



**Historic Preservation Review Commission
Regular Meeting Agenda
September 20, 2022
6:00 p.m.**

Call to Order

Swearing in of new Commission Member

Roll Call

Selection of the Commission Chair

Approval of the Minutes of July 19th, 2022

Public Comments

New Business – Public Hearings

- Landscape and Building Improvement Plans at the Carnegie Library, 219 14th Avenue – COA Amendment Due to Plan Revisions

New Business

Adjourn

**IN-PERSON AND REMOTE MEETING PUBLIC ATTENDANCE AND
PARTICIPATION INSTRUCTIONS**

The Public is able to view and hear this meeting remotely at the following address on the City's website:
<https://cityofidahosprings.colorado.gov/your-government/live-meetings-packets>

The Public is able to participate in person and remotely by utilizing the link below:
<https://us02web.zoom.us/j/88967512524?pwd=TE5sczY3VzRQUWE3NWkwSDVZOFVRdz09>

Passcode: 821858



OATH OF OFFICE

I, Shannon Glazer, do solemnly declare and affirm that I will support and uphold the Constitution of the United States, the Constitution and laws of the State of Colorado and the laws and ordinances of the City of Idaho Springs, and that I will faithfully perform the duties of Historic Preservation Review Commission Board Member, for the City of Idaho Springs, upon which I am about to enter.

Shannon Glazer

STATE OF COLORADO)
)
COUNTY OF CLEAR CREEK) ss.

Subscribed and sworn to before me this 20th Day of September 2022.

Witness my hand and official seal.

Wonder Martell
Deputy City Clerk

**RACHAEL TURRY
PATTI TYLER
MICHAEL DAVENPORT**

LISA MANIFOLD

**HPRC
REGULAR MEETING
July 19, 2022**

The HPRC of the City of Idaho Springs held a regular meeting on July 19, 2022. Community Development Planner Mr. Chipman called the meeting to order at 6:00 p.m.

Answering the roll were: Michael Davenport, Lisa Manifold, Rachael Tury and Patti Tyler. Also present was Deputy City Clerk Wonder Martell, Community Development Planner Jerad Chipman and City Attorney Carmen Beery attended via zoom.

Prior to the approval of the minutes, Community Development Planner Mr. Chipman asked the board if they were ready to name a new chair as Chair Vickers resigned that position after the last regular meeting June 28th, 2022. Board member Tyler nominated Mr. Davenport. Board member Davenport advised that he was not comfortable accepting the chair as that position may be better received by a resident of the city. City Attorney Beery advised the board that there is no legal requirement that the chair be a city resident and advised that the board could pick an "acting chair" for this meeting. Board member Tury responded that she was not comfortable being named chair as this is only her second meeting on this board. Board members Tyler and Manifold inquired on whether the two of them could co-chair until a final decision had been made in the appointment of a chair. Mr. Chipman advised that he tried to stay away from co-chairing as it tends to make the running of the meeting confusing and difficult. Board member Davenport stated he would be comfortable as acting chair for this meeting.

APPROVAL OF MINUTES

Board member Manifold moved to approve minutes of June 28, 2022. Acting Chair Davenport brought up that he was quoted in saying "he was sure that the plans did have a clear portion of the door on them." Acting Chair Davenport stated he did not make that statement, and that it was made by another board member, and he asked that the minutes be amended to reflect this change. Board member Manifold rescinded her motion and made a new motion to approve the minutes as amended. Board member Tyler seconded, followed by an all-in favor unanimous voice vote.

NEW BUSINESS-PUBLIC HEARINGS

Review of a Request for a Certificate of Appropriateness for a Sign Installation at 1434 Miner Street. City Planner Mr. Chipman advised that Andrew Wolff, representing Tibet Jewel (Applicant) requests approval of a Certificate of Appropriateness (COA) for the proposed sign installation at 1434 Miner Street located in the Historic Downtown District. The proposed sign is a projection sign that is proposed to be installed above the entrance to the store.

Public Comment: Andrew Wolff 3117 Fall River Road: Mr. Wolff advised that he has been trying to help the owners of the store obtain this sign permit for some time. This store has been a part of downtown for 7 years. The sign is made by a local store also and he hopes they can get approved to have this sign. They have not had an external wall sign since they opened the store 7 years ago. Board Member Tury moved to approve a Certificate of Appropriateness for a projection sign at 1434 Miner Street as detailed in the attached images. Board member Tyler seconded followed by an all in favor voice vote.

RACHAEL TURY

PATTI TYLER

MICHAEL DAVENPORT

LISA MANIFOLD

NEW BUSINESS-PUBLIC HEARINGS

Review of a Request for a Certificate of Appropriateness for Fencing and Signage at 1601

Colorado Boulevard. City Planner Mr. Chipman advised the board that Jonah Hearne, Managing Member for 5340 Investments LLC (the Applicant and Owner) requests approval of a Certificate of Appropriateness (COA) for the proposed fence, signage removal, and signage installation at 1601 Colorado Boulevard located in the Historic Downtown District. Last summer, this property received a COA for a rehabilitation, which is currently in progress. The Applicant did not address the installation of a fence or signage on the property in the original COA. A fence is indicated on the architectural drawings, however, details of the fence were not provided. Signage was not indicated at that time. A signage plan has also been submitted for review. In addition, there is an existing pole sign located in the front yard. The pole sign is proposed to be removed, which is required to be reviewed by the HPRC in the event that it is over fifty (50) years old. The signage plan proposes replacing that sign with three signs, a pole sign and two (2) projecting signs. All of the proposed signs are indicated to be constructed of aluminum.

Public Comment: Jonah Hearne 12559 West 77th Place Arvada. Mr. Hearn advised the board that he is using a local fence maker, from St. Mary's Glacier area. There will be no gate along the Colorado Blvd side of the building. There will be a gate along 16th avenue that will also be their ADA access. Mr. Hearn also advised that this fence would not be over 4 feet tall. Mr. Hearn is also ok with the conditions on the hanging wall sign, ok for it to be wall mounted. Mr. Hearn stated that for the pole sign he is looking for classic resemblance, classy and Victorian. Mr. Hearn also said that the large old sign would be removed in one piece so if the Historic Society wants it, he can give it to them.

Board Discussion: Board member Tury asked Mr. Hearn what the material of the pole sign will be. Mr. Hearn advised the board that it would be made of patina metal to match the street light poles. Board member Manifold asked if the entire Colorado Blvd facing area was to be fenced off, Mr. Hearn advised yes, there would not be a gate open to the public on Colorado Blvd. Mr. Hearn advised the board that area was to be more for the guests, like a garden area. Board member Tyler advised that the Historic Society has expressed interest in the old sign. Board member Tyler asked the applicant if in the fence, there was to be any brick work on the corners as the old picture shows. Mr. Hearn advised that he needed to check but he thinks there will be, but he is not sure.

Vote: Board member Manifold moved to approve a Certificate of Appropriateness for an iron fence, a projection sign, a wall sign, and a pole sign at 1601 Colorado Blvd. as detailed in the attached images and on the condition that any sign approved hereby needing a variance obtains the necessary variance from the City Variance Board. The applicant's failure to obtain any necessary variances does not nullify or otherwise affect this COA as to signs that do not require variances. Board member Tury seconded followed by an all-in favor voice vote.

