

10/5/2023 8:53:24 PM Autodesk Docs://State Bar of Texas/2022074 - SBOT_R22.rvt

1 DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO, ITEMS IDENTIFIED BY KEYED NOTES.

2 THE CONSTRUCTION DOCUMENTS WERE PREPARED BASED ON PREVIOUS PROJECT "AS BUILT" DRAWINGS & MAY NOT

3 BE FULLY ACCURATE. CORRECT OR DEFECTS NOT SHOWN ON THE DRAWINGS SHALL BE AT THE RISK OF THE OWNER.

4 THOROUGHLY CLEAN ALL INTERIOR SURFACES, IN ALL PROJECT AREAS, AFTER EACH CONSTRUCTION PHASE.

5 UNLESS NOTED OTHERWISE, ALL PARTITIONED INDICATED FOR REMOVAL SHALL BE REMOVED TO UNDERSIDE OF

6 STRUCTURE ABOVE.

7 DO NOT CUT OR SHAVE OFF ANY UTILITIES WITHOUT PRIOR NOTIFICATION OF OWNERS REP.

8 ANY CONSTRUCTION NOTED AS "TO REMAIN" SHALL BE PROTECTED DURING DEMOLITION. DEMOLITION WORK SHALL BE REPLACED TO LIKE NEW CONDITION AT NO COST TO THE OWNER.

9 ANY EXISTING ITEMS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION OF EXISTING WORK OR CONSTRUCTION OF

10 NEW WORK SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO COST TO THE OWNER.

11 MATERIALS NOTED AS "SAVE" SHALL BE TURNED OVER TO FACILITIES DIRECTOR OR OWNER FOR RELOCATION.

12 PRIOR TO DEMOLITION OF ANY MATERIALS NOTED TO BE REMOVED, GENERAL CONTRACTOR TO MEET WITH OWNERS

13 REPRESENTATIVE & ENGINEERING DEPARTMENT TO COORDINATE ANY MATERIALS TO BE SAVED FOR POSSIBLE

14 REUSE.

15 OWNER TO HAVE FIRST SALVAGE RIGHT ON ALL ITEMS WHETHER NOTED ON THE PLANS OR NOT. GENERAL

16 CONTRACTOR TO DISPOSE OF ALL ITEMS NOT RE-USE IN THE PROPOSED WORK.

17 GENERAL CONTRACTOR TO REMOVE ALL ITEMS NOTED TO BE REMOVED FROM THE PROJECT AND TURN OVER TO OWNER.

18 GENERAL CONTRACTOR SHALL REMOVE ALL FURNITURE, FIXTURES, & EQUIPMENT NOT PART OF THE NEW DESIGN. ALL

19 FIXTURES & EQUIPMENT DESIGNATED TO BE RE-USED IN RENOVATED SPACES ARE TO BE STORED BY THE GENERAL

20 CONTRACTOR. ANY EXISTING ITEMS NOTED AS DAMAGED DURING STORAGE OR DEMOLITION MUST BE REPAIRED OR

21 REPLACED BY THE GENERAL CONTRACTOR.

22 DO NOT DISTURB EXISTING STRUCTURAL MEMBERS WITHOUT PRIOR NOTIFICATION OF THE ARCHITECT. UNLESS

23 OTHERWISE NOTED.

24 DEMOLITION WORK SHALL BE COORDINATED WITH FACILITIES DIRECTOR OR OWNER FOR ACCESS TO SPACE & FOR

25 TIMES AVAILABLE FOR DEMOLITION.

26 PATCH ALL AREAS AFFECTED BY DEMOLITION WORK & PREPARE TO RECEIVE NEW FINISHES.

27 ANY CONDITIONS FOUND TO BE BEYOND THE SCOPE OF THIS DEMOLITION WORK SHALL BE BROUGHT TO THE

28 ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY FURTHER WORK. THE OWNER SHALL

