



**CITY OF FREDERICKSBURG
HISTORIC REVIEW BOARD
TUESDAY, NOVEMBER 10, 2020 ~ 5:30 P.M.
VIA ZOOM WEBINAR**

Sharon Joseph, Chair
Larry Jackson, Vice Chair
David Bullion, Member
Jessica Mittel, Member
Eric Parker, Member

Mike Penick, Member
Richard Laughlin, Member
Brad Bertrand, Alternate
Barry Kaiser, Alternate
Joe Salinas, Jr. Alternate

The City of Fredericksburg Historic Review Board will meet in a regular session on **Tuesday, NOVEMBER 10, 2020, at 5:30 p.m. This meeting will be via Zoom Teleconferencing.** see details below.

Members of the public may join the Zoom Meeting by one of the following:

By web: Please click the link below to join the webinar:

Webinar ID: 862 2117 0939

<https://us02web.zoom.us/j/86221170939>

Telephone: Dial

US: (346) 248 7799 Toll Free at (877) 853 5247 or (888) 788 0099

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. CHAIR'S STATEMENT**
- 4. PUBLIC COMMENTS**

PUBLIC COMMENTS

During the COVID-19 pandemic, the City of Fredericksburg is allowing written or verbal public comments:

Written Comments must be received by 3 p.m. on November 10, 2020

Email your comments to ahudson@fbgtx.org; or

Verbal Comments:

Must submit your name, address and contact information to ahudson@fbgtx.com by 3 p.m. on November 10, 2020.

Please log on to the meeting 15 minutes early.

Set your name in the ID on the Zoom Meeting

Wait for your name to be called.

5. HISTORIC PRESERVATION OFFICER'S REPORT

A. Design Guidelines Workshop re-cap

6. APPROVAL OF MEETING MINUTES

October 13, 2020, HRB meeting minutes

7. CERTIFICATE OF APPROPRIATENESS APPLICATIONS

CONSENT AGENDA

The items under the consent agenda are deemed by the Historic Preservation Officer to be routine in nature and will be approved by one motion of the Board adopting the staff findings and recommendation as part of the approval. The items on the consent agenda will not be discussed. Any member of the Board or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the individual consideration agenda.

- A. Application #20-125 **504 N Milam St** – *Luke Barnett*- re-rating of outbuilding to allow for demolition
- B. Application #19-146 **342 W Main**- *Brandon Weinhiemer*– final approval of renovations to historic and non-historic sections of building and hardscaping
- C. Application #20-126 **228 W Main** – *Kimberly Swanner* – new side door/fencing
- D. Application #20-127 **232 W Main** – *Kimberly Swanner* – remove non-historic wall and replace with fencing
- E. Application #20-102 **501 N Adams** – *Steve Thomas* – final approval of details of new garage and color of historic home

INDIVIDUAL CONSIDERATION AGENDA

- F. Application #20-128 **209 N Cherry** – *Gene Giles* – new single family residence

8. DISCUSSION AND POSSIBLE ACTION

A. Comments/Changes to Draft of Historic District Design Guidelines and Standards

9. ADJOURN

This is to certify that I, Shelby Collier, posted this Agenda by 1:00 p.m. on Friday, November 6 , 2020, on the entrance door and bulletin board at the City of Fredericksburg City Hall, 126 W. Main St., Fredericksburg, Texas.

Shelby Collier
Development Coordinator

**STATE OF TEXAS
COUNTY OF GILLESPIE
CITY OF FREDERICKSBURG**

**HISTORIC REVIEW BOARD
OCTOBER 13, 2020
5:30 PM**

On this 13th day of October 2020, the Historic Review Board convened in regular session via Zoom Webinar and in person at the Hill Country University Center at 2818 E. Main Street, with the following members present to constitute a quorum:

PRESENT: RICHARD LAUGHLIN
DAVID BULLION (Zoom)
LARRY JACKSON
BRAD BERTRAND (voting alternate)
JESSICA MITTEL (Zoom)
BARRY KAISER
SHARON JOSEPH

ABSENT ERIC PARKER
MIKE PENICK
JOE SALINAS

ALSO, PRESENT: ANNA HUDSON – Historic Preservation Officer
DANIEL JONES – City Attorney
SHELBY COLLIER – Development Coordinator
LEA FEUGE – Public Information Officer

Sharon Joseph called the meeting to order at 5:30 PM.

MINUTES

September 2020 Minutes are approved as presented.

STAFF ANNOUNCEMENTS

Anna Hudson, Historic Preservation Officer, gave update on upcoming National Trust for Historic Preservation Virtual Conference and Wood Window Workshop held at Hull Historical in Fort Worth.

PUBLIC COMMENT

No public comment.

CONSENT AGENDA

Application #20-115 - 209 S Acorn St – Chris Kaiser- demolition of low rated structure

Application #20-120 - 209 W Orchard- Jan Bailey– re-rating of outbuilding to allow for relocation

Motion to approve the Consent Agenda made by Richard Laughlin. Seconded by Larry Jackson. All voted in favor and the motion carried.

INDIVIDUAL CONSIDERATION AGENDA

Application #20-119 125 W San Antonio – Mike Harper – addition of skylight

Anna Hudson presented brief. The applicant is requesting approval to add a 21”x 37” venting skylight to the rear roof slope. The proposed skylight is on the rear elevation, however as a corner lot the proposed location is visible from Crockett Street. The metal roof is not original as the original roof was a wood shingle. The FBG Design Guidelines recommend skylights be flush, not bubbled and not be visible from the street. SOI Standards say not to destroy historic materials and to be differentiated. Given that the proposed change will make the historic blacksmith shop more livable as a residence and the proposed change is to the rear and non-original material staff recommends approval.

David Bullion made a motion to approve Application 20-119 Per Staff Recommendation. Seconded by Brad Bertrand. All voted in favor and the motion carried.

Application #20-116 1606 E Main St -City of Fredericksburg - recommendation for local landmark designation of Fort Martin Scott

Anna Hudson presented brief. The applicant is requesting a recommendation to City Council to designate the property as an individual landmark with a “high” rating. Originally established as a U.S. Army fort in 1848, Fort Martin Scott is also linked to the Texas Rangers and was the Braeutigam family farm until 1959 when the City of Fredericksburg (City) purchased it. The historic site contains one original garrison building, which has been restored, one late 1800s old farm shed and three reproduction garrison buildings. The military fort was in operation from 1848 to 1853 by the U.S. Army. Texas Rangers used the site as a camp, both before and after military occupation. During the Civil War, the Confederate States Army occupied the fort for a brief period. Later abandoned and then purchased and used by the Braeutigam family as a farm and site of the first Gillespie County Fair, the property was purchased by the City of Fredericksburg in 1959. Fort Martin Scott is currently operated as a self-guided tour of the historic site.

The fort has been recognized at both the state and national levels. It was listed in the National Register of Historic Places in 1980 under multiple categories: Areas of significance include: Archeology: Prehistoric; Archeology: Historic; Exploration/Settlement; Military. It was designated as a State Antiquities Landmark in 1988 which requires approval for changes from the Texas Historical Commission.

A full copy of the 2019 Fort Martin Scott Historic Site Master Plan will be handed out at the HRB meeting, selected pages are included in this exhibit packet.

Staff recommends that the City of Fredericksburg give this historic place a High rating. The most significant Resources identified in Fredericksburg Historic Resource Survey are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

Eric Hammersen spoke regarding future development of the site.

Walter Moldenhauer spoke as the president of Friends of Fort Martin Scott. He stated the Friends of Fort Martin Scott have no opposition to the Landmark designation.

Councilmen Tom Musselman spoke. He questioned why the Landmark designation was needed, he did not feel this was necessary.

Anna Hudson responded to Councilman Musselman that the reason for the Landmark designation was clarity. It sends the message that City Property also must play by City rules.

Larry Jackson made a motion to recommend Landmark Designation for Application 20-116 per Staff recommendation. Seconded by Brad Bertrand. Richard Laughlin Opposed, all others voted in favor and the motion carried.

Application #20-121 213 W Creek- Stan Klein– re-rating of current addition to allow for demo, new 2 story addition, re-rating of carport to allow for removal and replacement with new carport, re-rating of water tank to allow for re-location, new front yard wall/fence

Anna Hudson presented brief. The applicant is requesting approval to remove non-historic 1990s addition and replace with new 2,828 sf addition. Re-rate carport to allow for construction of new carport and a new front yard rock wall next to Danger house. The applicant would also like to re-rate water tank to relocate on-site.

The current addition is screened by vegetation and is appropriate in scale and mass. The proposed new addition will encroach closer to the front of the Danger House and will cover window that is currently visible. This is not in keeping with SOI #9 and FBG Guidelines for protecting original material. Given the size and scale of the proposed addition it also fails to meet the FBG Design Guidelines #2 for new additions: *designing additions so that they are compatible in size and scale with the original structure*. The original Danger house measures 904 sf of conditioned space. The current 1992 vintage addition measures 589 conditioned square feet. The new addition measures 2,828 conditioned square feet. The addition should be pushed back further instead of coming closer to the street to mitigate the impact on historic fabric and to mitigate the size and height of the addition. This recommendation is in keeping with FBG Design Guidelines for New Construction and the SOI #9 and #10.

The existing carport was built at the same time as the addition and is not historic. Staff recommends approval of the re-rating to low to allow for removal of the existing based on the FBG Historic Preservation Ordinance. Staff recommends approval of the new carport at the rear of the property as presented. This recommendation is in keeping with the and Design Guidelines for parking and new construction.

The new rock wall in the front is proposed to help screen the view of the new addition. Staff recommends the cedar say fence remain or any new fence/wall should be setback from the front wall of the Danger house. This is in keeping with FBG Design Guidelines

The water tank currently has a high rating and would have to be re-rated to be relocated on site. The tank should be kept near the windmill since they are functionally related. At the time of review the new location was not identified on the site plan so staff cannot comment on the appropriateness of the request. This is based on the Historic Preservation Ordinance rating system.

Stan Klein, Architect for the project, presented the application. He provided a rebuttal to Staffs comments. He believes the scale and size of the project is appropriate.

Larry Jackson made a motion to rerate the carport to low to allow for demolition. Barry Kaiser seconded the motion. All voted in favor and the motion carried.

Richard Laughlin made a motion to rerate the tank from High to Medium to allow for onsite relocation on site. David Bullion seconded the motion. All voted in favor and the motion carried.

Barry Kaiser made a motion to rerate the 1992 addition to Low. Larry Jackson seconded the motion. All voted in favor and the motion carried.

Richard Laughlin made a motion to approve the application as presented. Larry Jackson seconded the motion. Brad Bertrand opposed all others voted in favor and the motion carried.

PUBLIC PRESENTATION

Draft Design Guidelines Presentation and Public Discussion

Anna Hudson presented a PowerPoint presentation on the draft of the Design Guidelines and Standards. Much feedback was received from the public and Anna recommended a follow up workshop to dig into the details to finalize input. Comment forms and copies of the design guidelines were distributed.

ADJOURN

With nothing further to come before the Board, Richard Laughlin moved to adjourn. Brad Bertrand seconded the motion. All voted in favor and the meeting was adjourned at 7:46 p.m.

PASSED AND APPROVED this the 10th day of November 2020.

SHELBY COLLIER, COORDINATOR

SHARON JOSEPH, CHAIR

Historic Review Board
Application Information

Application Number: 20-125
Date: November 10, 2020
Address: 504 N Milam
Zoning: C1/R1
Owner: Lynette Urquhart
Applicant: Luke Barnett
Rating: Medium
Proposed Modifications: re-rating of accessory structure to allow for demolition

Request:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Re-rate storage shed from medium to low to allow for demolition

Relevant Sections of Historic Preservation Ordinance

Definitions:

Low Rating..... Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the Historic Review Board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

FBG Historic Preservation Ordinance Sec. 23-63. - Demolition/removal. (b) In addition to the criteria specified in section 23-62, the Board shall use the following additional criteria will be used when reviewing and determining the recommendation and action on an application for a certificate of appropriateness with regard to demolition or removal or relocation, as applicable, of a historic landmark or a Resource within a historic district:

(2) The demolition, removal or relocation of a Resource with a rating of "low," or of a historic resource not rated in the Fredericksburg Historic Resource Survey, may occur only when the Board issues a certificate of appropriateness for that express purpose. Refer to section 23-55 and the Fredericksburg Historic Resource Survey for a more detailed definition of the preservation priority rating system.

Staff Recommendation/Findings:

The property at 504 N Milam has a medium rating for the main house. It has C1 (light commercial) zoning for the half of the lot facing Milam and R1 (Single family

residential) zoning for the half facing Pecan. The structure is in the middle of the lot. Given the condition of the structural integrity and the addition of non-historic metal siding staff recommends approval of the request to re-rate to low to allow for demolition



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 504 N. Milan

Date Submitted 10-23-2020

Owner name: Lynette Urquhart

Phone # _____

Owner Address: 4201 Hwy 21, Kerrville, TX 78028

Authorized Applicant: Lucas Barnett

Phone # 831-241-1270

Applicant Signature: [Signature]

Applicant E-mail: lbarnett78@gmail.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: 11-20-2020

Desired Completion Date: 10-5-2020

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

Remove out building from behind main house. Outbuilding is a wood structure wrapped in metal panels & shingle roof. Roof was done in 2014. Does not appear historic, large pieces of wood are rotted & not touching foundation

(attach another sheet if necessary)

Attach supporting documentation including: ☐ paint color ☒ color photographs ☐ site plan
☐ elevations & floorplans ☐ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 20-125

Eligible for Administrative Approval Yes No ☒

Historic Review Board Meeting Date 11-10-2020

Survey Rating: High ☒ Medium Low

Staff Comments regarding Administrative Approval:

1940

Year Built: _____

Zoning: C1 & R1

Application Fee \$10 paid COA00279

HRB Fee \$40 paid

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits



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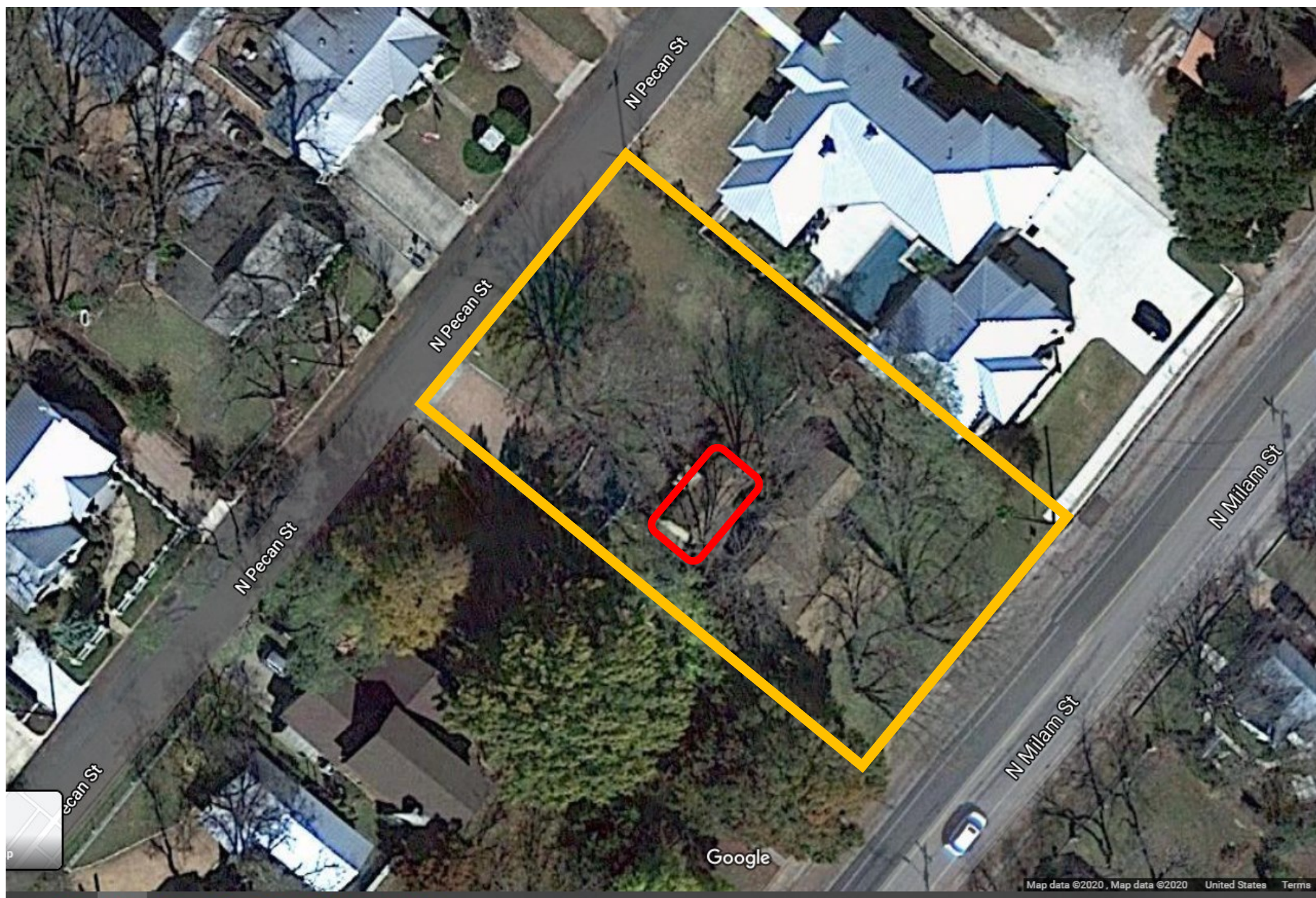
12

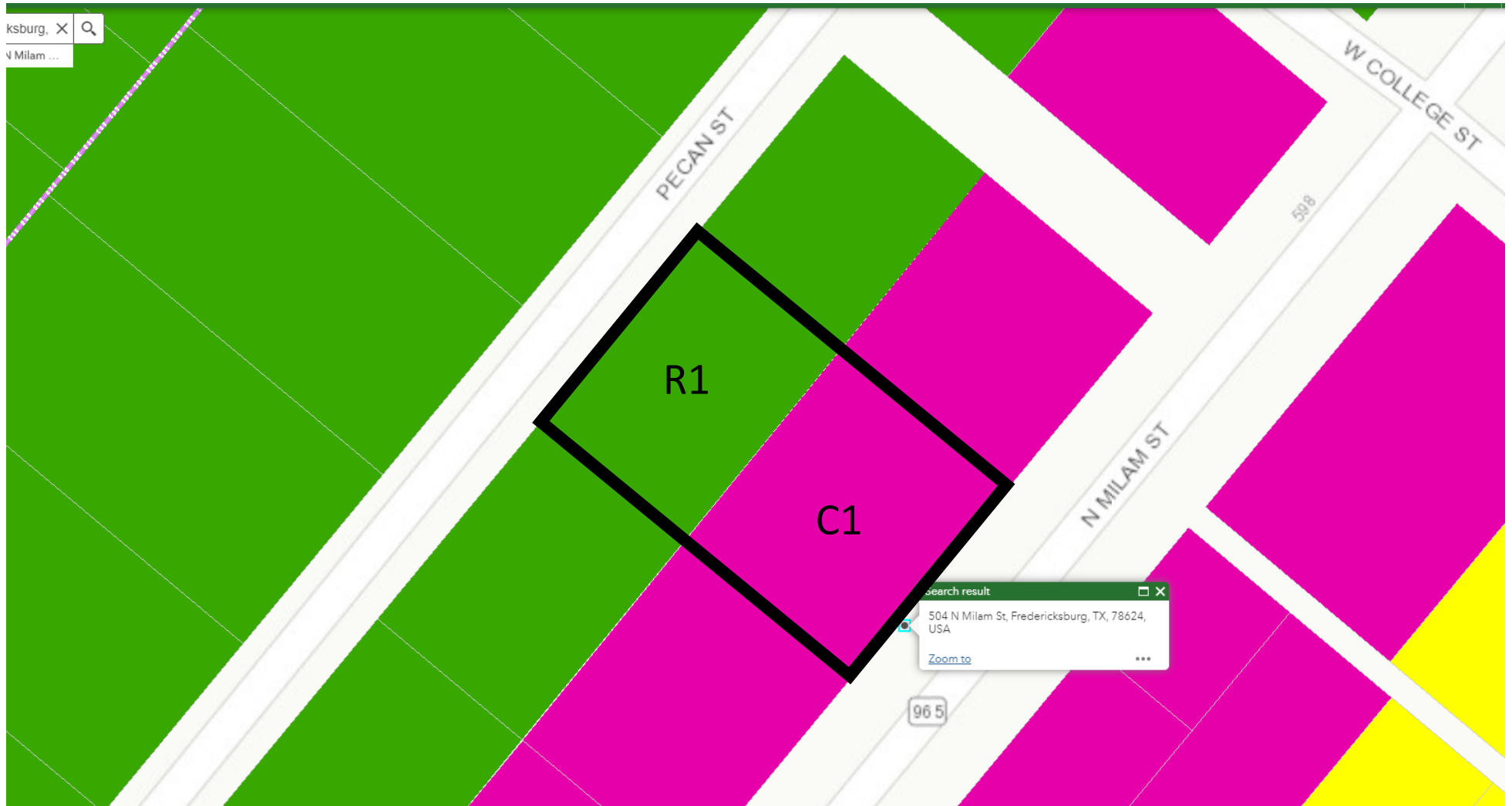


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LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 504 N MILAM ST

LAT/LON 30.282789 -98.87391

ALTERNATE ADDRESS N/A

PARCEL # 1431

LEGAL DESCRIPTION WALTER BLK 1 LOT 5

OWNER NAME CRENWELGE, LORINE MRS

2017 GCAD VALUATION \$209,500

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None

2018 RECOMMENDATION ☐ Local landmark ☐ NRHP indiv. eligible ☐ High ☒ Medium ☐ Low ☒ within rec. district expansion

If recommended eligible: CRITERIA (local) N/a

CRITERIA (NRHP) N/a

HISTORICAL INFORMATION

This resource is not present on the 1938 Sanborn map and the parcel appears undeveloped in the 1938 aerial. It is visible in the 1948 aerial without the volume of the northeastern elevation.

PHYSICAL DESCRIPTION

YR. BUILT c.1940

YR. SOURCE Estimate

TYPE Building

FORM Irregular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



VISIBLE
ANCILLARY
RESOURCES

1. shed
hist.-age ('68 or earlier)

2. carport
not hist.-age ('69 or later)

ALTERATIONS

Projecting porch possibly added
Windows replaced – all
Addition to rear/side elevation

GENERAL
NOTES

SOURCES

Sanborn maps, USGS aerials





ADDITIONAL/HISTORICAL PHOTOS

504 N MILAM ST SURVEY ID#



Fredericksburg Historic Review Board
Application Information

Application Number: 19-146
Date: November 10, 2020
Address: 342 W Main
Zoning: CBD
Owner: John and Paula McRae
Applicant: SKT Architects
Rating: Medium
Proposal: final approval to rehab historic stone buildings, expand current addition, add pergolas for outdoor dining, replace door with window, new addition on back of current addition, new fencing and privacy walls

Request:

The applicant is requesting Final Approval to:

1. repoint and clean stone structures
2. repair and repaint storefront
3. remove non-historic stairway and replace door with window to match other windows
4. enclose porch on west side addition
5. add porch to east side of addition and new addition to NE corner of existing addition
6. new outdoor seating area with pergolas, new metal fencing and privacy wall

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FBG Design Guidelines and Historic Preservation Ordinance:

Additions:

Recommended:

1. Designing additions so that they do not destroy any significant historic material.
2. Designing additions so that they are compatible in size and scale with the original structure.
3. Recognizing additions as products of their own time.
4. Designing additions so that they maintain historic alignments that may exist on the street.
5. Preserving original entrances.

New Construction: Recommended

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations and as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff recommendation:

This application received Conceptual Approval in December of 2019. The design has been detailed and is keeping with the concept. The proposed colors, rehab to the historic structure and new additions are appropriate. Staff recommends final approval.



Historic Review Board Notice of Action

Application Number: 19-146
Date: December 10, 2019
Address: 342 W Main
Zoning: CBD
Owner: John and Paul McRae
Applicant: SKT Architects
Rating: Medium
Proposal: rehab historic stone buildings, expand current addition, add pergolas for outdoor dining, replace door with window, new addition on back of current addition, new fencing and privacy walls

Request:

The applicant is requesting Conceptual Approval to:

1. repoint and clean stone structures
2. repair and repaint storefront
3. remove non-historic stairway and replace door with window to match other windows
4. enclose porch on west side addition
5. add porch to east side of addition and new addition to NE corner of existing addition
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4. Designing additions so that they maintain historic alignments that may exist on the street.
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New Construction: Recommended

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations and as its neighbors.
4. Minimizing the visual and physical impact of parking.

Staff recommendation:

- 1 & 2. The medium rated structures are in need of repair. Staff recommends approval of repointing and cleaning in accordance with NPS Technical Briefs for Cleaning Masonry (shared with applicant)
3. The stairs and door are not historic. The interior work will utilize an interior stair accessed from the Main Street entrance. The new window will match other windows on the side of the main building. Staff recommends approval.
4. The existing connector addition is not historic. Staff recommends conceptual approval of the changes since the addition will still be offset from the facades of the stone structures, revealing the corners of the stone structures.
5. The proposed porch on the east side and the new addition to the NE side will be attached the existing addition and will not impact the historic structure. They are appropriate in massing, scale, and materials. Staff recommends approval.
6. The new outdoor seating and associated pergolas and walls will not have an impact on the historic structure. Staff recommends approval. They can be removed in the future without harming the historic structure.

Board Action:

Conceptual approval

A handwritten signature in purple ink that reads "Anna Hudson". The signature is written in a cursive, flowing style.

Anna Hudson

Historic Preservation Officer





Nature Lover

Monterry White

Powell Bluff

Nature Lover

Powell Bluff





Woven Jute

Nature Lover

Woven Jute





Woven Jute

Summer Valley

Nature Lover



Woven Jute

Sassafras Tea

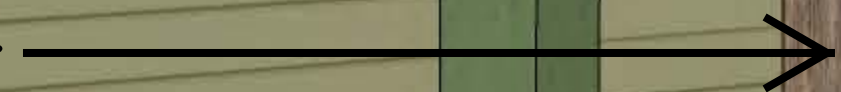


Nature Lover



Summer Valley

Weathered
Mountain Cedar





RENOVATION OF THE

EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

ARCHITECT:

STEHLING KLEIN THOMAS ARCHITECTS, P.L.L.C.
RANDY R. STEHLING - PROJECT ARCHITECT
300 C WEST MAIN STREET
FREDERICKSBURG, TEXAS 78624
830-997-0383

STRUCTURAL ENGINEER:

SMITH STRUCTURAL ENGINEERS
9701 BRODIE LANE, SUITE A-204
AUSTIN, TEXAS 78748
512-478-5281

MEP ENGINEERS:

KEENER ENGINEERING SERVICES, LLC
1220 WEST AUSTIN STREET
FREDERICKSBURG, TEXAS 78624
830-997-0180

CIVIL ENGINEER

CIVIL ENGINEERING CONSULTANTS
TEXAS FIRM REGISTRATION NUMBERS
ENGINEERING F-2214 & SURVEYING 100410-00
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
210-641-9999

LANDSCAPE ARCHITECT:

DUNAWAY
118 BROADWAY, SUITE 201
SAN ANTONIO, TEXAS 78205
210-267-5246
(TX REF. F-114)

FOOD SERVICE CONSULTANT:

LLOYD SMITH & ASSOCIATES
1609 ARMISTEAD STREET
COLLEGE STATION, TEXAS 77840
979-696-8631

T1.1 TITLE SHEET

CIVIL

- C1.0 ARCHITECTURAL SITE PLAN
- C2.0 GRADING PLAN
- C3.0 DRAINAGE PLAN
- C4.0 UTILITY PLAN
- C5.0 PEDESTRIAN DETOUR PLAN
- C5.1 CIVIL DETAILS
- C5.2 CIVIL DETAILS
- C5.3 CIVIL DETAILS
- C5.4 CIVIL DETAILS
- C5.5 CIVIL DETAILS
- C5.6 CIVIL DETAILS
- C6.0 CIVIL DETAILS
- C7.0 EXISTING SURVEY

LANDSCAPE:

- L1.0 PLANTING PLAN
- L1.1 PLANTING NOTES & DETAILS
- L2.0 IRRIGATION PLAN
- L2.1 IRRIGATION NOTES & DETAILS
- L2.2 IRRIGATION DETAILS
- L2.3 IRRIGATION DETAILS

ARCHITECTURAL:

- A1.1 FIRST FLOOR & COURTYARD PLAN
- A1.1.1 COURTYARD PLANS
- A1.2 SECOND FLOOR, LOFT, BASEMENT, &
 ROOF PLANS
- A1.4 REFLECTED CEILING PLANS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR & INTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- A4.1 WALL TYPES
- A4.2 WALL & PORCH SECTIONS
- A4.3 WALL SECTIONS & STAIR DETAILS
- A4.4 MAIN STAIR DETAILS
- A4.5 STORAGE LOFT STAIR DETAILS
- A5.1 ROOM FINISH SCHEDULE, FLOOR & FLOOR/
 CEILING DETAILS & WALL CURB DETAILS
- A6.1 DOOR SCHEDULE / WINDOW & DOOR TYPES

STRUCTURAL:

- S-0 GENERAL NOTES
- S-1 FOUNDATION / SECOND FLOOR AND
 LOWER ROOF FRAMING PLANS
- S-2 SITE DETAILS
- S-3 SITE, FRAMING, & FOUNDATION DETAILS
- S-4 SITE DETAILS

DRAWING INDEX

MECHANICAL:

- M0.0 MECHANICAL SYMBOLS & ABBREVIATIONS
- M1.1 MECHANICAL FLOOR PLANS
- M1.2 MECHANICAL SECTIONS
- M2.1 MECHANICAL SCHEDULES
- M2.2 MECHANICAL SCHEDULES
- M4.1 MECHANICAL DETAILS
- M4.2 MECHANICAL DETAILS
- M5.1 MECHANICAL SPECIFICATIONS
- M5.2 MECHANICAL SPECIFICATIONS

ELECTRICAL:

- EPD1.1 ELECTRICAL/PLUMBING DEMOLITION
 SITE PLAN
- EP1.1 ELECTRICAL/PLUMBING SITE PLAN
- E0.0 ELECTRICAL SYMBOLS & ABBREVIATIONS
- E1.1 LIGHTING FLOOR PLANS
- E2.1 POWER FLOOR PLANS
- E2.2 KITCHEN / BAR EQUIPMENT POWER
 FLOOR PLANS
- E2.3 EQUIPMENT POWER FLOOR PLANS
- E3.1 SPECIAL SYSTEMS FLOOR PLANS
- E4.1 ELECTRICAL ONE LINE RISER

- E5.1 ELECTRICAL SCHEDULES
- E5.2 ELECTRICAL SCHEDULES
- E5.3 ELECTRICAL SCHEDULES
- E7.1 ELECTRICAL SPECIFICATIONS
- E7.2 ELECTRICAL SPECIFICATIONS

PLUMBING:

- P0.0 PLUMBING SYMBOLS & ABBREVIATIONS
- P1.1 PLUMBING FLOOR PLANS
- P1.2 PLUMBING ENLARGED FLOOR PLANS
 & ROOF
- P2.1 PLUMBING SCHEDULES AND RISERS
- P3.1 PLUMBING DETAILS
- P3.2 PLUMBING DETAILS
- P4.1 PLUMBING SPECIFICATIONS

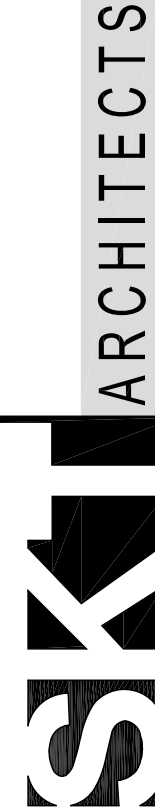
RENOVATION OF THE

EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

PRELIMINARY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
ARE NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396



Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St.
Fredericksburg, Texas 78624 | 830-997-0383

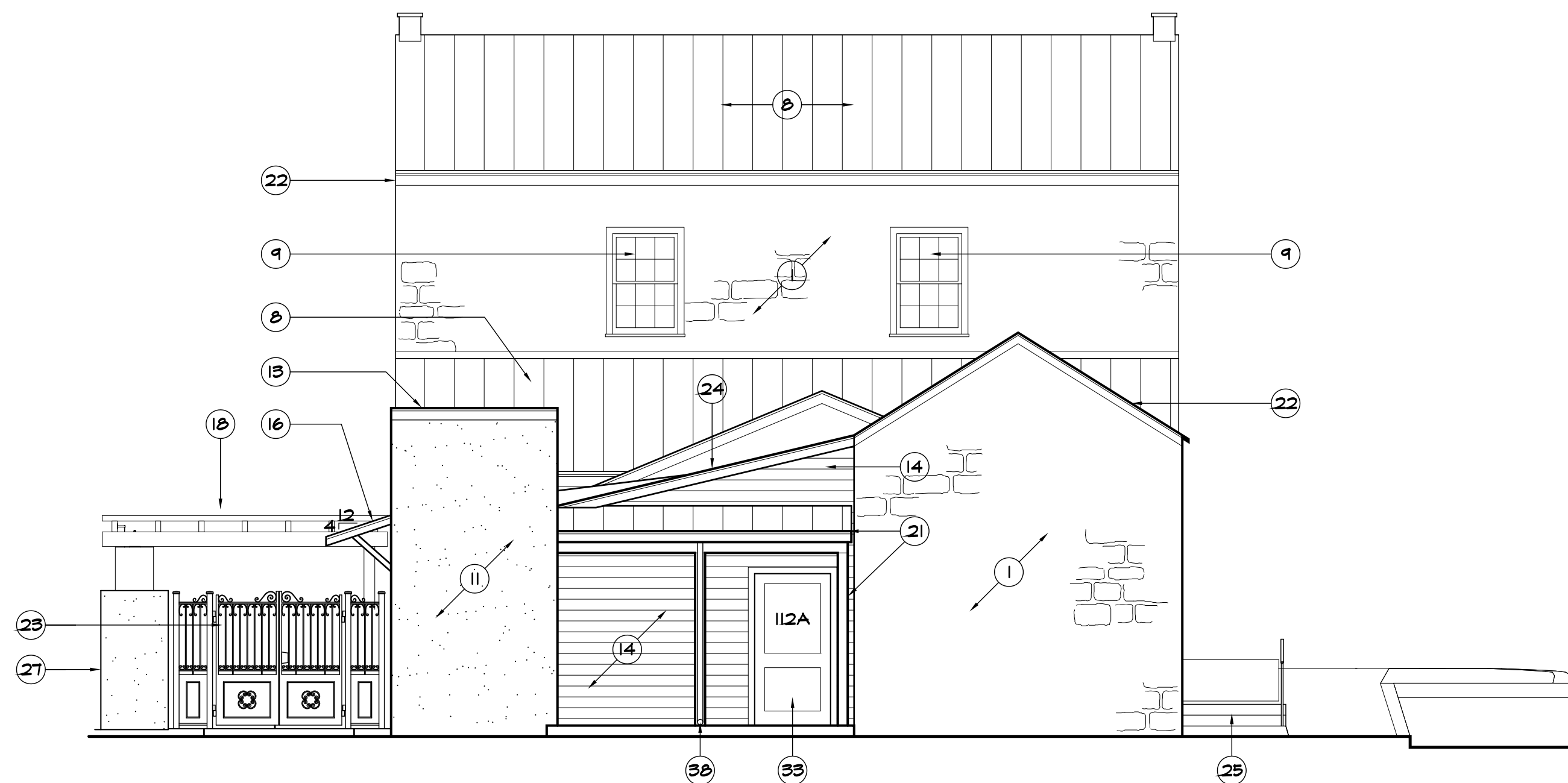
PROJECT #	19-07
DATE	10-14-20
REVISION	

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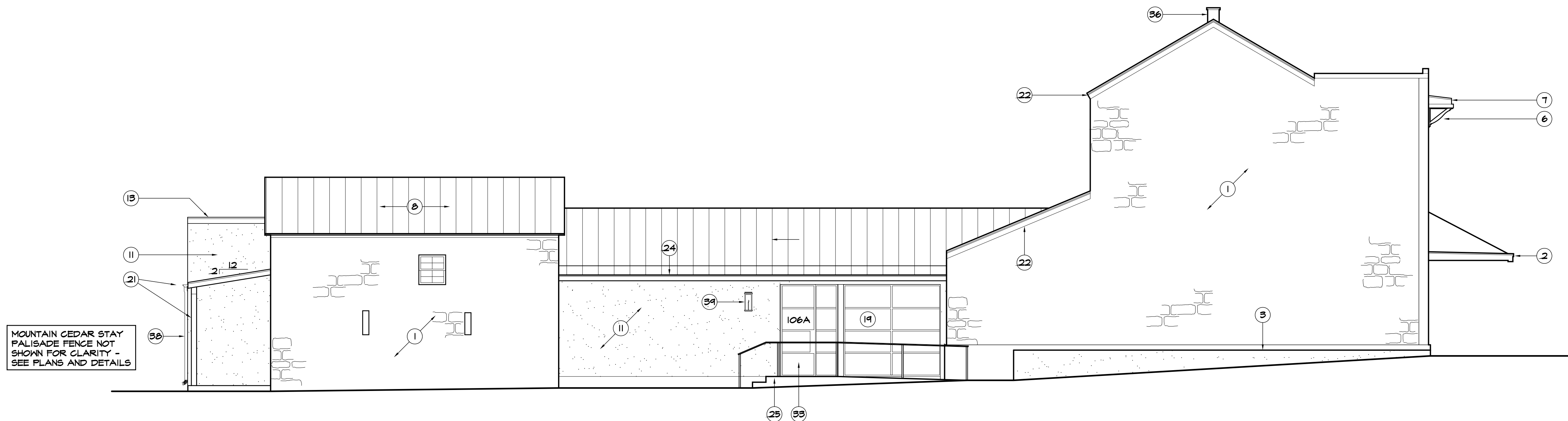
T1.1



1 SOUTH (MAIN STREET) ELEVATION
3/16" = 1' - 0"



2 NORTH ELEVATION
3/16" = 1' - 0"



3 WEST (MILAM STREET) ELEVATION
3/16" = 1' - 0"

KEYED NOTES

1. REPAIR AND CLEAN EXISTING STONE AS REQUIRED. PATCH ANY EXISTING OPENINGS LEFT FROM REMOVAL OF UTILITIES.
2. REPAIR SUSPENDED CANOPY; REMOVE EXISTING SUN SHADE. REPLACE RAFTERS AS REQUIRED. REPLACE 1X WOOD DECK WITH PLYWOOD DECK AND INSTALL NEW STANDING SEAM METAL ROOF AND DRIP EDGE. REPAIR FASCIA AND PAINT. INSTALL PRESSED METAL CEILING ON UNDERSIDE OF RAFTERS w/ NEW LIGHTING. SEE REFLECTED CEILING PLAN.
3. NEW RAISED PLANTER. STUCCO ON CMU WALL. SEE DETAILS.
4. REPAINT PRESSED METAL PANEL.
5. REPAIR/REPLACE TRIM AS REQUIRED. PAINT.
6. REPAIR AND PAINT EXISTING BRACKETS.
7. REPAIR AND REPLACE FASCIA AND SOFFIT AS REQUIRED. PAINT.
8. NEW GALVALUME STANDING SEAM METAL ROOF. HAND CRIMP ALL RIDGES. FUR EXISTING ROOF DECKS AS REQUIRED TO ELIMINATE SAG.
9. REPAIR/REBUILD HISTORIC WINDOWS AND PAINT. INSTALL NEW INTEGRAL WEATHERSTRIPPING AS DETAILED. REPLACE DAMAGED GLASS WITH SINGLE PANE CLEAR GLASS.
10. REPLACE EXISTING GLASS WITH SINGLE PANE, CLEAR SAFETY GLASS.
11. 3 COAT STUCCO ON METAL LATH ON SOLB FELT.
12. REPLACE EXISTING DOOR WITH NEW WINDOW TO MATCH EXISTING HISTORIC WINDOWS ON NORTH WALL. INSTALL SAFETY GLASS AND INTEGRAL WEATHERSTRIPPING. INFILL STONE OPENING BELOW WINDOW TO MATCH ADJACENT WALL.
13. PREFINISHED METAL COPING.
14. SMARTSIDE LAP SIDING. SMOOTH FINISH. 6" EXPOSURE.
15. REPAIR / REPAINT WOOD PANELING.
16. AWNING ABOVE RESTROOM DOOR. STANDING SEAM METAL ROOF WITH SMARTSIDE FASCIA AND STAINED WOOD KICKERS.
17. EXISTING HAND DUG WATER WELL. REPLACE STONE ABOVE GRADE AND CAP WITH VENTILATED GLASS COVER AS DETAILED.
18. WOOD PERGOLA. ROUGH SAWN, MOUNTAIN CEDAR POSTS, BEAMS, RAFTERS, AND RUNNERS. SEE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
19. 7630s SIMULATED STEEL WINDOWS WITH 7400s SERIES HINGED DOORS AND ADA COMPLIANT THRESHOLDS FROM WESTERN WINDOW SYSTEMS.
20. EXTEND NEW PORCH ROOF UP ONTO EXISTING ROOF DECK.
21. NEW COVERED PORCH - STANDING SEAM ROOF WITH SMARTSIDE FASCIA. PAINTED WOOD BEAM AND COLUMNS. SEE STRUCTURAL DRAWINGS.
22. NEW FASCIA AND TRIM TO CONCEAL RIGID INSULATION BOARD ON ROOF DECK. SEE DETAILS.
23. POWDER COATED METAL FENCE AND GATES WITH EMERGENCY EXIT HARDWARE AS DETAILED.
24. NEW FASCIA AND TRIM. PAINT.
25. NEW CONCRETE STEPS AND SLOPED SIDEWALK WITH HANDRAIL. SEE GRADING PLAN AND HANDRAIL DETAILS.
26. LOW PLASTERED CONCRETE BLOCK WALL. SEE DETAILS.
27. 3 COAT STUCCO ON MASONRY WALL. SEE SITE DETAILS.
28. 2000-65 HEAVY DUTY CABLE TRELLIS SYSTEM BY SECO SOUTH TO SUPPORT CLIMBING PLANTS.
29. MASONRY WATER FEATURE. SEE DETAILS.
30. WOOD PLANTER BOXES.
31. BENCH SEATING AGAINST RAISED MASONRY PLANTER. SEE DETAILS.
32. RAISED PLANTER. SEE DETAILS.
33. NEW DOOR. SEE DOOR SCHEDULE.
34. EXISTING DOOR. REPAIR AND PAINT. SEE DOOR SCHEDULE.
35. REBUILD DOORS. EACH LEAF SHALL BE 8'-0" WIDE TO COMPLY WITH TAS. VERIFY EXACT DETAILS. SEE DOOR SCHEDULE.
36. REPAIR AND REPOINT EXISTING STONE CHIMNEY. CAP WITH ONE-PIECE SOLID STONE CAP COVERED WITH METAL CAP TO MATCH NEW METAL ROOFING.
37. METAL CONDUCTOR HEAD AND DOWNSPOUT TO MATCH NEW METAL ROOFING.
38. DOWNSPOUT - SEE ROOF PLAN.
39. LIGHT FIXTURE AS SCHEDULED.

PRELIMINARY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396



MECHANICAL SYMBOLS AND ABBREVIATIONS

NOTE: NOT ALL ITEMS INDICATED APPLY TO THIS PROJECT.



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ABBREVIATIONS

DEFL	DEFLECTION
DEG	DEGREES
DIA	DIAMETER
DDC	DIRECT DIGITAL CONTROL
Dp	DEW POINT TEMPERATURE
DX	DIRECT EXPANSION
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY PRESSURE
EF	EXHAUST FAN
EMCS	ENERGY MONITORING AND CONTROL SYSTEM
EMS	ENERGY MANAGEMENT SYSTEM
E.S.P	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EVAP	EVAPORATOR
EX	EXISTING
F	DEGREES FAHRENHEIT
FC	FORWARD CURVED
FMCS	FACILITY MONITORING AND CONTROL SYSTEM
FCU	FAN COIL UNIT
FLA	FULL LOAD AMPS
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
HC	HEATING COIL
HP	HORSEPOWER
HPS	HIGH PRESSURE SYSTEM
HZ	HERTZ
IN	INCHES
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LPS	LOW PRESSURE STEAM
M/A	MIXED AIR
MAX	MAXIMUM
MBH	1000 BTUH
MCA	MINIMUM CIRCUIT AMPS
MIN	MINIMUM
MOCBP	MINIMUM OVER CURRENT PROTECTION
MPS	MEDIUM PRESSURE STEAM
MZ	MULTI-ZONE
NO	NUMBER
NOM	NOMINAL
O.C	ON CENTER
O/A	OUTDOOR AIR
PH	PHASE
PREFAB	PREFABRICATED
PRV	PRESSURE REDUCING VALVE
R	REFRIGERANT
R/A	RETURN AIR
RD	ROUND
RF	RETURN FAN
Rh	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
S/A	SUPPLY AIR
SCR	SILICON CONTROLLED RECTIFIER
SD	SPLITTER DAMPER
SENS	SENSIBLE
SFD	SMOKE FIRE DAMPER (COMBINATION)
SP	STATIC PRESSURE
SPS	STATIC PRESSURE SENSOR
SQ	SQUARE
TU	TERMINAL UNIT
UH	UNIT HEATER
UV	UNIT VENTILATOR
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER (MANUAL OPPOSED BLADE)
VFD	VARIABLE FREQUENCY DRIVE
Vp	VAPOR PRESSURE
W.C	WATER COLUMN
W.G	WATER GAUGE
WB	WET BULB

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS MAY BE USED.

MECHANICAL SYMBOLS

	ANGLE VALVE
	BALL VALVE
	BALANCING VALVE (AS SPECIFIED)
	BUTTERFLY VALVE
	CHECK VALVE (AS SPECIFIED)
	GATE VALVE
	OSSY VALVE WITH TAMPER SWITCH
	GLOBE VALVE
	PRESSURE REDUCING VALVE
	PRESSURE RELIEF VALVE
	SHUT OFF VALVE (AS SPECIFIED)
	THREE WAY VALVE
	FLANGED FITTING
	SCREWED FITTING
	WELDED FITTING
	CAP
	PITCH OF PIPE, RISE (R) DROP (D)
	TURNED UP ELBOW
	TURNED DOWN ELBOW
	CONCENTRIC REDUCER
	ECCENTRIC STRAIGHT CROWN REDUCER
	ECCENTRIC STRAIGHT INVERT REDUCER
	CROSS
	TEE
	OUTLET DOWN TEE
	OUTLET UP TEE
	SCREWED UNION
	FLANGED UNION
	STRAINER W/ BLOW OFF
	AUTOMATIC AIR VENT
	MANUAL AIR VENT
	PUMP (INDICATE USE)
	ALIGNMENT GUIDE
	ANCHOR
	BALL JOINT
	EXPANSION JOINT
	EXPANSION LOOP
	FLEXIBLE CONNECTOR

MECHANICAL SYMBOLS(CONT.)

	ORIFICE PLATE
	VENTURI FLOWMETER
	STEAM TRAPS (INDICATE TYPE)
	PRESSURE GAUGE AND COCK
	THERMOMETER
	THERMOMETER WELL, ONLY
	HEAT DETECTOR
	SMOKE DETECTOR

PIPING SYMBOLS

	LOW TEMPERATURE HOT WATER SUPPLY
	LOW TEMPERATURE HOT WATER RETURN
	EXISTING PIPE
	PIPE TO BE REMOVED
	CHILLED WATER SUPPLY
	CHILLED WATER RETURN
	CONDENSER WATER SUPPLY
	CONDENSER WATER RETURN
	CONDENSATE DRAIN
	REFRIGERANT PIPING

DUCTWORK SYMBOLS

	DUCT SIZE, FIRST FIGURE IS SIDE SHOWN
	DUCT SECTION, SUPPLY AIR: UP, DOWN
	DUCT SECTION, RETURN AIR OR EXHAUST: UP, DOWN
	DUCT SECTION, OUTSIDE AIR: UP, DOWN
	CHANGE OF ELEVATION, OFFSET, UP OR DOWN (DN)
	ACCESS DOORS, VERTICAL OR HORIZONTAL
	FLEXIBLE DUCT; SINGLE LINE
	FLEXIBLE DUCT; DOUBLE LINE
	TRANSITION
	SQUARE TO ROUND TRANSITION
	HIGH EFFICIENCY TAKE-OFF WITH DAMPER, WITHOUT DAMPER
	ELBOW W/ TURNING VANES
	MANUAL VOLUME DAMPER (TYPE INDICATED)
	MOTORIZED DAMPER
	FIRE DAMPER, VERTICAL
	FIRE DAMPER, HORIZONTAL
	SMOKE FIRE DAMPER, VERTICAL
	SMOKE FIRE DAMPER, HORIZONTAL

DUCTWORK SYMBOLS (CONT.)

