

C

Augusta Park - T4

SET ISSUED	DATE
BOZAR REVIEW	11/14/25
BOZAR REVIEW	12/27/25

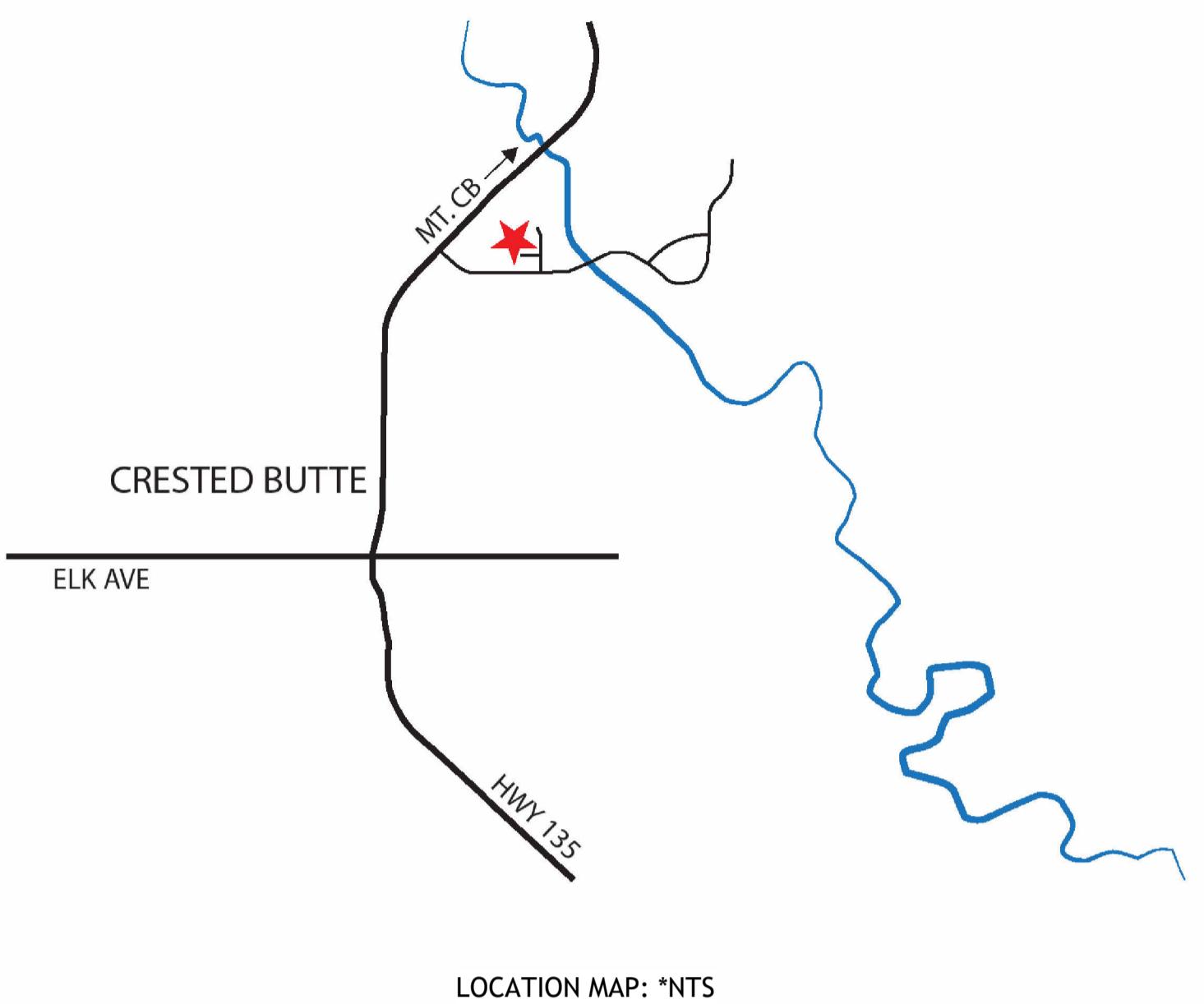
\*NOT FOR CONSTRUCTION



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**PROJECT LOCATION:****RENDERING:****1 Cover Sheet****PROJECT TEAM:**

OWNER: MIDTOWN MOUNTAIN LLC.

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

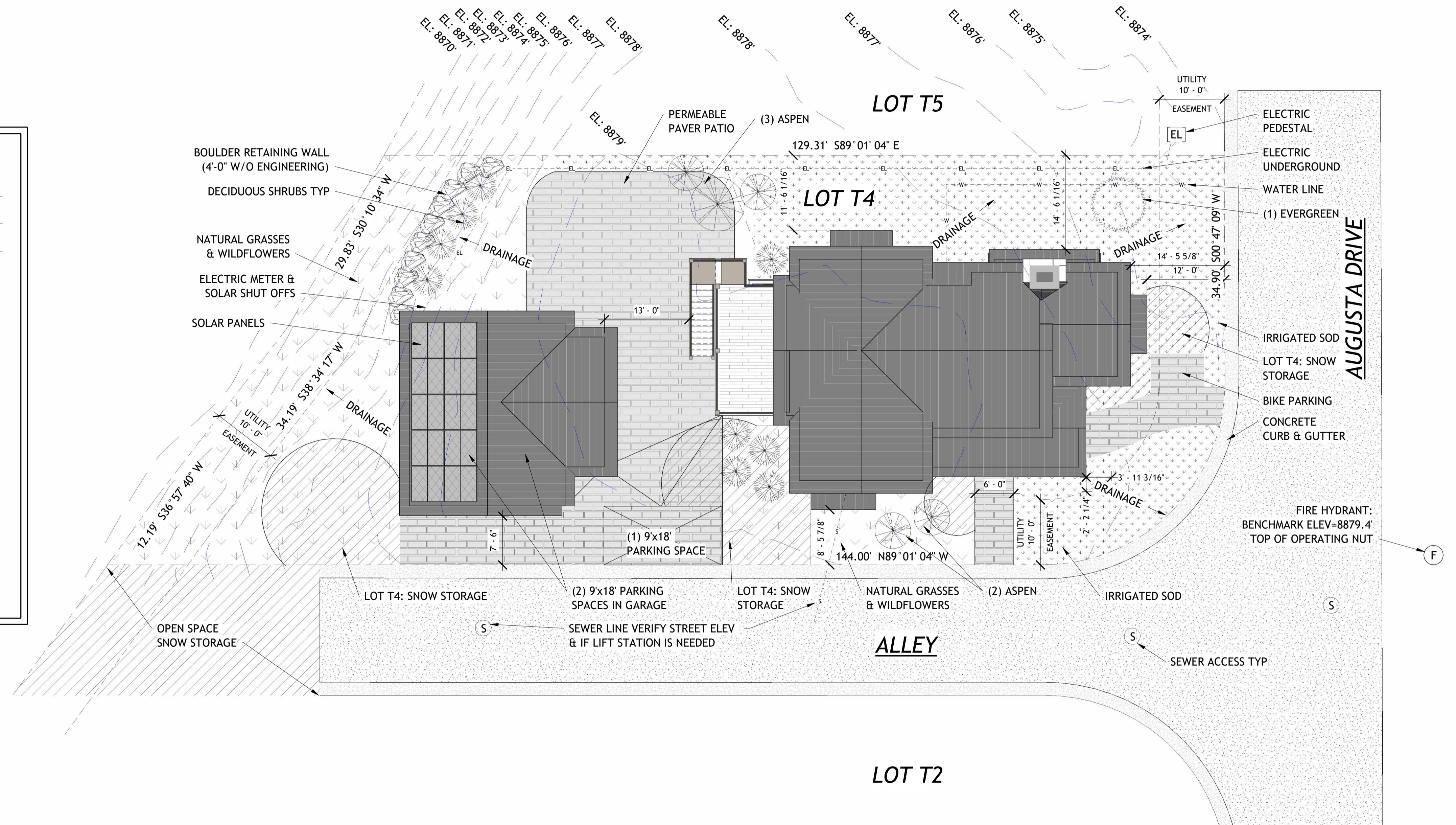
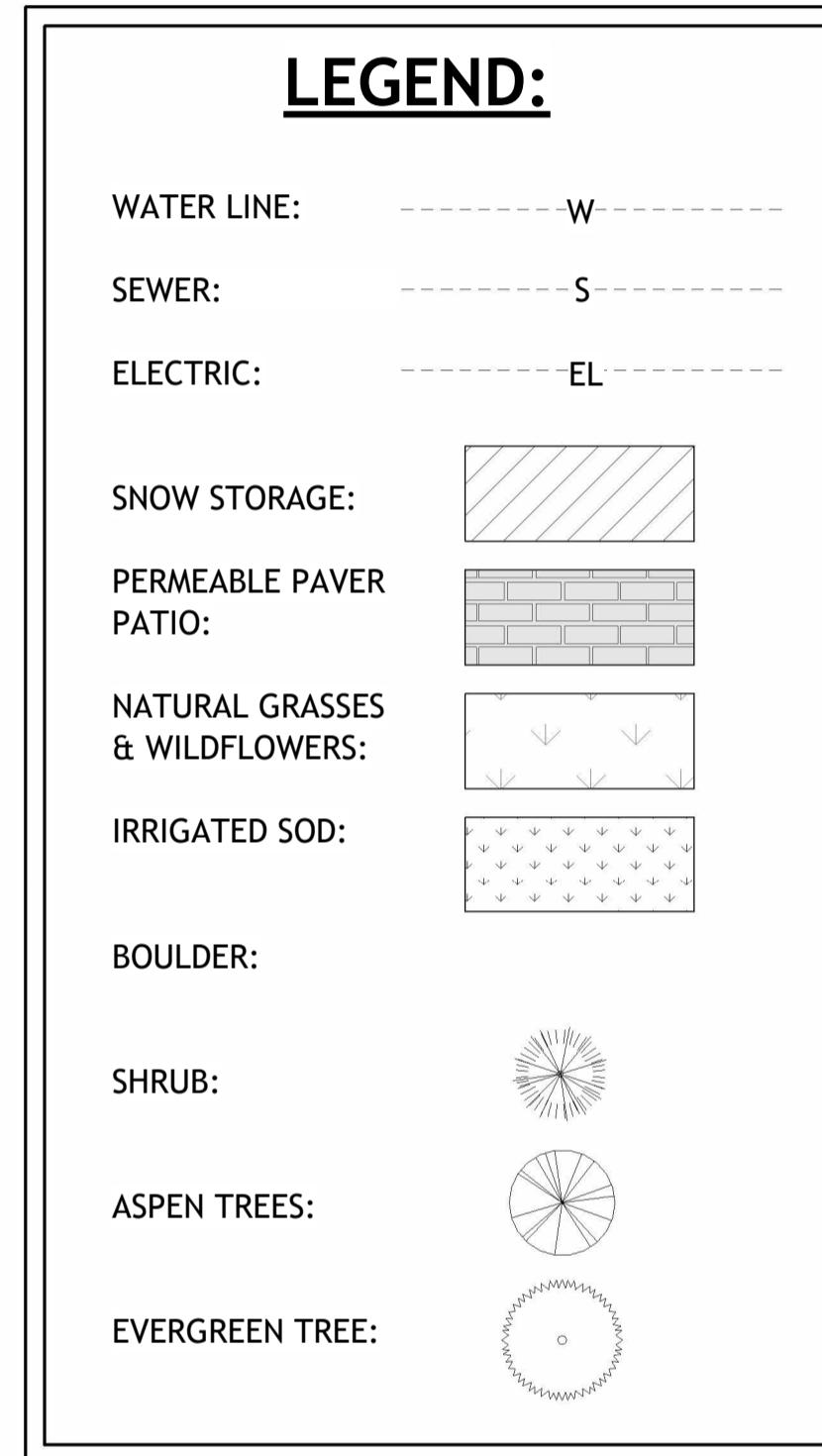
ENGINEER: ENGINEER

CONTRACTOR: Wild River Builders, Evan Strauss, Owner & GC  
117 N. Teller | Gunnison, CO 81230  
T: (970) 596-2897  
wildriverbuilders@gmail.com**AREA CALCULATIONS:**

Residence:	Lower: 1436 (Does Not Count)	Combined:	756 SqFt
	Entry: 1436 SqFt	Covered:	18 SqFt (36 SqFt > 10% Counts 1/2)
	Upper: 1298 SqFt	Residence:	2734 SqFt
	Loft @ 6'-8" Head: 185 (Does Not Count)	Total:	2800 SqFt
	Interior Square Footage: 2734 SqFt	Allowable:	2800 SqFt Max.
Covered:	Covered 2: 132 SqFt		
	132 < 10% 2765 = 66		
Elevated Deck 3:	220 SqFt		
		Allowable:	1000 SqFt
		Parking Allowance:	100 SqFt
			1100 SqFt

**GENERAL NOTES:**

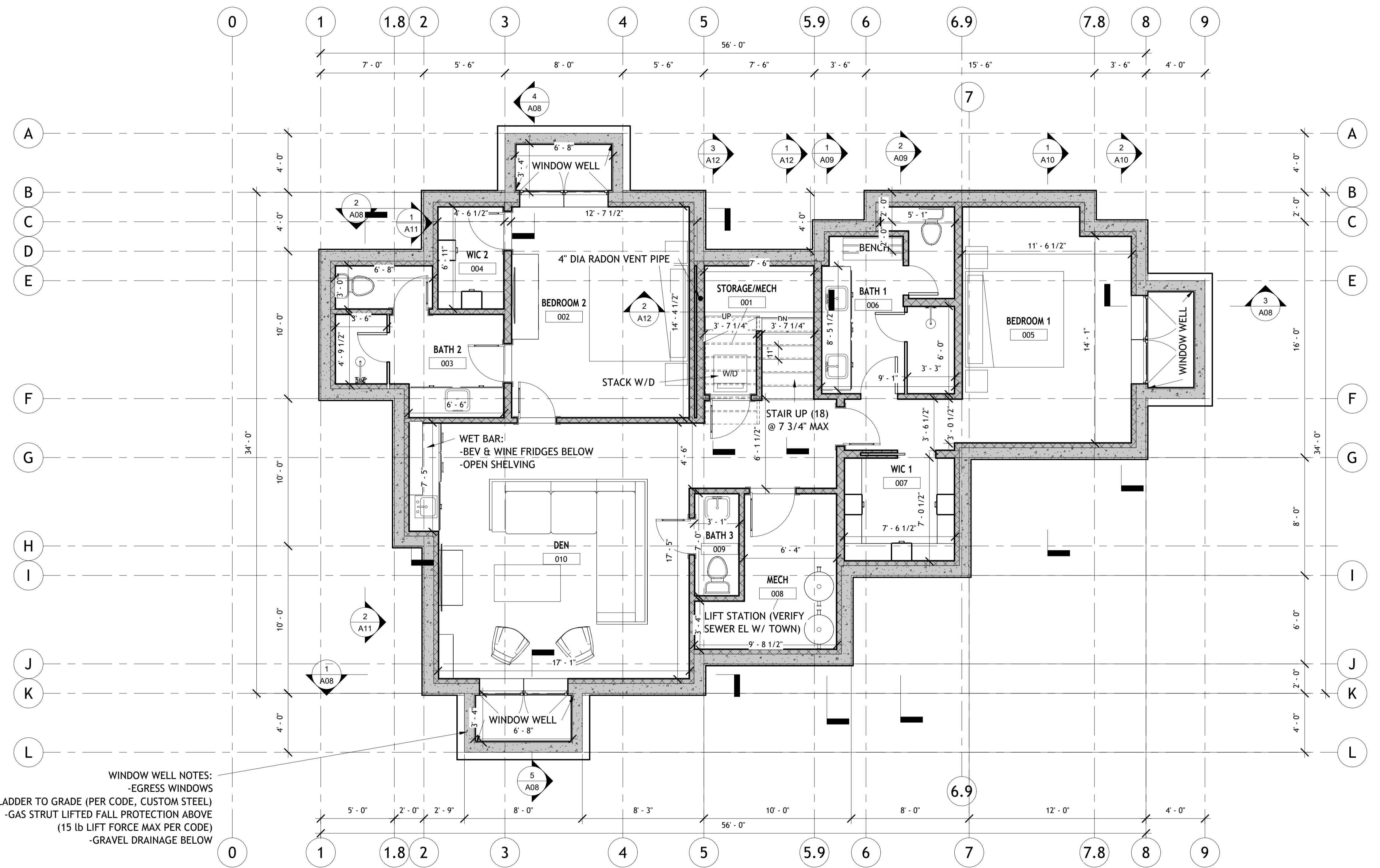
- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL CODE REFERENCES HEREIN REFER TO THE FOLLOWING.  
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2021 NATIONAL ELECTRICAL CODE (NEC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2021 INTERNATIONAL PLUMBING CODE (IPC)  
2021 INTERNATIONAL MECHANICAL CODE (IMC)
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY AND COORDINATE ALL UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS AND OTHER ASSOCIATED ITEMS.
- 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.
- REVIEW ENERGY REPORT PRIOR TO CONSTRUCTION AND FOLLOW ALL RECOMMENDATIONS. CONTACT ENERGY CONSULTANT FOR QUESTIONS.
- REVIEW SOILS REPORT PRIOR TO CONSTRUCTION AND FOLLOW ALL RECOMMENDATIONS. CONTACT SOILS ENGINEER FOR QUESTIONS.
- REFER ALL STRUCTURAL QUESTIONS TO (VERIFY STRUCTURAL ENGINEER).
- ALL WINDOWS TO BE DOUBLE PANE WITH A MAXIMUM U-FACTOR OF 0.32.
- ALL FRENCH DRAINS TO DRAIN TO DRYWELL UNLESS NOTED OTHERWISE.
- REFER TO TYPICAL WALL SECTION FOR ALL R-VALUES. ALSO REFER TO IECC FOR ANY ADDITIONAL U-VALUES OR DETAILS.
- 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.
- INSTALL A WHOLE HOUSE HEAT RECOVERY VENTILATION (HRV) SYSTEM.
- 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.
- EXTERIOR LIGHTING TO BE FULLY SHIELDED DOWNLIGHTING
- EACH BATHROOM INCLUDING HALF BATHROOMS TO HAVE A BATH FAN EXHAUSTED TO THE EXTERIOR OF THE BUILDING.
- ALL APPLIANCES MUST BE HIGH EFFICIENCY, DIRECT VENTED APPLIANCES.
- ALL WOOD FIRED FIREPLACES SHALL BE EPA APPROVED FOR EMISSIONS. SUPPLY CHIMNEY W/ SPARK ARRESTOR.
- 75% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFICIENCY LAMPING PROVIDED AT THE TIME THE CERTIFICATE OF OCCUPANCY IS ISSUED.
- ALL ELECTRICAL OUTLETS, LIGHT FIXTURES, SWITCHES, ETC. SHALL COMPLY WITH ADOPTED CODE, NEC AND AS AMENDED BY THE LOCAL CITY CODES.
- BUILDER AND OWNER ARE TO PERFORM A WALK-THRU PRIOR TO ELECTRICAL ROUGH IN TO VERIFY ALL SWITCH, LIGHT, OUTLET AND FIXTURE LOCATIONS.
- ALL ELECTRICAL OUTLET AND SWITCHES ON EXTERIOR WALLS SHALL HAVE FOAM GASKETS INSTALLED BEHIND THE OUTLET.
- A GFCI PROTECTED OUTLET MUST BE PROVIDED IN ALL BATHROOMS ADJACENT TO EACH BASIN LOCATION.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY BACKUP.
- ALL RECESSED LIGHTING INSTALLED WITHIN AN INSULATED CEILING SHALL BE AIR TIGHT AND IC RATED.
- LIGHT FIXTURES IN CLOTHES CLOSETS MUST COMPLY WITH ALL APPLICABLE ELECTRICAL CODES.
- OUTLETS IN THE FOLLOWING LOCATIONS ARE TO HAVE GFI PROTECTION: BATHROOMS, GARAGES, LAUNDRY ROOMS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, WET BAR SINKS AND ROOFTOPS.
- ALL APPLIANCES OTHER THAN RANGES SHALL BE ENERGY STAR RATED.
- A BLOWER DOOR TEST SHOWING A MAXIMUM AIR EXCHANGE RATE OF 2.5 PER HOUR SHALL BE PERFORMED ON THE BUILDING PRIOR TO OCCUPANCY.
- ALL HOT & COLD INTERIOR AND EXTERIOR WATER PIPES SHALL BE INSULATED TO R-3.
- ALL CRAWL SPACES SHALL BE MECHANICALLY VENTILATED.
- VENTING FOR RANGES OR COOKTOP SHALL EXHAUST 400 CFM OR LESS OR MAKE UP AIR WILL BE PROVIDED TO ROOM PER IRC SECTION M1503.4.
- ALL PENETRATIONS THROUGH THE MECHANICAL ROOM WALLS AND CEILING MUST BE FIRE CAULKED.
- LOCAL AUTHORITIES SHALL APPROVE ALL METER LOCATIONS.
- OBTAIN APPROVAL FROM LOCAL FIRE AUTHORITIES FOR DRIVEWAY ACCESS, FIRE STAGING AREA AND STANDPIPE DESIGN PRIOR TO CONSTRUCTION.
- ALL DUCTS SHALL BE SEALED IN ACCORDANCE WITH THE 2015IRC
- A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THROUGHOUT THE COURSE OF THE PROJECT. CONTACT ARCHITECT WITH ANY QUESTIONS.
- VERIFY ALL KITCHEN, BATHROOM DESIGN, AND INTERIOR FINISHES WITH INTERIOR DESIGNER.



