**General Notes**

1. **NOTICE TO CONTRACTOR:** The construction documents, specifications, and addenda issued for this project may contain additional requirements not typical of standard construction. Contractor shall be responsible for ensuring that all such requirements are fully understood and complied with. Failure to fully understand any requirement will result in additional costs or delays.

2. **NOTICE TO CONTRACTOR AND SUBCONTRACTORS:** All work shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all work is performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

3. **PAINTING:** All exterior and interior painting shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all painting is performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

4. **CONSTRUCTION:** All construction work shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all work is performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

5. **LABOR:** All labor shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all labor is performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

6. **MATERIALS:** All materials shall be of the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all materials are of the highest quality, and that all workmanship meets or exceeds the requirements of the specifications.

7. **WATER:** All water services shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all water services are performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

8. **PLUMBING:** All plumbing services shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all plumbing services are performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

9. **ELECTRICAL:** All electrical services shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all electrical services are performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

10. **MECHANICAL:** All mechanical services shall be performed in accordance with the latest commercially available standards, practices, and codes applicable at the time of construction. Contractor shall be responsible for ensuring that all mechanical services are performed in a safe and professional manner, and that all materials and workmanship meet or exceed the requirements of the specifications.

**Location Map**

**Graphic Symbols**

- **TOOLED DETAILS:** Reference applicable symbols and tables for alignment and layout of components.

- **DETAIL SYMBOLS:** Reference applicable symbols and tables for alignment and layout of components.

- **AREA MAP:** Reference applicable symbols and tables for alignment and layout of components.

**Area Map**

**Location Map**

**Rehabilitation Notes**

**OCCUPANCY HAS BEEN ISSUED BY THE BUILDING INSPECTOR.**

- **DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMPLETION OF THE CONSTRUCTION.**

- **CONTRACTOR SHALL BE KEPT ON THE SITE OF WORK FOR INSPECTION BY THE BUILDING INSPECTOR. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR ARE THE RESPONSIBILITY OF THE OWNER.**

- **COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.**

- **LOCATIONS INCLUDE BUT ARE NOT LIMITED TO:** Toilets, accessories, ceiling tile rehabilitation, metal ceiling tile rehabilitation, install additional ceiling tiles, molding, filler, and crown molding. Center and oven frame, head transoms, jamb, and threshold to accommodate new door.

- **RELATIONS WILL BE MAINTAINED IN THE REPORTS TO INFILL MISSING OR DAMAGED CEILING TILES, MOLDING, FILLER, AND CROWN MOLDING.**

- **CENTER AND OVEN FRAME, HEAD TRANSOMS, JAMB, AND THRESHOLD TO ACCEMOMODATE NEW DOOR.**

- **REPAIR AND/OR REPLACE DEGRADED JAMB FRAME.**

- **REVERSE SWING ON EXISTING DOOR TO PROVIDE ACCESSIBILITY.**

- **REHABILITATION FOR THE OHIO CITY TOWN HALL WILL INCLUDE THE FOLLOWING MEASURES TO PRESERVE, RESTORE, AND ENHANCE THE HISTORIC CHARACTER OF THE PROPERTY:**

  - Clean interior bead board wall finish.
  - Patch and repair any holes or missing board pieces.
  - Install new non-combustible shield under and behind wood stove.
  - Remove all nails from the wood floor.
  - Carefully remove existing hardwood floor.
  - Wooden floor rehabilitation.

**Project Phases**

- **PROPOSED CONSTRUCTION:**
  - **C2 EXTERIOR REHABILITATION**
  - **C1 EXISTING ELEVATIONS**
  - **B1 INTERIOR REHAB**
  - **A2 WINDOW & DOOR DETAILS**
  - **A0.1 COVER SHEET**

**Contract Info**

- **OHIO CITY TOWN HALL**
  - **OHIO CITY, COLORADO**

**Sheet 2 - 2**

- **PHASE II - INTERIOR & EXTERIOR REHABILITATION FOR THE OHIO CITY TOWN HALL**

- **ISSUE C - BID DRAWINGS**

- **MARCH 7, 2017**
3411.9.3 ENTRANCES. AT LEAST ONE MAIN ENTRANCE SHALL BE ACCESSIBLE.

