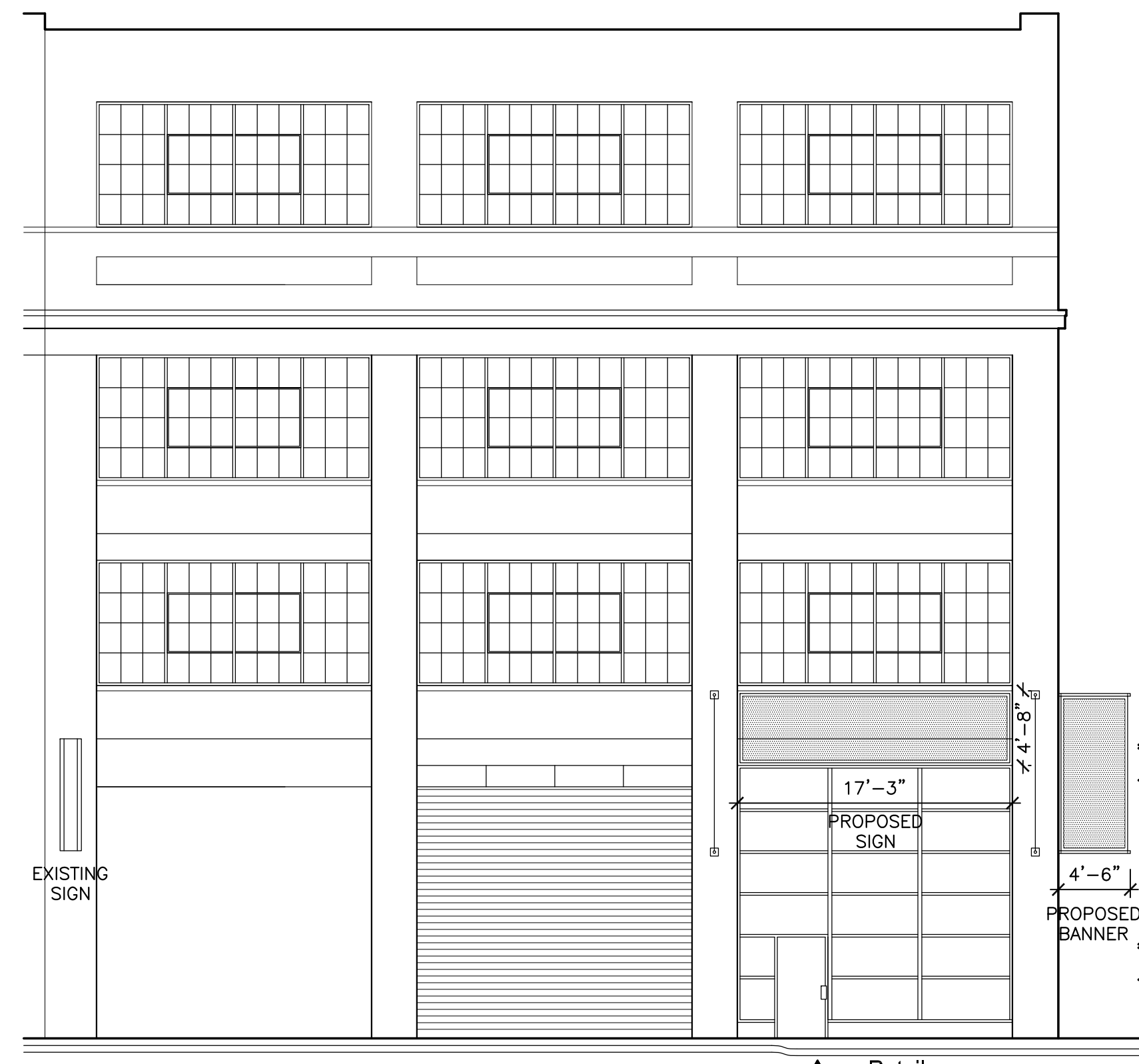


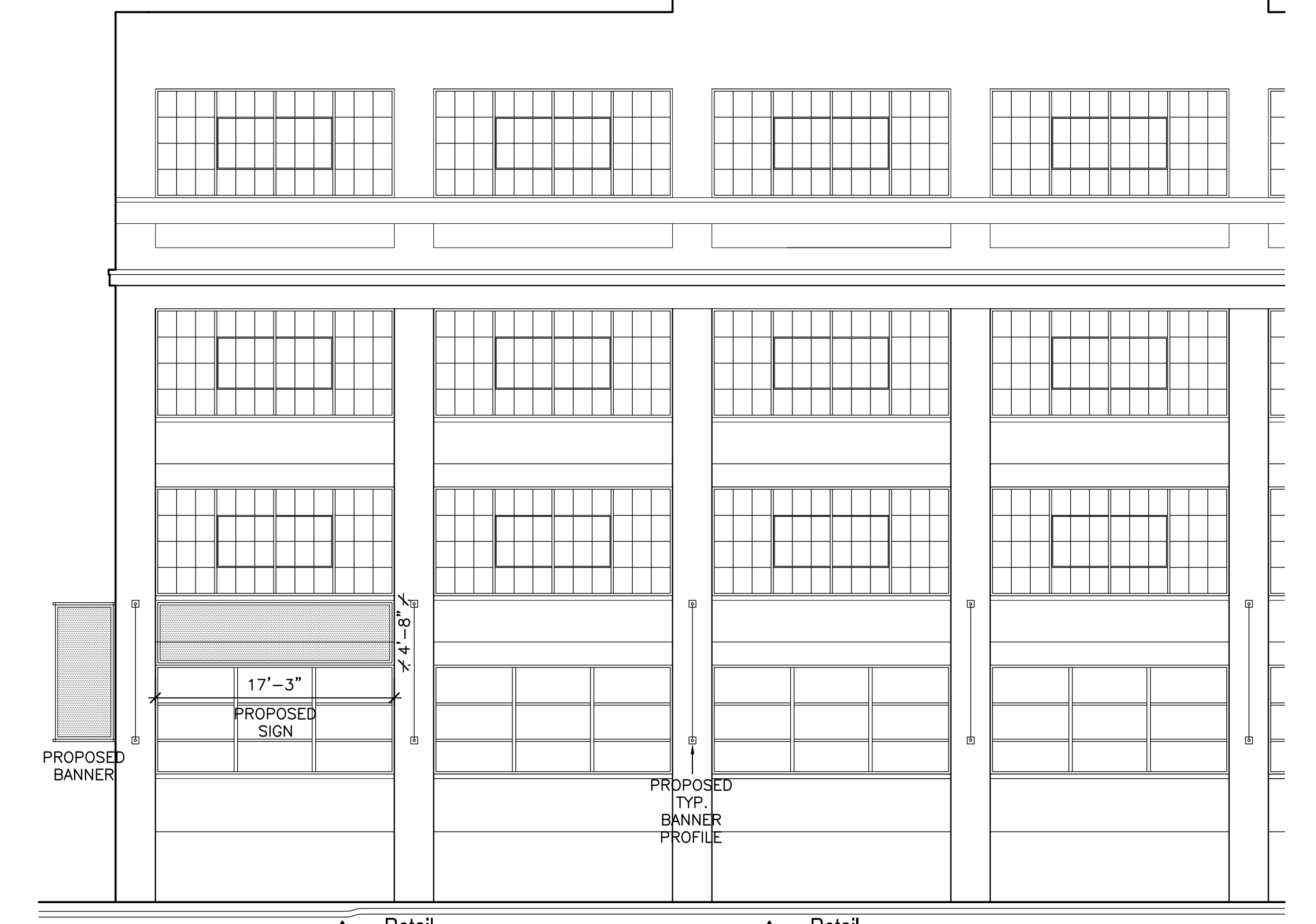
Square Footage of Signage Displays						
Bldg	Facade	Display		Quantity	Total	Status
A	East	Awning	1'-3" x 6'-4" = 8 SF	x 11	88 SF	Proposed
A	East	Banner	5'-6" x 20'-9" = 144 SF	x 12	1,728 SF	Existing
A	North	Awning	1'-3" x 6'-4" = 8 SF	x 5	40 SF	Proposed
D	North	Banner	4'-6" x 10'-0" = 45 SF	x 2	90 SF	Proposed
D	North	Sign	4'-8" x 17'-3" = 80.5 SF	x 1	80.5 SF	Proposed
D	West	Banner	4'-6" x 10'-0" = 45 SF	x 6	270 SF	Proposed
D	West	Sign	4'-8" x 17'-3" = 80.5 SF	x 1	80.5 SF	Proposed



