OLD BISBEE HIGH
LOFTS

DESIGN REVIEW BOARD
APPLICATION PACKAGE
SUBMISSION

100 CLAWSON AVENUE
BISBEE, ARIZONA 85603

APRIL, 2023

4/19/2023 3:03:39 PM

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McDONALD
ARCHITECTURE
PLANNING
PRESERVATION
317 N. COURT AVE. TUCSON, AZ 85701
PH 520.882.6310 | WWW.PMM.DESIGN

PROJECT DESCRIPTION

The Historic Old Bisbee High School Building is an important architectural contribution to the special place of Bisbee, Arizona. This project seeks to both rehabilitate the character-defining features of the building as well as breathe new life into it through its adaptive reuse as 39 units of housing. Interior spaces that were once classrooms and offices will be 1- and 2-bedroom apartments. The height and feel of the original wide corridors will be maintained to the greatest extent possible, down to preservation of the original maple wood floors and art deco light pendants. The gymnasium wing will be converted into lofts and a daylit community gallery with the original stage preserved. The basement workshop, storage areas, and old locker rooms will be renovated into amenity areas such as a fitness center, lounges, and artist studio workspaces.

The building will get a much-needed complete infrastructure upgrade to its mechanical, plumbing, and electrical systems, with a focus on energy efficiency, longevity, and ease of maintenance. The elevator will receive building code and finish updates, and the fire sprinkler system will be rerouted and extended according to the new interior layout. Structural improvements and additions will be made to adapt and strengthen the building's floors and walls to accommodate the residential use and configuration. Civil and landscape enhancements will address drainage issues, improve parking, accessibility, and create outdoor spaces for use by the residents.

The exterior wall and roof details (cornice molding and banding); windows (steel sash and original wood), and wood doors are in various conditions, but generally good, and will be preserved, repaired, and refinished according to the Secretary of the Interior's Standards and the Bisbee Historic Districts Design Guidelines. Any components that are in poor condition or removed from previous work will be replaced in-kind. Plaster over brick and painted concrete will be patched, prepared, and repainted. Boarded and broken windows and doors will be uncovered, reglazed with clear glass, and rehabilitated to full original operability/functionality. In some places, steel egress stairs, window mechanical units, and security bars had previously been installed, all of which will be removed as part of this project to restore the original facades, importantly the street-facing ones: North on Clawson Ave, East on Shearer Ave, and West on Maxfield Ave.

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PROJECT DESCRIPTION (CONT.)

Minor exterior additions are proposed to respectfully contribute to the design and allow the building to function to its greatest potential as an economically successful residential project. New aluminum-clad wood divided-lite awning windows are proposed at the following locations where there are currently no windows in the spaces: 1) east wing level 2 wall facing west (originally a blackboard wall for the library), 2) gym wing main level, and 3) gym wing upper level on the north and south facades. Two separately supported steel balconies are proposed for the two north-facing lofts where there is currently a non-original steel egress stair intended to be removed. Finally, a new enclosed access stair is proposed in what was previously a portion of the original fly tower behind the stage. This stair will create new access to the attic, primary east roof, and the fly tower roof. Currently the primary roof is only accessed from a non-compliant stair and ladder system to a narrow roof hatch and other roofs are accessed only by free-climbing parapet walls. The fly tower roof structure is to be upgraded to an occupiable roof deck for use by the residents, with a modest guardrail added several feet to the inside to respect the original low parapet detail as well as keep the area of occupation to a minimum. The portion of the roof stair that will extend above the fly tower roof will be framed construction with a light sand finish plaster. The paint color will match the main building façade, but the subtle difference in plaster finish aims for compatibility yet distinction of the new from original.

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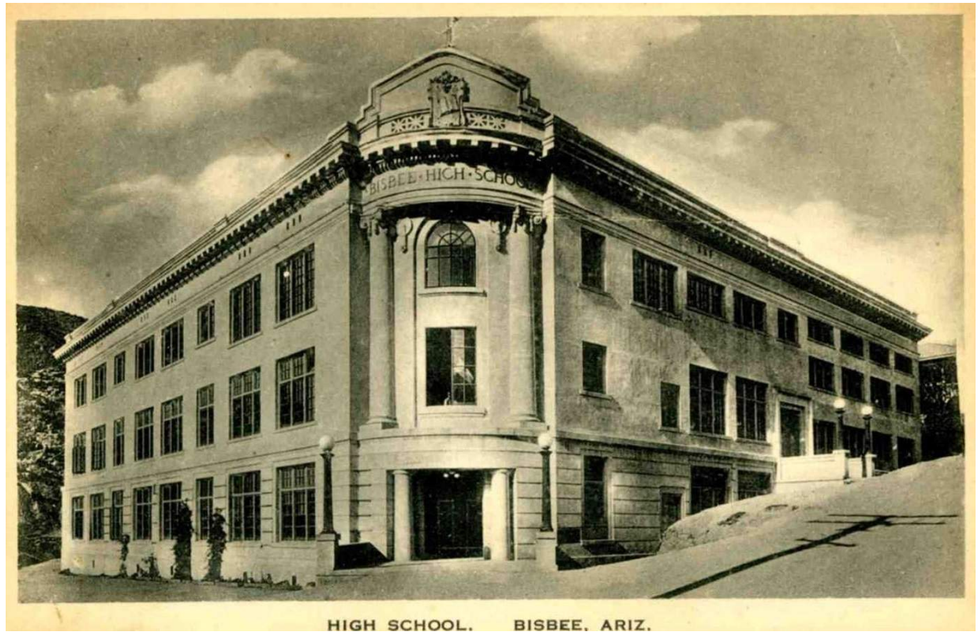

Historical Postcard of Bisbee High School ca. 1914.

BISBEE HIGH SCHOOL

Constructed in 1914, and designed by California architect, Norman F. Marsh, the Bisbee High School is located within the heart of Bisbee's National Register Historic District. Although one of the richest school districts in Arizona at the time, Bisbee was without a formal high school building until a school bond election was held on February 1, 1913, allocating funds for its construction.

Bisbee's school system had a modest start. In 1881, the same year as School District #2 was established, the city's first school was opened. Clara Stillman, sister of the local postmaster, was recruited as the school's first teacher. Stillman oversaw the education of five children, all of whom were housed in an abandoned miner's cabin in Tombstone Canyon. The cabin had no doors, windows, and an earthen floor. Desks and chairs were fashioned from packing crates, nail kegs, and flour barrels. The school did not last long, however, and after only four weeks it was moved to the Miner's Union Hall in Brewery Gulch. The Brewery Gulch school persisted another two years before a formal schoolhouse was built.

In 1883, the Cooper Queen Mining Company built a one-room schoolhouse for the community on the site of what is now the present-day Central School. The new school had thick adobe walls, a tall ceiling, wood floors, formal doors and windows, as well as seating and a platform for its second teacher, Daisy Robinson. Shortly after it opened, local miners collected donations to install a bell atop the school and a small iron stove to heat the building. When not in session, the school also served as the community theatre, lecture hall, dance hall, and on Sundays, the Union Church Association held religious services inside the schoolhouse. The school was in use for several more years before it was replaced with the larger, two-story Central School.

By the early 1900s, with Bisbee's growing population, it became increasing clear that a larger school was needed. In fact, the local children were the biggest proponents for a new school and helped push community approval of a $75,000 bond to fund construction of a new school. In 1905, the Central School opened and was an impressive two-story brick and stone building with a central belltower, decorative arched entryway, hipped roof, and banks of large windows across each of its elevations. The school offered elementary through high school curriculum, although the high school program's curriculum was limited. Despite these limitations however, four young women graduated in 1906. The following year, voters approved the establishment of a high school to be housed within the walls of the Central School and from 1905 to 1913, Central School remained the only school in Bisbee.

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Historical Photo of Bisbee High School ca. 1920.

In January of 1913, the Bisbee Daily Review noted that despite Bisbee being one of the richest districts in the state, it was without a proper high school and pressed the community to support the construction of the new school. The following month, a bond election was held, and voters approved $80,000 in funds for construction of the new school. Shortly thereafter, California architect Norman F. Marsh was retained to design the new high school and William Bashore, a local contractor, was awarded the construction contract.

Norman Foote Marsh (1871-1955) was a California-based architect whose work can be found throughout Arizona and California. During his career, he designed many civic and religious buildings, with over 20 churches in the Los Angeles area alone, and several schools in Arizona, including Mesa Union High School, Phoenix Union High School, and Yuma's Roosevelt School. He was also a principal and partner with the design firm, Marsh, Smith, and Powell based in Los Angeles, and is most widely know for his work designing the City of Venice, California, for developer Abbott Kinney. Today, many of his buildings, including the Bisbee High School, are listed in the National Register of Historic Places.

Marsh's neo-classical design, while subtle compared to other high style examples, exhibited many of the characteristic features of the style, including columned main entrance, dental courses along the roof-line, a fanlight window above the main entry, scored concrete, smooth wall finishes, a triangular pediment, and symmetrical form. Marsh also took into consideration the area's hilly topography by designing the building to accommodate the sloping terrain in such a way as to allow street level entries on all elevations despite not being sited on a level grade.

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Once completed, the three-story, 45,000 sq. ft. building could accommodate 450 students. And, over its history, the school was recognized as one of the leading public schools in the country, ranking among the best preparatory schools in the nation according to the Bisbee Daily Review, which noted that the school had earned accreditation with the North Central Association of Colleges and Secondary Schools. Moreover, the local press boasted that many of the school's graduates attended university, including enrollment in the University of Arizona, Stanford, University of Michigan, University of California, and University of Minnesota. Over the next several years additional schools were built to accommodate Bisbee school children, including Greenway Elementary, Lowell Junior High School and Horace Mann Junior High School. In the winter of 1919, however, the interior of the high school was gutted by fire. According to the local fire department, the fire started in the basement furnace and traveled up through the flues, damaging each floor was it rose through the building. An emergency school board meeting was held immediately after, and students were sent to Horace Mann Junior High School in various shifts throughout the day to attend classes, while commencement activities were shifted to the local churches. Fortunately, however, the school board had acquired insurance on the building, a fact that local insurance companies used to their marketing advantage. Because of the insurance, the school board was able to partially fund the repairs to the building, once again retaining Norman Marsh to prepare new drawings to update the interior.

In addition to planning and designing the repairs to the building, Marsh was also asked to draft plans for an annex to the high school to accommodate classroom spaces for technical trades, such as auto repair, a machine shop, and blacksmithing. In 1920, the school re-opened its doors with a remodeled interior and additional space. The school remained open until 1959, when it was superseded by a larger, mid-century modern building. Since its closure it has served as the county library and office space for county staff. In 1980, it was listed as a contributing resource to the National Register Bisbee Historic District.

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"Bisbee Promptly to Rebuild High School Razed by Flames." 17 Dec 1919.
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2022 Bisbee School History accessed at: Bisbee Unified School District #2 - Bisbee School History (busd.k12.az.us), 8 February 2022.

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Porier, Shar
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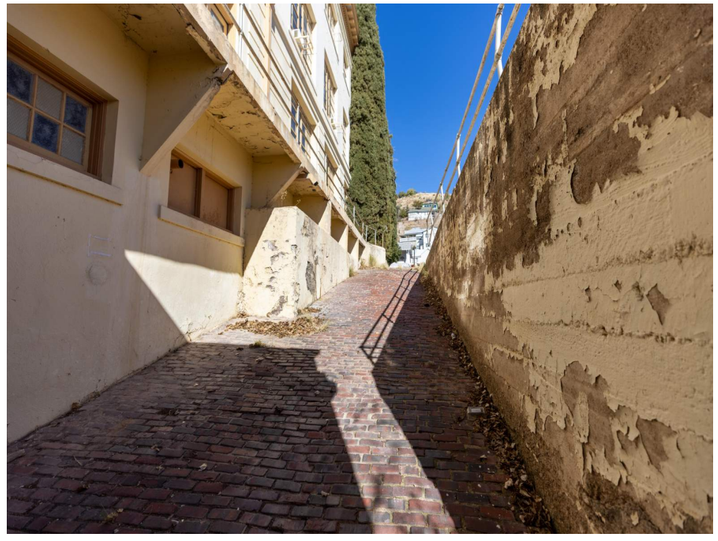
NORTHEAST CORNER

EAST ELEVATION FACING SHEARER AVE

EAST ELEVATION LOOKING SOUTH



LOOKING NORTH FROM BASEMENT RAMP

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OLD BISBEE HIGH LOFTS

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EXISTING PHOTOS
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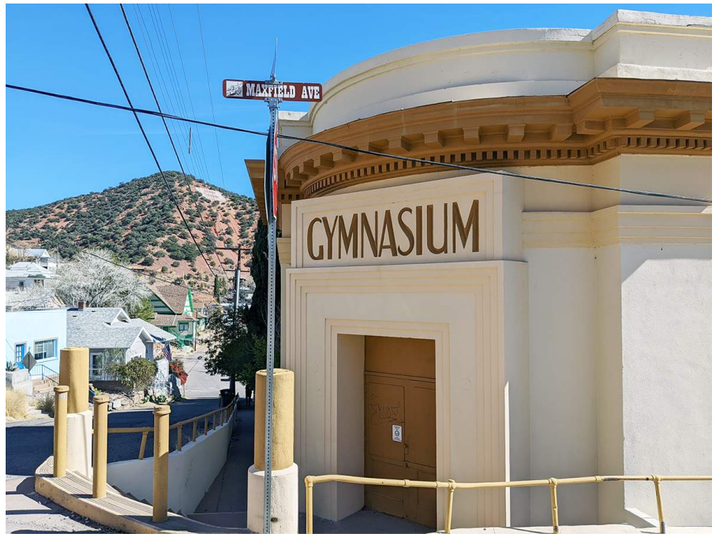
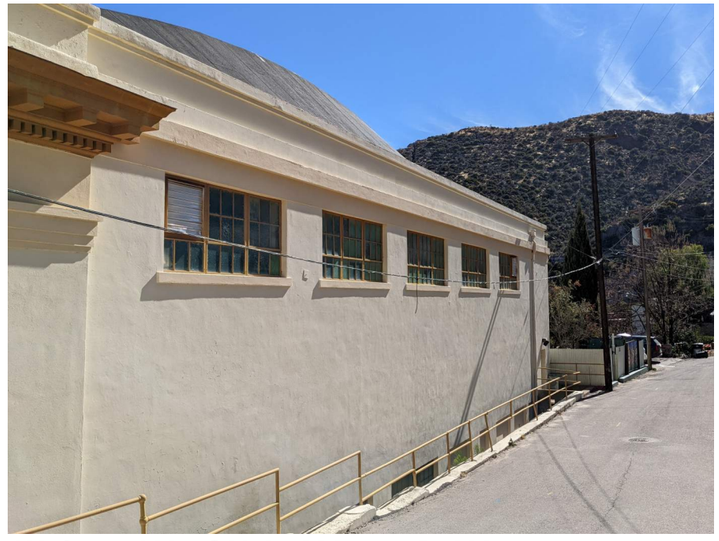
NORTHEAST CORNER

NORTH ELEVATION

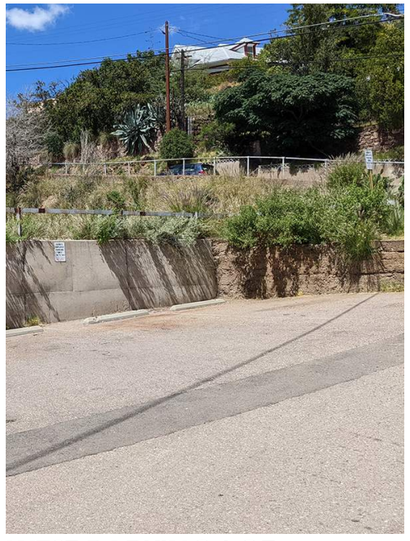
LEVEL 2 ENTRY AT CLAWSON AVE



NORTHWEST CORNER



WEST ELEVATION AT MAXFIELD AVE



WEST PARKING LOT

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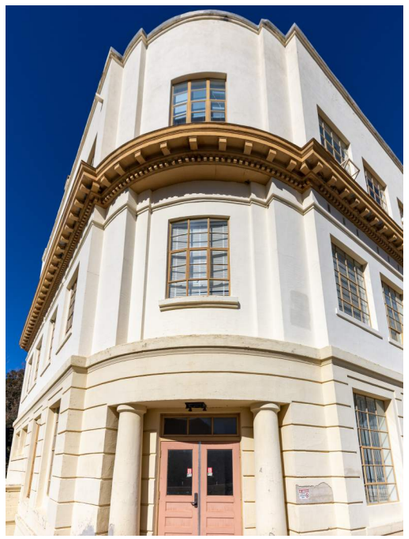