1" ■

1" = 10'-0

# Augusta Park - T4



## 1 Lower Level

1/4" = 1'-0"

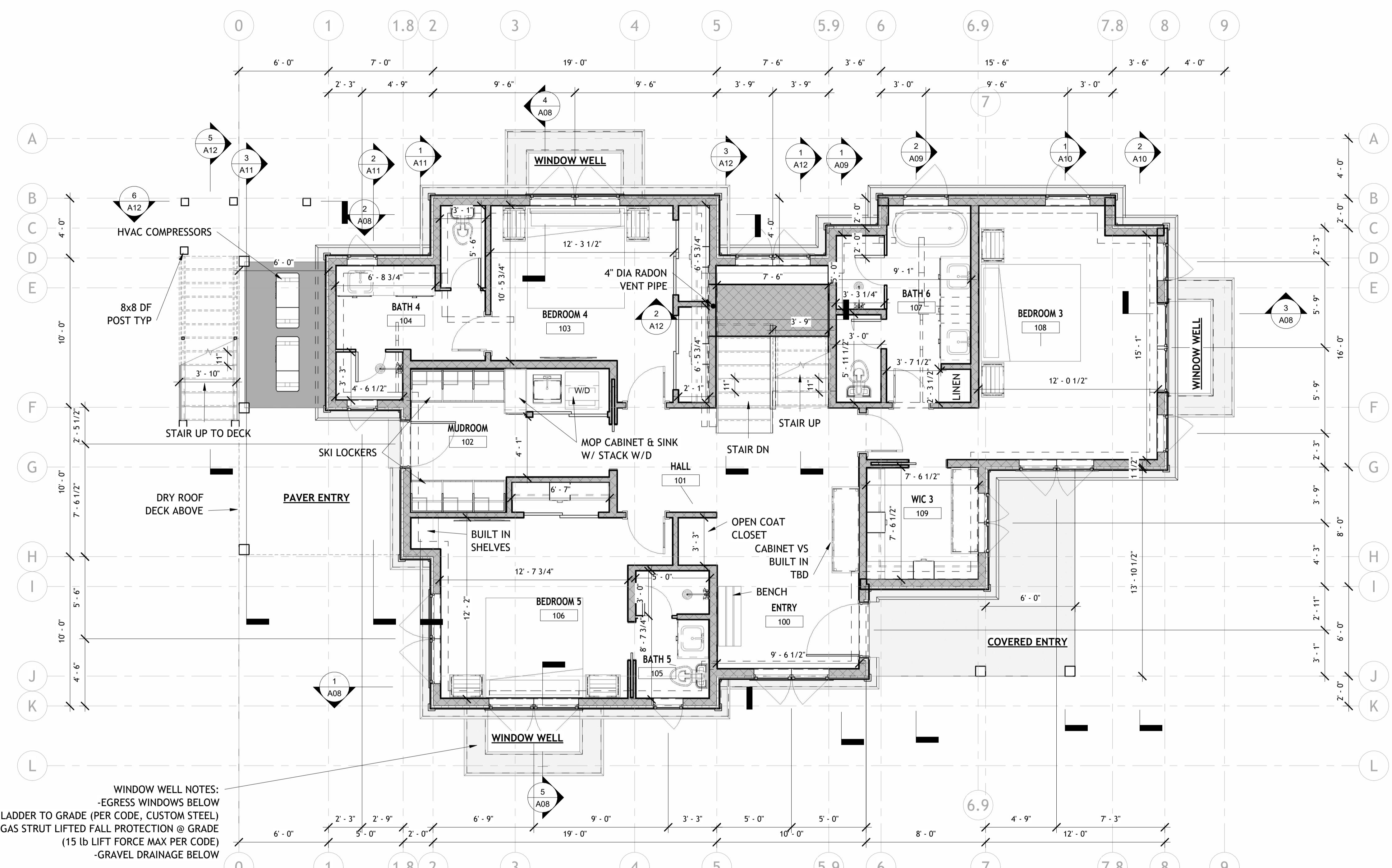
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A03

## Augusta Park - T4



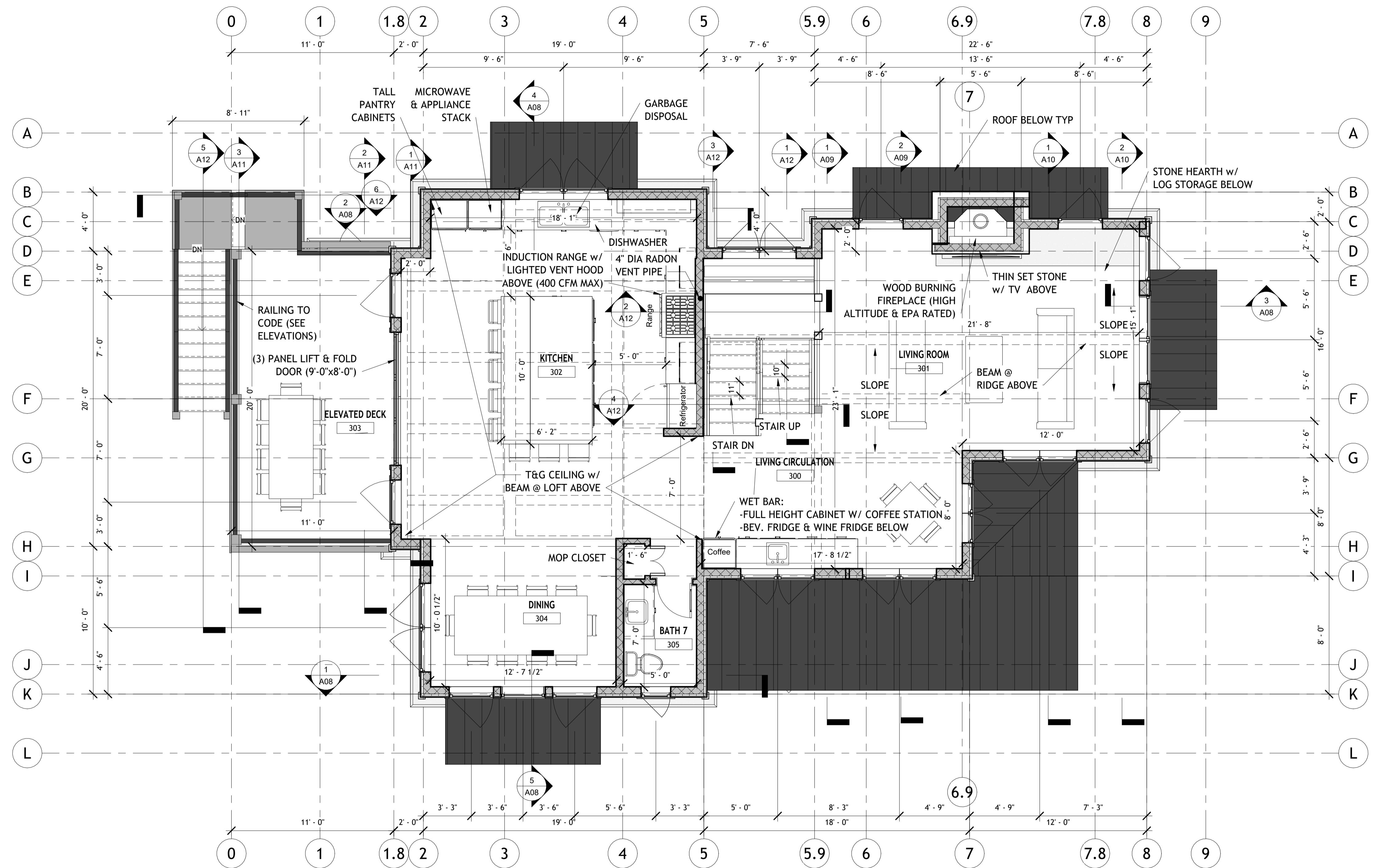
Entry Level - Floor Plan  
 12-27-2025  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: Kyle Ryan  
 PROJECT ADDRESS:  
 LOT T4 TBD PYRAMID AVE  
 GOTHIC CORRIDOR  
 SLAT RIVER SUBDIVISION

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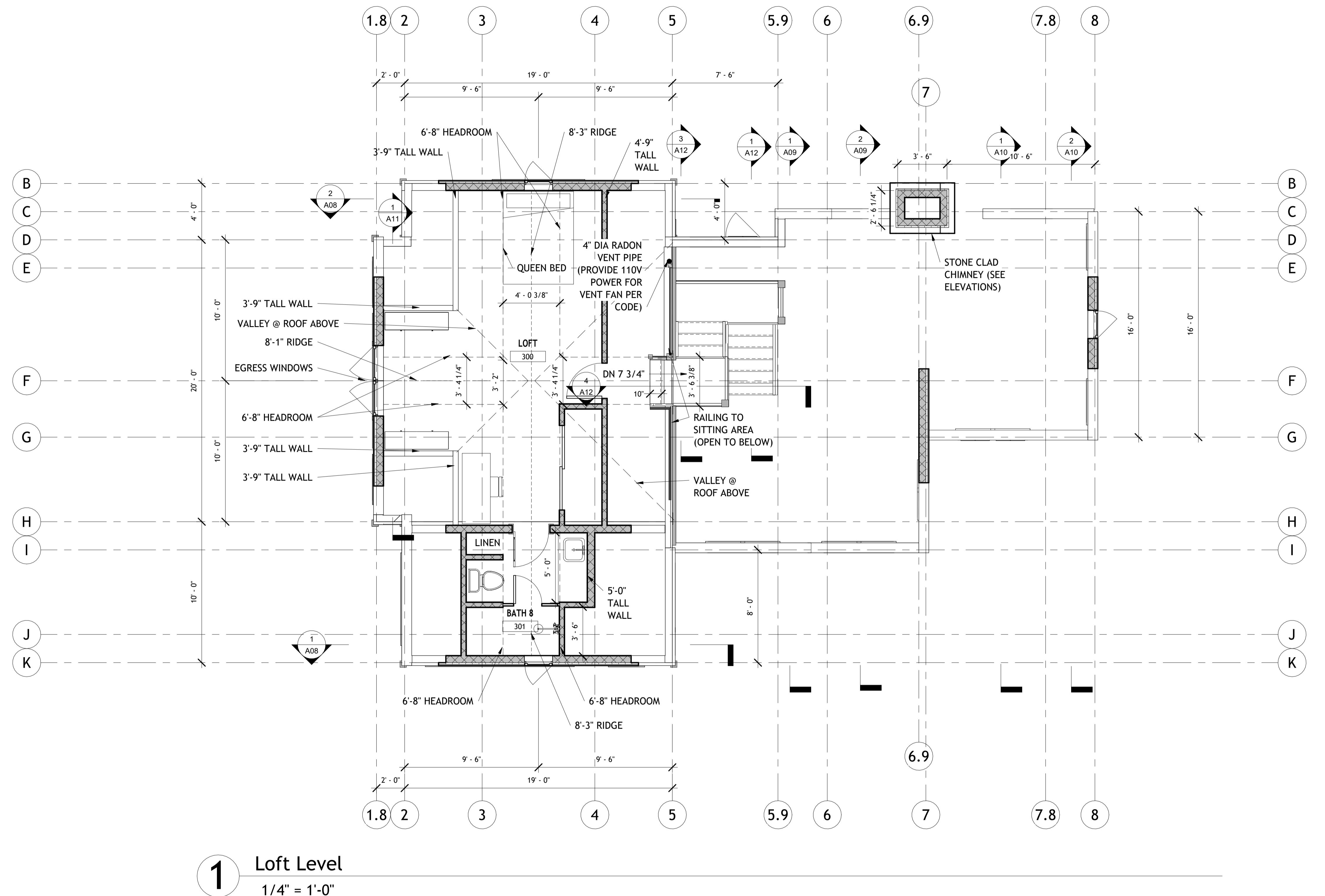
A04

## Augusta Park - T4



A05

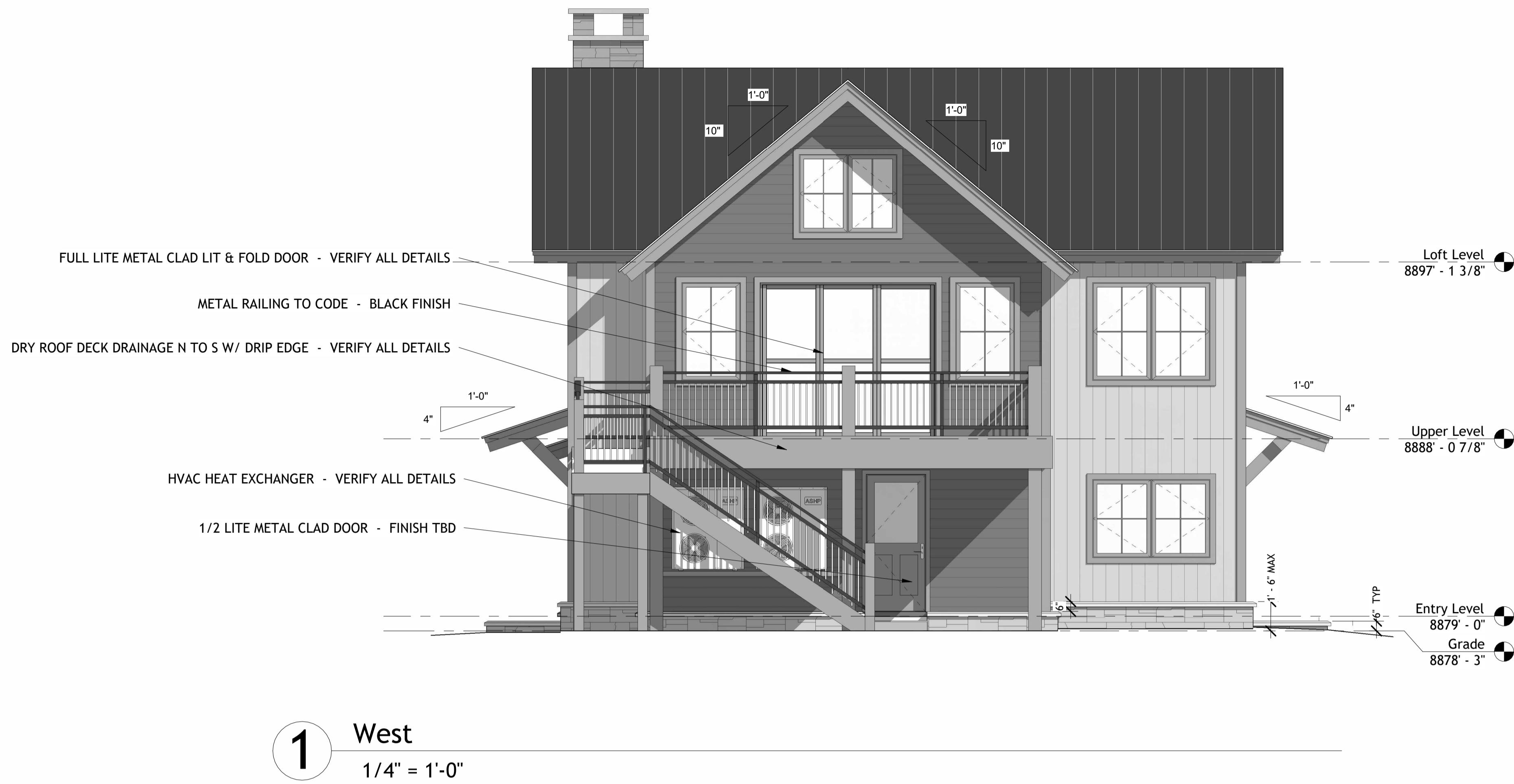
## Augusta Park - T4





# A07

## Augusta Park - T4



North + West - Elevations  
12-27-2025  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Kyle Ryan  
PROJECT ADDRESS:  
LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION



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**AHA**  
ANDREW HADLEY ARCHITECT  
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(970) 349 - 0806

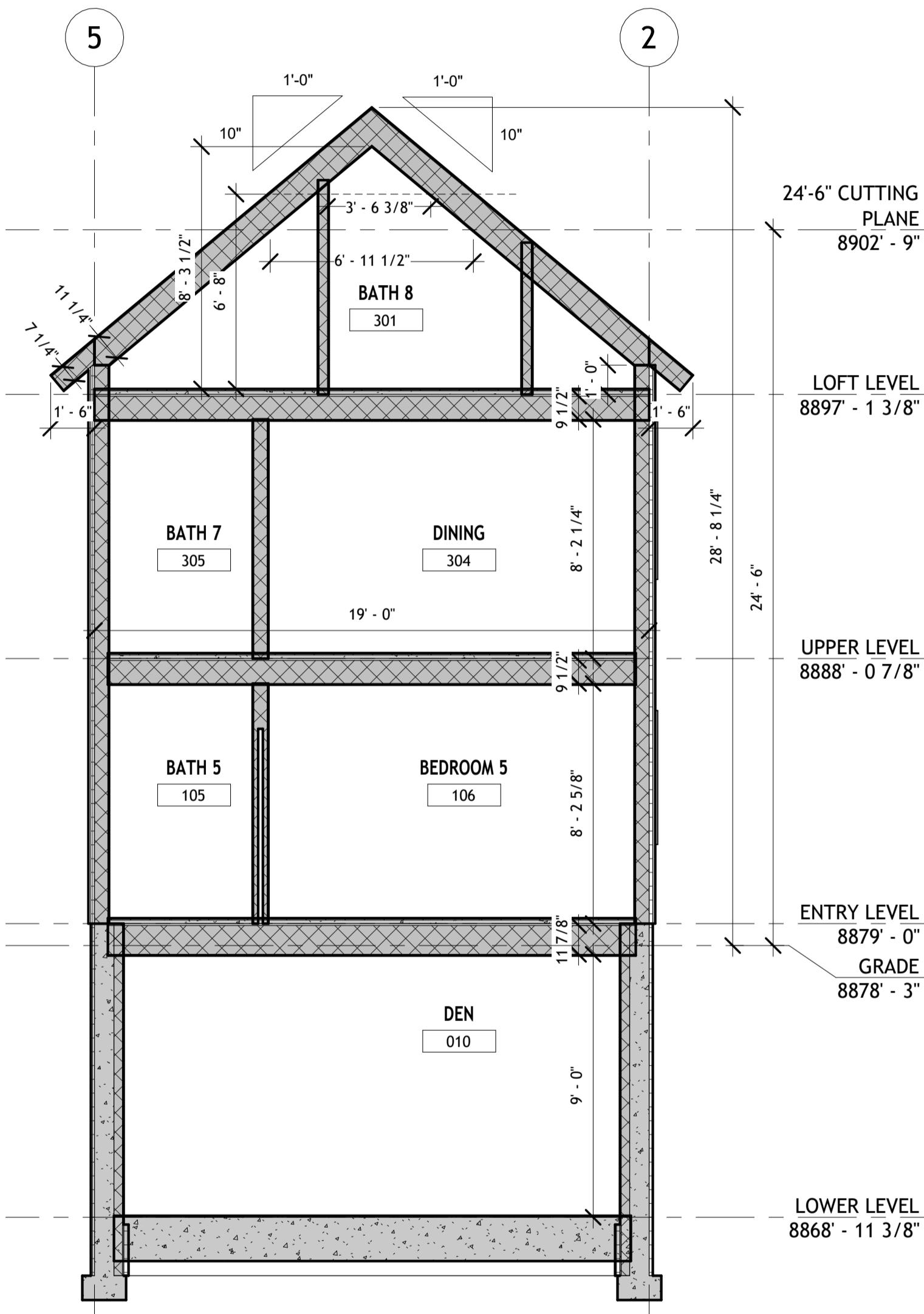
# A08

## Augusta Park - T4

Sections	
12-27-2025	SCALE: 1/4" = 1'-0"
DRAWN BY: Kyle Ryan	PROJECT ADDRESS: LOT T4 TBD PYRAMID AVE GOTHIC CORRIDOR SLAT RIVER SUBDIVISION

