CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 2201 LAWRENCE ST. (611 W. 22ND ST.) HOUSTON, TX 77008

Historic District / Landmark ORIENTAL TEXTILE MILL HCAD # 0200490000001

Subdivision HOUSTON HEIGHTS Lot L-18, 31-48 Block 53

DESIGNATION TYPE

- [x] Landmark
- [ ] Protected Landmark
- [ ] Archaeological Site
- [ ] Contributing
- [ ] Noncontributing
- [ ] Vacant

PROPOSED ACTION

- [x] Alteration or Addition
- [x] Restoration
- [ ] New Construction
- [ ] Relocation
- [ ] Demolition
- [ ] Excavation

DOCUMENTS

[x] Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name JONATHAN GRENADER, MANAGER

Company HEIGHTS CLOCK TOWER, LLC

Mailing Address PO BOX 980815

HOUSTON, TX 77098

Phone 713.524.3347

Email [redacted]

Signature

Date 10-26-2015

APPLICANT (if other than owner)

Name SAM GRENADER

Company JG MANAGEMENT, LLC

Mailing Address PO BOX 980815

HOUSTON TX 77098

Phone 832.819.3347

Email [redacted]

Signature

Date 10/26/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITON CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 2201 LAWRENCE ST. (611 W. 22ND ST) HOUSTON, TX 77008

BUILDING TYPE

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☒ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ carport
- ☐ accessory structure
- ☐ other

ALTERATION TYPE

- ☐ addition
- ☐ foundation
- ☐ wall siding or cladding
- ☒ windows or doors
- ☒ porch or balcony
- ☐ roof
- ☐ awning or canopy
- ☐ commercial sign
- ☐ ramp or lift
- ☐ other

WRITTEN DESCRIPTION

- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work; plans to change any exterior features, and/or addition description
- ☒ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☒ proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☒ elevations of all sides
- ☒ detail photos of exterior elements subject to proposed work
- ☒ historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- ☐ current site plan
- ☒ proposed site plan
- ☐ current floor plans
- ☒ proposed floor plans
- ☐ current window and door schedule
- ☒ proposed window and door schedule
- ☐ demolition plan
- ☐ current roof plan
- ☒ proposed roof plan
- ☐ current elevations (all sides)
- ☒ proposed elevations (all sides)
- ☐ perspective and/or line of sight

HEIGHTS CLOCK TOWER BUILDING
611 W. 22nd Street, Houston Heights

Project Overview

This phase of work at the Heights Clock Tower Building restores and renovates 14,623 square feet of the historic industrial space to create three new office and retail units. The intent is to restore this portion of the building to the same standards as the 23,000-square-foot conversion completed earlier this year. That project turned the vacant second floor and tower into nine loft office spaces and one apartment. Historically relevant features and details will be preserved and repaired whenever possible while accommodating modern infrastructure and complying with necessary life safety and accessibility requirements.

Description of Work

MASONRY FACADE

The existing façade is historic load-bearing masonry. It is in generally good condition, though there is some wear and moisture infiltration (as expected for a building of this age and in this climate). A structural engineer's assessment recommends minor repairs to re-point mortar and replace damaged bricks in kind. The walls will be cleaned and painted to match walls painted in the previous phase of work. Site work will improve drainage to protect against future structural movement and cracking.

HISTORIC WINDOWS

Existing historic wood windows are in generally good condition (windows 16-36). Minor trim and sill repair is required on some units, along with the replacement of any cracked glazing. These windows will be cleaned and painted to match the wood windows painted during the previous phase of work.

Existing historic steel windows are in fair to poor condition (windows 1-15). In most cases, the original frames will be repaired and cracked or broken historic wired glass replaced with new clear glazing. Some frames are damaged beyond repair, some are missing, and one has been compromised by the insertion of an overhead door. These windows will be replaced in kind per the attached shop drawings.

Steel clerestory windows are also in fair to poor condition and will be repaired in the same way as windows 1 through 15, while skylights (windows 63-65) are in good condition and only require minor glazing repair.

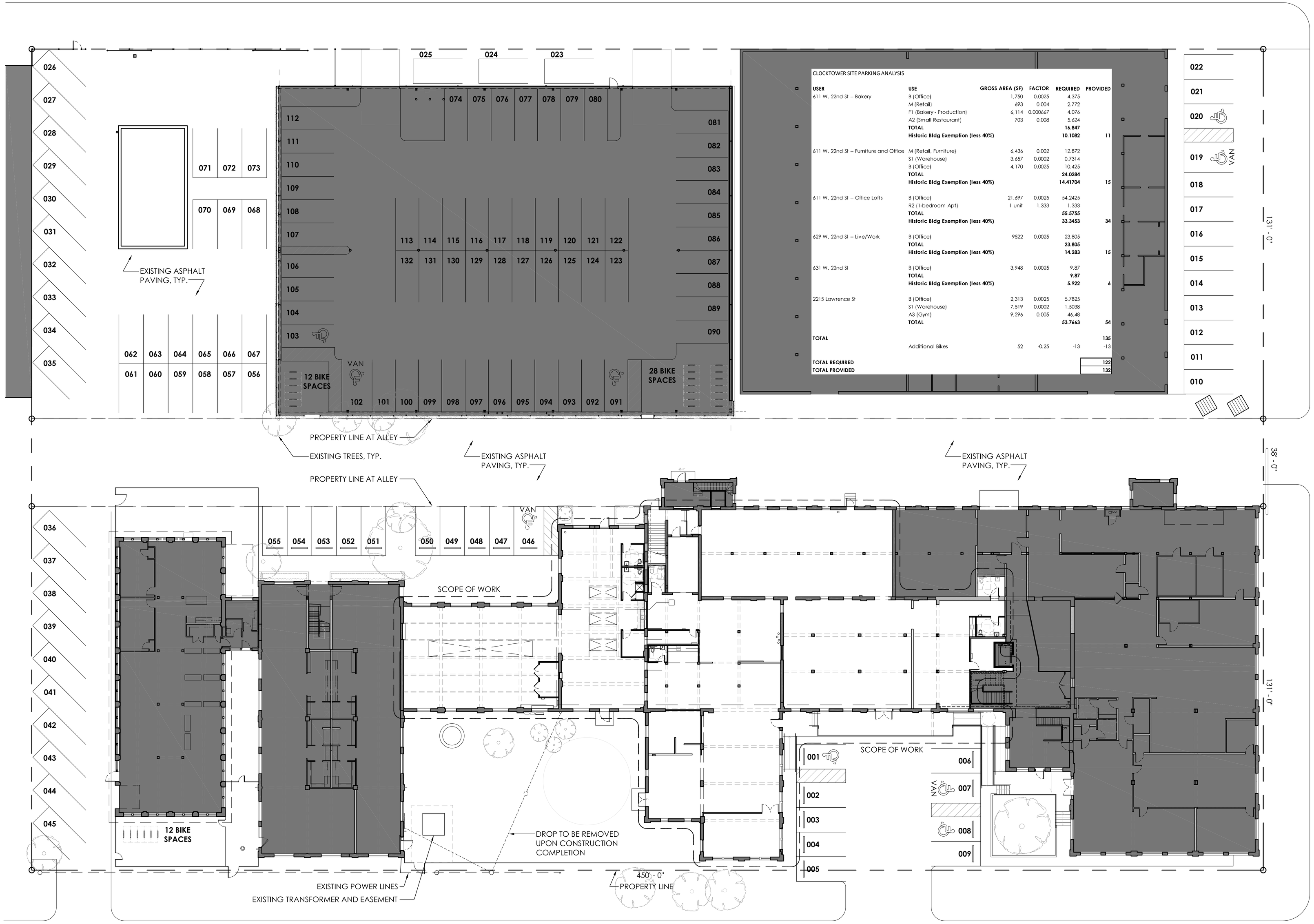
EXTERIOR DOORS

All exterior doors are located in existing masonry openings in the façade. New entry doors will be stained mahogany to match new entrances installed in other parts of the building during previous phases of work. The entrance to Suite 102 (door A4) takes the place of a non-historic overhead door and includes sidelights to fill the entire width of the existing opening. Entrances to Suite 103 (doors B4 and B6) replace non-historic doors in existing openings.

Deteriorated, non-historic overhead doors on the north side of Suite 104 (doors C6, C7, and C8) will be replaced with new aluminum overhead doors with glazing. The existing openings for doors C5 and C9 are only 6'-6", with C5 being the only location with an existing historic metal door in place. In order to satisfy current egress requirements (which require a clear head height of at least 6'-8"), we propose that these openings be altered, along with the transom above, to accommodate new wood doors of the proper height with panic hardware.

LOADING DOCK AND ACCESSIBILITY

The building has an existing concrete loading dock that faces W. 22nd Street. Its current elevation is approximately 14" above the concrete floor inside. A seam in the loading dock suggests that the dock may have previously been at the same elevation as the interior. For ease of egress and accessibility, we propose lowering the elevation of the dock to match the floor inside. Constructability issues necessitate that the existing dock be removed and replaced with a new concrete dock which would connect to an existing accessibility ramp installed during a previous phase of work. Guardrails matching the rails added during a previous phase of restoration would be installed as well.



