

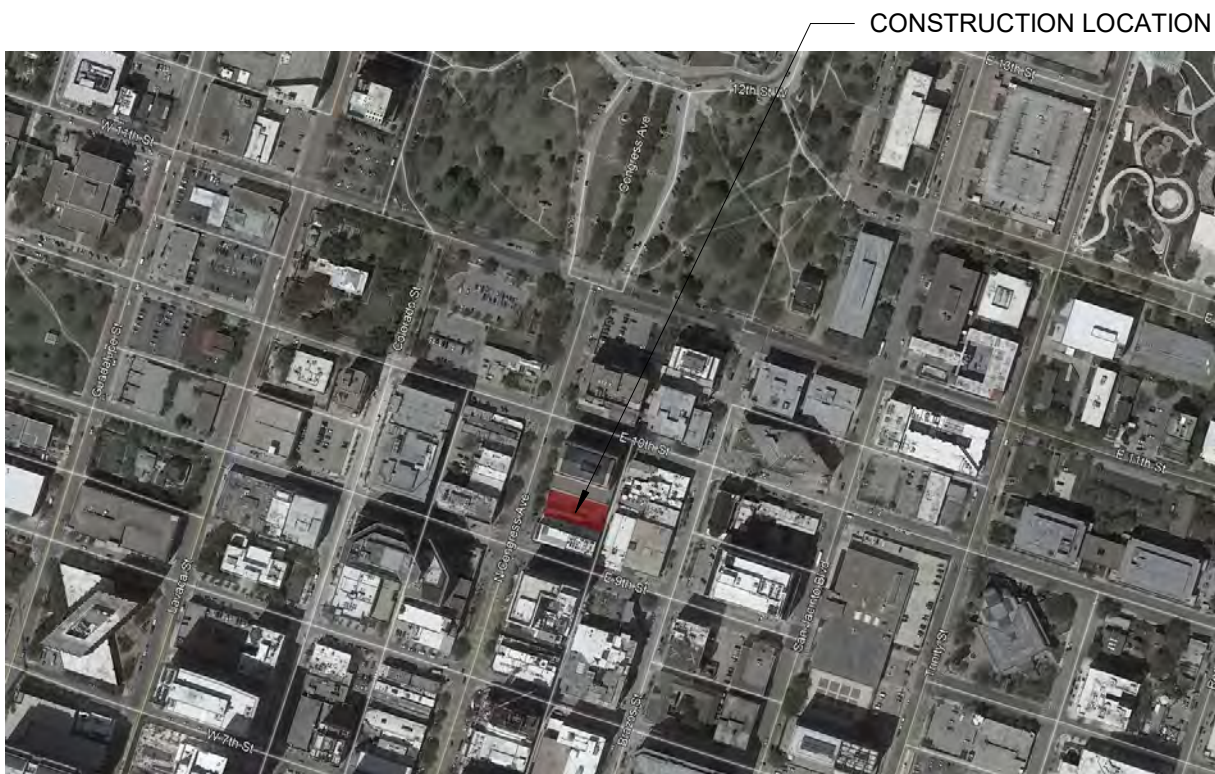
# 907, 909, AND 911 CONGRESS AVE

PROJECT ADDRESS:  
907, 909, 911 CONGRESS AVE  
AUSTIN, TX 78701

PROJECT NUMBER:  
202103  
PROJECT ISSUE DATE:  
26 JULY 2021



LOCATION MAP



STRUCTURES, TX  
6926 N. LAMAR BLVD  
AUSTIN, TX 78752  
(512)-499-0919

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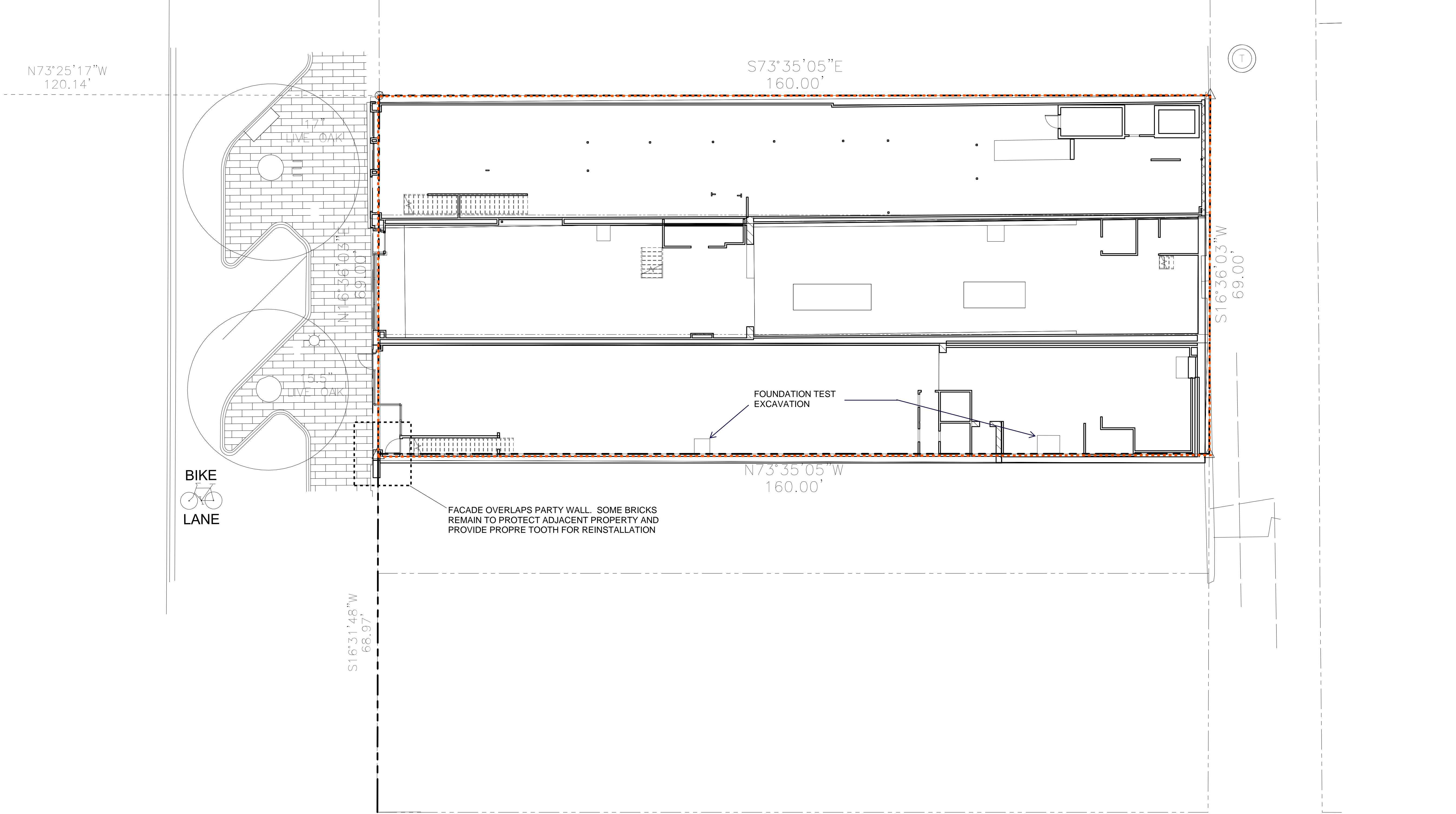
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DONNA CARTER  
TEXAS REGISTRATION NUMBER #8207

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NO	REFERENCE	ISSUED

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ARCHITECTURE PLANNING PRESERVATION