	OFFSET
	MANUAL SPLITTER
	STANDARD BRANCH, SUPPLY OR RETURN, NO SPLITTER
	TEE WITH SPLITTER DAMPER & PULLROD
	ACOUSTICALLY-LINED TRANSFER DUCT WITH GRILLES
	FAN
	SLOT DIFFUSER
	SIDEWALL GRILL OR REGISTER (TYPE INDICATED)
	CEILING GRILL OR REGISTER (TYPE INDICATED)
	GRILLE IDENTIFICATION

CONTROLS

	ROOM THERMOSTAT: TEMPERATURE, HUMIDITY
	ROOM SENSOR: TEMPERATURE, HUMIDITY
	DUCT OR PIPE THERMOSTAT (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
	DUCT THERMOSTAT WITH AVERAGING ELEMENT
	DUCT OR PIPE TEMP. SENSOR (PROVIDE 12" MIN. LENGTH IN DUCT WHEN SPACE PERMITS)
	DUCT HUMIDITY SENSOR
	DUCT DEWPOINT SENSOR
	DUCT STATIC PRESSURE SENSOR
	DUCT TEMP. SENSOR WITH AVERAGING ELEMENT
	REFRIGERANT SENSOR
	FLOW SWITCH
	PRESSURE SWITCH
	VARIABLE SPEED MOTOR CONTROLLER

DRAWING SYMBOLS

	REFER TO DETAIL 2, SHT. M-1
	EQUIPMENT MARK

RENOVATION OF THE EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

PROJECT #	KES 2002
DATE	00-00-20
REVISION	

MECHANICAL SYMBOLS
& ABBREVIATIONS

M0.0

INTERIM REVIEW ONLY
Document incomplete: Not intended for permit, bidding or construction.
Engineer: Todd W. Keener
P.E. Reg. No. 88542
Firm: Keener Engineering Svcs., F-16644

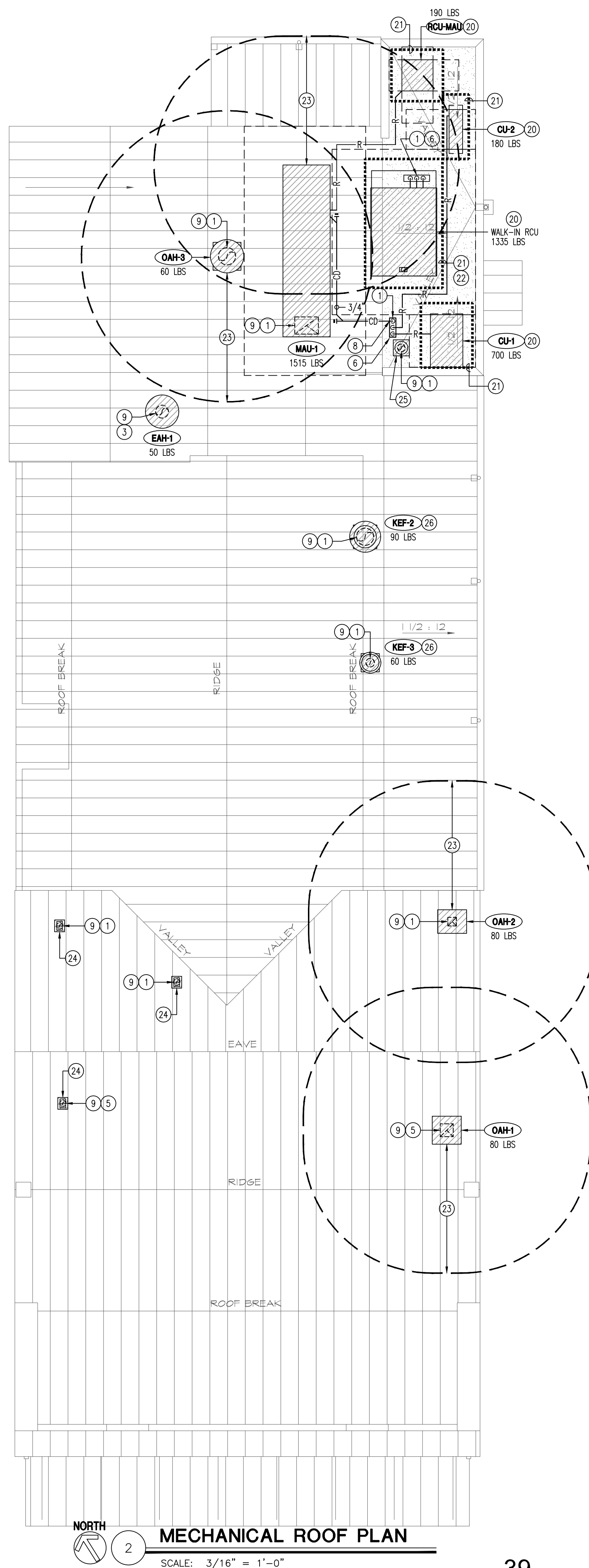
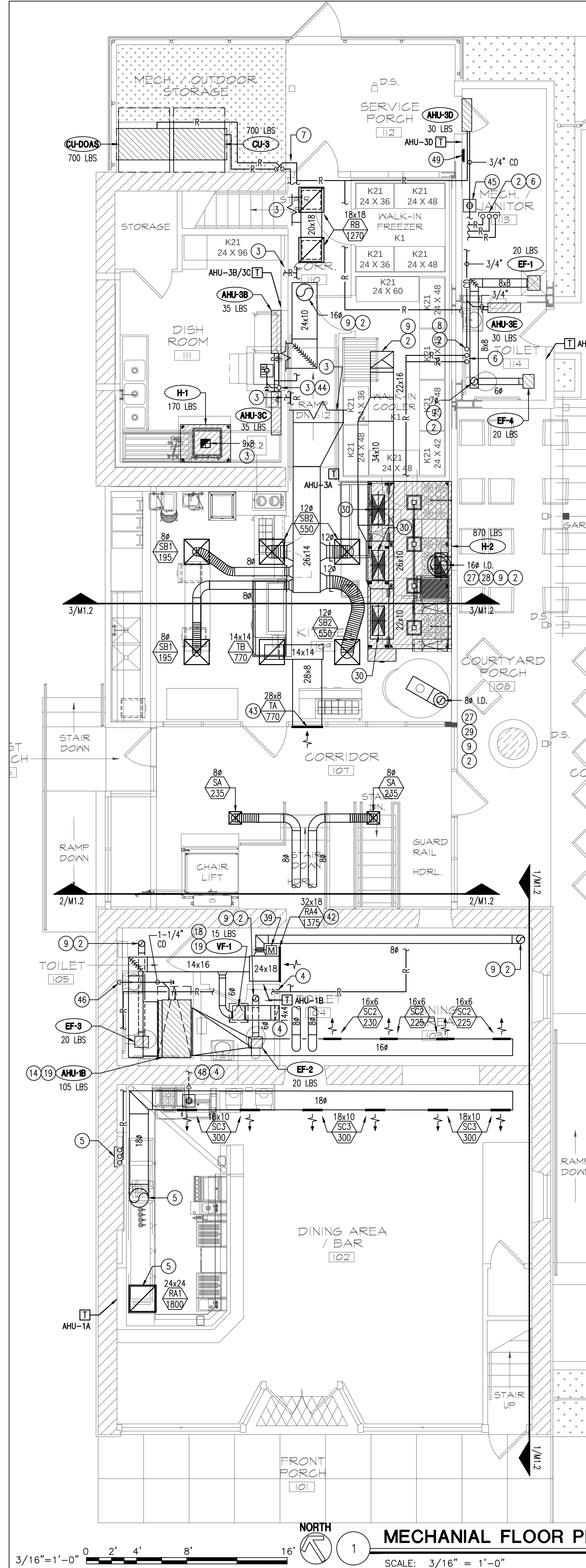
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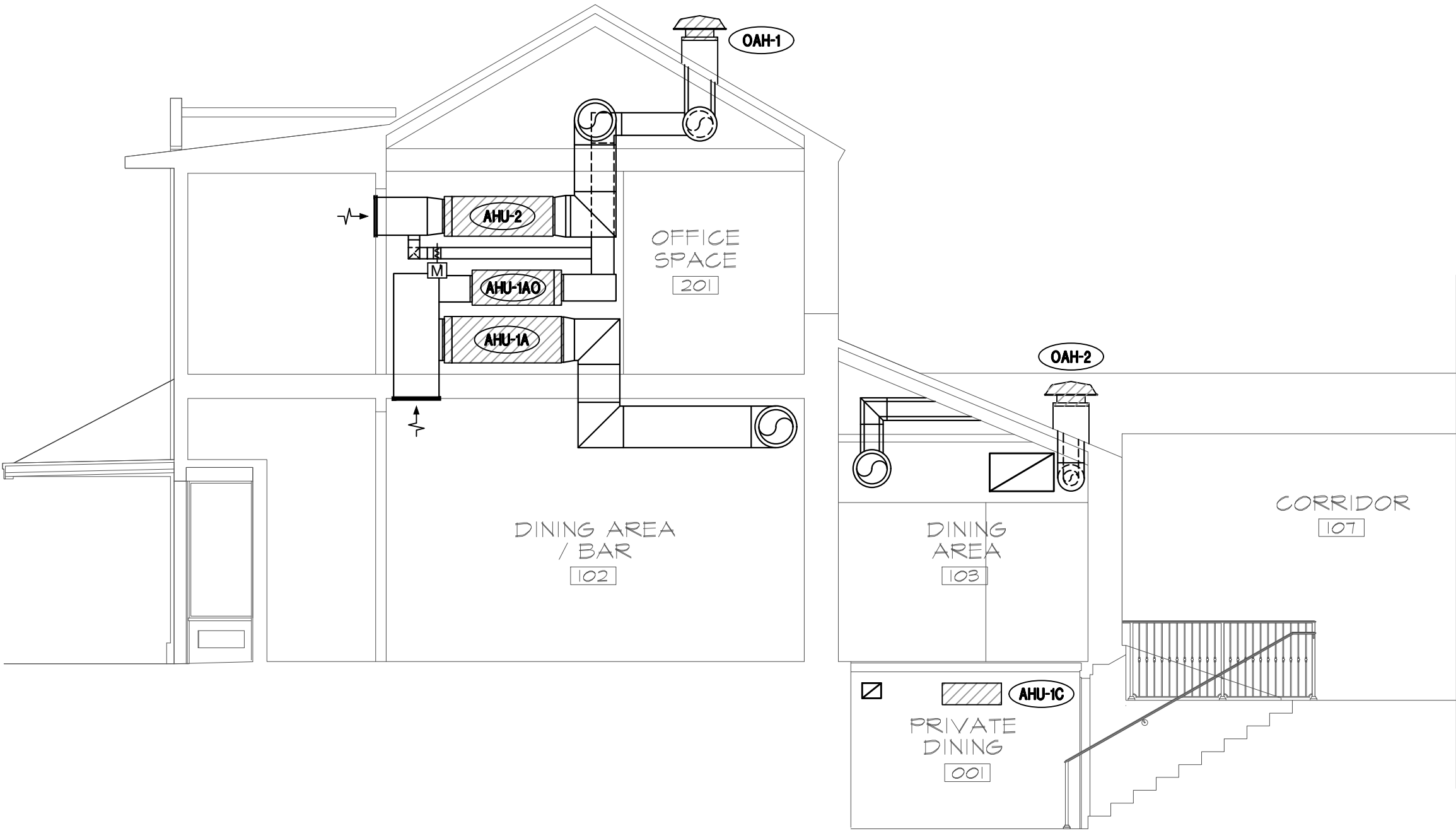
1. REFERENCE M1.2 FOR GENERAL NOTES

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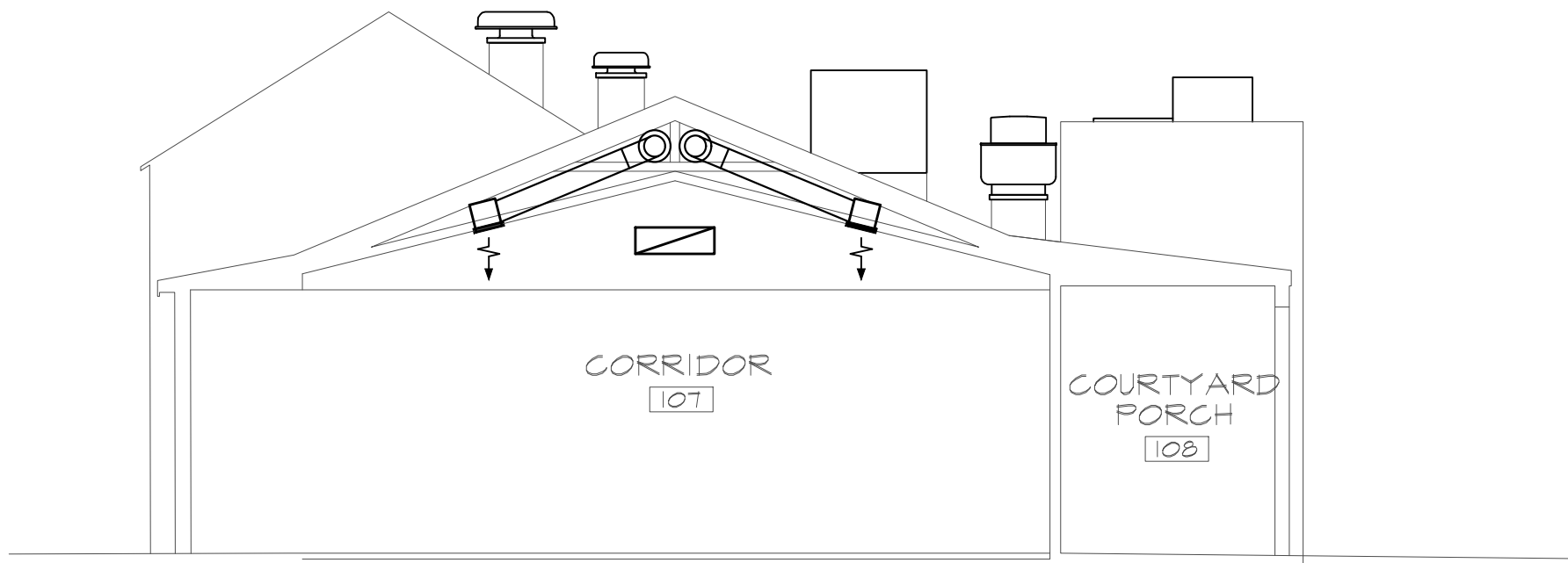
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|-----|---|-----|---|
| 1. | REFERENCE 1/M1.1 FOR CONTINUATION. | 27. | PRE-FABRICATED ZERO-CLEARANCE GREASE DUCT. |
| 2. | REFERENCE 2/M1.1 FOR CONTINUATION. | 28. | PROVIDE PRE-FABRICATED ZERO-CLEARANCE GREASE DUCT TRANSITION TO ROUND AT CONNECTION TO 24X12 EXHAUST DUCT COLLAR ON HOOD. PROVIDE FLAT PLATE ADAPTER AT ROOF PENETRATION BENEATH FAN ROOF CURB ABOVE. FIELD VERIFY ALL CONNECTION SIZES. |
| 3. | REFERENCE 3/M1.1 FOR CONTINUATION. | 29. | CONNECT GREASE DUCT TO DUCT COLLAR ON OVEN. FIELD VERIFY 80 CONNECTION SIZE. IMMEDIATELY OFFSET EAST TO TURN UP ALONG EXTERIOR WALL BETWEEN STRUCTURE. |
| 4. | REFERENCE 4/M1.1 FOR CONTINUATION. | 30. | CONNECT MAKEUP AIR DUCT TO DUCT COLLAR ON HOOD MAKEUP AIR PLENUM. FIELD VERIFY 28X12 CONNECTION. |
| 5. | REFERENCE 5/M1.1 FOR CONTINUATION. | 31. | TAP 12X12 DUCT INTO 144 OUTSIDE AIR DUCT AND TURN DOWN TO TAP INTO AHU-1A0 INTAKE DUCT. |
| 6. | REFRIGERANT LINE SETS TO PENETRATE ROOF ASSEMBLY. SEAL PENETRATION. | 32. | TAP 66X DUCT INTO 12X12 OUTSIDE AIR DUCT AND CONTINUE TO TAP INTO AHU-2 INTAKE DUCT. |
| 7. | REFRIGERANT LINE SETS UP ALONG EXTERIOR WALL TO PENETRATE WALL ASSEMBLY ABOVE CEILING AND CONTINUE. SEAL PENETRATION. | 33. | TAP AHU-1A0 DISCHARGE AIR DUCT INTO AHU-1A RETURN AIR PLENUM. |
| 8. | CONDENSATE DRAIN PIPING TO PENETRATE ROOF ASSEMBLY. SEAL PENETRATION. | 34. | EXPPOSE DUCT RUNOUTS TO RUN NORTH AND PENETRATE DINING AREA CEILING AND CONTINUE NORTH ABOVE CORRIDOR CEILING BETWEEN WEBS OF ROOF SCISSOR TRUSS TO SERVE CORRIDOR. |
| 9. | DUCT TO PENETRATE ROOF. | 35. | OFFSET 24X16 RETURN AIR DUCT UP ALONG UNDERSIDE OF ROOF STRUCTURE TO TAP INTO 24X18 RETURN AIR DUCT. |
| 10. | DUCT TO PENETRATE SECOND FLOOR. | 36. | TAP OFF OF RETURN AIR DUCT TO TAP DOWN INTO AHU-3A INTAKE DUCT. |
| 11. | MULTIPOSITION AHU MOUNTED IN HORIZONTAL POSITION ON STAND WITH BOTTOM OF UNIT APPROX 6' ABOVE SECOND FLOOR FINISHED FLOOR. | 37. | AHU-3A DISCHARGE DUCT TO ELBOW UP AND TAP INTO AHU-3A INTAKE DUCT. |
| 12. | HORIZONTAL OUTSIDE AIR PROCESSING UNIT MOUNTED ON STAND WITH BOTTOM OF UNIT APPROX 36' ABOVE SECOND FLOOR FINISHED FLOOR. | 38. | PROVIDE 66" DUCT PENETRATION THROUGH ROOF TO LOW PROFILE ROOF JACK FOR FUTURE BATHROOM EXHAUST. CAP DUCT BELOW ROOF STRUCTURE. |
| 13. | MULTIPOSITION AHU MOUNTED IN HORIZONTAL POSITION ON STAND WITH BOTTOM OF UNIT APPROX 72' ABOVE SECOND FLOOR FINISHED FLOOR. | 39. | PROVIDE MOTORIZED DAMPER IN OUTSIDE AIR DUCT. INTERLOCKED WITH AHU TO POWER OPEN AND SPRING RETURN CLOSED. |
| 14. | HORIZONTAL AHU SUSPENDED FROM STRUCTURE WITH BOTTOM OF UNIT APPROX 96" AFF. | 40. | VENTILATION DUCT TO RUN IN EXISTING BASEMENT WALL PENETRATION AND TERMINATE WITH SIDEWALL VENTILATION RETURN GRILLE. |
| 15. | HORIZONTAL OUTSIDE AIR PROCESSING UNIT MOUNTED ON STAND WITH BOTTOM OF UNIT APPROX 6' ABOVE ATTIC FLOOR. | 41. | SIDEWALL RETURN AIR GRILLE WITH BOTTOM OF GRILLE APPROX 72' ABOVE SECOND FLOOR FINISHED FLOOR. |
| 16. | HORIZONTAL AHU MOUNTED ON STAND WITH BOTTOM OF UNIT APPROX 30' ABOVE ATTIC FLOOR. | 42. | SIDEWALL RETURN AIR GRILLE WITH BOTTOM OF GRILLE APPROX 90" AFF. |
| 17. | INLINE EXHAUST FAN MOUNTED IN VERTICAL POSITION ON STAND WITH BOTTOM OF FAN APPROX 18' ABOVE ATTIC FLOOR. | 43. | SIDEWALL TRANSFER AIR GRILLE WITH BOTTOM OF GRILLE APPROX 114" AFF. |
| 18. | INLINE VENTILATION FAN SUSPENDED FROM STRUCTURE WITH BOTTOM OF FAN APPROX 96" AFF. | 44. | 1" CONDENSATE DRAIN HEADER DOWN ALONG WALL. (1) 3/4" CONDENSATE DRAIN PIPE TO TEE INTO VERTICAL HEADER FROM AHU-3B TO NORTH. (1) 3/4" CONDENSATE DRAIN PIPE TO TEE INTO VERTICAL HEADER FROM AHU-3C TO SOUTH. HEADER TO ELBOW NORTHWEST JUST ABOVE FLOOR BENEATH ICE MACHINE AND DISCHARGE INTO FLOOR SINK WITH DOWN-TURNED ELBOW WITH AIR GAP. |
| 19. | PROVIDE ACCESS DOOR BENEATH EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. | 45. | CONDENSATE DRAIN TO TURN DOWN ALONG WALL AND DISCHARGE INTO HUB DRAIN WITH DOWN-TURNED ELBOW WITH AIR GAP. |
| 20. | ANCHOR UNIT TO MECHANICAL SUPPORT PLATFORM. | 46. | CONDENSATE DRAIN PIPING DOWN IN WALL TO TIE INTO TAILPIPE ON SINK/LAVATORY. |
| 21. | PROVIDE 6' TALL EQUIPMENT PLATFORM PHP MODEL "PHP PLATFORM" OR EQUAL. | 47. | CONDENSATE DRAIN PIPING DOWN ON WALL TO TIE INTO SANITARY PIPING WITH FIXED AIR GAP FITTING. |
| 22. | SECTION OF EQUIPMENT PLATFORM OVERLAPPING SLOPED ROOF TO CANTILEVER ABOVE SLOPED ROOF. ALL PLATFORM FOOTINGS SHALL BE LOCATED ON FLAT ROOF SECTION. | 48. | ROUTE CONDENSATE DRAIN TUBING IN PVC SLEEVE THROUGH CRAWL SPACE TO TERMINATE WITH DOWN-TURNED ELBOW WITH AIR GAP INTO FLOOR SINK BENEATH NORTH BACK-BAR. |
| 23. | MINIMUM CLEARANCE AROUND OUTSIDE AIR INTAKE. NO PLUMBING VENTS, EXHAUST FANS OR OTHER BUILDING EXHAUSTS ARE PERMITTED IN CLEARANCE AREA. | 49. | LOCATION OF HVAC CENTRAL CONTROLLER. COORDINATE WITH I.T. CONTRACTOR TO PROVIDE INTERNET CONNECTION AND STATIC I.P. ADDRESS. |
| 24. | FACTORY LOW PROFILE ROOF EXHAUST JACK. | | |
| 25. | JANITOR/COURTYARD TOILET EXHAUST CURB CAP. | | |
| 26. | UPBLAST GREASE EXHAUST FAN ON ROOF CURB. HINGE MOUNT FOR CLEANING AND PROVIDE FACTORY OPTIONAL GREASE TRAP. | | |
- 141/2

STAIR

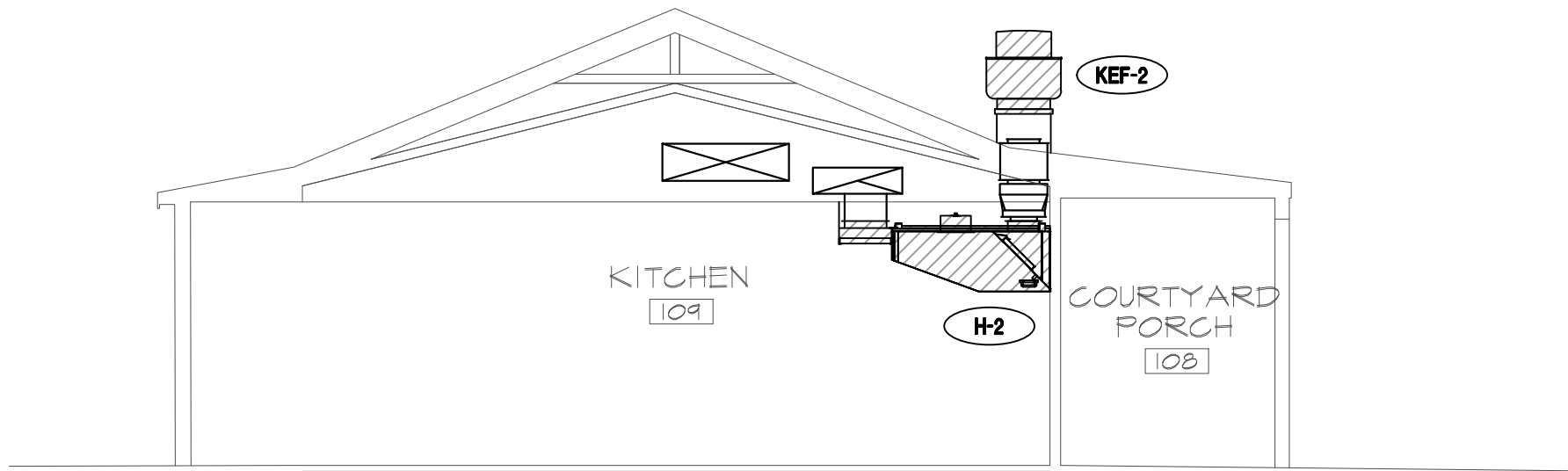




MECHANICAL SECTION AT DINING/OFFICE
SCALE: 3/16" = 1'-0"



MECHANICAL SECTION AT CORRIDOR 107
SCALE: 3/16" = 1'-0"

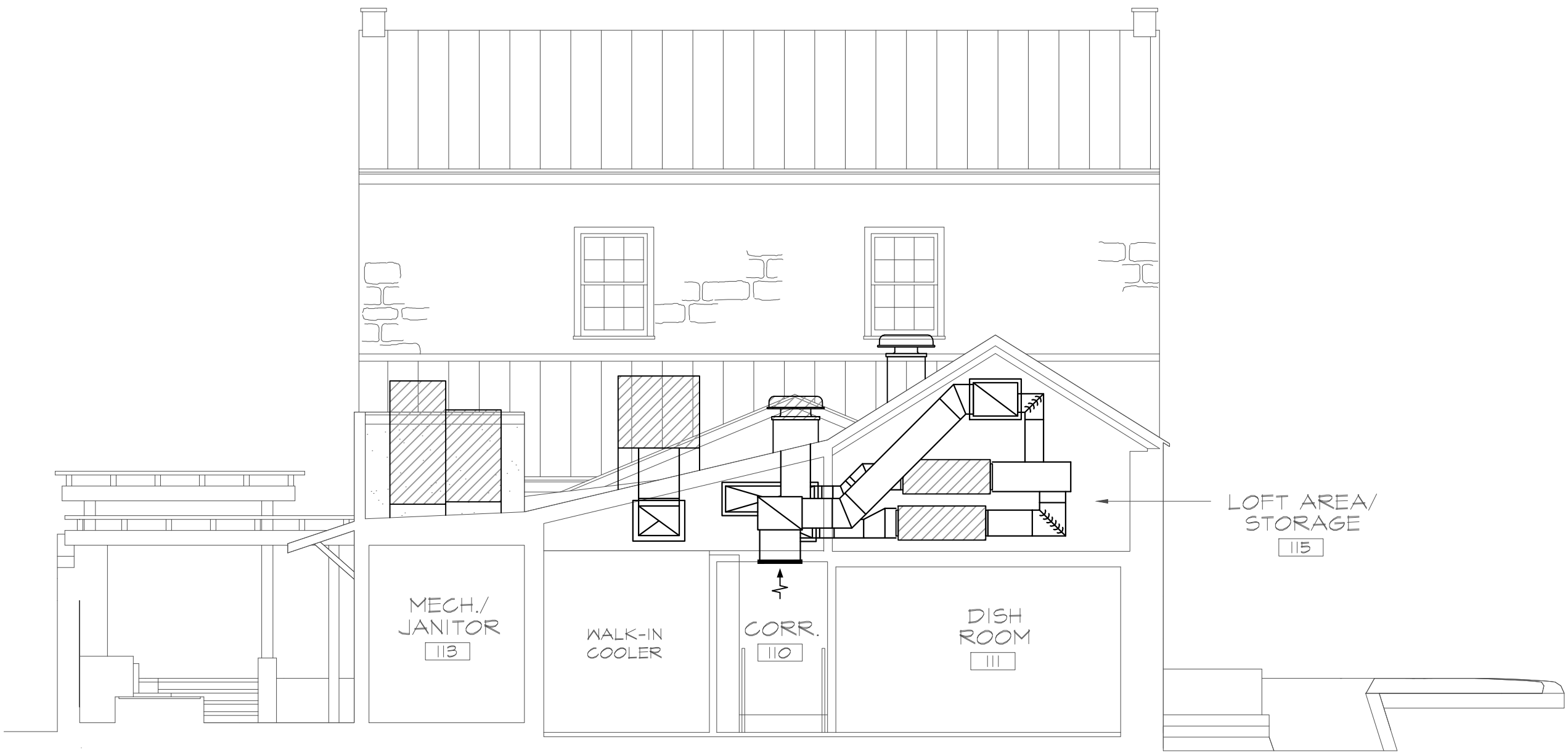


MECHANICAL SECTION AT KITCHEN
SCALE: 3/16" = 1'-0"

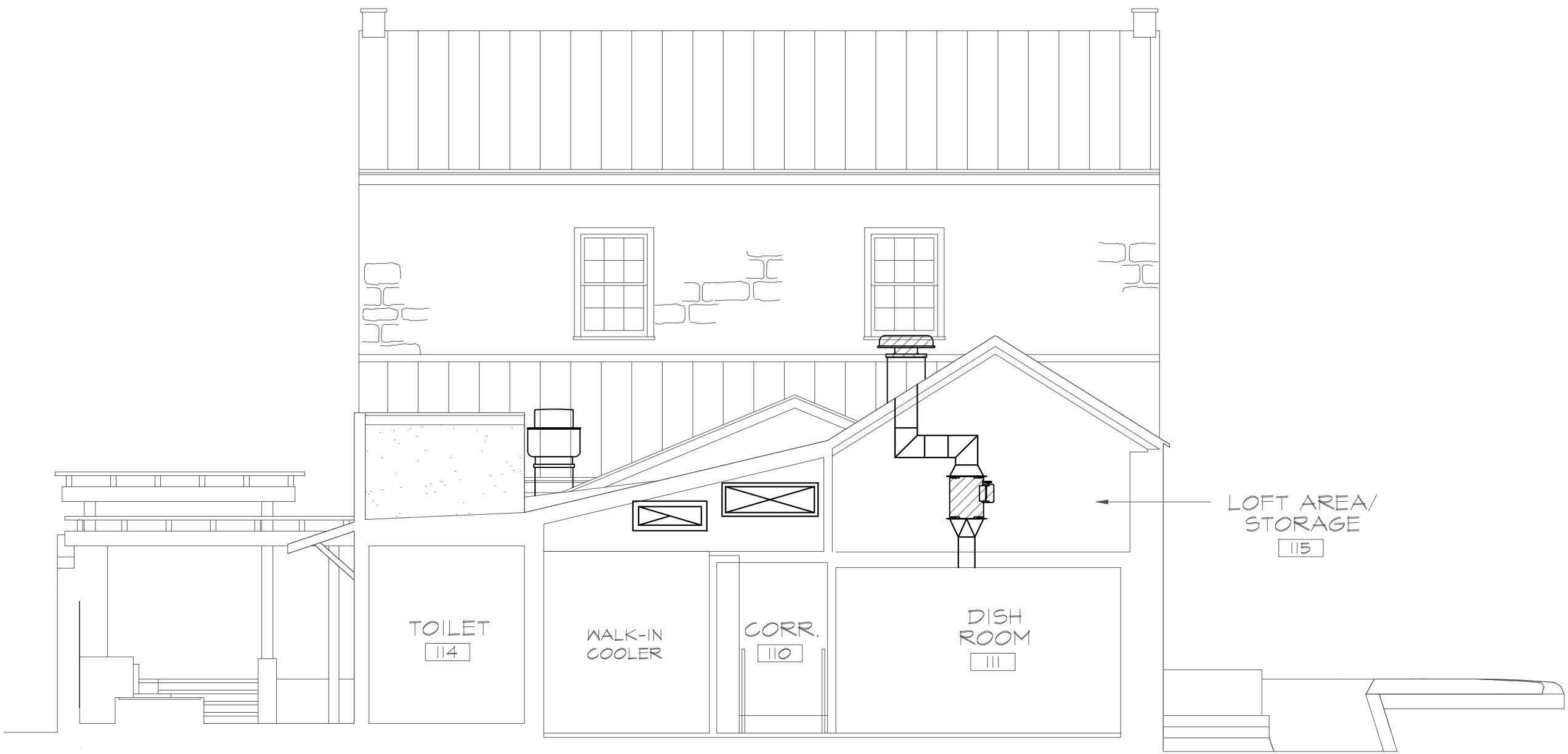
GENERAL NOTES:

(ALL SHEETS)

- ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, AND THE OTHER CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.
- COORDINATE EXACT LOCATION OF AIR DEVICES WITH ARCHITECT AND ARCHITECTURAL FEATURES.
- COORDINATE DUCTWORK INSTALLATION WITH OTHER TRADES, INCLUDING, BUT NOT LIMITED TO ELECTRICAL, PLUMBING, STRUCTURAL, AND PLUMBING EXHAUSTS/VENTS.
- DUCT DIMENSIONS REPRESENT INSIDE CLEAR AREA OF DUCTWORK.
- AIR DEVICES SHALL BE SUITABLE FOR CEILING OR FINISH TYPE. REFERENCE AND COORDINATE WITH ARCHITECTURAL PLANS.
- ALL OUTSIDE AIR INTAKES SHALL BE POSITIONED SUCH THAT THERE IS A MINIMUM 10 FT CLEARANCE FROM BUILDING AND PLUMBING EXHAUSTS/VENTS.
- COORDINATE ALL DUCTWORK IN EXPOSED AREAS OR AREAS WITH NO CEILING WITH ARCHITECT.
- REFRIGERANT LINE PATHWAYS ARE INDICATED BY A SINGLE LINE REPRESENTATION. SINGLE LINE REPRESENTS BOTH GAS AND LIQUID PIPING AND MAY INDICATE ROUTING OF MULTIPLE REFRIGERANT LINE SETS FOR DIAGRAMMATICAL CLARITY. SIZE, ROUTE, AND INSTALL ALL REFRIGERANT PIPING PER MANUFACTURER'S RECOMMENDATIONS.
- SUPPORT REFRIGERANT PIPING ON ROOF WITH PHP PIPE SUPPORT SYSTEM SS8-C OR PP10, OR EQUAL.
- ALL CONDENSATE DRAIN PIPING SHALL MAINTAIN A MINIMUM SLOPE OF 1/8" PER FOOT UNLESS OTHERWISE NOTED AND BE INSULATED PER SPECIFICATIONS. SUPPORT PER SPECIFICATIONS. SUPPORTS SHALL BE EITHER CLEVIS OR TRAPEZE HANGERS FOR SUSPENSION APPLICATIONS; PIPE STANDS OR FORMED STEEL CHANNEL TRAPEZE SECURED TO FLOOR FOR FLOOR SUPPORTED APPLICATIONS. WOOD BLOCKS WITH METAL STRAPPING IS NOT ACCEPTABLE. PIPING SHALL BE SECURED OUTSIDE OF INSULATION.
- ALL RECTANGULAR SUPPLY AND RETURN DUCTS SHALL HAVE TURNING VANES AT EACH 90 DEGREE ELBOW OR TEE.
- ALL DUCT SHALL BE SHEET METAL AND SHALL BE INSTALLED WITH INSULATION AS SPECIFIED.
- ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED AS PER ASHRAE AND SMACNA STANDARDS.
- MOUNT ALL THERMOSTATS/TEMPERATURE SENSORS AT 4'-0" AFF UNLESS NOTED OTHERWISE.
- PROVIDE AND INSTALL A SPIN-IN TYPE TAKE-OFF W/ VOLUME CONTROL DAMPER ON EACH ROUND SUPPLY BRANCH DUCT SERVING A SUPPLY DIFFUSER/REGISTER.
- TRANSITION SUPPLY AND RETURN DUCT FROM UNIT CONNECTION SIZE TO DUCT SIZE SHOWN.
- PROVIDE AND INSTALL VIBRATION ISOLATORS ON ANY EQUIPMENT WITH MOVING PARTS.
- ALL UNITS MUST BE INSTALLED LEVEL.
- PROVIDE CANVAS CONNECTION AT ALL UN-ISOLATED FAN DUCT CONNECTIONS.
- COORDINATE LOCATIONS OF MECHANICAL EQUIPMENT WITH GENERAL CONTRACTOR AND STRUCTURE. TYPICAL WHERE SIGNIFICANT CHANGES ARE REQUIRED, THE CONTRACTOR SHALL PRESENT POTENTIAL MODIFICATIONS TO, AND OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO THE PROCEDURE WITH SAID WORK.
- CAREFULLY PROTECT ALL EQUIPMENT AND MATERIAL PRIOR TO INSTALLATION.
- PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES FOR ALL MECHANICAL EQUIPMENT.



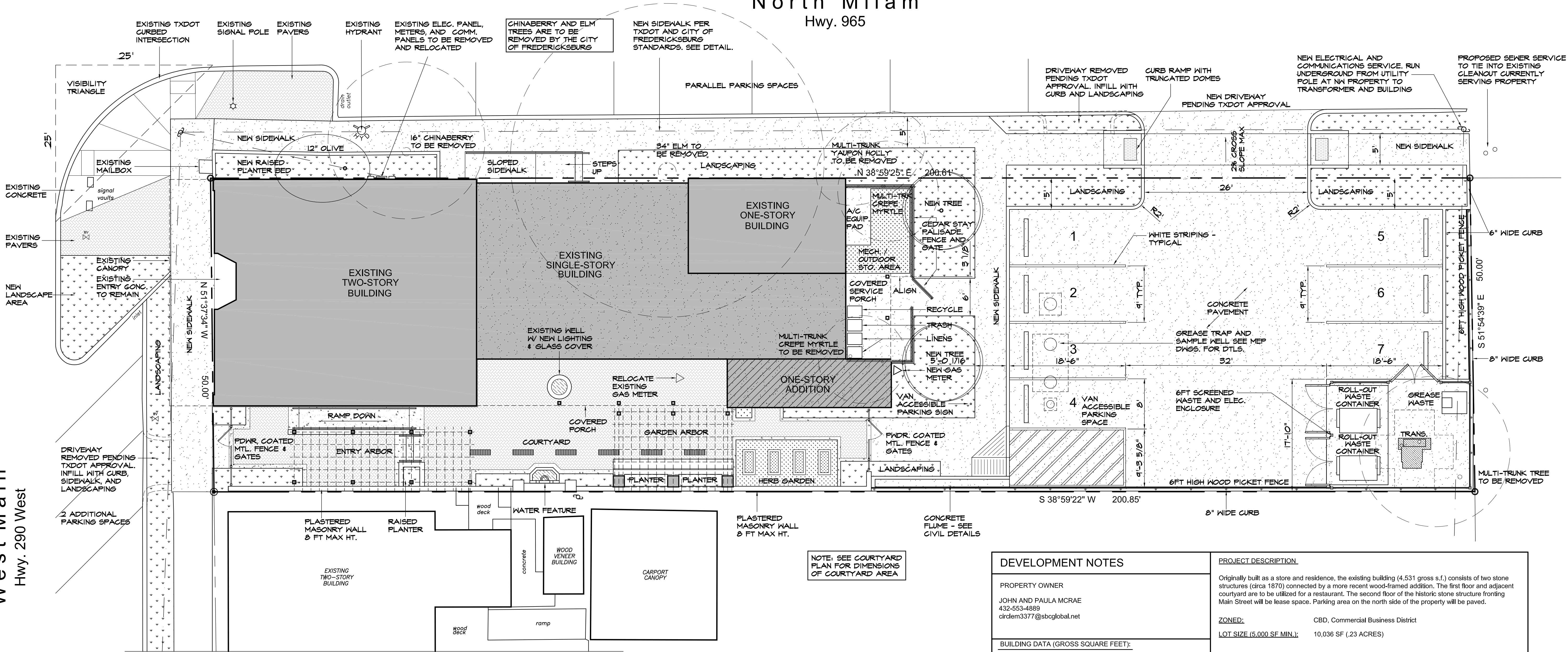
MECHANICAL SECTION AT LOFT NORTH
SCALE: 3/16" = 1'-0"



MECHANICAL SECTION AT LOFT SOUTH
SCALE: 3/16" = 1'-0"

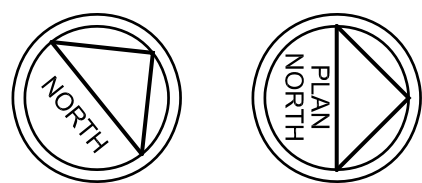
West Main
Hwy. 290 West

North Milam
Hwy. 965



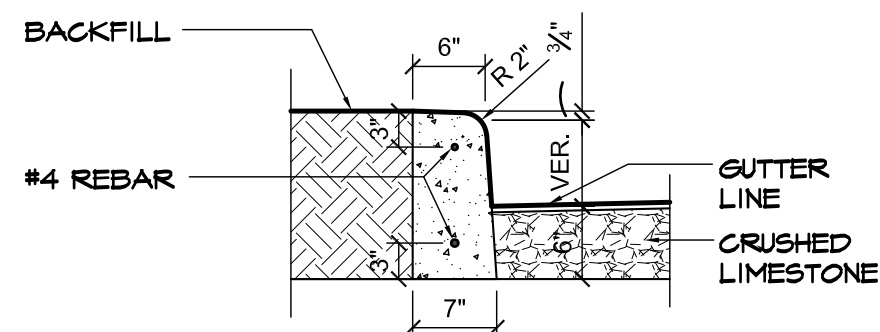
SITE PLAN

1/8" = 1' - 0"



CURB CONSTRUCTION NOTES:

1. CONCRETE- 3,000 PSI (5 SACK)
2. DUMMY JOINTS- DUMMY JOINTS SHALL BE TOOLED INTO A CURB AT 10 FT INTERVALS USING A GROOVING TOOL AT A MINIMUM DEPTH OF 1/2". SAW CUTTING DUMMY JOINTS IS NOT PERMITTED. EXPANSION JOINTS- PLACE ASPHALT IMPREGNATED FIBER BOARD APPROVED BY THE CITY AT ALL COLD JOINTS. PLACE 2-#4 SMOOTH REBAR, 18" LONG, 3" FROM TOP AND BOTTOM OF CURB
3. TOP OF CURB TO HAVE 3/4" DROP FROM BACK TO FRONT OF CURB.
4. FRONT FACE OF CURB TO BE FULLY FORMED FROM TOP OF CURB TO 6" BELOW STREET GUTTER ELEVATION. BACK OF CURB TO BE FORMED A MINIMUM OF 6" DOWN FROM TOP OF CURB. FORMS MUST BE REMOVED THE SAME DAY THE CURB IS POURED AND CURBS MUST BE PLASTERED WITH MORTAR OR BRUSHED TO A SMOOTH AND UNIFORM FINISH.
5. CURB RADIUS AT STREET CORNERS SHALL BE 2 1/2 FT ON BACK OF CURB OR AS SPECIFIED BY THE CITY ENGINEERING DEPARTMENT.

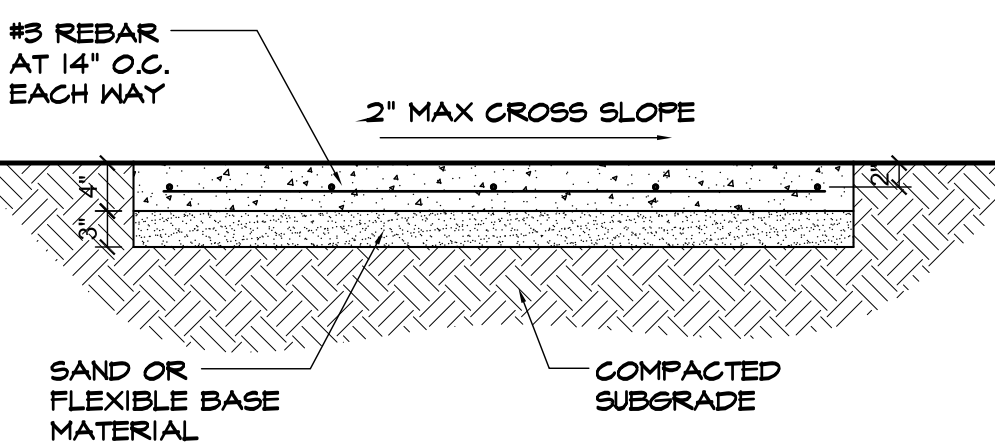


HAND FORMED STAND UP CURB

3/4" = 1'

SIDEWALK CONSTRUCTION NOTES:

1. CONCRETE- 3,000 PSI (5 SACK) WITH #3 REBAR AT 14" O.C. EACH WAY.
2. TOOLED CONSTRUCTION JOINTS TO BE 1/2" DEEP AT 5 FT INTERVALS. NO SAW CUT CONTROL JOINTS ALLOWED.
3. EXPANSION JOINTS AT 50 FT INTERVALS.
4. SLOPE SIDEWALK TOWARD STREET (CURB). ENSURE CROSS SLOPE DOES NOT EXCEED 2%.
5. SIDEWALK TO HAVE HORIZONTAL (CROSS) BRUSH FINISH.
6. WHERE THE SIDEWALK ADJOINS THE BACK OF THE EXISTING CURB, #3 REBAR SHALL BE DOWELED 4" INTO THE CURB AT 2 FT INTERVALS.

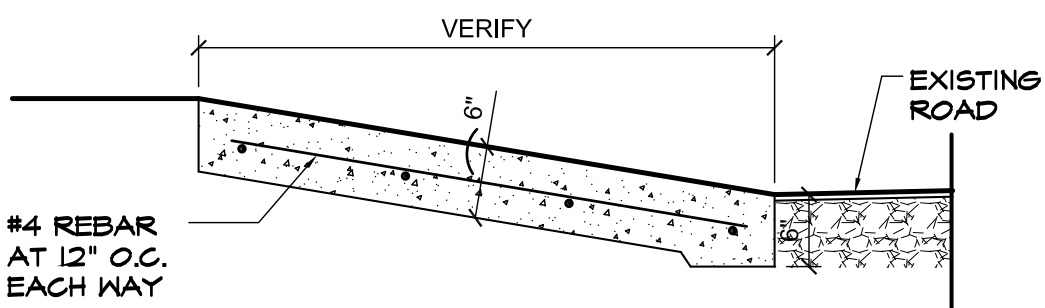


TYPICAL CONCRETE SIDEWALK

3/4" = 1'

DRIVEWAY APRON CONSTRUCTION NOTES:

1. CONCRETE- 3,000 PSI (5 SACK)
2. DRIVEWAY CONSTRUCTION SHALL MEET STREET PAVEMENT 1/2" ABOVE ESTABLISHED GUTTER ELEVATION.
3. FACE OF DRIVEWAY APRON MUST BE FORMED A MINIMUM OF 3/4" BELOW THE STREET GUTTER LINE. CAUTION: THE CITY DOES NOT GUARANTEE VEHICLE CLEARANCES ON DRIVEWAY CONSTRUCTION. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. WHERE CURBS ARE CUT FOR DRIVEWAY PLACEMENT, CUTS SHALL BE VERTICAL AND NEAT.
5. A MINIMUM OF 1' OF REINFORCING STEEL MUST BE REMAINING IN EXISTING CURB TO BE TIED TO STEEL IN DRIVE OR DOWELS MUST BE DRILLED AND PLACED.
6. WHEN BREAKING OUT CURBS, THE ENTIRE CURB MUST BE REMOVED AND A THICKENED SECTION POURED IN DRIVE TO BOTTOM OF CURB.
7. EXPANSION JOINTS SHALL BE PROVIDED WHERE CURB RETURNS MEET CURB LINES.



