



City Council

Regular Meeting

~Final~

36 Court Street
Springfield, MA 01103

<http://www.springfieldcityhall.com>

Gladys Oyola-Lopez

October 20, 2025

7:00 PM

City Hall - Room 200

Roll Call

Councilor Davila was absent until 7:38pm. He was marked absent on items 1-8
Councilors Govan and Whitfield participated remotely for this meeting.

Moment Of Silence - Pledge Of Allegiance

Reports Of Committees

No reports on committee.

Special Permits

1. Special Permit — for the mixed-use (commercial/residential) redevelopment of an existing structure(s) (approx. 111 total residential units) at the properties known as 113 State Street, 1163-1167 Main Street, 1155 Main Street & 11-21 Stockbridge Street.

COUNCILOR WALSH ASKED ABOUT THE CMS AND PARKING FOR THE PARENTS OF THE COMMUNITY MUSI SCHOOL STUDENTS.

THE DEVELOPERS NOTED THAT THEY HAVE GIVEN CONSIDERATION TO THE CMS AND STUDENTS.

COUNCILOR PEREZ NOTED HER SUPPORT OF THE CMS AS WELL.

COUNCILOR ALLEN NOTED THE 4 ADDRESSES ON THE SPECIAL PERMIT APPLICATION AND IF THE 4 ADDRESSES ARE ALL PART OF THE SAME PROJECT. THE PETITIONER NOTED THAT ALL 4 BUILDINGS ARE PART OF THE IMPROVEMENTS OF THE PROJECT AND ARE PART OF THE HISTORIC DISTRICT.

THE PETITIONER HOPES TO HAVE APPROVAL ON THE EXPANDED HISTORIC DISTRICT. COUNCILOR ALLEN ASKED HOW FAR INTO COMPLETION IS THE PROJECT. THE PETITIONER NOTED THAT THEY ARE 6 MONTHS INTO THE DEVELOPMENT OF THIS PROJECT. COUNCILOR ALLEN ASKED ABOUT THE

PERCENTAGE OF MARKET RATE/AFFORDABLE AND TIMELINE FOR COMPLETION. ALL MARKET RATE AND 13-15 MONTHS FROM THE START DATE.

COUNCILOR DELGADO ASKED IF THE PROJECT WOULD BE DONE 1 BUILDING AT A TIME. ANSWER: ENTIRE PROJECT AT ONCE WITH COORDINATION AROUND THE COMMUNITY MUSIC SCHOOL.

COUNCILOR DELGADO ASKED ABOUT THE GARAGE AND PARKING. TIM SHEEHAN NOTED THAT THE GARAGE WOULD BE OPEN FALL 2027 AS IT IS NOT PART OF THE PROJECT AND WORK IS BEING DONE WITH THE SPA ON THE GARAGE. COUNCILOR DELGADO ASKED ABOUT PRIVATE FUNDING FOR THIS PROJECT. MR. SHEEHAN NOTED THAT PRLIMINARY NUMBER FOR THE COST OF THE GARAGE WAS \$24 MILLION DOLLARS. THIS PROJECT IS A PART OF A HUGE INFRASTRUCTURE UPDATE.

COUNCILOR DELGADO ASKED HOW MANY CONSTRUCTION JOBS THE PROJECT WOULD CREATE AND WOULD THERE BE CONSTRUCTION JOBS AVAILABLE FOR LOCAL PEOPLE. RESPONSE: YES. EXCITED TO WORK WITH SMALL AND MIDSIZE CONTRACTORS. APPROXIMATELY 365 CONSTRUCTION JOBS.

COUNCILOR SANTANIELLO NOTED THAT HE TOURED ONE OF THE PROPERTIES MONTHS AGO AND SUPPORTS THE DEVELOPMENT.

COUNCILOR GOVAN ASKED IF THE DEVELOPER WOULD TAKE AFFORDABLE HOUSING INTO CONSIDERATION EVEN THOUGH SHE IS AWARE THAT IT IS NOT A REQUIREMENT OF THIS SPECIFIC PROJECT. RESPONSE: THE PETITIONER NOTED THAT THEY ARE DEVELOPING SMALLER UNITS (STUDIO AND 1 BEDROOM) FOR YOUNG PROFESSIONALS THAT WILL BE AFFORDABLE.

Petitions

2. EVERSOURCE GAS - Hampden Street

ITEMS 2 TO 5 – DPW DIRECTOR CHRIS CIGNOLI SPOKE ON THE ITEMS. THEY ALL HAVE TO DO WITH INCREASING FROM LOW TO MEDIUM PRESSURE BY ADDING CAST IRON NEW LINES. A REPRESENTATIVE FROM EVERSOURCE WAS PRESENT.

3. EVERSOURCE GAS - Claremont Street

ITEMS 2 TO 5 – DPW DIRECTOR CHRIS CIGNOLI SPOKE ON THE ITEMS. THEY ALL HAVE TO DO WITH INCREASING FROM LOW TO MEDIUM PRESSURE BY ADDING CAST IRON NEW LINES. A REPRESENTATIVE FROM EVERSOURCE WAS PRESENT.

4. EVERSOURCE GAS - Derby Dingle Street

ITEMS 2 TO 5 – DPW DIRECTOR CHRIS CIGNOLI SPOKE ON THE ITEMS. THEY ALL HAVE TO DO WITH INCREASING FROM LOW TO MEDIUM PRESSURE BY ADDING CAST IRON NEW LINES. A REPRESENTATIVE FROM EVERSOURCE WAS PRESENT.

5. EVERSOURCE GAS - Lakeside Street

ITEMS 2 TO 5 – DPW DIRECTOR CHRIS CIGNOLI SPOKE ON THE ITEMS. THEY ALL HAVE TO DO WITH INCREASING FROM LOW TO MEDIUM PRESSURE BY ADDING CAST IRON NEW LINES. A REPRESENTATIVE FROM EVERSOURCE WAS PRESENT.

Grants

6. FY26 Libraries Cash Donation - \$15.00

ITEMS 6 TO 8 WERE TAKEN AS A GROUP AND WERE UNDER THE 100K THRESHOLD.

7. Byrne JAG Grant - No Match - \$28,000

ITEMS 6 TO 8 WERE TAKEN AS A GROUP AND WERE UNDER THE 100K THRESHOLD.

8. Municipal Road Safety Grant Program - No Match - \$65,000.00

ITEMS 6 TO 8 WERE TAKEN AS A GROUP AND WERE UNDER THE 100K THRESHOLD.

Orders

9. Amendment No. 1 to ORDER OF TAKING ("X" Improvement Project)

DPW DIRECTOR CIGNOLI SPOKE ON THE ORDER OF TAKING AND THE X IMPROVEMENT PROJECT. THERE ARE DESIGN CHANGES, THERE WILL BE NO MORE ROUNDABOUT AT BELMONT AVE AND COMMONWEALTH AVE. BOTH TD BANK AND CVS ARE IN FAVOR OF THE PLAN REVISIONS. THIS CHANGE REDUCES COST BY 93K BECAUSE LAND NO LONGER NEEDS TO BE TAKEN. THE PLANS THAT GET SUBMITTED TO MASS DEPARTMENT OF TRANSPORTATION AND THE REGISTRY OF DEEDS REQUIRES THE UPDATED REVISIONS IN THE RESPECTIVE PAPERWORK. COUNCILOR ALLEN WANTED TO CONFIRM THAT THERE WILL BE NO ROUNDABOUTS AND THAT RESIDENTS ARE NOTIFIED. COUNCILOR GOVAN WANTED TO KNOW WHY THERE WILL NOT BE A ROUNDABOUT. DIRECTOR CIGNOLI STATED THAT CHANGES AT THE X,

PEOPLE WILL NOT NEED TO CUT THROUGH COMMONWEALTH AVE. THE IMPACTS TO CVS & TD BANK WERE TOO BIG, WHICH IS WHY THE CHANGES WERE MADE.

COUNCILOR DAVILA WANTED TO CONFIRM THAT EVERYTHING ELSE REMAINS THE SAME. ALSO WANTED TO ENSURE THAT MINIMAL WORK WILL BE DONE DURING BRIGHT NIGHTS. THE DPW WILL BE DOEN BEFORE 3:30PM DURING BRIGHT NIGHTS.

[MIN_SIGNATURES]

**OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT**

**113 STATE STREET (11110-0643), 1163 MAIN STREET (08130-0570), 1155 MAIN STREET (08130-0572) AND 11-21 STOCKBRIDGE STREET (11190-0044)
MIXED-USE DEVELOPMENT (COMMERCIAL/RESIDENTIAL)**

General Information

Petitioner:	McSpring, LLC (subsidiary of McCaffery Interest, LLC)
Request:	Redevelopment of existing structures for a new mixed-use development, to include commercial and residential uses.
Proposed use of the property:	Mixed-use development
Parcel Size:	Total of 32,181 s.f.
Compatibility with current planning documents:	The South End Neighborhood Plan show no changes to this area.
Neighborhood council notification:	South End Neighborhood Council: 9-2-25
Tax Status:	SEE ATTACHED
Site Visit:	8-26-25
Urban Renewal Plan:	These sites are located within the Court Square Urban Renewal District.
Hearing Date:	9-23-25

Staff Analysis

Neighborhood characteristics:

The parcels are currently zoned Business C and are located within the downtown business district. There are a mix of commercial and residential uses in this area.

Site plan review:

The petitioner has requested a special permit for the redevelopment of four (4) existing structures for a new mixed-use development. The proposed development will include improved commercial spaces on the ground levels and housing units on the upper floors. The buildings to be included in this project are located at 113 State Street (Clock Tower Building), 1163 Main Street, 1155 Main Street (Colonial Block) and 11-21 Stockbridge Street. These properties are currently mostly vacant and owned by the Springfield Redevelopment Authority (SRA).

