

Bastrop Historic Landmark Commission Agenda

Bastrop City Hall City Council Chambers

1311 Chestnut Street

Bastrop, TX 78602

(512) 332-8800



October 19, 2022

Agenda - Historic Landmark Commission at 6:00 PM

Bastrop Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

- 1A. Introduction of new Commissioner - Patrice Parsons.

2. CITIZEN COMMENTS

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to City Manager for research and possible future action.

It is not the intention of the City of Bastrop to provide a public forum for the embarrassment or demeaning of any individual or group. Neither is it the intention of the Board/Commission to allow a member of the public to slur the performance, honesty and/or integrity of the Board/Commission, as a body, or any member or members of the Board/Commission individually or collectively, or members of the City's staff. Accordingly, profane, insulting or threatening language directed toward the Board/Commission and/or any person in the Board/Commission's presence will not be tolerated.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve meeting minutes from the July 20, 2022 Historic Landmark Commission Regular Meeting.

3B. Consider action to approve a Certificate of Appropriateness for Lot 1 of Jefferson Street Addition, for a new building using alternative building materials not included in the Authentic Bastrop Pattern Book on a residential house, located at 701 Jefferson Street, within the Iredell Historic District.

3C. Consider action to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

4. UPDATES

4A. Update on Commission vacancies.

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: Friday, October 14, 2022 at 6:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Jennifer C. Bills
Jennifer Bills, Director of Planning



STAFF REPORT

MEETING DATE: October 19, 2022

TITLE:

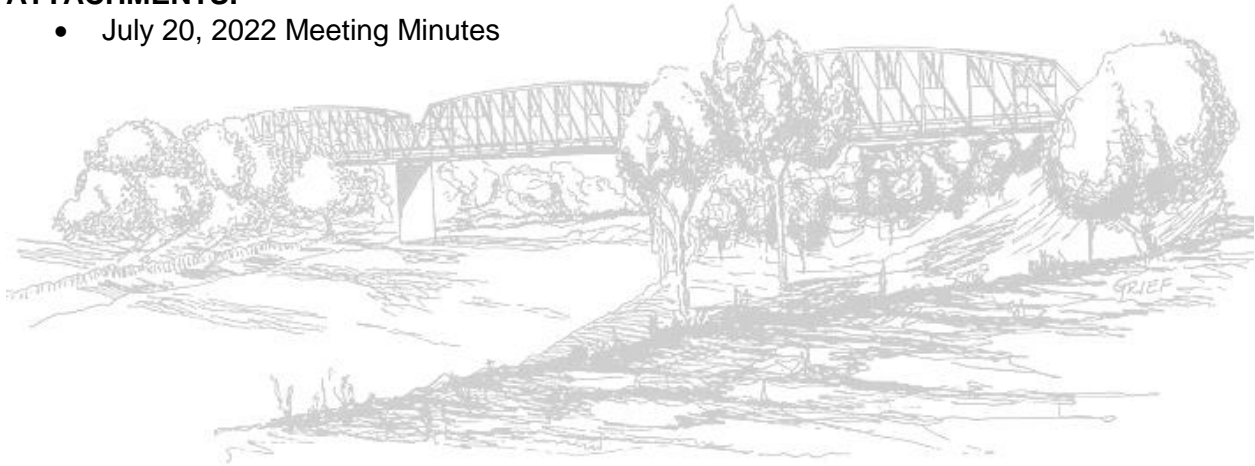
Consider action to approve meeting minutes from the July 20, 2022 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:

Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:

- July 20, 2022 Meeting Minutes



Meeting Minutes

The City of Bastrop Historic Landmark Commission met Wednesday, July 20, 2022, at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 PM

Commissioners:

Blake Kaiser, Chair	Absent
Pablo Serna, Vice-Chair	Absent
Susan Long	Present

Janean Whitten	Present
Cheryl Long	Present
Sharah Johnson	Present

City Council Liaison:

Drusilla Rogers	Present
-----------------	---------

Staff:

Jennifer Bills	Present
Debra Adams	Present

2. CITIZEN COMMENTS

There were no citizen comments.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

3A. Consider action to approve meeting minutes from the June 15, 2022, Historic Landmark Commission Regular Meeting.

Sharah Johnson made a motion to approve the meeting minutes from the June 15, 2022, Historic Landmark Commission meeting. Janean Whitten seconded the motion, and the motion carried unanimously.

3B. Consider action to approve meeting minutes from the June 20, 2022, Historic Landmark Commission Special Meeting. Janean Whitten made a motion to approve the meeting minutes from the June 20, 2022, Historic Landmark Commission meeting. Cheryl Long seconded the motion, and the motion carried unanimously.

3C. Consider action on a Certificate of Appropriateness to install a new internally illuminated face on existing blade/marquee sign and a new face on an existing hanging sign on 0.1580 acres of Building Block 9, West of Water Street, located at 603 Chestnut Street,

Meeting Minutes

to be known as The Gym in Lost Pines, located within the National Register Bastrop Commercial District. Previously known as the Lost Pines Art Bazaar.

Jennifer Bills presented the item to the Commission. Photos were provided.

Discussion commenced between Staff and the Commission.

No Citizen comments were made.

Sharah Johnson made a motion to approve a Certificate of Appropriateness to install a new internally illuminated face on existing cabinet blade on the front and install a new hanging blade sign on the existing brackets on the east side façade. Cheryl Long seconded the motion, and the motion carried unanimously.

4. UPDATES

4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

Sharah Johnson made a motion to adjourn, Janean Whitten seconded the motion. Meeting adjourned by Chair at 6:22 pm.

Commission Chair

Commission Vice-Chair



STAFF REPORT

MEETING DATE: October 19, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for Lot 1 of Jefferson Street Addition, for a new building using alternative building materials not included in the Authentic Bastrop Pattern Book on a residential house, located at 701 Jefferson Street, within the Iredell Historic District.

STAFF REPRESENTATIVE:

Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development/Historic Preservation Officer
Keehren Baah, Assistant Director of Planning & Development

ITEM DETAILS:

Site Address: 701 Jefferson Street, (Attachment 1)
Property Owners: Brian Dewitt
Applicant Contact: Thomas Tornbjerg, Tornbjerg Design, LLC
Existing Zoning: P-3 Neighborhood
Designations: Iredell Historic District

BACKGROUND/HISTORY:

With the adoption of the Bastrop Building Block (B³) Code in November 2019, the City Council adopted the Iredell Historic District, which covers all of the Farm Lots and Building Blocks of the original 1920 Iredell Plat Map. Along with the local district, Council adopted the Authentic Bastrop Pattern Book that has some mandatory elements within the district. One of these is material standards.

In the 2019 Texas 86th Legislative Session, House Bill 2439 was passed, which included language that restricts municipality's ability to regulate building materials. One of the exceptions to this restriction was for properties located within an adopted historic district. The intent of the code adoption was to allow the city to continue to regulate exterior building materials to the same level that was already in effect prior to HB 2439.

The Authentic Pattern Book includes references for suggested building styles and features, as well as some mandatory requirements such as fence types and place, as well as appropriate building materials (Attachment 4).

For residential buildings, the following are acceptable wall materials:

stone, brick or a combination of the two, stucco, cast stone, rock, marble, granite, tile, and glass block. Also acceptable are brick, stone, painted smooth (nontextured) hardboard, smooth-face fiber reinforced cement board, stained cedar shingles, or painted wood (Detached House Standards, Page 21).

Per the policy stated below, the COA can be approved administratively if all materials in the Pattern Book are met.

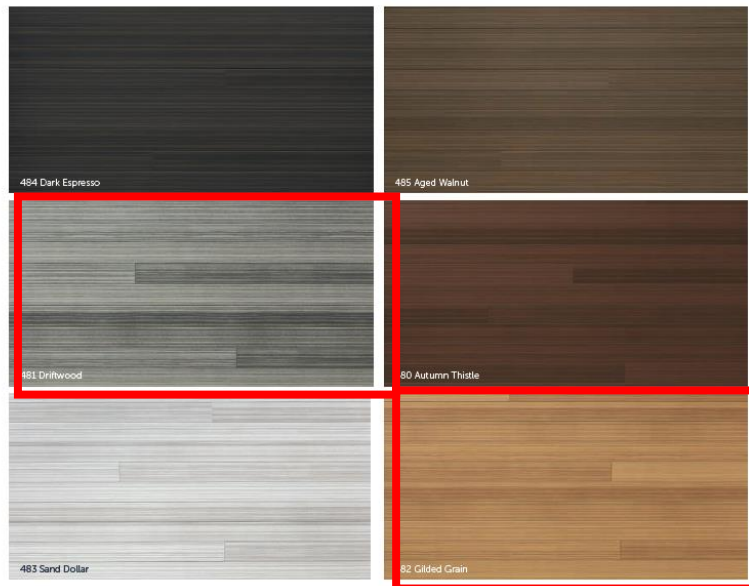
The applicant is requesting the use of two materials that are not allowed within the Pattern Book.

- Shiplap Steel Siding (driftwood and gilded grain style) – Brand: Vesta Shiplap Metal Siding



Vesta Plank in Gilded Grain

COLOR OFFERING
HD3 Variegated Woodgrains



Although we make every effort to ensure color accuracy in our printing process, due to printing limitations, your final products may not be an exact match to those shown.

The applicant has proposed using two colors of the Vesta Plank, Driftwood and Gilded Grain.



POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section. 9.3.004 Administrative Approval of a Certificate of Appropriateness

(a) Certificate of Appropriateness may qualify for Administrative Approval by the Historic Preservation Officer if the proposed Project meets all of the following conditions:

- (1) The property is not located in a national Historic District;
- (2) All of the material Standards identified in the Pattern Book are met;**
- (3) The proposed Structure or Site is not designated as a local, state, or national Historic Landmark.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.
 - (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
 - (B) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

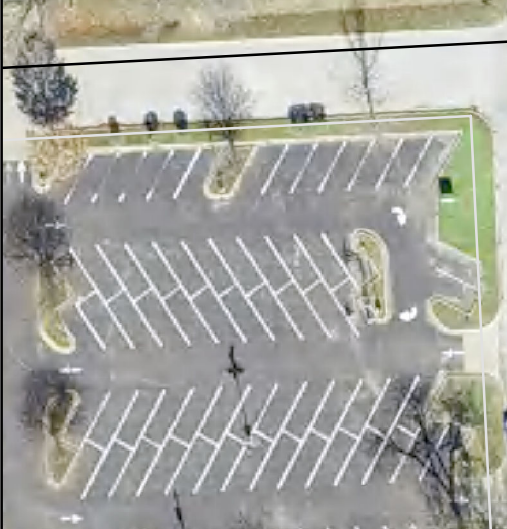
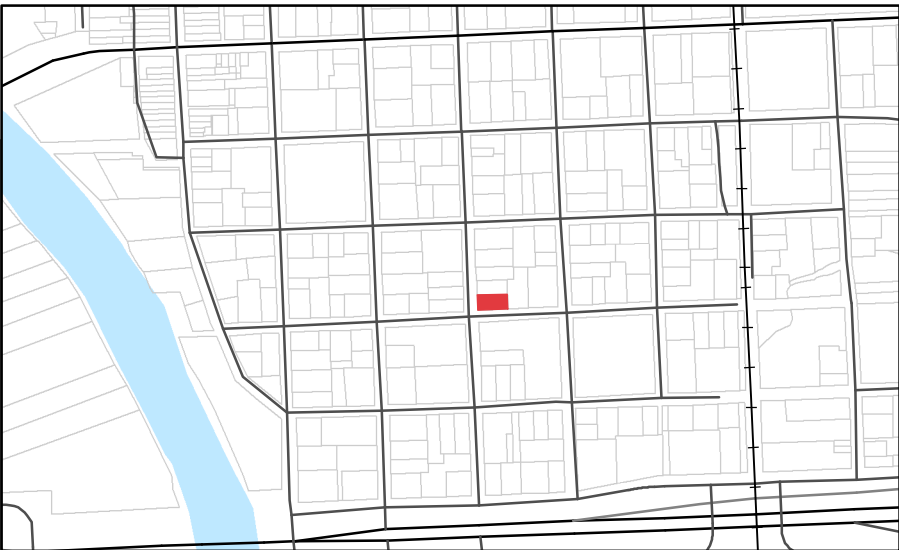
- (C) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier or later appearance shall be discouraged.
- (D) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (E) Distinctive stylistic features or examples of skilled craftsmanship which characterize, a building, structure, object, or site shall be kept to the greatest extent practical.
- (F) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other building or structures.
- (G) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (H) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (I) **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.**
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:

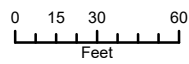
Consider action to approve a Certificate of Appropriateness for Lot 1 of Jefferson Street Addition, for a new building using alternative building materials not included in the Authentic Bastrop Pattern Book on a residential house, located at 701 Jefferson Street, within the Iredell Historic District.

