TOWN OF JACKSON
PLANNING & BUILDING DEPARTMENT
TRANSMITTAL MEMO

Town of Jackson
☒ Public Works/Engineering
☒ Building
☐ Title Company
☒ Town Attorney
☐ Police
☐ Ecosystem Stewardship

Joint Town/County
☐ Parks & Recreation
☒ Pathways
☐ Joint Housing Dept.

Teton County
☐ Planning Division
☐ Engineer
☐ Surveyor
☐ Assessor
☐ Clerk & Recorder
☐ Road & Levee

State of Wyoming
☐ Teton Conservation
☐ WYDOT
☐ TC School District #1
☐ Game & Fish
☐ DEQ

Federal Agencies
☐ Army Corp of Engineers

Utility Providers
☐ Qwest
☐ Lower Valley Energy
☐ Bresnan Communications

Special Districts
☐ Start
☒ Jackson Hole Fire/EMS
☐ Regional Transportation

Date: June 13, 2025 Item: P25-113	**REQUEST**: The applicant is submitting a request for a setback Variance for the property located at 840 Upper Cache Creek Drive, legally known as LOT 17, BURNS FERRIN SUBDIVISION.
Planner: Andrew Bowen Phone: 733.0440 ext. 1306 Email: abowen@jacksonwy.gov	
Owner: Cache Partners I, LLC 7009 N Classen Blvd. Oklahoma City, OK 73116	**PIDN:** 22-41-16-34-4-01-005
Applicant: Untitled Architecture PO Box 14916 Jackson, WY 83002	For questions, please call Andrew Bowen at 733-0440, x 1306, or email to the address shown below. Thank you.
Please respond by: July 7, 2025 For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov	

PROJECT NARRATIVE

Date:	June 12, 2025
Project:	25002 - Hughes Residence
To:	Town of Jackson, Wyoming
From:	Untitled Architecture
Distribution:	As Required
Subject:	Variance Narrative

Variance Narrative

We are requesting a variance for the current property setbacks as applied to the residence at 840 Upper Cache Creek Drive in order to build additional square footage above the existing garage space. This additional square footage would be within the maximum 20% allowable of the existing habitable square footage, per Town of Jackson LDR 1.9.2.3. The gross existing square footage is 4,086.5 square feet, and the proposed gross square footage is 4,719 square footage; please refer to page A1.0 for a detailed breakdown of existing, proposed and habitable versus non-habitable square footage.

The proposed renovation has been previously rejected by the Town of Jackson on the basis of Town of Jackson's requirement under 1.9.1(F) where an increase in nonconformity is not allowed - the increase, in this case, being additional square footage over the existing garage (in place prior to current LDRs). Our request for variance would propose that setbacks are reconsidered in this case to enable the building footprint to remain in place as-is and also expand the square footage within the required 20%. The survey from Nelson Engineering is attached as Exhibit 1, while the attached drawing set includes a site plan on page A1.2. The site plan highlights proposed additions that are currently non-conforming, and how the setbacks may be revised to allow this non-conformance.

We've also reduced overall square footage of the existing elevated deck and simplified it's form; the square footage of the existing on-grade patio has also been reduced and encroaches less into the setback than the current patio. The revised extents would comply with adjusted setbacks as would be required to accommodate the existing building footprint, plus an allowance for 6' or fewer encroachment into said setbacks. These adjustments are clearly indicated in the Site Plan on page A1.2.

The following points respond to Town of Jackson LDR 8.8.3 "Variance", "Findings for Approval" upon which requirements must be met in order for the variance to be approved.

1. *"There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;".*
    A. Response: Per Teton County GIS, where the building construction can first be seen on the 1977 aerial, the construction is nearly tight against the property boundary but setback from the road. At

some point the property was rezoned to include the restrictive setbacks, making the existing structure non-conforming. The property features restrictive setbacks on the street side or South side, restrictive setbacks by the Cache Creek floodplain on the North and East sides, and restrictive building conditions on the North and West sides where topography falls off quickly towards the Creek. The building as is currently located is in the most buildable portion of the property.

2. *"The special circumstances and conditions have not resulted from any willful modification of the land or building".*
    A. Response: The special circumstances arise from the site and building as they have historically been developed, with the interference of changing zoning & setbacks over the years.
3. *"The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community;".*
    A. Response: While the existing footprint does not comply with current setbacks, it is quite in line with the character of the street and neighborhood. Building additional square footage over the garage's existing footprint allows the client to build expediently and economically, minimizing visual impact to the street and surrounding homes. Building additional square footage outside of the existing footprint would require, at minimum, additional excavation and foundation, increasing the cost of the additional square footage exponentially, as well as site disturbance and building timeline. Additionally, the only remaining available building space (to the Northwest) on the property is affected by steeply descending grade currently held back by retaining walls, making the cost of building and disturbance to the natural landscape increasingly unviable. This would also require more severe grading towards the banks of Cache Creek, which would be an eyesore and potentially an environmental risk.
4. *"The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and it's impact on the applicant;".*
    A. Response: Our variance does not overreach beyond the expansion of space above existing; we are not proposing additional building footprint into the existing setbacks. Please refer to the site plan on A1.2 to see how setbacks may need to be modified to allow for the existing footprint to comply.
5. *"The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare;".*
    A. Response: The variance is in line with originally established setbacks for the street, and therefore similar to existing buildings and there setbacks along the street. Because the existing building is not to be expanded beyond the existing footprint and will not involve dramatic changes to the existing building massing, it should not be considered detrimental to public welfare.
6. *"The granting of the variance is consistent with the general purpose and intent of these LDRs.".*
    A. Response: The street side setback of 25' is intentioned to ensure that buildings themselves are not within 25' of a street side, encouraging foliage and a wider berth between homes on either side of the street. The property line in question is already held off from the street significantly, and the

building as it exists (and the proposed addition) is held off of the closest parallel portion of street by over 40' at the narrowest point.

Existing East Facade

Existing South Facade

Existing North Facade

PLANNING PERMIT APPLICATION
Planning & Building Department

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

ph: (307) 733-0440
www.townofjackson.com

For Office Use Only

Fees Paid _____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Hughes Residence

Physical Address: 840 Upper Cache Creek Drive, Jackson, WY 83001

Lot, Subdivision: Lot 17 PIDN: 22-41-16-34-4-01-005

PROPERTY OWNER.

Name: Cache Partners I, LLC Phone: 405-775-0070

Mailing Address: 7009 N Classen Blvd., Oklahoma City, OK ZIP: 73116

E-mail: thchllc@me.com

APPLICANT/AGENT.

Name: Untitled Architecture Phone: 307-264-1504

Mailing Address: P.O. Box 14916, Jackson, WY 83002 ZIP: 83002

E-mail: brent@untitled-architecture.com, leo@untitled-architecture.com, charlotte@...

DESIGNATED PRIMARY CONTACT.

_____Property Owner X Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

X Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

_____Design Review

Subdivision/Development Option

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

_____Development Option Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Map Amendment

Miscellaneous

_____**Other:** _____

_____Environmental Analysis

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

Pre-application Conference #: T.B.D.

Environmental Analysis #: N/A

Original Permit #: DEM25-006

Date of Neighborhood Meeting:

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

Have you attached the following?

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

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

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

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

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

Charlotte Naegele

Signature of Property Owner or Authorized Applicant/Agent

06/12/2025

Date

Charlotte Naegele

Name Printed

Architect

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:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Timothy Hughes

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

Address of Premises: 840 Upper Cache

Legal Description: Lot 17, Burns Ferrin Subdivision
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Untitled Architecture

Mailing address of Applicant/Authorized Representative: PO Box 14916, Jackson, WY 83002

Email address of Applicant/Authorized Representative: charlotte@untitled-architecture.com, brent@un..., leo@un...

Phone Number of Applicant/Authorized Representative: 307-264-1504

Is authorized to act as property owner's representative and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Other (describe)_____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

T-H

Property Owner Signature

Owner, manager

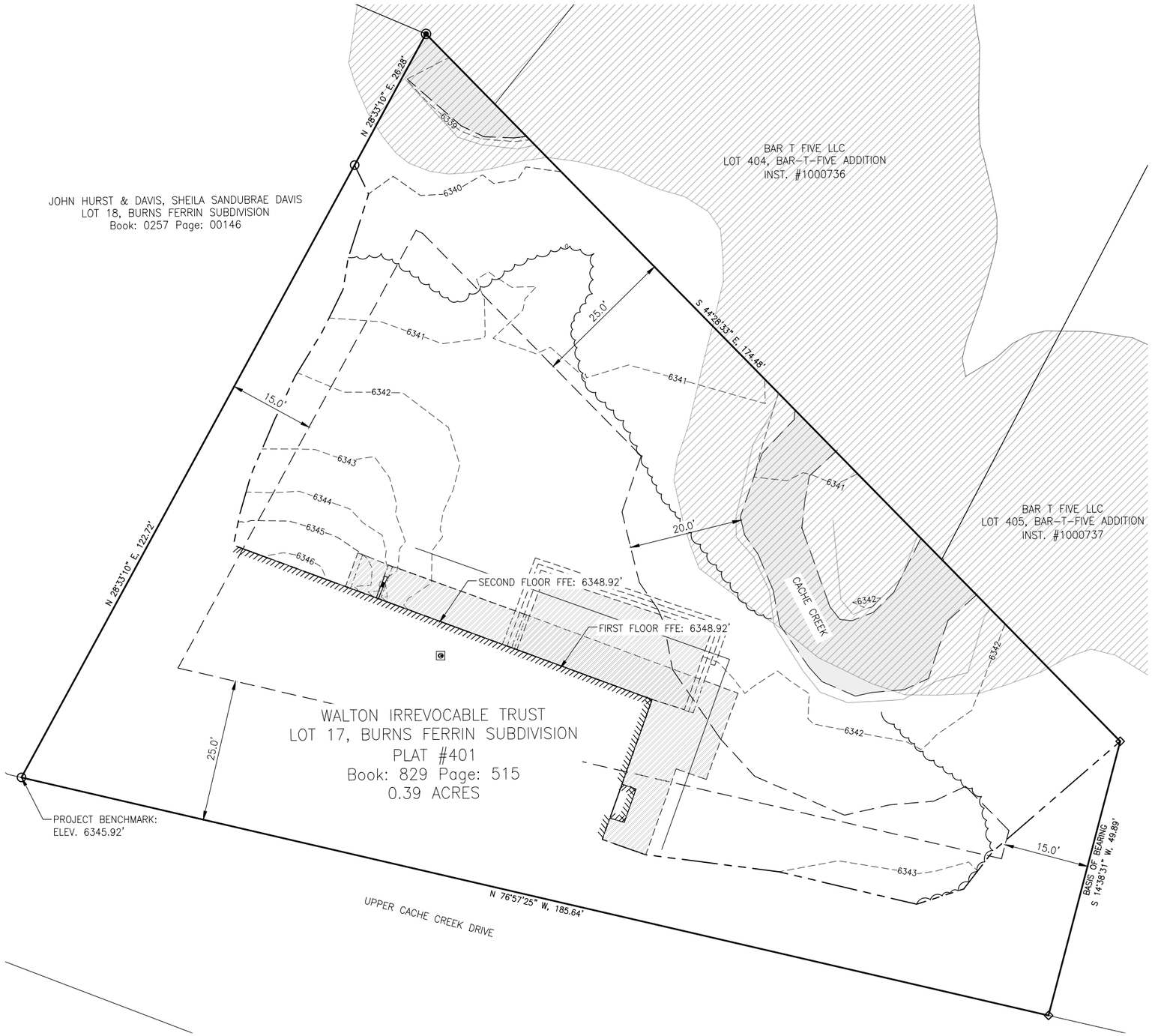
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

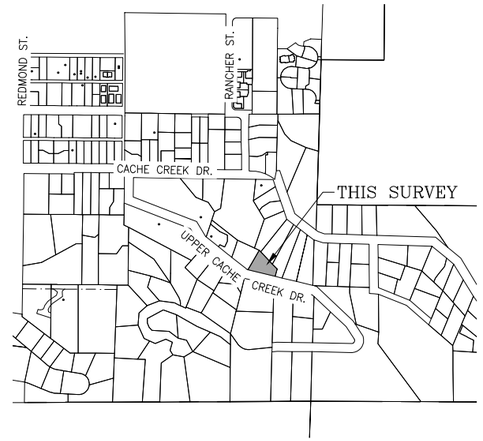
STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me by Tim Hughes this 18 day of April, 2025. WITNESS my hand and official seal.

Notary Public

My commission expires: 02/24/2029





VICINITY MAP
SW1/4 NE1/4
SECTION 6
T40N, 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 MAY 6, 2025. 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 NL-2 ZONE
25' PRIMARY STREET
15' SIDE
25' REAR
20' CACHE CREEK SOUTH OF CACHE CREEK DR.

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

LEGEND

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- SETBACK LINE
- BUILDING
- WILLOW LINE
- RETAINING WALL
- LIMITS OF TOPOGRAPHIC SURVEY
- FOUND REBAR
- FOUND REBAR AND CAP
- CALCULATED CORNER
- DRAIN
- DECK
- WATER
- FEMA FLOOD ZONE AE PER TOJ GIS

0 10' 20'

VERTICAL DATUM BASED ON NAVD88 (GEOID12B), BENCHMARK SW PROPERTY CORNER ELEV = 6345.92' DERIVED FROM NETWORK GPS OBSERVATIONS.

