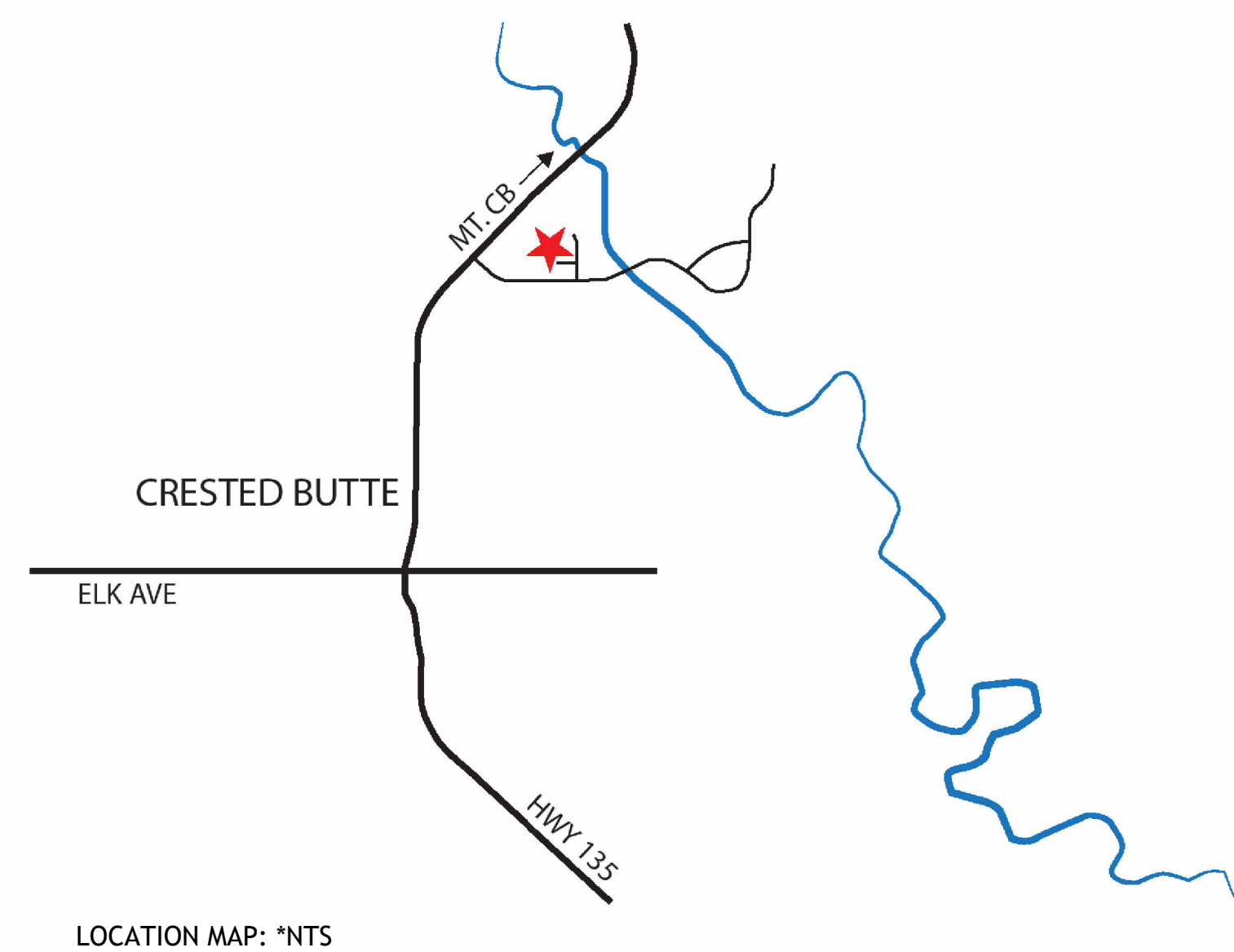


CONTENTS:

Sheet Number	Sheet Name

C	Cover
A01	Site Plan
A02	Lower Level - Floor Plan
A03	Entry Level - Floor Plan
A04	Entry Level + Garage - Floor Plan
A05	Upper Level - Floor Plan
A06	Loft - Floor Plan
A07	South + West - Elevations
A08	North + East - Elevations
A09	South Elevation + Garage
A10	Sections
A11	Sections
A12	Sections
A13	Sections
A14	Area Plans
A15	Garage Floor Plans
A16	Garage Elevations
A17	Garage Sections
A18	Details
A19	Exterior Perspectives
A20	Exterior Perspectives
A21	Reflected Ceiling Plans
A22	Reflected Ceiling Plans
A23	Schedules

PROJECT LOCATION:



PROJECT TEAM:

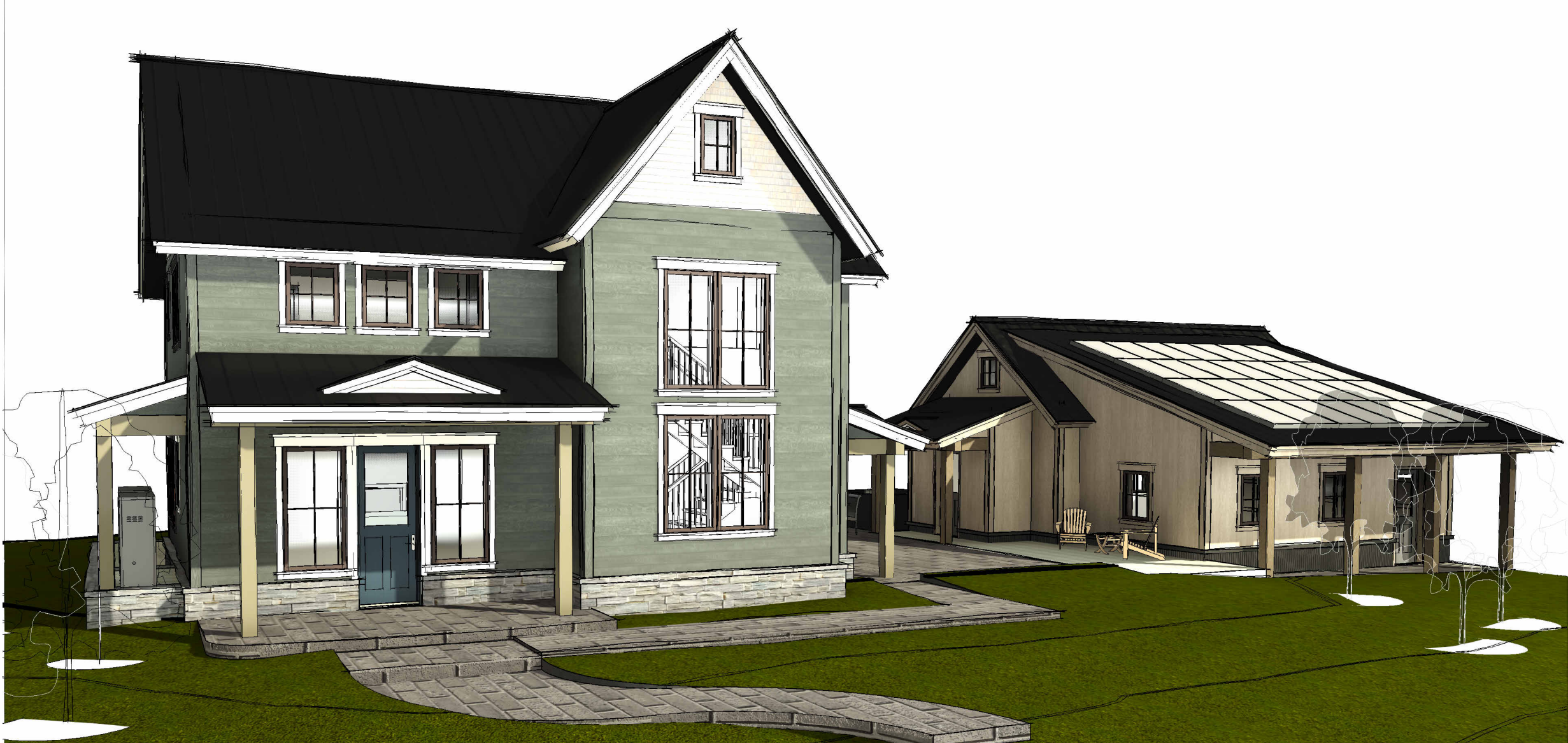
OWNER: MIDTOWN MOUNTAIN...

ARCHITECT: ANDREW HADLEY ARCHITECT
P.O. BOX 1294, CRESTED BUTTE, CO 81224
T: (970) 349-0806

ENGINEER: ENGINEER

CONTRACTOR: Wild River Builders, Evan Strauss, Owner & GC
970.596.2897
wildriverbuilders@gmail.com
117 N. Teller | Gunnison, CO 81230

RENDERING:



AREA CALCULATIONS:

Area Schedule (Gross Building)1		
Name	Factor	Gross Area

Area (Covered Deck)	0.5	54 SF
Area (Covered Deck)	0.5	55 SF
Area (Covered Deck)	0.5	20 SF
Exterior Area: 3		129 SF

Area	1	1392 SF
Area	1	1236 SF
Gross Building Area: 2		2628 SF
Grand total: 5		2757 SF

PRIMARY = 2757 SQ/FT
GARAGE = 936 SQ/FT
PROJECT TOTAL = 3693 SQ/FT

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
ALL CODE REFERENCES HEREIN REFER TO THE FOLLOWING.
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2. THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS AND OTHER ASSOCIATED ITEMS.
3. UNLESS OTHERWISE NOTED, PROVIDE POSITIVE DRAINAGE AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 6' AWAY FROM THE FOUNDATION.
4. PRIOR TO CONSTRUCTION VERIFY IF A WHOLE HOUSE SPRINKLER SYSTEM IS REQUIRED.
5. REVIEW SOILS REPORT PRIOR TO CONSTRUCTION AND FOLLOW ALL RECOMMENDATIONS. CONTACT SOILS ENGINEER FOR QUESTIONS.
6. REFER ALL STRUCTURAL QUESTIONS TO (VERIFY STRUCTURAL ENGINEER).
7. ALL WINDOWS TO BE DOUBLE PANE WITH A MAXIMUM U-FACTOR OF 0.32.
8. ALL FRENCH DRAINS TO DRAIN TO DAYLIGHT UNLESS NOTED OTHERWISE.
9. REFER TO TYPICAL WALL SECTION FOR ALL R-VALUES. ALSO REFER TO IECC FOR ANY ADDITIONAL U-VALUES OR DETAILS.
10. CONTINUOUS HANDRAILS SHALL BE INSTALLED AT ALL STAIRWAYS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT SHALL BE A MINIMUM 34" TO A MAXIMUM OF 38" ABOVE STAIR TREAD. HANDRAIL SHALL TERMINATE INTO A WALL OR POST.
11. INSTALL A WHOLE HOUSE HEAT RECOVERY VENTILATION (HRV) SYSTEM.
12. A PASSIVE RADON MITIGATION SYSTEM IS REQUIRED AND SHALL MEET APPENDIX F OF THE IRC. THE LOCATION OF A FUTURE RADON EXHAUST FAN MUST BE PROVIDED WITH AN ELECTRICAL OUTLET AND SPACE TO MAINTAIN OR REPLACE THE FAN IF REQUIRED. THE RADON EXHAUST FAN IS ONLY REQUIRED IF A TEST SHOWS ABOVE APPROVED EPA LEVELS.
13. ALL GAS FIRE BOILERS, FURNACES, WATER HEATERS AND FIREPLACES MUST BE SEALED COMBUSTION, DIRECT VENT TYPE APPLIANCES OR AN APPLIANCE OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
14. EACH BATHROOM INCLUDING HALF BATHROOMS NEED TO HAVE A BATH FAN EXHAUSTED TO THE EXTERIOR OF THE BUILDING.
15. ALL APPLIANCES MUST BE HIGH EFFICIENCY, DIRECT VENTED APPLIANCES.
16. ALL GAS FIREPLACES SHALL BE EPA APPROVED FOR EMISSIONS. VERIFY ALL DIMENSIONS REQUIRED FROM FIREPLACE EXHAUST.
17. 75% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPING PROVIDED AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED.
18. ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, SWITCHES, ETC. SHALL COMPLY WITH ADOPTED CODE, NEC AND AS AMENDED BY THE LOCAL CITY CODES.
19. BUILDER AND OWNER ARE TO PERFORM A WALK-THRU PRIOR TO ELECTRICAL ROUGH IN TO VERIFY ALL SWITCH, LIGHT, OUTLET AND FIXTURE LOCATIONS.
20. ALL ELECTRICAL OUTLET AND SWITCHES ON EXTERIOR WALLS SHALL HAVE FOAM GASKETS INSTALLED BEHIND THE OUTLET.
21. A GFCI PROTECTED OUTLET MUST BE PROVIDED IN ALL BATHROOMS ADJACENT TO EACH BASIN LOCATION.
22. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY BACKUP.
23. ALL RECESSED LIGHTING INSTALLED WITHIN AN INSULATED CEILING SHALL BE AIR TIGHT AND IC RATED.
24. LIGHT FIXTURES IN CLOTHES CLOSETS MUST COMPLY WITH ALL APPLICABLE ELECTRICAL CODES.
25. OUTLETS IN THE FOLLOWING LOCATIONS ARE TO HAVE GFI PROTECTION: BATHROOMS, GARAGES, LAUDRY ROOMS OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, WET BAR SINKS AND ROOFTOPS.
26. ALL APPLIANCES OTHER THAN RANGES SHALL BE ENERGY STAR RATED.
27. A BLOWER DOOR TEST SHOWING A MAXIMUM AIR EXCHANGE RATE OF 2.5 PER HOUR SHALL BE PERFORMED ON THE BUILDING PRIOR TO OCCUPANCY.
28. ALL HOT & COLD INTERIOR AND EXTERIOR WATER PIPES SHALL BE INSULATED TO R-3.
29. ALL CRAWL SPACES SHALL BE MECHANICALLY VENTILATED.
30. VENTING FOR RANGES OR COOKTOPS SHALL EXHAUST 400 CFM OR LESS OR MAKE UP AIR WILL BE PROVIDED TO ROOM PER IRC SECTION M1503.4.
31. ALL PENETRATIONS THROUGH THE MECHANICAL ROOM WALLS AND CEILING MUST BE FIRE CAULKED.
32. LOCAL AUTHORITIES SHALL APPROVE ALL METER LOCATIONS.
33. OBTAIN APPROVAL FROM LOCAL FIRE AUTHORITIES FOR DRIVEWAY ACCESS, FIRE STAGING AREA AND STANDPIPE DESIGN PRIOR TO CONSTRUCTION.
34. ALL DUCTS SHALL BE SEALED IN ACCORDANCE WITH THE 2015 IRC
35. A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THROUGHTOUT THE COURSE OF THE PROJECT. CONTACT ARCHITECT WITH ANY QUESTIONS.
36. VERIFY ALL KITCHEN, BATHROOM DESIGN, AND INTERIOR FINISHES WITH INTERIOR DESIGNER.

