

HISTORIC AND DESIGN REVIEW COMMISSION

July 19, 2023

HDRC CASE NO: 2023-258
COMMON NAME: 145 NAVARRO
ADDRESS: 219 VILLITA ST
LEGAL DESCRIPTION: NCB 986 LOT 11 THRU 13 AND E 5.14FT OF 10
ZONING: D, H, RIO-3
CITY COUNCIL DIST.: 1
APPLICANT: Peter Ketter/Sandvick Architects
OWNER: Kunal Mody/145 NAVARRO LLC
TYPE OF WORK: Amendment to previously approved design of rooftop addition; infill of windows
APPLICATION RECEIVED: June 30, 2023
60-DAY REVIEW: August 29, 2023
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design. Within this request, the applicant has proposed the following:

1. Enclose eighteen (18) window openings on the west façade with brick. These window openings are from a 1984 addition.
2. Modify the façade arrangement of the rooftop addition and increase the height of the elevator penthouse.
3. Reduce the amount of proposed concrete parkway extension into the right of way on Villita Street.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. Screens and shutters*—Preserve historic window screens and shutters.
- v. Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

10. Commercial Facades

A. MAINTENANCE (PRESERVATION)

- i. Character-defining features*—Preserve character defining features such as cornice molding, upper-story windows, transoms, display windows, kickplates, entryways, tiled paving at entryways, parapet walls, bulkheads, and other features that contribute to the character of the building.
- ii. Windows and doors*—Use clear glass in display windows. See Guidelines for Architectural Features: Doors, Windows, and Screens for additional guidance.
- iii. Missing features*—Replace missing features in-kind based on evidence such as photographs, or match the style of the building and the period in which it was designed.
- iv. Materials*—Use in-kind materials or materials appropriate to the time period of the original commercial facade when making repairs.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. New features*—Do not introduce new facade elements that alter or destroy the historic building character, such as adding inappropriate materials; altering the size or shape of windows, doors, bulkheads, and transom openings; or altering the façade from commercial to residential. Alterations should not disrupt the rhythm of the commercial block.
- ii. Historical commercial facades*—Return non-historic facades to the original design based on photographic evidence. Keep in mind that some non-original facades may have gained historic importance and should be retained. When evidence is not available, ensure the scale, design, materials, color, and texture is compatible with the historic building. Consider the features of the design holistically so as to not include elements from multiple buildings and styles.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

2. Massing and Form of Non-Residential and Mixed-Use Additions

A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a

building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

4. Architectural Details

A. GENERAL

i. Historic context—Design additions to reflect their time while respecting the historic context. Consider character defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. Architectural details—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new

Downtown Design Guide, Chapter 8, Streetscape Improvements

E. STREET TREES

1. An owner should agree to maintain street trees so that the pedestrian light fixtures are accessible for maintenance purposes.
2. Tree spacing and placement must be coordinated with street light placement as seen in Figure 8.4. Street lights should generally be located midway between adjacent trees, and are commonly spaced every two (2) or three (3) trees, hence 60 to 100 feet on center.
3. Street trees should be planted adjacent to a project when they cannot be accommodated onsite.
4. In the ideal urban tree canopy, adjacent trees at maturity generally touch one another. Therefore, the typical tree spacing is generally 40 feet, plus or minus 10 feet depending upon the tree species.
5. Required street trees should perform as shade trees. However, if approved by the Development Services Department and Department of Planning and Community Development, palms may be planted between or in addition to required shade trees for vertical emphasis.
6. On streets where parking spaces are marked – either parallel or angled – trees should be located where they will not impede the opening of car doors or pedestrian access to the sidewalk. Where parking is parallel to the curb, trees are best positioned near the front or back of a space, so that they align with a fender rather than a door. Locating them on the line between two spaces tends to block access to the sidewalk and should be avoided.
7. Irrigate trees and landscaped parkways with an automatic irrigation system or Low Impact Development (LID) deep well. Deep root irrigation is preferred. Surface mounted spray heads or bubblers may also be used provided they adequately irrigate trees (minimum of 20 gallons per week dispersed over the root zone) and do not directly spray the tree trunks.
8. Obtain a permit prior to pruning and adhere to International Society of Arboriculture (ISA) Tree Pruning Guidelines and American National Standards Institute (ANSI) A300 standards. These guidelines prohibit —topping and —heading.
9. Plant a minimum 36 inch box tree wherever possible. Other sizes may be employed to add additional trees.
10. Where tree wells are installed, tree wells may be: 1) covered with a three (3) inch thick layer of stabilized decomposed granite, installed per manufacturer's specifications, and level with the adjacent walkway; or 2) covered by an ADA compliant tree grate.

FINDINGS:

- a. The historic structure located at 145 Navarro Street is commonly known as the A.B. Frank Building and was constructed in 1926. The structure was design by Ayres & Ayres and was constructed by McKenzie Construction. The structure features eight stories in height and a brick façade. The structure has been modified numerous times, including the construction of a skybridge addition, a vertical addition, a rooftop penthouse, street level storefront modifications and window replacement.
- b. PREVIOUS REVIEW – The Historic and Design Review Commission approved the construction of a rooftop addition, storefront system replacement, window replacement, and other exterior scopes of work at the March 1, 2023, Historic and Design Review Commission hearing.

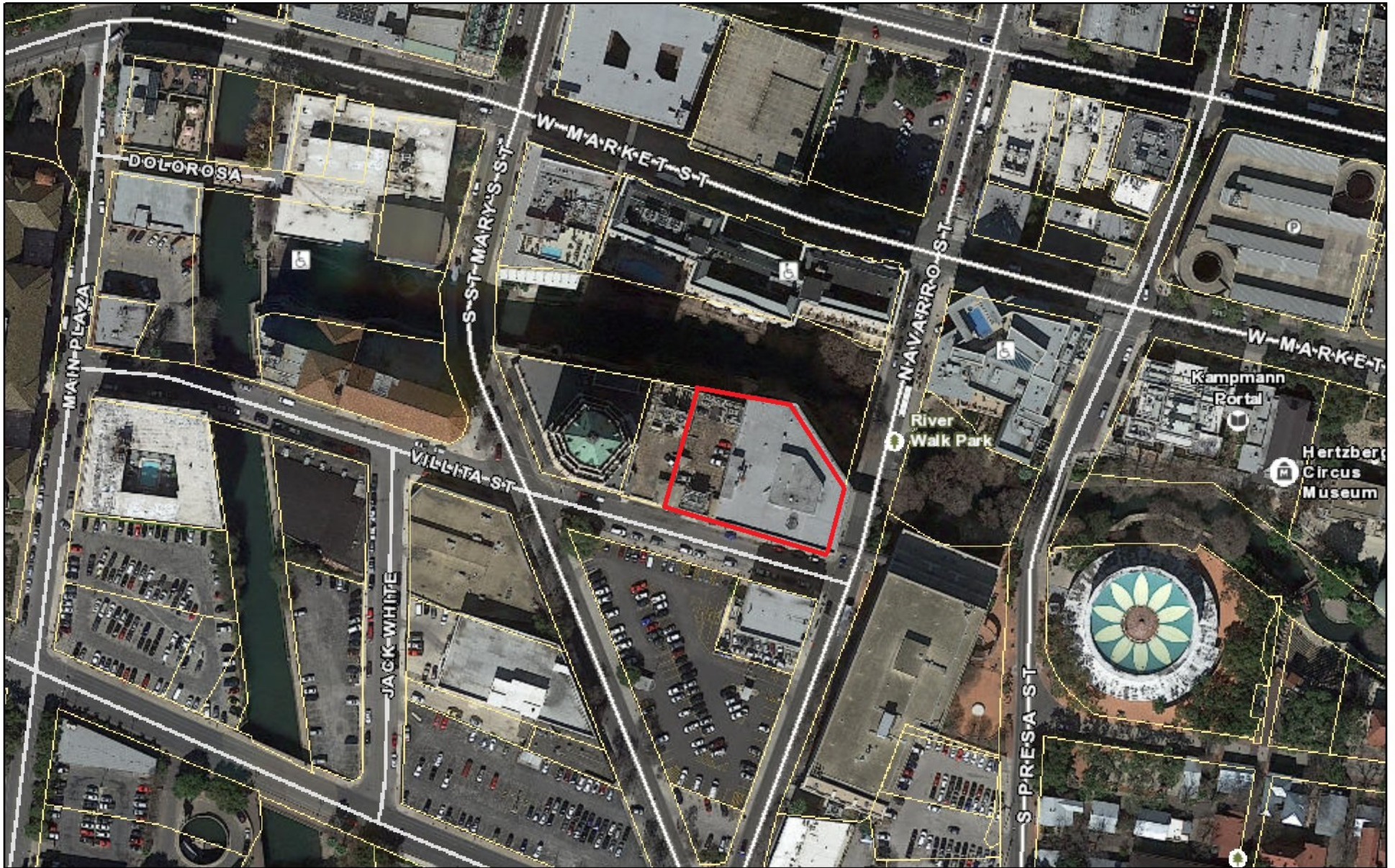
- c. WINDOW ENCLOSURE – The applicant has proposed to enclose eighteen (18) window openings on the west façade with brick. These window openings are from a 1984 addition. The applicant has proposed to infill each window with brick to match the existing brick, with a recess. Given the location of these window openings within an addition, their location above an adjacent parking structure, and the proposed infill method, staff finds the proposed scope of work to be appropriate.
- d. ROOFTOP ADDITION – The applicant has proposed to modify the façade arrangement of the rooftop addition and increase the height of the elevator penthouse. Per the revised construction documents, the penthouse will now feature a folding glass door system and EIFS cladding. Generally, staff finds the proposed revisions to be appropriate; however, staff finds that if EIFS is used, it should feature a finish and control joints similar to traditionally applied stucco/plaster.
- e. RIGHT OF WAY MODIFICATION – The applicant has proposed to modify the previous concrete parkway proposed to only feature one extension instead of the previously approved two. Staff finds this reduction to be appropriate. The applicant has noted the intent to comply with the previous stipulation of approval, confirming with the Downtown Design Guide’s sidewalk and street planting standards as outlined in Chapter 2, Section A and Chapter 8, Section E. The applicant is responsible for coordinating all right of way work with the Public Works Department.
- f. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

RECOMMENDATION:

