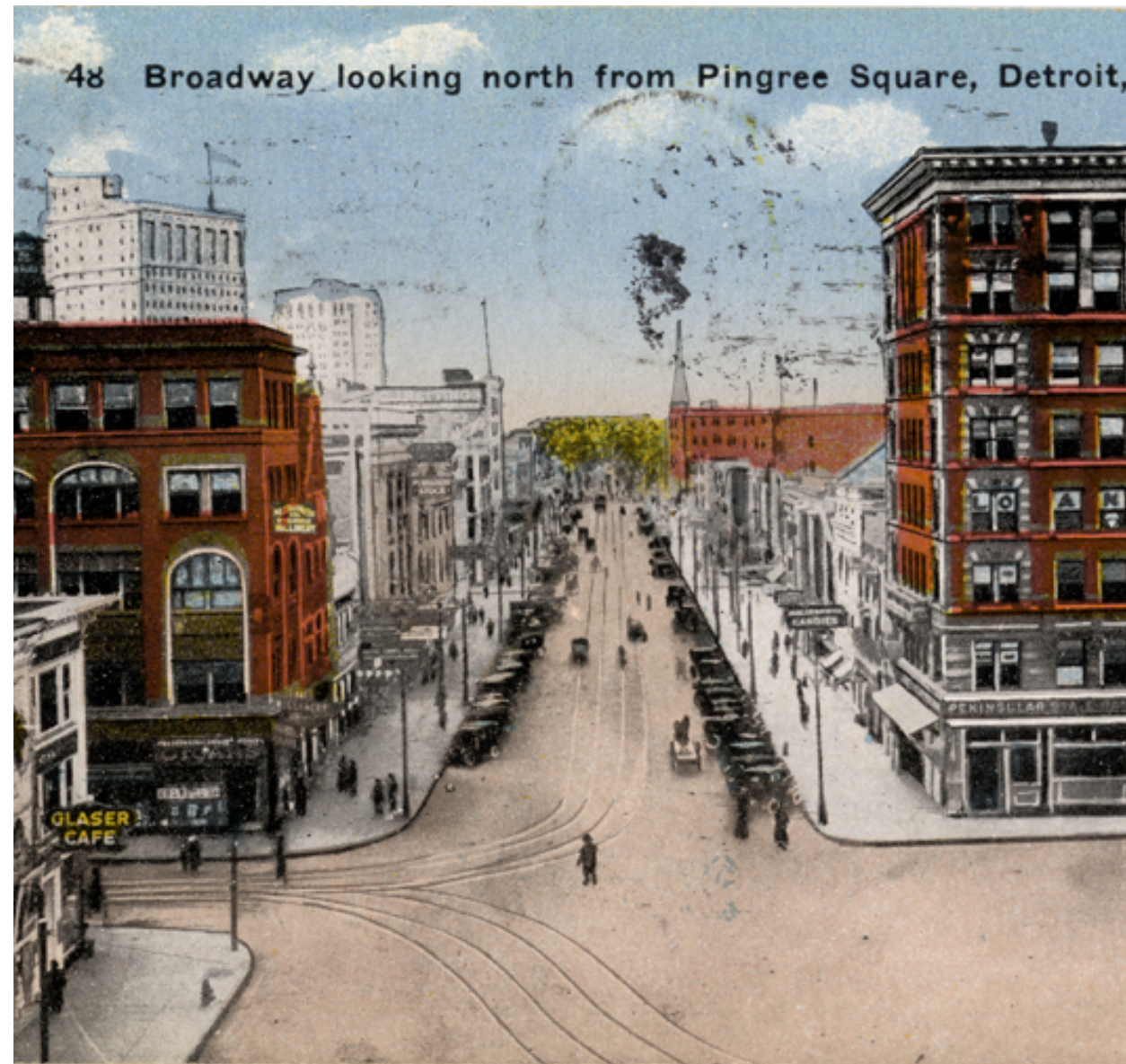


**1315 Broadway  
Concept Design  
September 27, 2021**

MIDWEST COMMON



## 1315 BROADWAY – SCOPE OF WORK



### SCOPE OF WORK - BROADWAY

- Repair historic windows
- Repair terra cotta
- Repair/restore black granite base
- Restore the secondary entrance door alcove layout to historic configuration
- Restore grillework and transom behind grillework
- Install new canopy
- Install new light fixtures
- Install new black storefront system in same configuration

### SCOPE OF WORK - ALLEY

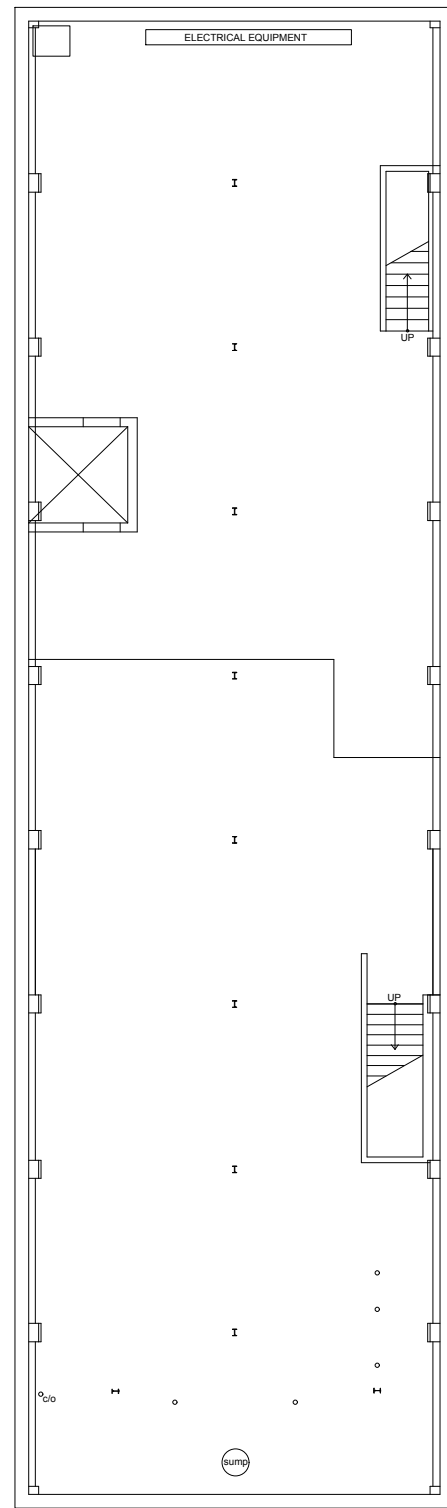
- Replace fire escape in kind utilizing existing brackets (see engineering report)
- Restore frames of double-hung windows and replace translucent wire glass and replace with new, fire rated and safety/impact rated clear glass.
- Install new glass garage door for access to activated alley
- Restore round openings above exit doors at grade
- Restore historic double doors and pattern new doors for replacement for all other fire escape doors
- Repaint graffiti art. Upper limit of art to match existing line of graffiti.



