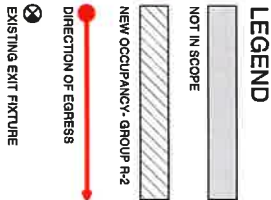


TRAVEL DISTANCE DIAGRAM ①
1/8" = 1'-0"

CODE ANALYSIS

Occupancy Classification:
Existing Occupancy:
Unit 202 | Office (Group B): approx. 1,204 sq ft
New Occupancy:
Unit 202 | Residential (Group R-2): approx. 1,204 sq ft
Occupancy Load:
Group R-2: 1,204 sq 200 = 6 persons
Type of Construction:
Existing Construction: TYPE V 1 Hr. fire resistant exterior walls with 1 hr fire rated corridor.



DRAWING INDEX

Sheet No.	Description
G1.1	Cover and Project Information
A1.0	General Notes
A1.1	Demolition Reflected Ceiling Plan & Electrical Plan
A1.2	Finishes Plan
A4.1	Interior Elevations
A4.2	Interior Elevations
A4.3	Interior Elevations

PROJECT TEAM

Owners
Thompson and Katharine Hawkins
3800 Ranchito De Animas Drive
Fermington, NM 87402

Architect
918 Architects LLC
1120 Main Ave Ste 1
Durango, CO 81301
(970)258-0728

Contractor
E Terra Construction LLC
1120 Main Ave Ste 2
Durango, CO 81301
(970)258-0728

JURISDICTIONS/UTILITIES

GENERAL NOTES

- The architect waives any and all responsibility for problems which arise from failure to follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey.
- All trades must conform to applicable Codes and Ordinances. It is the responsibility of the sub-contractor to obtain and follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey.
- All trades must provide Certificates of Insurance to the General Contractor prior to commencing work. It is the responsibility of each sub-contractor to obtain and follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey.
- Any errors, omissions, inconsistencies, ambiguities or conflicts must be reported to the General Contractor prior to commencing work. It is the responsibility of each sub-contractor to obtain and follow the design intent they convey, or for problems which arise from others failure to obtain and follow the design intent they convey.
- Any Contractor involved in excavation which will disturb more than 6" of material is responsible for obtaining a permit from the City of Durango at 1-800-922-7087. Requests for permits should be submitted to the City of Durango at 1-800-922-7087.
- All work performed outside of the property lines for this project shall be done in accordance with the City of Durango's rules and regulations.
- All dimensions are to face of stud, joist, rafter, I.C.F., etc., unless noted otherwise. Written permission must be obtained from the architect before any changes are made.
- All sub-contractors must have all installation manuals, owners manuals, specification sheets, and all other documents submitted to the architect for review and approval before construction begins.
- All materials, equipment, systems, assemblies, etc., must be installed per the manufacturer's instructions and specifications.
- Fire inspection Fees are the responsibility of the sub-contractor performing the work to be inspected.
- All trades are required to follow OSHA safety regulations at all times.
- All structural steel shop drawings to be reviewed and approved by architect before construction begins.
- All exterior siding layout and materials to be reviewed and approved by architect before construction begins.
- All exterior railing shop drawings to be reviewed and approved by architect before construction begins.

