DATE of SUBMISSION:

AUG 28 2013
NPZD/CHPO

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - 1978-0033

Property Name or LHD: Littlefield Bldg Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☒ HLC REVIEW 9/23 FEE PAID: $ 426.40 VH

HISTORIC PRESERVATION OFFICE DATE:

Property Information

Address: 106 East 6th Street, Austin, TX

Scope of Work

1. Repair/restoration of existing wood (S&W elevation) and steel (N&E Elevations) and masonry repairs.

Applicant

Name: Walker Rstoration Consultants -Brian Faith, AIA (on behalf of the Owner)

Address: 17049 El Camino Real, Suite 202

City/Zip: Houston, TX 77058

Phone: (281)280-0068.(312)633-4260 847-697-2640

Email: brian.faith@walkerrestoration.com

Owner

Name: DivcoWest (James Lesko)

Address: 200 Fifth Ave. - Floor 1

City/Zip: Waltham, MA 02451-8799

Phone: (781)577-5350

Email: jlesko@divcowest.com

Architect or Contractor Information

Company: Walker Restoration Consultants - Brian Faith, AIA

Address: 17049 El Camino Real, Suite 202

City/Zip: Houston, TX 77058

Phone: (281)280-0068

Owner's Signature 8/29/13 Date Applicant's Signature 8/28/13 Date

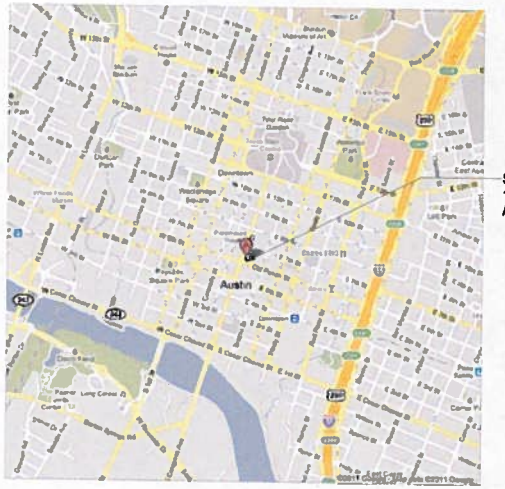
ERIC LINDOVSKI
DIVCOWEST
ASSET MANAGEMENT

Littlefield Building
106 E. Sixth Street
Window Restoration & Facade Repairs

Austin, Texas

INDEX OF DRAWINGS

SHT.	TITLE
R-001	GENERAL NOTES, ABBREVIATIONS, & WORK ITEM SCHEDULE
R-101	SITE PLAN
R-201	WEST ELEVATION & SOUTHWEST CORNER ELEVATION
R-202	SOUTH ELEVATION
R-203	EAST ELEVATION & PENTHOUSE ELEVATIONS
R-204	NORTH ELEVATION
R-501	REPAIR DETAILS
R-502	REPAIR DETAILS
R-503	WOOD WINDOW REPAIR DETAILS
R-504	STEEL WINDOW REPAIR DETAILS



VICINITY PLAN

NORTH

LITTLEFIELD BUILDING FACADE REPAIRS

DRAFT

8/28/13 - ISSUED FOR OWNER REVIEW

WALKER
RESTORATION CONSULTANTS
17049 EL CAMINO REAL, SUITE 202, HOUSTON, TEXAS 77058

PROJECT NO. 25-1765.00

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GENERAL NOTES

I. GENERAL

A Construction

1. Construction shall be in accordance with all applicable Federal, State of Texas and City of Austin codes and ordinances, including Fire Codes.
2. Wood window repairs shall be performed in accordance with National Park Service Standards, Preservation Brief 9, The Repair of Historic Wooden Windows.
3. All material properties shall be as noted in Specifications.
4. Prior to fabrication of any material or placement of concrete, FIELD VERIFY ALL EXISTING dimensions and conditions shown on Drawings. Report all discrepancies to the Engineer immediately.
5. DO NOT SCALE DRAWINGS.

B Construction Documents

1. Construction Documents entitled "Littlefield Building Façade Repairs" includes these Drawings and separately bound Specifications. For purposes of performing the work, Drawings and Specifications shall be a single unit.
2. Dimensions shown on plans are based on original construction documents. The contractor is required to field verify all conditions for the purpose of preparing the bid and performing the work.

C. Design Live Loads

1. Wind design criteria
   a. Basic wind speed — 90 mph
   b. Wind load importance factor (Iw) — 1.0
   c. Wind exposure — B

D Details and Symbols

1. All repair details are shown on drawing series R-501 through R-504.
2. Details with a last digit other than 0 and labeled (FOR CLARIFICATION ONLY) do not represent a separate price item. These details supplement the basic detail to provide additional information. In some cases these details show variation of the typical condition.
3. Where the Work Item bubble is noted "TYP." it means the work item occurs at all locations where the applicable deterioration or designation symbol occurs on that plan.
4. Where "T.A.R." is noted, it means there may be areas of this work in addition to the particular designated areas.
5. Where two or more Work Item Bubbles are grouped together, it means any or all of the designated work items may be applicable. Coordination of Work Items is Contractor's responsibility.
6. When a Work Item or Detail is listed as incidental, this work is included in the pay unit of other work items and does not have a separate price.
7. When a Detail is labeled (FOR REFERENCE ONLY) it provides information only about incidental work and does not have a pay unit.
8. Contractor is responsible for determining actual extent and locations of repair areas in accordance with the specifications, work item is shown only to represent the types of deterioration.
9. See work item specification information regarding details.

E Shoring and Bracing

1. Contractor shall provide all shoring, bracing, sheeting, etc. required for safety and proper execution of the work.
2. Contractor is solely responsible to prepare shop drawing for bracing and shoring members designed and stamped/sealed by a registered structural engineer (registered in State of Illinois) and submit them to the Engineer for record.

F. Existing Services and Utilities

1. Contractor shall review all existing conditions to determine all Electrical and Mechanical services and Utilities affected by the repair work. Make necessary temporary connections to maintain existing services to all areas of the parking garage or other areas (Not in Contract) affected by the work. The contractor shall submit the methods and schedule of connections for the owner's approval prior to commencement.

G. Construction Phasing, Sequencing and Traffic Maintenance

1. Work sequence shall be coordinated with the Owner's representative and all identified project representatives.
2. Owner will continue to use structure during restoration. Contractor must phase and arrange work so as to maintain access at all times to all areas that are not under construction for both vehicles and pedestrians.

II. CLEANING & PAINTING STRUCTURAL STEEL

A All structural steel exposed during the Work shall be sand blasted (SSPC-SP5) to remove all corrosion and laitance.

B Prime and paint all exposed steel after cleaning with two coats of Tnemec Series 135, Chembuild, or approved equivalent.

III. BRICK MASONRY

A Material Properties

1. Compressive strength of masonry, f'm = 2500 psi
2. Mortar type "N" per ASTM C270

B Brick Anchors

1. Wire: ASTM A 82 – 0.1875 inch minimum, hot dip galvanized.
2. Steel Sheet: ASTM A635 hot dip galvanized-0.180 minimum.

C. Steel Lintels shall have a minimum end bearing on masonry of 8 inches, but not less than 1 inch of such bearing for each foot of opening.

IV. REPOINTING DETERIORATED MORTAR JOINTS

A Grind joints back 3/4 inch typical or 2x joint width.

B Remove all loose material and flush joints with water. Joints should be surface saturated dry prior to pointing.

C. Point prepared joint with Type N mortar. Point in three lifts in accordance with Brick Industry Association Technical Note 46, Maintenance of Brick Masonry.

V. SEALANTS

A. All surfaces to receive sealants shall be cleaned of previous sealants and laitance which can inhibit bond.

B Primers: Install primers as recommended by the sealant manufacturer.

C. Bond Breaker/Backer Rod: Install closed cell cylindrical or triangular backer rod or polyethylene tape to prevent three-sided adhesion of the sealant and to provide proper joint geometry for a 2:1 joint width-to-depth ratio.