C

Cover

2025.10.24

SCALE:

DRAWN BY: Josh Gallen

PROJECT ADDRESS:

LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

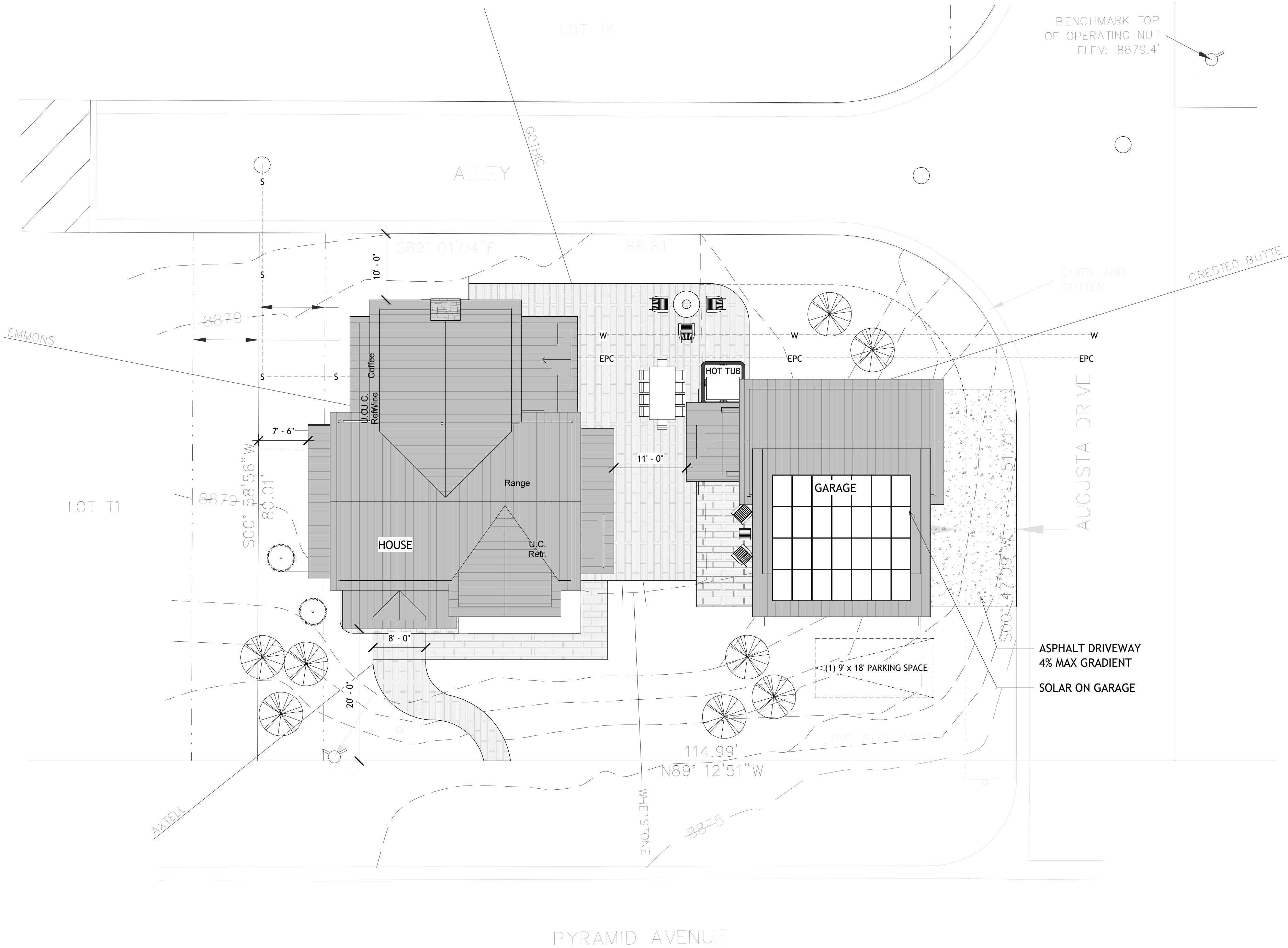
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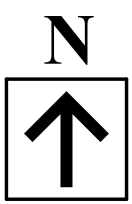
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- CONIFEROUS SHRUB TYP. - JUNIPER - 3'
- CONIFEROUS TREE TYP. - COLORADO BLUE SPRUCE - 10'
- DECIDUOUS TREE TYP. - ASPEN - 12'

Landscaping Schedule
1/8" = 1'-0"



1

Site

1" = 10'-0"

Site Plan

2025.10.24

SCALE: As indicated

DRAWN BY: JG

PROJECT ADDRESS:

LOT T2, 65 PYRAMID AVE

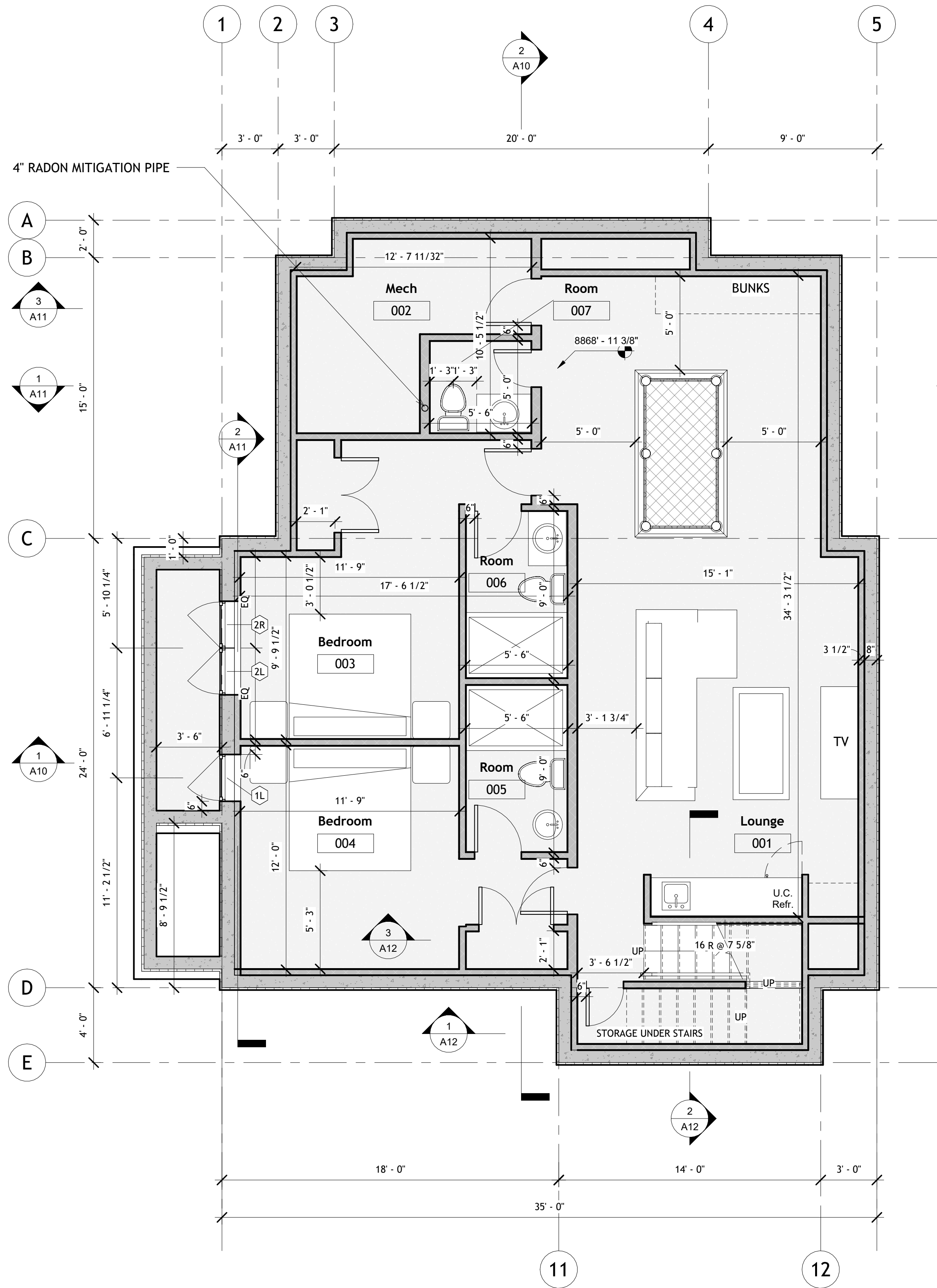
GOthic CORRIDOR

SLATE RIVER SUBDIVISION

Augustus Park - T2

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1 Lower Level
1/4" = 1'-0"

Lower Level - Floor Plan

2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

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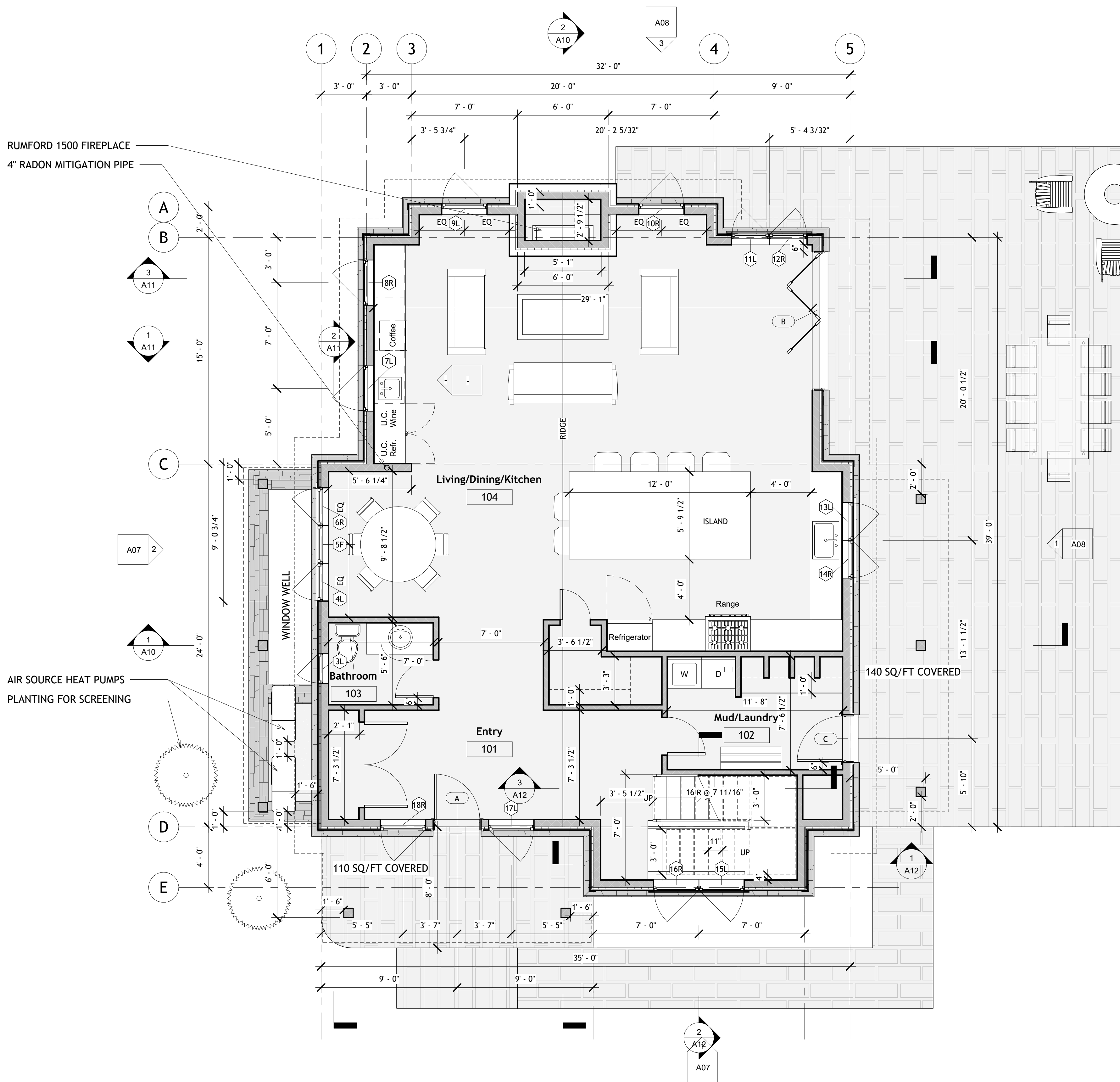
Entry Level - Floor Plan

2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS:
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GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

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2 Entry Level
1/4" = 1'-0"

Entry Level + Garage - Floor Plan

2025.10.24

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

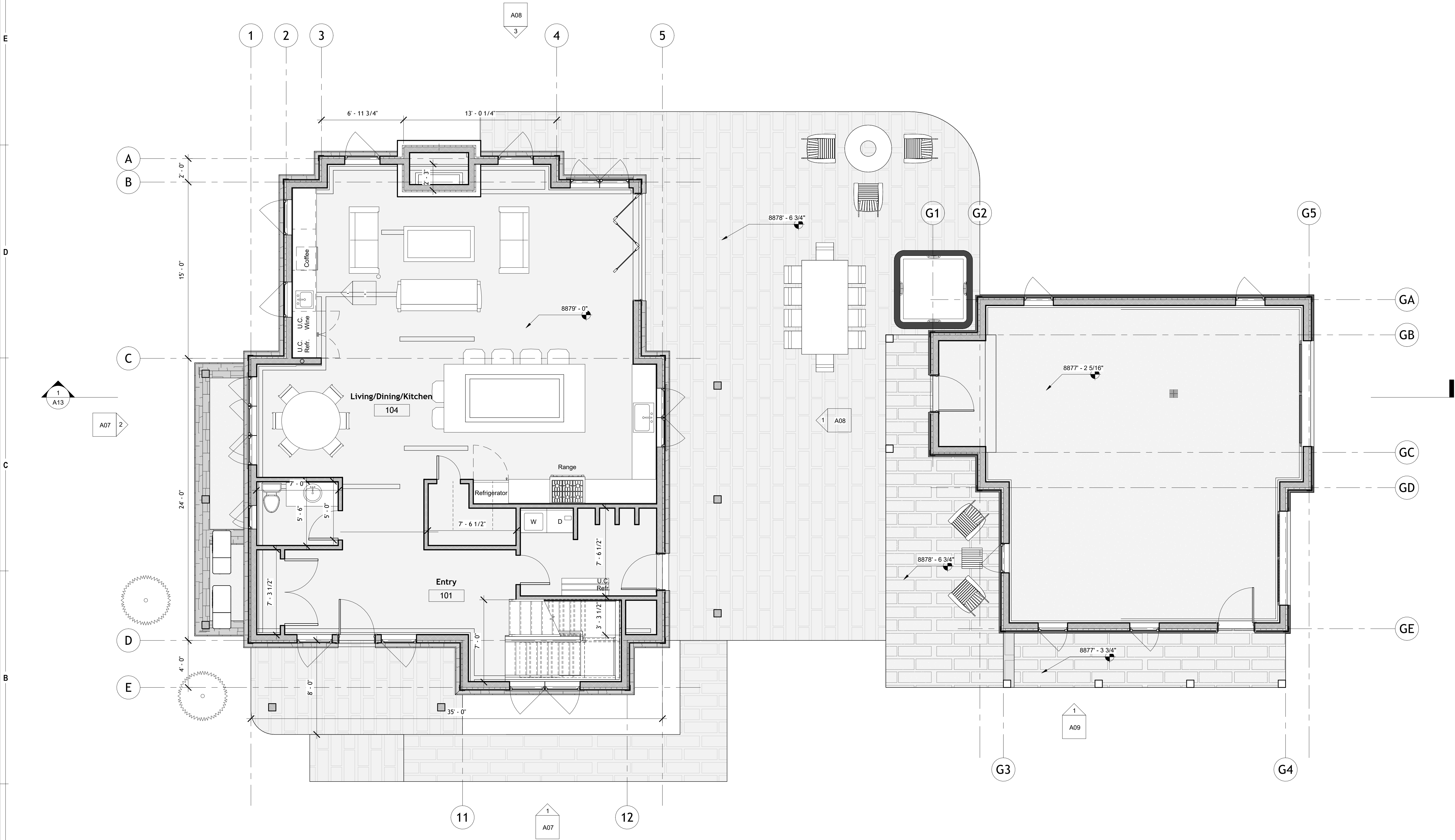
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GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

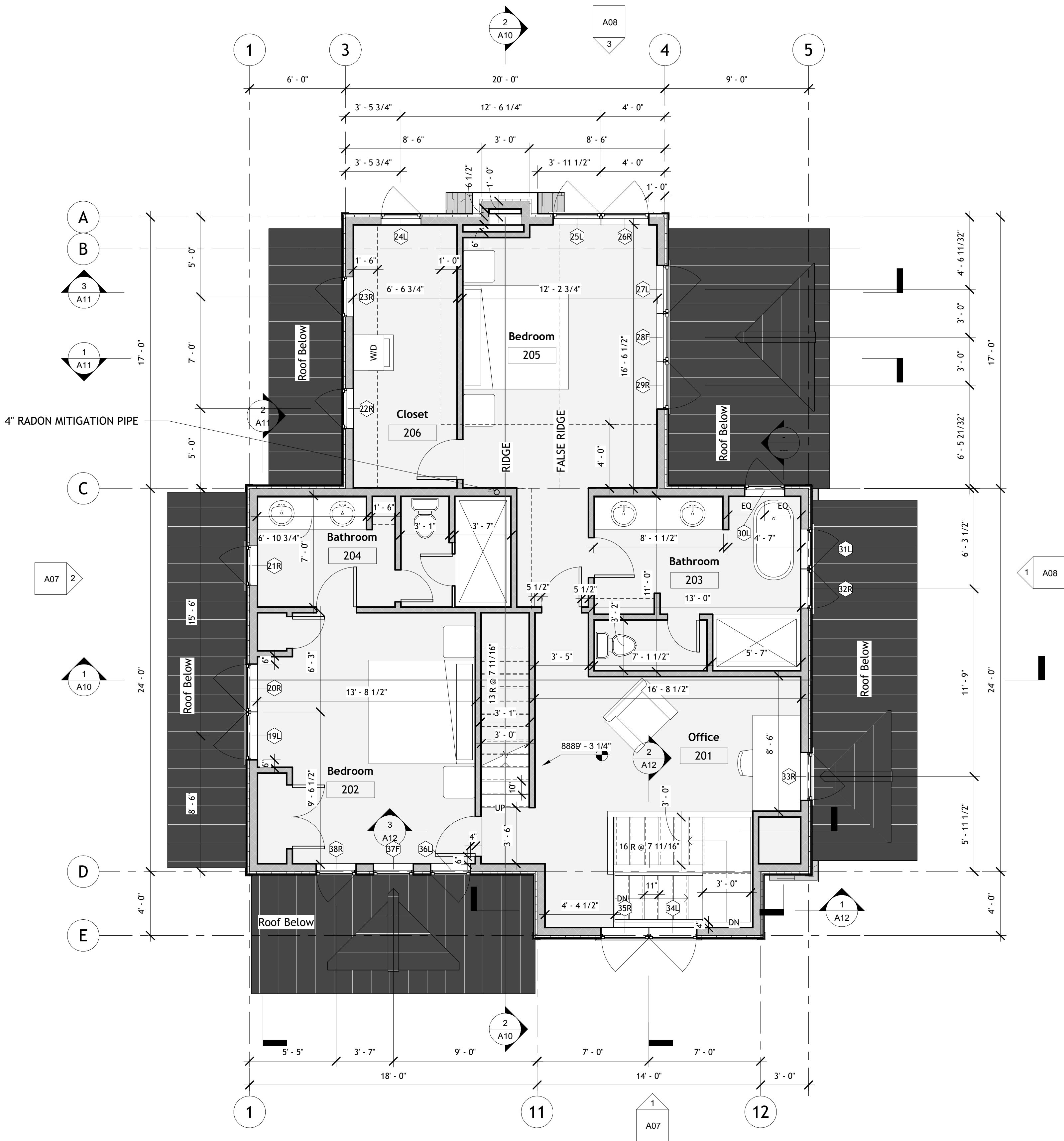
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NOT FOR CONSTRUCTION