VICINITY MAP



AREA MAP



DESIGN CRITERIA

Required minimum roof live load (Snow Load) 45 PSF.
Frost depth - NA

AREA CALCULATIONS

Heated: Apx. 1,114 SF
Unheated: Apx. 60 SF
Total: Apx. 1,204 SF

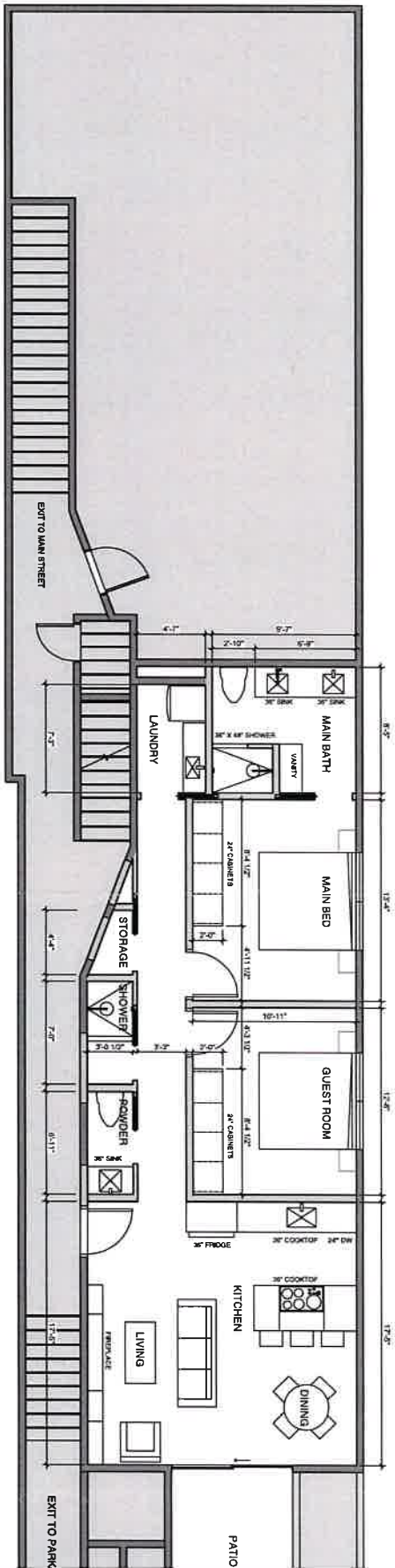
APPLICABLE CODES

2018 International Residential Code
2018 International Fire Code
2018 International Mechanical Code
2018 International Fuel Gas Code
2018 International Energy Conservation Code
2018 International Plumbing Code
2009 NEC

LEGAL DESCRIPTION

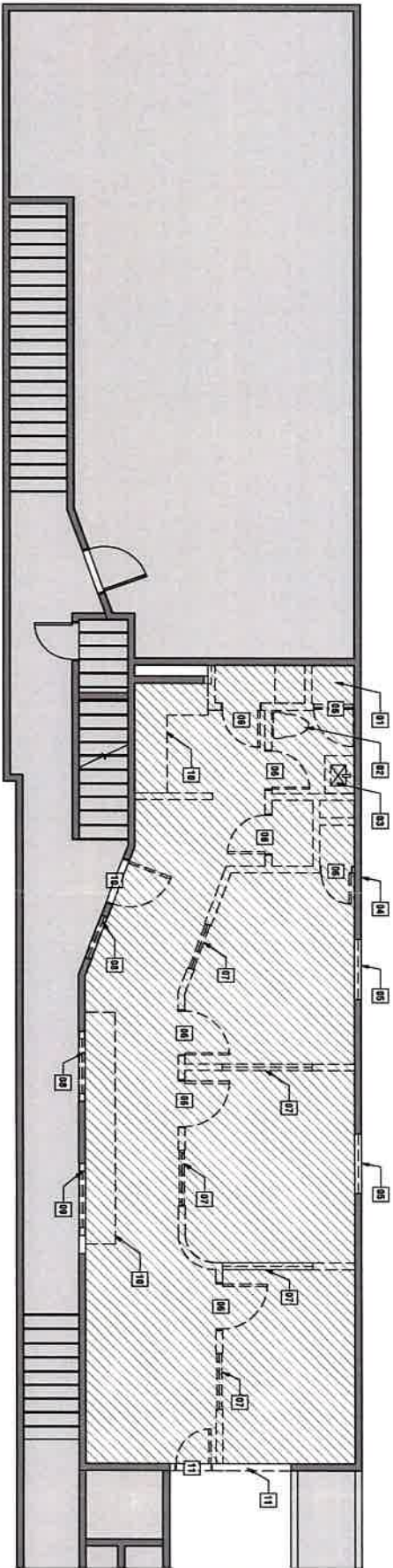
Subdivision: 750 MAIN BUILDING Unit 202 DESIG: CONDO 750 MAIN AVE #202 DURANGO 8
Parcel Number: 666529228021

HAWKINS RENOVATIO 750 MAIN AVENUE #202 Durango, CO FOR PERMIT AND CONSTRU



FLOOR PL

1/4" =



DEMOLITION FLOOR PL

1/4" =

GENERAL NOTES

1. VERIFY WITH OWNER PRIOR TO REMOVE WHICH DEMOLITION ITEMS ARE TO BE SALVAGED.
2. REMOVE THESE ITEMS WITH CARE AND STORE SAFELY PER OWNER DIRECTIONS.
3. DIMENSIONS SHOWN ON DEMOLITION DRAWINGS ARE APPROXIMATE. VERIFY REQUIREMENTS OF DEMOLITION FROM PROJECT TO PROJECT.
4. DEMO ALL EXISTING INTERIOR SIDING - PREP EXISTING WALLS TO REMAIN FOR NEW SIDING.
5. DEMO ALL INTERIOR AND EXTERIOR DOORS AND HARDWARE.
6. REMOVE EXISTING HEATERS THROUGHOUT ALL FLOOR TILES CARPET AND WOOD FLOORING IS TO BE REMOVED.
7. REMOVE ALL EXISTING INTERIOR AND EXTERIOR STAIRS.
8. REMOVE EXISTING CEILING FANS AND LIGHTING THROUGHOUT.
9. REMOVE ANY FOLIAGE (VINES) GROWING AGAINST EXISTING BRICK WALLS.

