



Historic Building Rehabilitation and Maintenance Plan

The Eng-Skell Building

1035 Howard Street, San Francisco

3 August 2020

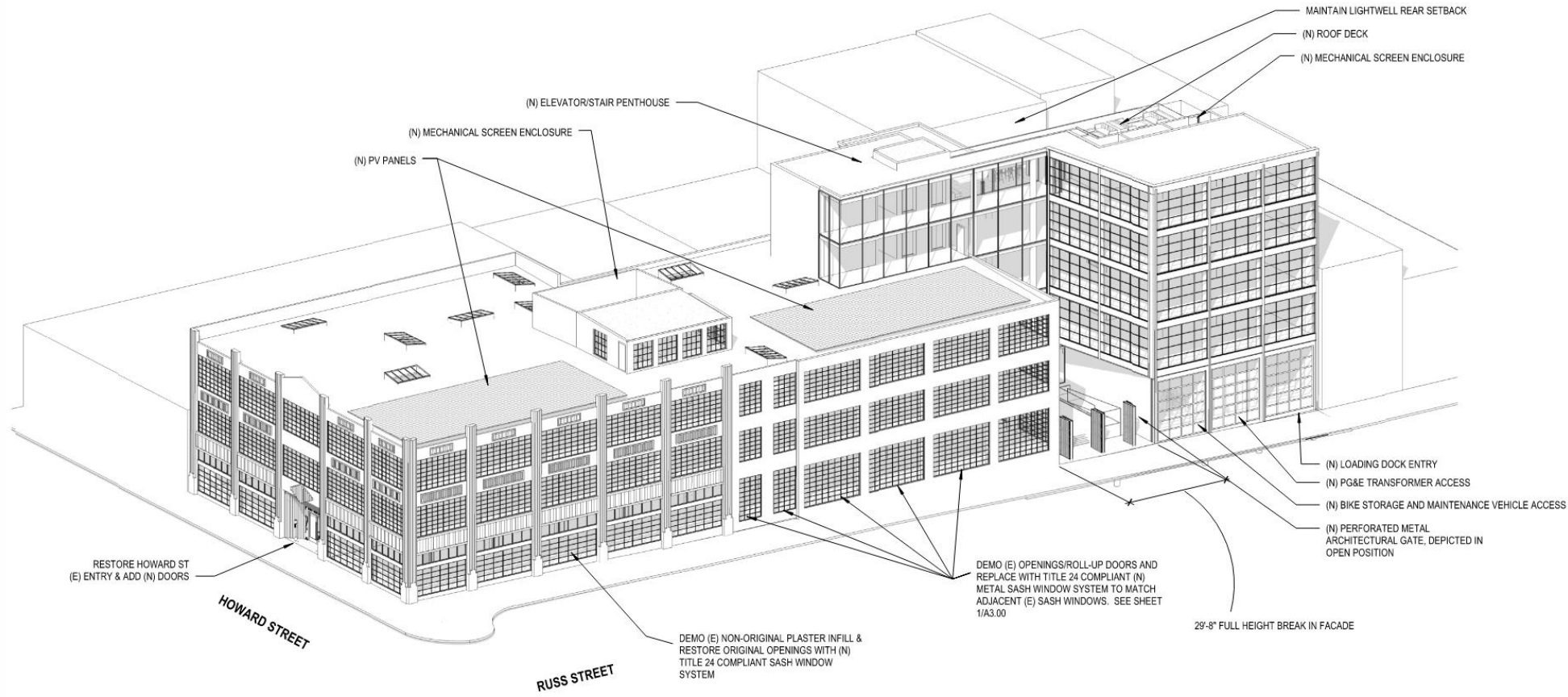
Knapp Architects



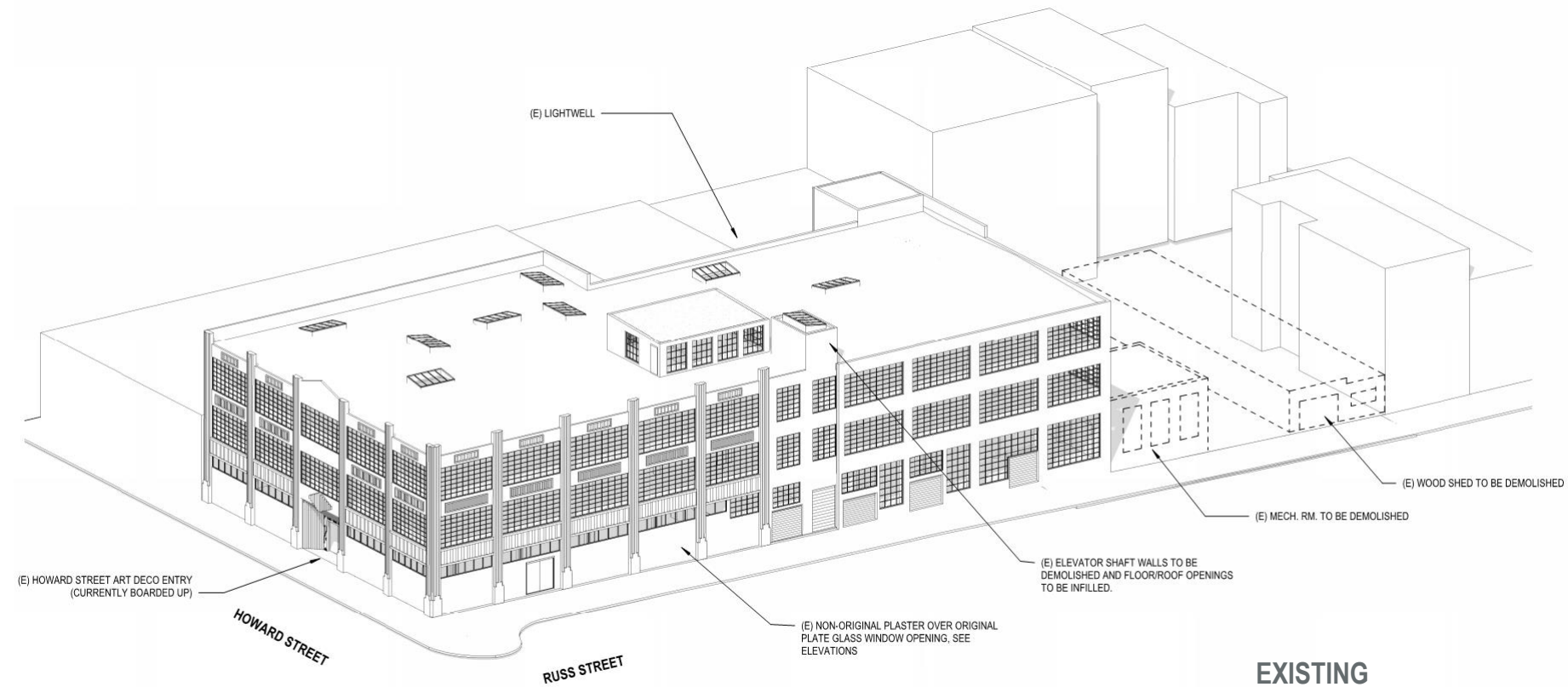
Lundberg Design | The Eng-Skell Building