SOUTHEAST CORNER

SOUTH ELEVATION

WEST ELEVATION - INSIDE CORNER

WEST ELEVATION OF EAST WING

INSIDE CORNER

FACING NORTH

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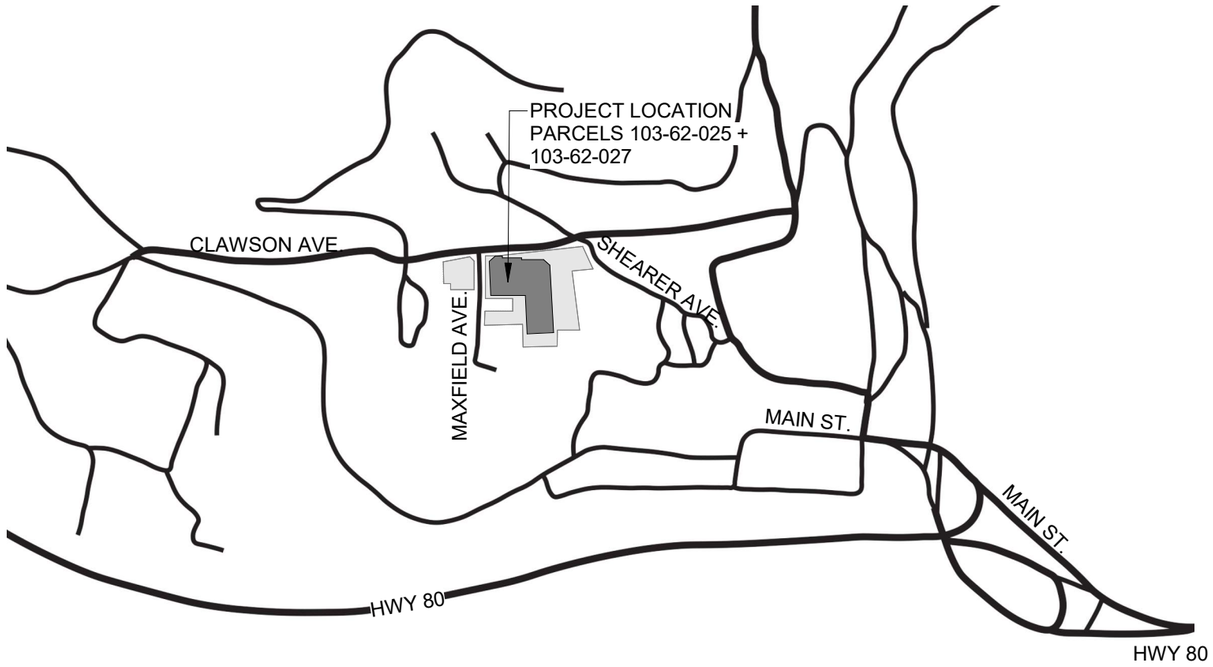

PROJECT LOCATION MAP

SCALE: 1" = 400'-0"

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OLD BISBEE HIGH
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DESIGN REVIEW BOARD SUBMISSION
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LOCATION MAP
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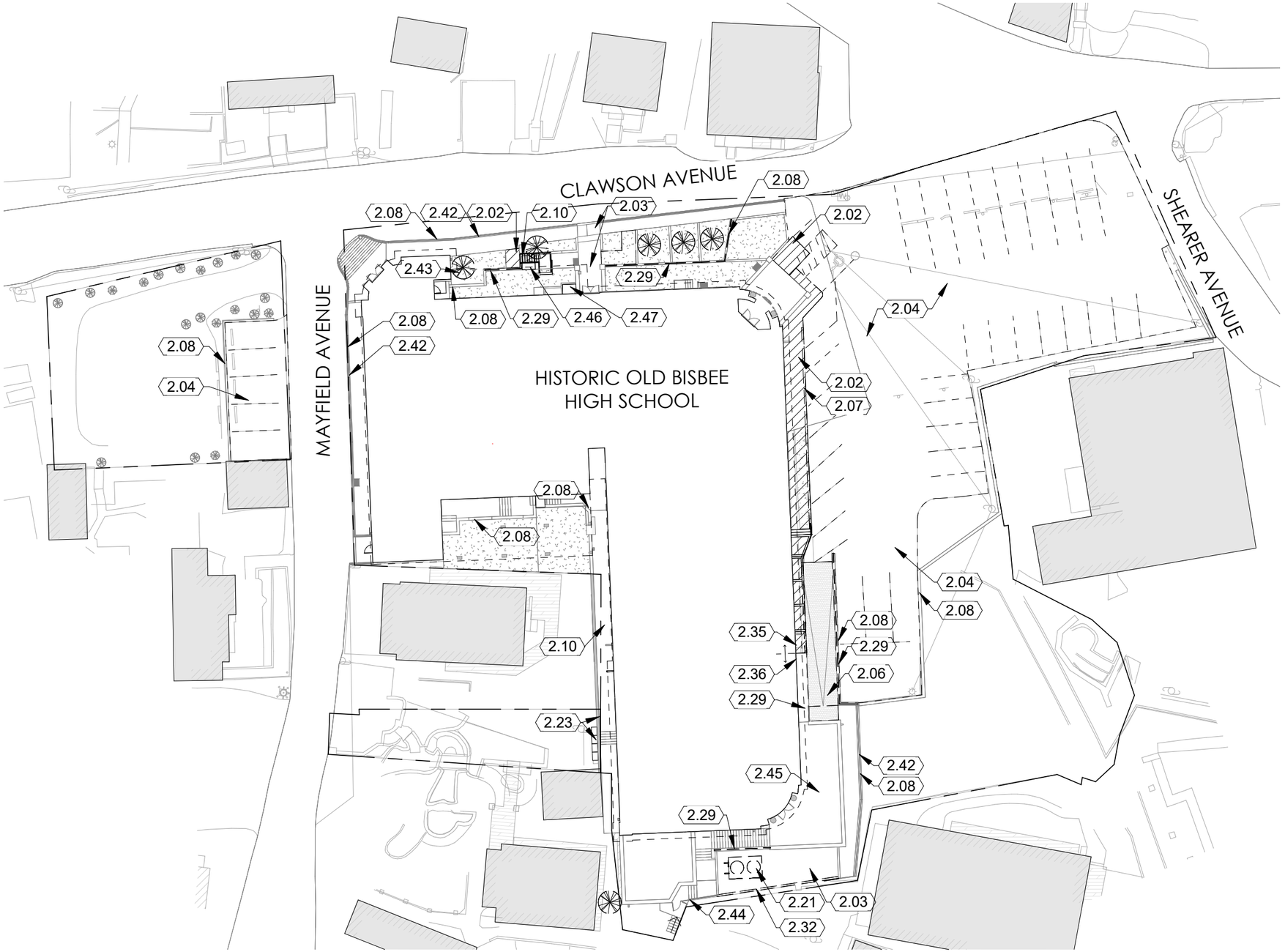

KEYNOTES

2.02 EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED

2.03 EXISTING CONCRETE SIDEWALK OR EXTERIOR SLAB TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR/REPLACEMENT AS REQUIRED

2.04 EXISTING PAVING TO BE DEMOLISHED

2.06 EXISTING BRICK PAVING TO BE REMOVED + SALVAGED FOR RE-USE PER THE NEW WORK

2.07 EXISTING CONCRETE CURB TO BE DEMOLISHED

2.08 EXISTING CONCRETE RETAINING WALL TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR AS REQUIRED

2.10 EXISTING EXTERIOR STEEL STAIR AND ASSOCIATED STRUCTURE AND RAILINGS TO BE DEMOLISHED

2.21 EXISTING MECHANICAL UNIT/ EQUIPMENT + ASSOCIATED DUCTWORK/ PIPING TO BE DEMOLISHED

2.23 EXISTING ELECTRICAL EQUIPMENT + ASSOCIATED CONDUIT PIPING AND RACKING TO BE DEMOLISHED

2.29 EXISTING STEEL RAILING TO BE DEMOLISHED - SEE NEW PLANS FOR REPLACEMENT

2.32 PORTION OF CMU ENCLOSURE WALL TO BE DEMOLISHED

2.35 EXISTING ELEVATED CONCRETE SLAB AND ASSOCIATED SUPPORT WALLS TO BE DEMOLISHED TO THE EXTENT SHOWN - SEE STRL

2.36 PORTION OF EXISTING ELEVATED CONCRETE SLAB AND ASSOCIATED SUPPORT WALLS TO REMAIN/ BE PRESERVED

2.42 EXISTING STEEL PIPE RAILING ALONG RETAINING WALL TO REMAIN AND BE PRESERVED FOR REHAB - NOTE PORTIONS THAT REQUIRE EXTENSIVE REPAIR

2.43 EXISTING PLANTINGS TO BE DEMOLISHED - SEE LANDSCAPE

2.44 EXISTING GATE AND FENCING TO REMAIN/ BE PRESERVED

2.45 EXISTING DECK TO BE PRESERVED - SEE NEW PLANS FOR RECOATING

2.46 EXISTING MASONRY TRASH ENCLOSURE AND FENCING TO BE DEMOLISHED IN ITS ENTIRETY

2.47 REMOVED LID/HATCH AND REHAB LIGHT WELL TO EXPOSE EXISTING WINDOW

1 SITE PLAN - DEMOLITION - DRB

SCALE: 1" = 40'-0"

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DEMO SITE PLAN
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TOTAL PARKING COUNT

47 TOTAL PARKING SPACES
2 ADA SPACES
4 EV CHARGING SPACES

1 SITE PLAN - DRB
SCALE: 1" = 40'-0"

KEYNOTES

2.08	EXISTING CONCRETE RETAINING WALL TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR AS REQUIRED
2.42	EXISTING STEEL PIPE RAILING ALONG RETAINING WALL TO REMAIN AND BE PRESERVED FOR REHAB - NOTE PORTIONS THAT REQUIRE EXTENSIVE REPAIR
3.01	CONCRETE SIDEWALK - SEE CIVIL - SHALL NOT EXCEED 5% SLOPE IN DIRECTION OF TRAVEL AND 2% IN CROSS-SLOPE - TOOLED CONTROL JOINTS - HEAVY BROOM FINISH
3.03	CONCRETE PATIO - SLOPE TO DRAIN PER CIVIL - SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION - CONTROL JOINT PATTERN, COLOR, AND FINISH PER LANDSCAPE
3.04	CONCRETE RAMP - 1:12 MAX SLOPE - STEEL HANDRAIL PER ARCH'L
3.09	CONCRETE RETAINING WALL WITH WATERPROOFING SYSTEM - ARCH'L FINISH
3.10	CONCRETE STAIR - STEEL HANDRAIL PER ARCH'L
4.01	6'H 8X8X16 CMU TRASH ENCLOSURE - PAINTED STUCCO FINISH
4.06	8X8X16 CMU MONUMENT SIGN - PAINTED STUCCO FINISH
4.07	8X8X16 CMU SITE RAISED PLANTER
4.08	8X8X16 CMU BBQ STATION WITH CONCRETE COUNTERTOP
5.04	STEEL BALCONY WITH SUPPORT COLUMNS - SEE STRL + DTLS
5.05	STEEL RAMADA STRUCTURE WITH METAL PANEL ROOF - PAINTED FINISH - SEE STRL + DTLS
5.06	STEEL PAN STAIRS + LANDINGS WITH CIP CONCRETE TREADS
5.09	STEEL GUARDRAIL SYSTEM - SEE DTLS - PAINTED FINISH
23.10	GROUND-MOUNTED CONDENSING UNIT ON 5" CONCRETE CURB - SEE MECH
26.04	PATH LIGHT BOLLARD - SEE ELEC
26.08	LIGHT FIXTURE - POLE-MOUNTED - SEE RCP + ELEC
26.12	PERIOD GLOBE POLE LIGHT FIXTURE TO MATCH HISTORIC ORIGINAL - MOUNT TO EXISTING PEDESTAL
32.01	ASPHALT PAVED PARKING LOT + STRIPING - SEE CIVIL
32.03	DECOMPOSED GRANITE AND/OR PLANTING AREA - SEE LANDSCAPE
32.04	REUSE SALVAGED BRICKS FOR SIDEWALK HEADER - SEE LANDSCAPE
32.07	BICYCLE RACK ANCHORED TO CONCRETE - SEE LANDSCAPE
32.09	WATER BASIN/DRAINAGE AREA - SEE CIVIL AND LANDSCAPE
32.10	FLAG POLE
32.11	STEEL PICKET FENCING/GUARDRAILING - SEE DTLS
33.01	GROUND-MOUNTED TRANSFORMER ON CONCRETE PAD - PER UTILITY COMPANY - SEE ELECT
33.03	ELECTRIC VEHICLE CHARGING STATION - DUAL PORT - LEVEL 2

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SITE PLAN
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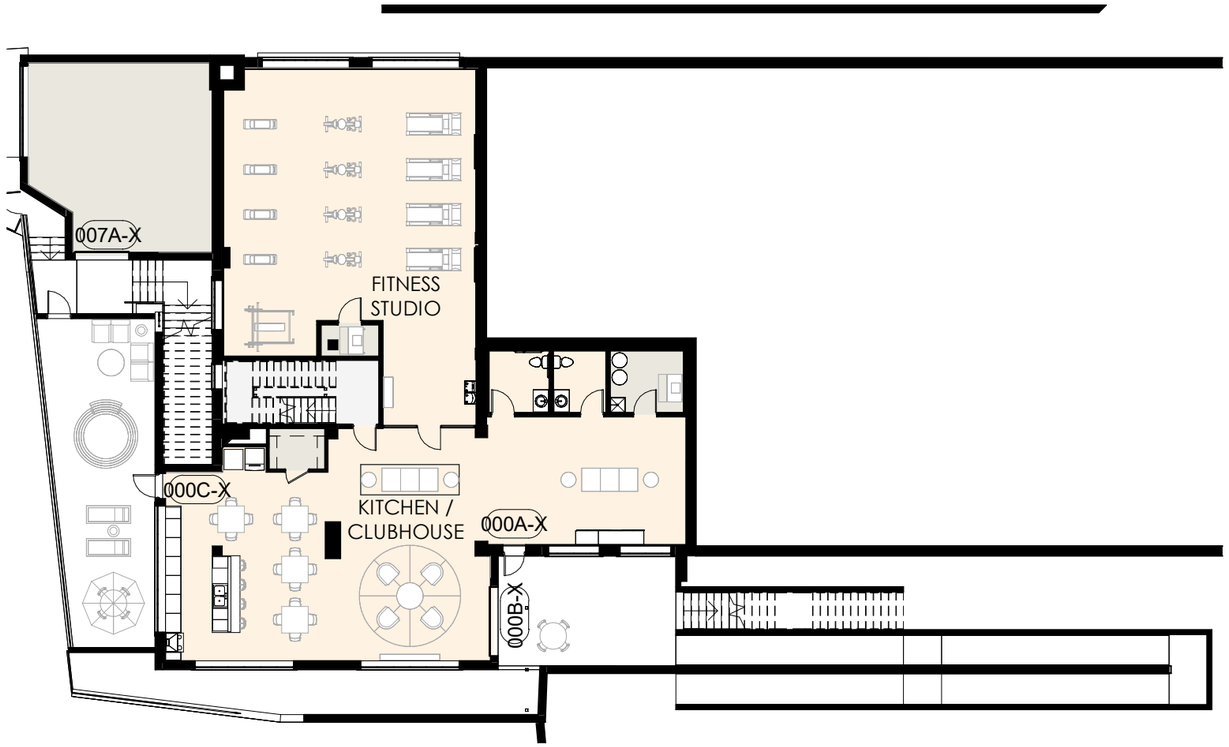
SPACE LEGEND

- AMENITIES
- CIRCULATION
- SERVICE



1 BASEMENT FLOOR PLAN - DRB

SCALE: 1" = 20'-0"

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BASEMENT FLOOR PLAN
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SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE

1 LEVEL 1 FLOOR PLAN - DRB

SCALE: 1" = 20'-0"

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LEVEL 1 FLOOR PLAN
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SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE

1 LEVEL 2 FLOOR PLAN - DRB

SCALE: 1" = 20'-0"

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LEVEL 2 FLOOR PLAN
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SPACE LEGEND

- 1BR
- 2BR
- AMENITIES
- CIRCULATION
- SERVICE

1 LEVEL 3 FLOOR PLAN - EAST WING - DRB

SCALE: 1" = 20'-0"

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LEVEL 3 FLOOR PLAN - EAST WING
SHEET 15

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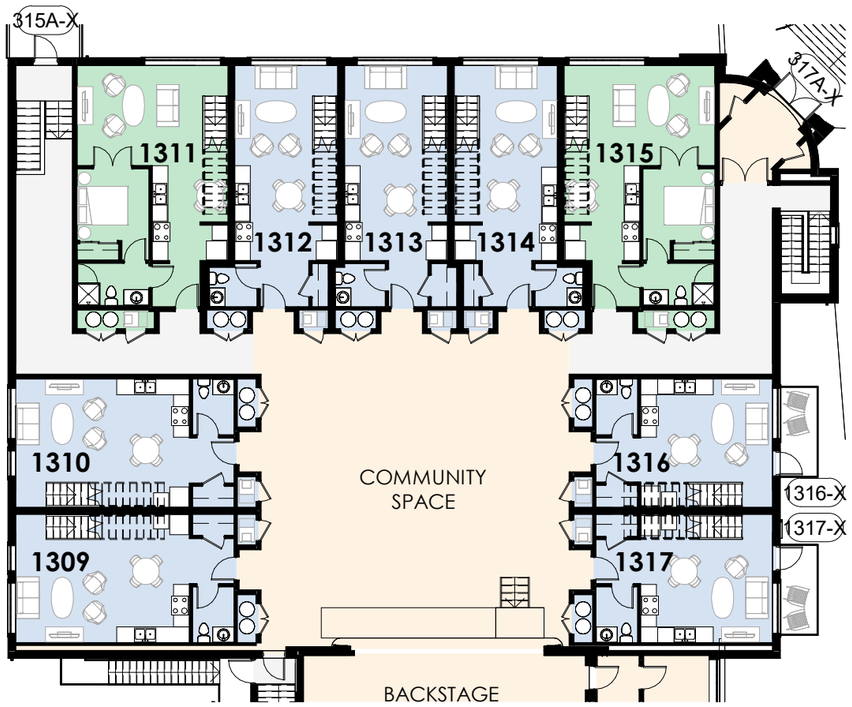
SPACE LEGEND

- 1BR LOFT
- 2BR LOFT
- AMENITIES
- CIRCULATION



1 LEVEL 3 FLOOR PLAN - LOWER LOFT - DRB

SCALE: 1" = 20'-0"

2 LEVEL 4 FLOOR PLAN - UPPER LOFT - DRB

SCALE: 1" = 20'-0"