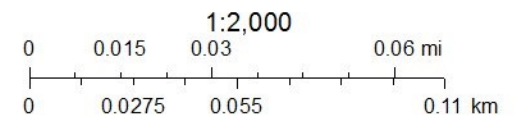
- 1. Staff recommends approval of item #1, the infill of non-original window openings on the west façade as noted in finding c.
- 2. Staff recommends approval of item #2, modifications to the design and height of rooftop additions based on finding d with the following stipulation:
 - i. That EIFS feature a finish and control joints similar to traditionally applied stucco/plaster.
- 3. Staff recommends approval of item #3, modifications to the proposed right of way parkway based on finding e with the following stipulation:
 - i. That street trees or landscaping beds be installed in the parkway. The applicant is to follow the Downtown Design Guide’s sidewalk and street planting standards as outlined in Chapter 2, Section A and Chapter 8, Section E.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

City of San Antonio One Stop



December 8, 2022



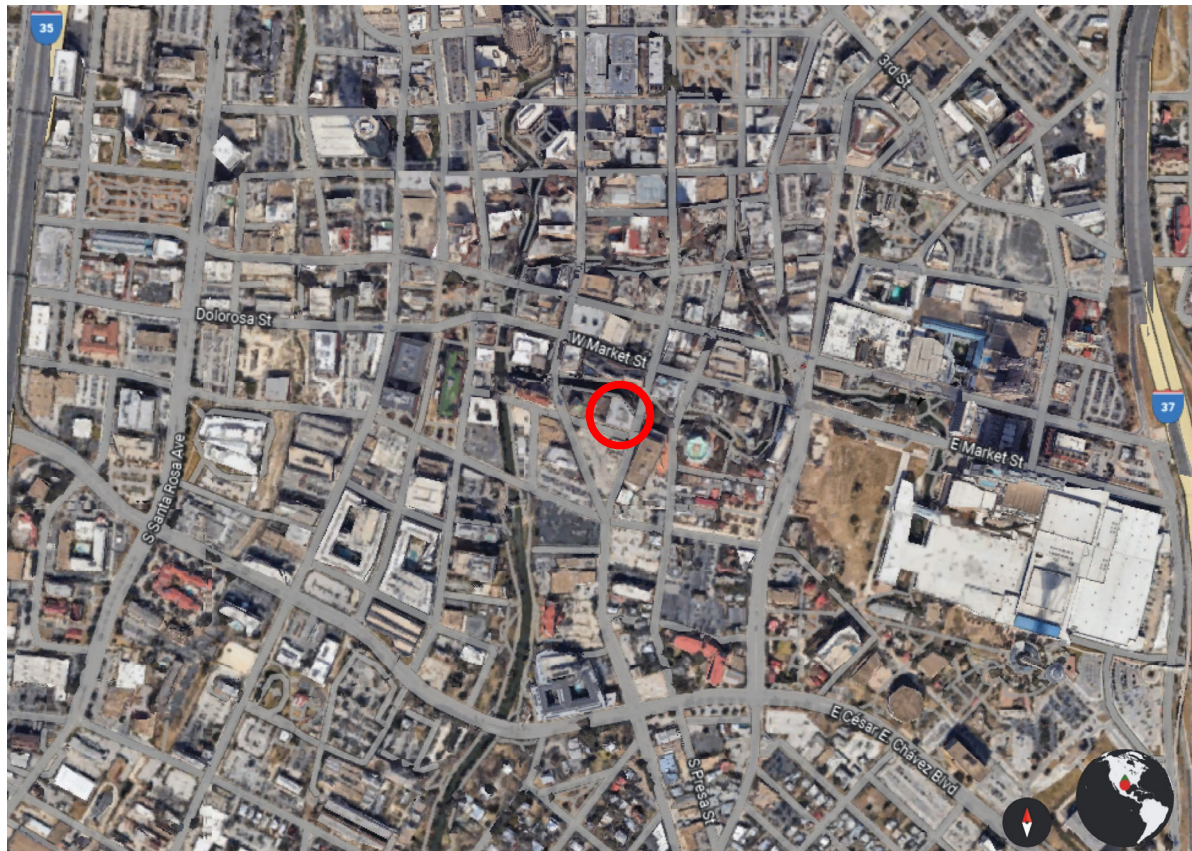








A.B. Frank Company – 145 Navarro Street



Site Location

A.B. Frank Company – 145 Navarro Street



South Elevation



Southeast Oblique

A.B. Frank Company – 145 Navarro Street



Southeast Oblique



Northeast Oblique

A.B. Frank Company – 145 Navarro Street



Northeast Oblique

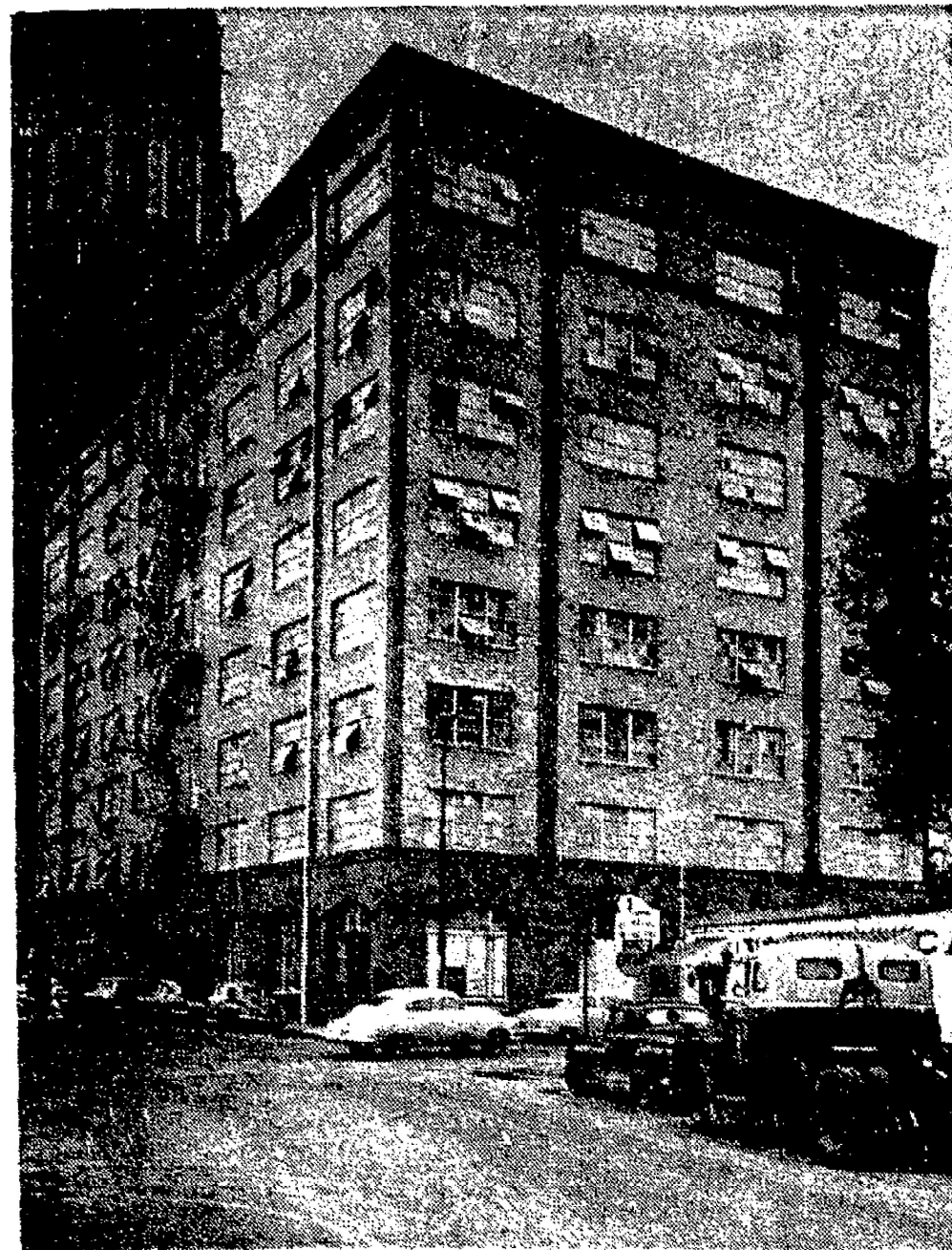


Northwest Oblique
(From River Walk)