DATE	05/23/25	REV.
SURVEYED	MH	
ENGINEERED		
DRAWN	RN	
CHECKED	LR	
APPROVED	LR	

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

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
LOT 17 BURNS FERRIN
FOUNDATION DEWATERING
JACKSON, WYOMING

DRAWING NO 1

JOB NO 25-132-01

LAYOUT: 22x34 Dr 11x17x2604 - PRINTER/PC3: DWG To PDF.pc3 - PAGE SETUP: 11x17 PDF - Publish - DWG VER: 25.0 - PLOTTED BY: Roy Nakakura
DWG NAME: S:\Proj\2025\132-1 (Lot 17 Burns Ferrin Foundation Dewatering\Drawings\25-132Existing.dwg - DATE/TIME: 4/28/2025 11:37:46 AM

Hughes Residence
Request for Variance
06.12.2025

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

Cover

Vicinity Map

Site Information

840 Upper Cache Cache Creek Drive
Jackson, Wyoming 83001

Parcel Number: 22-41-16-34-4-01-005

Zoning: NL-2

Site Development Calculations

BUILDINGS:
Existing: 2,016 sf
Proposed: 2,016 sf
TOTAL: 2,016 sf

DRIVEWAY/PARKING:
As Existing

HARDSCAPE:
Pathways/Decks (Existing): 1,331 sf
Pathways/Decks (Proposed): 1,355
Concrete Walls (Existing/Proposed): 36 sf
PROPOSED TOTAL: 1,391 sf

Project Total: 3,407 sf

Building Size - Proposed

Basement Non-Habitable: 106.8 sq ft
Basement Habitable: 570.3 sq ft

Lower Mezzanine Habitable: 655.6 sq ft

Main Level Habitable: 669.5 sq ft
Main Level Non-Habitable: 688 sq ft

Upper Mezzanine Habitable: 680 sq ft

Upper Level Habitable: 1,348.8 sq ft

Combined Habitable: 3,924.2 sq ft
Combined Non-Habitable: 794.8 sq ft
Gross Area: 4,719 sq ft

Building Size - Existing

Basement Habitable: 677.1 sq ft

Lower Mezzanine Habitable: 655.6 sq ft

Main Level Habitable: 677.1 sq ft
Main Level Non-Habitable: 671.7 sq ft

Upper Mezzanine Habitable: 680 sq ft

Upper Level Habitable: 725 sq ft

Combined Habitable: 3,414.8 sq ft
Combined Non-Habitable: 671.7 sq ft
Gross Area: 4,086.5 sq ft

Code Analysis

-2024 International Residential Code incl. Amendments adopted by the Town of Jackson (IRC)
-2024 International Plumbing Code (IPC)
-2024 International Mechanical Code (IMC)
-2021 International Energy Conservation Code (IECC)
-National Electric Code, 2020 edition (NEC)
-2021 International Wildland Urban Interface Code (IWUIC)
-2021 NFPA 10, Standard for Portable Fire Extinguishers
-2019 NFPA 13, Standard for the Installation of Sprinkler Systems
-2019 NFPA 14, Standard for the Installation of Standpipe and Hose Systems
-2019 NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection
-2019 NFPA 72, National Fire Alarm and Signaling Code
-ICC/ANSI A117.1-2017

IRC Occupancy: Single Family Residential

Construction Type: Type VB

Number of Stories: 2 Above Grade, 1 Below Grade

Energy Mitigation Notes

Credits:

See ResCheck and Mechanical drawings for more information

1. Zoned primary heating system
2. Heat recovery ventilation
3. Insulated envelope beyond code standards

Non-essential elements:

1. (1) Wood burning Fireplace
2. XX SF of exterior snowmelt

Fire Protection Notes

01. As indicated in the Project Manual, the structure is not required to be outfitted with an automatic fire suppression system in accordance with all Teton County and NFPA 13R regulations. Fire suppression is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.

02. See specifications for the ignition rating of spray foam. Assume spray foam to be rated unless noted otherwise.

03. General contractor to coordinate draft-stopping per IBC 718.3.1 and 708.4.2 and fire blocking Per IBC 718.2.1 and 708.4.2.

04. Exit and egress doors shall be keyless in the direction of egress travel. Hardware is to be in accordance with ANSI guidelines. Refer to the door schedule, the FF&E Schedule, and the specifications for additional door hardware information.

05. A fire rating applies to both the door leaf and frame.

06. All gypsum board in garage spaces is to be Type X unless specified otherwise in the A7s

07. All fire partitions shall have a rating as indicated in the drawings.

08. All wall, floor and ceiling finishes shall be Class rated per the Code Report section of the project manual.

09. Refer to Lighting and Electrical drawings for specification on emergency power and emergency lighting.

10. The property is within the Wildland Urban Interface zone and requires review under the 2021 Edition of the International Wildland Urban Interface Code. The structure is proposed to be built to meet requirements of IR2 Construction. (See: Attached Letter from AHJ / Jackson Hole Fire & Elec Safety, this letter is currently pending)

Accessibility Notes

Not Applicable

Site Notes

01. The General Contractor shall coordinate with the Architect, Landscape Architect, and Civil Engineer for building place and the driveway extents. All shall be placed in accordance with the permitted documents and accurately located by a license land surveyor.
02. The General Contractor shall maintain the site during construction up until their entire scope of work is complete and site and building work has been completed, restored, and cleaned. All damage to landscape elements and the earth, all construction trash, all excavated earth, etc, shall be routinely removed from the site.
03. All Worker vehicles shall be parked on site and in accordance with the local jurisdiction.
04. The General Contractor is responsible for the coordination and installation of all necessary site utilities including but not limited to power, telephone, water, sanitary sewer, gas, cable, etc. The General Contractor shall fill in and compact all trenches cut to install utilities on the site. The General Contractor shall verify the location of all meters, cans, tanks, lines, etc. with the Architect, Civil Engineer, MEP Engineer, and all other related parties. The General Contractor shall coordinate with the Architect and Owner all fees to be paid by the Owner with respect to these utilities.
05. The General Contractor shall remove, store, and properly protect all topsoil removed from the project's limits of disturbance prior to excavation. Topsoil shall be used for final grading in accordance with the Landscape Architect's and Civil Engineer's requirements and specifications.

General Notes

01. It is the responsibility of the General Contractor to obtain all building permits from the appropriate authorities having jurisdiction over the project. The General Contractor shall have all permits available on site, and be sure all sub-contractors have and are referring to the most up to date, permitted drawings. The General Contractor shall provide the Owner with copies of permits, licenses, certifications, inspection reports, receipts for payment, and all similar documents.
02. The General Contractor shall perform all work in accordance with the Codes listed here in addition to all relevant and applicable codes adopted by the Authorities Having Jurisdiction not listed herein. This also pertains to the General Contractor's us of site facilities, site premises, and refuse disposal.
03. The General Contractor shall perform work that meets or exceeds the quality, execution and performance as specified in the Project Manual.
04. Prior to commencing construction, the General Contractor shall submit to the Owner and Architect a Project Schedule, a Submittal Schedule, and a Material Order Schedule. Any changes to these schedules shall be documented in writing and distributed to the Owner and Architect routinely for the duration of the project.
05. The General Contractor is responsible for coordinating all Delegated Design.
06. The General Contractor and all subcontractors shall routinely inspect the site and/or as-built conditions before beginning or resuming work. Any conflicts or inconsistencies between the Contract Documents and the existing conditions shall be coordinated with the Architect prior to work being commenced.
07. The General Contractor shall notify the Architect of conditions which require deviation from constructing the work as indicated in the Contract Documents.
08. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent. Large scale drawings take precedence over smaller scale drawings. General Contractor to verify all dimensions in the field with either existing or as-built conditions.
09. The presence of the Architect on the job site does not imply approval of any work.
10. The General Contractor shall submit specification substitutions to the Architect in writing per Specifications Section 01 6000. Substitutions made without the Architect's written approval will relieve the Architect of any liability from the resulting aesthetic effect, subsequent failure, property damage, or personal injury.
11. It is the General Contractor's responsibility to protect and maintain all completed work for the duration of their scope of work. Any damage done to completed work is the General Contractor's responsibility to fix at no cost to the Owner. All materials, supplies, and equipment delivered to the site shall be properly stored and protected by the General Contractor in accordance to manufacturer guidelines prior to installation.
12. The General Contractor shall not complete any work that is a change to the contract sum, or a Change Order, prior to receiving approval from the Owner and Architect.
13. The General Contractor shall coordinate the sequencing of all large equipment and building elements to confirm that no work needs to be removed in order to allow for installation.
14. The General Contractor shall coordinate and confirm on site emergency fire protection for the duration of construction in the form of emergency water supply, pumping equipment to deploy this water in the event of a fire, and fire extinguishers, all in accordance with adopted building and life safety codes.
15. All elevator and stair signage to conform with IBC 1023.8 & 1023.9
16. See A7.1. During construction, the crawlspace and basement are to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
17. Lightning protection is Delegated Design and is the responsibility of the General Contractor to coordinate design and installation in accordance with adopted building codes.
18. General Contractor to coordinate a permanent thermal envelope certificate to be completed by a 3rd party and posted on a wall in Mech 005. The certificate shall include the following:
    I. The R-values of all insulation installed in or on ceilings, roofs, walls, foundations, slab edges, basement walls, crawl space walls and floor, as well as ductwork located outside of conditioned spaces.
    II. The U-factors and SHGC's of all fenestrations. (i.e., windows, skylights, and doors)
    III. The results from any building envelope air leakage testing performed on the building.
19. For all dwelling units and sleeping units, the building thermal envelope must be tested per ASMT E779 and other standards listed in IECC C402.5.2. The measured air leakage shall not exceed 0.30 cfm/SF at a pressure differential of 0.2-inch water gauge. This requires blower door testing.
    I. Where buildings have 8 or more units, the greater of 7 units or 20% of the units shall be tested. This must include a top floor unit, a ground floor unit and a unit with the largest square footage or area depending on ceiling heights. Where units fail, two additional units shall be tested.
    II. For all commercial buildings, the building thermal envelope must be tested per ASMT E779 and other standards listed in IECC C402.5.3. The measured air leakage shall not exceed 0.40 cfm/SF at a test pressure of 0.3-inch water gauge.

    Per C402.5.1.2 if buildings do not complete the envelope testing, compliance with the provisions of C402.5.1.3 or C402.5.1.4 are required, in addition to C402.5.1.5. This requires air barrier materials to be listed and tested to comply with the code, as well as additional review, testing and documentation by the design professional or an approved agency.

Project Team

Code and Accessibility Consultant
N/A

Landscape Architect
N/A

Lighting Designer
N/A

Civil Engineer
N/A

MEP Engineer
Energy 1
3500 S Cornerstone Rd., Building 1,
Jackson, WY
83001
Joe Serre
(t) 307-200-2210
(e) jserre@energy-1.net

Structural Engineer
G&S Structural Engineers
505 Lindsey Boulevard
Idaho Falls, ID
83402
Dean Tracy
(t) 208-523-6918
(e) dean@gsengineers.net

General Contractor
Tim Hughes Custom Homes
7009 N Classen Blvd
Oklahoma City, OK
Tim Hughes
(t) 405-775-0070
(e) thchllc@me.com

Architect
Untitled Architecture
PO Box 14916
Jackson, WY
83002
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(e) brent@untitled-architecture.com
leo@untitled-architecture.com
charlotte@untitled-architecture.com