LEGEND

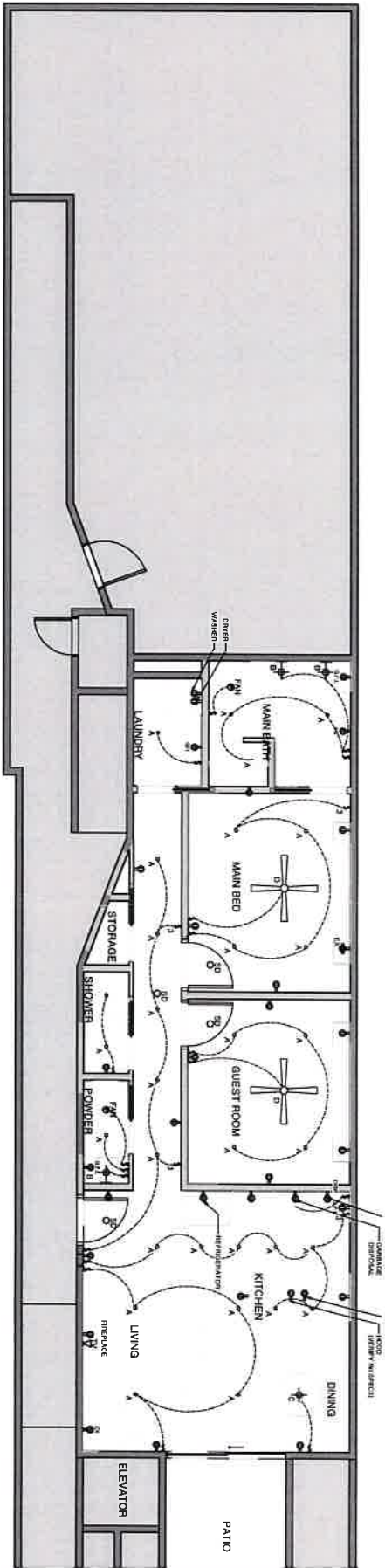
- DEMOLISHED WALL
- EXISTING WALL
- HATCHED AREA INDICATES PORTION OF FLOOR SYSTEM TO BE REMOVED

KEY NOTES

- 01 DEMO EXISTING SHOWER SURROUND AND PLUMBING FIXTURES, ABANDON DRAIN AND CAP PLUMBING.
- 02 DEMO EXISTING TOILET, CAP PLUMBING AND ABANDON DRAIN.
- 03 DEMO EXISTING SINK AND FAUCET, CAP PLUMBING AND ABANDON DRAIN.
- 04 EXISTING WALL TO REMAIN, VERIFY CONDITION OF WALL WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 05 EXISTING GLASS BLOCK WINDOW, VERIFY CONDITION OF WALL WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 06 DEMO EXISTING DOOR.
- 07 DEMO EXISTING WINDOW AND WALL.
- 08 DEMO EXISTING WINDOW AND PATCH WALL.
- 09 DEMO EXISTING DOOR AND PREP OPENING FOR NEW ENTRY DOOR.
- 10 DEMO EXISTING DOOR AND PATH WALL.
- 11 DEMO EXISTING DOOR AND WALL, PREP OPENING FOR NEW DOOR.
- 12 DEMO EXISTING EXISTING MILLWORK.

FIRE PROTECTION GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIAL AND EQUIPMENT NFPA 13 AND NFPA 24 - STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICES MAINS AND TO OTHER LOCAL CODES AND ORDINANCES THAT APPLY WHERE THERE IS A DISCREPANCY BETWEEN CODES, MORE STRINGENT APPLICATION SHALL APPLY.
2. THE FIRE PROTECTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LAYOUT AND INSTALLATION OF THE FIRE PROTECTION SYSTEM FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL FIRE DEPARTMENT AND THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR RECOMMENDATIONS. VERIFY CEILING ALTERNATIONS TO THE LAYOUT AS PER GENERAL CONTRACTOR RECOMMENDATIONS. VERIFY CEILING DIMENSIONS THAT WILL AFFECT WORK.
3. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR RECOMMENDATIONS. VERIFY CEILING DIMENSIONS THAT WILL AFFECT WORK.
4. WALLS, SLEEVE PIPING AND PROVIDE FIREPROOF MATERIAL BETWEEN SLEEVE AND PIPING.
5. REQUIRED. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT, AND LABOR FOR A COMPANY REQUIRED. THE CONTRACTOR SHALL SUBMIT THE HYDRAULIC CALCULATIONS AND ALL INFORMATION FOR APPROVAL BY THE FIRE MARSHAL, GENERAL CONTRACTOR AND DESIGN TEAM. BASE CALCULATIONS CLASSIFICATION OF BUILDING OVER THE MOST REMOTE 1,500 SQ. FT. FIELD VERIFY, EXACT PRESSURE AVAILABLE PROVIDE AS-BUILT DRAWINGS OF THE SYSTEM INSTALLED. THE CONTRACTOR SHALL SIZE THE HAZARD. CONTRACTOR TO VERIFY, ALSO SUBMIT TO LOCAL FIRE MARSHAL.
7. THE SPRINKLER HEADS SELECTED FOR THIS PROJECT SHALL INCLUDE EXTENDED COVERAGE TYPE 1. GENERAL NOTE: THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE WITH ARCHITECT PLANS, BUILDING SECTIONS AND MECHANICAL DUCT LAYOUT AND ADJUST LAYOUT TO MEET DESIGN NFPA CODES.