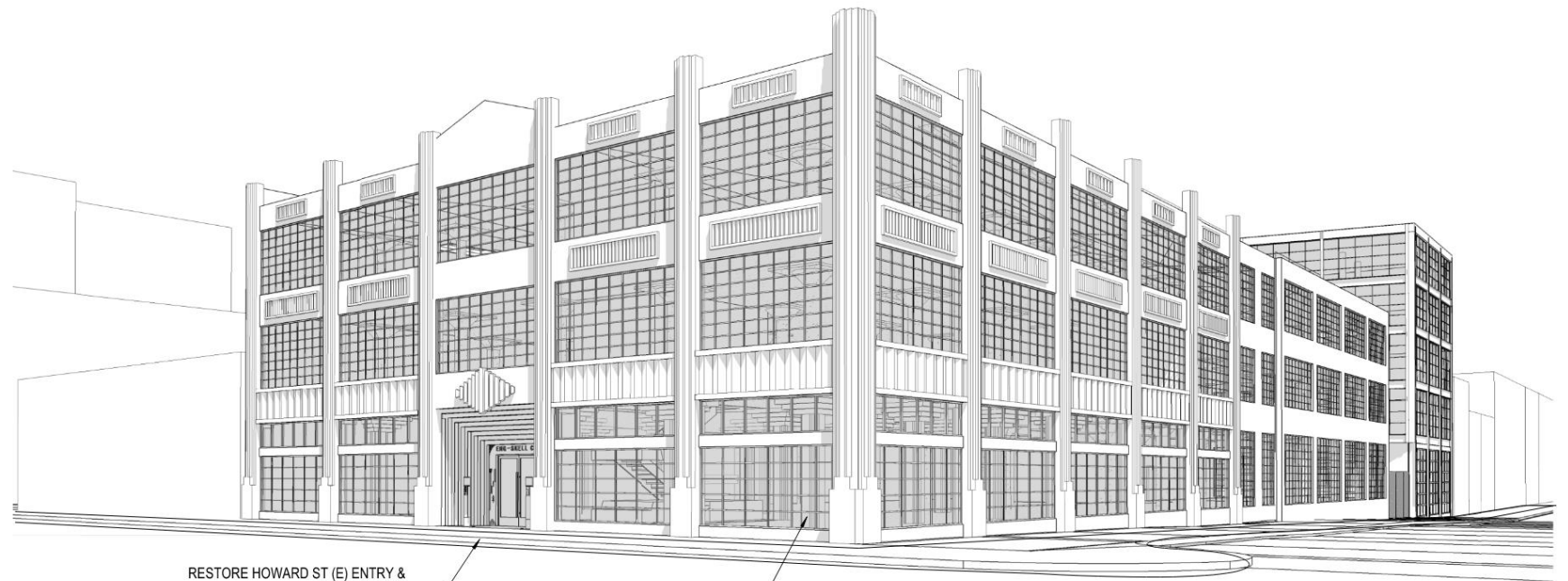




PROPOSED



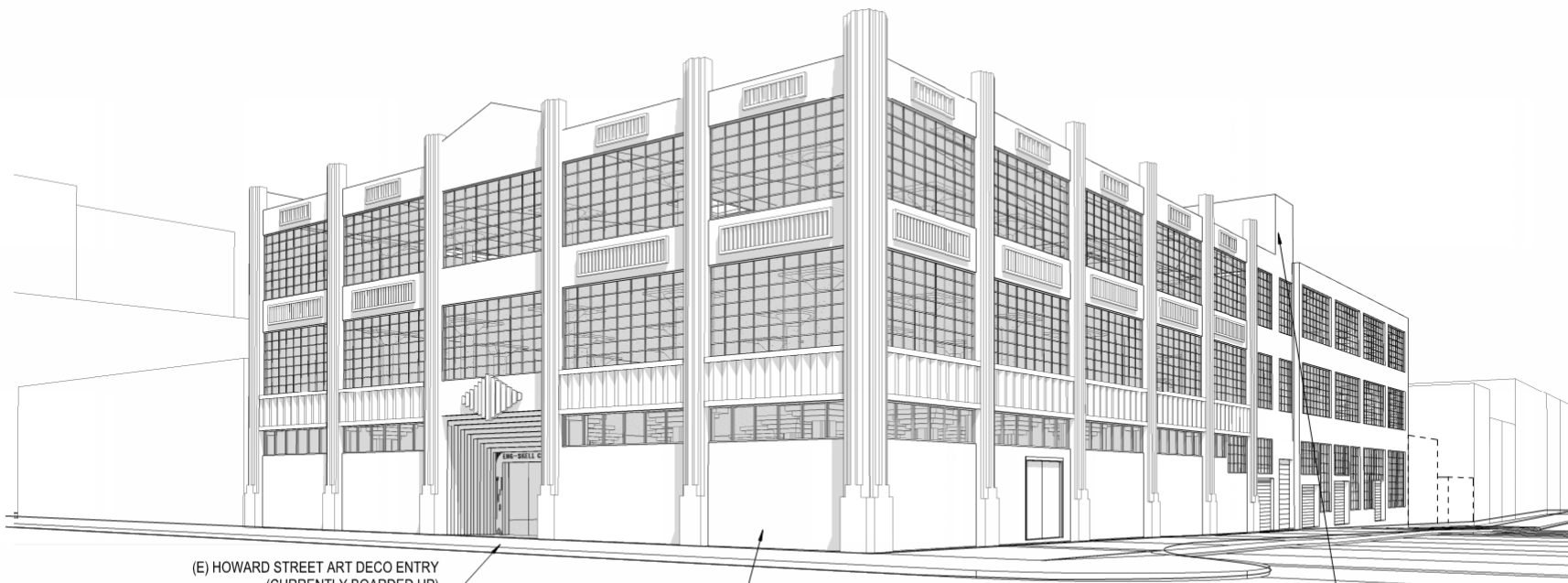
EXISTING



RESTORE HOWARD ST (E) ENTRY &
ADD (N) DOORS

DEMO (E) NON-ORIGINAL PLASTER INFILL & RESTORE ORIGINAL
