

2-27-2012

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# SEAHOLM POWER PLANT RENOVATION

City of Austin Historic Landmark Commission  
Review for Partial Demolition

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MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS

This detailed site plan illustrates the layout of the Seaholm Nuclear Power Plant. The central feature is the large, rectangular **SEAHOLM TURBINE GENERATOR BUILDING**. To its west (left) is the **1972 WEST ADDITION**, and to its east (right) is the **1987 ADDITION**. A series of smaller buildings, numbered **#5** through **#9**, are situated between the main turbine building and the 1987 addition. Other labeled structures include the **GUARDHOUSE**, **PORTABLE BLDG**, and **OIL HEATING BUILDING**. The plan also shows extensive **PARKING** areas and an **EXISTING RAILROAD SPUR** running along the bottom. The site is bordered by **WALTER SEAHOLM DRIVE** to the north and **WEST CESAR CHAVEZ** to the west. Topographic contour lines are visible throughout the plan, indicating the terrain's elevation. Various engineering notes and dimensions are present, such as "TOTAL AREA = 7.128 ACRES" and "LOT 10 BLOCK 6".



0                      30'                      60'                      120'

Architects  
Clayton&Little

City of Austin Historic Landmark Commission  
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# SEAHOLM POWER PLANT RENOVATION

## EXISTING SITE PLAN

KEY

- EXISTING ELEMENT TO BE REMOVED
- EXISTING ELEMENT TO BE REMOVED
- EXISTING PAVING TO BE REMOVED
- EXISTING ROOFING AND INSULATION (ONLY) TO BE REMOVED

FLUE @ BOILER 9 TO BE REMOVED  
 CMU SURROUND @ NORTH, EAST AND WEST WALLS TO REMAIN.  
 PUNCTUATE EXISTING WALLS WITH NEW WINDOWS AND DOORS, RE: PROPOSED ELEVATIONS

PORTABLE BUILDING TO BE REMOVED

1987 CMU ADDITION TO BE REMOVED

REMOVE WEST ADDITION (CA. 1972)

REMOVE CONCRETE SLOPE CAP AND RETAINING WALL

REMOVE FLAGPOLE AND RETAIN FOR REUSE

ORIGINAL LOCATION OF 2ND FLAGPOLE, CURRENTLY STORED DUE TO UTILITY CONSTRUCTION ON SITE

REMOVE GUARDHOUSE AND EXISTING FENCING/GATES

OIL HEATING BUILDING

EDGE OF ASPHALT (ALL TO BE REMOVED)

TANK 4

TANK 2

TANK 3

TANK 1

8

7

6

5

SEAHOLM  
 TURBINE GENERATOR  
 BUILDING

BRICK GATE POSTS (2) TO RELOCATED ON SITE AND REPAIRED AS NEEDED.

