

UNIVERSITY of
HOUSTON

Office of Real Estate Services

MEMORANDUM

TO: Jim McShan

FROM: Jason Trippier 

COPIES: Emily Messa

DATE: March 2, 2016

SUBJECT: Wortham House: Certificate of Appropriateness, Application Form: City of Houston Planning & Development Department

The attached application requires the signature of the Owner of the Wortham House, 1505 South Boulevard, Houston, TX 77006. The application form is being submitted as part of the Certificate of Appropriateness for the City of Houston Planning & Development Department by Alan Stilts with PBK Architects due to the historic nature of the Wortham House. The Chancellor has been briefed on this work and has approved the sample window.

This project is to include the removal and replacement of all exterior doors and windows of the main house and the carriage house, which have single pane glass, with similar style solid wood windows and doors with insulated glass. Additionally, repairs will be made to the front canopy cornice wood molding, patching and repair of stucco cracking and bubbling on the exterior walls, and the repainting of the entire exterior surfaces. The scope also includes the removal of a mosquito spray system around the cornices and roofs.

In order to keep the good wood exterior and interior frames at the windows and doors with their current detailing and not undermine the interior trim, finishes and wood shutters the new windows are proposed to be installed in the existing openings after the existing sashes are removed allowing for a quicker replacement and minimizing any damage to the exterior and interior trim and minimal construction workers within the residence.

This project will improve the safety, security and energy efficiency of the Wortham House structure.

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 1505 SOUTH BOULEVARD, HOUSTON, TX 77006
Historic District / Landmark BROADACRES HCAD # 0530390000005
Subdivision BROAD ACRES Lot LT5#TR6A Block _____

DESIGNATION TYPE

- Landmark
 Protected Landmark
 Archaeological Site
 Contributing
 Noncontributing
 Vacant

PROPOSED ACTION

- Alteration or Addition
 Restoration
 New Construction
 Relocation
 Demolition
 Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Jim McShan, Interim Vice Chancellor/Vice President
Company University of Houston
Mailing Address Administration & Finance
226 E. Cullen, Houston TX 77004
Phone 832-842-5550
Email [REDACTED]
Signature *Jim McShan*
Date 3/2/16

APPLICANT (if other than owner)

Name ALAN STILTS
Company PBK ARCHITECTS
Mailing Address 11 GREENWAY PLAZA, 22ND FLOOR
HOUSTON, TX 77046
Phone (713) 965-0608
Email [REDACTED]
Signature *Alan Stiltz*
Date 03/02/16

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITION CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1505 SOUTH BOULEVARD, HOUSTON, TX 77006

BUILDING TYPE

- | | |
|-------------------------------------------------------------|----------------------------------------------|
| <input checked="" type="checkbox"/> single-family residence | <input checked="" type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS

 label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS

 scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <i>N/A</i> <input type="checkbox"/> proposed site plan | <i>N/A</i> <input type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <i>N/A</i> <input type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <i>N/A</i> <input type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> massing/perspective |

Date: March 1, 2016
To: City of Houston Planning & Development Department
From: Alan Stilts
Subject: University of Houston
Wortham House
1505 South Boulevard
Houston, TX 77006

Property Description

The Wortham House was constructed in 1927. Shortly after the original owners, the Sterling family, moved into the Italian Renaissance-style residence, a fire occurred and caused damage to the second and third floors. The residence was donated to the Houston Museum of Fine Arts in 1948 before it was placed on the market and sold to Gus and Lyndall Wortham in 1950. Wanting a more grand style, the Worthams then changed the style of the residence from the original Mediterranean to a more English Regency and added the canopy and columns and the front façade. After the completion of the renovations in 1951, a gas explosion occurred and caused a fire damaged the house to the point where the home was almost completely re-constructed. The home was gifted to the University of Houston System in 1980 to be used as the residence for the president of the university. Other renovation projects have since occurred, including the restoration of the home's interior to the original Mediterranean style in 1990. Extensive repairs have also included work and upgrades to the mechanical system. There are still some thermal issues with home's thermal envelope including the currently non-operable single pane windows.

Proposed Scope of Work

This project is to include the removal and replacement of all exterior doors and windows of the main house and the carriage house, which have single pane glass, with similar style solid wood windows and doors with insulated glass, repairs to the front canopy cornice wood molding, patching and repair of stucco cracking and bubbling on the exterior walls, and the repainting of the entire exterior surfaces. The scope also includes the removal of a mosquito spray system around the cornices and roofs. In order to keep the good wood frames at the windows and doors with their detailing, not to undermine the interior trim, finishes and wood shutters, and to keep the security for the University President and her family, the new windows are proposed to be installed in the existing openings after the existing sashes are removed allowing for a quicker replacement and minimizing any damage to the interior trim and minimal construction workers within the residence.

Current Building Material Conditions

The existing windows and doors are solid wood with a single pane of glass and are not providing the thermal comfort and efficiency to the residence. There are several wood thresholds at non-covered doors that are rotted and are to be replaced in kind. The majority of the double hung windows are painted shut and are non-functional. The existing stucco has several locations with large cracks and bubbling where moisture has gotten behind the top coat.

Proposed Materials

All proposed windows and doors are to be painted solid wood frames with 5/8" insulated glazing and are to match the current layouts in regards to mullion patterning and no screens. The hardware on the windows is to be replaced with new for better seals and functionality, but the doors are to have the existing hardware re-used. Currently, the main front door with side lites is different than all other fenestration as the lites are broken into three sections and have bevel edge glass. It is proposed to change this door to match all other windows and doors to have full unbroken lites. The current screens on the carriage house are to be removed and not replaced. Currently the main residence does not have mullions within the windows or doors, but the carriage house does. It is proposed to replace all of the windows alike without mullions. The carriage house also has insect screens on the windows and the proposal is to remove these and not re-install any screens. The stucco repairs are to be made to match the current texture of the exterior. All wood repairs will be to match the existing profiles and the painting is to match the current colors.

Photographs



Front Elevation – North Façade (Main Residence)



Front Façade – Northeast Corner



Front Façade- North



Front Façade - North



Front Façade – North



Front Façade – Northwest Corner



East Façade – South East Corner



East Façade



East Façade – Northeast Corner



Rear Façade – Southwest Corner



Rear Façade – South



Rear Façade – South



Rear Façade – South



Rear Façade – South



Rear Façade – Southeast Corner



West Façade – Northwest Corner



West Façade



West Façade – Southwest Corner



Carriage House – West Façade



Carriage House – North Façade



Carriage House – Southeast



Carriage House – Southwest



Carriage House – East Façade



Repairs needed at Front Canopy Cornice



Repairs needed at Front Canopy Cornice



Typical Double Hung Window



Double Hung Window Frame & Sill

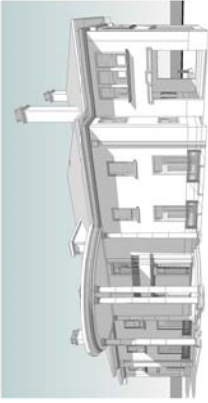
UNIVERSITY OF HOUSTON

Wortham House Renovation

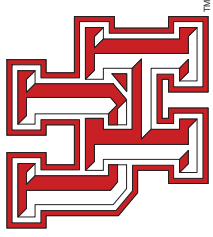
1505 South Boulevard

Houston TX, 77006

ISSUE FOR PROPOSAL



January 25, 2016



PRESIDENT'S CABINET

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PRESIDENT

PAULA MYRICK SHORT
SENIOR VICE PRESIDENT

JIM MCSHAN
INTERIM CHIEF FINANCIAL OFFICER

DR. RAMANAN KRISHNAMOORTI
ACTING VP OF RESEARCH AND TECHNOLOGY TRANSFER

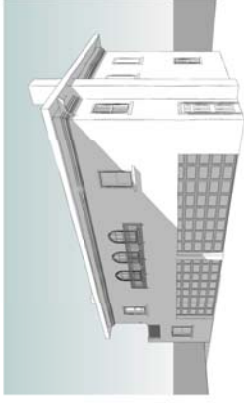
DONA HAMILTON CORNELL
VP LEGAL AFFAIRS AND GENERAL COUNSEL

ELOISE DUNN STUHR
VP UNIVERSITY ADVANCEMENT

OWNER/PROJECT MANAGER
Office of Facilities Planning and Construction
contact: Kerry Prejean, MPA
Senior Construction Project Manager
4211 Egin Room 214
Houston, TX 77204-1004
t. 713-743-4805
f. 713-743-0032