Owner
Tim Hughes
(t) 405-775-0070
(e) thchllc@me.com

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

General Notes

A1.0

Abbreviations & Acronyms

Addl./Add'l	Additional
A.F.F./AFF	Above Finished Floor
AB	Anchor Bolt
Abv.	Above
A.C./AC	Air Conditioning
Adj.	Adjustable
Alum.	Aluminum
A.S.L./ASL	Above Sea Level
Asph.	Asphalt
A.V.	Audio Visual (Docs.)
B.O.	Bottom Of
Bd	Board
Bldg.	Building
Blkg.	Blocking
Blw.	Below
Bm.	Beam
Btw.	Between
C.I.	Cast Iron
C.I.P.	Cast In Place
C.O.	Clean Out
Cab.	Cabinet
C.L./CL	Center Line
Clg.	Ceiling
Clo./Cls.	Closet
Clr.	Clear
CMU	Concrete Masonry Unit
Col.	Column
Conc.	Concrete
Cont.	Continuous
Csk.	Countersink
Csmt.	Casement
Cntr.	Counter
Ctr.	Center
DF	Douglas Fir
Dia.	Diameter
Dim.	Dimension
Disp.	Garbage Disposal
DN./DN	Down
Dr	Door
Dtl.	Detail
Dw./DW	Dishwasher
Dwg./DWG	Drawing
Dwr.	Drawer
(E)	Existing
Ea.	Each
Elec.	Electrical (Docs.)
Elev.	Elevation (Or Elevator)
Eq.	Equal
Exp.	Exposed
Ext.	Exterior
F.F.E./FFE	Fixtures, Fitting & Equipement (Docs.)
F.G.	Finished Grade (Or Fixed Glass)
F.O.C.	Face Of Concrete
F.O.F.	Face Of Finish
F.O.S.	Face Of Stud
F.D.	Floor Drain
Fdn.	Foundation
Fin.	Finish
Fp./FP	Fireplace
Fxd.	Fixed
Flr.	Floor
Frpr.	Fireproofing
Frz./Frz	Freezer
Ftg.	Footing
GFCI	Ground Fault Circuit Interrupt
G.I.	Galvanized Iron
G.W.B.	Gypsum Wallboard
Ga.	Gauge
GL.	Glass
H.C.	Hollow Core
Hb.	Hosebib
Hdr.	Header
Hor.	Horizontal
Ht	Height
Htr.	Heater
HVAC	Heating, Ventilation & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IRC	International Residential Code
Info.	Information
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
J.H.	Joist Hanger
J.B.	Junction Box
Jst.	Joist
Jt.	Joint
K.D.	Kiln Dried
L.H.	Left Hand
Land.	Landscape (Docs.)
Lav.	Lavatory
Lt.	Light
Max.	Maximum
Mech.	Mechanical (Docs.)
Med.	Medium
Mfr.	Manufacturer
MW	Microwave
Min.	Minimum
Mir.	Mirror
Mtd.	Mounted
Mtl.	Metal
(N)	New
N.T.S.	NOT TO SCALE
N.I.C.	Not In Contract
o/	Over
O.C./o.c.	On Center
Opg.	Opening
Pt.	Point
P.T.	Pressure Treated
PL.	Plate
Plumb.	Plumbing (Docs.)
Plywd.	Plywood
Pnl.	Panel
P.R.	Powder Room
PTD.	Painted
R	Riser (Or Radius)
RCP	Reflected Ceiling Plan
R.H.	Right Hand
R.O.	Rough Opening
R.W.L.	Rain Water Leader
Rad. / R.	Radius
Re:	Refer To, For Additional Info
Ref./Ref	Refrigerator
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
S.A.M.	Self-Adhering Sheet . . . Waterproofing Membrane
S.C.	Solid Core
S.P.	Solid Pipe
S.S.	Stainless Steel
SF/sf	Square Feet
Sh.	Shelf
Shthg.	Sheathing
Shr./SHR	Shower
Sim.	Similar
Spec.	Specifications
Spk.	Speaker
Stl.	Steel
Stn.	Stain
Struct.	Structural (Docs.)
T&G	Tongue & Groove
T.O.	Top of
T.O.C.	Top of Concrete
T.O.P.	Top of Plate
T.O.S.	Top of Steel / Slab
T.O.W.	Top of Wall
T.P.H.	Toilet Paper Holder
T.S.	Tube Steel
Thk.	Thickness
Typ.	Typical
U.C.	Under Counter
U.N.O.	Unless Otherwise Noted
U.O.N.	Unless Noted Otherwise
V.I.F.	Verify In Field
V.T.R.	Vent Through Roof
V.P.	Vent Pipe
W.O.	Where Occurs
W.P.	Water-proofing
W.S.	Weather Stripping
w/	With
w/o	Without
W.C.	Water Closet
Wd.	Wood
Wnd.	Window
W.H.	Water Heater

Drawing Index

Issued Sheet = ■
Deleted Sheet =
Revised Sheet = ●

Sheet #	Sheet Name	Title / Date: 06.12.25 Variance
ARCHITECTURAL		
A0.0	Cover Sheet	■
A1.0	Directory/Vicinity Map	■
A1.1	Abbreviations/Sheet Index	■
A1.2	Site Plan	■
R2.1	Existing Plan - Basement Level	■
R2.2	Existing Plan - Lower Mezzanine	■
R2.3	Existing Plan - Main Floor Level	■
R2.4	Existing Plan - Upper Mezzanine	■
R2.5	Existing Plan - Upper Floor Level	■
R2.6	Existing Plan - Roof Level	■
D2.1	Demo Plan - Basement Level	■
D2.2	Demo Plan - Lower Mezzanine	■
D2.3	Demo Plan - Main Floor Level	■
D2.4	Demo Plan - Upper Mezzanine	■
D2.5	Demo Plan - Upper Floor Level	■
D2.6	Demo Plan - Roof Level	■
A2.1	Proposed Plan - Basement Level	■
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A2.4	Proposed Plan - Upper Mezzanine	■
A2.5	Proposed Plan - Upper Floor Level	■
A2.6	Proposed Plan - Roof Level	■

WUI Conditions

JACKSON HOLE FIRE / EMS
40 East Pearl Avenue
PO Box 901
Jackson, WY 83001

TO: Kelly Sluder, Building Official
Kelly Bowlin, Development Coordinator

CC: Charlotte Naegele

FROM: Bobbi Clauson, Wildfire Mitigation Coordinator

DATE: April 1, 2025

SUBJECT: IWUIC Review 840 Upper Cache Creek Drive
PERMIT #: T-WUI2025-0019

All construction features must be approved by the County Building Official prior to permitting. All driveway conditions must be approved by the County Engineering Department.

This office has reviewed the above location and determined the area fire hazard to be Moderate. Water supply is conforming. Defensible space of 30 feet cannot be met, therefore structure shall be built using IR2 construction, as follows:

Fire Department Access

1. **Bridges** shall be posted and designed for emergency vehicle load limits. (IWUIC 403.2.6)
2. **Driveways** in excess of 150 feet shall be provided with turnarounds. Driveways shall provide a minimum unobstructed width of 12 feet and minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 200 feet and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. Turnarounds shall have inside turning radii of not less than 30 feet and outside turning radii of not less than 45 feet. Turnouts shall be all-weather road surface at least 10 feet wide and 30 feet long. (IWUIC 403.2)

Roof Assembly

1. **Roofs** shall have a roof assembly that complies with not less than a Class A rating when tested in accordance with ASTM E108 or UL 790, or an approved noncombustible roof covering. For roof assemblies where the profile allows a space between the roof covering and roof deck, the space at the eave ends shall be firestopped to preclude entry of flames or embers or have one layer of cap sheet complying with ASTM D3909 installed over the roof deck.
2. **Roof valleys,** where provided, shall be not less than 0.019-inch corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72-pound mineral-surfaces, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley (IWUIC 504.2.1)

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Vents

1. Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with **Section 505.10.1** or **Section 505.10.2** to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

2. Performance requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with **ASTM E2886**, to demonstrate compliance with all the following requirements:
1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

3. Prescriptive requirements. Where provided, attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical or horizontal surfaces and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

4. Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. (IWUIC 505.10)

Accessory Structures

1. **Detached accessory structures** located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side. (IWUIC 505.11) Exposed underfloor areas must be protected per IWUIC 505.11.1.

Miscellaneous

1. All buildings shall have a **permanently posted address**, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide. (IWUIC403.6)
2. **Firewood and combustible material** shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. (IWUIC 607.1)
3. **LP-gas containers** shall be installed underground. (IWUIC 606.3; amended)

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Jackson, WY 83001

3. Combustible **eaves, fascias and soffits** shall be enclosed with solid materials with a minimum thickness of 3/4 inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials. (IWUIC 505.3)
4. **Gutters and downspouts** shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter. (IWUIC 505.4)

Exterior Wall Protection

1. **Exterior walls of buildings or structures** shall be constructed with one of the following methods: with materials approved for not less than 1-hour fire resistance-rated construction on the exterior side, approved noncombustible materials, heavy timber or log construction, fire-retardant-treated wood on the exterior side meeting the requirements of 2303.2 of the IBC, or ignition-resistant materials on the exterior side. Such material shall extend from the top of the foundation to the underside of the roof sheathing. (IWUIC 505.5)

Decks, appendages, and projections

1. **Unenclosed accessory structures** attached to buildings with habitable spaces and projections, such as decks, shall be a minimum of 1-hour fire-resistance-rated construction, heavy timber construction or constructed of approved noncombustible materials or fire-resistance-rated construction, or fire-retardant-treated wood identified for exterior use and meeting the requirements of the International Building Code. (IWUIC 505.7)
   Exception: *Coated materials shall not be used as a walking surface of decks.*

2. **Underfloor areas** Where the attached structure is located and constructed so that the structure or any portion thereof projects over a deseending slope surface greater than 10 percent, the area below the structures shall have the underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5.

Windows/Glazing

1. **Exterior windows**, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes. (IWUIC 505.8)

Exterior Doors

1. **Exterior doors** shall be approved noncombustible construction, solid core wood not less than 1 ¾ inches thick or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with IWUIC 505.8. (IWUIC 505.9)

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Jackson, WY 83001

4. **Chimneys** serving fireplaces, barbecues, incinerators, or decorative heating appliances in which solid or liquid fuel is used, shall be provided with a spark arrester. Arrester shall be constructed of woven or welded wire screening of 12 gage wire having openings not exceeding ½ inch. (IWUIC 605.1)

Required Defensible space is 30 feet where attainable. Trees must be kept greater than 10 feet from the structure, overhead electrical facilities and the crowns must be greater than 10 feet from crowns of adjacent trees. Trees within the defensible space shall have limbs pruned at least 6 feet off of the ground. Fire resistive vegetation
is recommended within this area. (IWUIC 604.2)

Above requirements shall be spelled out within construction documents for this project and shall require inspection when WUI requirements are being installed, constructed and/or assembled. **Final inspection will be required from this Department.**

Should you have questions, please feel free to contact me at bclauson@tetoncountywy.gov
or 307-732-8588

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Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

General Notes

A1.1

1 Site Plan
SCALE: 1/16" = 1'-0"

North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Site Plan

A1.2

General Plan Notes

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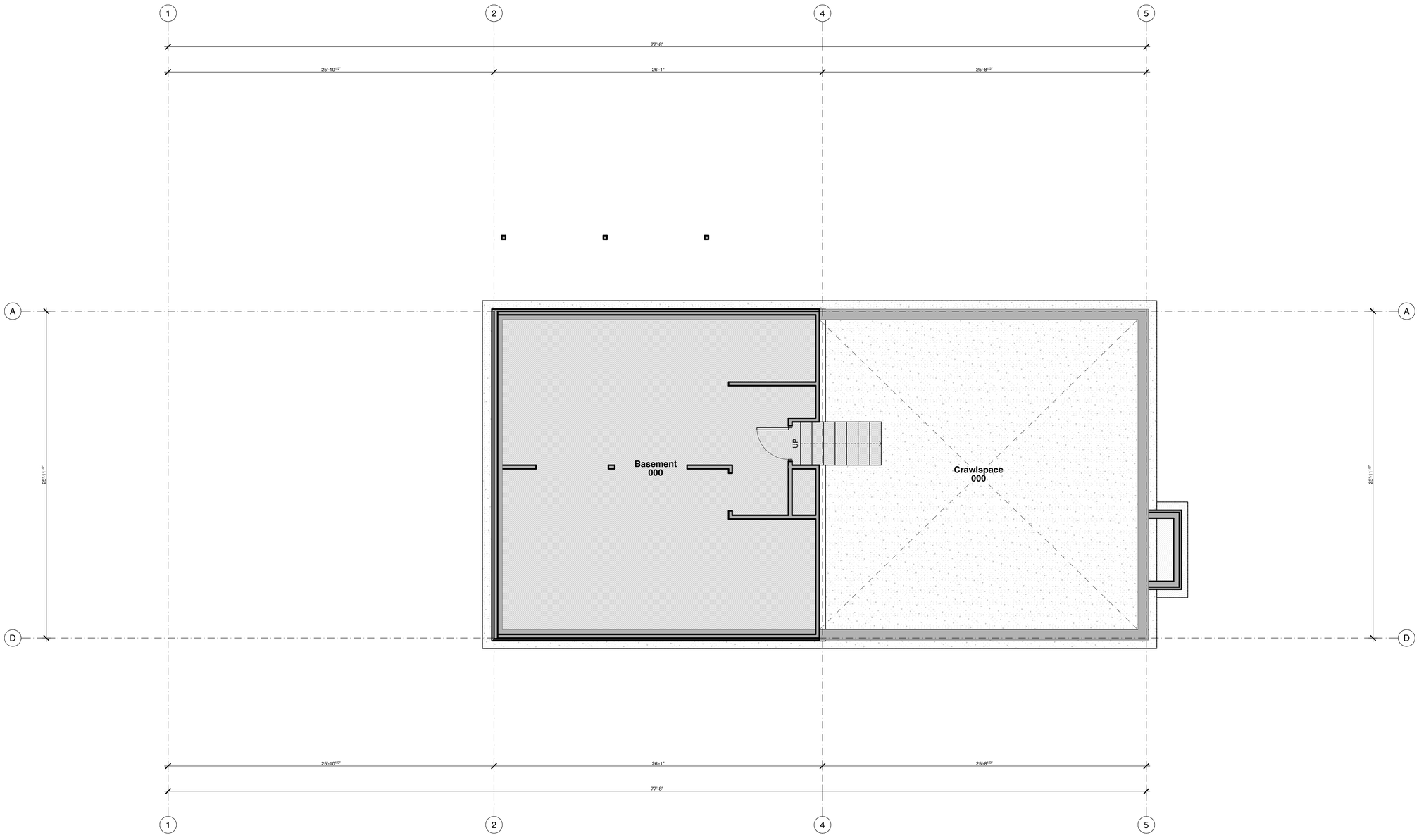
2. Large scale drawings take precedence over smaller scale drawings.
3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.
4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.
5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.
6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.
7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
11. Furniture in drawings is for reference only and not in the Architect's scope of work.
12. All gutters and downspouts are to be heat traced, U.N.O.



