

## HISTORIC AND DESIGN REVIEW COMMISSION

November 03, 2021

**HDRC CASE NO:** 2021-373  
**ADDRESS:** 3215 ROOSEVELT AVE  
**LEGAL DESCRIPTION:** NCB 11918 BLK 14 LOT 9 J WEISS SUBD  
**ZONING:** C-1, H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** DOUGLAS CAFFEY/EMPIRE CANOPY SIGN AND CONSTRUCTION  
**OWNER:** ROOSEVELT REALESTATE GROUP INC  
**TYPE OF WORK:** Signage  
**APPLICATION RECEIVED:** October 21, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install a signage fascia on each side of the existing fuel canopy. The signage fascia will rear “Sunoco” on the front (east) elevations in flat, non-illuminated letters. Other elevations will only feature new panels with no signage. The proposed signage fascia would feature a length of approximately thirty-six (36) feet on the east and west elevations and approximately 24’ – 6” on the north and south elevations. The application notes that the existing canopy flood lights may be used to illuminate the fascia signage.

Monument signage and fuel pump graphics were approved by the HDRC with stipulations on October 20, 2021.

### APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 6, Guidelines for Signage

#### A. GENERAL

- i. Number and size*—Each building will be allowed one major and two minor signs. Total requested signage should not exceed 50 square feet.
- ii. New signs*—Select the type of sign to be used based on evidence of historic signs or sign attachment parts along the building storefront where possible. Design signs to respect and respond to the character and/or period of the area in which they are being placed. Signs should identify the tenant without creating visual clutter or distracting from building features and historic districts.
- iii. Scale*—Design signage to be in proportion to the facade, respecting the building’s size, scale and mass, height, and rhythms and sizes of window and door openings. Scale signage (in terms of its height and width) to be subordinate to the overall building composition.

#### C. PLACEMENT AND INSTALLATION

- i. Location*—Place signs where historically located and reuse sign attachment parts where they exist. Do not erect signs above the cornice line or uppermost portion of a facade wall, or where they will disfigure or conceal architectural details, window openings, doors, or other significant details.
- ii. Obstruction of historic features*—Avoid obscuring historic building features such as cornices, gables, porches, balconies, or other decorative elements with new signs.
- iii. Damage*—Avoid irreversible damage caused by installing a sign. For example, mount a sign to the mortar rather than the historic masonry.
- iv. Pedestrian orientation*—Orient signs toward the sidewalk to maintain the pedestrian oriented nature of the historic districts.

#### D. DESIGN

- i. Inappropriate materials*—Do not use plastic, fiberglass, highly reflective materials that will be difficult to read, or other synthetic materials not historically used in the district.
- ii. Appropriate materials*—Construct signs of durable materials used for signs during the period of the building's construction, such as wood, wrought iron, steel, aluminum, and metal grill work.

- iii. Color*—Limit the number of colors used on a sign to three. Select a dark background with light lettering to make signs more legible.
- iv. Typefaces*—Select letter styles and sizes that complement the overall character of the building façade. Avoid hard-to-read or overly intricate styles.

#### E. LIGHTING

- i. Lighting sources*—Use only indirect or bare-bulb sources that do not produce glare to illuminate signs. All illumination shall be steady and stationary. Internal illumination should not be used.
- ii. Neon lighting*—Incorporate neon lighting as an integral architectural element or artwork appropriate to the site, if used.

### *Mission Historic District Design Manual, Chapter 5, Guidelines for Signage*

#### A. GENERAL

- i. Provision* — Signage in the Mission Historic District should adhere to the Historic Design Guidelines unless amended by the following provisions for signage in this section of the Mission Manual.
- ii. Sign types* — Use sign types that are appropriate to the character and context of the area principally along the Mission Historic District Primary Road Corridors. Sign types that are not listed as a preferred type in the table below will be considered on a case by case basis.

#### D. LIGHTING

- i. Indirect Lighting* — Use of indirect or concealed lighting of sign surfaces where the source of lighting is not visible to observers is encouraged. Light fixtures providing indirect lighting to a sign surface, awning, or portion of the building may be observable and should be of high quality, for exterior use and exposure, and considered part of the overall design of the sign and the facade.
- ii. Surface Wall-Neon Lighting* — Surface wallmounted, projecting, and window neon signs are appropriate for use particularly when of high quality and artistic design. Neon lighting, when used, should be incorporated as an integral architectural element of the building.
- iii. Lighting of Freestanding Signs* — Externally light freestanding signs using landscape lighting or gooseneck lighting

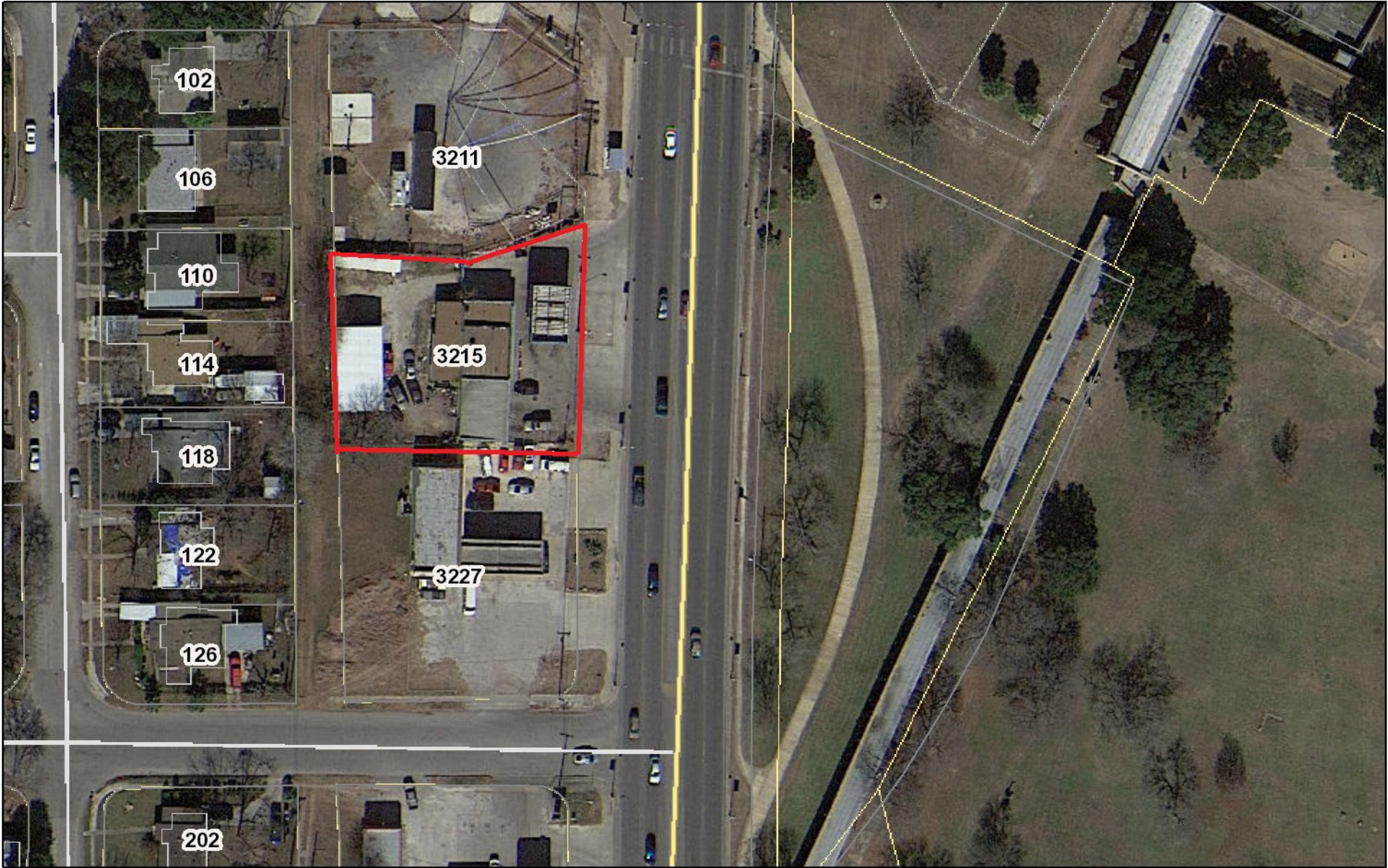
#### **FINDINGS:**

- a. The existing service station at 3215 Roosevelt Avenue is located within the Mission Historic District and is located across Roosevelt Avenue from Mission San Jose, a UNESCO World Heritage Site.
- b. ALLOWABLE SIGNAGE – The applicant has proposed signage to include a monument sign, fascia signage, and fuel pump signage. The Historic Design Guidelines recommend one major and two minor signs per application, not to exceed fifty (50) square feet total.
- c. EXISTING SIGNAGE – The property at 3215 Roosevelt currently features a number of signs, including a canopy sign on the building and a number of unapproved window graphics. Staff finds that all existing, non-approved signage should be removed.
- d. PREVIOUSLY APPROVED SIGNAGE – Monument signage and fuel pump graphics were approved by the HDRC with stipulations on October 20, 2021.
- e. FASCIA SIGNAGE – The applicant has proposed to install a signage fascia on each side of the existing fuel canopy. The signage fascia will read “Sunoco” on the front (east) elevations in flat, non-illuminated letters. Other elevations will only feature new panels with no signage. The proposed signage fascia would feature a length of approximately thirty-six (36) feet on the east and west elevations and approximately 24’ – 6” on the north and south elevations. The application notes that the existing canopy flood lights may be used to illuminate the fascia signage.

#### **RECOMMENDATION:**

Staff recommends approval of the proposed signage based on finding e with the stipulation that the signage be located on either the north or south façade as to not face directly toward Mission San Jose.

