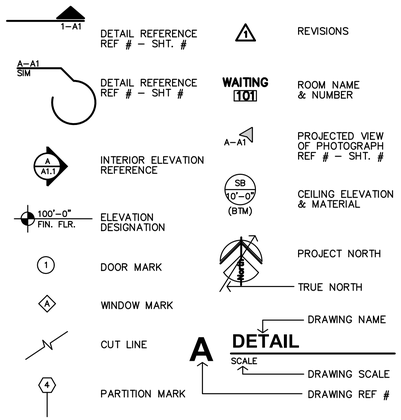
LANDMARK on PINE

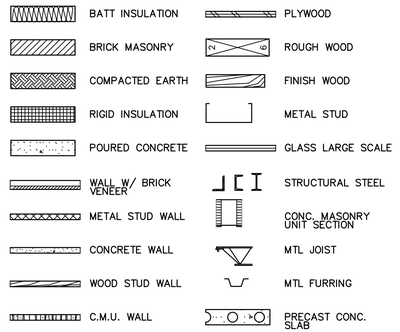
HISTORIC REHABILITATION - APARTMENTS

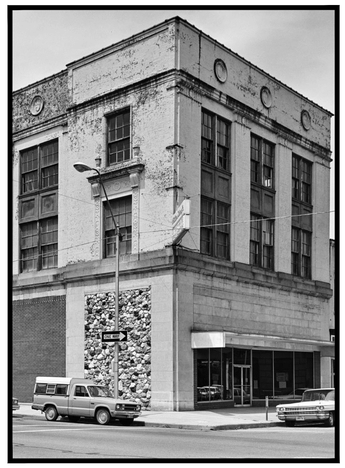
TEXARKANA, 25-3484 TEXAS

REFERENCE LEGEND



MATERIAL LEGEND







TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER TABS2026009896

CONSULTANTS

Civil Engineer ;

MTG

MTG Engineers & Surveyors
5930 Summerhill Road
Texarkana, TX
903.838.8533
www.mtgengineers.com

Mechanical & Electrical Engineer ;

LST

LST Consulting Engineers, PA
4809 Vue Du Lac Place, Suite 301
Manhattan, KS 66503
785.587.8042
mail@LSTengineers.com

Structural Engineer ;

BDC

Bob D. Campbell & Co., Inc.
4338 Belleview
Kansas City, MO 64111
816.531.4144; FAX 816.531.8572
info@bdc-engrs.com

ABBREVIATIONS

&	AND	Cntr.	Counter	Exp.	Expansion	Hr.	Hour	N.	North	Reinf.	Reinforced	Temp.	Tempered
∠	Angle	Col.	Column	Ext.	Exterior	Hgt.	Height	N.I.C.	Not In Contract	Req'd	Required	T.&G.	Tongue & Groove
@	At	Conc.	Conc. Concrete					No. or #	Number	Resil.	Resilient	Thk.	Thick
℄	Centerline	C.T.	Ceramic Tile	F.A.	Fire Alarm	I.D.	Inside Diameter	Nom.	Nominal	Rm.	Room	T.O.M.	Top Of Masonry
ø	Diameter or Round	CMU	Concrete Masonry Unit	F.D.	Floor Drain	Insul.	Insulation	N.T.S.	Not To Scale	R.O.	Rough Opening	T.O.S.	Top Of Steel
#	Pound or Number	Ctr.	Center	Fdn.	Foundation	Int.	Interior					T.P.	Top Of Pavement
				F.E.	Fire Extinguisher			O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Acous.	Acoustical	Dbl.	Double	F.E.C.	F.E. Cabinet	Jan	Janitor	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
Adj.	Adjustable	Det.	Detail	Fin.	Finish	Jt.	Joint	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Floor			O.D.	Diameter	Sched.	Schedule	Typ.	Typical
Aggr.	Aggregate	Dia.	Diameter	Flash.	Flashing	Kit.	Kitchen	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Al.	Aluminum	Dim.	Dimension	ft	Flow line			Opng.	Opening	Sect.	Section		
Approx.	Approximate	Dn.	Down	Ft.	Foot or feet	Lab.	Laboratory	Opp.	Opposite	Shr.	Shower	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dr.	Door	Ftg.	Footing	Lam.	Laminate			Sht.	Sheet	Ur.	Urinal
Asb.	Asbestos	Ds.	Downspout	Furr.	Furring	Lav.	Lavatory	P.	Paint	Sim.	Similar		
Asph.	Asphalt	Dwg.	Drawing	Fut.	Future	Lkr.	Locker	Pl.	Plate	S.N.D.	Sanitary Napkin Disp.	V.C.T.	Vinyl Composition Tile
A.V.	Audio Visual	Dwr.	Drawer			Lt.	Light	P.Lam.	Plastic Laminate	S.N.R.	Sanitary Napkin Recep.	V.T.	Vinyl Tile
				Ga.	Gauge			Plas.	Plaster	Spec.	Specification	V.B.	Vapor Barrier
Bd.	Board	(E)	Existing	Galv.	Galvanized	Mas.	Masonry	Plywd.	Plywood	Sq.	Square	Vert.	Vertical
Bitum.	Bituminous	E.	East or Existing	G.B.	Grab Bar	Max.	Maximum	Pr.	Pair	SST.	Stainless Steel	Vest.	Vestibule
Bldg.	Building	Ea.	Each	Gl.	Glass	M.C.	Medicine Cabinet	Pt.	Point	Std.	Standard	Vyl.	Vinyl
Blk.	Block	E.J.	Expansion Joint	Grnd.	Ground	Mech.	Mechanical	P.T.D.	Paper Towel Dispenser	Stl.	Steel		
Blk'g.	Blocking	El.	Elevation	Gr.	Grade	Membr.	Membrane	Ptn.	Partition	Stor.	Storage	W.	West
Bm.	Beam	Elec.	Electrical	Gyp.	Gypsum	Met.	Metal	P.T.R.	Paper Towel Receptacle	Strl.	Structural	w/	With
Bot.	Bottom	Elev.	Elevator			Mfr.	Manufacturer			Susp.	Suspended	w/o	Without
BO	BY OWNER	Eq.	Equal	H.B.	Hose Bibb	Mh.	Manhole	Q.T.	Quarry Tile	S.V.	Sheet Vinyl	W.C.	Wall Covering
Brg.	Bearing	Equip.	Equipment	H.C.	Hollow Core	Min.	Minimum			Sym.	Symmetrical	Wd.	Wood
Brk.	Brick	E.W.	Each Way	Hdwd.	Hardwood	Mir.	Mirror	R.	Riser			Wp.	Waterproof
		E.W.C.	Elec. Water Cooler	Hdwr.	Hardware	Misc.	Miscellaneous	Rad.	Radius	Tex.	Texture	Wdw.	Window
Cab.	Cabinet	Exist.	Existing	H.M.	Hollow Metal	M.O.	Masonry Opening	R.D.	Roof Drain	T.B.	Towel Bar	Wsct.	Wainscot
Clg.	Ceiling	Expo.	Exposed	Horiz.	Horizontal	Mtd.	Mounted	Ref.	Reference	T.Bd.	Tack Board	Wt.	Weight

SHEET INDEX

GENERAL

	COVER & SHEET INDEX
CFP1	CODE FOOTPRINT
CFP2	CODE FOOTPRINT
ANSI–1	ICC A117.1–2017 ACCESSIBLE and USEABLE BUILDING & FACILITIES
ANSI–2	ICC A117.1–2017 ACCESSIBLE and USEABLE BUILDING & FACILITIES
ANSI–3	ICC A117.1–2017 ACCESSIBLE and USEABLE BUILDING & FACILITIES
UFAS	UFAS DIAGRAMS
TAS1	TEXAS ACCESSIBILITY STANDARDS
TAS2	TEXAS ACCESSIBILITY STANDARDS
ADA	2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

CIVIL

	TITLE SHEET
C1	EXISTING CONDITIONS
C2	DEMOLITION PLAN
C3	EROSION CONTROL
C4	OVERALL SITE PLAN
C5	SITE PLAN INSET 'A'
C6	SITE PLAN INSET 'B' & 'C'
C7	GRADING PLAN INSET 'A'
C8	GRADING PLAN INSET 'B' & 'C'
C9	TYPICAL DETAILS
C10	UTILITY CONNECTION DETAILS
C11	CURB–O–LET DETAILS (1 of 2)
C12	CURB–O–LET DETAILS (2 of 2)

DEMOLITION

D1.1	SITE DEMOLITION PLAN
D2.0	OVERALL DEMOLITION PLANS
D2.1	BASEMENT & FIRST FLOOR DEMOLITION PLANS
D2.2	FIRST FLOOR DEMOLITION PLAN
D2.3	MEZZANINE DEMOLITION PLAN
D2.4	SECOND & THIRD FLOOR DEMOLITION PLANS
D2.5	SECOND FLOOR DEMOLITION PLAN
D2.6	ROOF DEMOLITION PLAN

ARCHITECTURAL

A1.1	SITE PLAN
A1.2	SITE DETAILS
A2	PLAN NOTES & PARTITION SCHEDULE
A2.0	OVERALL FLOOR PLANS
A2.1	SEARS (BUILDING A) – BASEMENT & FIRST FLOOR PLANS
A2.2	GAZETTE (BUILDING B) – FIRST FLOOR PLAN
A2.3	SEARS (BUILDING A) & GAZETTE (BUILDING B) – MEZZANINE FLOOR PLAN
A2.4	SEARS (BUILDING A) – SECOND & THIRD FLOOR PLANS
A2.5	GAZETTE (BUILDING B) – SECOND FLOOR PLAN
A3.1	BUILDING ELEVATIONS
A3.2	BUILDING ELEVATIONS
A3.3	EXISTING EXTERIOR PHOTOS
A5.1	ROOF PLAN
A6.1	STAIR SECTION
A7.1	REFLECTED CEILING PLANS
A8.1	PUBLIC RESTROOM PLAN & ELEVATIONS
A8.2	UNIT BATH PLANS & ELEVATIONS
A8.3	UNIT BATH PLANS & ELEVATIONS
A8.4	UNIT BATH SECTIONS & DETAILS
A9.1	FINISH FLOOR PLANS
A9.2	INTERIOR ELEVATIONS
A9.3	INTERIOR ELEVATIONS
A9.4	INTERIOR ELEVATIONS
A9.5	UNIT KITCHEN CASEWORK ELEVATIONS
A9.6	UNIT KITCHEN CASEWORK SECTIONS
A10	FINISH & DOOR SCHEDULES
A10.0	DOOR DETAILS
A10.1	SEARS (BUILDING A) – WINDOW SCHEDULE
A10.2	SEARS (BUILDING A) – WINDOW DETAILS & PHOTOS
A10.3	SEARS (BUILDING A) – WINDOW PHOTOS
A10.4	GAZETTE (BUILDING B) – WINDOW SCHEDULE
A10.5	GAZETTE (BUILDING B) – WINDOW DETAILS & PHOTOS
A10.6	GAZETTE (BUILDING B) – WINDOW DETAILS & PHOTOS

STRUCTURAL

MECHANICAL

ME1.2	MECHANICAL/ELECTRICAL ROOF PLAN
M0.1	MECHANICAL LEGEND
M1.1	BUILDING A – HVAC BASEMENT & FIRST FLOOR PLANS
M1.2	BUILDING B – HVAC FIRST FLOOR & MEZZANINE PLANS
M1.3	BUILDING A – HVAC MEZZANINE & SECOND FLOOR PLANS
M1.4	BUILDING B – HVAC SECOND FLOOR PLAN
M1.5	BUILDING A – HVAC THIRD FLOOR PLAN
M6.1	SCHEDULES
P0.1	PLUMBING LEGEND
P1.1	BUILDING A – WASTE & VENT BASEMENT & FIRST FLOOR PLANS
P1.2	BUILDING B – WASTE & VENT UNDER FLOOR PLAN
P1.3	BUILDING B – WASTE & VENT FIRST FLOOR & MEZZANINE PLANS
P1.4	BUILDING A – WASTE & VENT MEZZANINE & SECOND FLOOR PLANS
P1.5	BUILDING B – WASTE & VENT SECOND FLOOR PLAN
P1.6	BUILDING A – WASTE & VENT THIRD FLOOR PLAN
P2.1	BUILDING A – DOMESTIC WATER BASEMENT & FIRST FLOOR PLANS
P2.2	BUILDING B – DOMESTIC WATER FIRST FLOOR & MEZZANINE PLANS
P2.3	BUILDING A – DOMESTIC WATER MEZZANINE & SECOND FLOOR PLANS
P2.4	BUILDING B – DOMESTIC WATER SECOND FLOOR PLAN
P2.5	BUILDING A – DOMESTIC WATER THIRD FLOOR PLAN
P6.1	SCHEDULES & DETAILS

ELECTRICAL

E0.1	ELECTRICAL LEGEND
E1.1	BUILDING A – ELECTRICAL BASEMENT & FIRST FLOOR PLANS
E1.2	BUILDING B – ELECTRICAL FIRST FLOOR & MEZZANINE PLANS
E1.3	BUILDING A – ELECTRICAL MEZZANINE & SECOND FLOOR PLANS
E1.4	BUILDING B – ELECTRICAL SECOND FLOOR PLAN
E1.5	BUILDING A – ELECTRICAL THIRD FLOOR PLAN
E6.1	SCHEDULES

REGISTERED ARCHITECT · CHRISTOPHER GILLAM · 2-16-2026 · 23901 · STATE OF TEXAS

JonesGillamRenz

730 N. Ninth St. | 331 Main Street, Suite 301
Salina, KS 67401 | Kansas City, MO 64108
785.827.0386 | jgr@jgrarchitects.com

2-16-2026

PERMIT SET

PROJECT INFORMATION

TYPE OF CONSTRUCTION	ADAPTIVE RE-USE/HISTORIC
FACILITY NAME	LANDMARK ON PINE
FACILITY ADDRESS	301-319 PINE ST. TEXARAKNA, TEXAS 75501
OWNER NAME OWNER ADDRESS	OPG – LANDMARK ON PINE PARTNERS, LLC 254 N SANTA FE AVE, STE A SALINA, KS 67401 ph: 913-396-6310
REASON FOR SUBMITTAL	CHANGE IN OCCUPANCY, COMMERCIAL USE TO R-2 RESIDENTIAL APARTMENTS
COUNTY	BOWIE
FIRE DEPARTMENT	CITY OF TEXARKANA
WATER SUPPLY	CITY OF TEXARKANA
BUILDING INSPECTION DEPT	CITY OF TEXARKANA
AUTHORITY HAVING JURISDICTION	CITY OF TEXARKANA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386
CODES/REGULATIONS	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL TEXAS ACCESSIBILITY STANDARDS 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

TYP. NON-RATED WALLS

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLE 1018.1)* *(PER IBC TABLE 716.5)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*

1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC 713.4 & 716.5)*

2 HOUR CONSTRUCTION; EXT. BEARING WALL; FIRE WALL W/ 90 MIN OPENINGS *(PER IBC 601)*

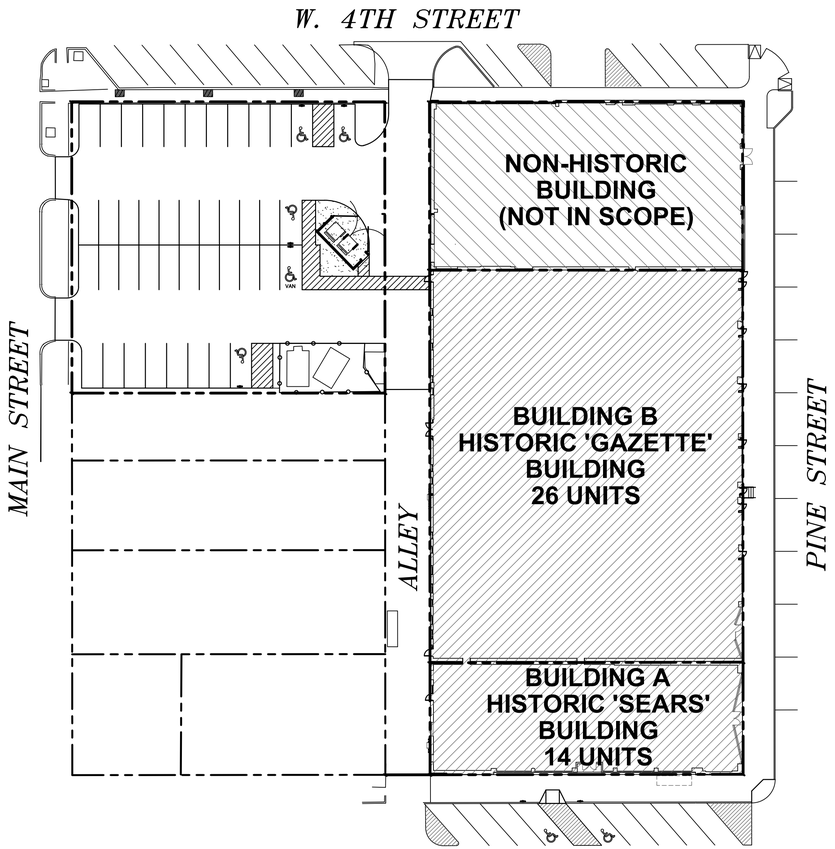
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC 713.4 & 716.5)*

***REFERENCE MEP DRAWINGS**

EXIT LIGHT	⊗	FIRE EXTINGUISHER	FE
EMERGENCY LIGHT	⊡	FIRE HYDRANT	FH
EXIT/EMERGENCY LIGHT	⊗⊡	FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAAP
		FIRE ALARM CONTROL PANEL	FACP

	EXAMPLE:	
OCCUPANCY GROUP (AU – ACCESSORY USE)	A-1	
OCCUPANCY USE	ASSEMBLY	HALL
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

(EXIST WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)



A **SITE PLAN**
1/32"=1'-0"

SEARS (BUILDING A) - CODE INFORMATION

OCCUPANCY OVERALL: R-2 RESIDENTIAL
OCCUPANCY GROUPS: B OFFICE; R-2 APARTMENTS

CONSTRUCTION TYPE: III-B (ASSUMED EXISTING BUILDING)

AREA ALLOWED PER FLOOR: R-2 16,000 SF *(TABLE 506.2)*
SPRINKLER INCREASE PER FLOOR: 48,000 SF *(506.2 per 903.3.1.1 SM)*
SPRINKLER INCREASE PER FLOOR: NONE *(506.2 per 903.3.1.2 S13R)*

ACTUAL BUILDING AREA:

BASEMENT	8,890 SF
FIRST FLOOR	6,946 SF
MEZZANINE	1,428 SF
SECOND FLOOR	6,976 SF
THIRD FLOOR	6,977 SF
TOTAL BLDG AREA	31,217 SF

ALLOWABLE HEIGHT: 55' *(PER IBC TABLE 503)* ALLOWABLE STORIES (S): 4 *(PER IBC TABLE 503)*
ACTUAL HEIGHT: 53'-11" ACTUAL STORIES: 3

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-B

EXTERIOR BEARING & NON-BEARING WALLS: *HISTORIC (CONCRETE & CLAY TILE W/BRICK VENEER)*	2 HOUR*
STRUCTURAL FRAME: *HISTORIC (CONCRETE COLUMN & FLOOR PLATES)*	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
SHAFT ENCLOSURE *(EXISTING ELEVATOR CMU SHAFT)*	2 HOUR
FLOOR/CEILING ASSEMBLY: *HISTORIC (CONCRETE)*	0 HOUR
CEILING/ROOF ASSEMBLY: *HISTORIC (CONCRETE)*	0 HOUR
CORRIDOR (DWELLING UNITS):	1/2 HOUR
WALLS SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR
FLR/CLG SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR

*EXISTING EXTERIOR CONCRETE/MASONRY WALLS & FLOOR/CEILING ASSEMBLY ARE ASSUMED TO BE 2-HR CONSTRUCTION.

OCCUPANCY & INCIDENTAL SEPARATIONS: *(NON-SEPARATED USES. PER IBC SEC. 508.3)*

WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE-RESISTIVE RATING NOT LESS THAN 1-HR *(SECT. 709.3)*

HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 2-HR RATED. *(SECT. 711.2.4)*

ROOF COVERINGS
CLASS B OR BETTER *(TABLE 1505.1)*

DRAFTSTOPPING *(SECT. 709.4)*
FIRE PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK, OR RATED FLOOR/CEILING ASSEMBLY ABOVE.

AUTOMATIC SPRINKLER SYSTEMS
REQUIRED, NFPA 13R SYSTEM PROVIDED PER 903.3.1.2

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED AS SPECIFIED BY SECTION 906.1:

STANDPIPES:
CLASS I REQUIRED PER 905.3.1

SMOKE ALARM REQUIREMENTS:
SMOKE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN IMMEDIATE VICINITY OF BEDROOMS & IN EACH BEDROOM. (907.2.11.2)
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS WITHIN THE DWELLING UNIT SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
REQUIRED – MANUAL FIRE ALARM SYSTEM, 907.2.9.1
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS
AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING PROVIDED
EGRESS – STEPS PROPOSED AT REQUIRED EXITS
EGRESS – STAIR RAILINGS ALLOWED TO ENCROACH UPON REQUIRED STAIR WIDTH PER 1014.8

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED

EXITING: REF PLANS ON SHEETS CFP2
OCCUPANT LOAD: 214 TOTAL
BASEMENT FLOOR: 85 TOTAL
FIRST FLOOR: 56 TOTAL
MEZZANINE: 5 TOTAL
SECOND FLOOR: 42 TOTAL
THIRD FLOOR: 26 TOTAL

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	BUSINESS AREA	100 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

GAZETTE (BUILDING B) - CODE INFORMATION

OCCUPANCY OVERALL: R-2 RESIDENTIAL
OCCUPANCY GROUPS: B OFFICE; R-2 APARTMENTS

CONSTRUCTION TYPE: III-B (ASSUMED EXISTING BUILDING)

AREA ALLOWED PER FLOOR: R-2 16,000 SF *(TABLE 506.2)*
SPRINKLER INCREASE PER FLOOR: 48,000 SF *(506.2 per 903.3.1.1 SM)*

ACTUAL BUILDING AREA:

FIRST FLOOR	24,311 SF
MEZZANINE	2,013 SF
SECOND FLOOR	11,622 SF
TOTAL BLDG AREA	37,946 SF

ALLOWABLE HEIGHT: 55' *(PER IBC TABLE 503)* ALLOWABLE STORIES (S): 4 *(PER IBC TABLE 503)*
ACTUAL HEIGHT: 31'-2 1/2" ACTUAL STORIES: 2

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-B

EXTERIOR BEARING & NON-BEARING WALLS: *HISTORIC (CONCRETE & BRICK)*	2 HOUR*
STRUCTURAL FRAME: *HISTORIC (CONCRETE COLUMN & FLOOR PLATES)*	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
SHAFT ENCLOSURE *(EXISTING ELEVATOR CMU SHAFT)*	2 HOUR
FLOOR/CEILING ASSEMBLY: *HISTORIC (CONCRETE)*	0 HOUR
CEILING/ROOF ASSEMBLY: *HISTORIC (CONCRETE)*	0 HOUR
CORRIDOR (DWELLING UNITS):	1/2 HOUR
WALLS SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR
FLR/CLG SEPARATING DWELLING UNITS, OTHER OCCUPANCIES	1 HOUR

*EXISTING EXTERIOR MASONRY WALLS & FLOOR/CEILING ASSEMBLY ARE ASSUMED TO BE 2-HR CONSTRUCTION.

OCCUPANCY & INCIDENTAL SEPARATIONS: *(NON-SEPARATED USES. PER IBC SEC. 508.3)*

WALLS SEPARATING DWELLING AND SLEEPING UNITS SHALL HAVE A FIRE-RESISTIVE RATING NOT LESS THAN 1-HR *(SECT. 709.3)*

HORIZONTAL ASSEMBLIES SERVING AS DWELLING OR SLEEPING UNIT SEPARATIONS SHALL NOT BE LESS THAN 2-HR RATED. *(SECT. 711.2.4)*

ROOF COVERINGS
CLASS B OR BETTER *(TABLE 1505.1)*

DRAFTSTOPPING *(SECT. 709.4)*
FIRE PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE ROOF DECK, OR RATED FLOOR/CEILING ASSEMBLY ABOVE.

AUTOMATIC SPRINKLER SYSTEMS
REQUIRED, NFPA 13 SYSTEM PROVIDED PER 903.3.1.1

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED AS SPECIFIED BY SECTION 906.1:

STANDPIPES:
NOT REQUIRED PER 905.3.1

SMOKE ALARM REQUIREMENTS:
SMOKE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA WITHIN IMMEDIATE VICINITY OF BEDROOMS & IN EACH BEDROOM. (907.2.11.2)
WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED WITHIN AN INDIVIDUAL DWELLING UNIT, THE SMOKE ALARMS WITHIN THE DWELLING UNIT SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS.
WIRING AND ALARM SHALL BE EQUIPPED WITH A BATTERY BACKUP.

FIRE ALARM REQUIREMENTS:
REQUIRED – MANUAL FIRE ALARM SYSTEM, 907.2.9.1
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS
AUTOMATIC SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING PROVIDED
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
EGRESS – STAIR RAILINGS ALLOWED TO ENCROACH UPON REQUIRED STAIR WIDTH PER 1014.8

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED

EXITING: REF PLANS ON SHEETS CFP2
OCCUPANT LOAD: 206 TOTAL
FIRST FLOOR: 166 TOTAL
SECOND FLOOR: 43 TOTAL

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	BUSINESS AREA	100 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

CFP1

COPYRIGHTED ©

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

TYP. NON-RATED WALLS

1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*

1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC 713.4 & 716.5)*

2 HOUR CONSTRUCTION; EXT. BEARING WALL; FIRE WALL W/ 90 MIN OPENINGS *(PER IBC 601)*

2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC 713.4 & 716.5)*

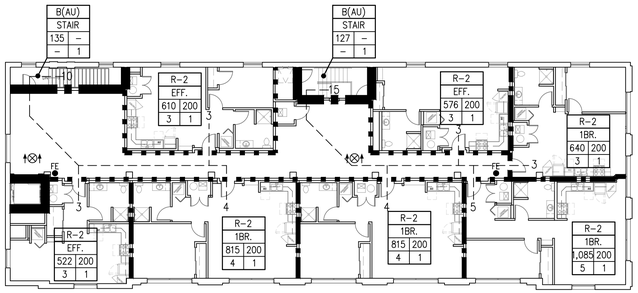
***REFERENCE MEP DRAWINGS**

EXIT LIGHT
EMERGENCY LIGHT
EXIT/EMERGENCY LIGHT
FIRE EXTINGUISHER (FE)
FIRE HYDRANT (FH)
FIRE ALARM REMOTE ANNUNCIATOR PANEL (FAAP)
FIRE ALARM CONTROL PANEL (FACP)

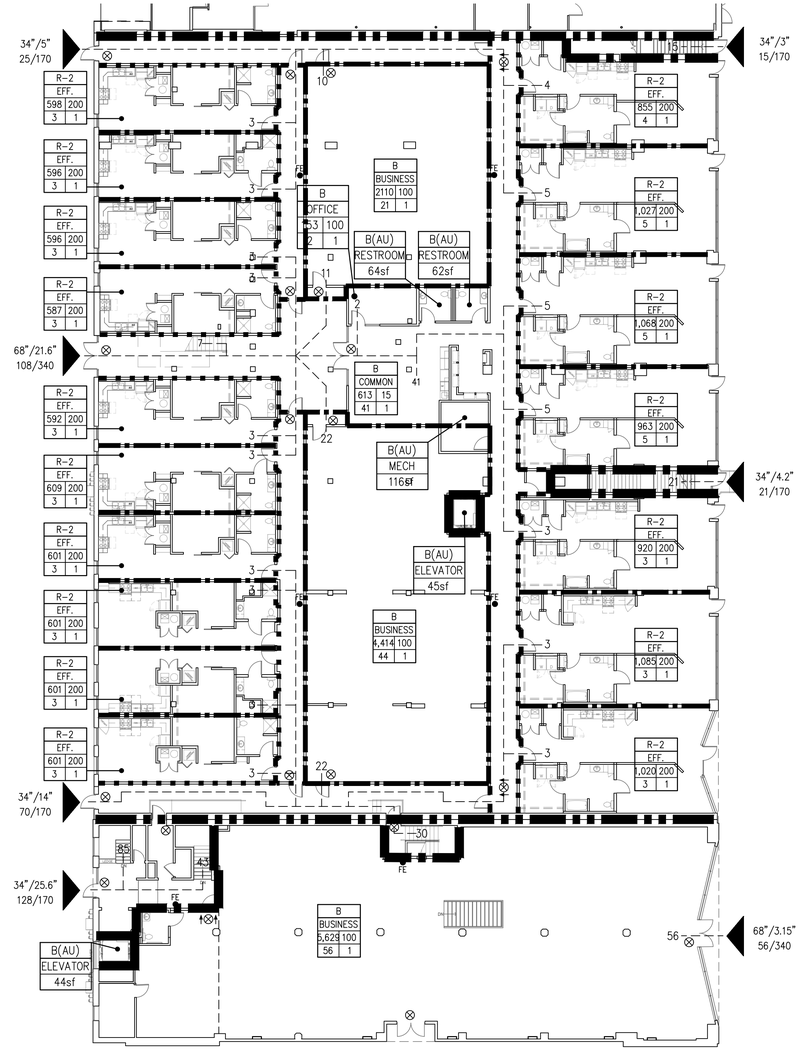
EXAMPLE:

	A-1	
OCCUPANCY GROUP (AU – ACCESSORY USE)	ASSEMBLY	HALL
OCCUPANCY USE		
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

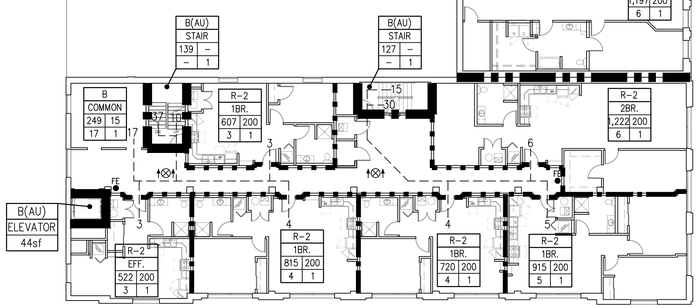
(EXIST WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)



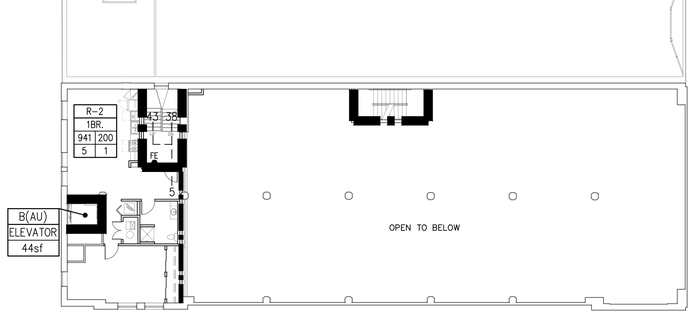
E BUILDING A THIRD FLOOR PLAN
1/16"=1'-0"



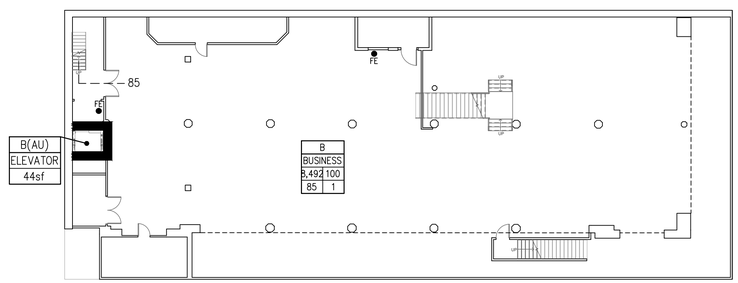
B BUILDING A & B FIRST FLOOR PLAN
1/16"=1'-0"



D BUILDING A & B SECOND FLOOR PLAN
1/16"=1'-0"



C BUILDING A & B MEZZANINE PLAN
1/16"=1'-0"



A BUILDING A BASEMENT FLOOR PLAN
1/16"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

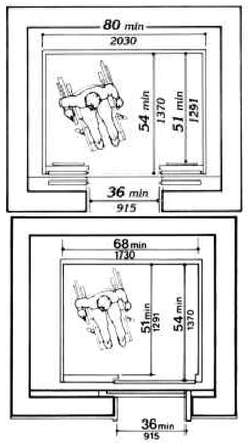
TEXARKANA, TEXAS

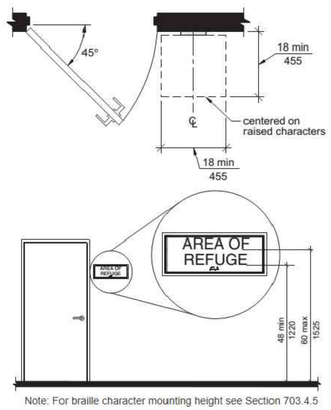
REGISTERED ARCHITECT — CHRISTOPHER GILLAM — 32907 — STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	

CFP2

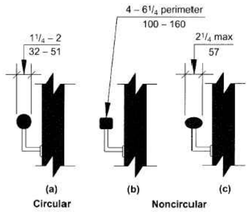
COPYRIGHTED ©


80 min
2030
54 min
1370
51 min
1291
36 min
915
68 min
1730
51 min
1291
54 min
1370
36 min
915
(b)
35 min
890
48 max
1220
60
1525
915
610
915
610
915
610

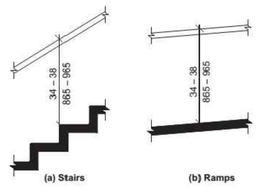


Note: For braille character mounting height see Section 703.4.5

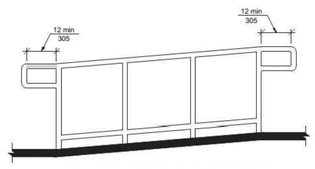
V SIGNAGE (Section 703)
NO SCALE



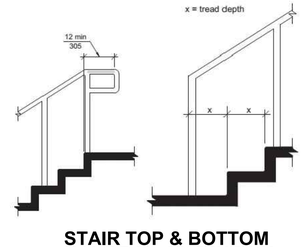
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



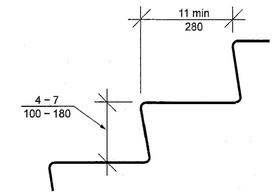
S HANDRAIL HEIGHT (Section 505)
NO SCALE



T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



Q STAIR TREAD & RISER (Section 504)
NO SCALE

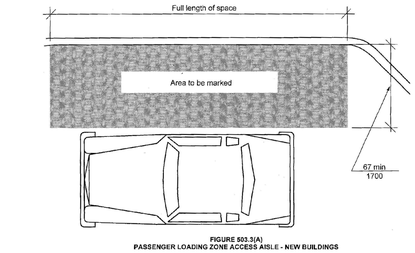
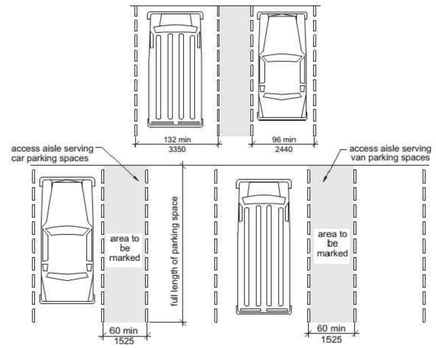
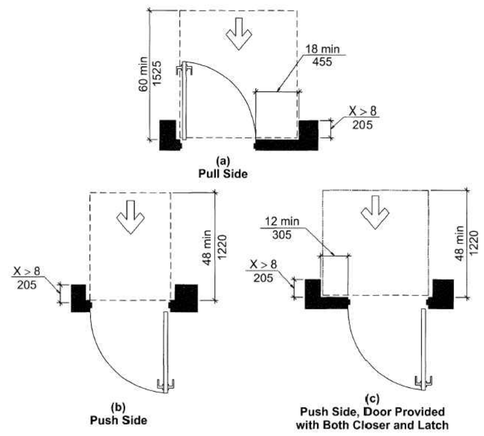


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

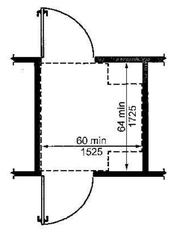
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

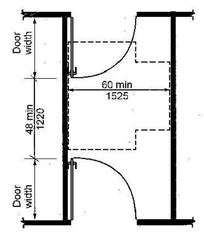


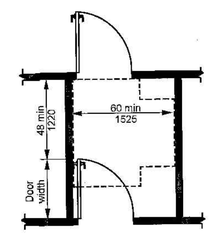
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



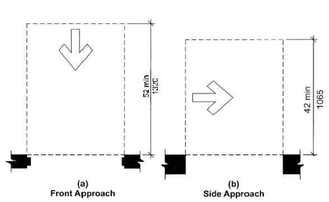
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



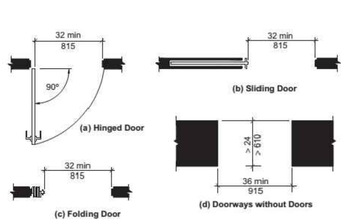




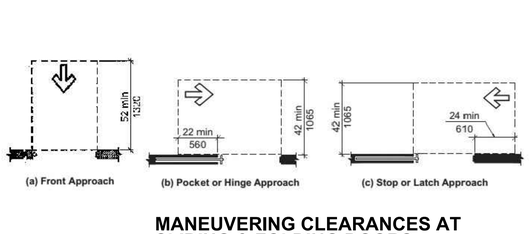
J TWO DOORS IN SERIES (Section 404)
NO SCALE



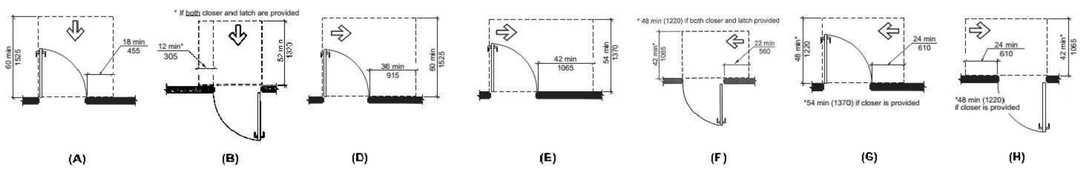
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



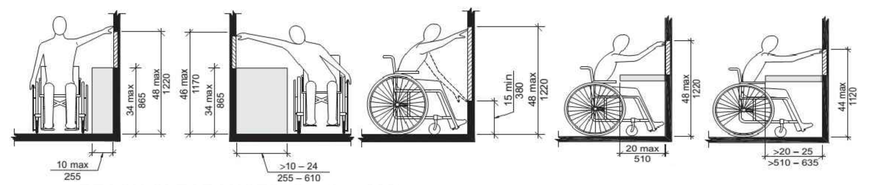
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



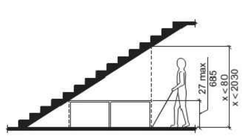
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



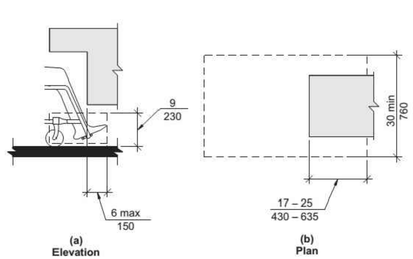
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



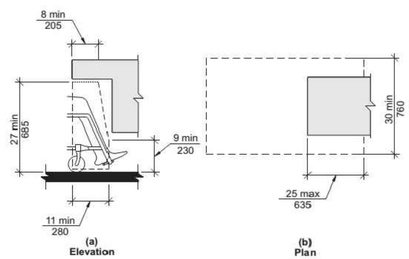
G REACH CLEARANCES (Section 308)
NO SCALE



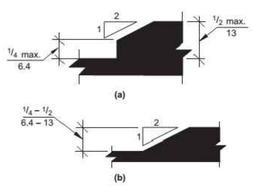
F VERTICAL CLEARANCE (Section 307)
NO SCALE



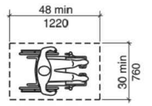
E TOE CLEARANCE (Section 306)
NO SCALE



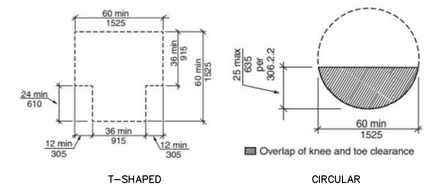
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B EXISTING BUILDING CLEAR FLOOR SPACE (305)
NO SCALE



A EXISTING BUILDING TURNING SPACE (304)
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

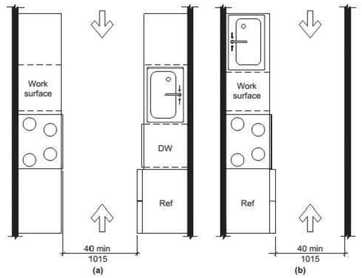
REGISTERED ARCHITECT
CHRISTOPHER GILLAM
STATE OF TEXAS

REVISION:

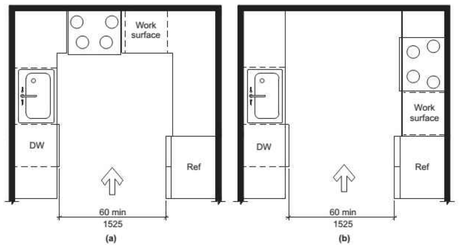
DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

ANSI-1

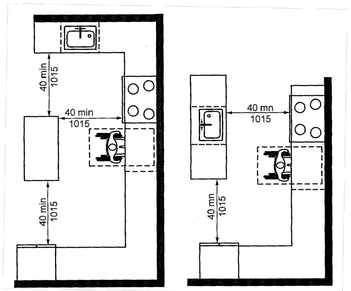
COPYRIGHTED ©



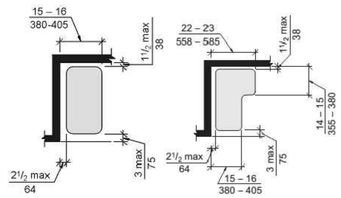
N **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



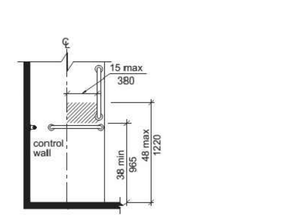
M **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



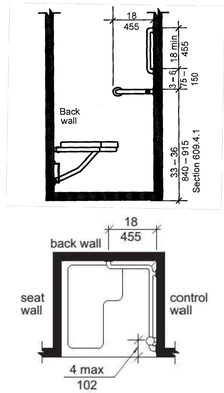
L **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
NO SCALE



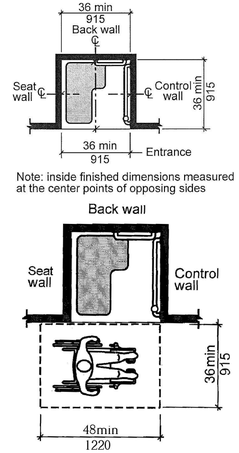
K **SHOWER SEATS (Section 610)**
NO SCALE



J **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE

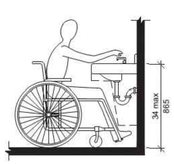


H **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE

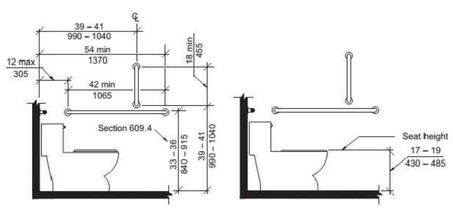


Note: inside finished dimensions measured at the center points of opposing sides

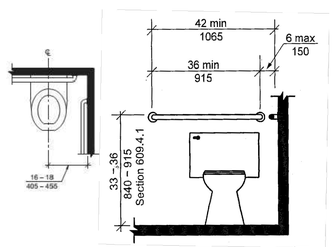
G **EXISTING BUILDING TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



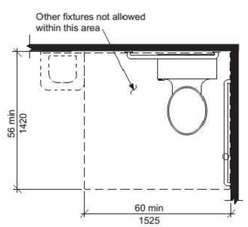
F **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



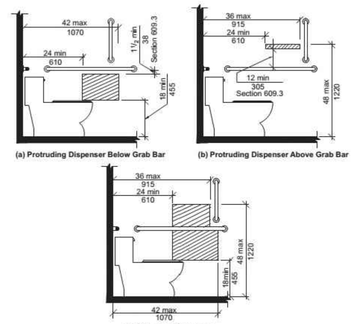
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



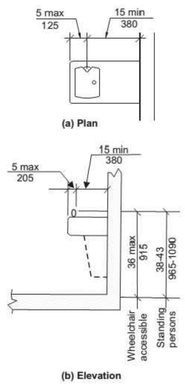
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



B **DISPENCER OUTLET LOCATION (Section 604)**
NO SCALE



A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

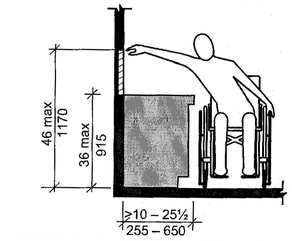
REGISTERED ARCHITECT CHRISTOPHER GILLAM 25484 STATE OF TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

ANSI-2

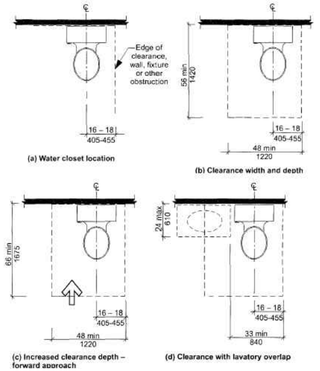
COPYRIGHTED ©



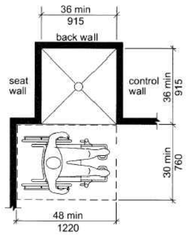
M **REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)**
NO SCALE



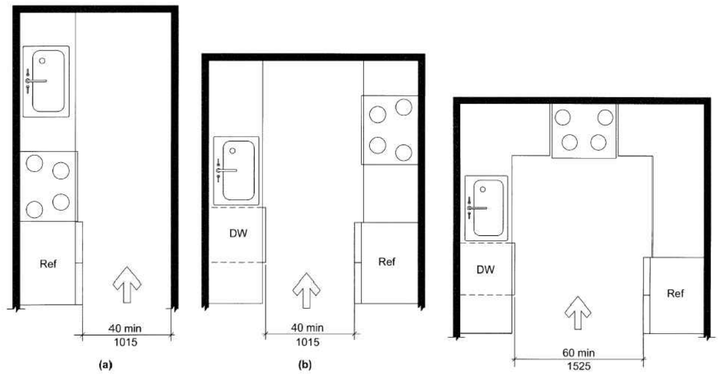
L **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



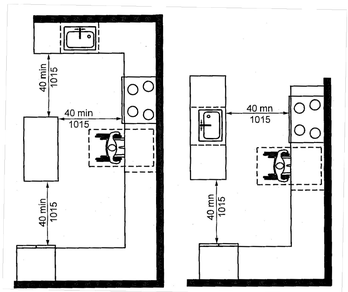
K **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



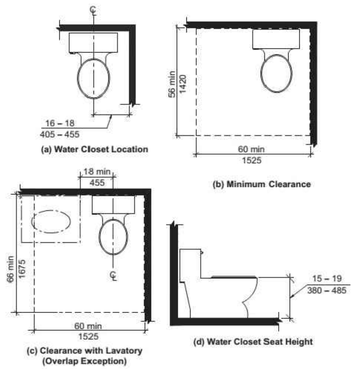
J **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



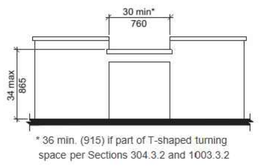
H **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)**
NO SCALE



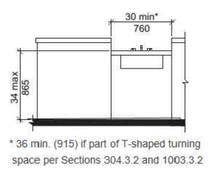
G **U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)**
NO SCALE



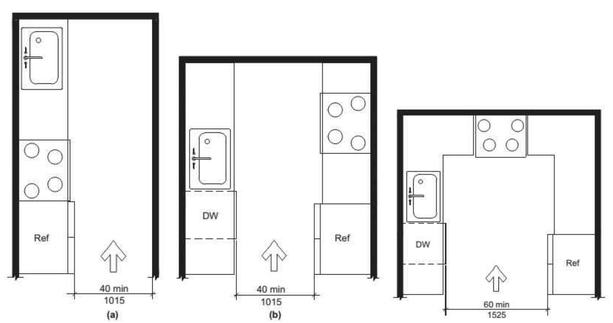
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



C **WORK SURFACE - TYPE A UNITS (Section 1103)**
NO SCALE



B **KITCHEN SINK - TYPE A UNITS (Section 1103)**
NO SCALE



A **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)**
NO SCALE

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

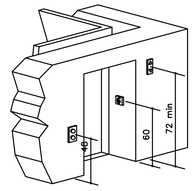
LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REVISION:

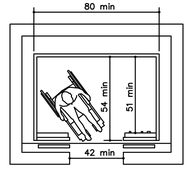
DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

ANSI-3

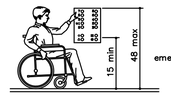
COPYRIGHTED ©



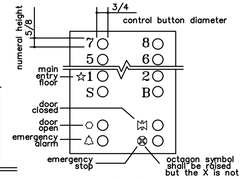
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



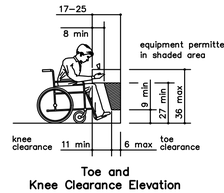
Car Control Height



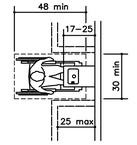
Panel Detail

M STANDARD ELEVATOR DIAGRAMS

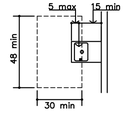
NO SCALE



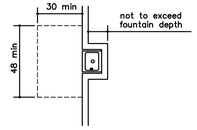
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



