



Agenda Item #3

Application 2025-35-CA

DETAILS

Location:

157 Dauphin Street

Summary of Request:

Alterations to north façade

Applicant (as applicable):

Steve Stone/Dankinstreet Architects

Property Owner:

PRL Investments, LLC

Historic District:

Old Dauphin Way

Classification:

Contributing

Summary of Analysis:

- The proposed alterations to the existing façade comply with the Guidelines in all areas.
- The proposed storefront design echoes the c. 1937 historic storefront.

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PROPERTY AND APPLICATION HISTORY

Old Dauphin Way Historic District was initially listed in the National Register in 1984 under Criterion C for significant architecture and community planning. The district includes most nineteenth-century architectural styles and shows adaptations of middle-class domestic designs of the nineteenth century to the regional, Gulf Coast climate. It includes “fine examples of commercial, institutional, and religious structures as well as 20th-century apartments.”

157 Dauphin Street is a two-story contributing commercial building located in the Lower Dauphin Street Commercial Historic District. It is a brick building with a masonry façade. Currently the storefront entry is boarded up. According to the MHDC vertical files, this building was constructed c. 1860 and was associated with a Thomas Byrnes. Historic photographs show that the building’s original façade was brick and consisted of four large second story windows set above a suspended metal awning over the storefront. A heavy ornamented cornice was accentuated with a centered arched molding which echoed the shape of decorative hoods over the four windows. The property’s façade underwent an art deco remodel by J.N Stafford around 1937. At this time, the four windows were covered on the second story by a masonry veneer which included a large, recessed stucco panel centered on the second story. On the ground floor, a glass storefront was installed with deep recesses leading to an entry door. Although this historic storefront is no longer extant, the rest of this façade remains intact.

This property appeared previously before the Architectural Review Board (ARB) in January 2023, when an application was presented to install a new storefront, signage, and window on the façade. The Board requested that the applicant make some changes to the proposed design of the storefront and provide more information regarding materials. The application was resubmitted with the requested changes in April 2023 and approved. An additional amended COA was issued after Board review in July 2024.

SCOPE OF WORK

1. Install new storefront and entry doors on first story façade.
 - a. The proposed new storefront would measure approximately 23’ - 4/5” W by 10’ - 6” H.
 - b. The storefront would include a centered entry consisting of double-glazed painted wood doors topped with a single light transom. Flanking the entry door would be impact rated aluminum storefront which would include a fixed window topped by a single-light transom.
 - c. An 18” high bulkhead would run under the storefront.
2. Install new fabric canopy.
 - a. A hung fabric entrance canopy would be installed above the center entrance and would span the width of the double entry doors. The canopy would measure 5’-3” W by 2’-3” H. Fabric color: Black
 - b. The canopy would be mounted on an aluminum frame, supported by two painted steel posts to match the adjacent gallery posts at 155 Dauphin to the east. The bottom of the canopy would sit 11’-2” above ground level.
 - c. Signage would be applied on the canopy’s north face which would read: ‘I Do Bridal’ in white vinyl lettering. This signage would measure 4’-2” W by 8” H for a total of 2.8sf.
3. Install three (3) new light fixtures to upper portion of façade.
 - a. One matching pair of matching wall mounted lights would be located on the north and south ends of the upper façade, flanking the large, recessed panel.
 - b. A pendant style light would be installed in the small rectangular recess centered on the upper panel of the façade.
4. Repaint the stucco façade in a color to be determined.

APPLICABLE STANDARDS (*Design Review Guidelines for Mobile’s Historic Districts*)

1. **7.1** Preserve the key character-defining features of a historic commercial façade.
2. **7.2** Repair an altered storefront to its original design.
 - Use historic photographs when determining the original character of a storefront design.

- Where evidence does not exist, use a contemporary interpretation of a traditional storefront. Consider retaining a non-original storefront where it has achieved historic importance as an option.
 - Do not remove a façade veneer if it may cause serious damage to the original historic materials underneath (i.e., historic brick).
3. **7.3** Retain an original bulkhead as a decorative panel.
 - Retain the bulkhead below the display window.
 - If the original bulkhead is covered with another material, consider exposing the original design.
 - If the original bulkhead is missing, develop a sympathetic replacement design that is similar in profile, texture and durability to the original.
 4. **7.5** Retain the original shape of the transom in a historic storefront.
 - Preserve the historic transom shape and configuration.
 - Add new glass if the original glass is missing.
 - Do not remove or enclose a transom.
 5. **7.6** Replace a historic storefront to be consistent with the historic location.
 - Locate a new storefront in the same plane as it was historically.
 - Do not recess or project a replacement storefront from the front façade.
 6. **7.7** Preserve and repair original materials on a historic commercial building whenever possible.
 - Strive to preserve materials on the sides and rear of a historic commercial building where possible.
 - Brick is the most common façade material, but in some cases stucco has been applied to an original brick façade.
 - If brick repair is required, match the mortar color, consistency and strike to the original as closely as possible.
 7. **7.11** If necessary, replace a door in a fashion that is sensitive to the historic commercial character of the building.
 - Use doors with high proportions of transparent glass.
 - Do not use a residential door for a commercial building.
 8. **7.16** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - Maintain an original detail and ornamentation on a historic façade. Prioritize the front façade.
 - Maintain the established spatial relationships and scale of existing details.
 - Preserve and maintain a significant original detail or ornamentation element, including a pilaster, window frame, or molded wood, terra cotta or brick.
 - Do not remove later historic fabric to recreate missing elements without proof of the original.
 9. **7.18** Preserve and repair an original detail or ornamentation on a historic commercial building.
 - Maintain the original space patterns and location of windows. Most display windows have a bulkhead below and a transom above.
 - Preserve the size and shape of an upper story window.
 - Consider maintaining a Carrara glass or glass block storefront if it has attained historic significance as an alteration.
 10. **10.9** Design lighting that is in character with the setting.
 - Use a fixture that is compatible with architectural and site design elements.
 - When adding a new fixture, use one that is simple in character.
 - Mount a new light fixture on a porch ceiling or an adjacent entrance.
 - Mount a light fixture such that it will not interfere with the opening and closing of a door or shutter.
 - Design lighting to be contained within a site and to not spill over to a neighboring property.
 - Use incandescent lighting or a source that appears similar in character. Use a fluorescent or LED source provided the color is similar to that of an incandescent light. For residential projects, use an exterior light source that is in a color range at 3000 Kelvin temperature or below.
 - Limit the amount of landscape lighting used on a site to the amount necessary for its purpose for

safety or the illumination of important site features. Landscape lighting includes concealed low wattage landscape lighting, uplights for trees or shrubbery or bollard lighting. Use low bollard lighting to illuminate a walkway or a drive aisle.

- Softly illuminate an important architectural feature if desired.
- For commercial properties, minimize stand-alone lighting. Instead, use the ambient light from a storefront as a light source.
- Do not use an imitation historic fixture that may convey a false sense of history.
- Do not use a light source that creates a harsh glare or color.
- Do not use a blinking light.

