BEN WHITE
ARCHITECTURE

FOUNDATION STABILIZATION &
HISTORIC REHABILITATION FOR THE

OHIO CITY TOWN HALL

OHIO CITY, COLORADO
ISSUE C - BID SET
DECEMBER 11, 2012

General Notes

1.) DO NOT SCALE DRAWINGS. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT.

2.) ALL WORK SHALL COMPLY WITH THE 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL ENERGY CONSERVATION CODE, GUNNISON COUNTY LAND USE RESOLUTION, AND ANY OTHER APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.

3.) FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

4.) DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, CENTERLINE OF TIMBER UNLESS NOTED OTHERWISE.

5.) REFERENCE ELEVATIONS AND BUILDING SECTIONS FOR ALL EXTERIOR WALL FINISHES.

6.) FINISH FLOOR ELEVATIONS ARE SHOWN AS AN ARCHITECTURAL DATUM. REFERENCE SITE PLAN FOR ACTUAL ELEVATION REFERENCE.

7.) COORDINATE ALL ELECTRICAL AND MECHANICAL WIRING, PIPING, DUCTS, ETC TO FIT WITHIN CEILINGS, WALLS, AND DEDICATED CHASES.

8.) PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CABINETRY AND CASEWORK, BUILT-INS, DRAPERY RODS, COUNTER TOPS, AND FALSE BEAMS.

9.) COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR ARE THE RESPONSIBILITY OF THE OWNER.

10.) ONE COPY OF STAMPED CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL SHALL BE KEPT AT THE SITE OF WORK FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION AT ALL TIMES.

11.) DEFERRED SUBMITTALS INCLUDING MANUFACTURED TRUSS SHOP DRAWINGS, MECHANICAL AND ELECTRICAL DRAWINGS, FIRE SPRINKLER AND FIRE ALARM SHOP DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

12.) STRUCTURE SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING INSPECTOR.

Graphic Symbols

DOOR NUMBER - REFER TO DOOR SCHEDULE FOR DOOR INFORMATION, DETAILS, FIRE RATING, AND HARDWARE TYPE

WINDOWS & LOUVERS - REFERENCE WINDOW SCHEDULE. LABELED DIMENSIONS IN WIDTH/HEIGHT IN FEET/INCHES. "2040" EQUALS 2'-0" WIDE, 4'-0" TALL FRAME OPENING

DETAILS, SECTIONS, & ENLARGED PLANS

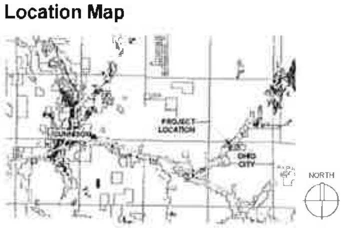
ASSEMBLY TYPES - FLOOR, WALL, CEILING, AND ROOF TYPES

KEYNOTES - REFERENCE APPLICABLE SCHEDULES AND TABLES

REVISION TAG - REFER TO ISSUE DATE AND REVISION NUMBER IN SHEET OR DETAIL TITLE BLOCK FOR MOST RECENT REVISION

Area Map

Location Map



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Rehabilitation Notes

The Secretary of the Interior's Standards for the Treatment of Historic Properties

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Standards for Reconstruction

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.

6. Designs that were never executed historically will not be constructed.

Project Phases

The Ohio City Town Hall Foundation Stabilization and Rehabilitation Project will be divided into phases to accommodate anticipated funding streams. The following phases may be bid individually, collectively or further subdivided at the descretion of Gunnison County Public Works Department.

PHASE 1

T1.1 - Foundation Stabilization. Remove existing front deck and store donor deck boards for reinstallation. Remove bottom 36" to 48" of metal panel siding and sheathing. Investegate condition of existing rim joist and wood framing members for damage and deterioration. Sister or replace damaged structural members. While exterior sheathing is off, install electrical conduit in stud walls. Replace exterior sheathing and reinstall pressed metal panel siding. Disconnect utilities. Engage services of registered archaeologist to monitor any below-grade work. Shore building as necessary, lift and set on cribbing piles. Demolish existing perimeter foundation, excavate and install new concrete footings and stem walls. Add new concrete retaining wall to access crawlspace. Clean cellar area. Rehabilitate crawlspace access door. Replace mud sill and damaged wood structural members. Anchor new mud sill to existing rim joist. Set and level structure on new foundation. Add new side door landing, new front entrance deck, steps, new ADA access ramp, and metal handrails. Reuse donor deck boards.

T1.2 - Electrical Distribution. Remove existing electrical distribution system, lights, and fans and run new wiring in conduit. Install new ceiling lights and fans, new exit lights, and new emergency light fixtures. Add recessed fire extinguishers and fire extinguisher cabinets. Furnish and install new post lantern adjacent to entry door. Install smoke detector and carbon monoxide detector.

T1.3 - Interior Structural Rehabilitation. Add metal or plywood gusset plates to wood truss connection points. Install wood beam in attic space and extend threaded rods through existing roof cavity to suspend existing ceiling from trusses. Remove interior columns and beam and level ceiling. Temporary patch and repair flooring as necessary.

PHASE 2

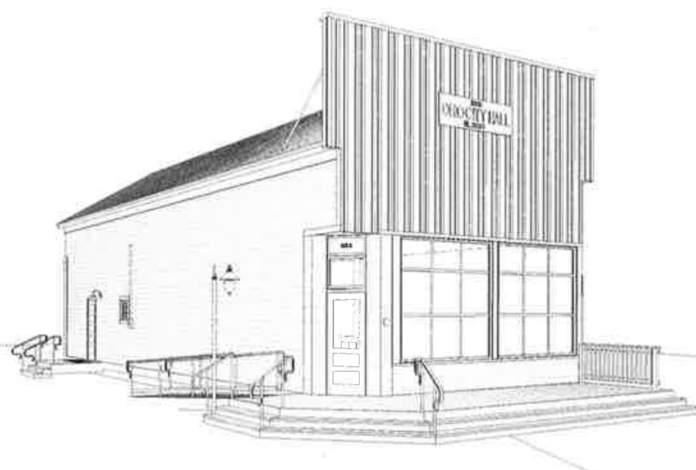
T2.1 - Window Reconstruction. Utilizing existing framework as a pattern, recreate windows on the east and west elevation. Add wood framing as necessary for a rough opening. Flash window heads. Provide interior and exterior wood trim.

T2.2 - Door Reconstruction and Rehabilitation. Rehabilitate existing secondary exit. Repair and replace jamb and threshold. Reverse swing on existing door to provide for egress. Add panic hardware. Recreate entry door based on secondary exit, provide panic hardware and reverse the swing for egress. Rebuild door frame, head transoms, jamb, and sill to accommodate new door.

T2.3 - Wood Floor Rehabilitation. Patch and repair existing hardwood floor. Infill missing or damaged sections. Remove non-historic wood flooring and install new wood floor to match original flooring. Rehabilitate to remove any finishes and refinish entire floor. Install new non-combustible floor under and behind wood stove. Remove existing stage step and provide new steps and handrails. Repair and provide new finish trim along stage edge. Provide new access panel to area under stage.

T2.4 - Metal Siding Rehabilitation. Remove historic pressed metal panel siding and pressed metal corner trim. Install concealed crawlspace vents in new belly band. Install 30# felt paper on side walls. Using existing panels, reinstall siding and corner trim over waterproof barrier. Correct door and window flashing installation. Construct enclosed wood fascia and soffit to discourage bird nesting.

T2.5 - Metal Ceiling Tile Rehabilitation. Utilizing replica tiles, install additional ceiling pieces to infill missing or damaged ceiling tiles, molding, filler, and crown molding.



* VIEW OF SOUTHWEST CORNER
PROPOSED CONSTRUCTION

Project Scope

THE SCOPE OF THIS PROJECT CONSISTS OF FOUNDATION STABILIZATION AND HISTORIC REHABILITATION AND RESTORATION OF THE OHIO CITY TOWN HALL. THE PRESERVATION OF THIS BUILDING WILL BE DONE BY IDENTIFYING, RETAINING, AND PRESERVING FEATURES AND FINISHES FROM THE RESTORATION PERIOD.

STABILIZATION INCLUDES RAISING THE STRUCTURE TO REPLACE THE FAILING CONCRETE FOUNDATION AND DETERIORATED WOOD SILL AND RIM PLATES. THE NEW FOUNDATION WILL ELEVATE THE BUILDING TO ENSURE PROPER DRAINAGE. WORK WILL ALSO INCLUDE THE SHORING AND/OR REPLACEMENT OF EXTERIOR BEARING MEMBERS. REMOVAL OF NON-HISTORIC INTERIOR COLUMNS AND STRUCTURAL SUPPORT OF THE EXISTING CEILING/ROOF TO RETURN THE BUILDING TO ITS ORIGINAL FORM.

PRESERVATION INCLUDES REMOVING, CLEANING, AND REUSE OF EXISTING METAL PANEL SIDING. PROTECTION EFFORTS WILL INCLUDE COMPLETE REPLACEMENT OF THE EXISTING ELECTRICAL SYSTEM, LIFE SAFETY ADDITIONS, AND MINOR MODIFICATIONS TO THE ORIGINAL BUILDING TO BRING BUILDING ELEMENTS UP TO CURRENT CODE. INTERIOR LIGHTING ADDITIONS WILL ALLOW THE BUILDING TO SERVE AS A COMMUNITY MEETING ROOM AND OTHER CIVIC FUNCTIONS.

REHABILITATION INCLUDES RECONSTRUCTING DOORS AND DOORWAYS WITH LIFE-SAFETY MODIFICATIONS. NON-SURVIVING WINDOWS WILL BE RECONSTRUCTED UTILIZING SUFFICIENT EVIDENCE TO FAITHFULLY RECREATE THE FRAME AND DIVIDED LIGHTS. THE HARDWOOD FLOOR WILL BE REPAIRED, PATCHED AND RECONSTRUCTED. THE EXISTING STAMPED TIN CEILING WILL BE REFURBISHED AND REPLICA TILES USED TO INFILL MISSING OR DAMAGED SECTIONS.

Contract Info

Owner
Gunnison County
Public Works Department
195 Basin Park Drive
Gunnison, CO 81230
970-641-0004

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FOUNDATION STABILIZATION &
HISTORIC REHABILITATION FOR THE
OHIO CITY TOWN HALL
8503 COUNTY ROAD 76
OHIO CITY, COLORADO 81237

COVER SHEET & CODE REVIEW

PROJECT NO. 120227

PROJECT DATE 4/17/12

SHEET NUMBER

A0.1

Code Summary

APPLICABLE BUILDING CODES

2009 INTERNATIONAL BUILDING CODE (IBC)
2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2011 NATIONAL ELECTRICAL CODE (NEC)
2009 INTERNATIONAL MECHANICAL CODE (IMC)
SECRETARY OF THE INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES (STHP)
2003 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ADA)
2006 GUNNISON LAND USE RESOLUTION (LUR)

GENERAL BUILDING INFORMATION

FOUNDATION: RUBBLE CONCRETE APPROXIMATELY 6" BELOW GRADE WITH A FULL CONCRETE CRAWLSPACE AT THE SOUTHEAST CORNER. CRAWLSPACE VARIES IN HEIGHT FROM 12" TO 0.
STRUCTURE: WOOD FRAME FLOOR, WALLS AND CEILING. 1x6 SHEATHING COVERED IN METAL PANEL OR WOOD BOARD AND BATTEN SIDING. EXISTING SLOPED ROOF TO THE NORTH HAS BEEN ENCLOSED BY A NEW ROOF STRUCTURE.
ROOF: NEW WOOD TRUSSES AND KNEE WALLS ADDED IN 1970'S. 1"X PURLINS WITH A GALVANIZED METAL ROOF
IBC USE GROUP: A-3 ASSEMBLY (303.1)
BUILDING HEIGHT AND AREA LIMITATIONS
CONSTRUCTION TYPE V-B (NOT SPRINKLERED) (602.5)
ALLOWABLE HEIGHT: 40 FT
ACTUAL HEIGHT: ~20 FT
BUILDING AREA LIMITATIONS: USE A-3: 6,000 SF

FIRE RATING REQUIREMENTS
IBC USE GROUP A-3: 0 HRS

SHOW WINDOWS IN THE EXTERIOR WALLS OF THE **FIRST STORY ABOVE GRADE SHALL BE PERMITTED TO BE OF WOOD** OR UNPROTECTED METAL FRAMING. (601.7)

MAXIMUM AREA OF EXTERIOR WALL OPENING. TABLE 705.8
0-3 FT = NOT PERMITTED. UNPROTECTED, NONSPRINKLERED
5-10 FT = 10% ALLOWABLE AREA, UNPROTECTED, NONSPRINKLERED
(THIS DESIGN ASSUMES A 15 FT RESIDENTIAL SETBACK ON THE ADJACENT LOT).

