

Claudia Taylor Johnson Hall

Application for Review of a Building Permit
within a National Register Historic District



Circa. 1914



6th and Colorado

Austin History Center

Color Photographs





CLAUDIA TAYLOR JOHNSON HALL
E13 | EXTERIOR: EAST ELEVATION WITH PLAZA



REGENT'S PLAZA
E14 | EXTERIOR: LOOKING SOUTH TOWARDS 6TH AND COLORADO



REGENT'S PLAZA
E17 | EXTERIOR: LOOKING WEST TOWARDS CLAUDIA TAYLOR JOHNSON HALL



REGENT'S PLAZA
E18 | EXTERIOR: LOOKING WEST TOWARDS CLAUDIA TAYLOR JOHNSON HALL





STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
THORNTON TOMASETTI	TEN EYCK
707 WILSHIRE BLVD	1214 WEST SIXTH STREET
SUITE 4450	SUITE 100
LOS ANGELES, CA 90017	AUSTIN, TEXAS 78703
213-330-7000	512-813-9999

ALL CROW COMPANY
BLOCK 71
200 W. 6th
Austin, TX 78701

GENERAL NOTES:

1. **LIMITS OF WORK:** AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE INTERPRETED AS A BASIS FOR CLAIMS. THE CONTRACTOR SHALL VERIFY THAT THE DRAWINGS ARE INTENDED TO PROVIDE AN OVERALL CONCEPT AND UNDERSTANDING OF THE EXISTING CONDITIONS AND SYSTEMS. FIELD VERIFY DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS AND SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE BIDDING PROCESS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMITTAL OF BID.
2. **GENERAL INFORMATION:** CONTAINED IN THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS. RELIANCE ON THE DRAWINGS FOR THE EXISTING CONDITIONS IS NOT A BASIS FOR CLAIMS. CONTRACT DOCUMENTS, CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIAL OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS SHOWN ON THE DRAWINGS.
3. **PROTECTION:** PROTECT INTERIOR FINISHES, AND ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES BY THE CONTRACTOR SHALL BE CORRECTED IN KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. **WATER INFILTRATION:** DO NOT REMOVE ANY ELEMENTS ON THE EXTERIOR BUILDING ENVELOPE THAT WILL CAUSE WATER INFILTRATION.
5. **CODES AND REGULATORY REQUIREMENTS:** WHERE APPLICABLE, THERE HAVE BEEN ADOPTIONS OF THE 2018 ASHRAE 90.1, 2018 ASHRAE 189.1, 2018 ASHRAE 55, ASHRAE 62.1, ASHRAE 62.2, ASHRAE 153, ASHRAE 154, ASHRAE 155, ASHRAE 156, ASHRAE 157, ASHRAE 158, ASHRAE 159, ASHRAE 160, ASHRAE 161, ASHRAE 162, ASHRAE 163, ASHRAE 164, ASHRAE 165, ASHRAE 166, ASHRAE 167, ASHRAE 168, ASHRAE 169, ASHRAE 170, ASHRAE 171, ASHRAE 172, ASHRAE 173, ASHRAE 174, ASHRAE 175, ASHRAE 176, ASHRAE 177, ASHRAE 178, ASHRAE 179, ASHRAE 180, ASHRAE 181, ASHRAE 182, ASHRAE 183, ASHRAE 184, ASHRAE 185, ASHRAE 186, ASHRAE 187, ASHRAE 188, ASHRAE 189, ASHRAE 190, ASHRAE 191, ASHRAE 192, ASHRAE 193, ASHRAE 194, ASHRAE 195, ASHRAE 196, ASHRAE 197, ASHRAE 198, ASHRAE 199, ASHRAE 200, ASHRAE 201, ASHRAE 202, ASHRAE 203, ASHRAE 204, ASHRAE 205, ASHRAE 206, ASHRAE 207, ASHRAE 208, ASHRAE 209, ASHRAE 210, ASHRAE 211, ASHRAE 212, ASHRAE 213, ASHRAE 214, ASHRAE 215, ASHRAE 216, ASHRAE 217, ASHRAE 218, ASHRAE 219, ASHRAE 220, ASHRAE 221, 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ELEMENTS TYPICALLY TO BE REMOVED THROUGHOUT THE INTERIOR:

- 1. BLINDS:** WINDOW BLINDS AND ACCESSORIES.
- 2. FASTENERS:** REMOVE MISCELLANEOUS EXPOSED FASTENERS, BOLTS, CLAMPS, ETC. THAT ARE ATTACHED OR EMBEDDED IN EXISTING MATERIALS TO REMAIN. WHERE PIERCEMENT OF FASTENERS, ETC. ARE EMBEDDED IN SURFACES TO REMAIN, REMOVE ITEMS 1" BEYOND THE FINISH SURFACE. AVOID DAMAGE TO ADJACENT FINISH SURFACE TO REMAIN.
- 3. SUSPENDED ACOUSTICAL CEILING SYSTEMS:** SUSPENDED CEILING SYSTEMS, INCLUDING WIRING, FASTENERS, AND FASTENERS.
- 4. FURRED OUT WALLS AND NON-ORIGINAL PARTITION WALLS:** CONTEMPORARY PARTITIONS AND FURRED OUT WALLS THAT INCLUDE GYPSUM BOARD WALLS AND FRAMING, WALL PANELING, AND IN SOME INSTANCES CPM BLOCK ARE TO BE REMOVED AS ACHIEVING THE FINISH SURFACE.
- 5. CEILING FURR DOWN:** CONTEMPORARY FURRED DOWN GYPSUM BOARD AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. TO EXPOSE ORIGINAL PLASTER OR CONCRETE FINISH CEILING ABOVE.
- 6. SUSPENDED CEILING SYSTEMS:** REMOVE CONTEMPORARY SUSPENDED CEILING PLASTER AND ACOUSTICAL JAY-IN CEILING SYSTEMS AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. THROUGHOUT TO EXPOSE ORIGINAL CONCRETE AND FINISH OVER CONCRETE STRUCTURE ABOVE.
- 7. INTERIOR WINDOW SILLS:** CONTEMPORARY WINDOW WINDOW SILLS TO EXPOSE ORIGINAL WINDOW SILLS.
- 8. BASE:** WALL BASE MATERIAL ASSOCIATED WITH NON-ORIGINAL FURRED OUT WALLS AND NON-ORIGINAL BASE ABOVE ORIGINAL WALLS. VERY ORIGINAL OR NOT RECENTLY REFINISHED BASE MATERIALS MAY BE LEFT IN PLACE PRIOR TO REMOVAL.
- 9. QUARTER ROUND:** NON-ORIGINAL QUARTER ROUND AT EXTERIOR, EXTERIOR WINDOW AND DOOR HEADS AND JAMBS.
- 10. FIRE EXTINGUISHERS:** REMOVE FIRE EXTINGUISHER CABINETS AND HANGERS THROUGHOUT.
- 11. GRAPHIC SIGNAGE:** REMOVE CONTEMPORARY GRAPHIC AND ASSOCIATED FASTENERS AND ADHESIVE.
- 12. FLOORING:** REMOVE CONTEMPORARY OVERLAY FLOORING MATERIAL THROUGHOUT TO EXPOSE ORIGINAL FINISH MATERIALS.
 - A. CARPETING:** CAREFULLY REMOVE CARPET, AND PADDING THROUGHOUT. WHERE REMOVING OVER CONCRETE AND WOOD FLOORING, FULLY DAMAGE FLOORING TO EXPOSE FINISH MATERIAL. REMOVE METHOD FOR GUIDE ON WOOD FLOORING MUST BE DONE IN A WAY THAT DOES NOT DAMAGE FLOORING OR PREVENT FUTURE RE-FINISHING OF THE WOOD FLOORING.
- 13. COMPOSITION TILE:** CAREFULLY REMOVE FLOORING THROUGHOUT, INCLUDING UNDERLYING ADHESIVE OR MASTIC, TO EXPOSE ORIGINAL FLOOR MATERIAL BELOW.
 - A. CERAMIC TILE:** REMOVE CERAMIC TILE FLOORING AND ASSOCIATED SETTING BEDS TO EXPOSE THE ORIGINAL CONCRETE FLOORS
 - B. CEMENTITIOUS TYPINGS:** CAREFULLY REMOVE CEMENTITIOUS TYPINGS WHERE TILE IS EXPOSED UNDER TILE.
- 14. RAISED CONCRETE SLABS:** REMOVE CERAMIC TILE AND UNIFIED BASED CONCRETE SLABS, INCLUDING ASSOCIATED PLUMBING, TO EXPOSE THE ORIGINAL CONCRETE SLAB.
- 15. BUILT-IN MILLWORK:** REMOVE BUILT-IN MILLWORK, INCLUDING BASE CABINETS, WALL CABINETS, BENCHES, SHELVING, SINK COUNTERTOPS, ETC. AND ASSOCIATED BUILT-IN MILLWORK.
- 16. PLASTER ON ORIGINAL WALLS AND CEILINGS:** ORIGINAL PLASTER IS TO REMAIN THROUGHOUT. WHERE ORIGINAL PLASTER IS LOOSE OR DETACHED, NOTIFY ARCHITECT AND UPON APPROVAL REMOVE AS DIRECTED BY ARCHITECT.
- 17. DOORS:** REMOVE INTERIOR DOORS AND FRAMES THROUGHOUT, EXCEPT WHERE DOORS ARE NOTED IN THE INVENTORY.
- 18. RESTROOM AND BATHROOM FIXTURES AND ACCESSORIES:** REMOVE EXISTING RESTROOM AND BATHROOM FIXTURES, SINKS, SHOWERS, TUBS, TOILET FIXTURES, STALL PARTITIONS, SHOWER FIXTURES, AND TOILET ACCESSORIES.

ELEMENTS TO REMAIN THROUGHOUT:

1. ORIGINAL EXTERIOR WINDOWS, DOORS, AND FRAMES, INCLUDING TRANSOMS AND DOOR THRESHOLDS
2. ORIGINAL CONCRETE, MARBLE, TERRAZZO, AND WOOD STRIP FLOORING
3. ORIGINAL CONCRETE
4. ORIGINAL PLASTER WALLS AND CEILINGS
5. ORIGINAL BRICK WALLS AND COLUMNS
6. ORIGINAL MARBLE STAIRS, GUARDRAILS, AND RAILINGS.
7. QUARTER TILE IN SOUTH AND WEST GROUND FLOOR LOBBIES
8. GUARDRAIL SYSTEMS AND ASSOCIATED SHAPED WALLS
9. ROOFING SYSTEMS, DO NOT REMOVE ANY ELEMENT THAT WILL CAUSE WATER INFILTRATION IN THE BUILDING
10. ELEVATOR PENTHOUSES ABOVE THE ROOF
11. SKYLIGHTS ON THE ROOF
12. ROOFTOP MECHANICAL UNITS AND VENT PENETRATIONS.
13. ORIGINAL EXTERIOR AND INTERIOR MASONRY WALLS AND COLUMNS
14. MARBLE FLOORING AT STAIRWELLS ARE TO REMAIN, REMOVE NON-ORIGINAL OVERLAY MATERIALS AND FULLY PROTECT TO AVOID DAMAGE DURING DEMOLITION.
15. ROOF DRAINS AND DOWNSPOUTS
16. MARBLE WANSOT AND BASE




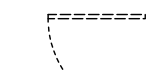




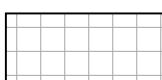


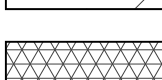


CTJ MEP SYSTEM SELECTIVE DEMOLITION NOTES AND ASSUMPTIONS

1. CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS THOROUGHLY PRIOR TO COMMENCING WORK TO BE FAMILIAR OF EXTENT OF EXPOSED AND CONCEALED CONDITIONS.
2. UTILITY SERVICE TO THE BUILDING IS TO BE TERMINATED AND EXISTING LINES ARE TO BE CAPPED 1'0" ABOVE THE BUILDING.
3. REMOVE EXISTING MEP SYSTEMS ENTIRELY THROUGHOUT THE INTERIOR OF THE BUILDING, EXCEPT WHERE NOTED OTHERWISE.
4. WHERE MECHANICAL, SYSTEM ELEMENTS ARE EMBEDDED IN FINISH SURFACES, CUT BACK THEM A MINIMUM OF 4" INCH BEYOND FINISHED SURFACE TO ENSURE PROPER FINISHING IN FUTURE PHASE OF WORK.
5. EXISTING PIPING AND MEP SYSTEMS LOCATED IN BUILDING CRAWLSPACE SHALL ALSO BE REMOVED.
6. ELECTRICAL, EQUIPMENT AND DEVICES SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO: SWITCHGEAR, RECEPTACLES, PREVENTIVE FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT. ALL ELECTRICAL PANEL, SWITCHBOARDS AND TRANSFORMERS SHALL ALSO BE DEMOLISHED.
7. CONTRACTOR SHALL CUT AND GRIND ALL CONDUIT THAT IS NOT PRACTICALLY TO BE REMOVED TO THE ENTIRETY 4" INCH BEYOND FINISHED SURFACE TO ALLOW FOR FUTURE RESTORATION OF FINISH SURFACES.
7. REMOVE STRAPS, FASTENERS, MISCELLANEOUS WIRES, IMBEDS, ETC.
8. REMOVE ALL SURFACE MOUNTED J-BOXES AND I-BOXES IN WALLS TO BE REMOVED. IF ORIGINAL J-BOXES ARE IMBEDDED IN HISTORIC WALLS TO REMAIN, THEY SHALL BE FILLED WITH THE SURFACE OF THE ORIGINAL SURFACE, THESE J-BOXES AND THEIR CONCEALED CONDUIT ARE TO REMAIN.
9. PROVIDE TEMPORARY POWER AS NECESSARY TO EACH FLOOR.
10. EXISTING HVAC EQUIPMENT, PIPING, DUCTWORK AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT AS NOTED ON THE DEMOLITION AND CONSTRUCTION DOCUMENTS. THE DEMOLITION SHALL INCLUDE ALL AIR HANDLERS, TRAPS, EXHAUST FANS, FUME HOODS, PUMPS, BUILDING CHILLED WATER AND PIPING WITHIN THE BUILDING.
11. EXISTING PLUMBING FIXTURES, PIPING, PUMPS, WATER HEATERS AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT WHERE NOTED.
12. REMOVE CONNECTIONS TO ROOFTOP UNITS, VENTS AND EXHAUSTS THAT PENETRATE THE ROOFING SYSTEM, TO SWITCHEAR ROOFTOP STRUCTURE TO PREVENT WATER INFILTRATION.
13. REMOVE CHILLED WATER PIPING, METERING DEVICES AND SENSORS.
14. THE SOUTHERMOST ELEVATOR AND ITS EQUIPMENT SHALL REMAIN IN PLACE, AS WELL AS ASSOCIATED SYSTEMS, CONDUIT, AND WIRING WHEREVER PRACTICAL, TO ALLOW FOR REUSE ONCE FUTURE PERMANENT POWER IS PROVIDED.
15. PROVIDE (6) SIX DEMOLITIONERS DESIGNED THROUGHOUT THE BUILDING WITH THE FOLLOWING CRITERIA: 40 PNTS/40 MINIMUM CAPACITY WITH INCLUDING:
CONDENSATE PUMP AND DRAINING SOPS. ACCEPTABLE MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SPT, GOLDSTAR (D4040), UNITS WILL BECOME PROPERTY OF THE OWNER AT PROJECT COMPLETION. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF UNITS AND COLLECTION DEVICES THROUGHOUT THE COURSE OF THE PROJECT.

HAZARDOUS MATERIALS ABATEMENT

1. ABATEMENT CONTRACTOR IS TO PERFORM LEAD ABATEMENT PER ASBESTOS & LEAD ABATEMENT SPECIFICATION.
2. IF MATERIAL IS ENCOUNTERED BY THE CONTRACTOR THAT IS SUSPECTED OF BEING AN ASBESTOS OR LEAD CONTAINING MATERIAL, AND IS NOT IDENTIFIED IN THE ENVIRONMENTAL REPORT, IMMEDIATELY STOP WORK AND NOTIFY THE CONTRACTOR.

LEGEND

- | | |
|---|---|
|  | WALLS TO REMOVE |
|  | ELEMENTS TO REMOVE |
|  | WALLS TO REMOVE |
|  | DOORS TO REMOVE |
|  | CONCRETE OR BRICK WALLS TO BE REMOVED |
|  | REMOVE CARPET TO EXPOSE ORIGINAL WOOD FLOORING |
|  | REMOVE CARPET AND COMPOSITION TILE OVER ORIGINAL WOOD FLOORING OR MARBLE FLOORING |
|  | REMOVE CARPET TO EXPOSE ORIGINAL CONCRETE |
|  | REMOVE CARPET TO EXPOSE QUARRY TILE |
|  | REMOVE CERAMIC TILE TO EXPOSE ORIGINAL WOOD FLOORING |
|  | REMOVE STRUCTURAL FLOOR SYSTEM. SEE STRUCTURAL |
|  | REMOVE CARPET AND CEMENTITIOUS TOPPING TO EXPOSE ORIGINAL TERRAZZO OR WOOD FLOORING |
|  | ORIGINAL WOOD FLOORING TO REMAIN |
|  | REMOVE COMPOSITION TILE TO EXPOSE ORIGINAL WOOD FLOORING OR CONCRETE |

REVISION HISTORY

[illegible]