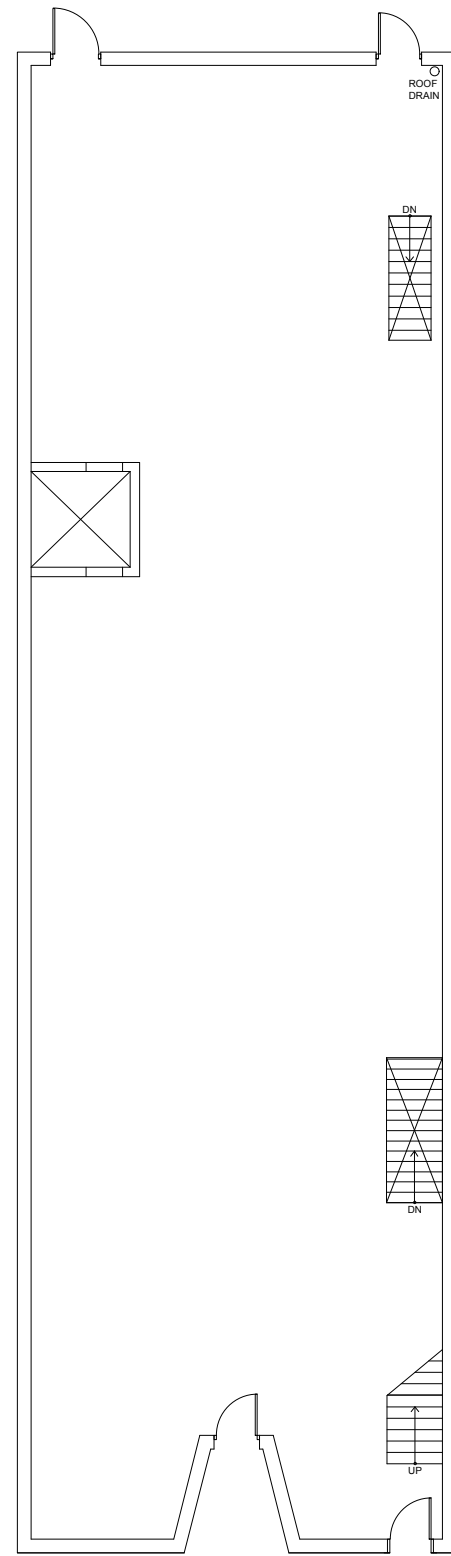


# Floor Plans

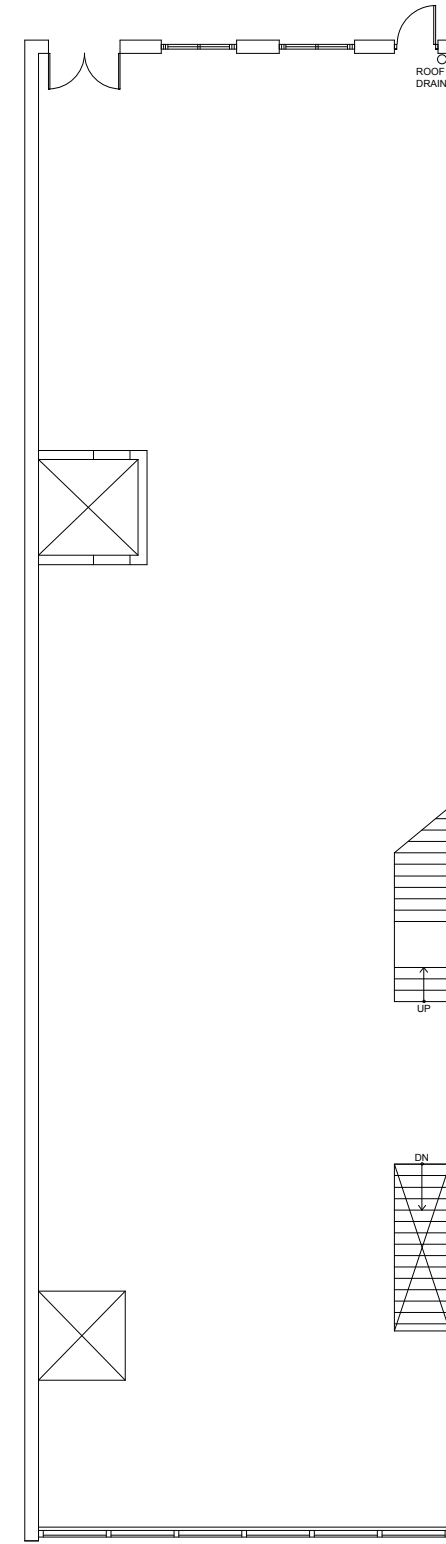
1315 BROADWAY – EXISTING FLOOR PLANS



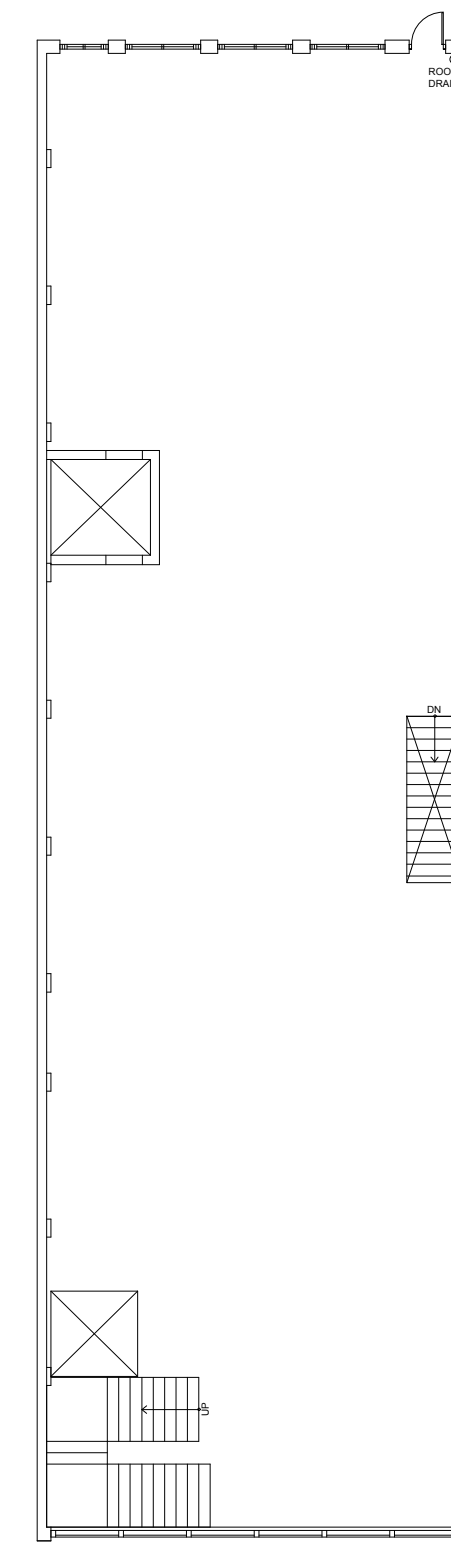
**BASEMENT**



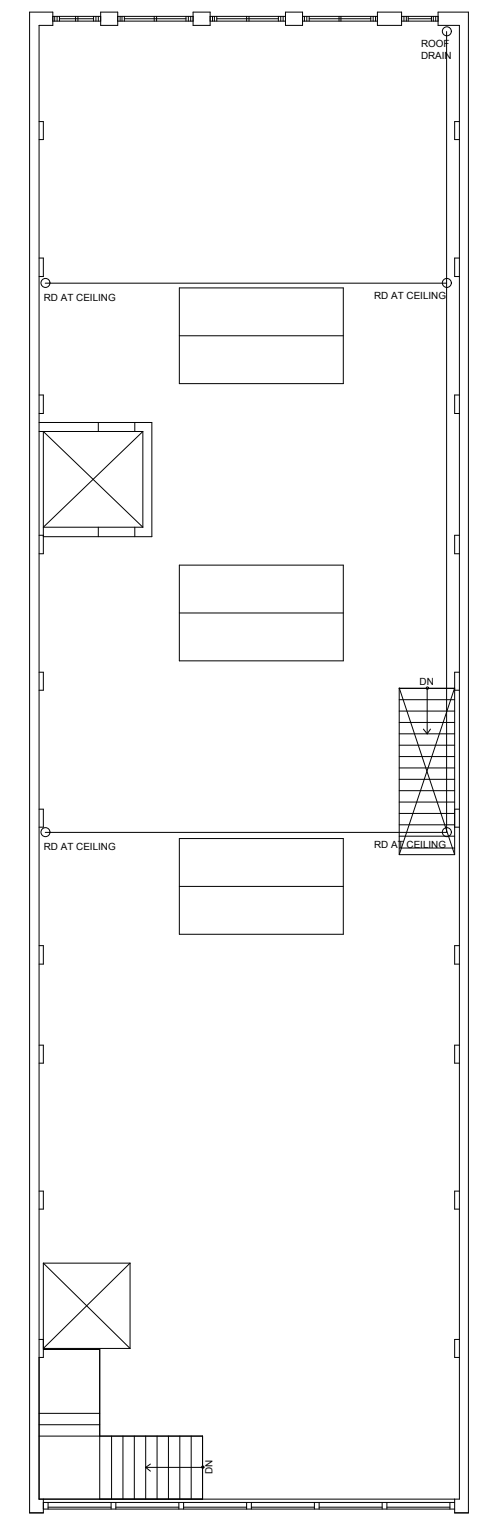
**FLOOR 1**



**FLOOR 2**



**FLOOR 3**



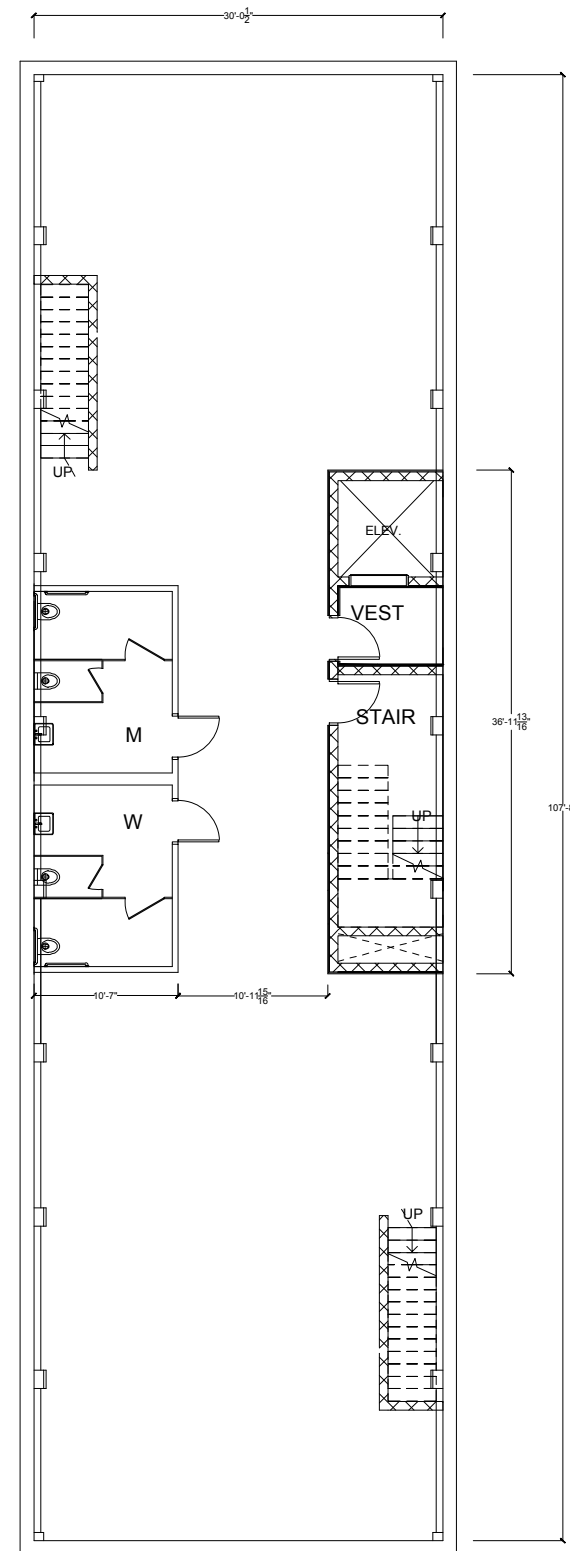
**FLOOR 4**



1315 BROADWAY – SUGGESTED FLOOR PLANS

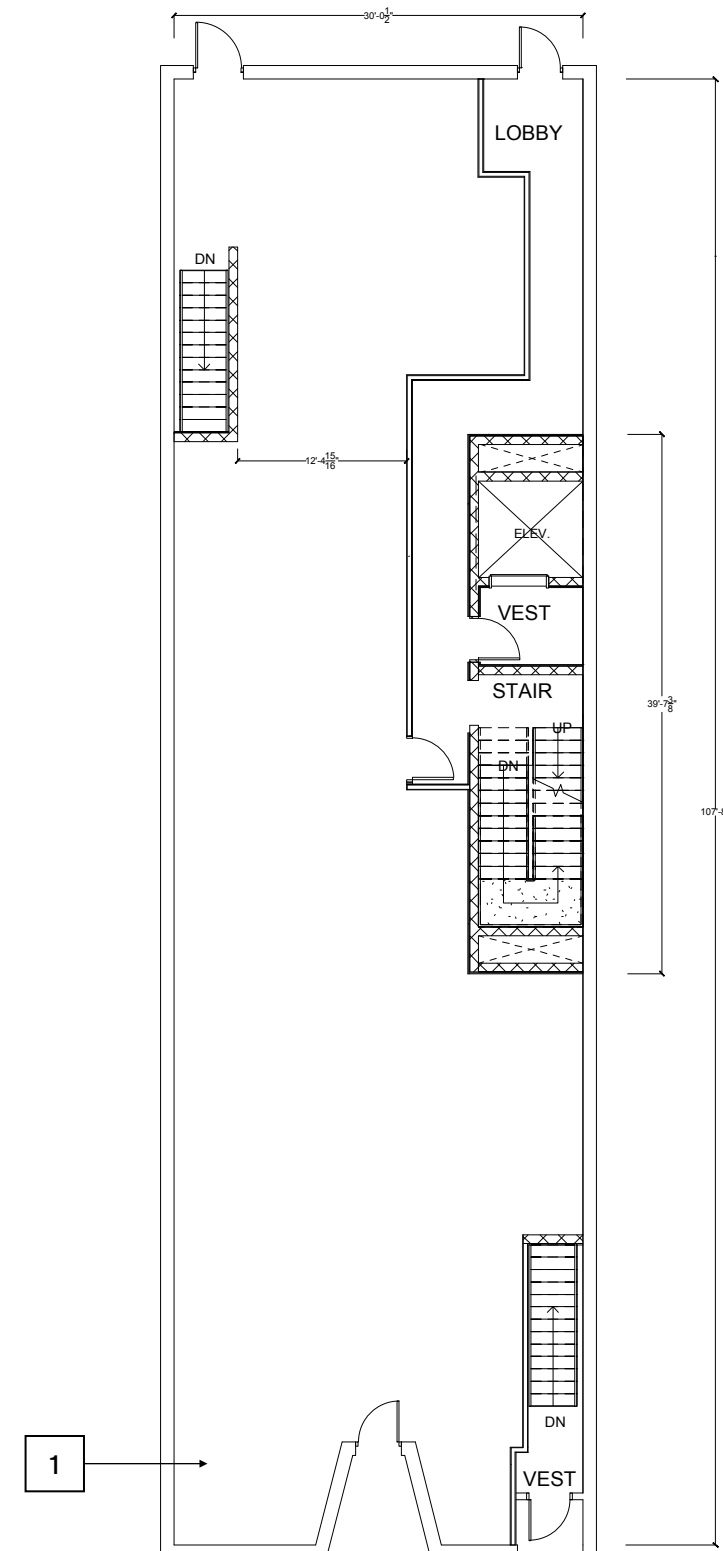
KEYNOTES

- 1 WOOD FLOOR RESTORED/REPAIRED
- 2 HISTORIC STAIR RESTORED/REPAIRED



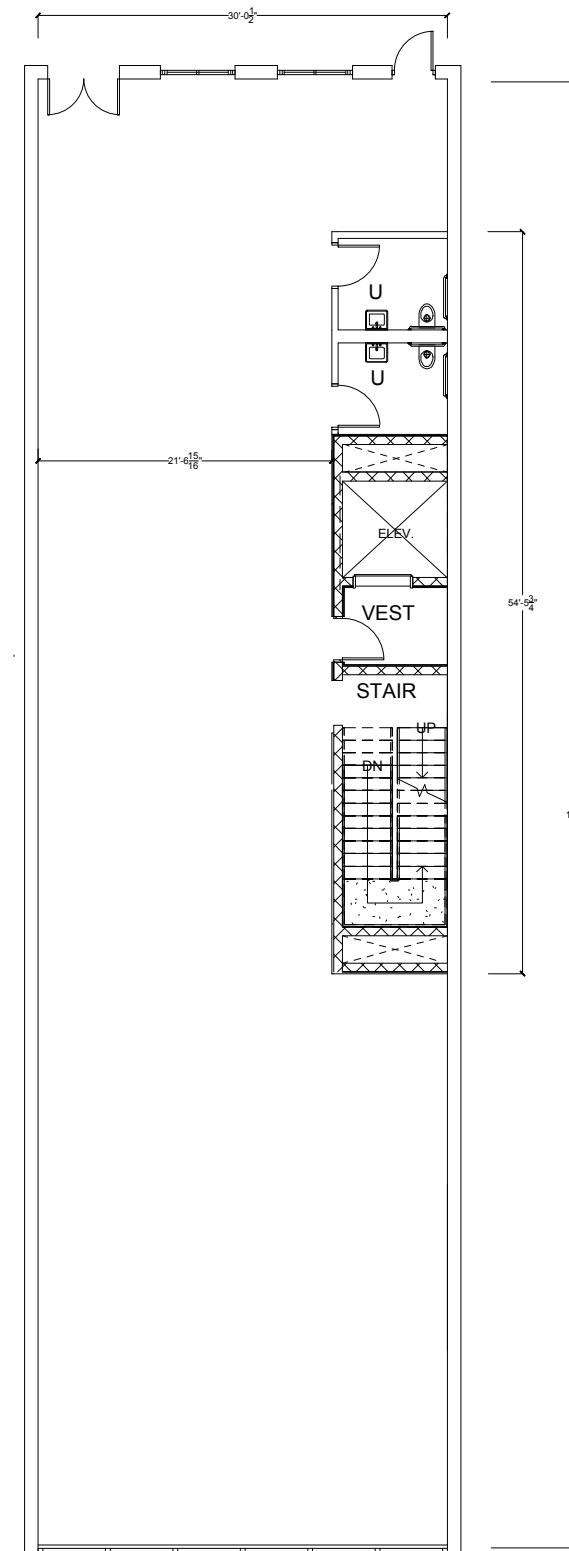
**BASEMENT**

**LEASABLE  
SQ. FT. ~2490**



