



**City of Fredericksburg
Historic Review Board**

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

The Historic Review Board welcomes citizen participation and comments at all HRB regular meetings. The Historic Review Board offers citizens the opportunity to address them by signing up to speak prior to the meeting and to limit comments to 3 minutes.

Written Comments: to be submitted remotely by:

1. Must be received by 2:00 pm on January 11, 2022
2. Complete the Citizen Comment Form online at WWW.FBGTX.ORG or
3. Email your comments to AHUDSON@FBGTX.ORG

Verbal Comments:

1. Sign up in person between 5:00 pm and 5:30 at the Law Enforcement Center in order to comments. You will be limited to 3 minutes to speak.

5. HISTORIC PRESERVATION OFFICER'S REPORT
6. APPROVAL OF MEETING MINUTES
May 10, 2022 HRB Meeting Minutes

Documents:

[MAY 2022 HRB MINUTES_.PDF](#)

7. CERTIFICATES OF APPROPRIATENESS APPLICATIONS: INDIVIDUAL CONSIDERATION
 - 7.I. A. Application #21-85 209 E San Antonio
[209 E SAN ANTONIO](#)

Documents:

[209 E SAN ANTONIO PACKET.PDF](#)

- 7.II. B. Application #22-050 309 E Centre
[309 E CENTRE EXHIBITS](#)

Documents:

[309 E CENTRE PACKET.PDF](#)

- 7.III. C. Application #22-054 406 E Orchard
[406 E ORCHARD EXHIBITS](#)

Documents:

[406 E ORCHARD PACKET.PDF](#)

8. OTHER DISCUSSION AND ACTION ITEMS

Consider, discuss, and take appropriate action regarding selection of the Chair and Vice Chair of the board.

9. ADJOURN

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

**HISTORIC REVIEW BOARD
MAY 10, 2022
5:30 PM**

On this the 10th day of MAY 2022, the Historic Review Board convened in regular session at the Law Enforcement Center at 1601 E. Main St. with the following members present to constitute a quorum:

PRESENT: SHARON JOSEPH
AMY SLAUGHTER
BARRY KAISER
MICHAEL MCCREA
DAVID BULLION
JOE SALINAS, JR
JESSICA MITTEL – Arrived at 5:33 PM

ABSENT LARRY JACKSON
RICHARD LAUGHLIN

ALSO PRESENT: ANNA HUDSON – Historic Preservation Officer
GARRET BONN – Interim Director of Development Services
DANIEL JONES – City Attorney
SHELBY COLLIER – Associate Planner

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

PUBLIC COMMENTS

MINUTES

The April 2022 Minutes stand approved as presented.

STAFF ANNOUNCEMENTS

HPO gave an update on research on 604 N. Milam.

HPO notified Historic Review Board that Mike Penick would be recognized by City Council at the May 16th meeting.

HPO noted that the Historic Preservation Grant application is available.

INDIVIDUAL CONSIDERATION

Application- #22-044 110 N. Bowie – Chad Faucheux- remove existing garage and replace with new 2-story garage.

Anna Hudson, Historic Preservation Officer, stated the applicant is requesting approval for the following:

1. Remove of existing garage estimated to date to the 1950's or 1960's;
2. Build a new stand-alone 2-story garage with an exercise room located on the second floor. The new garage will go in place of the existing. The materials and colors and windows to match closely to main

house. Street side (front elevation), right elevation and left elevation to include windows matching size and style as main house. The roof is single pitched with the low end on the street side. A stone fireplace is incorporated as well to tie into the aesthetic of main house. The garage will be completely detached from the main house structure and is designed to incorporate the materials of stone and siding used on the main house. The shed roof over the garage doors is designed to break up the 2-story façade. Garage doors will be painted to match the color of the front door of the home. Siding and fascia color to match existing home. The roof will be a standing seam metal roof to match the existing home.

Stone: Large Format Hewn Limestone

Garage doors: Custom Wood Clad Clopay Doors

Staff findings/recommendation

The removal of the non-historic garage is appropriate, staff recommends approval.

The materials and style of the new structures are in keeping with the Design Guidelines. However, staff recommends the chimney not be included in the design as it is not a common feature of garages.

The size of the proposed new auxiliary structure is more than 50% of the main house square footage.

(3.4.1.h) Main house = 3,108 sf; Proposed Garage = 1,971 sf; Max allowed 1,554 sf

While the location of the proposed garage faces Austin Street it is in the rear of the yard and no other viable location exists on the lot and it replaces an existing garage. The development of the lot is not in keeping with the traditional pattern but does take advantage of the corner lot access to the rear of the property. The proximity of the new garage to the rear of the historic house is closer than the 15' required by 3.4.1.e

The proposed height of the new garage does not meet the standard for new auxiliary structures which is 18'. The new garage is shown at 20'6" (measured at mid point per building code). (3.4.3.c).

Chad Feaucheaux presented the application.

No issues with removing the chimney and applicants are aware of the setback issue.

David Bullion agrees with staff regarding the elimination of the chimney and encourages the applicant to remove it or provide a smaller redbrick chimney. He states that matching the stone will be tough, asked if they considered siding only.

Sharon Joseph asked Chad to address the height of the new construction. Chad explained that each floor has 9 ft ceilings and he is not attempting to build a squat building.

Michael McCrea stated it is too big and too close to the street and the height of the structure is problematic.

David Bullion made a motion to Approve Application #22-044 to include removal of chimney and granting exemption for size and height 3.4.e.f and 3.4.3.c due to exceptional design and irregular size of the lot and in support of the placement and the setback encroachment. Jessica Mittel seconded the motion. Michael McCrea voted in opposition. All others voted in favor and the motion carried.

DISCUSSION ITEMS

Historic Review Board inquired about final design for 510 E Creek. Anna said that a final design had not yet been approved.

ADJOURN

With nothing further to come before the Board, Joe Salinas, Jr moved to adjourn. Barry Kaiser seconded the motion All voted in favor and the meeting was adjourned at 6:43 p.m.

PASSED AND APPROVED this the 14th day of JUNE 2022.

SHELBY COLLIER, ASSOCIATE PLANNER

LARRY JACKSON, VICE-CHAIR

Fredericksburg Historic Review Board
Application Information

Application Number: 21-85
Date: August 17, 2021
Address: 209 E San Antonio
Zoning: CBD
Owner: Bow Carpenter
Applicant: Creo Designs
Rating: High
Proposal: new outdoor bar and restrooms, pergola for outdoor seating, window replacement

Request:

The applicant is requesting final approval of:

1. New outdoor bar and restrooms wood siding (tongue & groove stained cedar)
2. New steel and wood trellis/pergola with translucent rigid roof. Will be located next to existing historic structure. East side of pergola to have decorative block on top of wood siding.
3. Vinyl windows to be replaced with wood clad aluminum windows, confirm with client.
4. "oma loop" or looped wire fencing on site to be salvaged and stored for reuse.

Relevant Sections Fredericksburg Historic District Design Guidelines/Standards:

3.2.8 WINDOWS

j) If the extant windows are non-historic, consider researching the historic window's appearance, and if documented, replicate and restore the historic windows.

High Priority	Medium Priority	Low Priority
recommended	Recommended	Recommended

3.3 ADDITIONS

Preservation

(a) Avoid damaging or obstructing historic character-defining building features and/or site features when constructing additions.

High Priority	Medium Priority	Low Priority
---------------	-----------------	--------------

Required	Required if visible from the public ROW	Recommended
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Height and Massing

c) For side additions, use hyphens to connect the addition to the historic building while minimizing the impact on adjoining historic building fabric. The side addition should be pushed back as far as possible so as to retain the original side elevation. (See fig. 3-47.)

High Priority	Medium Priority	Low Priority
Side additions not allowed unless a rear addition is not feasible.	Required	Recommended

e) Set back new additions from the historic building so that the historic building retains visual emphasis.

High Priority	Medium Priority	Low Priority
Required set back behind historic rear wall	Required setback a minimum of 15 feet measured from the front (street-facing) wall of the historic building (excluding the porch)	Recommended

Staff Recommendation:

1. The new restroom and bar will not impact historic fabric and are sufficiently different than the historic home. Staff recommends approval.
2. The proposed pergola addition does not damage historic fabric however as presented the decorative block will obstruct part of the view of the east elevation (3.3.a). The block was not represented in the conceptual drawings. The openness of outdoor seating should be retained as much as possible. Staff recommends that the outdoor seating area not become enclosed space in the future.
3. Staff recommends approval of the replacement of the non-original vinyl windows with the proposed wood aluminum clad windows that are a better match to the original wood windows. (3.2.8)
4. Staff recommends the retention and re-use of the garden “oma” loop fencing.

Case Comments:

This application was first presented to the Historic Review Board in August of 2021. Approval was granted for rehab of the main structure and selective demolition of rear additions. Conceptual approval of new construction with staff comments on placement of pergola:

Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is

needed on how the pergola will abut the side of the house. As presented staff does not recommend approval based on Section 3.3 a, c and e.

The site currently has garden loop that should be kept and re-used where fencing is necessary. The fountain/pond has been modified over the years, but a pond feature was present in the 1940's. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.

For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.



209 E San Antonio – Tequila Bar

Architectural Historical Comments Narrative (05/31/2022)

Comments/Responses

- **HRB Comment:** *“Staff recommends the new pergola/covered trellis is pulled back from the front façade. The height is compatible, and the openness of the structure is a benefit. More detail is needed on how the pergola will abut the side of the house.”*

Response: We have pulled the columns away from the existing structure by 5’-11.25” from the previous 2’0” distance which opened up the east façade of the existing structure. We removed the smaller trellised roof (the extension of the existing front porch) which also helped with the “openness” of the existing east façade of the structure. Refer to sheet A110.

- **HRB Comment:** *“site currently has garden loop that should be kept and re-used where fencing is necessary”*

Response: We have incorporated the “garden loop” into the site perimeter fencing, refer to sheet 1/A200

- **HRB Comment:** *“The fountain/pond has been modified over the years, but a pond feature was present in the 1940’s. Other landscaping features include concrete perimeter edging found on the side (east) yard. Staff recommends the design incorporate as many original features as possible.”*

Response: A new fountain is being placed in the general location of the existing pond that pays homage to the existing pond while integrating with the new design and function of the outdoor space.

- **HRB Comment:** *For final approval more detail is needed on the proposed bar and restrooms along with lighting fixtures for the front porch and yard.*

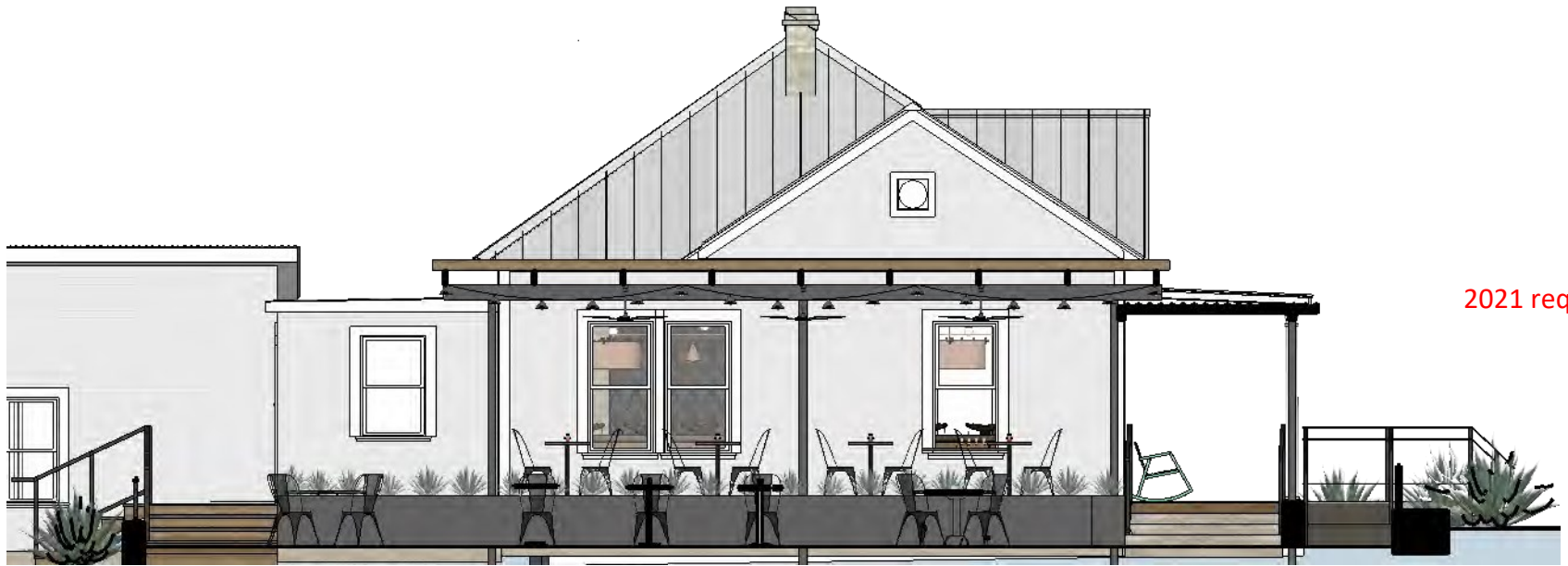
Response: See updated Elevations on sheets A200, A201, A300, A900. Actual Light fixtures to be selected by owner. Light fixtures shown to be LED and conform with dark skies requirements.

CREO

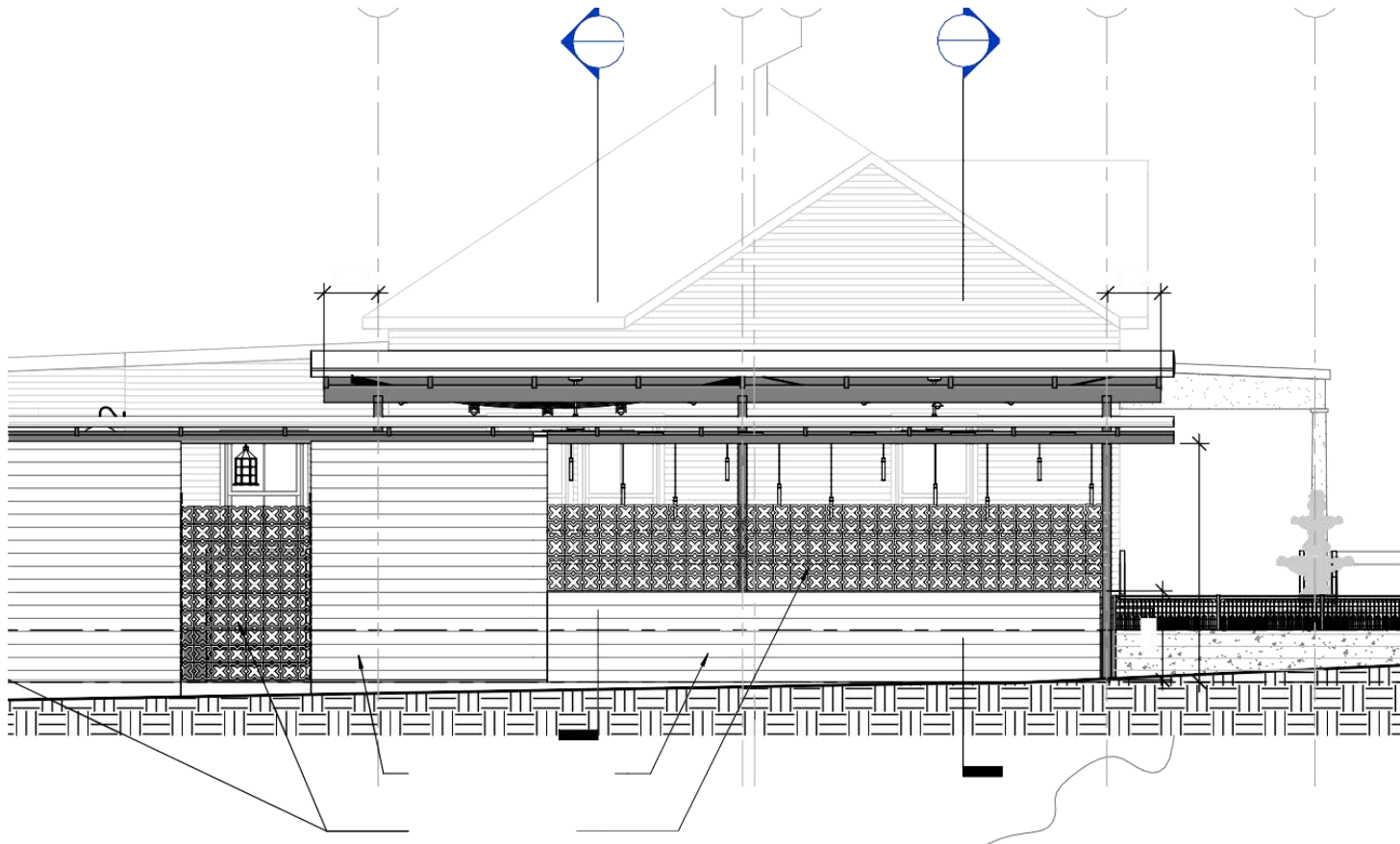
51 Essex Street, San Antonio, TX, 78210 || email: info@creoarc.com







