

LANDMARK on PINE

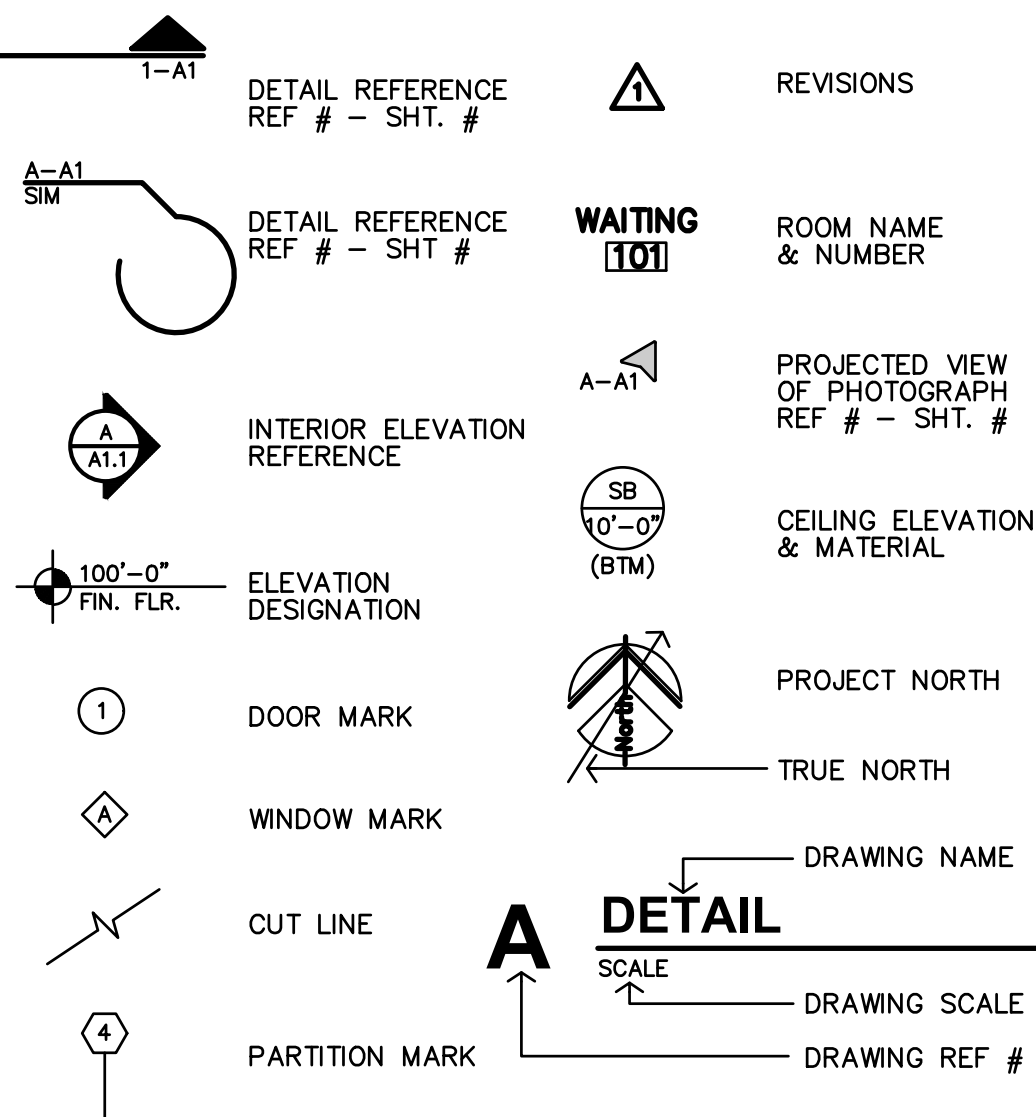
HISTORIC REHABILITATION - APARTMENTS

TEXARKANA,

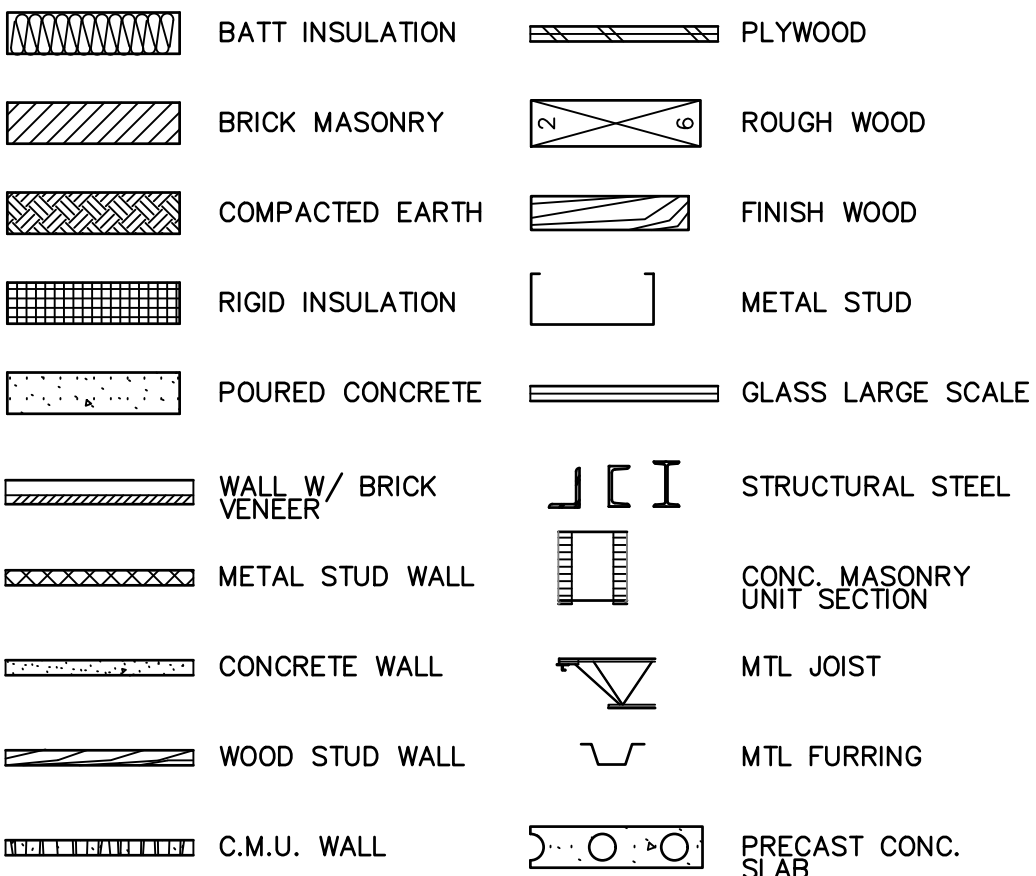
25-3484

TEXAS

REFERENCE LEGEND



MATERIAL LEGEND



ABBREVIATIONS

&	AND	Cntr.	Center	Exp.	Expansion	Hr.	Hour	N.I.C.	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
∅	Centerline	Conc.	Concrete	F.A.	Fire Alarm	I.D.	Inside Diameter	No. or	Number	Resil.	Resilient	Thk.	Thick
#	Diameter or Round	C.T.	Ceramic Tile	F.D.	Fire Alarm	Insul.	Insulation	Nom.	Nominal	Rm.	Room	I.O.M.	Top Of Masonry
	Pound or Number	CMU	Concrete Masonry Unit	Fdn.	Foundation	Int.	Interior	N.T.S.	Not To Scale	R.O.	Rough Opening	I.O.S.	Top Of Steel
Acous.	Acoustical	Det.	Detail	F.E.C.	Fire Extinguisher	Jan	Janitor	O/	On or Over	S.	South	T.P.D.	Toilet Paper Dispenser
Adj.	Adjustable	Dbl.	Double	F.F.	Finish	Jt.	Joint	Obs.	Obscure	S.B.	Splash Block	T.V.	Television
A.F.F.	Above Finished Floor	D.F.	Drinking Fountain	Fl.	Flow line	Kit.	Kitchen	O.C.	On Center	S.C.	Solid Core	T.W.	Tackwall
Aggr.	Aggregate	Dia.	Diameter	Fl.	Flashing	Lab.	Laboratory	O.D.	Outside Diameter	Sched.	Schedule	Typ.	Typical
Al.	Aluminum	Dim.	Dimension	Fl.	Flow line	Lam.	Laminate	Off.	Office	S.D.	Soap Dispenser	Trd.	Tread
Approx.	Approximate	Dn.	Down	Fl.	Foot or feet	Lav.	Lavatory	Opp.	Opposite	Sect.	Section	U.O.N.	Unless Otherwise Noted
Arch.	Architect or Architectural	Dw.	Downspout	Fl.	Foot or feet	Lck.	Locker	Opp.	Opposite	Shr.	Shower	Ur.	Urinal
Asb.	Asbestos	Dwr.	Drawer	Fl.	Foot or feet	Lt.	Light	P	Paint	Sim.	Similar	V.C.T.	Vinyl Composition Tile
Asph.	Asphalt	(E)	Existing	Fl.	Foot or feet	Mos.	Masonry	Pi.	Plate	S.N.D.	Sanitary Napkin Disp.	V.T.	Vinyl Tile
A.V.	Audio Visual	Exp.	Expansion	Fl.	Foot or feet	Max.	Maximum	Pi.Lam.	Plastic Laminate	N.R.	Sanitary Napkin Recep.	V.B.	Vapor Barrier
Bd.	Board	Ext.	Exterior	Fl.	Foot or feet	M.C.	Mechanical	Ply.	Plywood	Spec.	Specification	Vest.	Vestibule
Bitum.	Bituminous	Exp.	Expansion	Fl.	Foot or feet	Memb.	Membrane	Plywd.	Pair	S.S.	Stainless Steel	Vyl.	Vinyl
Bldg.	Building	Exp.	Expansion	Fl.	Foot or feet	Met.	Metal	Pt.	Point	Std.	Standard	W.	West
Blk.g.	Blocking	Exp.	Expansion	Fl.	Foot or feet	Mfr.	Manufacturer	P.T.D.	Paper Towel Dispenser	Stor.	Storage	W/o	Without
Bm.	Beam	Exp.	Expansion	Fl.	Foot or feet	Min.	Minimum	Ptn.	Partition	Susp.	Suspended	W.C.	Wall Covering
Bot.	Bottom	Exp.	Expansion	Fl.	Foot or feet	Misc.	Miscellaneous	P.T.R.	Paper Towel Receptacle	Sym.	Symmetrical	Wd.	Wood
Br.	Bearing	Exp.	Expansion	Fl.	Foot or feet	Mtd.	Mounted	Q.T.	Quarry Tile	Tex.	Texture	Wp.	Waterproof
Brk.	Brick	Exp.	Expansion	Fl.	Foot or feet			R.	Riser	T.B.	Towel Bar	Wsc.	Wainscot
Cab.	Cabinet	Exp.	Expansion	Fl.	Foot or feet			Rad.	Radius	T.Bd.	Tack Board	Wt.	Weight
Cg.	Ceiling							R.D.	Roof Drain				
Cf.	Clear							Ref.	Reference				

SHEET INDEX

GENERAL

COVER & SHEET INDEX

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 FLOOR DEMOLITION PLAN
D2.5 SECOND FLOOR DEMOLITION PLAN
D2.6 THIRD FLOOR & ROOF DEMOLITION PLAN
D2.7 ROOF DEMOLITION PLAN

ARCHITECTURAL

- A1.1 SITE PLAN
A1.2 SITE DETAILS
A2.0 OVERALL FLOOR PLANS
A2.1 SEARS - BASEMENT & FIRST FLOOR PLAN
A2.2 GAZETTE - FIRST FLOOR PLAN
A2.3 SEARS - MEZZANINE FLOOR PLAN
A2.4 SEARS - SECOND FLOOR PLAN
A2.5 GAZETTE - SECOND FLOOR PLAN
A2.6 SEARS - FOURTH FLOOR PLAN
A3.1 BUILDING ELEVATIONS
A3.2 BUILDING ELEVATIONS
A3.3 EXISTING EXTERIOR PHOTOS
A7.1 REFLECTED CEILING PLANS
A9.1 FINISH FLOOR PLANS
A10.1 SEARS - WINDOW SCHEDULE
A10.2 SEARS - WINDOW DETAILS & PHOTOS
A10.3 SEARS - WINDOW PHOTOS
A10.4 PARTIAL FIRST FLOOR REFLECTED CEILING PLAN
A7.3 PARTIAL SECOND FLOOR REFLECTED CEILING PLAN
A7.4 PARTIAL SECOND FLOOR REFLECTED CEILING PLAN
A7.5 BASEMENT REFLECTED CEILING PLAN
A9.1 PARTIAL FIRST FLOOR FINISH PLAN
A9.2 PARTIAL FIRST FLOOR FINISH PLAN
A9.3 PARTIAL SECOND FLOOR FINISH PLAN
A9.4 PARTIAL SECOND FLOOR FINISH PLAN
A9.5 BASEMENT FINISH FLOOR PLAN
A10.1 SEARS - WINDOW SCHEDULE
A10.2 SEARS - WINDOW DETAILS & PHOTOS
A10.3 SEARS - WINDOW PHOTOS
A10.4 GAZETTE - WINDOW SCHEDULE
A10.5 GAZETTE - WINDOW DETAILS & PHOTOS
A10.6 GAZETTE - WINDOW DETAILS & PHOTOS

MECHANICAL

- M1.1 BASEMENT & 1ST FLOOR MECHANICAL PLAN
M1.2 PARTIAL 1ST FLOOR MECHANICAL PLAN
M1.3 MEZZANINE FLOOR MECHANICAL PLAN
M1.4 PARTIAL 2ND FLOOR MECHANICAL PLAN
M1.5 PARTIAL 2ND FLOOR MECHANICAL PLAN & ROOF PLAN
M1.6 PARTIAL 3RD FLOOR MECHANICAL PLAN & ROOF PLAN

ELECTRICAL

- E1.1 BASEMENT & PARTIAL 1ST FLOOR LIGHTING PLAN
E1.2 PARTIAL 1ST FLOOR LIGHTING PLAN
E1.3 MEZZANINE FLOOR LIGHTING PLAN
E1.4 PARTIAL 2ND FLOOR LIGHTING PLAN
E1.5 PARTIAL 2ND FLOOR LIGHTING PLAN
E1.6 PARTIAL 3RD FLOOR LIGHTING PLAN

CONSULTANTS

Mechanical & Electrical Engineer ;



LST Consulting Engineers, PA

4809 Vue Du Lac Place, Suite 301

Manhattan, KS 66503

785.587.8042

mail@LSTengineers.com

JGR
JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

REVIEW SET
NOT FOR CONSTRUCTION
12-18-2025

THESE DRAWINGS ARE FOR REVIEW ONLY AND
PRICING PURPOSES ONLY. THESE DRAWINGS MAY BE
INCOMPLETE AND ARE SUBJECT TO CHANGE.
DRAWINGS WITHOUT THE ARCHITECT'S SEAL AND
SIGNATURE SHALL IN NO WAY BE CONSTRUED AS
CONSTRUCTION DRAWINGS

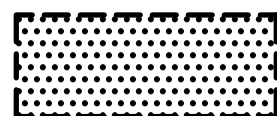
HISTORIC PART II SUBMITTAL

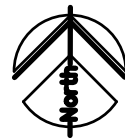
DEMOLITION SITE PLAN NOTES

- 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 & CIVL. 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.

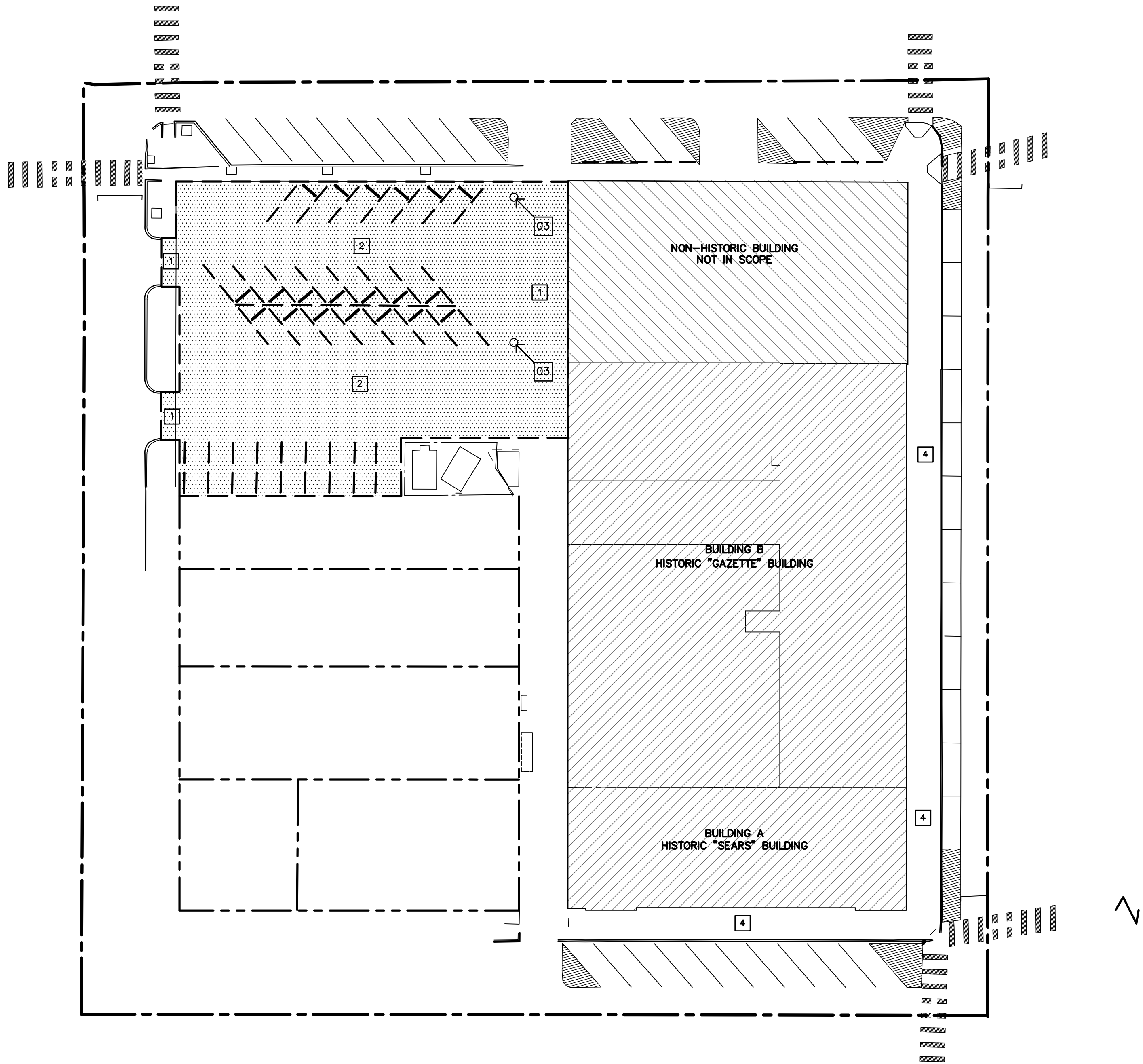
----- Demolish. Ref. keynotes

 Demo Asphalt, Gravel, Paving
Ref. Keynote #1 #2



B

SITE LOCATION



A

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



REVISION:

DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

D1.1

LANDMARK ON PINE

301. PINE ST.

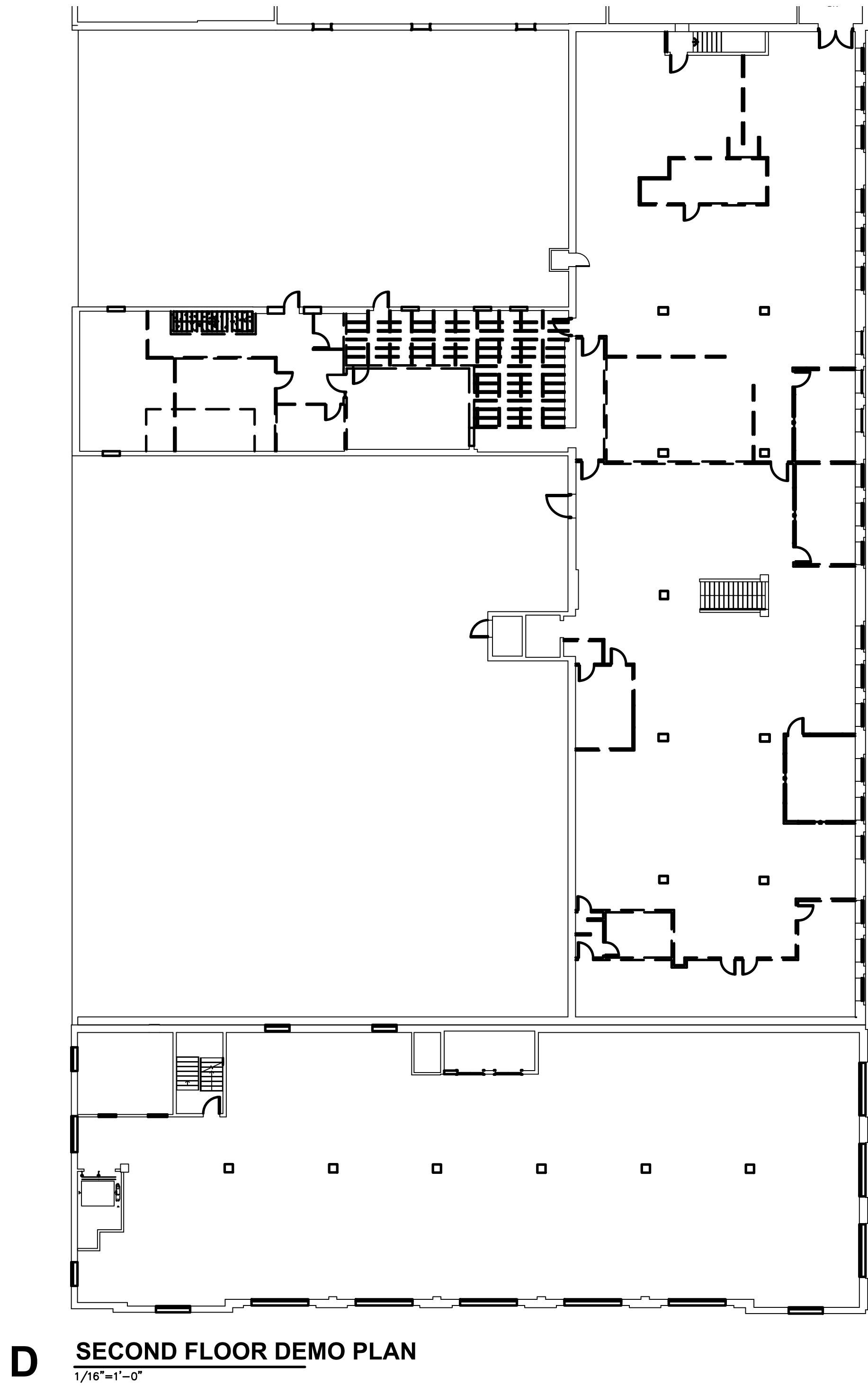
TEXARKANA,

TEXAS

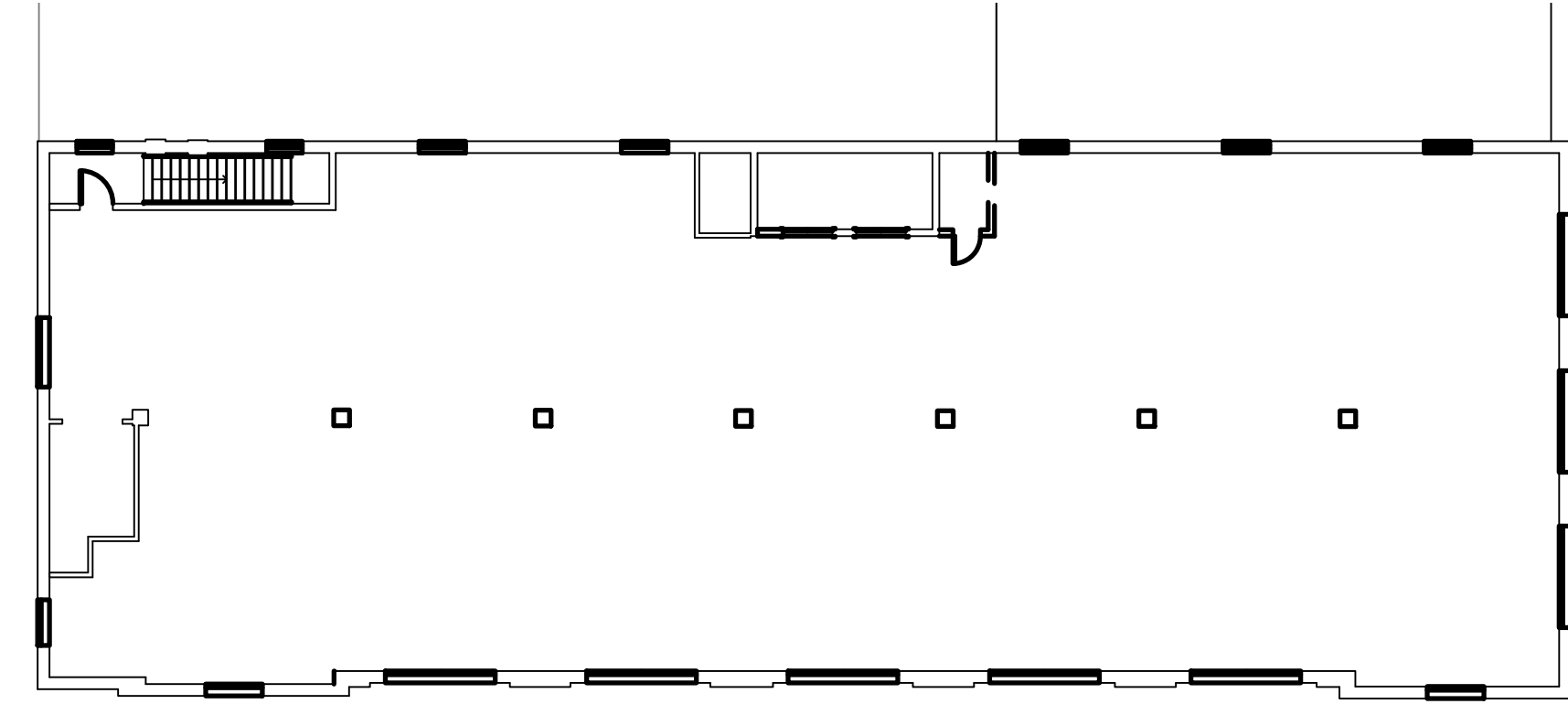
JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

730 N. Ninth
Salina, KS 67401
785-827-0386

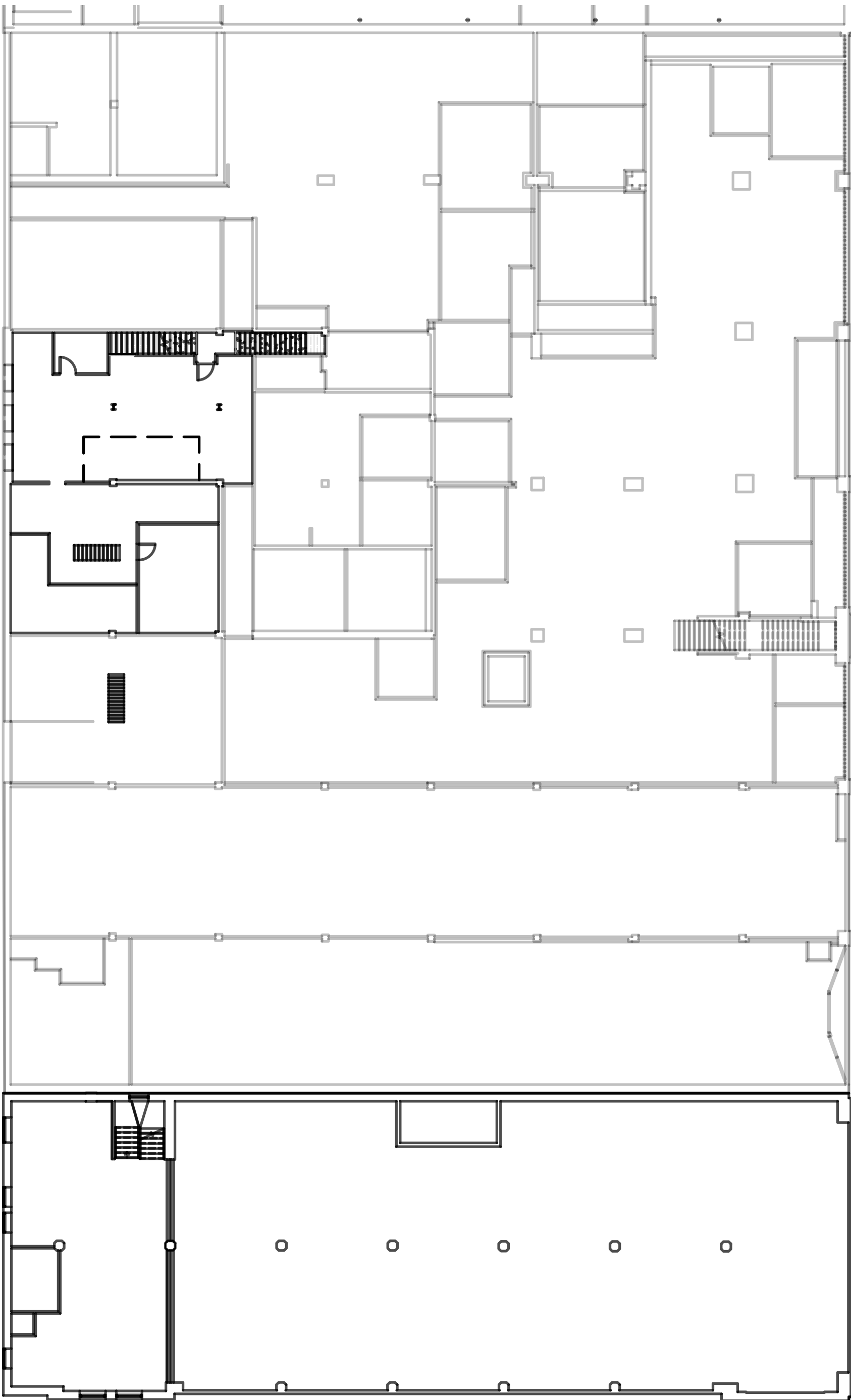




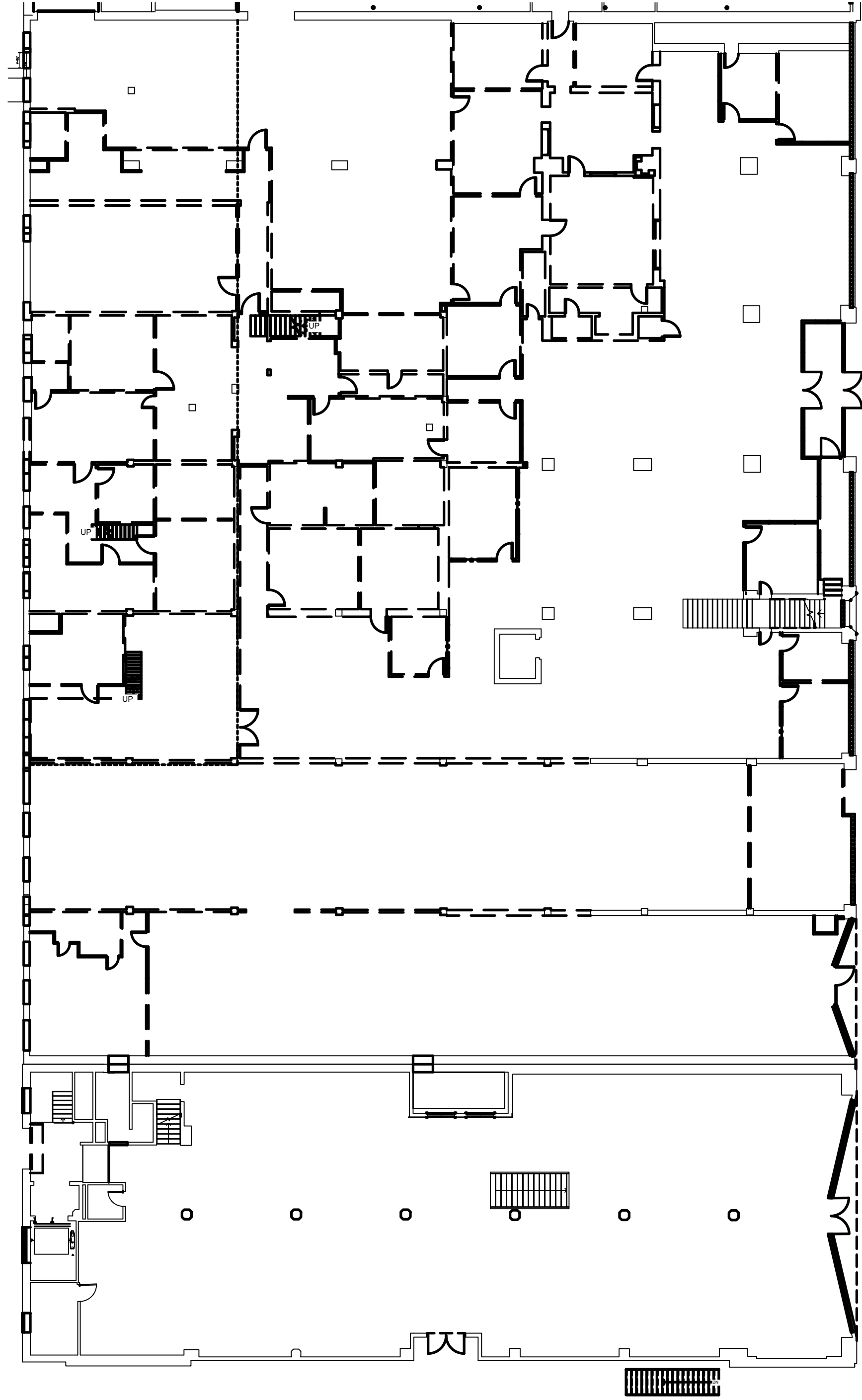
D SECOND FLOOR DEMO PLAN
1/16"=1'-0"



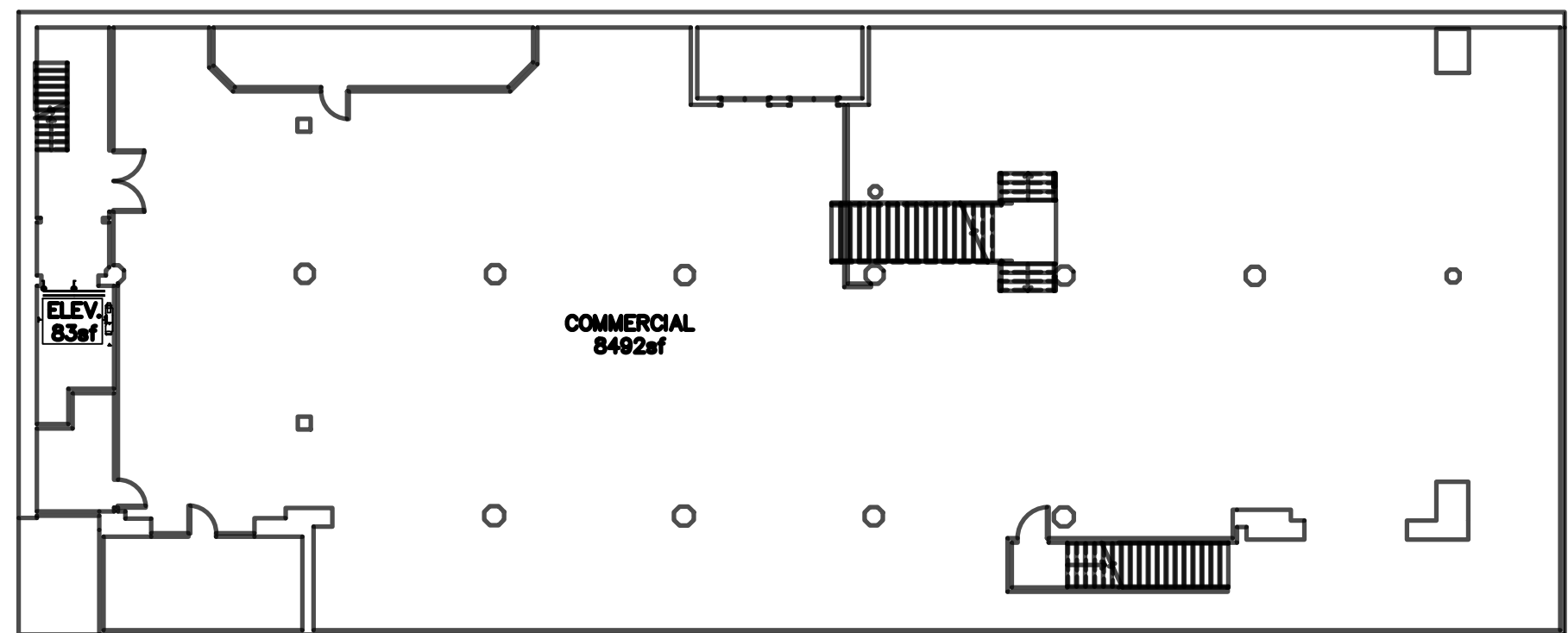
E THIRD FLOOR DEMO PLAN
1/16"=1'-0"



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



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



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



REVISION:	
DATE:	12-18-2025
JOB:	25-3484
SHEET NO.:	

LANDMARK ON PINE
301. PINE ST.
TEXARKANA,
TEXAS

JGR JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785-827-0386
jgr@jgrarchitects.com
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

D2.0

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, SOLING, 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% VLT.
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% VLT.

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% VLT.
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.

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.

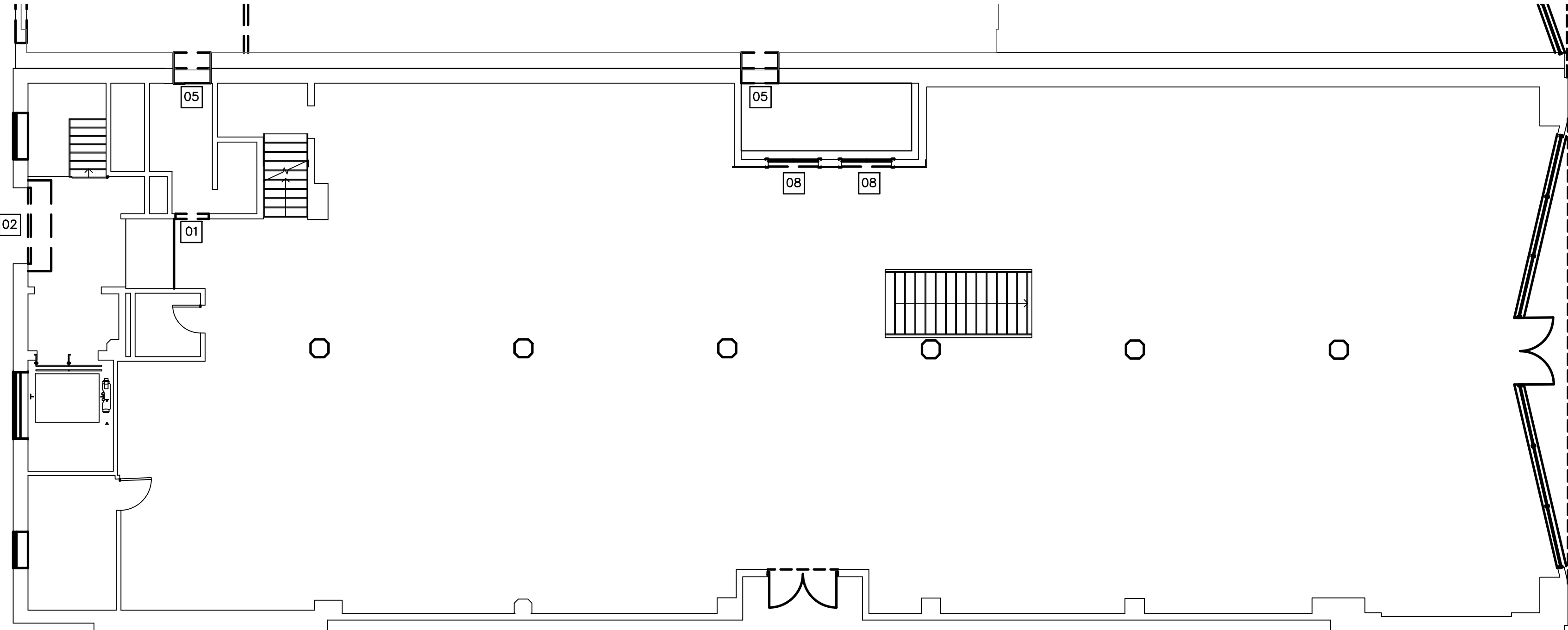
SPECIFIC DEMOLITION NOTES

- 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.