TYPICAL CONCRETE APRON

3/4" = 1'

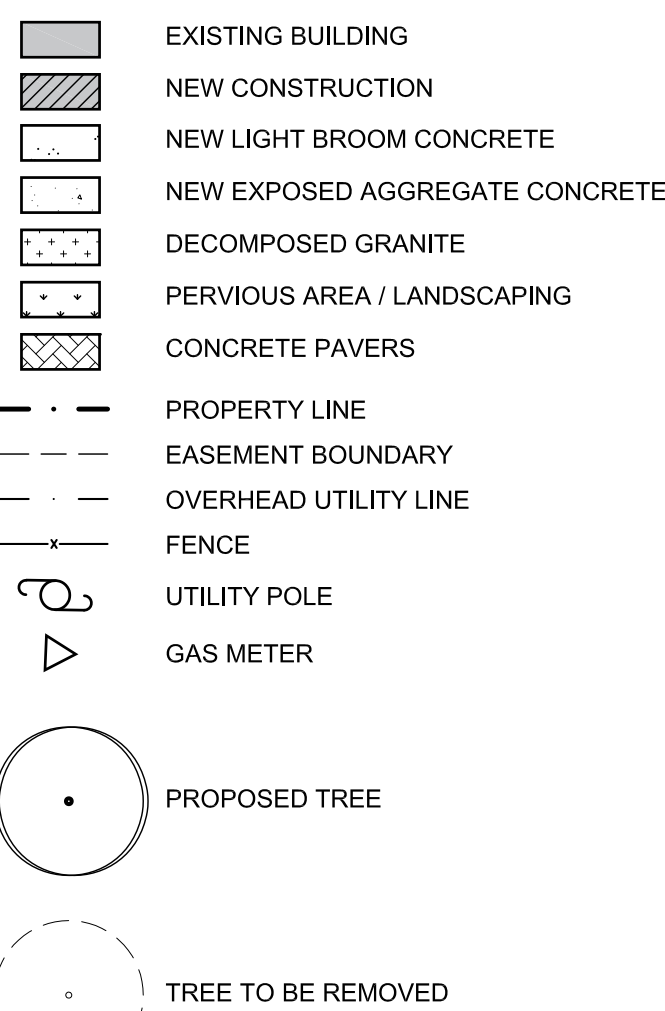
DEVELOPMENT NOTES

PROPERTY OWNER
JOHN AND PAULA MCRAE
432-553-4889
cirdem3377@sbcglobal.net

BUILDING DATA (GROSS SQUARE FEET):

EXISTING FIRST FLOOR CONDITIONED SPACE	3,041 S.F.
ADDED FIRST FLOOR CONDITIONED SPACE	104 S.F.
EXISTING SECOND FLOOR CONDITIONED SPACE	1,055 S.F.
NEW FIRST FLOOR ADDITION	200 S.F.
TOTAL CONDITIONED SPACE	4,400 S.F.
WEST (MILAM STREET) PORCH	20 S.F.
SOUTH (MAIN STREET) PORCH	286 S.F.
NEW (EAST) COURTYARD PORCH	297 S.F.
NEW (NORTH) SERVICE PORCH	98 S.F.
TOTAL PORCHES	701 S.F.
TOTAL BUILDING AREA	5,101 S.F.

KEY



PROJECT DESCRIPTION

Originally built as a store and residence, the existing building (4,531 gross s.f.) consists of two stone structures (circa 1870) connected by a more recent wood-framed addition. The first floor and adjacent courtyard are to be utilized for a restaurant. The second floor of the historic stone structure fronting Main Street will be lease space. Parking area on the north side of the property will be paved.

ZONED: CBD, Commercial Business District
LOT SIZE (5,000 SF MIN.): 10,036 SF (.23 ACRES)
SETBACKS: 0' Front Yard, 0' Side Yard, 0' Interior Side Yard, 0' Rear Yard

IMPERVIOUS COVERAGE: Proposed: 9,017 s.f. (90%)
Max. Allowed = 90%

BUILDING COVERAGE: Existing: 4,531 s.f.
Proposed: 5,101 s.f.

BUILDING HEIGHT: Max. Existing: Two-Story / 29 ft
Proposed: Same
Max. Allowed = 3 Stories / 38 ft

PARKING REQUIREMENTS: Existing Building: No additional spaces required per Fredericksburg Zoning Ordinance Section 7.825
Additions: Additions to existing building (200 s.f. total) are for accessory use; restroom, janitor, mechanical, and storage spaces. No parking required.

Total Spaces Required:	0
Total Spaces Provided:	7

UTILITIES

Electrical / Communications
Existing overhead electrical & communications service on west wall of 2-story structure will be removed. New service will run underground from pole at NW corner of site to transformer in enclosure at northeast corner of site and then underground to rear of building.

Water / Sewer
Water will route from existing meter on Main Street to mechanical room at north end of building. Service will be evaluated for post development load and upgraded if necessary. Existing sewer is believed to be routed to cleanouts near NW corner of property where it then ties into city sewer line across Milam St. Proposed sewer service will follow a similar route. Grease waste will be routed through a grease interceptor and sample well (see site plan) before it ties into the sanitary line.

Gas
Existing gas meter on east side of building will be relocated to north side of building. Atmos Gas main is located in Dietel & Son Printing property.

DRAINAGE

Portions of the existing building drain to Main St and to Milam St. The remainder surface drains to the north and then west out to Milam St. As part of the site development work a drainage study will be done to determine if improvements have increased surface runoff to Milam St. and if mitigation measures (rainwater collection, parking lot detention, etc.) are required. Civil drawings, including a grading plan, will be submitted with architectural drawings for permitting.

TREES / LANDSCAPING

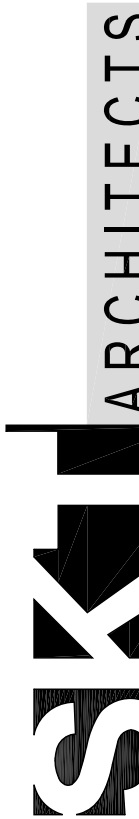
See site plan for locations of landscape areas (1,019 s.f. total within property) and proposed trees. A landscape plan (to include sizing and species of new trees) will be submitted with architectural drawings for permitting.

EXTERIOR LIGHTING

Exterior light fixtures and placement will be submitted with construction documents. All exterior lighting will comply with city ordinance 24-014.

RENOVATION OF THE EVERS BUILDING

342 WEST MAIN STREET
FREDERICKSBURG, TEXAS



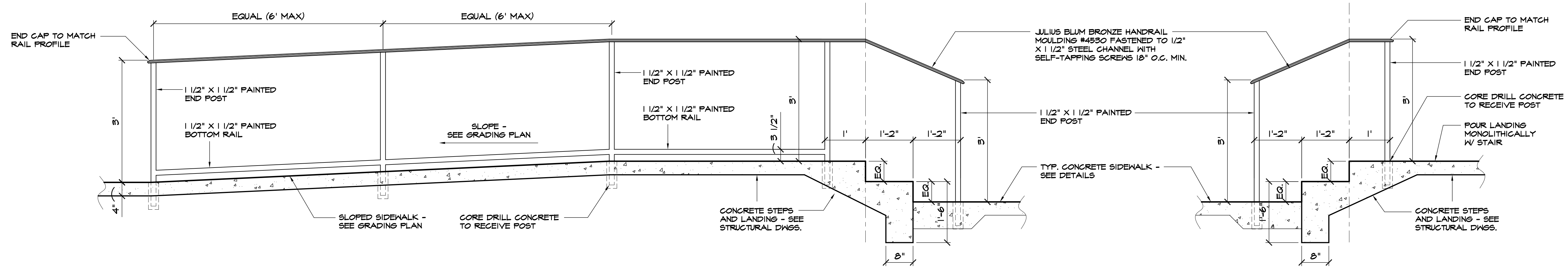
PRELIMINARY

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SITE PLAN

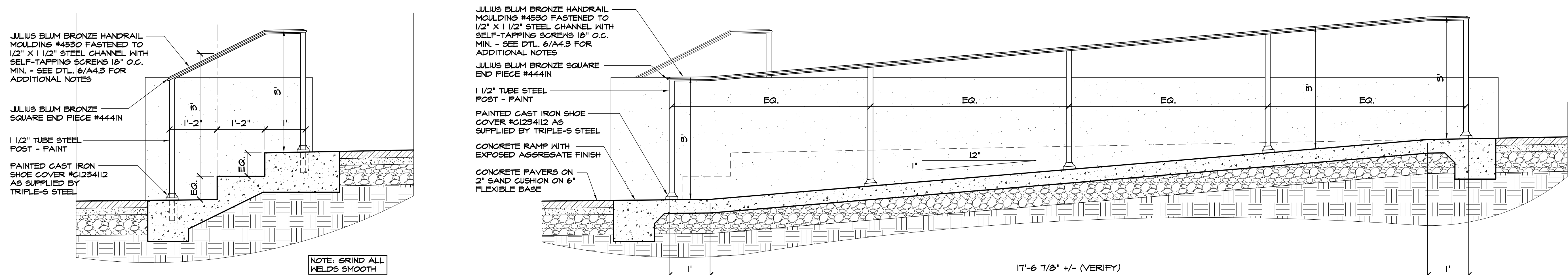
C1.0

Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0383



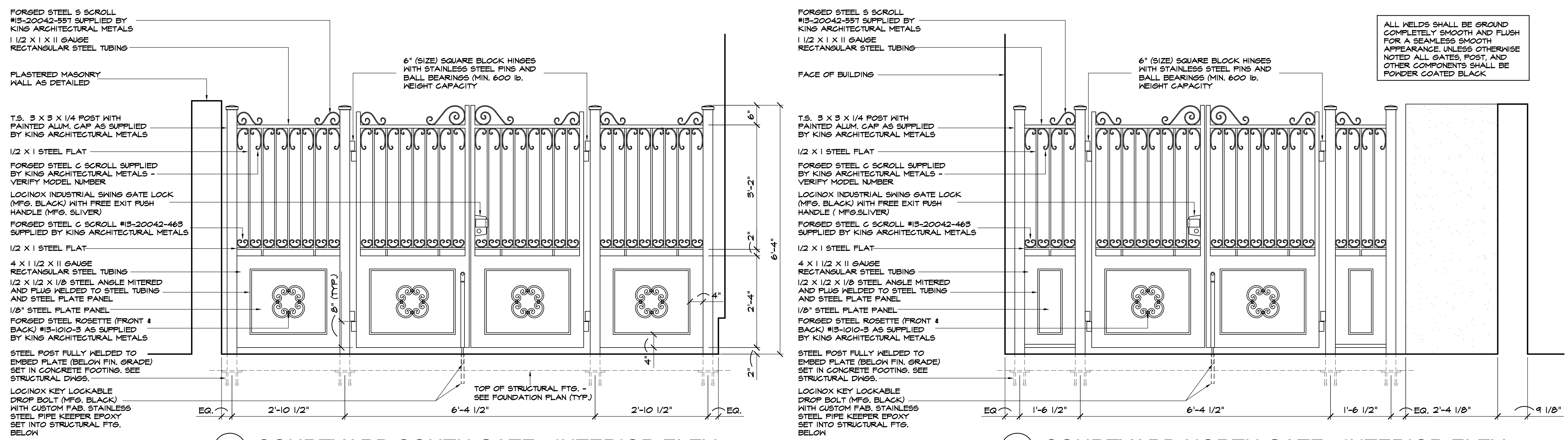
1 SLOPED SIDEWALK AT WEST PORCH
3/4" = 1'-0"

2 STEPS AT WEST PORCH
3/4" = 1'-0"



3 COURTYARD STEPS / HANDRAIL
3/4" = 1'-0"

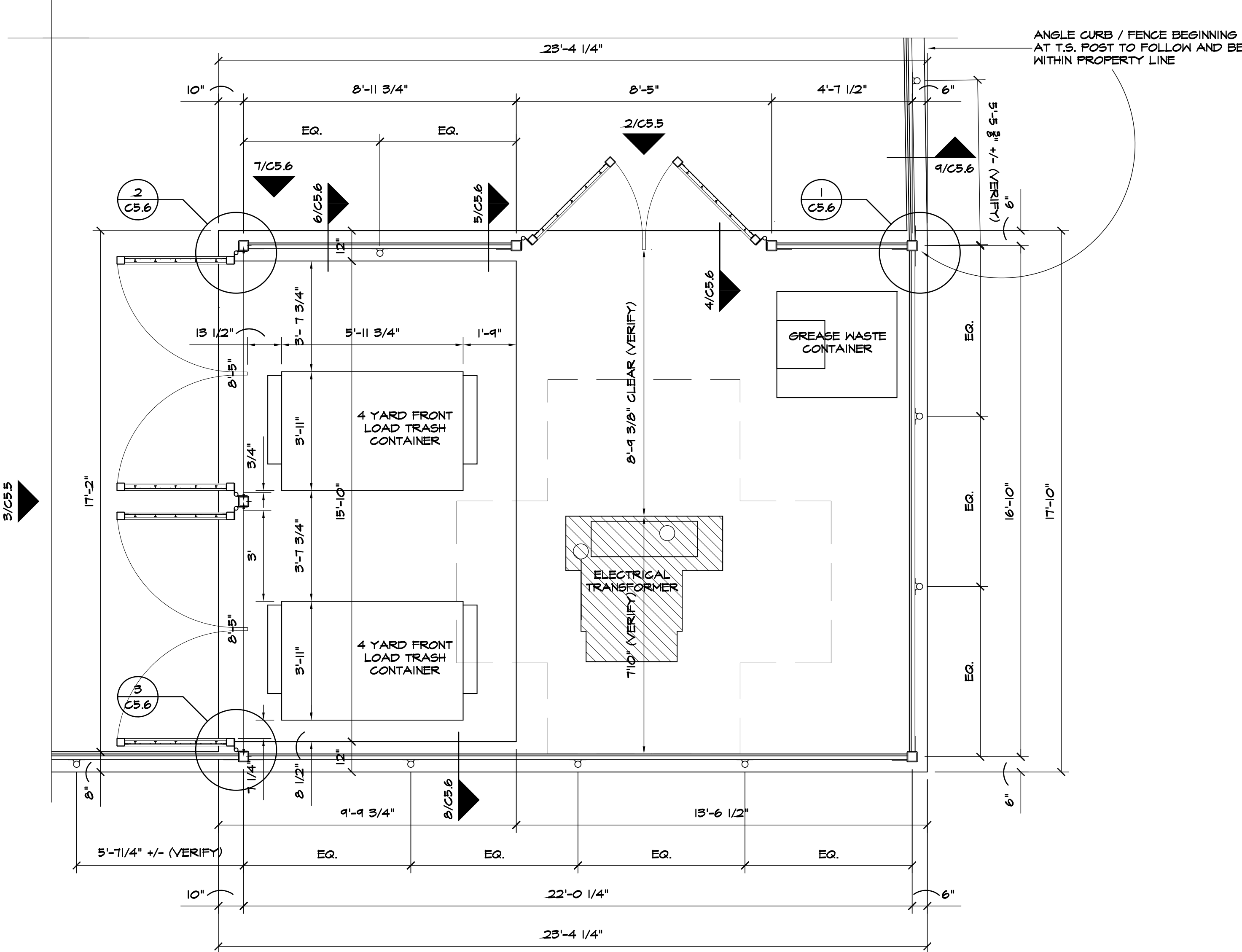
4 COURTYARD RAMP / HANDRAIL
3/4" = 1'-0"



5 COURTYARD SOUTH GATE - INTERIOR ELEV.
3/4" = 1'-0"

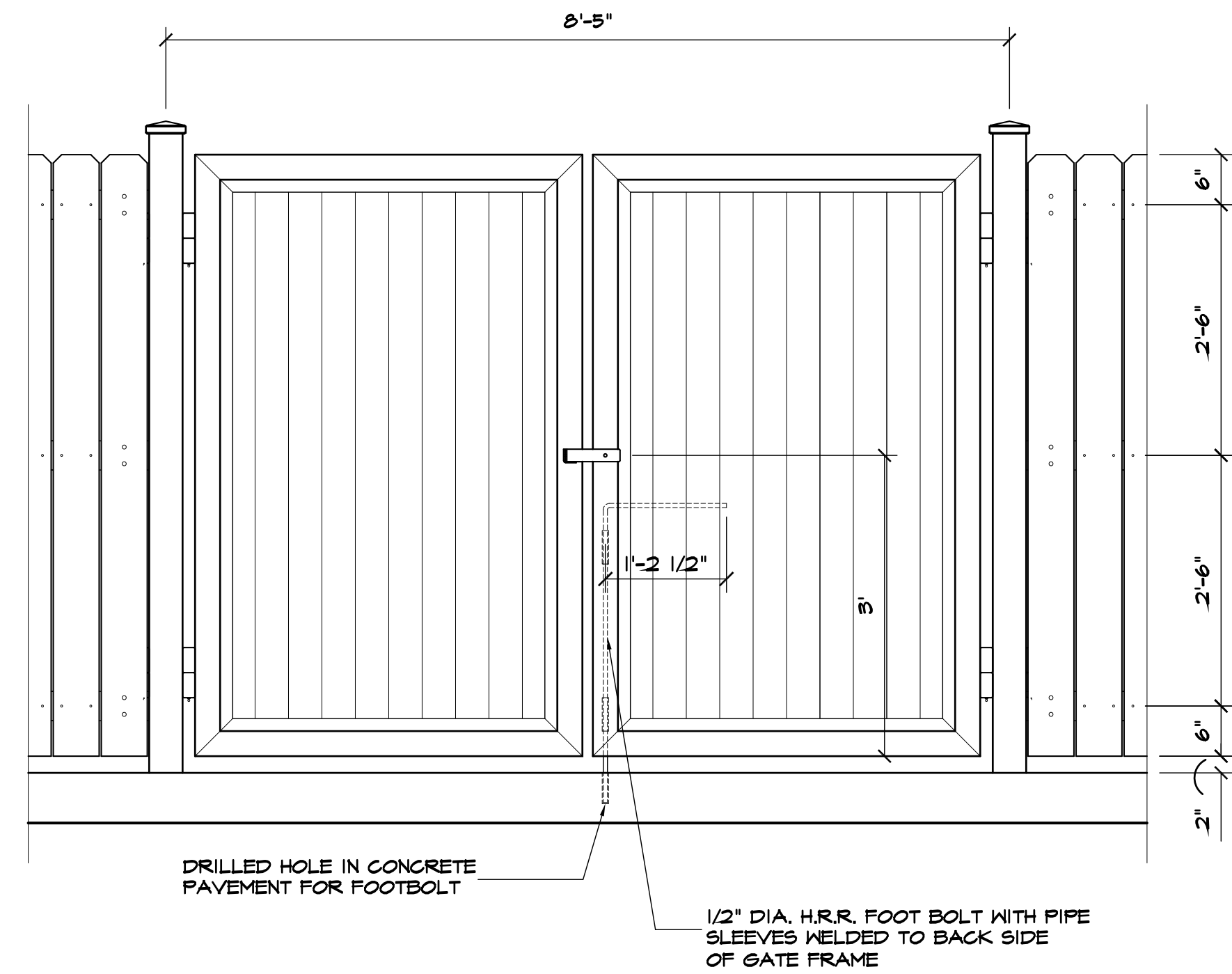
6 COURTYARD NORTH GATE - INTERIOR ELEV.
3/4" = 1'-0"

ELECTRICAL / WASTE ENCLOSURE



1 PLAN

3/8" = 1' - 0"



2 EXTERIOR WEST ELEVATION AT GATES

3/4" = 1' - 0"

- ELECTRICAL / WASTE ENCLOSURE GENERAL NOTES
1. ALL WELDS SHALL BE GRIND COMPLETELY SMOOTH AND FLUSH. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL PRIOR TO START OF WORK.
 2. PROVIDE SHOP DRAWINGS OF GATES, ANCHOR, PLATES & HDN. FOR APPROVAL PRIOR TO START OF WORK.
 3. ALL NON-GALVANIZED METAL SHALL BE PRIMED AND PAINTED WITH TWO TOPCOATS OF PAINT. REFER TO SPECIFICATIONS. ALL GALVANIZED METAL, WELDED CONNECTIONS, SHALL BE CLEANED AND GALVANIZED PRIOR TO PAINTING. PAINT COLOR TO BE SELECTED BY ARCHITECT FROM APPROVED MFG. FULL RANGE OF AVAILABLE COLORS.
 4. WOOD PICKETS SHALL BE ANCHORED TO RAILS WITH NOT LESS THAN 2 - 2" GALVANIZED DECK SCREWS PER RAIL. ALL SCREWS AND OTHER FASTENERS SHALL BE INSTALLED IN STRAIGHT LINES, PARALLEL TO STRUCTURE.
 5. 2 X 4 FENCE RAILS SHALL BE CLEAR NO. 1 TREATED (KDAT, KILN DRIED AFTER TREATMENT) YELLOW PINE. PICKETS SHALL BE CLEAR PREMIUM GRADE WESTERN RED CEDAR. SUBMIT SAMPLES OF MATERIAL FOR ARCHITECTS APPROVAL PRIOR TO START OF WORK. ALL WOOD SHALL BE STAINED WITH SHERWIN WILLIAMS WOODSCAPES EXTERIOR ACRYLIC SOLID COLOR HOUSE STAIN. COLOR TO BE SELECTED FROM MFR. FULL RANGE OF AVAILABLE COLORS.

PAINTED ALUMINUM CAP NO. 18-204D AS SUPPLIED BY KING ARCHITECTURAL METALS OR APPROVED EQUAL

4 X 4 X 3/8 PAINTED T.S. STEEL POST AT ALL O.S. CORNERS AND EACH SIDE OF STEEL GATES

T.S. 3 X 3 X 11 GA FRAME MITERED AND FULL WELDED CORNERS

1 1/2 X 1 1/2 X 1/8 CONT. ANGLE W/ MITERED, FULL WELDED CORNERS. SPOT WELD 6" O.C. BACK SIDE ONLY

ARTISAN L12 (W/ BEADS) OR APPROVED EQ. PANELS SPOT WELDED TO BACK SIDE OF ANGLE

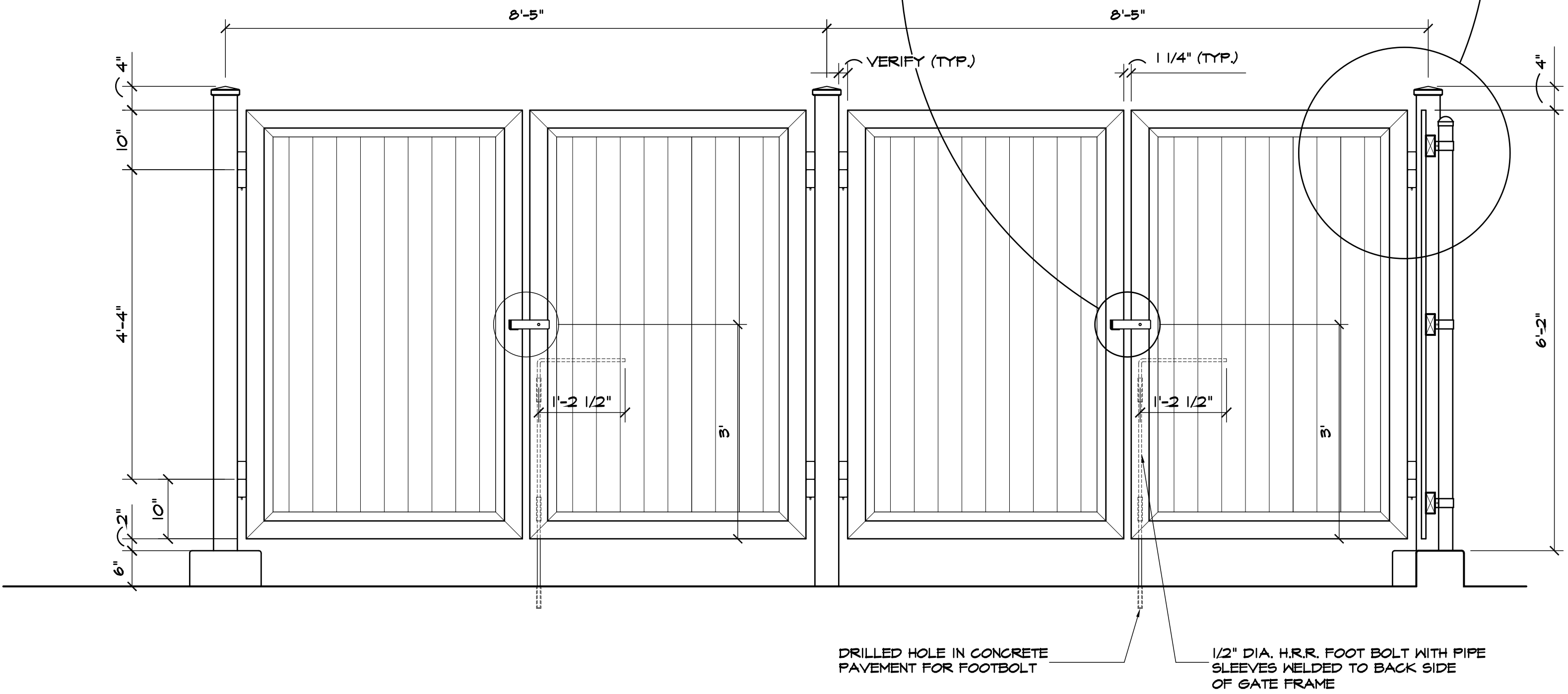
HEAVY DUTY HINGES WITH S.S. PINS (W/ BALL BEARINGS) AND GREASE FITTINGS (PROVIDE SUBMITTAL FOR APPROVAL) ADD 1/4" FLAT STL. WELDED TO GATE AND POST FOR HINGE STRAPS

GATE LATCH KEEPER.

FL 1 1/2 X 3/16 (1 1/2" X 1 1/2") KEEPER N.S. & F.S. (DRILL FOR LOCK)

FL 1 1/2 X 3/16 (6.5" X 1 1/2") LATCH N.S. & F.S. WELDED TO 3/8" BOLT (DRILL RETURN END FOR LOCK)

7/16" DIA. HOLE IN GATE FRAME FOR LATCH BOLT



3 EXTERIOR SOUTH ELEVATION

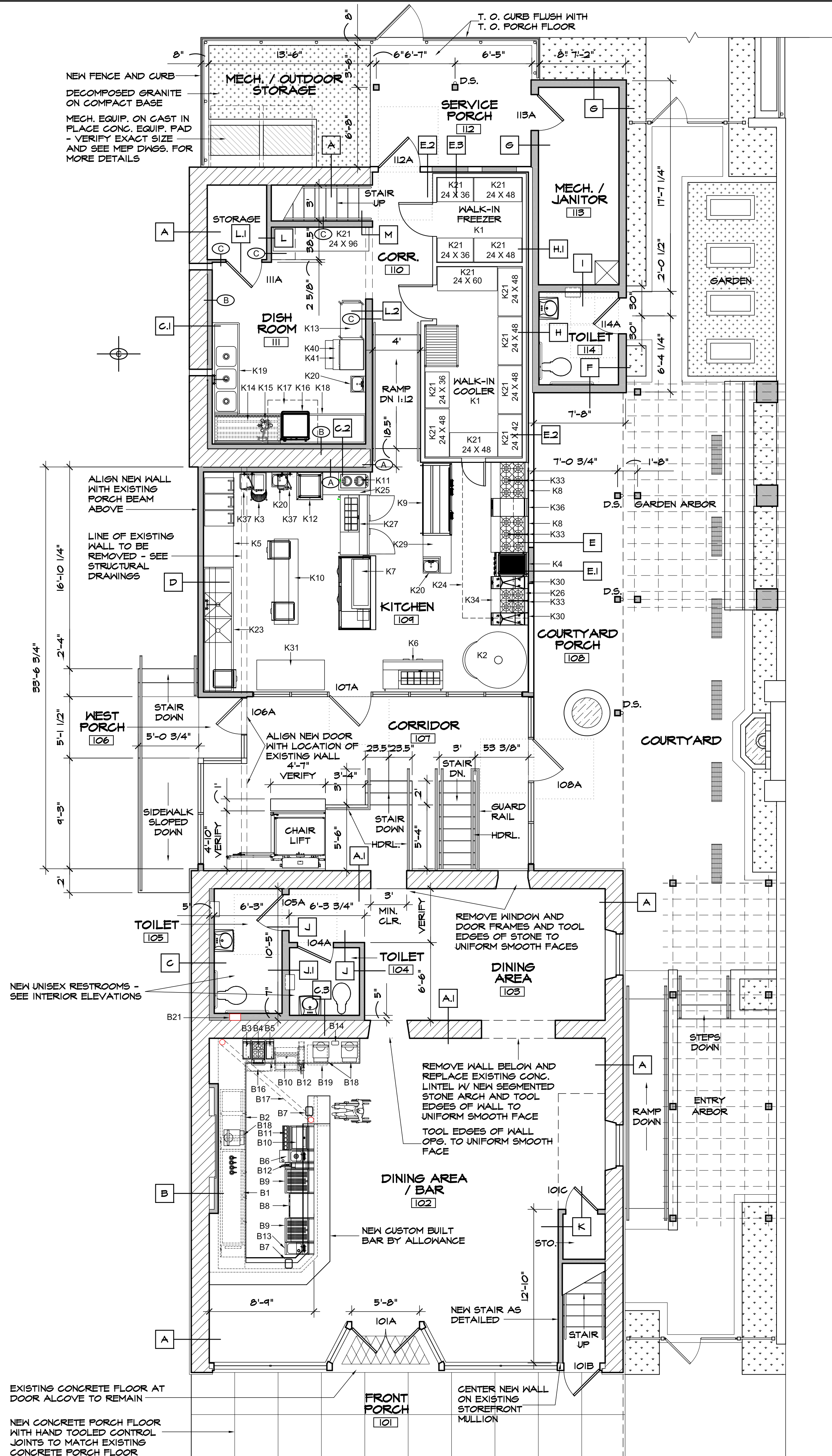
3/4" = 1' - 0"

SK
ARCHITECTS

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RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

342 WEST MAIN STREET

SITE DETAILS



KITCHEN LEGEND				
Item #	Equipment	Manufacturer	Model	Item Qty:
K1	Walkin Cooler/Freezer *	Thermo-Kool		1
K2	Wood/Gas Fired Oven	Marra Forni	RT 90G	1
K3	Spiral Mixer	Doyon	AEF035	1
K4	Counter Top Broiler	Southband	HQC-24	1
K5	Bakery Table	Custom		1
K6	Pizza Make-up	Beverage Air	SPE60-12C	1
K7	Expedite Table	Custom		1
K8	6 Burner Range	Southband	P36D-BBB	1
K9	Refrigerated Prep Table	Beverage Air	WTR72AHC	1
K10	Work Table	Custom		1
K11	Indirect Cook Top	Cooktek	MC3002F	1
K12	Pasta Induction Stove	Cook-Tek	MSP7000-400	1
K13	Bus Cart	--	--	1
K14	Soiled Dish Table	Custom		1
K15	Garbage Disposal	Red Goat		1
K16	Dish Washer	?		1
K17	Dish Washer Hood	Gessco Master		1
K18	Clean Dish Table	Custom		1
K19	3 Compartment Sink	Custom		1
K20	Hand Sink	Eagle	HWB-E	1
K21	Shelving	Eagle		1
K22	Pizza Cutting Table	Custom		1
K23	Sink Prep Table	Custom		1
K24	Kitchen Hood	Gessco Master		1
K25	Work Table	--	--	1
K26	4 Burner Sectional Step Up Range	Southband	P24N-BB-SU	1
K27	Salad Top Refrigerator	Beverage Air	SPE27HC	1
K28	Not Used	--	--	0
K29	Work Table	Custom		1
K30	Range Spreader	Southband	P12N-S	2
K31	Sales Counter	Custom		1
K32	Range Spreader		P12-CS	1
K33	Pot Filler Faucet	T&S	B-5801	3
K34	Shrubby Refrigerated Base	Beverage Air	WTRC872-1	1
K35	Keg Shelving	New Age	S1169	1
K36	Range Spreader Cabinet Base	Southband	P18-CS	1
K37	Fill Faucet W/ Spray	T & S	B1075	2
K38	Mixing Faucet	T & S		1
K39	Water Filters/Back Flow	By Plumber	--	2
K40	Ice Machine	Ice-O-Matic	CM1136R	1
K41	Ice Bin	Ice-O-Matic	B700-30	1

* COVER SOUTH WALL OF WALK-IN COOLER WITH STAINLESS STEEL TO MATCH KITCHEN. COVER WEST WALL OF WALK-IN COOLER AND FREEZER WITH FRP TO MATCH CORRIDOR 110.

BAR LEGEND				
Item #	Equipment	Manufacturer	Model	Item Qty:
B1	Back Bar Refrigerator	Perlick	BBSLP10R	1
B2	Red/White Dual Zone Wine Cooler	Perlick	DZS60L	1
B3	Espresso/Cappuccino Machine	Frankie	A600	1
B4	Coffee Flavored Machine	Frankie	F36	1
B5	Milk Refrigerator	Frankie	SL005	1
B6	Hand Sink w/ blender	Perlick	TSD12BLW	1
B7	Trash Can	Owner Furnished	--	2
B8	Dish Washer	CMA	181GW	1
B9	Glass Storage	Perlick	7055A-D	2
B10	Jockey Box	Perlick	TS241-EG10	2
B11	Speed Rail	Perlick	SPH226A	1
B12	Soda Gun	Perlick	TS45GB	2
B13	Hand Washing Sink	Perlick	TSD12HS	1
B14	Carbonator	Soft Drink Vendor		1
B15	Not Used			0
B16	UC Ice Maker	Manitowoc	UDF-0310A	1
B17	Soft Drink Underfloor Conduit	GC		1
B18	POS System	Owner Furnished		1
B19	UC Glass Storage	Glass Dolly		1
B20	Beer Taps	TBD		1
B21	Filtered Water Syrup Chase	GC		1

PROJECT GENERAL NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES, MANUFACTURERS RECOMMENDATIONS, AND REFERENCE STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS).
- DO NOT SCALE DRAWINGS. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE FROM EDGE OF SLAB TO FINISHED FACE OF WALLS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INSTALLATION REQUIREMENTS OF ALL EQUIPMENT, APPLIANCES, FIXTURES, AND HARDWARE PRIOR TO THE START OF WORK.

BUILDING CODE SUMMARY

CODES AND REGULATIONS FOLLOWED	2015 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2012 TEXAS ACCESSIBILITY STANDARDS (TAS) 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL PLUMBING CODE 2014 NATIONAL ELECTRIC CODE
BUILDING AREA	GROSS BUILDING AREA _____ S.F. GROSS CONDITIONED AREA _____ S.F.
BUILDING HEIGHT	____ FROM FIRST FLOOR TO TOP OF RIDGE
NUMBER OF STORIES	2 STORIES ABOVE GRADE PLANE
OCCUPANCY CLASSIFICATION	A-2, ASSEMBLY
OCCUPANT LOAD	____ PEOPLE
BUILDING USE	RESTAURANT
CONSTRUCTION TYPE	TYPE VB
AUTOMATIC SPRINKLER SYSTEM	NO

FIRST FLOOR AND COURTYARD PLAN

3/16" = 1' - 0"



RENOVATION OF THE EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

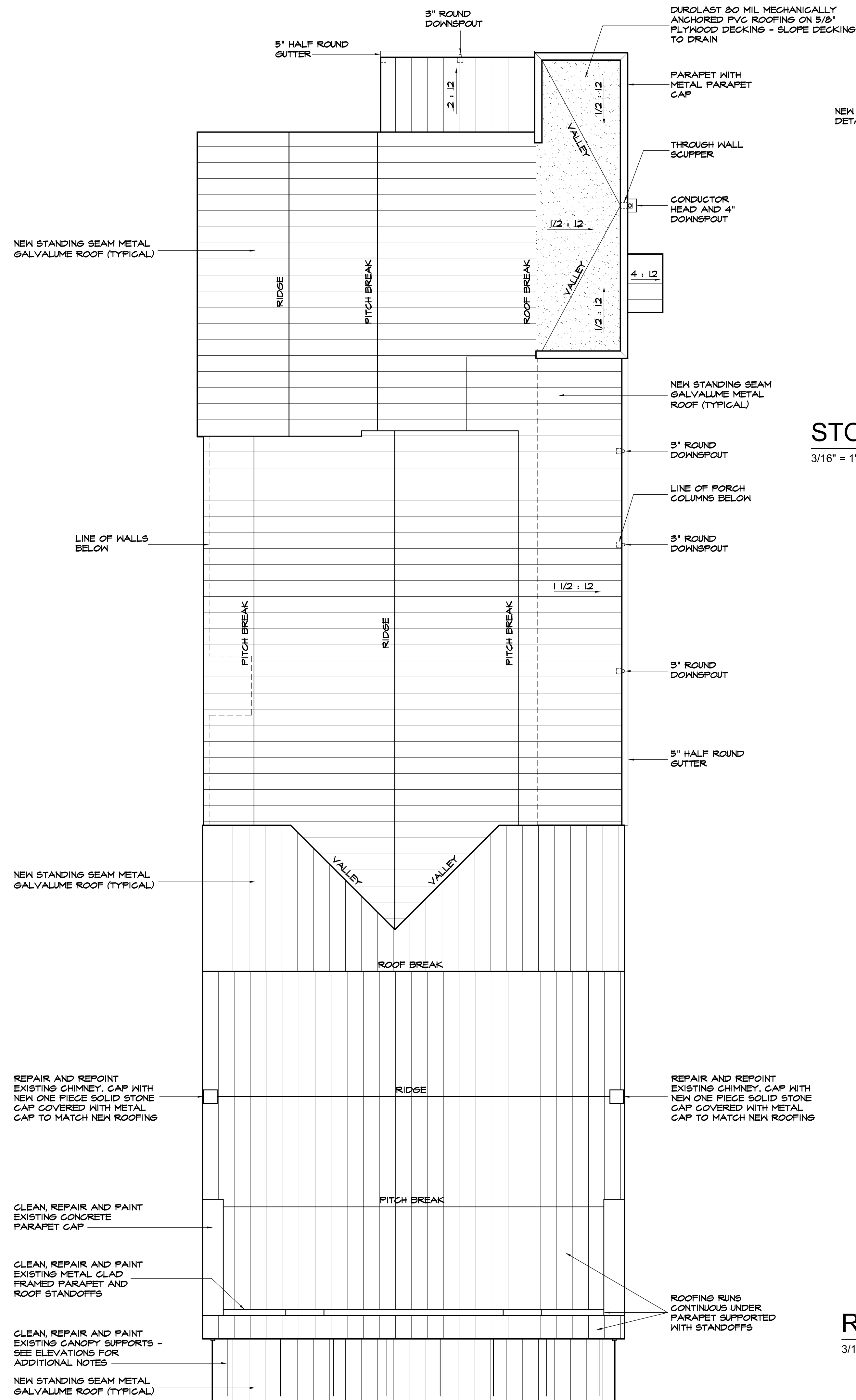


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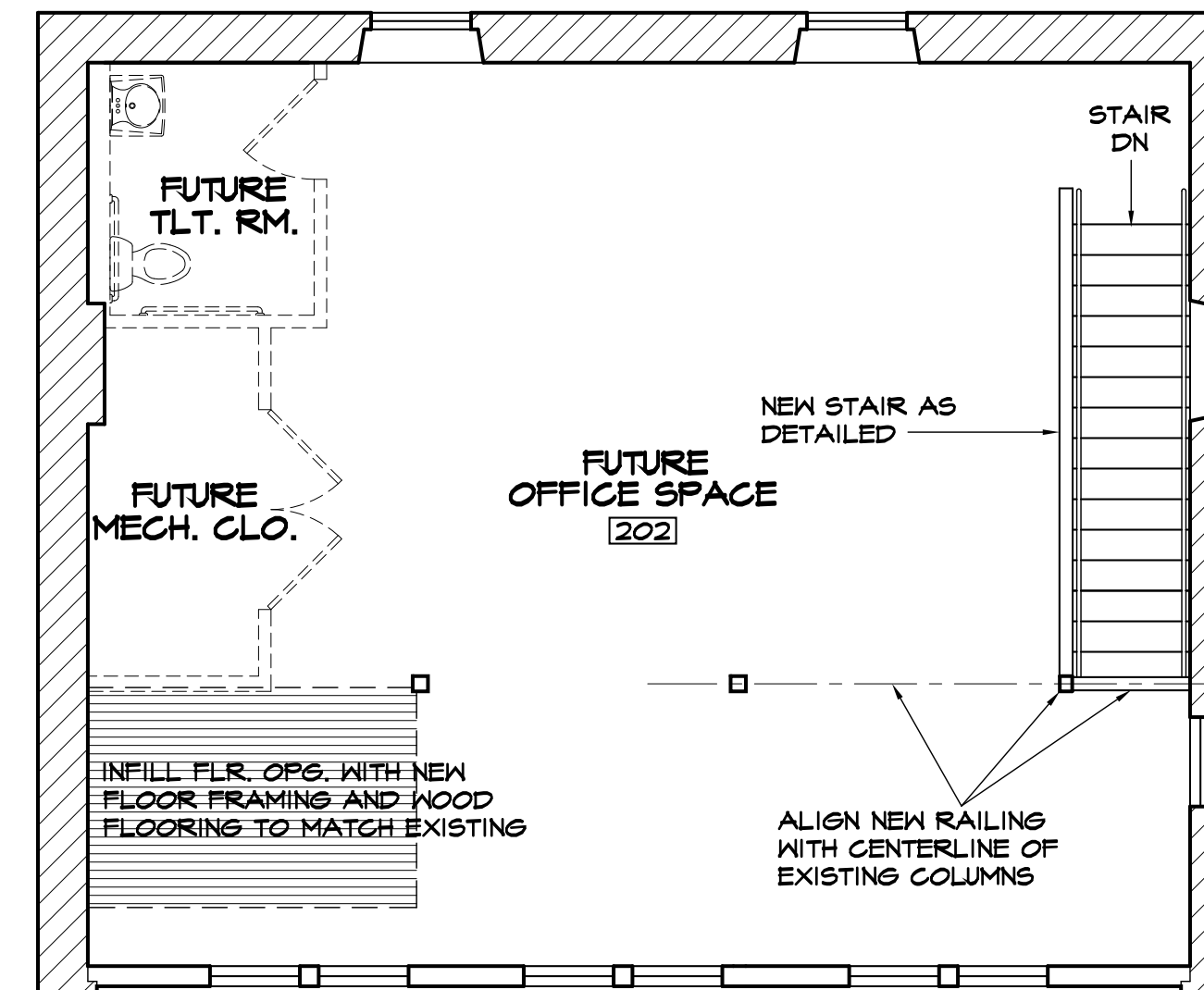
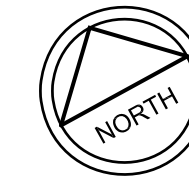
FIRST FLOOR PLAN

A1.1



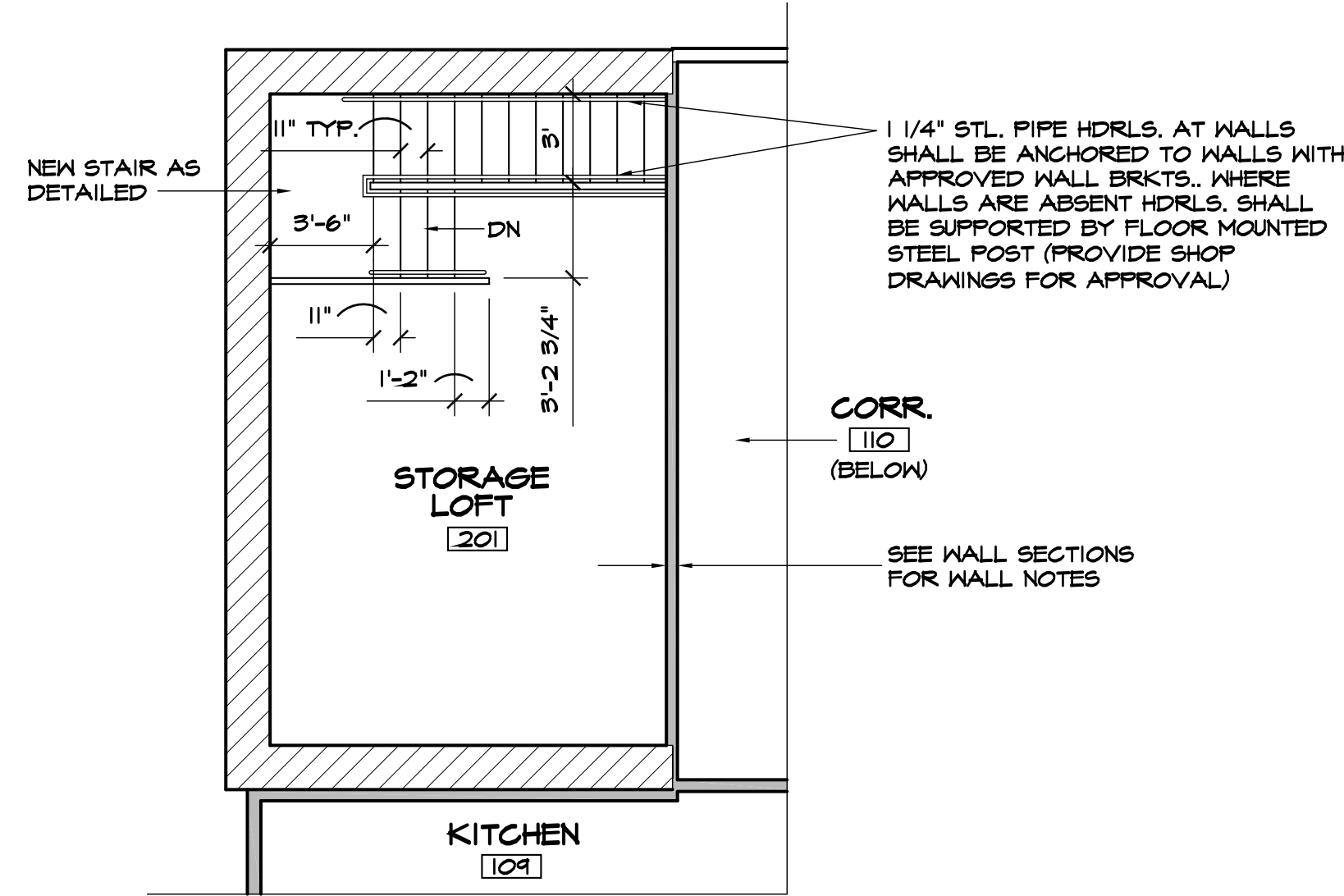
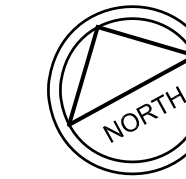
STO. LOFT PLAN

3/16" = 1' - 0"



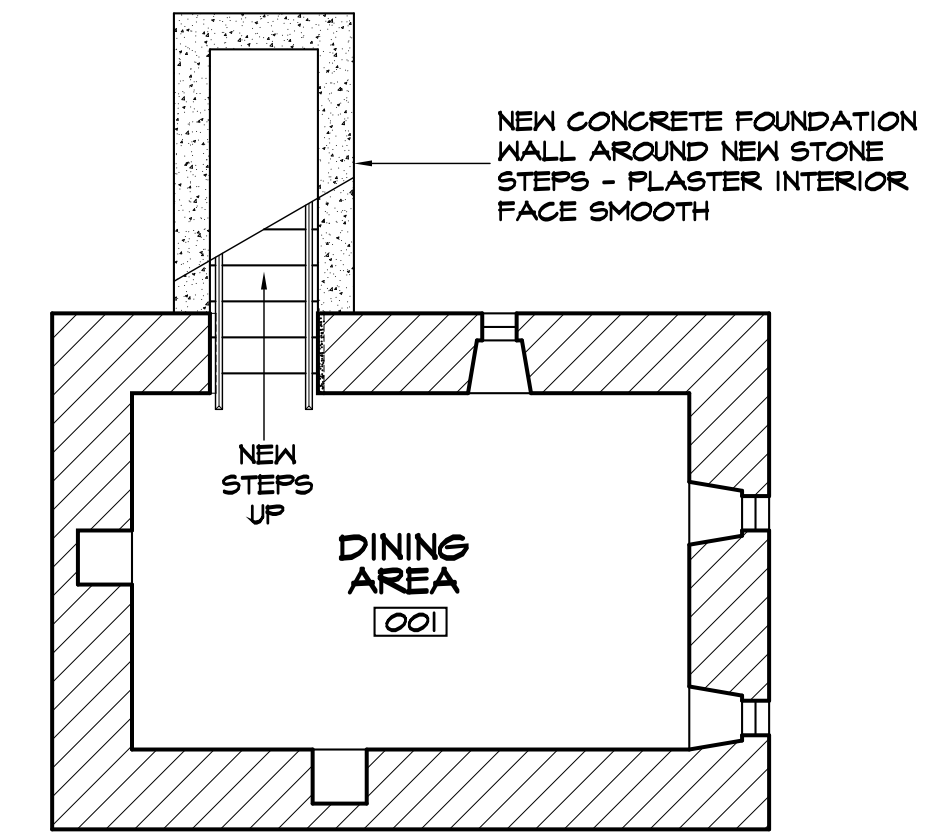
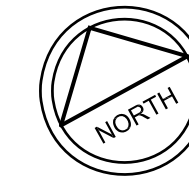
SECOND FLOOR PLAN

3/16" = 1' - 0"



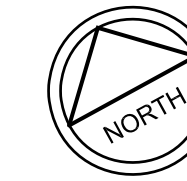
STO. LOFT PLAN

3/16" = 1' - 0"