2021 request

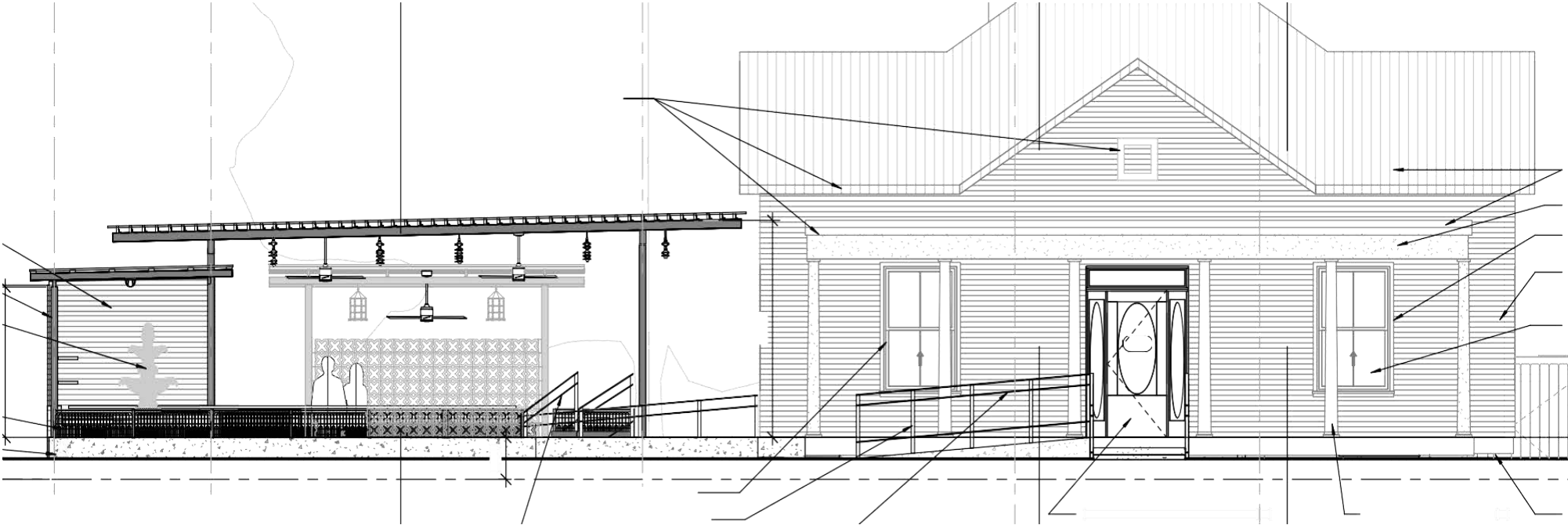


Current design

2021 request



Current design



FREDERICKSBURG TEQUILA BAR

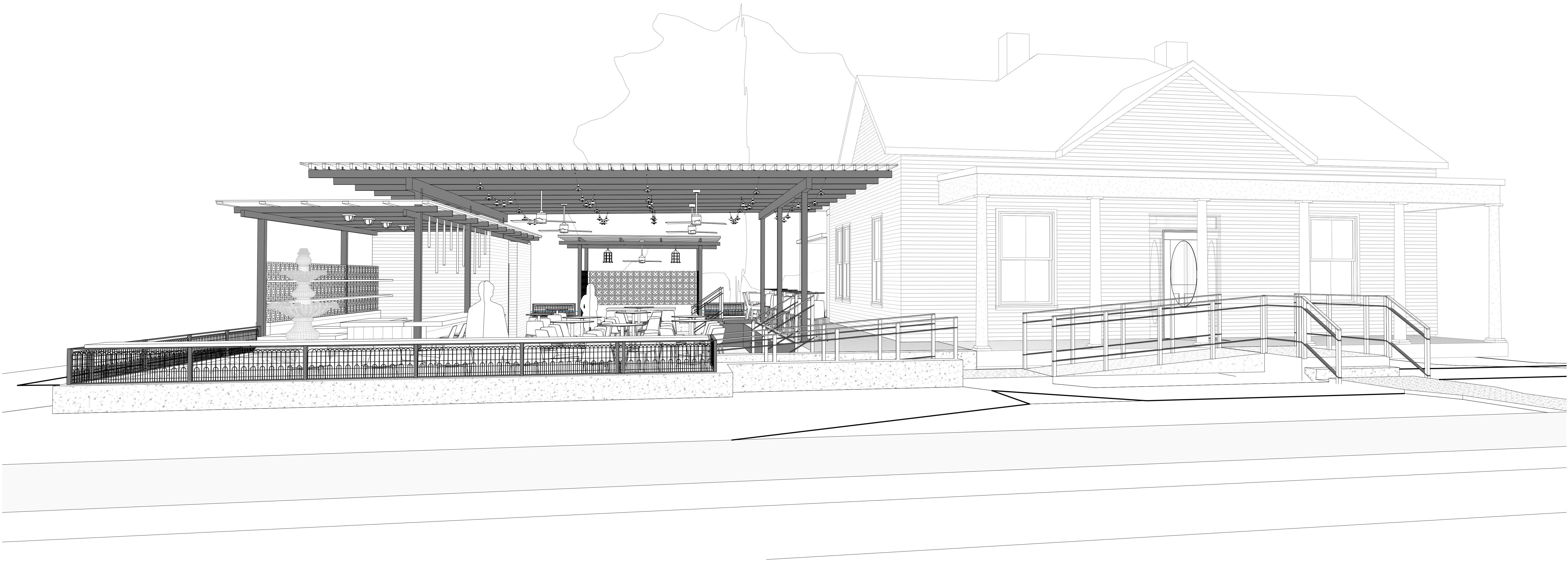
209 E SAN ANTONIO, LLC

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PERMIT SET

02/23/2022



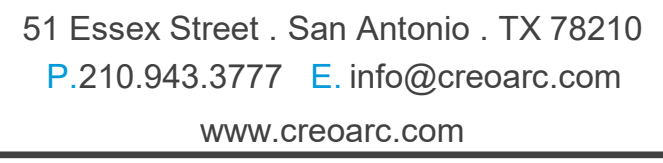
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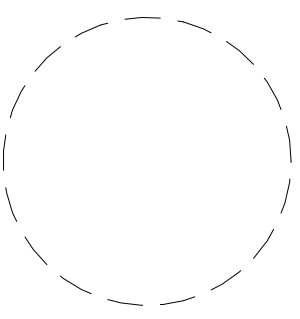
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FREDERICKSBURG
BAR &
RESTAURANT

PROJECT KEY

DATE: 10/27/2021



REVISIONS

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

DEMO PLAN

PROJECT: 2104
ISSUE DATE: 02/23/2022
DRAWN BY: JE
CHECKED BY: SS

SHEET

A010

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO DEMOLITION WORK SHALL COMENCE WITHOUT FIELD VERIFICATION BY THE CONTRACTOR, OWNER AND ARCHITECT.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT AS REQUIRED TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.

3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING.

4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP OFF ALL UNUSED UTILITIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT AND SALVAGE ALL MECHANICAL, ELECTRICAL AND MISCELLANEOUS WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE SECURE, DRY STORAGE WITHIN THE DESIGNATED CONTRACTOR LAY-DOWN AREA OR AREA DESIGNATED BY OWNER FOR OWNER RETAINED ITEMS.

6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS.

7. REMOVE ALL EXISTING INTERIOR PARTITIONS, DOORS, MILLWORK, AND PLUMBING. CONTRACTOR TO VERIFY W/ STRUCTURAL ENGINEER LOAD BEARING WALLS AND ALL REQUIRED TEMPORARY BRACING REQUIRED.

8. REMOVE EXISTING EXTERIOR SIGNAGE. TO BE REPLACED WITH NEW SIGNAGE,

9. SALVAGE ALL OBJECTS OF HISTORIC SIGNIFICANCE FOUND WITHIN BUILDING DURING DEMOLITION. NOTIFY ARCHITECT / OWNER OF ANY SUCH FOUND OBJECTS.

DEMOLITION KEYNOTES

- 1 REMOVE AND FLIP EXISTING DOOR TO BE USED AS OUTSWINGING DOOR.
- 2 REMOVE (E) INTERIOR WALLS. REF. STRUCTURAL CONTRACTOR TO CONFIRM CONSTRUCTION OF FUR OUT AND ABILITY TO REMOVE.
- 3 DEMO (E) STAIR AND REPLACE WITH NEW.
- 4 DEMO (E) GREEN HOUSE
- 5 REMOVE (E) FIXTURES AND PLUMBING
- 6 REMOVE (E) TREE, CONFIRM WITH CLIENT
- 7 DEMO (E) POND AND REPLACE WITH NEW WATER FEATURE

NOTE:

1. (E) VINYL WINDOWS TO BE REPLACED WITH WOOD CLAD ALUMINUM WINDOWS. CONFIRM WITH CLIENT. FIELD VERIFY LOCATIONS AND COUNT.
2. (E) WOOD WINDOWS ON NORTHEAST ELEVATION TO REMAIN. CLEAN, REPAIR AS NEEDED AND REPAINT. REPLACE GLAZING WITH TEMPERED GLASS.
3. (E) PRESSED METAL SKIRTING TO REMAIN ON ENTIRE STRUCTURE. CLEAN AS NEEDED AND REPAINT.
4. (E) "OMA LOOP" OR LOOPED WIRE FENCING ON SITE TO BE SALVAGED AND STORED FOR REUSE.

① LEVEL 1 - DEMO
1/4" = 1'-0"



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FREDERICKSBURG
BAR &
RESTAURANT

The seal is circular with a double-line border. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars. The center of the seal features a five-pointed star. Above the star is the name "KRIS FELDMANN" and below it is the number "26048". A signature is written across the star.

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

SITE PLAN

DRAWN BY: MF

SHEET

A100

[illegible]

① SITE PLAN
1/8" = 1'-0"

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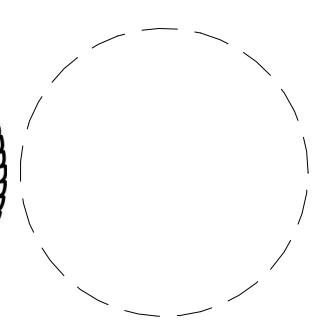
ARCHITECTURE:

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FREDERICKSBURG
BAR &
RESTAURANT

DATE: 10/27/2021



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FLOOR PLAN

PROJECT: 2104
ISSUE DATE: 02/23/2021
DRAWN BY: JE
CHECKED BY: SS

SHEET **A110**

1. DO NOT SCALE THESE DRAWINGS. IF A SPECIFIC DIMENSION IS NOT GIVEN, CONTACT CREO ARCHITECTURE FOR CLARIFICATION.
2. DIMENSIONS ARE TO OUTTER EDGE OF STUD. INTERIOR WALLS ARE TO CENTER LINE.
3. PROVIDE ADA COMPLIANT THRESHOLDS AT ALL REQUIRED DOORS PER TAS SECTION 401.
4. PROVIDE ADA COMPLIANT DOOR HARDWARE AT ALL REQUIRED DOORS PER TAS SECTION 401.
5. FRAME SAMPLE AND ALL HARDWARE TO BE APPROVED BY CREO ARCHITECTURE.
6. PROVIDE SUBMITTALS AND SHOP DRAWINGS SHOWING NUMBER OF WINDOWS, LOCATIONS OF TEMPERED GLAZING, ETC.
7. VERIFY FINAL FINISHES WITH OWNER.



1 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"



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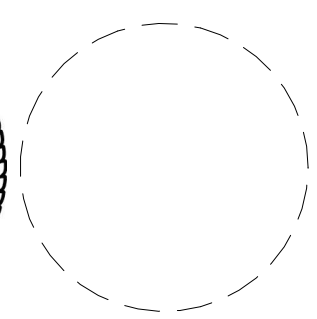
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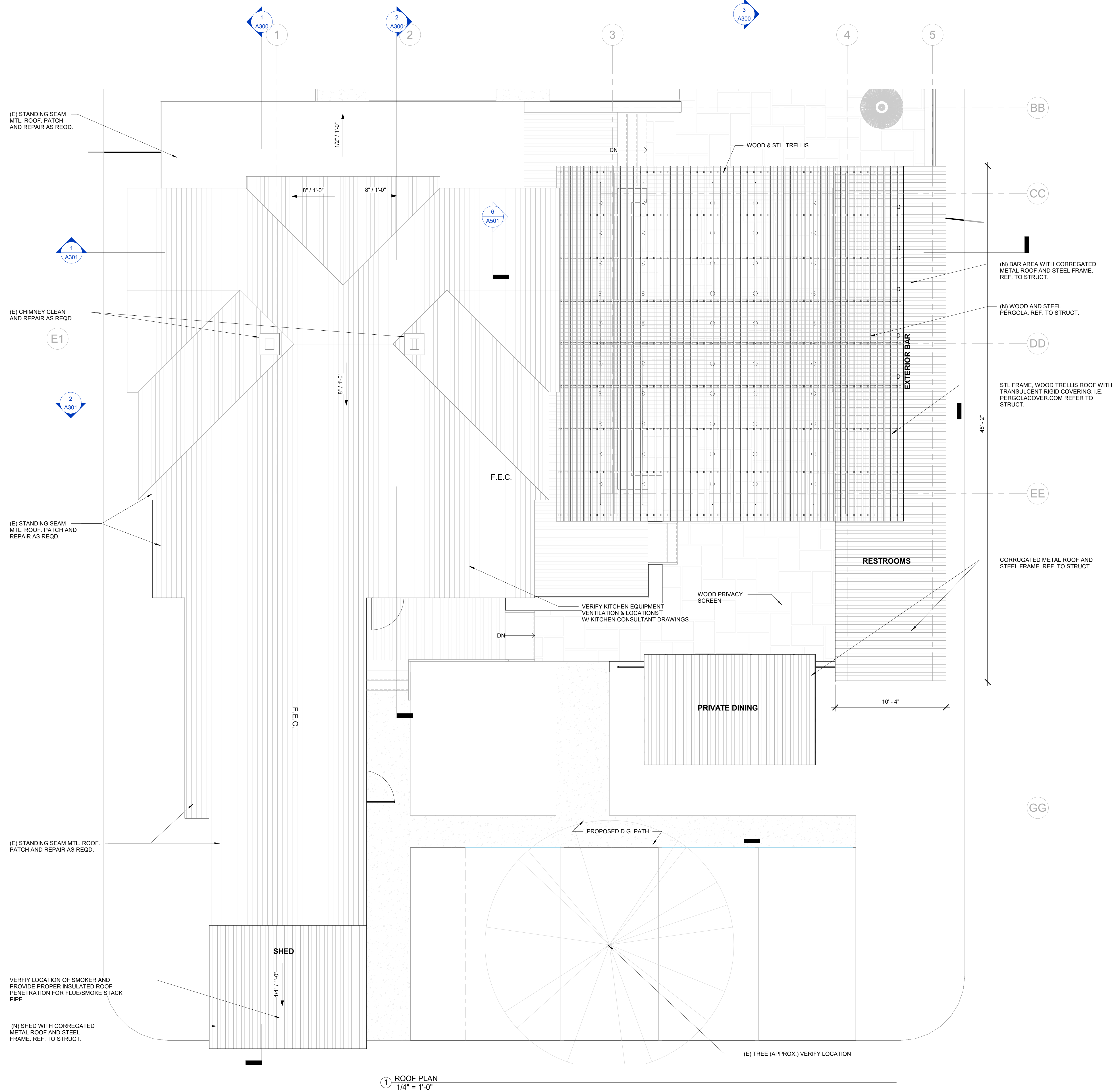
ROOF PLAN

PROJECT: 2104

ISSUE DATE: 02/23/2021

DRAWN BY: MF

SHEET **A130**



① ROOF PLAN
1/4" = 1'-0"



DESIGN TEAM

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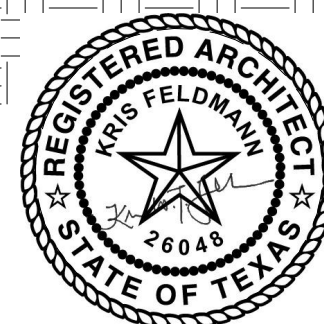
GLEN

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PROJECT

FREDERICKSBURG
BAR &
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PROJECT KE



REVISION

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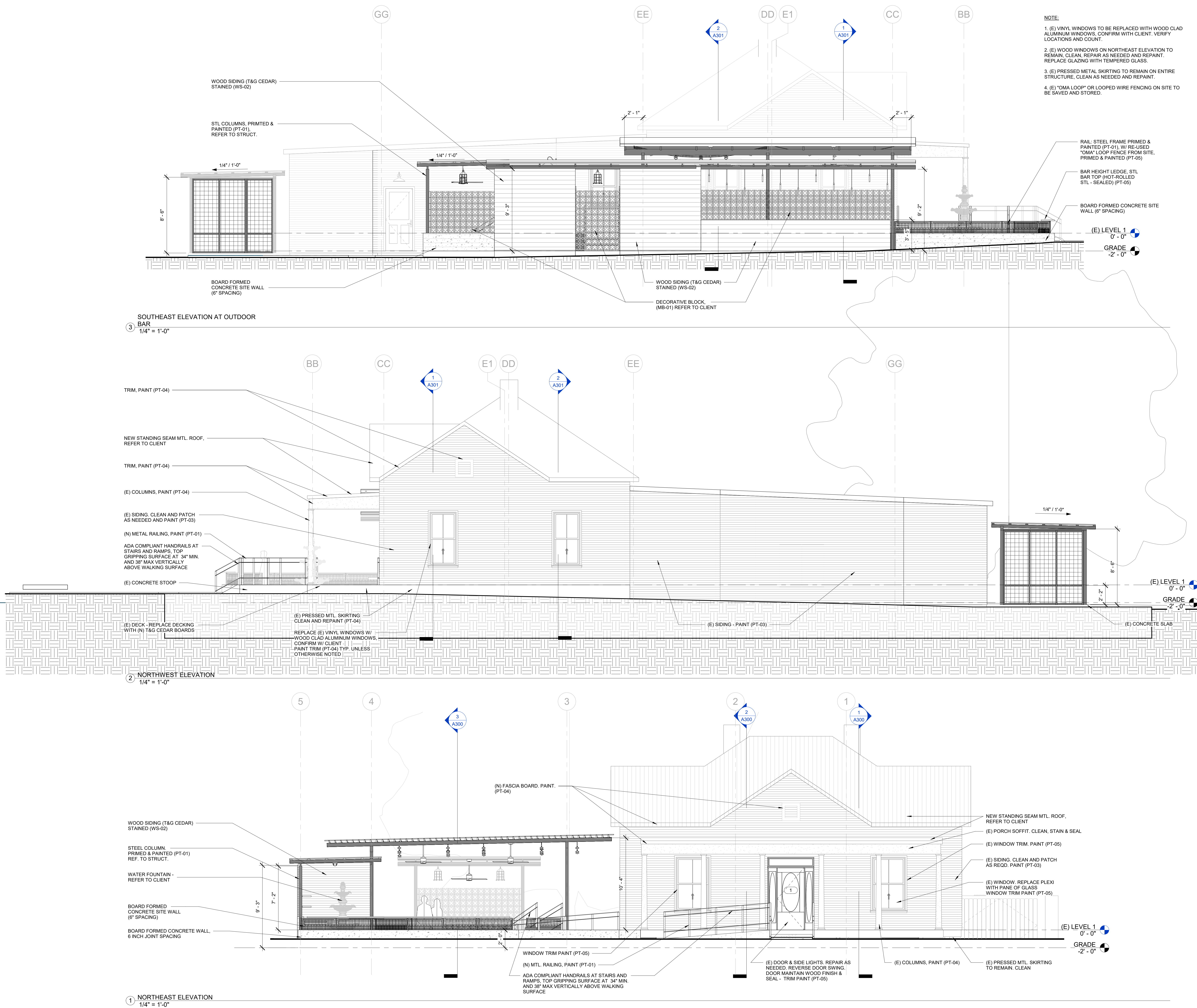
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET INFO