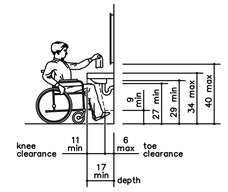
Drinking Fountain Spout Location



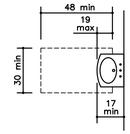
Built–in Fountain or Cooler

L STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



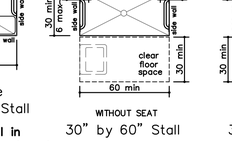
Lavatory Clearances at Lavatories



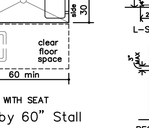
Clear Floor Space

K STANDARD LAVATORY DETAILS

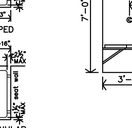
NO SCALE



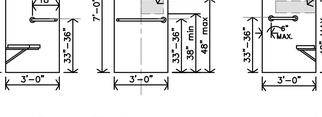
Obstructed High Forward Reach



Unobstructed Forward Reach



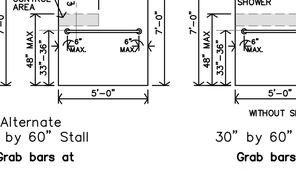
Unobstructed Side Reach



Obstructed High Side Reach

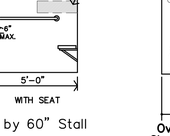
J STANDARD REACH TSA DIAGRAMS

NO SCALE

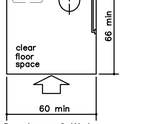


H STANDARD CONTROL REACH LIMITATIONS DETAILS

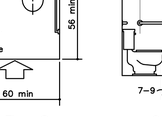
NO SCALE



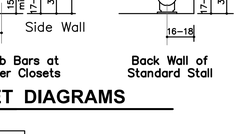
Recessed Door or Gate Pull Side



Recessed Door or Gate Push Side

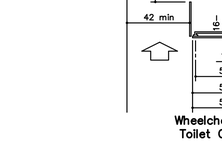


Recessed Door or Gate with Closer and Latch



Two Hinged Doors in Series

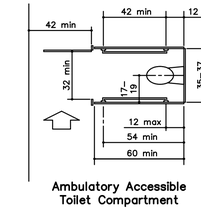
Exterior Landing



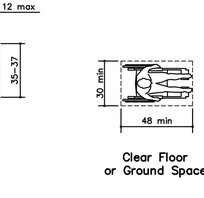
Front Approach — Swinging Door



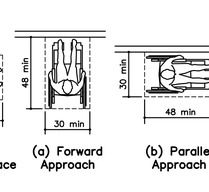
Front Approach — Swinging Door



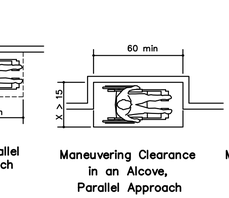
Hinge Side Approach — Swinging Door



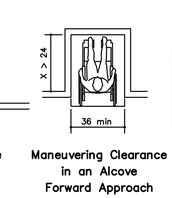
Side Approach — Swinging Door



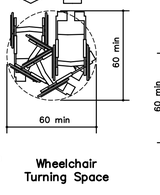
Latch Side Approach Swinging Door



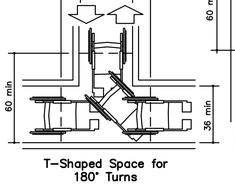
Latch Side Approach Swinging Door



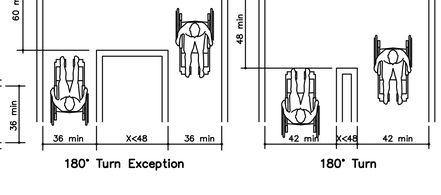
Hinged Doorway Clear Width



Folding Doorway Clear Width

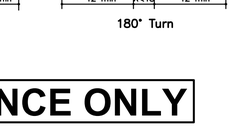


Sliding Doorway Clear Width



Two Hinged Doors in Series

Pocket or Hinge Side Approach — Sliding or Folding Doors



Two Hinged Doors in Series

G STANDARD DOOR APPROACH DIAGRAMS

NO SCALE

Clear Floor Space at Urinal

Heights at Urinal

Wall hung type

Stall type

F STANDARD URINAL DIAGRAMS

NO SCALE

Controls Location

Grab Bars at Removable Seat

Grab Bars at Removable Seat

Grab Bars at Permanent Seat

Grab Bars at Permanent Seat

Clear Floor Space at Bathtub With Removable Seat

Clear Floor Space at Bathtub With Permanent Seat

E STANDARD BATHROOM/TUB DIAGRAMS

NO SCALE

36" by 36" Stall Shower Size and Clearances

Alternate 30" by 60" Stall Alternate Roll in Type Shower Compartment Size and Clearance

WITHOUT SEAT 30" by 60" Stall Standard Roll in Shower Compartment Size and Clearance Type

WITH SEAT 30" by 60" Stall Standard Roll in Shower Compartment Size and Clearance Type

Seat Design

36" by 36" Stall Grab bars at Shower Stall

Alternate 30" by 60" Stall Grab bars at Shower Stall

WITHOUT SEAT 30" by 60" Stall Grab bars at Shower Stall

WITH SEAT 30" by 60" Stall Grab bars at Shower Stall

Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

Clear Floor Space at Water Closet

Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD SHOWER DIAGRAMS

NO SCALE

Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL DIAGRAMS

NO SCALE

Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD DIAGRAMS

NO SCALE

T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 27201 STATE OF TEXAS

REVISION:

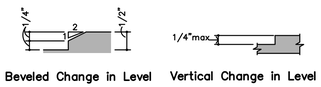
DATE: 2–16–2026

JOB: 25–3484

SHEET NO.:

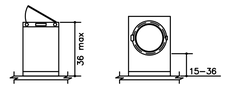
TAS1

COPYRIGHTED ©



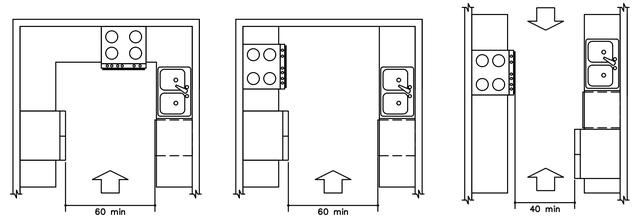
Beveled Change in Level Vertical Change in Level

K THRESHOLD DIAGRAMS
NO SCALE



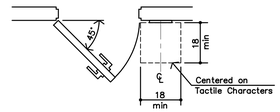
Top loading Front loading

J LAUNDRY
NO SCALE

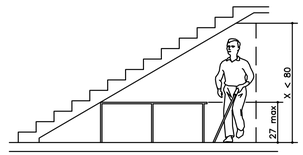


U–shaped Kitchens Pass Through Kitchens

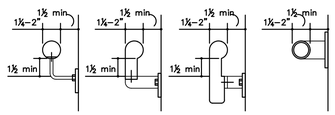
H KITCHENS
NO SCALE



Location of Tactile
Signs at Doors

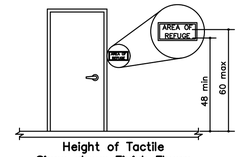


Vertical Clearance



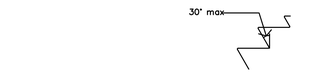
Handrail Handrail Handrail Grab Bar

STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE

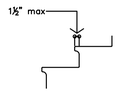


Height of Tactile
Signs above Finish Floors

E TACTILE SIGN DIAGRAM
NO SCALE



Radius of Tread Edge
(typical for all profiles)

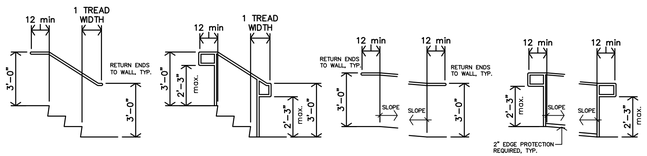


Curved Nosing



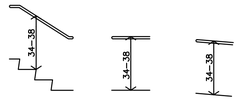
Beveled Nosing

D STANDARD STAIR NOSING DETAILS
NO SCALE



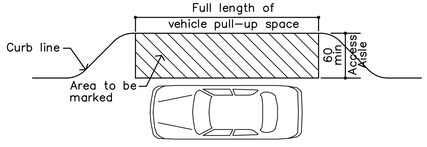
Stair Handrail Extensions at Walls Stair Handail Extensions at Freestanding Handrails Ramp Handrail Extensions at Walls Ramp Handail Extensions at Freestanding Handrails

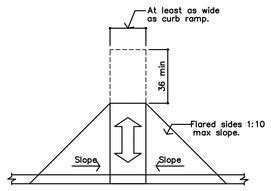
C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



Stairs Walking Surfaces Ramps

Handrail height



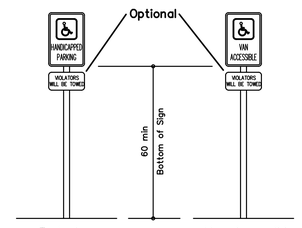


Sides and Landing
of Curb Ramps



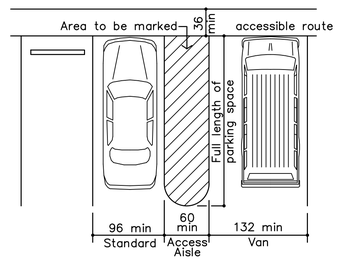
Counter Slope of Surfaces
Adjacent to Curb Ramps

B STANDARD CURB RAMPS DIAGRAMS
NO SCALE

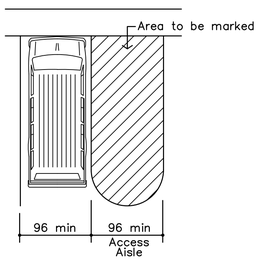


Typical
Handicapped
Parking Signage

Van Accessible
Handicapped
Parking Signage



Handicap Accessible Parking Stalls



Van Accessible Parking Stall
(per 502.2 exception)

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

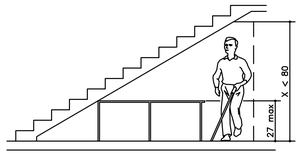
TEXARKANA, TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

TAS2

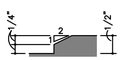
COPYRIGHTED ©



Vertical Clearance

S STANDARD VERTICAL CLEARANCE

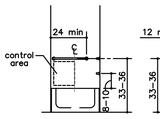
NO SCALE



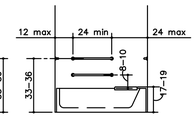
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

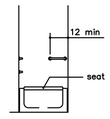
NO SCALE



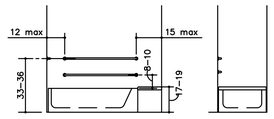
Controls Location



Grab Bars at Removable Seat

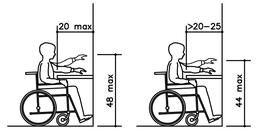


Grab Bars at Removable Seat



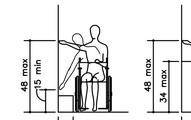
Grab Bars at Permanent Seat

Grab Bars at Permanent Seat

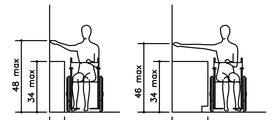


Obstructed High Forward Reach

Unobstructed Forward Reach



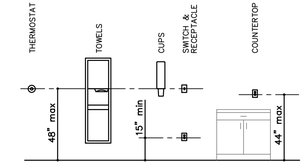
Unobstructed Side Reach



Obstructed High Side Reach

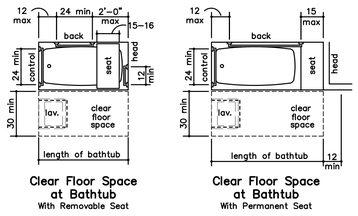
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE

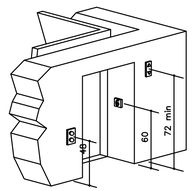


Clear Floor Space at Bathtub With Removable Seat

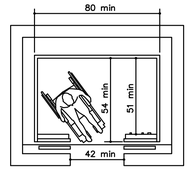
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

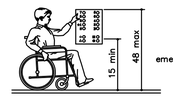
NO SCALE



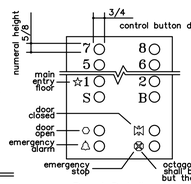
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



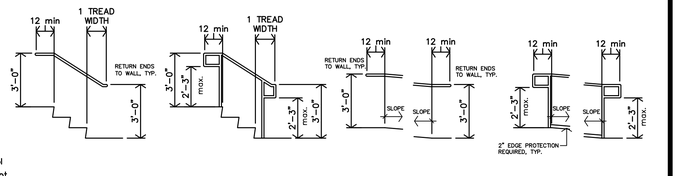
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

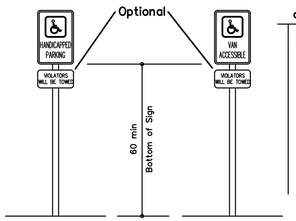
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

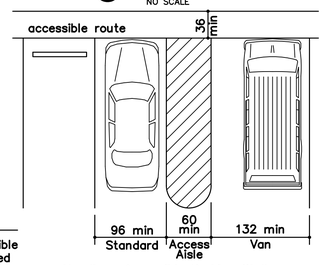
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

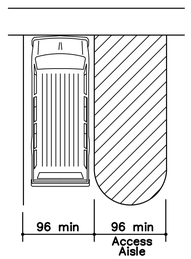


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



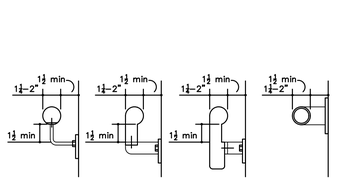
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE

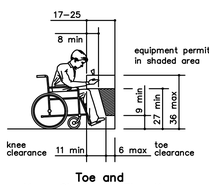


Handrail

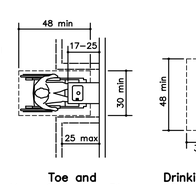
Handrail

Handrail

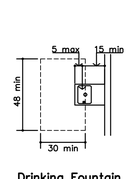
Grab Bar



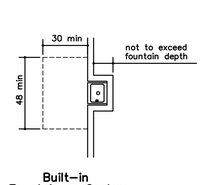
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



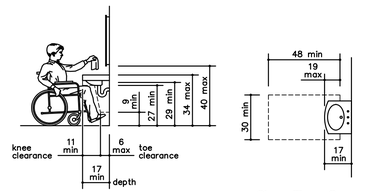
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

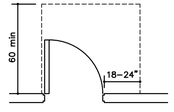


Lavatory Clearances

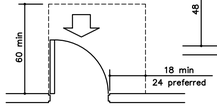
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

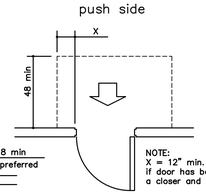
NO SCALE



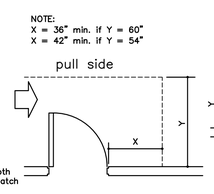
Exterior Landing



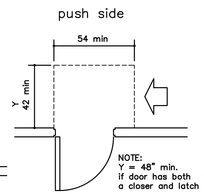
Front Approach – Swinging Door



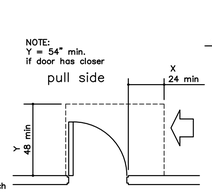
Front Approach – Swinging Door



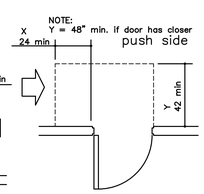
Hinge Side Approach – Swinging Door



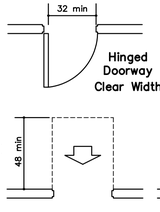
Side Approach – Swinging Door



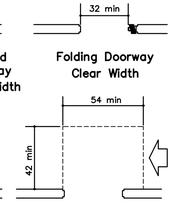
Latch Side Approach Swinging Door



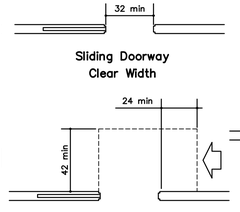
Latch Side Approach Swinging Door



Front Approach – Sliding or Folding Doors



Side Approach – Sliding or Folding Doors

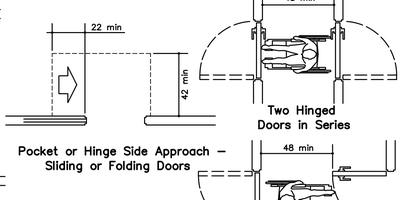


Stop or Latch Side Approach – Sliding or Folding Doors

Hinged Doorway Clear Width

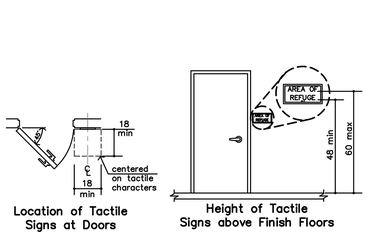
Folding Doorway Clear Width

Sliding Doorway Clear Width



G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

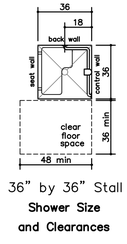


Location of Tactile Signs at Doors

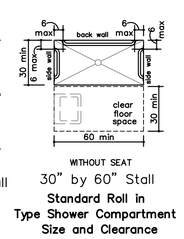
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

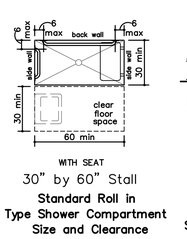


36" by 36" Stall Shower Size and Clearances



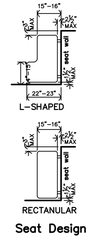
WITHOUT SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



WITH SEAT

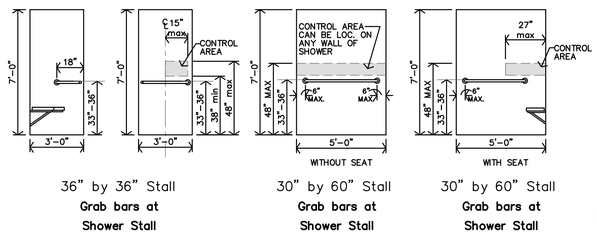
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



Seat Design

E STANDARD SHOWER ADA DIAGRAMS

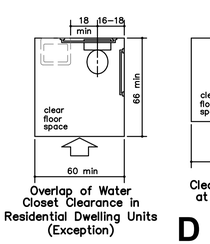
NO SCALE



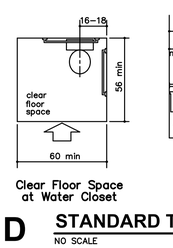
36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

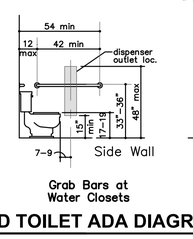
30" by 60" Stall Grab bars at Shower Stall



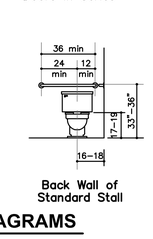
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



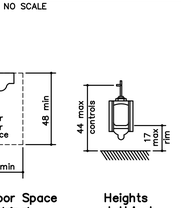
Grab Bars at Water Closets



Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

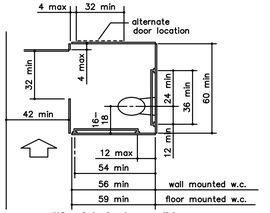


Clear Floor Space at Urinal

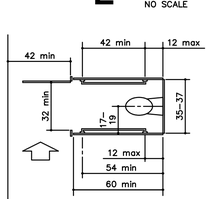
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



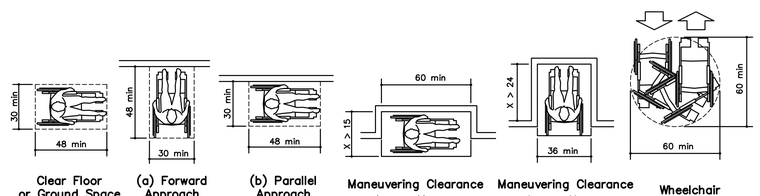
Wheelchair Accessible Toilet Compartment



Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

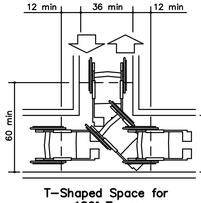
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

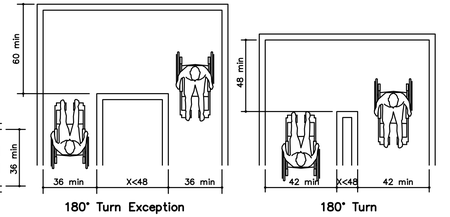
Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns



180° Turn Exception

180° Turn

FOR REFERENCE ONLY

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM NO. 32901 STATE OF TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

ADA

COPYRIGHTED©

DEMOLITION SITE PLAN NOTES

GENERAL

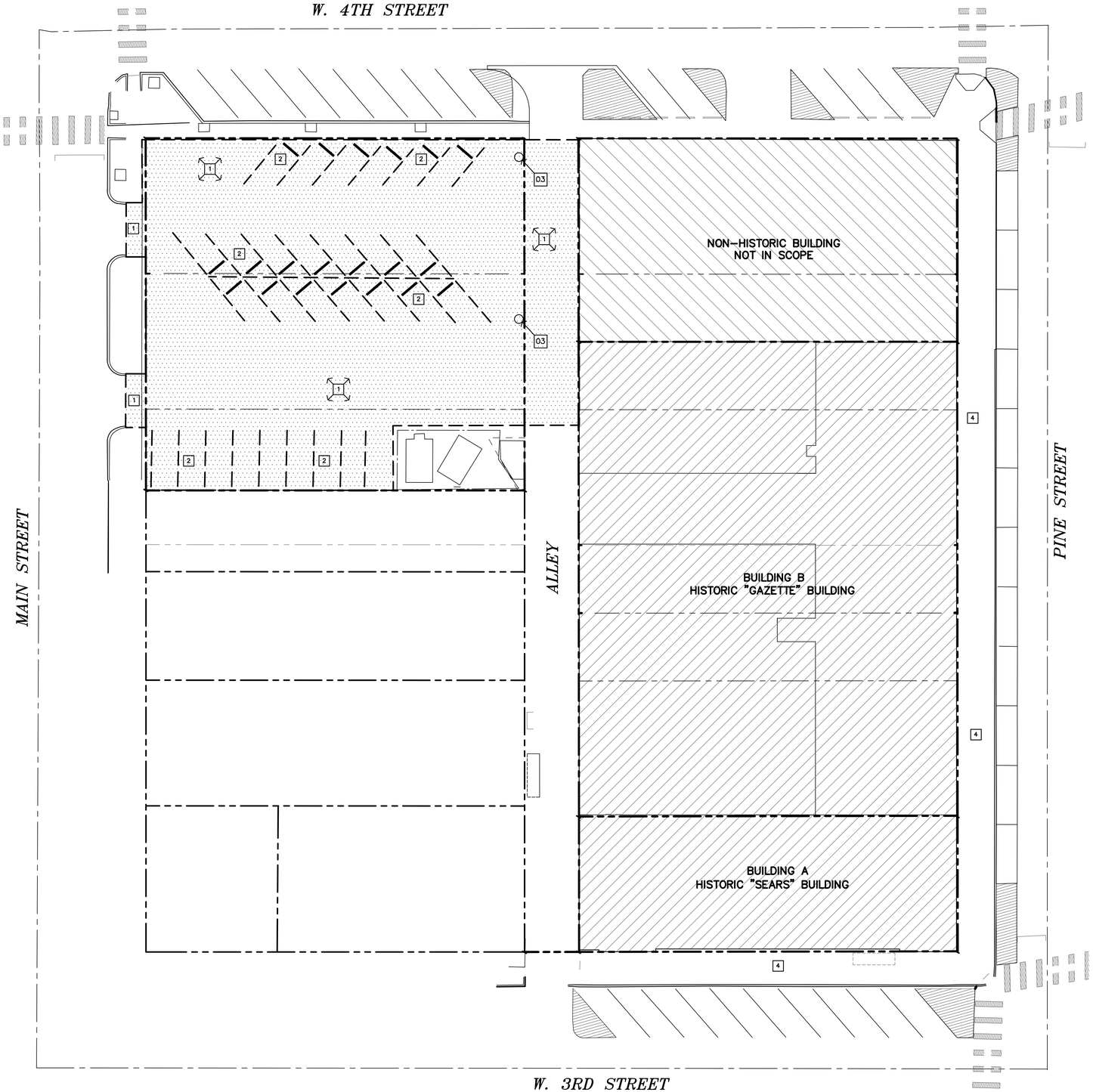
1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF TEXARKANA, TEXAS.
3. WHERE EXISTING BLDG. & SITE COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXIST. UNLESS NOTED OTHERWISE.
4. REMOVE EXIST. BLDG. & SITE COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
5. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
6. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. DEMOLITION PLAN IS SCHEMATIC AND FOR REFERENCE PURPOSES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL OF ITEMS, PATCHING, AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL VISIT AND BECOME FAMILIAR WITH THE SITE PRIOR TO BIDDING AND INCLUDE IN HIS BID ALL DEMOLITION PLANS.
8. REFERENCE COMPLETE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIC DEMOLITION REQUIREMENTS.
9. REFERENCE SURVEY, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL SITE DEMOLITION AND SITE ELEMENTS.
10. REVIEW HISTORIC PRESERVATION NOTES ON A2.1 FOR BUILDING FEATURES THAT SHOULD BE PROTECTED AND SHALL NOT BE DEMOLISHED OR DAMAGED. NOTIFY ARCHITECT PRIOR TO WORK THAT MAY IMPACT THESE REFERENCED ITEMS.

SPECIFIC

1. REMOVE EXIST. CONCRETE DRIVE AND CURBS. AREA TO RECEIVE NEW CURB AND GUTTER. REFERENCE SHEET A1.1
2. REMOVE ANY EXISTING PARKING STRIPES, WHEELSTOPS & DRIVE DESIGNATIONS. ENTIRE PARKING LOT TO BE RE-SURFACED AND RE-STRIPED. REF. SHEET A1.1
3. EXISTING UTILITY POLE. REFERENCE MEP PLANS & CIVIL. DO NOT DEMO OR MOVE UNLESS SPECIFICALLY DIRECTED BY ENGINEER.
4. REPAIR &/OR REPLACE SECTIONS OF CONCRETE SIDEWALK AND CURB AS NECESSARY. REF. A1.1 FOR ACCESSIBLE ROUTES.

DEMOLISH LINE TYPE
REF. KEYNOTES

DEMO ASPHALT, GRAVEL, PAVING
REF. KEYNOTE #1 #2



A **SITE PLAN**
1"=20'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER B. GILLAM
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D1.1

COPYRIGHTED©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

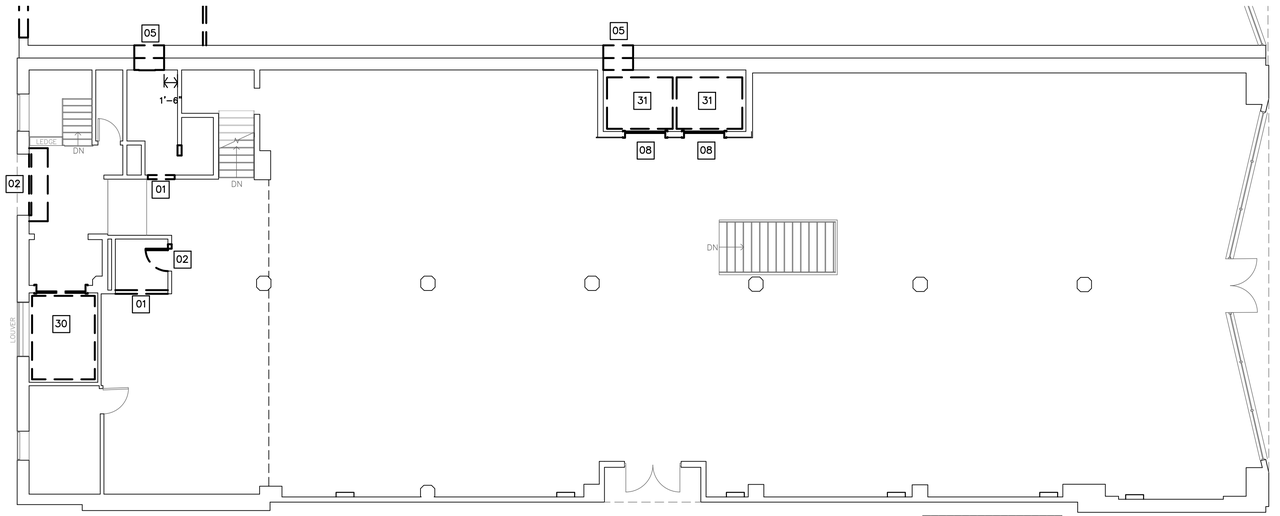
GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS & DETAILS
10. ASSUME ALL CONCRETE COLUMNS & BEAMS TO BE STRUCTURAL & SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN & KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

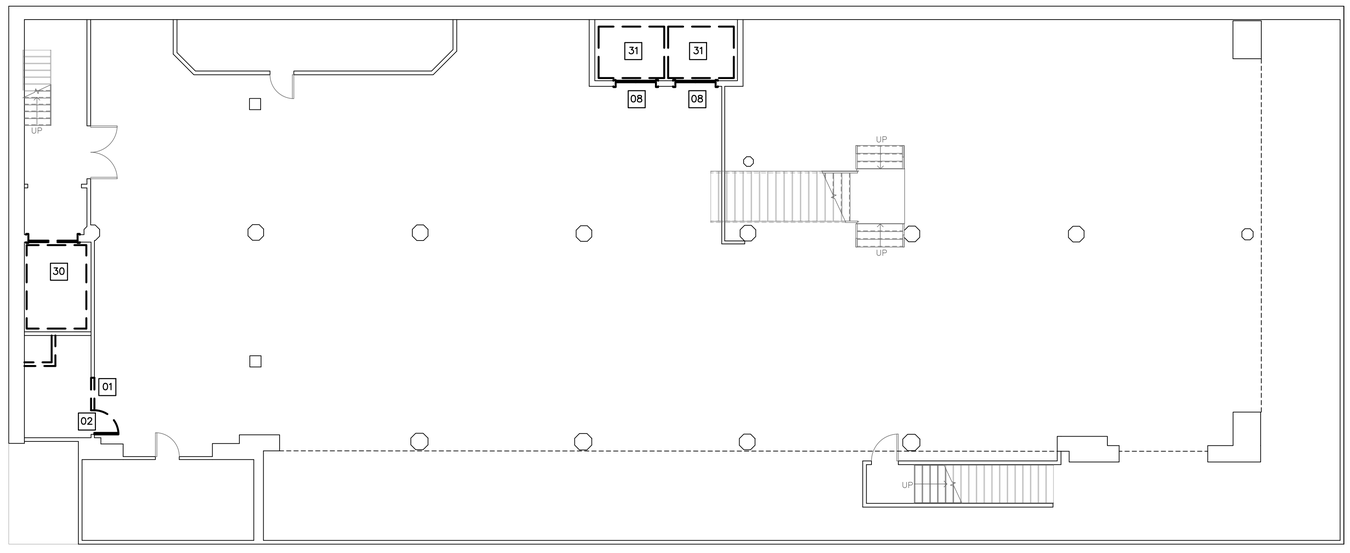
SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH & REPAIR EXISTING CEILING, ADJACENT WALLS & FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
02 REMOVE EXISTING DOOR & FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.
05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.
06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.
07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY
08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.
09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, & ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.
10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.
11 STAIR & SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.
12 REMOVE STAIR ASSEMBLY
13 REMOVE OVERHEAD DOOR ASSEMBLY
14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.
15 REMOVE STEEL RAISED FLOORING MEMBERS
16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.
17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.
18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.
19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.
20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.
21 EXPOSE WALL ASSEMBLY
22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
23 REMOVE STUCCO & FRAMING IN PREPARATION OF NEW GLAZING.
24 FRAME & INFILL OPENING
25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.
26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.
27 REMOVE EXIST. HANDRAILS.
28
29
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



B **BUILDING A**
FIRST FLOOR DEMO PLAN
1/8"=1'-0"



A **BUILDING A**
BASEMENT FLOOR DEMO PLAN
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM RENZ
16-32901
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.1

COPYRIGHTED©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

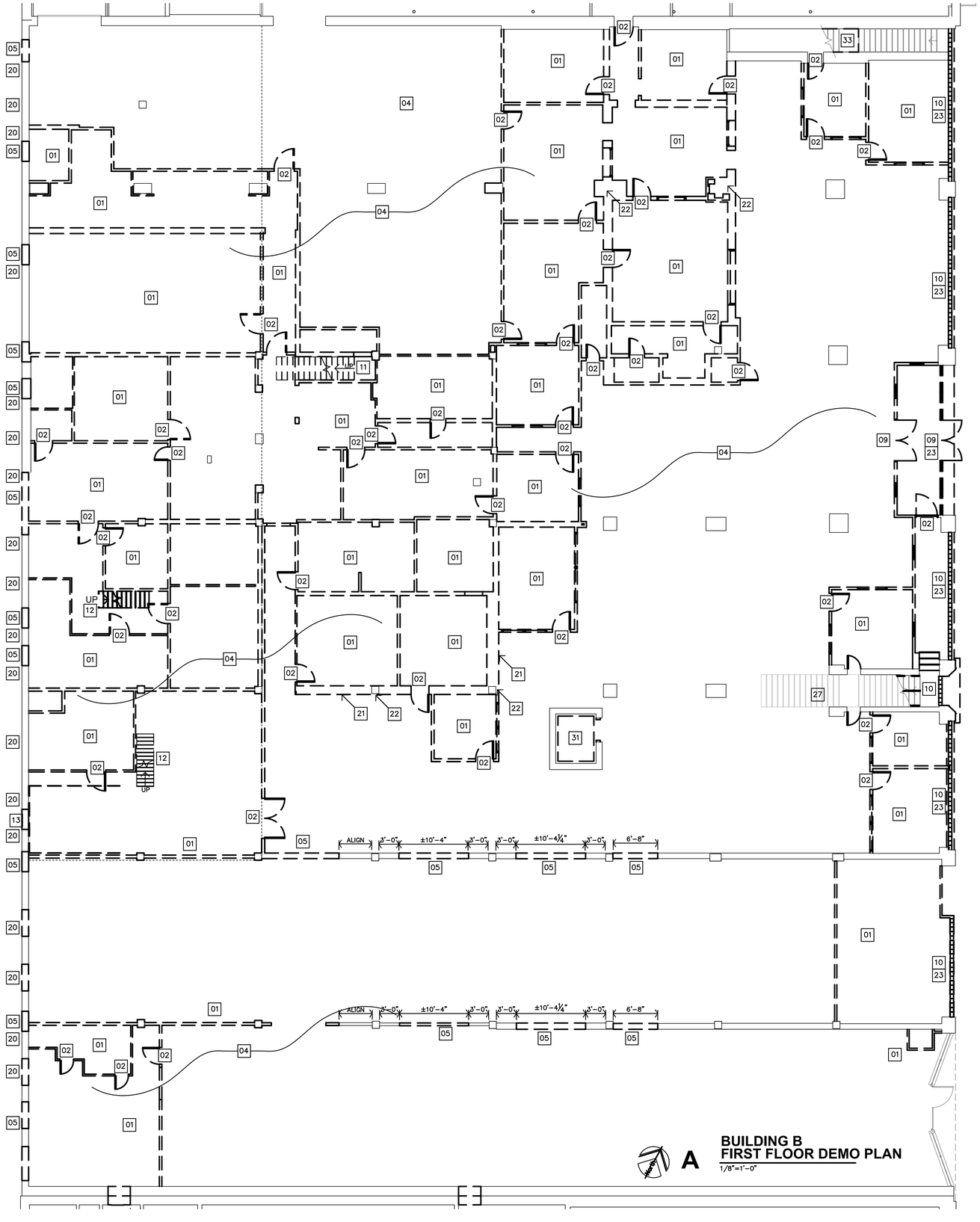
GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS & DETAILS
10. ASSUME ALL CONCRETE COLUMNS & BEAMS TO BE STRUCTURAL, & SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN & KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH & REPAIR EXISTING CEILING, ADJACENT WALLS & FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
02 REMOVE EXISTING DOOR & FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.
05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.
06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.
07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY
08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.
09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, & ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.
10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.
11 STAIR & SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.
12 REMOVE STAIR ASSEMBLY
13 REMOVE OVERHEAD DOOR ASSEMBLY
14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.
15 REMOVE STEEL RAISED FLOORING MEMBERS
16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.
17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.
18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.
19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.
20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.
21 EXPOSE WALL ASSEMBLY
22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
23 REMOVE STUCCO & FRAMING IN PREPARATION OF NEW GLAZING.
24 FRAME & INFILL OPENING
25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.
26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.
27 REMOVE EXIST. HANDRAILS.
28
29
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



A1.01 **BUILDING B FIRST FLOOR DEMO PLAN**
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER BILLMAN
32901
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.2

COPYRIGHTED ©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS & DETAILS
10. ASSUME ALL CONCRETE COLUMNS & BEAMS TO BE STRUCTURAL, & SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN & KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

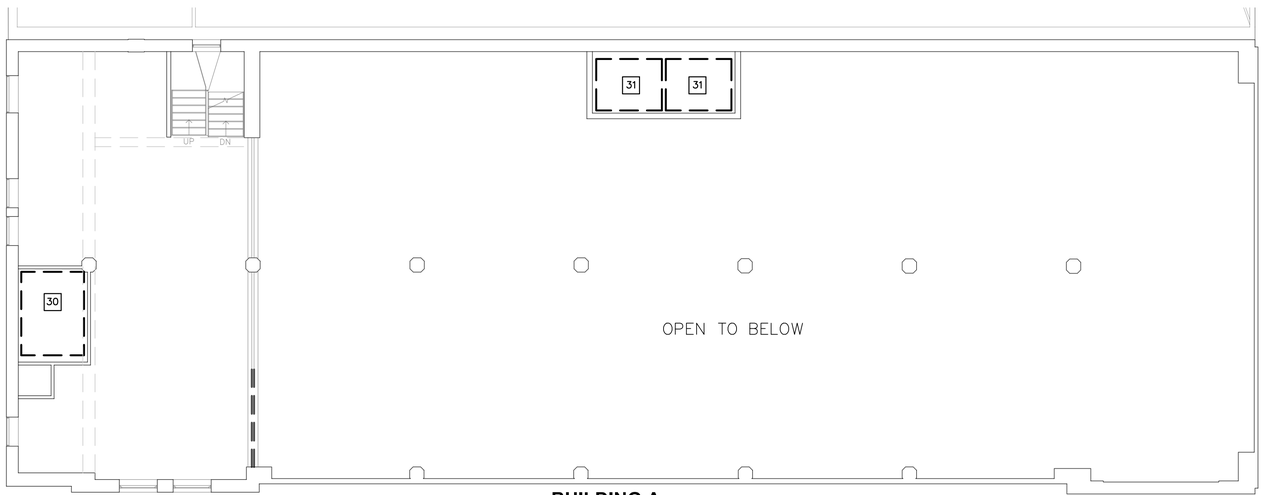
SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH & REPAIR EXISTING CEILING, ADJACENT WALLS & FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
02 REMOVE EXISTING DOOR & FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.
05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.
06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.
07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY
08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.
09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, & ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.
10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.
11 STAIR & SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.
12 REMOVE STAIR ASSEMBLY
13 REMOVE OVERHEAD DOOR ASSEMBLY
14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.
15 REMOVE STEEL RAISED FLOORING MEMBERS
16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.
17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.
18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.
19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.
20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.
21 EXPOSE WALL ASSEMBLY
22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
23 REMOVE STUCCO & FRAMING IN PREPARATION OF NEW GLAZING.
24 FRAME & INFILL OPENING
25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.
26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.
27 REMOVE EXIST. HANDRAILS.
28
29
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



B **BUILDING B**
MEZZ. DEMO FLOOR PLAN
1/8"=1'-0"



A **BUILDING A**
MEZZ. DEMO FLOOR PLAN
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
STEPHEN C. GILLAM
16-2026
32901
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.3

COPYRIGHTED©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WTH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WTH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WNDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS & DETAILS
10. ASSUME ALL CONCRETE COLUMNS & BEAMS TO BE STRUCTURAL, & SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN & KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH & REPAIR EXISTING CEILING, ADJACENT WALLS & FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.

02 REMOVE EXISTING DOOR & FRAME.

03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.

04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.

05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.

06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.

07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY

08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.

09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, & ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.

10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.

11 STAIR & SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.

12 REMOVE STAIR ASSEMBLY

13 REMOVE OVERHEAD DOOR ASSEMBLY

14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.

15 REMOVE STEEL RAISED FLOORING MEMBERS

16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.

17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.

18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.

19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.

20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.

21 EXPOSE WALL ASSEMBLY

22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE

23 REMOVE STUCCO & FRAMING IN PREPARATION OF NEW GLAZING.

24 FRAME & INFILL OPENING

25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.

26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.

27 REMOVE EXIST. HANDRAILS.

28

29

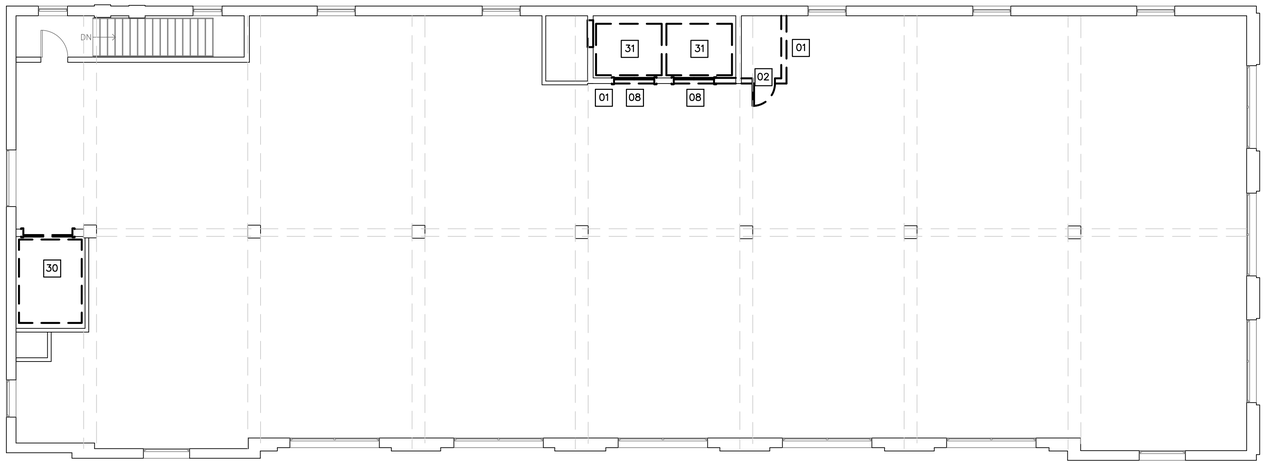
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.

31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.

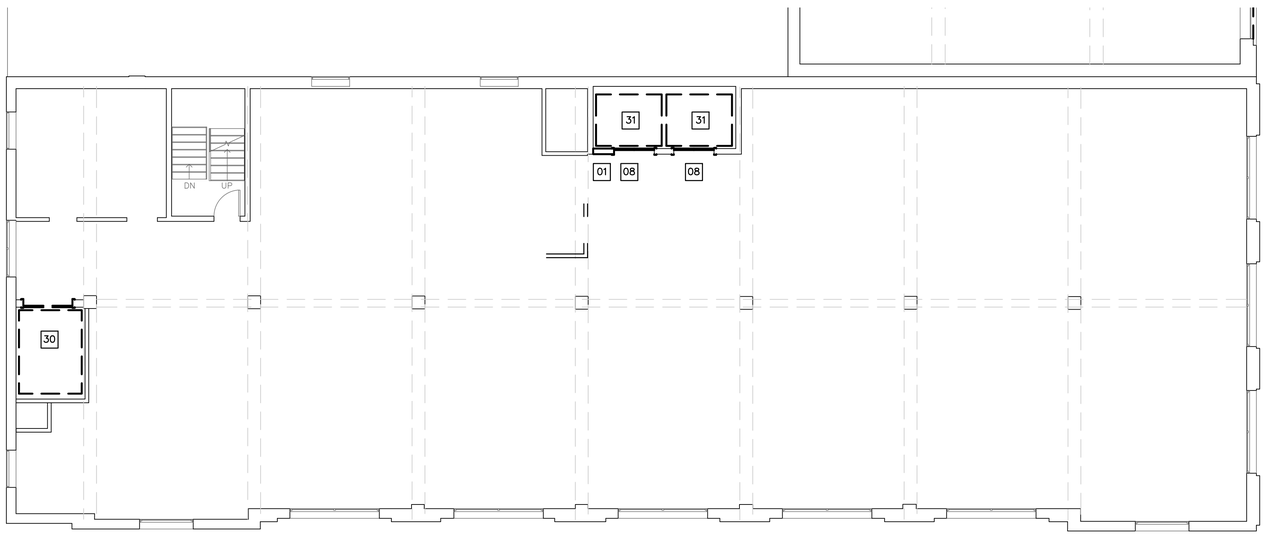
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.

33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



B **BUILDING A THIRD FLOOR DEMO PLAN**
1/8"=1'-0"



A **BUILDING A SECOND FLOOR DEMO PLAN**
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER BRIAN GILLAM
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.4

COPYRIGHTED ©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WNDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

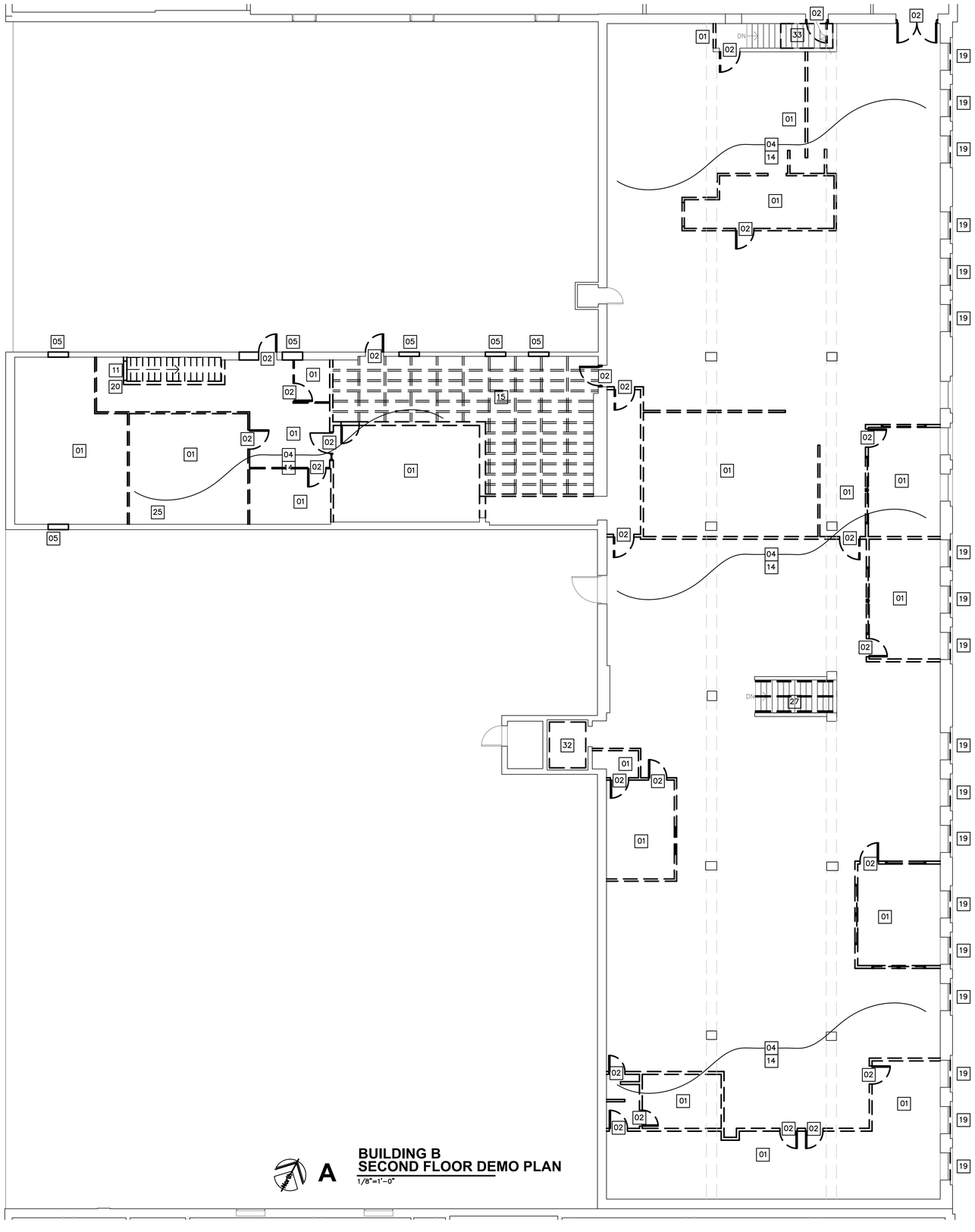
GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS & DETAILS
10. ASSUME ALL CONCRETE COLUMNS & BEAMS TO BE STRUCTURAL, & SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN & KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH & REPAIR EXISTING CEILING, ADJACENT WALLS & FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
02 REMOVE EXISTING DOOR & FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.
05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.
06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.
07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY
08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.
09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, & ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.
10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.
11 STAIR & SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.
12 REMOVE STAIR ASSEMBLY
13 REMOVE OVERHEAD DOOR ASSEMBLY
14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.
15 REMOVE STEEL RAISED FLOORING MEMBERS
16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.
17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.
18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.
19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.
20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.
21 EXPOSE WALL ASSEMBLY
22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
23 REMOVE STUCCO & FRAMING IN PREPARATION OF NEW GLAZING.
24 FRAME & INFILL OPENING
25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.
26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.
27 REMOVE EXIST. HANDRAILS.
28
29
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



A BUILDING B
SECOND FLOOR DEMO PLAN
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM RENZ
16-32901
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.5

COPYRIGHTED ©

HISTORIC PRESERVATION NOTES

STRUCTURE, AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED AND REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES AND STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS AND SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES AND STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, AND THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING AND STUCCO, AND INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN AND BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, AND SHALL BE NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN AND BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, AND WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, AND HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN AND BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD AND REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, AND CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN AND BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED AND NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, AND LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES AND NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY AND PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.