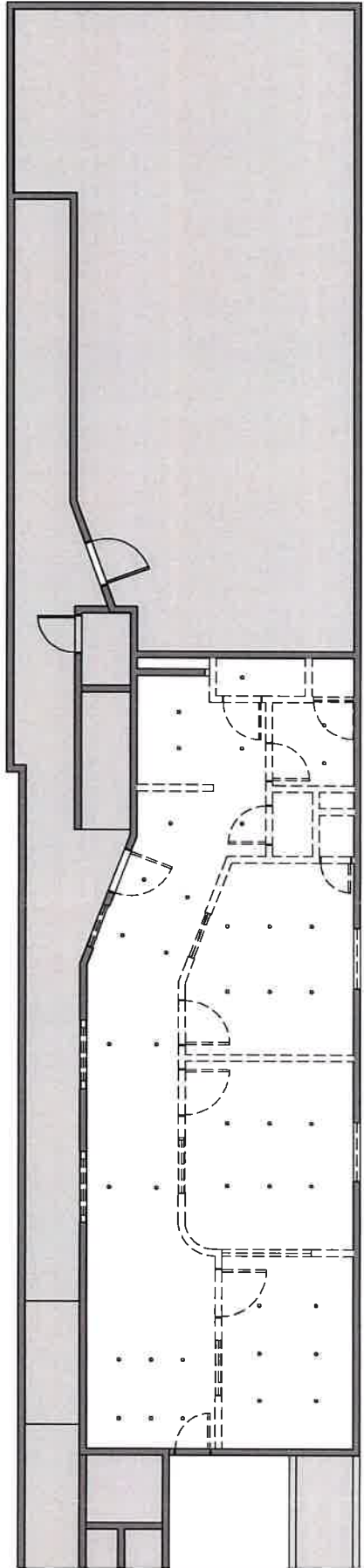


GENERAL NOTES

- 1. ELECTRICAL SHALL COORDINATE WITH ALL OTHER SUBS REGARDING SPECIAL POWER NEEDS FOR EQUIPMENT, APPLIANCES, ETC.
- 2. MARK BOX WITH PANEL AS REQUIRED.
- 3. CLEARLY LABEL ALL SUB PANELS AND IDENTIFY EACH CIRCUIT ON SUB PANEL.
- 4. ALL RECEPTACLES TO BE DECORA.
- 5. ALL RECEPTACLE COVERPLATES TO BE COLOR TBD SCREWLESS OR EQUIVALENT.
- 6. ALL RECESSED CAN BULBS TO BE LED SOFT WHITE.
- 7. ELECTRICAL CONTRACTOR TO PRICE DRAWINGS BASED ON 2020 NEC. IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS AND THE CODE PLEASE NOTIFY ARCHITECT AND BID BASED ON CODE REQUIREMENT.

ELECTRICAL PLAN

1/4" = 1'-0"



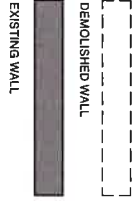
DEMOLITION REFLECTED CEILING PLAN

1/4" = 1'-0"

GENERAL NOTES

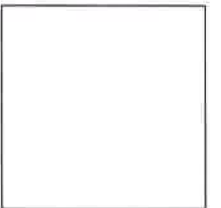
- 1. VERIFY WITH OWNER PRIOR TO REMOVE WHICH DEMOLITION ITEMS ARE TO BE SALVAGED.
- 2. REMOVE THESE ITEMS WITH CARE AND STORE SAFELY PER OWNER DIRECTIONS.
- 3. DIMENSIONS SHOWN ON DEMOLITION DRAWINGS ARE APPROXIMATE. VERIFY REQUIREMENTS OF PROPOSED CONSTRUCTION PRIOR TO COMMENCING DEMOLITION WORK.
- 4. DEMO EXISTING INTERIOR DOOR, PREP EXISTING WALLS TO REMAIN FOR NEW SIDING.
- 5. DEMO ALL EXISTING MILLWORK BUILT-INS.
- 6. DEMO ALL INTERIOR AND EXTERIOR DOORS AND HARDWARE.
- 7. REMOVE EXISTING HEATERS THROUGHOUT.
- 8. HOUSE ABANDON PLUMBING.
- 9. ALL FLOOR TILE, CARPET AND WOOD FLOORING IS TO BE DEMOLISHED.
- 10. REMOVE ALL EXISTING INTERIOR AND EXTERIOR STAIRS.
- 11. REMOVE EXISTING CEILING FANS AND LIGHTING THROUGHOUT.
- 12. REMOVE ANY FOLIAGE (VINES) GROWING AGAINST