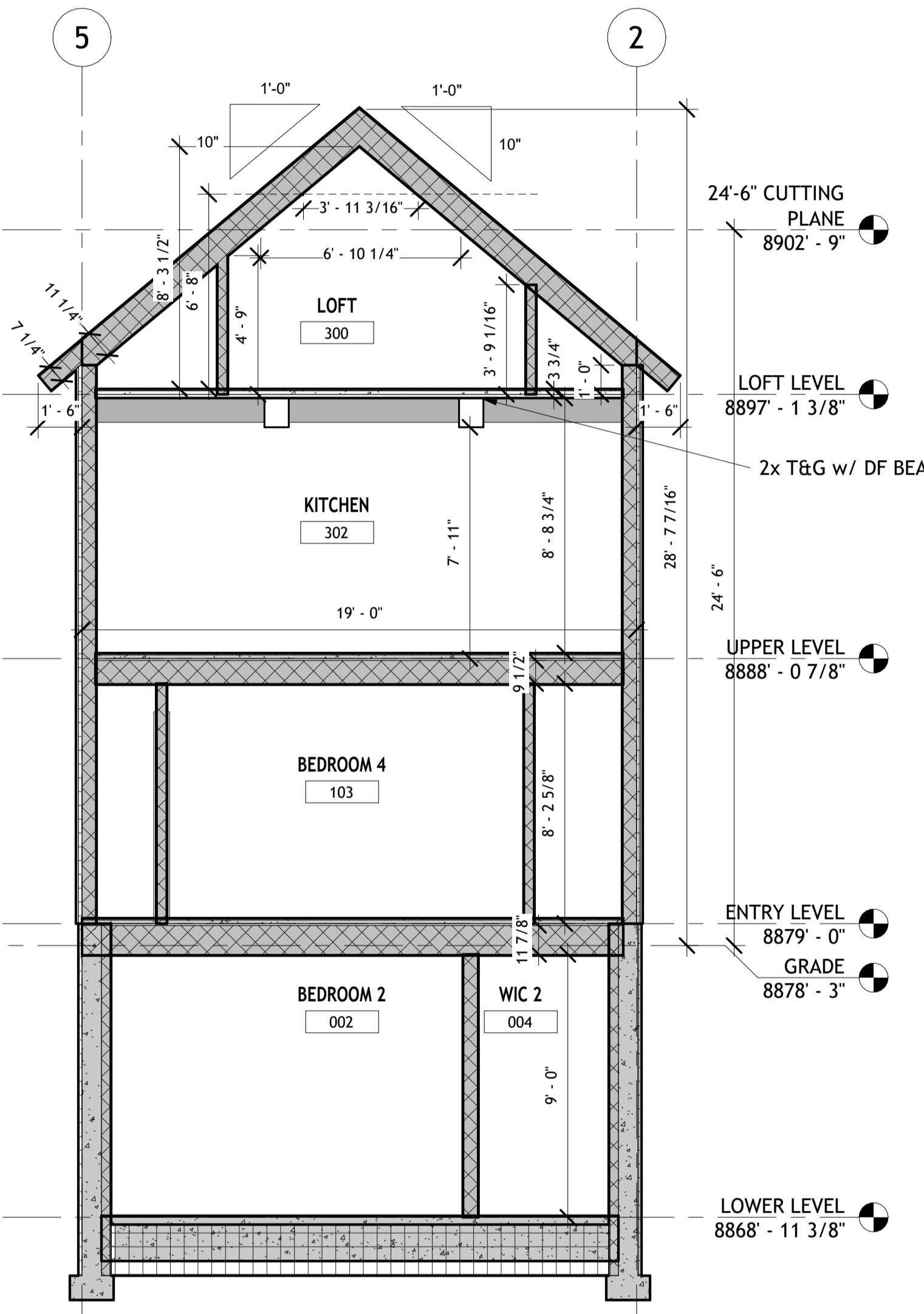
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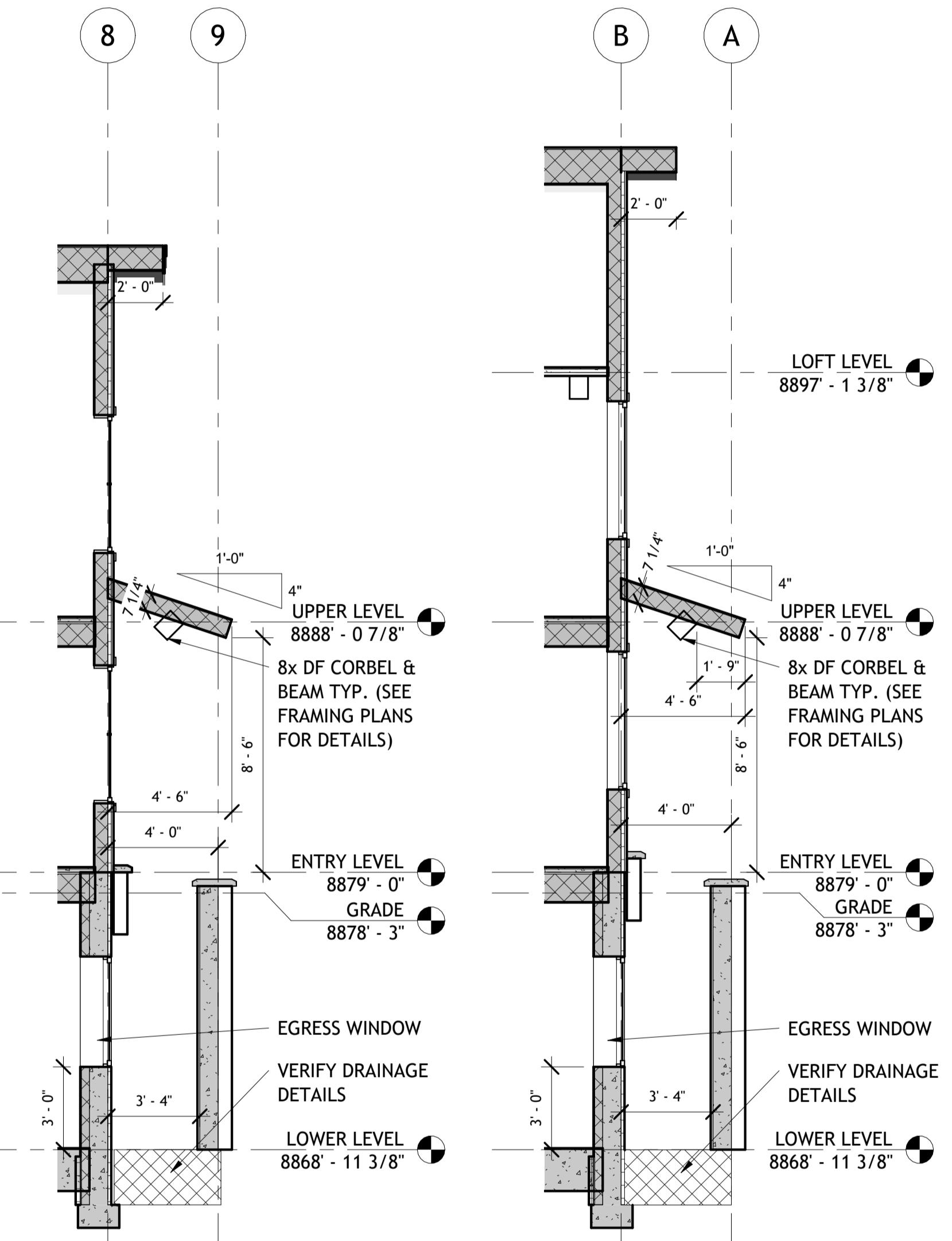
1 Section 1/A08

1/4" = 1'-0"



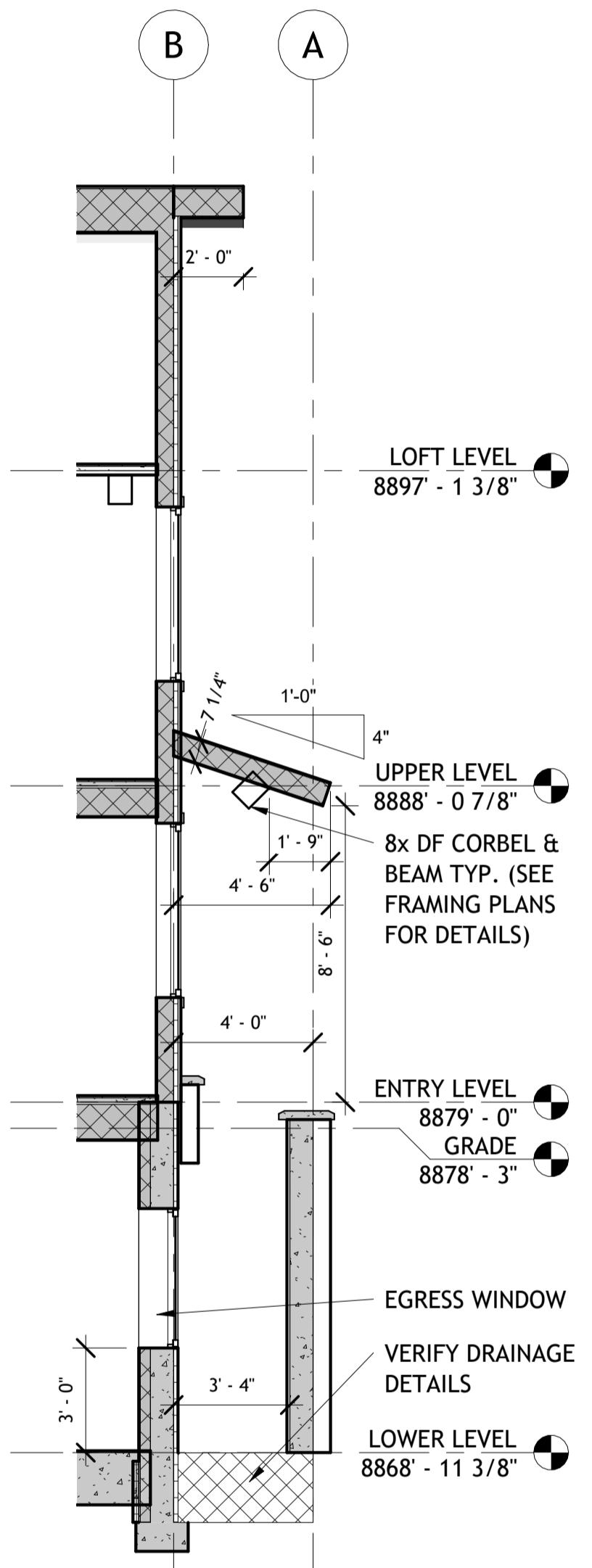
2 Section 2/A08

1/4" = 1'-0"



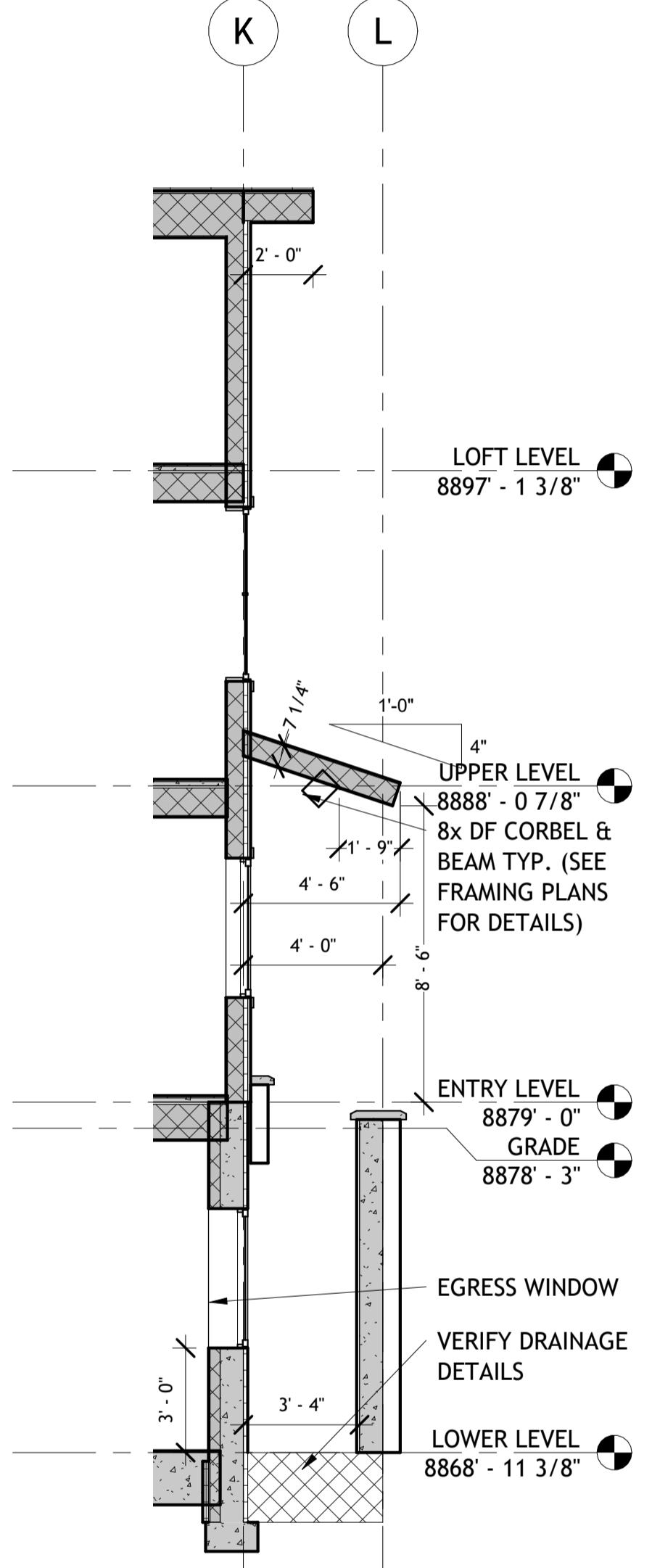
3 Section 3/A08

1/4" = 1'-0"



4 Section 4/A08

1/4" = 1'-0"



5 Section 5/A08

1/4" = 1'-0"

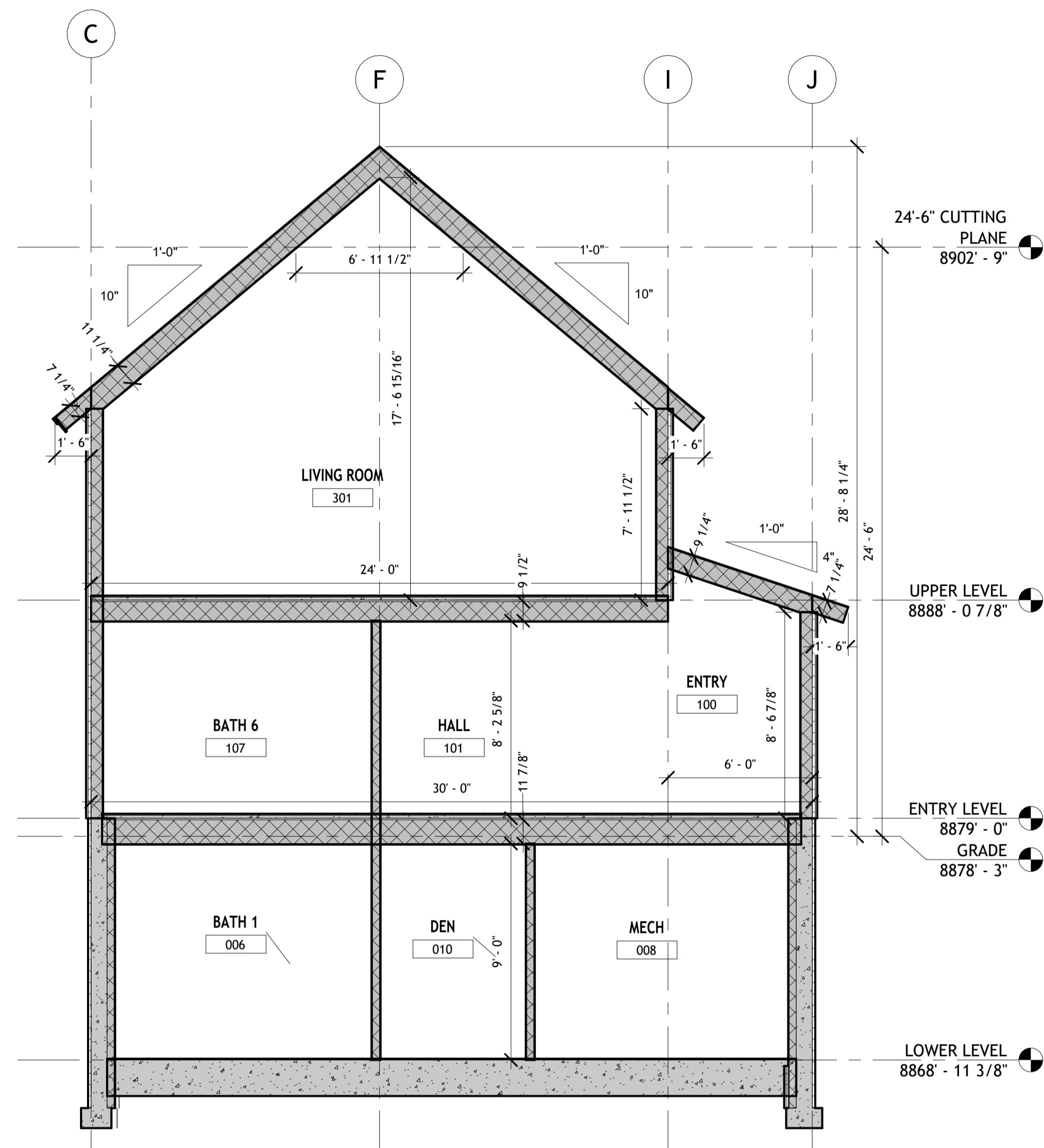
A09

## Augusta Park - T4

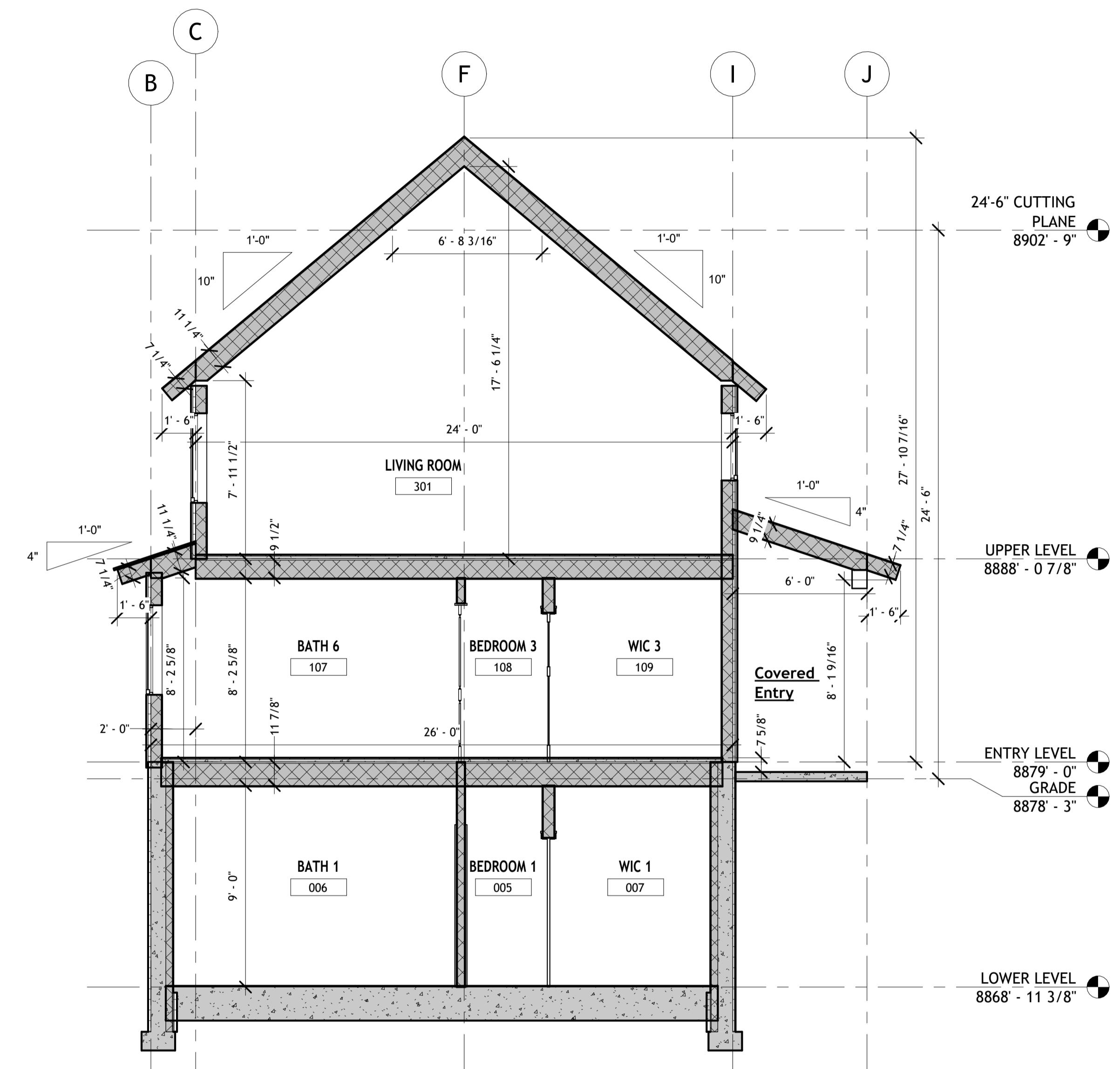
Sections	
12-27-2025	1/4" = 1'-0"
SCALE: 1/4" = 1'-0"	
DRAWN BY: Kyle Ryan	
PROJECT ADDRESS:	LOT T4 TBD PYRAMID AVE GOTHIC CORRIDOR SLAT RIVER SUBDIVISION