CLOCKTOWER SITE PARKING ANALYSIS

USER	USE	GROSS AREA (SF)	FACTOR	REQUIRED	PROVIDED
611 W. 22nd St -- Bakery	B (Office)	1,750	0.0025	4.375	
	M (Retail)	693	0.004	2.772	
	F1 (Bakery - Production)	6,114	0.000667	4.076	
	A2 (Small Restaurant)	703	0.008	5.624	
	TOTAL			**16.847**	
	Historic Bldg Exemption (less 40%)			**10.1082**	11
611 W. 22nd St -- Furniture and Office	M (Retail, Furniture)	6,436	0.002	12.872	
	S1 (Warehouse)	3,657	0.0002	0.7314	
	B (Office)	4,170	0.0025	10.425	
	TOTAL			**24.0284**	
	Historic Bldg Exemption (less 40%)			**14.41704**	15
611 W. 22nd St -- Office Lofts	B (Office)	21,697	0.0025	54.2425	
	R2 (1-bedroom Apt)	1 unit	1.333	1.333	
	TOTAL			**55.5755**	
	Historic Bldg Exemption (less 40%)			**33.3453**	34
629 W. 22nd St -- Live/Work	B (Office)	9522	0.0025	23.805	
	TOTAL			**23.805**	
	Historic Bldg Exemption (less 40%)			**14.283**	15
631 W. 22nd St	B (Office)	3,948	0.0025	9.87	
	TOTAL			**9.87**	
	Historic Bldg Exemption (less 40%)			**5.922**	6
2215 Lawrence St	B (Office)	2,313	0.0025	5.7825	
	S1 (Warehouse)	7,519	0.0002	1.5038	
	A3 (Gym)	9,296	0.005	46.48	
	TOTAL			**53.7663**	54
TOTAL					135
	Additional Bikes	52	-0.25	-13	-13
TOTAL REQUIRED					122
TOTAL PROVIDED					132

1 SITE PLAN
1/16" = 1' - 0"

NONYA GRENADER ARCHITECT
2231 Wroxton Rd
Houston, TX 77005
713.524.1841

CLOCK TOWER BUILDING
Commercial Renovation, Additional Work

611 W. 22nd St.
Houston, TX 77008

NOT FOR CONSTRUCTION

SITE PLAN
1/16" = 1' - 0"
23 OCT 2015

A0.1

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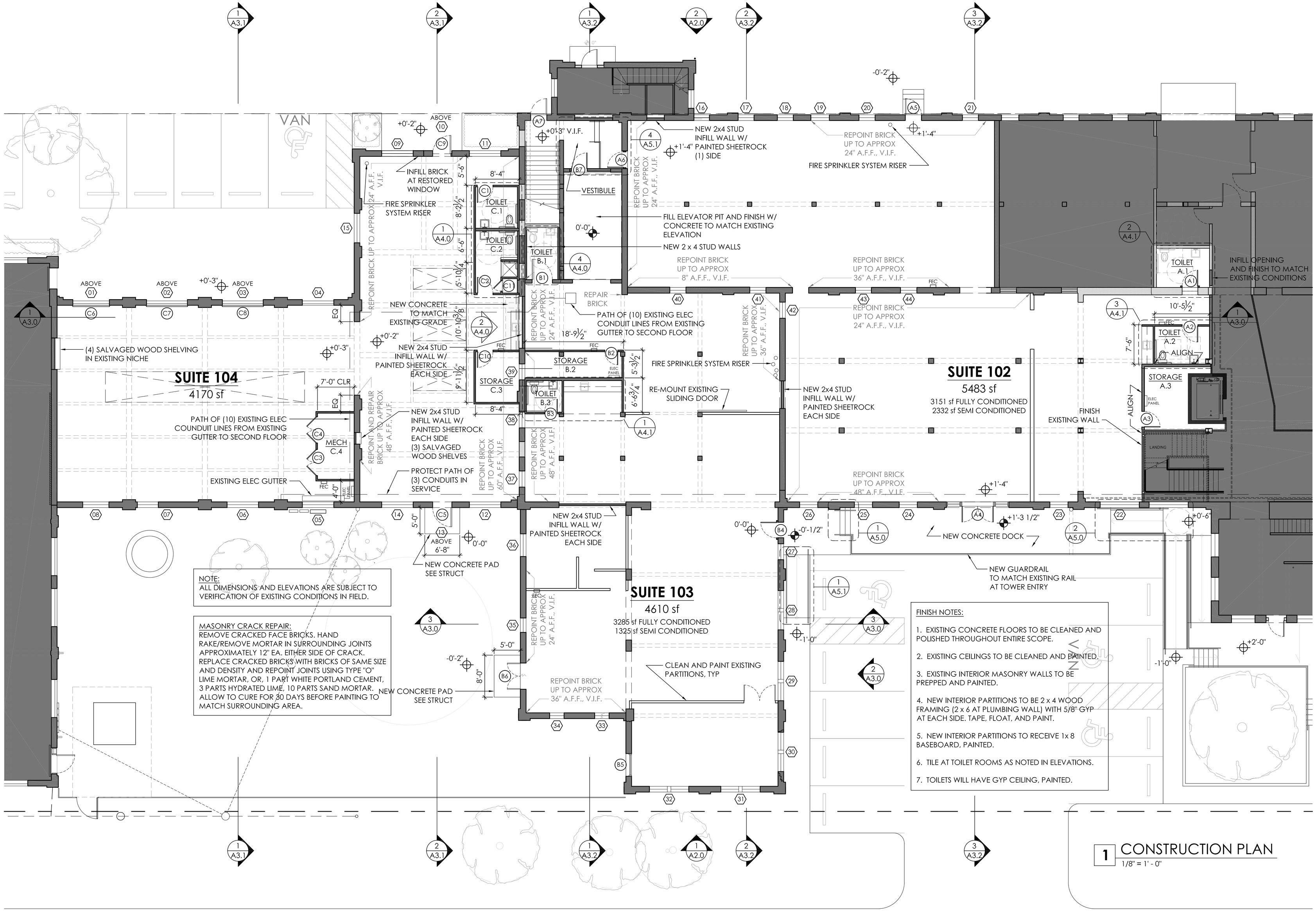


NOTE:
ALL DIMENSIONS AND ELEVATIONS ARE SUBJECT TO VERIFICATION OF EXISTING CONDITIONS IN FIELD.

MASONRY CRACK REPAIR:
REMOVE CRACKED FACE BRICKS. HAND RAKE/REMOVE MORTAR IN SURROUNDING JOINTS APPROXIMATELY 12" EA. EITHER SIDE OF CRACK. REPLACE CRACKED BRICKS WITH BRICKS OF SAME SIZE AND DENSITY AND REPOINT JOINTS USING TYPE "O" LIME MORTAR, OR, 1 PART WHITE PORTLAND CEMENT, 3 PARTS HYDRATED LIME, 10 PARTS SAND MORTAR. ALLOW TO CURE FOR 30 DAYS BEFORE PAINTING TO MATCH SURROUNDING AREA.