OPENINGS WITH TITLE 24 COMPLIANT WINDOW SYSTEM

PROPOSED



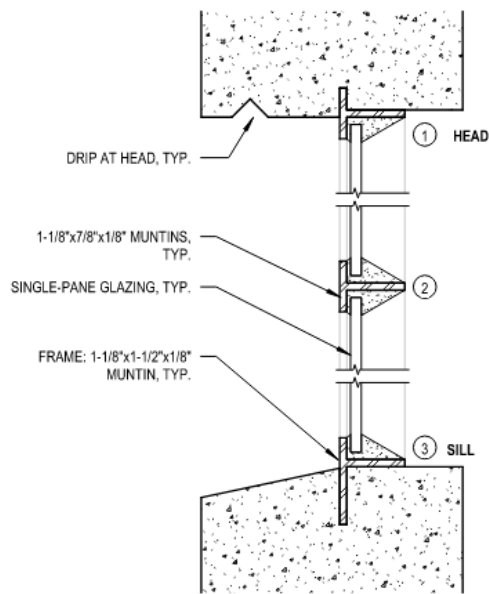
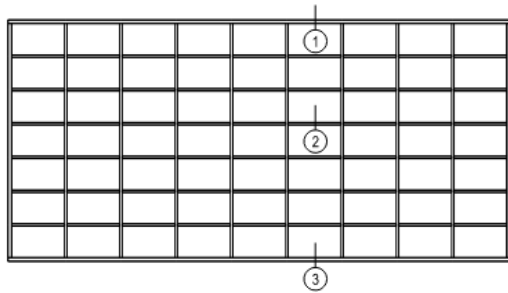
(E) HOWARD STREET ART DECO ENTRY
(CURRENTLY BOARDED UP)