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BOZAR REVIEW	12/27/25

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1 Section 1/A09  
1/4" = 1'-0"



2 Section 2/A09  
1/4" = 1'-0"

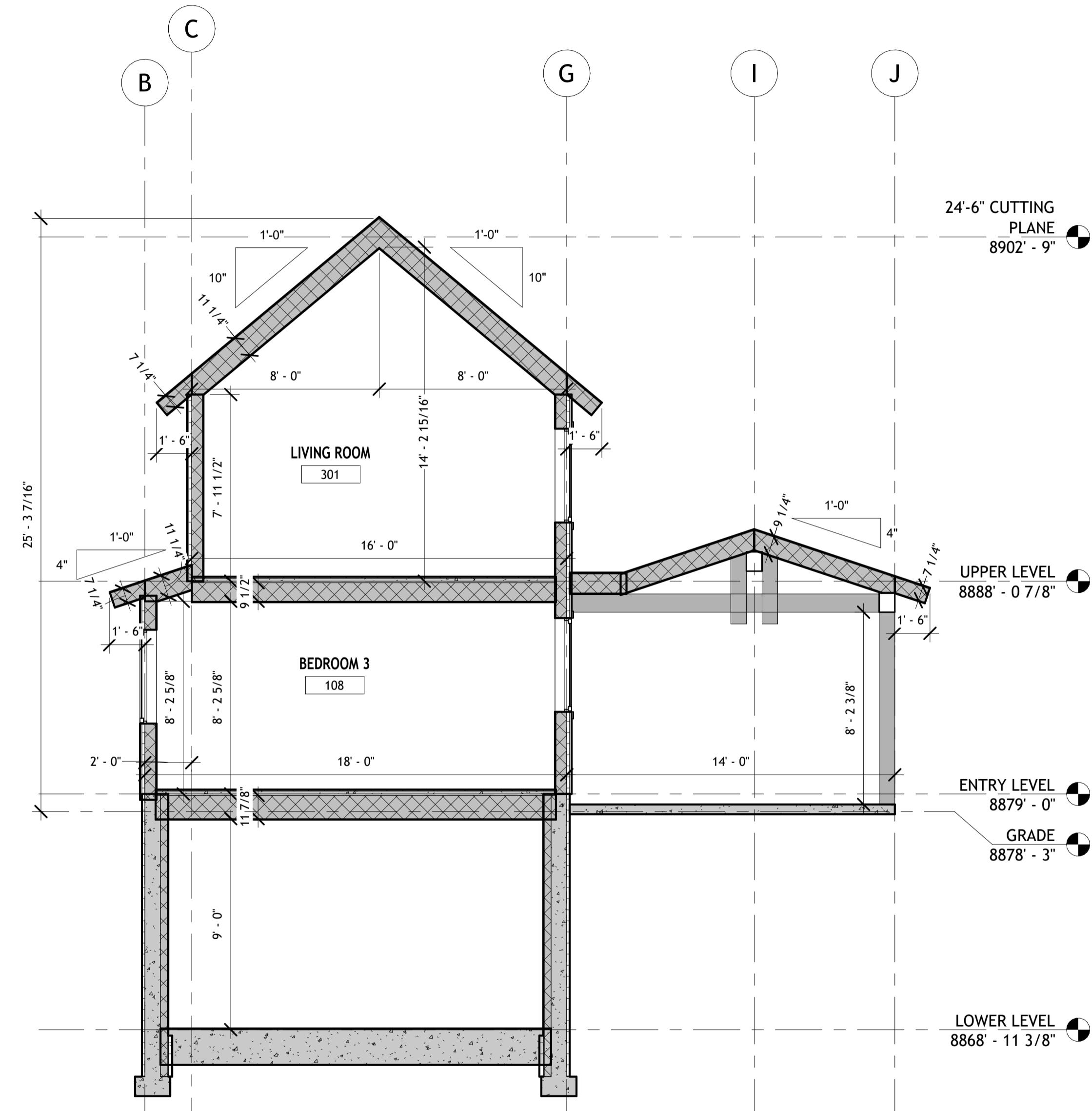
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## Augusta Park - T4

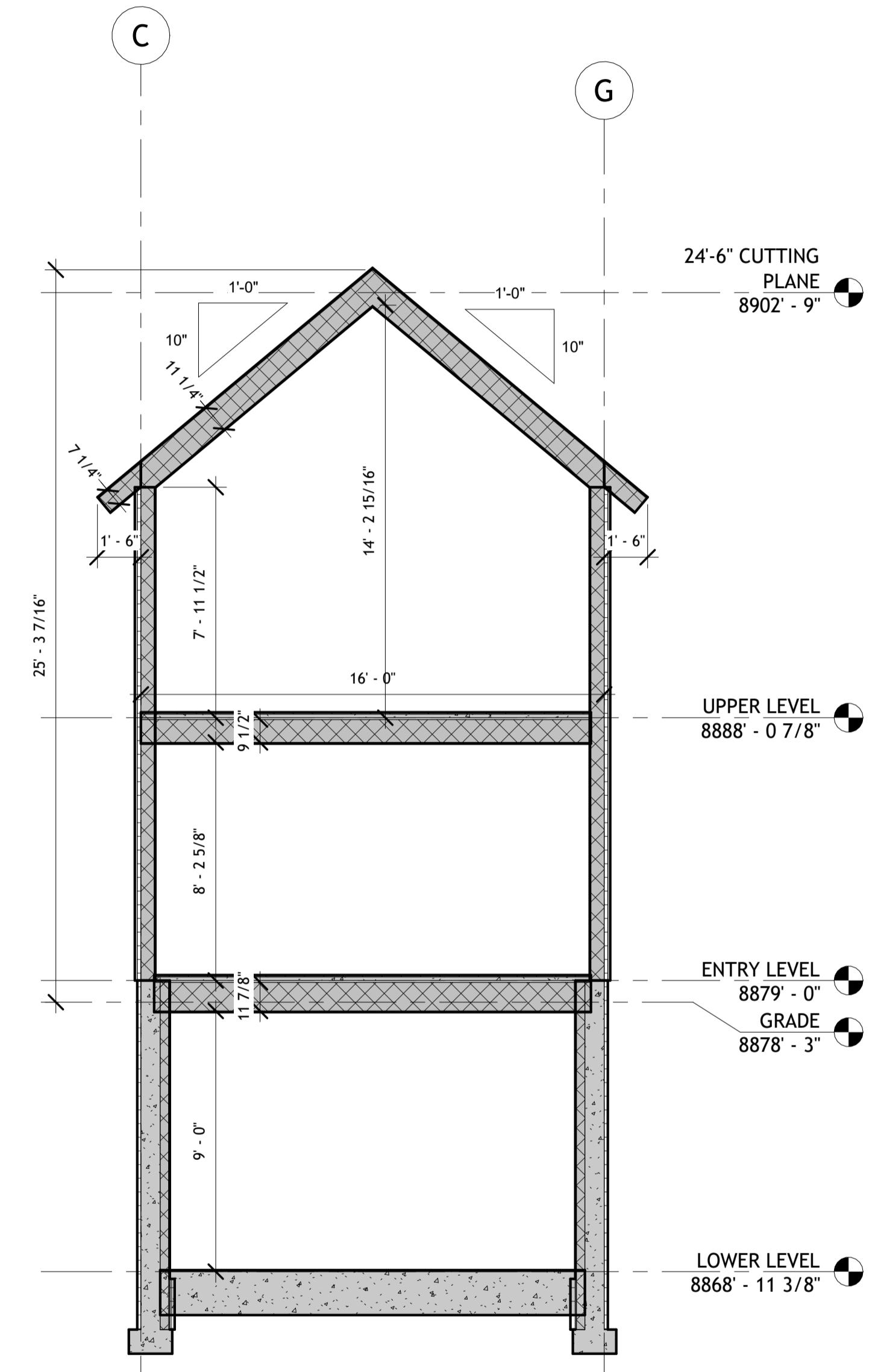
Sections  
12-27-2025  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Kyle Ryan  
PROJECT ADDRESS:  
LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

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1 Section 1/A10  
1/4" = 1'-0"



2 Section 2/A10  
1/4" = 1'-0"

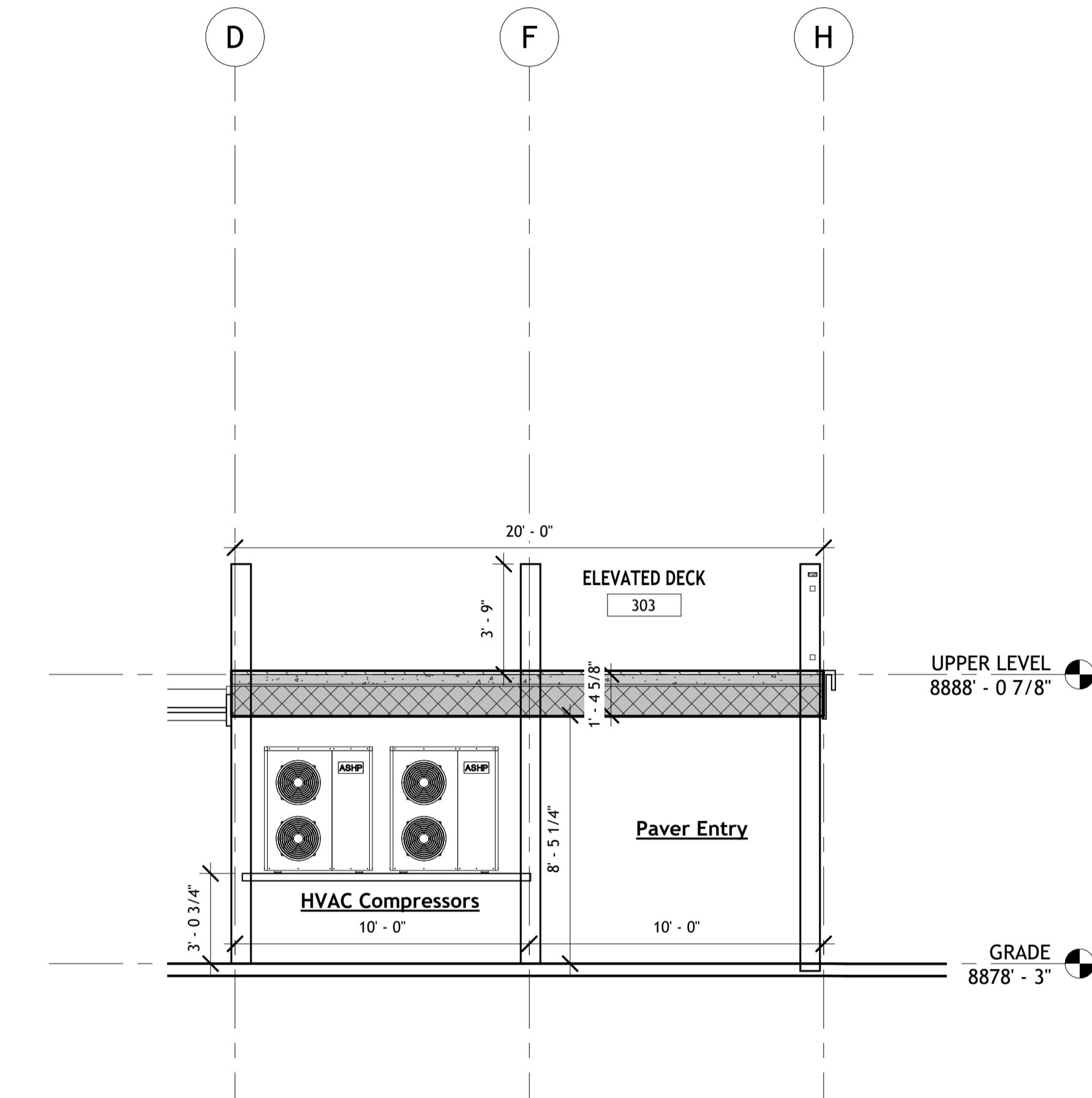
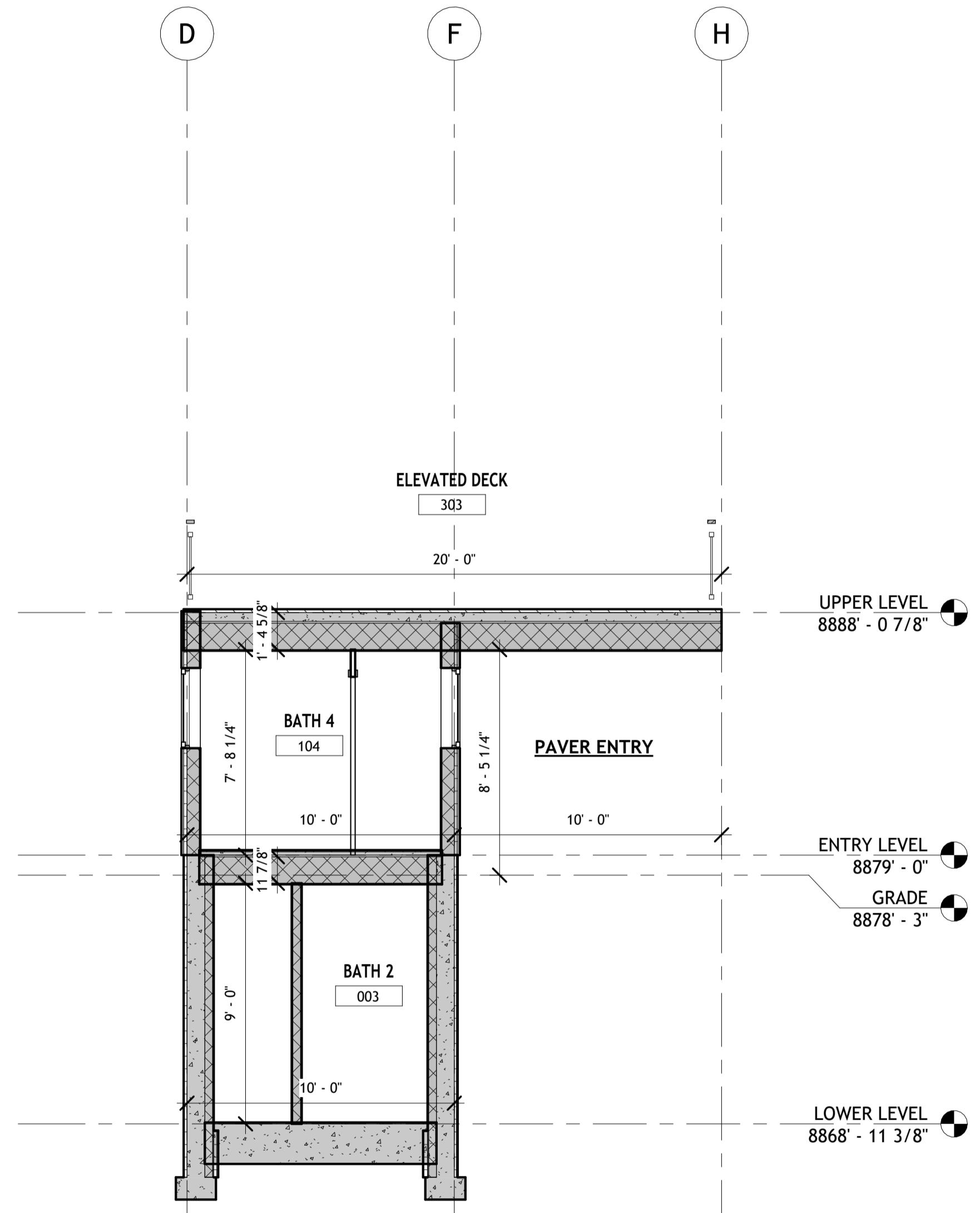
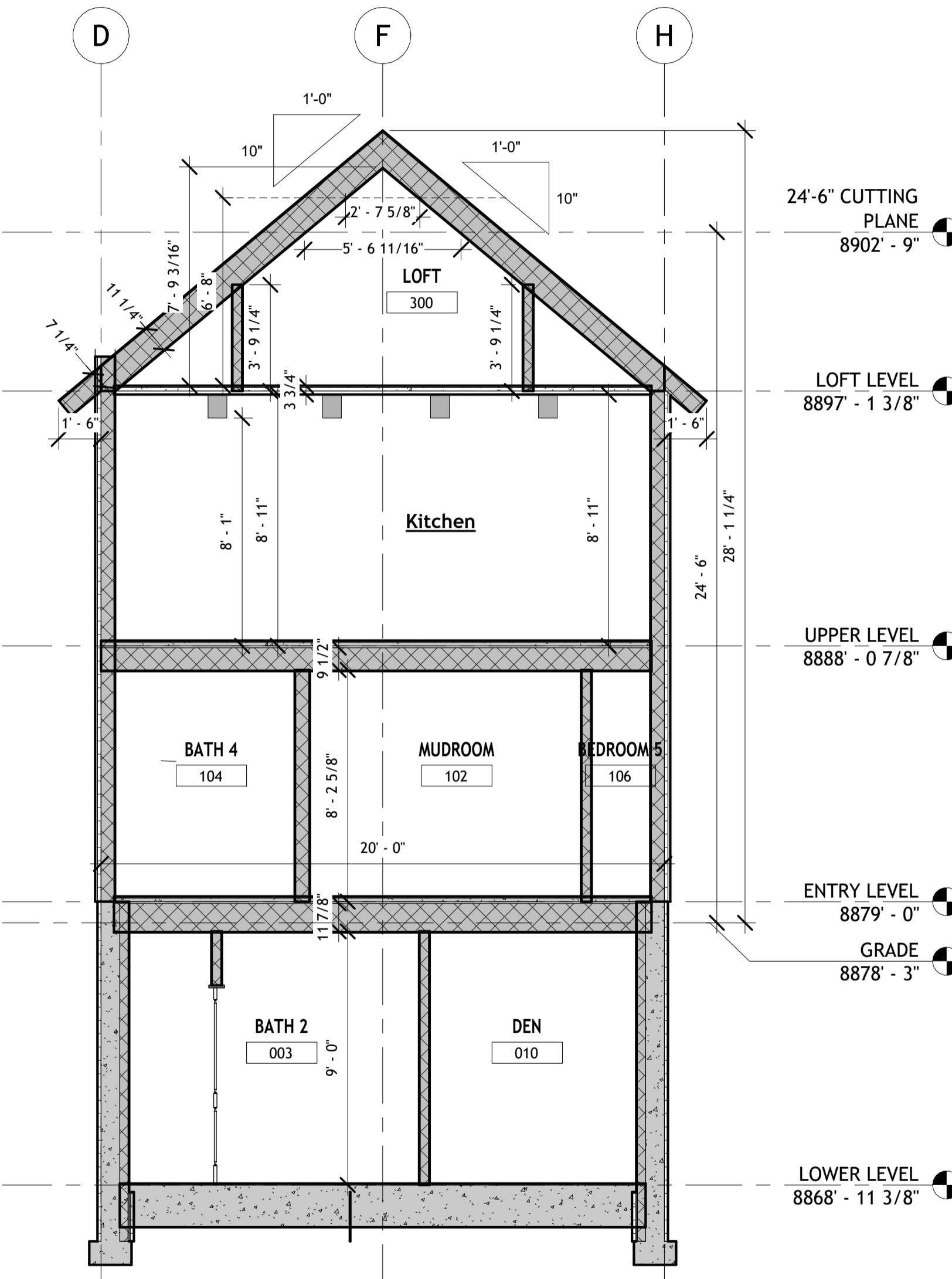
# A11

## Augusta Park - T4

Sections  
12-27-2025  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Kyle Ryan  
PROJECT ADDRESS:  
LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