LEGEND

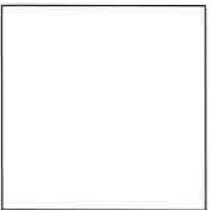


KEY NOTES

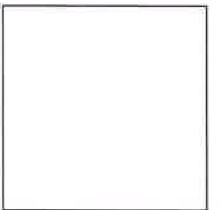
- 01 DEMO EXISTING SHOWER SURROUND AND PLUMBING FIXTURES, ABANDON DRAIN AND CAP PLUMBING.
- 02 DEMO EXISTING TOILET, CAP PLUMBING AND ABANDON DRAIN.
- 03 DEMO EXISTING SINK AND FAUCET, CAP PLUMBING AND ABANDON DRAIN.
- 04 EXISTING WALL TO REMAIN, VERIFY CONDITION OF WALL WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 05 EXISTING GLASS BLOCK WINDOW TO REMAIN, VERIFY CONDITION OF WALL WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 06 DEMO EXISTING DOOR.
- 07 DEMO EXISTING WINDOW AND WALL.
- 08 DEMO EXISTING WINDOW AND PATCH WALL.
- 09 DEMO EXISTING DOOR AND PREP OPENING FOR NEW ENTRY DOOR.
- 10 DEMO EXISTING DOOR AND PATH WALL.
- 11 DEMO EXISTING DOOR AND WALL, PREP OPENING FOR NEW DOOR.
- 12 DEMO EXISTING EXISTING MILLWORK.



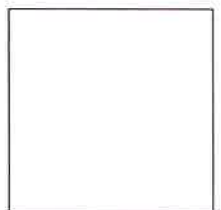
TILE 2, T-2
1/8" = 1'-0"



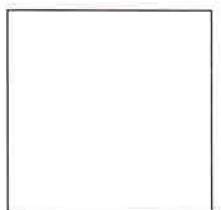
TILE 1, T-1
1/8" = 1'-0"



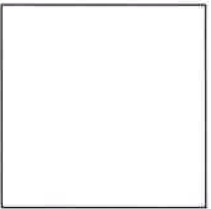
METAL, MT-1
1/8" = 1'-0"



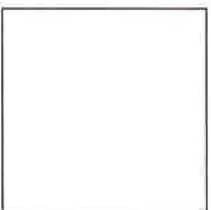
SOLID SURFACE 2, SS-2
1/8" = 1'-0"



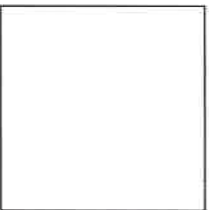
SOLID SURFACE 1, SS
1/8" = 1'-0"



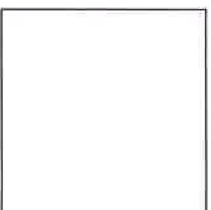
WOOD 2, WD-2
1/8" = 1'-0"



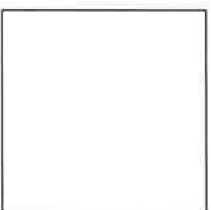
WOOD 1, WD-1
1/8" = 1'-0"



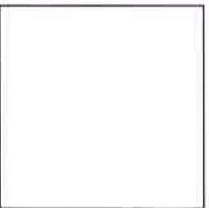
SECONDARY PAINT, P-2
1/8" = 1'-0"



PRIMARY PAINT, P-1
1/8" = 1'-0"



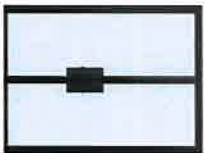
POCKET DOOR, D-4
1/8" = 1'-0"



BEDROOM DOOR, D-3
1/8" = 1'-0"



ENTRY DOOR, D-2
1/8" = 1'-0"



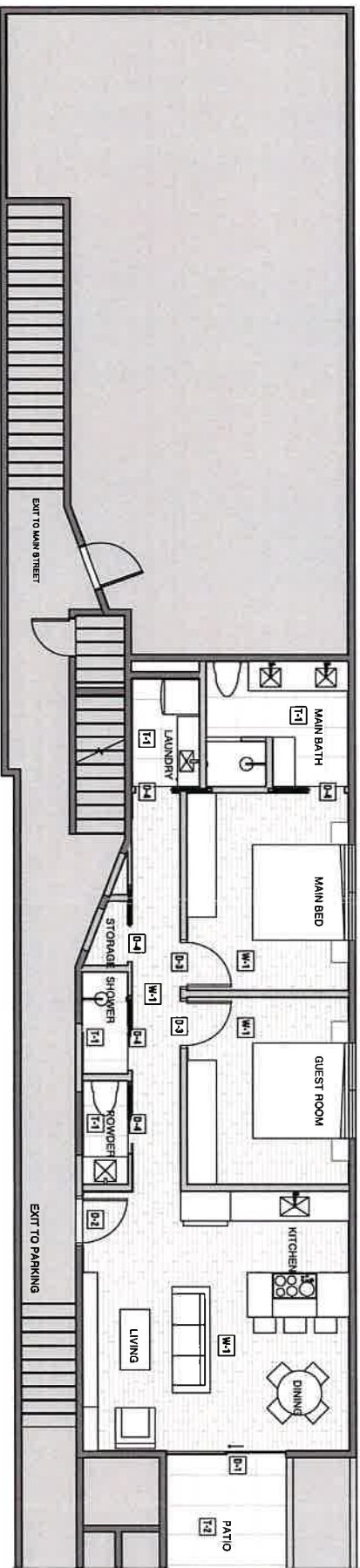
Double French Door, D-1
1/8" = 1'-0"