Proposed Washington Ave. Elevation - Buildings A & B
Scale 1/8" = 1'



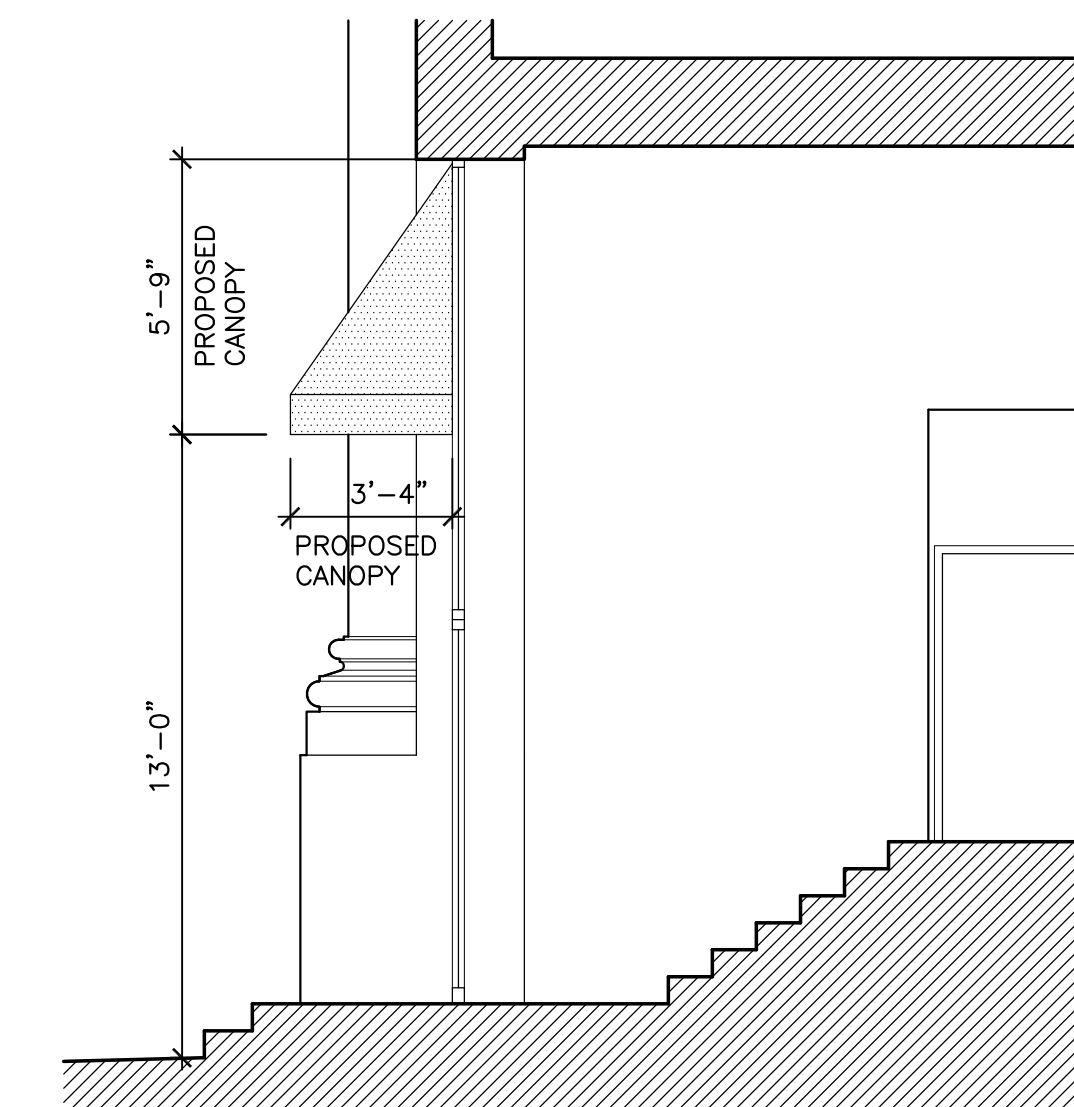
Proposed Washington Ave. Elevation - Building D
Scale 1/8" = 1'



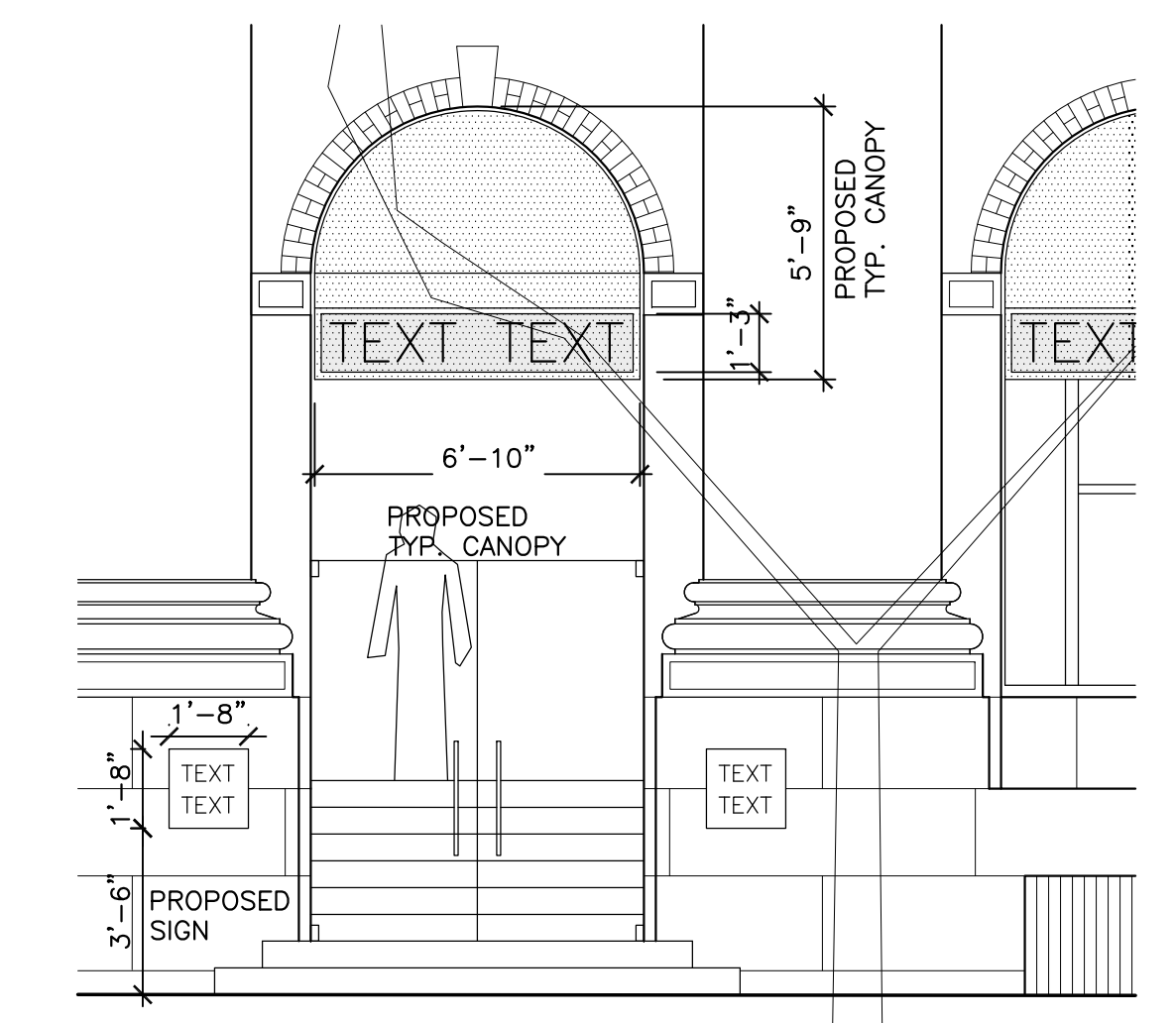
Proposed 15th St. Elevation - Building D
Scale 1/8" = 1'