REMOVE ALL LEVELS OF OIL HEATING BUILDING AND UNDERGROUND STORAGE TANKS

REMOVE PIPE TRENCHES SHOWN HATCHED

REMOVE ALL SIDEWALKS, PAVING AND CURBS

SMOKESTACKS AND FLUES TO REMAIN, EXCEPT FLUE @ #9 TO BE REMOVED

BOILERS 6,7,8 TO BE REMOVED. STEEL FRAMES AND CATWALKS ABOVE TO REMAIN. PIPES ENTERING NORTH WALL OF BUILDING TO REMAIN

EXISTING RAILROAD SPUR TRACKS TO REMAIN TO PROPERTY LINE

REMOVE ROOFS SHOWN HATCHED AND PREPARE FOR NEW INSULATION AND ROOFING

REMOVE ALL SIDEWALKS, PAVING AND CURBS

ITALIAN CYPRESS TREES TO REMAIN. PROTECT DURING CONSTRUCTION

EXISTING CONCRETE STEPS, PLINTHS AND LANDING PADS AT SOUTH ENTRY PORTALS TO REMAIN, PROTECT DURING CONSTRUCTION

REMOVE EXISTING TREES IN THESE LOCATIONS

WALTER SEAHOLM DRIVE

W. CESAR CHAVEZ

R.O.W. VARIES

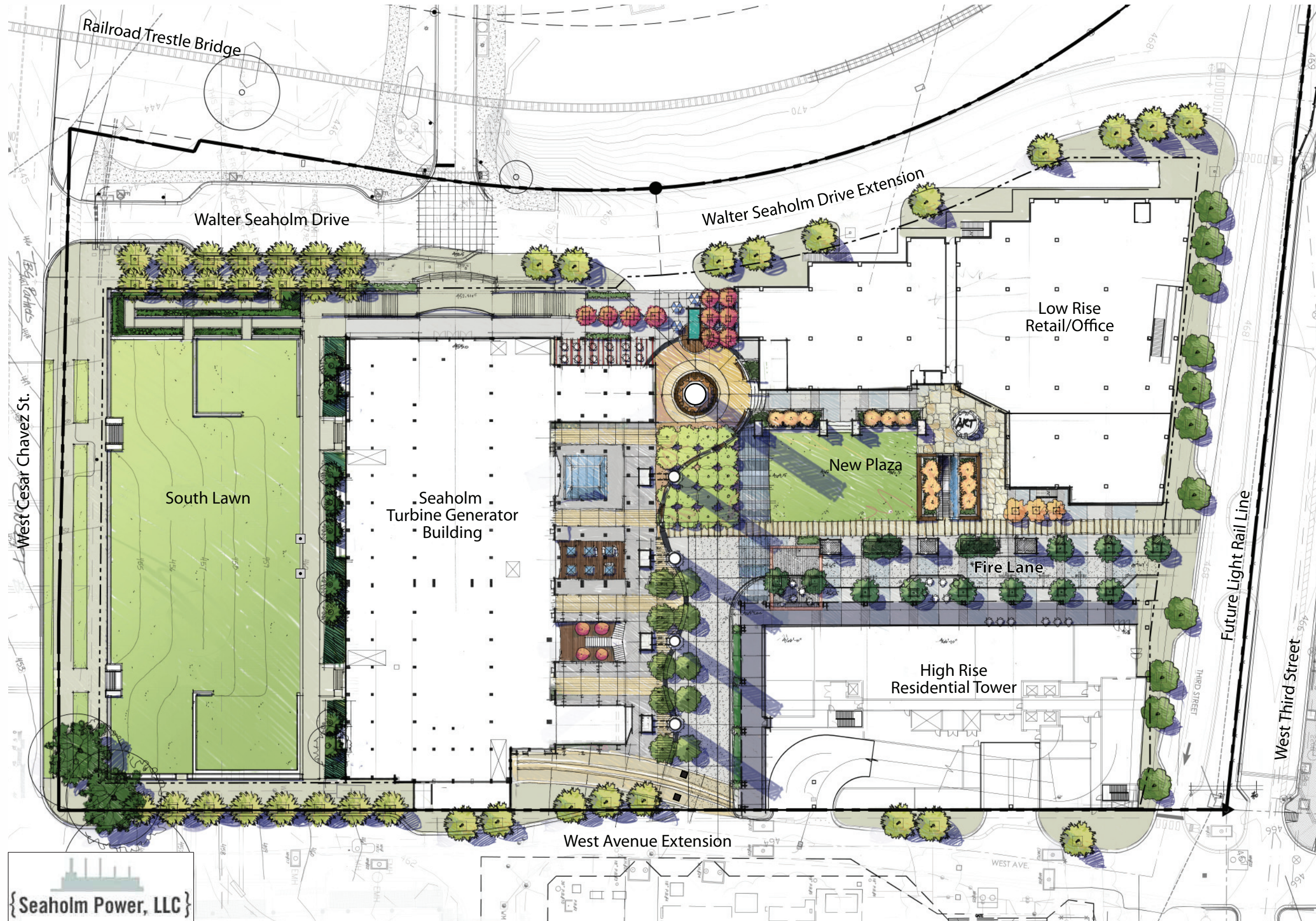


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# SEAHOLM POWER PLANT RENOVATION