1 Foundation/Basement Level - Existing

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Basement Level Plan

R2.1

General Plan Notes

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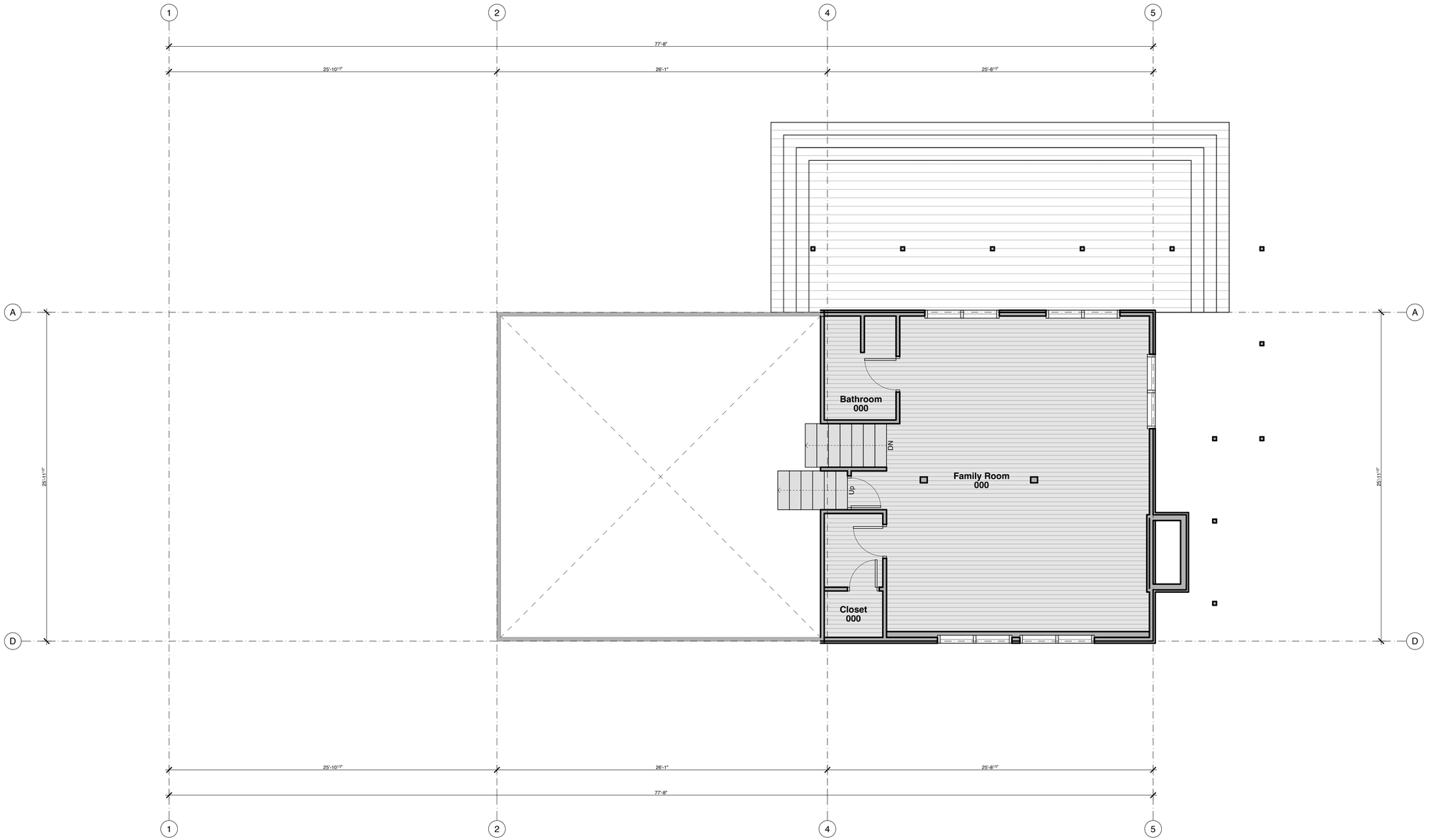

1 Lower Mezzanine - Existing

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date

06.12.25 TOJ Variance

Lower Mezzanine

R2.2

General Plan Notes

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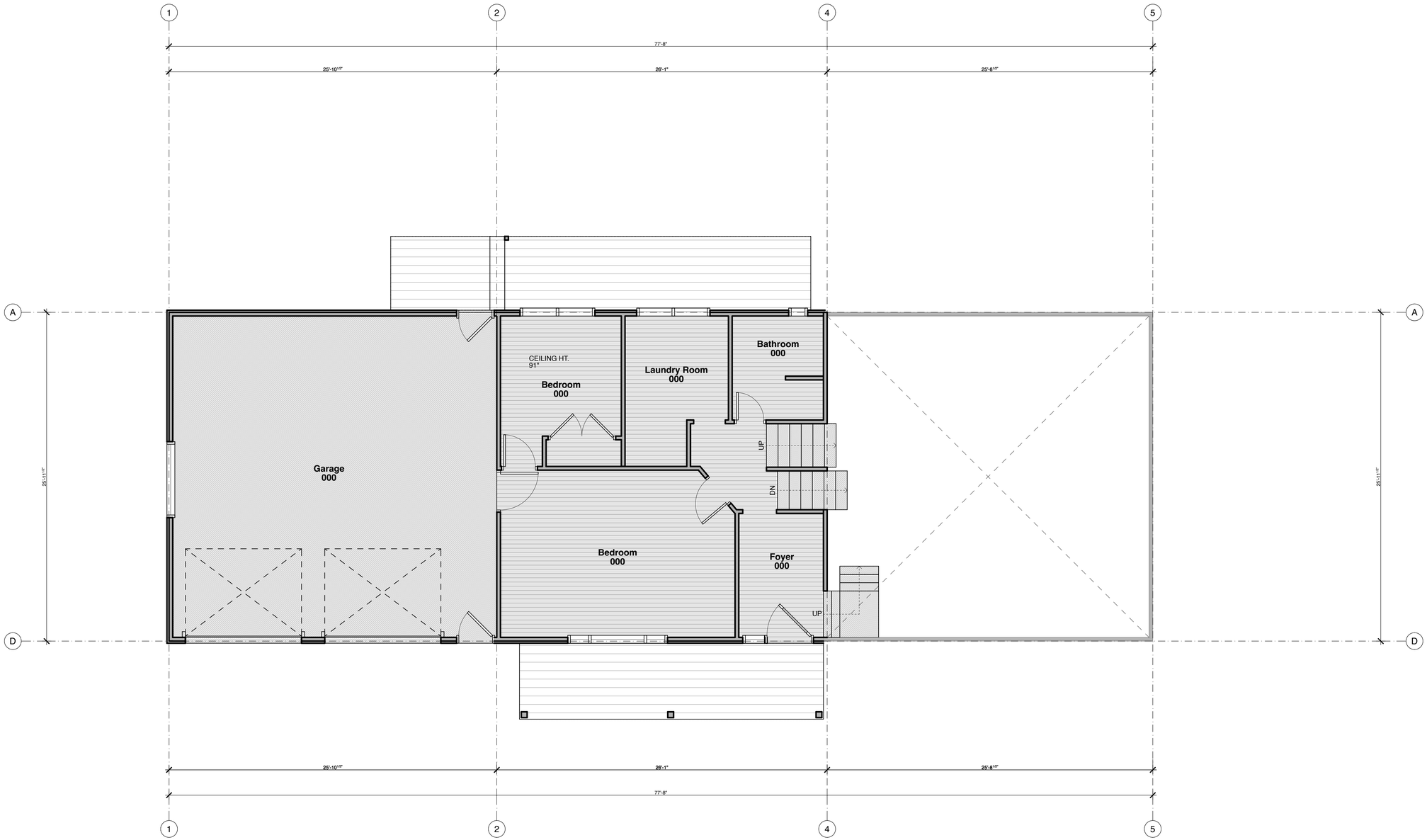

1 Main Floor Level - Existing

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Main Level Plan

R2.3

General Plan Notes

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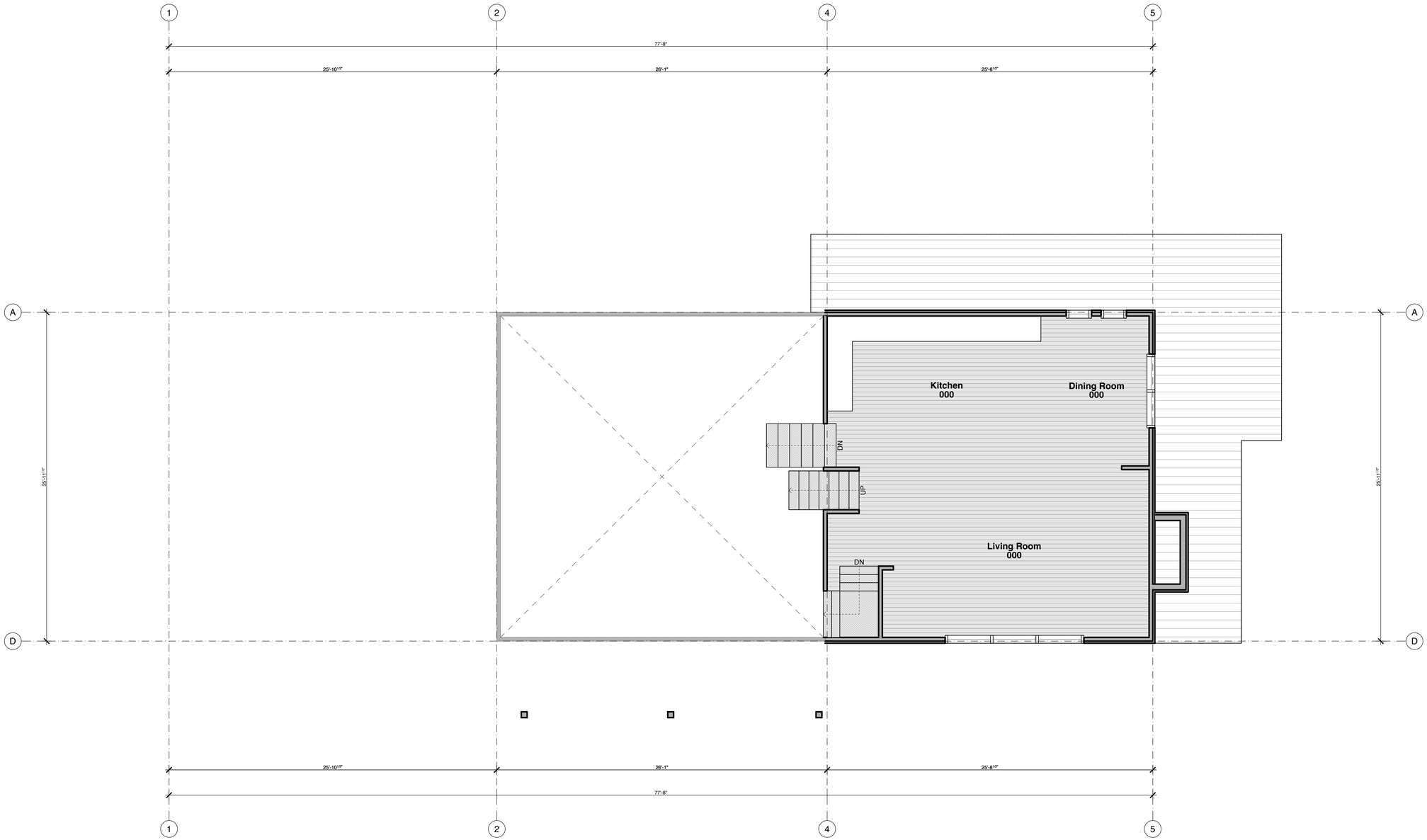

1 Upper Mezzanine - Existing

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date

06.12.25 TOJ Variance

Upper Mezzanine

R2.4

General Plan Notes

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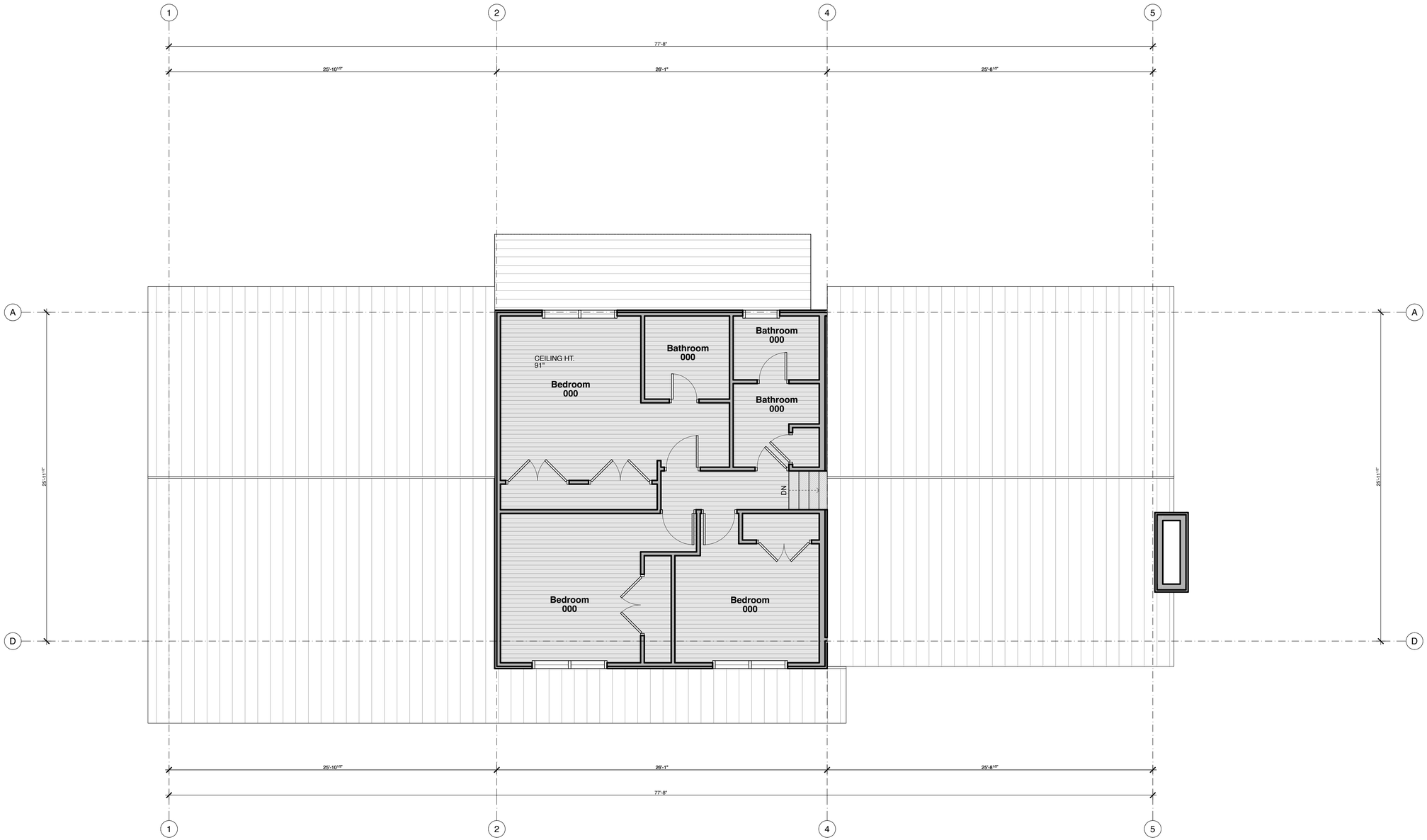

