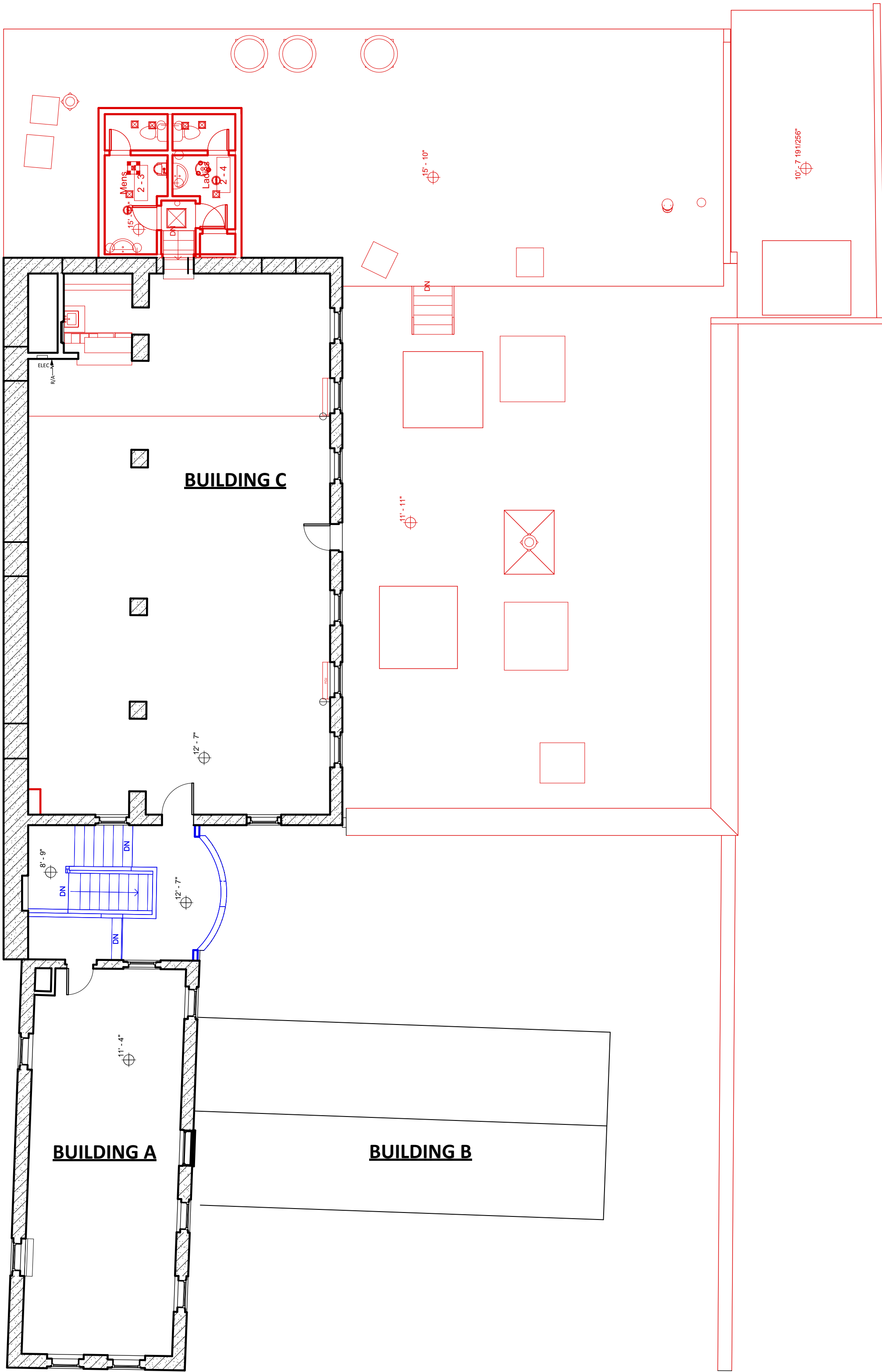


E. 5th STREET