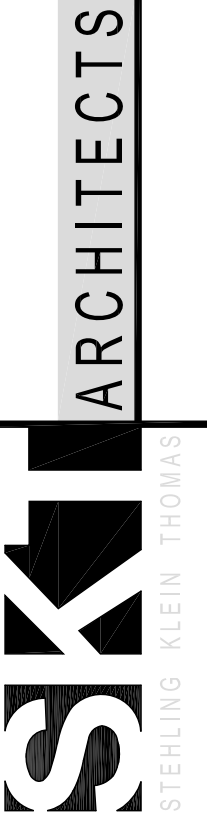
BASEMENT PLAN

3/16" = 1' - 0"



RENOVATION OF THE EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS



Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St.
Fredericksburg, Texas 78624 | 830-997-0383

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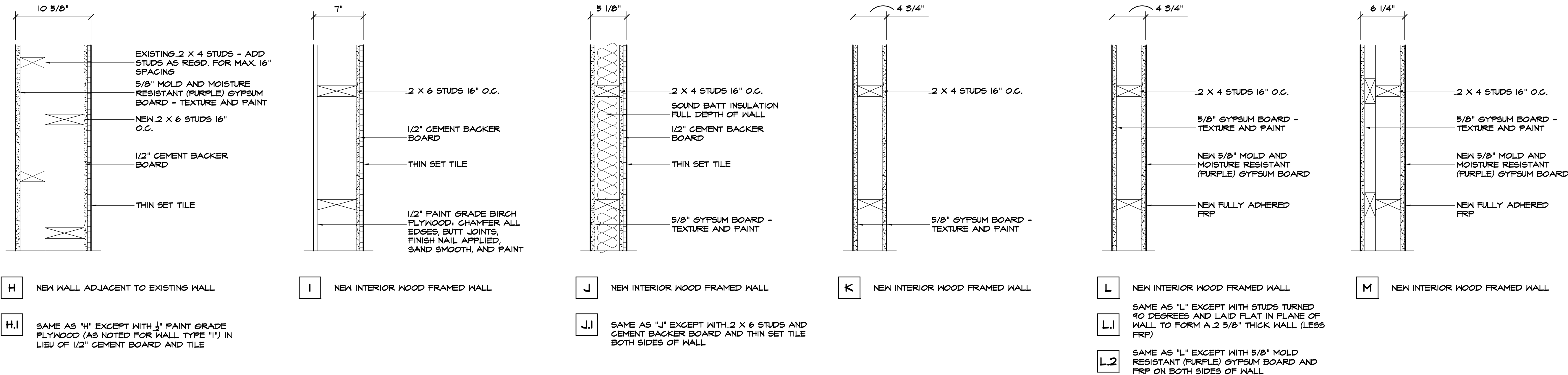
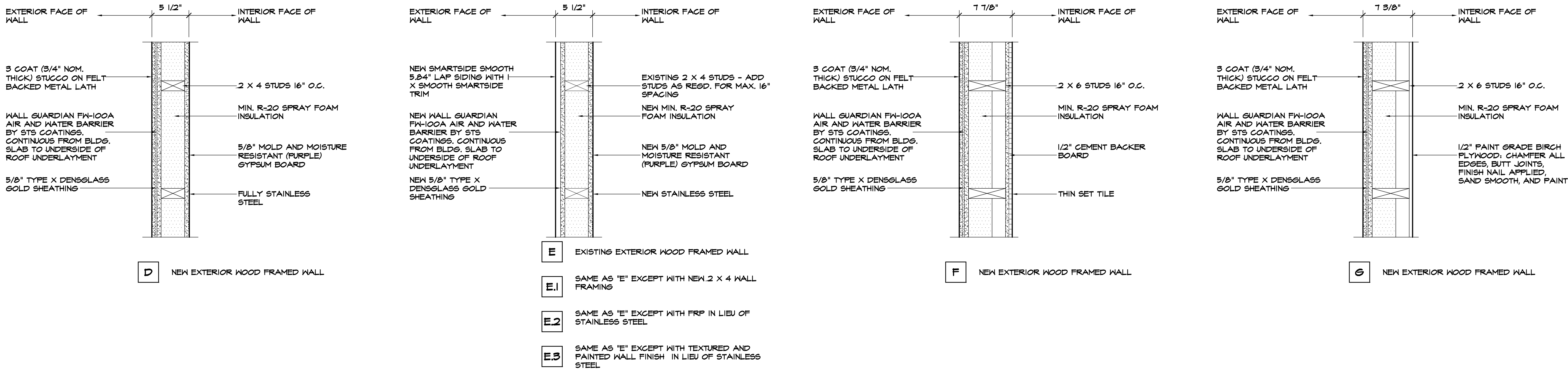
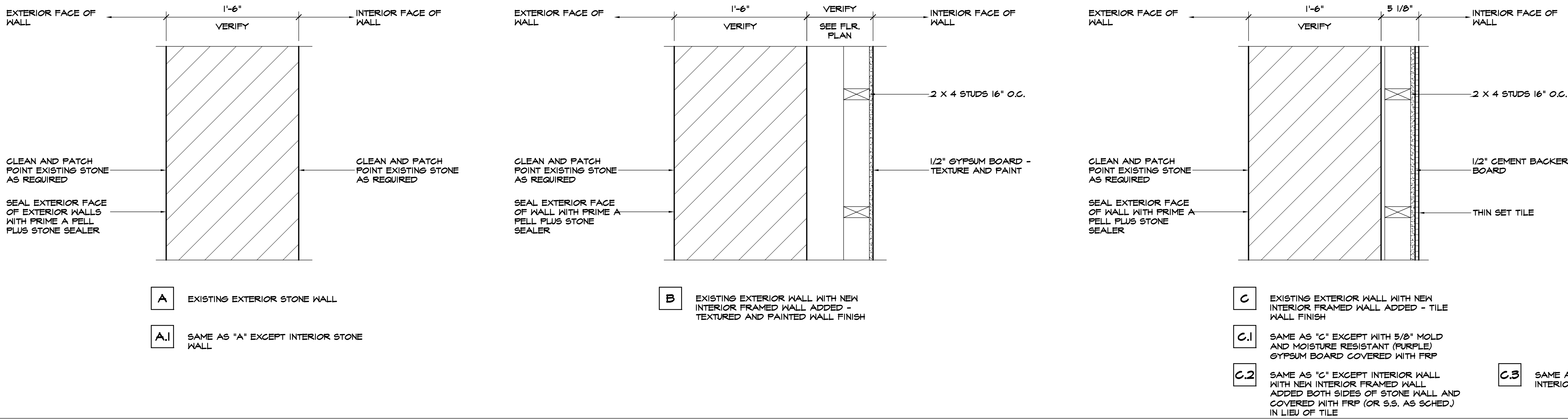
PROJECT #	19-07
DATE	9-23-20
REVISION	

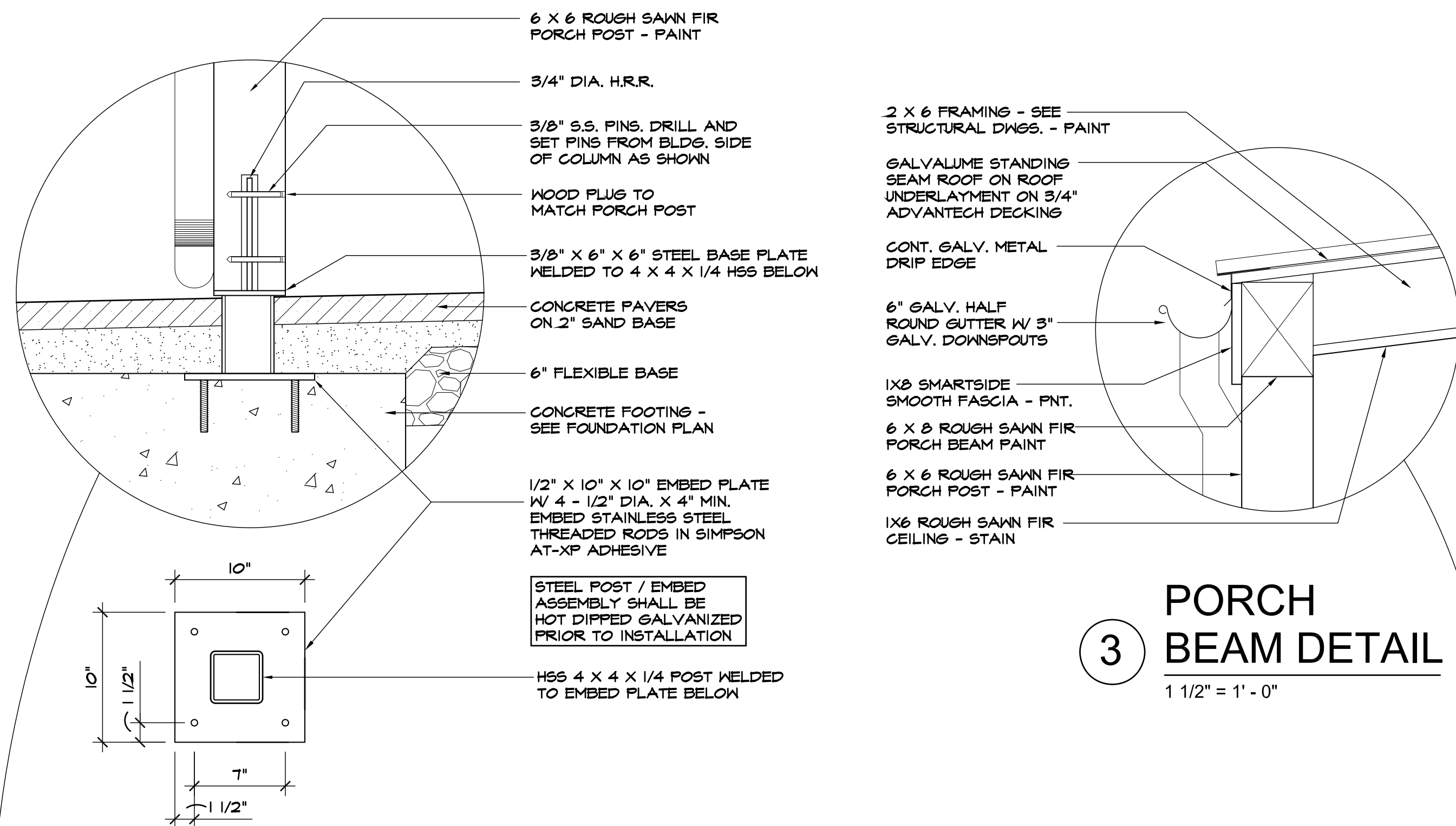
SECOND FLOOR PLAN /
LOFT & BASEMENT PLANS

A1.2

WALL TYPES

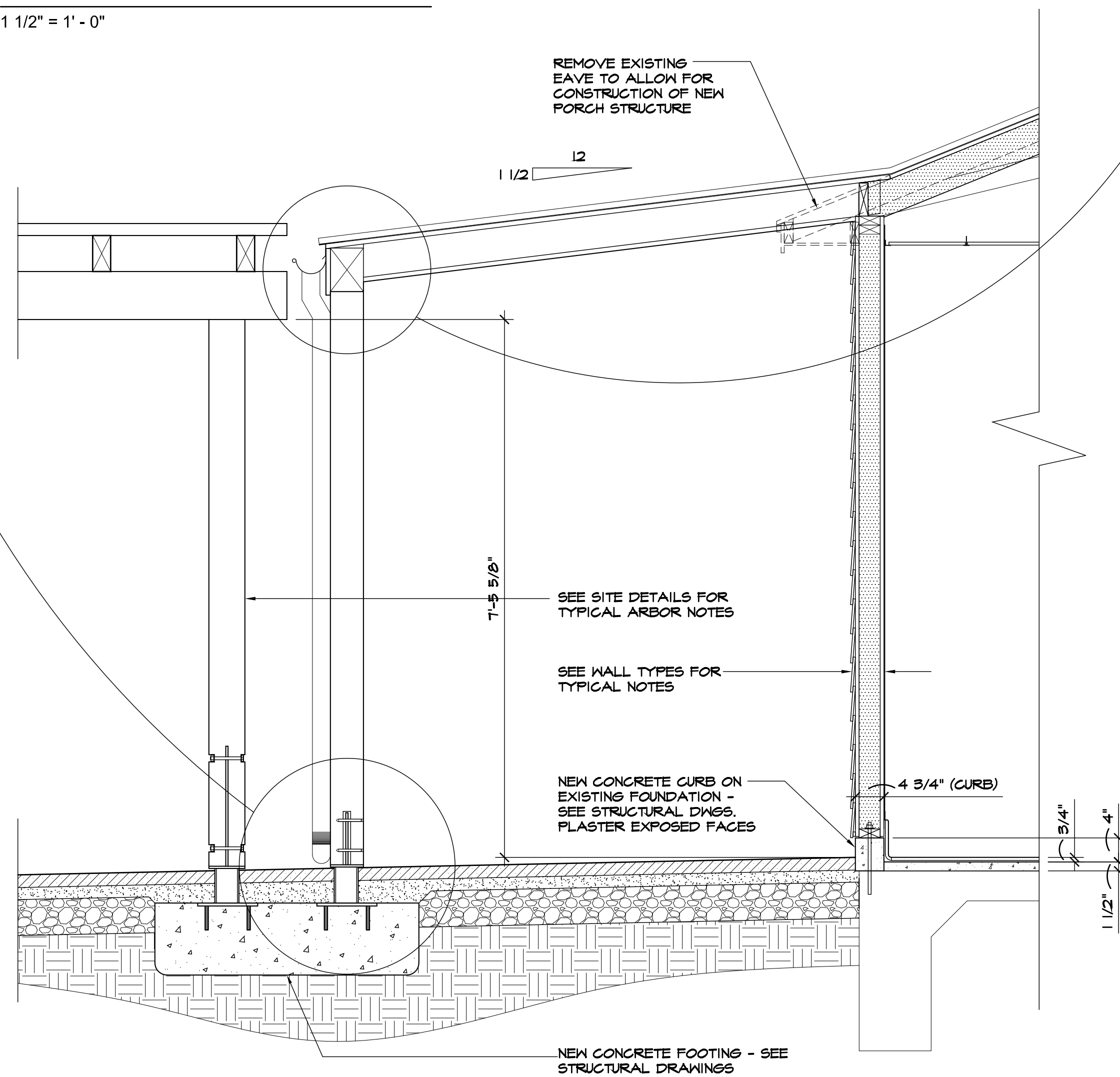
11/2" = 1' - 0"



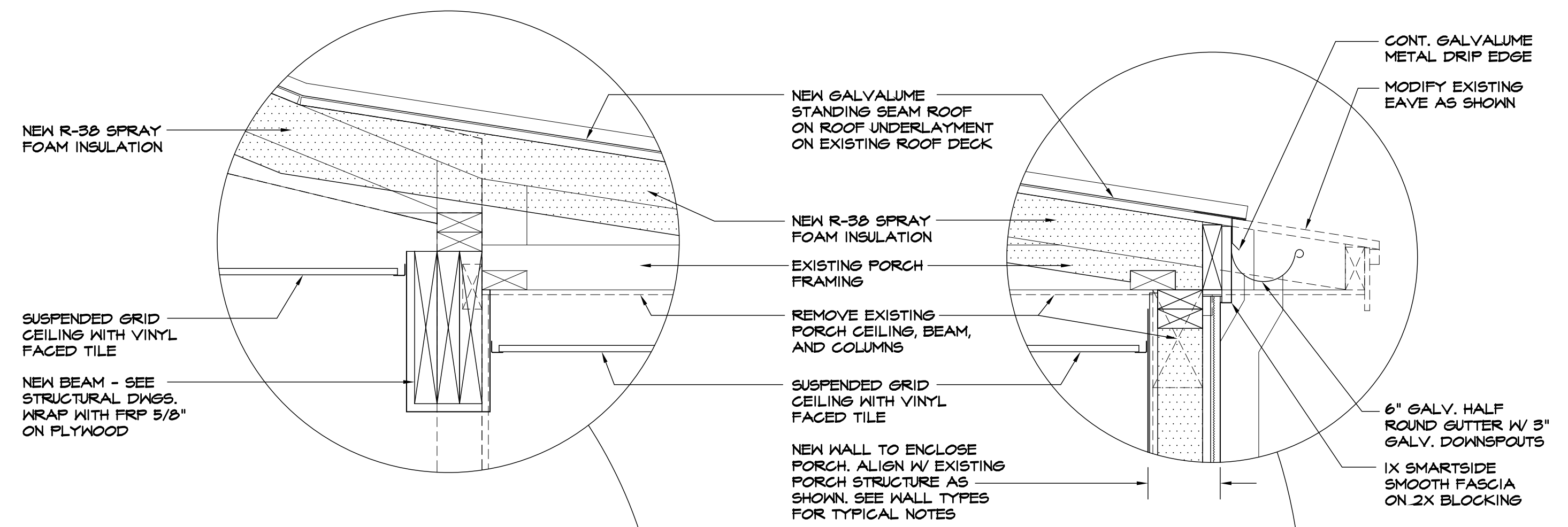


3 PORCH BEAM DETAIL
1 1/2" = 1' - 0"

2 TYPICAL PORCH COLUMN BASE DETAIL
1 1/2" = 1' - 0"

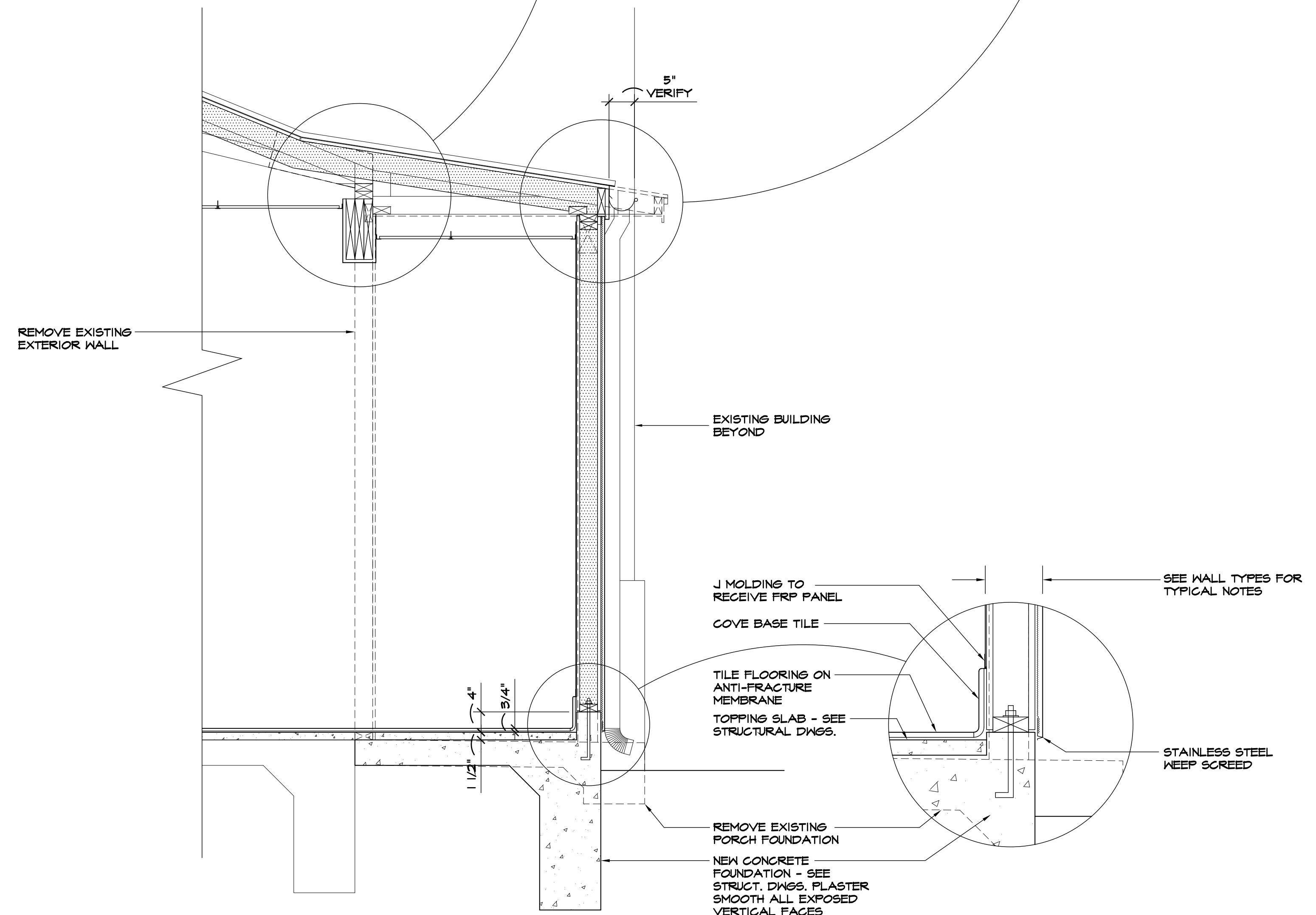


1 COURTYARD PORCH SECTION AT KITCHEN
3/4" = 1' - 0"



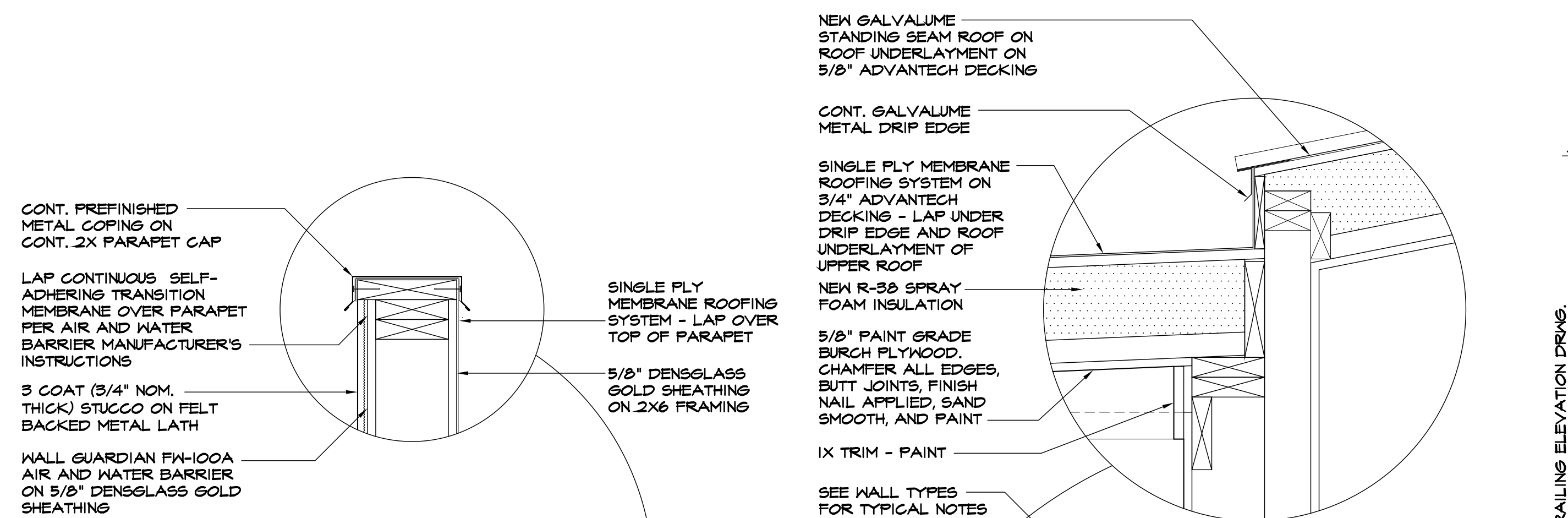
5 NEW BEAM DETAIL
1 1/2" = 1' - 0"

6 EAVE DETAIL
1 1/2" = 1' - 0"



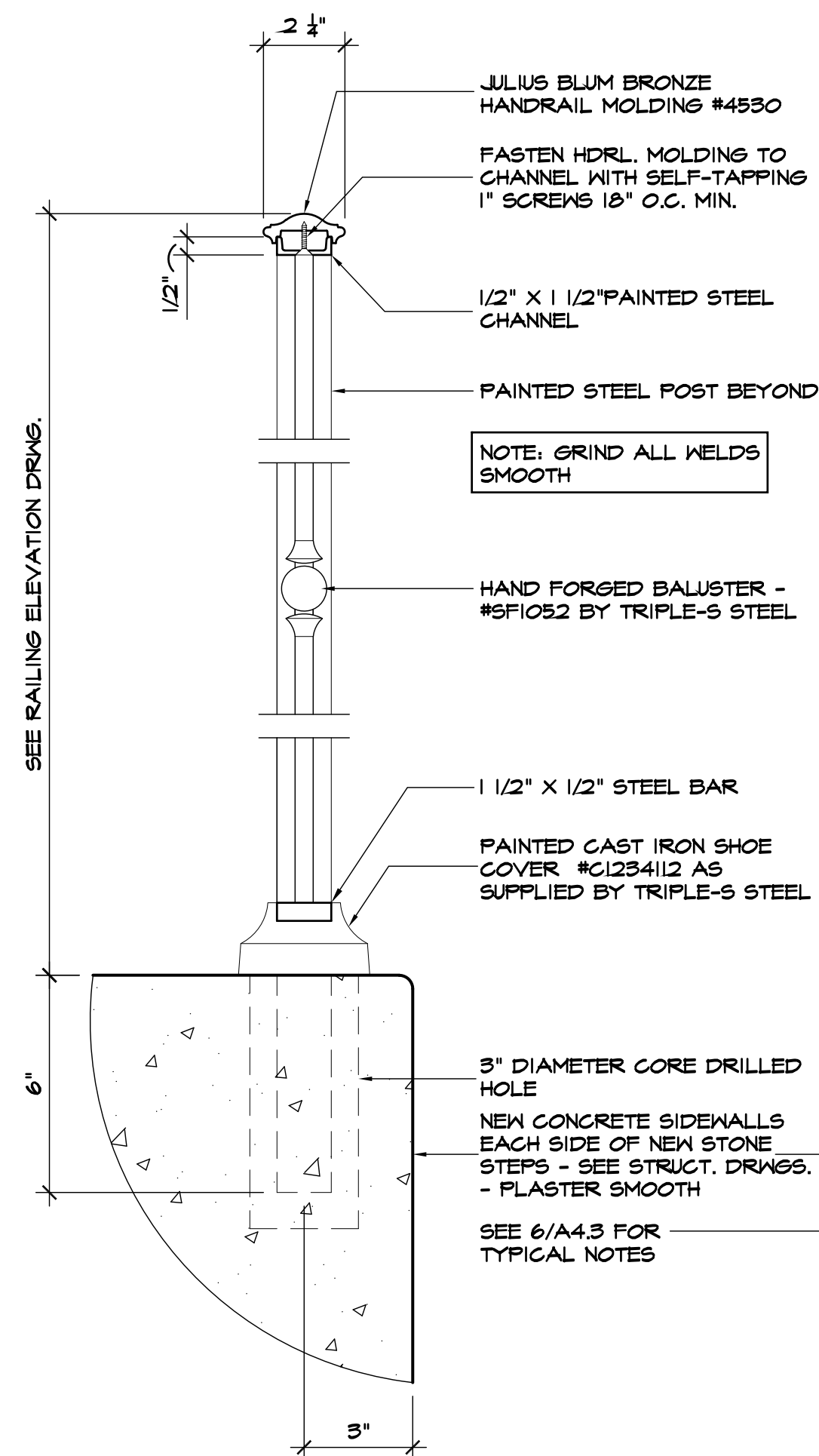
7 WALL DETAIL
3/4" = 1' - 0"

4 WALL SECTION AT KITCHEN
3/4" = 1' - 0"

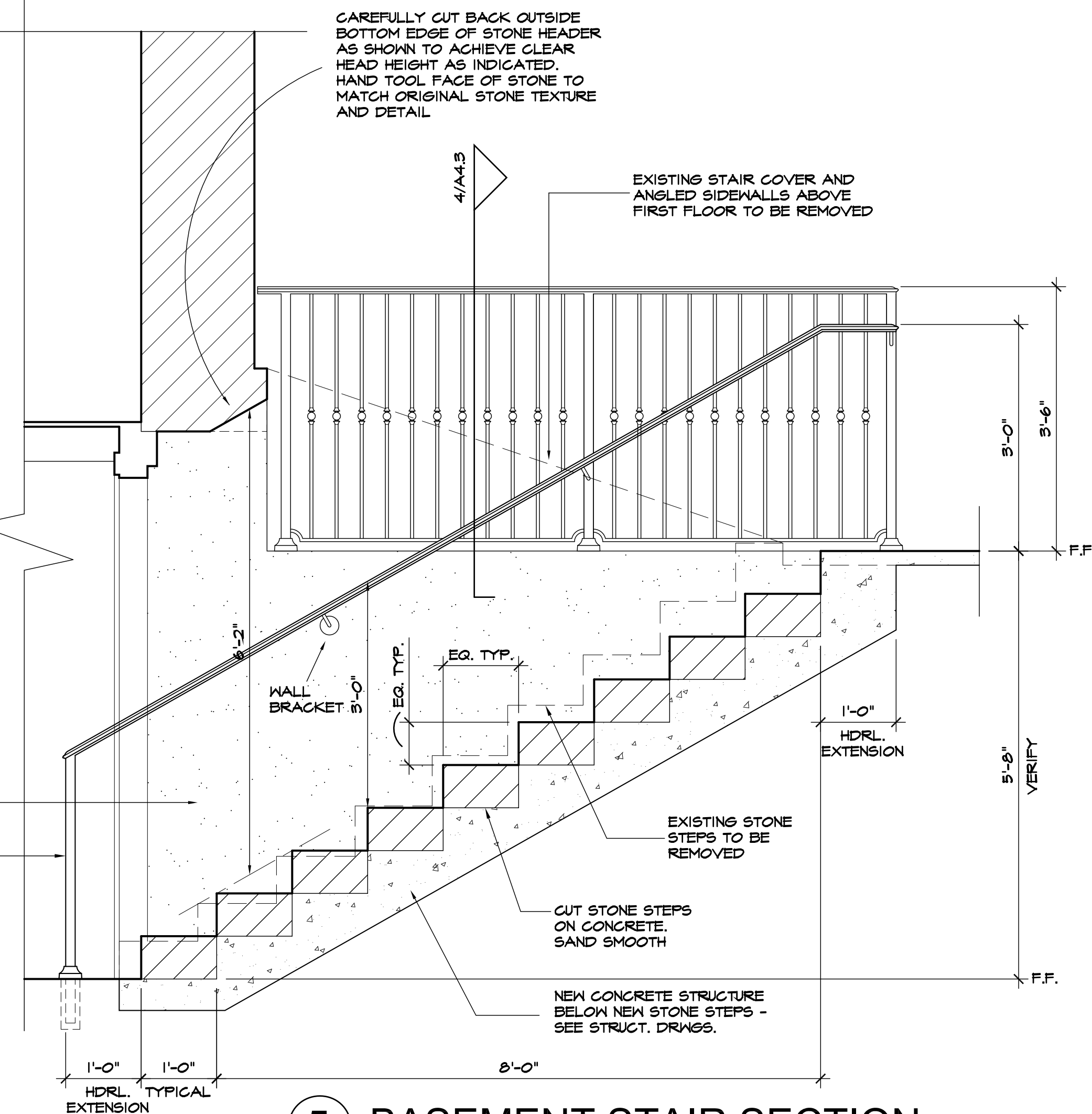


2 PARAPET DETAIL
1 1/2" = 1' - 0"

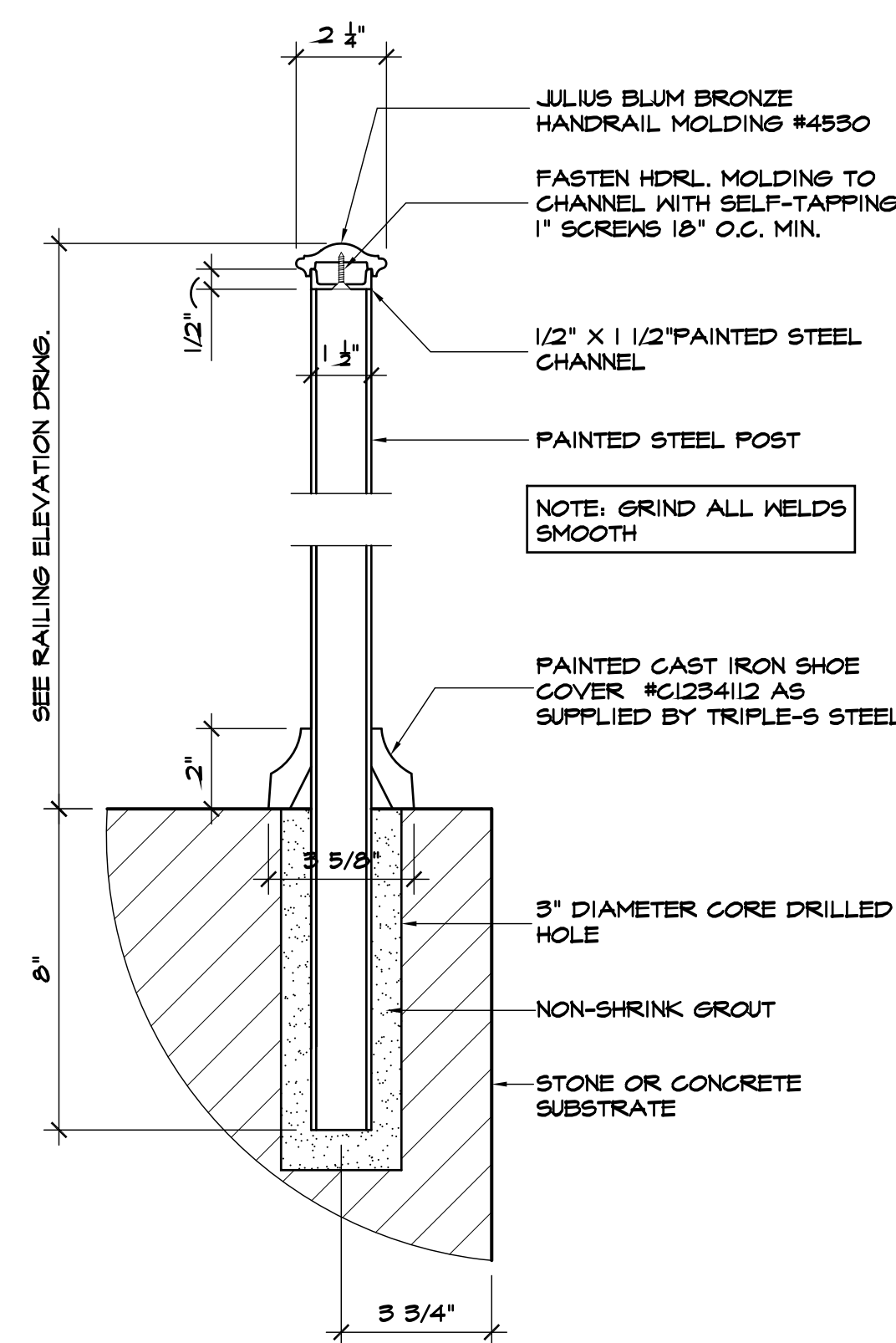
3 ROOF DETAIL
1 1/2" = 1' - 0"



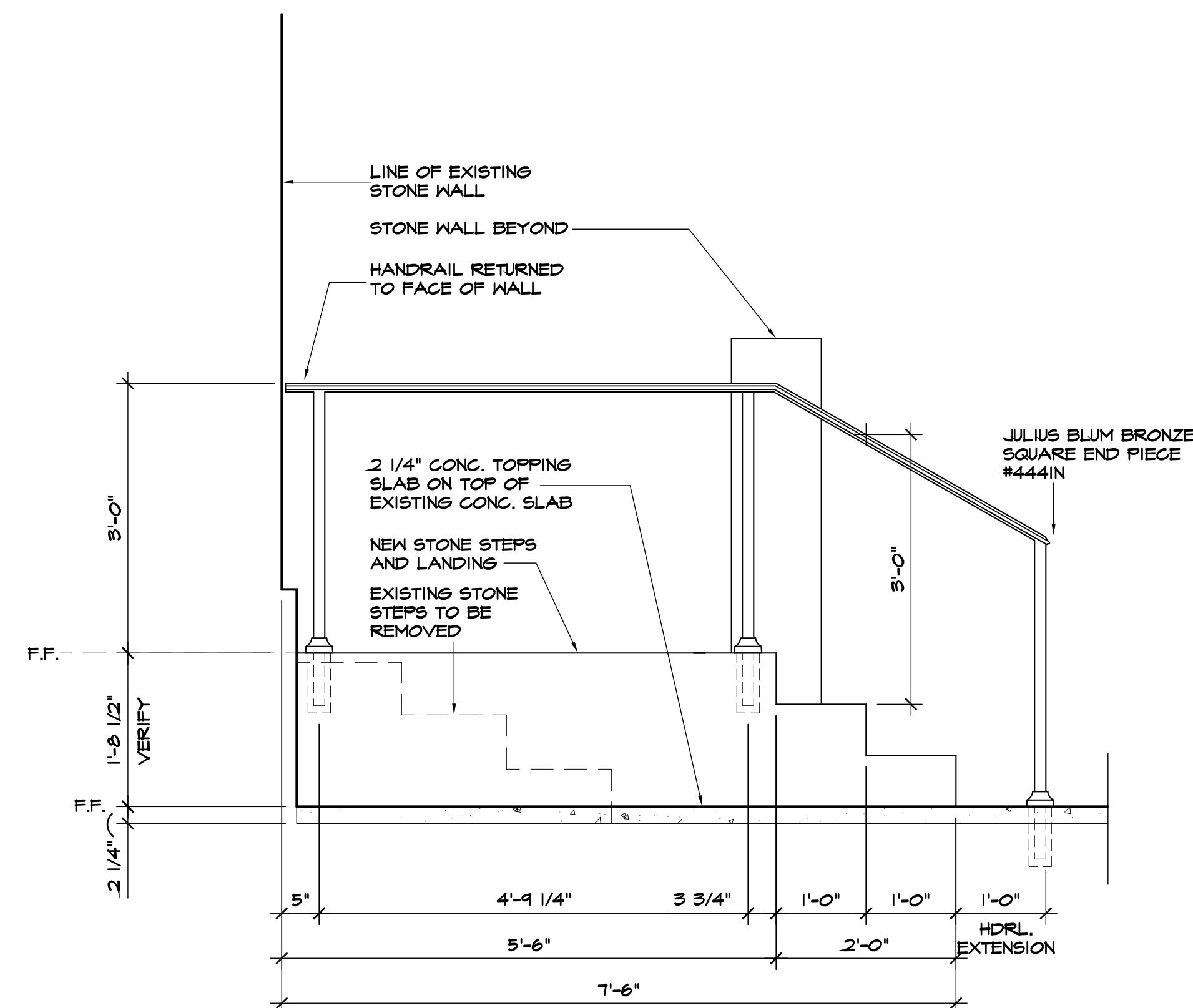
4 HANDRAIL AT CONC. STEPS AND LANDINGS
3" = 1' - 0"



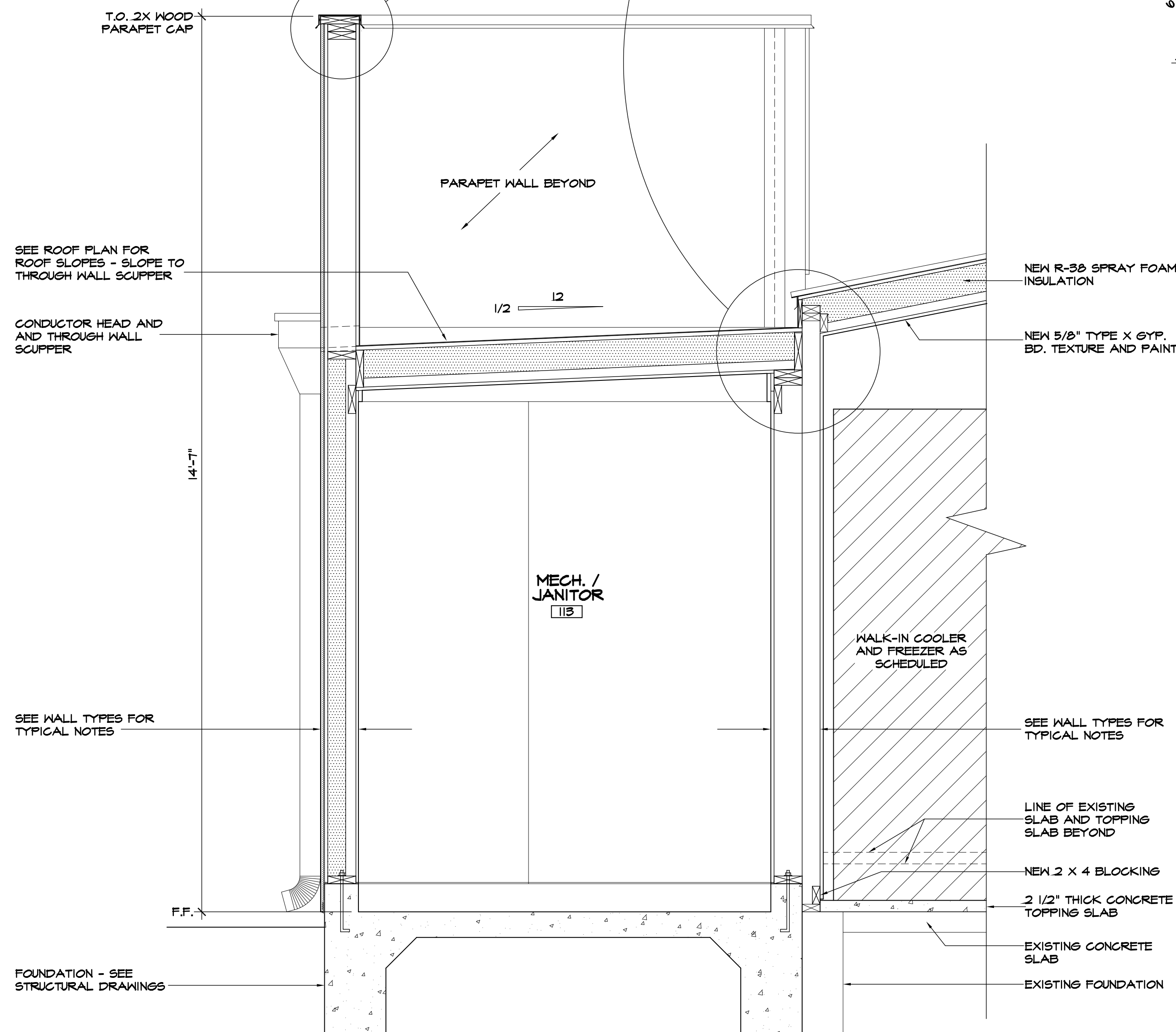
5 BASEMENT STAIR SECTION
3/4" = 1' - 0"



6 HANDRAIL AT STONE STEPS AND LANDINGS
3" = 1' - 0"



7 STAIR SECTION AT CHAIR LIFT
3/4" = 1' - 0"



1 WALL SECTIONS @ MECH. 201 SHIPS LADDER
3/4" = 1' - 0"

RENOVATION OF THE EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

PRELIMINARY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RANDY R. STEHLING
PROJECT ARCHITECT
NUMBER 14396

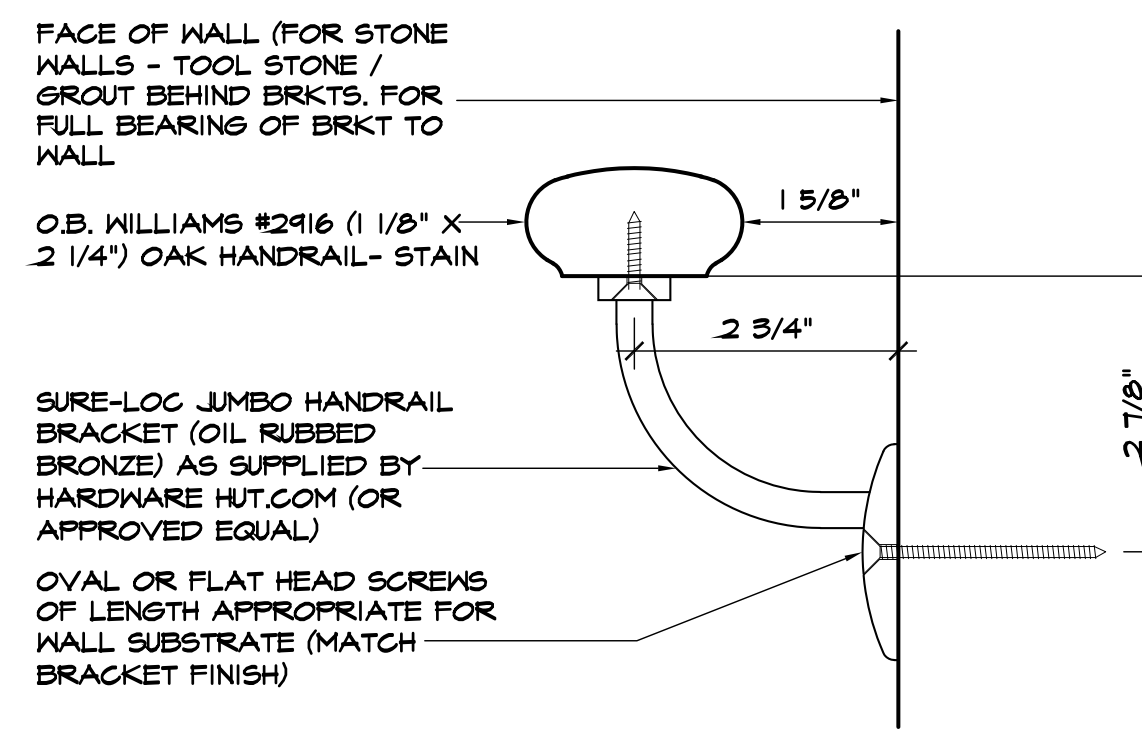
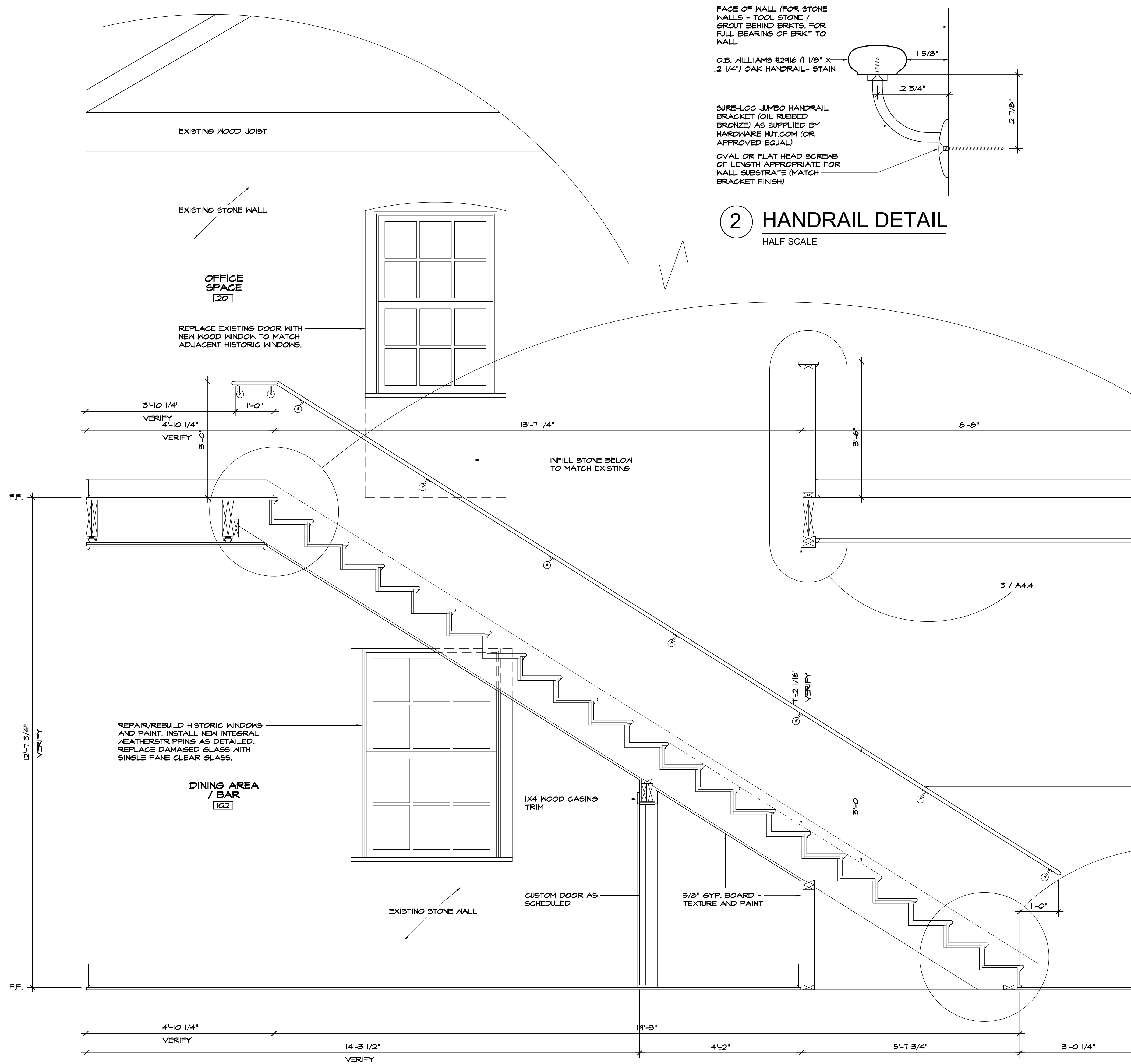
PROJECT #	19-07
DATE	9-23-20
REVISION	