FIRE RATED CONSTRUCTION
BUILDING ELEMENTS: 0 HRS
STRUCTURAL ELEMENTS (ALL): 0 HRS

INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.9)

GROUP A-3 NONSPRINKLERED: ROOMS AND ENCLOSED SPACES, CLASS C INTERIOR FINISH
MEANS OF EGRESS (CHAPTER 10)

OCCUPANT LOAD (TABLE 1004.1.1)
MAIN LEVEL: 1176 SF
STAGE: 179 SF
TOTAL AREA A-3: 1355 SF
USE GROUP A-3 11 OCCUPANT PER 15 SF; 91 OCCUPANTS

MINIMUM EGRESS WIDTH
MINIMUM DOOR WIDTH: (.3" PER OCCUPANT) 9.2" OR 32" MINIMUM
STAIRWAY WIDTH (.3" PER OCCUPANT) OR 3.6" OR 36" MINIMUM

EGRESS DOORS (1006)
ALL EGRESS DOORS MUST BE SIDE-HINGED SWING TYPE
DOORS MUST SWING IN THE DIRECTION OF EGRESS WHEN SERVING OCCUPANT LOAD OVER 50
DOORS IN SERIES MUST BE AT LEAST 48" PLUS THE WIDTH OF THE DOOR SWINGING INTO THE SPACE APART
PANIC DEVICES REQUIRED ON DOORS SERVING ASSEMBLY OCCUPANCIES AND AREAS SERVING MORE THAN 100 OCCUPANTS.

LANDINGS AT DOORS (1008.1.5)
LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE REQUIRED WIDTH OF THE STAIRWAY OR THE WIDTH OF THE DOOR WHICHEVER IS GREATER.
WHEN A LANDING SERVES AN OCCUPANT LOAD GREATER THAN 50, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. (1009.4 EXCEPTION 2)

EGRESS STAIRS (1009)
STAIR WIDTH
60" MINIMUM HEADROOM
7" MAX RISER HEIGHT, 11" MAX THREAD DEPTH
LEAST DIMENSION OF LANDINGS MUST BE AT LEAST THE WIDTH OF THE STAIRWAY.
HANDRAILS (1009.10)
34" TO 38" ABOVE THE LEADING EDGE OF STAIR TREAD NOSINGS
GRASPABILITY (812.3):
CIRCULAR: 1-1/4" DIAMETER MINIMUM, 2" DIAMETER MAXIMUM
OTHER: PERIMETER DIMENSION 4" MIN AND 6-1/4" MAX. CRIGES SECTION DIMENSION 3-1/4" MAX.
EXTEND HORIZONTALLY 12" MIN BEYOND TOP RISER AND CONTINUE SLOPE FOR ONE TREAD WIDTH BEYOND BOTTOM RISER. RETURN ENDS OF RAIL TO WALL OR POST.
CLEARANCE: MINIMUM 1-1/2" CLEAR TO WALL
PROJECT NO MORE THAN 4-1/2" INTO REQUIRE STAIR WIDTH

RAMPS (1010)
RAMPS USED AS PART OF A MEANS OF EGRESS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN ONE UNIT VERTICAL IN 12 UNITS HORIZONTAL
VERTICAL RISE: THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM
MINIMUM WIDTH: MINIMUM WIDTH SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS. THE CLEAR WIDTH OF A RAMP BETWEEN HANDRAILS, IF PROVIDED, OR OTHER PERMISSIBLE PROJECTIONS SHALL BE 36 INCHES MINIMUM. DOORS OPENING ONTO A LANDING SHALL NOT REDUCE THE CLEAR WIDTH TO LESS THAN 42 INCHES.

LANDINGS: RAMPS SHALL HAVE LANDINGS AT THE TOP AND BOTTOM OF EACH RAMP, POINTS OF TURNING, ENTRANCE EXITS AND AT DOORS. LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN. LANDINGS LENGTH SHALL BE 60 INCHES MINIMUM

RAMP CONSTRUCTION - OUTDOOR CONDITIONS: OUTDOOR RAMPS AND OUTDOOR APPROACHES TO RAMPS SHALL BE DESIGN SO THAT WATER WILL NOT ACCUMULATE ON WALK SURFACES. (1010.7)

RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. (1010.8)

EDGE PROTECTION - EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP LANDINGS. (1010.9)

EXIT SIGNS (1011.1)
EXIT SIGNS REQUIRED TO DIRECT PEOPLE TO EXITS WHERE MORE THAN ONE EXIT IS REQUIRED. EXIT SIGNS ARE FURTHER REQUIRED AT EACH EXIT. EXIT SIGNS SHOULD BE LOCATED SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR IS MORE THAN 100 FEET FROM THE NEAREST VISIBLE EXIT SIGN. (1011.1)
EXIT SIGNS MUST REMAIN ILLUMINATED (WIRES PG) FOR AT LEAST 90 MINUTES FOLLOWING LOSS OF POWER (1011.5.2)
ALL EGRESS LIGHTING ELEMENTS MUST BE ILLUMINATED AT NOT LESS THAN ONE FOOT CANDLE LEVEL FOR AT LEAST 90 MINUTES FOLLOWING LOSS OF POWER. (1011.5.3)

LENGTH OF EXIT TRAVEL (TABLE 10.16.1)
UNSPRINKLED BUILDING
USE GROUP A: 200 LINEAR FEET

DEAD END CORRIDOR LIMITATIONS: 20 LINEAR FEET (1016.3)

NUMBER AND CAPACITY OF EXIT COMPONENTS (TABLES 1019.1)
MINIMUM NUMBER OF EXITS: 2 (50 OCCUPANTS AT EACH DOOR)
NUMBER OF EXITS PROVIDED: 2

GUARDS (1012)
(1013.1) LOCATED ALONG WALKING SURFACES MORE THAN 30" ABOVE ADJACENT FLOOR OR GRADE
EXCEPTION 2 - ON THE AUDIENCE SIDE OF STAGES AND RAISED PLATFORMS, INCLUDING STEPS LEADING UP TO THE STAGE AND RAISED PLATFORMS
(1013.2) 42" MINIMUM HEIGHT ABOVE FLOOR
(1013.3) BALUSTERS CONFIGURED SO THAT OPENINGS DO NOT ALLOW PASSAGE OF A 4" SPHERE TO A HEIGHT OF 34 FROM A HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACE A SPHERE 8" IN DIAMETER SHALL NOT PASS.

ADA ACCESSIBLE MEANS OF EGRESS

STAIRS
CLEAR WIDTH BETWEEN HANDRAILS: 48 INCHES (ADA 4.3.11.3)

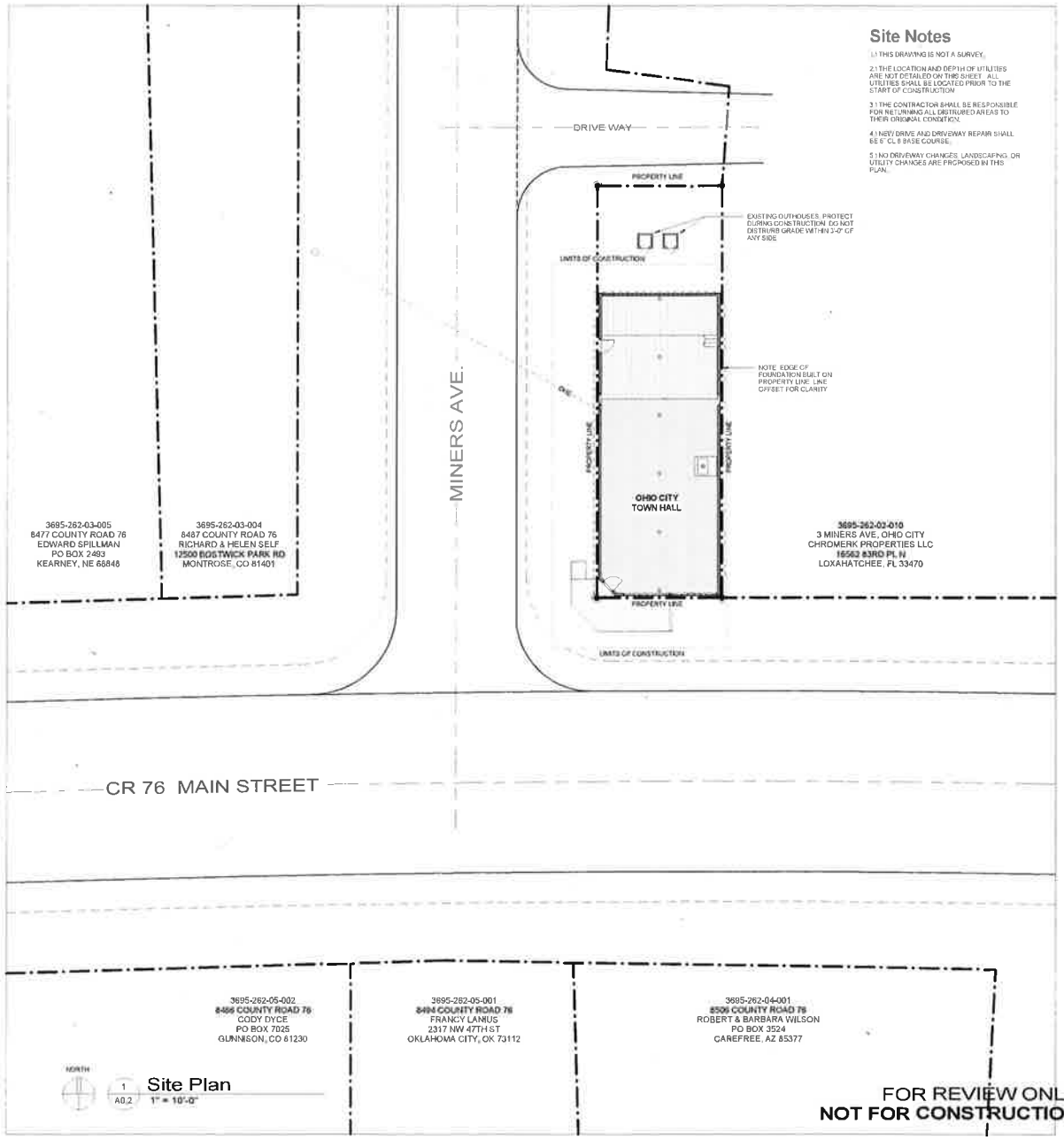
HISTORIC BUILDINGS SECTION 3409

(3409.1) HISTORIC BUILDINGS: THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION, ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, AND CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHERE SUCH BUILDINGS ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT LIFE SAFETY HAZARD.

3411.9 HISTORIC BUILDINGS: THESE PROVISIONS SHALL APPLY TO BUILDINGS AND FACILITIES DESIGNATED AS HISTORIC STRUCTURES THAT UNDERGO ALTERATIONS OR A CHANGE OF OCCUPANCY, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR ACCESSIBLE ROUTES, ENTRANCES OR TOILET FACILITIES WOULD THREATEN OR DESTROY THE HISTORIC SIGNIFICANCE OF THE BUILDING OR FACILITY, AS DETERMINED BY THE APPLICABLE GOVERNING AUTHORITY, THE ALTERNATIVE REQUIREMENTS OF SECTIONS 3411.9.1 THROUGH 3411.9.4 FOR THAT ELEMENT SHALL BE PERMITTED.