NEW BUSINESS

Mr. Chipman wanted to thank the board for all of their comments on the draft survey plan. Mr. Chipman advised that he thought they had a much smaller time frame to get all of that completed but the board has until the end of the year. Board member Manifold requested that the board give 1 hour at the next meeting to review all of the guidelines, she would like to work with the local, state and federal guidelines to make sure that they are all in alignment. Board member Manifold would also like to have formal training annually. Board member Tyler stated that the board needed to start working on recruiting additional members and suggested that they bring in outside training. Mrs. Tyler also suggested that there be a set timeline for these trainings, so they don't just fall off the radar. Mrs. Tyler suggested October. Board member Tury suggested that the add be posted to the Idaho Springs Community Page.

ADJOURN

Acting Chair Davenport adjourned the meeting at 6:42 pm.

CITY OF IDAHO SPRINGS HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) STAFF REPORT

Meeting Date: Tuesday, September 20, 2022

Report Date: Thursday, September 15, 2022

To: Historic Preservation Review Commission

Through: Andrew Marsh, City Administrator

By: Jerad Chipman, AICP, Community Development Planner

Re: **COA Amendment: Landscape Improvement Plans at the Carnegie Library, 219 14th Street**

PROPOSAL:

The City of Idaho Springs previously received a Certificate of Appropriateness (COA) for landscape improvements at the Library, and subsequently received COAs for revisions to those plans. The City has bid the plans several times over the last year, and each time the project far exceeded the budget and the price has increased, even when several of the elements of the plans were broken out to allow contractors to specialize in certain aspects of the work. Staff and the Library District ("District") are committed to this project and are seeking a means to move forward at a reasonable cost. This commitment has resulted in significant revisions to the previously approved plans. Therefore, the City and District have filed and seek HPRC approval of an amended COA for the amended Landscape Improvement Plans.

A substantial amount of concrete has been removed from the plans including some sidewalks and the patio area in front of the Central Hose House. Artificial turf is also indicated on the new plans. The turf may not be an instant cost savings; however, it does not require the expensive irrigation system and the ongoing maintenance of grass. Adding turf is a departure from the normal landscaping treatment for a historic site; however, Staff and the Architects have taken care to select an artificial turf that contains some brown thatch to provide a more realistic look rather than a bright green that stands out. Attached is a specification sheet for the proposed artificial turf. Some of the paver work has also been removed from the plans and replaced with concrete. All of these changes have been reviewed by History Colorado and have received approval.

HISTORIC PRESERVATION REVIEW COMMISSION (HPRC) ROLE:

Chapter 22 "Historic Preservation" of the City of Idaho Springs Municipal Code requires review and approval of improvements within the Historic District or at designated historic sites by the HPRC, using the City's "Design Guidelines for Historic Structures" (or simply the "Design Guidelines"). The Design Guidelines include provisions for both buildings and sitework, and they reference the Secretary of Interior Standards.

An approved project receives a COA. As required by the City-adopted 2018 International Building Code (IBC), the Applicant still must obtain a building permit prior to construction.

CRITERIA FOR APPROVAL:

In order for the HPRC to grant a COA or a significant amendment to a previously-approved COA for any project, the Commission must determine that the application meets the following criteria, contained in Municipal Code Section 21-104 (F) "Criteria for review and approval" of a COA:

1. *The proposed work is consistent with and promotes the purposes of these regulations, as set out in Chapter 22 of the Municipal Code;*

The project is consistent with the following purposes contained in Municipal Code Section 22-2(A):

- (1) *Foster civic pride in the beauty and accomplishments of the past and promote the use of the Historic District and other designated sites for the education and pleasure of the City's citizens.*
 - (2) *Protect the unique scenic and historic atmosphere and character of the city and protect the architectural, cultural and aesthetic heritage of the city.*
 - (3) *Strengthen the City's economy by protecting and enhancing the City's attractions for visitors.*
 - (4) *Preserve and protect the continued existence of historic structures and sites within the Historic District and other designated sites.*
 - (5) *Draw a reasonable balance between the desires of property owners and the preservation of the City's heritage, while avoiding the imposition of an unreasonable economic hardship.*
 - (6) *Prevent the use of materials or design in the repair, construction, reconstruction or remodeling of structures which:*
 - (a) *Adversely affect the desirability of the district or other designated site for business and residential purposes; or*
 - (b) *Are hazardous or incompatible with the historic character of the district or other designated site.*
2. *With respect to the exterior of the site, the proposed work will not adversely materially affect its historic quality.*
3. *The proposed work will have no adverse material effect on the historic atmosphere and character of the district as a whole or of other designated sites, including state and national designations.*
4. *The proposed work is in compliance with all current, applicable design guidelines.*

It is staff's opinion that the proposed plans comply with the criteria for granting a COA/amendment . There was staff concern related to the artificial turf, however, working with History Colorado and understanding the historic difficulties that growing turf in Idaho Springs represents led staff to recommend approval of the artificial turf surface as it will provide a superior playing surface for a community with limited relatively flat green space.

PUBLIC COMMENTS

A sign notifying the public of the meeting was posted on the property per the Municipal Code.

STATE REVIEW:

The State has approved the revised plans.

PLANNING STAFF RECOMMENDATION:

Staff recommends the Historic Preservation Review Commission approve the Certificate of Appropriateness Amendment for the proposed landscape improvements to the Library site.

SUGGESTED MOTION:

I move to approve an amended Certificate of Appropriateness Amendment for the proposed landscape improvements to the Library site.

Attachments:

Turf Specification

Updated Plan Set



Artificial Turf Supply



LEAD-FREE
CERTIFIED



8-YEAR
WARRANTY

70t[®] Synthetic Turf

Best Used for
**LANDSCAPE
PETS
PLAYGROUND**



TURF DETAIL

- Pile/Face Weight: 70 ounces
- Pile Height: 1.5 inches
- Tuft Gauge: 3/8 inch
- Total Weight: 97 ounces
- Traffic Level: High

FIBER DETAIL

- Primary Yarn Type: Polyethylene Monofilament
- Denier: 12,000
- Thickness/Shape: 210 & 120 micron ww
- Primary Color: Lawn Green, Olive Green & Brown (Tan)
- Thatch Yarn Type: Texturized Polyethylene Monofilament
- Thickness/Shape: 80 micron rectangle
- Thatch Color: Lawn Green & Brown (Tan)

BACKING DETAIL

- Primary Backing: 13 pic and 13 pic poly back
- Weight: 7 ounces per square yard
- Secondary Coating: Urethane 20 ounces per square yard
- Drainage Perforations: Yes



INFILL DETAIL

- Type: Envirofill, Sand or Crumb Rubber
- Application Rate: 1-2 pounds per square foot

