EXISTING CONDITIONS

WEST ELEVATION

EAST ELEVATION
DUPLEX NARRATIVE

The core of the existing garage structure, built in 1885, as well as a non-historic addition, will be preserved. Additional space will be constructed above the existing structure for a livable duplex unit. The core historic structure has brick masonry walls, while the non-historic addition is stick framed. The new construction will be stick framed.

The new duplex will have a gable roof similar to the historic core with a pitch of 7:12. The new roof will exceed 20'-0” max height by 1'-3”. A variance will be included with this submission to address this. There will be 2 dormers with roof slopes of 9/12. The entire roof structure will be covered in new asphalt shingles (Williamsburg Gray, Owens Corning).

All of the brick walls in the historic core will be preserved. There existing decorative gable siding and wood detailing wall be preserved and repainted. Existing yellow decorative elements will be painted Westchester Gray, SW 2849. Existing blue decorative elements will be painted Chelsea Gray, SW 2850. Existing red decorative elements will be painted Needlepoint Navy, SW 0032. The new construction will be clad in LP smartside horizontal lap siding that is painted in SW 2850 Chelsea Gray. All associated trim and window trim will be painted in SW 2849 Westchester Gray. New windows to be wood framed. New doors to be wood hollow core doors with wood frames.

The soffits will be constructed of composite panels and be painted in SW 2850 Chelsea Gray. The existing and new fascia will be painted to match each other based upon the color scheme described above. New sections of fascia will be made of composite or wood fascia. All windows will also be painted Westchester Gray, SW 2849.

The duplex heating/cooling will be supplied by mini-split units. The condensers for those units will sit in the rear of the garage and will be obscured by fencing.

The duplex will have an exterior access stair that is not visible from 3rd Avenue or East 8th Street.

A height variance will be requested to allow for an additional 1’-3” total roof height. This additional roof height is based upon design feedback from the HPB while still providing usable living volume and square footage. Additionally, a plate height variance will be requested for the same reasons. The requested variance for the plate height is 15’-0 5/8”
MATERIAL SAMPLES:

Siding & soffit Color:

SW 2850
Chelsea Gray

Decorative element & Trim Color:

SW 2849
Westchester Gray

Decorative Accent Color:

SW 0032
Needlepoint Navy

Roof Shingle Color, Williamsburg Gray
SITE PLAN - EXISTING

SITE ZONING:
EN-1

SITE AREA:
1,500 S.F.

MINIMUM REQUIRED SETBACKS:
- FRONT YARD:
  20' MIN.
- SIDE YARD:
  5' MIN.
- SIDE YARD - CORNER LOT:
  5' MIN.
- REAR YARD:
  40' MIN.

HEIGHT REQUIREMENTS:
BUILDING MAX HEIGHT:
- 23'-1" MIN.

FAR - EXISTING:
2,021 + 717 + (-450 DETACHED GARAGE) / 7,495 =
2,223 / 7,495 =
0.30 (0.45 MAX ALLOWED)
30% (35% MAX ALLOWED)

FAR - PROPOSED:
2,125 + 443 / 7,495 =
2,223 / 7,495 =
0.34 (0.45 MAX ALLOWED)
30% (35% MAX ALLOWED)

LCR - EXISTING:
2,021 + 717 + (-450 DETACHED GARAGE) / 7,495 =
2,223 / 7,495 =
0.30 (0.35 MAX ALLOWED)
30% (35% MAX ALLOWED)

LCR - PROPOSED:
2,125 + 443 / 7,495 =
2,223 / 7,495 =
0.34 (0.35 MAX ALLOWED)
30% (35% MAX ALLOWED)