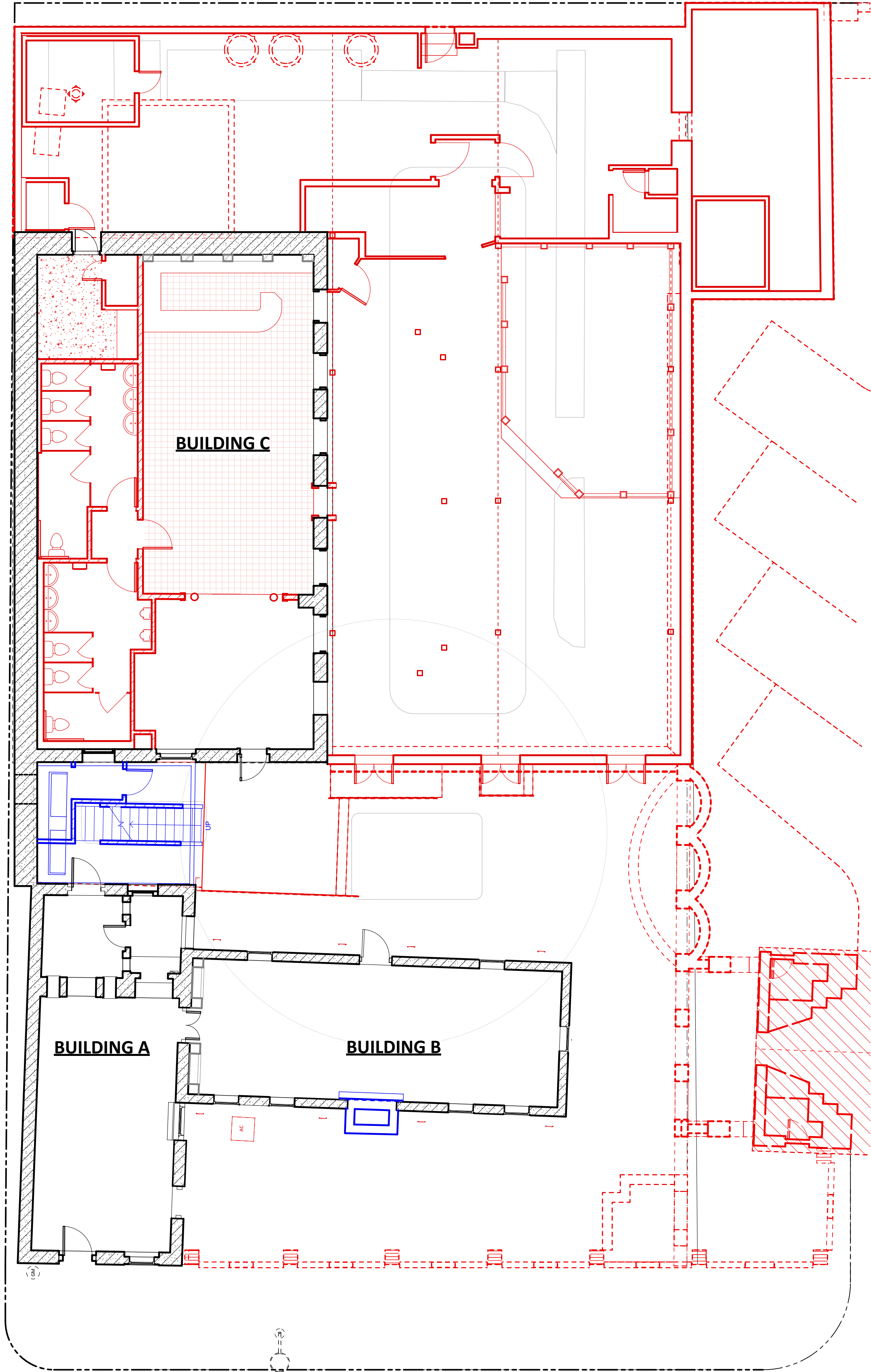
1 SITE PLAN - DEMO  
Scale: 1/8" = 1'-0"