SET ISSUED DATE  
BOZAR REVIEW 11/14/25  
BOZAR REVIEW 12/27/25

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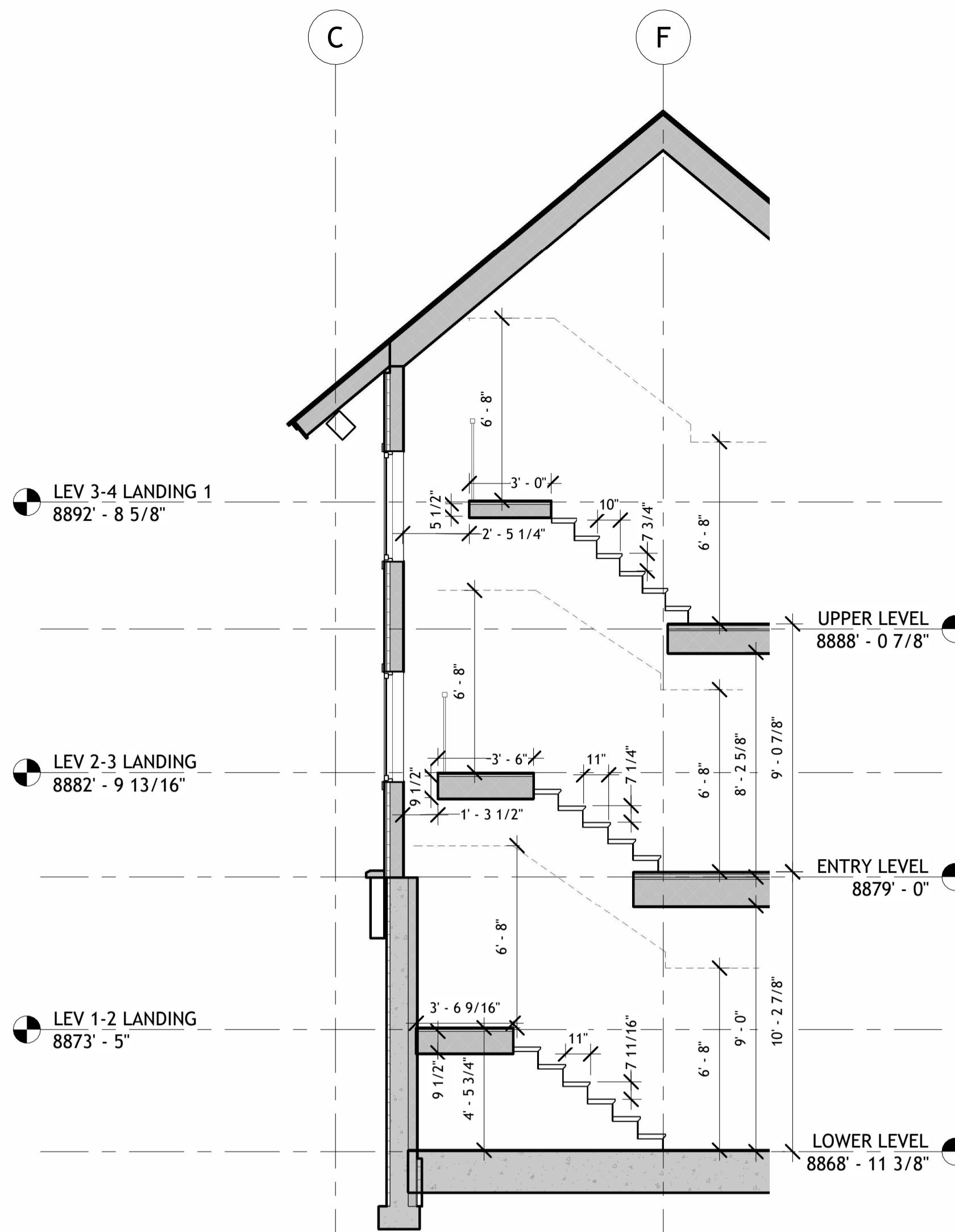


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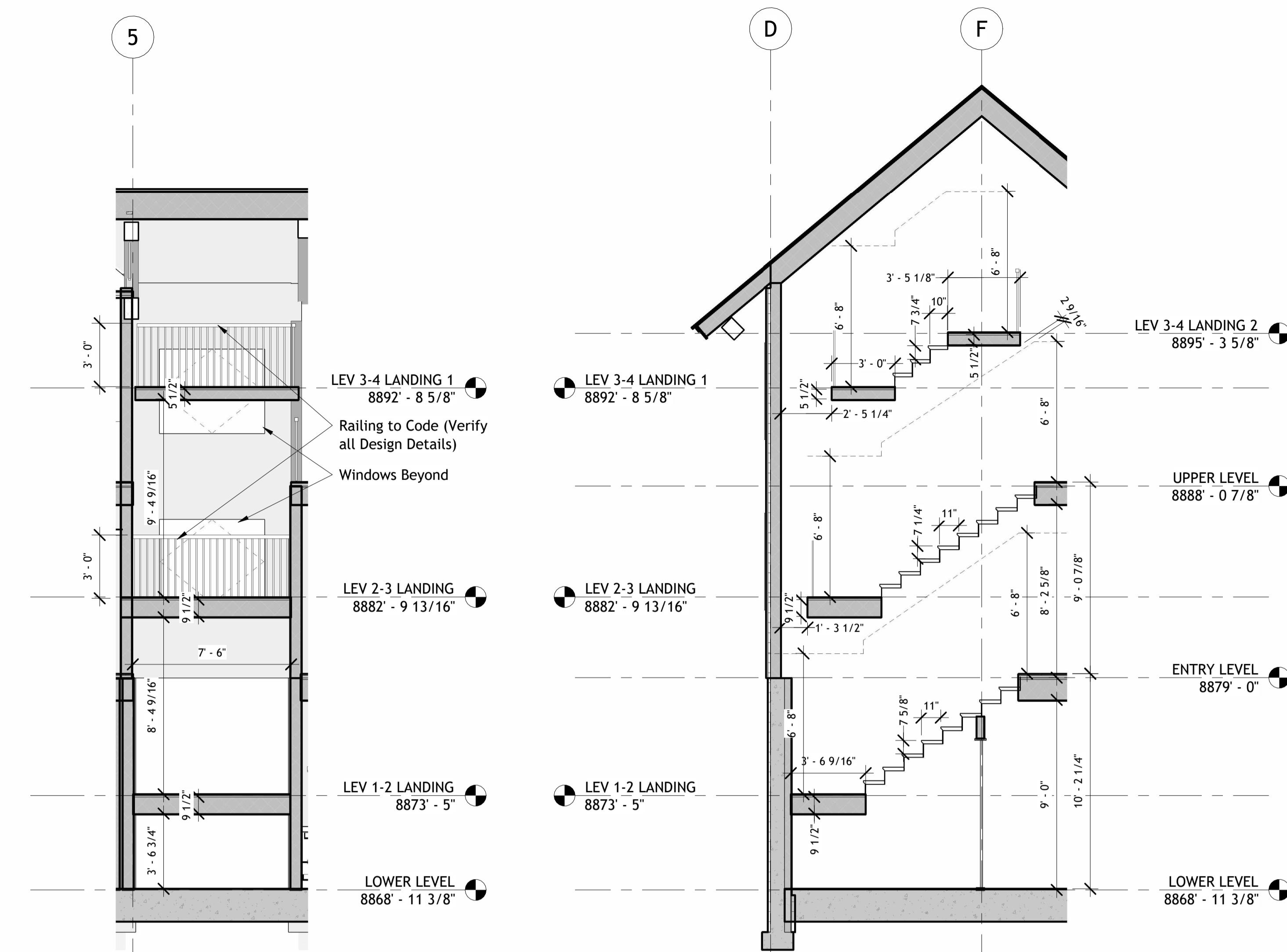
## Augusta Park - T4

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BOZAR REVIEW	12/27/25

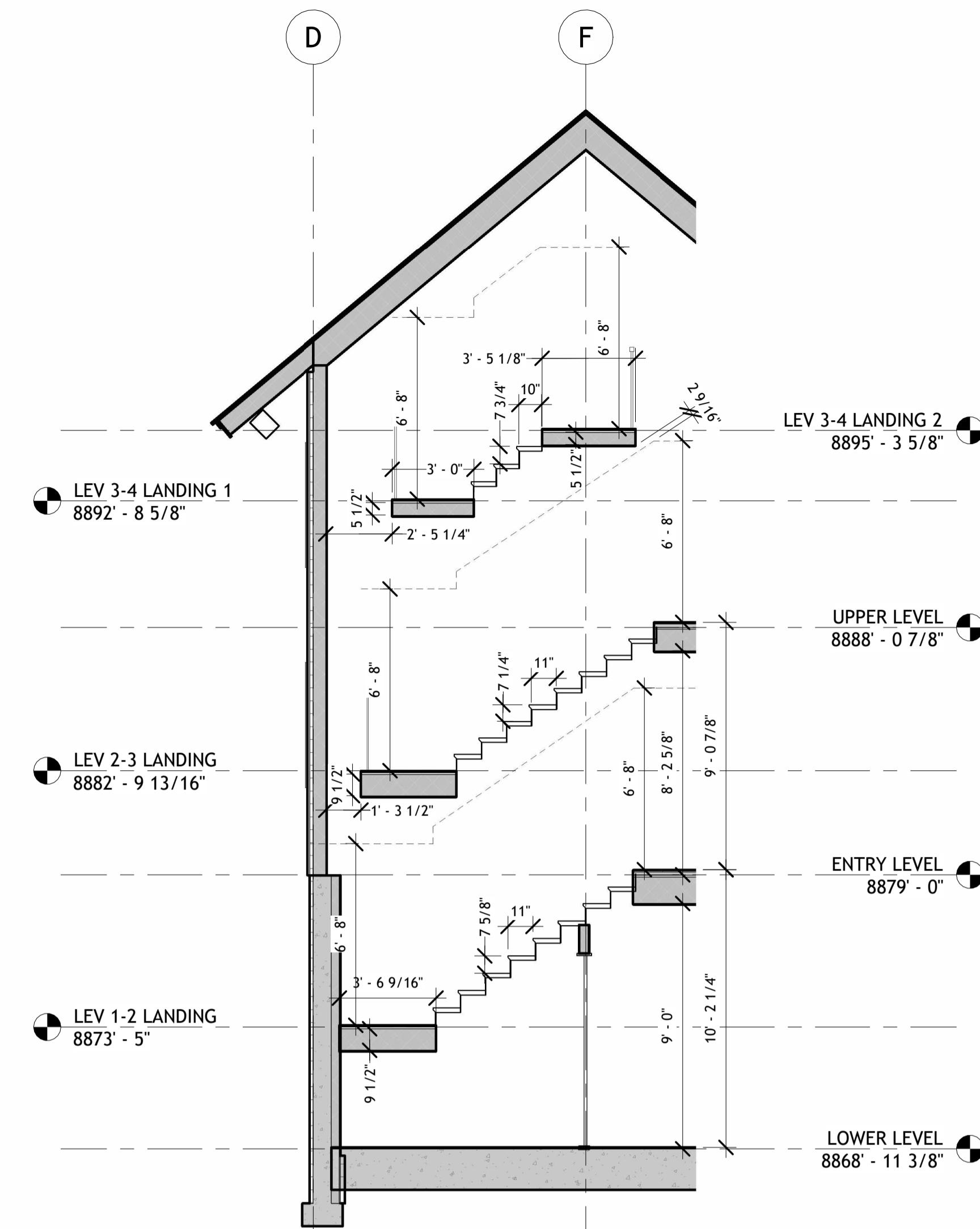
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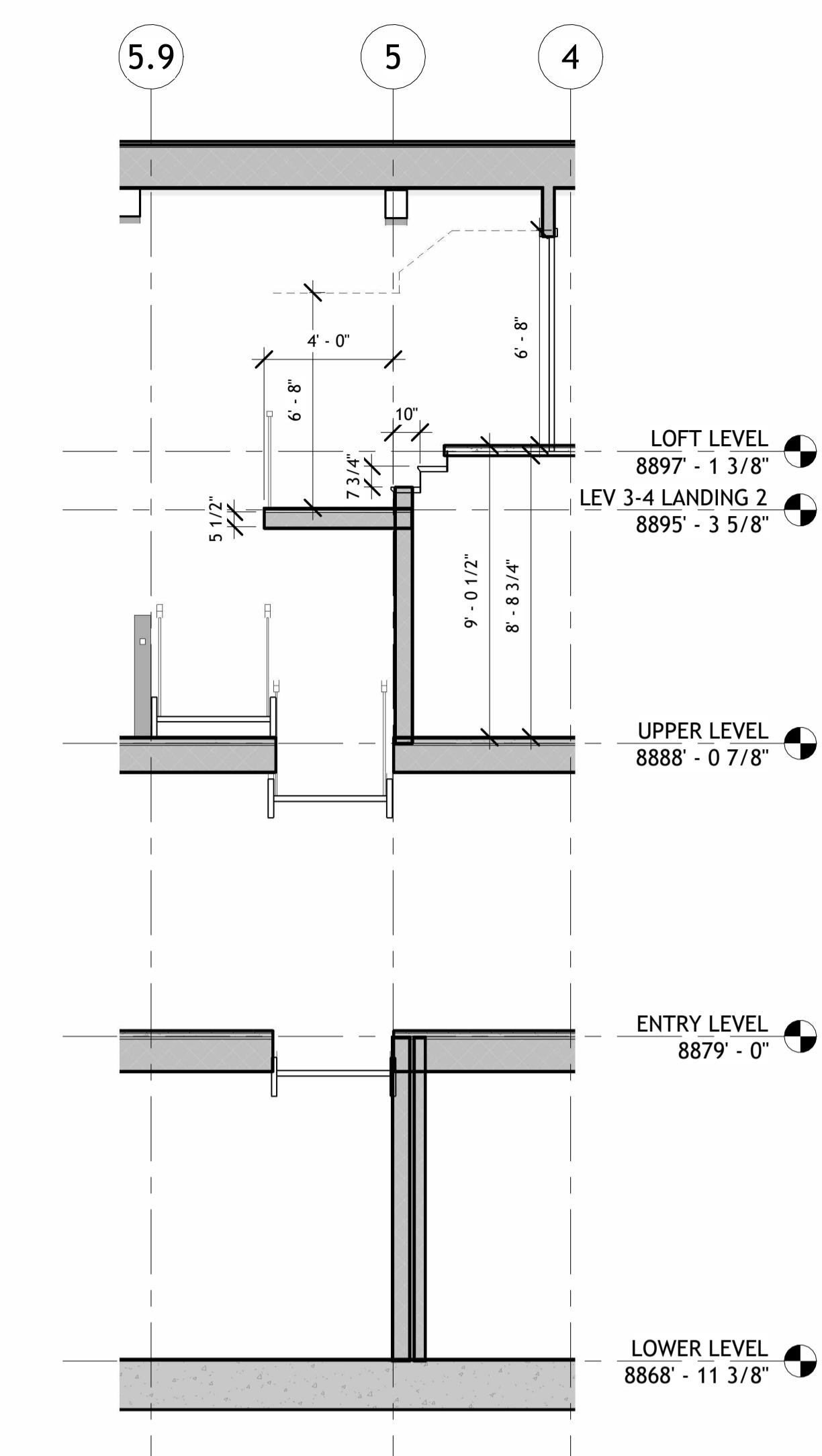
1 Stair Section 1  
1/4" = 1'-0"



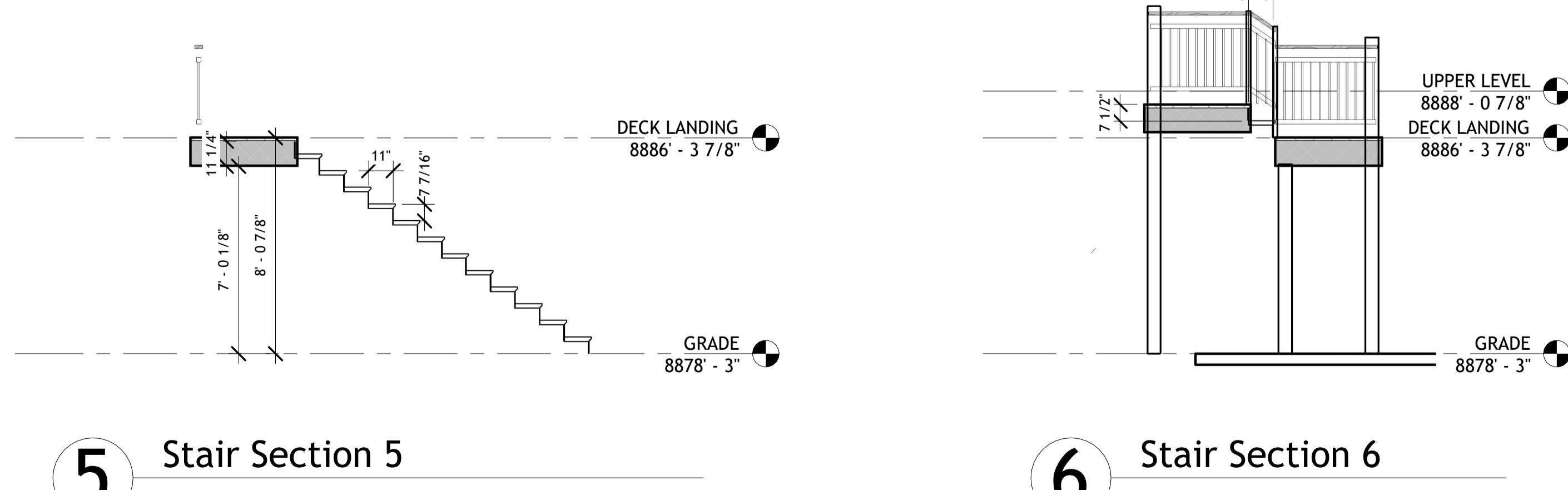
2 Stair Section 2  
1/4" = 1'-0"



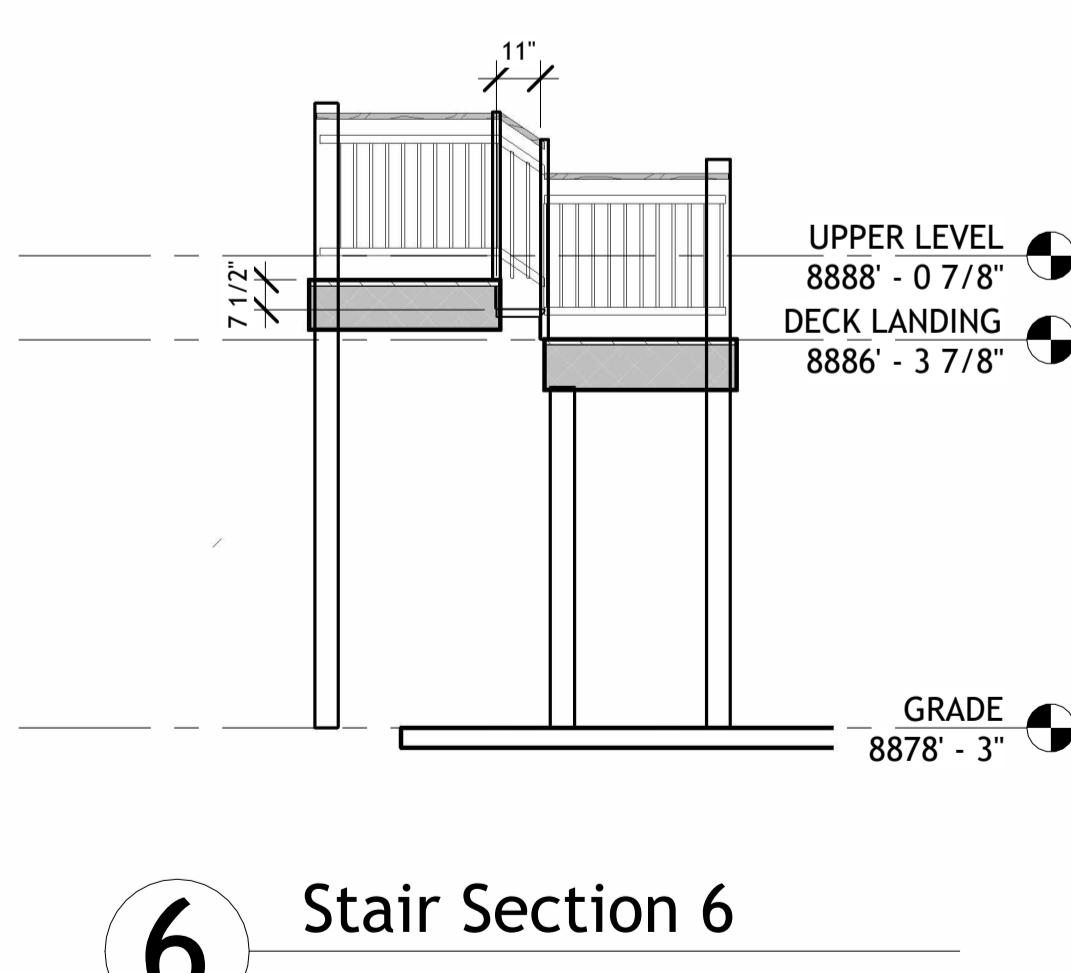
3 Stair Section 3  
1/4" = 1'-0"