D Sealant: Sonolastic 150, BASF, unless otherwise noted
Window Perimeters: Sonolastic 150, BASF, unless otherwise noted
Glazing Cap Seal: Dow 799 or approved equivalent.

VI. WOOD WINDOW REPAIR

A. Wood windows may contain lead based paints and/or asbestos. Contractor to follow all local, state, and federal rules and regulations for handling/disposing of hazardous materials.

B Remove loose paint from all exposed surfaces to receive repair and new paint.

C. Wood Repair Materials:

1. Consolidant treatment for soft wood: Apply consolidant to completely saturate wood in repair area. Consolidant materials include:
   a. Wood Member Repair for Areas of Section Loss (Less than 50% of member section):
      1) Remove all loose materials from repair area cavity.
      2) Apply consolidant treatment.
      3) Apply epoxy filler material to wood cavity. Finish/sand to match original member profiles
   b. Wood Member Replacement (Members with section loss over 50% of member area, or members identified for replacement due to permanent deflection):
      1) Replace Wood Member with same profile and wood as existing.

VII. PAINTING – WINDOWS

A General: Clean existing substrates in accordance with the paint manufacturer's instructions.

B Wood Windows:

1. Primer: One coat over all wood components and sealants exposed to exterior
2. Coat: Two coats of alkyd enamel covering all surfaces exposed to exterior
3. Color: As selected by Owner from paint manufacturer's full range

C. Steel Windows:

1. Primer: Direct to METAL PRIMER.
2. Finish Coat: Two coats of alkyd enamel covering all surfaces exposed to the exterior.
3. Color: As selected by Owner from paint manufacturer's full range

ABBREVIATIONS

APPROX.	=	APPROXIMATELY
BM.	=	BEAM
BOT.	=	BOTTOM
C.I.P.	=	CAST IN PLACE
C.J.	=	CONSTRUCTION JOINT/CONTROL JOINT
CLR.	=	CLEARANCE
COL.	=	COLUMN
CONC.	=	CONCRETE
DET.	=	DETAIL
EA.	=	EACH
E.J.	=	EXPANSION JOINT
EXIST.	=	EXISTING
FIN.	=	FINISHED
FL.	=	FLOOR
INC.	=	INCIDENTAL
L.F.	=	LINEAR FOOT
L.S.	=	LUMP SUM
MAX.	=	MAXIMUM
MIN.	=	MINIMUM
N/A	=	NOT APPLICABLE
O.C.	=	ON CENTER
O.H.	=	OPPOSITE HAND
P/C	=	PRECAST
REINF.	=	REINFORCEMENT
REQ.'D	=	REQUIRED
R.W.C.	=	RAIN WATER COLLECTOR
S.F.	=	SQUARE FOOT
SIM.	=	SIMILAR
S.O.G.	=	SLAB ON GRADE
SPEC.	=	SPECIFICATION
SUPT.	=	SUPPORTED
T.A.R.	=	TYPICAL AS REQUIRED
TYP.	=	TYPICAL
U.N.O.	=	UNLESS NOTED OTHERWISE
W.I.	=	WORK ITEM
W.W.F.	=	WELDED WIRE FABRIC

WORK ITEM SCHEDULE

QUANTITIES BY ELEVATION

WORK ITEM	DESCRIPTION	UNITS	WEST	SOUTH	EAST	NORTH	TOTAL
1.0	GENERAL REQUIREMENTS						
1.1	Mobilization	LS	1	1	1	1	
1.2	Scaffolding	Incidental					
1.3	Overhead Protection/Temporary Signage/Traffic Control	Incidental					
1.4	Scaffold Engineering Time	HRS	6	18	6	18	48
74.0	JOINT AND SEALANT REPAIR						
74.1	[illegible] Joint Sealant Repair	LF			180	125	305
75.0	SHELF ANGLES / LINTELS						
75.1	Remove and Replace Shelf Angle/Lintel	LF	10			72	82
76.0	CRACK REPAIR AND TUCKPOINTING						
76.1	Rout and Seal Facade Crack	LF	1			8	9
76.2	Tuckpointing	LF			25	45	70
76.3	Tuckpointing	SF	500		1200	5000	6700
76.4	Install Sealant at Sill Joints	LF			68	70	138
80.0	BRICK/CONCRETE MASONRY UNIT FACADE						
80.1	Remove and Replace Face Brick	SF	6	25	6	25	62
80.5	Rebuild Mass Masonry Wall	SF	90				90
81.0	STONE FACADE						
81.6	Stone Patch	SF			3	3	6
95.0	DOORS AND WINDOWS						
95.1	Replace Window Frame / Facade Perimeter Joint	LS	1	1	1	1	4
95.2	Replace glazing stop and glazing cap seal	LS	1	1	1		3
95.3	Repair Type 1-Routine Maintenance	LS	1	1	1	1	4
95.4	Repair Type 2-Consolidant Repair to Wood Window (3" wide)	LF	300	200	10		510
95.5	Repair Type 3-Epoxy Repair to wood window framing member (0.5 SF/location)	LOC	30	25	4		59
95.6	Repair Type 4 - Partial Member Replacement (up to 6" wide)	LF	10	50			60
95.7	Repair Type 4 - Wood window member replacement	LOC	12	14			26
95.8	Paint Wood Windows	LS	1	1	1	1	4
95.9	Paint Steel Windows	LS	1	1	1	1	4
95.10	Replace bent glass	LOC	5	5			10
98.0	ROOFING AND COPING						
98.1	Install Metal Coping at Parapet	LS			1	1	2
98.2	Install Flashing Skirt (all sides of chimney)	LS			1		1

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17000 El Camino Real
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Houston, TX 77058

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LITTLEFIELD BUILDING
106 E. SIXTH STREET
WINDOW RESTORATION
& FACADE REPAIRS
AUSTIN TEXAS

NO.	DATE	DESCRIPTION
	8/26/13	ISSUED FOR OWNER REVIEW

ISSUE:

PROJECT NO.: 33-1768.00
DRAWN BY: LJC
CHECKED BY: BAF
SHEET TITLE:

GENERAL NOTES, ABBREVIATIONS, & W.I. SCHEDULE

R-001

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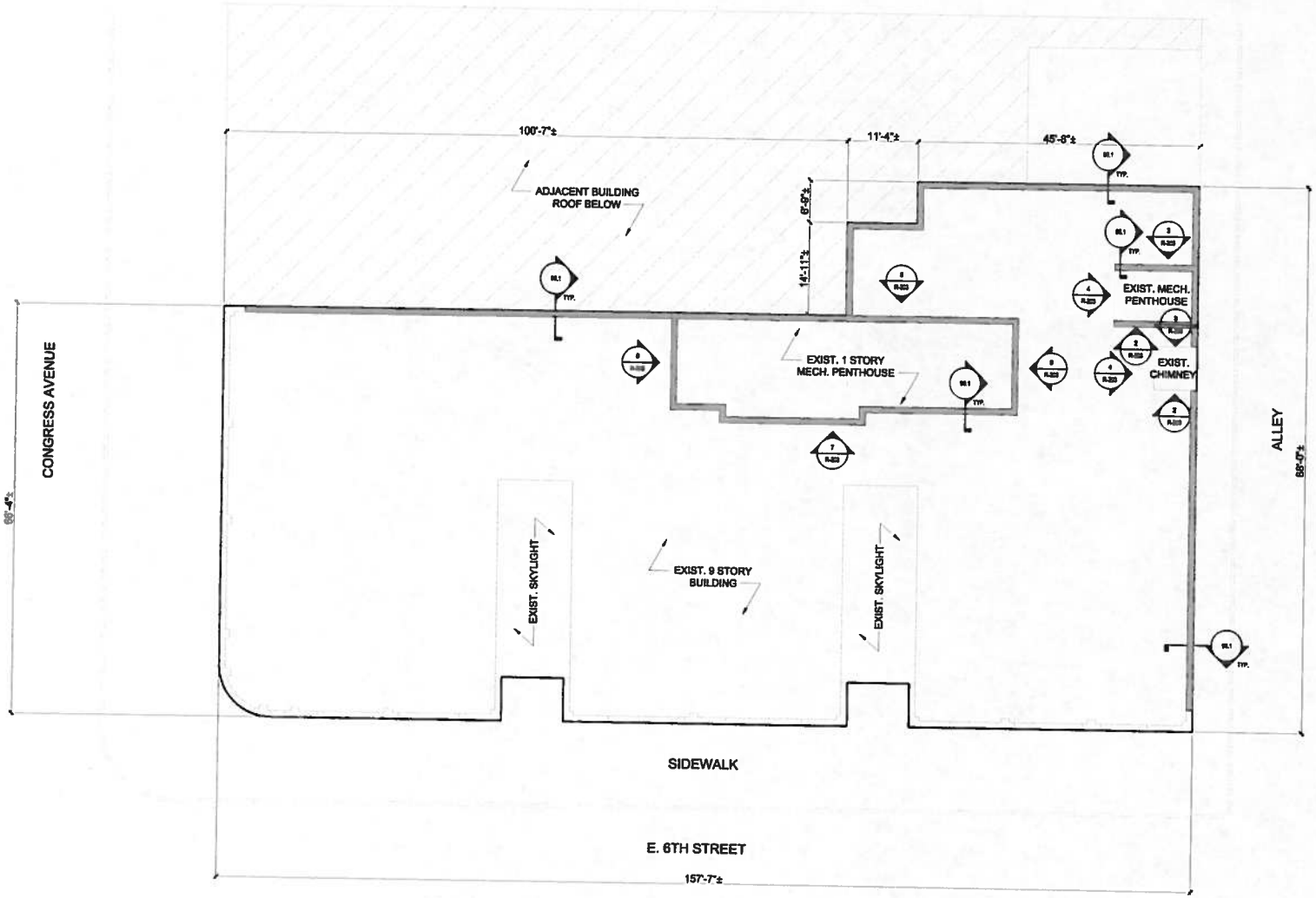

