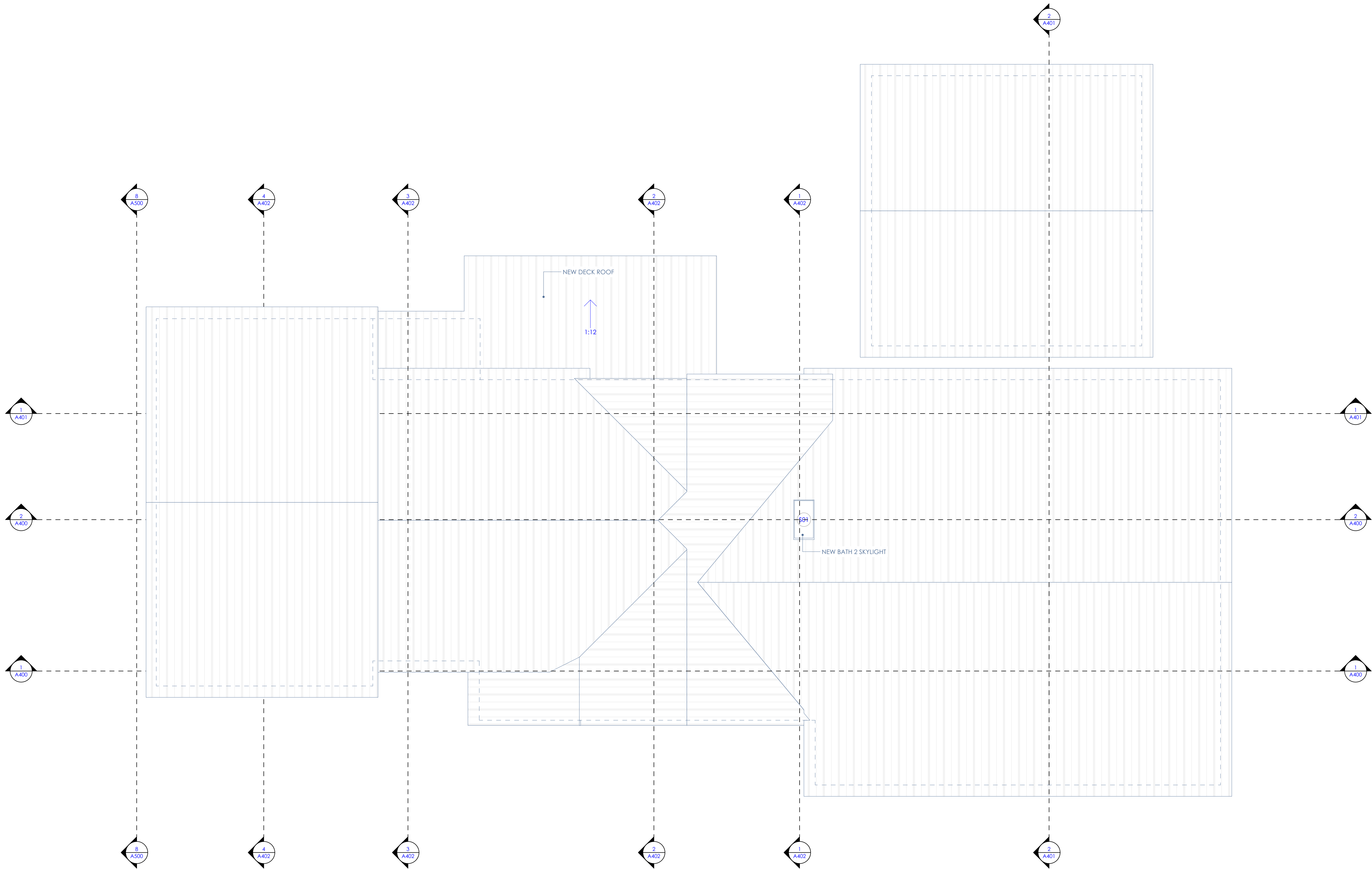
125 & 135 Redmond St

125 & 135 Redmond St
Jackson, WY

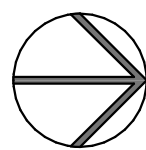
Notes/Revisions:
Verify all existing conditions
& dimensions.



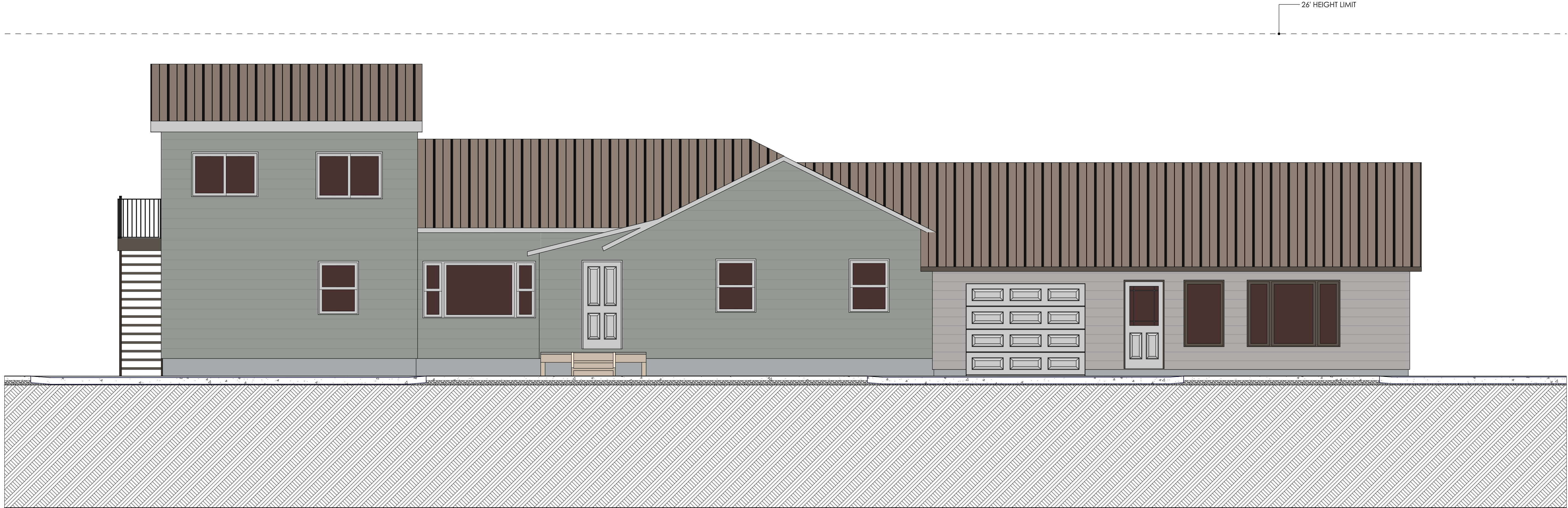
3908 Hawthorne Lane Wilson, WY 83014
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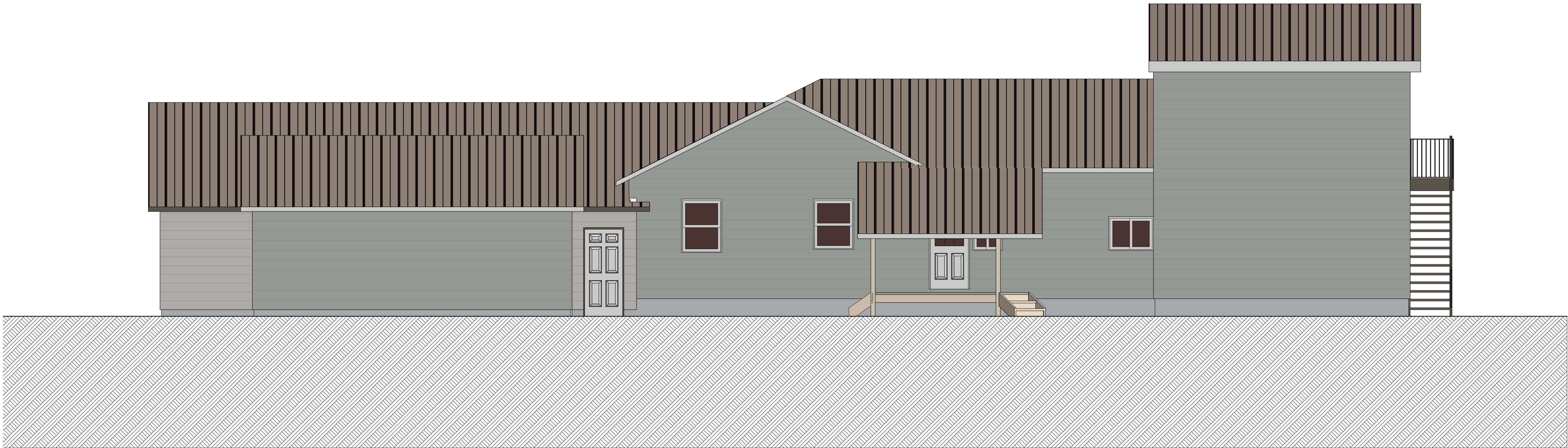
1 Proposed Roof Plan
SCALE: 1/4" = 1'-0"



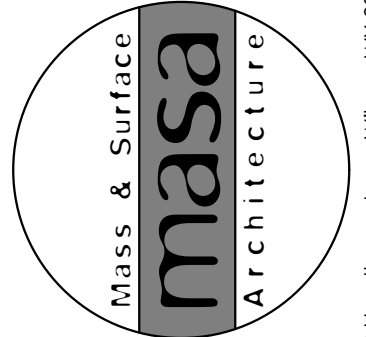
Proposed Roof Plan		A203
Conceptual Design		
4/12/22		
125 & 135 Redmond St Jackson, WY		
Notes/Revisions: Verify all existing conditions & dimensions.		
MASS & SURFACE ARCHITECTURE C-3595 DATE: 4/12/22 STATE OF WYOMING Mass & Surface masa Architecture		
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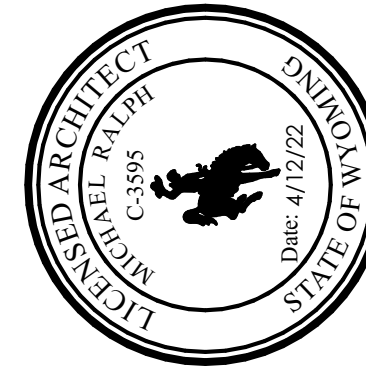
1 Existing East Elevation
SCALE: 1/4" = 1'-0"



2 Existing West Elevation
SCALE: 1/4" = 1'-0"



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Verify all existing conditions
& dimensions.