EXISTING & PROPOSED  
 DEMOLITION  
 SITE PLAN





{ Seaholm Power, LLC }



Architects  
Clayton&Little

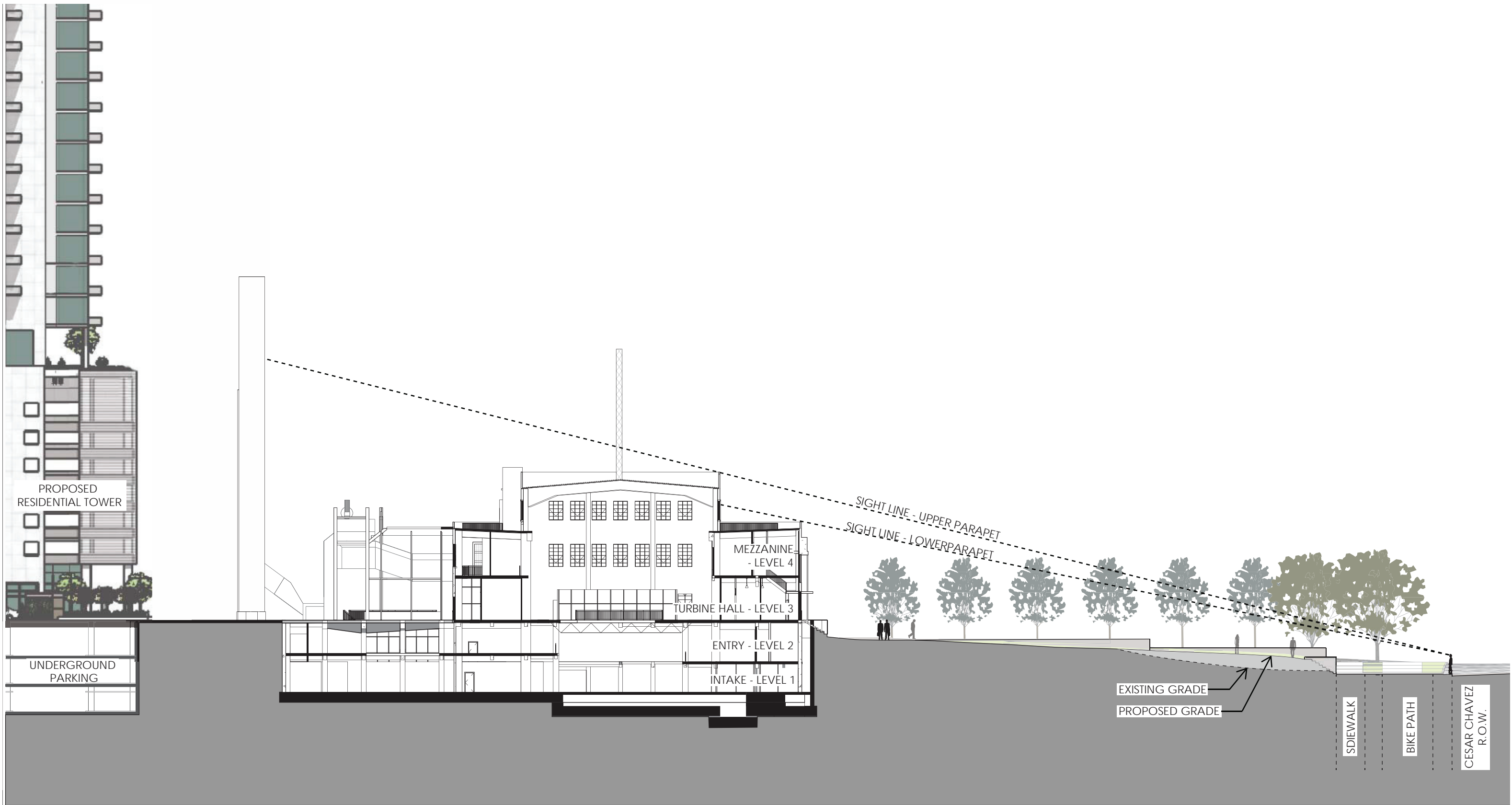