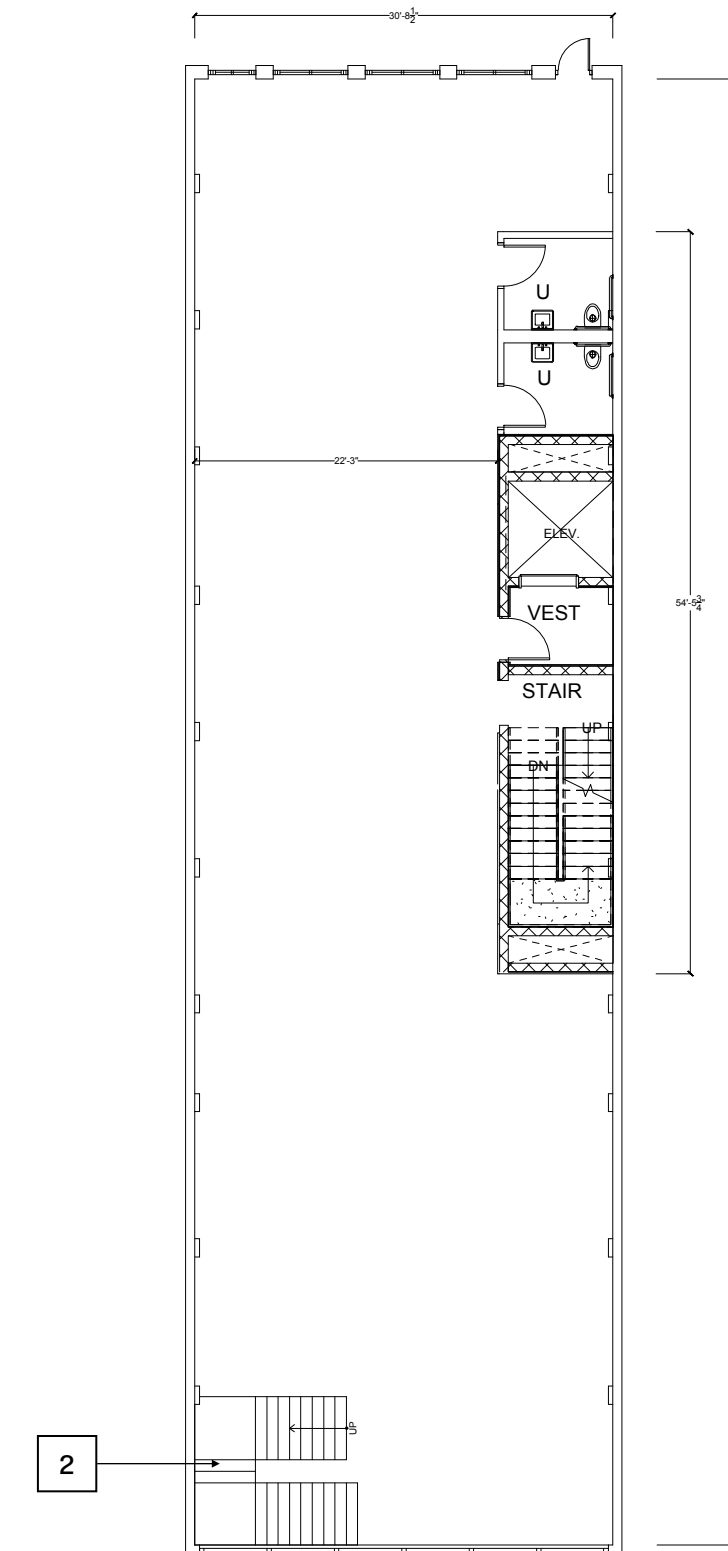
**FLOOR 1**

**LEASABLE  
SQ. FT. ~2682**



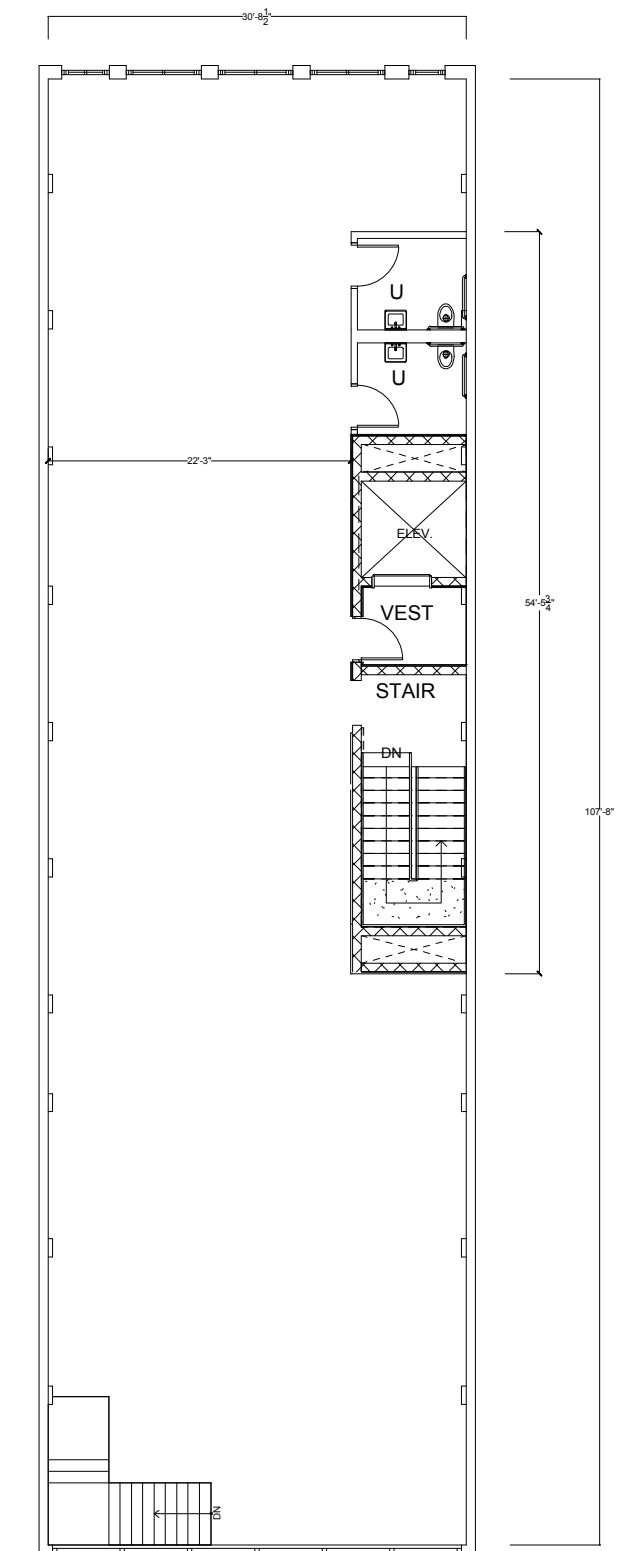
**FLOOR 2**

**LEASABLE  
SQ. FT. ~2910**



**FLOOR 3**

**LEASABLE  
SQ. FT. ~2835**



**FLOOR 4**

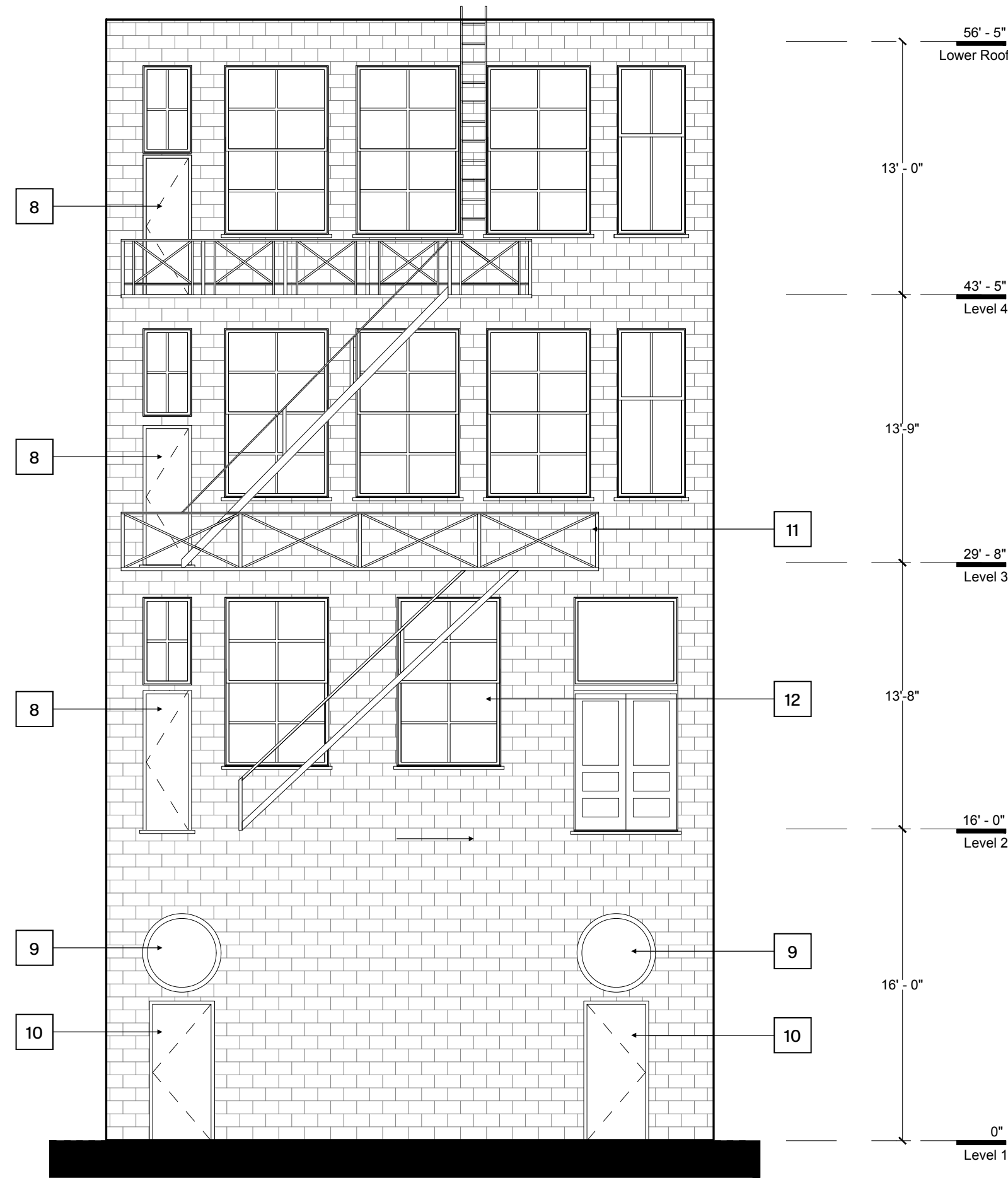
**LEASABLE  
SQ. FT. ~2890**

# Exterior

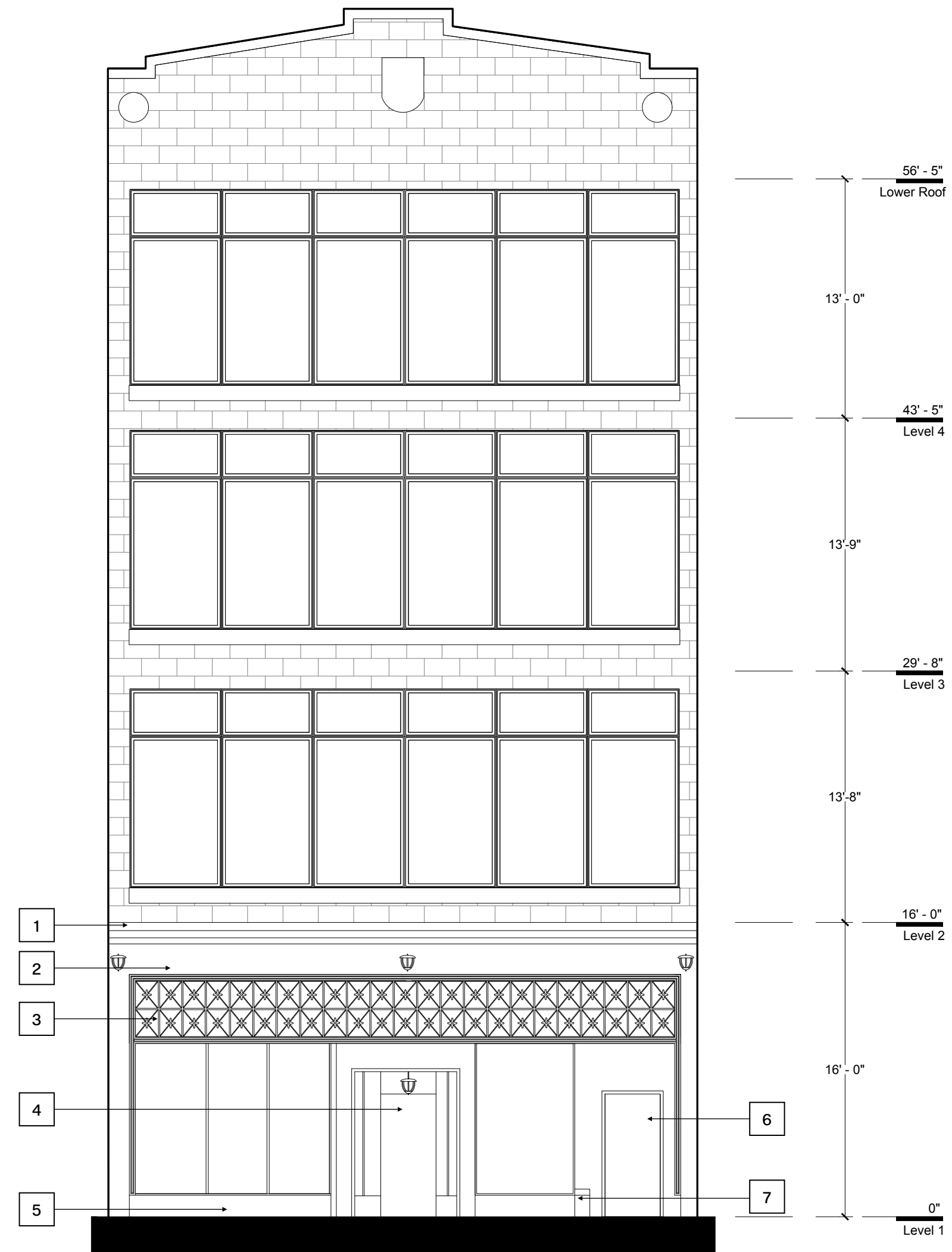


# 1315 BROADWAY – EXISTING EXTERIOR ELEVATIONS

## KEYNOTES



REAR ELEVATION

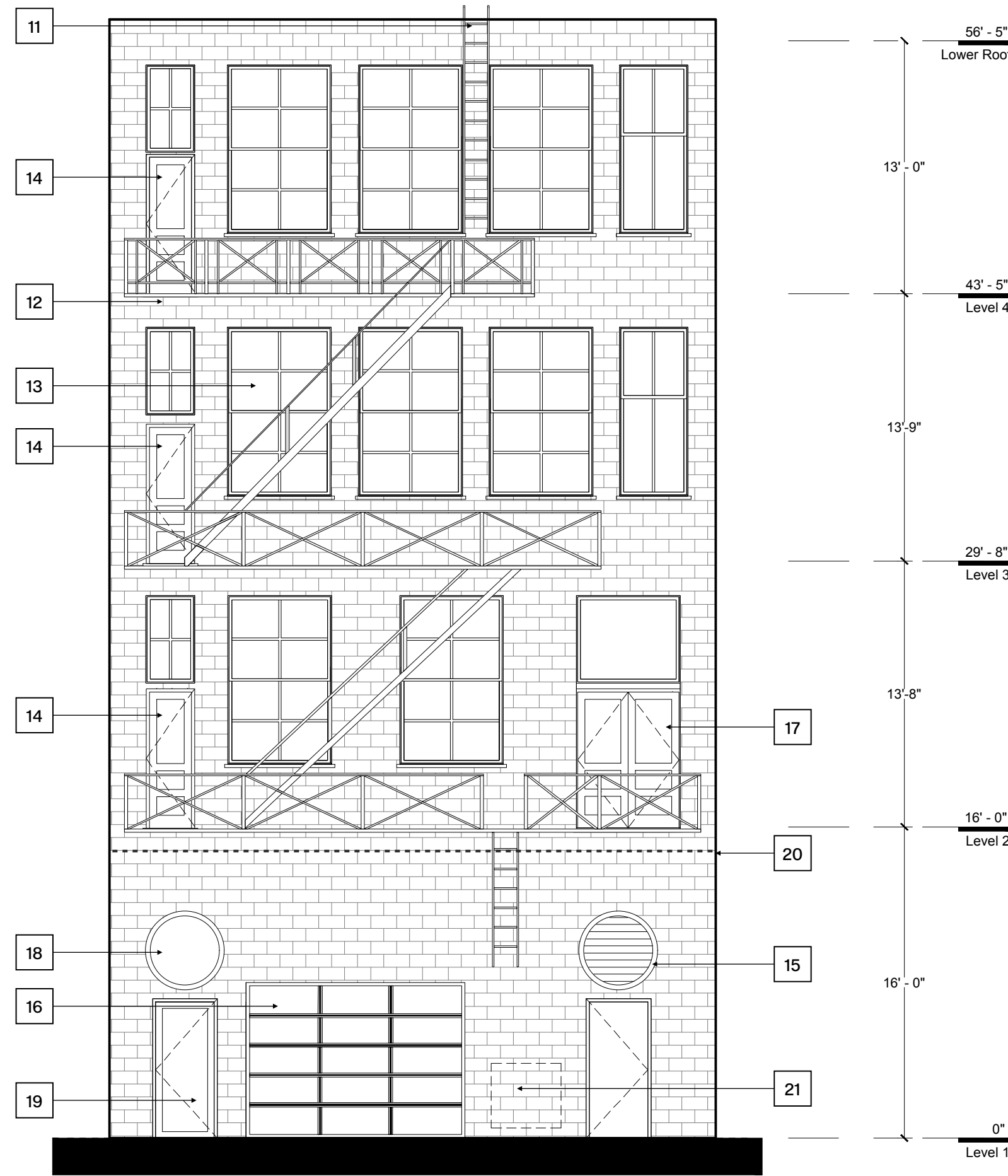


FRONT ELEVATION

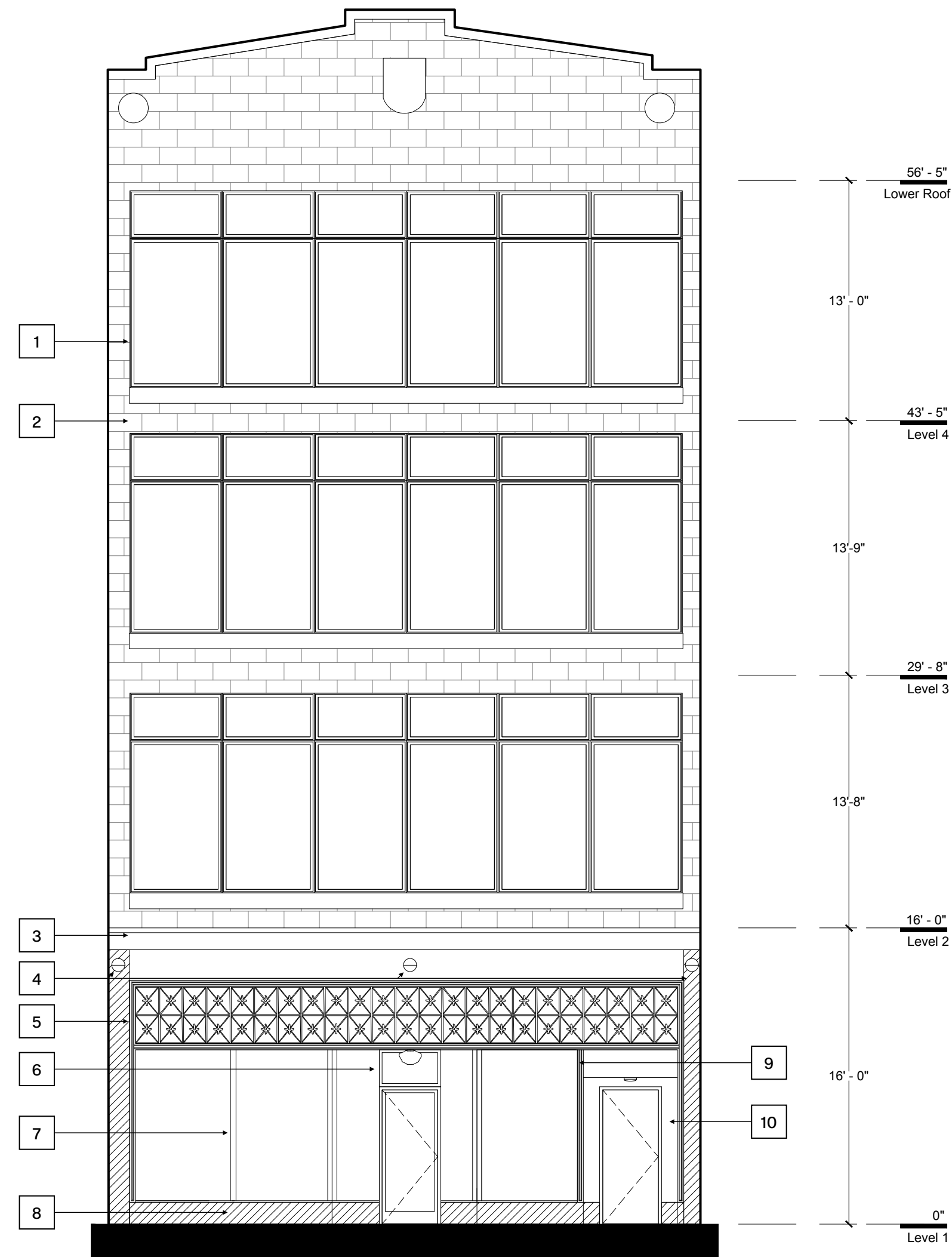
- 1 REMOVE YELLOW METAL BAND ELEMENT
- 2 REMOVE PLYWOOD