A.B. Frank Company – 145 Navarro Street



c. 1927



1953



1981

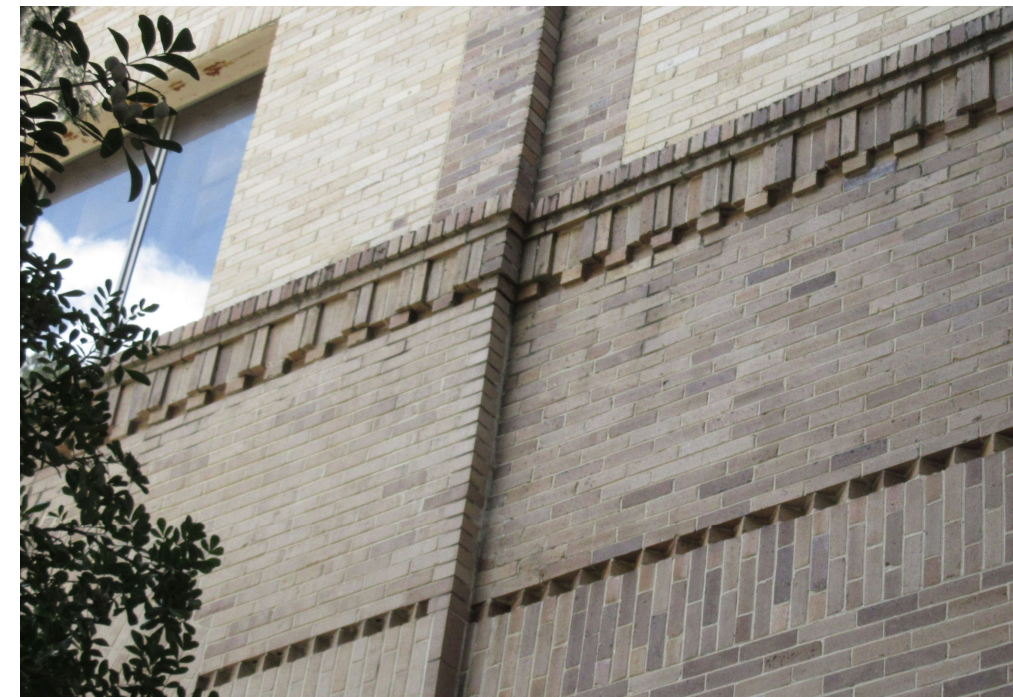
A.B. Frank Company – 145 Navarro Street



2-Story Vertical Addition in 1984



Recreated/Relocated Masonry at Crown



Restored Masonry at Base

A.B. Frank Company – 145 Navarro Street



Reinstated Masonry Arches

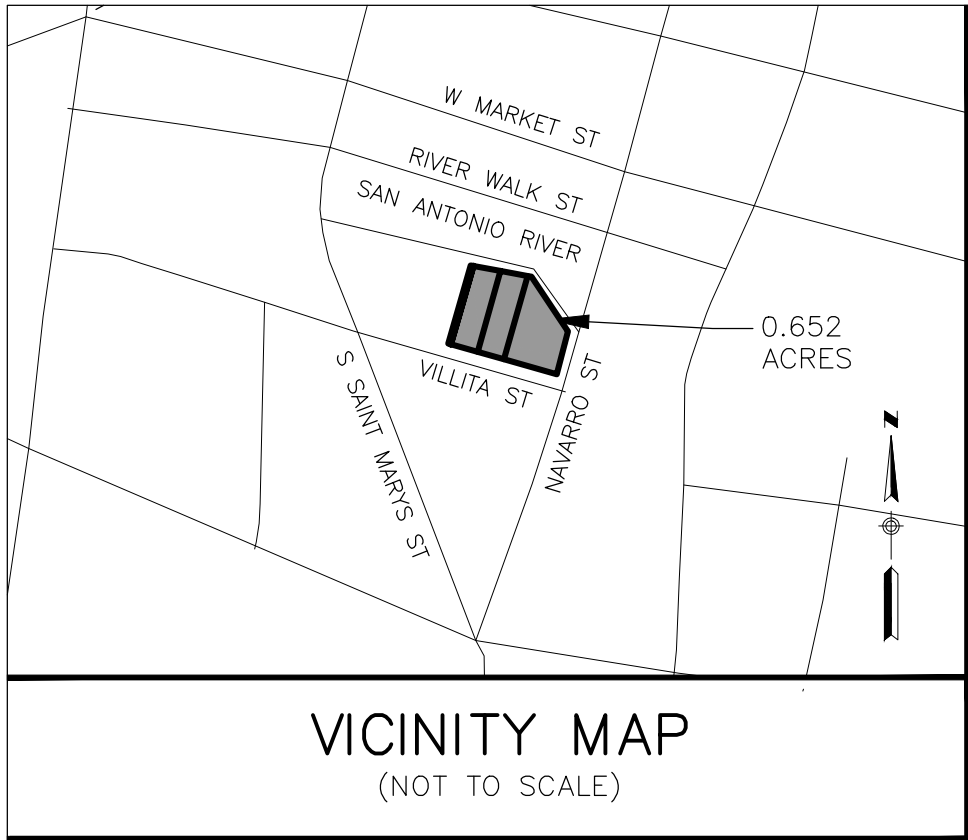


Recessed Storefront/Arcade at East Elevation

A.B. Frank Company – 145 Navarro Street



Recessed Storefronts at Northeast / North Elevations



DEMOLITION NOTES:

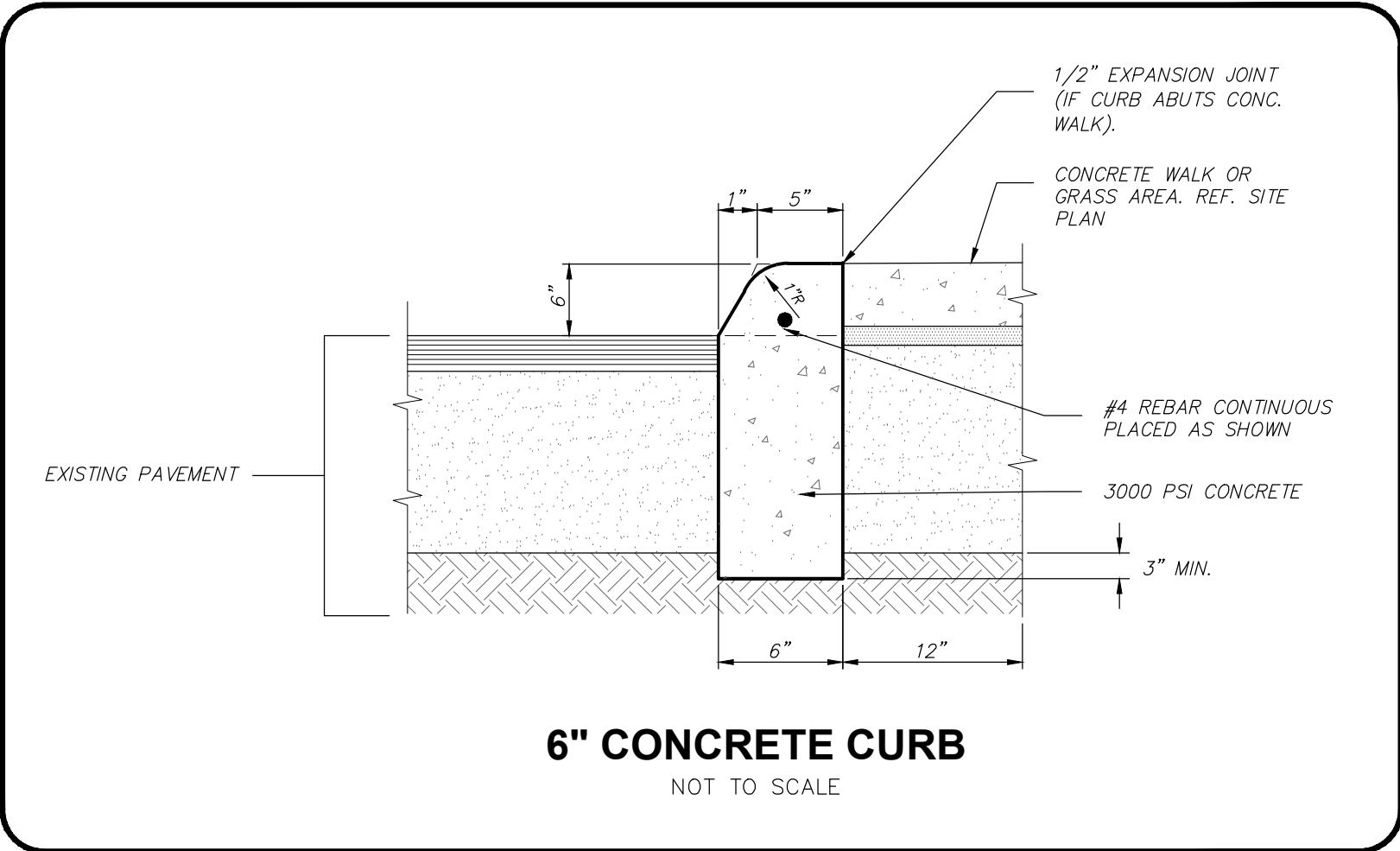
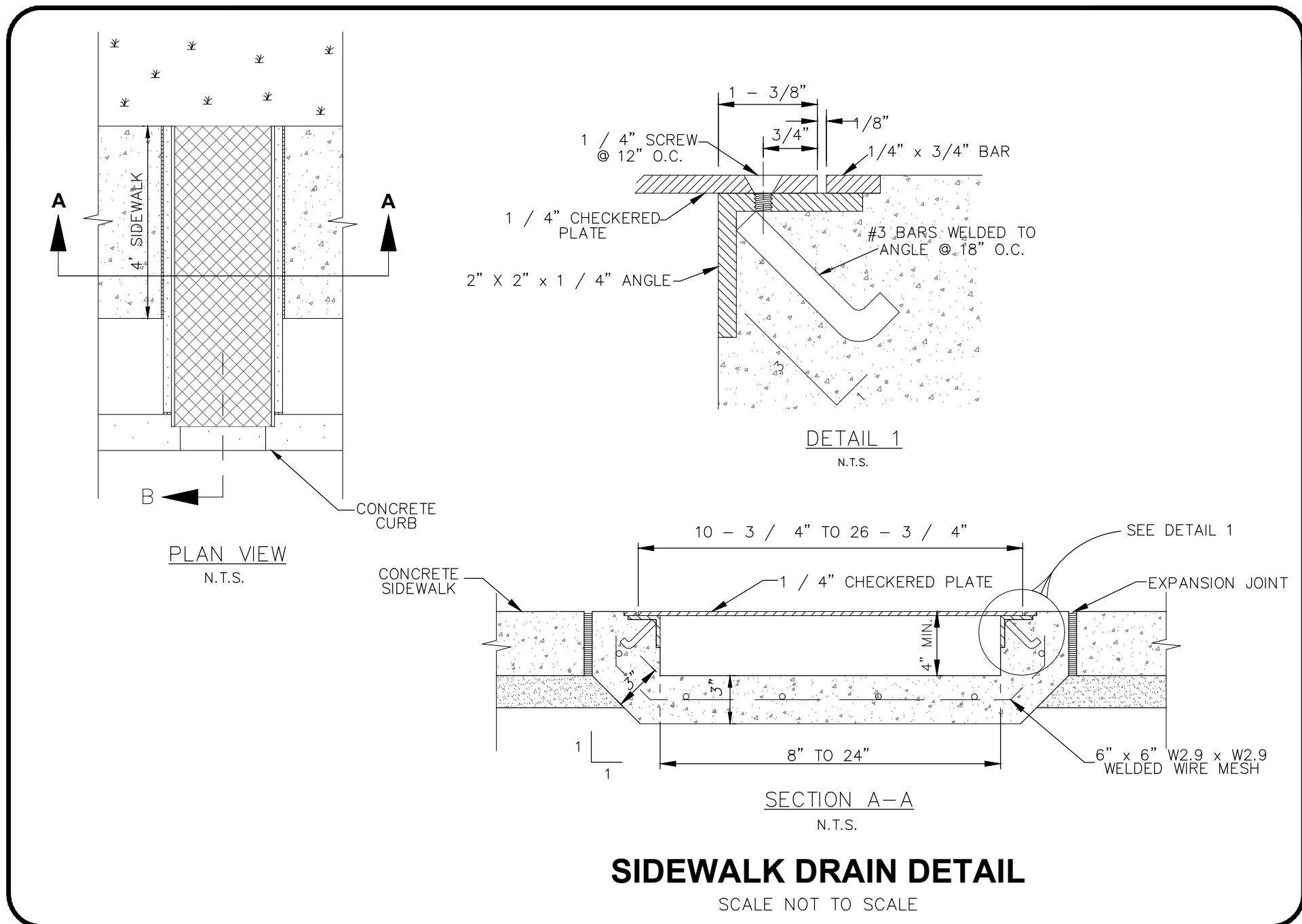
1. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT AND MATERIALS WITHIN THE LIMITS OF DEMOLITION SHOWN, AND/OR AS DIRECTED IN THE FIELD BY OWNER & ENGINEER. MATERIAL SHALL BE TAKEN OFFSITE AND DISPOSED OF PROPERLY AT THE CONTRACTORS EXPENSE.
2. REFER TO TREE PRESERVATION PLANS FOR TREE PRESERVATION AND/OR REMOVAL AND TREE FENCING AND PROTECTION DETAILS. REFER TO LANDSCAPE ARCHITECT PLANS BY OTHERS FOR LANDSCAPE PLANTING, LANDSCAPE IRRIGATION, AND OTHER LANDSCAPE MATTERS.
3. CONTRACTOR SHALL SAWCUT EXISTING PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER JOINTS SHOWN ON THE PLAN. NO JAGGED OR IRREGULAR CUTS IN ANY PAVEMENT SURFACE WILL BE PERMITTED.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL TRAFFIC HANDLING DEVICES AND FLAG PERSONNEL TO PROVIDE TEMPORARY TRAFFIC DIRECTION AS VEHICLES ENTER AND LEAVE THE SITE FOR DEMOLITION AND HAUL-OFF OPERATIONS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TMTCD, AND COORDINATED WITH OWNER, COSA, OR TxDOT, AS APPLICABLE.
5. DUE TO FEDERAL REGULATION TITLE 49, PART 192.171, THE GAS PURVEYOR MUST MAINTAIN ACCESS TO ANY GAS VALVES, METERS, AND OTHER FACILITIES WHICH MAY EXIST ON SITE. THE CONTRACTOR MUST WORK AROUND AND PROTECT THESE FEATURES.
6. ALL DISTURBED GROUND SHALL BE REVEGETATED WITH TOPSOIL & HYDROMULCH OR SODDING, OR AS OTHERWISE SHOWN ON LANDSCAPE PLANS, AS APPLICABLE.
7. ALL EXISTING UTILITY APPURTENANCES WILL REMAIN ON-SITE & PROTECTED FROM DEMOLITION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN NEW IMPROVEMENTS AND EXISTING UTILITY APPURTENANCES.