PROFESSIONAL SEALS

INTERIM REVIEW

**THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF**

STANLEY O. GRAVES, ARCHITECT
TEXAS REGISTRATION NO. 9344

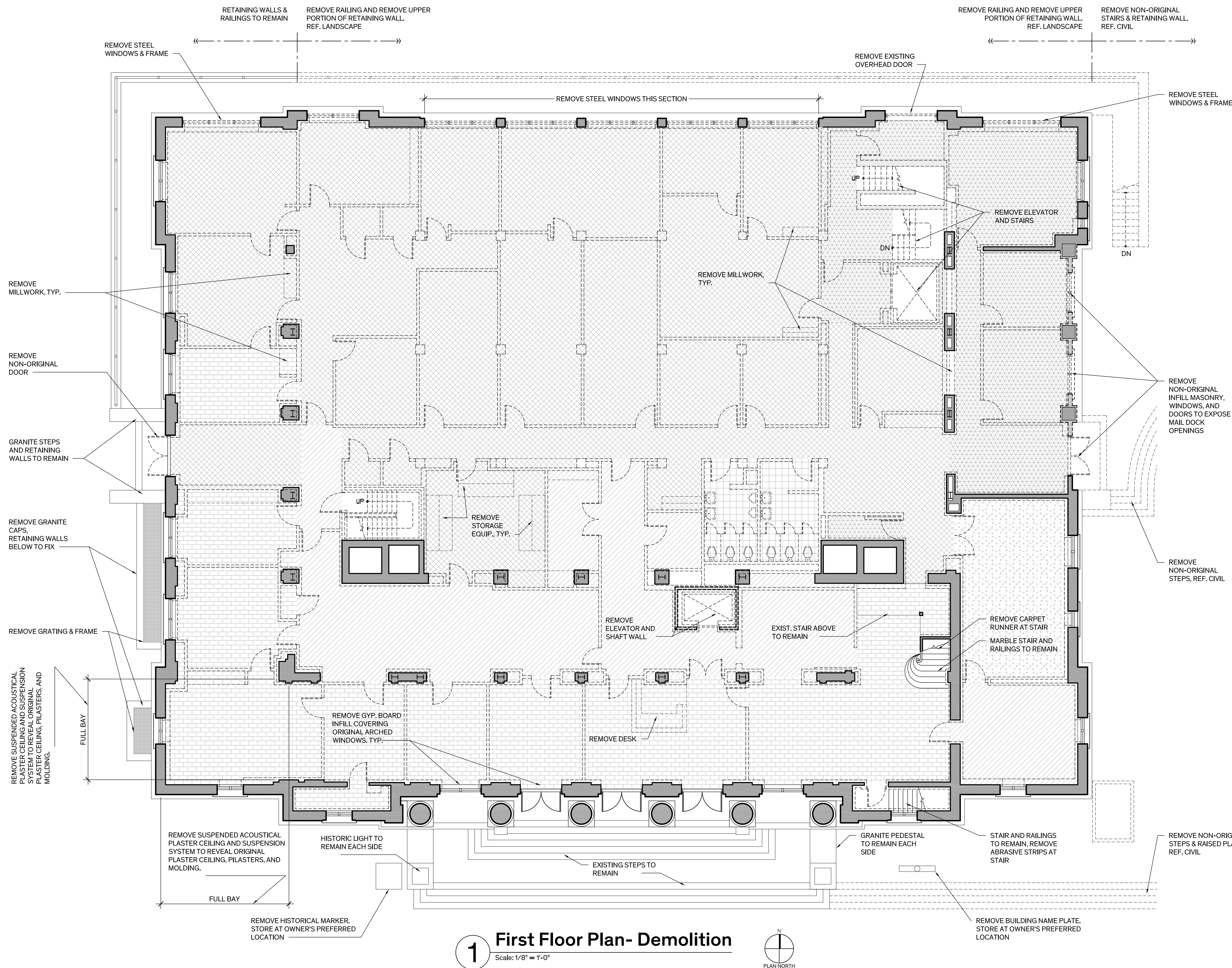
**IT IS NOT TO BE USED FOR REGULATORY
APPROVAL, BIDDING, PERMIT, OR
CONSTRUCTION PURPOSES.**

FIRST FLOOR PLAN -
DEMOLITION

DRAWN BY	CHECKED BY
Author	PROJECT Check
PROJECT NUMBER	ABBREVIATION
115037	BLOCK
ORIGINAL ISSUE	DATE
100% DESIGN DEVELOPMENT	22 SEP 20

AP-D2.02

SHEET NUMBER:



1 First Floor Plan- Demolition



MEP ENGINEER	CIVIL ENGINEER
BLUM CONSULTING	STANTEC
8144 WALNUT HILL LANE	3001 BEE CAVES ROAD
SUITE 200	SUITE 300
DALLAS, TEXAS 75231	AUSTIN, TEXAS 78746
214-373-8222	512-867-6000

STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
THORNTON TOMASETTI	TEN EYCK
707 WILSHIRE BLVD	1214 WEST SIXTH STREET
SUITE 4450	SUITE 100
LOS ANGELES, CA 90017	AUSTIN, TEXAS 78703
213-330-7000	512-813-9999

**PRESERVATION ARCHITECT
ARCHITEXAS**
2900 S. CONGRESS AVE.
SUITE 200
AUSTIN, TX 78704
512-444-4220

LL CROW COMPANY
BLOCK 71
200 W. 6th
Austin, TX 78701

GENERAL SELECTIVE DEMOLITION NOTES

GENERAL NOTES:

- 1. LIMITS OF WORK:** AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE INTERPRETED AS A GUARANTEE OF ACCURACY. ALL FIELD CONDITIONS DRAWINGS ARE INTENDED TO PROVIDE AN OVERALL CONCEPT AND UNDERSTANDING OF THE EXISTING CONDITIONS AND SYSTEMS. FIELD VERIFY DIMENSIONS AND LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL ADVISE THE BIDDING PROCESS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- 2. GENERAL INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS PRIOR TO ANY CONSTRUCTION AFTERWARDS. THE CONTRACTOR SHALL BE RESPONSIBLE IN THESE DOCUMENTS, CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIAL OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS SHOWN ON THE CONTRACT DOCUMENTS.**
- 3. PROTECTION:** PROTECT INTERIOR FINISHES, AND ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES BY THE CONTRACTOR SHALL BE CORRECTED TO KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 4. WATER INFILTRATION:** DO NOT REMOVE ANY ELEMENTS ON THE EXTERIOR BUILDING ENVELOPE THAT WILL CAUSE WATER INFILTRATION.
- 5. CODES AND REGULATORY REQUIREMENTS,** WHERE APPLICABLE, CODES HAVE BEEN ESTABLISHED BY THE STATE OF ARIZONA, CITY OF PHOENIX, AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), ASHRAE, ASTM, AIR, NEFF, NFPA, STANDARDS, OR THE STATE FIRE INSURANCE REGULATORY BODY. FOLLOW THESE STANDARDS WHETHER OR NOT INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE LATEST EDITIONS, REVISIONS, AMENDMENTS OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE AND LOCAL JURISDICTIONS GOVERNING THIS PROJECT.
- 6. DISPOSAL:** PROPERLY DISPOSE OF DEBRIS AND WASTE ON THE PROJECT IN COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.
- 7. FINAL CLEANUP:** MUST DOWN BELTSHAWS AND WALLS AND LEAVE FLOORS PRistine. CLEAR ALL DEBRIS FROM THE PROJECT AREA. REMOVE ALL TRUCKS AND EQUIPMENT OF WORK. REMOVE ALL DEBRIS FROM PENTHOUSE/ATTIC AND VACUUM CLEAN.

ELEMENTS TYPICALLY TO BE REMOVED THROUGHOUT THE INTERIOR:

1. **BLOCKS:** WINDOW BLINDS AND ACCESSORIES.
2. **FASTENERS:** REMOVE MISCELLANEOUS EXPOSED FASTENERS, BOLTS, CLAMPS, ETC. THAT ARE ATTACHED OR EMBEDDED IN EXISTING MATERIALS TO REMAIN. WHERE FIRE EXTINGUISHERS, FASTENERS, ETC. ARE EMBEDDED IN SURFACES TO REMAIN, REMOVE ITEMS 1" BEYOND THE FINISH SURFACE. AVOID DAMAGE TO ADJACENT FINISH SURFACE TO REMAIN.
3. **SUSPENDED ACOUSTICAL CEILING SYSTEMS:** SUSPENDED CEILING SYSTEMS, INCLUDING WIRING, FASTENERS, AND FASTENERS.
4. **FURRED OUT WALLS AND NON-ORIGINAL PARTITION WALLS:** CONTEMPORARY PARTITIONS AND FURRED OUT WALLS THAT INCLUDE GYPSUM BOARD WALLS AND FRAMING, WALL PANELING, AND IN SOME INSTANCES CPM BLOCK ARE TO BE REMOVED. REMOVE ALL FURRED OUT WALLS AND PARTITIONS.
5. **CEILING FURR DOWN:** CONTEMPORARY FURRED DOWN GYPSUM BOARD AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. TO EXPOSE ORIGINAL PLASTER OR CONCRETE FINISH CEILING ABOVE.
6. **SUSPENDED CEILING SYSTEMS:** REMOVE CONTEMPORARY SUSPENDED CEILING PLASTER AND ACOUSTICAL JAY-CEILING SYSTEMS AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. THROUGHOUT TO EXPOSE ORIGINAL CONCRETE AND FINISH OVER CONCRETE STRUCTURE ABOVE.
7. **INTERIOR WINDOW SILLS:** CONTEMPORARY WINDOW WINDOW SILLS TO EXPOSE ORIGINAL WINDOW SILLS.
8. **BASE:** WALL BASE MATERIAL ASSOCIATED WITH NON-ORIGINAL FURRED OUT WALLS AND NON-ORIGINAL BASE ABOVE ORIGINAL WALLS. VERY ORIGINAL. REMOVE ALL NON-ORIGINAL MATERIALS IN BASES AND TRIM.
9. **QUARTER ROUND:** NON-ORIGINAL. QUARTER ROUND AT EXTERIOR, EXTERIOR WINDOW AND DOOR HEADS AND JAMBS.
10. **FIRE EXTINGUISHERS:** REMOVE FIRE EXTINGUISHERS CABINETS AND HANGERS THROUGHOUT.
11. **GRAPHIC SIGNAGE:** REMOVE CONTEMPORARY GRAPHIC AND ASSOCIATED FASTENERS AND SIGNAGE THROUGHOUT.
12. **FLOORING:** REMOVE CONTEMPORARY OVERLAY FLOORING MATERIAL THROUGHOUT TO EXPOSE ORIGINAL FINISH MATERIALS.
 - A. **CARPETING:** CAREFULLY REMOVE CARPET, AND PADDING THROUGHOUT. WHERE REMOVING OVER CONCRETE AND WOOD FLOORING, FULLY REMOVE CARPETTING TO EXPOSE FINISH MATERIAL. REMOVE METHOD FOR GRUET ON WOOD FLOORING MUST BE DONE IN A WAY THAT DOES NOT DAMAGE FLOORING OR PREVENT FUTURE RE-FINISHING OF THE WOOD FLOORING.
 - B. **COMPOSITION TILE:** CAREFULLY REMOVE FLOORING THROUGHOUT, INCLUDING UNDERLYING ADHESIVE OR MASTIC, TO EXPOSE ORIGINAL FLOOR MATERIAL BELOW.
 - C. **CERAMIC TILE:** REMOVE CERAMIC TILE FLOORING AND ASSOCIATED SETTING BEDS TO EXPOSE THE ORIGINAL CONCRETE FLOORS
 - D. **CEMENTITIOUS TYPINGS:** CAREFULLY REMOVE CEMENTITIOUS TYPINGS WHERE REMOVING OVER CONCRETE AND WOOD FLOORING.
 - E. **RAISED CONCRETE SLABS:** REMOVE CERAMIC TILE AND UNIFIED RAISED CONCRETE SLABS, INCLUDING ASSOCIATED PLUMBING, TO EXPOSE THE ORIGINAL CONCRETE SLAB.
 - F. **BUILT-IN MILLWORK:** REMOVE BUILT-IN MILLWORK, INCLUDING BASE CABINETS, WALL CABINETS, BENCHES, SHELVING, SINK COUNTERTOPS, ETC. AND ASSOCIATED BUILT-IN MILLWORK.
13. **PLASTER ON ORIGINAL WALLS AND CEILINGS:** ORIGINAL PLASTER IS TO REMAIN THROUGHOUT. WHERE ORIGINAL PLASTER IS LOOSE OR DETACHED, NOTIFY ARCHITECT AND DOORS APPROVAL REMOVE AS DIRECTED BY ARCHITECT.
14. **UPPERS:** REMOVE INTERIOR DOORS AND FRAMES THROUGHOUT, EXCEPT WHERE DOORS ARE NOTED IN THE INVENTORY.
15. **RESTROOM AND BATHROOM FIXTURES AND ACCESSORIES:** REMOVE EXISTING RESTROOM AND BATHROOM FIXTURES, SINKS, SHOWERS, TUBS, TOILET FIXTURES, STALL PARTITIONS, SHOWER FIXTURES, AND TOILET ACCESSORIES.

ELEMENTS TO REMAIN THROUGHOUT:

1. ORIGINAL EXTERIOR WINDOWS, DOORS, AND FRAMES, INCLUDING TRANSOMS AND DOOR THRESHOLDS
2. ORIGINAL CONCRETE, MARBLE, TERRAZZO, AND WOOD STRIP FLOORING
3. ORIGINAL CONCRETE
4. ORIGINAL PLASTER WALLS AND CEILINGS
5. ORIGINAL BRICK WALLS AND COLUMNS
6. ORIGINAL MARBLE STAIRS, CURBWORKS, AND RAILINGS.
7. QUARRY TILE IN SOUTH AND WEST GROUND FLOOR LOBBIES
8. SOUTHERNMOST ELEVATOR AND ASSOCIATED SHAFT WALLS
9. ROOFING SYSTEMS; DO NOT REMOVE ANY ELEMENT THAT WILL CAUSE WATER INFILTRATION IN THE BUILDING
10. ELEVATOR PENTHOUSES ABOVE THE ROOF
11. SKYLIGHTS ON THE ROOF
12. ROOFTOP MECHANICAL UNITS AND VENT PENETRATIONS.
13. ORIGINAL EXTERIOR AND INTERIOR MASONRY WALLS AND COLUMNS
14. MARBLE FLOORINGS AT STAIRWELLS ARE TO REMAIN; REMOVE NON-ORIGINAL OVERLAYS, MATERIALS AND FULLY PROTECT TO AVOID DAMAGE DURING SELECTIVE DEMOLITION.
15. ROOF DRAINS AND DOWNSPOUTS
16. MARBLE WAINSCOT AND BASE





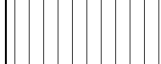




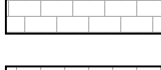
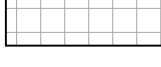


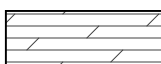
CTJ MEP SYSTEM SELECTIVE DEMOLITION NOTES AND ASSUMPTIONS

3. CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS THOROUGHLY PRIOR TO COMMENCING WORK TO BE FAMILIAR OF EXTENT OF EXPOSED AND CONCEALED CONDITIONS.
2. UTILITY SERVICE TO THE BUILDING IS TO BE TERMINATED AND EXISTING LINES ARE TO BE CAPPED 1'-0" INSIDE THE BUILDING.
3. REMOVE EXISTING MEP SYSTEMS ENTIRELY THROUGHOUT THE INTERIOR OF THE BUILDING, EXCEPT WHERE NOTED OTHERWISE.
4. WHERE MECHANICAL, PLUMBING SYSTEM ELEMENTS ARE EMBEDDED IN FINISH SURFACES, CUT BACK FROM A MINIMUM 4'-0" INCH BEYOND FINISHED SURFACE TO ENSURE PROPER FINISHING IN FINAL PHASE OF WORK.
5. EXISTING PIPING AND MEP SYSTEMS LOCATED IN BUILDING GRAVEL SPACE SHALL ALSO BE REMOVED.
6. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING BUT NOT LIMITED TO: SWITCHGEAR, LIGHTING, RECEPTACLES, SWITCHES, FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT. ALL ELECTRICAL PANEL SWITCHBOARDS AND TRANSFORMERS SHALL ALSO BE DEMOLISHED.
7. REMOVAL OF CONDUIT SHALL BE SUCH THAT CONDUIT THAT IS NOT PRACTICAL TO BE REMOVED IS ITS ENTIRETY 1'-4" BELOW FINISHED SURFACE TO ALLOW FOR FUTURE RESTORATION OF FINISH SURFACES.
7. REMOVE STRAPS, FASTENERS, MISCELLANEOUS NAILS, IMBEDS, ETC.
8. REMOVE ALL SURFACE MOUNTED J-BOXES AND I-BOXES IN WALLS TO BE REMOVED. IF ORIGINAL J-BOXES ARE IMBEDDED IN HISTORIC WALLS TO REMAIN, THEY SHALL BE FILLED WITH CONCRETE TO MATCH THE COLOR OF THE ORIGINAL SURFACE. THESE J-BOXES AND THEIR CONCEALED CONDUIT ARE TO REMAIN.
9. PROVIDE TEMPORARY POWER AS NECESSARY TO EACH FLOOR.
10. EXISTING HVAC EQUIPMENT, PIPING, DUCTWORK AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT AS NOTED ON THE DEMOLITION AND CONSTRUCTION DOCUMENTS. THE DEMOLITION SHALL INCLUDE ALL AIR HANDLERS, TRAPS, EXHAUST FANS, FLEX HOODS, PUMPS, BUILDING CHILLED WATER AND PIPING WITHIN THE BUILDING.
11. EXISTING PLUMBING FIXTURES, PIPING, PUMPS, WATER HEATERS AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT WHERE NOTED.
12. REMOVE CONNECTIONS TO ROOF TOP UNITS, VENTS AND EXHAUSTS THAT PENETRATE THE ROOFING SYSTEM. 1'-0" BELOW THE ROOF TOP STRUCTURE TO PREVENT WATER INFILTRATION.
13. REMOVE CHILLED WATER PIPING, METERING DEVICES AND SENSORS.
14. THE SOUTHERNMOST ELEVATOR AND ITS EQUIPMENT SHALL REMAIN IN PLACE, AS WELL AS ASSOCIATED SYSTEMS, CONDUIT, AND WIRING WHEREVER PRACTICAL TO ALLOW FOR REUSE ONCE FUTURE PERMANENT POWER IS PROVIDED.
15. PROVIDE (b) FIVE (5) DEBRIED 48" DINTS/DY MINIMUM CAPACITY WITH THE FOLLOWING:
CONDENSATE PUMP AND DRAINING HOSE. ACCEPTABLE MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SPT, GOLDSTAR (D4040E), WILLI BECOME
PROPERTY OF THE OWNER AT PROJECT COMPLETION. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF UNITS AND COLLECTION DEVICES THROUGHOUT THE COURSE OF THE PROJECT.

HAZARDOUS MATERIALS ABATEMENT

1. ABATEMENT CONTRACTOR IS TO PERFORM LEAD ABATEMENT PER ASBESTOS & LEAD ABATEMENT SPECIFICATION.
2. IF MATERIAL IS ENCOUNTERED BY THE CONTRACTOR THAT IS SUSPECTED OF BEING AN ASBESTOS OR LEAD CONTAINING MATERIAL, AND IS NOT IDENTIFIED IN THE ENVIRONMENTAL REPORT, IMMEDIATELY STOP WORK AND NOTIFY THE CONTRACTOR.