ABBREVIATIONS		RECONSTRUCTION NOTES		STABILIZATION AND DEMO NOTES		GENERAL NOTES		
@ @.F.F., @FF ABV. ACOUST. A/C ADA ADMIN. A/P/I/S. A.F.F., AFF ALUM. ARCH(L). ASST. A-V BD. BET. BHL BLDG. BLK BLKG BM(S). B.O.C. BOT. BSMT. BTWN. CL C. C.J., C/J C.O.A. CAB. CAL. CCTS. CHAN. CLG. CMU, C.M.U. COL. COIATION CONC. CONN. CONST. CONT. COORD CORRIDOR CTR(D). CU. CVR. DET. DIAG. DIA. DISP. DIV. DN. DORM. DP. D.S. DW. DWG. DWLS. E. EA. E.I., E.J. ELEV. ENGR. EQ. ESMT. EWC EXHAUST EXP. EXT. EXTING. FEC	AT AT FINISHED FLOOR ABOVE ACOUSTICAL AIR CONDITIONING AMERICANS WITH DISABILITIES ACT ADMINISTRATION AMPS/POLES/FUSE SIZE/STARTER SIZE ABOVE FINISH FLOOR ALUMINUM ARCHITECT, ARCHITECTURAL ASSISTANT AUDIO-VISUAL BOARD BETWEEN BOREHOLE BUILDING BLOCK BLOCKING BEAM(S) BACK OF CURB BOTTOM BASEMENT BETWEEN CENTER LINE CONDUIT CONTROL JOINT CITY OF AUSTIN CABINET CALIPER CIRCUITS CHANNEL CEILING CONCRETE MASONRY UNIT COLUMN COMMUNICATION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS COORDINATION CORRIDOR CENTER(ED) COPPER COVER DETAIL DIAGONAL(LY) DIAMETER DISPENSER DIVISION DOWN DORMITORY DEEP DOWNSPOUT DISHWASHER DRAWING DOWELS EAST EXPANSION JOINT ELEVATION ENGINEER EQUAL EASEMENT ELECTRIC WATER COOLER EXHAUST EXPANSION EXTERIOR EXTINGUISHER FIRE EXTINGUISHER CABINET	F.F. (E.) FH., F.H. FHC FIN. FIX. FIXED FLOOR FLUORESCENT FACE OF CURB FOOT, FEET FURRR. FXD. GENERAL CONTRACTOR GAUGE GALVANIZED GFI. GLZ. G.P.M. GRADE GRND. GYP. H.C.; H/C HORIZ. HR. HRDWD. IN. INCHES INFO INSULA.; INSUL. INT. INTERIOR JAN. JANITOR JST JT., JNT LAM. LAV. LBS. L.F. L.F. L.T. MAX. MANUF. MECH. M.E.P. MFR. MANUFACTURER MANAGER MH. MIN. MISC. M.O. MTD. MTL. N. NIC N.T.S. NF. NO. O.C. O.H. OPNG. OPP. P.P., PP P.S.F. P.U.E. PC. PG. PLATE PLAS. PLUMB. PLYWD. PNT	FINISHED FLOOR (ELEVATION) FIRE HYDRANT FIRE HOSE CABINET FINISH FIXTURE FIXED FLOOR FLUORESCENT FACE OF CURB FOOT, FEET FURRING FIXED GENERAL CONTRACTOR GAUGE GALVANIZED GROUND FAULT INTERRUPT GLAZING GALLONS PER MINUTE GRADE GROUND GYPSUM HANDICAPPED HORIZONTAL HOUR HARDWOOD HEIGHT INCHES INFORMATION INSULATION INTERIOR JANITOR JOIST JOINT LAMINATE LAVATORY POUNDS LINEAR FEET LIGHT MAXIMUM MANUFACTURER MECHANICAL MECHANICAL, ELECTRICAL, PLUMBING MANUFACTURER MANAGER MANHOLE MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED METAL NORTH NOT IN CONTRACT NOT TO SCALE NON-FUSED NUMBER ON CENTER OVERHEAD OPENING OPPOSITE POWER POLE POUNDS PER SQ. FT. PUBLIC UTILITY EASEMENT PHOTO CELL PAGE PLATE PLASTIC PLUMBING PLYWOOD PAINT	PREFAB. PRO. PVC. R. R.O.W. R.C.P., R.C.P. R.D. RECOM. REF. REINF. REQD. RM. R.R. S. S.B.L. SAN. SC. SCHED. SF. SHT. SHWR. SIM. SN. S.O.S. SQ. STD. STGT. STIFF. STL. STOR. STRUCT. SUSP. SW. SWR TEL. TL. T.O.B.(M.) T.O.S. TOT. TS TW. TYP. UL U.N.O., UNO VCT VERT. W. W. W.R. W.W.F. WD. WP. WT.	PREFABRICATED PROTECTION POLYVINYL CHLORIDE REFRIGERATOR RIGHT OF WAY REINFORCED CONCRETE PIPE ROOF DRAIN RECOMMENDATION REFER TO REINFORCED; REINFORCEMENT REQUIRED ROOM RESTROOM SOUTH SETBACK LINE SANITARY SCALE SCHEDULED SQUARE FEET SHEET SHOWER SIMILAR SOLID NEUTRAL SIMILAR OPPOSITE SIDE SQUARE STANDARD SEALTIGHT STIFFENER STEEL STORAGE STRUCTURAL SUSPENDED SWITCH SEWER TELEPHONE TURN LOCK TOP OF BEAM TOP OF STEEL TOTAL TUBE STEEL TOP OF WALL TYPICAL UNDERWRITER'S LABORATORY UNLESS NOTED OTHERWISE VINYL COMPOSITE TILE VERTICAL WITH WEST WATER RESISTANT WOVEN WIRE FABRIC WOOD WEATHER PROOF WEIGHT	1. THE RECONSTRUCTION DRAWINGS WILL BE REVIEWED AND CORRECTED BASED ON THE CONDITIONS, DIMENSIONS AND INFORMATION FOUND DURING THE DECONSTRUCTION. ALL DOCUMENTS WILL BE CORRECTED AND SPECIFICATIONS WILL BE ADDED BASED ON THE AS-FOUND CONDITIONS. 2. HISTORIC ARCHITECT TO COORDINATE ALL WORK WITH NEW DEVELOPMENT ARCHITECTS. IT IS UNDERSTOOD THAT THE COMPLETED PROJECT SHOULD NOT APPEAR LIKE A NEW BUILDING WITH THE HISTORIC FAÇADE PASTED ONTO ITS ELEVATION. 3. DETERMINE ALL NEW ELEMENTS THAT WILL BE REQUIRED FOR THE RECONSTRUCTION. PROVIDE CONSTRUCTION DETAILING FOR NEW CONSTRUCTION INCLUDING WOOD PROFILES, STILE AND RAIL CONSTRUCTION, AND WINDOW SASH AND FRAME. 4. COORDINATE REBUILT FAÇADES WITH NEW CONSTRUCTION. RECONFIRM WITH ENGINEER THE TYPE OF CONSTRUCTION THAT IS NEEDED FOR THE RECONSTRUCTED FAÇADES TO WORK WITH THE NEW CONSTRUCTION. 5. FINAL CLEANING AND ACCLIMATION OF ALL MASONRY PRIOR TO RECONSTRUCTION. 6. COORDINATE CONSTRUCTION OF ON-SITE MOCK-UPS USING SALVAGED BRICK. MOCK-UP TO REVIEW MORTAR, COLOR MATCHES (IF REQUIRED), BRICK REPAIR (IF REQUIRED), BRICK TURNING, BRICK COURSING AND PATTERN. PREPARE ONE MOCK UP FOR EACH FAÇADE. 7. ALL RECONSTRUCTION WILL USE MATERIALS THAT WILL NOT STRESS THE ORIGINAL BRICK AND STONE. MORTAR WILL BE FORMULATED BASED ON MORTAR TEST PERFORMED ON THE HISTORIC MORTARS. 8. COORDINATE COMPILATION OF ALL FINAL DOCUMENTATION INCLUDING THE ARCHIVAL INFORMATION FOR THE CITY. 9. COORDINATE INTERPRETIVE SIGNS FOR THE RECONSTRUCTION AND THE HISTORIC DISTRICT.	1. CONSTRUCT PEDESTRIAN PROTECTION, SHIELDS AND OTHER DEMOLITION REQUIRED FACILITIES. SUCH PROTECTION SHOULD NOT RELY ON THE HISTORIC BUILDINGS FOR STRUCTURAL OR OTHER SUPPORT OR STABILIZATION. 2. DECONSTRUCT EACH BUILDING INDIVIDUALLY. IF CONFIRMED BY STRUCTURAL ANALYSIS OR ENGINEERING CONDITION, START WITH 907, THEN 909, AND FINALLY DETERMINE THE STABILITY OF 909. FINAL DECONSTRUCTION SEQUENCE TO BE DETERMINED/ CONFIRMED BY LICENSED STRUCTURAL ENGINEER. 3. PRIOR TO DECONSTRUCTION OF THE MASONRY STRUCTURE, ALL WINDOW FRAMES, SASHES AND ACCOUTREMENTS SHALL BE REMOVED. TEMPORARY SUPPORT FOR THE OPENINGS MAY BE REQUIRED. IF ANY GLAZING (BROKEN OR WHOLE) IS STILL IN THE WINDOW, IT SHOULD REMAIN AND BE PROTECTED UNTIL IT CAN BE STUDIED IN MORE DETAIL. 4. WINDOW PARTS WILL BE NUMBERED AND LABELED BOTH FOR THEIR LOCATION IN THE FAÇADE AND THEIR PLACE IN THE WINDOW ASSEMBLY. IN THE CASE OF 907, THE WOOD SPECIES SHOULD BE IDENTIFIED, PROFILES RECORDED, AND GLAZING PRESERVED, AS THESE ARE SOME OF THE FEW REMAINING CURVED TOP WINDOWS AND FRAMES. 5. EACH WINDOW OPENING WILL REQUIRE EXTENSIVE DOCUMENTATION TO DETERMINE EXISTING CONDITION, ANY GHOSTING OR CLUES ABOUT THE ORIGINAL INSTALLATION AND FINISHES. 6. BASED ON THE INFORMATION REVEALED PREVIOUSLY, THE CORNICE SECTIONS WILL BE REMOVED TO DOCUMENT NOT ONLY THEIR PROFILE, BUT CONSTRUCTION. GHOSTS OF MASONRY JOINTS WILL BE RECORDED TO GUIDE SIZING OF NEW MATERIALS THAT MAY BE NEEDED TO COMPLETE THE RECONSTRUCTED PROFILES. 7. BRICK AND STONE COURSES MAY NOT BE LEVEL. COMPRESSION AND MORTAR FAILURE MAY RENDER IN-SITU MEASUREMENTS INACCURATE FOR RECONSTRUCTION. MASONRY COURSES MAY HAVE CHANGED SIZE DUE TO COMPRESSION, TENSILE, STRUCTURAL FAILURE, LOSS OF MORTAR AND/OR DAMAGE BY MODERN CONSTRUCTION. 8. AS DECONSTRUCTION PROGRESSES, RECORD INFORMATION THAT MAY HAVE BEEN HIDDEN AND PROTECTED TO BE USED TO INFORM RECONSTRUCTION AND ADDED TO THE HISTORICAL RECORD FOR THE STRUCTURE. USING PHOTOGRAPHY, SCRIBES AND OTHER TRACING TOOLS MAKE FULL SIZE TEMPLATES AS REQUIRED FOR REPAIR, RECONSTRUCTION OR REPLICATION. 9. THE SITE, ITSELF WILL BE TREATED MUCH-LIKE AN ARCHEOLOGICAL SITE USING HAND TOOLS AND MARKERS FAMILAR TO THE TRADE. STABLE PLASTIC REFERENCE TARGETS AND 2 METER METAL RANGING RODS WILL BE USED TO ENSURE ANY SALVAGE, REFERENCE MATERIALS AND /OR WOODEN GUIDE STICKS AND REFERENCES ARE PROPERLY CALIBRATED. 10. LASER SCANNING AND DIGITAL REFERENCING IS RECOMMENDED. WITH THE HELP OF A LASER POINT CLOUD CREATED BY THE SCAN, THE EXISTING FAÇADE WILL BE MAPPED WITH A GRID THAT WILL ALLOW US TO LOCATE EACH BRICK AND CONFIRM ITS LOCATION AS IT IS REMOVED, EVALUATED, CLEANED, NUMBERED AND PREPARED FOR TRANSPORTATION AND STORAGE. THE USE OF LASER SCANNING PROVIDES STABLE BENCHMARKS FROM WHICH ALL MEASUREMENTS CAN BE MADE. THE SAME POINTS CAN BE USED FOR THE RECONSTRUCTION OF THE FAÇADES AND BE USED TO ACCOUNT FOR ANY STRUCTURAL DEFORMITIES THAT MAY BE PRESENT NOW. 11. SHOULD LASER SCANNING NOT BE POSSIBLE FOR STRUCTURAL OR OTHER REASONS, A 3 POINT LOCATION GRID WILL BE ESTABLISHED FOR RECORDING THE POSITION OF EACH COURSE AND EACH BRICK AND ALL OPENINGS. THESE WILL BE MEASURED IN RELATIONSHIP TO EACH OTHER AS WELL AS THE STRUCTURE AS A WHOLE. USING THE RANGING RODS FOR ACCURATE MEASURE. EACH STRUCTURE WILL BE DECONSTRUCTED FROM THE NORTH TO THE SOUTH. WOODEN GAUGING STRIPS WILL ALSO BE PREPARED, MARKED AND KEPT AS REFERENCE FOR EACH COURSE AND PALLETED WITH THE MASONRY AS IT DECONSTRUCTED. MASONRY OPENINGS WILL ALSO BE MARKED IN RELATION TO THE MARKED MASONRY UNITS. 12. REMOVE BRICKS AS DIRECTED BY ENGINEER, COURSE BY COURSE. EACH VIABLE MASONRY UNIT WILL BE NUMBERED WITH CONDITION ON THE TOP SURFACE AND REFERENCED TO THE GRID. NON-VIABLE MASONRY WILL ALSO BE NUMBERED AND REFERENCED TO THE GRID, AND MARKED FOR REVERSAL, REPAIR, OR REPLACEMENT. THIS DOCUMENTATION WILL OCCUR COURSE BY COURSE INCLUDING TIES UNITS, ORNAMENTATION AND INTERSTITIAL WYTHES. 13. BRICKS WILL BE PRELIMINARILY CLEANED OF MORTAR AT THIS PHASE, PROPERLY MARKED AND DOCUMENTED, AND PLACED ON A PALLET FITTED WITH 5/8" PLYWOOD. PALLETS WILL BE STACKED BY LOCATION AND NOT HIGHER THAN 12 UNITS HIGH. PALLETS WILL BE SHRINK WRAPPED, MARKED AND HAULED TO A STORAGE WAREHOUSE. LOCATION IN THE WAREHOUSE BY LOCATION ON THE BUILDING WILL ALSO BE DOCUMENTED. STONE COMPONENTS WILL BE SIMILARLY TREATED. HOWEVER, DEPENDING ON THEIR CONDITION AND THEIR SIZE, SOME CRATING OF THE UNITS MAY BE REQUIRED FOR PROTECTION. 14. WINDOW FRAMES SHALL BE REMOVED IN THE LARGEST PIECES POSSIBLE, INCLUDING WHOLE SASHES. DO NOT CLEAN AT THIS PHASE. THE OPENING, THE SASH AND ALL WOOD PARTS AND POCKETS WILL NEED TO BE INSPECTED FOR REMNANTS OF HARDWARE, ORIGINAL PAINTS AND OR STAINS. THE WINDOWS SHOULD BE STUDIED TO PREPARE THE TEMPLATES FOR THE REPLICA WINDOWS. 15. AT THE TIME OF DECONSTRUCTION, THE FIRST ESTIMATE ON THE NUMBERS OF BRICKS THAT WILL BE REINSTATEMENT SALVAGED BRICKS THAT WILL BE REUSED, AND BRICKS THAT WILL HAVE TO BE REPLACED WILL BE MADE. AT THIS TIME ALL BRICKS THAT CAN BE SALVAGED WILL BE SALVAGED TO BE USED AS FIELD REPLACEMENTS, SALVAGE POULTICE AND OTHER CONSTRUCTION NEEDS. THE GOAL IS TO USE AS MUCH OF THE HISTORIC MATERIAL IN THE RECONSTRUCTION AS POSSIBLE. 16. ALTHOUGH THERE IS MUCH DETEIORATION, THERE ARE STILL AREAS WHERE ORIGINAL CONSTRUCTION AND MATERIALS HAVE BEEN PROTECTED. THESE AREAS SHOULD BE ANALYZED FOR COLOR, MATERIAL, PAINT LAYERS AND CONSTRUCTION TECHNIQUES. THIS INFORMATION CAN THEN BE USED TO INFORM THE RECONSTRUCTION OF THE FAÇADES.	1. WRITTEN DIMENSIONS GOVERN, DO NOT SCALE DRAWINGS. 2. THE DETAILS DESIGNATED AS "TYPICAL DETAILS" APPLY GENERALLY TO THE DRAWINGS IN ALL AREAS WHERE CONDITIONS ARE SIMILAR TO THOSE DESCRIBED IN THE DETAILS. 3. ALL DRAWING ELEMENTS AND TEXT SHOWN IN GRAYSCALE ARE ALL KNOWN / AVAILABLE EXISTING ELEMENTS, EITHER PROVIDED BY OWNER, OR OBTAINED THROUGH FIELD OBSERVATIONS WHERE POSSIBLE, AND ARE USED FOR BACKGROUND AND REFERENCE PURPOSES. FOR CLARITY, NOT ALL EQUIPMENT, DUCTWORK, PIPING, PANELS, CONDUIIT, ETC. MAY BE SHOWN IN EACH VIEW. 4. ACTUAL FIELD CONDITIONS MAY VARY. PRIOR TO DEMOLITION OR START OF NEW WORK, THE CONTRACTOR SHALL VISIT THE SITE AND PERFORM AN INSPECTION TO BECOME FAMILIAR WITH EXISTING FACILITIES AND AREAS SCHEDULED FOR WORK AND DETERMINE THE CONDITION OF EXISTING ELEMENTS TO BE AFFECTED AND/OR TO REMAIN. OTHER FIELD INVESTIGATIONS, AND/OR MINOR ADJUSTMENTS MAY BE REQUIRED TO COMPLETE WORK. 5. SHOULD THE CONTRACTOR ENCOUNTER ANY QUESTIONS OR CONFLICTS BETWEEN GRAYSCALE OBJECTS, EXISTING ELEMENTS TO REMAIN, NEW RENOVATIONS, THE PLANS AND/OR SPECIFICAITONS EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, THE CONTRACTOR SHALL BRING THESE CONFLICTS TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SEEK CLARIFICATION IN WRITING PRIOR TO START OF WORK, AND SHALL NOT PROCEED WITH THE WORK IF THERE ARE DISCREPANCIES OR CONFLICTS UNTIL ALL SUCH HAVE BEEN RESOLVED. 6. ANY QUESTIONS RELATED TO THE PROJECT SCOPE OF DEMOLITION AND NEW WORK, WORKING CONDITIONS SUCH AS STARTING TIME, NOISE AND VIBRATION LIMITATIONS, SHUTDOWN OF ELECTRICAL POWER OR MECHANICAL SERVICES SHOULD BE ADDRESSED TO THE OWNER FOR CLARIFICATION PRIOR TO START OF WORK. ALL WORK TO BE COORDINATED AND SCHEDULED THROUGH OWNER. 7. ALL WORK TO BE COMPLETED AND COORDINATED WITH OWNER'S FACILITIES OPERATION STAFF AS DIRECTED, WITH SPECIAL ATTENTION TO AREAS OR SYSTEMS THAT MUST REMAIN IN OPERATION. 8. THE CONTRACTOR SHALL ACQUIRE A "HOT WORK PERMIT" DAILY OR AS DIRECTED BY CMR AND/OR OWNER PRIOR TO DOING ANY CUTTING/BURNING WORK OR OTHER SIMILAR WORK. CONTRACTOR SHALL ALSO PROVIDE LOCKS TO BE USED WITH THE OWNER'S LOCK-OUT/TAG-OUT SAFETY PROGRAM. 9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT. 10. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING PROPERTY BY HIS STAFF OR SUBCONTRACTORS. 11. CONTRACTOR SHALL PROTECT AREAS AND SURFACES ADJACENT TO THE CONSTRUCTION AREA FROM DAMAGE AND DEBRIS. ALL AREAS TO CLEAN AND SEVICEABLE AT THE COMPLETION OF DEMOLITION, PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. 12. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. INTERRUPTION OF UTILITY SERVICES IS NOT PERMITTED WITHOUT FULL COORDINATION WITH OWNER. SOME AREAS MAY REQUIRE WORK ON WEEKENDS OR SPECIAL SHUTDOWNS AS DIRECTED AND SEQUENCED BY OWNER. 13. IT SHALL BE THE CONTRATOR'S RESONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY SERVICE AND COORDINATE HIS WORK ACCORDINGLY. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL NOTIFY OWNER SO THE CONFLICT MAY BE RESOLVED. 14. WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES HAVING THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS IN THIS LOCALITY. COMPLY WITH ALL RECOMMENDED PRACTICES AS SET FORTH BY THE FOLLOWING, BUT NOT LIMITED TO: ASME, SMACNA, ASHRAE, NFPA, ALL LOCAL BUILDING, MECHANICAL, AND PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA, AND REGULATIONS OF ALL GOVERNING BODIES AS THEY APPLY TO THIS PROJECT. 15. THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR, OR HAVE CONTROL OF, OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOT BE RESPONSIBLE. NOR HAVE CONTROL OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK. 16. ANY REFERENCE TO SPECIFIC MANUFACTURER'S PRODUCTS IS FOR THE PURPOSE OF ESTABLISHING A STANDARD FOR PERFORMANCE, PATTERNS, COLORS AND TEXTURES. IT IS NOT INTENDED TO LIMIT SELECTIONS OF EQUAL PRODUCTS FROM OTHER MANUFACTURERS. 17. THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS BUYING BRACES, FALSEWORK, SUPPORTS AND ANCHORS FOR SAFETY LINES, CURBBING, SHORING, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR THE EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.
SYMBOLS		DESIGN PHILOSOPHY		DESIGN PHILOSOPHY				
<div><div>1</div><div>View Name</div><div>1/8" = 1'-0"</div><div><div>PLAN</div><div>TRUE</div></div><div><div><div></div></div><div><div></div></div></div><div><div>NORTH</div><div>NORTH</div></div><div><div><div></div></div><div><div></div></div></div><div><div>FINISH FLOOR</div><div>100' - 0"</div></div><div><div><div></div></div><div><div></div></div></div><div><div>FINISH FLOOR</div><div>100' - 0"</div></div><div><div>1</div><div>A-101</div></div><div><div>SECTION CUT MARKER</div><div><div>1</div><div>A101</div></div></div><div><div>1</div><div>A-101</div></div><div><div>DETAIL CALL-OUT MARKER</div><div><div>1</div><div>A-101</div></div></div><div><div>0</div><div>COLUMN GRID IDENTIFIER</div></div><div><div>ROOM NAME</div><div>100</div></div><div><div>FLOOR PLAN ROOM IDENTIFIER</div><div>100</div><div>8'-0"</div></div><div><div>101</div><div>DOOR IDENTIFIER</div></div><div><div><div></div></div><div>WINDOW IDENTIFIER</div></div><div><div><div>11</div></div><div>WALL CONSTRUCTION IDENTIFIER</div></div><div><div><div>xxx</div></div><div>FURNITURE IDENTIFIER</div></div><div><div><div></div></div><div>SLOPE ARROW</div></div></div>		<div>1. USE THE SECRETARY OF INTERIOR (SOI) STANDARDS FOR RECONSTRUCTION AND GUIDELINES FOR RECONSTRUCTING HISTORIC BUILDINGS (2017). ALTHOUGH OTHER PROPERTIES OF THIS ERA SURVIVE, THE LOSS OF THIS MUCH OF THE BLOCK FACE WOULD BE DETRIMENTAL TO THE EXPERIENCE, UNDERSTANDING AND KNOWLEDGE OF THE CONGRESS AVENUE HISTORIC DISTRICT. ALTHOUGH IT IS UNDERSTOOD THAT RECONSTRUCTION IS THE HISTORIC TREATMENT OF LAST RESORT, FAÇADE RECONSTRUCTION IN THIS CASE, IS NOT ONLY WARRANTED, BUT FUNDAMENTAL TO THE INTEGRITY AND SENSE OF PLACE.</div> <div>2. ALL WORK DONE BY STATUTORILY DEFINED DISCIPLINES SHALL MEET SOI STATED PROFESSIONAL QUALIFICATIONS AND STANDARDS. ALL PROFESSIONALS SHALL HAVE THE MINIMUM EDUCATION AND EXPERIENCE LEVEL PROVIDING SERVICES ON HISTORICAL PROJECTS OF THIS IMPORTANCE AND COMPLEXITY. ADDITIONALLY MINIMUM YEARS OF EXPERIENCE IN COMPARABLE HISTORIC DEMOLITION, DECONSTRUCTION AND CONSTRUCTION SERVICES ASSOCIATED WITH THE PROJECT. THESE QUALIFICATIONS WILL BE DETERMINED AND QUANTIFIED IN THE TECHNICAL SPECIFICATIONS AND THE CONTRACT DOCUMENTS FOR ALL ASPECTS OF THE PROJECT UNDERTAKINGS.</div> <div>3. AT A MINIMUM THE FOLLOWING SOI TREATMENT STANDARDS ARE TO BE MET.</div> <div>3.1 RECONSTRUCTION WILL BE USED TO DEPICT VANISHED OR NON-SURVIVING PORTIONS OF A PROPERTY WHEN DOCUMENTARY AND PHYSICAL EVIDENCE IS AVAILABLE TO PERMIT ACCURATE RECONSTRUCTION WITH MINIMAL CONJECTURE AND SUCH RECONSTRUCTION IS ESSENTIAL TO THE PUBLIC UNDERSTANDING OF THE PROPERTY.</div> <div>3.2 RECONSTRUCTION OF A BUILDING, STRUCTURE OR OBJECT IN ITS HISTORIC LOCATION WILL BE PRECEDED BY THOROUGH INVESTIGATION TO IDENTIFY AND EVALUATE THOSE FEATURES AND ARTIFACTS WHICH ARE ESSENTIAL TO AN ACCURATE RECONSTRUCTION. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN. &lt;THIS STATEMENT OF WORK OUTLINES OUR MITIGATION MEASURES&gt;</div> <div>3.3 RECONSTRUCTION WILL INCLUDE MEASURES TO PRESERVE ANY REMAINING HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS.</div> <div>3.4 RECONSTRUCTION WILL BE BASED ON THE ACCURATE DUPLICATION OF HISTORIC FEATURES AND ELEMENTS SUBSTANTIATED BY DOCUMENTARY OR PHYSICAL EVIDENCE RATHER THAN ON CONJECTURAL DESIGNS OR THE AVAILABILITY OF DIFFERENT FEATURES FROM OTHER HISTORIC PROPERTIES. A RECONSTRUCTED PROPERTY WILL RECREATE THE APPEARANCE OF THE NON-SURVIVING HISTORIC PROPERTY IN MATERIALS, DESIGN, COLOR AND TEXTURE.</div> <div>3.5 A RECONSTRUCTION WILL BE CLEARLY IDENTIFIED AS A CONTEMPORARY RECREATION.</div> <div>3.6 DESIGNS THAT WERE NEVER EXECUTED HISTORICALLY WILL NOT BE CONSTRUCTED.</div> <div>4. THERE ARE HISTORIC PORTIONS OF THE BUILDINGS THAT WILL NOT BE REBUILT, INCLUDING STONE EXTERIOR WALLS. AS PART OF THE HISTORICAL ARCHIVE, ACCURATE DRAWINGS AND PHOTOGRAPHS OF THE CURRENT CONDITION SHOULD BE CREATED TO BE ARCHIVED AT THE AUSTIN HISTORY CENTER.</div>		<div>5. ALTHOUGH THE GENERAL PERIOD OF SIGNIFICANCE IS ASSUMED, A RECONSTRUCTION DATE WOULD BE DETERMINED BASED ON KNOWN, AUTHENTICATED PHOTOGRAPHIC EVIDENCE AND MAY BE DIFFERENT FOR EACH STRUCTURE.</div> <div>6. RECONSTRUCTION DETAILS WILL BE BASED ON PHOTOGRAPHIC AND OTHER EVIDENTIARY FINDINGS, NOT ON SPECULATION, CONJECTURE OR WHAT IS PRESENT ON OTHER BUILDINGS OF THE ERA.</div> <div>7. CAREFUL DELINEATION AND MAPPING OF THE DISTINCT TYPES OF RECONSTRUCTION.</div> <div>7.1 ORIGINAL MATERIALS, INSTALLED IN ORIGINAL LOCATION;</div> <div>7.2 ORIGINAL MATERIALS INSTALLED IN A DIFFERENT, BUT LIKE LOCATION;</div> <div>7.3 ORIGINAL MATERIALS INSTALLED IN A DIFFERENT AND UNLIKE LOCATION;</div> <div>7.4 REPLICATION BASED ON DOCUMENTATION; AND</div> <div>7.5 INFILL ELEMENTS FOR WHICH THERE IS NO DOCUMENTATION EITHER TO MATERIAL, COLOR, FINISH AND /OR PROFILE.</div> <div>8. DEVELOP DOCUMENTATION TO ASSIST THE PUBLIC IN UNDERSTANDING THE RECONSTRUCTION – APPRECIATING THE VALUE OF THE RECONSTRUCTION YET RECOGNIZING THAT RECONSTRUCTION IS DIFFERENT FROM HAVING THE RESOURCE ITSELF.</div> <div>9. IT IS UNDERSTOOD THE RECONSTRUCTION OF THE HISTORIC FAÇADES WILL BE PART OF A CONTEMPORARY REDEVELOPMENT OF THE SITE. HISTORIC RECONSTRUCTION DOCUMENTS PERTAINING TO THE DESIGN AND RECONSTRUCTION OF THE FAÇADES WITH MATERIALS AND CONSTRUCTION TECHNIQUES UNIQUE TO THEIR MATERIALS AND CONSTRUCTION SHOULD BE PREPARED AND COORDINATED BOTH AESTHETICALLY AND STRUCTURALLY WITH THE NEW DEVELOPMENT.</div> <div>10. AS MUCH HISTORIC MATERIAL, IN ITS ORIGINAL LOCATION WILL BE RE-USED AS POSSIBLE. IT IS UNDERSTOOD THAT SOME MATERIAL IS BEYOND REPAIR AND WILL HAVE TO BE REPLICATED. IT IS ALSO UNDERSTOOD THAT THERE ARE MATERIALS IN WALLS TO BE DEMOLISHED AND NOT REBUILT, THAT MAY BE USED TO REBUILD THE FAÇADES. THE SALVAGED MATERIAL SHOULD BE USED TO THE FULLEST EXTENT POSSIBLE.</div> <div>11. ALL SALVAGED MATERIALS SHALL BE RETAINED UNTIL CONSTRUCTION OF THE ENTIRE REDEVELOPMENT PROJECT IS COMPLETE. NO VIABLE NONHAZARDOUS HISTORIC MATERIAL SHOULD BE DEPOSED OF WITHOUT APPROVAL OF THE HISTORIC ARCHITECT OF RECORD.</div> <div>12. WITHOUT COMPROMISING BUILDING INTEGRITY, NEW MATERIALS SHOULD MATCH HISTORIC MATERIALS IN SPECIES, CHEMICAL AND COMPOSITIONAL MAKEUP. NEW MORTAR MIXES SHOULD BE BASED ON TESTING ORIGINAL MORTARS AND STRUCTURAL REQUIREMENTS BASED ON THE CAPACITIES, STRENGTH AND COMPOSITION OF THE ORIGINAL BRICK. ANY CODE REQUIRED CHANGES SHALL BE CLEARLY IDENTIFIABLE AS MODERN INTERVENTIONS, AND IF AT ALL POSSIBLE NOT VISIBLE ON THE HISTORIC FAÇADE.</div>				