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OLD BISBEE HIGH LOFTS

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LEVELS 3 + 4 LOFTS
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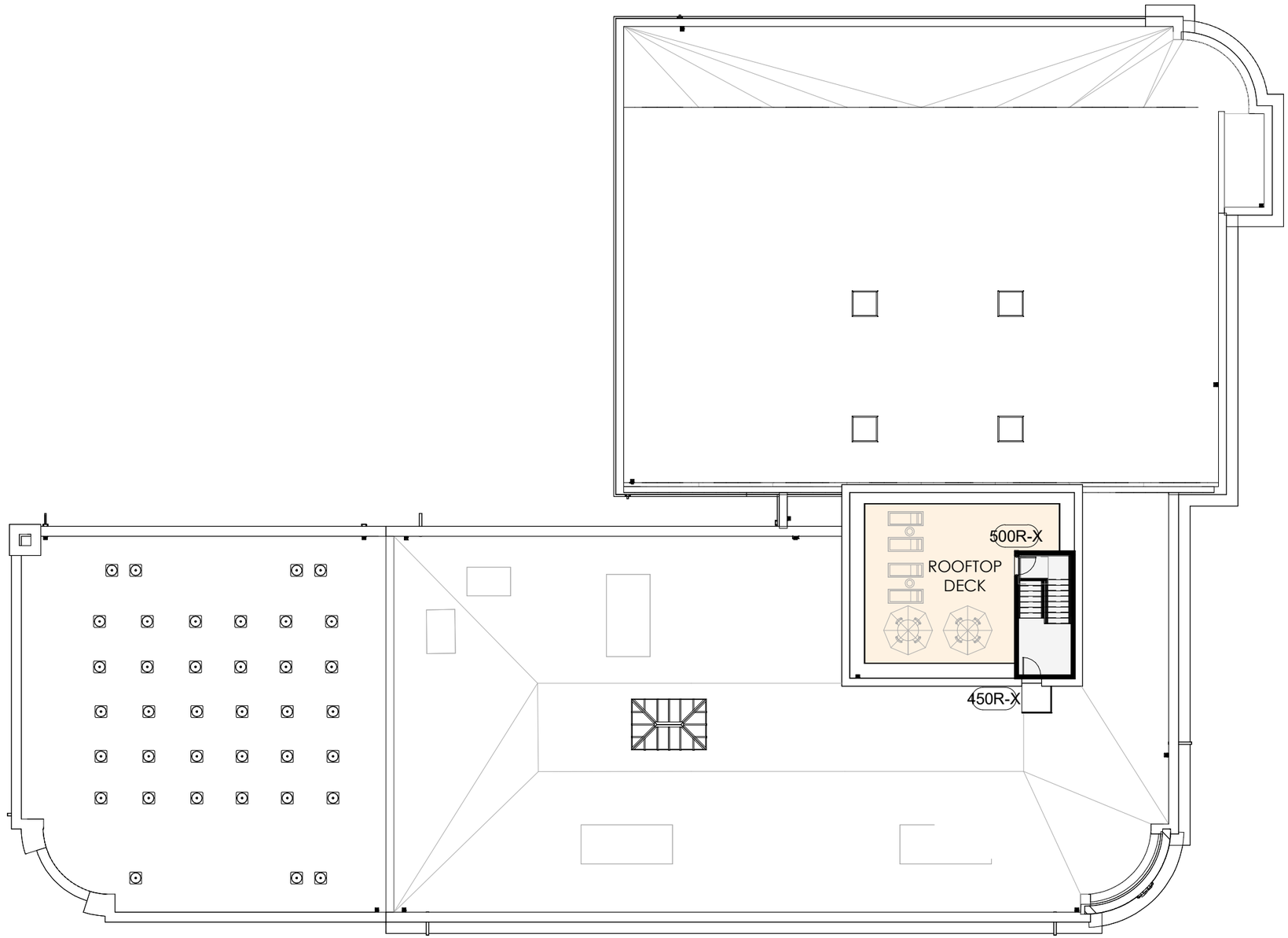

1 ROOF PLAN - DRB
SCALE: 1" = 20'-0"

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ROOF PLAN
SHEET 17

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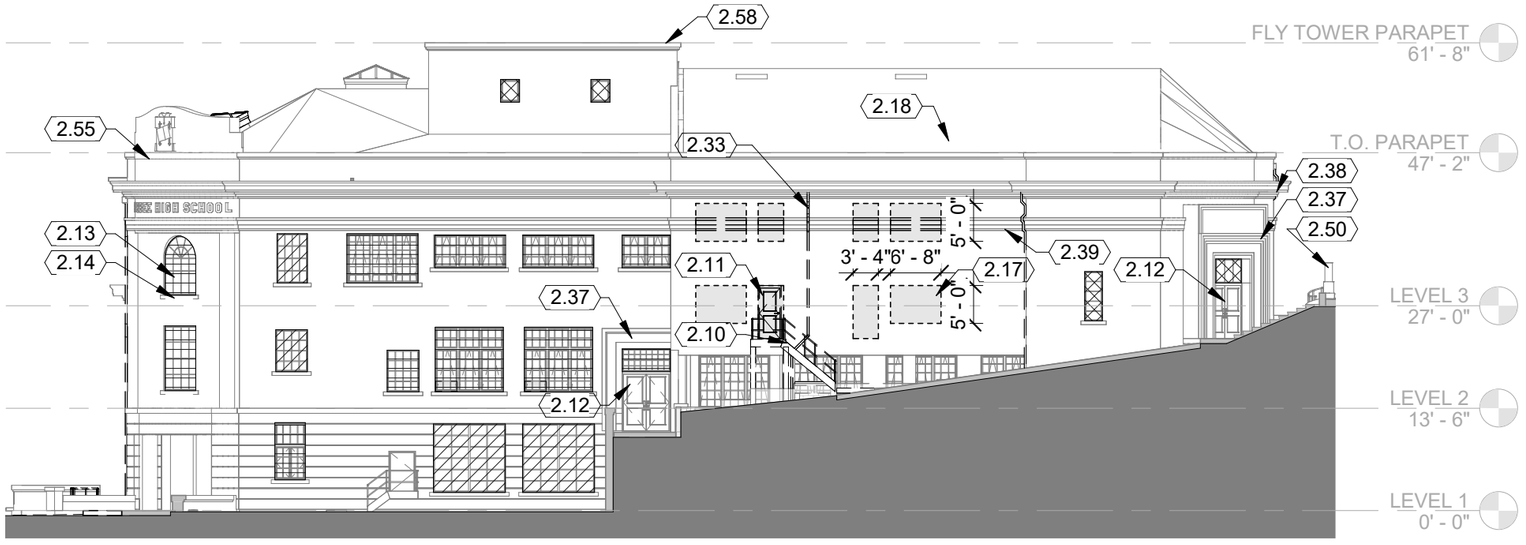
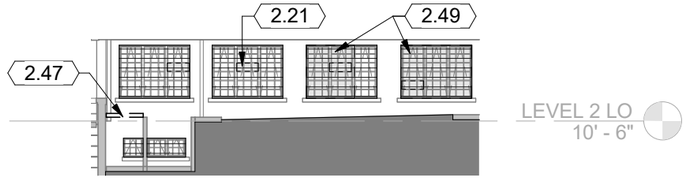


1 NORTH ELEVATION - DEMO - DRB

SCALE: 1" = 20'-0"



2 NORTH ELEVATION - DEMO - CONCEALED - DRB

SCALE: 1" = 20'-0"

KEYNOTES

2.10 EXISTING EXTERIOR STEEL STAIR AND ASSOCIATED STRUCTURE AND RAILINGS TO BE DEMOLISHED

2.11 EXISTING DOOR + FRAME TO BE REMOVED + SALVAGED FOR RE-USE PER THE NEW WORK

2.12 EXISTING DOOR + FRAME TO REMAIN/ BE PRESERVED - SEE DOOR SCHEDULE FOR REHAB SCOPE

2.13 EXISTING WINDOW TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK - REMOVE ALL WINDOW HVAC UNITS + DUCTWORK

2.14 EXISTING CONCRETE WINDOW SILL TO REMAIN/ BE REPAIRED

2.17 DEMO FOR NEW OPENING IN EXISTING WALL PER THE NEW WORK PLANS - SEE STRL

2.18 EXISTING ROOFING TO BE INSPECTED/ REMOVED/ REPLACED/ REPAIRED AS RECOMMENDED

2.21 EXISTING MECHANICAL UNIT/ EQUIPMENT + ASSOCIATED DUCTWORK/ PIPING TO BE DEMOLISHED

2.33 EXISTING EXPOSED RAINWATER DOWNSPOUT AND OUTLET AT BASE OF WALL TO BE DEMOLISHED FOR REPLACEMENT TO MATCH

2.37 EXISTING ARCHITRAVE DETAILING TO REMAIN/ BE PRESERVED

2.38 EXISTING METAL CORNICE DETAILING TO REMAIN/ BE PRESERVED

KEYNOTES

2.39 EXISTING EXTERIOR BANDING DETAILING TO REMAIN/ BE PRESERVED

2.47 REMOVED LID/HATCH AND REHAB LIGHT WELL TO EXPOSE EXISTING WINDOW

2.49 EXISTING STEEL SECURITY RAIL AND ATTACHMENTS TO BE TO BE DEMOLISHED IN THEIR ENTIRETY - PATCH PLASTER AT ALL HOLES

2.50 EXISTING BOLLARDS TO REMAIN/ BE PRESERVED

2.55 EXISTING PARAPET TO BE INSPECTED/ REPAIRED AS RECOMMENDED

2.58 EXISTING METAL COPING TO BE INSPECTED/ REPAIRED AS RECOMMENDED

EXISTING WINDOW TYPES + CONDITIONS

NOTE - ALL OPAQUE PANES TO BE REPLACED WITH CLEAR

STEEL SASH WINDOW - SINGLE PANE

STEEL SASH WINDOW - DOUBLE PANE

WOOD FRAME WINDOW - SINGLE PANE

WOOD FRAME WINDOW - DOUBLE PANE

BROKEN OR MISSING GLASS AND/ OR FRAME

BOARDED WINDOW - CONDITION UNKNOWN

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DEMO ELEVATION - NORTH
SHEET 18

POSTER MIRTO McDONALD
ARCHITECTURE PLANNING PRESERVATION
317 N. COURT AVE. TUCSON, AZ 85701
PH 520.882.6310 | WWW.PMM.DESIGN

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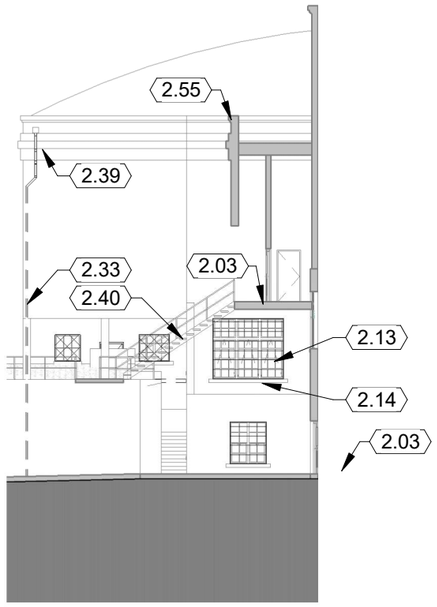
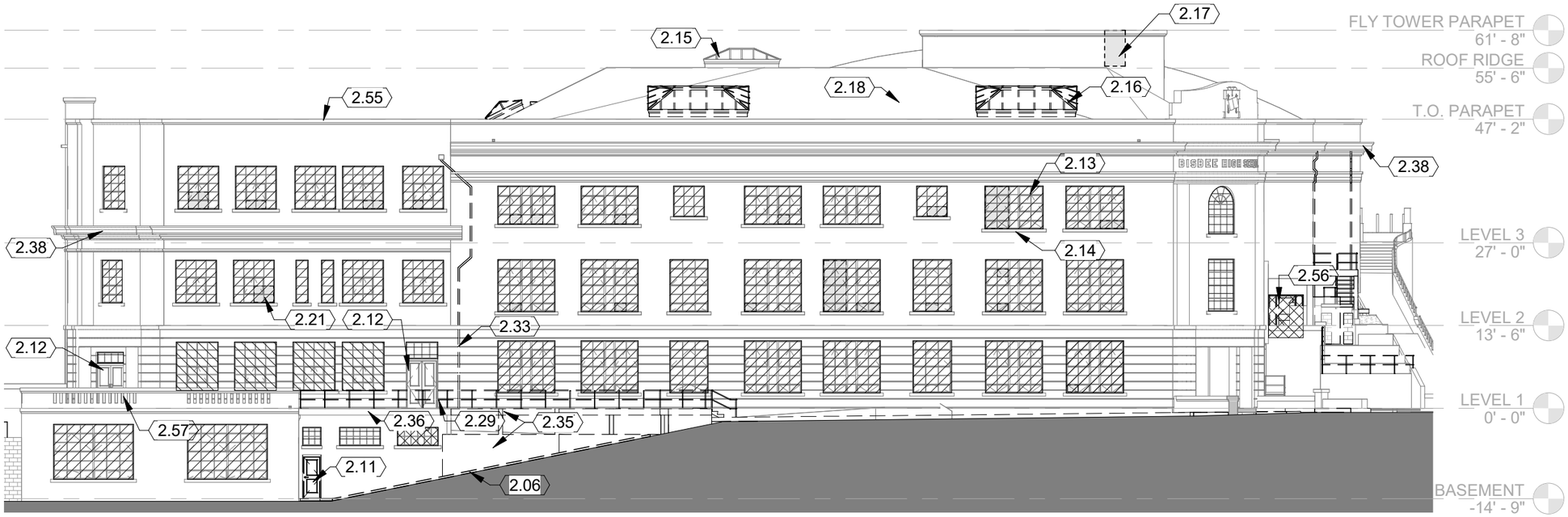


1 EAST ELEV. GYM - DEMO
SCALE: 1" = 20'-0"



2 EAST ELEVATION - DEMO - DRB
SCALE: 1" = 20'-0"

KEYNOTES

2.03 EXISTING CONCRETE SIDEWALK OR EXTERIOR SLAB TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR/REPLACEMENT AS REQUIRED

2.06 EXISTING BRICK PAVING TO BE REMOVED + SALVAGED FOR RE-USE PER THE NEW WORK

2.11 EXISTING DOOR + FRAME TO BE REMOVED + SALVAGED FOR RE-USE PER THE NEW WORK

2.12 EXISTING DOOR + FRAME TO REMAIN/ BE PRESERVED - SEE DOOR SCHEDULE FOR REHAB SCOPE

2.13 EXISTING WINDOW TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK - REMOVE ALL WINDOW HVAC UNITS + DUCTWORK

2.14 EXISTING CONCRETE WINDOW SILL TO REMAIN/ BE REPAIRED

2.15 EXISTING SKYLIGHT TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK PER NEW WORK PLANS

2.16 EXISTING SKYLIGHT TO BE REMOVED - PATCH OPENING PER STRL

2.17 DEMO FOR NEW OPENING IN EXISTING WALL PER THE NEW WORK PLANS - SEE STRL

2.18 EXISTING ROOFING TO BE INSPECTED/ REMOVED/ REPLACED/ REPAIRED AS RECOMMENDED

2.21 EXISTING MECHANICAL UNIT/ EQUIPMENT + ASSOCIATED DUCTWORK/ PIPING TO BE DEMOLISHED

2.29 EXISTING STEEL RAILING TO BE DEMOLISHED - SEE NEW PLANS FOR REPLACEMENT

KEYNOTES

2.33 EXISTING EXPOSED RAINWATER DOWNSPOUT AND OUTLET AT BASE OF WALL TO BE DEMOLISHED FOR REPLACEMENT TO MATCH

2.35 EXISTING ELEVATED CONCRETE SLAB AND ASSOCIATED SUPPORT WALLS TO BE DEMOLISHED TO THE EXTENT SHOWN - SEE STRL

2.36 PORTION OF EXISTING ELEVATED CONCRETE SLAB AND ASSOCIATED SUPPORT WALLS TO REMAIN/ BE PRESERVED

2.38 EXISTING METAL CORNICE DETAILING TO REMAIN/ BE PRESERVED

2.39 EXISTING EXTERIOR BANDING DETAILING TO REMAIN/ BE PRESERVED

2.40 EXISTING STAIRS TO REMAIN/ BE PRESERVED

2.55 EXISTING PARAPET TO BE INSPECTED/ REPAIRED AS RECOMMENDED

2.56 EXISTING STEEL FRAME STOREFRONT ENTRY TO REMAIN/ BE PRESERVED

2.57 EXISTING CONCRETE BALUSTER WALL TO REMAIN/ BE PRESERVED

EXISTING WINDOW TYPES + CONDITIONS

NOTE - ALL OPAQUE PANES TO BE REPLACED WITH CLEAR

STEEL SASH WINDOW - SINGLE PANE

STEEL SASH WINDOW - DOUBLE PANE

WOOD FRAME WINDOW - SINGLE PANE

WOOD FRAME WINDOW - DOUBLE PANE

BROKEN OR MISSING GLASS AND/ OR FRAME

BOARDED WINDOW - CONDITION UNKNOWN

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DEMO ELEVATION - EAST
SHEET 19