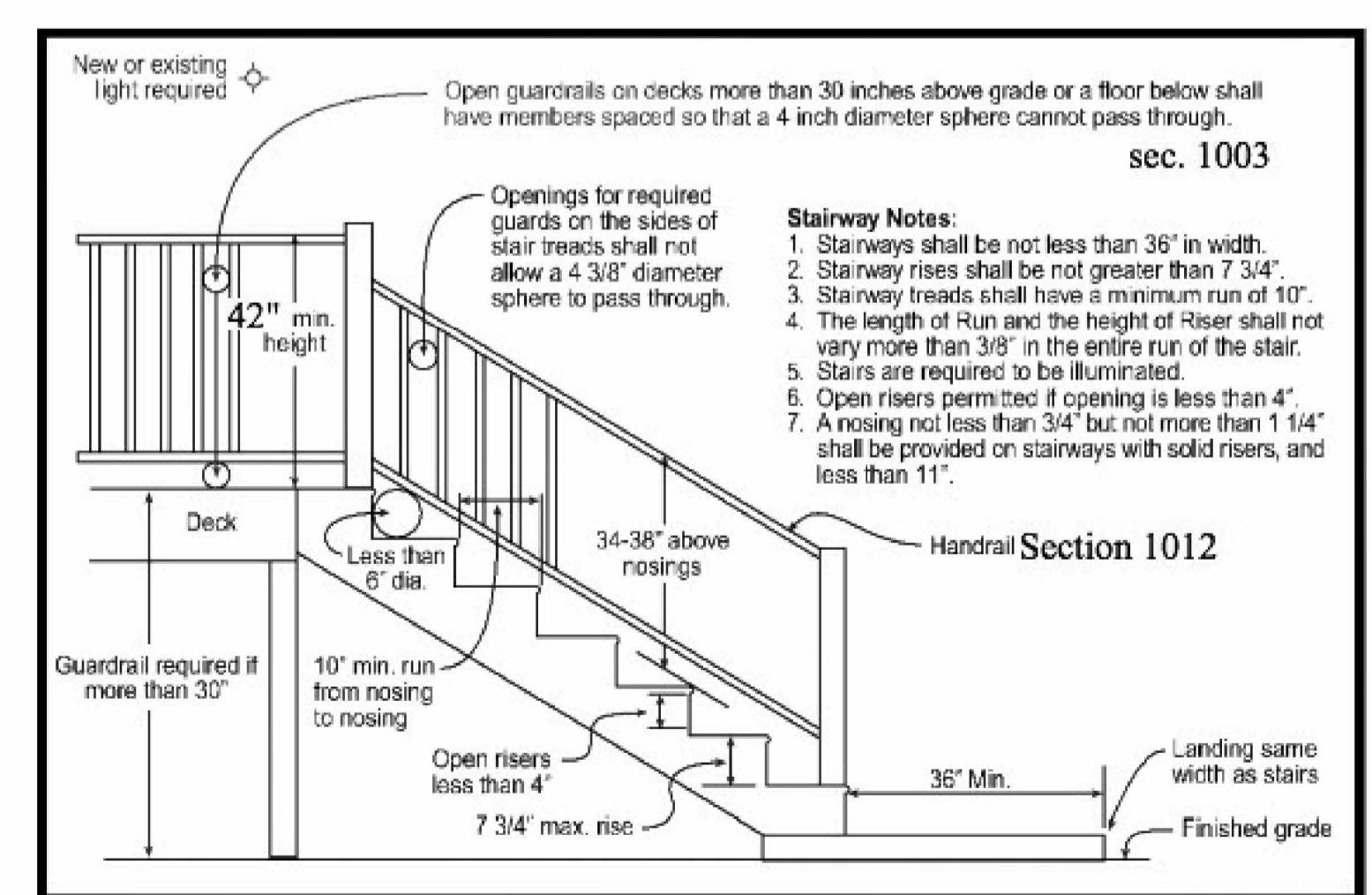
4 Stair Section 4  
1/4" = 1'-0"



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



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

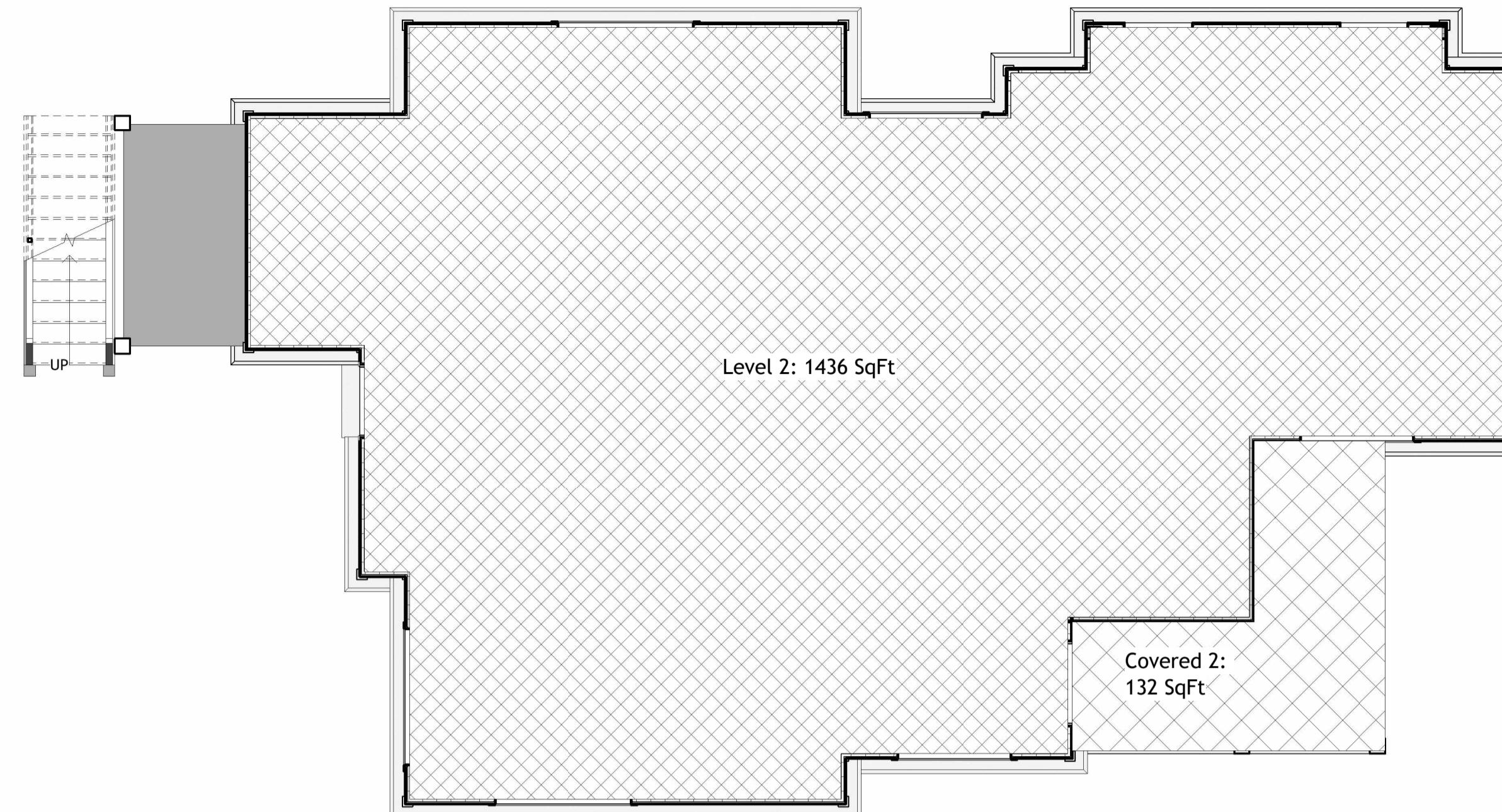


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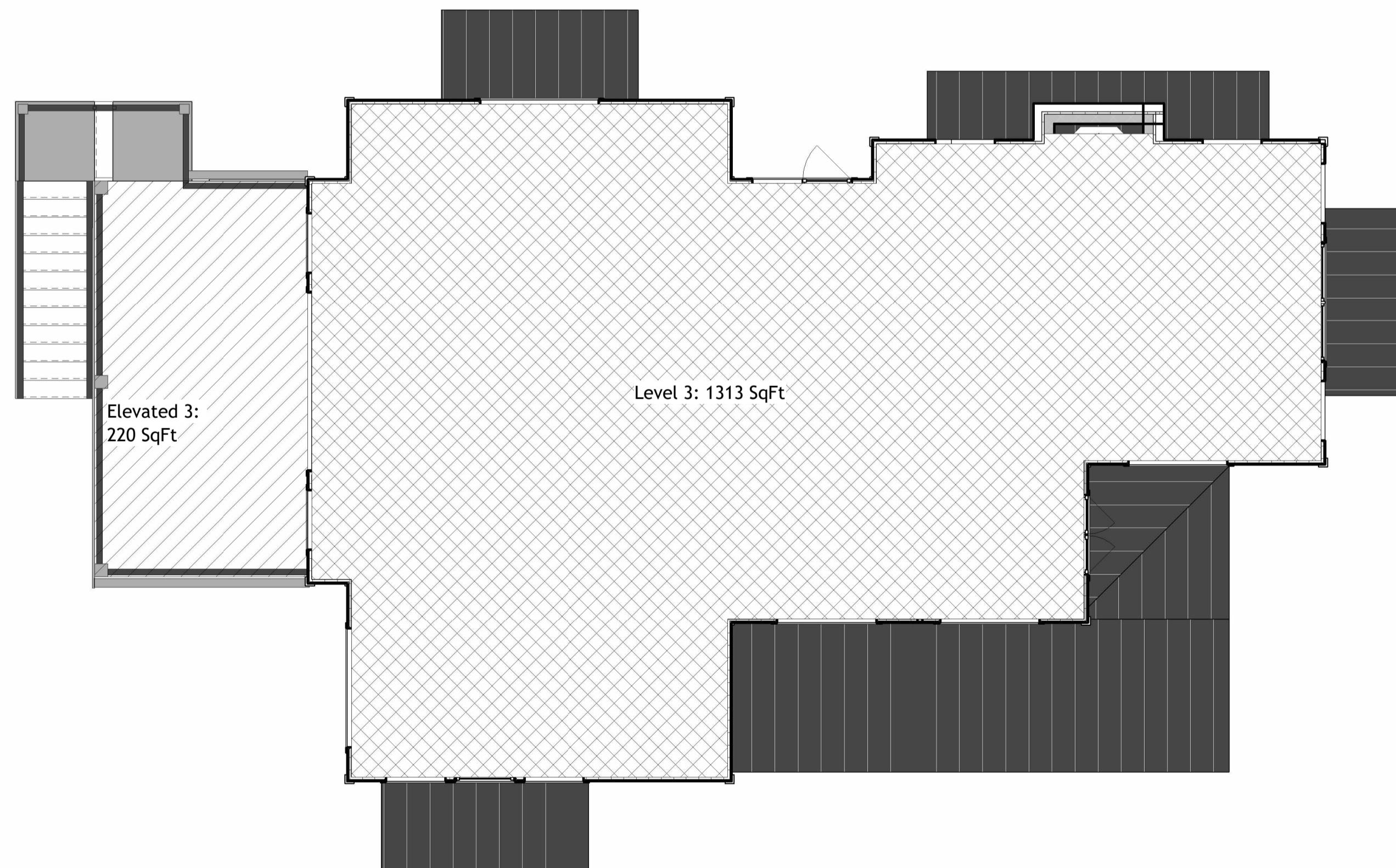
## Augusta Park - T4



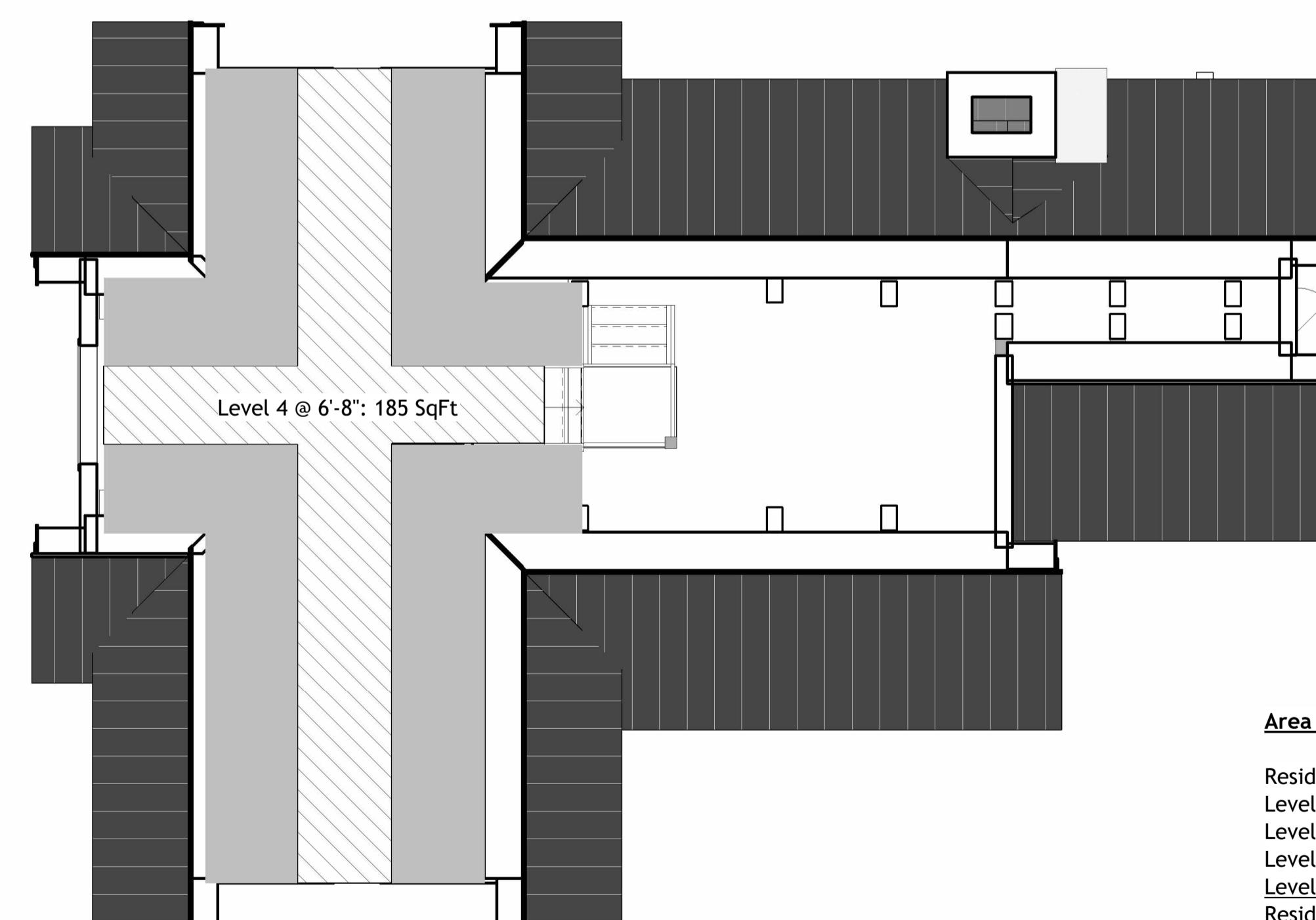
1 LOWER LEVEL  
3/16" = 1'-0"



2 ENTRY LEVEL  
3/16" = 1'-0"



3 UPPER LEVEL  
3/16" = 1'-0"



4 LOFT LEVEL  
3/16" = 1'-0"

Area Plans
12-27-2025
SCALE: 3/16" = 1'-0"
DRAWN BY: Kyle Ryan
PROJECT ADDRESS: LOT T4 TBD PYRAMID AVE GOTHIC CORRIDOR SLAT RIVER SUBDIVISION

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Area Calculations:  
Residence:  
Level 1: 1436 (Does Not Count)  
Level 2: 1436 SqFt  
Level 3: 1298 SqFt  
Level 4 @ 6'-8" Head: 185 (Does Not Count)  
Residence Square Footage: 2734 SqFt

Covered:  
Covered 2: 132 SqFt  
132 < 10% 2765 = 66

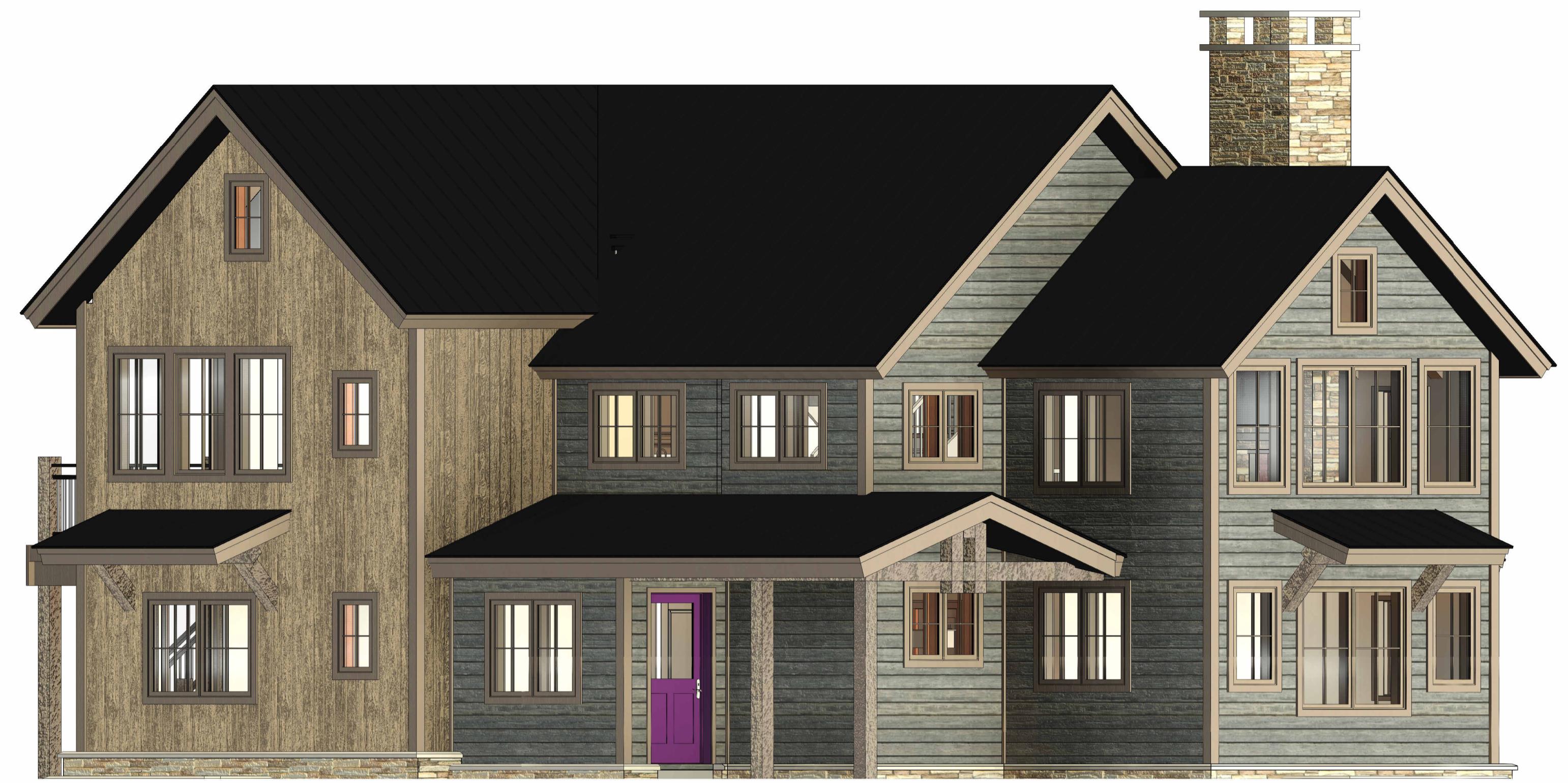
Elevated Deck 3:  
220 SqFt

Combined:  
66 SqFt Covered + 2734 SqFt Residence = 2800 SqFt Total

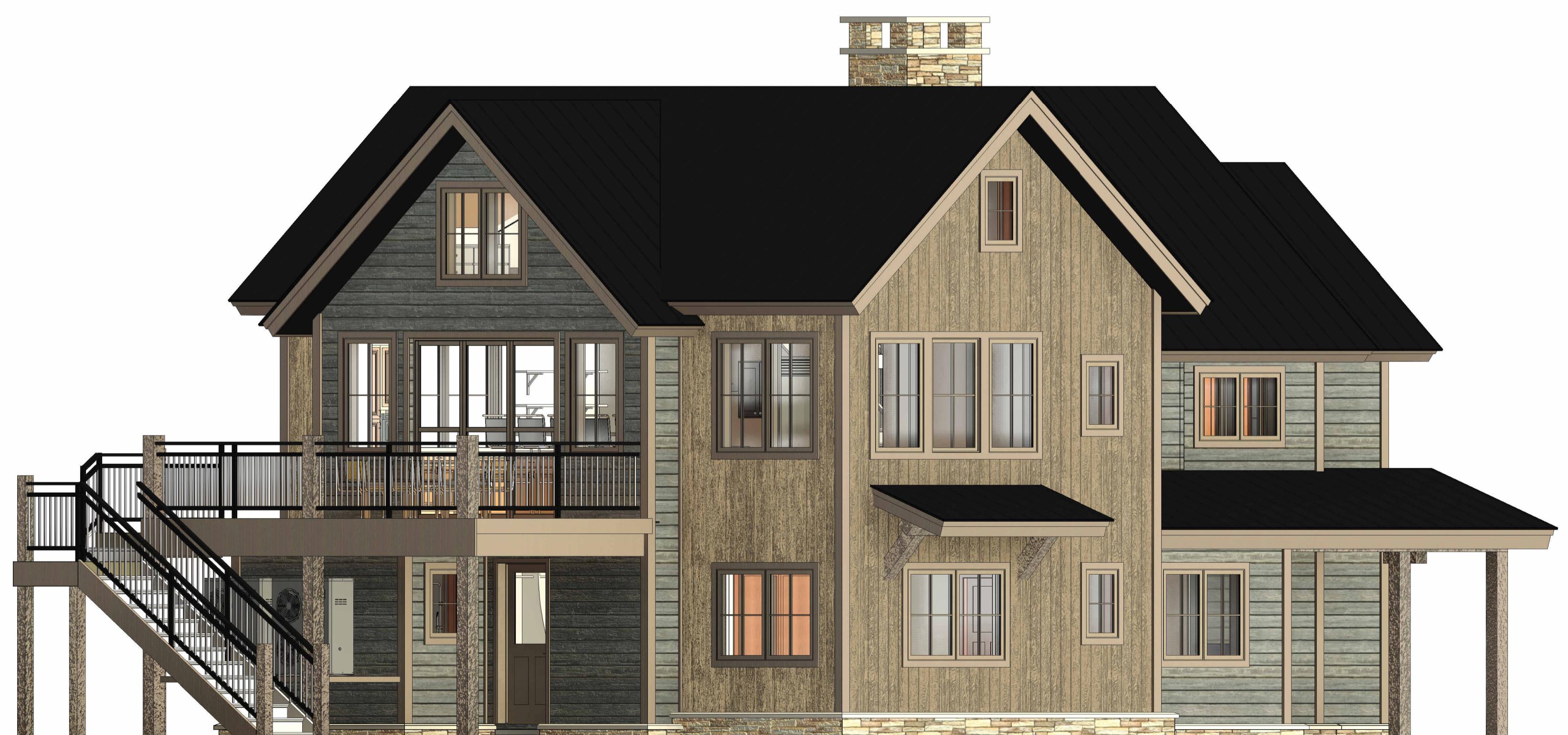
Allowable:  
2800 SqFt Max.