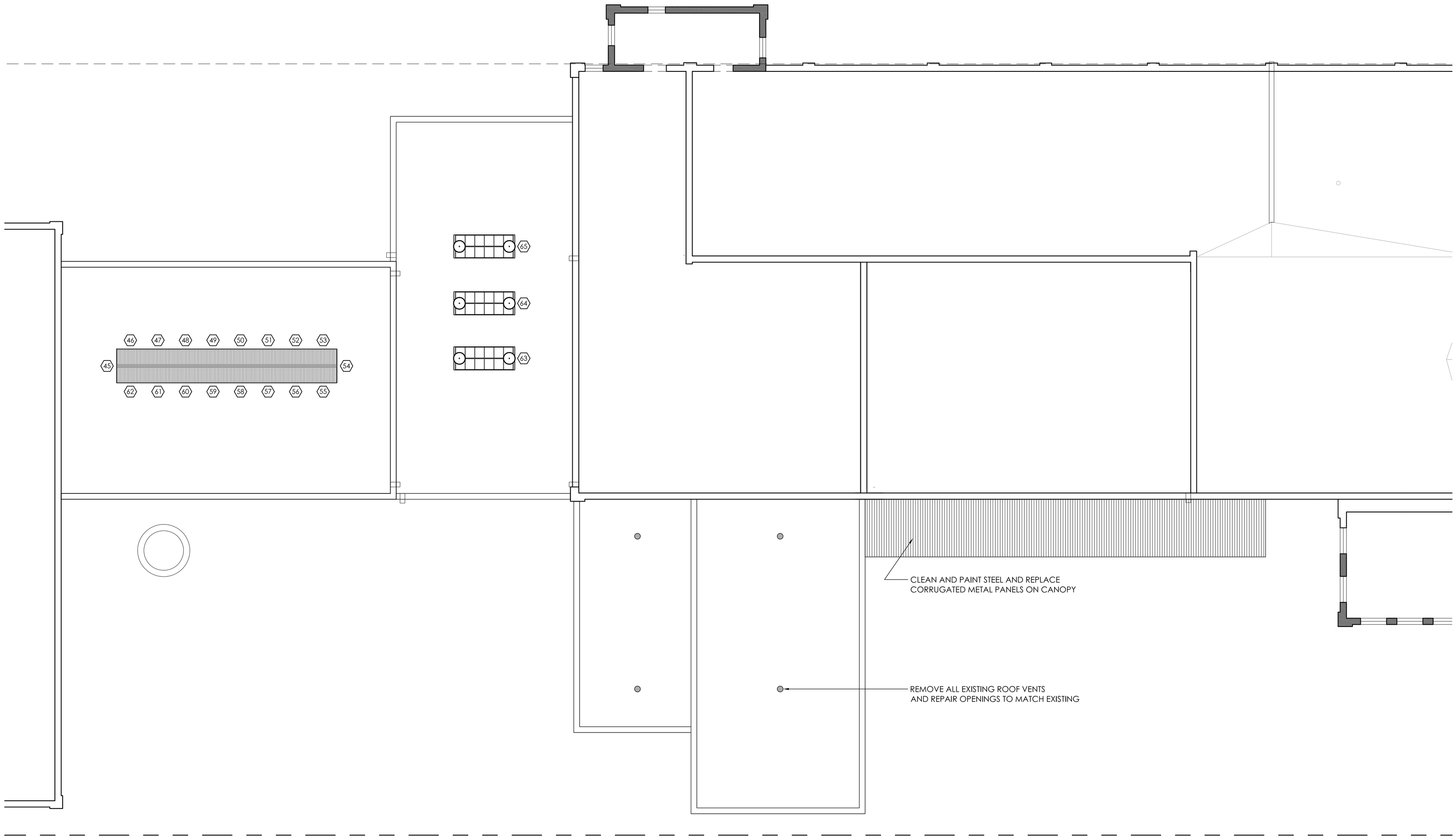
FINISH NOTES:

1. EXISTING CONCRETE FLOORS TO BE CLEANED AND POLISHED THROUGHOUT ENTIRE SCOPE.
2. EXISTING CEILINGS TO BE CLEANED AND PAINTED.
3. EXISTING INTERIOR MASONRY WALLS TO BE PREPPED AND PAINTED.
4. NEW INTERIOR PARTITIONS TO BE 2 x 4 WOOD FRAMING (2 x 6 AT PLUMBING WALL) WITH 5/8" GYP AT EACH SIDE. TAPE, FLOAT, AND PAINT.
5. NEW INTERIOR PARTITIONS TO RECEIVE 1x 8 BASEBOARD, PAINTED.
6. TILE AT TOILET ROOMS AS NOTED IN ELEVATIONS.
7. TOILETS WILL HAVE GYP CEILING, PAINTED.

1 CONSTRUCTION PLAN
1/8" = 1' - 0"

CONSTRUCTION PLAN
1/8" = 1' - 0"
23 OCT 2015

A1.0



1 ROOF PLAN
1/8" = 1' - 0"

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CLOCK TOWER BUILDING
Commercial Renovation, Additional Work

611 W. 22nd St.
Houston, TX 77008

NOT FOR CONSTRUCTION

ROOF PLAN
1/8" = 1' - 0"
23 OCT 2015

A1.2

1 22ND STREET ELEVATION
1/8" = 1' - 0"

2 ALLEY ELEVATION
1/8" = 1' - 0"

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BUILDING ELEVATIONS
1/8" = 1' - 0"
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A2.0

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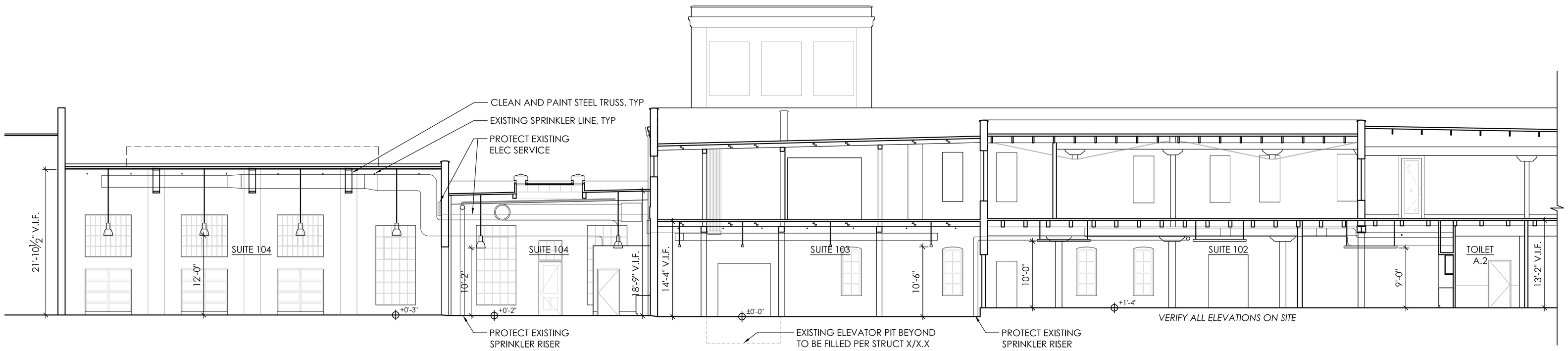


1 EAST/WEST BUILDING SECTION
1/8" = 1' - 0"

2 SUITE 103 BUILDING ELEVATION
1/8" = 1' - 0"

3 SUITE 103 BUILDING SECTION
1/8" = 1' - 0"

BUILDING SECTION NOTE:

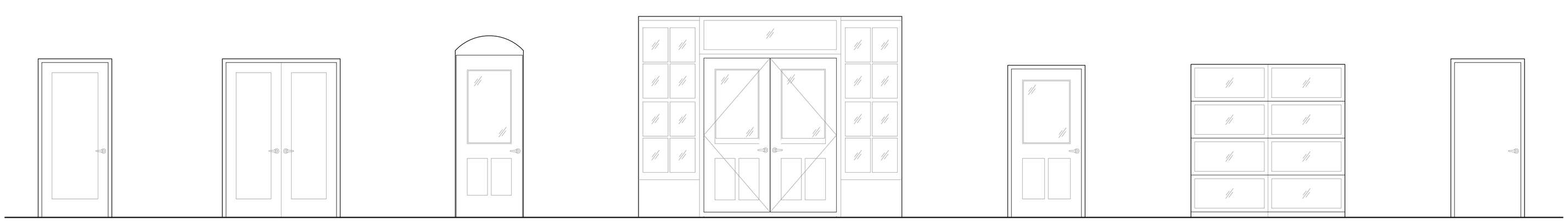
ALL EXISTING STRUCTURE AND EQUIPMENT, AS WELL AS ALL NEW SYSTEMS AND EQUIPMENT, ARE SHOWN IN ARCHITECTURAL SECTIONS FOR DIAGRAMMATIC PURPOSES ONLY. SEE ENGINEERING DRAWINGS FOR FULL SCOPE OF NEW MECHANICAL, ELECTRICAL, AND PLUMBING WORK. CONTRACTOR TO WALK THRU SITE WITH OWNER AND ARCHITECT TO VERIFY PATH OF NEW DUCTWORK AND OTHER SERVICES PRIOR TO BIDDING AND INSTALLATION.