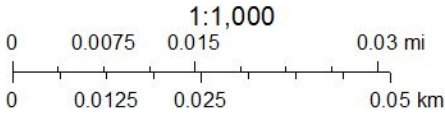
City of San Antonio One Stop



October 1, 2021

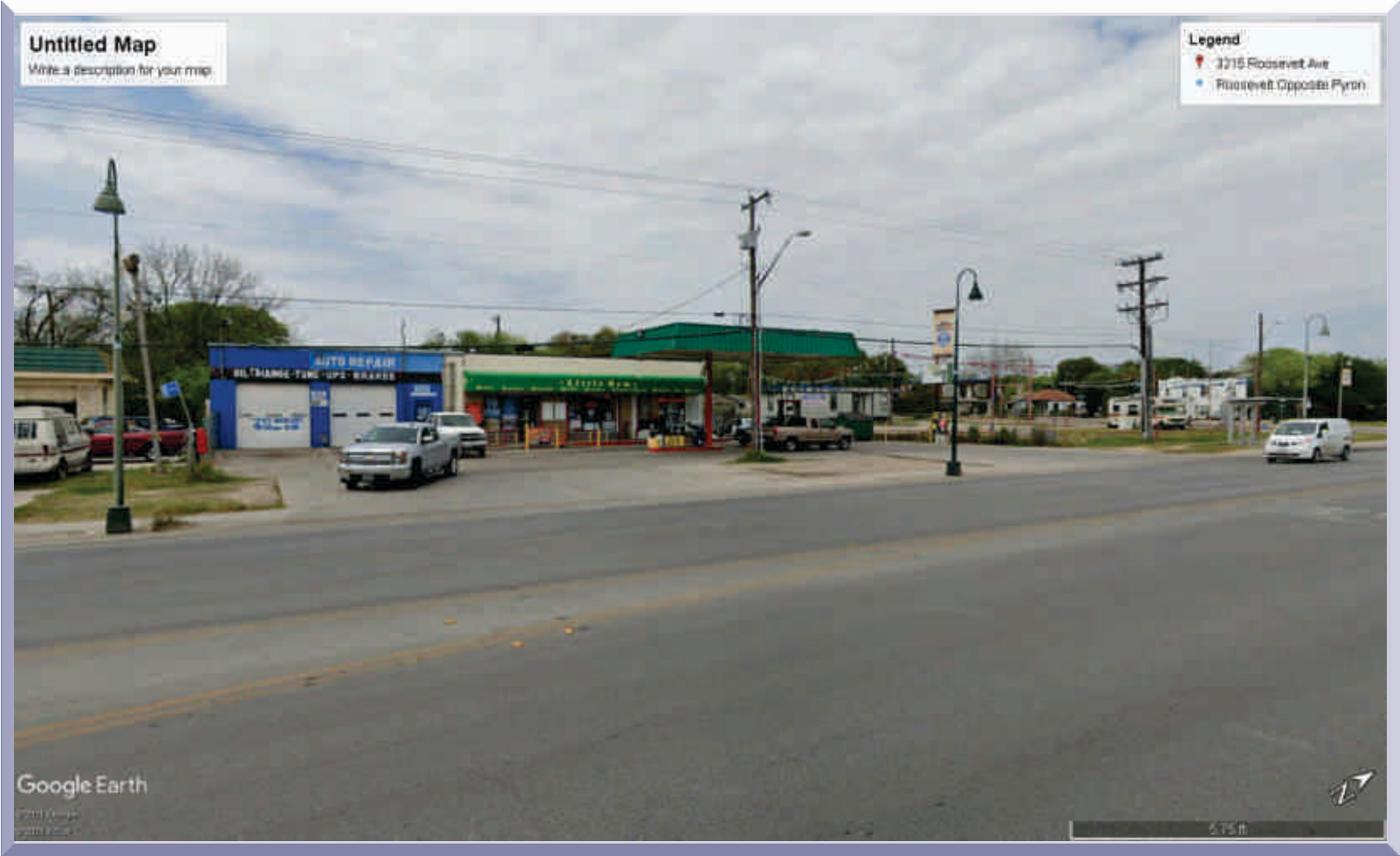
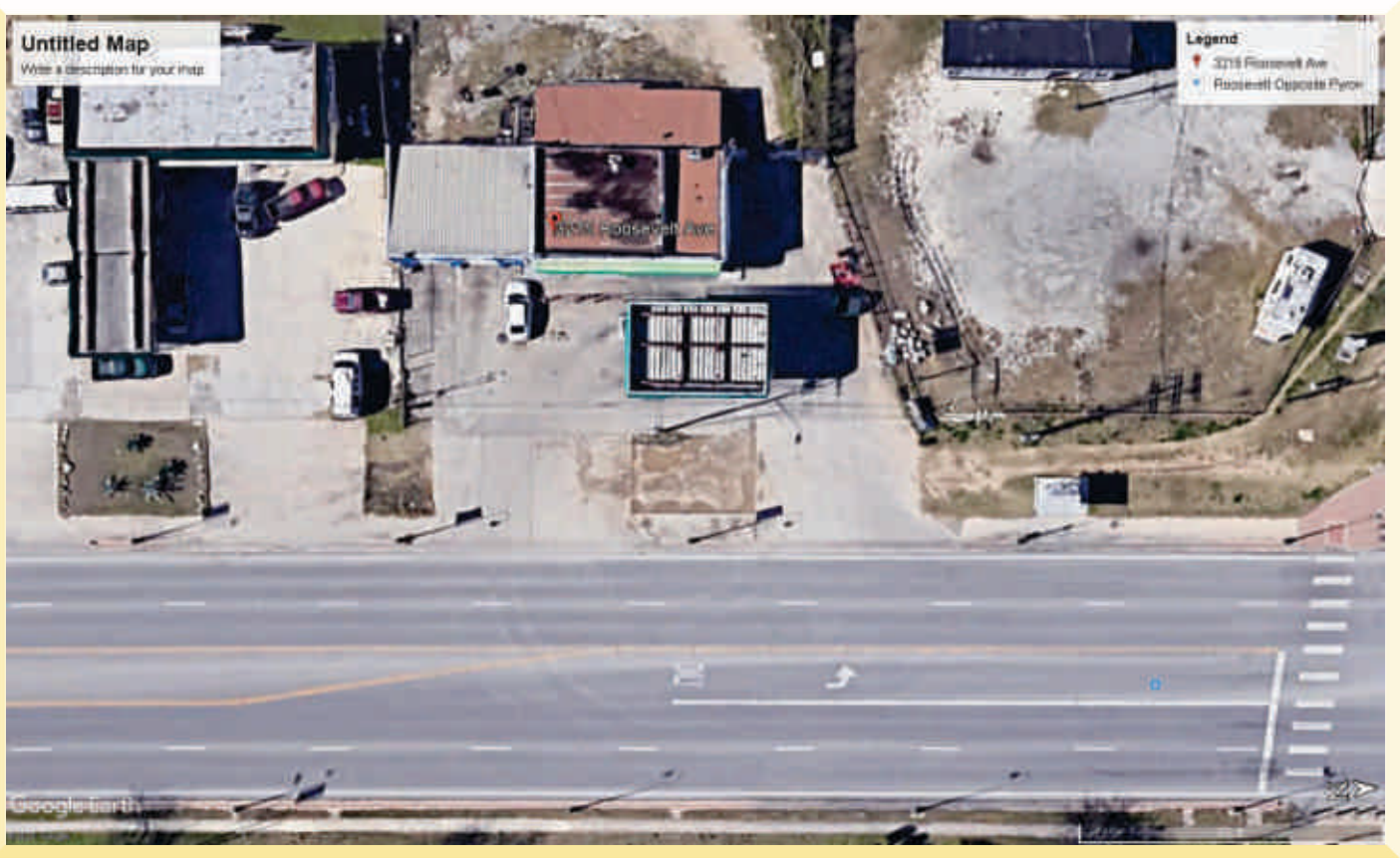
- CoSA Addresses
- Community Service Centers
- ⦿

 Pre-K Sites
- CoSA Parcels
- BCAD Parcels





BL# 8002199401



Revisions:		
Rev. 0 - Original Drawing		05/18/2021

Address:	3215 Roosevelt Ave. San Antonio, TX
Customer:	EMPIRE CANOPY
Drawn by:	JH

Job Number:	SUN-27938-SR
Date:	05/18/2021
Customer Approval:	_____

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# Main ID Sign

**Scope of Work:**  
Remove existing single-pole sign and dispose. Install new Sunoco spec 5x10 monument sign system to include Sunoco logo, Ultra-Tech panel, 2-product (Regular/Diesel) manual pricer with 2-tier (Cash/Credit) pricing for Regular and “Little Sam” strategy panel. Sign cabinet to be painted SUNOCO BLUE. Monument sign base to be painted SUONCO LT GRAY OR it can be masonry/stone material to match c-store if required by permitting.