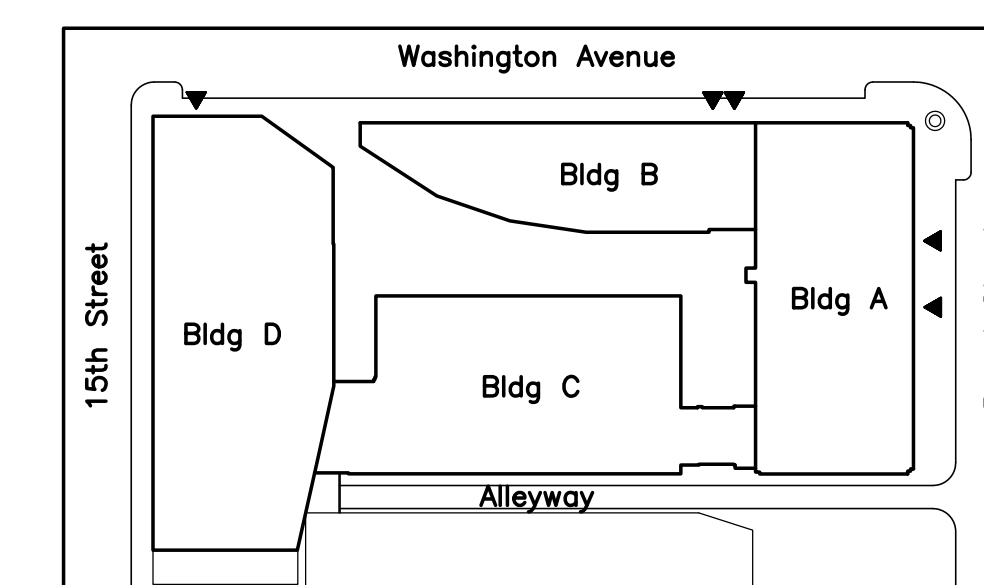
Proposed Broad St. Elevation - Building A
Scale 1/8" = 1'



Proposed Broad Street Entrance Section - Building A
Scale 1/4" = 1'

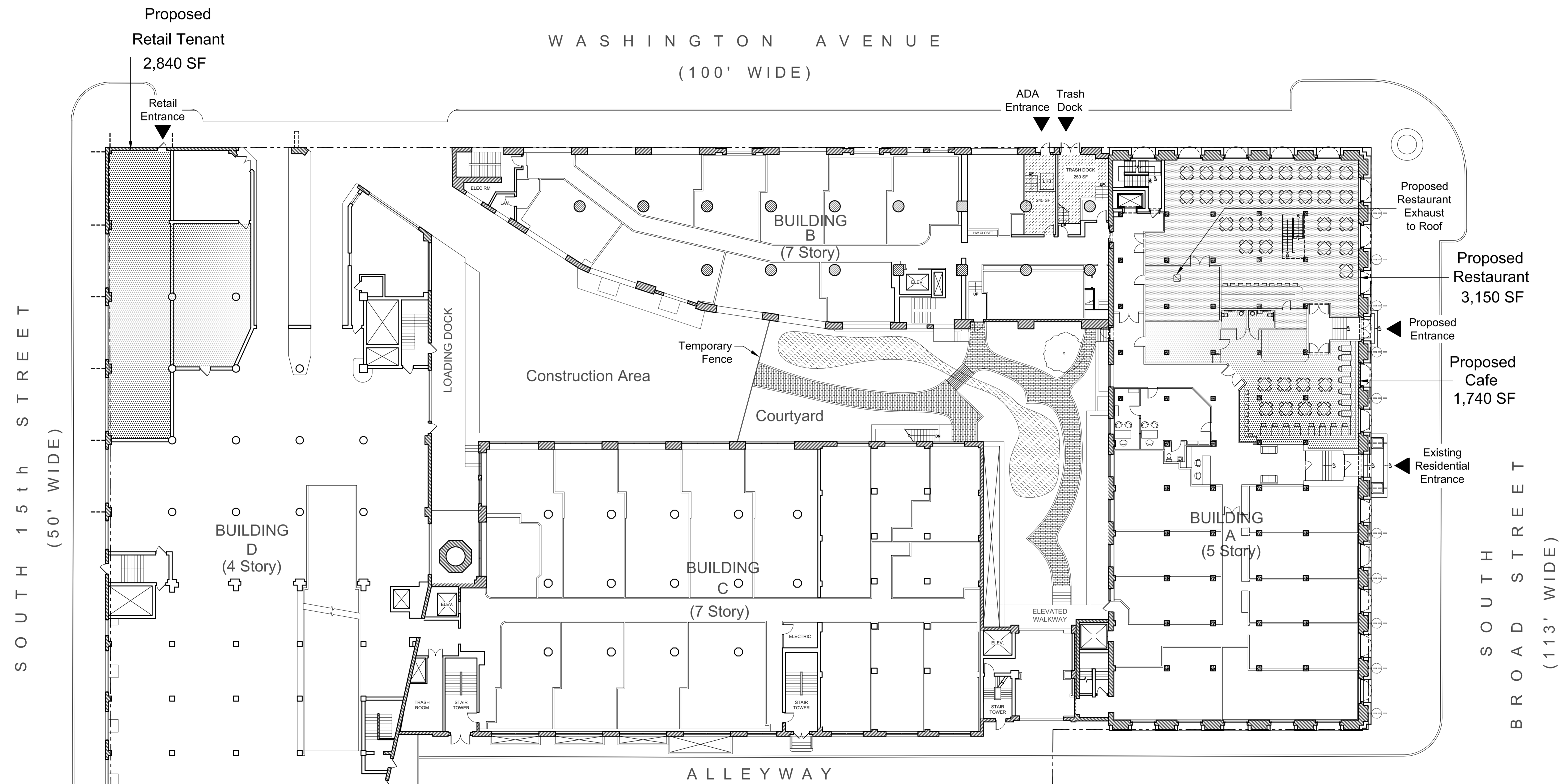


Proposed Entrance at Broad St Elevation - Bldg A
Scale 1/4" = 1'