PROJECT: 2104
ISSUE DATE: 02/23/2022
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SHEET **A200**





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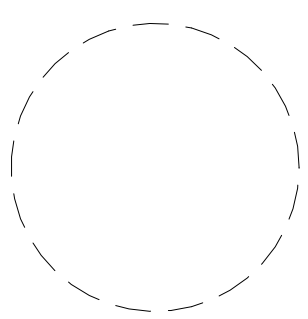
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PROJECT KEY

PROFESSIONAL SEAL

DATE: 10/27/2021



REVISIONS

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SHEET TITLE

EXTERIOR ELEVATIONS

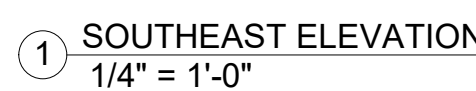
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PROJECT: 2104
ISSUE DATE: 02/23/2022
DRAWN BY: MF
CHECKED BY: SS

SHEET | **A201**

NOTE:

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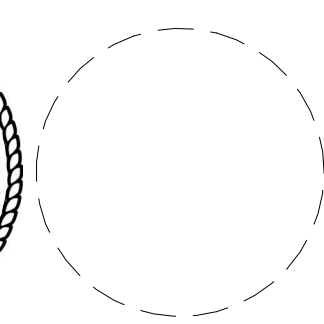




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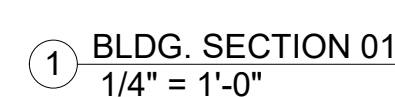
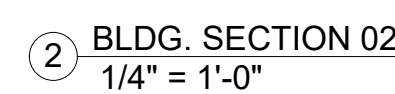
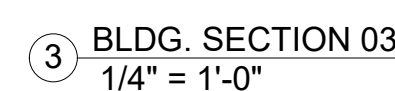
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QUIET

A300





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DESIGN TEAM

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ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

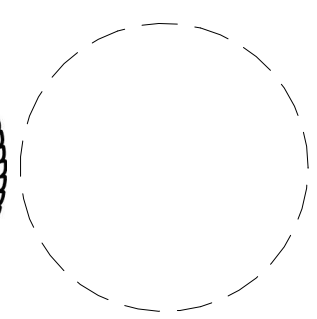
PROJECT

FREDERICKSBURG
BAR &
RESTAURANT

PROJECT KEY

PROFESSIONAL SEAL

DATE: 10/27/2021



REVISION

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

SHEET TITLE

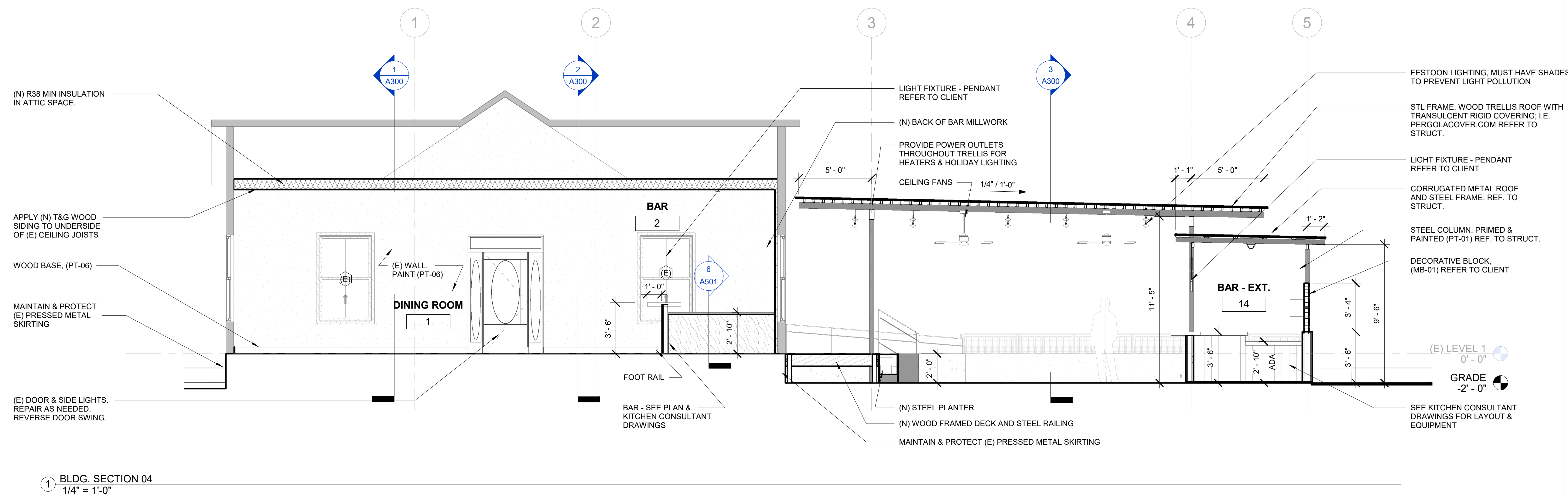
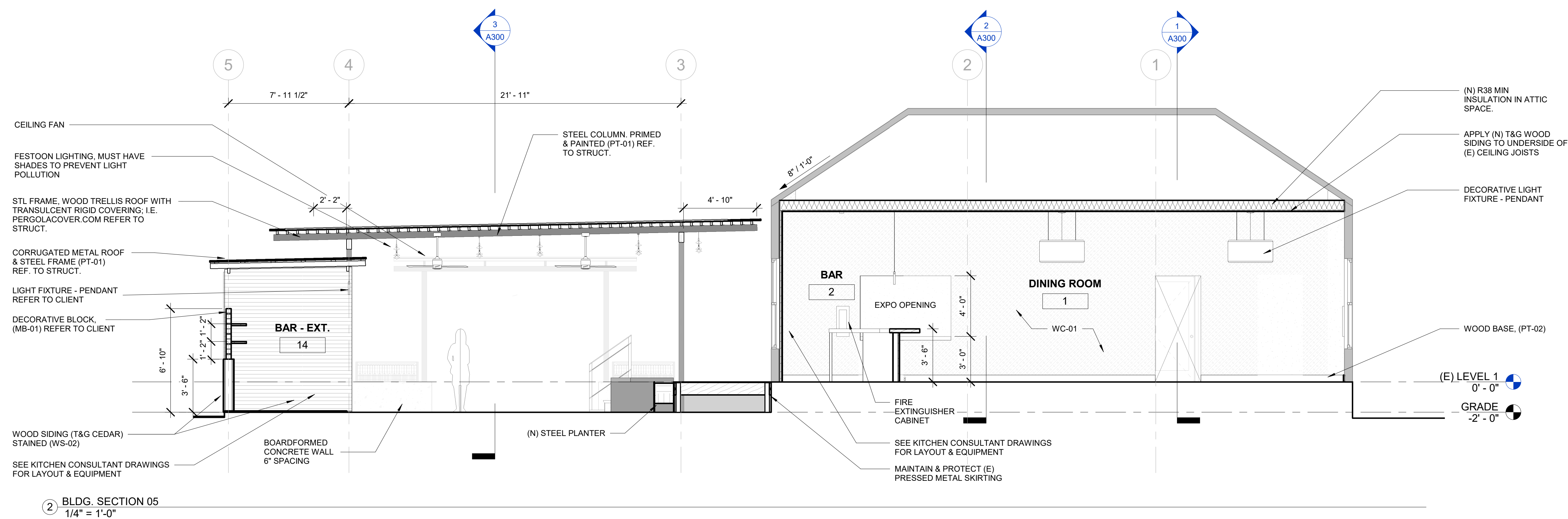
BUILDING SECTIONS

SHEET INFO

PROJECT: 2104
ISSUE DATE: 02/23/2022
DRAWN BY: JE
CHECKED BY: SS

SHEET

A301





P.210.943.3777 E. info@creoarc.com

www.creoarc.com

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SIGN TEAM

ARCHITECTURE:

CREO ARCHITECTURE
1000 ESSEX ST.
SAN ANTONIO, TX, 78210
TEL: 210.943.3777
EMAIL: info@creoarc.com

GOOD SERVICE DESIGN

MISSION RESTAURANT SUPPLY
26 S. ST. MARYS ST.
SAN ANTONIO, TX. 78210
TEL: 210.354.0690
MAIL: mikea@missionrs.com

ENT

NAME: 209 E SAN ANTONIO, L.L.C.

ADDRESS: 209 E. SAN ANTONIO AVE.
FREDERICKSBURG, TX 78624

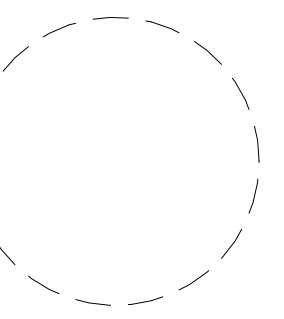
OBJECT

FREDERICKSBURG
BAR &
RESTAURANT

OBJECT KEY

PROFESSIONAL SEAL

DATE: 10/27/2021



VISIONS

[illegible]

*Original drawing is 30 x 42. Do not scale contents of this drawing.

HEET TITLE

DETAILS

MEET INFO

PROJECT: 2104

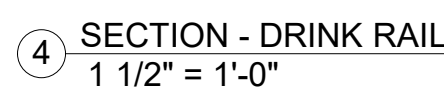
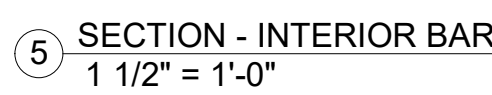
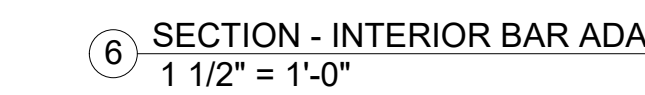
SUE DATE: 02/23/2022

RAWN BY: MF

CHECKED BY: Checker

SHEET

A501



This architectural perspective drawing depicts a long, narrow hallway. The walls are clad in horizontal wooden planks, and the ceiling features a vaulted structure with exposed wooden beams. The floor is composed of large, rectangular tiles arranged in a grid pattern. A decorative lantern hangs from the ceiling in the center of the hallway. At the far end of the hallway, a screen or partition with a repeating geometric pattern is visible. The drawing is a black and white line art illustration.

This architectural line drawing depicts a modern interior space, possibly a cafe or lounge. The room is characterized by its high ceiling with exposed wooden slats and large, cylindrical pendant lights. The floor is made of light-colored wood planks. The seating area includes round tables with chairs, a long bar counter with stools, and a lounge area with a sofa and armchair. A large window or glass partition is visible in the background.

Architectural line drawing of a modern restaurant interior. The space is characterized by a large, open-plan layout with a high ceiling. A long, dark bar runs along the left side, with a large, patterned wall behind it. The main dining area is furnished with round tables and chairs. A large, patterned wall is visible on the right side. The drawing is a black and white line art, showing the structural elements and furniture of the space.

[illegible]

SHEET

A900

Historic Review Board
Application Information

Application Number: 22-050
Date: June 14, 2022
Address: 309 E Centre
Zoning: R1
Owner: LaVonne Danielson
Applicant: LaVonne Danielson
Rating: Medium
Proposed Modifications: removal of shed and lean-to

Request:

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

1. demolish shed and lean-to in rear yard

Relevant Sections of Fredericksburg Historic Preservation Ordinance and FBG Design Guidelines:

Demolition: (b)In addition to the criteria specified in section 23-62, 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:..Resource with a rating of "medium" in the Fredericksburg Historic Resource Survey is strictly prohibited.(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.(c)As an exception to (b) above, any Resource with a rating of Medium or Low may be relocated within the same tract of land upon which it is located, or to a tract so close as to be considered essentially the same location, if permitted by the Board which must issue a certificate of appropriateness for such purpose, and the Board may place reasonable conditions and safeguards for the Resource when issuing its Certificate.(d)As a further exception to (b) above, a resource may be demolished or removed if the Board determines that it is a hazardous or dangerous building

Staff Recommendation/Findings:

The small garage is typical of its time and a good representation of an early garage. Staff went on-site to inspect the garage and made the following observations: while it has some damage at the foundation the majority of the structure can be rehabilitated to extend the useful life. The lean-to on the rear is not of the same age or quality as the shed and could be removed. This recommendation is in keeping with the Historic Preservation Ordinance for demolition.



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 permits@fbgtx.org

Subject Property Address Date Submitted
Owner name:
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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)

Demolish wood shed at back corner of property. Age unknown but likely as old as the house built in 1945. Condition of structure is poor with much rotting wood and termite/rodent damage. Driveway slopes toward the structure causing minor flooding in heavy rains. Have only used the shed to store junk and a few garden implements. The plan is to improve the grading and to add sod.

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 #
Eligible for Administrative Approval ☐ Yes ☒ No
Historic Review Board Meeting Date
Survey Rating:

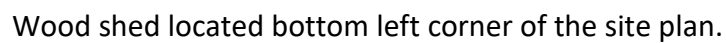
Year Built:
Zoning:
Application Fee \$10 COA#
HRB Fee \$40 paid

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.

Site plan:



Photos:







LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 309 E CENTRE ST

LAT/LON 30.277479 -98.86310

ALTERNATE ADDRESS N/A

PARCEL # 1710

LEGAL DESCRIPTION HAHNE BLK D LOT 9-PT & 10-PT

OWNER NAME DANIELSON, WAYNE A & LAVONNE

2017 GCAD VALUATION \$265,800

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

Not present on 1938 historic aerials; visible on 1948 and 1963 historic aerials

PHYSICAL DESCRIPTION

YR. BUILT 1945

YR. SOURCE CAD

TYPE Building

FORM Rectangular

PRIMARY STYLE Minimal Traditional

CURRENT FUNCTION Domestic: Single dwelling

SECONDARY STYLE No secondary style

HISTORIC FUNCTION Domestic: Single dwelling



**VISIBLE
ANCILLARY
RESOURCES** 1. shed

ALTERATIONS Wall cladding replaced
Carport added
Addition to rear/side elevation
Roof replaced w/ incomp. materials

**GENERAL
NOTES**

SOURCES Historic aerials





ADDITIONAL/HISTORICAL PHOTOS

309 E CENTRE ST SURVEY ID#





Lean-to

Shed











309 E Centre
Medium Rated

Fredericksburg Historic Review Board
Application Information

Application Number: 22-054
Date: June 14, 2022
Address: 406 E Orchard
Zoning: R1
Owner: Daryl Nutt & David Chastain
Applicant: Ricca Keepers
Rating: not rated
Proposal: demo house and build new house and garage

Request:

The applicant is requesting a Certificate of Appropriateness to:

1. Build new house on similar footprint as original house. House to measure 23' at the ridge to be clad with horizontal fiber cement boards and board & batten in the gables.
2. New one-bay garage made of same material as house.

Relevant Sections of Fredericksburg Historic District Design Guidelines/Standards:

3.4.1 Lot Coverage

Preservation

- (a) Avoid removing historic resources or landscape features in order to construct a parking area, new accessory building, or new landscape feature (SOI Standard 2).

High Priority	Medium Priority	Low Priority
Required	Required	Required

Site Layout

- (b) Consider the complex types prevalent among contributing properties on the block based on *Section 2.3*. Design the new site plan so that it generally reflects the character-defining features of the prevalent neighboring complex type(s).

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

- (c) Consider maintaining historic-site development patterns for the relevant complex type discussed in *Section 2.3*; for example, residential rear yards should maintain a central

open core for domestic and recreational use, and industrial complexes should maintain wide circulation paths historically needed for machinery.

High Priority	Medium Priority	Low Priority
Recommended	Recommended	Recommended

(d) Appropriate setbacks from the property lines must be consistent with the surrounding context: for new residential construction, as well as commercial construction on Main Street west of Milam Street, front and side yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; on Main Street east of Milam Street, the front wall must be set flush with the property line. This may allow setbacks that are deeper or shallower than the base zoning. (Refer to the map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Required

(e) Maintain appropriate setbacks between new accessory buildings and historic primary buildings on the property, reflecting historic patterns within the district, unless granted an exception due to small lot size. (See fig. 3-58.)

High Priority	Medium Priority	Low Priority
Maintain at least a 15-foot setback	Maintain at least a 10-foot setback	Required if visible from the public ROW; maintain at least a 10-foot setback

(f) The maximum lot coverage allowable will not exceed the base zoning. Maximum allowable lot coverage may be less than the base zoning after deducting the required setbacks from the property lines [standard 3.4.1(d)] and setbacks from historic primary buildings on the property [standard 3.4.1(e)].

High Priority	Medium Priority	Low Priority
Required	Required	Required

(g) In areas zoned R1 and R2, the footprint of any single accessory dwelling building (commonly referred to as “Accessory Dwelling Unit” or “ADU”) shall not cover a larger footprint of the lot than the primary building. (See zoning map in *Appendix C*.)

High Priority	Medium Priority	Low Priority
Required	Required	Recommended

Service Areas and Parking

(i) Locate service areas at the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

High Priority	Medium Priority	Low Priority
Required	Required	Required

(j) Locate off-street parking to the rear of the site, unless it will entail impacting a historic resource or landscape feature; the side of the property may be permitted in some instances.

3.4.2.1. New Residential Construction

(a) Follow residential guidelines for all new construction within historically residential sections of the historic district, regardless of use or zoning. (Refer to the map in *Appendix C.*)

(d) Protect large trees and other significant landscape features from damage during construction, as well as delayed damage due to root compaction or chemical spills during construction activities.