KEY NOTES












1. PROPOSED 6" CONCRETE CURB
2. PROPOSED CONCRETE SIDEWALK
3. PROPOSED SIDEWALK DRAIN DETAIL

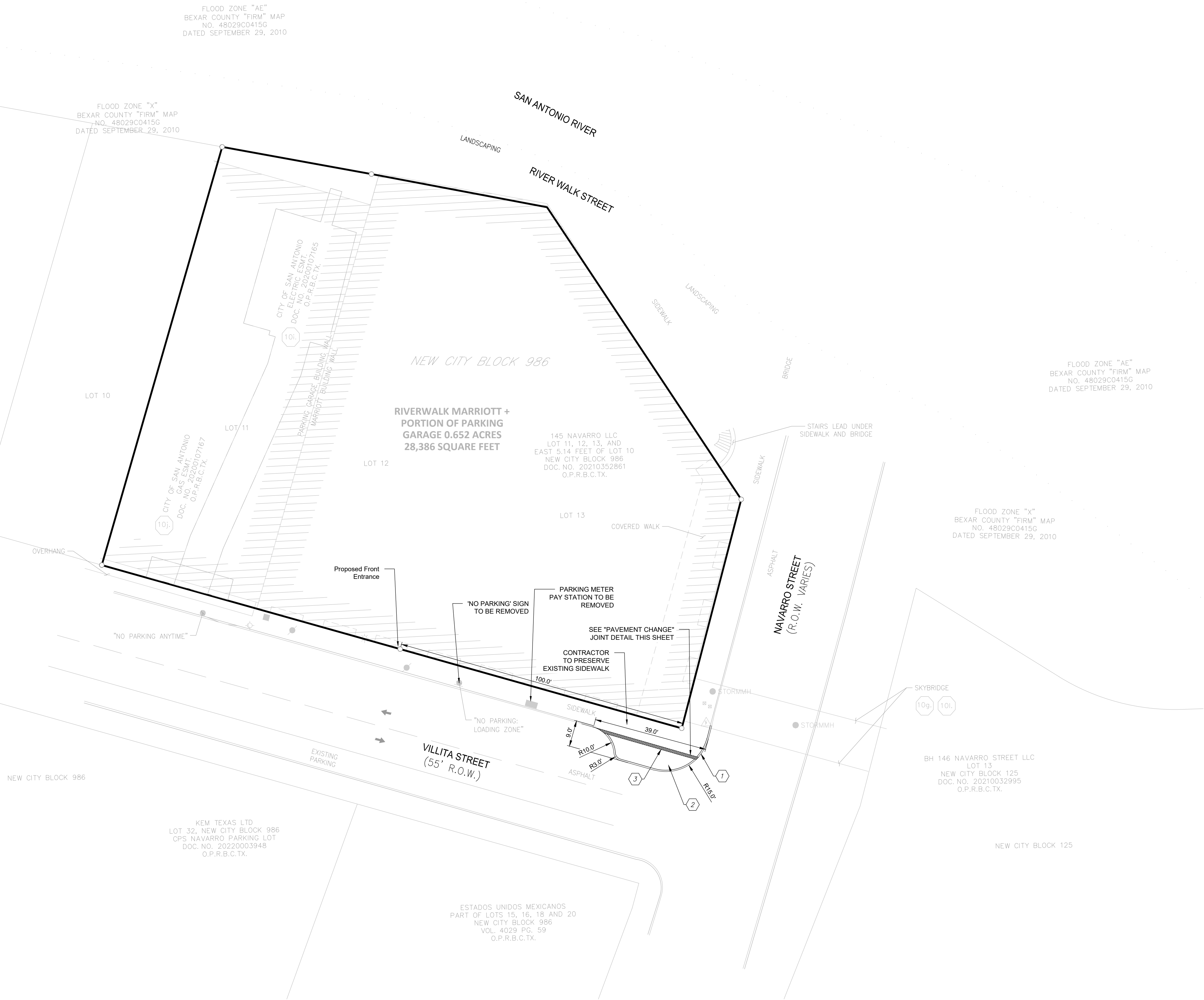
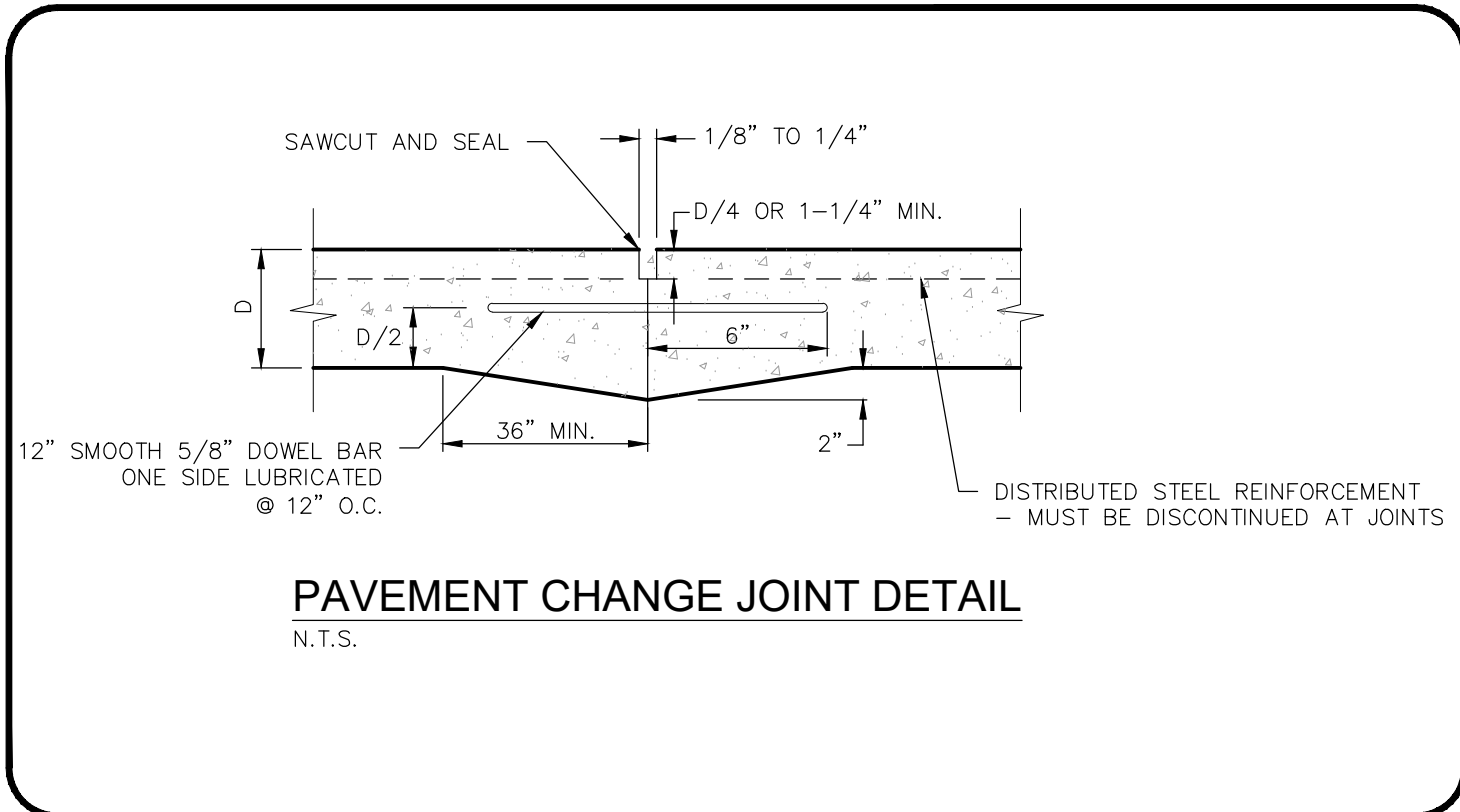
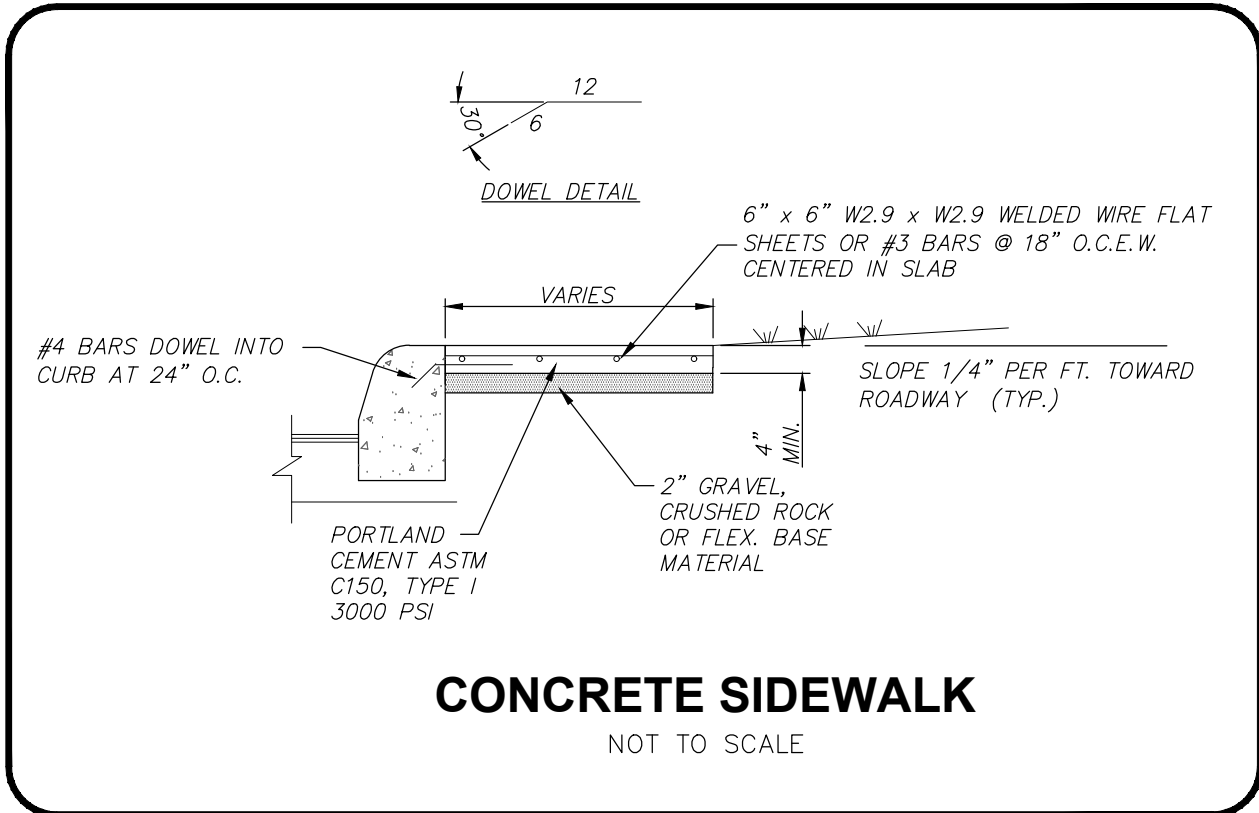
SITE PLAN NOTES:

1. ALL CURB RADIUS DIMENSIONS ARE TO FACE OF CURB. CONTRACTOR TO VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.
2. ALL SIDEWALKS SHALL HAVE 2% MAX CROSS SLOPE.
3. ALL CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS, CURBS, RAMPS, AND DRIVE APPROACHES IN THE RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CURRENT TEXAS ACCESSIBILITY STANDARDS AND CITY OF SAN ANTONIO DESIGN STANDARDS PRIOR TO FINAL INSPECTION APPROVAL.
5. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
6. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 9 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
7. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. LINE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM OF SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.



LEGEND

PROPOSED	EXISTING
	 SSMH
	— 8" WW  —
	— — W — —
	 WV
	 FDV
	 GV
	 GM
	— GAS —
	— UT —
	 T
	 D
	
	R. O. W.
	
	



LJA Engineering, Inc.

1100 NE Loop 410
Suite 850
San Antonio, Texas 78209

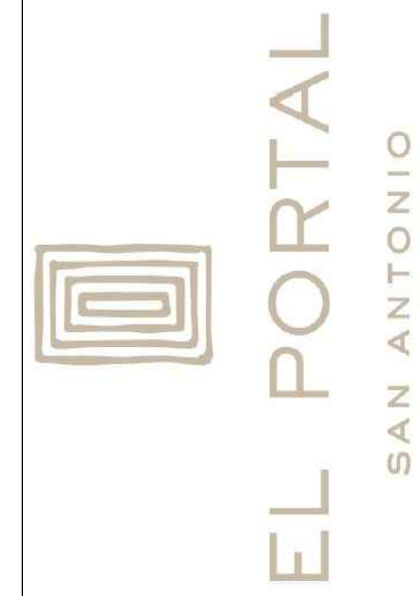
Phone 210.503.2700
Fax 210.503.2749
FRN-F-1386



CAUTION:

- EXISTING UTILITIES:
1. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY CONTRACTOR PRIOR TO THE CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
 2. IT IS ESSENTIAL THAT 48 HOURS PRIOR TO CONSTRUCTION ALL UTILITY COMPANIES BE NOTIFIED TO LOCATE AND TAG THEIR UNDERGROUND FACILITIES PRIOR TO EXCAVATION.
 3. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE UTILITY RECORD DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



The Historic AB Frank Building

145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:

REVISIONS

No.	Description	Date

Project Number SA217
Drawn By JCG
Checked By JC

PRELIMINARY
NOT FOR CONSTRUCTION

TITLE:

SITE PLAN

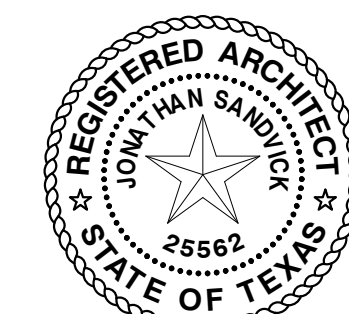
DRAWING NUMBER:

C2.0

SCALE: 1" = 20"

No.	Description	Date

Project Number 0885
Drawn By NM
Checked By TRW

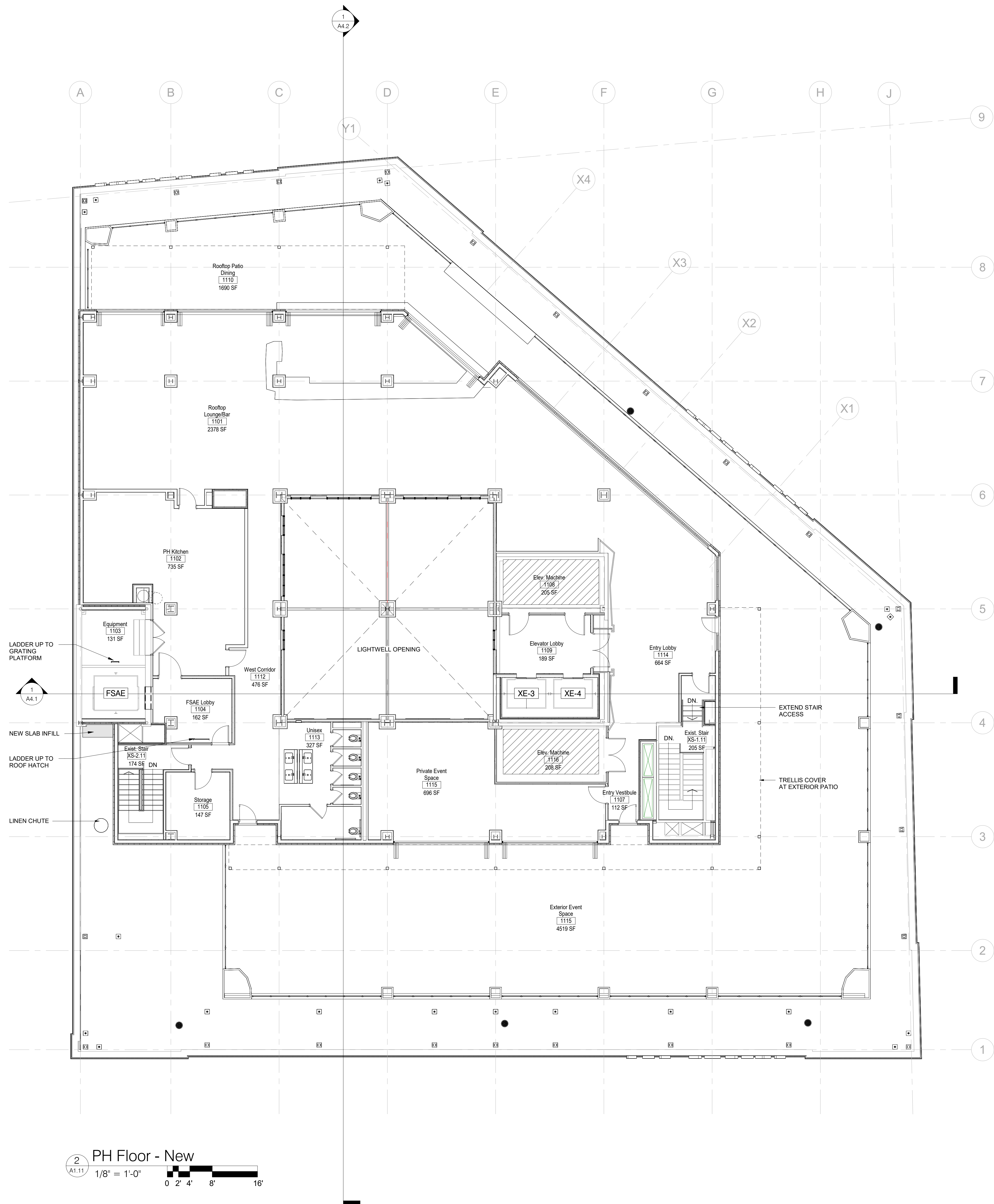


Jonathan Sandvick
November 4, 2022

TITLE:
Penthouse Floor Plan

DRAWING NUMBER:
A1.11

SCALE: 1/8" = 1'-0"