As the Council is aware, these properties were identified as key re-use priority sites within the Court Square Urban Renewal Plan, specifically amendment #12. In 2021, three (3) out of four (4) of these properties were acquired by the SRA as part of the bank foreclosure sale. The fourth building was acquired through a settlement.

In February 2023, the SRA released a Request for Proposals (RFP) for the redevelopment of these properties. After an extensive RFP process, in which five (5) separate companies bid on the project, McCaffery Interests was approved by the SRA and selected as the Preferred Developer. As per the press release issued by the Mayor's office and the SRA a main reason as to why McCaffery was selected was "...aspects of McCaffery's proposal which were viewed as highly advantageous included their commitment to the historic preservation of both the Clock Tower and Colonial Block buildings, the desire to undertake a mixed-use housing and commercial development as adaptive re-use of what was predominately office space, and their understanding of and significant experience with curated ground floor retail." McCaffery Interests is also an award-winning, full service commercial real estate development company with thirty (30) years of experience in developing, leasing, investing, financing, and managing real estate.

As noted above and as per the plans submitted (see attached), the proposed project will include the redevelopment of four (4) existing buildings. The four (4) buildings will be developed together and when completed will contain improved, ground floor, retail/commercial space and one hundred and eleven (111) new housing units. The new housing units will be a mix of studios, one (1) and two (2) bedroom units. Along with the new housing units the proposed development will also include a full complement of residential amenities, including separate lobbies, garden-level terraces, meeting and business facilities, club room, exercise facility and bicycle storage and repairs.

In reviewing the plans submitted it was noted that the main housing units will be located within 113 State



Street (Clock Tower Block), 1163 Main Street and 1155 Main Street (Colonial Blocks). The property at 113 State Street and 1163 Main Street will contain a total of thirty-nine (39) housing units. These units will be a mix of studios, one (1) and two (2) bedroom units ranging in size from 579 square feet for a studio unit to 1,122, square feet for a two (2) bedroom unit. The new entrance and lobby to these new residential units will be located off Stockbridge Street within the rear of the property located at 1163 Main Street. This lobby area will also include a new fitness center for residents. The redevelopment of this property will also include approximately 8,308 square feet of improved, ground floor commercial space, which includes the commercial space to be located on the ground floor of 1163 Main Street.

The property located at 1155 Main Street (Colonial Block) will contain a total of seventy-two (72) housing units. Again, these units will be a mix of studio, one (1) and two (2) bedroom units ranging in size from the smallest studio unit at 423 square feet to the largest two (2) bedroom unit at 1,005 square feet. It should be noted that only ten (10) studio units, within this building, will be sized below 500 square feet. In meetings with the developer, the reason for the limited size of these units was driven by the existing layout and structural elements of this historic building. The building located at 11-21 Stockbridge Street will be redeveloped as the new entrance to the residential units. This area would also contain the fitness center, storage area and offices. The redevelopment of this property will also include approximately 6,715 square feet of improved, ground floor commercial space.

It is important to note that in addition to the interior renovations, work will also include renovations to the exterior of these historic buildings. This includes the complete restoration of the clock located on the roof of 113 State Street. All exterior work will be completed in compliance with the Massachusetts State Historic Preservation Office and the National Park Service. The developer has also recently met with the Springfield Historical Commission to update them on the project. The Commission was very pleased with the proposed work to be taking place at these properties.

With regards to parking for the proposed project it is important to note that on-site parking is not required for commercial uses in a Business C zone. It is however required for residential development. As per the information provided, the developer has determined that approximately 120 parking spaces will be needed for the proposed residential units. While there are currently only forty-six (46) on-site parking spaces associated with these properties, the City of Springfield, through its Office of Planning & Economic Development, is currently in the design phase for the construction of a new parking garage to be located on Willow Street. While the final design has not been completed, this new garage will contain approximately 400 off-street parking spaces and will be operated by the Springfield Parking Authority. The new garage is one piece of the city's public realm improvement project which will help to compliment the redevelopment of these properties as well as other properties within the Main Street Convention Center District.

Overall, the staff is very pleased with the proposed project. This project showcases the potential for adaptive re-use of historic buildings while also providing much needed housing opportunities into the downtown. The project will also activate the public streetscape through the introduction of new, ground floor commercial. The proposed development will also compliment the other recent developments in this area including MGM Springfield, 13-31 Elm Street, the MassMutual Center, Tower Square, as well as many others.

Recommendation:

Approve, with conditions.

Recommended Conditions:

1. This special permit is granted to this petitioner or its successor's or it assigns.
2. This special permit is granted solely for the mixed-use (commercial/residential) redevelopment of the properties known as 113 State Street (11110-0643), 1163-1167 Main Street (08130-0570), 1155 Main Street (08130-0572) and 11-21 Stockbridge Street (11190-0044).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #6.
4. The public sidewalks shall be maintained, including snow removal.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, may be required. This approval, if required, must be obtained prior to the issuance of a Building Permit.
6. Any and all approvals required from the Springfield Redevelopment Authority shall be obtained, prior to the issuance of a Building Permit.
7. The City Council shall have the authority to modify, amend, review or revoke its approval of a special permit upon written application of the owner, lessee or Zoning Administrator; provided, however, that such action is consistent with the purpose and intent of the Springfield Zoning Ordinance and a public hearing is held.
8. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to \$200 per day for each day a violation exists.

Sandra Powell
Collector/Treasurer (acting)



THE CITY OF
SPRINGFIELD, MASSACHUSETTS

August 25, 2025

Special Permit Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit:

113 STATE ST - (11110-0643)
1163-1167 MAIN ST - (08130-0570)
1155 MAIN ST - (08130-0572)
11-21 STOCKBRIDGE ST - (11190-0044)

Petitioner

MCCAFFERTY INTERESTS
176 N RACINE AV
STE 200
CHICAGO, IL 60607

Property Owner:

SPRINGFIELD REDEVELOPMENT AUTHORITY
70 TAPLEY ST
SPRINGFIELD MA 01104

Michael Marcinkewich: Assistant Collector



August 15, 2025

Re: Special Permit (Tier 3) Application
Downtown Springfield, Massachusetts Mixed-Use Redevelopment

Project Description:

The Downtown Springfield Mixed-Use Redevelopment is an exciting, new Adaptive Re-Use of four Buildings located in Springfield, Massachusetts, developed by McCaffery Interests. Below is a summary of the scope of work:

Four Buildings:	1155 Main Street 11-21 Stockbridge Street 1163 Main Street 113 State Street
Total Site Area:	32,181 SF (.74 acres) = 150 DU/ACRE
Total Gross Area of Buildings:	146,500 GSF
Total Number of Residential Units:	Approx. 111 Units 94 – Studios and 1BR's 17 – 2BR's and larger Approx. 120 parking spaces required

The proposed new Downtown Springfield, Massachusetts, Mixed-Use Redevelopment will be comprised of the Restoration and Adaptive Re-Use of four Buildings in the Downtown core of Springfield, Massachusetts. The four Buildings will be developed together and will produce 24,240 GSF of improved retail on the ground floor along Main and State Streets, along with 111 new Residential Units on the ground floor and upper floors of these Buildings on either side of Stockbridge Street. Apartments on the ground floor are a minimum of 30 feet from primary retail facades (Main Street and State Street). Lobbies will be developed along each side of Stockbridge Street, providing entrances to the five-story Residential Buildings located along and above Stockbridge Street.

Each Mixed-Use Building component on either side of Stockbridge Street will contain a full complement of common Residential amenities, including separate lobbies, garden-level terraces, meeting and business facilities, a club room, package collection and storage, an exercise facility, bicycle storage and repair, and separate parking provided by the City of Springfield in the future Willow St Garage. The Residential units will be designed with a contemporary/loft vernacular. The exterior of the four Buildings will be rehabilitated consistently with the requirements of the Massachusetts State Historic Preservation Office and the National Park Service. These approvals will allow for the project to qualify for State and Federal Historic Tax Credits.

This project will also be re-developed in conjunction with the City of Springfield's Public Realm improvements. Coordination efforts are ongoing to ensure that the Public Realm and Re-development are aligned and complement each other.

FULL DRAWING INDEX :

COVER SHEET CLOCKTOWER BLOCK

- G2.01 - AREA PLANS
- G2.02 - AREA PLANS
- G2.03 - AREA PLANS
- A2.00 - EXISTING SITE PLAN
- A2.01 - PROPOSED SITE PLAN
- L2.01 - LANDSCAPE PLAN
- A2.00 - FLOOR PLAN BASEMENT (CLOCKTOWER)
- A2.01 - FIRST FLOOR PLAN (CLOCKTOWER)
- A2.02 - SECOND FLOOR PLAN (CLOCKTOWER)
- A2.03 - THIRD FLOOR PLAN (CLOCKTOWER)
- A2.04 - FOURTH FLOOR PLAN (CLOCKTOWER)
- A2.05 - FIFTH FLOOR PLAN (CLOCKTOWER)
- A2.06 - ROOF PLAN (CLOCKTOWER)
- A3.01 - SOUTH ELEVATION (CLOCKTOWER)
- A3.02 - WEST ELEVATION (CLOCKTOWER)
- A3.03 - EAST ELEVATION (CLOCKTOWER)
- A3.04 - NORTH ELEVATION (CLOCKTOWER)

COVER SHEET COLONIAL BLOCK

- A1.02 - RENDERINGS (COLONIAL)
- A1.03 - RENDERINGS (COLONIAL)
- A2.00 - BASEMENT FLOOR PLAN (COLONIAL)
- A2.01 - FIRST FLOOR PLAN (COLONIAL)
- A2.02 - SECOND FLOOR PLAN (COLONIAL)
- A2.03 - THIRD FLOOR PLAN (COLONIAL)
- A2.04 - FOURTH FLOOR PLAN (COLONIAL)
- A2.05 - FIFTH FLOOR PLAN (COLONIAL)
- A2.06 - ROOF PLAN (COLONIAL)
- A3.01 - SOUTH ELEVATIONS (COLONIAL)
- A3.02 - WEST ELEVATIONS (COLONIAL)
- A3.03 - NORTH ELEVATIONS (COLONIAL)
- A3.04 - EAST ELEVATIONS (COLONIAL)



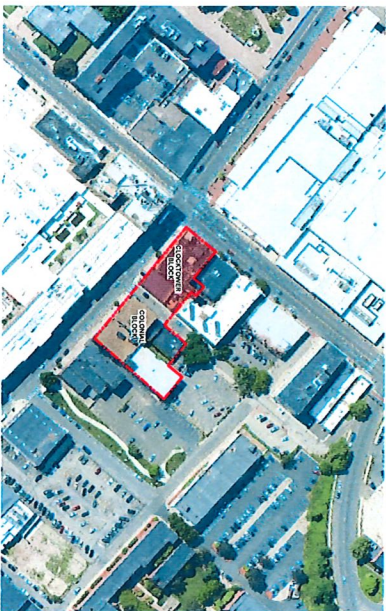
113 STATE ST.