BUILDING SECTIONS
1/8" = 1' - 0"
23 OCT 2015

A3.0

DOOR SCHEDULE

MARK	ROOM#	TYPE	SIZE (W x H)	DESCRIPTION	HARDWARE
A1	TOILET A.1	A	36" x 84"	BUILD NEW FRAME AT INTERIOR OF EXISTING MASONRY OPENING	
A2	TOILET A.2	A	36" x 84"		
A3	STORAGE A.3	A	36" x 84"		
A4	SUITE 102	D	(2) 36" x 84"	EXTERIOR DOOR, EGRESS, GLASS LIGHTS AS SHOWN AT EACH SIDE TO FILL EXISTING OPENING	
A5	SUITE 102	G	30" x 84"		
A6	SUITE 102	A	36" x 84"	EGRESS	
A7	VESTIBULE	EXISTING	36" x 84"	EXTERIOR DOOR, EGRESS	
B1	TOILET B.1	G	42" x 84"	EXISTING HOLLOW STEEL DOOR, MAKE NECESSARY ADJUSTMENTS TO CLOSE PROPERLY	
B2	STORAGE B.2	A	36" x 84"		
B3	TOILET B.3	A	36" x 84"		
B4	SUITE 103	C	36" x 88"	EXTERIOR DOOR, BUILD NEW FRAME AT INTERIOR OF EXISTING MASONRY OPENING	
B5	SUITE 103	EXISTING	48" x 84"	EXTERIOR DOOR FIXED CLOSED	
B6	SUITE 103	D (SIM)	(2) 30" x 84"	EXTERIOR DOOR, EGRESS, SIMILAR TO DOOR A4, NO GLASS SIDELIGHTS	
B7	SUITE 103	A	36" x 84"	EGRESS	
C1	TOILET C.1	A	36" x 84"		
C2	TOILET C.2	A	36" x 84"		
C3	SUITE 104	B	(2) 30" x 84"		
C4	SUITE 104	B	(2) 30" x 84"		
C5	SUITE 104	E	36" x 84"	EXTERIOR DOOR, EGRESS	
C6	SUITE 104	F	94" x 83" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
C7	SUITE 104	F	94" x 83" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
C8	SUITE 104	F	94" x 83" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
C9	SUITE 104	E	36" x 84"	EXTERIOR DOOR, EGRESS	
C10	SUITE 104	A	36" x 84"		
C11	SUITE 104	A	24" x 84"		



TYPE A
INTERIOR WOOD DOOR

TYPE B
INTERIOR WOOD DBL DOOR

TYPE C
EXTERIOR WOOD DOOR

TYPE D
EXTERIOR WOOD DBL DOOR
W/ SIDELIGHTS

TYPE E
EXTERIOR WOOD DOOR

TYPE F
EXTERIOR GARAGE DOOR

TYPE G
HOLLOW METAL DOOR

1 DOOR TYPES
3/8" = 1' - 0"

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Commercial Renovation, Additional Work

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DOOR SCHEDULE
VARIES
23 OCT 2015

A5.2

NONYA GRENADER ARCHITECT
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Houston, TX 77005
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WINDOW SCHEDULE

NOTE: SEE ATTACHED WINDOW NOTES FOR DETAILED DESCRIPTION OF WORK SPECIFIC TO EACH UNIT.

MARK	ROOM#	TYPE	SIZE (W x H)	REPAIR GROUP	COMMENTS
01	SUITE 104	D	±84" x 76"	1	
02	SUITE 104	D	±84" x 76"	1	
03	SUITE 104	D	±84" x 76"	1	
04	SUITE 104	A	±60" x 144"	1	NEW FRAME AND GLAZING
05	SUITE 104	B	±60" x 83"	1	NEW FRAME AND GLAZING
06	SUITE 104	A	±60" x 144"	1	
07	SUITE 104	J	±36" x 82"	-	
08	SUITE 104	A	±60" x 144"	1	NEW FRAME AND GLAZING
09	SUITE 104	A	±60" x 144"	1	NEW FRAME AND GLAZING
10	SUITE 104	C	±42" x 51"	1	
11	SUITE 104	A	±60" x 144"	1	
12	SUITE 104	A	±60" x 144"	1	
13	SUITE 104	C	±42" x 51"	1	
14	SUITE 104	A	±60" x 144"	1	
15	SUITE 104	B	±60" x 83"	1	
16	SUITE 102	E	±37" x 83½"	2	
17	SUITE 102	E	±37" x 83½"	2	
18	SUITE 102	E	±37" x 83½"	2	
19	SUITE 102	E	±37" x 83½"	2	
20	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
21	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
22	SUITE 102	F	±73½" x 83½"	2	REMOVE SECURITY BARS
23	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
24	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
25	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
26	SUITE 102	E	±37" x 83½"	2	REMOVE SECURITY BARS
27	SUITE 103	E	±37" x 83½"	2	
28	SUITE 103	F	±73½" x 83½"	2	
29	SUITE 103	F	±73½" x 83½"	2	
30	SUITE 103	F	±73½" x 83½"	2	
31	SUITE 103	F	±73½" x 83½"	2	
32	SUITE 103	F	±73½" x 83½"	2	
33	SUITE 103	E	±37" x 83½"	2	
34	SUITE 103	E	±37" x 83½"	2	
35	SUITE 103	E	±37" x 83½"	2	
36	SUITE 103	G	±52" x 82"	-	REMOVE AND APPLY NEW SEALANTS, PRIME AND PAINT
37	SUITE 104	H	±36" x 84"	3	
38	SUITE 104	H	±36" x 84"	3	
39	SUITE 104	H	±36" x 84"	3	
40	SUITE 104	H	±36" x 84"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
41	SUITE 104	H	±36" x 84"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
42	SUITE 104	H	±36" x 84"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
43	SUITE 104	H	±36" x 84"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
44	SUITE 104	H	±36" x 84"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
45	SUITE 104	K	±48" x 48", V.I.F.	1	
46	SUITE 104	K	±48" x 48", V.I.F.	1	
47	SUITE 104	L	±48" x 48", V.I.F.	-	
48	SUITE 104	K	±48" x 48", V.I.F.	1	
49	SUITE 104	L	±48" x 48", V.I.F.	-	
50	SUITE 104	K	±48" x 48", V.I.F.	1	
51	SUITE 104	L	±48" x 48", V.I.F.	-	
52	SUITE 104	K	±48" x 48", V.I.F.	1	NEW FRAME AND GLAZING
53	SUITE 104	L	±48" x 48", V.I.F.	-	
54	SUITE 104	K	±48" x 48", V.I.F.	1	NEW FRAME AND GLAZING
55	SUITE 104	L	±48" x 48", V.I.F.	-	
56	SUITE 104	K	±48" x 48", V.I.F.	1	
57	SUITE 104	L	±48" x 48", V.I.F.	-	
58	SUITE 104	K	±48" x 48", V.I.F.	1	NEW FRAME AND GLAZING
59	SUITE 104	L	±48" x 48", V.I.F.	-	
60	SUITE 104	K	±48" x 48", V.I.F.	1	
61	SUITE 104	L	±48" x 48", V.I.F.	-	
62	SUITE 104	K	±48" x 48", V.I.F.	1	
63	SUITE 104	S	±48" x 126"	-	
64	SUITE 104	S	±48" x 126"	-	
65	SUITE 104	S	±48" x 126"	-	

WINDOW REPAIR NOTES

GROUP 1 HISTORIC STEEL WINDOWS
Remove and replace glazing compound. Clean steal sashes and frames to bare metal and prime with ZRC. Install new window glazing as needed and install new sealants. Paint interior and exterior. Fix operable sash in place.

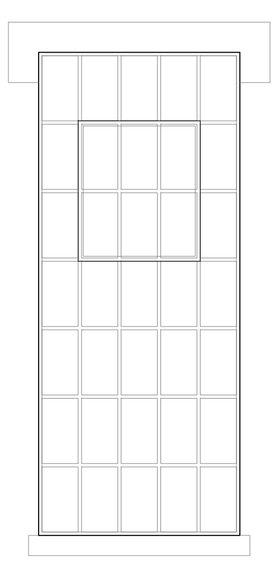
GROUP 2 HISTORIC WOOD WINDOWS
Remove and replace glazing compound. Remove existing sealants and apply new sealant. Repair all rotted wood with Abatron wood filler. Sand shape to match to existing. Scrape, prime, and paint interior and exterior. Apply new weatherproofing sealant (discuss with owners).

GROUP 3 HISTORIC INTERIOR STEEL WINDOWS
Remove paint and clean both sides.

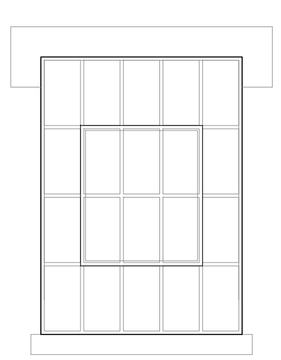
NOTE: PROVIDE CUT SHEETS AND FINISH SAMPLES FOR APPROVAL PRIOR TO ORDERING WINDOWS AND WINDOW HARDWARE.

ALTERNATE MANUFACTURERS MAY BE SUBMITTED AND ARE SUBJECT TO ARCHITECT'S APPROVAL.

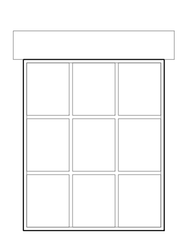
ALL GLAZING, WITH THE EXCEPTION OF EXISTING HISTORIC WIRE GLASS, TO RECEIVE LLUMAR AIR 80 CLEAR FILM ON THE INSIDE FACE, TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.