1 SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

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SITE PLAN

R-101

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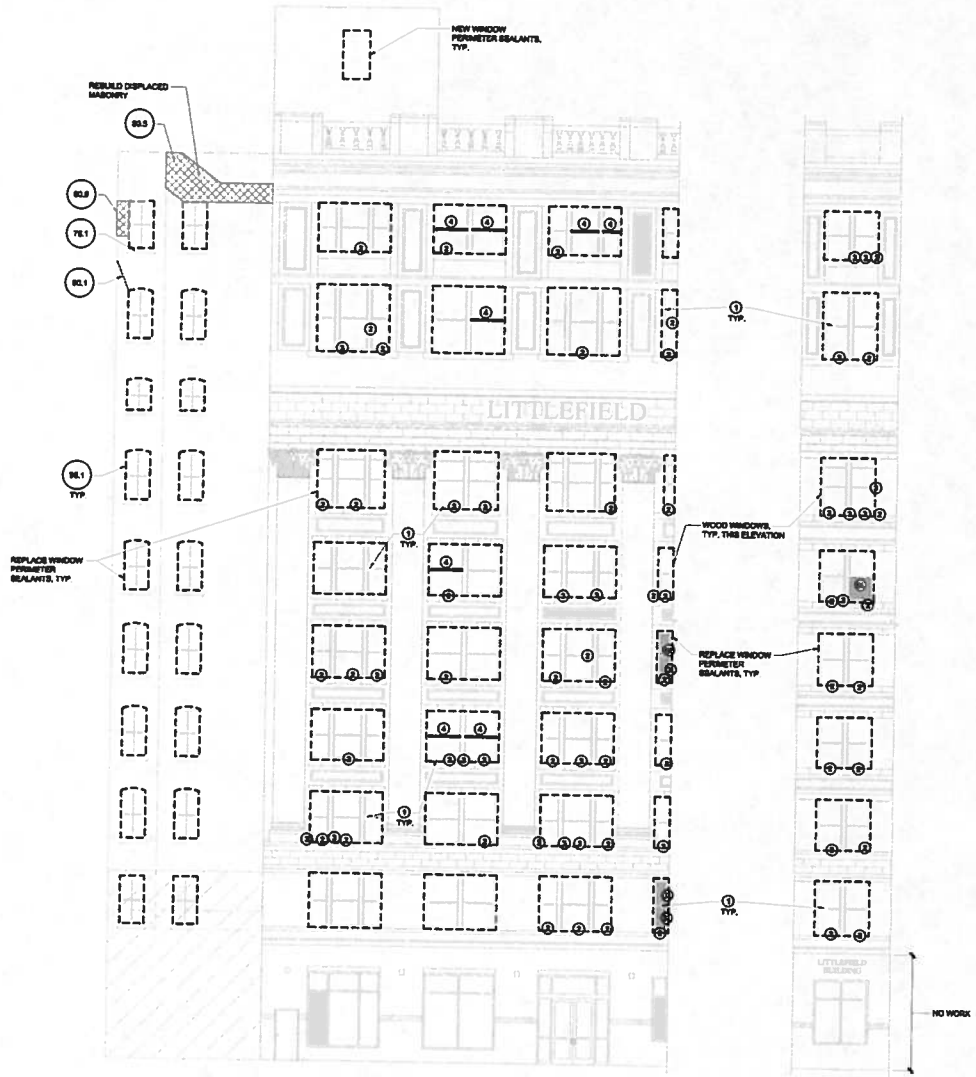

LEGEND

1. ROUTINE MAINTENANCE, CLEAN, PRIME & PAINT
2. LOCALIZED CONSOLIDATION TREATMENT
3. LOCALIZED CONSOLIDATION & EPOXY FILLER
4. MEMBER REPLACEMENT
5. REPLACE VISION LIGHT (SENT GLASS)

1 WEST ELEVATION & SOUTHWEST CORNER ELEVATION
SCALE: 1/8" = 1'-0"

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WEST ELEVATION & SOUTHWEST CORNER ELEV.

R-201

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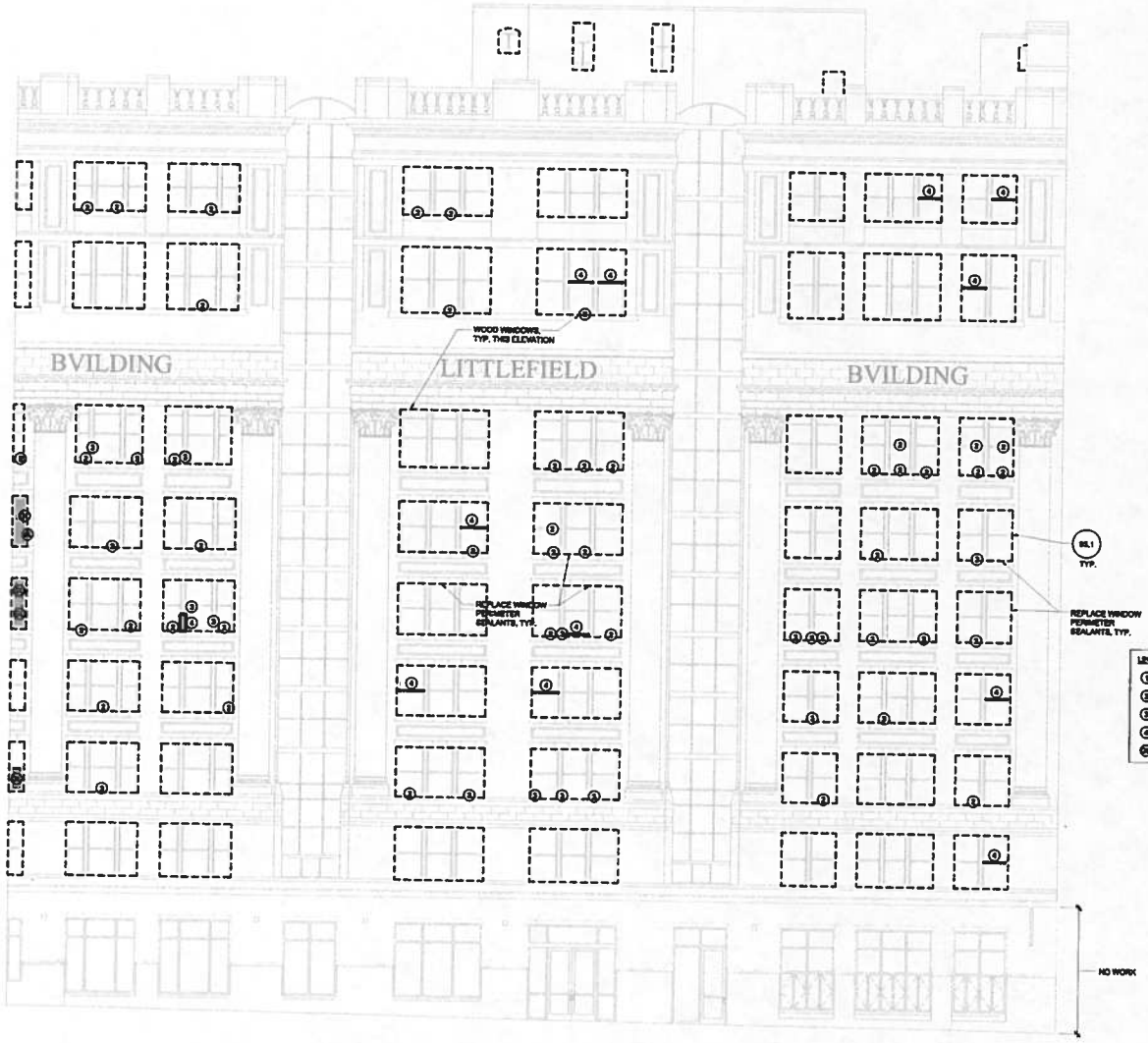