CLOCKTOWER BLOCK

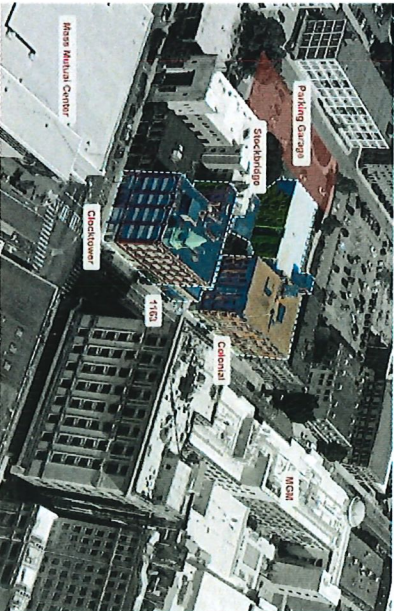
113 STATE ST & 1163 MAIN ST, SPRINGFIELD, MA 01103

ISSUE FOR SPECIAL PERMIT (TIER 3)

8.15.2025

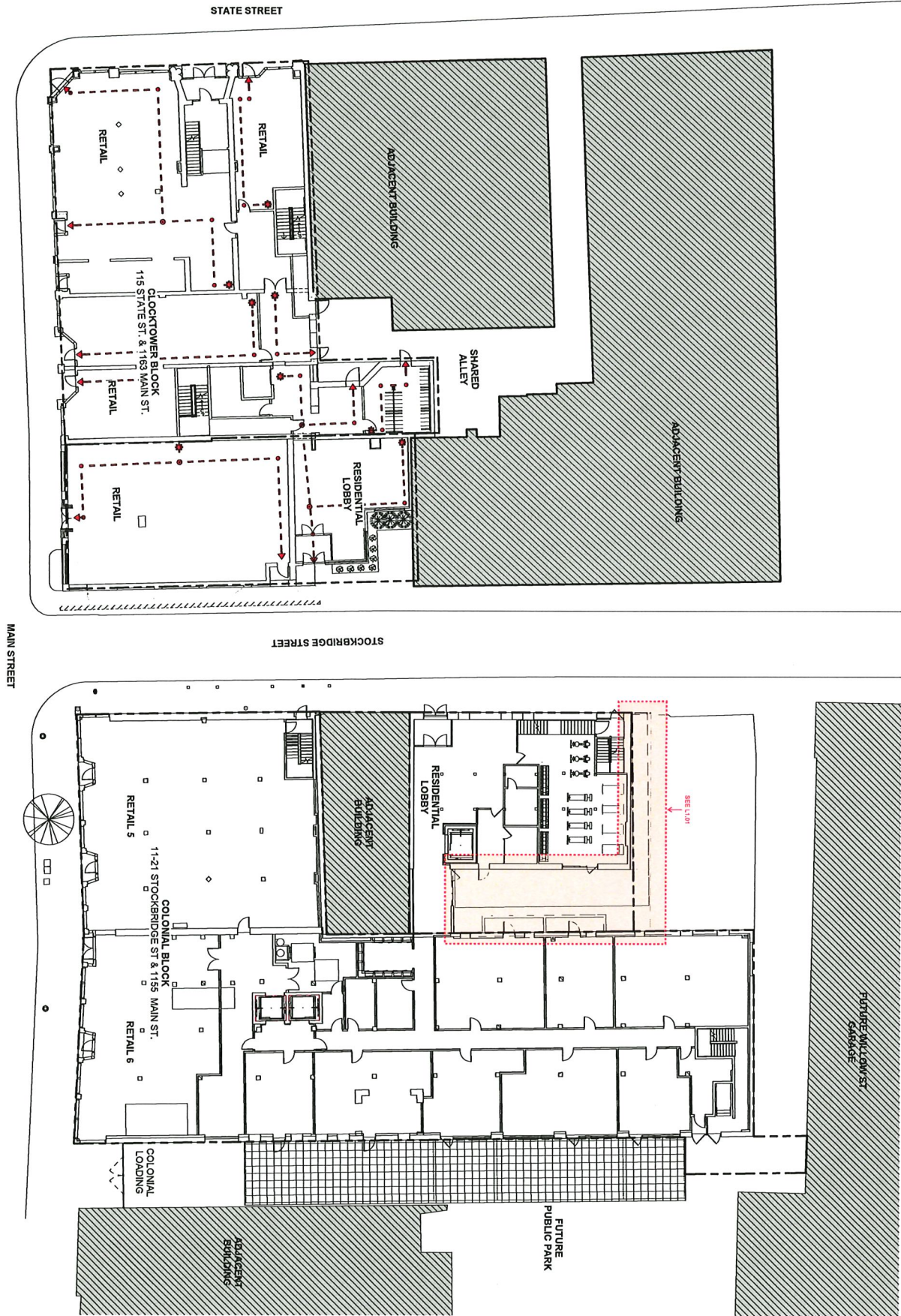


AREA MAP



BIRDS EYE VIEW OF SITE

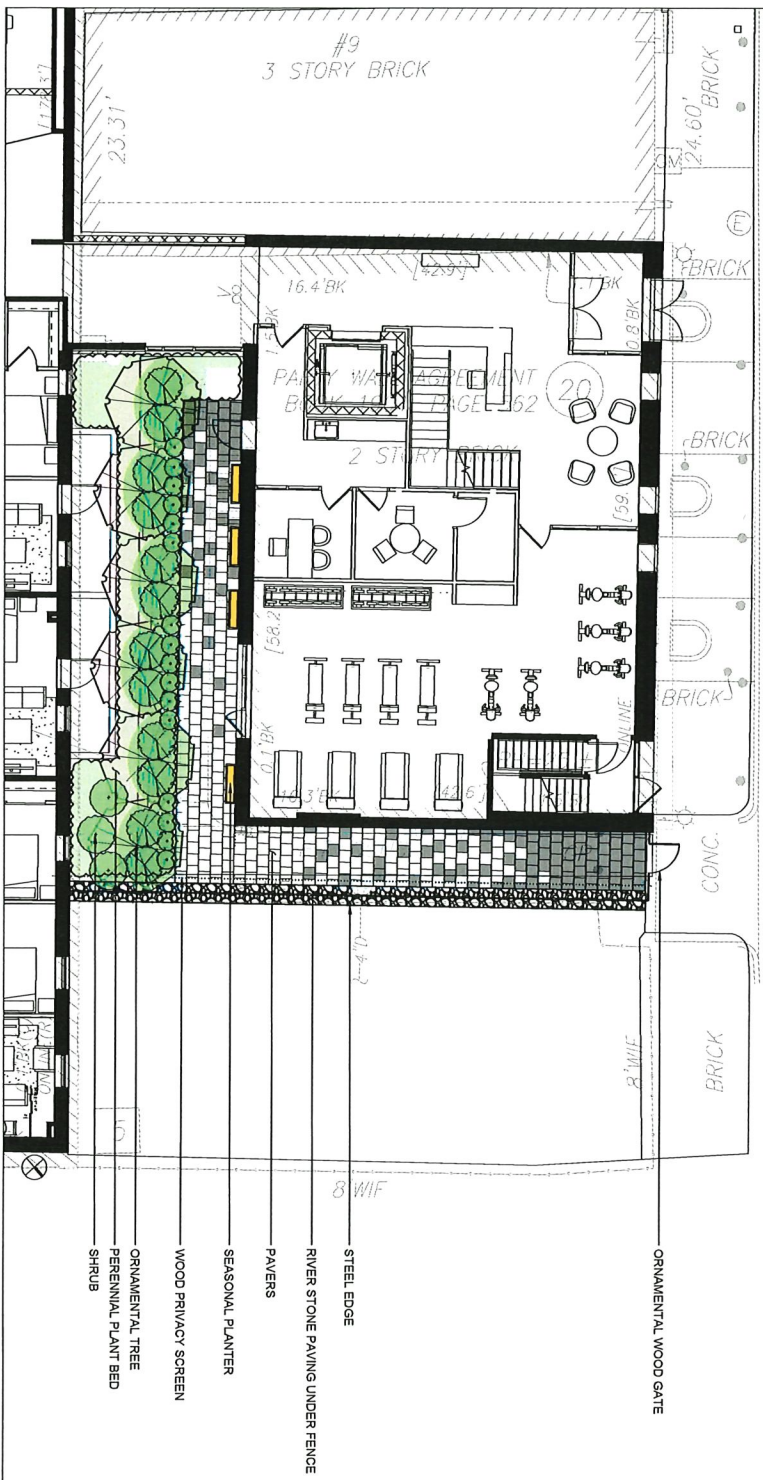
OWNER	ARCHITECT	GENERAL CONTRACTOR	STRUCTURAL ENGINEER	ME/PE	CIVIL ENGINEER	INTERIOR DESIGNER	LANDSCAPE ARCHITECT
MCCAFFERY INTERESTS	ANTUNOVICH ASSOCIATES	CONSIGLI CONSTRUCTION	FUSS & O'NEILL	CES Engineering Services	FUSS & O'NEILL		FUSS & O'NEILL
173 N. Racine Avenue, Suite 200 Chicago, Illinois 60607 FAX: MAIN: 312.944.3777 WWW.MCCAFFERYINC.COM	224 WEST HURON STREET, STE 7E CHICAGO, ILLINOIS 60654 MAIN: 312.286.1125 FAX: 312.286.1125 ANTUNOVICH.COM	100 Allyn St Hartford, CT 06103 FAX: MAIN: 860.741.9850 WWW.CONSIGLI.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM	128 Carnegie Row, Suite 104 Norwood, MA 02062 FAX: MAIN: 517.261.7161 WWW.CESENG.COM	1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM		1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM



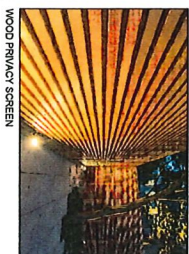
2 SITE PLAN - FIRST FLOOR
1" = 10'-0"

ARCHITECT		OWNER	
ANTUNOVICH ASSOCIATES		MCCAFFERTY INTERESTS	
20 WEST BROAD STREET, SUITE 100 ANN ARBOR, MI 48106 WWW.ANTUNOVICH.COM		CRAIG A. MCCAFFERTY 1115 MAIN ST ANN ARBOR, MI 48106 WWW.ACCOFFERTYINC.COM	
ENGINEER		SUBMISSIONS & REVISIONS	
GCS Engineering Services		NO. DATE	
1115 MAIN ST. & 1155 MAIN ST. ANN ARBOR, MI 48106 WWW.GCSENGINEERING.COM			
CONSULTANT			
TODD & SYBILLA			
1115 MAIN ST. & 1155 MAIN ST. ANN ARBOR, MI 48106 WWW.TODDANDSYBILLA.COM			
DESIGNER			
TODD & SYBILLA			
1115 MAIN ST. & 1155 MAIN ST. ANN ARBOR, MI 48106 WWW.TODDANDSYBILLA.COM			
GENERAL CONTRACTOR			
CONRAD CONSTRUCTION			
1115 MAIN ST. & 1155 MAIN ST. ANN ARBOR, MI 48106 WWW.CONRADCONSTRUCTION.COM			
PROPOSED SITE			
1115 MAIN ST. & 1155 MAIN ST. ANN ARBOR, MI 48106 WWW.ANTUNOVICH.COM			
DATE		SHEET	
6/15/2025		2	
DRAWN BY		CHECKED BY	
TODD & SYBILLA		TODD & SYBILLA	
PROJECT NO.		PROJECT NO.	
A1.01		A1.01	

STOCKBRIDGE STREET



PLAZA ELEMENTS



WOOD PRIVACY SCREEN



SPECIAL PAVING - GRADIENT PAVING PATTERN



RIVER STONE PAVING UNDER FENCE

FOR REFERENCE ONLY

NOT FOR
CONSTRUCTION

DRAFT

SUBMITTALS & REVISIONS

OWNER
HIGHER INTERESTS
SCHOOL LANDS
WWW.HIGHERINTERESTS.COM

ARCHITECT
ANTONOVICH
ASSOCIATES
234 WEST HUNTER STREET, SUITE 10
ANN ARBOR, MI 48106
734.769.1111
WWW.ANTONOVICH.COM

STRUCTURAL ENGINEER
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ANN ARBOR, MI 48106
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WWW.ANTONOVICH.COM

MECHANICAL ENGINEER
CEB ENGINEERING SERVICES
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ANN ARBOR, MI 48106
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WWW.ANTONOVICH.COM

CIVIL ENGINEER
TODD A. O'NEILL
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ANN ARBOR, MI 48106
734.769.1111
WWW.ANTONOVICH.COM

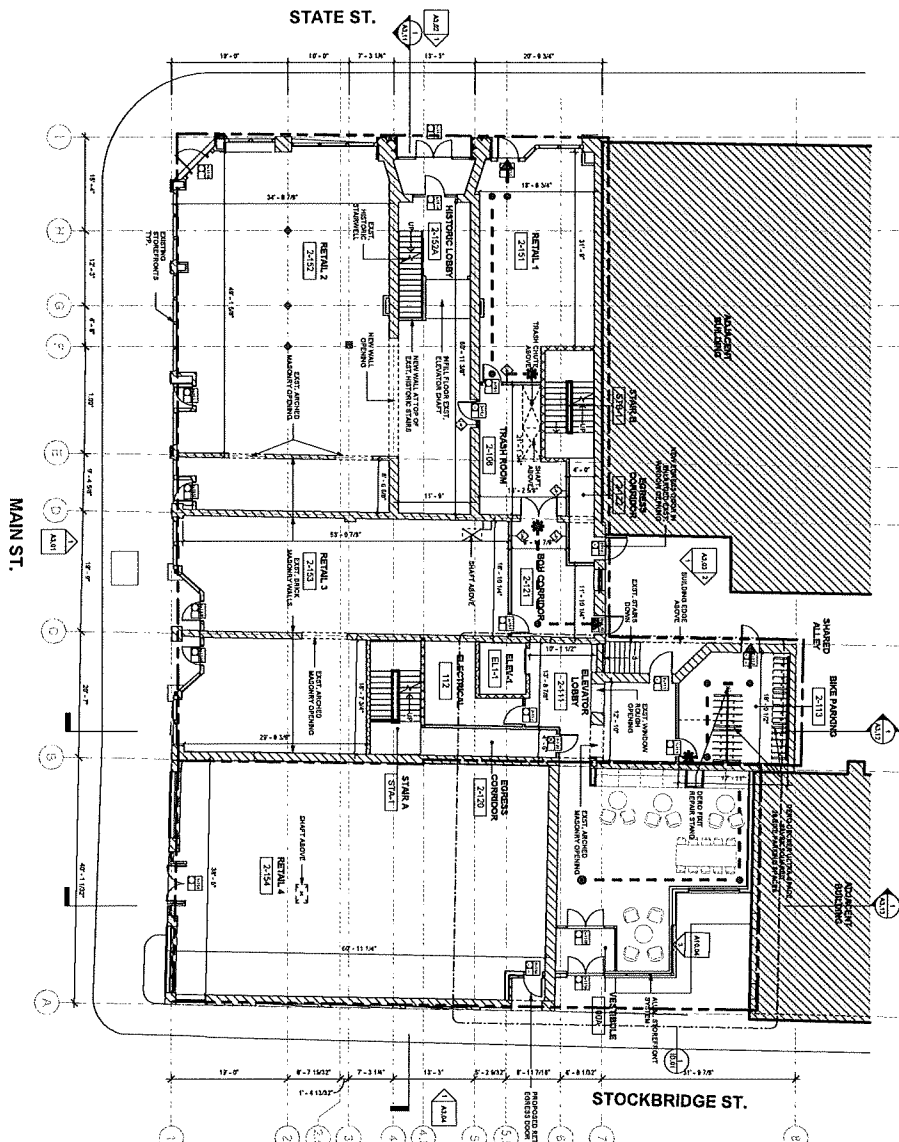
LANDSCAPE ARCHITECT
ELIAS & O'NEILL
1000 S. ZEEB RD., SUITE 100
ANN ARBOR, MI 48106
734.769.1111
WWW.ANTONOVICH.COM

GENERAL CONTRACTOR
CONROU CONSTRUCTION
1000 S. ZEEB RD., SUITE 100
ANN ARBOR, MI 48106
734.769.1111
WWW.ANTONOVICH.COM

PROJECT LOCATION
SPRINGFIELD
COLONIAL
144 W. WATKINS ST., SUITE 100
ANN ARBOR, MI 48106
734.769.1111
WWW.ANTONOVICH.COM

LANDSCAPE PLAN

DATE
15/05/2011
DRAWN BY
CHECKED BY
PROJECT NO.
L1.01



1 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"