LEGEND

- | | |
|---|--|
|  | WALLS TO REMAIN |
|  | ELEMENTS TO REMOVE |
|  | WALLS TO REMOVE |
|  | DOORS TO REMOVE |
|  | CONCRETE OR BRICK WALLS TO BE REMOVED |
|  | REMOVE CARPET TO EXPOSE ORIGINAL WOOD FLOORING |
|  | REMOVE CARPET AND COMPOSITION TILE OVER ORIGINAL WOOD FLOORING OR MARBLE FLOORING |
|  | REMOVE CARPET TO EXPOSE ORIGINAL CONCRETE |
|  | REMOVE CARPET TO EXPOSE QUARRY TILE |
|  | REMOVE CERAMIC TILE TO EXPOSE ORIGINAL WOOD FLOORING |
|  | REMOVE STRUCTURAL FLOOR SYSTEM. SEE STRUCTURAL |
|  | REMOVE CARPET AND CEMENTITIOUS TOPPING TO EXPOSE ORIGINAL TERRAZO OR WOOD FLOORING |
|  | ORIGINAL WOOD FLOORING TO REMAIN |
|  | REMOVE COMPOSITION TILE TO EXPOSE ORIGINAL WOOD FLOORING OR CONCRETE |

REVISION HISTORY

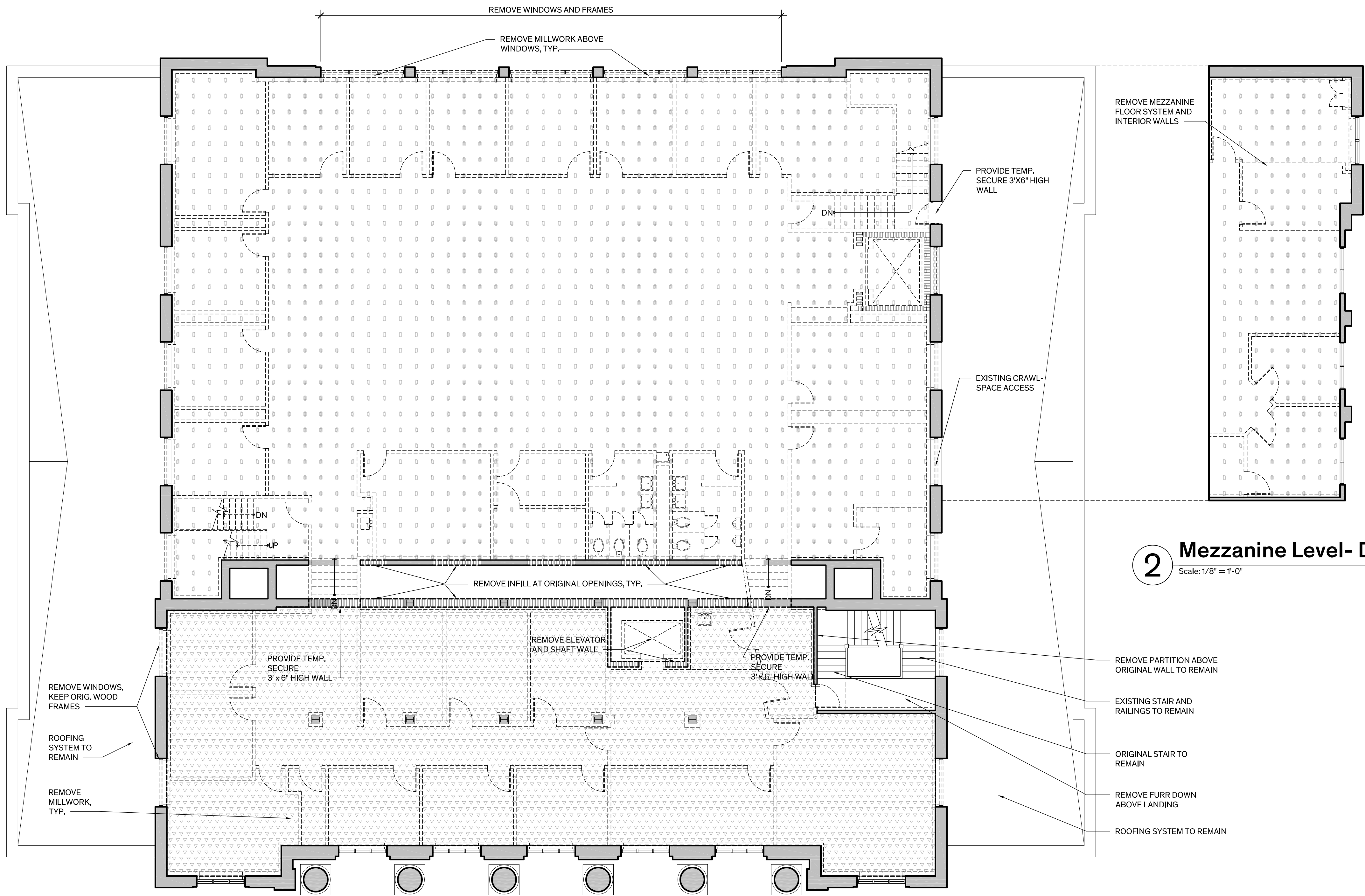
REVISION	DESCRIPTION	DATE
PROFESSIONAL SEALS		
<p align="center">INTERIM REVIEW</p> <p align="center">THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF</p> <p align="center">STANLEY O. GRAVES, ARCHITECT TEXAS REGISTRATION NO. 9344</p> <p align="center">IT IS NOT TO BE USED FOR REGULATORY APPROVAL, BIDDING, PERMIT, OR CONSTRUCTION PURPOSES.</p>		

SECOND FLOOR PLAN - DEMOLITION

DRAWN BY	CHECKED BY
Author	PROJECT Check
PROJECT NUMBER	ABBREVIATION
115037	BLOCK
ORIGINAL ISSUE	DATE
100% DESIGN DEVELOPMENT	22 SEP 20

AP-D2.03

SHEET NUMBER:



Mezzanine Level- Demolition

Scale: 1/8" = 1'-0"

4 Second Floor Plan- Demolition

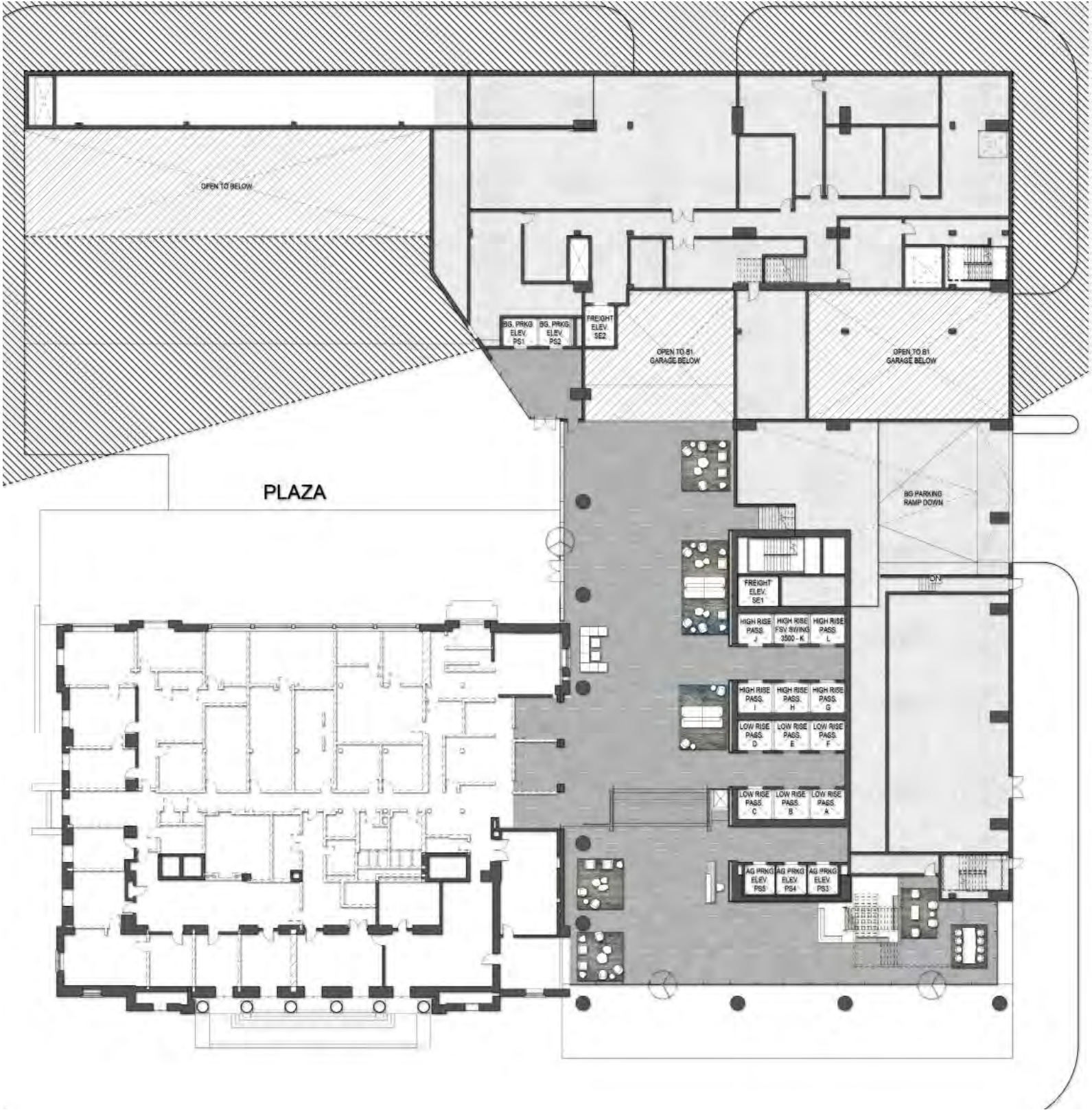
Scale: 1/8" = 1'-0"



Block 71 and Claudia Taylor Johnson Building
Site Plan



Block 71 and Claudia Taylor Johnson Building
Level 1 Floor Plan



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International Affiliate Offices

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CIVIL ENGINEER
STANTEC
3001 BEE CAVES ROAD
SUITE 300
AUSTIN, TEXAS 78746
512-867-6000

STRUCTURAL ENGINEER
THORNTON TOMASETTI
707 WILSHIRE BLVD
SUITE 4450
LOS ANGELES, CA 90017
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LANDSCAPE ARCHITECT
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TRAMMELL CROW COMPANY
BLOCK 71
200 W. 6th
Austin, TX 78701

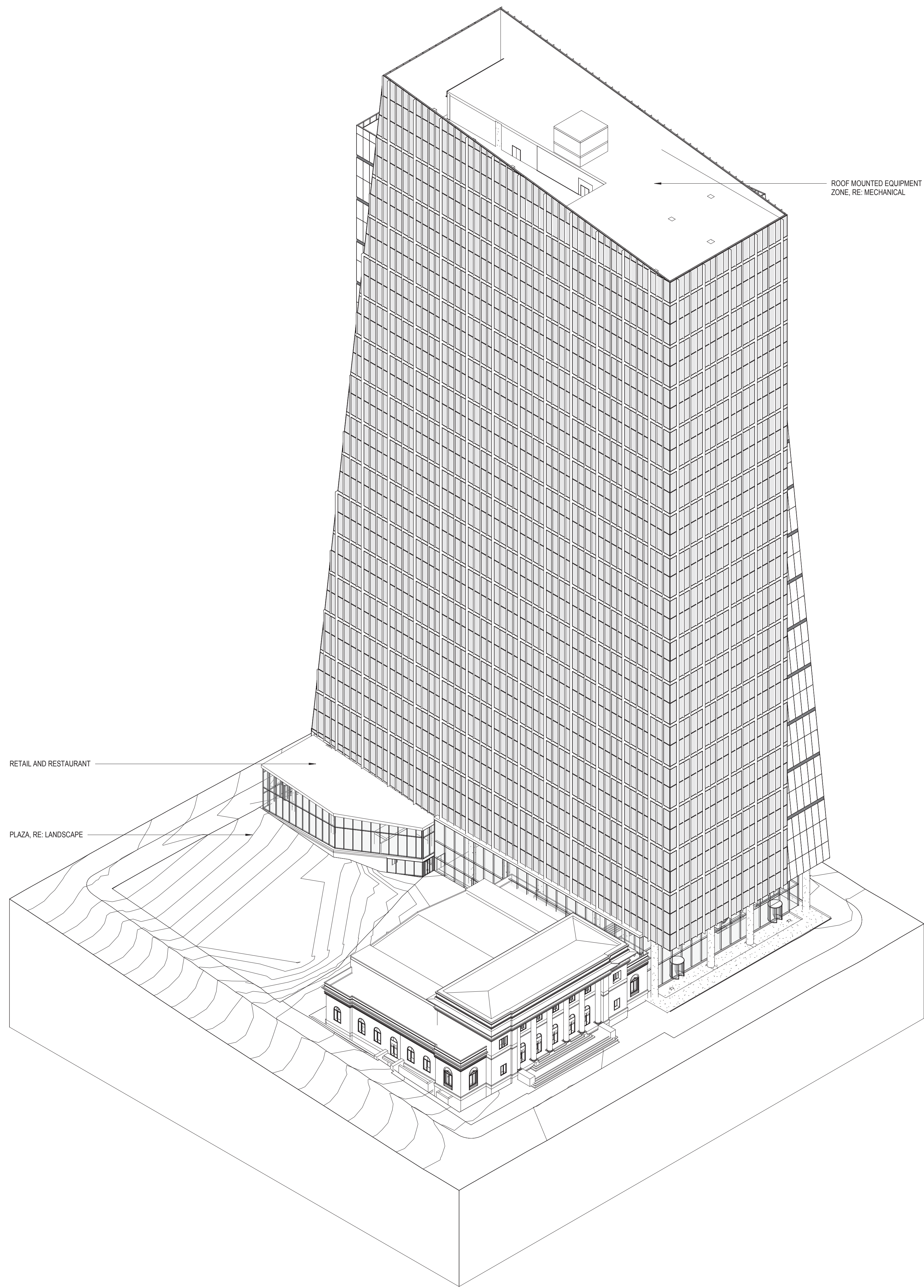
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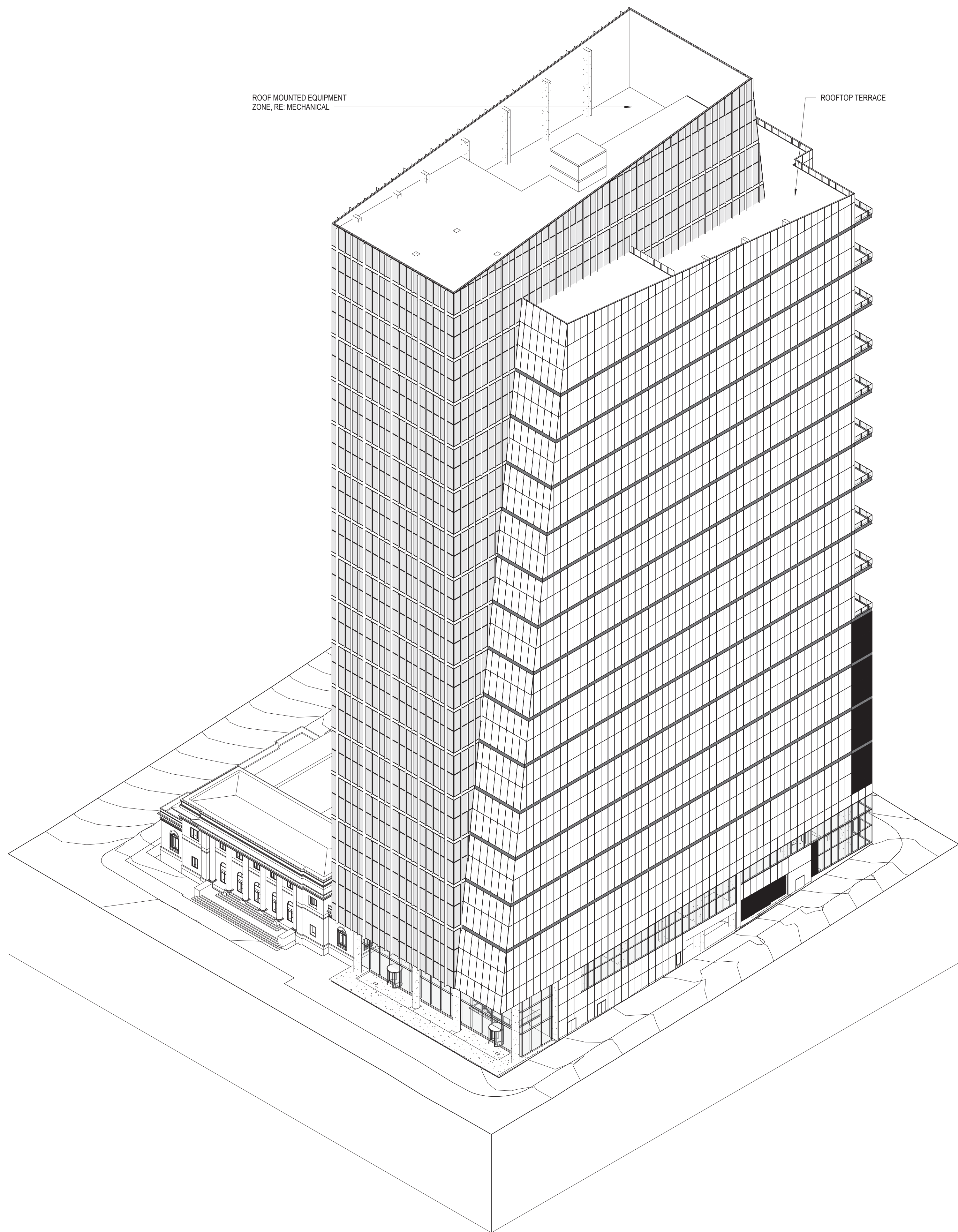
3D-AXONS

DRAWN BY	CHECKED BY
Author	PROJECT
PROJECT NUMBER	CHECKER
115037	ABBREVIATION
ORIGINAL ISSUE	DATE
50% DESIGN DEVELOPMENT	18 AUG 2017

A-204
SHEET NUMBER



2 3D-AXON-SW
SCALE:



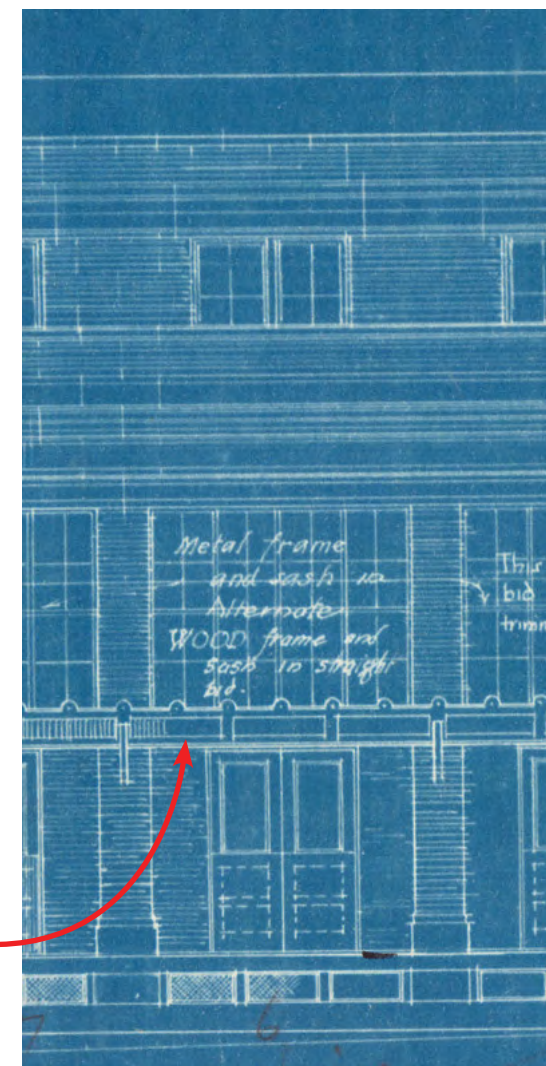
1 3D-AXON-SE
SCALE:

Block 71 and Claudia Taylor Johnson Building
Exterior Rendering

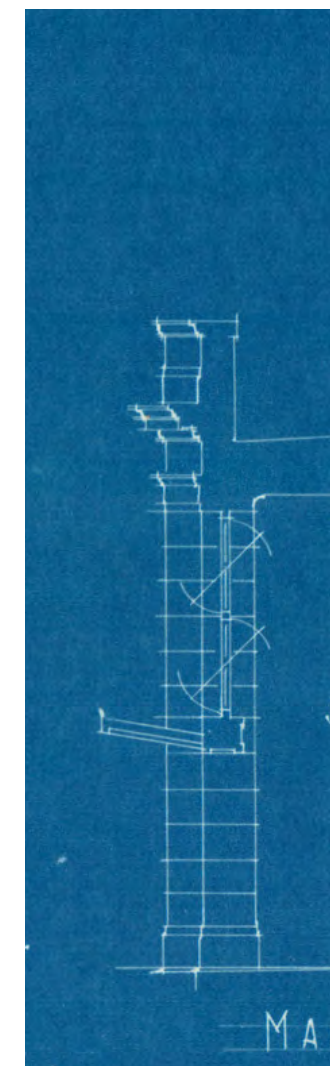




CONNECTION TO CTJ DISTINGUISHED BY CLERESTORY AND METAL CANOPY BASED ON ORIGINAL DESIGN



ORIGINAL ELEVATION:
LOADING DOCK



ORIGINAL SECTION:
LOADING DOCK

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TRAMMELL CROW COMPANY
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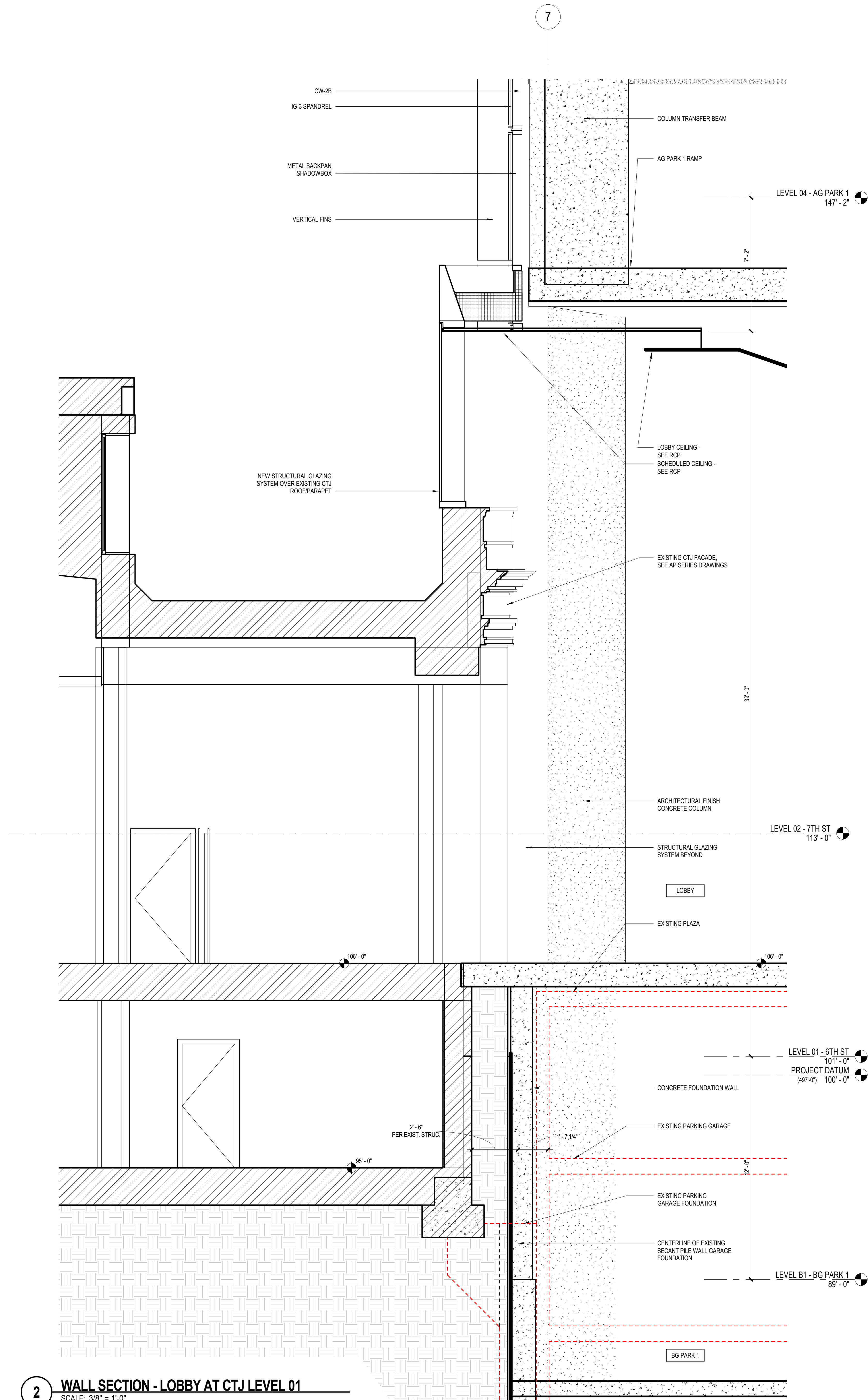
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REVISION	DESCRIPTION	DATE
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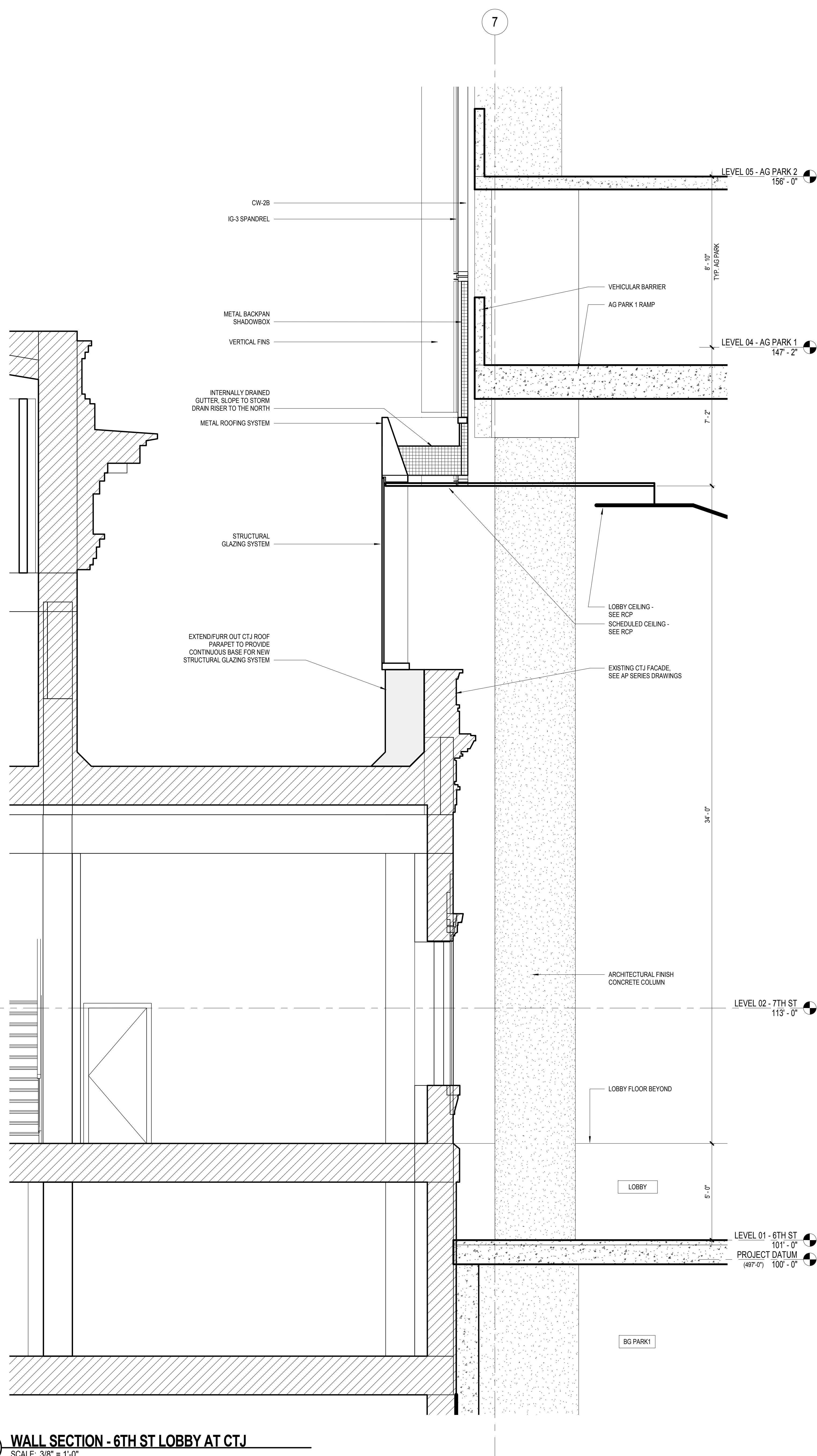
WALL SECTIONS - CTJ

DRAWN BY TT	CHECKED BY JK
PROJECT NUMBER 115037	PROJECT ABBREVIATION BLOCK71
ORIGINAL ISSUE 50% DESIGN DEVELOPMENT	DATE 18 AUG 2017

A-321
SHEET NUMBER



2 WALL SECTION - LOBBY AT CTJ LEVEL 01
SCALE: 3/8" = 1'-0"



1 WALL SECTION - 6TH ST LOBBY AT CTJ
SCALE: 3/8" = 1'-0"

GENERAL SELECTIVE DEMOLITION NOTES

GENERAL NOTES:

- LIMITS OF WORK:** AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT WARRANTED AS AN EXACT INDICATION OF ACTUAL FIELD CONDITIONS. DRAWINGS ARE INTENDED TO PROVIDE AN OVERALL CONCEPT AND UNDERSTANDING OF THE EXISTING CONDITIONS AND SYSTEMS. FIELD VERIFY DIMENSIONS AND LOCATIONS EXPOSED AND CONCEALED MATERIALS AND SYSTEMS DURING THE BIDDING PROCESS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMITTAL OF BIDS.
- GENERAL:** INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE CONTRACT DOCUMENTS. CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIALS OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS INDICATED BY THE CONTRACT DOCUMENTS.
- PROTECTION:** PROTECT INTERIOR FINISHES, AND ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES BY THE CONTRACTOR SHALL BE CORRECTED IN KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WATER INFILTRATION:** DO NOT REMOVE ANY ELEMENTS ON THE EXTERIOR BUILDING ENVELOPE THAT WILL CAUSE WATER INFILTRATION.
- CODES AND REGULATORY REQUIREMENTS:** WHERE APPROVAL CODES HAVE BEEN ESTABLISHED BY OSHA, UNDERWRITERS LABORATORY, AMERICAN CODES, ANSI, ASME, ASA, ASHRAE, ASTM, ARI, NEL, NFPA, SMACNA, OR THE STATE FIRE INSURANCE REGULATORY BODY, FOLLOW THESE STANDARDS WHETHER OR NOT INDICATED ON THE DRAWINGS AND SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITIONS, REVISIONS, AMENDMENTS OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN EFFECT ON THE DATE BIDS ARE RECEIVED.
- DISPOSAL:** PROPERLY DISPOSE OF DEBRIS AND WASTE ON THE PROJECT IN COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS.
- FINAL CLEANUP:** DUST DOWN CEILINGS AND WALLS AND LEAVE FLOORS BROOM CLEAN, LIGHTLY WET MOP ORIGINAL FINISH FLOORS AT COMPLETION OF WORK. REMOVE ALL DEBRIS FROM PENTHOUSE/ATTIC AND VACUUM CLEAN.

ELEMENTS TYPICALLY TO BE REMOVED THROUGHOUT THE INTERIOR:

- BLINDS:** WINDOW BLINDS AND ACCESSORIES.
- FASTENERS:** REMOVE MISCELLANEOUS EXPOSED FASTENERS, BOLTS, CLAMPS, ETC. THAT ARE ATTACHED OR EMBEDDED IN EXISTING MATERIALS TO REMAIN. WHERE PIPING, CONDUIT, FASTENERS, ETC. ARE IMBEDDED IN SURFACES TO REMAIN, REMOVE ITEMS 1" BEYOND THE FINISH SURFACE. AVOID DAMAGE TO ADJACENT FINISH SURFACE TO REMAIN.
- SUSPENDED ACOUSTICAL CEILING SYSTEMS:** SUSPENDED CEILING SYSTEMS, INCLUDING WIRING SUPPORT SYSTEMS AND FASTENERS.
- FURRED OUT WALLS AND NON-ORIGINAL PARTITION WALLS:** CONTEMPORARY PARTITIONS AND FURRED OUT WALLS THAT INCLUDES GYPSUM BOARD WALLS AND FRAMING, WALL PANELING, AND IN SOME INSTANCES CMU BLOCK ARE TO BE REMOVED AS NOTED, INCLUDING ASSOCIATED.
- CEILING FURR DOWNS:** CONTEMPORARY FURRED DOWN GYPSUM BOARD AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. TO EXPOSE ORIGINAL PLASTER OR CONCRETE FINISH CEILING SURFACE ABOVE.
 - SUSPENDED CEILING SYSTEMS:** REMOVE CONTEMPORARY SUSPENDED ACOUSTICAL PLASTER AND ACOUSTICAL LAY-IN CEILING SYSTEMS AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. THROUGHOUT TO EXPOSE ORIGINAL CONCRETE AND PLASTER OVER CONCRETE STRUCTURE ABOVE.
- INTERIOR WINDOW SILLS:** CONTEMPORARY WOOD WINDOW SILLS TO EXPOSE ORIGINAL WINDOW SILLS.
- BASE:** WALL BASE MATERIAL ASSOCIATED WITH NON-ORIGINAL FURRED OUT WALLS, AND NON-ORIGINAL BASE OVER ORIGINAL WALLS. VERIFY ORIGINAL VS. NON-ORIGINAL MATERIAL ON HISTORIC WALLS WITH ARCHITECT PRIOR TO REMOVAL.
- QUARTER ROUND:** NON-ORIGINAL QUARTER ROUND AT ORIGINAL EXTERIOR WINDOW AND DOOR HEADS AND JAMBS.
- FIRE EXTINGUISHERS:** REMOVE FIRE EXTINGUISHER CABINETS AND HANGERS THROUGHOUT.
- GRAPHIC SIGNAGE:** REMOVE GRAPHIC SIGNAGE AND ASSOCIATED FASTENERS AND ADHESIVES.
- FLOORING:** REMOVE CONTEMPORARY OVERLAY FLOORING MATERIAL THROUGHOUT TO EXPOSE ORIGINAL FINISH MATERIALS.
 - CARPETING:** CAREFULLY REMOVE CARPET, AND PADDING THROUGHOUT. WHERE REMOVING OVER CONCRETE AND WOOD FLOORING, FULLY REMOVE ASSOCIATED GLUE TO EXPOSE FINISH MATERIAL. REMOVAL METHOD FOR GLUE ON WOOD FLOORING MUST BE DONE IN A WAY THAT DOES NOT DAMAGE FLOORING OR PREVENT FUTURE RE-FINISHING OF THE WOOD FLOORING.
 - COMPOSITION TILE:** CAREFULLY REMOVE THROUGHOUT, INCLUDING UNDERLYING ADHESIVE OR MASTIC, TO EXPOSE ORIGINAL FLOOR MATERIAL BELOW.
 - CERAMIC TILE:** REMOVE CERAMIC TILE FLOORING AND ASSOCIATED SETTING BEDS TO EXPOSE THE ORIGINAL CONCRETE FLOORS.
 - CEMENTITIOUS TOPPING:** CAREFULLY REMOVE CEMENTITIOUS TOPPINGS WHERE NOTED TO EXPOSE UNDERLYING ORIGINAL TERRAZZO AND WOOD FLOORING.
 - RAISED CONCRETE SLABS:** REMOVE CERAMIC TILED AND UNTILED RAISED CONCRETE SLABS, INCLUDING ASSOCIATED PLUMBING, TO EXPOSE THE ORIGINAL CONCRETE SLAB.
- BUILT-IN MILLWORK:** REMOVE BUILT-IN MILLWORK, INCLUDING BASE CABINETS, WALL CABINETS, BENCHES, SHELVING, SINK COUNTERTOPS, ETC. AND ASSOCIATED BLOCKING.
- PLASTER ON ORIGINAL WALLS AND CEILINGS:** ORIGINAL PLASTER IS TO REMAIN THROUGHOUT. WHERE ORIGINAL PLASTER IS LOOSE OR DETACHED, NOTIFY ARCHITECT, AND UPON APPROVAL REMOVE AS DIRECTED BY ARCHITECT.
- DOORS:** REMOVE INTERIOR DOORS AND FRAMES THROUGHOUT, EXCEPT WHERE NOTED OTHERWISE, INCLUDING ASSOCIATED FRAME, CASINGS, TRIM, AND HARDWARE.
- RESTROOM AND CABINERY FIXTURES AND ACCESSORIES:** REMOVE EXISTING FIXTURES, STALL PARTITIONS, SHOWER FIXTURES, AND TOILET ACCESSORIES.