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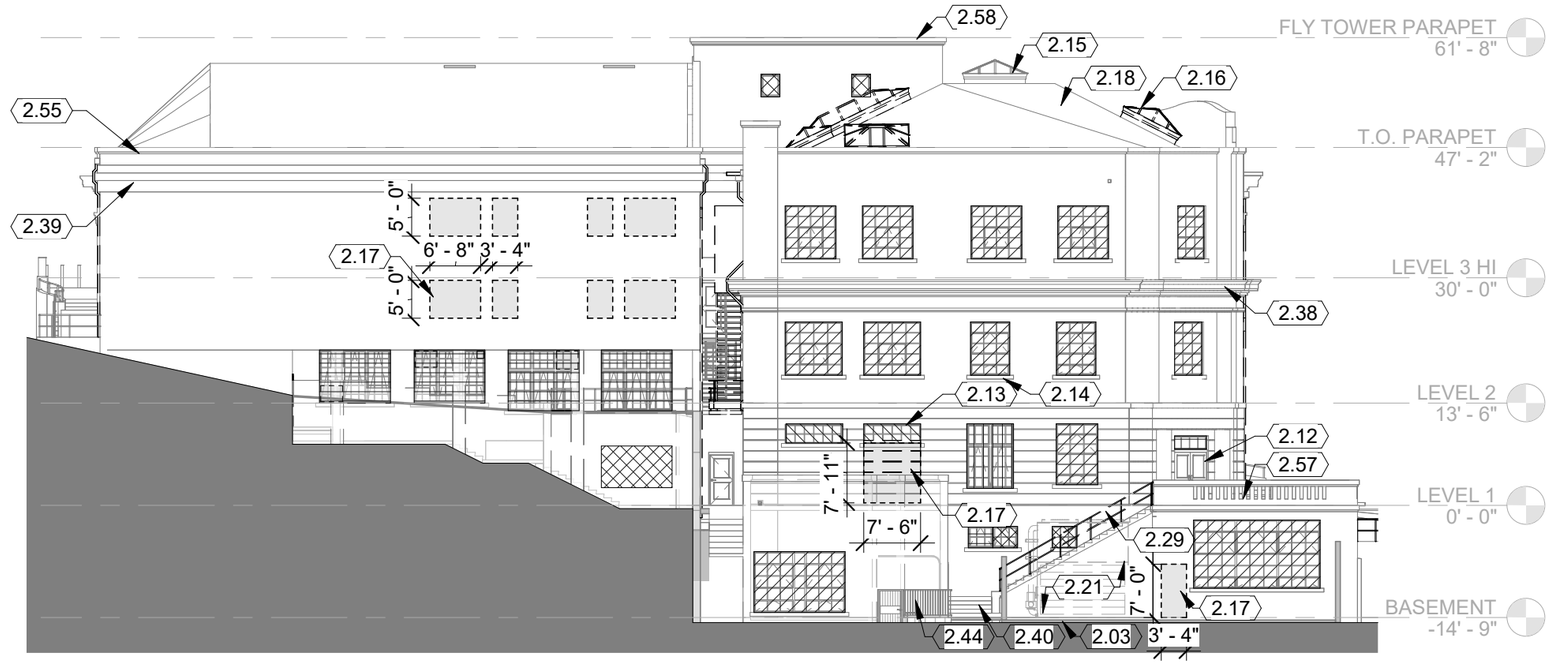

1 SOUTH ELEVATION - DEMO - DRB

SCALE: 1" = 20'-0"

KEYNOTES

2.03 EXISTING CONCRETE SIDEWALK OR EXTERIOR SLAB TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR/REPLACEMENT AS REQUIRED

2.12 EXISTING DOOR + FRAME TO REMAIN/ BE PRESERVED - SEE DOOR SCHEDULE FOR REHAB SCOPE

2.13 EXISTING WINDOW TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK - REMOVE ALL WINDOW HVAC UNITS + DUCTWORK

2.14 EXISTING CONCRETE WINDOW SILL TO REMAIN/ BE REPAIRED

2.15 EXISTING SKYLIGHT TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK PER NEW WORK PLANS

2.16 EXISTING SKYLIGHT TO BE REMOVED - PATCH OPENING PER STRL

2.17 DEMO FOR NEW OPENING IN EXISTING WALL PER THE NEW WORK PLANS - SEE STRL

2.18 EXISTING ROOFING TO BE INSPECTED/ REMOVED/ REPLACED/ REPAIRED AS RECOMMENDED

2.21 EXISTING MECHANICAL UNIT/ EQUIPMENT + ASSOCIATED DUCTWORK/ PIPING TO BE DEMOLISHED

2.29 EXISTING STEEL RAILING TO BE DEMOLISHED - SEE NEW PLANS FOR REPLACEMENT

2.38 EXISTING METAL CORNICE DETAILING TO REMAIN/ BE PRESERVED

2.39 EXISTING EXTERIOR BANDING DETAILING TO REMAIN/ BE PRESERVED

KEYNOTES

2.40 EXISTING STAIRS TO REMAIN/ BE PRESERVED

2.44 EXISTING GATE AND FENCING TO REMAIN/ BE PRESERVED

2.55 EXISTING PARAPET TO BE INSPECTED/ REPAIRED AS RECOMMENDED

2.57 EXISTING CONCRETE BALUSTER WALL TO REMAIN/ BE PRESERVED

2.58 EXISTING METAL COPING TO BE INSPECTED/ REPAIRED AS RECOMMENDED

EXISTING WINDOW TYPES + CONDITIONS

NOTE - ALL OPAQUE PANES TO BE REPLACED WITH CLEAR

STEEL SASH WINDOW - SINGLE PANE

STEEL SASH WINDOW - DOUBLE PANE

WOOD FRAME WINDOW - SINGLE PANE

WOOD FRAME WINDOW - DOUBLE PANE

BROKEN OR MISSING GLASS AND/ OR FRAME

BOARDED WINDOW - CONDITION UNKNOWN

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DEMO ELEVATION - SOUTH
SHEET 20

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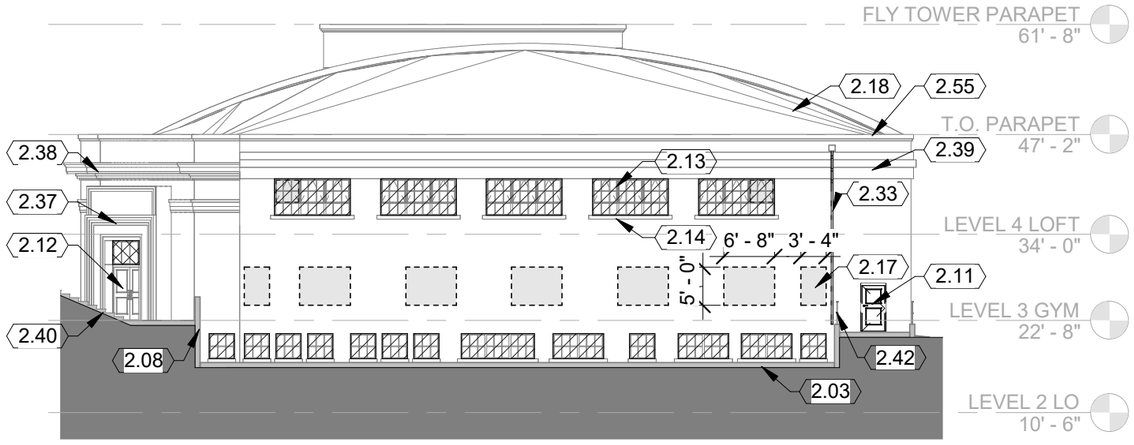
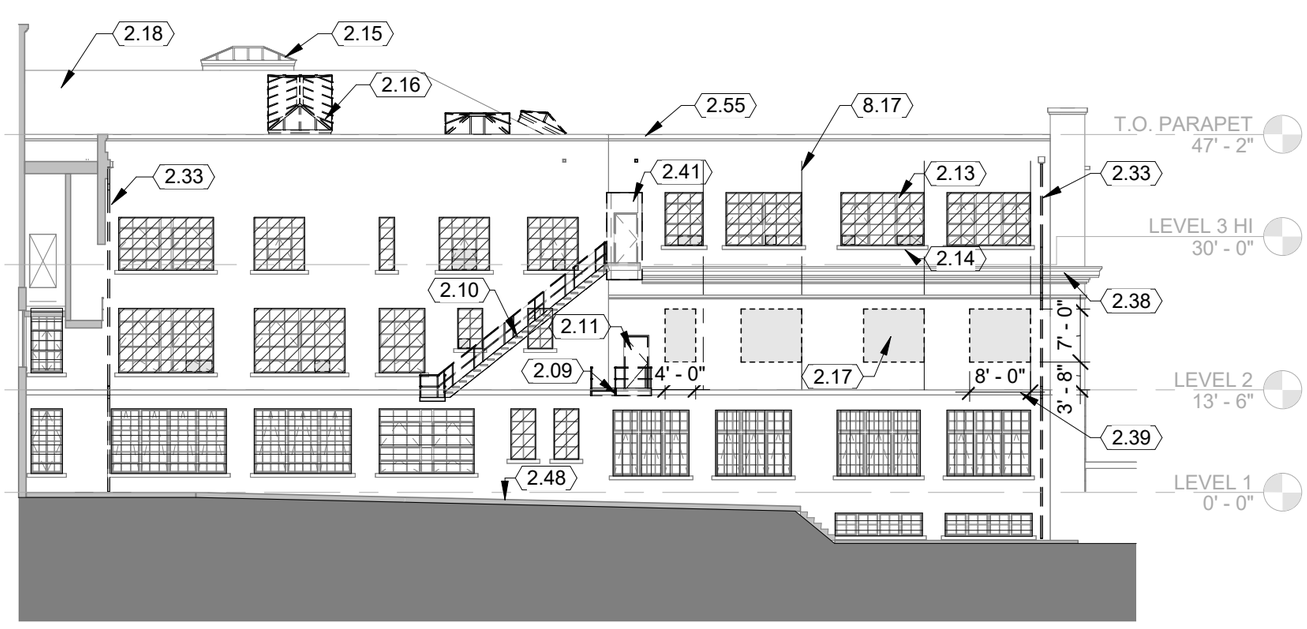


1 WEST ELEVATION GYM - DEMO - DRB

SCALE: 1" = 20'-0"



2 WEST ELEVATION - DEMO - DRB

SCALE: 1" = 20'-0"

KEYNOTES

2.03 EXISTING CONCRETE SIDEWALK OR EXTERIOR SLAB TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR/REPLACEMENT AS REQUIRED

2.08 EXISTING CONCRETE RETAINING WALL TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR AS REQUIRED

2.09 EXISTING EXTERIOR STEEL LANDING AND ASSOCIATED STRUCTURE AND RAILINGS TO BE DEMOLISHED

2.10 EXISTING EXTERIOR STEEL STAIR AND ASSOCIATED STRUCTURE AND RAILINGS TO BE DEMOLISHED

2.11 EXISTING DOOR + FRAME TO BE REMOVED + SALVAGED FOR RE-USE PER THE NEW WORK

2.12 EXISTING DOOR + FRAME TO REMAIN/ BE PRESERVED - SEE DOOR SCHEDULE FOR REHAB SCOPE

2.13 EXISTING WINDOW TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK - REMOVE ALL WINDOW HVAC UNITS + DUCTWORK

2.14 EXISTING CONCRETE WINDOW SILL TO REMAIN/ BE REPAIRED

2.15 EXISTING SKYLIGHT TO REMAIN FOR REPAIR/ REHAB/ UPGRADE WORK PER NEW WORK PLANS

2.16 EXISTING SKYLIGHT TO BE REMOVED - PATCH OPENING PER STRL

2.17 DEMO FOR NEW OPENING IN EXISTING WALL PER THE NEW WORK PLANS - SEE STRL

2.18 EXISTING ROOFING TO BE INSPECTED/ REMOVED/ REPLACED/ REPAIRED AS RECOMMENDED

KEYNOTES

2.33 EXISTING EXPOSED RAINWATER DOWNSPOUT AND OUTLET AT BASE OF WALL TO BE DEMOLISHED FOR REPLACEMENT TO MATCH

2.37 EXISTING ARCHITRAVE DETAILING TO REMAIN/ BE PRESERVED

2.38 EXISTING METAL CORNICE DETAILING TO REMAIN/ BE PRESERVED

2.39 EXISTING EXTERIOR BANDING DETAILING TO REMAIN/ BE PRESERVED

2.40 EXISTING STAIRS TO REMAIN/ BE PRESERVED

2.41 EXISTING NON-ORIGINAL STAIR LANDING ENCLOSURE STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY

2.42 EXISTING STEEL PIPE RAILING ALONG RETAINING WALL TO REMAIN AND BE PRESERVED FOR REHAB - NOTE PORTIONS THAT REQUIRE EXTENSIVE REPAIR

2.48 EXISTING CONCRETE DRAINAGE AREA - CLEAR OF ALL DEBRIS AND REPAIR DAMAGED SECTIONS TO ENSURE POSITIVE DRAINAGE

2.55 EXISTING PARAPET TO BE INSPECTED/ REPAIRED AS RECOMMENDED

8.17 ALIGN NEW WINDOWS WITH EXISTING AS SHOWN - FIELD VERIFY DIMENSIONS BEFORE CUTTING EXISTING WALL

OLD BISBEE HIGH
LOFTS

EXISTING WINDOW TYPES + CONDITIONS

NOTE - ALL OPAQUE PANES TO BE REPLACED WITH CLEAR

STEEL SASH WINDOW - SINGLE PANE

STEEL SASH WINDOW - DOUBLE PANE

WOOD FRAME WINDOW - SINGLE PANE

WOOD FRAME WINDOW - DOUBLE PANE

BROKEN OR MISSING GLASS AND/ OR FRAME

BOARDED WINDOW - CONDITION UNKNOWN

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DEMO ELEVATIONS - WEST
SHEET 21

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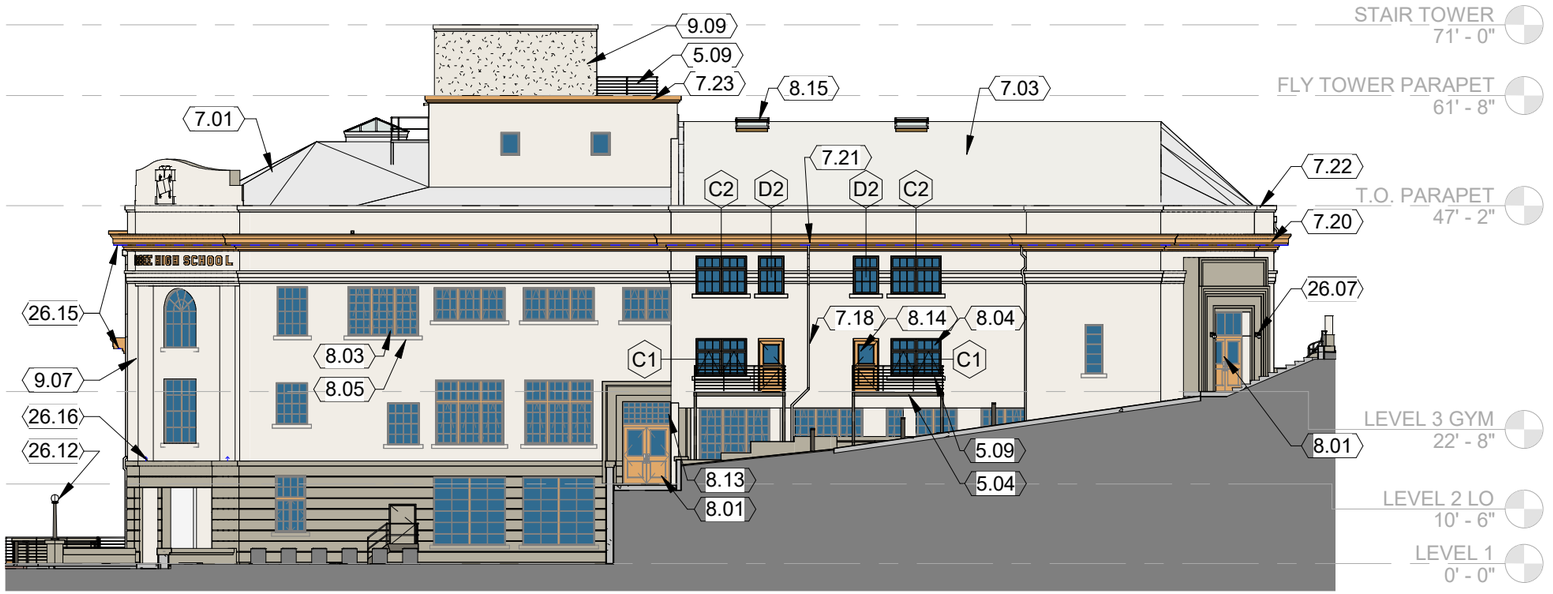

1 NORTH ELEVATION - DRB

SCALE: 1" = 20'-0"

KEYNOTES

5.04 STEEL BALCONY WITH SUPPORT COLUMNS - SEE STRL + DTLS

5.09 STEEL GUARDRAIL SYSTEM - SEE DTLS - PAINTED FINISH

7.01 SLOPED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.03 CURVED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.18 NEW SHEET METAL CONDUCTOR HEAD AND/OR DOWNSPOUT

7.20 EXISTING METAL CORNICE DETAIL - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.21 SCUPPER AT EXISITNG CORNICE - REHAB/RECOAT

7.22 EXISTING PARAPET - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.23 EXISTING METAL COPING - REHAB/REPLACE DAMAGED SECTIONS - NEW PAINTED FINISH

KEYNOTES

8.01 EXISTING DOOR AND FRAME - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE - SEE TYPES + SCHEDULE

8.03 EXISTING WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE PER ORIGINAL - REPLACE OPAQUE PANES WITH CLEAR

8.04 NEW WINDOW - ALUMINUM-CLAD WOOD PROPOSED - SEE SCHEDULE

8.05 EXISTING CONCRETE WINDOW SILL - REPAIR CRACKS WHERE EXIST

8.13 EXISTING TRANSOM WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH

8.14 NEW DOOR AND FRAME - SEE TYPES + SCHEDULE

8.15 NEW 4'X4' FIXED INSULATED SKYLIGHT ON INTEGRAL CURB

KEYNOTES

9.07 EXISTING PLASTER WALL - CLEAN, PATCH, PREP, AND PROVIDE NEW PAINTED FINISH - BLEND BACK AND RETEXTURE AROUND PATCHES AS REQUIRED