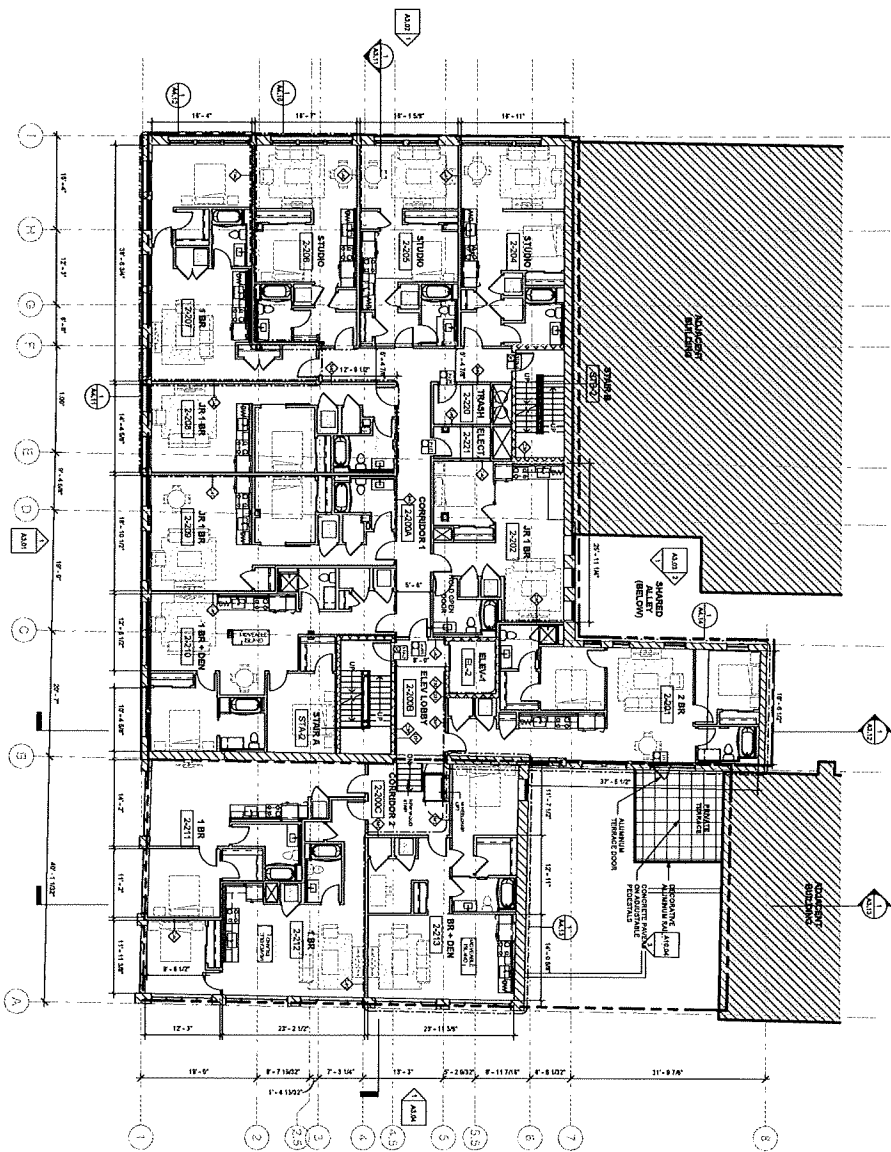
PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

- GENERAL DEMO NOTES**
1. SEE ARCHITECT'S NOTES FOR DEMO OF EXISTING INTERIOR WALLS AND PARTITION WALLS.
 2. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED.
 3. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED.
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 9. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED.
 10. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED.

NOTED NOTES

1. NEW EXISTING WALL, ELEVATION TO MATCH ADJACENT FLOOR, SEE ARCHITECT'S NOTES.

APPROVALS	
	ARCHITECT ANTONOVICH ASSOCIATES 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202 WWW.ANTONOVICH-ASSOCIATES.COM
	ENGINEER CEB ENGINEERING SERVICES 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202 WWW.CEB-ENGINEERING.COM
	DESIGNER PLAS & O'NEILL 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202 WWW.PLAS-AND-ONEILL.COM
	CONSTRUCTION MANAGER CONCRETE CONSTRUCTION 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202 WWW.CONCRETE-CONSTRUCTION.COM
	OWNER 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202
	CONSULTANT 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202
	OTHER 1111 N. 11TH AVE., SUITE 200 DENVER, CO 80202



2. FLOOR PLAN - SECOND FLOOR

PHASE LEGEND

EXISTING TO REMAIN
NEW CONSTRUCTION
NOT IN SCOPE

GENERAL DEMO NOTES

1. SEE PHASE 1 FOR TYPICAL INTERIOR ROOM DEMO DETAIL.
2. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW CONSTRUCTION.
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8. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW CONSTRUCTION.
9. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW CONSTRUCTION.
10. ALL EXISTING INTERIOR WALLS AND PARTITION WALLS ARE TO BE DEMOLISHED AND RECONSTRUCTED WITH NEW CONSTRUCTION.

NOTED NOTES

1. NEW 2" DIA. STEEL COLUMN TO BE INSTALLED IN PLACE OF EXISTING COLUMN.

PROJECT TEAM

OWNER	ANTONOVICH ASSOCIATES
ARCHITECT	ANTONOVICH ASSOCIATES
ENGINEER	ANTONOVICH ASSOCIATES
GENERAL CONTRACTOR	ANTONOVICH ASSOCIATES
INTERIOR ARCHITECT	ANTONOVICH ASSOCIATES
MECHANICAL ENGINEER	ANTONOVICH ASSOCIATES
ELECTRICAL ENGINEER	ANTONOVICH ASSOCIATES
PLUMBING ENGINEER	ANTONOVICH ASSOCIATES
STRUCTURAL ENGINEER	ANTONOVICH ASSOCIATES
ENVIRONMENTAL ENGINEER	ANTONOVICH ASSOCIATES
LANDSCAPE ARCHITECT	ANTONOVICH ASSOCIATES
TRANSPORTATION ENGINEER	ANTONOVICH ASSOCIATES
SAFETY ENGINEER	ANTONOVICH ASSOCIATES
CONSTRUCTION MANAGER	ANTONOVICH ASSOCIATES
PHASE 1	ANTONOVICH ASSOCIATES
PHASE 2	ANTONOVICH ASSOCIATES
PHASE 3	ANTONOVICH ASSOCIATES
PHASE 4	ANTONOVICH ASSOCIATES
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PHASE 7	ANTONOVICH ASSOCIATES
PHASE 8	ANTONOVICH ASSOCIATES
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PHASE 99	ANTONOVICH ASSOCIATES
PHASE 100	ANTONOVICH ASSOCIATES



1. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
2. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
3. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
4. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
5. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
6. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?
7. ARE THERE ANY WALLS, PARTITIONS, CEILING OR FLOOR JOINTS, OR OTHER DISCONTINUITIES THAT MAY BE SUBJECT TO TYPICAL REPAIRS SUCH AS CRACK REPAIR, REPAIR OF DISCONTINUITIES, OR REPAIR OF DISCONTINUITIES OF A WALL OR FLOOR JOINT?

KEYED NOTES

NEW SLAB INFILL, ELEVATION TO MATCH ADJACENT FLOOR, REPAIR STRUCTURE

[illegible]

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ANTUVONCH.COM
STRUCTURAL ENGINEER

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WWW.FOONDO.COM

M.C.P. & P.P. ENGINEERS

CE3 Engineering Services
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Norwood, MA 02062

CHA ENGINEER
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LANDSCAPE ARCHITECT
FLUSS & O'NEILL
1550 Main St. #400

ORIENTAL CONTRACTOR
CONSIGNU CONSTRUCTION
100 AHN ST
Hartford, CT 06101
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WWW.CONSIGNU.COM

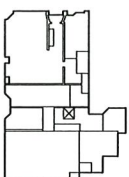
1163 MAIN ST., SPRINGFIELD, MA. 01103	DATE
ORIGINATING TITLE	YEAR
FLOOR PLAN - FIFTH FLOOR	

ISSUED BY	CHECKED	PROJECT
GRAPHIC NO: A2.05		

[illegible]

NEW SLAB N/FIL, ELEVATION TO MATCH ADJACENT FLOOR, REFS STRUCTURE

[illegible]

[illegible]



1	BUILDING ELEVATION - EAST FACADE
DATE	1/8" = 1'-0"
BY	

[illegible][illegible]

ACACITECT

ANTUNOVICH ASSOCIATES
ARCHITECTS • PLANNERS • INTERIORS • SUSTAINABLE DESIGN

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ANN ARBOR, MI 48106
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FAX: 313.768.7123
ANTUNOVICH.COM

STUDIO/CLIMATE ENGINEER

FUSS & O'NEILL
100 Main St. #400
ANN ARBOR, MI 48106
TEL: 734.769.1100
WWW.FUSSO.COM

M.E.P. ENGINEERS

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1714 N. ZEEB RD.
CHICAGO, ILLINOIS 60627
TEL: 773.486.250
WWW.MCCARTHEYINC.COM

MAAN: 312.944.3777

FUSS & O'NEILL
1550 Main St. 4th Fl.
Springfield, MA 01103
MAIN: 417.462.2446
WWW.FANDOL.COM

GENERAL CONTRACTOR

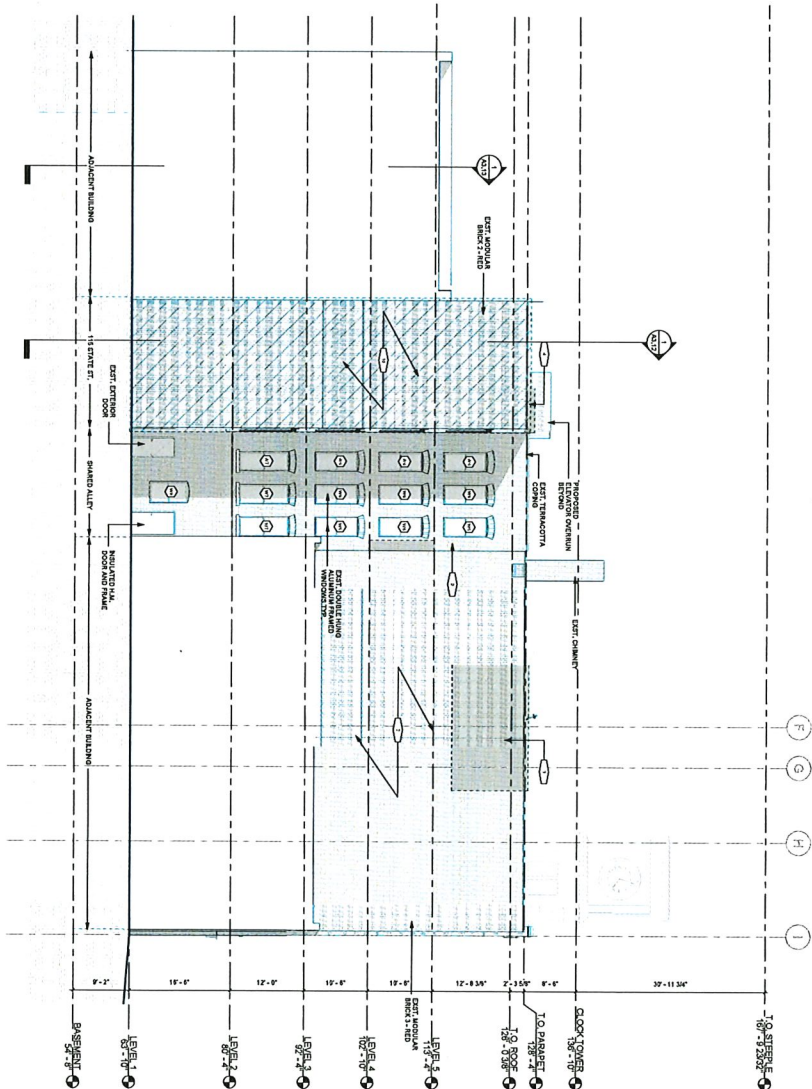
CONSOLID CONSTRUCTION
109 Apple St.
Methuen, CT 06013
MAIN: 802.741.8820
WWW.CONSOLID.COM