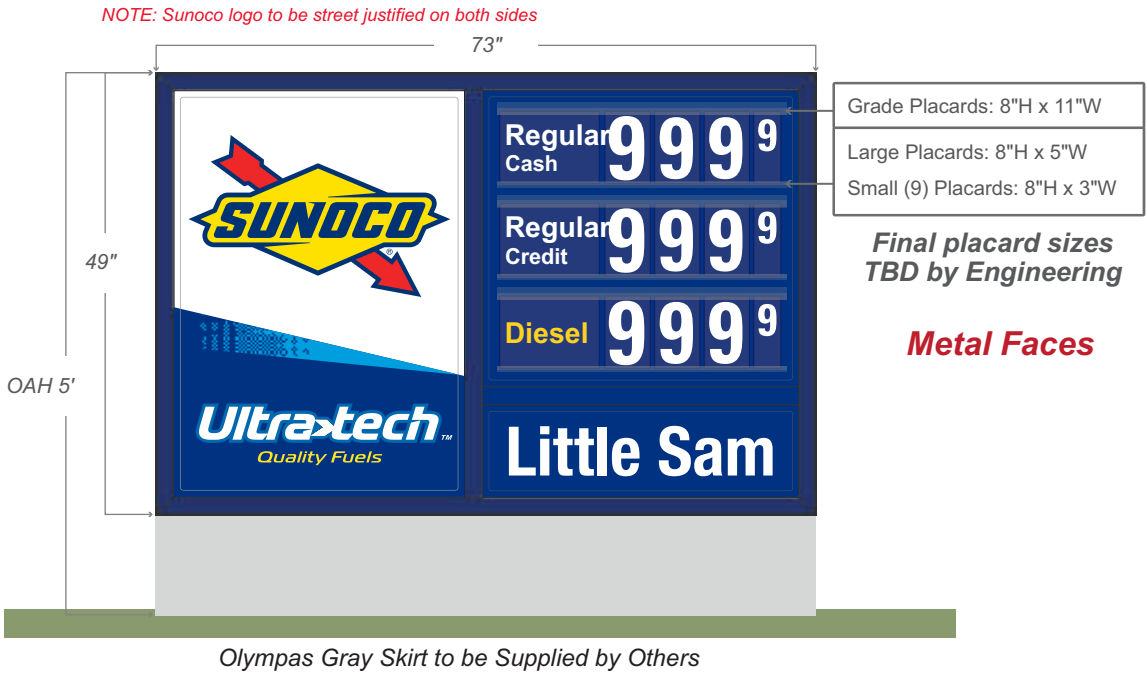
**Rendering**  
...for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to final engineering specifications and install drawings.

<b>Square Footage Totals:</b>
Existing:
TBV
Proposed:
24.8 Sq Ft



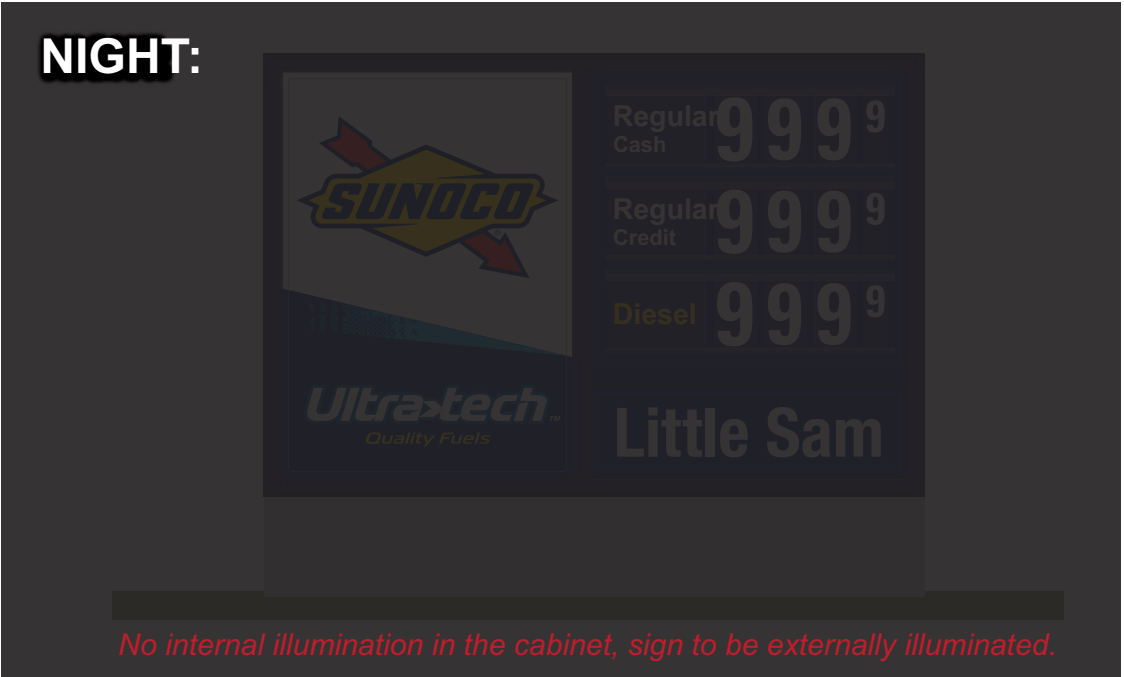
**NOTE:**  
Final dimensions to be determined by Final Engineering

DAY



TOTAL: 24.8 Sq. Ft.

NIGHT:



<b>Revisions:</b>		
Rev. 0 - Original Drawing		05/18/2021
Rev. 1 - Added Everbrite MID rendering		05/24/2021
Rev. 2 - Added updated MID.		10/20/2021

