

Attached
Exhibit B
“Architectural Plans”



Donnelly Chiropractic Facade Update.

The goal of this project is to update, repair and brighten the front and east side of the 7301 West National building. Along with this adding signage that is visible from National ave moving east and west.

This will be achieved with the following projects:

- replace all the store front windows (7) ,above transom windows (4) and second floor double hung windows (10).
- repairing the damaged brick below the store front windows and repaint the brick.
- wrapping the soffits, decorative molding and arch with white aluminum to match rest of building.
- Adding pot light to the soffits, goose neck light to large existing Donnelly Chiropractic sign and flood lights in the new landscape to flood east side of building.
- a brick post sign on the west side of the building, small 3 foot aluminum sign on the front of building and flag sign on the north east corner of the building.

FRONT OF BUILDING

Windows

Replace all lower storefront windows (7) with energy efficient windows. Openings will be reframed and replace the upper transom windows



Replace upper double hung windows (10) with energy efficient and screen appropriate.



TUCK POINTING AND BRICK WORK

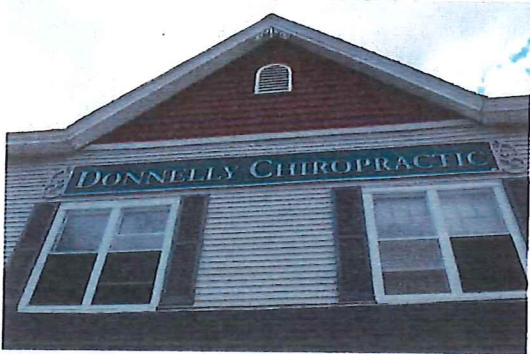
Replace all broken or damaged bricks, rebuild and tuck point.



Once repairs are done to be repainted in grey.

ALUMINUM WRAP

The upper and lower soffits to be wrapped along with the decorative molding and repair and wrap rotten fascia.

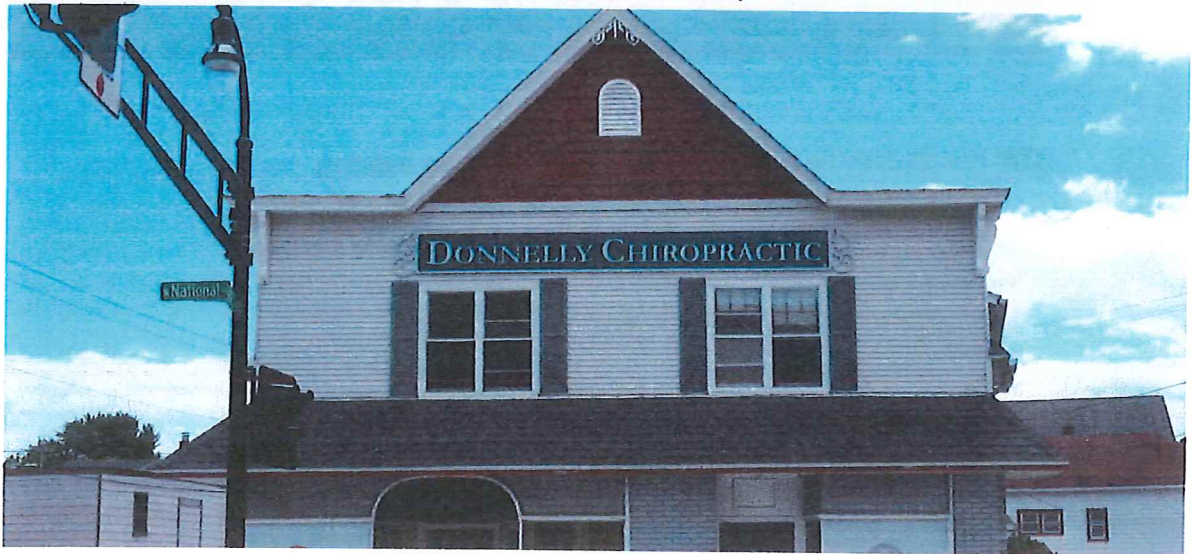


This has already been done on the east side of the building.



LIGHTING

3 goose neck lights to light up upper sign (north side)



WEST SIDE

Landscape

Curved retaining wall from building to metal fence post. In front of the wall to the sidewalk is 2" round stone and weed barrier. The wall will be two blocks tall with cap and again the rochester cottage stone. Similar planting as east side of the building.



Signage

On the west side just behind the garden wall, a brick based LED illuminated sign that can be seen when travelling east on National. (see pic above). Will include Donnelly Chiropractic, phone number and website. No scrolling information.

The second sign is an aluminum shield sign which will be located at the front of the building attached to the brick of the building approximately 3 feet by 3 feet.



Three of these LED lights to illuminate the sign.

6 pot light under overhang on first level.



Landscape East side

Removal of all bushes, new topsoil, water barrier and installation of 76 feet of Rochester Cottage stone garden wall. Two blocks high and a 3" cap. Replace with perennial garden. (asters, coreopsis, dianthus and iris). Two flood light to project between the lower double hung windows.



example of the rochester cottage look

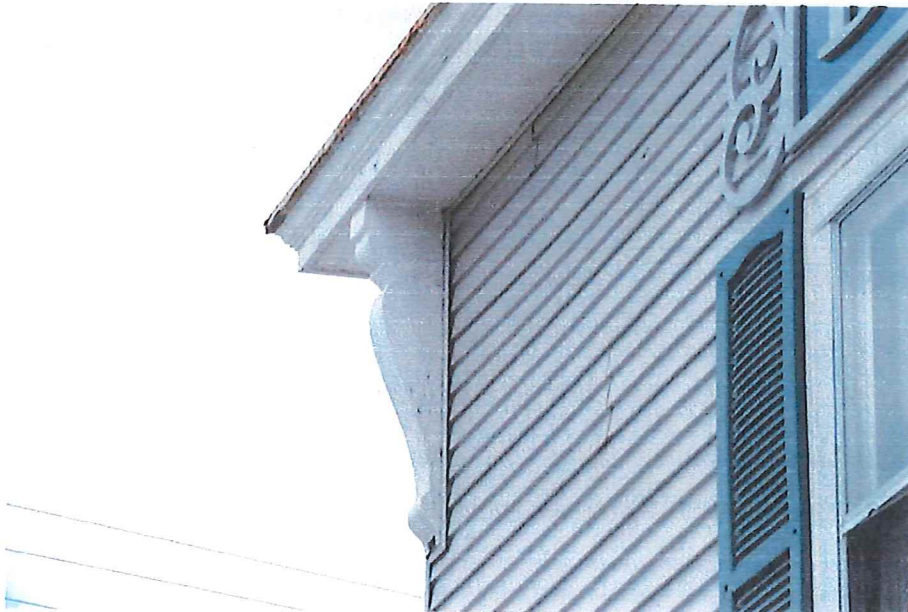
Stairs/Steps

Replace rotted steps and wrap bottom of entrance way.





The last sign is a flat sign that would be placed at the north east corner of the building between the asphalt shingles and the decorative molding.



The estimate on the cost of the project is as follows:

Masonry	\$3200
Windows and siding	\$35000