3411.9.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE FROM A SITE ARRIVAL POINT TO AN ACCESSIBLE ELEMENT SHALL BE PERMITTED.

COMPLIANCE WITH THE REQUIREMENTS FOR ACCESSIBLE ROUTES, ENTRANCES OR TOILET FACILITIES WOULD APPLY TO BUILDINGS AND FACILITIES DESIGNATED AS HISTORIC.

3411.9 HISTORIC BUILDINGS. THESE PROVISIONS SHALL APPLY TO BUILDINGS AND FACILITIES DESIGNATED AS HISTORIC.

ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, AND CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY WHERE STRUCTURES THAT UNDERGO ALTERATIONS OR A CHANGE OF OCCUPANCY, UNLESS TECHNICALLY INFEASIBLE. WHERE

CLEAR WIDTH BETWEEN HANDRAILS: 48 INCHES (ADA 4.3.11.3)

FROM A HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACE, A SPHERE 8" IN DIAMETER SHALL NOT PASS.

(1013.3) BALUSTERS CONFIGURED SO THAT OPENINGS DO NOT ALLOW PASSAGE OF A 4" SPHERE TO A HEIGHT OF 34".

(1013.2.) 42" MINIMUM HEIGHT ABOVE FLOOR.

STAGE AND RAISED PLATFORMS.

GUARDS (1013)

NUMBER OF EXITS PROVIDED: 2

MINIMUM NUMBER OF EXITS: 2 (50 OCCUPANTS AT EACH DOOR)

NUMBER AND CAPACITY OF EXIT COMPONENTS (TABLE 1019.1):

DEAD END CORRIDOR LIMITATIONS: 20 LINEAR FEET (1016.3)

USE GROUP A: 200 LINEAR FEET

UNSPRINKLERED BUILDING

MINUTES FOLLOWING LOSS OF POWER. (1011.5.3)

EXIT SIGNS MUST REMAIN ILLUMINATED (MIN 5 FC) FOR AT LEAST 90 MINUTES FOLLOWING LOSS OF POWER (1011.5.2)

EXIT SIGNS (1011.1)

LANDINGS. (1010.9)

EDGE PROTECTION - EDGE PROTECTION SHALL BE PROVIDED ON EACH SIDE OF RAMP RUNS AND AT EACH SIDE OF RAMP RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES. (1010.8)

DESIGN SO THAT WATER WILL NOT ACCUMULATE ON WALK SURFACES. (1010.7)

RAMP CONSTRUCTION - OUTDOOR CONDITIONS. OUTDOOR RAMPS AND OUTDOOR APPROACHES TO RAMPS SHALL BE 60 INCHES MINIMUM.

EXITS AND AT DOORS. LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN. LANDINGS LENGTH SHALL BE MINIMUM WIDTH: MINIMUM WIDTH SHALL NOT BE LESS THAN THAT REQUIRED FOR CORRIDORS. THE CLEAR WIDTH OF A VERTICAL RISE: THE RISE FOR ANY RAMP RUN SHALL BE 30 INCHES MAXIMUM.

CLEARANCE: MINIMUM 1-1/2" CLEAR TO WALL

EXTEND HORIZONTALLY 12" MIN BEYOND TOP RISER AND CONTINUE SLOPE FOR ONE TREAD WIDTH BEYOND BOTTOM TREAD.

OTHER: PERIMETER DIMENSION: 4" MIN AND 6-1/4" MAX, CROSS SECTION DIMENSION: 2-1/4" MAX.

34" TO 38" ABOVE THE LEADING EDGE OF STAIR TREAD NOSINGS

HANDRAILS (1009.10)

LEAST DIMENSION OF LANDINGS MUST BE AT LEAST THE WIDTH OF THE STAIRWAY.

80" MINIMUM HEADROOM

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE REQUIRED WIDTH OF THE STAIRWAY OR THE WIDTH OF THE DOOR, OCCUPANTS.