1 Entry Level + Garage
1/4" = 1'-0"

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1 Upper Level
1/4" = 1'-0"

Upper Level - Floor Plan

2025.10.24

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

DRAWN BY: Author

PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

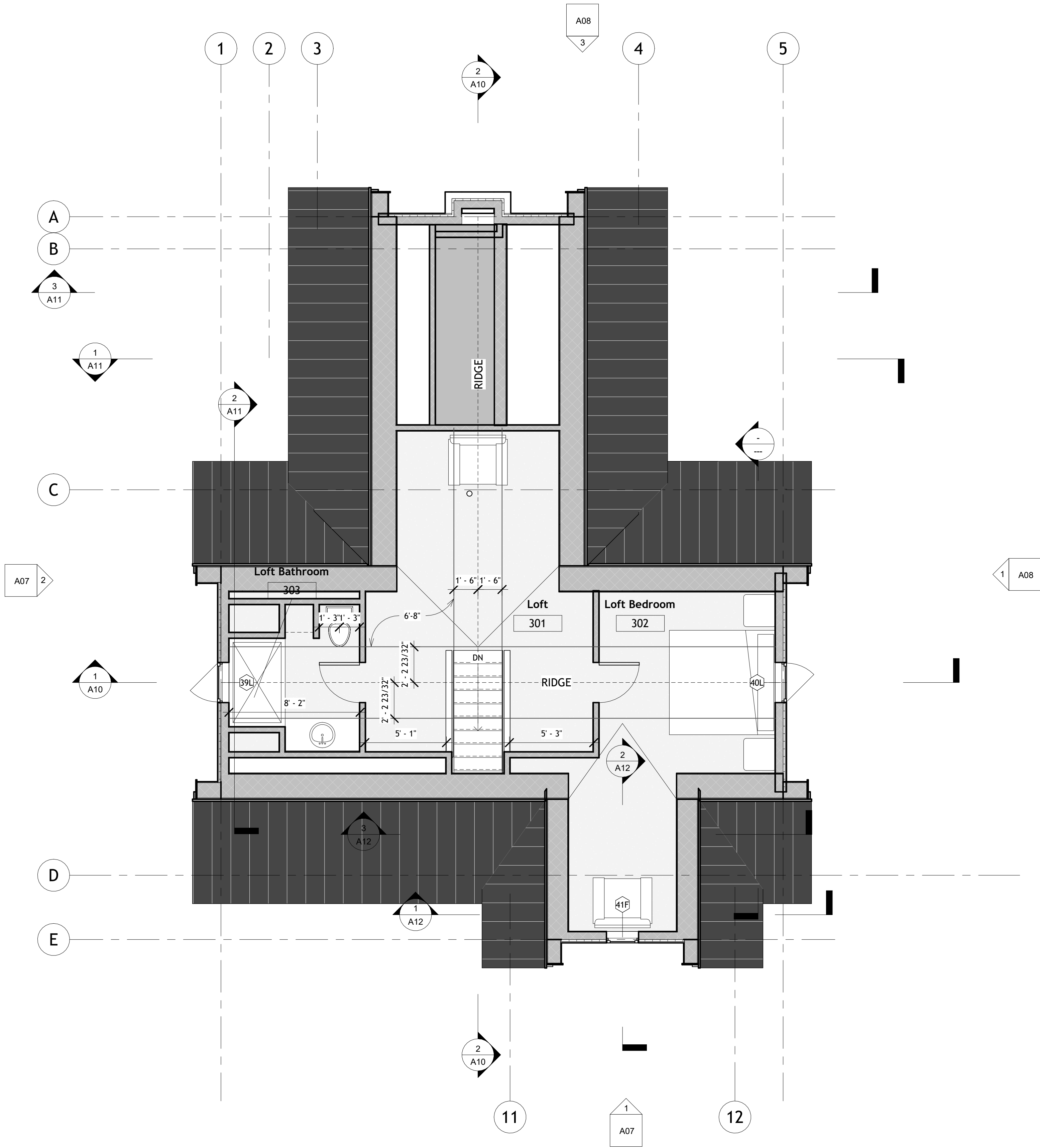
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123456

2 Loft
1/4" = 1'-0"



Loft - Floor Plan

2025.10.24

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

DRAWN BY: JG

PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

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AHA
ANDREW HADLEY ARCHITECT

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South + West - Elevations

2025.10.24

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

DRAWN BY: JG

PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
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- STANDING SEAM METAL ROOF - CHARCOAL GREY
- 2x6 CORNER BOARD TRIM - RUSHING RIVER
- HORIZONTAL WOOD SIDING - RUSHING RIVER
- FRONT DOOR COLOR - GENTLEMAN'S GRAY
- 8x8 TIMBER POSTS - NATURAL BROWN
- DRystack STONE WAINSCOTT - NATURAL GREY MIX
- *BENJAMIN MOORE HISTORICAL COLLECTION COLORS

- SHINGLE SIDING - NATURAL COLOR
- 2x10 FASCIA, 2x4 FREEZE - SIMPLY WHITE
- 10" BAND BOARD - RUSHING RIVER - TO MATCH SIDING
- METAL CLAD WINDOWS - DARK BRONZE
- 2x6 WINDOW TRIM - SIMPLY WHITE

1 South
1/4" = 1'-0"

2 West
1/4" = 1'-0"

24'-6" FAR
8903' - 6"

Loft
8897' - 7 1/2"

15'-6" FAR
8894' - 6"

Upper Level
8889' - 3 1/4"

18" FAR
8880' - 6"
Entry Level
8879' - 0"

AIR SOURCE HEAT PUMPS



South Elevation + Garage

2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS:
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SLATE RIVER SUBDIVISION

Augusta Park - T2

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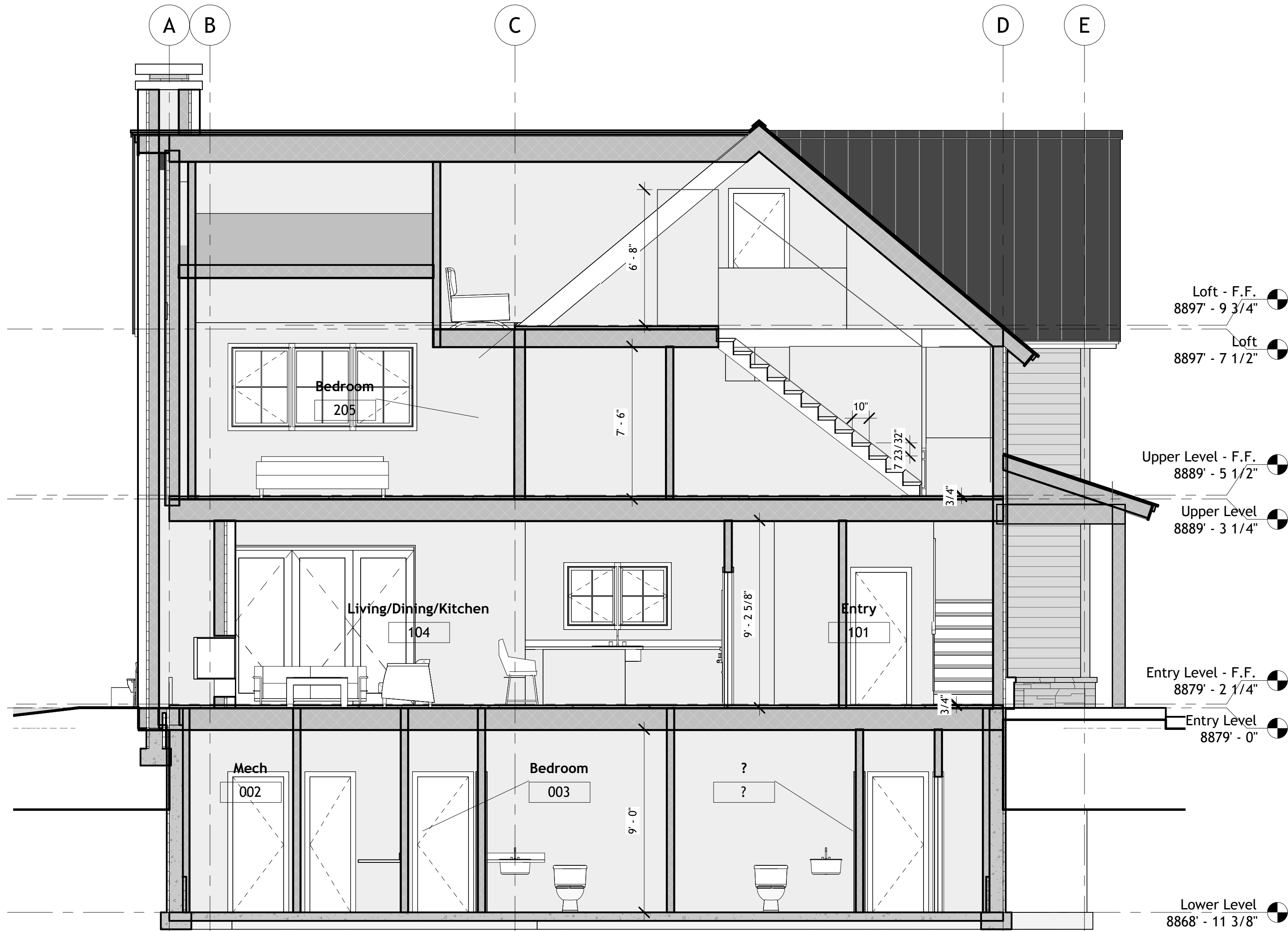
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1 South + Garage
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 6
1/4" = 1'-0"

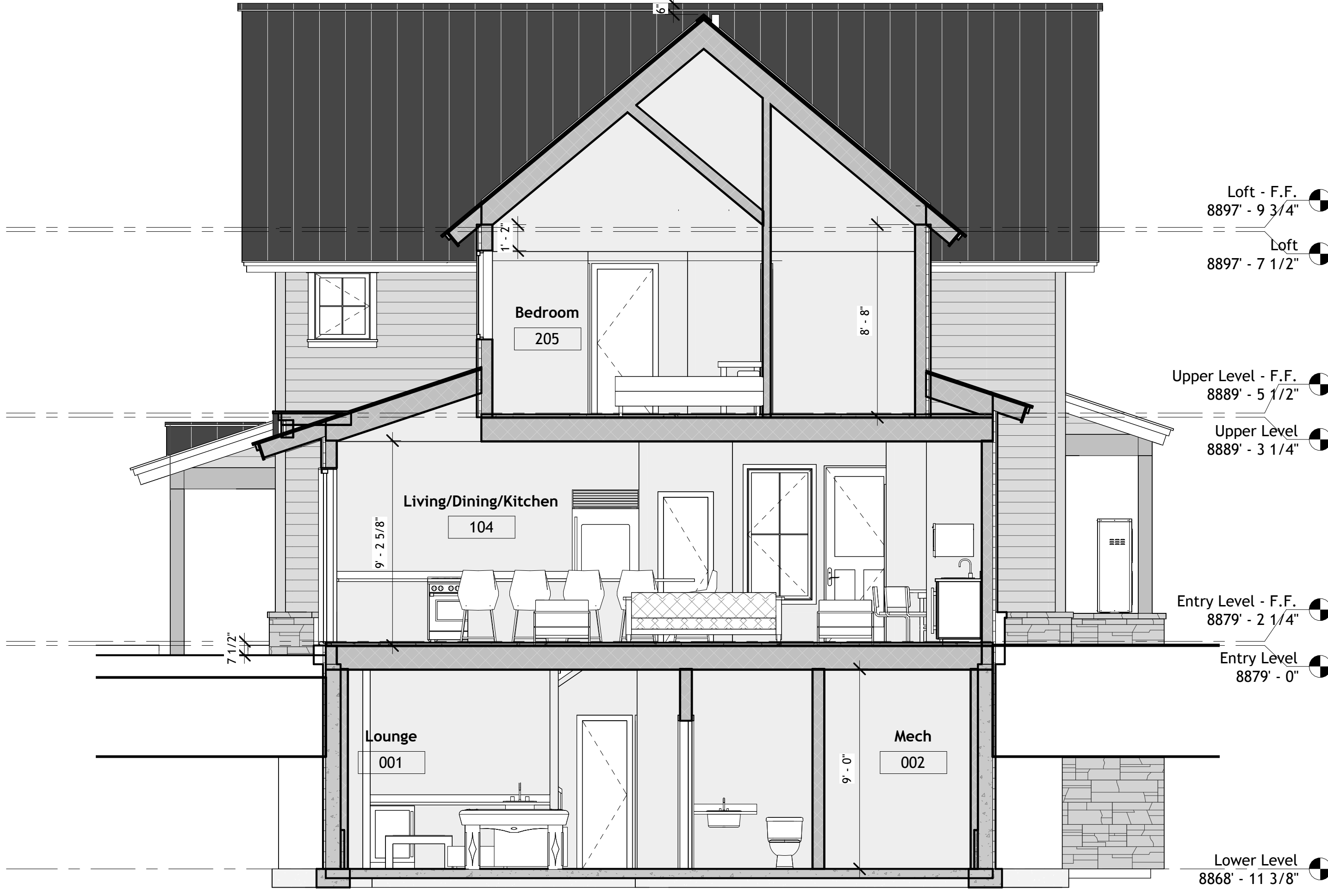
Sections
2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS: LOT T2, 65 PYRAMID AVE GOTHIC CORRIDOR SLATE RIVER SUBDIVISION