2 PH Floor - New
1/8" = 1'-0"
0 2' 4' 8' 16'

The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:
2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD
2023-04-03 For Permit

No.	Description	Date

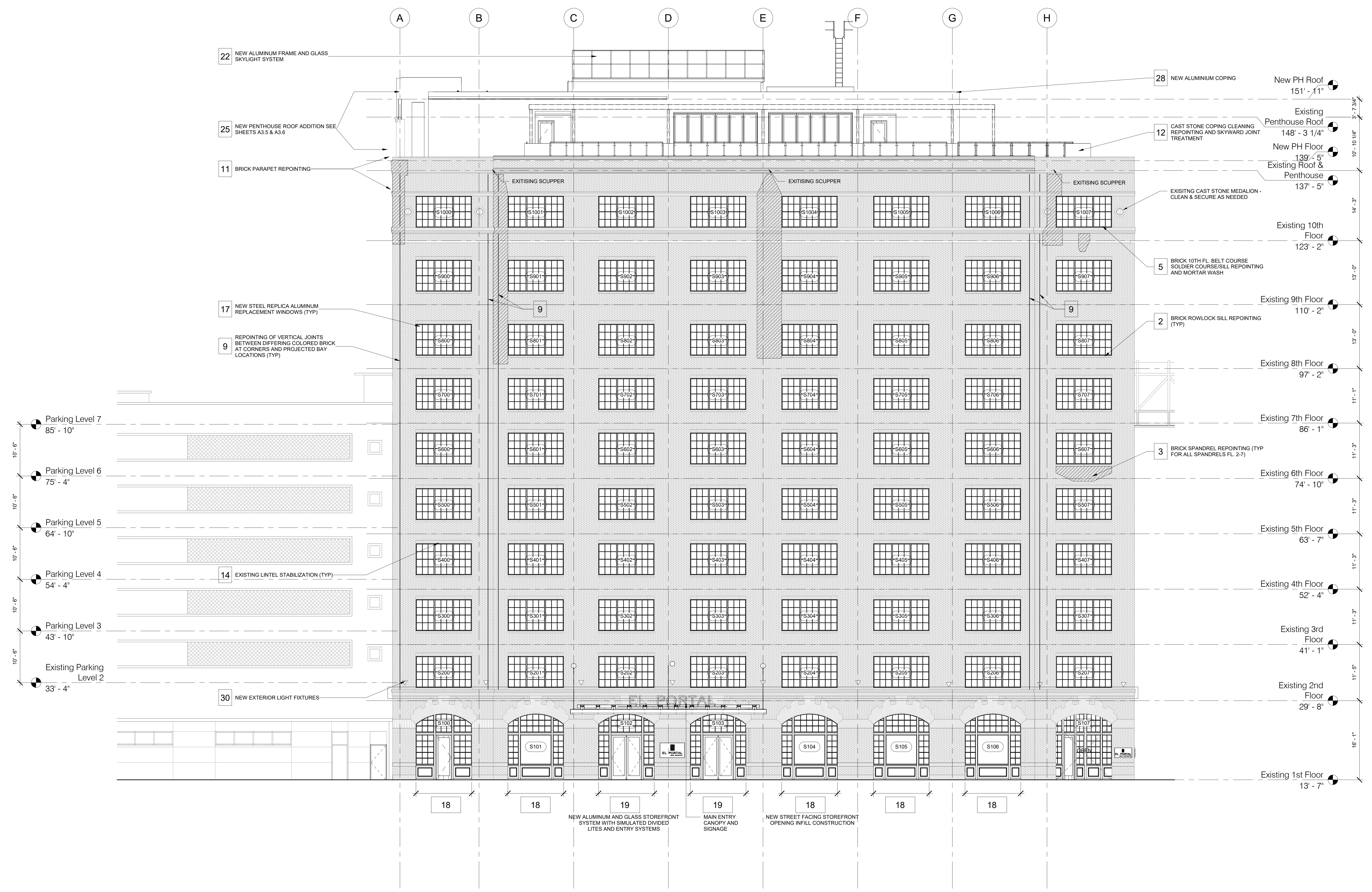
Project Number 0885
Drawn By NM
Checked By TRW

REGISTERED ARCHITECT
JONATHAN SANDWICK
25562
STATE OF TEXAS
November 4, 2022

TITLE:
South Elevation

DRAWING NUMBER:
A3.1

SCALE: As indicated



1
A3.1
South Elevation
1/8" = 1'-0"
0 2' 4' 8' 16'

- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

The Historic AB Frank Building
145 Navarro Street
San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

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2022-11-4	Demolition Package
2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD
2023-04-03	For Permit

No.	Description	Date

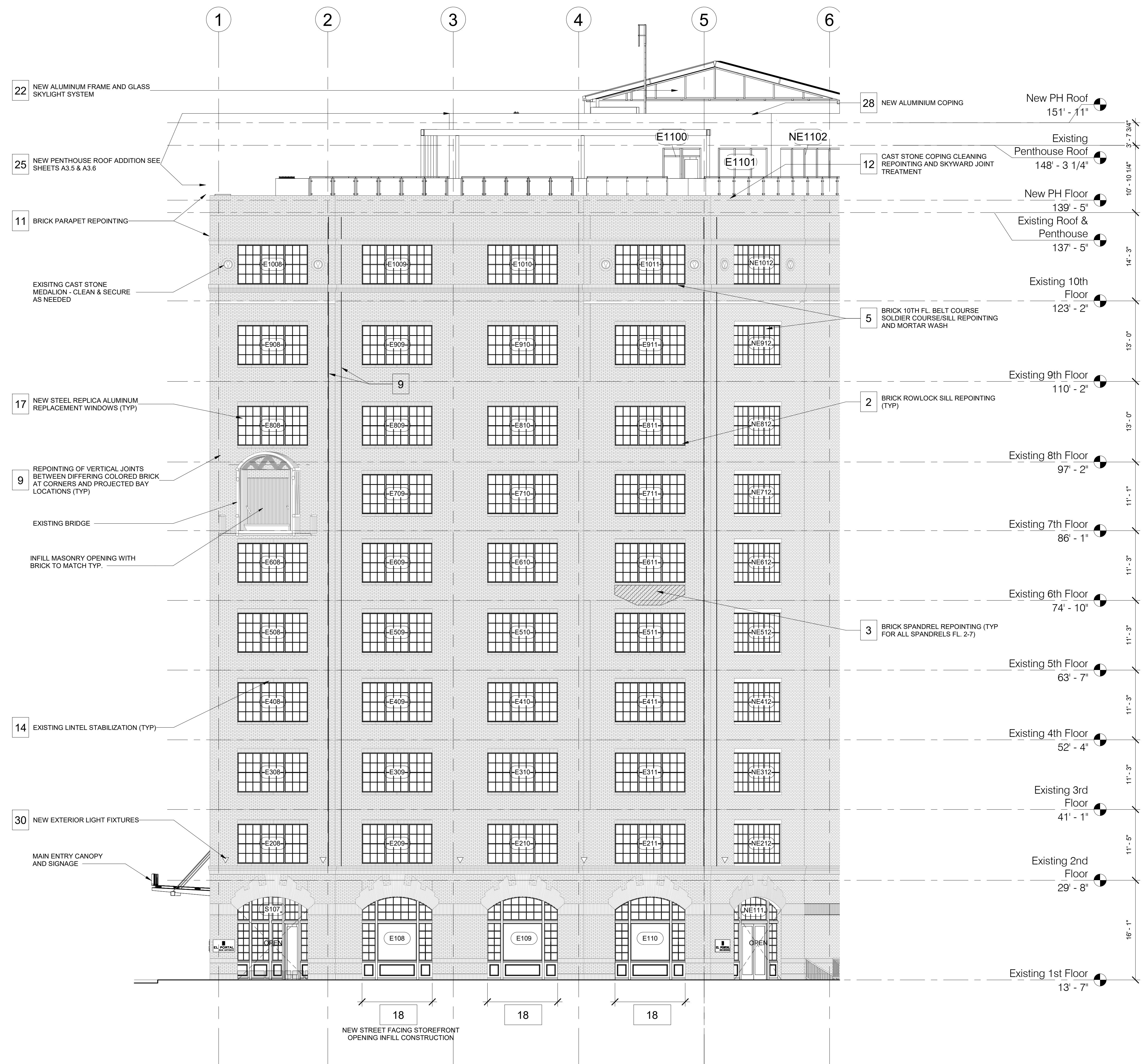
Project Number	0885
Drawn By	NM
Checked By	TRW



TITLE:
East Elevation

DRAWING NUMBER:
A3.2

SCALE: As indicated



East Elevation
1/8" = 1'-0"
0 2' 4' 8' 16'

- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING

The Historic AB Frank Building
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San Antonio, TX 78205
AN HISTORIC TAX CREDIT PROJECT

ISSUE DATE:

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2022-12-9	GMP Issue
2023-2-3	ARCH-3 DD
2023-04-03	For Permit