125 & 135 Redmond St

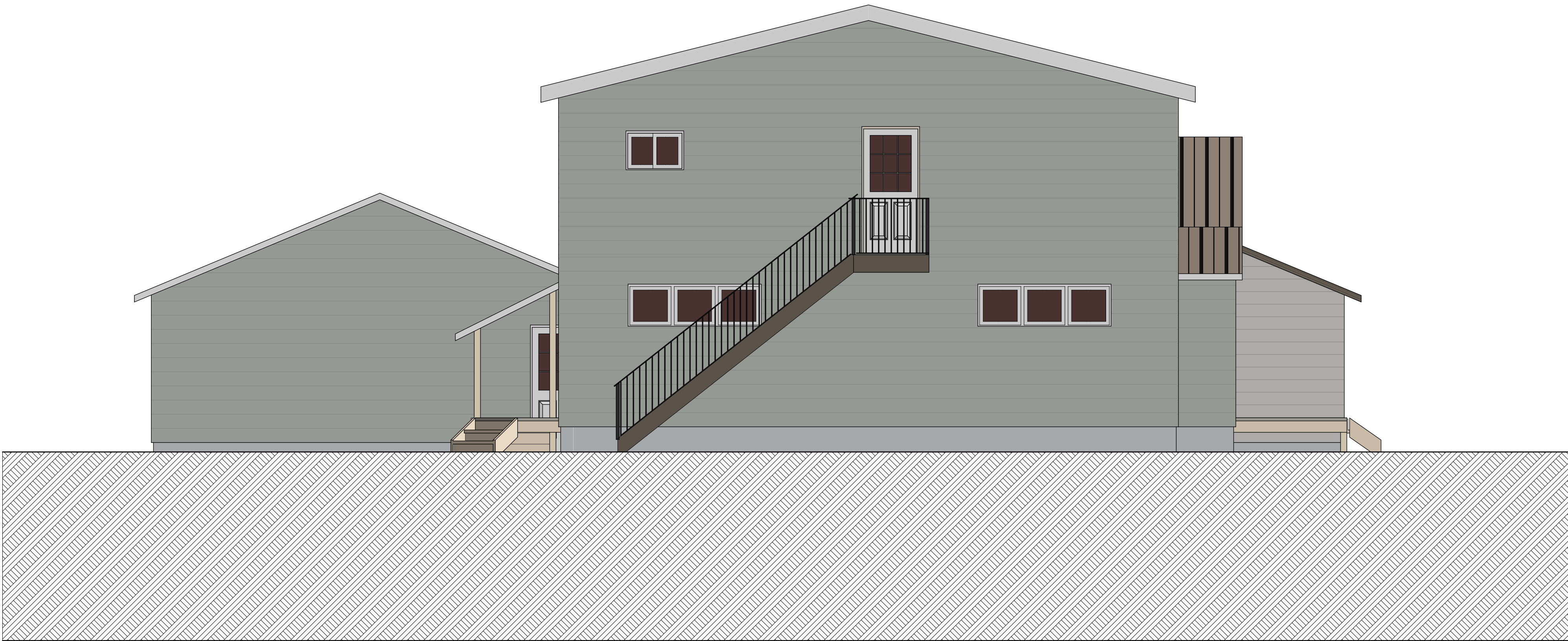
125 & 135 Redmond St
Jackson, WY

Existing Elevations
Conceptual Design

4/12/22

A300

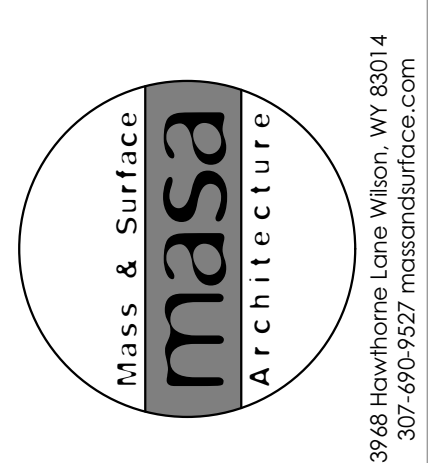
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1 Existing South Elevation
SCALE: 1/4" = 1'-0"



2 Existing North Elevation
SCALE: 1/4" = 1'-0"



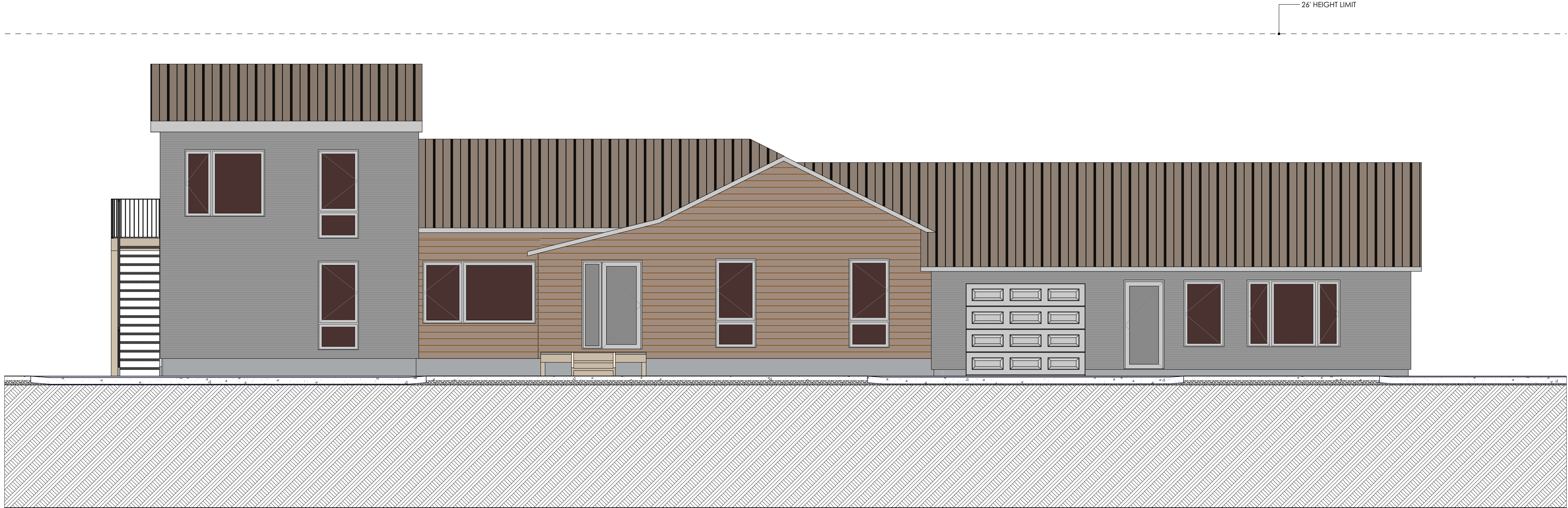
Notes/Revisions:
Verify all existing conditions
& dimensions.

125 & 135 Redmond St
125 & 135 Redmond St
Jackson, WY

Existing Elevations
Conceptual Design
4/12/22

A301

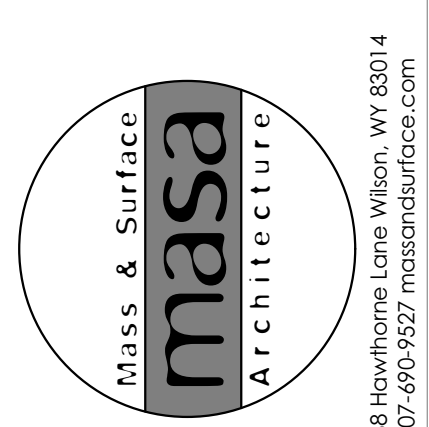
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1 Proposed East Elevation
SCALE: 1/4" = 1'-0"



2 Proposed West Elevation
SCALE: 1/4" = 1'-0"

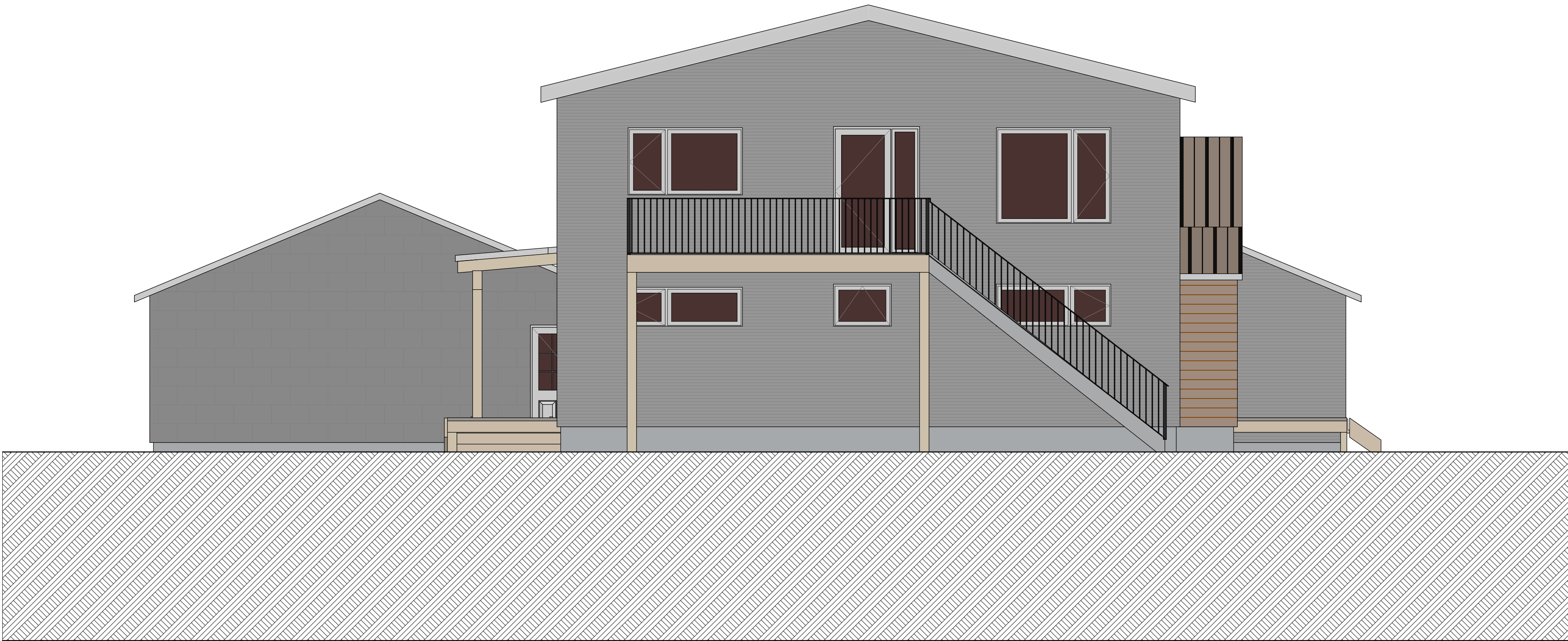


Notes/Revisions:
Verify all existing conditions
& dimensions.