**CLOCKTOWER
BLOCK**
1103 MAIN ST. SPRINGFIELD MA. 01103

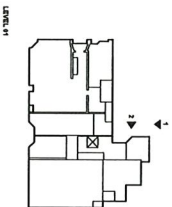
EXTERIOR
ELEVATION - EAST
FAÇADE

DRAWING NO: **A3.04**

2. BUILDING ELEVATION - NORTH ALLEY
1/8" = 1'-0"



1. BUILDING ELEVATION - NORTH FAÇADE
1/8" = 1'-0"



ENTR. #1

PHASE LEGEND	
	DEMO EXISTING MATERIAL
	DEMO EXISTING SLAB
	DEMO EXISTING DOOR
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

GENERAL RESTORATION ELEVATION NOTES

1. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
2. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
3. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
4. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
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10. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
11. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.
12. CONSTRUCTION IS TO BE RESTORED TO ORIGINAL WORK IN CONFORMANCE WITH THE HISTORIC PRESERVATION ACT AND THE NATIONAL HISTORIC PRESERVATION ACT.

GENERAL ELEVATION NOTES

1. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.
2. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.
3. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.
4. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.
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11. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.
12. EXISTING MATERIAL - REMAIN AS NOTED. SEE EXISTING MATERIAL NOTES FOR DETAILS.

OWNER
MCCORMICK INTERESTS
1000 15th Street NW
Washington, DC 20004
www.mccormick.com

ARCHITECT
ANTUNOVICH ASSOCIATES
2000 15th Street NW
Washington, DC 20004
www.antunovich.com

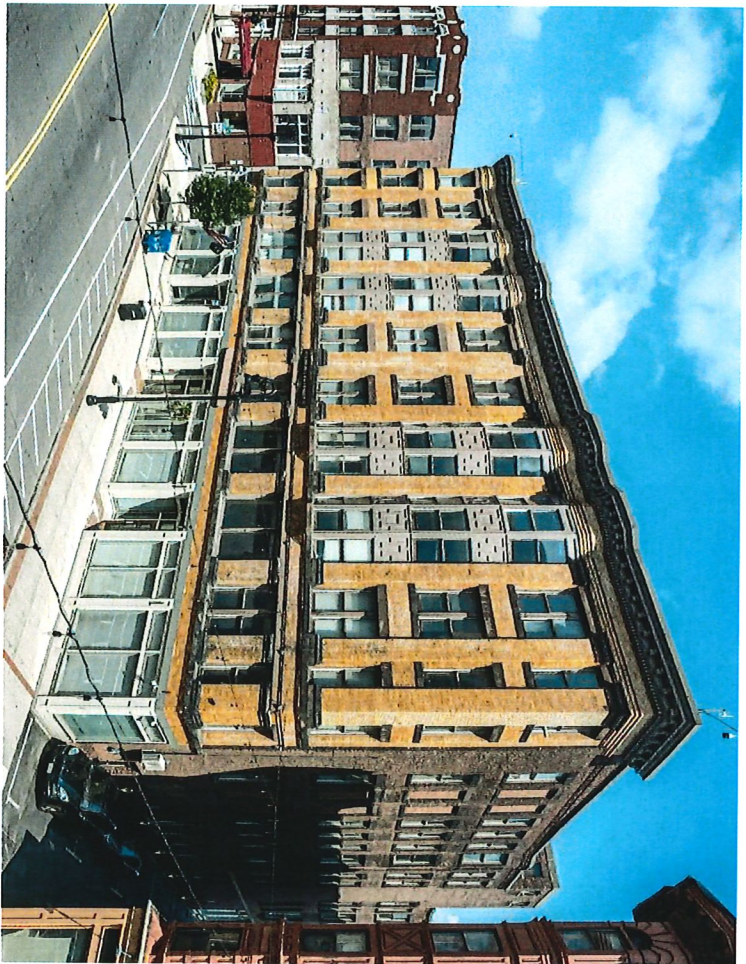
ENGINEER
FISKE & OWELL
1000 15th Street NW
Washington, DC 20004
www.fiskeandowell.com

GENERAL CONTRACTOR
CONSIGLI CONSTRUCTION
1000 15th Street NW
Washington, DC 20004
www.consigli.com