29 PRIOR TO STARTING ANY DEMOLITION WORK, CONTRACTOR TO REVIEW ALL CONSTRUCTION DOCUMENTS FOR

30 COORDINATION OF DEMOLITION WORK & CONSTRUCTION.

31 GENERAL CONTRACTOR TO PROVIDE CUT & DEBRIS PROTECTION TO VEHICLES QUEUED AT DRIVEWAY

32 PARTITIONS DURING ALL PHASES OF CONSTRUCTION.

33 GENERAL CONTRACTOR TO PROVIDE NECESSARY PEDESTRIAN CONTROLS BY USE OF SOFT BARRIER AND/OR CAUTION

34 TAPE DURING ALL PHASES OF CONSTRUCTION.

35 GENERAL CONTRACTOR TO PROVIDE NECESSARY WORK REQUIRED TO INSTALL NEW CONSTRUCTION & FINISHES.

36 IT IS THE GENERAL CONTRACTOR'S & SUBCONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL CONDITIONS OF

37 THE AFFECTED WORK PRIOR TO SUBMITTING A BID. IF CONDITIONS DIFFER OR ADDITIONAL WORK IS REQUIRED BEYOND

38 WHAT IS NOTED IN THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY

39 THE ARCHITECT IMMEDIATELY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT ALL SUBMITTALS

40 MATTERS TO THE ATTENTION OF THE ARCHITECT IN A REASONABLE TIME PERIOD (IE. FIVE DAYS), PRIOR TO BID

41 SUBMISSIONS, OR OTHERWISE INCLUDE SUCH INSTANCES IN THEIR BID SUM OR QUALIFY IN THE BID SUBMITTAL.

42 THE CONTRACTOR IS RESPONSIBLE IN HIS BID, FOR THE PATCHING OF ALL ADJACENT MATERIALS & FINISHES

43 INCLUDING PAINTING, CEILING & FLOOR FINISHES, WHETHER STATED IN THE CONSTRUCTION DOCUMENTS OR

44 NOT. PATCHING SHALL MATCH EXISTING SURFACES & IS TO BE INDISTINGUISHABLE FROM EXISTING SURFACES.

45 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WOOD BLOCKING, STEEL REINFORCEMENT OR