4 PHOTOGRAPH
NO SCALE



3 PHOTOGRAPH
NO SCALE



2 PHOTOGRAPH
NO SCALE



1 PHOTOGRAPH
NO SCALE

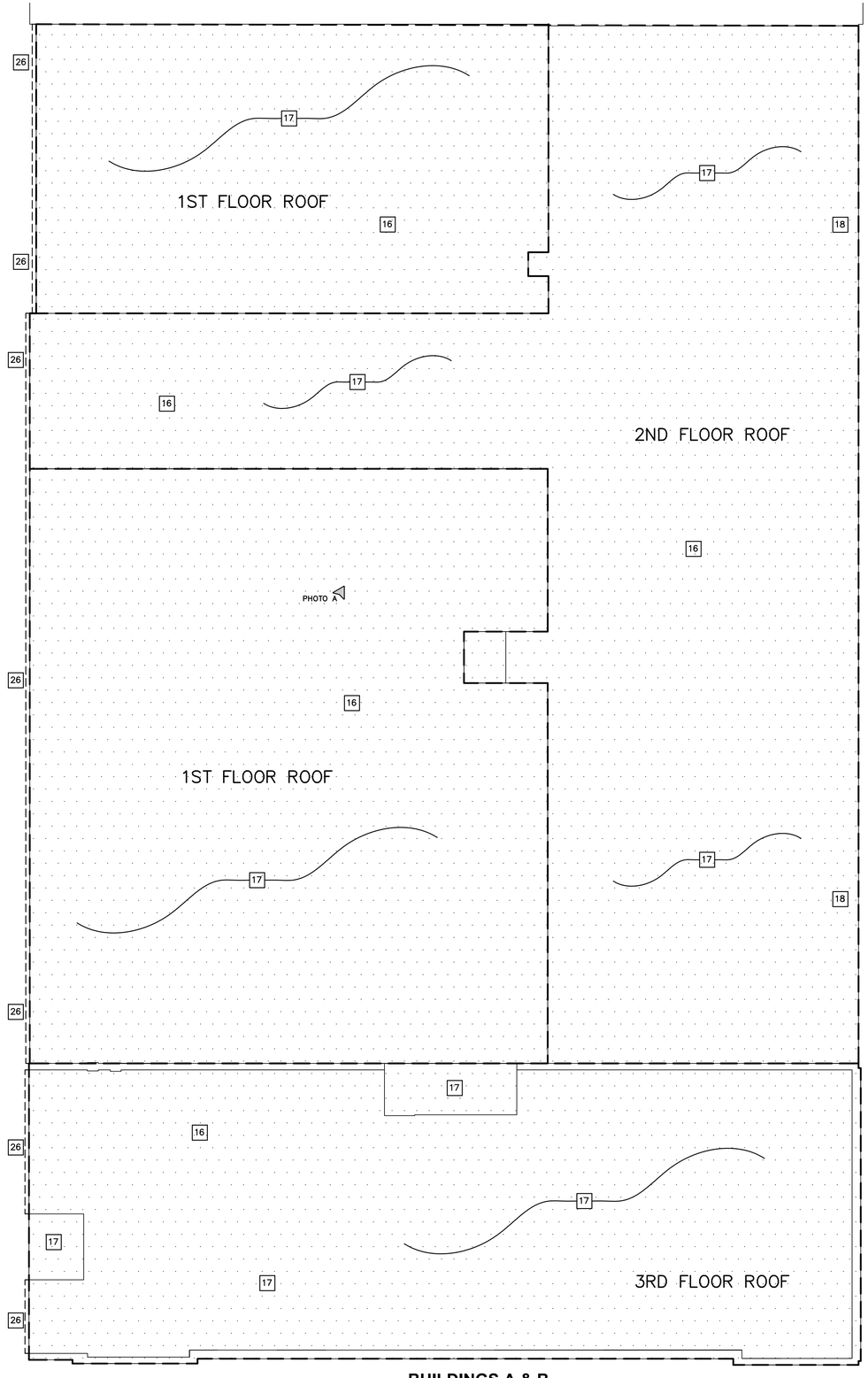
GENERAL DEMOLITION NOTES

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS
10. ASSUME ALL CONCRETE COLUMNS AND BEAMS TO BE STRUCTURAL, AND SHALL NOT BE REMOVED, UNTIL VERIFIED BY ARCHITECT OR STRUCTURAL ENGINEER. THOSE AREAS SHOWN TO BE REMOVED BY DEMO PLAN AND KEYNOTE ARE SCHEMATIC & ONLY INTENDING TO REMOVE THOSE NON-STRUCTURAL ELEMENTS.

SPECIFIC DEMOLITION NOTES

01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
02 REMOVE EXISTING DOOR AND FRAME.
03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED CEILINGS.
05 SAWCUT & REMOVE PORTION OF EXISTING BRICK, MASONRY & OR PLASTER WALL FOR NEW OPENING. PREP FOR NEW WINDOW OR DOOR UNIT. REF. PROPOSED PLANS.
06 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW UNIT.
07 REMOVE EXISTING DOOR. PREP FOR NEW DOOR ASSEMBLY
08 REMOVE EXISTING ELEVATOR DOOR & FRAME. PREP NEW WALL INFILL PER PROPOSED PLANS. STRUCTURAL HEADER TO REMAIN. REF. STRUCTURAL.
09 REMOVE NON-HISTORIC STOREFRONT ASSEMBLY, DOORS, AND ALL COMPONENTS AS A PART OF THE SYSTEM, WITHIN ROUGH OPENING.
10 REMOVE GLASS BLOCK & PREP ROUGH OPENING. REF. PROPOSED PLANS.
11 STAIR AND SHAFT TO BE REMOVED. PRIOR TO REMOVAL INVESTIGATE SHAFT WALLS TO BE CONFIRMED NON-BEARING. IF BEARING WALLS, CONSULT STRUCTURAL ENGINEER PRIOR TO ANY DEMO.
12 REMOVE STAIR ASSEMBLY
13 REMOVE OVERHEAD DOOR ASSEMBLY
14 REMOVE EXISTING CARPET & FLOOR FINISH TO SLAB OR DECK.
15 REMOVE STEEL RAISED FLOORING MEMBERS
16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OF REPLACE ROOF DECK WITH PENETRATIONS. REF. MEP PLANS.
17 REMOVE ROOF TPO/MEMBRANE & EXISTING RIGID INSULATION TO ROOF DECK. REPLACE DECK MATERIAL PER STRUCTURAL.
18 PROTECT & REPLACE IN KIND, PARAPET TILES IF MISSING OR DAMAGED.
19 PROTECT WINDOW TO BE RESTORED, REMOVE EXTERIOR SCREEN.
20 CLEAN BRICK OPENING, REMOVE ALL DEBRIS, ANCHORS, ETC. PREP FOR BRICK IN-FILL, OR NEW WINDOW.
21 EXPOSE WALL ASSEMBLY
22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
23 REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.
24 FRAME & INFILL OPENING
25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.
26 REMOVE EXIST. METAL GUTTER & DOWNSPOUT.
27 REMOVE EXIST. HANDRAILS.
28
29
30 REMOVE EXIST. FREIGHT ELEVATOR CAB, RAILS, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
31 REMOVE EXIST. ELEVATOR CAB, RAILS, ETC. FOR NEW STAIR STRUCTURE.
32 REMOVE EXIST. ELEVATOR CAB, RAILS, DOOR & FRAME, ETC. FOR NEW PASSENGER ELEVATOR SYSTEM.
33 REMOVE EXIST. BUILT-UP LANDING. VERIFY EXIST. STAIRS ARE STILL IN GOOD CONDITION & USEABLE.

*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION. CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT



A BUILDINGS A & B ROOF PLAN
3/32"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 32901 STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

D2.6

COPYRIGHTED©

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ¾" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF CONROE.
11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. AT ALL AREAS OF CONCRETE/ASPHALT SIDEWALK, PATIO, PARKING, ETC. THAT ARE EXISTING TO REMAIN:
    A) CONTRACTOR TO MAKE REPAIRS AND CORRECTIONS AS REQUIRED TO MAINTAIN THE ACCESSIBLE ROUTE AND MEET ALL ADA STANDARDS FOR PARKING AND ACCESSIBLE ROUTES.
    B) CONTRACTOR TO CLEAN-UP AND REPAIR CRACKS, DE-WEED, AND TIDY-UP ALL EXISTING CONCRETE/ASPHALT.
14. REF. BUILDING PLAN SHEETS FOR LOCATION OF ACCESSIBLE UNITS & HEARING IMPAIRED UNITS.

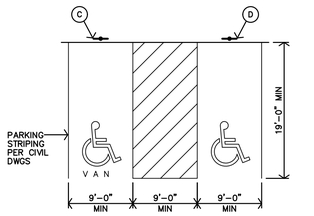
SITE PLAN KEY NOTES

(A)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(B)	TRASH ENCLOSURE, REF. SHEET A1.2
(C)	POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(D)	POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(E)	DASHED LINE INDICATES ACCESSIBLE PATH
(F)	PAINTED STRIPPING @ ACCESSIBLE ROUTE
(G)	REPAIR &/OR REPLACE SECTIONS OF CONCRETE SIDEWALK AND CURB AS NECESSARY
(H)	BUILDING METER CENTER REF. ELECT. DWGS
(J)	NEW CONCRETE EQUIPMENT PAD. REF. MECH DWGS

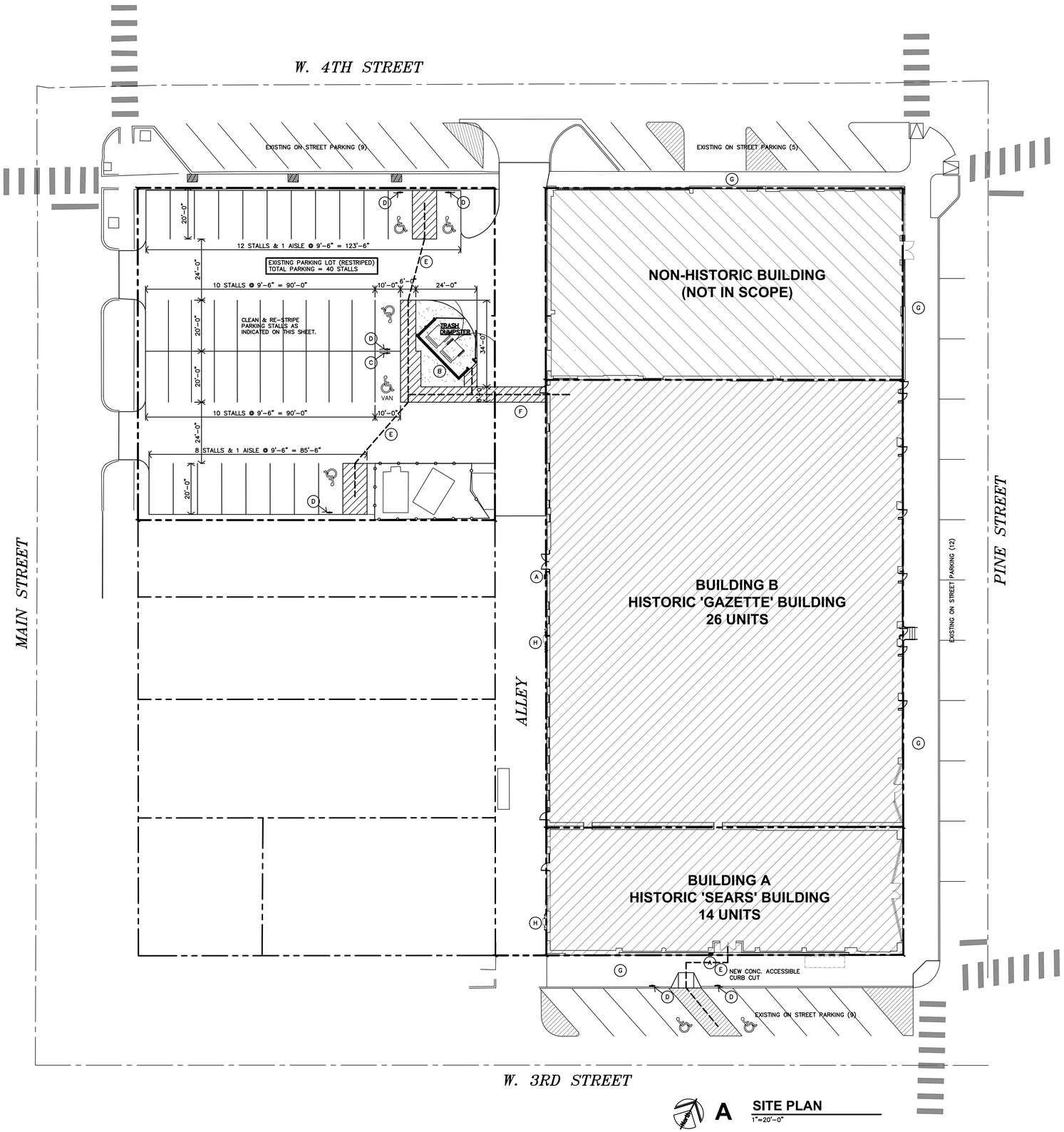
PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	N/A
HANDICAP STALLS	2

PROVIDED	
HANDICAP PARKING STALLS	5
STANDARD PARKING STALLS	37
TOTAL PARKING STALLS	42
PARKING RATIO (STALLS/UNITS)	1.05



B HANDICAPPED PARKING
1"=10'-0"



A SITE PLAN
1"=20'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A1.1

COPYRIGHTED ©

D **DETAIL**
1 1/2"=1'-0"

C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"

F **BOLLARD DETAIL**
3/4"=1'-0"

B **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"

E **TRASH ENCLOSURE SECTION**
3/4"=1'-0"

A **TRASH ENCLOSURE PLAN**
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 23001 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	

A1.2

COPYRIGHTED ©

HISTORIC PRESERVATION NOTES

STRUCTURE, & EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REHABILITATION SHALL CONSIST OF SPOT REPOINTING & REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, & JOINT PROFILE.
3. HISTORIC CAST STONE & CAST STONE FEATURES SHALL BE REHABILITATED & REPAIRED ACCORDING TO PRESERVATION STANDARDS OUTLINED IN PRESERVATION BRIEFS 1, 6, & 42.
4. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING BRICK SHOULD BE SALVAGED FOR REUSE. IF EXISTING BRICK IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, & TEXTURE.
6. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM BRICK, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK. CONTACT & REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
7. BRICK SHOULD NOT BE PAINTED OR STUCCOED.

ENTRANCES & STOREFRONT (SEARS BUILDING)

1. EXISTING STOREFRONT & ENTRANCE ON PINE ST. IS TO REMAIN. REPAIR DOORS & SYSTEM AS NEEDED FOR FUTURE USE.

ENTRANCES & STOREFRONT (GAZETTE BUILDING)

1. EXISTING GLASS BLOCK & NON-HISTORIC STOREFRONT SYSTEMS WILL BE REMOVED FROM OPENINGS ALONG PINE ST.
2. RESTORE PINE 305. NEW STOREFRONTS AT OTHER LOCATIONS, WILL BE REPLACED TO MATCH PINE 305, PER HISTORIC PHOTOGRAPHS, DRAWINGS & DETAILS. NEW STOREFRONT SYSTEMS WILL BE METAL FRAME. GLASS, INSULATED, LOW-E, CLEAR, COLORLESS, & NON-REFLECTIVE WITH NO LESS THAN 69% VLT & NO GREATER THAN 11% VLT.
3. RESTORE PINE 305, & THE TRANSOM FRAME AT PINE 307, ONLY. AT OTHER LOCATIONS REMOVE EXISTING FRAMING & STUCCO, & INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-6 DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH. NO LEADED OR GLASS TILES WILL BE INSTALLED, EXCEPT AS REPAIR FOR PINE 305.

WINDOWS (SEARS BUILDING)

1. EXISTING WOOD WINDOWS ARE TO REMAIN & BE RESTORED & REPAIRED. NEW GLAZING WILL BE INSTALLED TO REPLACE EXISTING, & SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
1. EXISTING WINDOWS ON THE REAR (ALLEY SIDE) ELEVATION WILL REMAIN, REPAIRED & RESTORED. REPLACEMENT GLASS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.

WINDOWS (GAZETTE BUILDING)

1. EXISTING WINDOWS ARE TO REMAIN & BE REPAIRED. NEW GLAZING MAY BE ADDED TO REPLACE EXISTING.
2. REAR OR ALLEY, EXISTING WINDOWS DO NOT EXIST, & WILL EITHER BE FILLED IN WITH BRICK OR A NEW WINDOW INSTALLED AT NEW OR EXISTING LOCATIONS. GLASS IN NEW WINDOWS SHALL BE NO LESS THAN 69% VLT & NO GREATER THAN 11% VLR.
3. EAST 2ND FLOOR WINDOWS WILL BE RESTORED & REPAIRED, & HAVE THE EXTERIOR SCREENS REMOVED.

ROOF

1. EXISTING ROOFING MEMBRANES WILL BE REPLACED, ALL COPING/TERRA COTTA PARAPET TILE SHALL REMAIN & BE REPAIRED. MISSING OR DETERIORATED SECTIONS SHALL BE REPLACED TO MATCH.
2. NEW FLASHING SHALL NOT BE VISIBLE FROM THE EXTERIOR.
3. ROOFTOP EQUIPMENT SHOULD BE HELD BACK FROM PARAPETS & MINIMIZE VISIBILITY.

INTERIOR (SEARS BUILDING)

1. FIRST FLOOR RETAIL SPACE SHALL REMAIN OPEN FROM THE MEZZANINE FORWARD. NEW PARTITIONS SHALL BE LIMITED TO BEHIND THE FACE OF MEZZANINE.
2. THE MEZZANINE RAILING SHALL STAND PROUD & REMAIN. REPAIR AS NEEDED.
3. NEW PARTITIONS, SOFFITS, OR DROPPED CEILINGS SHOULD NOT INTERSECT OR RUN IN FRONT OF WINDOWS.
4. PLASTER WALLS, & CEILINGS SHOULD REMAIN OR BE REPAIRED AS POSSIBLE. WHERE DETERIORATED BEYOND REPAIR, NEW GYP. BD. FINISHED CAN BE INSTALLED.
5. DECORATIVE PLASTER COLUMN CAPITALS MUST REMAIN & BE REPAIRED OR RESTORED AS NEEDED. REFERENCE PRESERVATION BRIEF 21 & 23.
6. ANY HISTORIC FINISHES THAT ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER WORK.

INTERIOR (GAZETTE BUILDING)

1. NEW PARTITION WALLS SHOULD NOT INTERSECT WITH OR RUN IN FRONT OF WINDOWS. WALL JOGS WILL BE HELD BACK 4' MIN.
2. CEILINGS SHOULD MATCH ORIGINAL HEIGHT. SOFFITS OR DROPPED CEILINGS WILL BE LIMITED & NOT DROP BELOW WINDOW HEADS.
3. EXISTING NON-HISTORIC FINISHES TO BE RESTORED, OR REPLACED WITH NEW THAT ARE COMPATIBLE WITH THE CHARACTER OF THE BUILDING.
4. IF HISTORIC FINISHES ARE UNCOVERED DURING CONSTRUCTION OR DEMOLITION, PROTECT & NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

VERTICAL CIRCULATION

1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED & AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS & NEWEL POSTS SHALL REMAIN & BE REPAIRED.

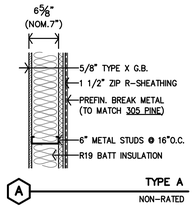
MECHANICAL

1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, & LAUNDRY VENTS WILL EXIT THROUGH ROOF WHERE POSSIBLE. LOWER LEVELS WILL BE REQUIRED TO VENT OUT THE SIDE WALLS. WHERE POSSIBLE, VENTS WILL BE DIRECTED TOWARDS SECONDARY FACADES & NOT PRIMARY FACADES.

ELECTRICAL & PLUMBING

1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY & PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.

EXTERIOR PARTITION SCHEDULE

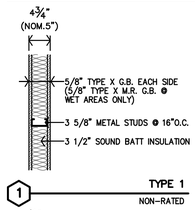


A — TYPE A — NON-RATED

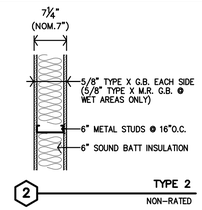
INTERIOR PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, AA7.1, AB7.2 & AC7.3 FOR RATED WALLS, LOCATIONS & CODE INFORMATION

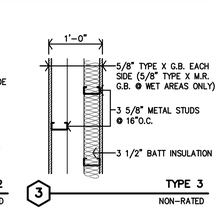
HATCH ON PLAN INDICATES: RATED, FULL HEIGHT WALL
HATCH ON PLAN INDICATES: NON-RATED WALL, FULL HEIGHT WALL
EXISTING WALLS



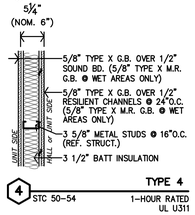
1 — TYPE 1 — NON-RATED



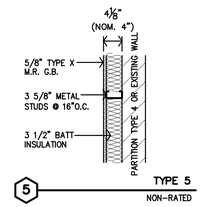
2 — TYPE 2 — NON-RATED



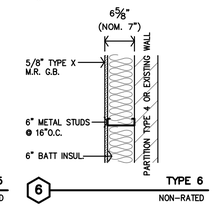
3 — TYPE 3 — NON-RATED



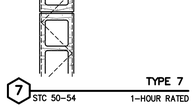
4 — TYPE 4 — STC 50-54 — 1-HOUR RATED UL U311



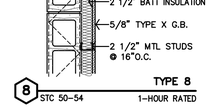
5 — TYPE 5 — NON-RATED



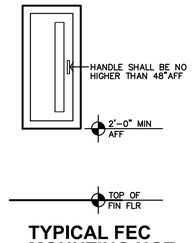
6 — TYPE 6 — NON-RATED



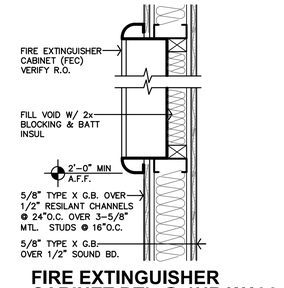
7 — TYPE 7 — STC 50-54 — 1-HOUR RATED



8 — TYPE 8 — STC 50-54 — 1-HOUR RATED



B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



A FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"

ARCHITECTURAL FLOOR PLAN NOTES

1. CONTRACTOR TO ENSURE THAT ALL PLUMBING WALLS AT EACH UNIT STACK FROM FLOOR TO FLOOR. CORE DRILLING FOR PLUMBING PIPE INTENDED TO BE STACKED SHALL BE COORDINATED BY GC.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & EXISTING CONDITIONS.
3. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
4. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
5. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MIN. CLEARANCE REQUIRED.
6. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS & FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
7. NEW DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
8. MHO = INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. FEC = FIRE EXTINGUISHER CABINET & FE = FIRE EXTINGUISHER REF SPEC. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2009 IBC, SECTION 906.1. REF. SHEET CFP.
10. CONTRACTOR TO VERIFY EXISTING FIRE EXTINGUISHER CABINET LOCATIONS & SIZE WILL MEET FOR NEW EXTINGUISHER.
11. FURNITURE SHOWN IS BY OWNER or TENANT.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL BLOCKING TO BE 2x8 FIRE TREATED
14. REF. PLUMBING DRAWINGS FOR RADON PIPE LOCATIONS.

APARTMENT GENERAL NOTES

1. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO PROVIDE FIRE BLOCKING AT NEW PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED & INSTALL ALL FIRE BLOCKING & DRAFTSTOPS PER 2021 IBC, SECTION 718.2.
3. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
4. FE = FIRE EXTINGUISHER, WALL MOUNTED. LOCATION TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906.
5. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
6. *TYPE B UNITS: (ALL UNITS, EXCEPT FOR ACCESSIBLE UNIT)*
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS & FUTURE SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.4)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF
7. *ACCESSIBLE UNITS:*
   - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D. (REF. SHEET A8.4)
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 47" AFF.
8. *HEARING/VISION IMPAIRED UNIT:*
   - ALL TYPE B UNITS NOTES
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2017 SEC. 1106.
9. ALL UNITS WILL COMPLY WITH THE VISITABILITY REQUIREMENTS AS OUTLINED IN THE TEXAS ACCESSIBILITY STANDARDS
10. THE FOLLOWING AMENITIES SHALL BE PROVIDED AT ALL UNITS:
    a. ALL BEDROOMS, DINING ROOMS & LIVING ROOMS TO BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
    b. LAUNDRY CONNECTIONS
    c. EXHAUST/VENT FANS (VENTED TO OUTSIDE) IN ALL BATHROOMS
    d. SCREENS ON ALL OPERABLE WINDOWS
    e. DISPOSAL
    f. ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER
    g. ENERGY-STAR OR EQUIVALENTLY RATED REFRIGERATOR WITH ICE MAKER
    h. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS
    m. ENERGY-STAR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
    n. ENERGY-STAR OR EQUIVALENTLY RATED LIGHTING
    o. ALL AREAS OF UNIT WILL BE HEATED & AIR-CONDITIONED
    p. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS
    q. COVERED ENTRIES
    r. MICROWAVE OVENS
    h. SELF-CLEANING OR CONTINUOUS CLEANING OVEN/RANGE
    i. BUILT-IN (RECESSED INTO THE WALL) SHELVING UNIT
    j. KITCHEN PANTRY WITH SHELVING
    k. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
    l. RECESSED LED LIGHTING OR LED LIGHTING FIXTURES IN KITCHEN & LIVING AREAS
    m. EPA WATERSENSE OR EQUIVALENTLY QUALIFIED TOILETS IN ALL BATHROOMS.
    n. EPA WATERSENSE OF EQUIVALENTLY QUALIFIED SHOWERHEADS & FAUCETS IN ALL BATHROOMS.

APARTMENT CHART

TYPE OF APARTMENT	1st FLR	MEZZ.	2nd FLR	3rd FLR	TOTAL
ACCESSIBLE UNITS	#104		#209		2
HEARING/VISION IMPAIRED TYPE B UNIT	#201				1
TYPE B UNITS	ALL REMAINING UNITS				37
TOTAL	17	1	15	7	40

#104 – EFF. ACCESSIBLE
#209 – 1BED ACCESSIBLE
#201 – 1BED HEARING/VISION IMPAIRED

NOTE: UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

APT. KITCHEN MATRIX

REF. SHEETS A9.5–A9.6

TYPE	UNIT NO.
TYPE 1	108, 109, 110, 111, 112, 113, 114
TYPE 2	104, 105, 106, 107, M01, 205, 210, 211, 212, 303
TYPE 3	101, 102, 115, 116, 117, 207, 208
TYPE 4	215
TYPE 5	206, 302, 304sim
ACCESSIBLE TYPE 6	103, 209
TYPE 7	202, 301
TYPE 8	201sim, 203, 204, 305, 306, 307sim

APT. BATH MATRIX

REF. SHEETS A8.2–A8.4

TYPE	UNIT NO.
TYPE 1	108, 110, 112, 113, 114, 117, M01, 201, 202, 203, 204, 205, 206, 214, 215, 301, 302, 303, 304, 305, 306, 307
TYPE 2	109, 115, 116
TYPE 3	111
TYPE 4	101, 102, 104, 105, 106, 107, 207, 208, 210, 211, 212, 213
ACCESSIBLE TYPE 5	103, 209

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

JGR

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

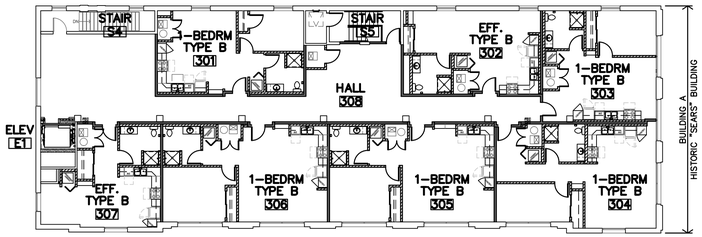
REGISTERED ARCHITECT — CHRISTOPHER BRIAN GILLAM — 32901 — STATE OF TEXAS

REVISION:

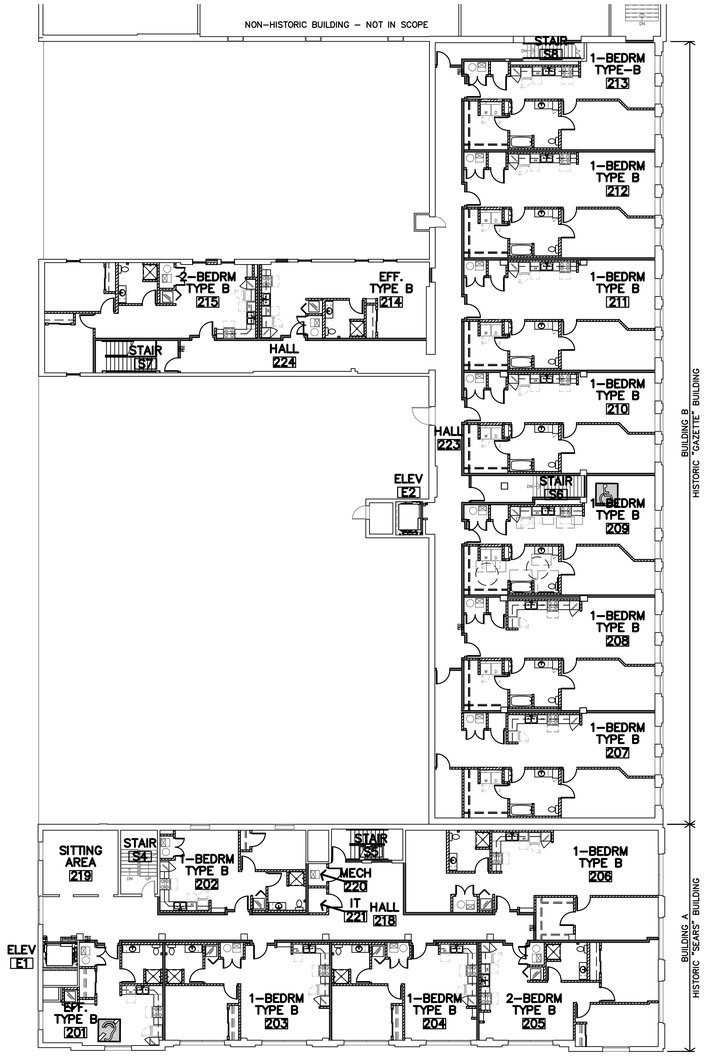
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A2

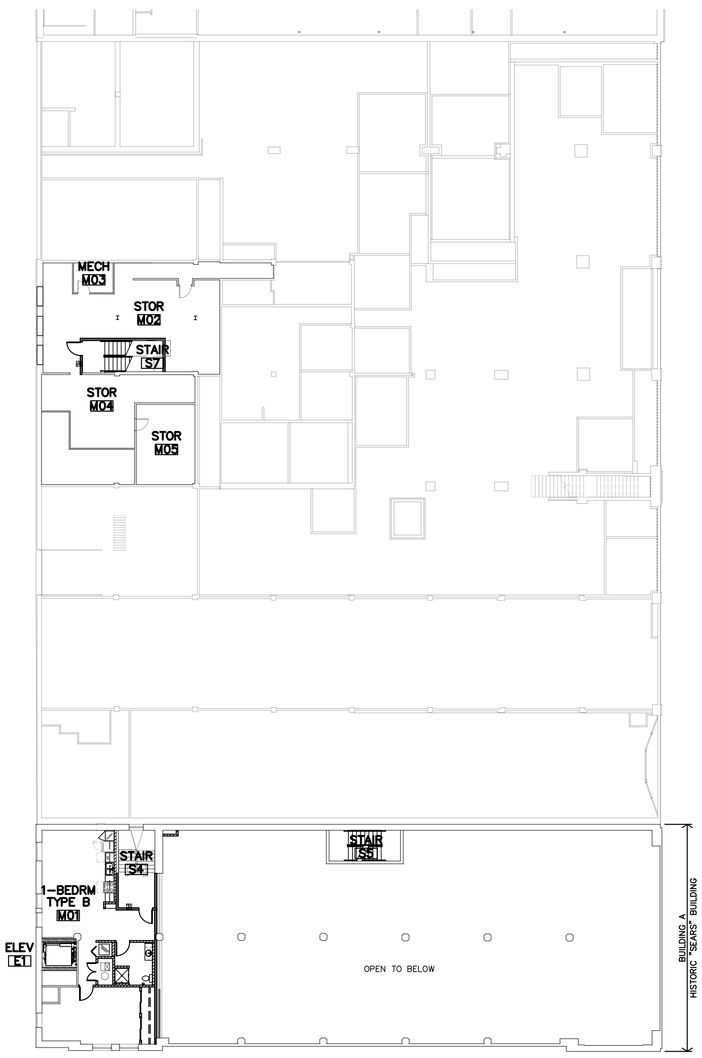
COPYRIGHTED ©



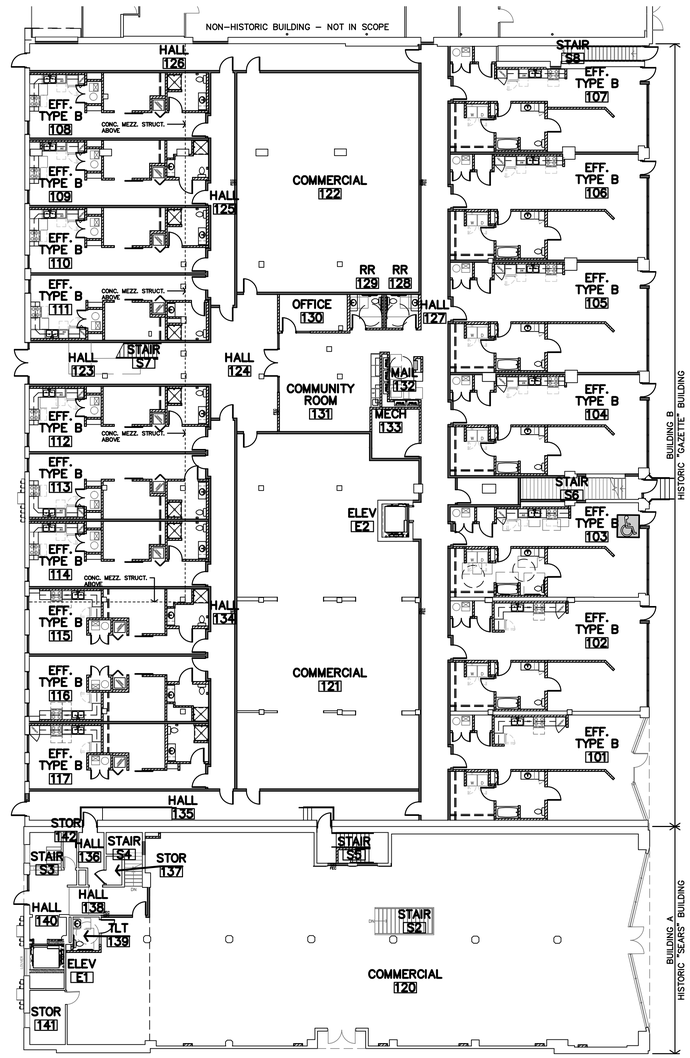
E BUILDING A THIRD FLOOR PLAN
1/16"=1'-0"



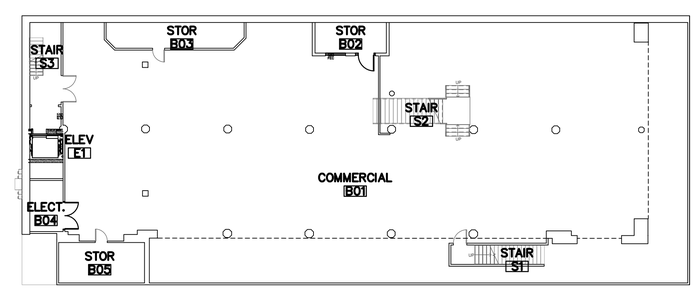
D BUILDING A & B SECOND FLOOR PLAN
1/16"=1'-0"



C BUILDING A & B MEZZANINE PLAN
1/16"=1'-0"



B BUILDING A & B FIRST FLOOR PLAN
1/16"=1'-0"



A BUILDING A BASEMENT FLOOR PLAN
1/16"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A2.0

COPYRIGHTED©

HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

A. TYPES OF FLOORING & LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES & PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS & SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY & ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH & REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE & ALL WOOD TRIM WORK ON WALLS & AT DOORS & WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS & CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, & REPAIR TO MATCH EXIST. TEXTURE & PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIM WORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) & DUCTWORK SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED & PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT & REPAINT/SEAL.

SPECIFIC NOTES (LABELED AS *1–*4 ON PLAN)

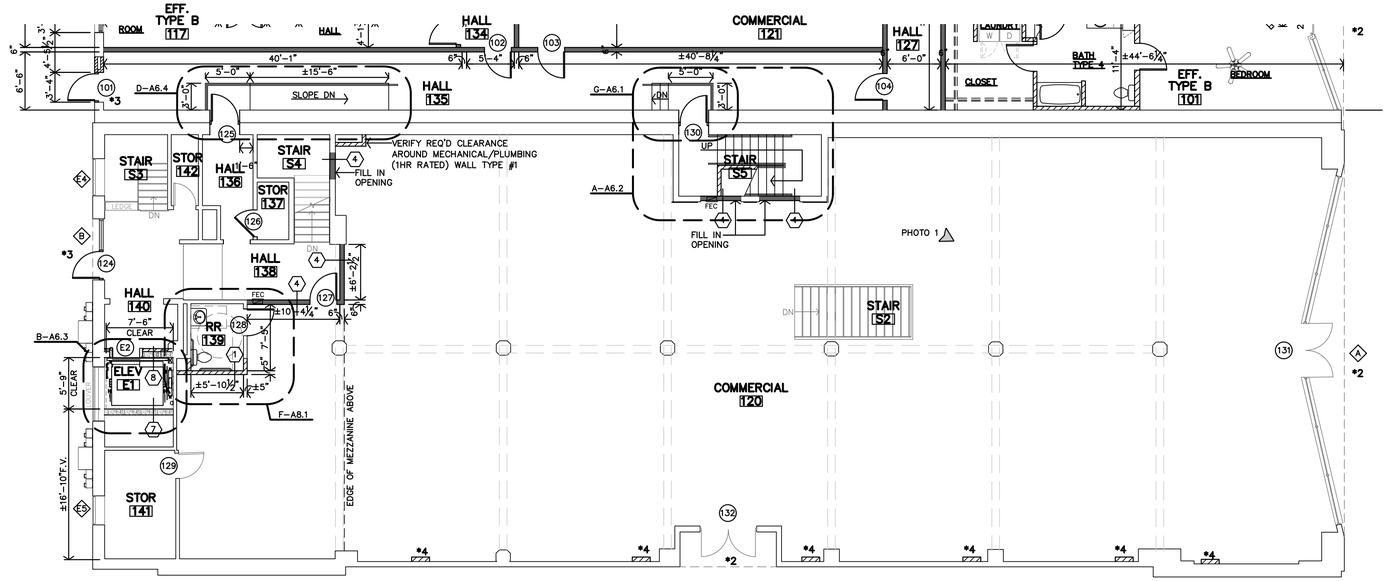
1. EXISTING INTERIOR WOOD DOORS & FRAMES TO REMAIN: REPAIR & RESTORE, REPLACE HARDWARE WITH NEW & REPAINT DOORS/FRAMES.
2. EXISTING EXTERIOR ALUM. STOREFRONT & H.M. DOORS/FRAMES TO REMAIN. REPAIR & RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
3. NON-ACCESSIBLE BUILDING ENTRANCES SHALL PROVIDE DIRECTIONAL SIGNAGE WITH INFORMATION ABOUT THE NEAREST ACCESSIBLE BUILDING ENTRANCE.
4. 2x6 PLUMBING FUR-OUT WALL. REF. MEP FOR LOCATIONS AND ROUTING. 18" LENGTH MAX.

PLAN NOTES

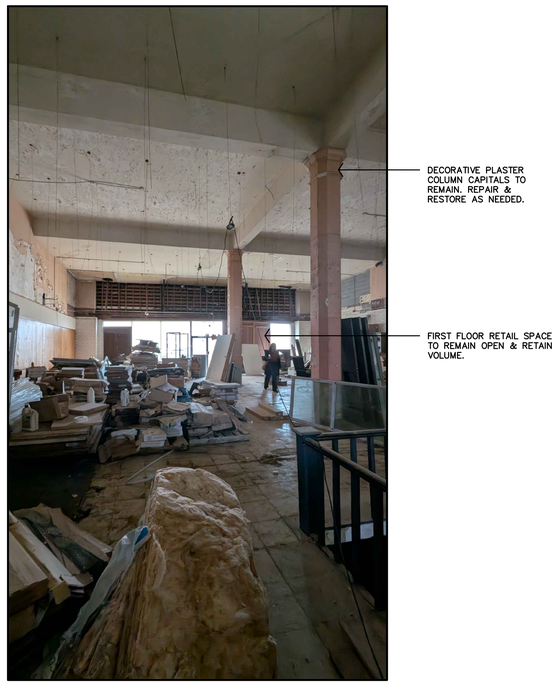
1. REF SHEET A2 FOR UNIT GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX & STANDARD DETAILS.
2. AT UNITS THAT STACK – WALL LAYOUTS MUST BE COORDINATED W/ EXISTING FRAMING & PROPOSED PLUMBING; SEWER & VENT PIPING & FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE W/ EXISTING FRAMING & COORDINATED WITH ARCHITECT.

UNIT KEY NOTES

(A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
(B) PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
(C) 12" DEEP PLASTIC COATED WIRE SHELVES W/ ADJUSTABLE BRACKETS (5 TOTAL)



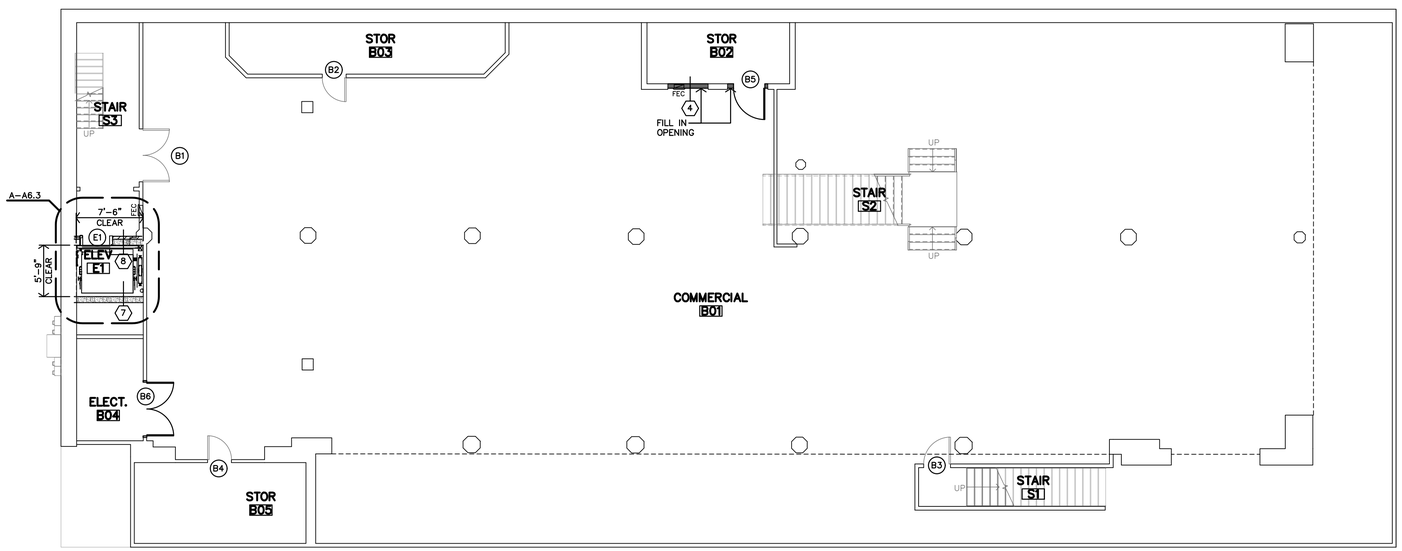
B BUILDING A
FIRST FLOOR PLAN
1/8"=1'-0"



DECORATIVE PLASTER COLUMN CAPITALS TO REMAIN. REPAIR & RESTORE AS NEEDED.

FIRST FLOOR RETAIL SPACE TO REMAIN OPEN & RETAIN VOLUME.

1 PHOTOGRAPH
NO SCALE



A BUILDING A
BASEMENT FLOOR PLAN
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

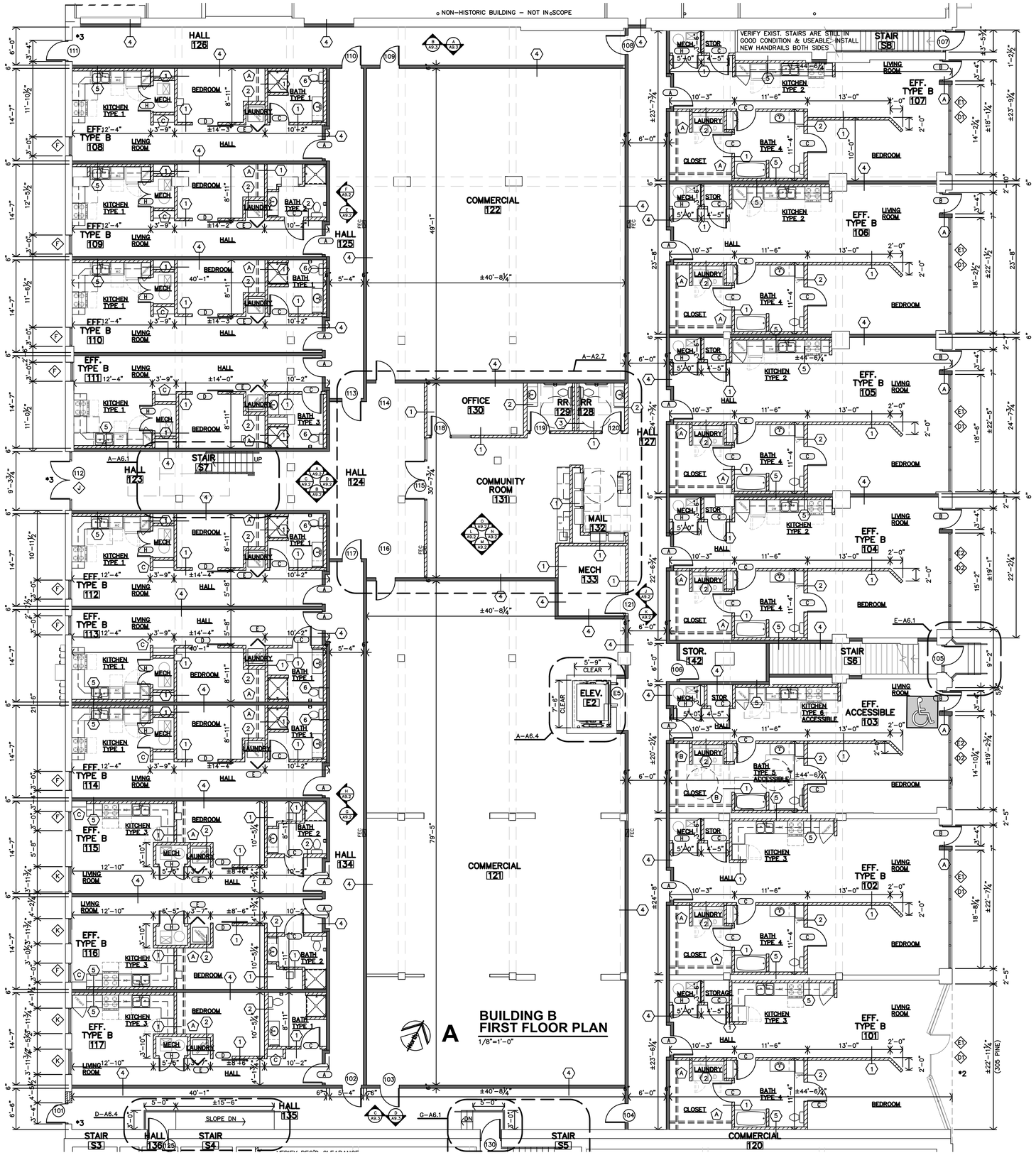
LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER BRIAN GILLAM 15-32901 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	

A2.1

COPYRIGHTED ©



PLAN NOTES

1. REF SHEET A2 FOR UNIT GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX & STANDARD DETAILS.
2. AT UNITS THAT STACK – WALL LAYOUTS MUST BE COORDINATED W/ EXISTING FRAMING & PROPOSED PLUMBING; SEWER & VENT PIPING & FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE W/ EXISTING FRAMING & COORDINATED WITH ARCHITECT.

UNIT KEY NOTES

- (A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
- (B) PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
- (C) 12" DEEP PLASTIC COATED WIRE SHELVES W/ ADJUSTABLE BRACKETS (5 TOTAL)

HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

A. TYPES OF FLOORING & LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES & PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS & SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY & ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH & REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE & ALL WOOD TRIM WORK ON WALLS & AT DOORS & WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS & CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, & REPAIR TO MATCH EXIST. TEXTURE & PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIM WORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) & DUCTWORK SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED & PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT & REPAINT/SEAL.

SPECIFIC NOTES (LABELED AS *1–*4 ON PLAN)

1. EXISTING INTERIOR WOOD DOORS & FRAMES TO REMAIN: REPAIR & RESTORE, REPLACE HARDWARE WITH NEW & REPAINT DOORS/FRAMES.
2. EXISTING EXTERIOR ALUM. STOREFRONT & H.M. DOORS/FRAMES TO REMAIN. REPAIR & RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
3. NON-ACCESSIBLE BUILDING ENTRANCES SHALL PROVIDE DIRECTIONAL SIGNAGE WITH INFORMATION ABOUT THE NEAREST ACCESSIBLE BUILDING ENTRANCE.
4. 2x6 PLUMBING FUR-OUT WALL. REF. MEP FOR LOCATIONS AND ROUTING. 18" LENGTH MAX.

A BUILDING B FIRST FLOOR PLAN
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER BLAKE HOLLOWAY 32901 STATE OF TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

A2.2

COPYRIGHTED©

PLAN NOTES

1. REF SHEET A2 FOR UNIT GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX & STANDARD DETAILS.
2. AT UNITS THAT STACK – WALL LAYOUTS MUST BE COORDINATED W/ EXISTING FRAMING & PROPOSED PLUMBING; SEWER & VENT PIPING & FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE W/ EXISTING FRAMING & COORDINATED WITH ARCHITECT.

UNIT KEY NOTES

- (A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
- (B) PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
- (C) 12" DEEP PLASTIC COATED WIRE SHELVES W/ ADJUSTABLE BRACKETS (5 TOTAL)

HISTORIC RESTORATION & REHAB NOTES

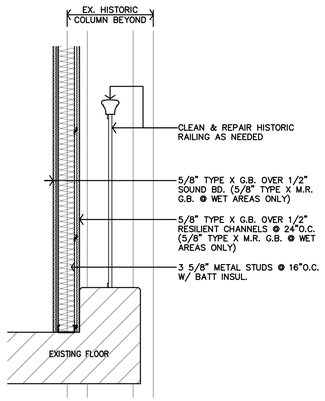
GENERAL NOTES

A. TYPES OF FLOORING & LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES & PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS & SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY & ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH & REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE & ALL WOOD TRIM WORK ON WALLS & AT DOORS & WNDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS & CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, & REPAIR TO MATCH EXIST. TEXTURE & PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIM WORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) & DUCTWORK SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED & PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT & REPAINT/SEAL.