3411.9.1 SITE ARRIVAL POINTS: AT LEAST ONE ACCESSIBLE ROUTE FROM A SITE ARRIVAL POINT TO AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED

3411.9.3 ENTRANCES: AT LEAST ONE MAIN ENTRANCE SHALL BE ACCESSIBLE



1 A0.2 **Site Plan** 1" = 10'-0"

Site Notes

1.) THIS DRAWING IS NOT A SURVEY.

2.) THE LOCATION AND DEPTH OF UTILITIES ARE NOT DETAILED ON THIS SHEET. ALL UTILITIES SHALL BE LOCATED PRIOR TO THE START OF CONSTRUCTION

3.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITION.

4.) NEW DRIVE AND DRIVEWAY REPAIR SHALL BE 6" CL 6 BASE COURSE.

5.) NO DRIVEWAY CHANGES, LANDSCAPING, OR UTILITY CHANGES ARE PROPOSED IN THIS PLAN.

BEN WHITE ARCHITECTURE

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8503 COUNTY ROAD 76
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SITE PLAN & CODE REVIEW

PROJECT NO: 120227
PROJECT DATE: 4/17/12
SHEET NUMBER: A0.2

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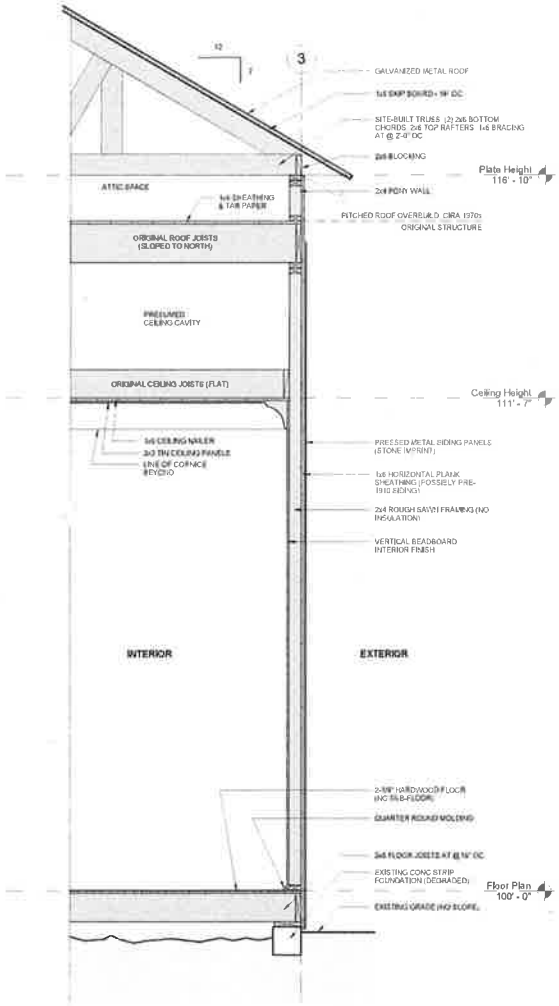
FIG. 1 - VIEW OF ATTIC SPACE LOOKING SOUTHEAST

FIG. 2 - VIEW OF NORTHWEST CEILING CORNER

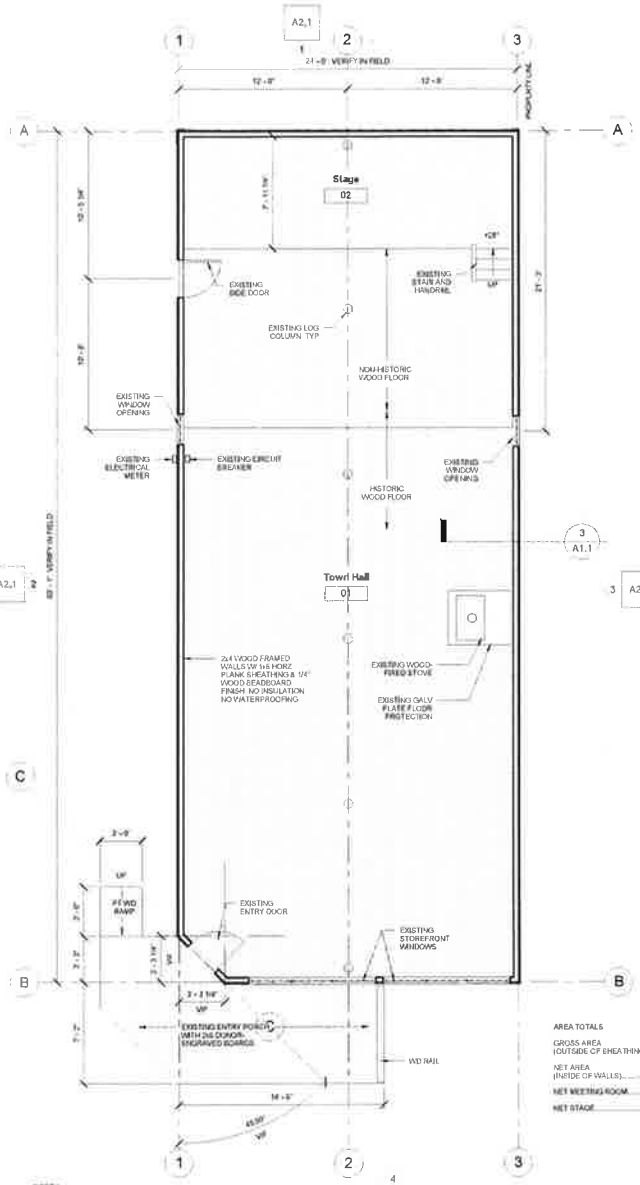
FIG. 3 - VIEW OF SOUTHEAST CEILING CORNER

FIG. 4 - VIEW OF ENTRY DOOR FROM INTERIOR

FIG. 5 - EAST CRAWLSPACE JOIST CONDITION



3 A1.1 Existing Wall Section
3/4" = 1'-0"



NORTH

1 A1.1 Floor Plan
1/4" = 1'-0"

AREA TOTALS

GROSS AREA (OUTSIDE OF BREATHING) ... 1437 SF

NET AREA (INSIDE OF WALLS) ... 1379 SF

NET MEETING ROOM ... 1193 SF

NET STAGE ... 186 SF

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FOUNDATION STABILIZATION & HISTORIC REHABILITATION FOR THE

OHIO CITY TOWN HALL

8503 COUNTY ROAD 76
OHIO CITY, COLORADO 81237

EXISTING CONDITIONS

PROJECT NO: 120227

PROJECT DATE: 4/17/12

SHEET NUMBER

A1.1

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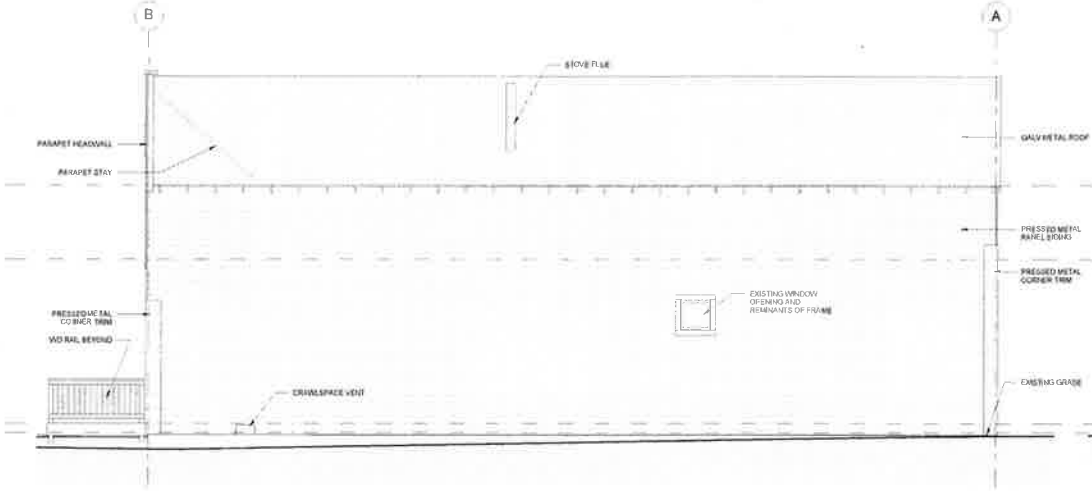
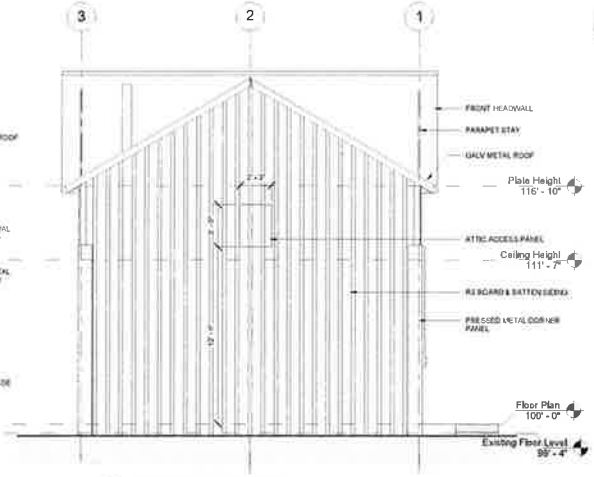
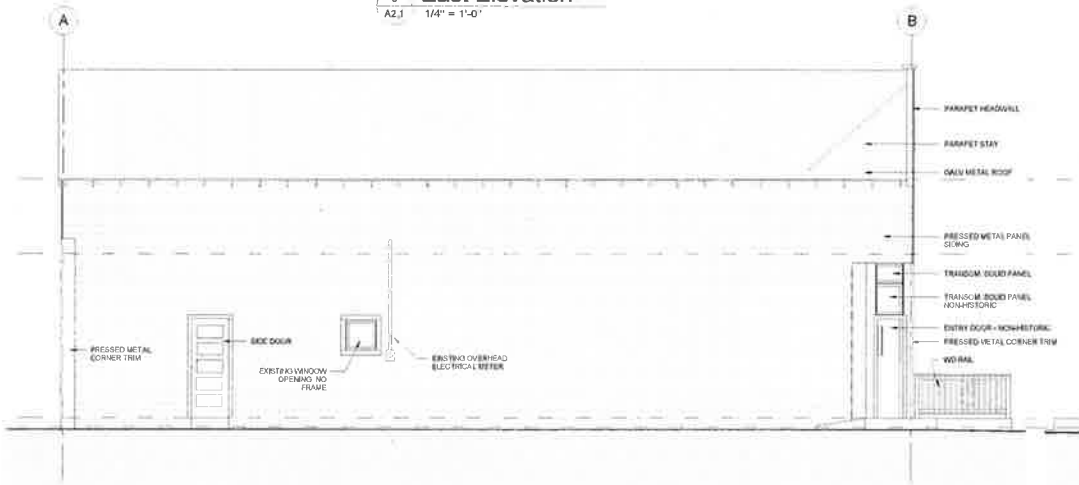


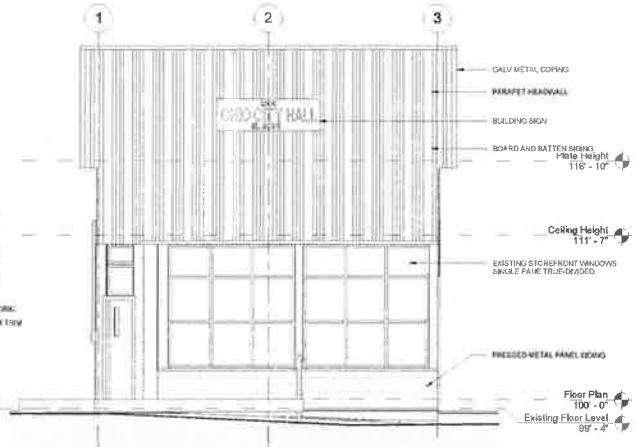
3 A2.1 East Elevation
1/4" = 1'-0"