EGRESS DOORS (1008)

STAIRWAY WIDTH: (.3" PER OCCUPANT) OR 3.6" OR 36" MINIMUM

POWER

OKLAHOMA CITY, OK 73112

PO BOX 7025

CODY DYCE

UGE

PHASE II - INTERIOR & EXTERIOR

ISSUE LOG

CODE REVIEW

B       3/30/16    SHF GRANT BOOKLET

A       3/2/16      GCHCP REVIEW SET

2006 GUNNISON LAND USE RESOLUTION (LUR)

2011 NATIONAL ELECTRICAL CODE (NEC)

2009 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

2009 INTERNATIONAL BUILDING CODE (IBC)

KEARNEY, NE 68848

STUDENT AVE.

OHIO CITY TOWN HALL

OHIO CITY, COLORADO 81237

CR 76 MAIN STREET
**Ohio City Town Hall**

**Project No.:** 120227

**Project Date:** 2/21/17

**Issue Log:**
- 3/3/16 GCHCP REVIEW SET
- 3/30/16 SHF GRANT BOOKLET
- 3/07/17 BID DRAWINGS

**Sheet Number:** C1

**Existing Elevations:**
- 1/4" = 1'-0"
- 1 North Elevation
- 2 West Elevation
- 3 East Elevation
- 4 South Elevation

**Fig. 6 - Detail of Entry**

**Fig. 7 - South (Front) Elevation**

**Fig. 8 - West Elevation**

**Fig. 9 - East Elevation**

**Fig. 10 - North Elevation**

**Fig. 11 - Landmark Plaque**
A new vented belly band with cold-rolled rusted metal base flashing should be installed. Missing wood corner trim should be recreated using 1x8 Douglas Fir to match the west elevation. Existing metal should be salvaged top 20" of existing metal. Remove degraded areas and progressive rust. GENERAL NOTES: 1.) Use 8d nails with pre-rusted heads for all repairs. 2.) Re-attach all loose panel edges. NEW VENTED BELLY BAND W/ COLD-ROLLED RUSTED METAL BASE FLASHING

REPLACE DEGRADED WOOD TRIM, FLASH TOP EDGE WITH 24 GAUGE RUSTED STL
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING
HISTORIC WOOD WINDOW FRAME, ATTACH LOOSE PIECES, APPLY WOOD PRESERVATIVE TREATMENT
EXISTING SIGN, REPAINT LETTERING "WHITE"

REPLACE DEGRADED NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE GALV MTL DRIP EDGE AT DECK LEDGER

NEW METAL BASE FLASHING
REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING

REPLACE DEGRADED CORNER TRIM WITH 1x8 DOUG FJR TREAT WITH WOOD PRESERVATIVE

REHABILITATE DOOR & RECREATE TRANSOM WINDOW

REPLACE EXISTING NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE METAL DRIP EDGE AT DECK LEDGER

NEW ELECTRIC METER, PHASE I CONSTRUCTION

NEW 2x8 RAKE TRIM

REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING

REPLACE DEGRADED CORNER TRIM WITH 1x8 DOUG FJR TREAT WITH WOOD PRESERVATIVE

REHABILITATE DOOR & RECREATE TRANSOM WINDOW

REPLACE EXISTING NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE METAL DRIP EDGE AT DECK LEDGER

NEW ELECTRIC METER, PHASE I CONSTRUCTION

NEW 2x8 RAKE TRIM

REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING

REPLACE DEGRADED CORNER TRIM WITH 1x8 DOUG FJR TREAT WITH WOOD PRESERVATIVE

REHABILITATE DOOR & RECREATE TRANSOM WINDOW

REPLACE EXISTING NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE METAL DRIP EDGE AT DECK LEDGER

NEW ELECTRIC METER, PHASE I CONSTRUCTION

NEW 2x8 RAKE TRIM

REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING

REPLACE DEGRADED CORNER TRIM WITH 1x8 DOUG FJR TREAT WITH WOOD PRESERVATIVE

REHABILITATE DOOR & RECREATE TRANSOM WINDOW

REPLACE EXISTING NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE METAL DRIP EDGE AT DECK LEDGER

NEW ELECTRIC METER, PHASE I CONSTRUCTION

NEW 2x8 RAKE TRIM

REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
APPLY WOOD PRESERVATIVE TREATMENT TO EXISTING BOARD & BattEN SIDING