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GENERAL NOTES - SITE PLAN

1. INFORMATION SHOWN ON THIS SITE PLAN IS SUPPLEMENTARY TO SITE PLANS BY OTHERS. REFER TO CIVIL AND MEP SITE PLANS FOR ADDITIONAL SITE WORK AND INFORMATION.
2. VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
3. ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. BROOM FINISH UNLESS OTHERWISE NOTED.
4. ALL HANDICAPPED PARKING AND LOADING AREAS TO MAINTAIN MAX 1:50 SLOPE
5. PROVIDE PAINTED CURB FOR FIRE LANE STRIPING IN ACCORDANCE WITH CITY/COUNTY FIRE STANDARDS.
6. ALL CURB RAMP SHALL HAVE, FOR THE FULL WIDTH AND DEPTH OF THE RAMP, A LIGHT REFLECTIVE COLOR AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH ADJOINING PEDESTRAIN ROUTES.
7. ALL LANDSCAPING TO BE IRRIGATED BY DRIP IRRIGATION.

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ARCHITECTURAL  
SITE PLAN

AS100



3 HISTORIC PHOTO 3    circa mid 1970s  
1" = 100'-0"



1 HISTORIC PHOTO 1    circa 1960s  
1" = 50'-0"



5 HISTORIC PHOTO 5  
1" = 50'-0"



4 HISTORIC PHOTO 4    circa late 1940s  
1" = 100'-0"

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HISTORIC PHOTOS

A101



8 907 UPPER NORTH WINDOW



7 907 UPPER CENTRAL NORTH



6 907 UPPER CENTRAL SOUTH



5 907 SOUTH SIDE UPPER WALL

GENERAL NOTES - EXTERIOR ELEVATIONS

1. CONTROL JOINT @ STONE - TO FOLLOW STONE EDGE STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.
2. CONTROL JOINT @ STUCCO - STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.

EXTERIOR ELEVATION LEGEND

STONE

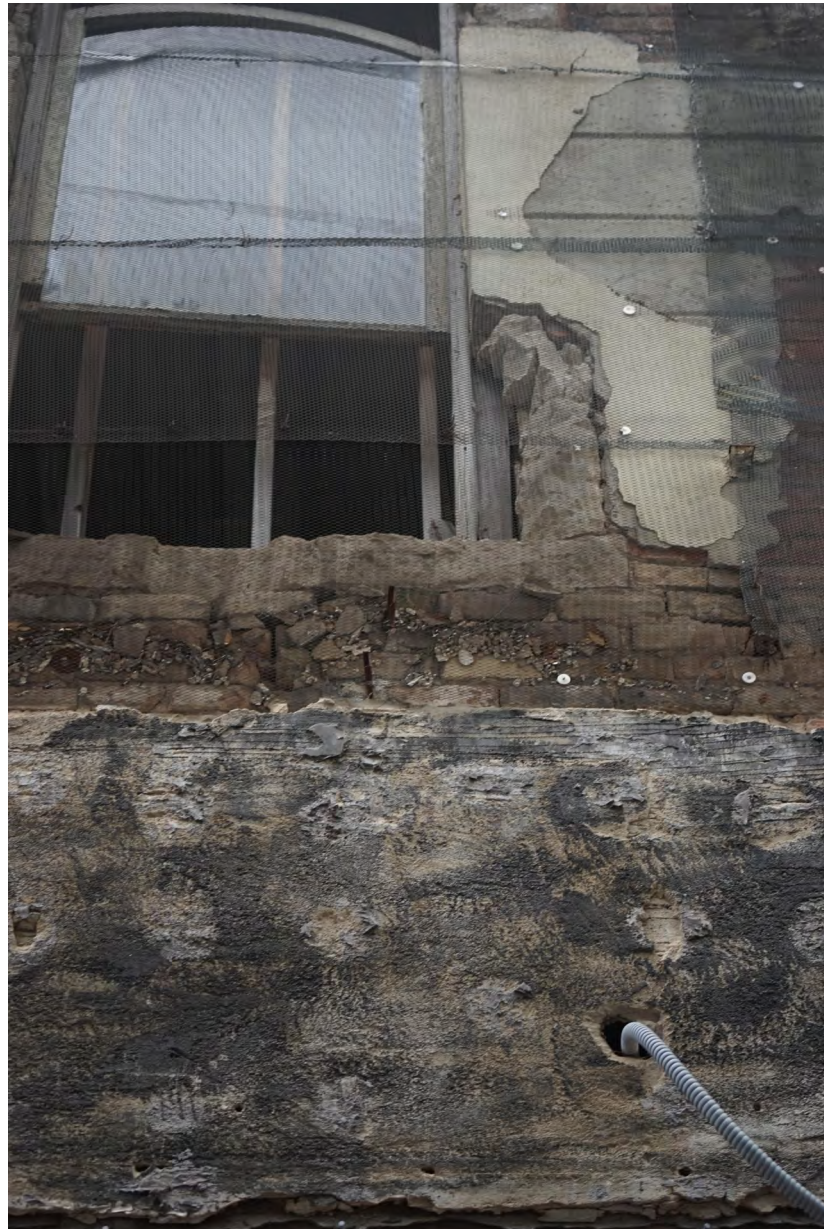
LATH & PLASTER (STUCCO)

KEYNOTES

AT LEAST TWO LEVELS OF STUCCO. HISTORIC PHOTOS SHOW AN EARLY STONE LIKE VENEER ON BUILDING. AS PERIOD OF SIGNIFICANCE IS AGREED TO THIS MAY BE AN APPROPRIATE FINISH FOR THE FACADE.



4 907 NORTH SIDE WALL DETAIL

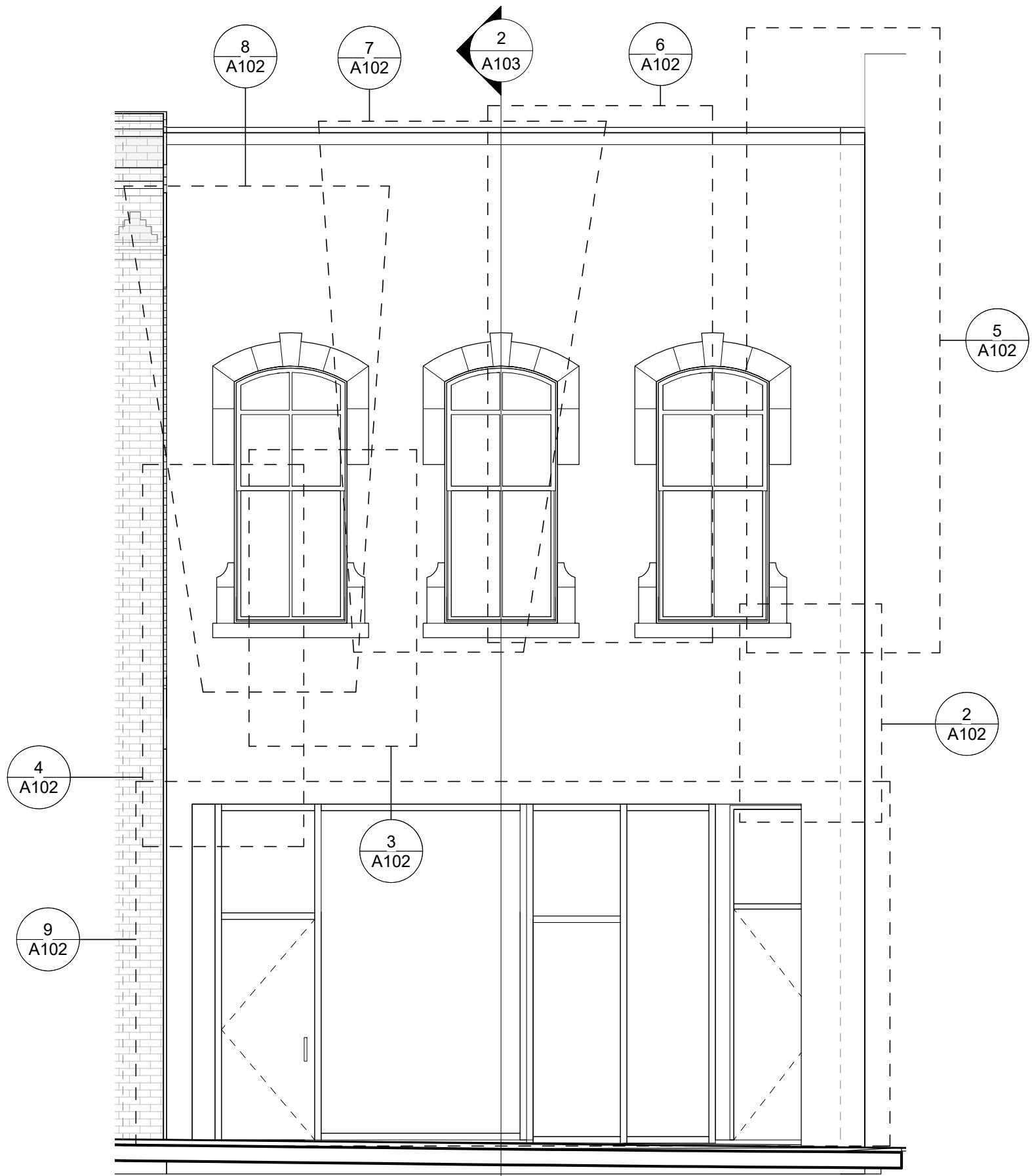


3 907 NORTH WINDOW SILL



2 907 SOUTH SIDE WALL DETAIL

SIGN BRACKET FOR TSO SIGNS THAT CHANGED FROM THE 40S THROUGH THE 60S



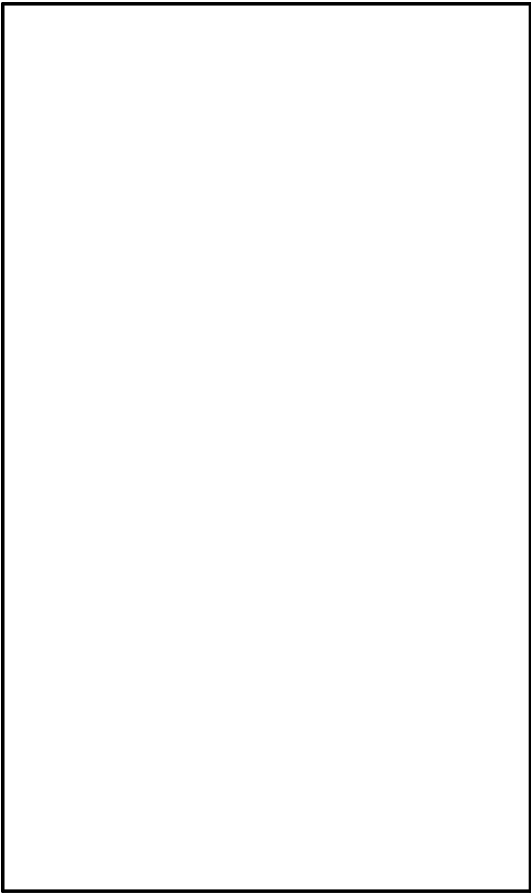
1 907 EXISTING ELEVATION PHOTOS  
1/4" = 1'-0"

NOTE: EMBEDDED STONE AND WOOD STRUCTURE ARE PRESUMED TO BE ORIGINAL. AS STUCCO IS REMOVED MAY REVEAL ADDITIONAL INFORMATION ABOUT ORIGINAL STREET LEVEL CONSTRUCTIONS.



9 907 STOREFRONT

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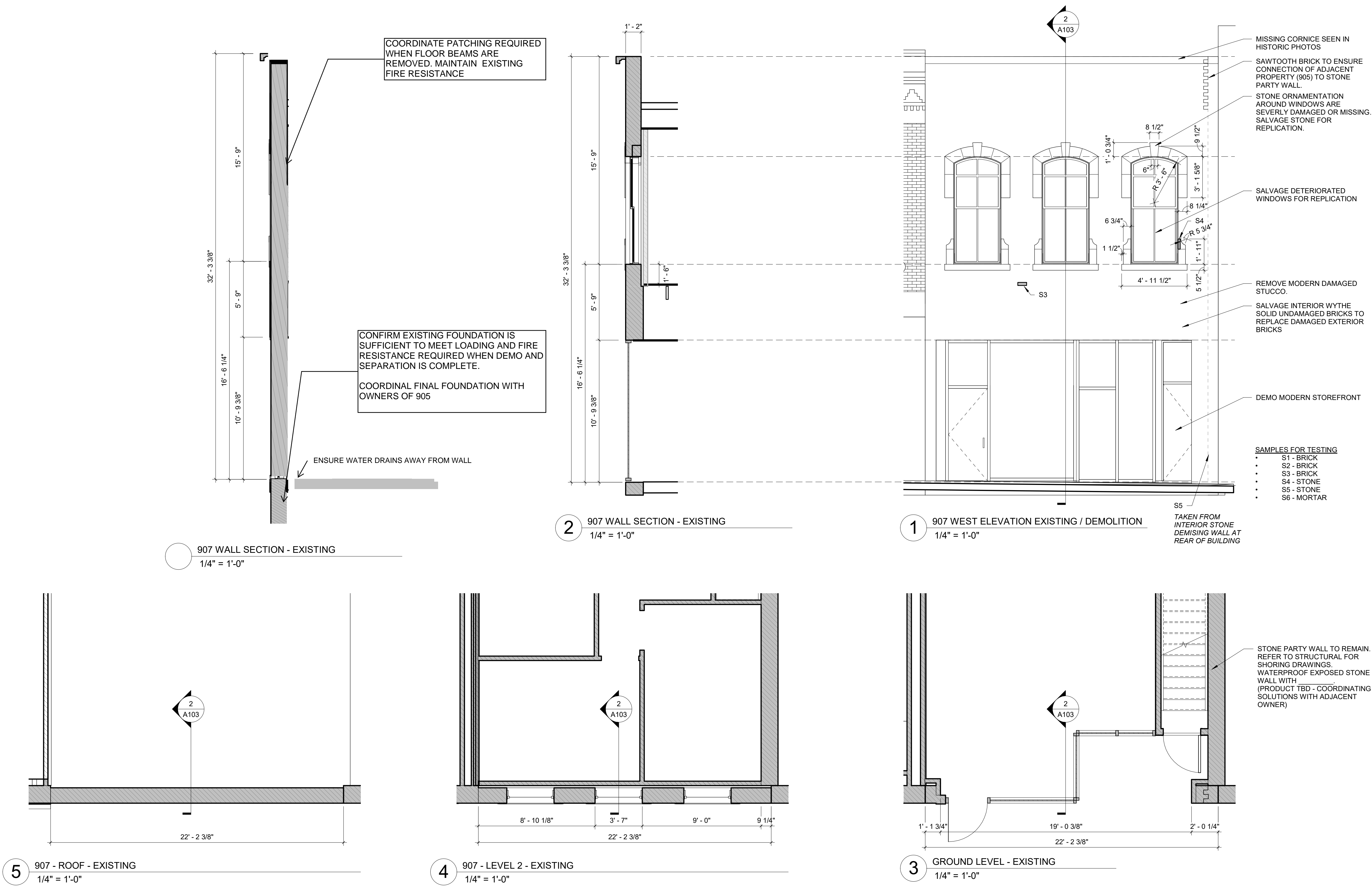
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907 EXISTING  
PHOTOS

A102

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907 EXISTING  
CONDITIONS &  
DEMOLITION

