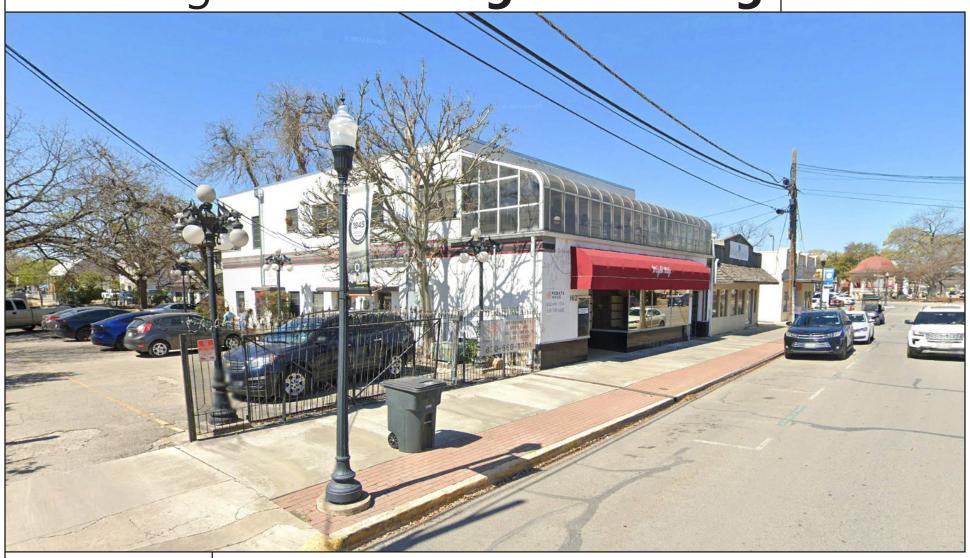


Site Location



**Existing Conditions** 



Proposed Updates



### New Fire Separation Wall

A new fire separation wall will be required per code for an unprotected opening at the property line. New fire wall to be of masonry construction with a stucco treatment on the side facing the square and a decorative wood treatment on the patio side.



Proposed Updates

2 Remove Existing Awning & Solarium. Add New Awning

The proposed design removed the existing solarium and awning to replaces it with a new awning. The new awning will server multiple functions. First it provided cover and shade for both the second level terrace and the sidewalk below. Second it will act as a visual screen to hide the new roof top A/C equipment. Lastly, removal of the existing awning exposes more of the buildings facade highlighting its original character.



Proposed Updates

3

### 3 Replace Wainscoting

The existing black glass wainscoting has been damaged. The owners have attempted to fix the damaged portions of glass with the same material but have been told that type of glass is no longer available. We propose replacing the wainscoting with a new material. The new material will also help tie the building to the new proposed outdoor patio.



Proposed Updates



#### New Outdoor Covered Patio

The new covered patio will help activate the sidewalk along Seguin Street drawing in pedestrian traffic. A new punched opening is proposed to create a connection between the interior of the building and the new patio.