1 A2.1 North Elevation
1/4" = 1'-0"



2 A2.1 West Elevation
1/4" = 1'-0"



4 A2.1 South Elevation
1/4" = 1'-0"

FIG. 6 - DETAIL OF ENTRY

FIG. 7 - SOUTH (FRONT) ELEVATION

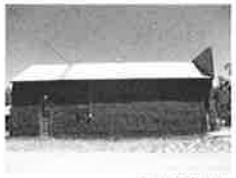


FIG. 8 - WEST ELEVATION

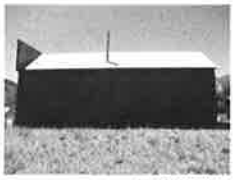


FIG. 9 - EAST ELEVATION

FIG. 10 - NORTH ELEVATION

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EXISTING ELEVATIONS

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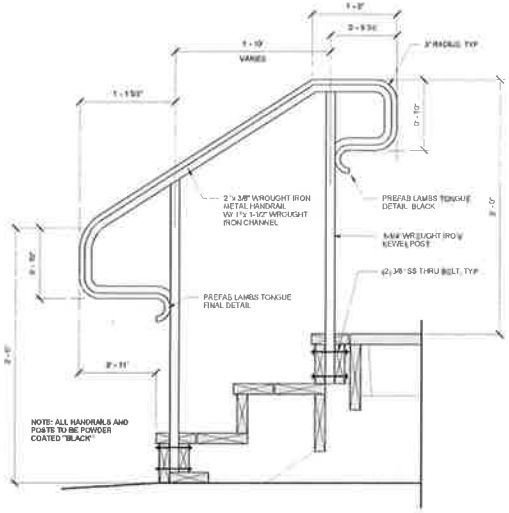
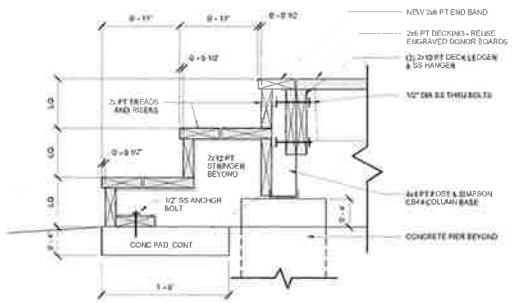
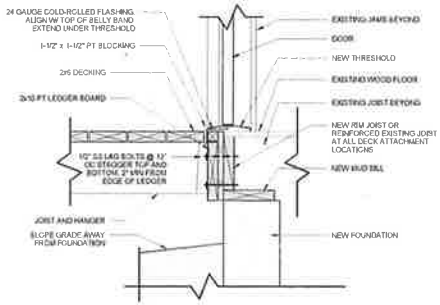


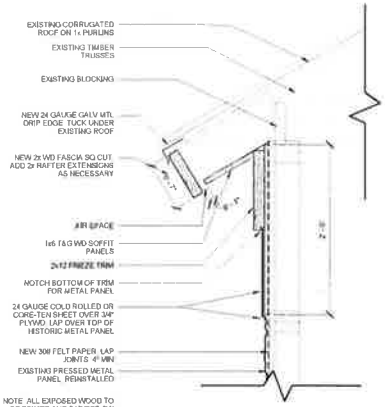
2 A7.1 Handrail 1 1/2" = 1'-0"



5 A7.1 Deck Steps 1 1/2" = 1'-0"

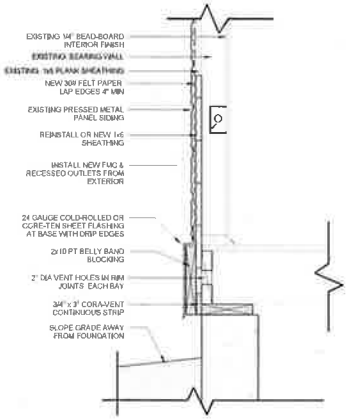


4 A7.1 Deck Attachment 1 1/2" = 1'-0"



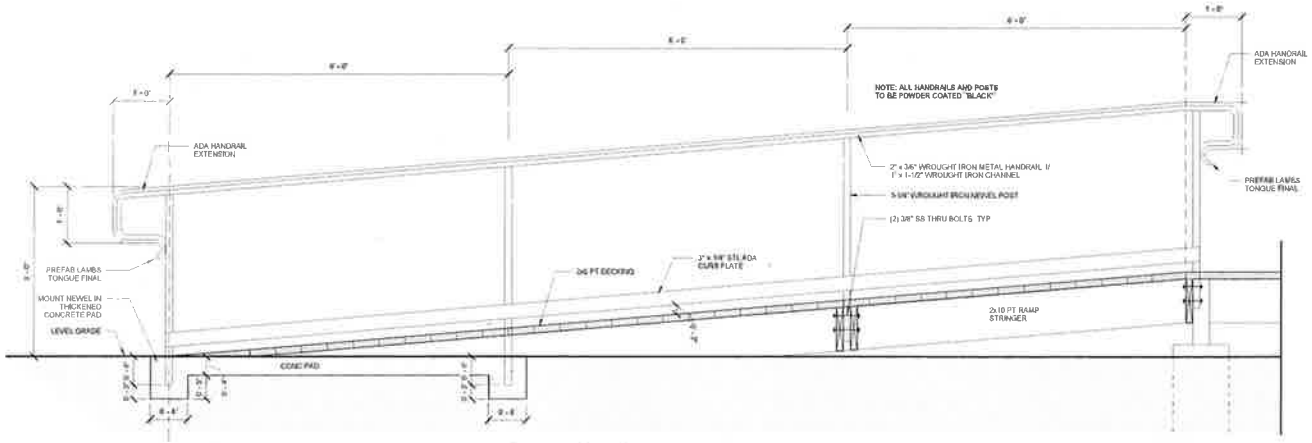
6 A7.1 Eave Detail 1 1/2" = 1'-0"

REHABILITATION NOTE: THE INTENT OF THIS DETAIL IS TO DISCOURAGE THE NESTING OF BARN SWALLOWS AND TO REMEDY NON-HISTORIC INSTALLATION OF PRESSED METAL SIDING ALONG EAVE.



3 A7.1 Rim Joist 1 1/2" = 1'-0"

REHABILITATION NOTE: THE INTENT OF THIS DETAIL IS TO A.) RIBE & PROTECT HISTORIC PRESSED METAL SIDING ABOVE THE LEVEL OF SNOW ACCUMULATION, B.) DISGUISE CRAWLSPACE VENTILLATION WITHOUT USE OF STANDARD CRAWLSPACE VENTS.



1 A7.1 Ramp Section 1" = 1'-0"

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FOUNDATION STABILIZATION & HISTORIC REHABILITATION FOR THE

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ISSUE LOG

DETAILS

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Structural Notes

NOTES
1.) FOOTINGS TO REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. SOILS ARE ASSUMED TO BE UNIFORM AND NON-EXPANSIVE. CONTACT ARCHITECT OR ENGINEER IF DIFFERING CONDITIONS ARE DISCOVERED
2.) ALL FRAMING MEMBERS WITHIN 18" OF GRADE SHALL BE PRESSURE TREATED
3.) ALL SILL PLATES SHALL BE PRESSURE TREATED
4.) DO NOT NOTCH STRUCTURAL MEMBERS
5.) BOLTS SHALL CONFORM TO ASTM A307 AND BE EITHER STAINLESS STEEL OR GALVANIZED

DESIGN LOADS

SOIL BEARING (ASSUMED) 2500 psf
FROST DEPTH 30" TO BOT FOOTER
FLOOR DESIGN LOAD L/480
FLOOR LIVE LOADS (ASSEMBLY) 100 psf
FLOOR LIVE LOADS (STAGE) 125 psf
DEAD LOAD 20 psf
ROOF DESIGN LOAD L/240
ROOF DEAD LOAD 10 psf
ROOF LIVE LOAD 40 psf
GROUND SNOW LOAD (Pg) 100 psf
FLAT ROOF SNOW LOAD (Pf) 70 psf
UNBALANCED SNOW LOADS CONSIDERED YES
MAX LEEWARD SNOW LOAD (Sb) 100 psf
OVERHANG SNOW LOAD 140 psf
SNOW IMPORTANCE FACTOR (Is) 1
SNOW EXPOSURE FACTOR (Ce) 1
SNOW THERMAL FACTOR (Ct) 1.2
SNOW SLOPE FACTOR (Cs) 0.91
WIND SPEED 90 mph (3 SEC. GUST)
WIND EXPOSURE CATEGORY C
WIND IMPORTANCE CATEGORY I
WIND IMPORTANCE FACTOR (I) 1
PRESSURE COEFFICIENT (GCpi) +/-0.18
C&C DESIGN WIND PRESSURE 33 psf
SEISMIC ZONE 1 (GUNNISON COUNTY)
SEISMIC DESIGN CATEGORY B (MODERATE)
OCCUPANCY CATEGORY II
SEISMIC SITE CLASS B (ASSUMED)
SEISMIC FORCE RESISTING SYSTEM LIGHT FRAMED WALLS WITH WOOD SHEAR PANELS
FLOOD HAZARD AREA NO

CONCRETE FOOTINGS

1.) 3000 psi CONCRETE AT 28 DAYS
2.) ASTM GRADE 60 REBAR W/ 3" COVER MIN CONCRETE SLAB-ON-GRADE
1.) 2500 psi CONCRETE AT 28 DAYS WITH 6% AIR ENTRAINED
2.) ALL SLABS TO BE 4" THICK WITH 6" W2.9 x W2.9 W.W.F. ON #3 REBAR AT 24" OC OR AS INDICATED ON PLANS
3.) CONCRETE SLABS SHALL BE SLOPED TO DRAIN UNLESS OTHERWISE NOTED

WOOD FRAMING

1.) ALL 2" LUMBER SHALL BE HEM-FIR S4S NO. 2 OR BETTER
2.) ALL LVL BEAMS SHALL BE 1.5E G-P LAM LVL OR BC 2800 VERSA-LAM
3.) 1-1/2" BEARING FOR ALL FLOOR JOISTS AND RAFTERS, UNLESS NOTED OTHERWISE
4.) PROVIDE WINDSEISMIC ANCHORS AT ALL RAFTERS

WALL SHEATHING

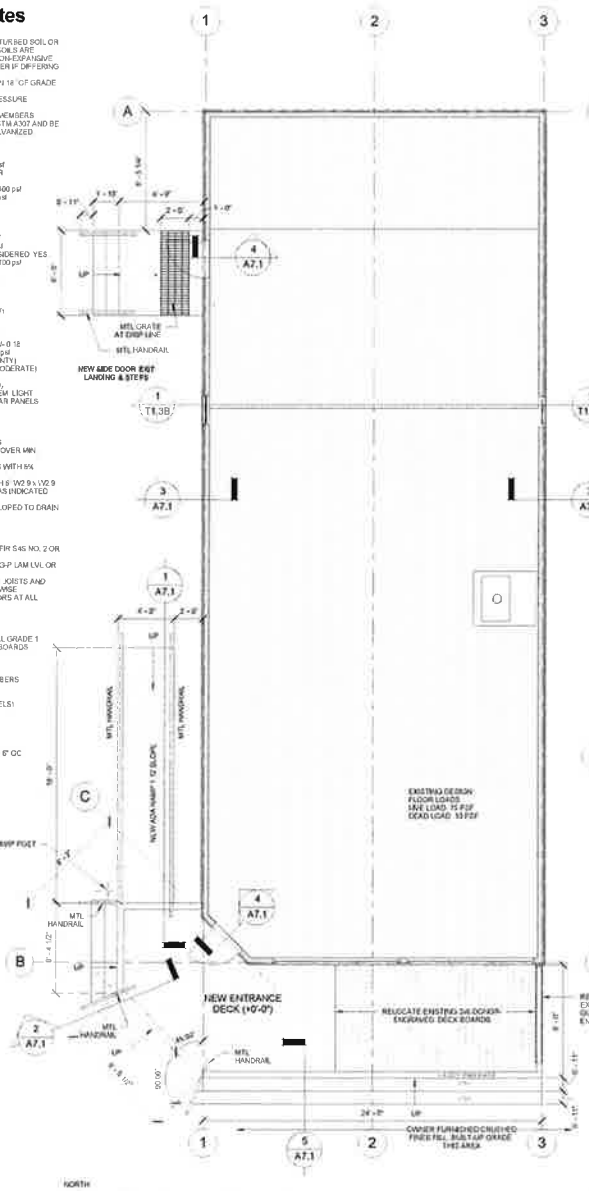
1.) 23/32" PLY OR OSB STRUCTURAL GRADE 1
2.) 1x8 OR LESS NO. 1 SHEATHING BOARDS