Augusta Park - T2

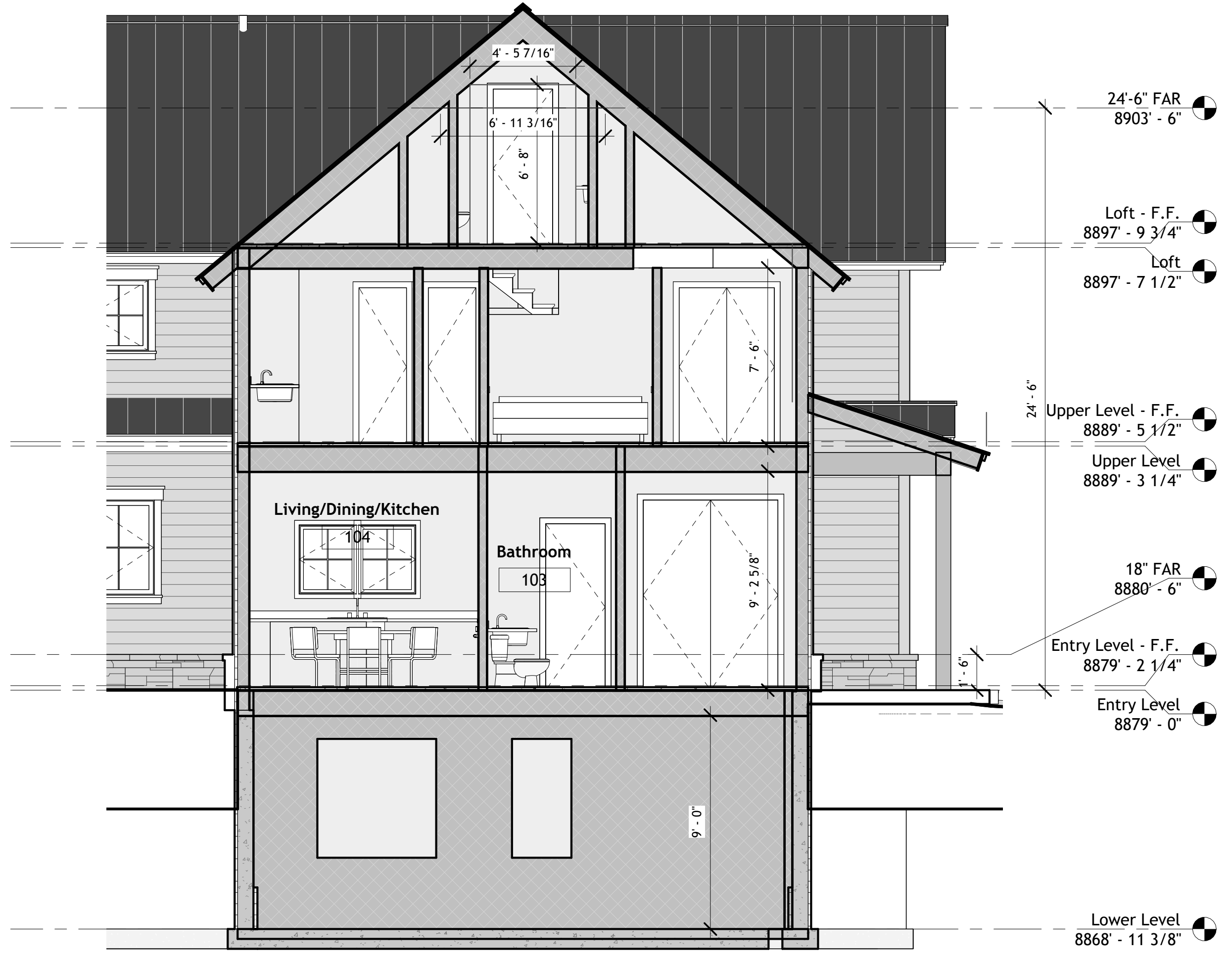
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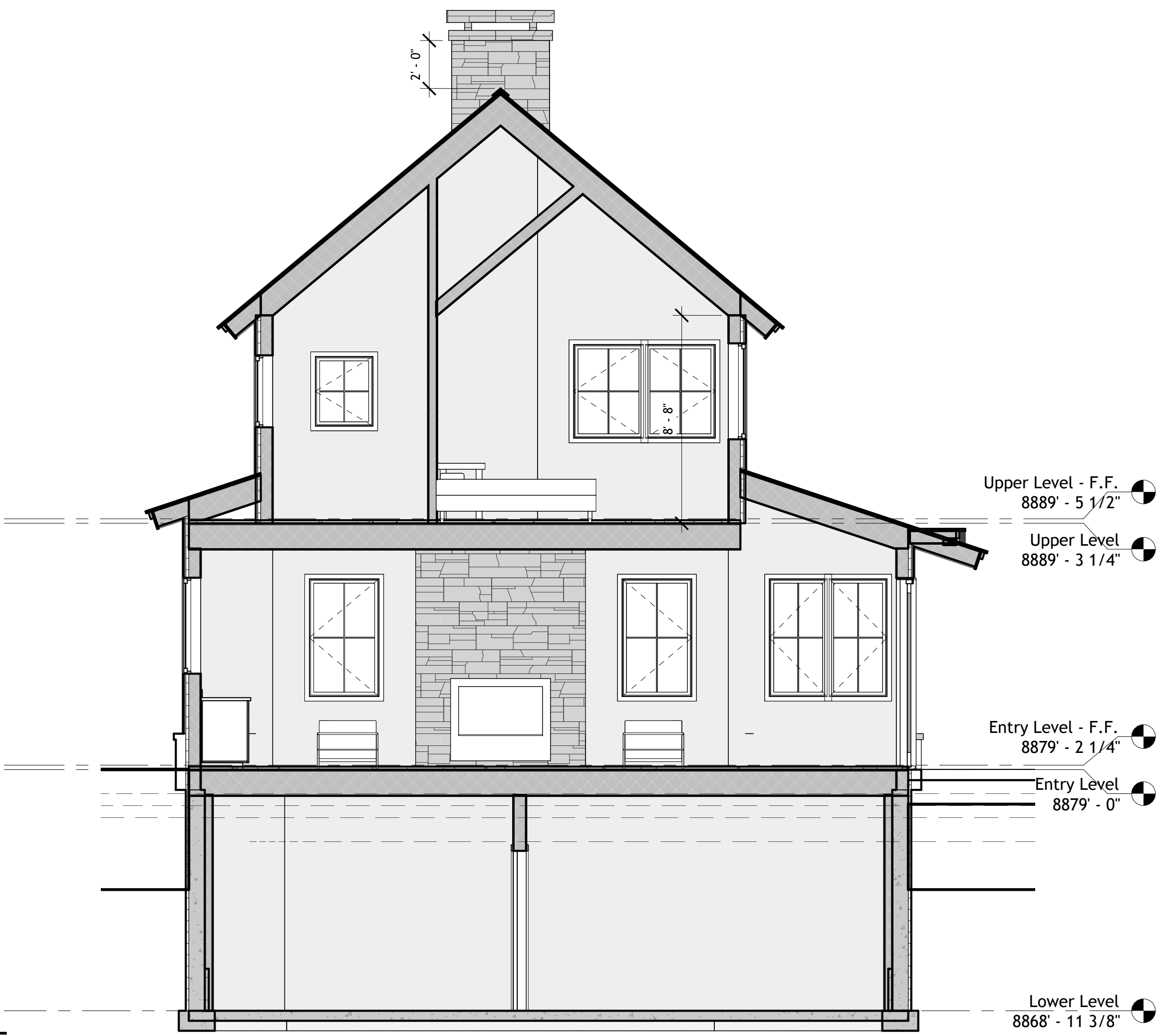
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1 Section 5
1/4" = 1'-0"



2 Section 8
1/4" = 1'-0"



3 Section 15
1/4" = 1'-0"

A11

Sections
2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS: LOT T2, 65 PYRAMID AVE GOTHIC CORRIDOR SLATE RIVER SUBDIVISION

Augusta Park - T2

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81224
(970) 349 - 0806

Sections

2025.10.24

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

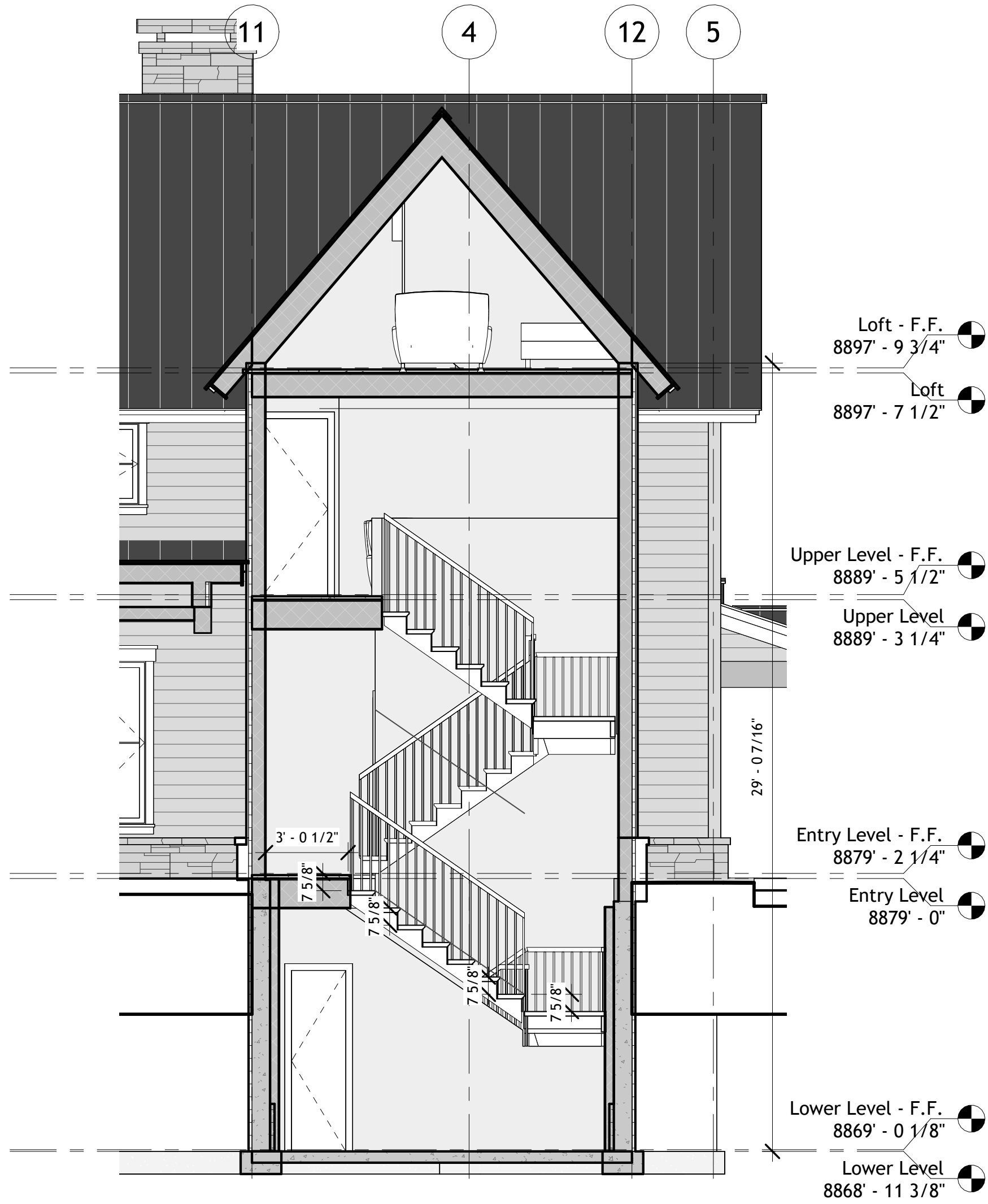
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LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

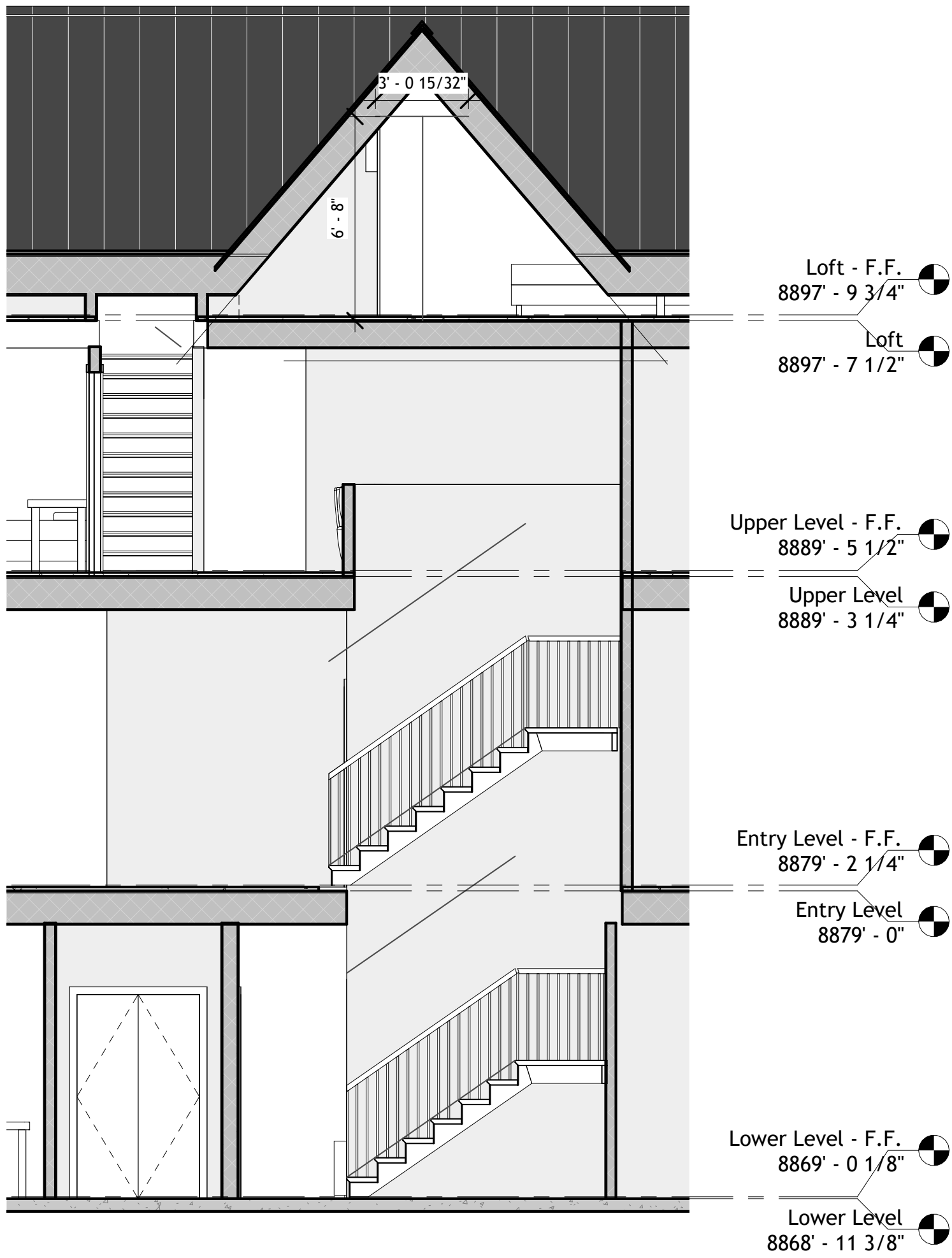
Augusta Park - T2

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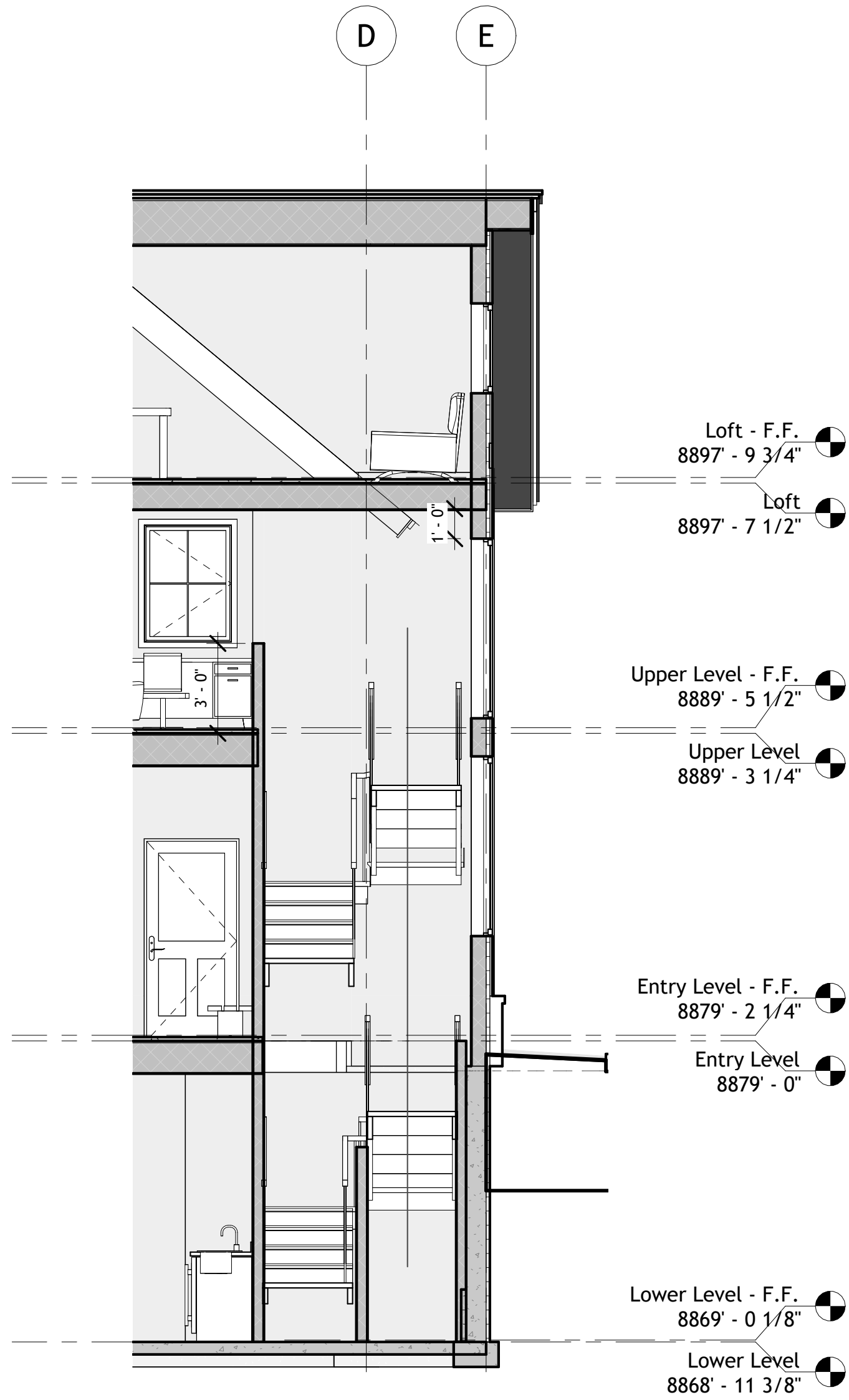
NOT FOR CONSTRUCTION



1 Stair Section - 1
1/4" = 1'-0"



3 Stair Section - 2
1/4" = 1'-0"



2 Stair Section - 3
1/4" = 1'-0"

Sections

2025.10.24

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

DRAWN BY: Author

PROJECT ADDRESS:

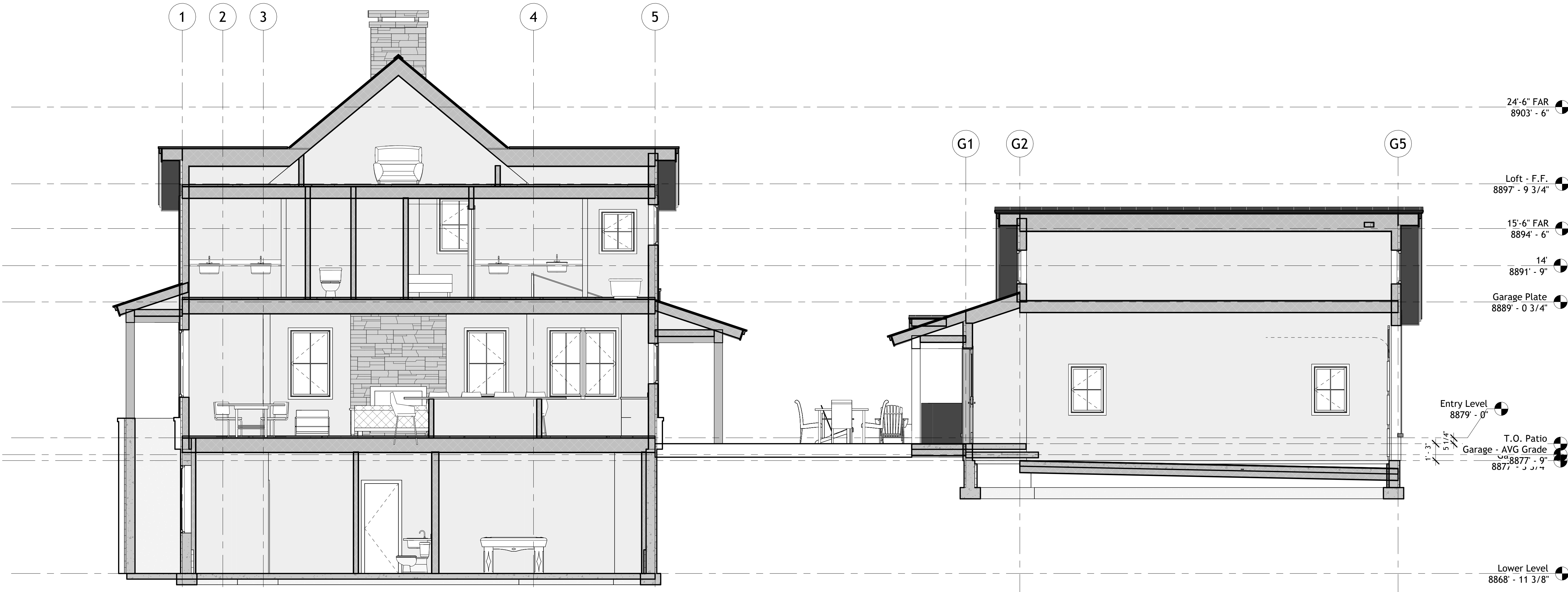
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SLATE RIVER SUBDIVISION

Augusta Park - T2

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1 Site Section
1/4" = 1'-0"

1 2 3 4 5 6

Area Plans

2025.10.24

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

DRAWN BY: JG

PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

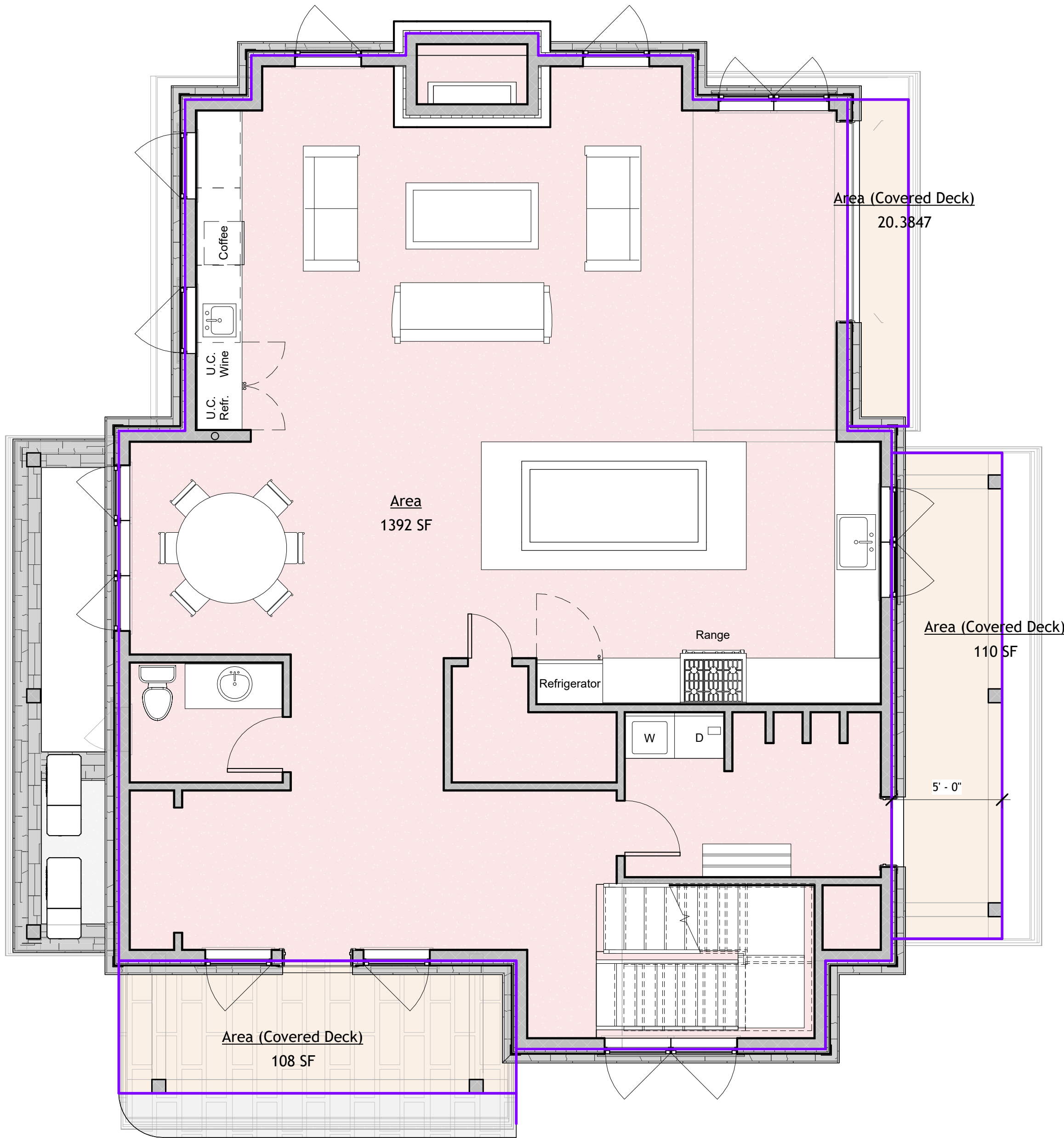
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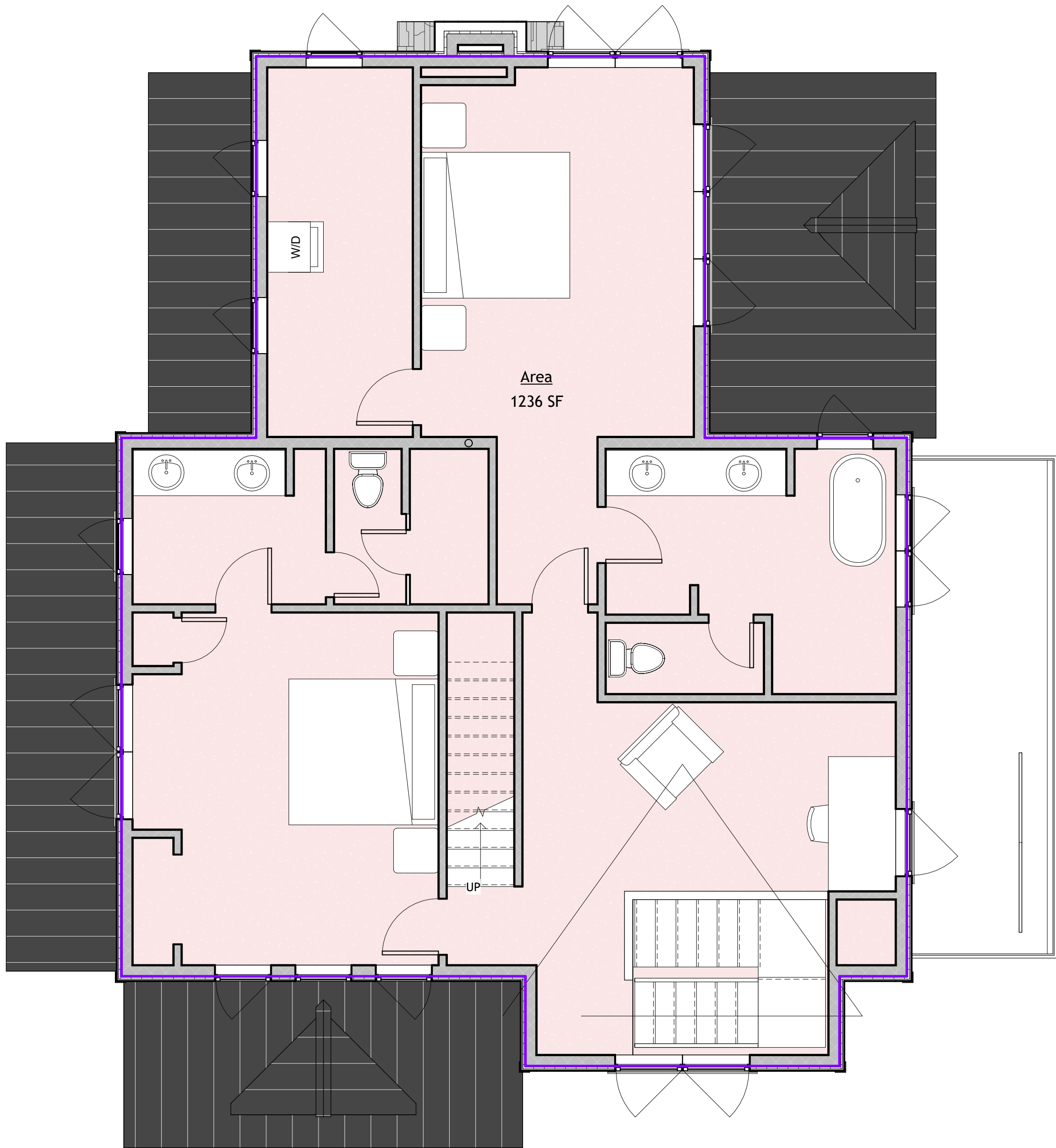
ANDREW HADLEY ARCHITECT

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81224
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1 Entry Level
1/4" = 1'-0"

Area Schedule (Gross Building)1		
Name	Factor	Gross Area
Area (Covered Deck)	0.5	54 SF
Area (Covered Deck)	0.5	55 SF
Area (Covered Deck)	0.5	20 SF
Exterior Area: 3		129 SF
Area	1	1392 SF
Area	1	1236 SF
Gross Building Area: 2		2628 SF
Grand total: 5		2757 SF