Orientation

(e) New construction must have the same street-front orientation as the contributing buildings on the same block.

Setbacks

(f) Appropriate setbacks must be consistent with the surrounding context: front- and side-yard setbacks must be within 5 feet of the average setbacks of contributing buildings on the same block; this may allow setbacks that are deeper or shallower than the base zoning.

Height and Massing

(g) Appropriate heights for new infill construction depend on the surrounding context at the front of the new building; however, new buildings may gain height toward the back: if more than 50 percent of the contributing resources on the block are two-stories, then the front portion of the new construction may rise to two stories; if less than 50 percent, then front must be one story and any two-story portion must be set back 15 feet behind the front wall (excluding the porch). Heights are measured from the grade plane to the mid point on the roof.

(h) Design new buildings to be subordinate and not visually overpower the surrounding historic buildings.

(i) New construction must have floor-to-floor heights similar to those on contributing buildings on the block (within 3 feet of the tallest floor-to-floor heights found on a contributing building on the block).

Design

(j) For new buildings, an attached garage shall not be the focal point of the design and should be located no less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater. The garage shall not represent more than 1/3 of the front façade.

(k) Front porches are recommended on new primary residential buildings; recommended front porch dimensions are at least 6 feet deep, with an area of at least 60 square feet.

(l) Design new buildings to be compatible with the historic building but differentiated enough so that they communicate their actual date of construction and do not create a false sense of history.

(m) Balance compatibility with differentiation among the following aspects of the new building's design: roof form, footprint shape, fenestration pattern (wall versus window, solid versus void), materials, stylistic elements, and color palette (as shown in *Appendix G.6*).

(n) Avoid using a historical style not found among the contributing main houses in the district.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette (as shown in *Appendix G.6*).

(p) Exterior walls, roof features, and window/door openings should authentically communicate the structural system of the new construction. Application of false structural elements is discouraged. The size and placement of window and door openings should accurately correspond to the bays of the structural system. Lintels should reflect the structural system.

(q) Revealing structural elements—like true load-bearing posts and beams—is encouraged.

Materials

(r) The palette of materials for new residential construction should not use more than two different primary siding materials; a third material may be added if used for trim only.

(s) Modern materials, such as fiber-cement siding, are appropriate for residential buildings, provided that the overall design balances compatibility with differentiation.

Staff findings/recommendation

The house did not appear in the 2018 survey and was not rated.

1. This project original received approval for limited demolition of a rear addition. The current request is essentially new construction and will be evaluated as such.

The style is consistent with current design trends. The size and location/setbacks are appropriate.

(o) Contemporary architectural styles are appropriate provided that compatibility is retained among other building aspects; for example, a new building may have a contemporary roof form, fenestration pattern, and style, if it maintains a compatible footprint shape, materials, and color palette

2. The garage is appropriate in size and materials. The new garage is located within the side setback. A variance would be required to allow it to be built in the proposed location.



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 permits@fbgtx.org

Subject Property Address Date Submitted
Owner name: Phone #
Owner Address:
Authorized Applicant: Phone #

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

Applicant E-mail:

Desired Start Date:

Desired Completion Date:

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)

Addition to existing home and interior remodel.

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 #

Year Built:

Eligible for Administrative Approval ☐ Yes ☒ No

Zoning:

Historic Review Board Meeting Date

Application Fee \$10 COA#

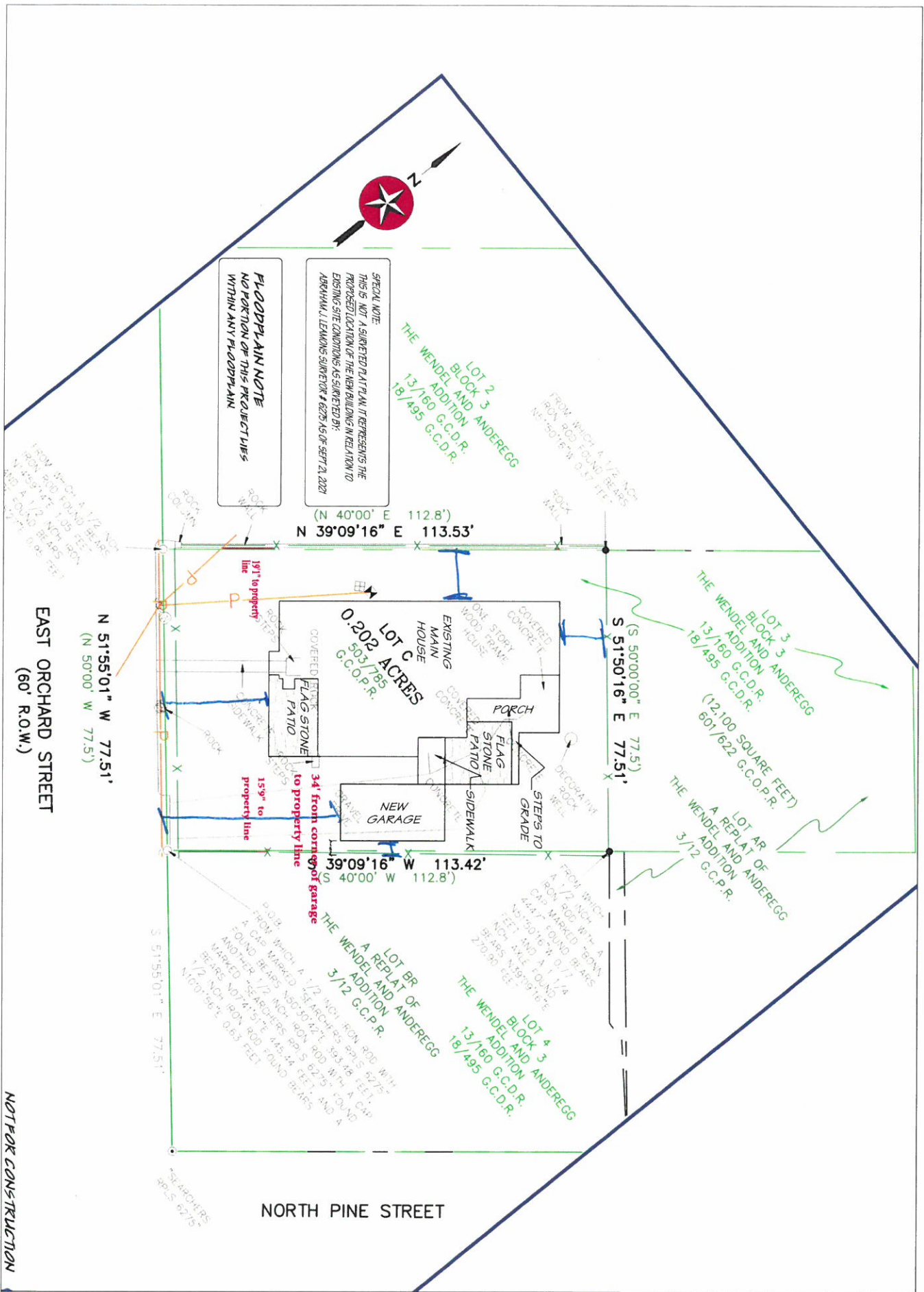
Survey Rating: LOW
 Please Comments regarding

HRB Fee \$40 paid

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.



NOT FOR CONSTRUCTION	SCALE: 0.1" = 10.0'	DATE: January 19, 2022	CUSTOM ADDITION DESIGN SIMPLE & GOOD SHOP CHRISTINA ATKINSON JOB SITE: 406 EAST ORCHARD ST. FREDERICKSBURG, TEXAS 78024 301-690-3127 CHRISTINA CALL	COPYRIGHT © 2022 BY RIVERSIDE DESIGNS. ALL RIGHTS RESERVED. NO PART OF THESE PLANS MAY BE TRANSMITTED, REPRODUCED, REPRODUCED, TRANSFORMED, INTO ANY OTHER FORM OR BY ANY OTHER MEANS, MECHANICAL, ELECTRONIC, MAGNETIC, OPTICAL, CHEMICAL, MANUAL, OR OTHERWISE, WITHOUT THE WRITTEN PERMISSION OF RIVERSIDE DESIGNS. RIVERSIDE DESIGNS IS NOT RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY FOR A PARTICULAR PURPOSE, ARISING OUT OF OR FROM THESE PLANS.	Riverside Home Designs & Drafting Services 3100 Fredericksburg Rd. Kerrville, Texas 78028 jim@rhdv.com www.riversidehomedesigns.com 830-895-2998 or 830-739-5509	DESIGNED BY: DRAWN BY: CHECKED BY: DATE: 01/19/2022	PROJECT NUMBER: 0102021	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022	DATE: 01/19/2022
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“Before” pics from
real estate listing
for
406 E Orchard

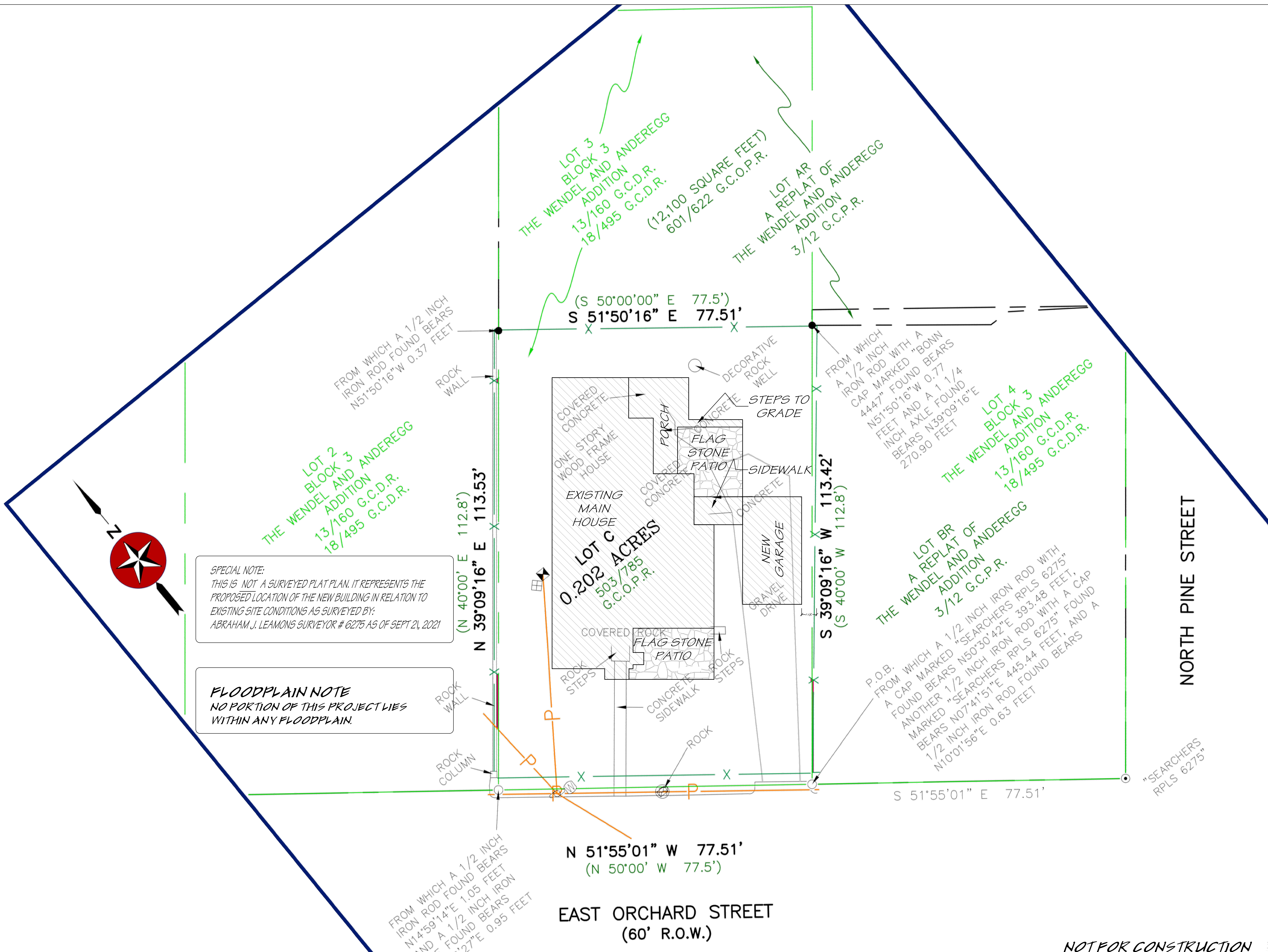




Current photos
(June 1, 2022)
406 E Orchard





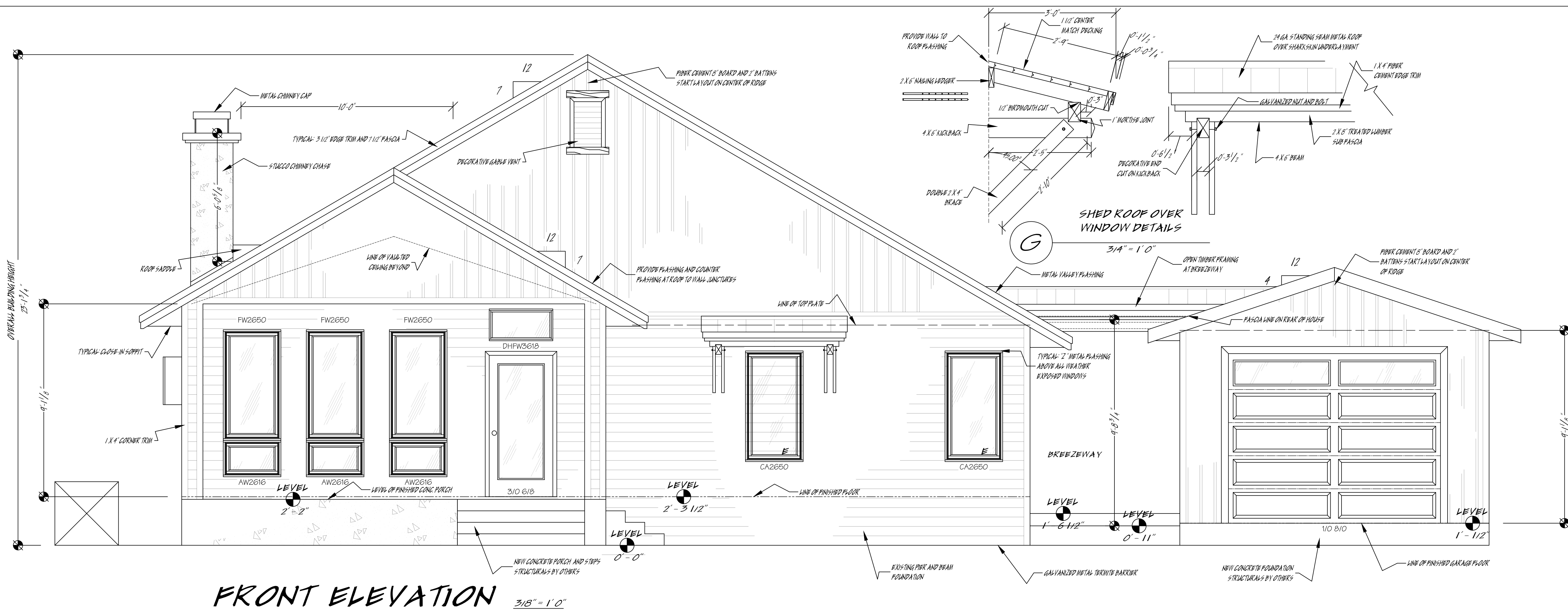


SPECIAL NOTE:
THIS IS NOT A SURVEYED PLAT PLAN. IT REPRESENTS THE PROPOSED LOCATION OF THE NEW BUILDING IN RELATION TO EXISTING SITE CONDITIONS AS SURVEYED BY:
ABRAHAM J. LEAMONS SURVEYOR # 6275 AS OF SEPT 21, 2021

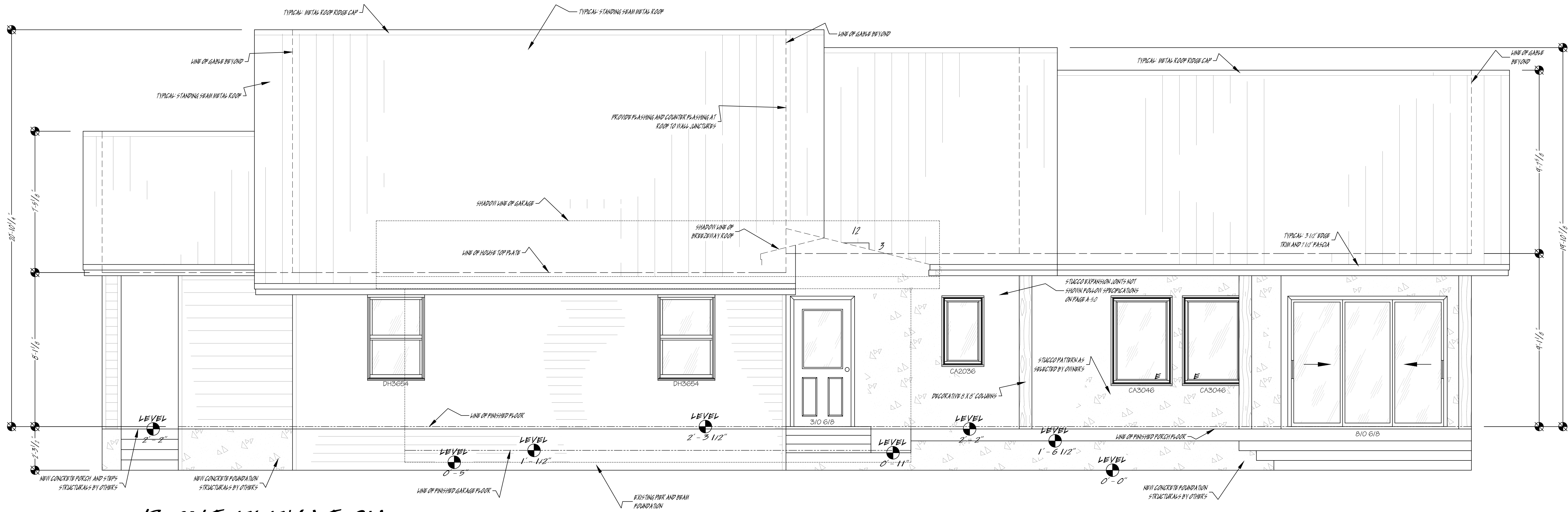
FLOODPLAIN NOTE
NO PORTION OF THIS PROJECT LIES WITHIN ANY FLOODPLAIN.