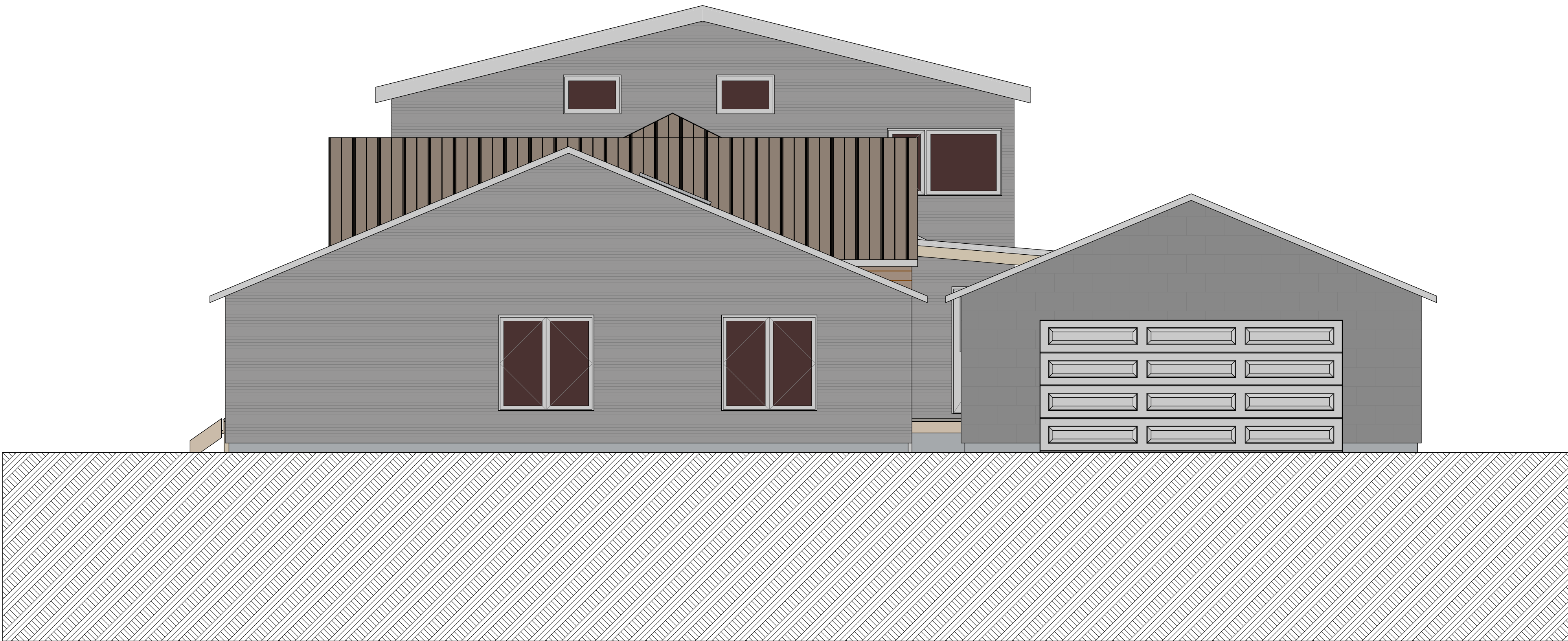
125 & 135 Redmond St
125 & 135 Redmond St
Jackson, WY

Proposed Elevations
Conceptual Design
4/12/22

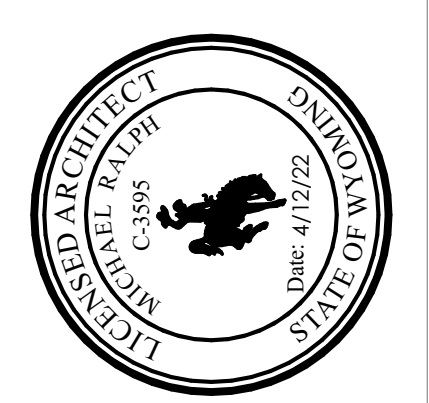
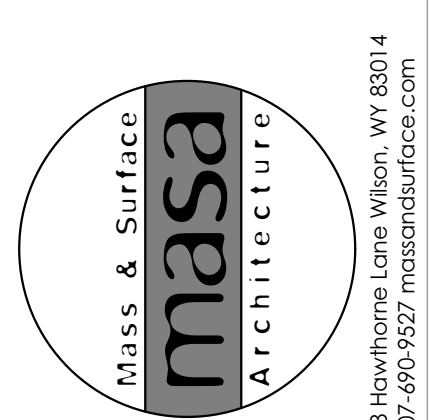
A302



1 Proposed South Elevation
SCALE: 1/4" = 1'-0"



2 Proposed North Elevation
SCALE: 1/4" = 1'-0"



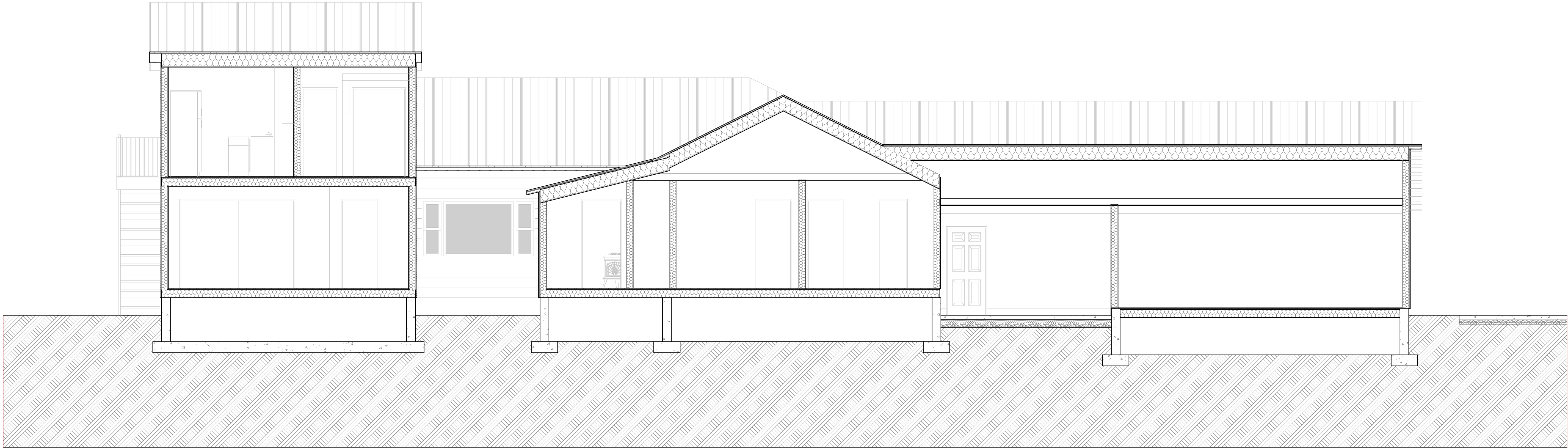
Notes/Revisions:
Verify all existing conditions & dimensions.