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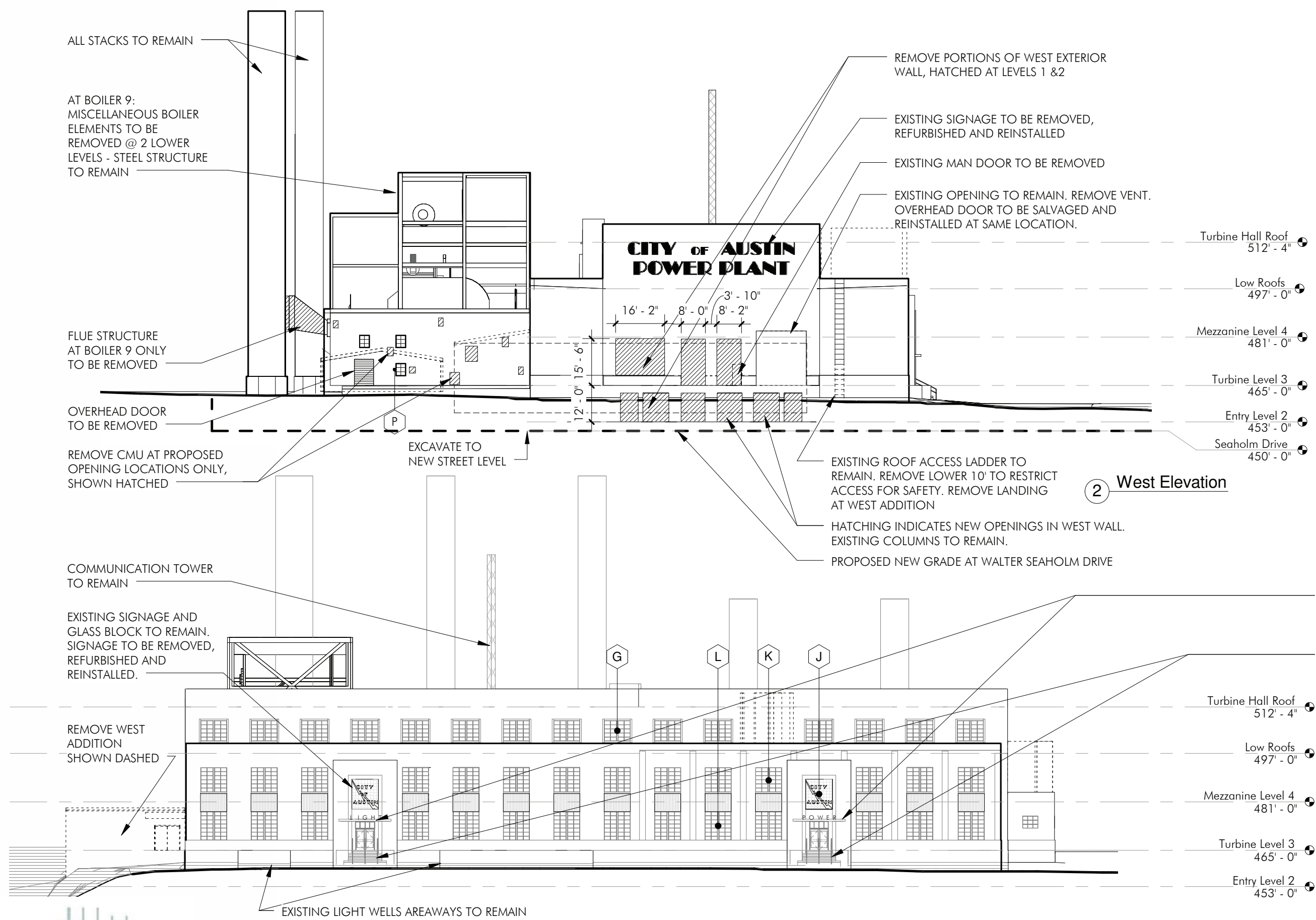
## SEAHOLM POWER PLANT RENOVATION