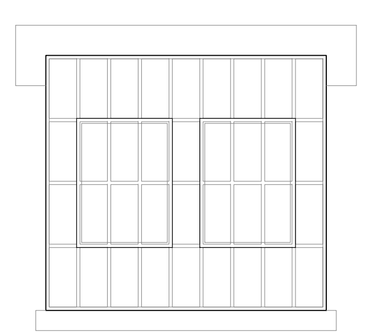
TYPE A
HISTORIC STEEL WINDOW



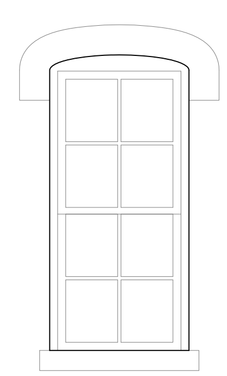
TYPE B
HISTORIC STEEL WINDOW



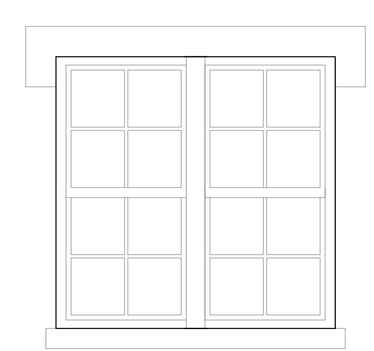
TYPE C
HISTORIC STEEL TRANSOM



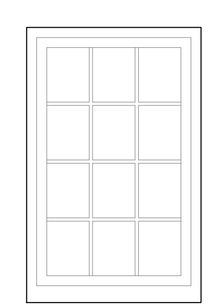
TYPE D
HISTORIC STEEL WINDOW



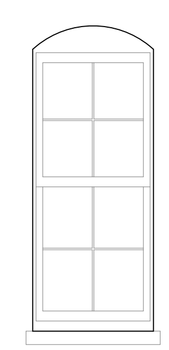
TYPE E
HISTORIC WOOD WINDOW



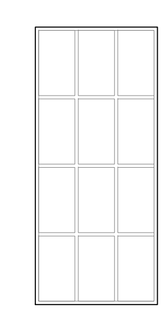
TYPE F
HISTORIC WOOD WINDOW



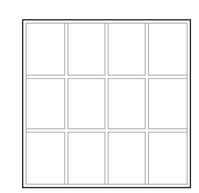
TYPE G
EXISTING WOOD WINDOW



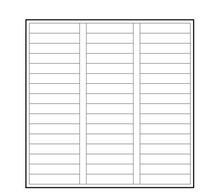
TYPE H
HISTORIC STEEL WINDOW



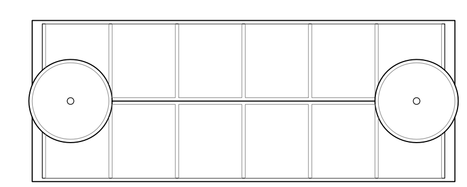
TYPE J
NEW STEEL WINDOW



TYPE K
HISTORIC STEEL CLERESTORY



TYPE L
CLERESTORY METAL LOUVER



TYPE S
HISTORIC STEEL SKYLIGHT W/
ROOF VENTS

1 WINDOW TYPES
3/8" = 1' - 0"

CLOCK TOWER BUILDING
Commercial Renovation, Additional Work

611 W. 22nd St.
Houston, TX 77008

NOT FOR CONSTRUCTION

WINDOW SCHEDULE
VARIES
21 SEPT 2015

A5.3

HEIGHTS CLOCK TOWER BUILDING
611 W. 22nd Street, Houston Heights

VIEW OF LOADING DOCK FROM W. 22ND STREET, SOUTH ELEVATION

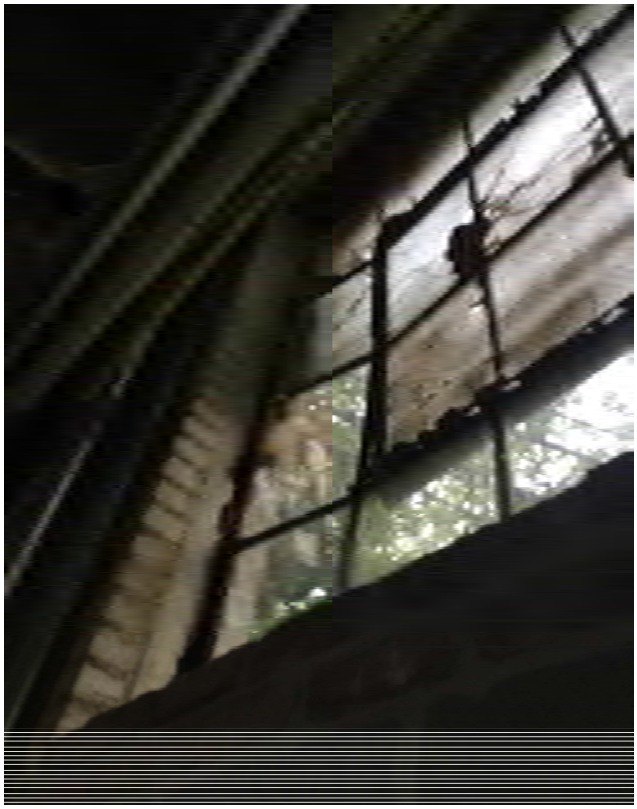
VIEW OF COURTYARD FROM W. 22ND STREET, SOUTH ELEVATION

VIEW OF EXISTING HISTORIC METAL DOOR AND 6'-6" MASONRY OPENING, SOUTH ELEVATION

VIEW OF HISTORIC WOOD WINDOWS FROM ALLEY, NORTH ELEVATION

VIEW OF ENTRANCE TO SUITE 104 FROM ALLEY WITH NON-HISTORIC OVERHEAD DOOR, NORTH ELEVATION

VIEW OF REAR OF SUITE 104 FROM ALLEY, NORTH ELEVATION



EXAMPLES OF SEVERE DAMAGE TO EXISTING HISTORIC STEEL WINDOWS

HISTORIC PHOTOGRAPH, VIEW OF TOWER AND PART OF DOCK FROM W. 22ND STREET, SOUTH ELEVATION
ca. 1950

HISTORIC PHOTOGRAPH, VIEW OF ALLEY TOWER (NOT IN SCOPE) AND ALLEY FAÇADE, NORTH ELEVATION
ca. 1975

ORIENTAL LOFTS #2

ON-SITE GUIDELINE UPON RECEIPT OF SHIPMENT

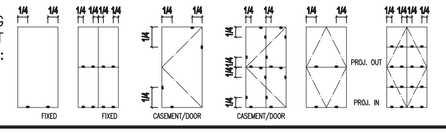
1.) VERIFY THAT THE SHIPMENT IS FOR YOUR PROJECT.
2.) VISUALLY INSPECT FOR DAMAGE TO SHIPMENT.
3.) INSPECT GOODS FOR SATISFACTORY PACKING ON TRANSPORT.
4.) UNLOAD FROM TRANSPORT.
5.) VERIFY THAT CORRECT NUMBER OF FRAMES AND PACKAGES ARE RECEIVED ACCORDING TO SHIPPING DOCUMENTS.
6.) NOTE ANY DAMAGES OR SHORTAGES ON SHIPPING DOCUMENTS AND/OR SIGN "SUBJECT TO EXAMINATION".
IMPORTANT: EXAMINATION MUST TAKE PLACE AND DAMAGES OR SHORTAGES BE REPORTED IN WRITING TO THE SHIPPER WITHIN 48 HOURS OF RECEIPT OF SHIPMENT. DIGITAL PHOTOGRAPHS OF DAMAGE MUST BE INCLUDED IN REPORT FOR INSURANCE CLAIM PURPOSES. DO NOT DISCARD WRAPPING AND PACKAGING MATERIAL.
7.) STORE GOODS IN A DRY AND SECURE AREA.

ACCEPTANCE OF THE SHIPMENT WITHOUT HAVING MADE THE PROPER NOTATIONS ON THE FREIGHT BILL IS DONE SO AT YOUR OWN RISK.

RECOMMENDED INSTALLATION PROCEDURE (QUESTIONS? CONTACT 315-469-3314)

1.) STUDY AND BECOME FAMILIAR WITH INTENT OF APPROVED SHOP DRAWINGS.
2.) UNITS SHALL BE INSTALLED BY EXPERIENCED INSTALLATION PERSONNEL.
3.) DETERMINE CORRECT UNITS FOR EACH OPENING BY CONSULTING THESE SHOP DRAWINGS AND ARCHITECTURAL DRAWINGS.
4.) VERIFY OPENING SIZE AND UNIT SIZE ARE COMPATIBLE AND COMPLY WITH SIZES ON SHOP DRAWINGS.
5.) ESTABLISH INSTALLATION SEQUENCE OF UNITS FOR EACH OPENING.
6.) INSTALL UNITS ACCORDING TO METHOD SHOWN ON SHOP DRAWING.
7.) SET UNITS LEVEL, PLUMB, AND SQUARE. AVOID WARPING OR TWISTING OF FRAMES.
8.) DETERMINE CORRECT ALIGNMENT WITH ALL ADJACENT UNITS AND STRUCTURE.
9.) ALL FASTENING SCREWS OR BOLTS SHOULD BE USED TO ENSURE CORRECT STRENGTH OF UNIT.
10.) DETERMINE SATISFACTORY FIT OF ALL OPERABLE UNITS.
11.) INSTALL ALL OPERATING HARDWARE AND CHECK FOR SATISFACTORY FUNCTION. OPENING UNITS SHOULD OPERATE SMOOTHLY AND BE WEATHER TIGHT WHEN CLOSED.
12.) ENSURE WEATHERBARS HAVE BEEN INSTALLED AS PER SHOP DRAWINGS.
13.) SEAL EXTERIOR JOINTS BETWEEN THE FRAMES, MULLIONS, WEATHERBARS, AND SURROUNDING STRUCTURE, AND HOLES IN VENT/DOOR FRAME.
14.) REPAIR ANY DAMAGED FACTORY FINISH.
15.) DETERMINE CORRECT GLAZING BEAD FOR EACH UNIT BY CONSULTING PACKING LIST (GLAZING BEAD IS DESIGNATED BY UNIT TYPE NUMBER).
16.) INSTALL GLASS ACCORDING TO SUGGESTED METHOD SHOWN ON SHOP DRAWING (DO NOT GLAZE IF UNITS ARE NOT FUNCTIONING CORRECTLY).
17.) FINAL CLEANING IS NOT THE RESPONSIBILITY OF THE INSTALLER.