46 BRACING FOR ANY PRIOR OR CONCURRENT DEMOLITION WORK.

47 SPACES IMMEDIATELY ADJACENT TO THE CONSTRUCTION AREA THAT ARE OCCUPIED BY THE OWNER DURING THE

48 DEMOLITION AND NEW CONSTRUCTION WORK, SHALL BE PROVIDED WITH PROTECTION FOR OWNERS PERSONNEL AND

49 OTHER USERS OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROTECTIONS FROM THE SPREAD OF

50 DUST AND DIRT DURING THE ENTIRE DEMOLITION AND NEW CONSTRUCTION PERIOD.

51 ALL MATERIAL DEMOLISHED OR REMOVED AS SHOWN ON DEMOLITION DRAWINGS SHALL BE REMOVED, IN ITS

52 ENTIRETY, FROM THE SITE UNLESS NOTED OTHERWISE.

53 REMOVE AND WHERE DEMOLITION OCCURS, THE REMAINING FLOORS, WALLS, AND CEILINGS ARE TO BE

54 PATCHED AS REQUIRED TO MATCH THE ADJACENT CONTINUOUS SURFACE.

55 COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION SHOW ELSEWHERE IN THE DRAWINGS. DUE CARE IS TO

56 BE TAKEN TO PREVENT DAMAGE TO NEW CONSTRUCTION WORK.

57 IF UNIMPACTED HVAC, PLUMBING, ELECTRICAL, OR STRUCTURAL ELEMENTS ARE ENCOUNTERED, WHICH CONFLICT