Key Plan

Elevations Buildings A, B & D

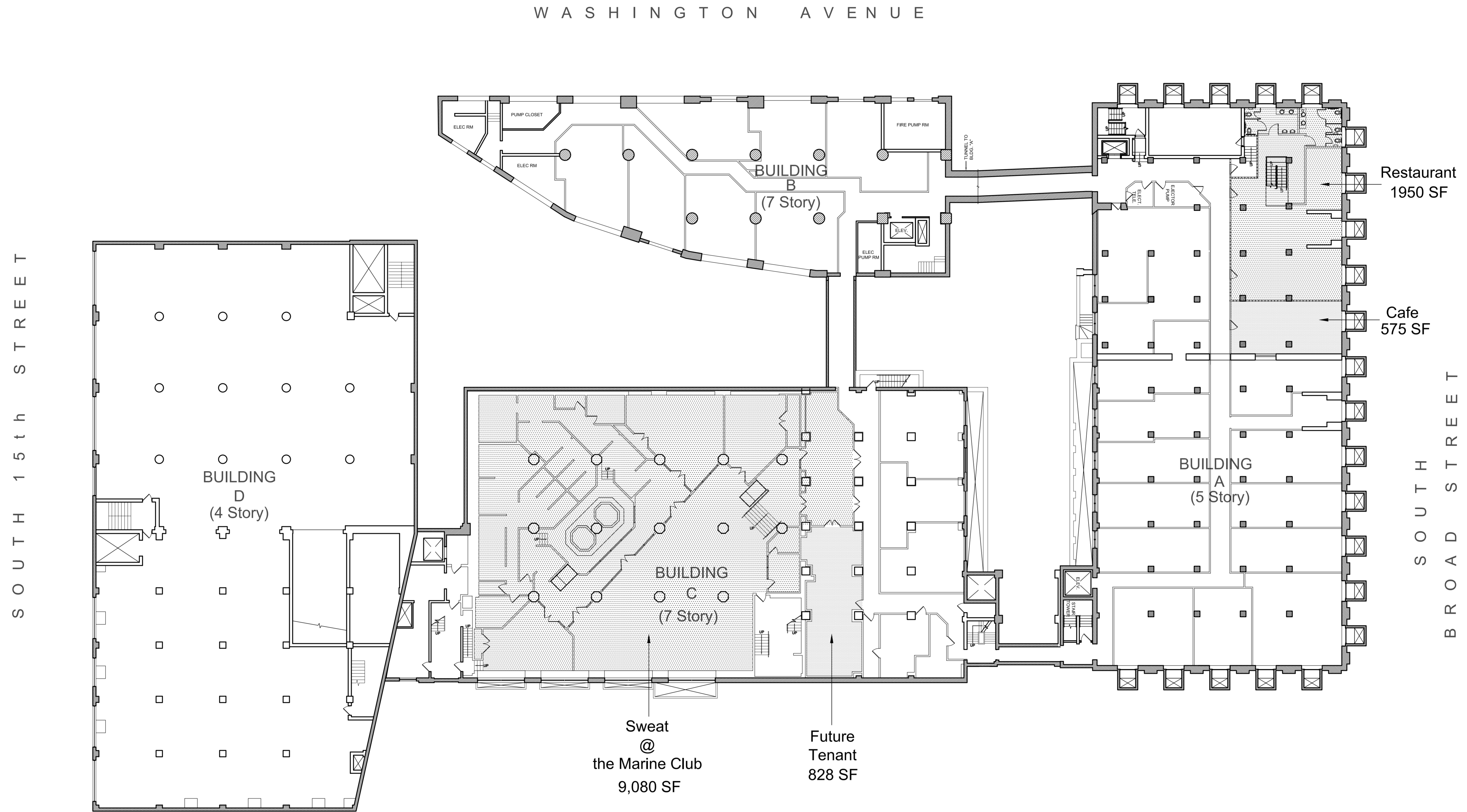


Richard Sauder drawings
extend beyond lot lines

Proposed 1st Floor Plan

Building	Tenant	SF	Occupants
A	Restaurant	3,150	177
A	Cafe	1,740	109
D	Retail	2,840	189

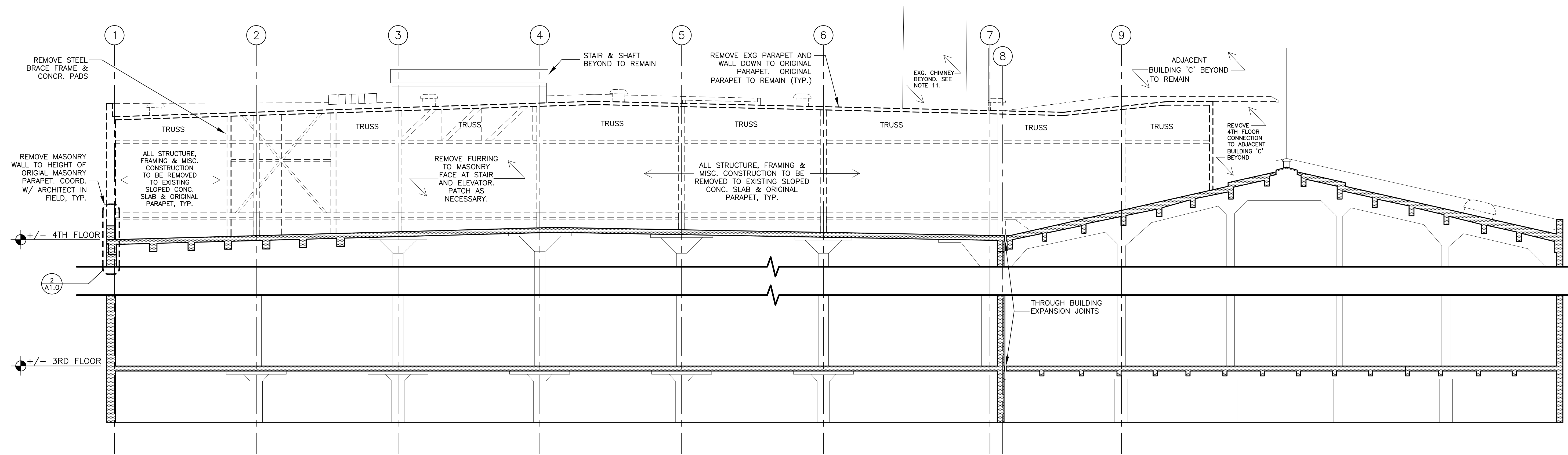
295 Residential Units among Buildings A, B & C



Building	Tenant	SF	Occupants
A	Restaurant	1,950	(bathrooms, storage/food prep.)
A	Cafe	580	(storage/food prep.)
C	Gym	9,080	605
C	Auxiliary Office	760	50