- 21 EXPOSE WALL ASSEMBLY
- 22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23 REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

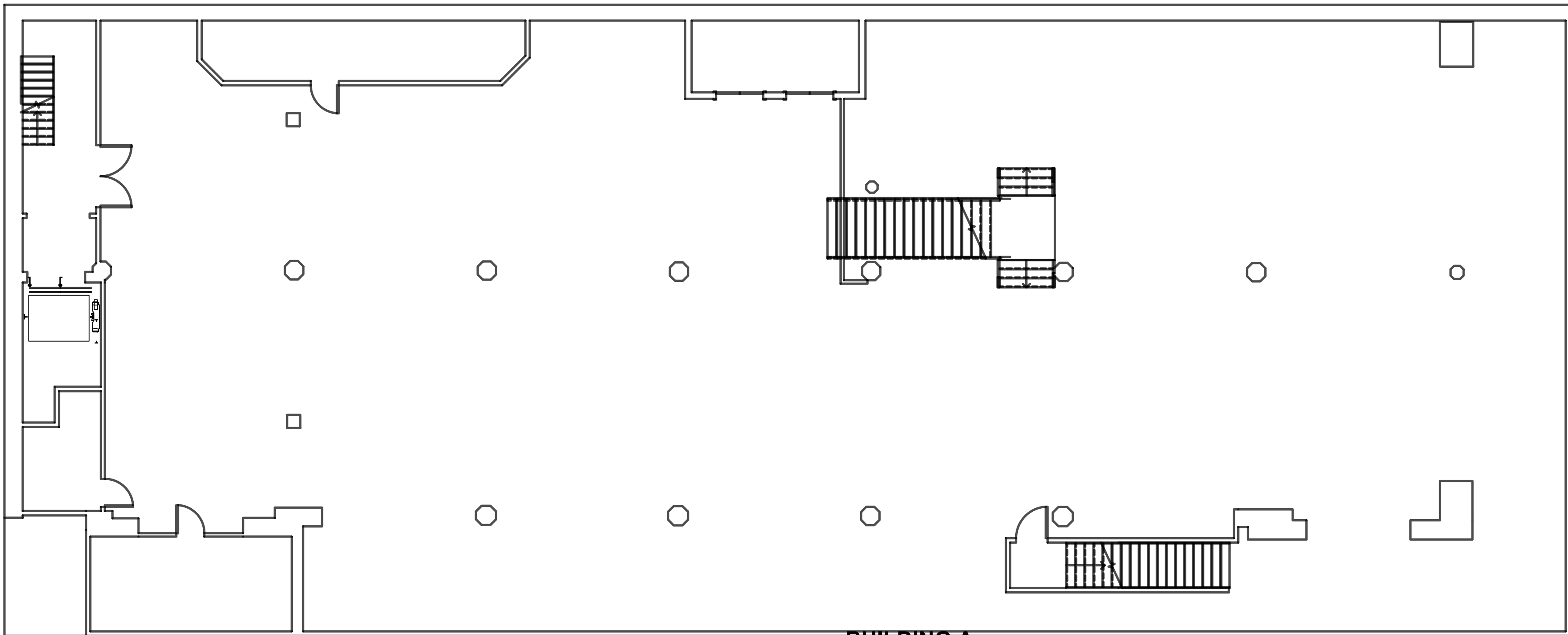
*ALL LIKELY APPROPRIATE INVESTIGATIVE ACTIONS NECESSARY PRIOR TO DEMOLITION, CONSULT ARCHITECT BEFORE STARTING WORK TO DETERMINE IF ELEMENT IS STRUCTURAL OR HISTORICALLY SIGNIFICANT

- 24 FRAME & INFILL OPENING
- 25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



B

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



A

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

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXAS
TEXARKANA,



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

D2.1

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, 5, & 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. 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% VLT.
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% VLT.

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% VLT.
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.

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.

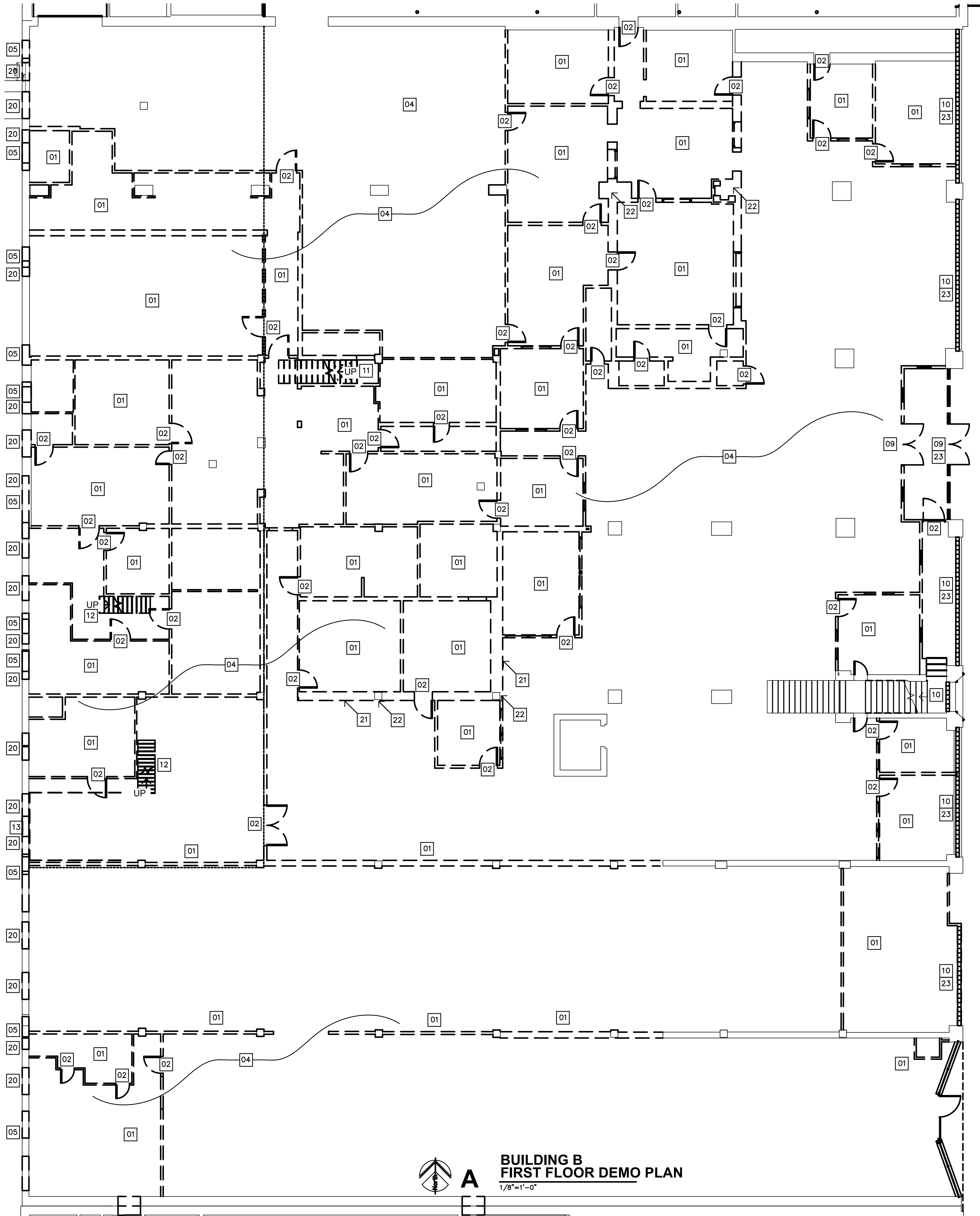
SPECIFIC DEMOLITION NOTES

- 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.

- 21 EXPOSE WALL ASSEMBLY
- 22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23 REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

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

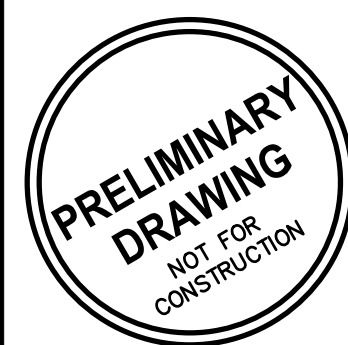
- 24 FRAME & INFILL OPENING
- 25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS



REVISION:

DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

D2.2

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. 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% VLT.
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% VLT.

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% VLT.
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.

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 OR 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

EXPPOSE WALL ASSEMBLY
- 22

REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23

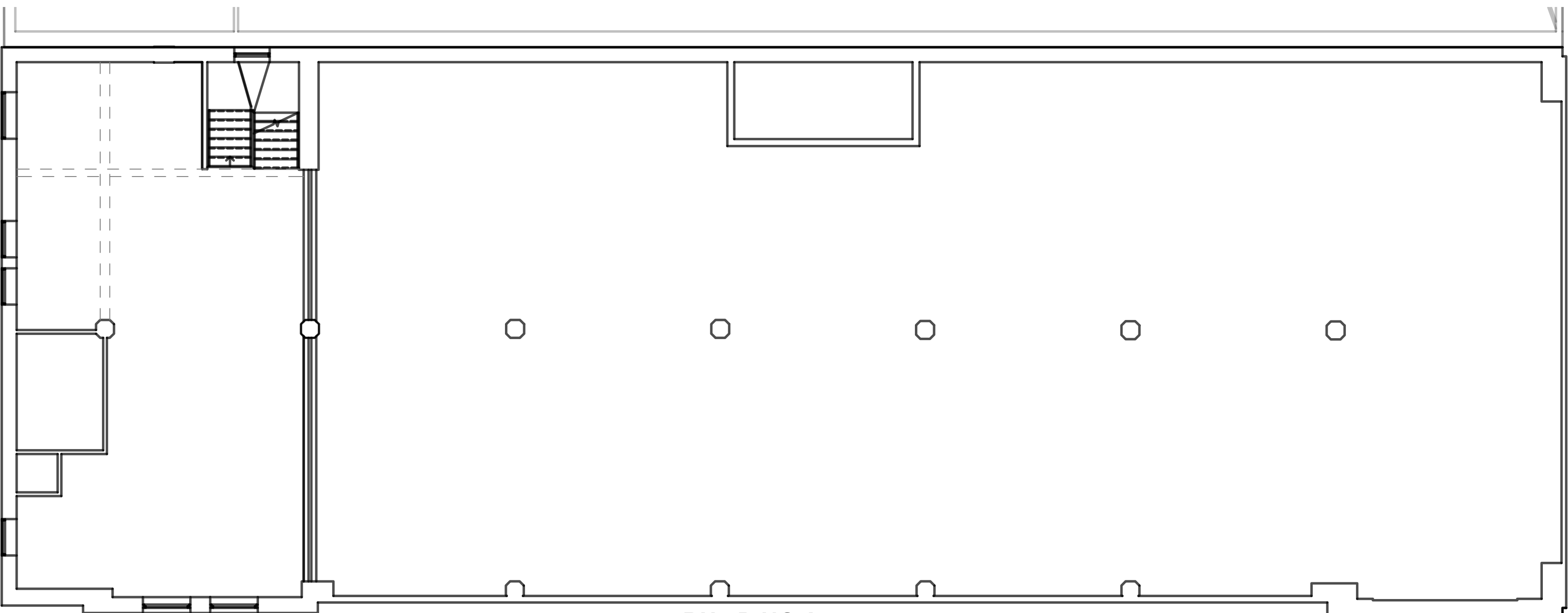
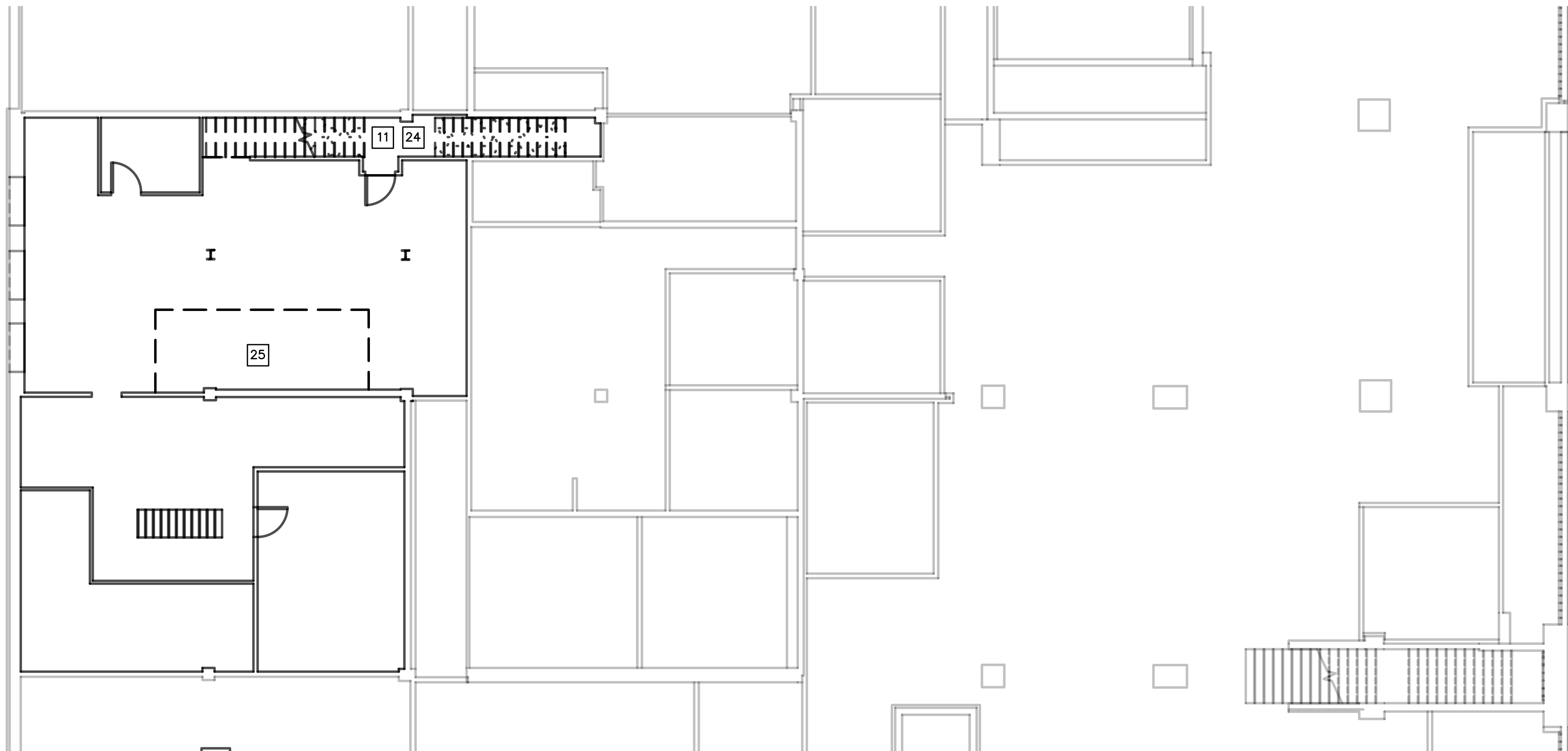
REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

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

- 24

FRAME & INFILL OPENING
- 25

CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



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.

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 RECEPABLES, 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

EXPPOSE WALL ASSEMBLY
- 22

REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23

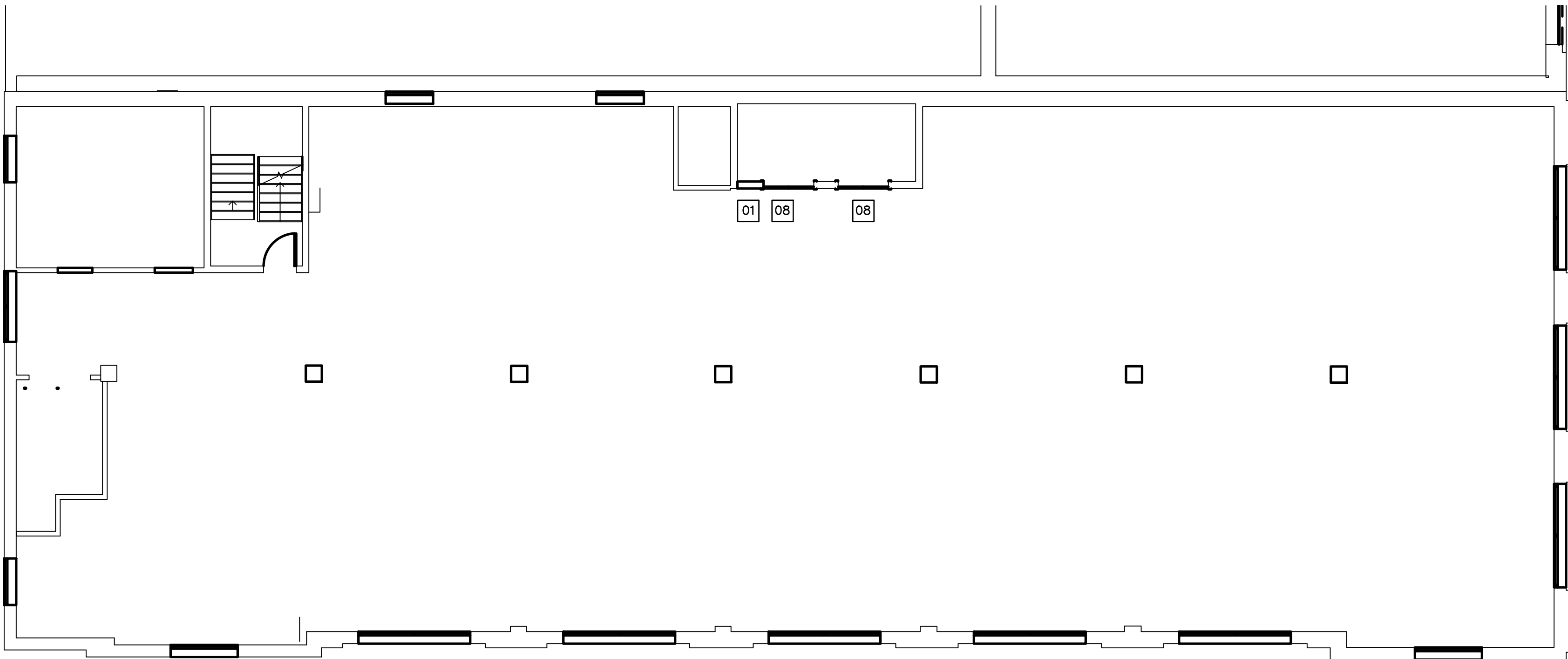
REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

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

- 24

FRAME & INFILL OPENING
- 25

CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



A

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

LANDMARK ON PINE

TEXAS
301. PINE ST.
TEXARKANA,



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

D2.4

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

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, 5, & 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. 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 LEADS 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.

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

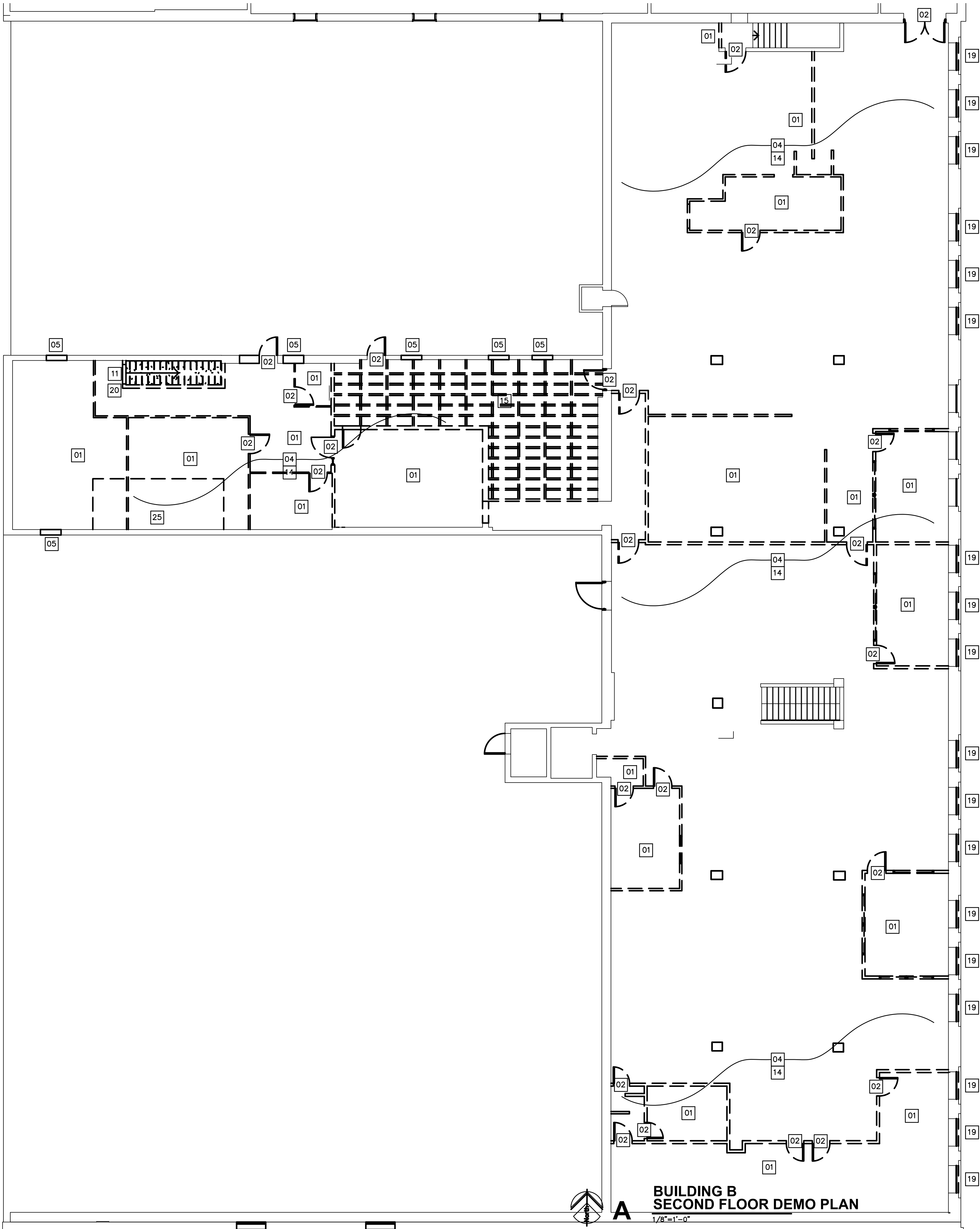
- 01 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED. REFERENCE PROPOSED PLANS.
- 02 REMOVE EXISTING DOOR AND FRAME.
- 03 REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS.
- 04 REMOVE EXISTING NON-HISTORIC GYP & ACOUSTIC DROPPED 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.

- 21 EXPOSE WALL ASSEMBLY
- 22 REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23 REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

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

- 24 FRAME & INFILL OPENING
- 25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.

- 15 REMOVE STEEL RAISED FLOORING MEMBERS
- 16 REMOVE UN-USED ROOFTOP EQUIPMENT. PATCH OR 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.



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, 5, & 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. 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 PANEL EACH. NO LEADS 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.

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.

- 21

EXPOSE WALL ASSEMBLY
- 22

REMOVE COLUMN WRAP & EXPOSE STRUCTURE
- 23

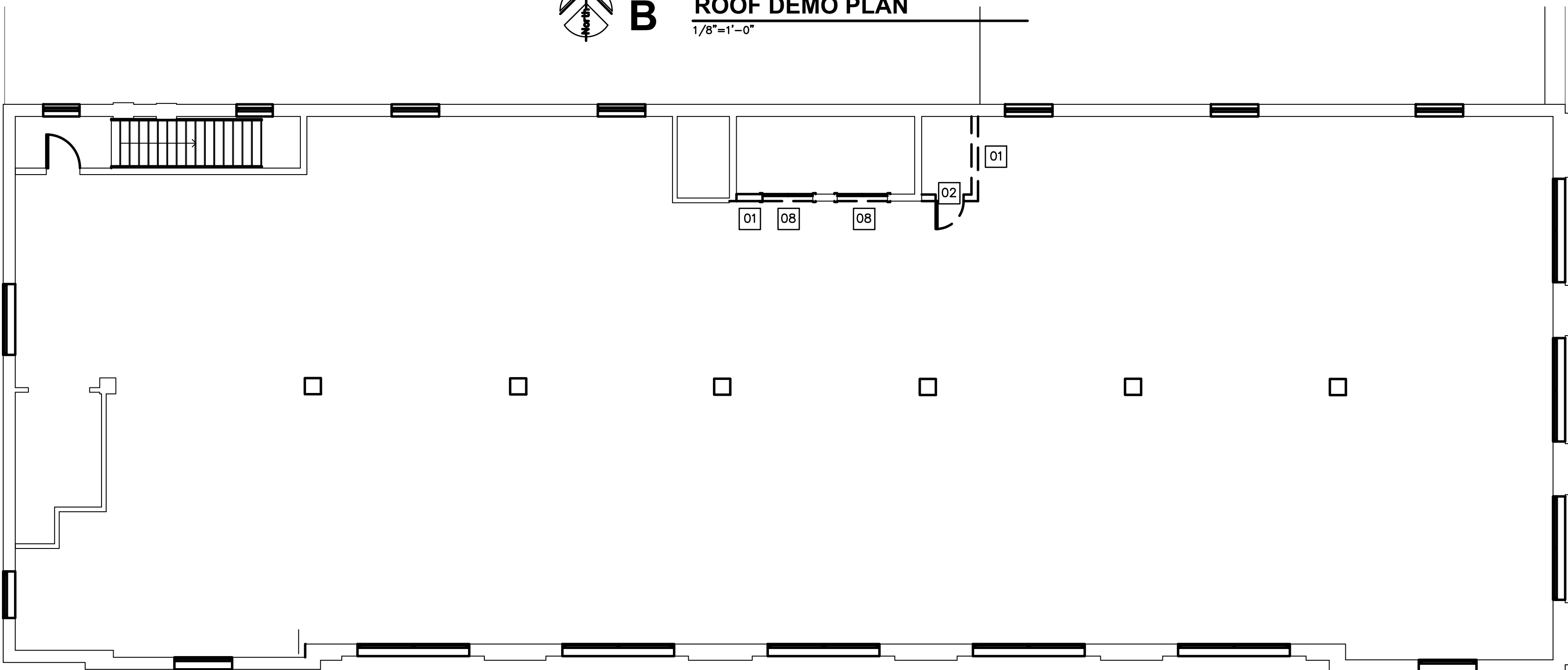
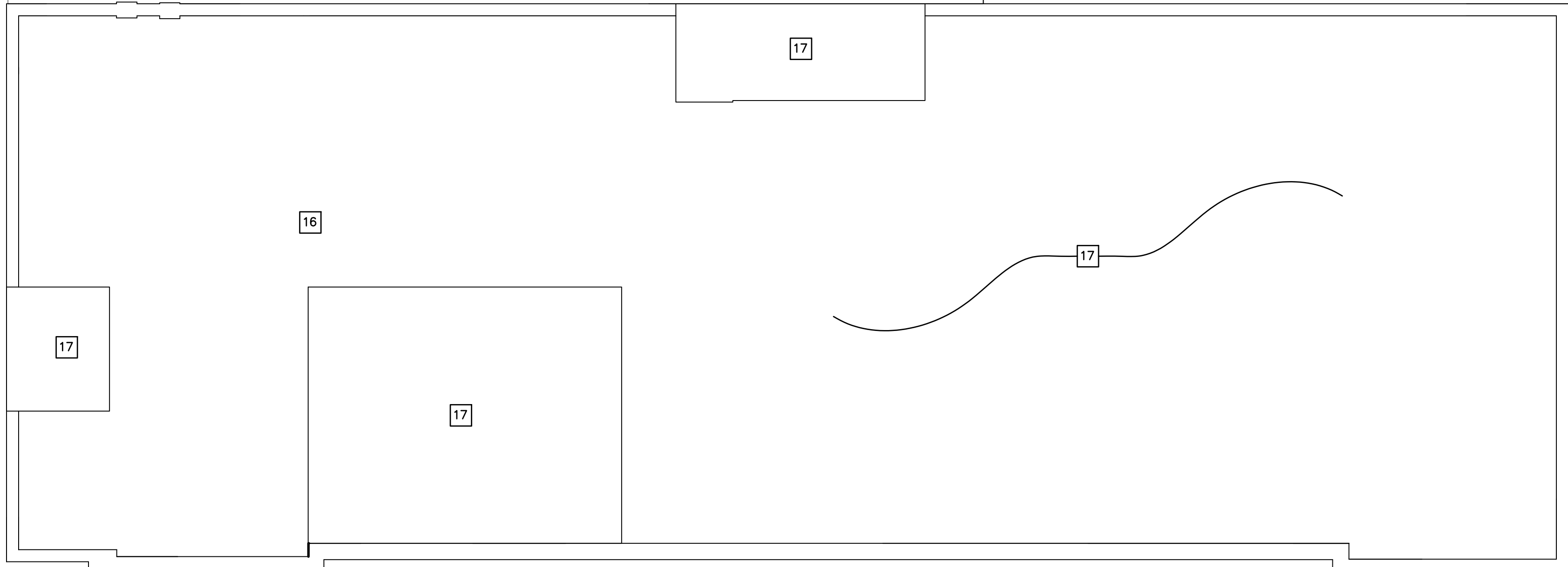
REMOVE STUCCO AND FRAMING IN PREPARATION OF NEW GLAZING.

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

- 24

FRAME & INFILL OPENING
- 25

CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com

JGR

LANDMARK ON PINE
301. PINE ST.
TEXAS

TEXARKANA,



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

D2.6

COPYRIGHTED ©

STRUCTURE AND EXTERIOR WALLS

STRUCTURE, AND EXTERIOR WALLS

1. WORK SHALL NOT DAMAGE ANY EXISTING BRICK, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. BRICK REPAIRS TO BE LIMITED TO SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE MATCHING PRESERVATION STANDARDS 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. STATION 100+ PARK DRIVE TO BE REPAIRED TO MATCH RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
5. 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 SUCCESSFUL REPAIRS OF CRACKS, SPALLS, OR NO GROWTH FROM BRICK, IT SHOULD BE ACCUMULATED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC BRICK OR CAST STONE MORTAR.
7. CONSULTANTS/SPECIALISTS' TREATMENT OPTIONS.
8. 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. RESTORE PINE 305, NEW STOREFRONTS AT OTHER LOCATIONS WILL BE IDENTICAL TO 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 68% VLT AND NO GREATER THAN VLT.
2. RESTORE PINE 305, AND THE TRANSOM FRAME AT PINE 307. ON OTHER STOREFRONTS, REMOVE EXISTING GLASS AND STUCCO, AND INSTALL NEW DIVIDED LIGHT TRANSOMS, WITH 5-DIVIDED LITES, PER DRAWINGS & DETAILS. NEW GLASS AT DIVIDED LITES, WITH ONE GLASS PANE EACH, NO LEADED OR STAINED 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 FLOOR, 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 AND CEILING 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 2 & 23.
6. ANY HISTORIC MATERIALS NOT BEING 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 THE ROOF WHEN 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.

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 SOLELY BY THE FINISH SCHEDULE. 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. THE GENERAL CONTRACTOR SHALL LOCATE 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 BEAMS AND FRAMS TO BE STRUCTURAL, AND SHALL NOT BE REMOVED, UNLESS 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.

RESEARCH ARTICLE

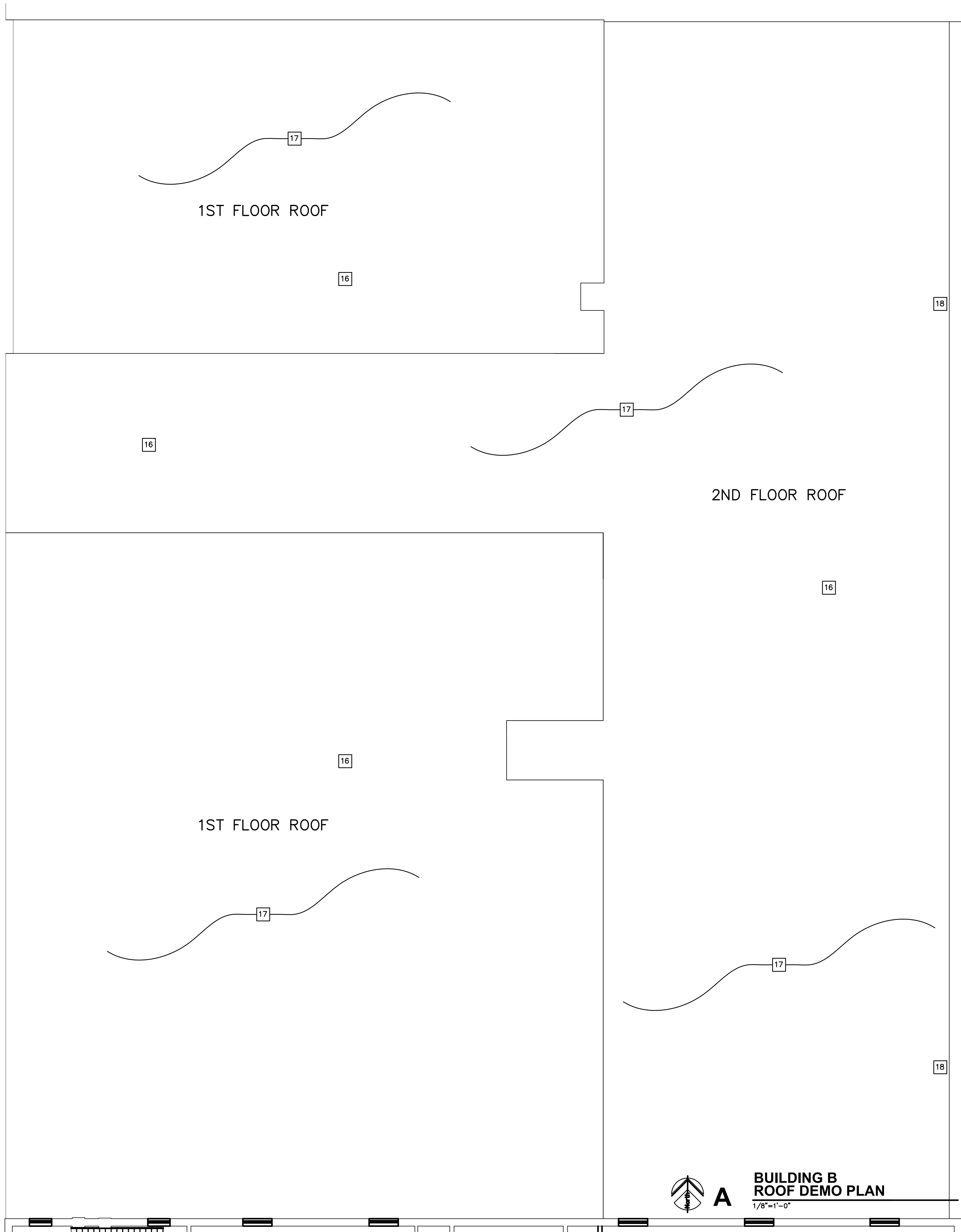
- | | |
|----|--|
| 01 | REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED. REFERENCE PROPOSED PLANS. |
| 02 | REMOVE EXISTING DOOR AND FRAME. |
| 03 | REMOVE EXISTING FIXTURE(S) AND/OR CASEWORKS. |
| 04 | REMOVE EXISTING 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 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 W/ 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 TOP/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.

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

- 24 FRAME & INFILL OPENING
- 25 CUT OPENINGS IN FLOOR TO BE USED FOR NEW STAIR.



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

LANDMARK ON PINE

TEXARKANA, TEXAS

301. PINE ST.



REVISION

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.

D2.7

COPYRIGHT ©

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 SOODING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A GROSS SLOPE GREATER THAN 1:20 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 6" 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

PROJECT UNIT SUMMARY

BUILDING LABEL	LEVELS	UNITS #			NRA SF	COMMON SF	TOTAL SF
		EFF	1BD	2BD			
APARTMENT BUILDING	4	21	17	2	32,234	49,912	82,146
TOTALS		21	17	2	32,234	49,912	82,146
		40					

ACCESSIBLE/HEARING SUMMARY

UNIT LABELS	TYPE		NRA SF	TOTAL SF
	ACC	H.V		
EFF.4	1		963	963
EFF.19		1	522	522
1F	1		985	985
TOTALS	2	1	2,470	2,470
	3			

FLOOD PLAIN

BASED ON THE FEMA FLOOD PLAIN MAPS, TO THE BEST OF OUR KNOWLEDGE THIS PROJECT LOCATION IS NOT LOCATED WITHIN A FLOODPLAIN.