TYPICAL GLAZING SETTING BLOCK LOCATIONS AT QUARTER POINTS:



GENERAL NOTES:

-GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR THE COMPLETION OF ALL NECESSARY PREPARATORY WORK "BY OTHERS" IN ORDER THAT OUR PRODUCTS MAY BE INSTALLED.

-LOCAL BUILDING CODE COMPLIANCE IS THE RESPONSIBILITY OF THE CUSTOMER.

-SURROUNDING CONDITIONS SHOWN ON SHOP DRAWINGS ARE ONLY REPRESENTATIVE. ACTUAL SITE CONDITIONS MUST BE IN ACCORDANCE WITH LOCAL BUILDING CODES AND BE OF ADEQUATE STRENGTH TO SUPPORT WEIGHT OF FRAMES AND GLASS.

-THE EXTERIOR JOINTS BETWEEN THE SASH, TRIM AND MULLIONS SHALL BE PROPERLY SEALED WATERTIGHT WITH AN APPROVED SEALANT AND NEATLY POINTED. INSTALLER SHALL SEAL ALL SCREW HEADS AND HOLES OCCURRING IN THE BOTTOM BARS OF FRAME AND ANYWHERE WATER COULD COLLECT.

-IT IS THE RESPONSIBILITY OF THE INSTALLER TO PROPERLY INSTALL BLISS NOR-AM'S PRODUCTS AND THE RESPONSIBILITY OF THE GLAZIER TO PROVIDE WEATHERTIGHT GLAZING. BLISS NOR-AM'S APPROVED SHOP DRAWINGS AND INFORMATION PROVIDED HEREIN ARE NOT SPECIFICATIONS. THE INSTALLER AND GLAZIER MUST REFER TO PROJECT DOCUMENTS FOR SPECIFICATIONS RELATING TO THEIR WORK.

-IF DOOR HARDWARE IS BEING PROVIDED BY CUSTOMER, BLISS NOR-AM MUST RECEIVE SAMPLES. TO ENSURE PROPER FIT, FUNCTION AND ALIGNMENT, BLISS NOR-AM REQUIRES ACTUAL FUNCTIONING SAMPLES OF THE HARDWARE BEING USED ON PROJECT. FAILURE TO PROVIDE SAMPLES WILL VOID DOOR WARRANTY.

-GLASS SETTING BLOCKS ARE TO BE FURNISHED BY THE GLAZIER. BLOCKS SHOULD BE PROPERLY SIZED TO SUPPORT BOTH PANES OF INSULATED UNITS. BLOCKS SHOULD BE POSITIONED AS SHOWN IN THE "GLASS SET BLOCK LOCATION" DIAGRAM. FAILURE TO LOCATE THE BLOCKS AS RECOMMENDED MAY CAUSE RACKING OF FRAMES AND AN INABILITY TO OPERATE VENTS/DOORS PROPERLY.

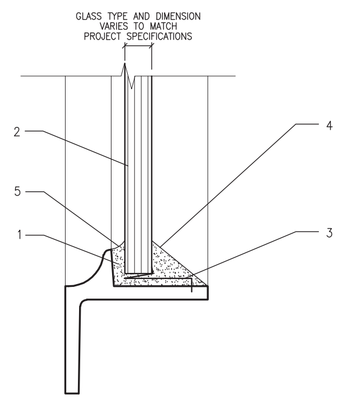
-FINISH VARIATION ON THE FINAL PRODUCT CAN BE EVIDENT DUE TO THE TEXTURE OF THE HOT ROLLED SECTION AND/OR THE HOT DIPPED GALVANIZE. THIS CAN INCLUDE SOME OR ALL OF THE FOLLOWING: SURFACE ROUGHNESS FROM MILL SCALE, PITTING, SECTION CONCAVITY, AND VARIOUS IMPERFECTIONS.

-KICKPANELS MUST BE USED ON ALL DOORS AS REMOVAL WILL VOID PRODUCT WARRANTY.

-HISTORIC/INDUSTRIAL SERIES IS NOT FURNISHED WITH INTEGRAL WEATHERSTRIPPING. W20 AND P4000 SERIES ARE FURNISHED WITH INTEGRAL WEATHERSTRIPPING. NOTE NOT APPLICABLE TO SKYLIGHTS.

-CONDENSATION ON THE GLASS AND/OR FRAME IS THE RESULT OF INCORRECT HUMIDITY RATIO IN THE BUILDING. CORRECT HUMIDITY LEVELS AND AIR FLOW ARE ESSENTIAL IN CONTROLLING CONDENSATION. HUMIDITY LEVELS ARE THE RESPONSIBILITY OF THE BUILDING OCCUPANT AND SHOULD BE ADJUSTED ACCORDING TO EXTERIOR TEMPERATURE. CONSULT YOUR HVAC CONTRACTOR FOR RECOMMENDED TEMPERATURE/HUMIDITY % RATIO.

HISTORIC/INDUSTRIAL SERIES



1.) APPLY A BED OF PUTTY AGAINST THE GLAZING LEG OF THE SECTION
2.) INSTALL GLASS
3.) INSTALL GLAZING CLIPS
4.) APPLY FACE PUTTY ON AN ANGLE FROM THE DAYLIGHT OPENING TO THE SECTION EDGE.
5.) TRIM EXCESS PUTTY

TYPICAL GLAZING DETAIL FOR PUTTY

PLEASE PROVIDE PAINT COLOR SAMPLE PRIOR TO FABRICATION

BELOW MUST BE SIGNED IN ORDER FOR FABRICATION TO PROCEED.
WINDOW DESIGN AND SIZES AS SHOWN ARE APPROVED AS BEING CORRECT FOR FABRICATION (SIGNED) _____

ESTIMATED SHIPPING: 12 WEEKS

ALL SHIPPING DATES QUOTED ARE AFTER RECEIPT OF APPROVED DRAWINGS WITH WRITTEN GUARANTEE OF SIZES OR SITE SIZES, AND ARE SUBJECT TO REVIEW AT RECEIPT OF ALL PERTINENT INFORMATION.

FABRICATION CAN NOT COMMENCE WITHOUT THE FOLLOWING REQUIREMENTS BEING FULFILLED:

PLEASE CAREFULLY CHECK ALL DRAWINGS FOR CORRECT QUANTITIES, SIZES, LIGHT ARRANGEMENT AND DETAILS.
RETURN 1 COPY MARKED "APPROVED", SIGNED AND DATED. IF OTHER INSTRUCTIONS ARE REQUIRED PLEASE INDICATE IN WRITING ON THE DRAWINGS (PREFERRED) OR WITH A COVER LETTER.