ATTACHMENTS:

- Attachment 1: Location Map
- Attachment 2: Letter from Applicant with Architectural Examples
- Attachment 3: Material Specification
- Attachment 4: Proposed Architectural Plans
- Attachment 5: Authentic Bastrop Pattern Book – Detached House Standards



701 Jefferson Street Certificate of Appropriateness Building Materials



1 inch = 70 feet

Date: 10/14/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of information, nor does it represent that its use will not infringe upon privately owned rights.





Date: 9/15/2022
To: The City of Bastrop Planning & Development Department
For: Austin & Jefferson Street View Renderings



Austin Street



Jefferson Street

Technical Data

ALLOY OR EQUIVALENT

3105 type Galvanized Commercial Steel

DENSITY

0.38 lb/ft

MINIMUM ULTIMATE TENSILE STRENGTH

Complies with ASTM A653

MINIMUM ULTIMATE YIELD STRENGTH

30,000–55,000 psi

MINIMUM ELONGATION

>20%

MODULUS OF ELASTICITY

30

COEFFICIENT OF LINEAR EXPANSION

6.7 u-in/in/°F

MELTING RANGE

2600°F

THERMAL CONDUCTIVITY

32 BTU/hr-ft -°F

FLEXIBILITY

1-2T 180° bend

Reverse Impact:

Garner impact tester - 5/8" Steel Ball, 120-inch lbs.

MATERIAL

Steel

THICKNESS

0.020" (Vesta Panels)

0.016" (TruCedar & Accessories)

MATERIAL DATA

100% Recyclable

Recycled Content: 33-89%

VOC-free

Lead free

COATING

Vesta:

Kynar 500® (70% PVDF) – Woodgrains

Kynar® (50% PVDF) – Solids

TruCedar:

Kynar® (50% PVDF) – TruCedar Lap and Board & Batten

Kynar 500® (70% PVDF) – Shake Sidewall

STRUCTURAL PERFORMANCE RATING

ASTM E1592-05

IMPACT RESISTANCE RATING

UL2218 Class 4 Rating

FLAME SPREAD AND SMOKE DEVELOPED RATINGS

ASTM E84 -18b Class A Rating

ACCELERATE TESTS

Humidity Cabinet: panels given 90° bend and subjected to 100% Relative Humidity at 100°F (+/- 5° F) for 1,000 hours; no blistering, cracking, loss of gloss or peeling and no softening after 24-hour recovery. SALT SPRAY When subject to a 5% salt solution (ASTM B117), shall withstand 1,000 hours exposure without blistering or loss of adhesion.

WEATHEROMETER

Tested in accordance with ASTM D822-57T after period of 2,000 actual light hours with humidity control shall show no cracking, crazing or loss of adhesion. Chalking: No greater than ASTM D 659-44 No.10 rating, based on a scale of 10 being excellent, no more than 8 Hunter ΔE units. Color Change: No more than 8 Hunter ΔE units.

BUILDING CODE RATINGS

R703.3 Wall Covering Nominal Thickness and attachments.

Source: IRC 2018

Product Details

PRODUCT LINE

TruCedar® Steel Siding

Vesta Steel Siding®

TEXTURE

Vesta: Smooth

TruCedar: Embossed Woodgrain

APPLICATION

Horizontal: TruCedar, Vesta

Vertical: TruCedar Board & Batten, Vesta

Underdecking and Porch Ceiling: Vesta

PATENT/COPYRIGHT

U.S. Patent Nos.: 10,508,455 | 10,760,282

Canadian Patent Pending

© Sand Dollar Woodgrain Artwork VAu1-378-183

© Driftwood Woodgrain Artwork VAu1-378-232

© Autumn Thistle Woodgrain Artwork VAu1-378-233

© Gilded Grain Woodgrain Artwork VAu 1-382-425

COLOR AVAILABILITY

Solid & Woodgrain

Please see our Product Catalog and Specification Guide for complete color availability.

www.QualityEdge.com/Resources

TECHNICAL SUPPORT

Complete technical information and literature is available at:

www.QualityEdge.com/Support

INSTALLATION SUPPORT

Installation information is available at:

www.QualityEdge.com/Resources

WARRANTY

Applies only to building products installed in the fifty United States and District of Columbia. For complete warranty information, registration and claims, visit: www.QualityEdge.com/Warranties

MAINTENANCE

Remove any and all debris that may accumulate on the product during its lifespan to keep it moisture free. Tighten any loose fasteners or trim pieces as access allows. Do not attempt to repair or replace any parts of the system without consulting a certified applicator. Repainting should not be necessary through the duration of the warranty.

PRODUCT DETAILS

PROFILE

- 5" Plank 8 ft Length (Woodgrain)
- 5" Plank 12 ft Length (Solid)

MATERIALS

- Steel

THICKNESS

- 0.020" (Panels)
- 0.016" (Accessories)

APPLICATION

- Horizontal
- Vertical
- Underdecking and Porch Ceiling

SOLID AND WOODGRAIN COLORS

Vesta's color palette was designed to bring style to the exterior of a home. Each of the woodgrain colors consist of six unique grain configurations designed to resemble the natural variation of stained woods that results when several features interact, including irregular grain, rays and color deposits on the surface of wood.

COATING

- Kynar 500® (70% PVDF) – Woodgrains
- Kynar® (50% PVDF) – Solids
- CarbonTech90™ – Woodgrains & Solids

PATENTS/U.S. COPYRIGHT

U.S. Patent Nos.: 10,508,455; 10,760,282
 U.K. Patent: 2,588,713
 Canadian Patent Pending

© Sand Dollar Woodgrain Artwork VAu1-378-183
 © Driftwood Woodgrain Artwork VAu1-378-232
 © Autumn Thistle Woodgrain Artwork VAu1-378-233
 © Gilded Grain Woodgrain Artwork VAu 1-382-425

TECHNICAL DATA

Vesta steel siding utilizes one of the strongest, most versatile, and recyclable materials on our planet, reducing your carbon footprint and safeguarding against costly repairs.

BUILDING CODE RATINGS

R703.3 Wall Covering Nominal Thickness and attachments.
 Source: IRC 2018

With low energy use and zero off-gassing or maintenance concerns, Vesta is an environmentally friendly siding solution.

MATERIAL/PAINT & COATINGS DATA

- 100% Recyclable
- VOC-free coatings
- Lead free finishes

With Vesta's rigorous testing, you can feel safe and at ease, knowing the home is protected.

FLAME SPREAD AND SMOKE DEVELOPED RATINGS

- ASTM E84-18b
- Class A Rating

STRUCTURAL PERFORMANCE RATING

- ASTM E1592-05

IMPACT RESISTANCE RATING

- UL2218 Class 4 Rating

Quality Edge is committed to leading the industry in terms of innovation and airflow. Vesta panels have unique, built-in breathing ducts that promote air circulation between joint seams and behind the building surface.

INSTALLATION

Planks must be installed on a minimum 1/2" O.S.B. or plywood solid flat wall over house wrap. Fasten all panels loose (floating) to the wall using 1 1/2" nails or screws, inserting fasteners into the holes along the top of the panel 16" on center. Ensure each panel is fully engaged to the one below via the pre-rolled feature at the bottom of the panel before fastening it.

WARRANTY

Our Lifetime Limited Warranty includes protection against peeling, flaking, chipping, cracking, color fade, chalking, rust, hail, and abrasion. Vesta's steel core is unlike any other and designed to defend against whatever nature throws at it. An anti-corrosive zinc barrier provides unyielding protection born to last generations.

AVAILABILITY & COST

Our products are available locally through Quality Edge distributors. Our distributors can provide current pricing. Contact us to put you in touch with a local Quality Edge representative in your area who can provide you distributor information.

MAINTENANCE

Remove any and all debris that may accumulate on the wall during its lifespan to keep it moisture free. Tighten any loose fasteners or trim pieces as access allows. Do not attempt to repair or replace any parts of the system without consulting a certified applicator. Repainting the wall should not be necessary through the duration of the warranty.

TECHNICAL SUPPORT

Complete technical information and literature is available at:
www.QualityEdge.com/Resources

Quality Edge reserves the right to alter specifications without general notice or obligation to make similar changes in products previously manufactured.



Item 3B.

Vesta Plank in Fresh Canvas

VESTA STEEL SIDING®



Colors Featured: 480 Autumn Thistle [ATHS] & 463 Coal [COAL]

Real steel. Real deal.

Designed to challenge the status quo Vesta Steel Siding® is competitive in every way to the classic and upkeep-heavy, wood shiplap. Long and narrow panel seams create a subtle horizontal reveal for a distinctive building aesthetic, guaranteed to spark conversation.

With nine colorful solid hues and four hand-painted HD3 woodgrains to choose from, the focus of the palette is designed to provide simple, inspiring, and limitless color pairings and assembly options to suit anyone with a taste for the bold.

TRUCEDAR®

STEEL SIDING

Item 3B.

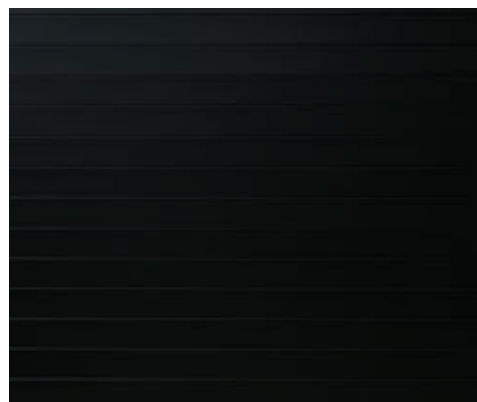


Color Featured: M15 Napa Vine [NAP]

A tru difference maker.

Quality Edge believes in manufacturing innovation that endures from materials that last. TruCedar® Steel Siding utilizes one of the strongest, most versatile and recyclable materials on our planet, reducing your carbon footprint and safeguarding against costly repairs.

From pencil sketch to finished profile, our entire siding collection was expertly engineered to blend the best of both durability and aesthetic. TruCedar Siding's steel core provides unmatched impact resistance that doesn't crack, melt or wick water like other siding materials and perfectly mimics the look of real wood siding in a range of curated color options.