PROJECT LOCATION
CLOCK TOWER
BLOCK
1145 MAIN ST., PHILADELPHIA, PA 19103

DATE
08/15/2025

DESIGNED BY
CHECKED BY
PROJECT NO.
A3.03

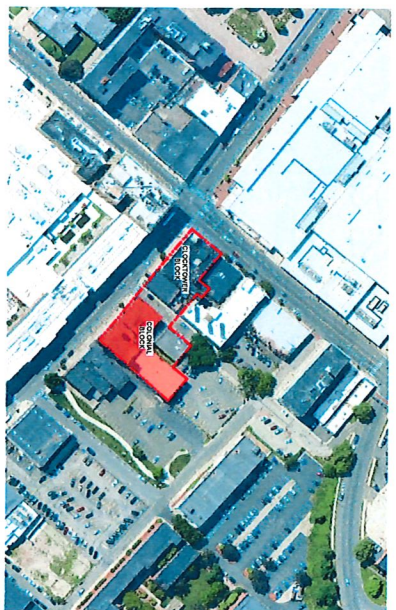


1155 MAIN ST.

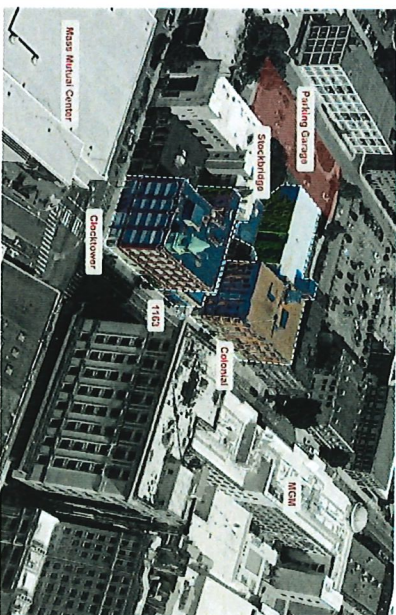
THE COLONIAL BLOCK

1155 MAIN ST. & 11-21 STOCKBRIDGE, SPRINGFIELD,
MA 01103

ISSUE FOR SPECIAL PERMIT (TIER 3)
08.15.25

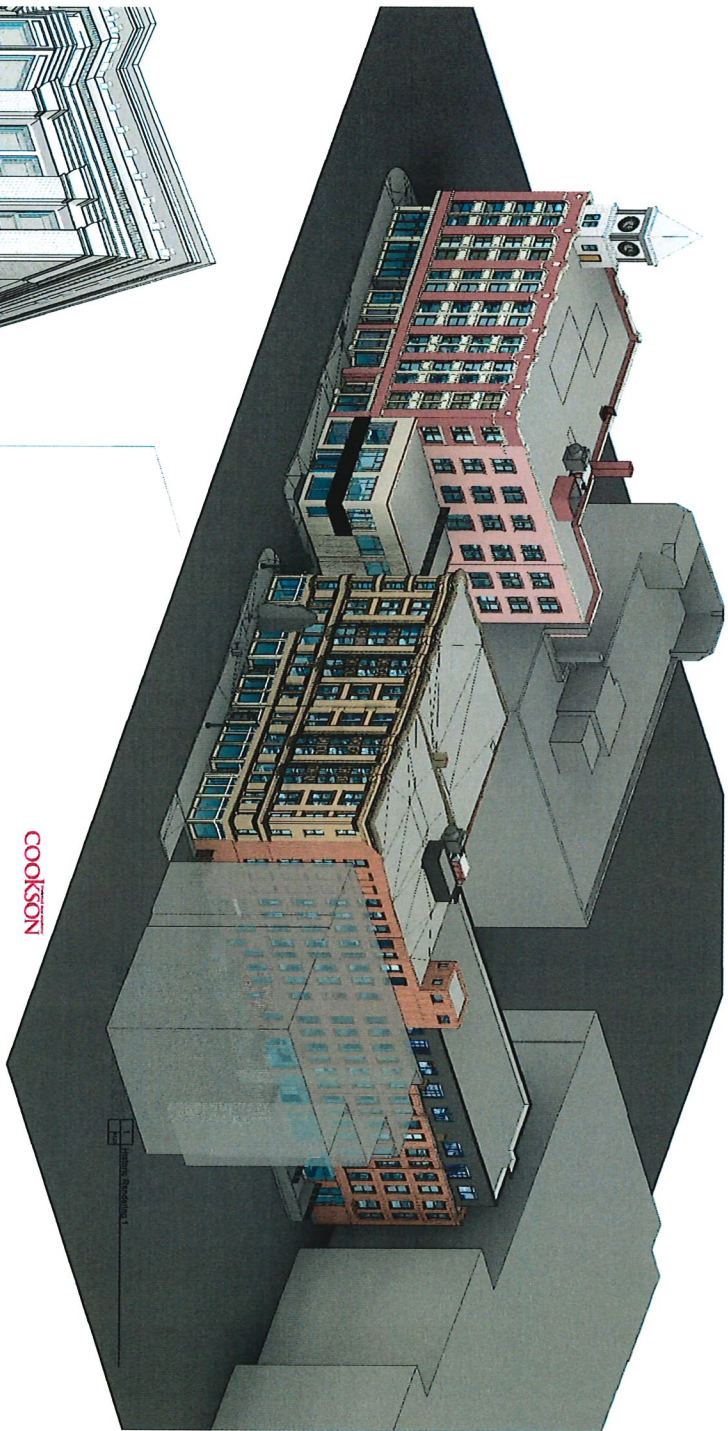


AERIAL MAP

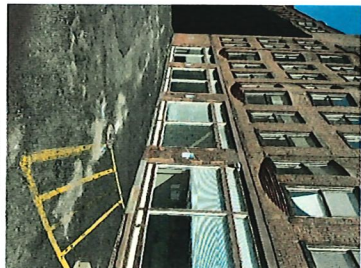


BIRDS EYE VIEW OF SITE

OWNER MCCAFFERY INTERESTS 176 N. Racine Avenue, Suite 200 Chicago, Illinois 60607 FAX: MAIN: 312.644.3777 WWW.MCCAFFERYINC.COM	ARCHITECT ANTUNOVICH ASSOCIATES ARCHITECTS PLANNERS INTERIORS 224 WEST HURON STREET, STE 7E CHICAGO, ILLINOIS 60654 MAIN: 312.266.7122 FAX: 312.266.7122 ANTUNOVICH.COM	GENERAL CONTRACTOR CONSIGLI CONSTRUCTION 100 ALYN ST HARTFORD, CT 06103 FAX: MAIN: 860.741.9350 WWW.CONSIGLI.COM	STRUCTURAL ENGINEER FUSS & O'NEILL 1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.FANDOC.COM	ME/P/FP CES Engineering Services 128 Carnegie Row, Suite 104 Norwood, MA 02062 FAX: MAIN: 617.261.7161 WWW.CESENG.COM	CIVIL ENGINEER FUSS & O'NEILL 1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.CESENG.COM	INTERIOR DESIGNER FUSS & O'NEILL 1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.CESENG.COM	LANDSCAPE ARCHITECT FUSS & O'NEILL 1550 Main St #400 Springfield, MA 01103 FAX: MAIN: 413.452.0445 WWW.CESENG.COM
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EXISTING
STOREFRONTS TO BE
REPLACED



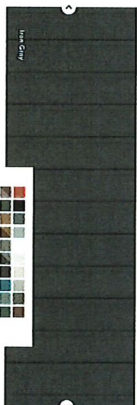
NEW DECORATIVE
METAL GATE AT
LOADING ZONE.
NEW ALUMINUM ROLL
UP SECURITY DOOR
INSTALLED IN
EXISTING MASONRY
WALL

COOKSON

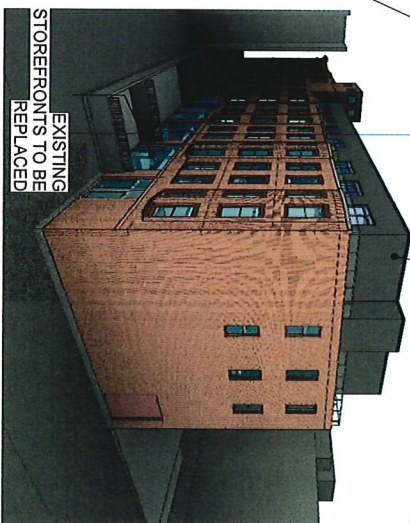


EDCO

Metal Board and Batten Siding



NEW METAL PANEL
ADDITION TO 5TH
FLOOR OF COLONIAL
BUILDING



EXISTING
STOREFRONTS TO BE
REPLACED

2 Historic Rendering 2

3 Historic Rendering 3

NO.	DATE	DESCRIPTION
1	10/1/2023	ISSUED FOR PERMIT
2	10/1/2023	ISSUED FOR PERMIT
3	10/1/2023	ISSUED FOR PERMIT
4	10/1/2023	ISSUED FOR PERMIT
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99	10/1/2023	ISSUED FOR PERMIT
100	10/1/2023	ISSUED FOR PERMIT

OWNER
MCCAFFREY INTERESTS
1000 W. 10th St.
Oklahoma City, OK 73107
WWW.MCCAFFREYINC.COM

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200 WEST 10TH STREET, SUITE 100
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WWW.ANTUNOVICH.COM

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WWW.FISKEANDGUNDEL.COM

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WWW.FISKEANDGUNDEL.COM

PLUMBING ENGINEER
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WWW.FISKEANDGUNDEL.COM

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Oklahoma City, OK 73107
WWW.CONQUILCONSTRUCTION.COM

THE COLONIAL
BLOCK
1000 W. 10th St.
Oklahoma City, OK 73107

3D RENDERINGS

DATE: 10/1/2023

PROJECT NO: A1.02

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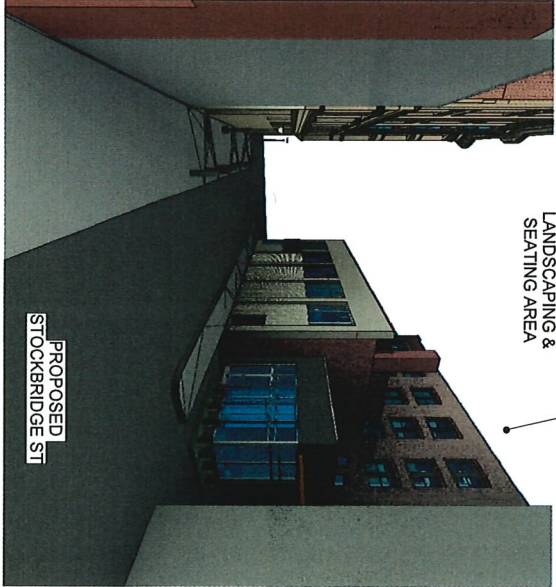
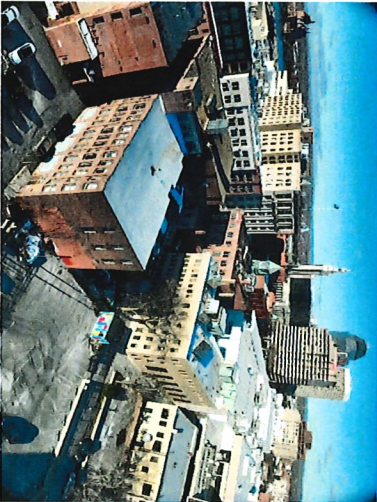
NEW MECHANICAL SYSTEM, DEDICATED OUTSIDE AIR SYSTEM (DOAS) & COOLING TOWER LOCATED IN LEAST VISIBLE AREA OF ROOF.

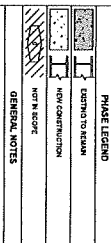
NEW MECHANICAL SYSTEM, DEDICATED OUTSIDE AIR SYSTEM (DOAS) & COOLING TOWER LOCATED IN LEAST VISIBLE AREA OF ROOF.



NEW CLOCKTOWER RESIDENTIAL ENTRY WITH METAL PANEL, WOOD TRELLIS, LANDSCAPING & SEATING AREA

3. Historic Rendering 3





GENERAL NOTE

[illegible]

- 2 REFINISH EXISTING WOOD FLOOR.
- 3 ORIGINAL ELEVATOR SHAFT TO BE CONVERTED TO ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REPAIR MACHINE.
- 4 NEW FINISHES ON EXISTING STAIRS

- 2 REFINISH EXISTING WOOD FLOOR.
- 3 ORIGINAL ELEVATOR SHAFT TO BE CONVERTED TO ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REPAIR MACHINE.
- 4 NEW FINISHES ON EXISTING STAIRS

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100 Adams St
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THE COLONIAL BLOCK