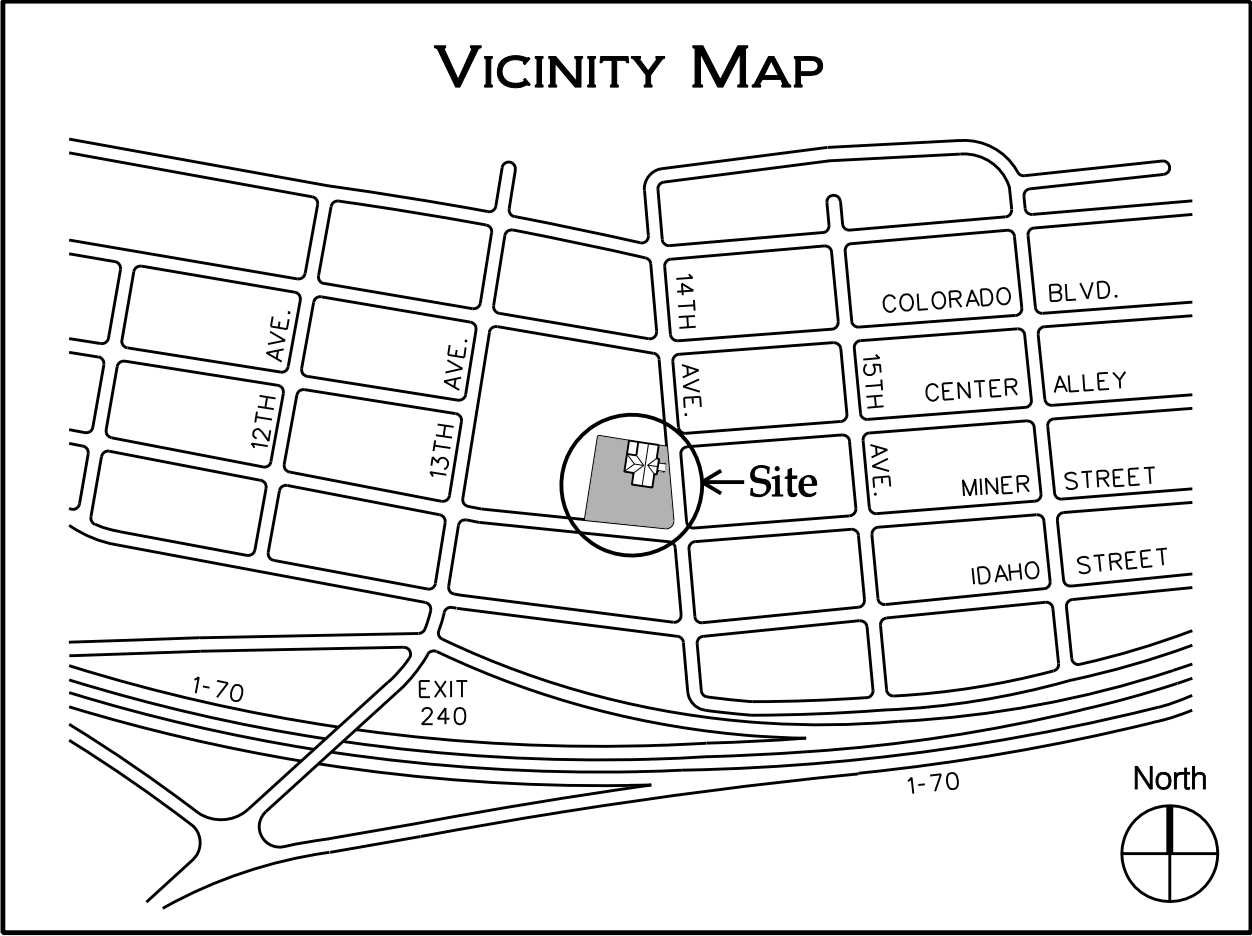
ROLL DETAIL

- Width: 15 feet
- Length: 100 feet (also available by the lineal foot)
- Shipping Weight: Approximately 1/2 pound per square foot
- Roll Diameter: Approximately 2 feet

IDAHO SPRINGS PUBLIC LIBRARY LIBRARY PARK SITE IMPROVEMENTS

219 14TH AVENUE, IDAHO SPRINGS, CO HAPC PROJECT NUMBER 2105

ISSUED FOR BIDDING AND CONSTRUCTION - SEPTEMBER 20, 2022



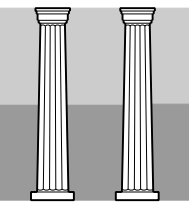
CODE INFORMATION	
PROPERTY ADDRESS:	219 14TH AVENUE IDAHO SPRINGS, COLORADO 80452
APPLICABLE CODES AND STANDARDS: (PER CITY OF IDAHO SPRINGS BUILDING DEPARTMENT)	• 2018 INTERNATIONAL BUILDING CODE • IDAHO SPRINGS MUNICIPAL CODE, CHAPTER 19 "BUILDINGS AND BUILDING REGULATIONS" • 2018 INTERNATIONAL EXISTING BUILDING CODE • SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
CONSTRUCTION TYPE:	TYPE III-B
OCCUPANCY:	LIBRARY BUILDING (GROUP A-3)
YEAR OF ORIGINAL CONSTRUCTION:	1904
LEGAL DESCRIPTION	
BLOCK 33, LOTS 1 THROUGH 3, THE CITY OF IDAHO SPRINGS, CLEAR CREEK COUNTY, COLORADO	



PROJECT DIRECTORY	
OWNER:	CITY OF IDAHO SPRINGS, COLORADO ANDREW MARSH, CITY ADMINISTRATOR 1711 MINER STREET P.O. BOX 907 IDAHO SPRINGS, COLORADO 80452 OFFICE: 303.567.4421 EXT. 121 E-MAIL: ADMIN@IDAHO SPRINGS CO.COM
OCCUPANT:	CLEAR CREEK COUNTY LIBRARY DISTRICT MS. LIBBY CAPLAN, LIBRARY DIRECTOR OFFICE: 303.990.0470 E-MAIL: LIBBY@CLEARCREEKLIBRARYDISTRICT.ORG
ARCHITECT:	HOEHN ARCHITECTS PC TIM AND KRIS HOEHN, PRINCIPALS P.O. BOX 3250 EVERGREEN, CO 80437 OFFICE: 303.282.3884 EMAIL: HOEHNARCHITECTS@GMAIL.COM

H O E H N A R C H I T E C T S P C

A0 COVER SHEET & PROJECT INFORMATION	A1 SITE DEMOLITION PLAN	A2 SITE CONSTRUCTION PLAN	A3 ENLARGED SITE CONSTRUCTION PLAN	A4 DETAILS	IMPROVEMENT SURVEY PLAT
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No.	Date / Issue
1	7/12/21 FOR REVIEW