1 Upper Floor Level - Existing

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date

06.12.25 TOJ Variance

Upper Level Plan

R2.5

General Plan Notes

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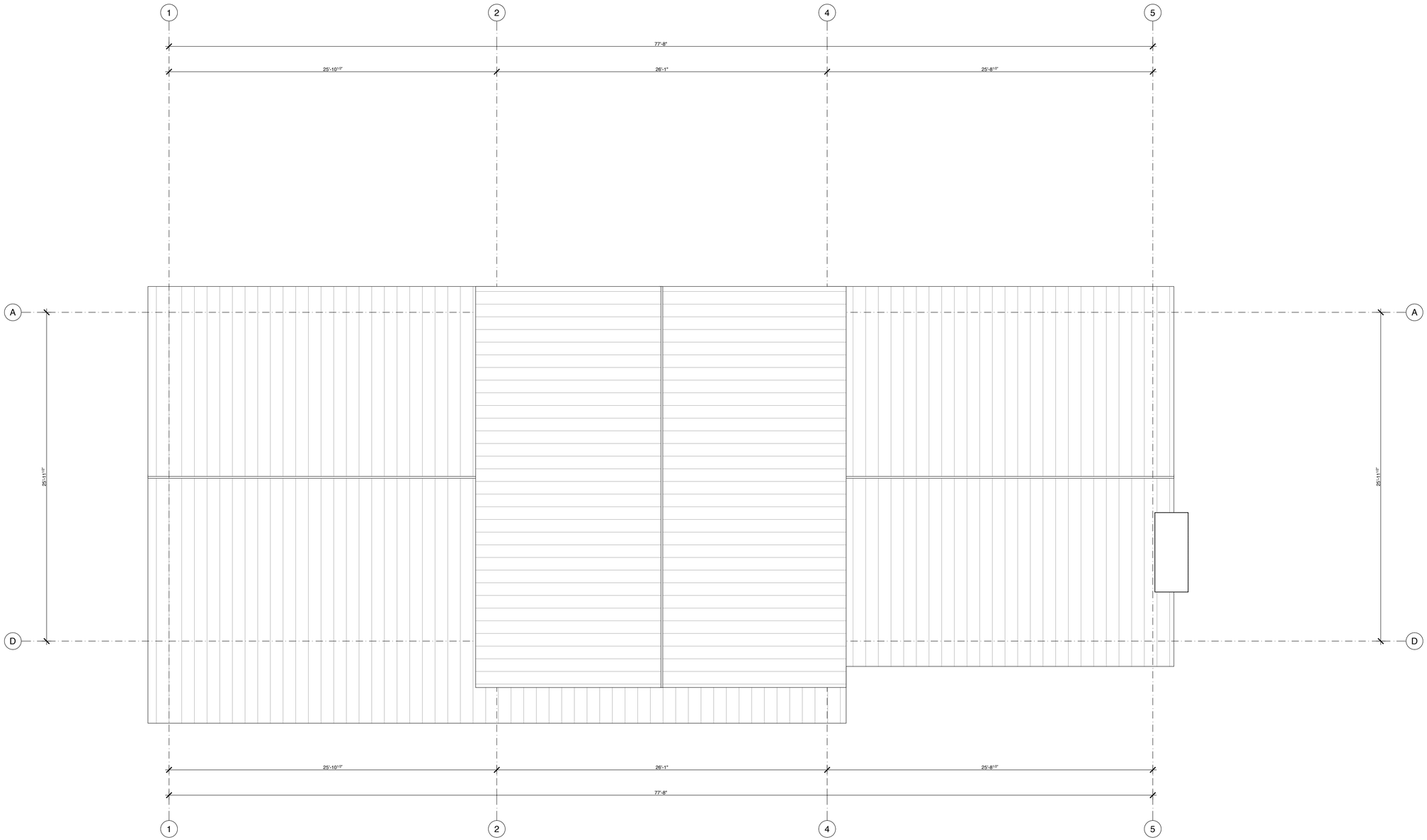

1 Roof Level - Existing
SCALE: 1/4" = 1'-0"

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Roof Plan

R2.6

General Demolition Notes

Key

Elements to be demolished

01. Should the General Contractor discover, or suspect, hazardous materials as part of this demolition, they shall stop work and contact owner immediately. General Contractor shall also immediately contact proper authorities for Investigations, Testing, and proper removal of materials. General Contractor shall hire a licensed professional that is certified with the Authority having Jurisdiction, to properly remove any hazardous materials and/or perform any abatement procedures that may be needed.
02. The General Contractor shall perform all work in accordance with all relevant and applicable codes adopted by the Authorities Having Jurisdiction of the Project. This also pertains to the General Contractor's us of site facilities, site premises, and refuse disposal.
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05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner.
06. The General Contractor shall maintain the site during demolition and construction up until their entire scope of work is complete and site and building work has been completed, restored, and cleaned. All damage to landscape elements and the earth, all construction trash, all excavated earth, etc, shall be routinely removed from the site.
07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work.
08. Remove abandoned HVAC equipment and duct work.
09. Remove all electrical wiring, conduit, light fixtures and receptacles back to primary service panel where demolished or abandoned. Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes.
10. Gas piping is to removed, as necessary, outside of the scope of work and capped.
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13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.
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16. Where not indicated on drawings, any holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

Demolition Notes - Continued

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.
18. Silt fencing shall be provided around property perimeter.
19. The existing driveway shall serve as the construction access point and primary parking area for demolition equipment.

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9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
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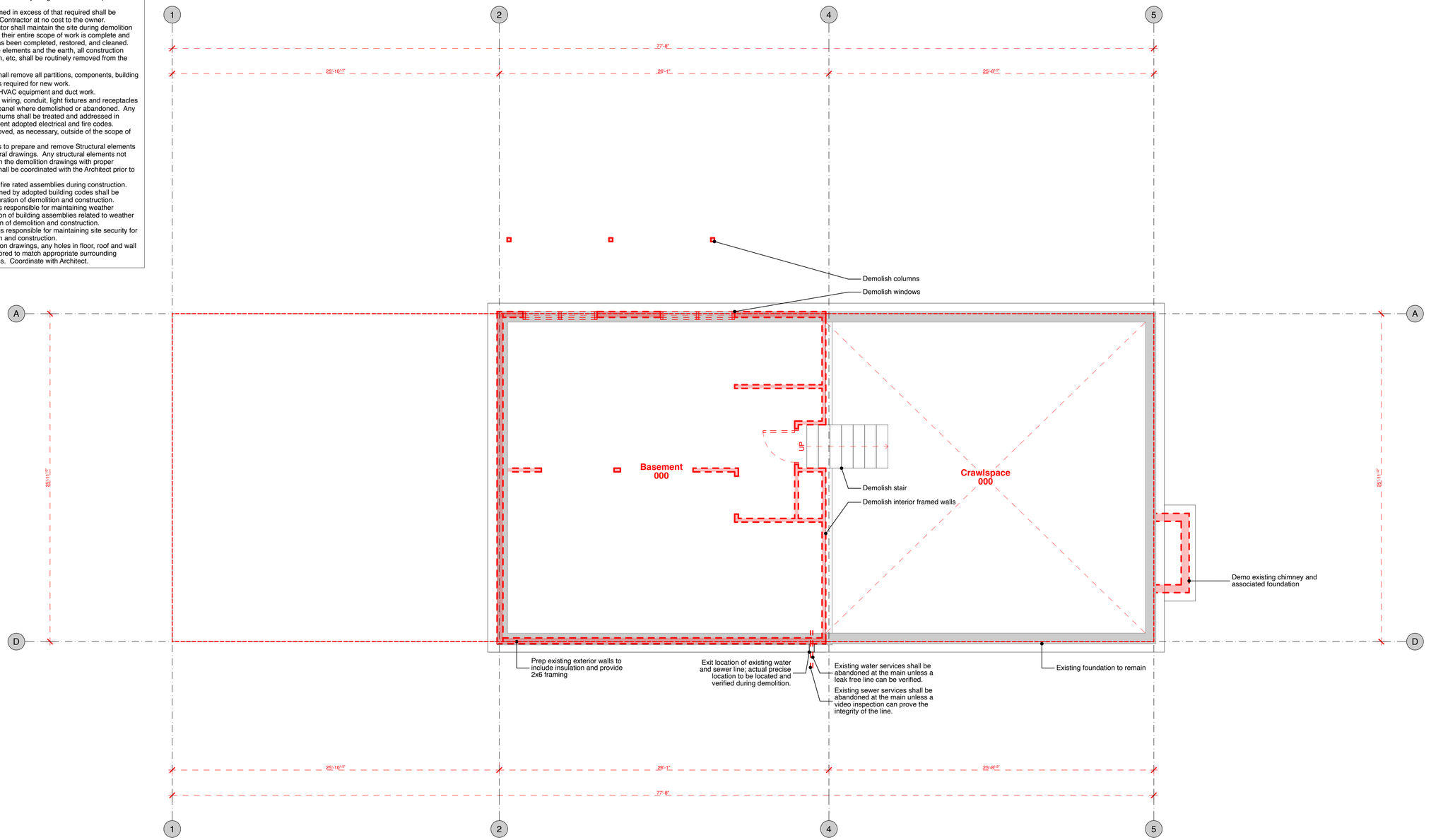

1 Foundation/Basement Level - Demo

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-9300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Basement Level Plan

D2.1

General Demolition Notes

Key

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Demolition Notes - Continued

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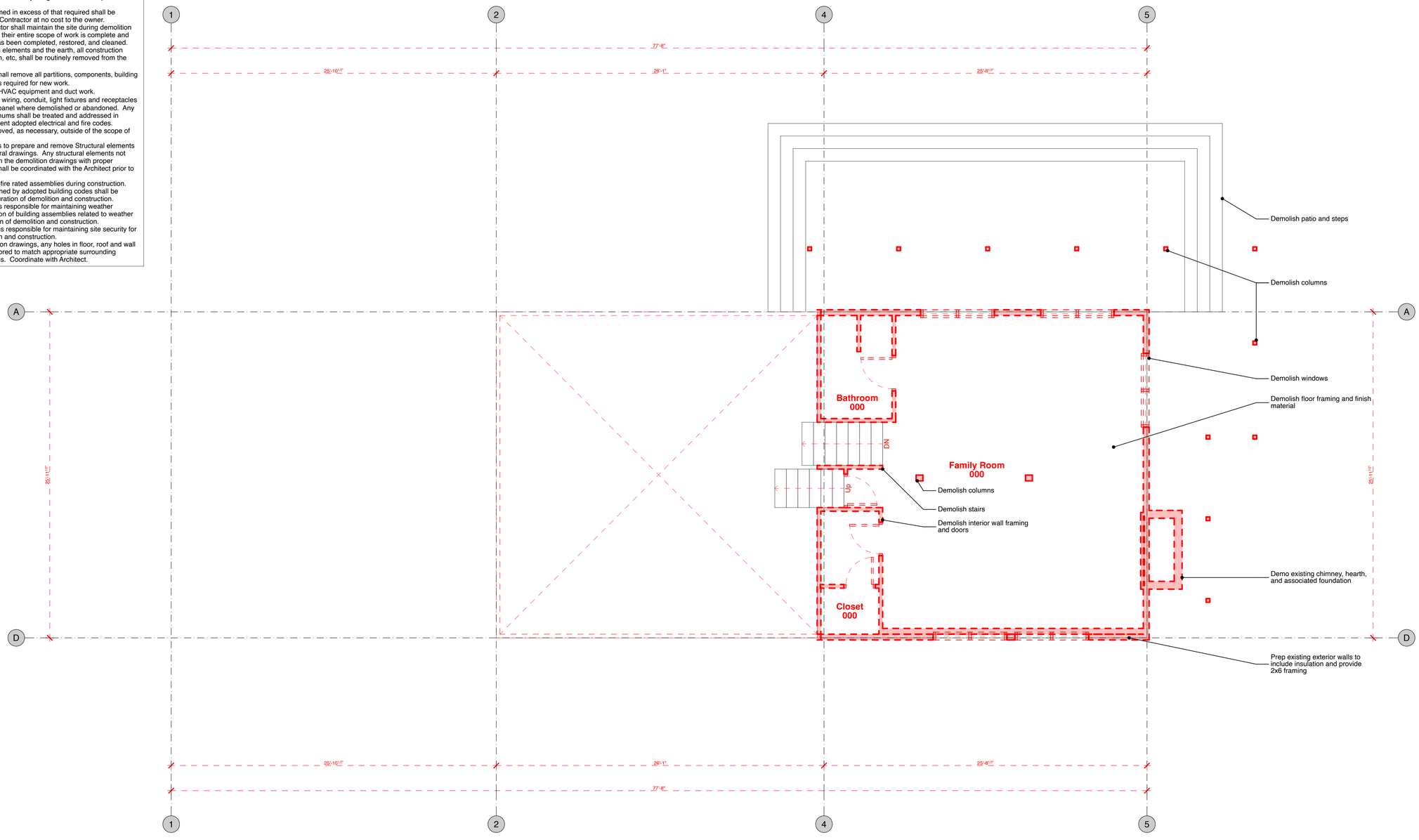