PROPOSED  
SITE PLAN





SITE SECTION CUT AT WEST MAIN ENTRY ON SOUTH ELEVATION



**DRAWING LEGEND**

TO BE REMOVED

WINDOW KEY, RE: SHEET 29

- JOINTS IN CAST CONCRETE  
NOT SHOWN FOR CLARITY

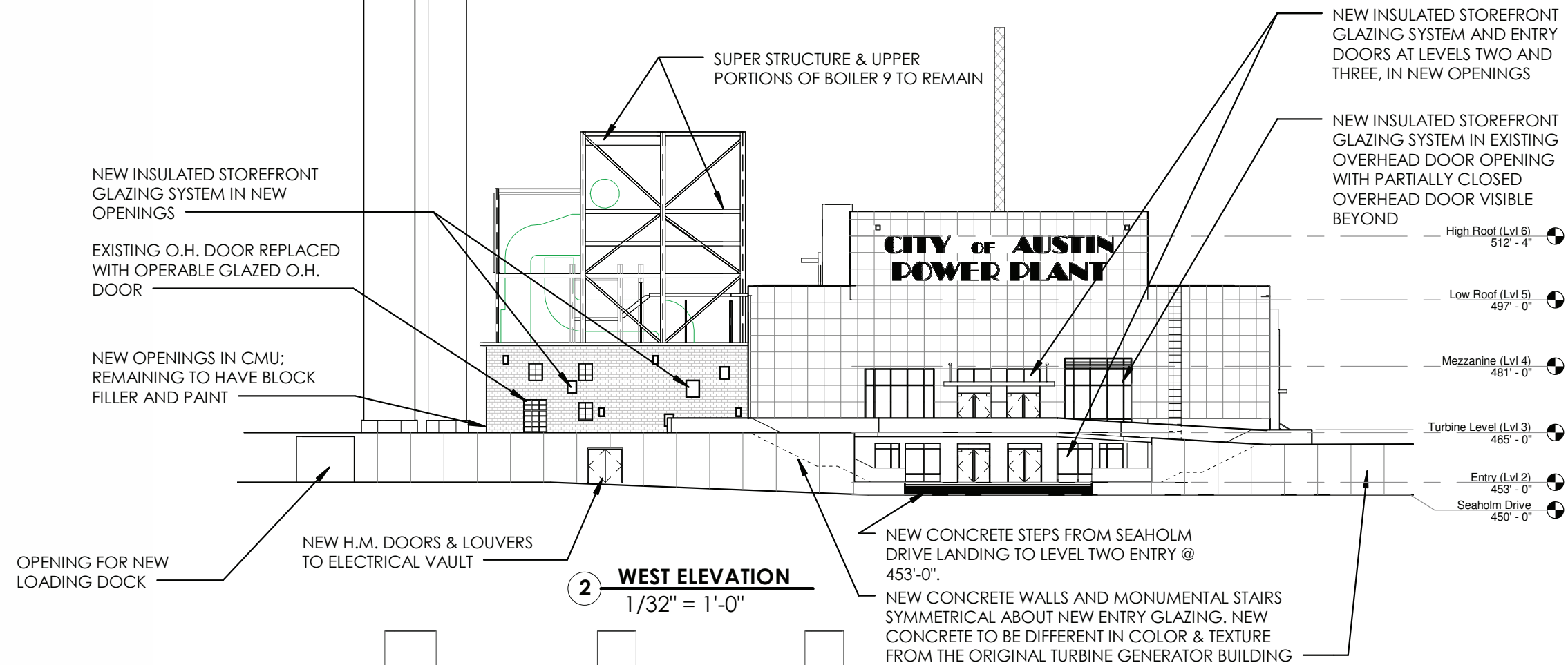
- NOTES:**
1. ALL EXTERIOR CONCRETE TO BE CLEANED AND SEALED WITH CLEAR PENETRATING SEALER. EXISTING CRACKS 1/8" OR LARGER TO BE PATCHED. CRACKS 1/8" OR SMALLER TO BE SEALED. TEST PANELS TO BE PREPARED FOR APPROVAL BY TEXAS HISTORICAL COMMISSION STAFF.
  2. DAMAGED/BROKEN CAST STONE WINDOW SILLS ARE TO BE REPLACED IN KIND.
  3. DAMAGED/BROKEN CAST STONE ROOF PARAPET COPING TO BE REPLACED IN KIND. RE: DETAILS ON SHEET 33.
  4. SEE DETAILS, SHEET 30, FOR PROPOSED WINDOW SCOPE OF WORK.
  5. EXISTING GLASS BLOCK OPENINGS TO BE CLEANED AND SEALED.