9.09 NEW PLASTER/STUCCO - LIGHT SAND FINISH - PROVIDE PAINTED FINISH

26.07 LIGHT FIXTURE - WALL-MOUNTED - SEE RCP + ELEC

26.12 PERIOD GLOBE POLE LIGHT FIXTURE TO MATCH HISTORIC ORIGINAL - MOUNT TO EXISTING PEDESTAL

26.15 LED EXTERIOR ACCENT STRIP LIGHTING AT UNDERSIDE OF EXISTING CORNICE

26.16 EXTERIOR ACCENT UPLIGHTING AT CORNER COLUMNS

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
ELEVATION - NORTH
SHEET 22

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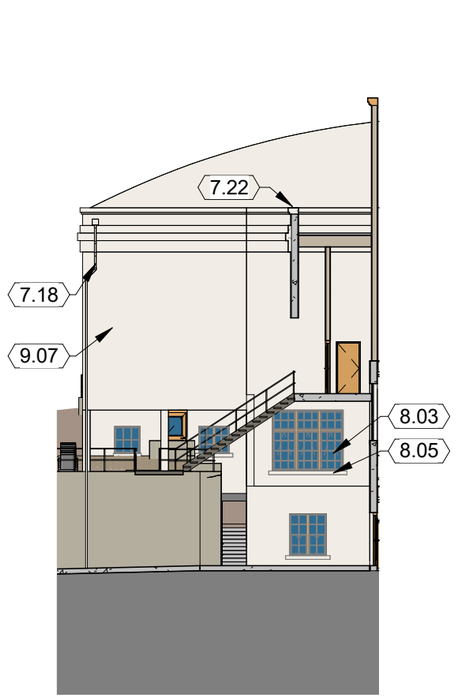
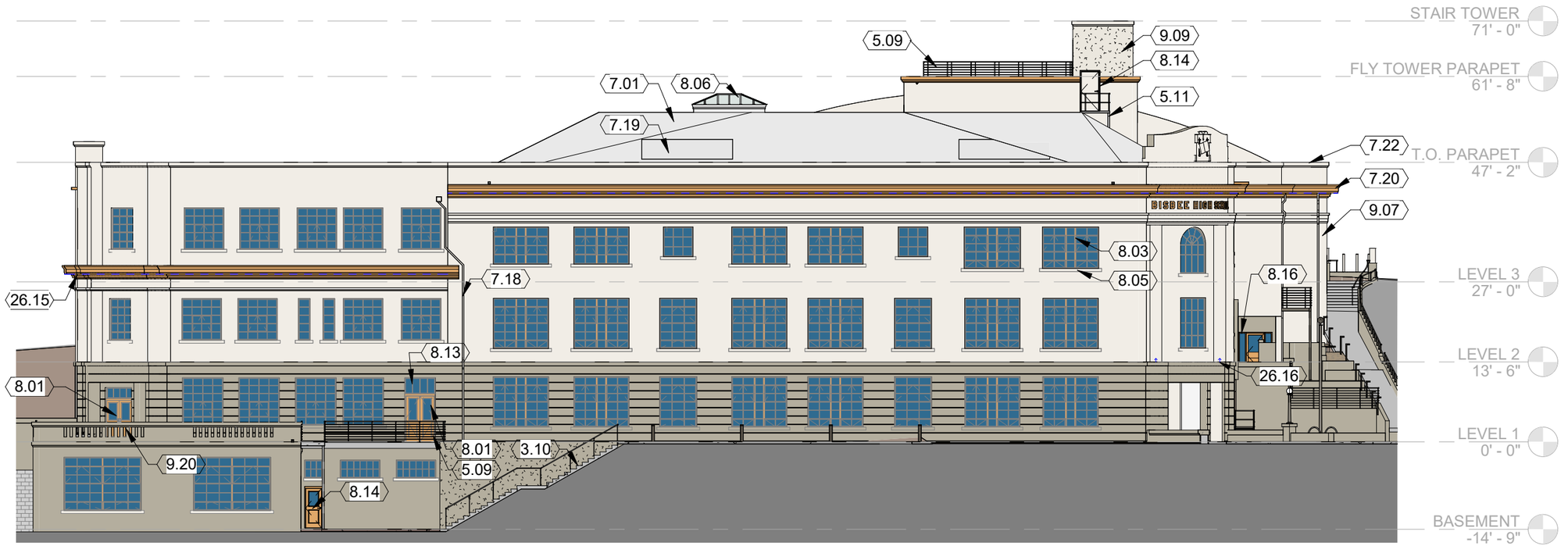


1 EAST ELEVATION GYM
SCALE: 1" = 20'-0"



2 EAST ELEVATION - DRB
SCALE: 1" = 20'-0"

KEYNOTES

3.04 CONCRETE RAMP - 1:12 MAX SLOPE - STEEL HANDRAIL PER ARCH'L
3.10 CONCRETE STAIR - STEEL HANDRAIL PER ARCH'L
5.08 STEEL HANDRAIL - POST-MOUNTED - SEE DTLS - PAINTED FINISH
5.09 STEEL GUARDRAIL SYSTEM - SEE DTLS - PAINTED FINISH
5.11 STEEL LANDING WITH GUARDRAIL AT NEW ROOF ACCESS - SEE STRL + DTLS
7.01 SLOPED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED
7.18 NEW SHEET METAL CONDUCTOR HEAD AND/OR DOWNSPOUT
7.19 PATCH AT REMOVED OPENINGS IN ROOF - SEE STRL
7.20 EXISTING METAL CORNICE DETAIL - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

KEYNOTES

7.22 EXISTING PARAPET - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE
8.01 EXISTING DOOR AND FRAME - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE - SEE TYPES + SCHEDULE
8.03 EXISTING WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE PER ORIGINAL - REPLACE OPAQUE PANES WITH CLEAR
8.05 EXISTING CONCRETE WINDOW SILL - REPAIR CRACKS WHERE EXIST
8.06 EXISTING SKYLIGHT - REHAB FRAME, REINFORCE OPENING PER STRL, PROVIDE NEW INSULATED GLAZING
8.13 EXISTING TRANSOM WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH
8.14 NEW DOOR AND FRAME - SEE TYPES + SCHEDULE

KEYNOTES

8.16 EXISTING STEEL FRAME STOREFRONT ENTRY - VERIFY CONDITION - PROVIDE NEW INSULATED GLAZING + DOOR
9.07 EXISTING PLASTER WALL - CLEAN, PATCH, PREP, AND PROVIDE NEW PAINTED FINISH - BLEND BACK AND RETEXTURE AROUND PATCHES AS REQUIRED
9.09 NEW PLASTER/STUCCO - LIGHT SAND FINISH - PROVIDE PAINTED FINISH
9.20 EXISTING CONCRETE BALUSTER WALL - REPAIR CRACKS WHERE EXIST
26.15 LED EXTERIOR ACCENT STRIP LIGHTING AT UNDERSIDE OF EXISTING CORNICE
26.16 EXTERIOR ACCENT UPLIGHTING AT CORNER COLUMNS

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
ELEVATION - EAST
SHEET 23

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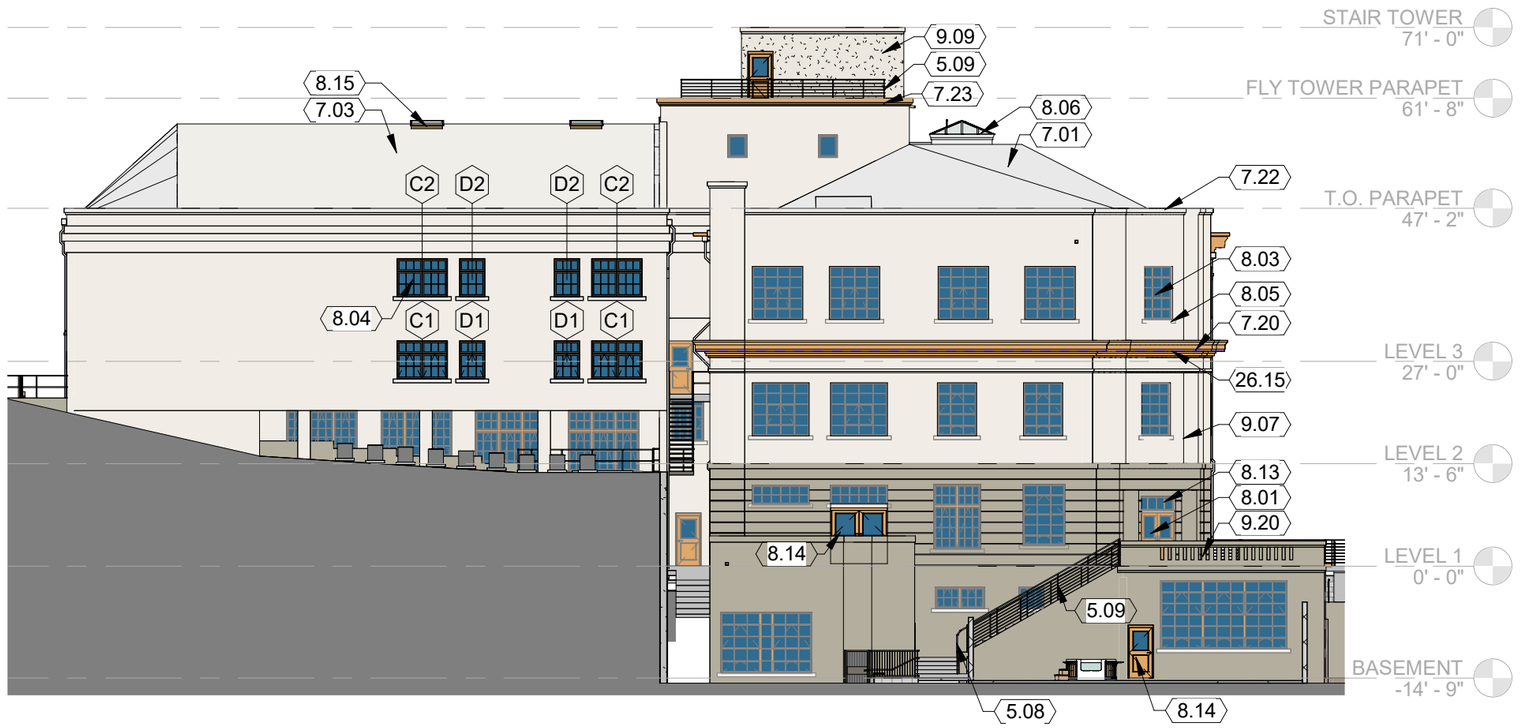

1 SOUTH ELEVATION - DRB

SCALE: 1" = 20'-0"

KEYNOTES

5.08 STEEL HANDRAIL - POST-MOUNTED - SEE DTLS - PAINTED FINISH

5.09 STEEL GUARDRAIL SYSTEM - SEE DTLS - PAINTED FINISH

7.01 SLOPED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.03 CURVED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.20 EXISTING METAL CORNICE DETAIL - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.22 EXISTING PARAPET - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.23 EXISTING METAL COPING - REHAB/REPLACE DAMAGED SECTIONS - NEW PAINTED FINISH

8.01 EXISTING DOOR AND FRAME - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE - SEE TYPES + SCHEDULE

KEYNOTES

8.03 EXISTING WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE PER ORIGINAL - REPLACE OPAQUE PANES WITH CLEAR

8.04 NEW WINDOW - ALUMINUM-CLAD WOOD PROPOSED - SEE SCHEDULE

8.05 EXISTING CONCRETE WINDOW SILL - REPAIR CRACKS WHERE EXIST

8.06 EXISTING SKYLIGHT - REHAB FRAME, REINFORCE OPENING PER STRL, PROVIDE NEW INSULATED GLAZING

8.13 EXISTING TRANSOM WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH

8.14 NEW DOOR AND FRAME - SEE TYPES + SCHEDULE

8.15 NEW 4'X4' FIXED INSULATED SKYLIGHT ON INTEGRAL CURB

KEYNOTES

9.07 EXISTING PLASTER WALL - CLEAN, PATCH, PREP, AND PROVIDE NEW PAINTED FINISH - BLEND BACK AND RETEXTURE AROUND PATCHES AS REQUIRED

9.09 NEW PLASTER/STUCCO - LIGHT SAND FINISH - PROVIDE PAINTED FINISH

9.20 EXISTING CONCRETE BALUSTER WALL - REPAIR CRACKS WHERE EXIST

26.15 LED EXTERIOR ACCENT STRIP LIGHTING AT UNDERSIDE OF EXISTING CORNICE

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
ELEVATION - SOUTH
SHEET 24

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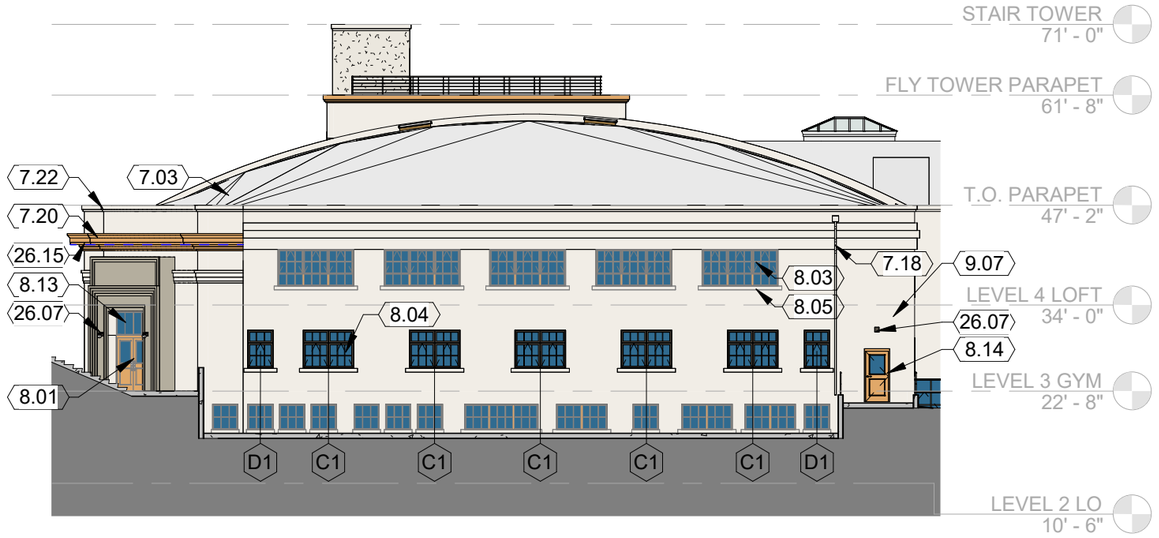
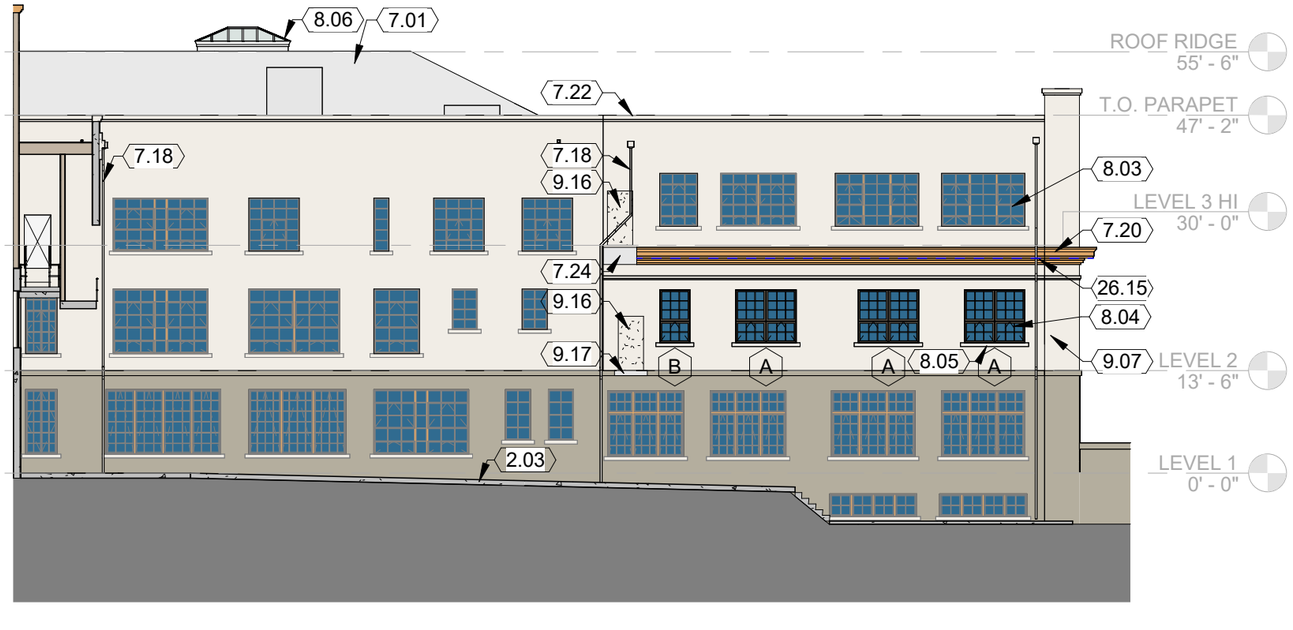


1 WEST ELEVATION GYM - DRB

SCALE: 1" = 20'-0"



2 WEST ELEVATION - DRB

SCALE: 1" = 20'-0"

KEYNOTES

2.03 EXISTING CONCRETE SIDEWALK OR EXTERIOR SLAB TO REMAIN/ BE PRESERVED - INSPECT FOR REPAIR/REPLACEMENT AS REQUIRED

7.01 SLOPED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.03 CURVED ROOF - REHAB/RECOAT ROOFING AS RECOMMENDED

7.18 NEW SHEET METAL CONDUCTOR HEAD AND/OR DOWNSPOUT

7.20 EXISTING METAL CORNICE DETAIL - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.22 EXISTING PARAPET - REHAB/REPLACE DAMAGED SECTIONS - NEW ELASTOMERIC COATING AT TOP SURFACE

7.24 VERIFY EDGE OF CORNICE CONDITION AND REPAIR/ REPLACE/ TERMINATE WITH NEW SHEET METAL TO MATCH AS REQUIRED

KEYNOTES

8.01 EXISTING DOOR AND FRAME - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE - SEE TYPES + SCHEDULE

8.03 EXISTING WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH AND MAKE OPERABLE PER ORIGINAL - REPLACE OPAQUE PANES WITH CLEAR

8.04 NEW WINDOW - ALUMINUM-CLAD WOOD PROPOSED - SEE SCHEDULE

8.05 EXISTING CONCRETE WINDOW SILL - REPAIR CRACKS WHERE EXIST

8.06 EXISTING SKYLIGHT - REHAB FRAME, REINFORCE OPENING PER STRL, PROVIDE NEW INSULATED GLAZING

8.13 EXISTING TRANSOM WINDOW - REPAIR AND REPLACE COMPONENTS AS REQUIRED TO MATCH

8.14 NEW DOOR AND FRAME - SEE TYPES + SCHEDULE

KEYNOTES

9.07 EXISTING PLASTER WALL - CLEAN, PATCH, PREP, AND PROVIDE NEW PAINTED FINISH - BLEND BACK AND RETEXTURE AROUND PATCHES AS REQUIRED

9.16 NEW INFILL AT EXISTING PLASTER WALL - BLEND BACK AND RETEXTURE TO MATCH EXISTING

9.17 EXISTING BANDING/ BUILDING DETAILING TO BE PATCHED/ REPAIRED TO MATCH AT ALL REMOVALS

26.07 LIGHT FIXTURE - WALL-MOUNTED - SEE RCP + ELEC

26.15 LED EXTERIOR ACCENT STRIP LIGHTING AT UNDERSIDE OF EXISTING CORNICE

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
ELEVATION - WEST
SHEET 25

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ARCHITECTURE PLANNING PRESERVATION
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EXISTING WOOD AND STEEL SASH WINDOWS

1. THE LIMITED REGULATED BUILDING MATERIAL SURVEY REPORT DATED OCTOBER 7, 2020 DOES NOT IDENTIFY ASBESTOS-CONTAINING MATERIALS OR LEAD-CONTAINING PAINT ON WINDOW FRAMES OR GLAZING COMPOUND, BUT THESE ITEMS WERE IDENTIFIED WITHIN THE PROPERTY AND THE SURVEY DOES NOT INCLUDE EVERY AREA OR ITEM. IT IS RECOMMENDED THAT ANY SUSPECTED ASBESTOS-CONTAINING MATERIALS OR LEAD-CONTAINING PAINTS ARE TESTED AND REMOVED OR STABILIZED BY THE OWNER'S CERTIFIED ABATEMENT WORKERS PRIOR TO ANY RENOVATION, REFURBISHING, OR DEMOLITION ACTIVITIES.

