

Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas April 9, 2026

The Georgetown Historic and Architectural Review Commission will meet on April 9, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

At the time of posting, no one had signed up to speak on an item not posted on the agenda.

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the March 11, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

1.B 1000 S. Austin Avenue, (2026-6-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature for the property located at 1000 S. Austin Ave, bearing the legal description 0.16 Acres, Block 64 (PT), Lost Addition. -- Anish D'Souza, Associate Planner.

1.C 205 E. University Avenue, (2026-4-COA)

Public Hearing and possible action on a request for a demolition that results in the loss in the total square footage of the existing structure and demolition of street facing facade for a Medium Priority resource in the Downtown Historic Overlay District for the property addressed at 205 E. University Avenue, bearing the legal description of 1.322 Acres of Block 23, Lot 1-8, Glasscock Addition (2026-4-COA) -- Allyson Iiams,

Preservation and Redevelopment Program Manager

1.D 509 S. Myrtle Street, (2025-51-COA)

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

1.E Discussion Items

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2025, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
April 9, 2026

SUBJECT:

Meeting Minutes

SUGGESTED ACTION:

Consideration and possible action to approve the minutes from the March 11, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Shelly Holcomb, Planning Department

ATTACHMENTS:

[03.11.2026 HARC Minutes Final.pdf](#)

Minutes of the Historic and Architectural Review Commission City of Georgetown, Texas Wednesday, March 11, 2026

The Georgetown Historic and Architectural Review Commission met on Wednesday, March 11, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King, Jr Street for additional information; TTY users route through Relay Texas at 711.

The following Members were in attendance:

Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Sydney Lemanski

Agenda Notice

This meeting is taking place in lieu of the March 12, 2026 meeting due to a conflicting event.

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.

On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this meeting is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the February 26, 2026 regular HARC meeting --Shelly Holcomb, Planning Specialist

Moved by Evan Hein; seconded by Stuart Garner to Approve the minutes from the February 26, 2026 HARC meeting.

Motion Approved: 5- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Sydney Lemanski

Voting Against: None

1.B 701 S. College (2026-7-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2026-7-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

Heather Smith had a conflict of interest and recused herself from this item.

Allyson Iiams presented the staff report.

Applicant, Kris Johnston of Gabriel Custom Homes, approached the dais. After reviewing the prior denial, he believed great suggestions were given and by moving the garage and green house as suggested, it adds a great deal of character and believes it benefits the project. The applicant also pointed out that in the prior denial, the trees were not shown, but 8 mature oaks will be installed. Next, he reviewed the city's recommendation of painting the wood, and shared that the plan was for it to be painted. The garage door will be stained, and the remainder of the house will be painted.

Johnston addressed the only guideline that was found non-compliant on the staff report regarding massing and the building being wider than it is tall, and shared that this guideline is hard to comply with due to the size of the lot and would be almost impossible to put a structure there that did comply. The applicant stated that he provided a document about the massing of the surrounding areas, 18 are wider than they are tall. Massing is comparable to other houses in the area. Overall, he believes it will add to the beauty of old town, not retract from it.

Tommy Dunn, owner, approached the dais. He shared that after the last meeting several revisions were made. The visual scale of the structure on 7th street was reduced to 125 feet. The green house element now reads as a separate architectural element rather than one long continuous building. Dunn also stated that the garage had been relocated to the rear of the property from a previous suggestion. The new façade is more consistent with neighboring properties. The picket fence has been removed entirely in some areas to remain more consistent with neighboring properties. The brick wall shown will not be done but rather rod iron fence will be used to blend into the neighborhood. Overall, the owner shared that they took the core principles of the guidelines and tried to follow it to fit regulations. Diversity is identified as a feature of the neighborhood.

Commissioner Hein commented on his appreciation for the changes that had been made since this project was last presented. He shared that he likes the changes that have been presented and appreciates all the work that has been put into this project.

Commissioner Lemanski commented that she agrees with what Hein said and thinks what has been presented is a huge improvement.

Chair Cash, too, commented that she liked the changes that were made specifically around 7th street. Chair Cash asked a clarification question on the 9,147 square feet.

It was clarified by applicant and owner that that number was for overall square footage not just the house size. The house itself is right at 6,000 square feet.

Chair Cash opened the public hearing.

Angie Litterski, 603 E 8th St, submitted a public speaker form request, but chose not to speak.

Paul Litterski, 603 E 8th St, approached the dais. Litterski stated that he appreciates the effort that went into this design to try and make it fit into the community but ultimately feels it still does not as the square footage of homes around it are about 2,000 square feet which makes this project much larger. He does not feel this home fits in with the humble nature of the neighborhood.

Danni Babik, 1008 E University Ave, approached the dais. Babik shared that the scale of the proposed home is out of place and feels a small-scale historic neighborhood is not the place for it. She hopes the committee will, again, deny the request even with the changes that have been presented.

Liz Weaver, 1221 S Main St, submitted a public speaker form request, but chose to not speak.

Chair Cash closed the public hearing.

Commissioner Garner asked a clarification question to staff about the scale of the home matching the neighborhood and how it complies lengthwise.

Allyson Iiams clarified that the specific code that was referenced focuses on height and width and not length, therefore, it complies.

Commissioner Hein shared that one of the challenges of this lot is that it has three frontages that have to be accounted for. Commissioner Hein also wanted to address some of the public comments and appreciates the public for making their voices heard and agrees with the input, but it is the guidelines that must be looked at and reviewed.

Chair Cash shared that she agrees with Commissioner Hein and understands the public concerns regarding resale and use of the property and the types of rooms, but that these are not items that are under the purview of the Historic and Architectural Review Commission. They solely look at the guidelines.

Commissioner Lemanski asked staff a question that came up from a public comment directed towards use of the property in the future and a fear of it potentially being turned into an AirBnb and the regulations on that.

liams stated that there is a short-term rental ordinance in place that would have to be followed.

Edgar Garcia, Planning Director, added in response to Commissioner Lemanski's question that there are current regulations for short-term rentals under chapter 6 of the code of ordinances. The new Unified Development Code (UDC) is working to make this clear where these would be allowed, but currently the UDC does not speak to it. He shared that in terms of group homes, the state can overrule some requirements in terms of group homes.

Chair Cash asked staff for more context on the guideline for exposed wood to be painted.

liams stated that design guidelines share that exposed wood should be painted and that it was up to the commission, but in order to stay consistent with prior cases, this is why the recommendation had been given from staff.

Chair Cash asked the applicant on their feelings on painting the wood. He shared he does not have a feeling on the garage doors, he just wants them to look nice and would not be exposed wood.

Commissioner Garner asked a question about the calculation of the square footage of the property, and if the other square footages that were listed of neighboring properties were calculated the same way.

The applicant confirmed they were calculated the same way.

Moved by Evan Hein; seconded by Stuart Garner to Approve as presented by the applicant.

Motion Approved: 4- 0

Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Sydney Lemanski

Voting Against: None

1.C [Discussion Items](#)

General updates, and Commissioner questions and comments -- Allyson liams,
Preservation and Redevelopment Manager

Adjournment

These minutes were approved at the meeting of _____

Chair

Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
April 9, 2026

SUBJECT:

1000 S. Austin Avenue, (2026-6-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature for the property located at 1000 S. Austin Ave, bearing the legal description 0.16 Acres, Block 64 (PT), Lost Addition. -- Anish D'Souza, Associate Planner.

ITEM SUMMARY:

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for replacing a historic architectural feature with a non-historic architectural feature. Staff has determined that the proposed request complies with 6, does not comply with 0 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 2 of the 8 criteria were not applicable to the proposed project. Public Comments: As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (25 notices), and 1 signs was posted on-site. To date, staff has received 0 written comments in favor and 1 in opposition to the request

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2026-6-COA HARC Staff Report.pdf](#)

[2026-6-COA HARC Presentation.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Letter of Intent.pdf](#)

[Exhibit 3 - Plans and Specifications.pdf](#)

[Exhibit 4 - Historic Resource Surveys.pdf](#)

[Exhibit 5 - Public Comments.pdf](#)



Historic & Architectural Review Commission Planning Department Staff Report

Report Date: *April 9, 2026*

File Number: *2026-6-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for Replacing a historic architectural feature with a non-historic architectural feature for the property located at 1000 Austin Ave S, bearing the legal description 0.16 Acres, Block 64 (PT), Lost Addition.

AGENDA ITEM DETAILS

Project Name: *Stotz Gas Station*
Applicant: *Kevin Stotz*
Property Owner: *10th & Austin LLC*
Property Address: *1000 Austin Ave S, Georgetown, TX 78626*
Legal Description: *0.16 Acres, Block 64 (PT), Lost Addition*
Historic Overlay: *Downtown Overlay Area 2*
Case History: *N/A*
Prior COA Denials: *N/A*
Prior COA Approvals: *N/A*

HISTORIC CONTEXT

Date of Construction: *1955*
Historic Resources Survey Level of Priority: *Medium*
National Register Designation: *N/A*
Texas Historical Commission Designation: *Downtown District*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ Replacing a historic architectural feature with a non-historic architectural feature±

HPO:

- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- ✓ Exterior non-historic architectural features
- ✓ Exterior lighting that is attached to the building or structure
- ✓ Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building façade

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

Present Property Description:

The subject property is located at 1000 S. Austin Avenue within the Downtown Overlay District (Area 2). The site contains an approximately 1,273-square-foot commercial structure constructed in 1955, historically used as a gas station. The building features a flat roof, street-facing storefront glazing, and a canopy oriented toward S. Austin Avenue. No building additions or expansions are proposed as part of this request.

Requested Changes:

The applicant requests a Certificate of Appropriateness for exterior rehabilitation and site-related improvements, including:

- Repair and repainting of the building façade with a revised color scheme;
- Removal of non-original exterior materials, including a stone wainscot and planter beneath the canopy;
- Replacement of existing storefront and window systems, including reopening window openings currently infilled with plywood;
- Installation of new exterior, wall-mounted lighting fixtures;
- Installation of rooftop mechanical equipment with no increase in building height;
- Installation of two freestanding EV charging units designed to reference the site's historic gas station use.
- No expansion of the building footprint, height, or impervious cover is proposed. Interior renovations are limited to ADA compliance and tenant readiness and are not part of this COA review.

Justification for Requests:

The applicant states that the proposed work is intended to rehabilitate the building to reflect its original mid-century character as a 1950s gas station while adapting the structure for contemporary commercial use. The removal of later, non-original materials and the reopening of window openings are intended to improve transparency, restore architectural character, and enhance the building's relationship to the street. The proposed EV charging units are intended to provide modern functionality while referencing the site's historic use.

Technical Review:

The proposed rehabilitation does not increase the building's footprint, height, or massing and maintains the existing site layout. The removal of non-original exterior materials and the replacement of storefront and window systems are consistent with Area 2 guidelines encouraging reinvestment and rehabilitation that respect original building proportions. Reopening window openings improves façade transparency along S. Austin Avenue and supports an active streetscape.

Planning Department Staff Report

Historic and Architectural Review Commission

The proposed paint colors and exterior finishes draw from mid-century commercial design traditions without replicating historic ornamentation, consistent with Area 2 guidance to reference historic character while allowing contemporary expression. Exterior lighting fixtures are modest in scale and are designed to direct illumination downward, minimizing visual impacts. Rooftop mechanical equipment does not result in an increase in building height and is not intended to alter the primary façade.

The proposed freestanding EV charging units are evaluated as site elements rather than architectural features. Their scale and placement under the existing canopy reference the historic function of the site while providing modern infrastructure. Final placement and illumination should remain subordinate to the building and streetscape character.

Based on the submitted materials, staff finds that the proposed work is consistent with the intent of the Downtown Overlay District and applicable Certificate of Appropriateness review criteria.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 7 of the 7 applicable Historic District Design Guidelines in *Chapter 2* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
2.1.A General Adjacent to the Downtown are more modest commercial buildings. Further away from the Downtown core are commercial structures from various eras that may have replaced earlier houses. Residential structures with commercial uses as well as residential structures still used as residences can be found in this area.	Complies The proposed rehabilitation intentionally reflects the site's original mid-century gas station typology.
2.2.A Original architectural details should be preserved in place. The best way to preserve many of these features is through well-planned maintenance.	Complies The project preserves the primary architectural form and spatial relationship to the street, consistent

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
A.1 Avoid removing or altering any significant architectural detail. A.3 Avoid adding elements or details that were not part of the original building. Details such as decorative millwork or cornices should not be added to a building if they were not an original feature of that structure. A.4 Protect and maintain significant stylistic elements.	with Area 2 guidelines encouraging retention of defining building features.
2.2.C. Replacement of original architectural details and materials that have deteriorated beyond repair or are missing. C.3 If parts are damaged or missing, it is preferred that they are replaced with the same material as the original. C.7 Avoid adding decorative elements, unless thorough research indicates that the building once had them. Conjectural “historic” designs for replacement parts that cannot be substantiated by documented evidence are inappropriate. Dressing up a building with pieces of ornamentation that are out of character with the architectural style gives the building a false “history” it never had, and is inappropriate.	Complies Window profiles and EV chargers remain compatible with historic appearance.
2.3.C Canopies and Awnings For the purposes of these Guidelines, an awning is a structure with a fabric or material surface, usually sloped. A canopy is a rigid structure with a metal roof, generally attached to a building by hangers or tie rods. Canopies can also be mounted to the ground plane with columns. Canopies and awnings can be character defining features. They provide a welcome reprieve from the hot Texas sun, or sudden downpours. They play an essential role in enhancing the pedestrian experience. Historically, awnings and canopies were noteworthy features of buildings in	Complies No expansion or stylistically incompatible alteration has been proposed.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
Downtown and their continued use is encouraged. C.1 An awning or canopy should be similar to those seen historically.	
2.3.D.4. Minimize the visual impacts of architectural lighting. a. All exterior light sources should have a low level of luminescence. b. Wall-mounted flood lamps shall be shielded so that the light source is not visible off-site. Spotlights without shielding devices are not allowed. c. A lamp that conveys the color spectrum similar to daylight is preferred. A color temperature range of 2700K- 3000K is appropriate.	Complies All exterior lighting complies with guidelines.
2.5.F.1.b Exterior Building Materials Masonry materials that convey a sense of scale are preferred. Brick and stone are preferred for new construction. Stone types should be limited to stone that is quarried in Texas, as that would have been the traditional material available. Simple ashlar or running bond patterns should be used. Rough finishes are preferred on stone. Thin set stone veneer or brick, sometimes referred to as “sticky brick or sticky stone” is only allowed in instances in which is indistinguishable from full dimension masonry materials. New materials should appear similar in character to those used traditionally. For example, stucco, cast stone, and concrete should be detailed to provide a human scale. Tilt wall is acceptable as a construction method, but painted or unpainted concrete, and exposed aggregate face is not allowed. New materials should have a demonstrated durability for the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weathering and simply do not last as long as stone or brick.	Complies The proposed removal of non-historic stone cladding to expose the original metal siding is consistent with rehabilitation practices and preserves the building’s historic material character. As no new exterior cladding is introduced, the request is compatible with the intent of the material standards.
2.5.G.2 Storefront Windows in the Urban Commercial block face	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER TWO – DOWNTOWN AREA TWO	
Storefronts in new buildings in the Urban Commercial block face shall be visually open and provide interest on the street. a. The ratio of solid-to-void surface area shall be similar to that seen on commercial storefront buildings in Area 1. b. First floors should be more transparent than upper floors. c. Avoid a blank wall appearance that does not provide interest to pedestrians. d. New storefronts can be constructed of wood, steel, anodized aluminum, or other materials with the same long-lasting characteristics. e. A new storefront should have the following parts listed below. A rehabilitation project shall preserve these character-defining elements: • Display windows: The main portion of glass on the storefront, where goods and services are displayed. This will help maintain the interest of pedestrians by providing views to goods and activities inside the first floor. • Transom: The upper portion of the display window, separated by a frame. • Kick plate: Found beneath the display window. Sometimes called a bulk-head panel. • Entry: Usually set back from the sidewalk in a protected recess. f. Secondary public entrances are encouraged on a larger building or along an alley if there is parking in the rear of the site.	The proposed replacement and reopening of window and storefront openings generally supports pedestrian orientation and improves façade transparency consistent with Section 2.5.G

CRITERIA FOR APPROVAL

Planning Department Staff Report

Historic and Architectural Review Commission

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 6 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application was complete.
2. Compliance with applicable design standards of this Code;	Complies The proposed work generally complies with the applicable design standards of the Downtown Overlay District.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies The proposed rehabilitation generally aligns with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The proposed work generally complies with the applicable Downtown Overlay District (Area 2) Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The proposed rehabilitation preserves the general historic, cultural, and architectural integrity of the building and site by maintaining the original form, scale, and character-defining features while accommodating compatible improvements.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable No new buildings or additions are proposed as part of this request.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed rehabilitation and site improvements maintain compatibility with the surrounding development pattern and do not adversely impact the overall character of the Downtown Overlay District (Area 2).

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable No Master Sign Plan is proposed or reviewed as part of this request.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request.

The proposed rehabilitation is consistent with the Downtown Overlay District (Area 2) Design Guidelines. The project maintains the existing building's form, scale, and massing, removes non-historic alterations, and reintroduces architectural features and materials that are compatible with the building's mid-century commercial character.

While historic documentation of the original configuration is limited, the proposed design reflects a reasonable and contextually appropriate interpretation of a 1950s gas station, supported by the building's existing structure and architectural elements. The improvements enhance transparency, pedestrian engagement, and overall compatibility with the surrounding historic district without introducing adverse impacts.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (25 notices), and number (1) signs were posted on-site. To date, staff has received 0 written comments in favor and 1 in opposition to the request (Exhibit 5).

ATTACHMENTS

- Exhibit 1 – Location Map
- Exhibit 2 – Letter of Intent
- Exhibit 3 – Plans and Specifications
- Exhibit 4 – Historic Resource Surveys
- Exhibit 5 – Public Comments

SUBMITTED BY

Anish D'Souza, Associate Planner

1000 Austin Ave S 2026-6-COA

April 9, 2026 | Historic & Architectural Review Commission

Anish D'Souza, Associate Planner

Item Under Consideration

2026-6-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for Replacing a historic architectural feature with a non-historic architectural feature for the property located at 1000 Austin Ave S, bearing the legal description 0.16 Acres, Block 64 (PT), Lost Addition.

Item Under Consideration

HARC:

- ✓ Replacing a historic architectural feature with a non-historic architectural feature

HPO:

- ✓ Changes to paint color on previously painted surfaces (includes repainting or new paint on previously painted surface)
- ✓ Exterior non-historic architectural features
- ✓ Exterior lighting that is attached to the building or structure
- ✓ Rooftop HVAC, mechanical or communication equipment that result in no modifications to the building façade

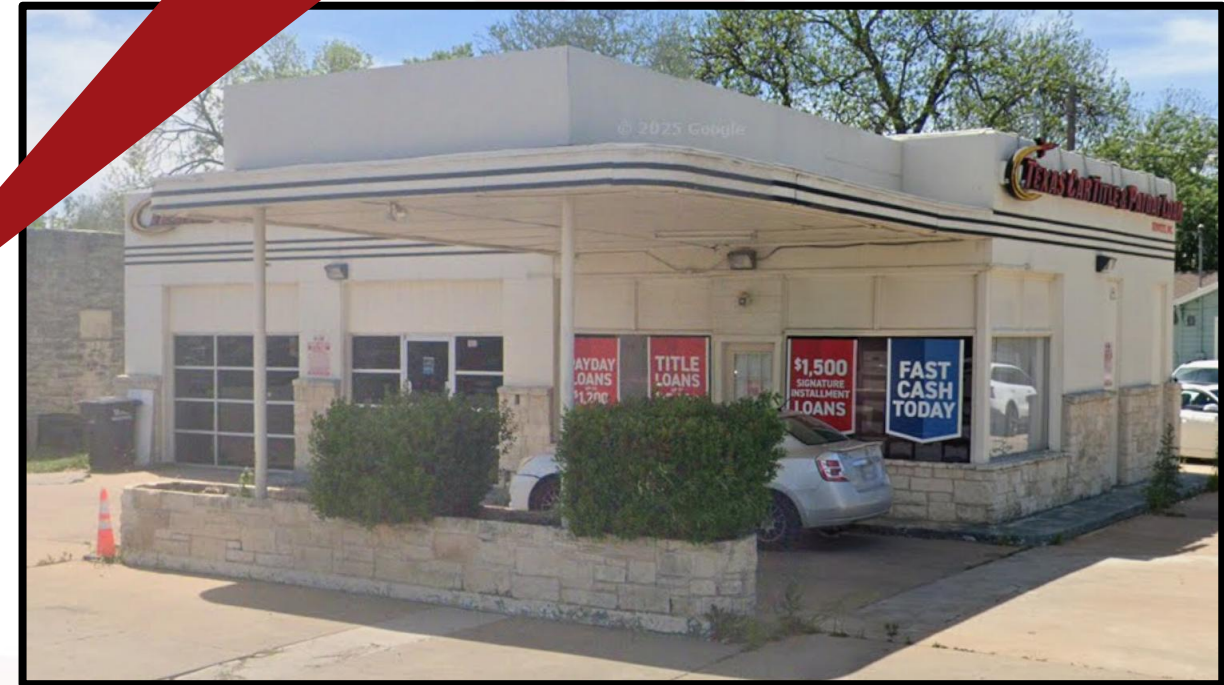


Legend

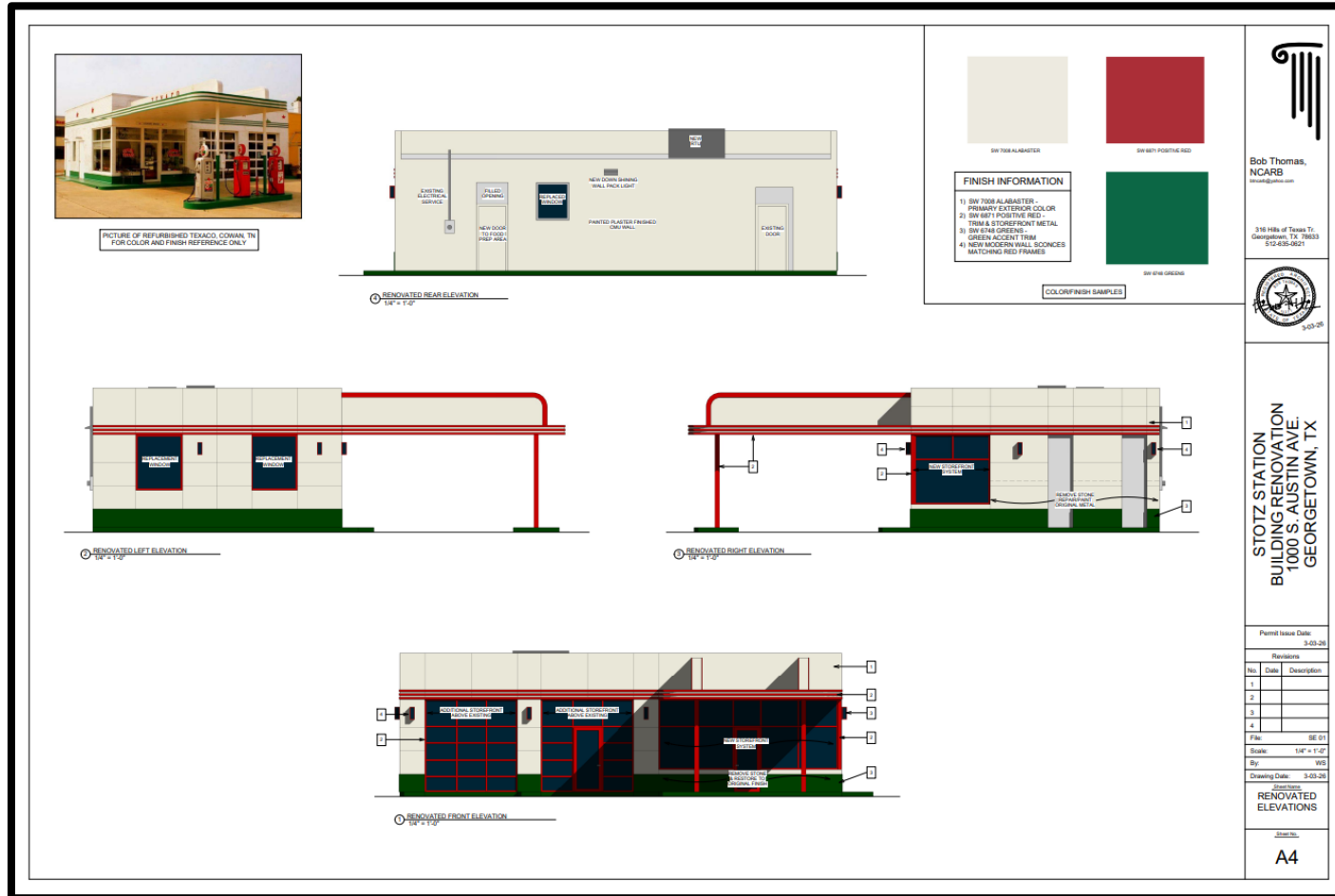
- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- - - - - Boundary of Old Town Historic Overlay District
- - - - - Boundary of Downtown Overlay District
- Subject Property

Current Context

10th Street



Plans and Specifications - Elevations



Plans and Specifications – Materials

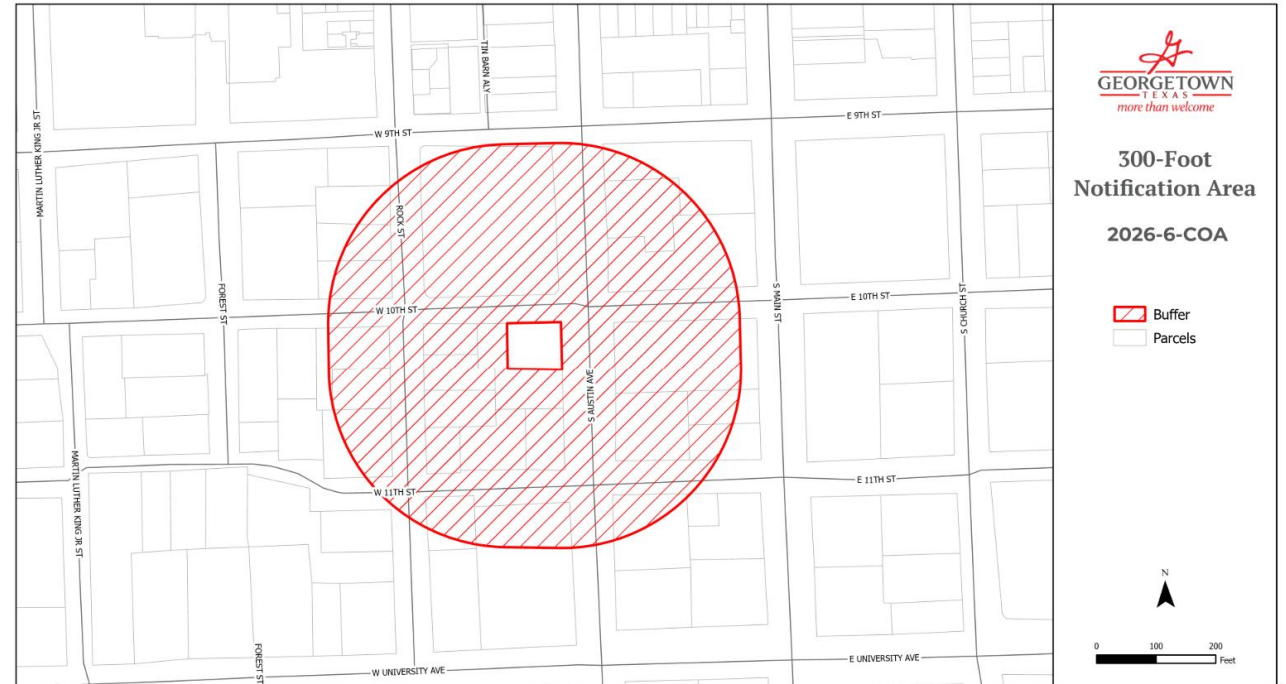


Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Complies
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Public Notification

- 25 notices mailed
- 1 signs posted
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 1 written comments OPPOSED



Staff Recommendation

Based on the findings listed above, staff recommends APPROVAL of the request.

The proposed rehabilitation is consistent with the Downtown Overlay District (Area 2) Design Guidelines. The project maintains the existing building's form, scale, and massing, removes non-historic alterations, and reintroduces architectural features and materials that are compatible with the building's mid-century commercial character.