ACCEPTABLE LIGHTING SOURCES

Lighting sources that produce a light similar in tone and brightness to original lighting used for historic properties in the district are acceptable. These often include:

- Incandescent (low wattage)
- LED lighting that appears similar to an incandescent light
- Mercury vapor
- Moon lighting
- Dark Sky (downward facing)

UNACCEPTABLE LIGHTING SOURCES

Lighting sources that produce a light incompatible in tone and brightness that is discordant with properties in the district are unacceptable. These often include:

- Low sodium
- Metal halide

11. 7.21 If required, replace or add shutters and awnings to maintain and keep visible the key features of a historic building.

- Fit a replacement awning or shutter to the precise window or door opening.
- Use a shutter that appears to be operable.
- Use an awning with a profile similar to that of a historic awning.

12. **11.3** Design a new sign to be compatible with the character of a building and the district.

13. **11.4** When installing a new sign on a historic building, avoid damaging or obscuring the key architectural features.

- Minimize the number of sign anchor points.
- Use an existing sign bracket if possible.
- Design a sign to integrate with the architectural features of the historic building.
- Avoid penetrating brick when attaching a sign to a masonry building.

14. **11.5** New signs are restricted to a maximum of 64 square feet.

15. **11.6** Place a sign to be compatible with those in the district.

- When placing a new sign on a historic building, locate a sign to emphasize design elements of the historic building façade.
- Mount a sign to fit within existing architectural features.

16. **11.7** Use a sign material that is compatible with the materials of the building on which it is placed and the district. New materials that achieve the effect of traditional materials and lighting solutions will be considered on a case-by-case basis.

- Do not use highly reflective materials for a sign. All plastic faced box signs are not allowed.
- Design a sign to be subordinate to the building façade.

ACCEPTABLE SIGN MATERIALS Sign materials that are similar in character, permanence, and durability to historic commercial signage in the district are acceptable.

These often include:

- Painted or carved wood
- Individual wood or cast metal letters or symbols
- Stone, such as slate, marble or sandstone
- Painted, gilded or sandblasted glass

- Metal, provided it is appropriate to the architectural character of the building
- UNACCEPTABLE SIGN MATERIALS Sign materials that are not similar in character, permanence and durability to historic commercial signage in the district are unacceptable. These often include:
- Whole plastic face
 - Metal inappropriate for the architectural character of the building

STAFF ANALYSIS

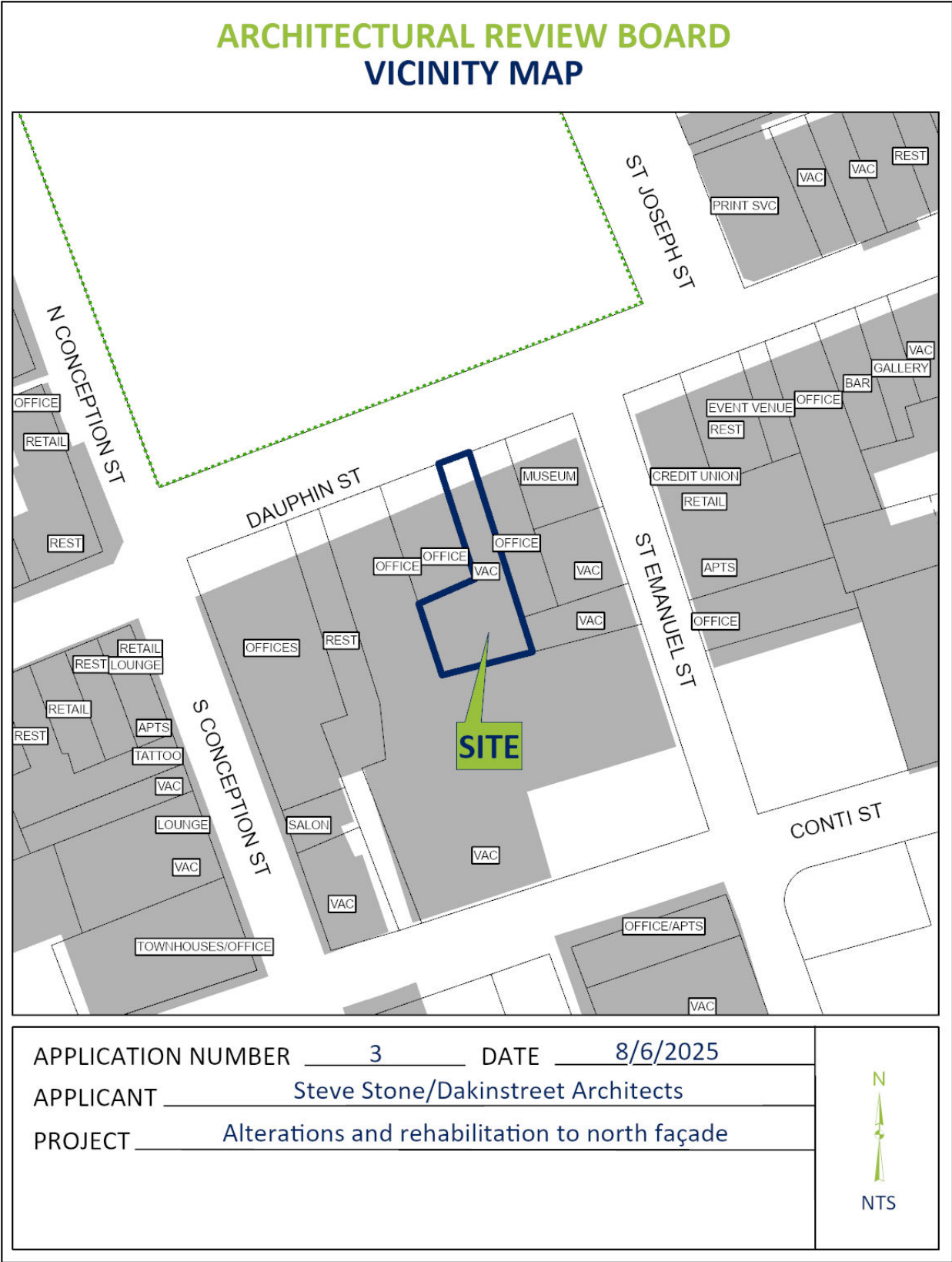
The *Design Review Guidelines* call for original and key character defining features of a historic commercial façade to be preserved, that original materials be repaired, and an altered storefront be repaired to its original design. The current façade at 157 Dauphin is not original to the building. However, it is a historic one as it has been extant for over ninety years and has attained historic significance as an alteration. The proposed new storefront design other updates to the façade reflect the character of the c.1937 storefront in its placement, design, light pattern, and in the retention of a bulkhead and other key features. (7.1- 7.7, 7.11, 7.16, 7.18).