NAILING SCHEDULE

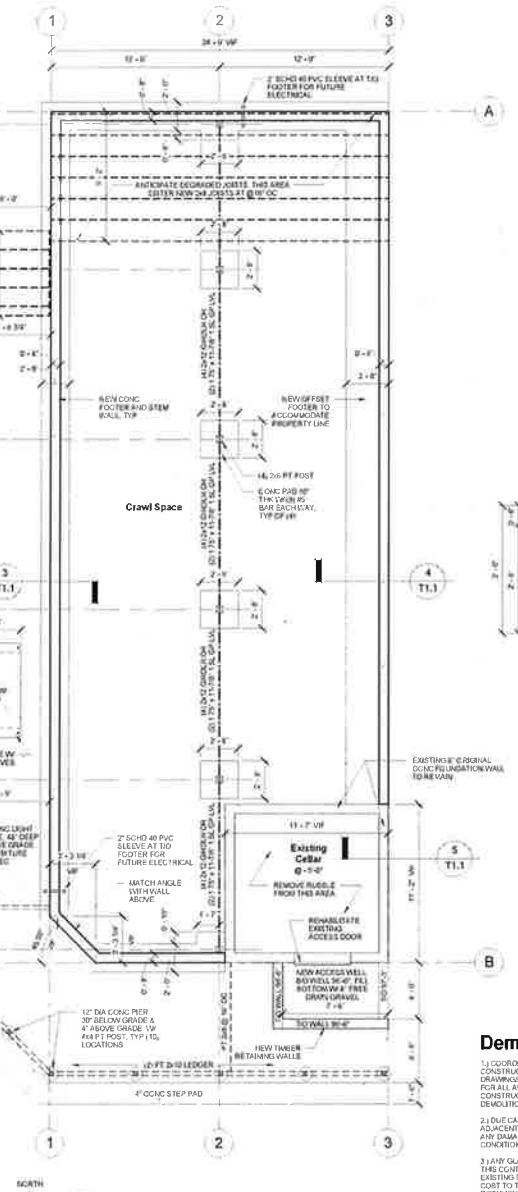
1.) ALL PAIRED OR SISTERED MEMBERS (2) ROWS 16d AT 12" OC

2.) WALL SHEATHING (SHEAR PANELS)
EDGES 8d @ 4" OC
INTERMEDIATES 8d @ 4" OC
BOARD SHEATHING 2-8d

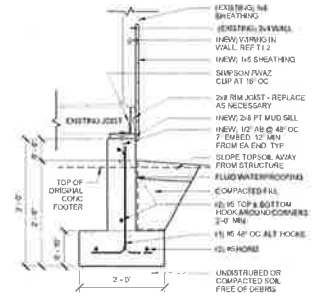
3.) ROOF SHEATHING
3" TRIBUTARY AT ALL EDGES 8d @ 6" OC
FIELD NAILING 8d @ 6" OC



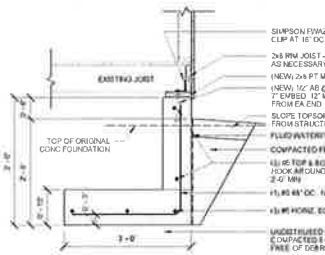
Floor Plan - New
T1.1 1/4" = 1'-0"



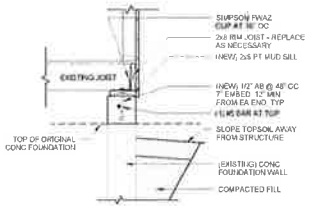
Foundation Plan
T1.1 1/4" = 1'-0"



Foundation Detail
T1.1 3/4" = 1'-0"



Offset Foundation
T1.1 3/4" = 1'-0"



Existing Foundation
T1.1 3/4" = 1'-0"

Demolition Notes

1.) COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION SHOWN ELSEWHERE IN THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL AREAS OF DEMOLITION FOR NEW CONSTRUCTION WHETHER SHOWN ON THE DEMOLITION PLANS OR NOT.

2.) DUE CARE SHALL BE TAKEN TO AVOID DAMAGE TO ADJACENT FINISHES TO REMAIN. PROMPTLY REPAIR ANY DAMAGE TO ADJACENT SURFACES TO ORIGINAL CONDITION.

3.) ANY GLASS THAT IS BROKEN BY WORK UNDER THIS CONTRACT SHALL BE REPLACED TO MATCH THE EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL DOCUMENT ANY BROKEN GLASS PRIOR TO THE COMMENCEMENT OF WORK.

4.) PROVISIONS SHALL BE MADE TO ALLEVIATE THE SPREAD OF DEBRIS, DIRT AND DUST TO THE ADJACENT PROPERTIES. THE PROPERTY SHALL BE KEPT AS CLEAN AS POSSIBLE AT ALL TIMES.

5.) REMOVE ALL DEMOLITION WORK, DEBRIS AND GARBAGE AND OTHER MATERIALS FROM THE BUILDING SITE. DISPOSE OF ALL DEBRIS IN A TIMELY, PROPER AND LEGAL MANNER. DO NOT ALLOW MATERIALS TO ACCUMULATE ON SITE.

6.) ITEMS SHOWN TO BE REMOVED AND REINSTALLED SHALL BE STORED IN A SAFE LOCATION PER THE OWNER'S DIRECTION.

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FOUNDATION STABILIZATION

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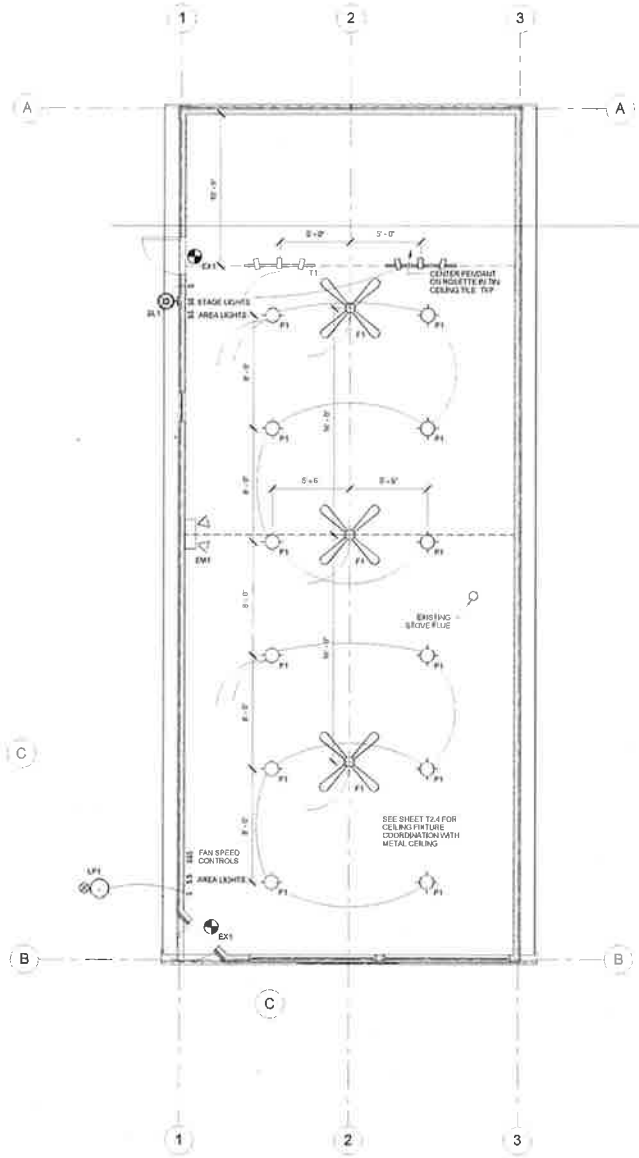
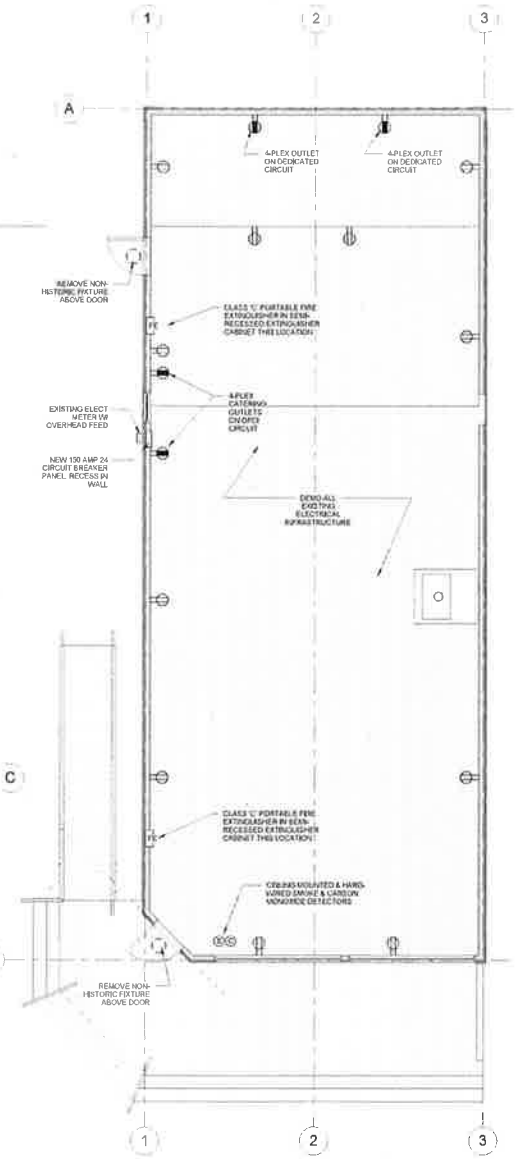


NORTH

2 T1.2 Lighting Plan
1/4" = 1'-0"



NORTH

1 T1.2 Floor Plan - Electrical
1/4" = 1'-0"

Electrical Notes

1.) ELECTRICAL WORK DEPICTED IS FOR REFERENCE AND BIDDING PURPOSES ONLY. ELECTRICAL WORK SHALL BE DESIGN/BUILD BY CONTRACTOR.

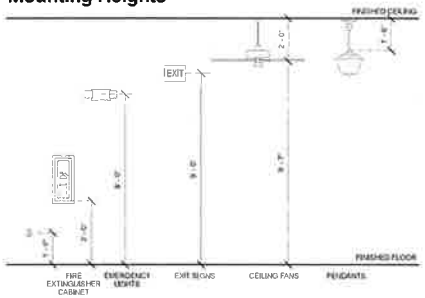
2.) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

3.) CONTRACTOR TO VERIFY EXISTING ELECTRICAL SYSTEM PRIOR TO THE START OF CONSTRUCTION

4.) THE ELECTRICAL CONTRACTOR SHALL INSTALL A COMPLETE GROUNDING SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE. DISTRIBUTION SYSTEM SHALL BE EFFECTIVELY GROUNDED USING A GROUND CONDUCTOR.