LEGEND

1. ROUTINE MAINTENANCE, CLEAN, PRIME & PAINT
2. LOCALIZED CONSOLIDATION TREATMENT
3. LOCALIZED CONSOLIDATION & EPOXY FILLER
4. MEMBER REPLACEMENT
5. REPLACE VISION LIGHT (BENT GLASS)

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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SOUTH ELEVATION

R-202

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1 EAST ELEVATION
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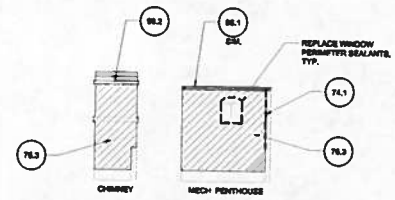

2 SOUTH PENTHOUSE ELEVATIONS
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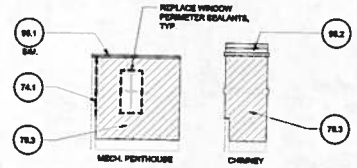

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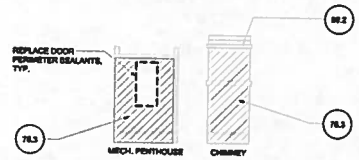

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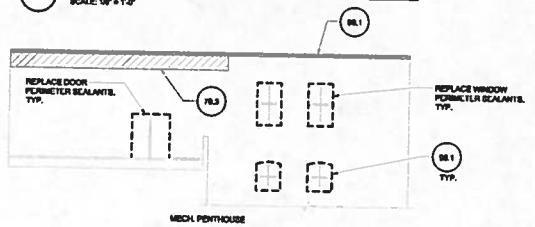

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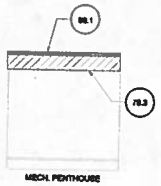

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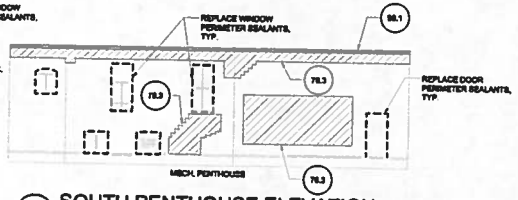

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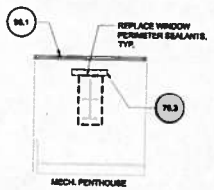

8 WEST PENTHOUSE ELEVATION
SCALE: 1/8" = 1'-0"

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EAST ELEVATION & PENTHOUSE ELEVATIONS

R-203

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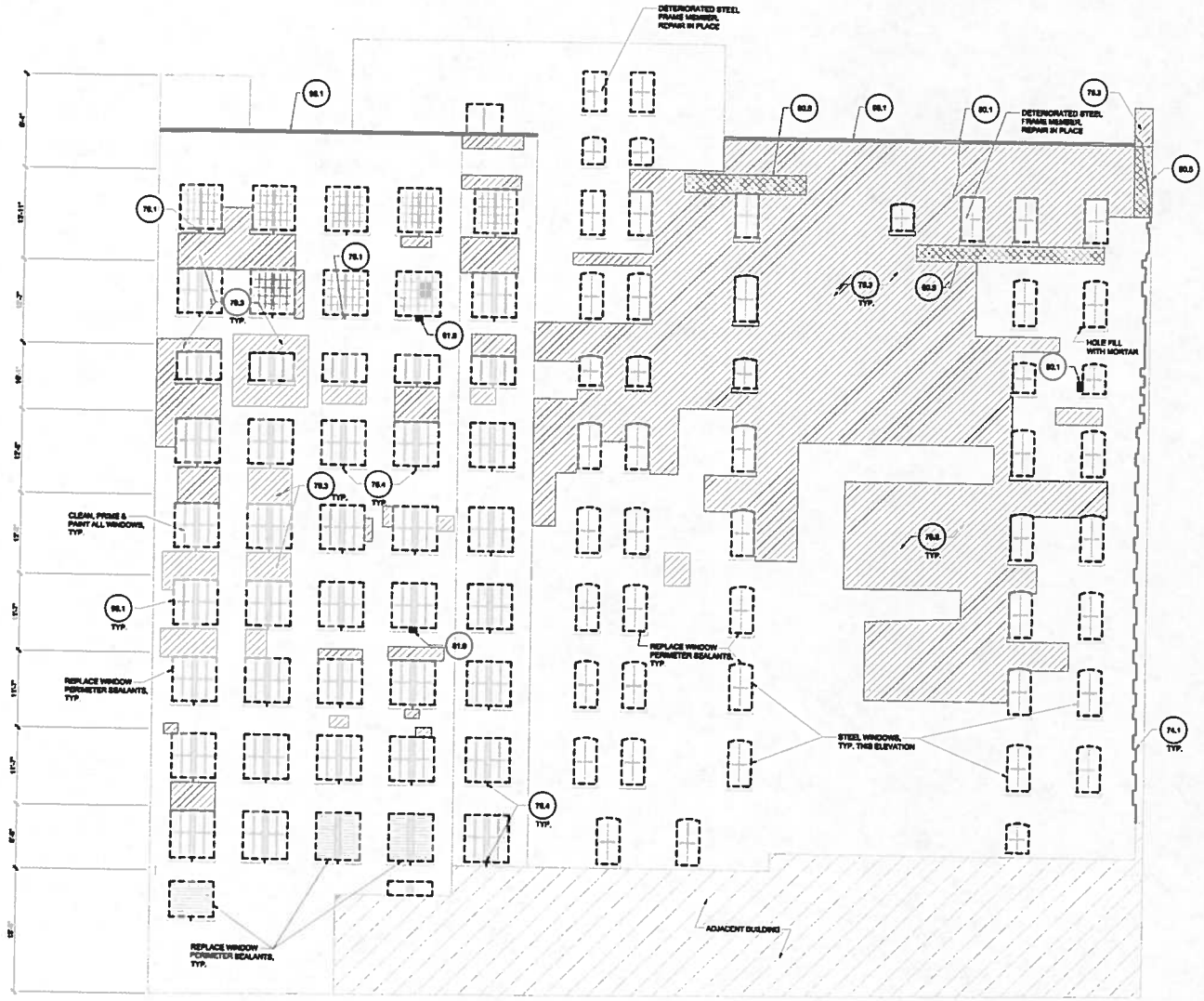