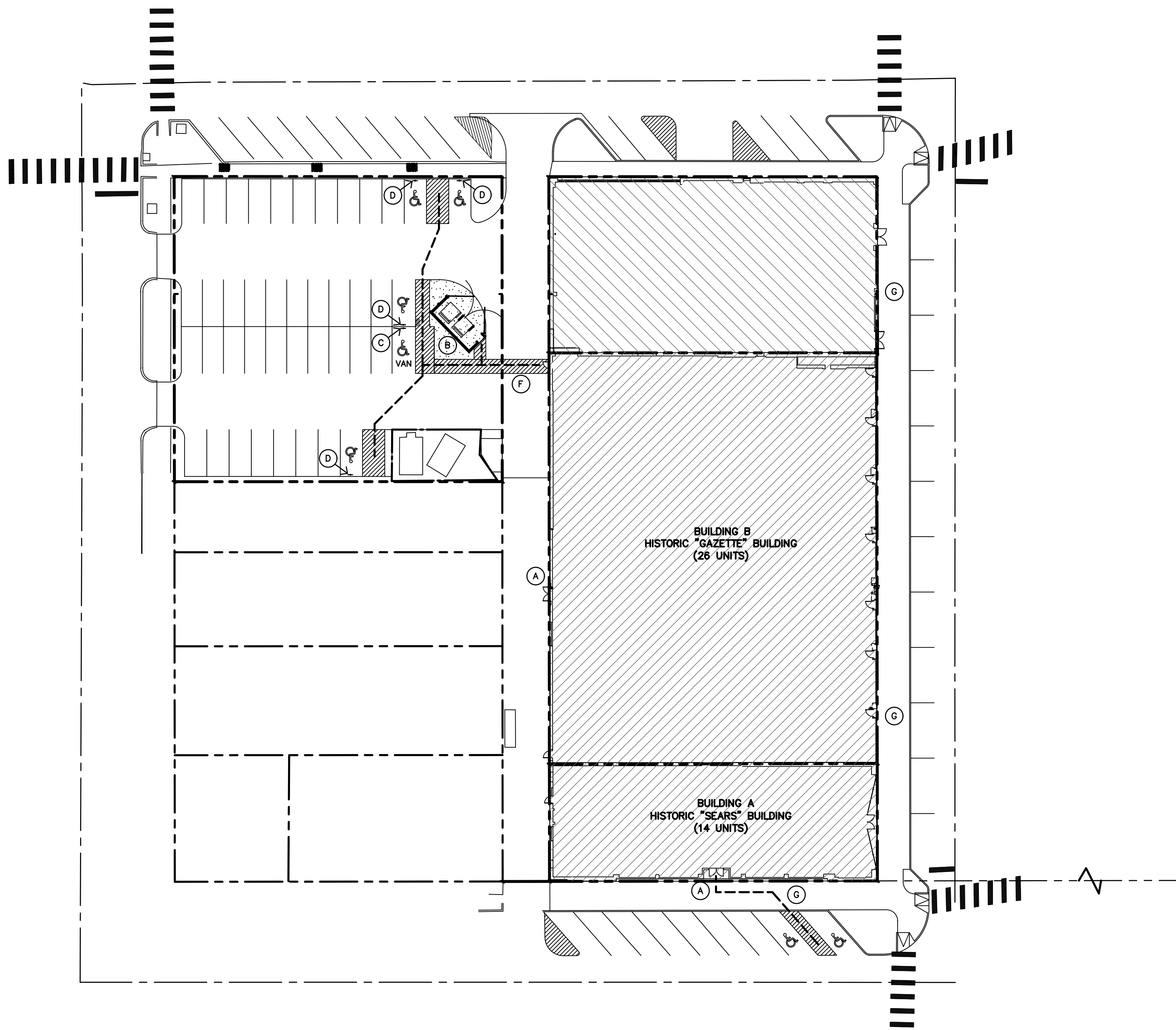
STORM WATER RETENTION

STORM WATER DETENTION EXISTS ON SITE



B

SITE LOCATION



A

SITE PLAN

1/32"=1'-0"

LANDMARK ON PINE

301. PINE ST.

TEXAS

TEXARKANA,



REVISION:

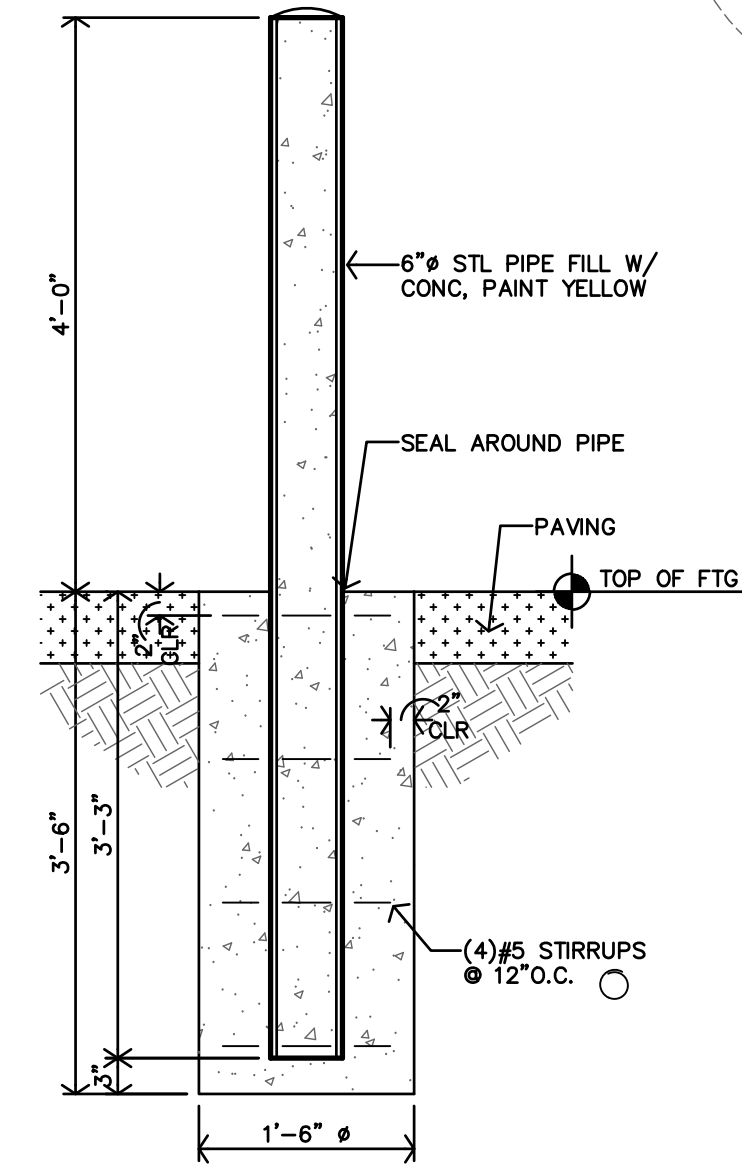
DATE: 12-18-2025

JOB: 25-3484

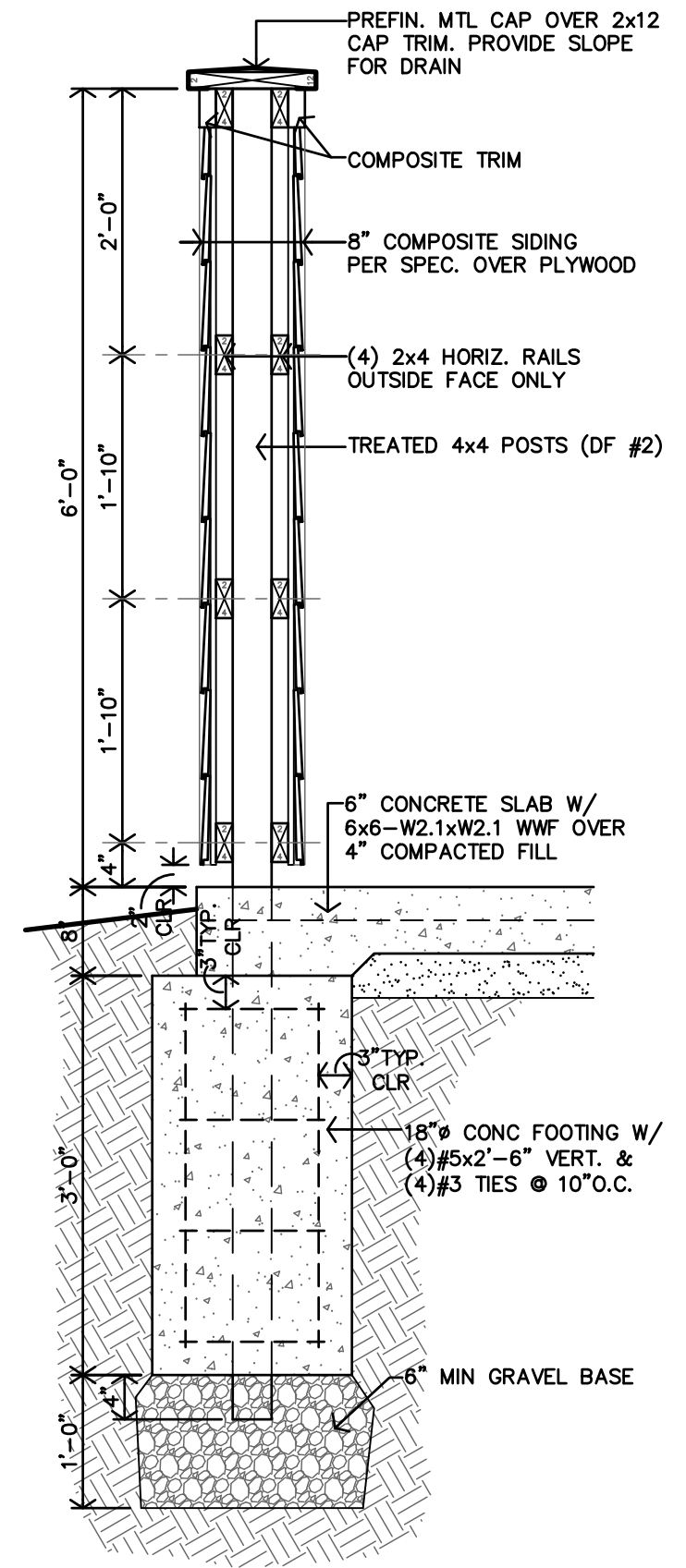
SHEET NO.:

A1.1

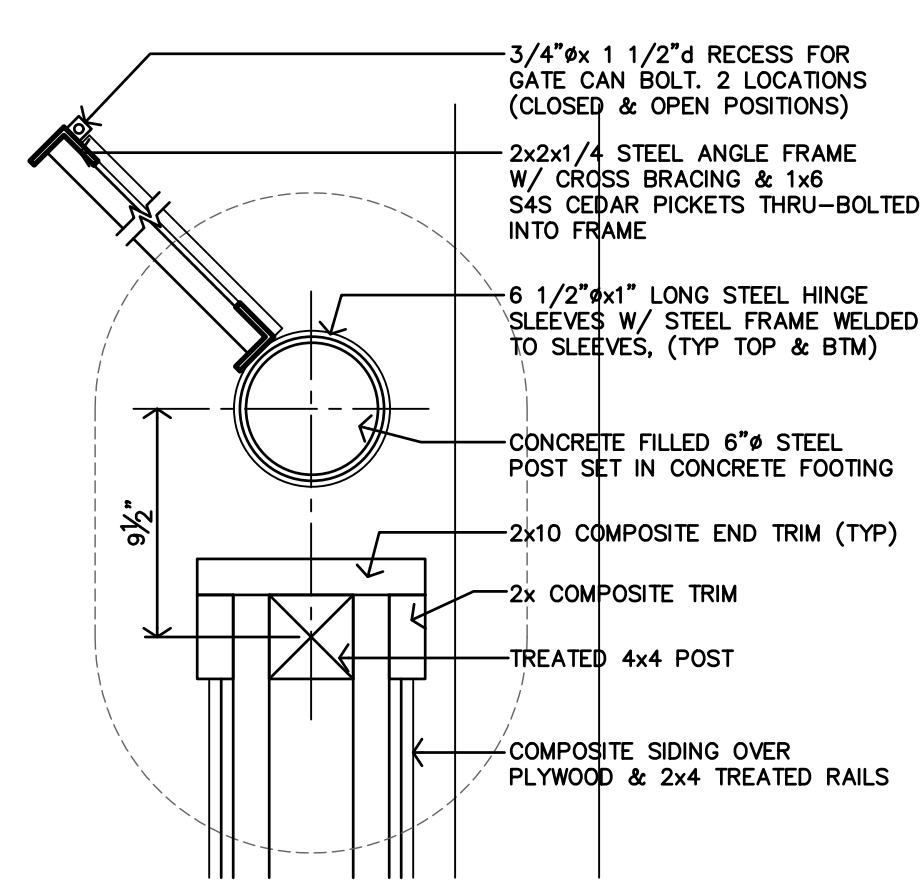
COPYRIGHTED ©



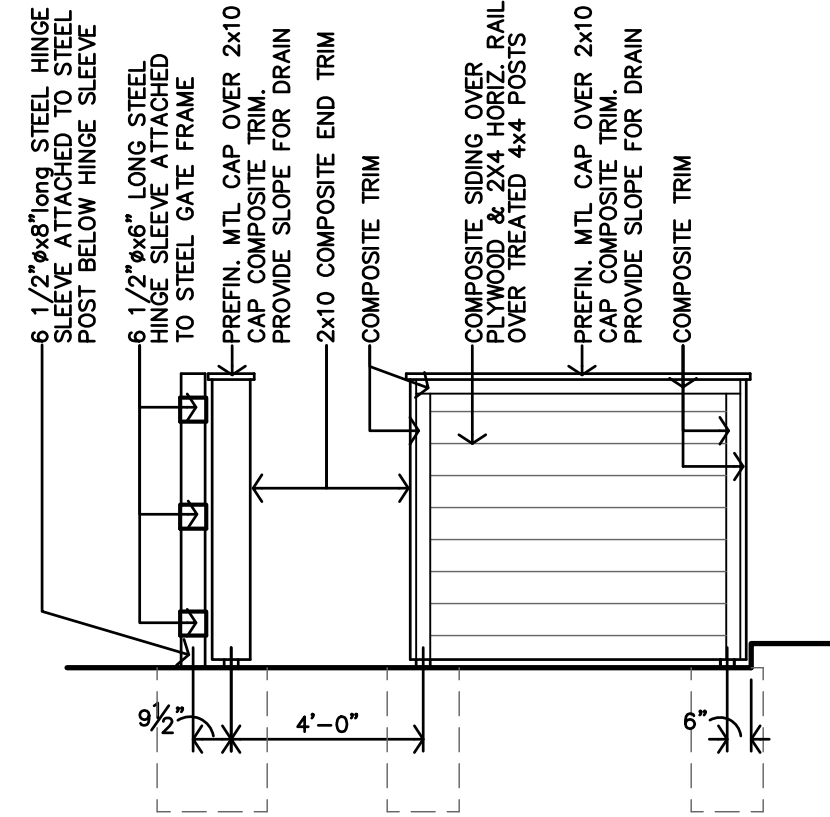
F BOLLARD DETAIL
3/4"=1'-0"



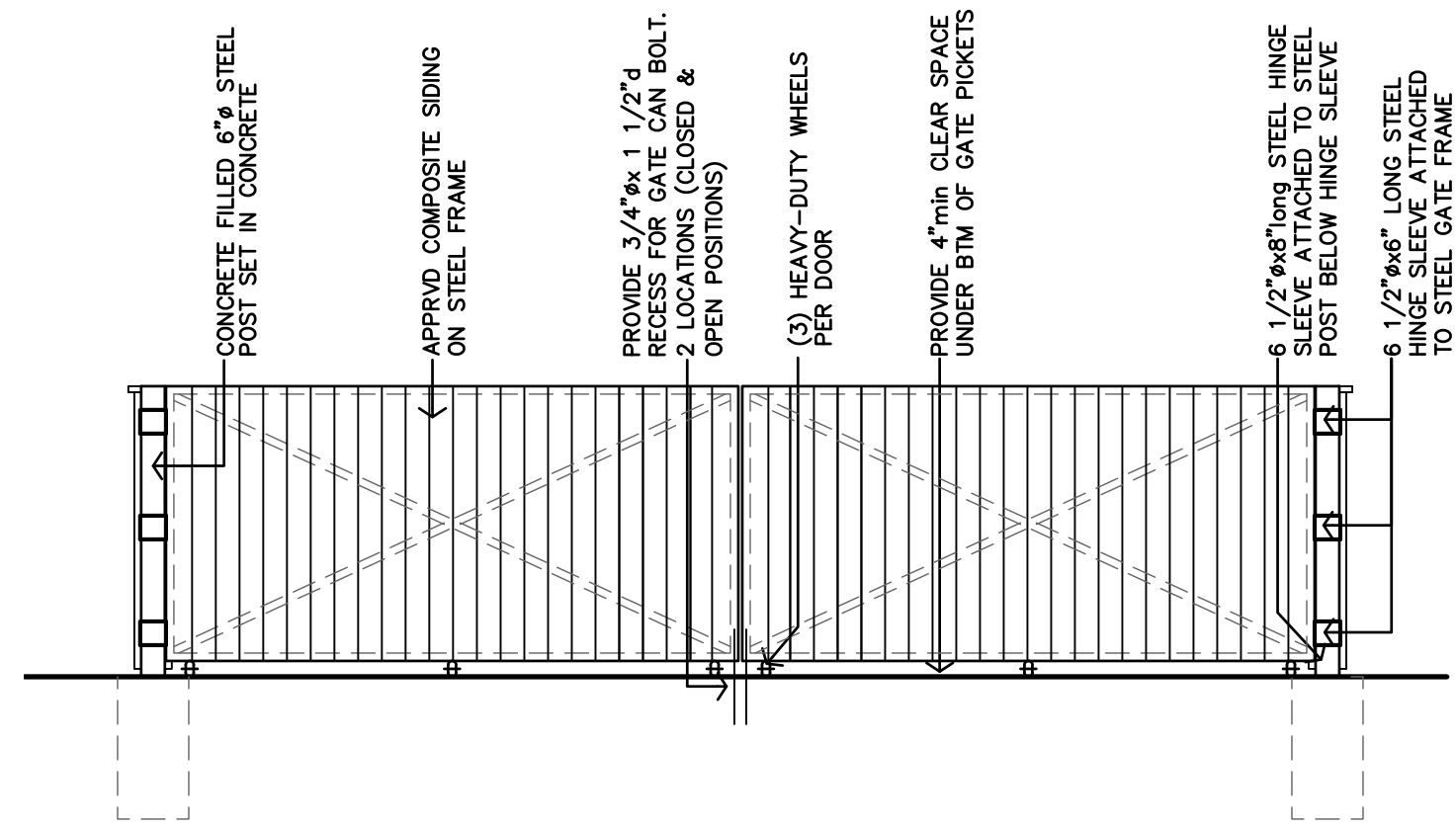
E TRASH ENCLOSURE SECTION
3/4"=1'-0"



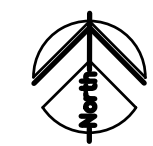
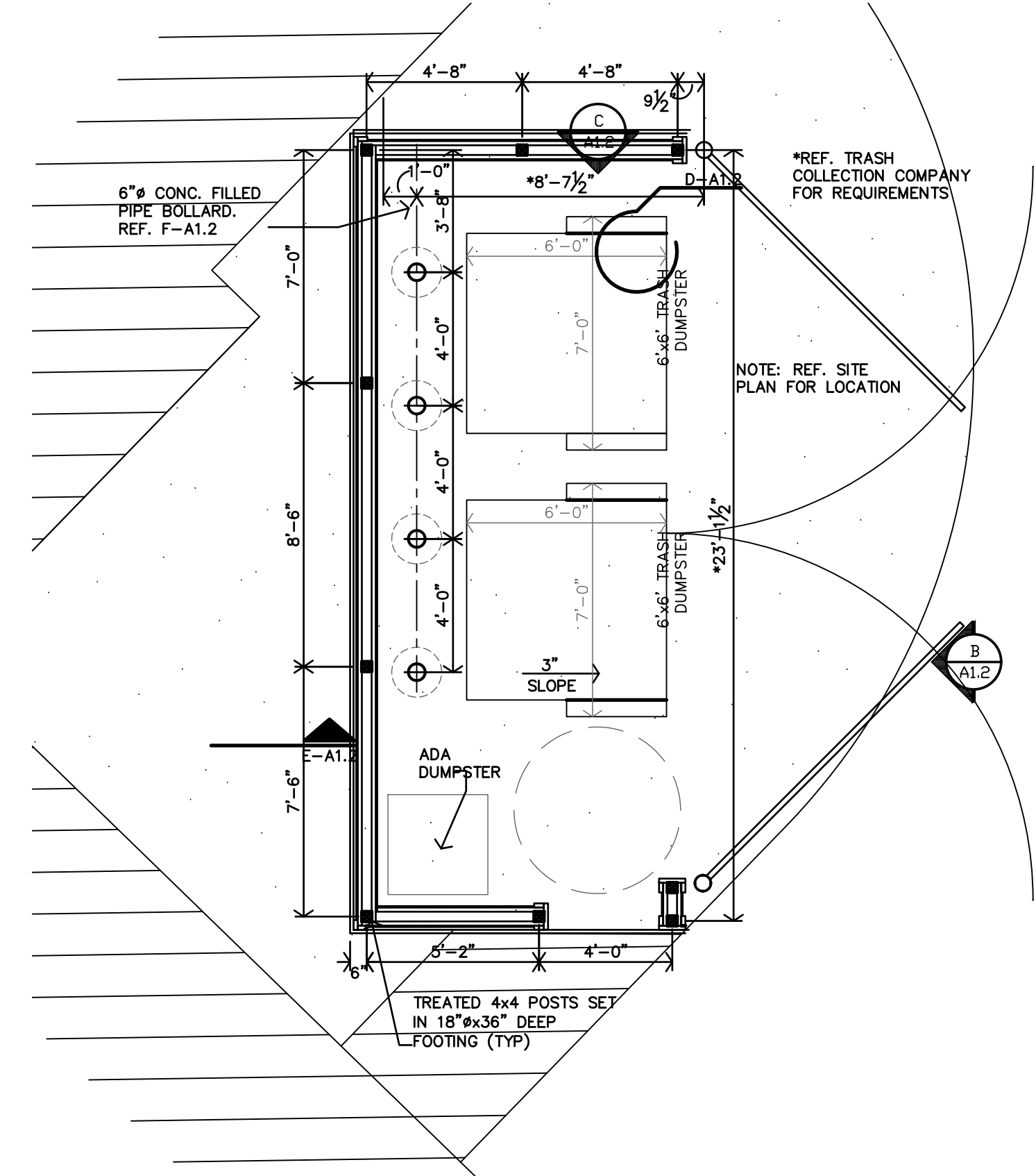
D DETAIL
1 1/2"=1'-0"



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



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



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



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

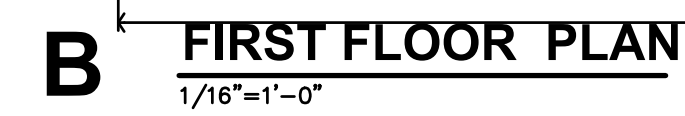
A1.2

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

JGR
JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

TYPE OF APARTMENT	BSMT	1st FLR	MEZZ.	2nd FLR	3rd FLR	TOTAL
ACCESSIBLE UNITS 		EFF. 4 1F				2
ACCESSIBLE UNIT (w/ ROLL-IN SHOWER) 						0
HEARING/VISION IMPAIRED TYPE B UNIT 				EFF. 19		1
TYPE B UNITS	ALL REMAINING UNITS					37
TOTAL	0	17	1	15	7	40

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



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. 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

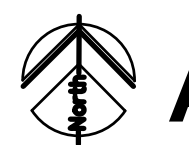
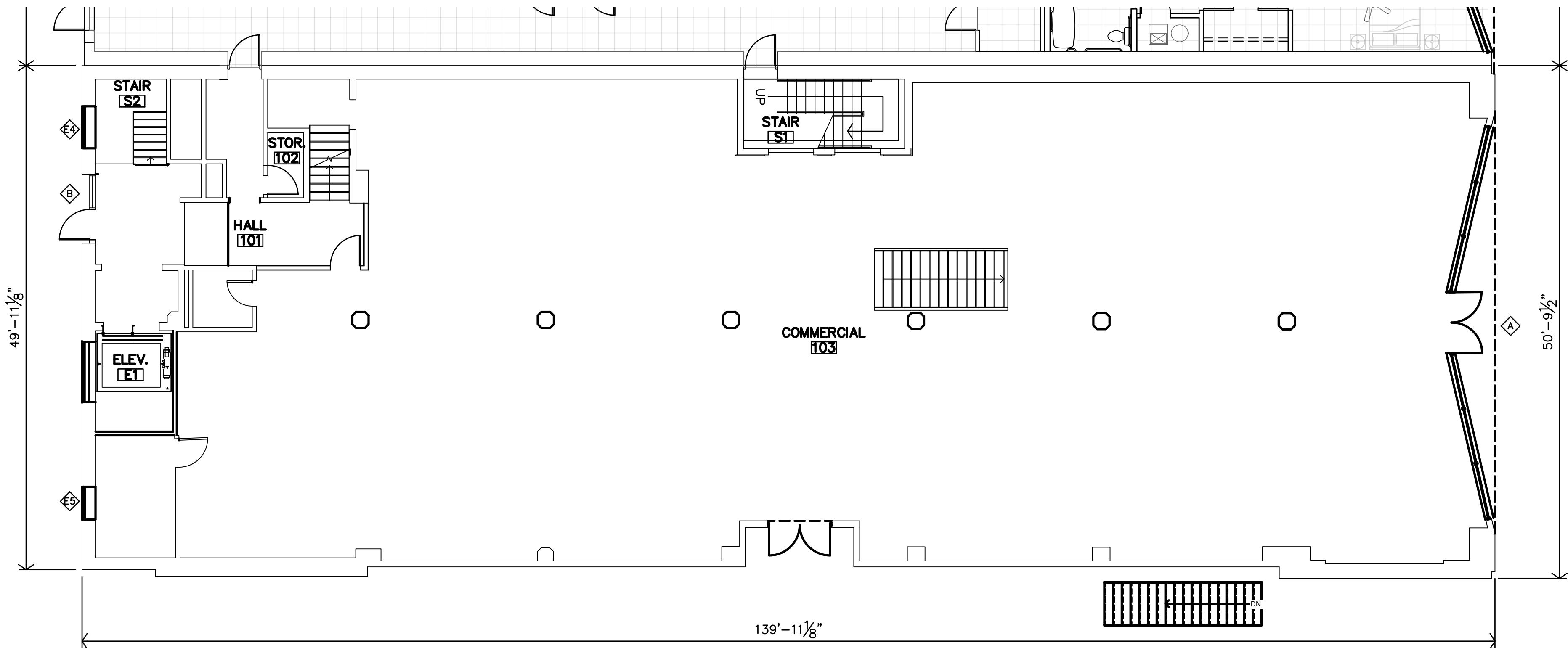
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

MECHANICAL

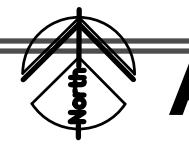
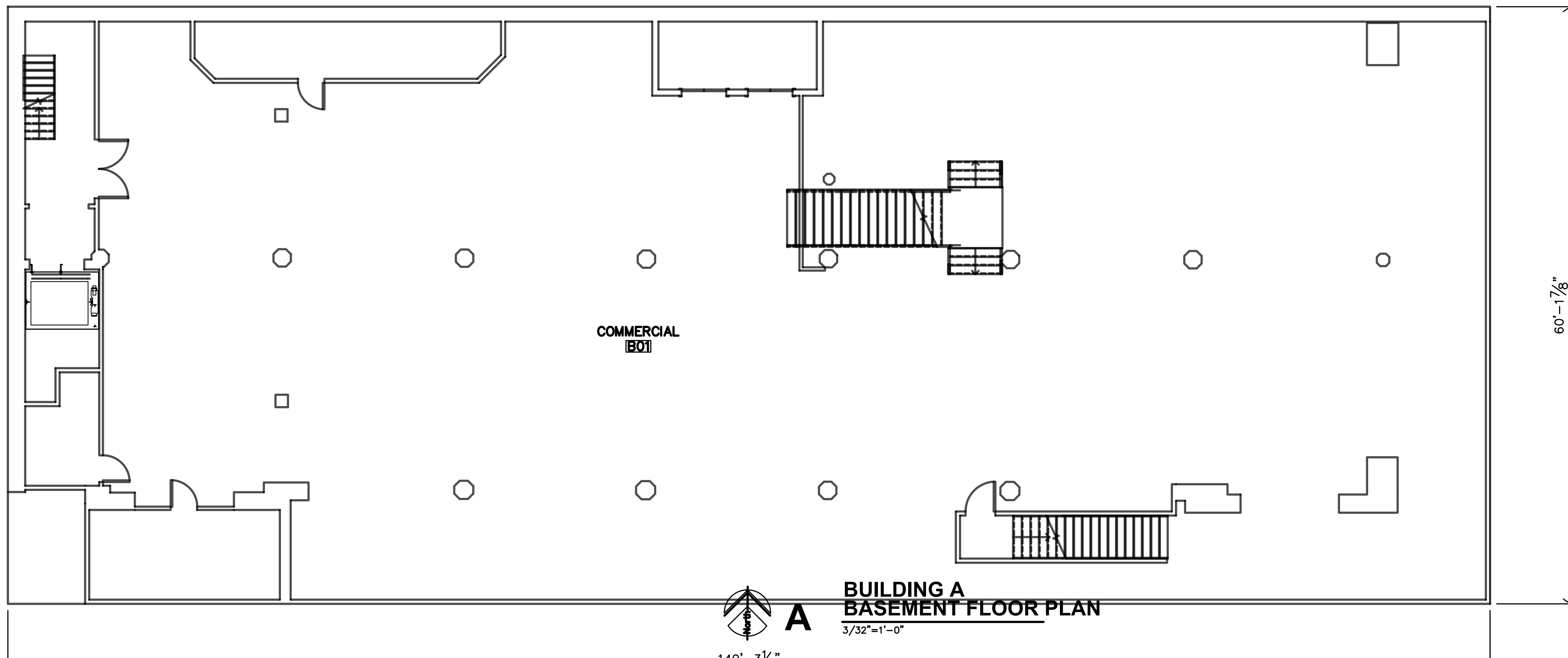
1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, 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

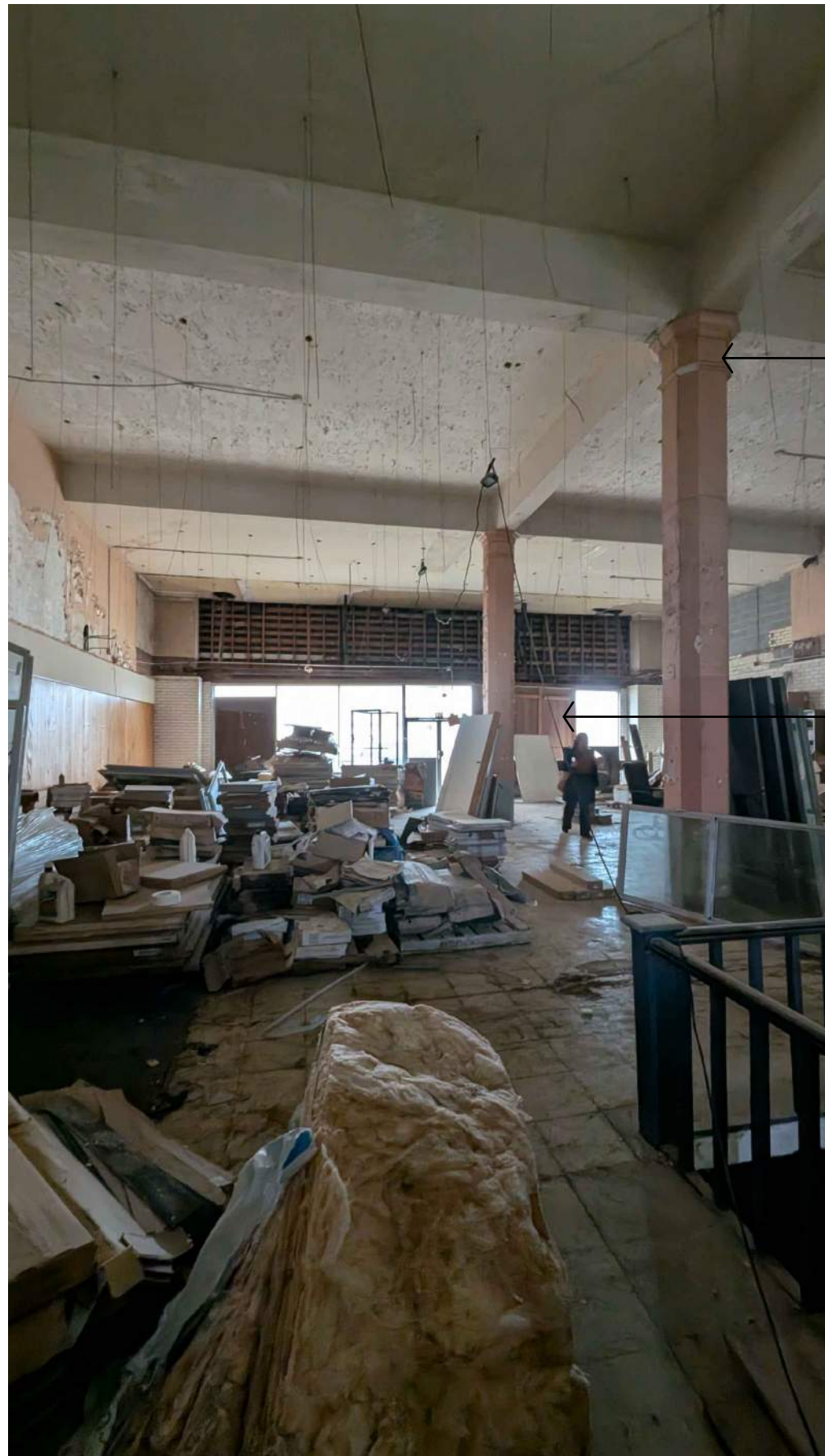
1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY AND PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.



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



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



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

FIRST FLOOR RETAIL SPACE
TO REMAIN OPEN AND
RETAIN VOLUME.

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. 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. 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% VLT.
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% VLT.

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% VLT.
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

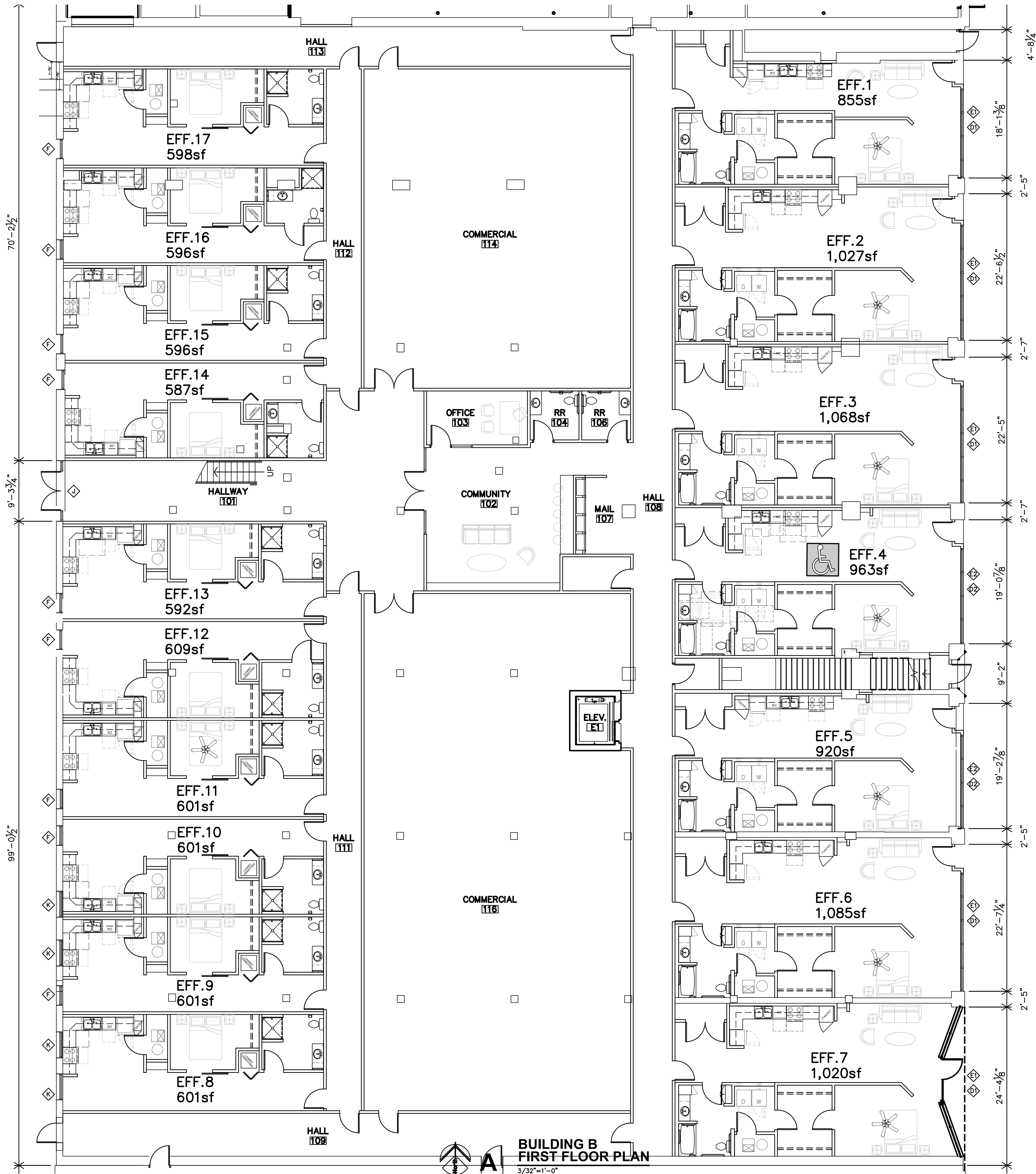
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

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.



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

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. 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

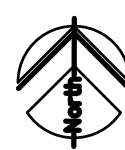
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

MECHANICAL

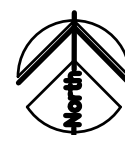
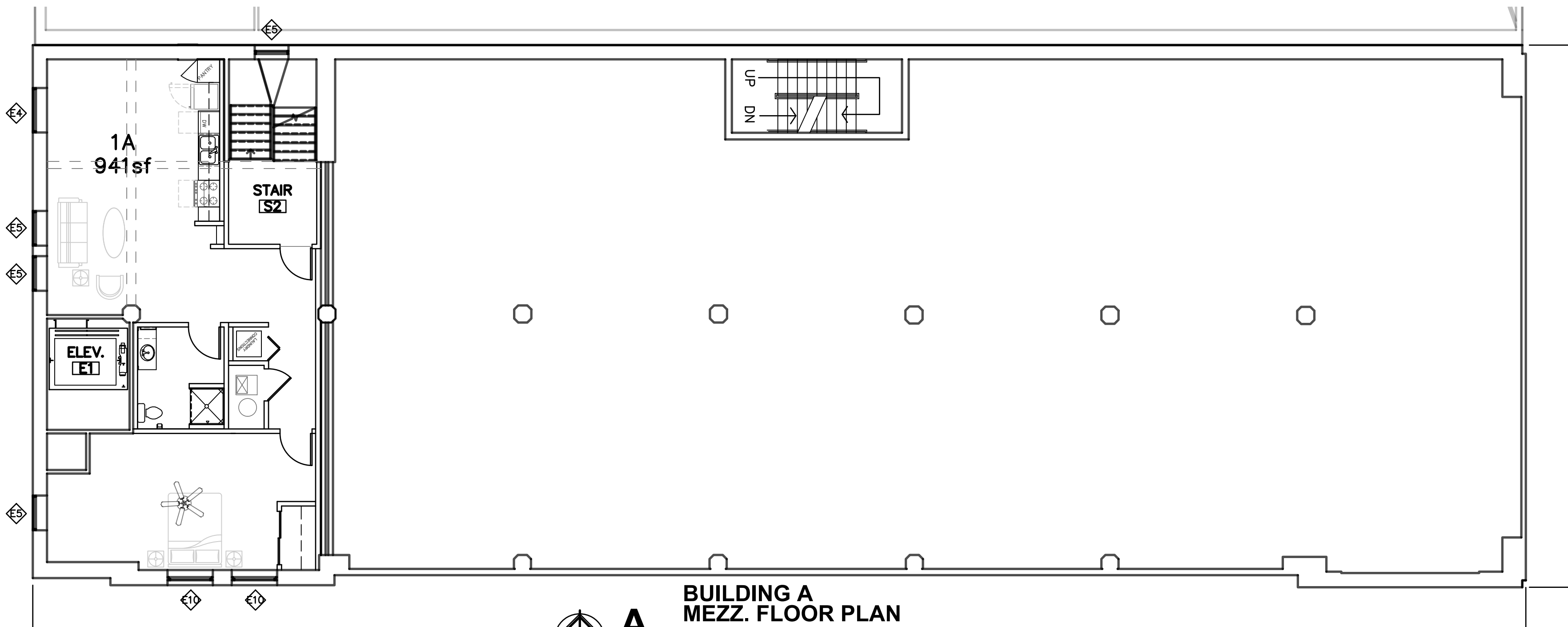
1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, 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

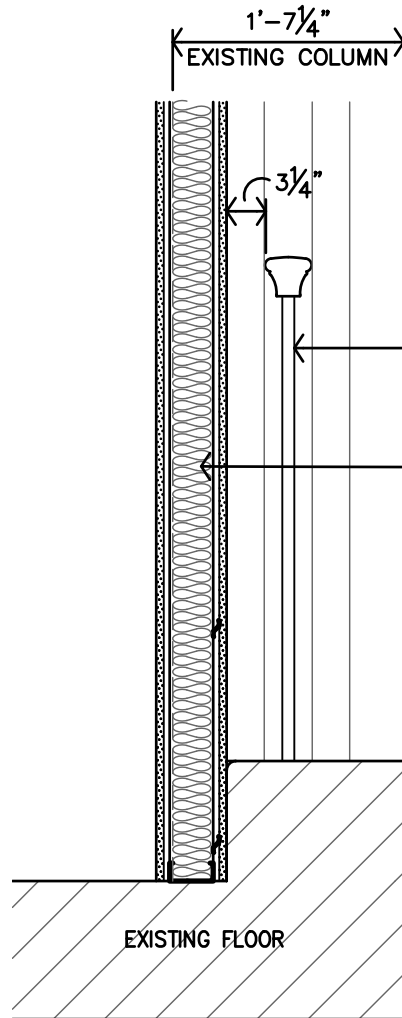
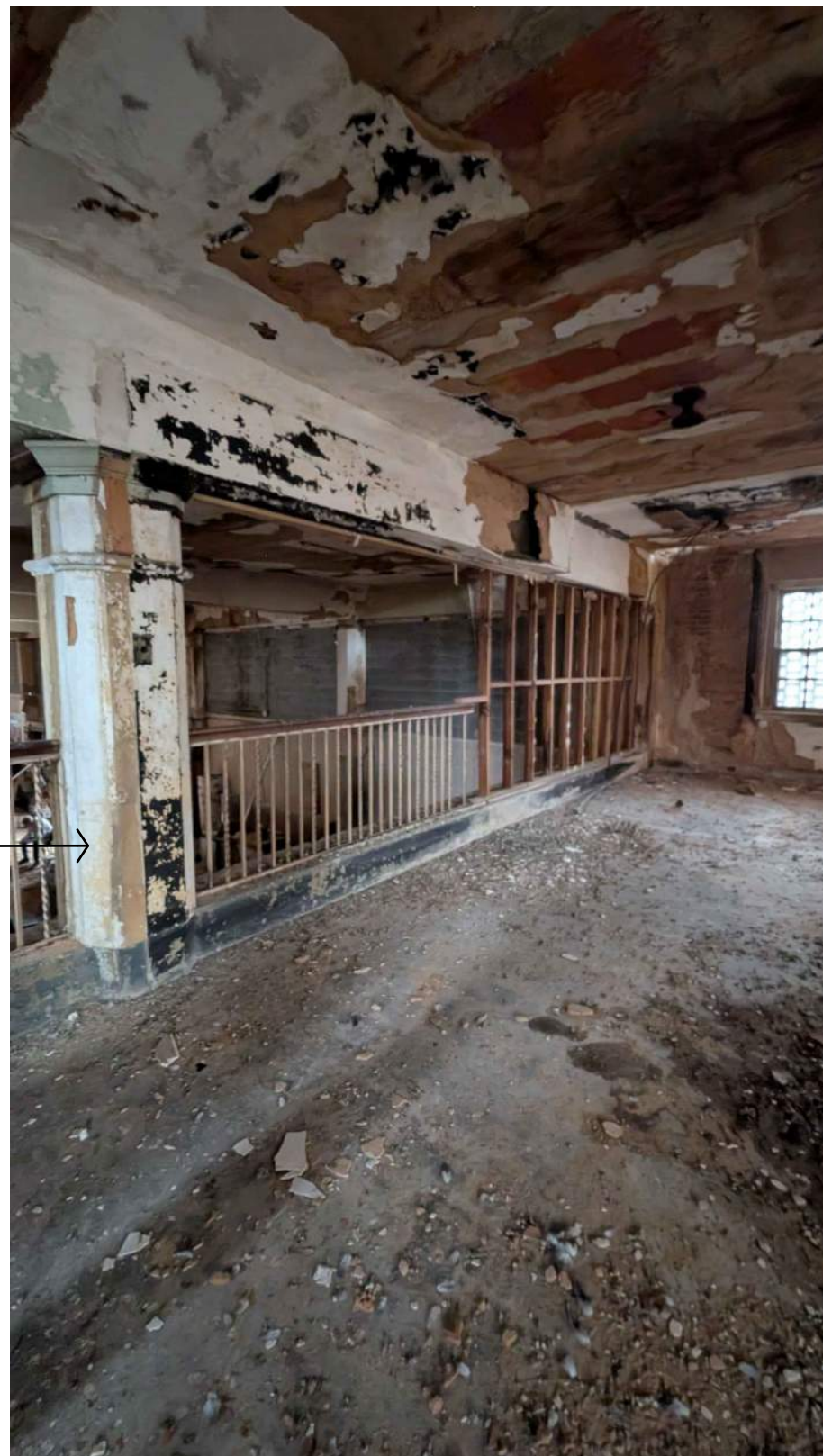
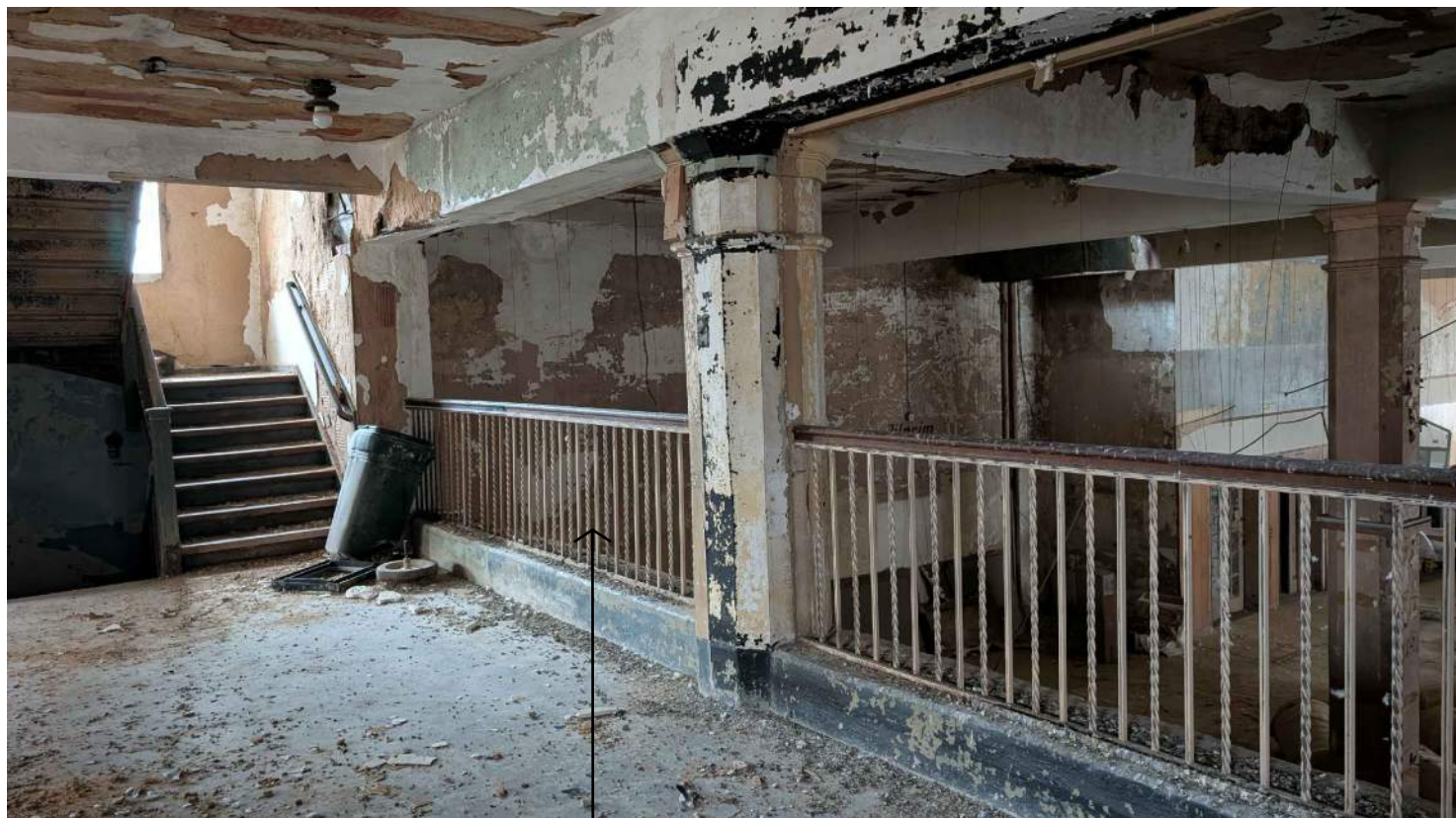
1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY AND PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.



