

311 West 7th Street Royal Arch Masonic Lodge Austin, Texas 78701

SCOPE OF WORK

1. Rehabilitate exterior of structure:
 - Repair all cracking in masonry façade. Clean and repoint for watertight construction.
 - Clean and repair existing stone sills, trim and decorative carved stone elements.
 - Restore original metal awning on north façade.
 - Restore existing windows and exterior doors. Provide accessible route and entry.
 - Salvage interior elements for reuse per new plan.
 - Repair roofs and coping stone caps and remove existing elevator penthouse.
2. Modify opening at south end of east wall to provide two-way vehicular access. Match head height of existing window at W.7th Street level one.
3. Brace existing building walls for removal of interior elements to allow for new structural elements to support tower above.
 - The existing building walls will be temporarily supported with an independent engineered structural system. On-going monitoring will be provided during construction to ensure that the existing building walls are not compromised. After the new structure is completed, the existing building walls will be laterally supported by the new structure, providing a permanent lateral bracing system for the existing walls.*
4. Excavate for new tower structure with foundation located in southwest portion of building footprint.
5. Erect new tower approximately 32 feet above historic building, separated by minimally-sized structural supports. The 30+ story tower will be positioned above a 3 story atrium glazed with a low-iron clear glass structural glazing system with minimal structural components to provide a minimal appearance. The tower glazing will be lightly tinted and lightly reflective glass.