Artisan Gas Fireplace
1/8" = 1'-0"

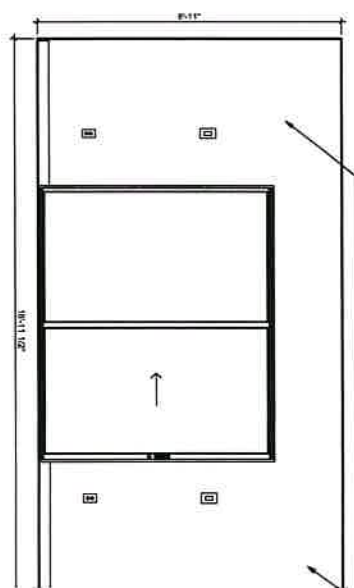
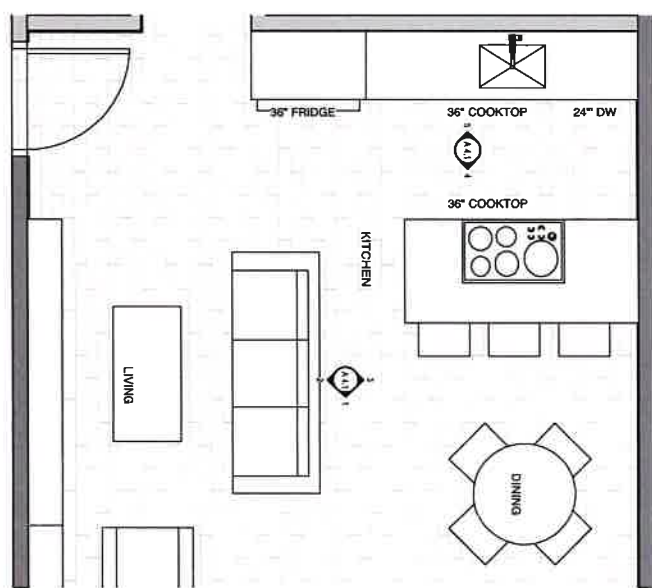
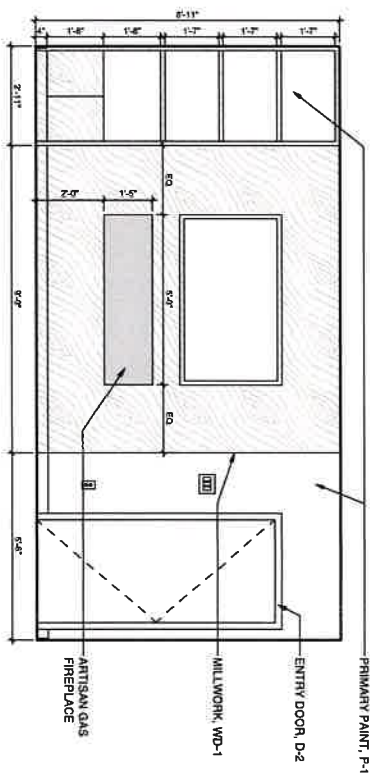
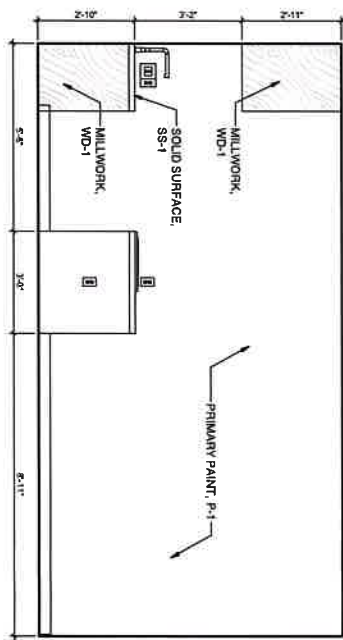
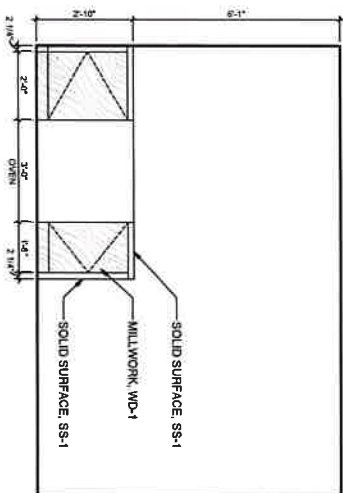
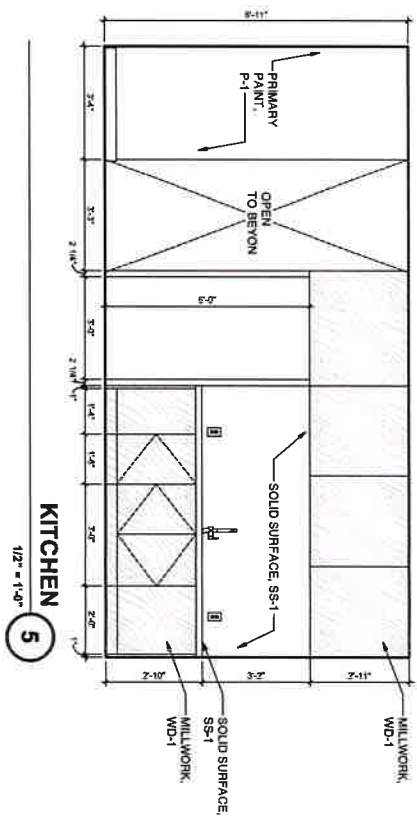