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



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



CLEAN AND REPAIR
HISTORIC RAILING AS
NEEDED

REPAIR AND RESTORE
DECORATIVE PLASTER
COLUMNS AS NEEDED.

HISTORIC RAILING

NEW PARTITION

HISTORIC COLUMN

EXISTING FLOOR

C

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

REVISION:

DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

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. 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

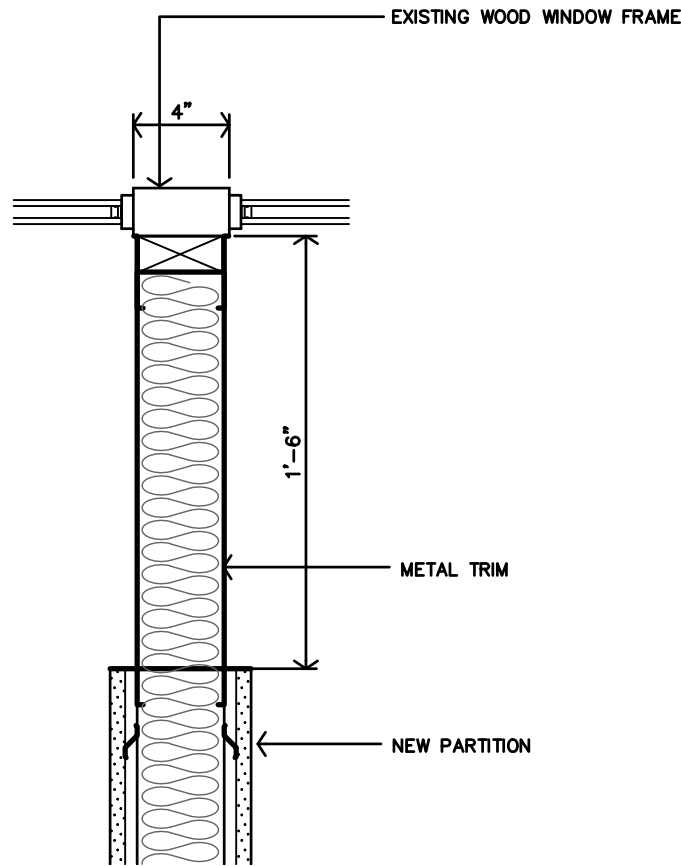
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

MECHANICAL

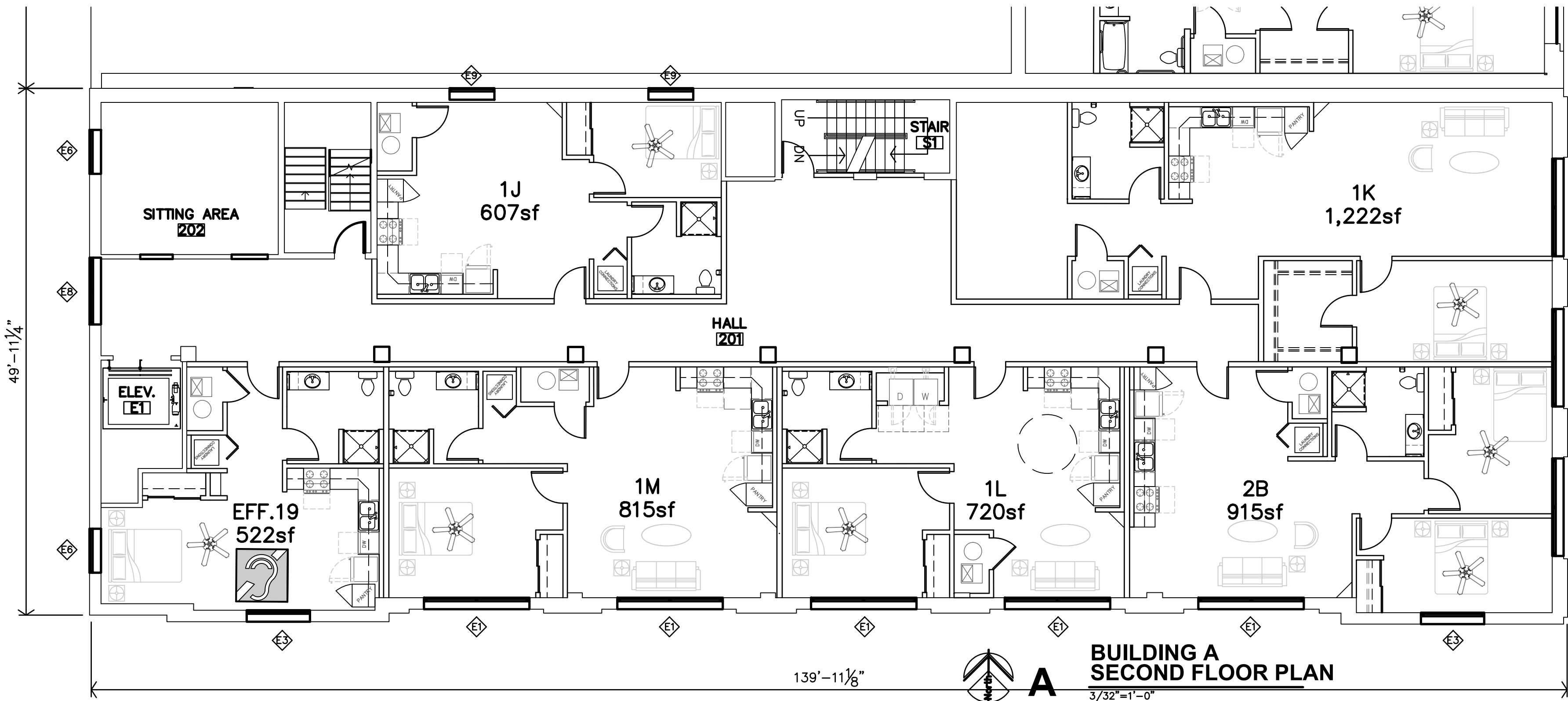
1. ON THE INTERIOR, EXPOSED DUCTS SHOULD BE AVOIDED EXCEPT IN UTILITARIAN AREAS.
2. EXTERIOR UNITS SHOULD BE CLUSTERED ON A PAD NEAR THE REAR OF THE BUILDING AND/OR ON THE ROOF. ANY ROOFTOP UNITS SHOULD BE HELD TOWARD THE CENTER OF THE ROOF TO MINIMIZE VISIBILITY FROM THE GROUND.
3. BATHROOM, KITCHEN, 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.



B WINDOW DETAIL
1 1/2"=1'-0"



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

LANDMARK ON PINE

TEXARKANA, TEXAS

301. PINE ST.



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

A2.4

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com



LANDMARK ON PINE

TEXARKANA, TEXAS

301. PINE ST.



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

A2.4

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com



LANDMARK ON PINE

TEXARKANA, TEXAS

301. PINE ST.



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

A2.4

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com



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. 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. 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

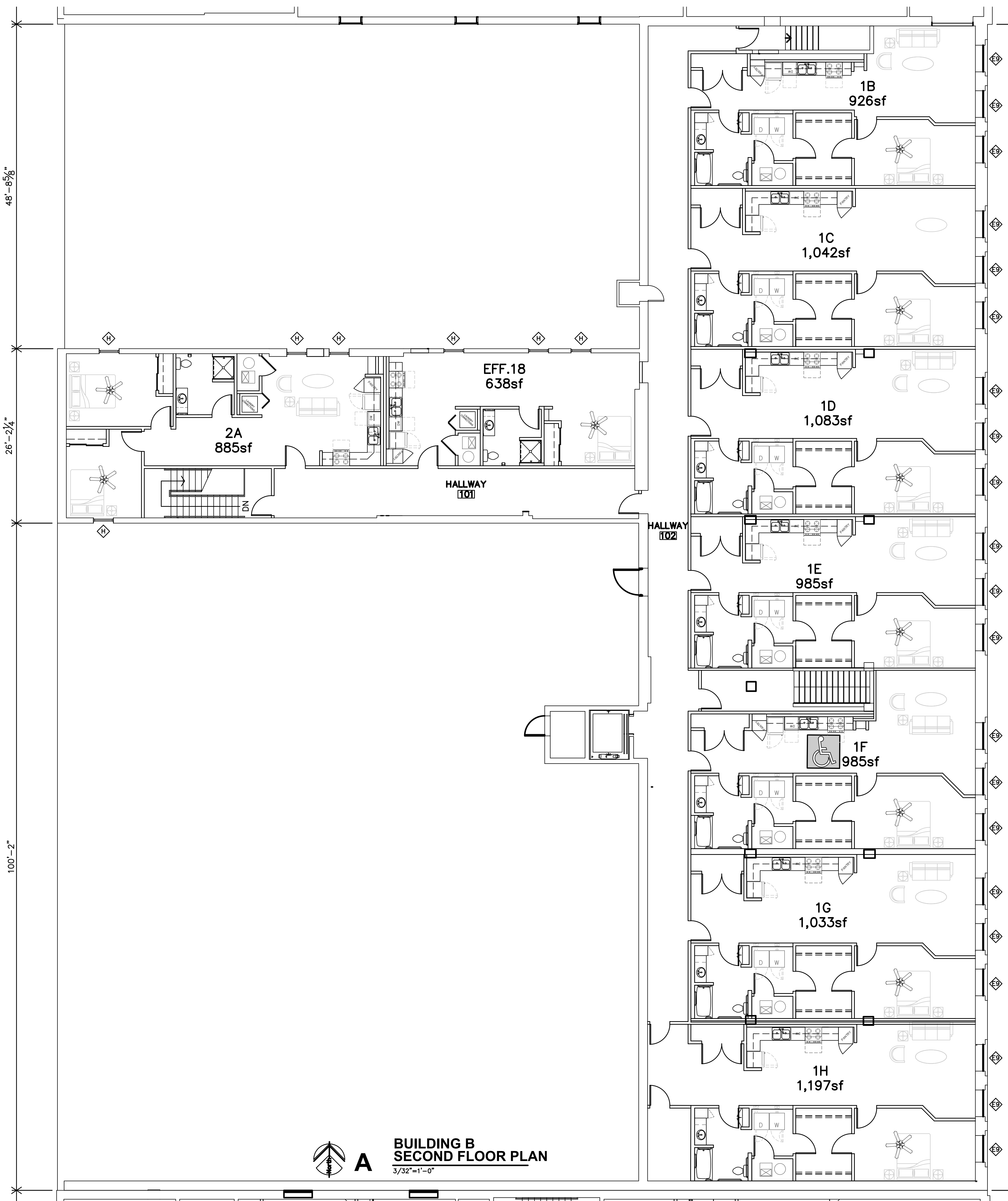
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

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.



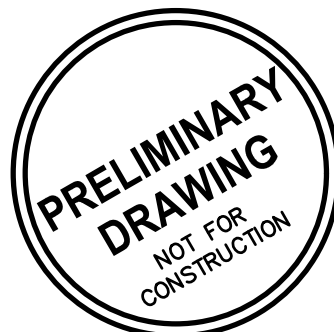
**BUILDING B
SECOND FLOOR PLAN**
3/32"=1'-0"

JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com



LANDMARK ON PINE
301. PINE ST.
TEXAS

TEXARKANA,



REVISION:

DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

A2.5

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. 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

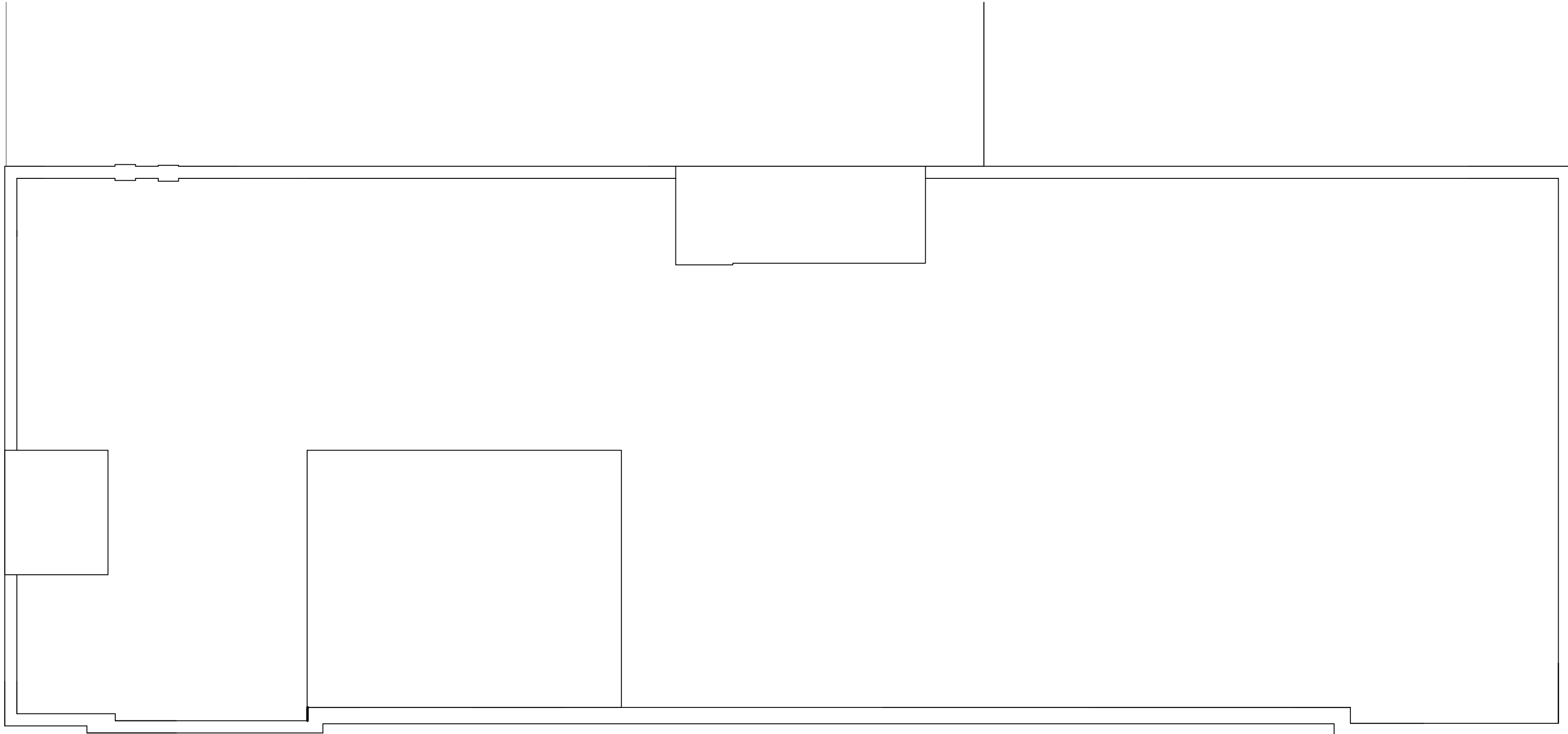
1. NEW ELEVATOR CARS WILL REPLACE EXISTING IN THE SHAFT
2. STAIRS WILL BE RETAINED. IF HANDRAILS ARE NOT CODE COMPLIANT, THEY ARE TO BE RETAINED AND AUGMENTED IN ORDER TO MEET CODE
3. DECORATIVE RAILINGS AND NEWEL POSTS SHALL REMAIN AND BE REPAIRED.

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

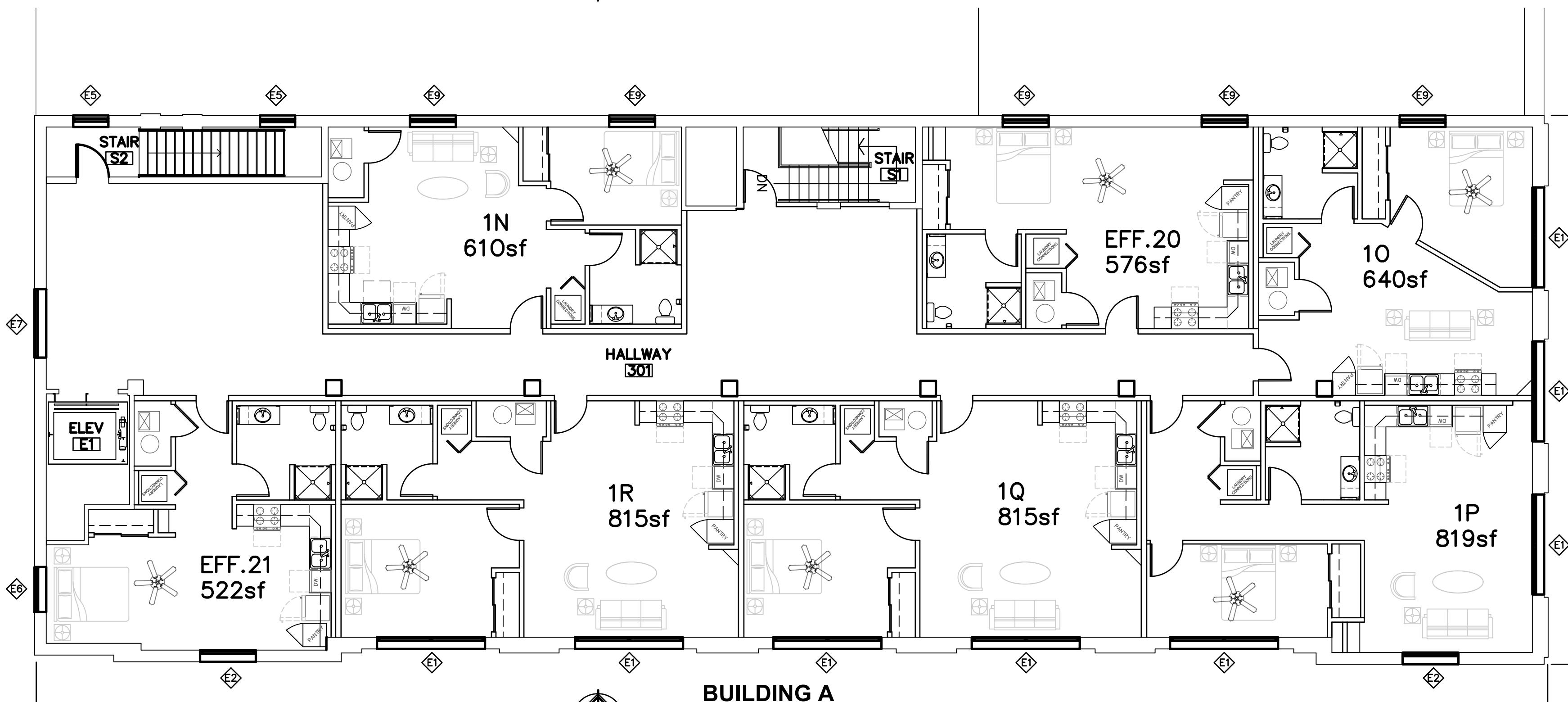
1. NEW ELECTRICAL CONDUIT SHOULD BE CONCEALED WHEREVER POSSIBLE. IF CONDUIT MUST BE EXPOSED, SURFACE MOUNTED CONDUIT SHOULD BE LOCATED CAREFULLY AND PAINTED TO MATCH ADJACENT SURFACES.
2. NEW PLUMBING LINES MUST BE CONCEALED.



B

BUILDING A ROOF PLAN

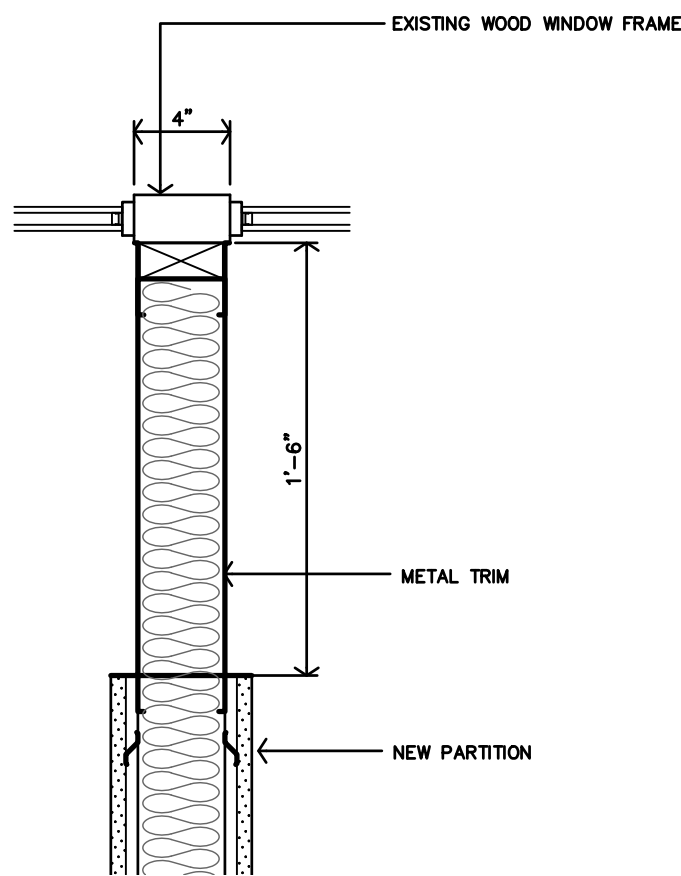
1/8"=1'-0"



A

BUILDING A THIRD FLOOR PLAN

1/8"=1'-0"



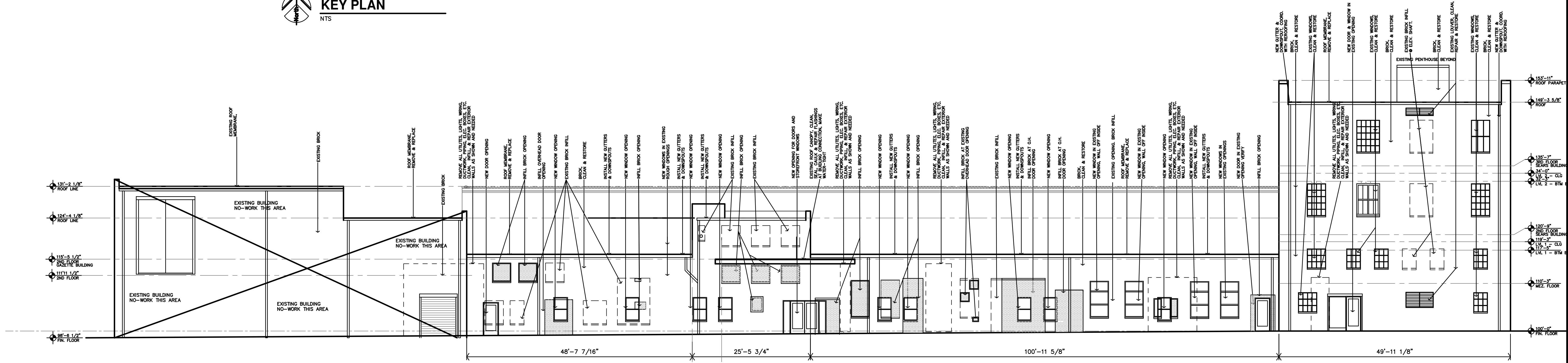
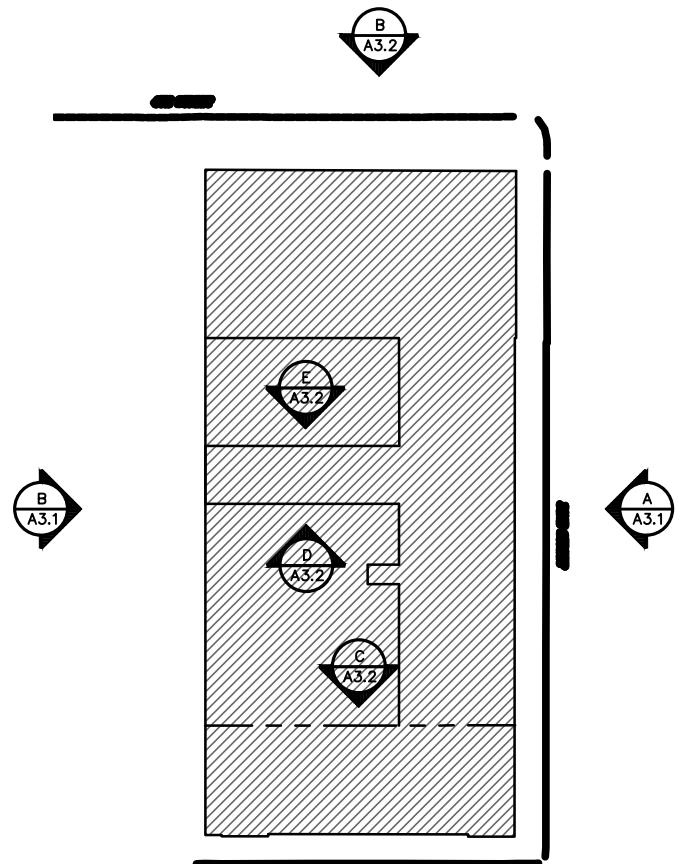
C

WINDOW DETAIL

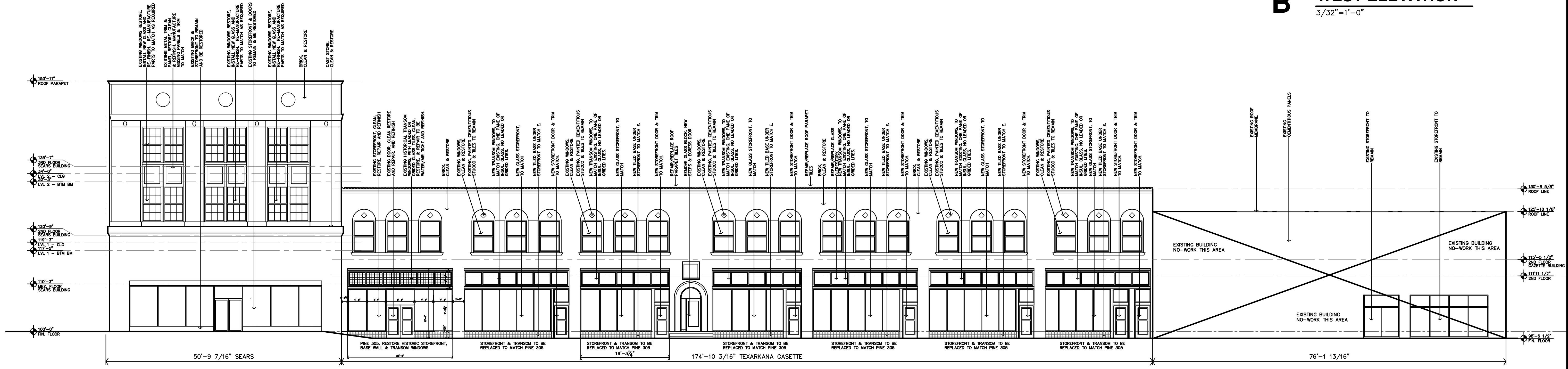
1 1/2"=1'-0"

EXTERIOR MATERIALS			
DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)		
EXISTING HISTORIC BUILDINGS	100%		

NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED:
TPO, 30-YEAR ROOF.

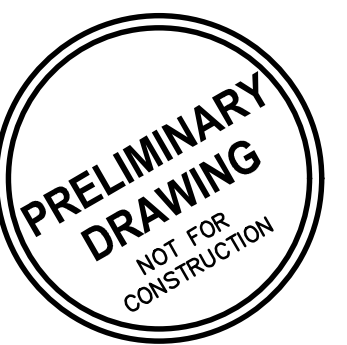


B WEST ELEVATION
3/32"=1'-0"



A EAST ELEVATION
3/32"=1'-0"

LANDMARK ON PINE
TEXARKANA,
TEXAS
301. PINE ST.



REVISION:
DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

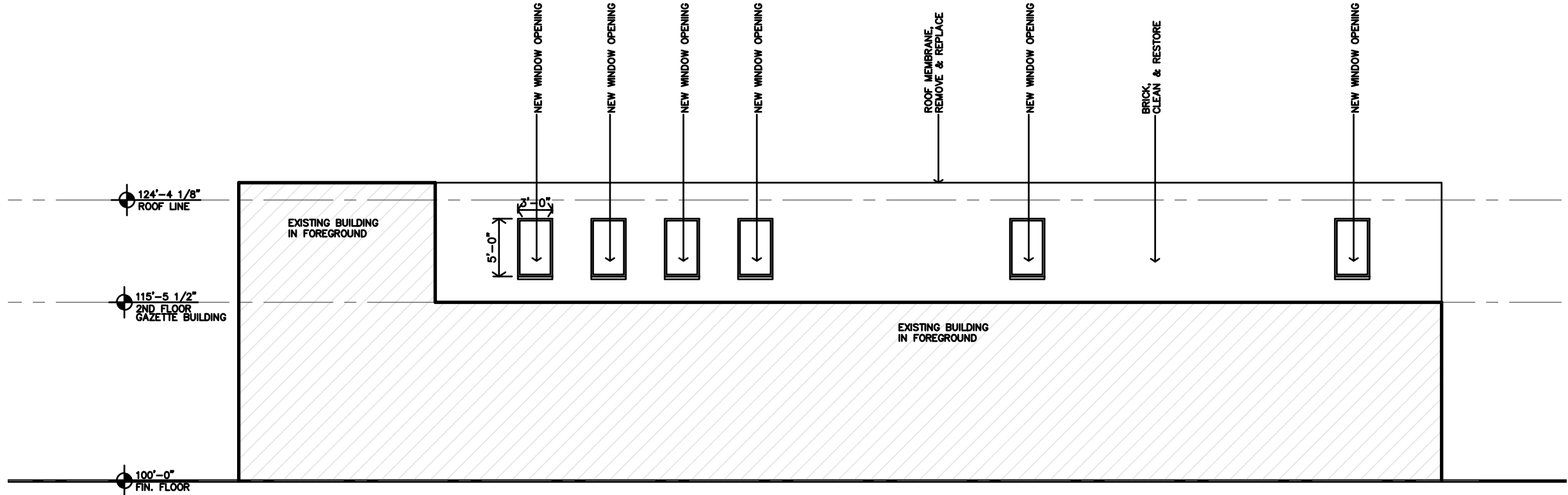
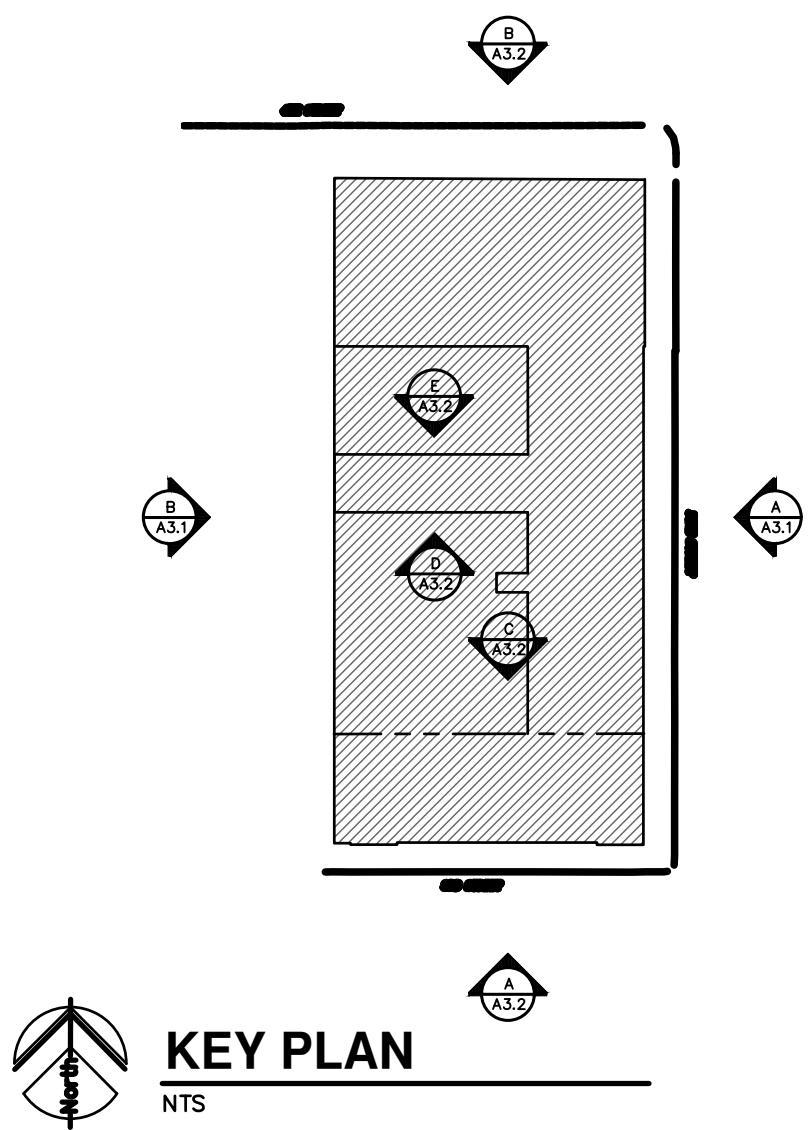
JCR JonesGillamRenz
730 N. Ninth
Salina, KS 67401
1881 Main Street, Suite
Kansas City, MO 641
785.827.0386
jgr@jarchitects.com

A3.1

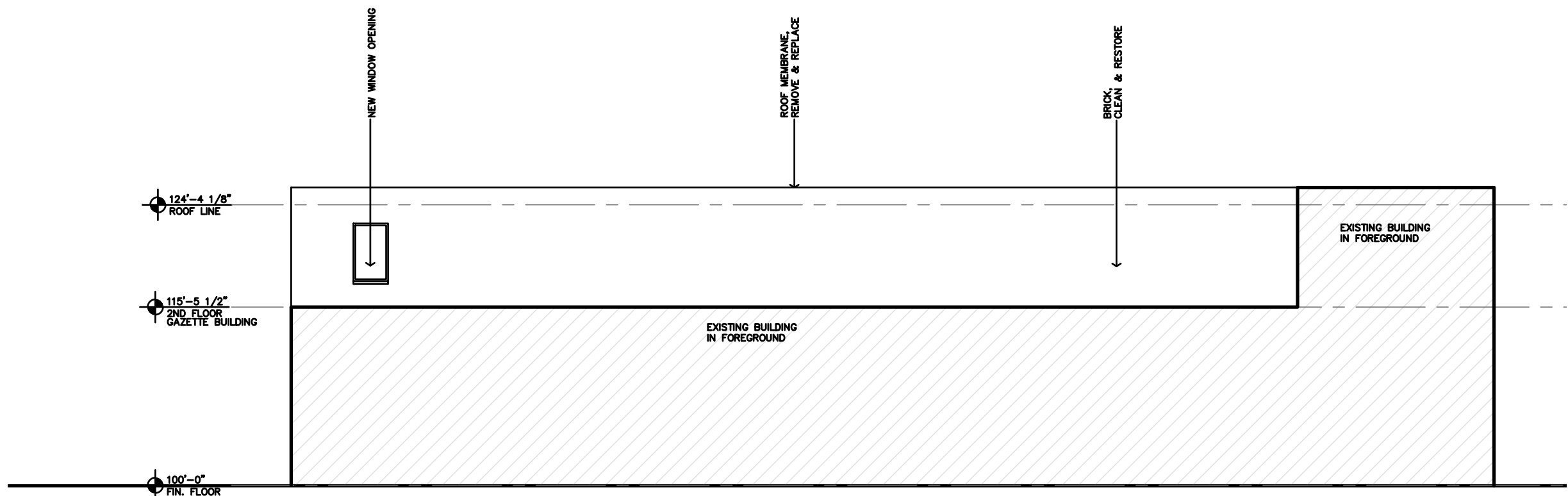
COPYRIGHTED ©

EXTERIOR MATERIALS			
DESCRIPTION	MASONRY (STONE, PRECAST, BRICK)		
EXISTING HISTORIC BUILDINGS	100%		

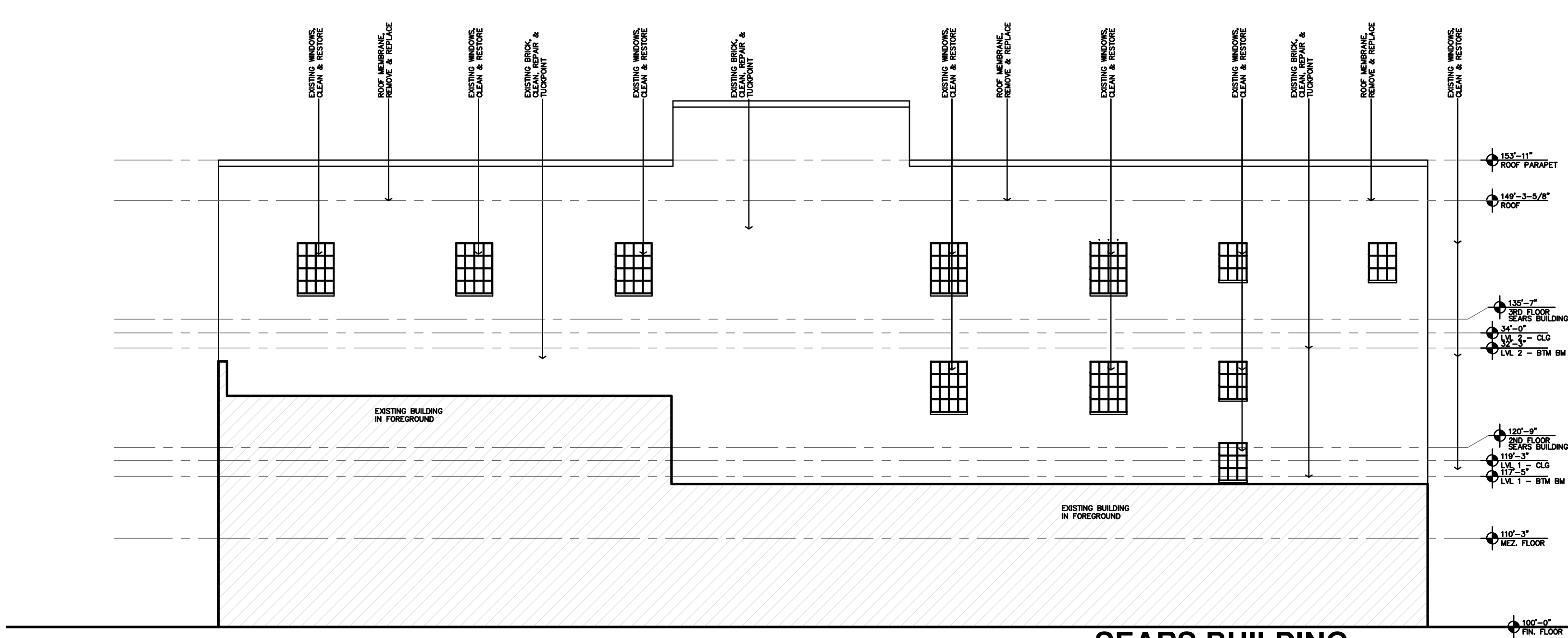
NOTES:
EXISTING BUILDING HAS A FLAT ROOF WITH NO PITCH. NEW ROOFING WILL BE INSTALLED:
TPO, 30-YEAR ROOF.