ELEMENTS TO REMAIN THROUGHOUT:

- ORIGINAL EXTERIOR WINDOWS, DOORS, AND FRAMES, INCLUDING TRANSOMS AND DOOR THRESHOLDS
- ORIGINAL CONCRETE, MARBLE, TERRAZZO, AND WOOD STRIP FLOORING
- ORIGINAL CONCRETE
- ORIGINAL PLASTER WALLS AND CEILINGS
- ORIGINAL BRICK WALLS AND COLUMNS
- ORIGINAL MARBLE STAIRS, GUARDRAILS, AND RAILINGS
- QUARRY TILE IN SOUTH AND WEST GROUND FLOOR LOBBIES
- SOUTHERNMOST ELEVATOR AND ASSOCIATED SHAFT WALLS
- ROOFING SYSTEMS, DO NOT REMOVE ANY ELEMENT THAT WILL CAUSE WATER INFILTRATION IN THE BUILDING
- ELEVATOR PENTHOUSES ABOVE THE ROOF
- SKYLIGHTS ON THE ROOF
- ROOFTOP MECHANICAL UNITS AND VENT PENETRATIONS.
- ORIGINAL EXTERIOR AND INTERIOR MASONRY WALLS AND COLUMNS
- MARBLE FLOORING AT STAIRWELLS ARE TO REMAIN. REMOVE NON-ORIGINAL OVERLAY MATERIALS AND FULLY PROTECT TO AVOID DAMAGE DURING SELECTIVE DEMOLITION.
- ROOF DRAINS AND DOWNSPOUTS
- MARBLE WAINSCOT AND BASE

CTJ MEP SYSTEM SELECTIVE DEMOLITION NOTES AND ASSUMPTIONS

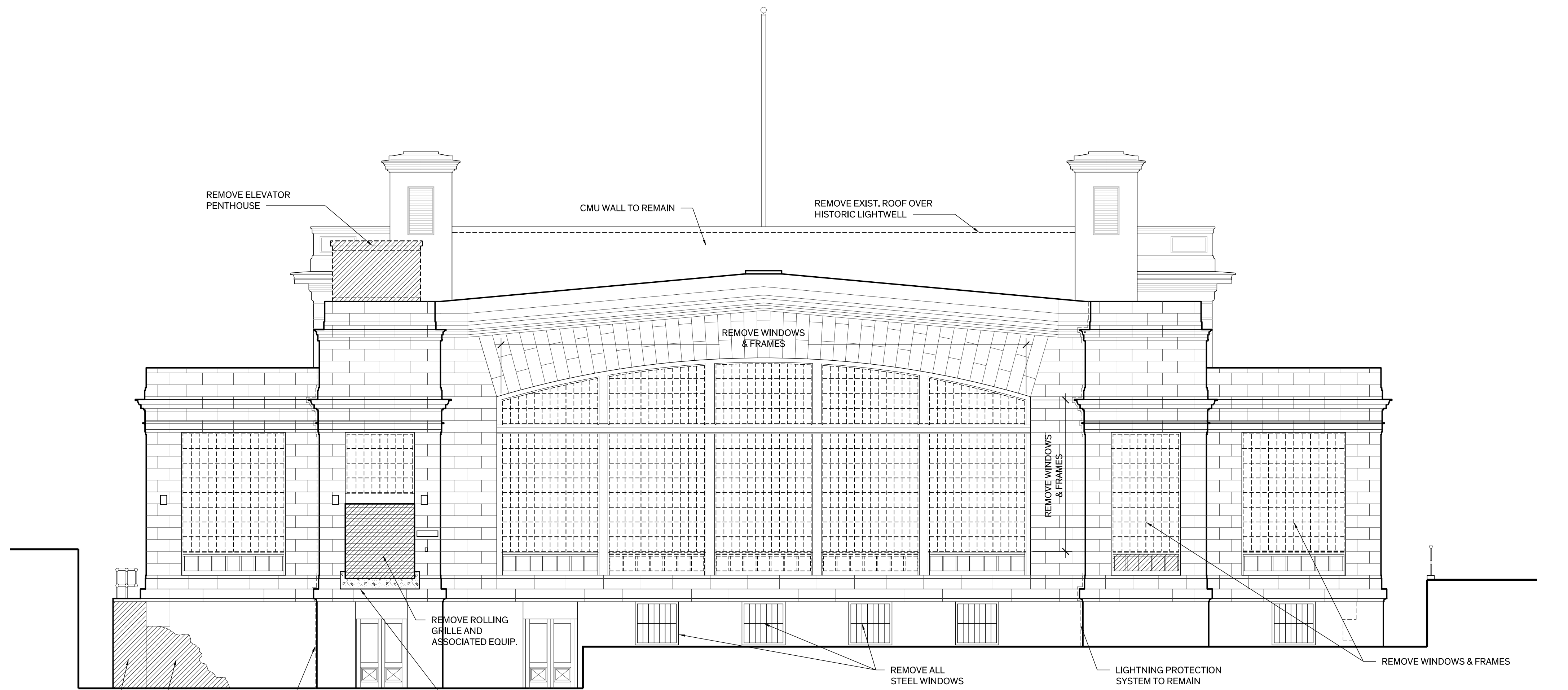
- CONTRACTOR SHALL REVIEW THE EXISTING CONDITIONS THOROUGHLY PRIOR TO COMMENCING WORK TO BE FAMILIAR OF EXTENT OF EXPOSED AND CONCEALED CONDITIONS.
- UTILITY SERVICE TO THE BUILDING IS TO BE TERMINATED AND EXISTING LINES ARE TO BE CAPPED 1'-0" INSIDE THE BUILDING.
- REMOVE EXISTING MEP SYSTEMS ENTIRELY THROUGHOUT THE INTERIOR OF THE BUILDING, EXCEPT WHERE NOTED OTHERWISE.
- WHERE MECHANICAL SYSTEM ELEMENTS ARE EMBEDDED IN FINISH SURFACES, CUT BACK ITEMS A MINIMUM OF 1-INCH BEHIND FINISHED SURFACE TO ENSURE PROPER FINISHING IN FUTURE PHASE OF WORK.
- EXISTING PIPING AND MEP SYSTEMS LOCATED IN BUILDING CRAWLSPACE SHALL ALSO BE REMOVED.
- ELECTRICAL EQUIPMENT AND DEVICES SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING, BUT NOT LIMITED TO: SWITCHGEAR, LIGHTING RECEPTACLES, SWITCHES, FIRE ALARM DEVICES AND ALL ASSOCIATED WIRING AND CONDUIT. ALL ELECTRICAL PANEL, SWITCHBOARDS AND TRANSFORMERS SHALL ALSO BE DEMOLISHED. CONTRACTOR SHALL CUT AND CAP ALL CONDUIT THAT IS NOT PRACTICAL TO BE REMOVED IN ITS ENTIRETY 1-INCH BELOW FINISHED SURFACE TO ALLOW FOR FUTURE RESTORATION OF FINISH SURFACES.
- REMOVE STRAPS, FASTENERS, MISCELLANEOUS WIRES, IMBEDS, ETC.
- REMOVE ALL SURFACE MOUNTED J-BOXES AND J-BOXES IN WALLS TO BE REMOVED. IF ORIGINAL J-BOXES ARE IMBEDDED IN HISTORIC WALLS TO REMAIN, AND ARE FLUSH WITH THE SURFACE OF THE ORIGINAL SURFACE, THESE J-BOXES AND THEIR CONCEALED CONDUIT ARE TO REMAIN.
- PROVIDE TEMPORARY POWER AS NECESSARY TO EACH FLOOR.
- EXISTING HVAC EQUIPMENT, PIPING, DUCTWORK AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT AS NOTED ON THE DEMOLITION AND CONSTRUCTION DOCUMENTS. THE DEMOLITION SHALL INCLUDE ALL AIR HANDLERS, TRAPS, EXHAUST FANS, FUME HOODS, PUMPS, BUILDING CHILLED WATER AND PIPING WITHIN THE BUILDING.
- EXISTING PLUMBING FIXTURES, PIPING, PUMPS, WATER HEATERS AND ASSOCIATED CONTROLS SHALL BE DEMOLISHED EXCEPT WHERE NOTED.
- REMOVE CONNECTIONS TO ROOFTOP UNITS, VENTS AND EXHAUSTS THAT PENETRATE THE ROOFING SYSTEM, 1'-0" BELOW THE ROOFTOP STRUCTURE TO PREVENT WATER INFILTRATION.
- REMOVE CHILLED WATER PIPING, METERING DEVICES AND SENSORS.
- THE SOUTHERNMOST ELEVATOR AND ITS EQUIPMENT SHALL REMAIN IN PLACE, AS WELL AS ASSOCIATED SYSTEMS, CONDUIT, AND WIRING WHEREVER PRACTICAL TO ALLOW FOR REUSE ONCE FUTURE PERMANENT POWER IS PROVIDED.
- PROVIDE (5) FIVE DEHUMIDIFIERS DISPERSED THROUGHOUT THE BUILDING WITH THE FOLLOWING CRITERIA: 40 PINTS/DAY MINIMUM CAPACITY WITH INCLUDED CONDENSATE PUMP AND DRAIN HOSE. ACCEPTABLE MANUFACTURERS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: SPT, GOLDSTAR (D4H46E), UNITS WILL BECOME PROPERTY OF THE OWNER AT PROJECT COMPLETION. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF UNITS AND COLLECTION DEVICES THROUGHOUT THE COURSE OF THE PROJECT.

HAZARDOUS MATERIALS ABATEMENT

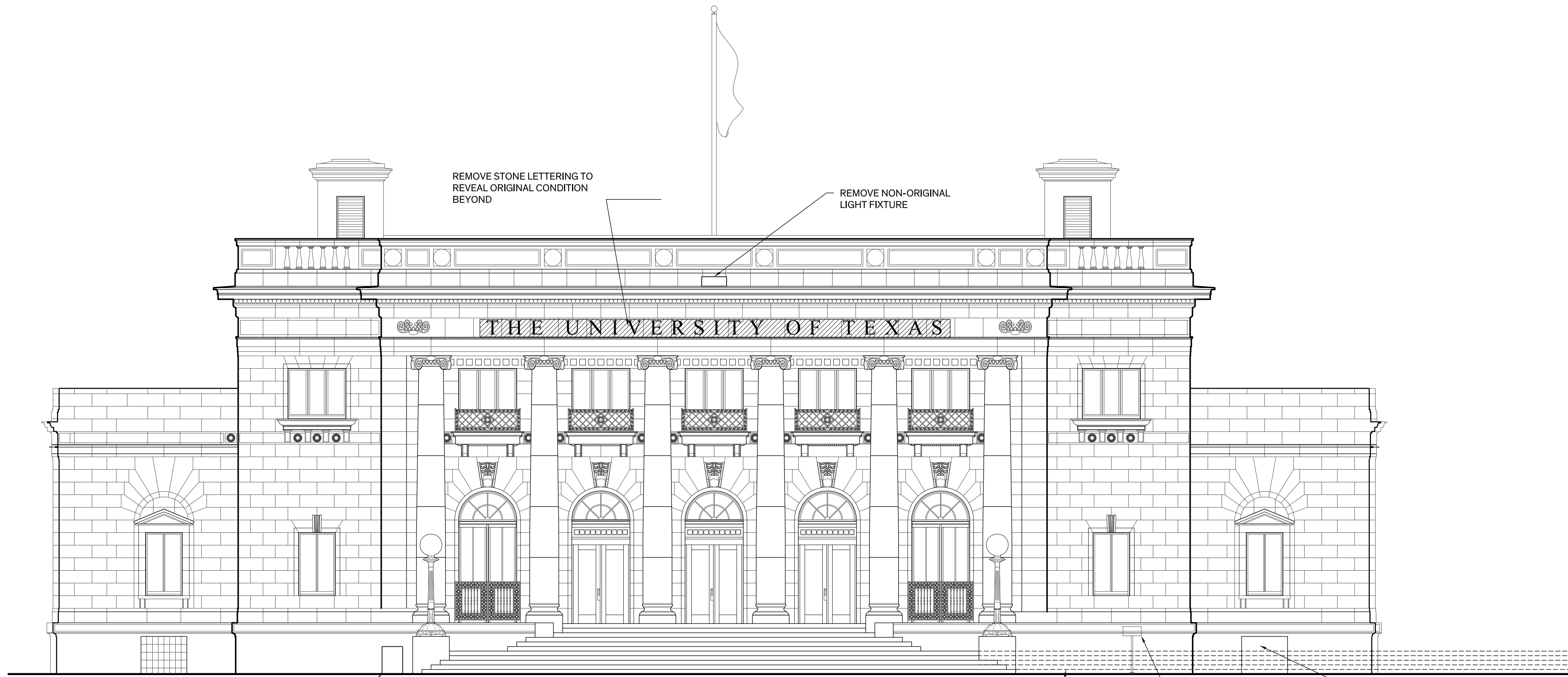
- ABATEMENT CONTRACTOR IS TO PERFORM LEAD ABATEMENT PER ASBESTOS & LEAD ABATEMENT SPECIFICATION.
- IF MATERIAL IS ENCOUNTERED BY THE CONTRACTOR THAT IS SUSPECTED OF BEING AN ASBESTOS OR LEAD CONTAINING MATERIAL AND IS NOT IDENTIFIED IN THE ENVIRONMENTAL REPORT, IMMEDIATELY STOP WORK AND NOTIFY THE CONTRACTOR.

LEGEND

- | | |
|--|---|
| | WALLS TO REMAIN |
| | ELEMENTS TO REMOVE |
| | WALLS TO REMOVE |
| | DOORS TO REMOVE |
| | CONCRETE OR BRICK WALLS TO BE REMOVED |
| | REMOVE CARPET TO EXPOSE ORIGINAL WOOD FLOORING |
| | REMOVE CARPET AND COMPOSITION TILE OVER ORIGINAL WOOD FLOORING OR MARBLE FLOORING |
| | REMOVE CARPET TO EXPOSE ORIGINAL CONCRETE |
| | REMOVE CARPET TO EXPOSE QUARRY TILE |
| | REMOVE CERAMIC TILE TO EXPOSE ORIGINAL WOOD FLOORING |
| | REMOVE STRUCTURAL FLOOR SYSTEM. SEE STRUCTURAL |
| | REMOVE CARPET AND CEMENTITIOUS TOPPING TO EXPOSE ORIGINAL TERRAZZO OR WOOD FLOORING |
| | ORIGINAL WOOD FLOORING TO REMAIN |
| | REMOVE COMPOSITION TILE TO EXPOSE ORIGINAL WOOD FLOORING OR CONCRETE |



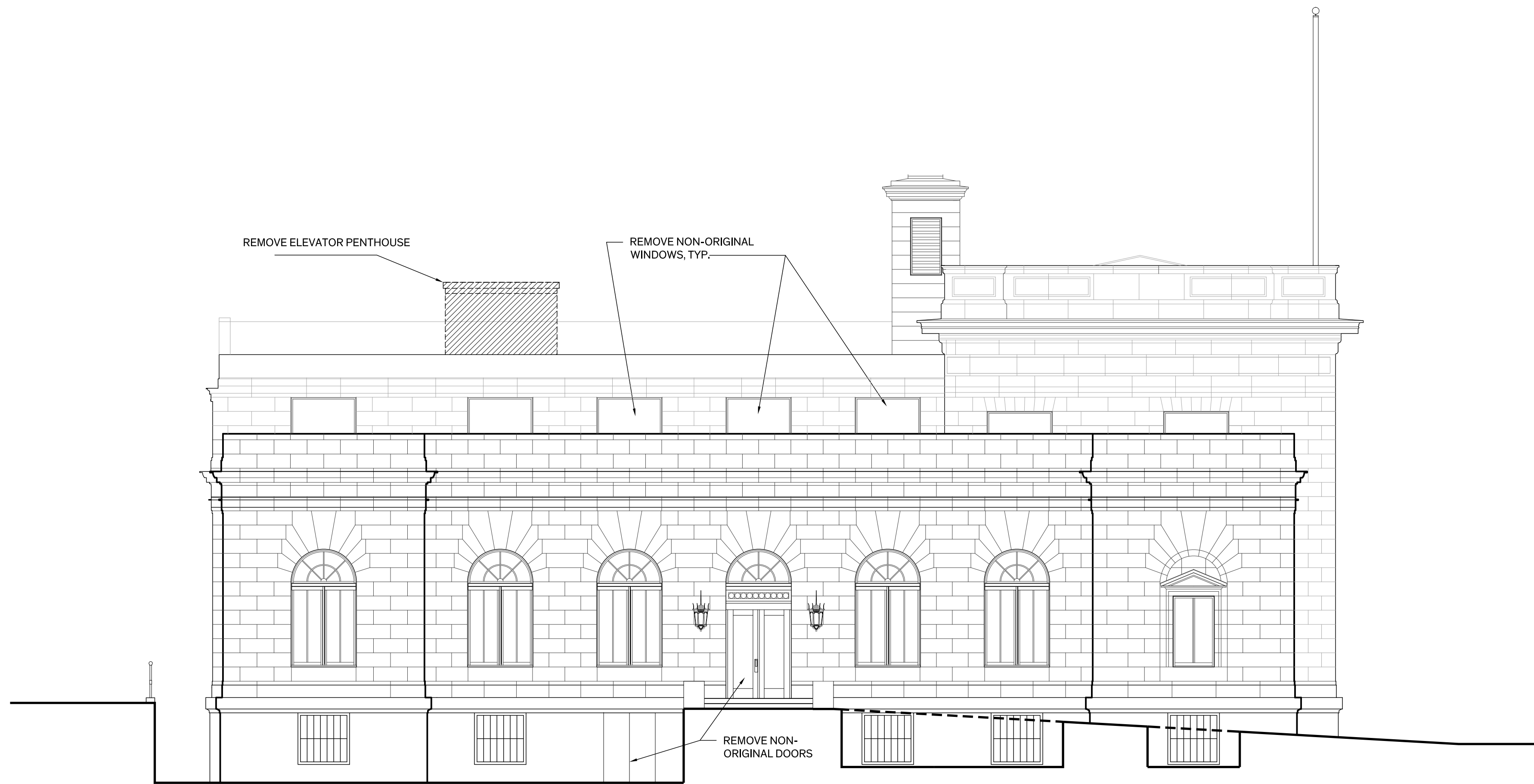
1 North Elevation- Demolition
Scale: 1/8" = 1'-0"



2 South Elevation- Demolition
Scale: 1/8" = 1'-0"



1 East Elevation - Demolition
Scale: 1/8" = 1'-0"



2 West Elevation- Demolition
Scale: 1/8" = 1'-0"

GENERAL SELECTIVE DEMOLITION NOTES

GENERAL NOTES:

- LIMITS OF WORK:** AREAS AND ITEMS INDICATING LIMITS OF WORK AND LINES OF DEMARCATION ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT WARRANTED AS AN EXACT INDICATION OF ACTUAL FIELD CONDITIONS. DRAWINGS ARE INTENDED TO PROVIDE AN OVERALL CONCEPT AND UNDERSTANDING OF THE EXISTING CONDITIONS AND SYSTEMS. FIELD VERIFY DIMENSIONS AND LOCATIONS EXPOSED AND CONCEALED MATERIALS AND SYSTEMS DURING THE BIDDING PROCESS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMITTAL OF BIDS.
- GENERAL:** INFORMATION CONTAINED ON THESE DRAWINGS WITH REGARD TO EXISTING CONDITIONS FOR CONSTRUCTION IN NO WAY RELEASES THE CONTRACTOR FROM THE RESPONSIBILITY FOR VERIFYING COMPLETELY ALL FIELD CONDITIONS RELATING TO AND AFFECTING THE EXECUTION OF THE WORK, AS DESCRIBED IN THESE CONTRACT DOCUMENTS. CEASE WORK, NOTIFY ARCHITECT, AND AWAIT INSTRUCTIONS IF MATERIALS OR CONDITIONS ENCOUNTERED AT THE SITE ARE NOT AS INDICATED BY THE CONTRACT DOCUMENTS.
- PROTECTION:** PROTECT INTERIOR FINISHES, AND ELEMENTS SCHEDULED TO REMAIN DURING DEMOLITION PROCEDURES. DAMAGE TO EXISTING FINISH SURFACES BY THE CONTRACTOR SHALL BE CORRECTED IN KIND AT NO ADDITIONAL EXPENSE TO THE OWNER.
- WATER INFILTRATION:** DO NOT REMOVE ANY ELEMENTS ON THE EXTERIOR BUILDING ENVELOPE THAT WILL CAUSE WATER INFILTRATION.
- CODES AND REGULATORY REQUIREMENTS:** WHERE APPROVAL CODES HAVE BEEN ESTABLISHED BY OSHA, UNDERWRITERS LABORATORY, AMERICAN CODES, ANSI, ASME, ASA, ASHRAE, ASTM, ARI, NEL, NFPA, SMACNA, OR THE STATE FIRE INSURANCE REGULATORY BODY, FOLLOW THESE STANDARDS WHETHER OR NOT INDICATED ON THE DRAWINGS AND SPECIFICATIONS. PERFORM WORK IN ACCORDANCE WITH THE LATEST EDITIONS, REVISIONS, AMENDMENTS OR SUPPLEMENTS OF APPLICABLE STATUTES, ORDINANCES, CODES OR REGULATIONS OF FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION IN EFFECT ON THE DATE BIDS ARE RECEIVED.
- DISPOSAL:** PROPERLY DISPOSE OF DEBRIS AND WASTE ON THE PROJECT IN COMPLIANCE WITH ALL JURISDICTIONAL REQUIREMENTS
- FINAL CLEANUP:** DUST DOWN CEILINGS AND WALLS AND LEAVE FLOORS BROOM CLEAN, LIGHTLY WET MOP ORIGINAL FINISH FLOORS AT COMPLETION OF WORK. REMOVE ALL DEBRIS FROM PENTHOUSE/ATTIC AND VACUUM CLEAN.