The proposed lighting is compliant with commercial lighting guidelines regarding location and compatibility of design with the subject structure and the district. Lighting material is unknown. (10.9), Likewise, the placement, materials, and profile of the proposed awning abides by the guidelines' directives. (7.21)

The proposed signage is compliant with commercial signage guidelines regarding size, location, materials, and compatibility with the district. (11.3-11.7)

This project has gone through CRC review.

SITE LOCATION – 157 DAUPHIN STREET



SITE PHOTOS – 157 DAUPHIN STREET



1. View of 157 Dauphin, looking south



2. View of property, looking southwest



3. 2019 Google Street View of storefront

157 DAUPHIN STREET

BUILDING RENOVATIONS

MOBILE, ALABAMA

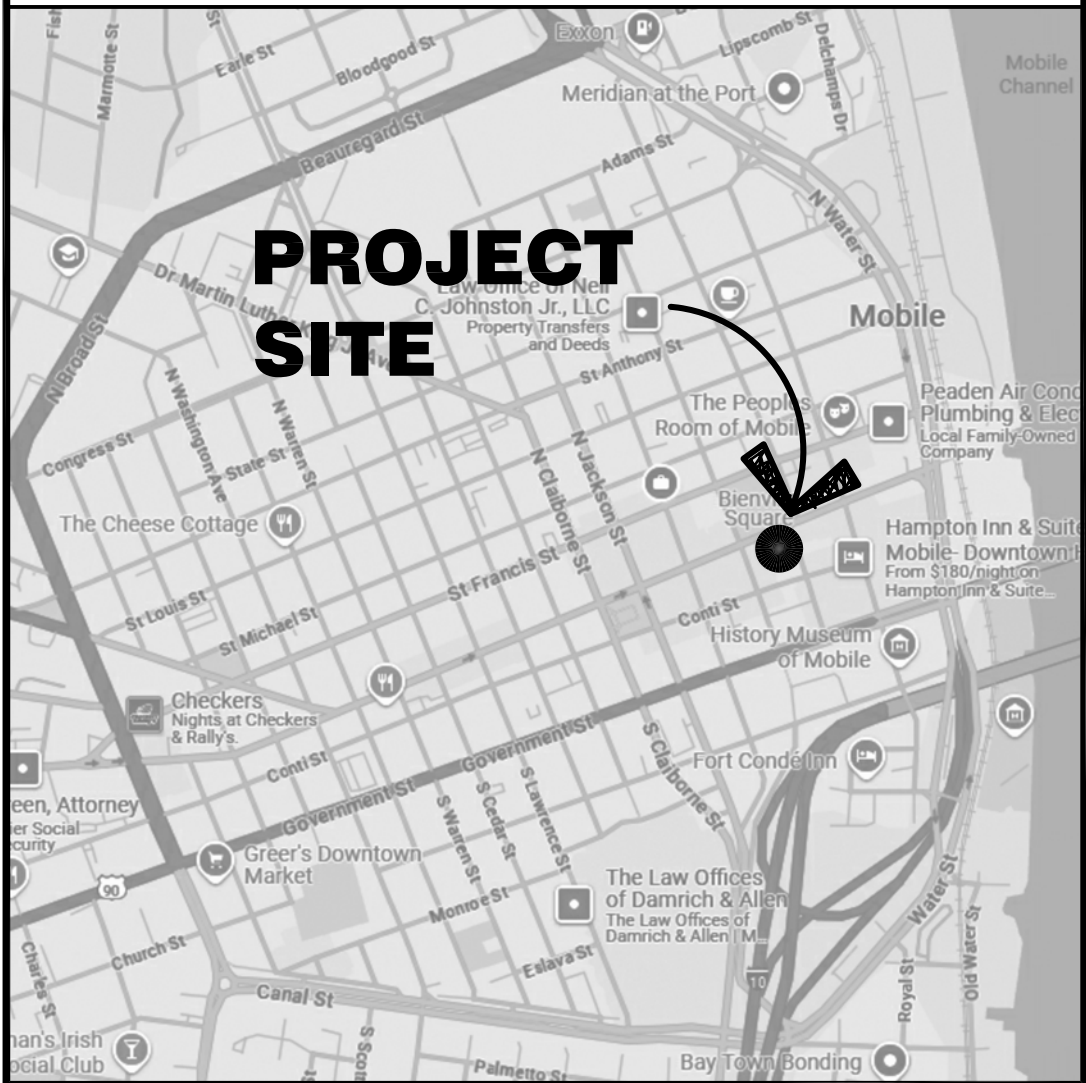
GENERAL NOTES

- THE CONTRACTOR SHALL EXAMINE THE PROJECT DRAWINGS AND PROJECT MANUAL (IF APPLICABLE) AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BY THE CONTRACTOR BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
- ACCESS DOORS AND PANELS SHALL BE PROVIDED BY THE MECHANICAL, FIRE SPRINKLER AND PLUMBING CONTRACTORS AT ALL VALVES, DUCTWORK, FIRE DAMPERS ETC. AS REQUIRED BY CODE. MAINTAIN REQUIRED CLEARANCES IN ATTICS FOR ACCESSWAYS TO ALL VALVES AND DAMPERS ABOVE CEILINGS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE OPENING SIZES AND LOCATIONS ON SITE WITH SUBCONTRACTORS.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, AND SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS AND STRUCTURES, UTILITIES AND RIGHT-OF-WAYS MAY BE SUBJECT DURING CONSTRUCTION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS INDICATED WITHIN THESE DOCUMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF ANY MATERIALS, STARTING FABRICATION OR BEGINNING CONSTRUCTION.
- ALL DEMOLITION AND WORK RELATED DEBRIS SHALL BE REMOVED FROM THE SITE REGULARLY AND PROMPTLY.
- THE CONTRACTOR, AT THE COMPLETION OF THIS PROJECT, SHALL LEAVE ALL AREAS AND FINISHED SPACES IN A CLEAN AND ACCEPTABLE CONDITION.
- ALL MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS ARE TO BE FULLY COORDINATED WITH THE ARCHITECTURAL DOCUMENTS BY THE GENERAL CONTRACTOR.
- ALL WORK SHALL BE PERFORMED AT THE HIGHEST LEVEL OF STATE OF THE INDUSTRY PRACTICES.
- WALL, FLOOR, CEILING GRILLS AND REGISTERS SHALL BE FINISHED TO MATCH COLOR SPECIFIED FOR THE SURFACE IN WHICH THE ITEM IS INSTALLED. PAINT USED ON METAL WORK SHALL BE SEMI-GLOSS ENAMEL UNLESS OTHERWISE SPECIFIED.
- ALL FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE, SCHEDULE AND PERFORM ALL CONSTRUCTION ACTIVITY, PROVIDE ALL SUPPORT AND MISCELLANEOUS MATERIALS REQUIRED TO ACHIEVE THE INTENDED DESIGN OBJECTIVES.