While historic documentation of the original configuration is limited, the proposed design reflects a reasonable and contextually appropriate interpretation of a 1950s gas station, supported by the building's existing structure and architectural elements. The improvements enhance transparency, pedestrian engagement, and overall compatibility with the surrounding historic district without introducing adverse impacts.

HARC Motions to Consider

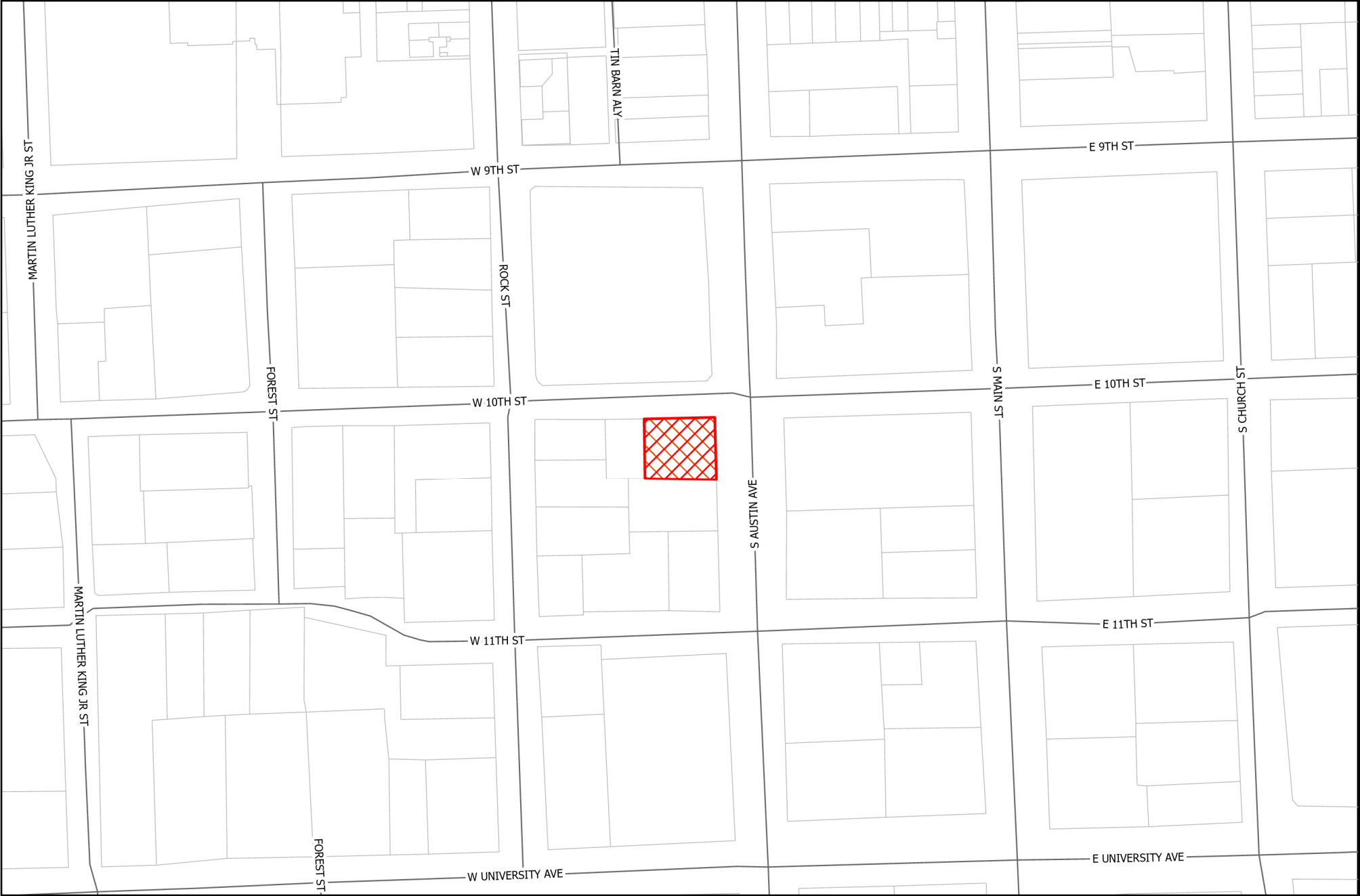
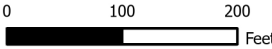
- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone

Location

2026-6-COA

Exhibit #1

-  Site
-  Parcels



WOODHILL STUDIOS Inc.

RESIDENTIAL & COMMERCIAL
DESIGN & DRAWING

PO Box 655

Sean Eubanks, President & C.E.O.

979-255-9943

Millican, TX 77866

sean@woodhill-studios.com

Date: 1/21/2026

LETTER OF INTENT

To Whom it May Concern:

This is a letter to communicate my intent, as the owner representative, to refurbish and/or restore the structure at 1000 S. Austin Avenue to its original look and feel of a 1950's gas station. That includes repairing & repainting the façade, removing the stone wainscot and planter under the canopy, replacing old storefront & windows with new energy efficient storefront and windows, and to add more windows above existing as shown where plywood exists now to open up the space more. We have no intention of adding additional square feet to the existing structure. All colors and materials used are shown in the attached drawing set on Sheet A4 - Renovated Elevations.

Furthermore, we intend to renovate the interior to make the space not only ADA compliant but also make the space more usable for a tenant such as a deli, sandwich, coffee shop type establishment in the future. A tenant has not leased the space at this time.

Thank you for your consideration and review of this project

Regards,



Sean Eubanks - Owner Representative

STOTZ BUILDING RENOVATION

1000 S. Austin Ave., Georgetown, Texas 78626

1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES AND SHALL OBTAIN NECESSARY BUILDING AND FIRE PERMITS FROM ALL AUTHORITIES HAVING JURISDICTION.
2. ALL WORK SHALL CONFORM TO APPLICABLE INDUSTRY AND MANUFACTURER'S PUBLISHED STANDARDS FOR QUALITY OF MATERIALS AND WORKMANSHIP.
3. ONCE ON SITE, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL VERIFY ALL NEW AND EXISTING CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DIFFERING CONDITIONS BEFORE THE COMMENCEMENT OF WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL PARTS OF THE WORK SO THAT NO WORK SHALL BE LEFT IN AN UNFINISHED OR INCOMPLETE CONDITION.
5. THE CONTRACTOR SHALL PLAN WORK TO PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES, AND EXECUTE THE WORK IN SUCH A MANNER TO AVOID ANY HAZARDS TO PERSONS AND PROPERTY AS NECESSARY.
6. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN, LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DIFFERING CONDITIONS BEFORE COMMENCEMENT OF WORK.
7. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE BUILDING OWNER AND/OR G.C.
8. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
9. THE MATERIALS, PRODUCTS AND EQUIPMENT DESCRIBED IN THE CONTRACT DOCUMENTS ESTABLISH A STANDARD OF REQUIRED FUNCTION, DIMENSION, APPEARANCE AND QUALITY. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR SUBSTITUTIONS THAT HAVE NOT BEEN REVIEWED BY THE ARCHITECT.
10. THE CONTRACTOR SHALL FURNISH AND BE RESPONSIBLE FOR ALL BARRICADES, ADEQUATE SHORING, BRACING AND PROTECTIVE MEASURES TO SAFELY EXECUTE THE WORK.
11. CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE NOTED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND/OR DEFECTS.
12. UNLESS OTHERWISE NOTED, GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL ALL MATERIALS.
13. INSTALL MOISTURE RESISTANT DRYWALL AT ALL TOILET ROOMS AND AT SERVICE SINKS. PROVIDE SOUND ATTENUATION BLANKETS IN ALL NEW TOILET ROOM WALLS.
14. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES ARE TO RECEIVE ONE PRIMER COAT AND TWO COATS OF PAINT.
15. BUILDER SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART.
16. IT IS THE INTENT OF THE DESIGNER TO PROVIDE FLEXIBILITY TO THE OWNER IN THE SELECTION OF FIXTURES AND FINISHES. DESIGNER DOES NOT SELECT SPECIFIC MANUFACTURERS OR PRODUCTS OR FIXTURES UNLESS SUCH PRODUCT HAS A SPECIFIC DESIGN REQUIREMENT OR INTENT, WHERE A SPECIFIC PRODUCT IS SPECIFIED. NO SUBSTITUTIONS OR ALTERATIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE OWNER.
17. SUBSTITUTIONS SHALL HAVE EQUAL OR GREATER REQUIREMENTS THAN THE PRODUCT THEY ARE REPLACING. BUILDER WARRANTS THAT SUBSTITUTIONS WILL NOT REQUIRE ANY OTHER DEVIATIONS FROM THE CONTRACT DOCUMENTS AND THAT SUBSTITUTIONS MEET OR EXCEED ALL REQUIREMENTS.
18. ALL DIMENSIONS ON FLOOR PLANS ARE TO FACE OF WALL STUD, UNLESS OTHERWISE NOTED ON DRAWINGS. ALL DEPICTED ANGLES SHALL BE 45 DEGREES UNLESS OTHERWISE NOTED.
19. PROVIDE PORTABLE FIRE EXTINGUISHERS OF AT LEAST THE 2A10B-C RATING. EXTINGUISHERS SHALL BE MOUNTED TO THE WALL ACCESSIBLE WITHIN 75 FEET OF TRAVEL AND INSPECTED BY A TEXAS LICENSED FIRE EXTINGUISHER COMPANY, 2012 IFC 906.
20. INSTALL KNOX BOX PER THE CITY OF GEORGETOWN FIRE DEPARTMENT REQUIREMENTS.
21. THE BUILDING SHALL HAVE ITS BUILDING NUMBER POSTED AT AN APPROVED LOCATION WITH NUMBERS WITH SIZE AND COLOR CONTRAST TO MEET THE CITY OF GEORGETOWN F.D. STANDARDS.
22. BUILDER SHALL KEEP AND MAINTAIN AS-BUILT DRAWINGS OF THE CONSTRUCTION AT THE PROJECT SITE IN A PROFESSIONAL AND READABLE MANNER.
23. AS-BUILT DRAWINGS SHALL BE GIVEN TO THE OWNER AT SUBSTANTIAL COMPLETION. FINAL PAYMENT TO THE BUILDER SHALL NOT BE MADE UNTIL AS-BUILT DRAWINGS ARE RECEIVED.
24. SPRINKLER SHOP DRAWINGS WILL BE SUBMITTED BY A TEXAS LICENSED SPRINKLER CONTRACTOR AS A SEPARATE SUBMITTAL FOR CITY OF GEORGETOWN FIRE DEPT. REVIEW PRIOR TO THE START OF THE SPRINKLER WORK.
25. CONNECTION TO THE FIRE ALARM WILL REQUIRE A SEPARATE PERMIT.

General Notes

HAYVIE ENGINEERING, Inc.
P.O. BOX 1931
Belton, TX 76513
PH: 254-598-9704
info@hvacreport.net

MEP Engineer

10th And Austin, LLC.
Kevin Stotz
PH: 737-202-0209
kevin_stotz@yahoo.com

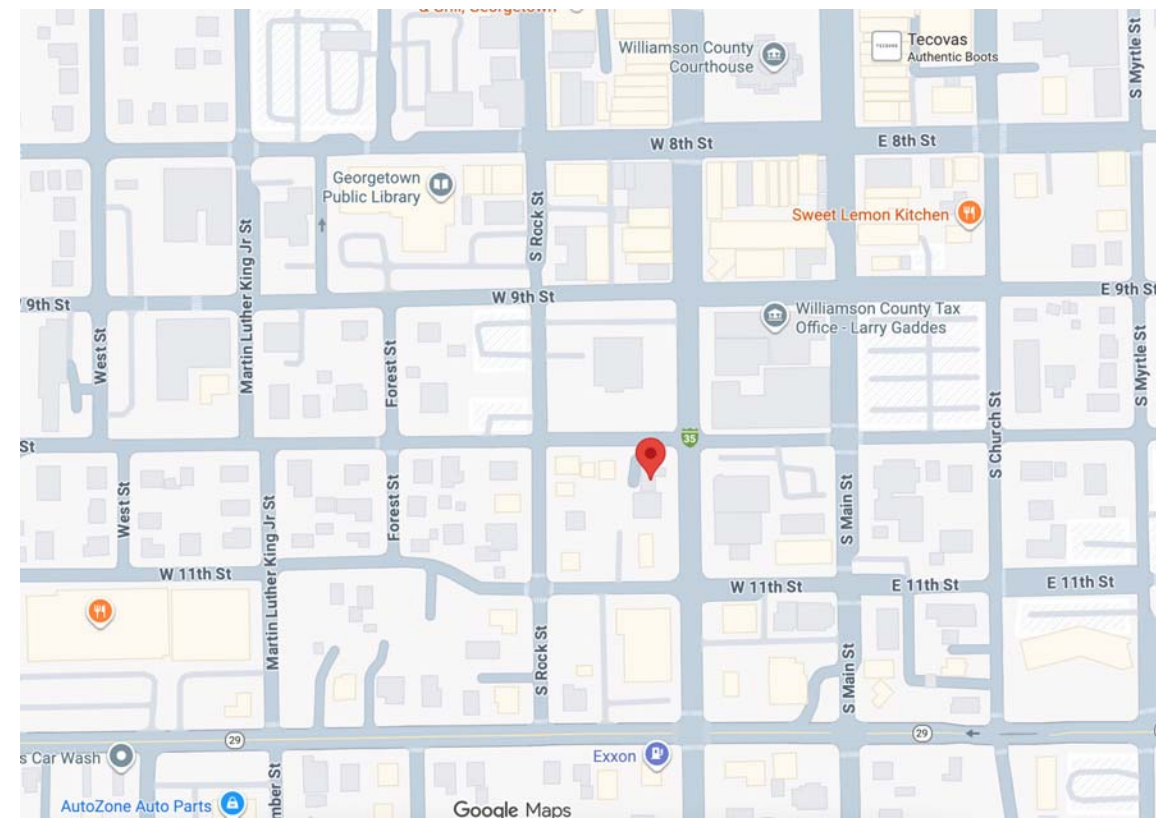
Property Owner

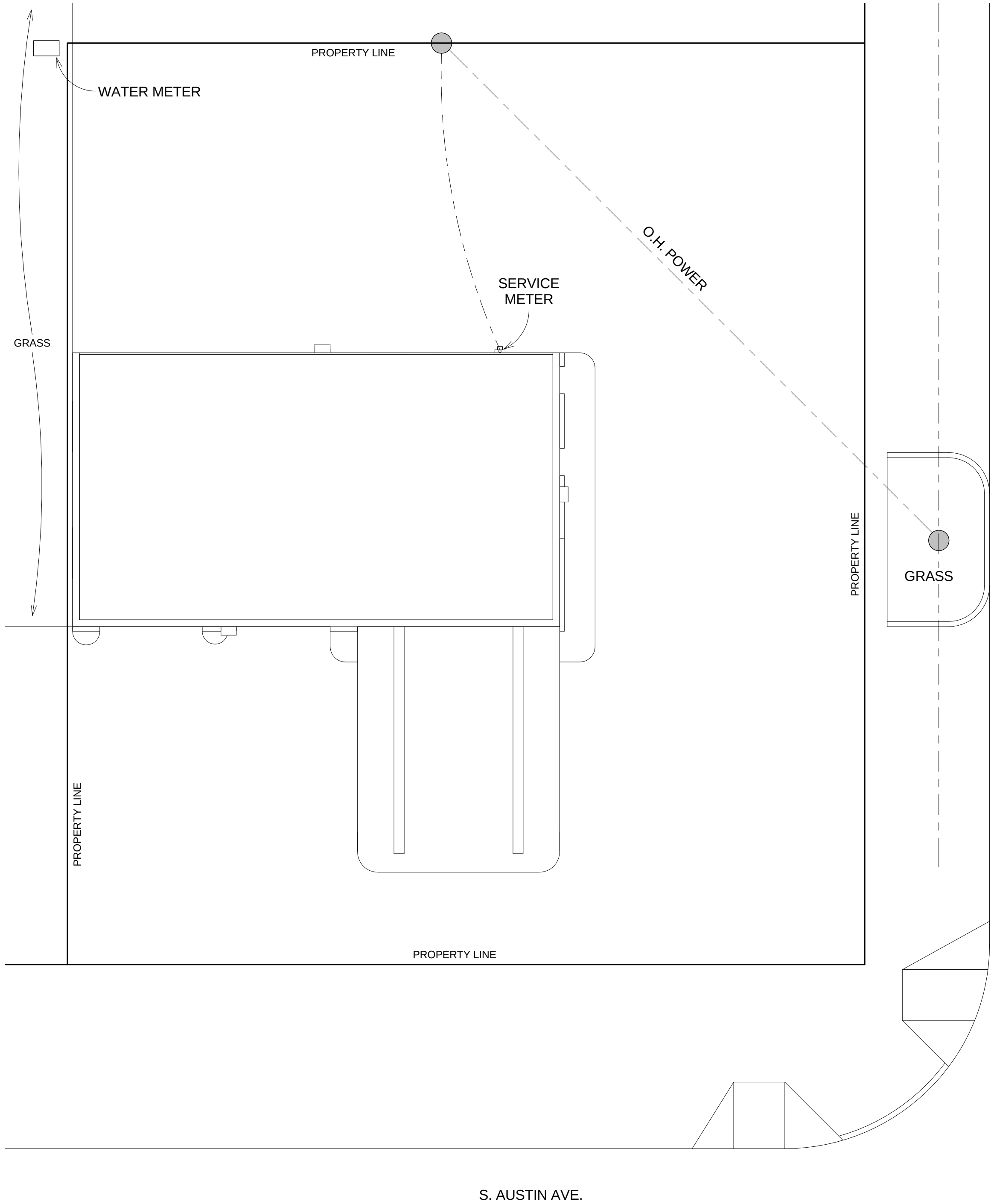
PROJECT LOCATION: 1000 S. Austin Avenue
Georgetown, TX, 78626
SCOPE: Building Renovation (non TI)
BUILDING USE: Commercial, Retail
NUMBER OF STORIES: One (1)
SQUARE FOOTAGE: Gross Building Area: 1,273 S.F.
BUILDING CODES: 2021 International Building Code (IBC)
2021 International Mechanical Code
2021 International Plumbing Code
2021 International Fire Code
2021 Fuel Gas Code
2023 National Electrical Code w. Amendments
2012 Texas Accessibility Standards (TAS)
2021 International Energy Code
TENANT AREA: 1,273 S.F.
OCCUPANCY TYPE: B
CONSTRUCTION TYPE: VB (5B) (Non-Sprinkled)
OCCUPANCY LOAD: 47
REQ. PLUMBING FIXTURES: 47 OCCUPANTS - 24 MALE, 24 FEMALE
2 SINGLE-USE WATER CLOSETS REQUIRED - 2 PROPOSED
2 LAVATORY REQUIRED - 2 PROPOSED
1 MOP SINK REQ. - 1 PROPOSED

TAS/TDLR #: TABS2026011279

SCOPE OF WORK: THIS PROJECT IS A VANILLA BOX FINISH OUT FOR A FUTURE TENANT

Project Information





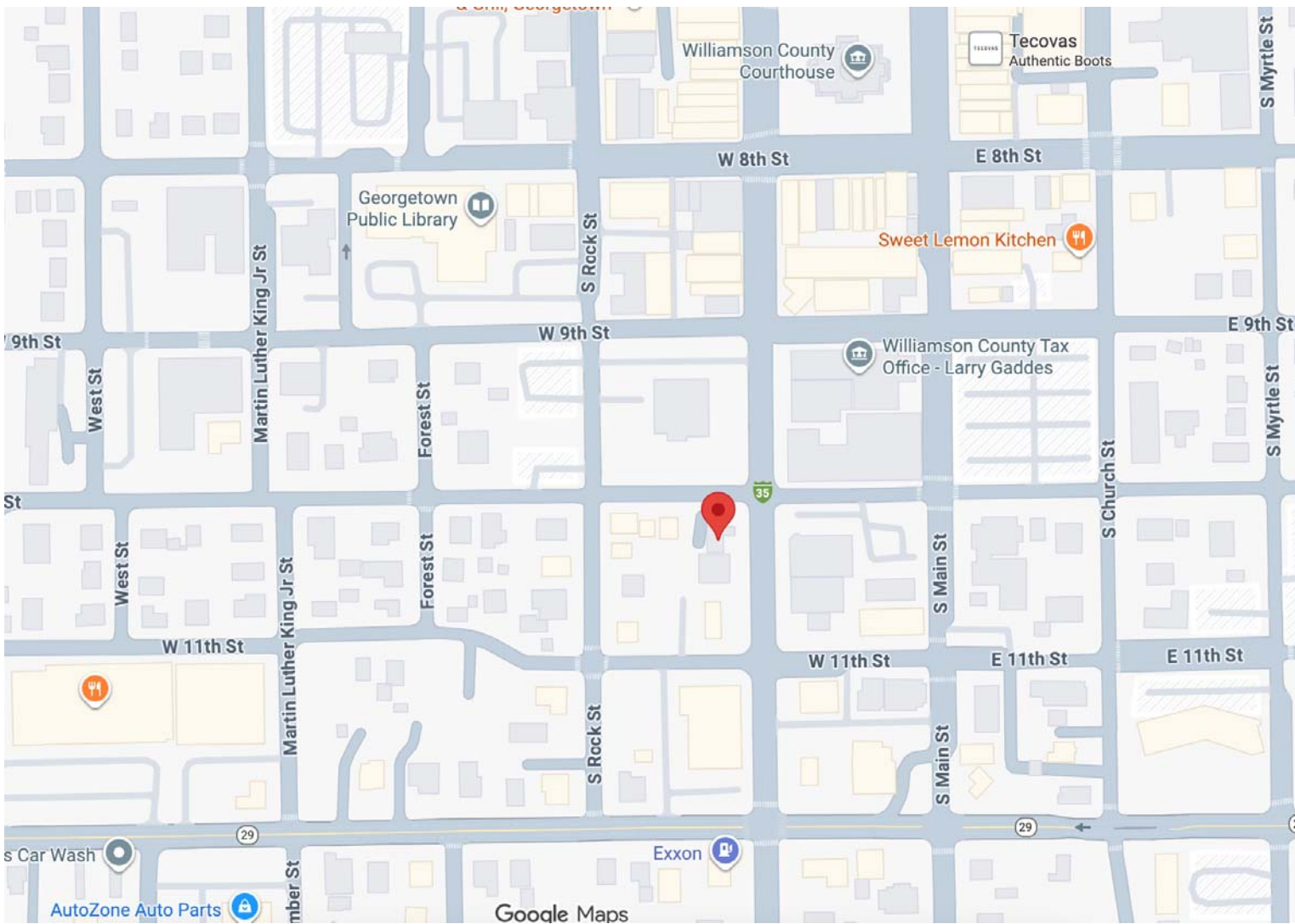
1 EXISTING SITE PLAN
1/8" = 1'-0"

W.10TH
ST.

SITE NOTES:
NO SITE WORK WILL BE DESIGNED OR PERFORMED AT THIS TIME
ALL EXISTING SITE IMPROVEMENTS WILL REMAIN AS IS

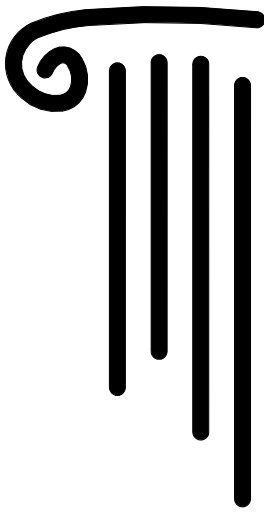


VIEW FROM S. AUSTIN AVE.



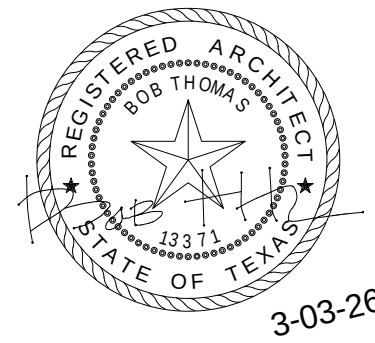
VICINITY MAP

PROJECT INFORMATION	
NOTE: NO ADDITION TO EXISTING BUILDING FOOTPRINT	
LOT AREA	7,020 SF
ZONING DISTRICT	DOWNTOWN MU-DT
PROPOSED USE	COMMERCIAL/RETAIL
EXISTING STRUCTURE AREA	1,273 SF
EXISTING IMPERVIOUS	99%
PROPOSED STRUCTURE AREA	1,273 SF
PROPOSED IMPERVIOUS	99%



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316 Hills of Texas Tr.
Georgetown, TX 78633
512-635-0621



STOTZ STATION
BUILDING RENOVATION
1000 S. AUSTIN AVE.
GEORGETOWN, TX

Permit Issue Date:
3-03-26

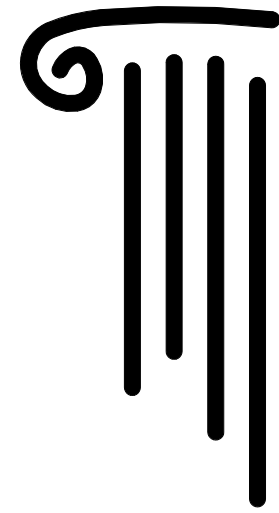
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By: WS
Drawing Date: 3-03-26

Sheet Name
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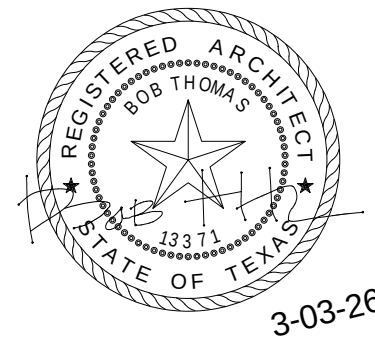
Sheet No.

A0.1



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STOTZ STATION
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Permit Issue Date:
3-03-26

Revisions		
No.	Date	Description
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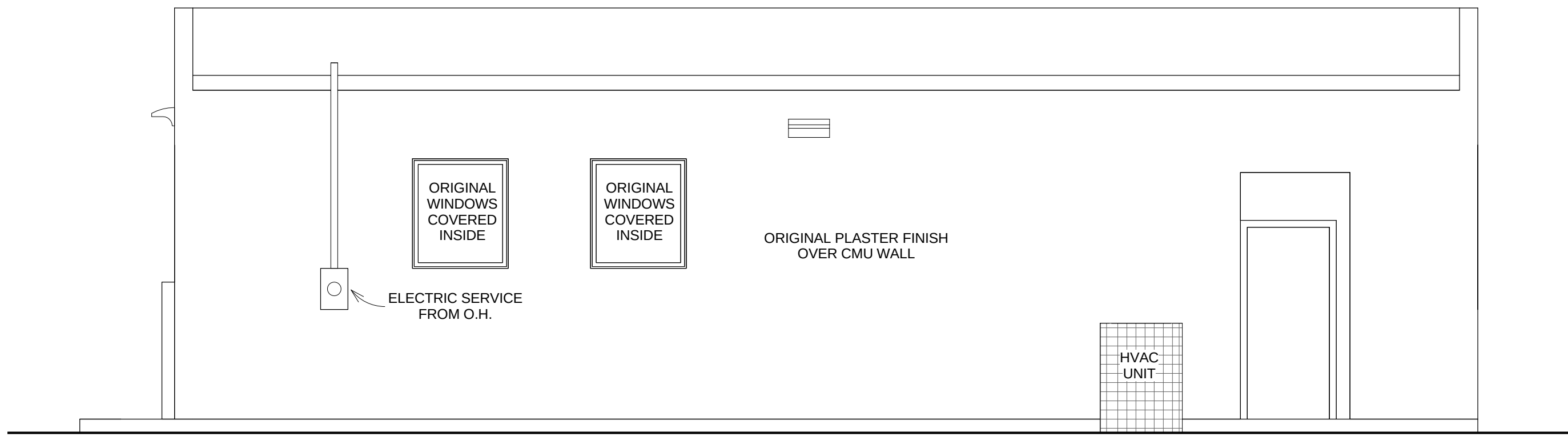
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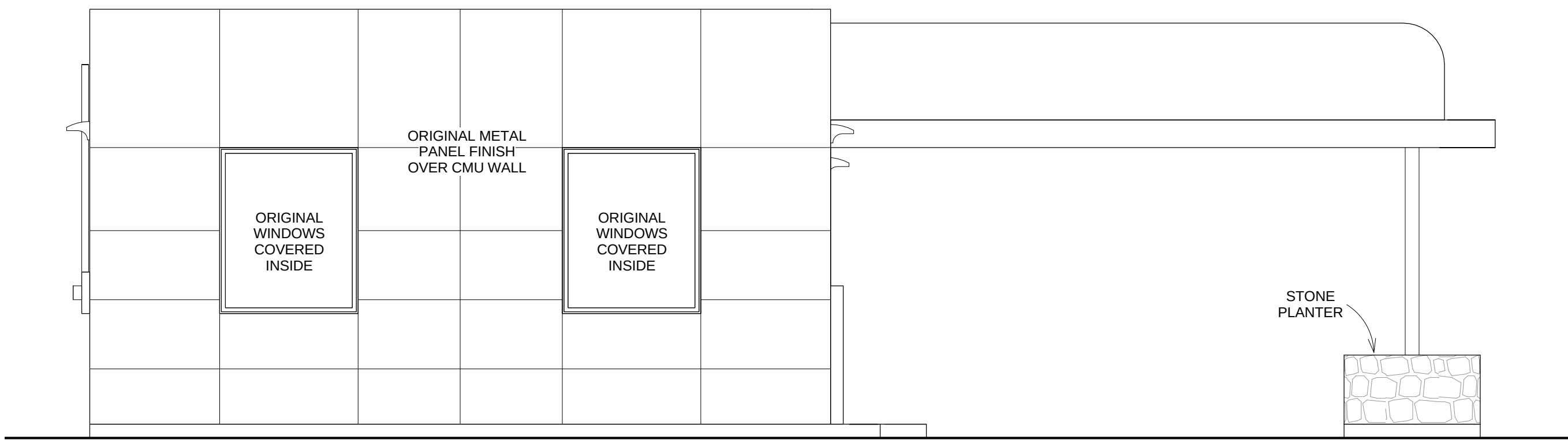
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EXISTING
ELEVATIONS

Sheet No.