Address: **3215 Roosevelt Ave.  
San Antonio, TX**

Customer: EMPIRE CANOPY

Drawn by: JH

Job Number: **SUN-27938-SR**

Date: 05/18/2021

Customer Approval: \_\_\_\_\_

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# Premium Gas Canopy

35'-11" x 24'-6" x 48"  
Qty: 2 columns

Existing Gas Canopy



1 Front Elevation



2 Left Elevation

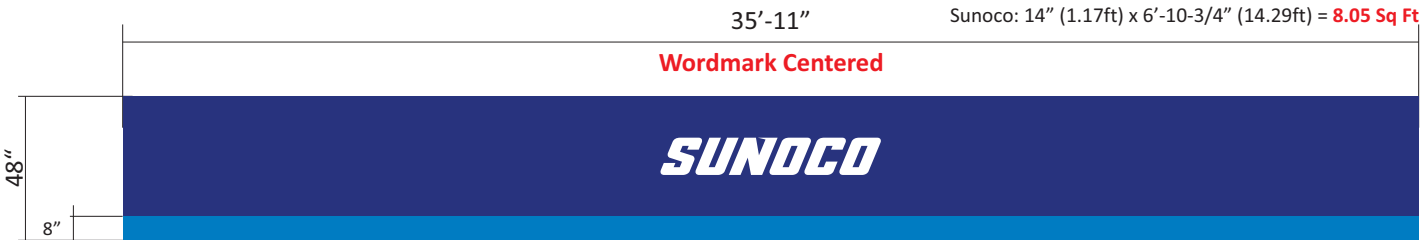


3 Rear Elevation



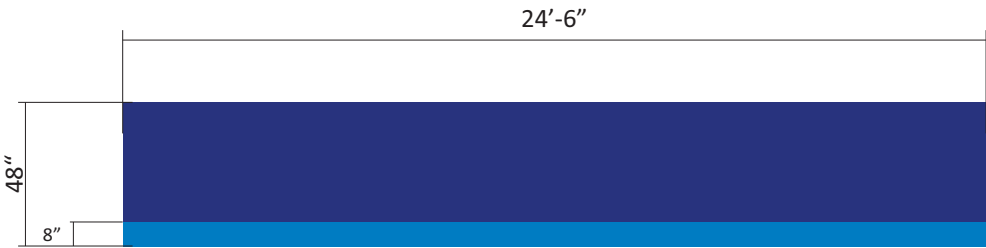
4 Right Elevation

Flat - NON Illuminated Fascia



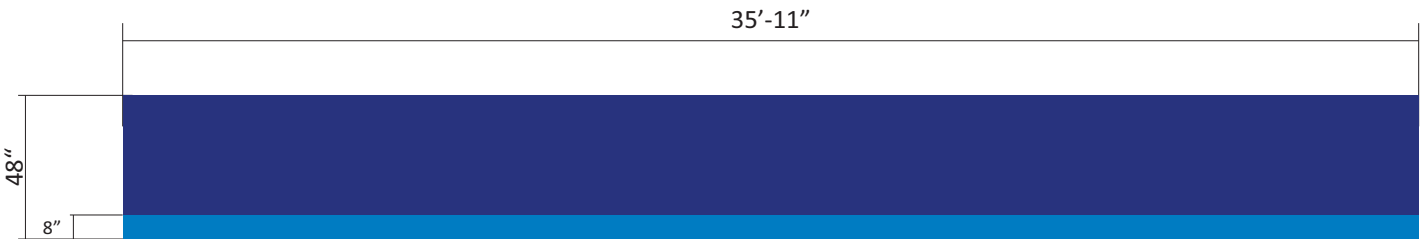
1 Front Elevation

Fascia: Flat - Non Illuminated  
Channel Letters: SUN-CHLTSUN-14



2 Left Elevation

Fascia: Flat - Non Illuminated



3 Rear Elevation

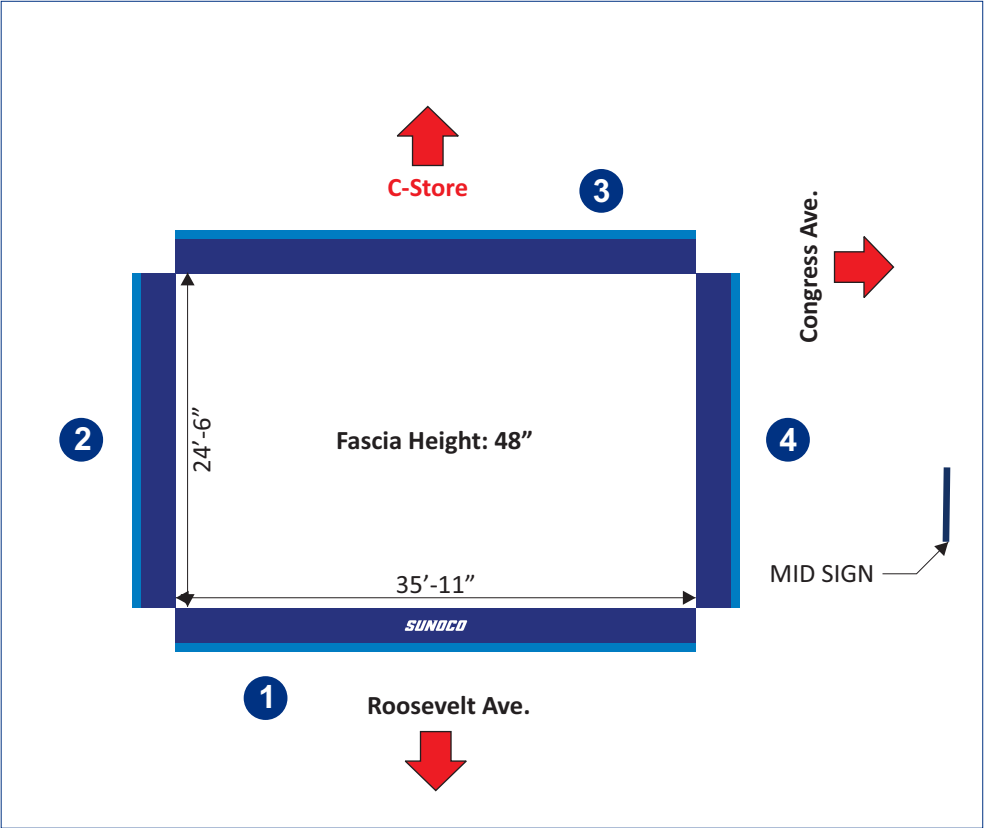
Fascia: Flat - Non Illuminated



4 Right Elevation

Fascia: Flat - Non Illuminated

**Scope of Work:**  
Remove and retain existing canopy mounted flood lights. Frame & install new 48" fascia. (Scope of work assumes new fascia will be installed over the existing sloped fascia with flashing)  
New pre-imaged Sunoco Blue/Lt Blue fascia panels to be FLAT NON-ILLUMINATED on all elevations.  
Install Qty: 1 set Sunoco Channel Letters on front elevation (Centered)



Revisions:	
Rev. 0 - Original Drawing	05/18/2021
Rev. 2 - 14" Wordmark. Removed Arrow/Diamond.	10/20/2021

Address: 3215 Roosevelt Ave.  
San Antonio, TX

Customer: EMPIRE CANOPY

Drawn by: JH

Job Number: SUN-27938-SR

Date: 05/18/2021

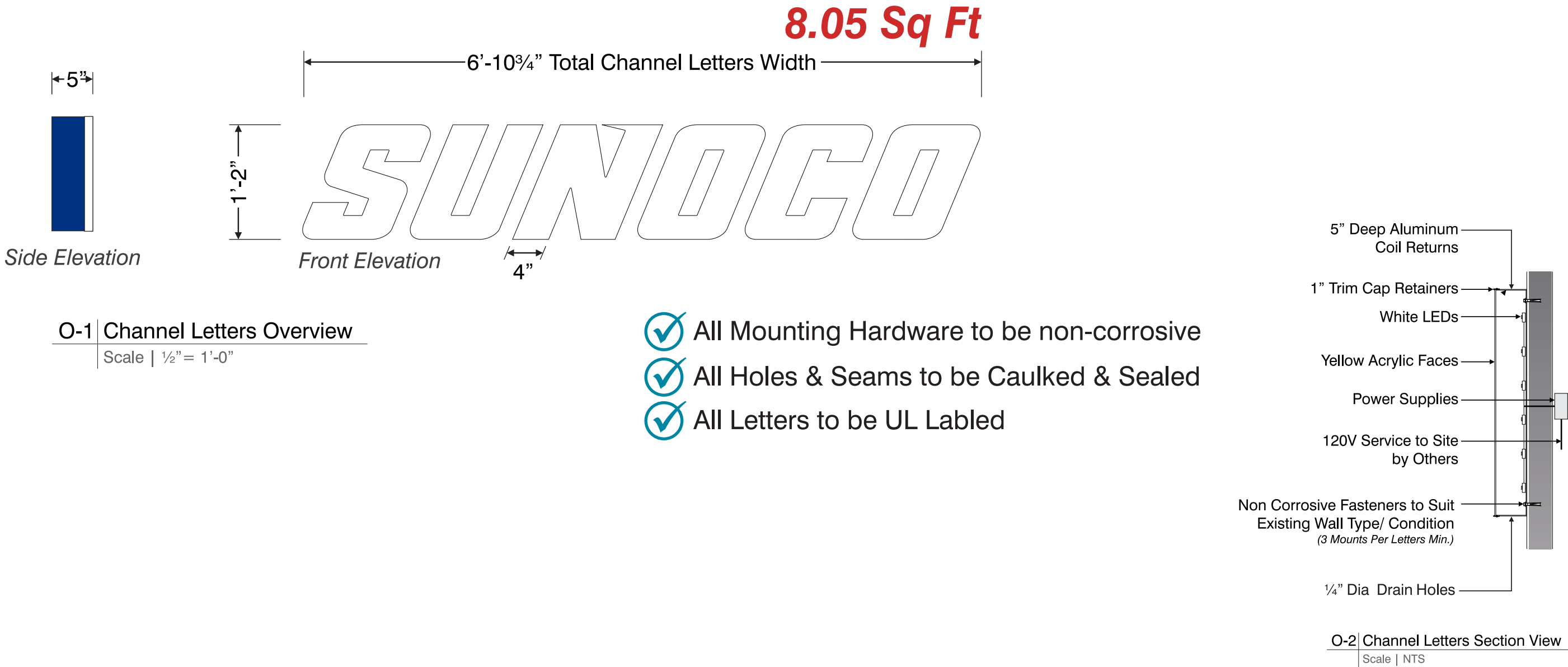
Customer Approval: \_\_\_\_\_

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Channel Letters: **SUN-CHLTSUN-14**

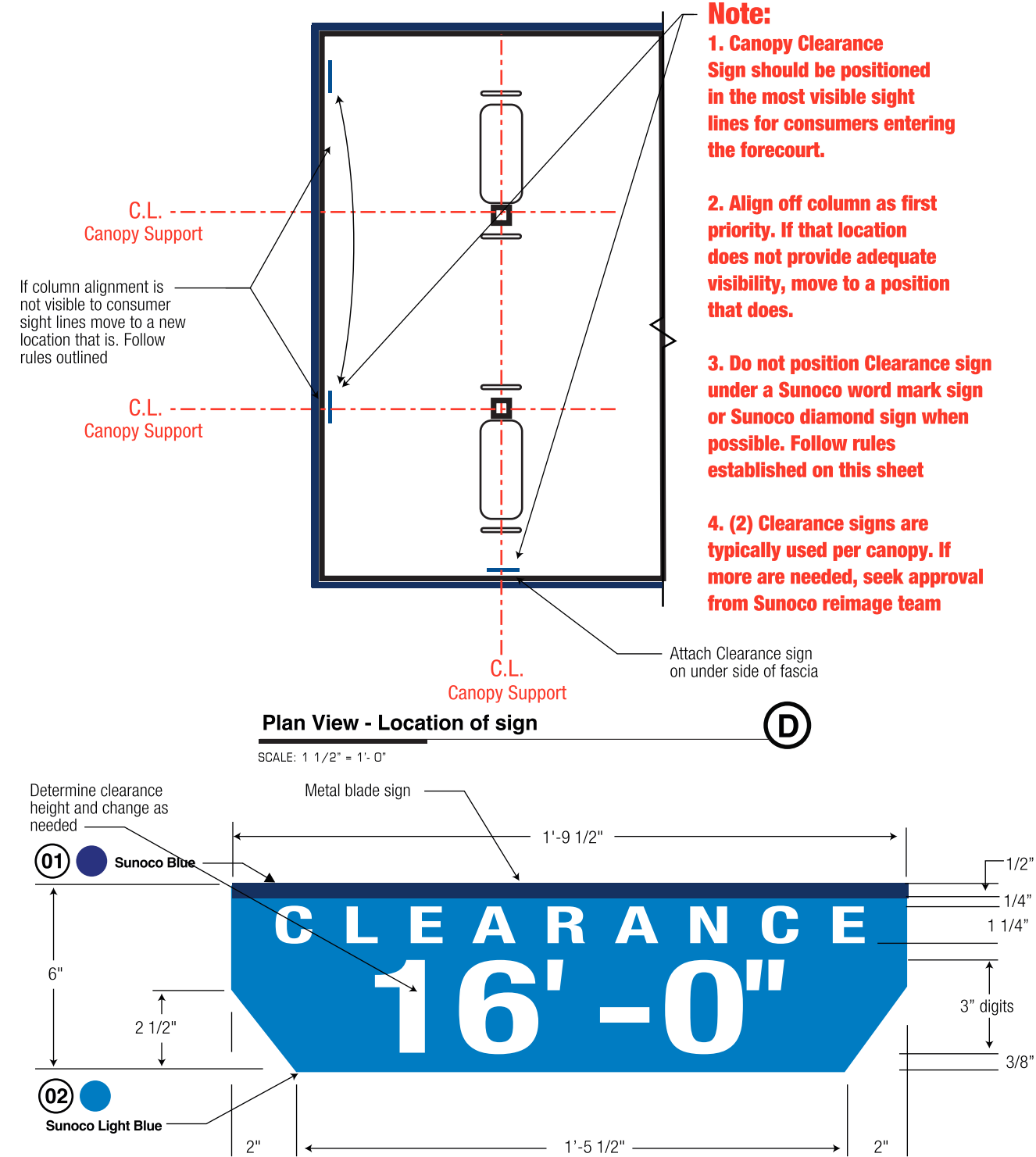
Sunoco : 14” (1.17ft) x 6’-10-3/4” (14.29ft) = **8.05 Sq Ft**