295 Residential Units among Buildings A, B & C

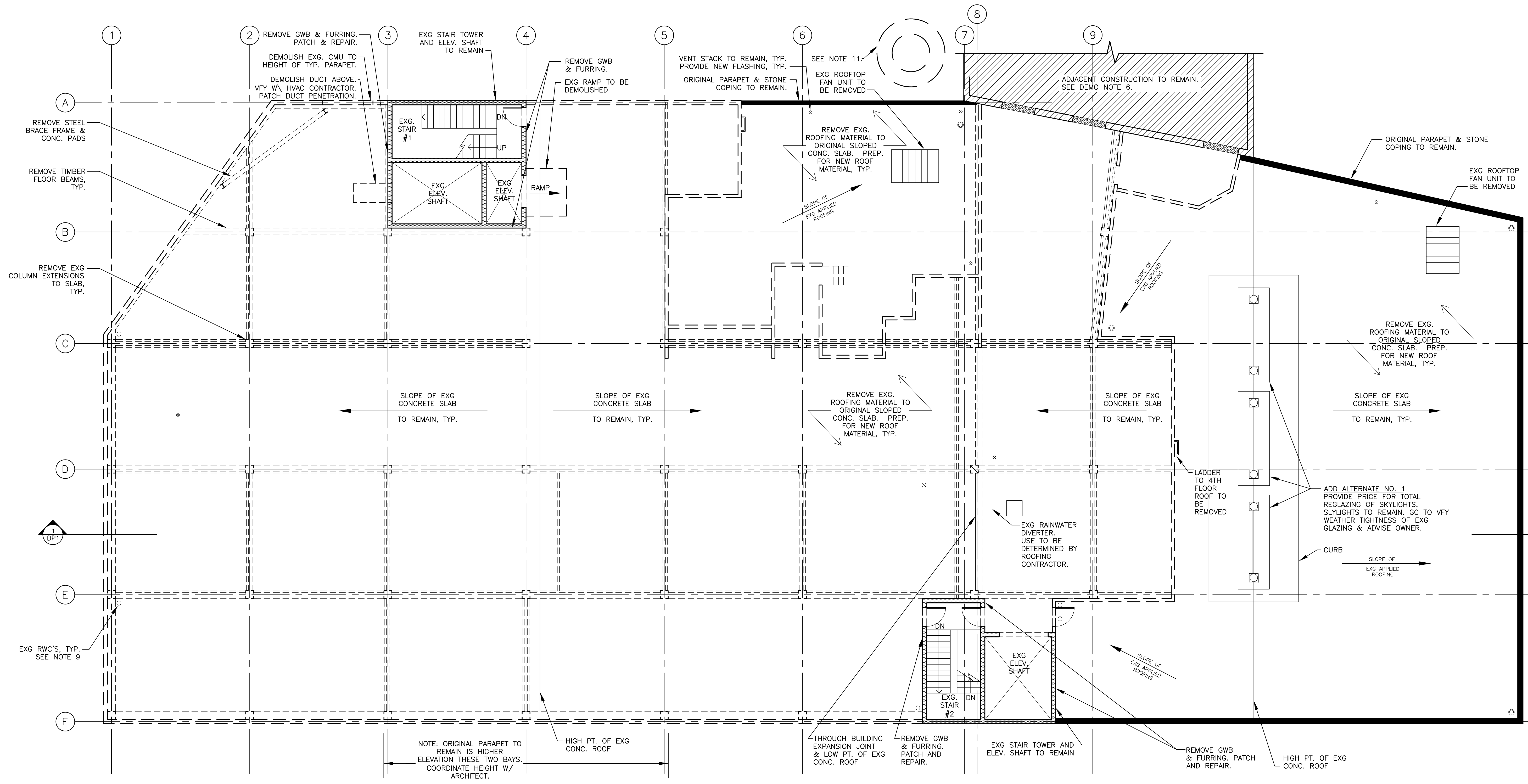
Proposed Lower Level Plan



GENERAL DEMOLITION NOTES

- IF CONDITIONS DIFFER FROM DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY.
- ALL SHORING IS RESPONSIBILITY OF DEMOLITION CONTRACTOR. ANY CONCERNS TO BE ADDRESSED PRIOR TO WORK COMMENCING.
- DEMOLITION CONTRACTOR SHALL VERIFY ALL DEMOLITION TECHNIQUES, PROCEDURES AND SEQUENCING IN FIELD PRIOR TO WORK. ALL PRE-DEMOLITION SCHEDULES SHALL BE BROUGHT TO THE ARCHITECT/OWNER'S FOR REVIEW. COMMENCEMENT OF WORK SHALL BEGIN ONLY AFTER ALL PROPER APPROVALS ARE RECEIVED. AT OWNER'S REQUEST THE DEMOLITION CONTRACTOR SHALL BE PREPARED TO ENGAGE A REGISTERED PROFESSIONAL ENGINEER WHO IS FAMILIAR WITH THE SPECIFIED TYPE OF WORK. THIS ENGINEER SHALL PREPARE A WRITTEN DEMOLITION PROCEDURE FOR THE OWNER'S REPRESENTATIVE TO REVIEW. THE REPORT SHALL ADDRESS STRUCTURAL STABILITY DURING AND AFTER THE DEMOLITION PROCESSES. THE ENGINEER SHALL ALERT THE REPRESENTATIVE OF RECOMMENDATIONS AS THE PROJECT PROGRESSES.
- ALL EXISTING FOURTH FLOOR AND ROOF EQUIPMENT, CONDUIT & WIRING TO BE REMOVED. STAIR TOWER EQUIPMENT AND STAIR TO REMAIN IN USE.
- DEMO CONTRACTOR TO NOTIFY OWNER IMMEDIATELY OF ANY HAZARDOUS MATERIALS UNCOVERED WITHIN BUILDING.
- EXISTING CONSTRUCTION AND ADJACENT STRUCTURES TO REMAIN TO BE PROTECTED DURING DEMO. PATCH & REPAIR SURFACES DAMAGED BY ADJACENT DEMOLITION AND ALL MOUNTING POINTS OF REMOVED MATERIALS.
- DEMOLITION CONTRACTOR SHALL REMOVE ALL MATERIALS FROM THE SITE AND DISPOSE OF IN A MANNER COMPLIANT W/ ALL APPLICABLE LAWS AND CODES.
- DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY SHUTOFFS, DISCONNECTIONS, TERMINATIONS AND REMOVAL FOR ENTIRE DEMOLITION AREA.
- EXISTING RWC'S TO REMAIN. TYPICAL GC TO VERIFY QUANTITY AND LOCATION. CUT AND CAP BELOW CONCRETE SLAB. PREP FOR NEW ROOF DRAIN AND TRAP TO CONNECT INTO EXISTING RWC'S.
- EXISTING WINDOW FRAMES TO BE REMOVED. TYP. FOR FLOORS 2 AND 3. CONTRACTOR TO PROVIDE TEMPORARY FALL PROTECTION PER BUILDING CODE FOR ALL OPENINGS.
- DEMOLISH CHIMNEY TO BELOW HEIGHT OF ADJACENT BUILDING C. CELLULAR ANTENNAE TO BE COORDINATED BY OWNER.
- CONTRACTOR SHALL EXERCISE CAUTION NOT TO STOCKPILE DEBRIS ON THE EXISTING ROOF WITHOUT FIRST HAVING THE SLAB CAPACITY VERIFIED WITH THE OWNER.
- CONTRACTOR SHALL NOT BE PERMITTED TO USE MOTORIZED EQUIPMENT ON THE ROOF TO REMOVE DEBRIS WITHOUT PRIOR APPROVAL FROM THE OWNER.
- CONTRACTOR SHALL EXERCISE CAUTION DURING DEMOLITION NOT TO DISTURB THE INTEGRITY OF THE EXISTING PARAPET INDICATED TO REMAIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL HOLES OR DAMAGED AREAS AS A RESULT OF DEMOLITION ACTIVITIES.