2	7/21/21 FOR PERMIT AND CONSTRUCTION
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3	6/15/22 FOR BIDDING AND CONSTRUCTION
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4	9/20/22 FOR BIDDING AND CONSTRUCTION
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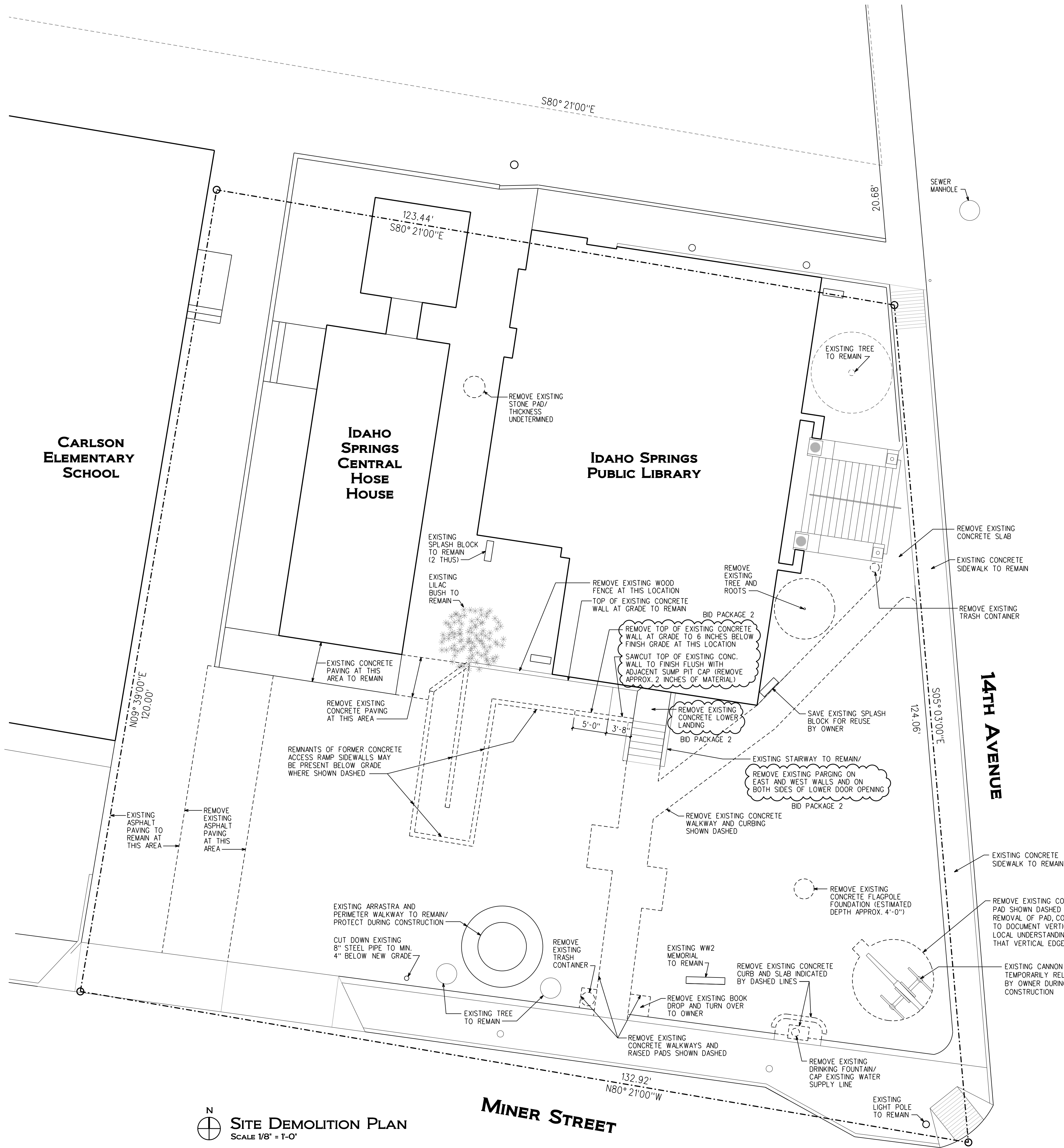
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Idaho Springs Library Park

Project Number 2105

Site Demolition Plan

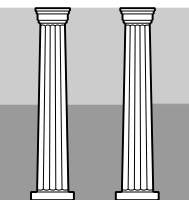
A1



N
SITE DEMOLITION PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES

- CONSULT THE STATE HISTORICAL FUND STAFF ARCHAEOLOGIST PRIOR TO CARRYING OUT WORK THAT ENTAILS GROUND DISTURBANCE TO DETERMINE WHETHER THE SERVICES OF AN ARCHAEOLOGIST ARE REQUIRED. CONTACT OAHF FRONT DESK: 303-866-3392
- ALL WORK SHOWN IS INCLUDED IN BID PACKAGE 1 EXCEPT WHERE CLOUDED AND INDICATED AS BID PACKAGE 2 - TYPICAL ON ALL DRAWINGS.



P.O. BOX 3250
EVERGREEN
COLORADO
80437
(303) 282-3884

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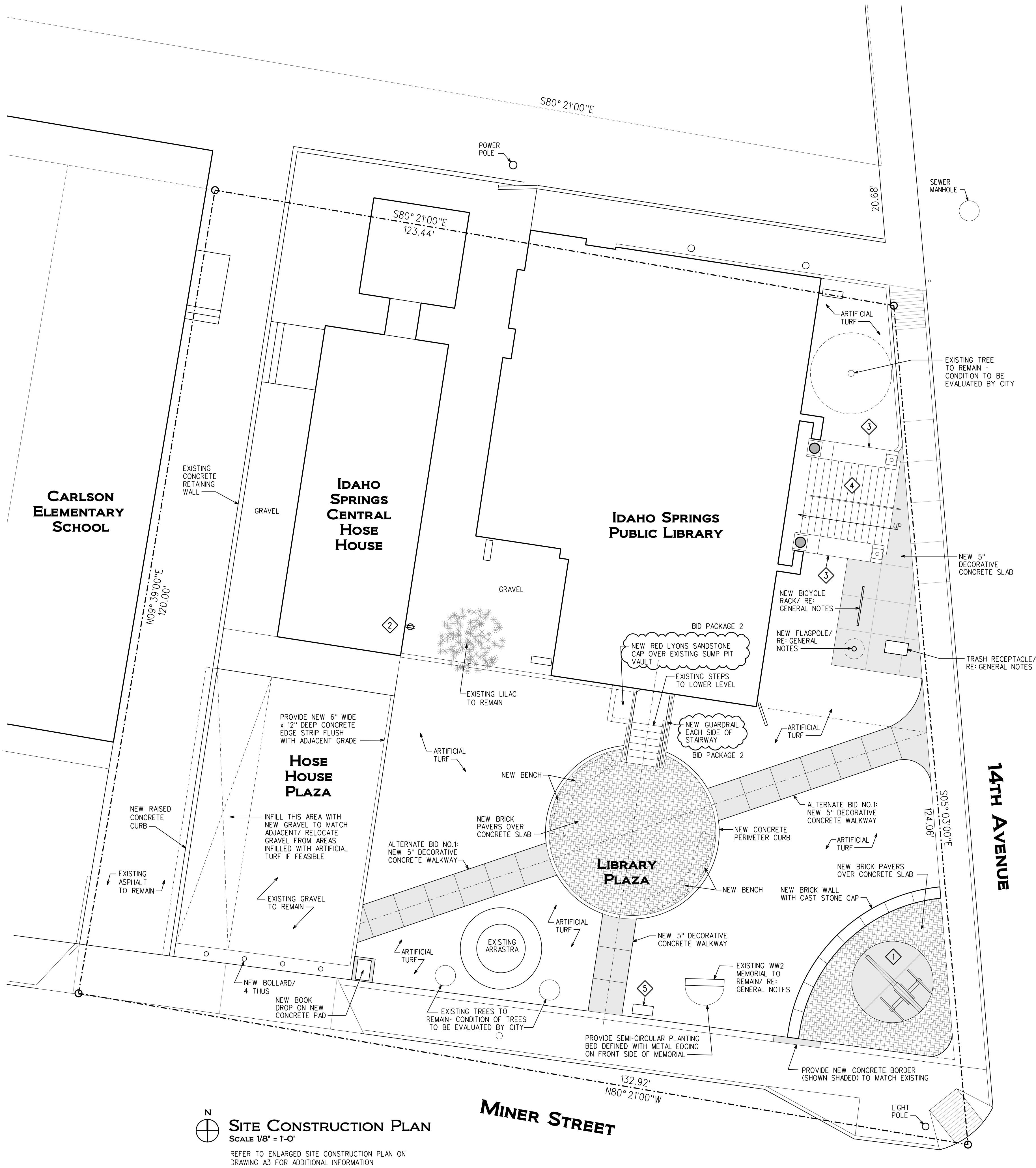
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GENERAL NOTES