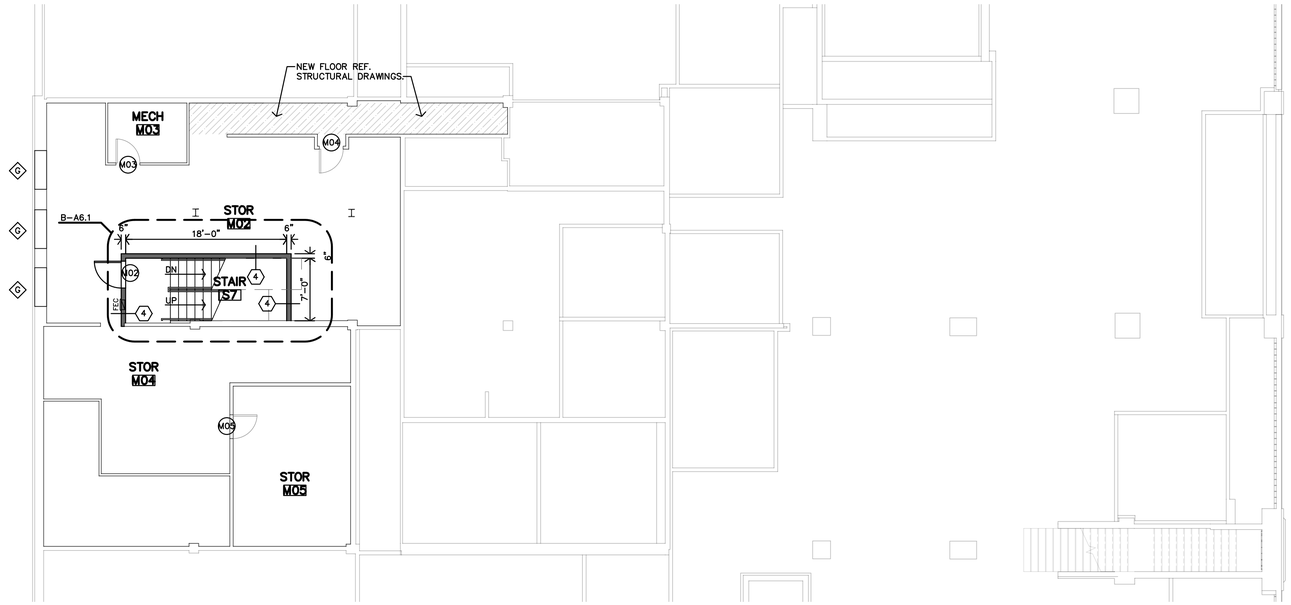
SPECIFIC NOTES (LABELED AS *1–*4 ON PLAN)

1. EXISTING INTERIOR WOOD DOORS & FRAMES TO REMAIN: REPAIR & RESTORE, REPLACE HARDWARE WITH NEW & REPAINT DOORS/FRAMES.
2. EXISTING EXTERIOR ALUM. STOREFRONT & H.M. DOORS/FRAMES TO REMAIN. REPAIR & RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOR SYSTEM WITH OWNER.
3. NON-ACCESSIBLE BUILDING ENTRANCES SHALL PROVIDE DIRECTIONAL SIGNAGE WITH INFORMATION ABOUT THE NEAREST ACCESSIBLE BUILDING ENTRANCE.
4. 2x6 PLUMBING FUR-OUT WALL. REF. MEP FOR LOCATIONS AND ROUTING. 18" LENGTH MAX.

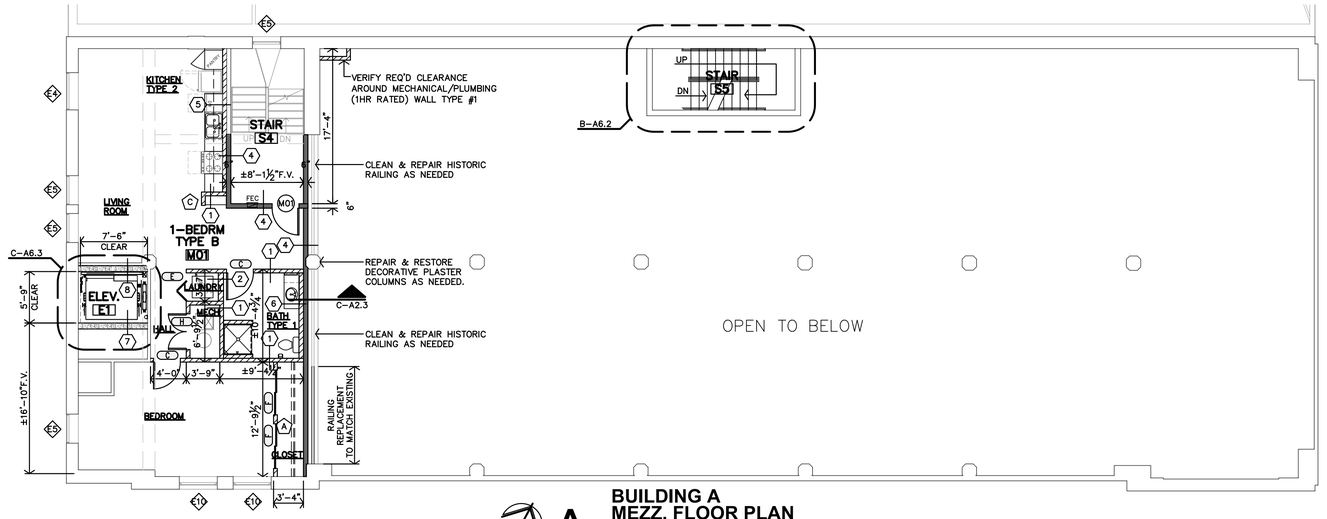




C MEZZ. RAILING DETAIL
3/4"=1'-0"



B BUILDING B MEZZ. FLOOR PLAN
3/32"=1'-0"



A BUILDING A MEZZ. FLOOR PLAN
3/32"=1'-0"

JonesGillamRenz
730 N. Ninth, Salina, KS 67401
1881 Main Street, Suite 301, Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT — STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A2.3

COPYRIGHTED©

PLAN NOTES

1. REF SHEET A2 FOR UNIT GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX & STANDARD DETAILS.
2. AT UNITS THAT STACK – WALL LAYOUTS MUST BE COORDINATED W/ EXISTING FRAMING & PROPOSED PLUMBING, SEWER & VENT PIPING & FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE W/ EXISTING FRAMING & COORDINATED WITH ARCHITECT.

UNIT KEY NOTES

- (A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
- (B) PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
- (C) 12" DEEP PLASTIC COATED WIRE SHELVES W/ ADJUSTABLE BRACKETS (5 TOTAL)

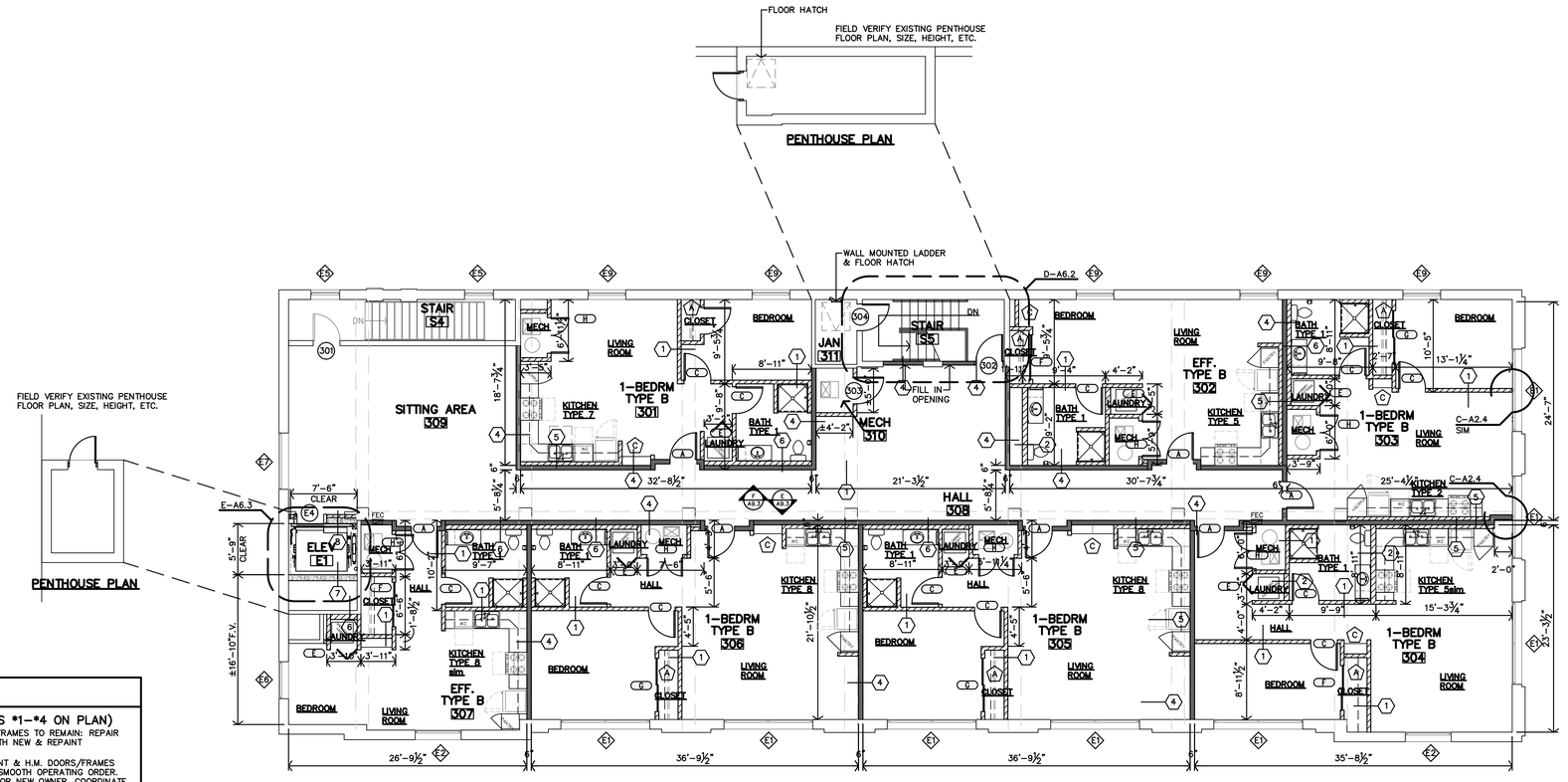
HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

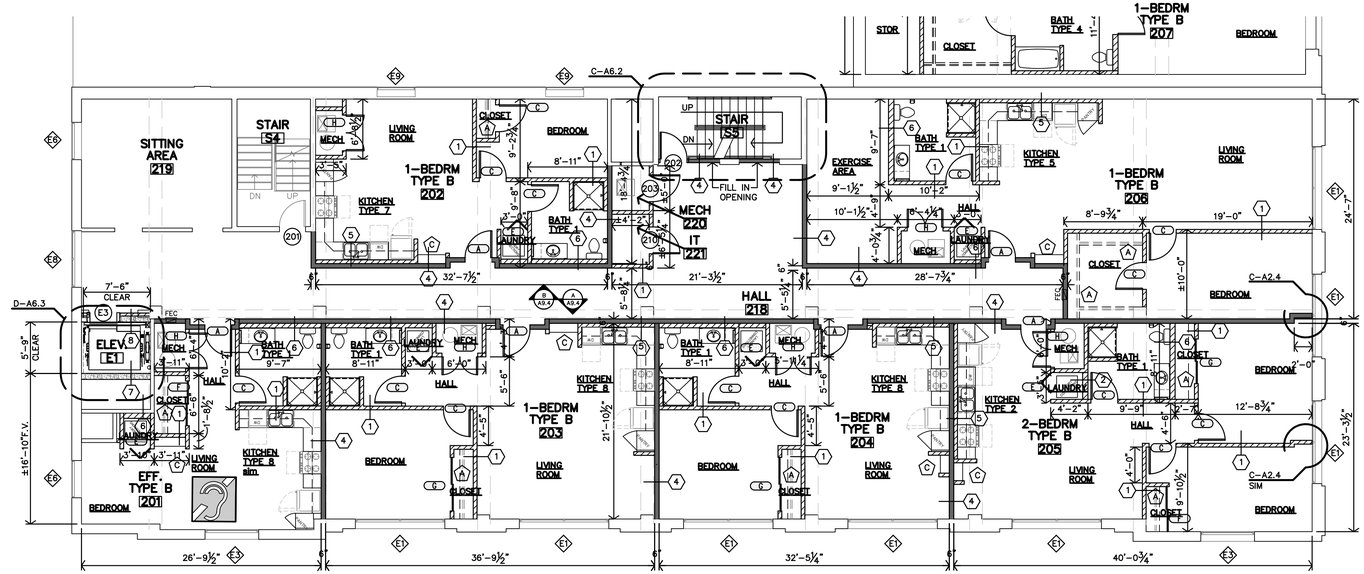
A. TYPES OF FLOORING & LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES & PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS & SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY & ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH & REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE & ALL WOOD TRIM WORK ON WALLS & AT DOORS & WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS & CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, & REPAIR TO MATCH EXIST. TEXTURE & PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIM WORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) & DUCTWORK SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED & PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT & REPAINT/SEAL.

SPECIFIC NOTES (LABELED AS *1–*4 ON PLAN)

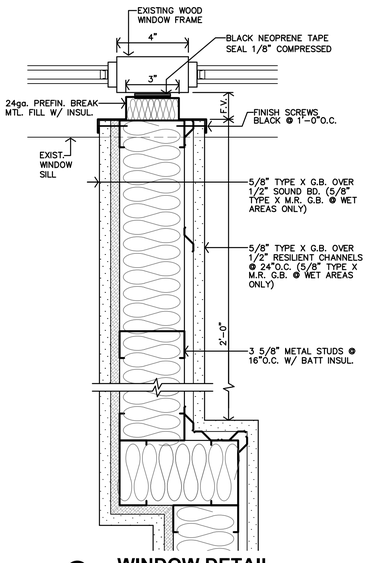
1. EXISTING INTERIOR WOOD DOORS & FRAMES TO REMAIN: REPAIR & RESTORE, REPLACE HARDWARE WITH NEW & REPAINT DOORS/FRAMES.
2. EXISTING EXTERIOR ALUM. STOREFRONT & H.M. DOORS/FRAMES TO REMAIN. REPAIR & RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
3. NON-ACCESSIBLE BUILDING ENTRANCES SHALL PROVIDE DIRECTIONAL SIGNAGE WITH INFORMATION ABOUT THE NEAREST ACCESSIBLE BUILDING ENTRANCE.
4. 2x6 PLUMBING FUR-OUT WALL. REF. MEP FOR LOCATIONS AND ROUTING. 18" LENGTH MAX.



B **BUILDING A THIRD FLOOR PLAN**
1/8"=1'-0"



A **BUILDING A SECOND FLOOR PLAN**
3/32"=1'-0"



C **WINDOW DETAIL**
3"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

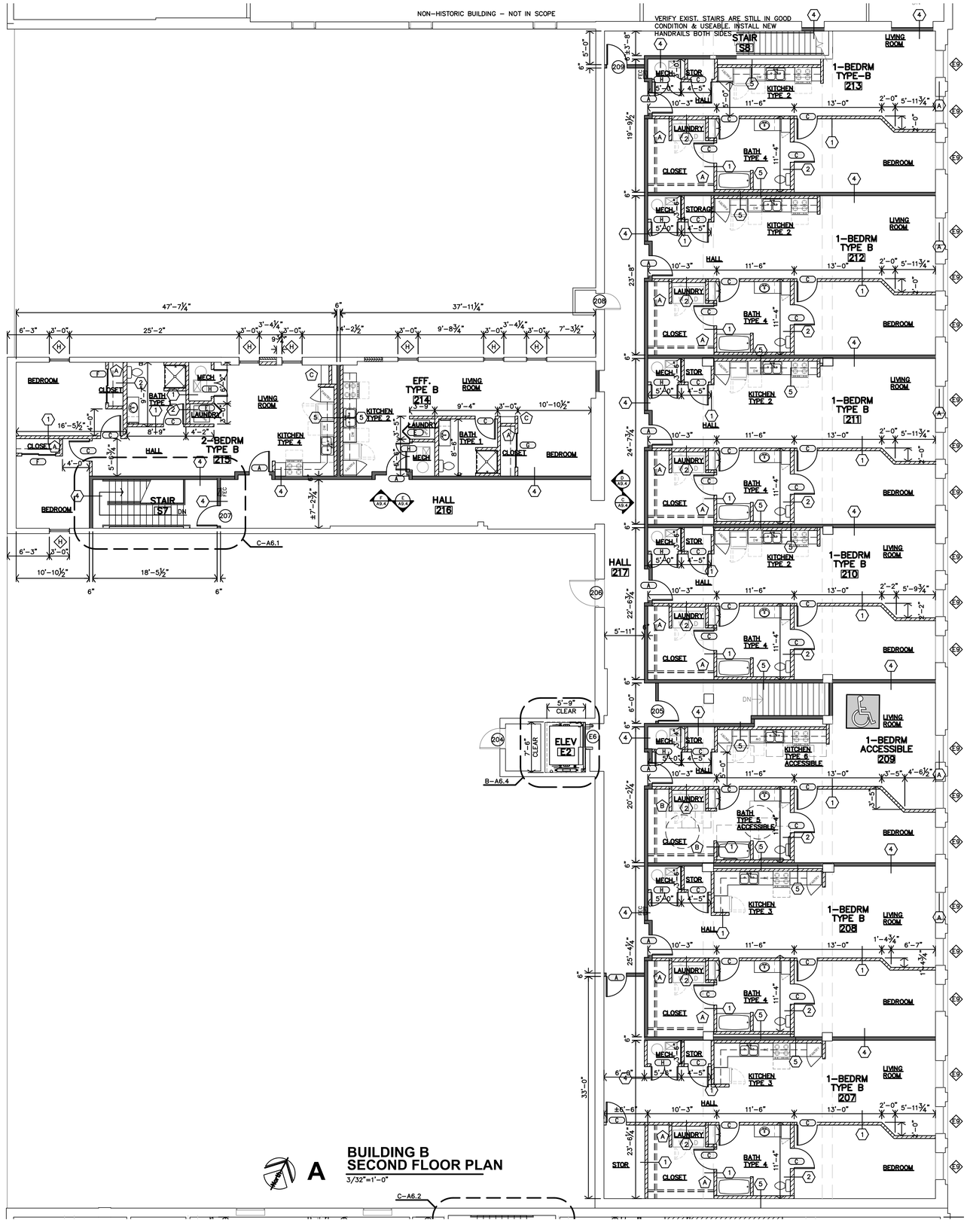
TEXARKANA, TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A2.4

COPYRIGHTED ©



BUILDING B SECOND FLOOR PLAN

3/32"=1'-0"

PLAN NOTES

1. REF SHEET A2 FOR UNIT GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX & STANDARD DETAILS.
2. AT UNITS THAT STACK – WALL LAYOUTS MUST BE COORDINATED W/ EXISTING FRAMING & PROPOSED PLUMBING; SEWER & VENT PIPING & FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE W/ EXISTING FRAMING & COORDINATED WITH ARCHITECT.

UNIT KEY NOTES

- (A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF
- (B) PLASTIC COATED WIRE SHELF & ROD @ 47"O.C. AFF (ACCESSIBLE UNITS)
- (C) 12" DEEP PLASTIC COATED WIRE SHELVES W/ ADJUSTABLE BRACKETS (5 TOTAL)

HISTORIC RESTORATION & REHAB NOTES

GENERAL NOTES

A. TYPES OF FLOORING & LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES & PATTERNS.
B. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS & SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
C. REMOVE ANY & ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH & REPAIR AS NEEDED. PAINT
D. EXIST. WOOD BASE & ALL WOOD TRIM WORK ON WALLS & AT DOORS & WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXIST. PAINT
E. AT EXIST. PLASTER WALLS & CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, & REPAIR TO MATCH EXIST. TEXTURE & PREP FOR PAINT.
G. PAINT CEILING BEAMS, MOLDING, TRIM WORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, ETC. TO MATCH PLASTER CEILING.
H. ALL PLUMBING, PIPING (EXCEPT SPRINKLER) & DUCTWORK SHALL BE CONCEALED IN PAINTED G.B. SOFFITS.
I. EXISTING PAINTED CONCRETE FLOORS SHALL BE RETAINED, REPAIRED & PATCHED AS NEEDED. REMOVE EXISTING PAINT/SEALANT & REPAINT/SEAL.

SPECIFIC NOTES (LABELED AS *1–*4 ON PLAN)

1. EXISTING INTERIOR WOOD DOORS & FRAMES TO REMAIN: REPAIR & RESTORE, REPLACE HARDWARE WITH NEW & REPAINT DOORS/FRAMES.
2. EXISTING EXTERIOR ALUM. STOREFRONT & H.M. DOORS/FRAMES TO REMAIN. REPAIR & RESTORE TO SMOOTH OPERATING ORDER. REPLACE DOORS TO BE RE-KEYED FOR NEW OWNER. COORDINATE NEW KEY FOB SYSTEM WITH OWNER.
3. NON-ACCESSIBLE BUILDING ENTRANCES SHALL PROVIDE DIRECTIONAL SIGNAGE WITH INFORMATION ABOUT THE NEAREST ACCESSIBLE BUILDING ENTRANCE.
4. 2x6 PLUMBING FUR-OUT WALL. REF. MEP FOR LOCATIONS AND ROUTING. 18" LENGTH MAX.

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

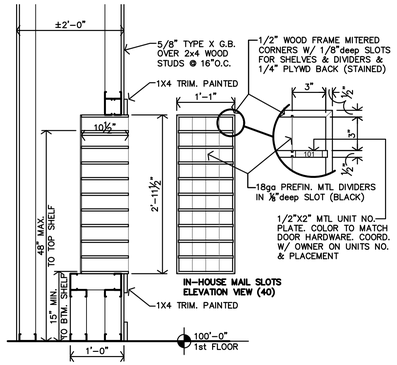
TEXARKANA, TEXAS

REVISION:

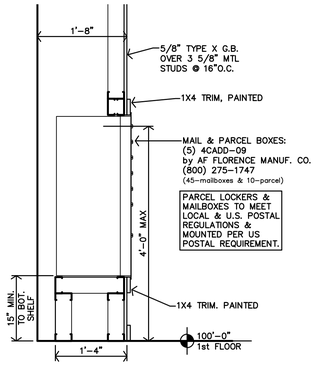
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A2.5

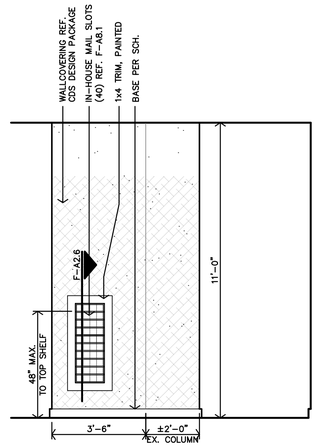
COPYRIGHTED ©



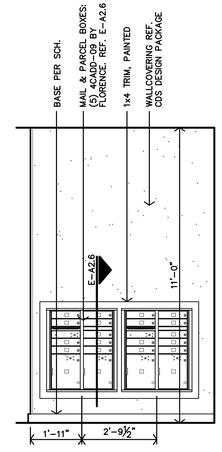
F **IN-HOUSE MAIL SLOTS SECTION**
3/4"=1'-0"



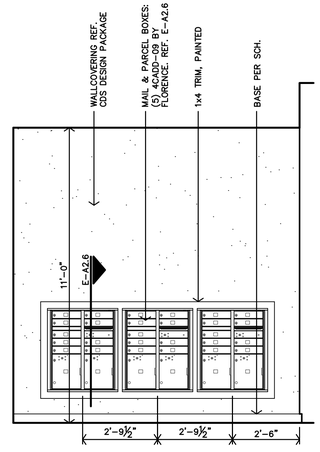
E **WALL SECTION @ MAIL CENTER**
3/4"=1'-0"



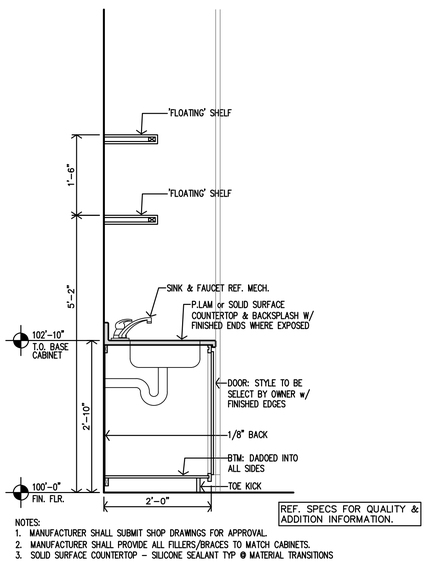
D **MAIL CENTER #132 INTERIOR ELEVATION**
3/8"=1'-0"



C **MAIL CENTER #132 INTERIOR ELEVATION**
3/8"=1'-0"

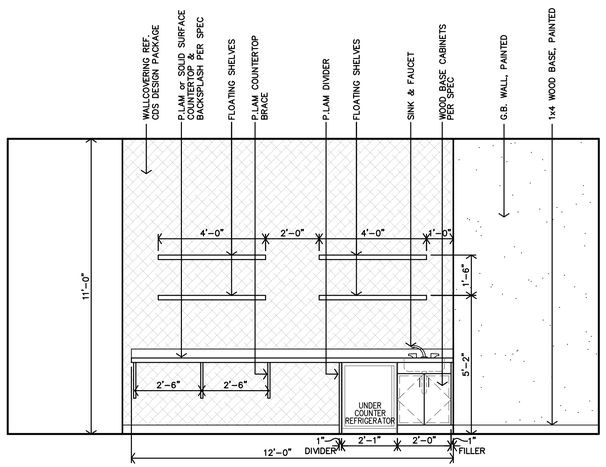


B **MAIL CENTER #132 INTERIOR ELEVATION**
3/8"=1'-0"

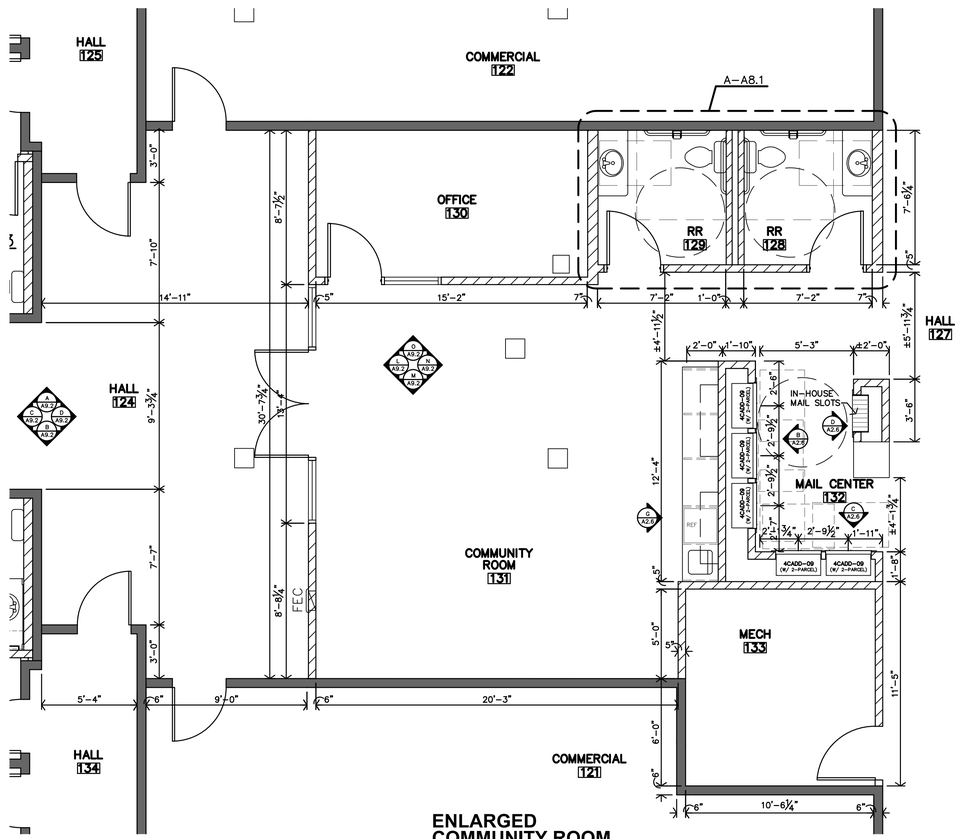


H **COMMUNITY ROOM #131 CASEWORK SECTION**
3/4"=1'-0"

REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT, CONTRACTOR TO REVIEW & PROVIDE ALL FINISHES, MATERIALS, & PRODUCTS AS SPECIFIED.



G **COMMUNITY ROOM #131 CASEWORK ELEVATION**
3/8"=1'-0"



A **ENLARGED COMMUNITY ROOM FLOOR PLAN**
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

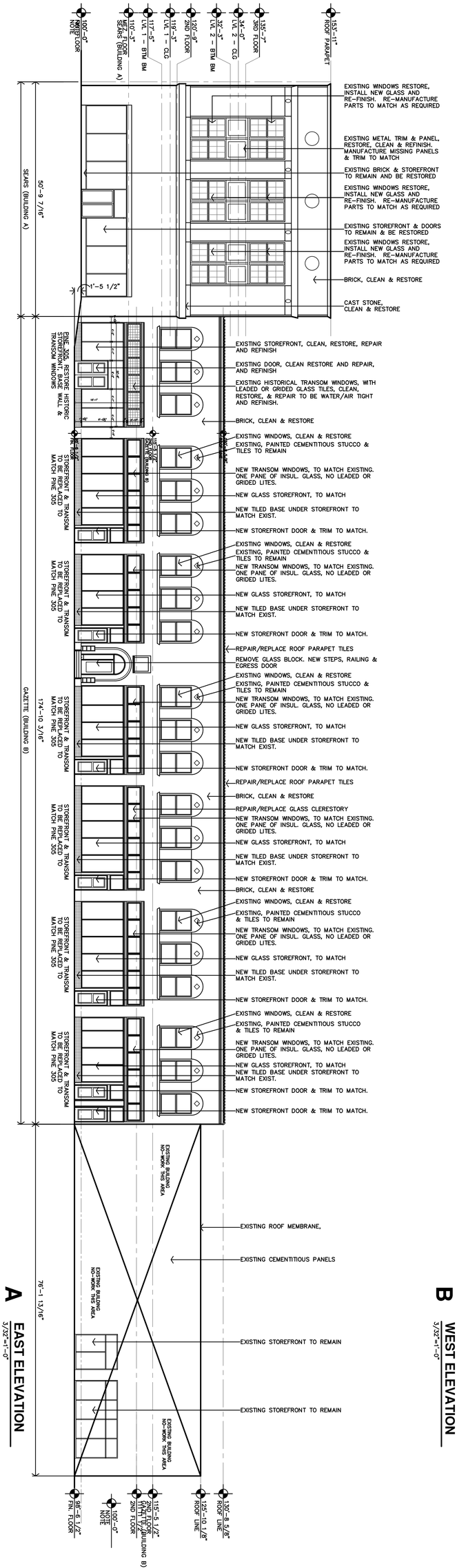
301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 27907 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A2.6

COPYRIGHTED ©



A3.1

DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	

REVISION:

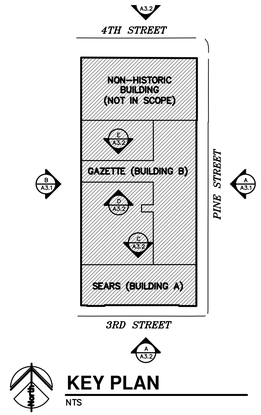
REGISTERED ARCHITECT STATE OF TEXAS

LANDMARK ON PINE

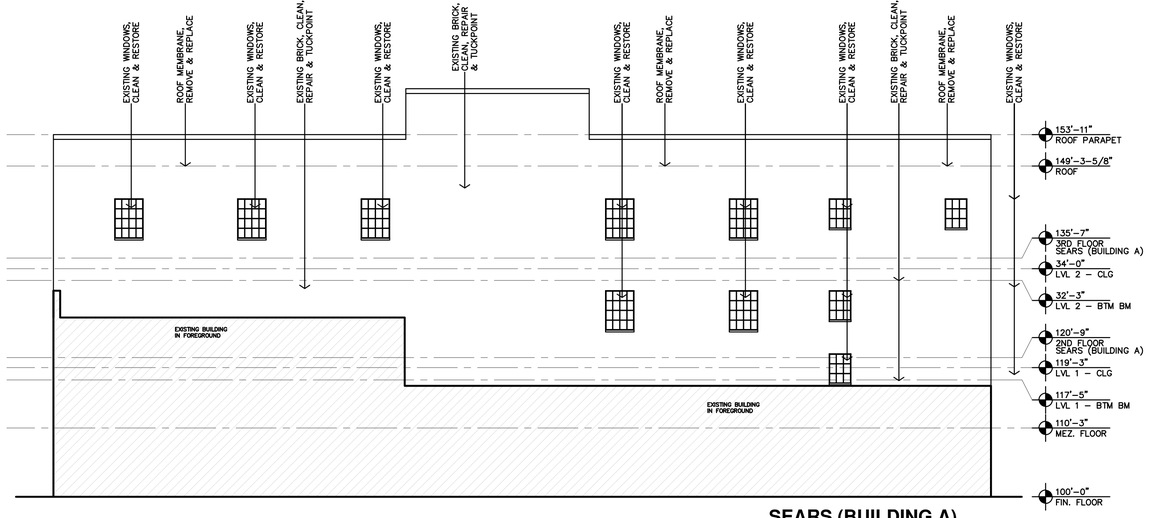
TEXARKANA, **301. PINE ST.** **TEXAS**

JonesGillamRenz
730 N. Ninth, Salina, KS 67401, 785.827.0386
1881 Main Street, Suite 301, Kansas City, MO 64108
jgr@jgrarchitects.com

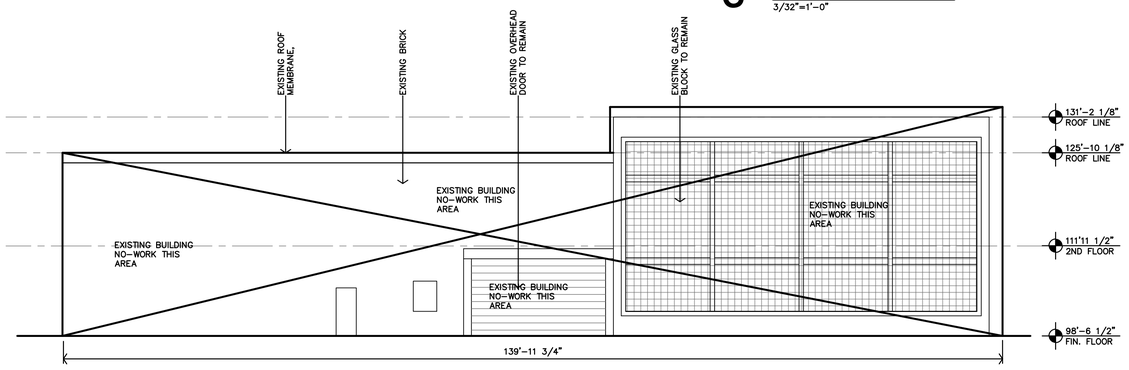
COPYRIGHTED ©



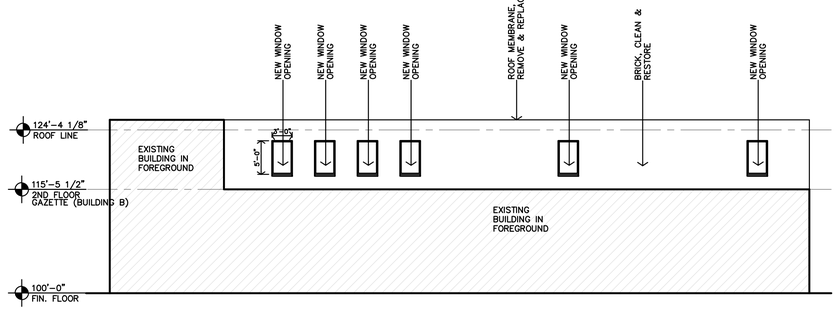
KEY PLAN
NTS



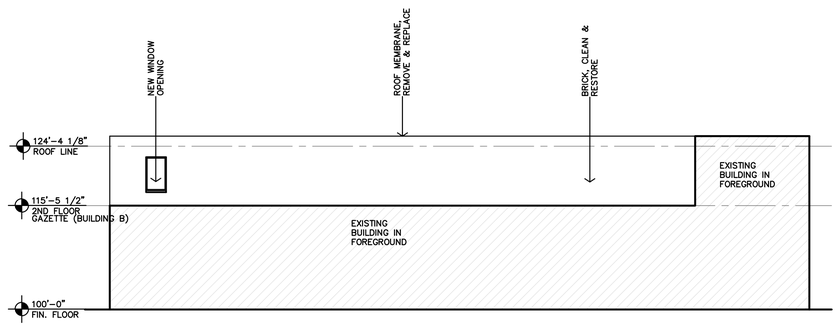
C SEARS (BUILDING A) NORTH ELEVATION
3/32"=1'-0"



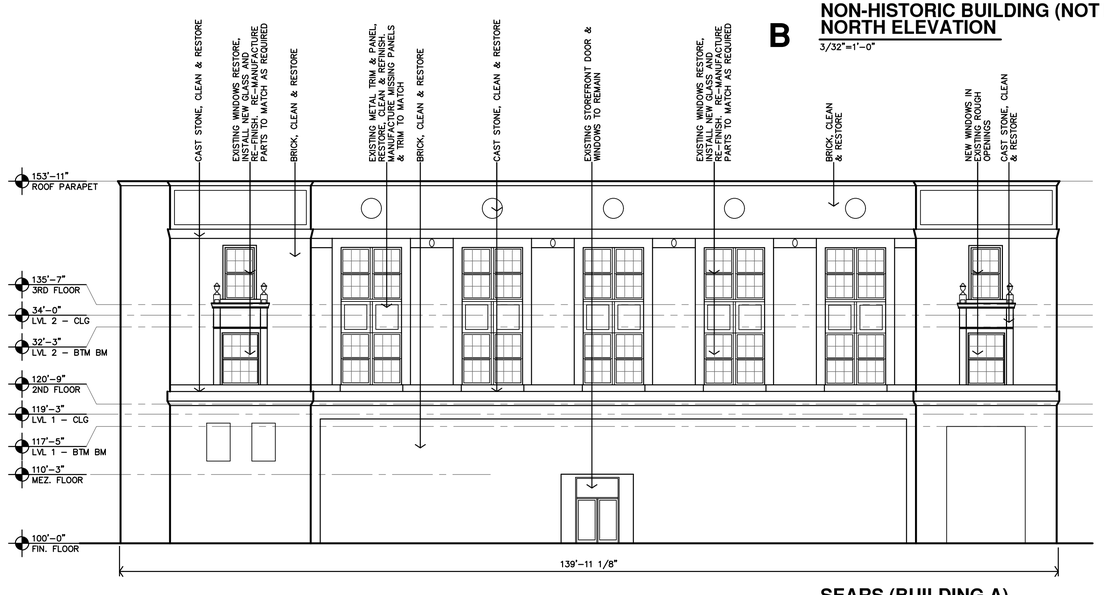
B NON-HISTORIC BUILDING (NOT IN SCOPE) NORTH ELEVATION
3/32"=1'-0"



E SOUTH ELEVATION - 2ND FLOOR GAZETTE (BUILDING B)
3/32"=1'-0"



D NORTH ELEVATION - 2ND FLOOR GAZETTE (BUILDING B)
3/32"=1'-0"



A SEARS (BUILDING A) SOUTH ELEVATION
3/32"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM
16
12901
STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	

A3.2

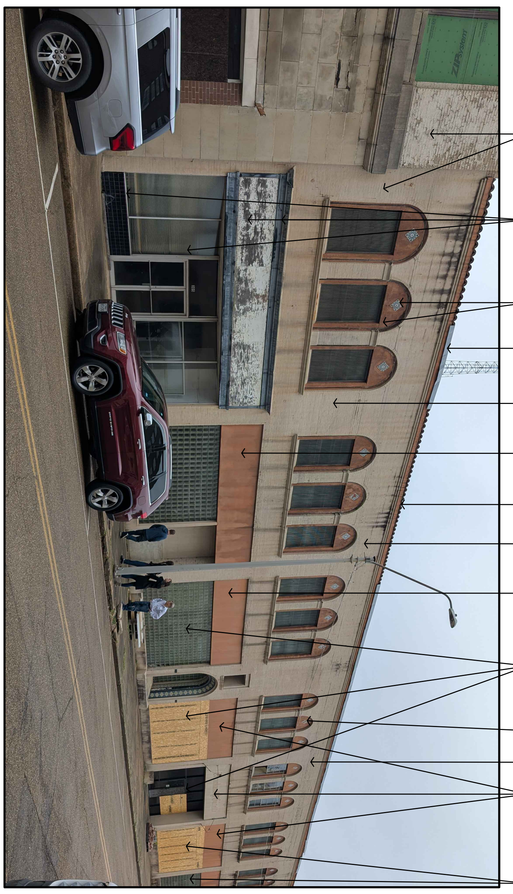
COPYRIGHTED ©

C GAZETTE (BUILDING B) EXISTING EAST PHOTO
NTS



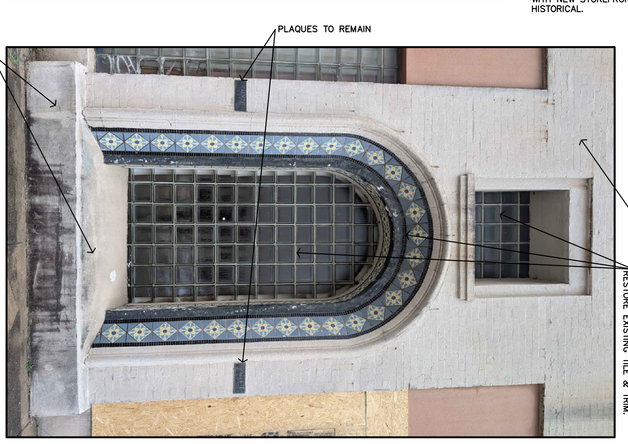
- ONE EXISTING HISTORIC STOREFRONT, TRANSOM, TRIM & TILE BASE, TO BE RESTORED. REMOVE PLYWOOD PANELS TO REVEAL HISTORIC MULTI-LIGHT TRANSOMS. WITH LEADED GLASS TILES. CLEAN, REPAIR AND REPLACE PARTS TO MATCH, AS NEEDED, & PAINT
- REMOVE FLASHING, CLEAN, REPOINT AND RESTORE CLAY TILE ROOF EDGE
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- EXISTING WINDOWS TO BE RESTORED, REMOVE METAL SCREENS.
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE TRANSOM FRAMING & STUCCO, REPLACE WITH NEW TRANSOM WINDOWS TO MATCH HISTORICAL, WITH 5-6 TRANSOM WINDOWS EACH WITH ONE PANE OF GLASS, NOT LEADED OR TILED PANES.
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE FLASHING, CLEAN, REPOINT AND RESTORE CLAY TILE ROOF EDGE
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.
- REMOVE TRANSOM FRAMING & STUCCO, REPLACE WITH NEW TRANSOM WINDOWS TO MATCH HISTORICAL, WITH 5-6 TRANSOM WINDOWS EACH WITH ONE PANE OF GLASS, NOT LEADED OR TILED PANES.
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE TRANSOM FRAMING & STUCCO, REPLACE WITH NEW TRANSOM WINDOWS TO MATCH HISTORICAL, WITH 5-6 TRANSOM WINDOWS EACH WITH ONE PANE OF GLASS, NOT LEADED OR TILED PANES.
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.

B GAZETTE (BUILDING B) EXISTING EAST PHOTO
NTS



- CLEAN AND REPOINT EXISTING TONE & BRICK MASONRY AS NEEDED, & PAINT
- ONE EXISTING HISTORIC STOREFRONT, TRANSOM, TRIM & TILE BASE, TO BE RESTORED. REMOVE PLYWOOD PANELS TO REVEAL HISTORIC MULTI-LIGHT TRANSOMS. WITH LEADED GLASS TILES. CLEAN, REPAIR AND REPLACE PARTS TO MATCH, AS NEEDED, & PAINT
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- REMOVE FLASHING, CLEAN, REPOINT AND RESTORE CLAY TILE ROOF EDGE
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- RESTORE EXISTING HISTORIC WOOD TRANSOM FRAMES ONLY. REMOVE FRAMING & STUCCO PANELS TO REVEAL HISTORIC WOOD TRANSOM WDNOWS. REPLACE GLASS, WITH ONE PANE PER WOOD FRAME, NO LEADED OR GLASS TILES, REF ELEV. & DTLS
- REMOVE FLASHING, CLEAN, REPOINT AND RESTORE CLAY TILE ROOF EDGE
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE TRANSOM FRAMING & STUCCO, REPLACE WITH NEW TRANSOM WINDOWS TO MATCH HISTORICAL, WITH 5-6 TRANSOM WINDOWS EACH WITH ONE PANE OF GLASS, NOT LEADED OR TILED PANES.
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE TRANSOM FRAMING & STUCCO, REPLACE WITH NEW TRANSOM WINDOWS TO MATCH HISTORICAL, WITH 5-6 TRANSOM WINDOWS EACH WITH ONE PANE OF GLASS, NOT LEADED OR TILED PANES.
- REMOVE GLASS BLK, FRAMING, PLYWOOD & STOREFRONT. REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL.

A GAZETTE (BUILDING B) EXISTING EAST PHOTO
NTS



- PLAQUES TO REMAIN
- REMOVE CONCRETE/EXIST. PREP FOR NEW STOREFRONT, AND RESTORE EXISTING TILE & TRIM.
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- REMOVE GLASS BLK, REPLACE WITH NEW STOREFRONT TO MATCH HISTORICAL. RESTORE EXISTING TILE & TRIM.

