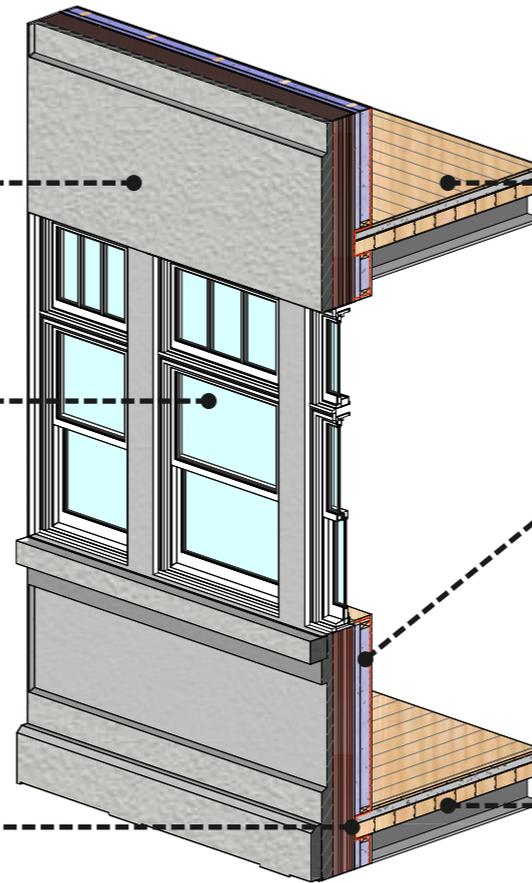


RESTORE EXTERIOR MASONRY
REPOINT BRICK, REPAIR STUCCO, REPAINT

REPLACE HISTORIC WINDOWS
TRIPLE GLAZED, THERMALLY BROKEN,
MATCHING HISTORIC PROFILES, SIGHT LINES,
INSETS, AND MATERIALITY

CHALLENGE: ONGOING INVESTIGATION
REDUCTION OR ELIMINATION OF THERMAL
BRIDGING INHERENT IN EXISTING
CONSTRUCTION TYPE, WHERE STEEL
STRUCTURE BEARS ON MASONRY WALLS



NEW WOOD FLOORING
SUSTAINABLE AND DURABLE MATERIAL
PALATE

**NEW HIGH PERFORMANCE ENVELOPE
UPGRADES**
LIQUID-APPLIED AIR BARRIER, CONTINUOUS
INSULATION WITH SMART VAPOR CONTROL
MEMBRANE, WOOD STUD FURRING WITH
BATT INSULATION TO ACCOMMODATE
UTILITIES, FINISHED GWB SURFACE

**RETAIN EXISTING WOOD DECKING AND
STEEL STRUCTURE**
MAINTAIN EMBODIED CARBON WITHIN
FUNCTIONAL MATERIALS, EXPOSE HISTORIC
CHARACTER