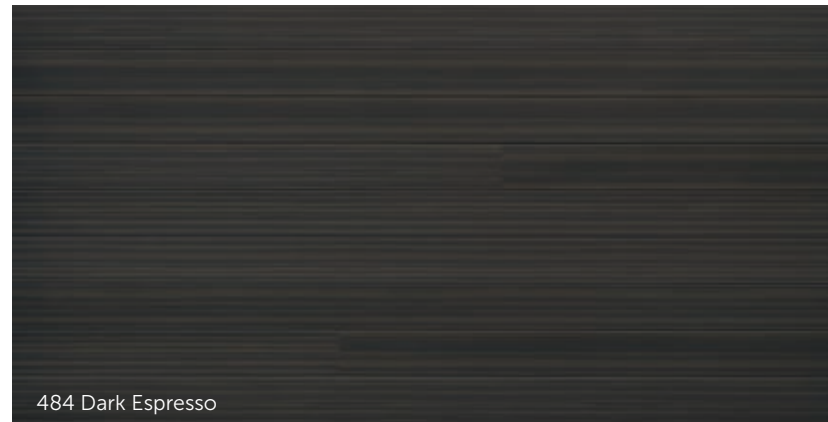


Vesta Plank in Coal & Autumn Thistle | Vesta Plank as porch ceiling in Autumn Thistle | Fascia, drip edge and trim in Black

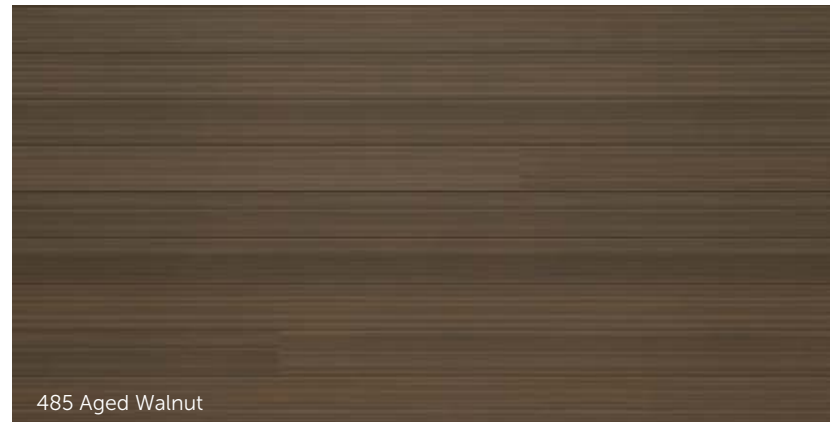


COLOR OFFERING

HD3 Variegated Woodgrains



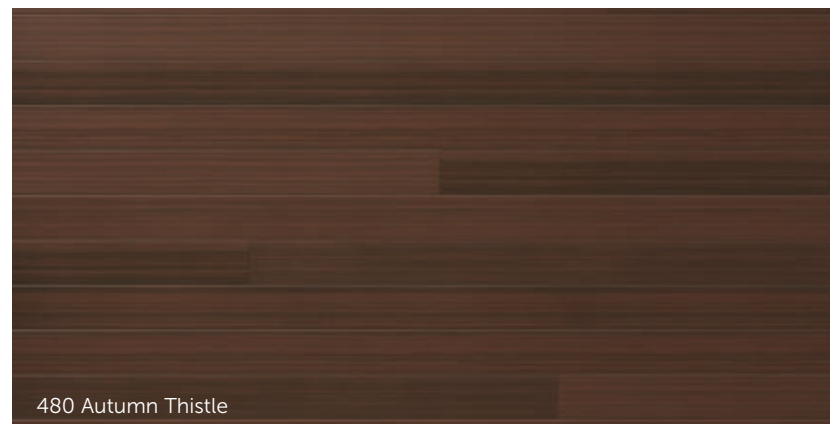
484 Dark Espresso



485 Aged Walnut



481 Driftwood



480 Autumn Thistle



483 Sand Dollar



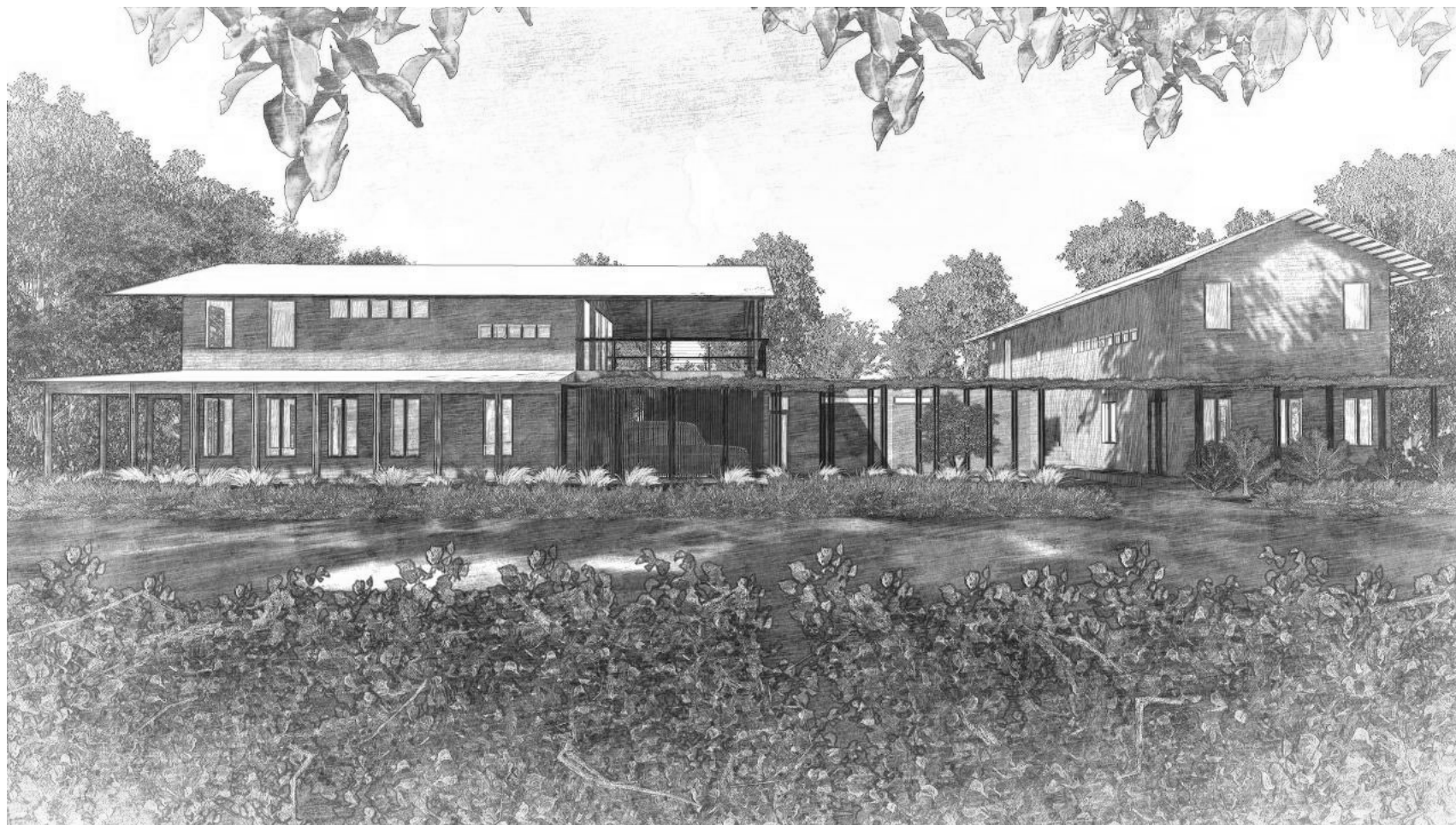
482 Gilded Grain

Although we make every effort to ensure color accuracy in our printing process, due to printing limitations, your final products may not be an exact match to those shown.



Vesta Plank in Aged Walnut

Attachment 4



SHEET LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Notes
A0	COVER	06/19/14		
A0-b	NOTES	06/19/14		
A0.1	SITE PLAN	06/19/14		
A1.0	ROOF PLAN	06/19/14		
A1.1	FIRST FLOOR PLAN	06/19/14		
A1.2	SECOND FLOOR PLAN	08/17/22		
A2.1	ELEVATIONS	06/19/14		
A2.2	ELEVATIONS	08/17/22		
A3.1	BUILDING SECTIONS	06/19/14		
A3.2	BUILDING SECTIONS	08/17/22		
A5.1	WALL SECTIONS	06/19/14		
A8.1	SCHEDULES	06/19/14		

STRUCTURAL COORDINATION SHEET LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Notes
SC0.1	FOUNDATION LOCATION PLAN	03/22/15		
SC1.1	FOUNDATION PLAN	09/17/14		
SC1.2	LOW ROOF & FLOOR FRAMING PLAN	03/22/15		
SC1.3	HIGH ROOF FRAMING PLAN	03/22/15		

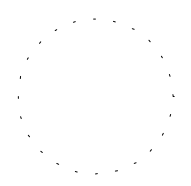
STRUCTURALS SHEET LIST				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Notes
S1.0	ENGINEER	07/25/14		

Item 3B.
 TORNBJERGDESIGN
 WWW.TT-DB.COM
 tom@tt-db.com
 512.293.7842



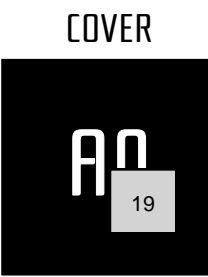
BASTROP RESIDENCE

09-15-2022



SCALE:

CONTACTS		
BUILDER	ENGINEER	SURVEYOR
BRIAN DEWITT bdewitt@atomprints.com (812) 204-1153	- - - -	JAMES E. GARON & ASSOC. jgaron@austin.rr.com (512) 303-4185

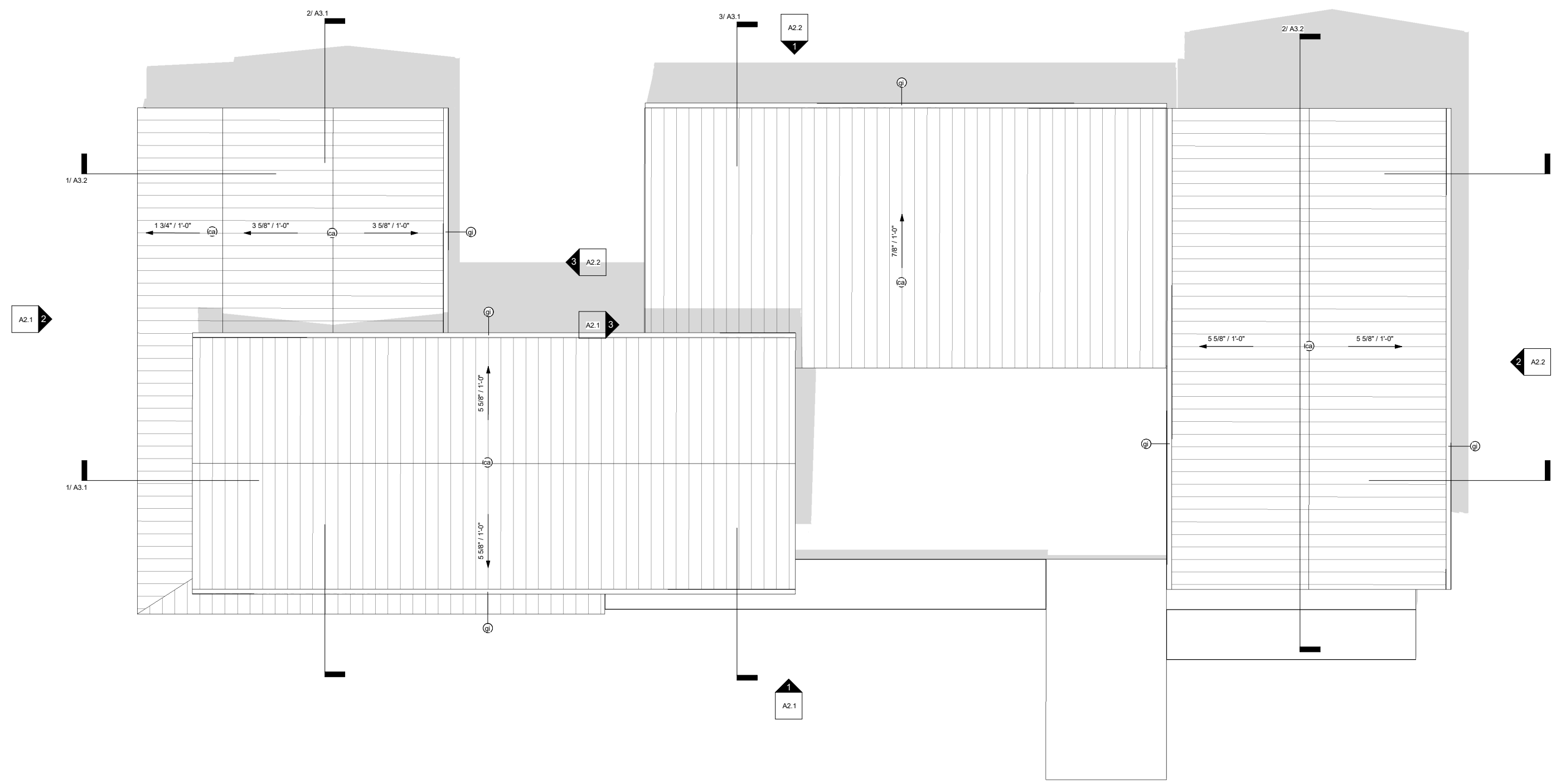




BASTROP RESIDENCE

09-15-2022

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



MATERIAL LIST			
MARK	MATERIAL NAME	MATERIAL DESCRIPTION	COMMENTS
ca	Galvalume Standing Seam Metal Roof	Aluminum standing seam roofing	Per "Roofing Notes" A5
cz	Roof Sheathing		Per "Roofing Notes" A5
da	Shiplap Metal Siding (driftwood)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 482 "Gilded Grain", variegate 5
dd	Shiplap Metal Siding (cedar)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 481 "Driftwood", variegate 5
ea	1/2" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
eb	5/8" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
gb	Tongue & Groove Ceiling	1x4 douglas fir	Painted (stained)
ji	Millwork	Full overlay, flat panel, walnut, rift-sawn	
lo	Plywood, Sheathing	Plywood, sheathing grade	
pa	Steel Angle	Steel, Powdercoated, Color TBD	
sp	1/4" Steel plate planter	Steel, mill finish	
wp	4x4 Wood Post	Cedar, smooth	Stained
ya	Wood Flooring	Engineered, 3/4" thick	
yb	Tile Flooring		
yc	Wood Decking	3/4 x 4 cedar or cypress, stained w/ penofin	