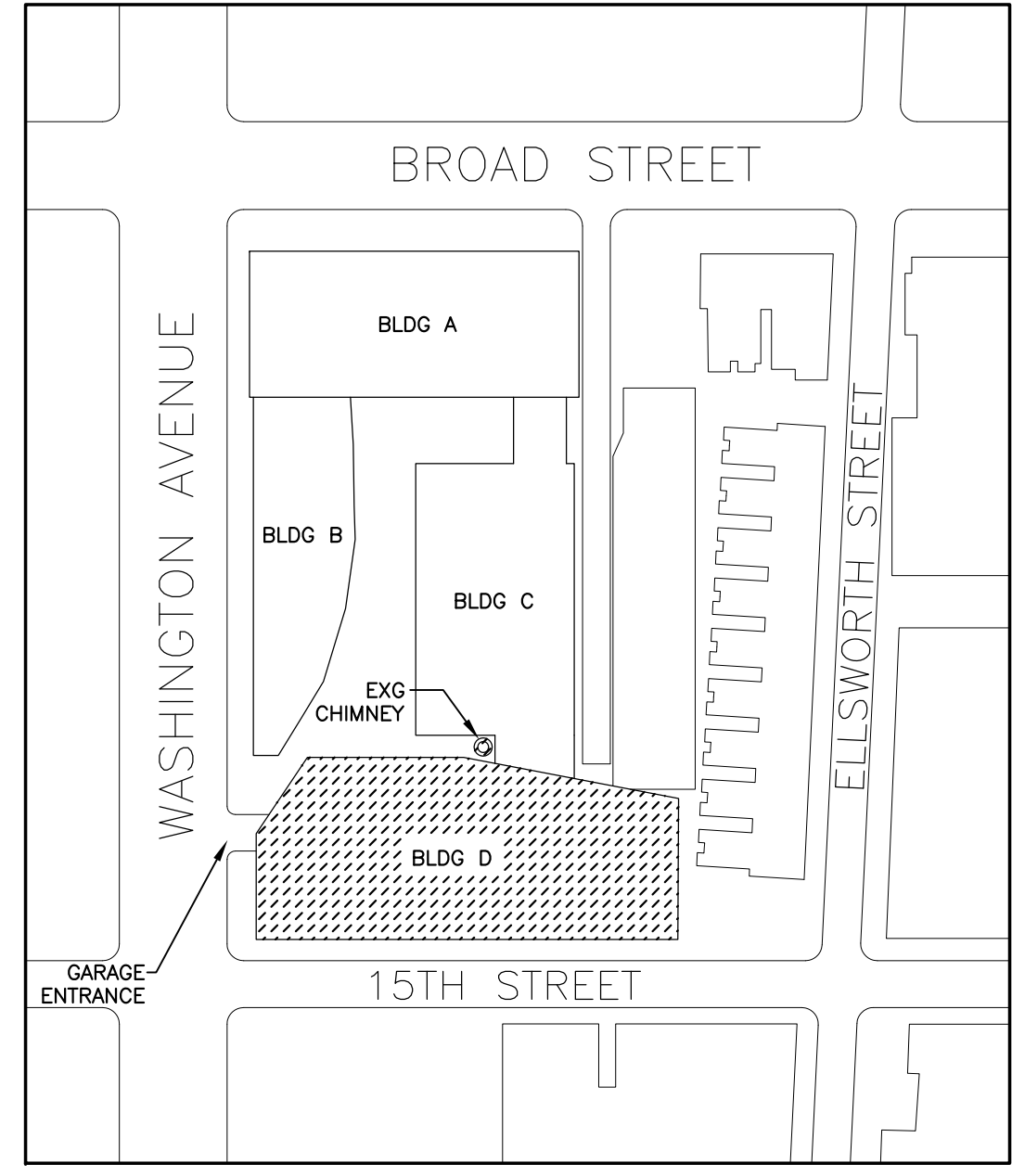
1 DEMOLITION SECTION - FOURTH FLOOR
 DP1 SCALE: 1/8" = 1'-0"