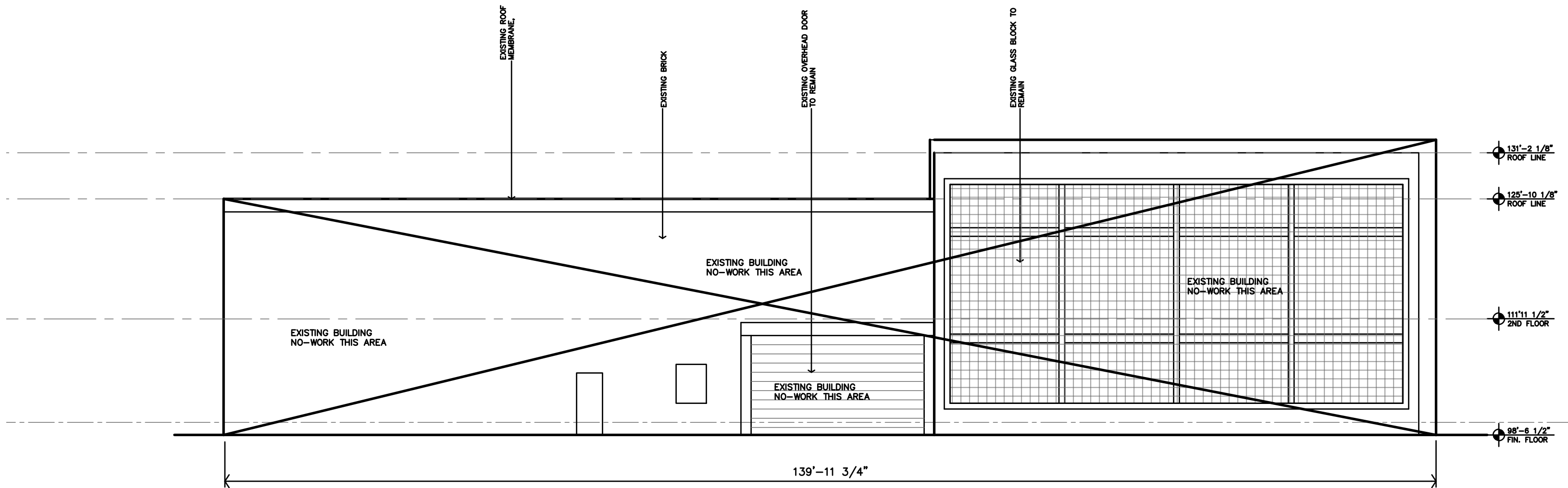
E SOUTH ELEVATION - 2ND FLOOR GAZETTE BUILDING
3/32"=1'-0"



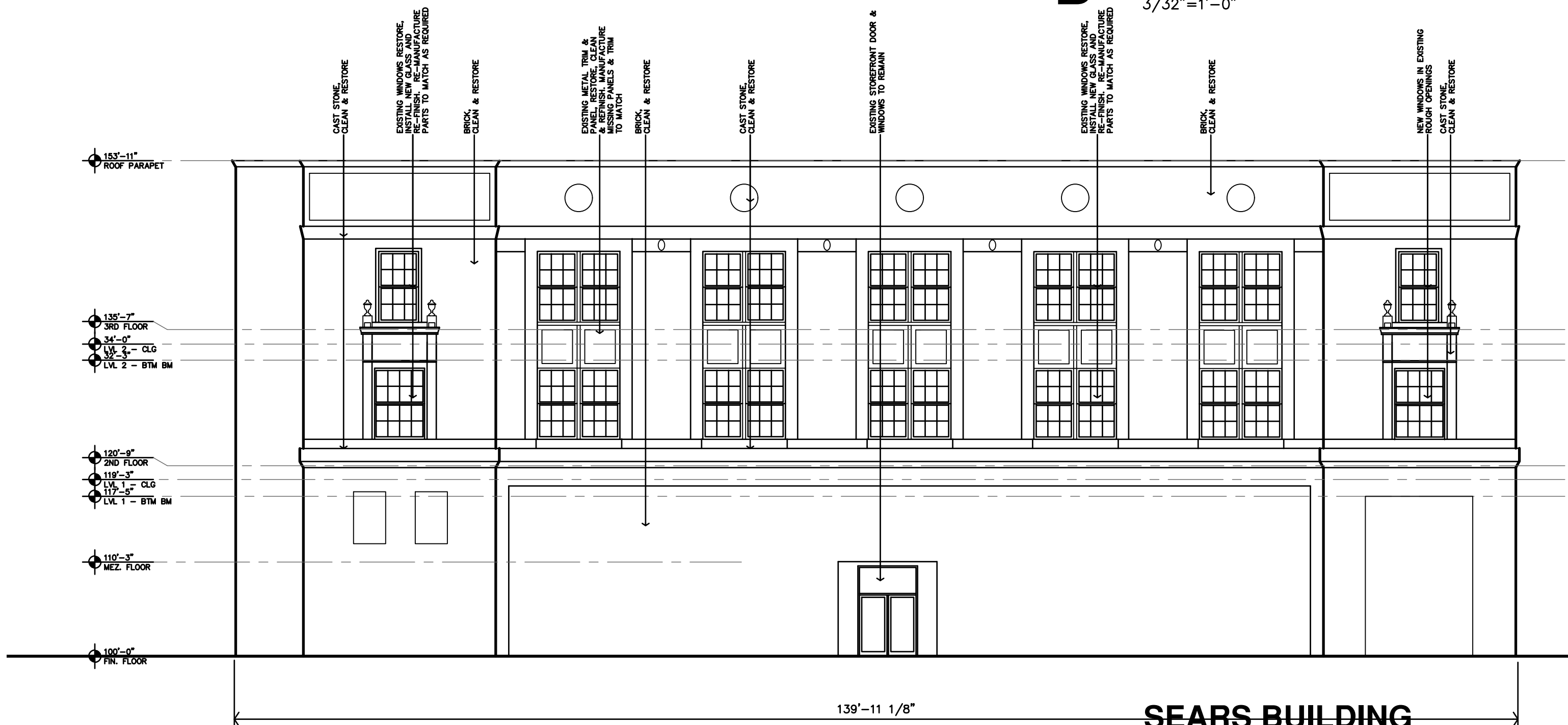
D NORTH ELEVATION - 2ND FLOOR GAZETTE BUILDING
3/32"=1'-0"



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



B NORTH ELEVATION
3/32"=1'-0"



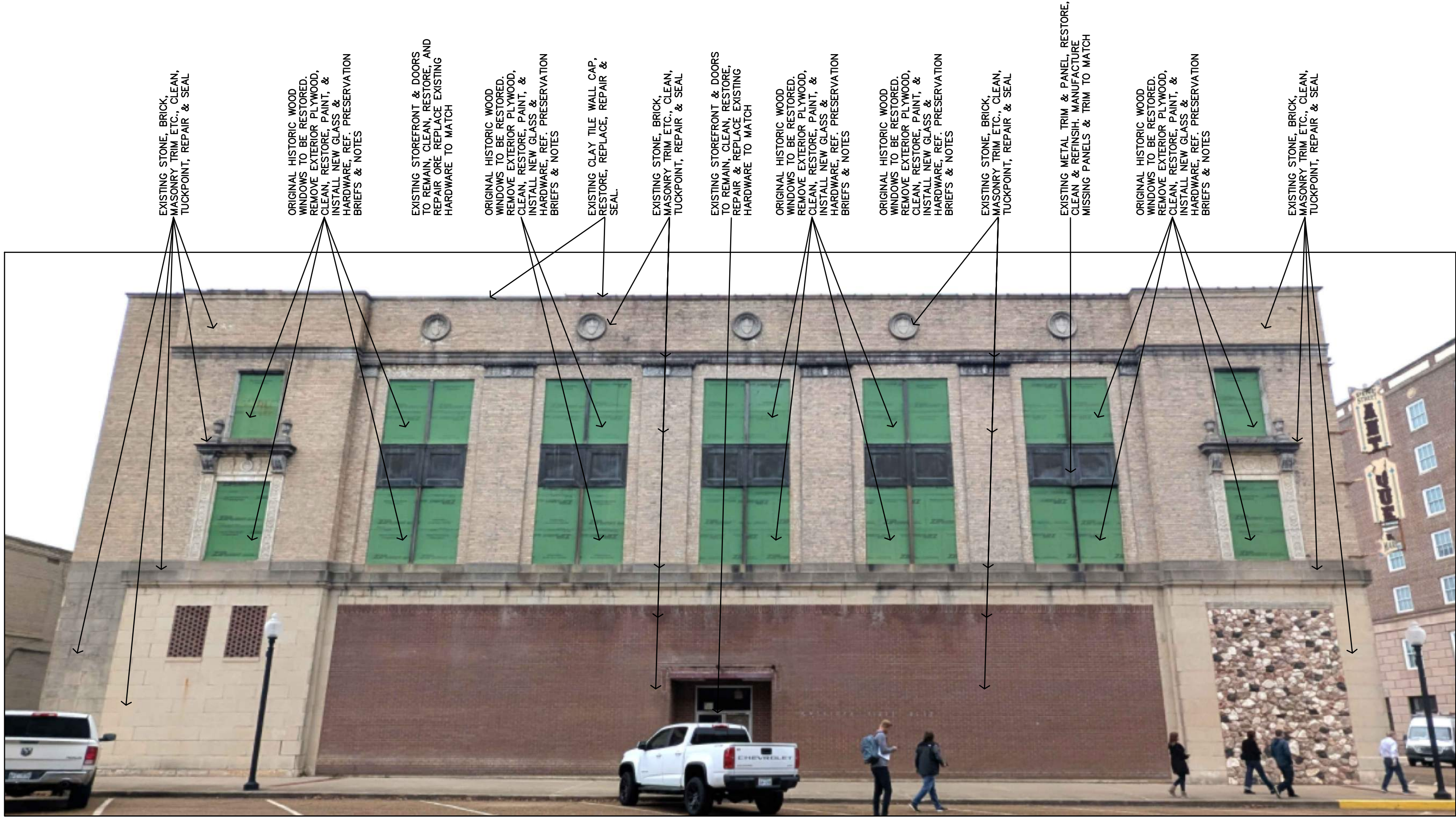
A SEARS BUILDING SOUTH ELEVATION
3/32"=1'-0"

LANDMARK ON PINE
TEXARKANA,
TEXAS
301. PINE ST.

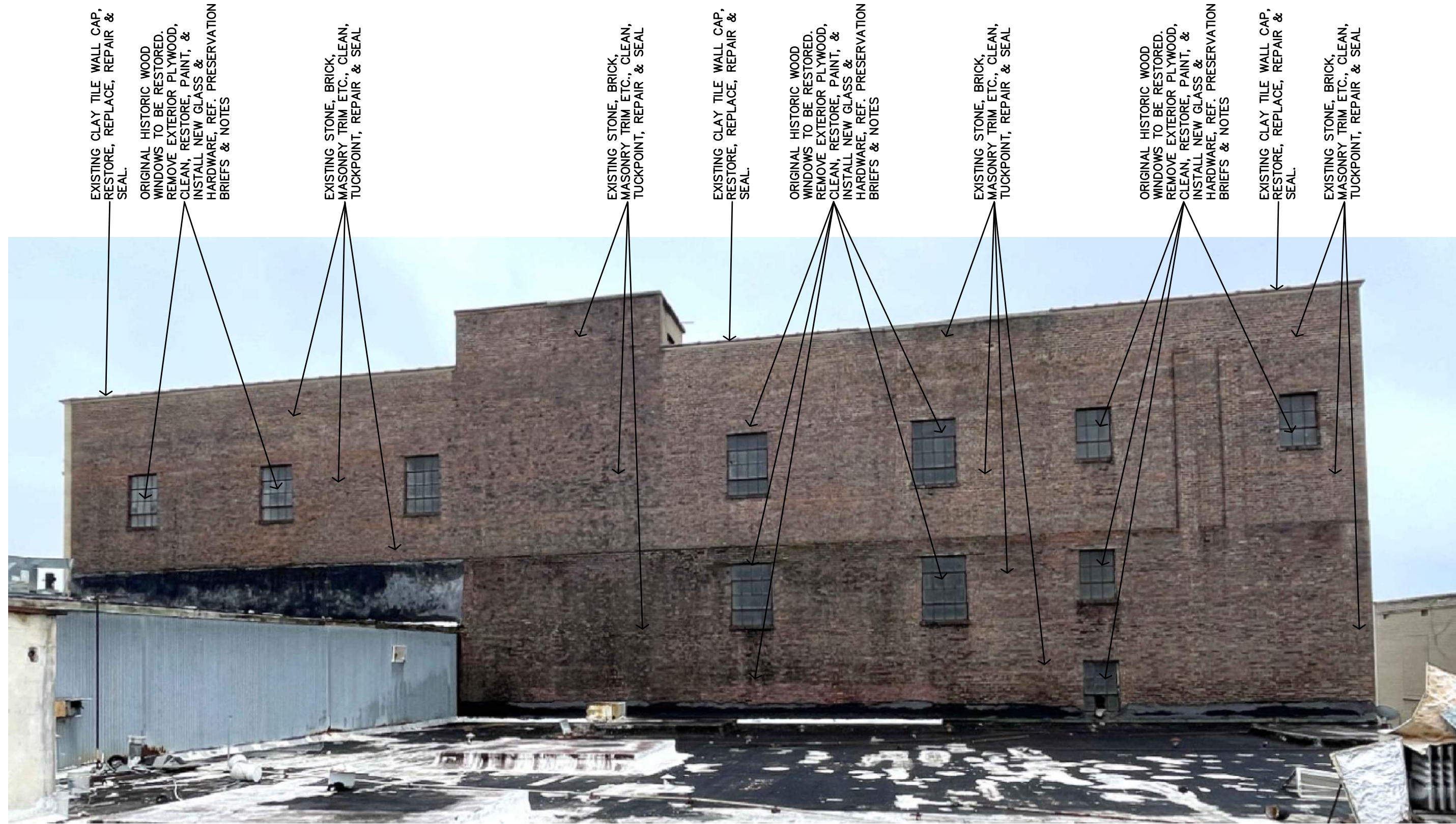


REVISION:	
DATE:	12-18-2025
JOB:	25-3484
SHEET NO.:	

A3.2



C SEARS BUILDING
EXISTING SOUTH PHOTO
NTS



D SEARS BUILDING
EXISTING NORTH PHOTO
NTS



B SEARS BUILDING
EXISTING WEST PHOTO
NTS



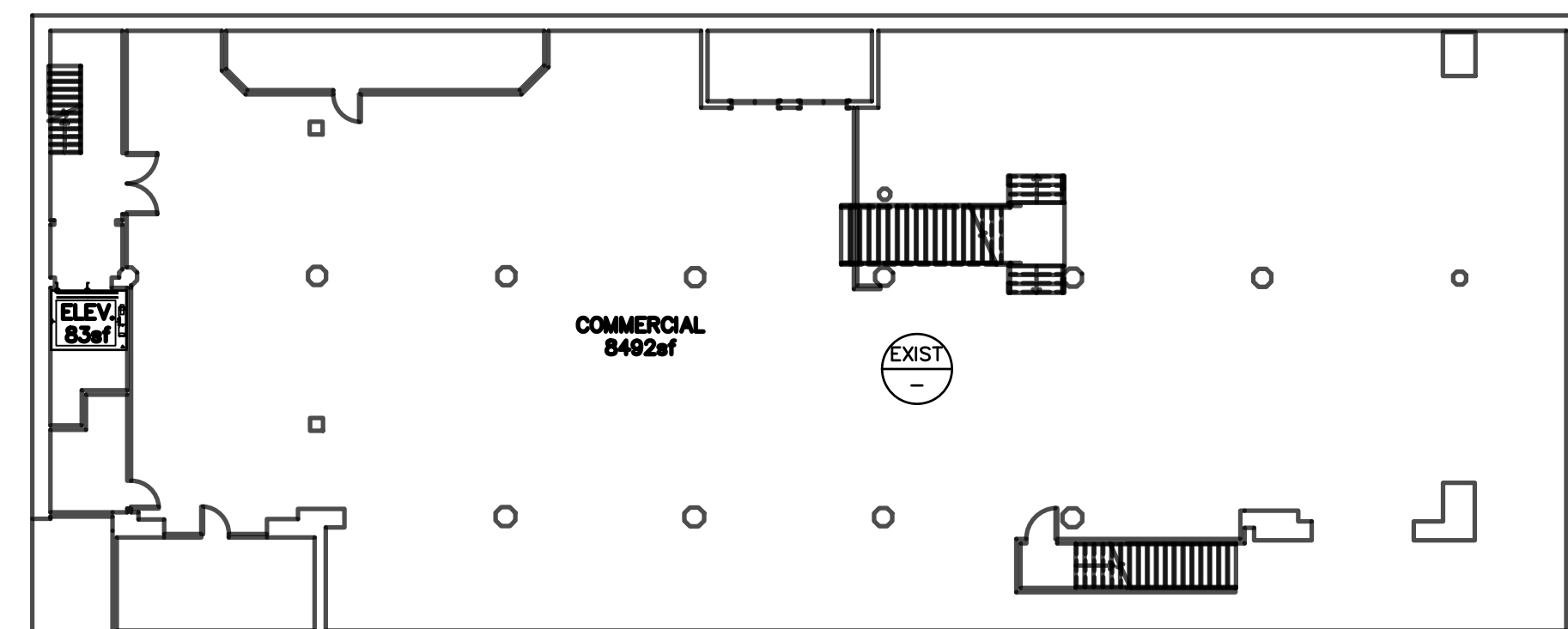
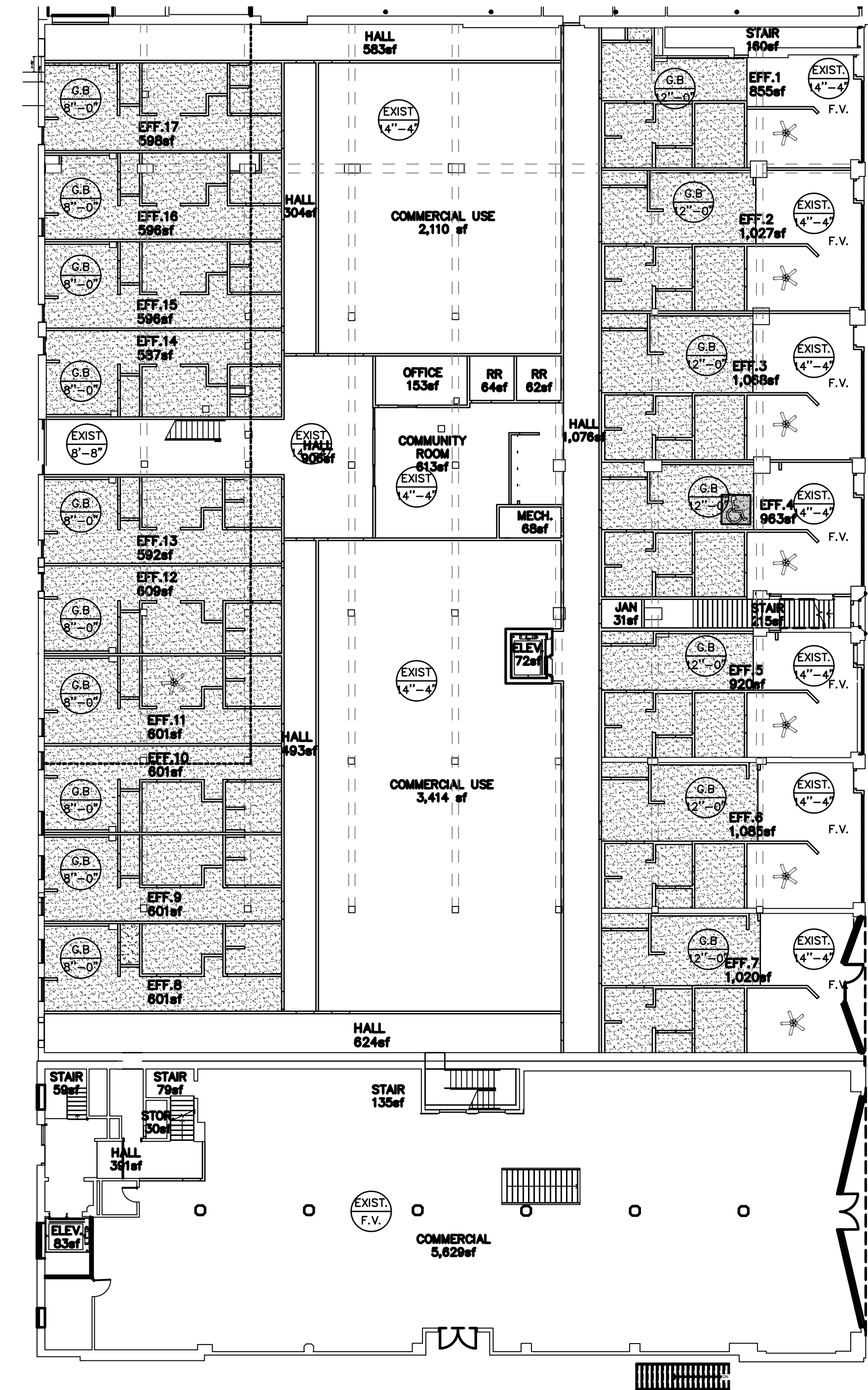
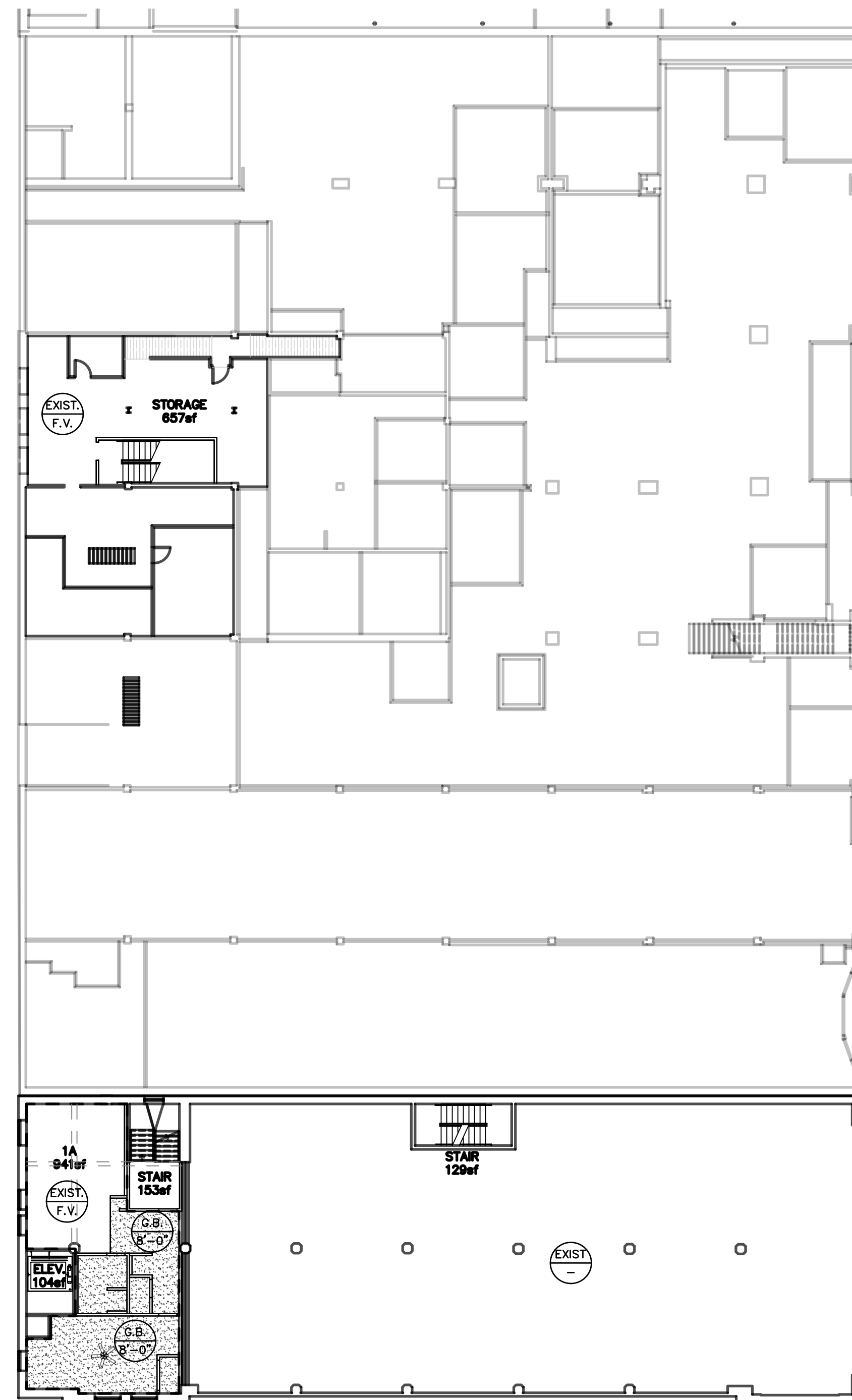
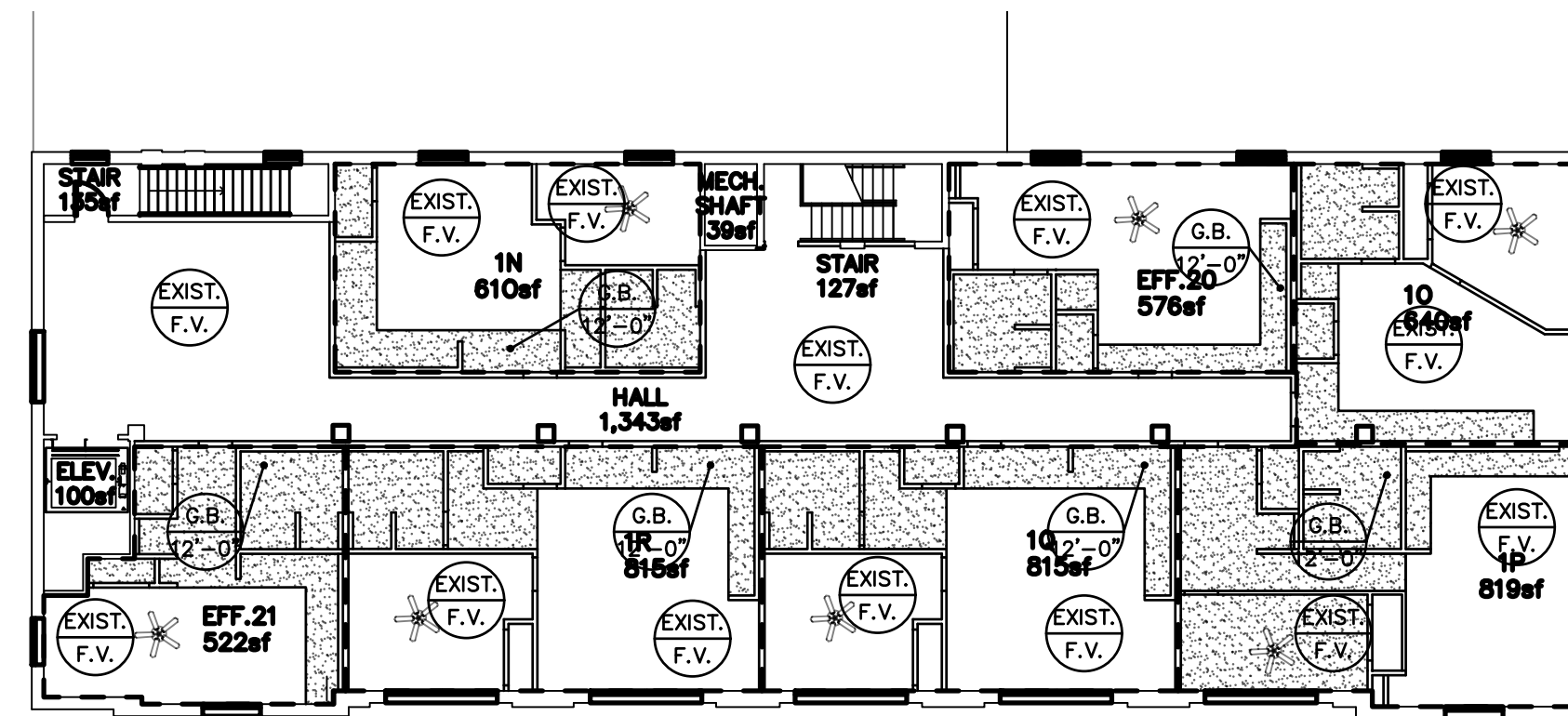
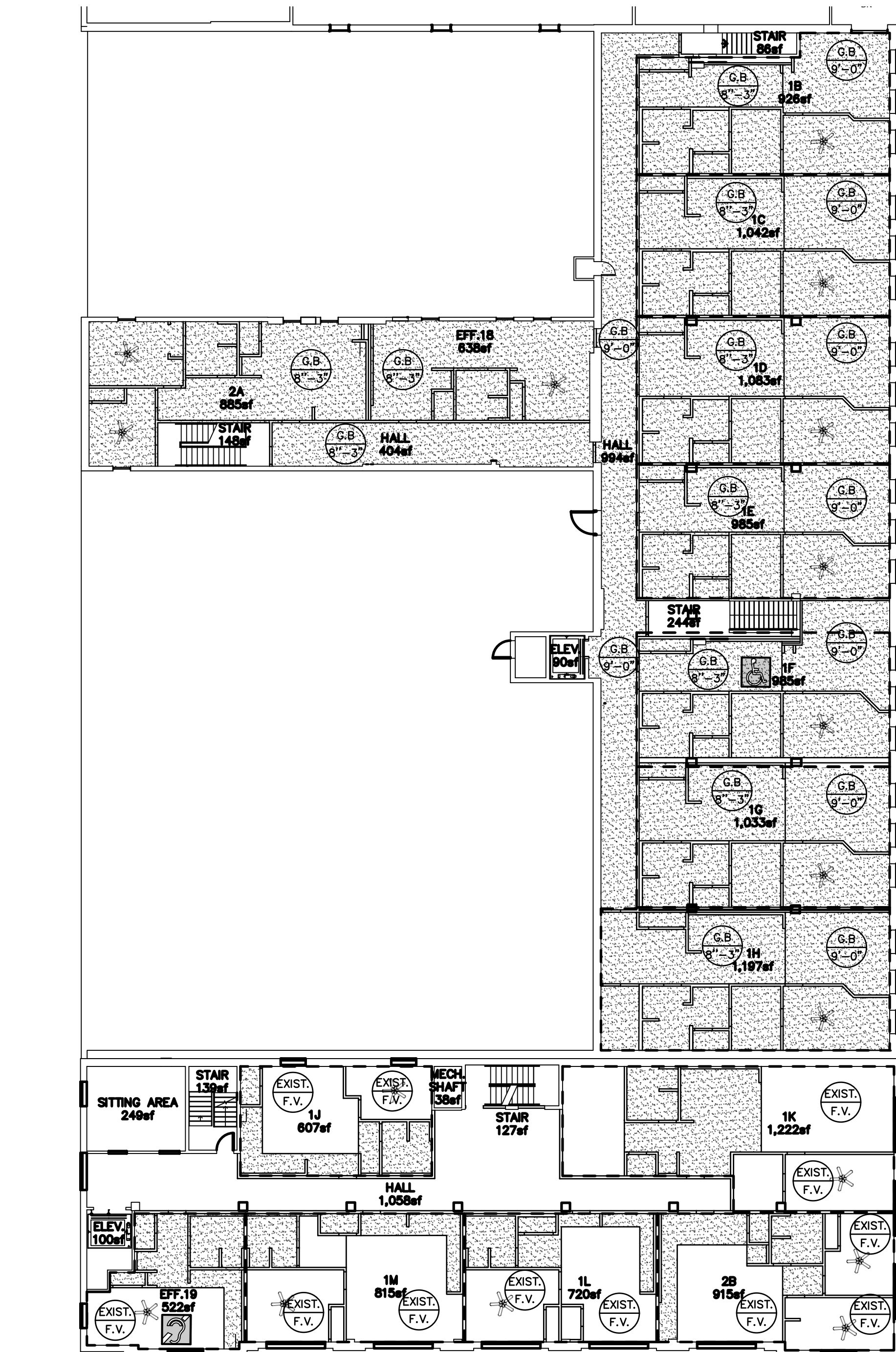
A SEARS BUILDING
EXISTING EAST PHOTO
NTS



REVISION:

DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

<u>GENERAL NOTES</u>	
1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY. 2. ALL ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS 3. CEILING MOUNTED MECHANICAL EQUIPMENT AND 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 AND 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.	
<u>SPECIFIC NOTES</u>	
1 2 3 RECESSED CEILING ALCOVE NEXT TO STOREFRONT, TRANSOM/HISORIC WINDOW. NEW CEILING—MOUNTED, 2" THICK ACCENT TRIM/MOLDING NEW CEILING CROWN MOLDING	
CEILING TYPES REFER SPECIFICATION	NON-RATED WALLS
GB GYP. BD. (PAINTED) S EXPOSED STRUCTURE P EXIST./NEW PLASTER (PAINTED)	===== 1/2 HOUR FIRE PARTITION; CORRIDOR ===== 1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS ===== 1 HOUR SHAFT WALL
1 8'-0" CLG. TYPE CLG. HEIGHT (ASSUMED)	SEAL U/LISTS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. VOSTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.
	INDICATES G.B. CEILING FINISH

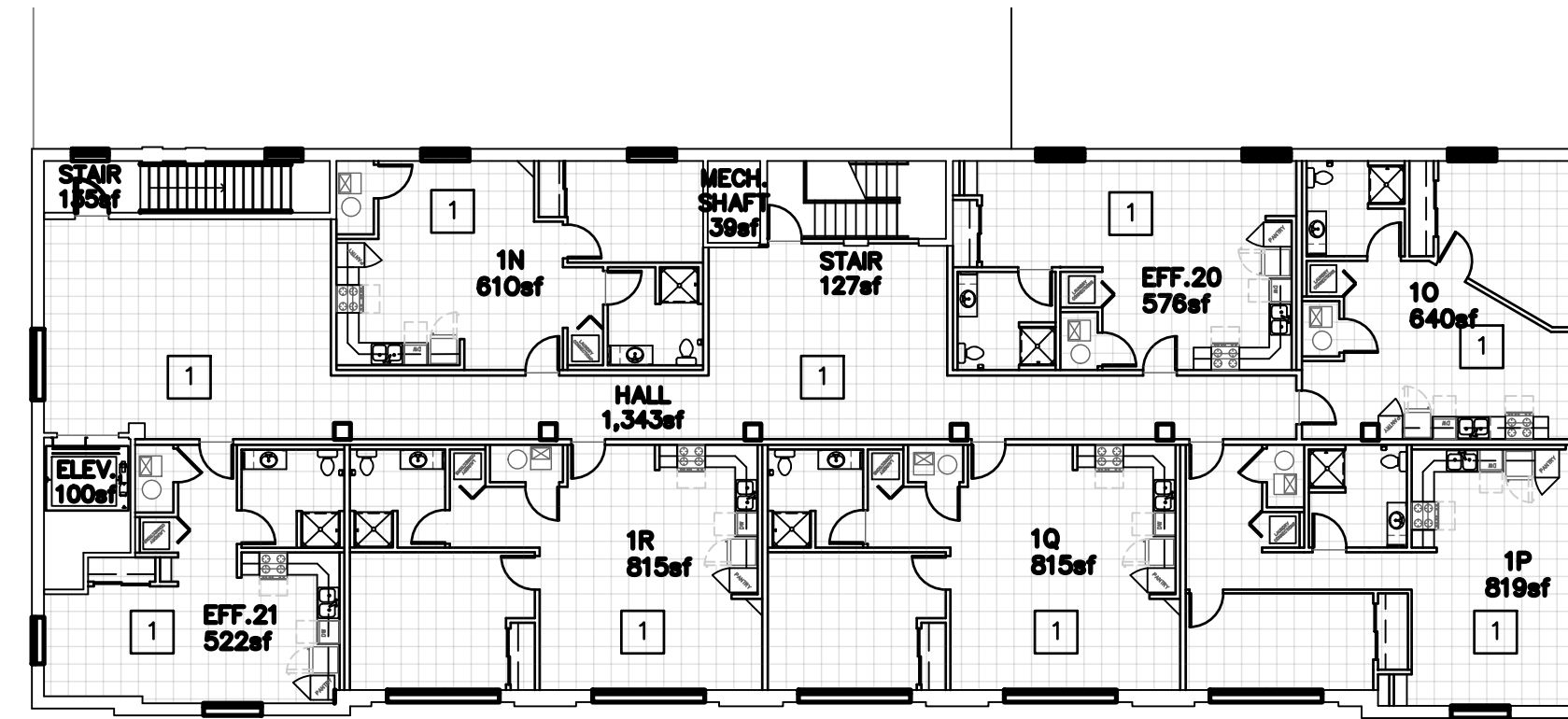
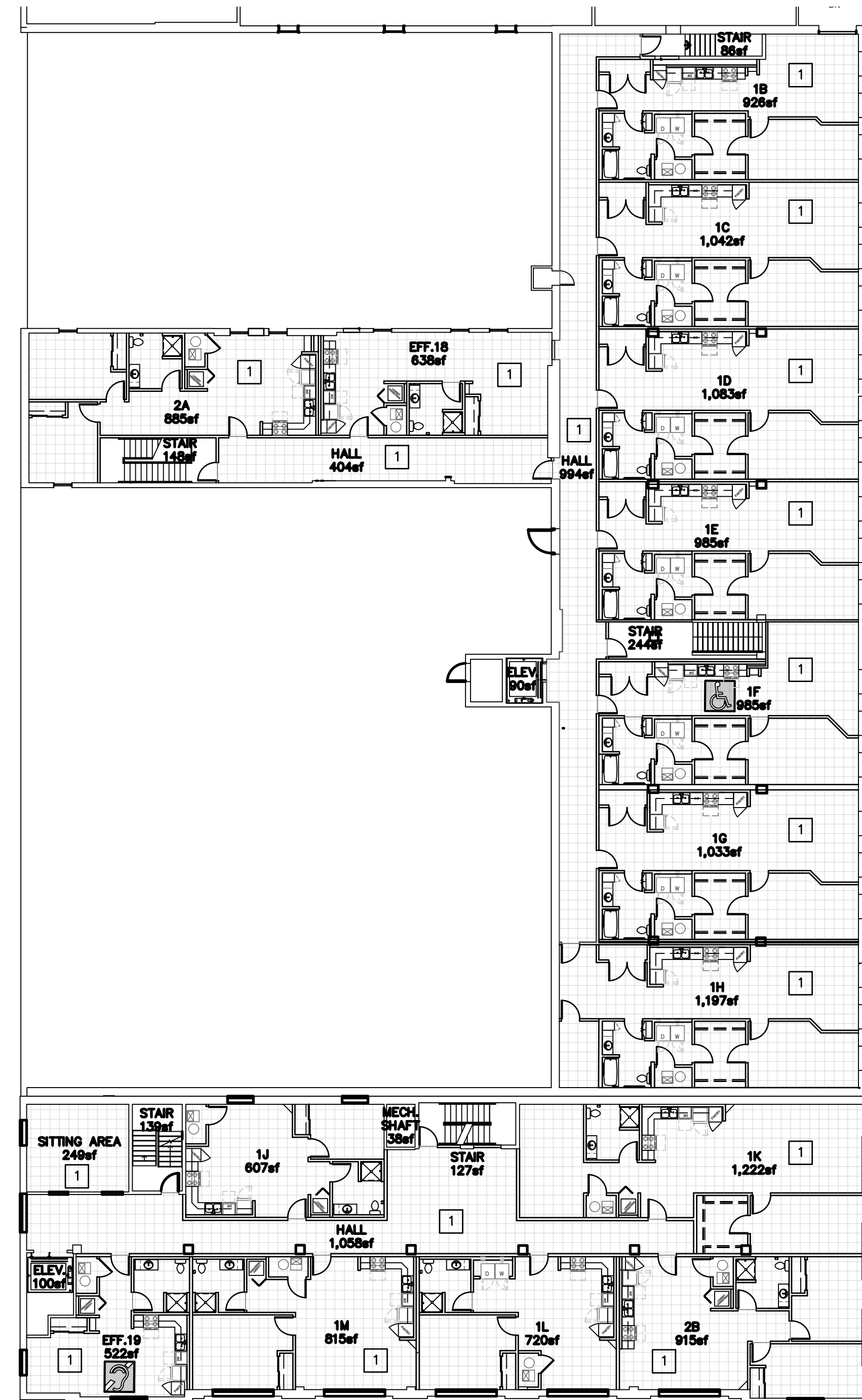


1 NEW VCT TO MACTCH HISTORIC CHARACTER PER
PRESERVATION MEMO.

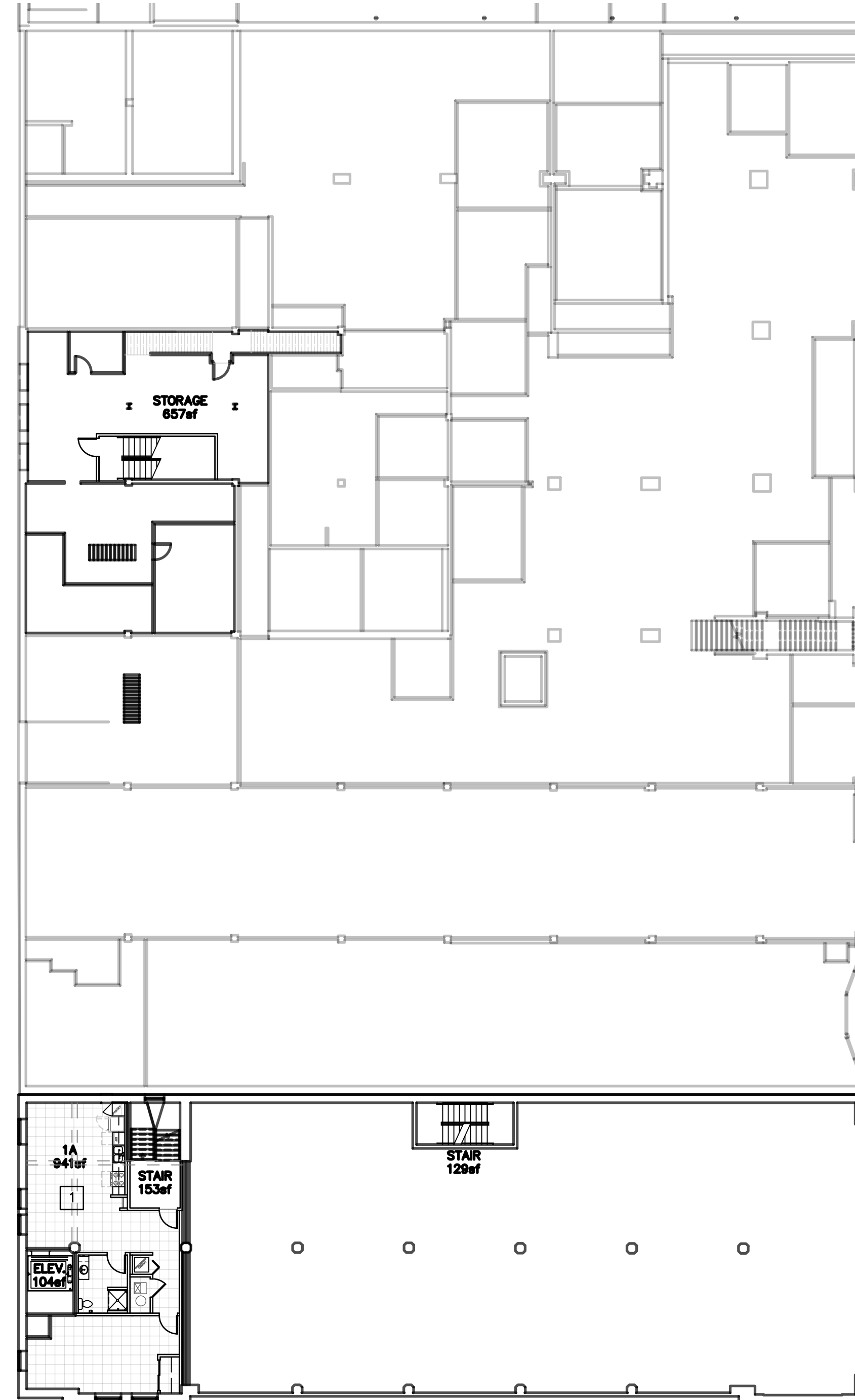
1 NEW VCT TO MACTCH HISTORIC CHARACTER PER PRESERVATION MEMO.