OCCUPANCY GROUP:
R

CONSTRUCTION TYPE:
V-B

FIRE SPRINKLERED:
NONE

1 EXISTING TREE TO REMAIN
2 EXISTING BRICK PATHWAY TO REMAIN
3 EXISTING GAS METER
4 EXISTING ELECTRICAL METER

APPROXIMATE SQUARE FOOTAGE - EXISTING:
EXISTING GARAGE 604 SF

DRAWN BY:
RA + A

ISSUE DATE:
2024-01-23

1/23/2024 1:32:34 PM
SITE PLAN - PROPOSED

SITE PLAN GENERAL NOTES:
A. Contractor to field verify all existing conditions prior to start of work.
B. Existing electrical service to remain. Contractor to evaluate system and provide recommendations if needed.
C. Contractor to replace existing water service. Contractor to evaluate system and provide recommendations if needed.
D. Contractor shall finish grade site for seeding/landscaping.
E. Contractor shall finish grade site, ready for seeding/landscaping. Seeding and landscaping is excluded from contract.
F. See structural for excavation, structural fill and backfill requirements.
G. City of Durango requirement: Prior to placement of foundation concrete, floor joists or the determined finished floor element. Applicants shall provide surveyed verification of approved finished floor elevation to COD Community Development Department.

APPROXIMATE SQUARE FOOTAGE - EXISTING:
EXISTING GARAGE: 604 SF

APPROXIMATE SQUARE FOOTAGE - PROPOSED:
GARAGE DUPLEX: 443 SF

SITE ZONING:
EN-1

SITE AREA:
1,800 S.F.

MINIMUM REQUIRED SETBACKS:
Porch Yard: 20' FEET MIN.
Side Yard: 6' FEET MIN.
Side Yard Corner Lot - Street Side: 6' FEET MIN.
Rear Yard: 6' FEET MIN.

HEIGHT REQUIREMENTS:
Building Max Height: 20 FEET MIN.
Fire Sprinklered: NONE

FAR - EXISTING:
2,021 + 717 + (-450 Detached Garage) / 7,495 = 2,223 / 7,495 = 0.30 (0.45 MAX ALLOWED)
FAR - PROPOSED:
2,125 + 443 / 7,495 = 2,223 / 7,495 = 0.34 (0.45 MAX ALLOWED)

LCR - EXISTING:
30% (35% MAX ALLOWED)
LCR - PROPOSED:
30% (35% MAX ALLOWED)

APPROXIMATE SQUARE FOOTAGE:
EXISTING GARAGE: 604 SF
GARAGE DUPLEX: 443 SF

APPROXIMATE SQUARE FOOTAGE:
EXISTING GARAGE: 604 SF
GARAGE DUPLEX: 443 SF

OCCUPANCY GROUP:
R

CONSTRUCTION TYPE:
V-B

FIRE SPRINKLERED:
NONE

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF

RA+A ARCHITECTS, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF

NOTE:

1 EXISTING TREE TO REMAIN
2 EXISTING BRICK PATHWAY TO REMAIN
3 EXISTING GAS METER TO REMAIN

SITE PLAN KEY NOTES:
1. EXISTING TREE TO REMAIN
2. EXISTING BRICK PATHWAY TO REMAIN
3. EXISTING GAS METER TO REMAIN
MAIN LEVEL - EXISTING

EXISTING GARAGE 604 SF
GENERAL FLOOR PLAN NOTES

A. MECHANICAL: ALL LOCATION AND DETAILING SPECIFIED IN ARCHITECT'S DRAWING.

B. FOR BUILDING IN EXISTING, GIVE SPECIFICATION IN ARCHITECT'S DRAWING.

C. EXISTING WATER SERVICE TO REMAIN.

D. EXISTING ELECTRICAL SERVICE TO REMAIN.

E. COORDINATE LOW VOLTAGE / DATA WIRING WITH OWNER.

F. LAYOUT OF ALL LIGHT FIXTURES TO BE CENTERED IN THE ROOM OR WITHIN THE ARCHITECTURAL CEILING FEATURE, UNLESS NOTED OTHERWISE.