A103

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8 909 UPPER NORTH WINDOW



7 909 UPPER CENTRAL NORTH



6 909 UPPER CENTRAL SOUTH



5 909 UPPER SOUTH WINDOW



4 909 NORTH SIDE WALL



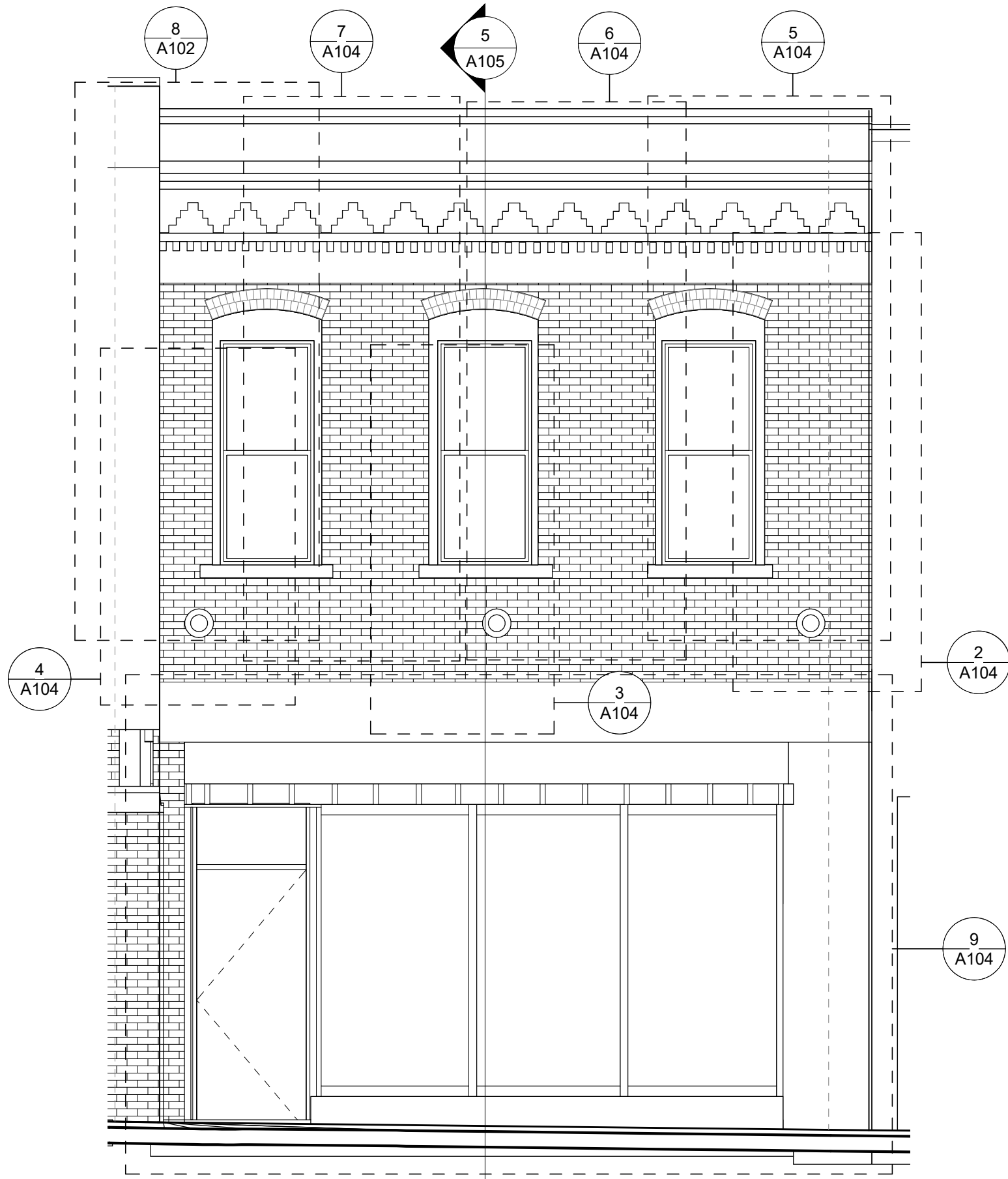
3 909 MIDDLE WALL



2 909 SOUTH SIDE WALL



9 909 STOREFRONT



1 909 EXISTING ELEVATION PHOTOS  
1/4" = 1'-0"

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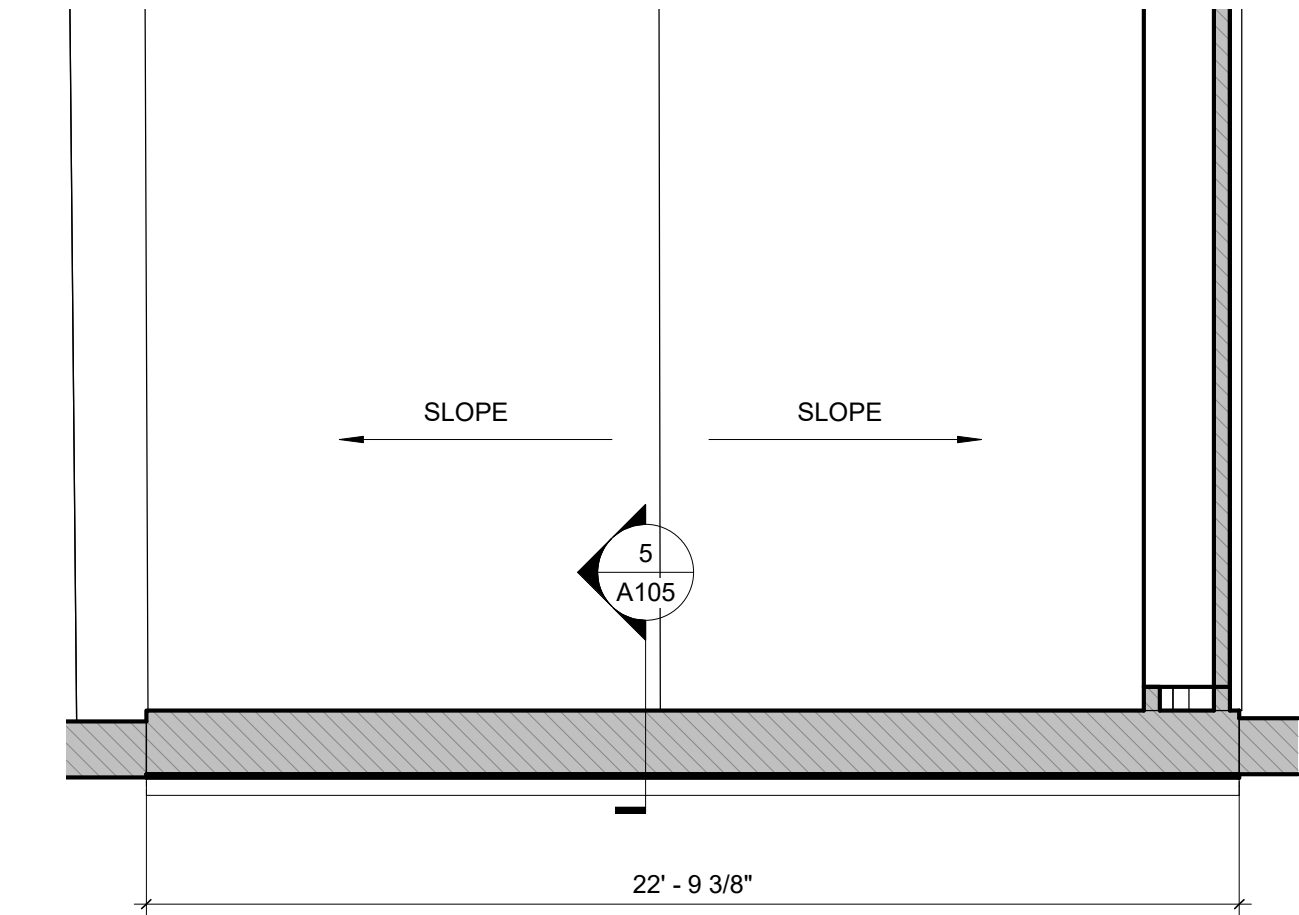
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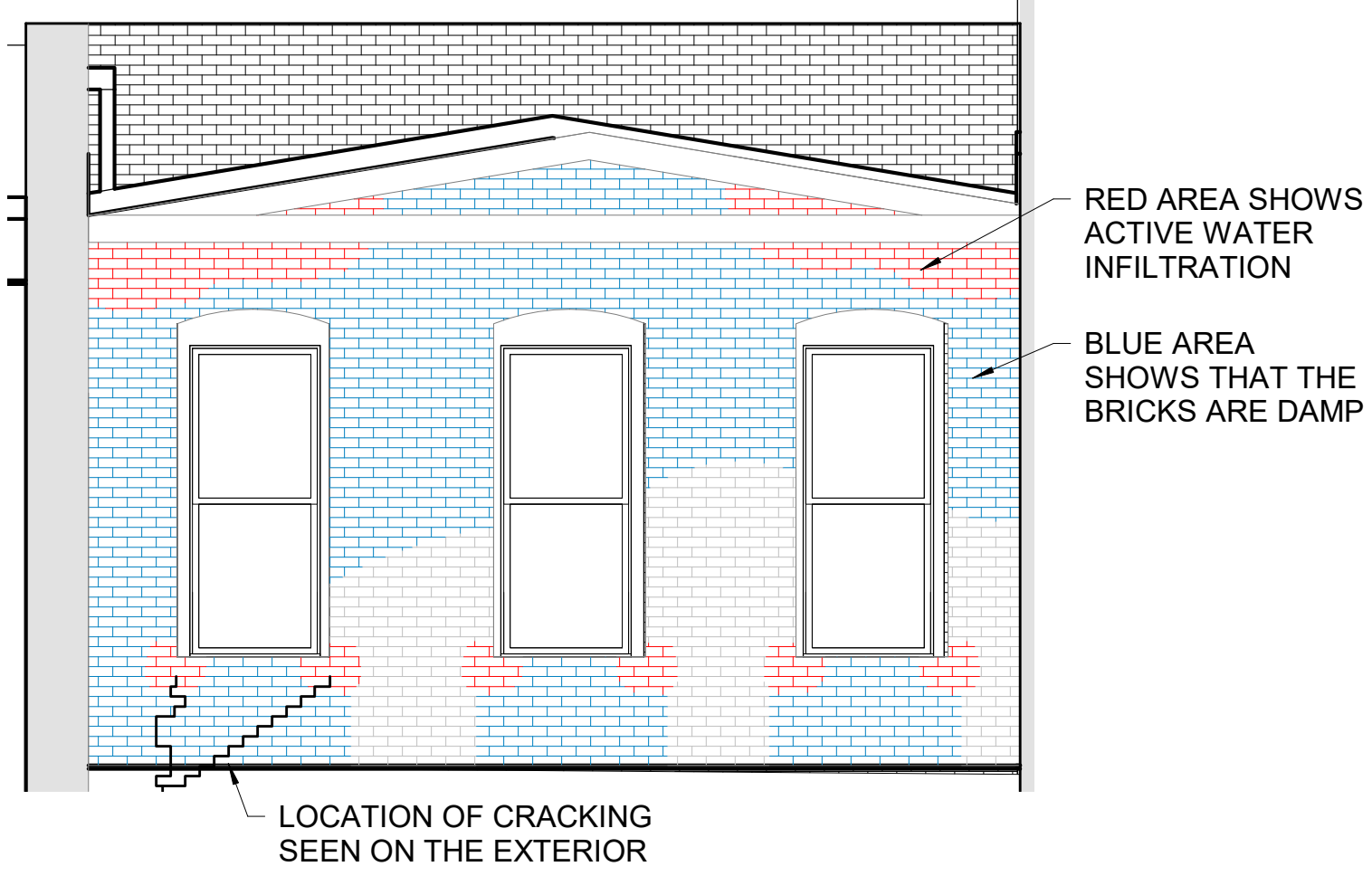
909 EXISTING  
PHOTOS

A104

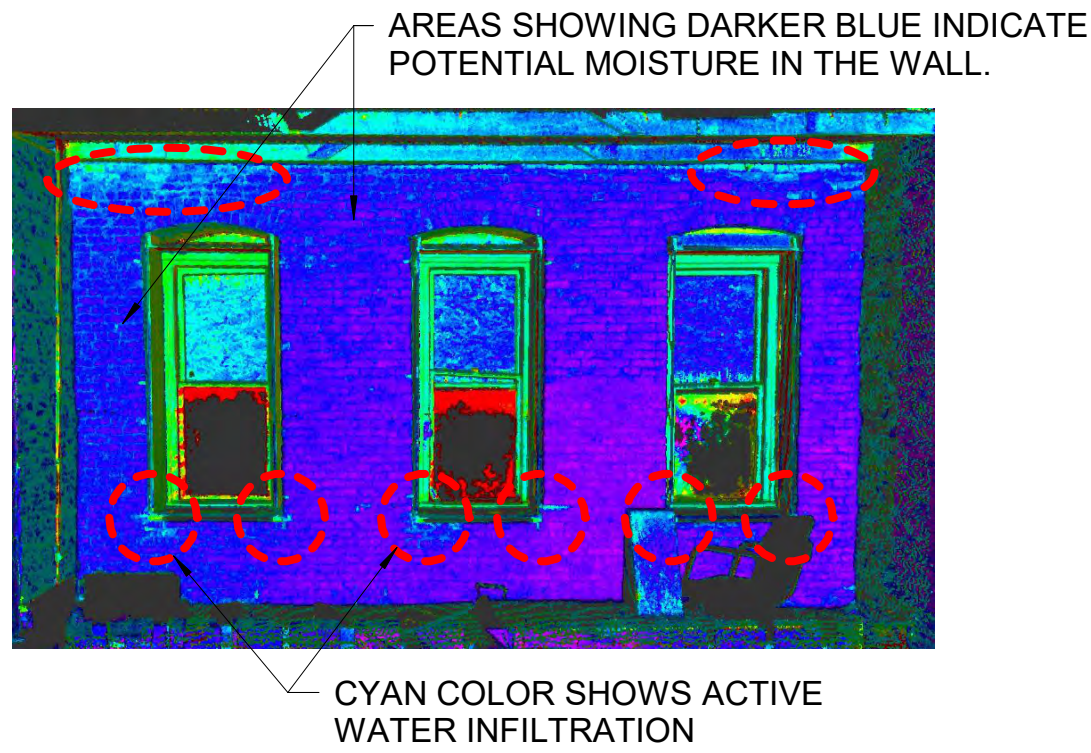
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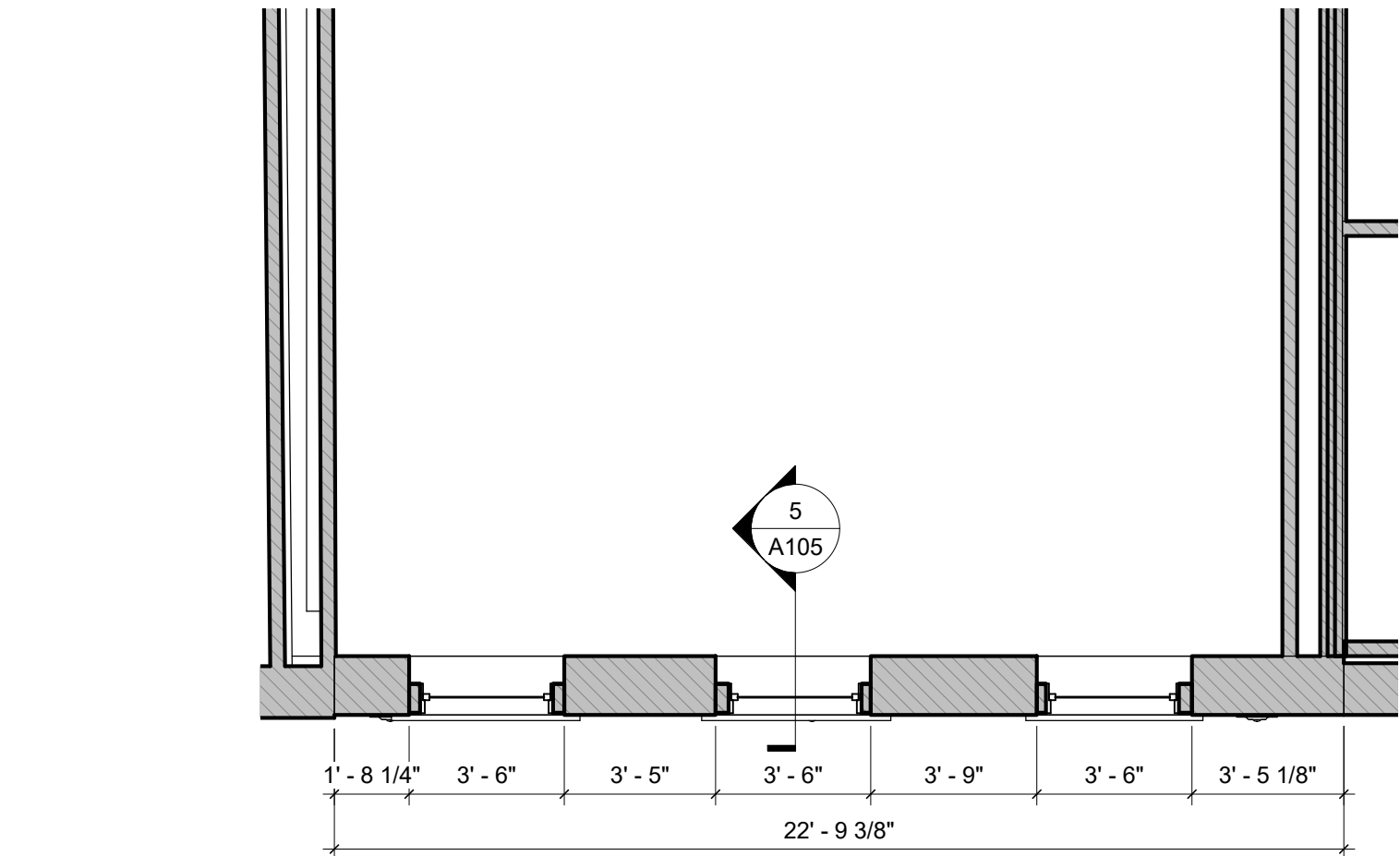
3 909 - ROOF - EXISTING  
1/4" = 1'-0"



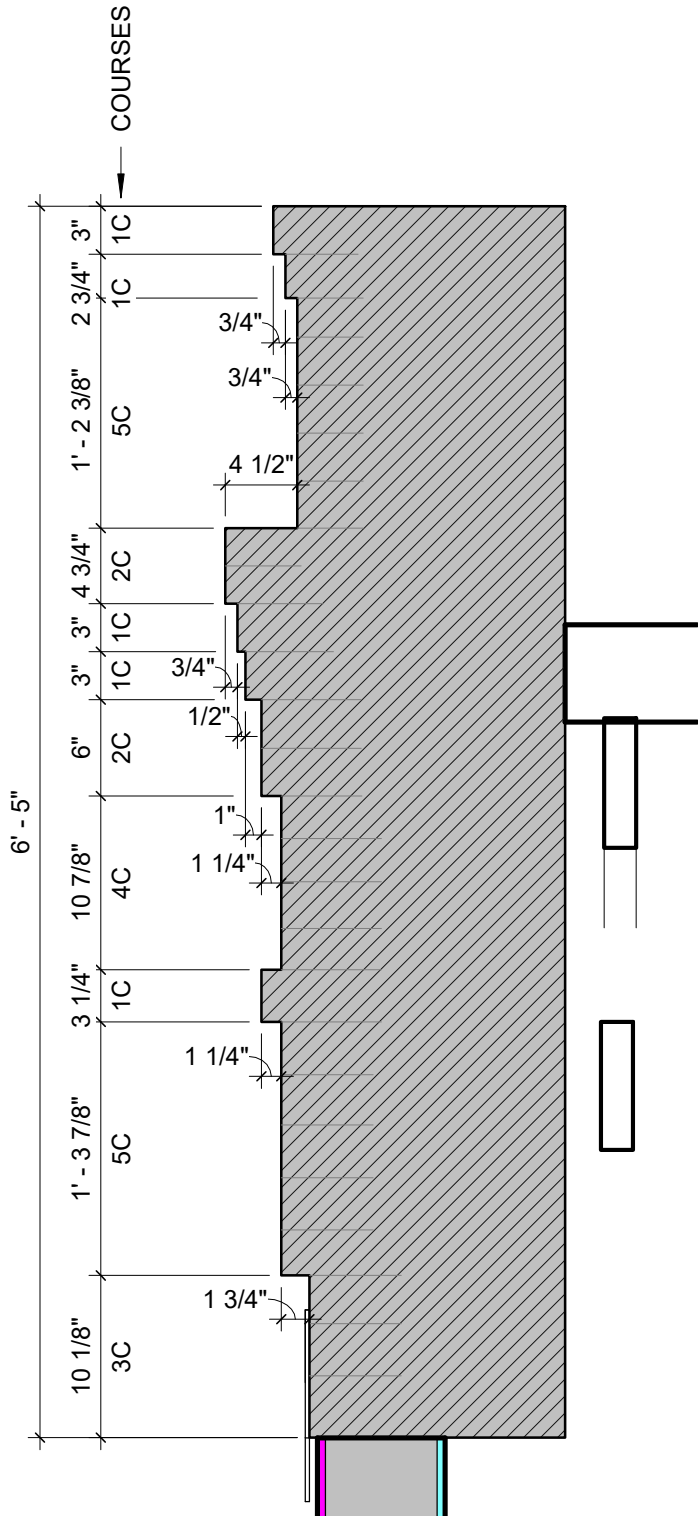
7 909 WATER DAMAGE INTERIOR ELEVATION  
1/4" = 1'-0"