1. FLAGPOLE: PROVIDE STARGAZER FLAGPOLE ASSEMBLY IN 35 FOOT HEIGHT WITH EXTERNAL HALYARD SYSTEM, COMBINATION STARGAZER LED LIGHT/TRUCK ASSEMBLY, STARGAZER IN-GROUND REMOTE POWER SUPPLY, PULLEYS, FITTINGS AND ACCESSORIES AS REQUIRED FOR A COMPLETE FINISHED INSTALLATION. MANUFACTURED BY EAGLE MOUNTAIN FLAG AND FLAGPOLES. RE: SPECIFICATION SECTION 10350 FLAGPOLES.
2. BRICK PAVERS: PROVIDE HERITAGE SERIES "INCA RED" MODULAR PAVERS IN GRAIN TEXTURE. MANUFACTURED BY SUMMIT BRICK, 7576 WEST 5TH AVENUE, LAKEWOOD, CO 80226; 303-592-7080; WWW.SUMMITBRICK.COM. RE: SPECIFICATION SECTION 04 21 13 BRICK AND STONE MASONRY.
3. BRICK FOR NEW WALL SURROUNDING CANNON: PROVIDE "LAKEWOOD MISTY GRAY" IN GRAIN TEXTURE (TO MATCH BRICK ON ELEVATOR ADDITION). MANUFACTURED AT THE LAKEWOOD PRODUCTION PLANT FOR SUMMIT BRICK. RE: SPECIFICATION SECTIONS 04 21 13 BRICK AND STONE MASONRY AND 04 20 00 UNIT MASONRY ASSEMBLIES.
4. CAST STONE FOR CAP ON BRICK WALL: PROVIDE CAST STONE COPINGS IN COLOR AND TEXTURE TO MATCH STONE TRIM ON LIBRARY, MANUFACTURED BY HADDENSTONE LTD.; 32207 UNITED AVENUE; PUEBLO CO 81001; 866-733-8225; STONE@HADDONSTONE.COM . RE: SPECIFICATION SECTION 04 72 00 ARCHITECTURAL CAST STONE.
5. BEAR AND ANIMAL RESISTANT TRASH RECEPTACLE SUPPLIED BY OWNER: PROVIDE ACADIA MODEL REC101 WITH 55 GALLON CAPACITY MANUFACTURED BY BEARCUDA BINS; LITCHFIELD CT 06759; 877-232-7428; WWW.BEARCUDA.COM . PROVIDE POWDER COATED BROWN COLOR WITH "TRASH" LABEL.
6. DECORATIVE CONCRETE: PROVIDE INTEGRALLY COLORED CAST-IN-PLACE CONCRETE WITH EXPOSED AGGREGATE. REFER TO SPECIFICATION SECTION 03 35 23 SPECIALLY FINISHED CAST-IN-PLACE CONCRETE. PROVIDE DAVIS COLOR - SUBTLE COLOR GROUP - SANDSTONE. PROVIDE SAMPLES FOR REVIEW BY CITY, LIBRARY DISTRICT AND ARCHITECT.
7. BICYCLE RACK SUPPLIED BY OWNER: PROVIDE LOOP BIKE RACK 125-40/S-2 IN BRONZE COLOR, MANUFACTURED BY DUMOR SITE FURNISHINGS AND AVAILABLE FROM ROCKY MOUNTAIN RECREATION INC.; P.O.BOX 620411; LITTLETON, CO 80162; 303-783-1452
8. BENCHES SUPPLIED BY LIBRARY DISTRICT: PROVIDE 6 FOOT CAST BENCH WITH STEEL SEAT AND 2 ARMS 160-60 IN BRONZE COLOR, MANUFACTURED BY DUMOR SITE FURNISHINGS AND AVAILABLE FROM ROCKY MOUNTAIN RECREATION, INC.; P.O. BOX 620411; LITTLETON, CO 80162; 303-783-1452.
9. BOLLARDS: PROVIDE 150-RT REMOVABLE CAST IRON BOLLARD WITH FLAT ROUND TOP AND TAPERED BASE MANUFACTURED BY J.R. HOE AND SONS; 101 IRONWOOD ROAD, MIDDLESBORO, KY 40965; 606-248-5560; WWW.BOLLARDSUSA.COM . PROVIDE POWDER COATED "FLAT BLACK" COLOR.
10. WW2 MEMORIAL: REPLACE DIRECT-BURIED ELECTRICAL WIRING SERVING THE MEMORIAL. WHERE EXPOSED ABOVE GRADE, ENCASE IN METAL CONDUIT. PAINT CONDUIT TO MATCH ADJACENT SURFACE.
11. SITE PREPARATION: REMOVE ALL EXISTING VEGETATION AND TOPSOIL UNLESS NOTED OTHERWISE ON PLAN. REGRADE SOIL AS REQUIRED TO CONFORM WITH GRADE ELEVATIONS INDICATED ON PLANS. PROVIDE LXR PRO 701 SYNTHETIC TURF BY ARTIFICIAL TURF SUPPLY OR APPROVED EQUAL. TURF ASSEMBLY TO CONSIST OF STANDARD INSTALLATION. RE: SPEC SECTION 32 18 13 SYNTHETIC GRASS SURFACING FOR MANUFACTURER'S INFORMATION. PROVIDE SUBMITTAL FOR REVIEW.
12. REMOVE EXISTING SPRINKLER HEADS AND SPRINKLER LINES. RETAIN EXISTING SPRINKLER CONTROL BOX FOR POSSIBLE FUTURE USE.
13. CONCRETE SLABS ON GRADE:
A. ALL EXTERIOR FLATWORK SHALL DEVELOP 4,000 PSI MINIMUM COMPRESSIVE STRENGTH AND SHALL BE AIR ENTRAINED TO 6%
B. REINFORCE SLABS WITH 6X6-W1.4XW1.4 WELDED WIRE REINFORCING (WWR)
C. PROVIDE 3" MINIMUM REINFORCEMENT PROTECTION.
D. CONTROL JOINT LOCATIONS ARE SHOWN ON DRAWINGS.
E. RE: SPECIFICATION SECTION 03 30 00 CAST-IN-PLACE CONCRETE.
14. BOOK DROP SUPPLIED BY LIBRARY DISTRICT: KINGSLEY 50 C-SERIES OUTDOOR RETURN ITEM NO. 13599670.

KEYED NOTES - ALL DRAWINGS

1. RADIUS OF NEW CONCRETE PAD AND CONTROL JOINT LOCATIONS TO MATCH EXISTING.
2. EXISTING EXTERIOR DUPLEX RECEPTACLE IS MISSING ITS COVER. REPLACE EXISTING ELECTRICAL BOX AND DEVICE PLACE WITH CAST, VAPOR-TIGHT BOX WITH HINGED LIFT COVER.
3. REHABILITATE THE EXISTING BRICK AND STONE MASONRY ENTRY STAIR WALLS. RAKE OUT ALL MORTAR JOINTS AND REPOINT WALLS AND CAPSTONES UTILIZING THE MORTAR MIX THAT HAS BEEN DETERMINED THROUGH TESTING OF THE ORIGINAL MORTAR. CLEAN THE MASONRY UPON COMPLETION OF REPAIRS. REFER TO SPECIFICATION SECTIONS 04 03 05 MORTAR AND POINTING & 04 03 01 MASONRY RESTORATION AND CLEANING.
4. REHABILITATE THE EXISTING STONE ENTRY STEPS. CUT OUT THE EXISTING SEALANT AND MORTAR. REPLACE THE MISSING MORTAR AND REPOINT THE JOINTS WITH SKAFLEX TEXTURED SEALANT ONE COMPONENT POLYURETHANE SEALANT IN STANDARD COLOR (ALMOND OR BUFF) SELECTED BY ARCHITECT. SAND THE JOINTS TO REDUCE SHEEN. RE: SPECIFICATION SECTION 07 92 00 JOINT SEALANTS.
5. INTERPRETIVE SIGN BY TIMELY SIGNS OF KINGSTON, NY OR APPROVED EQUAL CONSISTING OF 24" X 36" DIGITAL HIGH PRESSURE LAMINATE PANEL MOUNTED AT 45 DEGREE ANGLE ON DOUBLE ALUMINUM POST STANCHION- DIRECT BURIAL. TO BE PROVIDED BY THE CITY OF IDAHO SPRINGS.