ELEMENTS TYPICALLY TO BE REMOVED THROUGHOUT THE INTERIOR:

- BLINDS:** WINDOW BLINDS AND ACCESSORIES.
- FASTENERS:** REMOVE MISCELLANEOUS EXPOSED FASTENERS, BOLTS, CLAMPS, ETC. THAT ARE ATTACHED OR EMBEDDED IN EXISTING MATERIALS TO REMAIN. WHERE PIPING, CONDUIT, FASTENERS, ETC. ARE IMBEDDED IN SURFACES TO REMAIN, REMOVE ITEMS 1" BEYOND THE FINISH SURFACE. AVOID DAMAGE TO ADJACENT FINISH SURFACE TO REMAIN.
- SUSPENDED ACOUSTICAL CEILING SYSTEMS:** SUSPENDED CEILING SYSTEMS, INCLUDING WIRING SUPPORT SYSTEMS AND FASTENERS.
- FURRED OUT WALLS AND NON-ORIGINAL PARTITION WALLS:** CONTEMPORARY PARTITIONS AND FURRED OUT WALLS THAT INCLUDE GYPSUM BOARD WALLS AND FRAMING, WALL PANELING, AND IN SOME INSTANCES CMU BLOCK ARE TO BE REMOVED AS NOTED, INCLUDING ASSOCIATED
- CEILING FURR DOWNS:** CONTEMPORARY FURRED DOWN GYPSUM BOARD AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. TO EXPOSE ORIGINAL PLASTER OR CONCRETE FINISH CEILING ABOVE.
 - SUSPENDED CEILING SYSTEMS:** REMOVE CONTEMPORARY SUSPENDED ACOUSTICAL PLASTER AND ACOUSTICAL LAY-IN CEILING SYSTEMS AND ASSOCIATED FRAMING, WIRES, FASTENERS, ETC. THROUGHOUT TO EXPOSE ORIGINAL CONCRETE AND PLASTER OVER CONCRETE STRUCTURE ABOVE.
- INTERIOR WINDOW SILLS:** CONTEMPORARY WOOD WINDOW SILLS TO EXPOSE ORIGINAL WINDOW SILLS.
- BASE:** WALL BASE MATERIAL ASSOCIATED WITH NON-ORIGINAL FURRED OUT WALLS, AND NON-ORIGINAL BASE OVER ORIGINAL WALLS. VERIFY ORIGINAL VS. NON-ORIGINAL MATERIAL ON HISTORIC WALLS WITH ARCHITECT PRIOR TO REMOVAL.
- QUARTER ROUND:** NON-ORIGINAL QUARTER ROUND AT ORIGINAL EXTERIOR WINDOW AND DOOR HEADS AND JAMBS
- FIRE EXTINGUISHERS:** REMOVE FIRE EXTINGUISHER CABINETS AND HANGERS THROUGHOUT
- GRAPHIC SIGNAGE:** REMOVE GRAPHIC SIGNAGE AND ASSOCIATED FASTENERS AND ADHESIVES.
- FLOORING:** REMOVE CONTEMPORARY OVERLAY FLOORING MATERIAL THROUGHOUT TO EXPOSE ORIGINAL FINISH MATERIALS.
 - CARPETING:** CAREFULLY REMOVE CARPET, AND PADDING THROUGHOUT. WHERE REMOVING OVER CONCRETE AND WOOD FLOORING, FULLY REMOVE ASSOCIATED GLUE TO EXPOSE FINISH MATERIAL. REMOVAL METHOD FOR GLUE ON WOOD FLOORING MUST BE DONE IN A WAY THAT DOES NOT DAMAGE FLOORING OR PREVENT FUTURE RE-FINISHING OF THE WOOD FLOORING
 - COMPOSITION TILE:** CAREFULLY REMOVE THROUGHOUT, INCLUDING UNDERLYING ADHESIVE OR MASTIC, TO EXPOSE ORIGINAL FLOOR MATERIAL BELOW.
 - CERAMIC TILE:** REMOVE CERAMIC TILE FLOORING AND ASSOCIATED SETTING BEDS TO EXPOSE THE ORIGINAL CONCRETE FLOORS
 - CEMENTITIOUS TOPPING:** CAREFULLY REMOVE CEMENTITIOUS TOPPING WHERE NOTED TO EXPOSE UNDERLYING ORIGINAL TERRAZZO AND WOOD FLOORING.
 - RAISED CONCRETE SLABS:** REMOVE CERAMIC TILED AND UNTILED RAISED CONCRETE SLABS, INCLUDING ASSOCIATED PLUMBING, TO EXPOSE THE ORIGINAL CONCRETE SLAB.
- BUILT-IN MILLWORK:** REMOVE BUILT-IN MILLWORK, INCLUDING BASE CABINETS, WALL CABINETS, BENCHES, SHELVING, SINK COUNTERTOPS, ETC. AND ASSOCIATED BLOCKING.
- PLASTER ON ORIGINAL WALLS AND CEILINGS:** ORIGINAL PLASTER IS TO REMAIN THROUGHOUT. WHERE ORIGINAL PLASTER IS LOOSE OR DETACHED, NOTIFY ARCHITECT, AND UPON APPROVAL REMOVE AS DIRECTED BY ARCHITECT.
- DOORS:** REMOVE INTERIOR DOORS AND FRAMES THROUGHOUT, EXCEPT WHERE NOTED OTHERWISE, INCLUDING ASSOCIATED FRAME, CASINGS, TRIM, AND HARDWARE.
- RESTROOM AND CABINETRY FIXTURES AND ACCESSORIES:** REMOVE EXISTING FIXTURES, STALL PARTITIONS, SHOWER FIXTURES, AND TOILET ACCESSORIES.

ELEMENTS TO REMAIN THROUGHOUT:

- ORIGINAL EXTERIOR WINDOWS, DOORS, AND FRAMES, INCLUDING TRANSOMS AND DOOR THRESHOLDS
- ORIGINAL CONCRETE, MARBLE, TERRAZZO, AND WOOD STRIP FLOORING
- ORIGINAL CONCRETE
- ORIGINAL PLASTER WALLS AND CEILINGS
- ORIGINAL BRICK WALLS AND COLUMNS
- ORIGINAL MARBLE STAIRS, GUARDRAILS, AND RAILINGS
- QUARRY TILE IN SOUTH AND WEST GROUND FLOOR LOBBIES
- SOUTHERNMOST ELEVATOR AND ASSOCIATED SHAFT WALLS
- ROOFING SYSTEMS. DO NOT REMOVE ANY ELEMENT THAT WILL CAUSE WATER INFILTRATION IN THE BUILDING
- ELEVATOR PENTHOUSES ABOVE THE ROOF
- SKYLIGHTS ON THE ROOF
- ROOFTOP MECHANICAL UNITS AND VENT PENETRATIONS.
- ORIGINAL EXTERIOR AND INTERIOR MASONRY WALLS AND COLUMNS
- MARBLE FLOORING AT STAIRWELLS ARE TO REMAIN. REMOVE NON-ORIGINAL OVERLAY MATERIALS AND FULLY PROTECT TO AVOID DAMAGE DURING SELECTIVE DEMOLITION.
- ROOF DRAINS AND DOWNSPOUTS
- MARBLE WAINSCOT AND BASE

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REVISION HISTORY

REVISION	DESCRIPTION	DATE
PROFESSIONAL SEAL	INTERIM REVIEW	

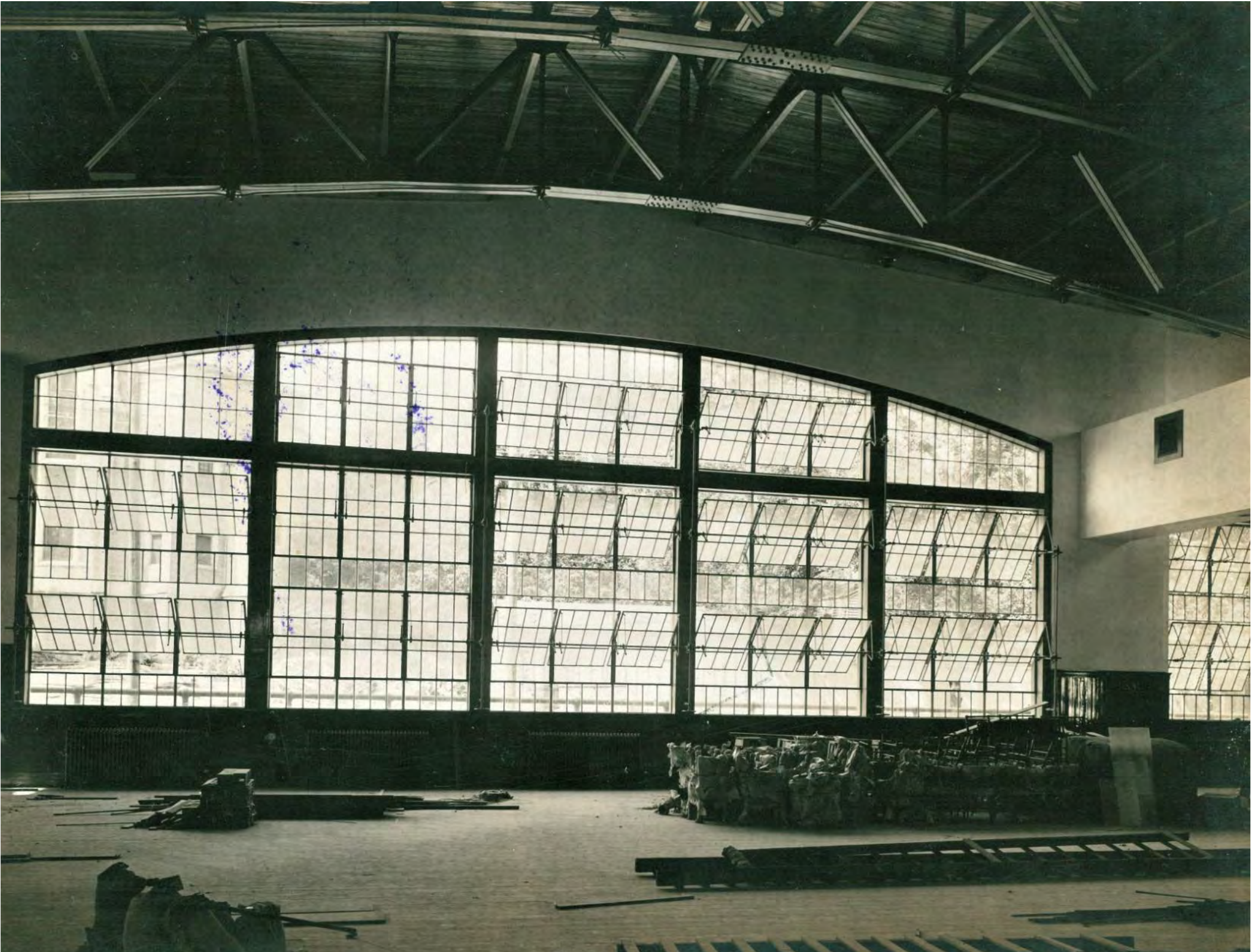
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EAST & WEST ELEVATIONS - DEMOLITION

DRAWN BY Author	CHECKED BY PROJECT Checker
PROJECT NUMBER 115037	ABBREVIATION BLOCK71
ORIGINAL ISSUE 100% DESIGN DEVELOPMENT	DATE 22 SEP 2017

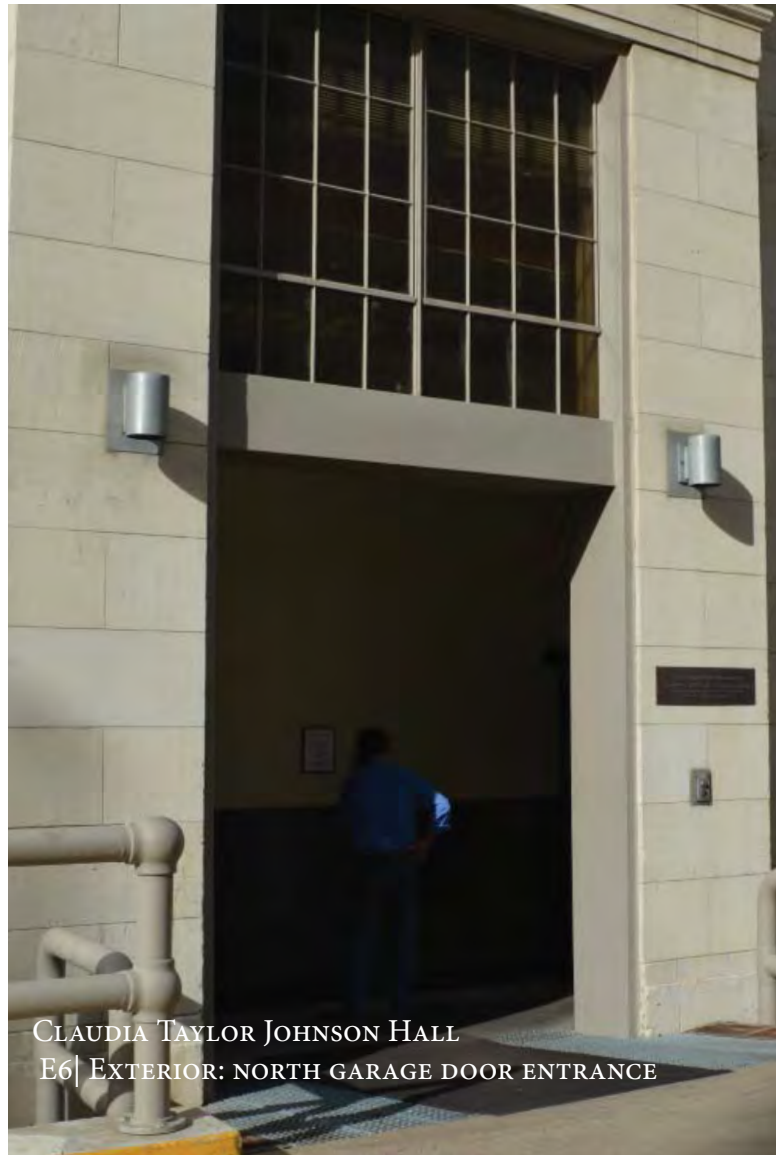
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SHEET NUMBER

Claudia Taylor Johnson Building
Historical Photo





CLAUDIA TAYLOR JOHNSON HALL
E5 | EXTERIOR: EAST ENTRANCE ALTERATIONS



CLAUDIA TAYLOR JOHNSON HALL
E6 | EXTERIOR: NORTH GARAGE DOOR ENTRANCE



CLAUDIA TAYLOR JOHNSON HALL
E7 | EXTERIOR: WEST ENTRANCE

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NORTH & SOUTH
ELEVATIONS

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EXTERIOR RESTORATION &
REPAIR NOTES

1. BASE BID: WOOD FRAME RESTORATION AND WINDOW SASH REPLACEMENT
2. LEAD ABATEMENT ON WINDOW FRAMES
3. WINDOW SASH REMOVAL
4. REMOVAL AND REINSTALLATION OF INTERIOR WOOD SASH STOP TRIM TO FACILITATE SASH REMOVAL, REPLACEMENT OF WOOD SASH STOP TRIM DAMAGED BY REMOVAL
5. PROVIDE NEW WOOD SASH TO MATCH ORIGINAL EXACTLY, EXCEPT THAT THE SASH IS TO BE MODIFIED TO ACCEPT A LOW-E INSULATED GLASS, THE EXTERIOR SLOPED GLAZING STOP WILL BE WOOD, AND THE SASH BE MADE OF GENUINE MAHOGANY. GLASS PANELES ARE TO BE FULL PANELES ON EACH SASH WITH APPLIED MUNTINS AND DIVIDED INNER FRAMES TO ALIGN WITH MUNTINS.
6. FIX UPPER AND LOWER SASH; SEAL PERIMETER OF SASH
7. REPLACE DETERIORATED WOOD FRAME MEMBERS WITH GENUINE MAHOGANY TO MATCH ORIGINAL.
8. REMOVE ROTTED AREAS OF WOOD AND APPLY CONSOLIDANT.
9. REPAIR MINOR AREAS OF DETERIORATION WITH WOOD PATCHING COMPOUND BY ABITRON.
10. REPLACE WOOD PARTINGS STOP THROUGHOUT WITH GENUINE MAHOGANY, MATCH ORIGINAL SIZE.
11. REPLACE DAMAGED BRICK MOULD OR PROVIDE WOOD DUTCHMAN AS SCHEDULED WITH GENUINE MAHOGANY, MATCH ORIGINAL SIZE AND PROFILE.
12. PROVIDED WOOD PATCHING COMPOUND BY ABITRON AT CRACKS, INDENTATIONS, AND AREAS OF MINOR DAMAGE AND SAND TO SMOOTH INCLINED SURFACE.
13. PROVIDED WOOD DUTCHMAN REPAIRS AT SILLS, BLIND STOPS, FRAMES, AND BRICK MouldING WITH GENUINE MAHOGANY, AS SCHEDULED.
14. REPLACE SEVERELY DETERIORATED SILLS AS SCHEDULED.
15. REPLACE JOINT SEALANT 100% AT WINDOW PERIMETER.
16. THE WINDOW FRAME THROUGHOUT IS TO HAVE INDENTATIONS FILLED AND WORM PROFILES PATCHED WITH ABITRON WOOD PATCHING COMPOUND TO OBTAIN THE ORIGINAL WOOD TRIM PROFILE.
17. PRIME AND REPAINT THE INTERIOR AND EXTERIOR OF THE WINDOW UNIT, INCLUDING THE INTERIOR JAMB/HEAD EXTENSION, WOOD STOP TRIM, PARTING STOP, EXTERIOR FRAME, BRICK MouldING, SILL, INTERIOR STOOLS, AND SASHES. PAINT TO BE SHERWIN WILLIAMS "DURATION" PAINT, AS SCHEDULED.
18. SALVAGE ORIGINAL HARDWARE, REFINISH, AND ALLOW FOR 80% REPLICA SASH LOCK HARDWARE.
19. REPAIR DAMAGED AND DETERIORATED INTERIOR WOOD STOOLS WITH ABITRON PATCHING COMPOUND, AS SCHEDULED.
20. PROVIDE NEW COTTON ROPES AT LOWER SASHES (NON-FUNCTIONAL).

GENERAL NOTES - WINDOW RESTORATION SCOPE

WINDOW REHABILITATION AND REPLACEMENT SCOPE OF WORK:

1. ORIGINAL WD. FRAMES ARE TO BE RESTORED TYPICALLY UNLESS NOTED TO BE REPLACED AND REPLICATED TO MATCH EXIST.
2. WOOD SASHES ARE TO BE REPLACED TYPICALLY WITH NEW ACCOYA SASHES TO MATCH EXISTING SIZE AND PROFILE AND WILL BE FITTED TO ACCEPT LOW-E INSULATED GLASS EXCEPT WHERE OTHERWISE NOTED.
3. SASHES ARE TO BE FIXED IN PLACE AND SEALED AT PERIMETER.
4. PAINT EXTERIOR OF WINDOWS AND INTERIOR SASHES AND FRAMES TO EXTENT INDICATED.
5. REPLACE INTERIOR WOOD STOPS, TYPICAL MATCH EXIST.
6. REMOVE ANY EXIST. WINDOW WEATHERSTRIPPING AND FILL HOLES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR WINDOW HEAD/JAMB/SILL DETAILS WHERE EXIST. WD. TRIM IS BEING MODIFIED, TYP.
8. PROVIDE LAMINATED LOW-E GLASS IN INDIVIDUAL SASHES WHERE GLAZING IS WITHIN 18 INCHES OF FINISH FLOOR AT WINDOWS IN STAIRWELL.