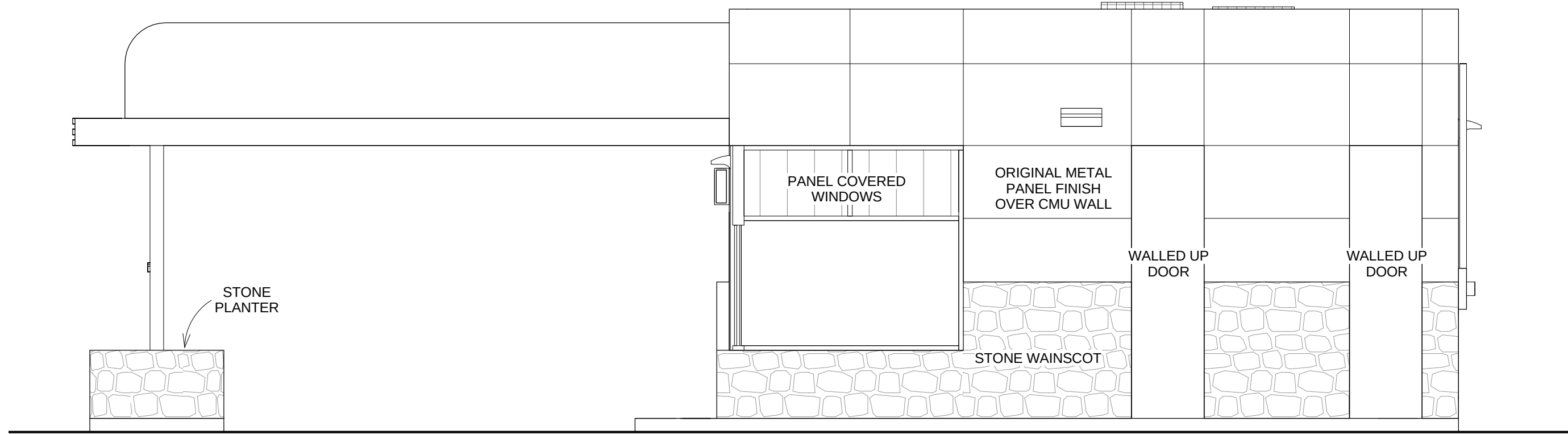
A2



④ EXISTING REAR ELEVATION
1/4" = 1'-0"



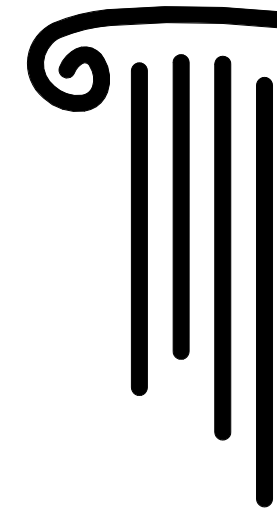
② EXISTING LEFT ELEVATION
1/4" = 1'-0"



③ EXISTING RIGHT ELEVATION
1/4" = 1'-0"

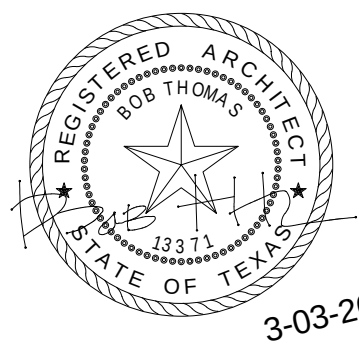


① EXISTING FRONT ELEVATION
1/4" = 1'-0"



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STOTZ STATION
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GEORGETOWN, TX

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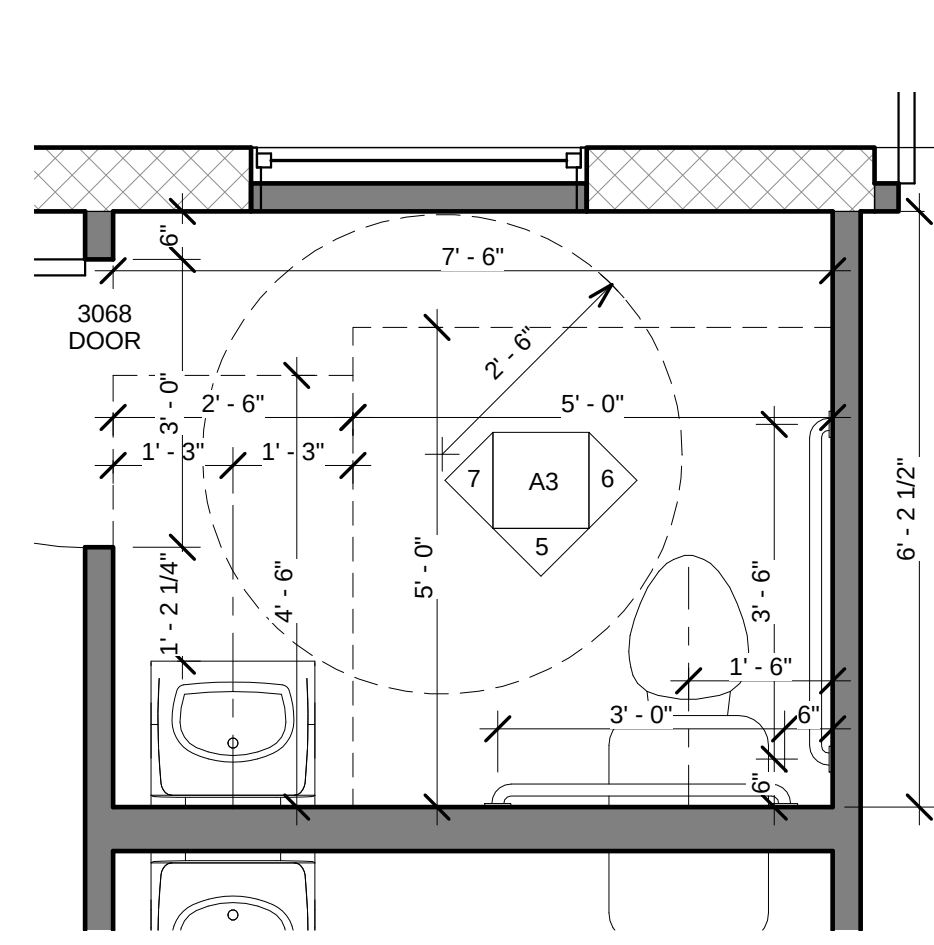
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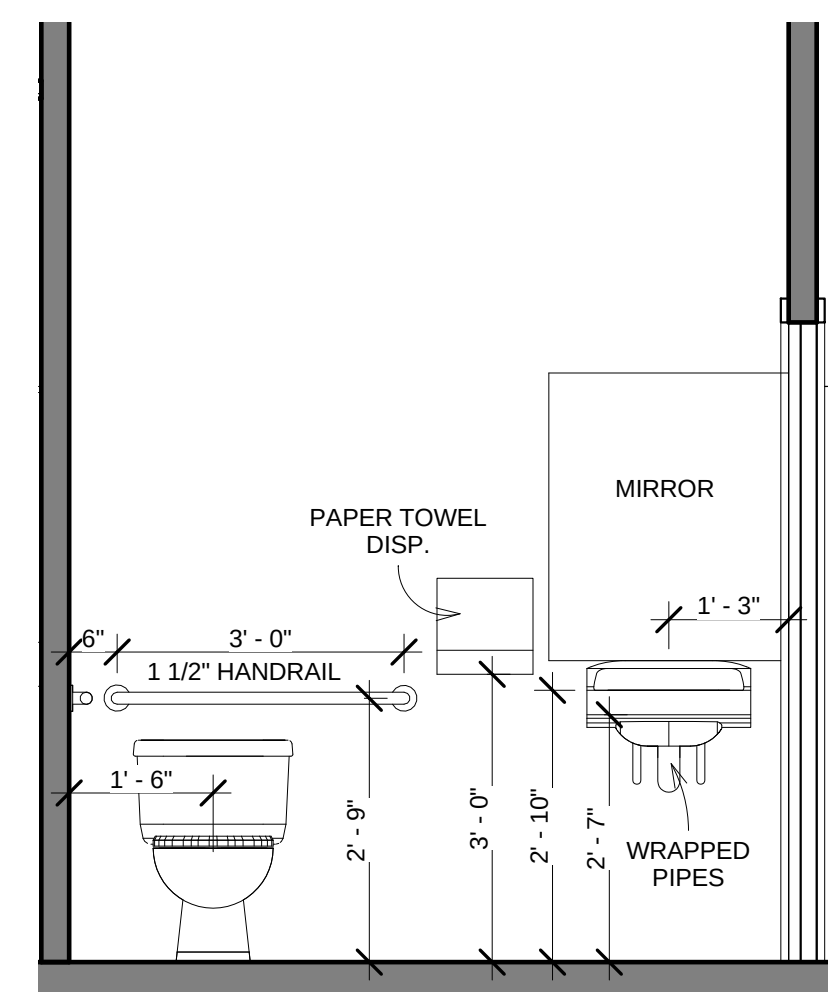
Sheet Name
RENOVATED
PLAN AND
SECTIONS

Sheet No.

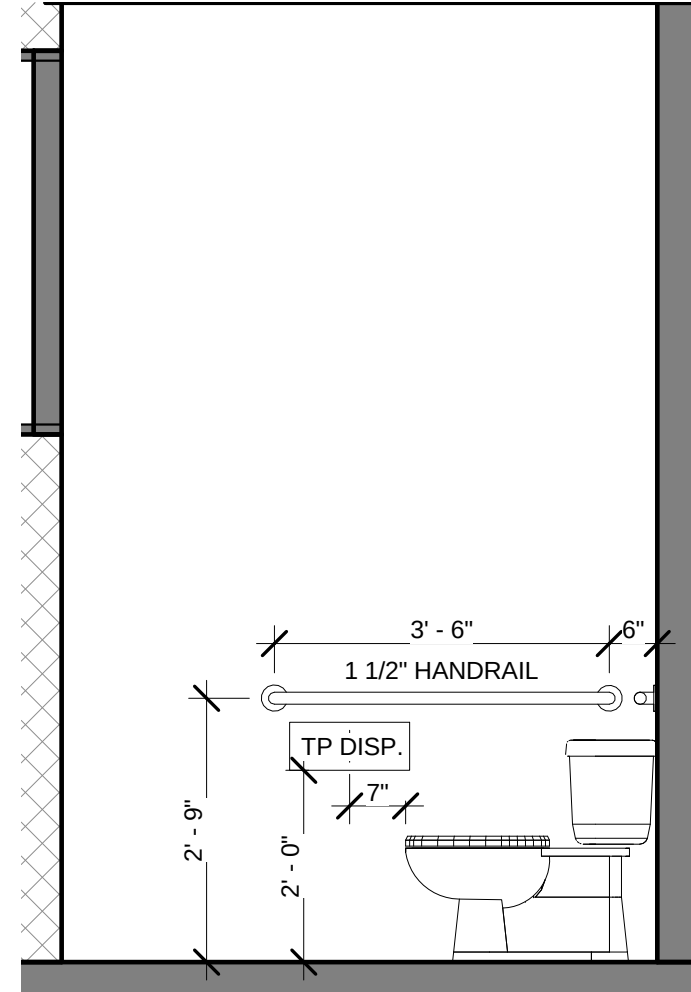
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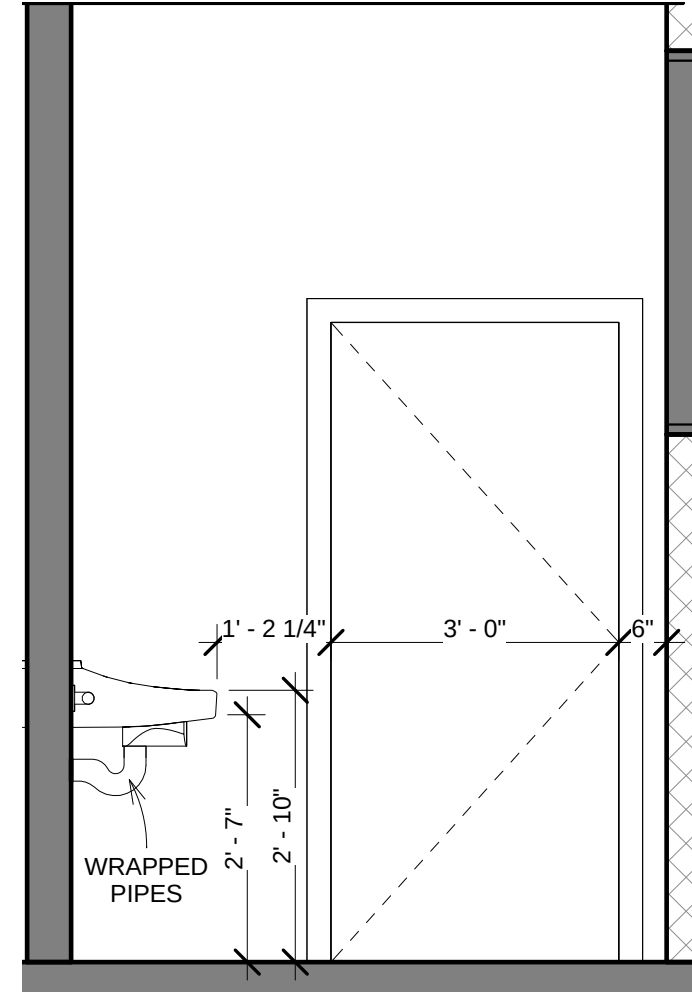
4 Callout ADA RESTROOM PLAN
1/2" = 1'-0"



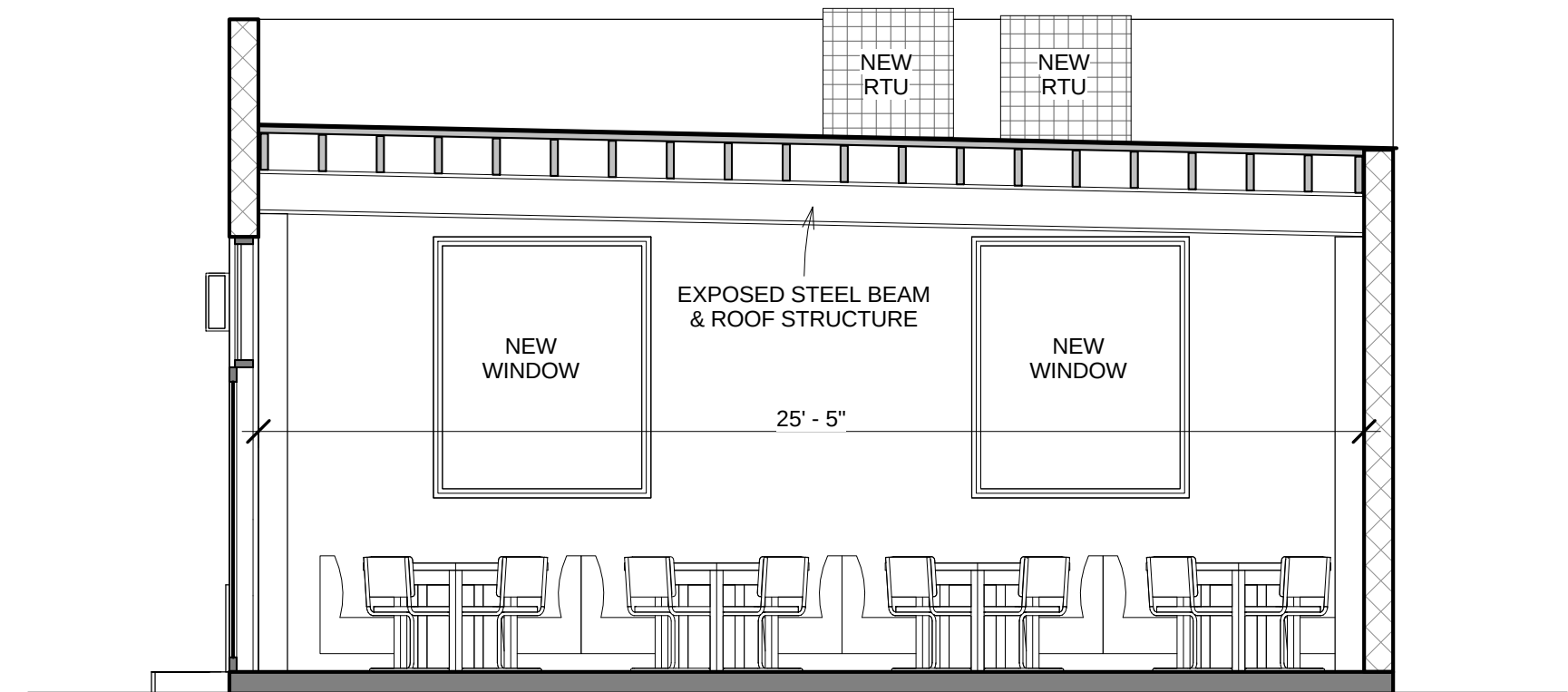
5 ADA RESTROOM WET WALL
1/2" = 1'-0"



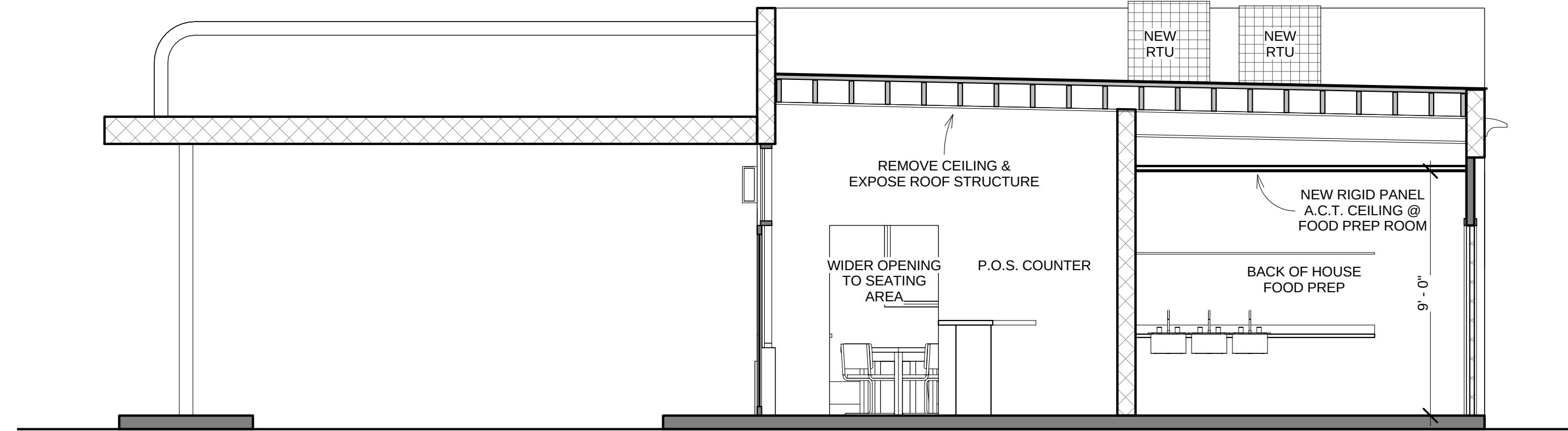
6 ADA RESTROOM TOILET WALL
1/2" = 1'-0"



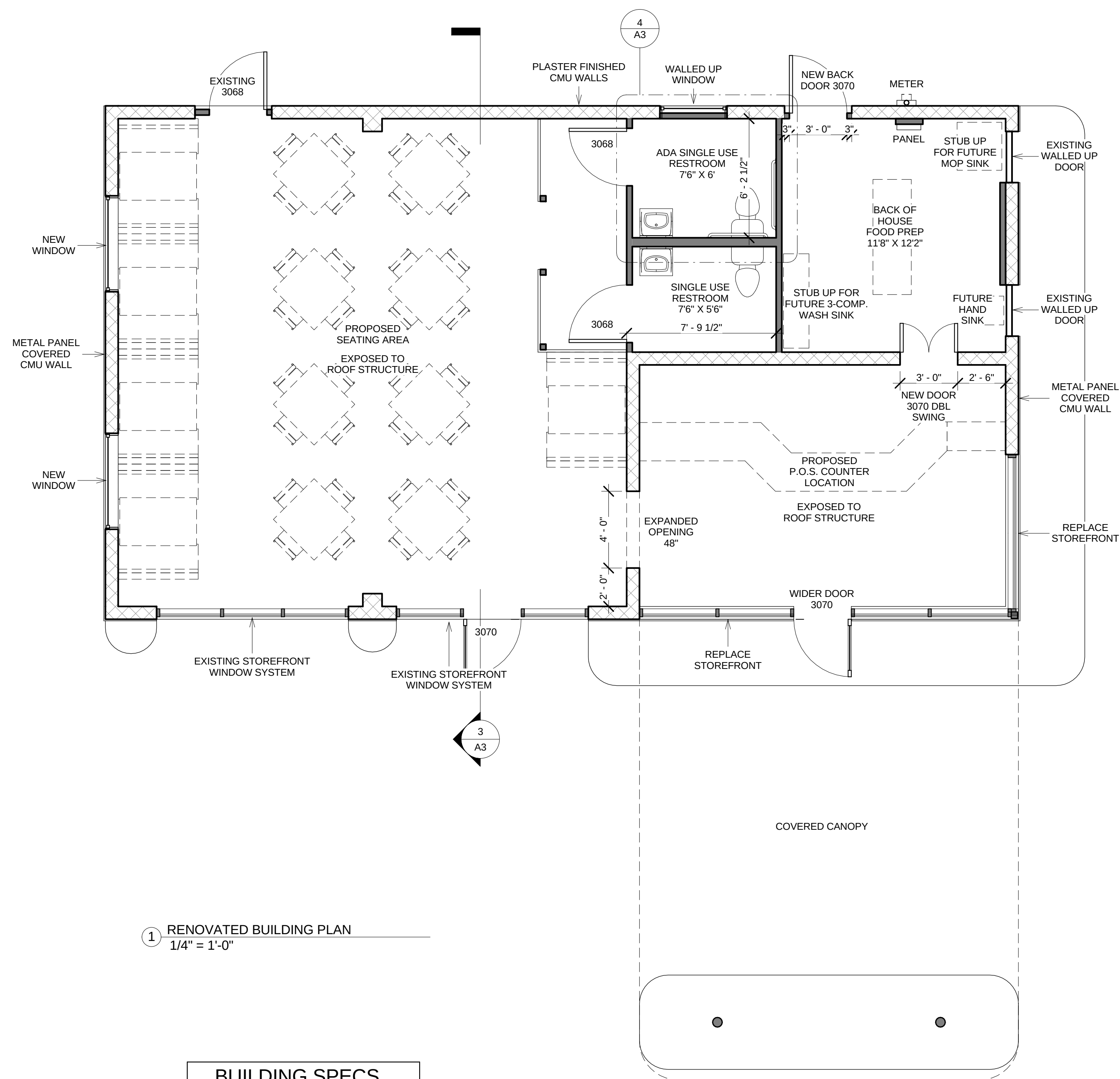
7 ADA RESTROOM DOOR WALL
1/2" = 1'-0"



3 RENOVATED SEC. @ SEATING AREA
1/4" = 1'-0"



2 RENOVATED SEC. @ CANOPY TO LEFT
1/4" = 1'-0"

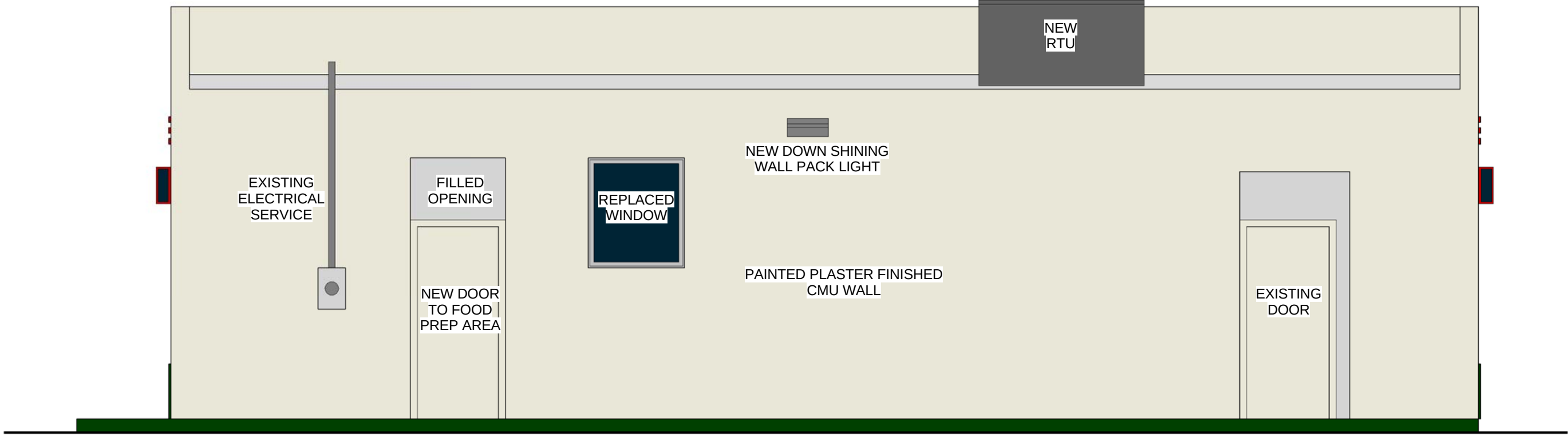


1 RENOVATED BUILDING PLAN
1/4" = 1'-0"

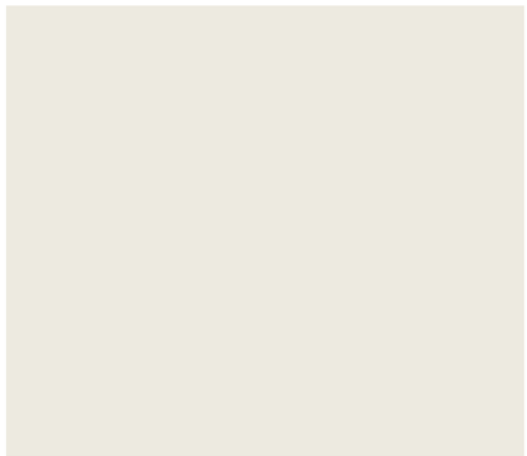
BUILDING SPECS	
TOTAL BUILDING AREA	1,273 SF
SEATING AREA	667 SF
PURCHASE COUNTER	284 SF
FOOD PREP AREA	158 SF
RESTROOMS	163 SF



PICTURE OF REFURBISHED TEXACO, COWAN, TN
FOR COLOR AND FINISH REFERENCE ONLY



④ RENOVATED REAR ELEVATION
1/4" = 1'-0"