125 & 135 Redmond St

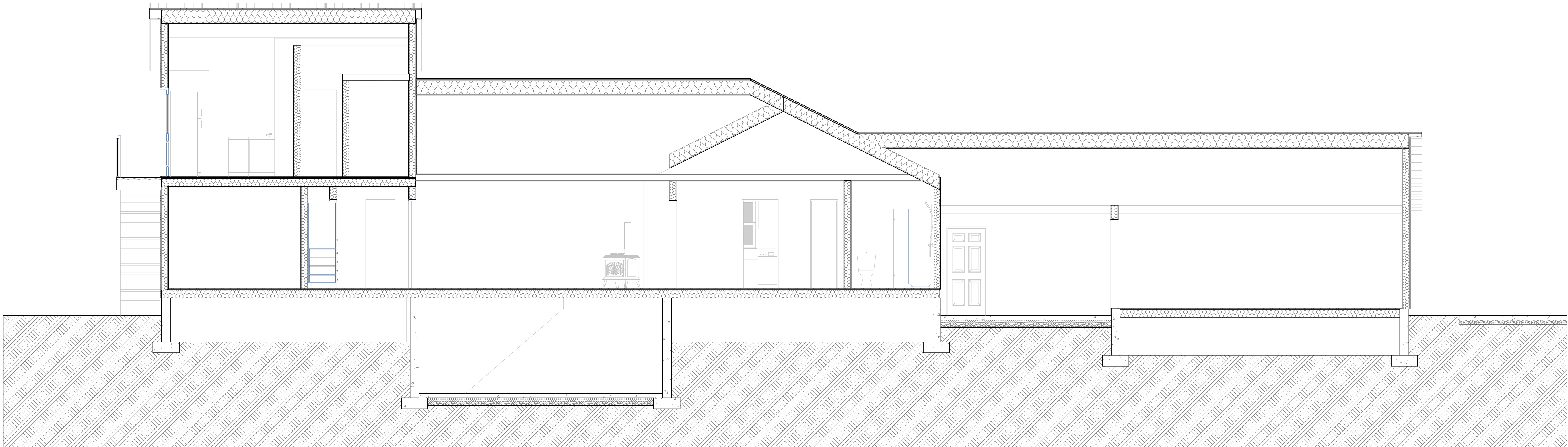
125 & 135 Redmond St
Jackson, WY

Proposed Elevations
Conceptual Design
4/12/22

A303



1 S01 Existing Building Section
SCALE: 1/4" = 1'-0"



2 S02 Existing Building Section
SCALE: 1/4" = 1'-0"

125 & 135 Redmond St

125 & 135 Redmond St
Jackson, WY

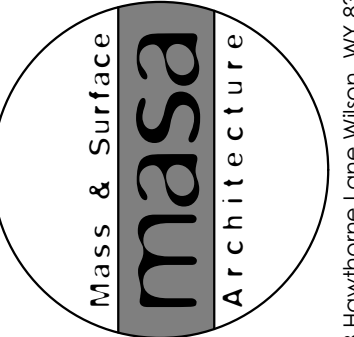
Existing Sections
Conceptual Design

4/12/22

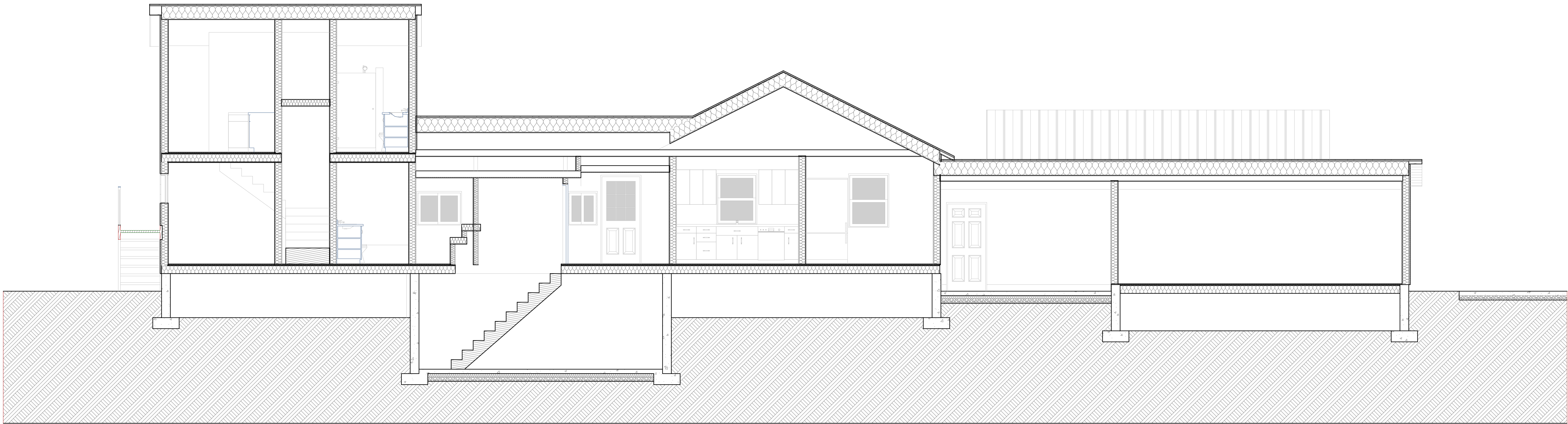
A400

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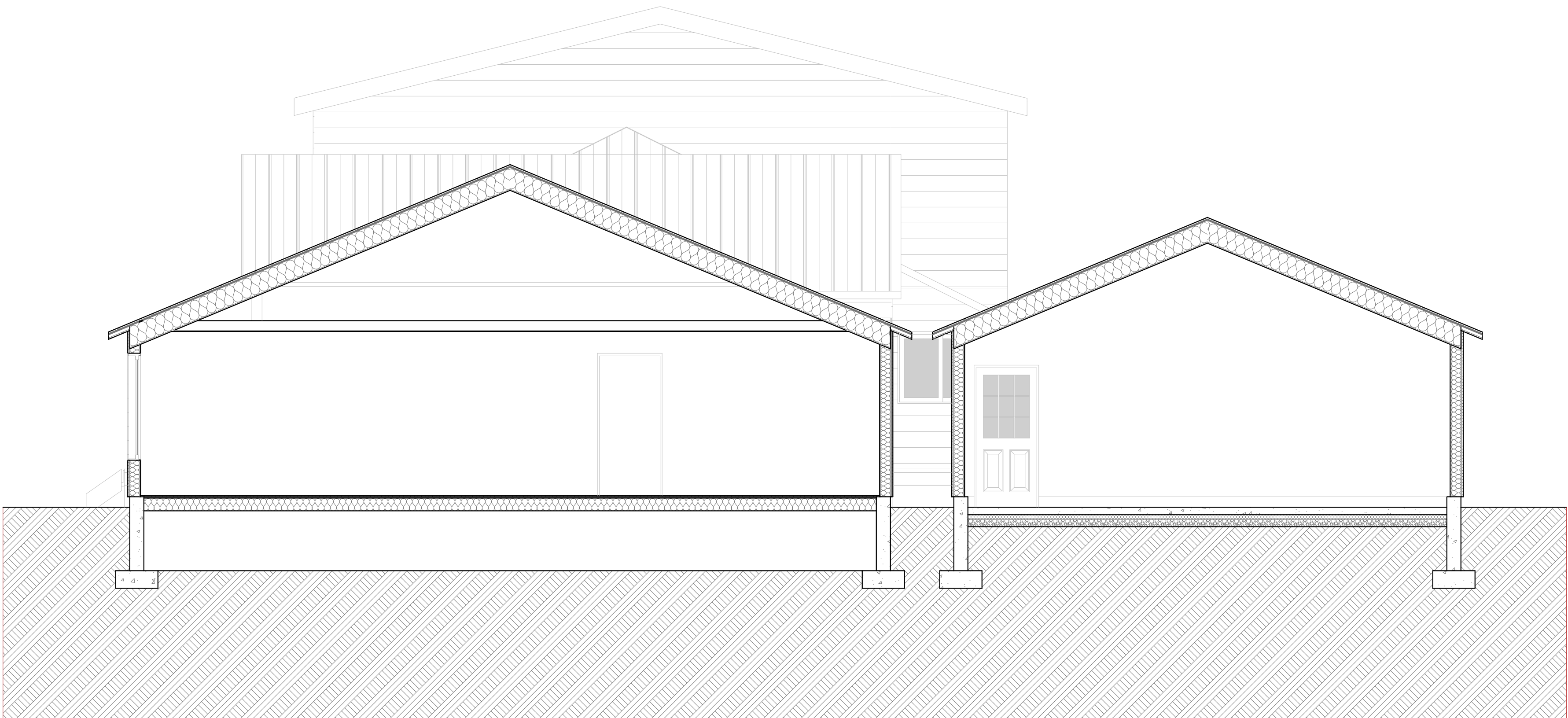
Notes/Revisions:
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& dimensions.



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1 S03 Existing Building Section
SCALE: 1/4" = 1'-0"

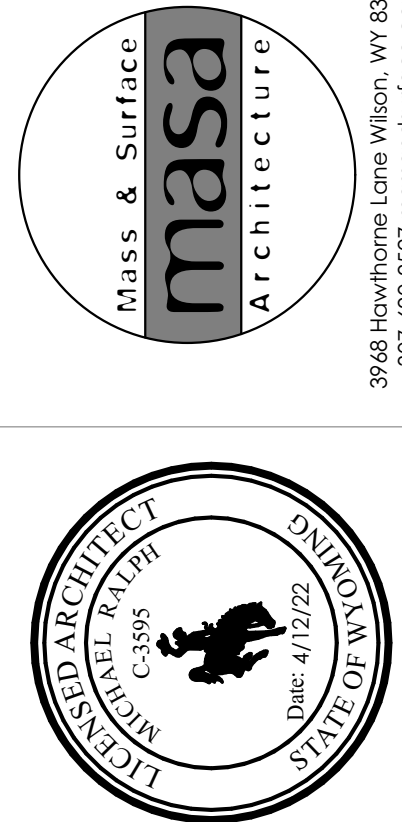


2 S04 Existing Building Section
SCALE: 1/4" = 1'-0"

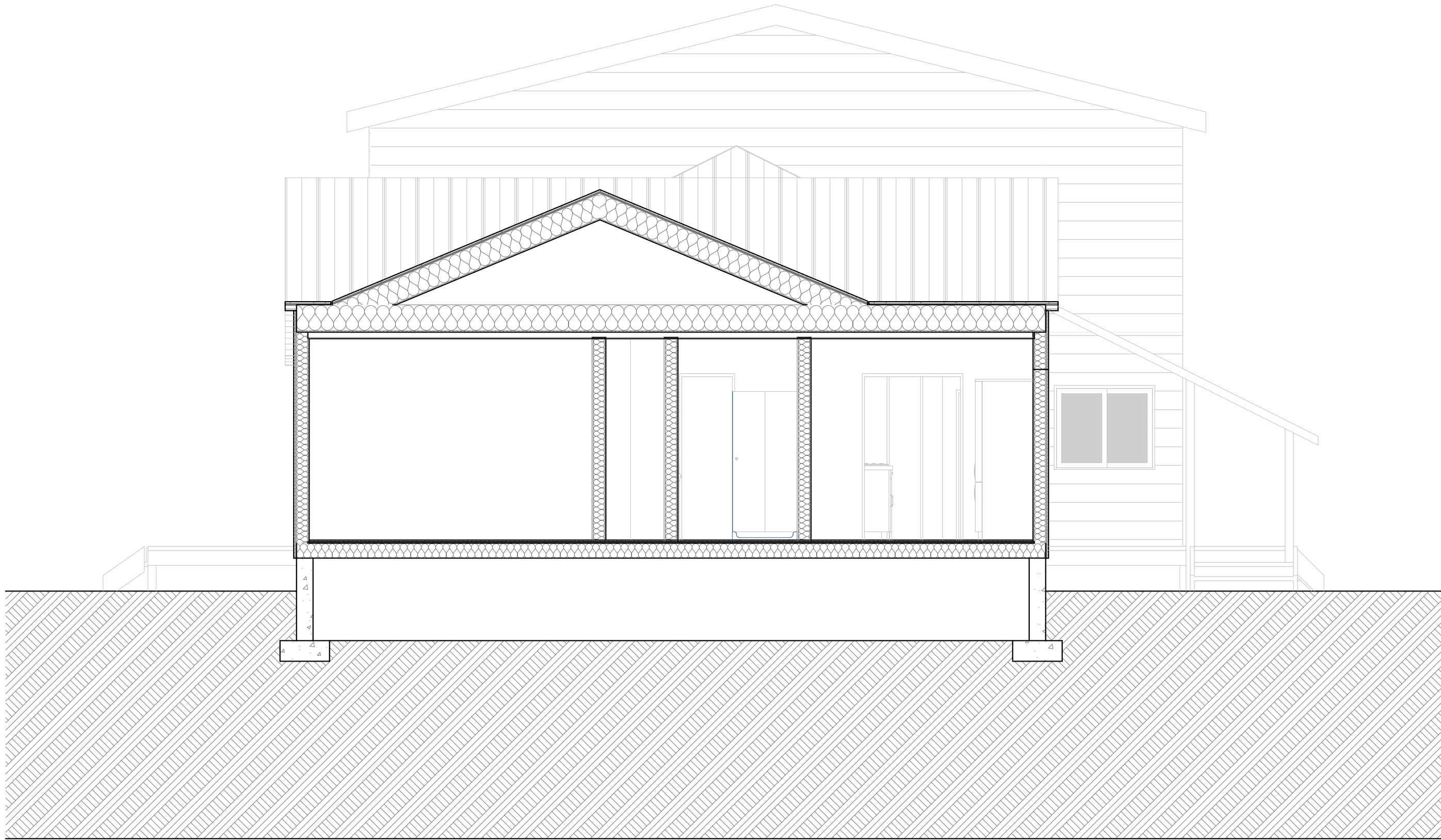
Existing Sections
Conceptual Design
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125 & 135 Redmond St
Jackson, WY