DRAWING INDEX

G1.0	DRAWING INDEX, SITE PLAN, NOTES, AND VICINITY MAP
AD1.1	DEMOLITION PLAN AND DEMO NORTH ELEVATION
A1.1	PROPOSED PLAN, NORTH ELEVATION, AND CANOPY

VICINITY MAP



1 PROPOSED SITE PLAN
1/8"=1'-0"

dakinstreetarchitects

157 DAUPHIN STREET BUILDING RENOVATIONS

ISSUES + REVISIONS
IN-PROGRESS
06.28.25

SITE PLAN,
DRAWING INDEX
AND GENERAL
NOTES

G1.0

MOBILE | ALABAMA

70 n joachim st | unit c | mobile, al | 36606 | 251.382.8317

DEMOLITION GENERAL NOTES

DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN.

THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTORS RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS.CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC,ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC,ELECTRICAL, FIRE PROTECTION AND PLUMBING DEMOLITION.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOTCOVERED.

MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES.

FOR ALL SURFACES SCHEDULED TO REMAIN, PATCH AND MATCH SURFACES DISTURBEDBY DEMOLITION OR REMOVAL OF EQUIPMENT OR UTILITIES. INSTALL PATCHING TO MATCH ADJACENT WORK IN FINISH. STRUCTURAL QUALITIES, COURSING OF MASONRY, AND OTHER CHARACTERISTICS. PATCH SURFACES TO COMPLY WITH FIRE RATINGS, SMOKE-TIGHT RATINGS, ACOUSTICAL CRITERIA AND OTHER PERFORMANCE CRITERIA INDICATED.

ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. A FIRE WATCH SHALL BE PROVIDED IF ANY HAZARDOUS SITUATIONS ARE THOUGHT TO BE POSSIBLE. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL.

HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.

PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE REMAINING ELEMENTS OF THE BUILDING AND ITS SYSTEMS AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ADJACENT STRUCTURES DURING DEMOLITION AND NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE. REPAIR SPRAY FIREPROOFING DAMAGED DURING DEMOLITION WORK TO ITS REQUIRED ASSEMBLY AND FIRE RATING AS SCHEDULED ON ARCHITECTURAL DRAWINGS.

CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION

GENERAL: PROTECTION

SURROUNDING AND ADJACENT MATERIALS AND PLANTS SHALL BE COVERED AND CAREFULLY PROTECTED DURING THE CLEANING OPERATION. SOIL BELOW WALLS TO BE CLEANED SHALL BE NEUTRALIZED AND EXCESS CHEMICALS SHALL BE WASHED AWAY OR GATHERED AND DISPOSED OF ELSEWHERE.

GENERAL: CLEAN UP

AT END OF CLEANING ALL DEBRIS REMOVED SHALL BE GATHERED TOGETHER AND HAULED AWAY FROM THE SITE AND DISPOSED OF ELSEWHERE IN ACCORDANCE WITH ALL APPROPRIATE REGULATIONS.

GENERAL: PROTECTION OF BUILDINGS

THE CONTRACTOR SHALL PROTECT THE BUILDING AND KEEP IT DRY AT ALL TIMES. HE SHALL PROVIDE AND INSTALL TEMPORARY FLASHING, MEMBRANE OR PLYWOOD COVERS, PIPING, GUTTERING, DOWN SPOUTS, ETC. AS MAY BE NEEDED TO PROTECT THE BUILDING FROM DAMAGE FROM ANY SOURCE – NATURAL OR MAN MADE.

SPECIFIC DEMOLITION PLANS

SEE DEMOLITION PLAN AS WELL AS REVISED PLANS, ELEVATIONS, SECTIONS, DOOR AND ROOM FINISH SCHEDULES AND VARIOUS DETAILS FOR WORK TO BE DONE.

GENERAL - DEMOLITION SCOPE

DEMOLITION AND SALVAGE AND RELATED ITEMS NECESSARY TO COMPLETE WORK REQUIRED BY THE DRAWINGS OR SPECIFICATIONS ARE A PART OF THESE CONTRACT DOCUMENTS UNLESS SPECIFICALLY EXCEPTED.

GENERAL - PROTECTION OF STRUCTURE

THROUGHOUT THIS PHASE OF THE WORK THE CONTRACTOR SHALL SECURE THE BUILDING AND MAKE IT WATERTIGHT AT THE END OF EACH DAYS WORK OR AT THE APPROACH OF RAIN.

GENERAL - DEMOLITION AND REMOVAL

DEMOLITION AND REMOVAL INCLUDED IN THE PROJECT COVERS THE DEMOLITION AND REMOVAL OF CERTAIN PARTS OF THE EXISTING BUILDING, ALL AS SHOWN AND NOTED ON THE DRAWINGS.

1) REMOVAL OF CERTAIN WOOD, GYPSUM BOARD WALLS, FLOORS, DECKS, FRAMING, NAILERS AND CEILINGS.

2) REMOVAL OF CERTAIN DOORS.

3) REMOVAL OF CERTAIN TRIM.

NOTE THAT CERTAIN ELECTRICAL, WATER, GAS, SEWER AND STORM SEWER SYSTEMS ARE IN THE AREA WHERE DEMOLITION WORK TAKES PLACE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN ALL AREAS BUT IN PARTICULAR IN THE AREAS SO NOTED. CAUTION: OTHER UTILITY LINES EXIST IN AREAS WHERE DEMOLITION IS TO TAKE PLACE. NO DATA IS AVAILABLE ON THESE, THEREFORE, THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN ALL DEMOLITION WORK. CAUTION: THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS DURING DEMOLITION WORK AS WELL AS DURING NEW CONSTRUCTION.

AFTER DEBRIS IS ON THE GROUND, IT SHALL BE HAULED AWAY AND DISPOSED OF ELSEWHERE. DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE AND THE SITE SHALL BE KEPT CLEAN AND FREE OF TRASH AND DEBRIS

GENERAL HARDSCAPE PROTECTIONS:

THE CONTRACTORS SHALL EXERCISE EXTREME CAUTION IN DISTURBANCE OF EXISTING CONCRETE WALKS AND ASPHALT TO REMAIN. ALL DAMAGE REPAIRS SHALL MATCH AND BLEND W/ ADJACENT SURFACES.

DEMOLITION KEYNOTES

1

REMOVE EXISTING DOOR AND FRAME.