SW 7008 ALABASTER



SW 6871 POSITIVE RED

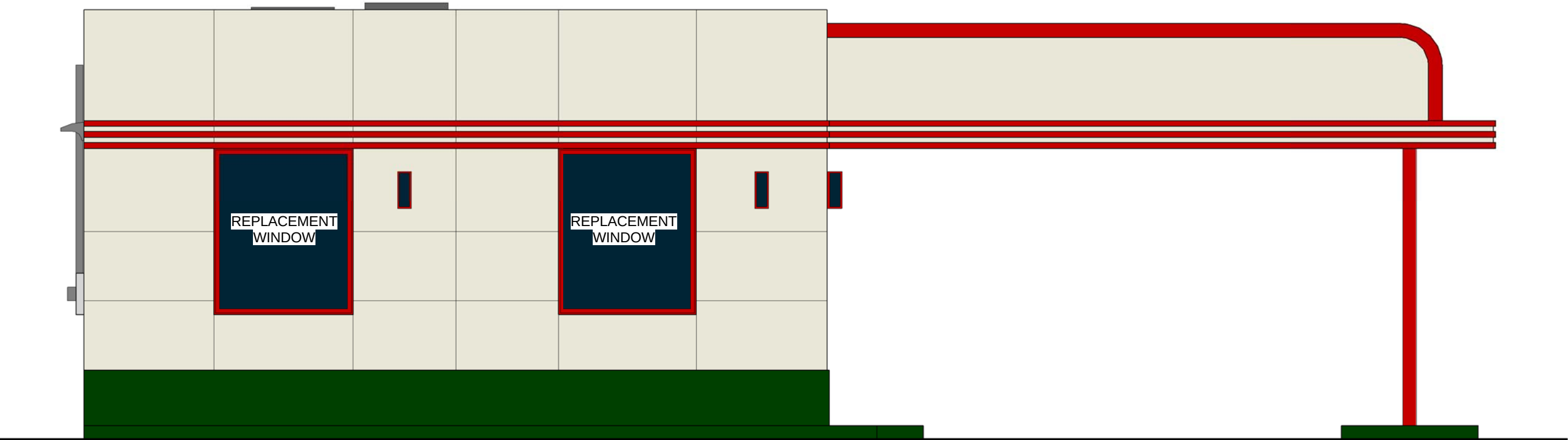


SW 6748 GREENS

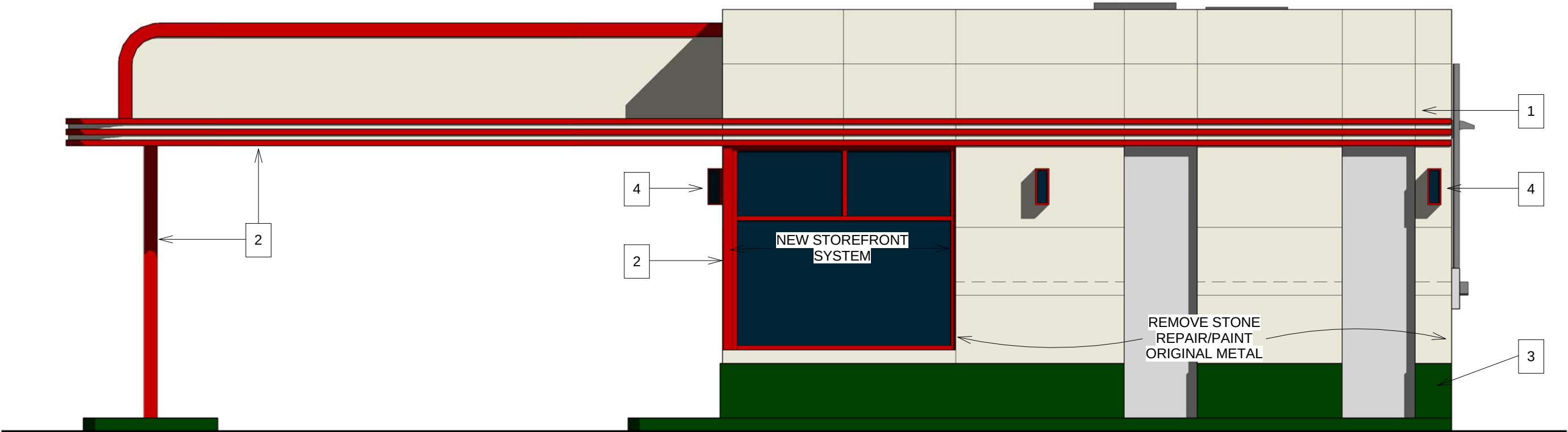
FINISH INFORMATION

- 1) SW 7008 ALABASTER - PRIMARY EXTERIOR COLOR
- 2) SW 6871 POSITIVE RED - TRIM & STOREFRONT METAL
- 3) SW 6748 GREENS - GREEN ACCENT TRIM
- 4) NEW MODERN WALL SCONCES MATCHING RED FRAMES

COLOR/FINISH SAMPLES



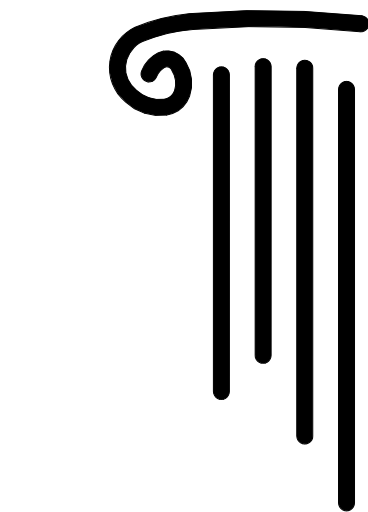
② RENOVATED LEFT ELEVATION
1/4" = 1'-0"



③ RENOVATED RIGHT ELEVATION
1/4" = 1'-0"



① RENOVATED FRONT ELEVATION
1/4" = 1'-0"



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STOTZ STATION
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GEORGETOWN, TX

Permit Issue Date:
3-03-26

Revisions		
No.	Date	Description
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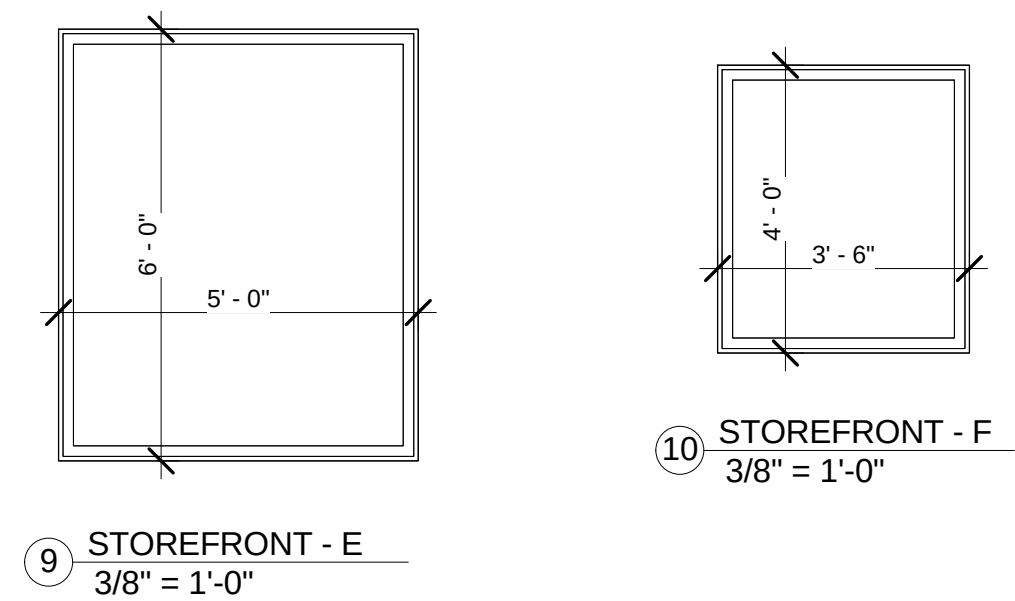
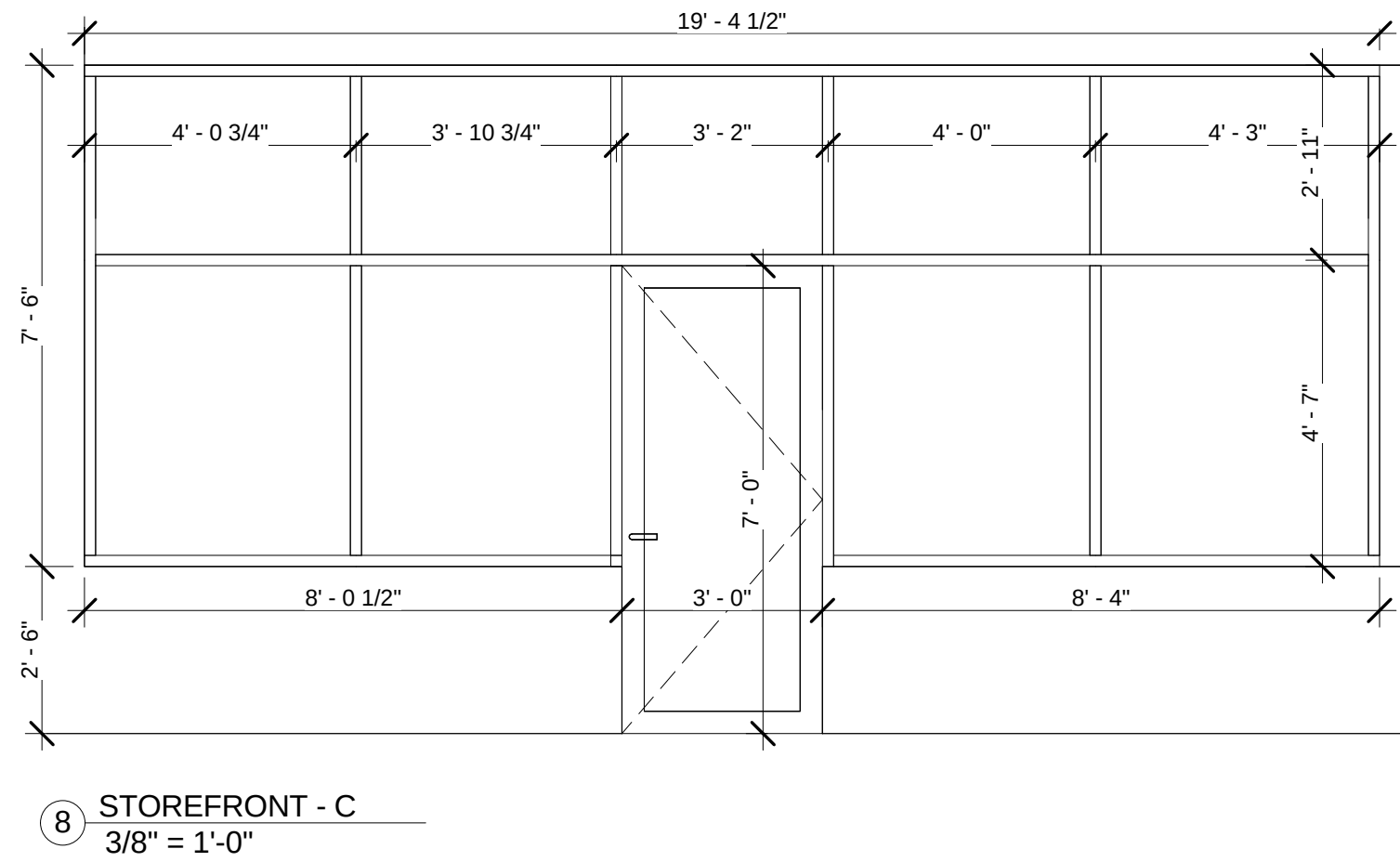
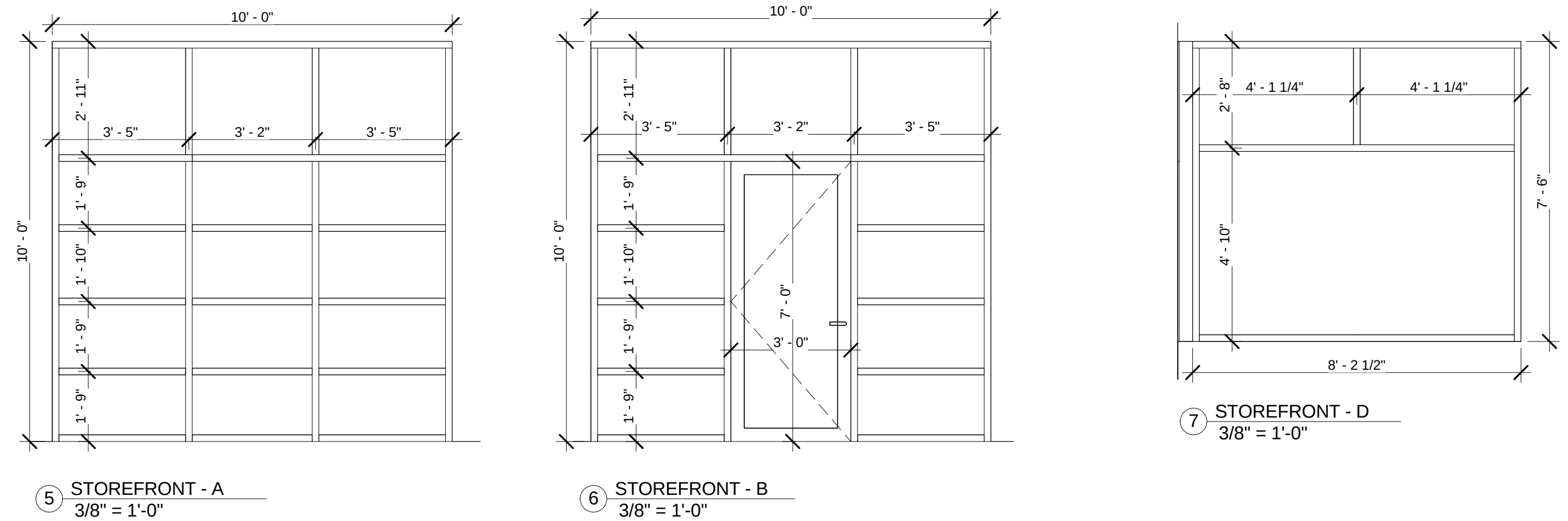
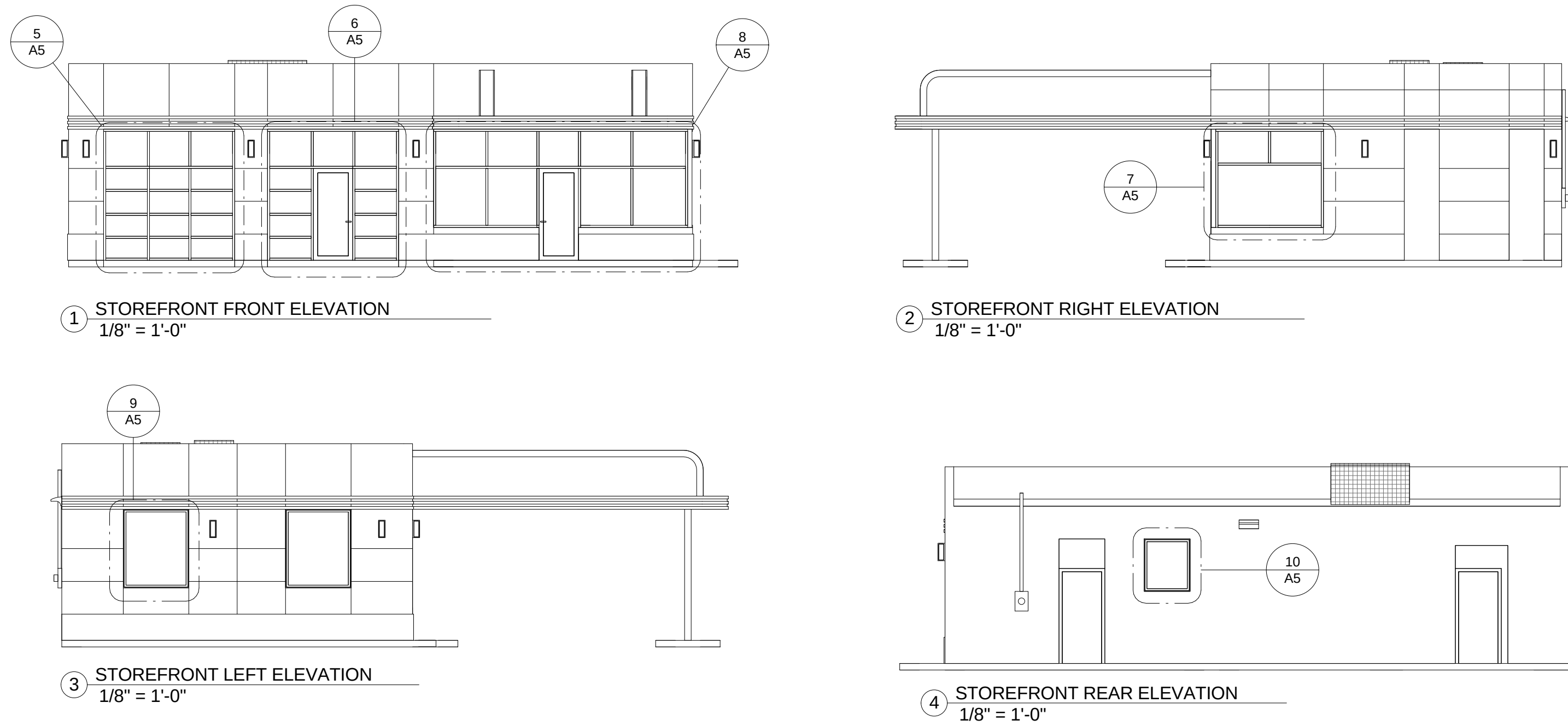
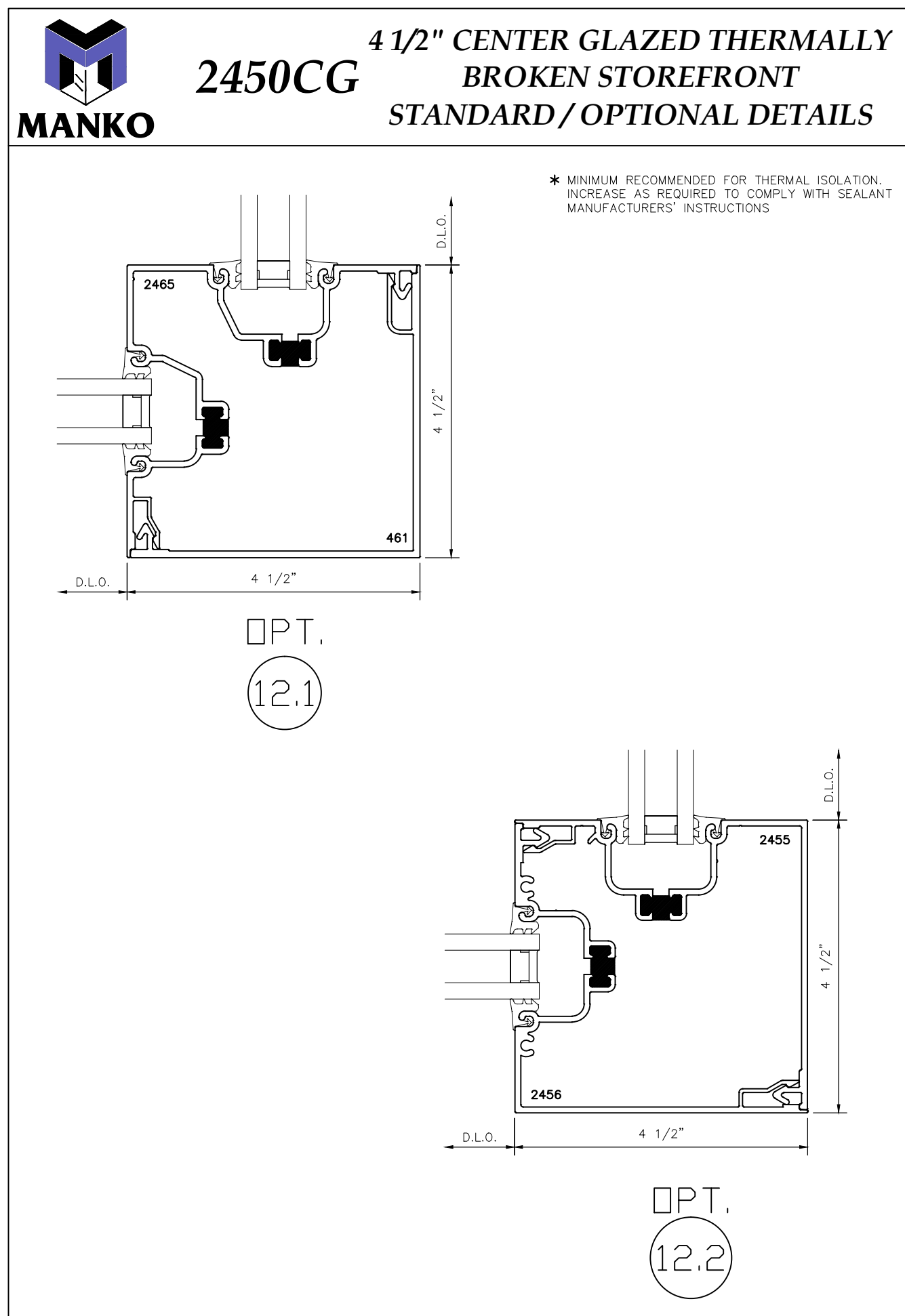
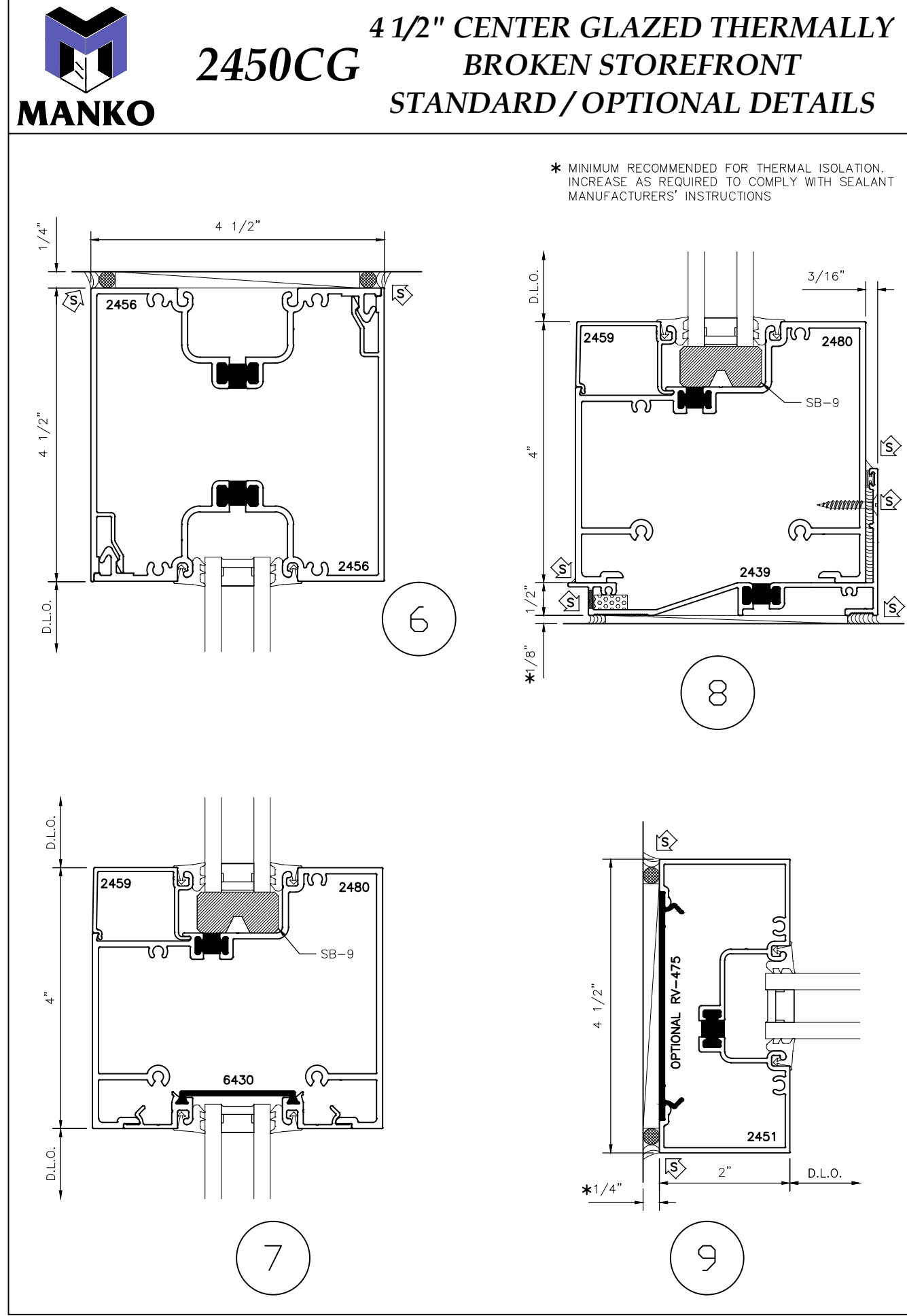
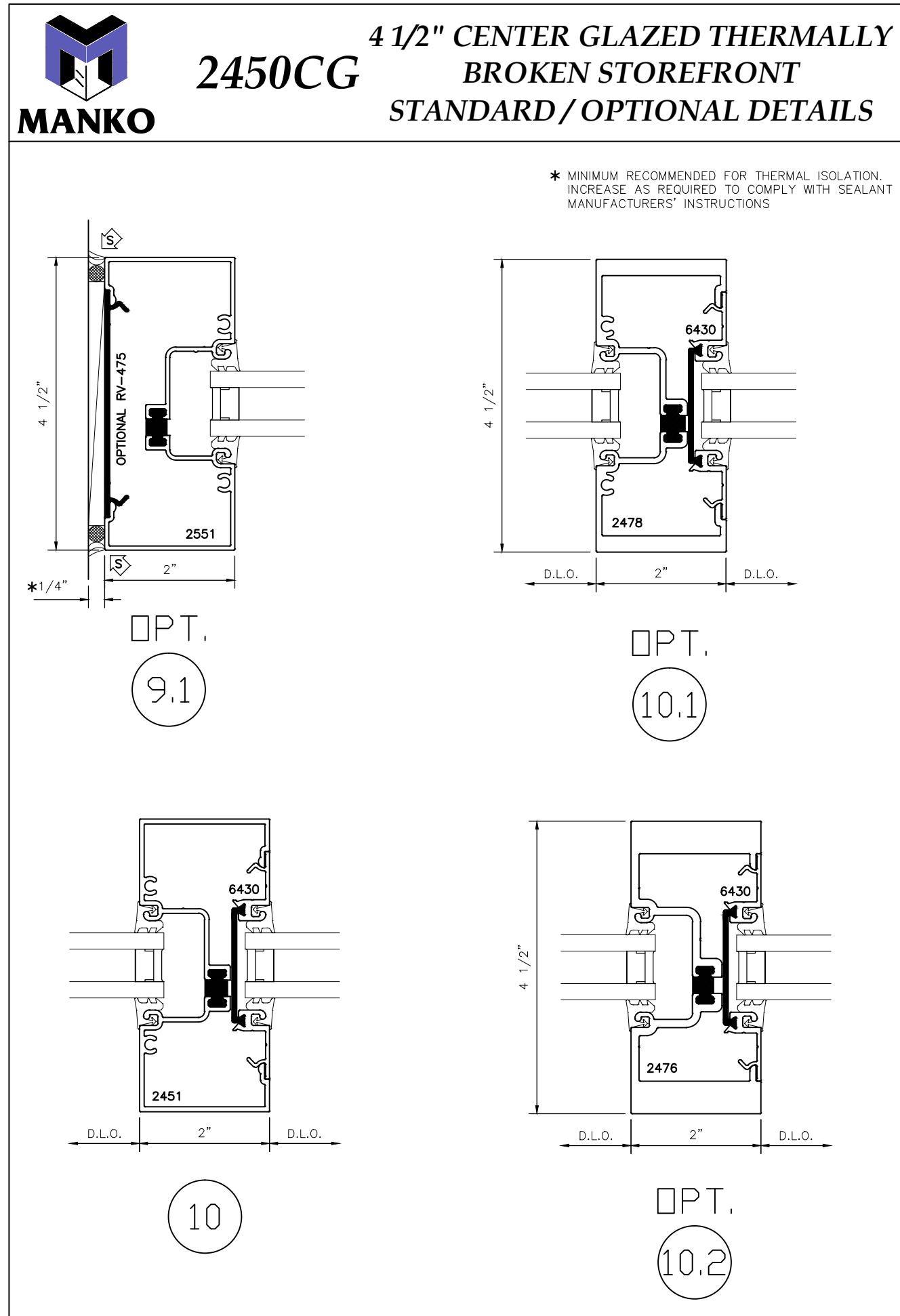
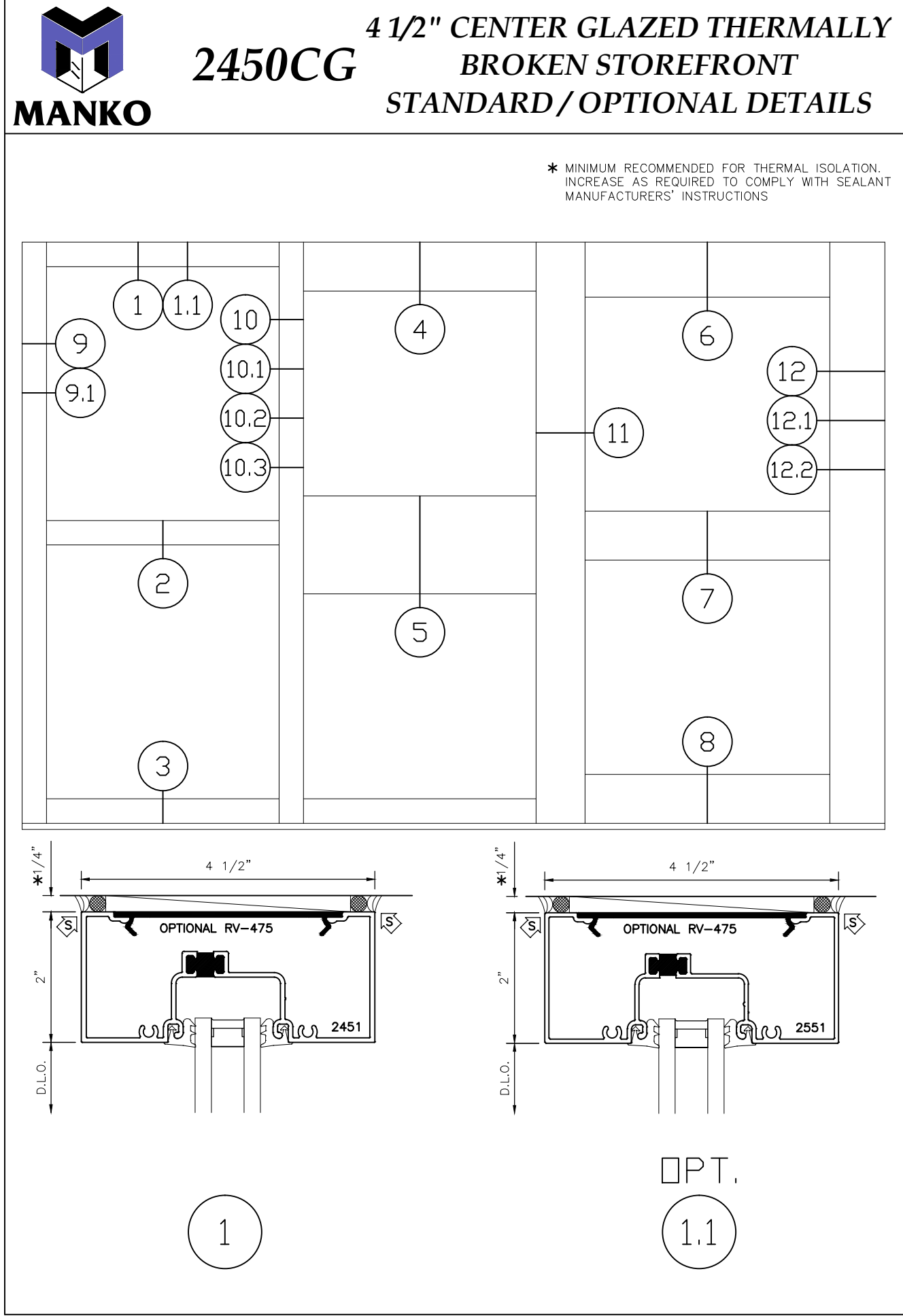
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Drawing Date: 3-03-26

