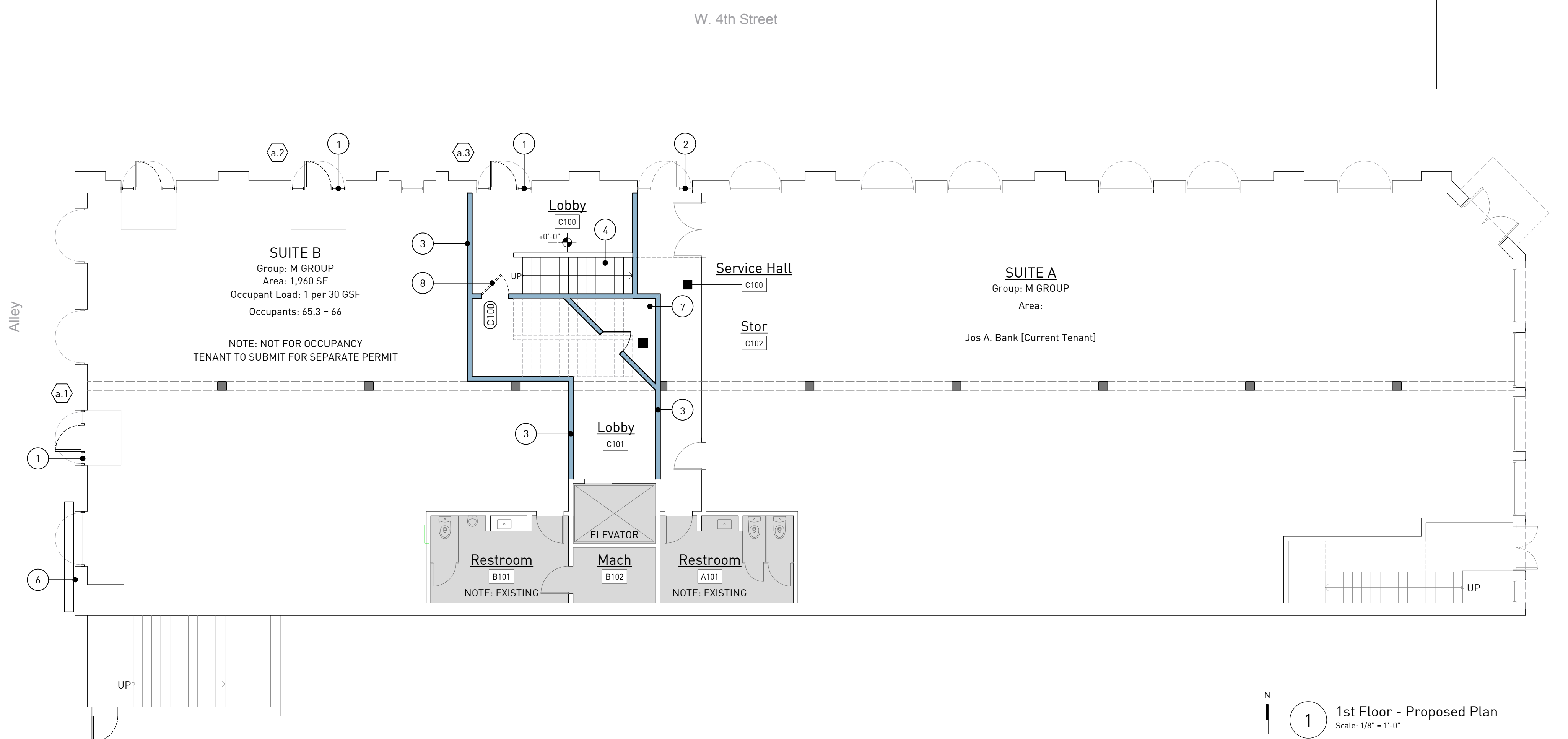


- Demolition Plan Keynotes**
- A. Remove existing wood high window and Non-Historic brick infill. Refer to elevations for more information.
 - B. Remove portion of slab-on-grade for new ADA entrance.
 - C. Existing electrical service and gear to remain.
 - D. Existing restroom to remain.
 - E. Remove interior non-load bearing walls.
 - F. Remove all suspended ceilings, finishes, light fixtures and ductwork to structure.
 - G. Remove all floor finishes to slab.
 - H. Remove drywall or plaster from interior face of brick wall. Remove (sandblast, walnut shells or other) finish from brick. Preserve, maintain as much of Historic brick as possible.
 - I. Remove wood framed stair and handrails.
 - J. Maintain existing doors. Protect during construction.
 - K. Existing electrical panel to remain.
 - L. Existing Fan Unit to remain above restroom.
 - M. Existing telephone demark to be re-located.
 - N. Existing heavy timber frame to remain.
 - O. Existing elevator to remain.
 - P. Relocate existing mop sink.