2

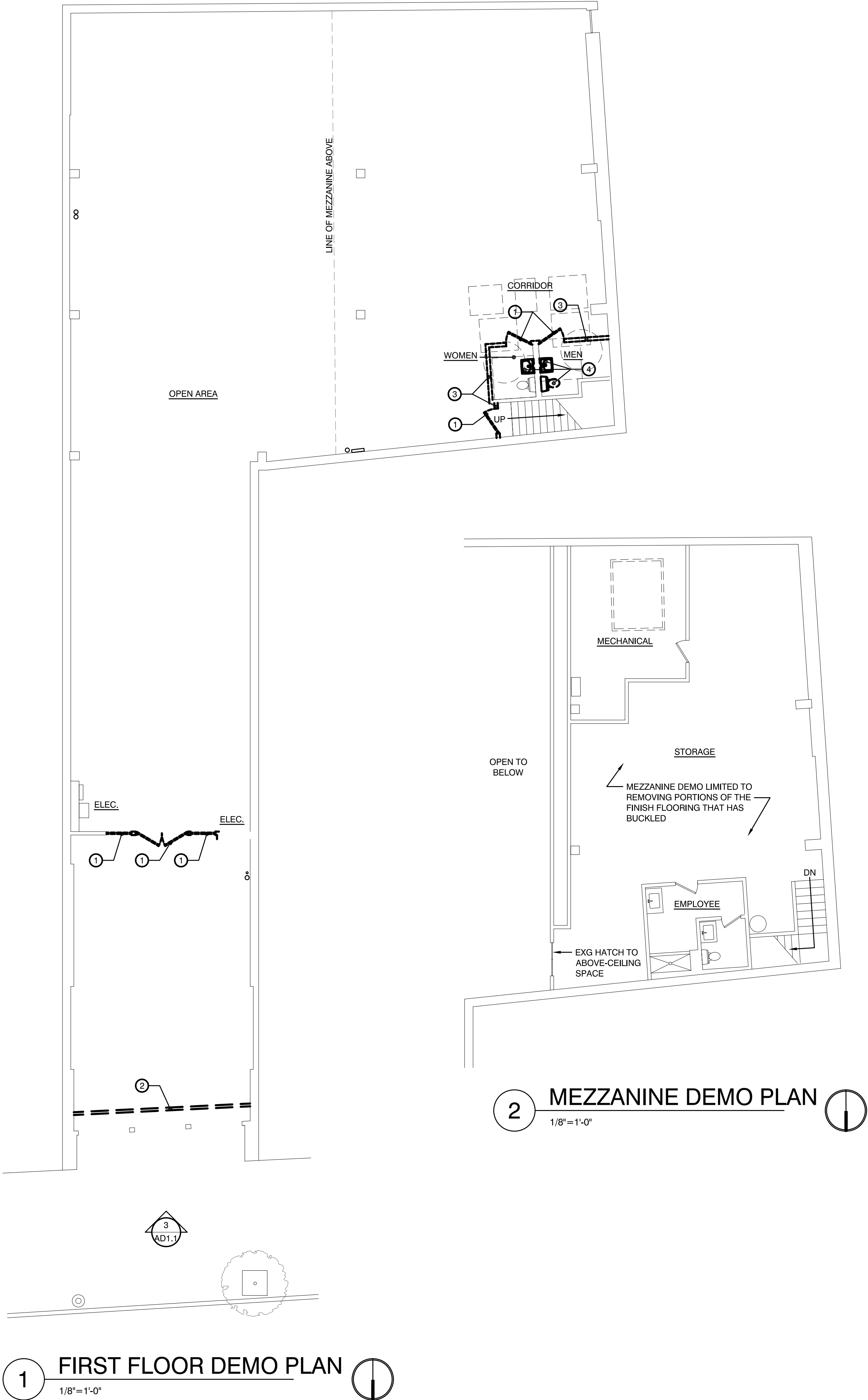
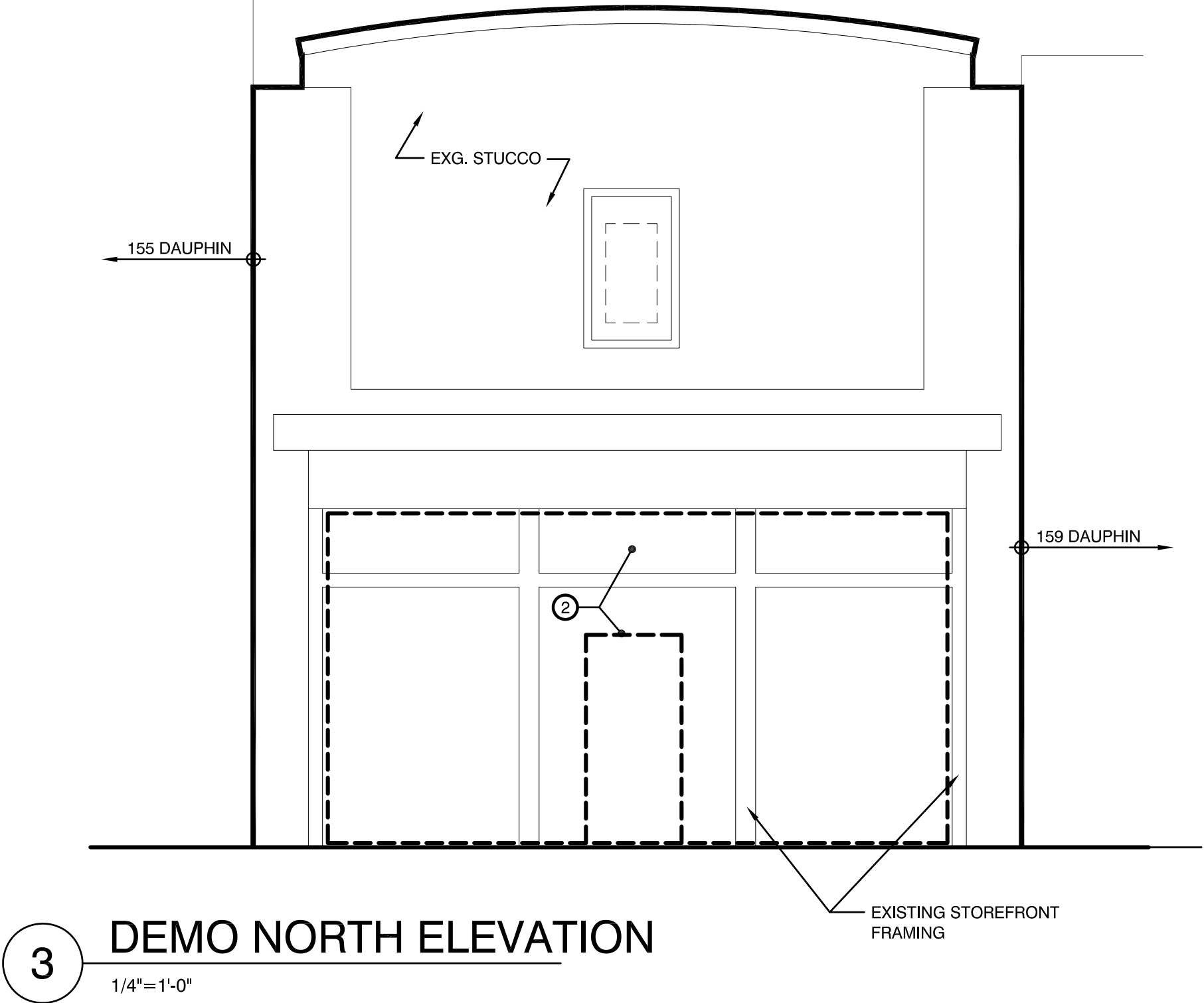
REMOVE TEMPORARY PLYWOOD SECURITY PARTITION AND DOOR