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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NORTH ELEVATION

R-204

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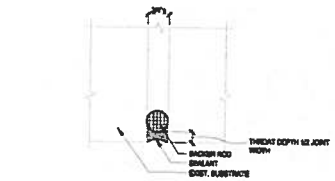
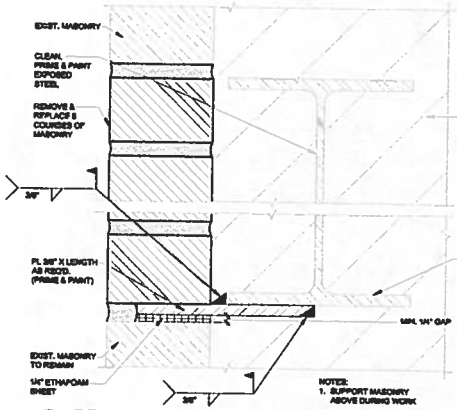


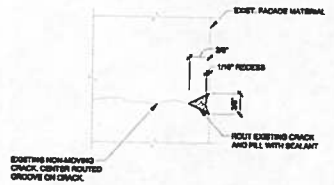
NOTES:
1. REMOVE ALL EXISTING SEALANT AND BACKER ROD AS REQUIRED TO EXPOSE BARE FACADE.
2. CLEAN ALL DUST AND DEBRIS FROM JOINT, MAKE SURE JOINT IS CLEAN AND DRY.
3. PREPARE AND PRIME SEALANT CAVITY ACCORDING TO SEALANT MANUFACTURER'S RECOMMENDATIONS.

74.1 ISOLATION JOINT REPAIR
SCALE: 6" = 1'-0"



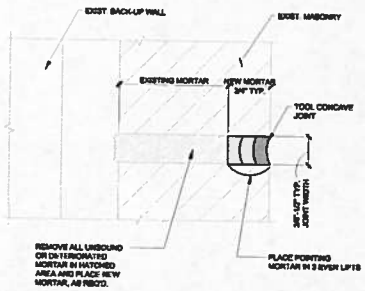
NOTE:
1. SUPPORT MASONRY ABOVE DURING WORK

75.3 REMOVE & REPLACE SHELF ANGLE/LINTEL
SCALE: 6" = 1'-0"



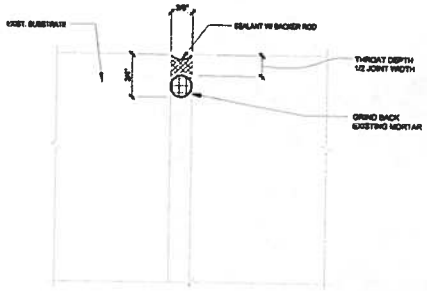
NOTES:
1. PRIME JOINT AS REQUIRED BY SEALANT MANUFACTURER.
2. INSTALL SEALANT EVENLY AND TOOL JOINT CONCAVE. WET TOOLING WILL NOT BE ALLOWED.
3. SUBMIT COLOR SAMPLES TO OWNER FOR APPROVAL PRIOR TO START OF WORK.

76.1 ROUTE AND SEAL FACADE CRACK
SCALE: 12" = 1'-0" (CRACKS 0.030" OR GREATER)

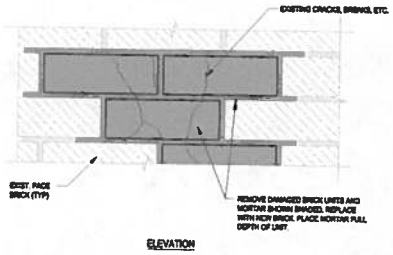


NOTES:
1. REMOVE LOOSE MATERIAL FROM JOINT.
2. FILL AND VOID IN JOINT BEYOND POINTING WORK DEPTH.
3. GRIND BRICK SURFACES CLEAN OF EXISTING MORTAR. DO NOT DAMAGE ADJACENT MASONRY.
4. INSTALL MORTAR IN THREE LIFTS, COMPACTING EACH LIFT.
5. TOOL MORTAR JOINT CONCAVE.

76.3 TUCKPOINTING
SCALE: 12" = 1'-0"



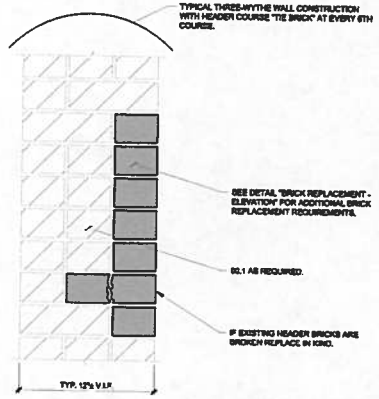
76.4 SILL JOINT REPAIR
SCALE: 12" = 1'-0"



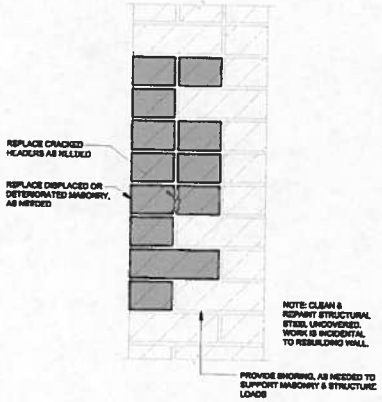
ELEVATION

NOTES:
1. MORTAR JOINT REPLACEMENT AT BRICK MASONRY UNIT REPLACEMENT LOCATIONS IS INCIDENTAL, NO EXTRA PAYMENT UNDER TUCKPOINTING WORK ITEM.
2. DO NOT DAMAGE ADJACENT BRICK BY OVERCUTTING.
3. REPLACEMENT BRICK TO BE APPROVED BY ENGINEER AND/OR OWNER PRIOR TO START OF WORK.

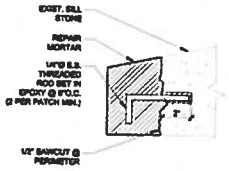
80.1 REMOVE AND REPLACE FACE BRICK
SCALE: 3" = 1'-0"



80.1.1 REMOVE AND REPLACE FACE BRICK - BRICK REPLACEMENT-SECTION



80.5 REBUILD MASS MASONRY WALL



81.8 SILL STONE REPAIRS

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ECS / AGR License Number: 2055

OWNER'S AND/OR ARE'S LOGO

LITTLEFIELD BUILDING
106 E. SIXTH STREET
WINDOW RESTORATION
& FACADE REPAIRS
AUSTIN TEXAS

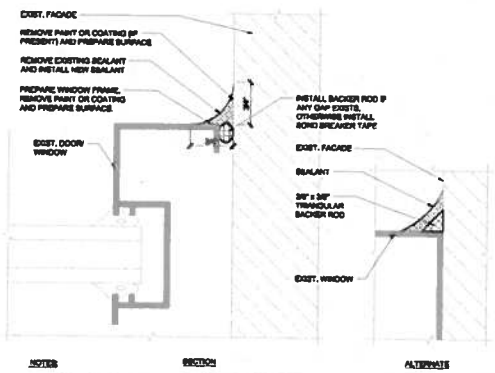
NO	DATE	DESCRIPTION
	6/28/13	ISSUED FOR OWNER REVIEW

ISSUE:

PROJECT NO: 05-1795.03
DRAWN BY: EJG
CHECKED BY: BAF
SHEET TITLE:
REPAIR DETAILS

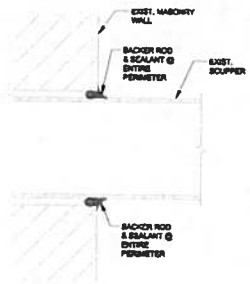
R-501

J:\05-1918.10_Littlefield Reggie\ACAD\Walker Drawings\1918-501.dwg JUL 28, 2010@ 3:03 p.m. usergreene