- Floor Plan General Notes**
- I. The dimensions on this sheet are to face of stud and/or masonry, centerline of column/beam, and face of awning.
 - II. GC to field verify all dimensions prior to demolition to verify extent of demo that will accommodate work. If a discrepancy is identified, please notify ARCHITECT.
 - III. Refer to appropriate sheet and/or schedule for additional information/detail regarding items shown herein.
 - IV. Keynotes located on this sheet are for this sheet only.
 - V. Refer to Sheet G0.2 - General Conditions for additional information associated with, but not limited to: submittals, shop drawings, samples, cutting and patching, coordination and staging, protection of work.

- Floor Plan Keynotes**
- 1. New wood exterior storefront door and arched transom above. Paint to match existing doors.
 - 2. New window film on existing side lights & door.
 - 3. New interior partition.
 - 4. New wood framed stair.
 - 5. New slab-pour back and vestibule ramp.
 - 6. New telephone demark location. Provide pull box and blank conduit to tenant premises for future telephone/Data service.
 - 7. Relocated mop sink.
 - 8. Door to elevator lobby (accessible route). Integrate into stair millwork.



Architect

M
G
I
C

MAGIC Architecture
7712 Lazy Lane
Austin, Texas 78757
(512) 994-5782

Project Title

Koppel Building
Lobby Renovation

320 Congress Avenue
Austin, TX 78701

Issue

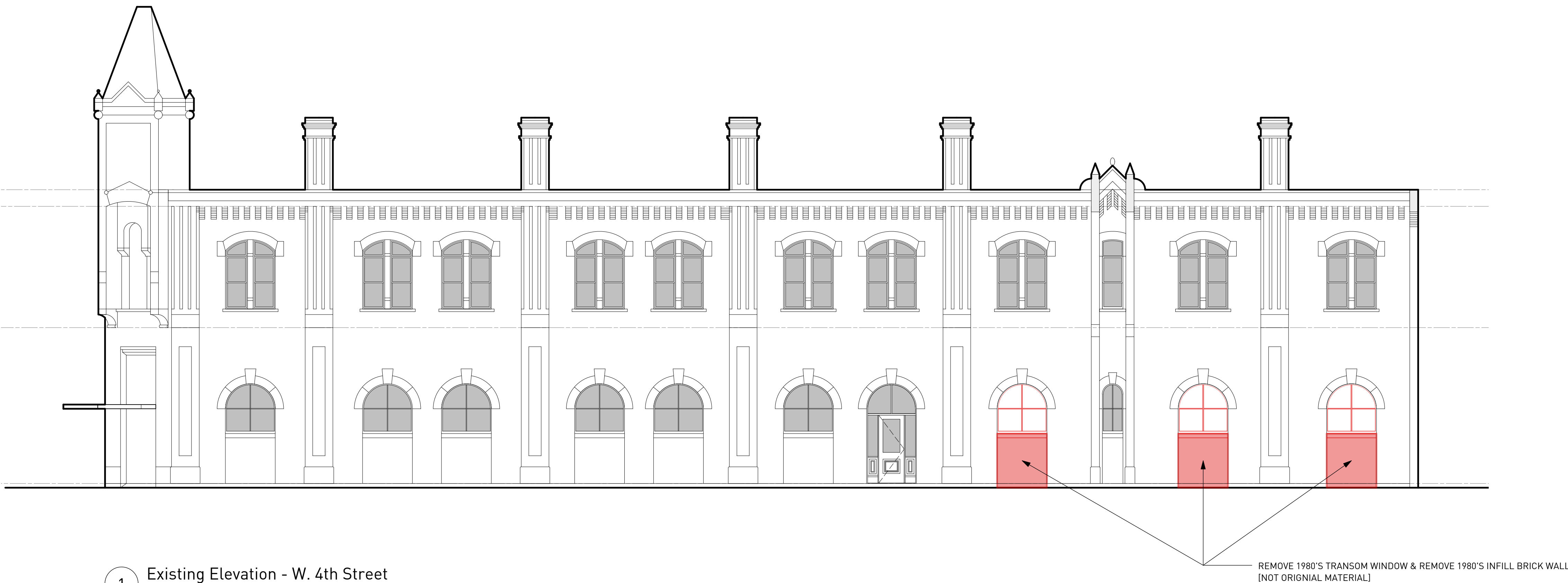
- June 20, 2017 Schematic Design
- July 11, 2017 Historic Commission Drawings