ARCHITECT
PBK
contact: Alan Stiltz, AIA
11 Greenway Plaza, 22nd Floor
Houston, TX 77046
t. 713-965-0608
f. 713-961-4671

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VP STUDENT AFFAIRS AND ENROLLMENT SERVICES

RICHIE HUNTER
VP MARKETING, COMMUNICATION AND MEDIA RELATIONS

ELWYN C. LEE
VP COMMUNITY RELATIONS AND INSTITUTIONAL ACCESS

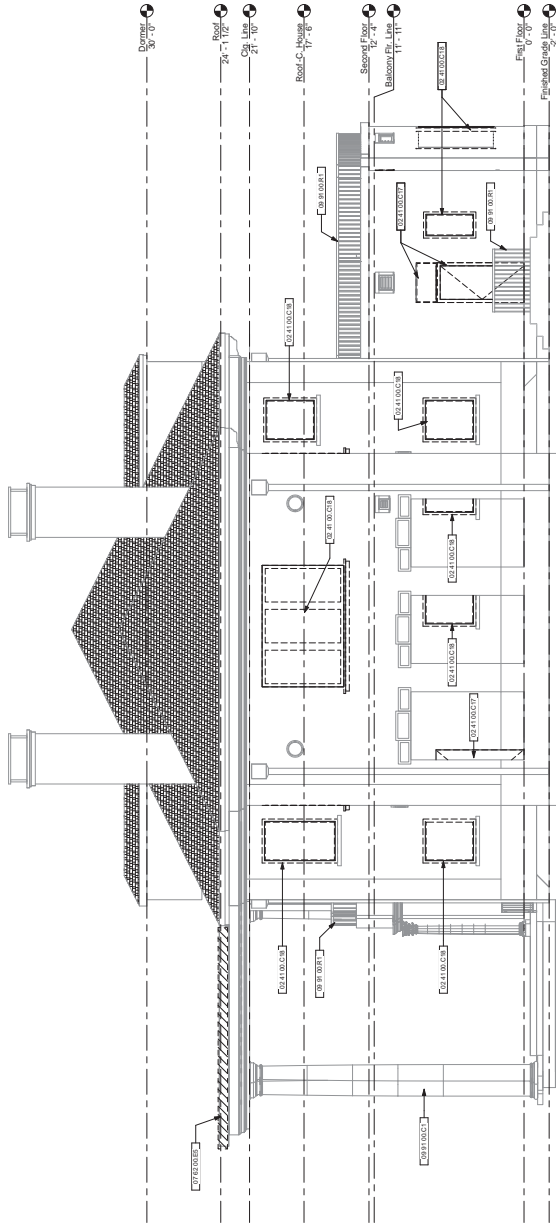
JASON SMITH
VP GOVERNMENTAL AND COMMUNITY RELATIONS

WYNNE CHIN
PRESIDENT OF UNIVERSITY FACULTY SENATE

HUNTER YURACHEK
VP INTERCOLLEGIATE ATHLETICS

GENERAL DEMOLITION NOTES

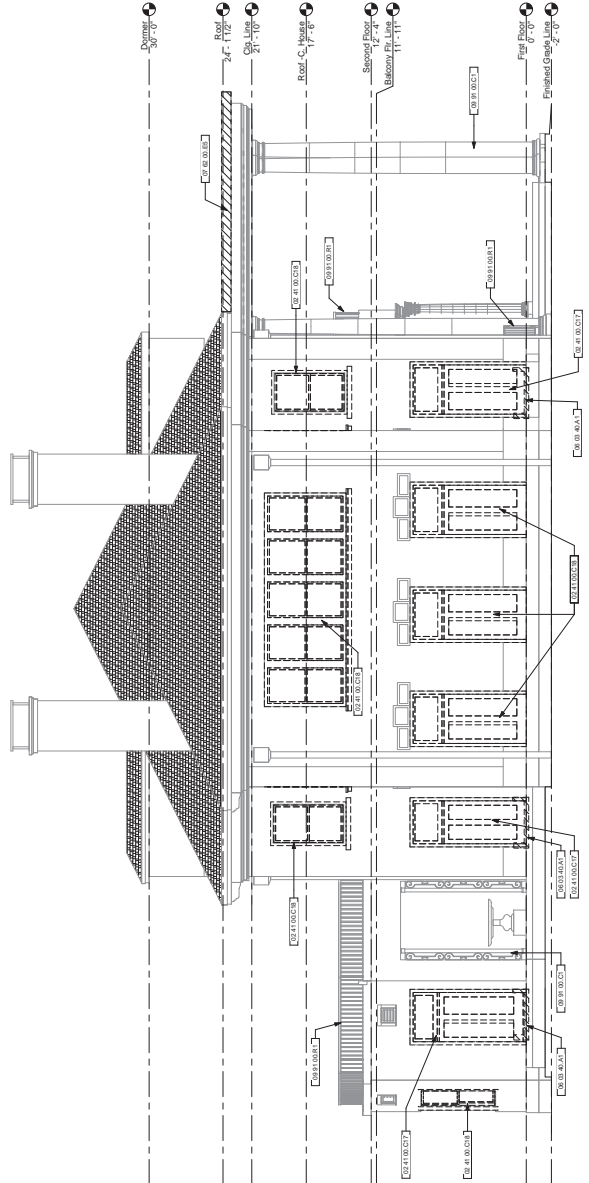
1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON'S DEMOLITION ORDINANCE AND THE TEXAS DEMOLITION ACT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEMOLITION BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEMOLITION BOARD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEMOLITION BOARD.
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3. ALL MATERIALS TO BE DEMOLISHED OR RELOCATED BY THE CONTRACTOR SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEMOLITION BOARD.
4. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF HOUSTON AND THE TEXAS DEMOLITION BOARD.
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2 West Demolition Elevation

AREA OF SELECTIVE WOOD REMOVAL

Key Value	Keywords	Text
02.41.00.01	02.41.00.01	02.41.00.01
02.41.00.02	02.41.00.02	02.41.00.02
06.03.00.01	06.03.00.01	06.03.00.01
07.02.00.05	07.02.00.05	07.02.00.05
09.31.00.01	09.31.00.01	09.31.00.01
09.31.00.01	09.31.00.01	09.31.00.01



1 East Demolition Elevation



11 Gateway Plaza, 22nd Floor
Houston, TX 77056
713-981-4571 F
713-981-4572 V
www.pbk.com

UNIVERSITY OF HOUSTON
WORTHAM HOUSE RENOVATION
1505 SOUTH BOULEVARD
HOUSTON, TEXAS 77006



COUNTY	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
DRAWN BY	C. J. B. S.	
CHECKED BY	C. J. B. S.	
WORKSHEET	AS	
No.	Description	Date

Demolition Exterior Elevations

D6.01



CLIENT	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
DRAWN BY	CL/RS	
CHECKED BY	AS	
REVISIONS	AS	
No.	Description	Date