GENERAL NOTES - DOOR RESTORATION SCOPE

EXTERIOR DOOR REHABILITATION SCOPE OF WORK:

1. EXISTING HARDWARE: REMOVE PAINT FROM EXISTING HARDWARE. PROVIDE WAX FINISH UTILIZING "RENAISSANCE MICROCRYSTALLINE WAX POLISH" AS MANUFACTURED BY PICREATOR ENTERPRISES LTD.
2. REPLACEMENT DOOR CLOSERS: LCN SURFACE CLOSER 4040XP WITH ACCESSIBILITY DELAY ACTIVATION, US10 FINISH.
3. REPLACEMENT GLAS: CARDINAL LOWE - 272 INSULATED TEMPERED GLASS
4. WOOD PATCHING AND REPLACEMENT OF EXISTING WOOD MouldINGS: SEE SPECIFICATIONS
5. REPLACEMENT THRESHOLD: REPLACE WOOD THRESHOLD WITH NKP 896 BR WITH VINYL BUMPER SEAL
6. REPLACEMENT WEATHERSTRIPPING: REPLACE WEATHERSTRIPPING AT HEAD AND JAMBS WITH PERMO PSI, 77 STRIP BRONZE
7. JOINT SEALANTS: REPLACE PERIMETER JOINT SEALANTS, TYP.

GENERAL NOTES: MASONRY

GUIDELINES & METHODOLOGY FOR MASONRY TREATMENT

GENERAL TREATMENTS THAT APPLY TO MASONRY MATERIALS

1. STABILIZE
REMOVAL OF LOOSE AND/OR UNSOUND MATERIAL. THIS TREATMENT WILL BE USED THROUGHOUT UNLESS CONDITIONS WARRANT OTHERWISE. REMOVE LOOSE AND SPALLING STONE AND DO MINOR TOOLING TO SURFACE TO GET BACK TO SOUND MATERIAL AND RETAIN GENERAL OVERALL FINISH AND TEXTURE OF ORIGINAL STONE.
2. MASONRY CLEANING
a) GENERAL MASONRY CLEANING (LIMESTONE, AND BRICK):
OPTION 1: A LOW-PRESSURE WATER WASH OR WATER OF SLIGHTLY HIGHER PRESSURE OR WITH MILD NON-IONIC DETERGENT ADDITIVE WILL BE SPECIFIED BASED ON RESULTS OF FIELD TESTING. BRISTLE BRUSHES MAY BE USED TO SUPPLEMENT WATER WASHING PARTICULARLY AT ORNAMENTAL UNITS WHERE HEAVIER SOILING IS EVIDENT. THIS TREATMENT WILL BE USED TO SAFELY REMOVE LIGHT TO MODERATE ATMOSPHERIC SOILING.
OPTION 2: IF THE ABOVE OPTION DOES NOT PROVIDE SATISFACTORY RESULTS, A PROPRIETARY CLEANING PRODUCT AND PROCEDURES FOR ITS USE WILL BE SPECIFIED BASED ON RESULTS OF FIELD TESTING.
b) REMOVAL OF STAINING (ASPHALT, METAL): A VARIETY OF PROPRIETARY CLEANING PRODUCTS AND PROCEDURES FOR THEIR USE WILL BE SPECIFIED BASED ON RESULTS OF FIELD TESTING. THIS TREATMENT WILL BE LIMITED TO THOSE AREAS WHERE THE ABOVE LISTED STAINING IS APPARENT.
3. REPOINT MORTAR JOINTS: REMOVE AND REPLACE MORTAR 50% WITH MORTAR THAT MATCHES THE ORIGINAL IN COMPOSITION, COLOR, AND JOINT PROFILE. CONTRACTOR WILL BE REQUIRED TO PERFORM PETROGRAPHIC ANALYSIS ON THREE ORIGINAL UNWEATHERED MORTAR SAMPLES. AT THE LIMESTONE, ORIGINAL MORTAR JOINTS HAVE TOOLED PROJECTING V-SHAPE PROFILE. MORTAR JOINTS VARY IN THICKNESS FROM 3/8-1/2 INCH, AND WERE ORIGINALLY SIMILAR IN COLOR TO THE LIMESTONE. MATCH ORIGINAL CONCAVE MORTAR PROFILE, STRENGTH, TEXTURE, COLOR, ETC. BRICK TYPICALLY HAS MORTAR JOINTS WITH A UNIFORM THICKNESS OF 3/8 INCH. MORTAR JOINTS ARE TO HAVE A FLUSH FACE. REPOINT 15% OF MORTAR JOINTS AT BRICK AND MATCH ORIGINAL IN TEXTURE, COLOR, STRENGTH, AND FINISH.

BRICK

- 1) DAMAGED BRICK: REMOVE DAMAGED FACE BRICK AND REPLACE WITH NEW BRICK MATCHING EXISTING COLOR, TEXTURE, SIZE.
2) DISPLACED BRICK: REMOVE DISPLACED FACE BRICK, SALVAGE AND RE-USE EXISTING BRICK IF POSSIBLE. IF NOT REPLACE WITH NEW BRICK MATCHING EXISTING COLOR, TEXTURE, SIZE, AND COURSING.

LIMESTONE REPAIR TREATMENT:

STABILIZE: THIS TREATMENT SHOULD BE USED EXCEPT WHERE CONDITIONS WARRANT OTHERWISE. IT INVOLVES SIMPLY MAINTAINING THE STATUS QUO. A RARE OR UNIQUE ELEMENT, SUCH AS THE COLUMN CAPITALS ON THE FIRST FLOOR, SHOULD ALWAYS BE STABILIZED TO PRESERVE THE ORIGINAL CRAFTSMANSHIP.

RETOOL: APPROPRIATE FOR SLIGHTLY TO MODERATELY UNSOUND OR DAMAGED STONES THAT ARE EITHER COMMON OR NOT READILY VISIBLE. AS LONG AS THE ELEMENT MAINTAINS ITS PHYSICAL INTEGRITY AND THE RETOOLING DOES NOT IMPAIR ITS FUNCTION, THE CRAFTSMAN CAN RESHAPE THE STONE TO THE DEGREE NECESSARY TO REMOVE DETERIORATED MATERIAL OR IMPROVE ITS INTENDED FUNCTIONALITY, I.E. CREATING A DRIP EDGE WHERE IT DID NOT EXIST.

PATCH: USED ONLY WHEN A PART OF THE STONE HAS BEEN DAMAGED BY ALTERATION OR POOR WATER DRAINAGE. THE ELEMENT SERVES A VITAL FUNCTIONAL ROLE AND IS NOT HIGHLY VISIBLE. CEMENTITIOUS MATERIAL CAN ALSO BE USED TO PATCH SMALL AREAS THAT ARE HIGHLY EXPOSED TO WEATHER AND REQUIRE INCREASED PERFORMANCE, ESPECIALLY COPING CAPS AND THE TOP FACE OF A HORIZONTAL SURFACE. PATCHING MATERIAL IS USUALLY USED TO FILL HOLES CAUSED BY ATTACHMENTS. A PATCH IS NOT USED WHEN THE ENTIRE EXPOSED FACE REQUIRES TREATMENT.

VENEER/DUTCHMAN: A VENEER IS USED WHEN AN ELEMENT IS MODERATELY DAMAGED THROUGHOUT AND CANNOT BE RETOOLED WITHOUT DAMAGING THE FUNCTION OR AESTHETIC QUALITY. A STONE VENEER OR DUTCHMAN IS USED RATHER THAN CEMENTITIOUS MATERIALS IN FOR AREAS OF MODERATE DAMAGE WHERE THE STONE IS READILY VISIBLE, SUCH AS AT BUILDING ENTRIES. A DUTCHMAN IS USED IN LIEU OF TOTAL REPLACEMENT IN-KIND WHEN THE FULL ELEMENT CANNOT BE FEASIBLY REMOVED. A FULL LIMESTONE VENEER IS USED WHEN MORE THAN 50% OF THE STONE IS DAMAGED AND RESTORING THE PROFILE OF THE ELEMENT IS IMPORTANT TO FORM A CONTINUOUS VISUAL FEATURE.

REPLACEMENT IN-KIND: UNLESS A UNIQUE ELEMENT, REPLACEMENT OF AN ELEMENT SHOULD OCCUR WHEN IT IS SEVERELY DAMAGED AND/OR WHEREVER A VERTICALLY BEDDED ELEMENT IS ERODING AND THE EROSION IS EXPECTED TO CONTINUE. ALSO USED WHERE AN ELEMENT IS HIGHLY VISIBLE, SERVES AS A SIGNIFICANT STRUCTURAL OR FUNCTIONAL ROLE AND IS AT LEAST MODERATELY DAMAGED, RARELY USED FOR SLIGHTLY DAMAGED STONES DUE TO COST AND EFFORTS TO MINIMIZE INTERVENTION.

CRACK REPAIR: HAIRLINE CRACKS UP TO 3/16-INCH WIDTH, STABILIZATION FOLLOWED BY PREPARATION OF THE STONE TO ALLOW FOR INJECTION OF AN EPOXY REPAIR MATERIAL AND CUSTOM COLOR-MATCHED GROUTING MATERIAL. THIS TREATMENT WILL BE USED THROUGHOUT AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF MASONRY UNITS AND A WEATHER-TIGHT ENVELOPE.

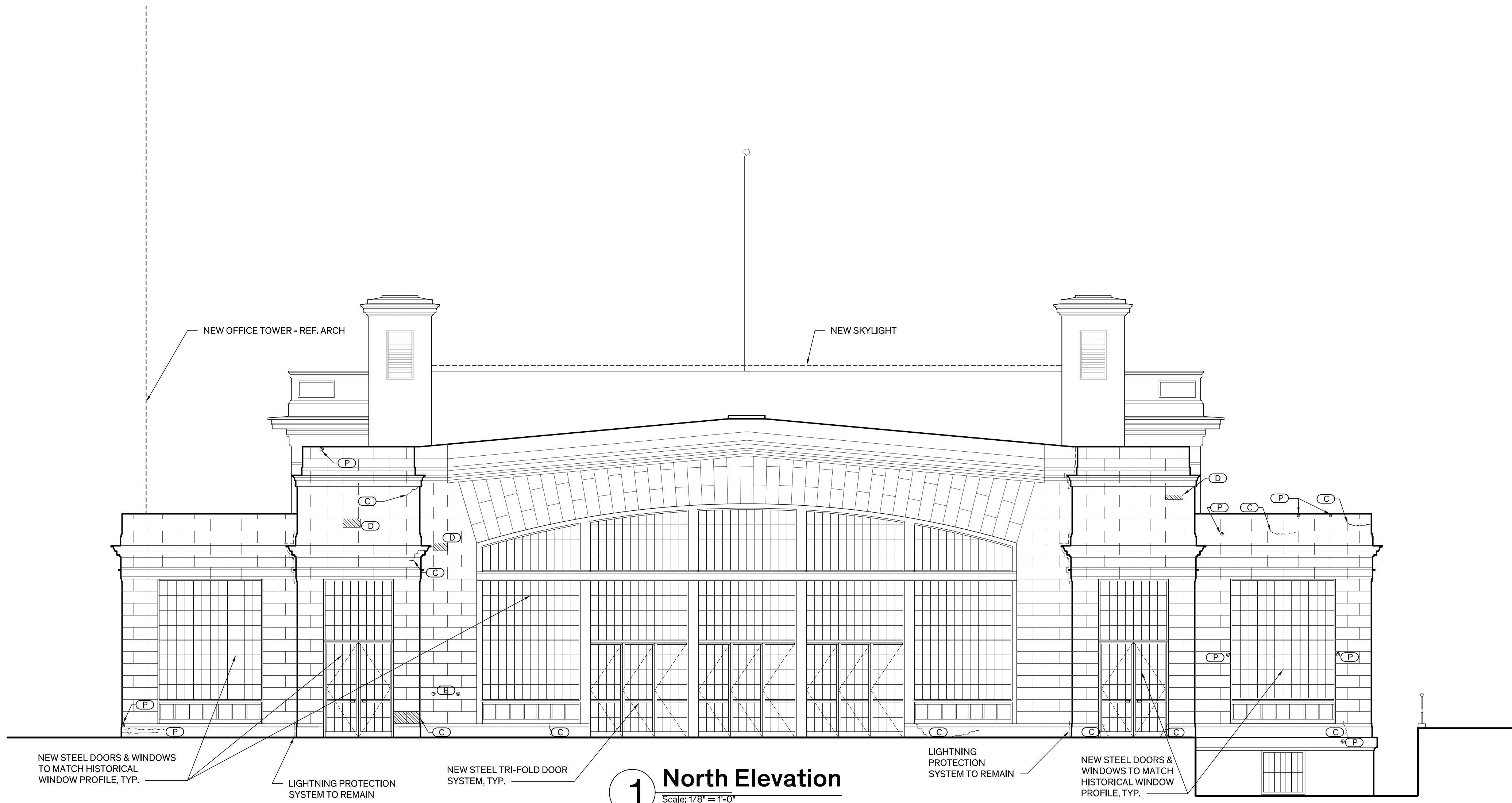
MASONRY RESTORATION
LEGEND - ELEVATIONS

- CRACK REPAIR
EXISTING PATCH TO BE REPLACED
STONE TO BE PATCHED
STONE DUTCHMAN REPAIR
STONE TO BE REPLACED
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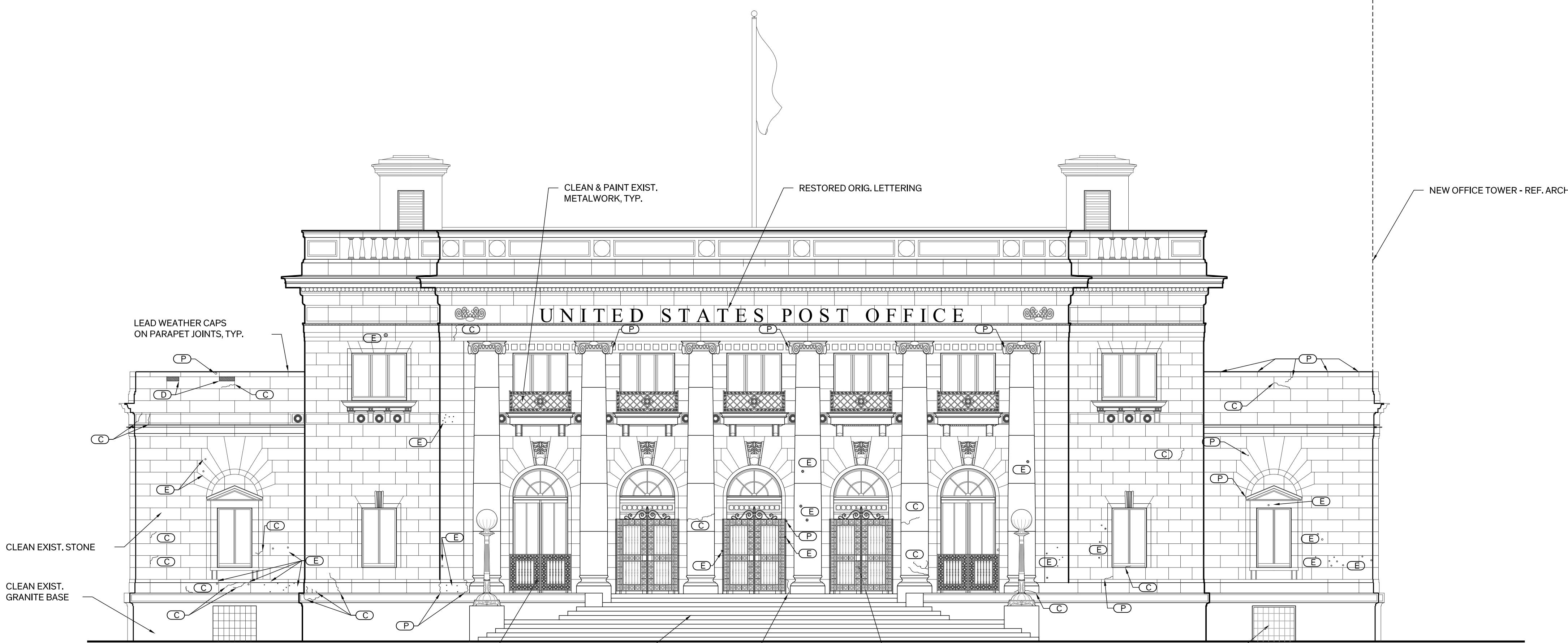


PATCH

REPAIR CRACK



1 North Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"

REVISION HISTORY

REVISION DESCRIPTION DATE
PROFESSIONAL SEAL
INTERIM REVIEW
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EAST & WEST
ELEVATIONS

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DATE
22 SEP 2017

EXTERIOR RESTORATION &
REPAIR NOTES

1. BASE BID: WOOD FRAME RESTORATION AND WINDOW SASH REPLACEMENT
2. LEAD ABATEMENT ON WINDOW FRAMES
3. WINDOW SASH REMOVAL
4. REMOVAL AND REINSTALLATION OF INTERIOR WOOD SASH STOP TRIM TO FACILITATE SASH REMOVAL, REPLACEMENT OF WOOD SASH STOP TRIM DAMAGED BY REMOVAL
5. PROVIDE NEW WOOD SASH TO MATCH ORIGINAL EXACTLY, EXCEPT THAT THE SASH IS TO BE MODIFIED TO ACCEPT A LOW-E INSULATED GLASS, THE EXTERIOR SLOPED GLAZING STOP WILL BE WOOD, AND THE SASH BE MADE OF GENUINE MAHOGANY, GLASS PANE ARE TO BE FULL PANE ON EACH SASH WITH APPLIED MUNTINS AND DIVIDED INNER FRAMES TO ALIGN WITH MUNTINS.
6. FIX UPPER AND LOWER SASH; SEAL PERIMETER OF SASH
7. REPLACE DETERIORATED WOOD FRAME MEMBERS WITH GENUINE MAHOGANY TO MATCH ORIGINAL.
8. REMOVE ROTTED AREAS OF WOOD AND APPLY CONSOLIDANT.
9. REPAIR MINOR AREAS OF DETERIORATION WITH WOOD PATCHING COMPOUND BY ABITRON.
10. REPLACE WOOD PARTINGS STOP THROUGHOUT WITH GENUINE MAHOGANY, MATCH ORIGINAL SIZE.
11. REPLACE DAMAGED BRICK MOULD OR PROVIDE WOOD DUTCHMAN AS SCHEDULED WITH GENUINE MAHOGANY, MATCH ORIGINAL SIZE AND PROFILE.
12. PROVIDED WOOD PATCHING COMPOUND BY ABITRON AT CRACKS, INDENTATIONS, AND AREAS OF MINOR DAMAGE AND SAND TO SMOOTH INCLINED SURFACE.
13. PROVIDED WOOD DUTCHMAN REPAIRS AT SILLS, BLIND STOPS, FRAMES, AND BRICK MOLDING WITH GENUINE MAHOGANY, AS SCHEDULED.
14. REPLACE SEVERELY DETERIORATED SILL AS SCHEDULED.
15. REPLACE JOINT SEALANT 100% AT WINDOW PERIMETER.
16. THE WINDOW FRAME THROUGHOUT IS TO HAVE INDENTATIONS FILLED AND WORN PROFILES PATCHED WITH ABITRON WOOD PATCHING COMPOUND TO OBTAIN THE ORIGINAL WOOD TRIM PROFILE.
17. PRIME AND REPAINT THE INTERIOR AND EXTERIOR OF THE WINDOW UNIT, INCLUDING THE INTERIOR JAMB/HEAD EXTENSION, WOOD STOP TRIM, PARTING STOP, EXTERIOR FRAME, BRICK MOLDING, SILL, INTERIOR STOOLS, AND SASHES. PAINT TO BE SHERWIN WILLIAMS "DURATION" PAINT, AS SCHEDULED.
18. SALVAGE ORIGINAL HARDWARE, REFINISH, AND ALLOW FOR 80% REPLICA SASH LOCK HARDWARE.
19. REPAIR DAMAGED AND DETERIORATED INTERIOR WOOD STOOLS WITH ABITRON PATCHING COMPOUND, AS SCHEDULED.
20. PROVIDE NEW COTTON ROPES AT LOWER SASHES (NON-FUNCTIONAL).