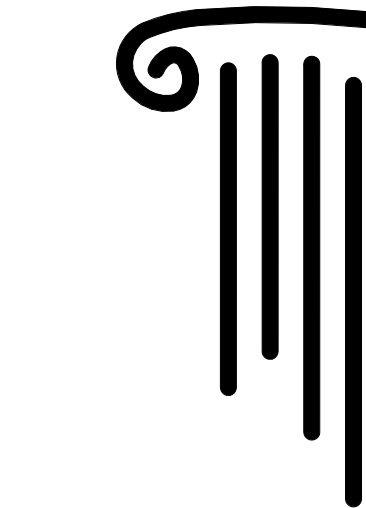
Sheet Name
RENOVATED
ELEVATIONS

Sheet No.

A4



FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO MANUFACTURING PROVIDE TEMPERED SAFETY GLASS IN COMPLIANCE WITH IBC SECTION 2406					
STOREFRONT ASSEMBLY SCHEDULE					
TYPE MARK	WIDTH	HEIGHT	QUANTITY	COMMENTS	SQUARE FT
A	10' - 0"	10' - 0"	1	WINDOW ONLY	100
B	10' - 0"	10' - 0"	1	WINDOW & DOOR	100
C	19' - 4.5"	7' - 6"	1	WINDOW & DOOR	146
D	8' - 2.5"	7' - 6"	1	WINDOW ONLY	62
E	6' - 0"	6' - 0"	1	WINDOW ONLY	36
F	3' - 6"	4' - 0"	1	WINDOW ONLY	14
TOTAL STOREFRONT AREA -					458



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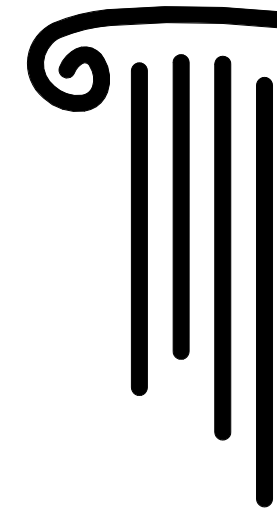
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File: SE 01
Scale: As indicated
By: WS
Drawing Date: 3-03-26

Sheet Name
STOREFRONT SPECIFICATIONS

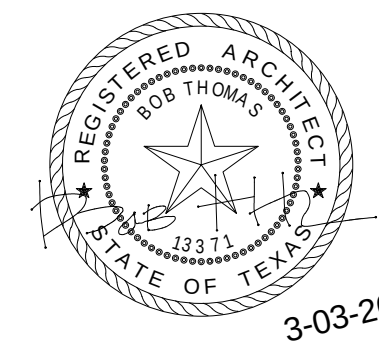
Sheet No.

A5



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316 Hills of Texas Tr.
Georgetown, TX 78633
512-635-0621



3-03-26

STOTZ STATION
BUILDING RENOVATION
1000 S. AUSTIN AVE.
GEORGETOWN, TX

GENERAL ACCESSIBILITY NOTES:
INFORMATION SHOWN ON THIS SHEET IS THE MINIMUM REQUIRED FOR 2012 TAS (TEXAS ACCESSIBILITY STANDARDS) COMPLIANCE.
NOT ALL CONDITIONS SHOWN ON THIS SHEET MAY BE REQUIRED BY THIS PROJECT. COMPARE THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS WITH THIS SHEET FOR RELEVANCE OF INFORMATION.
DIMENSIONS INDICATED ARE THE MINIMUM CLEAR DIMENSIONS REQUIRED BY THE TAS ACCESSIBILITY GUIDELINES. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF BUILDING ELEMENTS TO ASSURE THAT DIMENSIONS SHOWN ARE PROVIDED.
NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE INFORMATION GIVEN ON THIS SHEET.
DO NOT SCALE THESE DRAWINGS.
REFER, ALSO, TO FEDERAL PUBLICATION "AMERICANS WITH DISABILITIES ACT, TITLE III: PUBLIC ACCOMMODATIONS" (LATEST EDITION) AND PROJECT LOCAL GOVERNING REGULATIONS FOR COMPLETE PROJECT ACCESSIBILITY REQUIREMENTS.

SPECIAL ACCESSIBILITY REQUIREMENTS:
DOOR HARDWARE:
DOORS SHALL HAVE LEVER-OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, OR U-SHAPED HANDLES.
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.
SLIDING DOORS, IF ANY, WHEN FULLY OPEN SHALL HAVE OPERATING HARDWARE EXPOSED AND USABLE FROM BOTH SIDES.
MOUNTING HEIGHT: HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" ABOVE FINISHED FLOOR.
CLOSER OPERATION: THE SWEEP PERIOD OF A CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
THE MAXIMUM FORCE FOR PUSHING OR PULLING OPEN A DOOR SHALL BE AS FOLLOWS:
(A) EXTERIOR HINGED DOORS: NO REQUIREMENT.
(B) INTERIOR HINGED DOORS: 5 LBF
(C) SLIDING OR FOLDING DOORS: 5 LBF
EXCEPT THAT FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION.

AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL POWERED, AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE. SEE REFERENCED STANDARDS IN CHAPTER 1) LOW-ENERGY AND POWER ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION) (INCORPORATED BY REFERENCE. SEE REFERENCED STANDARDS IN CHAPTER 1)
SUCH DOORS SHALL NOT OPEN TO BACK CHECK FASTER THAN 3 SECONDS AND SHALL REQUIRE NO MORE THAN 15 LBF (66.8N) TO STOP DOOR MOVEMENT. IF USER OPERATED CONTROLS ARE PROVIDED THEY SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS, SECTION 4.27.

CONTROLS AND OPERATING MECHANISMS:
HEIGHT: SWITCHES, THERMOSTATS, CONTROLS, DISPENSERS, RECEPTACLES, AND THE HIGHEST OPERABLE PART OF OTHER OPERABLE EQUIPMENT SHALL BE PLACED NO HIGHER THAN 48" ABOVE THE FLOOR AND WITHIN THE REACH RANGES REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS (TAS).
RECEPTACLES OF ELECTRICAL AND COMMUNICATIONS SYSTEM ON WALLS SHALL BE MOUNTED NO LESS THAN 15" ABOVE THE FLOOR.
EXCEPTION: THESE REQUIREMENTS DO NOT APPLY WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE OR WHERE ELECTRICAL AND COMMUNICATIONS SYSTEMS RECEPTACLES ARE NOT NORMALLY INTENDED FOR USE BY BUILDING OCCUPANTS.

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" ABOVE THE FLOOR.
OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

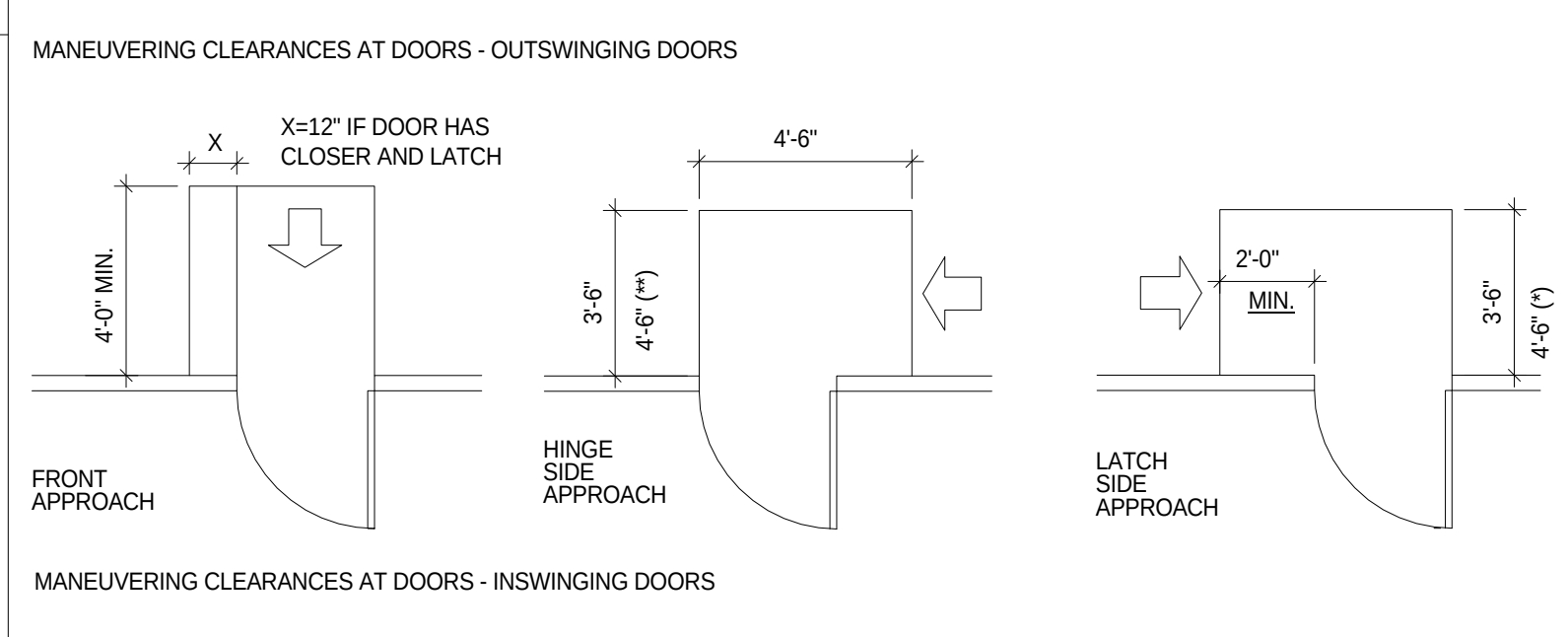
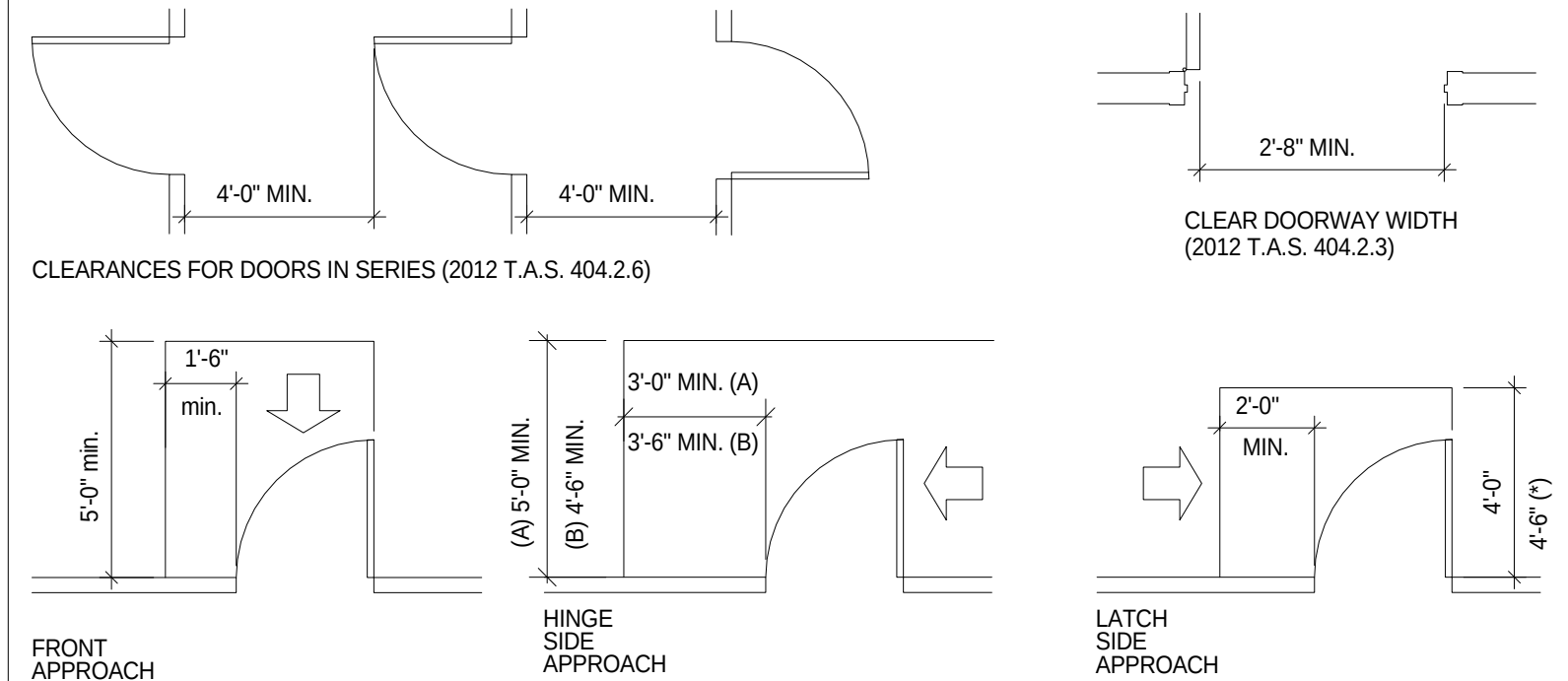
GRAB BARS, AND TUB AND SHOWER SEATS:
THE OUTSIDE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4" TO 1-1/2", OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
IF HANDRAILS OR GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2".
BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.
SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

SHEAR FORCE INDUCED IN A FASTENER OR MOUNTING DEVICE FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER IS THE SMALLER ALLOWABLE LOAD.
TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF 250 LBF PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF 250 LBF SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND THE SUPPORTING STRUCTURE.
ROTATION OF GRAB BARS WITHIN THEIR FITTINGS IS NOT ACCEPTABLE.
SHARP OR ABRASIVE ELEMENTS ARE NOT ACCEPTABLE FOR A HANDRAIL OR GRAB BAR OR ANY WALL OR OTHER SURFACE ADJACENT TO IT. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8".

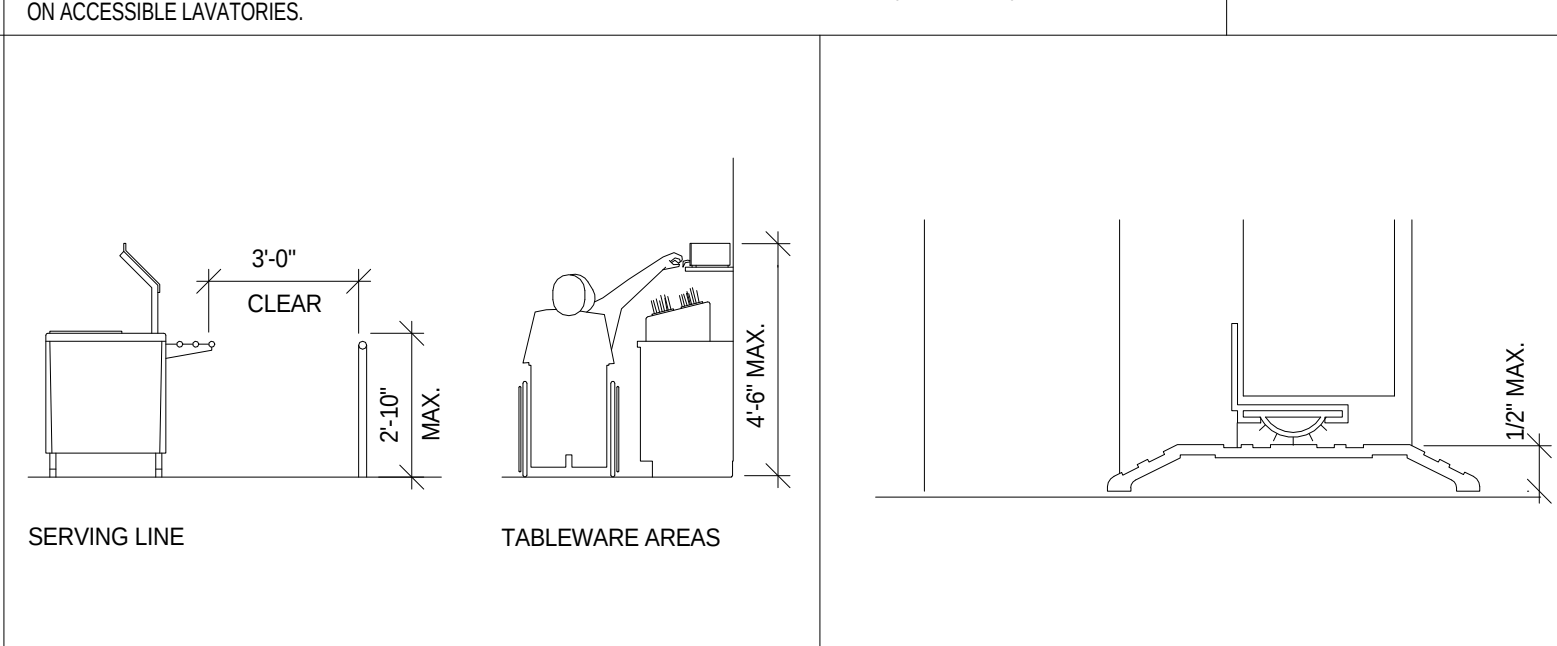
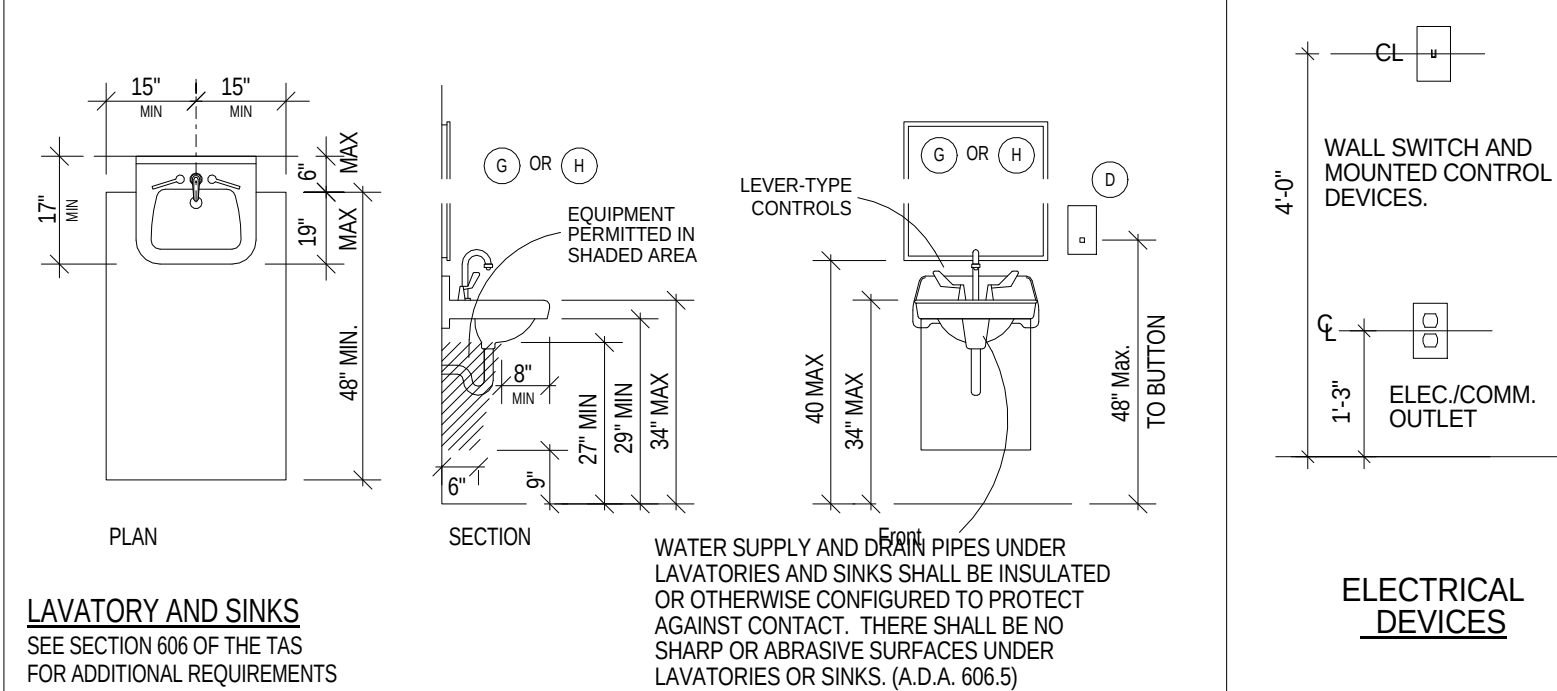
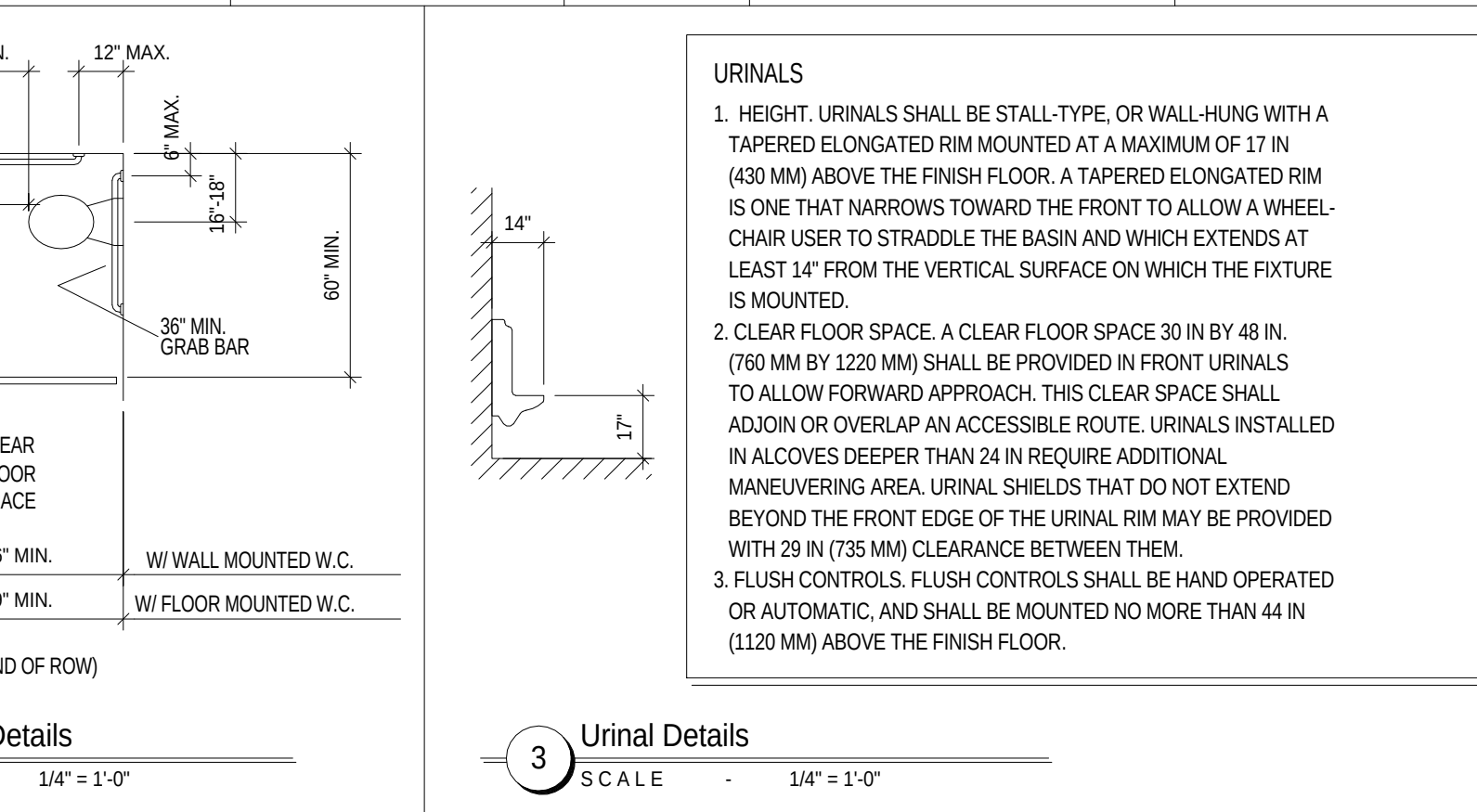
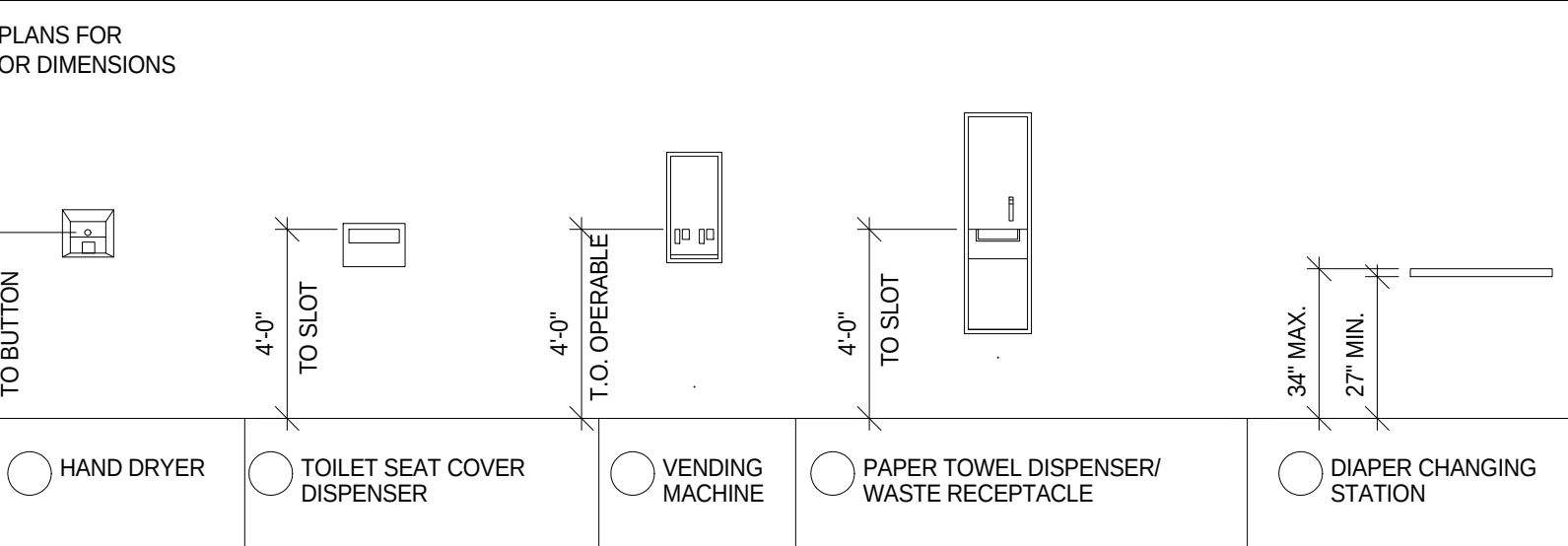
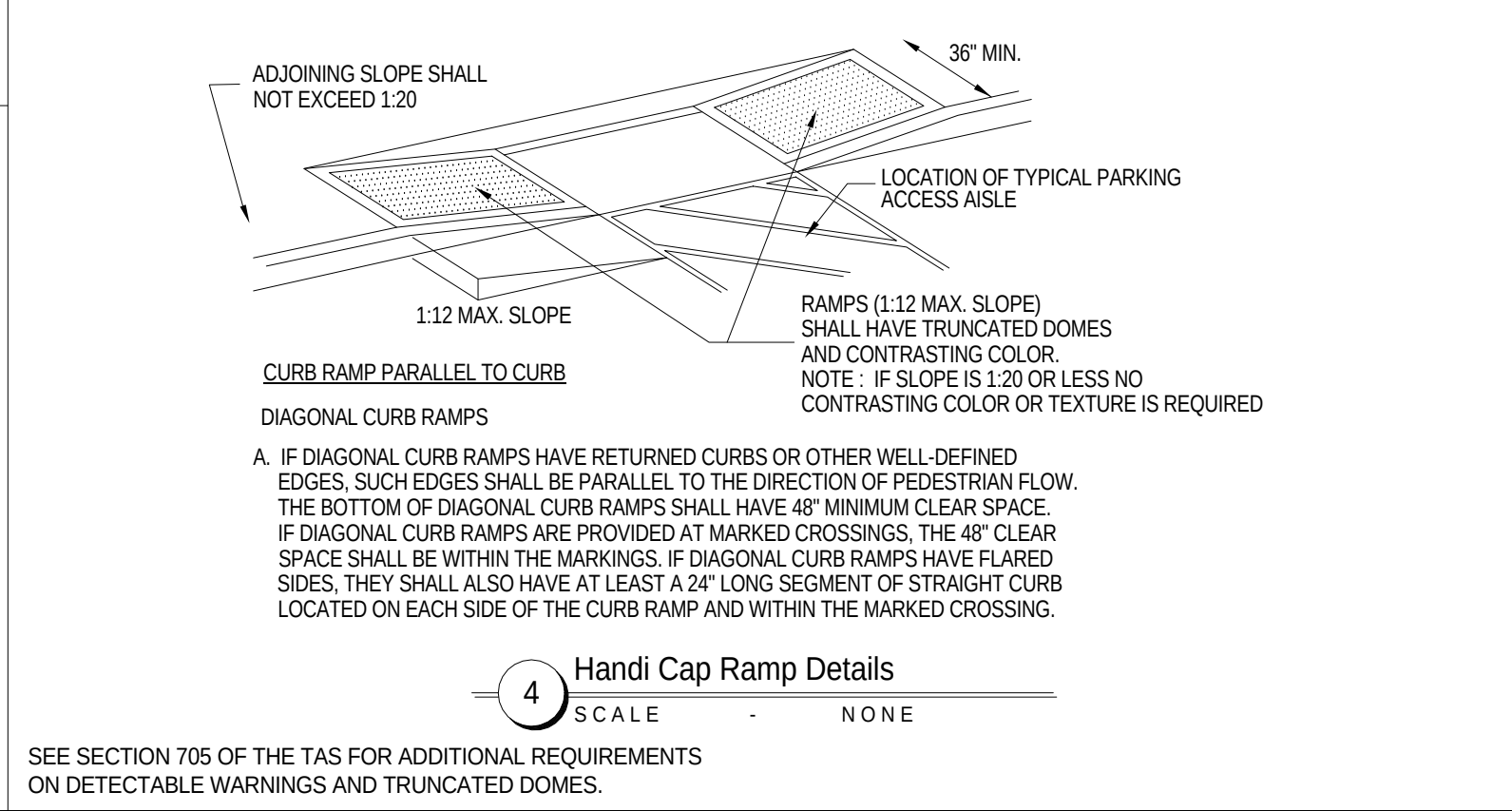
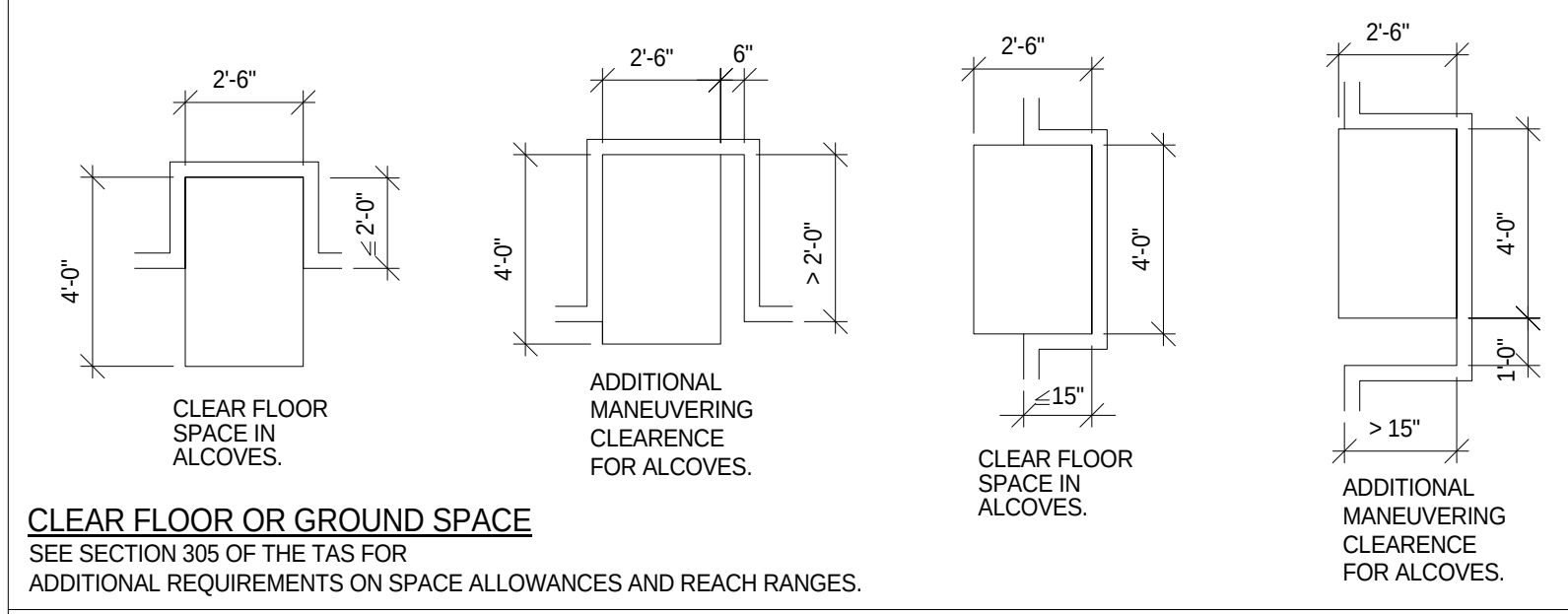
SIGNAGE:
THE WIDTH-TO-HEIGHT RATIO OF LETTERS AND NUMBERS ON SIGNS SHALL HAVE A BETWEEN 2:5 AND 1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 USING AN UPPER-CASE "X" FOR MEASUREMENT. LOWER CASE LETTERS ARE PERMITTED.
OVERHEAD SIGN CHARACTERS AND NUMBERS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. FOR SUSPENDED OR PROJECTED OVERHEAD SIGNS, THE MINIMUM CHARACTER HEIGHT IS 3".

