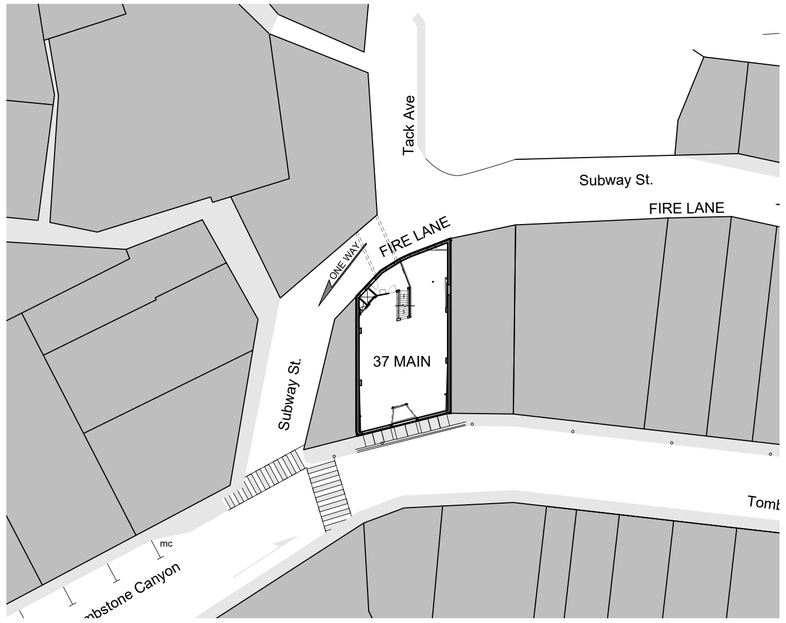
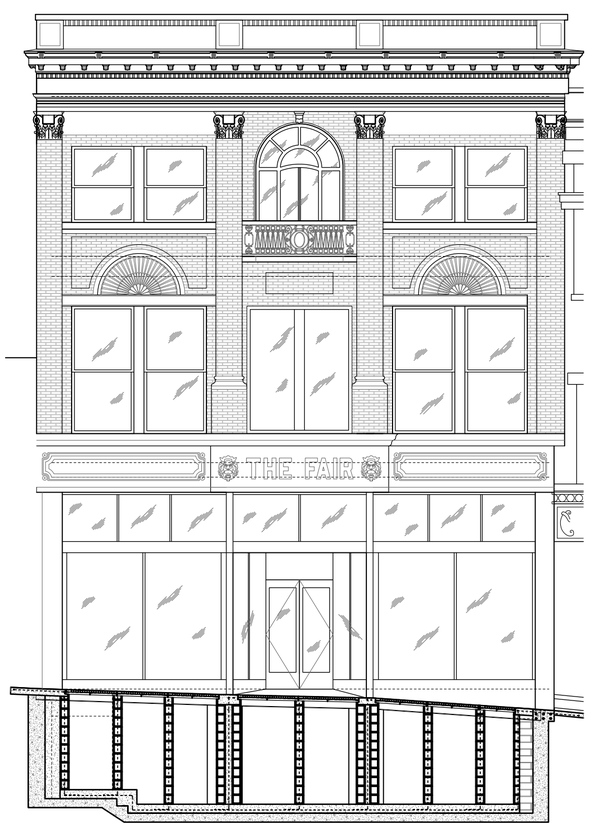


SITE LOCATION - NOT TO SCALE

37 MAIN ST, BISBEE, ARIZONA 85603 PARCEL# 103-62-182A



FRONT ELEVATION - PROPOSED - AFTER RESTORATION

SCALE 1/8" = 1' 0"