RED RIVER



2 SECOND FLOOR DEMO PLAN  
Scale: 1/8" = 1'-0"



1 FIRST FLOOR DEMO PLAN  
Scale: 1/8" = 1'-0"

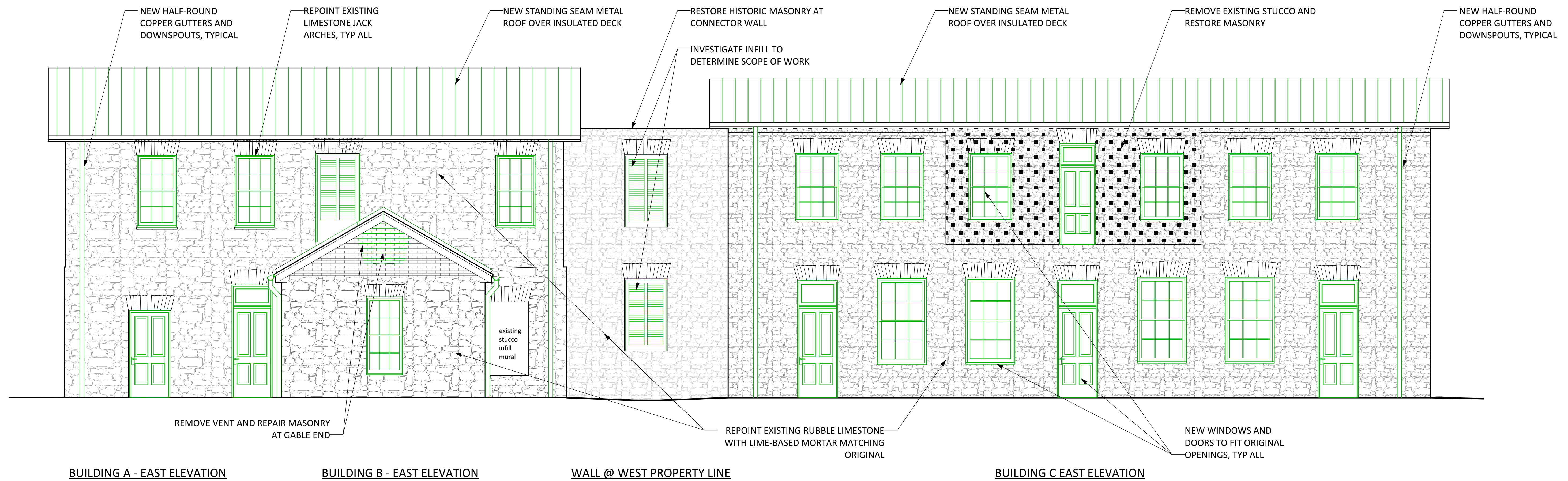


LEGEND

- PHASE 1 DEMO  
PHASE 2 DEMO

PROPOSED WORK		LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
PHASE 1 - Starting June 2022			
1A)	SITEWORK: Remove non-historic additions including the commercial kitchen and dining room addition at the northeast corner of the site, the perimeter fence, porte cochere, and fountain constructed in the 1990s. Removal of these features adjacent to historic buildings should be performed in a manner to protect the historic masonry to remain. This scope was previously approved by HLC in 2017. New site work to be developed and presented in Phase 2.	Entire lot	Stone, stucco, built up roofing, building systems, wood, etc.
1B)	STRUCTURAL: Structural stabilization of Building C may be required after modern additions are removed. Structural intervention in buildings A, B & C may be required if determined necessary by an experienced structural engineer.	Interior and exterior	Wood framing, masonry
1C)	MASONRY: Restore exterior masonry, mortar to match historic color, composition, texture and tooling. Remove stucco on buildings from earlier rehabilitation. Investigate and address issues of rising damp.	Building Envelope	Stone and brick
1D)	WINDOWS: All existing windows are less than 50 years old, single pane, using standard stock sizes that are smaller than the historic openings. Replace with new insulated glass windows sized to fit historic openings and match the appearance and character as indicated in historic photographs.	Building Envelope	Metal-clad wood windows
1E)	ROOF: Existing R-panel steel roof to remain in place through Phase 1, and will be repaired if needed. Replacement in Phase 2.	Roof	Sheet metal roofing
1F)	MECHANICAL: Use window units to condition space in Phase 1 - replace with central HVAC in Phase 2	Interior	Equipment
1G)	ELECTRICAL: Remove all existing electrical and install temporary power and security lighting.	Entire building	Electrical system
1H)	PLUMBING: Remove all existing plumbing. New plumbing to be installed in Phase 2.	First floor Bldg C	Plumbing system
PHASE 2 PREVIEW - Fall 2023 (To be submitted once further developed)			
2A)	ROOF: Remove existing roof materials and flashings on all buildings and install standing seam metal roof.	Roof	Standing seam metal
2B)	SITE: Site around historic buildings will be a series of landscaped courtyards and site lighting. Site furniture will support restaurant use.	Site	Landscaping, hardscape, and site furniture
2C)	MASONRY: Chimney that was constructed in 1981 to be remove to restore the original front door, transom, and sidelights.	Building Envelope	Stone
2D)	DOORS: No original doors remain on site. Historic entry door, transom, and sidelights at Building B to be reconstructed from historic photograph. New doors to be sympathetic to historic building. Exterior doors will be submitted to HLC for approval	Throughout	Wood
2E)	GENERAL INTERIOR: To be used as a restaurant and coffee shop. Interior work is in design. Work may include an elevator.	Interior	Wood, tile, paint
2F)	BUILDING SYSTEMS: Install all new mechanical, electrical, lighting, security, fire sprinklers, and plumbing systems.	Throughout	Systems
2G)	SIGNAGE: Signage, if proposed, will be submitted in Phase 2 per the city sign ordinance.	TBD	TBD
2H)	NEW CONSTRUCTION: A new apartment building and parking garage will be constructed on the existing parking lot area of the site.	Parking lot to the east of historic buildings	Steel, glass, brick
General	GENERAL: All work on the historic buildings will meet the Secretary of the Interior's Standards for Rehabilitation and applicable COA Design Standards.	Throughout	





**2 EAST ELEVATION**  
Scale: 1/4" = 1'-0"



**1 SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"

**LEGEND**

EXISTING CONSTRUCTION

RESTORATION