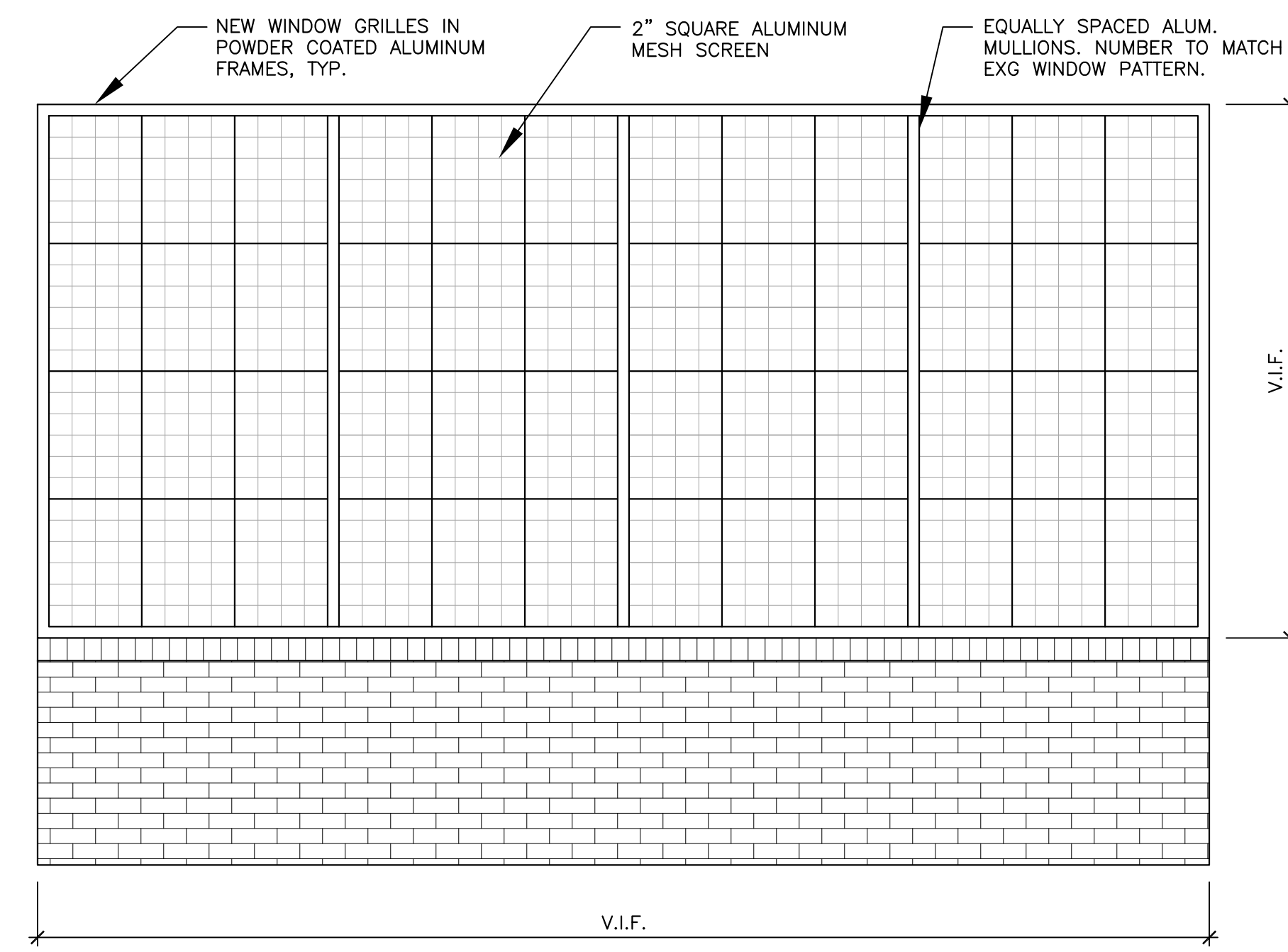
SYMBOL KEY

- EXISTING WALL AND COLUMN CONSTRUCTION TO BE DEMOLISHED & REMOVED
- EXISTING FLOOR TIMBER TO BE DEMOLISHED & REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- ADJACENT BUILDING TO BE PROTECTED DURING DEMOLITION
- ORIGINAL PARAPET & STONE COPING TO REMAIN

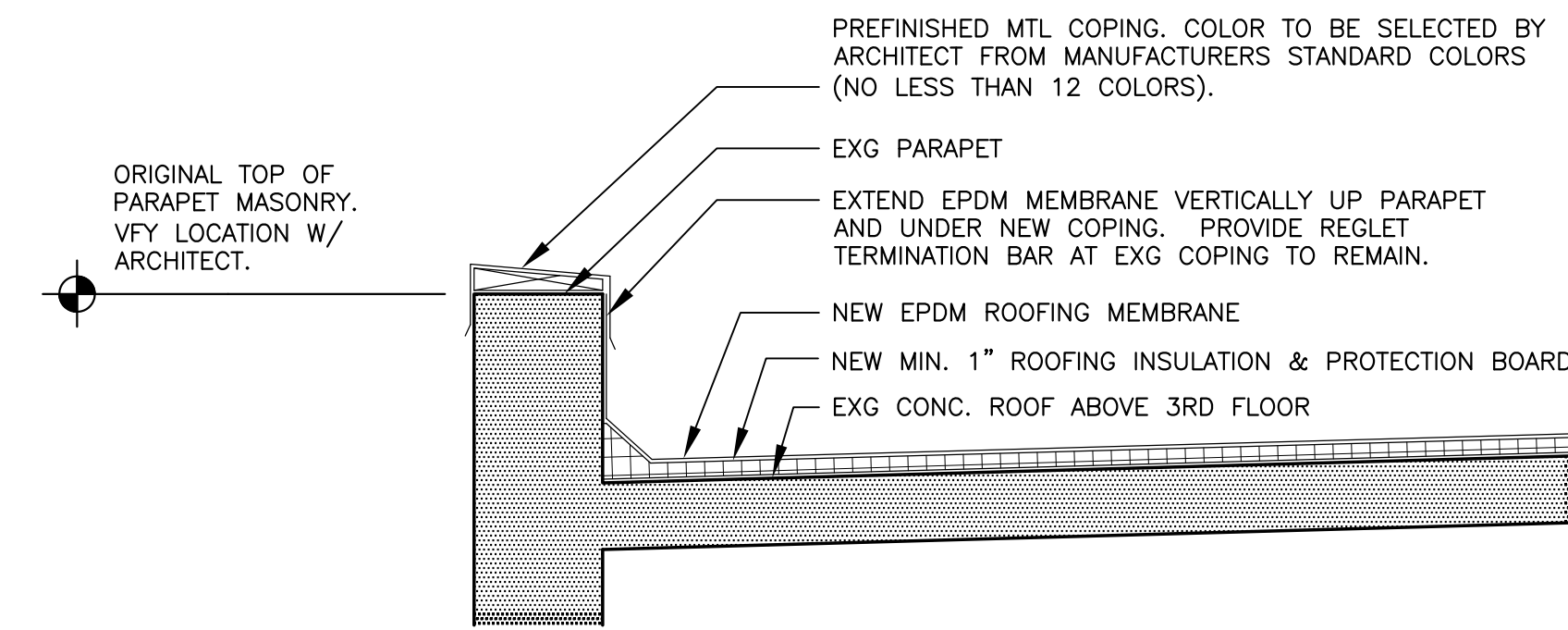
2 DEMOLITION PLAN - FOURTH FLOOR
 DP1 SCALE: 1/8" = 1'-0"



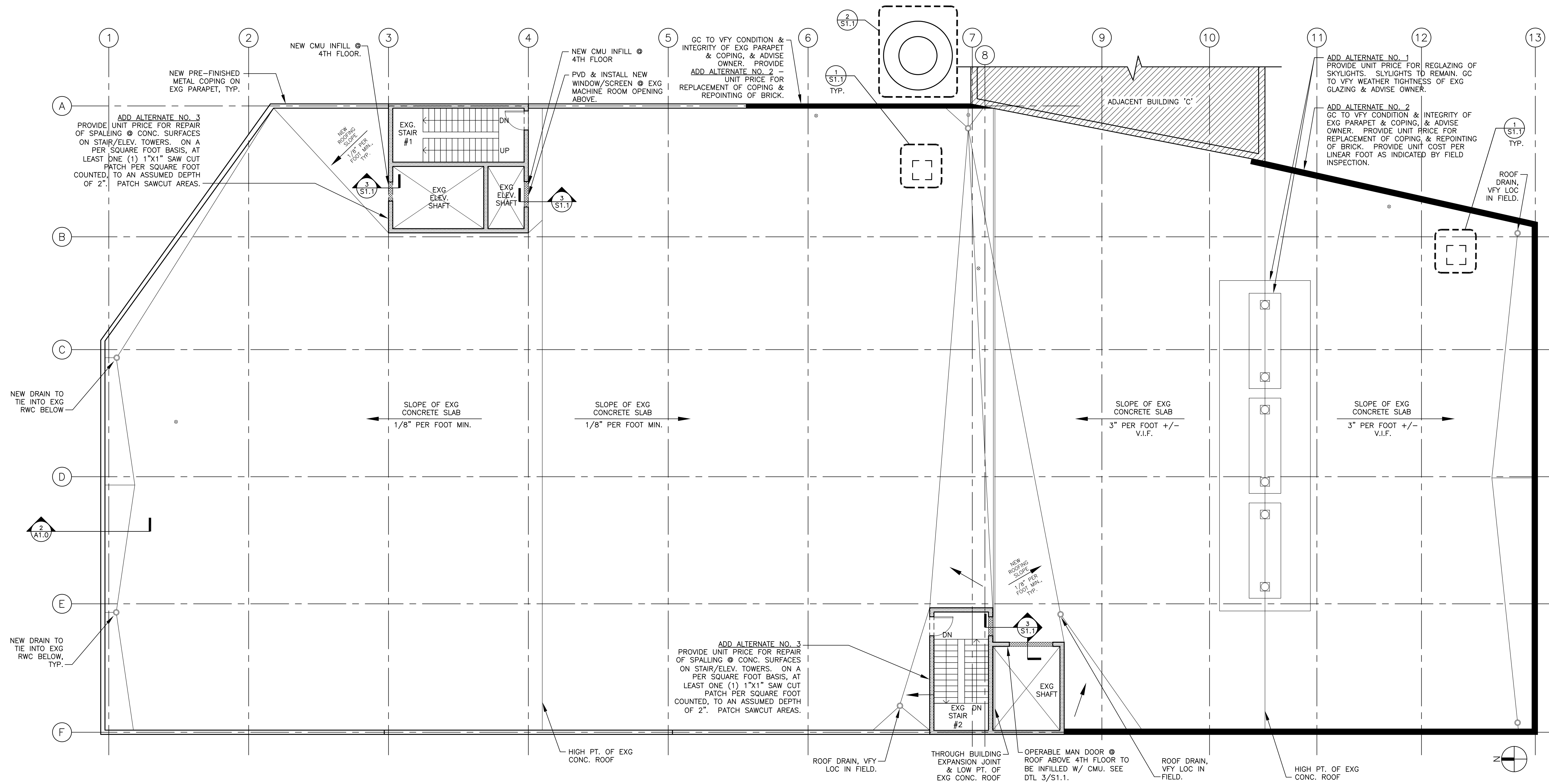
3 KEY PLAN
 DP1 SCALE: 1/64" = 1'-0"