GENERAL NOTES - WINDOW RESTORATION SCOPE

WINDOW REHABILITATION AND REPLACEMENT SCOPE OF WORK:

1. ORIGINAL WD. FRAMES ARE TO BE RESTORED TYPICALLY UNLESS NOTED TO BE REPLACED AND REPLICATED TO MATCH EXIST.
2. WOOD SASHES ARE TO BE REPLACED TYPICALLY WITH NEW ACCOYA SASHES TO MATCH EXISTING SIZE AND PROFILE AND WILL BE FITTED TO ACCEPT LOW-E INSULATED GLASS EXCEPT WHERE OTHERWISE NOTED.
3. SASHES ARE TO BE FIXED IN PLACE AND SEALED AT PERIMETER.
4. PAINT EXTERIOR OF WINDOWS AND INTERIOR SASHES AND FRAMES TO EXTENT INDICATED.
5. REPLACE INTERIOR WOOD STOPS, TYPICAL MATCH EXIST.
6. REMOVE ANY EXIST. WINDOW WEATHERSTRIPPING AND FILL HOLES.
7. REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR WINDOW HEAD/JAMB/SILL DETAILS WHERE EXIST. WD. TRIM IS BEING MODIFIED, TYP.
8. PROVIDE LAMINATED LOW-E GLASS IN INDIVIDUAL SASHES WHERE GLAZING IS WITHIN 18 INCHES OF FINISH FLOOR AT WINDOWS IN STAIRWELL.

GENERAL NOTES - DOOR RESTORATION SCOPE

EXTERIOR DOOR REHABILITATION SCOPE OF WORK:

1. EXISTING HARDWARE: REMOVE PAINT FROM EXISTING HARDWARE, PROVIDE WAX FINISH UTILIZING "RENAISSANCE MICROCRYSTALLINE WAX POLISH" AS MANUFACTURERS BY PICREATOR ENTERPRIZES LTD.
2. REPLACEMENT DOOR CLOSERS: LCN SURFACE CLOSER 4040XP WITH ACCESSIBILITY DELAY ACTIVATION, US10 FINISH.
3. REPLACEMENT GLAS: CARDINAL LOWE - 272 INSULATED TEMPERED GLASS
4. WOOD PATCHING AND REPLACEMENT OF EXISTING WOOD MOLDINGS: SEE SPECIFICATIONS
5. REPLACEMENT THRESHOLD: REPLACE WOOD THRESHOLD WITH NKP 896 BR WITH VINYL BUMPER SEAL
6. REPLACEMENT WEATHERSTRIPPING: REPLACE WEATHERSTRIPPING AT HEAD AND JAMBS WITH PERMO PSI, 77 STRIP BRONZE
7. JOINT SEALANTS: REPLACE PERIMETER JOINT SEALANTS, TYP.

GENERAL NOTES: MASONRY

GUIDELINES & METHODOLOGY FOR MASONRY TREATMENT

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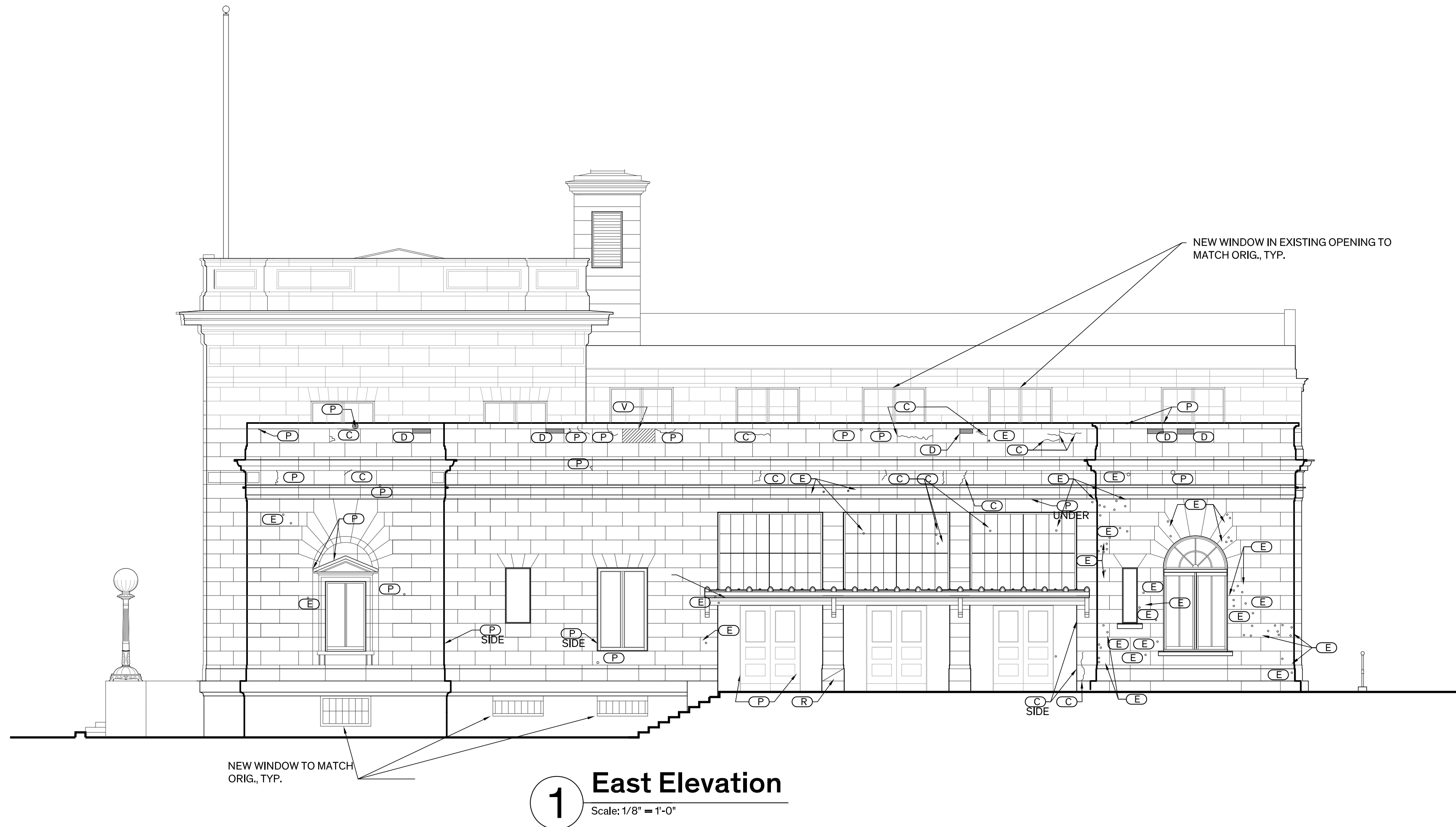
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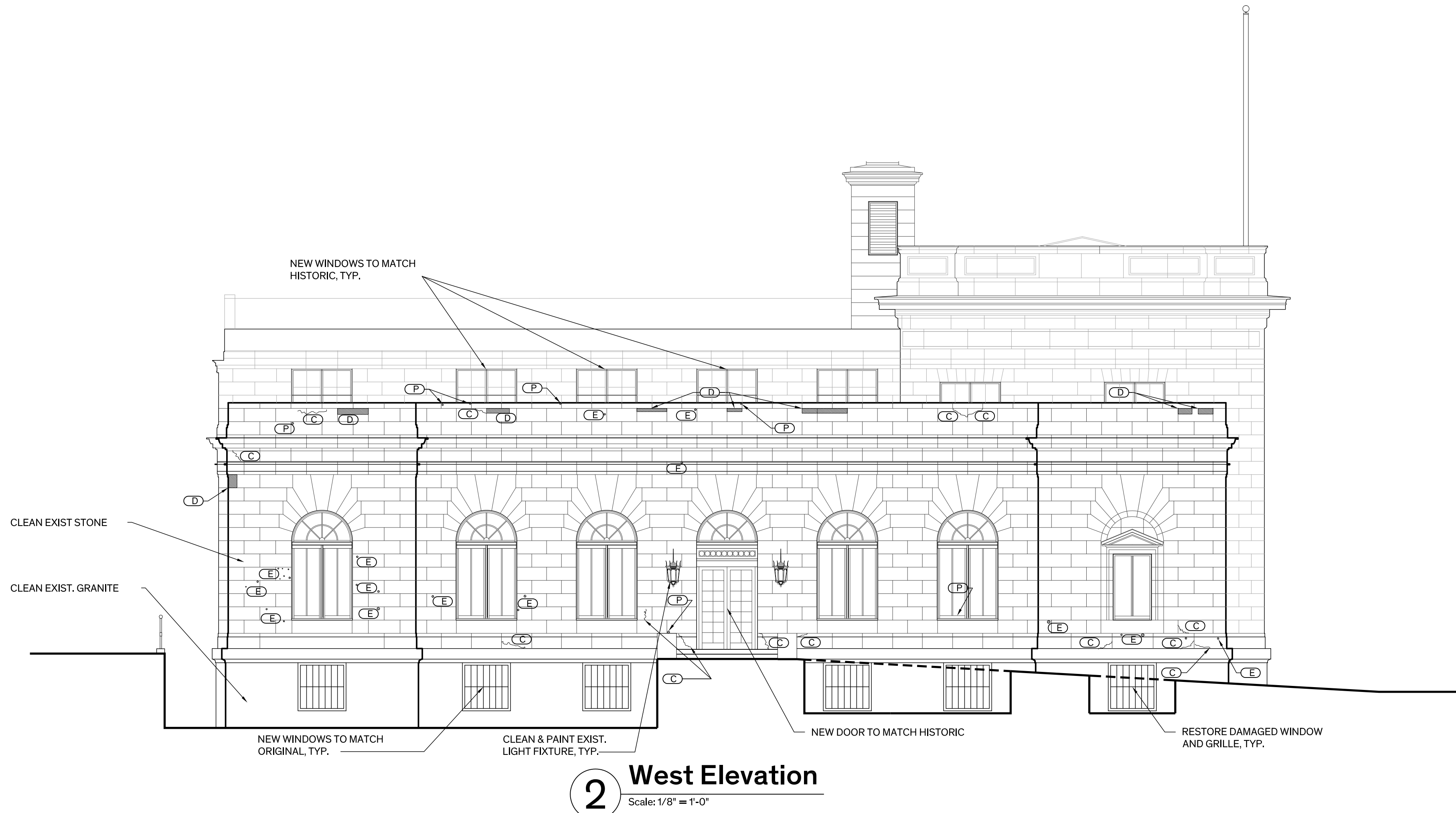


PATCH

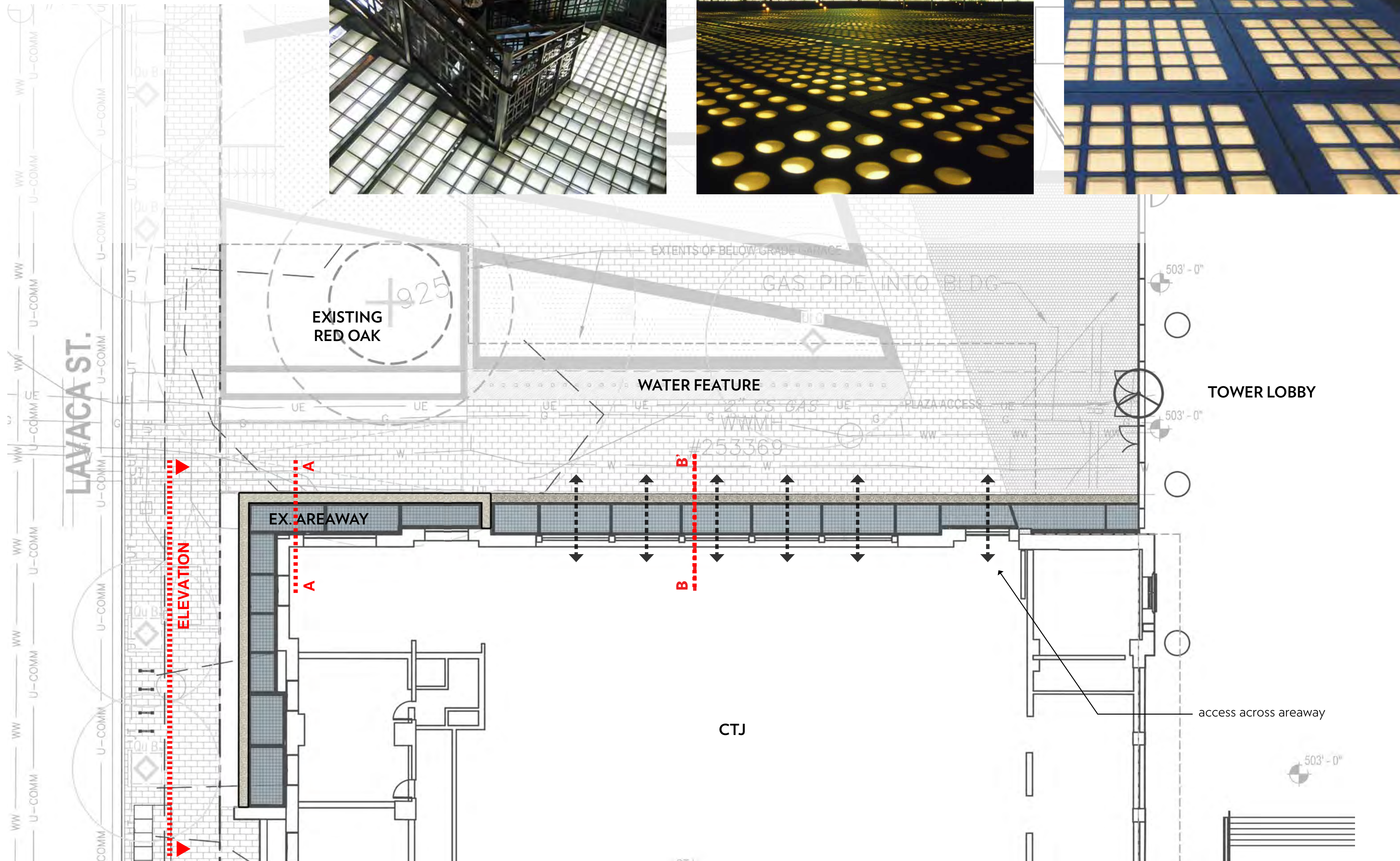
REPAIR CRACK



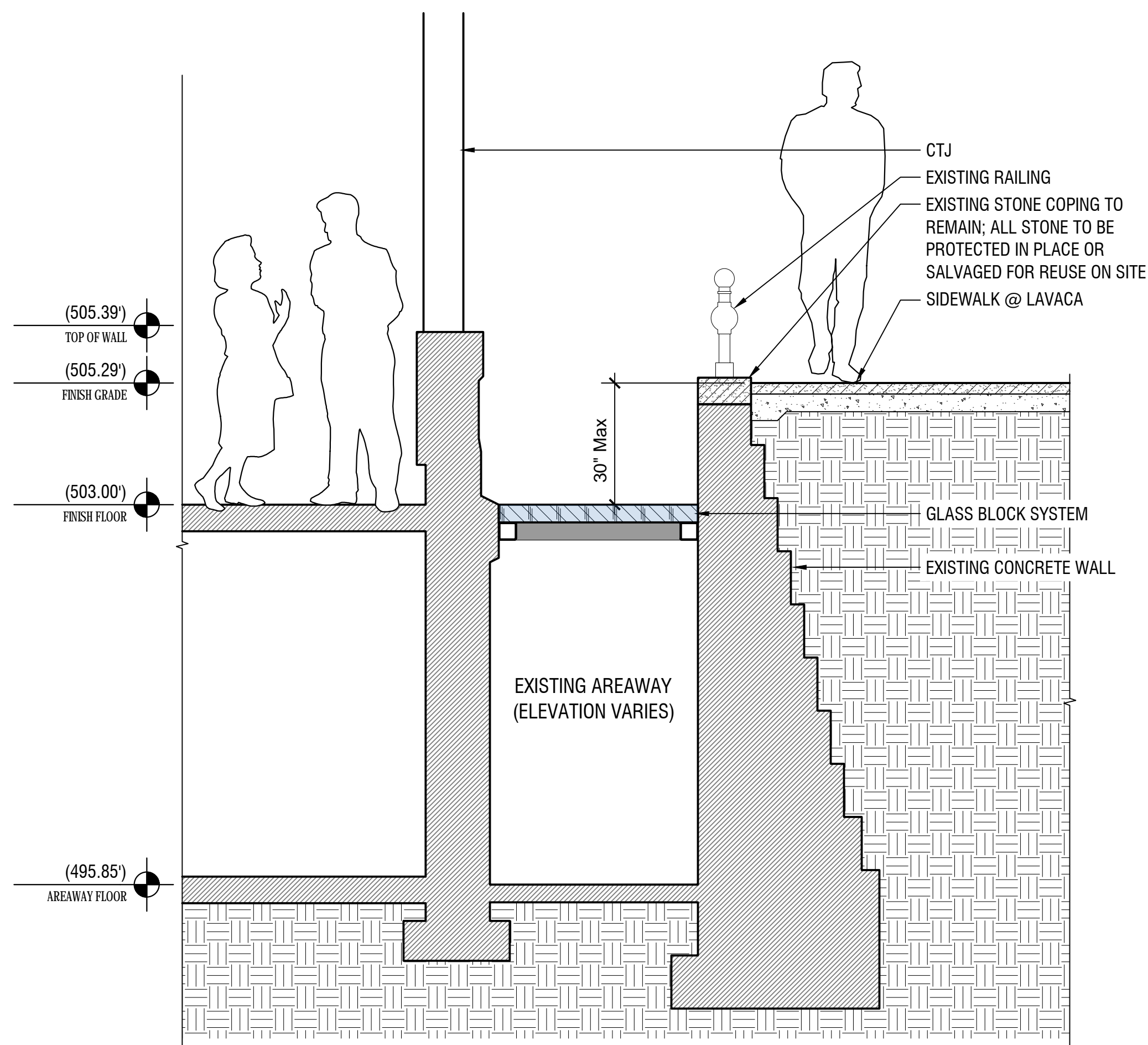
1 East Elevation
Scale: 1/8" = 1'-0"



2 West Elevation
Scale: 1/8" = 1'-0"



SECTION A



GLASS BLOCK SYSTEM @ EXISTING AREAWAY

scale: 1/2" = 1'-0"

CTJ - WEST AREAWAY DETAILS

Block 71 | Austin, TX