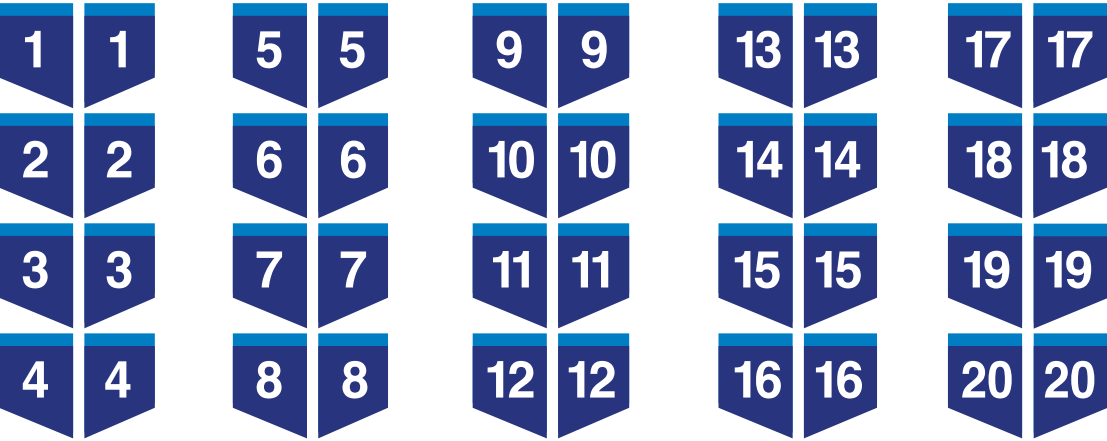
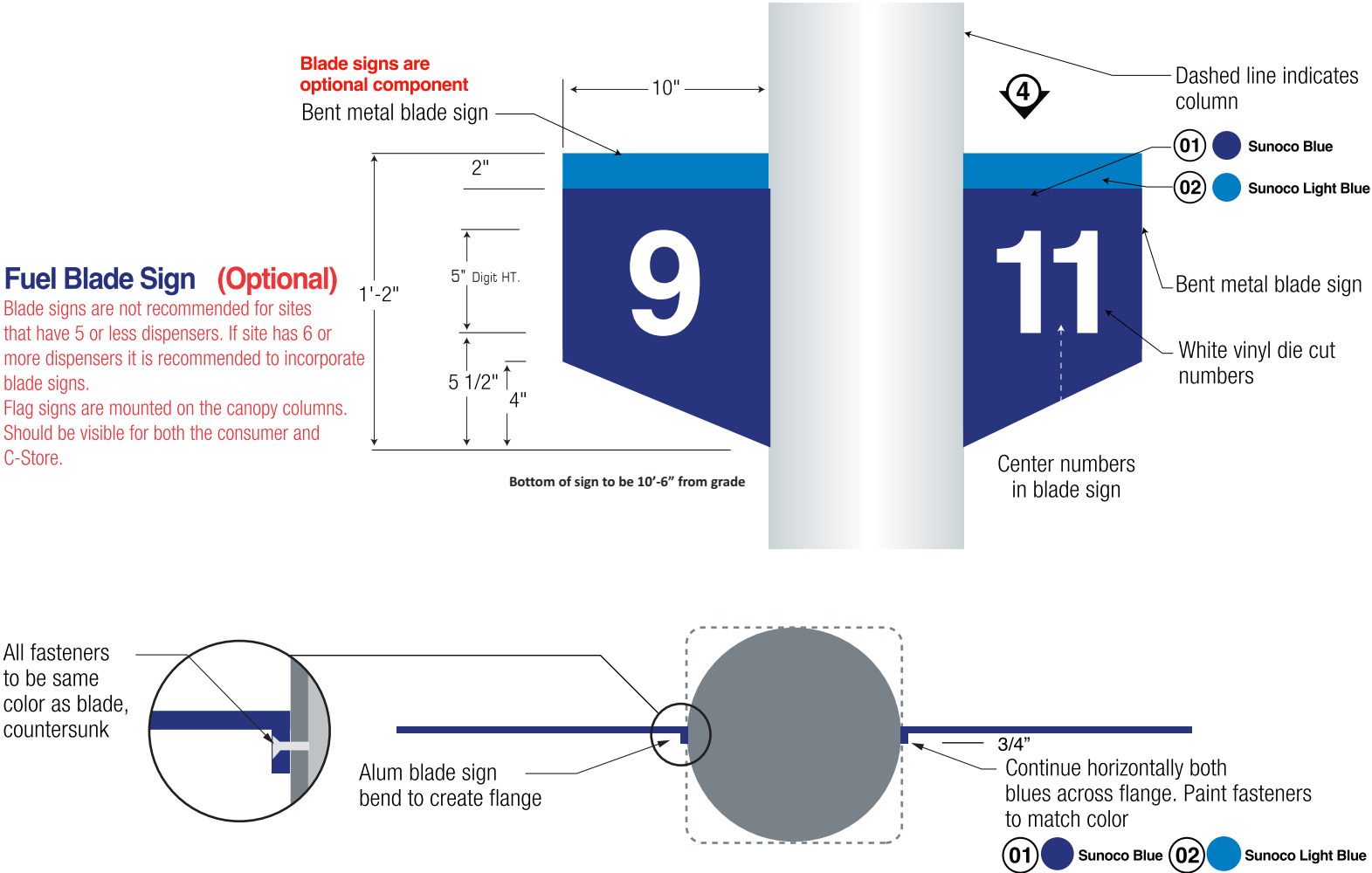


# CLEARANCE SIGNS & PUMP # SIGN SPECS

OPTIONAL



PREVIOUSLY APPROVED BY THE HDRC



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

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Customer Approval: \_\_\_\_\_

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# Canopy Deck & Lighting

**Scope of Work:**

Pressure wash gas canopy decking.  
Repaint gas canopy decking WHITE.  
Existing lights are LED and are to remain.  
Clean existing LED decking lights as needed.

*Per Sunoco specifications, all gas canopy decks should be White; diesel canopy decking should be painted Black.  
Canopy decks should be clean and free of peeling paint.  
Canopy decks that are not clean should be power washed.  
Canopy decks should be freshly re-painted if the underside was previously painted.*

*All canopy lights should be fully functional with clean lenses.  
Damaged or missing lenses should be replaced.  
If site does not currently have LED decking lights they must be updated to LED.*

## Existing Gas Canopy Decking & Lighting

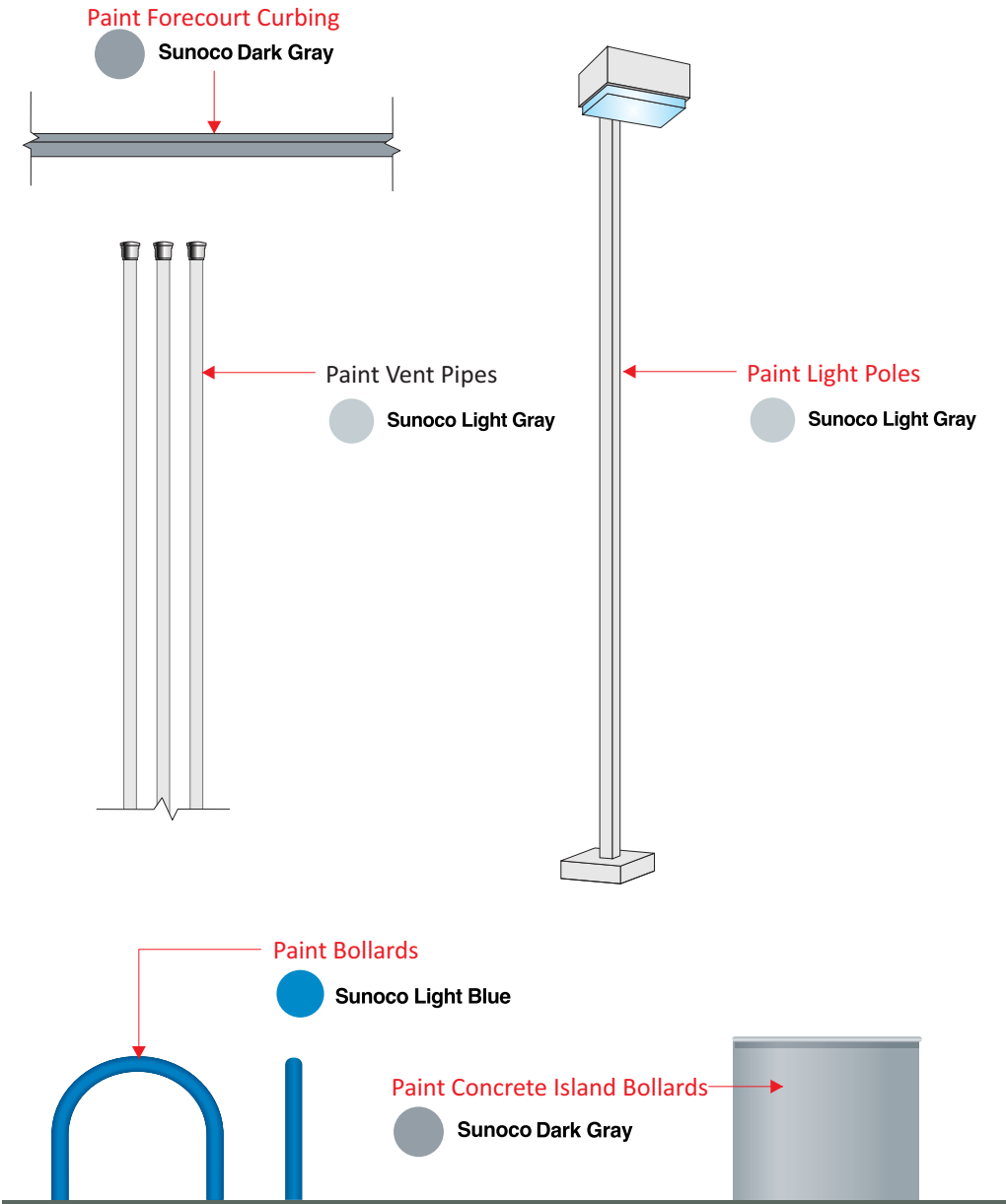




# Forecourt Imaging

**Forecourt Scope of Work:**

Vent Pipes to be painted Sunoco Light Gray  
Forecourt Bollards to be painted Sunoco Light Blue  
Light poles to be painted Sunoco Light Gray  
Painted curbing to be re-painted Sunoco Dark Gray