F GAZETTE (BUILDING B) EXISTING WEST PHOTO
NTS



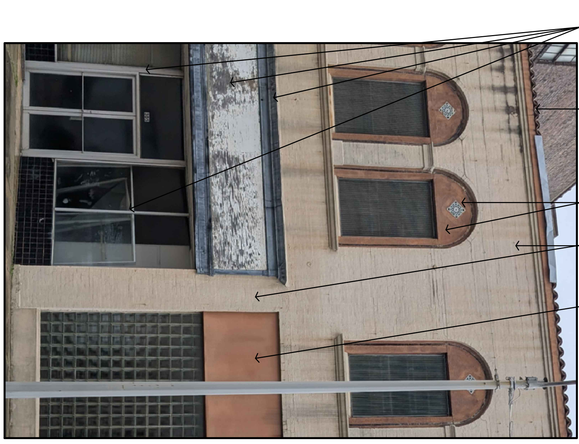
- REMOVE ALL GUTTERS & DOWNSPOUTS. REPLACE WITH NEW, COORD WITH NEW ROOFING
- REMOVE ALL UTILITES, LIGHTS, WIRING, DUCTWORK, PIPING, ELEC. BOXES, ETC. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS SHOWN AND NEEDED
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, PREP & PAINT
- REMOVE ALL UTILITES, LIGHTS, WIRING, DUCTWORK, PIPING, ELEC. BOXES, ETC. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS SHOWN AND NEEDED
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, PREP & PAINT
- REMOVE ALL GUTTERS & DOWNSPOUTS. REPLACE WITH NEW, COORD WITH NEW ROOFING
- REMOVE ALL UTILITES, LIGHTS, WIRING, DUCTWORK, PIPING, ELEC. BOXES, ETC. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS SHOWN AND NEEDED

E GAZETTE (BUILDING B) EXISTING WEST PHOTO
NTS



- REMOVE ALL UTILITES, LIGHTS, WIRING, DUCTWORK, PIPING, ELEC. BOXES, ETC. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS SHOWN AND NEEDED
- REMOVE ALL GUTTERS & DOWNSPOUTS. REPLACE WITH NEW, COORD WITH NEW ROOFING
- REMOVE ALL UTILITES, LIGHTS, WIRING, DUCTWORK, PIPING, ELEC. BOXES, ETC. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS SHOWN AND NEEDED
- REMOVE ALL GUTTERS & DOWNSPOUTS. REPLACE WITH NEW, COORD WITH NEW ROOFING
- REMOVE ALL DUCTWORK & PIPING. CLEAN, INFILL, & REPAIR EXTERIOR WALLS AS NEEDED
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, PREP & PAINT

D GAZETTE (BUILDING B) EXISTING EAST PHOTO
NTS



- ONE EXISTING HISTORIC STOREFRONT, TRANSOM, TRIM & TILE BASE, TO BE RESTORED. REMOVE PLYWOOD PANELS TO REVEAL HISTORIC MULTI-LIGHT TRANSOMS. WITH LEADED GLASS TILES. CLEAN, REPAIR AND REPLACE PARTS TO MATCH, AS NEEDED, & PAINT
- REMOVE FLASHING, CLEAN, REPOINT AND RESTORE CLAY TILE ROOF EDGE
- EXISTING STUCCO, TRIM & MEDALION, PROTECT, CLEAN, RESTORE AND REFINSH
- CLEAN AND REPOINT EXISTING MASONRY AS NEEDED, & PAINT
- RESTORE EXISTING HISTORIC WOOD TRANSOM FRAMES ONLY. REMOVE FRAMING & STUCCO PANELS TO REVEAL HISTORIC WOOD TRANSOM WDNOWS. REPLACE GLASS, WITH ONE PANE PER WOOD FRAME, NO LEADED OR GLASS TILES, REF ELEV. & DTLS

A3.3

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

REVISION:

REGISTERED ARCHITECT — STATE OF TEXAS

LANDMARK ON PINE

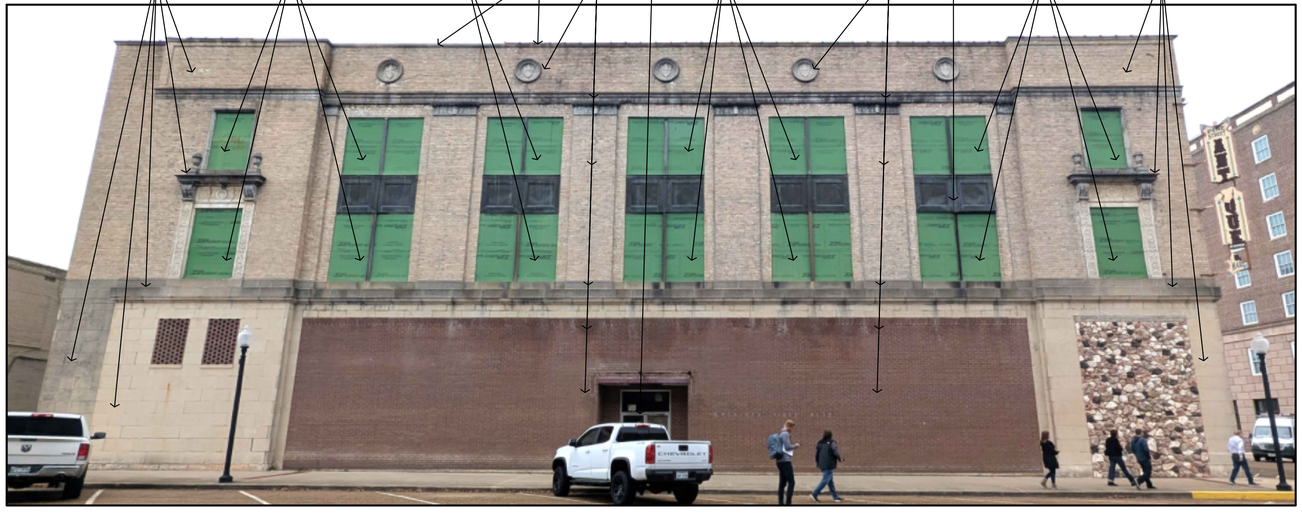
TEXARKANA, **301. PINE ST.** **TEXAS**

JGR JonesGillamRenz
730 N. Ninth, Salina, KS 67401, 785.827.0386
1881 Main Street, Suite 301, Kansas City, MO 64108
jgr@jgrarchitects.com

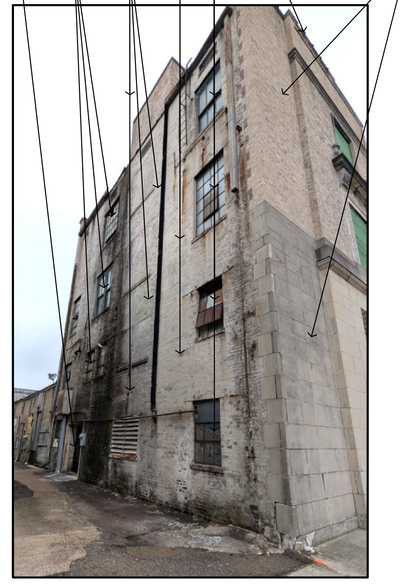
COPYRIGHTED ©



D SEARS (BUILDING A)
EXISTING NORTH PHOTO
NTS



C SEARS (BUILDING A)
EXISTING SOUTH PHOTO
NTS



B SEARS (BUILDING A)
EXISTING WEST PHOTO
NTS



A SEARS (BUILDING A)
EXISTING EAST PHOTO
NTS

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

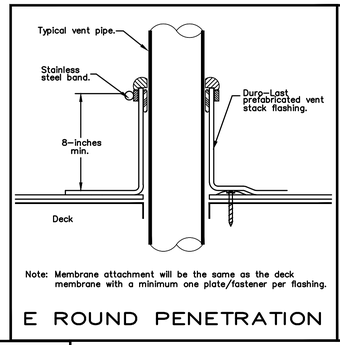
TEXARKANA, TEXAS

REVISION:

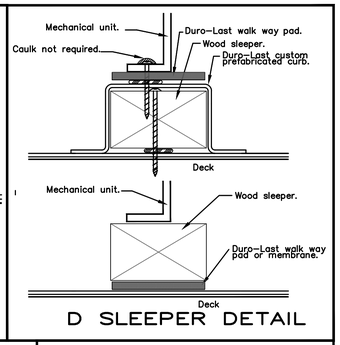
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A3.4

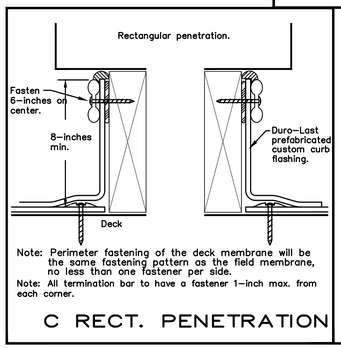
COPYRIGHTED ©



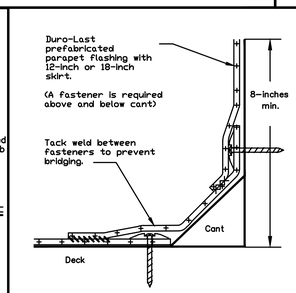
E ROUND PENETRATION



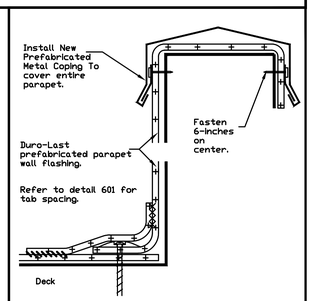
D SLEEPER DETAIL



C RECT. PENETRATION



B PARAPET CANT



A PARAPET WALL

MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

B MANUFACTURES DETAILS

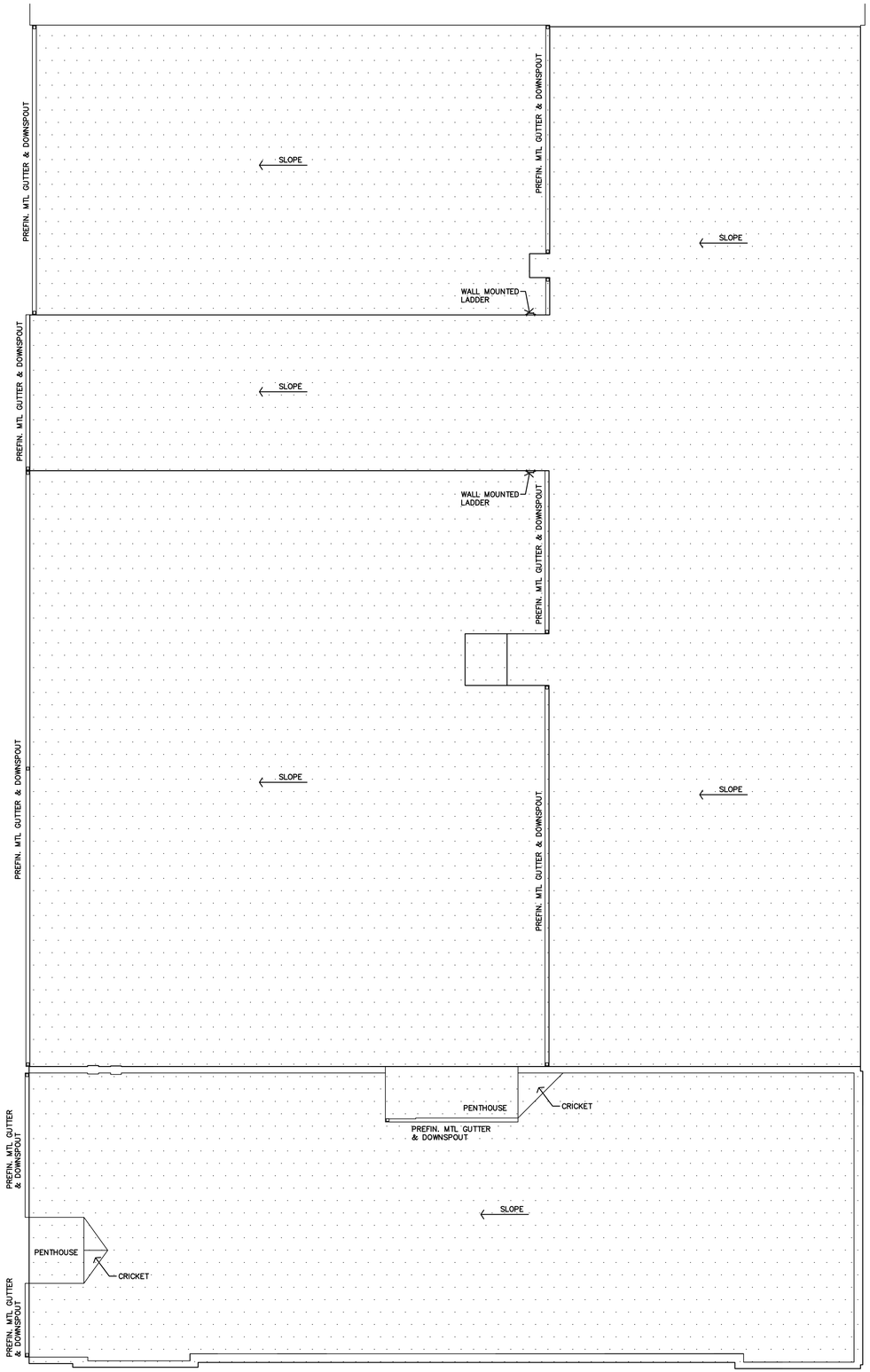
NO SCALE

GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY TO SPECIFICATIONS, MANUFACTURER'S DETAILS & RECOMENDATIONS & THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL".
3. CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
4. CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
5. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
6. DIMENSIONS ON ROOF PLAN REFLECT DIMENSIONS PARALLEL WITH FLOOR PLANE. ACTUAL ROOF AREA IS LARGER DUE TO ROOF SLOPE.
7. ALL METAL MATERIALS (I.E. FLASHINGS, ETC...) SHALL BE .0217" (26 GA.) THICK PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
8. EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

LEGEND

1	REMOVE EXISTING ROOFING ASSEMBLY, COVER BOARDS, INSULATION, RELATED ITEMS & MATERIALS. MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, 4.0" MIN. POLYSTYRENE RIGID INSULATION (MIN. R-25ci PER 2021 IECC), & TAPERED INSULATION TO ENSURE 1/8"PER FT SLOPE TO DRAINS & SCUPPERS, OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
1b	NEW 60-MIL PVC ROOF MEMBRANE OVER 1/2" COVER BD., 1.0" MIN. POLYSTYRENE TAPERED INSULATION, FOR 1/8" PER FT SLOPE, OVER VAPOR BARRIER, PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	EXISTING GUTTERS, SCUPPERS & DOWNSPOUTS TO BE REMOVED & REPLACED WITH NEW, SAME SIZE & SHAPE
3	REMOVE EXISTING SCUPPERS, DOWNSPOUTS, PANS, THRU WALL FLASHING, ETC. REPLACE WITH NEW PREFINISHED METAL SCUPPER BOX, DOWNSPOUT AND FLASHING PER ROOF MANUFACTURER
5	EXISTING DECORATIVE PRE-CAST OR STONE COPING EXISTS TOP OF PARAPET. CLEAN, REPAIR AND REPLACE AS NEEDED. RUN NEW ROOF UP INSIDE OF PARAPET TO UNDERSIDE OF COPING AND TERMINATE USING TERMINATION BAR AND CAULK.
6	AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC PAD, MEMBRANE AROUND.
7	CUT PORTION OF EXISTING PARAPET AND BRICK WALL. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.
	AREA OF RE-ROOF



A BUILDING A & B ROOF PLAN

3/32"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

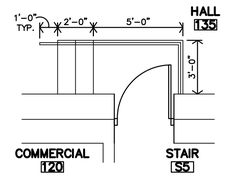
301. PINE ST.

TEXARKANA, TEXAS

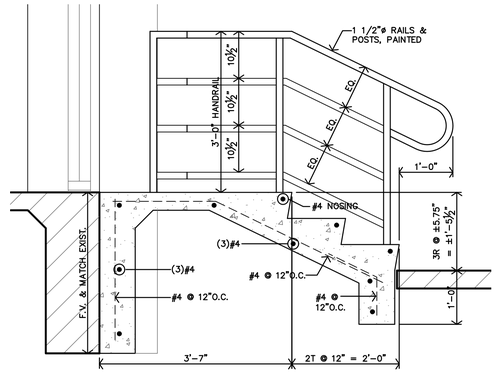
REGISTERED ARCHITECT — STATE OF TEXAS — 32901

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A5.1

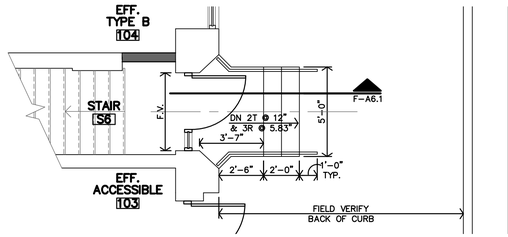
COPYRIGHTED©



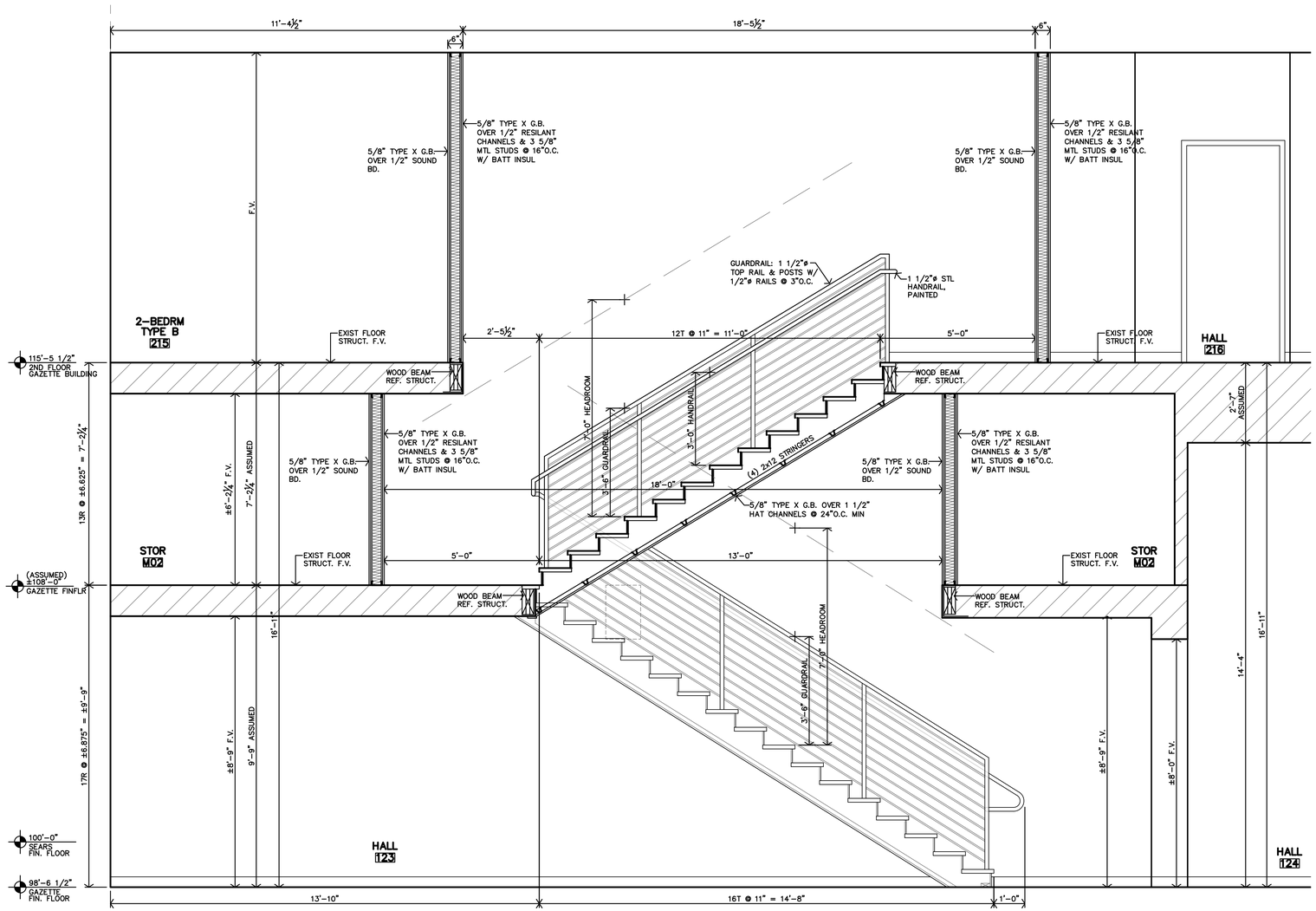
G INTERIOR STAIR PLAN
1/4"=1'-0"



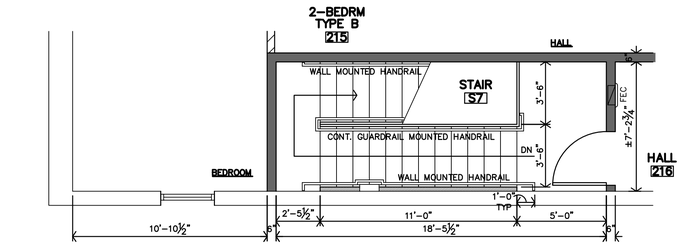
F EXTERIOR STAIR SECTION
3/4"=1'-0"



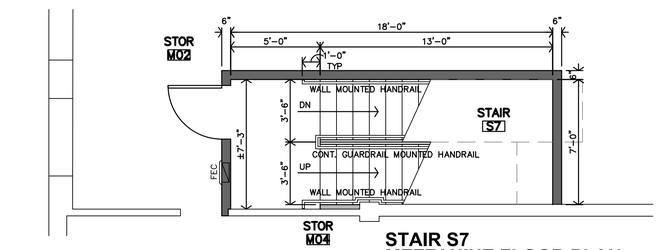
E EXTERIOR STAIR PLAN
1/4"=1'-0"



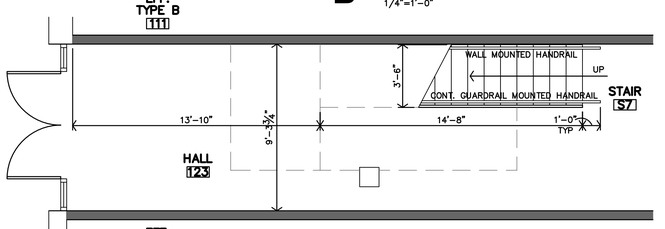
D STAIR S7 SECTION
1/2"=1'-0"



C STAIR S7
SECOND FLOOR PLAN
1/4"=1'-0"



B STAIR S7
MEZZANINE FLOOR PLAN
1/4"=1'-0"



A STAIR S7
FIRST FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

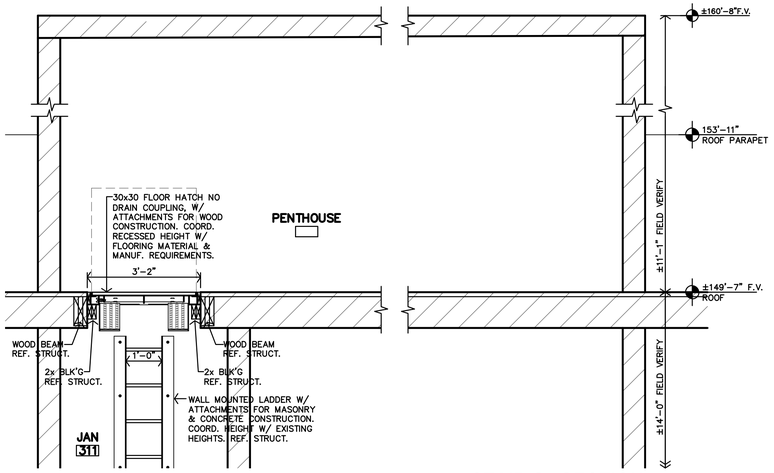
REGISTERED ARCHITECT
CHRISTOPHER GILLAM
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

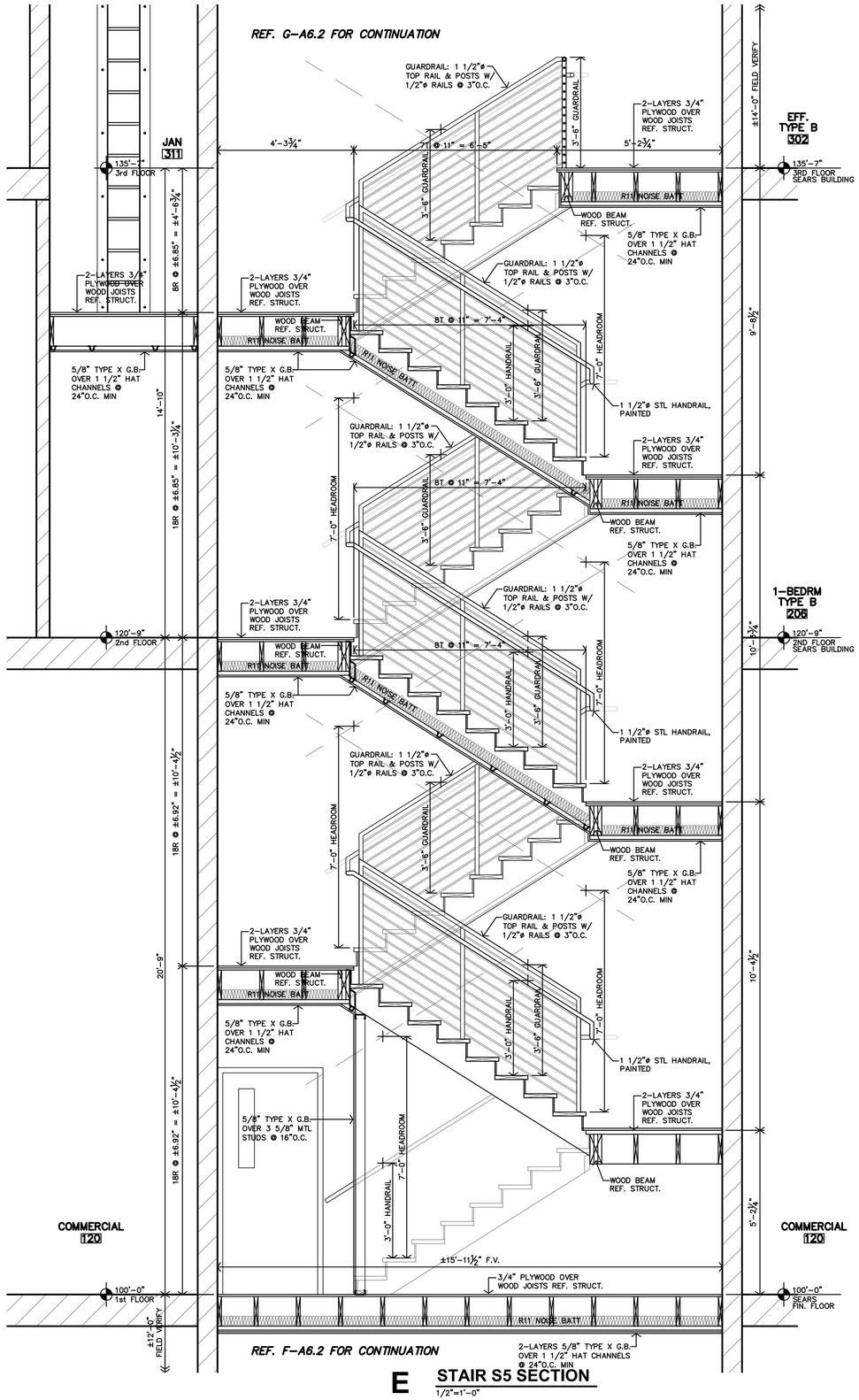
A6.1

COPYRIGHTED ©



REF. E–A6.2 FOR CONTINUATION

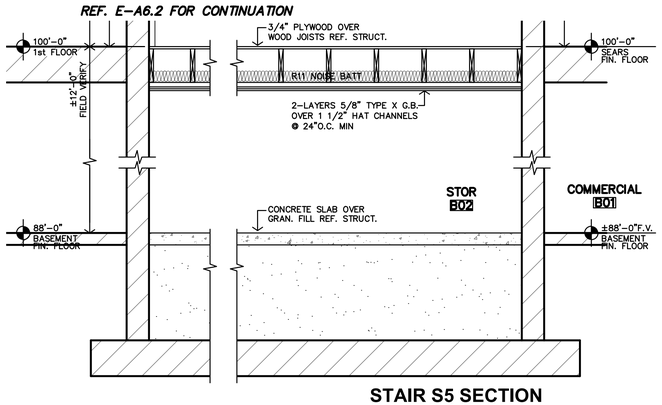
G STAIR S5 SECTION CONTINUATION
1/2"=1'-0"



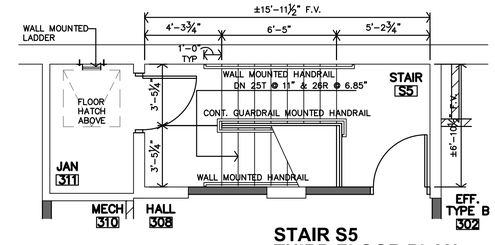
REF. F–A6.2 FOR CONTINUATION

REF. E–A6.2 FOR CONTINUATION

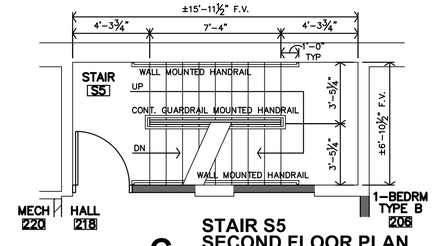
E STAIR S5 SECTION
1/2"=1'-0"



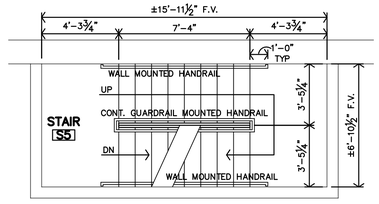
F STAIR S5 SECTION CONTINUATION
1/2"=1'-0"



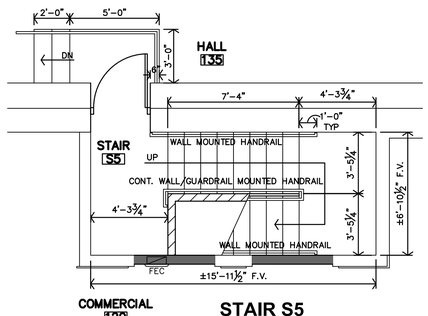
D STAIR S5 THIRD FLOOR PLAN
1/4"=1'-0"



C STAIR S5 SECOND FLOOR PLAN
1/4"=1'-0"



B STAIR S5 MEZZANINE FLOOR PLAN
1/4"=1'-0"



A STAIR S5 FIRST FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

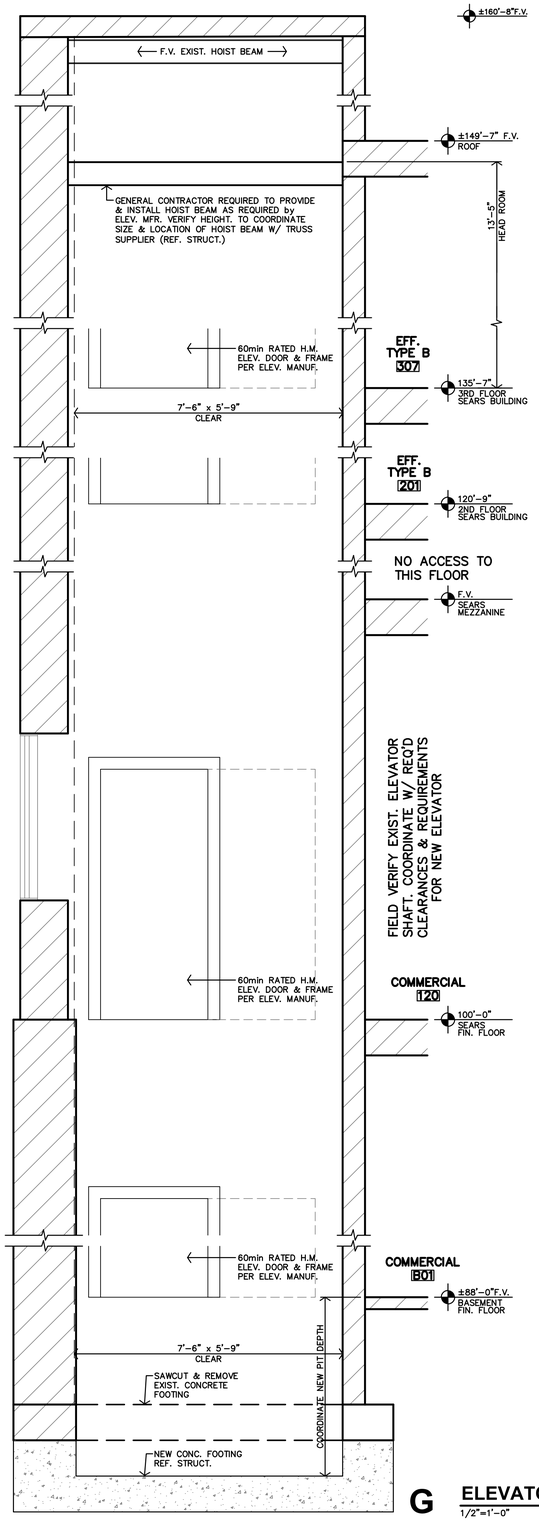
REGISTERED ARCHITECT — JOSEPH GILLAM — 16-2026 — 32901 — STATE OF TEXAS

REVISION:

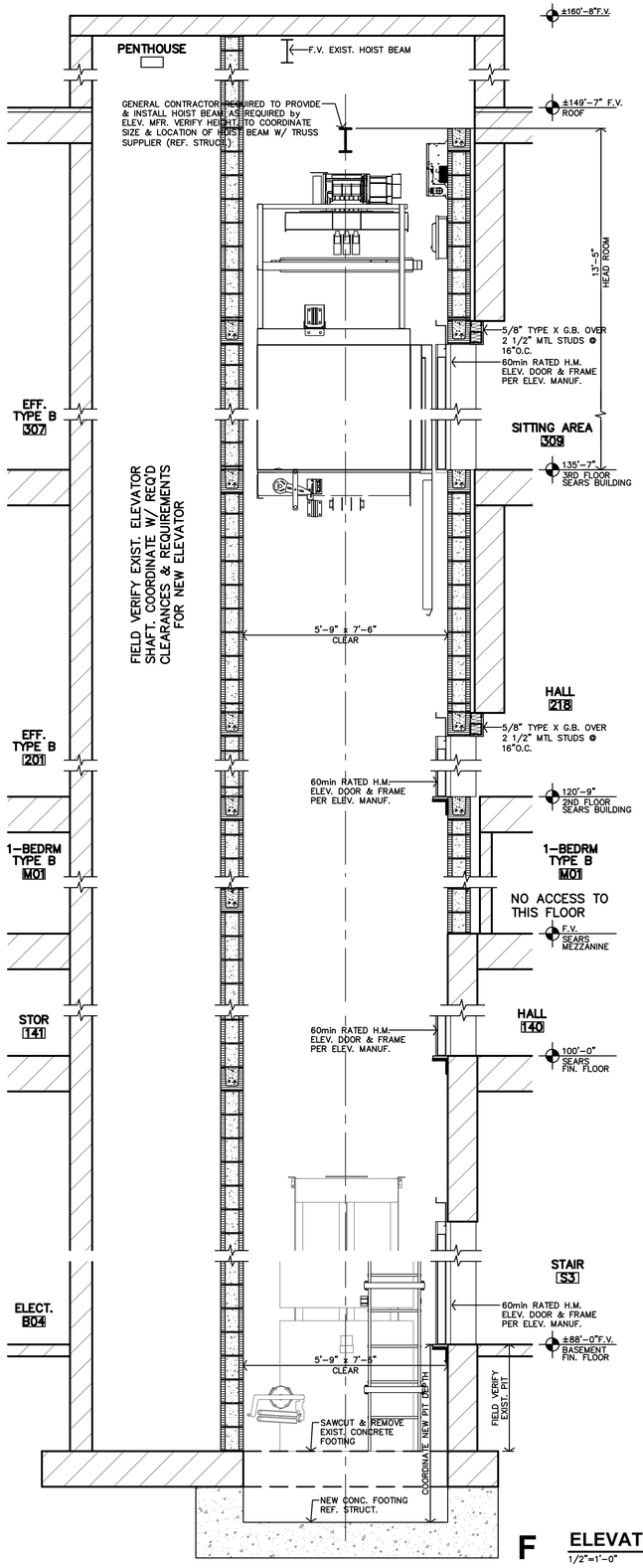
DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

A6.2

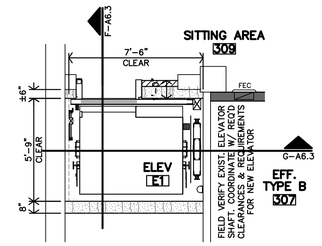
COPYRIGHTED©



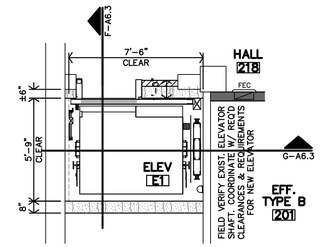
G ELEVATOR E1 SECTION
1/2"=1'-0"



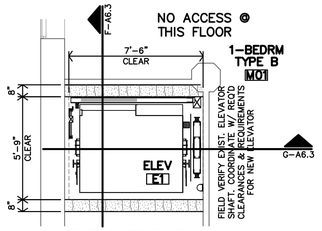
F ELEVATOR E1 SECTION
1/2"=1'-0"



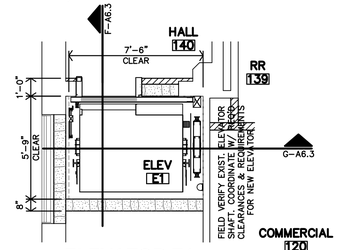
E ELEVATOR E1
THIRD FLOOR PLAN
1/4"=1'-0"



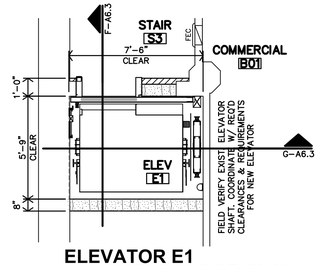
D ELEVATOR E1
SECOND FLOOR PLAN
1/4"=1'-0"



C ELEVATOR E1
MEZZANINE FLOOR PLAN
1/4"=1'-0"



B ELEVATOR E1
FIRST FLOOR PLAN
1/4"=1'-0"



A ELEVATOR E1
BASEMENT FLOOR PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

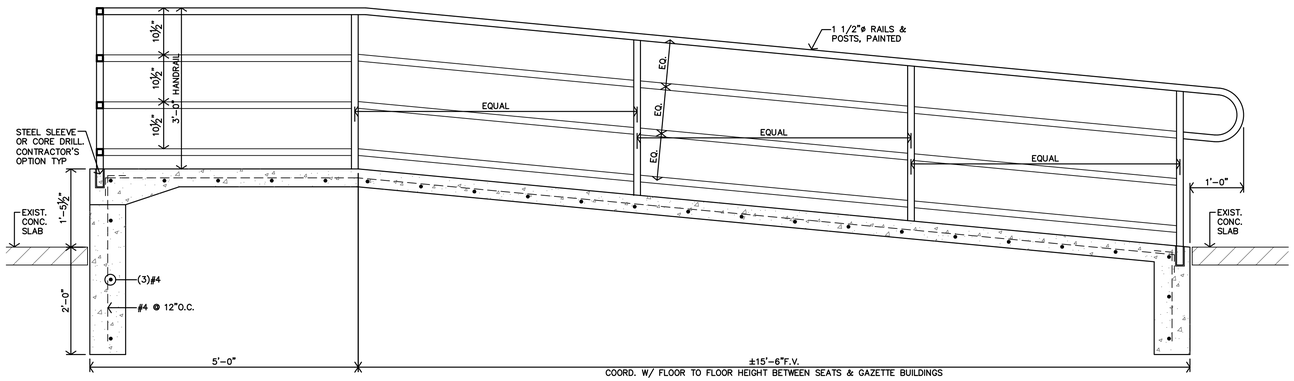
REGISTERED ARCHITECT CHRISTOPHER WILLIAM GILLAM 22901 STATE OF TEXAS

REVISION:

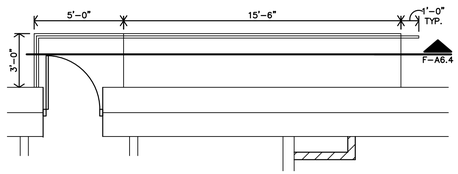
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A6.3

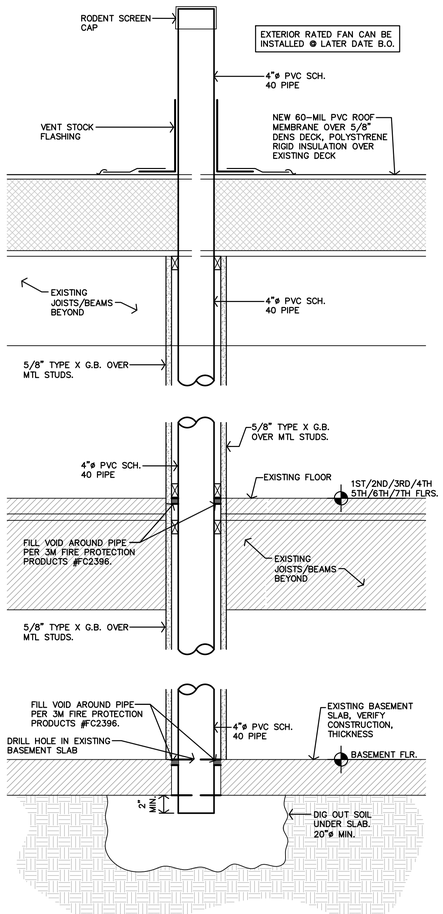
COPYRIGHTED©



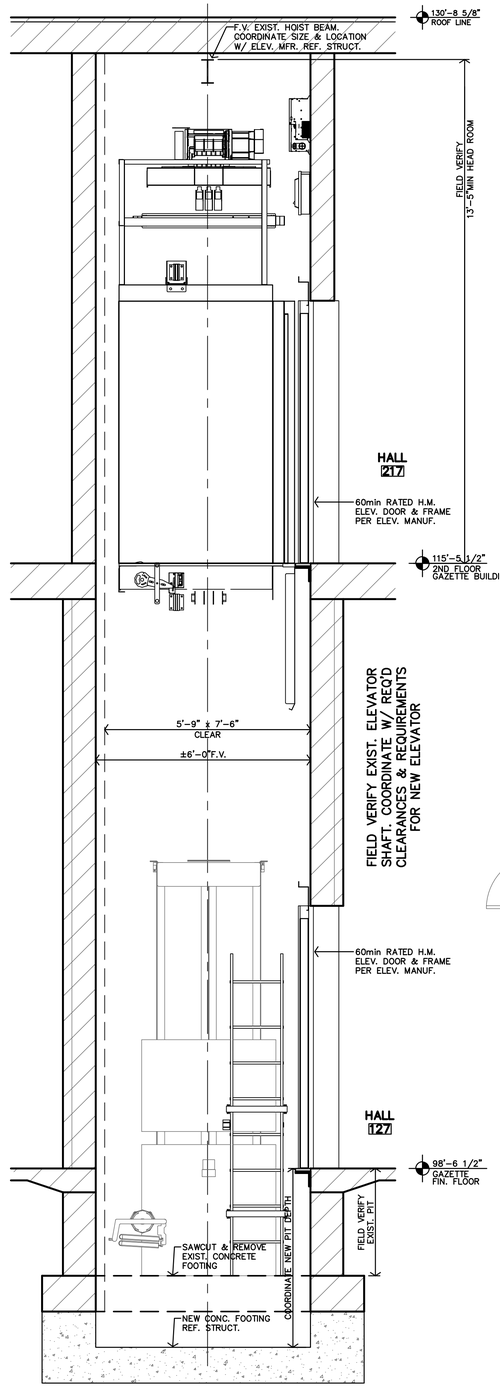
F **EXTERIOR STAIR SECTION**
3/4"=1'-0"



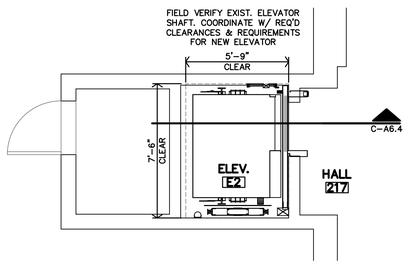
E **INTERIOR STAIR PLAN**
1/4"=1'-0"



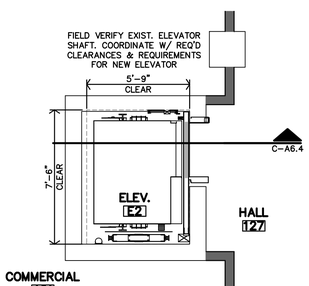
D **RADON PIPE DTL.**
1-1/2"=1'-0"



C **ELEVATOR E2 SECTION**
1/2"=1'-0"



B **ELEVATOR E2 SECOND FLOOR PLAN**
1/4"=1'-0"



A **ELEVATOR E2 FIRST FLOOR PLAN**
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 12-16-2025 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A6.4

COPYRIGHTED ©

CEILING NOTES

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL & ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT & SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT & CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

SPECIFIC NOTES

1. RECESSED CEILING ALCOVE NEXT TO STOREFRONT, TRANSOM/HISORIC WINDOW.
2. NEW CEILING-MOUNTED, 2" THICK ACCENT TRIM/MOLDING
3. NEW CEILING CROWN MOLDING

CEILING TYPES

REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
ST	EXPOSED STRUCTURE
P	EXIST./NEW PLASTER (PAINTED)
E BM	EXIST. BEAM FIELD VERIFY HT.

-8" G.B. INDICATES FINISH HEIGHT OF NEW GYP. BD. CEILING RELATIVE TO EXISTING STRUCT. (- BELOW)

**REFERENCE HVAC DUCT PLANS

1 / 8'-0" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

NON-RATED WALLS

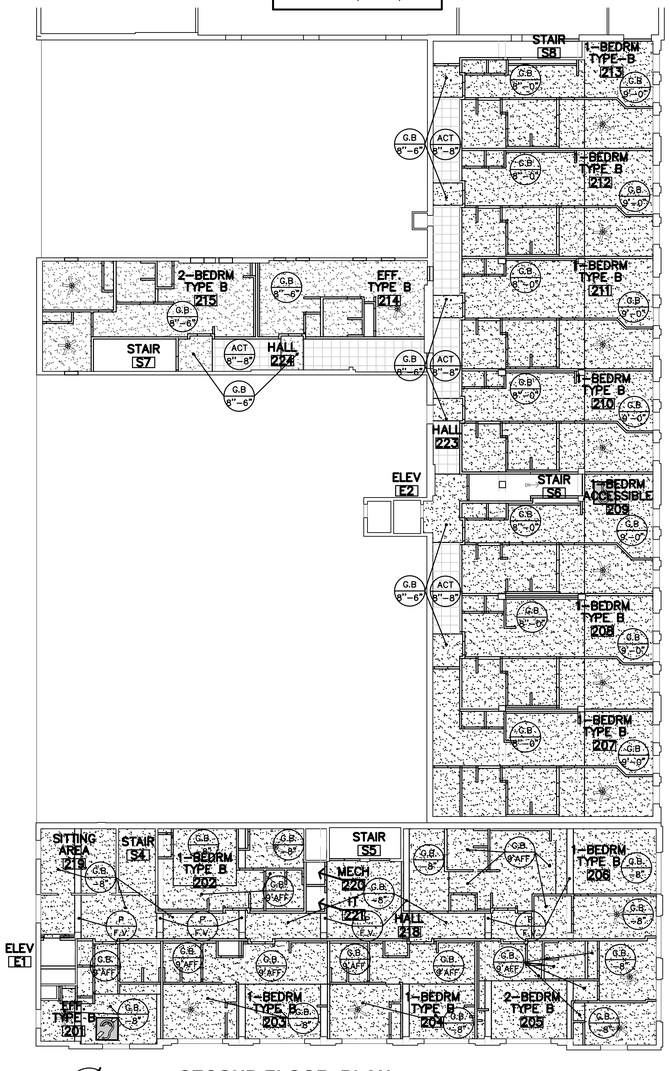
1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

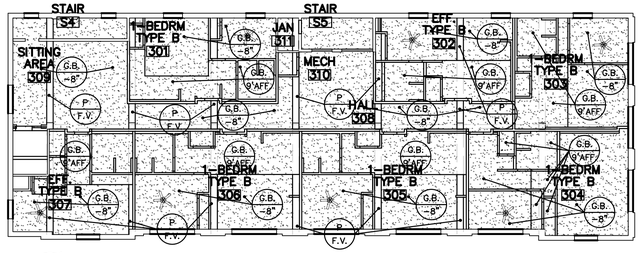
1 HOUR SHAFT WALL

SEAL VOIDS AT TOPS OF WALLS & PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

INDICATES G.B. CEILING FINISH

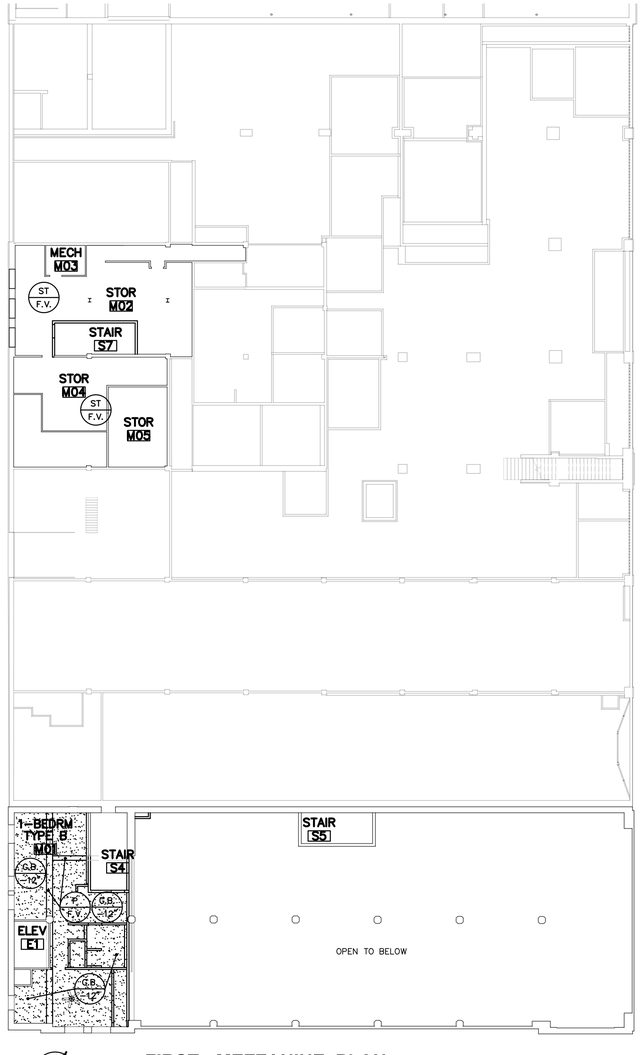


D SECOND FLOOR PLAN
1/16"=1'-0"

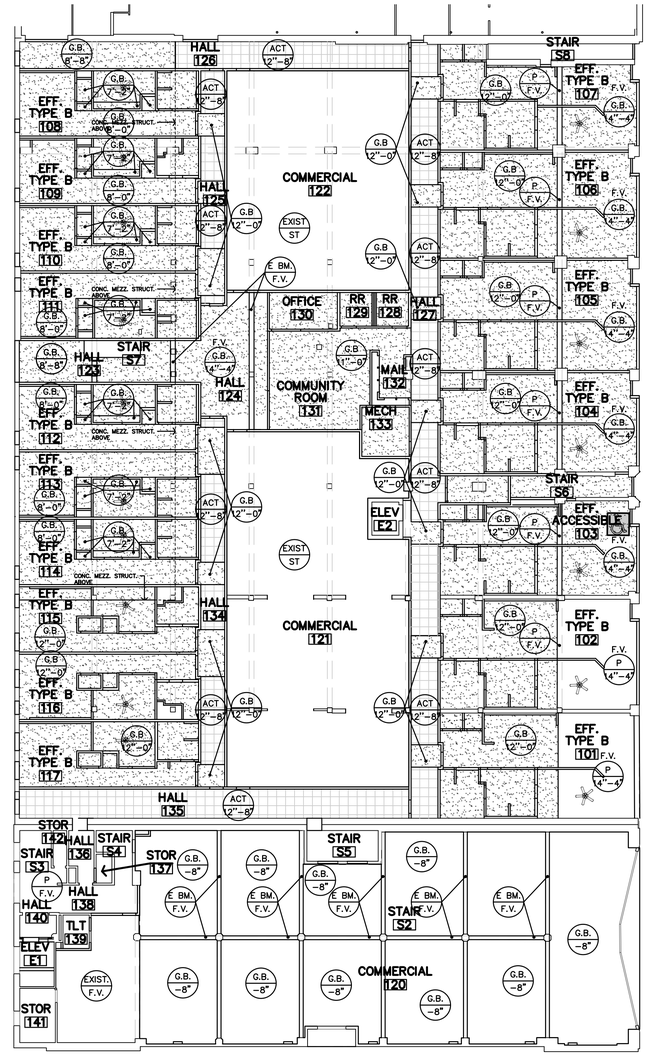


ELEV E1

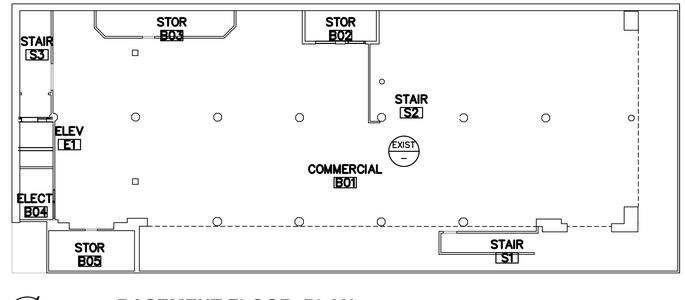
E THIRD FLOOR PLAN
1/16"=1'-0"



C FIRST - MEZZANINE PLAN
1/16"=1'-0"



B FIRST FLOOR PLAN
1/16"=1'-0"



A BASEMENT FLOOR PLAN
1/16"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

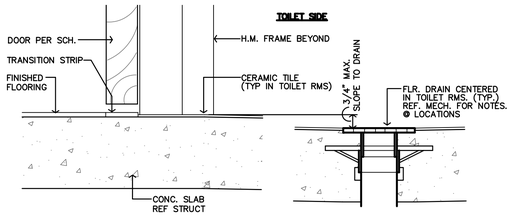
REGISTERED ARCHITECT — STATE OF TEXAS

REVISION:

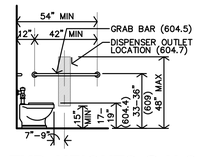
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A7.1

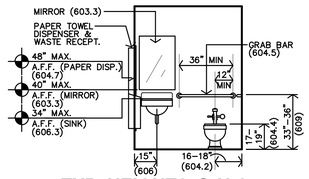
COPYRIGHT©



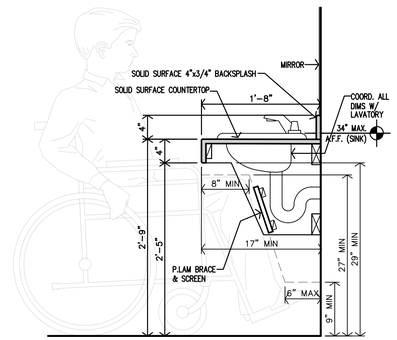
O FLOOR DRAIN DETAIL
3"=1'-0"