Sheet Title

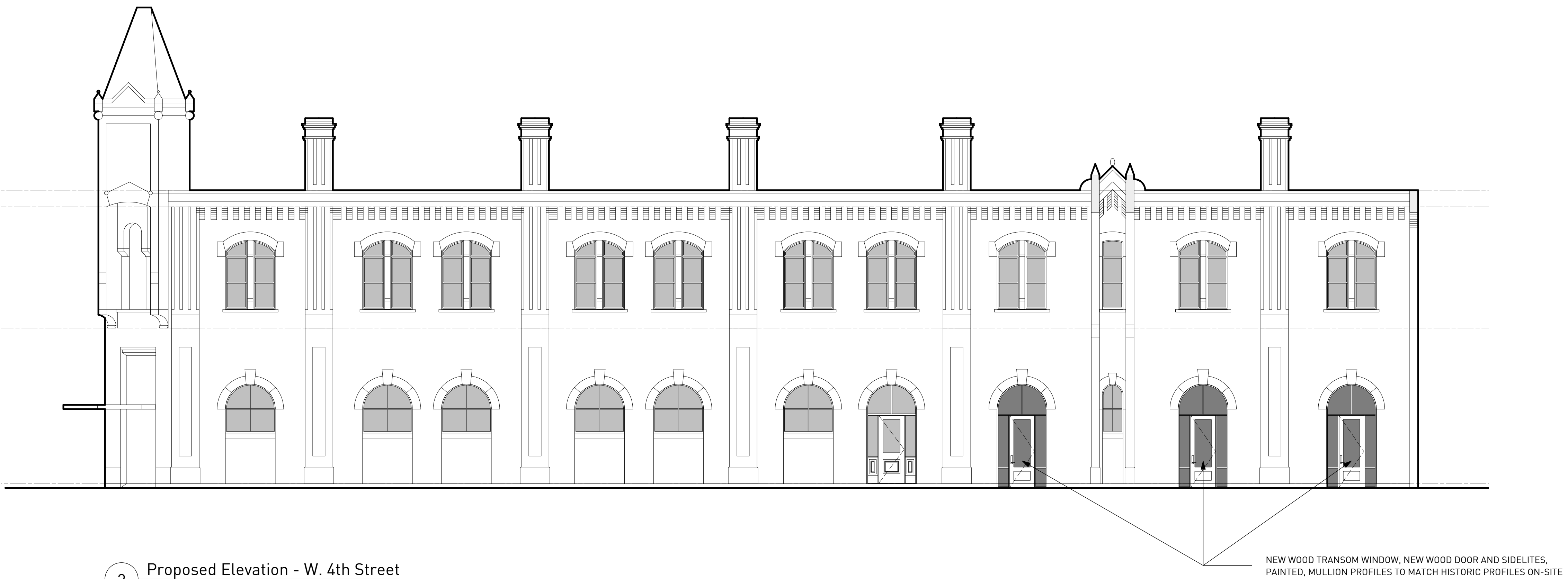
First
Floor Plans

Sheet

A1.1



1 Existing Elevation - W. 4th Street
Scale: 1/8" = 1'-0"



2 Proposed Elevation - W. 4th Street
Scale: 1/8" = 1'-0"

Seal



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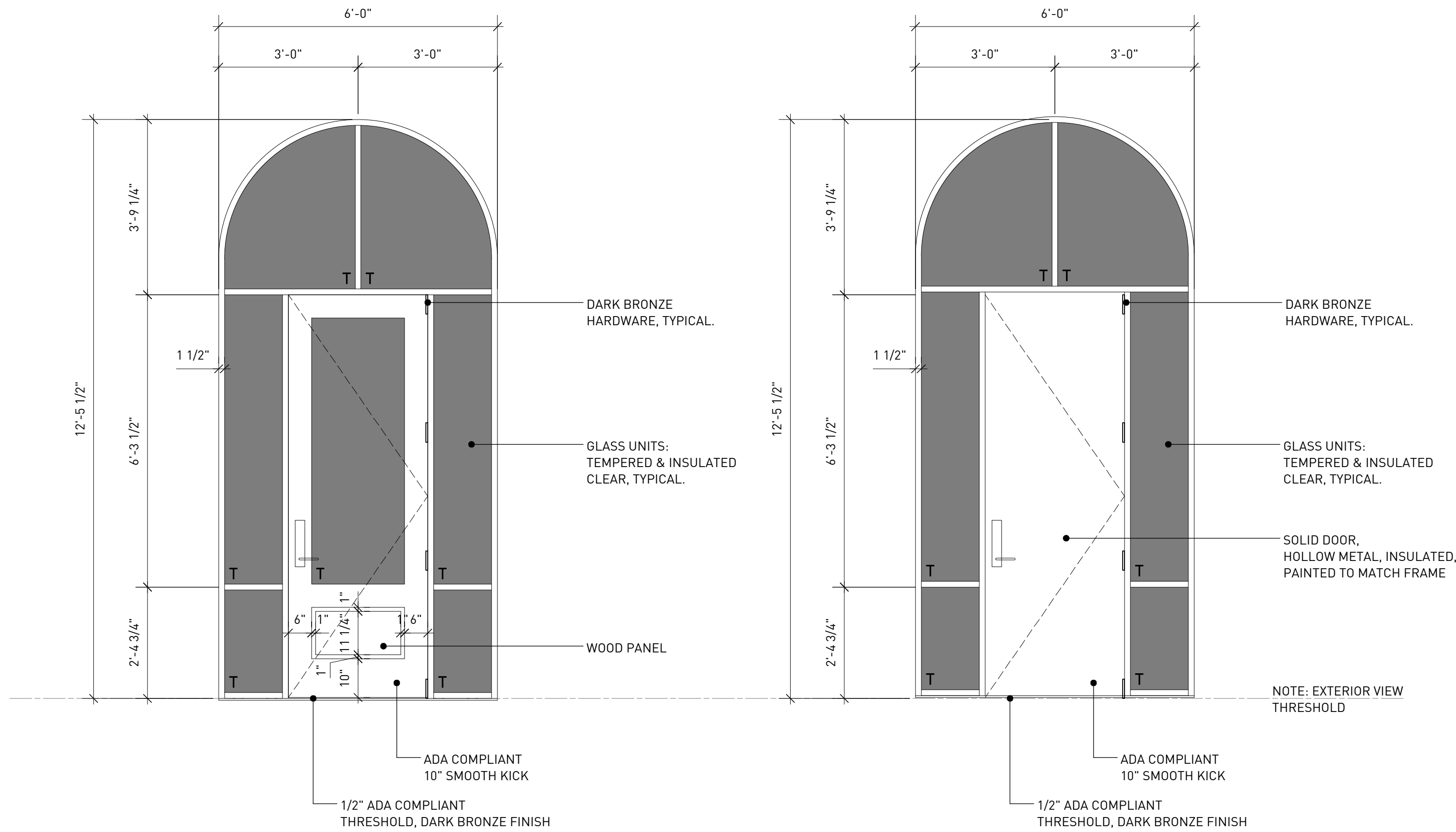
Sheet Title

Building
Elevations
West
[Alley]

Sheet

A3.1





1 Exterior Doors + Window Elevations
Scale: 1/2" = 1'-0"

EXTERIOR WINDOW & DOOR SPECIFICATIONS

- 1. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS AND FIELD VERIFY ALL DIMENSION PRIOR TO FABRICATION OF UNIT.
- 2. EXTERIOR FACE OF WINDOW UNIT TO BE FACTORY FINISHED.
- 3. ALL GLASS UNITS TO BE TEMPERED PER 2015 IBC STANDARDS.

GLASS UNIT SHGC [SOLAR HEAT GAIN COEFFICIENT] = 0.37

PROJECTION FACTOR = 0.20

VISIBLE LIGHT TRANSMITTANCE = 0.60 = 60%