BRAILLED CHARACTERS AND PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM IN HEIGHT.
FINISH: THE CHARACTERS AND BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.
PERMANENT IDENTIFICATION SIGNS PROVIDED FOR ROOMS AND SPACES. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.

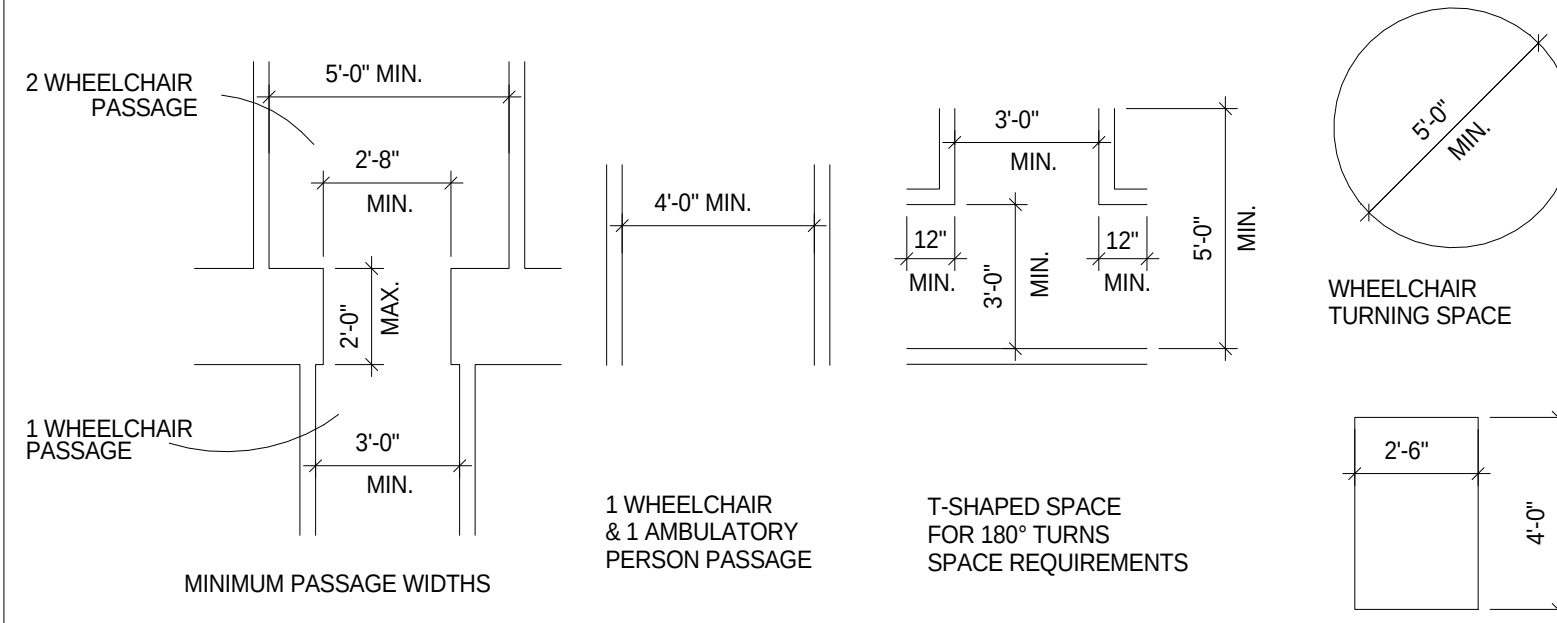
MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.



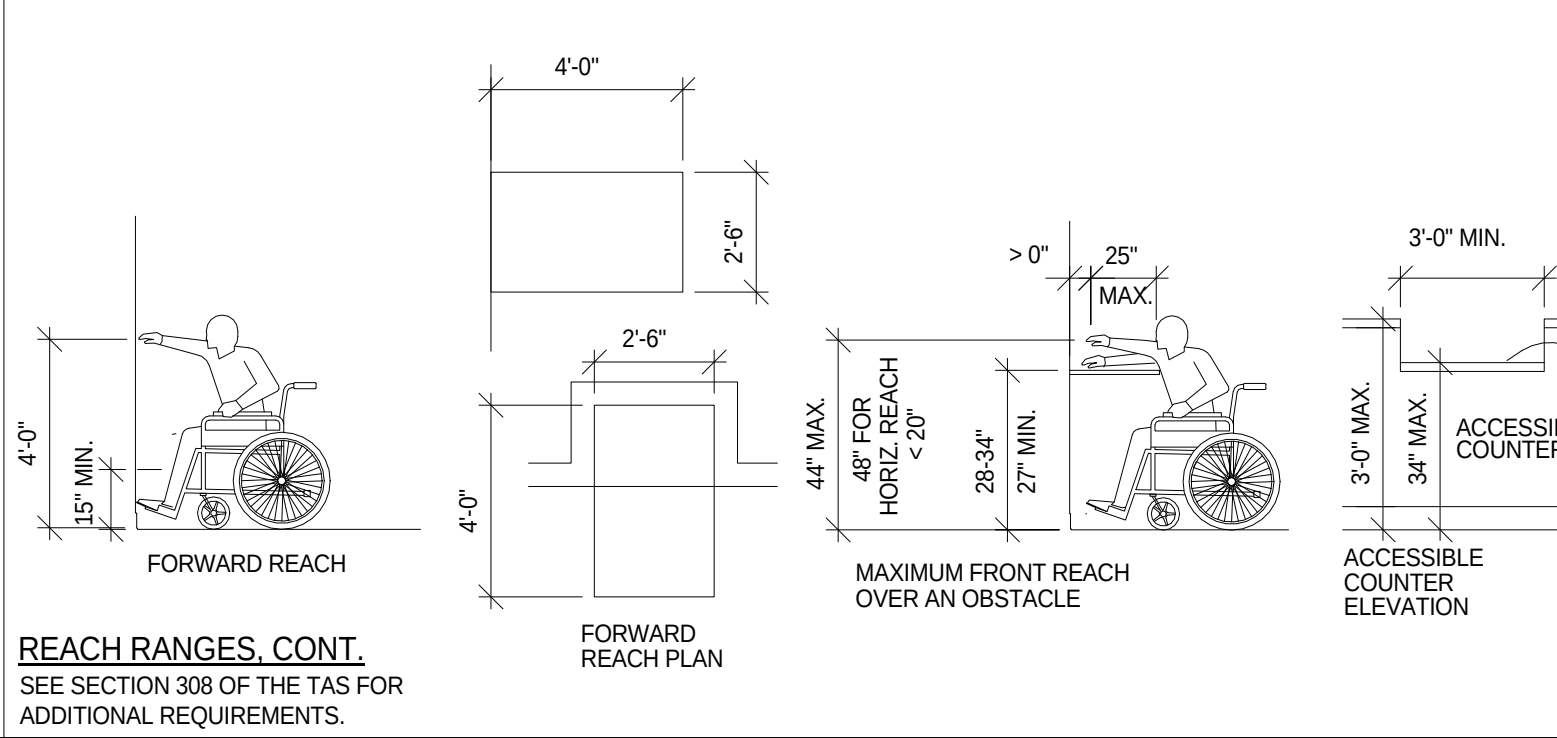
DOORS
SEE SECTION 404.2.4 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON DOORS.
NOTE: ALL DOORS IN ALCOVES MUST COMPLY WITH THE CLEARANCES NOTED FOR FRONT APPROACHES.
(*) WITH CLOSER
(**) WITH LATCH & CLOSER



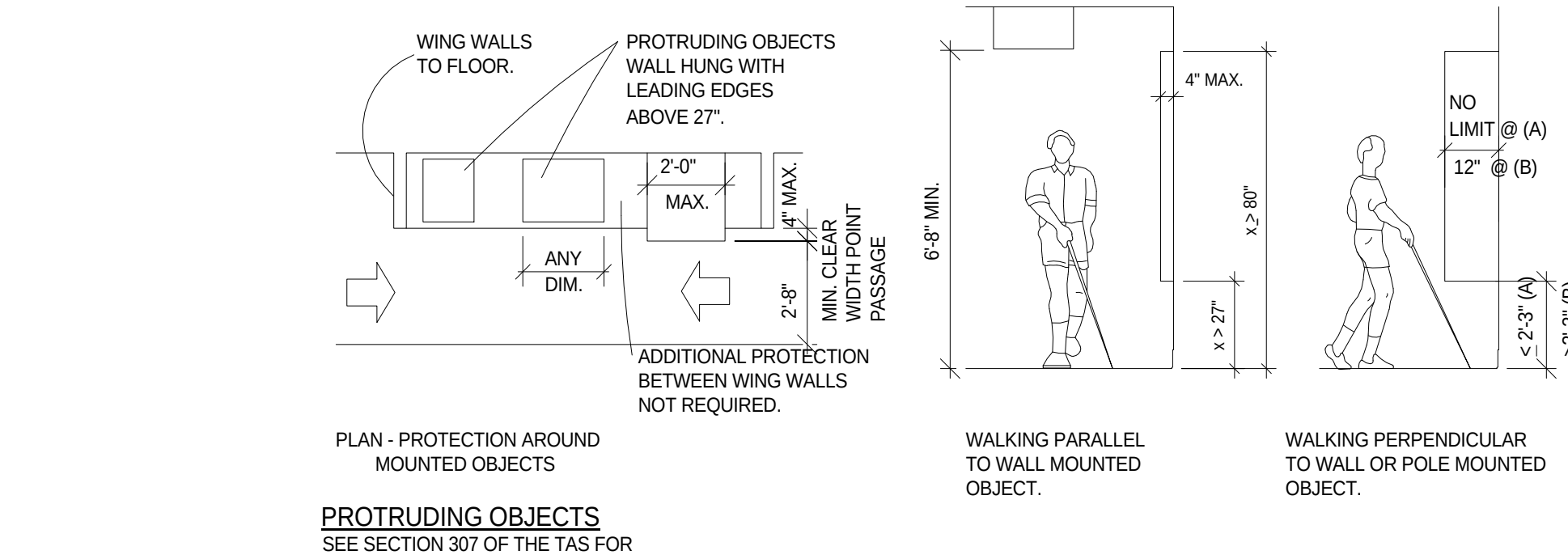
FOOD SERVICES LINES
SEE SECTIONS 227.4 AND 904.5 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON FOOD SERVICE.
DOOR THRESHOLD DETAIL
SEE SECTION 404.2.5 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON DOORS.



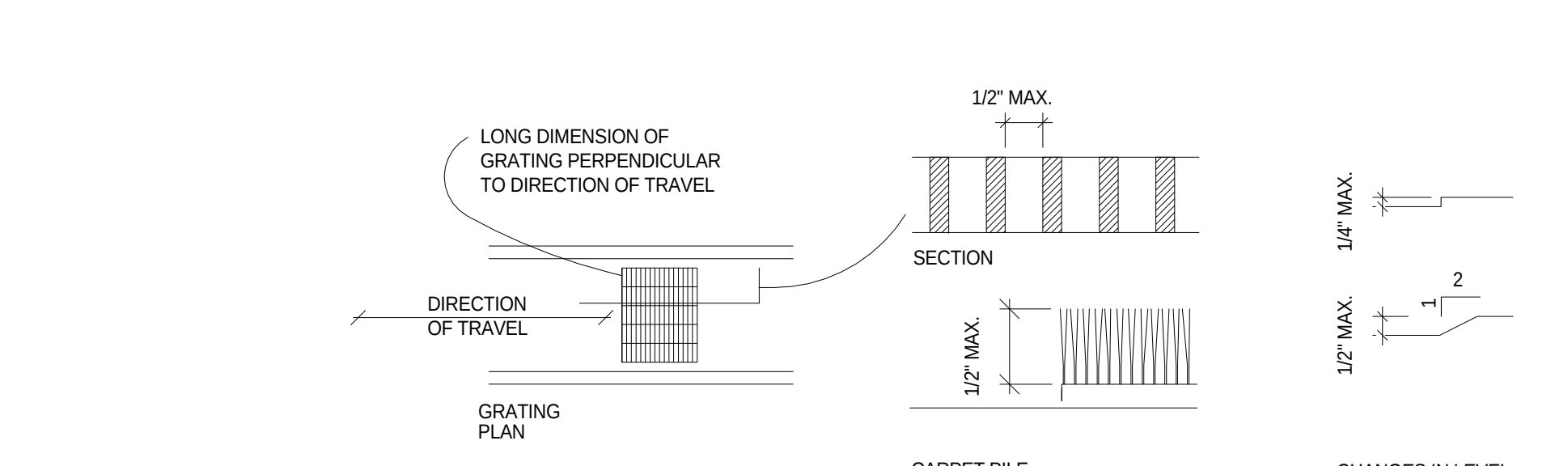
ACCESSIBLE ROUTE
SEE SECTION 308 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON ACCESSIBLE ROUTES.



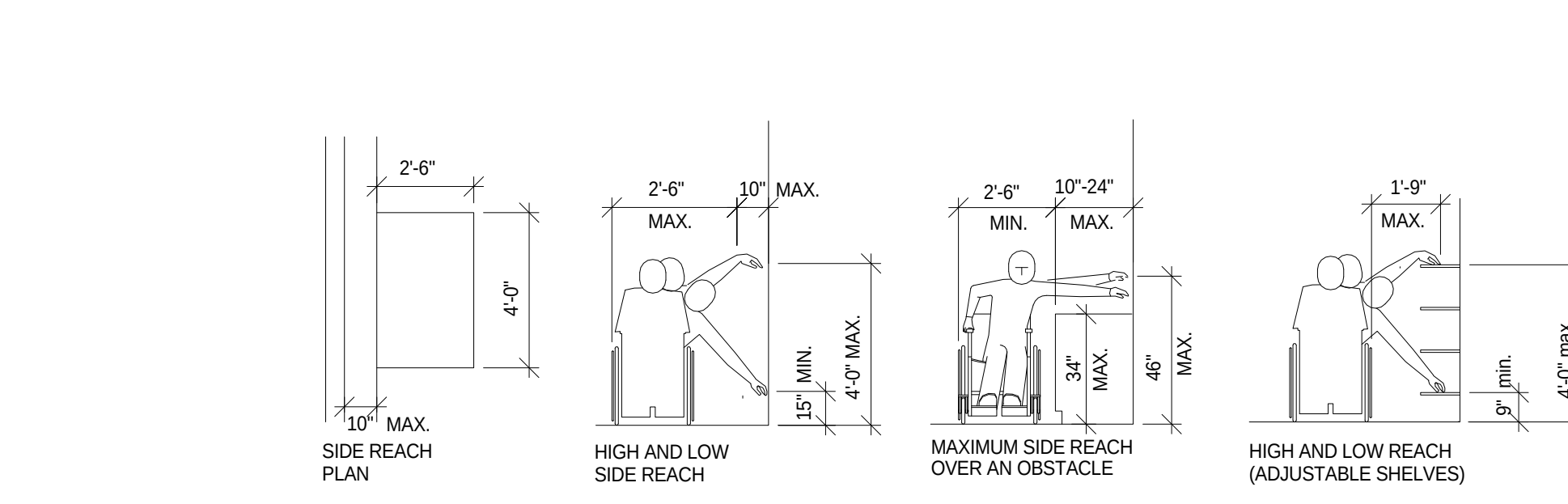
REACH RANGES, CONT.
SEE SECTION 308 OF THE TAS FOR ADDITIONAL REQUIREMENTS.



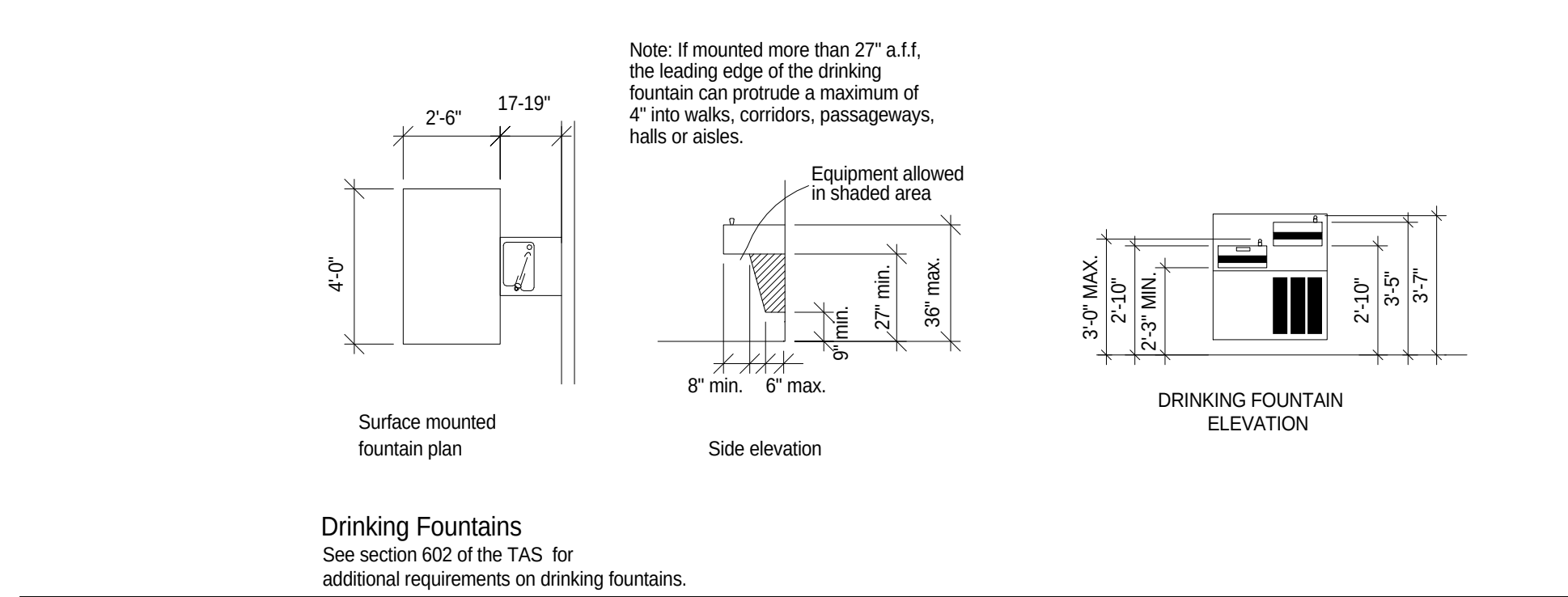
PROTRUDING OBJECTS
SEE SECTION 307 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON PROTRUDING OBJECTS.