- 3 REMOVE PLYWOOD BEHIND HISTORIC GRILLE WORK AND PREP FOR NEW GLAZING SYSTEM BEHIND. REMOVE AND COMPLETELY RESTORE GRILLE WORK FOR REINSTALLATION.
- 4 REMOVE NON-HISTORIC ENTRANCE DOOR AND STOREFRONT SYSTEM
- 5 REMOVE PLYWOOD COVERING HISTORIC GRANITE BASE
- 6 REMOVE EXISTING HOLLOW METAL DOOR THAT IS FLUSH WITH FRONT FACADE. THE ORIGINAL CONFIGURATION FOR THIS DOOR WAS IN AN ALCOVE, WHICH WILL BE RESTORED IN THE NEW WORK.
- 7 BASED ON FIELD OBSERVATIONS, THE EXISTING GRANITE STOPS AT THIS LOCATION. INSIDE THE BUILDING, THERE ARE REMNANTS OF TILED FLOOR AND TERRACOTTA ON THE SIDE WALL ADJACENT TO THE NEIGHBORING BUILDING, WHICH SUGGEST THAT THIS WAS ORIGINALLY AN ALCOVE
- 8 REMOVE HOLLOW METAL DOOR
- 9 REMOVE PLYWOOD AND EXHAUST COVERING ROUND OPENING
- 10 REMOVE HOLLOW METAL DOOR
- 11 STRUCTURAL ENGINEERING EVALUATION HAS RECOMMENDED THAT THE BRACKETS SUPPORTING THE EXISTING FIRE ESCAPE ARE STRUCTURALLY SOUND AND CAN BE REUSED, BUT THE FIRE ESCAPE ITSELF NEEDS TO BE REPLACED. SEE ATTACHED REPORT FOR REFERENCE.
- 12 MUCH OF EXISTING WIRE GLASS IS COVERED IN GRAFFITI AND CRACKED. WIRE GLASS CANNOT BE REPAIRED, AND IS NOT SAFETY RATED. REMOVE GLASS, RESTORE AND PREP FRAMES TO BE REGLAZED.