VCT

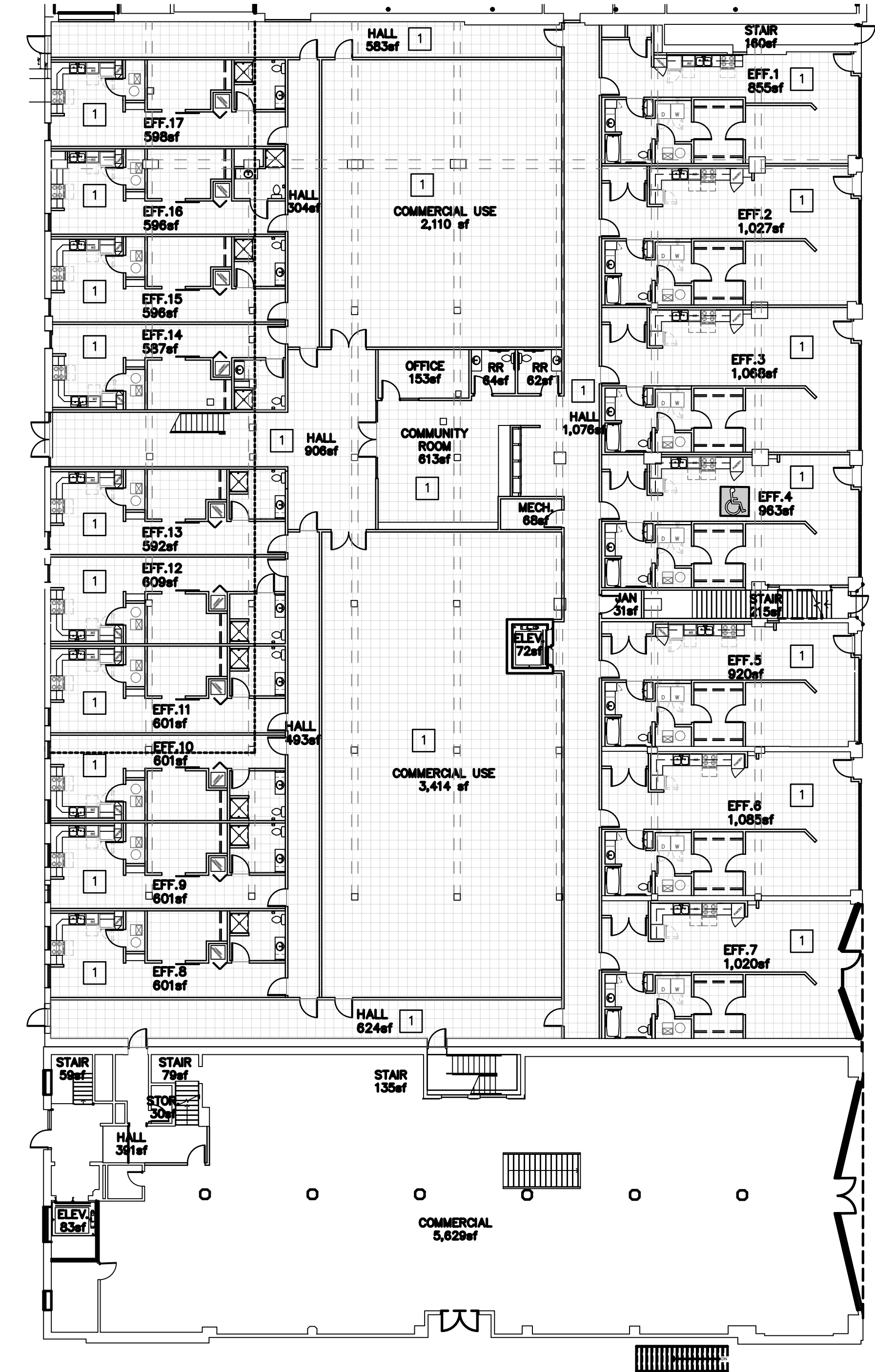
VCT


$$1/16'' = 1' - 0''$$


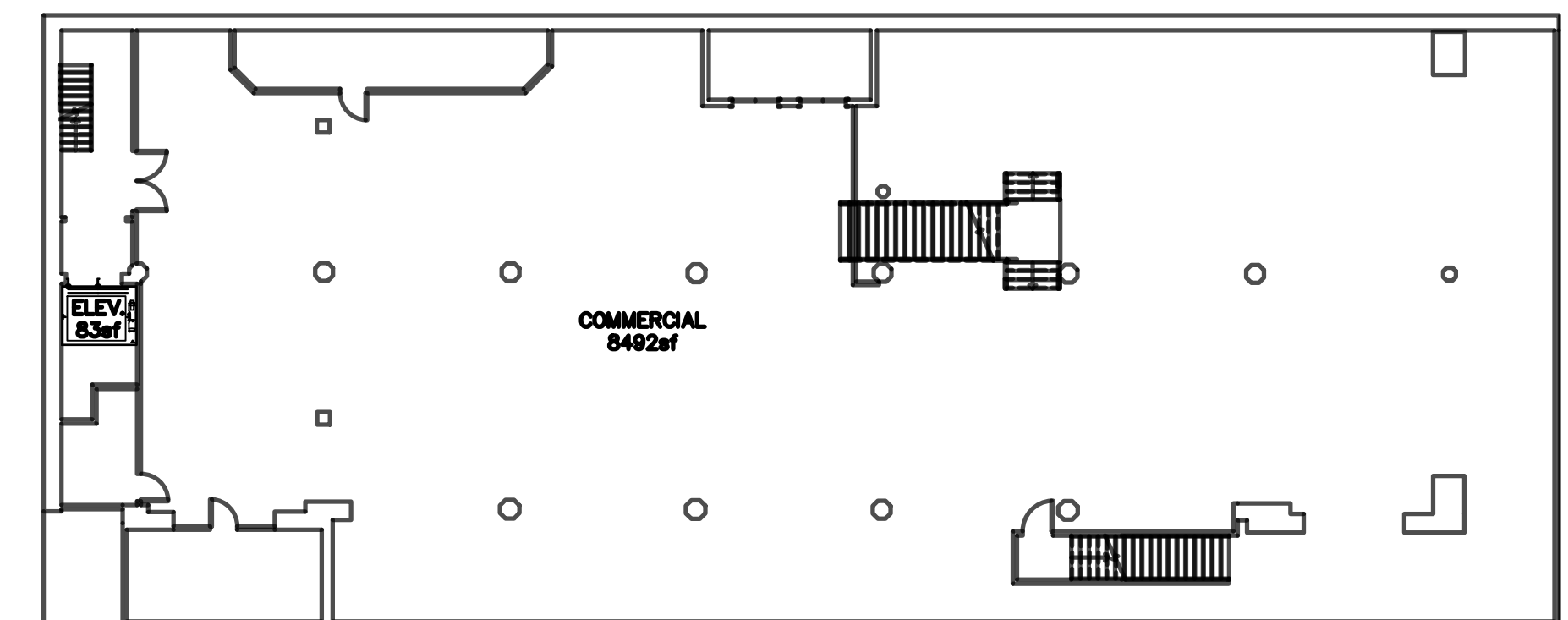
D



C



B



A

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 whitening 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.

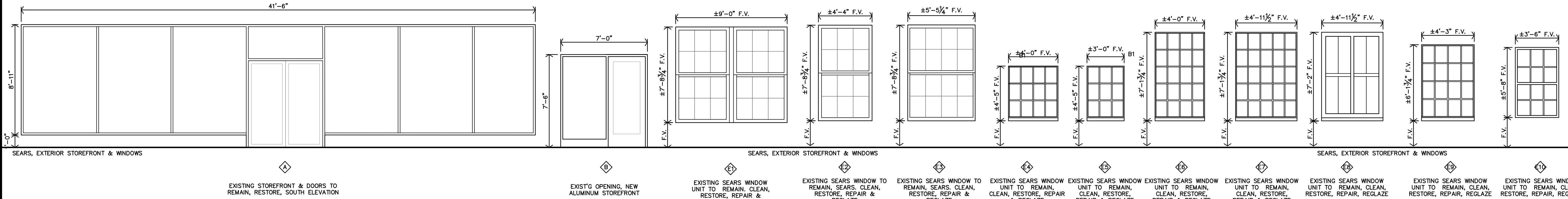
Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

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.

WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	MATERIAL	STYLE			EXTERIOR	INTERIOR	DETAILS
				FIXED	SINGLE HUNG				
A	10'-0"	8'-6"	ALUM. WINDOW UNIT	●			●		
B	3'-3"	8'-6"	ALUM. WINDOW UNIT	●			●		
C							●		
D							●		
E							●		
F							●		
G							●		
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" x 24" MIN.) OPENINGS, 5.7sf MIN. AREA 12. ALL EXTERIOR WINDOW FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.									



SEARS BUILDING
WINDOW TYPES & ELEV
1/4"=1'-0"



REVISION:

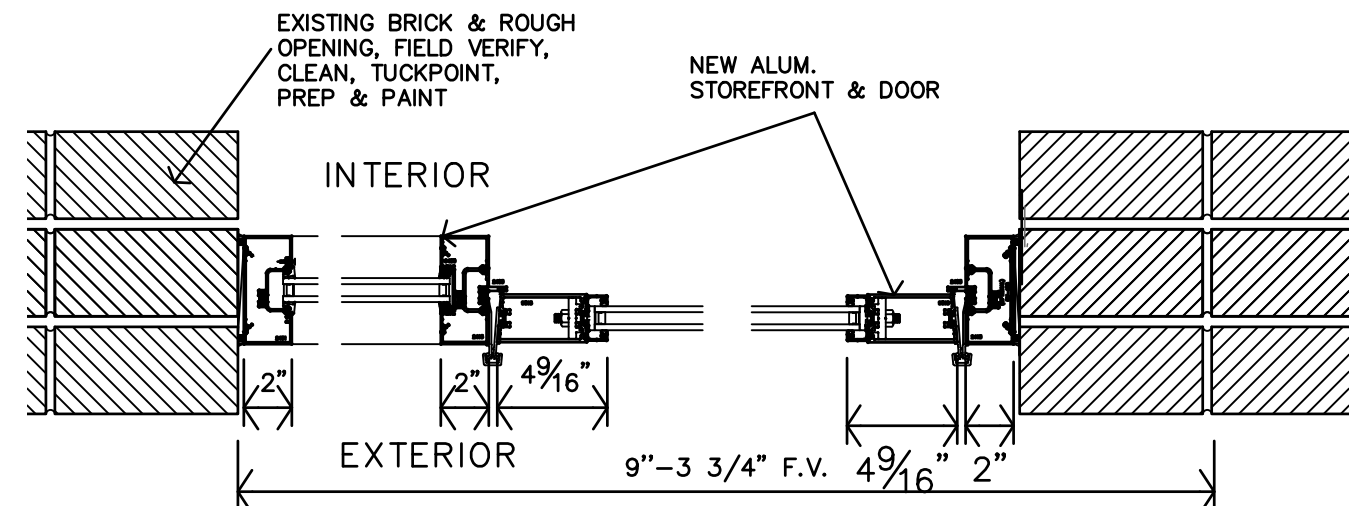
DATE: 12-18-2025
JOB: 25-3484
SHEET NO.:

A10.1

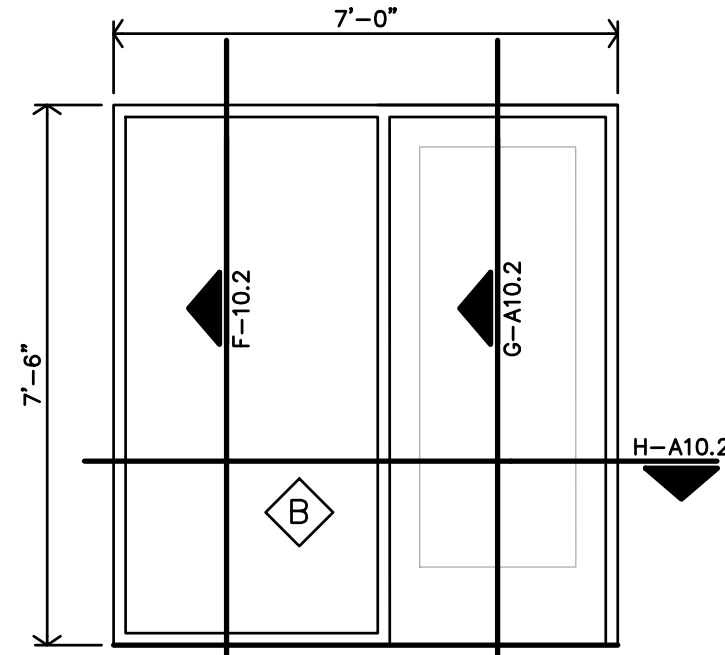
COPYRIGHTED ©

LANDMARK ON PINE
301. PINE ST.
TEXARKANA, TEXAS

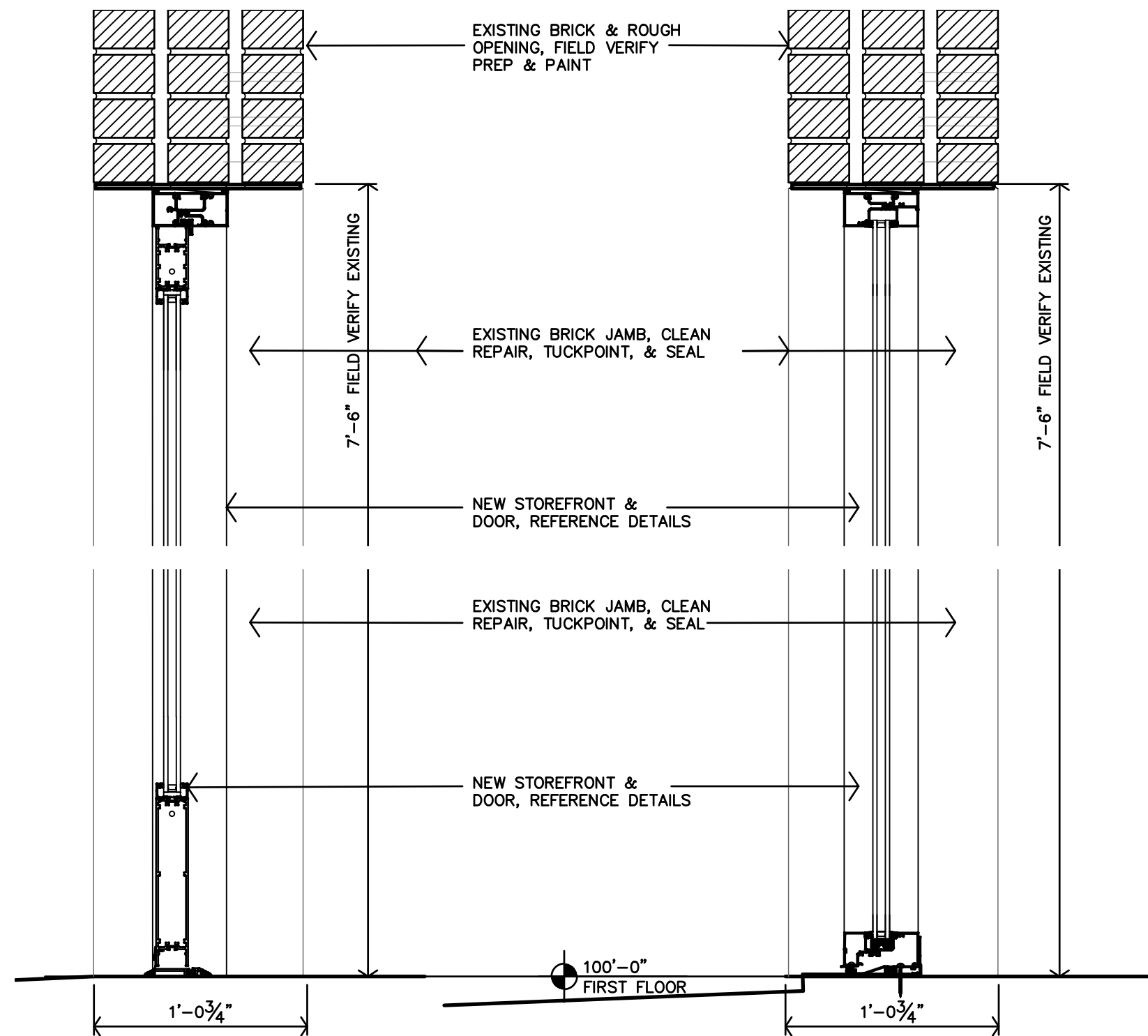
JonesGillamRenz
1881 Main Street, Suite
Salina, KS 67401
785.827.0366
jgr@jarchitects.com



H SEARS BLDG PLAN SECT. NEW WEST STOREFRNT
NTS



I SEARS BLDG PLAN SECT. NEW WEST STOREFRNT
NTS



G SEARS BLDG WALL SECT. NEW WEST DOOR
NTS

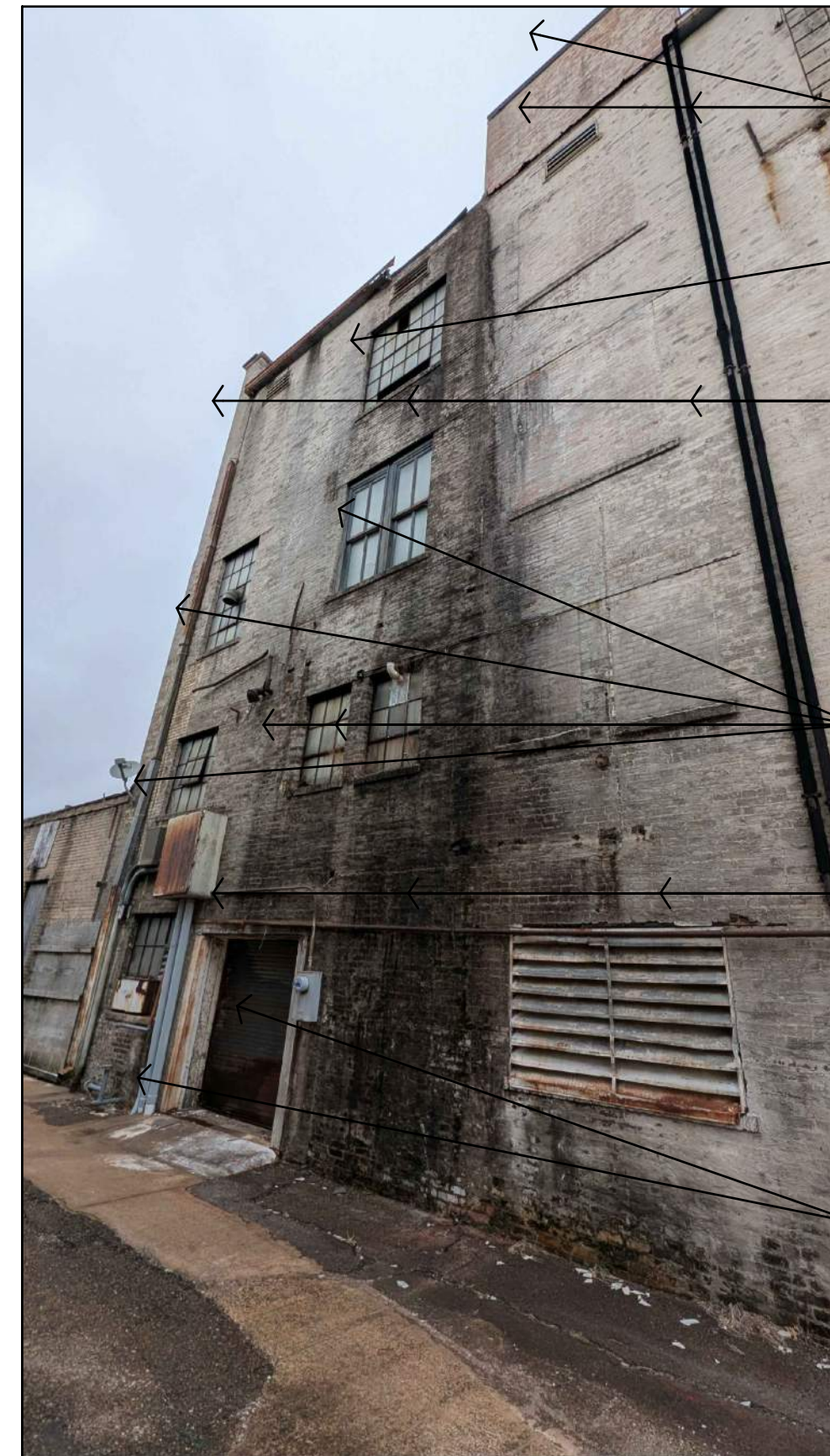
F SEARS BLDG WALL SECT. NEW WEST STOREFRNT
NTS



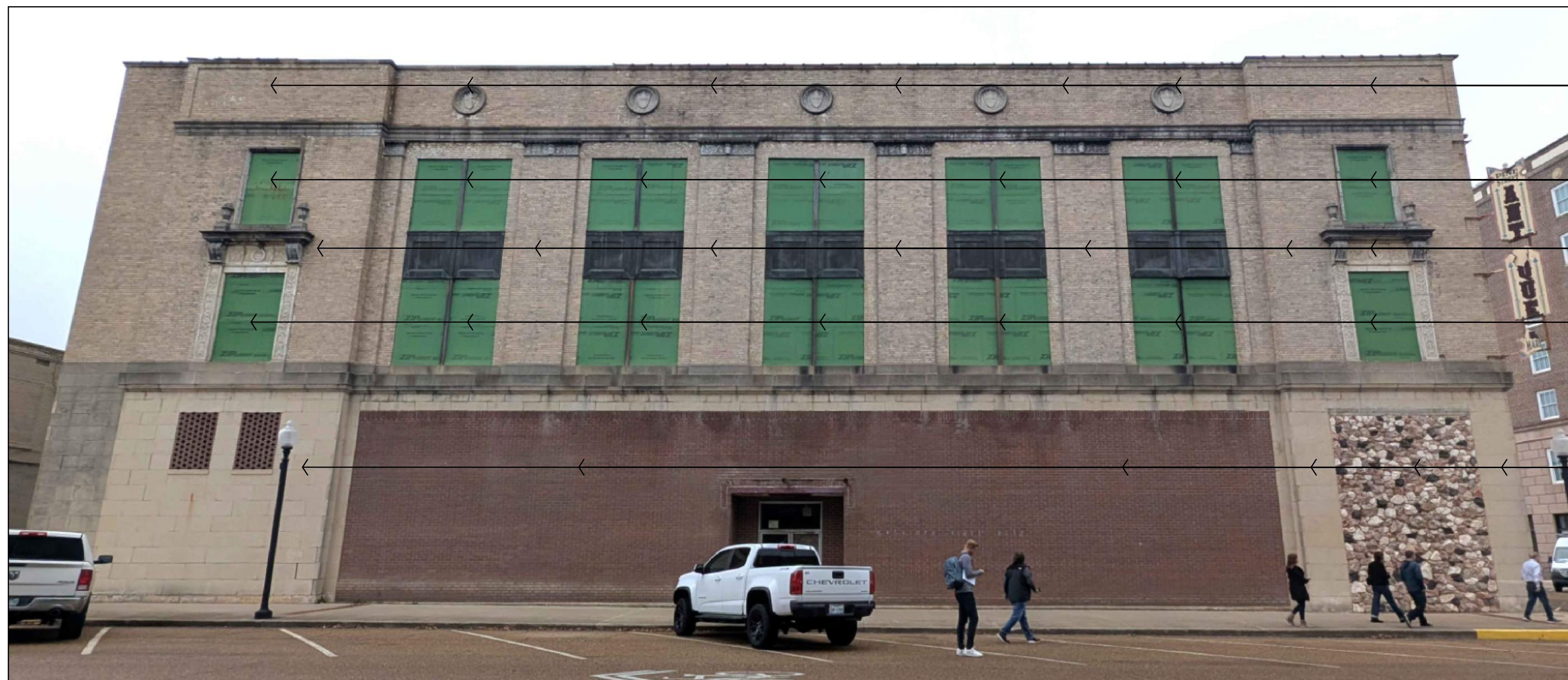
E SEARS BUILDING 2ND & 3RD FLR WINDOWS
NTS



D SEARS BUILDING 2ND & 3RD FLR WINDOWS
NTS



C SEARS BUILDING EXISTING WEST ELEV.
NTS



B SEARS BUILDING EXISTING SOUTH ELEV.
NTS



A SEARS BUILDING EXISTING EAST ELEV.
NTS

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.



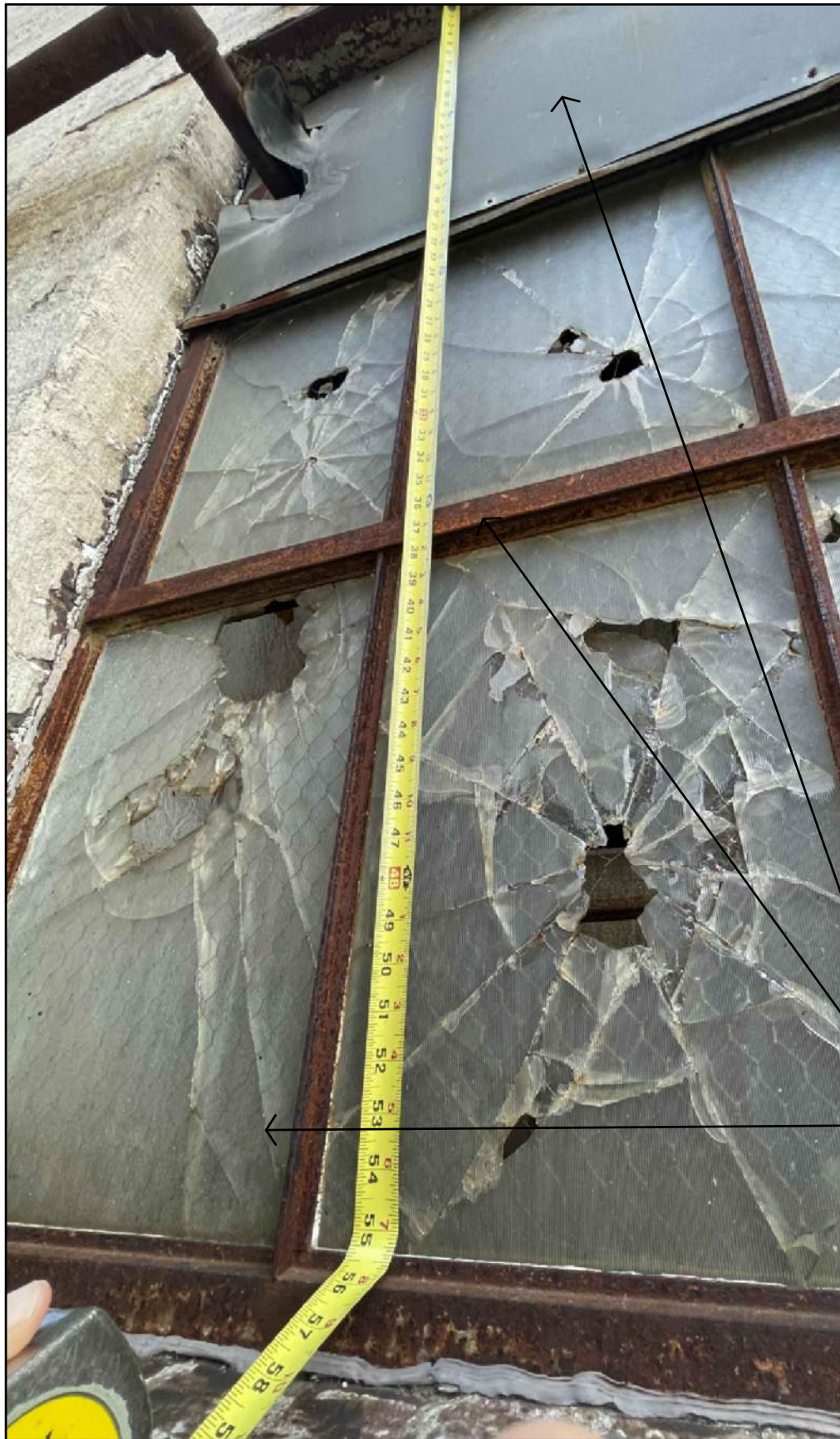
F SEARS BUILDING
EXIST'G STEEL WINDOWS

NTS



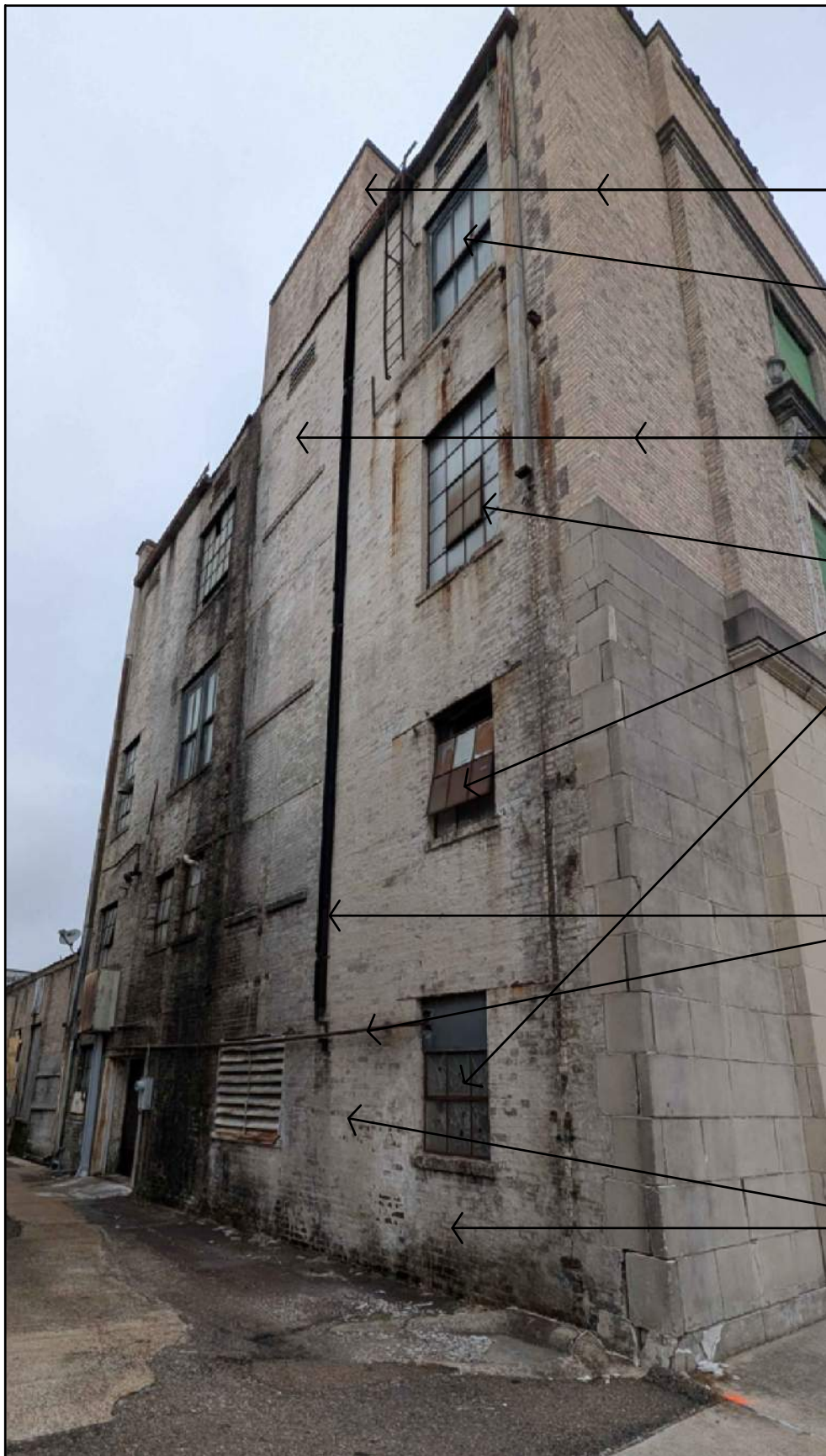
C SEARS BUILDING
EXISTING STEEL WINDOWS

NTS



E SEARS BUILDING
EXIST'G STEEL WINDOWS

NTS



B SEARS BUILDING
EXISTING WEST ELEV.

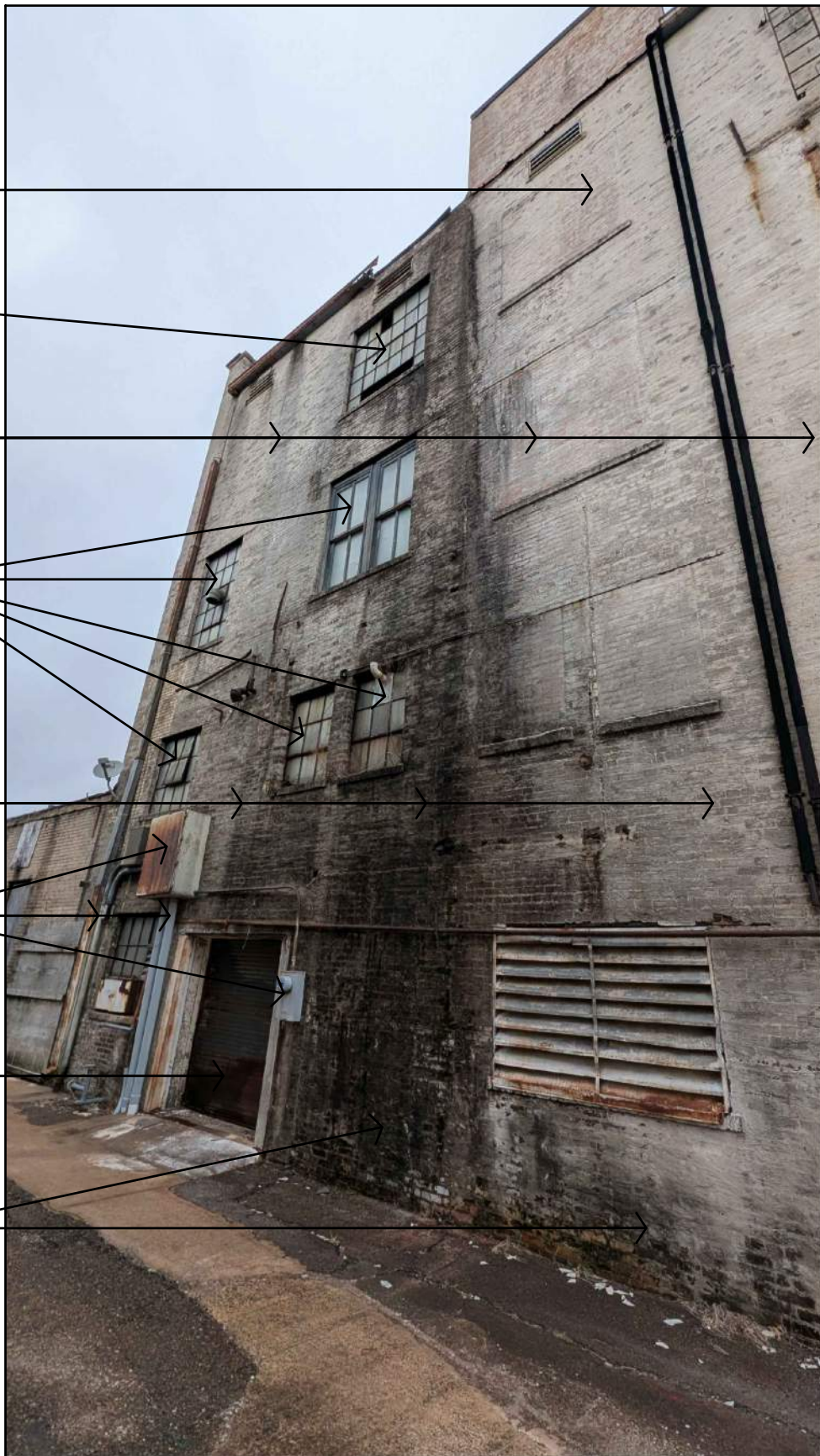
NTS

ORIGINAL HISTORIC steel
WINDOWS, SILL, & TRIM TO BE
RESTORED, WITH NEW GLAZING,
REF. PRESERVATION BRIEFS &
NOTES FOR SCOPE OF WORK



D SEARS BUILDING
EXIST'G STEEL WINDOWS

NTS



A SEARS BUILDING
EXISTING WEST ELEV.

NTS

EXISTING BRICK, MASONRY TRIM
ETC., CLEAN, TUCKPOINT,
REPAIR & SEAL

ORIGINAL HISTORIC STEEL
WINDOWS, TO BE RESTORED,
WITH NEW GLAZING, REF.
PRESERVATION BRIEFS & NOTES

EXISTING BRICK, MASONRY TRIM
ETC., CLEAN, TUCKPOINT,
REPAIR & SEAL

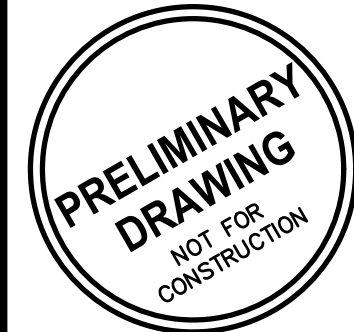
ORIGINAL HISTORIC STEEL
WINDOWS, TO BE RESTORED,
WITH NEW GLAZING, REF.
PRESERVATION BRIEFS & NOTES

EXISTING BRICK, MASONRY
TRIM ETC., CLEAN, TUCKPOINT,
REPAIR & SEAL

EXISTING BRICK, REMOVE
ABANDONED UTILITIES, CONDUIT,
PIPE, CONTROLS BOXES, ETC.
EXISTING BRICK & TRIM, CLEAN,
TUCKPOINT, REPAIR & SEAL

EXISTING BRICK OPENING WITH
ROLLING SHUTTER DOOR.
REMOVE DOOR AND ASSOCIATED
HARDWARE, ANCHORS
ACCESSORIES ETC. PREP
OPENING, AND INSTALL NEW
STOREFRONT & DOOR.