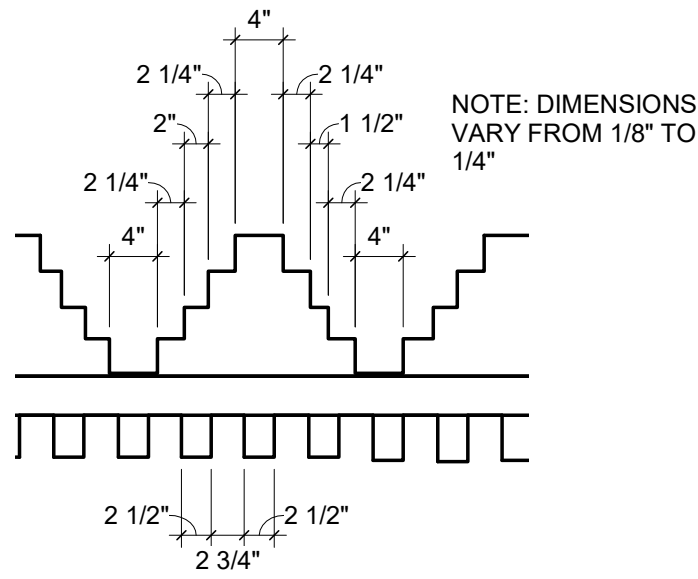
8 SCAN AT 909



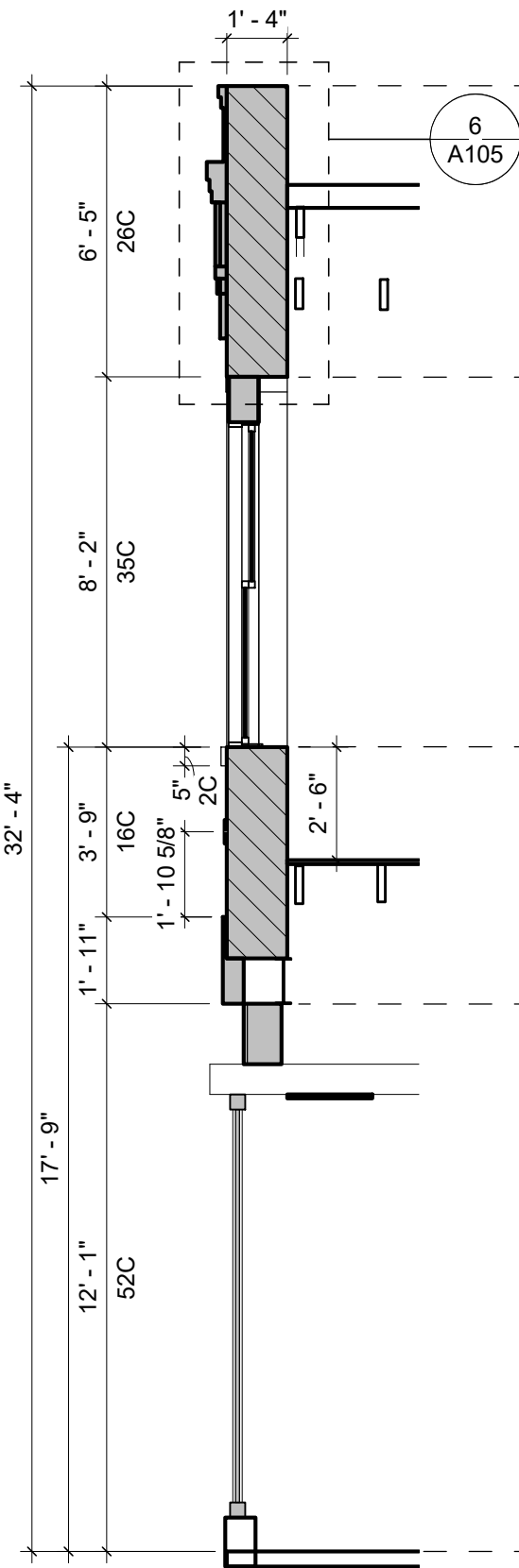
2 909 - LEVEL 2 - EXISTING  
1/4" = 1'-0"



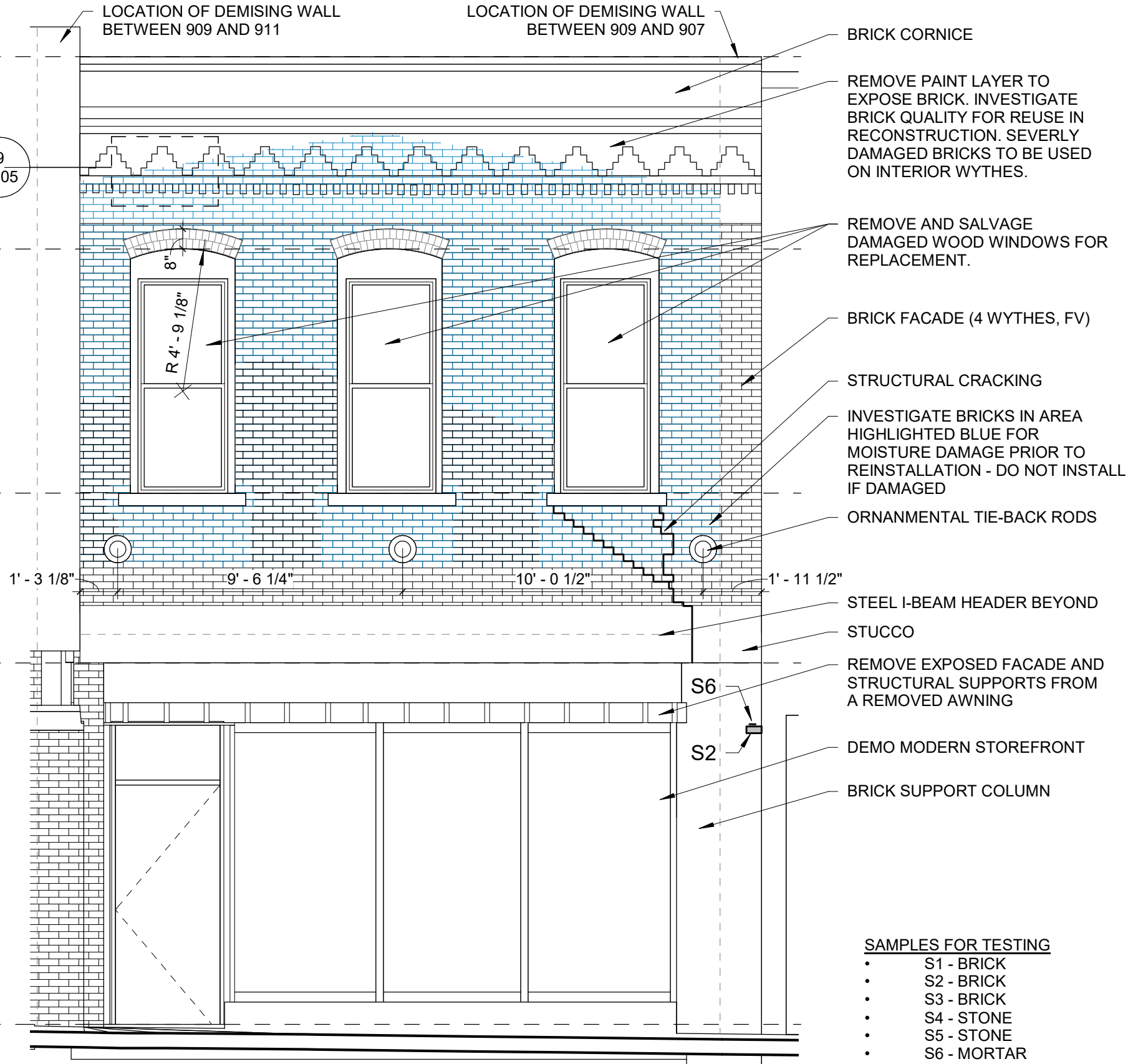
6 909 ENLARGED WALL DETAIL AT CORNICE  
1" = 1'-0"



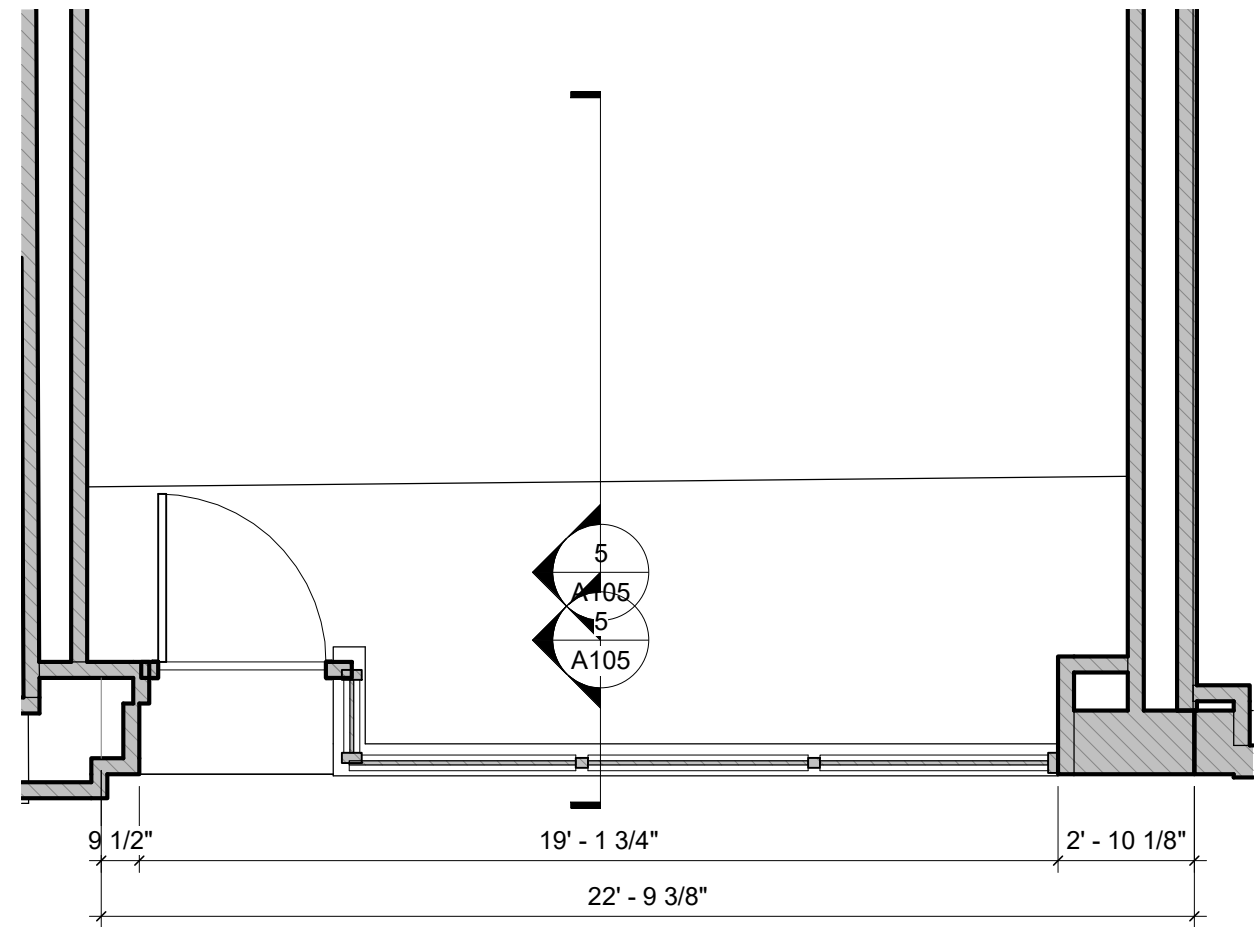
9 909 ENLARGED CORNICE ELEVATION  
3/4" = 1'-0"



5 909 WALL SECTION - EXISTING  
1/4" = 1'-0"



4 909 WEST ELEVATION EXISTING / DEMOLITION  
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"

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909 EXISTING  
CONDITIONS &  
DEMOLITION

A105



9 911 UPPER NORTH



8 911 UPPER CENTRAL NORTH



7 911 UPPER CENTRAL SOUTH



6 911 UPPER SOUTH



5 911 MIDDLE NORTH WALL



4 911 MIDDLE WALL



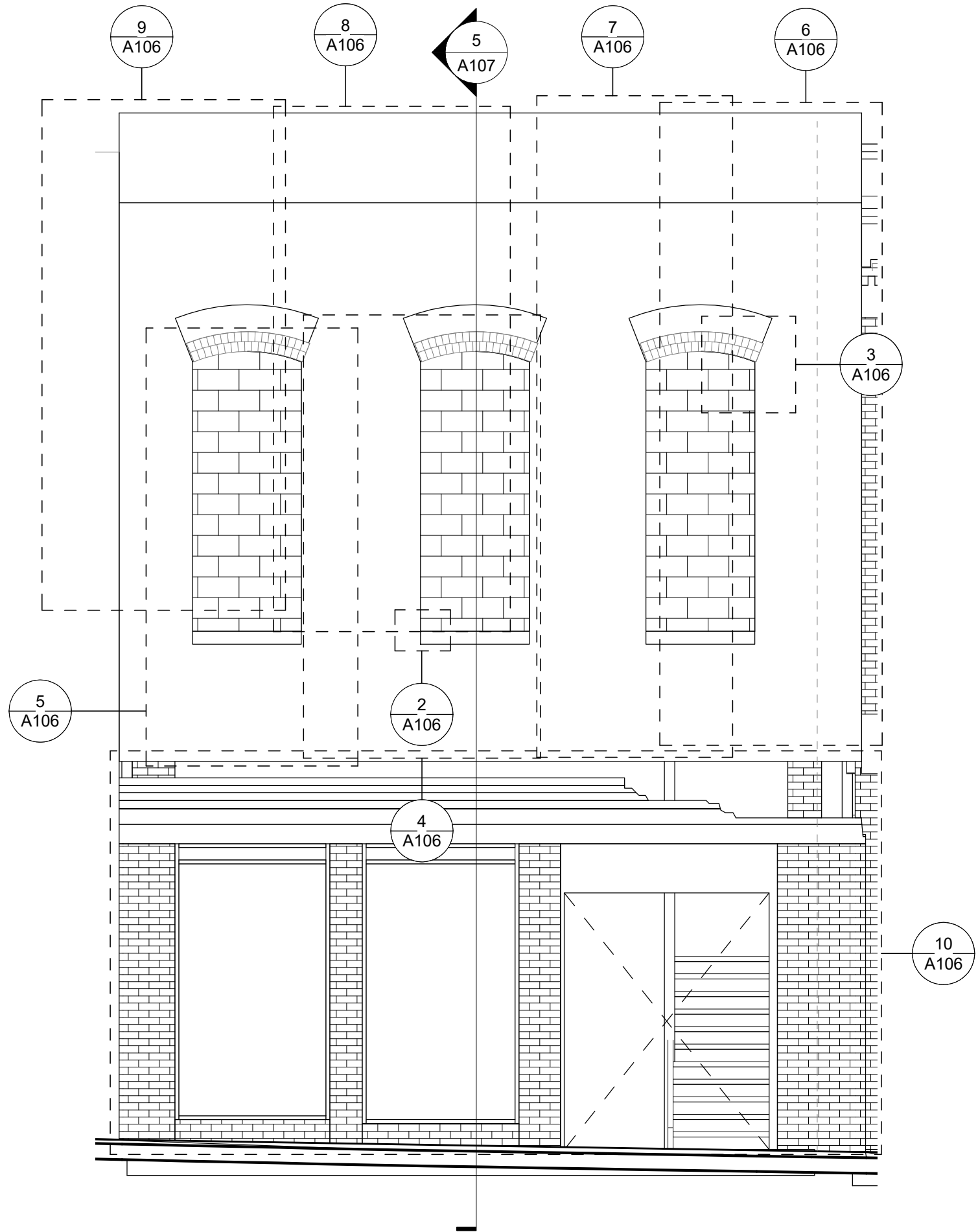
3 911 HEAD DETAIL



2 911 SILL DETAIL



10 911 STOREFRONT



1 911 EXISTING ELEVATION PHOTOS  
1/4" = 1'-0"