No.	Description	Date

Project Number	0885
Drawn By	NM
Checked By	TRW

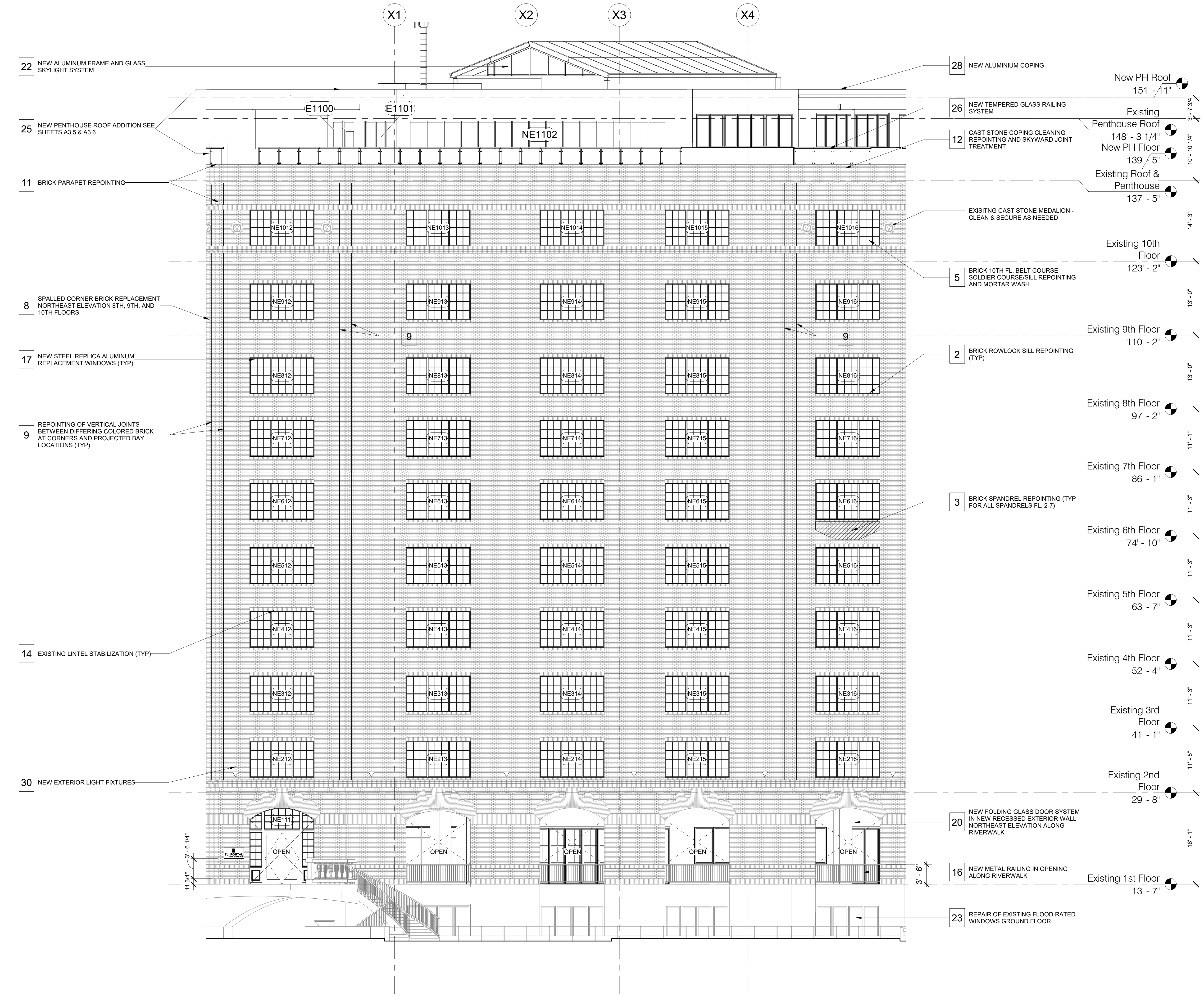
REGISTERED ARCHITECT
JONATHAN SANDVICK
25562
STATE OF TEXAS

Jonathan Sandvick
November 4, 2022

TITLE:
Northeast Elevation

DRAWING NUMBER:
A3.3

SCALE: As indicated



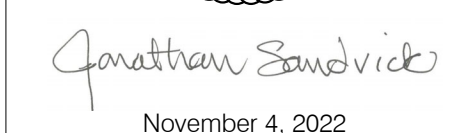
1 Northeast Elevation
A3.3
1/8" = 1'-0"
0 2' 4' 8' 16'

- GENERAL ELEVATION RESTORATION NOTES:**
- 1** BRICK AND CAST STONE CLEANING
 - 1A** BRICK REPOINTING
 - 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
 - HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING



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SCALE: As indicated

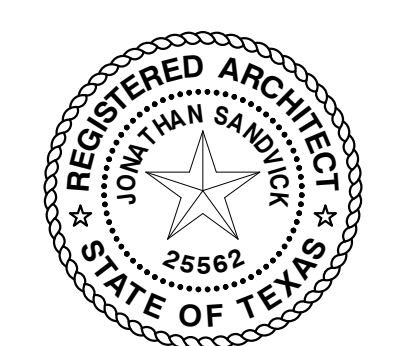
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2023-2-3	ARCH-3 DD
2023-04-03	For Permit
2023-06-15	ARCH-4 90% Submittal
2023-06-29	COM-PRJ-APP23-3980138