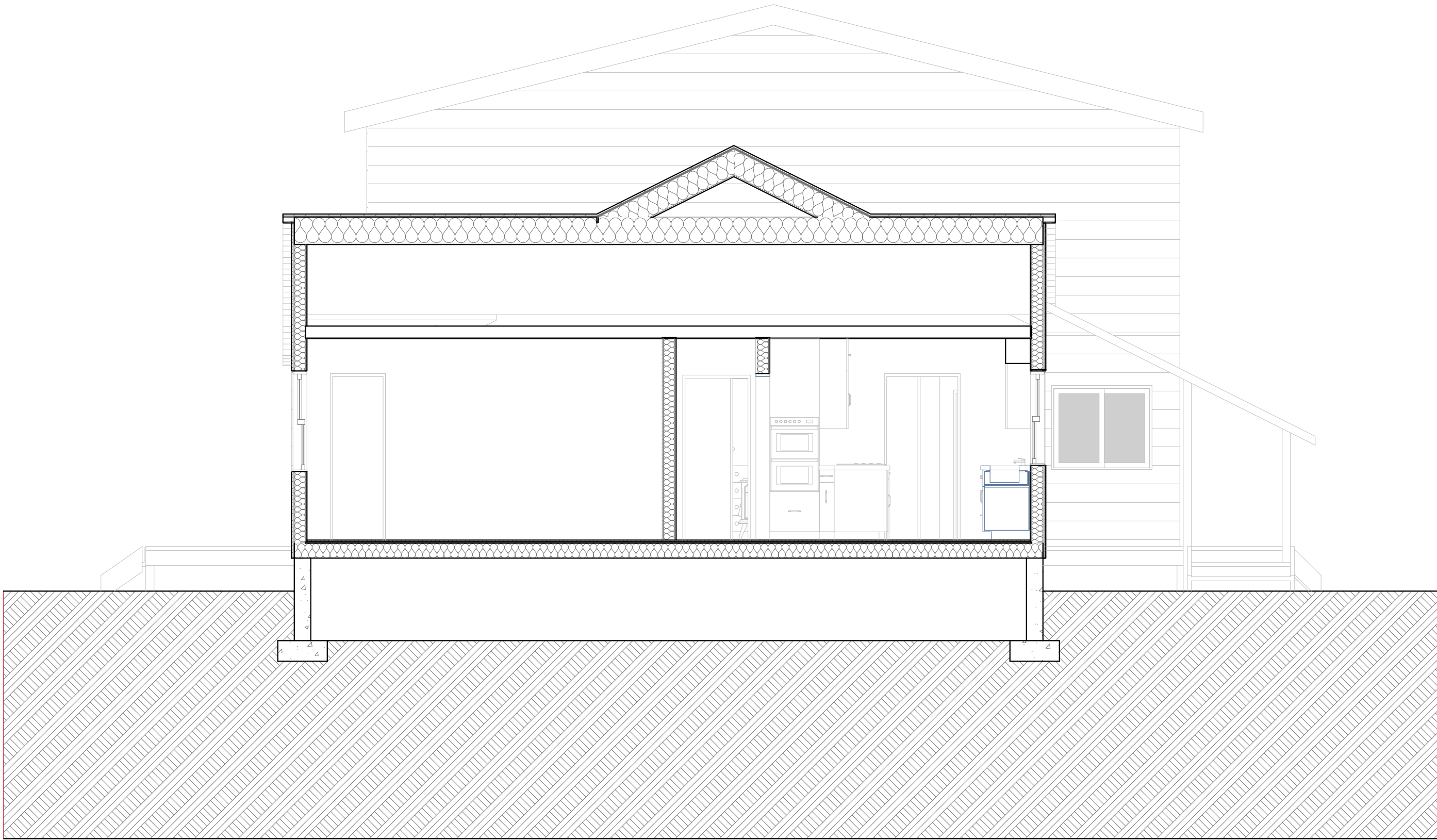
Notes/Revisions:
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& dimensions.



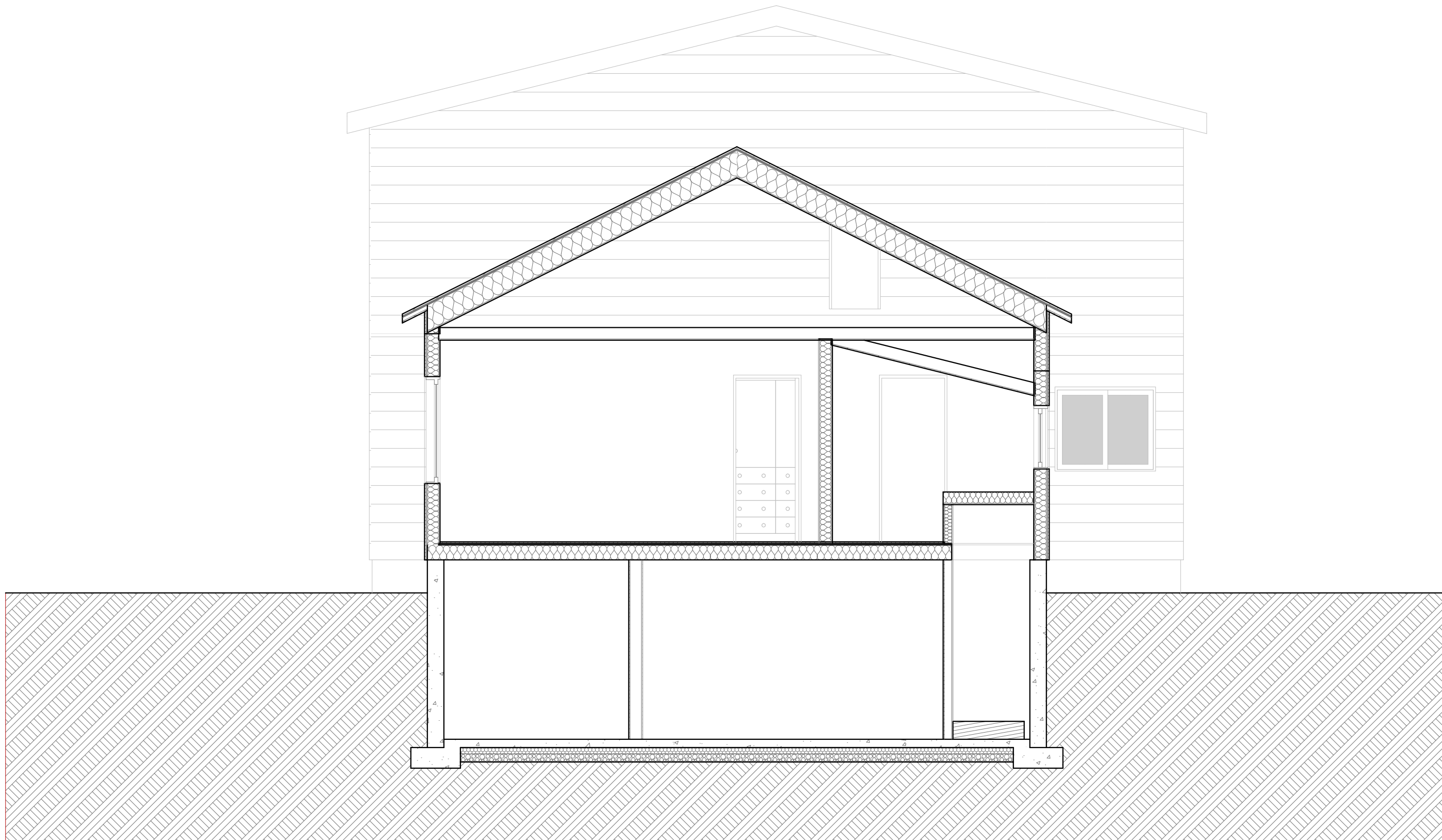
A401



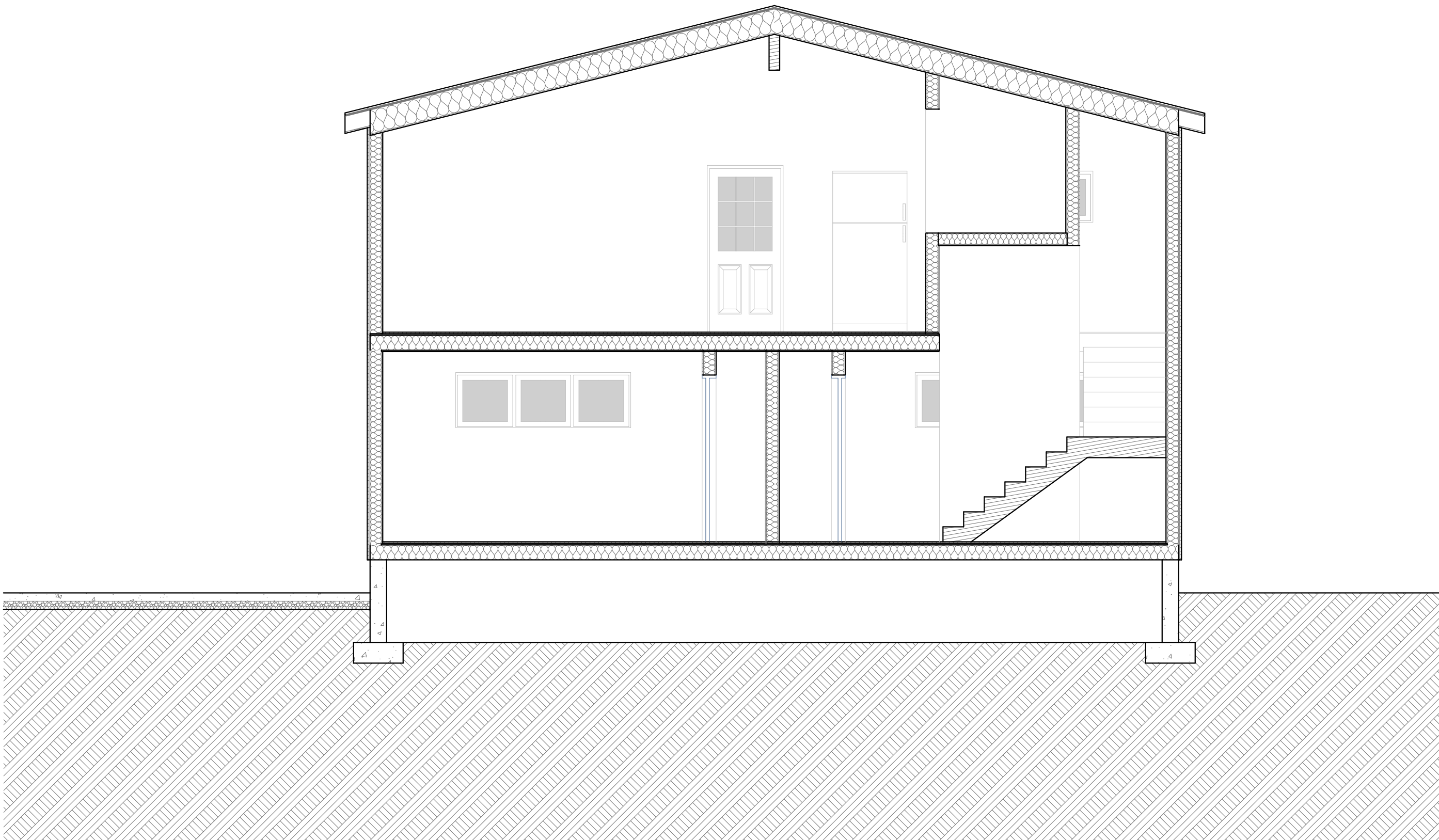
1 S05 Existing Building Section
SCALE: 1/4" = 1'-0"