1315 BROADWAY – SUGGESTED EXTERIOR ELEVATIONS

KEYNOTES



REAR ELEVATION

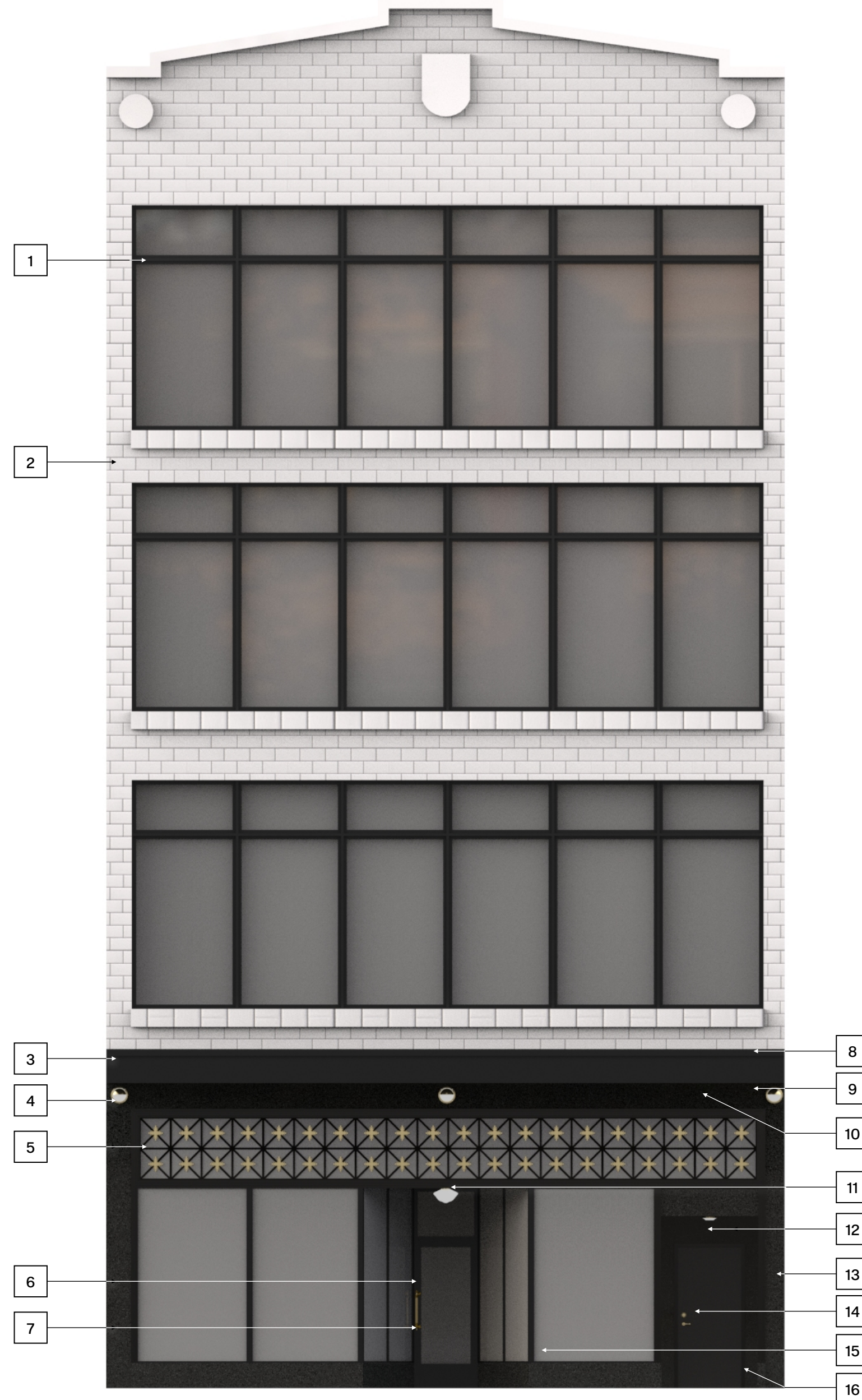


FRONT ELEVATION

- 1 EXISTING WINDOWS TO BE RESTORED, REPAIRED, PAINTED AND PINNED SHUT.
- 2 EXISTING TERRA-COTTA TO BE RESTORED/REPAIRED.
- 3 NEW METAL AWNING TO REPLACE ALUMINUM BAND.
- 4 NEW SCONCES W/ HISTORIC PROFILE, SEE SPEC.
- 5 GRILLWORK TO BE SALVAGED AND PAINTED BLACK. MISSING DECORATIVE LEAVES TO BE PATTERNED AND REPLACED. DECORATIVE LEAVES TO BE PAINTED METALLIC BRASS COLOR. GLASS TRANSOM RESTORED BEHIND GRILLWORK.
- 6 NEW STOREFRONT SYSTEM, GLAZED ALUMINUM ENTRANCE DOOR, AND TRANSOM IN RECESSED CONFIGURATION.
- 7 NEW STOREFRONT. BASIS OF DESIGN: KAWNEER 451T.
- 8 BLACK GRANITE BASE AND SIDE COLUMNS TO BE RESTORED, REPAIRED, OR INFILLED WITH MATCHING GRANITE (WHERE MISSING).
- 9 FLUTED TRIM TO BE RESTORED AND REPAINTED.
- 10 RECESS NEW DOOR IN ALCOVE TO MATCH HISTORIC ALCOVE DIMENSIONS. SIDE WALLS AND ALCOVE WALL TO BE CLAD WITH BLACK BREAK METAL. INSTALL NEW FLUSH ALUMINUM DOOR.
- 11 ROOF LADDER TO BE RESTORED/REPAIRED.
- 12 NEW FIRE ESCAPE TO BE INSTALLED TO MATCH PROFILES, DIMENSIONS, AND CONFIGURATION OF EXISTING FIRE ESCAPE, UTILIZING EXISTING MOUNTING BRACKETS.
- 13 THE EXISTING WIRED GLASS IS NOT SAFETY RATED. REMOVE EXISTING GLASS, RESTORE STEEL FRAMES (SEE WINDOW REPORT) AND PROVIDE NEW SAFETY AND 45 MINUTE FIRE RATED CLEAR GLASS TO COMPLY WITH CODE REQUIREMENTS. PAINT COLOR: BLACK.
- 14 PATTERN OF EXISTING WOOD DOUBLE-DOOR REPLICATED FOR ALL REAR FIRE ESCAPE DOORS.
- 15 LOUVRE VENT TO BE INSTALLED FOR FUTURE F&B TENANT.
- 16 NEW GLASS-FRONT GARAGE DOOR.
- 17 DOUBLE-DOOR TO BE RESTORED & SEALED SHUT.
- 18 ROUND WINDOW TO BE RESTORED & REPLACED.
- 19 NEW GLASS DOOR FOR OFFICE TENANT ENTRYWAY.
- 20 NEW GRAFFITI ART TO BE REPAINTED. TOP OF GRAFFITI SHALL NOT EXTEND BEYOND UPPER LIMIT OF EXISTING GRAFFITI.
- 21 ELECTRICAL METER BANK LOCATION