5.) ALL DEVICES AND APPARATRUS LISTED SHALL BE NEW AND UL LISTED

Mounting Heights



Fixture Legend

TAG	DESCRIPTION	MANUFACTURER	REFLECTOR DIFFUSER	FINISH	MOUNTING	LAMPS	NOTES
F1	PENDANT FIXTURE	REJUVENATION ROSE CITY CLASSIC SCHOOL HOUSE PENDANT	16" FLARED SCHOOL HOUSE, FROSTED	OIL RUBBED BRONZE	PENDANT	3-CFL 23 W	
T1	STAGE LIGHTING	METAL GALLERY SPOT LIGHT TRACK LIGHTING, 60" TRACK	4" DIA 8.5" HT	BRONZE	TRACK TO CEILING 7' HEIGHT	1-60W G-19	
F1	CEILING FAN	KICHLER LIGHTING STERLING MANOR	52" BLADES	ANTIQUE BRONZE	CEILING	NONE	
SL1	EXTERIOR SCONCE	BARN LIGHT ELECTRIC, PERIOD BASIC 10-10 WALL SCONCE	5" DIA REFLECTOR CAGE	OLD RUST	8'-0" AFF	1-CFL	
LP1	LAMP POST FIXTURE	TROY LIGHTING OLD TOWN POST LANTERN	ICLEAR OLCBE	NATURAL BRONZE	POST AT 9'-6" TO PIER	1-A19 60W	
EX1	EXIT SIGN	EXIT LIGHT COMPANY 90 MIN BATTERY BACKUP	GREEN BACKLIT LETTERS	WHITE	WALL	120V LED	
EM1	EMERGENCY LIGHT	SURE-LIT CC3		BLACK	WALL	2-5W MR16	

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ELECTRICAL DISTRIBUTION

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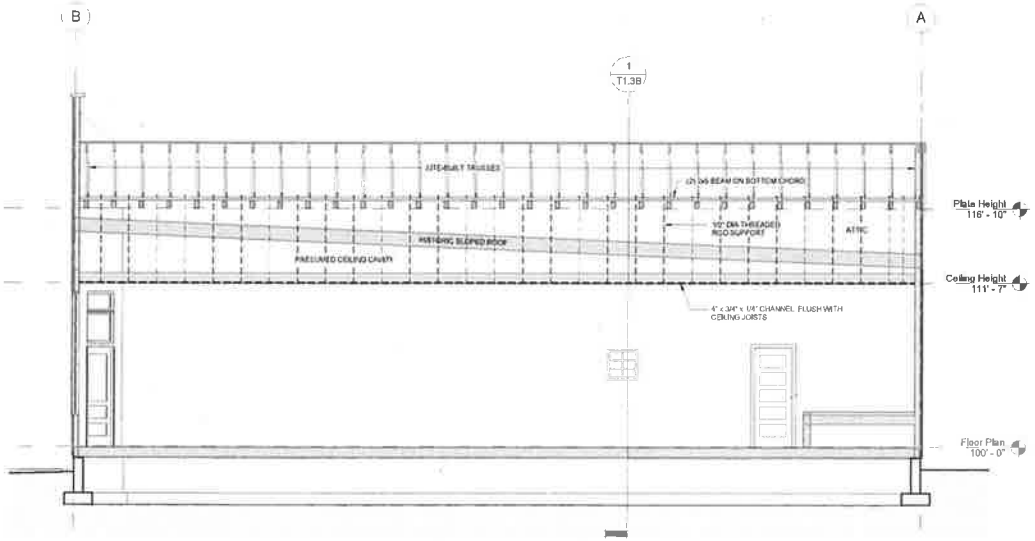


2 T1.3A Long Section - Ceiling Supports
1/4" = 1'-0"

FIG 22 - TRUSSES VIEW OF RIDGE

FIG 23 - TRUSSES VIEW OF WEST BEARING

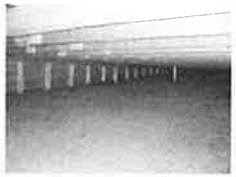
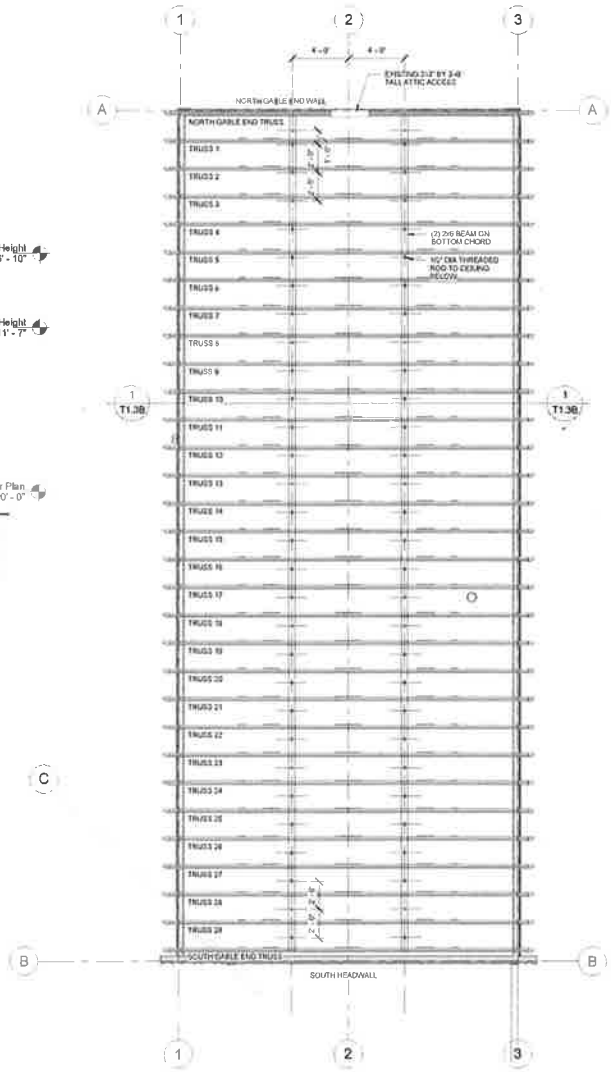


FIG 24 - ATTIC FROM THE NORTH TO SOUTHEAST

FIG 25 - ATTIC FROM THE NORTH TO SOUTHWEST

FIG 26 - FROM NORTH TO NORTHWEST



NORTH

1 T1.3A Attic Plan - Ceiling Supports
1/4" = 1'-0"

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INTERIOR STRUCTURAL REHABILITATION

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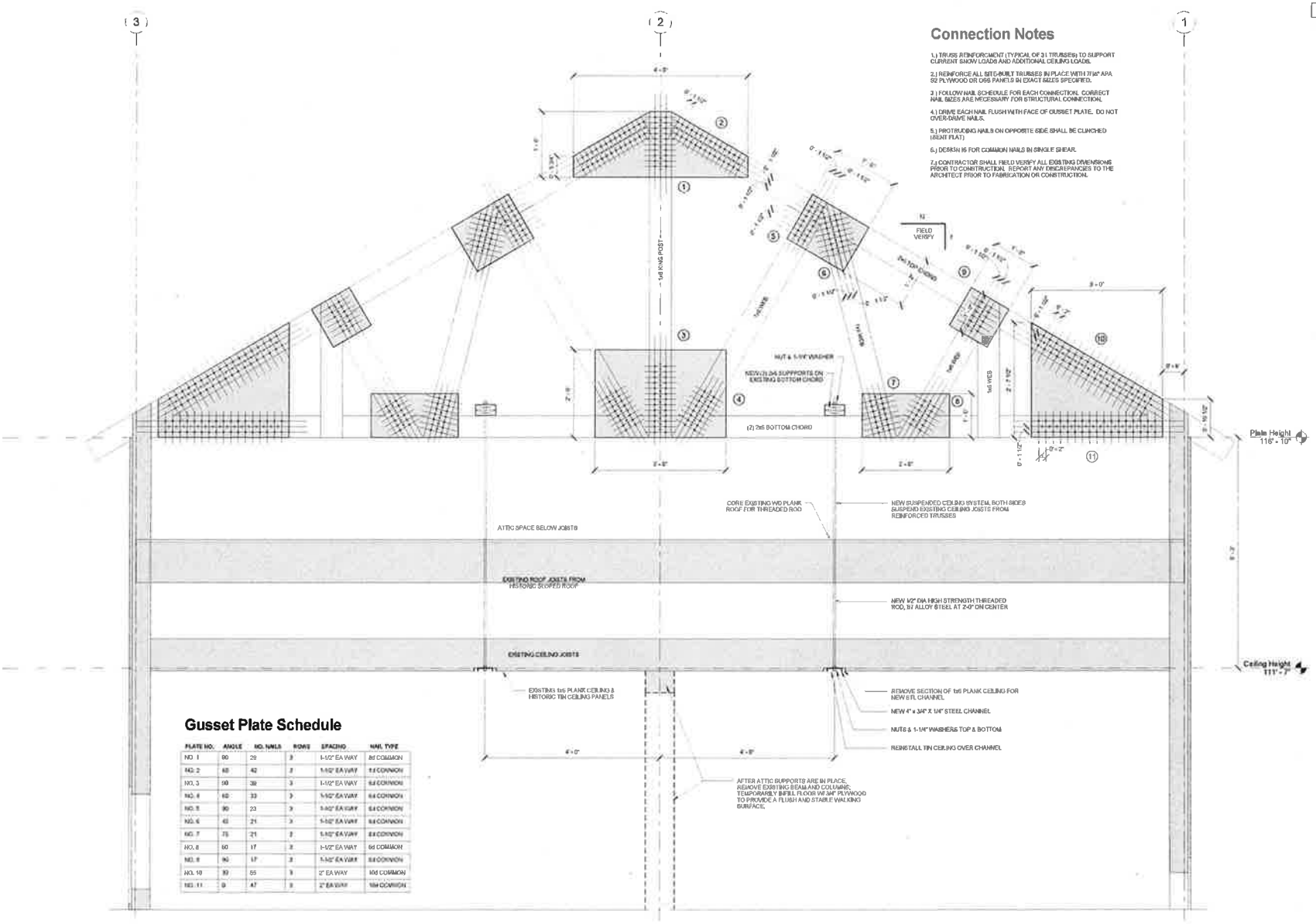

Connection Notes

1.) TRUSS REINFORCMENT (TYPICAL OF 3) TRUSSES) TO SUPPORT CURRENT SNOW LOADS AND ADDITIONAL CEILING LOADS.

2.) REINFORCE ALL SITE-BUILT TRUSSES IN PLACE WITH 7/16" APA S2 PLYWOOD OR OSB PANELS IN EXACT SIZES SPECIFIED.

3.) FOLLOW NAIL SCHEDULE FOR EACH CONNECTION. CORRECT NAIL SIZES ARE NECESSARY FOR STRUCTURAL CONNECTION.

4.) DRIVE EACH NAIL FLUSH WITH FACE OF GUSSET PLATE. DO NOT OVER-DRIVE NAILS.

5.) PROTRUDING NAILS ON OPPOSITE SIDE SHALL BE CLINCHED (BENT FLAT)

6.) DESIGN IS FOR COMMON NAILS IN SINGLE SHEAR.

7.) CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION.