WALL SECTIONS AND STAIR DETAILS

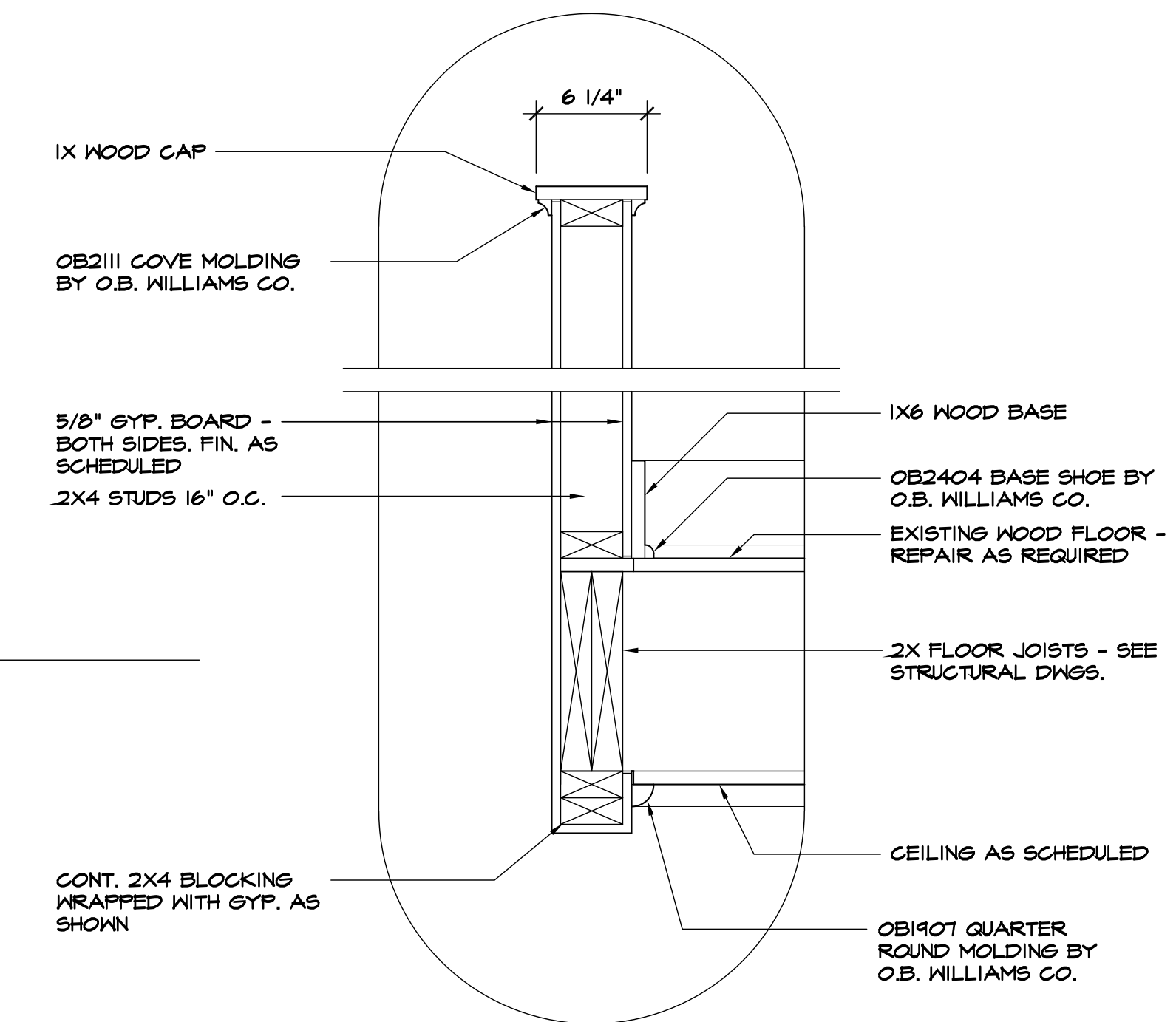
A4.3

SK ARCHITECTS
STEHLING KLEIN THOMAS

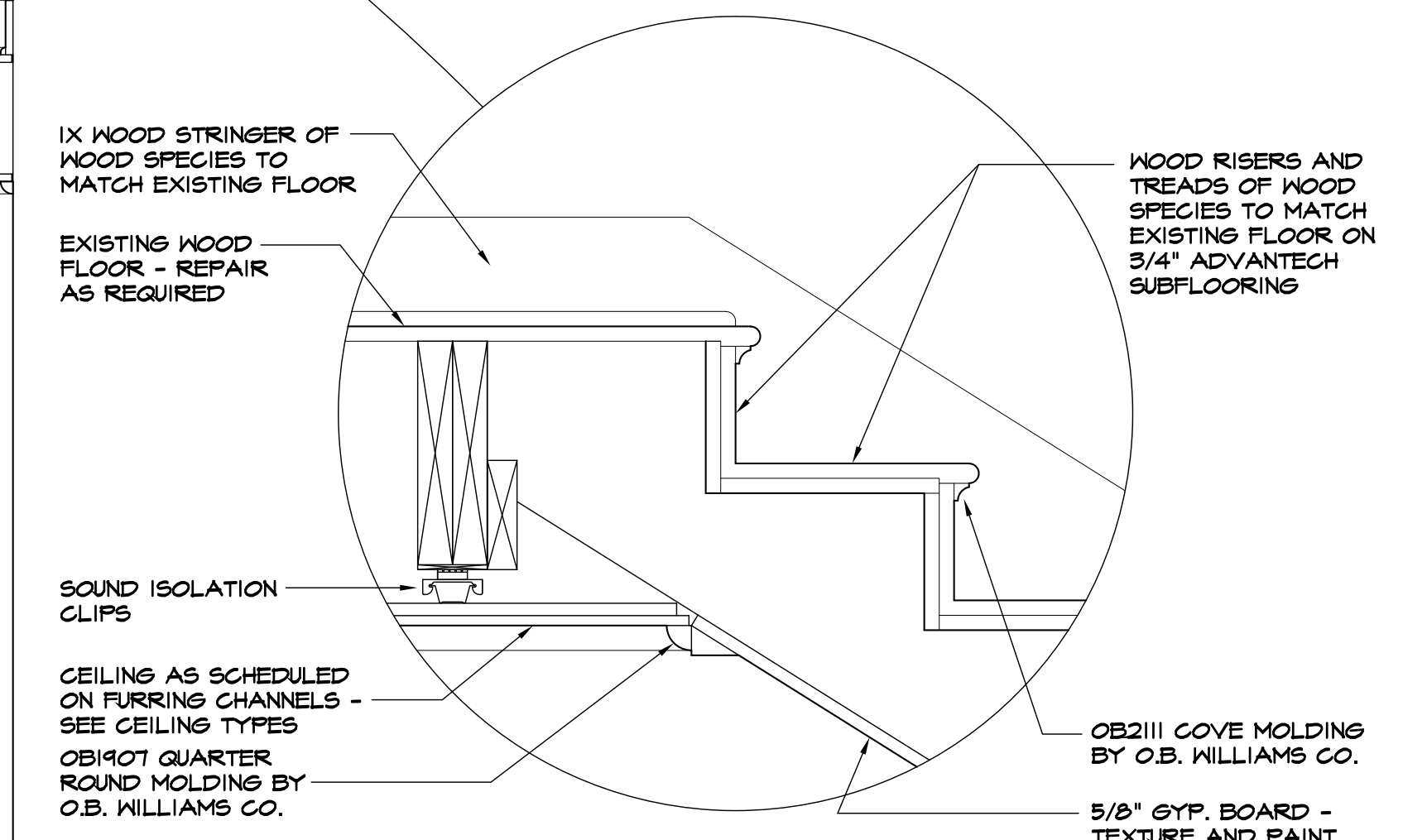
Randy R. Stehling, AIA - Project Architect
STEHLING KLEIN THOMAS ARCHITECTS, PLLC
300 C West Main St. Fredericksburg, Texas 78624 | 830-997-0363



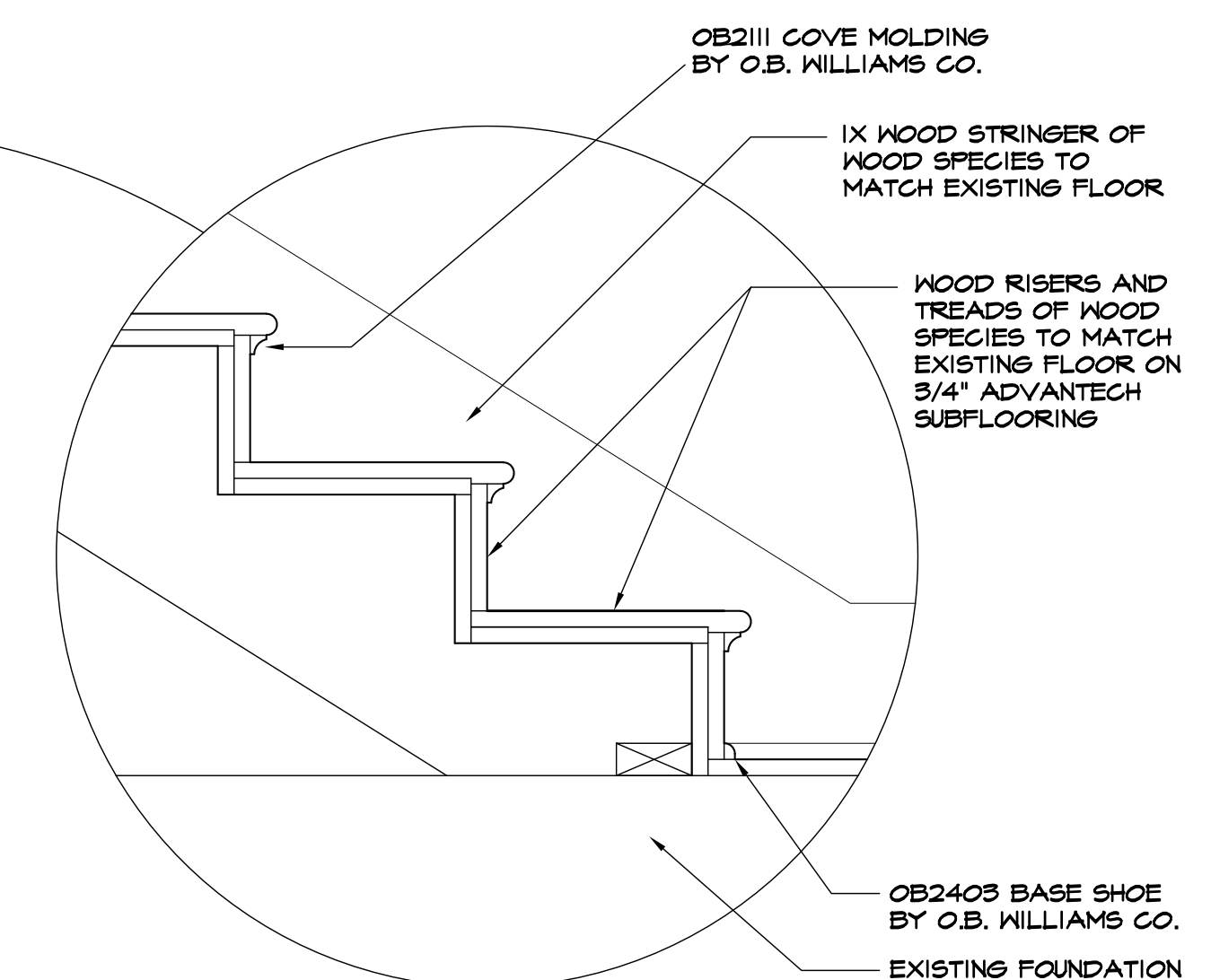
2 HANDRAIL DETAIL
HALF SCALE



3 GUARDRAIL DTL.
3/4" = 1' - 0"

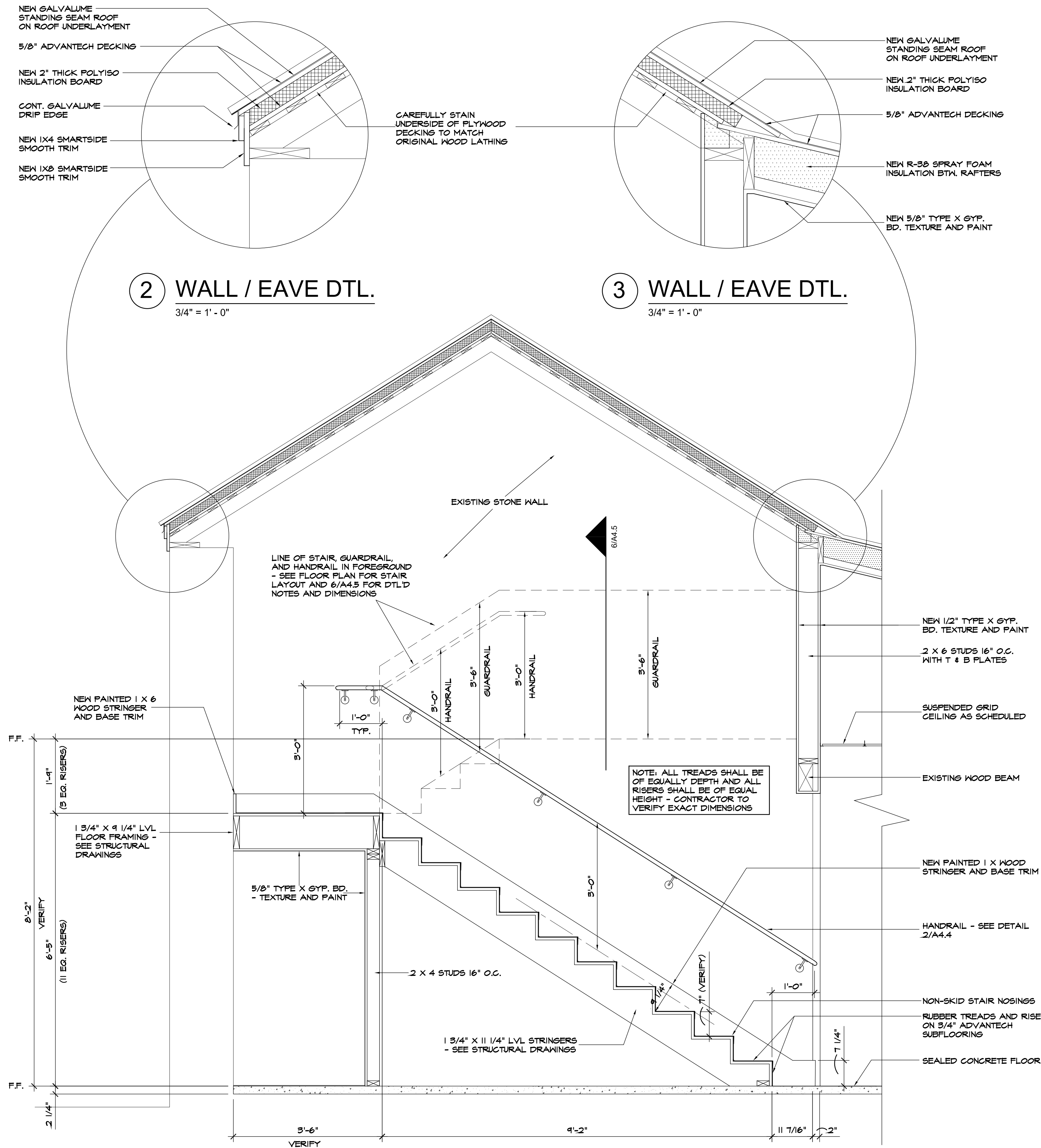


4 STAIR DETAIL
3/4" = 1' - 0"

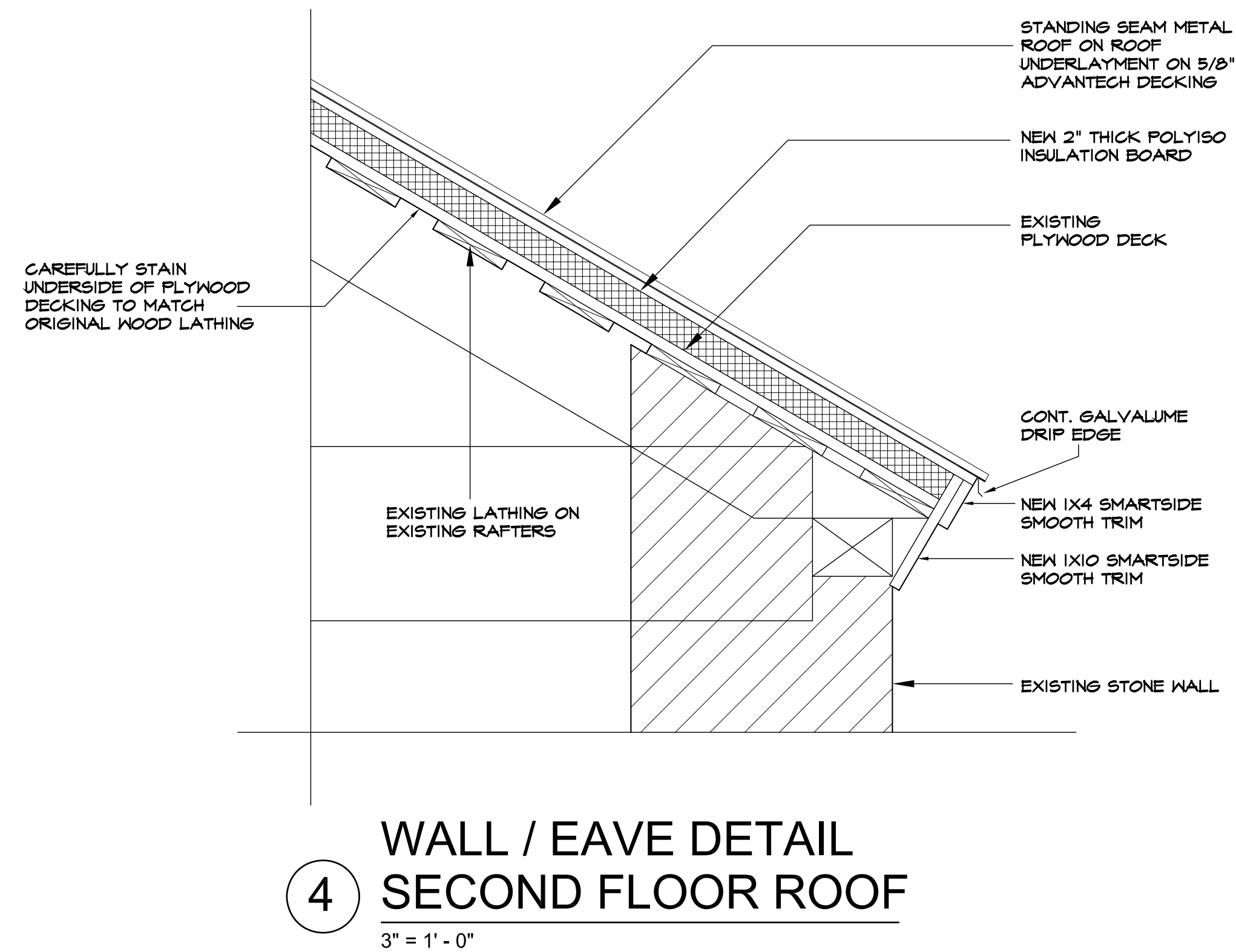


5 STAIR DETAIL
3/4" = 1' - 0"

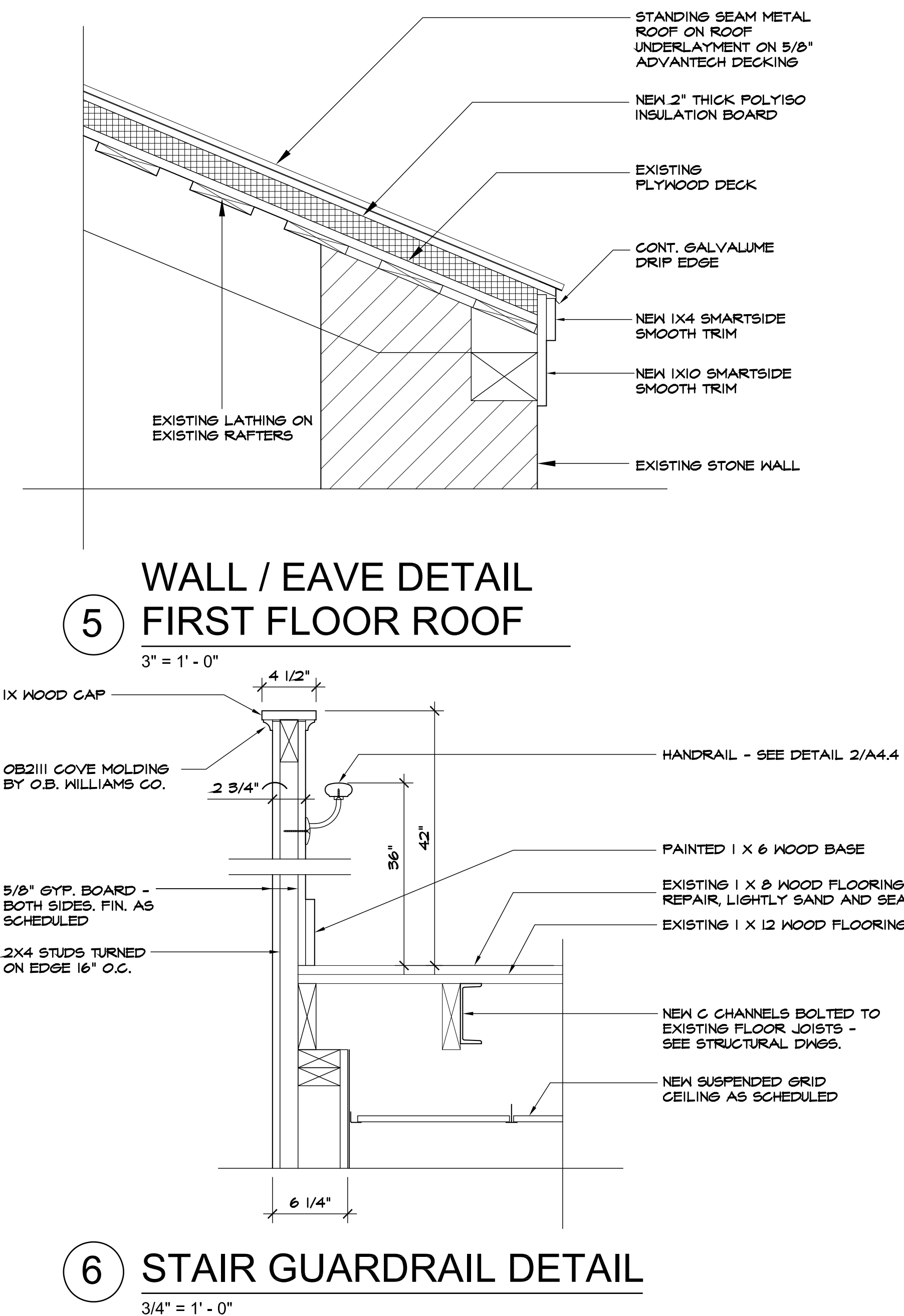
1 MAIN STAIR SECTION FACING EAST
3/4" = 1' - 0"



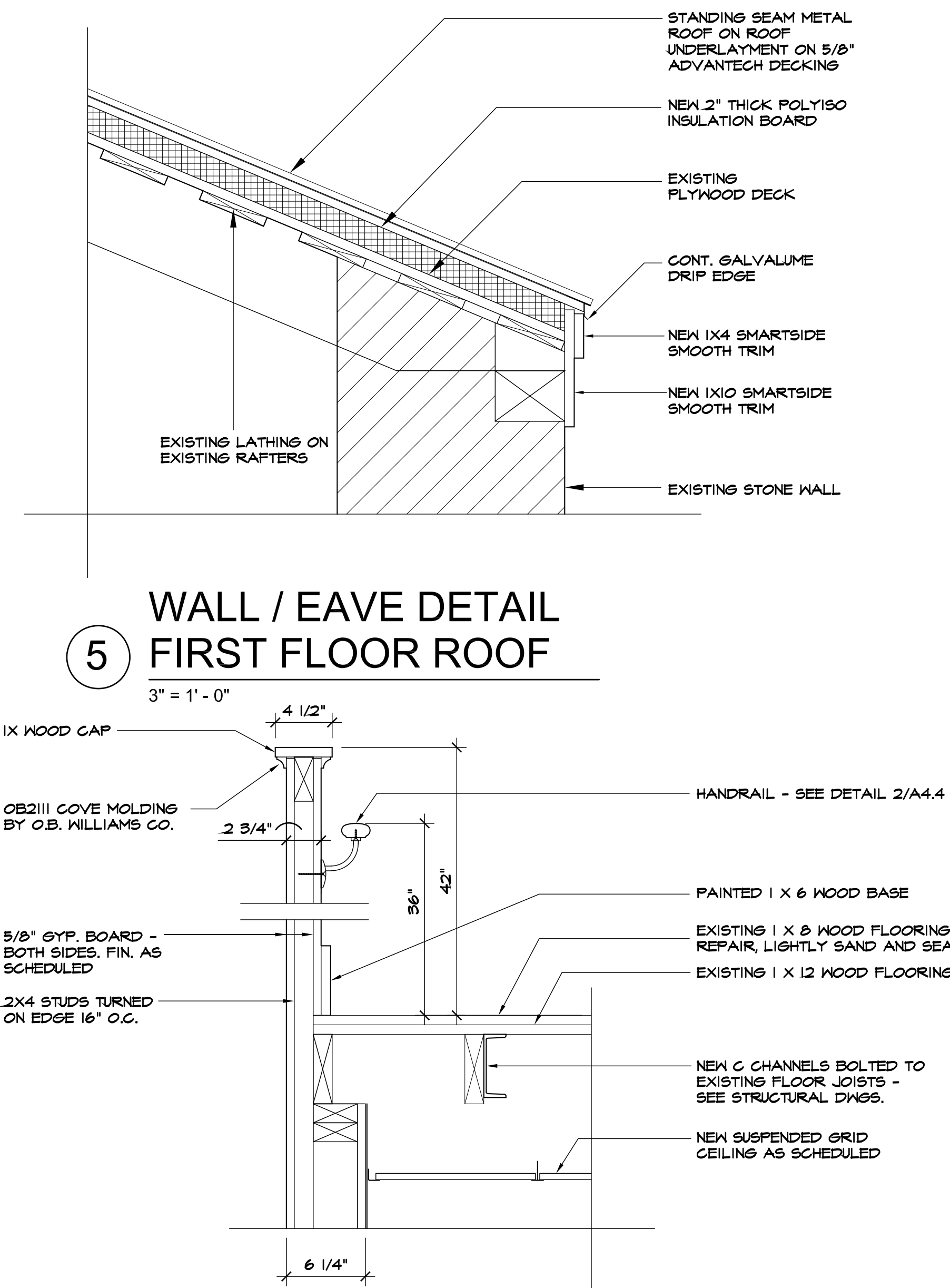
1 BUILDING / STAIR SECTION AT STORAGE LOFT
3/4" = 1' - 0"



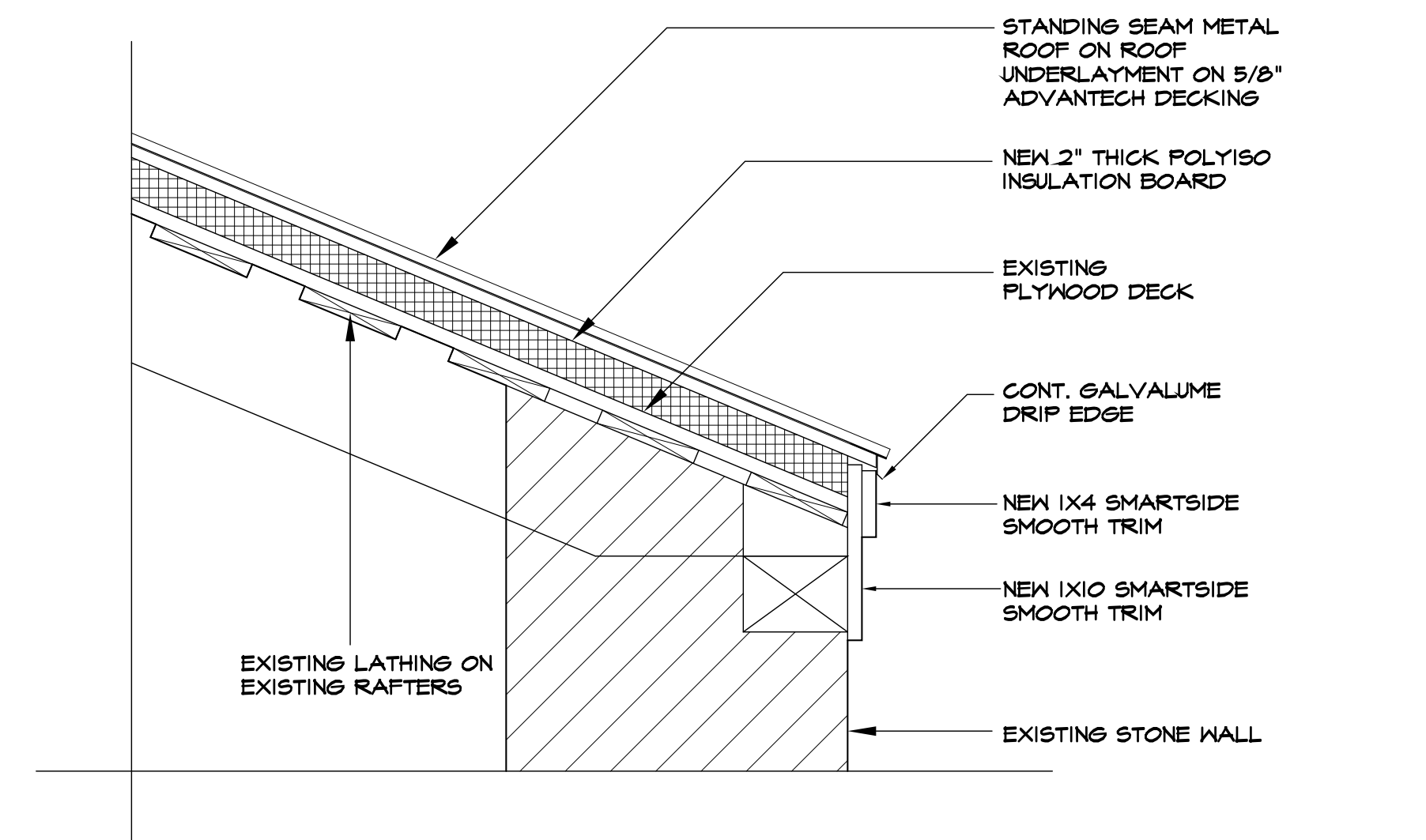
2 WALL / EAVE DTL.
3/4" = 1' - 0"



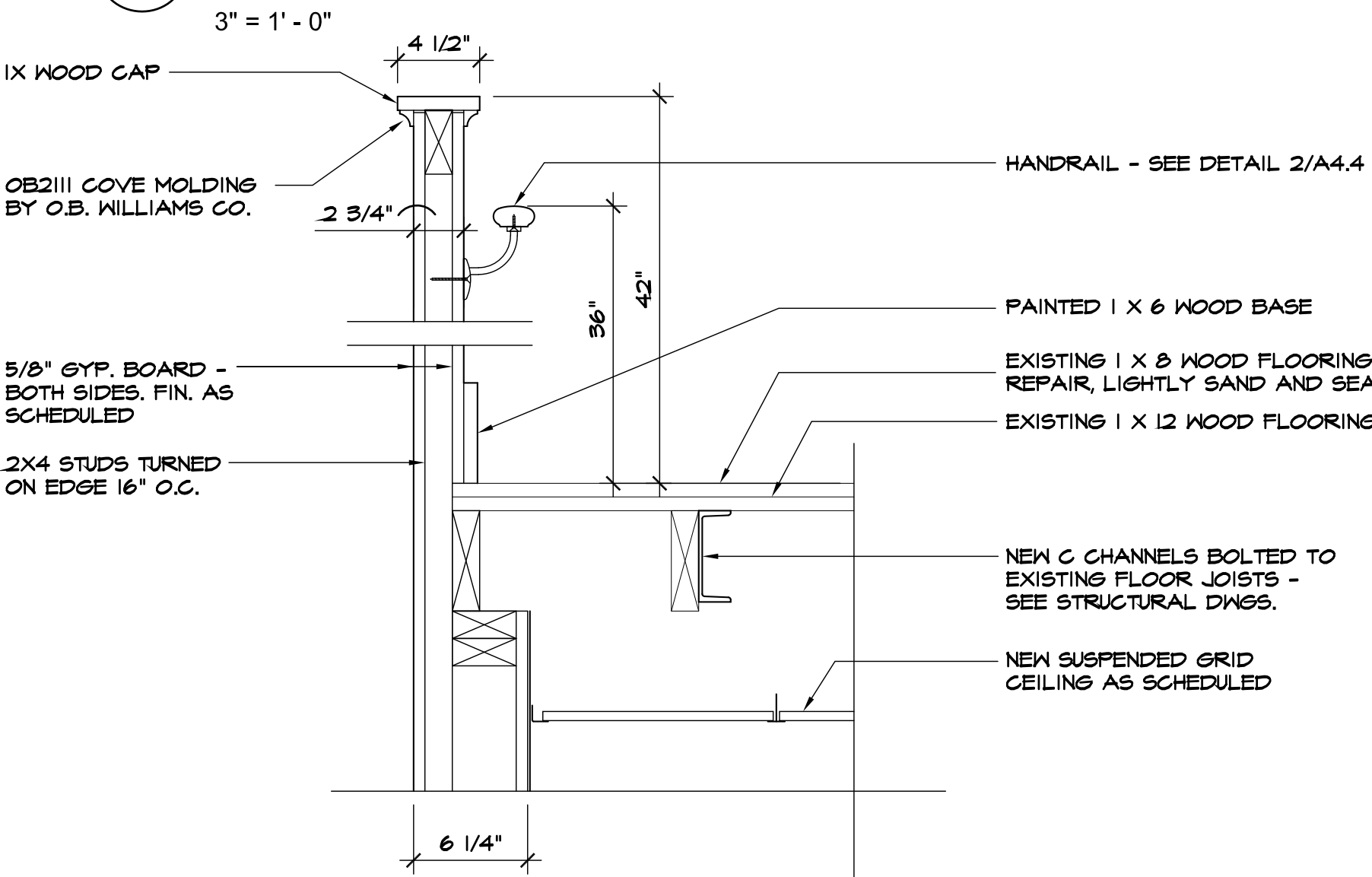
3 WALL / EAVE DTL.
3/4" = 1' - 0"



4 WALL / EAVE DETAIL SECOND FLOOR ROOF
3" = 1' - 0"



5 WALL / EAVE DETAIL FIRST FLOOR ROOF
3" = 1' - 0"



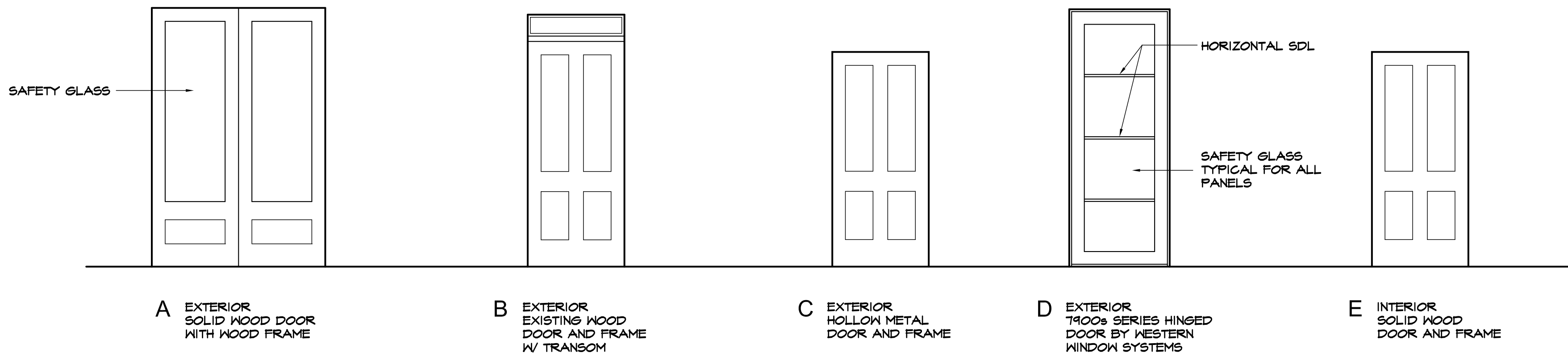
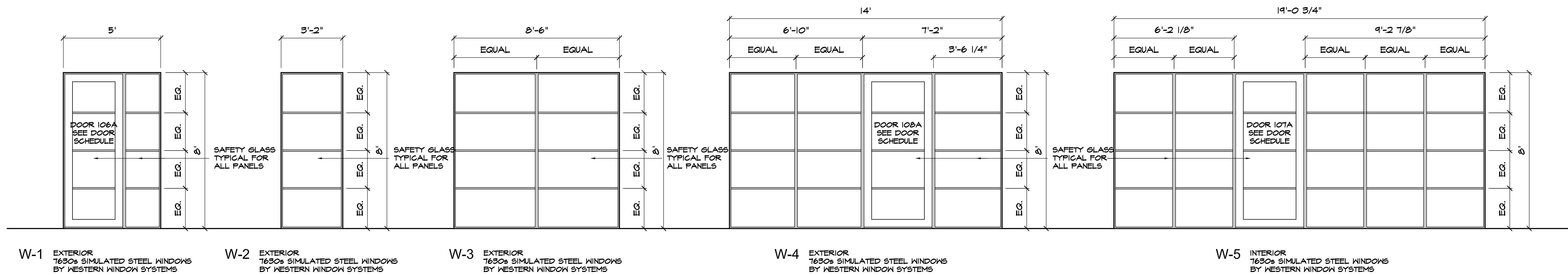
6 STAIR GUARDRAIL DETAIL
3/4" = 1' - 0"

DOOR SCHEDULE									
DOOR NO.	TYPE	SIZE			DOOR		FRAME		REMARKS
		WIDTH	HEIGHT	THK.	MATERIAL	FINISH	MATERIAL	FINISH	
101A	A	6'-0"	8'-0"	1 3/4"	WOOD	STAINED	WOOD	STAINED	1
101B	B	EXIST.	EXIST.	EXIST.	WOOD	PAINTED	WOOD	PAINTED	2
104A	E	3'-0"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PAINTED	
105A	E	3'-0"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PAINTED	
106A	D	3'-0"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
107A	D	3'-6"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
108A	D	3'-6"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
111A	-	3'-6"	6'-8"		-	-	HOLLOW MTL.	PAINTED	
112A	C	3'-6"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	
113A	C	3'-0"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	
114A	C	3'-0"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	

DOOR NO.	TYPE	SIZE			DOOR		FRAME		REMARKS
		WIDTH	HEIGHT	THK.	MATERIAL	FINISH	MATERIAL	FINISH	
101A	A	6'-0"	8'-0"	1 3/4"	WOOD	STAINED	WOOD	STAINED	1
101B	B	EXIST.	EXIST.	EXIST.	WOOD	PAINTED	WOOD	PAINTED	2
104A	E	3'-0"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PAINTED	
105A	E	3'-0"	6'-8"	1 3/4"	WOOD	PAINTED	WOOD	PAINTED	
106A	D	3'-0"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
107A	D	3'-6"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
108A	D	3'-6"	8'-0"		ALUMINUM	FAC. FINISH	ALUMINUM	FAC. FINISH	
111A	-	3'-6"	6'-8"		-	-	HOLLOW MTL.	PAINTED	
112A	C	3'-6"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	
113A	C	3'-0"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	
114A	C	3'-0"	6'-8"	1 3/4"	HOLLOW MTL.	PAINTED	HOLLOW MTL.	PAINTED	

1. PROVIDE DOORS AND FRAMES AS SPECIFIED, FINISH AS SCHEDULED.
2. DOOR DIMENSIONS AS SCHEDULED ARE NOMINAL. ACTUAL DIMENSIONS AS NOTED OR PER MFG.
3. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR ALL WINDOWS, DOORS AND DOOR FRAMES FOR APPROVAL.
4. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT UNLESS NOTED OTHERWISE. VERIFY FINISH WITH OWNER.

1. NEW DOORS TO REPLACE EXISTING. EACH LEAF SHALL BE 3'-0" WIDE TO COMPLY WITH TEXAS ACCESSIBILITY STANDARDS (TAS). MODIFY JAMBS ACCORDINGLY. INSTALL SAFETY GLASS PANELS AND WEATHERSTRIPPING.
2. REPAIR EXISTING WOOD DOOR AND FRAME AS REQUIRED. PAINT. INSTALL NEW DOOR HARDWARE AND WEATHERSTRIPPING.

$$3/8" = 1' - 0"$$

$$3/8'' = 1' - 0''$$


GENERAL NOTES

GENERAL

THESE GENERAL NOTES SHALL APPLY UNLESS SPECIFICALLY NOTED ON THE PLANS AND DETAILS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL COORDINATE ALL STRUCTURAL PLANS AND DETAILS WITH THE ARCHITECTURAL DRAWINGS BEFORE STARTING WORK. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. DESIGN, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.

THE STRUCTURAL SYSTEM OF THIS BUILDING IS DESIGNED TO PERFORM AS A COMPLETED UNIT. PRIOR TO COMPLETION OF THE STRUCTURE, STRUCTURAL COMPONENTS MAY BE UNSTABLE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY SHORING AND/OR BRACING AS REQUIRED FOR THE STABILITY OF THE INCOMPLETE STRUCTURE AND FOR THE SAFETY OF ALL ON-SITE PERSONNEL.

DESIGN CRITERIA

1. BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
2. GRAVITY LOADS:

A.DEAD LOADS	
1)ROOF	12 PSF
B.LIVE LOADS	
1)ROOF	20 PSF
2)FLOOR	40 PSF
3)ATTIC W/ STORAGE	20 PSF
4)ATTIC W/O STORAGE	10 PSF

C.SNOW LOADS	
1)GROUND SNOW LOAD, Pg	5 PSF
2)IMPORTANCE FACTOR, I	1.0

FOUNDATION DESIGN IS BASED UPON THE GEOTECHNICAL INVESTIGATION AND FOUNDATION RECOMMENDATION PREPARED BY INTEC PROJECT NO. PA201703 DATED APRIL 24, 2020.

FOUNDATION NOTES

1. FOR A DISTANCE OF 3'-0" OUTSIDE THE BUILDING LINE AND MAJOR SPREAD FOOTINGS, REMOVE AT LEAST 4'-0" OF TOP SOIL, VEGETATION (TREE STUMPS AND MAJOR ROOT SYSTEMS SHOULD BE COMPLETELY REMOVED), DEBRIS, ETC., AND ANY ADDITIONAL AMOUNT REQUIRED TO ENSURE THAT THE FINAL GRADING WILL PROVIDE A MINIMUM OF 4'-0" OF SELECT FILL BELOW THE BOTTOM OF THE FOUNDATION ELEMENT.
2. REWORK AND COMPACT THE TOP 6" OF THE EXPOSED SUBGRADE TO 95% OF THE MAXIMUM DENSITY WITHIN 1% BELOW TO 3% ABOVE OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH ASTM METHOD D 698. A REPRESENTATIVE FROM INTEC SHOULD BE PRESENT DURING COMPACTION OF EXPOSED SUBGRADE. DO NOT ALLOW THE EXPOSED SUBGRADE TO DRY OUT PRIOR TO PLACING THE STRUCTURAL FILL.
3. FILL BACK TO REQUIRED GRADE WITH MATERIAL SELECTED AND COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS BELOW.
4. SELECT FILL, WHEN PROPERLY SLAKED AND TESTED BY STANDARD LABORATORY METHODS, SHALL MEET THE FOLLOWING REQUIREMENTS:
- | | |
|------------------------------|---------------|
| PASSING A 3" SCREEN | 100% |
| PASSING A NO. 4 MESH SIEVE | 40% - 80% |
| PASSING A NO. 40 MESH SIEVE | 10% - 50% |
| PASSING A NO. 200 MESH SIEVE | LESS THAN 20% |

MATERIAL PASSING THE NO. 40 SIEVE SHALL HAVE A MINIMUM PLASTICITY INDEX OF 5 AND SHALL NOT HAVE A PLASTICITY INDEX OF GREATER THAN 20.

MAXIMUM LIQUID LIMIT.....40%

NOTE: SANDY LOAM OR ANY MATERIAL CONTAINING ANY ORGANIC MATTER IS NOT ACCEPTABLE SELECT FILL MATERIAL.

5. SAMPLES OF PROPOSED SELECT FILL SHALL BE FURNISHED TO THE TESTING LABORATORY 7 DAYS PRIOR TO INSTALLATION TO PERMIT TIME FOR SPECIFICATION COMPLIANCE INSPECTION AND APPROVAL.
6. SELECT FILL SHALL BE COMPACTED IN THE FIELD IN LOOSE LIFTS NOT TO EXCEED 8" TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (FILL SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT DURING COMPACTION) AS DETERMINED BY ASTM METHOD D 1557.
7. LABORATORY MOISTURE-DENSITY CURVE OR CURVES AS REQUIRED AND RESULTS OF AT LEAST 1 FIELD DENSITY CHECKS PER LIFT ARE TO BE SUBMITTED TO THE ARCHITECT OR ENGINEER.
8. BEAM TRENCHES SHALL BE CUT DIRECTLY INTO COMPACTED FILL TO PLAN DIMENSIONS AND SACKING OF TRENCHES WILL BE PERMITTED FOR INSIDE OF PERIMETER BEAMS. IN CASE SACKING IS USED, DENSITY TESTING WILL NOT BE PERFORMED CLOSER THAN 4'-0" FROM THE INSIDE OF THE PERIMETER BEAM FACE.
9. ALL FOUNDATION EXCAVATIONS SHALL BE EXTENDED TO FINAL GRADE AND THE FOOTINGS CONSTRUCTED AND POURED AS SOON AS POSSIBLE TO MINIMIZE POTENTIAL DAMAGE (DUE TO WETTING AND/OR DRYING) TO BEARING SOILS. FOUNDATION CONCRETE SHOULD NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE.

CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE (ACI) SPECIFICATION, ACI 301-05 AND THE BUILDING CODE REQUIREMENTS, ACI 318-08.
2. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS FOLLOWS:
- | | |
|----------------------------|-------------------|
| ALL CONCRETE | 3,000 PSI |
| MINIMUM CEMENT CONTENT | 4.5 SACKS/CY |
| MAXIMUM WATER/CEMENT RATIO | 0.55 |
| SLUMP RANGE | 2" MIN. - 5" MAX. |

TYPE C OR F FLY ASH CAN BE SUBSTITUTED FOR CEMENT 20% TO 25% BY WEIGHT. CALCIUM CHLORIDE IS NOT ACCEPTABLE FOR USE IN MIX. FURNISH MIX DESIGNS FOR ALL CLASSES OF CONCRETE. RETAIN A QUALIFIED TESTING LABORATORY TO MAKE CONCRETE CYLINDERS AND PERFORM COMPRESSIVE TESTS. A MINIMUM OF THREE CYLINDERS SHALL BE TAKEN PER 50 CUBIC YARDS OF CONCRETE, WITH ONE TEST AT 7 DAYS AND TWO AT 28 DAYS. COARSE AND FINE AGGREGATES SHALL COME FROM SOURCES LISTED ON THE "CONCRETE RATED SOURCE QUALITY CATALOG" BY THE TEXAS DEPARTMENT OF TRANSPORTATION AS NON REACTIVE SOURCES, LATEST EDITION. SOURCES OF RIVER GRAVEL AND SAND SHALL HAVE NO MARCASITE OR IRON PYRITE PRESENT AT THE PRODUCTION FACILITY.

4. REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
5. STANDARD PROTECTIVE COVER OF REINFORCING BARS UNLESS OTHERWISE NOTED SHALL BE:

SLABS ON GRADE (TOP)	2 IN.
GRADE BEAMS AND SPREAD FOOTINGS	
TOPS	1 1/2 IN.
SIDES	3 IN.
BOTTOMS	3 IN.
OTHER	1 1/2 IN.

6. AT CORNERS AND "T" INTERSECTIONS OF ALL BEAMS EXTEND 4 CORNER BARS EQUAL TO THE SCHEDULED STEEL IN THE ADJACENT BEAMS 2'-0" EACH WAY, 2 BARS TOP AND 2 BARS BOTTOM. PROVIDE CORNER BARS AT ALL INTERMEDIATE REINFORCING BARS IN WALLS AND DEEP BEAMS.
7. ALL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE "ACI DETAILING MANUAL", PUBLICATION SP-66, LATEST EDITION, ACI 315, LATEST EDITION, AND ACI 315R, LATEST EDITION. PROVIDE CONCRETE BRICK CHAIRS AT ALL BEAMS AND SLABS TO SUPPORT REINFORCING STEEL AT A SPACING NOT TO EXCEED 4'-0" O.C. IN ANY DIRECTION.
8. PROVIDE CONTROL JOINTS IN ALL SLABS AT A SPACING NOT TO EXCEED 15'-0" O.C. EACH WAY. JOINT DEPTH SHALL BE A MINIMUM OF 1/4 THE SLAB THICKNESS. IF JOINTS ARE SAW-CUT, THE CUTTING SHALL TAKE PLACE IMMEDIATELY AFTER FINISHING THE SLAB. JOINTS SHALL NOT BE LOCATED IN LINE WITH AND ABOVE GRADE BEAMS. COORDINATE LOCATION OF JOINTS WITH ARCHITECT.

9. VERTICAL JOINTS IN FLOOR SLABS ARE TO BE SHOWN ON PLANS. NO HORIZONTAL JOINTS WILL BE PERMITTED IN SLABS OR BEAMS UNLESS NOTED OTHERWISE.

10. LAP LENGTHS FOR BARS SCHEDULED AND DETAILED "CONT." SHALL BE:

FOR 3000 PSI CONCRETE	
#3 BARS - 18 INCHES	
#4 BARS - 24 INCHES	
#5 BARS - 30 INCHES	

LAP LENGTH FOR WELDED WIRE REINFORCEMENT SHALL BE EQUAL TO A DISTANCE OF TWO TIMES THE MESH SIZE OPENING.

11. CONCRETE PLACED BY PUMPING SHALL MEET THE FOLLOWING REQUIREMENTS:
- A) COARSE AGGREGATE SHALL BE GRADED FROM A MAXIMUM OF 1" DOWN.
- B) MAXIMUM ALLOWABLE INCREASE IN CEMENT FACTOR SHALL BE 1/2 SACK PER CUBIC YARD OVER NORMAL MIX DESIGN.
- C) MAXIMUM WATER CEMENT RATIO SHALL CONFORM TO NOTE 3 OF THIS SECTION. IF MORE WORKABILITY IS REQUIRED, AN ADMIXTURE MAY BE USED.
- D) MAXIMUM WEIGHT RATIO OF FINE AGGREGATES TO COARSE AGGREGATES SHALL NOT EXCEED 2/3.
- E) REFER TO ACI 301-05, SECTION 800, FOR OTHER PUMPING REQUIREMENTS.
12. WELDING OR HEAT BENDING OF REINFORCING BARS SHALL NOT BE PERMITTED, UNLESS APPROVED BY THE ENGINEER.
13. PROVIDE 3 - 3'-0" LONG #4 DIAGONAL REINFORCING BARS AT ALL REENTRANT CORNERS.
14. DURING PLACEMENT OF CONCRETE, USE A TREMIE OR OTHER MEANS TO LIMIT FREE FALL OF CONCRETE TO 5'-0".
15. PROVIDE 1/2" DIAMETER X 10" LONG HOT DIPPED GALVANIZED ANCHOR BOLTS AT 4'-0" O.C. IN THE FOUNDATION AT THE LOCATIONS OF ALL EXTERIOR WOOD FRAMED WALLS. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE.
16. EXTEND ALL GRADE BEAMS A MINIMUM OF 1'-0" BELOW EXISTING GRADE.
17. CONCRETE SHALL BE CONTINUOUSLY CURED FOR A PERIOD OF 7 DAYS FOLLOWING PLACEMENT BY ANY OF THE FOLLOWING METHODS:
- A) FOGGING WITH WATER
- B) APPLYING AN APPROVED SPRAY ON CONCRETE CURING COMPOUND
- C) COVERING WITH A POLY MEMBRANE
18. PROVIDE STEGO WRAP 15 MIL. VAPOR BARRIER OR APPROVED EQUAL UNDER ALL CONCRETE SLABS AND GRADE BEAMS. VAPOR BARRIER SHALL CONFORM TO ASTM E 1745 CLASS A REQUIREMENTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ASTM E 1643-98. DO NOT TEAR OR PUNCTURE VAPOR BARRIER.
19. HOT WEATHER CONCRETE:

THE TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 90°F UNLESS OTHERWISE SPECIFIED OR PERMITTED. LOSS OF SLUMP, FLASH SET, OR COLD JOINTS DUE TO TEMPERATURE OF CONCRETE AS PLACED WILL NOT BE ACCEPTABLE. WHEN TEMPERATURE OF CONCRETE EXCEEDS 90°F, OBTAIN ACCEPTANCE, WHEN REQUIRED, OF PROPOSED PRECAUTIONARY MEASURES. WHEN TEMPERATURE OF STEEL REINFORCEMENT IS GREATER THAN 120°F, FOG STEEL REINFORCEMENT, EMBEDMENTS, SUBGRADE AND FORMS WITH WATER IMMEDIATELY BEFORE PLACING CONCRETE. REMOVE STANDING WATER BEFORE PLACING CONCRETE. REDUCE TIME BETWEEN PLACING AND START OF CURING BY AVOIDING DELAYS DURING CONSTRUCTION. IN THE EVENT OF ANY DELAY DURING CONSTRUCTION PROTECT CONCRETE WITH TEMPORARY COVERINGS, SUCH AS POLYETHYLENE SHEETING OR SPRAY APPLY AN EVAPORATION RETARDER IMMEDIATELY AFTER FINISHING TO MINIMIZE EVAPORATION. APPLY A SUITABLE CURING MATERIAL SUCH AS A CURING COMPOUND, WET BURLAP, OR CURING PAPER.

20. PIPES AND/OR CONDUITS GREATER THAN 1" IN OUTSIDE DIAMETER MUST BE LOCATED BENEATH THE VAPOR BARRIER, BURIED WITHIN THE FILL MATERIAL.

21. PIPE OR CONDUIT LOCATED WITHIN THE GRADE BEAM AND RUNNING PARALLEL TO THE LENGTH OF THE GRADE BEAM IS LIMITED TO ONE 2" MAX. DIAMETER PIPE OR CONDUIT AND SHALL BE LOCATED AT MAX-DEPTH OF THE GRADE BEAM. THE PIPE OR CONDUIT MUST CLEAR THE REINFORCING STEEL BY 2" MIN.

22. WHERE PIPES EXTEND VERTICALLY THROUGH GRADE BEAM, WIDEN GRADE BEAM BY A DISTANCE GREATER THAN OR EQUAL TO THE DIAMETER OF THE PIPE. PLACE HALF OF THE HORIZONTAL BEAM REINFORCING AT EACH SIDE OF THE PIPE. THE PIPE OF CONDUIT MUST CLEAR THE REINFORCING STEEL BY 2" MIN.

STRUCTURAL STEEL NOTES

- 1.1. ALL STRUCTURAL STEEL TUBES SHALL CONFORM TO ASTM SPECIFICATION A500 GRADE B (Fy = 46 KSI).
- 1.2ALL STRUCTURAL STEEL PLATES AND ANGLES SHALL CONFORM TO ASTM A36 (Fy = 36 KSI).
2. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

3. ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE SHOWN OR NOTED. FURNISH HARDENED WASHERS AT ALL BOLTED CONNECTIONS, INCLUDING ANCHOR BOLTS.
4. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR VERIFICATION OF ALL BOLTS, BLOCKING ANCHORS, ETC., FOR THE ANCHORAGE OF THEIR RESPECTIVE ITEMS.
5. ALL BEAMS AND COLUMNS SHALL BE FULL LENGTH WITHOUT SPLICES UNLESS OTHERWISE INDICATED ON PLANS.
6. ALL SHOP AND FIELD WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN QUALIFIED AND CERTIFIED TO MAKE THE REQUIRED WELDS IN ACCORDANCE WITH THE LATEST AMERICAN WELDING SOCIETY (AWS) STANDARD AWS D1.1; ELECTRODES WHICH PRODUCE A MINIMUM 70 KSI TENSILE STRENGTH WELD SHALL BE USED.

7. LINTELS OVER OPENINGS IN EXTERIOR WALLS UP TO 10'-0" NOT OTHERWISE COVERED SHALL BE ONE 6 X 4 X 3/8 ANGLE FOR EACH 4" OF MASONRY.

8. ERECTION CONNECTORS SHALL BE PROVIDED IN ORDER TO PROPERLY ALIGN STRUCTURAL STEEL MEMBERS SO THAT THEY ARE TRUE AND PLUMB WHEN WELDS ARE MADE.

9. SHOP DRAWINGS SHALL BE PREPARED FOR ALL STRUCTURAL STEEL AND SUBMITTED FOR REVIEW BY THE ENGINEER. ENGINEER'S REVIEW WILL COVER MEMBER SIZES, STRENGTH OF CONNECTIONS AND GENERAL ARRANGEMENTS BUT NOT DIMENSIONS OR QUANTITIES. ENGINEERING DRAWINGS SHALL NOT BE REPRODUCED AND USED AS SHOP DRAWINGS. ANY REPRODUCED DRAWINGS WILL BE REJECTED AND RESUBMITTAL WILL BE REQUIRED.

- 10.INCLUDE AN ALLOWANCE FOR 500 LBS. OF STRUCTURAL STEEL TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF THE PROJECT, REBATE OWNER ANY AMOUNT OF ALLOWANCE REMAINING.

- 11.SHOP DRAWINGS SHALL BE PREPARED FOR ALL MISCELLANEOUS STEEL ITEMS INCLUDING STAIRS AND HANDRAILS FOR REVIEW BY THE ARCHITECT AND ENGINEER. CALCULATIONS SHALL BE SUBMITTED SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS.

TIMBER NOTES

- 1.0 UNLESS OTHERWISE NOTED, ALL STRUCTURAL FRAMING LUMBER SHALL BE CLEARLY MARKED NO. 1 K.D. PINE BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB) WITH A MINIMUM Fb = 1050 PSI IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS). ALL WALL STUDS SHALL BE S-P-F LUMBER, NO. 2 OR BETTER. ALL STUDS SHALL BE CONTINUOUS - NO FINGER JOINTED STUDS WILL BE PERMITTED.

- 1.1 ALL EXPOSED FIR RAFTERS, BEAMS AND RAFTER TAILS SHALL BE CERTIFIED DOUGLAS FIR LARCH NORTH NO. 1 BY THE NATIONAL LUMBER GRADES AUTHORITY (NLGA) WITH A MINIMUM Fb = 850 PSI IN ACCORDANCE WITH THE NDS.

2. SOLID 2" BLOCKING SHALL BE PROVIDED AT THE ENDS AND POINTS OF SUPPORT OF ALL WOOD JOISTS, RAFTERS, AND PURLINS, AND SHALL BE PLACED BETWEEN SUPPORTS IN ROWS NOT EXCEEDING 8'-0" O.C. MAX. VERTICALLY. END NAIL WITH 2-16d NAILS OR SIDE TOE NAIL WITH 2-16d NAILS. ALL BLOCKING SHALL BE SAME DEPTH AS MEMBERS BEING BLOCKED.

3. ALL CONNECTIONS FOR WOOD FRAMING MEMBERS SHALL BE IN ACCORDANCE WITH THE 2015 IBC FASTENING SCHEDULE (TABLE 2304.10.1).

4. ALL WOOD STUD WALLS SHALL BE FULL HEIGHT WITHOUT INTERMEDIATE PLATE LINE UNLESS DETAILED OTHERWISE.

5. DECKING:

ADVANTECH DECKING - 1 1/8" FOR FLOORS, 19/32" FOR ROOFS, 5/8" DENS-GLASS GOLD FOR EXTERIOR SHEATHING, USE 10d COMMON NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, 10d AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS. ALL JOINTS IN PLYWOOD DECKING SHALL BE STAGGERED. PROVIDE SOLID 2" BLOCKING AT ALL JOINTS IN PLYWOOD SHEAR WALLS. INSTALL PANELS WITH LONG DIMENSION PERPENDICULAR TO SUPPORTING MEMBER SPAN.

GLUE AND NAIL ALL FLOOR DECKING TO WOOD FLOOR FRAMING MEMBERS.

6. ALL MEMBERS FRAMING INTO THE SIDE OF A HEADER, STEEL BEAM, HIP, VALLEY, RIDGE, TRUSS, GLUED-LAMINATED BEAM, OR ANY OTHER BEAMS SHALL BE ATTACHED USING METAL JOIST HANGERS (SIMPSON OR EQUAL).

7. INCLUDE AN ALLOWANCE FOR 200 BOARD FEET OF LUMBER TO BE USED AS DIRECTED IN THE FIELD FOR SPECIAL CONDITIONS NOT COVERED BY NOTE OR DRAWING (LABOR FOR ERECTING SAME TO BE INCLUDED). UPON COMPLETION OF PROJECT REBATE TO OWNER ANY AMOUNT REMAINING.

8. PROVIDE TRIPLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING OVER 10'-0" UNLESS NOTED OTHERWISE. PROVIDE DOUBLE STUDS (OR CRIPPLES) AT EACH END OF ANY HEADER, BEAM, RIDGE, VALLEY, OR HIP SPANNING 5'-0" TO 10'-0" UNLESS NOTED OTHERWISE.

9. IN EXTERIOR WALLS, PROVIDE DOUBLE FULL-HEIGHT STUDS AT BOTH ENDS OF FRAMED OPENINGS THAT ARE 4'-0" OR LARGER. PROVIDE TRIPLE FULL-HEIGHT STUDS IN OPENINGS THAT ARE 6'-0" OR LARGER. AT WINDOW OPENINGS, THE SILL PLATE SHOULD BE BUILT-UP TO MATCH THE STUDS AT BOTH ENDS OF THE OPENING.

10. THE NEW GENERATION OF PRESSURE TREATED LUMBER PRODUCTS ARE HIGHLY CORROSIVE TO METAL CONNECTORS AND FASTENERS. ALL FASTENERS AND METAL CONNECTORS USED IN CONJUNCTION WITH THE NEW GENERATION OF PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED (MIN. G185 COATING) OR TYPE 304 OR 316 STAINLESS STEEL. THESE LOCATIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- ANCHOR BOLTS AT SOLE PLATE TO FOUNDATION
- MUD SILL ANCHORS AT SOLE PLATE TO FOUNDATION
- NAILS FROM SOLE PLATE TO WALL STUDS
- NAILS AT EXTERIOR PLYWOOD SHEATHING TO SOLE PLATE
- BOLTS AT LEDGER TO CONCRETE
- JOIST TO TREATED LEDGER CONNECTIONS
- ALL HANGERS ON TREATED JOISTS
- PLYWOOD DECKING TO TREATED JOISTS
- WOOD POSTS TO CONCRETE
- NAILS AT FLOOR JOISTS AND RIM JOISTS TO SOLE PLATE
- DECK BOARDS TO TREATED JOISTS

11. IF PREFABRICATED TRUSSES ARE USED IN LIEU OF THE FRAMING SYSTEM SHOWN IN THESE DRAWINGS, THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INCLUDING TRUSS LAYOUTS AND TRUSS DESIGN CALCULATIONS WITH SEAL OF REGISTERED ENGINEER IN STATE OF TEXAS FOR REVIEW. SHOP DRAWINGS SHALL ALSO INCLUDE SIZE AND LOCATION OF ALL REQUIRED BRACING MEMBERS (TEMPORARY AND PERMANENT) AND DETAILS OF ALL TRUSS TO TRUSS CONNECTIONS (EXAMPLE: HIP JACK TRUSS TO GIRDER TRUSS AND COMMON JACK TRUSSES TO GIRDER TRUSS). A REVIEW OF THE MODIFIED LOADING CONDITIONS ON THE FRAMING SYSTEM WILL BE REQUIRED. THIS REVIEW WILL BE CONSIDERED ADDITIONAL SERVICES AND WILL BE BILLED TO THE OWNER ON AN HOURLY BASIS.

12. ANCHOR MASONRY VENEER TO WALL STUDS W/ 9 GA. ADJUSTABLE WIRE-TYPE MASONRY WALL TIES AT 32" O.C. HORIZONTALLY AND 15" O.C. VERTICALLY (EXAMPLE: HOHMANN AND BARNARD DW10HS VENEER ANCHORS).

LAMINATED VENEER LUMBER (LVL)

1. ALL LVL'S SHALL BE FABRICATED TO STANDARDS SET FORTH IN THE INTERNATIONAL CODE COUNCIL EVALUATION SERVICE (ICC-ES) REPORT NO. ESR-1387 AND SHALL PROVIDE MINIMUM ALLOWABLE DESIGN VALUES OF 3,100 PSI IN BENDING, 285 PSI IN HORIZONTAL SHEAR PERPENDICULAR TO THE GLUE LINE AND 2,100,000 PSI IN MODULUS OF ELASTICITY.

GLUED-LAMINATED TIMBER BEAMS

1. ALL GLUED-LAMINATED TIMBER BEAMS SHALL BE OF ARCHITECTURAL GRADE FABRICATED PER THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD SPECIFICATION ANSI/AITC A 190.1 "WOOD PRODUCTS - STRUTURAL GLUED LAMINATED TIMBER" AND SHALL PROVIDE ALLOWABLE DESIGN VALUES OF 3000 PSI IN BENDING, 200 PSI IN HORIZONTAL SHEAR AND 2,100,000 PSI IN MODULUS OF ELASTICITY IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).

LOAD BEARING CONCRETE MASONRY

1. ALL LOAD BEARING CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND THE LATEST EDITION OF ACI 530.

2. DESIGN OF MASONRY f'm = 1500 PSI.

3. HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL BE LIGHTWEIGHT UNITS AND CONFORM TO ASTM C90, 1900 PSI. UNITS MUST BE SAMPLED AND TESTED IN ACCORDANCE WITH ASTM C140.

4. ALL GROUT SHALL MEET THE REQUIREMENTS OF ASTM C476. GROUT SHALL MEET THE PROPORTION REQUIREMENTS SPECIFIED. USE COARSE GROUT WITH A SLUMP IN THE RANGE OF 10" TO 11". MAXIMUM GROUT POUR HEIGHT IS 12'-8" WHEN MORTAR HAS CURED FOR A MINIMUM OF 4 HOURS. OTHERWISE MAXIMUM POUR HEIGHT IS 5'-0".

5. MORTAR FOR MASONRY SHALL BE IN ACCORDANCE WITH ASTM C270 TYPE "S". ALL MORTAR SHALL MEET THE PROPORTION REQUIREMENTS SPECIFIED.

6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60.

7. LAP LENGTHS FOR BARS NOTED AS "CONT." SHALL BE:

#3 BARS - 18 INCHES
#4 BARS - 24 INCHES
#5 BARS - 30 INCHES
#6 BARS - 36 INCHES

8. UNLESS OTHERWISE NOTED, ALL LOAD BEARING MASONRY WALLS AND EXTERIOR WALLS SHALL BE REINFORCED WITH 9 GA., HOT-DIPPED GALVANIZED, HORIZONTAL WIRE REINFORCEMENT (LADDER TYPE) EMBEDDED IN MORTAR JOINTS AT 16" O.C.. WIRE REINFORCEMENT SHALL CONFORM TO ASTM A153, AND SHALL BE LAPPED AT LEAST 6" WITH AT LEAST ONE CROSS WIRE WITHIN THE LAP.

9. PROVIDE VERTICAL CONTROL AND/OR EXPANSION JOINTS IN ALL WALL PANELS AT A SPACING NOT TO EXCEED 20'-0" OR 2 TIMES THE HEIGHT OF THE WALL PANEL.

REQUIRED SPECIAL INSPECTIONS

IN ADDITION TO THE REGULAR INSPECTIONS REQUIRED BY SECTION 109 OF THE INTERNATIONAL BUILDING CODE, THE FOLLOWING ITEMS ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1704

ITEM	SECTION
SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION	1705.6
STRUCTURAL CONCRETE OVER 2500 PSI	1705.3
STRUCTURAL STEEL	1705.2
MASONRY CONSTRUCTION	1705.4

ABBREVIATIONS LIST

2X	2" NOMINAL WIDTH
4X	4" NOMINAL WIDTH
&	AND
AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AFF	ABOVE FINISH FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BOS	BOTTOM OF STEEL
BOT	BOTTOM, BOTTOM OF
BRG	BEARING
CJ	CONTROL JOINT
CL	CENTER LINE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
EJ	EXPANSION JOINT
ELEV	ELEVATION
EQ	EQUAL
EW	EACH WAY
FDN	FOUNDATION
FF	FINISHED FLOOR
FV	FIELD VERIFY
GA	GAUGE
GC	GENERAL CONTRACTOR
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
INFO	INFORMATION
KSI	KIPS PER SQUARE INCH
L	LENGTH
LBS	POUNDS
LEH	LONG EDGE HORIZONTAL
LEV	LONG EDGE VERTICAL
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PAF	POWDER ACTUATED FASTENERS
PCF	POUNDS PER CUBIC FOOT
PJ	PANEL JOINT
PL	PLATE
PLWD	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
REF	REFERENCE, REFER TO
REINF	REINFORCING
REOD	REQUIRED
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SCH	SCHEDULE
SDI	STEEL DECK INSTITUTE
SJL	SIMILAR
SPECS	STEEL JOIST INSTITUTE
STL	SPECIFICATIONS
STRUC	STEEL
TOB	STRUCTURAL
TOC	TOP OF BEAM
TOF	TOP OF CONCRETE
TOJ	TOP OF FOOTING
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VF	VERIFY IN FIELD
WP	WORK POINT



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RENOVATION OF THE
EVERS BUILDING

342 WEST MAIN STREET
FREDERICKSBURG, TEXAS

GENERAL NOTES

S-0

ELECTRICAL SYMBOLS AND ABBREVIATIONS

NOTE: NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT. REFER TO SPECIFICATIONS MANUAL FOR ADDITIONAL REQUIREMENTS.

ABBREVIATIONS

A	AMPERE	RECPT	RECEPTACLE
AC	ABOVE COUNTER	REQ'D	REQUIRED
AF	ABOVE FINISHED FLOOR	REQ'T	REQUIREMENT
AFG	ABOVE FINISHED GRADE	RGS	RIGID GALVANIZED STEEL
AIC	AMPERE INTERRUPTING CAPACITY	SC	SPLIT CIRCUIT
BLDG	BUILDING	SFD	SMOKE FIRE DAMPER
C	CONDUIT	SW	SWITCH
CAB	CABINET	T/D	TELEPHONE & DATA
CKT	CIRCUIT	TTB	TELEPHONE TERMINAL BOARD
CONN	CONNECT OR CONNECTION	TYP	TYPICAL
CT	CURRENT TRANSFORMER	UC	UNDER COUNTER
EA	EACH	UG	UNDERGROUND
EF	EXHAUST FAN	UNO	UNLESS NOTED OTHERWISE
ELEC	ELECTRIC	V	VOLT
EMER	EMERGENCY	W	WATTS
FACP	FIRE ALARM CONTROL PANEL	W/	WITH
FLA	FULL LOAD AMPS	WP	WEATHER PROOF
FLEX	FLEXIBLE CONDUIT	XFMR	TRANSFORMER
GFI	GROUND FAULT INTERRUPTER		
GND	GROUND		
HQA	HAND-OFF-AUTO		
HP	HORSEPOWER		
HPS	HIGH PRESSURE SODIUM		
HTR	HEATER		
IMC	INTERMEDIATE METAL CONDUIT		
J-BOX	JUNCTION BOX		
KVA	KILOVOLT AMPERE		
KVAR	KILOVOLT AMPERE REACTIVE		
LTG	LIGHT OR LIGHTING		
KCM	THOUSAND CIRCULAR MILS		
KW	KILOWATT		
MANUF	MANUFACTURER		
MCB	MAIN CIRCUIT BREAKER		
MCC	MOTOR CONTROL CENTER		
MCP	MOTOR CIRCUIT PROTECTOR		
MIN	MINIMUM		
MH	METAL HALIDE		
MCB	MAIN CIRCUIT BREAKER		
MLO	MAIN LUG ONLY		
MSB	MAIN SWITCHBOARD		
MTD	MOUNTED		
NEC	NATIONAL ELECTRICAL CODE		
NTS	NOT TO SCALE		
ø	PHASE		
OHC	OVERHEAD COMMUNICATIONS		
OHE	OVERHEAD ELECTRIC		
OL	OVERLOAD		
OVHD	OVERHEAD		
PA	PUBLIC ADDRESS		
PP	POWER POLE		
PVC	POLYVINYL CHLORIDE		

POWER SYMBOLS

	MOTOR, HP AS INDICATED
	CONTROLLER TO BE FURNISHED UNDER DIVISION 15
	DISCONNECT SWITCH
	MAGNETIC MOTOR STARTER
	COMBINATION MOTOR STARTER
	CONTACTOR
	JUNCTION BOX
	JUNCTION BOX
	RELAY
	EQUIPMENT CONNECTION
	CONNECT TO EXISTING
	OCCUPANCY SENSOR CEILING MOUNTED, DUAL TECHNOLOGY

SWITCH DEVICES

	SINGLE POLE SWITCH, SUBSCRIPT INDICATES ASSOCIATED CIRCUITRY
	DOUBLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	KEY OPERATED SWITCH
	SWITCH WITH PILOT LIGHT IN HANDLE (ON=LIGHTED UNLESS OTHERWISE NOTED)
	WEATHERPROOF SWITCH
	MANUAL MOTOR STARTER (T=THERMAL OVERLOAD, SIZED FOR MOTOR)
	DOOR SWITCH
	TIMER SWITCH
	INCANDESCENT DIMMER SWITCH WATTAGE RATING AS SHOWN IN () 6=600, 10=1000, 15=1500
	FLUORESCENT DIMMER SWITCH, NUMBER OF LAMPS AS SHOWN IN ()
	SPEED CONTROL
	PUSH BUTTON
	OCCUPANCY SENSOR WALL MOUNT
	OCCUPANCY SENSOR CEILING MOUNT, LT = LOW TEMP.
	OCCUPANCY SENSOR WALL MOUNT, 8'-12' A.F.F.

LIGHTING SYMBOLS

	INCANDESCENT OR HID FIXTURE, CEILING MOUNTED
	INCANDESCENT OR HID FIXTURE, WALL MOUNTED
	FLUORESCENT TROFFER, RECESSED OR SURFACE MOUNTED
	EXIT SIGN - SINGLE FACE
	EXIT SIGN - SINGLE FACE WITH ONE-WAY DIRECTIONAL ARROW
	EXIT SIGN - SINGLE FACE WITH TWO-WAY DIRECTIONAL ARROWS
	EXIT SIGN - DOUBLE FACE
	EXIT SIGN - DOUBLE FACE WITH 2 ONE-WAY DIRECTIONAL ARROWS
	EMERGENCY LIGHT, BATTERY TYPE WITH CHARGER
	EXTERIOR FLOOD LIGHT
	POLE MOUNTED LUMINAIRE
	POLE MOUNTED LUMINAIRE (ROUND)
	TRACK LIGHT WITH HEADS AS INDICATED
	LIGHTING CONTACTOR

ELECTRICAL RACEWAYS

	CONDUIT CONCEALED IN WALL OR CEILING
	CONDUIT UNDER FLOOR OR UNDERGROUND
	SWITCH LEG
	SURFACE MOUNTED RACEWAY WITH ALL REQUIRED FITTINGS AND HARDWARE. PROVIDE RECEPTACLES AS INDICATED.
	SURFACE MOUNTED RACEWAY RISER SECTION WITH ALL REQUIRED FITTINGS AND HARDWARE
	BUS DUCT WITH TAKE OFF DEVICE
	UNDERGROUND ELECTRICAL (APPROXIMATE LOCATION, CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD)
	UNDERGROUND TELEPHONE (APPROXIMATE LOCATION, CONTRACTOR TO VERIFY EXACT LOCATION IN FIELD)

OUTLET DEVICES

	SIMPLEX RECEPTACLE - 20A, 120V 3W NEMA 5-20
	DUPLEX RECEPTACLE - 20A, 120V 3W NEMA 5-20
	DUPLEX RECEPTACLE - 20A, 125V 3W NEMA 5-20 GFCI=GROUND FAULT CIRCUIT INTERRUPT WP=WEATHERPROOF IG=ISOLATED GROUND
	QUADRAPLEX RECEPTACLE - 20A, 120V 3W NEMA 5-20
	RECEPTACLE - SUBSCRIPT INDICATES NEMA CONFIGURATION
	FLOOR OUTLET DUPLEX RECEPTACLE - 20A 120V 3W NEMA 5-20
	FLOOR OUTLET SIMPLEX RECEPTACLE - 20A 120V 3W NEMA 5-20
	FLOOR OUTLET QUADRUPLEX RECEPTACLE - 20A 120V 3W NEMA 5-20
	POWER POLE
	DROP CORD RECEPTACLE
	SPECIAL PURPOSE OUTLET AS DESIGNATED
	SINGLE FACE PEDESTAL
	DOUBLE FACE PEDESTAL RECEPTACLE

FIRE ALARM SYMBOLS

	FIRE ALARM CONTROL PANEL
	REMOTE ANNUNCIATOR PANEL
	FIRE ALARM EXPANSION PANEL
	MANUAL PULL STATION (G=VANDAL PROOF GUARD)
	AUDIOVISUAL ANNUNCIATOR (G=VANDAL PROOF GUARD) □ = WALL MOUNT ○ = CEILING MOUNT
	VISUAL ANNUNCIATOR (G=VANDAL PROOF GUARD) □ = WALL MOUNT ○ = CEILING MOUNT
	AUDIBLE ANNUNCIATOR (G=VANDAL PROOF GUARD) □ = WALL MOUNT ○ = CEILING MOUNT
	SMOKE DETECTOR (G=VANDAL PROOF GUARD)
	SMOKE DETECTOR, DUCT MOUNTED
	HEAT DETECTOR (G=VANDAL PROOF GUARD)
	SMOKE FIRE DAMPER
	TEST SWITCH
	FLOW SWITCH
	TAMPER SWITCH
	FIRE SPRINKLER PRESSURE SWITCH
	FIRE ALARM SPEAKER ANNUNCIATOR
	FIRE FIGHTERS PHONE JACK
	FIRE FIGHTERS TELEPHONE
	MAGNETIC DOOR HOLDER
	WALL MOUNTED AUDIBLE ANNUNCIATOR (HORN) (G= VANDAL PROOF GUARD, WP=WEATHERPROOF)

SPECIAL SYSTEMS SYMBOLS

	CEILING MOUNTED CLOCK
	WALL MOUNTED CLOCK HEIGHT AS DESIGNATED BY ARCHITECT
	WALL MOUNTED DOUBLE FACE HEIGHT AS DESIGNATED BY ARCHITECT
	INTERCOM SPEAKER, CEILING MOUNTED (G=VANDAL PROOF GUARD)
	INTERCOM SPEAKER, WALL MOUNTED (G=VANDAL PROOF GUARD)
	INTERCOM SPEAKER, EXTERIOR HORN-TYPE (G=VANDAL PROOF GUARD, WP=WEATHERPROOF)
	INTERCOM PUSHBUTTON (V=VOLUME CONTROL)

SPECIAL SYSTEMS (CONT.)

	AMPLIFIER
	INTERCOM SYSTEM TERMINAL CABINET
	SECURITY MAIN CONTROL PANEL
	DURESS ALARM PUSHBUTTON
	CARD READER
	CLOSED CIRCUIT TELEVISION OUTLET
	DOOR CONTACT
	MAGNETIC DOOR LOCK
	MOTION DETECTOR, ROUGH-IN ONLY, 90" AFF, MAXIMUM 6" FROM NEAREST CORNER TO CENTER OF BOX, 1/2" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHINGS AND PULL-STRING UNLESS INDICATED OTHERWISE.
	GLASS BREAK SENSOR ROUGH-IN ONLY, 90" AFF, MAXIMUM 6" FROM NEAREST CORNER TO CENTER OF BOX, 1/2" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHINGS AND PULL-STRING UNLESS INDICATED OTHERWISE.
	PLYWOOD TELEPHONE BACKBOARD
	TELEPHONE OUTLET IN WALL, ROUGH-IN ONLY, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHINGS AND PULL-STRING UNLESS INDICATED OTHERWISE.
	DATA OUTLET IN WALL, ROUGH-IN ONLY, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHINGS AND PULL-STRING UNLESS INDICATED OTHERWISE.
	PHONE AND DATA OUTLET IN WALL, ROUGH-IN ONLY, 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING WITH BUSHINGS AND PULL-STRING UNLESS INDICATED OTHERWISE.
	FLOOR TELEPHONE AND DATA OUTLET, POKE-THRU TYPE
	THERMOSTAT
	CABLE TELEVISION OUTLET, ROUGH-IN ONLY. 15" A.F.F. UNLESS INDICATED OTHERWISE.

PANELS AND RELATED EQUIPMENT

	H-O-A SELECTOR SWITCH
	STOP/START PUSHBUTTON STATION
	LIGHTING ARRESTER AND SURGE CAPACITOR
	TRANSFORMER
	TRANSFORMER (SHIELDED)
	MOTOR STARTER RELAY AND CONTACTOR
	ELAPSED (RUNNING) TIME METER
	CONTROL POWER TRANSFORMER
	CIRCUIT BREAKER (MOTOR CIRCUIT PROTECTOR)
	DISCONNECT SWITCH
	BUS STAB
	CURRENT TRANSFORMER
	MOTOR RESISTANCE TYPE WINDING HEATER
	THERMAL OVERLOAD CIRCUIT
	BREAKER (THERMAL MAGNETIC TYPE)
	FUSE
	CONTACT (NORMALLY OPEN)
	CONTACT (NORMALLY CLOSED)
	PUSHBUTTON (NORMALLY OPEN)
	PUSHBUTTON (NORMALLY CLOSED)
	LIMIT SWITCH (NORMALLY OPEN)
	TIME DELAY CONTACT
	PILOT LIGHT W/COLOR INDICATED (A=AMBER ,G=GREEN ,R=RED)
	SOLENOID VALVE
	DIFFERENTIAL PRESSURE SWITCH
	AUTOMATIC TRANSFER SWITCH
	DISCONNECT SWITCH 400/3/400AF/N3R INDICATES FRAME SIZE/POLES/FUSE AMPACITY/ENCLOSURE

ONE-LINE DIAGRAM SYMBOLS

	H-O-A SELECTOR SWITCH
	STOP/START PUSHBUTTON STATION
	LIGHTING ARRESTER AND SURGE CAPACITOR
	TRANSFORMER
	TRANSFORMER (SHIELDED)
	MOTOR STARTER RELAY AND CONTACTOR
	ELAPSED (RUNNING) TIME METER
	CONTROL POWER TRANSFORMER
	CIRCUIT BREAKER (MOTOR CIRCUIT PROTECTOR)
	DISCONNECT SWITCH
	BUS STAB
	CURRENT TRANSFORMER
	MOTOR RESISTANCE TYPE WINDING HEATER
	THERMAL OVERLOAD CIRCUIT
	BREAKER (THERMAL MAGNETIC TYPE)
	FUSE
	CONTACT (NORMALLY OPEN)
	CONTACT (NORMALLY CLOSED)
	PUSHBUTTON (NORMALLY OPEN)
	PUSHBUTTON (NORMALLY CLOSED)
	LIMIT SWITCH (NORMALLY OPEN)
	TIME DELAY CONTACT
	PILOT LIGHT W/COLOR INDICATED (A=AMBER ,G=GREEN ,R=RED)
	SOLENOID VALVE
	DIFFERENTIAL PRESSURE SWITCH
	AUTOMATIC TRANSFER SWITCH
	DISCONNECT SWITCH 400/3/400AF/N3R INDICATES FRAME SIZE/POLES/FUSE AMPACITY/ENCLOSURE

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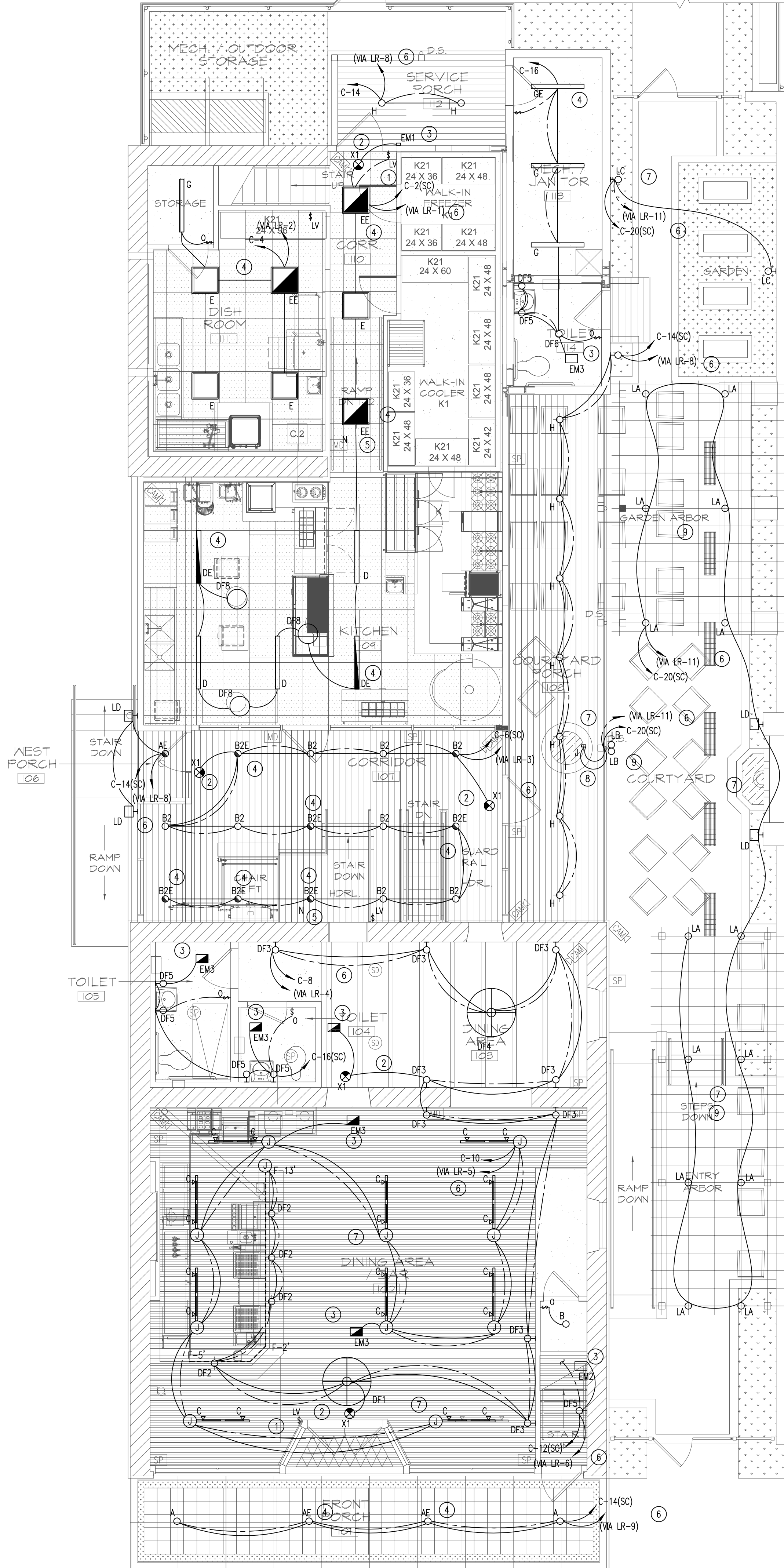
RENOVATION OF THE
EVERS BUILDING

342 WEST MAIN STREET FREDERICKSBURG, TEXAS

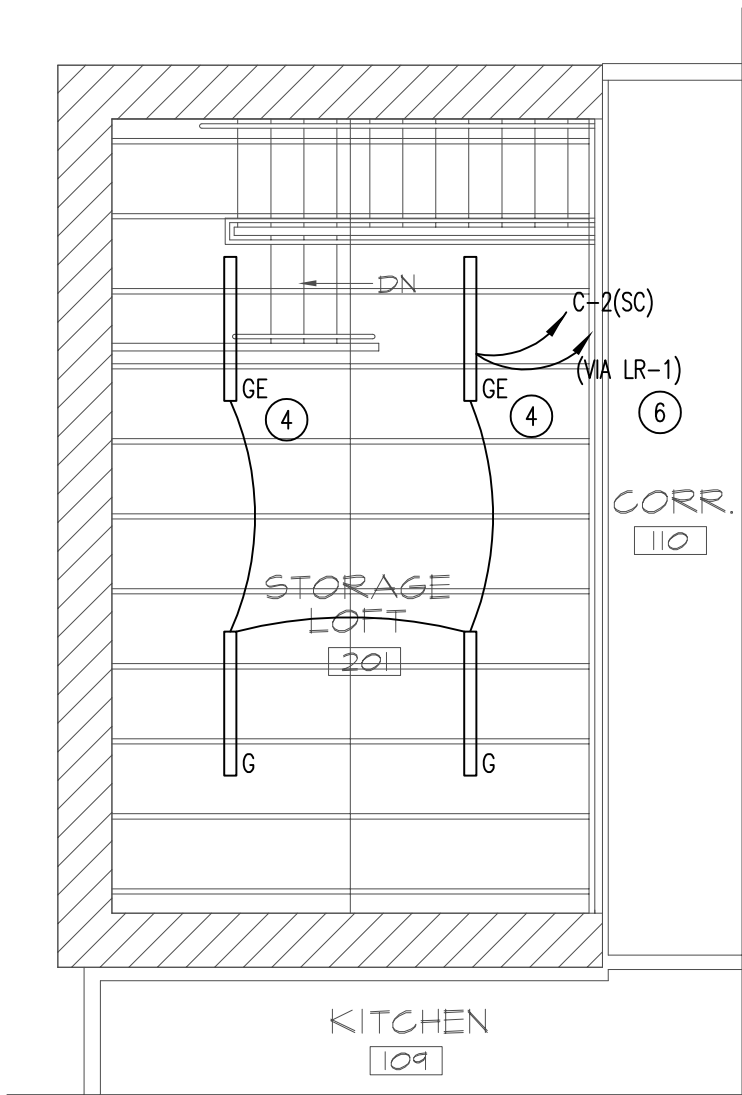
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ELECTRICAL SYMBOLS
& ABBREVIATIONS

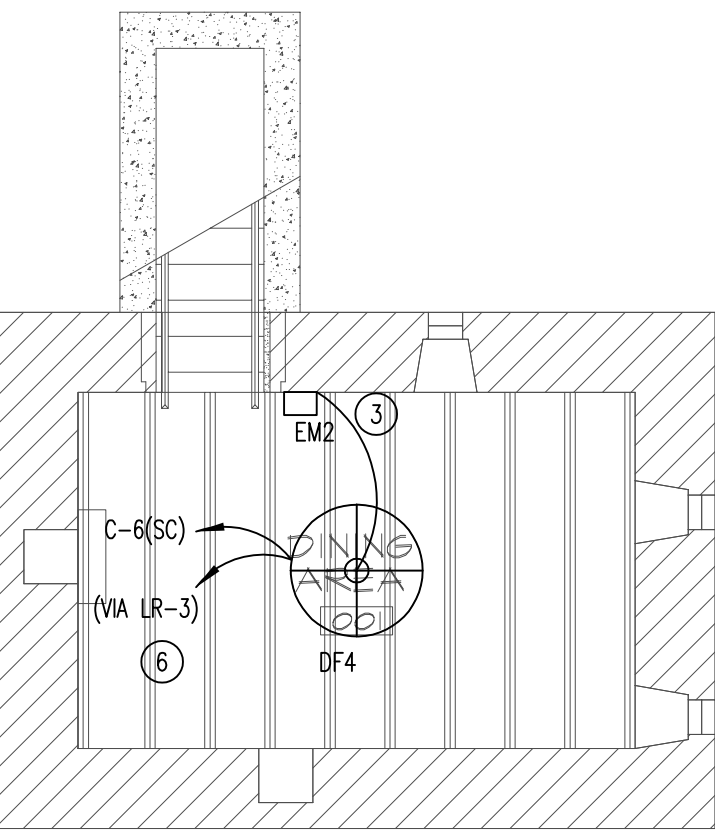
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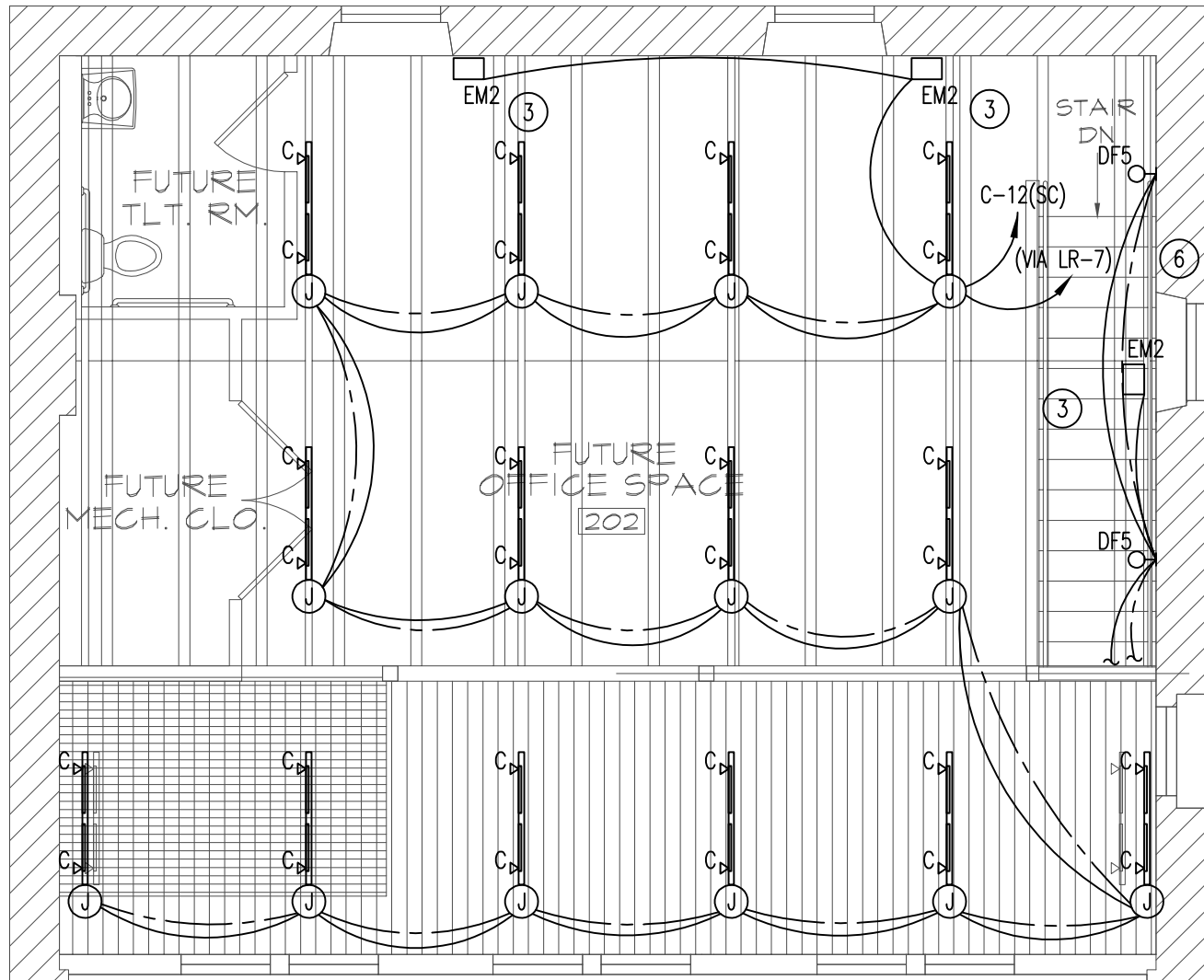
LIGHTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



LIGHTING FLOOR PLAN - LOFT
SCALE: 3/16" = 1'-0"



LIGHTING FLOOR PLAN - BASEMENT
SCALE: 3/16" = 1'-0"



LIGHTING FLOOR PLAN - SECOND FLOOR
SCALE: 3/16" = 1'-0"

GENERAL NOTES: (THIS SHEET ONLY)

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND THE AUTHORITY HAVING JURISDICTION.
2. COORDINATE ALL WORK WITH OTHER TRADES AS REQUIRED.
3. ALL NEW LIGHT SWITCHES TO BE MOUNTED AT 44" ABOVE FINISHED FLOOR.
4. SINGLE HOME RUNS ARE SHOWN FOR CIRCUIT IDENTIFICATION ONLY. CONTRACTOR MAY GROUP A MAXIMUM OF THREE (3) BRANCH CIRCUITS PER HOMERUN RACEWAY, UNLESS NOTED OTHERWISE. TYPICAL FOR ALL ELECTRICAL FLOOR PLANS.
5. MULTI-WIRED (SHARED NEUTRAL) BRANCH CIRCUITS SHALL NOT BE INSTALLED. ALL 120- & 277- VOLT BRANCH CIRCUITS SHALL HAVE A DEDICATED INDIVIDUAL NEUTRAL CONDUCTOR.
6. ALL HOMERUNS AND RUNS BETWEEN JUNCTION BOXES TO BE A MINIMUM OF 1/2" CONDUIT WITH #12 THIN COPPER WIRE UNLESS NOTED OTHER WISE, NO MORE THAN THREE (3) CIRCUITS PER HOMERUN. ALL WIRING SHALL HAVE A SEPARATE INSULATED GREEN GROUNDING CONDUCTOR.
7. ALL ITEMS AND FIXTURES SHALL BE UL LISTED.
8. GRID CEILINGS: FLUORESCENT FIXTURES SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING GRID BY A MINIMUM OF TWO #12 GALVANIZED WIRES ATTACHED TO THE FIXTURE AT OPPOSING CORNERS.
9. VOLTAGE DROP IN BRANCH CIRCUITS SHALL NOT EXCEED 3%.
10. ELECTRICAL CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR PLUMBING AND MECHANICAL EQUIPMENT BOTH CURRENT AND FUTURE. CONDUITS SHALL BE KEPT TIGHT TO STRUCTURE OR ROUTED THROUGH STRUCTURAL TRUSSES WHEREVER POSSIBLE.
11. PROVIDE U.L. LISTED FIRE STOP SYSTEMS AT ALL PENETRATIONS THROUGH WALLS.
12. ALL JUNCTION BOX COVERS WILL BE MARKED USING "SHARPIE" OR "MARKSALOT" INDICATING THE PANEL AND CIRCUIT #'S CONTAINED WITHIN THE JUNCTION BOX.
13. ALL SWITCH COVER PLATES WILL BE MARKED TO INDICATE PANEL AND CIRCUIT #'S USING APPROVED LABEL MAKER.
14. THERE SHALL BE NO JUNCTION BOXES LOCATED ABOVE A HARD CEILING. ALL CONNECTIONS TO FIXTURES IN A HARD CEILING WILL COME FROM A JUNCTION BOX LOCATED IN AN ACCESSIBLE AREA OUTSIDE OF THE ROOM.
15. FLEXIBLE CONDUIT (FMC) CAN BE USED ONLY FOR FINAL CONNECTIONS TO LIGHT FIXTURES. RUNS LONGER THAN 8' WILL NOT BE ALLOWED.
16. FOR ALL AREAS UTILIZING OCCUPANCY SENSORS THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED POWER PACKS, SWITCH PACKAGES AND ASSOCIATED CONTROL WIRING.
17. MULTIPLE SWITCHES SHALL BE MOUNTED IN GANGS WITH WITH COMMON GANG DEVICE SWITCH PLATE.
18. REFER TO ARCHITECTURAL PLANS FOR CEILING SPECIFICATIONS.
19. VERIFY CLEARANCE/SPACE REQUIREMENTS FOR ALL FIXTURES. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
20. ALL LAMPS/BULBS TO BE PROVIDED BY GC.
21. COORDINATE ADJUSTMENT OF ALL ADJUSTABLE FIXTURES WITH ARCHITECT.