*Note: If bollards are stainless steel they are to remain unpainted*

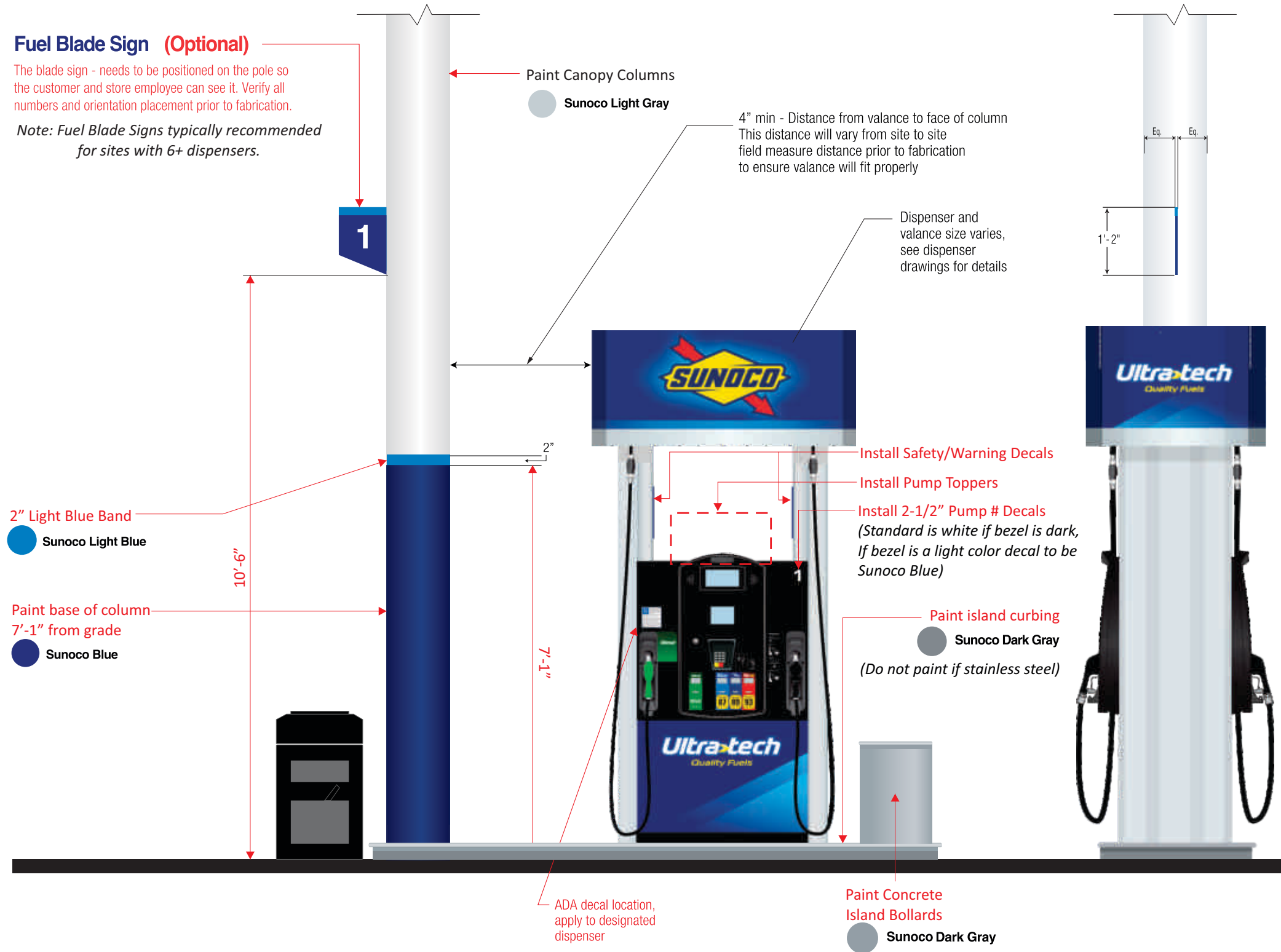


# Under Canopy Imaging

### Fuel Blade Sign (Optional)

The blade sign - needs to be positioned on the pole so the customer and store employee can see it. Verify all numbers and orientation placement prior to fabrication.

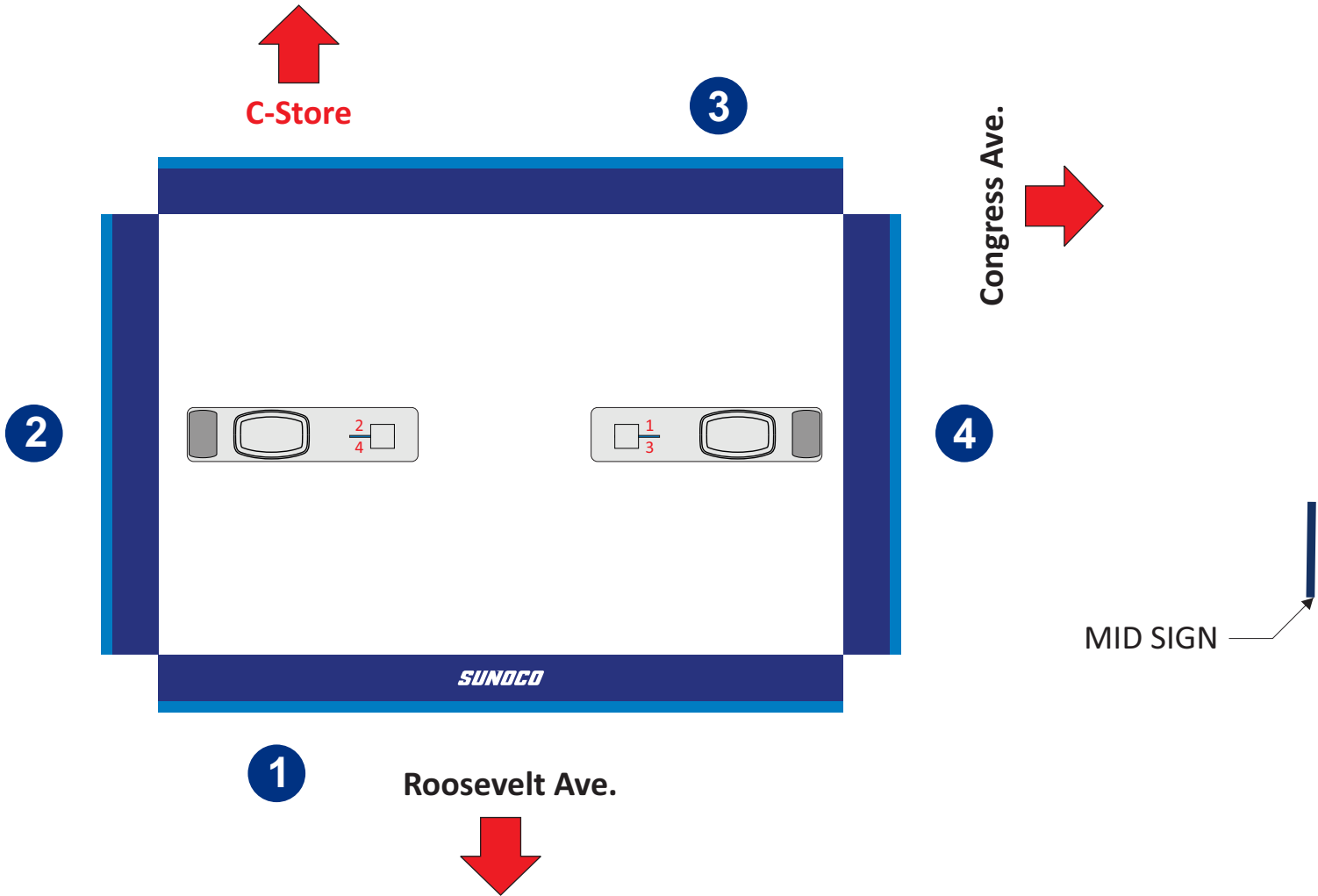
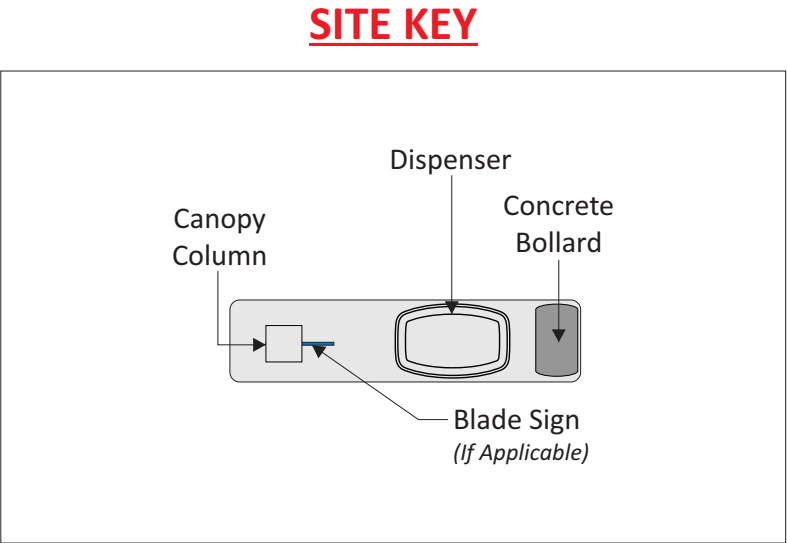
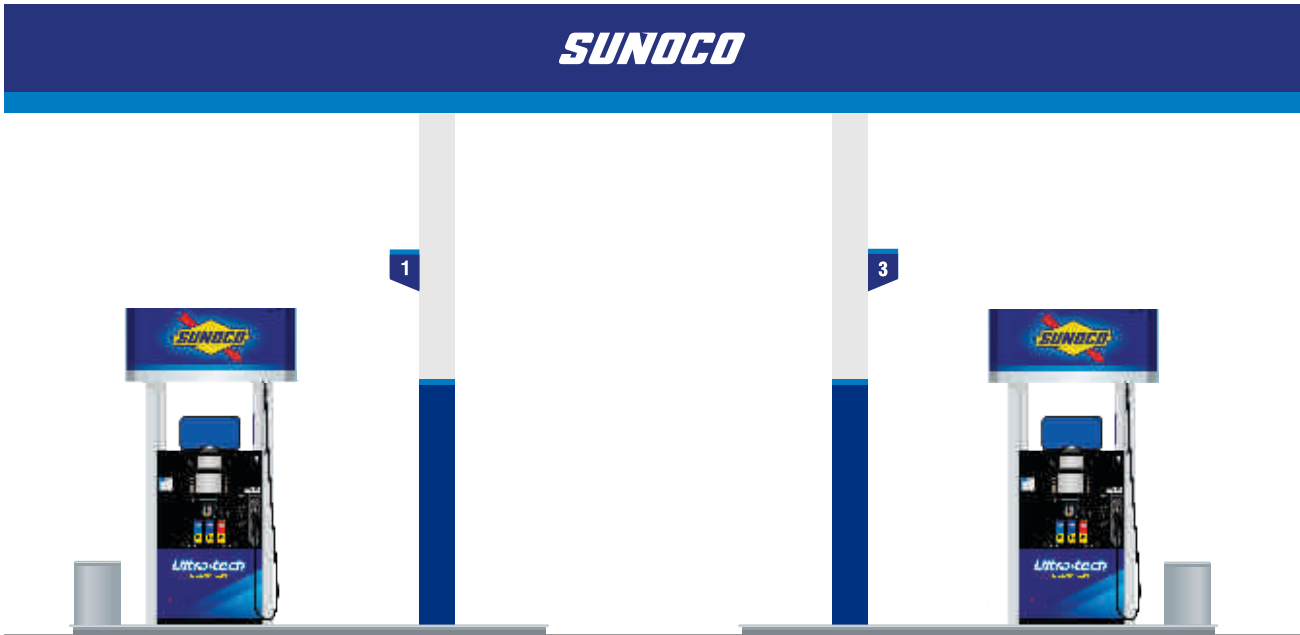
*Note: Fuel Blade Signs typically recommended for sites with 6+ dispensers.*