ISSUE FOR PROPOSAL

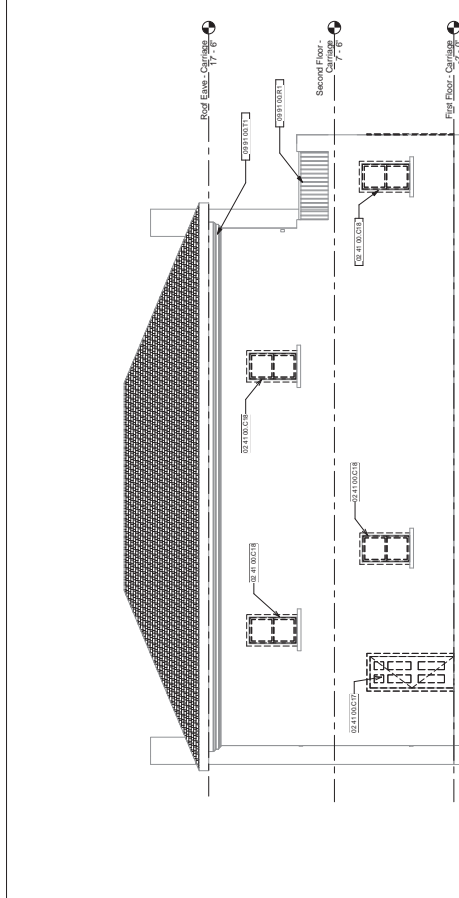
**Demolition
 Exterior
 Elevations**

D6.03

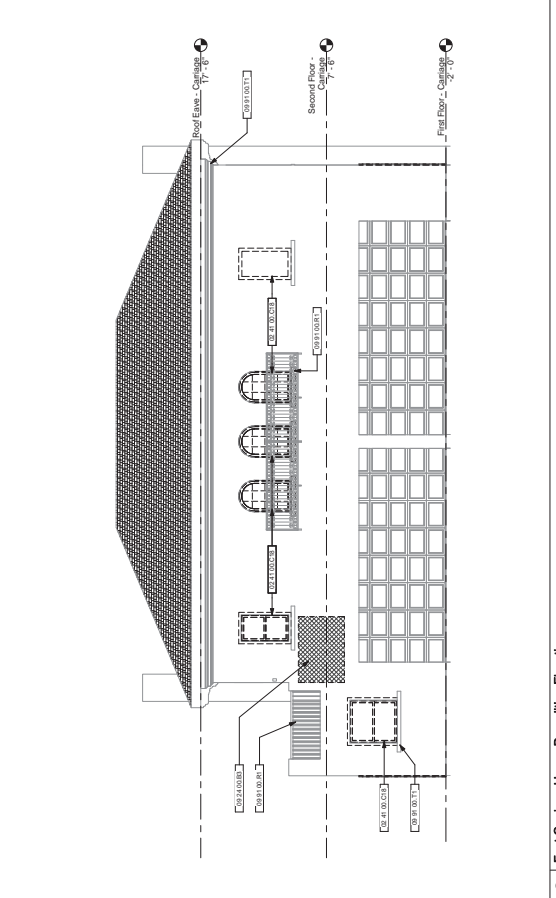
- GENERAL DEMOLITION NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF THE STRUCTURE TO BE DEMOLISHED. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF THE REMAINING STRUCTURE AND THE ADJACENT AREAS.
 2. ALL DEMOLITION SHALL BE ACCORDING TO THE CITY OF HOUSTON ORDINANCES AND THE TEXAS CONSTRUCTION CODE.
 3. TO THE EXTENT POSSIBLE, THE DEMOLITION SHALL BE ACCORDING TO THE PROJECT CONTRACT DOCUMENTS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES TO REMAIN.
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 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS AND STRUCTURES TO REMAIN.
 15. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.

Key	Notes	Keynote Text
02 41 00 C17	Door To Be Removed and Frame to Remain. Reuse existing hardware as Required.	
02 41 00 C18	Window To Be Removed and Frame to Remain.	
02 41 00 C19	Window To Be Removed and Frame to Be Replaced with New Construction.	
09 91 00 R1	Strip Existing Painting Paint on Metal Balcony. Apply New Paint Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified.	
09 91 00 T1	Strip Existing Painting Paint on Metal Balcony. Apply New Paint Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified.	

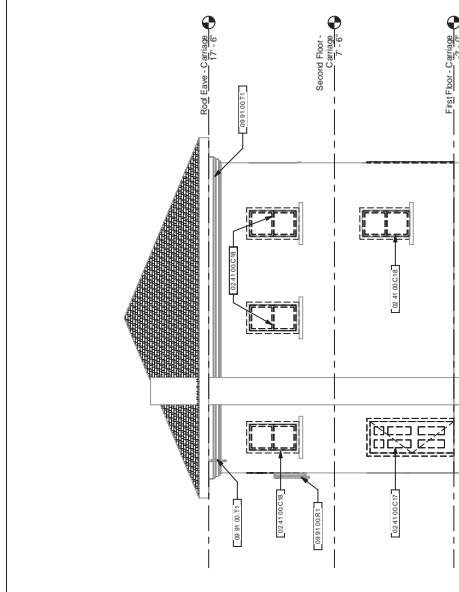
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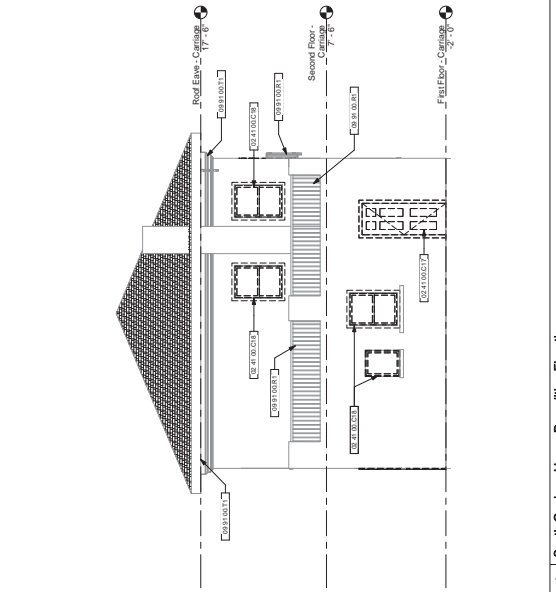
4 West Carriage House Demolition Elevation
1/8" = 1'-0"



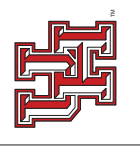
2 East Carriage House Demolition Elevation
1/8" = 1'-0"