1 Lower Mezzanine - Demo

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-9300
STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date

06.12.25 TCU Variance

Lower Mezzanine

D2.2

General Demolition Notes

Key

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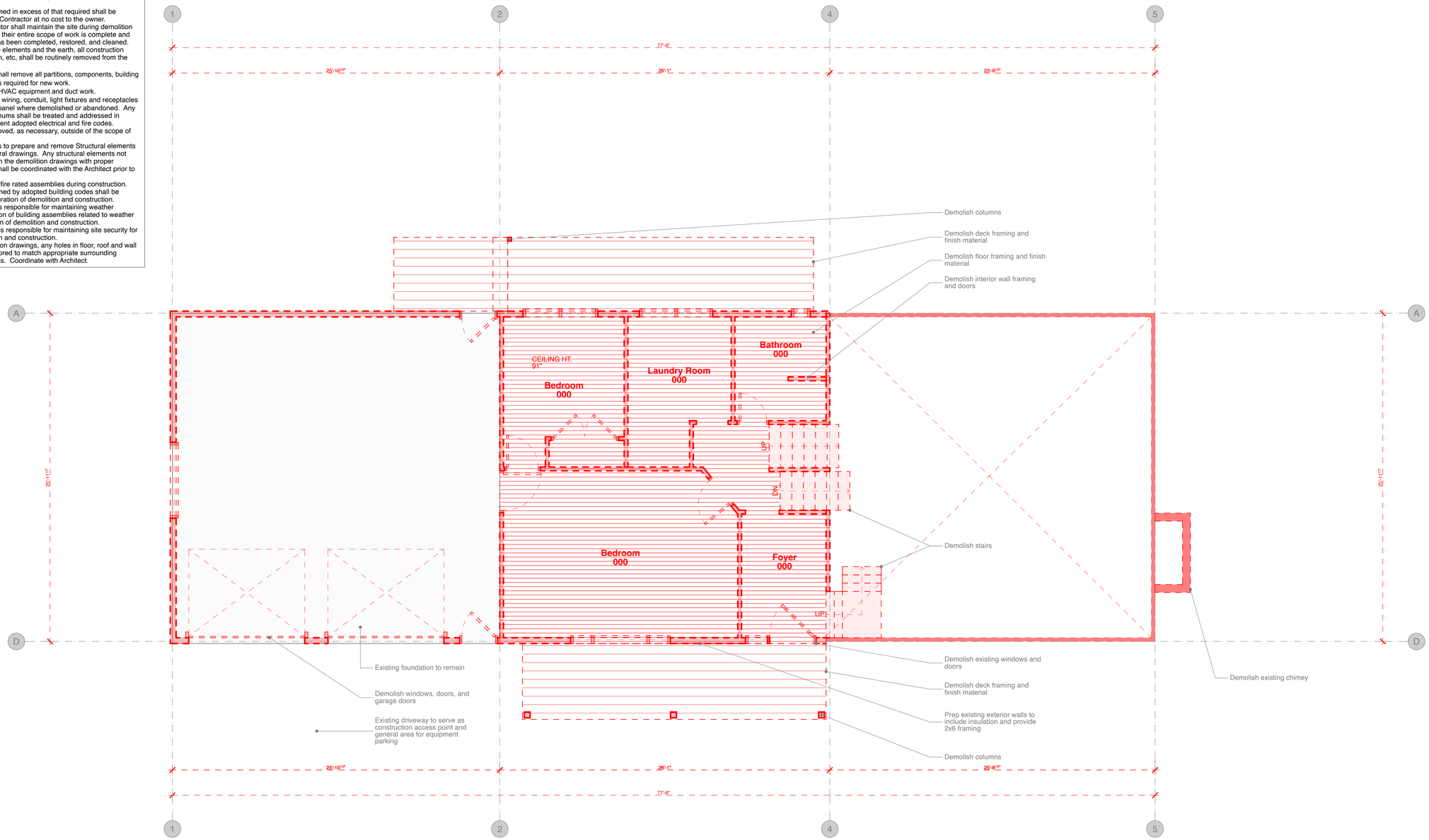

1 Main Floor Level - Demo

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-9300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

Main Level Plan

D2.3

General Demolition Notes

Key

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Demolition Notes - Continued

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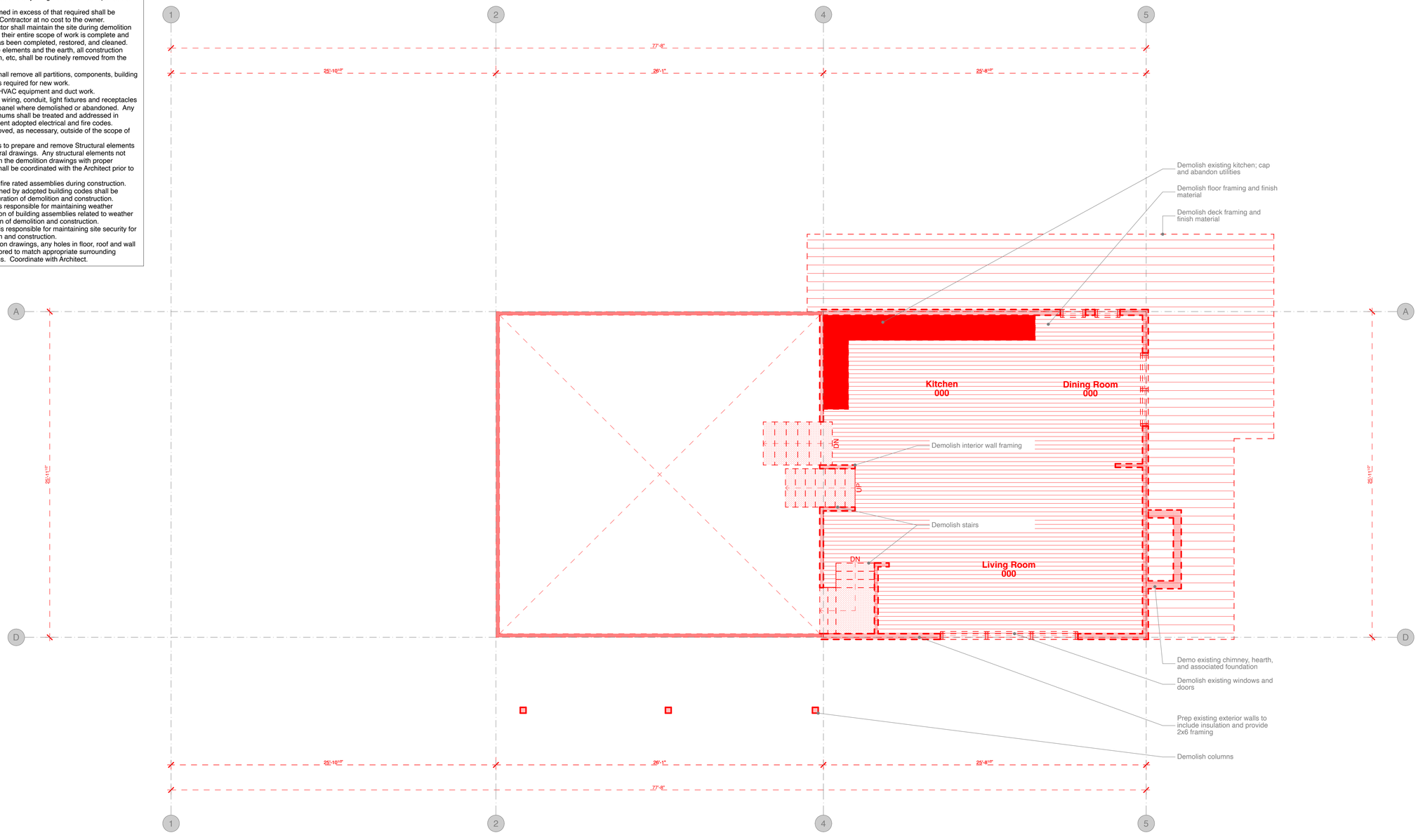

1 Upper Mezzanine - Demo

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY

Issue/Revision Date
06.12.25 TCU Variance

Upper Mezzanine

D2.4

General Demolition Notes

Key

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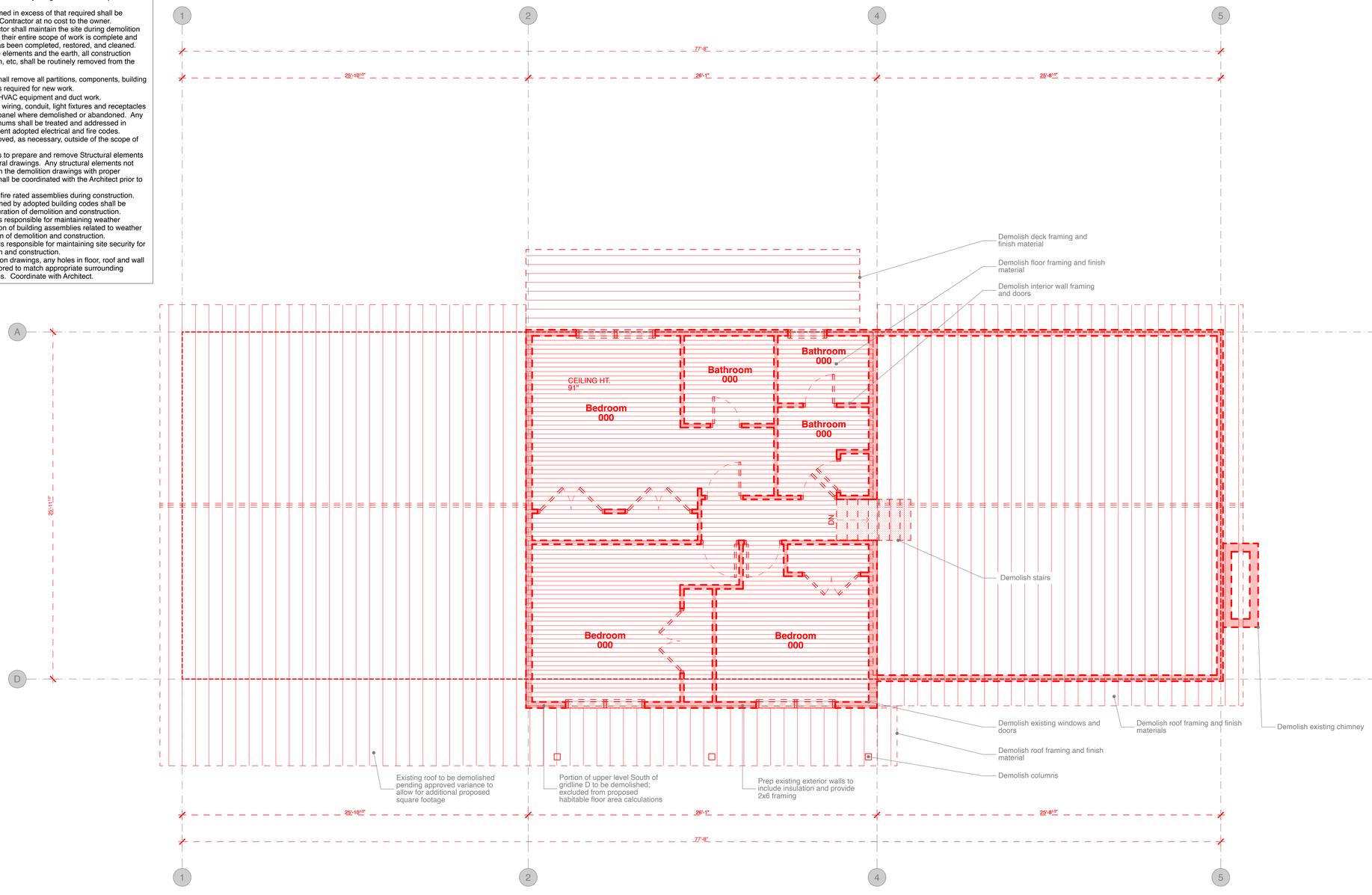