2. INTENT IS TO REHABILITATE ALL HISTORIC WOOD AND STEEL SASH WINDOWS AND RESTORE TO OPERABLE CONDITION.

3. WHERE EXISTING WINDOW SILL, STOP, OR FRAME ELEMENTS ARE IN DETERIORATED OR DAMAGED CONDITION, CAREFULLY REMOVE DETERIORATED MATERIAL. REMOVE ENTIRE COMPONENT EVEN IF ONLY A PORTION IS DETERIORATED. MEASURE EXACT SIZES AND CONFIGURATIONS OF REMOVED ELEMENTS AND FABRICATE NEW TO MATCH. PRIME ALL SIDES PRIOR TO INSTALLATION. INSTALL REPLACEMENT COMPONENTS IN THE SAME CONFIGURATIONS AS THE EXISTING WINDOW.

4. FOR WOOD WINDOWS, WOOD FILLER MAY BE USED FOR REPAIR TO CRACKS, HOLES, OR DAMAGED AREAS THAT ARE MINOR AND SUITABLE FOR PATCHING AND THE COMPONENT IS IN OTHERWISE GOOD CONDITION.

5. WHERE COMPONENTS ARE MISSING DUE TO PREVIOUS WORK, REFER TO THE ELEVATIONS FOR THE INTENDED CONFIGURATION OF THE OPENING ALONG WITH SIMILAR ORIGINAL EXAMPLES ON SITE TO COMPLETE THE OPENING WITH NEW TO MATCH.

6. THOROUGHLY CLEAN ALL ELEMENTS OF WINDOW UNITS, AS ALL WINDOWS OBSERVED BY ARCHITECT HAVE CONSIDERABLE BUILD UP. AT A MINIMUM, REMOVE ALL LOSE, PEELING, OR CHALKY PAINT DOWN TO SOLID AND WELL ADHERED SUBSTRATE SUITABLE TO RECEIVE NEW PAINT. ABRASIVE OR CHEMICAL MEANS FOR EXISTING PAINT REMOVAL MUST BE COORDINATED WITH OWNER'S HAZARDOUS MATERIAL REPORT.

7. INSPECT AND REPAIR OR REPLACE DETERIORATED OR MISSING GLAZING COMPOUND.

8. INSTALL NEW CLEAR GLASS AND GLAZING COMPOUND AT OPENINGS IDENTIFIED AND AT ANY ADDITIONAL BROKEN, DAMAGED, MISSING, OR TRANSLUCENT OR OPAQUE PANES. AT ANY NEW GLASS PANE, PROVIDE NEW GLAZING COMPOUND APPROVED BY THE MANUFACTURER FOR THIS APPLICATION WITH FULL WARRANTY IN A MANNER TO MATCH THE ORIGINAL PROFILE.

9. PRIME AND PAINT ALL WINDOW SECTIONS, INTERIOR AND EXTERIOR, IN OPEN CONFIGURATION, SO AS TO ENSURE ALL SIDES OF EACH SECTION ARE COATED.

10. REMOVE OPERABLE PORTIONS OF WINDOW FOR PROPER INSPECTION AND CLEANING, GLAZING, PRIMING, AND PAINTING. THOROUGHLY CLEAN AND LUBRICATE ALL ORIGINAL HARDWARE INCLUDING HINGES, SLIDES, PULLS, ETC. REPAIR DAMAGED HARDWARE OR REPLACE TO MATCH WHERE NEEDED OR MISSING. REINSTALL UNITS TO RESTORE TO FULL ORIGINAL FUNCTION.

11. ENSURE PROPER SEAL AT PERIMETER OF OPENINGS. INSPECT ALL SEALANT JOINTS IN FIELD AND REMOVE EXISTING SEALANT AND REPLACE WITH NEW AS NECESSARY TO ENSURE WATER RESISTANCE AND PROJECT STANDARD APPEARANCE.

EXISTING WINDOW & DOOR WEATHERPROOFING

1. PROVIDE WORK AS NECESSARY TO INSTALL A FINISHED, SEALED, AND WATER-RESISTANT ASSEMBLY MEETING AGREED UPON WATER-TIGHTNESS.

2. WARRANT THAT WINDOWS SHALL RESIST THE INFILTRATION OF MOISTURE FOR A PERIOD (AGREED UPON WARRANTY PERIOD FOR WINDOWS).

3. FIELD INSPECT CONDITIONS AND REVIEW SCOPE PRIOR TO THE START OF WORK. MAKE ADDITIONAL RECOMMENDATIONS AS NECESSARY. BY BEGINNING WORK THE CONTRACTOR ACCEPTS CONDITIONS AND SCOPE AND AGREES TO WARRANT THE WORK.

4. PRIOR TO SCHEDULING WORK, PROVIDE IN-PLACE MOCKUP FOR APPROVAL. THE MOCKUP SHALL INCLUDE ONE FULL WINDOW OPENING AND SHALL DEMONSTRATE ALL TYPICAL CONDITIONS AND SHALL INCLUDE AT LEAST ONE CURRENTLY OPERABLE SASH. CONDUCT (AGREED UPON STANDARD) WATER TEST TO DEMONSTRATE PROJECT PERFORMANCE STANDARD AND OBTAIN OWNER'S APPROVAL TO USE MOCKUP AS PROJECT STANDARD FOR REFERENCE.

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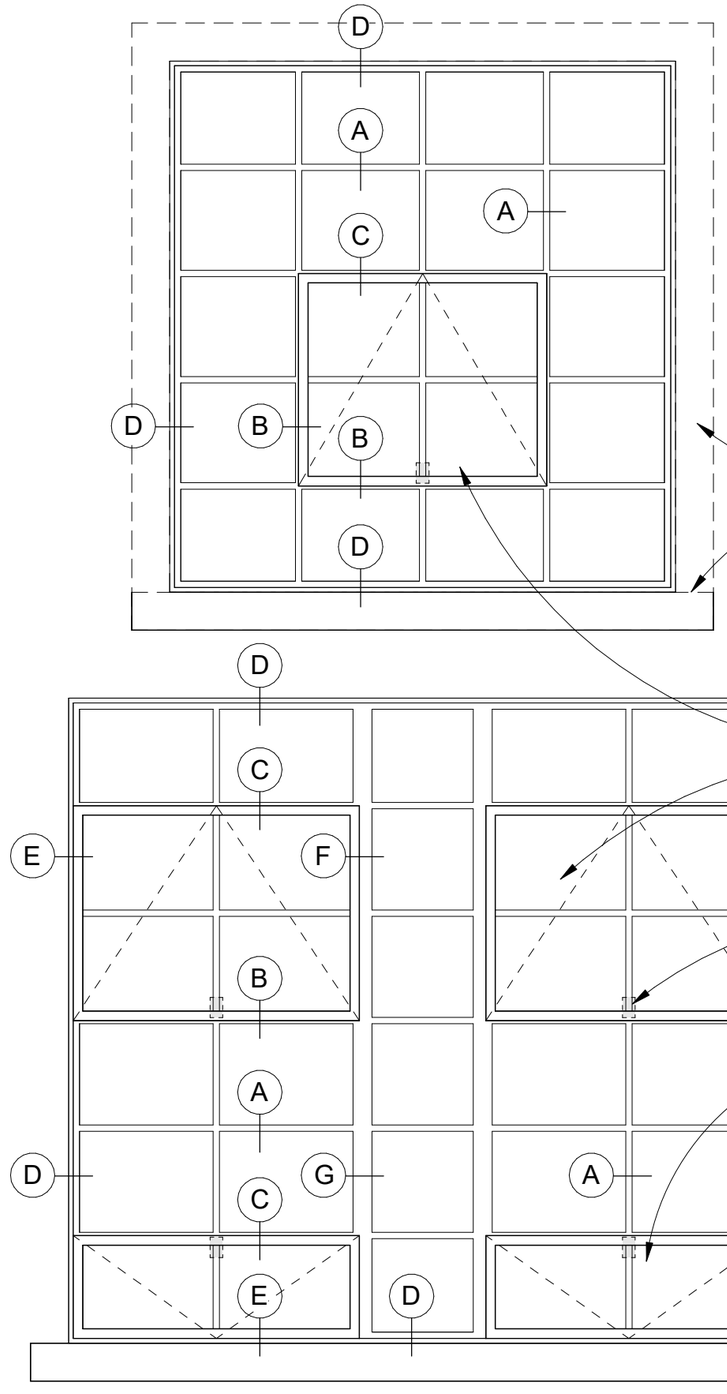

NOTE: SEE STEEL SASH DETAILS THIS SHEET. EXISTING WINDOWS ARE A MIX OF INTERIOR AND EXTERIOR CLAZED CONFIGURATIONS. ONLY INTERIOR GLAZED WINDOW IS DETAILED - THE SAME NOTES APPLY TO AN EXTERIOR GLAZED WINDOW, AND THEY SHARE THE SAME OPERATION PROCEDURES.

NOTE SILL/ JAMB/ HEAD CONDITION VARIES - LATER-INSTALLED STEEL SASH REPLACED ORIGINAL WOOD WINDOWS BUT OFTEN AT A SMALLER DIMENSION WITH A NARROWER MASONRY + PLASTER INFILL SURROUND

OUT-SWING AWNING TO REMAIN AND BE REHABILITATED FOR SMOOTH AND STABLE OPERATION AND FULL WEATHERSEALED CLOSURE

REFURBISH AND LUBRICATE EXISTING HARDWARE (PULLS, LOCKS, SLIDES, HINGES, EXTENSION RODS, ETC. - PROVIDE NEW WHERE MISSING

IN-SWING HOPPER TO REMAIN AND BE REHABILITATED FOR SMOOTH AND STABLE OPERATION AND FULL WEATHERSEALED CLOSURE

NOTE: STEEL SASH OPENINGS SHOWN ARE FOR ILLUSTRATION & REFERENCE ONLY - FIELD VERIFY ACTUAL CONDITIONS. THIS DIAGRAM IS A SAMPLE AND OTHER CONFIGURATIONS EXIST ON SITE. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO PREP, FINISH, SEAL, AND TRIM ALL EXISTING STEEL SASH LOCATIONS.

EXISTING WINDOW ELEVATION - STEEL SASH EXAMPLE

SCALE: 1/2" = 1'-0"

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
TYPES - STEEL SASH WINDOW REHAB
SHEET 27

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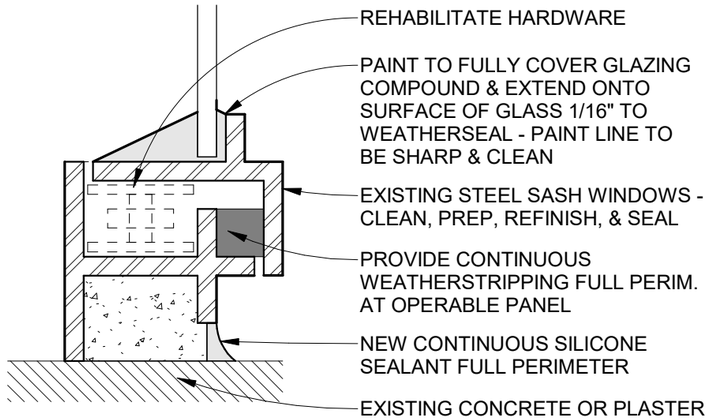
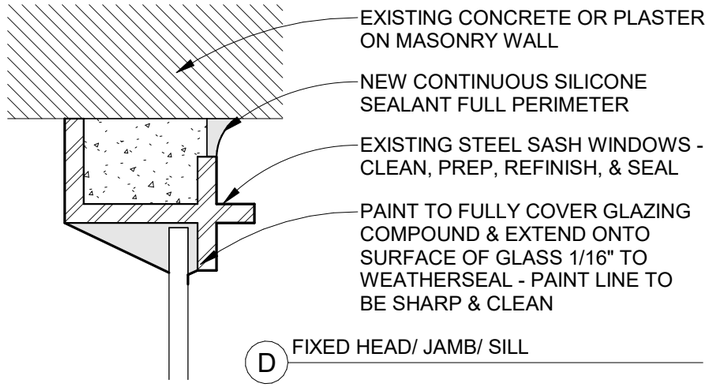
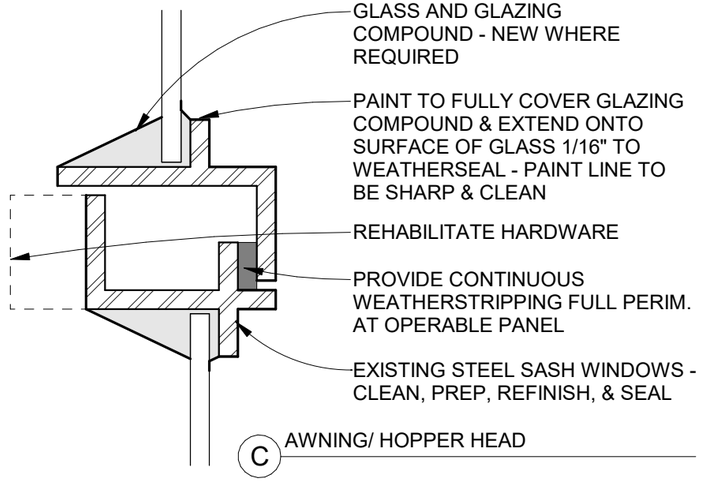


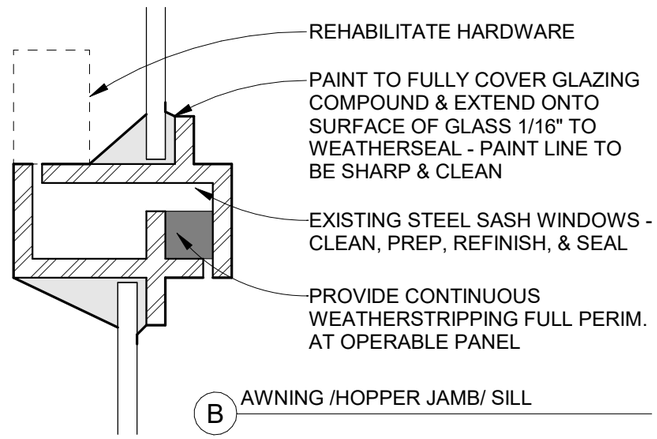
E AWNING /HOPPER JAMB/ SILL AT WALL



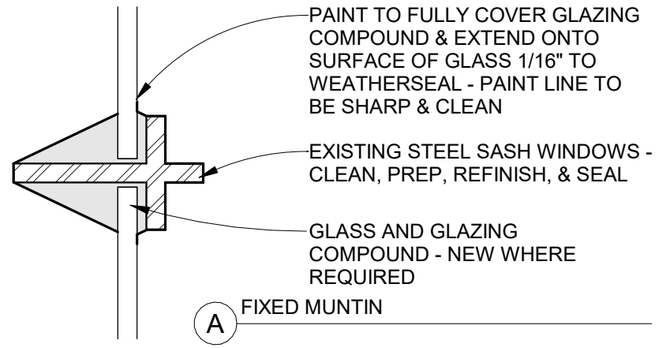
D FIXED HEAD/ JAMB/ SILL



C AWNING/ HOPPER HEAD



B AWNING /HOPPER JAMB/ SILL



A FIXED MUNTIN

1 STEEL SASH WINDOW - DETAILS - DRB

SCALE: 12" = 1'-0"

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DETAILS - EXISTING STEEL SASH
SHEET 28