### Under Canopy Scope of Work:

- Dispenser islands to be painted Sunoco Dark Gray (Qty: 2)
- Top of Canopy columns to be to be painted Sunoco Light Gray w/ bottom 7'-1" from grade painted Sunoco Blue with 2" Light Blue Band (Qty: 2)
- Concrete islands to be painted Sunoco Dark Gray (Qty: 2)
- Fuel Blade Signs installed (Qty: 2 sets) - Optional
- Install trashcans (1 per dispenser), pump # decals, regulatory decals etc.
- Install Pump Toppers (1 per dispenser)
- Site only has 2 dispensers - No POP Column Frames or Arrows to be installed.

PREVIOUSLY APPROVED BY THE HDRC



Revisions:	
Rev. 0 - Original Drawing	05/18/2021

Address: **3215 Roosevelt Ave.  
San Antonio, TX**

Customer: EMPIRE CANOPY

Drawn by: JH

Job Number: **SUN-27938-SR**

Date: 05/18/2021

Customer Approval: \_\_\_\_\_

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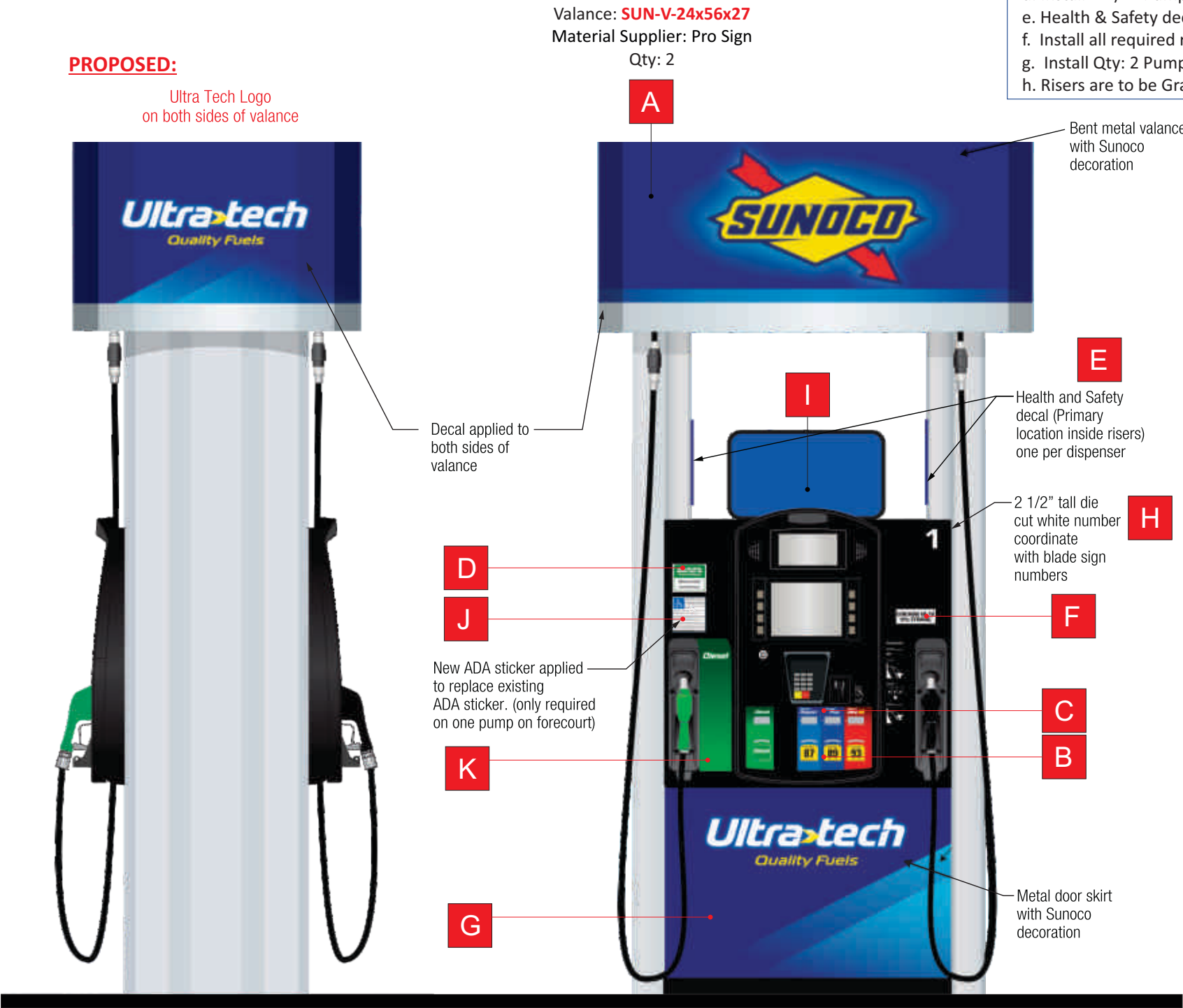
Existing Dispensers Under Gas Canopy:



Gilbarco Advantage (3+0) with 87/89/Dsl  
Qty = 2

PROPOSED:

Ultra Tech Logo  
on both sides of valance



Gas Dispenser Scope of Work:

- Site to receive new refurbished Gilbarco Encore 500S dispensers (Qty: 2 3+1?). Dispensers will need to be re-imaged to Sunoco image specs with materials supplied by LSI / ProSign to include:
- a. SUNOCO Valances provided by ProSign to be fitted on all dispensers (Qty: 2)
  - b. Install new Metal Door Skins (Qty: 2 set)
  - c. Install LSI provided PID/Octane/Crind Overlay decals (Qty: 2 set)
  - d. Install 2-1/2" Pump # Decal to dispenser crind/bezel.
  - e. Health & Safety decals (2 per dispenser) installed on inside risers
  - f. Install all required regulatory decals as needed (ethanol, low sulfur, ADA etc.)
  - g. Install Qty: 2 Pump Topper Frames
  - h. Risers are to be Gray or stainless steel.

Required Dispenser Items:

- A** Valance
- B** Octane Decals
- C** Fuel Grade Decals (PIDs)
- D** ULSD Decal (If applicable)
- E** Health/Safety/Warning Decals
- F** Ethanol Decals
- G** Door Skirt
- H** 2-1/2" Pump # Decals
- I** Pump Topper
- J** ADA Decal
- K** Diesel Surround Overlay (If applicable)

Revisions:	
Rev. 0 - Original Drawing	05/18/2021

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Job Number: **SUN-27938-SR**

Date: 05/18/2021

Customer Approval: \_\_\_\_\_

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Scope of Work:

No C-Store Image Work

Existing C-Store



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## Color Specifications

### Sunoco Bright Blue

#### Material / Color Match

Pantone Process Blue C Match

#### Color Usage on Site

Dispenser Valance and Skirt gradations, MID Gradation accent

### Sunoco Light Blue

#### Material / Color Match

Pantone 2935 C Match  
3M Film - Intense Blue

#### Color Usage on Site

Canopy Fascia, Canopy Arrow Accents, Bollards, Blade Sign Accent, POP Accent, Architectural Forecourt Arrow Vertical Accent, Express Store fascia, Car Wash

### Sunoco Medium Blue

#### Material / Color Match

Pantone 2935C Match

#### Color Usage on Site

Sign on Express Store

### Sunoco Blue

#### Material / Color Match

Pantone 288 C Match  
3M Film - Sapphire Blue  
ACM - Reynobond Duragloss 3000 Sapphire Blue

#### Color Usage on Site

Canopy Fascia, Dispenser, Canopy Column, Blade Signs, POP Frame, Architectural Forecourt Arrow, MID Panels, Undercanopy Kiosk Fascia, Express Store fascia, Car Wash