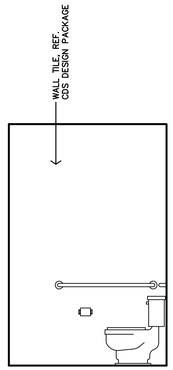
N TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



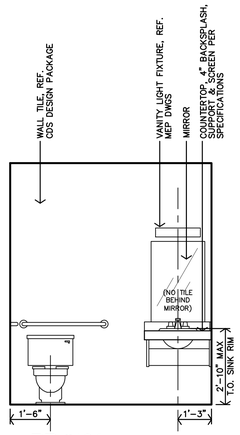
M TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



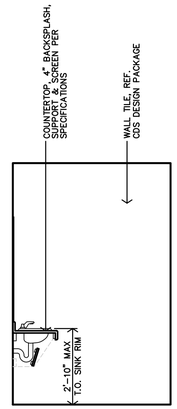
L VANITY DETAIL
1"=1'-0"



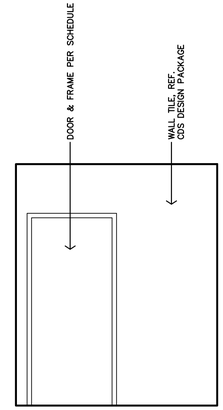
K RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



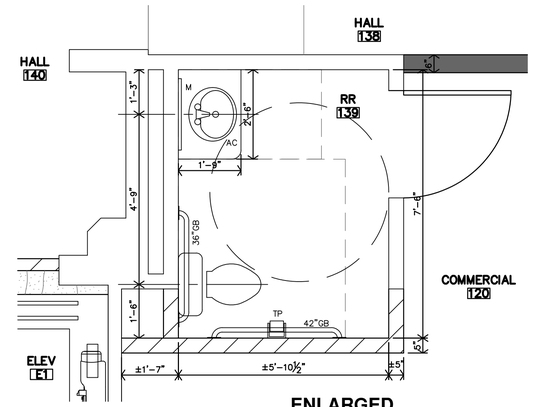
J RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



H RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR

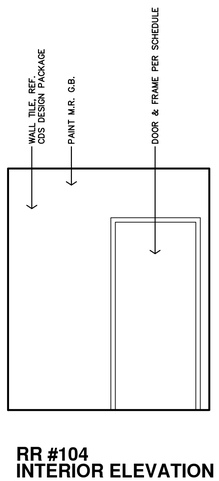


G RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR

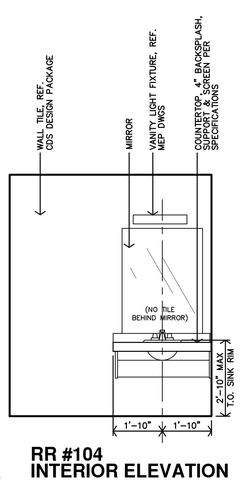


F ENLARGED TOILET #139 PLAN
1/4"=1'-0"

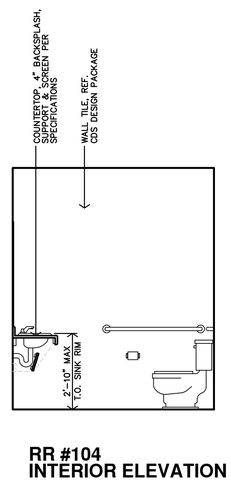
REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT. CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



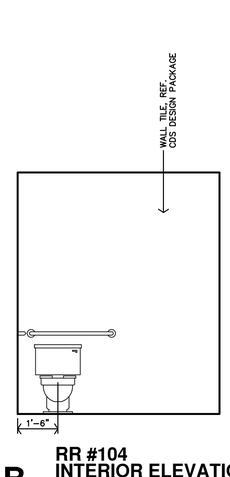
E RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



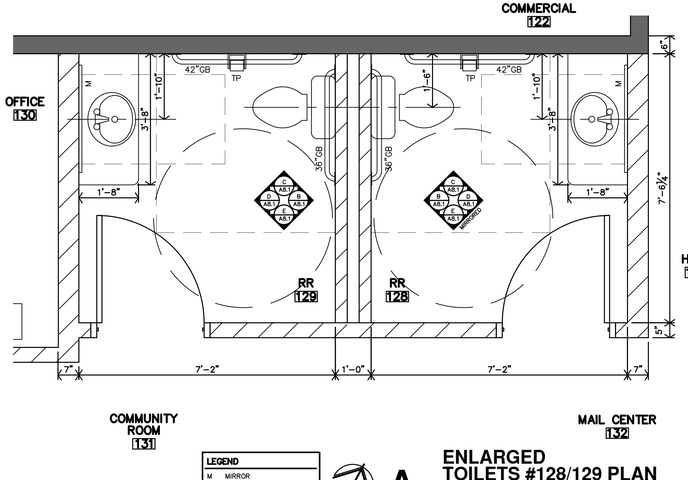
D RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



C RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



B RR #104 INTERIOR ELEVATION
3/8"=1'-0" RR #106 SIMILAR



LEGEND
M MIRROR
TP TOILET PAPER DISPENSER
GB GRAB BAR

A ENLARGED TOILETS #128/129 PLAN
1/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

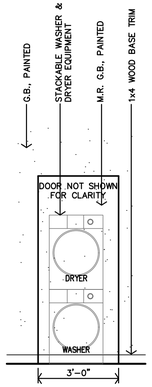
TEXARKANA, TEXAS

REVISION:

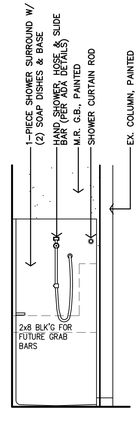
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A8.1

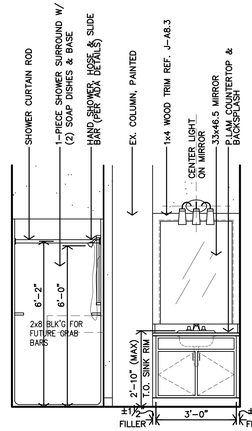
COPYRIGHTED ©



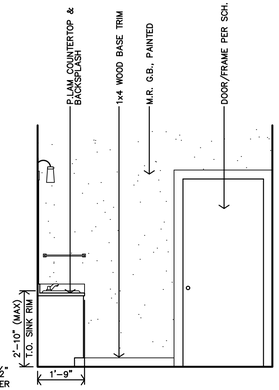
S TYPES 1/2/3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



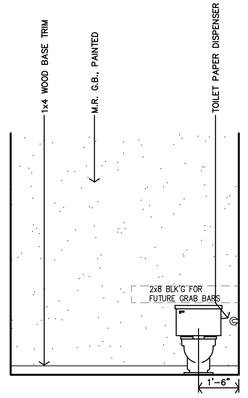
R TYPE 3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



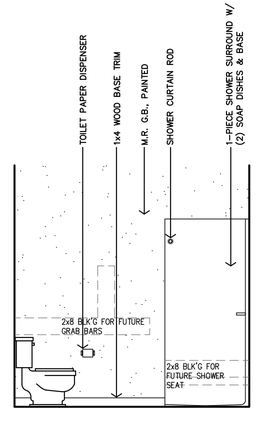
Q TYPE 3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



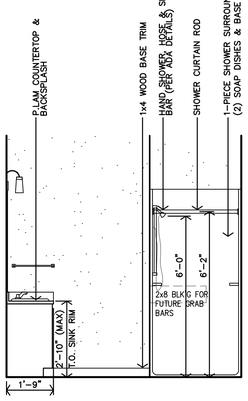
P TYPE 3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



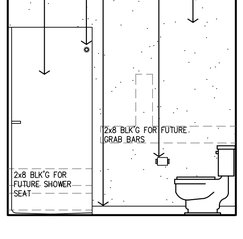
O TYPE 3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



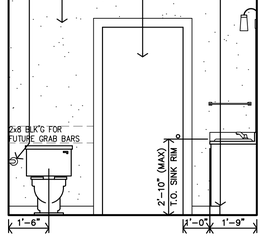
N TYPE 3 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



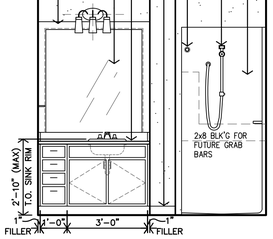
M TYPE 2 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



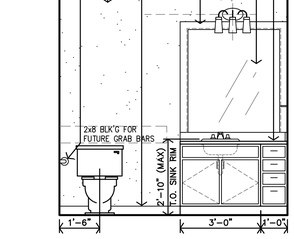
L TYPE 2 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



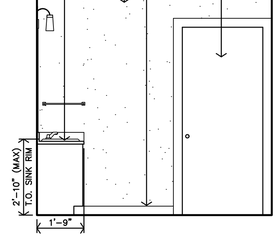
K TYPE 2 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



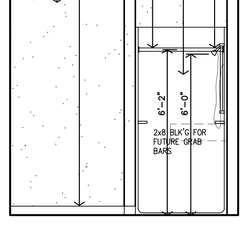
J TYPE 2 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



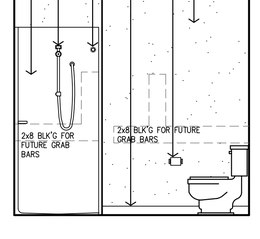
H TYPE 1 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



G TYPE 1 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



F TYPE 1 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



E TYPE 1 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"

APT. BATH MATRIX REF. SHEETS A8.2–A8.4

TYPE	UNIT NO.
TYPE 1	108, 110, 112, 113, 114, 117, M01, 201, 202, 203, 204, 205, 206, 214, 215, 301, 302, 303, 304, 305, 306, 307
TYPE 2	109, 115, 116
TYPE 3	111
TYPE 4	101, 102, 104, 105, 106, 107, 207, 208, 210, 211, 212, 213
ACCESSIBLE TYPE 5	103, 209

ENLARGED BATH GENERAL NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET A8.4).

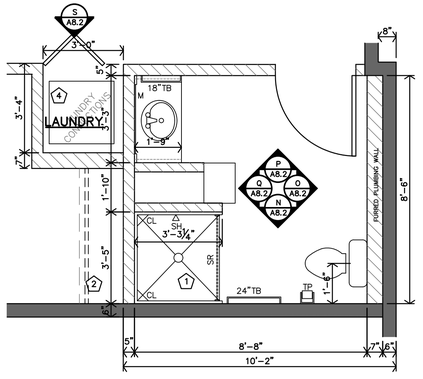
BATH KEYNOTES:

1. VERIFY ROUGH OPENING SIZE w/ TUB &/OR SHOWER UNITS REF. MECH DWGS
2. PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS)
3. ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER.
4. ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKABLE WASHER & DRYER.

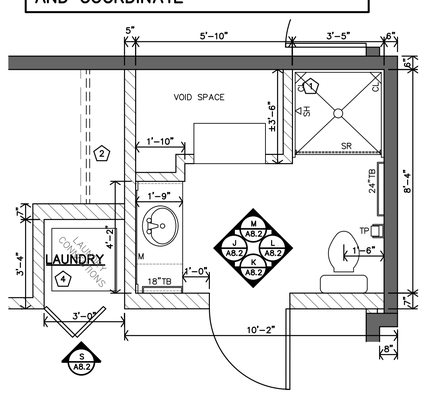
LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LEDGE
GB GRAB BAR
SH SHOWER HEAD

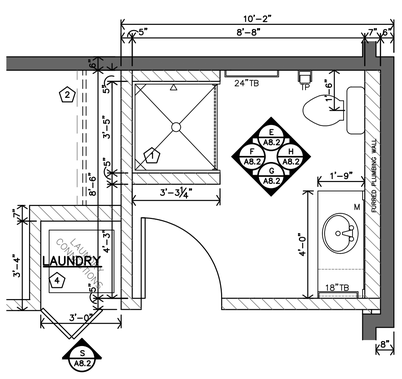
REF. FLOOR PLANS FOR ORIENTATION AND COORDINATE



C TYPE 3 - (TYPE-B UNIT) ENLARGED BATH PLAN
3/8"=1'-0"



B TYPE 2 - (TYPE-B UNIT) ENLARGED BATH PLAN
3/8"=1'-0"



A TYPE 1 - (TYPE-B UNIT) ENLARGED BATH PLAN
3/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

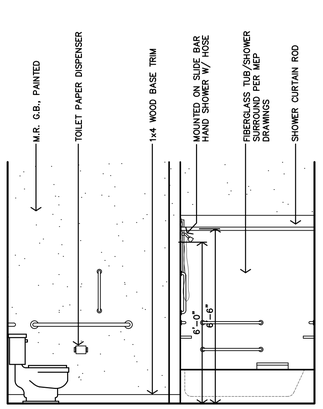
301. PINE ST.

TEXARKANA, TEXAS

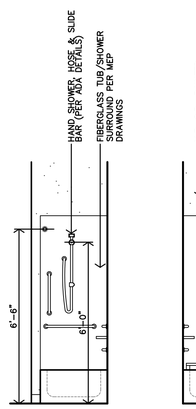
REGISTERED ARCHITECT CHRISTOPHER GILLAM 12901 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A8.2

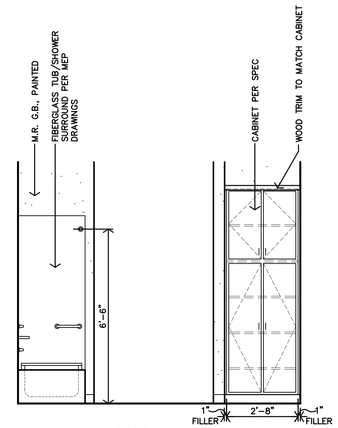
COPYRIGHTED ©



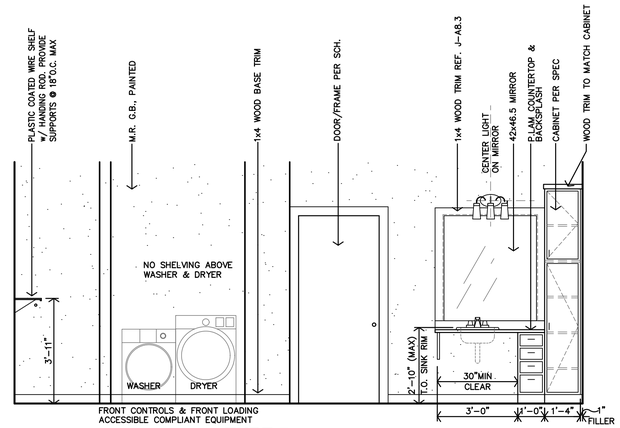
M TYPE 5 (ACCESSIBLE) INTERIOR ELEV.
3/8"=1'-0"



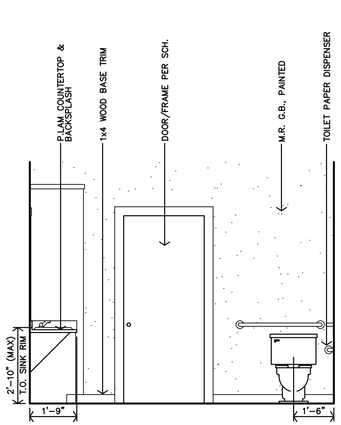
L TYPE 5 (ACCESSIBLE) INTERIOR ELEV.
3/8"=1'-0"



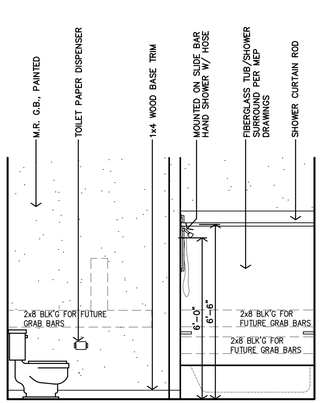
K TYPE 5 (ACCESSIBLE) INTERIOR ELEV.
3/8"=1'-0"



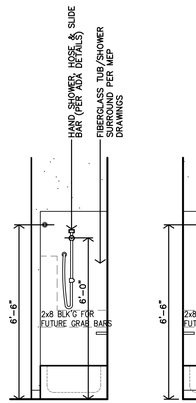
J TYPE 5 (ACCESSIBLE) INTERIOR ELEV.
3/8"=1'-0"



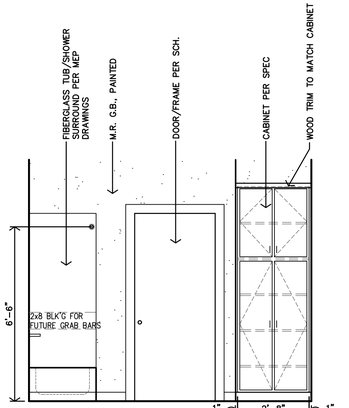
H TYPE 5 (ACCESSIBLE) INTERIOR ELEV.
3/8"=1'-0"



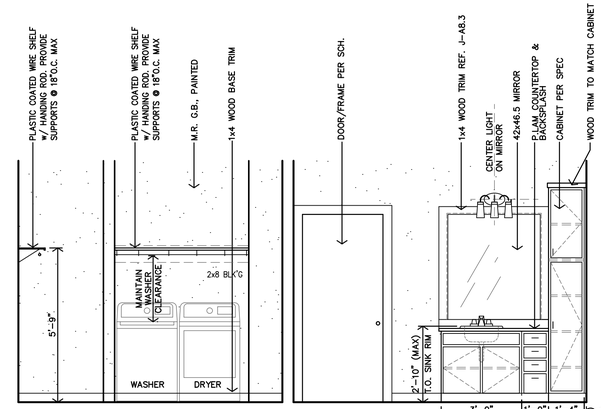
G TYPE 4 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



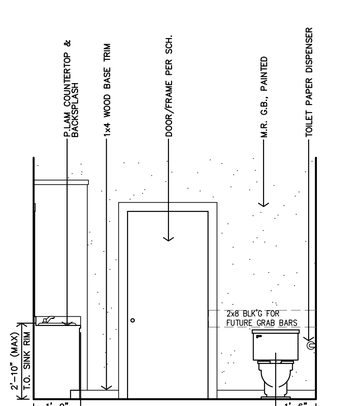
F TYPE 4 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



E TYPE 4 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



D TYPE 4 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"



C TYPE 4 (TYPE-B UNIT) INTERIOR ELEV.
3/8"=1'-0"

REF. FLOOR PLANS FOR ORIENTATION AND COORDINATE

APT. BATH MATRIX REF. SHEETS A8.2–A8.4

TYPE	UNIT NO.
TYPE 1	108, 110, 112, 113, 114, 117, M01, 201, 202, 203, 204, 205, 206, 214, 215, 301, 302, 303, 304, 305, 306, 307
TYPE 2	109, 115, 116
TYPE 3	111
TYPE 4	101, 102, 104, 105, 106, 107, 207, 208, 210, 211, 212, 213
ACCESSIBLE TYPE 5	103, 209

ENLARGED BATH GENERAL NOTES:

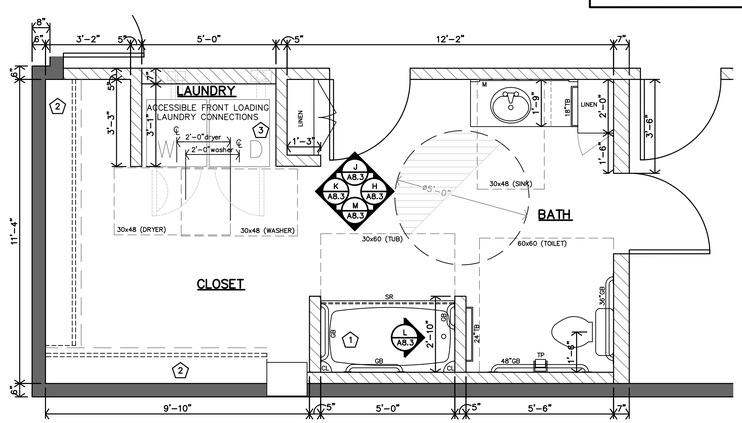
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. SHEET A8.4).

BATH KEYNOTES:

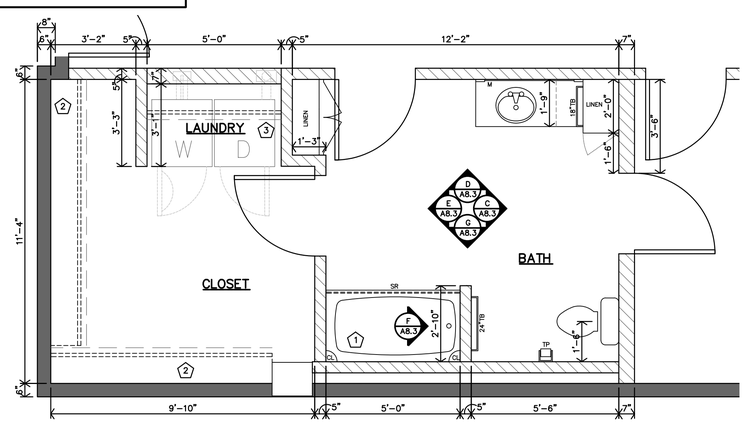
1. VERIFY ROUGH OPENING SIZE w/ TUB &/OR SHOWER UNITS REF. MECH DWGS
2. PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS)
3. ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER.
4. ELECTRICAL, WATER, ETC. HOOK-UPS FOR STACKABLE WASHER & DRYER.

LEGEND

M MIRROR
TP TOILET PAPER DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LEDGE
GB GRAB BAR
SH SHOWER HEAD



B TYPE 5 - (ACCESSIBLE) ENLARGED BATH PLAN
3/8"=1'-0"



A TYPE 4 - (TYPE-B UNIT) ENLARGED BATH PLAN
3/8"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

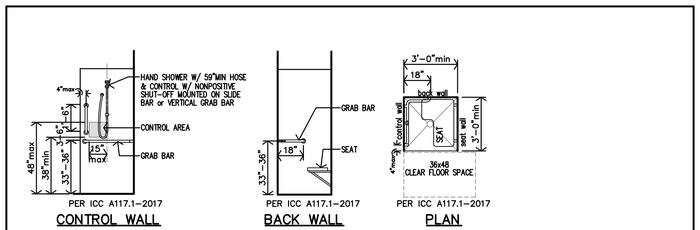
REGISTERED ARCHITECT CHRISTOPHER GILLAM 16-32907 STATE OF TEXAS

REVISION:

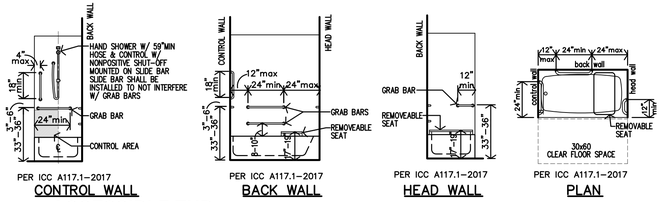
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A8.3

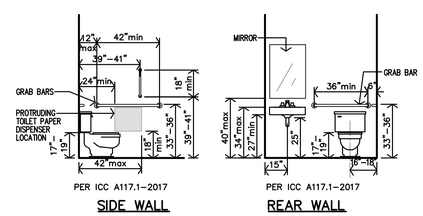
COPYRIGHTED ©



H ACCESSIBLE SHOWER
1/4"=1'-0"

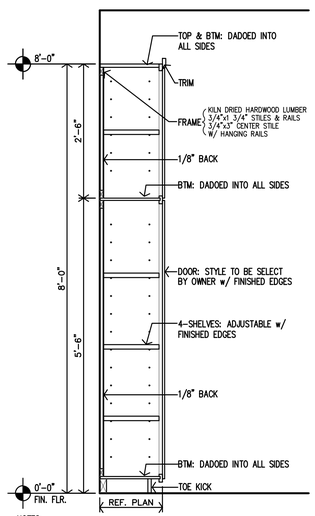


G ACCESSIBLE TUB
1/4"=1'-0"



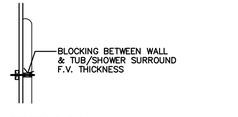
F ACCESSIBLE TOILET
1/4"=1'-0"

UNIT ACCESSIBLE BATH DETAILS

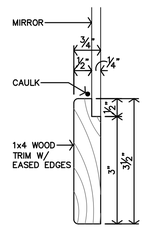


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

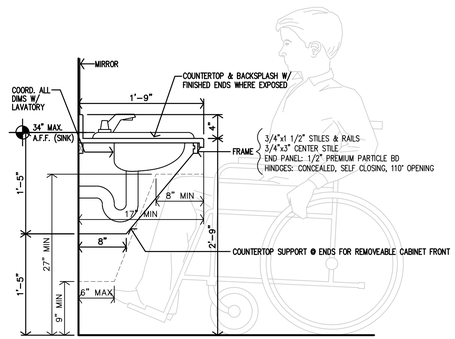
C SECTION @ BATH CABINET
3/4"=1'-0"



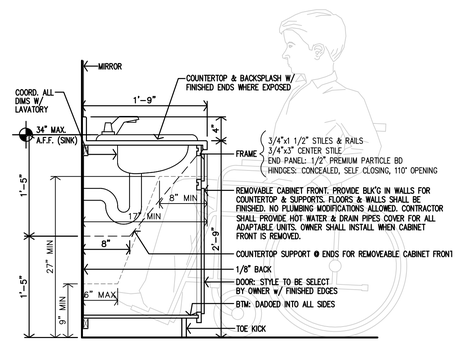
E TYPICAL TUB/SHOWER SURROUND BLOCKING
NTS



D MIRROR TRIM DETAIL
6"=1'-0"



B SECTION @ ACCESSIBLE BATHROOM VANITY
1"=1'-0"



A SECTION @ TYPE B BATHROOM VANITY
1"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM
2-16-2026
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A8.4

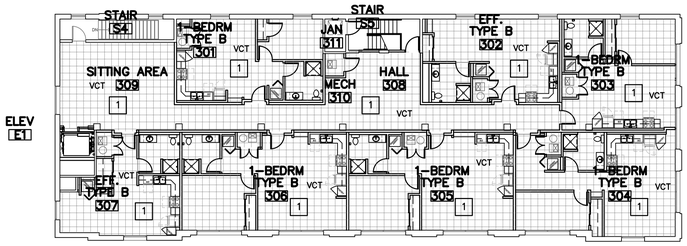
COPYRIGHTED©

FINISH FLOOR PLAN NOTES

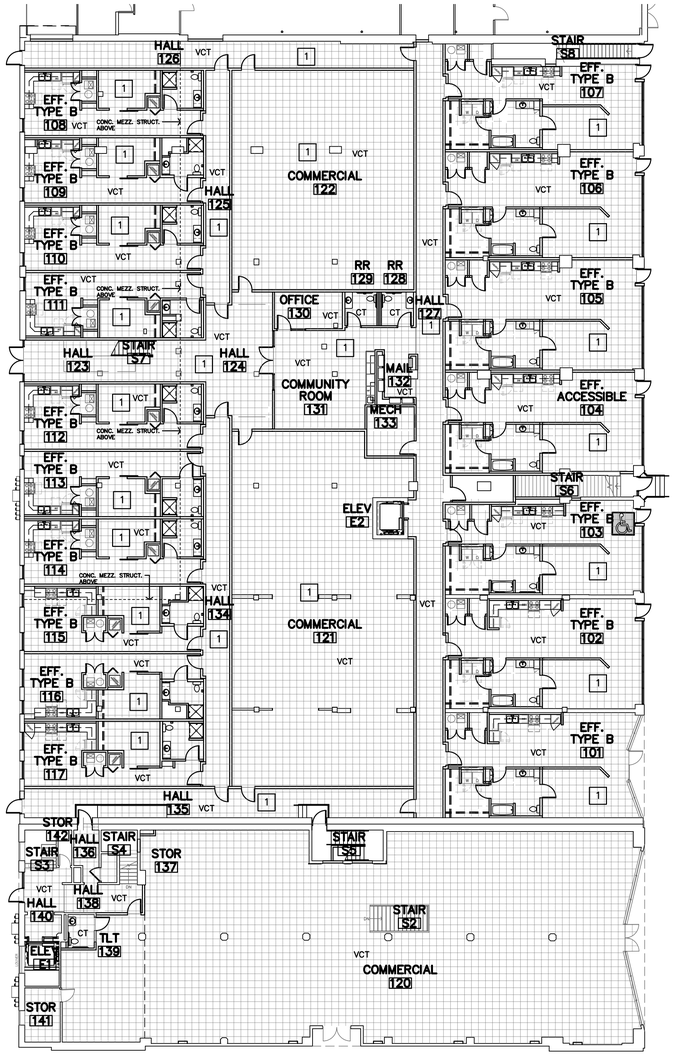
1 NEW VCT TO MATCH HISTORIC CHARACTER PER PRESERVATION MEMO.

FLOOR FINISH KEY

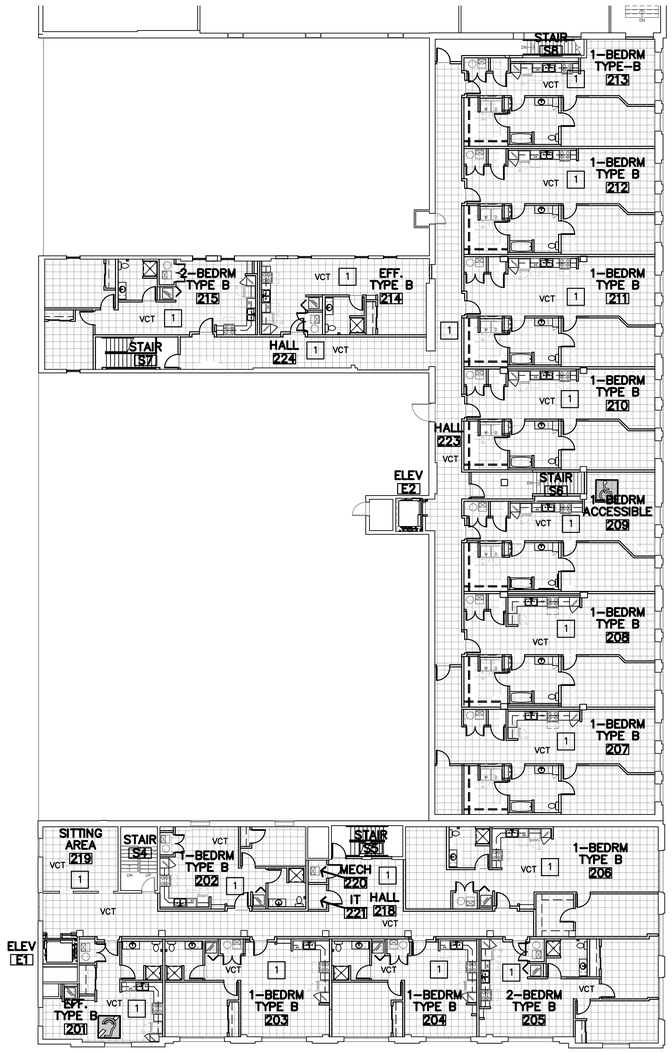
VCT



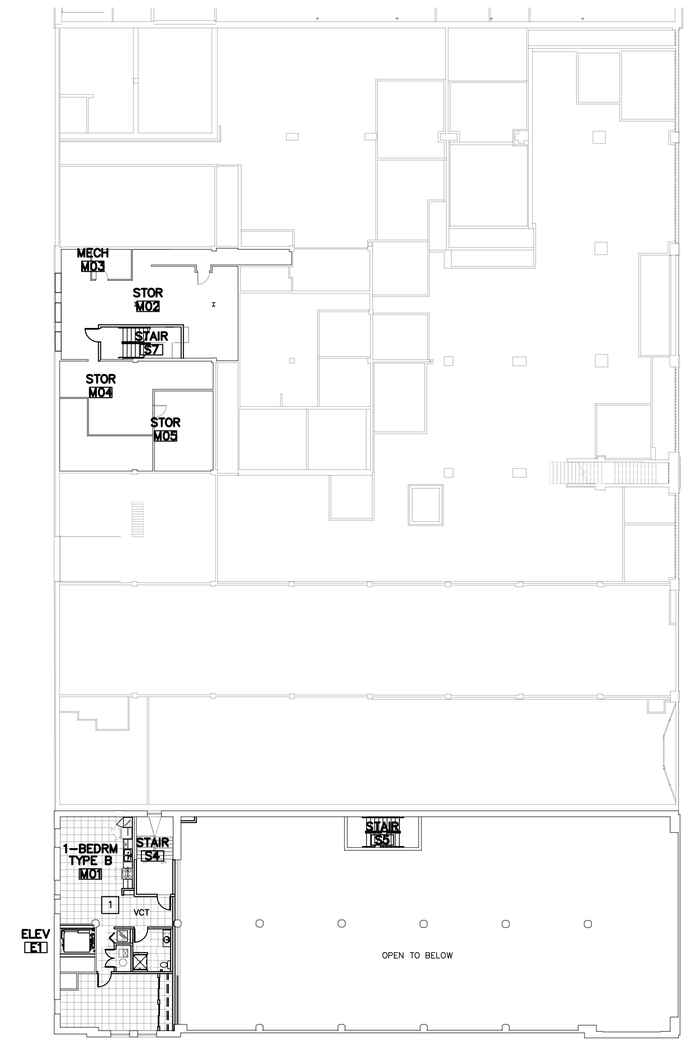
E THIRD FLOOR PLAN
1/16"=1'-0"



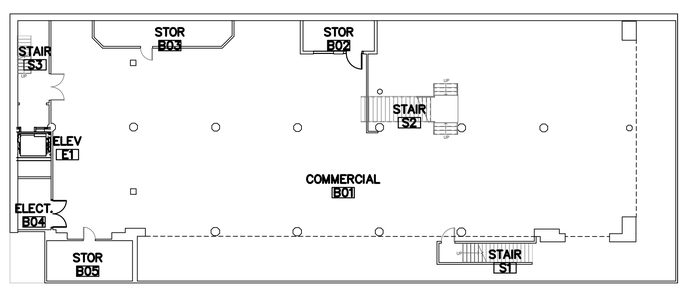
B FIRST FLOOR PLAN
1/16"=1'-0"



D SECOND FLOOR PLAN
1/16"=1'-0"



C FIRST - MEZZANINE PLAN
1/16"=1'-0"



A BASEMENT FLOOR PLAN
1/16"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

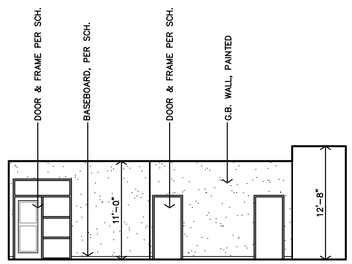
TEXARKANA, TEXAS

REVISION:

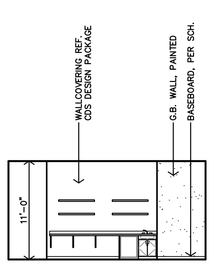
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.1

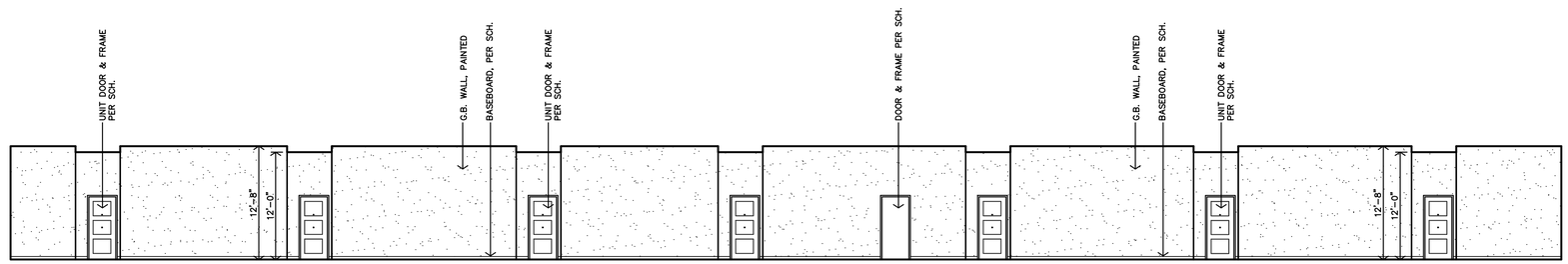
COPYRIGHTED ©



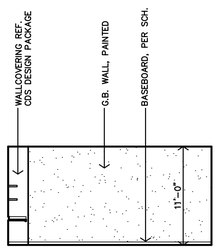
O COMMUNITY ROOM #131 INTERIOR ELEVATION
1/8"=1'-0"



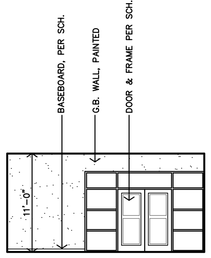
N COMMUNITY ROOM #131 INTERIOR ELEVATION
1/8"=1'-0"



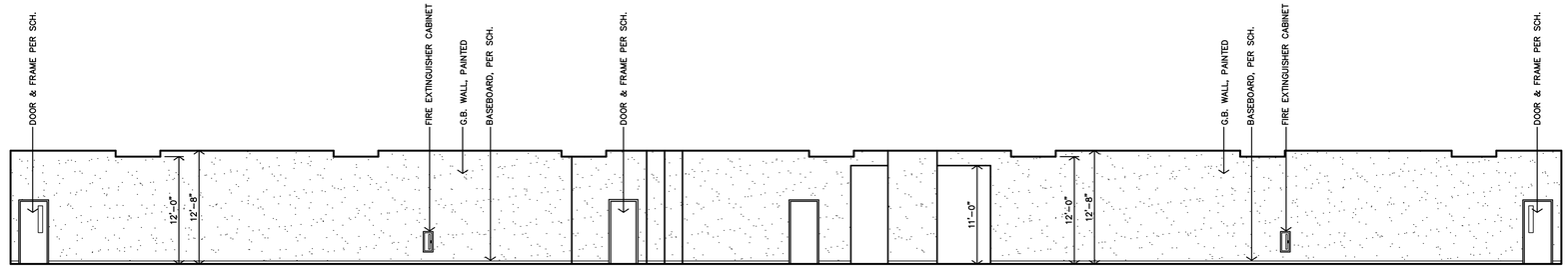
K HALL #127 INTERIOR ELEVATION
1/8"=1'-0"



M COMMUNITY ROOM #131 INTERIOR ELEVATION
1/8"=1'-0"

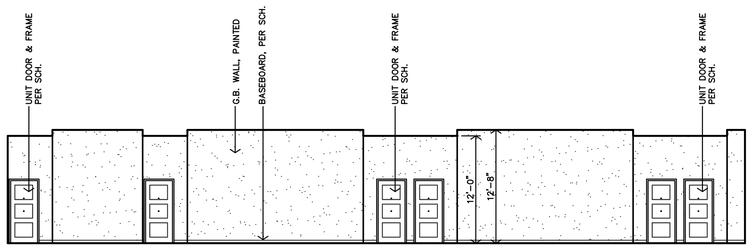


L COMMUNITY ROOM #131 INTERIOR ELEVATION
1/8"=1'-0"

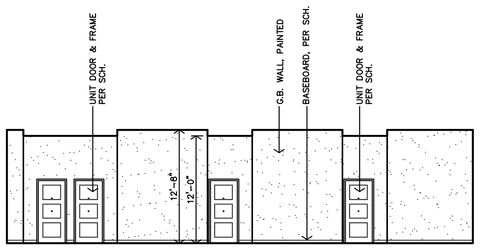


J HALL #127 INTERIOR ELEVATION
1/8"=1'-0"

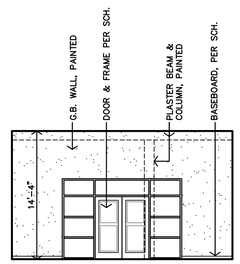
REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT.
CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



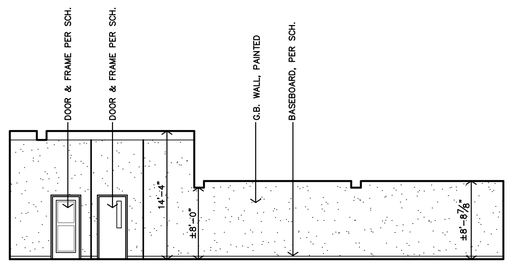
H HALL #134 INTERIOR ELEVATION
1/8"=1'-0"



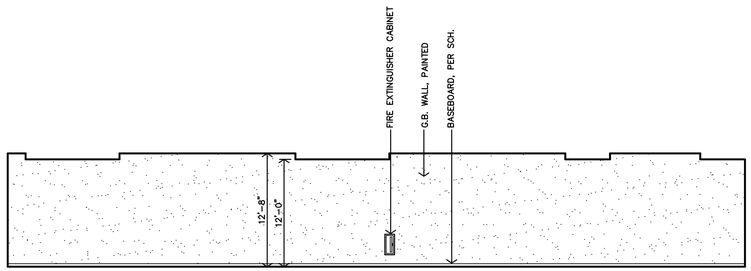
F HALL #125 INTERIOR ELEVATION
1/8"=1'-0"



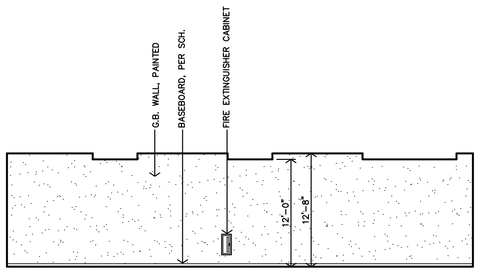
D HALL #123/124 INTERIOR ELEVATION
1/8"=1'-0"



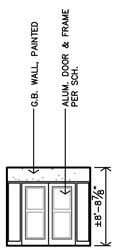
B HALL #123/124 INTERIOR ELEVATION
1/8"=1'-0"



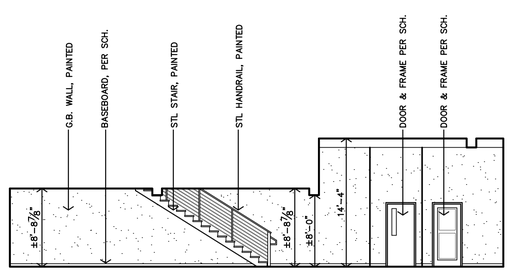
G HALL #134 INTERIOR ELEVATION
1/8"=1'-0"



E HALL #125 INTERIOR ELEVATION
1/8"=1'-0"



C HALL #123/124 INTERIOR ELEVATION
1/8"=1'-0"



A HALL #123/124 INTERIOR ELEVATION
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

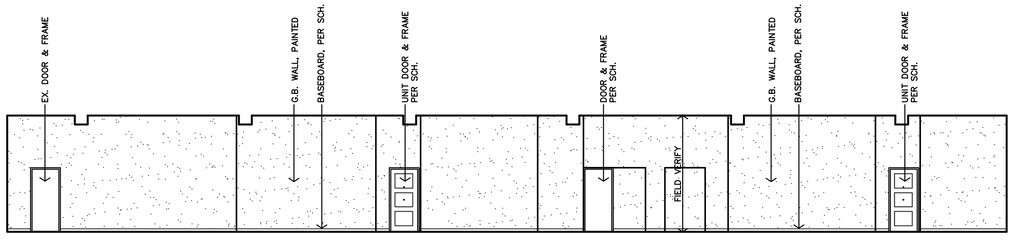
TEXARKANA, TEXAS

REVISION:

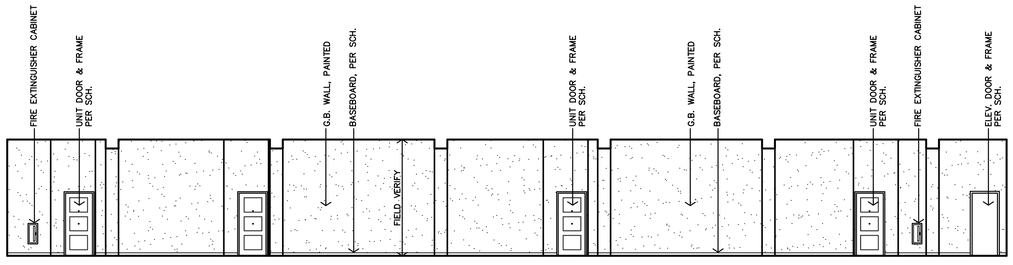
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.2

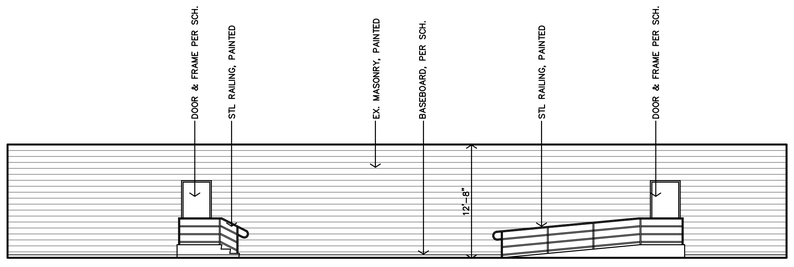
COPYRIGHTED ©



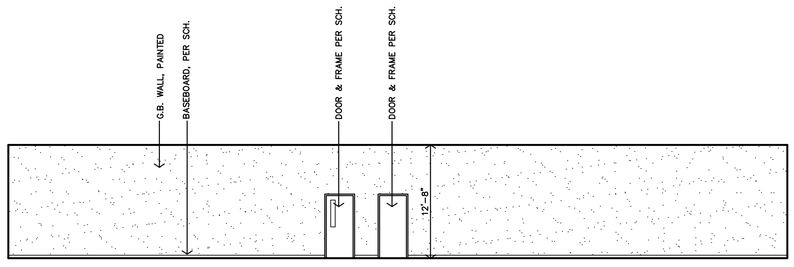
F HALL #308 INTERIOR ELEVATION
1/8"=1'-0"



E HALL #308 INTERIOR ELEVATION
1/8"=1'-0"

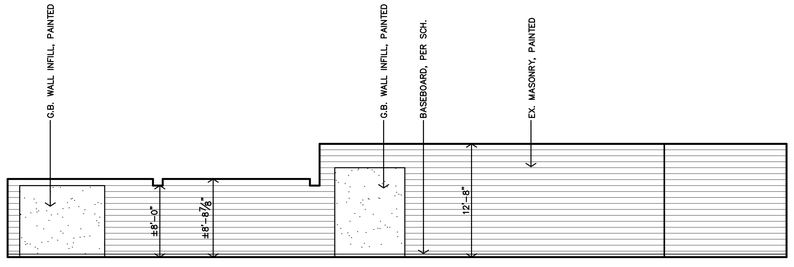


D HALL #135 INTERIOR ELEVATION
1/8"=1'-0"

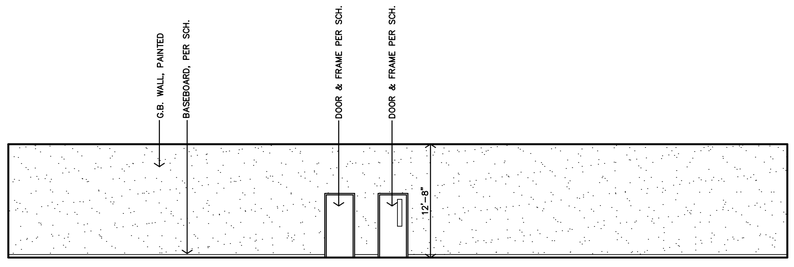


C HALL #135 INTERIOR ELEVATION
1/8"=1'-0"

REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT, CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



B HALL #126 INTERIOR ELEVATION
1/8"=1'-0"



A HALL #126 INTERIOR ELEVATION
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

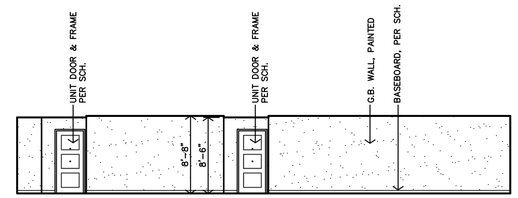
REGISTERED ARCHITECT CHRISTOPHER GILLAM 32901 STATE OF TEXAS

REVISION:

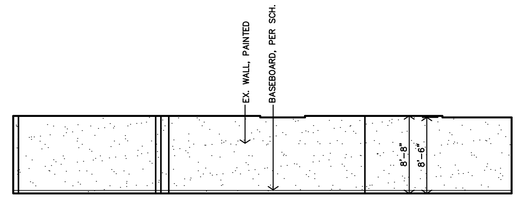
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.3

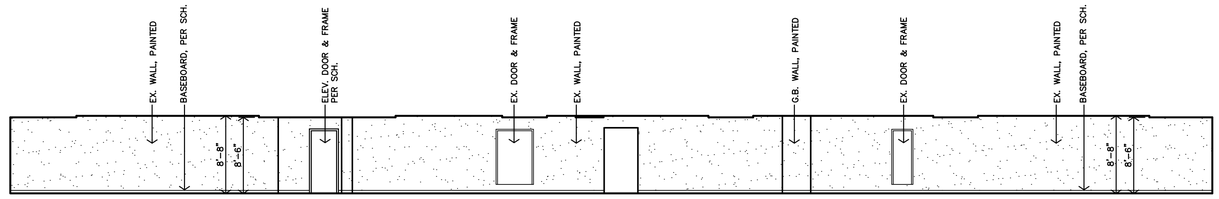
COPYRIGHTED©



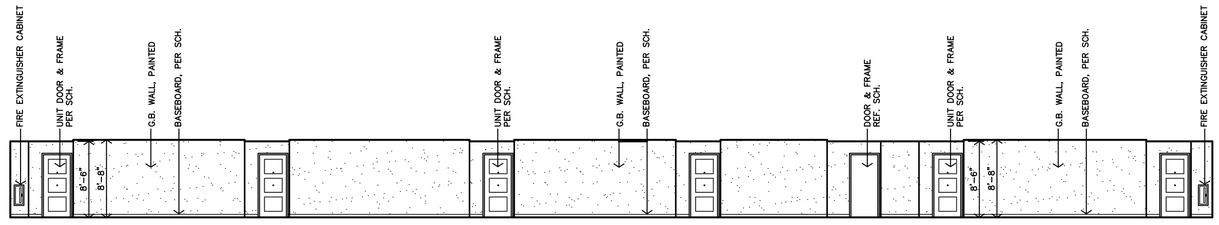
F HALL #224 INTERIOR ELEVATION
1/8"=1'-0"



E HALL #224 INTERIOR ELEVATION
1/8"=1'-0"

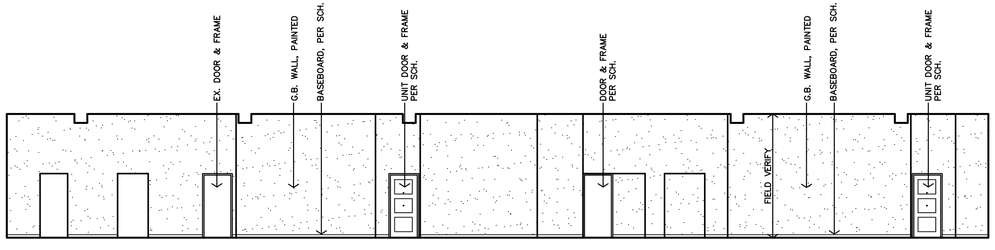


D HALL #223 INTERIOR ELEVATION
1/8"=1'-0"