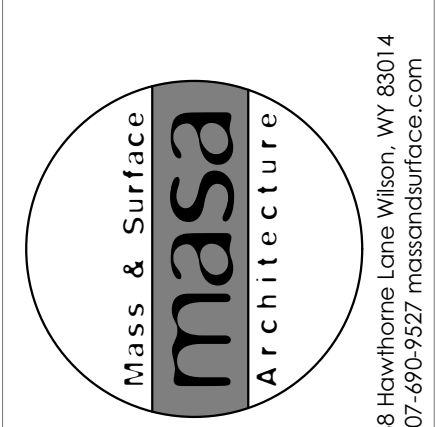
2 S06 Existing Building Section
SCALE: 1/4" = 1'-0"



3 S07 Existing Building Section
SCALE: 1/4" = 1'-0"



4 S08 Existing Building Section
SCALE: 1/4" = 1'-0"



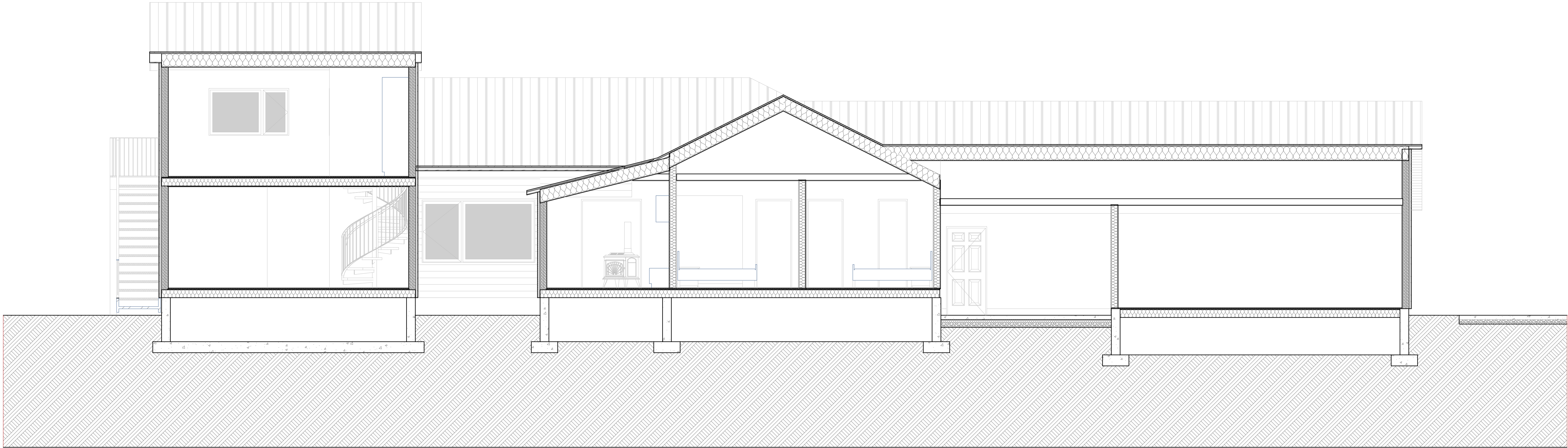
Notes/Revisions:
Verify all existing conditions
& dimensions.

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125 & 135 Redmond St
Jackson, WY

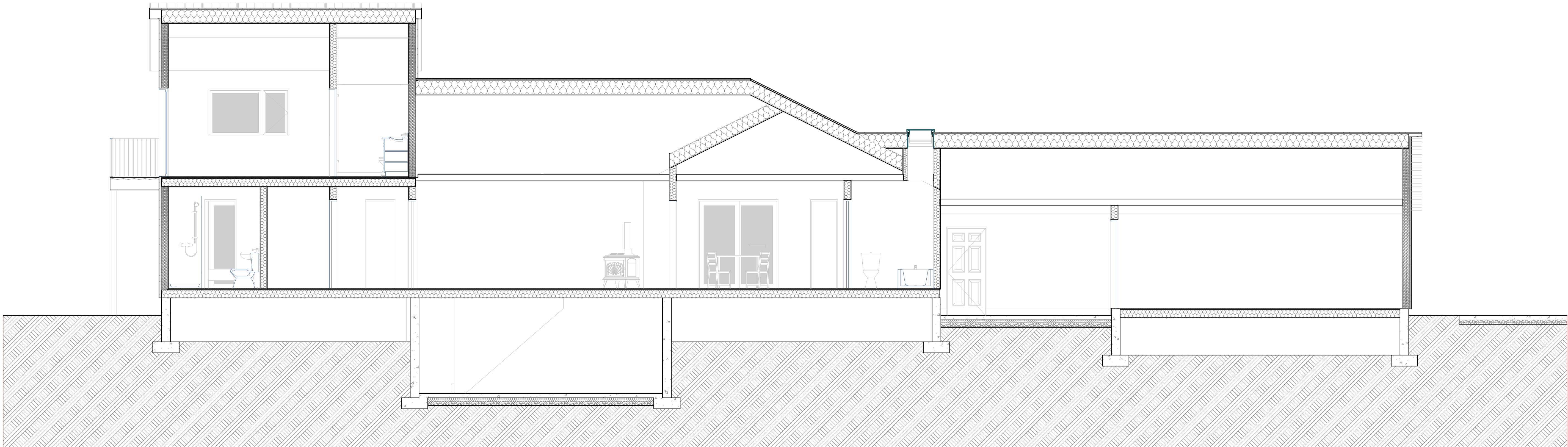
Existing Sections
Conceptual Design
4/12/22

A402

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1 S01 Proposed Building Section
SCALE: 1/4" = 1'-0"



2 S02 Proposed Building Section
SCALE: 1/4" = 1'-0"

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125 & 135 Redmond St
Jackson, WY

Proposed Sections

Conceptual Design

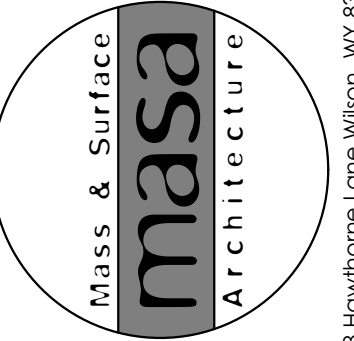
4/12/22

A403

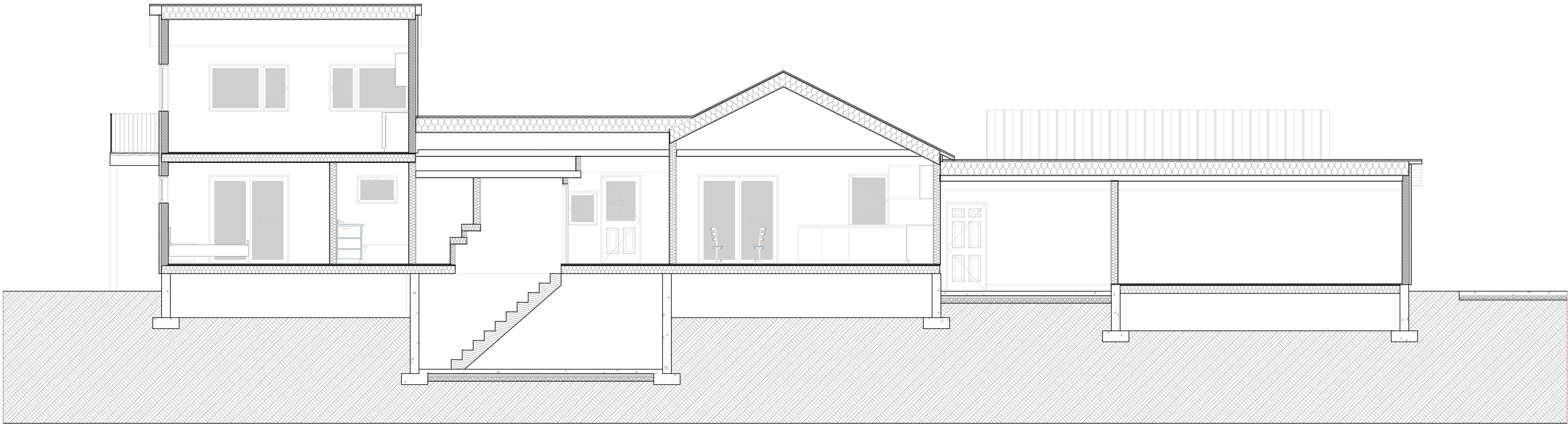
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Notes/Revisions:

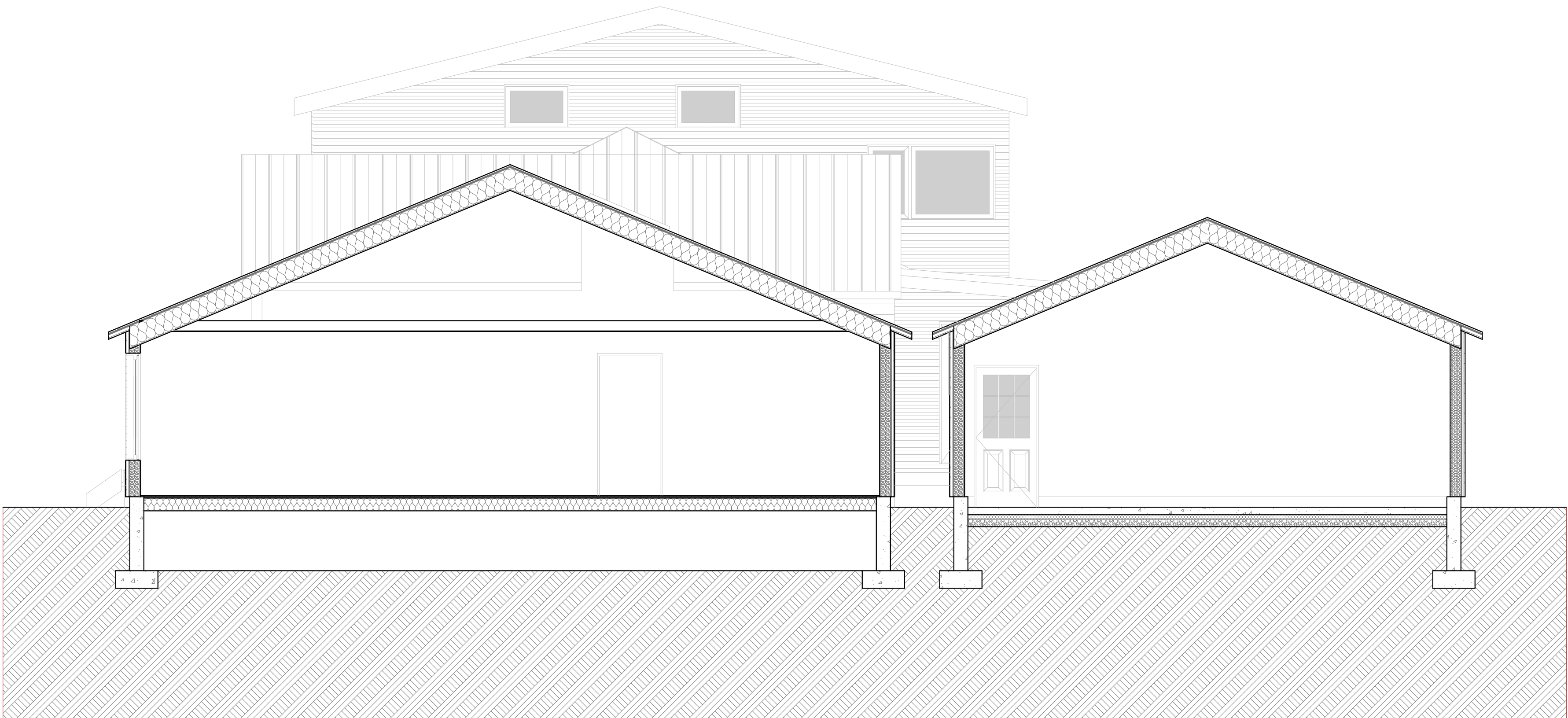
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& dimensions.



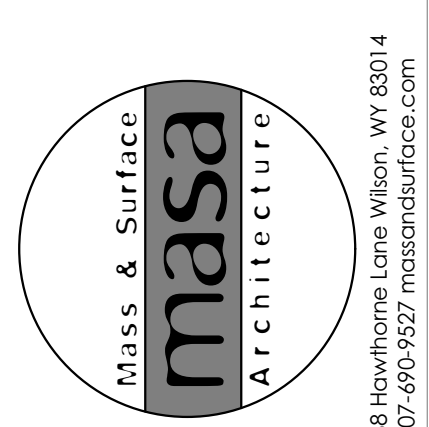
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1 S03 Proposed Building Section
SCALE: 1/4" = 1'-0"



2 S04 Proposed Building Section
SCALE: 1/4" = 1'-0"



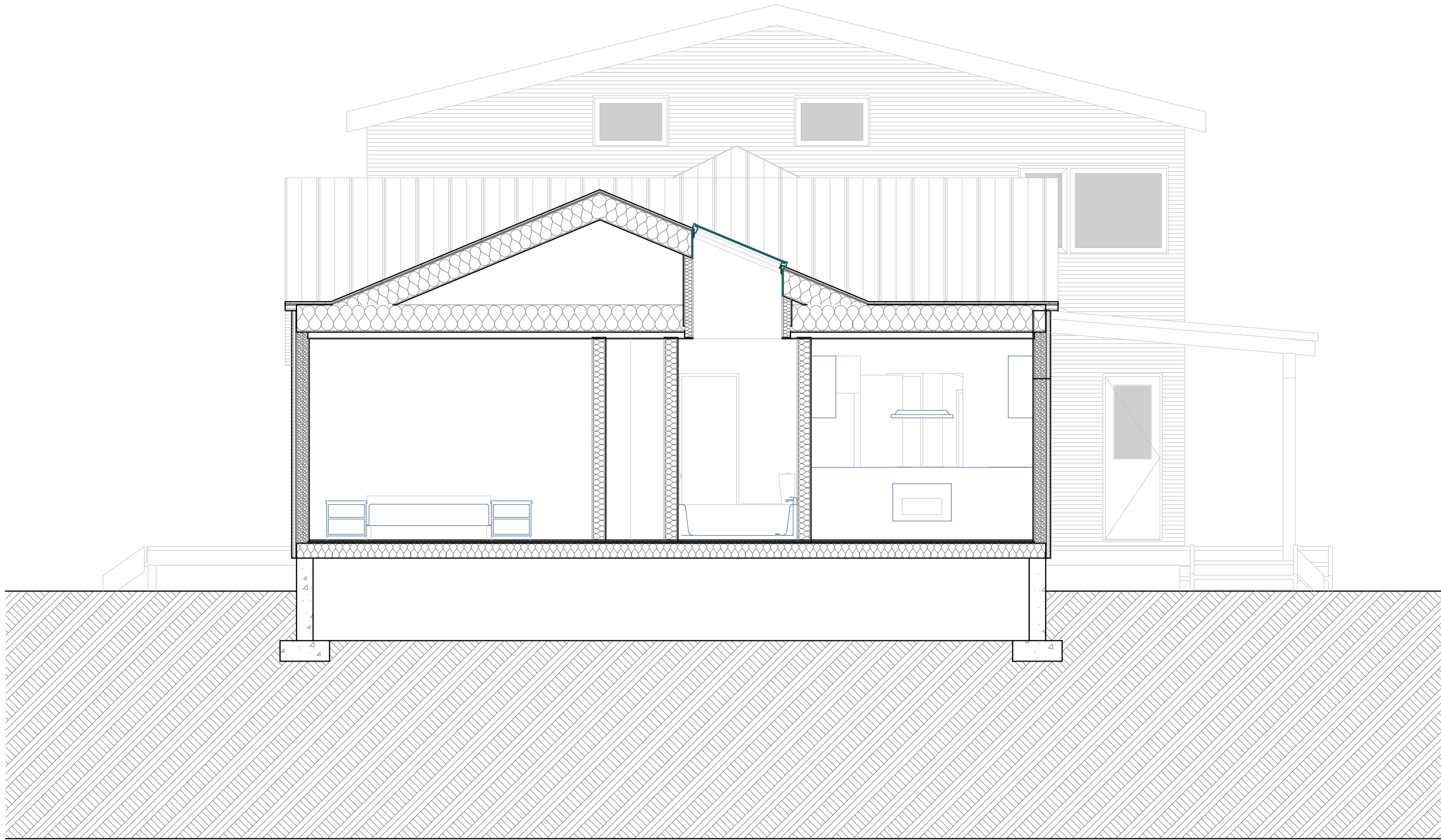
Notes/Revisions:
Verify all existing conditions & dimensions.