### Paint Spec

#### Sherwin Williams

Intense Blue - Satin Finish

#### Color Usage on Site

Bollards



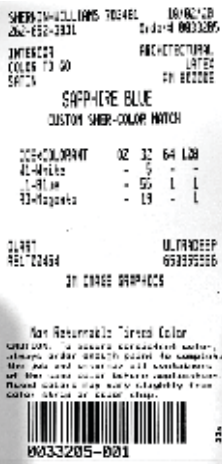
### Paint Spec

#### Sherwin Williams

Sapphire Blue - Satin Finish

#### Color Usage on Site

Canopy Column, Retro Fit MID Structural Columns, Undercanopy Kiosk Fascia



### Sunoco Light Gray

#### Material / Color Match

SW 6253 Olympus White

#### Color Usage on Site

Canopy Columns, Vent Stacks, Site Lighting Poles, Undercanopy Kiosk Walls, Mullions for Kiosk if not approved approved colors, Express Store walls, Car Wash Walls

### Sunoco Silver

#### Material / Color Match

Pantone 877 C Match

#### Color Usage on Site

Valance Band, Unbranded diesel canopy fascia band

### Sunoco Medium Gray

#### Material / Color Match

Pantone Cool Gray 6 C Match

#### Color Usage on Site

Unbranded Canopy Fascia  
Wainscot on Car Wash

### Sunoco Dark Gray

#### Color Usage on Site

Canopy Island Curbs



### Paint Spec

#### Sherwin Williams

6253 Olympus White - Satin Finish

#### Color Usage on Site

Canopy Columns, Vent Stacks, Site Lighting Poles, Undercanopy Kiosk Walls, Mullions for Kiosk if not approved approved colors



### Paint Spec

#### TBD

Powder Coated Metal

#### Color Usage on Site

Valance Band



### Paint Spec

#### Sherwin Williams

6255 Morning Fog

#### Color Usage on Site

Unbranded Canopy Fascia



### Paint Spec

#### Sherwin Williams

6256 Serious Gray - Satin Finish

#### Color Usage on Site

Canopy Island Curbs







Color Specifications



Sunoco Yellow

Material / Color Match  
Pantone 109 C Match  
3M Films - Opaque - Bright Yellow - Translucent - Yellow

Color Usage on Site  
MID Sunoco Logo, Ultratech Logo, graphic Arrow on Canopy



Paint Spec

Sherwin Williams  
Yellow 109 Custom - Satin Finish  
Color Usage on Site



Sunoco Warm Yellow

Material / Color Match  
Pantone 116 C Match  
Color Usage on Site  
Illuminated Formed Arrow on Canopy, Accent Vertical Band on Architectural Arrow



Paint Spec

Sherwin Williams  
Yellow 109 Custom - Satin Finish  
Color Usage on Site



Sunoco Dark Yellow

Material / Color Match  
Pantone 7408 C Match  
Color Usage on Site  
Digital Gradations on Arrow for Canopy to Create Dimension, Ultra Tech Arrow Gradations to Create Dimension



Sunoco White

Material / Color Match  
White ACM / White Vinyl  
Color Usage on Site  
Express Store fascia, Unbranded diesel valance, Unbranded diesel canopy fascia



Paint Spec

TBD  
Powder Coated Metal  
Color Usage on Site  
Express Store fascia, Unbranded diesel valance, Unbranded diesel canopy fascia



Sunoco Red

Material / Color Match  
Pantone 485 C Match  
3M Films - Opaque - Tomato Red - Translucent - Red

Color Usage on Site  
Sunoco Logo



Sunoco Green

Material / Color Match  
Pantone 355 C Match  
3M Films - Opaque -Bright Green - Translucent - Vivid Green

Color Usage on Site  
Diesel Dispensers, Diesel Grade Labels

Material Part Summary



Contacts  
Jessica Davis - [jdavis@prosign.net](mailto:jdavis@prosign.net)  
Meghan Langley - [mlangley@prosign.net](mailto:mlangley@prosign.net)

**Illuminated:**

☐ Part # SUN-36-DIA-LED  
☐ Part # SUN-42-DIA-LED  
☐ Part # SUN-48-DIA-LED  
☐ Part # SUN-54-DIA-LED

**DIAMOND**

**Decals:**

☐ Part # SUN-36-DIA-VNL  
☐ Part # SUN-42-DIA-VNL  
☐ Part # SUN-48-DIA-VNL

**Illuminated:**

☐ Part # SUN-25-WM-LED  
☐ Part # SUN-32-WM-LED

**WORDMARKS**

**Decals:**

☐ Part # SUN-25-WM-VNL  
☐ Part # SUN-32-WM-VNL

**Non-Illuminated:**

☐ Part # SUN-25-WM-NI  
☐ Part # SUN-32-WM-NI

☐ Part # SUN-25-WMDSL  
☐ Part # SUN-32-WMDSL

**Branded:**

☐ Part # SUN-25-WMD-VNL  
☐ Part # SUN-32-WMD-VNL

☐ Part # SUN-25-WMUDSL  
☐ Part # SUN-32-WMUDSL

**Unbranded:**

☐ Part # SUN-25-WMUDVNL  
☐ Part # SUN-32-WMUDVNL

**DISPENSER VALANCES**

**GAS:**

☐ Part # SUN-V-24x43x21  
☐ Part # SUN-V-24x56x21  
☒ Part # SUN-V-24x56x27 Qty: 2  
☐ Part # SUN-V-24x58x25  
☐ Part # SUN-V-24x68x30  
☐ Part # SUN-V-24x56x36  
☐ Part # SUN-V-16x50x34  
☐ Part # SUN-V-16x56x36

**DIESEL:**

☐ Part # SUN-V-24x43x21D  
☐ Part # SUN-V-24x56x21D  
☐ Part # SUN-V-24x56x27D  
☐ Part # SUN-V-24x58x25D  
☐ Part # SUN-V-24x68x30D  
☐ Part # SUN-V-24x56x36D

**UNBRANDED DIESEL:**

☐ Part # TBV

**Illuminated:**

☐ Part # SUN-36-ARW-LED  
☐ Part # SUN-42-ARW-LED  
☐ Part # SUN-48-ARW-LED

**CANOPY ARROWS**

**Decals:**

☐ Part # SUN-36-ARW-VNL  
☐ Part # SUN-42-ARW-VNL  
☐ Part # SUN-48-ARW-VNL

**Non-Illuminated:**

☐ Part # SUN-36-ARW-NI  
☐ Part # SUN-42-ARW-NI  
☐ Part # SUN-48-ARW-NI

**VINYL BACKER FOR ARROW (IF FLAT FASCIA)**

☐ Part # SUN-36-ABVNL  
☐ Part # SUN-42-ABVNL  
☐ Part # SUN-48-ABVNL

Qty: 2 per Arrow Sign

☐ Part # SUN-36-ARW-VNL  
☐ Part # SUN-42-ARW-VNL  
☐ Part # SUN-48-ARW-VNL

**SOLID COLORED VINYL**

☐ Part # SUN-SV37-BLUE  
☐ Part # SUN-SV48-BLUE  
☐ Part # SUN-SV6-INTBLU  
☐ Part # SUN-SV8-INTBLU



Diane Day  
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POP POSTER FRAMES / ARROWS

☐ Part # SUN0012  
POP Poster Frame

☐ Part # SUN0013  
Small Fuel Island Arrow

Note: Need Qty: 2 per dispenser

CANOPY COLUMN WRAPS

☒ Part # SUN0015 Qty: 2  
2" Intense Blue Vinyl Decal

Note: Need Qty: 1 per canopy column

DISPENSER DECALS

☒ Health & Safety Decal (Large) - 2 per dispenser required (Qty: 4)  
☐ Health & Safety Decal (Small)  
☒ Dispenser ADA Decal - (Qty: 2)  
☒ 10% Ethanol Decals - (Qty: 4)

Note: These Decals are supplied by LSI and should be included in your custom quote.

CLEARANCE SIGNS / BLADE SIGNS (OPTIONAL)

IF CHOSEN:  
☒ Part # SUN001 Qty: 2

IF CHOSEN:

☒ Part # SUN004 Qty: 2  
☒ Part # SUN-0006  
Blade Sign 1-12 Number Set  
☐ Part # SUN-007  
Blade Sign 12-24 Number Set

REQUIRED TRASH CAN

[cpsservice@commercialzone.com](mailto:cpsservice@commercialzone.com)

☒ Part # 73720199 Qty: 2  
30 Gal Black Waste/Windshield  
Hex Service Center w/ Anchor  
Kit & One Squeegee  
Note: 1 per dispenser required

For other optional items refer to the DCI Tab on the Sunoco Distributor Centennial Order Form

PUMP TOPPER FRAMES

[Fran@mmdisplays.com](mailto:Fran@mmdisplays.com)  
[Bobdigiorgio@mmdisplays.com](mailto:Bobdigiorgio@mmdisplays.com)

☐ Part # 911  
(12" x 20" Side Mounted)  
☒ Part # 910 Qty: 2  
(12" x 20")

Note: Everbrite, LSI & Fed Heath all require CUSTOM Site Specific Quotes. Please contact them directly for your site specific material quote(s)

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Contractor Checklist

THIS SECTION TBD

## 3215 ROOSEVELT AVE- EXISTING CONDITIONS

EXISTING CANOPY STRUCTURE TO HAVE NEW IMAGE AND SIGNAGE:





## 3215 ROOSEVELT AVE- EXISTING CONDITIONS



## 3215 ROOSEVELT AVE- EXISTING CONDITIONS



## 3215 ROOSEVELT AVE- EXISTING CONDITIONS





## 3215 ROOSEVELT AVE- EXISTING CONDITIONS

EXSITING GROUND SIGN- TO BE REMOVED:



3215 ROOSEVELT AVE- EXISTING CONDITIONS





3215 ROOSEVELT AVE- EXISTING CONDITIONS





3215 ROOSEVELT AVE- EXISTING CONDITIONS