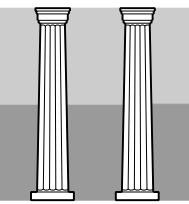


Idaho Springs Library Park

Project Number 2105

Site Construction Plan

A2



No.	Date / Issue
1	7/12/21 FOR REVIEW
2	7/21/21 FOR PERMIT AND CONSTRUCTION
3	6/15/22 FOR BIDDING AND CONSTRUCTION
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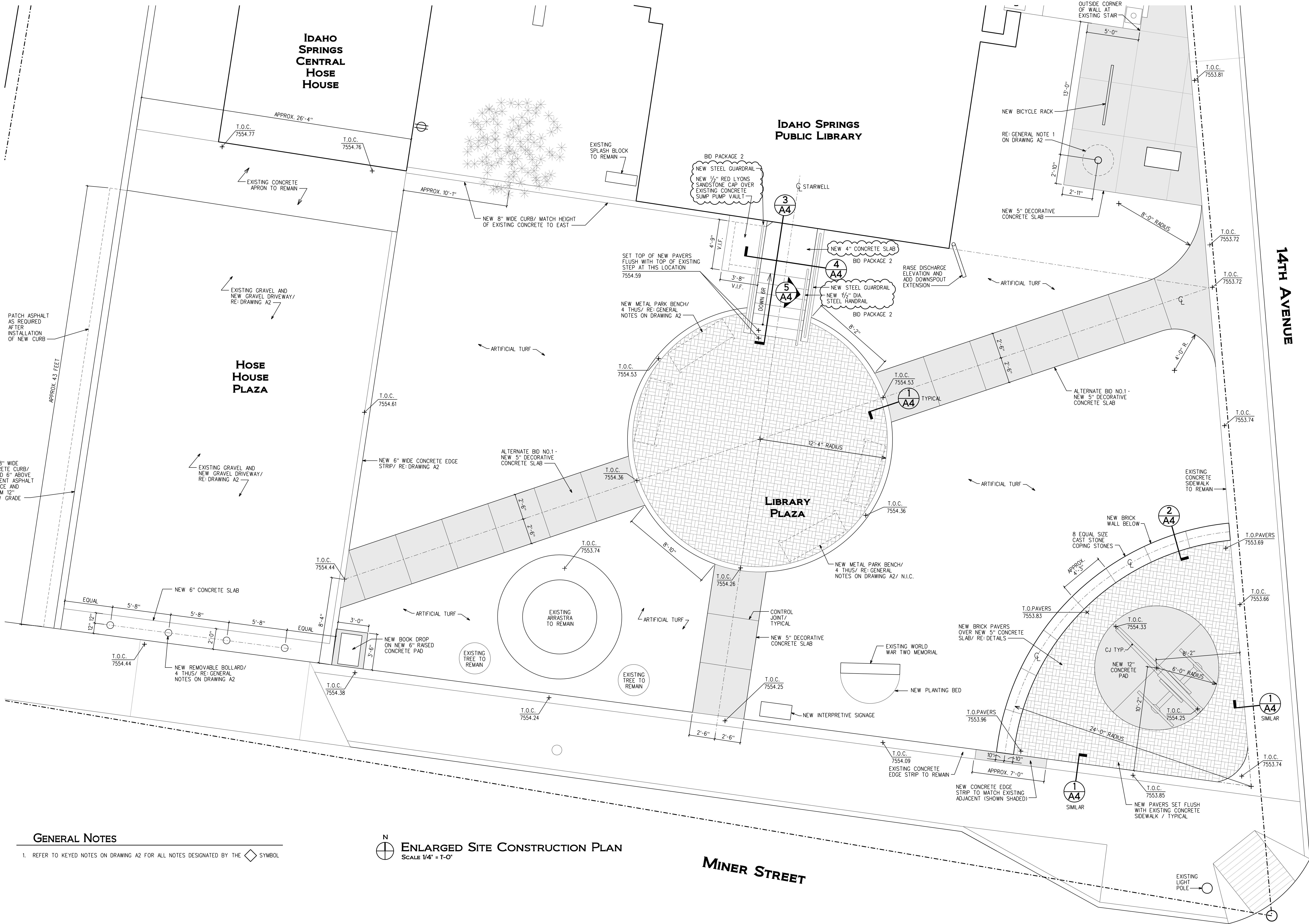
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Idaho Springs Library Park

Project Number 2105

Enlarged Site
Improvement Plan

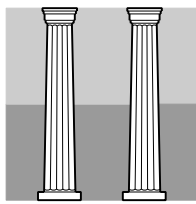
A3



GENERAL NOTES

1. REFER TO KEYED NOTES ON DRAWING A2 FOR ALL NOTES DESIGNATED BY THE SYMBOL

ENLARGED SITE CONSTRUCTION PLAN
SCALE 1/4" = 1'-0"



P.O. BOX 3250
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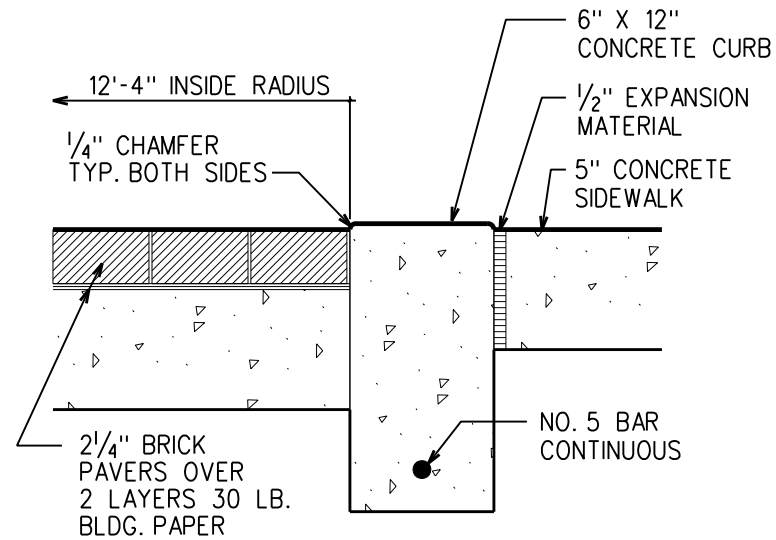
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Idaho Springs Library Park