ROOF PLAN NOTES

- PLUMBING FIXTURES SHOWN DASHED TO ASSIST IN COUNT AND LOCATION OF ROOF VENTS/PENETRATIONS;
- REFERENCE PLANS FOR MORE ACCURATE LOCATION OF PLUMBING AND APPLICANCES

FLASHING NOTES

- ALL EXTERIOR PLUMBING/MECHANICAL PENETRATIONS SHALL USE QUICK-FLASH FLASHING PANELS INSTALLED PER MANUFACTURER RECOMMENDATIONS

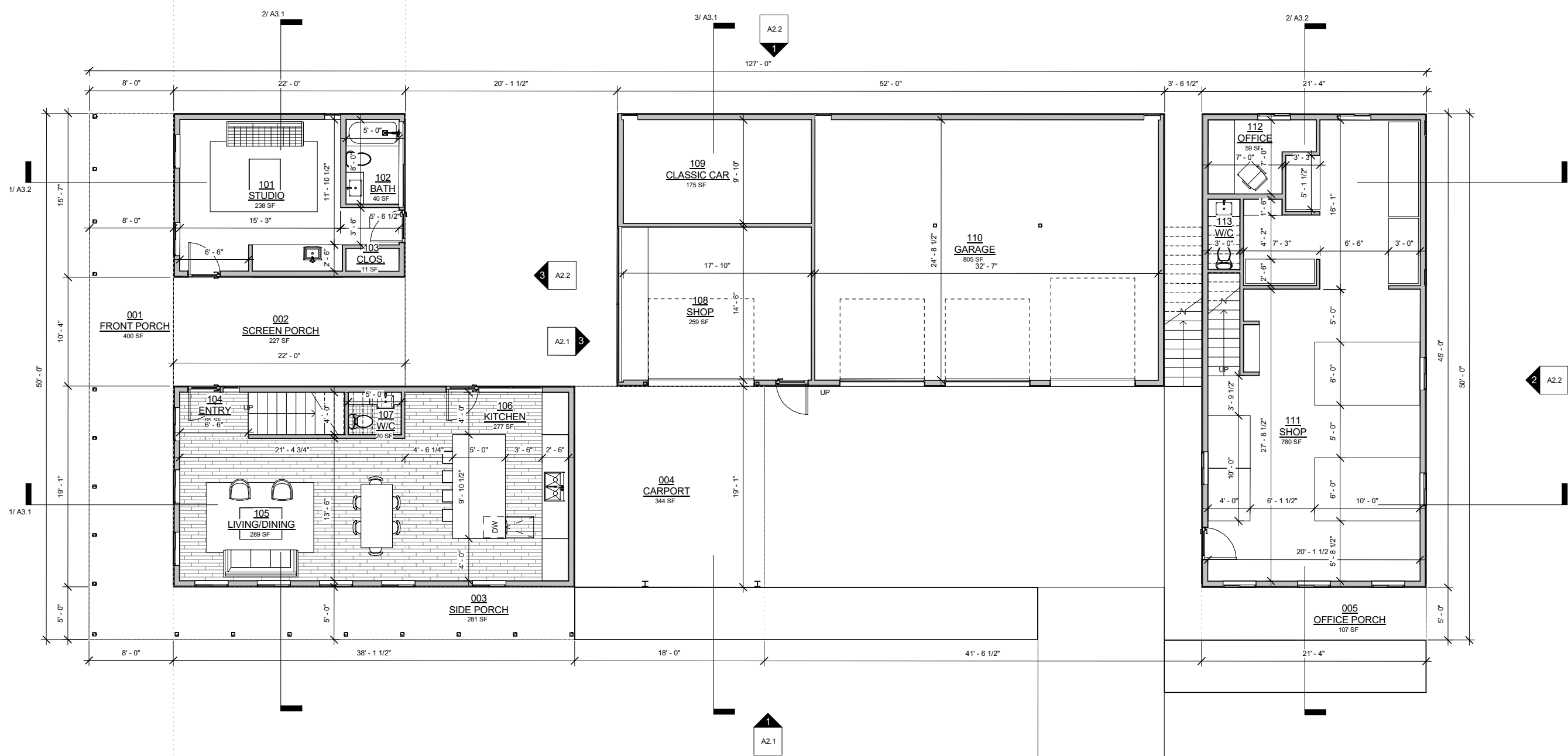
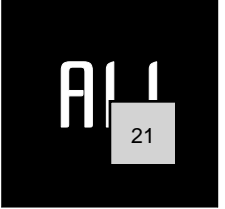


BASTROP RESIDENCE

09-15-2022

SCALE: As indicated

FIRST FLOOR PLAN



DOOR SCHEDULE											
*THIS SCHEDULE IS FOR QUICK REFERENCE ONLY - REFER TO A8.1 FOR MORE EXTENSIVE NOTES AND REQUIREMENTS											
**ALL GLAZING IN DOORS TO BE TEMPERED											
MARK	DESCRIPTION	HARDWARE TYPE	OPERATION	WIDTH	HEIGHT	JAMB DEPTH	JAMB WIDTH	MANUFACTURER	MODEL	NOTES	
52	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			Rough Height
53	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			Rough Width
54	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			
55	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			
56	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			
57	GAR		OVERHEAD	8'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"		4 Panel, Flat Metal	PAINTED ICOLOR T.B.D.	
58	GAR		OVERHEAD	8'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"		4 Panel, Flat Metal	PAINTED ICOLOR T.B.D.	
59	GAR		OVERHEAD	8'-0"	10'-0"	0'-7 1/4"	0'-0 3/4"		4 Panel, Flat Metal	PAINTED ICOLOR T.B.D.	
60	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			0'-0 3/4"
61	SL	LA	OK	6'-0"	6'-6"	0'-7 1/4"	0'-0 3/4"	© 2013 Milgard Windows and Doors	420		0'-8 1/2"
62	AL	DB	SWING SAMPLE	2'-8"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			0'-0 3/4"
63	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall			0'-0 3/4"
64	GAR		OVERHEAD	10'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"		4 Panel, Flat Metal	PAINTED ICOLOR T.B.D.	

WINDOW SCHEDULE											
*THIS SCHEDULE IS FOR QUICK REFERENCE ONLY - REFER TO A8.1 FOR MORE EXTENSIVE NOTES AND REQUIREMENTS											
**ALL GLAZING IN DOORS TO BE TEMPERED											
MARK	DESCRIPTION	UNIT WIDTH	UNIT HEIGHT	ROHEIGHT	RODEPTH	ROHEAD	HEAD HEIGHT	TEMPERED	EGRESS	MANUFACTURER	NOTES
65	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
66	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
67	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
68	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
69	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
70	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
71	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
72	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
73	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
74	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	8'-1 1/2"			Milgard	
75	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
76	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
77	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
78	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
79	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
80	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
81	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
82	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
83	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	8'-1 1/2"			Milgard	
84	PSA	1'-6"	1'-6"	1'-6 1/2"	8'-0 1/2"	0'-0"	11'-4 1/2"	4'-0"		MILGARD	
85	HSW	8'-0"	1'-7 1/2"	6'-6"	6'-6"	6'-6"	8'-1 1/2"			Milgard	
86	HSW	9'-10 1/2"	1'-7 1/2"	3'-0"	3'-0"	3'-0"	4'-7 1/2"			Milgard	
87	HSW	7'-0"	1'-7 1/2"	3'-0"	3'-0"	3'-0"	4'-7 1/2"			Milgard	
88	PSA	7'-4"	4'-0"	7'-0"	4'-1 1/4"	3'-0"	7'-1 1/4"	7'-0"		MILGARD	
89	PSA	7'-4"	4'-0"	7'-0"	4'-1 1/4"	3'-0"	7'-1 1/4"	7'-0"		MILGARD	
90	PSA	8'-1 1/2"	2'-0"	8'-2"	2'-1"	8'-10 1/4"	8'-11"	8'-10 1/4"		MILGARD	
91	PSA	8'-1 1/2"	2'-0"	8'-2"	2'-1"	8'-10 1/4"	8'-11"	8'-10 1/4"		MILGARD	
92	PSA	3'-1 1/2"	2'-0"	2'-0"	2'-1"	8'-10 1/4"	8'-11"	8'-10 1/4"		MILGARD	
93	PSA	1'-6"	8'-0"	1'-8 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
94	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
95	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
96	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
97	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
98	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
99	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
100	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
101	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
102	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
103	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
104	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
105	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
106	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
107	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
108	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
109	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
110	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
111	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
112	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
113	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
114	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
115	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
116	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
117	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
118	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
119	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
120	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
121	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
122	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
123	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
124	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
125	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
126	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
127	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
128	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
129	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
130	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
131	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
132	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
133	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
134	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
135	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
136	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
137	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
138	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
139	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	
140	PSA	1'-0"	8'-0"	1'-0 1/2"	8'-0 1/2"	11'-4 1/2"	8'-0 3/8"			MILGARD	

SMOKE DETECTOR LEGEND	
	SMOKE DETECTOR TO BE HARDWIRED AND INTERCONNECTED PER CODE
	COMBINED SMOKE AND CO DETECTOR TO BE HARDWIRED AND INTERCONNECTED PER CODE

FLOOR AREA		
Name	Area	Comments
1ST FLOOR OFFICE	960 SF	
1ST FLOOR RESID.	728 SF	
2ND FLOOR OFFICE	903 SF	
2ND FLOOR RESID.	628 SF	
GARAGE	1348 SF	
STUDIO	343 SF	
TOTAL	4909 SF	

- PLAN NOTES**
- ALL DIMENSIONS TO FINISH, UNLESS NOTED OTHERWISE;
 - REFERENCE A1._____ FOR DIMENSIONS TO FRAMING
 - ROOM AREAS INCLUDE MISCELLANEOUS ADJACENT STORAGE
 - ALL FLOOR AREA CALCULATIONS ARE TO THE OUTSIDE FINISH FACE FOR ALL ENCLOSED AREAS WITH A CEILING HEIGHT OF 5'-0" OR GREATER.