58 WITH INTENDED FUNCTIONS OR DESIGN, NOTIFY ARCHITECT IMMEDIATELY.

59 PROMPTLY REPAIR DAMAGE CAUSED BY DEMOLITION WORK, TO ADJACENT AREAS SCHEDULED TO REMAIN.

60 REMOVE ALL REMAINING FLOORING, INCLUDING FLOORING, TO BE REMOVED, FROM EXISTING CONSTRUCTION DECK

61 AND PREPARE COMPLETE DECK FOR NEW SPECIFIED FLOORING. COMMENCEMENT OF NEW WORK BY FLOORING

62 CONTRACTOR INDICATES ACCEPTANCE OF SUBSTRATE BY A.F.F. CONTRACTOR.

63 ALL EXISTING OUTLETS/DROPS & BLANK FACILITIES ABOVE A.F.F. IN LOBBY, HALLWAY, AND OFFICES TO BE

64 REPAIRED OR REPLACED LESSER ABOVE STOREROOM SHALL BE REPAIRED OR REPLACED BY NEW FINISHES.

65 ALL EXISTING, UN-COLORED ELECTRICAL AND D/W TO BE REMOVED FROM BELOW WITH A BLACK COVER PLATE (TO

66 MATCH WALL COLOR) INSTALLED AT STANDARD HEIGHT (18" A.F.F.) OR JUNCTION BOX.

67 REMOVE ALL PARTITIONS AS SHOWN; PATCH / REPAIR CEILING GRID AND ADJACENT PARTITIONS AS NEEEDED TO ACCEPT NEW

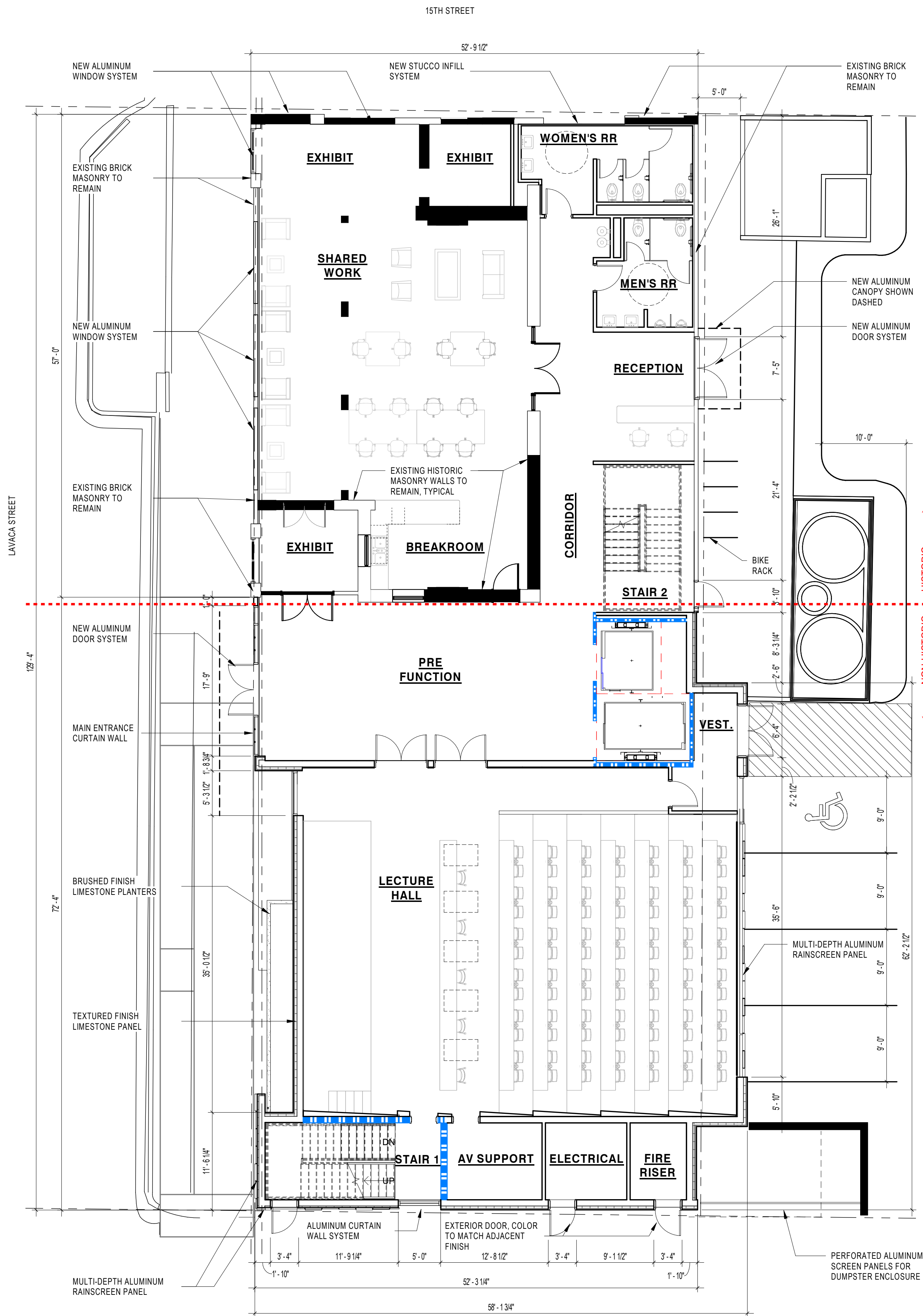
68 FINISHES.