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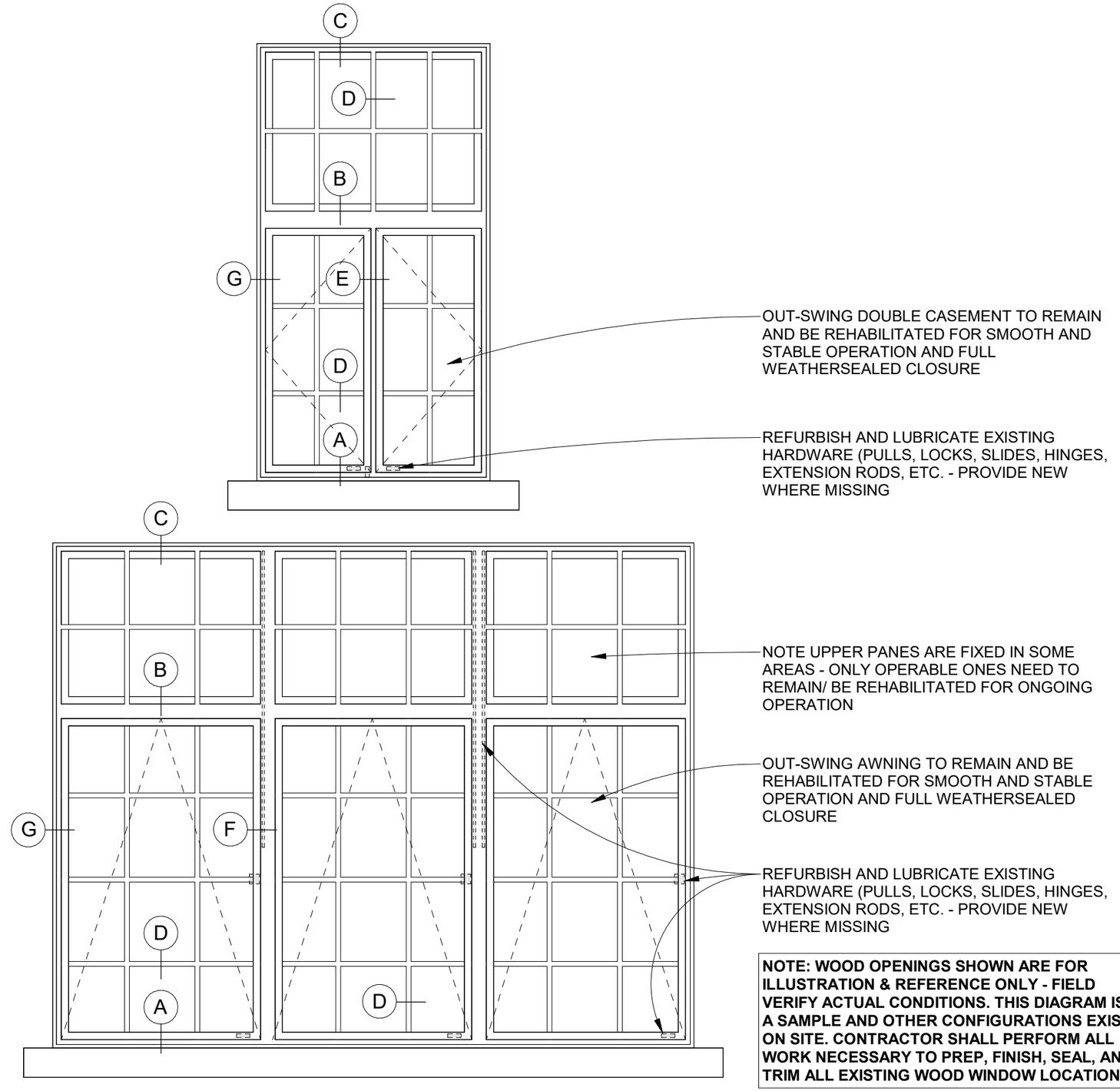

OUT-SWING DOUBLE CASEMENT TO REMAIN AND BE REHABILITATED FOR SMOOTH AND STABLE OPERATION AND FULL WEATHERSEALED CLOSURE

REFURBISH AND LUBRICATE EXISTING HARDWARE (PULLS, LOCKS, SLIDES, HINGES, EXTENSION RODS, ETC. - PROVIDE NEW WHERE MISSING

NOTE UPPER PANES ARE FIXED IN SOME AREAS - ONLY OPERABLE ONES NEED TO REMAIN/ BE REHABILITATED FOR ONGOING OPERATION

OUT-SWING AWNING TO REMAIN AND BE REHABILITATED FOR SMOOTH AND STABLE OPERATION AND FULL WEATHERSEALED CLOSURE

REFURBISH AND LUBRICATE EXISTING HARDWARE (PULLS, LOCKS, SLIDES, HINGES, EXTENSION RODS, ETC. - PROVIDE NEW WHERE MISSING

NOTE: WOOD OPENINGS SHOWN ARE FOR ILLUSTRATION & REFERENCE ONLY - FIELD VERIFY ACTUAL CONDITIONS. THIS DIAGRAM IS A SAMPLE AND OTHER CONFIGURATIONS EXIST ON SITE. CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO PREP, FINISH, SEAL, AND TRIM ALL EXISTING WOOD WINDOW LOCATIONS.

EXISTING WINDOW ELEVATION - WOOD EXAMPLE

SCALE: 1/2" = 1'-0"

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
TYPES - WOOD WINDOW REHAB
SHEET 29

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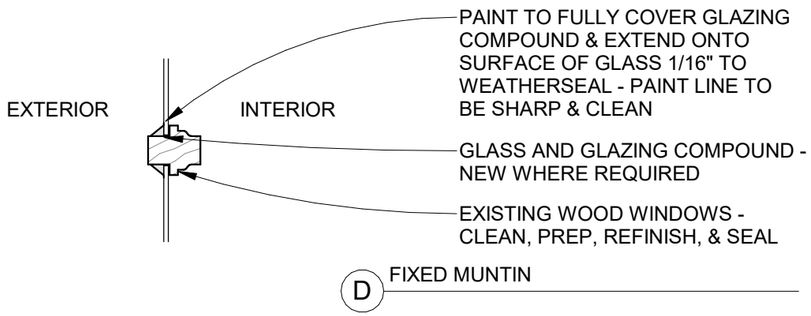
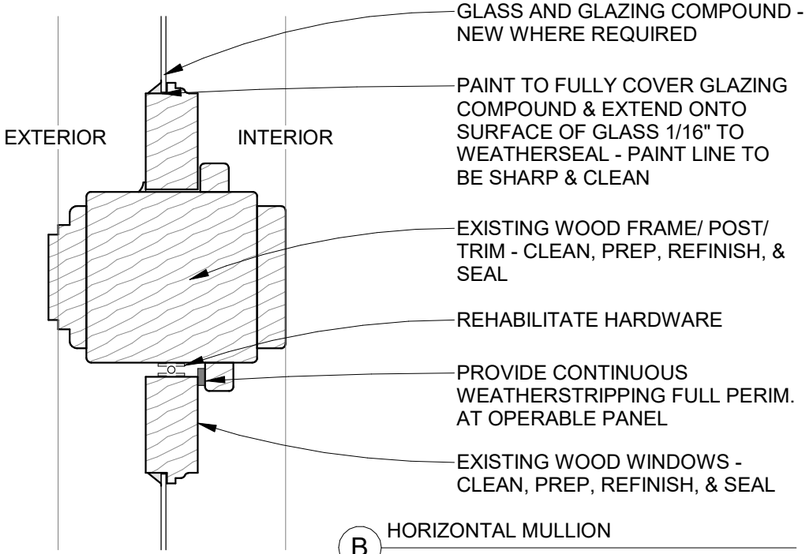
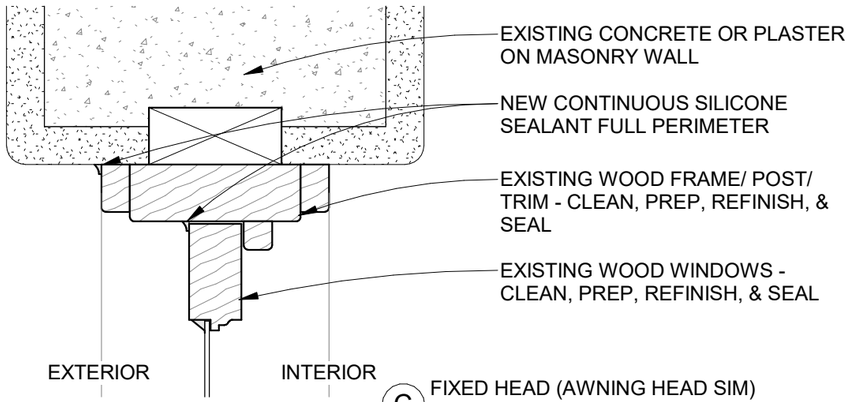


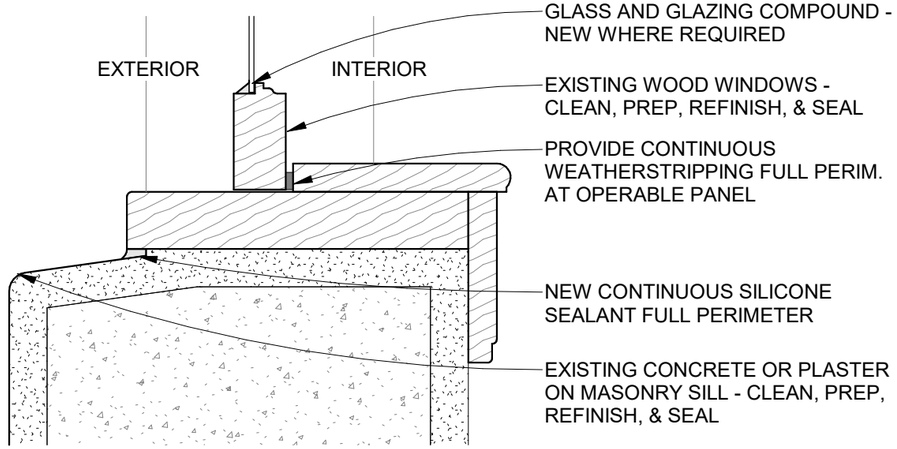
D FIXED MUNTIN



B HORIZONTAL MULLION



C FIXED HEAD (AWNING HEAD SIM)



A SILL - TYPICAL

1 WOOD WINDOW - DETAILS - DRB

SCALE: 3" = 1'-0"

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OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DETAILS - EXISTING WOOD WINDOWS
SHEET 30

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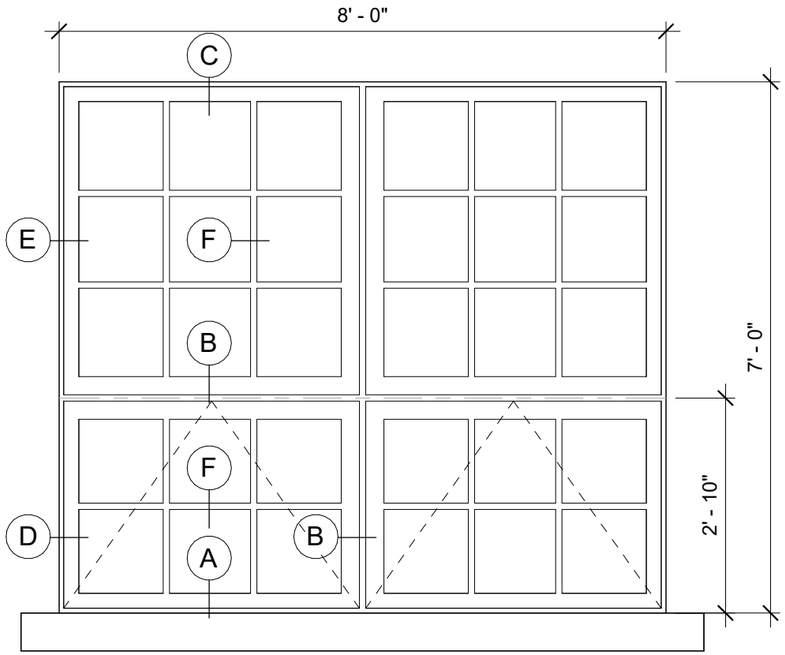
WINDOW SCHEDULE - NEW

TYPE	QUANTITY	SIZE		PERFORMANCE			COMMENTS
		WIDTH	HEIGHT	SHGC	U-FACTOR	STC	
A	3	8' - 0"	7' - 0"	0.24	0.39	30	ENERGY STAR RATED
B	1	4' - 0"	7' - 0"	.24	.39	30	ENERGY STAR RATED
C1	9	6' - 8"	5' - 0"	.24	.39	30	ENERGY STAR RATED
C2	4	6' - 8"	5' - 0"	.24	.39	30	ENERGY STAR RATED
D1	4	3' - 4"	5' - 0"	.24	.39	30	ENERGY STAR RATED
D2	4	3' - 4"	5' - 0"	.24	.39	30	ENERGY STAR RATED

TOTAL: 25

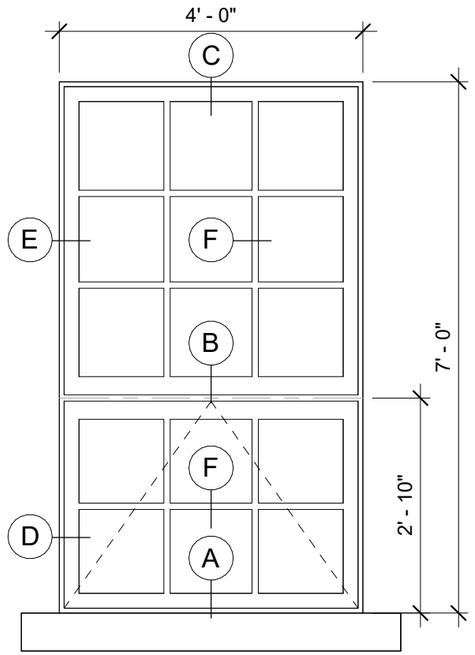
NEW WINDOW TYPES LEGEND

NOTE: SEE SCHEDULE FOR ADDITONAL INFORMATION



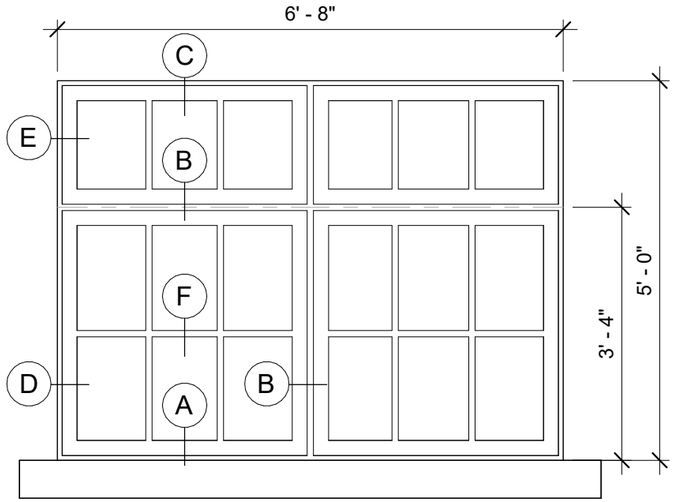
A

LEVEL 2
ALUMINUM-CLAD WOOD
FIXED + AWNING



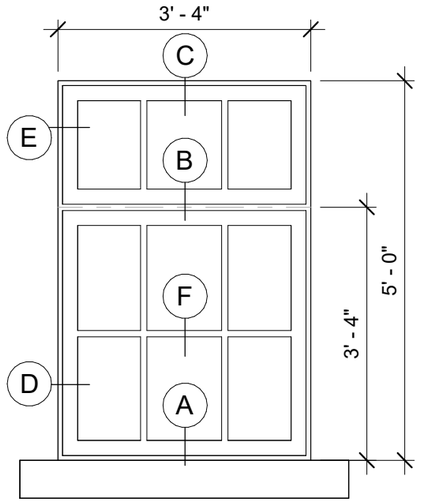
B

LEVEL 2
ALUMINUM-CLAD WOOD
FIXED + AWNING



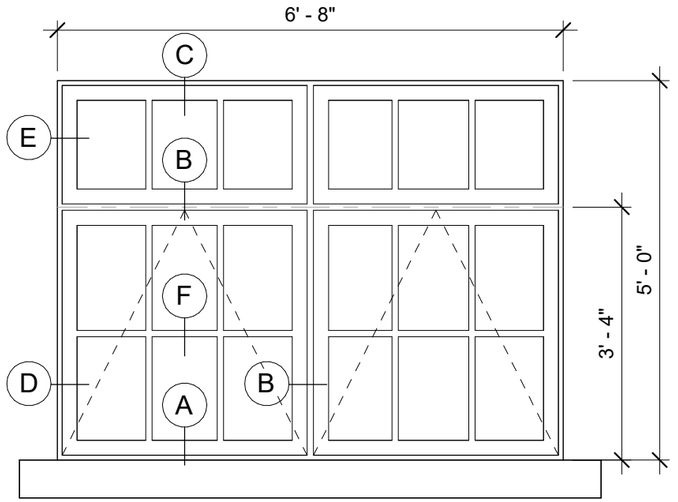
C2

GYM LOFT - UPPER
ALUMINUM-CLAD WOOD
FIXED



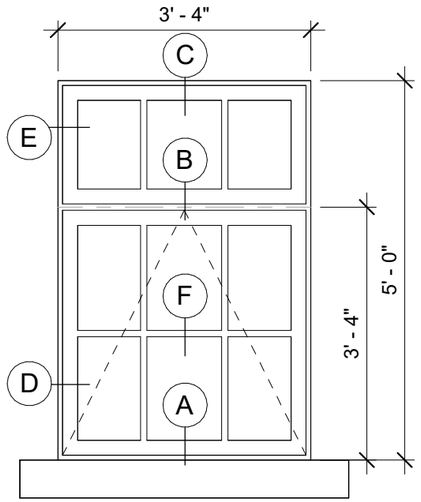
D2

GYM LOFT - UPPER
ALUMINUM-CLAD WOOD
FIXED



C1

GYM LOFT - LOWER
ALUMINUM-CLAD WOOD
FIXED + AWNING



D1

GYM LOFT - LOWER
ALUMINUM-CLAD WOOD
FIXED + AWNING

WINDOW TYPES LEGEND

SCALE: 1/2" = 1'-0"