1 Upper Floor Level - Demo

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06.12.25 TCU Variance

Upper Level Plan

D2.5

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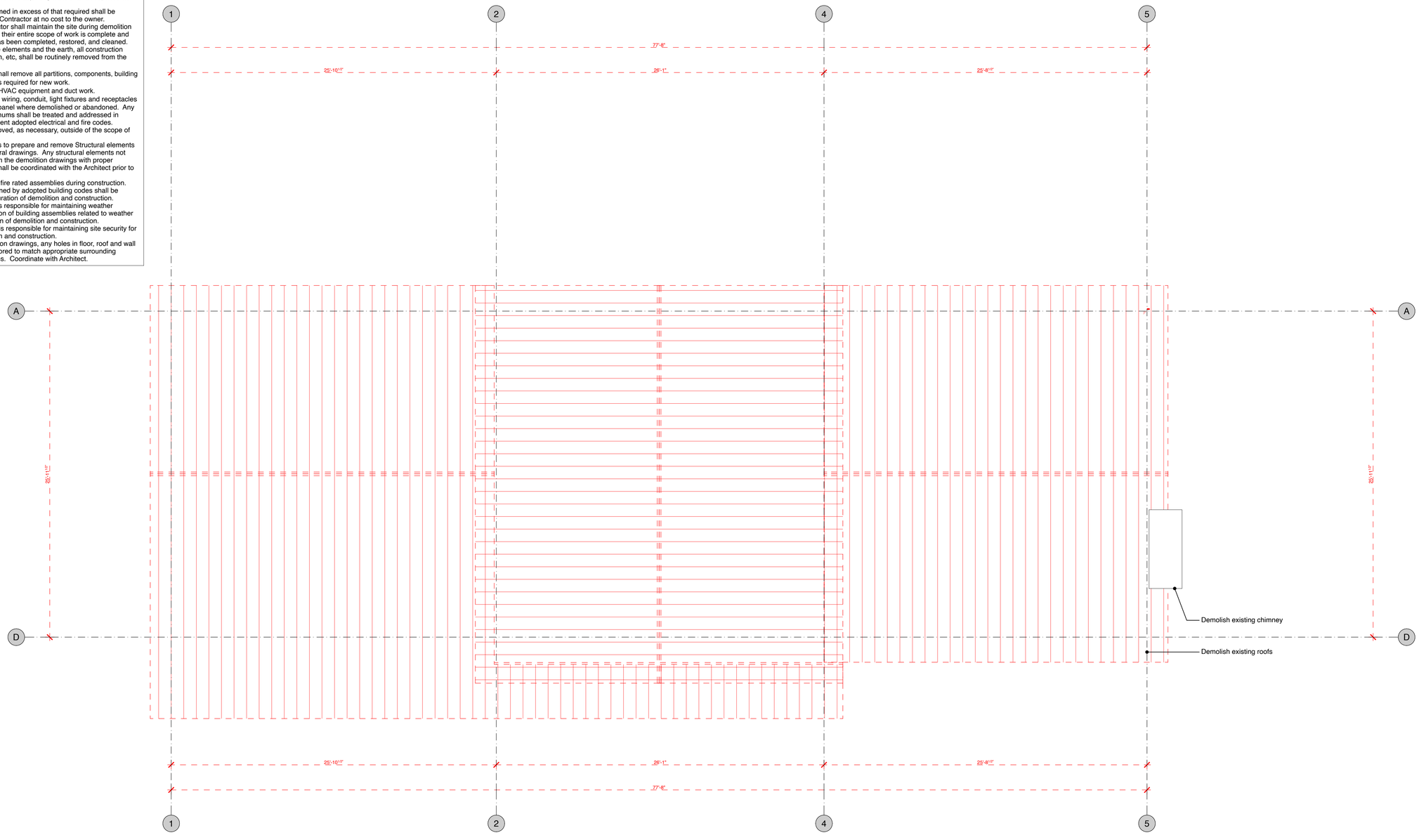
7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
11. Furniture in drawings is for reference only and not in the Architect's scope of work.
12. All gutters and downspouts are to be heat traced, U.N.O.



1 Roof Level - Demo
SCALE: 1/4" = 1'-0"

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

Roof Plan

D2.6

General Plan Notes

1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.
2. Large scale drawings take precedence over smaller scale drawings.
3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.
4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.
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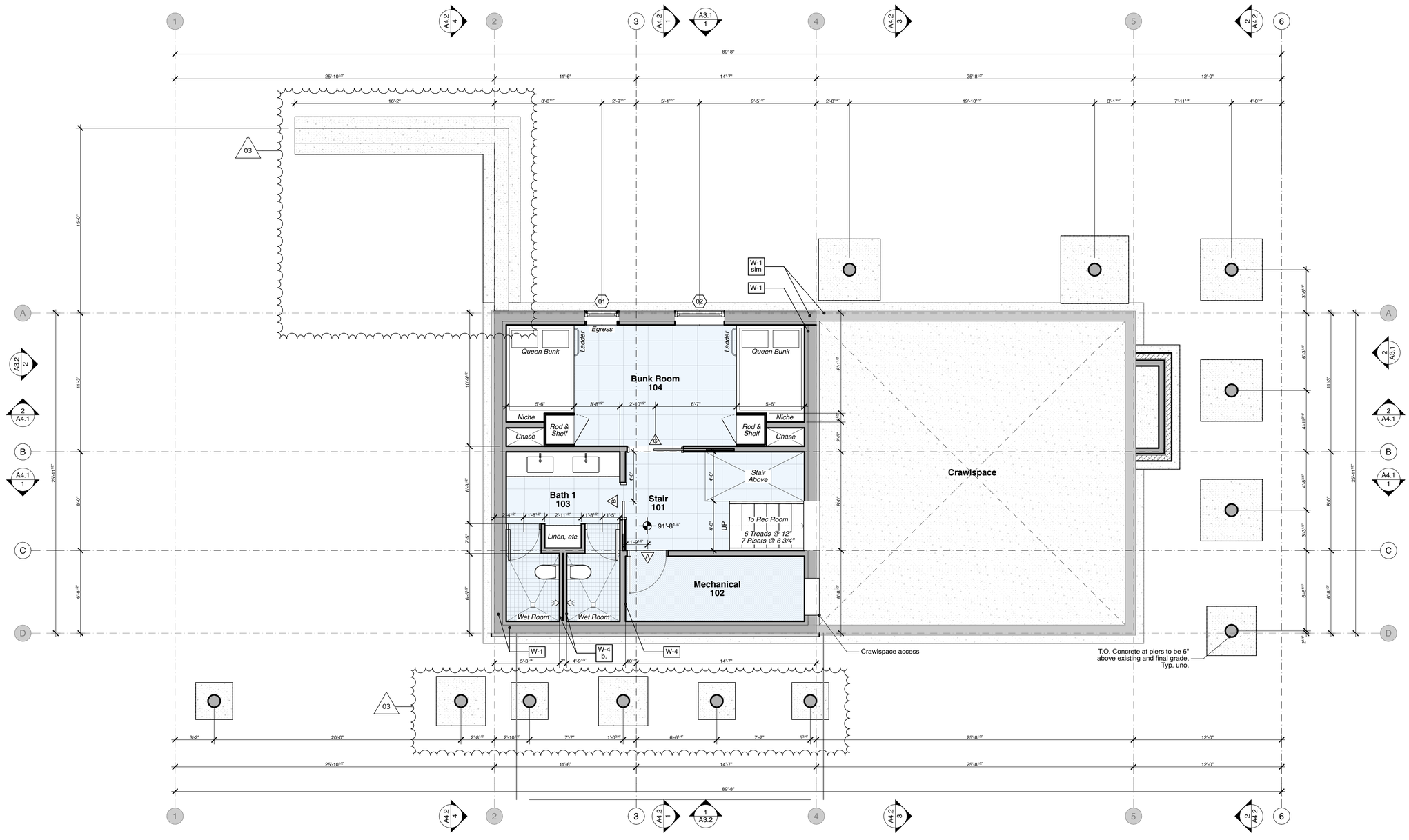

1 Foundation / Basement Level - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Basement Level Plan

A2.1

General Plan Notes

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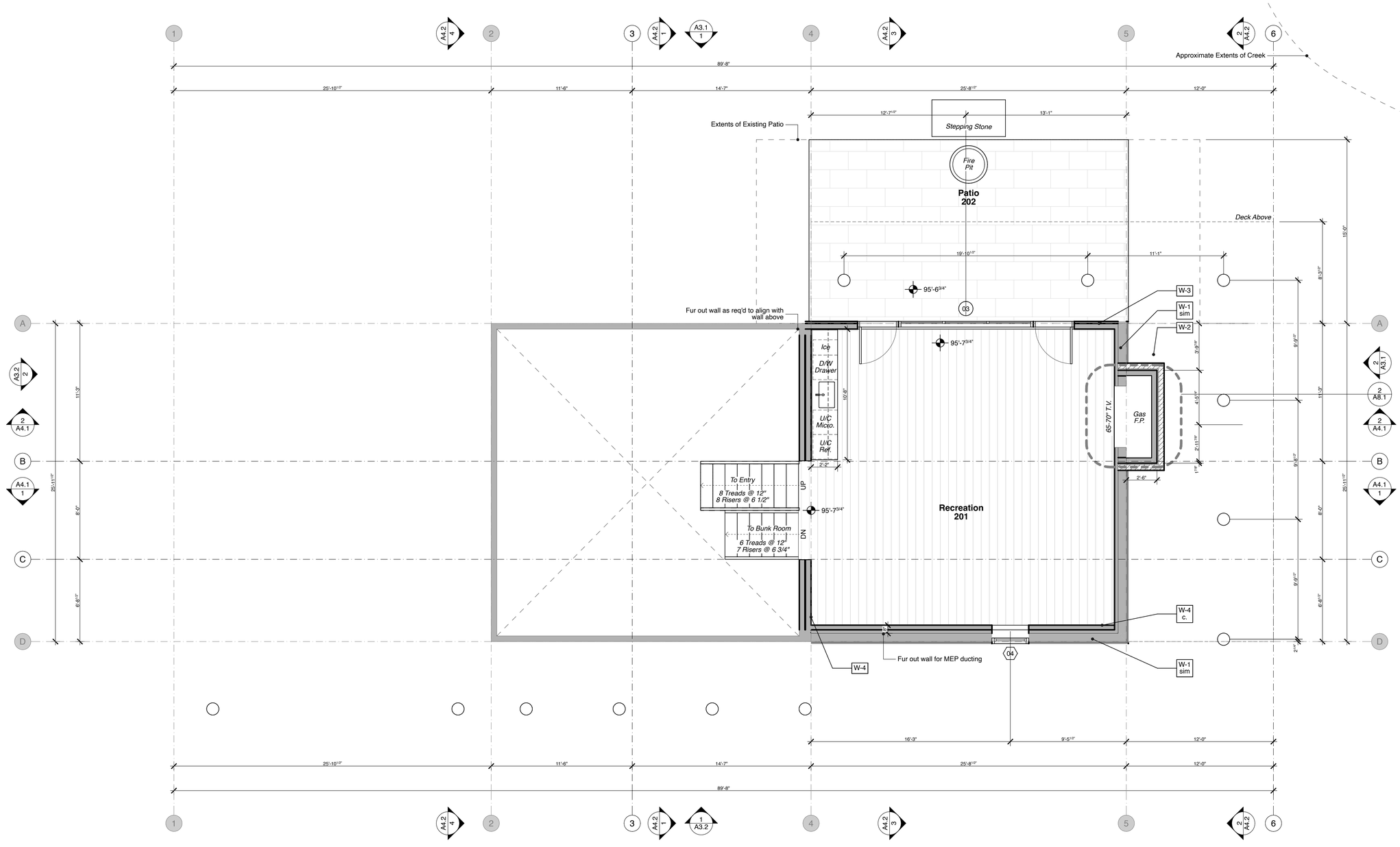

1 Lower Mezzanine - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Lower Mezzanine

A2.2

General Plan Notes

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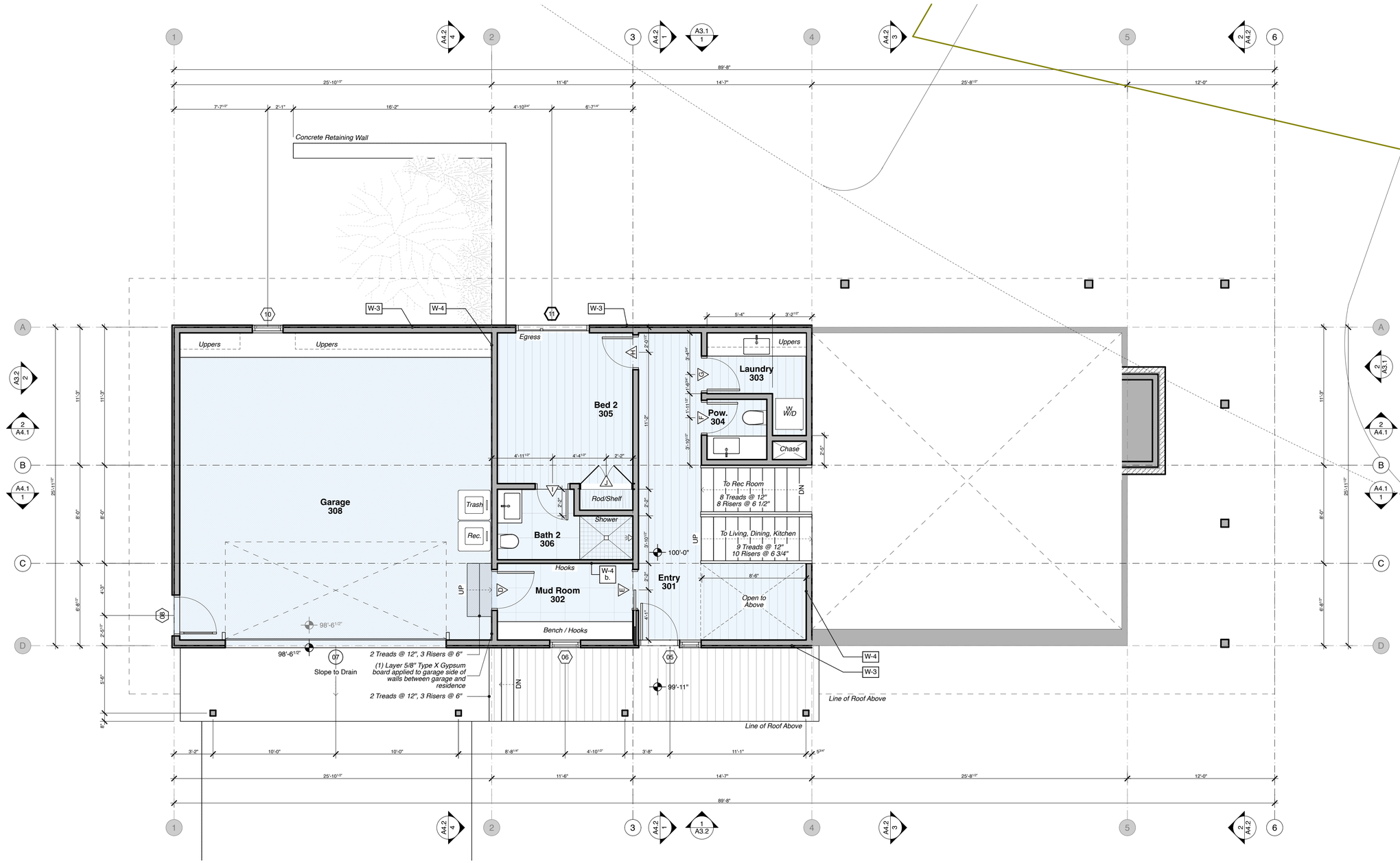