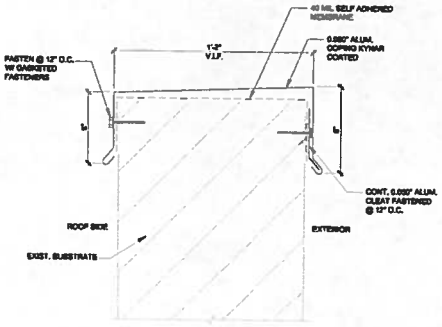


1. REMOVE EXISTING JOINT FILLER, AND INSTALL BACKER RODBOND BREAKER SHOWN SHALL REMAIN, APPLY BOND BREAKER AS SHOWN.

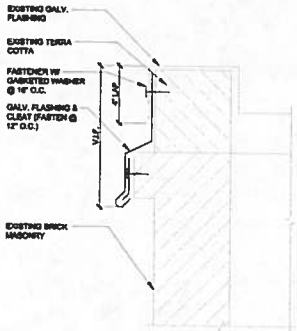
95.1 RESEAL WINDOW/DOOR PERIMETER
SCALE: 12" = 1'-0"



95.1.1 SCUPPER SEALANT DETAIL



95.1 COPING DETAIL



95.2 CHIMNEY FLASHING DETAIL
SCALE: 3" = 1'-0"

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EOR / AOR License Number: xxxxx

OWNER'S AEDOR SEAL/LOGO

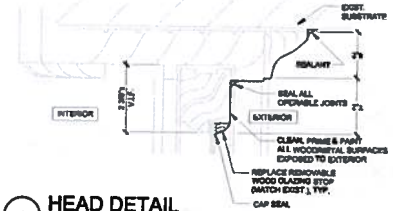
LITTLEFIELD BUILDING
106 E. SIXTH STREET
WINDOW RESTORATION
& FACADE REPAIRS
AUSTIN TEXAS

NO	DATE	DESCRIPTION
	6/28/13	ISSUED FOR OWNER REVIEW

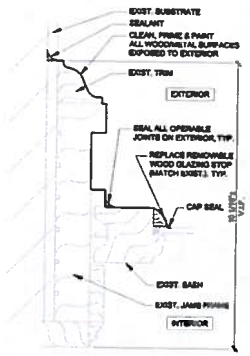
PROJECT NO: 35-1769.00
DRAWN BY: EJG
CHECKED BY: BAF
SHEET TITLE:
REPAIR DETAILS

R-502

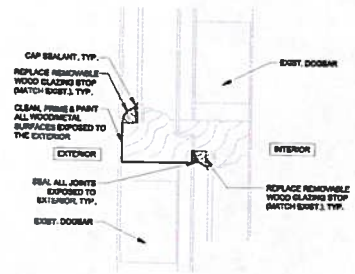
J:\35-1616.10_Littlefield Repairs\CAD\Walker Drawings\R1693-502.dwg JUL 26, 2013@ 3:04 p.m. user:grace



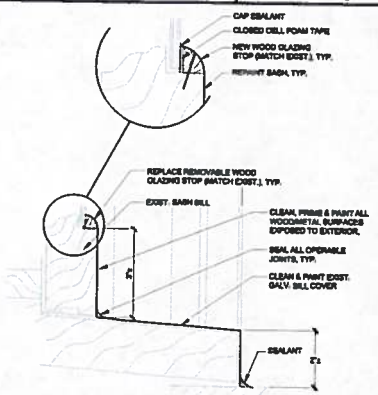
1 HEAD DETAIL
SCALE: 6" = 1'-0"



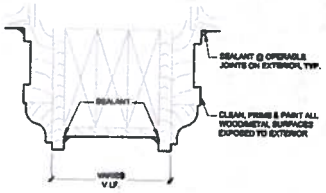
2 JAMB DETAIL
SCALE: 6" = 1'-0"



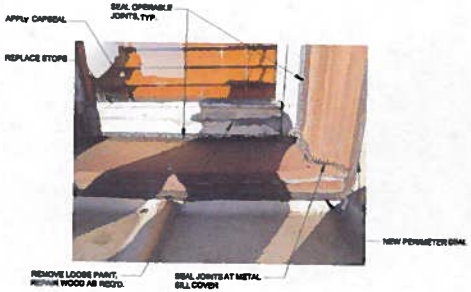
3 MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



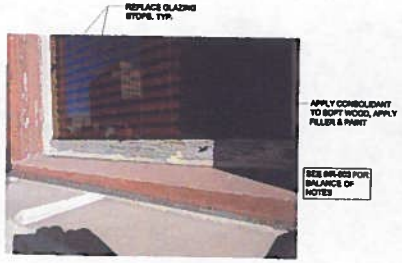
4 SILL DETAIL
SCALE: 6" = 1'-0"



5 WINDOW MULLION DETAIL
SCALE: 6" = 1'-0"

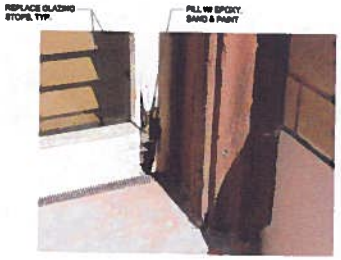


6 GEN. REPAIR DETAIL
SCALE: NTS



7 REP. CONSOLIDATION CONDITION
SCALE: NTS

8 REP. EPOXY FILL CONDITION
SCALE: NTS



9 REP. EPOXY FILL CONDITION
SCALE: NTS

10 REP. PARTIAL MEMBER REPLACEMENT
SCALE: NTS

11 DEFLECTED MEMBER REPLACEMENT
SCALE: NTS

12 DETERIORATED MEMBER REPLACEMENT
SCALE: NTS

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OWNER'S AND/OR USER'S LOGO

LITTLEFIELD BUILDING
106 E. SIXTH STREET
WINDOW RESTORATION
& FACADE REPAIRS
AUSTIN TEXAS

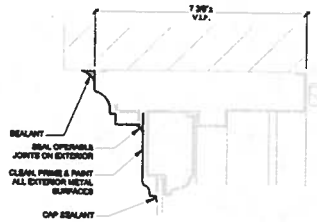
NO	DATE	DESCRIPTION
	8/08/13	ISSUED FOR OWNER REVIEW

ISSUE:

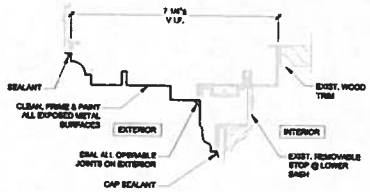
PROJECT NO: 99-1765.00
DRAWN BY: SJG
CHECKED BY: BAF
SHEET TITLE:
WOOD WINDOW REPAIR DETAILS

R-503

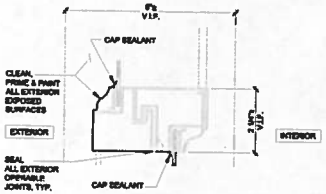
J:\99-1765-00_Littlefield_Bldg\Restoration_Design_CAA\pgs\1765R-503.dwg AUG 22,2013 2:13 p.m. user:gmyers



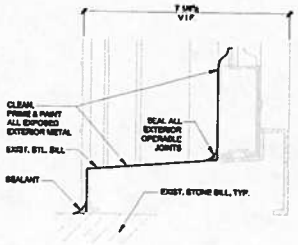
1 HEAD DETAIL
SCALE: 6" = 1'-0"



2 JAMB DETAIL
SCALE: 6" = 1'-0"



3 MEETING RAIL DETAIL
SCALE: 6" = 1'-0"



4 SILL DETAIL
SCALE: 6" = 1'-0"

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AUSTIN TEXAS

NO	DATE	DESCRIPTION
	6/28/13	ISSUED FOR OWNER REVIEW

ISSUE:

PROJECT NO: 23-1795.00
DRAWN BY: EJG
CHECKED BY: BAF
SHEET TITLE:
STEEL WINDOW REPAIR DETAILS

R-504

LITTLEFIELD BUILDING – 106 E. 6TH STREET, AUSTIN, TX

West Elevation overview

West & South elevation overview

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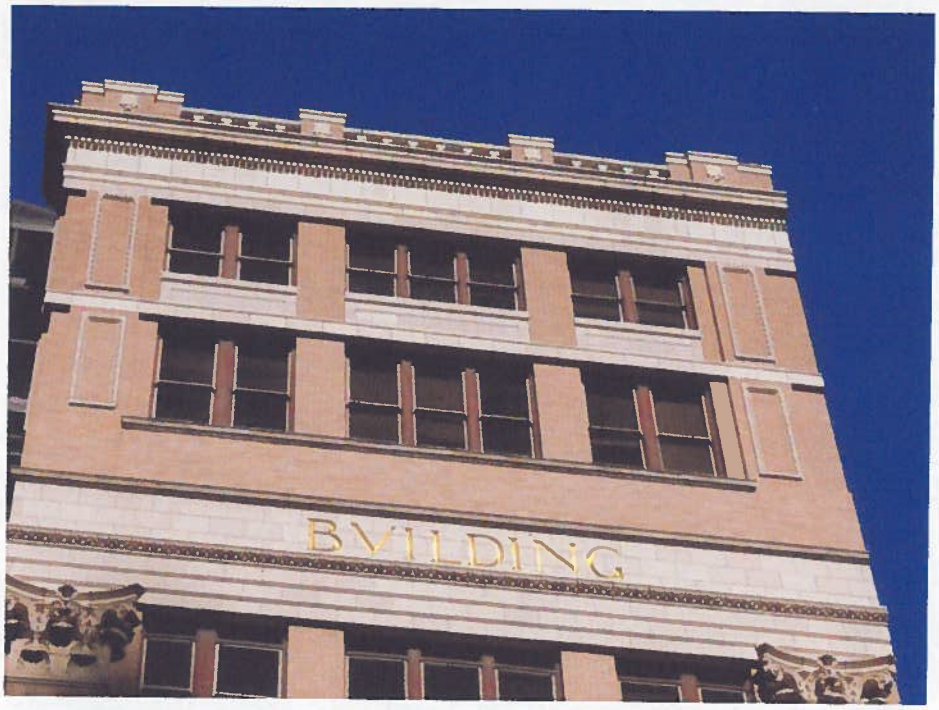
Close-up of upper floors of the west elevation.

Close-up of the curved, bent glass windows at the southwest corner.

LITTLEFIELD BUILDING – 106 E. 6TH STREET, AUSTIN, TX



Close-up of upper floors of the south elevation.

Close-up of lower floors on the south elevation.

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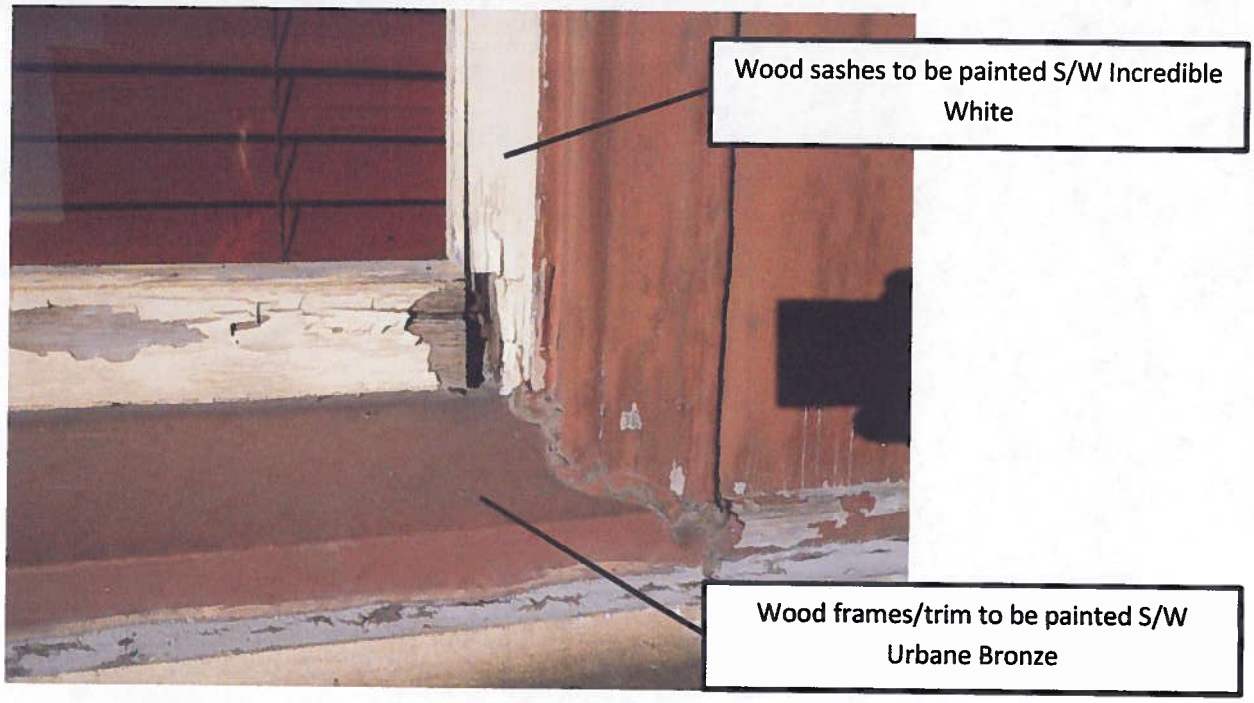
General wood framing deterioration to be repaired.

Close-up of trim deterioration to repaired, or partially replaced with woof Dutchman.

Deteriorated sash rail to be repaired.

Deflected meeting rail requiring replacement to properly support glass.

Flat glass pane installed in curved window frame. Glass to be replaced with bent glass.



Deteriorated sash frame joint to be repaired.

LITTLEFIELD BUILDING – 106 E. 6TH STREET, AUSTIN, TX

Overview of north elevation with steel windows to be repainted.

Overview of south and east elevations. Steel windows on east elevation to be repainted.