1315 BROADWAY - VIEW 1



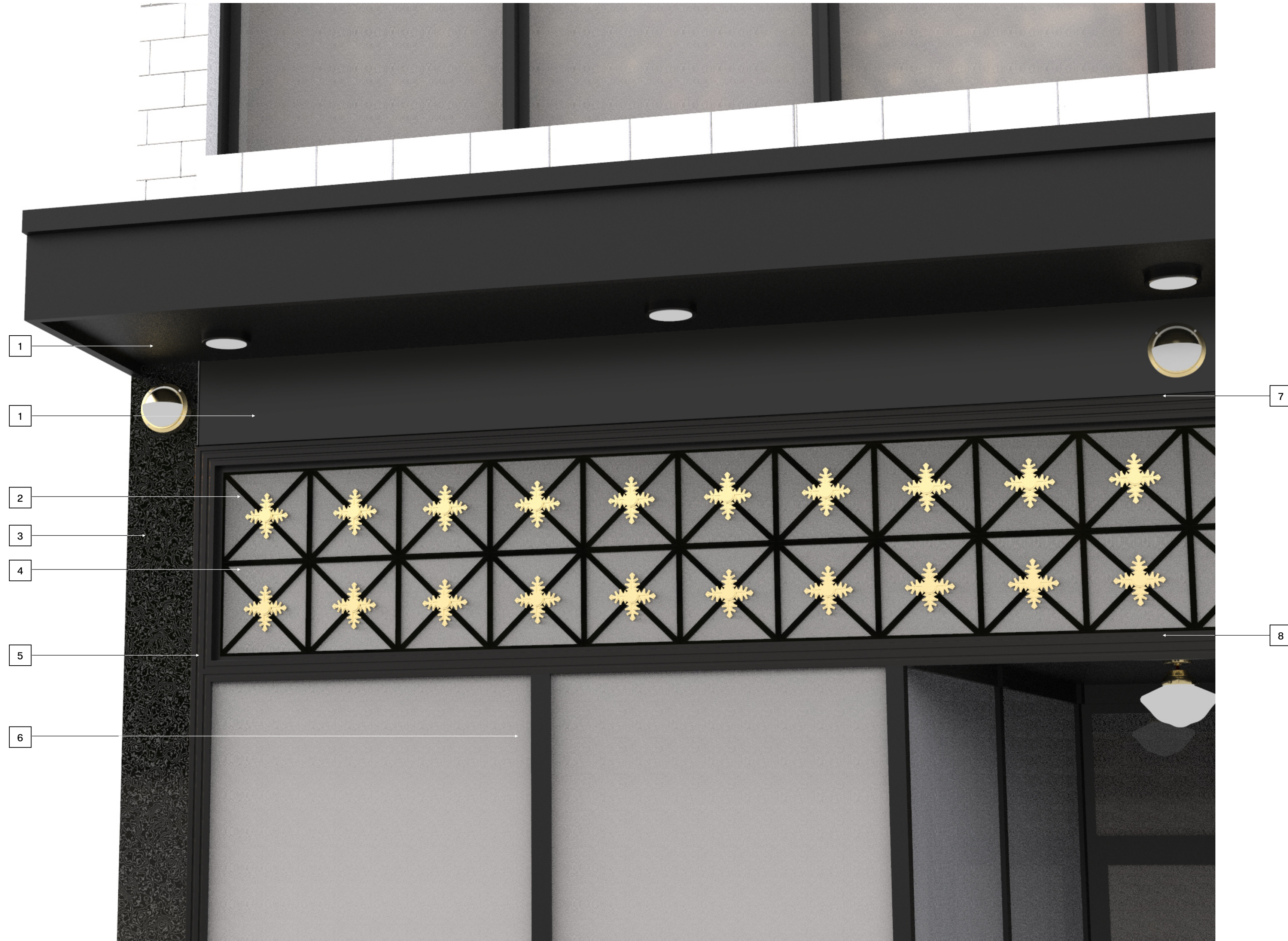
KEYNOTES

- 1 EXISTING WINDOWS TO BE RESTORED, REPAIRED, PAINTED BLACK AND PINNED SHUT
- 2 EXISTING TERRA-COTTA TO BE RESTORED/REPAIRED
- 3 NEW METAL AWNING TO REPLACE ALUMINUM BAND
- 4 LT-01 THOMAS O'BRIAN PELHAM 10" WALL SCOCNE IN HAND-RUBBED ANTIQUE BRONZE
- 5 GRILLWORK TO BE SALVAGED AND PAINTED BLACK. MISSING DECORATIVE LEAVES TO BE PATTERNED AND REPLACED. DECORATIVE LEAVES TO BE PAINTED METALLIC BRASS COLOR. GLASS TRANSOM RESTORED BEHIND GRILLWORK.
- 6 HW-01 EMTEK 18" CENTERS JASPER CONCEALED PULL
- 7 HW-02 EMTEK MODERN DISC SINGLE CYLINDER DEADBOLT
- 8 TYPICAL UP LIGHTING AND DOWN LIGHTING ON AWNING
- 9 AWNING CLAD WITH BLACK BRAKE METAL
- 10 FACADE TOP PANEL CLAD WITH BLACK BRAKE METAL.
- 11 LT-02 BARN LIGHT ELECTRIC CO. ACORN SCHOOLHOUSE SEMI-FLUSH.
- 12 LT-03 WAC LIGHTING YORK 12" WIDE LED DRUM CEILING FIXTURE.
- 13 GRANITE FACADE TO BE RESTORED & REPLACED AT BASE AND LEFT AND RIGHT SIDE COLUMNS
- 14 FLUSH ALUMINUM ENTRANCE DOOR, BLACK. HW-03 DETROIT ESCUTCHEON ENTRANCE SET
- 15 ST-01 NEW STOREFRONT SYSTEM, GLAZED ALUMINUM ENTRANCE DOOR, AND TRANSOM IN RECESSED CONFIGURATION.
- 16 ALCOVE WALLS AND CEILING CLAD WITH BLACK BREAK METAL



KEYNOTES

- 1 BLACK BRASS METAL
- 2 RESTORE GRILLE WORK AND REPLACE MISSING LEAVES WITH NEW. PAINT LEAVES WITH SATIN BRASS METALLIC PAINT
- 3 BLACK GRANITE ON LEFT AND RIGHT COLUMNS
- 4 NEW TRANSLUCENT GLAZING SYSTEM BEHIND GRILLEWORK
- 5 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 6 NEW STOREFRONT SYSTEM WITH CLEAR GLASS
- 7 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 8 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)







KEYNOTES

- 1 BLACK BRAKE METAL
- 2 RESTORE GRILLE WORK AND REPLACE MISSING LEAVES WITH NEW. PAINT LEAVES WITH SATIN BRASS METALLIC PAINT
- 3 BLACK GRANITE ON LEFT AND RIGHT COLUMNS
- 4 NEW TRANSLUCENT GLAZING SYSTEM BEHIND GRILLEWORK
- 5 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 6 NEW STOREFRONT SYSTEM WITH CLEAR GLASS
- 7 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 8 EXISTING HISTORIC TRIM TO REMAIN. REPAINT (BLACK)
- 9 INTERIOR ALCOVE TO BE BLACK BREAK METAL WITH GRANITE BASE



1315 BROADWAY – EXTERIOR SPECS



**LT-01**

EXTERIOR SCONCE  
BRAND: THOMAS O'BRIEN  
STYLE: PELHAM 10" WALL SCONCE  
FINISH: HAND-RUBBED ANTIQUE BRASS  
#9010656



**LT-02**

EXTERIOR SEMI-FLUSH FIXTURE  
BRAND: BARN LIGHT ELECTRIC CO.  
STYLE: ACORN SCHOOLHOUSE SEMI-FLUSH  
FINISH: OPAQUE GLASS / RAW BRASS  
#BLE-FSF-ACN



**LT-03**

EXTERIOR FLUSH MOUNT  
BRAND: WAC LIGHTING  
STYLE: YORK 12" WIDE LED DRUM CEILING FIXTURE  
FINISH: AGED BRASS  
#FM-45012-AB



**HW-01**

EXTERIOR DOOR PULL  
BRAND: EMTEK HARDWARE  
STYLE: 18" CENTERS JASPER  
CONCEALED PULL  
FINISH: SATIN BRASS  
#EMT-345973



**HW-02**

EXTERIOR DOOR DEADBOLT  
BRAND: EMTEK HARDWARE  
STYLE: MODERN DISC SINGLE CYLINDER DEADBOLT  
FINISH: SATIN BRASS  
#EMT-361489



**HW-03**

EXTERIOR DOOR HARDWARE  
BRAND: BALDWIN HARDWARE  
STYLE: DETROIT ESCUTCHEON ENTRANCE SET  
FINISH: VINTAGE BRASS  
#EDE01.033.ENTR