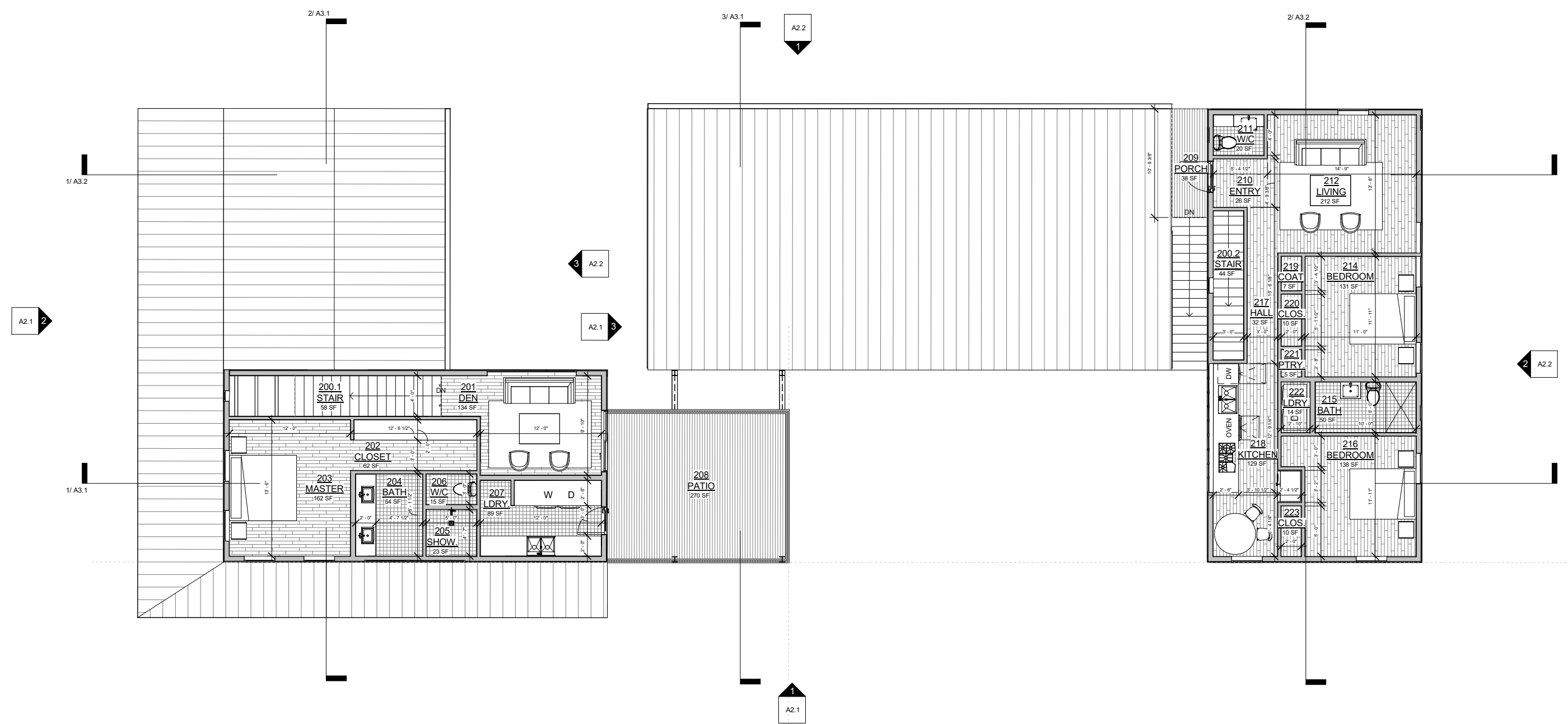


BASTROP RESIDENCE

09-15-2022

SCALE: As indicated

SECOND FLOOR PLAN



DOOR SCHEDULE										
*THIS SCHEDULE IS FOR QUICK REFERENCE ONLY - REFER TO A8.1 FOR MORE EXTENSIVE NOTES AND REQUIREMENTS										
**ALL GLAZING IN DOORS TO BE TEMPERED										
MARK	DESCRIPTION	HARDWARE TYPE	OPERATION	WIDTH	HEIGHT	JAMB DEPTH	JAMB WIDTH	MANUFACTURER	MODEL	NOTES
52	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
53	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
54	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
55	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
56	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
57	GAR		OVERHEAD	8'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	4 Panel, Flat Metal	PAINTED (COLOR T.B.D.)	
58	GAR		OVERHEAD	8'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	4 Panel, Flat Metal	PAINTED (COLOR T.B.D.)	
59	GAR		OVERHEAD	8'-0"	10'-0"	0'-7 1/4"	0'-0 3/4"	4 Panel, Flat Metal	PAINTED (COLOR T.B.D.)	
60	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
61	SL	LA	OK	6'-0"	6'-6"	0'-7 1/4"	0'-0 3/4"	© 2013 Mil Windows and Doors	420	
62	AL	DB	SWING SAMPLE	2'-8"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
63	AL	DB	SWING SAMPLE	3'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	Vitawall		
64	GAR		OVERHEAD	10'-0"	8'-0"	0'-7 1/4"	0'-0 3/4"	4 Panel, Flat Metal	PAINTED (COLOR T.B.D.)	

WINDOW SCHEDULE										
*THIS SCHEDULE IS FOR QUICK REFERENCE ONLY - REFER TO A8.1 FOR MORE EXTENSIVE NOTES AND REQUIREMENTS										
**ALL GLAZING IN DOORS TO BE TEMPERED										
MARK	DESCRIPTION	UNIT WIDTH	UNIT HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	ROUGH SILL	ROUGH HEAD	HEAD HEIGHT	TEMPERED	EGRESS
65	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
66	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
67	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
68	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
69	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
70	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
71	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
72	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
73	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
74	HSW	3'-0 1/2"	6'-1 1/2"	2'-0"	2'-0"	2'-0"	6'-1 1/2"	8'-1 1/2"	Milgard	
75	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
76	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
77	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
78	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
79	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
80	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
81	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
82	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
83	HSW	3'-0"	5'-1 1/2"	3'-0"	3'-0"	3'-0"	5'-1 1/2"	8'-1 1/2"	Milgard	
84	PSA	1'-6"	1'-6"	1'-6 1/2"	8'-0 1/2"	0'-0"	11'-4 1/2"	4'-6"	MILGARD	
85	HSW	8'-0"	1'-7 1/2"	8'-0"	6'-6"	6'-6"	8'-1 1/2"	4'-6"	Milgard	
86	HSW	9'-10 1/2"	1'-7 1/2"	9'-10 1/2"	3'-0"	3'-0"	4'-7 1/2"	4'-6"	Milgard	
87	HSW	7'-0"	1'-7 1/2"	7'-0"	3'-0"	3'-0"	4'-7 1/2"	4'-6"	Milgard	
88	PSA	7'-4"	4'-0"	7'-5"	4'-1 1/4"	3'-0"	7'-1 1/4"	7'-0"	MILGARD	
89	PSA	7'-4"	4'-0"	7'-5"	4'-1 1/4"	3'-0"	7'-1 1/4"	7'-0"	MILGARD	
90	PSA	8'-1 1/2"	2'-0"	8'-2"	2'-1"	8'-10 1/4"	5'-1"	8'-10 1/4"	MILGARD	
91	PSA	8'-1 1/2"	2'-0"	8'-2"	2'-1"	8'-10 1/4"	5'-1"	8'-10 1/4"	MILGARD	
92	PSA	3'-1 1/2"	2'-0"	3'-2"	2'-1"	8'-10 1/4"	5'-1"	8'-10 1/4"	MILGARD	
93	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0 1/2"	0'-0 3/8"	11'-4 1/2"	8'-0 3/8"	MILGARD	
94	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
95	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
96	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
97	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
98	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
99	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
100	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
101	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
102	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
103	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
104	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
105	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
106	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
107	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
108	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
109	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
110	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
111	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
112	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
113	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
114	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
115	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
116	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
117	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
118	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
119	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
120	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
121	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
122	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
123	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
124	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
125	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
126	PSA	3'-0"	8'-0"	3'-0 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
127	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
128	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
129	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
130	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
131	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
132	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
133	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
134	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
135	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
136	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
137	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
138	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
139	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	
140	PSA	1'-6"	8'-0"	1'-6 1/2"	8'-0"	0'-0"	11'-1"	8'-0"	MILGARD	

SMOKE DETECTOR LEGEND	
	SMOKE DETECTOR TO BE HARDWIRED AND INTERCONNECTED PER CODE
	COMBINED SMOKE AND CO DETECTOR TO BE HARDWIRED AND INTERCONNECTED PER CODE

FLOOR AREA		
Name	Area	Comments
1ST FLOOR OFFICE	960 SF	
1ST FLOOR RESID.	728 SF	
2ND FLOOR OFFICE	903 SF	
2ND FLOOR RESID.	628 SF	
GARAGE	1348 SF	
STUDIO	343 SF	
	4909 SF	

PLAN NOTES

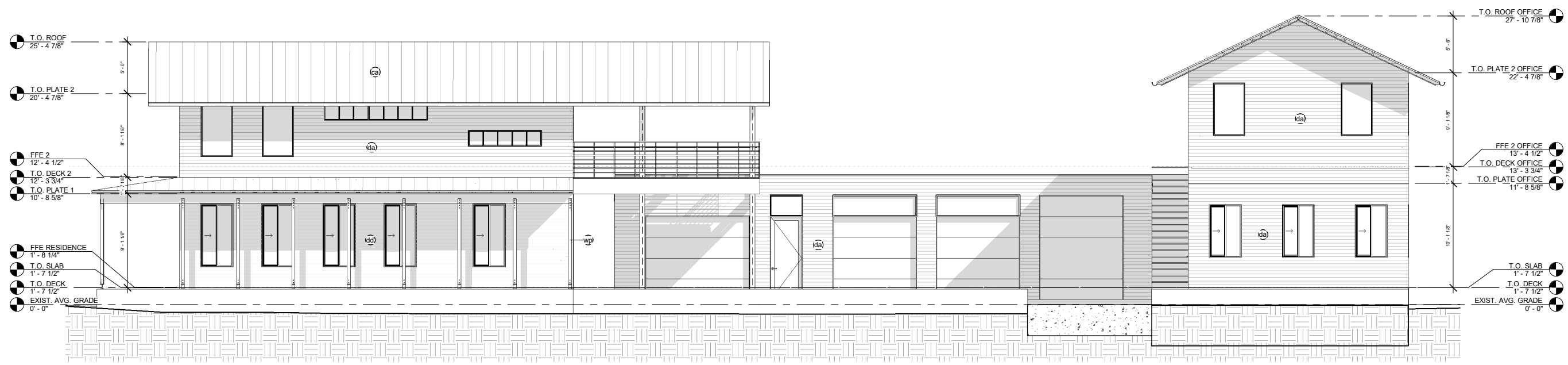
- ALL DIMENSIONS TO FINISH, UNLESS NOTED OTHERWISE;
- REFERENCE A1._____ FOR DIMENSIONS TO FRAMING
- ROOM AREAS INCLUDE MISCELLANEOUS ADJACENT STORAGE
- ALL FLOOR AREA CALCULATIONS ARE TO THE OUTSIDE FINISH FACE FOR ALL ENCLOSED AREAS WITH A CEILING HEIGHT OF 5'-0" OR GREATER.