EXISTING BRICK, MASONRY TRIM
ETC., CLEAN, TUCKPOINT,
REPAIR & SEAL



REVISION:

DATE: 12–18–2025

JOB: 25–3484

SHEET NO.:

A10.3

LANDMARK ON PINE
301. PINE ST.
TEXARKANA,
TEXAS

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

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.

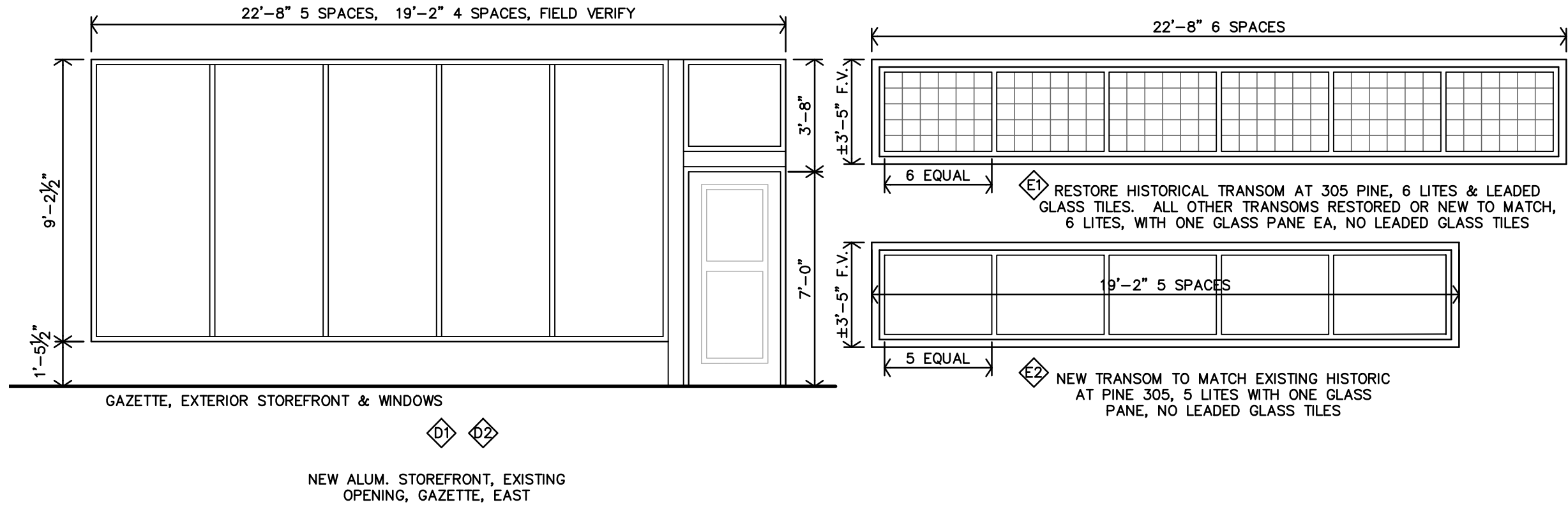
The two major choices for removing flaking paint and corrosion from severely deteriorated windows are dipping in a chemical bath or sandblasting. Both treatments require removal of the glass. If the windows are to be dipped, a phosphoric acid solution is preferred, as mentioned earlier. While the dip 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.

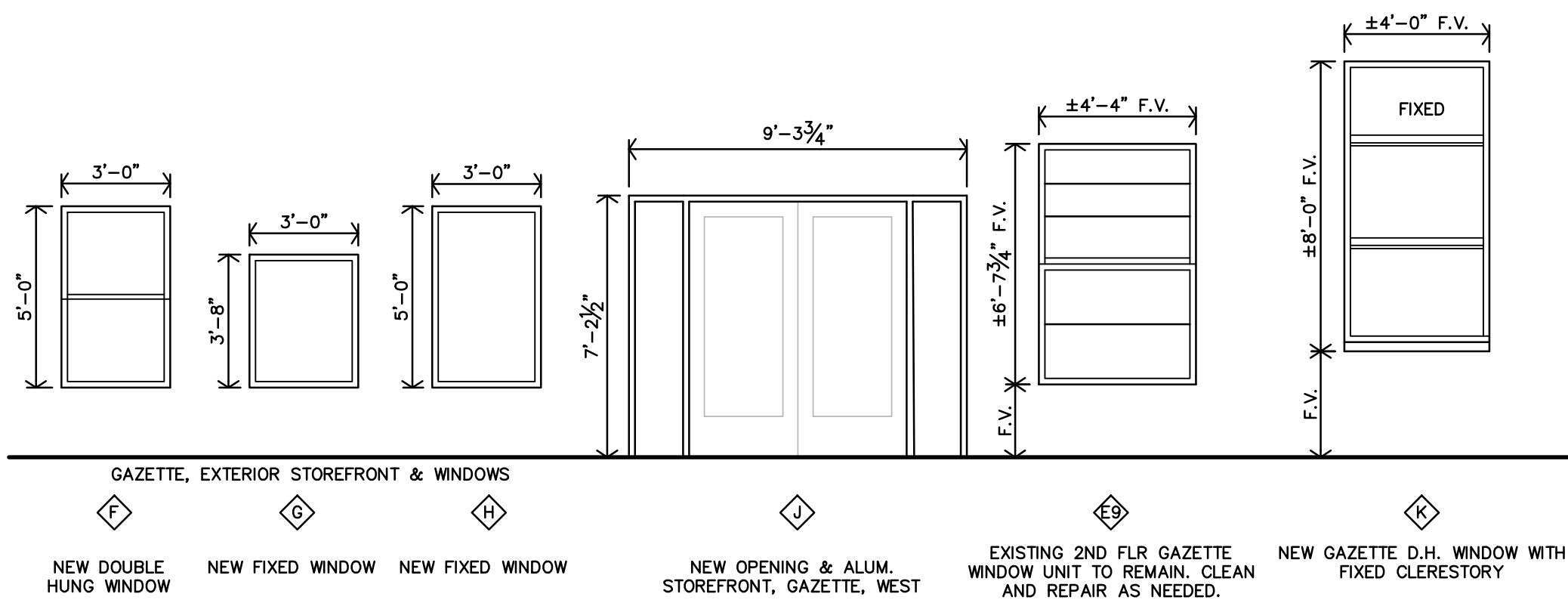
While the sash and frame are removed for repair, the subframe and masonry surrounds should be inspected. This is also the time to reset sills or to remove corrosion from the subframe, taking care to protect the masonry surrounds from damage.

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 BLDG WINDOW TYPES & ELEV
1/4"=1'-0"



WINDOW SCHEDULE									
MARK	WIDTH	HEIGHT	MATERIAL	STYLE		FIXED	SINGLE HUNG	EXTERIOR	INTERIOR
1	22'-8"	9'-2.5"	NEW ALUM. STOREFRONT						
2	19'-2"	9'-2.5"	NEW ALUM. STOREFRONT						
3	22'-8"	3'-5"	NEW ALUM. CLERESTORY						
4	19'-2"	3'-5"	NEW ALUM. CLERESTORY						
5	3'-0"	5'-0"	NEW WD. SINGLE HUNG						
6	3'-0"	3'-8"	NEW WD. FIXED						
7	3'-0"	5'-0"	NEW WD. FIXED						
8	9'-3.75"	7'-2.5"	NEW ALUM. STOREFRONT						
9	4'-0"	8'-0"	NEW WD. FIXED OVER SINGLE HUNG						
10	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 ON 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 IRC SEC. 1030.1.1									
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IRC 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 IRC SEC. 1030.2.2 (20" X 24" MIN.) OPENINGS, 5.74 MIN. AREA									
12. ALL EXTERIOR WINDOW FRAME OPENINGS TO HAVE LIQUID APPLIED FLASHING MEMBRANE PER SPECS.									

GLAZING SCHEDULE							IECC 2021 REQUIREMENTS			
MARK	EXTERIOR	INTERIOR	3/4" INSULATED	1/4"	CLEAR GLASS	FROSTED	TEMPERED	FIRE RATED	PENETRATOR	
									U-FACTOR	FIXED FENESTRATION
A1										.42
A2										.68
B1										.68
REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS									SHGL	
									PF < .25	FIXED OPERABLE
									PF < .25	.25 .35
									PF > .25	.28 .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 GRIDDED 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.

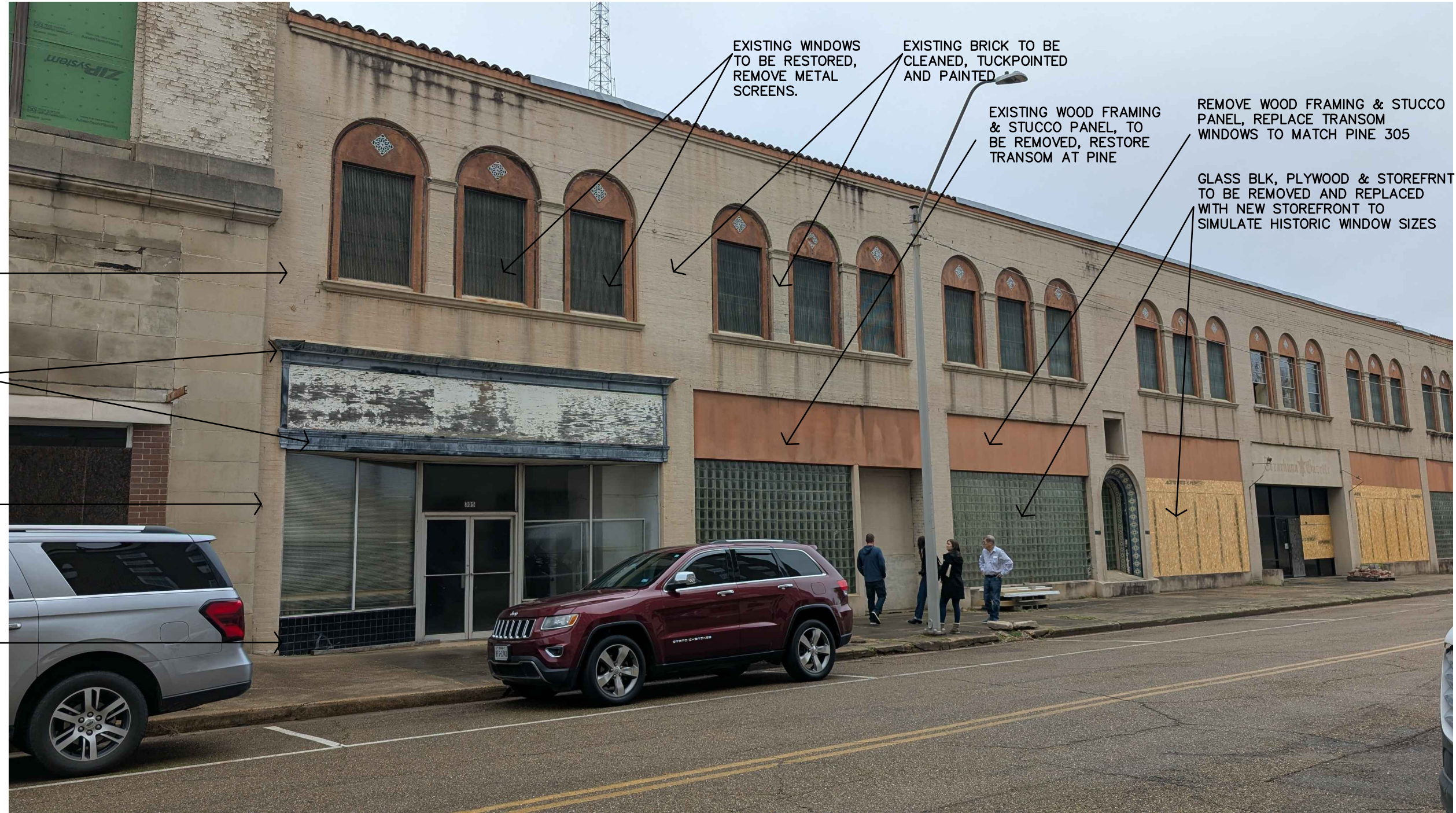
2ND FLR WINDOWS– ARE ALUMINUM WITH HORIZONTAL LIGHTS WITH HOPPER VENT AND WILL BE RESTORED, THE EXISTING SHADE SCREENS WILL BE REMOVED OR LEFT IN PLACE, GLASS WILL BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.



C GAZETTE BUILDING EXTERIOR 2nd FLR WINDOW
NTS



B GAZETTE BUILDING INTERIOR 2nd FLR WINDOW
NTS



A GAZETTE BUILDING EXISTING EAST ELEVATION
NTS

LANDMARK ON PINE

TEXAS

301. PINE ST.

TEXARKANA,



REVISION:

DATE: 12-18-2025

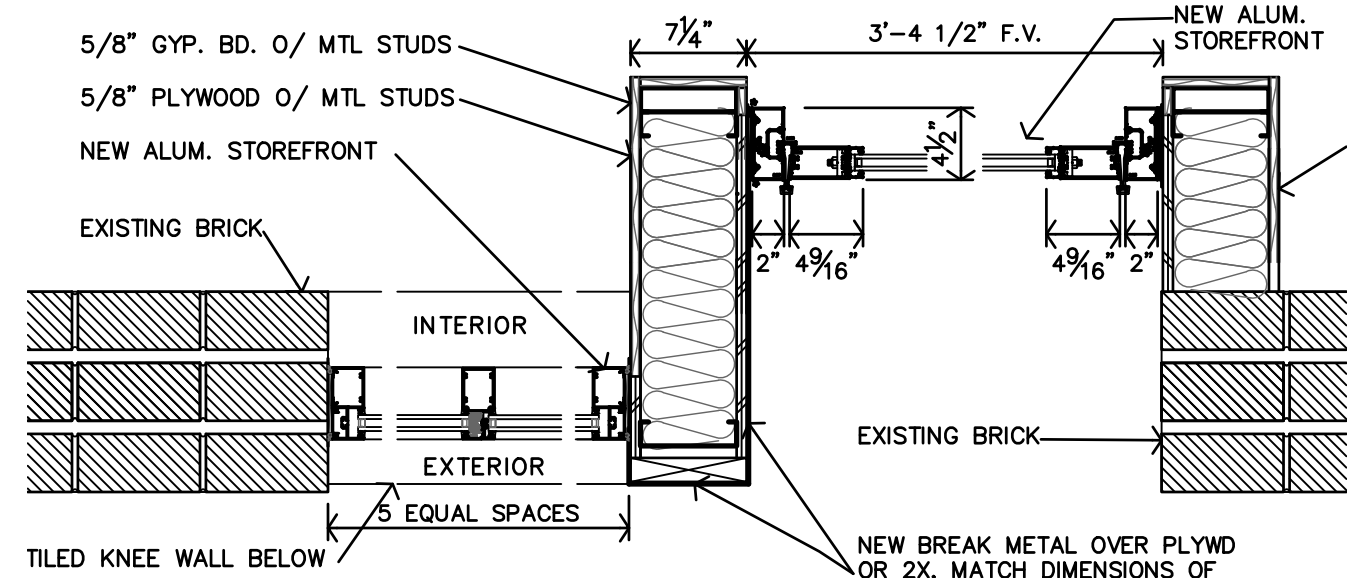
JOB: 25-3484

SHEET NO.:

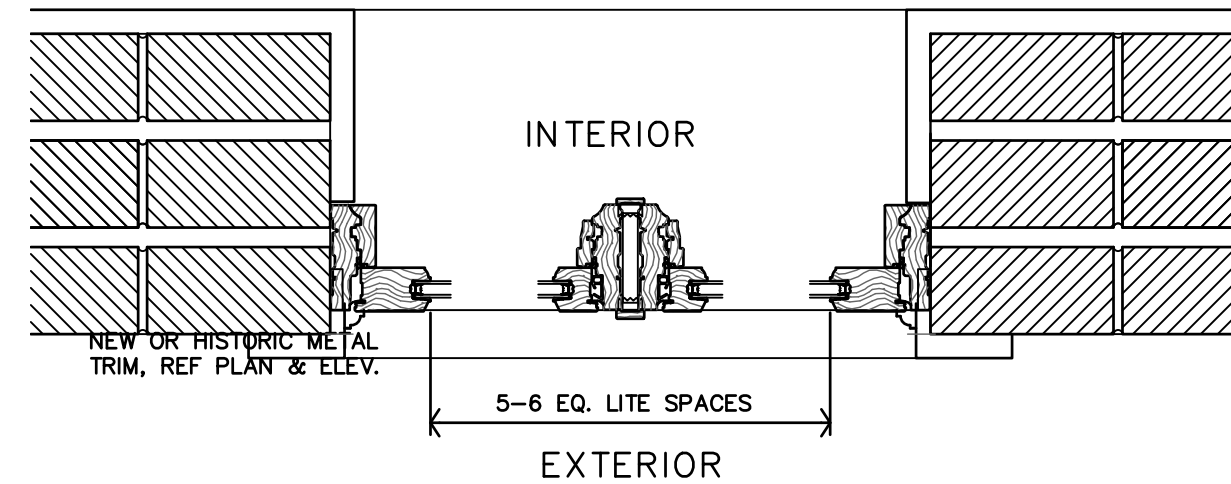
A10.4

COPYRIGHTED ©

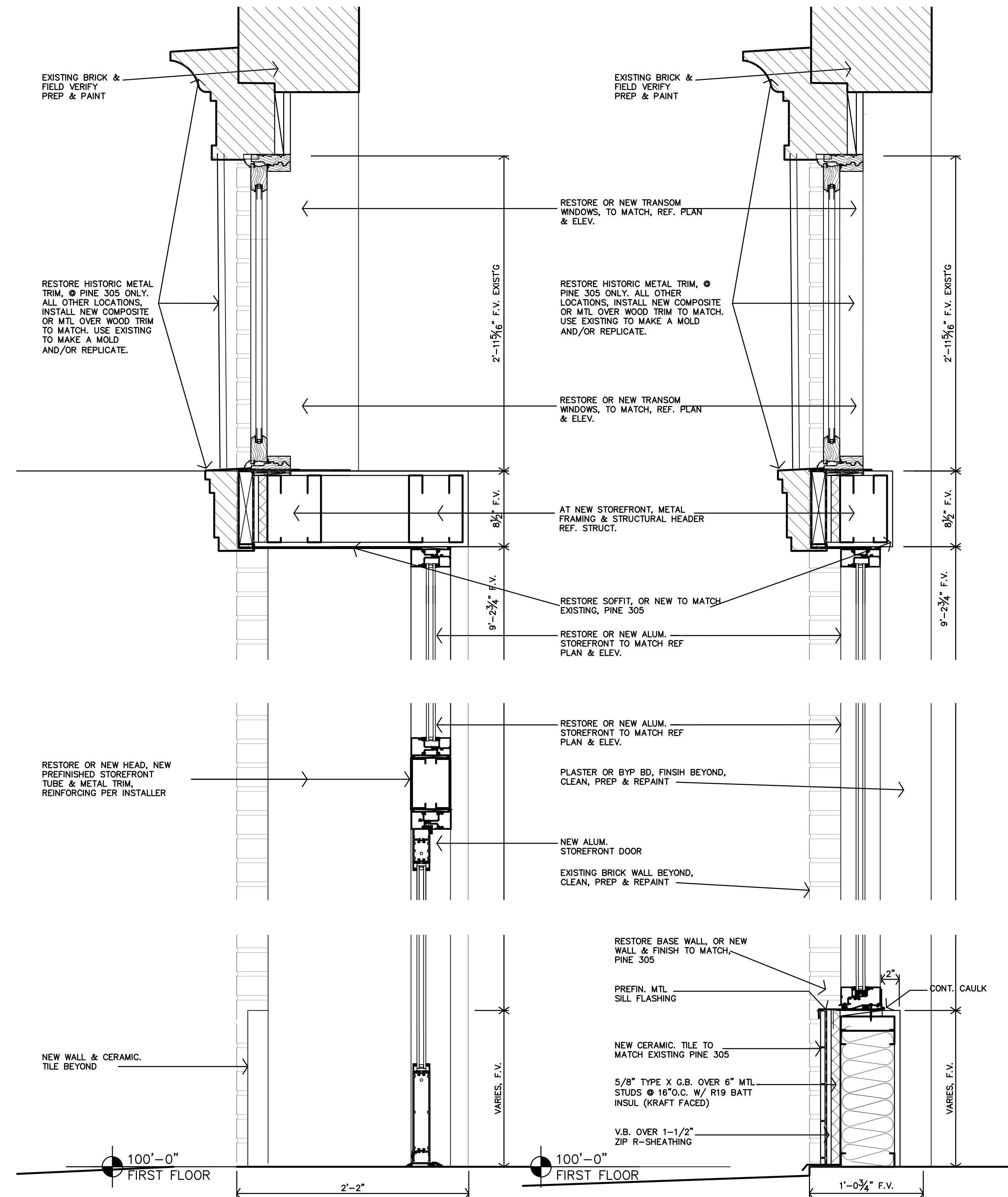
JonesGillamRenz
1881 Main Street, Suite
730 N. Ninth
Salina, KS 67401
785.827.0386
jgr@jarchitects.com



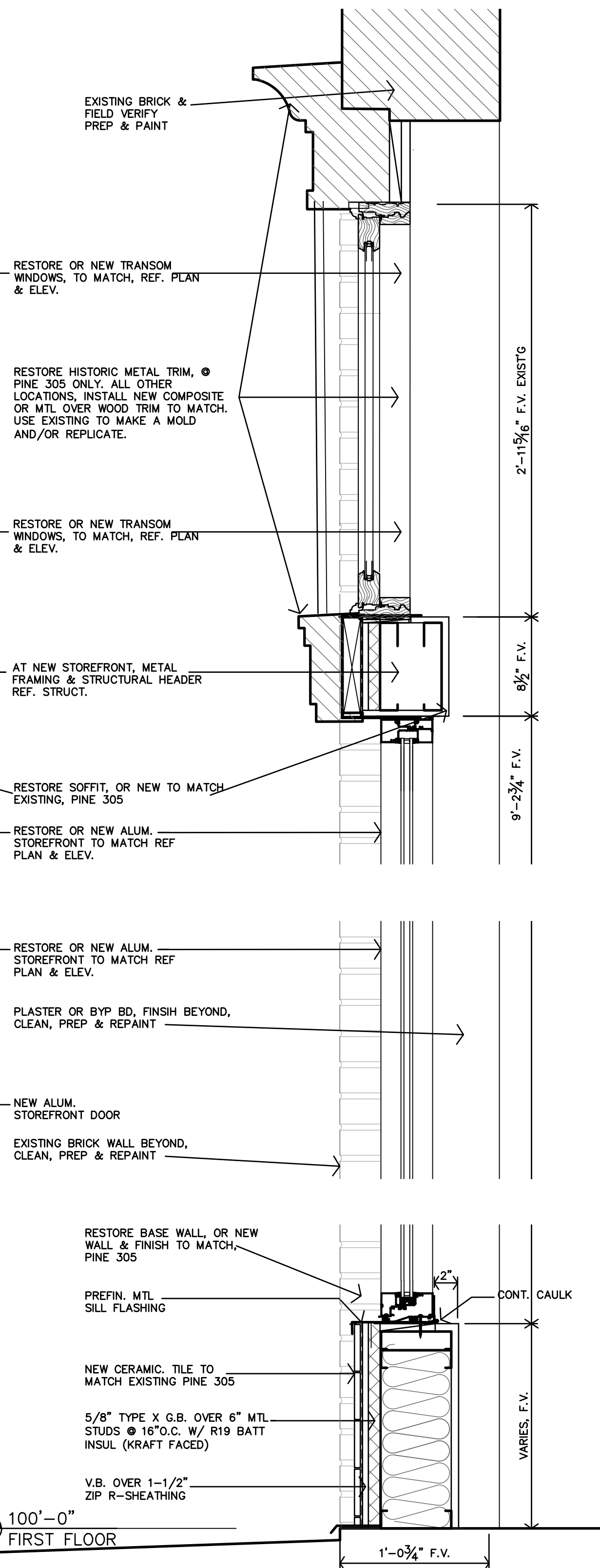
H PLAN SECTION AT NEW STOREFRONT
1"=1'-0"



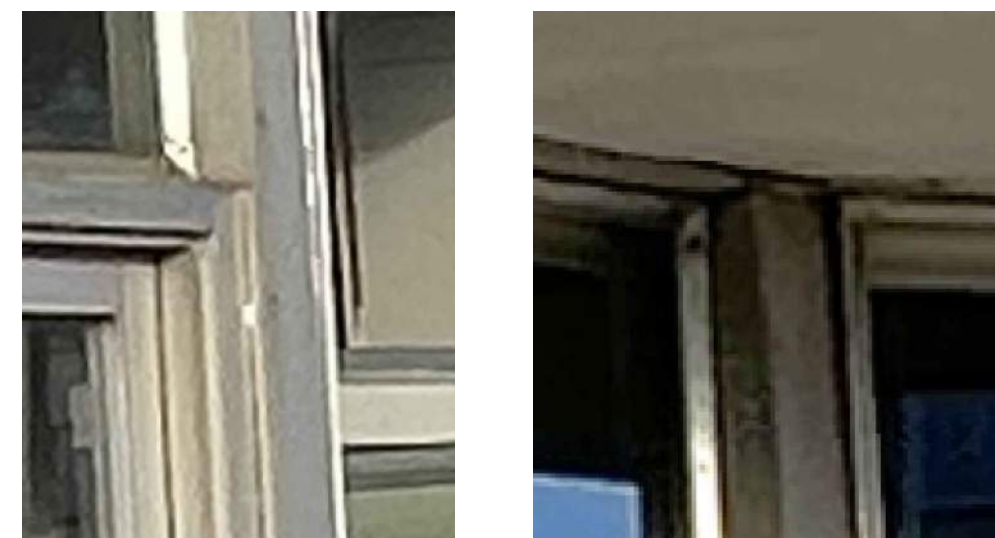
G PLAN SECTION CLERESTORY WINDOWS
1 1/2"=1'-0"



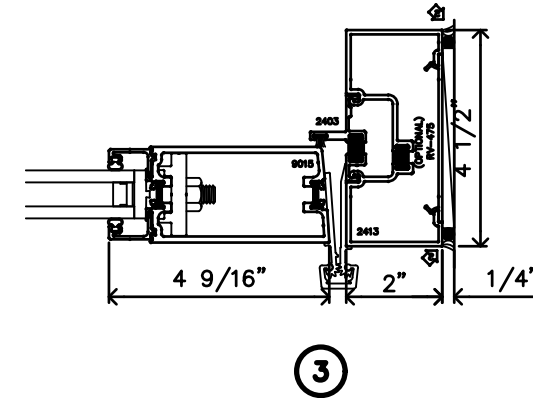
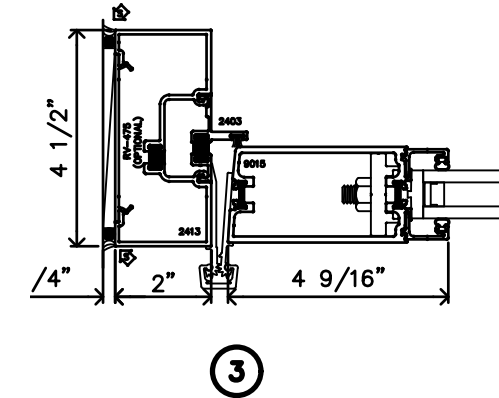
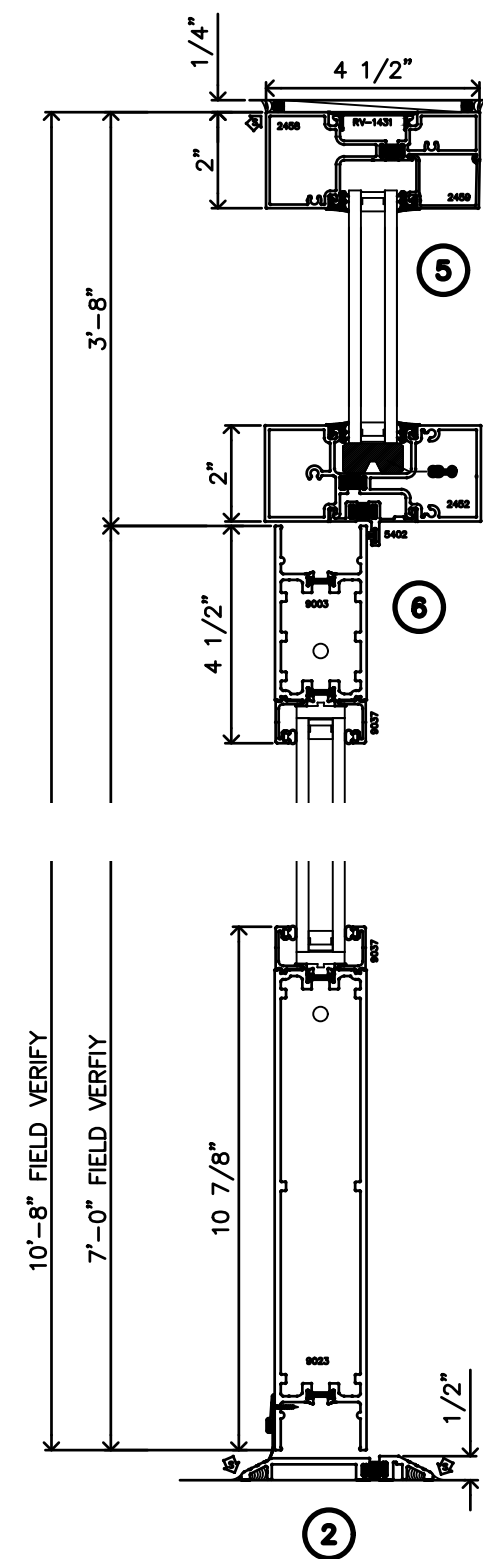
F GAZETTE WALL SECTION AT NEW STOREFRONT DOOR
1"=1'-0"



E GAZETTE WALL SECTION AT NEW STOREFRONT
1"=1'-0"



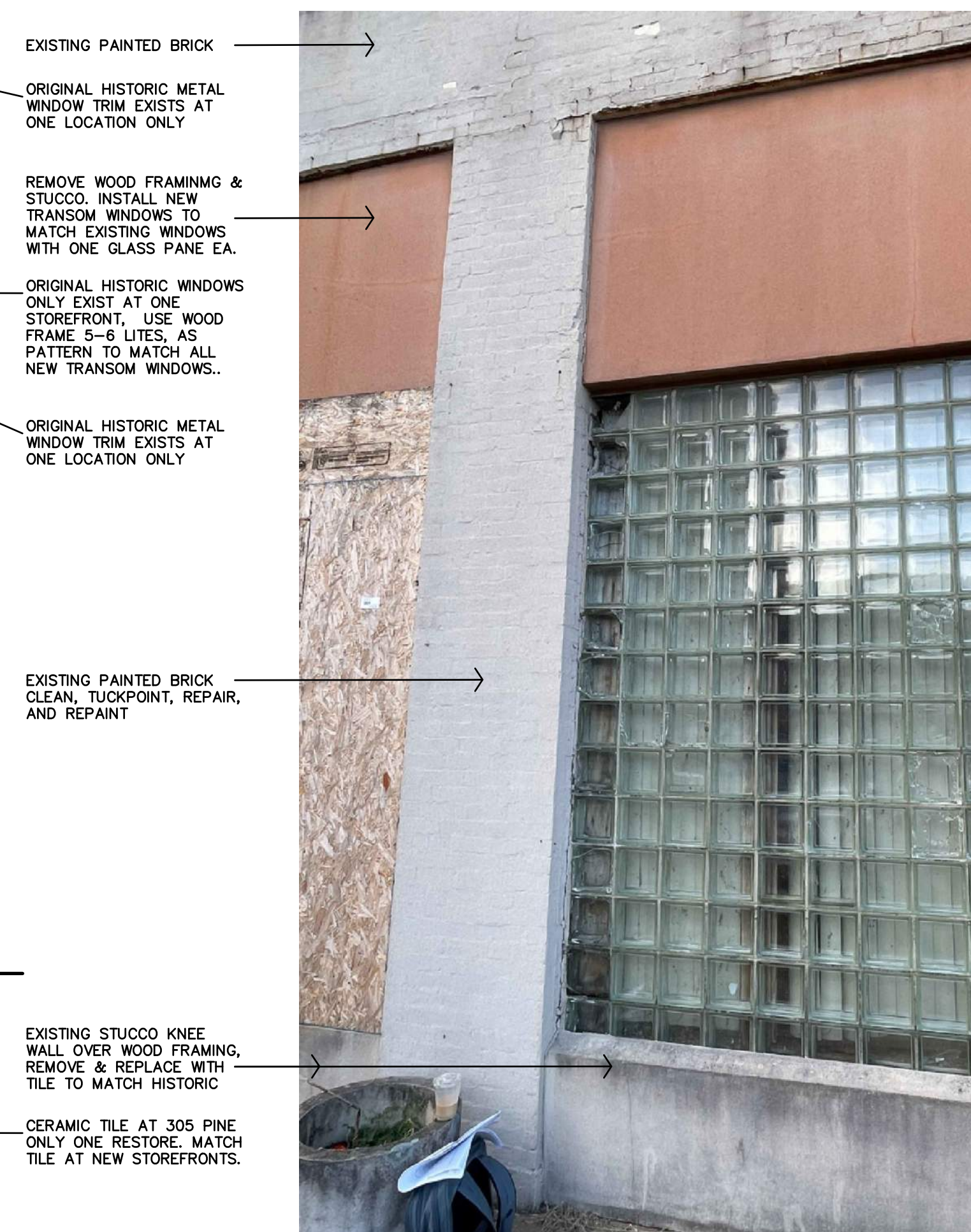
C GAZETTE BUILDING EXISTING PHOTOS PINE 305
3"=1'-0"



B GAZETTE BUILDING NEW STOREFRONT DOOR DTLS
3"=1'-0"

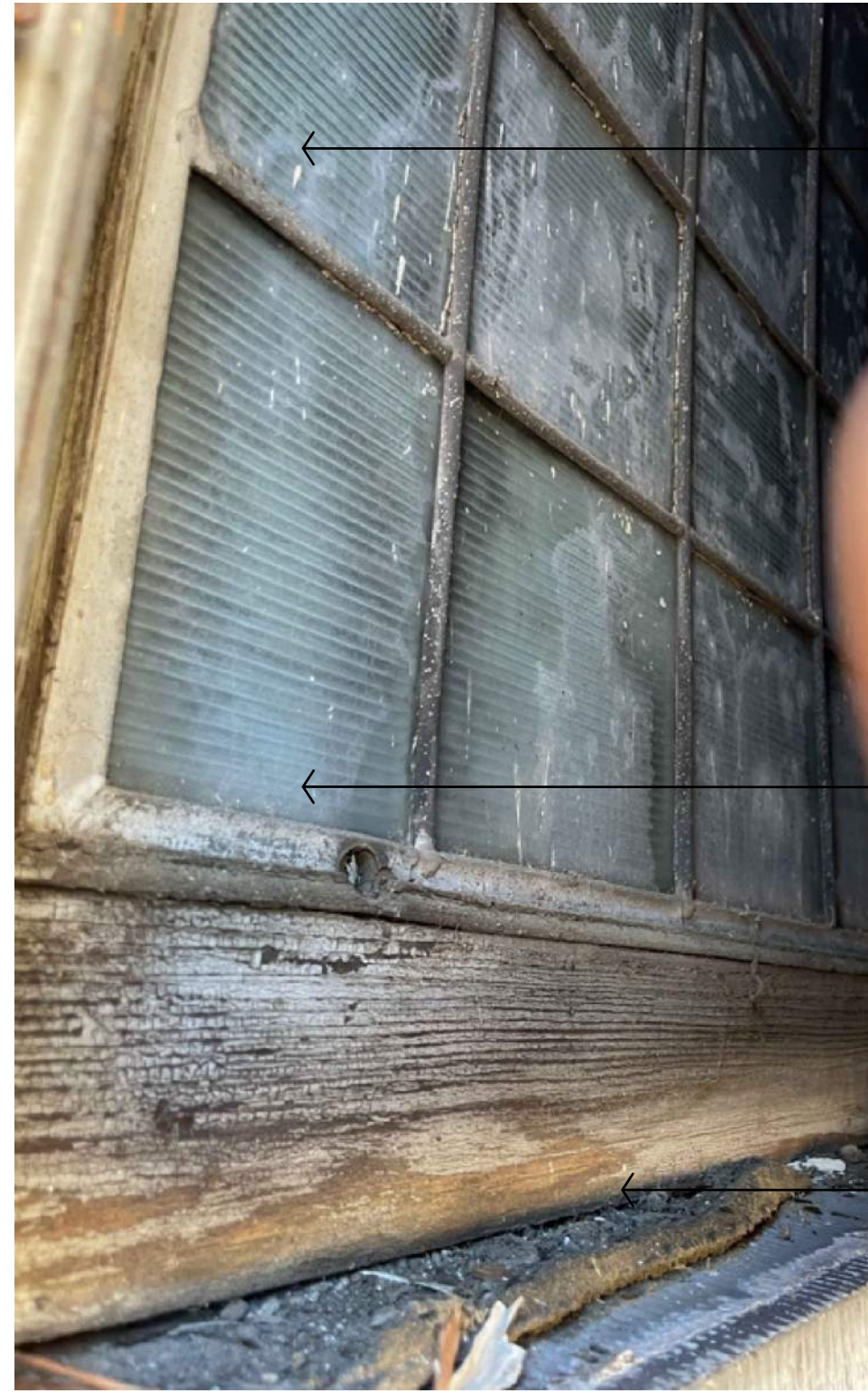


I GAZETTE BUILDING HIST. PHOTO 1980, EAST ELEV
NTS



A GAZETTE BUILDING EXISTING EAST ELEV
NTS





RESTORE ORIGINAL HISTORIC WOOD TRANSOM FRAME AT PINE 305, CLEAN RESTORE & PAINT

RESTORE ORIGINAL HISTORIC WOOD TRANSOM FRAME, CLEAN RESTORE & PAINT, RESTORE GLASS AT PINE 305.

EXISTING TRANSOM TRIM TO REAMIN, REPAIR & REFINISH



RESTORE ORIGINAL HISTORIC WOOD TRANSOM FRAME AT PINE 305, CLEAN RESTORE & PAINT

REMOVE FRAMING, PLASTER, GYP. BD. ETC. RESTORE HISTORICAL TRANSOM.

RESTORE ORIGINAL HISTORIC WOOD TRANSOM FRAME, CLEAN RESTORE & PAINT, RESTORE GLASS AT PINE 305.

EXISTING TRANSOM TRIM TO REAMIN, REPAIR & REFINISH

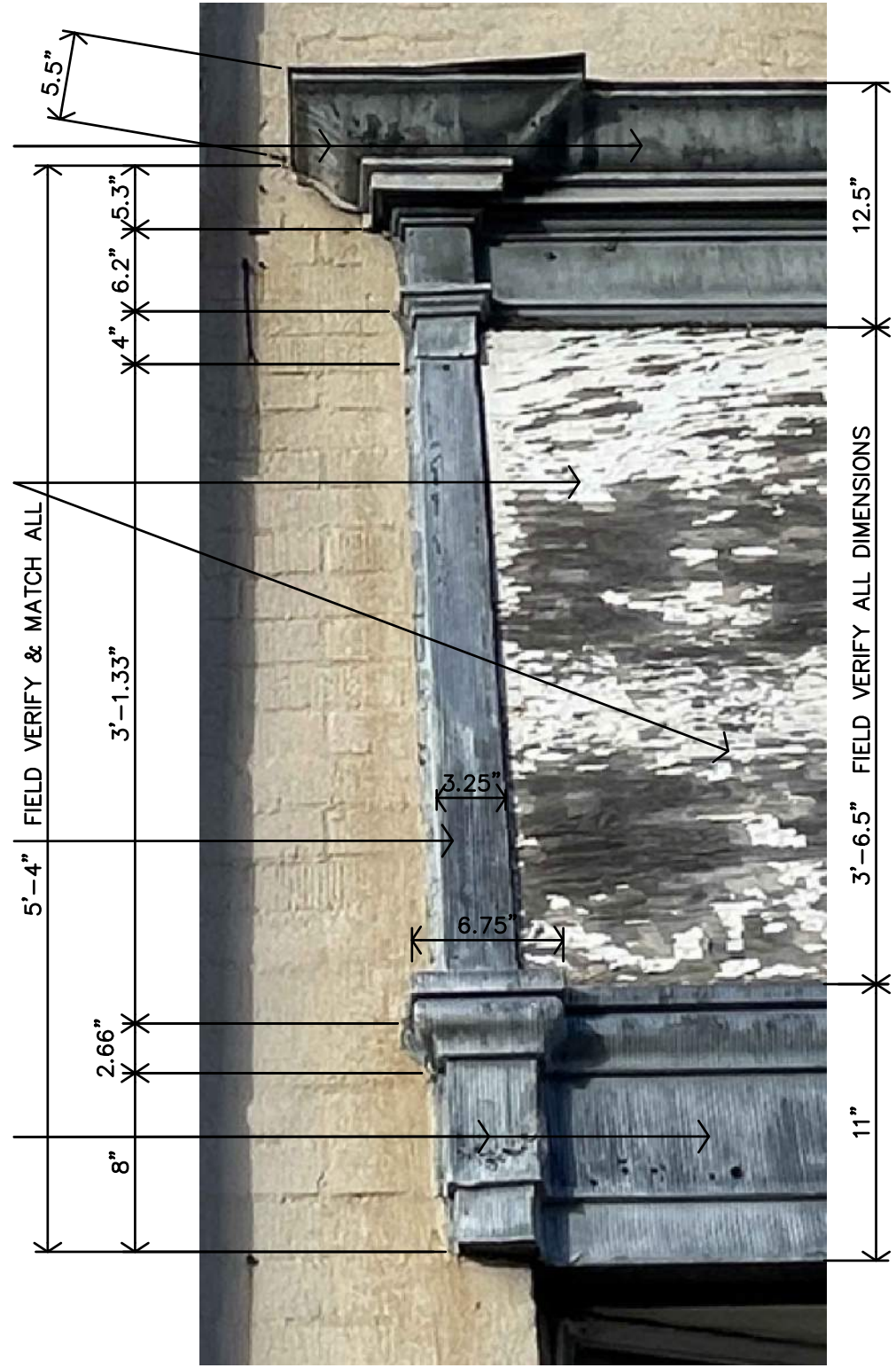
REMOVE FRAMING, PLASTER, GYP. BD. ETC. RESTORE HISTORICAL TRANSOM.