REVIEWED BY: OWNER 1/19/2022
DRAWN BY: JAMES KENALTY 1/19/2022
PROJECT START DATE: 01/01/2021
Riverside Home Designs & Drafting Services 3100 Fredericksburg Rd. Kerrville, Texas 78028 jim@redkv.com www.riversidehomedesigns.com 830-895-2998 or 830-739-5509
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CUSTOM ADDITION DESIGN SIMPLE GOOD SHOP CHRISTINA ATKINSON JOB SITE: 406 EAST ORCHARD ST. FREDERICKSBURG, TEXAS 78624 307-690-3127 CHRISTINA CELL
DRAWING SEALED BY: JAMES F. KENALTY RPA, ASD, CPDP
January 19, 2022
SCALE: 0'-1" = 10'-0"
SITE PLAN SHEET CIVIL

NOT FOR CONSTRUCTION



FRONT ELEVATION 3/8" = 1' 0"



RIGHT ELEVATION 3/8" = 1' 0"

REVIEWED BY:
OWNER
1/19/2022

DRAWN BY:
JAMES KENALTY
1/19/2022

PROJECT START DATE:
01/01/2021

Riverside Home Designs
& Drafting Services

3100 Fredericksburg Rd. Kerrville, Texas 78028
jim@rskv.com www.riversidehomedesigns.com

830-895-2998 or 830-739-5509

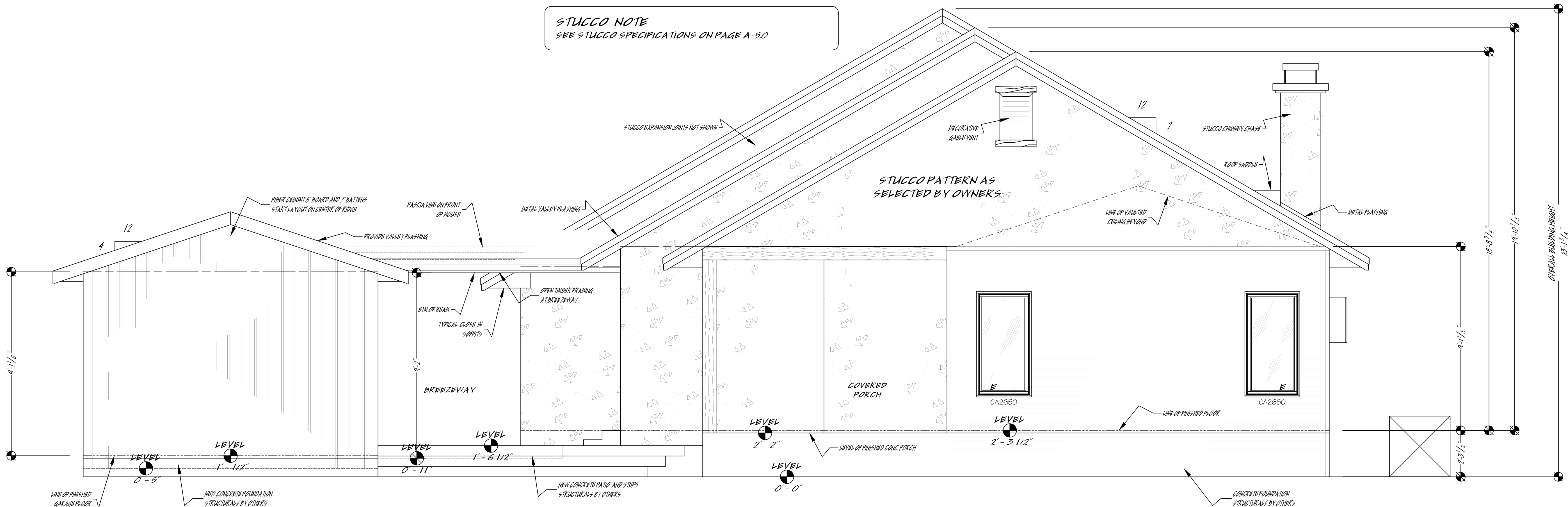
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CUSTOM ADDITION DESIGN
SIMPLE GOOD SHOP
CHRISTINA ATKINSON
JOB SITE: 406 EAST ORCHARD ST.
FREDERICKSBURG, TEXAS 78624
307-690-3127 CHRISTINA CULL

DRAWING SEALED BY:
JAMES F. KENALTY RPA, ASD, CPD
January 19, 2022

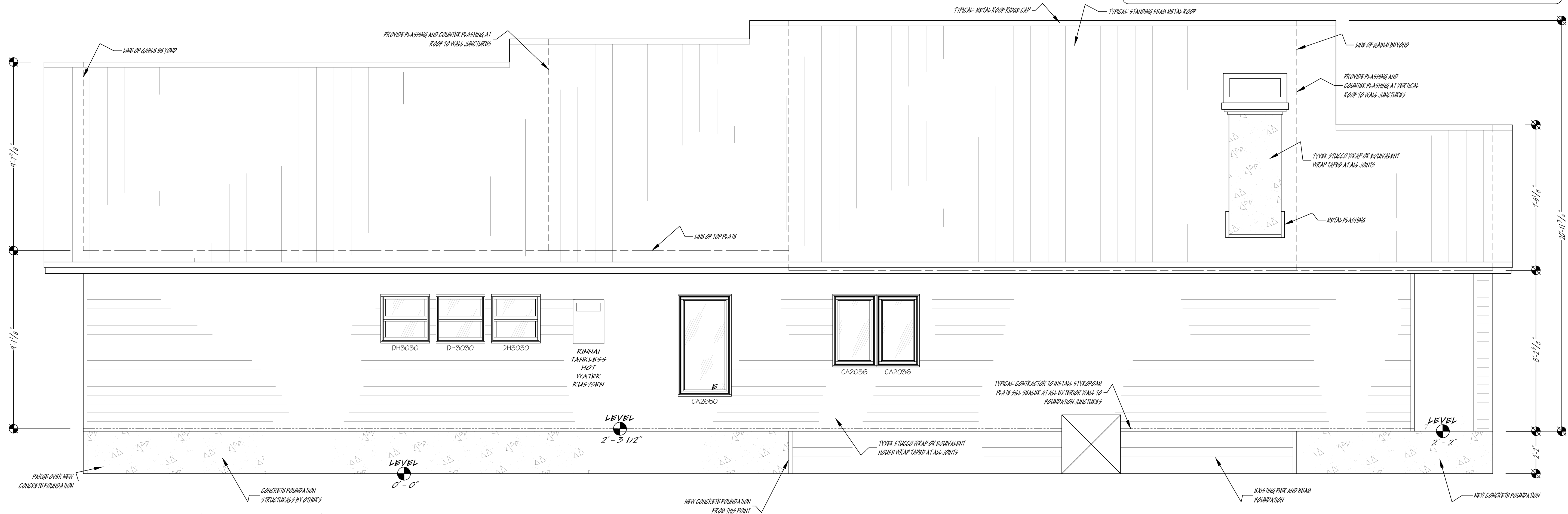
SCALE:
0" = 1/4" = 1' 0"
ELEVATIONS
SHEET
A-1.0

NOT FOR CONSTRUCTION



REAR ELEVATION 3/8" = 1'-0"

CHIMNEY NOTES
THE CHIMNEY SHOULD EXTEND AT LEAST 3 FEET ABOVE THE ROOF SURFACE IT PENETRATES AND 2 FEET HIGHER THAN ANY ROOF LINE OR OTHER OBSTACLE WITHIN A HORIZONTAL DISTANCE OF 10 FEET AS PER R1003.9



LEFT ELEVATION 3/8" = 1'-0"

NOT FOR CONSTRUCTION

REVIEWED BY:
OWNER
1/19/2022

DRAWN BY:
JAMES KENALTY
1/19/2022

PROJECT START DATE:
01/01/2021

Riverside Home Designs
& Drafting Services
3100 Fredericksburg Rd. Kerrville, Texas 78028
jim@redkv.com www.riversidehomedesigns.com
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CUSTOM ADDITION DESIGN
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FREDERICKSBURG, TEXAS 78624
307-690-3127 CHRISTINA CULL

DRAWING SEALED BY:
JAMES F. KENALTY RPA, AIA, CPD

January 19,
2022

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

ELEVATIONS
SHEET
A-1.1

AREA TABULATION AS PER
ANSI STANDARD Z2765-2003

BUILDING DATA:

COVERED FRONT STOOP	96 SQ. FT.
FRONT FLAGSTONE PATIO	257 SQ. FT.
BREEZEWAY	81 SQ. FT.
GARAGE	388 SQ. FT.
BACK FLAGSTONE PATIO	254 SQ. FT.
COVERED PORCH	203 SQ. FT.
NEW ADDITION	962 SQ. FT.
EXISTING AREA AND ADDITION	1163 SQ. FT.
MAIN FLOOR UNDER ROOF	3426 SQ. FT.

SAFETY NOTES

1. KEEP WORK AREA CLEAN AND WELL LIT.
2. ALWAYS USE SAFETY EQUIPMENT SUCH AS WEARING PROTECTIVE GLASSES, DUST MASKS, NON-SKID SAFETY SHOES, SAFETY HARNESSSES HARD HATS AND EARPLUGS.
3. KEEP PROPER FOOTING AND BALANCE AT ALL TIMES.
4. DO NOT WALK OR STAND ON UNBRACED WALLS OR JOISTS.
5. SCAFFOLDING MUST BE ERECTED ON SOUND FOOTINGS, PROPERLY CROSS BRACED, AND MUST NOT BE OVERLOADED.
6. WATCH FOR OBJECTS PLACED ON TOP OF LADDERS OR SCAFFOLDING.
7. LADDERS MUST FOLLOW THE 4 TO 1 RULE.
8. ALWAYS IMMEDIATELY REMOVE NAILS FROM DEMOLITION DEBRIS.
9. ERECT TEMPORARY HAND RAILS AT PORCHES, STAIRS OPENINGS, AND BALCONIES.
10. BEWARE OF UNGROUNDED ELECTRICAL CORDS AND ELECTRICAL SHOCK IN INCLEMENT WEATHER.

DIMENSION NOTE

THE WRITTEN DIMENSIONS CONTAINED ON THESE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

ALL DIMENSIONS ARE GIVEN FROM STUD FRAMING. (NOT SHEETROCK)

GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY WORK. DUE TO THE NATURE OF CONSTRUCTING AN ADDITION TO A HOME, THE DIMENSIONS NOTED ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE THERE IS NO DOUBT VARIATIONS WILL BE FOUND IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE FIELD ADJUSTMENTS AS NEEDED TO COMPENSATE VARIATIONS DUE TO EXISTING SITE CONDITIONS.

STRUCTURAL DISCLAIMER

THIS DESIGN IS PROVIDED AS A COURTESY TO THE BUILDER. A COMPLETE STRUCTURAL REVIEW OF THIS PROJECT HAS NOT BEEN COMPLETED BY THE DESIGNER. NEITHER LATERAL NOR SEISMIC ANALYSIS HAVE BEEN CONSIDERED. ALL BEARING CONDITIONS, CONNECTIONS, SPANS, ON CENTER SPACING, LOADING AND PRODUCT USAGES SHALL BE VERIFIED BY THE BUILDER AND ENGINEER OF RECORD. THIS DESIGN SHALL BE REVIEWED, VERIFIED AND APPROVED BY THE BUILDER, PROJECT ENGINEER AND LOCAL BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

WINDOW AND DOOR NOTES

"E" NOTATION ON ELEVATION INDICATES UNIT CLEAR OPENING EXCEEDS 20" IN WIDTH, 24" IN HEIGHT AND A MINIMUM OF 5.7 SQ. FT.

WINDOWS AND DOORS SPECIFIED IN THESE PLANS ARE "NOMINAL SIZES" MANUFACTURER MAY ADJUST SIZING TO SUIT STANDARD PRODUCT SIZES.

PROVIDE FRAMING CONTRACTOR WITH ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO FRAMING

WINDOW AND DOOR MANUFACTURER TO VERIFY THAT ALL WINDOWS MEET EGRESS CODES AND THAT TEMPERED GLASS IS USED AT ALL LOCATIONS NEAR FLOOR AND DOORS AS PER THE LATEST ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODE 308.4

CONTRACTOR TO VERIFY WINDOW AND DOOR SCHEDULES AND QUANTITY COUNT PRIOR TO ORDERING

DOOR NOTES

GENERAL CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO FABRICATING LINTELS. ALL EXTERIOR DOORS SWINGS ARE VIEWED FROM EXTERIOR, ALL INTERIOR DOORS SWINGS ARE VIEWED WITH BACK TO THE HINGES.

ELECTRICIAN NOTE
SEE ELECTRICAL SPECIFICATIONS ON PAGE E-1.0

PLUMBERS NOTE
SEE PLUMBING SPECIFICATIONS ON PAGE P-1.0

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1/19/2022

DRAWN BY:
JAMES KENALTY
1/19/2022

PROJECT START DATE:
01/01/2021

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CUSTOM ADDITION DESIGN
SIMPLE GOOD SHOP
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FREDERICKSBURG, TEXAS 78624
307-690-3127 CHRISTINA CREW

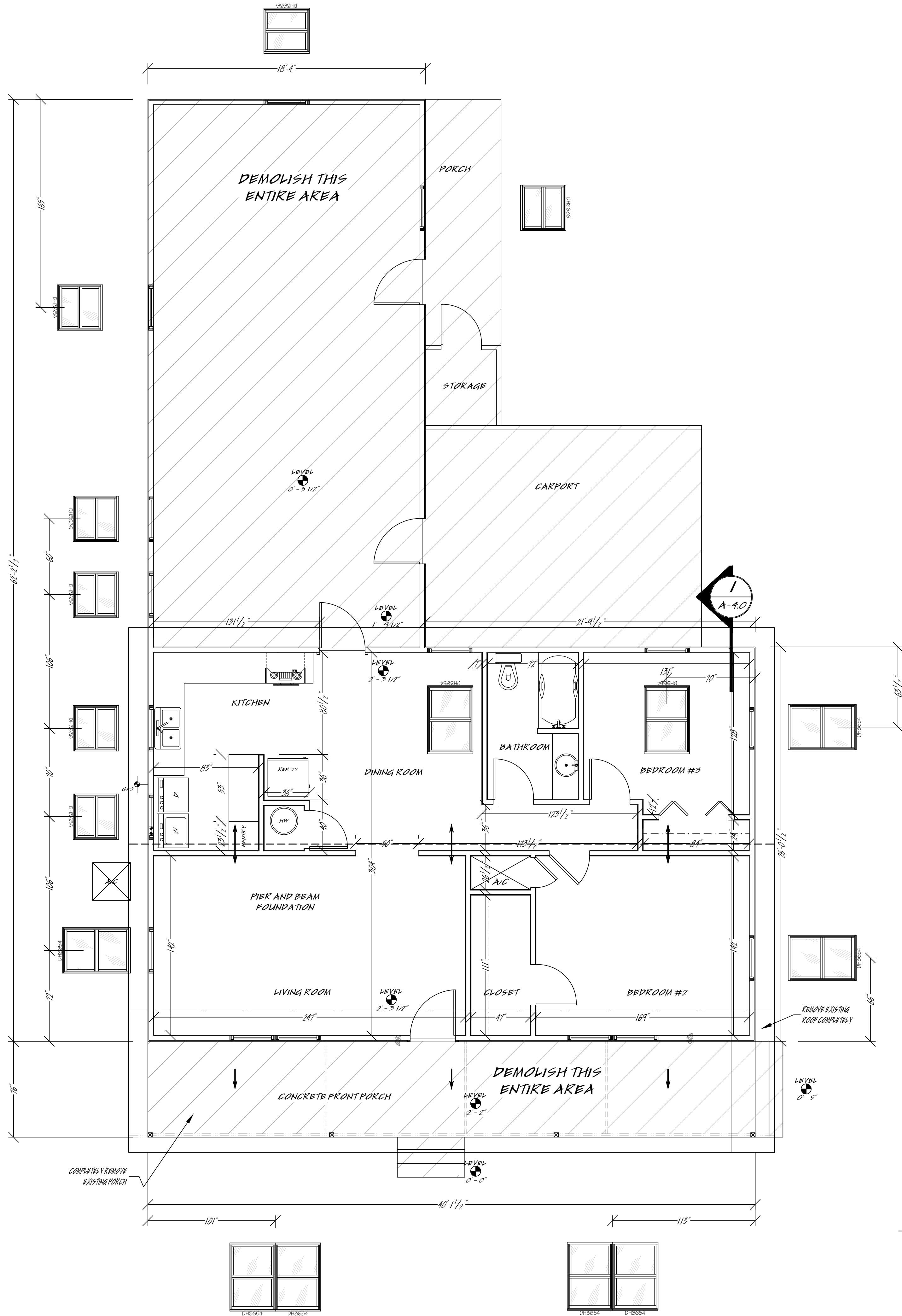
DRAWING SEALED BY:
JAMES F. KENALTY RPA, AIA, CADD

January 19,
2022

SCALE:
0'-11/4" = 1'-0"

MAIN FLOOR PLAN
SHEET
A-2.0

NOT FOR CONSTRUCTION



AREA TABULATION AS PER
ANSI STANDARD Z2765-2003

EXISTING BUILDING DATA:

AREA TO DEMOLISH	1038 SQ. FT.
EXISTING HOUSE	1045 SQ. FT.
FRONT PORCH	278 SQ. FT.
UNDER ROOF	2611 SQ. FT.

EXISTING HOME NOTES

ALTHOUGH CAREFUL MEASUREMENTS HAVE BEEN RECORDED, ERRORS AND OMISSIONS ARE POSSIBLE WHEN REPRESENTING EXISTING STRUCTURES. ESPECIALLY WHEN SHEETROCK COVERS CRITICAL AREAS SUCH AS TOP PLATES, WALL CORNERS, ETC. THE EXISTING WALL STUD SPACING IS ASSUMED TO BE 16" O.C. THE EXISTING INSULATION IS ASSUMED TO BE R-12 PAPER CRAFTED SET IN PLACE FIBERGLASS INSULATION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS AND EXISTING BUILDING MEASUREMENTS PRIOR TO COMMENCING ANY WORK.