A14



1 SE Elevation



2 SW Elevation

South Perspective Elevations  
12-27-2025  
SCALE:  
DRAWN BY: Kyle Ryan  
PROJECT ADDRESS:  
LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

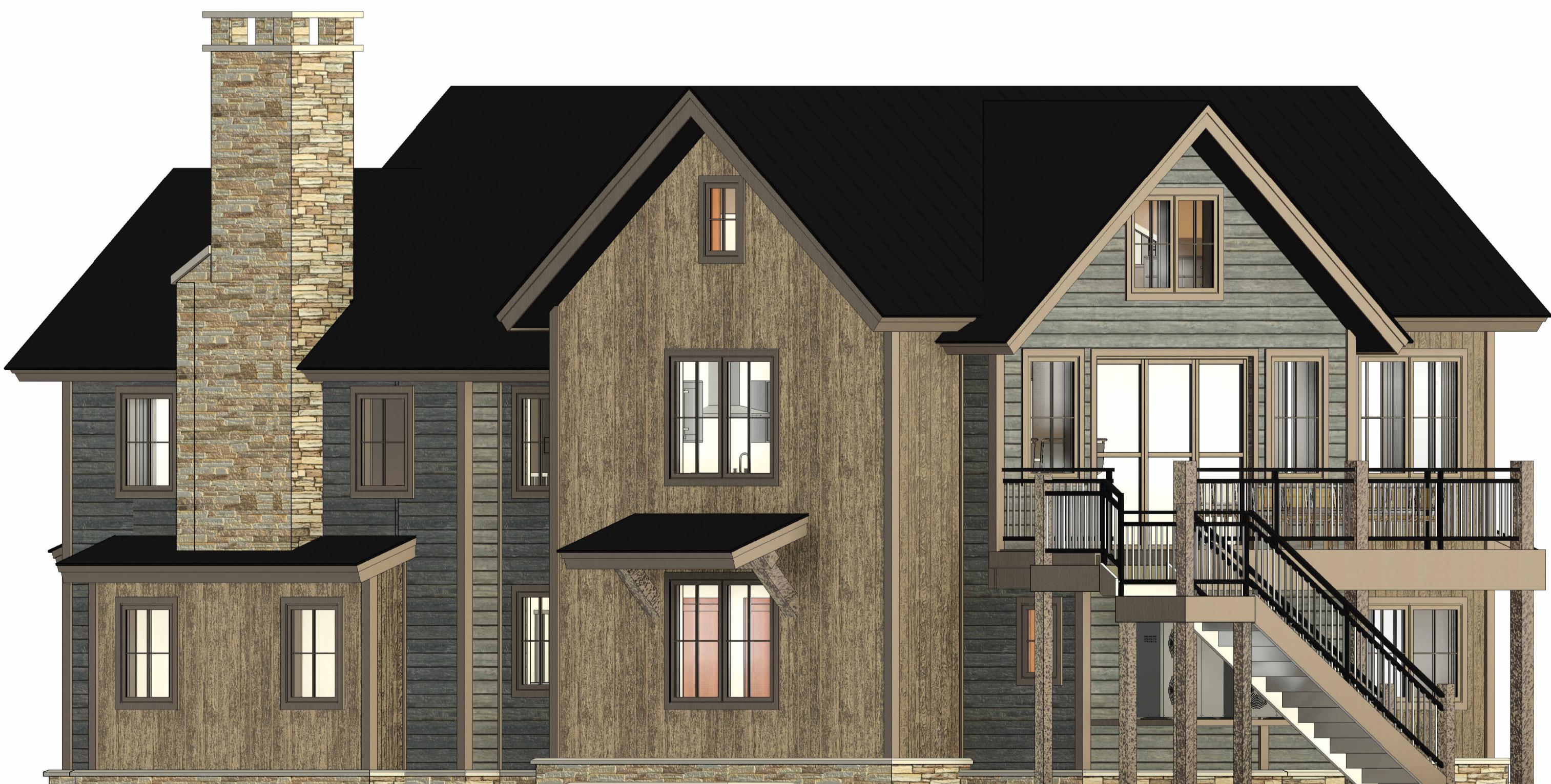
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A15

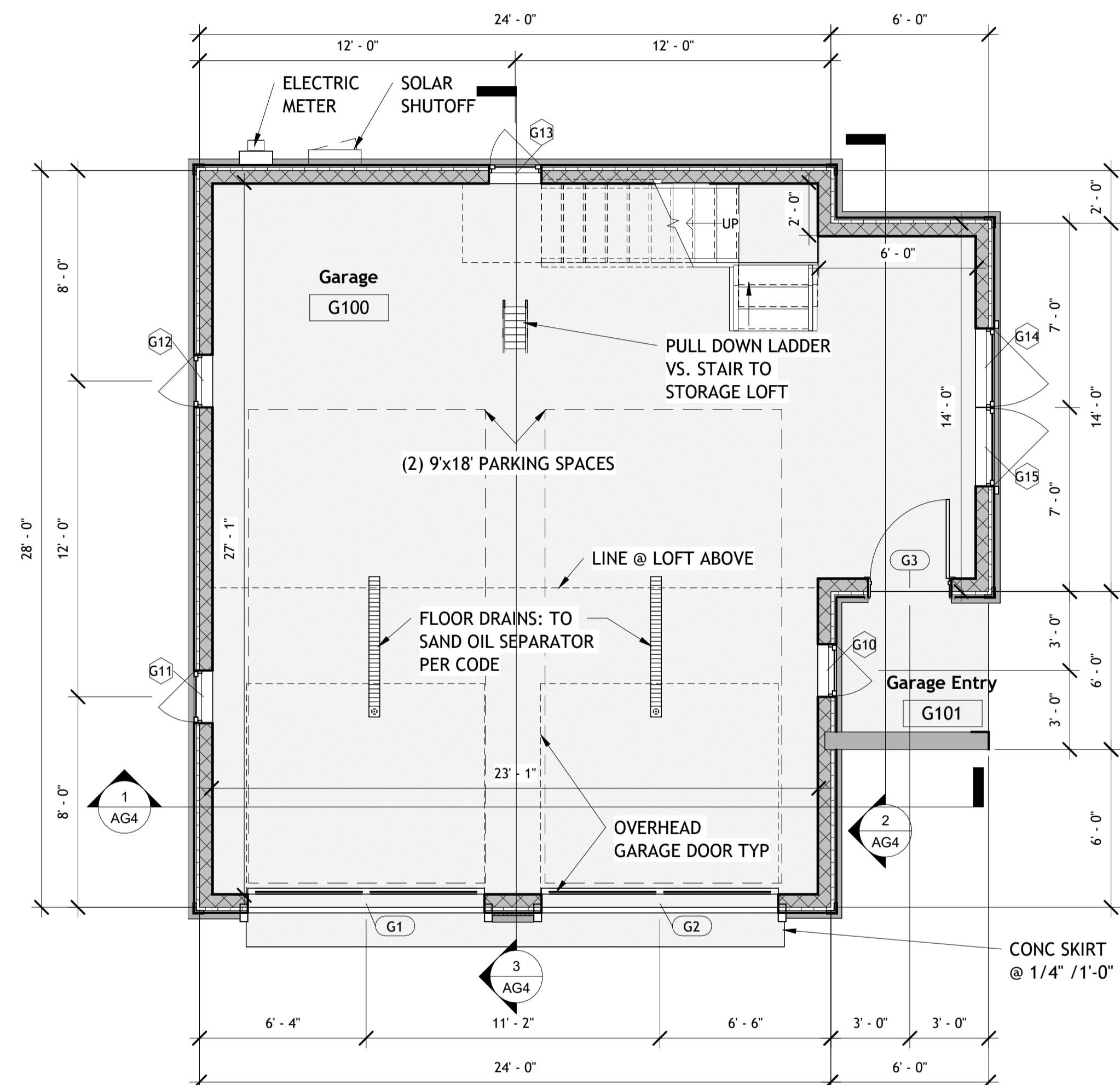


1 NE Elevation



2 NW Elevation

GARAGE FLOOR PLANS  
12-27-2025  
SCALE: 1/4" = 1'-0"  
DRAWN BY: Kyle Ryan  
PROJECT ADDRESS:  
LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

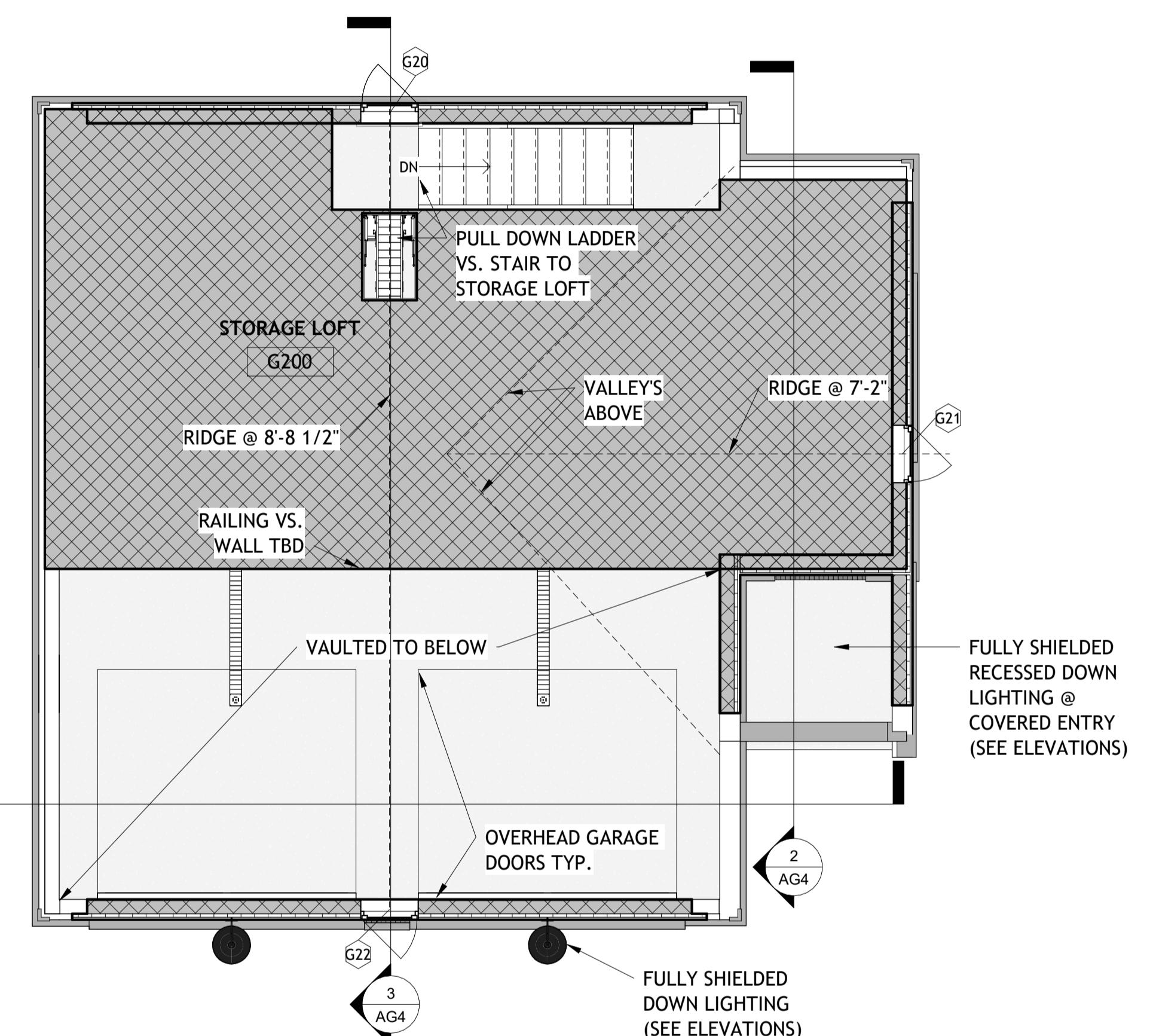


1 GARAGE LEVEL 1  
1/4" = 1'-0"

**GARAGE FAR CALCULATIONS:**

LEVEL 1: 756 SqFt  
LEVEL 1 COVERED: 18 SqFt (36 SqFt <10% Counts 1/2)  
LEVEL 2: 325 SqFt (11'-7 5/16" @ 14' FAR x 28'-0")  
Total: 1099 SqFt

ALLOWABLE: 1000 SqFt  
100 SqFt PARKING ALLOWANCE  
1100 SqFt



2 GARAGE LEVEL 2  
1/4" = 1'-0"

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# AG2

## Augusta Park - T4

GARAGE ELEVATIONS

12-27-2025

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

DRAWN BY: Kyle Ryan

PROJECT ADDRESS:

LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

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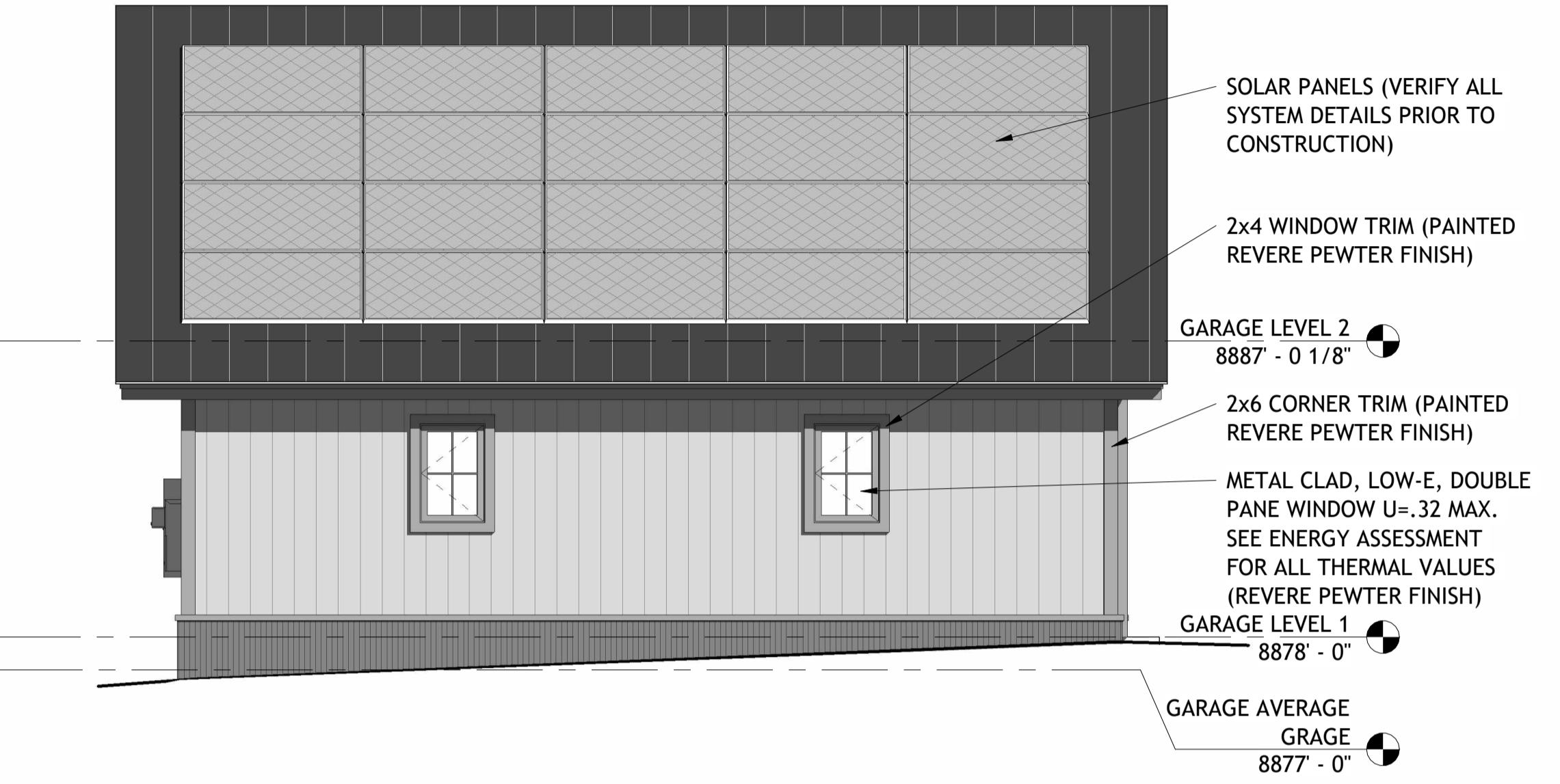
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ANDREW HADLEY ARCHITECT  
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(970) 349 - 0806



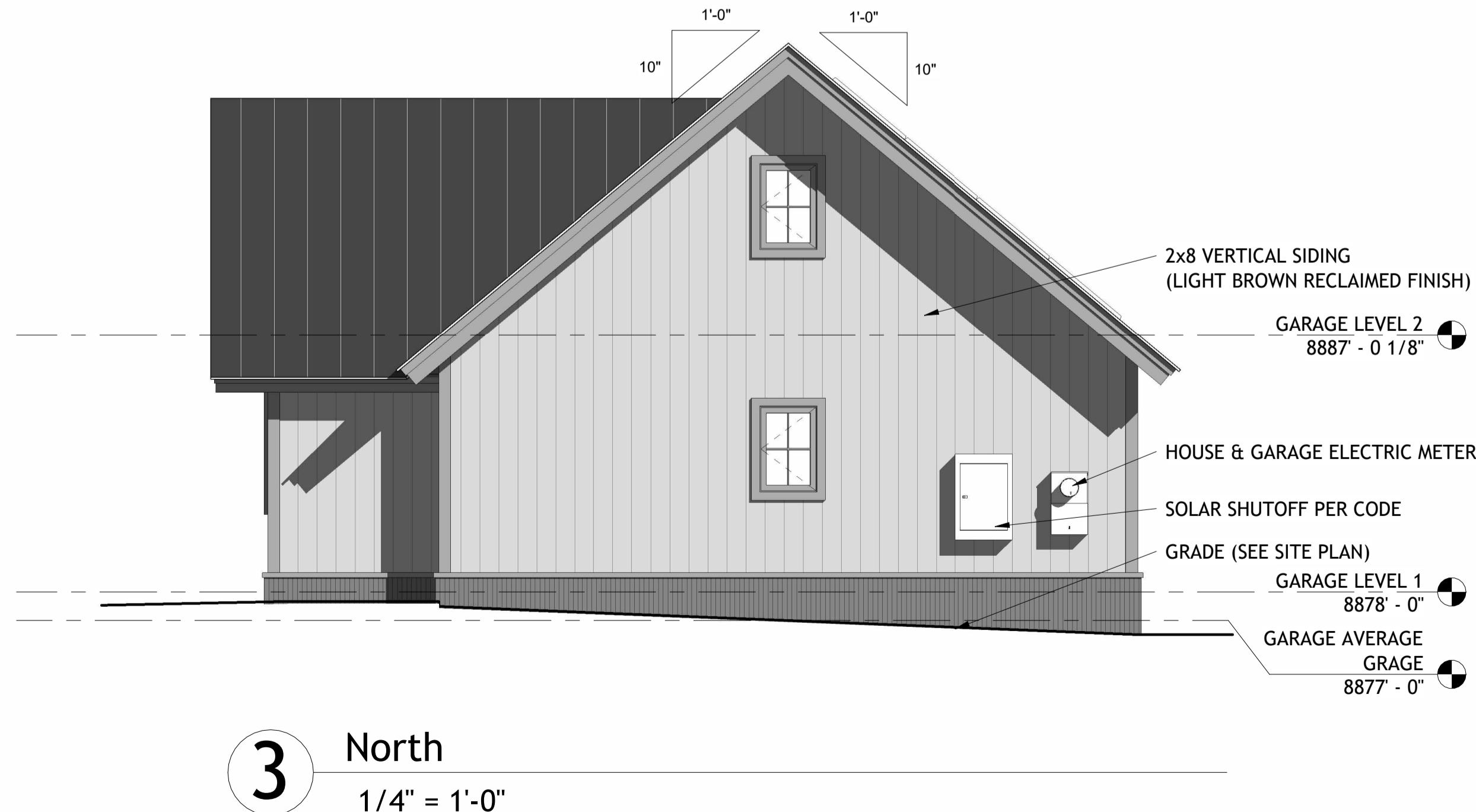
1 South

1/4" = 1'-0"