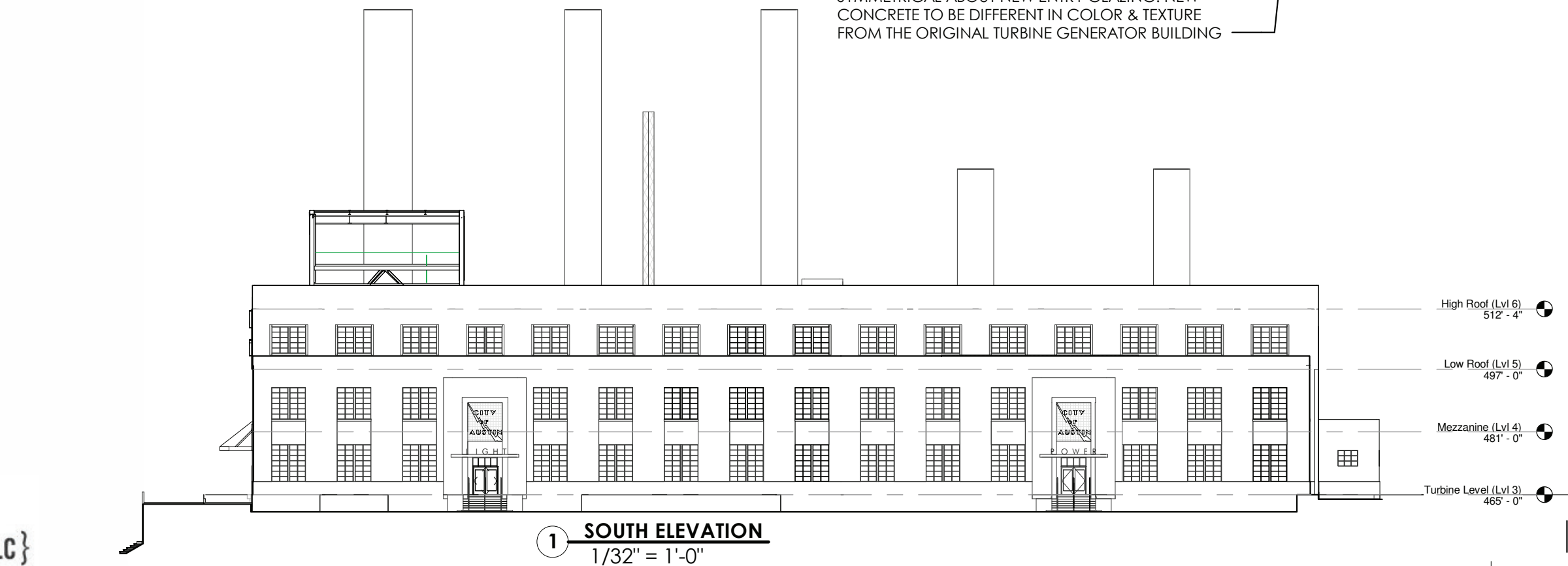
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# SEAHOLM POWER PLANT RENOVATION