3 North Carriage House Demolition Elevation
1/8" = 1'-0"



1 South Carriage House Demolition Elevation
1/8" = 1'-0"



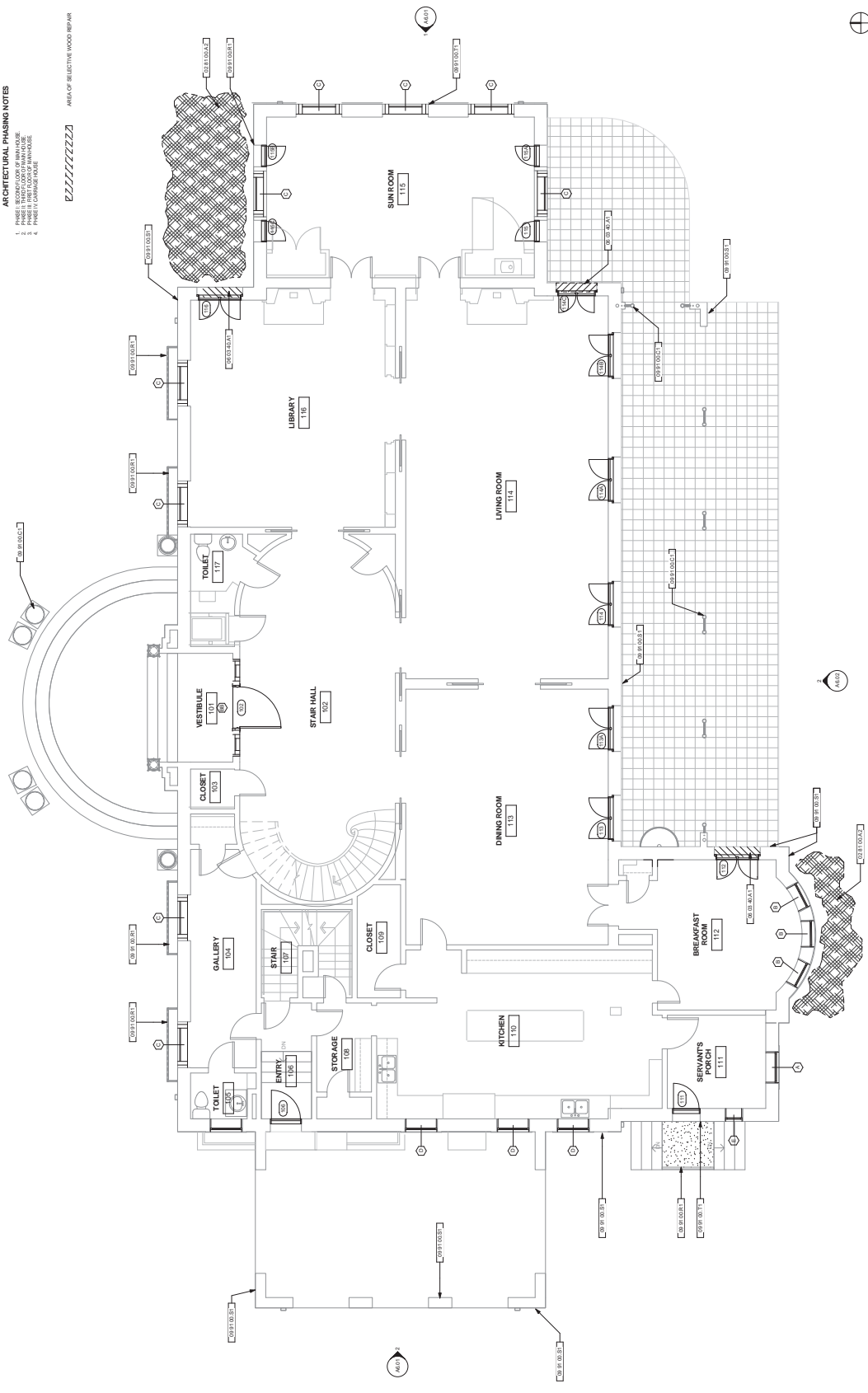
CLIENT	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
OWNER	UNIVERSITY OF HOUSTON	
DESIGNED BY	CL, JES	
REVISIONS	AS	
No.	Description	Date

ISSUE FOR PROPOSAL
Floor Plan - First Level

- GENERAL ARCHITECTURAL DRAWING NOTES**
1. REFER TO THE ARCHITECTURAL DRAWING NOTES FOR THE PROJECT TO WHICH THIS DRAWING IS RELATED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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 15. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

- ARCHITECTURAL PHASING NOTES**
1. PHASE 1: DEMOLITION OF EXISTING WOOD FLOOR.
 2. PHASE 2: INSTALLATION OF NEW WOOD FLOOR.
 3. PHASE 3: FINISH WORK AND PAINT.
 4. PHASE 4: CARPETING.

||||| AREA OF REFLECTIVE WOOD REPAIR





CLIENT	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
DRAWN BY	CL/RS	
CHECKED BY	AS	
ISSUED FOR	AS	
No.	Description	Date

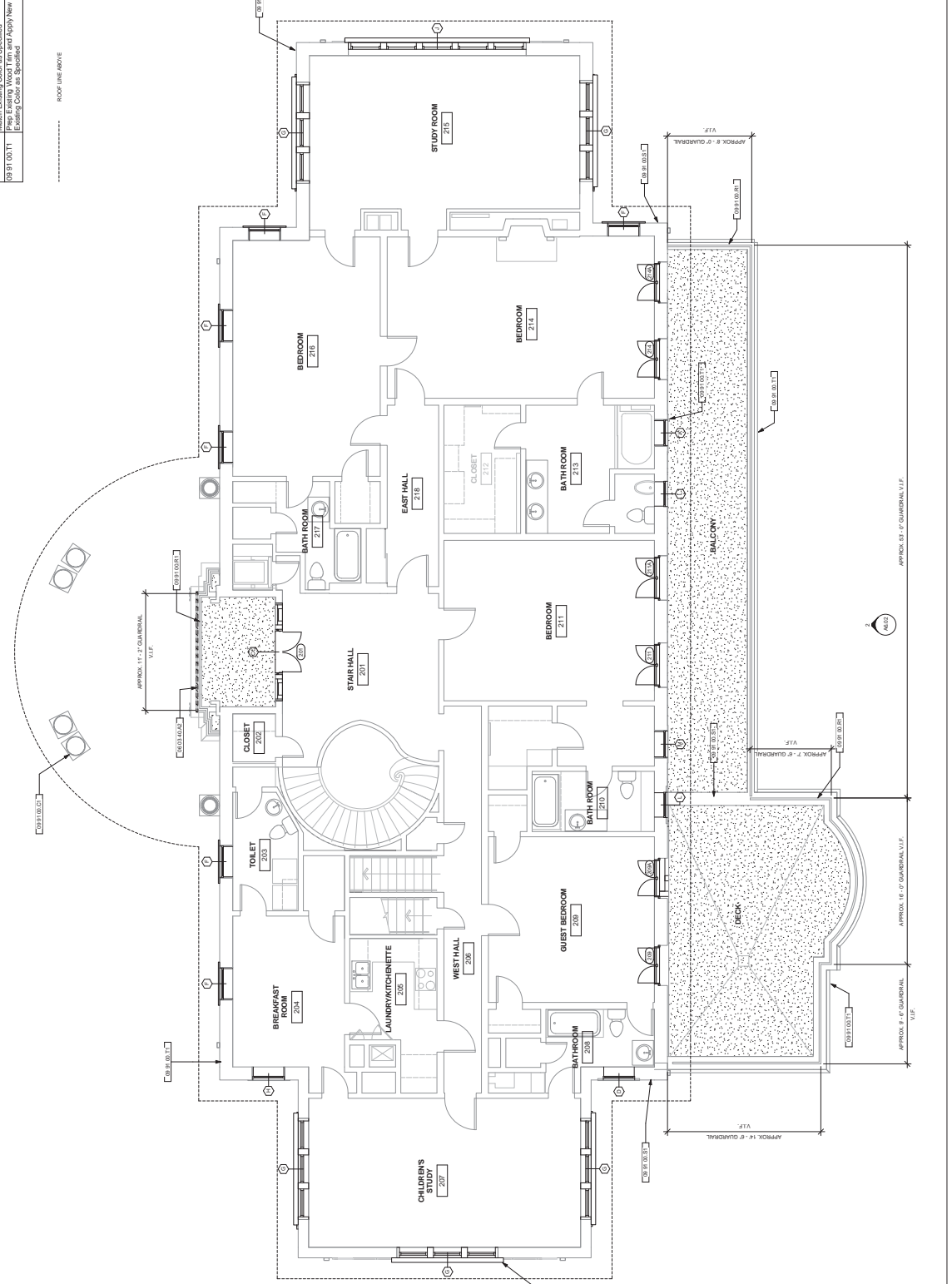
Floor Plan - Second Level

A2.02

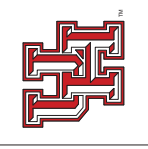
- GENERAL ARCHITECTURAL DRAWING NOTES**
1. DIMENSIONS TO THE CENTERLINE UNLESS NOTED OTHERWISE.
 2. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 3. DIMENSIONS TO THE CENTERLINE OF THE MEMBER UNLESS NOTED OTHERWISE.
 4. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 5. DIMENSIONS TO THE CENTERLINE OF THE MEMBER UNLESS NOTED OTHERWISE.
 6. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 7. DIMENSIONS TO THE CENTERLINE OF THE MEMBER UNLESS NOTED OTHERWISE.
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 16. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 17. DIMENSIONS TO THE CENTERLINE OF THE MEMBER UNLESS NOTED OTHERWISE.
 18. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 19. DIMENSIONS TO THE CENTERLINE OF THE MEMBER UNLESS NOTED OTHERWISE.
 20. DIMENSIONS TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.