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FOURTH FLOOR PLAN

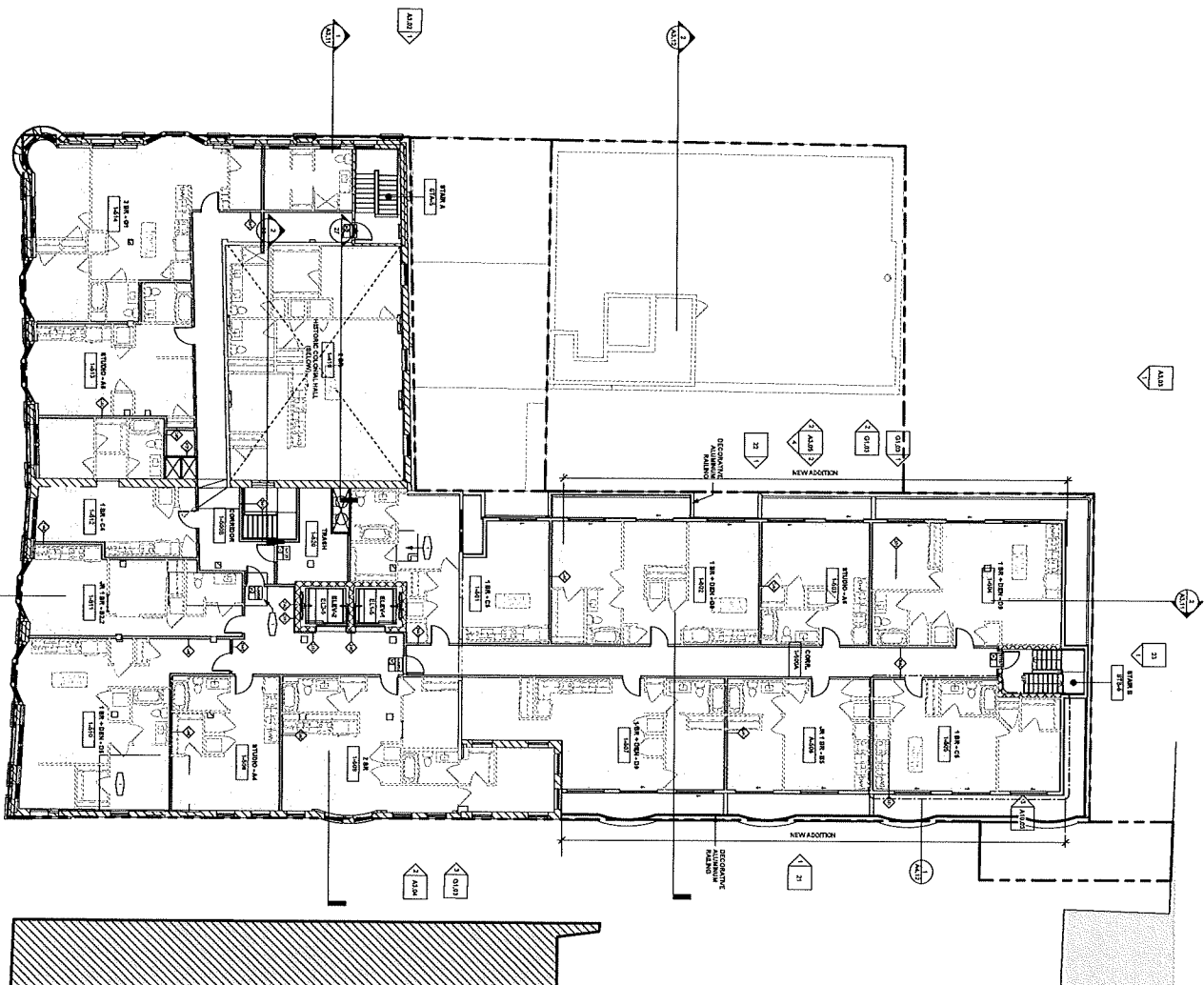
FOURTH FLOOR PLAN

CHICAGO, ILL.

CHICAGO, ILL.

CHAYANO NO.	PROJECT NO.
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CHAYANO NO.	PROJECT NO.
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PHASE LEGEND	
	EXISTING TO REMAIN
	NEW CONSTRUCTION
	NOT IN SCOPE

1. SEE ALSO FOR TYPICAL PARTITION DOOR OFFSET DETAIL, SET ALONG REINFORCED CONCRETE WALLS.
2. SEE ALSO FOR PARTITION DOORS, SET ALONG REINFORCED CONCRETE WALLS.
3. ALL UNIT-UNIT DIVIDING WALLS ARE PARTITION TYPE C&U, UNO.
4. ALL UNIT-UNIT DIVIDING WALLS AT KITCHEN LOCATIONS ARE PARTITION TYPE C&U, UNO.
5. EXISTING STAIRWELL TO BE FINISHED, REFER TO MECH. DRAWING FOR STAIR WALKWAY INFORMATION.
6. EXISTING STAIRWELL TO RECEIVE LAYER OF GYPSUM BOARD REFERRED TO AS "STAIR DECK".
7. REFER TO A400 DETAILS FOR EXPANDED UNIT PLANS.

KEYED NOTES

- 1 NEW GLASS INFILL ELEVATOR TO MATCH ADJACENT FLOOR, REE STRUCTURE
- 2 REFINISH EXISTING WOOD FLOORS.
- 3 ORIGINAL ELEVATOR SHAFT TO BE CONVERTED TO MECHANICAL SHAFT. REMOVE ELEVATOR CAB, ORIGINAL ELEVATOR DOORS AT EACH FLOOR TO REMAIN INACTIVE.
- 4 NEW FINISHED ON EXISTING STAIRS

[illegible]

OWNER

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GENERAL CONTRACTOR
CONSIGLI CONSTRUCTION
1500 48th St

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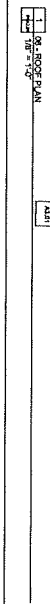
THE COLONIAL
BLOCK

CHAWING TITLE
FIFTH FLOOR PLAN

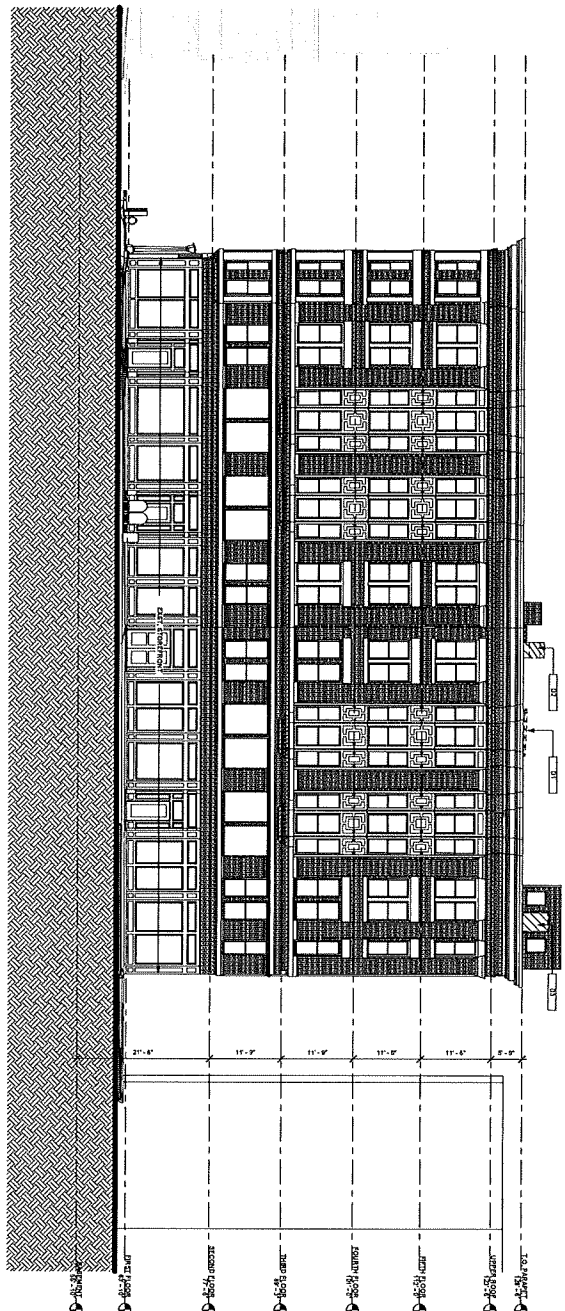
DATE	06/12/05
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CHICAGO	CHICAGO
CHICAGO	CHICAGO

DRAWING NO. **A2.05**

[illegible]

2 BUILDING ELEVATION - SOUTH ELEVATION



DEMO LEGEND
DEMO EXISTING PARTITION WALL
DEMO EXISTING SLAB
EXISTING DOOR
EXISTING TO REMAIN
NEW CONSTRUCTION
NOT IN DEMO SCOPE

GENERAL DEMO NOTES

1. DEMO EXISTING PARTITION WALLS, INTERIOR WALLS, AND EXISTING DOORS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING SLAB OR TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
2. DEMO EXISTING DOORS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
3. DEMO EXISTING PARTITION WALLS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING SLAB OR TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
4. DEMO EXISTING SLABS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
5. DEMO EXISTING ROOFS, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
6. DEMO EXISTING MECHANICAL EQUIPMENT, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
7. DEMO EXISTING ELECTRICAL EQUIPMENT, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
8. DEMO EXISTING PIPING, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
9. DEMO EXISTING FURNITURE, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.
10. DEMO EXISTING LANDSCAPE, EXCEPT WHERE NOTED OTHERWISE, SHALL BE DEMOLISHED TO THE FINISH OF THE EXISTING PARTITION WALL, WHICHEVER IS THE MOST ECONOMICAL METHOD OF DEMOLITION.

ELEVATION DEMO NOTES

1. DEMO EXISTING EXTERIOR DOOR
2. DEMO EXISTING EXTERIOR DOOR
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10. DEMO EXISTING EXTERIOR DOOR

GENERAL ELEVATION NOTES

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9. DEMO EXISTING EXTERIOR DOOR
10. DEMO EXISTING EXTERIOR DOOR

PROJECT: THE COLONIAL BLOCK

1000 MARKET STREET, PHILADELPHIA, PA 19107

OWNER: ANTONOVICH ASSOCIATES

ARCHITECT: ANTONOVICH ASSOCIATES

DATE: 8/15/2016

PROJECT NO: A3.01

GENERAL ELEVATION - SOUTH ELEVATION

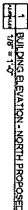
DATE: 8/15/2016

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GENERAL ELEVATION - SOUTH ELEVATION

DATE: 8/15/2016

PROJECT NO: A3.01

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GENERAL ELEVATION NOTES

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