1 WINDOW BAY GRILLES - FLOORS 2 AND 3
A1.1 SCALE: 1/2" = 1'-0"



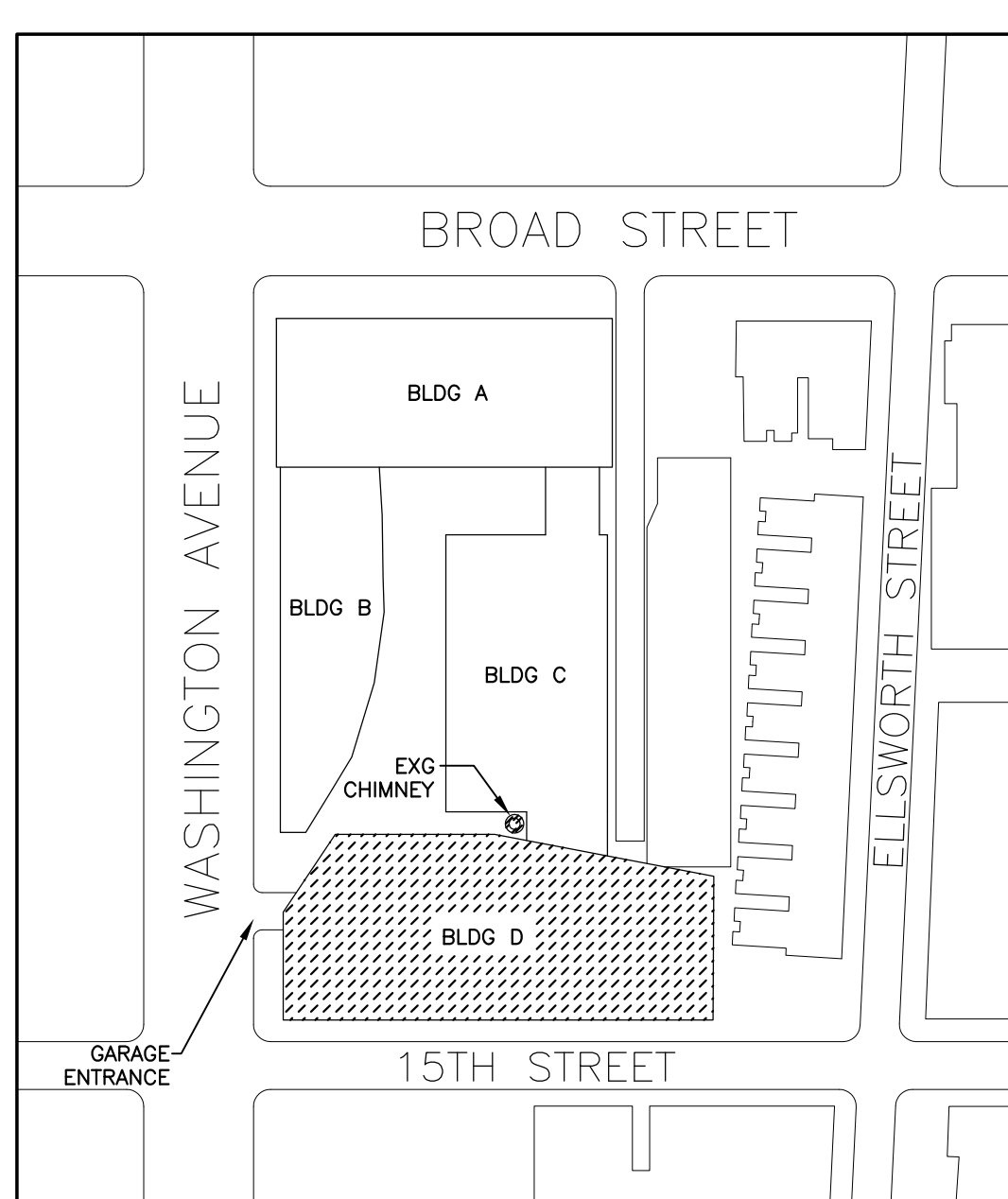
2 NEW PARAPET CAP DETAIL
A1.1 SCALE: 1/2" = 1'-0"



3 ROOF PLAN - ABOVE THIRD FLOOR
A1.1 SCALE: 1/8" = 1'-0"

- ### GENERAL NOTES
- EXG RWC'S AND ROOF DRAIN LOCATIONS ARE APPROXIMATE AND QUANTITIES ARE BASED ON PRE-DEMO VISUAL INSPECTION. ROOFING CONTRACTOR TO PROVIDE NEW ROOF DRAINS. VERIFY LOCATION OF EXG/OIGINAL AND CONDITION AND CAPACITY OF RWC DISCHARGE SYSTEM. ROOFING CONTRACTOR TO SUBMIT PLAN FOR REVIEW AND APPROVAL. ALL ROOF SURFACES TO SLOPE AT MIN. 1/8" PER FOOT. PROVIDE CRICKETS AS NECESSARY.
 - VERIFY EXG ROOF SLOPE IN FIELD. ALL ROOF SURFACES TO SLOPE AT MIN. 1/8" PER FOOT. PROVIDE CRICKETS AS NECESSARY.
 - ROOFING DRAWINGS SHOW DESIGN INTENT ONLY. ALL ROOFING DETAILS TO BE RESPONSIBILITY OF ROOFING CONTRACTOR & APPROVED BY OWNER.

- ### SYMBOL KEY
- EXISTING CONSTRUCTION TO REMAIN
 - ADJACENT BUILDING TO BE PROTECTED DURING CONSTRUCTION
 - ORIGINAL PARAPET & STONE COPING TO REMAIN



4 KEY PLAN
A1.1 SCALE: 1/64" = 1'-0"