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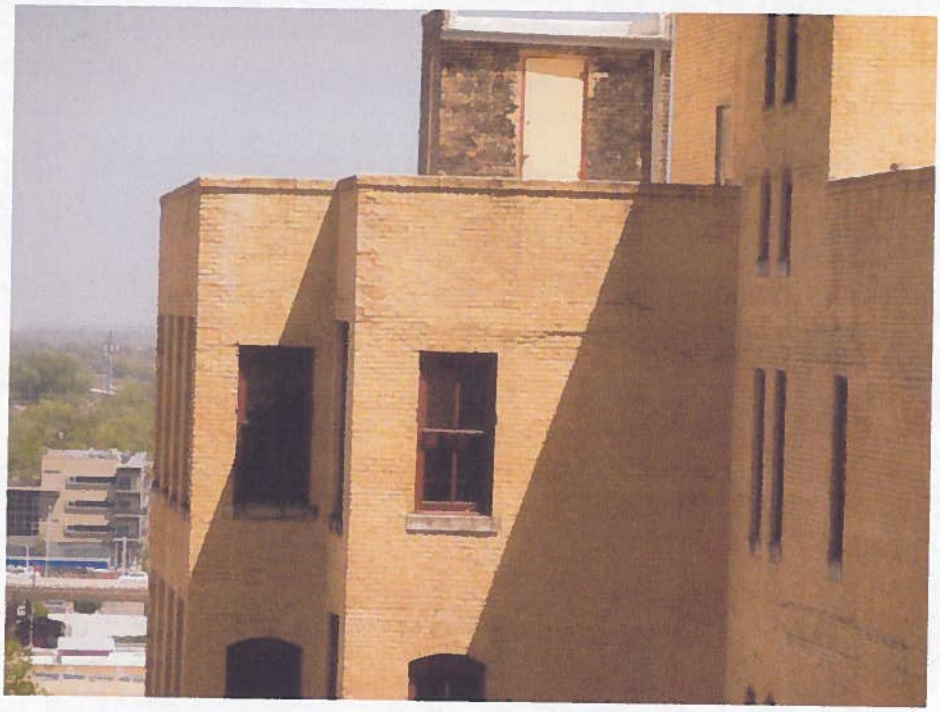
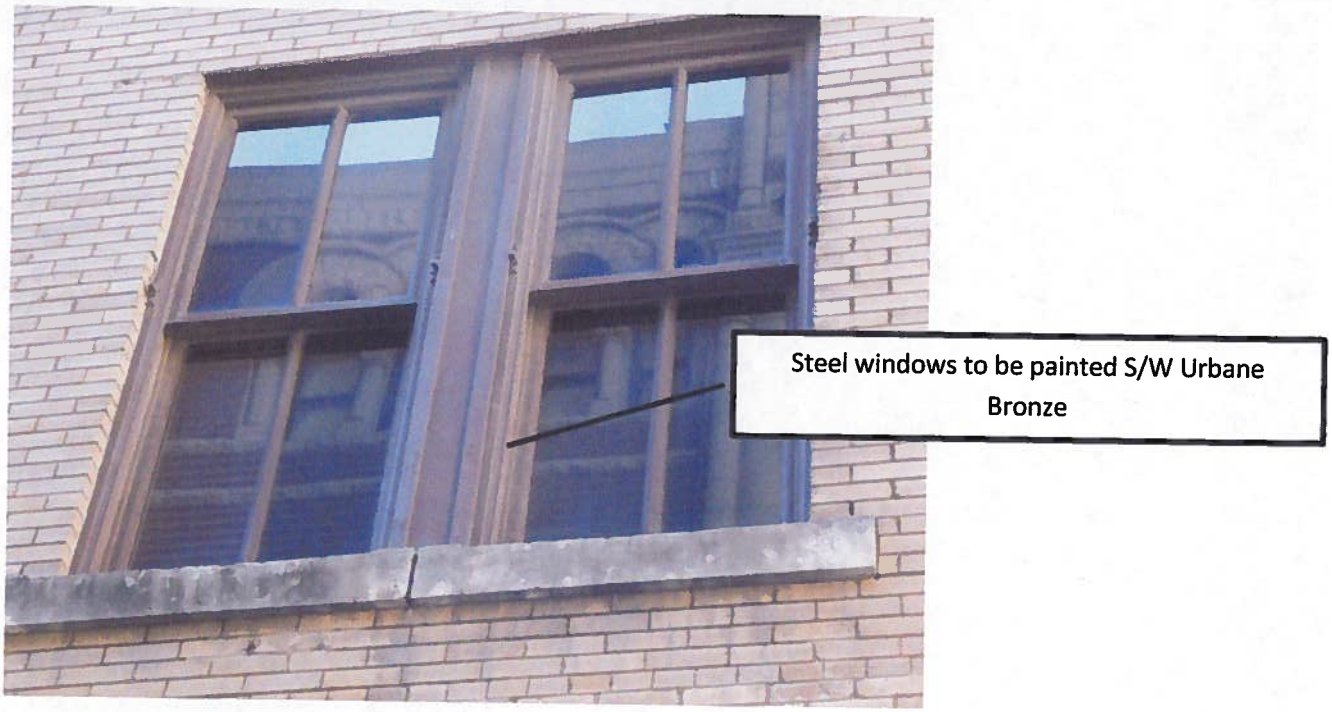
LITTLEFIELD BUILDING – 106 E. 6TH STREET, AUSTIN, TX



Displaced masonry to be repaired.



Close-up of steel window.

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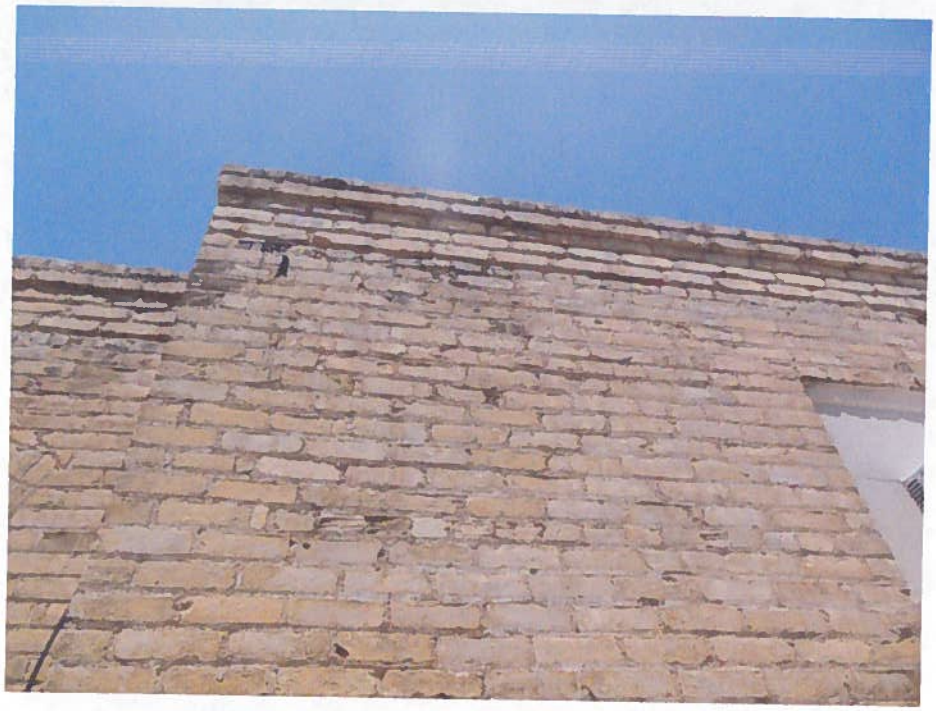
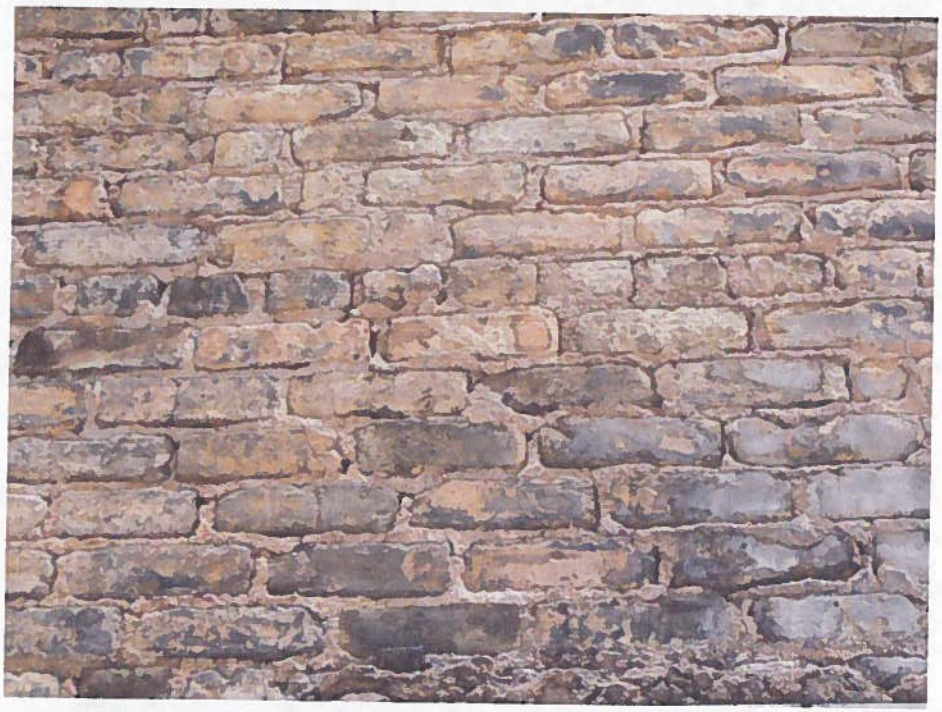
Close-up of steel windows.



Deteriorated mortar joints at the parapet level.



Close-up of deteriorated mortar joints.

Isolated areas of mortar joint deterioration on north elevation.

Color for wood window sashes

H

SW 7042
Shoji White

SW 7043
Worldly Gray

SW 7044
Amazing Gray

SW 7045
Intellectual Gray

SW 7046
Anonymous

SW 7048

Color for wood window fra□es and □i□ and s□eel windows