2 Upper Level
1/4" = 1'-0"

Garage Floor Plans

2025.10.24

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

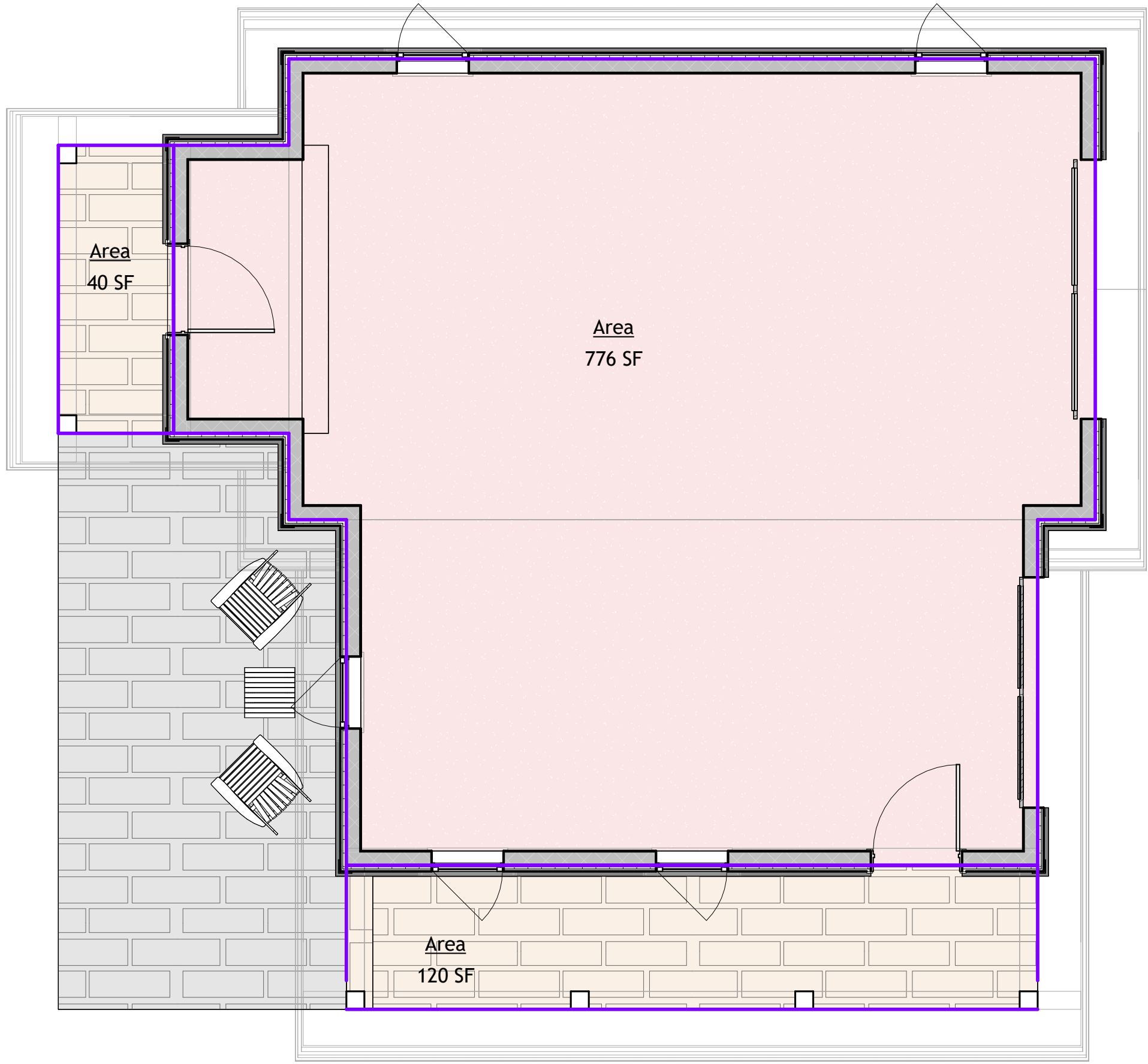
DRAWN BY: JG

PROJECT ADDRESS:
Enter address here

T2 - Garage

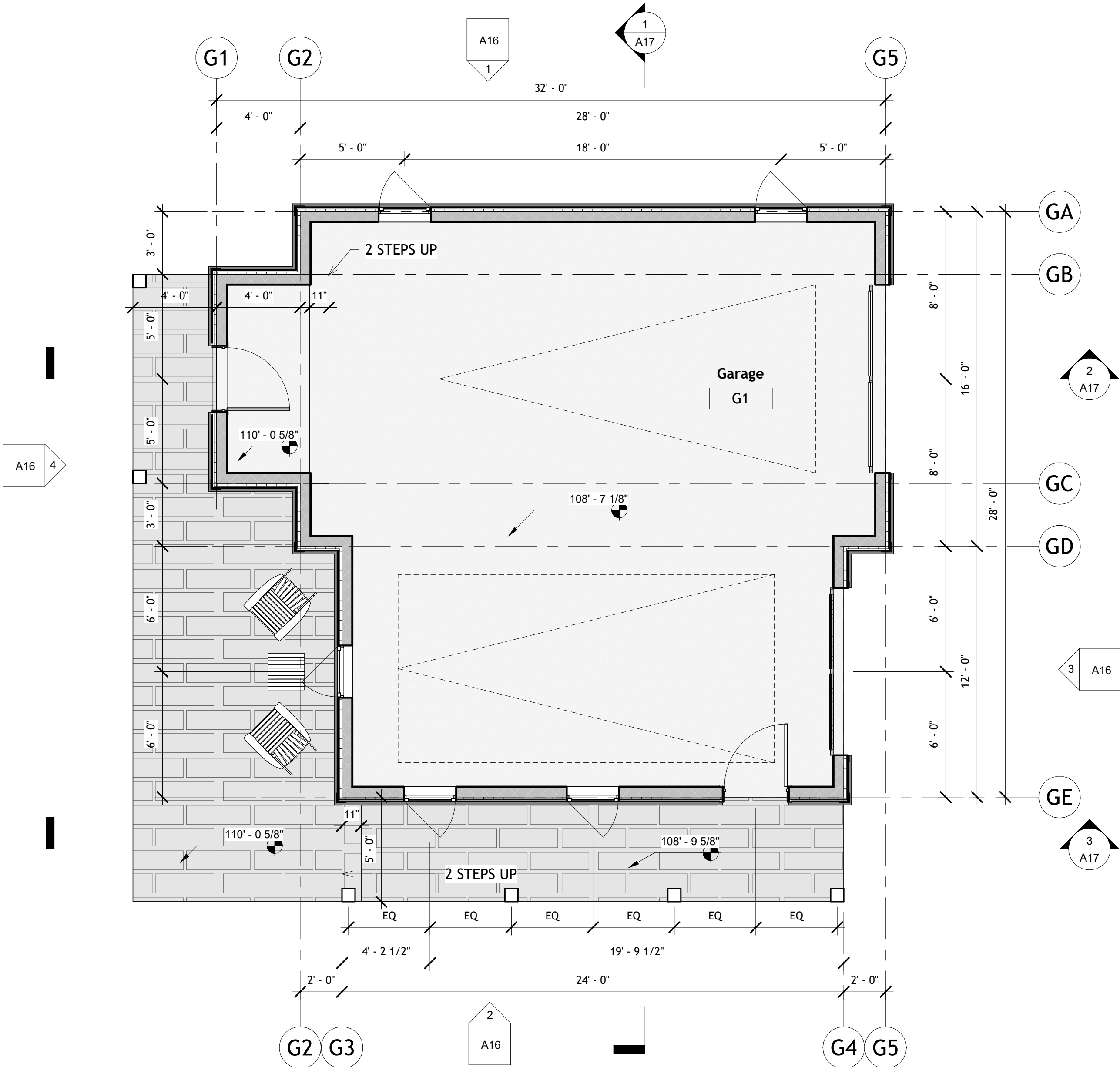
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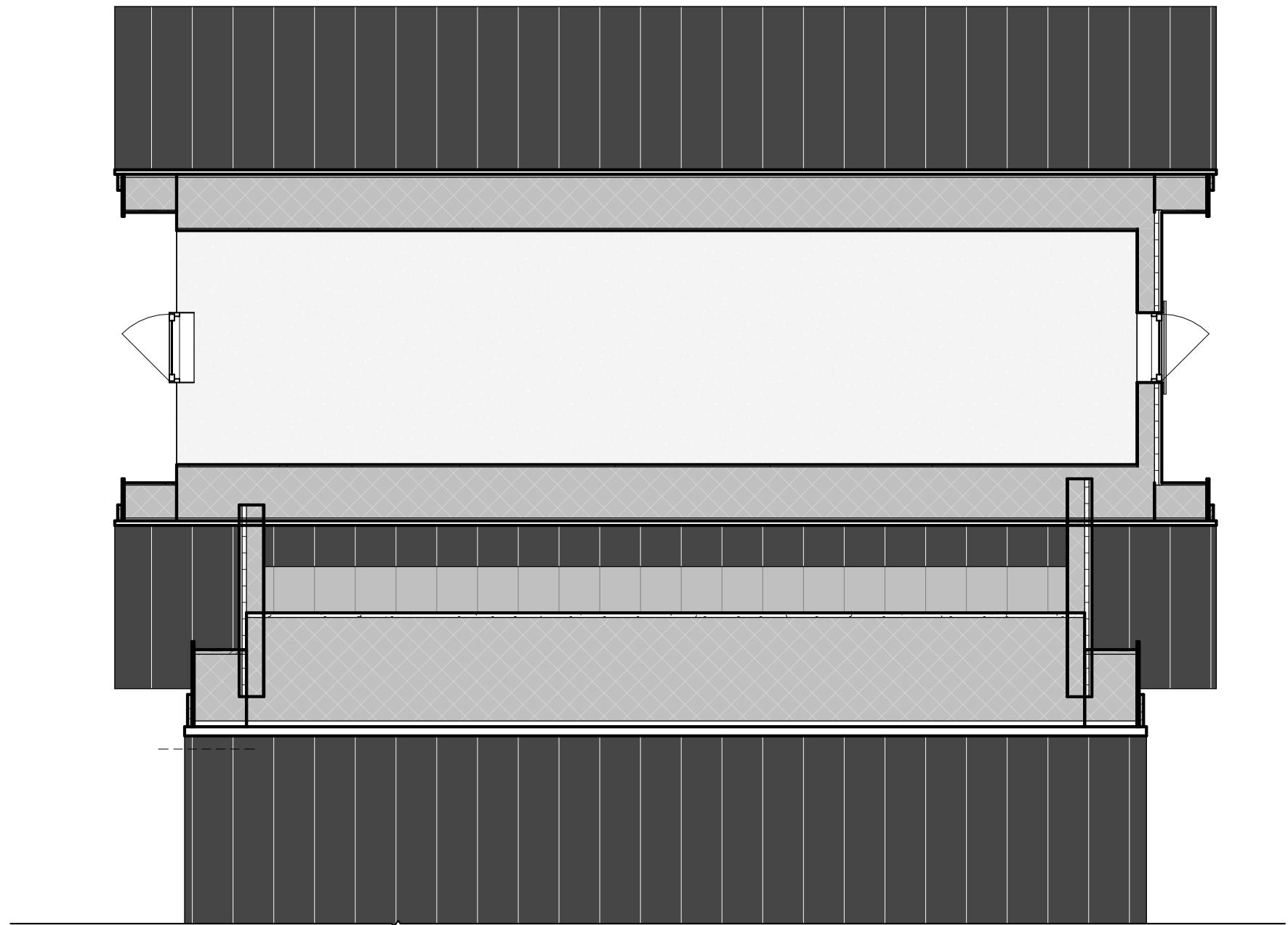


2 Garage Slab - Area Plan Copy 1
1/4" = 1'-0"

Area Schedule (Garage)				
Name	Area Type	Area	Factor	Gross Area
Area	Exterior Area	40 SF	1	40 SF
Area	Exterior Area	120 SF	1	120 SF
Exterior Area: 2		160 SF		160 SF
Area	Gross Building Area	776 SF	1	776 SF
Gross Building Area: 1		776 SF		776 SF
Grand total: 3		936 SF		936 SF



1 Garage Slab
1/4" = 1'-0"



3 14'
1/4" = 1'-0"

Garage Elevations

2025.10.24

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

DRAWN BY: JG

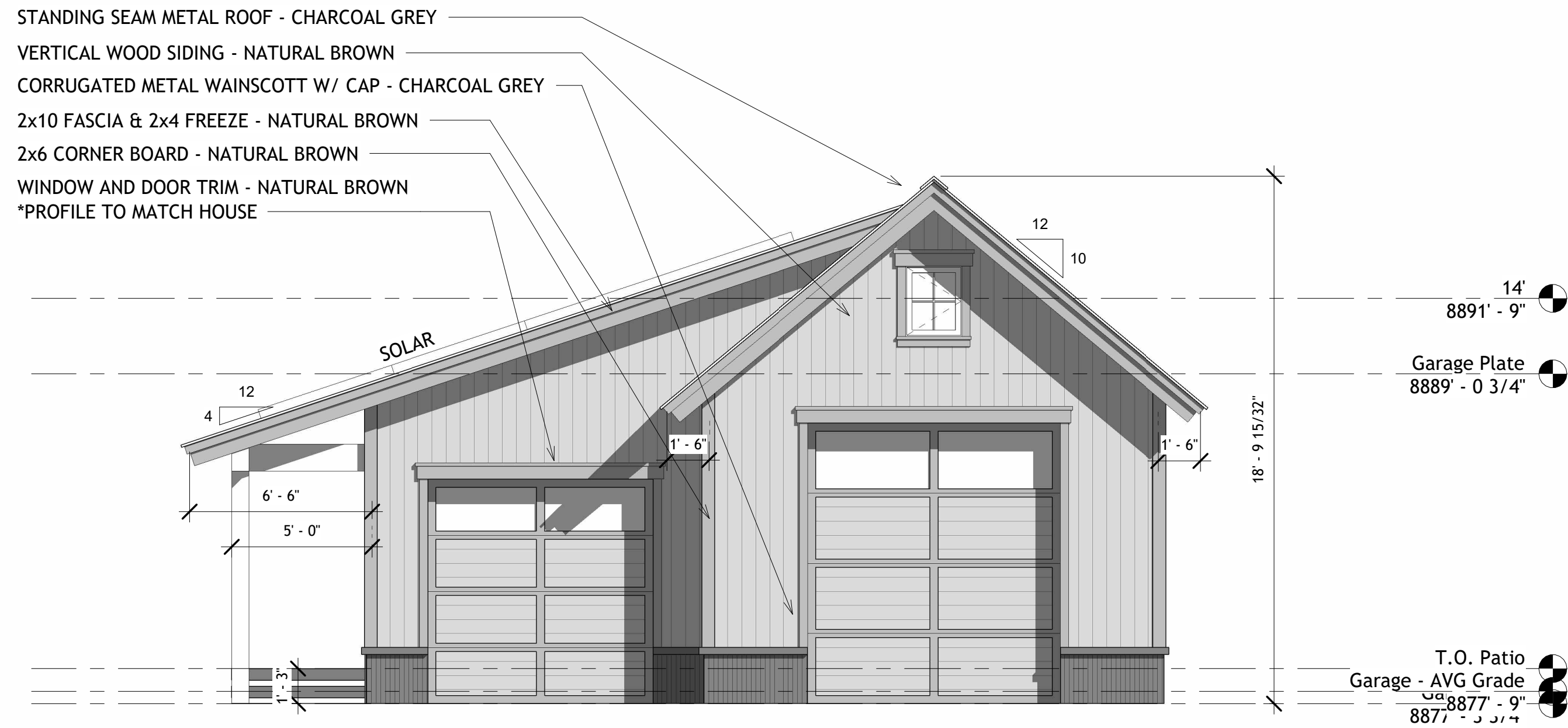
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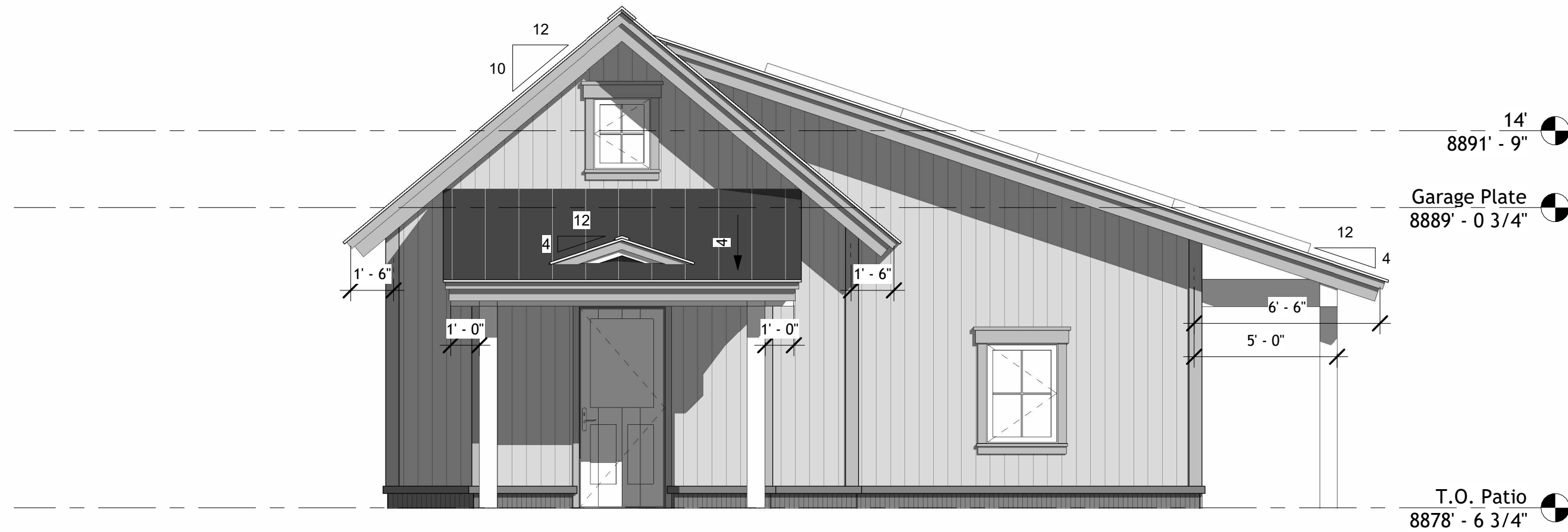
T2 - Garage

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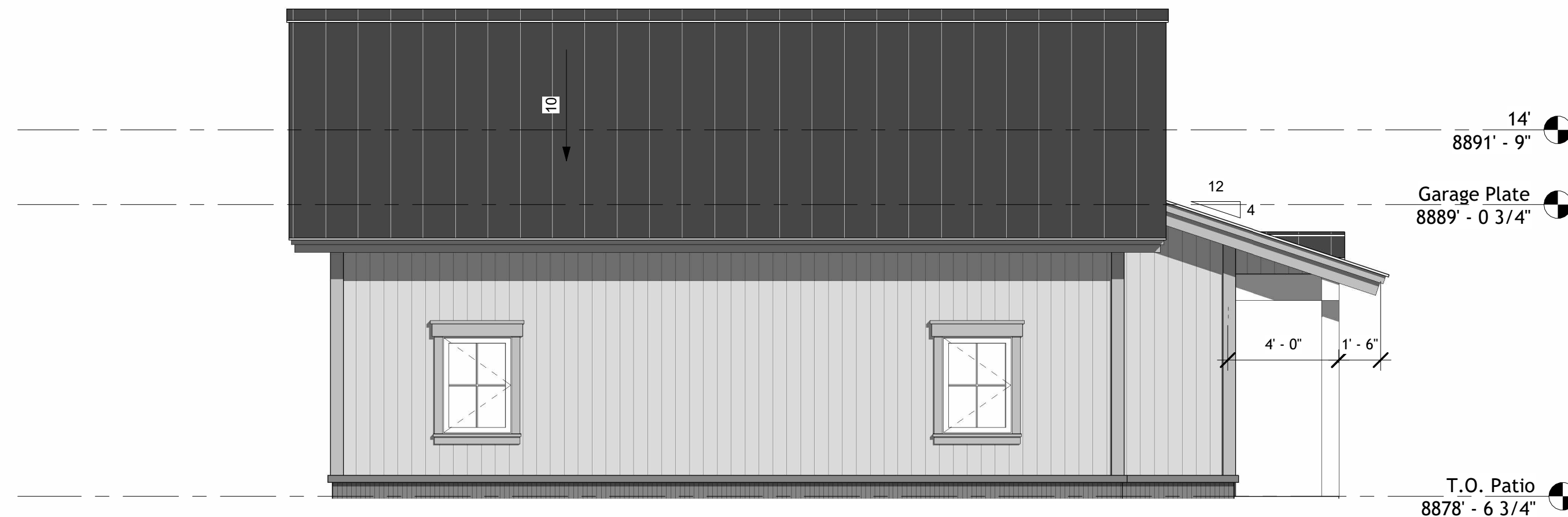
3 East - Garage
1/4" = 1'-0"