BASTROP RESIDENCE

09-15-2022

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

ELEVATIONS



1



2



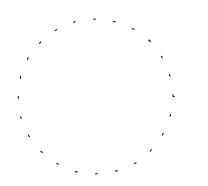
3

MATERIAL LIST			
MARK	MATERIAL NAME	MATERIAL DESCRIPTION	COMMENTS
ca	Galvalume Standing Seam Metal Roof	Aluminum standing seam roofing	Per "Roofing Notes" A5
cz	Roof Sheathing		Per "Roofing Notes" A5
da	Shiplap Metal Siding (driftwood)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 482 "Gilded Grain", variegated 5
dd	Shiplap Metal Siding (cedar)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 481 "Driftwood", variegated 5
ea	1/2" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
eb	5/8" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
gb	Tongue & Groove Ceiling	1x4 douglas fir	Painted (stained)
ji	Millwork	Full overlay, flat panel, walnut, rift-sawn	
lo	Plywood, Sheathing	Plywood, sheathing grade	
pa	Steel Angle	Steel, Powdercoated, Color TBD	
sp	1/4" Steel plate planter	Steel, mill finish	
wp	4x4 Wood Post	Cedar, smooth	Stained
ya	Wood Flooring	Engineered, 3/4" thick	
yb	Tile Flooring		
yc	Wood Decking	3/4 x 4 cedar or cypress, stained w/ penofin	



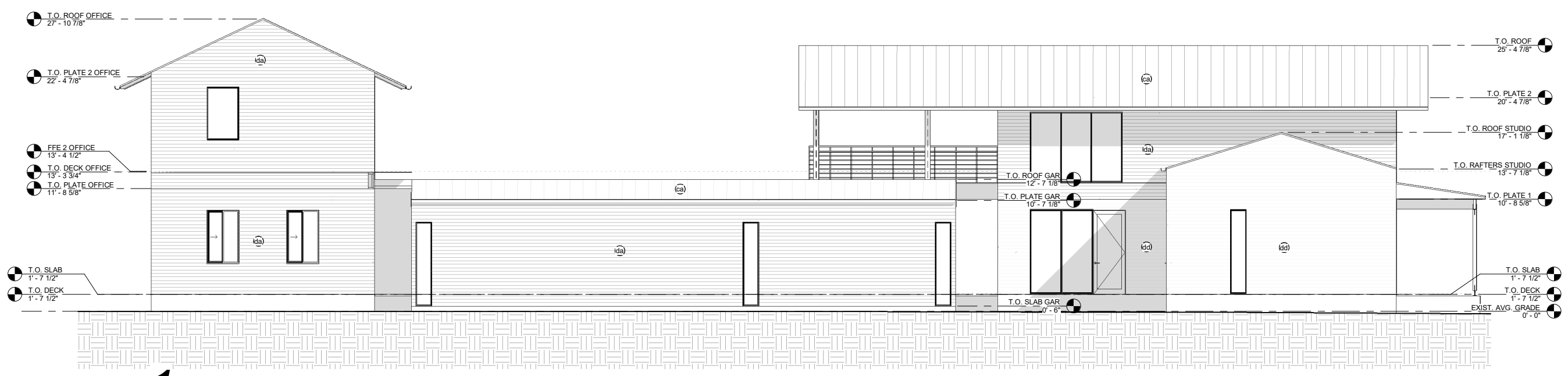
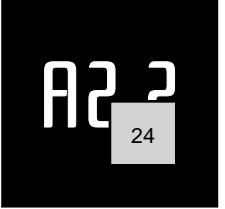
BASTROP RESIDENCE

09-15-2022

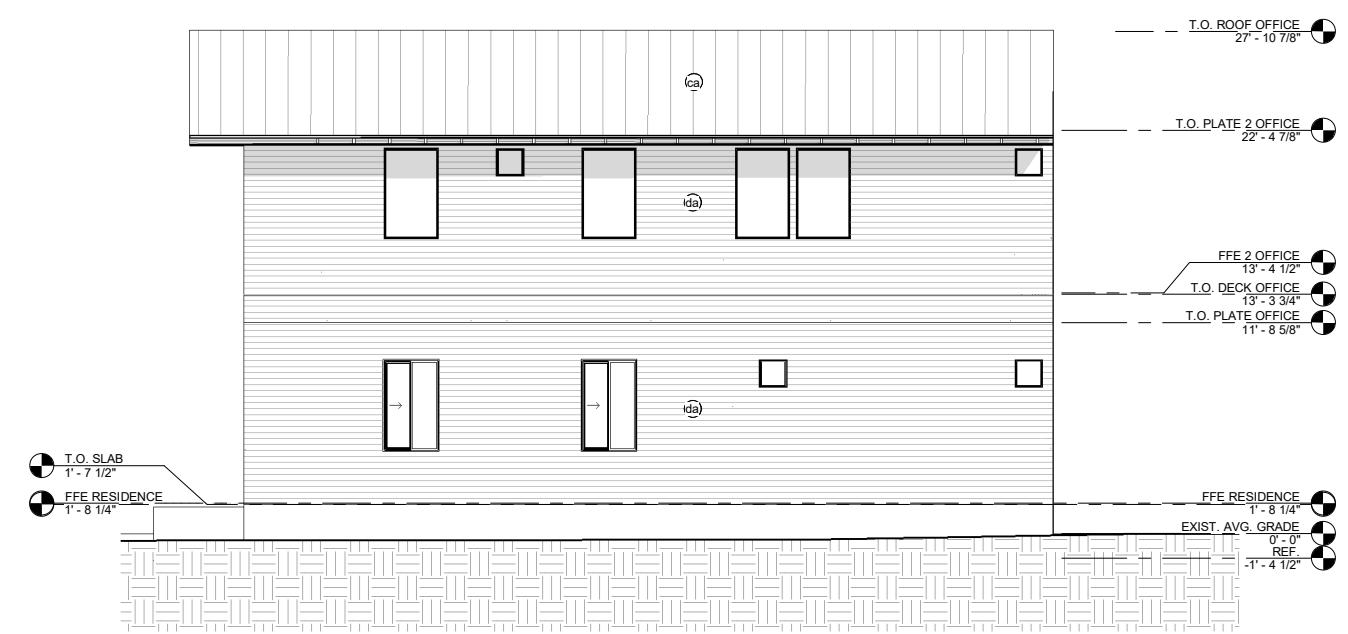


SCALE: 3/16" = 1'-0"

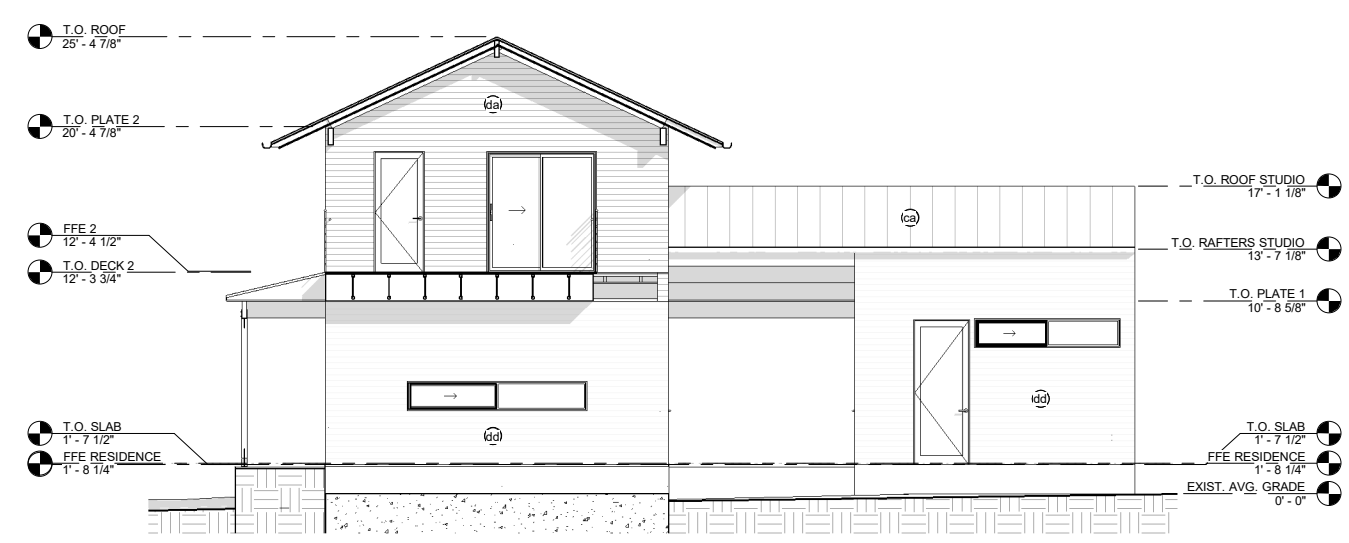
ELEVATIONS



1



2

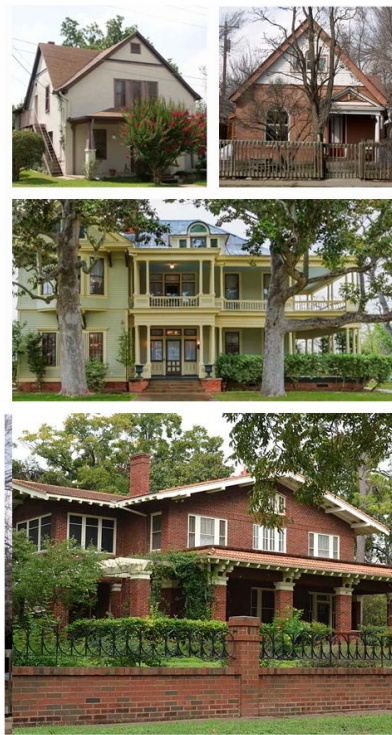


3

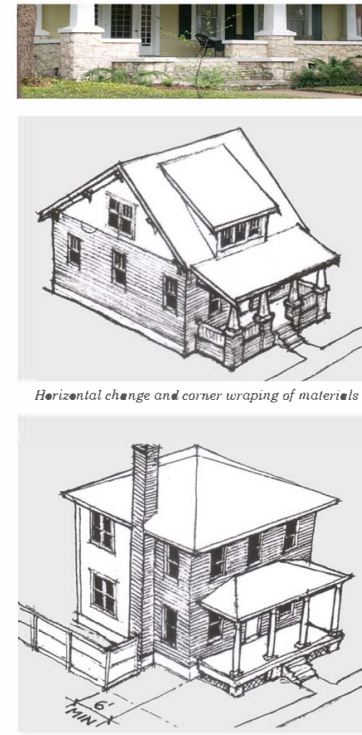
MATERIAL LIST			
MARK	MATERIAL NAME	MATERIAL DESCRIPTION	COMMENTS
ca	Galvalume Standing Seam Metal Roof	Aluminum standing seam roofing	Per "Roofing Notes" A5
cz	Roof Sheathing		Per "Roofing Notes" A5
da	Shiplap Metal Siding (driftwood)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 482 "Gilded Grain", variegate 5
dd	Shiplap Metal Siding (cedar)	Vesta Shiplap Metal Siding (woodgrain)	HD3 Woodgrain 481 "Driftwood", variegate 5
ea	1/2" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
eb	5/8" Gypsum Wall Board		Per "Drywall and Paint Notes" A5
gb	Tongue & Groove Ceiling	1x4 douglas fir	Painted (stained)
ji	Millwork	Full overlay, flat panel, walnut, rift-sawn	
lo	Plywood, Sheathing	Plywood, sheathing grade	
pa	Steel Angle	Steel, Powdercoated, Color TBD	
sp	1/4" Steel plate planter	Steel, mill finish	
wp	4x4 Wood Post	Cedar, smooth	Stained
ya	Wood Flooring	Engineered, 3/4" thick	
yb	Tile Flooring		
yc	Wood Decking	3/4 x 4 cedar or cypress, stained w/ penofin	



Various massing arrangements showing gable, dormer and porch



Reducing the number of materials and using them throughout, creates simplicity and harmony



Horizontal change and corner wrapping of materials



MASSING

- Side gable; center gable facing the street; or cross gable with dormers
- 1-1/2 Story and 2 Story massing compositions are encouraged
- Symmetrical or asymmetrical facade composition
- Emphasis on horizontal rather than vertical lines
- Simple volumes facing the street, more complex configurations in back
- Massing sets the overall aesthetics of the building as well as its presence on the street.
- Hip with Center Dormer
- One Story Front Gable
- 2-Story "L" with Porch and Gable
- Hip with Dormers and 2nd Story Porch
- Single hip with projections
- Main building with wings and side hips
- Compose buildings as Principal Buildings, Backbuildings, and Outbuildings. Consider buildings as simple gable-front masses with a porch, usually with the porch across the entire front. Number of porch bays varies up to five, depending on the lot width.