INFORMATION REQUIRED PRIOR TO FABRICATION:

FABRICATION SIZES — REQUIRED: [X] REC'D: [ ]

NOTES:

CLIENT REVISIONS

ANY ALTERATIONS TO THE SUBMITTED ELEVATIONS AND/OR DETAILS MAY RESULT IN PRICING AMENDMENTS

REVISIONS

No.	REVISION	INITIAL	DATE
△	-	--	-/-/-

GENERAL SPECIFICATIONS

INSTALLATION BY: OTHERS
GLASS: BY OTHERS, PREPARE FOR 1/4" GLASS
GLAZING BY: OTHERS
CAULKING: -
CAULKING BY: OTHERS
FINISH: HOT DIP GALVANIZE
HARDWARE: PLEASE SEE LISTS UNDER EACH ELEVATION

BLISS NOR-AM
STEEL WINDOWS AND DOORS

6679 PALLADINO RD.
JAMESVILLE, NY
13078, USA
(315)469-3314
FAX:(315)469-3451
Email: [redacted]

30 NORTH WIND PLACE
TORONTO, ON
M1S 3R5, CANADA

Website: www.blissnoram.com

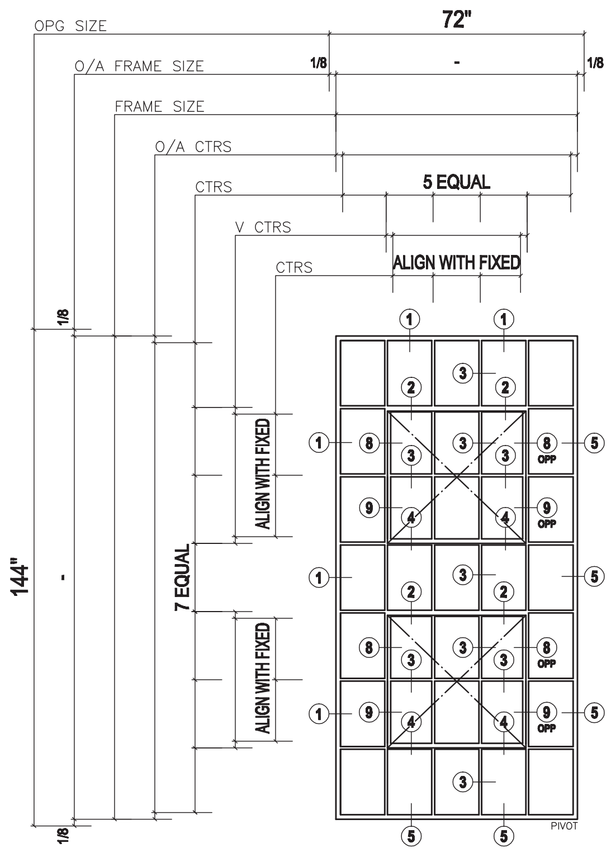
PRESTIGE 4000 SERIES

PROJECT: ORIENTAL LOFTS #2
LOCATION: HOUSTON, TX
-
ORDERED BY: BGR SPECIALTIES
ARCHITECT: -
DRAWN BY: D.MARTIN — CHECKED BY: FL
DATE: OCTOBER 19, 2015 — - -

COVER SHEET

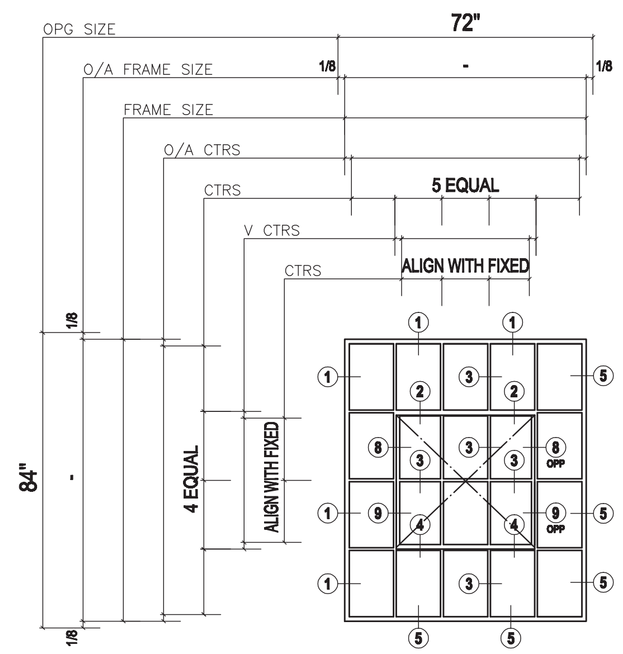
SHEET: 1 OF 2 — DRAWING NUMBER 6954-1

ELEVATIONS ARE VIEWED FROM THE EXTERIOR



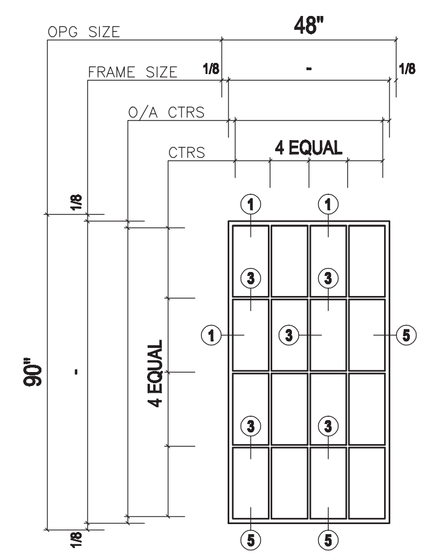
A TO D

4 REQ'D



E

1 REQ'D

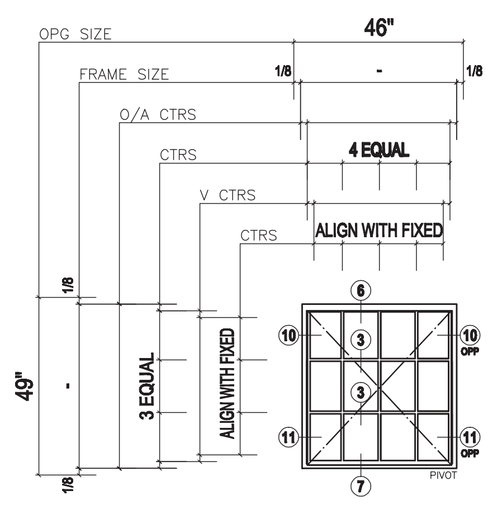


F

1 REQ'D

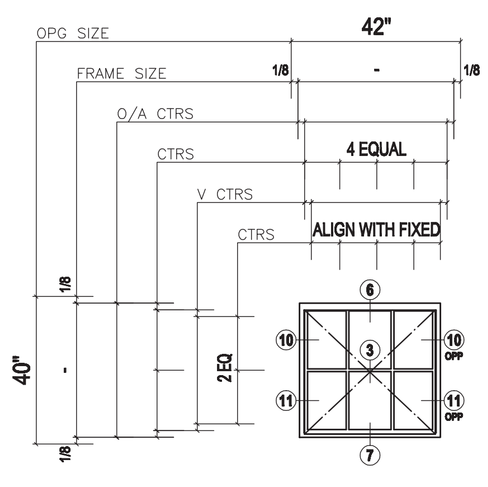
VENT HARDWARE
VENT DESCRIPTION – NOR-AM #41 STEEL PIVOT FINISH TO MATCH FRAME
TYPE: A-D – NOR-AM #43 STEEL PUSH BAR MILL FINISH

VENT HARDWARE
VENT DESCRIPTION – NOR-AM #41 STEEL PIVOT FINISH TO MATCH FRAME
TYPE: A-D – NOR-AM #43 STEEL PUSH BAR MILL FINISH