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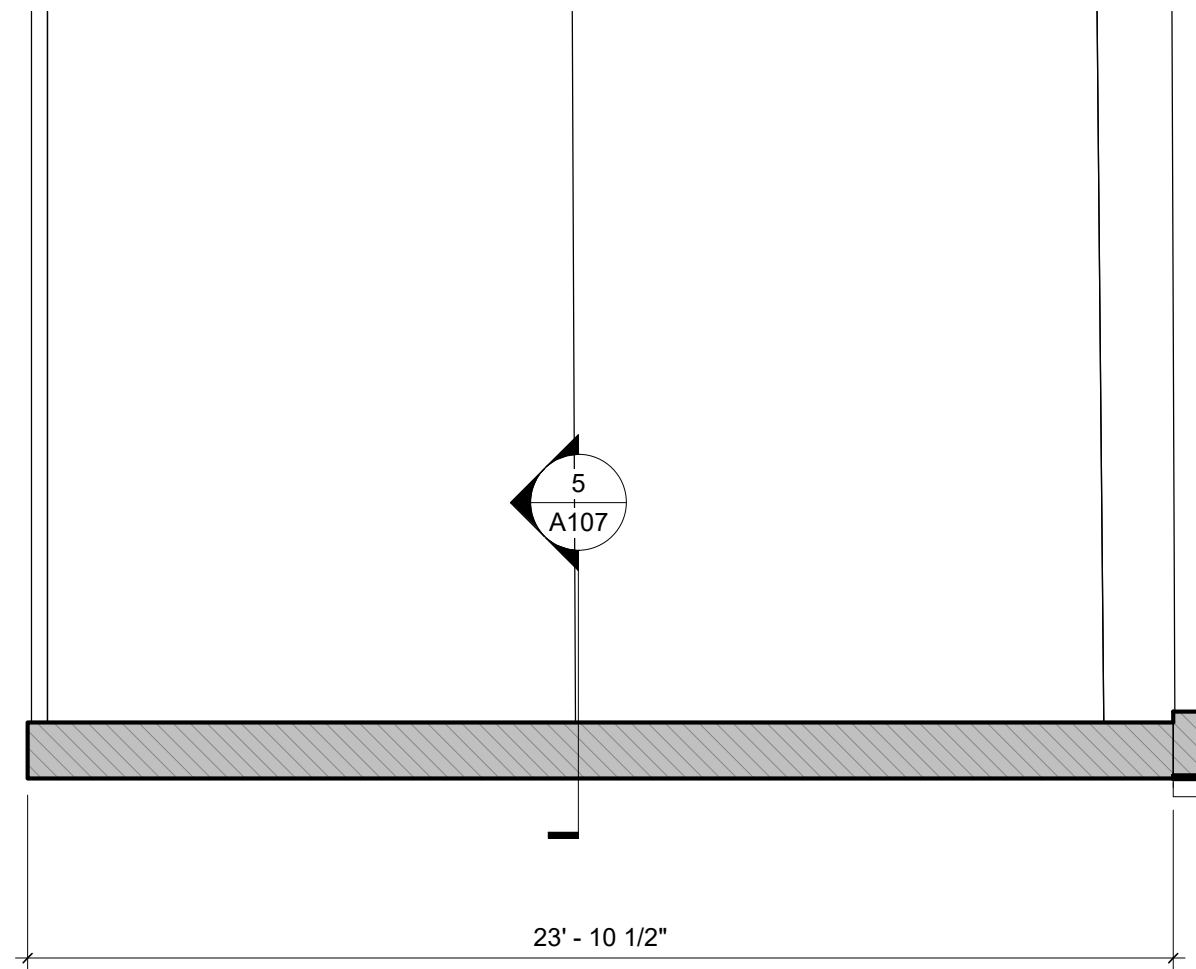
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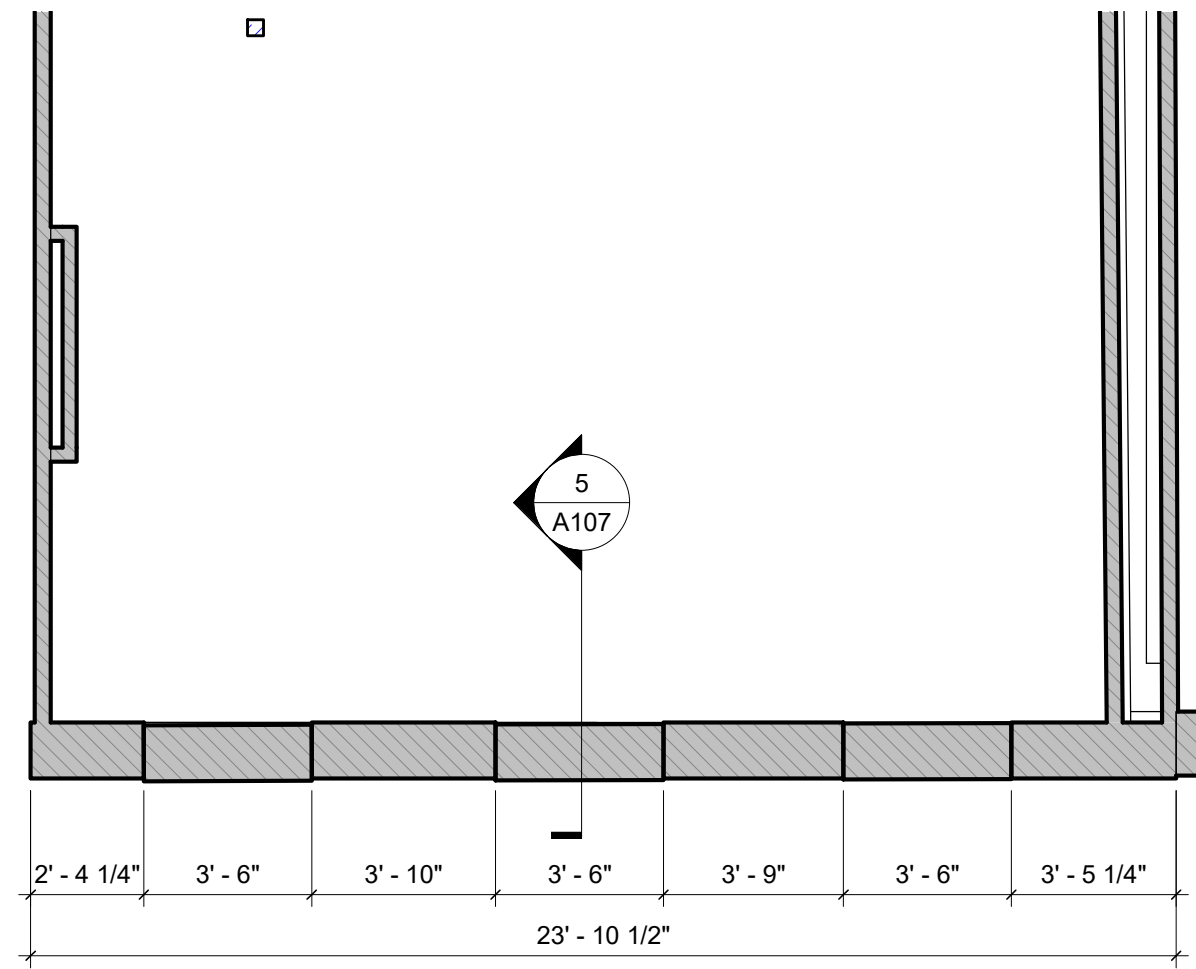
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911 EXISTING  
PHOTOS

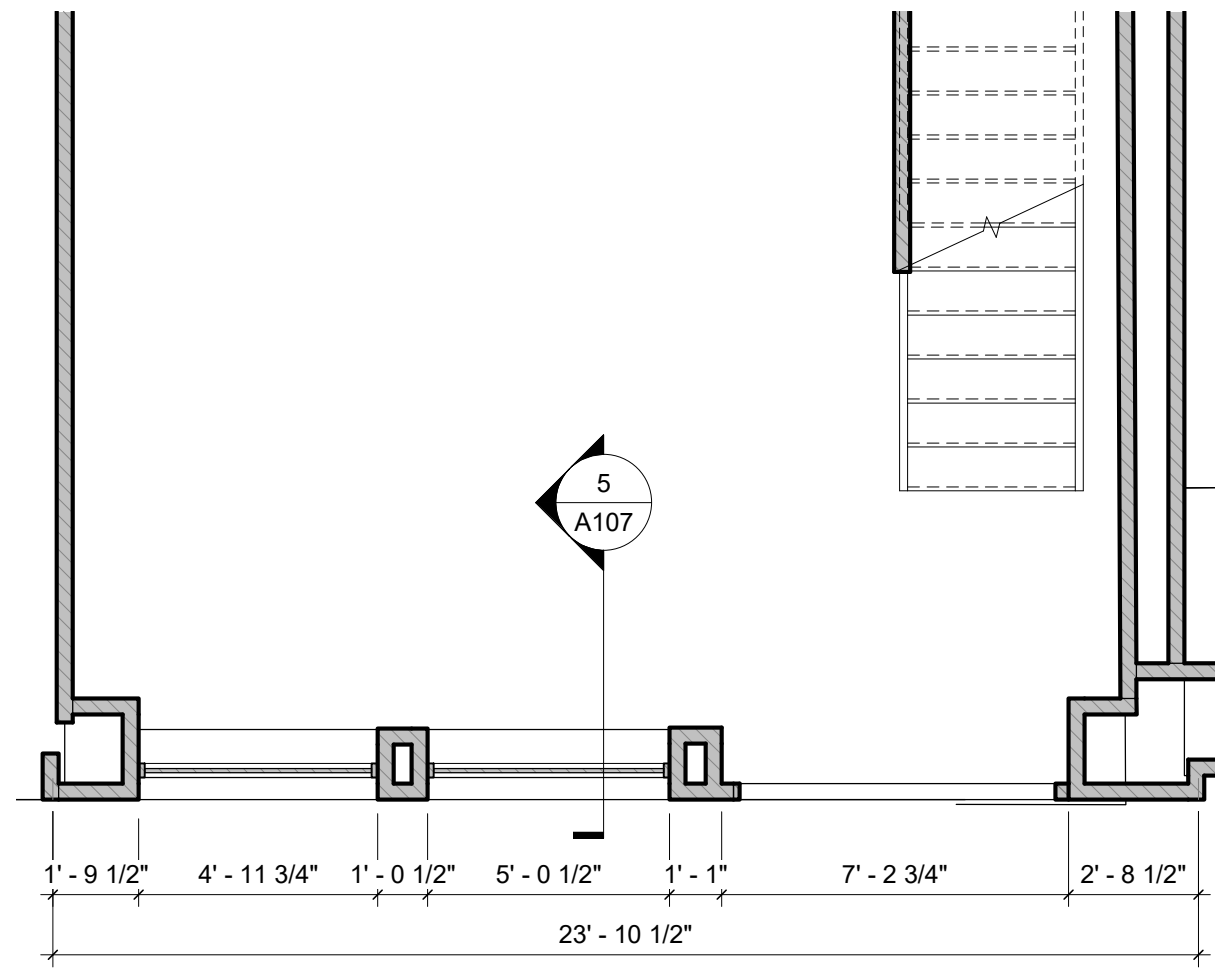
A106



**3** 911 - ROOF - EXISTING  
1/4" = 1'-0"

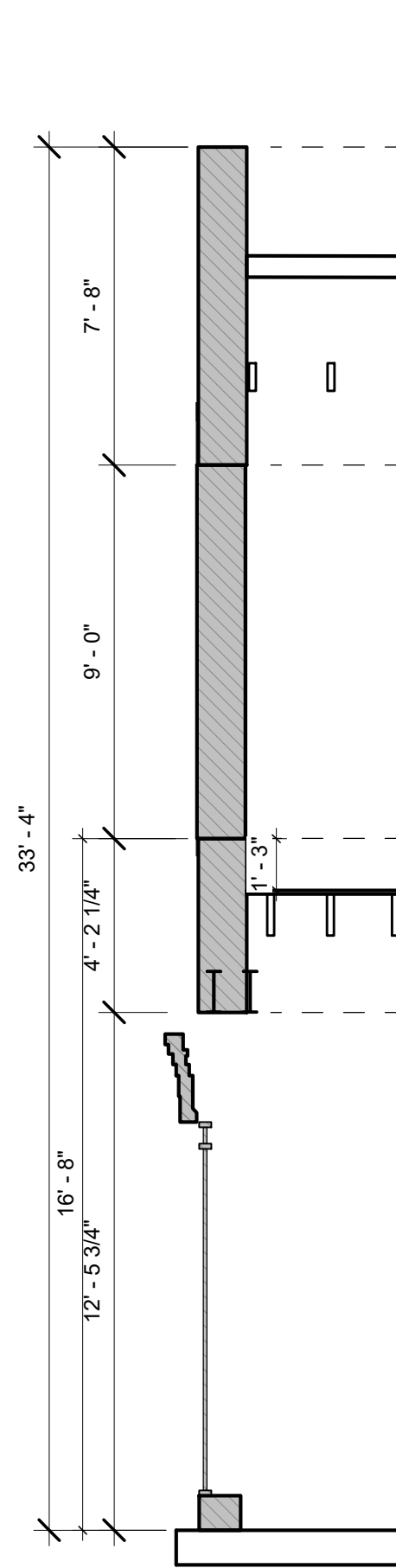


**2** 911 - LEVEL 2 - EXISTING  
1/4" = 1'-0"

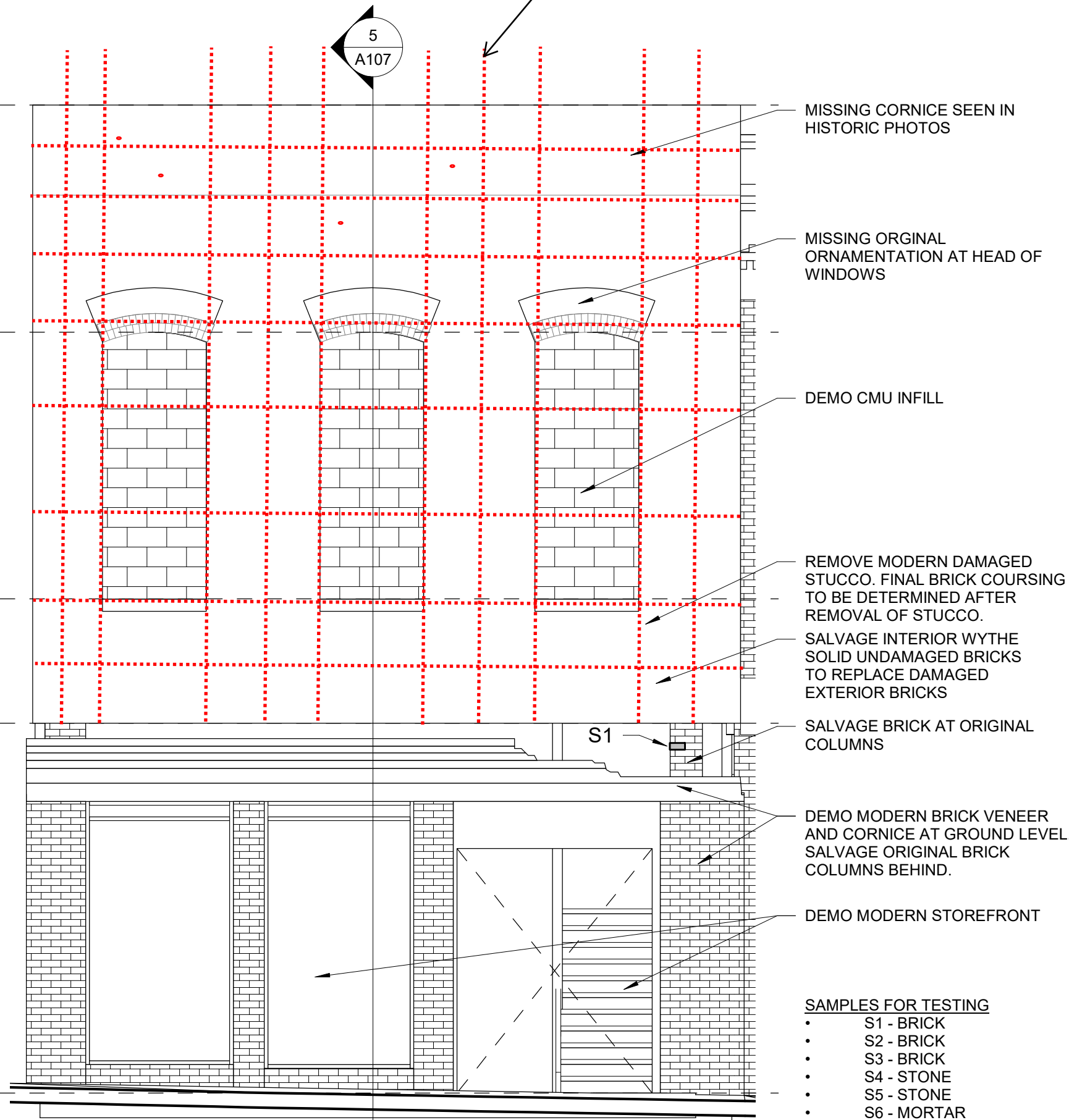


**1** LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"

**5** 911 WALL SECTION - EXISTING  
1/4" = 1'-0"



**4** 911 WEST ELEVATION EXISTING / DEMOLITION  
1/4" = 1'-0"



GRID FOR DIMENSIONING BRICK LOCATION DURING DECONSTRUCTION. WILL ALSO BE USED FOR MASONS TO GUIDE REINSTALLATION WITH THE SAME "HAND OF THE CRAFTER" DEVIATIONS.