Gusset Plate Schedule

PLATE NO.	ANGLE	NO. NAILS	ROWS	SPACING	NAIL TYPE
NO. 1	90	29	3	1-1/2" EA WAY	8d COMMON
NO. 2	60	42	3	1-1/2" EA WAY	8d COMMON
NO. 3	90	39	3	1-1/2" EA WAY	8d COMMON
NO. 4	60	33	3	1-1/2" EA WAY	8d COMMON
NO. 5	90	23	3	1-1/2" EA WAY	8d COMMON
NO. 6	45	21	3	1-1/2" EA WAY	8d COMMON
NO. 7	75	21	3	1-1/2" EA WAY	8d COMMON
NO. 8	60	17	3	1-1/2" EA WAY	6d COMMON
NO. 9	90	17	3	1-1/2" EA WAY	8d COMMON
NO. 10	30	55	3	2" EA WAY	10d COMMON
NO. 11	0	47	3	2" EA WAY	10d COMMON

1 (T1.3B) Gusset Plates
1" = 1'-0"

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FIG. 17 - EXISTING SIDE ENTRY

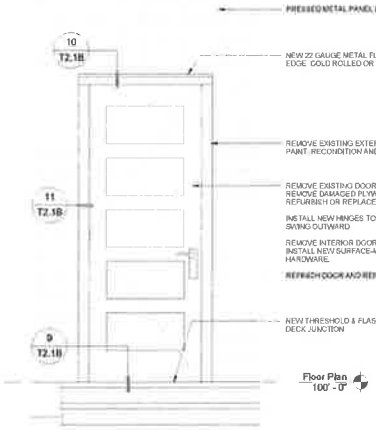
FIG. 16 - EXISTING ENTRY DOOR

FIG. 15 - DETAIL OF DOOR TRANSOM

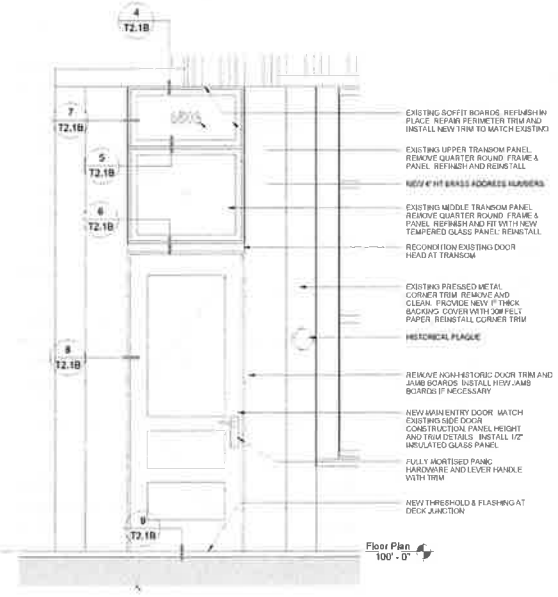
FIG. 13 - EXISTING EAST WINDOW & SURROUND FRAME WORK

FIG. 12 - EXISTING WEST WINDOW OPENING

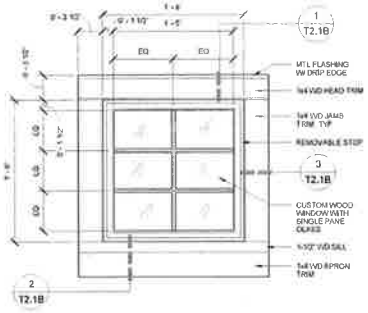
FIG. 14 - HISTORICAL PHOTO OF NORTH ELEVATION



4 T2.1A **Side Door** 3/4" = 1'-0"



1 T2.1A **Entry Door** 3/4" = 1'-0"



2 T2.1A **Window Elevation** 1 1/2" = 1'-0"

TYPICAL OF TWO WINDOWS

Finish Notes

EXTERIOR DOOR TRIM - EXISTING
1.) STRIP EXISTING PAINT/FINISH
2.) FILL NAIL HOLES & DENTS
3.) PRIME
4.) 2 COATS EXTERIOR LATEX - SW DURATION "SABLE" BROWN

EXTERIOR DOOR TRIM - NEW
1.) PRIME
2.) 2 COATS EXTERIOR LATEX - SW DURATION "SABLE" BROWN

INTERIOR DOOR TRIM - EXISTING
1.) STRIP EXISTING PAINT
2.) PRIME
3.) 2 COATS INTERIOR LATEX - COLOR BY OWNER

EXTERIOR WINDOW TRIM - NEW
1.) PRIME
2.) 2 COATS EXTERIOR LATEX - SW DURATION "SABLE" BROWN

EXTERIOR WINDOW FRAME & MULLIONS - NEW
1.) PRIME
2.) 2 COATS EXTERIOR LATEX - SW DURATION "WHITE"

INTERIOR WINDOW TRIM - EXISTING
1.) STRIP EXISTING PAINT
2.) PRIME
3.) 2 COATS INTERIOR LATEX - COLOR BY OWNER

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WINDOW & DOOR REHABILITATION

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T2.1A

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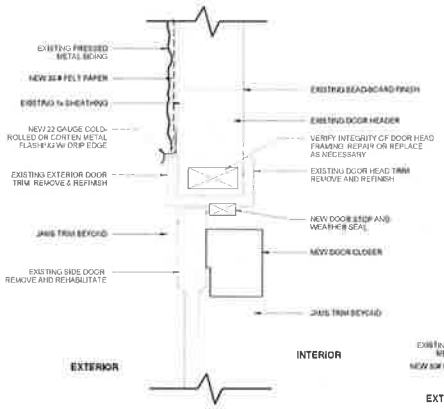
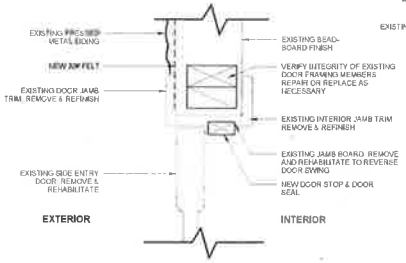
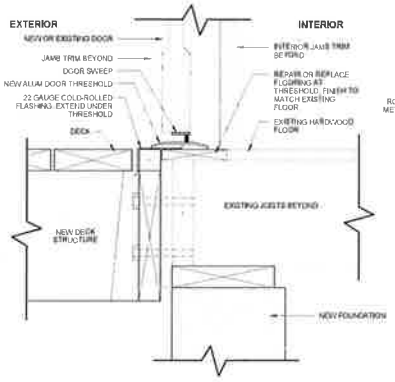


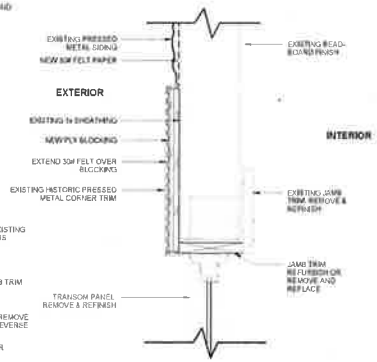
10 T2.1B Side Door Head 3" = 1'-0"



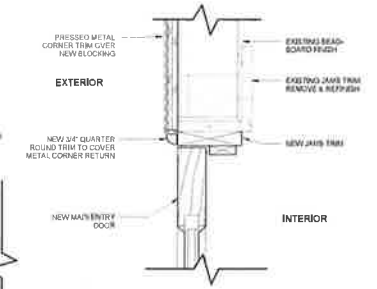
11 T2.1B Side Door Jamb 3" = 1'-0"



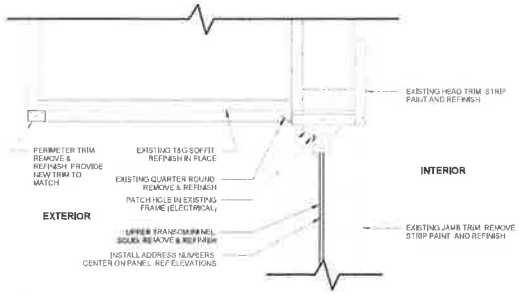
9 T2.1B Typical Door Threshold 3" = 1'-0"



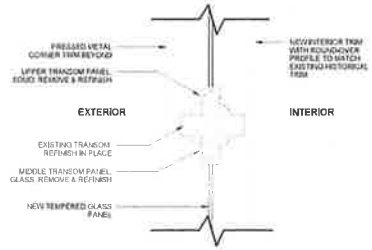
7 T2.1B Transom Jamb 3" = 1'-0"



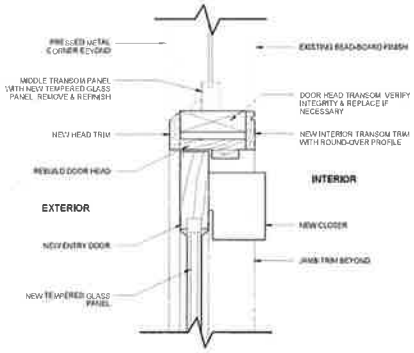
8 T2.1B Main Door Jamb 3" = 1'-0"



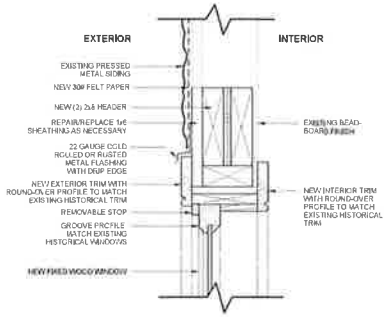
4 T2.1B Transom Head 3" = 1'-0"



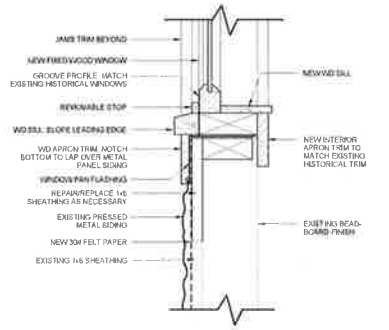
5 T2.1B Transom 3" = 1'-0"



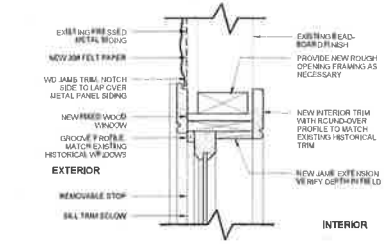
6 T2.1B Main Door Head 3" = 1'-0"



1 T2.1B Window Head 3" = 1'-0"



2 T2.1B Window Sill 3" = 1'-0"



3 T2.1B Window Jamb 3" = 1'-0"

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FOUNDATION STABILIZATION & HISTORIC REHABILITATION FOR THE
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OHIO CITY, COLORADO 81237

WINDOW & DOOR DETAILS

PROJECT NO. 120227
PROJECT DATE 4/17/12

T2.1B

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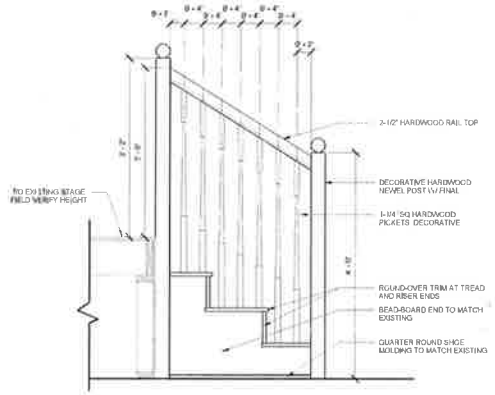
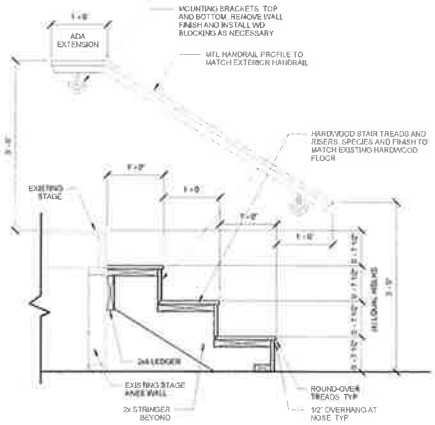
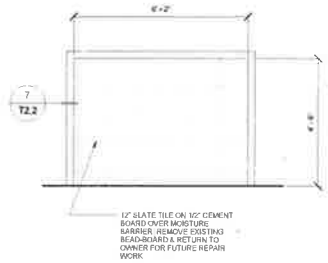


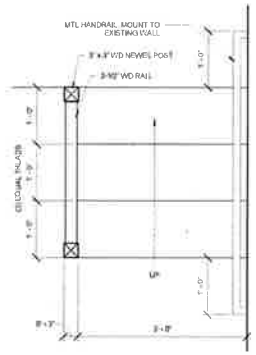
2 T2.2 **Steps - Elevation**
1" = 1'-0"



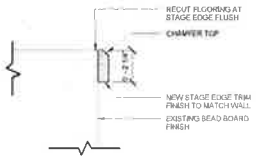
4 T2.2 **Steps - Section**
1" = 1'-0"



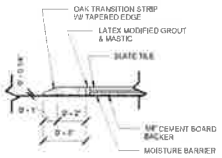
5 T2.2 **Stove - Back Wall Elevation**
1/2" = 1'-0"