WALL TYPE LEGEND

NEW EXTERIOR WALL:
2X6 WOOD STUDS @ 16" O.C.
1/2" ZIP SYSTEM SHEATHING
R-20 BATT INSULATION WITH VAPOR BARRIER
5/8" GYPSUM BOARD

NEW INTERIOR WALL:
2X4 2X6 WOOD STUDS @ 16" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD EA. SIDE

EXISTING WALL:
FIELD VERIFY EXISTING CONDITIONS

PROPOSED FLOOR PLAN KEY NOTES:

1 36" FINISHED HEIGHT BASE CABINET W/ COUNTER TOP
2 ROD & SHELF UNIT
3 VANITY BASE CABINET W/ COUNTER TOP
4 CUSTOM TILE SHOWER
5 POST, SEE STRUCTURAL
6 METAL RAILING SYSTEM
7 NEW WOOD FRAMED STAIR
A. PRESERVE MATERIALS GENERATED FROM DEMO FOR INFILL AND REPAIR.

GENERAL DEMO FLOOR PLAN NOTES

1140 MAIN AVE, STE. B
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
RAÆ.COM

REYNOLDS ASH + ASSOCIATES, P.C.
RA+A ARCHITECTS, P.C.

EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF

JOB. NO.: 23051
ISSUE DATE: 2024-01-23
RA+A

FLOOR PLAN - DEMO

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

MAIN LEVEL - DEMO
A. Roofing to be architectural composition shingle roofing. Install per manufacturer's specifications. Order roofing overage for damage. Field cuts to be clean without rough or ragged edges to 1/8". Install all roofing without marring, folding, tearing or staining.

B. Provide all galvanized nails, sealants & fasteners to meet manufacturer's requirements for wind & capillary action control and warranty.

C. All 24 ga. prefinished metal flashing to be installed without marring, scratching, bending or ripples. Leave no rough or ragged edges showing. Color to be selected by owner.

D. Confirm existing conditions before ordering materials. Provide clean roof surface free from debris, grease and dust before installing roofing.

E. Crickets: Crickets to be 24 ga. prefinished metal, color to match other flashing. Metal over ice and water shield.

F. Roof jacks: Provide roof jacks at all roof penetrations. Ductile or equal. No nails to show on jacks.

ALVAREZ RESIDENCE DUPLEX
773 E 3RD AVE
DURANGO, COLORADO 81301

ROOF PLAN - PROPOSED
ROOF PLAN - DEMO

DEM ROOF PLAN KEY NOTES:
1. Hatch indicates portion of existing roof to be demolished.
2. Demolish existing shingles down to existing sheathing.
## WINDOW SCHEDULE

<table>
<thead>
<tr>
<th>Mark</th>
<th>Width</th>
<th>Height</th>
<th>Type</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>4' - 6&quot;</td>
<td>4' - 0&quot;</td>
<td>Double</td>
<td>Double HUNG</td>
</tr>
<tr>
<td>B</td>
<td>4' - 1&quot;</td>
<td>2' - 1&quot;</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## DOOR SCHEDULE

<table>
<thead>
<tr>
<th>Mark</th>
<th>Width</th>
<th>Height</th>
<th>Door Type</th>
<th>Door Finish</th>
<th>Frame Type</th>
<th>Frame Finish</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>201</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>Ext Swing</td>
<td>Paint</td>
<td>Wood</td>
<td>Paint</td>
<td>1/2 LITE</td>
</tr>
<tr>
<td>202</td>
<td>2' - 6&quot;</td>
<td>7' - 0&quot;</td>
<td>Int Swing</td>
<td>Paint</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>203</td>
<td>2' - 6&quot;</td>
<td>7' - 0&quot;</td>
<td>Int Swing</td>
<td>Paint</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
<tr>
<td>204</td>
<td>4' - 0&quot;</td>
<td>6' - 0&quot;</td>
<td>Int Bi-Pass</td>
<td>Paint</td>
<td>Wood</td>
<td>Paint</td>
<td></td>
</tr>
</tbody>
</table>