DUTY OF COOPERATION

DESIGN AND CONSTRUCTION ARE COMPLEX UNDERTAKINGS. THE DESIGNER HAS TAKEN REASONABLE PRECAUTIONS AS DEEMED NECESSARY TO ENSURE THE ACCURACY OF THIS DRAWING. IT DEPICTS THE DESIGNER'S UNDERSTANDING OF EXISTING CONDITIONS. NOTIFY THE DESIGNER OF ANY DISCREPANCY BETWEEN THIS DRAWING AND EXISTING ON SITE CONDITIONS PRIOR TO CONSTRUCTION.

1. CONTRACTOR TO VERIFY WINDOW AND DOOR TYPES AND ROUGH OPENINGS SIZES WITH SUPPLIER PRIOR TO FABRICATING UNITS.
2. ALL SUB CONTRACTORS AND TRADES SHALL VERIFY SITE AND EXISTING CONDITIONS AFFECTING THEIR OWN WORK INCLUDING DIMENSIONS, CLEARANCES, LOCATION, AND MATERIALS TO BE USED AND SHALL PROVIDE COORDINATION AS NECESSARY BETWEEN THEIR SCOPE OF WORK AND ALL OTHER WORK AS REQUIRED.
3. ISSUANCE OF THESE DOCUMENTS, DRAWINGS AND SPECIFICATIONS, CONTEMPLATES FURTHER COOPERATION AMONGST ALL PARTIES INVOLVED. DESIGN AND CONSTRUCTION ARE COMPLEX, AND ALTHOUGH THE DESIGN SERVICES HAVE BEEN PERFORMED WITH DUE DILIGENCE, PERFECTION CAN NOT BE GUARANTEED. COMMUNICATIONS IS NECESSARY AND ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER WHOSE INTERPRETATION SHALL BE FINAL. DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE DESIGNER AT THE TIME OF BID SHALL BE DEEMED TO HAVE BEEN BID IN A MORE EXPENSIVE MANNER AND NO EXTRA COSTS WILL BE ADDED TO THE FINAL BID PRICE.
4. BIDDERS, BEWARE OF MAKING CHANGES WITHOUT REPORTING TO THE GENERAL CONTRACTOR AND OR THE OWNER'S!

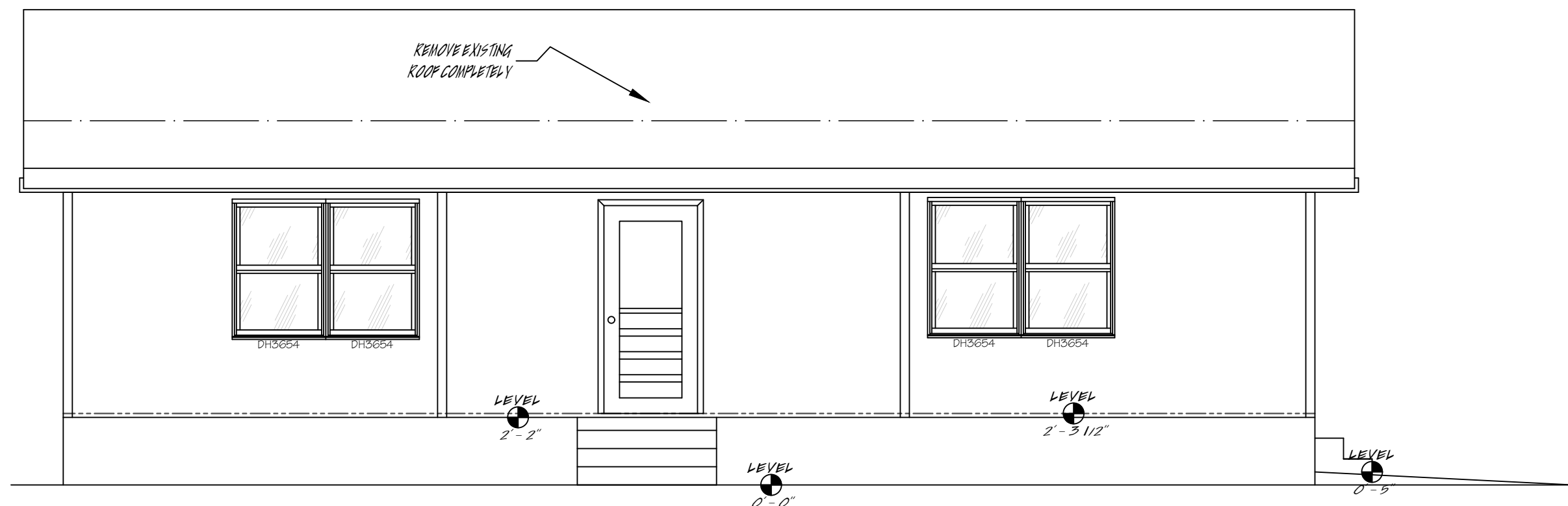
REMODEL NOTES

EXISTING ROOF PITCHES AND OVERHANGS SHOWN ON PLANS ARE APPROXIMATE, CONTRACTOR TO SITE VERIFY AND MATCH EXISTING SITE CONDITIONS TO NEW CONSTRUCTION PLANS.

THE CURRENT ELECTRICAL CONDITIONS HAVE NOT BEEN SURVEYED BY THE DESIGNER. THIS PLAN IS CONCEIVED TO ACHIEVE THE ULTIMATE ELECTRICAL LAYOUT FOR THE OWNERS. THE ELECTRICAL CONTRACTOR SHALL MODIFY ANY EXISTING CONDITIONS TO ACHIEVE THE WIRING AND LIGHT FIXTURE LAYOUT AS SHOWN ON THESE PLANS.

ADDITION NOTES

PRIOR TO CONSTRUCTION, GENERAL CONTRACTOR TO VERIFY ALL ROOF PITCHES AND OVERHANGS TO ENSURE THAT SITE CONDITIONS WILL ALLOW FOR SOFFITS, OVERHANGS, AND ALL FASCIAS TO MEET AT JUNCTURE OF NEW ROOF AS PLANNED. SITE ADJUST NEW ROOF OVERHANGS AND ROOF PITCH AS NEEDED.



EXISTING FRONT ELEVATION

1/4" = 1' 0"

FIBERGLASS INSULATION
BETWEEN JUNCTIONS

NOT FOR CONSTRUCTION

REVIEWED BY:

OWNER

1/19/2022

DRAWN BY:

JAMES KENALTY

1/19/2022

PROJECT START DATE:

01/01/2021

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CUSTOM ADDITION DESIGN

SIMPLE GOOD SHOP

CHRISTINA ATKINSON

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DRAWING SEALED BY:

JAMES F. KENALTY RPA, AIA, CADD

January 19,
2022

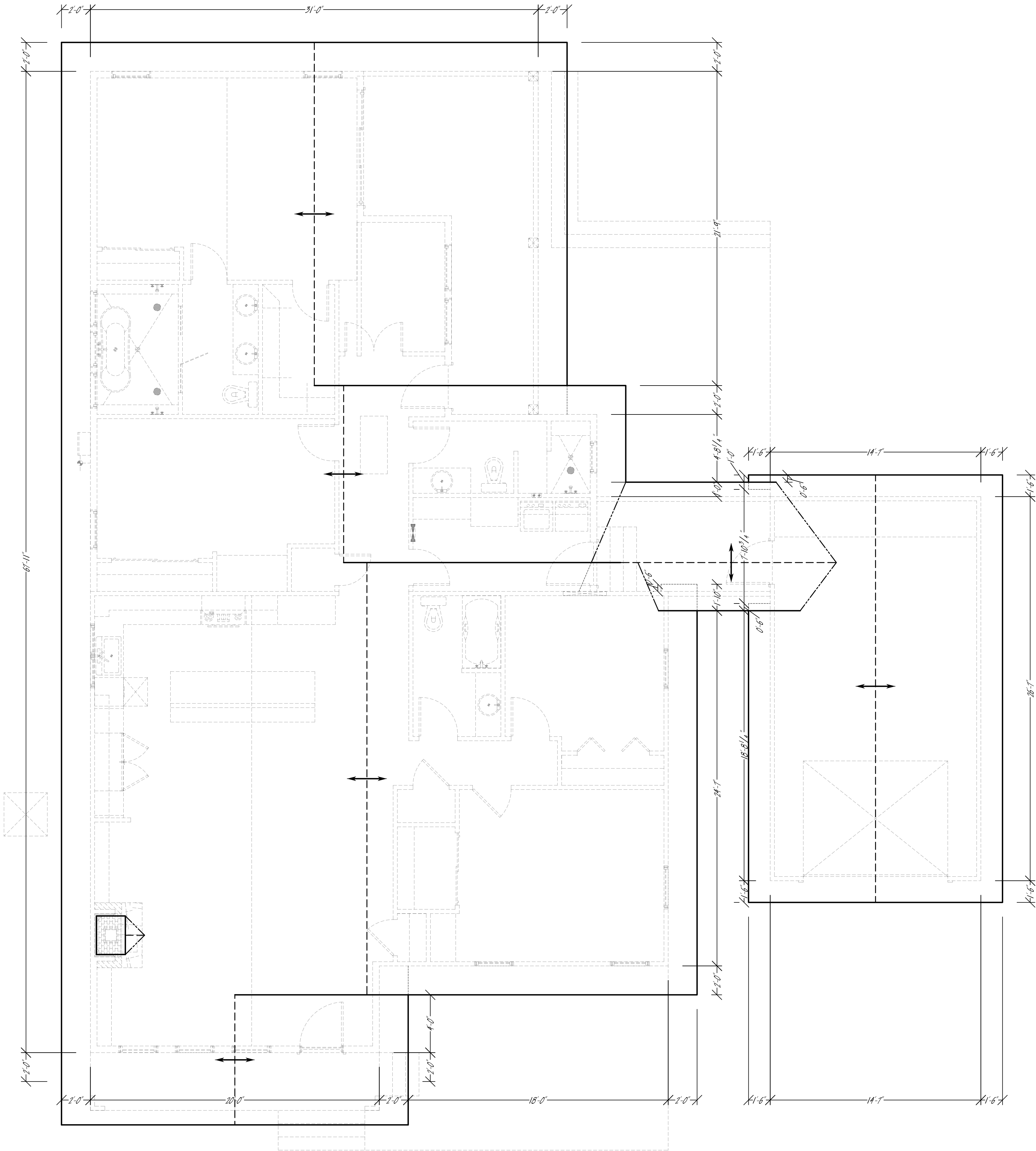
SCALE:

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

EXISTING FLOOR PLAN

SHEET

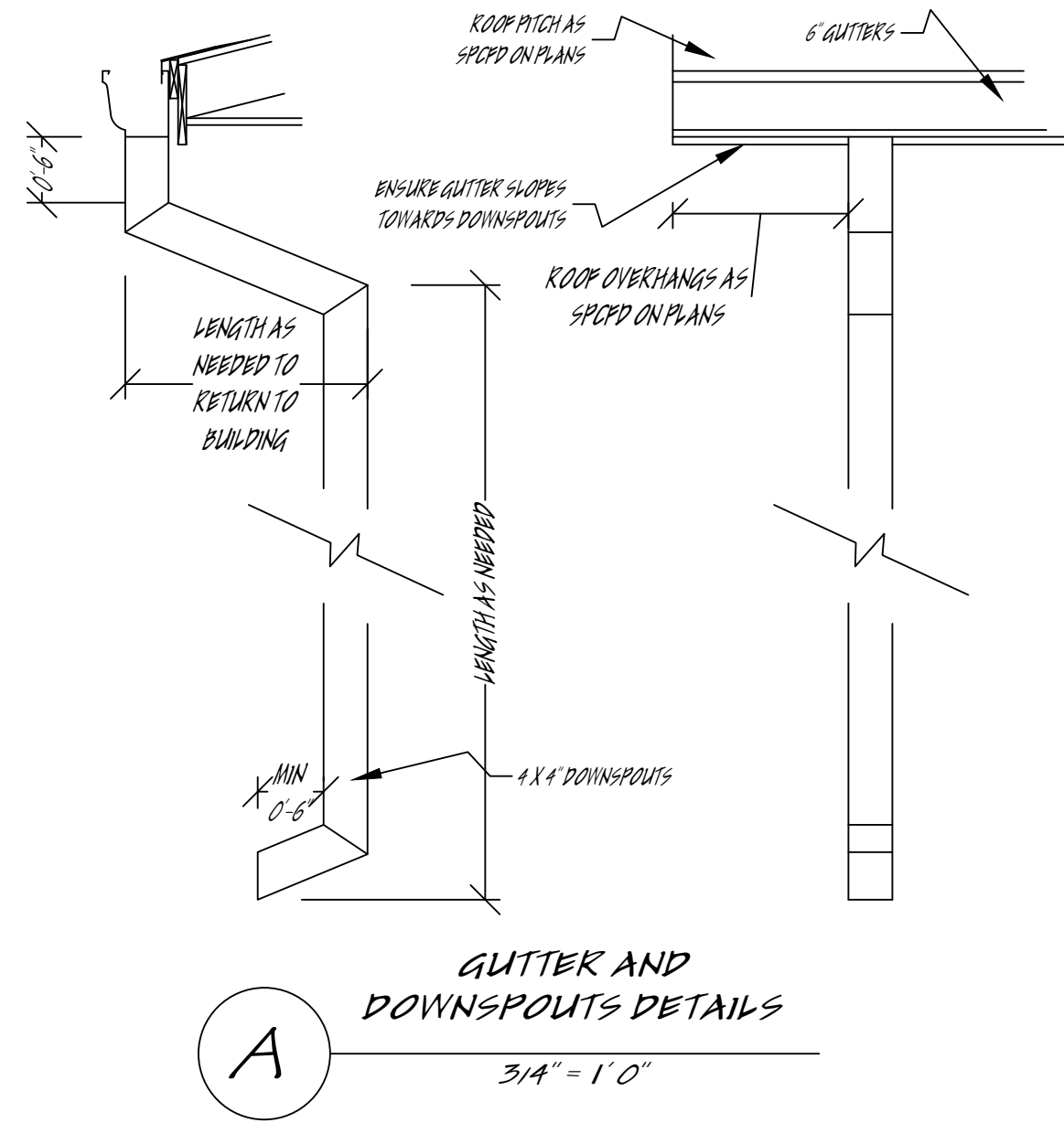
A-2.1



SCHEDULE OF ROOF LINE TYPES:	
ROOF EDGE	_____
VALLEY	-----
RIDGE	-----
HIP	-----
PITCH BREAK	-----
SLOPE DIRECTION	←————→

STANDING SEAM METAL ROOF SPECIFICATIONS

1. ALL ROOF DIMENSIONS ARE GIVEN FROM ROUGH FRAMING AND REPRESENT LATERAL DIMENSIONS. THE ROOF DIMENSIONS GIVEN **DO NOT** FOLLOW THE ROOF PITCHES.
2. SITE FRAME OR PROVIDE ENGINEERED ROOF TRUSSES FOR ROOF AREAS AS SHOWN
3. USE 5/8" CDX GRADE PLYWOOD FOR ENTIRE ROOF DECKING AREAS.
4. FASTEN PLYWOOD USING 8 PENNY NAILS OR EQUIVALENT.
5. LOCATION OF NAILS IS TO BE MAXIMUM OF 6" O/C ON PERIMETER AND USE 4 NAILS AT EACH TRUSS LINE IN THE FIELD. ENSURE NAILS PENETRATE CENTER OF EACH TRUSS OR RAFTER.
6. USE "H" CLIPS ON LONG PLYWOOD EDGES AND ENSURE A MINIMUM OF 1/8" SPACING AT ALL JOINTS.
7. COVER ENTIRE ROOF AREA WITH 24 GA. STANDING SEAM METAL ROOF.
8. INSTALL METAL ROOF OVER SHARKSKIN UNDERLAYMENT USING 1 1/4" PLASTIC-CAP STYLE NAILS. NAIL SHARKSKIN DIRECTLY TO ROOF DECKING.
9. USE STEP AND COUNTER STEP FLASHING AS NEEDED WHERE SLOPED ROOF INTERSECTS VERTICAL WALLS.
10. USE VALLEY FLASHING WITH BUTYL RUBBER SEALANT AS NEEDED AT ALL VALLEY LOCATIONS.