(E) NON- ORIGINAL PLASTER OVER ORIGINAL PLATE GLASS
WINDOW OPENING, SEE ELEVATIONS

(E) ELEVATOR SHAFT WALLS TO BE DEMOLISHED
AND FLOOR/ROOF OPENINGS TO BE INFILLED

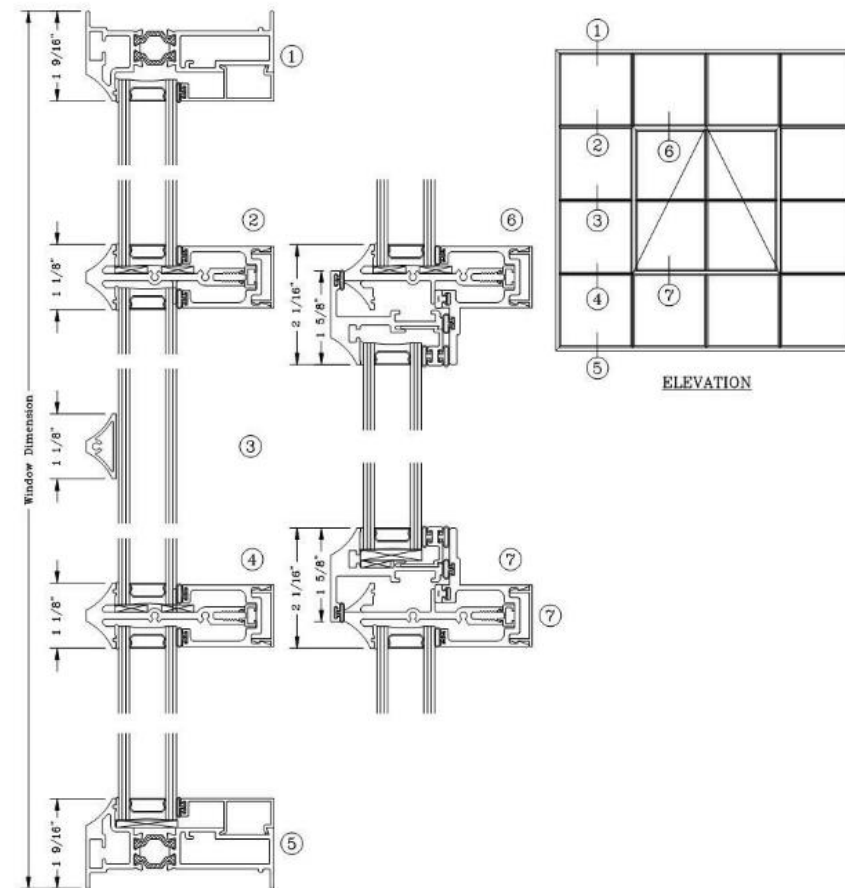
EXISTING





④ Existing Sash Window Details - Typ.
6" = 1'-0"

FEATURES & BENEFITS



- NOTES:
- 1) PROPOSED METAL SASH WINDOW SYSTEM SIMILAR TO SHOWN ABOVE TO REPLACE ALL EXISTING SASH WINDOWS WHICH ARE SIGNIFICANTLY DAMAGED IN MAJORITY OF LOCATIONS. PROFILES AND DIMENSIONS OF THE PROPOSED SYSTEM IS IDENTICAL TO THE ORIGINAL PROFILES. SEE SHEET A15.00 FOR EXISTING BUILDING IMAGES.
 - 2) PROPOSED NEW METAL SASH WINDOWS TO REPLICATE ORIGINAL SIZE AND PANEL LAYOUT UNLESS OTHERWISE NOTED IN EXTERIOR ELEVATIONS.
 - 3) METAL SASH WINDOW FRAMES TO BE IN MATTE BLACK FINISH.
 - 4) ALL EXISTING GLAZING IN EXISTING SASH WINDOW FRAMES TO BE REPLACED WITH NEW CLEAR INSULATED PANES.

① Proposed Metal Sash Window Details-Typ.
6" = 1'-0"