Keyed Notes

Key Value	Keynote Text
06.03.40.7A2	Remove Existing Wood Decking and Apply New Wood to Match Existing Construction
09.91.00.C1	Prep Existing Painting Paint on Outside Metal Columns. Apply Existing Paint to Match Existing Color. Apply New Paint Finish to Match Existing Color. See Specification
09.91.00.R1	Strip Existing Painting Paint on Metal Balustrade. Apply New Paint Finish to Match Existing Color. See Specification
09.91.00.S1	Prep Existing Strip Staircase and Apply New Paint Finish to Match Existing Color. See Specification
09.91.00.T1	Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified



2 Second Floor - New Plan



CLIENT	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
DRAWN BY	CL/JS	
CHECKED BY	AS	
REVISIONS	AS	
No.	Description	Date

ISSUE FOR PROPOSAL

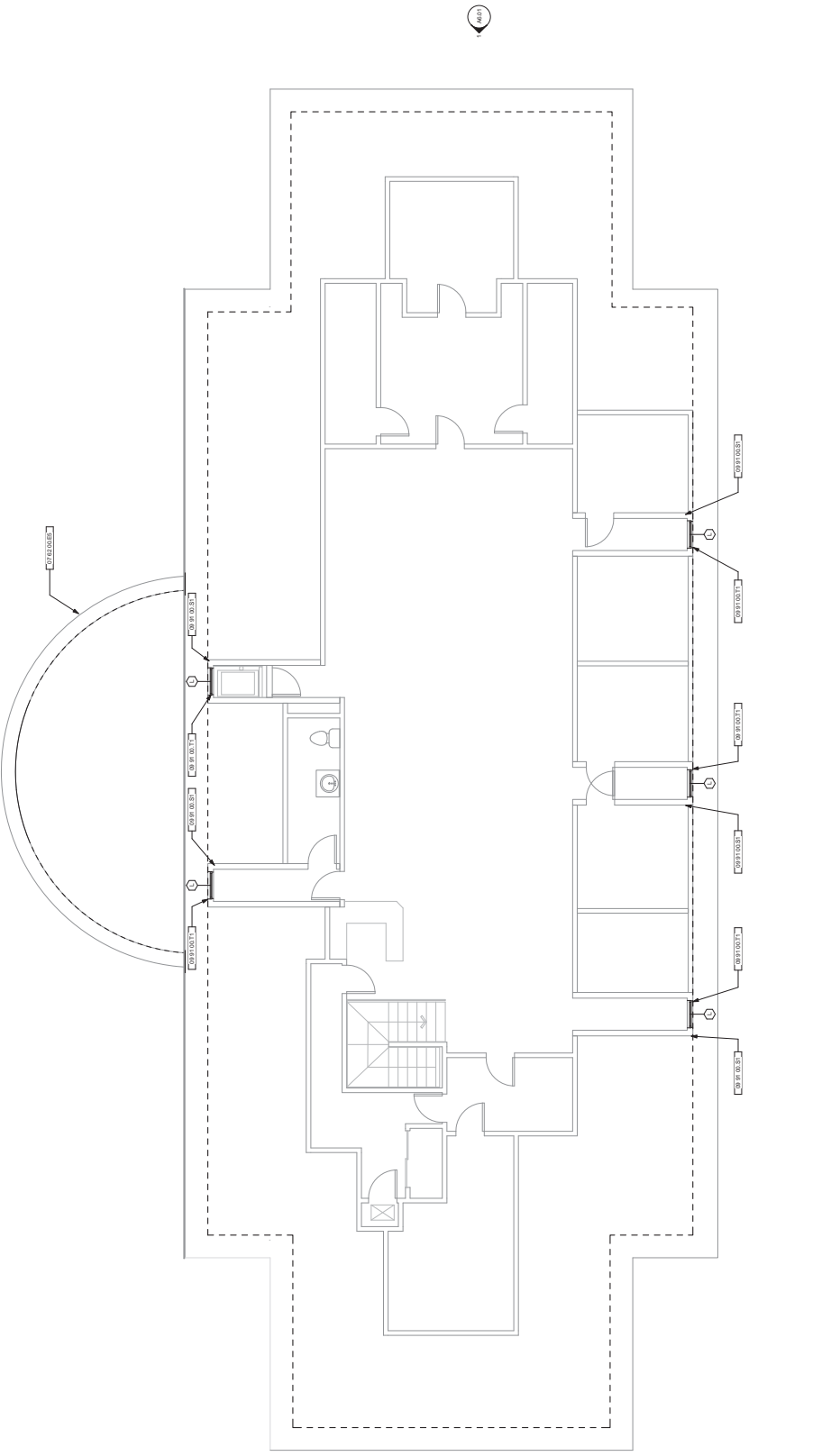
Floor Plan - Third Level

A2.03

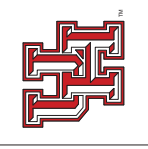
- GENERAL ARCHITECTURAL DRAWING NOTES**
1. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 2. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 3. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 4. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 5. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 6. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 7. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 8. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 9. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 10. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.
 11. DIMENSIONS TO THE ARCHITECT'S INTENT UNLESS NOTED OTHERWISE.

Keyed Notes

07.62.00.05	Remove Portion of Existing Wood Damaged Areas and
09.91.00.01	Reinstall Wood Connections and Re-stain to Match as Detailed
09.91.00.02	Apply Existing Stain to Existing Wood and Apply New Paint Finish to
09.91.00.03	Prep Existing Wood to Match and Apply New Paint Finish to Match
09.91.00.04	Existing Color as Specified



North



CLIENT	UNIVERSITY OF HOUSTON
PROJECT NUMBER	15275
DATE	January 25, 2016
DRAWN BY	CL 152
CHECKED BY	AS
ISSUE NO.	AS
ISSUE DATE	
ISSUE DESCRIPTION	
ISSUE FOR PROPOSAL	