RESTORE ORIGINAL HISTORIC METAL WINDOW TRIM, AT ONE LOCATION ONLY, 305 PINE, ALL OTHERS NEW TO MATCH

RESTORE HISTORICAL WINDOWS, REMOVE PLYWOOD COVER AND ASSOCIATED BLOCKING, & ATTACHMENTS.

RESTORE ORIGINAL HISTORIC METAL WINDOW TRIM, AT ONE LOCATION ONLY, 305 PINE, ALL OTHERS NEW TO MATCH

RESTORE ORIGINAL HISTORIC METAL WINDOW TRIM, AT ONE LOCATION ONLY, 305 PINE, ALL OTHERS NEW TO MATCH

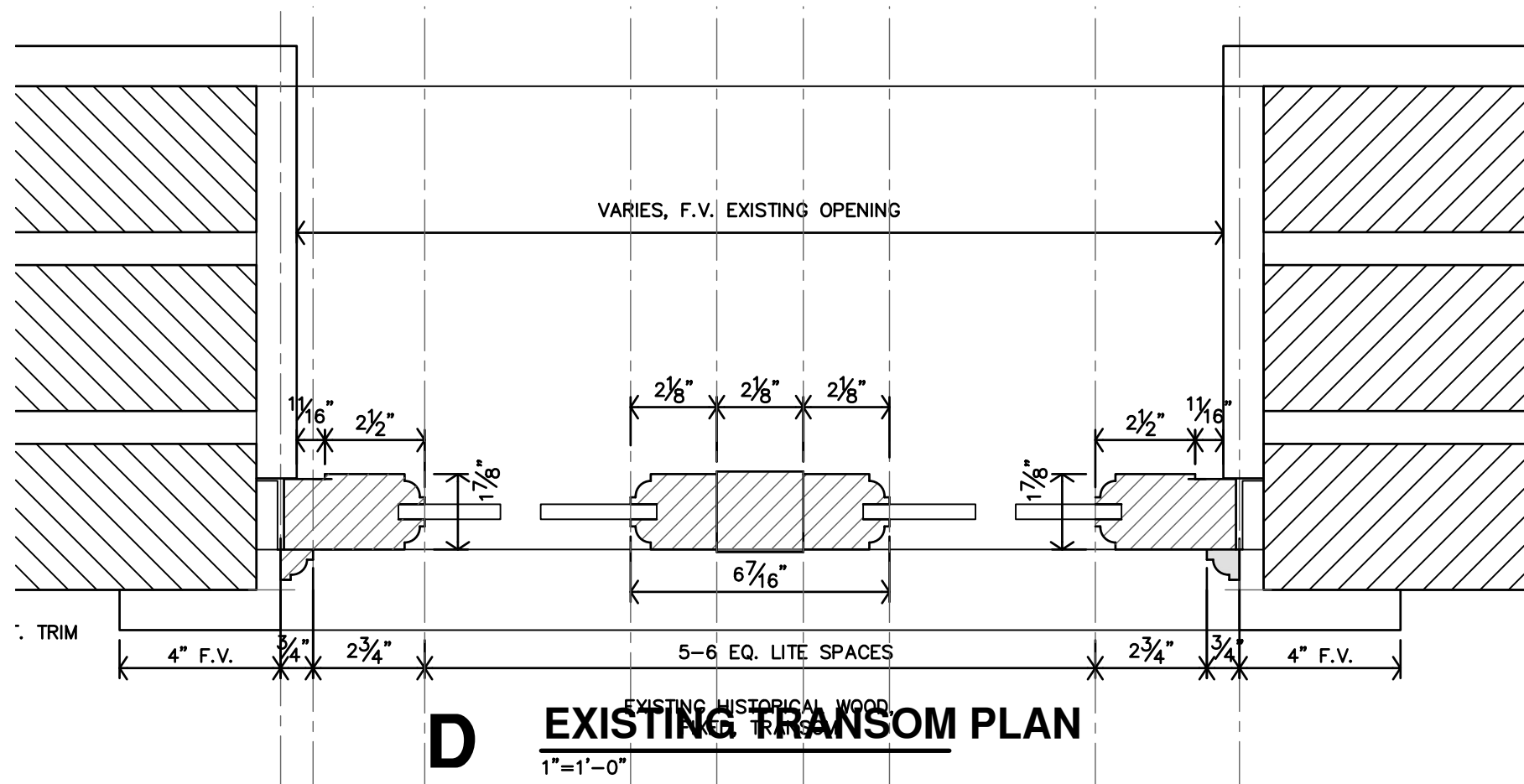


DIMENSIONS ARE APPROXIMATE, FIELD MEASURE AND MATCH ALL PIECES & SECTIONS

H GAZETTE PINE 305 HISTORICAL EXTERIOR TRANSOM
NTS

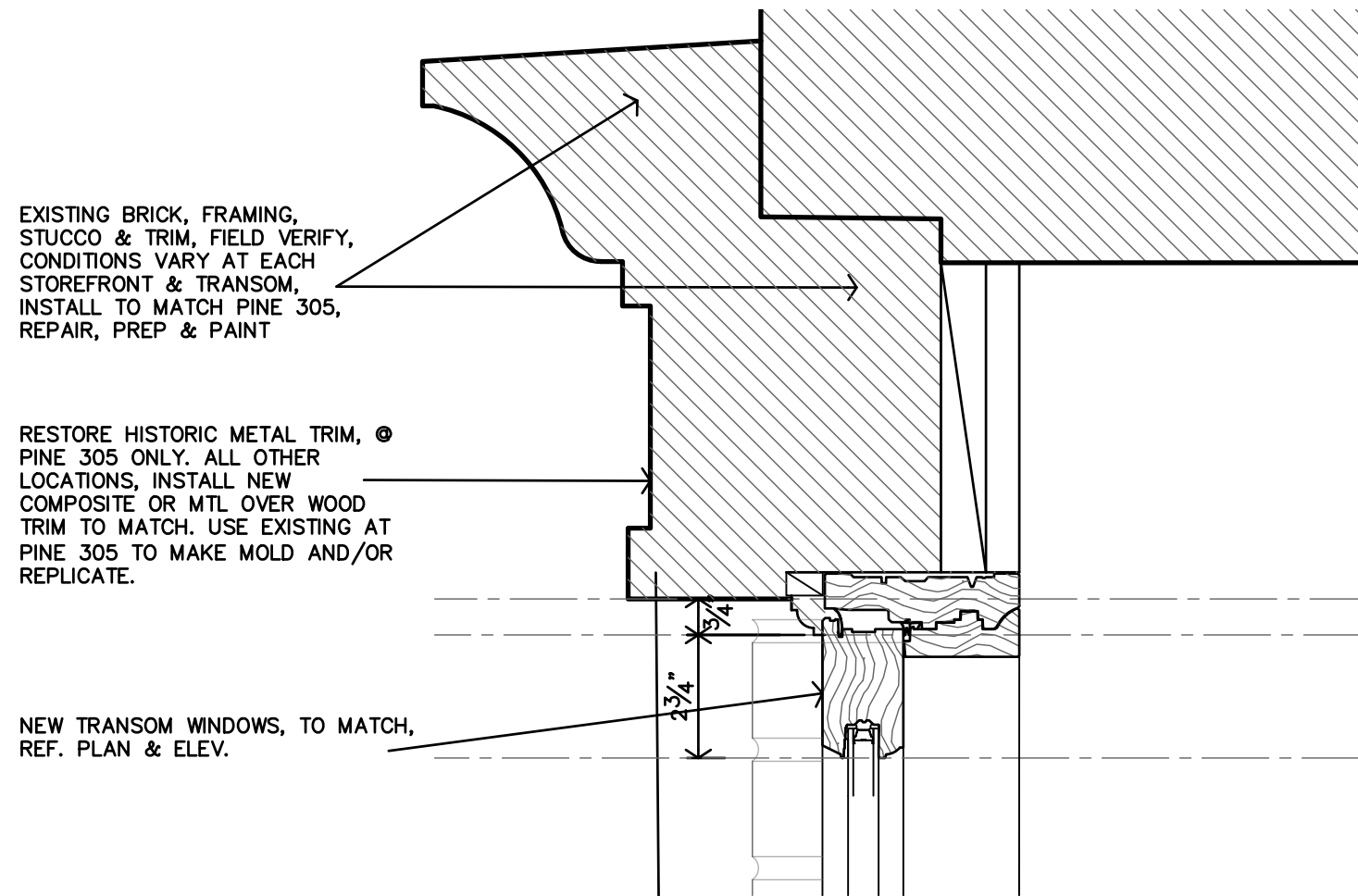
G GAZETTE PINE 305 HISTORICAL INTERIOR TRANSOM
NTS

E GAZETTE PINE 305 HISTORICAL TRANSOM TRIM
NTS

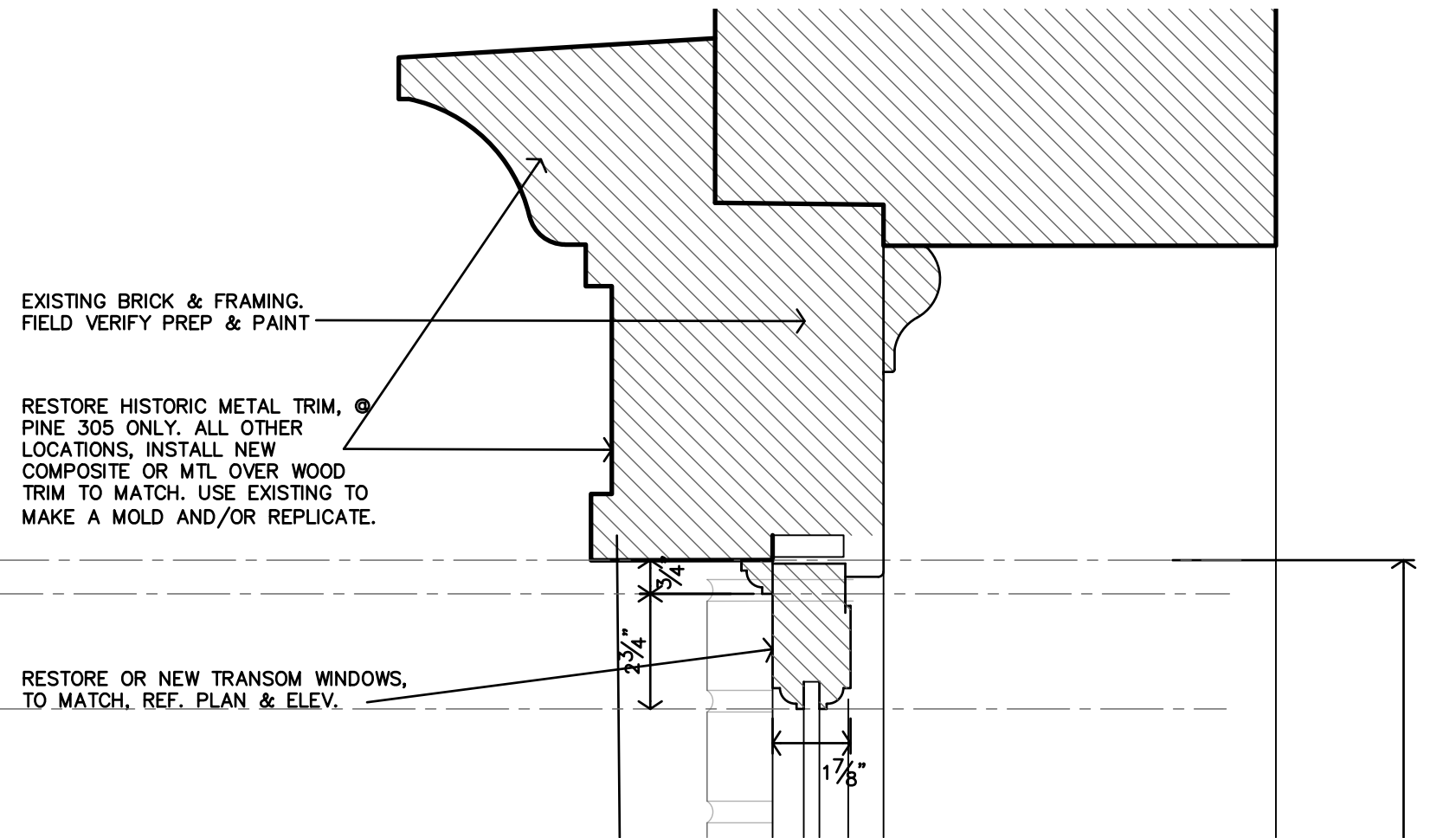


D EXISTING TRANSOM PLAN
1"=1'-0"

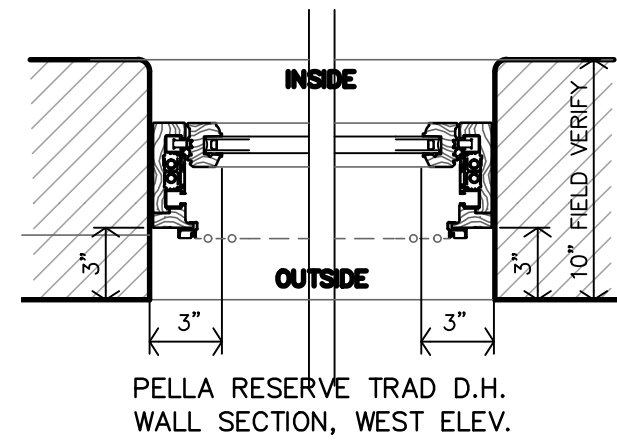
C GAZETTE BUILDING NEW TRANSOM PLAN
1"=1'-0"



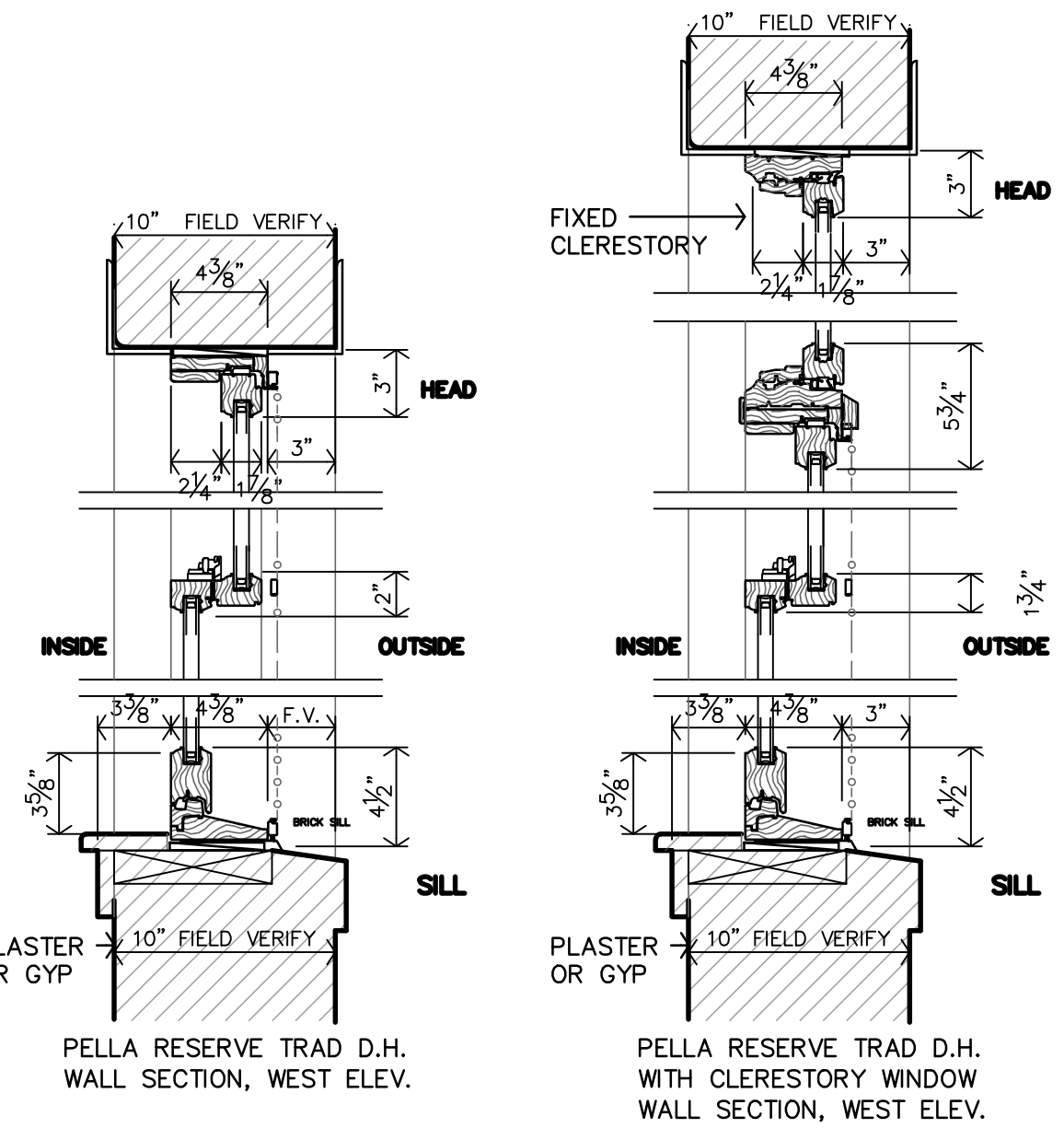
B GAZETTE BUILDING NEW TRANSOM SECTION
3"=1'-0"



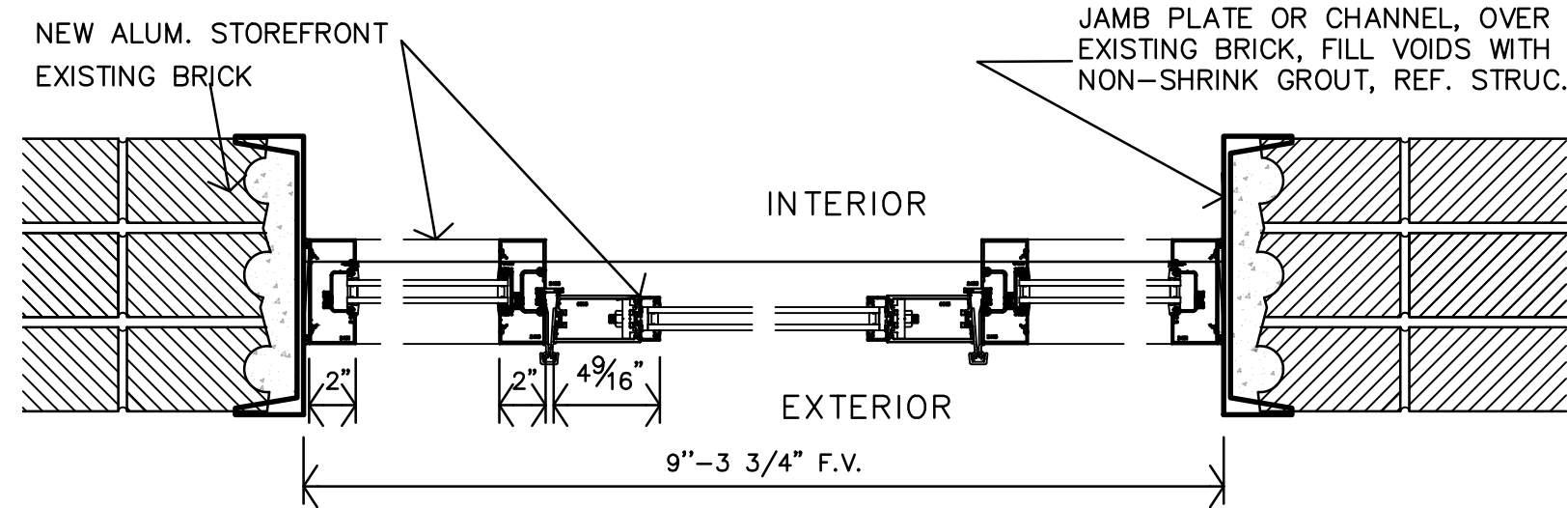
A GAZETTE BUILDING EXISTING TRANSOM SECTION
3"=1'-0"



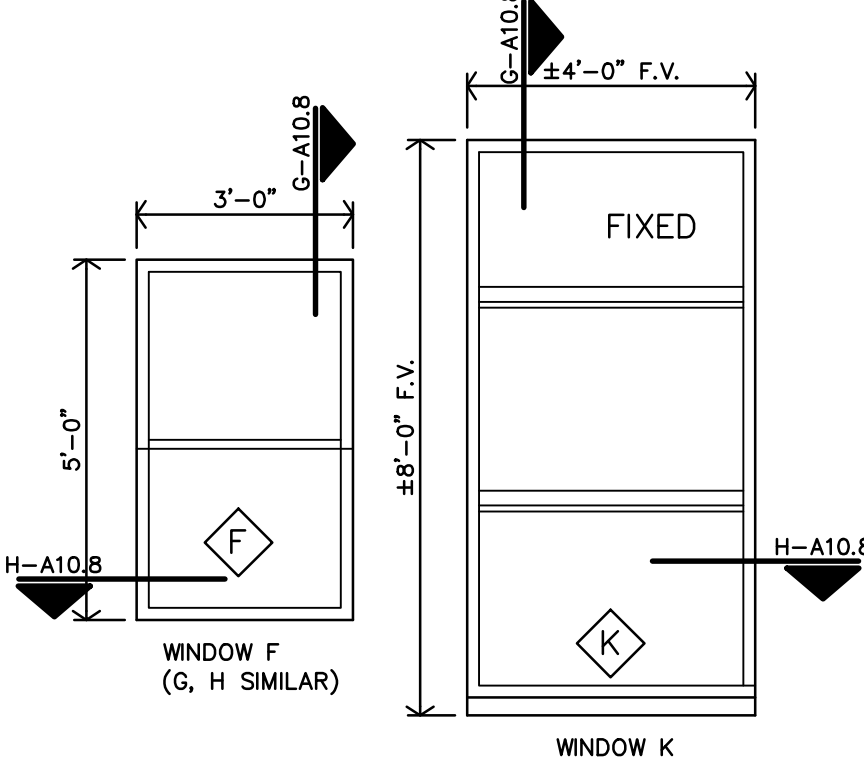
H GAZETTE PLAN SECTION
NEW WINDOWS F, G, H, K
1 1/2"=1'-0"



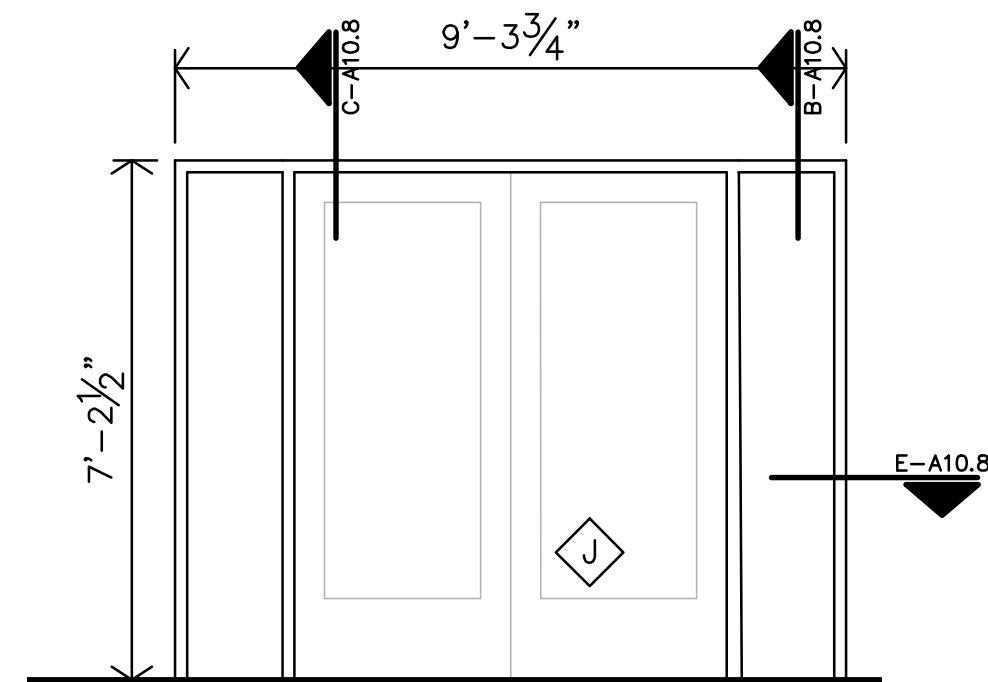
G GAZETTE SECTIONS
NEW WINDOWS F, K
1 1/2"=1'-0"



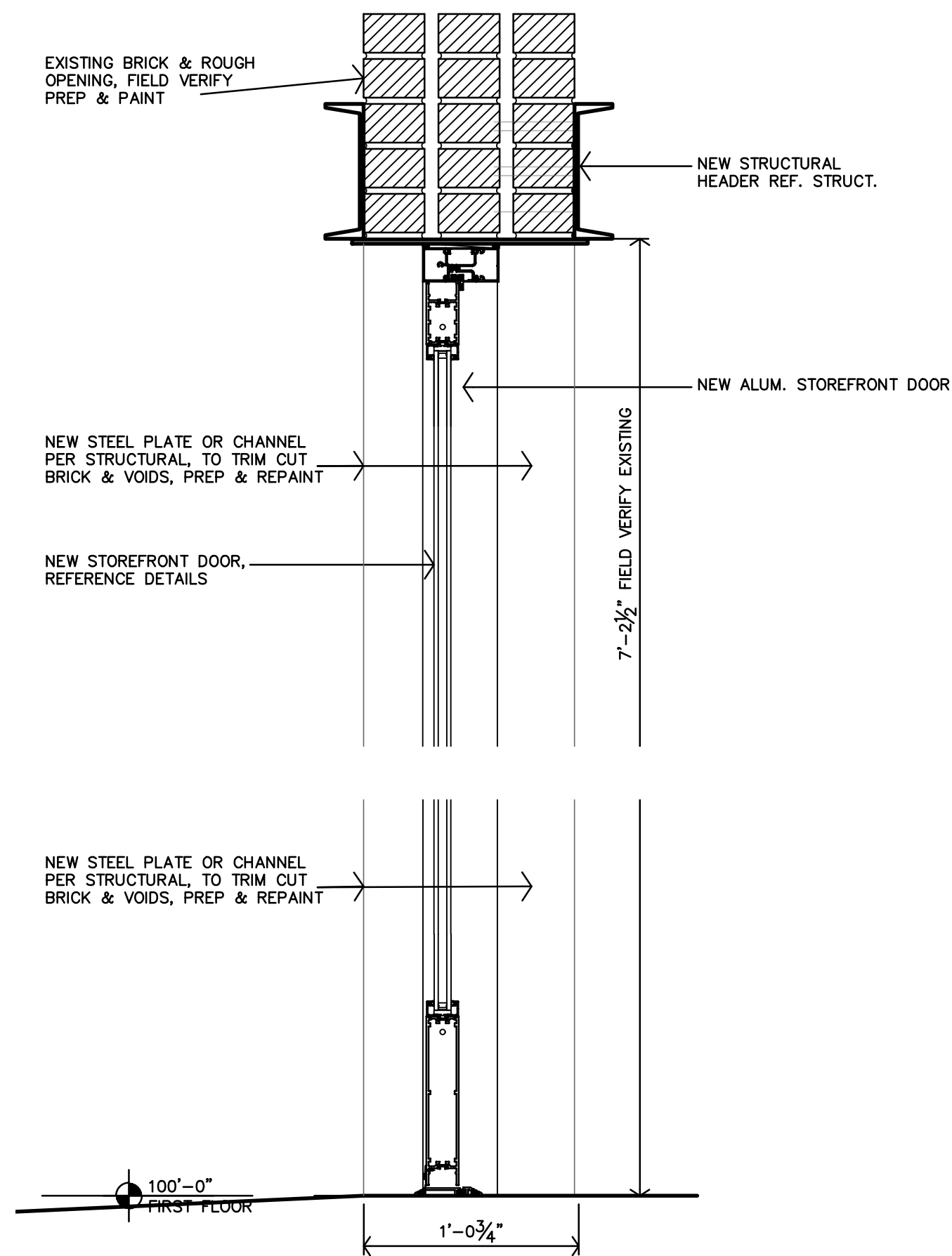
E GAZETTE PLAN SECTION
NEW STOREFRONT DOOR
1 1/2"=1'-0"



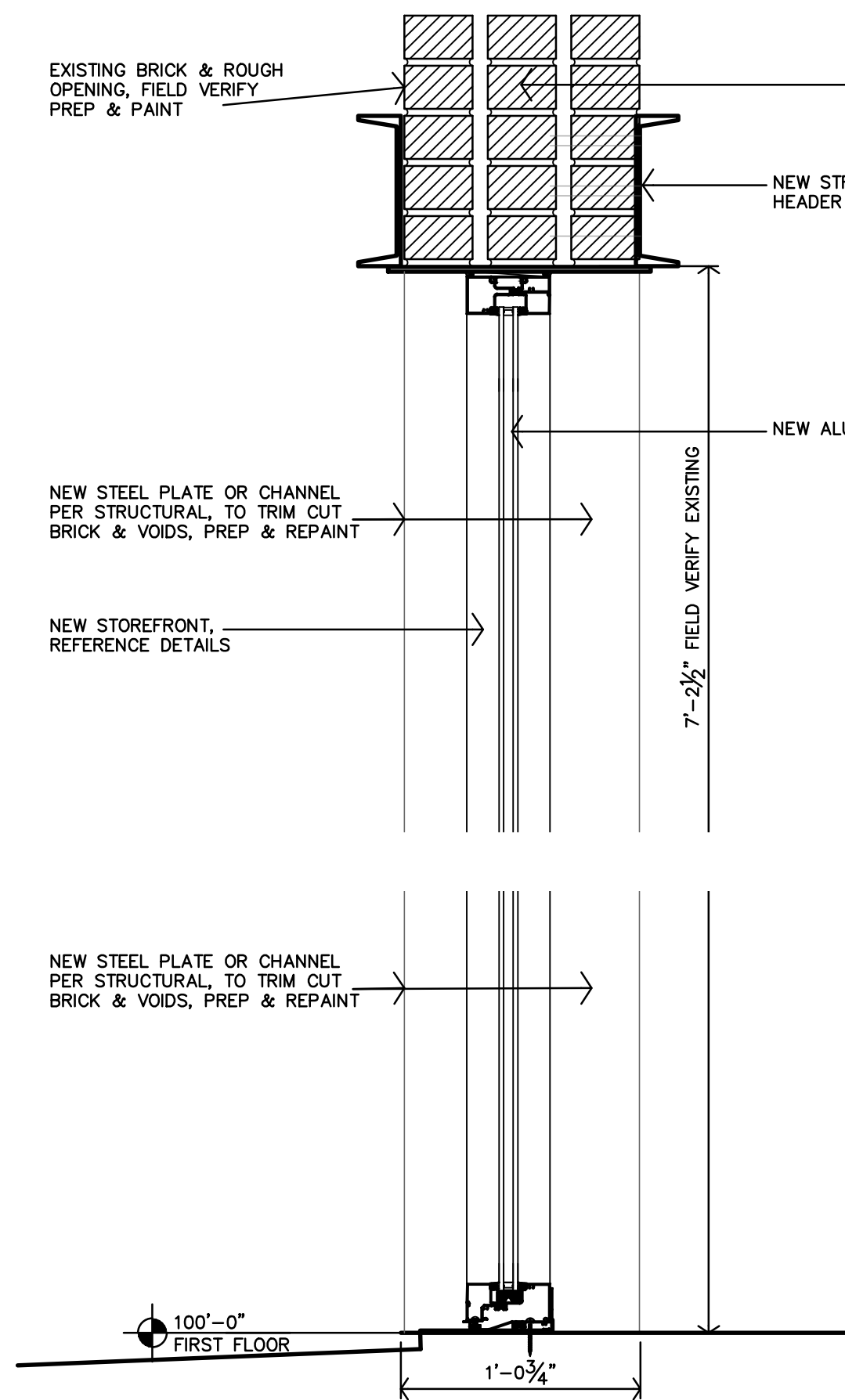
F GAZETTE WEST WALL
NEW WINDOW ELEV.
3/8"=1'-0"



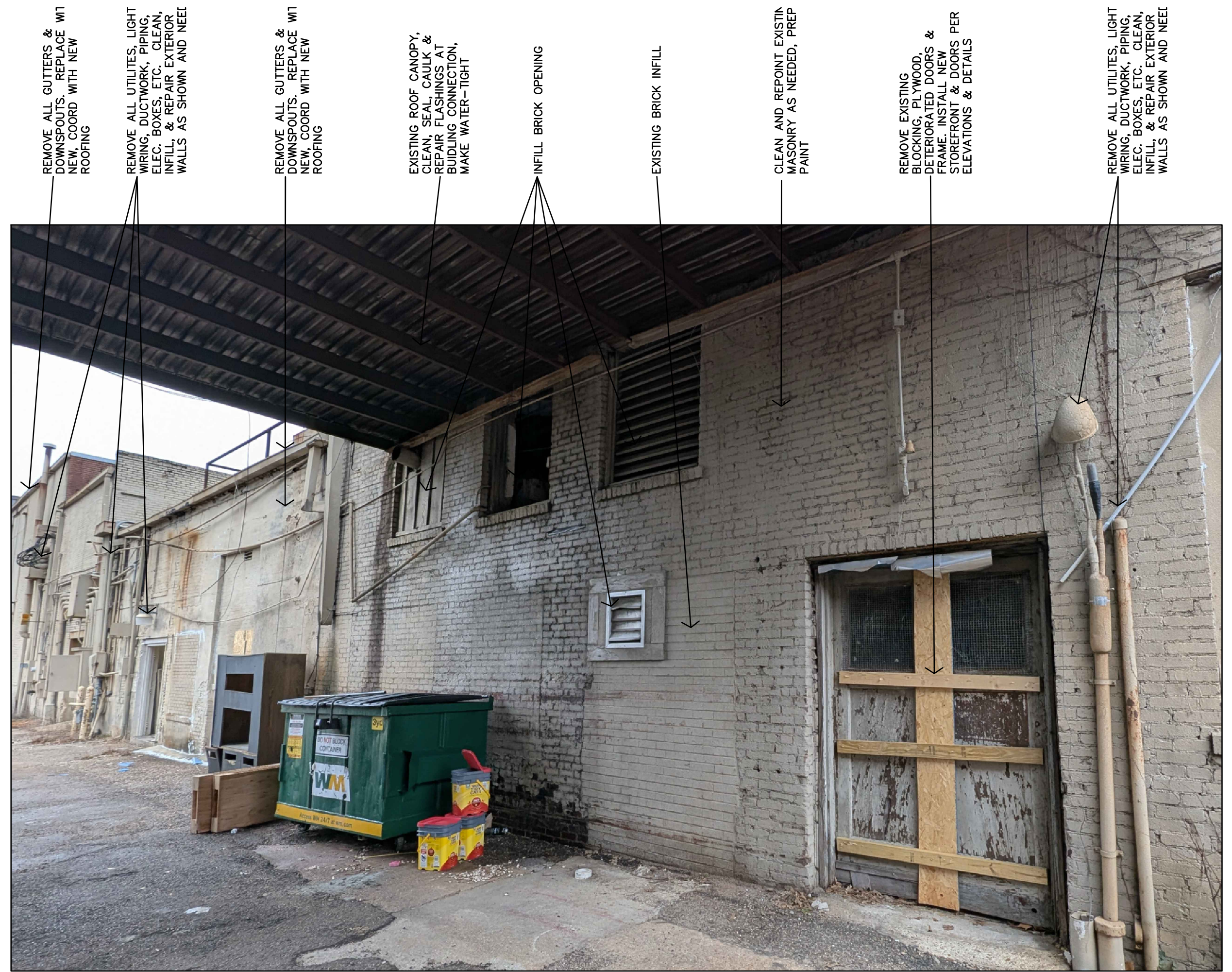
D GAZETTE WEST WALL
NEW STOREFRONT ELEV.
3/8"=1'-0"



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"



F TEXARKANA BUILDING
EXISTING WEST ELEV.
NTS



A GAZETTE BUILDING
EXISTING WEST ELEV.
NTS

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.

J. ALL ADAPTABLE KITCHEN & BATH – REMOVABLE CABINET FRONTS @ SINKS & WORK AREA. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.

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.

UNIT FINISH SCHEDULE														
FINISHES & INSTRUCTIONS														
P(1,2) LATEX PAINT			VT, VINYL TILE			CT CERAMIC TILE			P3 EPOXY PAINT			E EXISTING		
DESCRIPTION	FLOOR			BASE			WALLS			CEILING			REF. REFLECTED CEILING PLANS	REMARKS
	VINYL TILE	EXISTING WOOD		WOOD	EXISTING WOOD		5/8" GYP. BOARD	EXISTING PLASTER		(E) PLASTER & BEAMS	GYP. BOARD			
HISTORIC														
KITCHEN	VT			●	E	F	P	E	S		P			
LIVING ROOM	VT			●	E	F	P	E	S		P			
BEDROOM	VT			●	E	F	P	E	S		P			
CLOSET	VT			●	E	F	P	E	S		P			
BATH	VT			●	E	F	P	E	S		P			
LAUNDRY	VT			●	E	F	P	E	S		P			
HISTORIC														
KITCHEN	VT			●	E	F	P	E	S		P			
LIVING ROOM	VT			●	E	F	P	E	S		P			
BEDROOM	VT			●	E	F	P	E	S		P			
CLOSET	VT			●	E	F	P	E	S		P			
BATH	VT			●	E	F	P	E	S		P			
LAUNDRY	VT			●	E	F	P	E	S		P			

PUBLIC FINISH SCHEDULE (BUILDING A - SEARS)														
FINISHES & INSTRUCTIONS														
P(1,2) LATEX PAINT (REF. ELEV.)			VT, VINYL TILE			CT CERAMIC TILE			P3 EPOXY PAINT			E EXISTING		
DESCRIPTION	FLOOR			BASE			WALLS			CEILING			REF. REFLECTED CEILING PLANS	REMARKS
	SEALED CONC.	VINYL TILE	EXIST. FLOOR TO REMAIN	CERAMIC TILE			WOOD	SELF COVE RUBBER BASE	EXIST TO REMAIN	EXIST. PLASTER	GYP. BOARD		(E) PLASTER & BEAMS	
BASEMENT														
B01 COMMERCIAL			E					E	P				F	
FIRST FLOOR														
101 HALL		VT			●		E	P	P			F		
102 STORAGE		VT			●		E	P	P			F		
103 COMMERCIAL		VT			●		E	P	P			F		
SECOND FLOOR														
201 HALLWAY		VT			●		E	P	P			F		
202 SITTING AREA		VT			●		E	P	P			F		
THIRD FLOOR														
301 HALLWAY		VT			●		E	P	P			F		

PUBLIC FINISH SCHEDULE (BUILDING B - GAZETTE)														
FINISHES & INSTRUCTIONS														
P(1,2) LATEX PAINT (REF. ELEV.)			VT, VINYL TILE			CT CERAMIC TILE			P3 EPOXY PAINT			E EXISTING		
DESCRIPTION	FLOOR			BASE			WALLS			CEILING			REF. REFLECTED CEILING PLANS	REMARKS
	SEALED CONC.	VINYL TILE	EXIST. FLOOR TO REMAIN	CERAMIC TILE			WOOD	SELF COVE RUBBER BASE	EXIST TO REMAIN	EXIST. PLASTER	GYP. BOARD		(E) PLASTER & BEAMS	
FIRST FLOOR														
101 HALLWAY		VT			●		E	P	P			F		
102 COMMUNITY ROOM		VT			●		E	P	P			F		
103 OFFICE		VT			●		E	P	P			F		
104 RESTROOM				CT		●		P				F		
106 RESTROOM				CT		●		P				F		
107 MAIL		VT			●		E	P	P			F		
108 HALLWAY		VT			●		E	P	P			F		
109 HALLWAY		VT			●		E	P	P			F		
111 HALLWAY		VT			●		E	P	P			F		
112 HALLWAY		VT			●		E	P	P			F		
113 HALLWAY		VT			●		E	P	P			F		
114 COMMERCIAL		VT			●		E	P	P			F		
116 COMMERCIAL		VT			●		E	P	P			F		
SECOND FLOOR														
201 HALLWAY		VT			●		E	P	P			F		
202 HALLWAY		VT			●		E	P	P			F		



REVISION:

DATE: 12-18-2025

JOB: 25-3484

SHEET NO.:

A10.9

JonesGillamRenz

JCR

1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

LANDMARK ON PINE

TEXARKANA, TEXAS

301. PINE ST.