GUTTER NOTE
VERIFY GUTTER, DOWNSPOUTS, AND SPLASH
GUARD LOCATIONS WITH GENERAL CONTRACTOR

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1/19/2022

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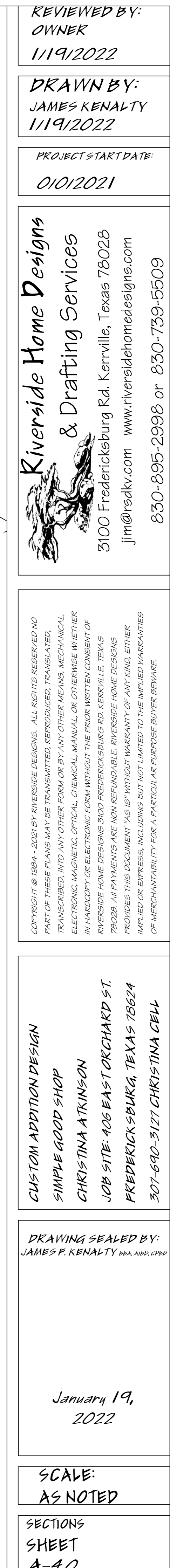
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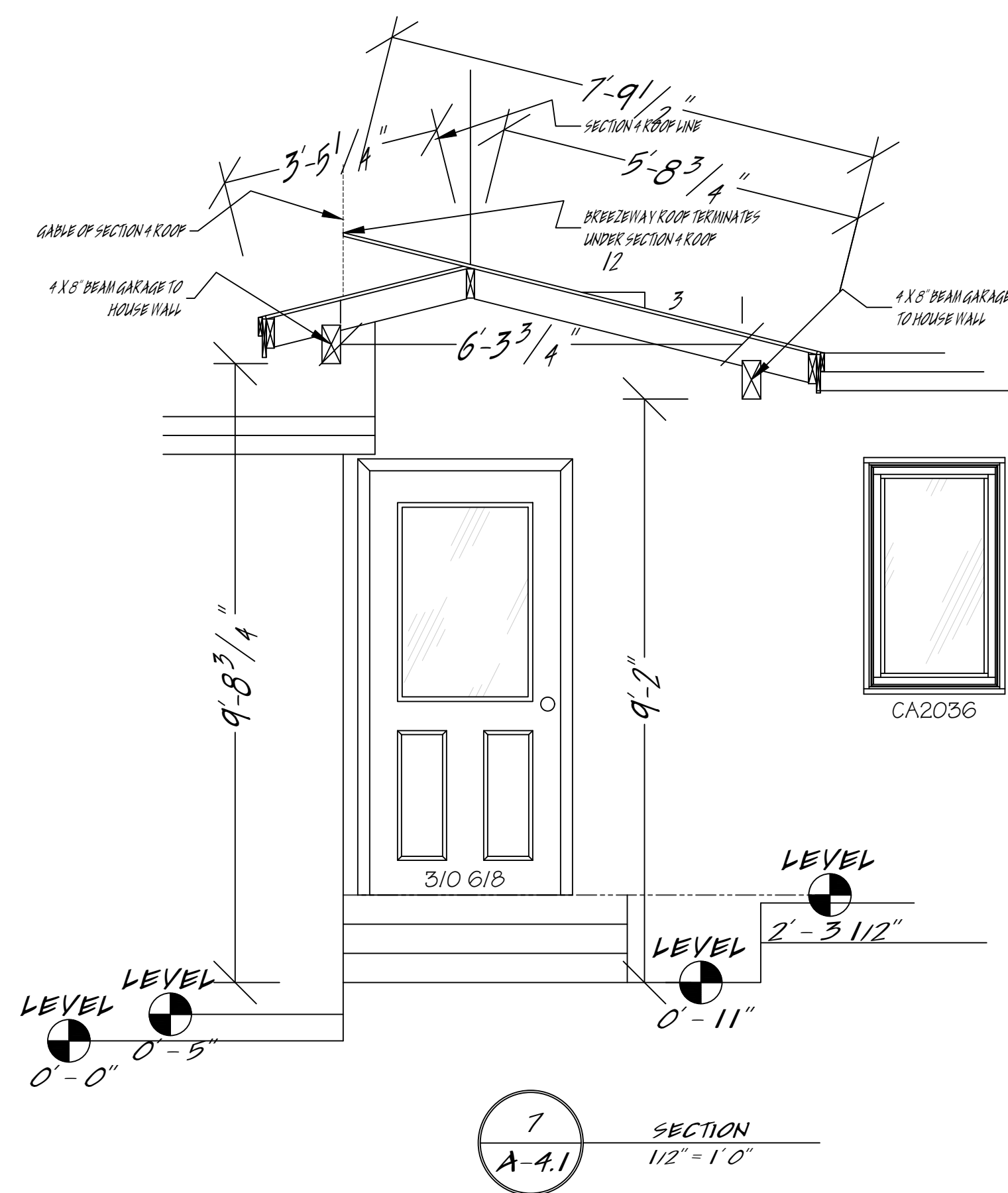
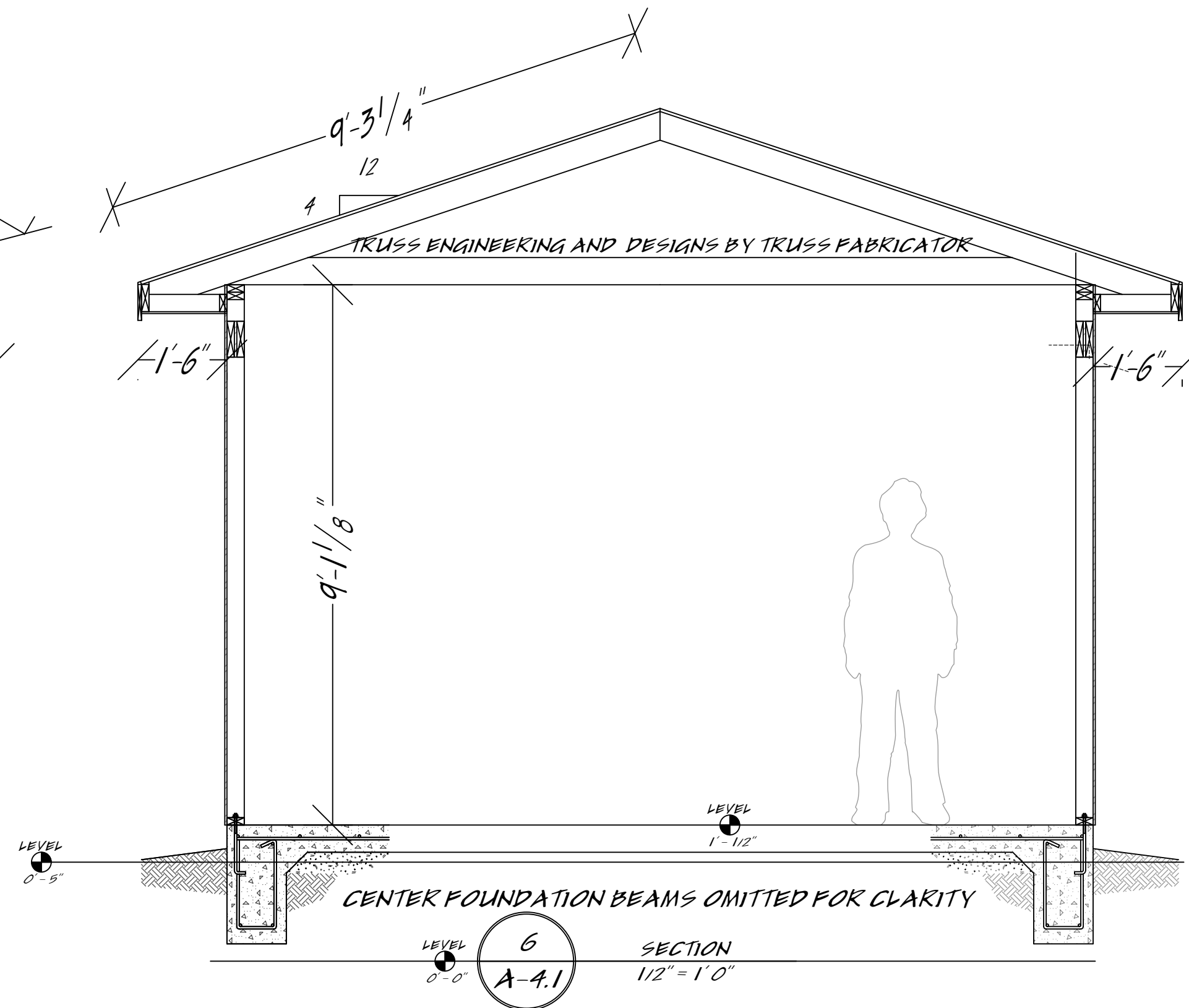
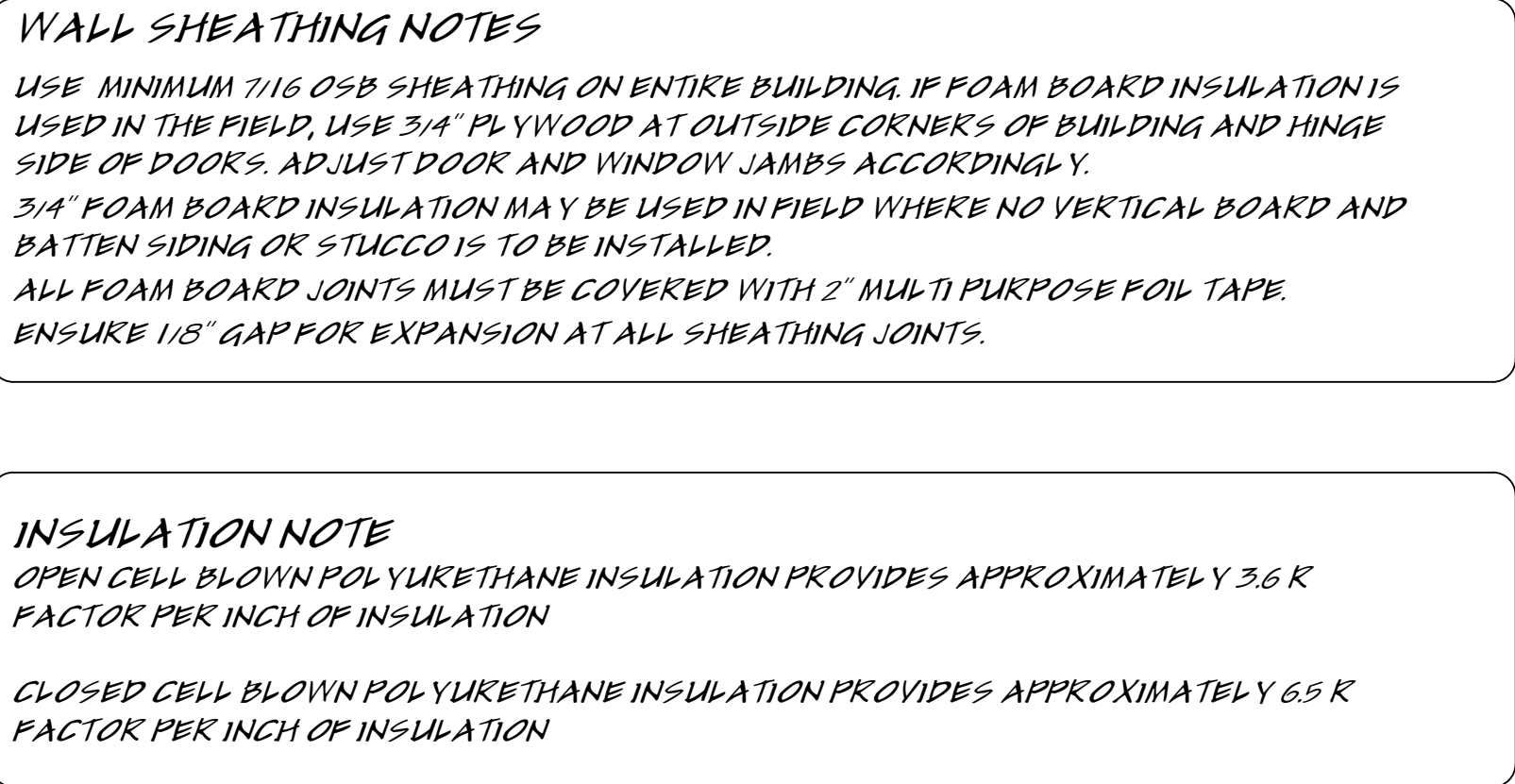
SCALE:
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ROOF LAYOUT PLAN
SHEET
A-3.0

NOT FOR CONSTRUCTION



A-4.0



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OWNER
1/19/2022

DRAWN BY:
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1/19/2022

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January 19,
2022

SCALE:
AS NOTED

SECTIONS
SHEET
A-4.1

THIS PLAN IS CONCEIVED TO ACHIEVE THE ULTIMATE ELECTRICAL LAYOUT FOR THE OWNERS. THE ELECTRICAL CONTRACTOR SHALL MODIFY ANY EXISTING CONDITIONS TO ACHIEVE THE WIRING AND LIGHT FIXTURE LAYOUT AS SHOWN ON THESE PLANS.

ENSURE ALL WIRING IS EMBEDDED IN WALLS A MINIMUM OF 1.34" TO HELP PREVENT ACCIDENTAL DAMAGE FROM FASTENERS.

RHEOSTAT LOCATIONS SHOWN ON PLANS ARE TO BE DISCUSSED WITH OWNERS TO DETERMINE BEST LOCATIONS. IF SEVERAL RHEOSTATS ARE USED ON SAME LIGHT CIRCUIT, ENSURE COMPATIBLE MASTER AND SLAVE RHEOSTATS ARE USED.

ELECTRICAL CONTRACTOR SHALL LABEL ALL CIRCUITS ON ELECTRICAL PANELS AND PROVIDE TO THE OWNERS A DIAGRAM WITH ROOM NAMES OR NUMBERS AND A COMPLETE DESCRIPTION OF EACH INDIVIDUAL CIRCUIT.

THIS ELECTRICAL LAYOUT REPRESENTS A CONCEPTUAL SCHEMATIC PLAN. EXACT LOCATIONS ARE TO BE DETERMINED BY ELECTRICAL CONTRACTOR. INTERIOR DESIGNER/OWNERS OR AS CODE REQUIRES. VERIFY WITH OWNERS LOCATION/TYPE OF ALL FIXTURES, SERVICE PANELS AND OUTLET PLACEMENT ETC. BY HOLDING AN ELECTRICAL WALK THROUGH ON THE BUILDING SITE ONCE FRAMING IS COMPLETED.

MECHANICAL/ELECTRICAL CONTRACTOR TO VERIFY ELECTRICAL REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, ELECTRICAL APPLIANCES ETC.

ALL OUTLETS ABOVE COUNTER HEIGHT IN KITCHEN AND BATHROOMS SHALL BE GFI TYPE AS PER NEC CODE 210.8(A).

SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK UP, AND LOCATED PER APPLICABLE NFPA 72 CODE AND IRC CODE R-314.2

COORDINATE ALL WORK WITH GENERAL CONTRACTOR.

ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL ELECTRICAL CODES.

ALL IN-WALL WIRING FOR DUPLEXES IS TO BE 12 GAUGE COPPER WITH GROUND EXCEPT ON LIGHT SWITCH LEG WHERE 14 GAUGE MAY BE USED. VERIFY LOCATION OF FLOOR DUPLEXES IN LIVING ROOM IF APPLICABLE PRIOR TO FOUNDATION WORK.

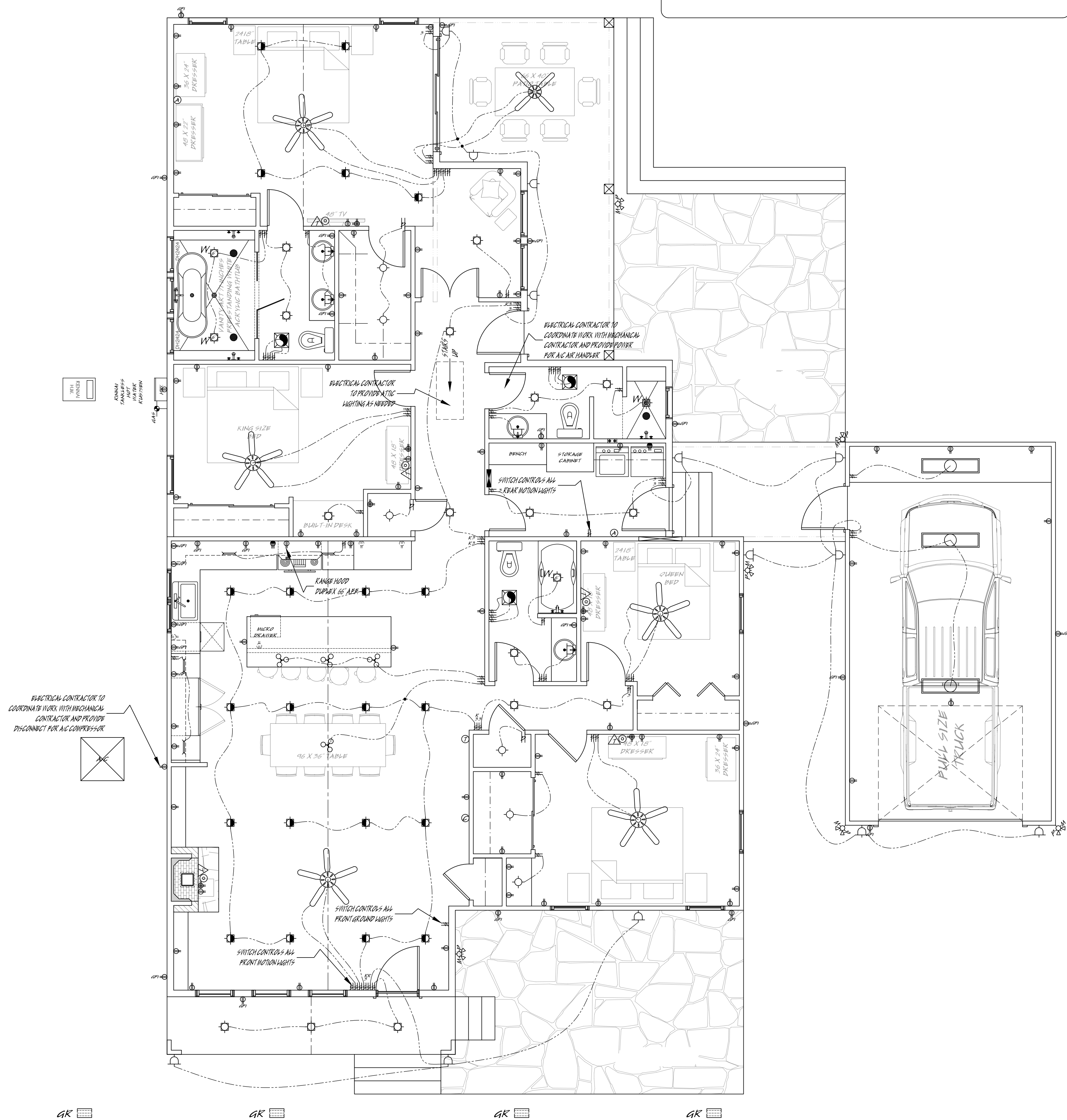
PROVIDE DOOR BELLS WITH TRANSFORMER IN ELECTRICAL PANEL.

CONTRACTOR TO DISCUSS ROUGH IN OF SECURITY SYSTEM WITH OWNERS.

FIRE ALARM SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH NFPA 72

ONCE ELECTRICAL WIRING IS INSTALLED, ENSURE THAT FIRE BLOCK INSULATING FOAM SEALANT IS USED AT ALL JOINT PLATE PENETRATIONS.