3

REMOVE NON-LOAD BEARING PARTITION

4

REMOVE PLUMBING FIXTURE AND CAP AS NEEDED



70 n joachim st | unit c- | mobile, al | 36606 | 251.382.8317

MOBILE | ALABAMA

157 DAUPHIN STREET
BUILDING RENOVATIONS

ISSUES + REVISIONS

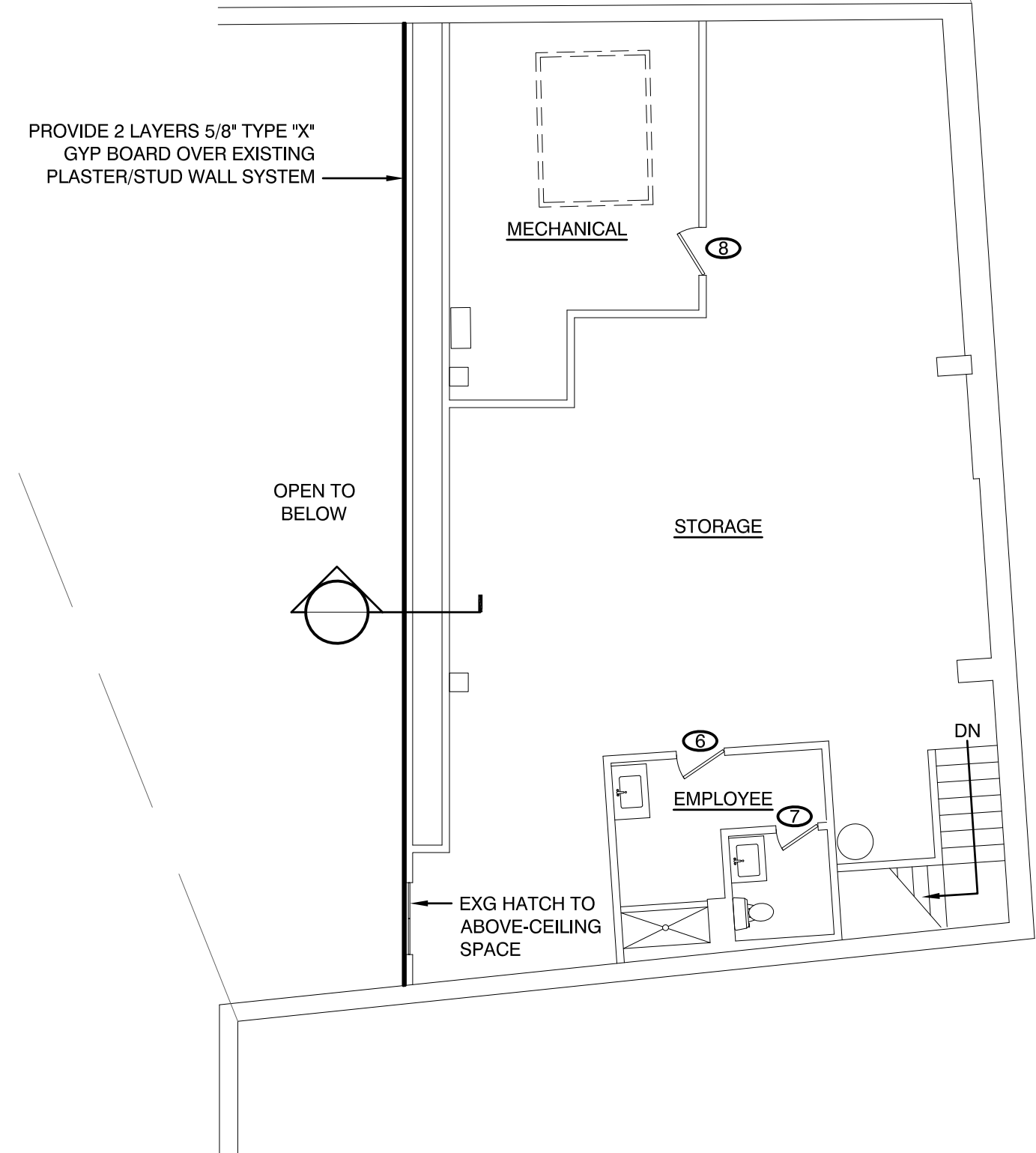