REPLACE DEGRADED CORNER TRIM WITH 1x8 DOUG FJR TREAT WITH WOOD PRESERVATIVE

REHABILITATE DOOR & RECREATE TRANSOM WINDOW

REPLACE EXISTING NON-HISTORIC LIGHT FIXTURE
RECREATE FRONT ENTRANCE DOOR BASED ON HISTORIC PHOTOGRAPHS, REHABILITATE TRANSOM
NEW 24 GAUGE METAL DRIP EDGE AT DECK LEDGER

NEW ELECTRIC METER, PHASE I CONSTRUCTION

NEW 2x8 RAKE TRIM

REINSTALL METAL CORNER TRIM FROM SOUTHEAST CORNER
EXISTING CORRUGATED METAL ROOF ON 1x PURLINS
EXISTING TIMBER TRUSSES
EXISTING BLOCKING
NEW 24 GAUGE GALV MTL DRIP EDGE, TUCK UNDER EXISTING ROOF
NEW 2x WD FASCIA SQ CUT, ADD 2x RAFTER EXTENSIONS AS NECESSARY
AIR SPACE
NEW 1x6 T&G WD SOFFIT PANELS
EXISTING PRESSED METAL PANEL SIDING
NEW 1x6 SHEATHING
SLOPE GRADE AWAY FROM FOUNDATION, COMPLETE PHASE 1
3/4" x 3" CORA-VENT CONTINUOUS STRIP
DRILL 2" DIA VENT HOLES IN EXISTING RIM JOINTS, EACH BAY
24 GAUGE COLD-ROLLED OR CORE-TEN SHEET FLASHING AT BASE WITH DRIP EDGES
EXISTING 1x6 PLANK SHEATHING
EXISTING 1/4" BEAD-BAND INTERIOR FINISH

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

WEST ELEVATION DURING THE PHASE I FOUNDATION STABILIZATION PROJECT

PARTIAL METAL CORNER TRIM
PANELS CUT ON A SLOPE, BACK HALF OF TOP ROW 8" FIELD PANELS ARE IN GOOD CONDITION
CUT OUT FROM CRAWLSPACE VENT
DEGRADED (RUSTED) CONDITION OF LOWER 6' OF ROW 1

EAST ELEVATION DURING THE PHASE I FOUNDATION STABILIZATION PROJECT

FOUNDATION BOX BEAM AT EXISTING CONCRETE FOUNDATION

HISTORIC REFERENCE PHOTO FROM "SOUTH PARK'S GUNNISON DIVISION MEMORIES AND THEN SOME" BY TOM AND DENISE KLINGER

This is the flat-roofed building that you can see in an earlier overview photo of Ohio City. Early 1930's Colorado Railroad Museum
Ceiling Plan
1" = 1'-0"

Legend
CT - Tin Ceiling Tile
M - Molding
F - Filler
CM - Crown Molding

Important Note
OWNER WILL FURNISH AND PATINA ALL REPLACEMENT CEILING TILES. CONTRACTOR SHALL FIT, CUT AND INSTALL ALL NEW TILES. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REINSTALLING ANY ELECTRICAL FIXTURES.

PHASE II - INTERIOR & EXTERIOR REHABILITATION
METAL CEILING TILE REHABILITATION

OHIO CITY TOWN HALL
6503 COUNTY ROAD 76
OHIO CITY, COLORADO 81237

Sheet Number: D1
Project Date: 2/21/17
Project No.: 21227
Issue Log: 3/7/17 6:17:50 AM

3'-0" x 3'-0" Tin Ceiling Panel

8" Wide Molding Profile
6" Wide Filler Profile
6" Crown Molding

FIG. 13 - EXISTING TIN CEILING TILES
FIG. 14 - EXISTING TIN CEILING MOLDING, FILLER & CROWN MOLDING

1'-0" = 1'-0" D1

NORTH