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OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
TYPES - NEW WINDOWS
SHEET 31

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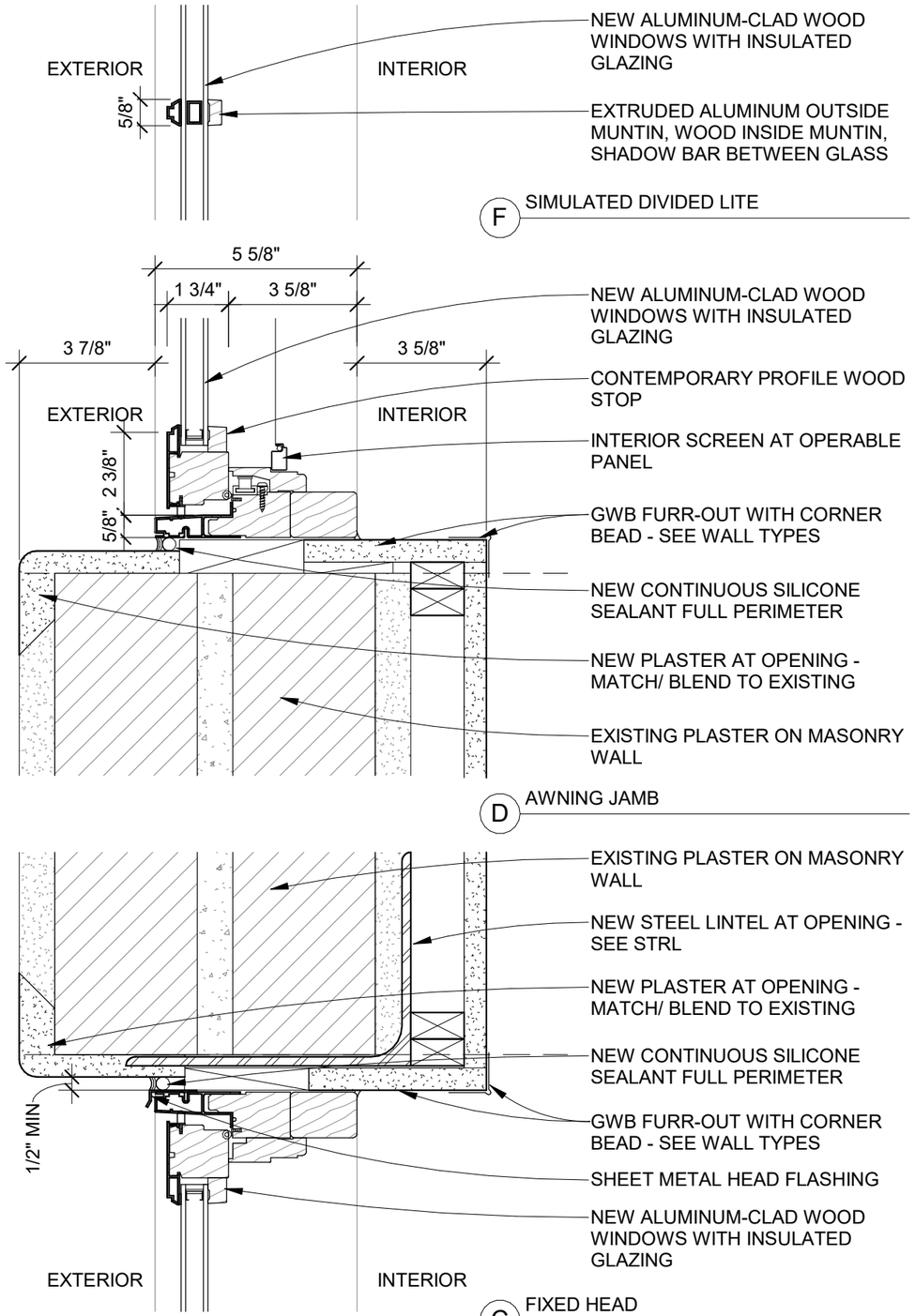

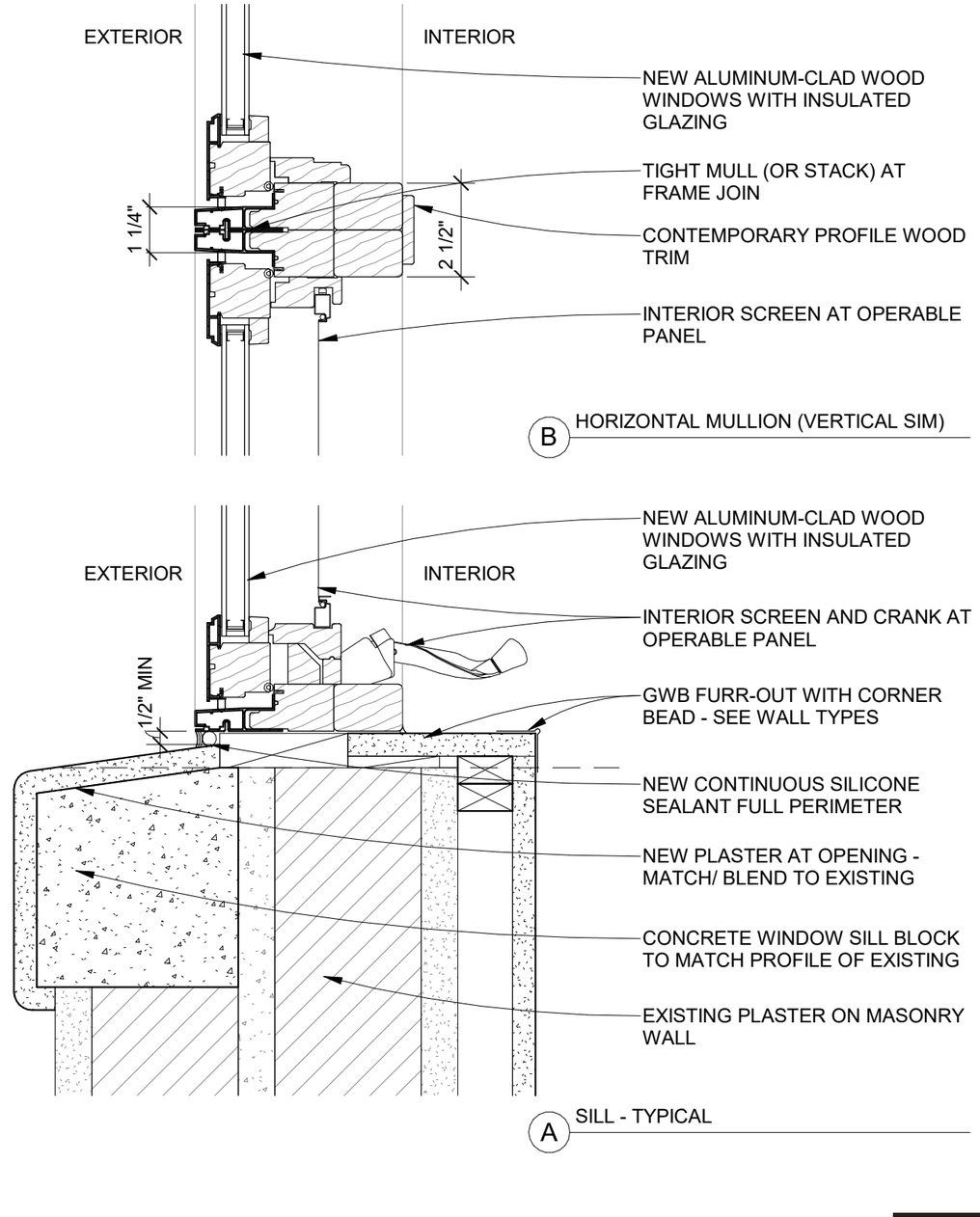

1 ALUMINUM-CLAD WOOD WINDOWS - DETAILS - DRB

SCALE: 3" = 1'-0"

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DETAILS - NEW WINDOWS
SHEET 32

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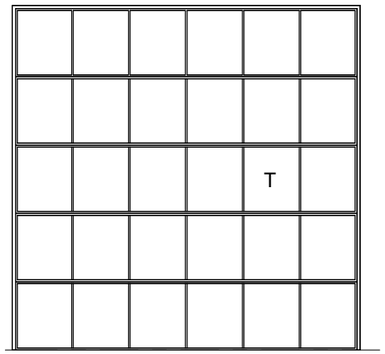
DOOR TYPES LEGEND - GARAGE

NOTE: SEE SCHEDULE FOR WIDTHS AND HEIGHTS - FIELD-VERIFY EXISTING OPENINGS



G-G

EXTERIOR
INSULATED GLASS PANEL
ALUMINUM FRAME

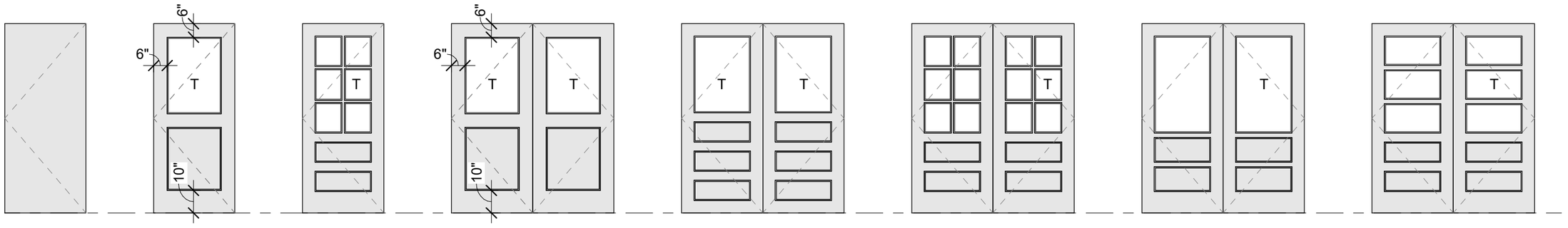
DOOR SCHEDULE - EXTERIOR - DRB

NUMBER	PHASE	LOCATION	SIZE		TYPES	COMMENTS
			WIDTH	HEIGHT	DOOR	
000A-X	N	KITCHEN / CLUBHOUSE	2' - 8"	6' - 8"	BX	
000B-X	N	KITCHEN / CLUBHOUSE	9' - 0"	9' - 0"	G-G	
000C-X	N	KITCHEN / CLUBHOUSE	3' - 0"	6' - 8"	BX	
007A-X	E	MAINT / STORAGE	7' - 0"	7' - 0"	GARAGE	REHAB FOR OPERABILITY
100A-X	E	CORRIDOR	6' - 0"	7' - 0"	EX	REHAB ALL COMPONENTS
102A-X	E	LOUNGE	6' - 0"	7' - 0"	EX	REHAB ALL COMPONENTS
104D-X	E	OPEN STUDIO	3' - 0"	6' - 8"	CX	REHAB ALL COMPONENTS
109A-X	E	ELEV MECH ROOM	3' - 2"	5' - 2"	AX	REHAB ALL COMPONENTS
204A-X	E	CORRIDOR	6' - 0"	7' - 6"	HX	REHAB ALL COMPONENTS
209A-X	N	CORRIDOR	3' - 0"	7' - 0"	BX	
218A-X	N	FOYER	3' - 0"	6' - 8"	BX	
305A-X	E	FOYER	3' - 0"	6' - 8"	CX	REHAB ALL COMPONENTS
315A-X	N	CORRIDOR	3' - 0"	6' - 8"	BX	
317A-X	E	ENTRY	6' - 0"	7' - 0"	FX	REHAB ALL COMPONENTS
450R-X	N	ROOF ACCESS STAIR	3' - 0"	6' - 8"	AX	
500R-X	N	ROOFTOP DECK	3' - 0"	6' - 8"	BX	
1107-X	E	1BR - C	4' - 10"	7' - 9"	GX	REHAB ALL COMPONENTS
1108-X	N	2BR - C	7' - 2"	7' - 0"	DX	
1316-X	N	LOFT N - 1BR	3' - 0"	6' - 8"	BX	
1317-X	N	LOFT N - 1BR	3' - 0"	6' - 8"	BX	

TOTAL: 20

DOOR TYPES LEGEND - EXTERIOR

NOTE: SEE SCHEDULE FOR WIDTHS AND HEIGHTS - FIELD-VERIFY EXISTING OPENINGS



AX
EXTERIOR
HOLLOW METAL
FLUSH
PAINTED

BX
EXTERIOR
FIBERGLASS
2-PANEL, 1-LITE
PAINTED

CX
EXTERIOR
WOOD
EXISTING
PAINTED

DX
EXTERIOR - PAIR
FIBERGLASS
2-PANEL, 1-LITE
PAINTED

EX
EXTERIOR - PAIR
WOOD
EXISTING
PAINTED

FX
EXTERIOR - PAIR
WOOD
EXISTING
PAINTED

GX
EXTERIOR - PAIR
WOOD
EXISTING
PAINTED

HX
EXTERIOR - PAIR
WOOD
EXISTING
PAINTED

OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
TYPES - EXTERIOR DOORS
SHEET 33

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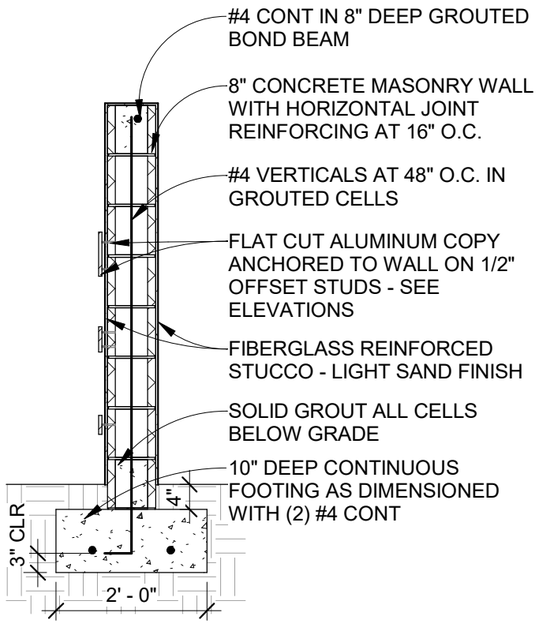
PATH LIGHT BOLLARD

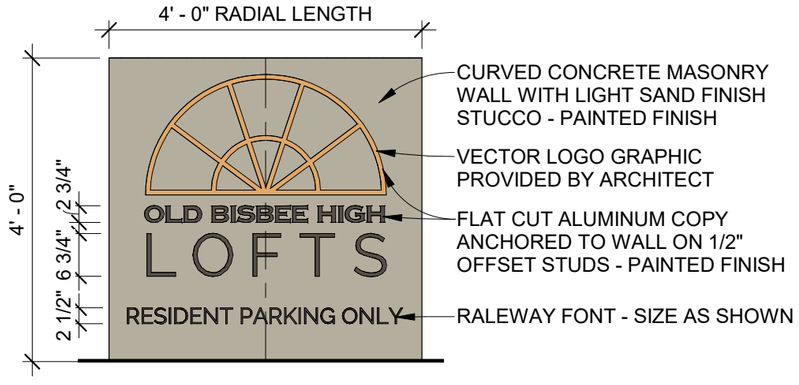
POLE LIGHT AT PARKING

PERIOD GLOBE LIGHT TO MATCH HISTORIC

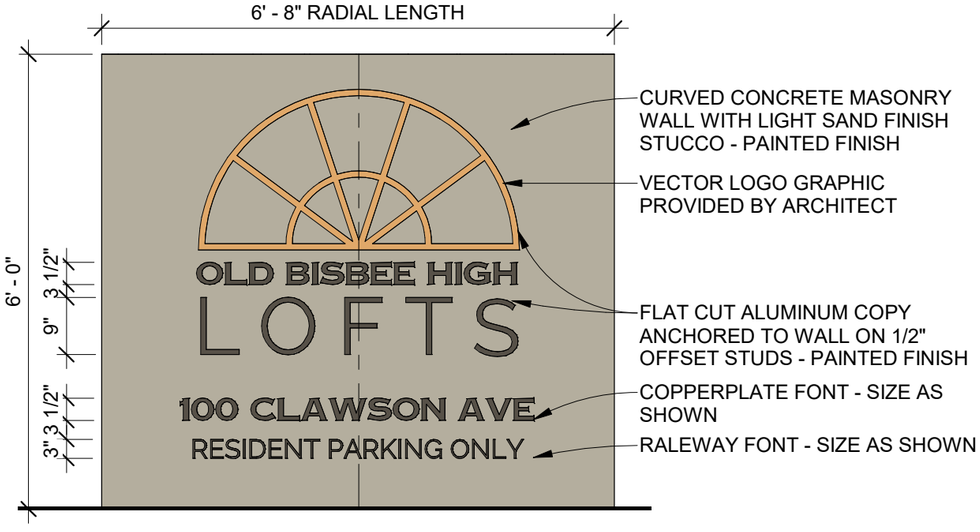
BUILDING-MOUNTED LIGHT AT BACK-OF-HOUSE AREAS



3 SIGN - MONUMENT - DETAIL
SCALE: 1/2" = 1'-0"



2 SIGN - MONUMENT - WEST - DRB
SCALE: 1/2" = 1'-0"



1 SIGN - MONUMENT - EAST - DRB
SCALE: 1/2" = 1'-0"

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OLD BISBEE HIGH LOFTS

DESIGN REVIEW BOARD SUBMISSION
APRIL, 2023
DETAILS - EXTERIOR LIGHTING + SIGNAGE
SHEET 34

POSTER MIRTO McDONALD
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