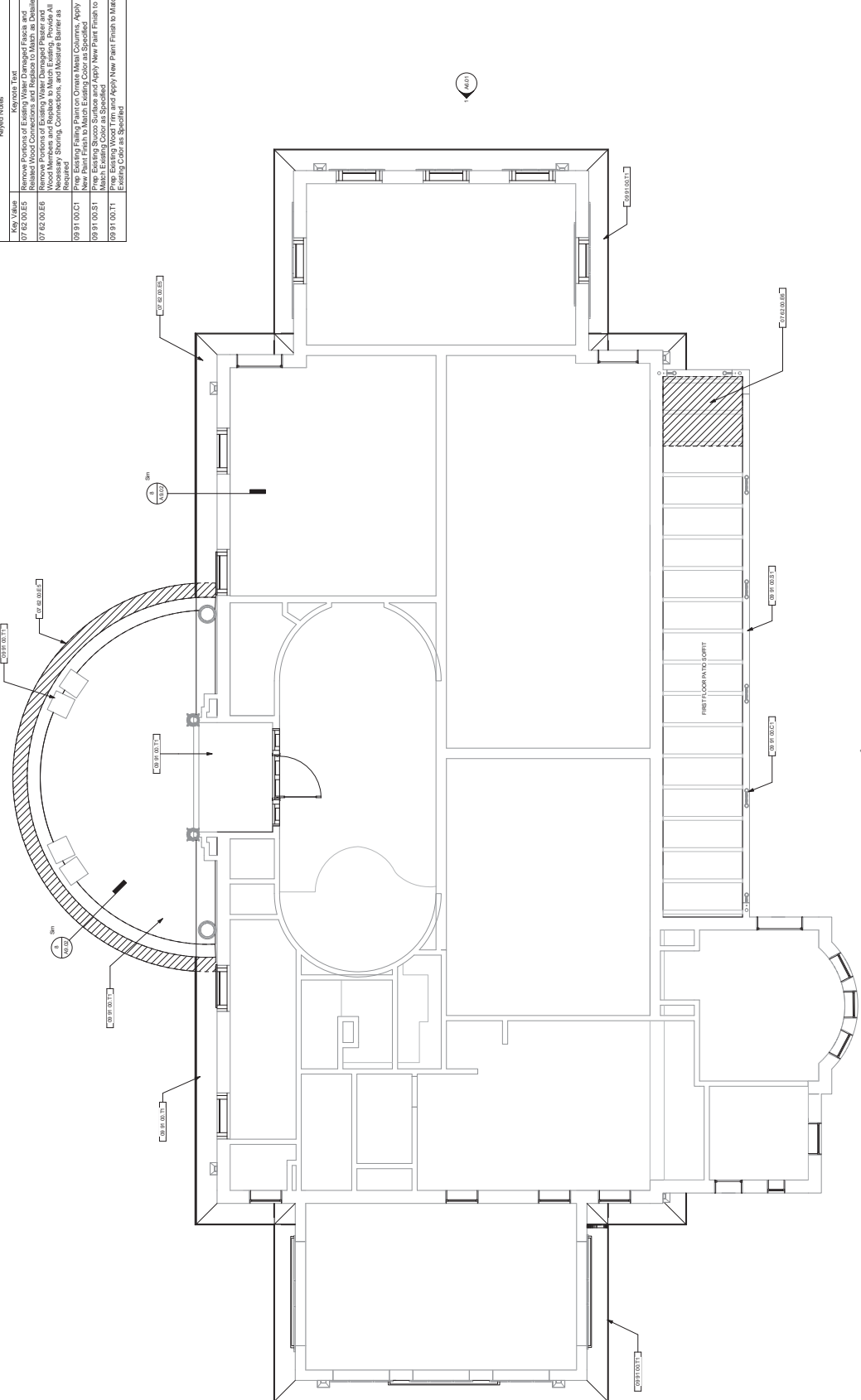
Reflected Soffit
 Plan

GENERAL ARCHITECTURAL DRAWING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

Keyed Notes	Keyed Notes
07 62 00 05	Remove Portions of Existing Water Damaged Finish and Reinstall Wood Connections and Replaces to Match, as Detailed.
07 62 00 06	Remove Existing Finish and Reinstall Wood Members and Replaces to Match Existing. Provide All Necessary Sheeting, Connections, and Moisture Barrier as Detailed.
09 91 00 01	Prep Existing Ceiling Paint on Ornate Metal Columns. Apply New Paint Finish to Match Existing Color as Specified.
09 91 00 02	Prep Existing Ceiling Paint on Ornate Metal Columns. Apply New Paint Finish to Match Existing Color as Specified.
09 91 00 03	Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified.
09 91 00 04	Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified.

AREA OF SELECTIVE WOOD REPAIR





CLIENT	UNIVERSITY OF HOUSTON
PROJECT NUMBER	15275
DATE	January 25, 2016
DRAWN BY	CL/RS
CHECKED BY	AS
ISSUE NO.	AS
DATE	
DESCRIPTION	

ISSUE FOR PROPOSAL
 Exterior Elevations
 A6.01

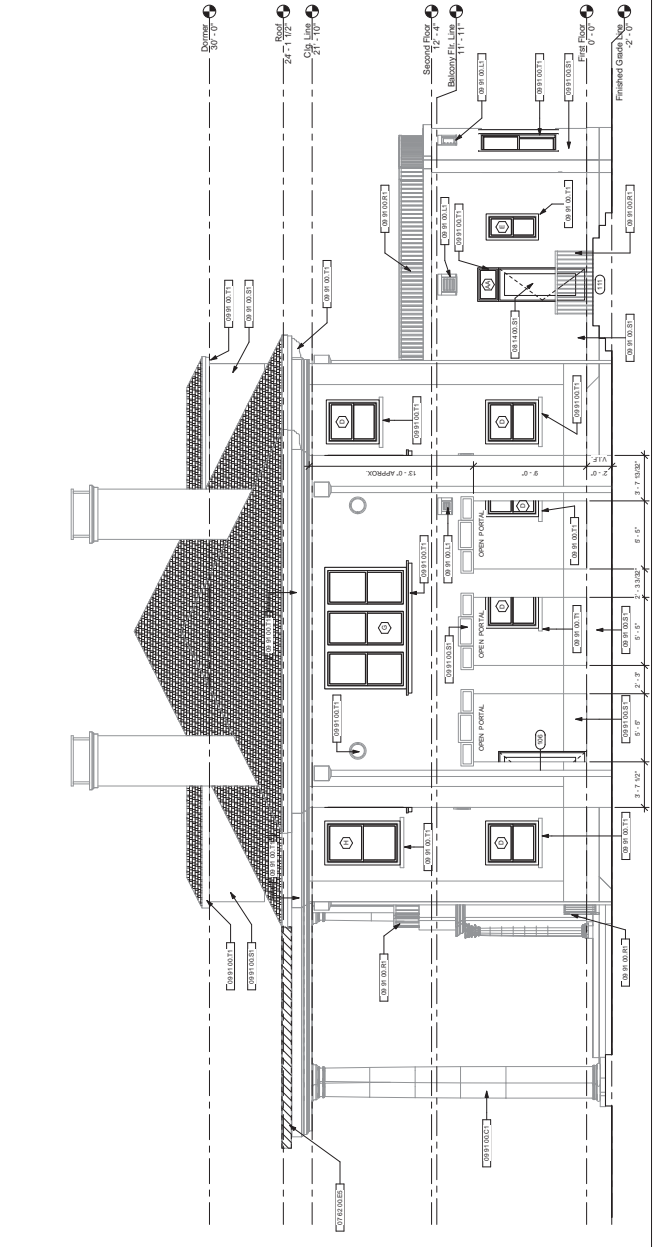
GENERAL ARCHITECTURAL DRAWING NOTES

1. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
2. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
3. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
4. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
5. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
6. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
7. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
8. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
9. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
10. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.
11. DIMENSIONS TO UNLESS OTHERWISE NOTED TO INDICATE THE LOCATION OF THE CENTERLINE OF THE MEMBER.