GENERAL NOTES

1.For any concerns or questions contact the architect, Ben Lepley ben@tectonicus.com 520.342.8945
2.All products listed by i.c.b.o/n.e.r. Number(s) shall be installed per the report and manufacturer's written instructions. Product substitution(s) for products(s) listed shall also have i.c.b.o approved evaluation reports(s) or be approved and listed by other nationally recognized testing agencies.
3.Substitutions shall be by change-order only. If the contractor desires to make substitutions, the contractor shall supply the architect with sufficient information to make an adequate comparison of quality and cost.
4.Verify all dimensions prior to starting work, do not scale drawings, written dimensions take precedence.
5.Establish and verify all openings and inserts for mechanical, electrical, and plumbing with appropriate trades, drawings and subcontractors prior to construction.
6. This building was built in 1909, prior to any national building codes, as such the premesis has lead paint and possibly aspestos. Contractor is required to take extra precautions when doing any demplition or cutting though existing materials, as airborn dust may contain these toxins. Follow all o.s.h.a. guidelines for lead paint hazard mitigation and cleanup.
7.Contractors will work within the guidelines and standards set by o.s.h.a.
8.The contract documents are intended to reflect the owner and architect's intent. If the contractor becomes aware of errors or omissions in the drawings, spec's, or other documents, the contractor shall notify the architect in writing of such omissions or errors prior to proceeding with any work which appears in question. If the contractor proceeds with the work without giving notice, the contractor may be held responsible to the owner for the results of any such errors or omissions and the cost of rectifying the same.
9.All work shall comply with all applicable codes and ordinances for the city, country and state of arizona to which these plans are submitted, INCLUDING historic preservation codes, the Bisbee Design Review Board, and shall meet the Department of Interior;'s standards for historic preservation.
a.Pay for all fee's and permits necessary for the proper completion of the work.
b.Establish and verify all openings and inserts for mechanical, Electrical, and plumbing with appropriate trades drawings and Subcontractors prior to construction.
c.Take necessary precautions to ensure that partial in-place construction is adequately braced against movement and that all hazardous areas are protected to prevent injury.
d.Keep the premises of the building and site reasonably clean of debris emanating from the work at all times, sweep work area daily, and all construction debris is collected and deposited in a designated area
e.Securely install temporary railings at all open platforms, hallways and decks as per O.S.H.A standards
f.Preform all work within the guidelines and standards set by O.S.H.A.
11.All finishes shall be selected by architect and all floors, walls, ceilings, woodwork, etc. Shall be prepared appropriately to receive their respective finishes. All finish hardware shall be selected by architect.

HISTORICAL NOTES - The Fair Store

This building has been deemed by the Arizona States Parks Board and the City of Bisbee as a contributing historic structure and is protected as such.
Statement of Significance – Arizona State Parks Board
"The original 1907 Fair Store on this site was almost entirely destroyed by fire in 1908. Remaining walls and foundation were incorporated into the 1909 building. The bricks were selected to match the Heringer-Johnson Building next door. Contractors Olsen and Mott Completed the building for $20,000 for owner Martin Costello. Frankenberg Brothers and Newman of Cincinnati operated a woman's clothing store in this building, as they had in the 1907 building. Newman was a brother-in-law of the Frankenbergs. The partners also owned a department store in Tombstone. Local architect, Fred Hurst, designed the reconstructed façade. The original building was designed by El Paso Architect Henry Trost."

Physical Description – Arizona State Parks Board
"The three-story brick building has a basement, a flat roof with a low pediment, and a three-bay façade with recessed entry. The arched balcony on the 3'rd floor has French doors with fanlight and a wrought iron railing. Twin concave semi-circular shelf motifs top the second-floor windows. Second and third floor bays are divided up by pilasters. Horizontality is provided by decorative belt courses and a frieze. The cornice has been removed. The rectangular plan building is 36' x 70'. The 1909 glass brick sidewalk remains."

HISTORIC PRESERVATION & RESTORATION GUIDELINES
2018 IEBC (International Existing Building Code)

The scopes of work defined in this drawing set aim to meet the 2018 IEBC. The IEBC outlines three levels of alterations with corresponding rules to each. All work in this set must be considered a Level 1, unless specifically noted otherwise.
The levels outlined as follows;
Level 1 - Chapter 7 IEBC - "This chapter provides the technical requirements for those existing buildings that undergo Level 1 alterations as described in Section 503, which includes replacement or covering of existing materials, elements, equipment or fixtures using new materials for the same purpose."
Level 2 - Chapter 8 IEBC - "This chapter is distinguished from Chapters 7 and 9 by involving space reconfiguration that could be up to and including 50 percent of the area of the building. Depending on the nature of alteration work, its location within the building and whether it encompasses one or more tenants, improvements and upgrades could be required for the open floor penetrations, sprinkler system or the installation of additional means of egress such as stairs or fire escapes."
For the purposes of this project, the only designs catagorized under the level-2 criterium are the new supporting walls under the sidewalk (S-2) and a proposed protected egress wall around the stairs on level 2 (A-5)
Chapter 12 Historic Buildings IEBC - "This chapter provides some exceptions from code requirements when the building in question has historic value. The most important criterion for application of this chapter is that the building must be essentially accredited as being of historic significance by a state or local authority after careful review of the historical value of the building."
Chapter 13 Performance Compliance Methods IEBC - "This chapter allows for existing buildings to be evaluated so as to show that alterations, while not meeting new construction requirements, will improve the current existing situation. Provisions are based on a numerical scoring system involving 19 various safety parameters and the degree of code compliance for each issue."

