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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)
2020 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 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.
- PRIOR TO CONSTRUCTION VERIFY IF A WHOLE HOUSE SPRINKLER SYSTEM IS REQUIRED.
- 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 DAYLIGHT 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.
- ALL GAS FIRE BOILERS, FURNACES, WATER HEATERS AND FIREPLACES MUST BE SEALED CONBUSTION, DIRECT VENT TYPE APPLIANCES OR AN APPLIANCE OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- EACH BATHROOM INCLUDING HALF BATHROOMS NEED TO HAVE A BATH FAN EXHAUSTED TO THE EXTERIOR OF THE BUILDING.
- ALL APPLIANCES MUST BE HIGH EFFCIENCY, DIRECT VENTED APPLIANCES.
- ALL GAS FIREPLACES SHALL BE EPA APPROVED FOR EMMISIONS. VERIFY ALL DIMENSIONS REQUIRED FROM FIREPLACE EXHAUST.
- 75% OF ALL LIGHT FIXTURES SHALL HAVE HIGH EFFCIENCY 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, LAUDRY ROOMS OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, WET BAR SINKS AND ROOFTOPS.
- ALL APPLIANCES OTHER THAN RANGES SHALL BE ENREGY 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 COOKTOPS 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 2015 IRC
- A GENERAL INTEREST IN PROVIDING FINISH MATERIALS WITH LOW OR NO VOC'S SHOULD BE UNDERTAKEN THOUGHOUT THE COURSE OF THE PROJECT. CONTACT ARCHITECT WITH ANY QUESTIONS.
- VERIFY ALL KITCHEN, BATHROOM DESIGN, AND INTERIOR FINISHES WITH INTERIOR DESIGNER.

C

Cover

12-29-2025

SCALE:

DRAWN BY: cp

PROJECT ADDRESS:

T5
AUGUSTA PARK
CB, CO 81224

Augusta Park - T5

SET ISSUED	DATE

NOT FOR CONSTRUCTION



POST OFFICE BOX 1294
CRESTED BUTTE, CO. 81224
(970) 349 - 0806

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81224
(970) 349 - 0806**

E
D
C
B
A



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

P2

Entry Level - Floor Plan

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

P3

Upper Level - Floor Plan

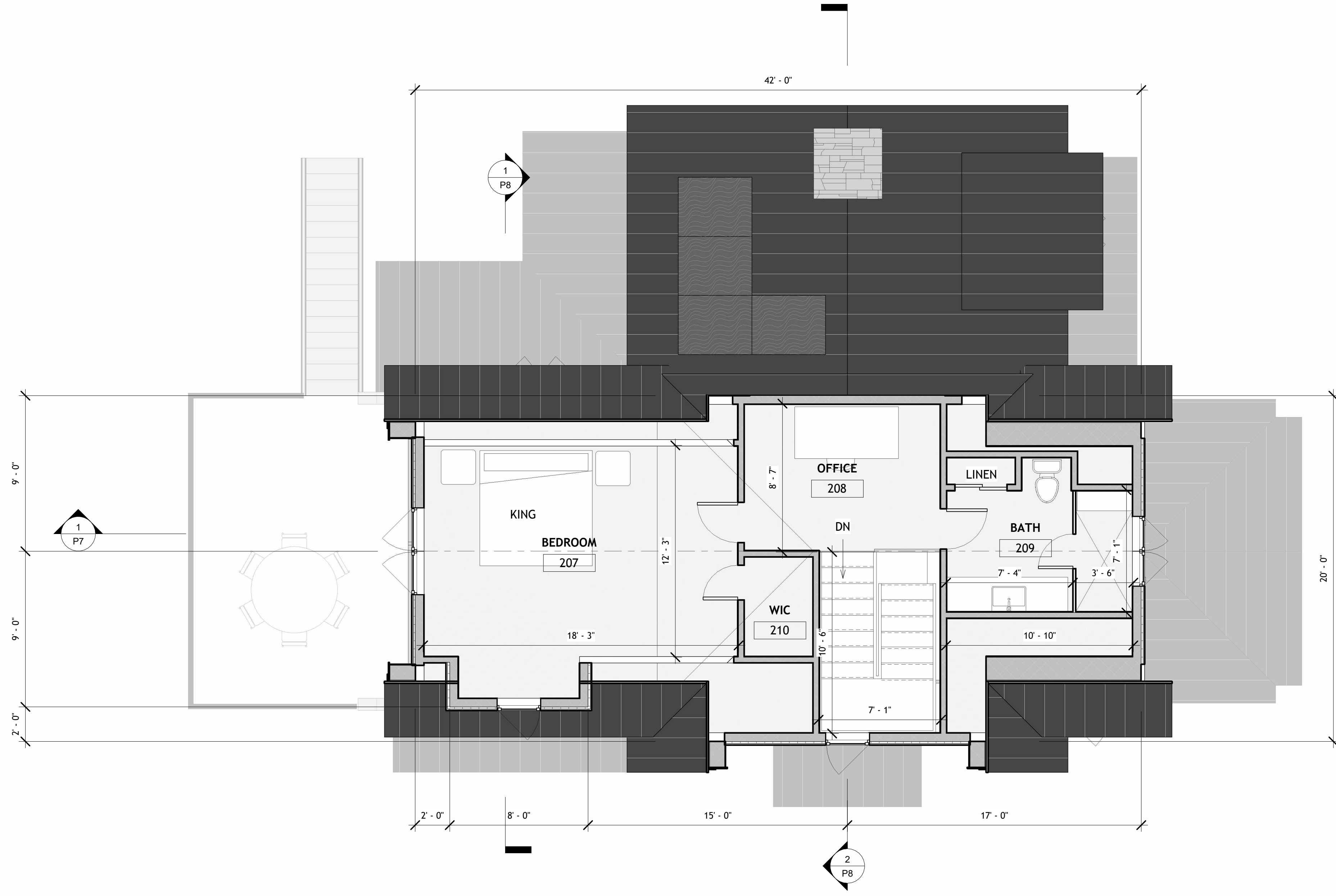
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1 Loft
1/4" = 1'-0"