TYPICAL ON ALL BUILDINGS

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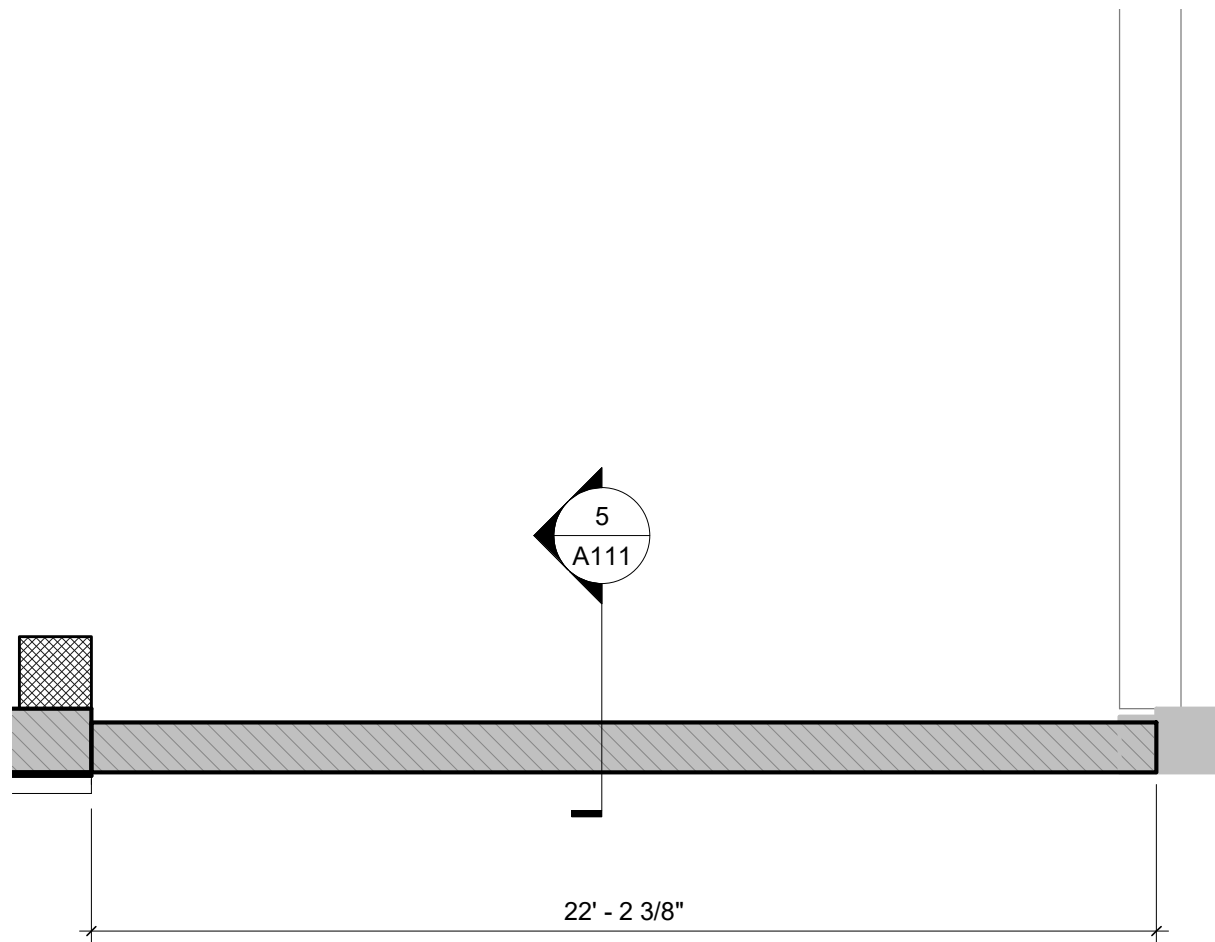
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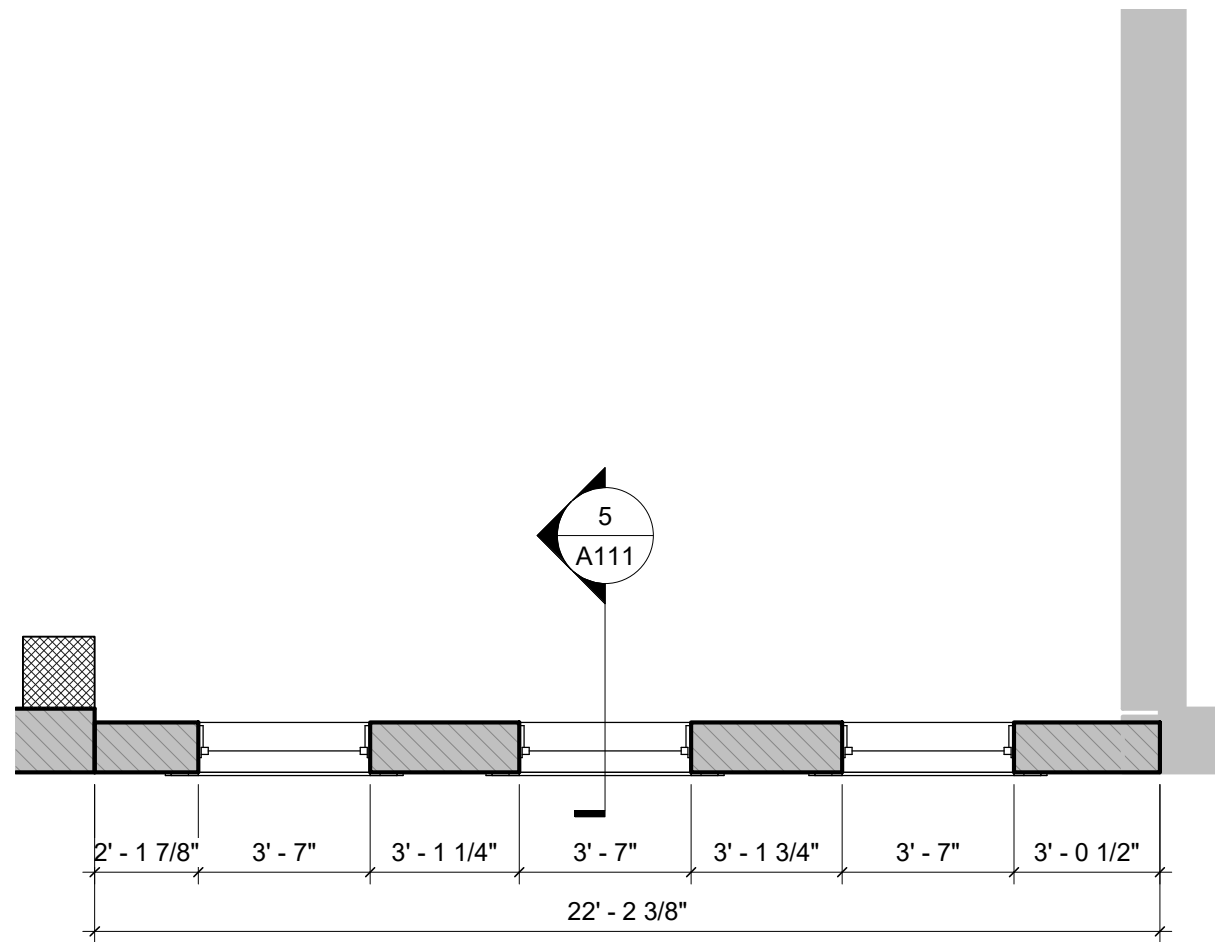
**911 EXISTING  
CONDITIONS &  
DEMOLITION**

**A107**

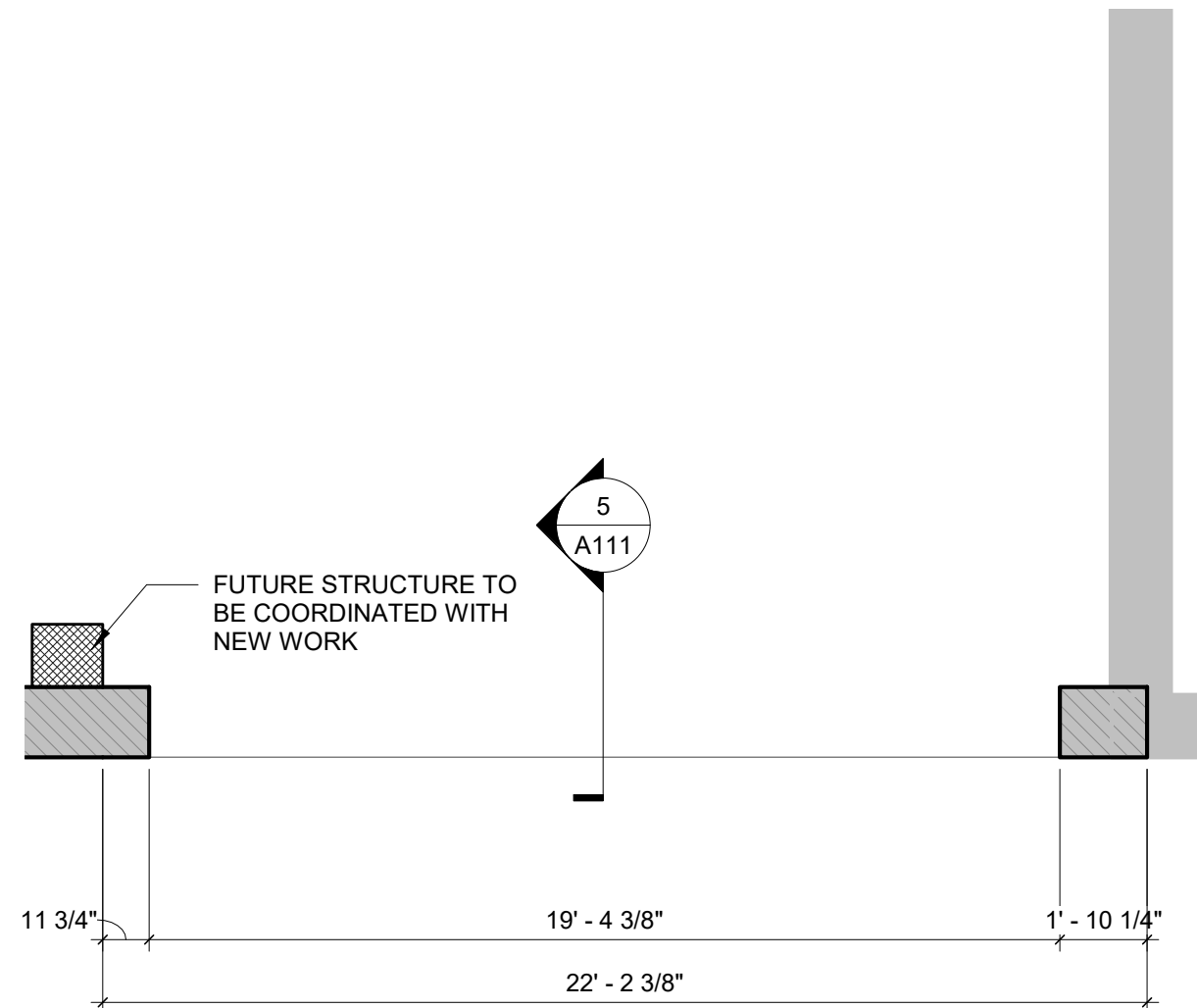
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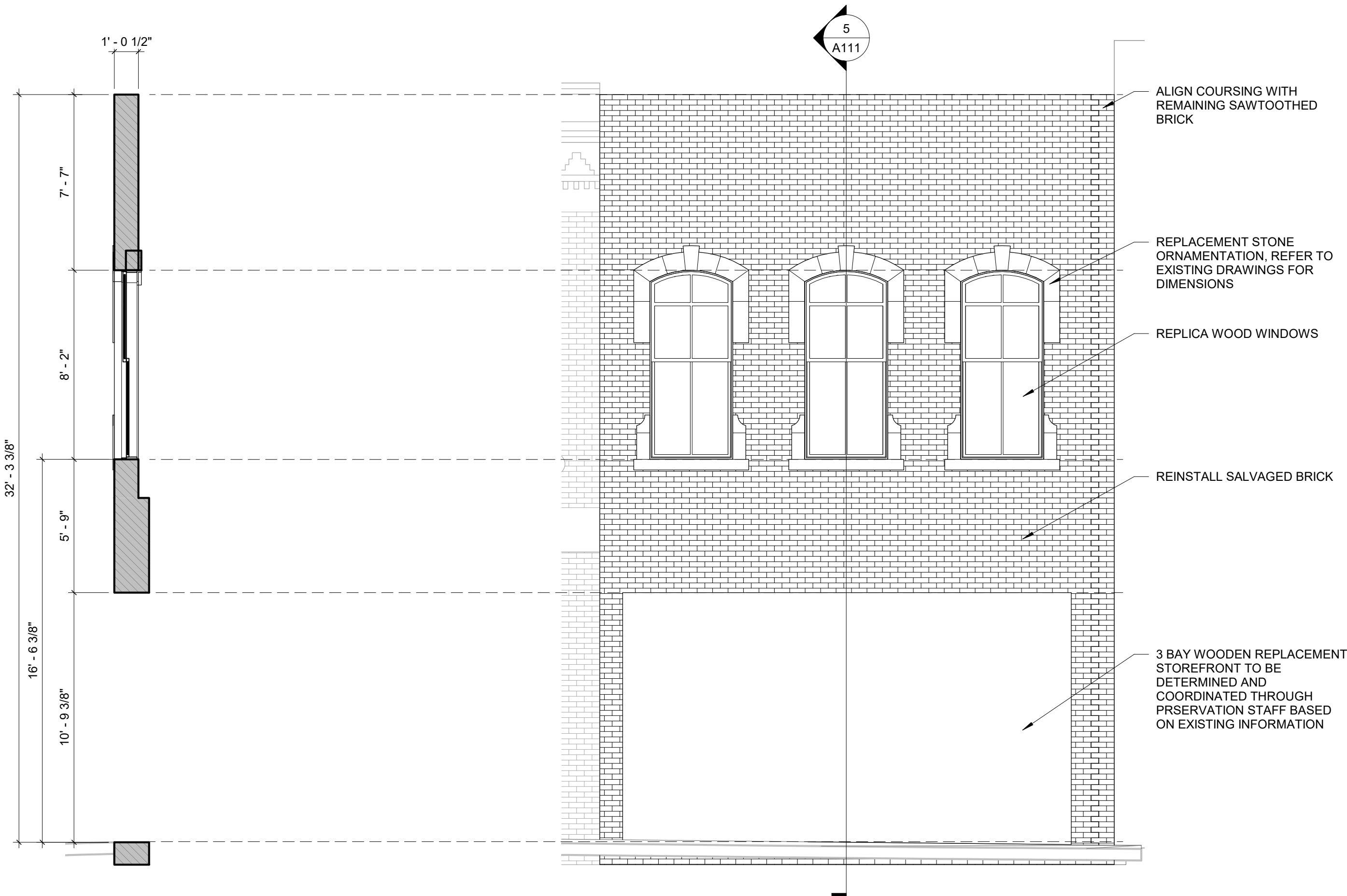
3 907 - ROOF - NEW  
1/4" = 1'-0"



2 907 - LEVEL 2 - NEW  
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"



5 907 WALL SECTION - NEW  
1/4" = 1'-0"

4 907 - WEST ELEVATION - NEW  
1/4" = 1'-0"

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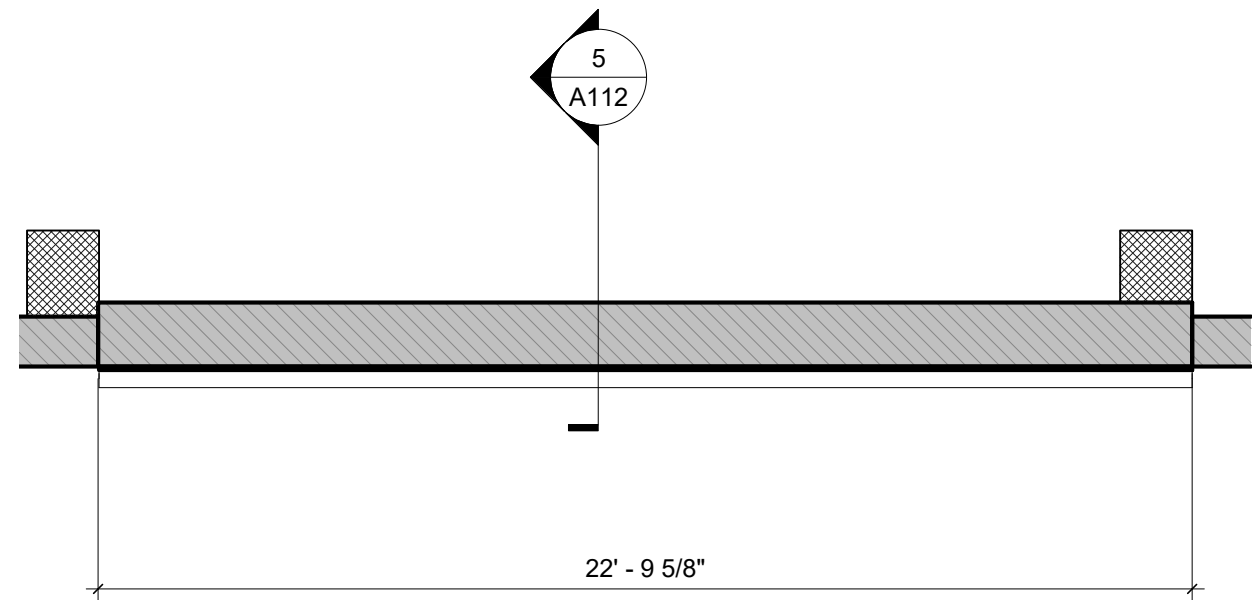
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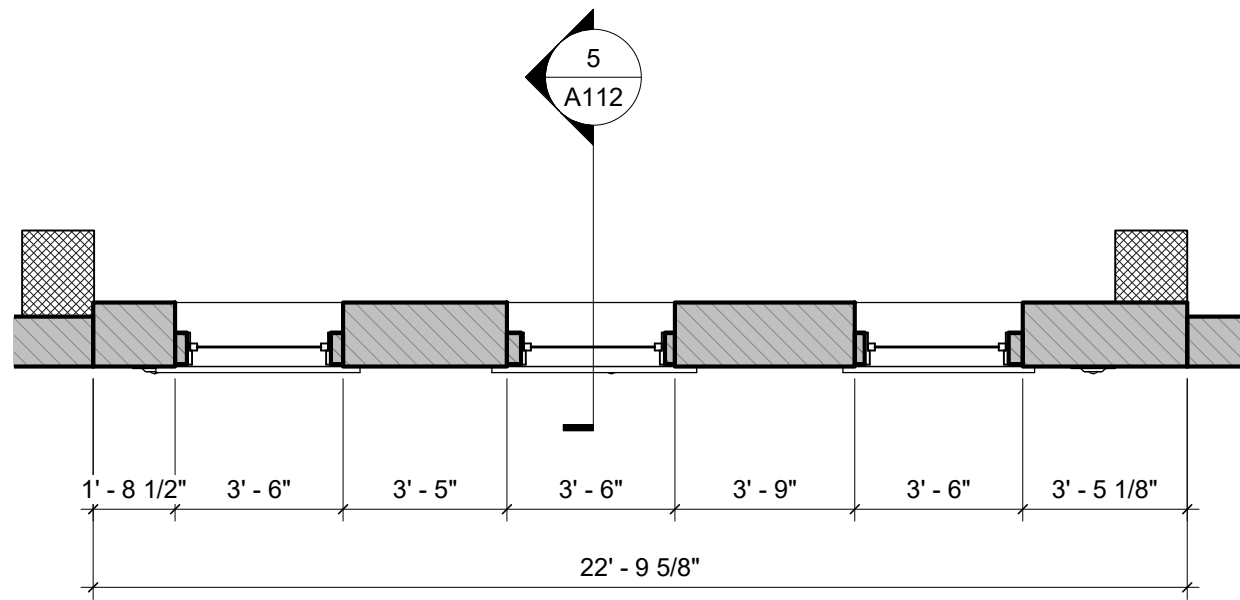
907 FACADE  
RECONSTRUCTION