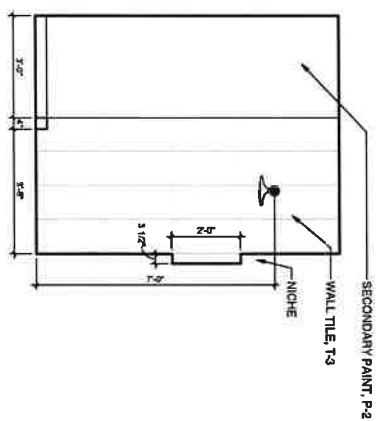
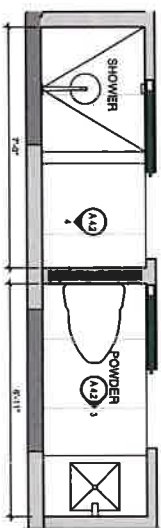
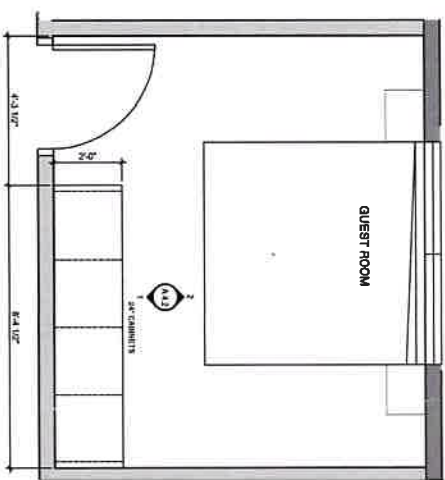
NEW WOOD FLOOR, W-1
1/8" = 1'-0"



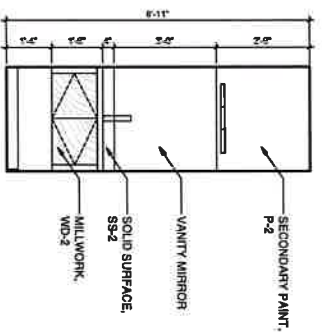
FINISH FLOOR PLAN

1/4" = 1'-0"

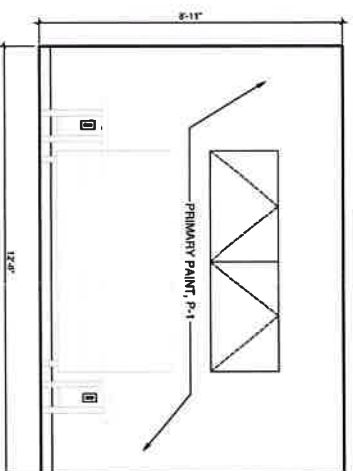




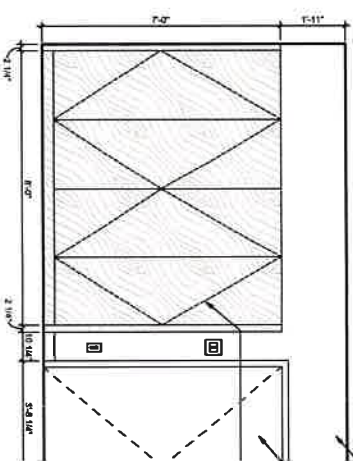
BATH
4
1/2" = 1'-0"



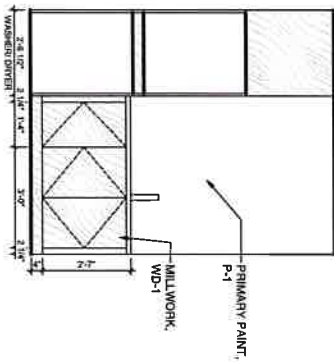
POWDER
3
1/2" = 1'-0"