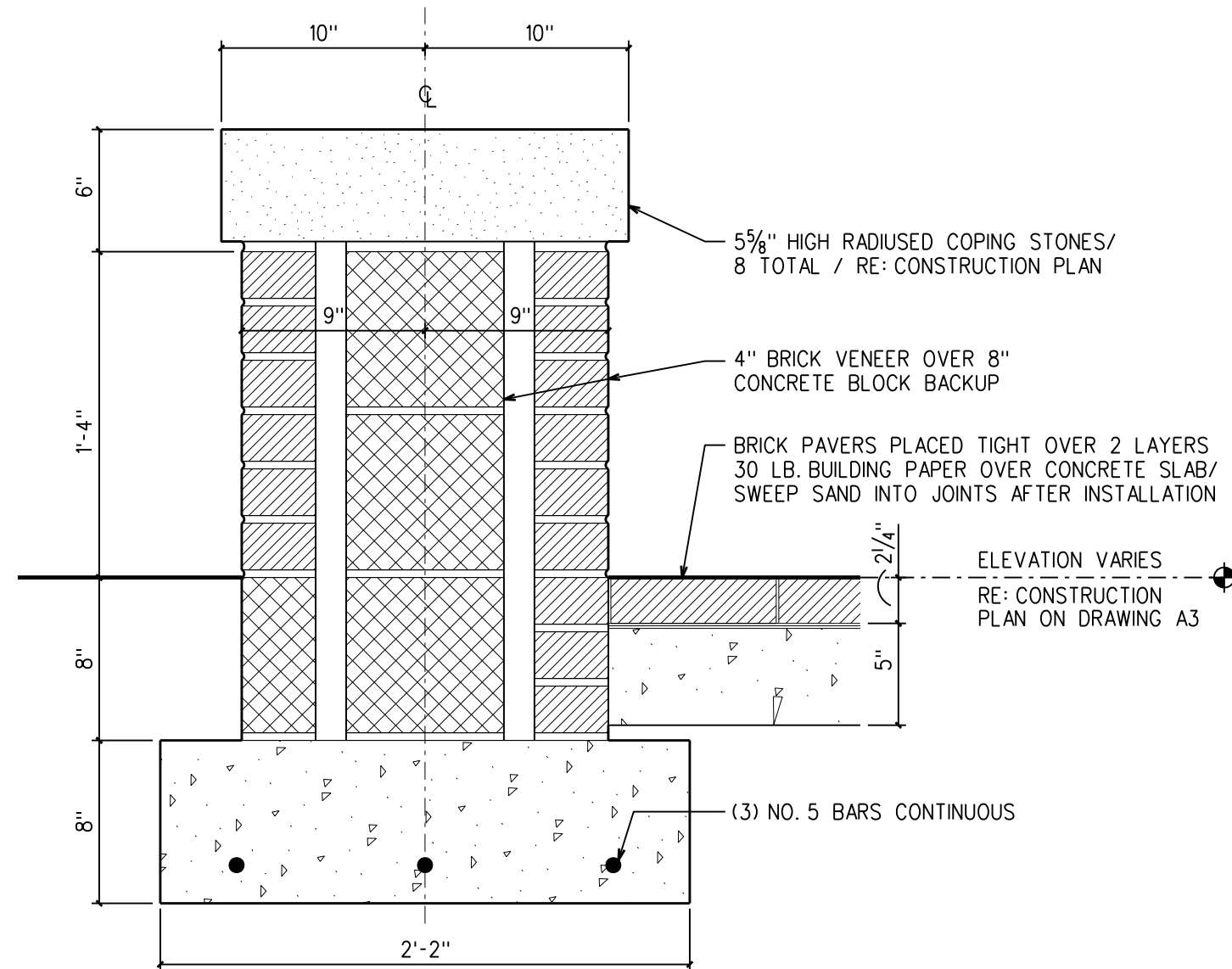
Project Number 2105

Elevations and Details

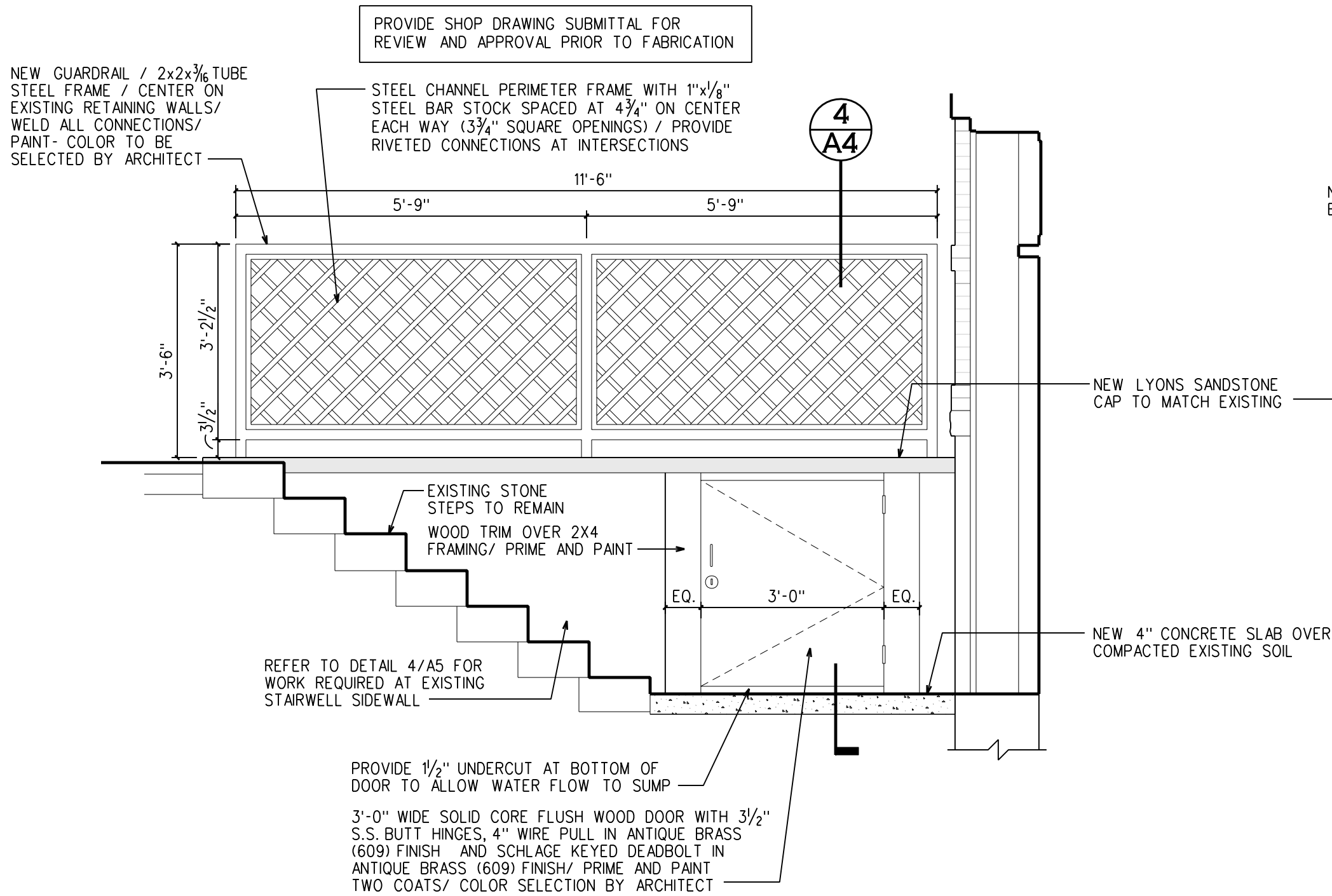
A4



1 PAVING DETAIL
SCALE 1 1/2" = 1'-0"



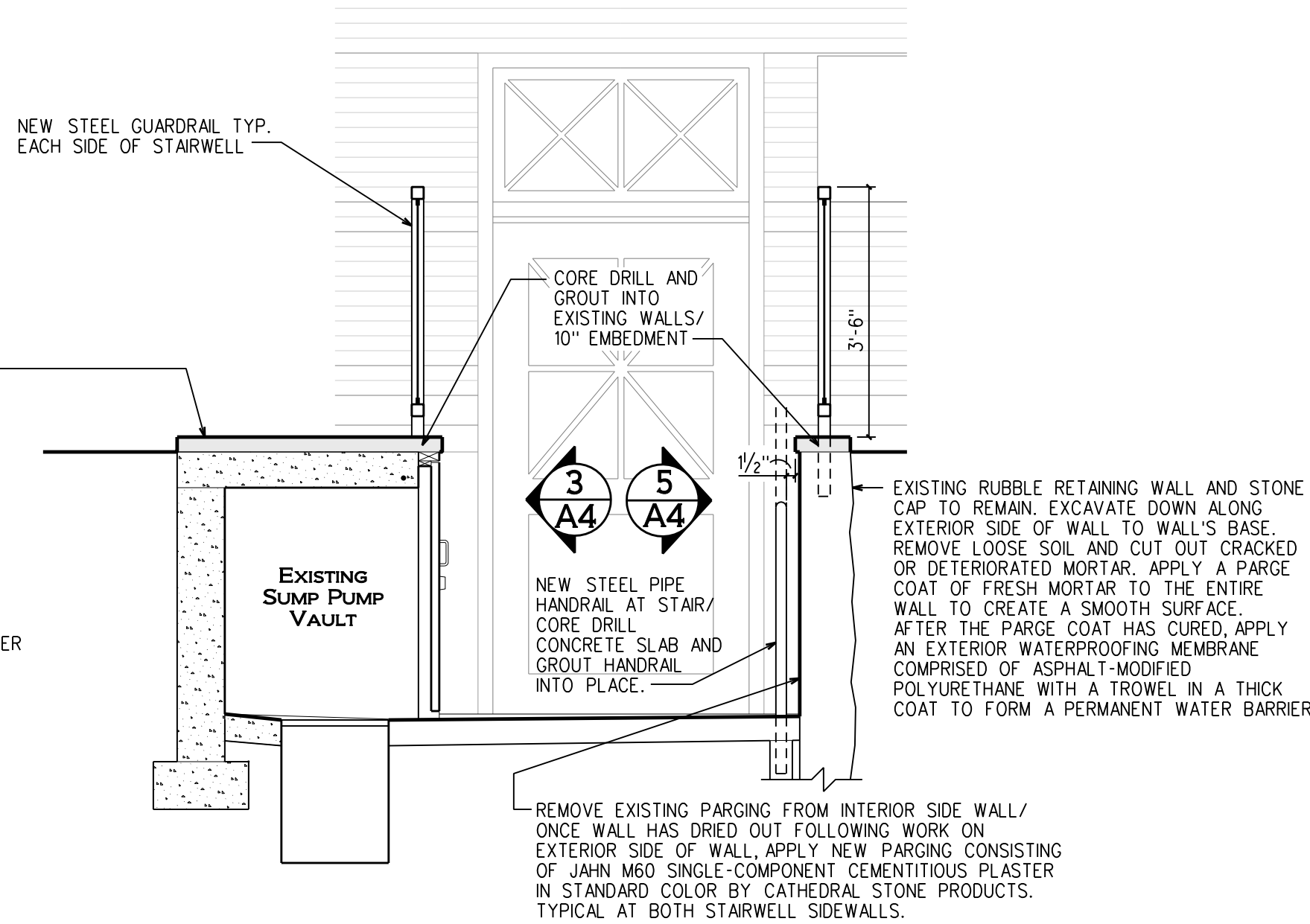
2 SECTION THROUGH LOW WALL
SCALE 1 1/2" = 1'-0" AT SOUTHEAST PROPERTY CORNER



3 SECTION THROUGH STAIR WELL