4 West - Garage
1/4" = 1'-0"



2 South - Garage
1/4" = 1'-0"



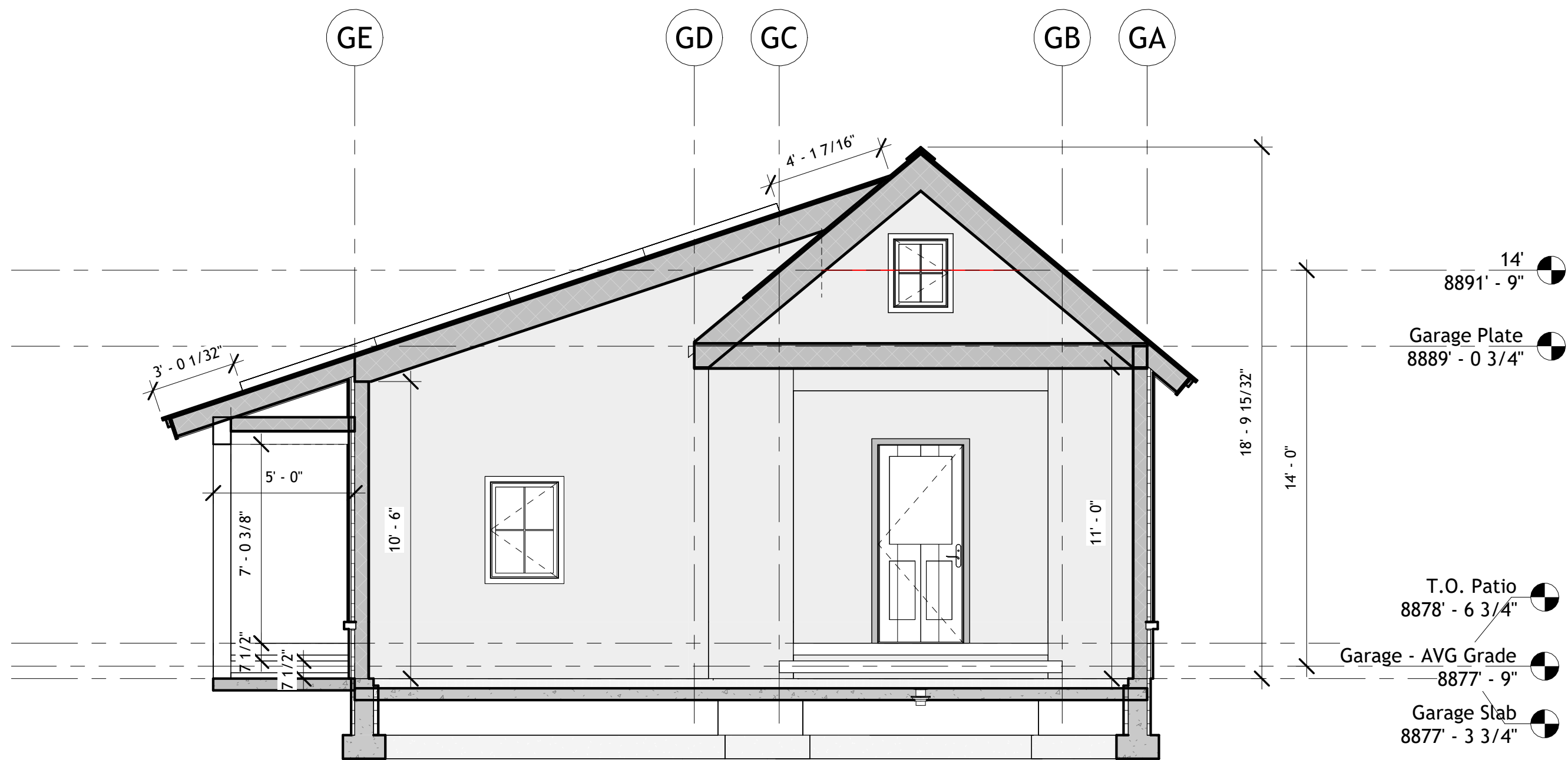
1 North - Garage
1/4" = 1'-0"

Garage Sections
2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS: Enter address here

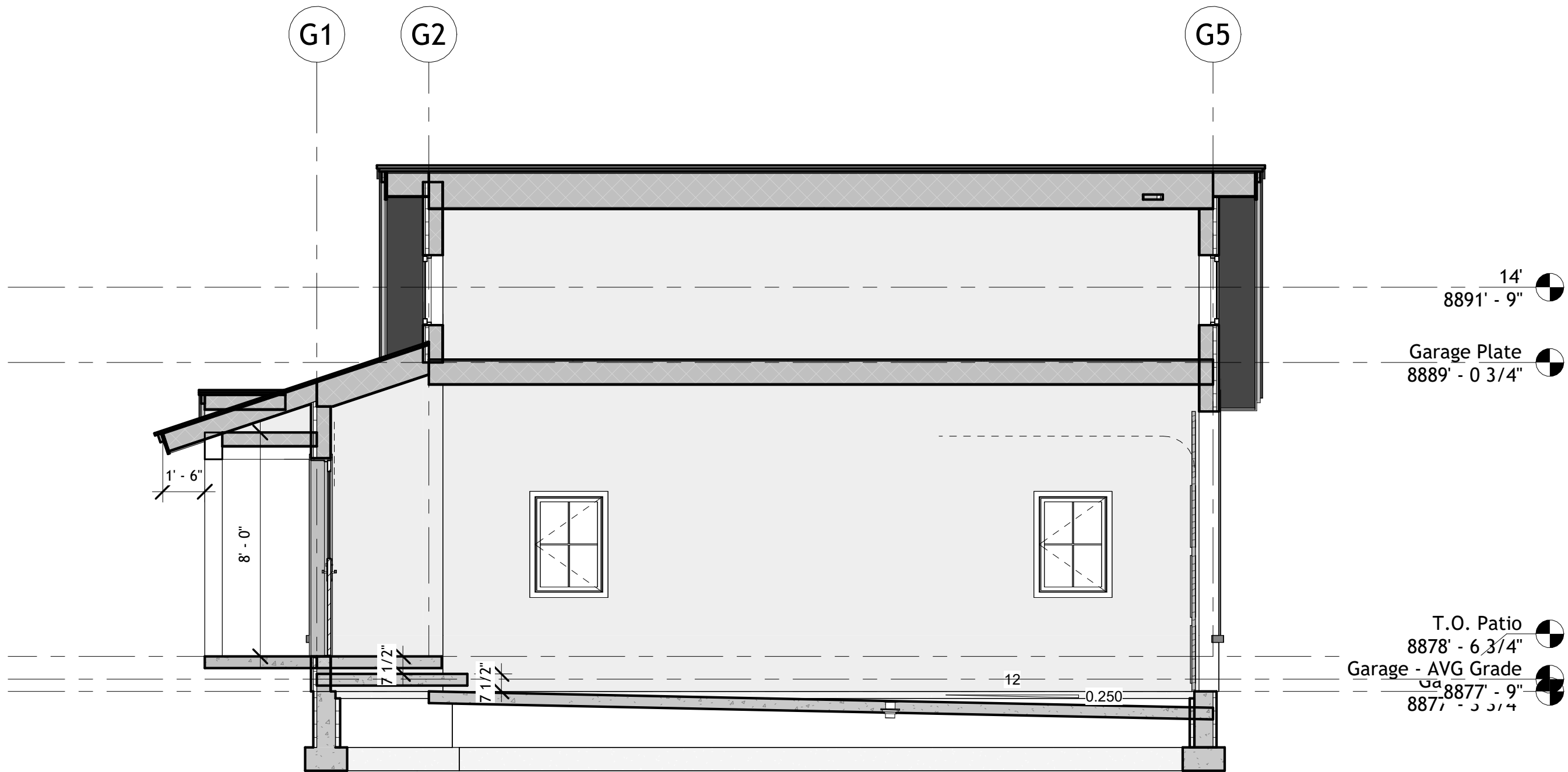
T2 - Garage

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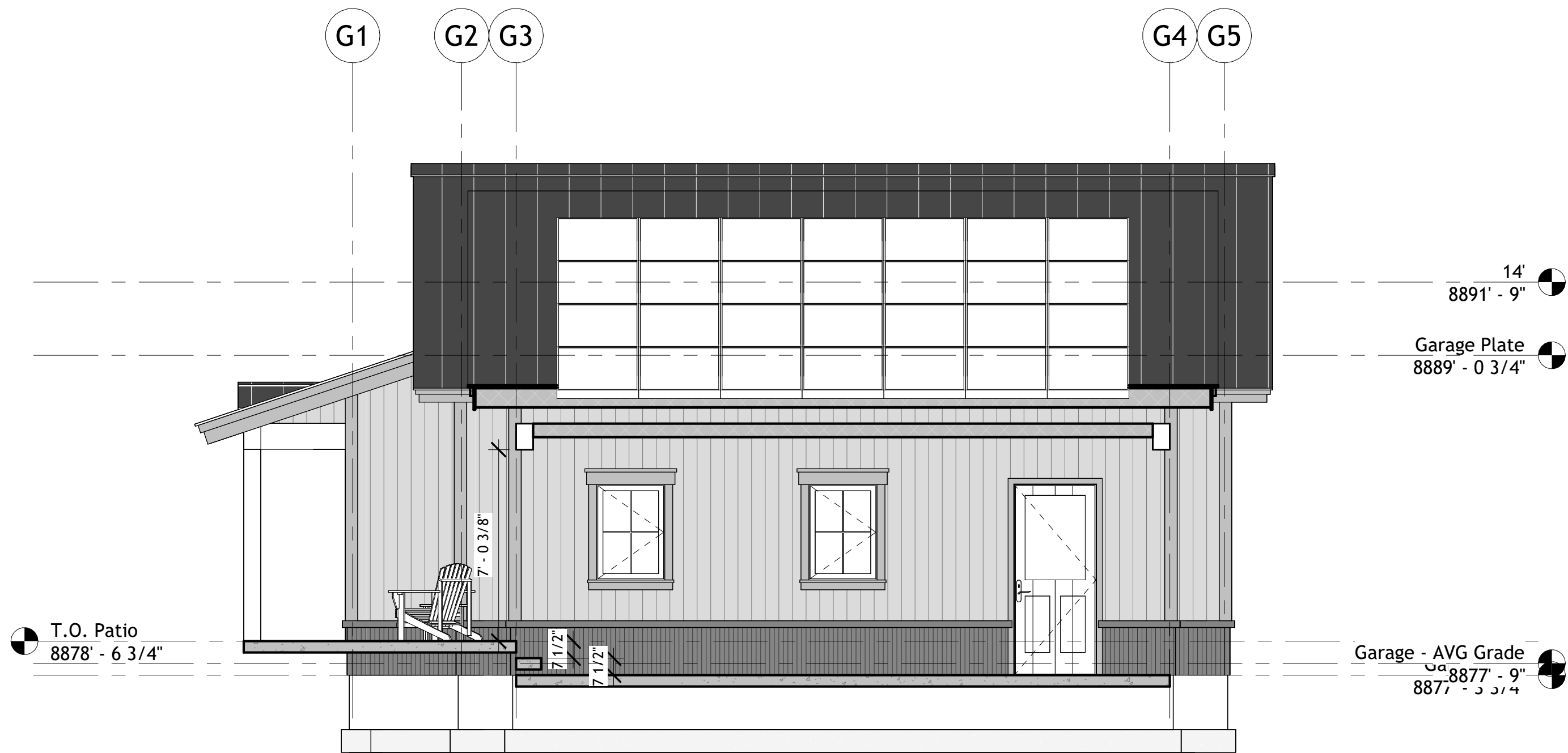
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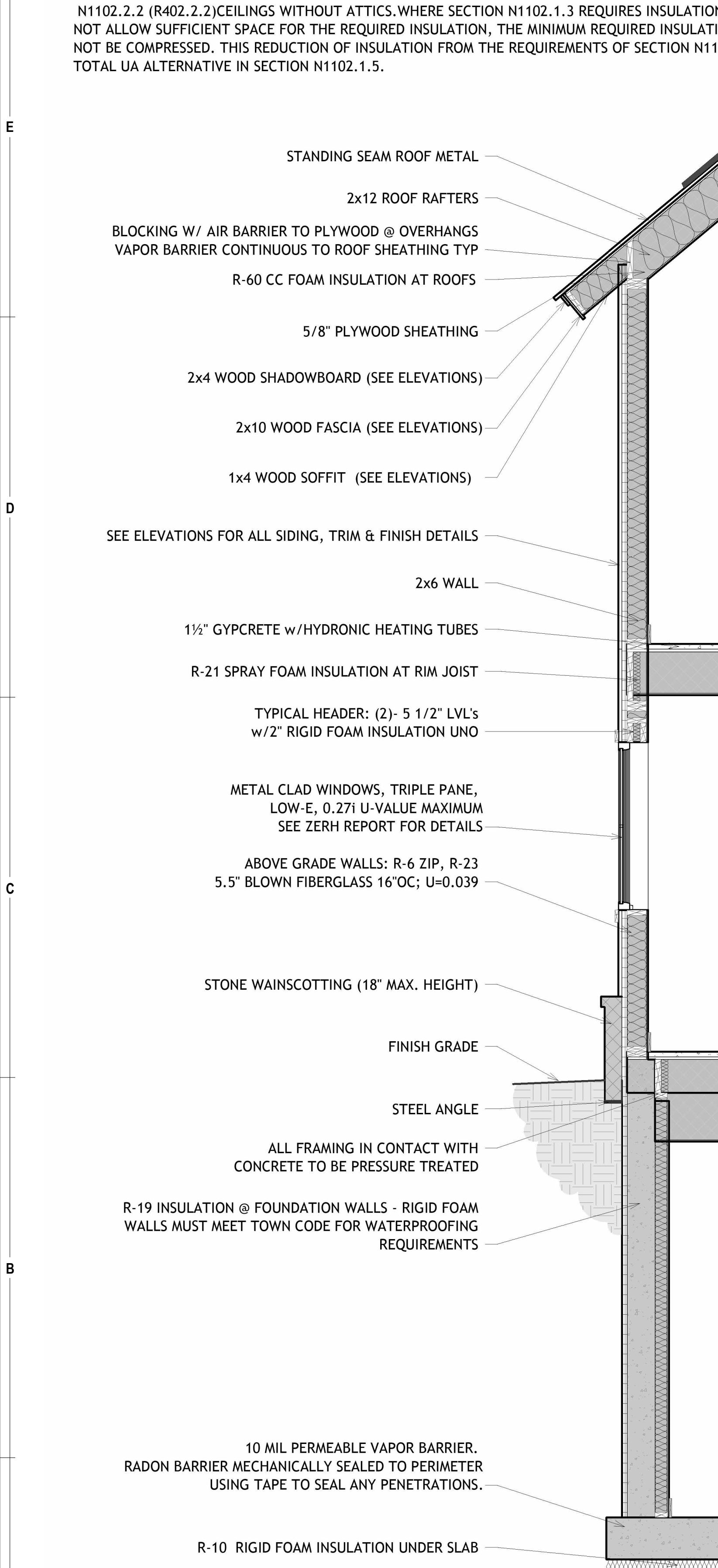
1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



3 Section 3
1/4" = 1'-0"



TYPICAL WALL SECTION
*NTS

R703.4FLASHING.
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

- 1.EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.
- 2.AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- 3.UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
- 4.CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- 5.WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
- 6.AT WALL AND ROOF INTERSECTIONS.
- 7.AT BUILT-IN GUTTERS.

R703.4.1FLASHING INSTALLATION AT EXTERIOR WINDOW AND DOOR OPENINGS.
FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO A WATER-RESISTIVE BARRIER COMPLYING WITH SECTION 703.2 FOR SUBSEQUENT DRAINAGE. AIR SEALING SHALL BE INSTALLED AROUND ALL WINDOW AND DOOR OPENINGS ON THE INTERIOR SIDE OF THE ROUGH OPENING GAP. MECHANICALLY ATTACHED FLEXIBLE FLASHINGS SHALL COMPLY WITH AAMA 712. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING:

- 1.THE FENESTRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR APPLICATIONS NOT ADDRESSED IN THE FENESTRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S INSTRUCTIONS. WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.
- 2.IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OF A REGISTERED DESIGN PROFESSIONAL.
- 3.IN ACCORDANCE WITH OTHER APPROVED METHODS.

R703.12.2 FLASHING AT FOUNDATION:
A CORROSION RESISTANT SCREED OR FLASHING OF A MINIMUM 0.019" (48MM) OR 26-GAGE GALVANIZED OR PLSTIC WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2" (89MM) SHALL BE INSTALLED TO EXTEND A MINIMUM OF 1" (25MM) BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH SECTION R703.4

R703.12.3 WATER - RESISTIVE BARRIER:
A WATER-RESISTIVE BARRIER SHALL BE INSTALLED AS REQUIRED BY SECTION R703.2 AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R703.7.3. THE WATER - RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE SCREED OR FLASHING PROVIDED IN ACCORDANCE WITH SECTION R703.12.2.

- NOTE:
ALL APPLIANCES MUST BE ENERGY STAR RATED.
PLUMBING FIXTURES, FOLLOW 1 OF 2 PATHWAYS:
- 1 - HOT WATER DISTRIBUTION SYSTEM SHALL STORE NO MORE THAN .5 GALLONS OF WATER IN ANY PIPING/MANIFOLD BETWEEN HOT WATER SOURCE AND ANY HOT WATER FIXTURE. DHW RECIRC SYSTEMS MUST OPERATE ON ADAPTIVE SCHEDULING. CANNOT SOLELY BE BASED ON TIMER/TEMP.
PEX - MAX
3/8" - 94.5'
1/2" - 52'
5/8" - 36'
3/4" - 26.4'
 - 2 - WATER HEATERS MUST MEET MINIMUM EFFICIENCY REQUIREMENTS AND ALL SHOWERHEADS AND BATHROOM SINKS MUST BE WATERSENSE LABELED
 - 3 - BUILDING TO MEET INDOORAIRPLUS GUIDELINES: CERITIFIED & DOCUMENTED LOW VOC PRODUCTS INCLUDING:
ALL COMPOSITE WOOD PRODUCTS, STRUCTURAL PLYWOOD AND OSB
INTERIOR PAINTS AND FINISHES
CARPET, CARPET CUSHION AND CARPET ADHESIVES
CABINETRY

R703.2 WATER-RESISTIVE BARRIER.
ONE LAYER OF NO. 15 ASPHALT FELT, FREE FROM HOLES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS. NO.15 ASPHALT FELT SHALL BE APPLIED HORIZONTALLY, WITH THE UPPER LAYER LAPPED OVER THE LOWER LAYER NOT LESS THAN 2 INCHES (51 MM). WHERE JOINTS OCCUR, FELT SHALL BE LAPPED NOT LESS THAN 6 INCHES (152 MM). OTHER APPROVED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER-RESISTIVE BARRIER MANUFACTURER'S INSTALLATION INSTRUCTIONS. THE NO. 15 ASPHALT FELT OR OTHER APPROVED WATER-RESISTIVE BARRIER MATERIAL SHALL BE CONTINUOUS TO THE TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES IN A MANNER TO MEET THE REQUIREMENTS OF THE EXTERIOR WALL ENVELOPE AS DESCRIBED IN SECTION R703.1.