**EXISTING & PROPOSED  
DEMOLITION SOUTH &  
WEST ELEVATIONS**



**2 WEST ELEVATION**  
1/32" = 1'-0"



**1 SOUTH ELEVATION**  
1/32" = 1'-0"

STACK 9 BEYOND  
BOILER 9 BEYOND  
COMMUNICATION  
TOWER TO REMAIN

REMOVE EXISTING  
COMMUNICATION  
EQUIPMENT AND RACEWAYS

STACKS IN FOREGROUND  
SHOWN DASHED FOR  
CLARITY

EXISTING O.H.  
DOOR TO REMAIN

NOTE: BOILERS 6,7,8 & PART OF 9 TO BE REMOVED.  
STEEL SUPERSTRUCTURES, FLUES, FLUE BLOWERS, PIPING OVER 4" DIA., AND CATWALKS TO REMAIN.

#### DRAWING LEGEND



TO BE REMOVED



WINDOW KEY, RE: SHEET 29

- JOINTS IN CAST CONCRETE  
NOT SHOWN FOR CLARITY

#### NOTES:

1. ALL EXTERIOR CONCRETE TO BE CLEANED AND SEALED WITH CLEAR PENETRATING SEALER. EXISTING CRACKS 1/8" OR LARGER TO BE PATCHED. CRACKS 1/8" OR SMALLER TO BE SEALED. TEST PANELS TO BE PREPARED FOR APPROVAL BY TEXAS HISTORICAL COMMISSION STAFF.
3. DAMAGED/BROKEN CAST CONCRETE WINDOW SILLS ARE TO BE REPLACED IN KIND.
4. DAMAGED/BROKEN CAST STONE ROOF PARAPET COPING TO BE REPLACED IN KIND. RE:DETAILS ON SHEET 33.
5. SEE DETAILS, SHEET 30, FOR PROPOSED WINDOW SCOPE OF WORK.
6. EXISTING GLASS BLOCK OPENINGS TO BE CLEANED AND SEALED.

Turbine Hall Roof  
512' - 4"

Low Roofs  
497' - 0"

Mezzanine Level 4  
481' - 0"

Turbine Level 3  
465' - 0"

Entry Level 2  
453' - 0"

Intake Level 1  
439' - 0"

2 East Elevation

FLUE STRUCTURES, BLOWERS AND BLOWER MOUNTS TO REMAIN. CORRUGATED MTL. SHROUDING TO BE REMOVED.

SKELETAL STEEL FRAMEWORK, CATWALKS AND PIPING ENTERING BUILDING TO REMAIN

Turbine Hall Roof  
512' - 4"

Low Roofs  
497' - 0"

Mezzanine Level 4  
481' - 0"

Turbine Level 3  
465' - 0"

Entry Level 2  
453' - 0"

Intake Level 1  
439' - 0"