1. THE LABOR, EXECUTION AND MATERIALS REQUIRED FOR ALL ELECTRICAL WORK AS INDICATED IN THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND THE UNIFORM WIRING CODE. PROVIDE ALL LABOR AND MATERIALS TO INSTALL ELECTRICAL WORK, COMPLETE, IN PLACE AND AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION WORK TO INCLUDE BUT NOT LIMITED TO:
2. INSTALLATION OF NEW 110V AND 200A ELECTRICAL SERVICE, RISEK AND CONNECTIONS TO POWER LINES; COMPLETE ELECTRICAL WIRING, INCLUDING NEW CIRCUITS AND DISTRIBUTION PANEL. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL RECEPTACLES, OUTLETS, AND SWITCHES. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL FIXTURES, SMOKE DETECTORS, ETC. ALL MISCELLANEOUS WIRING, INCLUDING RELOCATING EXISTING FIXTURES AND SWITCHES, IF NECESSARY.
3. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES; PROPERLY POLARIZED
4. WIRING, UP TO AND INCLUDING CONNECTION OF ALL ELECTRICAL APPLIANCES, FIXTURES, HEATERS, MOTORS, FANS, ETC.
5. WIRING, UP TO AND INCLUDING CONNECTION OF ALL SECONDARY SYSTEMS: PHONE, CATV AND INTERCOM SYSTEM.
6. WIRING, UP TO AND INCLUDING GROUND FAULT INTERRUPTER CIRCUITS.
7. ALL MISCELLANEOUS WIRING, INCLUDING RELOCATING EXISTING FIXTURES AND SWITCHES, IF NECESSARY.
8. ALL MATERIALS SHALL BE NEW AND LISTED BY UL.
9. WIRING, CONDUIT AND BOXES AS PER CODE.
10. OUTLETS SHALL BE POLARIZED, GROUND TYPE
11. SWITCHES SHALL BE SILENT TYPE OR DIMMER TYPE
12. RECEPTACLE AND SWITCH COVER PLATE COLOR TO BE SELECTED BY OWNERS.
13. FINISH MATERIALS SHALL BE BY ALLOWANCE. ALL OTHER MATERIALS SHALL BE AS SELECTED BY CONTRACTOR AND APPROVED BY OWNERS.
14. INSTALL ALL MATERIALS IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ALL GOVERNING CODES.
15. IDENTIFY ALL CIRCUITS BY MEANS OF A NEATLY TYPED LABEL ON DISTRIBUTION PANELS.
16. UNLESS SPECIFICALLY DIMENSIONED, THE LOCATION AND HEIGHTS OF OUTLETS AS SHOWN ON THE DRAWINGS, SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ELECTRICAL CONTRACTOR SHALL STUDY THE BUILDING PLANS WITH RELATION TO SPACES SURROUNDING EACH OUTLET IN ORDER THAT HIS WORK MAY FIT THE WORK OF OTHERS, AND THAT WHEN FIXTURES, TILE OR OTHER EQUIPMENT IS INSTALLED, THEY WILL BE SYMMETRICALLY OR LOGICALLY LOCATED ACCORDING TO ROOM OR FINISH MATERIAL LAYOUT.
17. IN GENERAL, CENTER CONVENIENCE OUTLETS 18" OFF FLOOR AND 44" OFF FLOOR AT ALL CABINETS, SWITCHES TO BE CENTERED AT 44" OFF FLOOR UNLESS OTHERWISE NOTED OR IMPRACTICAL.
18. WHERE TWO OR MORE SWITCHES AND/OR OUTLETS ARE INSTALLED TOGETHER, THEY SHALL HAVE GANG PLATES.
19. REINFORCING STEEL SHOWN ON STRUCTURAL DRAWINGS MAY NOT BE USED AS THE GROUNDING SYSTEM FOR ELECTRICAL.
20. CONCEAL ALL WIRING WITHIN WALLS, FLOORS, CEILING, CRAWL SPACES OR UNDERGROUND.
21. NO EXPOSED WIRING WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF OWNERS.
22. INSTALL ALL LIGHT FIXTURES AND FANS SO THAT THEIR WEIGHT IS SUPPORTED BY STRUCTURAL MEMBERS OF THE BUILDING, NO TOGGLES OR EXPANSION FASTENERS THROUGH WALLBOARD WILL BE ACCEPTED.
23. PROVIDE ALL LIGHTING FIXTURES WITH LAMPS AS SELECTED BY OWNERS. USE LONG LIFE TYPE LAMPS WHEREVER POSSIBLE.
24. LAMPS USED DURING CONSTRUCTION SHALL BE REPLACED WITH NEW, AT JOB COMPLETION.
25. REMOVE OR MAKE ACCESSIBLE ALL AREAS REQUIRED FOR THE INSTALLATION OF ALL ELECTRICAL WORK - REPAIR, PATCH OR REPLACE THOSE AREAS TO CONFORM TO THEIR ORIGINAL CONDITION.
26. UPON COMPLETION OF THIS SECTION, TEST ALL PARTS OF THE ELECTRICAL SYSTEM IN THE PRESENCE OF THE OWNERS. DEMONSTRATE THAT ALL EQUIPMENT, APPLIANCES AND FIXTURES INSTALLED AND/OR CONNECTED, FUNCTION IN THE REQUIRED MANNER. TEST ALL CIRCUITS FOR PROPER NEUTRAL CONNECTIONS. TEST ALL GFI CIRCUITS FOR PROPER FUNCTION. PROVIDE OWNERS WITH ALL MANUFACTURER'S WRITTEN GUARANTEES AND OPERATING INSTRUCTIONS FOR ALL FIXTURES AND APPLIANCES.



~~TEES AND APPLIANCES.~~
NOT FOR CONSTRUCTION

REVIEWED BY: OWNER
1/19/2022

DRAWN BY: JAMES KENALTY
1/19/2022

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DRAWING SEALED BY:
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January 19,
2022

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

MAIN ELECTRICAL
SHEET
E-1.0

SUPPLEMENTAL PLUMBING NOTES

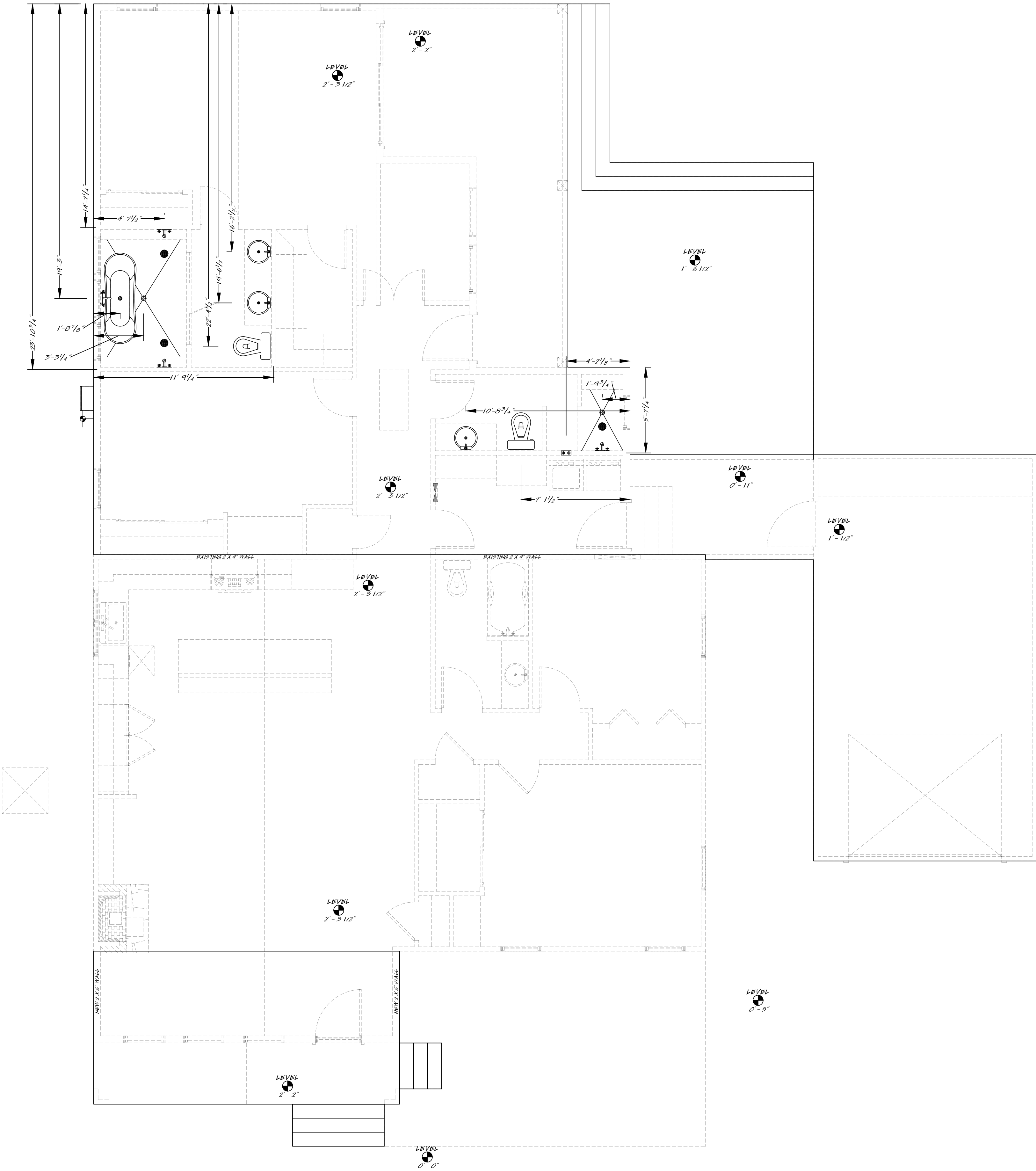
THE CURRENT PLUMBING CONDITIONS HAVE NOT BEEN SURVEYED BY THE DESIGNER. THE PLUMBING CONTRACTOR SHALL MODIFY ANY EXISTING CONDITIONS TO ACHIEVE THE PLUMBING LAYOUT AS SHOWN ON THESE PLANS.

PLUMBING NOTES

ALL PLUMBING LAYOUT DIMENSIONS ARE GIVEN FROM INSIDE OF CONCRETE FORM (OUTSIDE EDGE OF CONCRETE) TO CENTER OF FIXTURE AND CENTER OF WALLS. PLUMBER TO ADJUST LOCATIONS FOR LAVATORIES AS NEEDED. ENSURE PLUMBING STRAPS ARE INSTALLED AT ALL PLUMBING PENETRATIONS. NAIL PLATES MUST BE INSTALLED AS REQUIRED BY CODE TO PREVENT NAIL PENETRATIONS. DO NOT NOTCH ANY PLATES MORE THAN 1/2" TO ACCOMMODATE WET PLUMBING AND OR DRAIN LINES WITHOUT PRIOR CONSULTATION WITH CONTRACTOR. PLUMBING CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL PLUMBING CODES. ALL WATER PIPING IS TO BE CONTINUOUS 3/4" PEX (CROSS-LINKED POLYETHYLENE TYPE) IN SLAB OR IN WALL OR AS NOTED ON PLANS. VERIFY LOCATION OF EXTERIOR WATER SPOGOTS WITH OWNERS PRIOR TO BEGINNING WORK. PROVIDE WATER FOR ICE MAKER AT ALL REFRIGERATOR LOCATIONS. DO NOT UNDER ANY CIRCUMSTANCES USE THE FOUNDATION BEAM DITCHES TO RUN PLUMBING LINES. PLUMBING CONTRACTOR TO PROVIDE AS BUILT EVIDENCE DOCUMENTATION FOR ALL SEWER AND WATER LINES IN SLAB EITHER PHOTOGRAPHIC OR BY SCHEMATIC DRAWING SHOWING ALL CLEAN OUTS, WATER LINES, AND DRAIN LINE LOCATIONS.

PLUMBING SPECIFICATIONS

1. PROVIDE ALL LABOR AND MATERIALS TO INSTALL PLUMBING AND ACCESSORIES, COMPLETE, IN PLACE AND AS SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN, AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION. WORK TO INCLUDE BUT NOT LIMITED TO:
 - A. ALL SOIL, WASTE AND VENT PIPING FROM NEW FIXTURES TO EXISTING SEWER LINES.
 - B. ALL DOMESTIC HOT AND COLD WATER PIPING FROM NEW WATER HEATER TO ALL NEW FIXTURES - INCLUDING RE-ROUTING OF EXISTING PLUMBING TO NEW AND EXISTING FIXTURES, IF NEEDED.
2. THE LABOR, EXECUTION AND MATERIALS REQUIRED FOR ALL PLUMBING WORK AS INDICATED IN THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF THE LATEST ADOPTED EDITION OF THE UNIFORM PLUMBING CODE.
3. LOCATE AND INSTALL GAS METER AND MAIN GAS LINE AND CONNECTION TO ALL NEW APPLIANCES REQUIRING GAS SERVICE. PROVIDE AND INSTALL ALL APPLIANCES, FIXTURES, FITTINGS, EQUIPMENT AND ALL OTHER RELATED PLUMBING ITEMS SHOWN ON DRAWINGS, SPECIFIED HEREIN OR AS NEEDED FOR A COMPLETE AND PROPER JOB.
4. PROVIDE ANY INCIDENTAL WORK NOT SHOWN OR SPECIFIED HEREIN, WHICH CAN BE REASONABLY INFERRED OR TAKEN AS BELONGING TO THE WORK OF THIS SECTION AND NECESSARY TO PROVIDE A COMPLETE, INSTALLED PLUMBING SYSTEM.
5. ALL MATERIALS SHALL BE NEW IN GOOD CONDITION.
6. ABOVE GRADE DOMESTIC WATER SERVICE SHALL BE PEX, CROSS-LINKED POLYETHYLENE PIPING WITH SYSTEM COMPATIBLE FITTINGS.
7. SOIL AND WASTE VENT PIPING SHALL BE PLASTIC PVC PIPE, CONFORMING TO ASTM D-2665-73, SCHEDULE 40.
8. ALL INTERIOR ANGLE STOPS, SUPPLY TUBES, ESCUTCHEONS, COVER PLATES, AND OTHER MISCELLANEOUS FITTINGS SHALL BE OF CHROME PLATED BRASS.
9. FINISH PLUMBING FIXTURES SHALL BE PRICED BY ALLOWANCE SUFFICIENT TO ACCOMPLISH THE PROJECT AT HAND. ITEMIZED LIST OF FIXTURES SHALL BE PROVIDED TO THE OWNERS AND CLEARLY INDIVIDUALLY MARKED. ALL OTHER MATERIALS SHALL BE AS SELECTED BY CONTRACTOR AND APPROVED BY OWNERS.
10. PIPE FLASHING FOR ALL ROOF PENETRATIONS SHALL EXTEND 6" AROUND PIPE AND FOLDED INTO TOP OF PIPE.
11. PROVIDE MINIMUM 6" AIR CHAMBERS AT THE END OF ALL RUNS OF WATER PIPING AT THE FIXTURES.
12. PIPING SHALL BE PROPERLY GRADUATED AND ARRANGED SO THAT THE USING OF WATER IN ANY ONE FIXTURE WILL NOT INTERFERE WITH THE SUPPLY TO THE OTHER FIXTURES.
13. USE MINIMUM 3/4" PIPE FOR RUNS LONGER THAN FIVE FEET OR WHERE MORE THAN ONE FIXTURE IS SUPPLIED.
14. USE MINIMUM 1" PIPE WHERE THREE FIXTURES ARE SUPPLIED.
15. PROVIDE ACCESSIBLE CUTOFFS FOR WATER SUPPLY LINES AT ALL FIXTURES.
16. ALL PIPING TO BE HIDDEN IN WALLS, FLOORS, CEILING, CRAWL SPACES OR BELOW GRADE.
17. PITCH FOR ALL PVC DRAINAGE AND VENT PIPING TO BE MINIMUM OF 1/8" PER FOOT.
18. ALL FIXTURES TO BE VENTED. COLLECT VENTING TO ONE LOCATION WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS.
19. MAKE NO COPPER TO STEEL CONNECTIONS WITHOUT THE USE OF AN APPROVED CONNECTOR, EPCO OR EQUAL.
20. ADEQUATELY SUPPORT ALL PIPING TO PREVENT SAGGING, FALLING OR VIBRATION.
21. USE INSULATED HANGERS FOR ALL WATER PIPING, AND 1/2" HAIR FELT WHERE PIPING TOUCHES FRAMEWORK.
22. WATER HEATER SHALL HAVE A DRIPPAN WITH EMERGENCY DRAIN AND A PRESSURE RELIEF VALVE THAT IS PIPED TO DRAIN TO THE OUTSIDE OF THE STRUCTURE.
23. ALL HOT WATER LINES ARE TO BE INSULATED AS PER TITLE 24, ENERGY REQUIREMENTS.
24. CLEAN OUTS SHALL BE INSTALLED AT BOTH ENDS OF HOUSE AS REQUIRED AND SHALL REMAIN ACCESSIBLE.
25. REMOVE OR MAKE ACCESSIBLE ALL AREAS REQUIRED FOR THE INSTALLATION OF ALL PLUMBING WORK - PATCH, REPAIR OR REPLACE THOSE AREAS TO CONFORM TO THEIR ORIGINAL CONDITIONS.
26. DO NOT MAKE ANY CUTS IN ANY STRUCTURAL MEMBER WITHOUT FIRST CONSULTING WITH THE GENERAL CONTRACTOR.
27. PRIOR TO COMPLETION OF ANY STAGE OF THE WORK AND BEFORE THE PLUMBING IS CLOSED-IN, PRESSURE TEST ALL WATER AND SEWER LINES FOR INDICATIONS OF LEAKS.
28. NO GALVANIZED METAL PIPES SHALL BE USE UNDER ANY CIRCUMSTANCES AT ANY LOCATION WITHIN THIS PROJECT.



REVIEWED BY:
OWNER
1/19/2022

DRAWN BY:
JAMES KENALTY
1/19/2022

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01/01/2021

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DRAWING SEALED BY:
JAMES F. KENALTY, RPA, AIA, CADD

January 19,
2022

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

PLUMBING LAYOUT
SHEET
P-1.0

NOT FOR CONSTRUCTION