G TO I

3 REQ'D

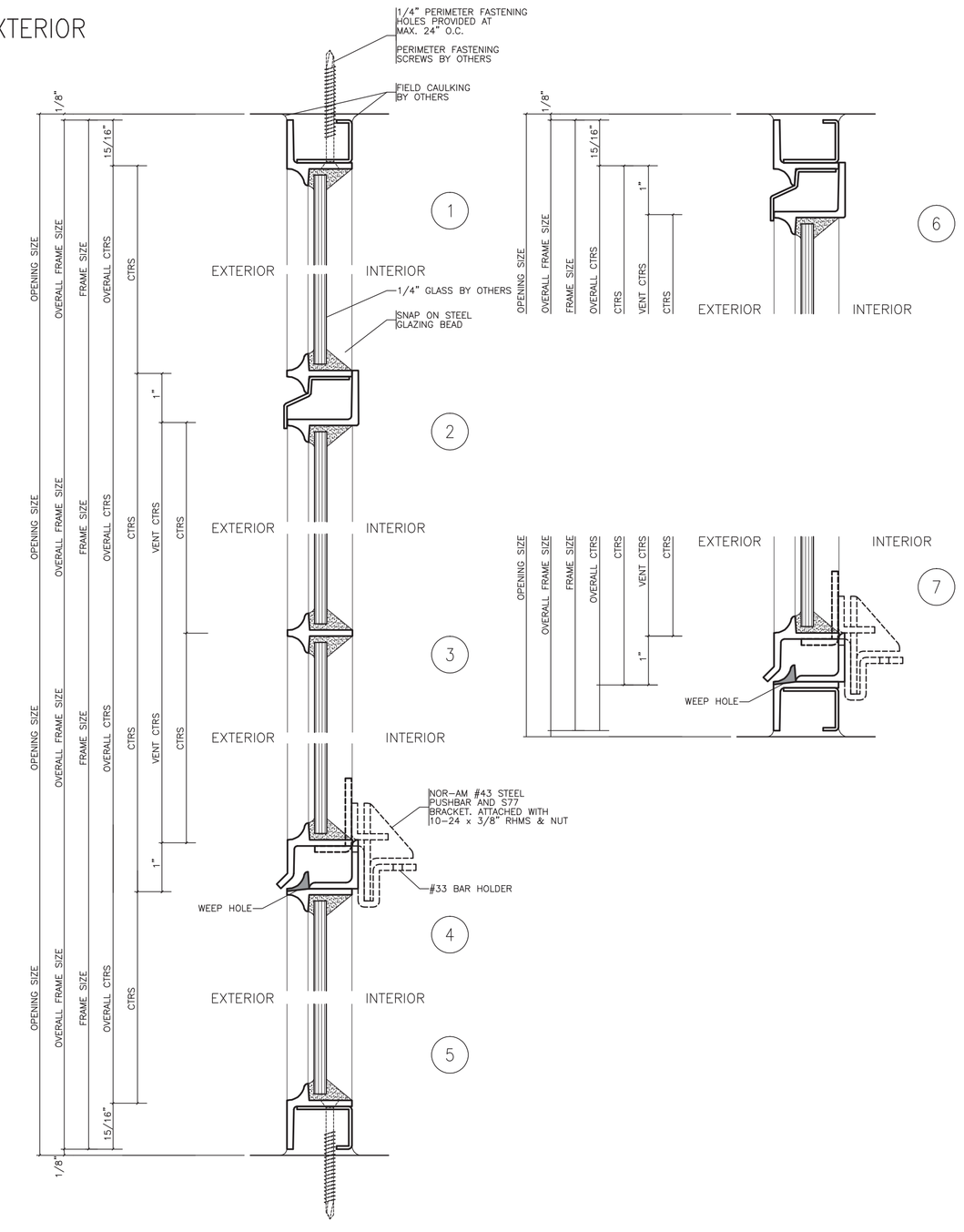


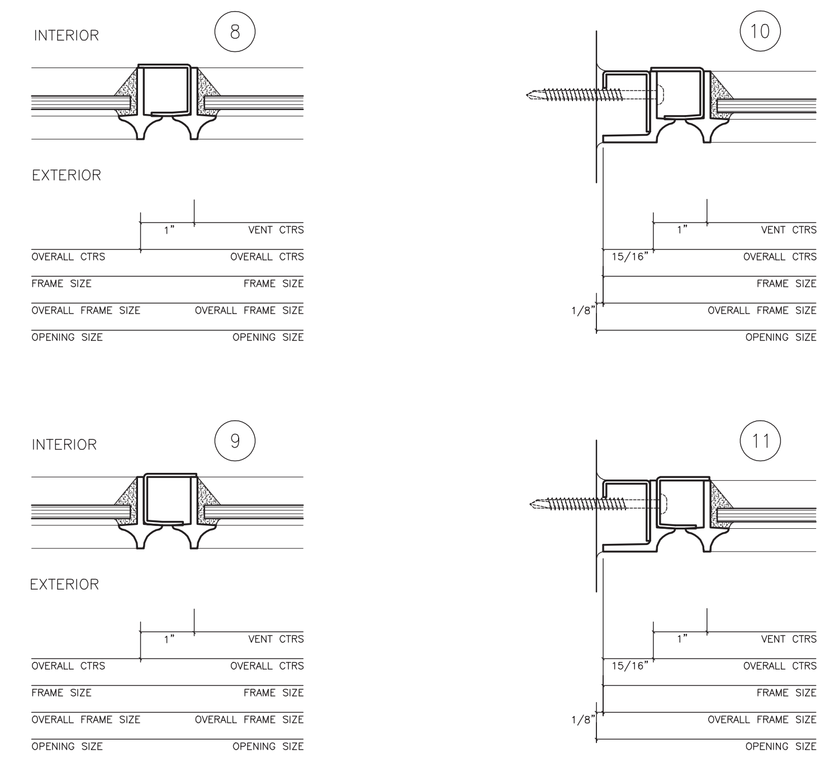
J TO N

5 REQ'D

VENT HARDWARE
VENT DESCRIPTION – NOR-AM #41 STEEL PIVOT FINISH TO MATCH FRAME
TYPE: A-D – NOR-AM #43 STEEL PUSH BAR MILL FINISH

VENT HARDWARE
VENT DESCRIPTION – NOR-AM #41 STEEL PIVOT FINISH TO MATCH FRAME
TYPE: A-D – NOR-AM #43 STEEL PUSH BAR MILL FINISH





ORIENTAL LOFTS #2	
SCALE: 3/8"=1'-0" APPROVED BY:	DRAWN BY: D.MARTIN
DATE: OCT.19, 2015	REVISED: —
ELEVATIONS	
2 OF 2	DRAWING NUMBER 6954-2

GENERAL NOTES:

Windows-all windows to be caulked / reglaze / painted as general note.
All glass to be replaced with ¼" clear.
All operable sections of window will have to be opened or removed, cleaned and sealed shut.

WINDOW NOTES BY WINDOW NUMBER:

1. *Steel*-Replace 1 piece glass, repair bottom frame both operable portions, repair side angle 6" bottom both operable section(24" angle)
2. *Steel*-Replace 9 pieces glass, repair top and bottom of both operable portions, repair side angle 6" top and bottom on operable sections (48" angle)
3. *Steel*-Replace 10 pieces glass, repair top, bottom, sides of operable portions
4. *Steel*-Replace whole window frame – 35 pieces glass
5. *Steel*-Replace whole window frame – 20 pieces glass
6. *Steel*-Replace 35 pieces glass , replace one operable frame, repair bottom right side, replace 2 bottom angles (60" angle), rework 1 cross bar above operable section, repair and install 1 relocated operable section
7. *Steel*-New window frame – 12 pieces of glass
8. *Steel*-Replace whole window frame – 35 pieces of glass
9. *Steel*-New window frame – 40 pieces of glass
10. *Steel*-rework bottom of frame to make operable bottom of window – 2 pieces of glass
11. *Steel*-Replace 10 pieces of glass
12. *Steel*-Replace 35 pieces glass, replace one operable portion, replace 1 bottom angle(30" angle), repair/install 1 relocated operable section
13. *Steel*-Replace 3 pieces of glass, rework existing window for added door
14. *Steel*-new window frame, Replace 8 pieces of glass
15. *Steel*-Replace 2 pieces of glass
16. *Wood*-Clean off ivy, new latch, replace bottom stop(Bondo bottom sash)
17. *Wood*-Replace 1 piece glass, new latch, repair stop 4 sides, abatron bottom of jamb
18. *Wood*-Replace 1 piece glass, new latch repair stop 4 sides, abatron sill
19. *Wood*-Replace bottom stop, new latch, repair stop 3 sides
20. *Wood*-Replace bottom stop, new latch, repair stop 3 sides
21. *Wood*-Replace bottom stop, new latch, repair stops 3 sides
22. *Wood*-Replace 1 piece glass, new latch, repair 1 mutton
23. *Wood*-Rebuild top arch trim, new latch
24. *Wood*-Repair stop 4 sides, new latch, abatron entire sill
25. *Wood*-Repair stops 4 sides, new latch
26. *Wood*-Replace side stop inside, repair upper sash stop, new latch
27. *Wood*-new latch

28. *Wood*-Repair lower exterior stop
29. *Wood*-Replace 1 piece glass, Bondo jamb exterior
30. *Wood*-Replace bottom stop, repair stop 3 sides, new latch
31. *Wood*-Remove Ivy, Replace top stop, abatron exterior sill, new latch
32. *Wood*-Replace bottom stop, repair exterior mullion, new latch
33. *Wood*-Replace bottom stop, Replace bottom 1x4 trim board, new latch
34. *Wood*-Replace bottom 1x4 trim board, new latch
35. *Wood*-Replace 1 piece glass, replace bottom 1x4 trim board, remove ivy, new latch
36. *Wood*-Abatron exterior lower sash, clean ivy, new latch
37. *Steel*-Clean old paint off glass both sides
38. *Steel*-Clean old paint off glass both sides
39. *Steel*-Clean old paint off glass both sides
40. *Steel*-Clean old paint off glass both sides
41. *Steel*-Clean old paint off glass both sides
42. *Steel*-Clean old paint off glass both sides
43. *Steel*-Clean old paint off glass both sides
44. *Steel*-Clean old paint off glass both sides
45. *Steel*-Replace 2 pieces glass
46. *Steel*-Replace 6 pieces glass, cut operable window loose and reset
47. *Steel*-Seal louver
48. *Steel*-Replace 5 pieces glass, cut operable window loose and reset
49. *Steel*-Seal louver
50. *Steel*-Replace 7 pieces glass, cut operable window loose and reset
51. *Steel*-Seal louver
52. *Steel*-New window unit, 12 pieces glass
53. *Steel*-Seal louver
54. *Steel*-New window unit 12 pieces glass
55. *Steel*-Seal louver
56. *Steel*-Replace 7 pieces glass, repair bottom frame, cut operable window loose and reset
57. *Steel*-Seal louver
58. *Steel*-New window, 12 pieces glass
59. *Steel*-Seal louver
60. *Steel*-Replace 7 pieces glass, repair bottom frame, cut operable window loose and reset
61. *Steel*-Seal louver
62. *Steel*-Replace 10 pieces glass
63. *Steel*-Replace 9 pieces glass
64. *Steel*-Replace 5 pieces glass
65. *Steel*-Replace 3 pieces glass