U-FACTOR GLASS UNIT:

U-FACTOR DOOR = 0.83

WOOD SPECIES: DOUGLAS FIR, GRADE: CLEAR VERTICAL GRAIN

EXTERIOR FINISH: VARINSH, TO MATCH EXISTING BUILDING COLOR

INTERIOR FINISH: NONE, RAW

EXTERIOR WINDOW & DOOR MANUFACTURERS

- DURATHERM WINDOW
SERIES: WOOD WINDOWS + DOORS
- PELLA WINDOW CORPORATION
SERIES: COMMERCIAL WOOD STOREFRONT
- MARVIN
SERIES: MARVIN, CUSTOM HISTORIC PROFILE WOOD WINDOWS

EXTERIOR DOOR HARDWARE SET

- HINGES: (4) HAGER OR EQUAL
BALL BEARING, HEAVY-DUTY USE
FINISH: BLACK OR DARK BRONZE
- CLOSER: DORMA 8900 SERIES CLOSER
SURFACE APPLIED, INTERIOR FACE
FINISH: BLACK OR DARK BRONZE
- THRESHOLD: NGP
- GASKET: BY MANUFACTURER, BLACK, 3-SIDES OF DOOR
- LEVER SET: MORTISED
FINISH: BLACK OR DARK BRONZE
- DEADBOLT: LEVER INSIDE [ADA COMPLIANT]
FINISH: BLACK OR DARK BRONZE
- MOUNTING HEIGHT: CENTER OF LEVER = 36" ABOVE FLOOR