69 PATCH / REPAIR ALL WALLS THROUGHOUT TO LEVEL 4 FINISH TO ACCEPT NEW FINISHES.

: Turrets, Contemporary Door
 Window Openings
 oric Value: **Moderate**

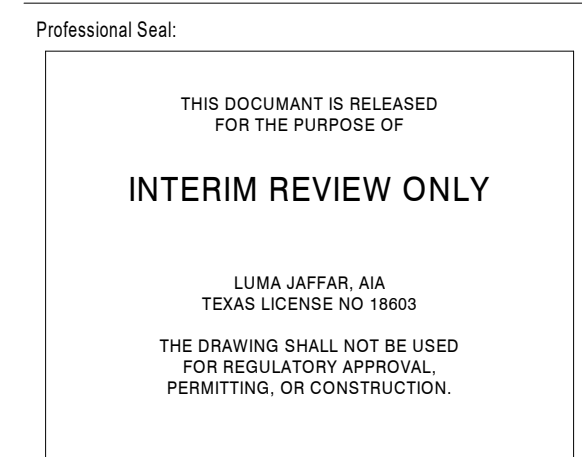


Project Number:	Sheet Number:
2022074	D1
Drawn By:	
NF	
Issue Date:	
11/01/2023	



1 FLOOR PLAN - LEVEL 01 - OVERALL
A1 1/8" = 1'-0"

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Kevin Hamlin	



Architect COA: Luma Jaffar, AIA



Historic Landmark Commission

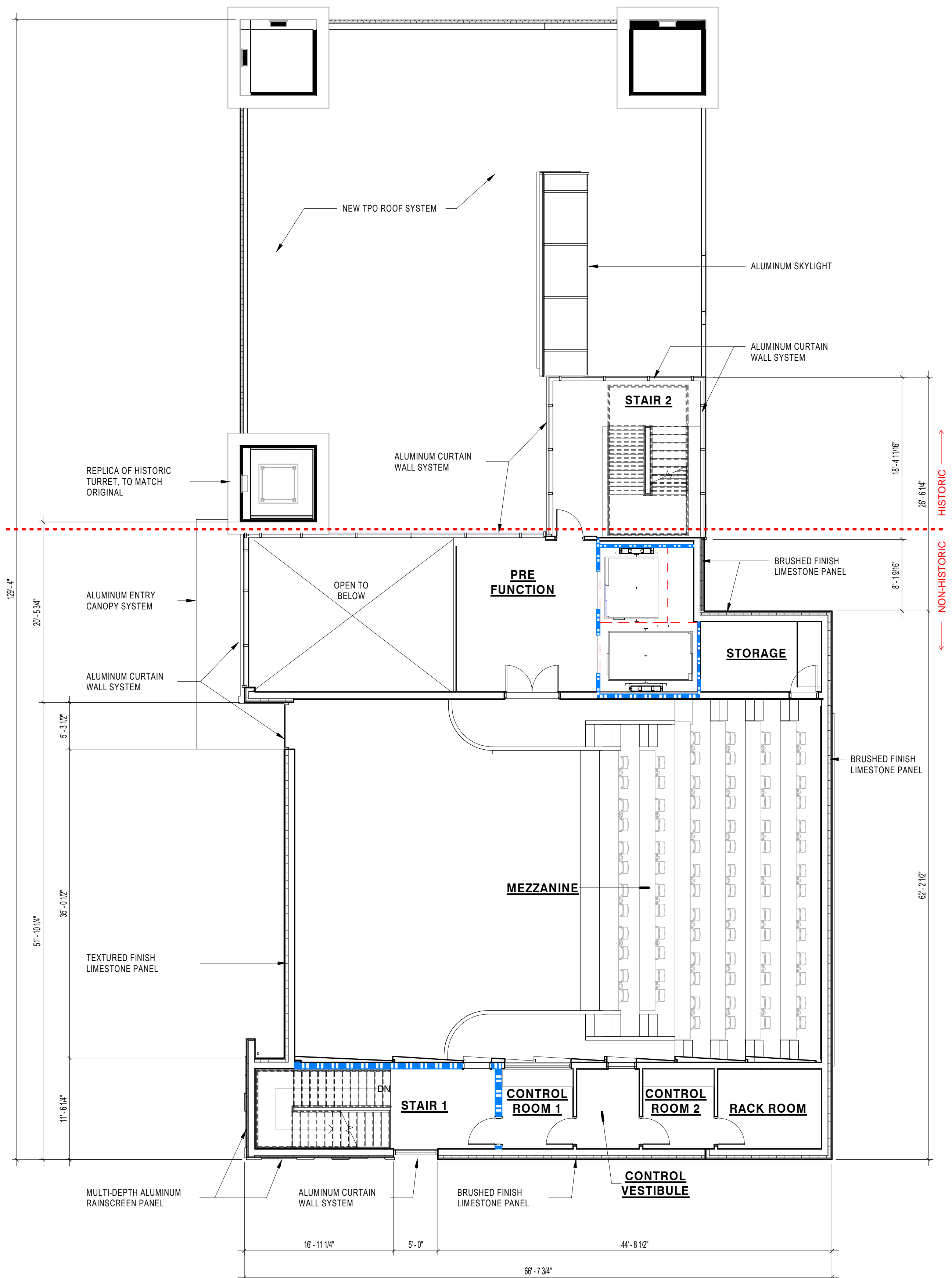
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No.	Description	Date

Sheet Title:



1 FLOOR PLAN - MEZZANINE - OVERALL
A2 1/8" = 1'-0"

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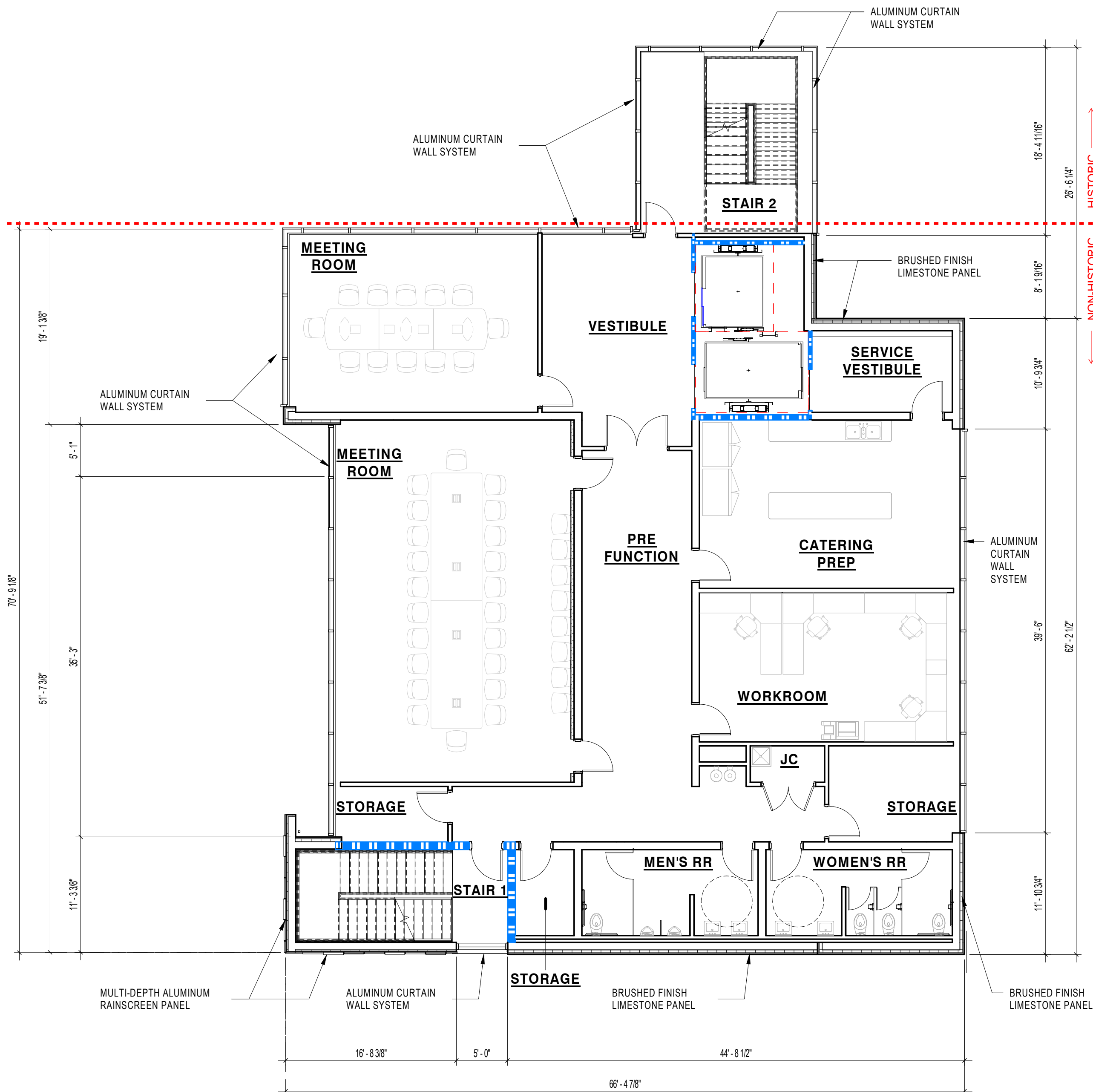
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Sheet Title:

**FLOOR PLAN -
MEZZANINE -
OVERALL**

Project Number: 2022074 Version: 02	Sheet Number: A2
NE Issue Date: 11/01/2023	



1 FLOOR PLAN - LEVEL 02 - OVERALL
A3 1/8" = 1'-0"

Office:	Barton Oaks Plaza Four 901 MoPac Expy South, Suite 180 Austin, TX 78746 p 512.381.1932 f 314.231.0816
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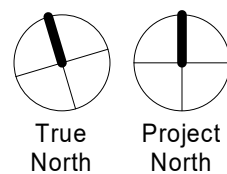
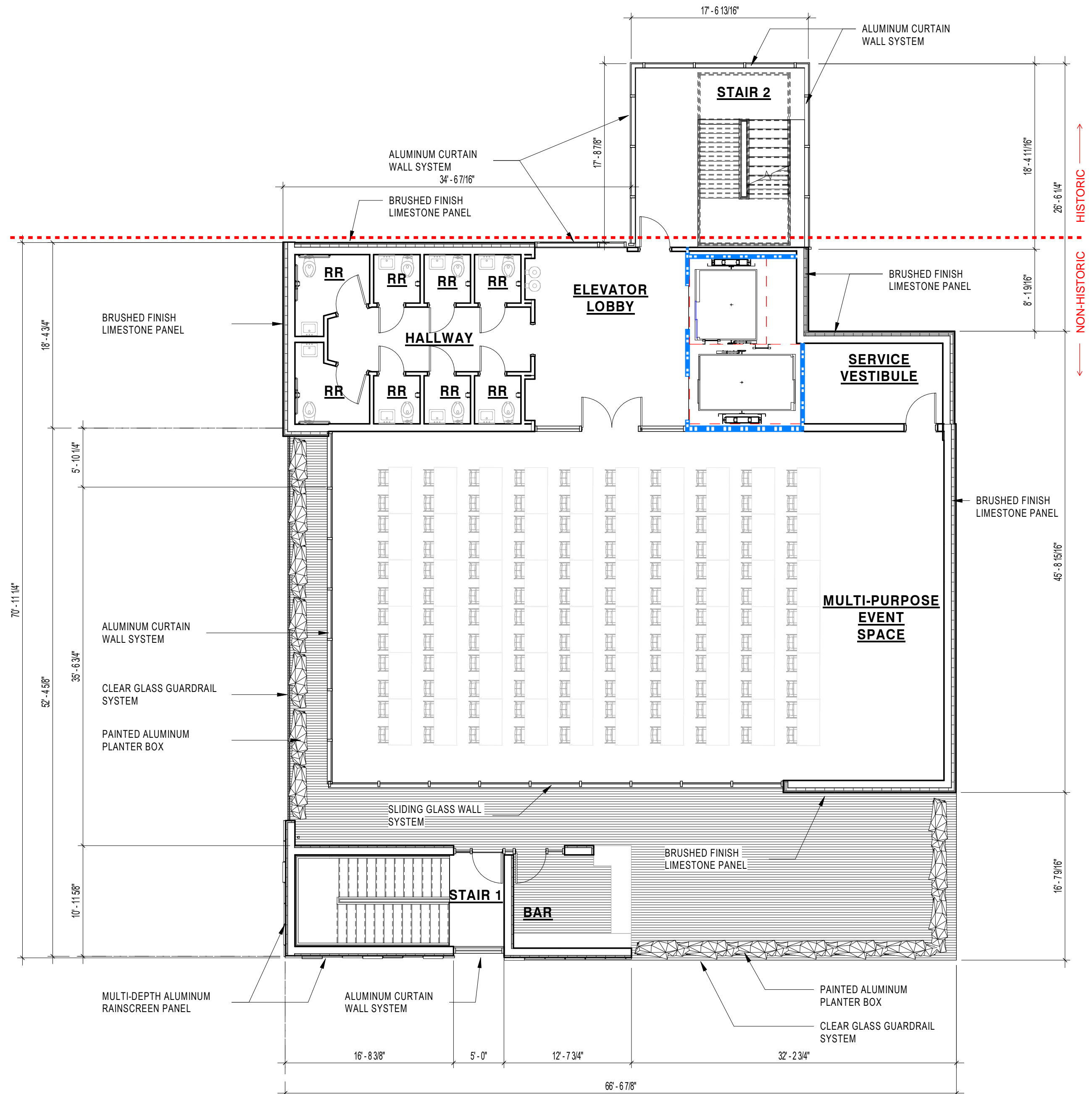
No.	Description	Date

Sheet Title:

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2020.01.20

KEYNOTE - ELEVATIONS	
No.	Keynote Text



1 FLOOR PLAN - LEVEL 03 - OVERALL
A4 1/8" = 1'-0"



Office:	Barton Oaks Plaza Four 901 MoPac Expy South, Suite 180 Austin, TX 78746 p 512.381.1932 f 314.231.0816
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Sheet Title:

FLOOR PLAN -
LEVEL 03 - OVERALL
Project Number: 2022074
Issue: 02
NE
Issue Date: 11/01/2023
Sheet Number: A4