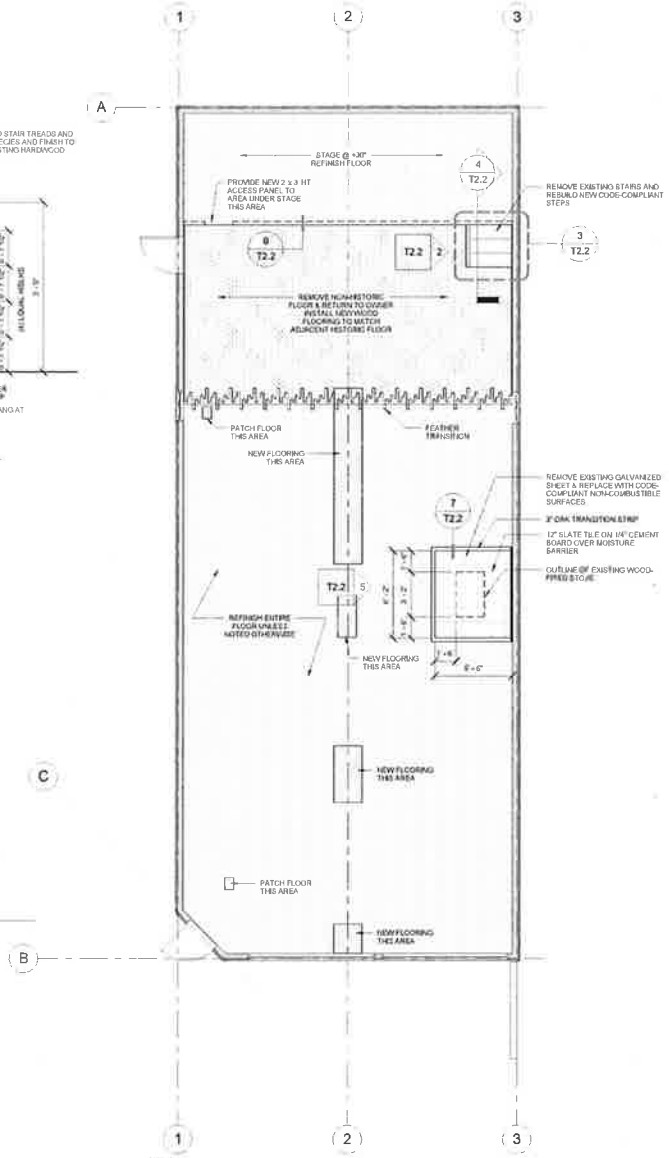
3 T2.2 **Steps - Enlarged Plan**
1" = 1'-0"



6 T2.2 **Stage Edge Detail**
3" = 1'-0"



7 T2.2 **Transition Strip**
3" = 1'-0"



1 T2.2 **Floor Plan - Flooring**
1/4" = 1'-0"

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FOUNDATION STABILIZATION & HISTORIC REHABILITATION FOR THE
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WOOD FLOOR REHABILITATION

PROJECT NO. 120227
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T2.2

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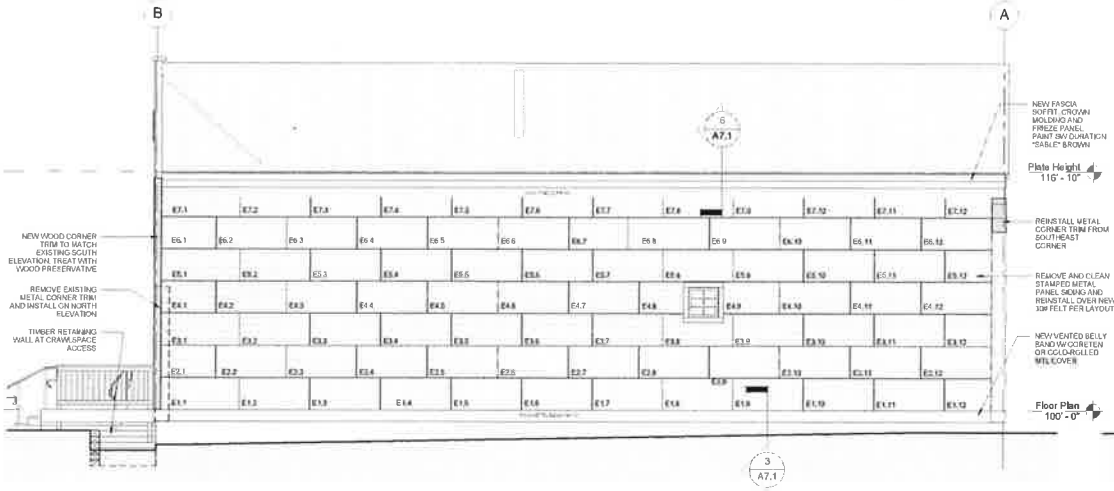
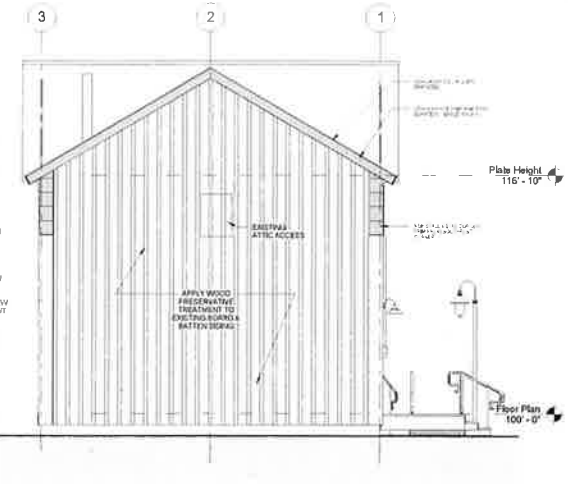
ARCHITECTURE



1 East - New
T2.3 1/4" = 1'-0"



3 North - New
T2.3 1/4" = 1'-0"

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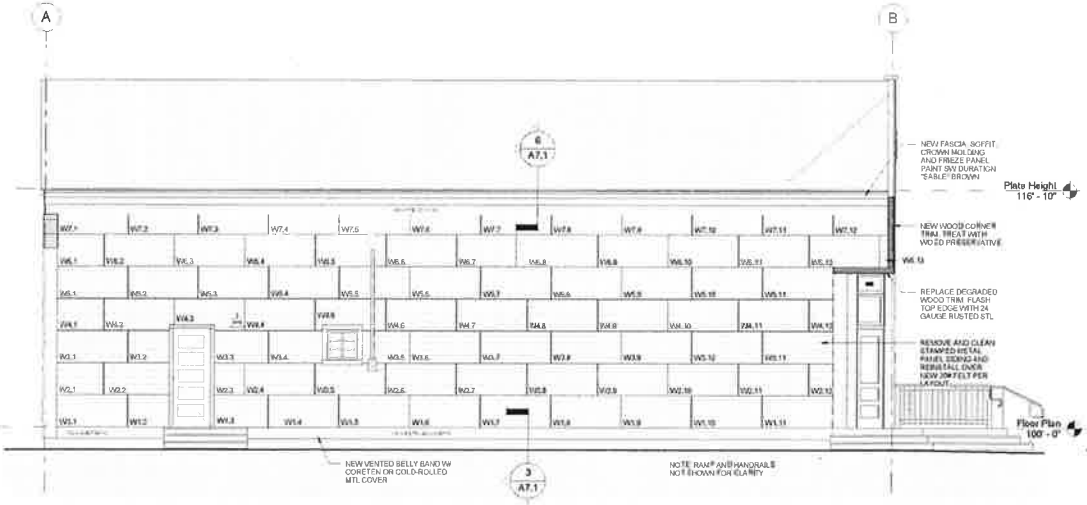
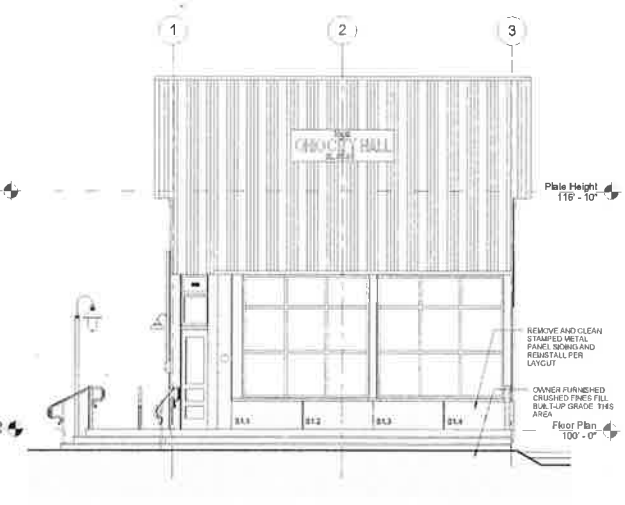


2 West - New
T2.3 1/4" = 1'-0"



4 South - New
T2.3 1/4" = 1'-0"

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METAL SIDING REHABILITATION

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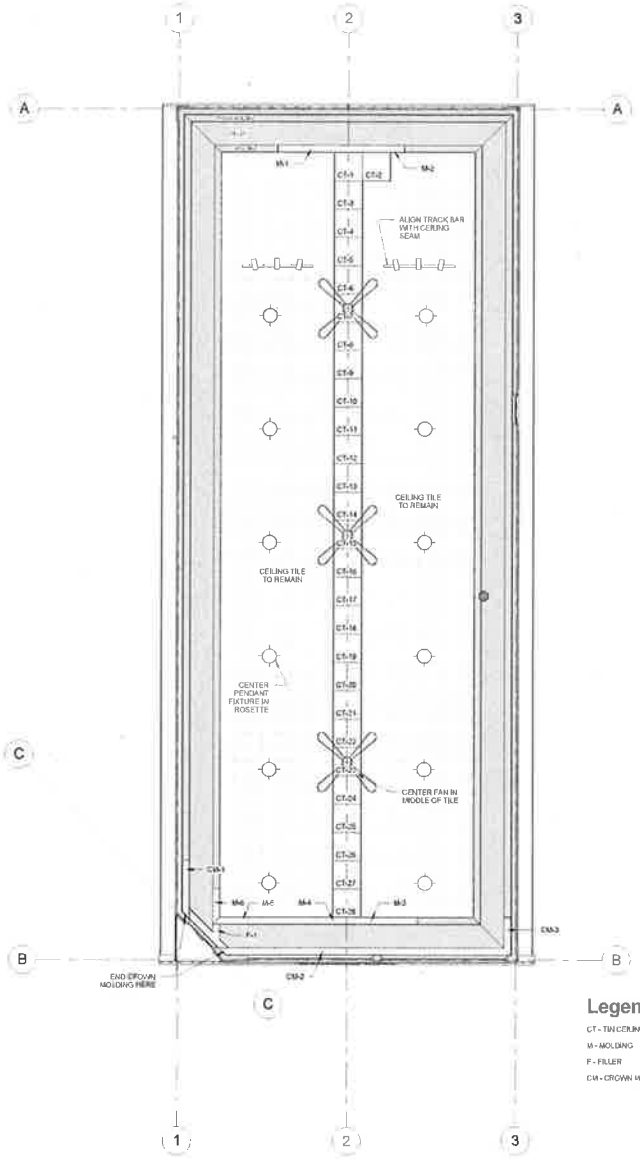

Legend

CT - TIN CEILING TILE

M - MOLDING

F - FILLER

CM - CROWN MOLDING

NORTH

1 T2.4 **Ceiling Plan** 1/4" = 1'-0"

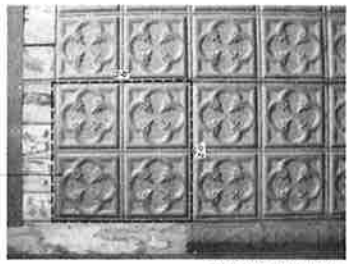

FIG. 13 - EXISTING TIN CEILING TILES

FIG. 14 - EXISTING TIN CEILING MOLDING, FILLER & CROWN MOLDING

BEN WHITE ARCHITECTURE

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METAL CEILING TILE REHABILITATION

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T2.4

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