KEYED NOTES: (THIS SHEET ONLY)

1. \$LV OVERRIDE-SWITCH.
2. TYPICAL - CONNECT NOTED EMERGENCY EXIT LIGHT FIXTURE TO AN UNSWITCHED HOT LEG AHEAD OF ANY SWITCHES, PHOTOCELLS OR LIGHTING RELAYS.
3. TYPICAL - CONNECT NOTED EMERGENCY EGRESS LIGHT FIXTURE TO AN UNSWITCHED HOT LEG AHEAD OF ANY SWITCHES, PHOTOCELLS OR LIGHTING RELAYS.
4. TYPICAL - CONNECT NOTED EMERGENCY BATTERY BACKED UP LIGHT FIXTURE TO NORMAL POWER LIGHTING CIRCUIT. CONNECT EMERGENCY BALLAST TO AN UNSWITCHED HOT LEG AHEAD OF ANY SWITCHES, PHOTOCELLS OR LIGHTING RELAYS. TYPICAL OF ALL BATTERY BACKED UP FIXTURES.
5. FIXTURE WITH "N" DESIGNATION IS TO BE USED AS NIGHT LIGHT. CONNECT TO AN UNSWITCHED HOT LEG.
6. ROUTE SWITCH LEG VIA LIGHTING RELAY PANEL AS NOTED.
7. COORDINATE EXACT LOCATION, AIMING AND INSTALLATION HEIGHT OF ALL LIGHT FIXTURES THIS AREA WITH ARCHITECT PRIOR TO INSTALLATION.
8. FIXTURE MOUNTED IN WELL. FIELD COORDINATE INSTALLATION.
9. THIS CIRCUIT SHALL BE GFCI PROTECTED. FOR FIXTURES REQUIRING REMOTE TRANSFORMERS COORDINATE EXACT LOCATION OF TRANSFORMERS WITH ARCHITECT AND LANDSCAPE ARCHITECT PRIOR TO ROUGH-IN.

GENERAL NOTES: (THIS SHEET ONLY)

- ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND AUTHORITY HAVING JURISDICTION.
- IT IS THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO TAG AND IDENTIFY EACH ROOF TOP UNIT, EACH CONDENSING UNIT AND FAN UNIT. PROVIDE LABEL WITH UNIT NUMBER AND BRANCH CIRCUIT SERVING EACH RESPECTIVE UNIT PRE NEC. REFER TO EQUIPMENT LABELING DETAIL ON DETAIL SHEET.
- COORDINATE CONDUIT ROUTING, RACK INSTALLATIONS AND ALL WORK ON ROOF WITH MECHANICAL CONTRACTOR, GENERAL CONTRACTOR AND ROOFING CONTRACTOR. ALL WORK SHALL BE COMPLETED AS REQUIRED TO PRESERVE ROOFING SYSTEM WARRANTY.

KEYED NOTES: (THIS SHEET ONLY)

- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR AIR HANDLING UNIT. INSTALL NEC DISCONNECTING MEANS ADJACENT TO UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR EXHAUST FAN. PROVIDE RELAY. EXHAUST FAN SHALL BE CONTROLLED BY LIGHT SWITCH. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR NEW ROOF TOP CONDENSING UNIT. INSTALL NEC DISCONNECTING MEANS ON OR ADJACENT TO UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE AND INSTALL A 3/4" CONDUIT STUB FOR CONTROLS. PROVIDE WEATHERPROOF JUNCTION BOX AND LFMC CONNECTION TO UNIT. COORDINATE ALL REQUIREMENTS WITH MECHANICAL AND CONTROLS CONTRACTORS.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR NEW MAKE-UP AIR UNIT. MAKE UP AIR UNIT TO BE CONTROLLED VIA HOOD H2 CONTROL PANEL. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR HOOD H2 EXHAUST FAN "KEF-2". UNIT CONTROLLED VIA HOOD CONTROL PANEL. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.
- NEW GFCI-WP ROOF TOP SERVICE RECEPTACLE.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR EXHAUST FAN "KEF-3". PROVIDE RELAY INTERLOCK WITH WOOD/GAS PIZZA OVEN E34. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE EQUIPMENT CONNECTION AS REQUIRED FOR EXHAUST FAN "KEF-1". PROVIDE RELAY INTERLOCK WITH DISHWASHER E30. COORDINATE ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR AND KITCHEN EQUIPMENT INSTALLER PRIOR TO ROUGH-IN. REFER TO EQUIPMENT FEEDER SCHEDULE FOR ADDITIONAL INFORMATION.

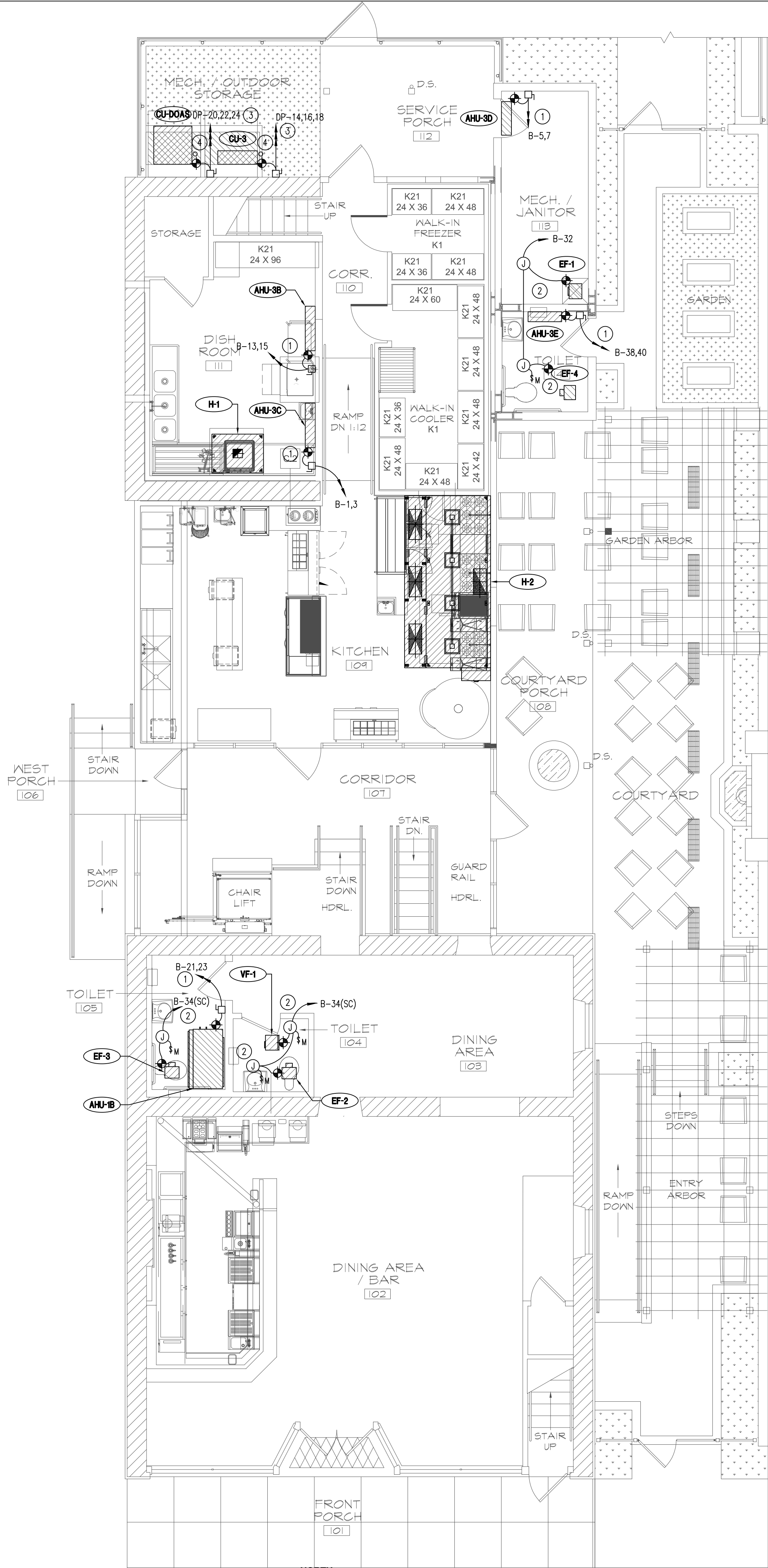
INTERIM REVIEW ONLY
Document incomplete: Not intended for permit, bidding or construction.
Engineer: Todd W. Keener
P.E. Reg. No. 88542
Firm: Keener Engineering Svcs., F-16644

RENOVATION OF THE
EVERS BUILDING
342 WEST MAIN STREET
FREDERICKSBURG, TEXAS

PROJECT # KES 2002
DATE 00-00-20
REVISION

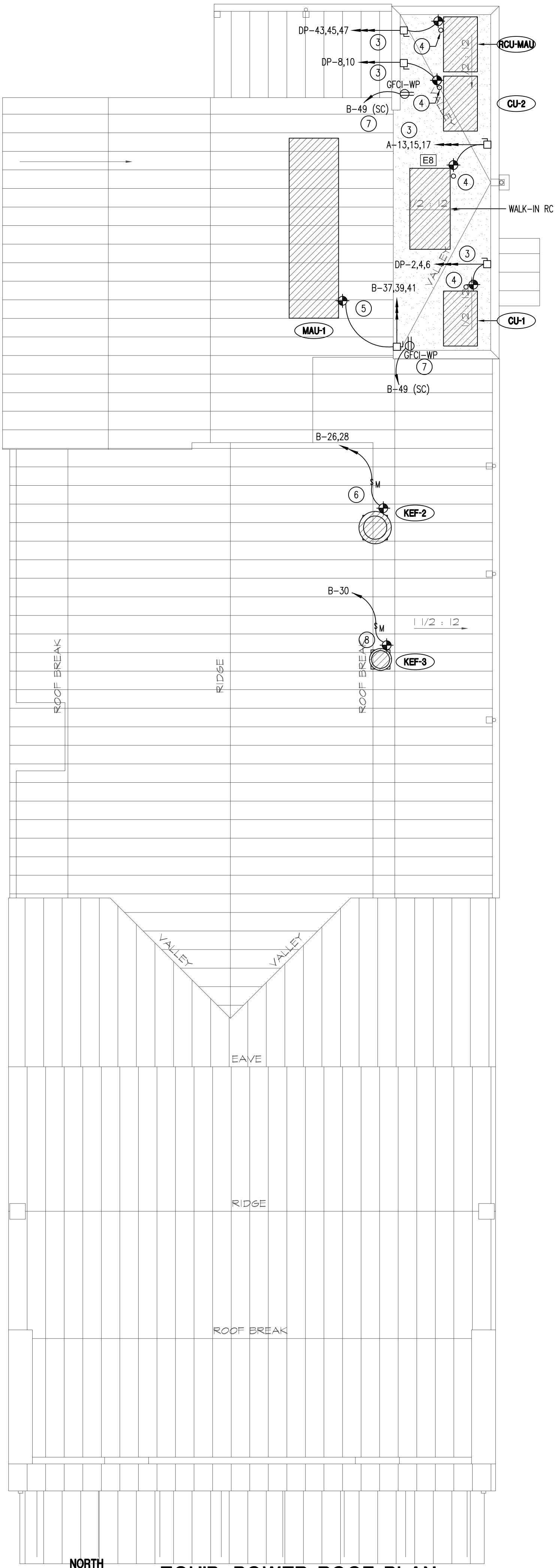
EQUIP. POWER FLOOR PLANS

E2.3



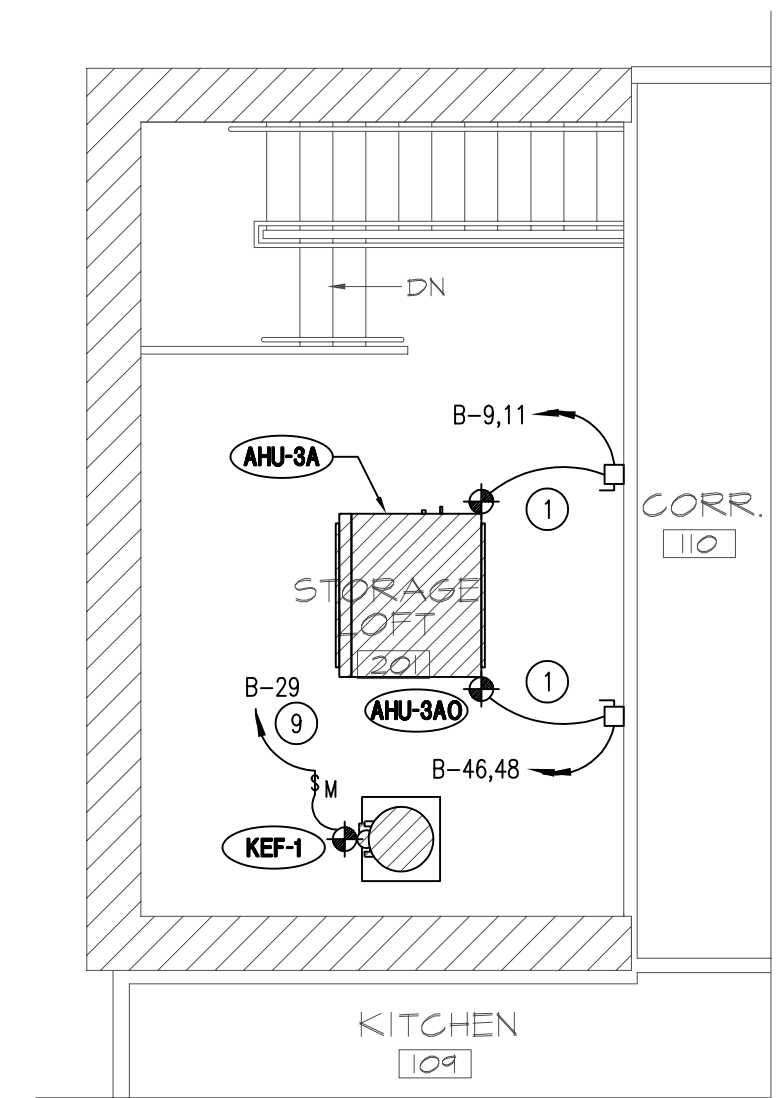
EQUIP. POWER FLOOR PLAN

SCALE: 3/16" = 1'-0"



EQUIP. POWER ROOF PLAN

SCALE: 3/16" = 1'-0"



Application

This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations featuring a symmetrical wide beam light distribution.

Materials

Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 1.3lbs

Electrical

Operating voltage	24V DC (remote power supply req.)
LED module wattage	4.9 W
System wattage	7.0 W
Color rendering index	Ra > 80
Luminaire lumens	553 lumens (3000K)
Lifetime at Ta = 25° C	50,000 h (L70)

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
 ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS :

Type:
BEGA Product:
Project:
Modified:

Available Accessories

- ☐ **19580** Remote 25W LED driver and box
 - ☐ **19591** Remote 50W LED driver and box
- See individual accessory spec sheet for details.



LED ceiling mounted downlight · wide beam					Required wiring box
	LED	β	A	B	
66973	4.9W 24V DC	89°	3 3/4	3 1/2	19538

β = Beam angle



Fredericksburg Historic Review Board
Application Information

Application Number: 20-126
Date: November 10, 2020
Address: 228 W Main
Zoning: CBD
Owner: RBD Properties
Applicant: Kimberly SwannerdDotty Duecker
Rating: low
Proposal: install new side door to match front door and new fence to match neighboring fence

Request a Certificate of Appropriateness to:

1. install new full light door to match existing front door
2. add new 4' tall metal fence to match new fence at neighboring property to create a shared courtyard

Relevant Secretary of Interior's Standards:

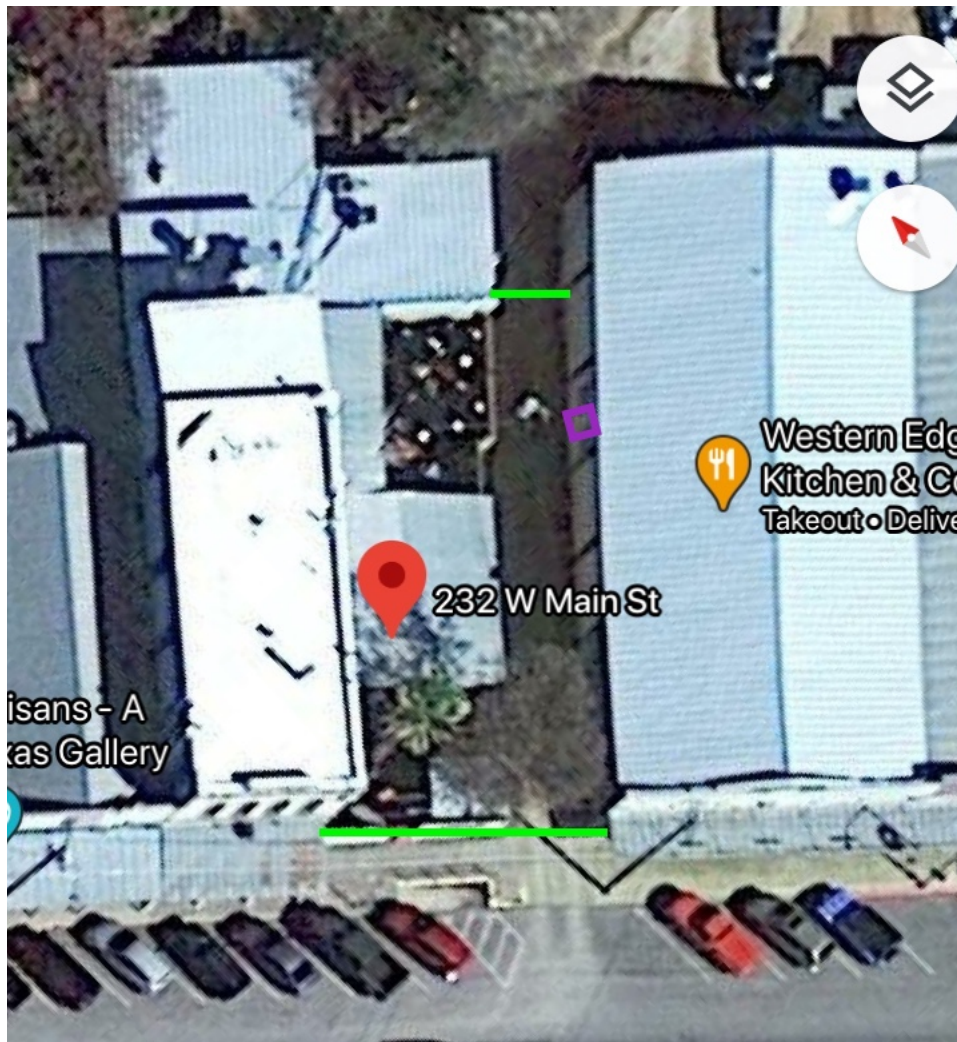
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff recommendation:

The side wall of the building is not readily visible from the street and the proposed new door will match existing doors. The proposed fence will be continuous as the neighboring property. As a low rated structure the proposed changes will not have a negative impact on the building. Staff recommends approval as submitted.

228 W. Main Street
Certificate of Appropriateness Site Map



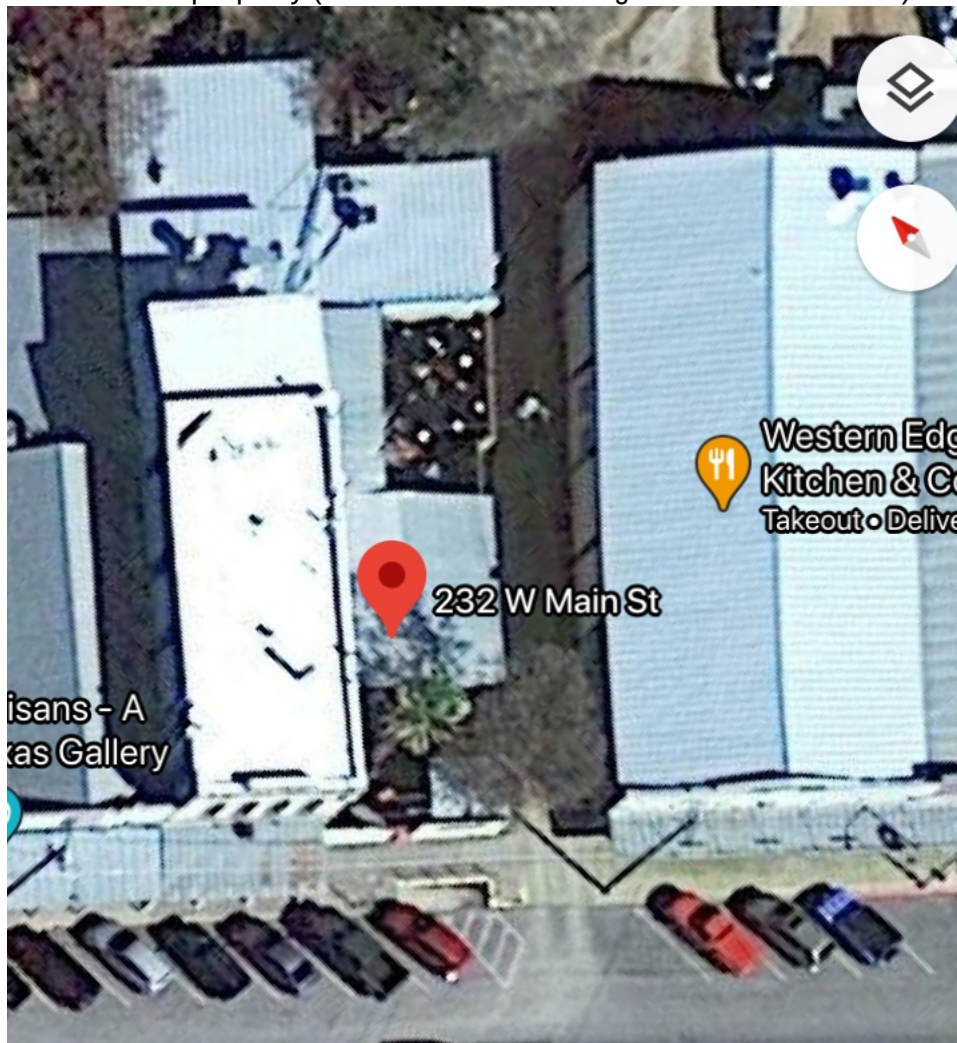
Green line indicates new metal fence.
Purple square indicates new door placement in the wall.

Certificate of Appropriateness for 228 W. Main St. (Addendum)

To expand existing business into the property's outdoor space, will create a door on the western wall of the building that will open into the current, private alleyway space of this property. Will add a full light painted door that will match the current doors on the front of the property. Will close alleyway with a metal rail fence that will extend from the building and connect with the same style of fence on the 232 W. Main property along the sidewalk of Main Street. Will close the back end of the alleyway with a similar fence to ensure patron safety. Will level and hardscape the area with gravel/pavers/outdoor ground cover.

Renovations are planned to begin on December 1, 2020 with a completion date of January 15, 2021 to maximize revenue gain to business with the creation of outdoor space for seating.

Aerial view of property (marked as Western Edge Kitchen and Cellars) :



Current wall:

Door will be created where concrete “header” is seen on the wall.



Door to be installed will match current front doors of building:



Fence type to be erected at the front of the property to close the alleyway and connect to the adjoining property:





City of Fredericksburg, Texas | Previous Historic Resources Survey Data

Compiled by Cox|McLain Environmental Consulting, Inc. 2018

2002 SURVEY DATA

Property Information

2002 ID 359

Address 224 W. Main

Parcel Number 15379

GCAD Valuation (as of 2017; where available) \$1,527,790

Year Built 1900

Year Altered

Area Historic District

Historic District Yes

Recommendation

Priority Low

Assessment

Example of a distinctive building type or architectural style that has suffered severe alterations or deterioration, resulting in a loss of historical integrity.

2002 Photo



Photo Information & Notes

Image Name 0359_1.JPG

Photo References 0359_*.jpg

Notes

Exterior walls reclad with stone veneer and ribbed metal panels; original windows and doors replaced.

2002 SURVEY DATA (continued)

Property Description

Function

No of Stories

Style

Construction

Plan

Foundation

Exterior Walls

Roof

Porches

Windows

Outbuildings

Doors

Alterations

1983 SURVEY DATA

1983 Survey Site No

1983 Survey Ranking

1983 Photo References

Fredericksburg Historic Review Board
Application Information

Application Number: 20-127
Date: November 10, 2020
Address: 232 W Main
Zoning: CBD
Owner: Patton Building Ltd
Applicant: Kimberly Swanner
Rating: high
Proposal: remove non-historic CMU courtyard wall and and
replace with fence and hardscaping in courtyard,
remove non-historic lean-to stage

Request: Approval to:

1. Remove the circa 1970 CMU wall and replace with metal post/wire 4' tall fence to provide more visibility into courtyard/seating area.
2. Remove non-historic lean-to/stage

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff recommendation:

The wall in question is not historic and blocks the view into the outdoor seating area. The lean-to/stage is not historic. Staff recommends approval as submitted.



Certificate of Appropriateness Application

Required for all exterior modifications of properties in historic district or individual landmarks.

City of Fredericksburg

126 W Main St. FBG, TX 78264

e-mail completed applications with required supporting documentation to ahudson@fbgtx.org

Subject Property Address 232 W. MAIN STREET Date Submitted OCTOBER 27, 2020
Owner name: PATTON BUILDING LTD Phone # 830-997-2130
Owner Address: 908 N. LLANO
Authorized Applicant: KIMBERLY SWANNER Phone # 928-533-8024

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Applicant E-mail: KIMBERLYB.SLP@GMAIL.COM

Desired Start Date: DECEMBER 1, 2020

Desired Completion Date: JANUARY 15, 2021

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you. (attach another sheet if necessary)

See attached addendum.

Attach supporting documentation in jpeg or pdf: ☐ paint color ☒ color photographs ☐ site plan
☐ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 20-127

Year Built: 1897

Eligible for Administrative Approval Yes X No

Zoning: CBD

Historic Review Board Meeting Date 11-10-2020

Application Fee \$10 COA# 00284

Survey Rating: High
Medium

HRB Fee \$40 paid

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness MUST BE DISPLAYED on site along with building permits and do not take the place of building permits.

C of A additions for 232 W. Main and 228 W. Main

Trees:

Hackberry tree is planned to be removed due to infringement on the property line and for ease of access into the outdoor space.



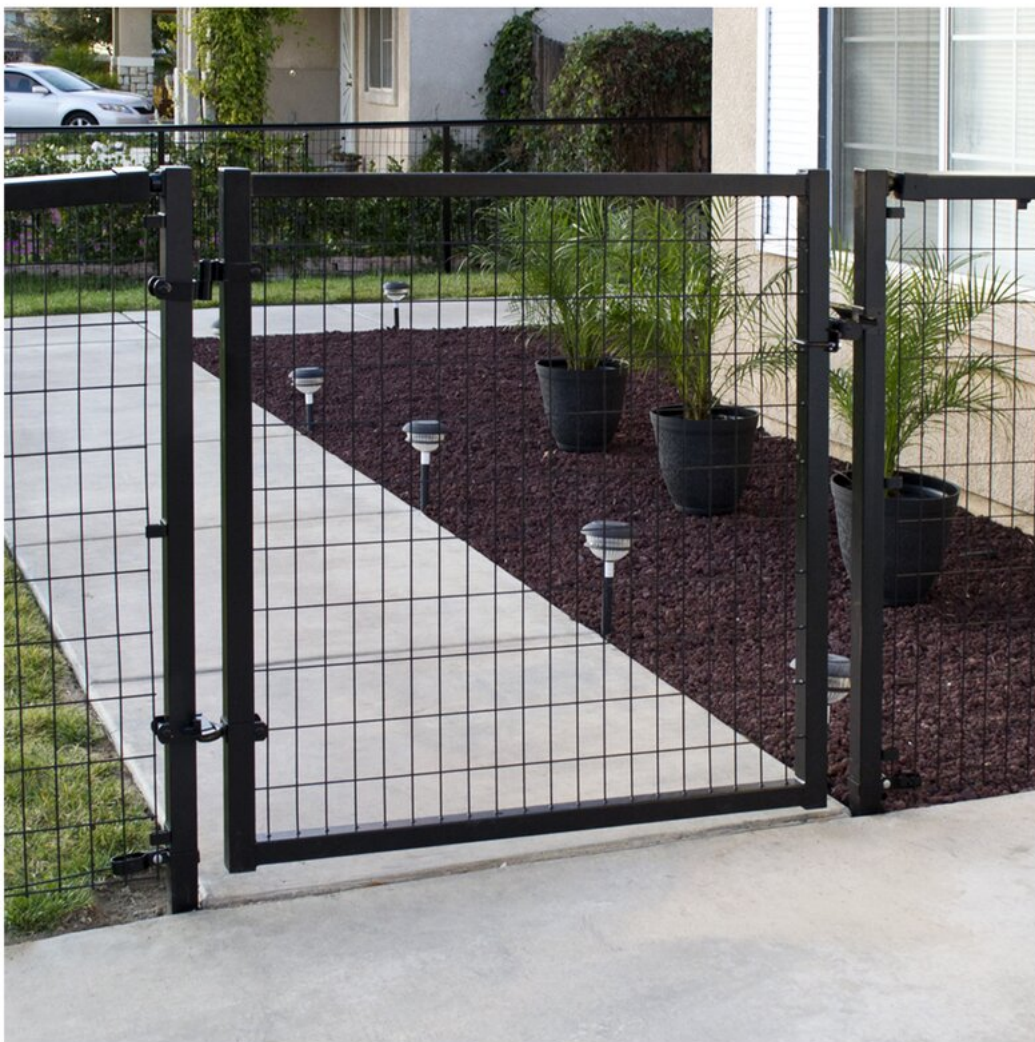
Palm tree is to remain as is:





Fencing will be a black metal fence – 4 feet high for the entire 47' distance between 232 W. Main and 228 W. Main buildings. Wires are 4"x 2" apart. Panels will be connected at posts. Gate (4' x 4' automatic close) will be placed approximately 6 feet from 228 W. Main Street building in the middle of the current alleyway.





Certificate of Appropriateness for 232 W. Main St (Addendum)

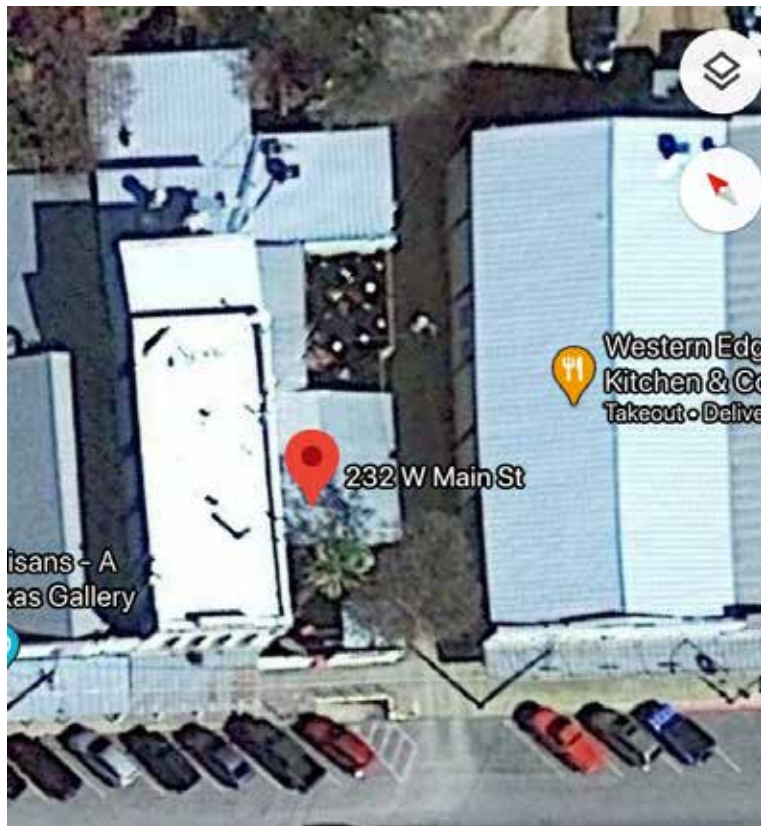
Increased visibility and accessibility to outdoor space to the east side of the building including demolition of the current cinderblock wall (best known date of placement is 1973 per adjacent landowner) along Main Street and along the alleyway of 228 W. Main St. A standard height metal rail fence will be placed along the Main Street frontage that will continue across the alleyway of 228 W. Main. This will adjoin the current courtyard of 232 W. Main and the alleyway of 228 W. Main. Hardscaping of gravel/pavers/outdoor ground cover will be placed in the courtyard following leveling work. Structures will be maintained as is with two exceptions. One, natural cedar posts (to match current structural supports) will be added to support the portion of the bar structure that currently rests on the cinderblock wall. And, two, the lean-to on the Main St. corner of the property will be removed (currently used as a “stage” and was added to the property by the current tenants approximately 5-10 years ago).

Demolition of the wall is proposed to start on December 1, 2020 per release of current tenant from the property. The new business is requesting completion of the renovations by January 15, 2021 to open to business with outdoor space for the post-holiday tourism season to reduce loss of revenue due to renovations. Renovation plans are minimal to accommodate budget while maximizing business exposure to patrons and safety of area.

Cinderblock wall documentation:
Not original to the Patton building:



Location of the wall from an aerial view:



Wall construction:



New metal rail fence will mimic this style:



Natural cedar posts to support structure will match existing supports:





Removal of lean-to currently utilized as a stage:



Fredericksburg Historic Review Board
Application Information

Application Number: 20-102
Date: November 10, 2020
Address: 501 N Adams
Zoning: R2
Owner: Holland
Applicant: Steve Thomas of SKT Architects
Rating: High
Proposal: new two story garage, repaint main house, add awnings to main house

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Construct a new 2-story 23'10" detached garage to the right side to complement the Craftsman style of the main house with a horizontal smart side, Marvin double pane windows of similar light pattern as main house.
2. Add canvas awnings over side windows
3. Paint main house including brick column bases

FBG Design Guidelines:

WINDOWS

3. Installing inappropriate new features or materials that require removal of original windows or the installation of plastic canvas, fake shutters, or other incompatible features or materials that diminish the character and appearance of the building.
4. Diminishing the character of the building by removing, altering, or obscuring significant windows and features.

MASONRY:

5. Painting only that masonry which was historically painted, or to arrest further deterioration of the masonry.

NEW CONSTRUCTION:

if done correctly, can make a positive impact in a historic district, whether the district is commercial or residential. As with all changes that must be made to or around historic district, it is essential to preserve the integrity and character of the area. New construction

should always respect the scale of its surroundings while maintaining its own individuality. However, it should not be obtrusive to the original structures in the district. All new construction should reinforce the visual character of the historic neighborhood.

Recommended

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations and as its neighbors.
4. Minimizing the visual and physical impact of parking.

SOI Standards for Rehabilitation:

9. New additions, exterior alterations or *related new construction* will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

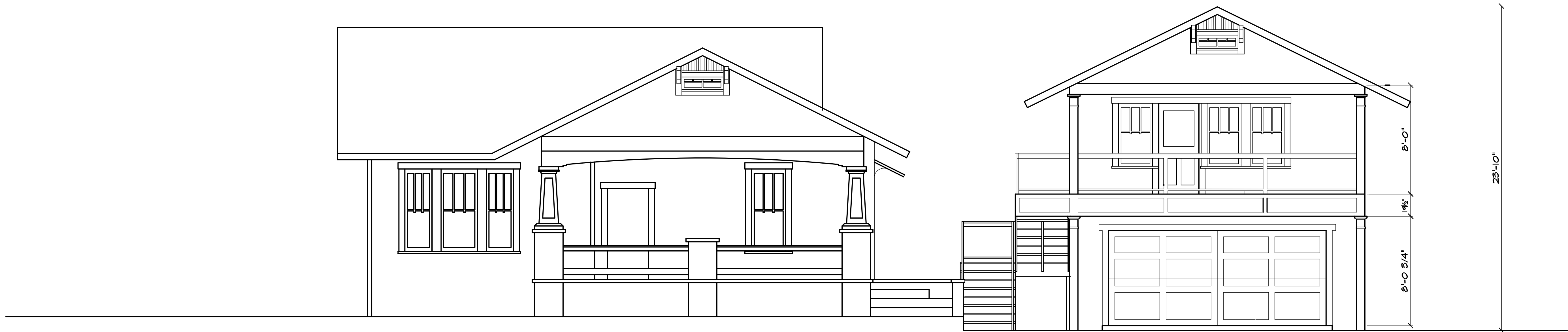
10. New additions and adjacent or *related new construction* will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff findings/recommendation

Board Action at September 2020 meeting: Approval with the requirement more details be presented on the garage railing and reconsider painting column bases and present color mock up of garage.

1. As a new structure the garage details should be differentiated from the historic. The proposed balcony railing is modern and compatible.
2. The newly proposed color palette is an acceptable color for a Craftsman bungalow. The preference would be to remove the paint and restore the brick if not feasible then the original color of the brick should be replicated with paint.

These recommendation is in keeping with SOI Standard #9 and # 10 and FBG Design Guidelines for New Construction, Windows, and Masonry.



EXISTING HOUSE

PROPOSED NEW STRUCTURE

PRELIMINARY
 THESE DOCUMENTS ARE
 FOR INTERIM REVIEW AND
 ARE NOT INTENDED FOR
 CONSTRUCTION, BIDDING,
 OR PERMIT PURPOSES.
 STEVEN THOMAS, AIA
 PROJECT ARCHITECT
 NUMBER 13710



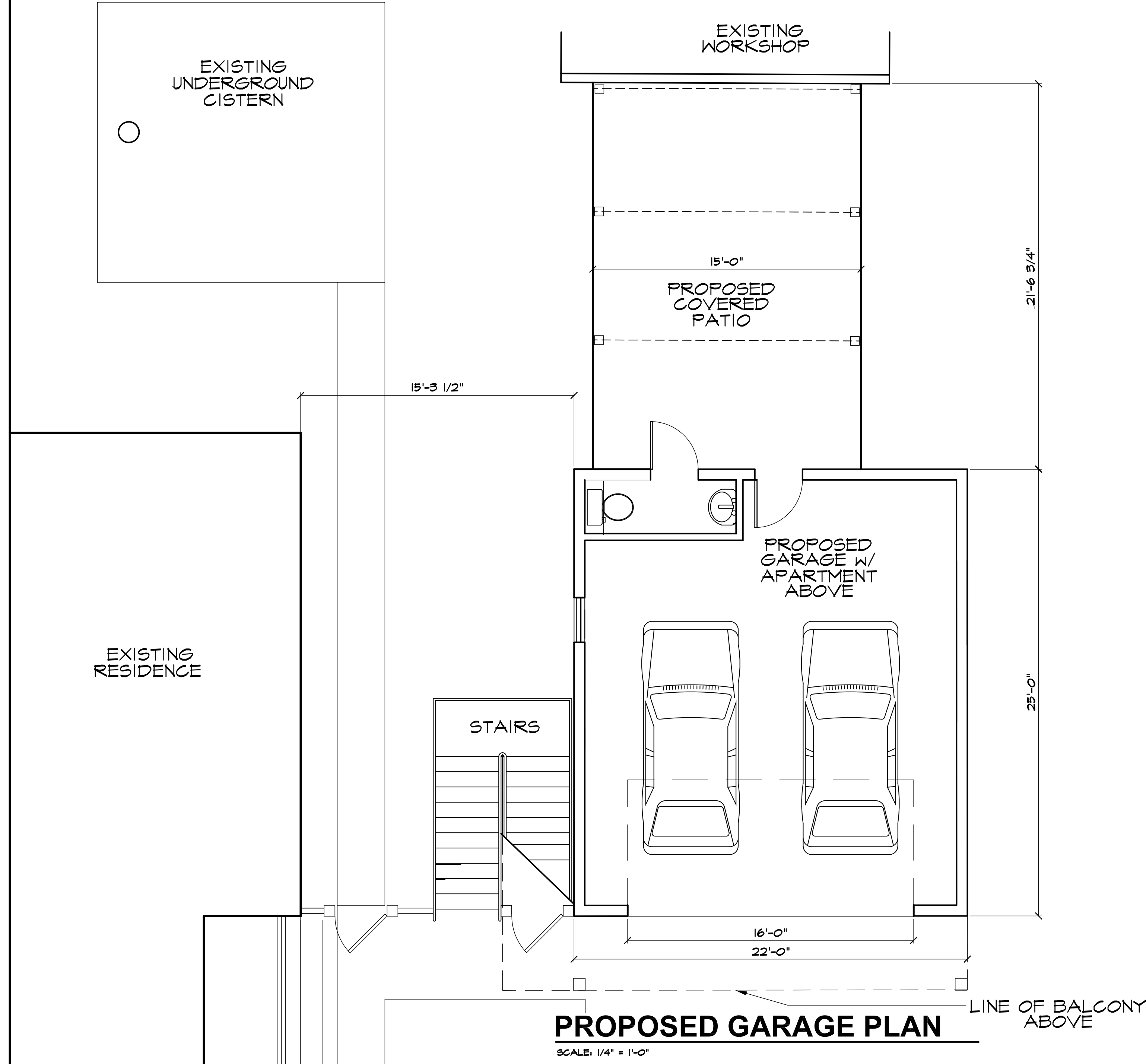
9-2-20

RENOVATION AND ADDITION FOR
MARIA GUERRA & ROBERT HOLLAND
 501 nN. ADAMS STREET
 FREDERICKSBURG, TEXAS

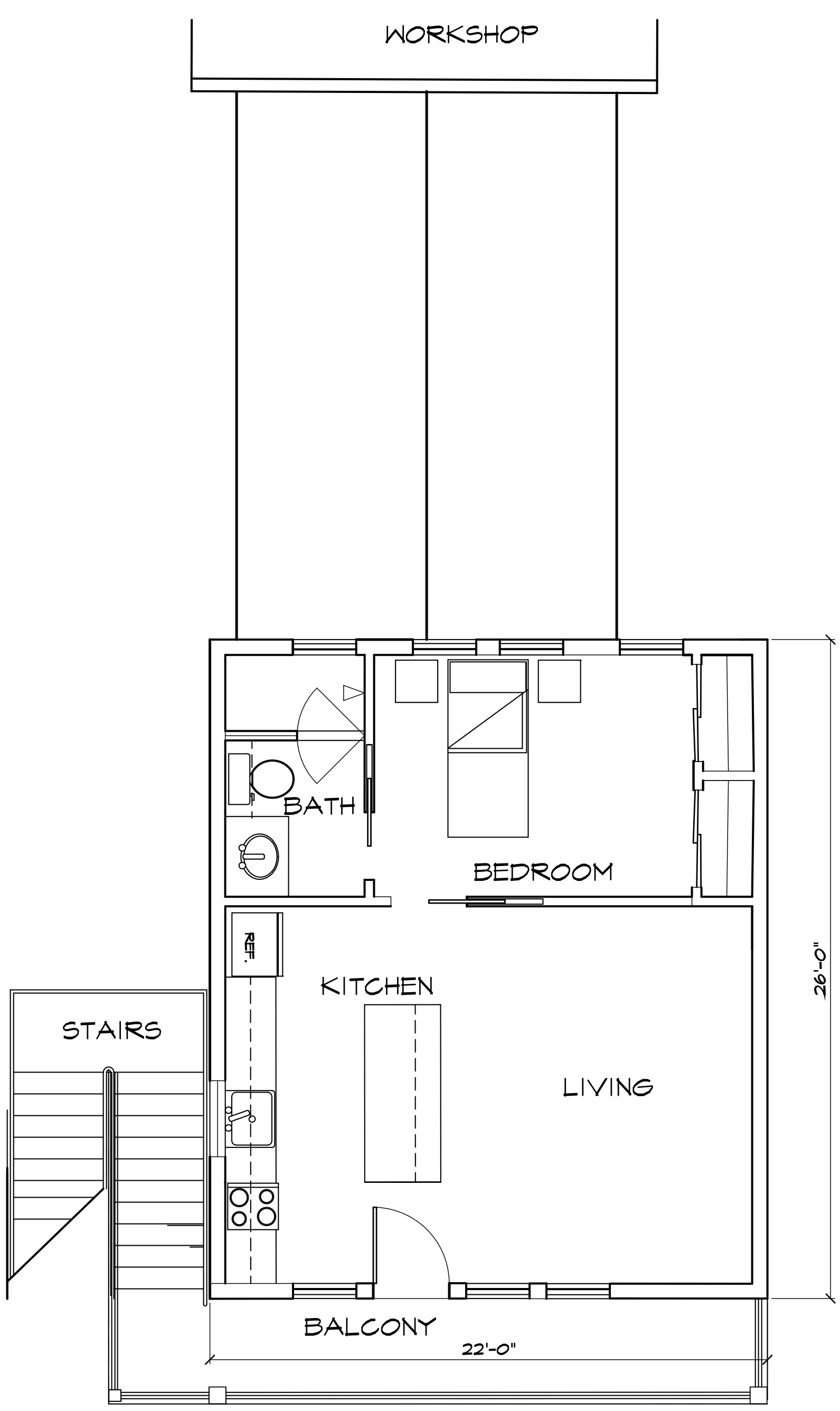
PROJECT # 20-02
 DATE 9-2-20
 REVISION

SCHEMATIC
 DESIGN

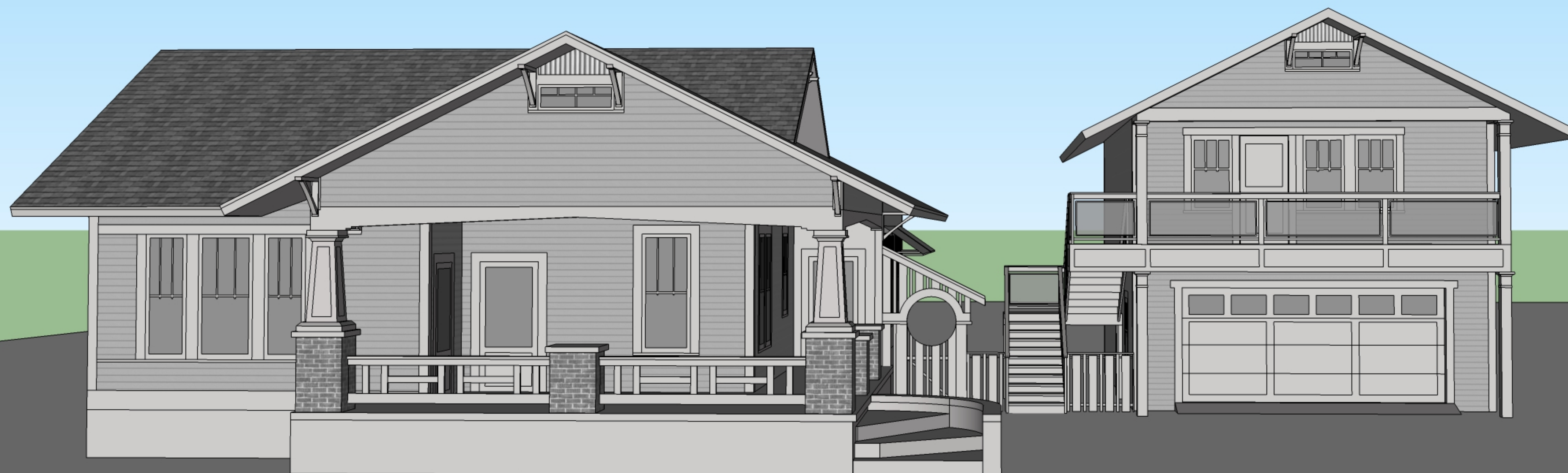
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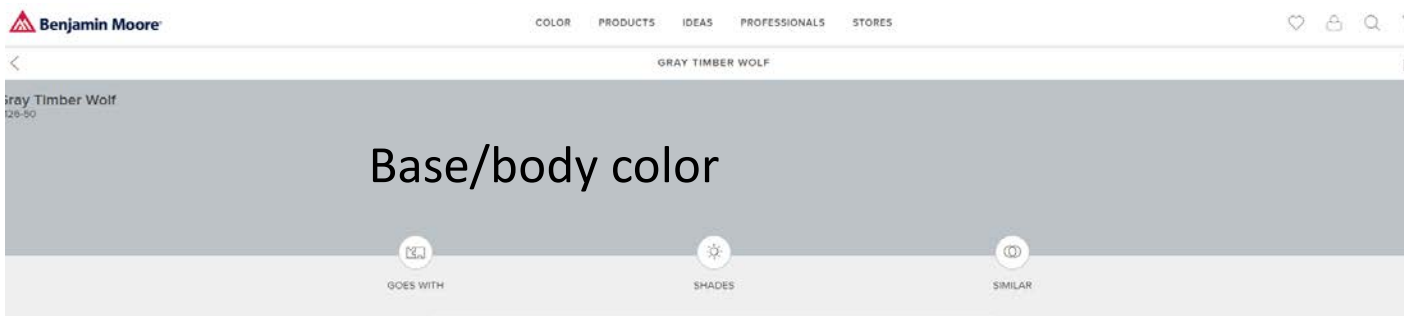


PROPOSED GARAGE PLAN



PROPOSED SECOND FLOOR PLAN





Gray Mist (962)
Benjamin Moore

trim colors

Gray Mist (962): 12"x12" Peel-and-Stick Paint Sample

BENJAMIN MOORE

\$5.95

APPROVED ★★★★★
50,685 Ratings

Want it Saturday, November 7th - Monday, November 9th?
Order within 20 Hrs 15 Mins

Quantity: 1 [ADD TO CART](#)

[Watch Product Video](#)

View real paint without the mess. The repositionable, non-damaging adhesive backing allows for viewing in multiple location and in different lighting without marking up your walls.