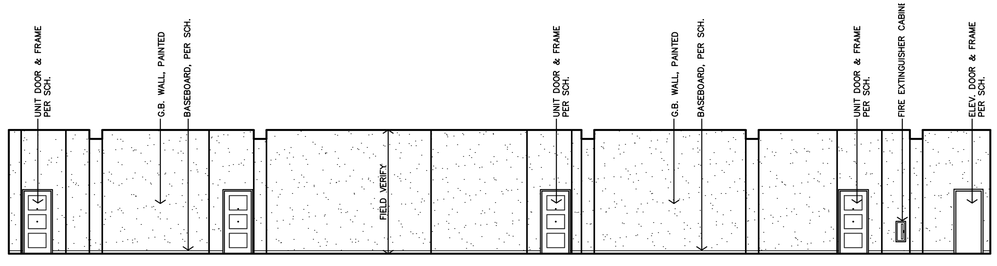


C HALL #223 INTERIOR ELEVATION
1/8"=1'-0"

REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT. CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



B HALL #218 INTERIOR ELEVATION
1/8"=1'-0"



A HALL #218 INTERIOR ELEVATION
1/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS



REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.4

COPYRIGHTED©

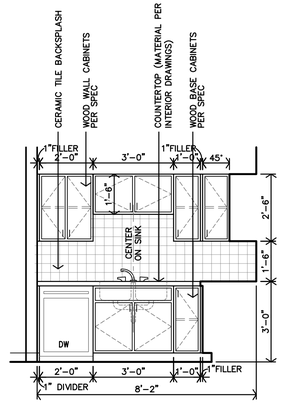
APT. KITCHEN MATRIX

REF. SHEETS A9.5–A9.6

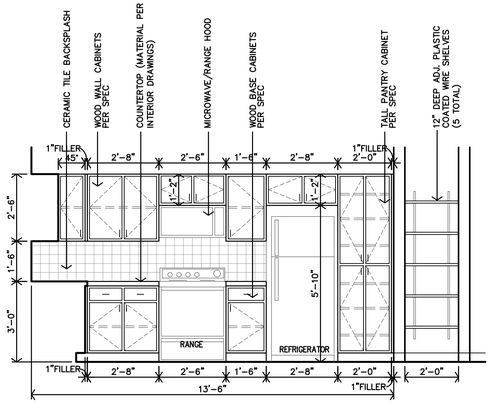
TYPE	UNIT NO.
TYPE 1	108, 109, 110, 111, 112, 113, 114
TYPE 2	104, 105, 106, 107, M01, 205, 210, 211, 212, 303
TYPE 3	101, 102, 115, 116, 117, 207, 208
TYPE 4	215
TYPE 5	206, 302, 304sim
ACCESSIBLE TYPE 6	103, 209
TYPE 7	202, 301
TYPE 8	201sim, 203, 204, 305, 306, 307sim

CASEWORK NOTES:

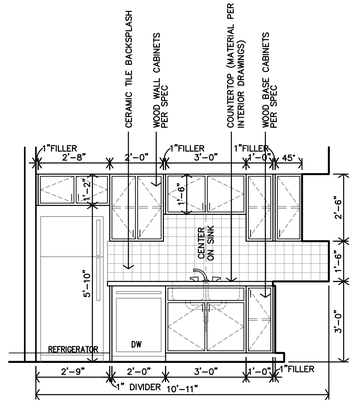
1. REF SHEET A2 FOR GENERAL NOTES.
2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
3. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.
4. FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES.
5. REF. CASEWORK SECTIONS ON SHEET A9.6
6. ALL BLOCKING TO BE 2x8 FIRE TREATED.
7. TYPE B UNITS – REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.
8. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)



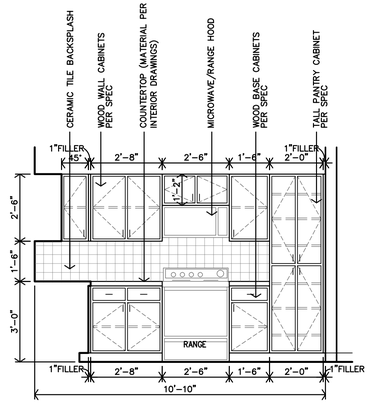
O TYPE 8 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



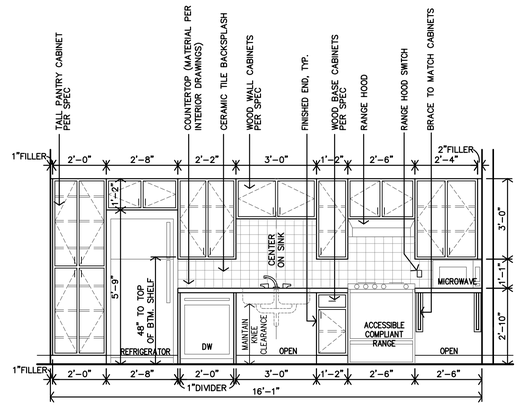
N TYPE 8 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



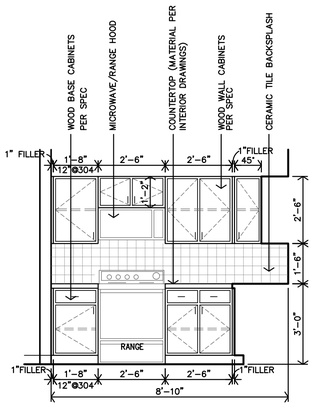
M TYPE 7 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



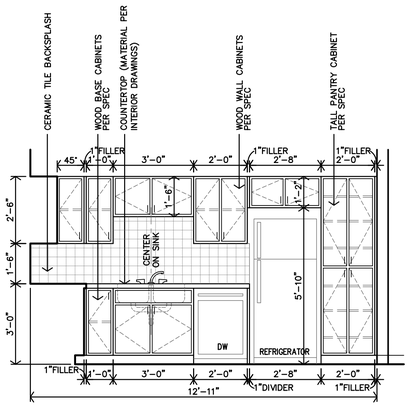
L TYPE 7 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



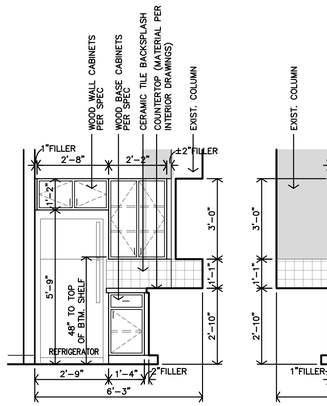
K TYPE 6 (ACCESSIBLE) CASEWORK ELEVATION
3/8"=1'-0"



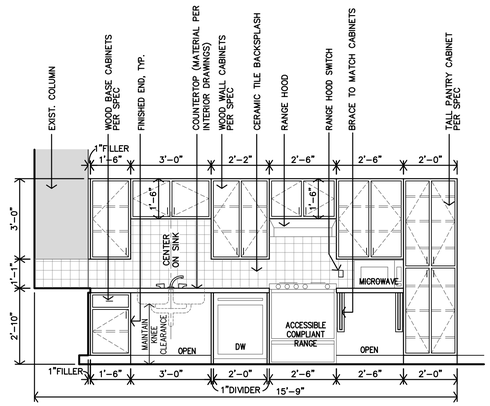
J TYPE 5 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



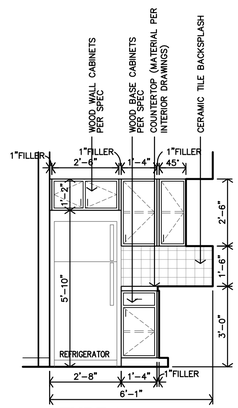
H TYPE 5 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



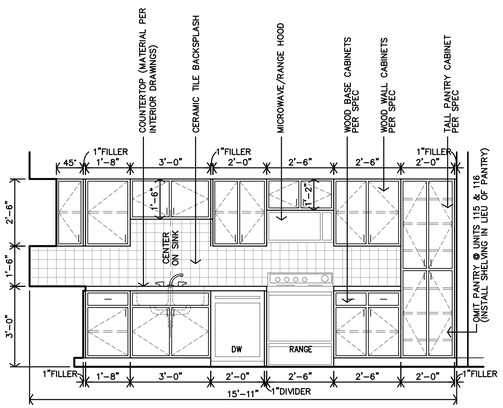
G TYPE 4 (ACCESSIBLE) CASEWORK ELEVATION
3/8"=1'-0"



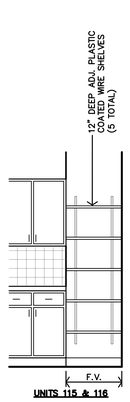
F TYPE 4 (ACCESSIBLE) CASEWORK ELEVATION
3/8"=1'-0"



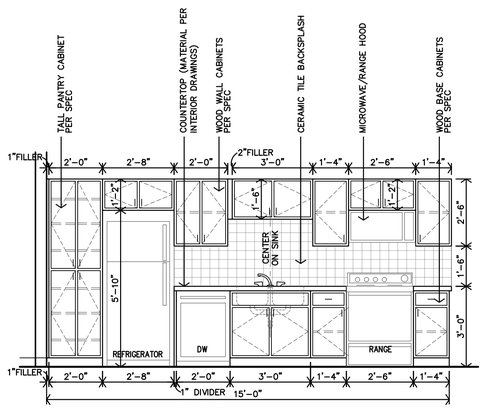
E TYPE 3 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



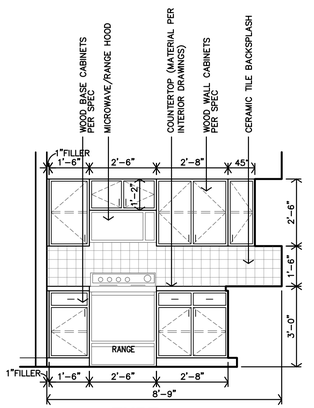
D TYPE 3 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



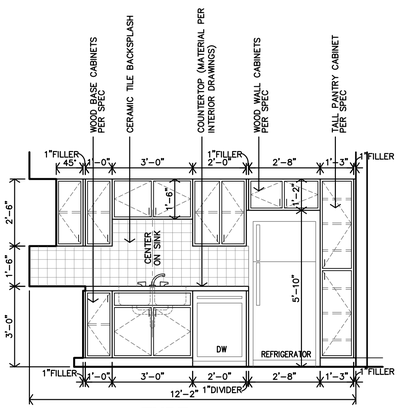
TYPICAL SHELVING ELEVATION



C TYPE 2 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



B TYPE 1 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"



A TYPE 1 (TYPE-B UNIT) CASEWORK ELEVATION
3/8"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

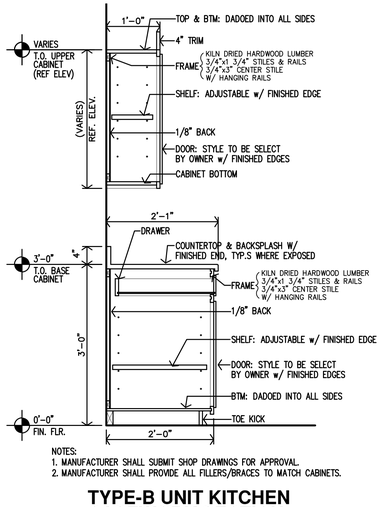
REGISTERED ARCHITECT — CHRISTOPHER GILLAM — 16 — 17290 — STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.5

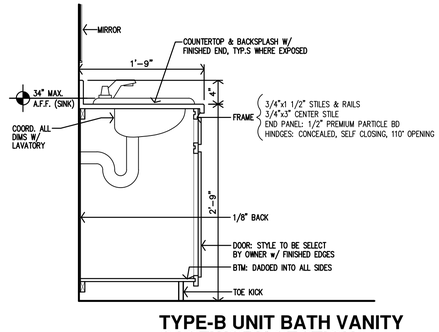
COPYRIGHTED ©



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

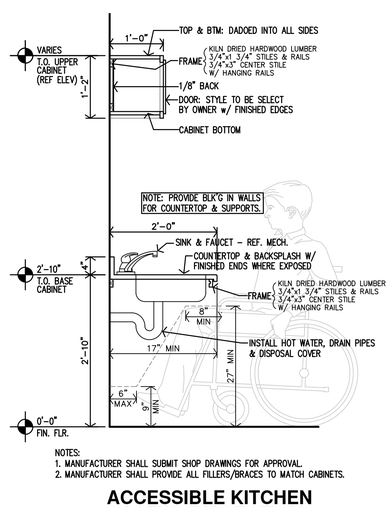
E TYPE-B UNIT KITCHEN CASEWORK SECTION

3/4"=1'-0"



D TYPE-B UNIT BATH VANITY CASEWORK SECTION

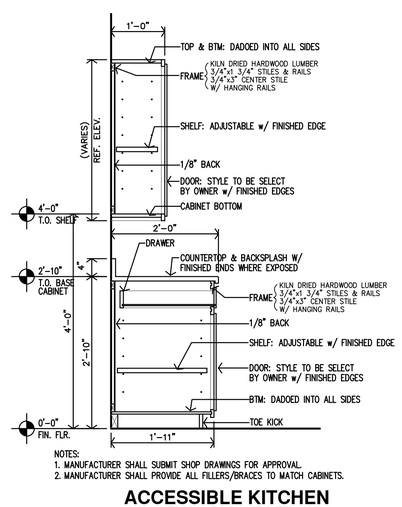
1"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

C ACCESSIBLE KITCHEN CASEWORK SECTION

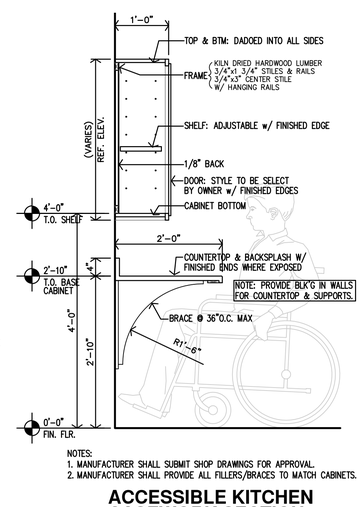
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

B ACCESSIBLE KITCHEN CASEWORK SECTION

3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

A ACCESSIBLE KITCHEN CASEWORK SECTION

3/4"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM
STATE OF TEXAS
16226
02/01

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A9.6

COPYRIGHTED ©

PUBLIC DOOR SCHEDULE

	MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: HOLLOW METAL	DOOR MATERIAL: ALUMINUM	DOOR MATERIAL: HOLLOW METAL	DOOR TYPE	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: HOLLOW METAL	FRAME MATERIAL: ALUMINUM	FRAME TYPE	FRAME FINISH: PREFINISHED	FRAME FINISH: PAINT	RATING	DETAILS	REMARKS
	BASEMENT																	
BUILDING A	B1	EXISTING DOOR & FRAME																
BUILDING A	B2	EXISTING DOOR & FRAME																
BUILDING A	B3	EXISTING DOOR & FRAME																
BUILDING A	B4	EXISTING DOOR & FRAME																
BUILDING A	B5	3'-6"	7'-0"	1 3/4"	●			C		●	●		1		●	60min	G/H–A10.0	
BUILDING A	B6	PR 3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		R–A10.0	
	FIRST FLOOR																	
BUILDING B	101	3'-0"	7'-0"	1 3/4"		●		A	●			●	1	●			S/T–A10.0	
BUILDING B	102	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	103	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●	60min	J/K–A10.0	
BUILDING B	104	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	105	3'-0"	7'-0"	1 3/4"		●		A	●			●	7	●			A10.4–A10.8	
BUILDING B	106	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING B	107	3'-0"	7'-0"	1 3/4"		●		A	●			●	5	●			A10.4–A10.8	
BUILDING B	108	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	109	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●	60min	J/K–A10.0	
BUILDING B	110	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	111	3'-0"	7'-0"	1 3/4"		●		A	●			●	1	●			S/T–A10.0	
BUILDING B	112	PR 3'-0"	7'-0"	1 3/4"		●		A	●			●		●			A10.4–A10.8	A.
BUILDING B	113	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	114	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING B	115	3'-0"	7'-0"	1 3/4"	●			A		●	●		3		●		G/H/O–A10.0	
BUILDING B	116	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING B	117	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	20min	J/K–A10.0	
BUILDING B	118	3'-0"	7'-0"	1 3/4"	●			A		●	●		4		●		G/H/O–A10.0	
BUILDING B	119	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING B	120	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING B	121	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING B	122																	
BUILDING B	123																	
BUILDING A	124	3'-0"	7'-0"	1 3/4"		●		A	●			●		●			A10.1–A10.3	B.
BUILDING A	125	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	S/T–A10.0 sim	
BUILDING A	126	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		R–A10.0	
BUILDING A	127	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		J/K–A10.0	
BUILDING A	128	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		R–A10.0	
BUILDING A	129	EXISTING DOOR & FRAME																
BUILDING A	130	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	S/T–A10.0 sim	
BUILDING A	131	EXISTING DOOR & FRAME																
BUILDING A	132	EXISTING DOOR & FRAME																
	MEZZANINE																	
BUILDING A/B	M01	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●	60min	J/K–A10.0	
BUILDING A/B	M02	3'-0"	7'-0"F.V.	1 3/4"	●			C		●	●		1		●	60min	J/K–A10.0	C.
BUILDING A/B	M03	EXISTING DOOR & FRAME																
BUILDING A/B	M04	EXISTING DOOR & FRAME																
BUILDING A/B	M05	EXISTING DOOR & FRAME																
	SECOND FLOOR																	
BUILDING A/B	201	EXISTING DOOR & FRAME																
BUILDING A/B	202	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING A/B	203	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING A/B	204	EXISTING DOOR & FRAME																
BUILDING A/B	205	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	G/H–A10.0	
BUILDING A/B	206	EXISTING DOOR & FRAME																
BUILDING A/B	207	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING A/B	208	EXISTING DOOR & FRAME																
BUILDING A/B	209	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING A/B	210	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
	THIRD FLOOR																	
BUILDING A	301	EXISTING DOOR & FRAME																
BUILDING A	302	3'-0"	7'-0"	1 3/4"	●			B		●	●		1		●	60min	J/K–A10.0	
BUILDING A	303	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		G/H–A10.0	
BUILDING A	304	3'-0"	7'-0"	1 3/4"	●			C		●	●		1		●		R–A10.0	
	ELEVATOR																	
BUILDING A/B	E1	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.3	
BUILDING A/B	E2	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.3	
BUILDING A/B	E3	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.3	
BUILDING A/B	E4	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.3	
BUILDING A/B	E5	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.4	
BUILDING A/B	E6	3'-6"	7'-0"		●					●	●				●	60min	REF. SHT. A6.4	

GENERAL NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. INSTALL MTL. FLASHINGS & CONT. CAULKING FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.
3. F.V. EXISTING OPENING.
4. NEW EXTERIOR DOOR & FRAME – VERIFY THICKNESS OF EXISTING OPENING. INSTALL DOOR, FRAME, HARDWARE, SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL, FIELD VERIFY CONDITIONS
5. NEW EXTERIOR DOOR & FRAME W/ EXISTING HISTORIC GLASS BLOCK – CLEAN, PREP, REPAIR GLASS BLOCK AS NEEDED. VERIFY THICKNESS OF EXISTING OPENING. INSTALL DOOR, FRAME, MTL PANEL, HARDWARE, SILL & WEATHERSTRIPPING FOR A WEATHERTIGHT SEAL, FIELD VERIFY CONDITIONS

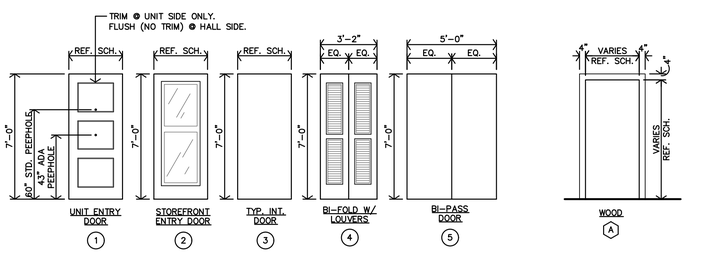
SPECIFIC NOTES:
A. DR #112: FRAME TYPE 'J' REF. SHEET A10.4
B. DR #124: FRAME TYPE 'B' REF. SHEET A10.1
C. FIELD VERIFY CEILING HEIGHT FOR DOOR HEIGHT.

UNIT DOOR SCHEDULE

MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: S.C. WOOD, PANEL	DOOR MATERIAL: H.C. WOOD, PANEL	DOOR MATERIAL: S.C. WOOD, LOUVER	DOOR MATERIAL: ALUMINUM	DOOR TYPE	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: WOOD	FRAME MATERIAL: ALUMINUM	FRAME TYPE	FRAME FINISH: PAINT	FRAME FINISH: PREFINISHED	RATING	DETAILS	REMARKS
A	ENTRY	3'-0"	7'-0"	1 3/4"	●				1			●		A	●		20min	A/B–A10.0	4
B	ENTRY (PINE ST)	3'-0"	7'-0"	1 3/4"				●	2			●	●	A		●		B/E/F/G/H–A10.5	5
C	BDRM/BATH/CLST/STG	3'-0"	7'-0"	1 3/4"		●			3			●		A	●			C/D–A10.0	1
D	BEDROOM	4'-0"	7'-0"	1 3/4"		●			3		●	●		A	●				6,3
E	LAUNDRY	3'-0"	7'-0"	1 3/4"			●		4	●		●		A	●			E/F–A10.0	2,3
F	CLOSET	PR 2'-6"	7'-0"	1 3/4"		●			5	●		●		A	●			E/F–A10.0	2,3
G	CLOSET	PR 3'-0"	7'-0"	1 3/4"		●			5	●		●		A	●			E/F–A10.0	2,3
H	MECHANICAL	PR 2'-0"	7'-0"	1 3/4"		●			5			●		A	●			C/D–A10.0	

GENERAL NOTES:
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL
·http://codes.lp.findlaw.com/txstatutes/PR/8/92/D/92.153

SPECIFIC NOTES:
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. BI–PASS/BI–FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE.
3. FINISHED G.B AT DOOR OPENING – NO FRAME.
4. UNIT ENTRY DOOR
   - HARDWARE TO BE LEVER TYPE LATCH SETS KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, NON–KEY OUTSIDE W/ 1" MIN THROW.
   - PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
   - PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
   - ADD SMOKE SEALS.
5. UNIT ENTRY DOOR (STOREFRONT) – DOOR & TRIM TO MATCH STOREFRONT SYSTEM.
6. BARN DOOR – G.B. OPENING TO BE 3'–10".



D UNIT DOOR TYPES
1/4"=1'-0"

C UNIT FRAME TYPES
1/4"=1'-0"

SEARS (BUILDING A) WINDOW SCHEDULE

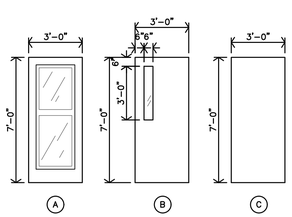
MARK	WIDTH	HEIGHT	STYLE	DETAILS
A	41'–8"	8'–11"	*EXISTING*	REF. A10.1–3
B	7'–0"	7'–2"	*EXISTING*	REF. A10.1–3
E1	9'–0"	7'–8 3/4"	*EXISTING*	REF. A10.1–3
E2	4'–4"	7'–8 3/4"	*EXISTING*	REF. A10.1–3
E	5'–5 1/4"	7'–8 3/4"	*EXISTING*	REF. A10.1–3
E4	4'–0"	4'–5"	*EXISTING*	REF. A10.1–3
E5	3'–0"	4'–5"	*EXISTING*	REF. A10.1–3
E6	4'–0"	7'–1 3/4"	*EXISTING*	REF. A10.1–3
E7	4'–11 1/2"	7'–1 3/4"	*EXISTING*	REF. A10.1–3
E8	4'–11 1/2"	7'–2"	*EXISTING*	REF. A10.1–3
E9	4'–3"	6'–1 3/4"	*EXISTING*	REF. A10.1–3
E10	3'–6"	5'–8"	*EXISTING*	REF. A10.1–3

GENERAL NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
5. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.

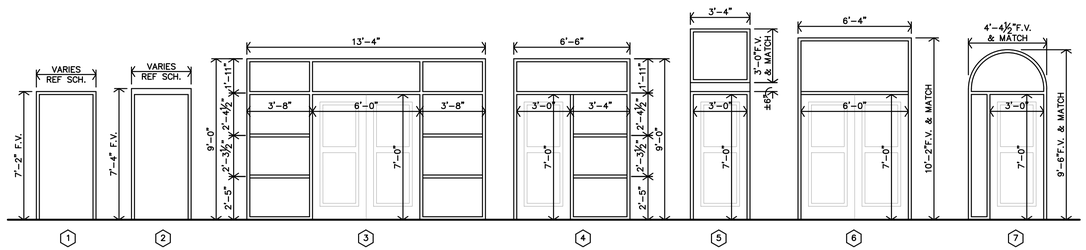
GAZETTE (BUILDING B) WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	DETAILS
D1	±22'–8"	±9'–2 1/2"	NEW ALUM. STOREFRONT	REF. A10.4–8
D2	±19'–2"	±9'–2 1/2"	NEW ALUM. STOREFRONT	REF. A10.4–8
E1	±22'–8"	±3'–5"	NEW ALUM. STOREFRONT CLEARSTORY	REF. A10.4–8
E2	±19'–2"	±3'–5"	NEW ALUM. STOREFRONT CLEARSTORY	REF. A10.4–8
E3	4'–4"	6'–7 3/4"	*EXISTING*	REF. A10.4–8
F	3'–0"	5'–0"	NEW DOUBLE HUNG WINDOW UNIT	REF. A10.4–8
G	3'–0"	3'–8"	NEW FIXED WINDOW UNIT	REF. A10.4–8
H	3'–0"	5'–0"	NEW FIXED WINDOW UNIT	REF. A10.4–8
J	9'–3 3/4"	7'–2"	NEW ALUM. STOREFRONT	REF. A10.4–8
K	4'–0"	8'–0"	NEW DOUBLE HUNG W/ CLEAR STORY WINDOW UNIT	REF. A10.4–8

GENERAL NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
5. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.



B PUBLIC DOOR TYPES
1/4"=1'-0"



A PUBLIC DOOR FRAME TYPES
1/4"=1'-0"

UNIT FINISH SCHEDULE

FINISHES & INSTRUCTIONS
P(1,2) LATEX PAINT | VT VINYL TILE | CT CERAMIC TILE
P3 EPOXY PAINT | E EXISTING | TX TEXTURE

DESCRIPTION	FLOOR: VINYL TILE	BASE: WOOD	BASE: EXISTING WOOD	WALLS: 5/8" GYP. BOARD	WALLS: EXISTING PLASTER	CEILING (REF. REFLECTED CEILING PLANS): (E) PLASTER & BEAMS	CEILING (REF. REFLECTED CEILING PLANS): GYP. BOARD	REMARKS
KITCHEN	VT		●	E	P	P	P	P	
LIVING ROOM	VT		●	E	P	P	P	P	
BEDROOM	VT		●	E	P	P	P	P	
CLOSET	VT		●	E	P	P	P	P	
BATH	VT		●	E	P	P	P	P	
LAUNDRY	VT		●	E	P	P	P	P	
STORAGE	VT		●	E	P	P	P	P	
EXERCISE	VT		●	E	P	P	P	P	
MECHANICAL	VT		●		P		P		

PUBLIC FINISH SCHEDULE NOTES

GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. NO WOOD BASE ON EXISTING CERAMIC TILE WALLS, AND EXISTING PLASTER WALLS.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.

SPECIFIC FINISH REMARKS:
1. TYPES OF FLOORING AND LOCATION MAY VARY. REFERENCE FLOOR PLANS FOR MATERIAL CHANGES AND PATTERNS.
2. FINISHES PER ELEVATOR MANUFACTURER RECOMMENDATIONS AND SELECTIONS. FINAL COLORS TO BE DETERMINED BY OWNER.
3. EXISTING STAIRS – REMOVE ANY DEBRIS & LOOSE PAINT. REPAIR ANY LOOSE OR MISSING PLASTER. PAINT WALLS & HANDRAILS. VERIFY ANY LOOSE HANDRAILS AND SECURE. INSTALL RUBBER TREADS AT STAIRS W/ STEEL RISERS & INSTALL RUBBER RISERS AT NON–STEEL RISERS.

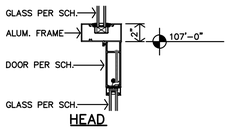
HISTORIC RESTORATION & REHAB REMARKS

SPECIFIC REMARKS
11. REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, WALLPAPER, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT
12. EXIST. RUBBER BASE TRIM WORK ON WALLS TO BE REMOVED & REPLACED. TRIM AT DOORS AND WINDOWS IS TO REMAIN, WHERE EXPOSED IN UNITS OR HALLWAYS.
13. AT EXIST. PLASTER WALLS AND CEILINGS, CLEAN, REMOVE LOOSE MATERIAL, PATCH, AND REPAIR TO MATCH EXIST. TEXTURE AND PREP FOR PAINT. REF. HISTORIC PLASTER NOTES.
14. PAINT CEILING BEAMS, MOLDING, TRIMWORK, ALL EXPOSED UTILITIES, INCLUDING CONDUIT, J–BOXES, SPRINKLER PIPING, PLUMBING PIPING, ETC. TO MATCH PLASTER.
15. ALL EXISTING EXPOSED PLASTER WALLS TO HAVE RUBBER COVE BASE, PAINTED TO MATCH PLASTER. ALL NEW GYP. BD. WALLS EXPOSED TO HAVE WOOD BASE. PAINTED TO MATCH GYP. BD.

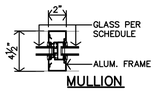
PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS
P(1,2) LATEX PAINT | VT VINYL TILE | CT CERAMIC TILE
P3 EPOXY PAINT | E EXISTING | TX TEXTURE

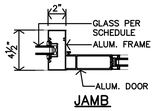
	MARK	DESCRIPTION	FLOOR: SEALED CONC.	FLOOR: VINYL TILE	FLOOR: EXIST. FLOOR TO REMAIN	FLOOR: CERAMIC TILE	BASE: WOOD	BASE: SELF COVE RUBBER BASE	BASE: CERAMIC TILE	BASE: EXIST TO REMAIN	WALLS: EXIST. PLASTER (SEE HISTORIC PRESERVATION NOTES)	WALLS: GYP. BOARD	CEILING (REF. REFLECTED CEILING PLANS): (E) PLASTER & BEAMS	CEILING (REF. REFLECTED CEILING PLANS): GYP. BOARD	CEILING (REF. REFLECTED CEILING PLANS): STRUCT. EXPOSED	CEILING (REF. REFLECTED CEILING PLANS): SUSPENDED ACOUS. TILE	REMARKS
	BASEMENT																
BUILDING A	B01	COMMERCIAL			E					E	E		P				
BUILDING A	B02	STORAGE			E					E	E		P				
BUILDING A	B03	STORAGE			E					E	E		P				
BUILDING A	B04	ELECTRICAL			E			●		E	E	P	P				
BUILDING A	B05	STORAGE			E					E	E		P				
	FIRST FLOOR																
BUILDING A/B	101	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	102	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	103	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	104	EFF. ACC. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	105	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	106	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	107	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	108	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	109	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	110	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	111	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	112	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	113	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	114	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	115	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	116	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	117	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	118	*NOT USED*															
BUILDING A/B	119	*NOT USED*															
BUILDING A/B	120	COMMERCIAL		VT				●			P	P		P			
BUILDING A/B	121	COMMERCIAL		VT				●				P		P			
BUILDING A/B	122	COMMERCIAL		VT				●				P		P			
BUILDING A/B	123	HALL		VT			●				P	P		P			
BUILDING A/B	124	HALL		VT			●					P		P			
BUILDING A/B	125	HALL		VT			●					P		P			
BUILDING A/B	126	HALL		VT			●				P	P		P			
BUILDING A/B	127	HALL		VT			●				P	P		P			
BUILDING A/B	128	TOILET			CT				●			P		P			
BUILDING A/B	129	TOILET			CT				●			P		P			
BUILDING A/B	130	OFFICE		VT				●				P		P			
BUILDING A/B	131	COMMUNITY RM		VT				●				P		P			
BUILDING A/B	132	MAIL CENTER		VT				●				P		P			
BUILDING A/B	133	MECHANICAL		VT					●			P		P			
BUILDING A/B	134	HALL		VT				●				P		P			
BUILDING A/B	135	HALL		VT				●			P	P		P			
BUILDING A/B	136	HALL		VT				●				P		P			
BUILDING A/B	137	STORAGE		VT					●			P		P			
BUILDING A/B	138	HALL		VT				●			P	P		P			
BUILDING A/B	139	TOILET			CT					●	P	P		P			
BUILDING A/B	140	HALL		VT				●				P					
BUILDING A/B	141	STORAGE		VT					●			P					
BUILDING A/B	142	STORAGE		VT					●			P					
	MEZZANINE																
BUILDING A/B	M01	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	M02	STORAGE		E						●		P		P			
BUILDING A/B	M03	MECHANICAL		E						●		P		P			
BUILDING A/B	M04	STORAGE		E						●		P		P			
BUILDING A/B	M05	STORAGE		E						●		P		P			
	SECOND FLOOR																
BUILDING A/B	201	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	202	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	203	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	204	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	205	2 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	206	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	207	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	208	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	209	1 BDRM ACC.			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	210	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	211	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	212	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	213	1 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	214	EFF. UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	215	2 BDRM UNIT			REFERENCE		UNIT FINISH SCHEDULE										
BUILDING A/B	216	HALLWAY		VT			



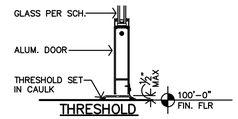
HEAD



MULLION



JAMB



THRESHOLD

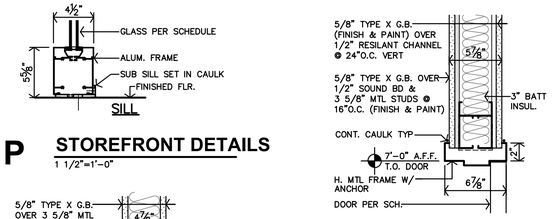
SILL

P STOREFRONT DETAILS

1 1/2"=1'-0"

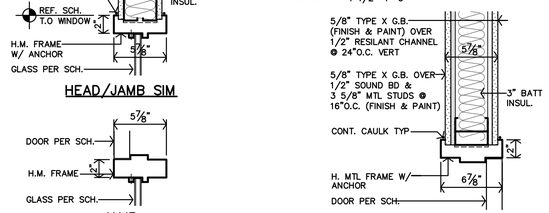
M NOT USED

L NOT USED



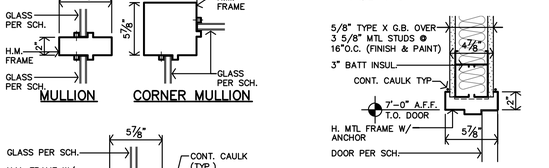
K DOOR HEAD DTL.

1 1/2"=1'-0"



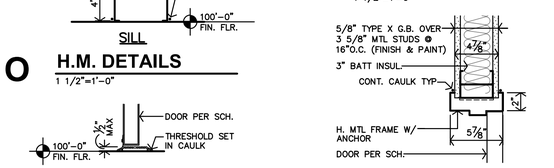
J DOOR JAMB DTL.

1 1/2"=1'-0"



H DOOR HEAD DTL.

1 1/2"=1'-0"

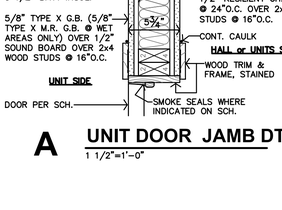


G DOOR JAMB DTL.

1 1/2"=1'-0"

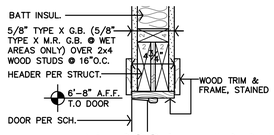
F UNIT BASE DTL @ JAMB @ BI-FOLD & BI-PASS DOOR

1 1/2"=1'-0"



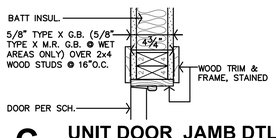
E UNIT BI-FOLD/BI-PASS DOOR HEAD DTL.

1 1/2"=1'-0"



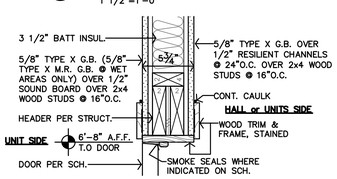
D UNIT DOOR HEAD DTL.

1 1/2"=1'-0"



C UNIT DOOR JAMB DTL.

1 1/2"=1'-0"



B UNIT DOOR HEAD DTL.

1 1/2"=1'-0"

A UNIT DOOR JAMB DTL.

1 1/2"=1'-0"

T DOOR JAMB DTL.

1 1/2"=1'-0"

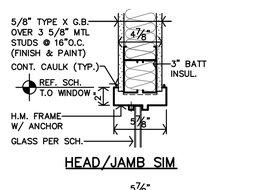
S DOOR HEAD DTL.

1 1/2"=1'-0"

R DOOR HEAD DTL.

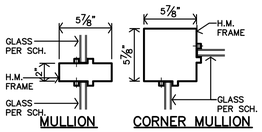
1 1/2"=1'-0" JAMB SIMILAR

Q NOT USED

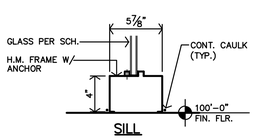


HEAD/JAMB SIM

JAMB



MULLION CORNER MULLION



SILL

O H.M. DETAILS

1 1/2"=1'-0"

N DOOR THRESHOLD DTL.

1 1/2"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 16 NOV 25 32907 STATE OF TEXAS

REVISION:	
DATE:	2-16-2026
JOB:	25-3484
SHEET NO.:	A10.0

COPYRIGHTED ©

GENERAL NOTES, EXISTING WOOD WINDOW FRAMES

Reference specifications & Preservation Briefs.

ROUTINE MAINTENANCE

- Removal of interior and exterior paint:
- Removal and repair of sash (including glazing where necessary);
- Repairs to frame;
- Weatherstripping and reinstallation of the sash;
- Repainting

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double–hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil–based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather–tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.
The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double–hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn–out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

SPLICE AND PARTS REPLACEMENT

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do–it–yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," Bulletin of the Association for Preservation Technology, Vol. III, No. 4, 1971, or illustrated more recently in The Old House, Time–Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair:

1. conduct regular maintenance of sound frames to achieve the longest life possible,
2. make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and
3. if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost–effective solution.

STABILIZATION

- Dry the wood:
- Treat decayed areas with a fungicide;
- Waterproof with two or three applications of boiled linseed oil (applications every 24 hours);
- Fill cracks and holes with putty;
- After a 'skin' forms on the putty, paint the surface.

Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.

When sills or other members exhibit surface weathering, they may also be built–up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long–lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

WEATHERIZATION

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will ensure that the sashes are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

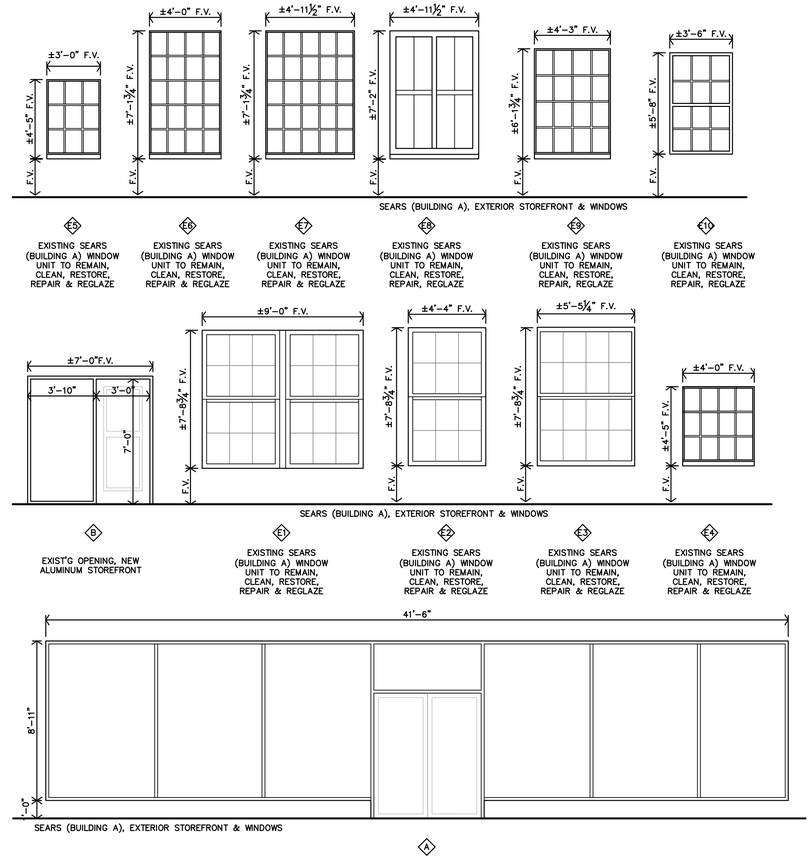
Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost–effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

SEARS (BUILDING A) WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	STYLE: FIXED	STYLE: SINGLE HUNG	EXTERIOR	INTERIOR	DETAILS
A	10'–0"	8'–6"	ALUM. WINDOW UNIT	●		●		
B	3'–3"	8'–6"	ALUM. WINDOW UNIT	●		●		
E1	±8'–6" F.V.	±10'–0" F.V.	EXIST. ALUM. FRAME & GLASS	●		●		
E2	±8'–6" F.V.	±9'–6" F.V.	EXIST. ALUM. FRAME & GLASS	●		●		
E3	±8'–8" F.V.	±7'–4" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E4	±8'–8" F.V.	±10'–10" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E5	±7'–2" F.V.	±3'–8 1/2" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E6	±8'–8" F.V.	±3'–10" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E7	±6'–8" F.V.	±7'–4" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E8	±5'–10" F.V.	±10'–10" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E9	±6'–6" F.V.	±6'–4" F.V.	EXIST. ALUM. FRAME & GLASS	●				
E10	±9'–8" F.V.	±6'–4" F.V.	EXIST. ALUM. FRAME & GLASS	●				

NOTES:

1. CONTRACTOR MUST INSTALL MTL. FLASHINGS @ CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL OPERABLE WINDOWS W/ THE SILL 6'–0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM F2090 & 2021 IBC SEC. 1030.1.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406.4. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.
8. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. (20"w X 24"h MIN.) OPENINGS, 5.7sf MIN. AREA
9. ALL EXTERIOR WINDOW FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.



A SEARS (BUILDING A) WINDOW TYPES & ELEVATION

1/4"=1'–0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

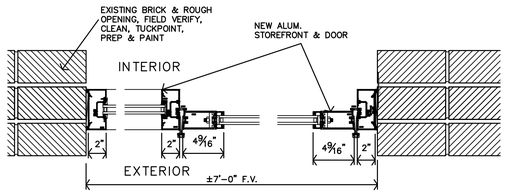
REGISTERED ARCHITECT — STATE OF TEXAS — CHRISTOPHER GILLAM — 2-16-2026

REVISION:

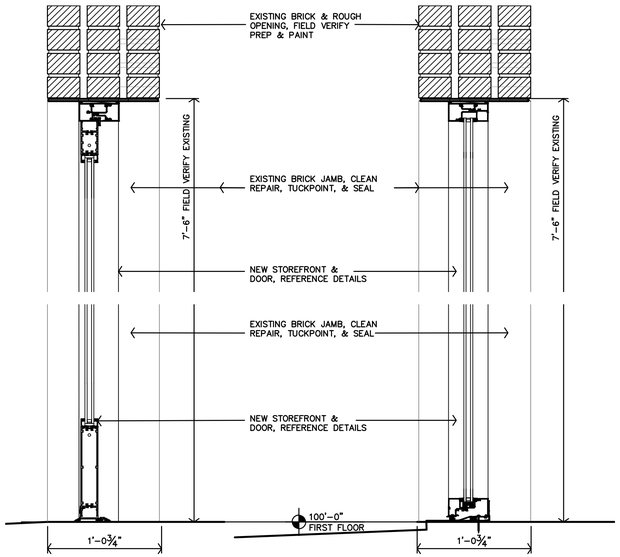
DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

A10.1

COPYRIGHTED ©

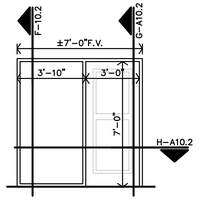


H SEARS (BUILDING A)
PLAN SECT.
NEW WEST STOREFRNT
NTS



G SEARS (BUILDING A)
WALL SECT.
NEW WEST DOOR
NTS

F SEARS (BUILDING A)
WALL SECT.
NEW WEST STOREFRNT
NTS



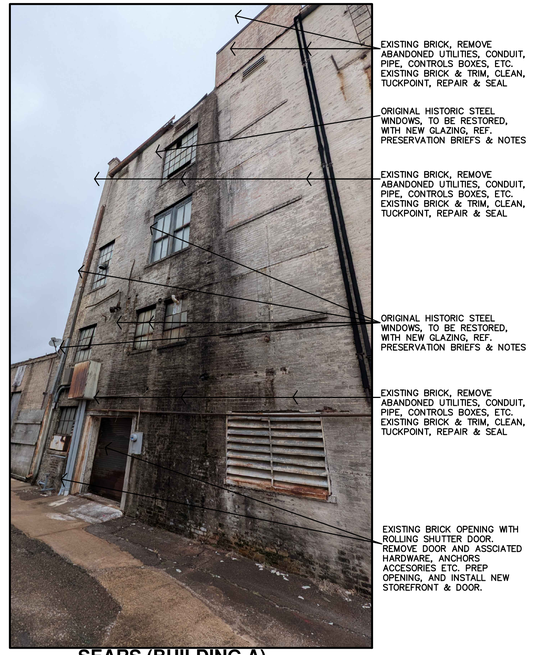
J SEARS (BUILDING A) BLDG PLAN SECT.
NEW WEST STOREFRNT
NTS



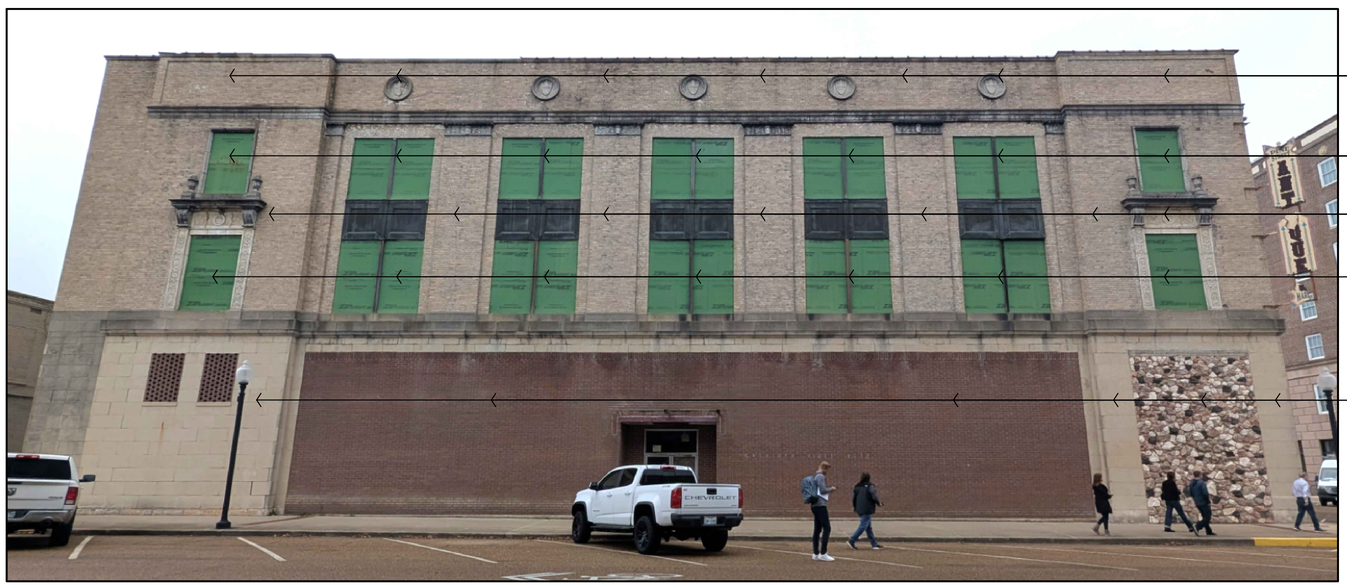
E SEARS (BUILDING A)
2ND & 3RD FLR WINDOWS
NTS



D SEARS (BUILDING A)
2ND & 3RD FLR WINDOWS
NTS



C SEARS (BUILDING A)
EXISTING WEST ELEV.
NTS



B SEARS (BUILDING A)
EXISTING SOUTH ELEV.
NTS



A SEARS (BUILDING A)
EXISTING EAST ELEV.
NTS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
JENNIFER GILLAM
STATE OF TEXAS
29307

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A10.2

COPYRIGHTED ©

EXISTING STEEL WINDOWS & FRAMES
BELOW PARTIAL – PRESERVATION BRIEF 13
(CONTRACTOR SHALL REVIEW & FOLLOW ENTIRE PB 13)

ROUTINE MAINTENANCE

- Removal of interior and exterior paint
- Removal and repair of sash (including glazing where necessary);
- Repairs to frame;
- Weatherstripping and reinstallation of the sash;
- Repainting

Repair in Place

The maintenance procedures described above will be insufficient when corrosion is extensive, Or when metal window sections are misaligned. Medium to heavy corrosion that has not done any structural damage to the metal sections can be removed either by using the chemical cleaning process described under "Routine Maintenance" or by sandblasting. Since sandblasting can damage the masonry surrounds and crack or cloud the glass, metal or plywood shields should be used to protect these materials. The sandblasting pressure should be low, 80–100 pounds per square inch, and the grit size should be in the range of Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. While sandblasting equipment comes with various nozzle sizes, pencil–point blasters are most useful because they give the operator more effective control over the direction of the spray. The small aperture Of the pencil–point blaster is also useful in removing dried putty from the metal sections that hold the glass. As with any cleaning technique, once the bare metal is exposed to air, it should be primed as soon as possible. This includes the inside rabbeted section Of sash where glazing putty has been removed. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow–drier (a step that the owner should consider when calculating the time and expense involved). Either form Of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to realign the metal sections without removing the window to a metal fabricator's shop. The glazing is generally removed and pressure is applied to the bent or bowed section, In the case Of a muntin, a protective 2 x 4 wooden bracing can be placed behind the bent portion and a wire cable with a winch can apply progressively more pressure over several days until the section is realigned. The 2 x 4 bracing is necessary to distribute the pressure evenly over the damaged section. Sometimes a section, such as the bottom Of the frame, will bow out as a result of pressure exerted by corrosion and it is Often necessary to cut the metal section to relieve this pressure prior to pressing the section back into shape and making a welded repair.