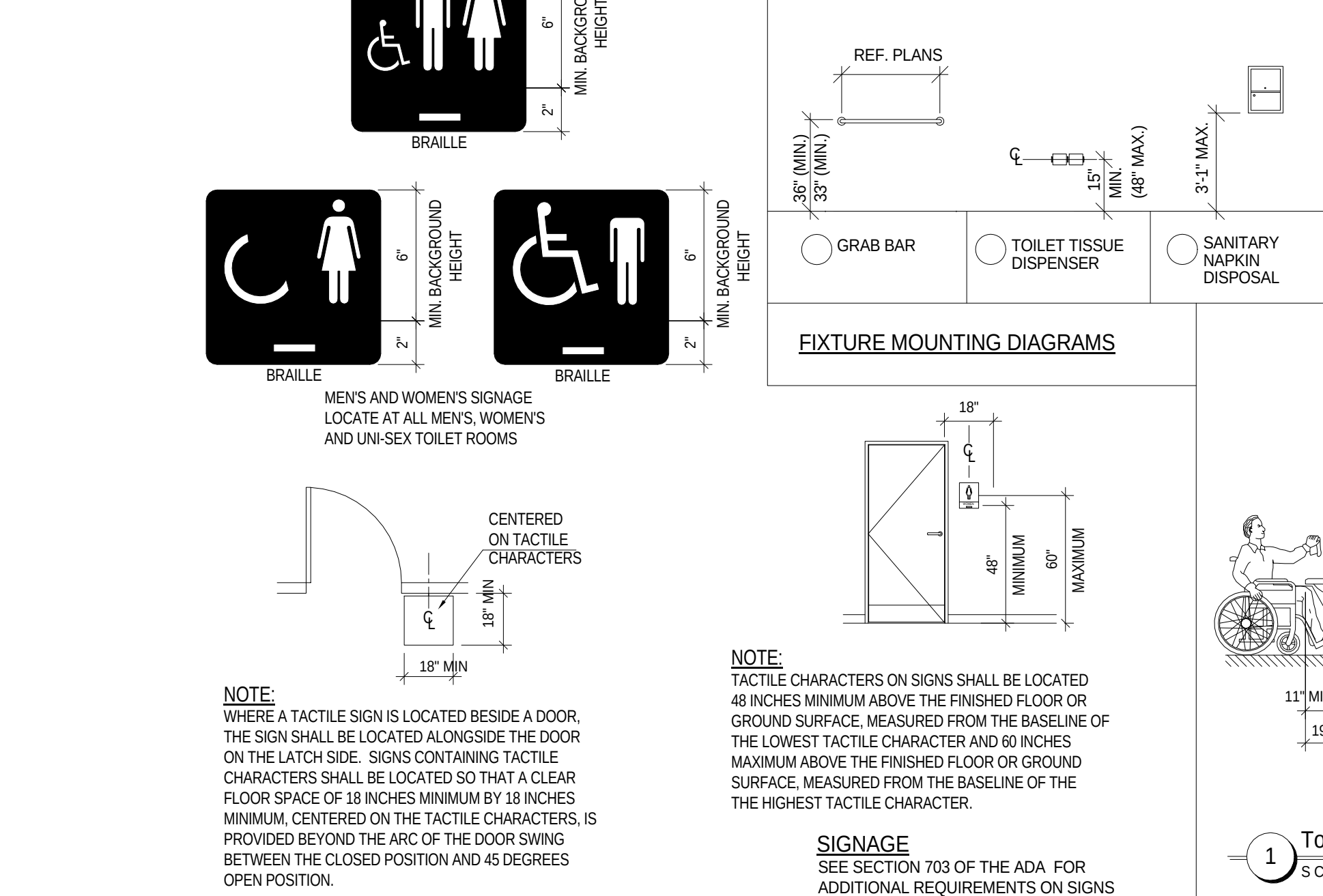
GROUND AND FLOOR SURFACES
SEE SECTION 302 OF THE TAS FOR ADDITIONAL REQUIREMENTS ON GROUND AND FLOOR SURFACES.



REACH RANGES
SEE SECTION 308 OF THE TAS



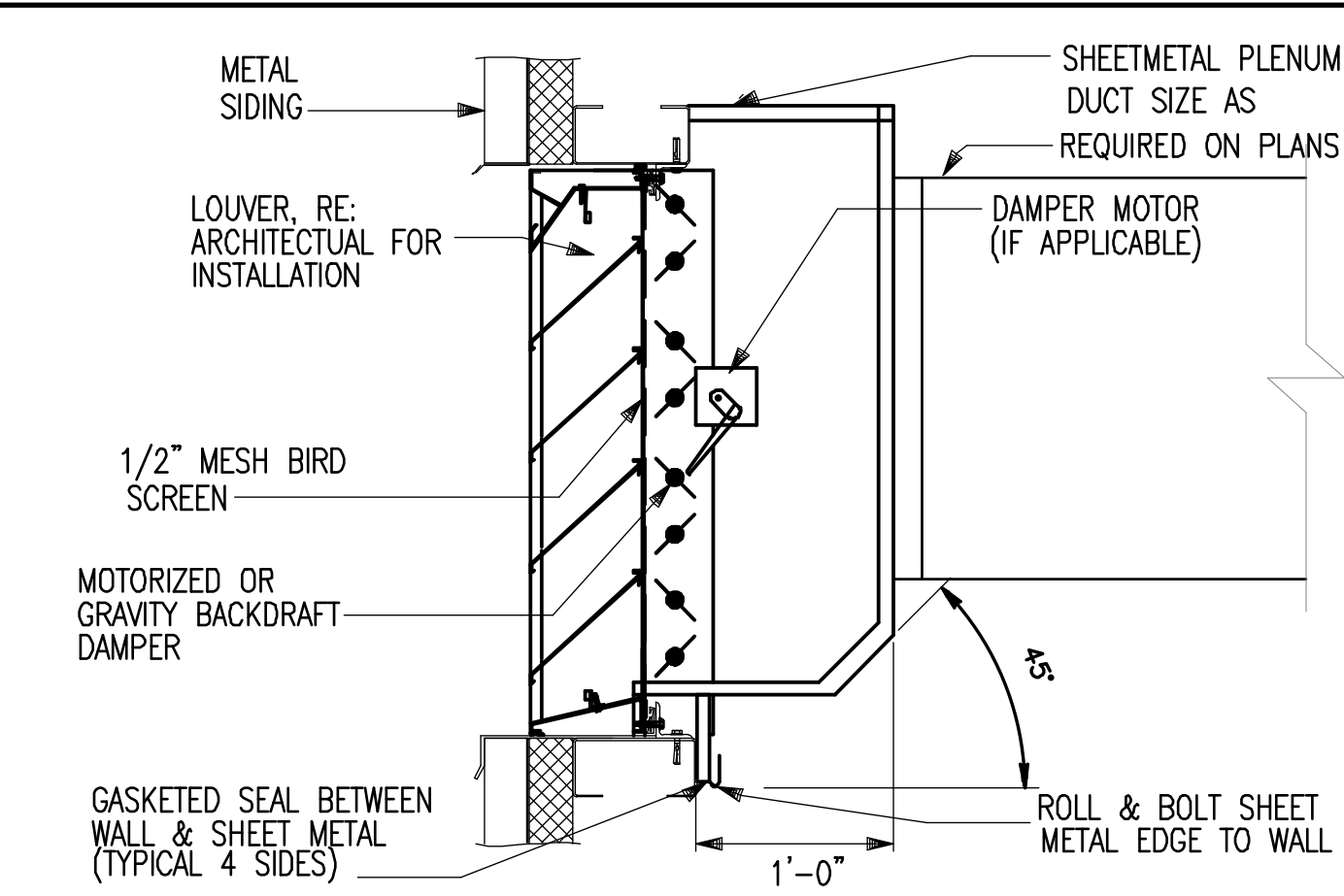
Drinking Fountains
See section 602 of the TAS for additional requirements on drinking fountains.



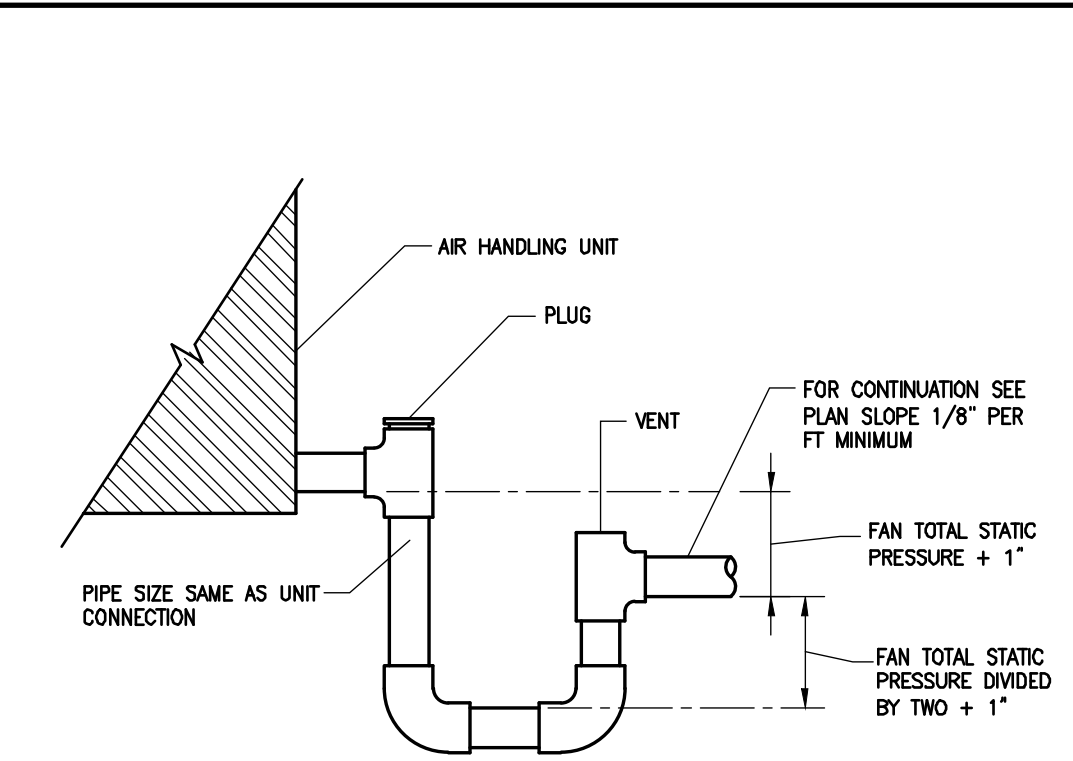
NOTE:
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISHED FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60 INCHES MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER.
SIGNAGE
SEE SECTION 703 OF THE ADA FOR ADDITIONAL REQUIREMENTS ON SIGNS

MECHANICAL GENERAL NOTES:

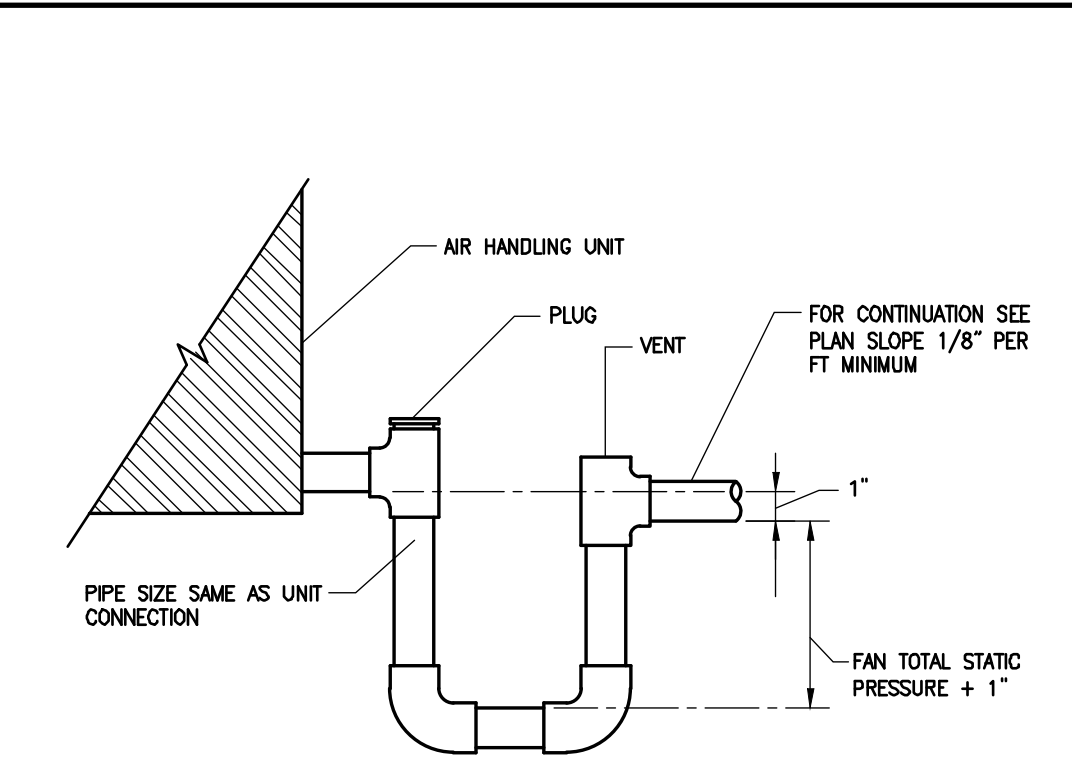
1. CODES, RULES AND REGULATIONS – DESIGN OF SYSTEM
- A) ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES.
- B) WHEN THE DRAWINGS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.
- C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.
2. PROVIDE AND INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTS.
3. FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN AIR OPENINGS OF ALL AIR CONDITIONING UNITS.
4. FLEXIBLE DUCTS TO BE R-8 GLASS-FLEX 6”-0” MAXIMUM IN LENGTH,
5. COORDINATE EXACT LOCATION OF ALL AIR OUTLETS AND INLETS (DIFFUSERS, REGISTERS AND GRILLES) WITH APPROPRIATE ARCHITECTURAL PLAN, AND VERIFY THEIR LOCATION WITH ARCHITECT ON THE JOB SITE BEFORE INSTALLATION. COLOR AS DIRECTED BY ARCHITECT & OWNER.
6. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 5°F BETWEEN FULL HEATING AND FULL COOLING.
7. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED IN PLACE.
8. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR OWNERS USE.
9. PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT & YOUNG REGULATORS OR ACCESS PANEL FOR VOLUME DAMPERS.
10. PROVIDE MIN. 10”-0” SEPARATION BETWEEN POINT OF EXHAUST AND ANY FRESH AIR INTAKE, OR A/C UNIT OUTSIDE AIR INTAKE.
11. PROVIDE FIRE DAMPERS OR SMOKE/FIRE DAMPERS WHERE DUCT PENETRATES FIRE RATED CEILING OR WALL IF APPLICABLE.
12. TRANSVERSE JOINTS FOR ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA, TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE.
13. ALL DUCT SIZES SHOWN ON THE FLOOR PLANS ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL ENLARGE DUCT SIZE IN ORDER TO ACCOMMODATE LINING INSIDE OF DUCT.
14. THE MECHANICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES.
15. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
16. ENERGY CONSERVATION STANDARDS FOR NEW NONRESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND DESIGN SUBSTANTIALLY CONFORMS TO THEM.
17. EACH SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2,000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE RETURN AIR DUCT AHEAD OF THE OSA INTAKE. SEE CODE FOR EXEMPTIONS AND LOCAL AUTHORITY FOR CODE INTERPRETATION, OR AS INDICATED ON PLAN.
18. ALL EQUIPMENT AND APPLIANCES ARE LISTED PRODUCTS, AND WILL BE INSTALLED ACCORDING TO THEIR LISTING, AND ALL LISTING INFORMATION WILL BE AVAILABLE FOR INSPECTION.
19. REFER TO DETAILS OR GUIDELINES FOR MECHANICAL CONSTRUCTION REQUIRMENTS. INSTALL IN FULL ACCORDANCE WITH PROPER CODES AND GUIDELINES.
20. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED GRILLES AND DIFFUSERS WITH LIGHT FIXTURES AND (ARCHITECTUAL) REFLECTED CEILING PLAN.
21. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.



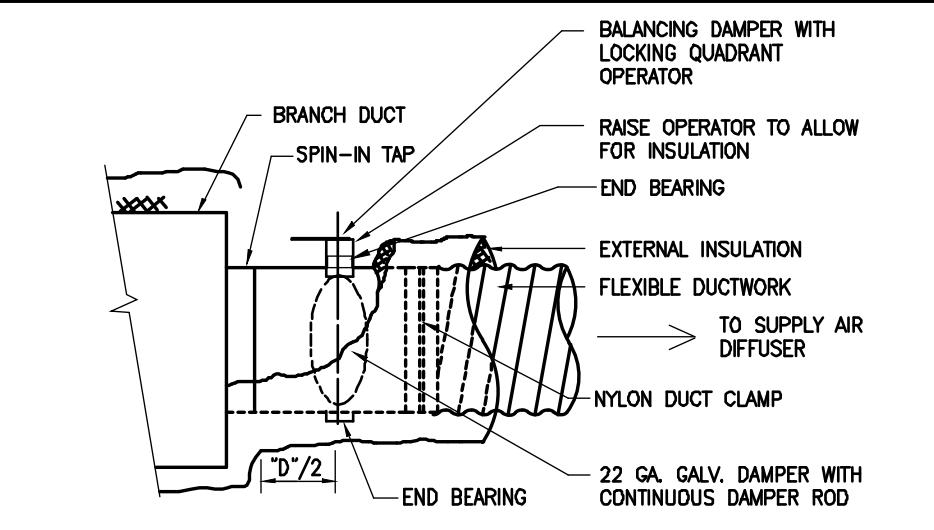
1 INTAKE / DISCHARGE LOUVER DETAIL
SCALE: NONE



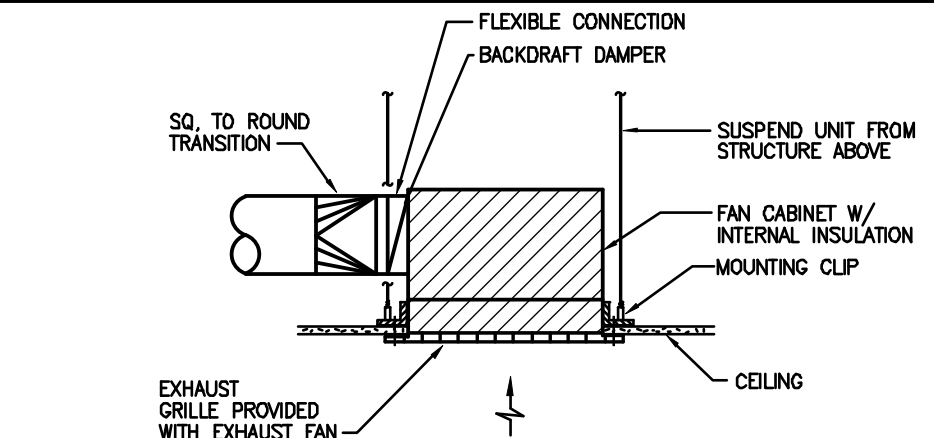
2 CONDENSATE TRAP FOR DRAW THRU
SCALE: NONE



3 CONDENSATE TRAP FOR BLOW THRU
SCALE: NONE



4 FLEXIBLE DUCT TAP
SCALE: NONE



5 CENTRIFUGAL CEILING MOUNTED EXHAUST FAN DETAIL
SCALE: NONE

AIR DEVICE SCHEDULE

MARK	MFG.	MODEL	SERVES	MATERIAL	DESCRIPTION	FACTORY FINISH	BLOW PATTERN	NOTES
A	TITUS	S301FS	SEE PLANS	ALUMINUM	SUPPLY DIFFUSER	ARCH TO SPEC.	DOUBLE DEFL.	18x4
B	TITUS	TMS	SEE PLANS	STEEL	SUPPLY DIFFUSER	ARCH TO SPEC.	4-WAY	24x24
C	TITUS	TMS	SEE PLANS	STEEL	SUPPLY DIFFUSER	ARCH TO SPEC.	4-WAY	12x12
D	TITUS	350RL	SEE PLANS	STEEL	RETURN GRILLE	ARCH TO SPEC.	NA	24x24
E	TITUS	300RL	SEE PLANS	STEEL	SIDE WALL DIFFUSER	ARCH TO SPEC.	DOUBLE DEFL.	10x6
F	TITUS	300RL	SEE PLANS	STEEL	SIDE WALL DIFFUSER	ARCH TO SPEC.	DOUBLE DEFL.	14x10
G	TITUS	350RL	SEE PLANS	STEEL	RETURN GRILLE	ARCH TO SPEC.	NA	24x10

- NOTES:
1. AIR DEVICES A SHALL BE PROVIDED WITH OPTIONAL ASD (AIR SCOOP DAMPER).
2. RETURN GRILLES SHALL BE INSTALLED TO 24X24X14" HIGH INSULATED PLENUM BOX.

EXHAUST FAN SCHEDULE

MARK	MFG.	MODEL	TYPE	SERVICE	AIRFLOW (CFM)	ESP (IN WC)	MTR. POWER (AMPS)	V/PH/Hz	NOTES
EF-1	COOK	GCVF-100	CEILING	SEE PLANS	50	0.25	0.26	115/1/60	1,2,3,
EF-2	COOK	GCVF-100	CEILING	SEE PLANS	50	0.25	0.26	115/1/60	1,2,3
EF-3	COOK	GCVF-100	CEILING	SEE PLANS	50	0.25	0.26	115/1/60	2,3,4

- NOTES:
1) FAN SHALL BE INTERLOCKED WITH LOCAL LIGHT SWITCH.
2) PROVIDE SPEED CONTROLLER FOR FAN SPEED ADJUSTMENT.
3) EXHAUST FANS SHALL BE PROVIDED WITH MANUFACTURER'S INSTALLED DISCHARGE BACKDRAFT DAMPER.
4) FAN SHALL BE PROVIDED WITH DEDICATED WALL SWITCH.

PACKAGED DX ROOFTOP UNITS SCHEDULE

DESIGNATION	TYPE	MANUFACTURER	MODEL NUMBER	SEE NOTE	DIMENSIONS (L"xW"xH")	NOMINAL TONNAGE	MINIMUM AHRI SEER2	TOTAL UNIT OPERATING WEIGHT (LBS)	INDOOR BLOWER DATA					COOLING COIL DATA						HEATING DATA			ELECTRICAL INFORMATION			
									TOTAL CFM	OUTSIDE AIR CFM	EST. EXT. SP. (IN. WG.)	MAX. BHP	DRIVE / TYPE	CFM OVER COIL	MAX. FACE VELOCITY (FPM)	GRAND SENSIBLE BTUH	GRAND TOTAL BTUH	EAT (°F DB)	EAT (°F WB)	LAT (°F DB / WB)	HEAT PUMP MBH @47°F	HEAT STAGES	AUX ELEC HEAT KW	VOLTS / PH / HZ	MCA	MOCP
RTU-01	CONSTANT VOLUME	DAIKIN	DHH0601	1-15	74" x 49" x 44"	5.0	16.2	700	1,800	480	0.50	1.00	DIRECT / FC	1,800	500	50,530	56,700	83.0°	66.0°	56.9° / 56.0°	59.0	2.0	10	240 / 1 / 60	89.4	100
RTU-02	CONSTANT VOLUME	DAIKIN	DHH0361	1-15	74" x 49" x 44"	3.0	16.4	700	1,040	150	0.50	1.00	DIRECT / FC	1,040	500	26,760	32,180	77.0°	64.0°	54.6° / 53.7°	34.2	2.0	5	240 / 1 / 60	47.4	50

1. REFERENCE DRAWINGS FOR ELECTRICAL DATA.
2. ESTIMATED EXTERNAL STATIC PRESSURE INCLUDES LOSSES THROUGH DUCTWORK, AIR DEVICES, SOUND ATTENUATORS, ETC.
3. ROOF TOP UNIT INTERNAL STATIC PRESSURE SHALL INCLUDE LOSSES THROUGH COILS, CASING, INTERNAL DAMPERS, AND 0.75" W.G. FOR DIRTY FILTERS.
4. AMBIENT AIR TEMPERATURE SHALL BE 105°F.
5. PROVIDE TWO-STAGE COMPRESSOR, DIRECT DRIVE 2-SPEED SUPPLY FAN, AND LOW AMBIENT CONTROL.
6. REFRIGERANT SHALL BE R-32.
7. PROVIDE UNIT WITH SINGLE POINT POWER CONNECTION AND EC PROVIDED DISCONNECT SWITCH.
8. SUPPLY AND RETURN SHALL BE VERTICAL DUCT CONFIGURATION. PROVIDE NEW MINIMUM 14" TALL INSULATED ROOF CURB AND SET NEW ROOFTOP UNIT COMPLETELY LEVEL.
9. FACTORY PROVIDED AND INSTALLED ULTRA LOW LEAK ENTHALPY ECONOMIZER WITH BAROMETRIC RELIEF DAMPERS AND DEMAND CONTROL VENTILATION W/ CO2 SENSOR
10. ROOFTOP UNIT MANUFACTURER SHALL PROVIDE PROGRAMMABLE THERMOSTAT AND HUMIDISTAT.
11. PROVIDE CONDENSATE OVERFLOW SWITCH WITH SENSING DEVICE AND WIRE TO SHUT-DOWN UNIT UPON WATER DETECTION IN PAN.
12. PROVIDE MINIMUM 2" THICK PLEATED MERV 13 FILTERS AND IEQ360 BIPOLAR IONIZATION
13. PROVIDE NEW DUCT SMOKE DETECTOR AS REQUIRED BY CODE. SMOKE DETECTOR SHALL BE REPLACED IN AN ENCLOSURE RATED FOR OUTDOOR PLACEMENT.
14. PROVIDE HOT GAS REHEAT OR RAWAL APR MODULATING CAPACITY CONTROL VALVE KIT FOR HUMIDITY CONTROL.
15. CONTACT DERRICK VAN WEST AT 214-846-8668 OR DERRICK.VANWEST@HVACDH.COM FOR PRICING & LEAD TIME

REVISIONS

No. Date

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**GAS STATION
RENOVATION**
1000 S. AUSTIN AVE.
GEORGETOWN, TX

Project No: 25–230
Issued For: PERMIT
Issue Date: 01.18.2025
Drawn By: MP
Sheet Title:

MECHANICAL
GENERAL
INFORMATION

M000

1.1 SCOPE

A. THE WORK OF THIS DIVISION CONSISTS OF PROVIDING LABOR, MATERIALS, PRODUCTS, AND IN PERFORMING ALL OPERATIONS REQUIRED FOR THE COMPLETE OPERATING INSTALLATION OF ALL MECHANICAL AND PLUMBING SYSTEMS IN ACCORDANCE WITH THE SPECIFICATIONS AS WELL AS APPLICABLE DRAWINGS, TERMS, CONDITIONS OF THE CONTRACT AND ALL APPLICABLE CODES AND ORDINANCES GOVERNING THE INSTALLATION OF THE VARIOUS MECHANICAL AND PLUMBING SYSTEMS. ALL WORK SHALL BE FULLY CORRELATED WITH THE WORK OF OTHER CRAFTS.

B. EACH CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS TO DETERMINE THE EXTENT OF WORK PROVIDED UNDER THIS CONTRACT AS WELL AS ASSESS THE LIABILITY TO BE ENCOUNTERED IN PERFORMING THE WORK ON THE DRAWINGS AND OUTLINED HEREINAFTER AND IN MAKING CONNECTIONS TO EXISTING UTILITIES, INSTALLING THE EQUIPMENT AND SYSTEMS AND COORDINATING THE WORK WITH THE OTHER TRADES.

C. EXAMINATION OF THE SITE: THE CONTRACTOR SHALL THOROUGHLY EXAMINE SITE AND SATISFY HIMSELF AS THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY, AT THE SITE, ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH AFFECT HIS WORK. NO EXTRA COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.

A. CODES AND ORDINANCES/PERMIT AND FEES: PERFORM ALL WORK IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES, THE CURRENT EDITION OF NFPA, THE INTERNATIONAL BUILDING CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL PLUMBING CODE, AND ALL CURRENT SUPPLEMENTS THERETO, AND ANY OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK. PROCURE AND PAY FOR ALL PERMITS, LICENSES, FEES AND CHARGES, AND GIVE ALL NOTICES NECESSARY.

B. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND REQUIREMENTS OF ANY CODE OR AUTHORITIES HAVING JURISDICTION, THE MOST STRINGENT REQUIREMENTS OF THE AFOREMENTIONED SHALL BE GOVERNED.

C. SHOULD THE CONTRACTOR PERFORM ANY WORK THAT DOES NOT COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES, STATE LAWS, AND LOCAL ORDINANCES AND INDUSTRY STANDARDS, HE SHALL BEAR ALL COSTS ARISING IN CORRECTING THE DEFICIENCIES, AS APPROVED BY THE ARCHITECT.

D. INTENT: THE DRAWINGS SHOW GENERAL ARRANGEMENTS AND THE EXTENT OF THE WORK. THE DRAWINGS DO NOT SHOW, IN MINUTE DETAIL, ALL FEATURES OF THE INSTALLATION. FOLLOW THE DRAWINGS AS CLOSELY AS ACTUAL CONSTRUCTION WILL PERMIT. ALL MATERIAL AND LABOR NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE SPECIFICATIONS AND DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR WITHOUT ADDITIONAL CHARGE. THE JOB SHALL BE BID AND INSTALLED COMPLETE AND CONSISTENT IN EVERY REQUEST.