1 North Elevation

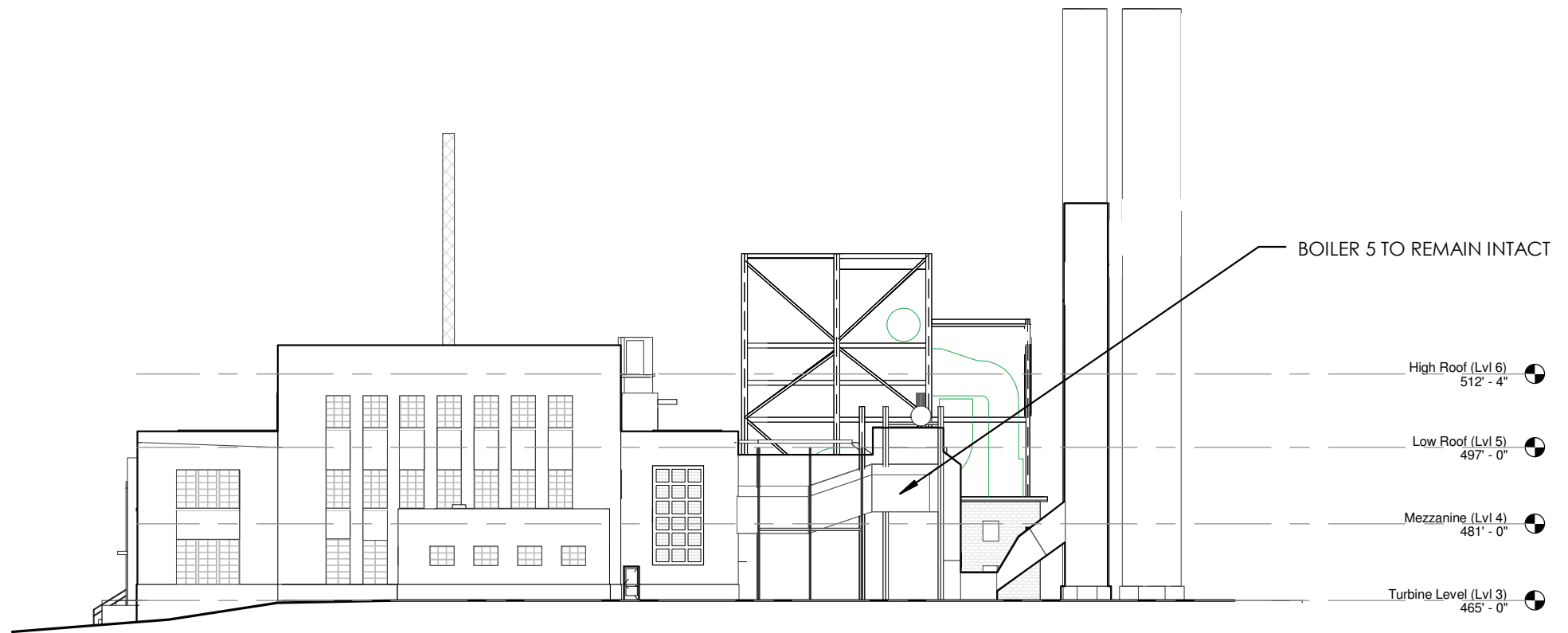
CONCRETE EQUIPMENT ACCESS SLABS TO REMAIN

BOILER #9 EQUIPMENT TO BE REMOVED FROM THIS POINT DOWN TO LEVEL 2

REMOVE WEST ADDITION, PORTABLE BUILDING AND 1989 CMU ADDITION SHOWN DASHED

CMU ENCLOSURE AT BOILER #9 TO REMAIN. PUNCTUATE NEW OPENINGS PER PROPOSED





**2 EAST ELEVATION**  
1/32" = 1'-0"

NEW INSULATED STOREFRONT  
GLAZING SYSTEM IN EXISTING  
OVERHEAD DOOR OPENING  
WITH PARTIALLY CLOSED  
OVERHEAD DOOR VISIBLE  
BEYOND

BOILER 5 ELEMENTS  
ALL TO REMAIN

NEW 4' DEEP METAL CANOPY  
AT NEW ROOF DECK  
NEW CURTAINWALL INFILL  
GLAZING AT EXISTING  
OPENINGS WHERE BOILERS  
6, 7, 8 REMOVED

NEW INSULATED STOREFRONT  
GLAZING SYSTEM AT EXISTING  
OPENING IN CMU SURROUND  
NEW INSULATED STOREFRONT  
GLAZING SYSTEM & DOOR @ NEW  
OPENING IN CMU SURROUND

High Roof (Lvl 6)  
512' - 4"

Low Roof (Lvl 5)  
497' - 0"

Mezzanine (Lvl 4)  
481' - 0"

Turbine Level (Lvl 3)  
465' - 0"

WEST AVE.

Entry (Lvl 2)  
453' - 0"

Seaholm Drive  
450' - 0"

Intake (Lvl 1)  
439' - 0"

SEAHOLM DR.

**1 NORTH ELEVATION**  
1/32" = 1'-0"

NEW TUNNEL FROM PARKING  
GARAGE, SPLIT FOR SERVICE  
AND TENANT USE

SKYLIGHTS TO BE CENTERED IN  
FRONT OF BOILER OPENINGS

NEW ELECTRICAL VAULT

0 16' 32' 64'