INDEX OF DRAWINGS

A1 - COVER SHEET
A2 - BASEMENT PLAN
A3 - GROUND FLOOR PLAN
A3.1 - NEW BATHROOM
A4 - GROUND FLOOR MEZZENINE PLAN
A5 - SECOND FLOOR
A6 - THIRD FLOOR
A7 - ROOF PLAN
A8 - FRONT ELEVATION (EXISTING)
A8.1 - FRONT ELEVATION (PROPOSED)
A9 - REAR ELEVATION
A10 - SIDE ELEVATIONS
D1 - DETAILS
S1 - SECTION
S2 - SIDEWALK DETAILS
S3 - SIDEWALK DOCUMENTATION
S101 - BASEMENT PLAN AT SIDEWALK
S102 - GROUND FLOOR PLAN AT SITEWALK
S301 - SECTION AT SIDEWALK
S501 - FRAME DETAILS

SCOPE OF WORK

There are four scopes of work for this project. Each scope of work is defined for the purpose of having separate timelines, budgets, and contractor's bids.
Each page of this drawing set has notes pertaining to one of the four scope classifications. Use each pages' listing as a reference for bidding.
The four scopes of work as follows;
Scope A - building facade.
The first priority of this scope is rectifying public safety hazards in the appropriate manner as per SHPO (State Historic Preservation Office) Standards. Masonry on the parapet needs reinforcement. The windows on the second-floor front façade need to be re-built. There are also numerous maintenance and repair issues on all facades, as illustrated in this drawing set, that need to be done, before they become serious safety issues. While these safety and maintenance issues are being rectified, the clients also aim to restore the historic features like the ornate steel cornice, second floor center picture window, and prism-glass clearstory windows.
Majority of notes on pages A-8, A-8.1, A-9, A-10, D-1 for scope A
Scope B - Sidewalk Stabilization and Restoration
The priority of this scope is to stabilize and restore the historically significant glass-prism sidewalk. The sidewalk and portion of basement under the sidewalk is on city property, as such the engineering fees and restoration work must be coordinated and funded by the city with SHPO oversight. The beams holding up the sidewalk also provide substantial lateral support to the front columns of the building, these beams have started to fail from sprawling concrete due to rusting rebar inside of them. The beams must be repaired or replaced, but concrete sheer walls must be placed under them to divert the lateral forces, prior to any repair / replacement.
Majority of notes on pages A-2, A-3, A-8, A-8.1, S-3, S101, S102, S301, S501 for scope B
Scope C - Building Safety and Environment
The priority of this scope is to identify possible hazards, building design flaws, and propose design solutions. It should be noted that there were no national building codes at the time this building was built, as such the historic design features that are grandfathered in may contribute to a safety threat but are permissible as long as the occupancy and use of the building does not change. Features that are repaired and replaced must be done according to the 2018 International Existing Building Code. The building was originally designed to be cooled through natural ventilation and passively (partially) heated through sunlight entering in the large south facing windows. As part of the building restoration efforts, an evaporative cooling system (with fire dampers) is proposed to bring in fresh cool air into the basement area, and be pumped up in a new air duct next to the elevator shaft into the ground floor area. From there the cool air will travel up to the second level via the open stairs, where it will exhaust through open windows (need to be repaired to become operable). It is also proposed to build a protected egress enclosure around the stairs leading to the third level, as this would prevent smoke or fire from spreading throughout the building and help bring the building up to fire code. An added benefit of this enclosure would be to secure the third level as a storage area. Other safety improvements will be to identify and seal areas of open wood framing by sealing with fire blocking cement, drywall, or fire- rated doors and hatches.
Majority of notes on pages A-2, A-3, A-4, A-5, A-6, A-7 for scope C.
Scope D - Building Interiors
The priority of this scope is to restore the interiors of the building to historical accuracy and full usefulness as a museum and exhibit space. Inspecting and restoring the elevator will also be researched for feasibility.
Majority of notes on pages A-2, A-3, A-4, A-5, A-6 for scope D.

Registered Architect
CERTIFICATE No. 66651
BENJAMIN S. LEPLEY
Date Signed 4-2-24
ARIZONA, U.S.A.
EXPIRES 6-30-24

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Bisbee Restoration Museum
37 Main st.
Bisbee, AZ 85603

Site Location
Cover Sheet

REVISIONS:

No	Date:	Description:
1	03/05/2019	V2.1
2	06/08/2019	V3.0 Scope A Bid set
3		
4		
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6		
7		
8		
9		
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11		
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14		
15		

03/25/2024 - EL

SHEET: Scale: 1/4" = 1' @ 18" x 24"

A1

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