**ST-01**

STOREFRONT PROFILE FRAMING SYSTEM  
BRAND: KAWNEER  
STYLE: TRIFAB FRAMING SYSTEM  
FINISH: BLACK ANODIZED  
SYSTEM 451T



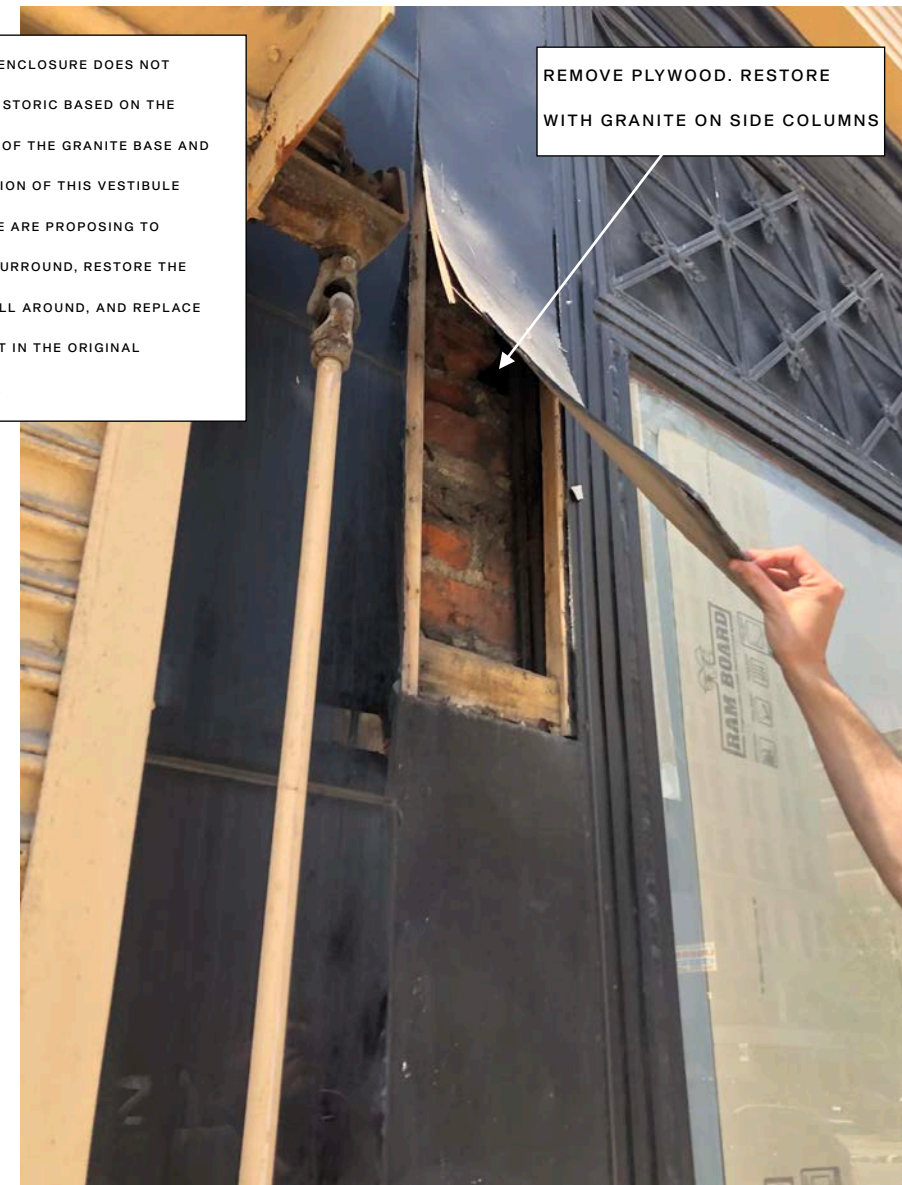
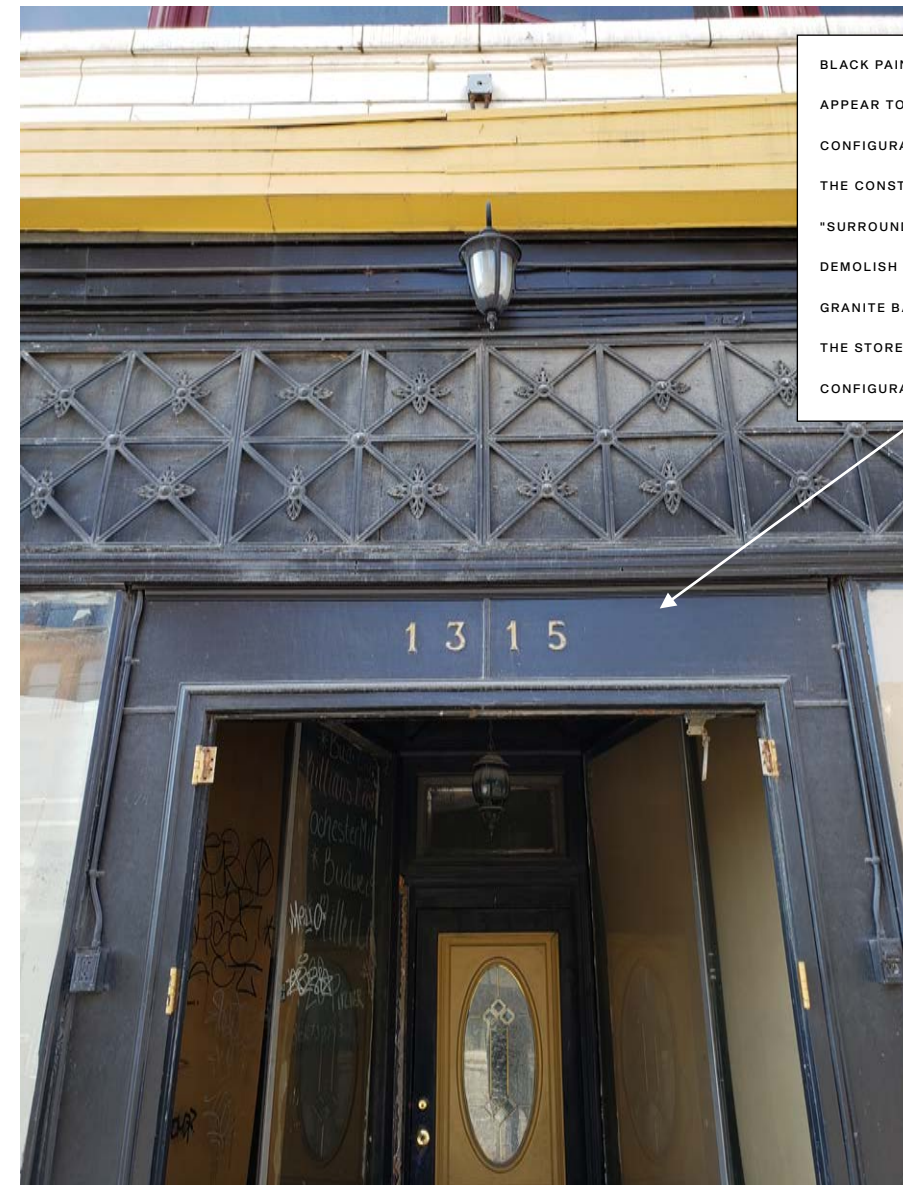
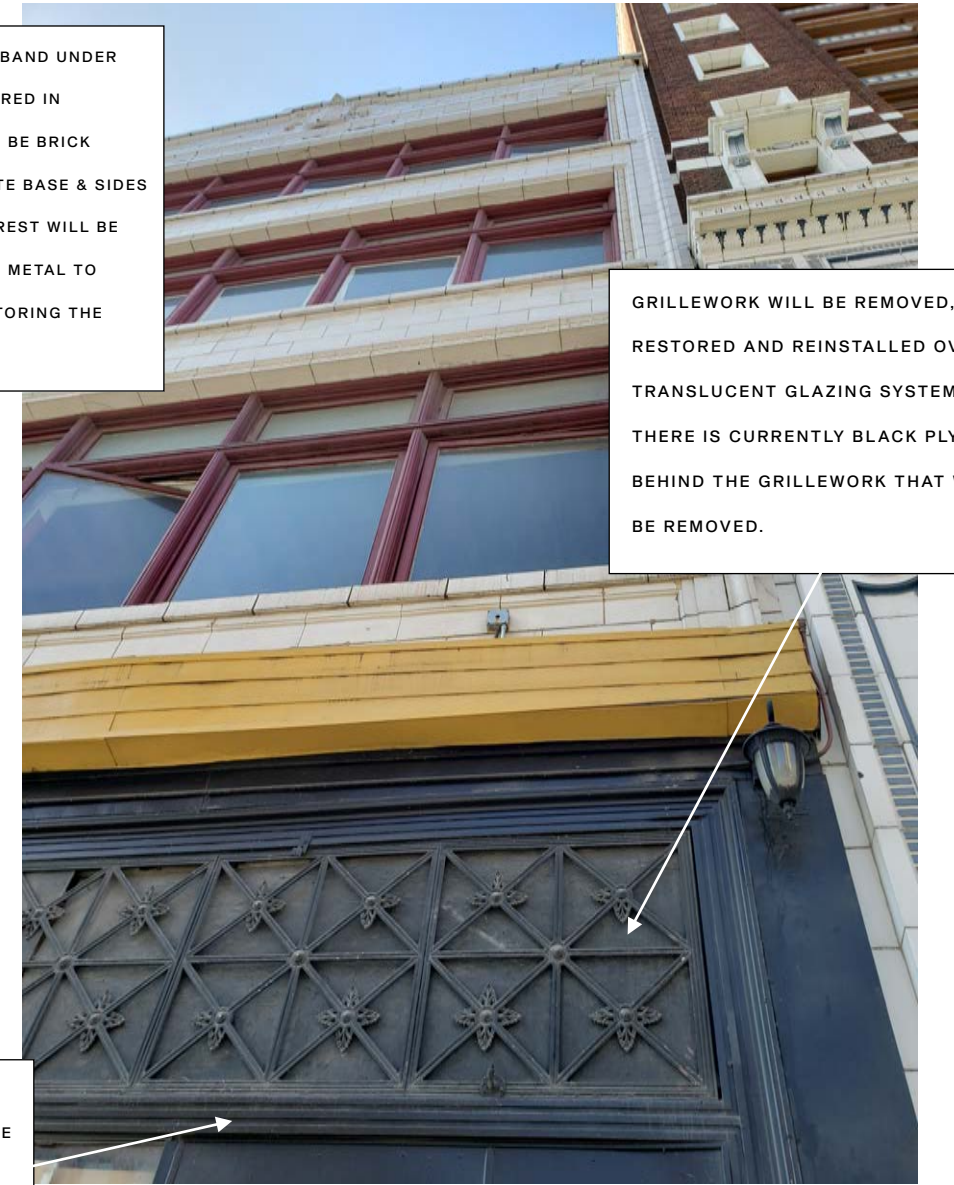
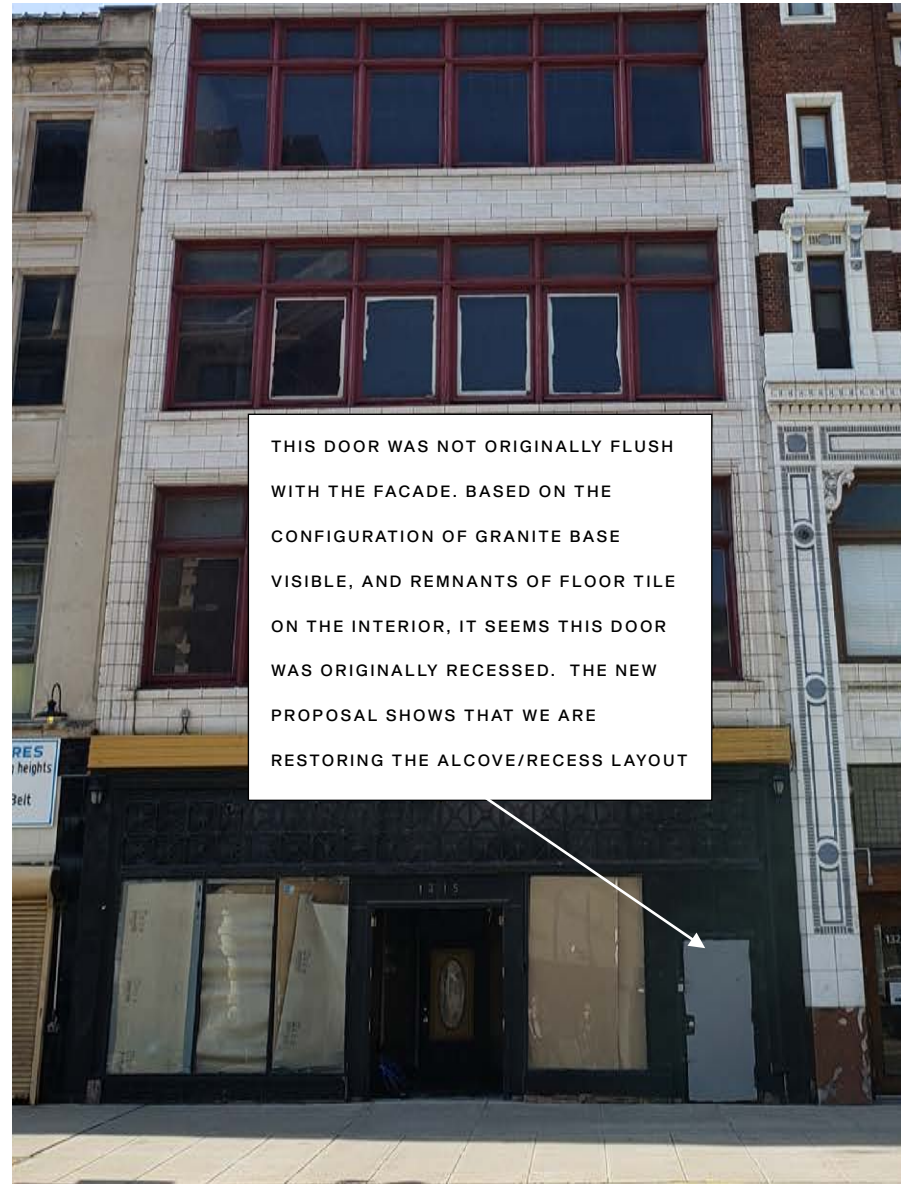
**ST-01**

STOREFRONT PROFILE FRAMING SYSTEM  
BRAND: KAWNEER  
STYLE: 350 STANDARD ENTRANCE  
FINISH: BLACK ANODIZED  
#350

# Existing Conditions



1315 BROADWAY – EXISTING CONDITIONS





1315 BROADWAY – EXISTING CONDITIONS