WALL MATERIALS

- Older neighborhoods benefited from a simple vocabulary of materials, including brick, stone, stucco, and wood clapboard and drop siding patterns. Today, many more materials are available to clad buildings. Some are designed to simulate older-style materials at a lower cost or with less maintenance. Reducing the number of options available, as illustrated here, promotes simplicity and harmony.
- Wall materials exposed to the weather shall be: Brick, stone, stucco, painted smooth (nontextured) hardboard, smooth-face fiber reinforced cement board, stained cedar shingles, or painted wood.
- The number of wall materials used in an elevation, must complement the architectural style. Material changes must generally occur along a horizontal line only, typically at the floor line or a gable end. Vertical changes must occur at logical articulations of the building wall, typically at inside corners only. Place lighter materials above those of heavier weight.
- Apply all wall materials horizontally. Permitted siding patterns include: clapboard, shiplap, drop siding, tongue and groove, and shingle coursing.
- Wrap material around corners a minimum of 6'.
- Historic neighborhoods typically display great consistency in the choice and application of materials to all four elevations of the building.
- Build all elevations of an individual principal building of the same (one or two) materials in similar configurations. Semi-detached connectors and accessory buildings are excepted from this standard, but take care that these structures are compatible with the principal building.



STAFF REPORT

MEETING DATE: October 19, 2022

TITLE:

Consider action to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

STAFF REPRESENTATIVE:

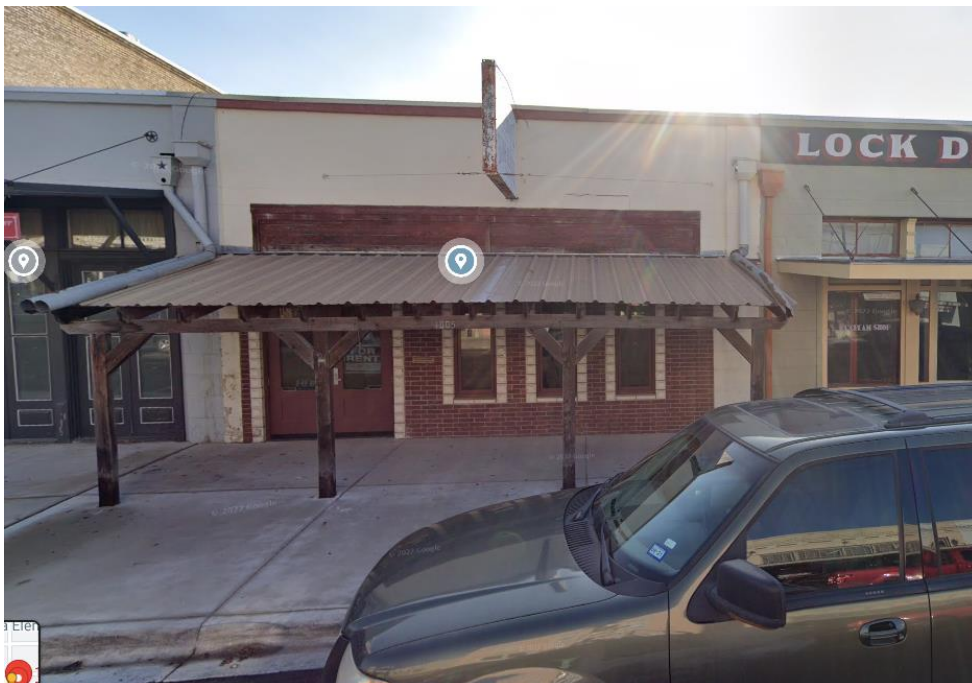
Jennifer C. Bills, AICP, LEED AP, Director of Planning & Development/Historic Preservation Officer
Keehren Baah, Assistant Director of Planning & Development

ITEM DETAILS:

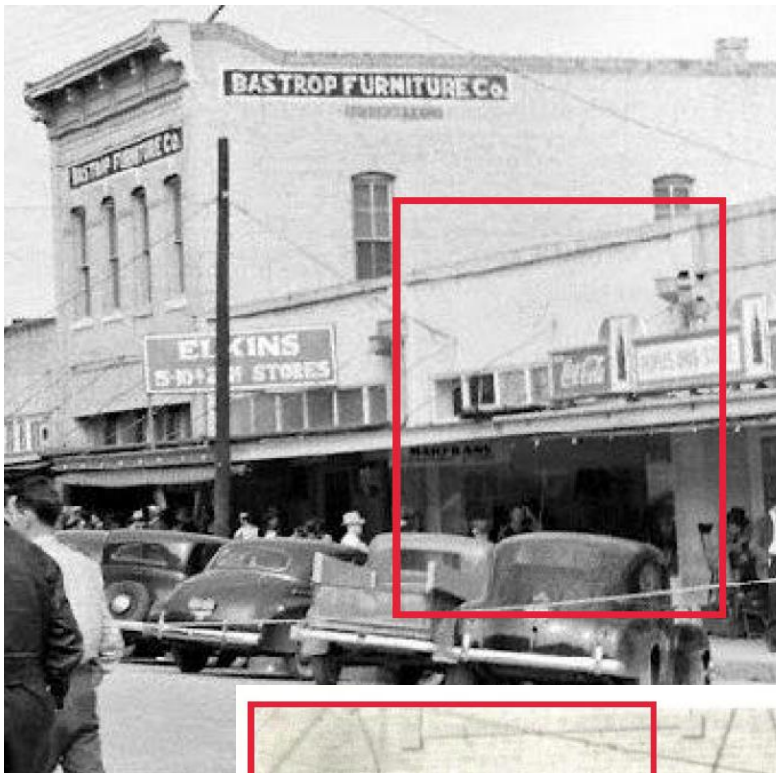
Site Address:	1005 Main Street (Attachment 1)
Property Owner:	Scranton Twohey
Applicant:	David Conti/Conti Construction
Current Use:	Commercial/Retail
Existing Zoning:	P-5 Core
Designations:	Bastrop Commercial National Register of Historic Places District

BACKGROUND/HISTORY:

The property owner at 1005 Main Street is proposing to remove the existing awning supported by columns and replace with a building supported awning, similar to the awning at 1007 Main Street (Attachment 2).



The awning is a more recent addition to the building that is not compatible with the historical downtown appearance. The storefront has changed over time, as the photo from 1942 seems to show a continuous flat roof awning across several of the storefronts (Attachment 3).



T-9 The Oldest Drug Store in Texas, Bastrop, Texas

The Applicant believes that the original transom windows are underneath the wood above the awning and may open them back up. If any other changes are made to the façade, the changes would have to come back for a Certificate of Appropriateness. (Attachment 4).



The applicant is proposing to remove the existing awning and replace with an awning that will project 10 feet from the building (4.75 feet into the right-of-way) at a height of 8 feet. The awning would span 28 feet of (Attachment 5).

The new awning would be a metal v-crimp roof, framed with kiln-dried square edge whitewood board and ply-bead panel beadboard on the underside. (Attachment 6). The awning will be connected with strut rod tiebacks to the stone façade.

POLICY EXPLANATION:

When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

- (1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*. Any adopted design standards and *Secretary of the Interior's Standards* shall be made to the property owners of historic landmarks.

Applicable criteria

- (A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.**

This site has already been significantly altered.

- (I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.
- (J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

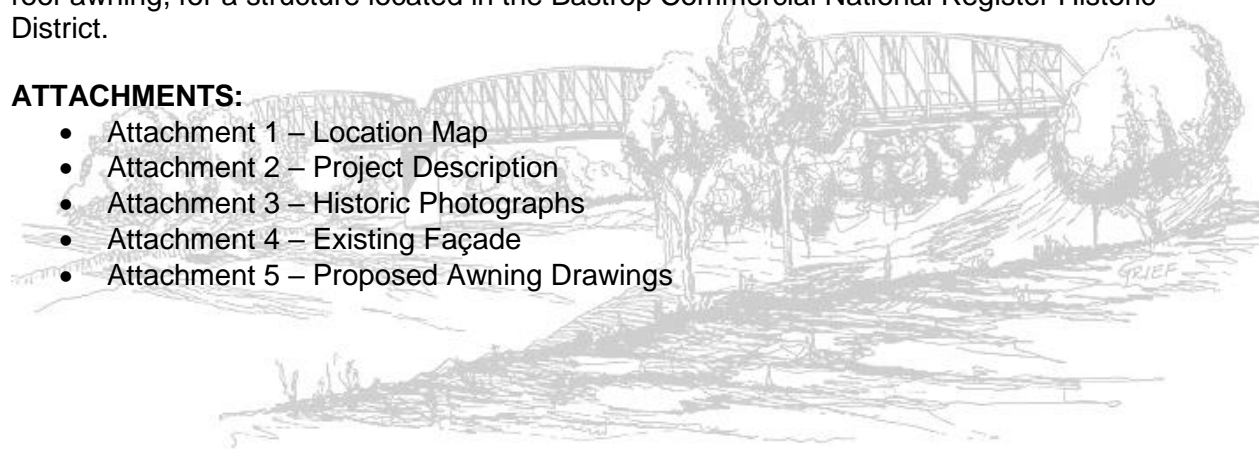
As the original storefront does not exist and has undergone significant changes over time, the goal for this project is the removal of non-historical element and the restoration of the façade to an earlier historic appearance or a style compatible with the historic style of the Bastrop Commercial District.

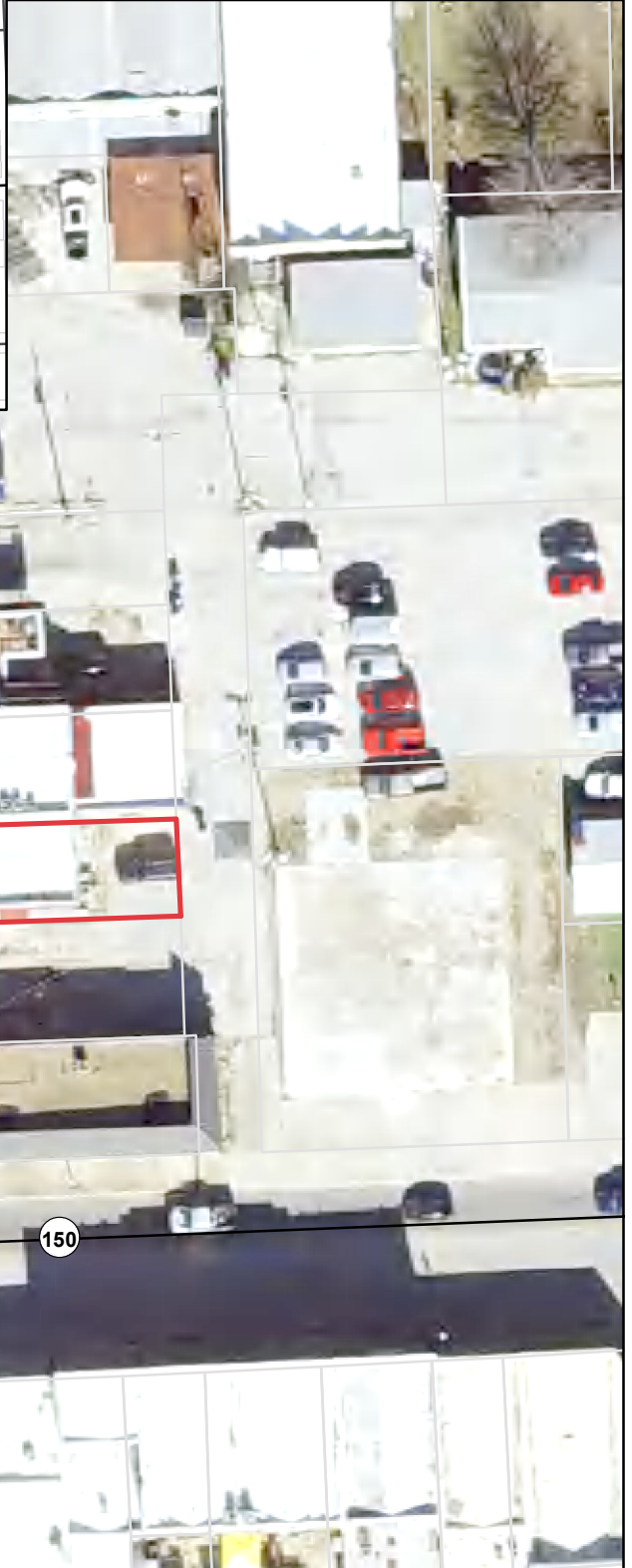
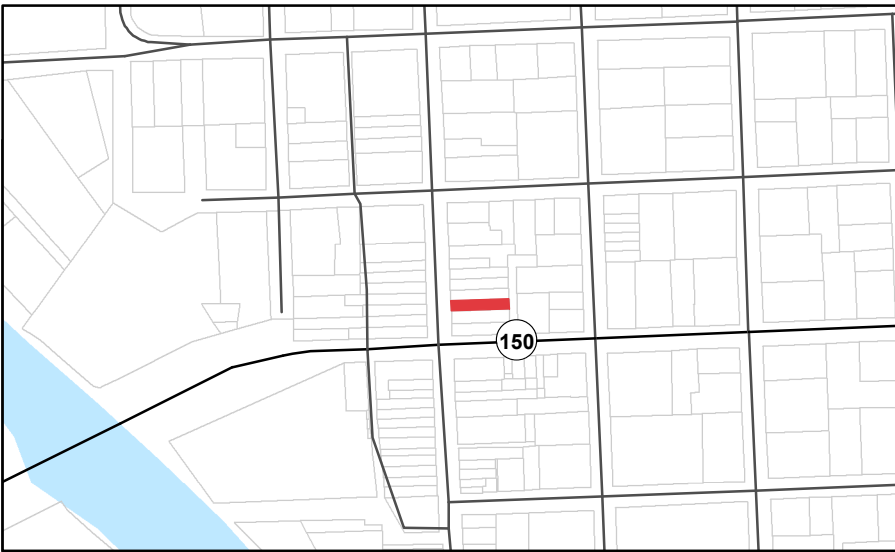
RECOMMENDATION:

Consider action to approve a Certificate of Appropriateness for 0.094 acres of Building Block 5, West of Water Street, located at 1005 Main Street, to replace the existing awning with a new flat roof awning, for a structure located in the Bastrop Commercial National Register Historic District.

ATTACHMENTS:

- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Historic Photographs
- Attachment 4 – Existing Façade
- Attachment 5 – Proposed Awning Drawings





1005 Main Street Certificate of Appropriateness Awning Replacement



1 inch = 50 feet

Date: 10/14/2022

The accuracy and precision of this cartographic data is limited and should be used for information /planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of this information, nor does it represent that its use will not infringe upon privately owned rights.



1005 main ST

I AM REMOVING OLD AWNING
 AND REPLACING WITH A NEW
 AWNING THAT WILL BE SUSPENDED
 WITH STRUT RODS AND WILL
 BE MADE OF WOOD AND METAL
 ROOF AS IT WAS HISTORICALLY

THERE IS CURRENTLY WOOD
 COVERING THE WINDOWS AT THE
 TIME OF AWNING REMOVAL
 WE WILL REMOVE WOOD TO
 LOOK AT WHAT REPAIR WILL
 BE REQUIRED TO REPAIR TO
 BRING UP TO HISTORIC STANDARDS





T-9

The Oldest Drug Store in Texas, Bastrop, Texas

Item 3C.

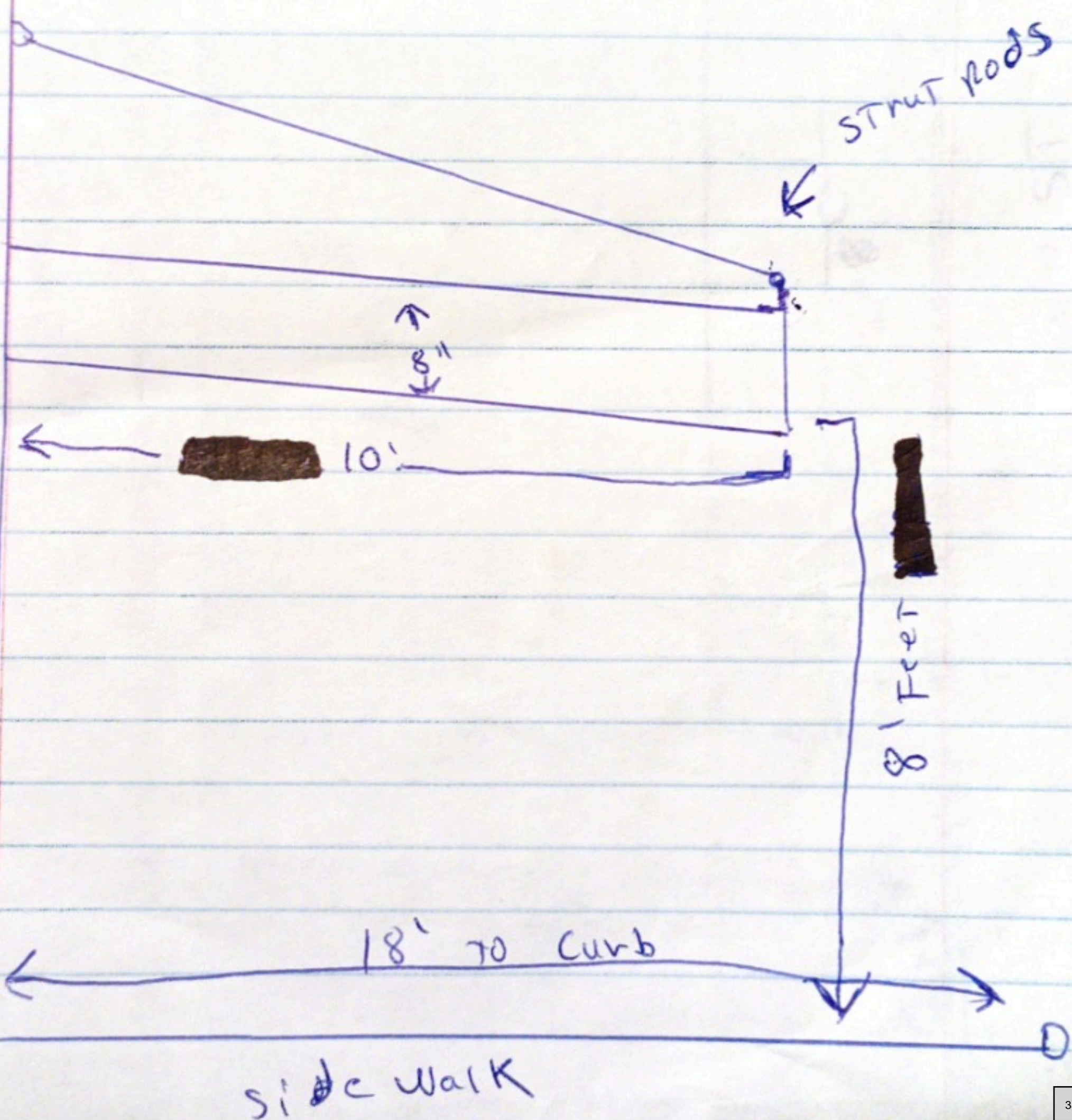
34





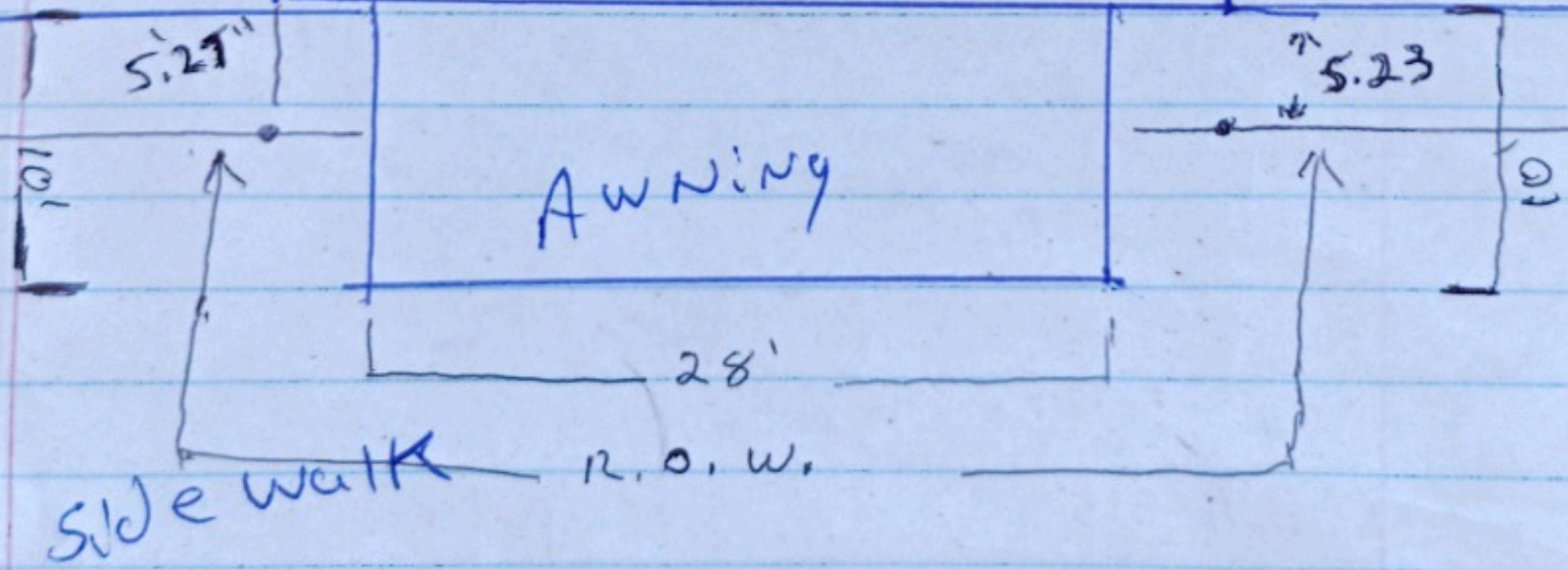


1005 Main St



Alley

1005 Main St



Main St

The new Awnings will be
~~10' x 28' x 8"~~ 10' x 28' x 8"

Materials will be SYP 2x8x10

2x4x8 Bead Board

5 V Crimp Metal Roof

1/2 Steel Strut Rods

wedge ANCHORS in Building for

2x8x10



Cutting Center

PLEASE CONSIDER THE INSTALLATION OF PRODUCT AS FINAL ACCEPTANCE OF PRODUCT

- KEEP PRODUCT DRY, COVERED AT ALL TIMES UNDER ROOF OR WATERPROOF COVERING
- STORE 8" ABOVE THE GROUND ON FLAT SURFACE
- DO NOT STACK MORE THAN 3 PACKS HIGH
- RE-USE SLIPSHEETS IF MOVING OR STACKING
- HANDLE CAREFULLY TO AVOID DAMAGE
- PROTECT FINISHED FACE OF THE PRODUCT

WOODTONE CONSIDERAR COMO LA INSTALACION DEL PRODUCTO COMO LA ACEPTACION DEFINITIVA DEL MISMO

EVERBITT. MADE IN CHINA
DISTRIBUTED BY HOME DEPOT
2455 PACES FERRY RD
ATLANTA, GA 30339

571 5885
ZINC PLATED
FLAT BAR 12 GAUGE
3/4" x 48"

1-1/2 in x 1/8 in x 48 in

8 87480 00947 7
HOME

ANGLE
1/8 in THICKNESS
2 in x 48 in
PLAIN STEEL
365 890

EVERBITT™
MADE IN MEXICO
DISTRIBUTED BY
HOME DEPOT
2455 PACES FERRY RD, N.W.
ATLANTA, GA 30339
8 87480 03027 3
228195





Ply-Bead Plywood Siding Plybead Panel (Nominal: 1 1/32 in. x 4 ft. x 8 ft. ; Actual: 0.313 in. x 48 in. x 96





Unbranded 1 in. x 4 in. x 8 ft. Premium Kiln-Dried Square Edge Whitewood Common Board