1 Main Floor Level - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TOJ Variance

Main Level Plan

A2.3

General Plan Notes

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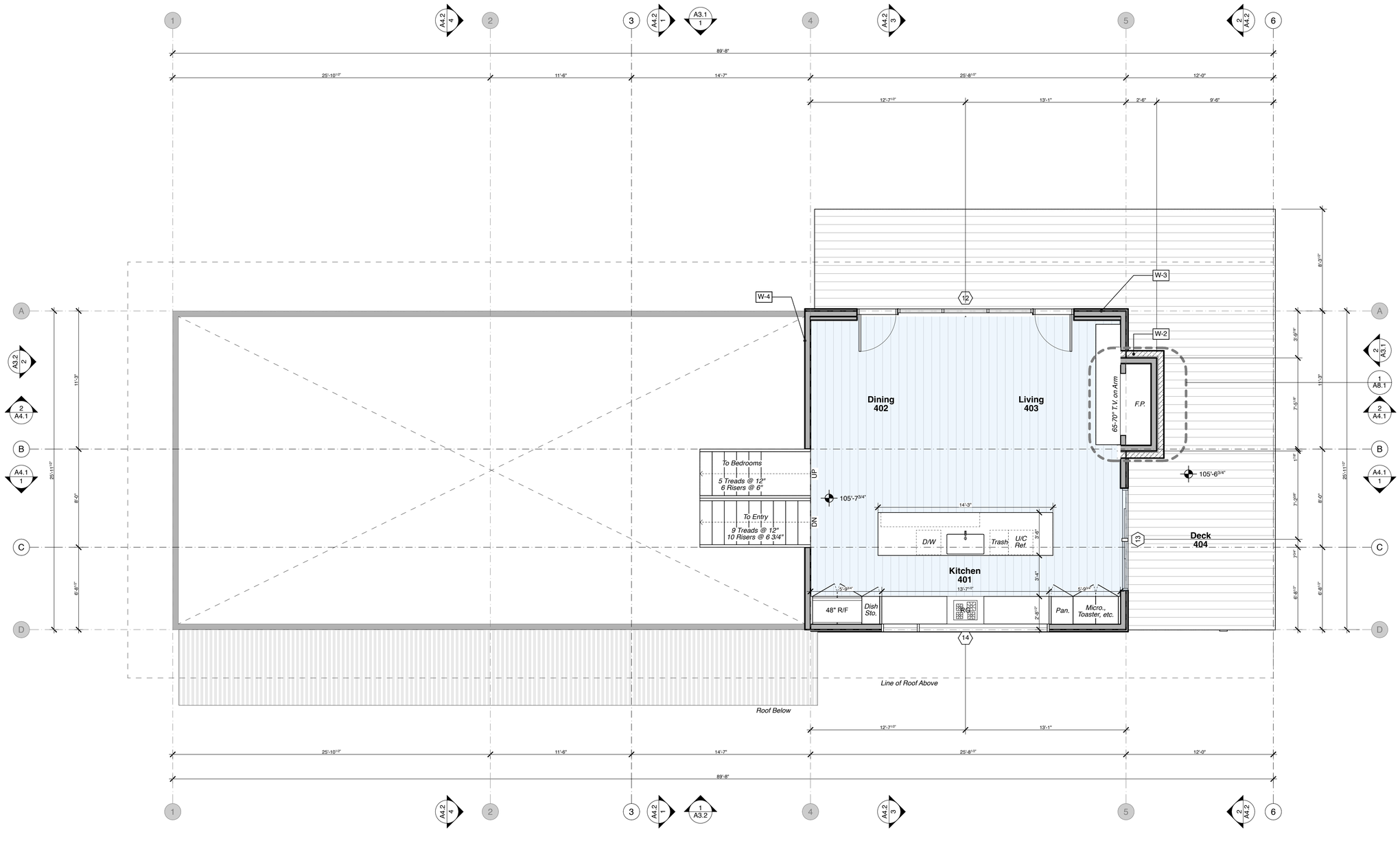

1 Upper Mezzanine - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

Upper Mezzanine

A2.4

General Plan Notes

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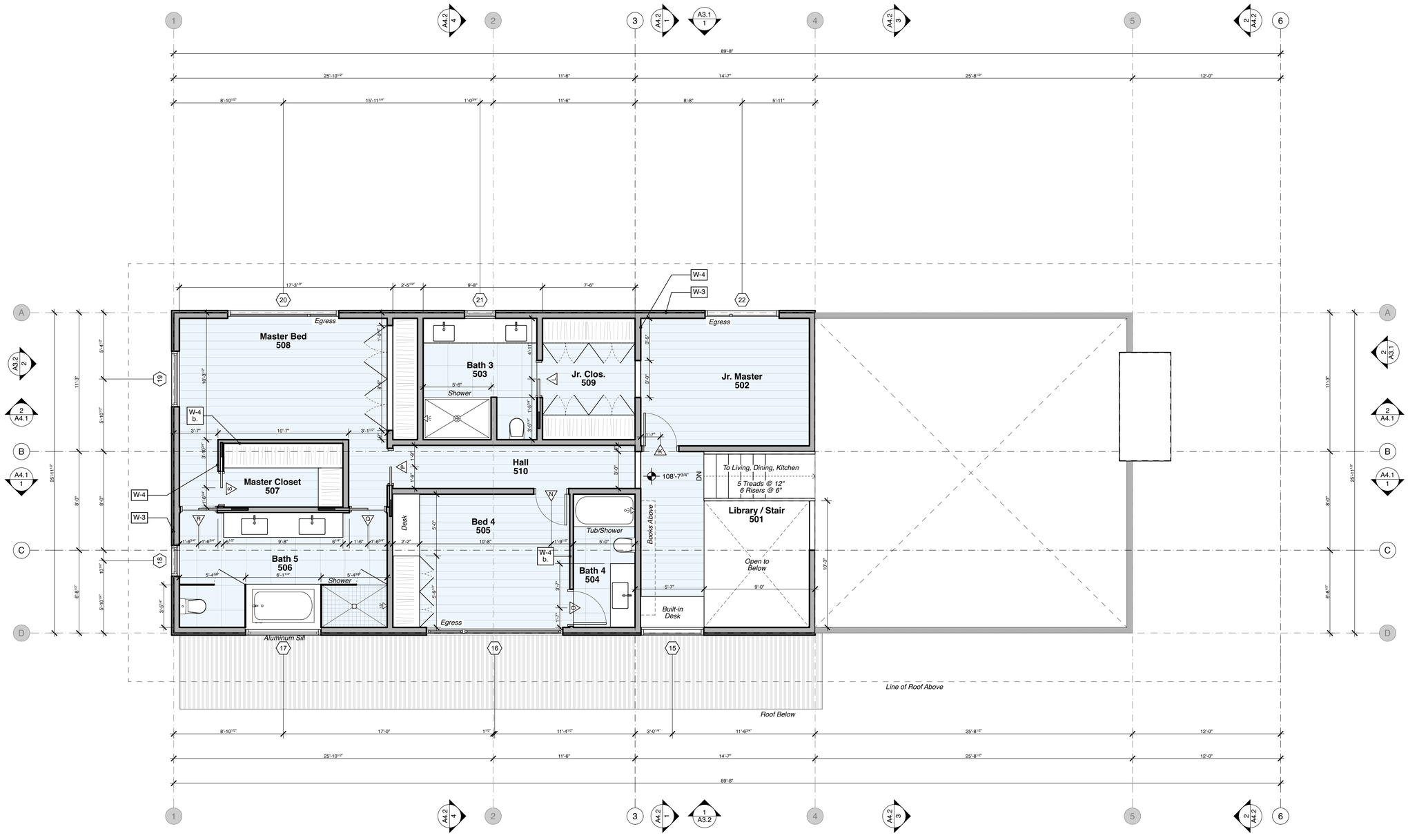

1 Upper Floor Level - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-9300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25 TCU Variance

Upper Level Plan

A2.5

General Plan Notes

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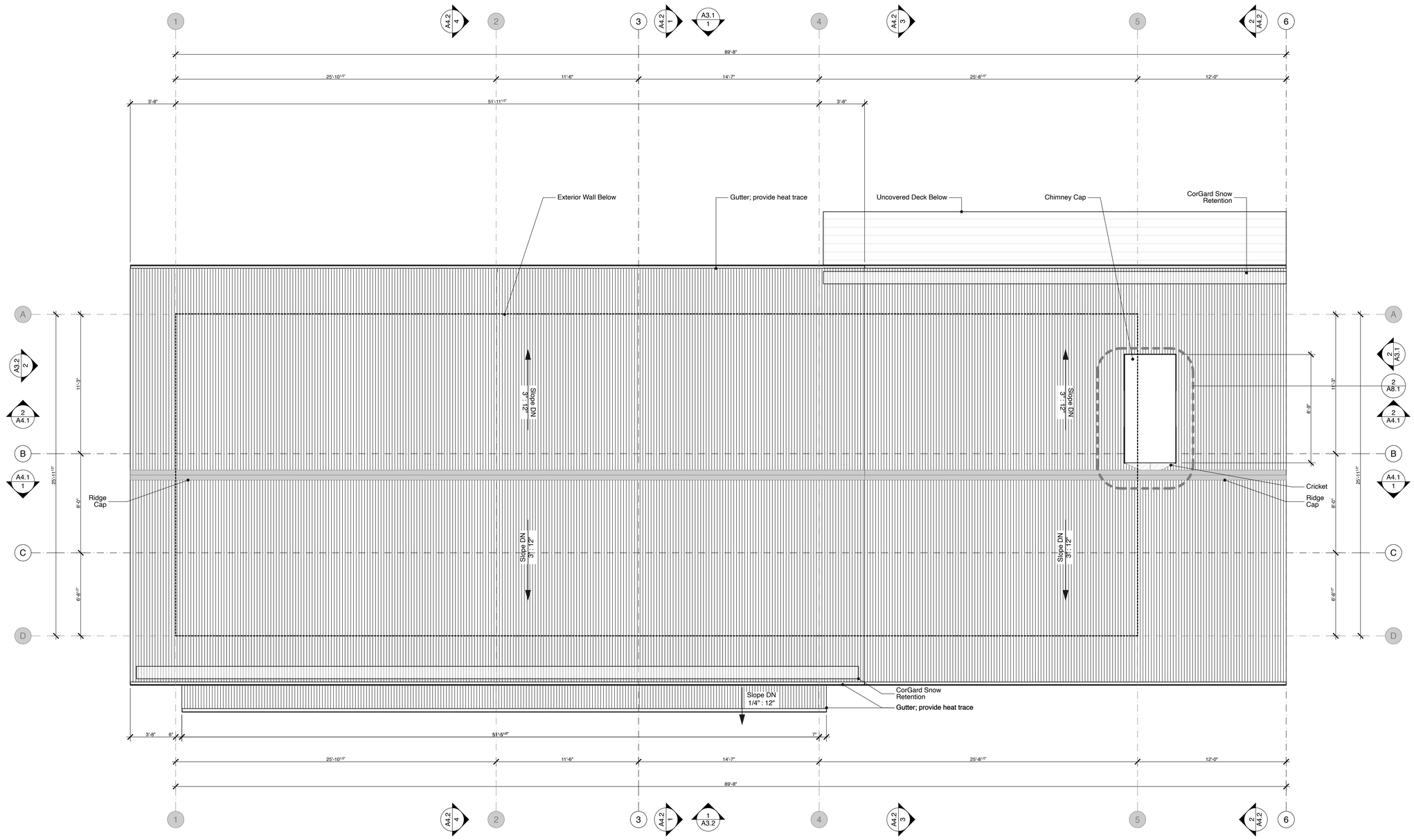
Roof Plan Notes

1. The graphically represented snow retention system is not in the scope of the Architect. The design and engineering of the snow retention system is in the delegated design scope and is to be coordinated by the General Contractor. Refer to structural drawings for appropriate snow load and structure information.
2. Metal fascia and roofing expansion requirements are listed in structural drawings. All fascias and gutters are to be welded solid and continuous
3. Roof penetrations and transitions shall be sealed per manufacturer guidelines. Refer to enlarged details where applicable.
4. All gutters and downspouts are to be heat traced, U.N.O.



1 Roof Level - New

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

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence

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Roof Plan

A2.6