P4

Loft - Floor Plan

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



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

P5

North & East - Elevations

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SCALE: 1/4" = 1'-0"
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1 2 3 4 5 6



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



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

P6

South & West - Elevations

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



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

P7

Sections

12-29-2025

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

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

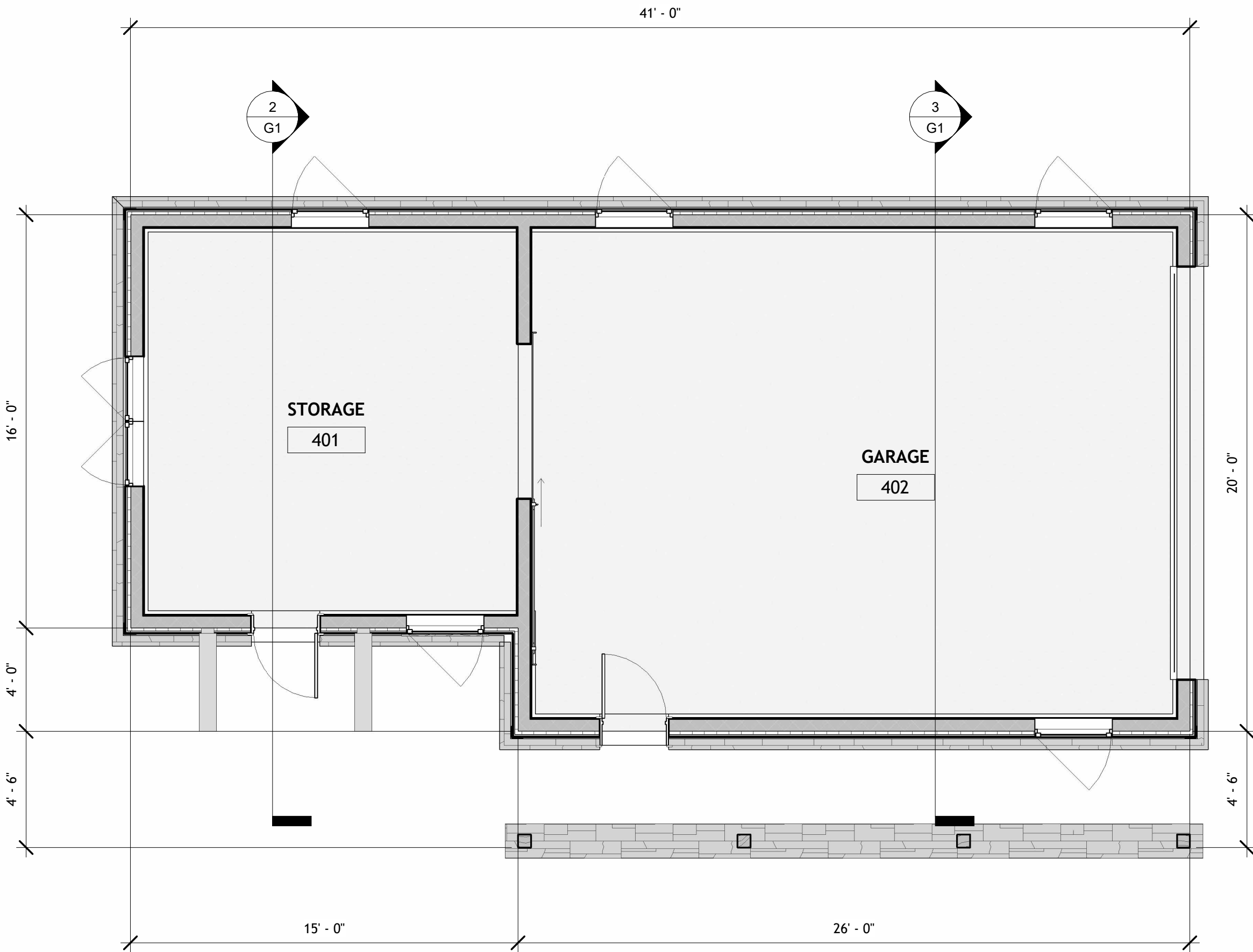


1 Section 2
1/4" = 1'-0"

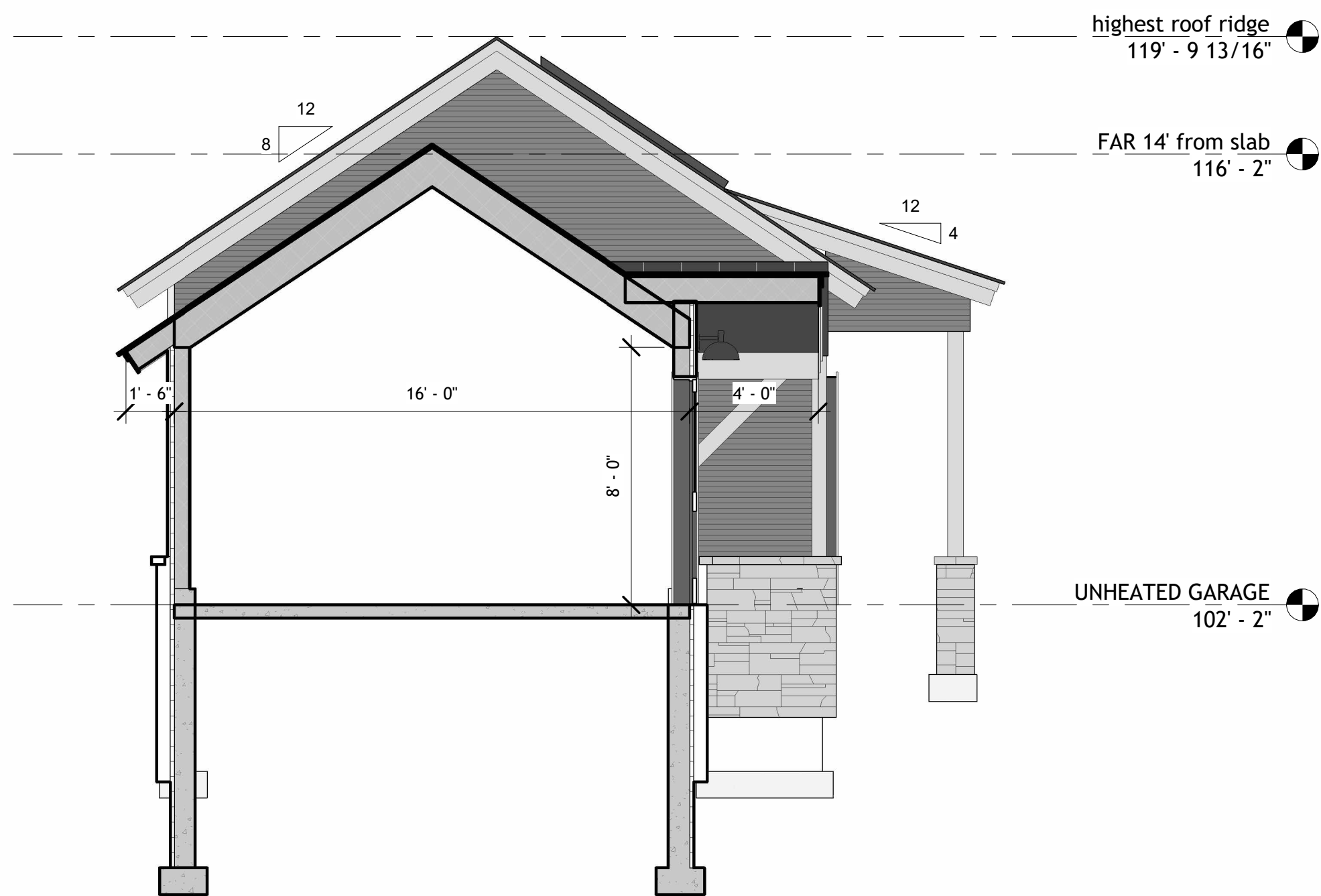


3 Section 7
1/4" = 1'-0"

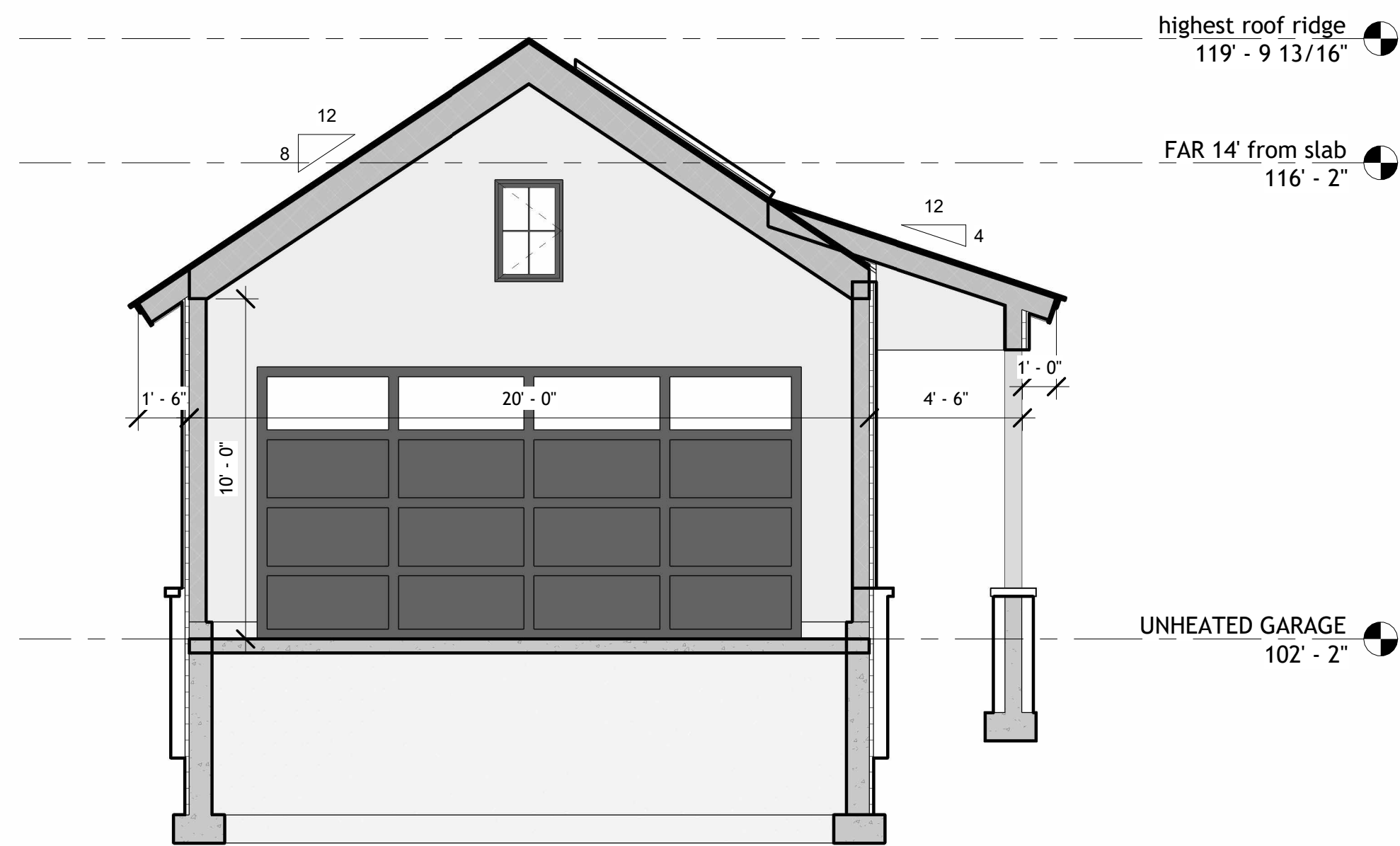
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1 UNHEATED GARAGE
1/4" = 1'-0"



