

ARCHITECTURAL SCOPE OF WORK SUMMARY

SITE

- ◆ North Parking Lot: New paving, striping and landscaping. New concrete sidewalk and at corner Linclon St.
- ◆ San Bernardo Ave.: New sidewalk with colored cement pavers and concrete.
- ◆ South Parking Lot: Demolish non-historic structures. New landscaping and historic replicate metal fencing.
- ◆ Courtyard: New landscaping and area lighting

GENERAL BUILDING

- ◆ Reconstruct South Porch to match historic components and profiles.
- ◆ Reconstruct porch (Room 113) as enclosed porch to be compatible with historic architectural character.
- ◆ Reconstruct East Porch to match historic components and profiles.
- ◆ Enlarge Room 116 by adding east for more office area, and north for new mechanical room (118).

ROOFS

- ◆ Remove all roofing membranes and coverings.
- ◆ Remove existing and install new wood roof joists at Rooms 112, 114, 115, 117, and 119.
- ◆ New wood framing at Rooms 116 and 118.
- ◆ New wood decking, rigid insulation, and single ply membrane roofing at low-slope roofs.
- ◆ New wood decking, standing seam roofing at South and East Porches, and Ancillary Building.
- ◆ New metal gutters and downspouts

EXTERIOR WALLS

- ◆ Remove paint from brick masonry.
- ◆ Remove cement stucco and loosely adhered lime plaster.
- ◆ Repair/restore sandstone and brick masonry walls and roof parapets.
- ◆ Apply new lime-based plaster and mineral-based paint.
- ◆ Replicate historic ashlar pattern and rusticated stucco finish at West façade base.

EXTERIOR WALLS

- ◆ Replicate historic ashlar pattern finish at upper wall above base at partial West facade (c1840).
- ◆ Restore/Replace decorative rusticated door and window lintels.
- ◆ Restore damaged historic precast hand-tooled cement units at pilaster and cornice.

DOORS

- ◆ All wood exterior doors to be new to match the appropriate historic door types except for those original doors that are to be restored and reinstalled in fixed closed position.
- ◆ Metal 2-panel doors at Mechanical Room and exit door Room 116 to match historic panel dimensions.
- ◆ Metal and glass door at Gallery 113 to match new metal and glass wall system.
- ◆ Door Openings facing San Bernardo Ave. to have fabric awnings.

WINDOWS

- ◆ CMU infill of Window Openings at North and West facades to be removed. Historic window openings to be refitted with new window frames and sash to match extant historic windows.
- ◆ All wood windows to receive new wood sash and glazing.
- ◆ Windows facing North parking lot to receive wood shutters in closed position.
- ◆ Windows at South Porch to receive wood shutters in closed position.
- ◆ Glazing at Gallery 113 exterior wall to be storefront-type aluminum and glass system.

PAINT and FINISH COLORS (later application)

- ◆ More than a dozen different paint colors have been found during investigation. The full extent of paint colors will be better known as overlaying materials are revealed during rehabilitation, and an appropriate color palette determined.

SIGNAGE (later application)

- ◆ Design of exterior signage will be considered as site specific colors are determined and exhibit graphics are developed.