Once the metal sections have been cleaned Of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate. A patching material of steel fibers and an epoxy binder may be the easiest to apply. This steel–based epoxy is available for industrial steel repair; it can also be found in auto body patching compounds or in plumber's epoxy. As with any product, it is important to follow the manufacturer's instructions for proper use and best results. The traditional patching technique––melting steel welding rods to fill holes in the metal sections––may be difficult to apply in some situations; moreover, the window glass must be removed during the repair process, or it will crack from the expansion Of the heated metal sections. After these repairs, glass replacement, hinge lubrication, painting, and other cosmetic repairs can be undertaken as necessary.

To complete the checklist for routine maintenance, cracked glass, deteriorated glazing compound, missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. If the glazing must be replaced, all clips, glazing beads, and other fasteners that hold the glass to the sash should be retained, if possible, although replacements for these parts are still being fabricated. When bedding glass, use only glazing compound formulated for metal windows. To clean the hinges (generally brass or bronze), a cleaning solvent and fine bronze wool should be used. The hinges should then be lubricated with a non–greasy lubricant specially formulated for metals and with an anti–corrosive agent. These lubricants are available in a spray form and should be used periodically on frequently opened windows.

Final painting of the windows with a paint compatible with the anti–corrosive primer should proceed on a dry day. (Paint and primer from the same manufacturer should be used.) Two coats of finish paint are recommended if the sections have been cleaned to bare metal. The paint should overlap the glass slightly to insure weathertightness at that connection. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. The caulking used should be a type intended for exterior application, have a high tolerance for material movement, be resistant to ultraviolet light, and have a minimum durability Of 10 years. Three effective compounds (taking price and other factors into consideration) are polyurethane, vinyl acrylic, and butyl rubber. In selecting a caulking material for a window retrofit, it is important to remember that the caulking compound may be covering Other materials in a substrate. In this case, some compounds, such as silicone, may not adhere well. Almost all modern caulking compounds can be painted after curing completely. Many come in a range of colors, which eliminates the need to paint. If colored caulking is used, the windows should have been given two coats of finish paint prior to caulking.

Repair in Workshop

Damage to windows may be so severe that the window sash and sometimes the frame must be removed for cleaning and extensive rust removal, straightening of bent sections, welding or splicing in of new sections, and reglazing. These major and expensive repairs are reserved for highly significant windows that cannot be replaced; the procedures involved should be carried Out only by skilled workmen.

As part of the orderly removal of windows, each window should be numbered and the parts labelled. The operable metal sash should be dismantled by removing the hinges; the fixed sash and, if necessary, the frame can then be unbolted or unscrewed. (The subframe is usually left in place. Built into the masonry surrounds, it can only be cut out with a torch.) Hardware and hinges should be labelled and stored together.

The two major choices for removing flaking paint and corrosion from severely deteriorated windows are dipping in a chemical bath or sandblasting. Both treatments require removal of the glass. If the windows are to be dipped, a phosphoric acid solution is preferred, as mentioned earlier. While the dip tank method is good for fairly evenly distributed rust, deep set rust may remain after dipping. For that reason, sandblasting is more effective for heavy and uneven corrosion. Both methods leave the metal sections clean of residual paint. As already noted, after cleaning has exposed the metal to the air, it should be primed immediately after drying with an anti–corrosive primer to prevent rust from recurring.

Sections that are seriously bent or bowed must be straightened with heat and applied pressure in a workshop. Structurally weakened sections must be cut out, generally with an oxy–acetylene torch, and replaced with sections welded in place and the welds ground smooth. Finding replacement metal sections, however, may be difficult. While most rolling mills are producing modern sections suitable for total replacement, it may be difficult to find an exact profile match for a splicing repair. The best source of rolled metal sections is from salvaged windows, preferably from the same building. If no salvaged windows are available, two options remain. Either an ornamental metal fabricator can weld flat plates into a built–up section, or a steel plant can mill bar steel into the desired profile.

While the sash and frame are removed for repair, the subframe and masonry surrounds should be inspected. This is also the time to reset sills or to remove corrosion from the subframe, taking care to protect the masonry surrounds from damage.

Missing or broken hardware and hinges should be replaced on all windows that will be operable. Salvaged windows, again, are the best source of replacement parts. If matching parts cannot be found, it may be possible to adapt ready–made items. Such a substitution may require filling existing holes with steel epoxy or with plug welds and tapping in new screw holes. However, if the hardware is a highly significant element Of the historic window, it may be worth having reproductions made.

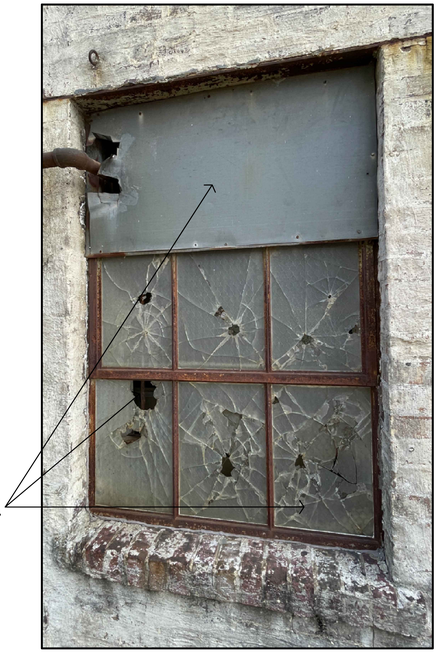
Following are illustrations of the repair and thermal upgrading Of the rolled steel windows in a National Historic Landmark (fig. 6). Many of the techniques described above were used during this extensive rehabilitation. The complete range Of repair techniques is then summarized in the chart titled Steps for Cleaning and Repairing Historic Steel Windows.



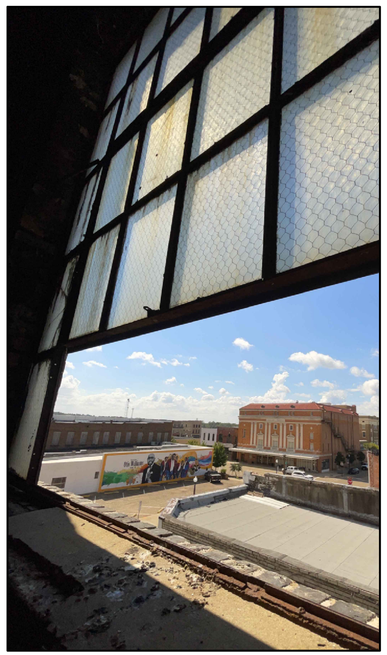
F SEARS (BUILDING A)
EXIST'G STEEL WINDOWS
NTS



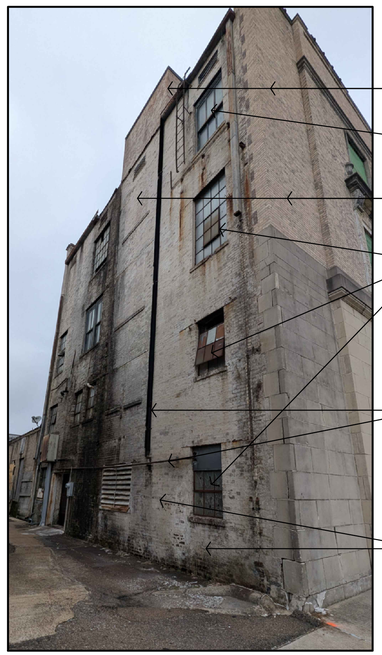
E SEARS (BUILDING A)
EXIST'G STEEL WINDOWS
NTS



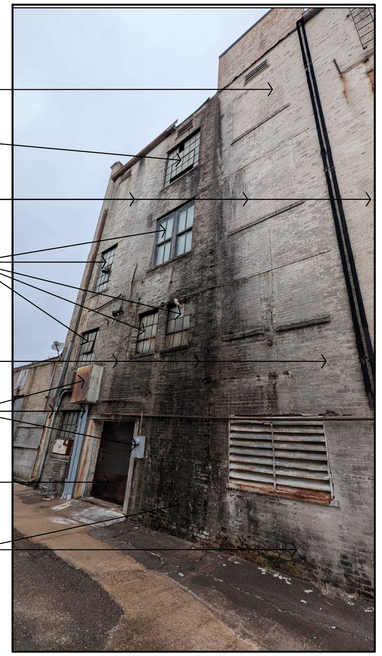
D SEARS (BUILDING A)
EXIST'G STEEL WINDOWS
NTS



C SEARS (BUILDING A)
EXISTING STEEL WINDOWS
NTS



B SEARS (BUILDING A)
EXISTING WEST ELEV.
NTS



A SEARS (BUILDING A)
EXISTING WEST ELEV.
NTS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
CHRISTOPHER GILLAM
16–32901
STATE OF TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

A10.3

COPYRIGHTED ©

EXISTING STEEL WINDOWS & FRAMES
BELOW PARTIAL – PRESERVATION BRIEF 13
(CONTRACTOR SHALL REVIEW & FOLLOW ENTIRE PB 13)

ROUTINE MAINTENANCE

- Removal of interior and exterior paint
- Removal and repair of sash (including glazing where necessary);
- Repairs to frame;
- Weatherstripping and reinstallation of the sash;
- Repainting

Repair in Place

The maintenance procedures described above will be insufficient when corrosion is extensive, Or when metal window sections are misaligned. Medium to heavy corrosion that has not done any structural damage to the metal sections can be removed either by using the chemical cleaning process described under "Routine Maintenance" or by sandblasting. Since sandblasting can damage the masonry surrounds and crack or cloud the glass, metal or plywood shields should be used to protect these materials. The sandblasting pressure should be low, 80–100 pounds per square inch, and the grit size should be in the range of Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. While sandblasting equipment comes with various nozzle sizes, pencil–point blasters are most useful because they give the operator more effective control over the direction of the spray. The small aperture Of the pencil–point blaster is also useful in removing dried putty from the metal sections that hold the glass. As with any cleaning technique, once the bare metal is exposed to air, it should be primed as soon as possible. This includes the inside rabbeted section Of sash where glazing putty has been removed. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow–drier (a step that the owner should consider when calculating the time and expense involved). Either form Of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to realign the metal sections without removing the window to a metal fabricator's shop. The glazing is generally removed and pressure is applied to the bent or bowed section, In the case Of a muntin, a protective 2 x 4 wooden bracing can be placed behind the bent portion and a wire cable with a winch can apply progressively more pressure over several days until the section is realigned. The 2 x 4 bracing is necessary to distribute the pressure evenly over the damaged section. Sometimes a section, such as the bottom Of the frame, will bow out as a result of pressure exerted by corrosion and it is Often necessary to cut the metal section to relieve this pressure prior to pressing the section back into shape and making a welded repair.

Once the metal sections have been cleaned Of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate. A patching material of steel fibers and an epoxy binder may be the easiest to apply. This steel–based epoxy is available for industrial steel repair; it can also be found in auto body patching compounds or in plumber's epoxy. As with any product, it is important to follow the manufacturer's instructions for proper use and best results. The traditional patching technique––melting steel welding rods to fill holes in the metal sections––may be difficult to apply in some situations; moreover, the window glass must be removed during the repair process, or it will crack from the expansion Of the heated metal sections. After these repairs, glass replacement, hinge lubrication, painting, and other cosmetic repairs can be undertaken as necessary.

To complete the checklist for routine maintenance, cracked glass, deteriorated glazing compound, missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. If the glazing must be replaced, all clips, glazing beads, and other fasteners that hold the glass to the sash should be retained, If possible, although replacements for these parts are still being fabricated. When bedding glass, use only glazing compound formulated for metal windows. To clean the hinges (generally brass or bronze), a cleaning solvent and fine bronze wool should be used. The hinges should then be lubricated with a non–greasy lubricant specially formulated for metals and with an anti–corrosive agent. These lubricants are available in a spray form and should be used periodically on frequently opened windows.

Final painting of the windows with a paint compatible with the anti–corrosive primer should proceed on a dry day. (Paint and primer from the same manufacturer should be used.) Two coats of finish paint are recommended if the sections have been cleaned to bare metal. The paint should overlap the glass slightly to insure weathertightness at that connection. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. The caulking used should be a type intended for exterior application, have a high tolerance for material movement, be resistant to ultraviolet light, and have a minimum durability Of 10 years. Three effective compounds (taking price and other factors into consideration) are polyurethane, vinyl acrylic, and butyl rubber. In selecting a caulking material for a window retrofit, it is important to remember that the caulking compound may be covering Other materials in a substrate. In this case, some compounds, such as silicone, may not adhere well. Almost all modern caulking compounds can be painted after curing completely. Many come in a range of colors, which eliminates the need to paint. If colored caulking is used, the windows should have been given two coats of finish paint prior to caulking.

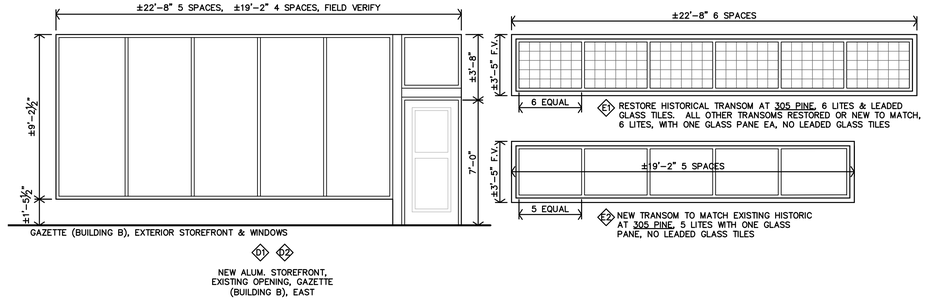
Repair in Workshop

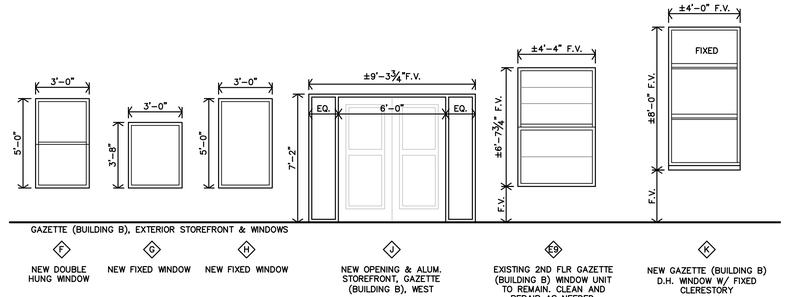
Damage to windows may be so severe that the window sash and sometimes the frame must be removed for cleaning and extensive rust removal, straightening of bent sections, welding or splicing in of new sections, and reglazing. These major and expensive repairs are reserved for highly significant windows that cannot be replaced; the procedures involved should be carried Out only by skilled workmen.

As part of the orderly removal of windows, each window should be numbered and the parts labelled. The operable metal sash should be dismantled by removing the hinges; the fixed sash and, if necessary, the frame can then be unbolted or unscrewed. (The subframe is usually left in place. Built into the masonry surrounds, it can only be cut out with a torch.) Hardware and hinges should be labelled and stored together.
The two major choices for removing flaking paint and corrosion from severely deteriorated windows are dipping in a chemical bath or sandblasting. Both treatments require removal of the glass. If the windows are to be dipped, a phosphoric acid solution is preferred, as mentioned earlier. While the dip tank method is good for fairly evenly distributed rust, deep set rust may remain after dipping. For that reason, sandblasting is more effective for heavy and uneven corrosion. Both methods leave the metal sections clean of residual paint. As already noted, after cleaning has exposed the metal to the air, it should be primed immediately after drying with an anti–corrosive primer to prevent rust from recurring.

Sections that are seriously bent or bowed must be straightened with heat and applied pressure in a workshop. Structurally weakened sections must be cut out, generally with an oxy–acetylene torch, and replaced with sections welded in place and the welds ground smooth. Finding replacement metal sections, however, may be difficult. While most rolling mills are producing modern sections suitable for total replacement, it may be difficult to find an exact profile match for a splicing repair. The best source of rolled metal sections is from salvaged windows, preferably from the same building. If no salvaged windows are available, two options remain. Either an ornamental metal fabricator can weld flat plates into a built–up section, or a steel plant can mill bar steel into the desired profile.
While the sash and frame are removed for repair, the subframe and masonry surrounds should be inspected. This is also the time to reset sills or to remove corrosion from the subframe, taking care to protect the masonry surrounds from damage.

Missing or broken hardware and hinges should be replaced on all windows that will be operable. Salvaged windows, again, are the best source of replacement parts. If matching parts cannot be found, it may be possible to adapt ready–made items. Such a substitution may require filling existing holes with steel epoxy or with plug welds and tapping in new screw holes. However, if the hardware is a highly significant element Of the historic window, it may be worth having reproductions made.
Following are illustrations of the repair and thermal upgrading Of the rolled steel windows in a National Historic Landmark (fig. 6). Many of the techniques described above were used during this extensive rehabilitation. The complete range Of repair techniques is then summarized in the chart titled Steps for Cleaning and Repairing Historic Steel Windows.





D GAZETTE (BUILDING B) WINDOW TYPES & ELEVATION

1/4"=1'–0"

GAZETTE (BUILDING B) WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	MATERIAL	STYLE: FIXED	STYLE: SINGLE HUNG	EXTERIOR	INTERIOR	DETAILS
D1	22'–8"	9'–2.5"	NEW ALUM. STOREFRONT	●		●		
D2	19'–2"	9'–2.5"	NEW ALUM. STOREFRONT	●		●		
E1	22'–8"	3'–5"	NEW ALUM. CLERESTORY	●		●		
E2	19'–2"	3'–5"	NEW ALUM. CLERESTORY	●		●		
F	3'–0"	5'–0"	NEW WD. SINGLE HUNG		●	●		
G	3'–0"	3'–8"	NEW WD. FIXED	●		●		
H	3'–0"	5'–0"	NEW WD. FIXED	●		●		
J	9'–3.75"	7'–2.5"	NEW ALUM. STOREFRONT	●		●		
K	4'–0"	8'–0"	NEW WD. FIXED OVER SINGLE HUNG	●	●	●		
E9	4'–4" F.V.	6'–7.75" F.V.	EXIST. ALUM. FRAME, NEW GLASS	●		●		

NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL OPERABLE WINDOWS W/ THE SILL 6'–0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM F2090 & 2021 IBC SEC. 1030.1.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406.4, IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.
8. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. (20"w X 24"h MIN.) OPENINGS, 5.7sf MIN. AREA
12. ALL EXTERIOR WINDOW FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.

GLAZING SCHEDULE

MARK	EXTERIOR	INTERIOR	3/4" INSULATED	1/4" CLEAR GLASS	FROSTED	TEMPERED	FIRE RATED
A1	●		●	●			
A2	●		●	●		●	
B1		●	●		●		

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

IECC 2021 REQUIREMENTS

FENESTRATION
U–FACTOR
FIXED FENSTRATION .42
OPERABLE FENSTRATION .54
ENTRANCE DOOR .68

SHGC	FIXED	OPERABLE
PF < .25	.25	.23
.25 ≤ PF < .5	.30	.28
PF ≥ .5	.40	.37

HISTORIC PRESERVATION NOTES

WINDOWS

STOREFRONT – NON–HISTORIC ALUMINUM, WILL BE REMOVED AND REPLACED TO SIMULATE THE ORIGINAL DIVIDED LIGHT FRAME AND MULLIONS AS ILLUSTRATED IN THE HISTORIC 1980 PHOTO.

THE EXISTING STOREFRONTS ARE INCONSISTENT, INCLUDING SOME WITH GLASS BLOCK, AND NOT CONSISTENT AND DO NOT REPRESENT THE ORIGINAL, THUS THESE WILL BE REPLACED TO CREATE A SIMILAR UNIFORM PATTERN OF LIGHTS & MULLIONS PER THE ORIGINAL, AS ILLUSTRATED IN THE HISTORIC PHOTO. THE NEW FRAMES WILL HAVE A PAINT–LIKE OR BAKED ON FINISH, TO SIMULATE THE ORIGINALS. INSULATED GLASS WILL BE INSTALLED THE GLASS WILL BE CLEAR, COLORLESS, AND NON–REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

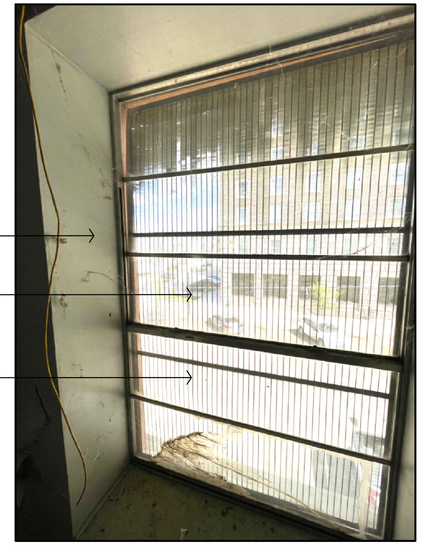
STOREFRONT TRANSOMS – HAVE BEEN REMOVED, AND METAL FRAMING WITH WALL STUCCO OR PLASTER HAS BEEN INSTALLED IN PLACE. THE CURRENT FRAMING AND STUCCO–PLASTER WILL BE REMOVED AND NEW WINDOWS WILL BE INSTALLED TO SIMULATE THE ORIGINAL PATTERN OF MULLIONS, MUNTIN BARS OR GRIDED LIGHTS. THE ALUMINUM WILL HAVE A PAINT–LIKE OR BAKED ON FINISH. NEW WINDOWS WILL BE TRUE DIVIDED MULLIONS WITH SIMULATED MUNTINS, BOTH EXTERIOR AND INTERIOR MUNTIN GRIDS, INSULATED GLASS WILL HAVE A SPACER GRID BETWEEN PANES OF GLASS. GLASS IN NEW WINDOWS WILL BE CLEAR, COLORLESS, AND NON–REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

2ND FLR WINDOWS– ARE ALUMINUM WITH HORIZONTAL LIGHTS WITH HOPPER VENT AND WILL BE RESTORED. THE EXISTING SHADE SCREENS WILL BE REMOVED OR LEFT IN PLACE. GLASS WILL BE CLEAR, COLORLESS, AND NON–REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.



C GAZETTE (BUILDING B) EXTERIOR 2nd FLR WINDOW

NTS



B GAZETTE (BUILDING B) INTERIOR 2nd FLR WINDOW

NTS



A GAZETTE (BUILDING B) EXISTING EAST ELEVATION

NTS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

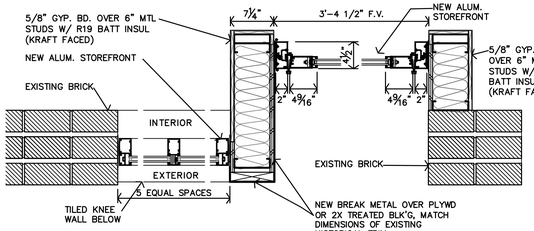
REGISTERED ARCHITECT CHRISTOPHER GILLAM 2–16–2026 STATE OF TEXAS

REVISION:

DATE: 2–16–2026
JOB: 25–3484
SHEET NO.:

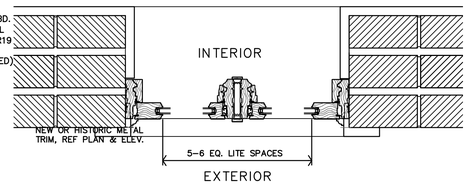
A10.4

COPYRIGHTED ©



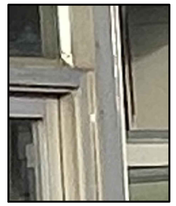
H PLAN SECTION AT NEW STOREFRONT

1"=1'-0"

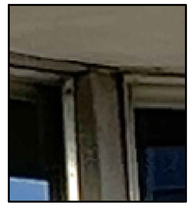


G PLAN SECTION CLERESTORY WINDOWS

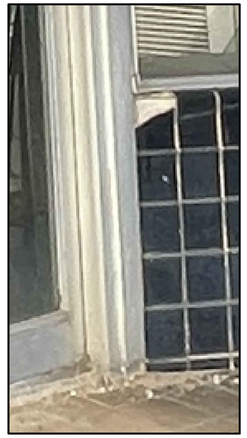
1 1/2"=1'-0"



TRANSOM HEAD



HEAD-SOFFIT

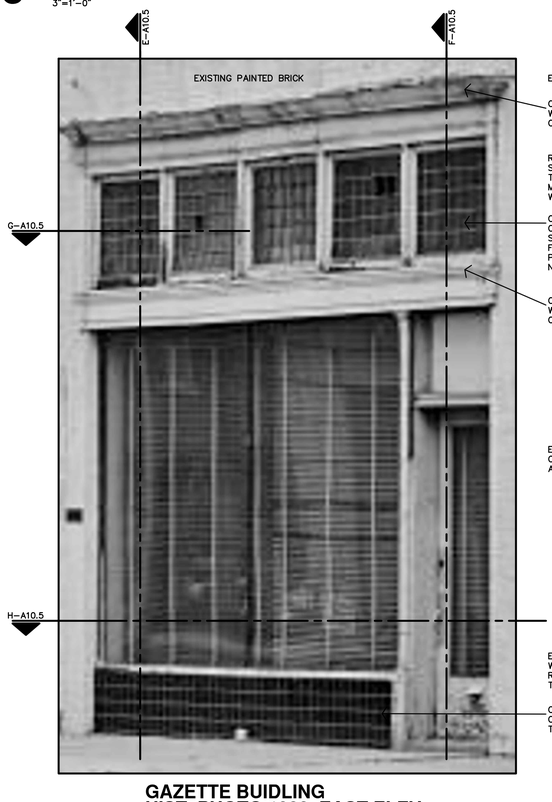


SILL, BASE WALL, TILE EXISTING STOREFRONT

DIMS & PHOTOS FOR EXISTING STOREFRONT - PROFILES, SILL, JAMB, HEAD, SOFFIT, TRIM ETC.

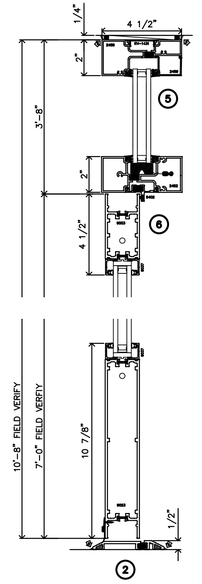
C GAZETTE (BUILDING B) EXISTING PHOTOS 305 PINE

3"=1'-0"



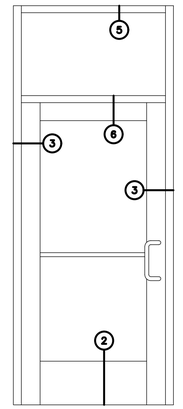
D GAZETTE BUIDLING HIST. PHOTO 1980, EAST ELEV

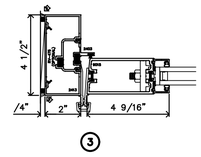
NTS

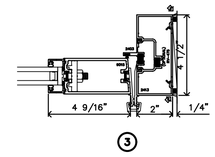


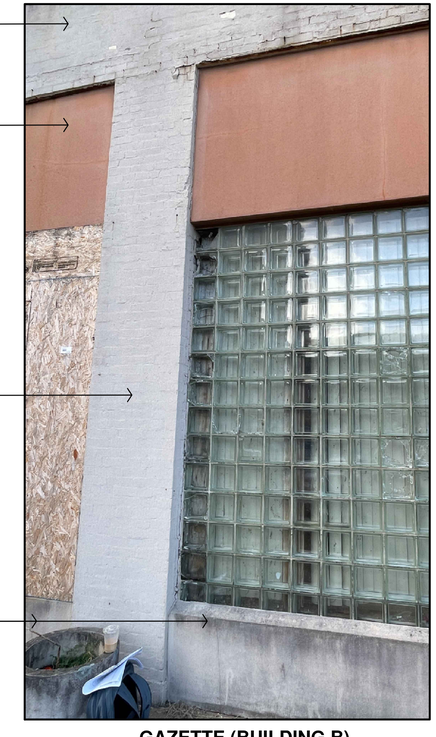
B GAZETTE (BUILDING B) NEW STOREFRONT DOOR DTLS

3"=1'-0"



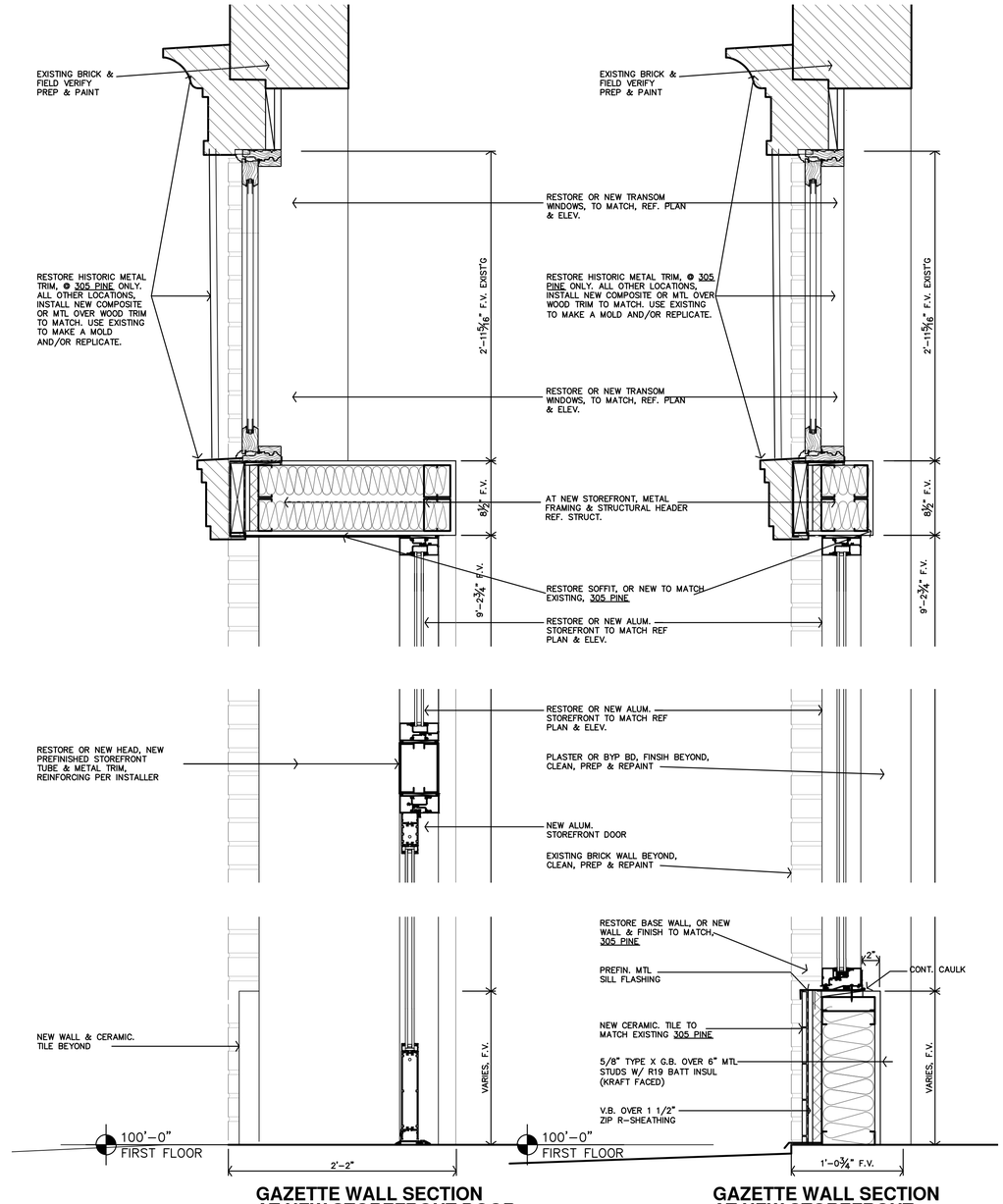






A GAZETTE (BUILDING B) EXISTING EAST ELEV

NTS



F GAZETTE WALL SECTION AT NEW STOREFRONT DOOR

1"=1'-0"

E GAZETTE WALL SECTION AT NEW STOREFRONT

1"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

LANDMARK ON PINE

301. PINE ST.

TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 16-2026 32907 STATE OF TEXAS

REVISION:

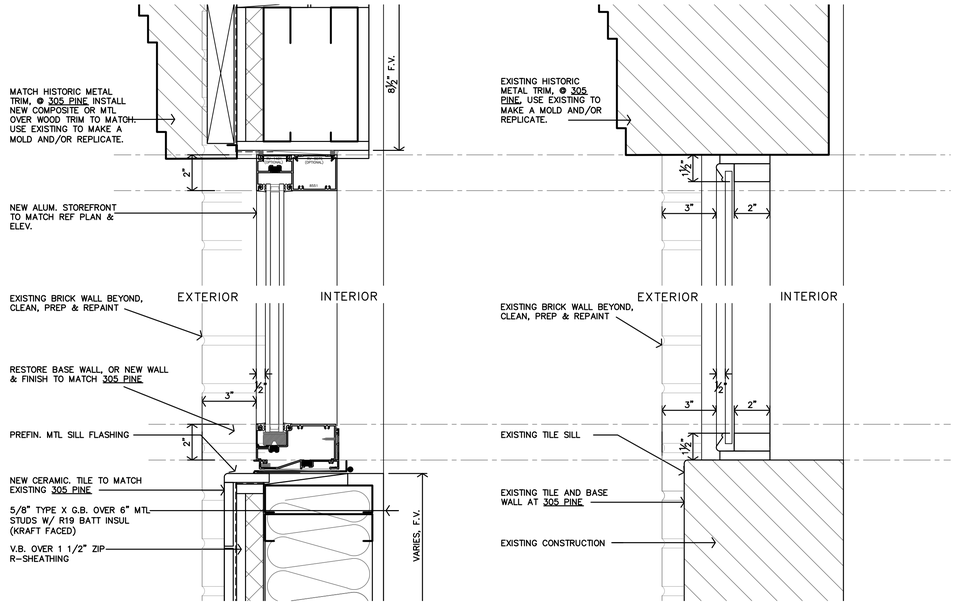
DATE: 2-16-2026

JOB: 25-3484

SHEET NO.:

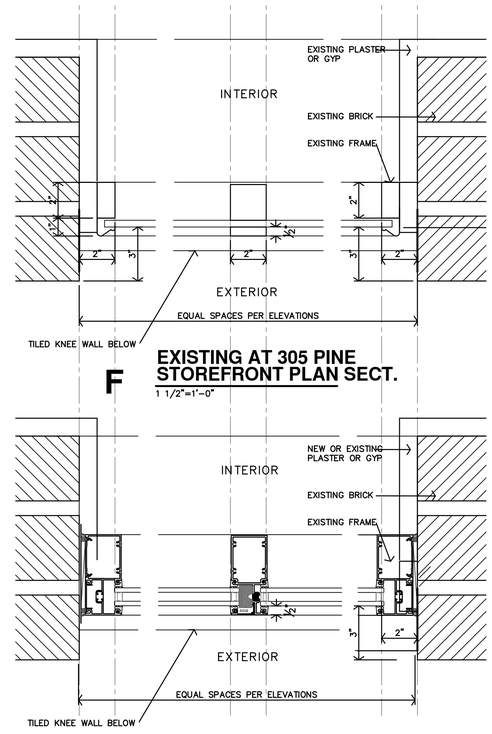
A10.5

COPYRIGHTED ©



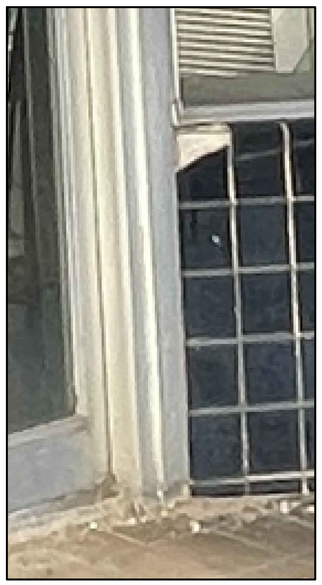
GAZETTE BUIDLING
NEW TO MATCH 305 PINE
STOREFRONT WALL SECT.
H 1 1/2"=1'-0"

GAZETTE BUIDLING
EXISTING AT 305 PINE
STOREFRONT WALL SECT.
G 1 1/2"=1'-0"



EXISTING AT 305 PINE
STOREFRONT PLAN SECT.
F 1 1/2"=1'-0"

GAZETTE BUIDLING
NEW TO MATCH 305 PINE
STOREFRONT PLAN SECT.
E 1 1/2"=1'-0"



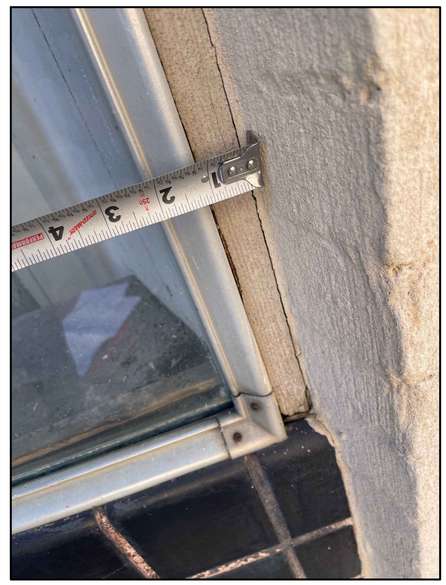
GAZETTE (BUILDING B) 305 PINE
EXISTING STOREFRNT BASE
D NTS



GAZETTE (BUILDING B) 305 PINE
EXISTING STRFRNT VERT MULLION
C NTS



GAZETTE (BUILDING B) 305 PINE
EXISTING STRFRNT VERT MULLION
B NTS



GAZETTE (BUILDING B) 305 PINE
EXISTING STRFRNT SILL-WALL
A NTS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

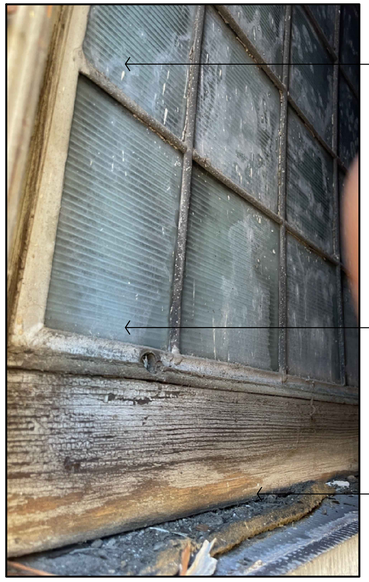
REGISTERED ARCHITECT
CHRISTOPHER GILLAM
STATE OF TEXAS

REVISION:

DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A10.6

COPYRIGHTED ©



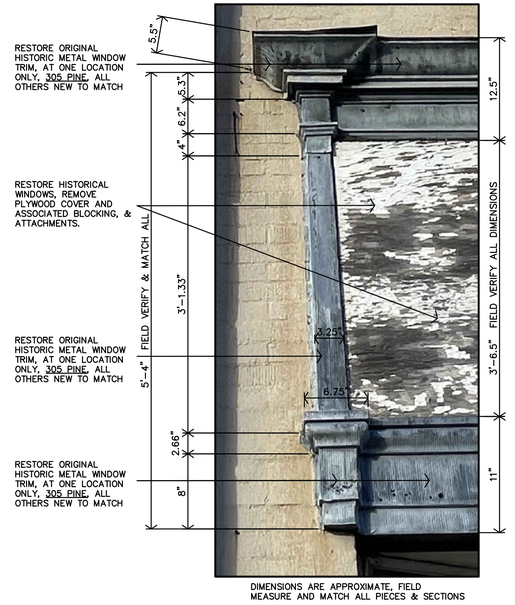
H GAZETTE 305 PINE HISTORICAL EXTERIOR TRANSOM

NTS



G GAZETTE 305 PINE HISTORICAL INTERIOR TRANSOM

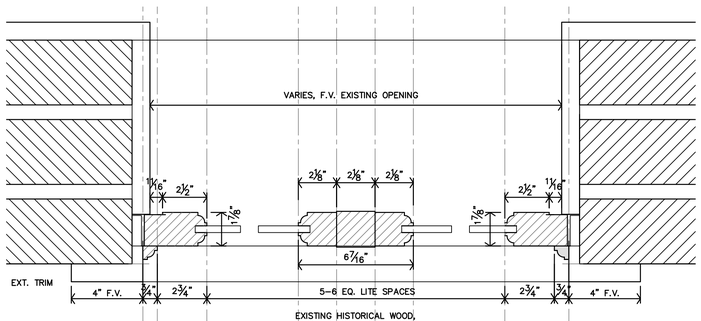
NTS



DIMENSIONS ARE APPROXIMATE, FIELD MEASURE AND MATCH ALL PIECES & SECTIONS

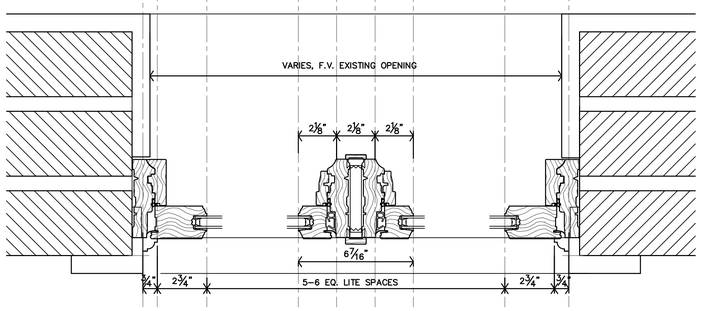
E GAZETTE 305 PINE HISTORICAL TRANSOM TRIM

NTS



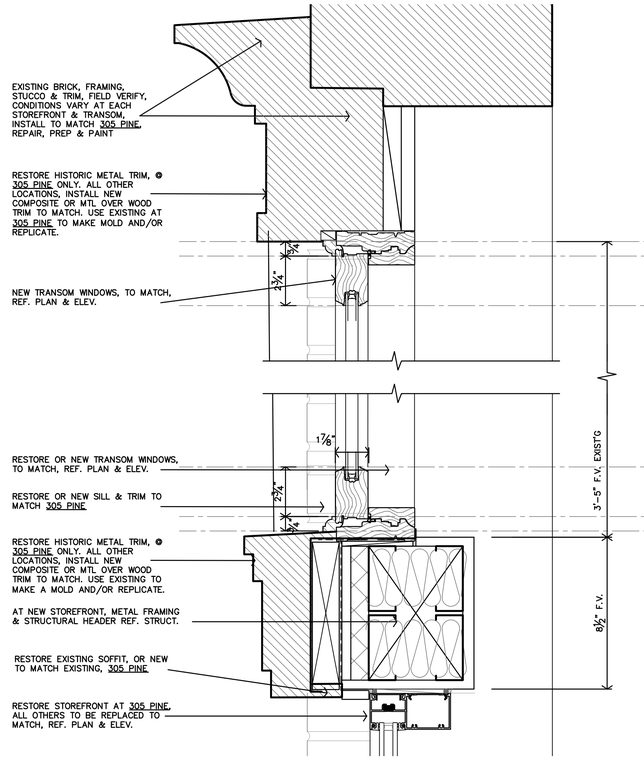
D EXISTING TRANSOM PLAN

1"=1'-0"



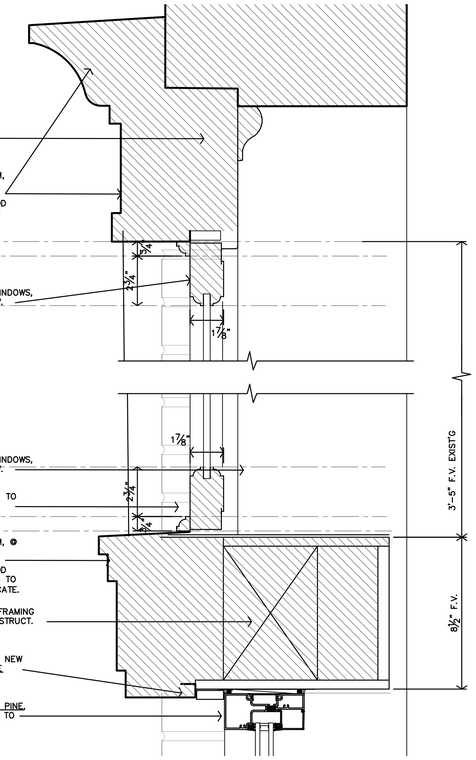
C GAZETTE (BUILDING B) NEW TRANSOM PLAN

1"=1'-0"



B GAZETTE BUIDLING NEW TRANSOM SECTION

3"=1'-0"



A GAZETTE (BUILDING B) EXISTING TRANSOM SECTION

3"=1'-0"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite 301
Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com
JGR

LANDMARK ON PINE

301. PINE ST.

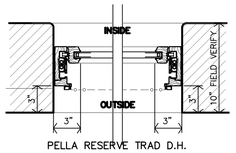
TEXARKANA, TEXAS

REGISTERED ARCHITECT CHRISTOPHER GILLAM 32907 STATE OF TEXAS

REVISION:
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

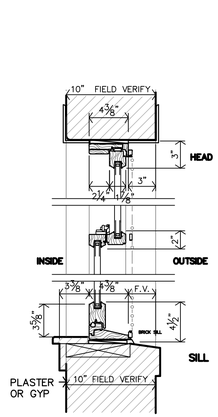
A10.7

COPYRIGHTED ©

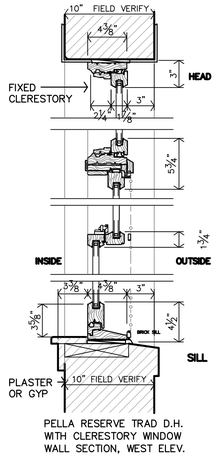


PELLA RESERVE TRAD D.H.
WALL SECTION, WEST ELEV.

H **GAZETTE PLAN SECTION**
NEW WINDOWS F, G, H, K
1 1/2"=1'-0"

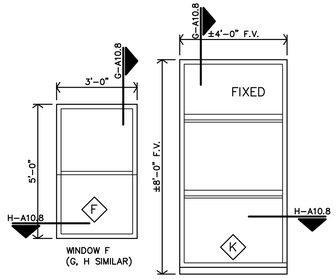


PELLA RESERVE TRAD D.H.
WALL SECTION, WEST ELEV.

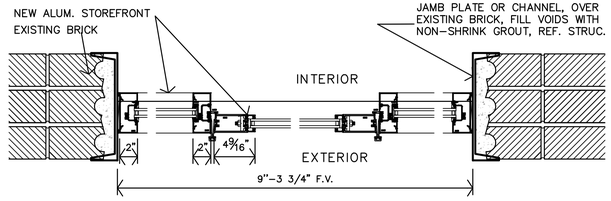


PELLA RESERVE TRAD D.H.
WITH CLERESTORY WINDOW
WALL SECTION, WEST ELEV.

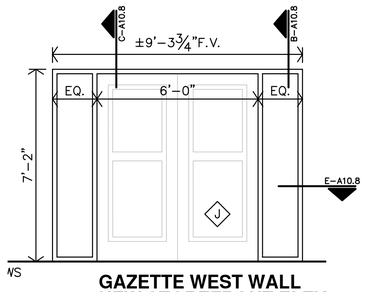
G **GAZETTE SECTIONS**
NEW WINDOWS F, K
1 1/2"=1'-0"



F **GAZETTE WEST WALL**
NEW WINDOW ELEV.
3/8"=1'-0"



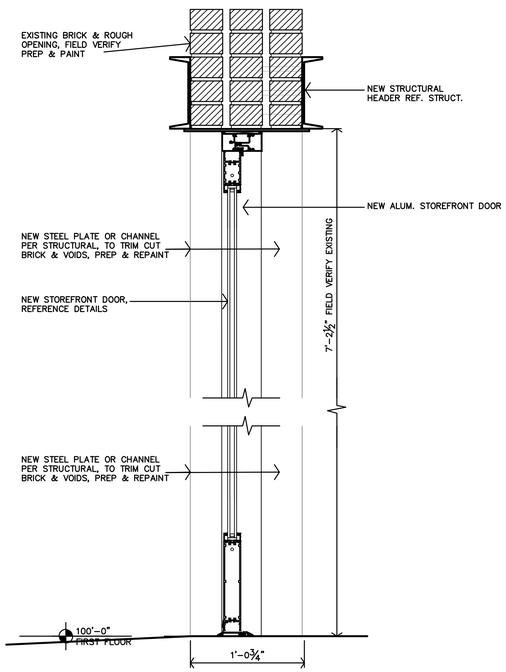
E **GAZETTE PLAN SECTION**
NEW STOREFRONT DOOR
1 1/2"=1'-0"



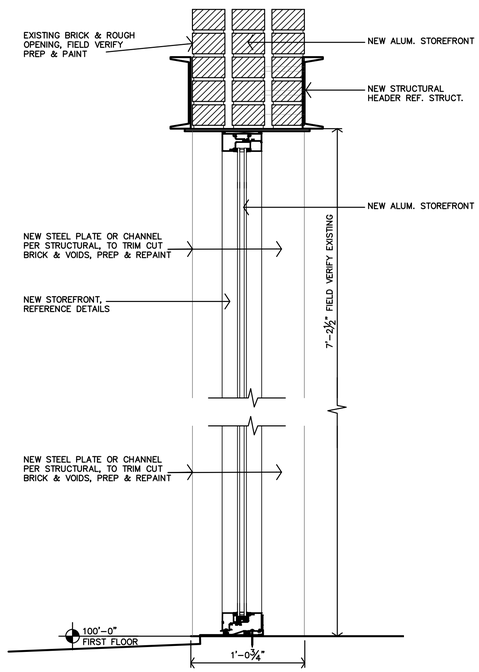
D **GAZETTE WEST WALL**
NEW STOREFRONT ELEV.
3/8"=1'-0"



F **TEXARKANA BUILDING**
EXISTING WEST ELEV.
NTS



C **GAZETTE WALL SECTION**
AT NEW STOREFRONT DOOR
1 1/2"=1'-0"



B **GAZETTE WALL SECTION**
AT NEW STOREFRONT
1 1/2"=1'-0"



A **GAZETTE (BUILDING B)**
EXISTING WEST ELEV.
NTS

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

REGISTERED ARCHITECT
JENNIFER GILLAM
32907
STATE OF TEXAS

REVISION:
DATE: 2-16-2026
JOB: 25-3484
SHEET NO.:

A10.8

COPYRIGHTED ©