125 & 135 Redmond St

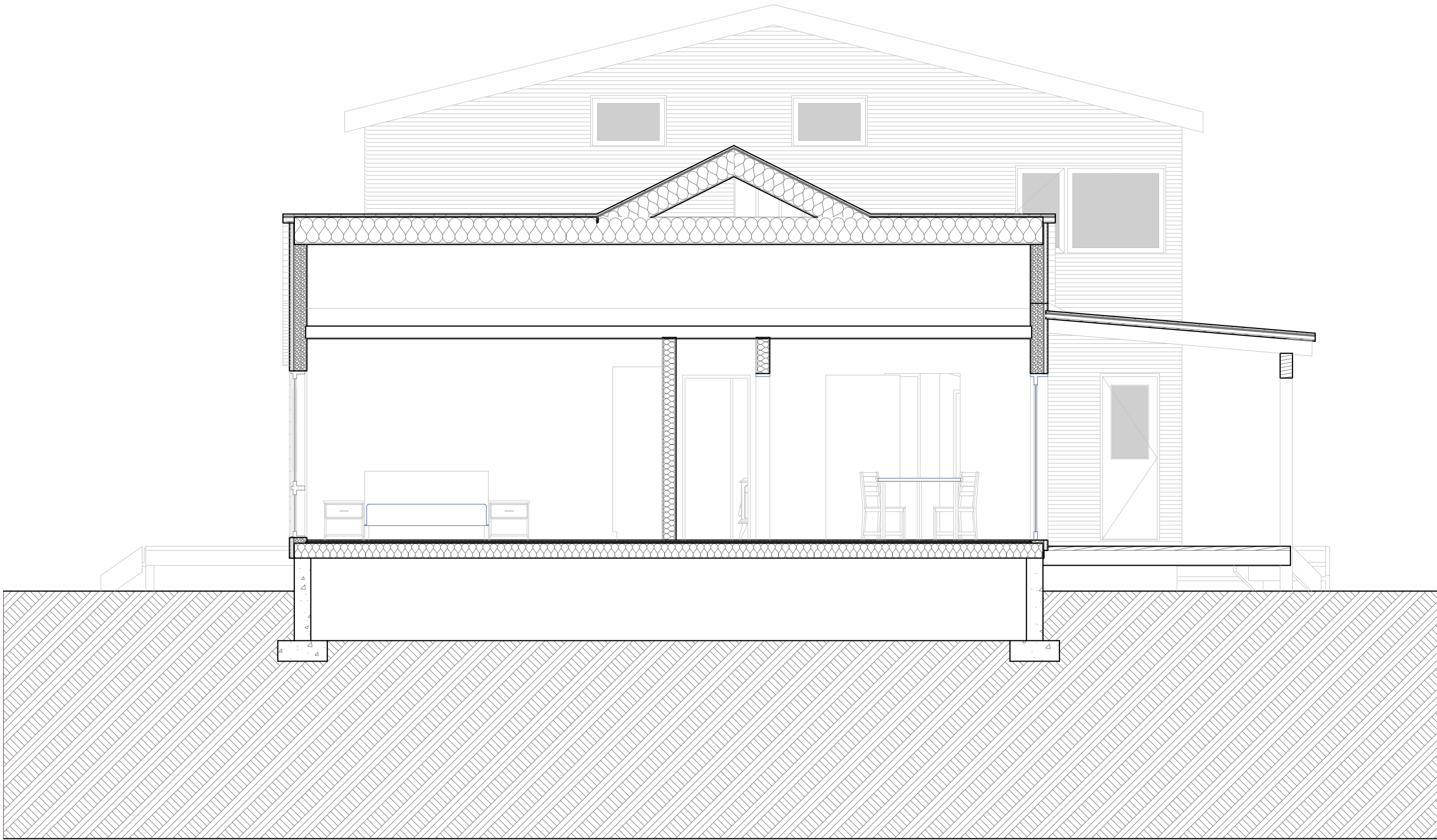
125 & 135 Redmond St
Jackson, WY

Proposed Sections
Conceptual Design
4/12/22

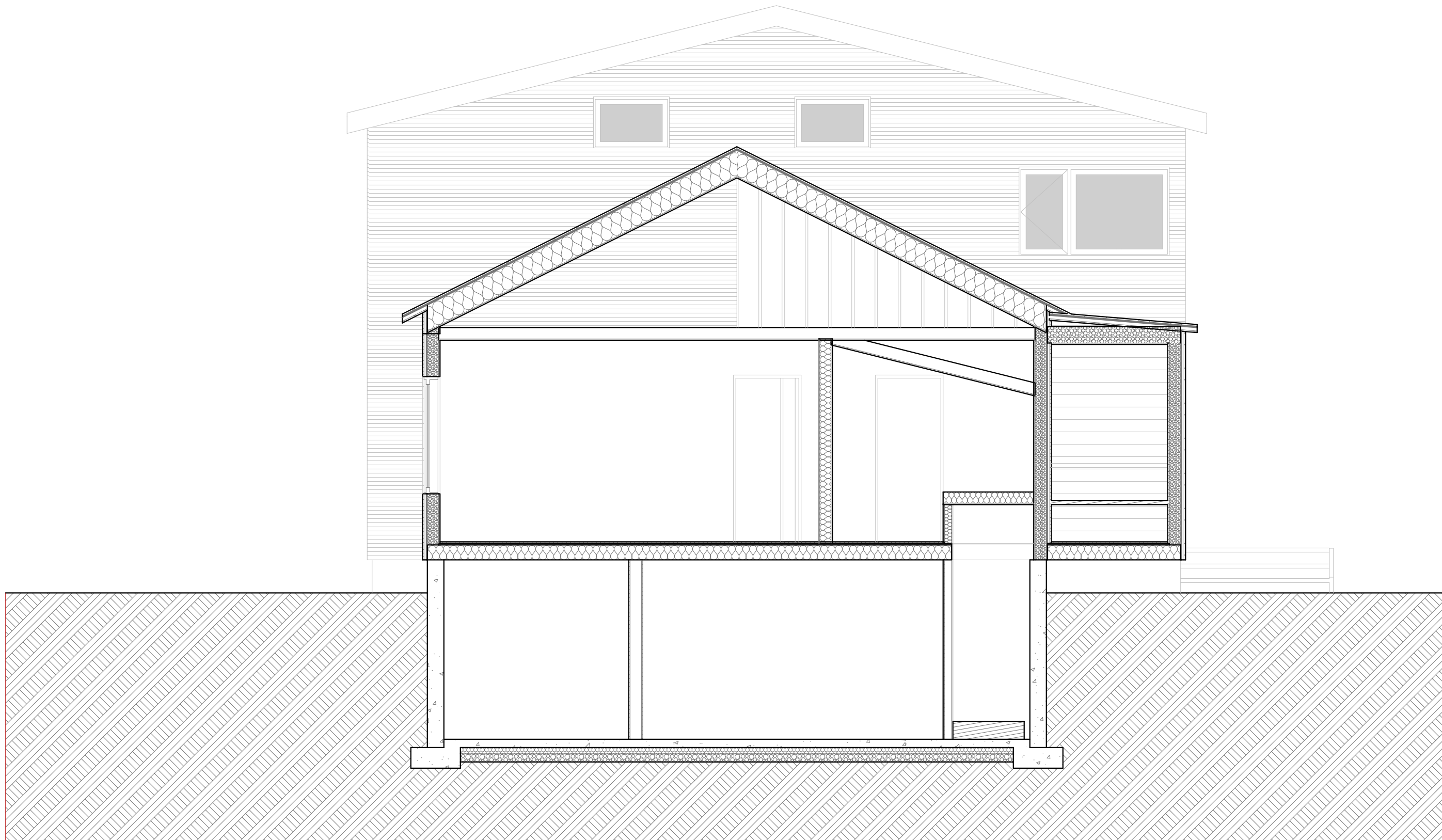
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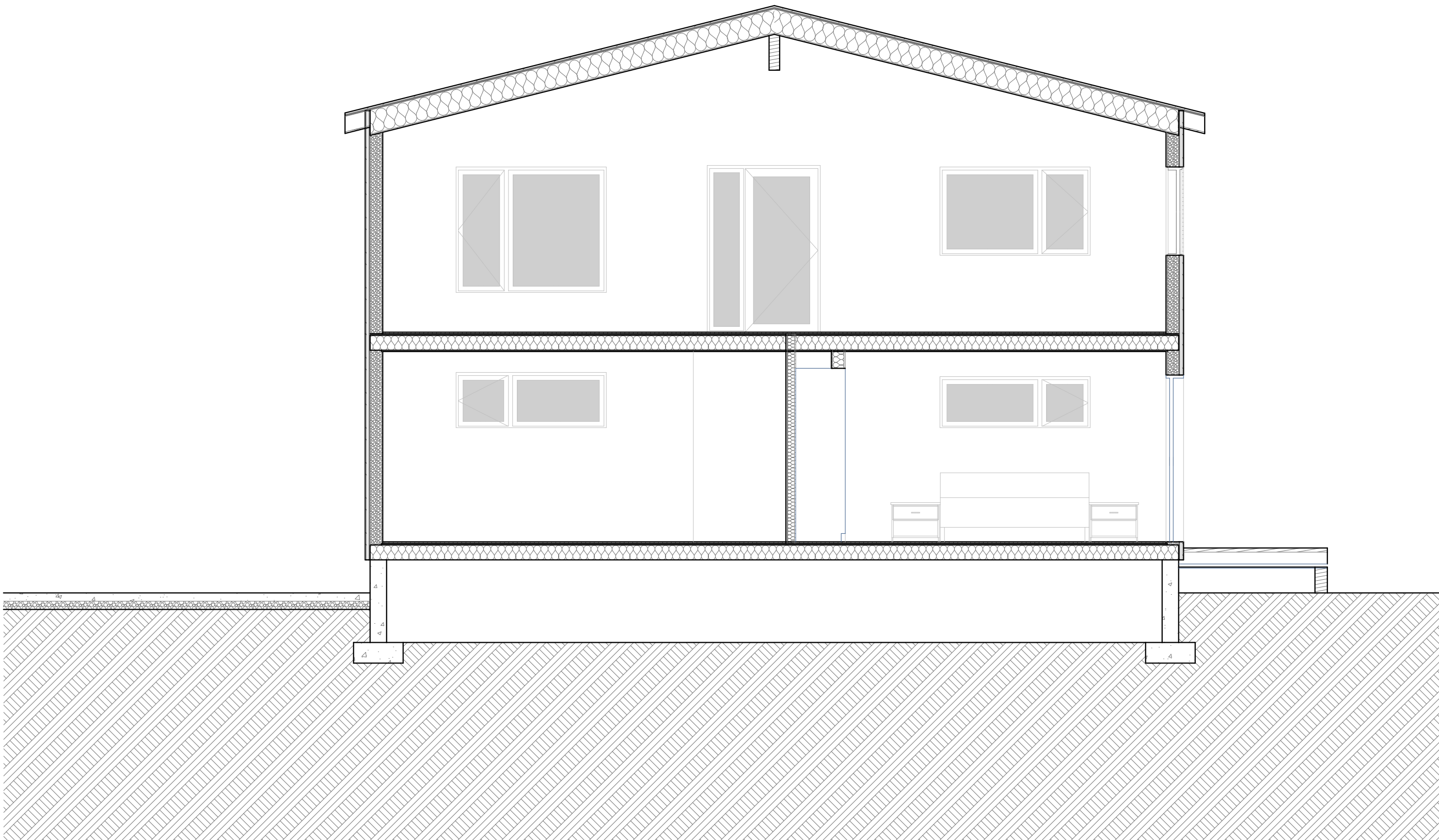
1 S05 Proposed Building Section
SCALE: 1/4" = 1'-0"



2 S06 Proposed Building Section
SCALE: 1/4" = 1'-0"



3 S07 Proposed Building Section
SCALE: 1/4" = 1'-0"



4 S08 Proposed Building Section
SCALE: 1/4" = 1'-0"



Notes/Revisions:
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125 & 135 Redmond St
Jackson, WY

Proposed Sections
Conceptual Design
4/12/22

A405

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GRANTOR: WILDE, LEESA C
GRANTEE: RAMSEY, CHRISTOPHER ET UX
Doc 1014089 Filed At 15:21 ON 04/30/21
Maureen Murphy Teton County Clerk fees: 12.00
By Bryan T Chamberlin Deputy Clerk

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: 961824JAC (tit)

Leesa C. Wilde, GRANTOR(S), for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to

Christopher Ramsey and Lucy Emhardt, husband and wife as tenants by the entirety, GRANTEE(S),

whose mailing address is P.O. Box 4877, Jackson, WY 83001, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming, to-wit:

A portion of Lots 2 and 3 of the First Ida S. Redmond Plat to the Town of Jackson, Teton County, Wyoming, more particularly described as follows:

Beginning at the SW Corner of said Lot 3, which for the purpose of this description is Corner or Station No. 1; thence E. 69 1/10 feet to Corner No. 2; running thence N. 120 feet to Corner No. 3; running thence W. 69 1/10 feet to Corner No. 4; and running thence S. 120 feet to Corner No. 1, the place of the beginning being the South 120 feet of said Lot 3, and the East 14 feet of the South 120 feet of Lot 2, of the First Ida S. Redmond Plat, as appears of record in the Office of the County Clerk of Teton County, Wyoming.

State Identification Number 22-41-16-34-1-42-006

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, encroachments, conditions, restrictions, rights-of-way and easements of record.

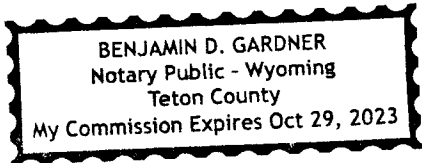
WITNESS the due execution and delivery of this Warranty Deed

this 29 day of April, 2021.

Leesa C. Wilde
Leesa C. Wilde

State of Wyoming)
County of Teton)
ss.

This instrument was acknowledged before me on 29 day of April, 2021 by Leesa C. Wilde.



Bryan T Chamberlin
Notary Public
My Commission expires: 10/29/2023