2 West

1/4" = 1'-0"



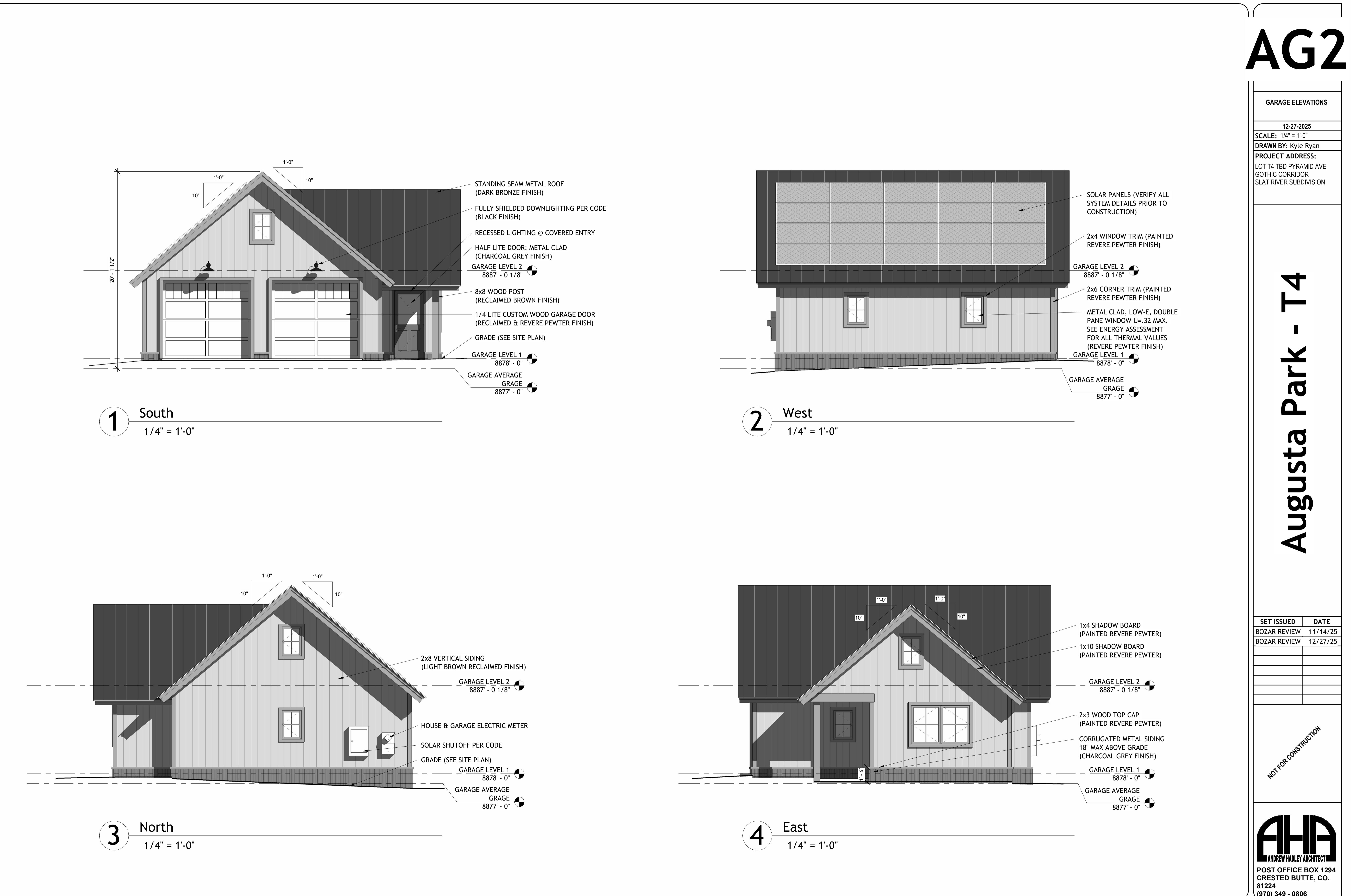
3 North

1/4" = 1'-0"



4 East

1/4" = 1'-0"



**AG3**

GARAGE PERSPECTIVE  
ELEVATIONS

12-27-2025

SCALE:

DRAWN BY: Kyle Ryan

PROJECT ADDRESS:

LOT T4 TBD PYRAMID AVE  
GOTHIC CORRIDOR  
SLAT RIVER SUBDIVISION

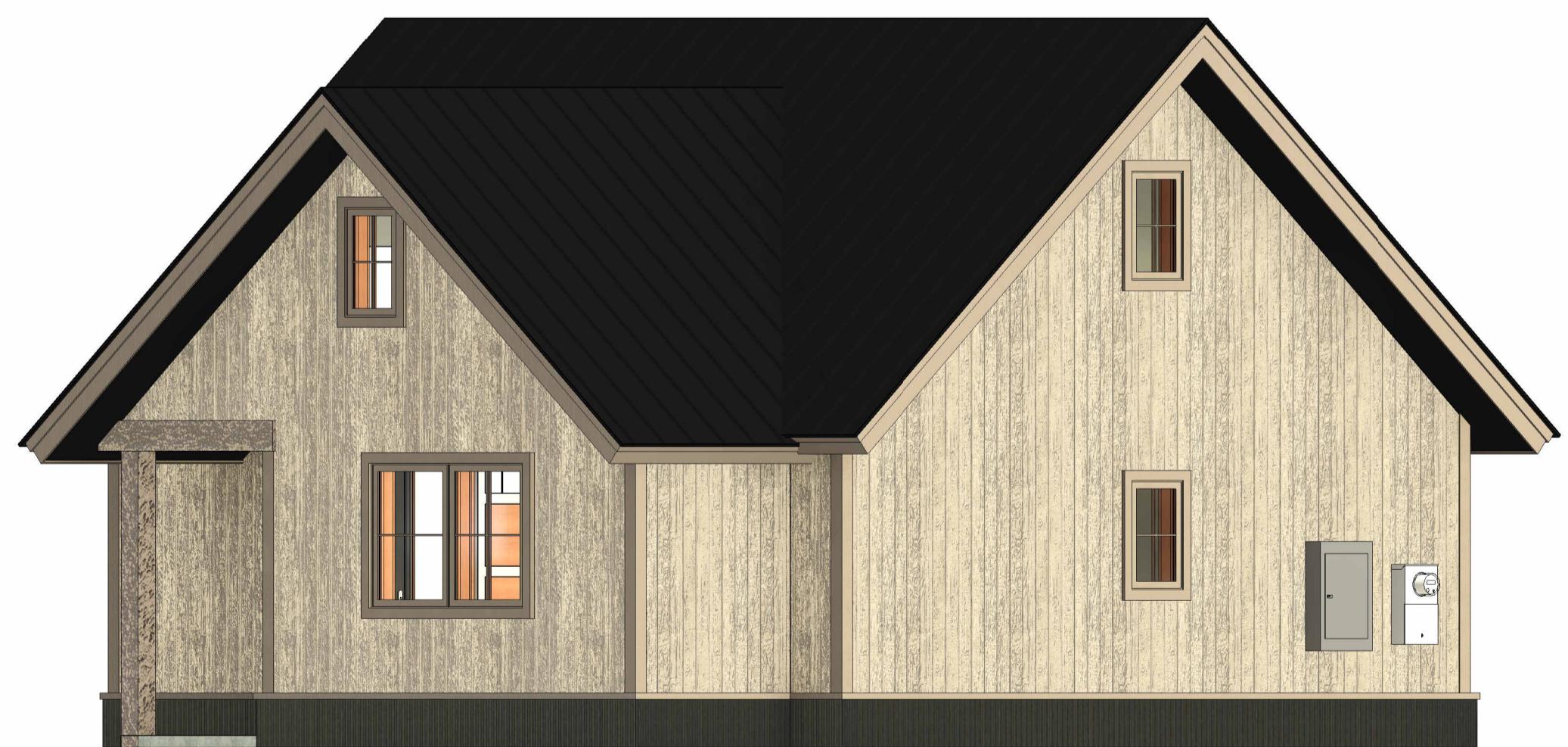
**Augusta Park - T4**



**1** South East Elevation



**2** South West Elevation



**3** North East Elevation



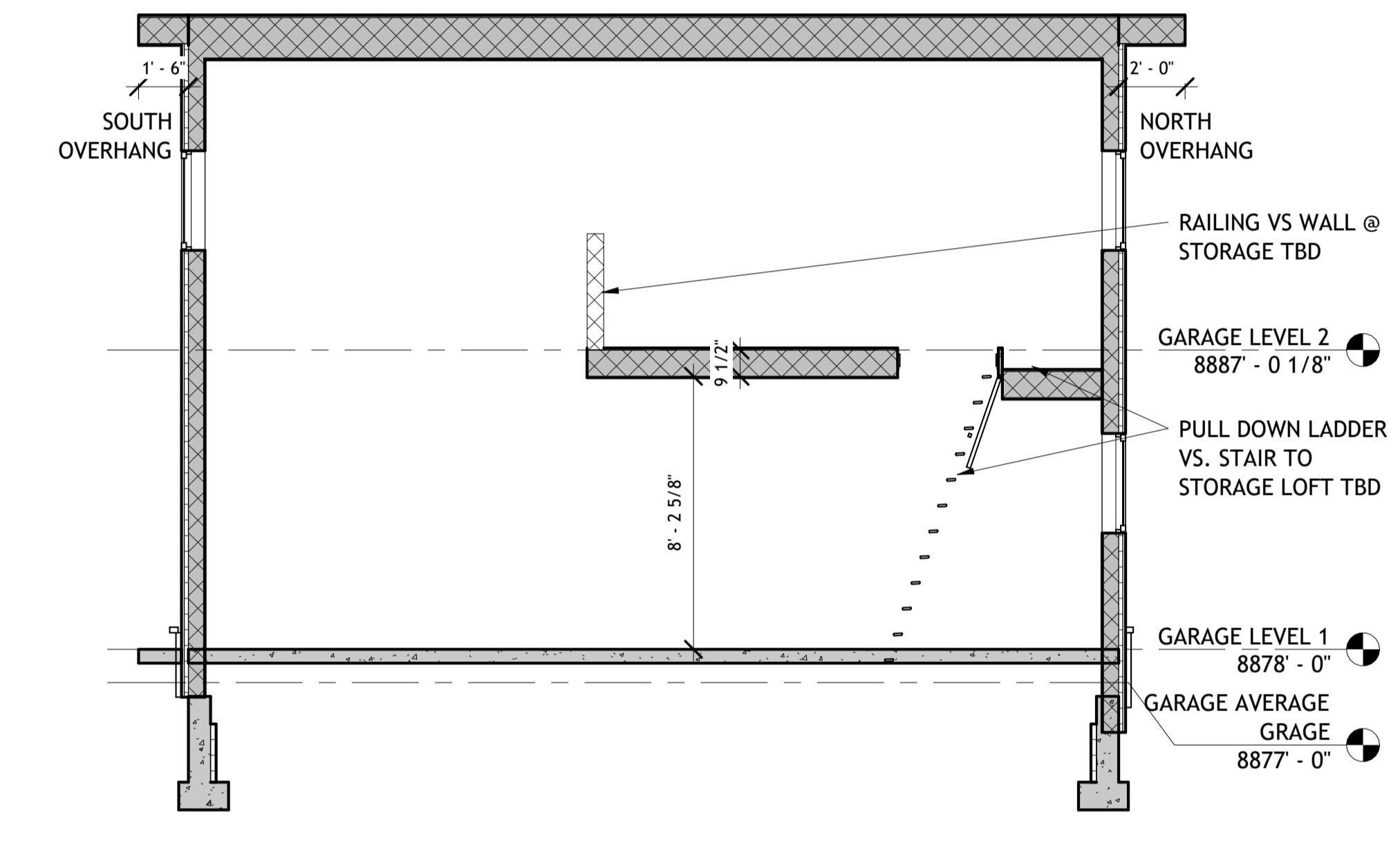
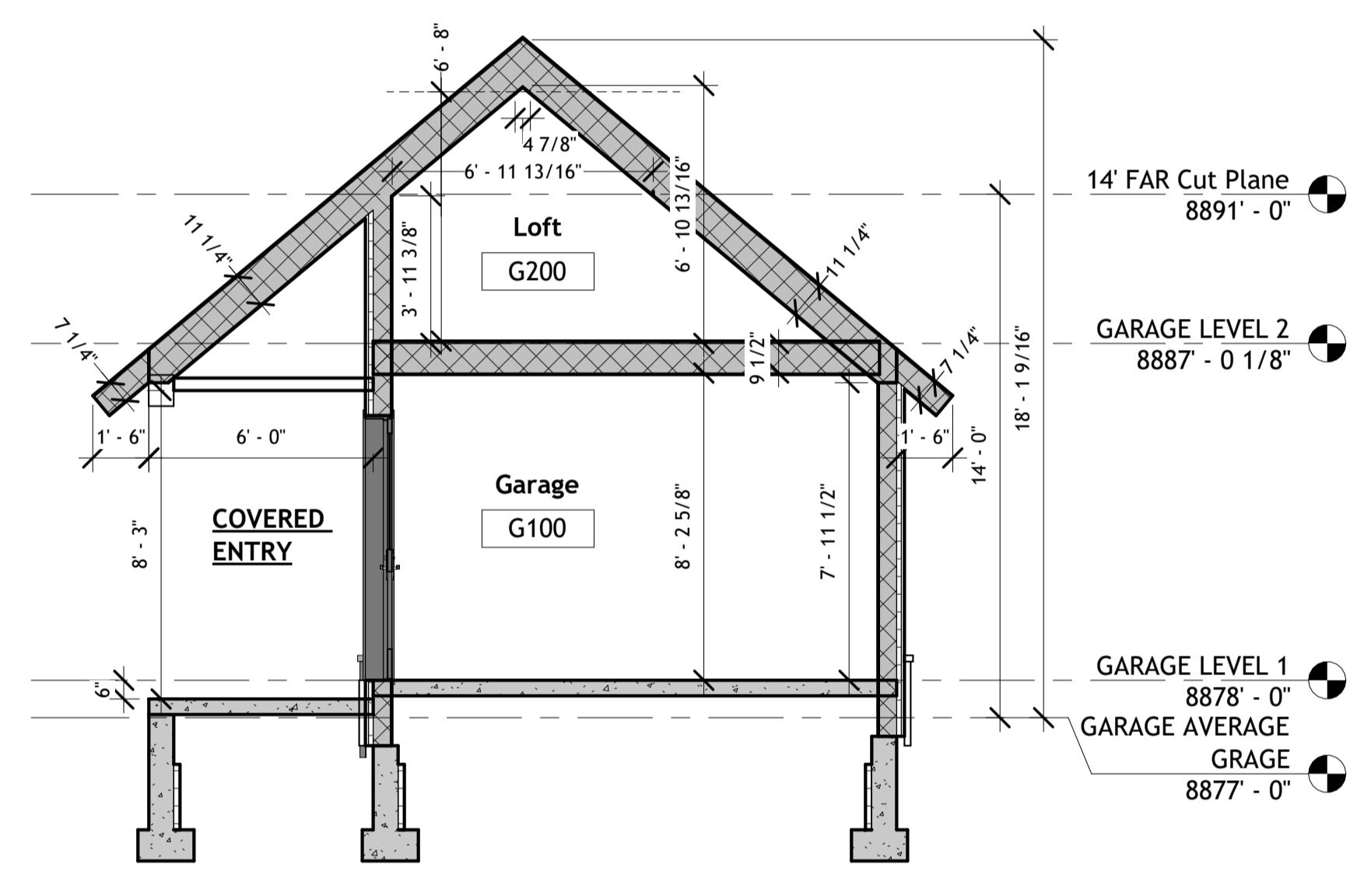
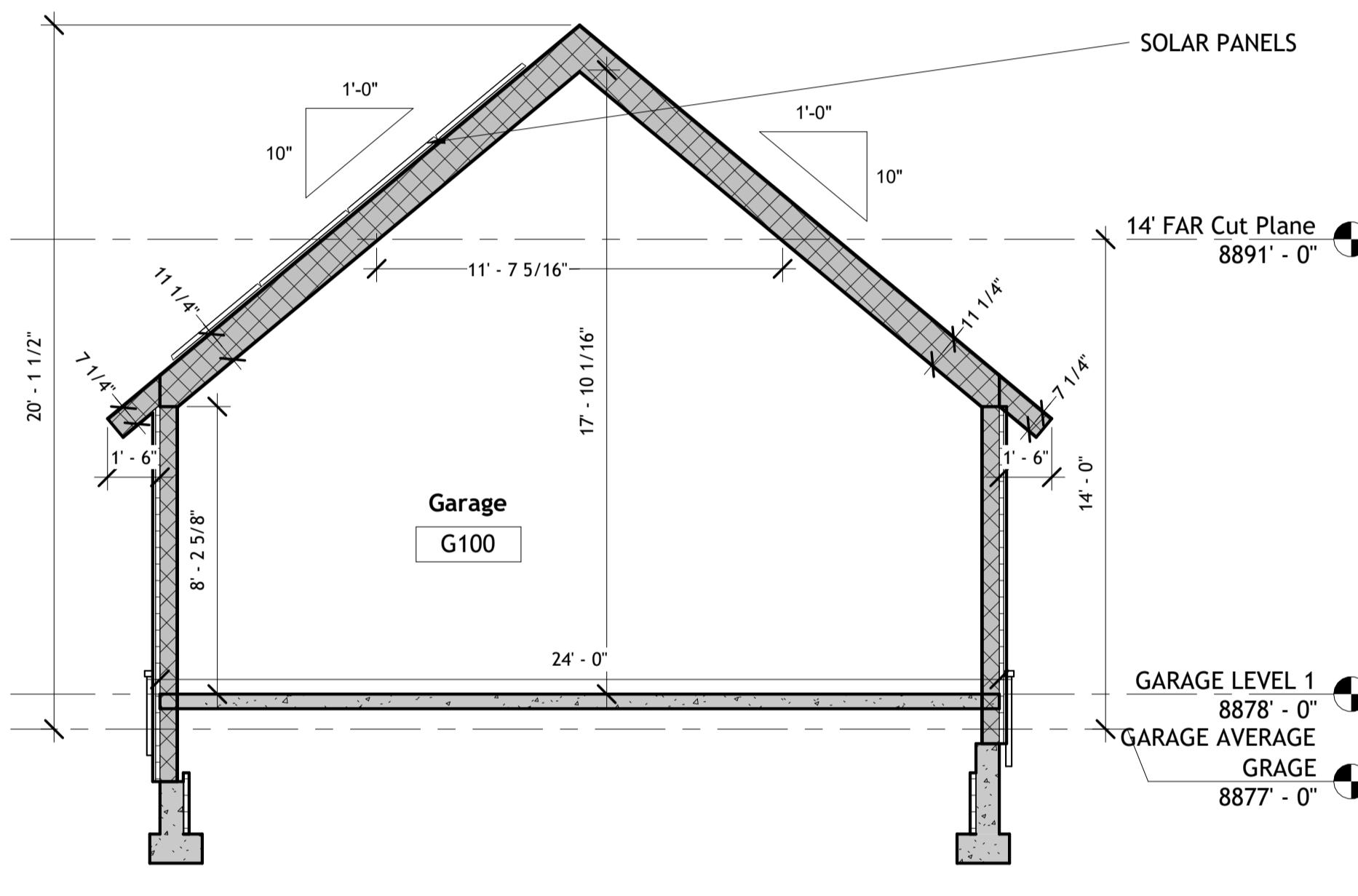
**4** North West Elevation

SET ISSUED DATE

BOZAR REVIEW 11/14/25

BOZAR REVIEW 12/27/25

NOT FOR CONSTRUCTION



GARAGE SECTIONS
12-27-2025
SCALE: 1/4" = 1'-0"
DRAWN BY: Kyle Ryan
PROJECT ADDRESS: LOT T4 TBD PYRAMID AVE GOTHIC CORRIDOR SLAT RIVER SUBDIVISION

SET ISSUED	DATE
BOZAR REVIEW	11/14/25
BOZAR REVIEW	12/27/25

NOT FOR CONSTRUCTION