A111

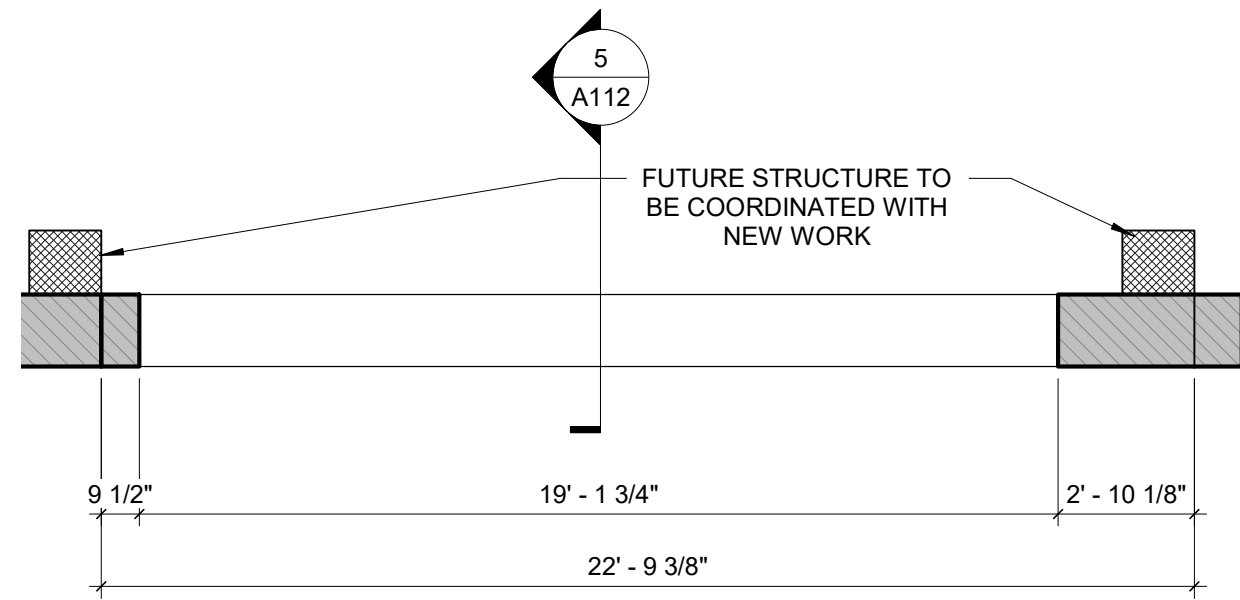
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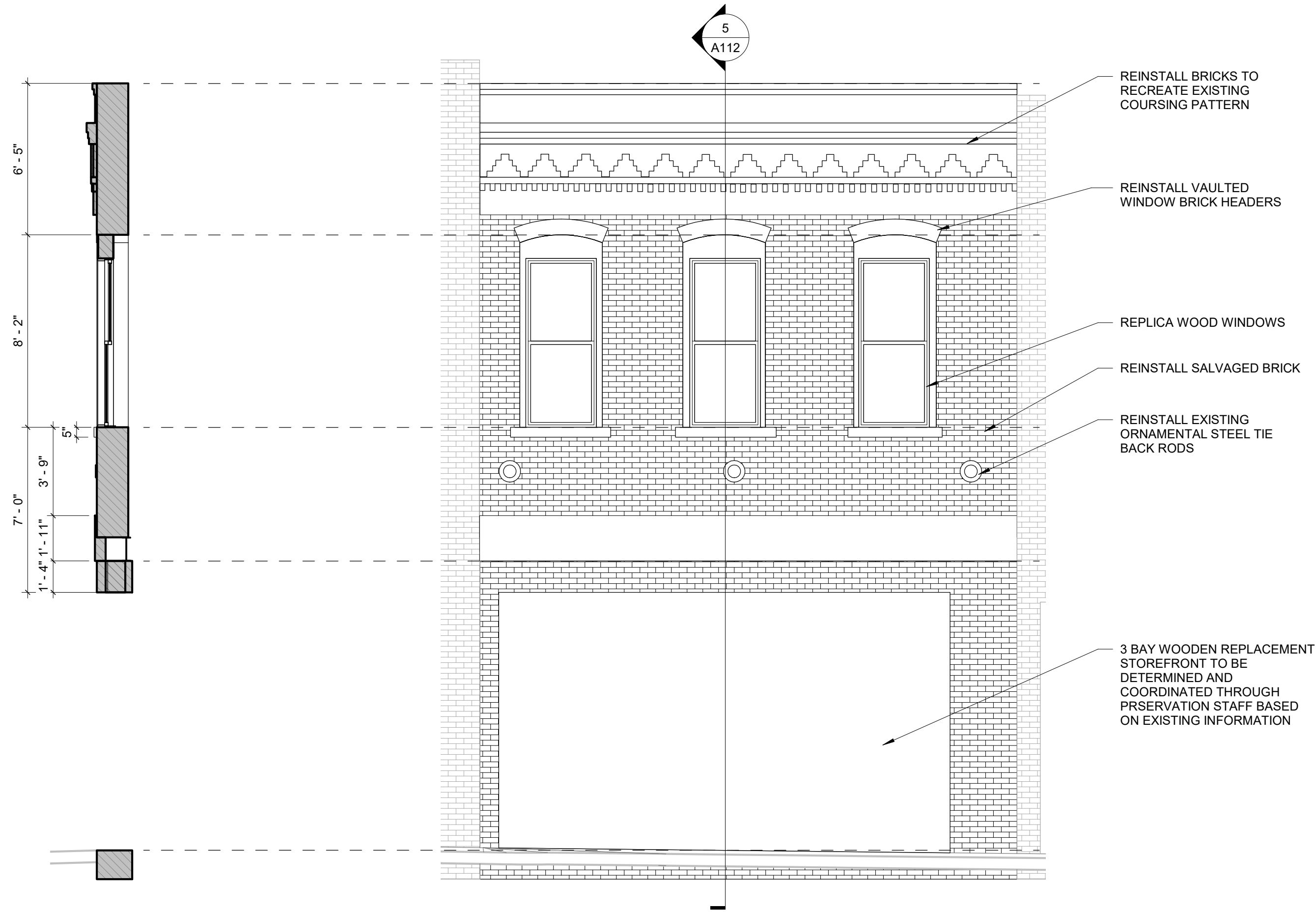
3 909 - ROOF - NEW  
1/4" = 1'-0"



2 909 - LEVEL 2 - NEW  
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"



5 909 WALL SECTION - NEW  
1/4" = 1'-0"

4 909 - WEST ELEVATION - NEW  
1/4" = 1'-0"

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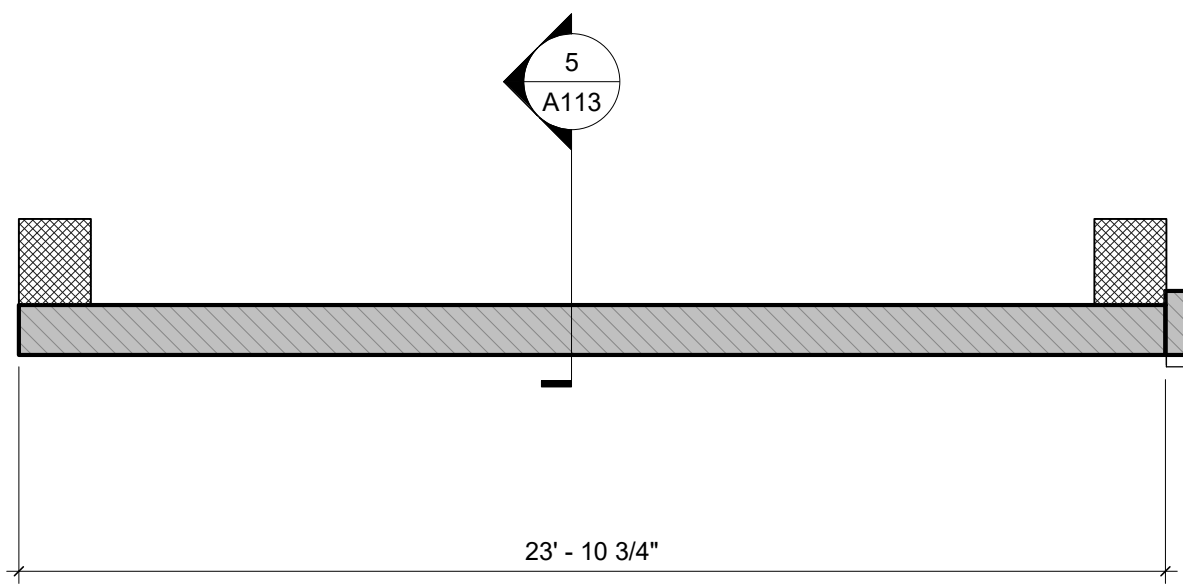
907, 909, AND 911  
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907, 909, 911 CONGRESS AVE  
AUSTIN, TX 78701

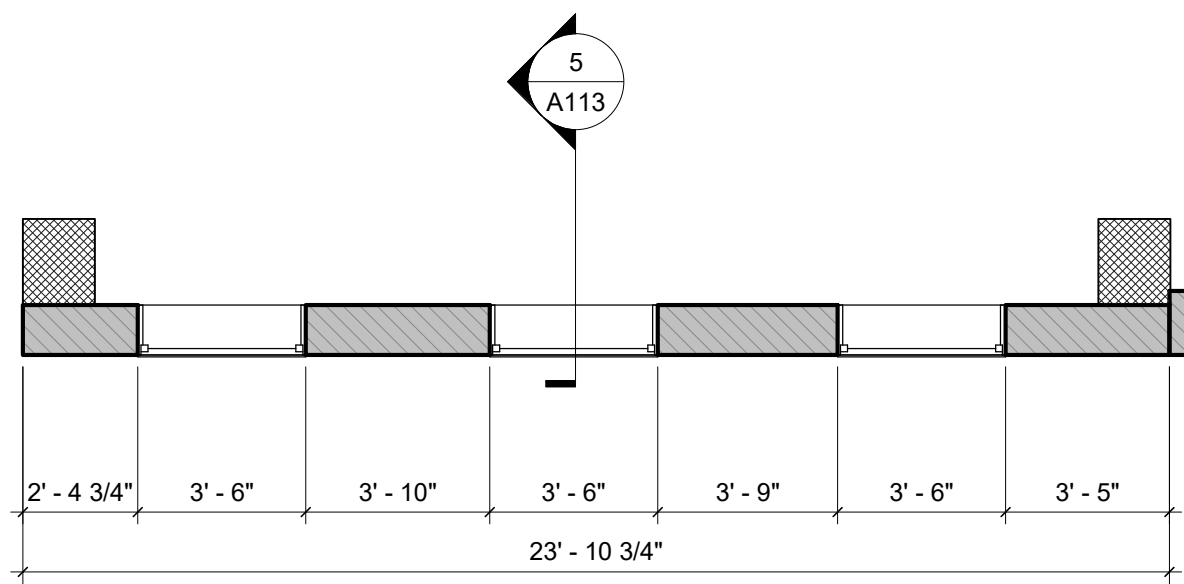
909 FACADE  
RECONSTRUCTION

A112

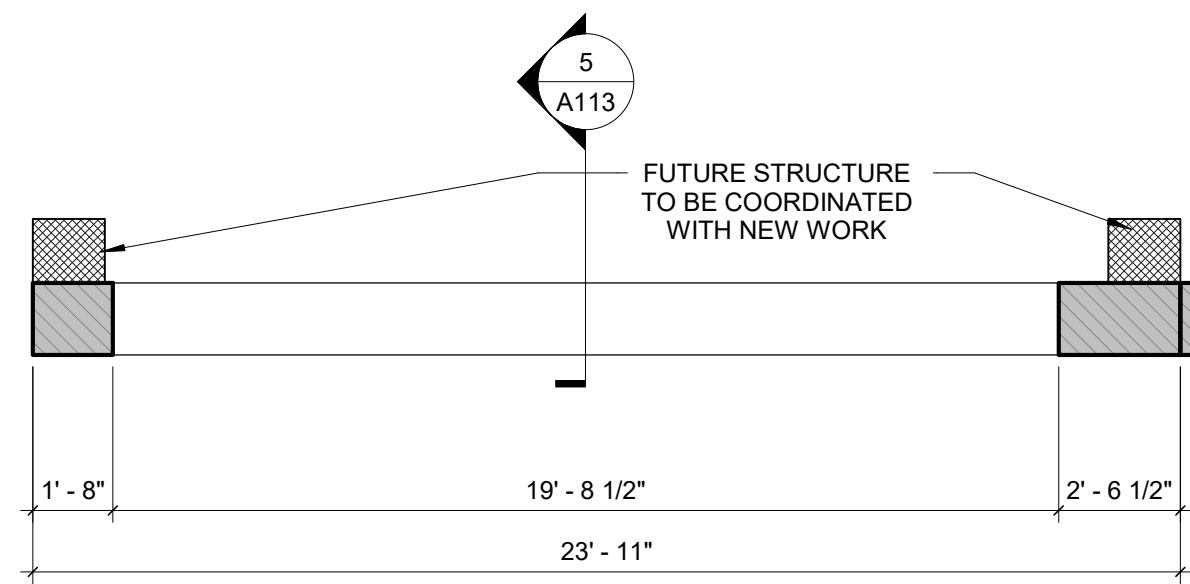
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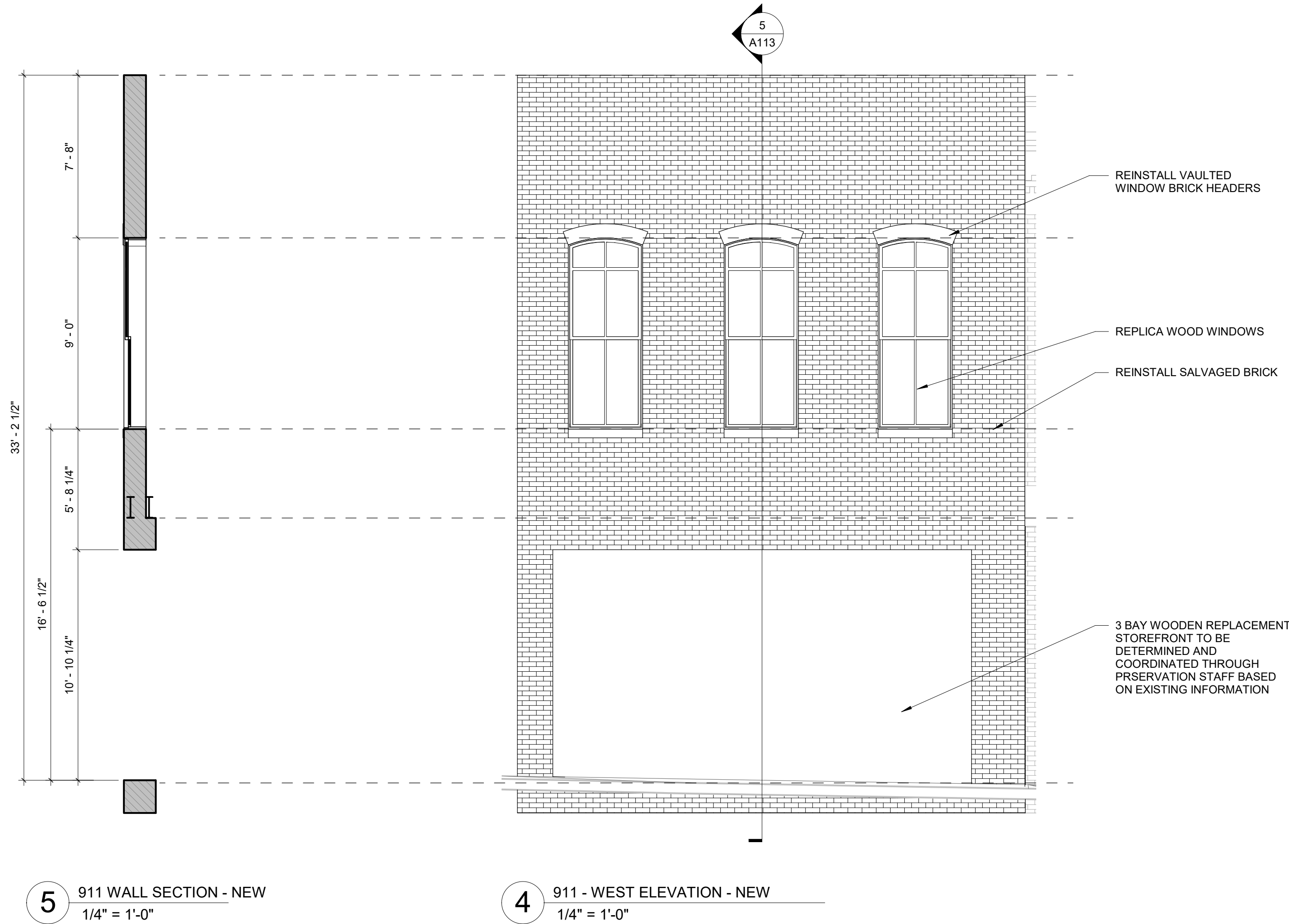
3 911 - ROOF - NEW  
1/4" = 1'-0"



2 911 - LEVEL 2 - NEW  
1/4" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"



5 911 WALL SECTION - NEW  
1/4" = 1'-0"

4 911 - WEST ELEVATION - NEW  
1/4" = 1'-0"

ISSUE DATE:	26 JULY 2021
PROJECT NUMBER:	202103
DRAWN BY:	ZWR
CHECKED BY:	DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY  
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DONNA CARTER  
TEXAS REGISTRATION NUMBER #8207

CARTER • DESIGN  
ASSOCIATES

817 WEST ELEVENTH STREET  
AUSTIN, TEXAS 78701

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AUSTIN, TX 78701

911 FACADE  
RECONSTRUCTION

A113



2 WEST ELEVATION - NEW  
1/4" = 1'-0"

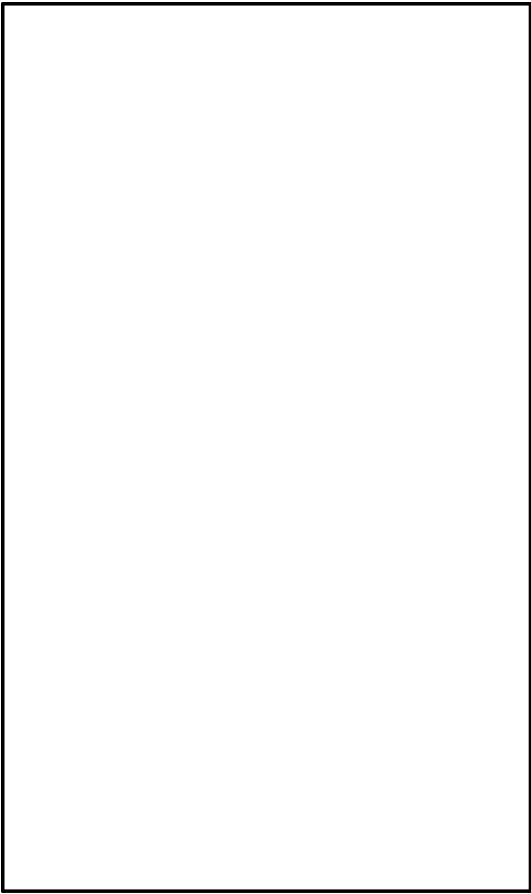


1 WEST ELEVATION - EXISTING  
1/4" = 1'-0"

ISSUE DATE:	26 JULY 2021
PROJECT NUMBER:	202103
DRAWN BY:	ZWR
CHECKED BY:	DDC

REVISIONS:

NO	REFERENCE	ISSUED



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EXISTING AND NEW  
ELEVATIONS

A114