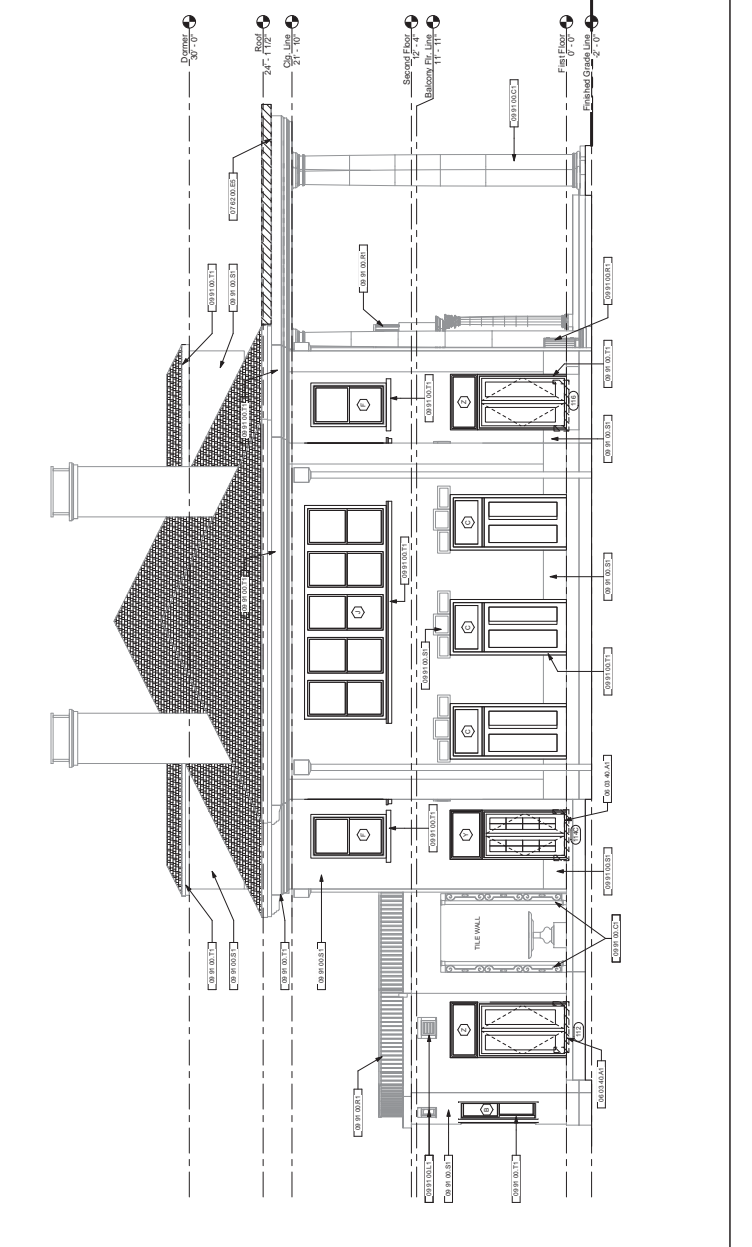
Key Value	Keynote Text
08.03.00.01	Remove Existing Wood to Match Existing Construction with New Treated Wood to Match Existing Construction
07.62.00.05	Remove Existing Storm Door (Removal During Demolition)
08.14.00.01	Remove Existing Storm Door (Removal During Demolition)
09.91.00.01	Prep Existing Storm Door and Apply New Paint Finish to Match Existing Color as Specified
09.91.00.01	Prep Existing Storm Door and Apply New Paint Finish to Match Existing Color as Specified
09.91.00.01	Prep Existing Storm Door and Apply New Paint Finish to Match Existing Color as Specified

REMOVE EXISTING STORM DOOR (REMOVAL DURING DEMOLITION)
 REMOVE EXISTING STORM DOOR (REMOVAL DURING DEMOLITION)
 PREP EXISTING STORM DOOR AND APPLY NEW PAINT FINISH TO MATCH EXISTING COLOR AS SPECIFIED
 PREP EXISTING STORM DOOR AND APPLY NEW PAINT FINISH TO MATCH EXISTING COLOR AS SPECIFIED
 PREP EXISTING STORM DOOR AND APPLY NEW PAINT FINISH TO MATCH EXISTING COLOR AS SPECIFIED

UNIVERSITY OF HOUSTON



2 West Elevation
 1/26/16



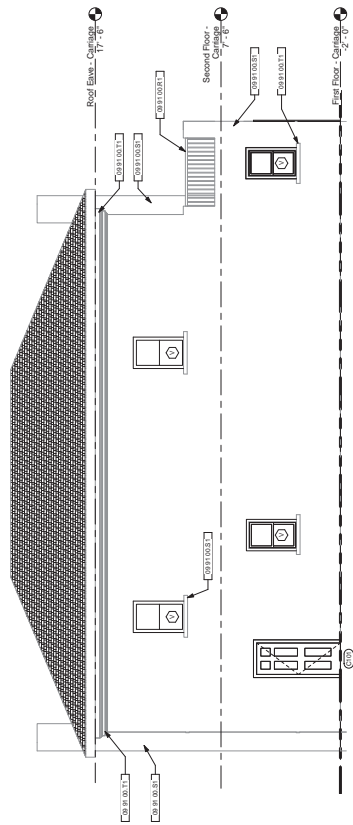
1 East Elevation
 1/26/16

GENERAL ARCHITECTURAL DRAWING NOTES

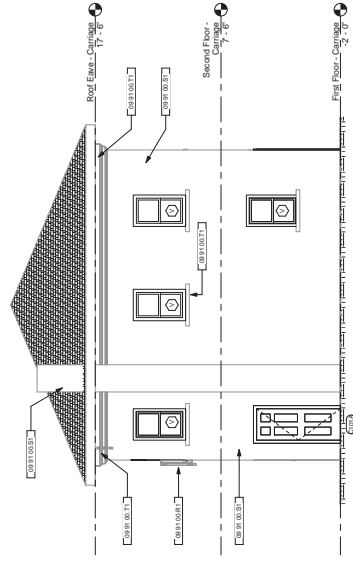
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
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14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
17. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.
20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE PROCEEDING WITH CONSTRUCTION.

Code	Notes
09 24 00.83	Paint and Repair Existing Surfaces to Match Existing Construction
09 31 00.81	Prep Existing Surfaces and Apply New Paint Finish to Match Existing Color as Specified
09 31 00.81	Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified

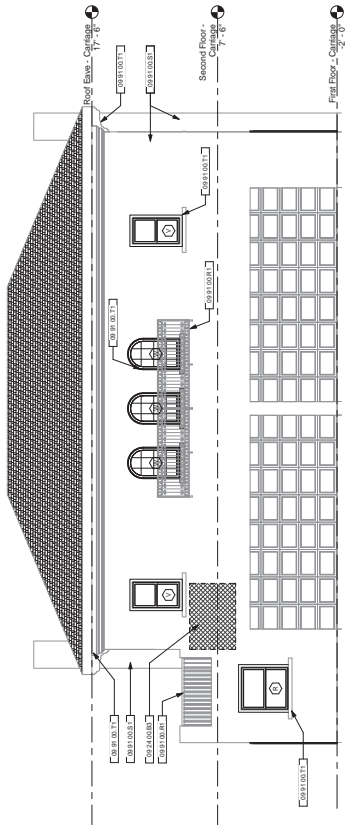
Code	Notes
09 24 00.83	Paint and Repair Existing Surfaces to Match Existing Construction
09 31 00.81	Prep Existing Surfaces and Apply New Paint Finish to Match Existing Color as Specified
09 31 00.81	Prep Existing Wood Trim and Apply New Paint Finish to Match Existing Color as Specified



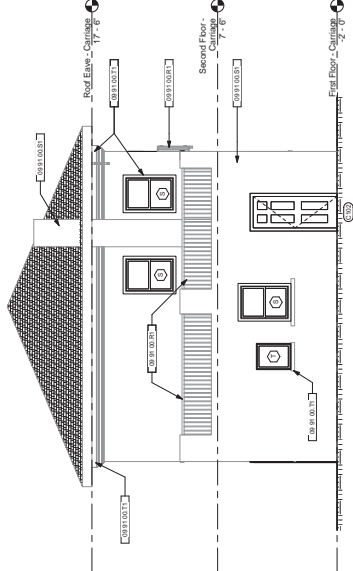
3 West Carriage House Elevation
1 of 1 of



4 North Carriage House Elevation
1 of 1 of



1 East Carriage House Elevation
1 of 1 of



2 South Carriage House Elevation
1 of 1 of



11 Gateway Plaza, 22nd Floor
Houston, TX 77006
713-981-4271 F
713-981-4271 V
11@pbk.com
pbk.com

UNIVERSITY OF HOUSTON
WORTHAM HOUSE RENOVATION
1505 SOUTH BOULEVARD
HOUSTON, TEXAS 77006



OWNER	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
OWNER	CLAS	
DESIGNED BY	AS	
REVISIONS	AS	
No.	Description	Date