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



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

G1

GARAGE FLOOR PLAN

12-29-2025

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

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GARAGE ELEVATIONS

2-29-2025

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

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PROJECT ADDRESS:

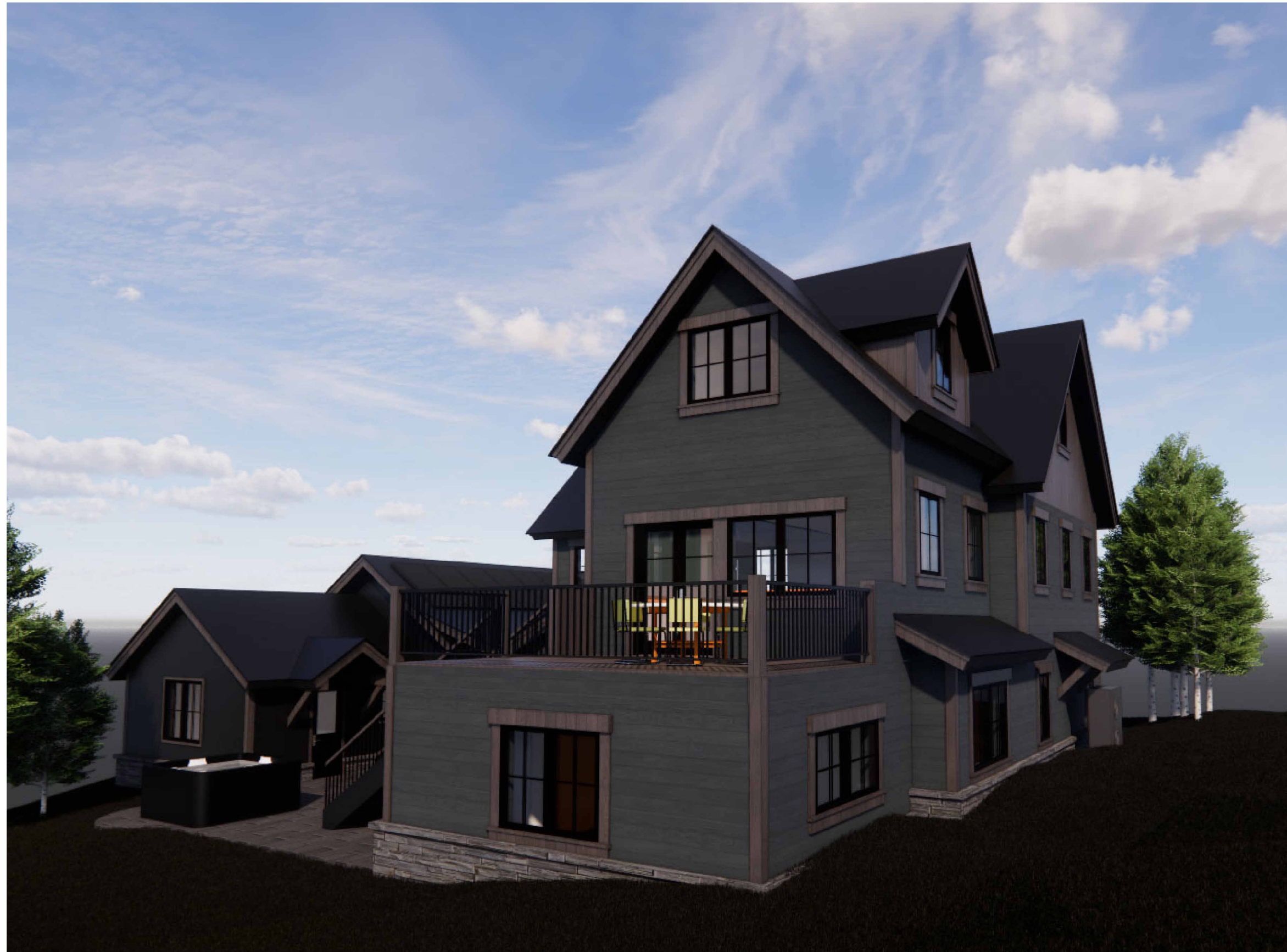
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P9

SITE PERSPECTIVES

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