SCALE 1/2" = 1'-0" LOOKING WEST

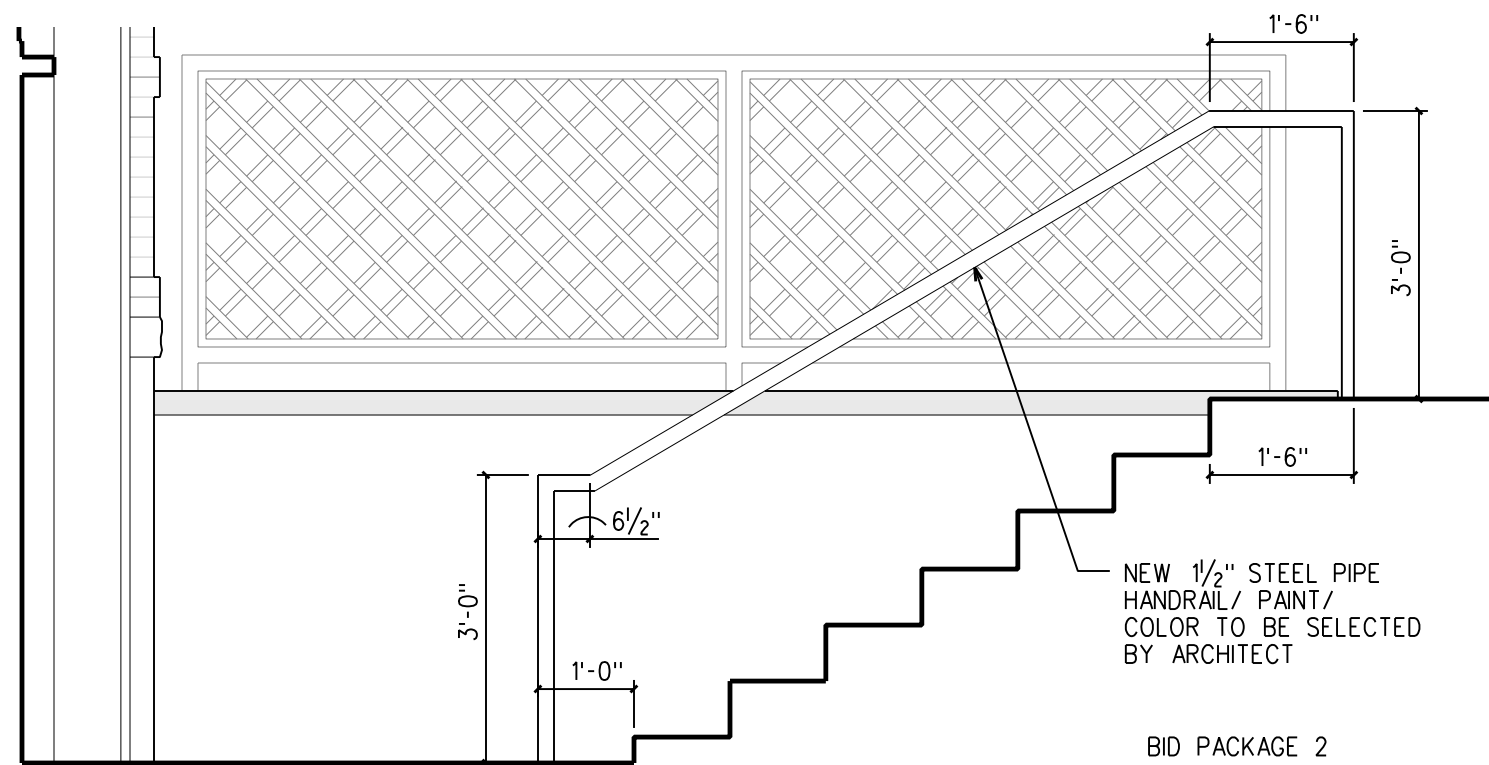
NOTE: PAINT NEW GUARDRAIL ASSEMBLY/
COLOR TO BE SELECTED BY ARCHITECT

BID PACKAGE 2



BID PACKAGE 2

4 SECTION THROUGH STAIR WELL
SCALE 1/2" = 1'-0" LOOKING NORTH



BID PACKAGE 2

5 STAIR WELL HANDRAIL ELEVATION
SCALE 1/2" = 1'-0" LOOKING EAST RE: 3/A4 FOR GUARDRAIL NOTES