No.	Description	Date
1	Revision 1	Date 1

Project Number	0885
Drawn By	NM
Checked By	TRW

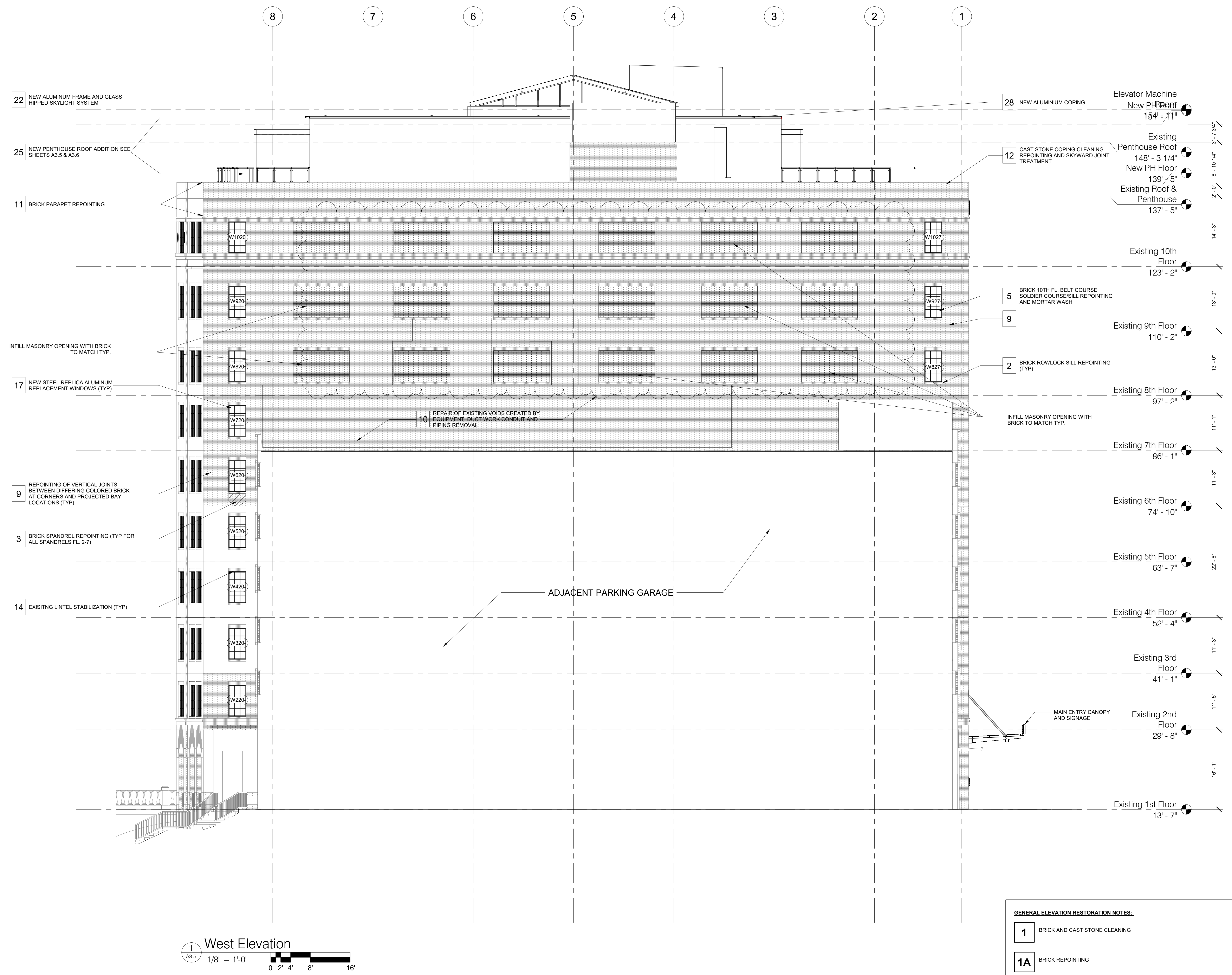


November 4, 2022

TITLE:
West Elevation

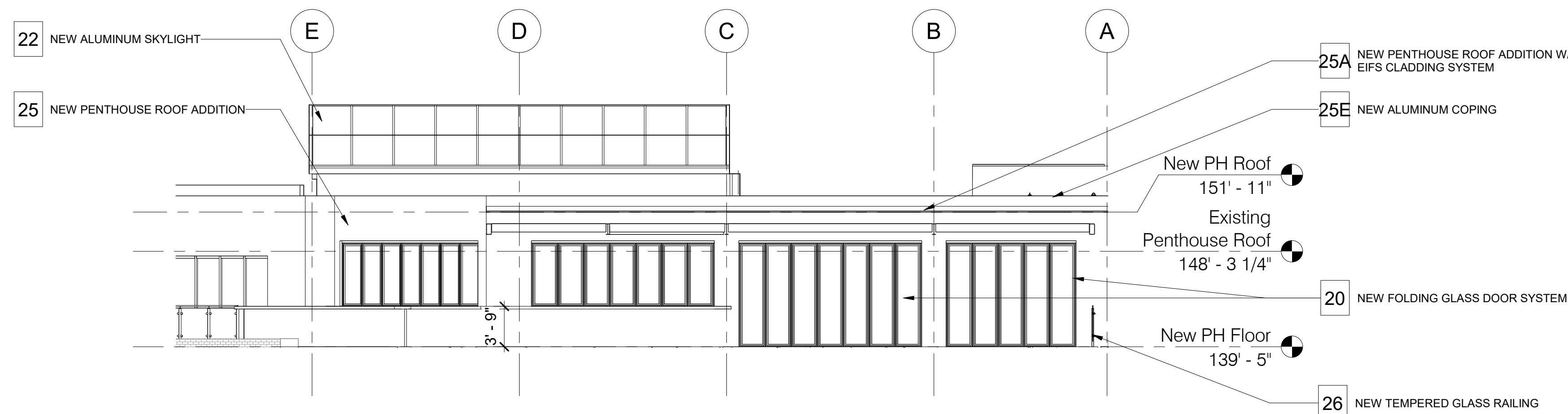
DRAWING NUMBER:
A3.5

SCALE: As indicated

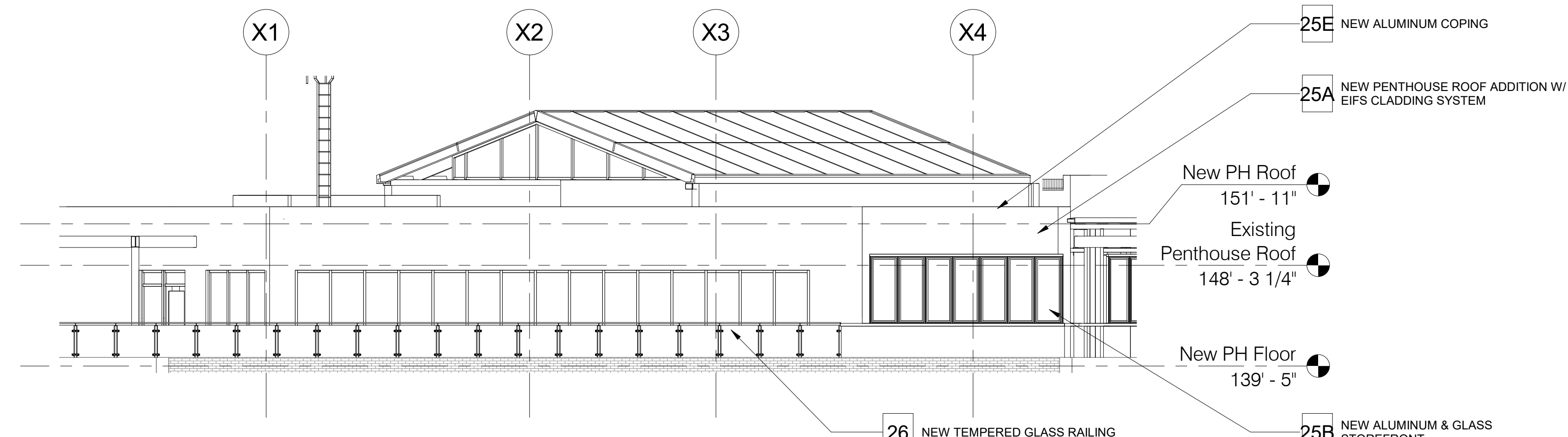


GENERAL ELEVATION RESTORATION NOTES:

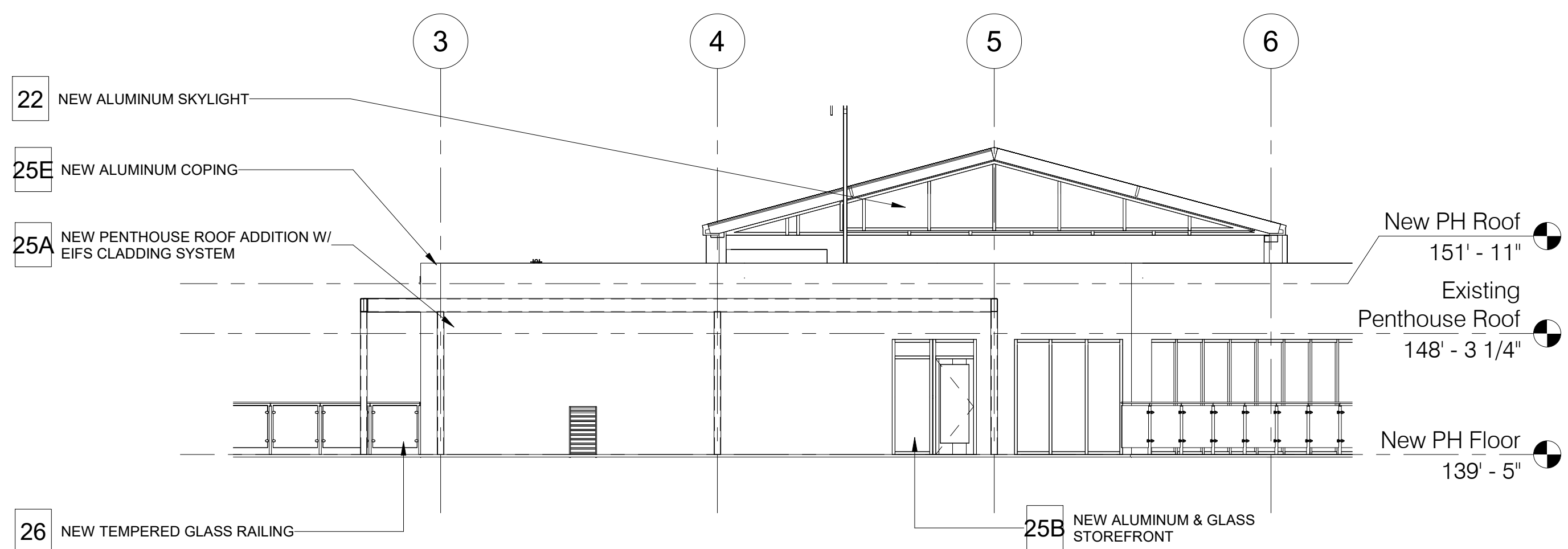
- 1** BRICK AND CAST STONE CLEANING
- 1A** BRICK REPOINTING
- 15** EXISTING LINTEL REPLACEMENT ALLOWANCE
- HATCHED AREA INDICATE BRICK FIELD AREAS THAT REQUIRE 100% REPOINTING



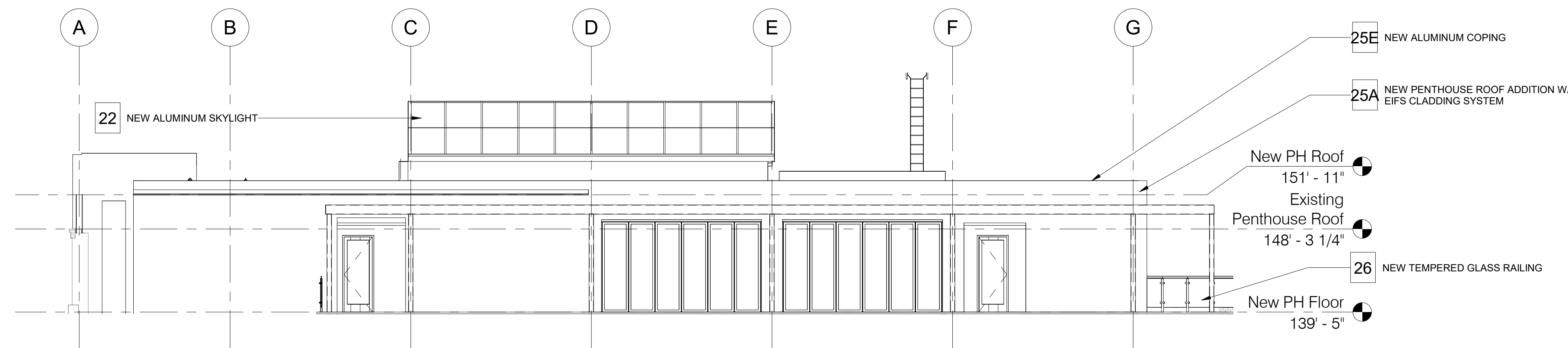
1 North Elevation - Penthouse
1/8" = 1'-0"
0 2' 4' 8' 16'



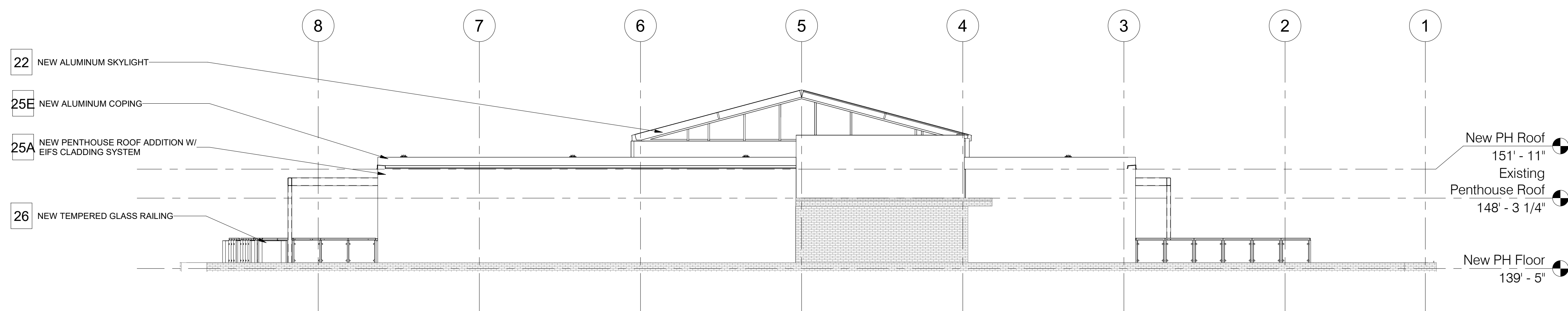
2 Northeast Elevation - Penthouse
1/8" = 1'-0"
0 2' 4' 8' 16'



3 East Elevation - Penthouse
1/8" = 1'-0"
0 2' 4' 8' 16'



4 South Elevation - Penthouse
1/8" = 1'-0"
0 2' 4' 8' 16'



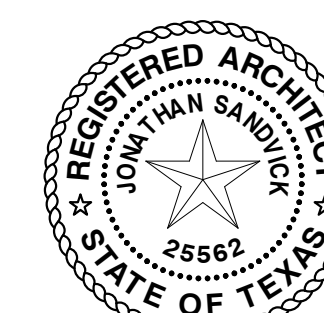
5 West Elevation - Penthouse
1/8" = 1'-0"
0 2' 4' 8' 16'

ISSUE DATE:

2022-11-4 Demolition Package
2022-12-9 GMP Issue
2023-2-3 ARCH-3 DD
2023-04-03 For Permit

No.	Description	Date

Project Number 0885
Drawn By SA Team
Checked By TRW



Jonathan Sandvick
November 4, 2022

TITLE:
Penthouse & Lightwell Elevations

DRAWING NUMBER:
A3.6

SCALE: 1/8" = 1'-0"