- Produced with genuine manufacturer paint
- Repositionable, non-damaging adhesive
- Displays color just like a wall



Similar color schemes including brick



86

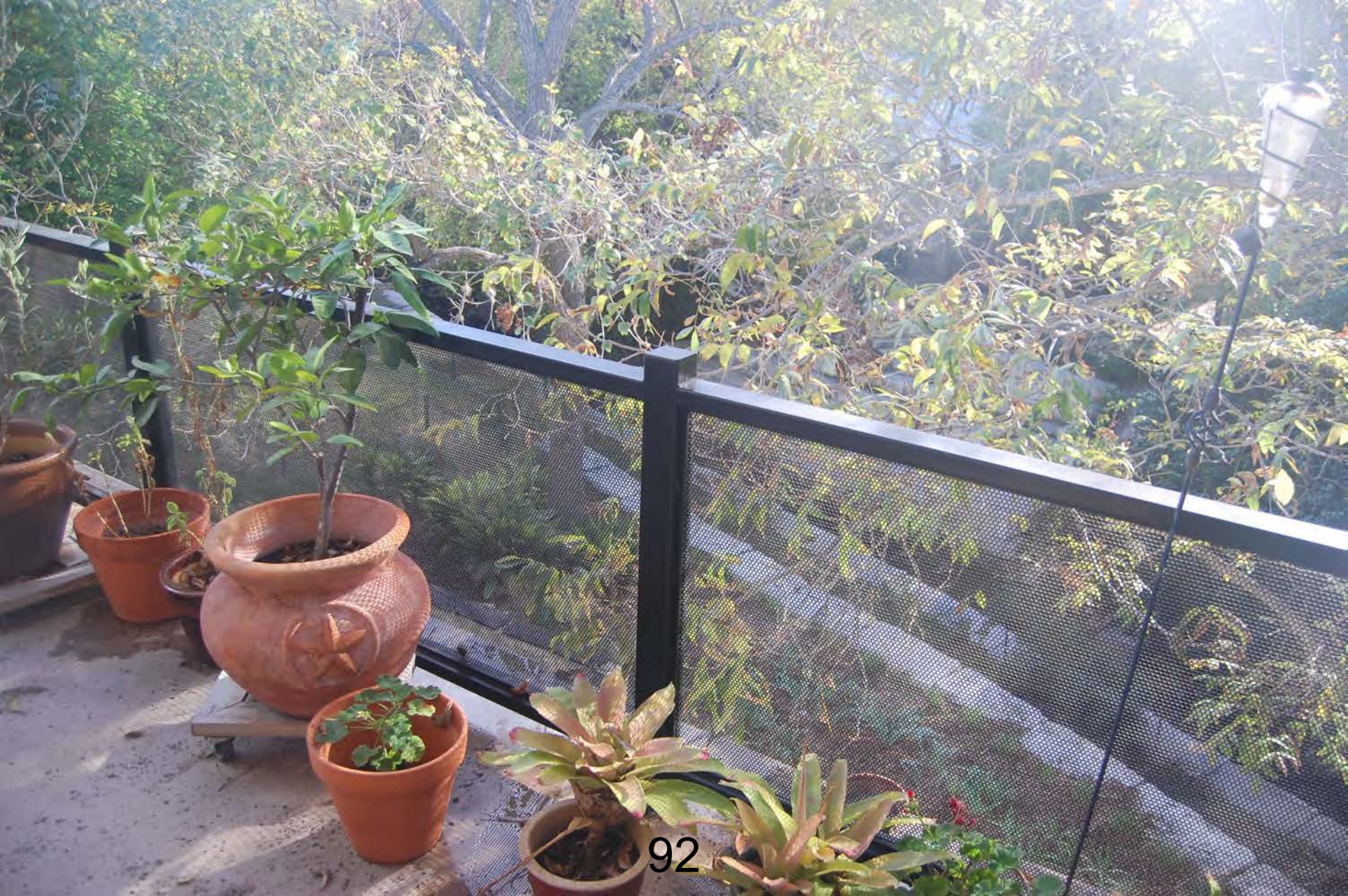














Fredericksburg Historic Review Board
Application Information

Application Number: 20-128
Date: November 10, 2020
Address: 209 N Cherry
Zoning: R1
Owner: Pete & Vivian Vandebout
Applicant: Gene Giles
Rating: empty lot
Proposal: Construct new house

Request: Approval to:

Construct a new 1.5 story single family residence measuring 28' at it's highest ridge with 2 story garage in front of the main house with a side entrance measuring 25' with a total of 3,396 sq.ft with Hardi siding and galvalume metal roof.

Relevant Secretary of Interior's Standards:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Fredericksburg Design Guidelines:

1. Designing new construction within the same scale, size, and massing of its surroundings.
2. Using materials, colors, and finishes compatible to the surrounding historic structures.
3. Maintaining the same roof lines, setbacks, and street and porch orientations as its neighbors.
4. Minimizing the visual and physical impact of parking.

Not Recommended

1. Removing historic site features or buildings that are important elements to the historic area.
2. Designing a building as a style, scale, or proportions that never occurred in the area.

3. Designing the building with materials, colors, and finishes not compatible with its neighborhood.
4. Designing new buildings with inaccurate interpretations of original styles, thus distorting the perception of genuine historic buildings.

Parking: Recommended

1. Locating off-street parking to the rear of the site.

Staff recommendation:

The proposed materials are Hardi siding with metal roof which are appropriate for the district. The design is a contemporary use of the materials with familiar forms with oversized fenestration. There are multiple roof forms. The highest point of the house is 28' with a 12/12 pitch. The lot size is 70 feet wide with 5 foot set backs, as such this design maxes out setbacks. There are a variety of sizes of homes on this block and neighborhood with the most significant being 211 N Cherry a local landmark which is also a story and half but lower in height. A freestanding garage in the front of the main house is not common. Given the narrow width of the lot there is little room to change the design so as to minimize the impact parking in the front yard which is a more common design for newer residential subdivisions, not the historic district.



Certificate of Appropriateness Application

Required for all exterior modifications of historic properties.

City of Fredericksburg

126 W Main St. FBG, TX 78264

Subject Property Address 209 N Cherry

Date Submitted 10/2//2020

Owner name: Pete and Vivian Vandebout

Phone # 346-245-5270

Owner Address: 12611 Wilbury Park Houston TX 77041

Authorized Applicant: Creekstone Architecture / Gene Giles Phone # 346-245-5270

Applicant Signature: [Signature]

Applicant E-mail: gene@creekstonearchitecture.com

Applicant certifies that he/she is the Owner or duly authorized agent for the owner of the property.

Desired Start Date: 12/15/2020

Desired Completion Date: 07/1/2021

Please describe the scope of work. Include: materials to be used, how the project will impact the historic structure, and cleaning methods. How will proposed work be in keeping with the character of the property? Are there circumstances or financial hardships which may affect compliance with the ordinance? Submit sufficient description and support documentation so that the project can be understood without talking to you.

The lot at 209 N Cherry is vacant with no improvements. The owners intention is to create a 11/2 Story Single Family Residence to compliment the neighboring properties. The adjacent properties are approximately 50' Away from the subject properties so the intended project should feel proportional to each project. The side entry of the garage and the Two protected trees should help to mitigate the off street parking. All other orientations of the project our inline with the neighboring homes. (attach another sheet if necessary)

Attach supporting documentation including: ☒ paint color ☒ color photographs ☒ site plan ☒ elevations & floorplans ☒ material specifications. Applications are incomplete without sufficient documentation.

Staff to complete

Application # 20-128

empty lot

Year Built: _____

Zoning: R1

Eligible for Administrative Approval Yes No ☒

Historic Review Board Meeting Date Nov 10, 2020

Application Fee \$10 paid

HRB Fee \$40 paid

Survey Rating: High Medium Low

Staff Comments regarding Administrative Approval:

Historic Preservation Officer Signature _____

Certificates of Appropriateness must be displayed on site along with building permits and do not take the place of building permits.



11/02/2020

Attn: Anna Hudson

City of Fredericksburg
Development Services
Historic Preservation
126 W Main St.
Fredericksburg TX 78624

Re: Copyright Release Letter

Project Address: 209 N Cherry St.
Fredericksburg TX 78624

Project #: COA00282

RE: Narrative

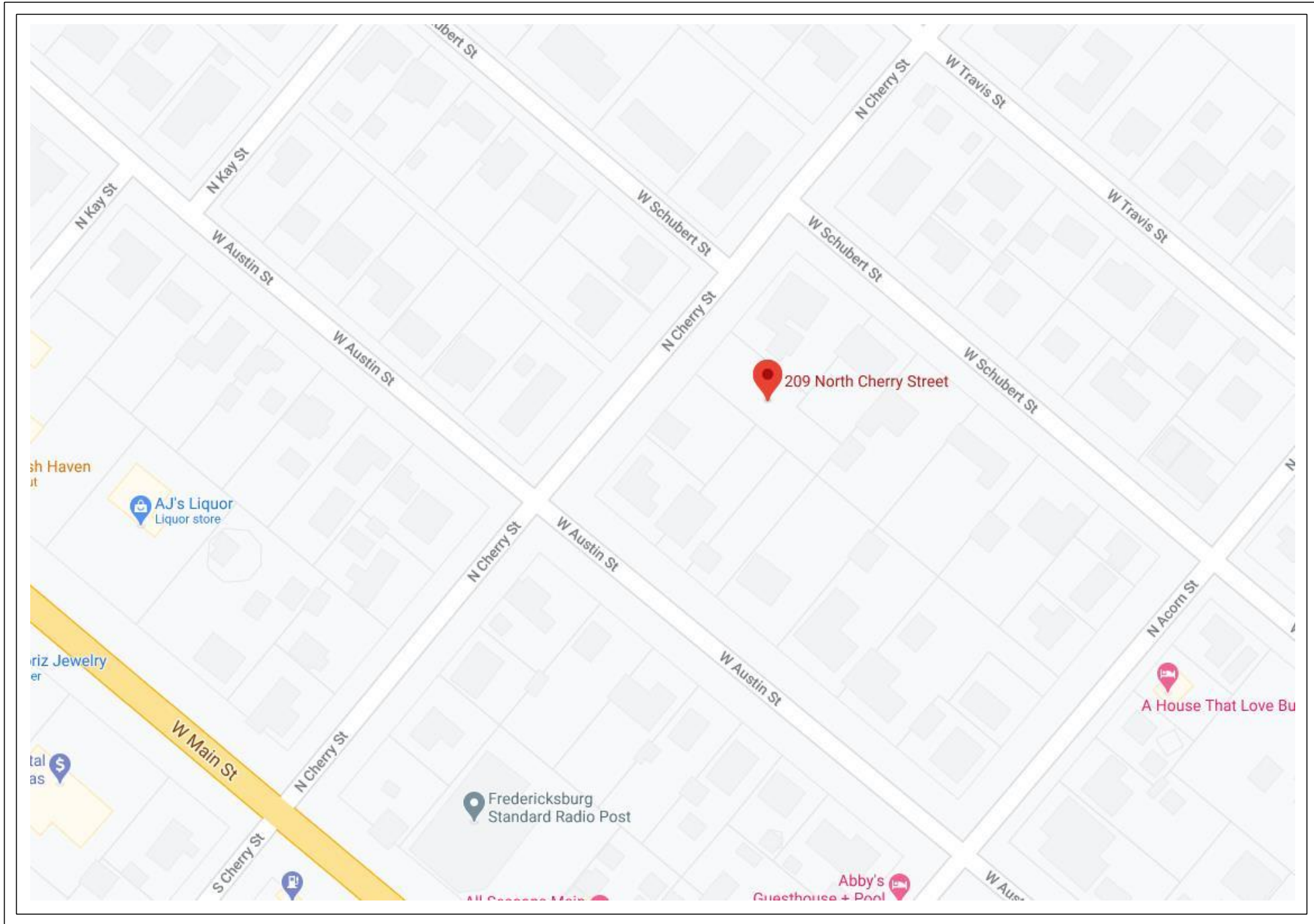
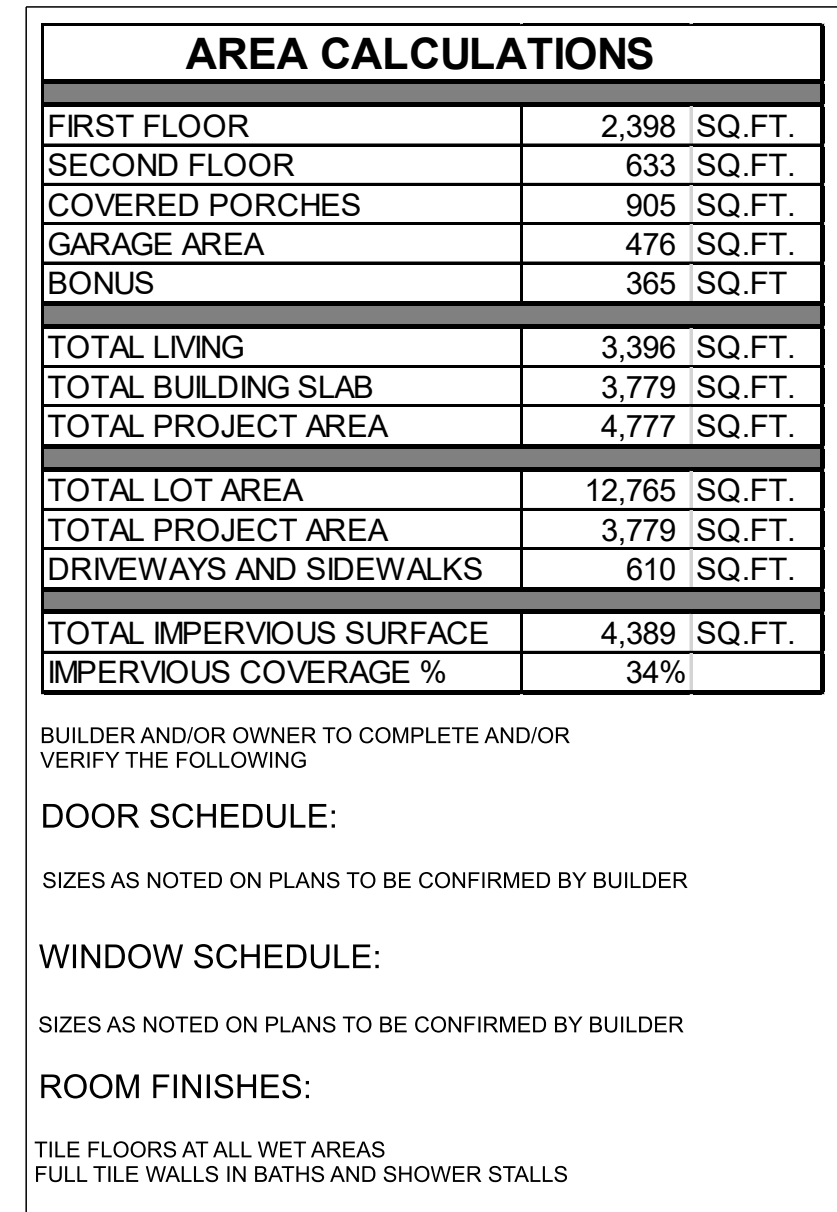
The lot located at 209 N Cherry is vacant with no historic improvements that will be at risk if this application is approved.

- The scale and massing of the proposed project is like other projects near the subject property. With the distance between the closes two properties the 1 ½ story design is well within the massing standards of the adjacent properties
- The orientation and layout of the proposed project maintains similar roof designs and covered porch feature that are like the adjacent properties and others in the area.
- Given the width of the property and the owners expectations we have opted to put the garage structure at the front of the property to allow full use of the rear portion of the property that gets considerably narrower. The garage door faces toward the right side of the lot this coupled with the two large existing trees we believe the visual impact of any parked cars not in the garage to the street will be minimized.

Thank you for your consideration, time, and hard work

Sincerely,

Gene Giles
Partner



Site plan showing a 13' x 27' pool area with various setbacks and dimensions. The plan includes a 10' BLDG LINE, 5' BLDG LINE, and 25' BLDG LINE. Dimensions are provided in feet and inches, including setbacks of 10'-0", 11'-8 1/2", 22'-0", 43'-4", 100'-6", 22'-7", 25'-5", 60'-0", 9'-1 1/2", 12'-0", 13'-0", 5'-3 1/2", 12'-0", 4'-0", and 4'-0". The plan also shows a 13' x 27' POOL AREA, a SCREENED PORCH, a PORCH, a CONCRETE DRIVEWAY, and a CONCRETE STEPS. The plan is oriented with North at the top, indicated by the bearing N 40°09'20" W 50.45'.

1. ALL DRAWINGS HERE REFERENCE THE 2015 IRC AND IBC BUILDING CODES W/ CITY OF FREDRICKSBURG TX AMENDMENTS.
2. FINISHED FLOOR ELEVATION SHALL BE A MIN OF 0' ABOVE FLOOD ELEVATION. QUALIFIED ENGINEER TO DETERMIN FINAL SLAB ELEVATION AND PROVIDE GRADING PLAN PER LOCAL AUTHORITY
3. BUILDER TO APPROVE LOCATION OF HOUSE ON AND VERIFY UTILITY LOCATIONS. EASEMENTS , BUILDING , BLOCK FACE AND SETBACK LINES PRIOR TO ANY CONSTRUCTION.
4. PLUMBER TO CONNECT TO EXISTING SANITARY SEWER, SCH 40 PVC INSIDE PROPERTY. CONCRETE IN THE R.O.W. OR EASEMENT.
5. PLUMBER TO DETERMINE THE LOCATION OF WATERMETER AND CONTACT LOCAL AUTHORITY TO CONNECT. PIPING AND METER SIZES TO CONFORM TO 2012 UPC. PIPING TO BE SCH 40 PVC (OR EQ.)
6. ELECTRICIAN TO RUN THREE UNDER GROUND CONDUITS FROM SOURCE TO GARAGE FOR:
 - a) ELECTRICAL SERVICE
 - b) COMMUNICATIONS
 - c) ENTERTAINMENT SERVICE.

- AT SAME LOCATION PROVIDE CONDUITS IN SLAB PRIOR TO POUR TO MINIMIZE ABOVE GRADE ELBOWS ENTERING BUILDING PROPER.
7. ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND OR DIRECTED ON SURFACE TO STREET, DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ON ADJACENT PROPERTIES. SEE SWALE DETAIL.
8. PROVIDE ONE QUALIFIED TREE PER 5000 SQ FT OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY
9. SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
10. ALL PIPING IN R.O.W. SHALL BE REINFORCED CONCRETE
11. PROVIDE MINIMUM 12' CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE W/ MIN 18" BETWEEN A/C PADS AND A 30" MIN SERVICE AREA
12. ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY TO BE MIN 6' WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6' MIN METAL FENCE IS 25% OR LESS OBSCURE (3/4" INCH BARS OR TUBES PLACED 4 TO 6 INCHES ON CENTER). OTHERWISE PLACE FENCE A MIN OF 2' AWAY FROM PROPERTY LINE THAT IS AGAINST R.O.W.

209 N CHERRY ST
HOUSTON

TOWN LOT 1 & A PORTION
OF TOWN LOT 2

SHEET INDEX	
SHEET	SHEET ID
C100	SITE PLAN
C101	TREE DISPOSITION
C10	DRAINAGE
A100	ELEVATIONS
A101	ELEVATIONS
A102	FOUNDATION OUTLINE
A103	FIRST FLOOR PLAN
A104	SECOND FLOOR PLAN
A105	ROOF RIDGE
A106	SECTIONS AND STAIR DETAILS
A107	INTERIOR ELEVATIONS CABINETS
A108	INTERIOR ELEVATIONS
A109	WINDOW AND DOOR SCHEDULES
A110	GAS PIPER PLAN
A111	PLUMBING RISER PLAN
E100	ELECTRICAL PLAN
F100	FRAMING PLAN
F101	FRAMING PLAN
S0	STRUCTURAL NOTES
S1	FOUNDATION PLAN / CRAWL SPACE
S2	FIRST FLOOR CEILING PLAN
S3	SECOND FLOOR CEILING PLAN
S4	ROOF FRAMING PLAN
S5	FIRST FLOOR WALL BRACING
S6	SECOND FLOOR WALL BRACING
S7	FOUNDATION DETAILS
S8	FOUNDATION / CRAWL SPACE DETAILS
S9	FRAMING DETAILS
S10	FRAMING DETAILS
S11	FRAMING DETAILS

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ARCHSTONE

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[illegible]

STATUS: PRELIMINARY

DATE: 11/4/2020

DRAWN BY:

DO NOT SCALE DRAWINGS
CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS AND
DIMENSIONS-NOTIFY DESIGNER
OF ANY DISCREPANCIES PRIOR
TO BEGINNING CONSTRUCTION.

PROJECT OWNER AND ADDRESS:
THE VANDENBOUT RESIDENCE
209 N CHERRY ST
FREDERICKSBURG TX

BUILDER:

Jackson Taylor Homes
NEW CONSTRUCTION | REMODELS | DESIGN

jesse@jacksontaylorhomes.com
281-282-7188

SEAL: The seal is circular with a double-lined border. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars. The inner circle features a five-pointed star in the center. Above the star is the name "LOREN FREED" and below it is the number "20982".

LOREN FREED R.A. 5/22/2015

SECTION LETTER

PAGE NUMBERS

SHEET ID
SITE PLAN

PROJECT NUMBER
A20-030

SCALE
AS NOTED

SHEET NUMBER

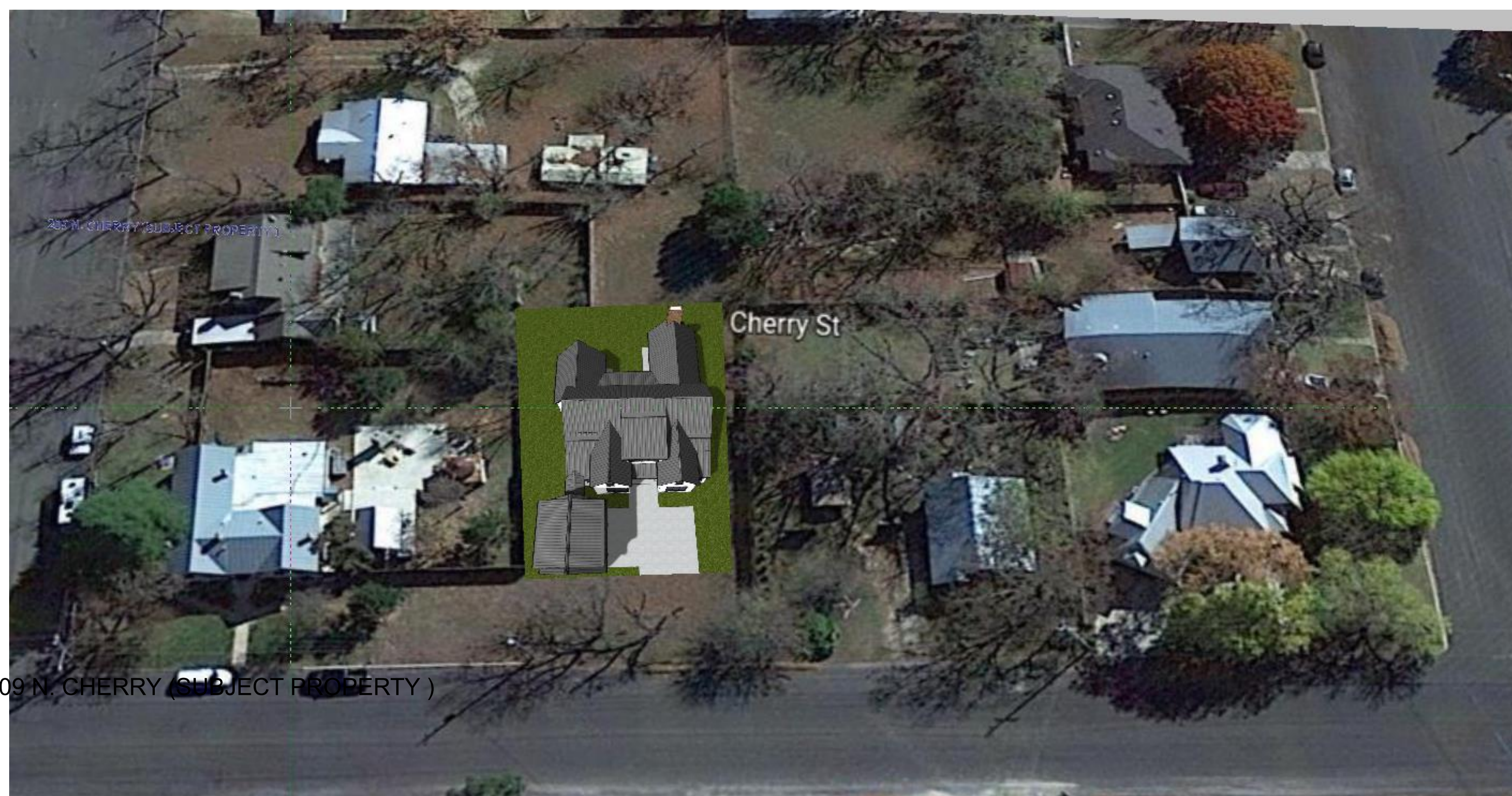
C-1/15

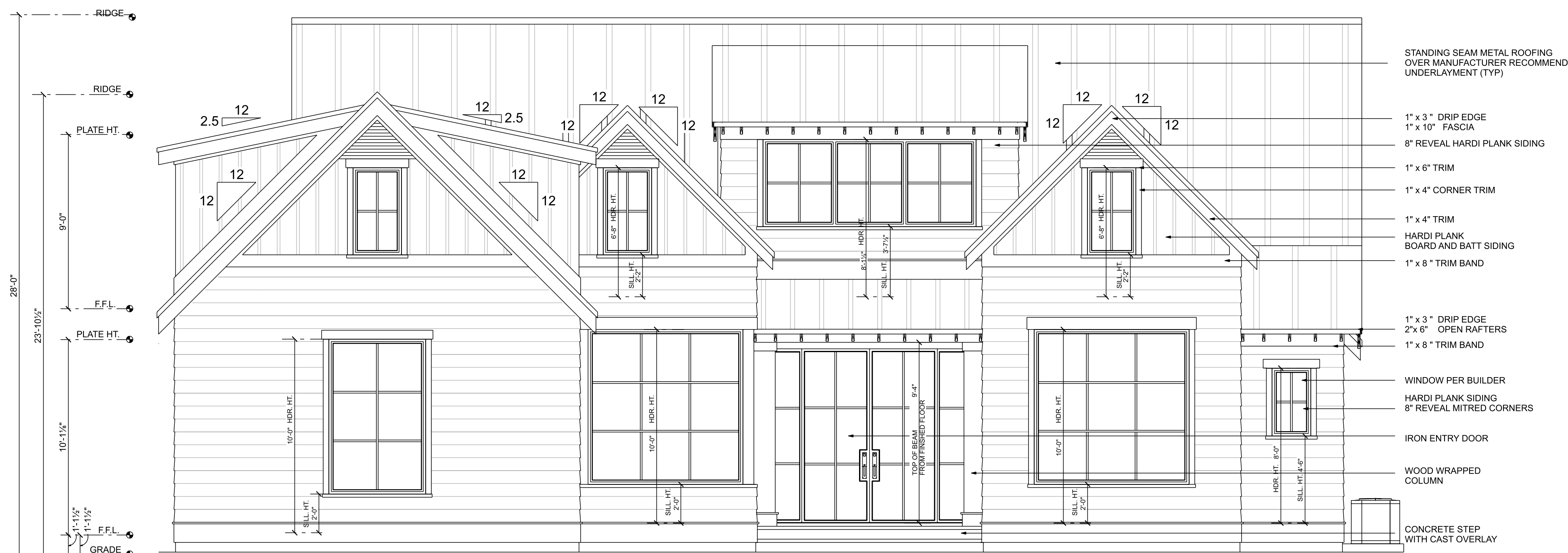


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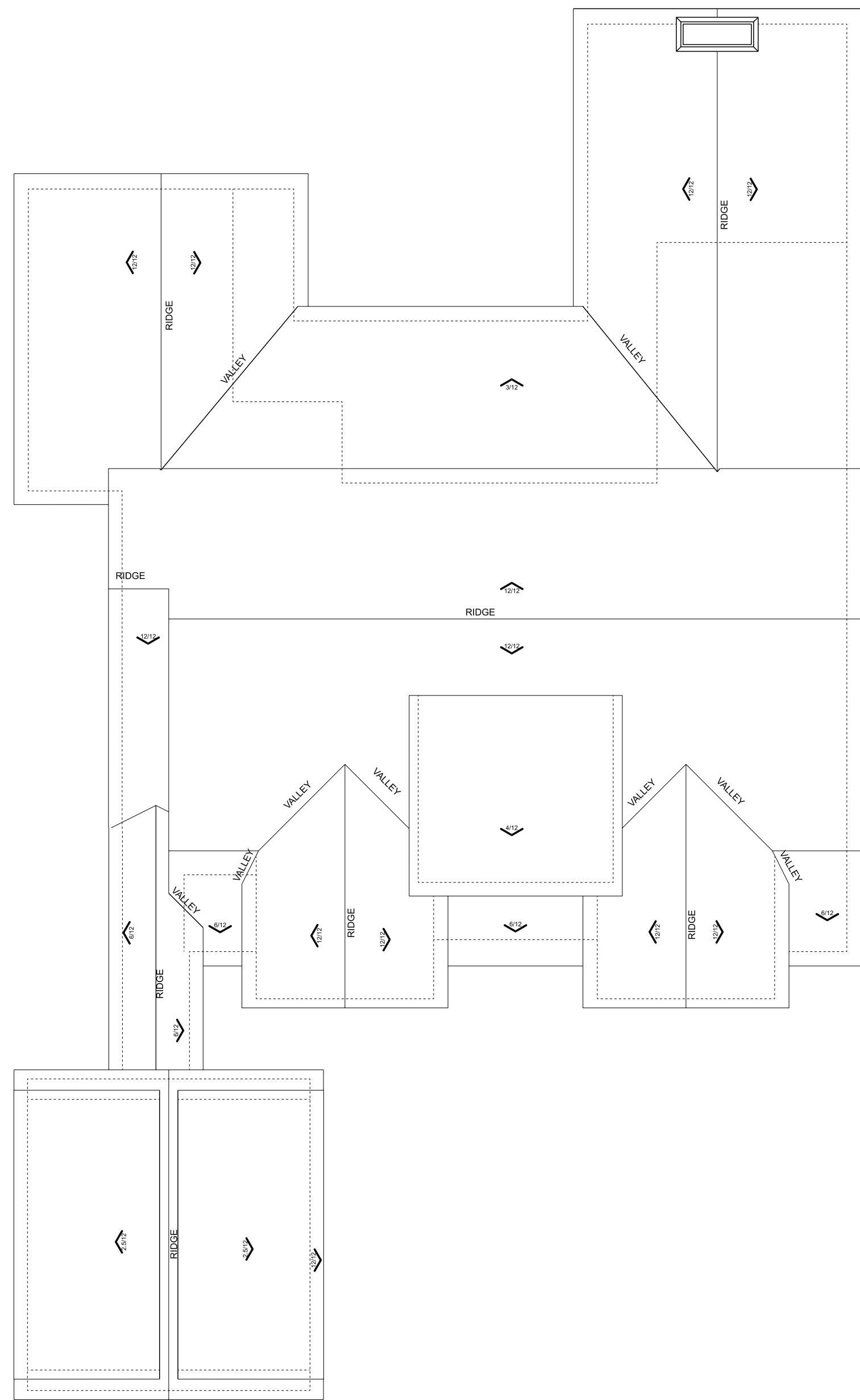


209 N. CHERRY (SUBJECT) PROPERTY

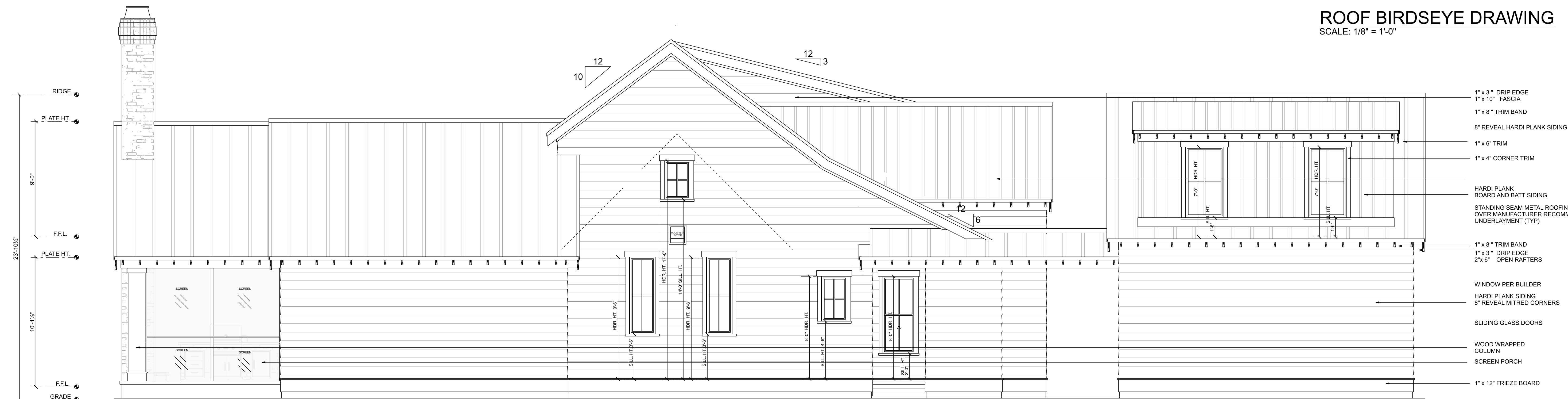




FRONT ELEVATION
SCALE: 1/4" = 1'-0"



ROOF BIRDSEYE DRAWING
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL ELEVATION NOTES

1. R1006 1.1 FACTORY BUILT FIREPLACES. EXTERIOR COMBUSTION AIR DUCTS FOR FACTORY BUILT FIREPLACES SHALL BE A LISTED COMPONENT OF THE FIREPLACE AND SHALL BE INSTALLED ACCORDING TO THE FIREPLACE MANUFACTURER'S INSTRUCTIONS.

2. PER 2018 IRC:
a. DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.

3. STUCCO CONTROL JOINTS
a. SMALL CORNER OPENINGS JOINT SPACING SHOULD MEET THE FOLLOWING CRITERIA:
NO LENGTH GREATER THAN 18" IN EITHER DIRECTION
NO PANEL SHOULD EXCEED 140 SQ. FT. FOR VERTICAL APPLICATIONS
NO PANEL SHOULD EXCEED 150 SQ. FT. FOR HORIZONTAL, CURVED OR ANGULAR SECTIONS
NO LENGTH TO WIDTH RATIO SHOULD EXCEED 2:1 TO 1 IN ANY GIVEN PANEL.

4. PER 2018 IRC:
a. ENCLOSED AREAS BELOW FLOOD DESIGN FLOOD ELEVATION ENCLOSED AREAS INCLUDING CRAWL SPACES THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL:
1. BE SOLELY USED FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA:
a. THERE SHALL BE A MINIMUM OF 3 OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA. IF A RECTANGULAR AREA WITH ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL OPENINGS ON THE EXTERIOR WALLS 160 INCH FOR EACH 500 SQ. FT. OF THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 160 INCH FOR EACH 500 SQ. FT. OF ENCLOSED AREA OR THE OPENINGS SHALL BE DESIGNED AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT THAT THE DESIGNER AND INSTALLER SHALL PROVIDE FOR QUALIFICATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOOD WATERS.

5. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38"
a. NOTE: EGRESS WINDOWS MUST MEET IRC: 310 MIN 20" HIGH X 20" WIDE
OPENING 5.7 SQ. FT. GRADE LEVEL OPENINGS SHALL HAVE NET CLEAR OPENING OF 5.7 SQ. FT. PROVIDE EGRESS HARDWARE IF NECESSARY TO MEET REQUIREMENTS.

7. R612.1 WINDOW BILLS
a. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPENABLE SECTIONS OF WINDOWS SHALL NOT BE LESS THAN 20" HIGH X 20" WIDE THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR FINISH.

8. R602.4 ACCESS
a. ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN. OF 18" X 24" OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 18" X 24"

THERE WILL BE AT LEAST ONE SQUARE FOOT OF VENT FOR EACH 150 SQUARE FEET OF CRAWLSPACE.

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SEAL:

LOREN FRED R.A. 5/22/2015

SECTION LETTER

PAGE NUMBERS

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FRONT AND LEFT

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A-3/15

PRINT DATE - 11/4/2020

102



STUD WALLS

STUDS SHALL BE AS FOLLOWS:

- a. 2"x4" @ 16" AT ALL FLOORS IN ONE AND TWO STORY STRUCTURES.
- b. DBL 2"x4" OR 2"x6" @ 16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.

PROVIDE A MINIMUM OF TWO(2)STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0" FULL.

HEIGHT OF WALL(KING STUDS)COLUMN CAP CONNECTOR: PC SERIES (OR EPS AT BEAM ENDS)

MAXIMUM STUD WALL HEIGHTS SHALL BE AS FOLLOWS:

- a. 2X4 STUDS @ 16" O.C. 10'-0"
- b. 2X6 STUDS @ 16" O.C. 12'-0"
- c. 2X8 STUDS @ 16" O.C. 16'-0"

BLOCKING AND LATERAL BRACING:

- a. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
- b. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN(10)FEET OF STUD LENGTH.
- c. MINIMUM BLOCKING:
 - 1 ROW FOR STUD HEIGHT UP TO 9'-0"
 - 2 ROW FOR STUD HEIGHT UP TO 15'-0"

MATERIAL GRADES	
ROOF RAFTERS:	NO. 2 SOUTHERN YELLOW PINE(KD)S4S
CEILING AND 1 ST FLOOR JOISTS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
BEAMS AND HEADERS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
STUDS:	STUD GRADE KD S4S
WOOD POSTS:	NO 2. SYP SURFACE GREEN

BUILDER AND/OR OWNER TO COMPLETE AND/OR
VERIFY THE FOLLOWING

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

TILE FLOORS AT ALL WET AREAS
FULL TILE WALLS IN BATHS AND SHOWER STALLS



STUD WALLS

a. 2"x4" @ 16" AT ALL FLOORS IN ONE AND TWO STORY STRUCTURES.
b. DBL 2"x4" OR 2"x6" @ 16" AT ALL STUD WALLS AT FIRST FLOOR
AREAS DIRECTLY BELOW A THIRD FLOOR.

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- c. MINIMUM BLOCKING:
 - 1 ROW FOR STUD HEIGHT UP TO 9'-0"
 - 2 ROW FOR STUD HEIGHT UP TO 15'-0"

ALL WALLS WITH D.W.V. PLUMBING TO BE 2X6 LUMBER.

MATERIAL GRADES

ROOF RAFTERS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
CEILING AND FLOOR JOISTS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
BEAMS AND HEADERS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
STUDS:	STUD GRADE KD S4S
WOOD POSTS:	NO 2. SYP SURFACE GREEN

AREA CALCULATIONS

FIRST FLOOR	2,398	SQ.FT.
SECOND FLOOR	633	SQ.FT.
COVERED PORCHES	905	SQ.FT.
GARAGE AREA	476	SQ.FT.
BONUS	365	SQ.FT.
TOTAL LIVING	3,396	SQ.FT.
TOTAL BUILDING SLAB	3,779	SQ.FT.
TOTAL PROJECT AREA	4,777	SQ.FT.
TOTAL LOT AREA	12,765	SQ.FT.
TOTAL PROJECT AREA	3,779	SQ.FT.
DRIVEWAYS AND SIDEWALKS	610	SQ.FT.
TOTAL IMPERVIOUS SURFACE	4,389	SQ.FT.
IMPERVIOUS COVERAGE %	34%	

BUILDER AND/OR OWNER TO COMPLETE AND/OR
VERIFY THE FOLLOWING

DOOR SCHEDULE:

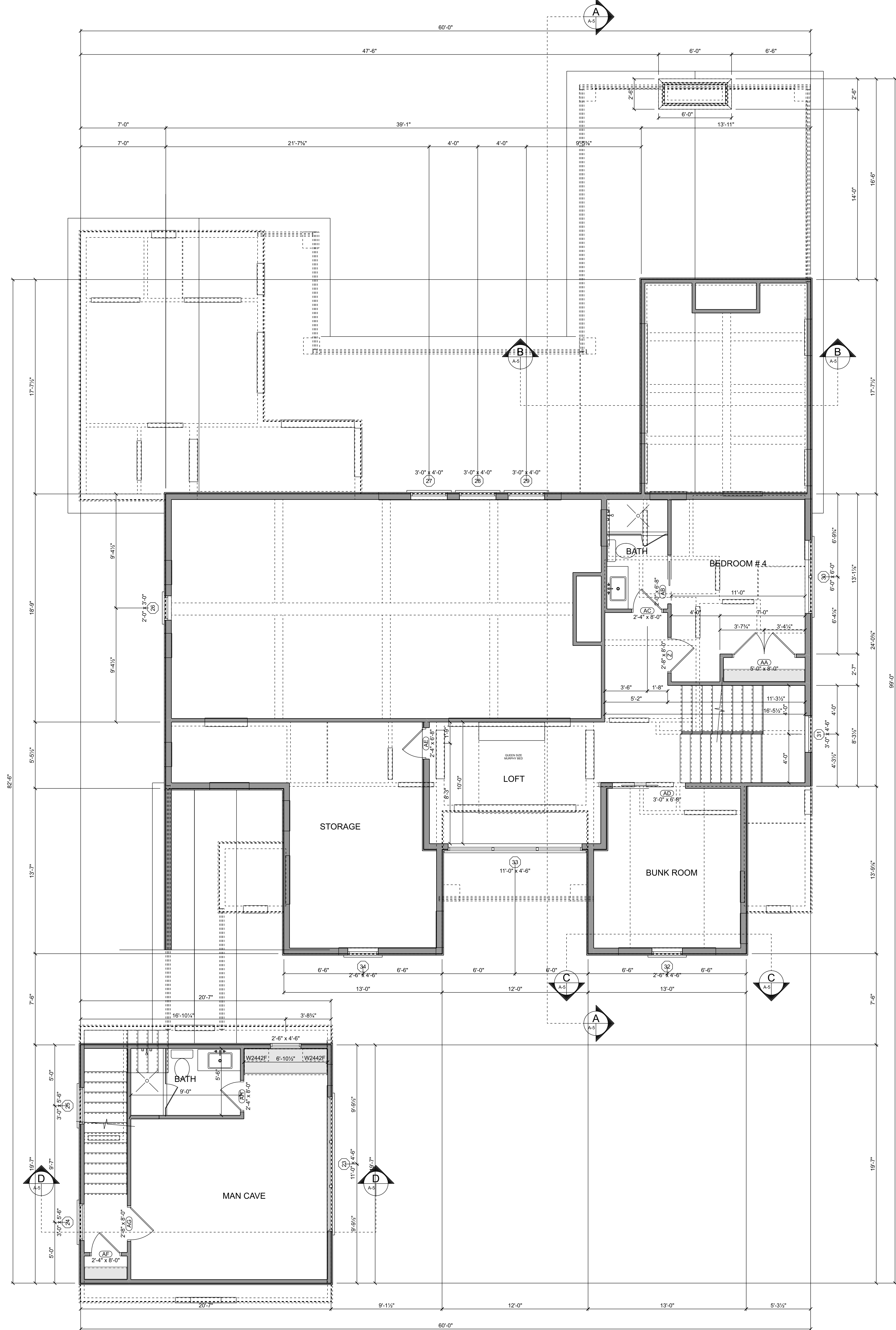
SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

WINDOW SCHEDULE:

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

ROOM FINISHES:

TILE FLOORS AT ALL WET AREAS
FULL TILE WALLS IN BATHS AND SHOWER STALLS



SCALE: 1/4" = 1'-0"







2

3



5

4



6

7

111