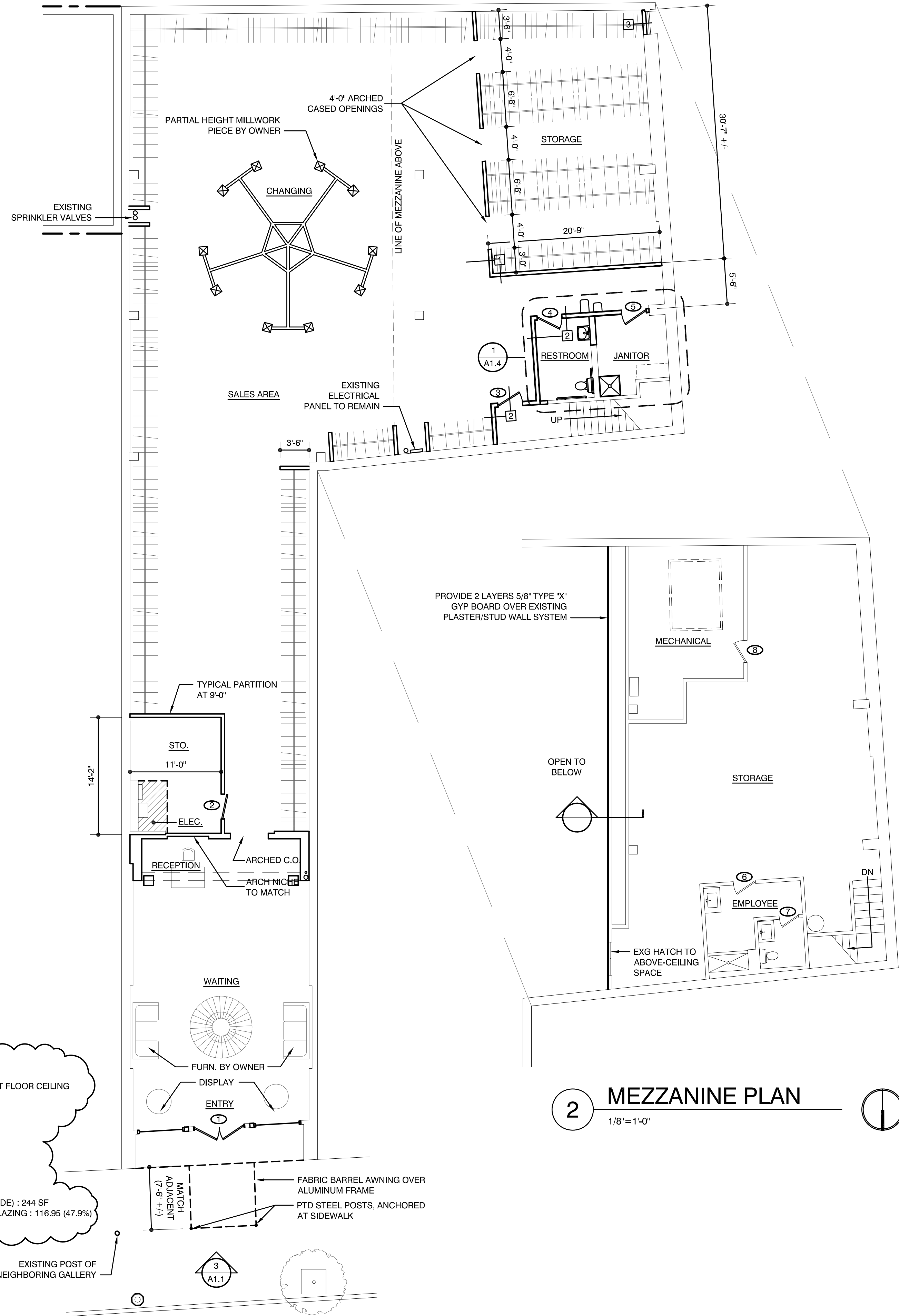
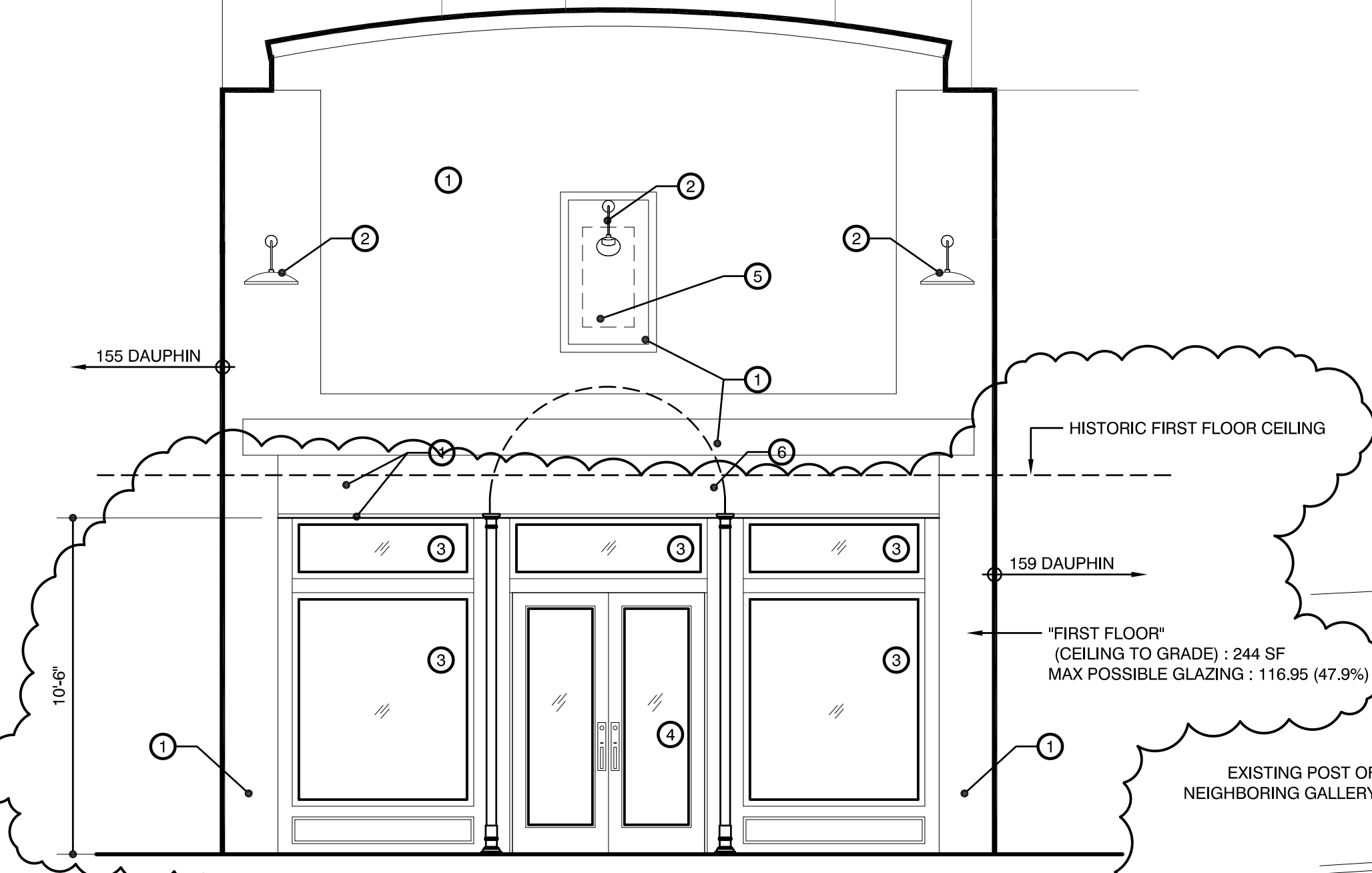
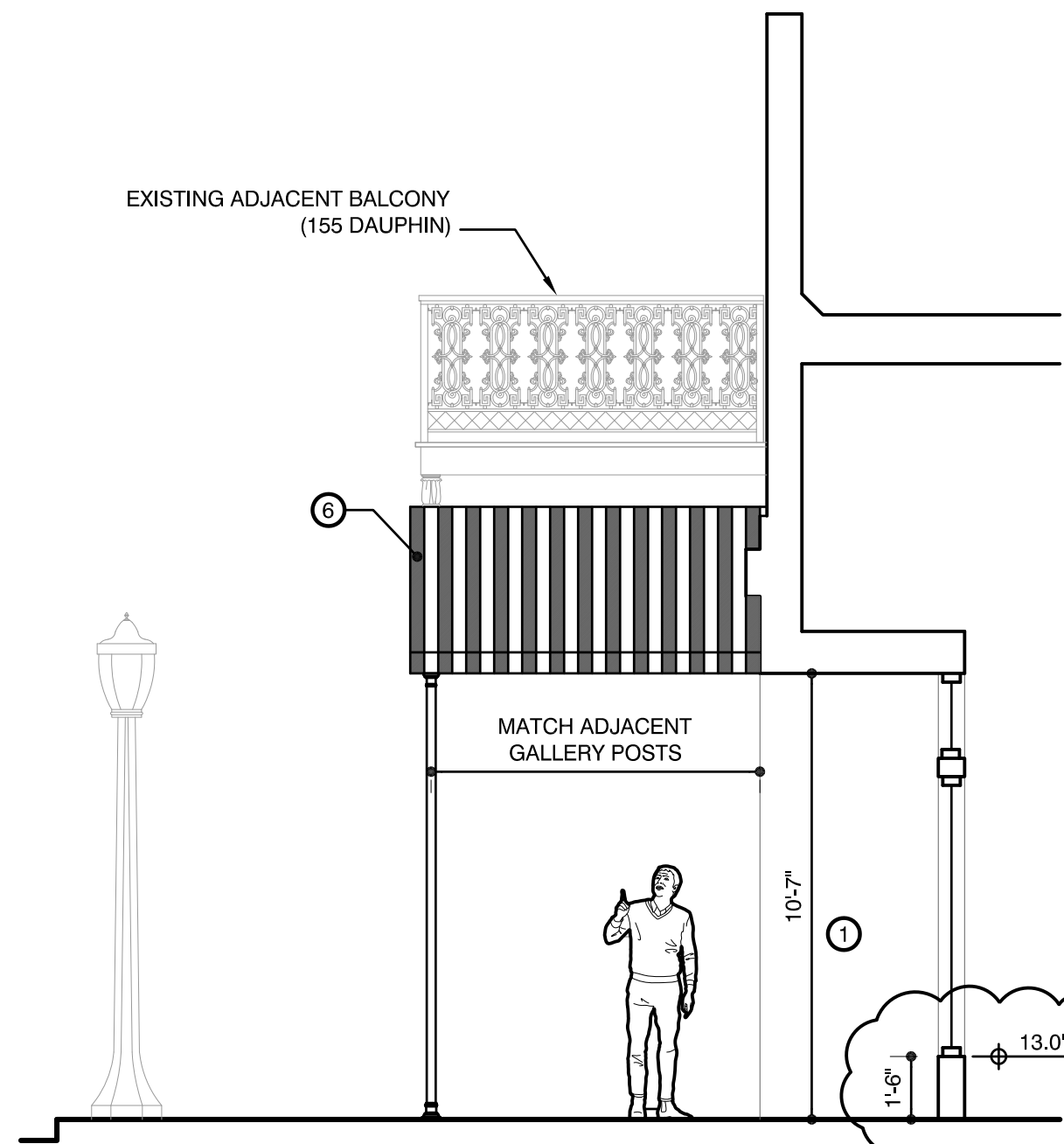
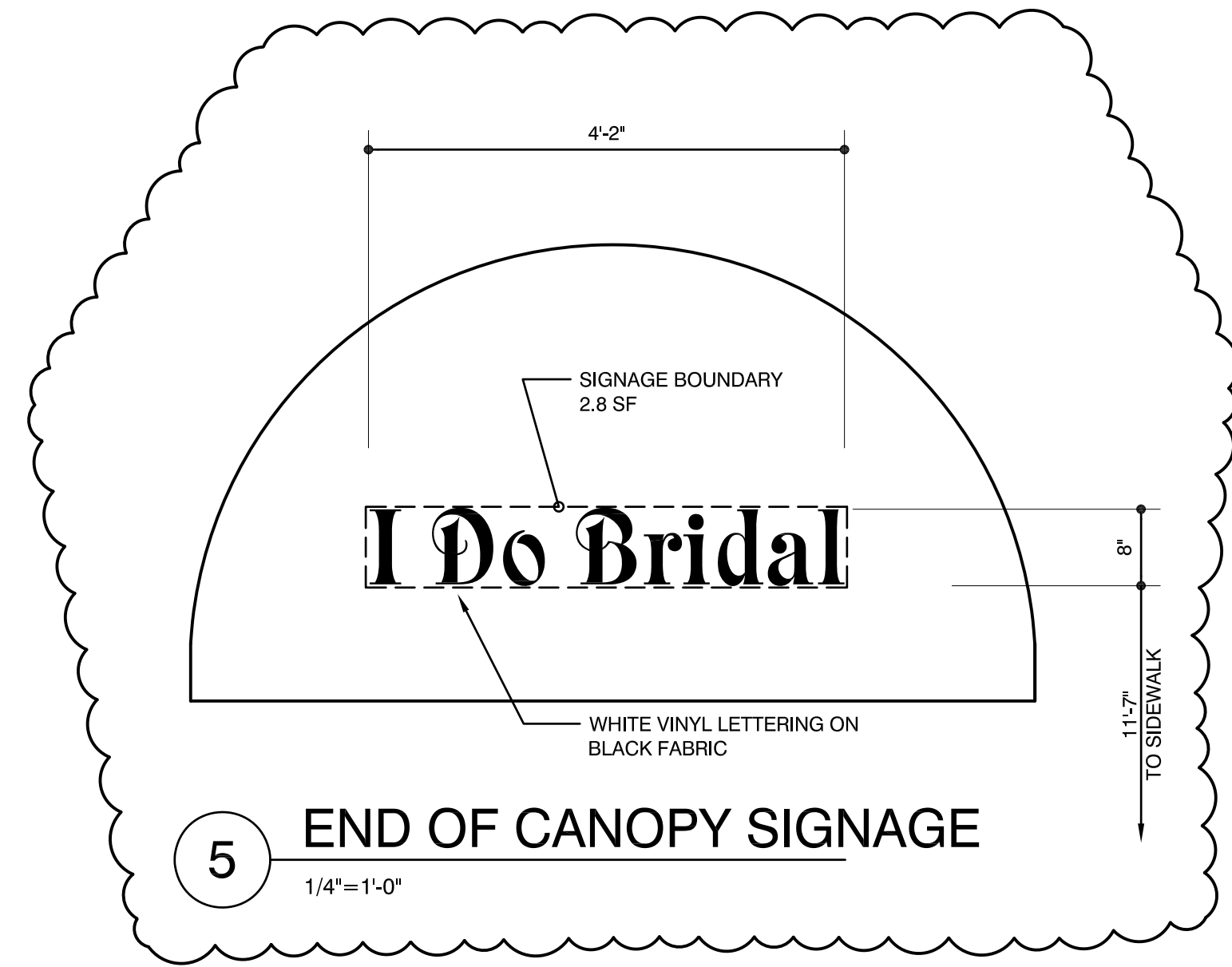
IN-PROGRESS

06.28.25

DEMOMON PLANS

dakinstreetarchitects

AD1.1



ELEVATION KEYNOTES	
1	PAINT EXISTING STUCCO. COLORS TO BE SELECTED BY OWNER
2	NEW WALL-MOUNT LIGHT FIXTURE
3	NEW IMPACT-RATED ALUMINUM STOREFRONT
4	NEW WOOD ENTRY DOOR WITH IMPACT GLAZING
5	APPLIED DECORATIVE ELEMENT (FINAL ARTWORK TBD)
6	HUNG FABRIC ENTRANCE CANOPY ON ALUMINUM FRAME WITH PAINTED STEEL POSTS TO ALIGN WITH ADJACENT GALLERY POSTS