FLASHING PER R703.4, ITEM 3 & R703.4.1, R703.12.2, R703.12.3: SEE ATTACHED

PROVIDE 10 MIL MOISTURE / RADON BARRIER OVER SOIL & PROVIDE A PASSIVE RADON SYSTEM (SEE FLOOR PLAN FOR LOCATION & SECTIONS 11 FOR DETAILS). THE BARRIER SHALL BE MECHANICALLY ATTACHED TO THE CONCRETE WALL STEM WALL. NO CLOSED CELL FOAM ATTACHMENT IS ALLOWED (BECAUSE IT DOES NOT REMAIN IN PLACE WHICH COMPROMISES THE REQUIRED CONTINUITY OF THE BARRIER)

Details
2025.10.24
SCALE:
DRAWN BY: JG
PROJECT ADDRESS: LOT T2, 65 PYRAMID AVE GOTHIC CORRIDOR SLATE RIVER SUBDIVISION

Augusta Park - T2

SET ISSUED	DATE
DD	
DRB	
PERMIT	
CD	

NOT FOR CONSTRUCTION

Exterior Perspectives

2025.10.24

SCALE:

DRAWN BY: JG

PROJECT ADDRESS:

LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

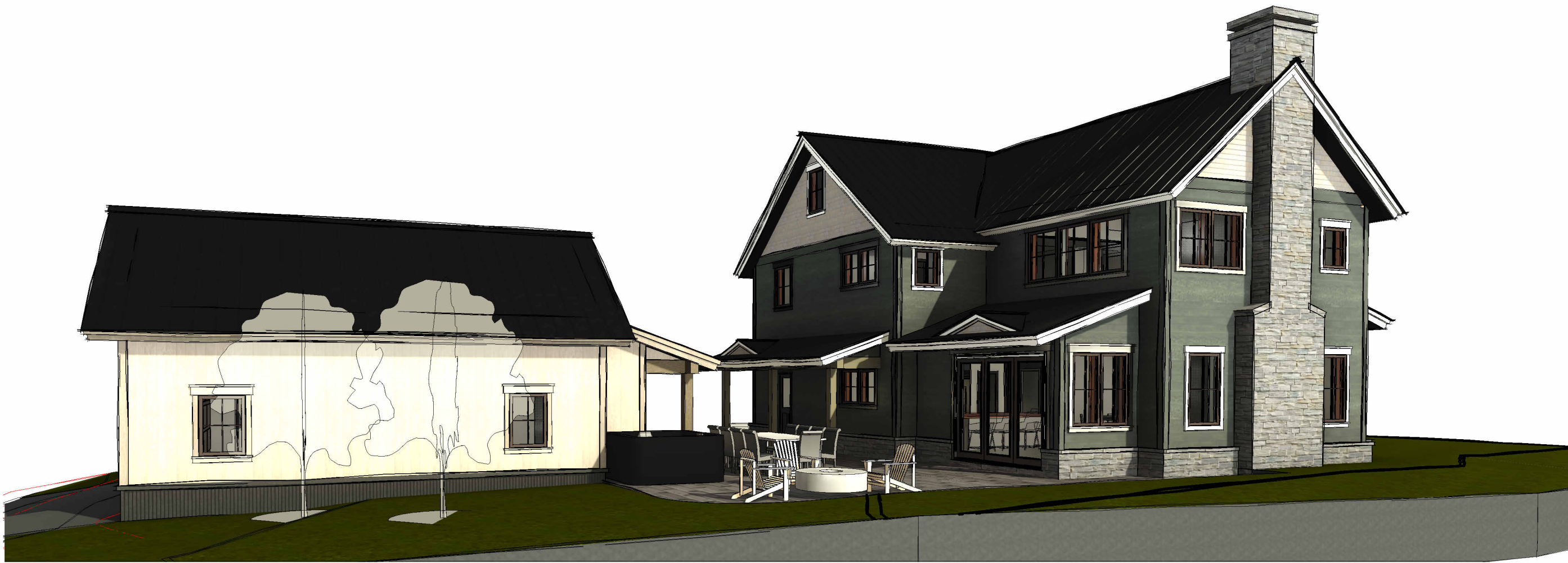
Augusta Park - T2

SET ISSUED	DATE
DD	
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PERMIT	
CD	

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1 South West



2 North East

Exterior Perspectives

2025.10.24

SCALE:

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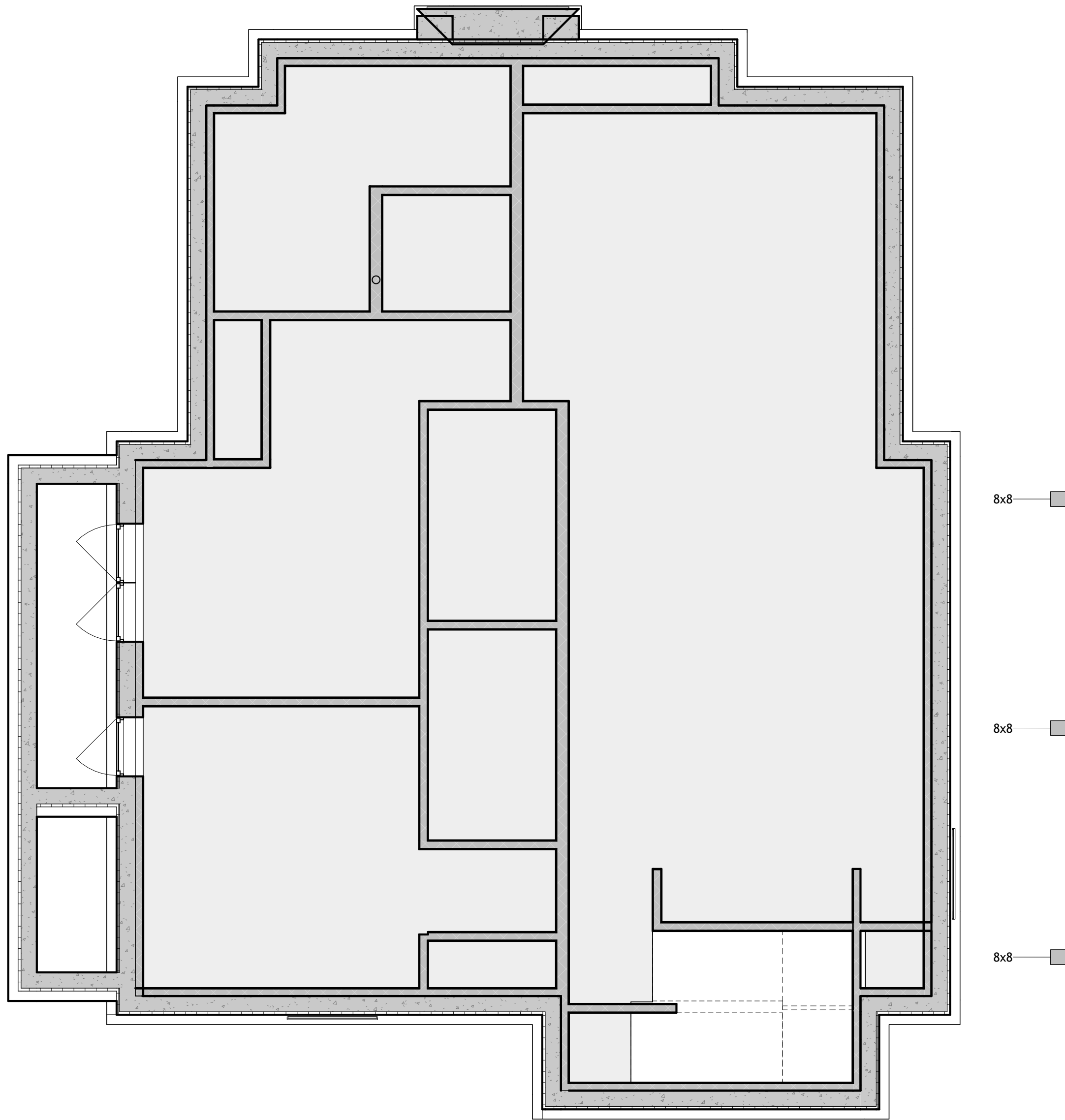
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1 North West



2 South East



2 Lower Level - RCP
1/4" = 1'-0"



1 Entry Level - RCP
1/4" = 1'-0"

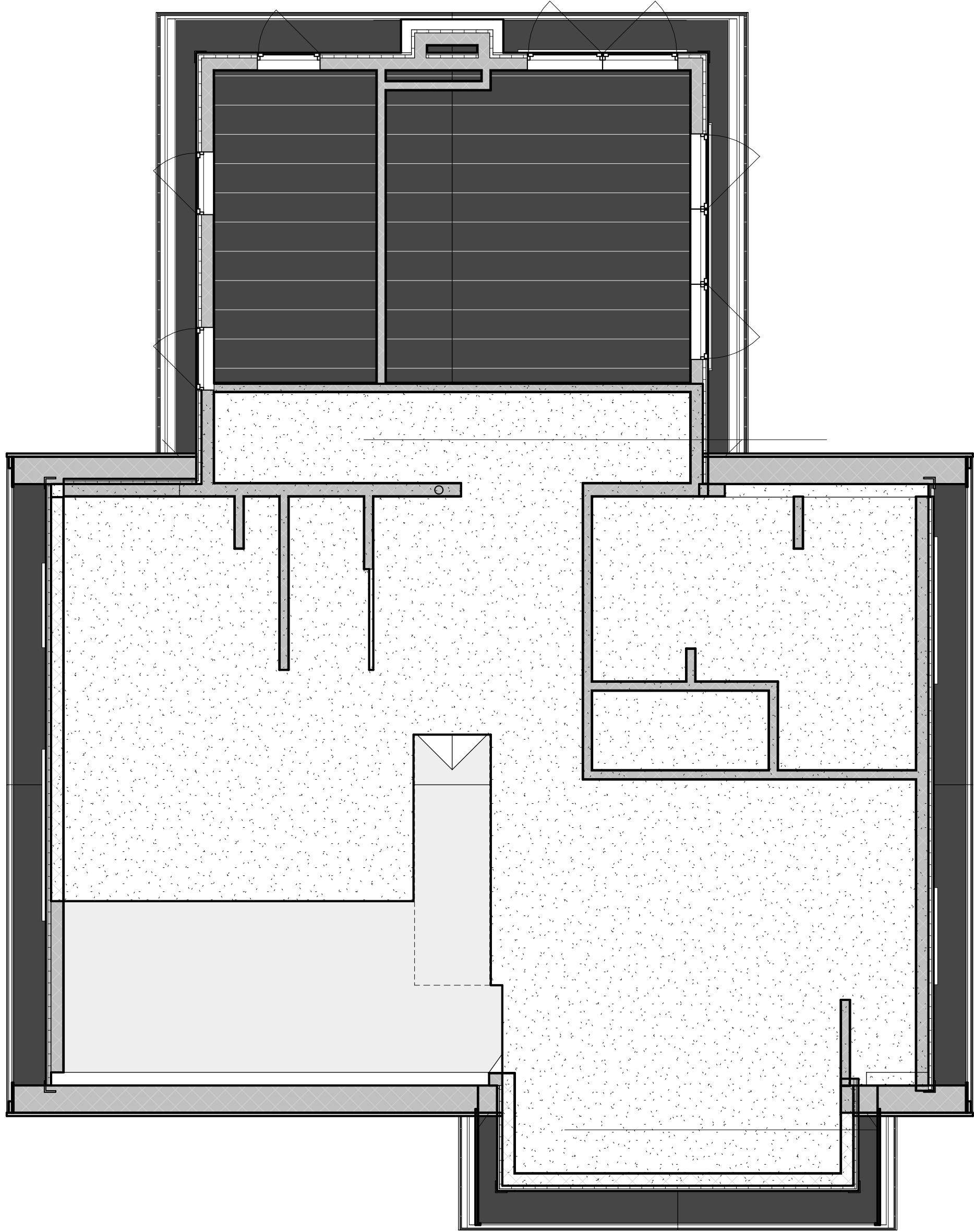
Reflected Ceiling Plans

2025.10.24
SCALE: 1/4" = 1'-0"
DRAWN BY: JG
PROJECT ADDRESS:
LOT T2, 65 PYRAMID AVE
GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

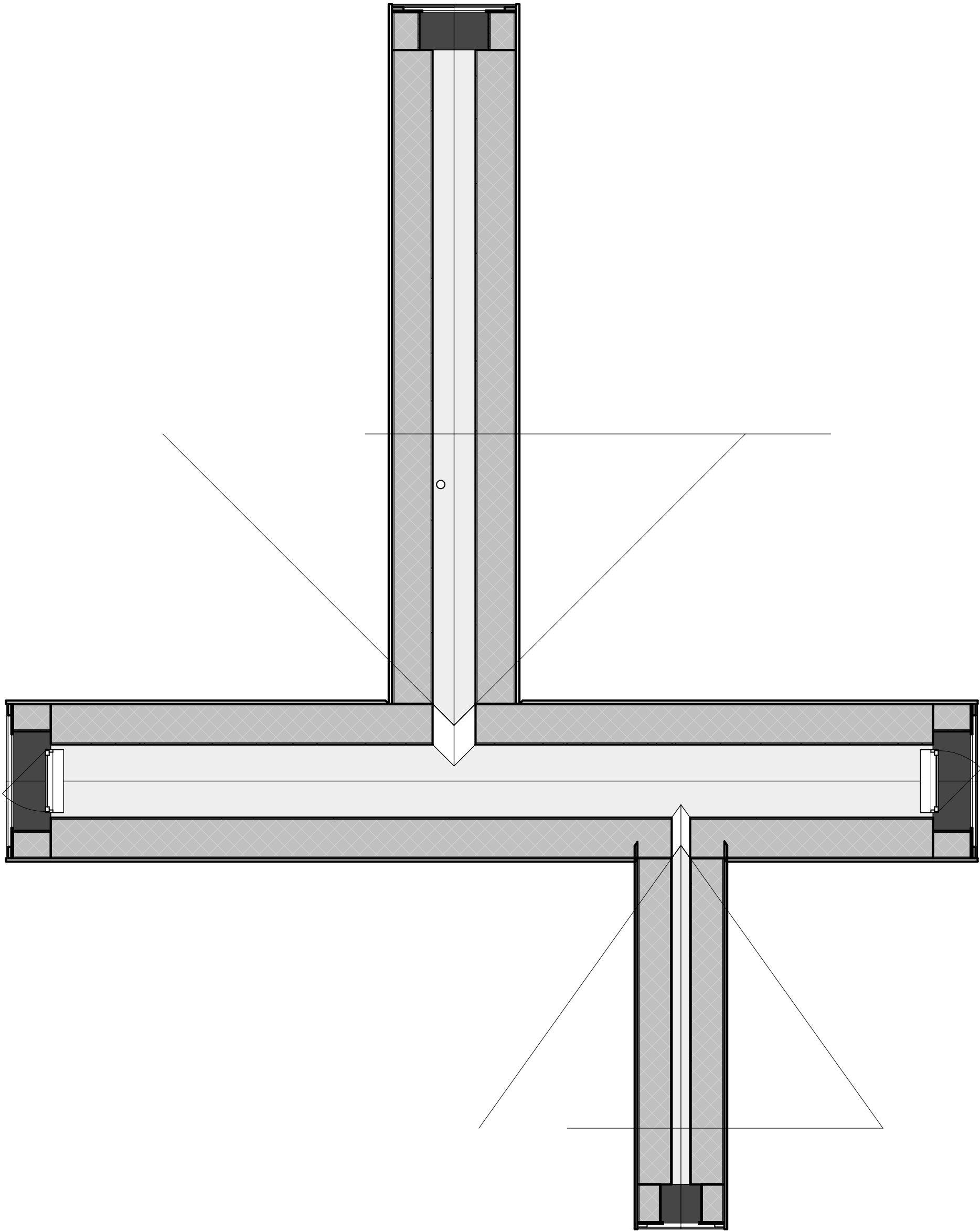
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3 Upper Level - RCP
1/4" = 1'-0"



2 Loft - RCP
1/4" = 1'-0"

Reflected Ceiling Plans

2025.10.24

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

DRAWN BY: JG

PROJECT ADDRESS:
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GOTHIC CORRIDOR
SLATE RIVER SUBDIVISION

Augusta Park - T2

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Exterior Door Schedule

Schedules

2025.10.24

SCALE:

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