GUEST ROOM
2
1/2" = 1'-0"



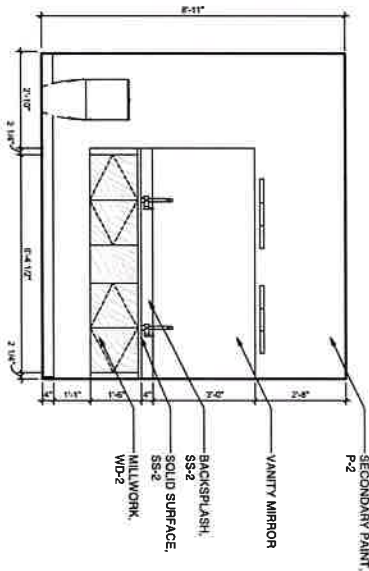
GUEST ROOM
1
1/2" = 1'-0"



LAUNDRY

1/2" = 1'-0"

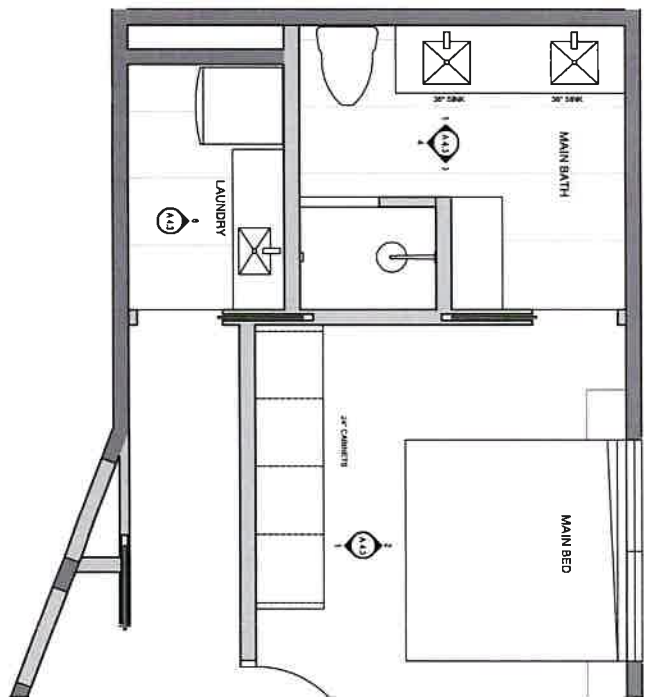
6



MAIN BATH

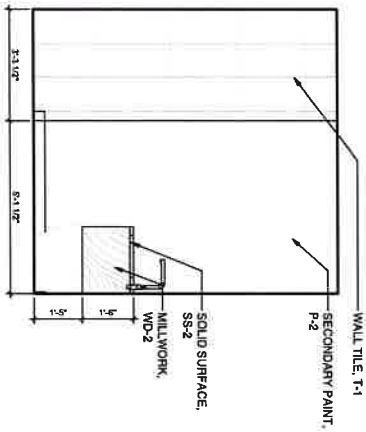
1/2" = 1'-0"

5



MAIN BED AND BATH

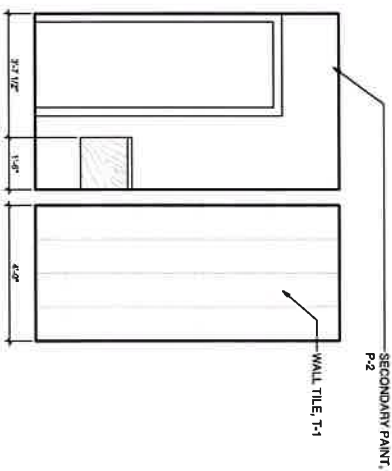
1/2"



MAIN BATH

1/2" = 1'-0"

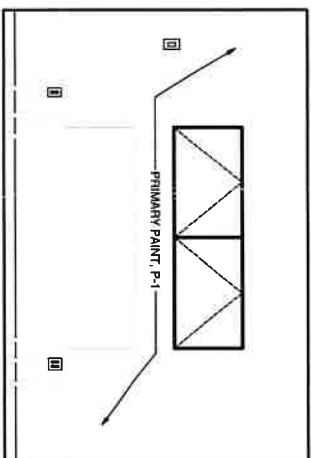
4



MAIN BATH

1/2" = 1'-0"

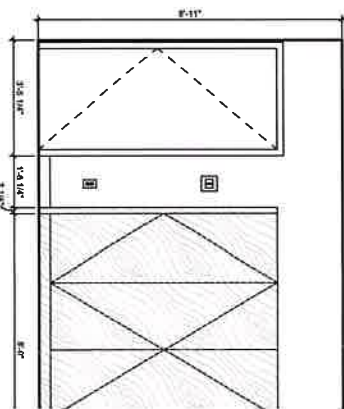
3



MAIN BED

1/2" = 1'-0"

2



MAIN BED

1/2"

1