ISSUE FOR PROPOSAL
Exterior Elevations

A6.03



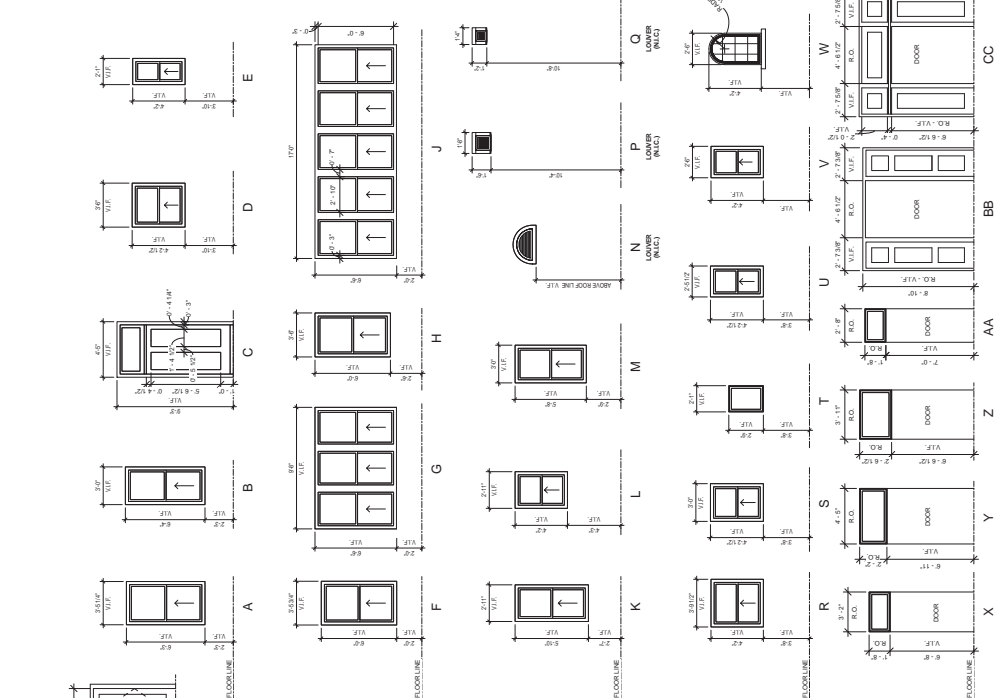
CLIENT	UNIVERSITY OF HOUSTON	
PROJECT NUMBER	15275	
DATE	January 25, 2016	
OWNER	CLAS	
DESIGNED BY	CLAS	
REVISIONS	AS	
No.	Description	Date

ISSUE FOR PROPOSAL
Window, Door, Frame Elevations

A9.00

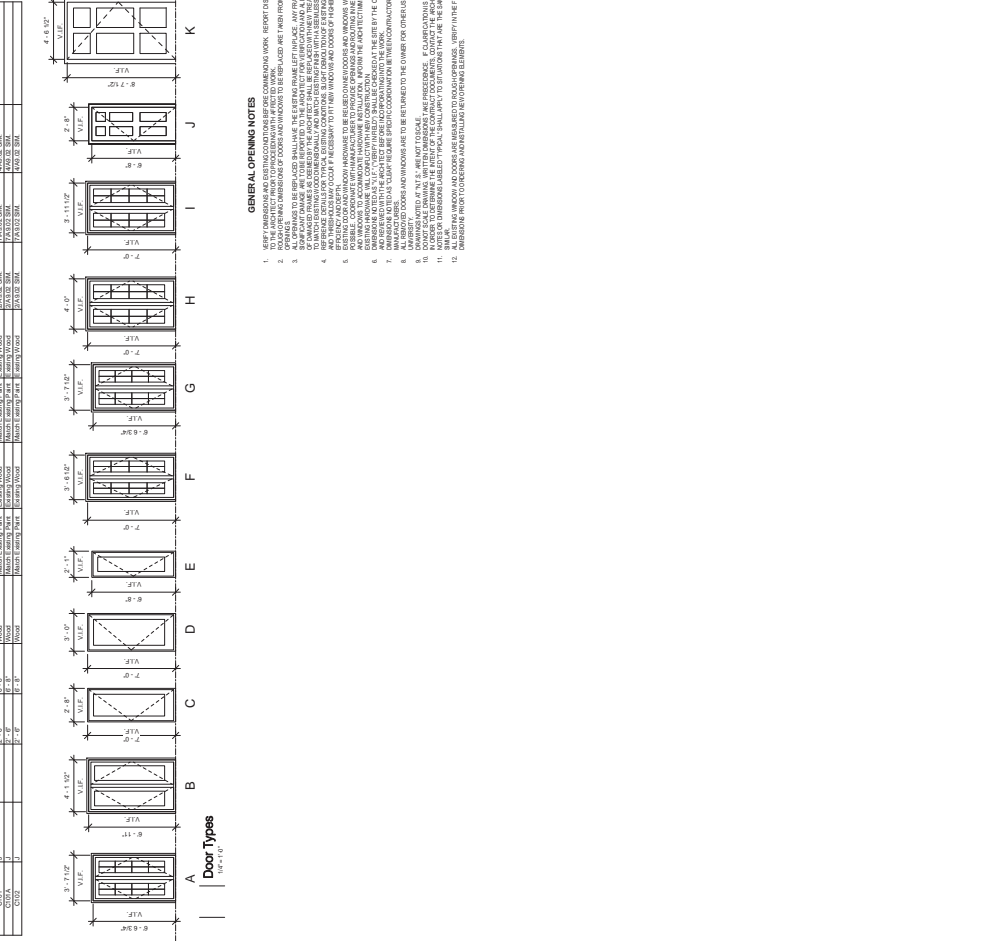
WINDOW SCHEDULE

Type Mark	Frame Size W x H	Window Format	Frame Material	Head	Comments
A	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
B	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
C	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
D	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
E	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
F	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
G	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
H	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
I	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
J	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
K	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
L	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
M	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
N	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
O	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
P	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
Q	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
R	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
S	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
T	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
U	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
V	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
W	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
X	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
Y	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
Z	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
AA	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
BB	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	
CC	3'-0" x 4'-0" R.O.	30" x 48" WOOD	6-6000	16-00	



DOOR SCHEDULE

Door No.	Assembly		Door Panel		Frame		Details		Comments
	Elevation	Hardware	Material	Finish	Material	Finish	Head	Jamb	
108			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
109			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
110			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
111			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
112			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
113			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
114			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
115			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
116			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
117			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
118			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
119			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
120			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
121			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
122			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
123			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
124			6-6000	6-6000	6-6000	6-6000	16-00	16-00	
125			6-6000	6-6000	6-6000	6-6000	16-00	16-00	



GENERAL OPENING NOTES

- VERIFY ALL DIMENSIONS AND FINISHES WITH THE ARCHITECT'S COMMENTS AND/OR REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL OPENINGS TO BE REPLACED SHALL HAVE THE EXISTING FRAME LEFT IN PLACE. ANY FRAME WITH EXISTING FINISHES SHALL BE REFINISHED TO MATCH THE EXISTING FINISHES.
- ALL OPENINGS TO BE REPLACED SHALL HAVE THE EXISTING FRAME LEFT IN PLACE. ANY FRAME WITH EXISTING FINISHES SHALL BE REFINISHED TO MATCH THE EXISTING FINISHES.
- FOR WINDOW DETAILS AND DOOR DETAILS, VERIFY THE EXISTING CONDITION. VERIFY THE EXISTING CONDITION. VERIFY THE EXISTING CONDITION. VERIFY THE EXISTING CONDITION.
- VERIFY ALL DIMENSIONS AND FINISHES WITH THE ARCHITECT'S COMMENTS AND/OR REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
- VERIFY ALL DIMENSIONS AND FINISHES WITH THE ARCHITECT'S COMMENTS AND/OR REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION.
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