A. EACH CONTRACTOR SHALL COMPARE HIS DRAWINGS AND SPECIFICATIONS WITH THOSE OF OTHER TRADES. ALL WORK SHALL BE INSTALLED IN COOPERATION WITH ALL OTHER TRADES INSTALLING INTERRELATED WORK. BEFORE INSTALLATION, ALL TRADES SHALL MAKE PROPER PROVISIONS TO AVOID INTERFERENCES.

B. EACH CONTRACTOR SHALL COORDINATE THE LOCATION OF HIS SYSTEMS TO THAT ALL OUTSIDE AIR INTAKES, PLUMBING VENTS, AND EXHAUST FANS ARE LOCATED IN SUCH A WAY AS TO PREVENT CROSS-CONTAMINATION. SUCH A DISTANCE SHALL BE NOT LESS THAN 10'-0".

C. LOCATIONS OF CONDUCIT, DUCTS, PIPING, SPRINKLER HEADS AND EQUIPMENT SHALL BE ADJUSTED TO ACCOMMODATE THE WORK WITH INTERFERENCES ANTICIPATED AND ENCOUNTERED. EXACT ROUTING AND LOCATION OF SYSTEMS SHALL BE DETERMINED PRIOR TO FABRICATION OR INSTALLATION.

D. OFFSETS AND CHANGES OF DIRECTION IN ALL CONDUCIT, DUCTS AND PIPING SYSTEMS SHALL BE MADE AS REQUIRED TO MAINTAIN PROPER HEADROOM AND PITCH OF SLOPING LINES.

A. COMPLY WITH ALL CURRENT LOCAL, STATE, AND NATIONAL CODES, INCLUDING THE AMERICANS WITH DISABILITIES ACT (MOST CURRENT EDITION) AND SECURE AND PAY FOR ALL APPLICABLE COSTS, FEES, PERMITS AND LICENSES. NO ADDITIONAL COSTS SHALL BE PAID BY THE OWNER FOR THESE ITEMS.

B. PERFORM ALL WORK WITH HIGHEST REGARD TO SAFETY. EXCAVATE BY HAND AND WITH CAUTION TO LOCATE ALL UTILITIES IN THE BOUNDS OF THE AREA TO BE EXCAVATED PRIOR TO MACHINE EXCAVATING. PROCEED WITH SAFETY AND CAUTION SO THAT NO UTILITY IS DAMAGED OR INTERRUPTED.

C. PRIOR TO BID, VERIFY AND COORDINATE ALL REQUIRED CONNECTIONS AND/OR RELOCATIONS OF UTILITIES WITH UTILITY COMPANIES. PERFORM SUCH WORK IN ACCORDANCE WITH UTILITY COMPANY REGULATIONS. PAY ALL APPLICABLE FEES AND COSTS INCLUDING THOSE FOR ANY EXTENSIONS, RELOCATIONS AND/OR CONNECTIONS.

D. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ABOVE GROUND AND MARKED UTILITIES.

B. SUBMITTALS SHALL BE COMPLETE FOR SYSTEM(S) INVOLVED. PROVIDE SUBMITTALS FOR ALL HVAC EQUIPMENT.
 A. WHERE EQUIPMENT OF THE ACCEPTABLE MANUFACTURERS REQUIRE DIFFERENT ARRANGEMENT OR CONNECTIONS FROM THOSE SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL THE EQUIPMENT TO OPERATE PROPERLY AND IN HARMONY WITH THE ORIGINAL INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY CHANGES IN ALL AFFECTED RELATED WORK PROVIDED UNDER OTHER SECTIONS INCLUDING LOCATIONS OF ROUGH-IN CONNECTIONS BY OTHER TRADES, CONDUIT SUPPORTS, INSULATION, ETC. ALL CHANGES SHALL BE MADE AT NO INCREASE IN THE CONTRACT AMOUNT OR ADDITIONAL COSTS TO THE OTHER TRADES AND/OR OWNER.

A. ALL EQUIPMENT AND WORK SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE. ANY DEFECTS IN EQUIPMENT OR WORKMANSHIP SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER. THE GUARANTEE PERIOD OF ANY PART OF THE REPAIRED ITEMS SHALL BE EXTENDED FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUCH REPAIR OR REPLACEMENT.

A. UPON COMPLETION OF THE MECHANICAL INSTALLATION, DEMONSTRATE TO THE OWNER'S SATISFACTION THAT THE SYSTEMS HAVE BEEN INSTALLED IN A SATISFACTORY MANNER IN ACCORDANCE WITH THE PLANS AND APPLICABLE CODES. SHOW THAT ALL CONTROLS ARE OPERABLE AND ARE PROPERLY ADJUSTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FINAL SYSTEMS BALANCE, THAT ALL SYSTEMS ARE PROPERLY BALANCED, THAT ALL EQUIPMENT OPERATES PROPERLY, THAT FILTERS AND STRAINERS ARE CLEAN, AND THAT ALL COMPONENTS OF ALL SYSTEMS ARE INSTALLED AND ADJUSTED FOR PROPER OPERATION.

2.1. GENERAL

A. ALL MATERIALS SHALL BE NEW AND OF THE QUALITY SPECIFIED. MATERIALS SHALL BE FREE FROM DEFECTS. MANUFACTURERS SHALL BE AS SPECIFIED HEREIN, OR BY ADDENDA. ALL PIPING EQUIPMENT, ETC., WHICH NEEDS TO BE INSULATED TO CONSERVE HEAT OR COLD, OR TO PREVENT FREEZING OR CONDENSATION, SHALL BE INSULATED. ALL MATERIALS SHALL HAVE THE UNDERWRITERS LABORATORIES, INC. LABEL.

- 1.1. DIMENSION AND FIT
 - A. CUT MATERIALS ACCURATELY FROM MEASUREMENTS TAKEN ON THE JOB SITE.
 - B. DO NOT SPRING OR BEND PIPE TO FIT CONDITIONS OR MAKE UP JOINTS
- 1.2. SERVICEABILITY OF PRODUCTS
 - A. FURNISH ALL PRODUCTS TO PROVIDE THE PROPER ORIENTATION OF SERVICEABLE COMPONENTS TO ACCESS SPACE PROVIDED.
 - B. COORDINATE INSTALLATION OF PIPING, DUCTWORK, EQUIPMENT, SYSTEM COMPONENTS, AND OTHER PRODUCTS TO ALLOW PROPER SERVICE OF ALL ITEMS REQUIRING PERIODIC MAINTENANCE OR REPLACEMENT.
 - C. REPLACE OR RELOCATE ALL PRODUCTS INCORRECTLY ORDERED OR INSTALLED TO PROVIDE PROPER SERVICEABILITY.
 - D. PROVIDE ACCESS DOORS AND ACCESS PANELS IN CEILINGS, WALLS, FLOORS, ETC. FOR ACCESS TO TRAPS, VALVES, PRIMERS, DAMPERS, AUTOMATIC DEVICES, AND ALL SERVICEABLE OR OPERABLE EQUIPMENT IN CONCEALED SPACES.
 - E. PROVIDE VIBRATION ISOLATORS ON ALL EQUIPMENT HAVING MOTORS AND SUPPORTED BY THE BUILDINGS STRUCTURE.

- A. ROUTE ALL PIPELINES AND DUCTWORK PARALLEL WITH BUILDINGS LINES AND AS HIGH AS POSSIBLE.
- B. ROUTE PIPING AND DUCTS TO CLEAR ALL DOORS, WINDOWS, AND OTHER OPENINGS AND TO AVOID ALL OTHER PIPES AND DUCTS, LIGHT FIXTURES AND SIMILAR PRODUCTS.
- C. PROVIDE UNITS ADJACENT TO ALL EQUIPMENT AND WHERE REQUIRED FOR DISCONNECT AND MAINTENANCE OF EQUIPMENT.
- D. SECURELY FASTEN ALL MECHANICAL/PLUMBING WORK TO THE STRUCTURE TO PREVENT HAZARD HUMAN LIFE AND LIMB, AND TO PREVENT DAMAGE TO PRODUCTS OF CONSTRUCTION UNDER ALL CONDITIONS OF OPERATION.
- E. DO ALL SLEEPING, CUTTING, AND PATCHING OF ROUGH CONSTRUCTION FOR PIPING. ALL CUTTING, REPAIRING AND REQUIRED STRUCTURAL REINFORCING FOR INSTALLATION OF THIS WORK SHALL BE DONE IN CONFORMANCE WITH ARCHITECT'S DIRECTIONS AND ANY DAMAGE CAUSED BY CUTTING SHALL BE REPAIRED EQUAL TO ORIGINAL CONDITIONS. NO CUTTING WITHOUT ARCHITECT'S APPROVAL.
- F. PLACE ANY SLEEVES, CHASES, CONCRETE INSERTS, ANCHOR BOLTS, ETC., BEFORE CONCRETE IS POURED, AND BE RESPONSIBLE FOR CORRECT LOCATION AND INSTALLATION OF THESE ITEMS.

A. SEISMIC-RESTRAINT LOADING:

- SITE CLASS AS DEFINED IN THE IBC: AS REQUIRED BY LOCAL JURISDICTION.
- ASSIGNED SEISMIC USE GROUP OR BUILDING CATEGORY AS DEFINED IN THE IBC: AS REQUIRED BY LOCAL JURISDICTION.
- DESIGN SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS (0.2 SECOND).
- DESIGN SPECTRAL RESPONSE ACCELERATION AT 1-SECOND PERIOD.

- A. VIBRATION ISOLATORS:
 - a. ISOLATOR PADS: NEOPRENE.
 - b. MOUNTS: DOUBLE-DEFLECTION TYPE.
 - c. RESTRAINED MOUNTS: ALL DIRECTIONAL MOUNTINGS WITH SEISMIC RESTRAINT; CAST-DUCTILE-IRON HOUSING.
 - d. SPRING ISOLATORS: FREESTANDING, Laterally STABLE, OPEN-SPRING TYPE.
 - e. RESTRAINED SPRING ISOLATORS: FREESTANDING, STEEL, OPEN-SPRING TYPE WITH SEISMIC RESTRAINT.
 - f. HOUSED SPRING MOUNTS: DUCTILE-IRON OR STEEL HOUSING, WITH INTEGRAL, VERTICALLY ADJUSTABLE SEISMIC SNUBBERS.
 - g. ELASTOMERIC HANGERS: DOUBLE-DEFLECTION TYPE.
 - h. SPRING HANGERS: COMBINATION COIL-SPRING AND ELASTOMERIC-INSERT HANGERS WITH SPRING AND INSERT IN COMPRESSION.
 - i. SPRING HANGERS WITH VERTICAL-LIMIT STOP: COMBINATION COIL-SPRING AND ELASTOMERIC-INSERT HANGERS WITH SPRING AND INSERT IN COMPRESSION AND WITH VERTICAL-LIMIT STOP.
 - j. PIPE RISER RESILIENT SUPPORT: ALL-DIRECTIONAL, ACOUSTICAL PIPE ANCHOR.
 - k. RESILIENT PIPE GUIDES.
- B. AIR-MOUNTING SYSTEMS:
 - a. AIR MOUNTS: FREESTANDING, SINGLE OR MULTIPLE, COMPRESSED-AIR BELLOWS.
 - b. RESTRAINED AIR MOUNTS: HOUSED COMPRESSED-AIR BELLOWS.
- C. RESTRAINED VIBRATION ISOLATION FLOOR-CURB RAILS: FACTORY-ASSEMBLED, FULLY ENCLOSED, INSULATED, AIR- AND WATERTIGHT CURB RAIL; WITH SPRING ISOLATORS MOUNTED ON ELASTOMERIC ISOLATION PADS, AND SNUBBER BUSHINGS.
- D. VIBRATION ISOLATION EQUIPMENT BASES:
 - a. STEEL BASE: FACTORY-FABRICATED, WELDED, STRUCTURAL-STEEL BASES AND RAILS.
 - b. INERTIA BASE: FACTORY-FABRICATED, WELDED, STRUCTURAL-STEEL BASES AND RAILS READY FOR FIELD-APPLIED, CAST-IN-PLACE CONCRETE.
- E. SEISMIC-RESTRAINT DEVICES:
 - a. SNUBBERS: WELDED STRUCTURAL-STEEL SHAPES AND REPLACEABLE RESILIENT ISOLATION WASHERS AND BUSHINGS.
 - b. CHANNEL SUPPORT SYSTEM: MFM-3 SLOTTED STEEL CHANNELS.
 - c. RESTRAINT CABLES: STAINLESS-STEEL CABLES.
 - d. ANCHOR BOLTS: MECHANICAL TYPE, SEISMIC RATED.
 - e. RESILIENT ISOLATION WASHERS AND BUSHINGS: MOLDED NEOPRENE.

A. TESTING: BY CONTRACTOR

a. PLEATED FILTERS MERV-8, OR AS NOTED ON THE DRAWINGS.

- a. STEEL DUCTS: GALVANIZED STEEL SHEET, LOCK-FORMING QUALITY, MINIMUM GAUGE PER SWACNA STANDARDS.
- b. INSULATED FLEXIBLE DUCTS: FLEXIBLE DUCT WRAPPED WITH FLEXIBLE GLASS FIBER INSULATION, ENCLOSED BY METALLIZED VAPOR BARRIER JACKET.
- c. SEALANT: NON-HARDENING, WATER RESISTANT, FIRE RESISTIVE, USED ALONE OR WITH TAPE.

B. METAL DUCTWORK:

- a. FABRICATE AND SUPPORT IN ACCORDANCE WITH SWACNA HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE EXCEPT AS INDICATED.
- b. CONSTRUCT T'S, BENDS, AND ELBOWS WITH RADIUS OF 1-1/2 TIMES WIDTH OF DUCT ON CENTER LINE. WHERE NOT POSSIBLE PROVIDE TURNING VANES.
- c. INCREASE DUCT SIZES GRADUALLY, NOT EXCEEDING 30 DEGREES DIVERGENCE AND 45 DEGREES CONVERGENCE.
- d. CONNECT FLEXIBLE DUCTS TO METAL DUCTS WITH DRAW BANDS
- e. USE OF JOINTS WITH OR WITHOUT BEAD FOR JOINING ROUND DUCT SIZES 8 INCHES AND SMALLER WITH CRIMP IN DIRECTION OF AIR FLOW.

f. DUCT SCHEDULING:

- f.a. SUPPLY DUCTS CONNECTED TO CONSTANT-VOLUME AIR-HANDLING UNITS, SINGLE ZONE VARIABLE-VOLUME AIR-HANDLING UNITS, AND SECONDARY DUCTWORK AFTER TERMINAL UNITS:
 - f.a.a. PRESSURE CLASS: POSITIVE 2-INCH WG.
 - f.a.b. MINIMUM SWACNA SEAL CLASS: B
 - f.a.c. SWACNA LEAKAGE CLASS FOR RECTANGULAR: 12
 - f.a.d. SWACNA LEAKAGE CLASS FOR ROUND: 12
- f.b. SUPPLY DUCTS CONNECTED TO VARIABLE-VOLUME AIR-HANDLING UNITS:
 - f.b.a. PRESSURE CLASS: POSITIVE 4-INCH WG.
 - f.b.b. MINIMUM SWACNA SEAL CLASS: B
 - f.b.c. SWACNA LEAKAGE CLASS FOR RECTANGULAR: 6
 - f.b.d. SWACNA LEAKAGE CLASS FOR ROUND: 6
- f.c. RETURN DUCTS CONNECTED TO VARIABLE AND CONSTANT-VOLUME AIR-HANDLING UNITS:
 - f.c.a. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
 - f.c.b. MINIMUM SWACNA SEAL CLASS: B
 - f.c.c. SWACNA LEAKAGE CLASS FOR RECTANGULAR: 12
 - f.c.d. SWACNA LEAKAGE CLASS FOR ROUND: 12
- f.d. EXHAUST DUCTS
 - f.d.a. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
 - f.d.b. MINIMUM SWACNA SEAL CLASS: B IF NEGATIVE, A IF POSITIVE
 - f.d.c. SWACNA LEAKAGE CLASS FOR RECTANGULAR: 12
 - f.d.d. SWACNA LEAKAGE CLASS FOR ROUND: 6
- f.e. OUTSIDE AIR DUCTS:
 - f.e.a. PRESSURE CLASS: POSITIVE OR NEGATIVE 2-INCH WG.
 - f.e.b. MINIMUM SWACNA SEAL CLASS: B
 - f.e.c. SWACNA LEAKAGE CLASS FOR RECTANGULAR: 12
 - f.e.d. SWACNA LEAKAGE CLASS FOR ROUND: 12

g. SEISMIC-RESTRAINT DEVICES

- 1. CHANNEL SUPPORT SYSTEM.
- 2. GALVANIZED STEEL RESTRAINT CABLES.
- 3. HANGER ROD STIFFENER: STEEL TUBE OR STEEL SLOTTED-SUPPORT-SYSTEM SLEEVE WITH INTERNALLY BOLTED CONNECTIONS OR REINFORCING STEEL ANGLE CLAMPED TO HANGER ROD.

C. PROVIDE ALL BRANCHES AND DUCT TAKE-OFFS, FABRICATE IN ACCORDANCE WITH SWANCA HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE AND AS INDICATED.

D. FABRICATE SPLITTER DAMPERS OF MATERIAL SAME GAGE AS DUCT TO 24 INCHES SIZE IN EITHER DIRECTION, OR TWO GAGES HEAVIER FOR LARGER SIZES. SECURE WITH CONTINUOUS HINGE OR ROD. OPERATE WITH MINIMUM 1/4 INCH DIAMETER ROD.

E. FABRICATE SINGLE BLADE DAMPERS FOR DUCT SIZES TO 12X30 INCH.

F. EXCEPT IN ROUND DUCTWORK 12 INCHES AND SMALLER, PROVIDE END BEARINGS.

G. PROVIDE LOCKING, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS. WHERE WIDTH EXCEEDS 30 INCHES PROVIDE REGULATOR AT BOTH ENDS.

A. UL LISTED FIRE-RETARDANT NEOPRENE COATED WOVEN GLASS FIBER FABRIC TO NFPA 90, APPROXIMATELY 3 INCHES (75 MM) WIDE, CRIMPED INTO METAL EDGING STRIP.

A. MANUFACTURERS: PRICE, TITUS, TUTTLE AND BAILEY, KRUEGER, OR APPROVED EQUIVALENT.
B. DIFFUSERS/REGISTERS/GRILLES: PROVIDE AIR DEVICE TYPE, OPERATION, COLOR, ETC. AS SCHEDULED.

- A. INSTALL PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- B. INSTALL FLEXIBLE CONNECTIONS SPECIFIED BETWEEN FAN INLET AND DISCHARGE DUCTWORK. FLEXIBLE CONNECTORS SHALL NOT BE IN TENSION WHILE RUNNING.
- C. PROVIDE BACK DRAFT DAMPERS ON DISCHARGE OF EXHAUST FANS AND AS INDICATED.
- D. PREVENT PASSAGE OF UNFILTERED AIR AROUND FILTERS WITH FELT, RUBBER, OR NEOPRENE GASKETS.
- E. OPERATE ALL FANS WITH SUFFICIENTLY SOUND EQUIPMENT, OPERATING AND MAINTENANCE ACTIVITIES.
- F. PROVIDE FLEXIBLE CONNECTIONS IMMEDIATELY ADJACENT TO EQUIPMENT IN DUCTS ASSOCIATED WITH FANS AND MOTORIZED EQUIPMENT.
- G. CHECK LOCATION OF AIR OUTLETS AND INLETS AND MAKE NECESSARY ADJUSTMENTS IN POSITION TO CONFORM TO ARCHITECTURAL FEATURES, SYMMETRY, AND LIGHTING ARRANGEMENTS.
- H. PROVIDE BALANCING DAMPERS ON DUCT TAKE-OFF TO DIFFUSERS, AND GRILLES AND REGISTERS, REGARDLESS OF WHETHER DAMPERS ARE SPECIFIED AS PART OF THE DIFFUSER, OR GRILLE AND REGISTER ASSEMBLY.

A. GENERAL: FURNISH ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THERMAL INSULATION ON ALL HOT AND COLD PIPING SURFACE AND DUCTWORK INSTALLED UNDER THIS CONTRACT WHICH REQUIRE INSULATIONS FOR HEAT OR COLD CONSERVATION: FREEZE PROTECTION, PREVENTION OF CONDENSATION OR DRIPPINGS; COMFORT FOR OCCUPANTS; EFFICIENCY OR

B. SYSTEMS TO RECEIVE INSTALLATION INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO:

- a. HYDRONIC WATER LINES (SUPPLY AND RETURN).
- b. CONDENSATE DRAINAGE.
- c. HORIZONTAL RAIN LEADERS AND ROOF DRAINS.
- d. REFRIGERANT LINES (BOTH HIGH AND LOW PRESSURES).
- e. PIPING ACCESSORIES AND SPECIALTIES.
- f. DUCTWORK

A. ALL ABOVE GRADE INSULATION SHALL HAVE COMPOSITE (INSULATION, JACKET OR FACING, ALL ADHESIVE OR CEMENT USED TO ADHERE THE JACKET TO INSULATION) FIRE AND SMOKE HAZARD RATINGS AS TESTED UNDER PROCEDURE ASTM E-84 AND NFPA 225.

B. APPROVED MANUFACTURERS: CERTAINEAD, OWENS/CORNING, JOHNS-MANVILLE, UFGJOHN, ARMSTRONG, OR APPROVED EQUIVALENT.

C. LOCATE INSULATION AND COVER SEAMS IN LEAST VISIBLE LOCATIONS.

D. NEATLY FINISH INSULATION AT SUPPORTS, PROTRUSIONS, AND INTERRUPTIONS.

E. PROVIDE INSULATED DUAL TEMPERATURE PIPES OR COLD PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE WITH VAPOR BARRIER JACKETS. FINISH WITH GLASS CLOTH AND VAPOR BARRIER ADHESIVE. INSULATE COMPLETE SYSTEM.

F. FOR INSULATED PIPES CONVEYING FLUIDS ABOVE AMBIENT TEMPERATURE, PROVIDE STANDARD JACKETS. BEVEL AND SEAL ENDS OF INSULATION AT EQUIPMENT, FLANGES, AND UNIONS.

G. PROVIDE INSERT BETWEEN SUPPORT SHIELD AND PIPING ON PIPING 2 INCHES (50 MM) DIAMETER OR LARGER. FABRICATE OF CORK OR OTHER HEAVY DENSITY INSULATING MATERIAL SUITABLE FOR TEMPERATURE, NOT LESS THAN 1/2 INCHES (12.5 MM) LONG.

H. SCHEDULE:

a. CONDENSATE DRAINS: 1" FLEXIBLE ELASTOMERIC. PROVIDE ALUMINUM JACKETING ON PIPING EXPOSED TO WEATHER.

b. REFRIGERANT LINES; 1" FLEXIBLE ELASTOMERIC, PROVIDE ALUMINUM JACKETING ON PIPING EXPOSED TO WEATHER.

A. MANUFACTURERS: KNAUF, OR APPROVED EQUIVALENT.

B. FIBERGLASS BLANKET INSULATION: GLASS FIBERS BONDED WITH A THERMOSETTING RESIN. COMPLY WITH ASTM C 553, TYPE II AND ASTM C 1290, TYPE II WITH FACTORY-APPLIED FSK JACKET. FACTORY-APPLIED JACKET REQUIREMENTS ARE SPECIFIED IN "FACTORY-APPLIED JACKETS" ARTICLE.

- a. "K" (KSI) VALUE: 0.29 AT 75 DEGREES F (0.042 AT 22 DEGREES C).
- b. DENSITY: 0.75 LB/CU FT (24 KG/CU M).
- c. VAPOR BARRIER JACKET: ALUMINUM-FOIL, FIBERGLASS-REINFORCED SCRIM WITH KRAFT-PAPER BACKING; COMPLYING WITH ASTM C 1136, TYPE II.

C. INSULATION PINS AND HANGERS:

- a. METAL, ADHESIVELY ATTACHED, PERFORATED-BASE INSULATION HANGERS: BASEPLATE WELDED TO PROJECTING SPINDLE THAT IS CAPABLE OF HOLDING INSULATION, OF THICKNESS INDICATED, SECURELY IN POSITION INDICATED WHEN SELF-LOCKING WASHER IS IN PLACE. COMPLY WITH THE FOLLOWING REQUIREMENTS:

D. GLASS FIBER BLANKET INSULATION SCHEDULE (UNLESS SPECIFIED ON PLANS):

- i. EXHAUST DUCTS EXPOSED TO OUTDOOR AIR: 1-1/2"
- ii. VENTILATION DUCTS: 2"
- iii. SUPPLY DUCTS: 2"
- iv. RETURN DUCTS IN UNCONDITIONED SPACES: 1-1/2"

A. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. CONTINUE INSULATION VAPOR BARRIER THROUGH PENETRATIONS.
C. MASTICS
 a. MATERIALS SHALL BE COMPATIBLE WITH INSULATION MATERIALS, JACKETS, AND SUBSTRATES; COMPLY WITH MIL-PRF-19565C, TYPE II.
 i. FOR INDOOR APPLICATIONS, USE MASTICS THAT HAVE A VOC CONTENT OF 50 G/L OR LESS WHEN CALCULATED ACCORDING TO 40 CFR 59, SUBPART D (EPA METHOD 24).

A. TESTING, ADJUSTING AND BALANCING OF ALL WORK SHALL BE MADE BY AN INDEPENDENT NEBB, OR ABC CONTRACTOR WHO IS CURRENTLY LICENSED. HVAC CONTRACTOR SHALL INSTALL NEW FILTERS IN ALL UNITS PRIOR TO THE AIR BALANCE. THE COMPLETE AIR BALANCE SHALL TAKE PLACE WITH OUT AIR DAMPERS IN MINIMUM POSITION.

B. BALANCE AIR AND WATER QUANTITIES TO WITHIN $\pm 5\%$ OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PERFORMED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST.

C. THE BALANCE REPORT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION:

- A. CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR.
- B. INSTRUMENTATION LIST WITH LAST CALIBRATION DATES.
- C. MAKE AND MODEL NUMBERS OF ALL HVAC EQUIPMENT.
- D. AIR FLOW AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSE AT THE UNIT.
- E. MOTOR NAMEPLATE DATA WITH ACTUAL FIELD VOLTAGE AND AMPERAGE READINGS FOR EACH LEG.
- F. MOTOR AND FAN RPMs, SHEAVE SIZES AND BELT SIZES.
- G. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AT FULL COOLING AND HEATING.
- H. WATER BALANCE DATA INCLUDING GPM WITH INLET AND OUTLET TEMPERATURE AND PRESSURE READINGS (WHERE APPLICABLE)
- I. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.
- J. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
- K. INDEXED PLAN WITH DIFFUSER AND RETURN LOCATIONS.
- L. ALL CONTROL SEQUENCES SHALL BE TESTED (INTERLOCKED EQUIPMENT, SMOKE DETECTORS, SMOKE EVACUATION, ECONOMIZER, ETC.) AND OPERATING STATUS RECORDED IN THE REPORT.
- M. THREE COPIES OF THE BALANCE REPORT SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR TO THE TENANT'S CONSTRUCTION MANAGER FOR APPROVAL.
- N. THE BALANCING CONTRACTOR SHALL PERFORM ALL APPLICABLE TESTING AND BALANCING FUNCTIONS AS REQUIRED FOR THE SYSTEM DESIGNED IN THE DRAWINGS. THE BALANCING CONTRACTOR SHALL RECHECK ANY ITEMS THAT THE TENANT DEEMS NECESSARY AT NO ADDITIONAL COST TO THE TENANT.
- O. CONTROLS CONTRACTOR SHALL PROVIDE, AT NO COST, ALL NECESSARY SOFTWARE AND HARDWARE REQUIRED FOR SYSTEM BALANCE AND VERIFICATION CONTROLS. CONTROLS CONTRACTOR SHALL BE PRESENT AND ASSIST TEST & BALANCE CONTRACTOR DURING CONTROLS VERIFICATION. PRIOR TO START TEST & BALANCE, THE CONTROLS CONTRACTOR SHALL VERIFY ALL CONTROLS ARE OPERATIONAL AND ALL INPUT VALUES HAVE BEEN ENTERED PER DE DOCUMENTATION. CONTROLS CONTRACTOR SHALL PROVIDE CONTROL SYSTEM START-UP SHEETS VERIFYING CONTROLS OPERATION PRIOR TO THE START TEST & BALANCE.
- P. FINAL BALANCE REPORT SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUALS.

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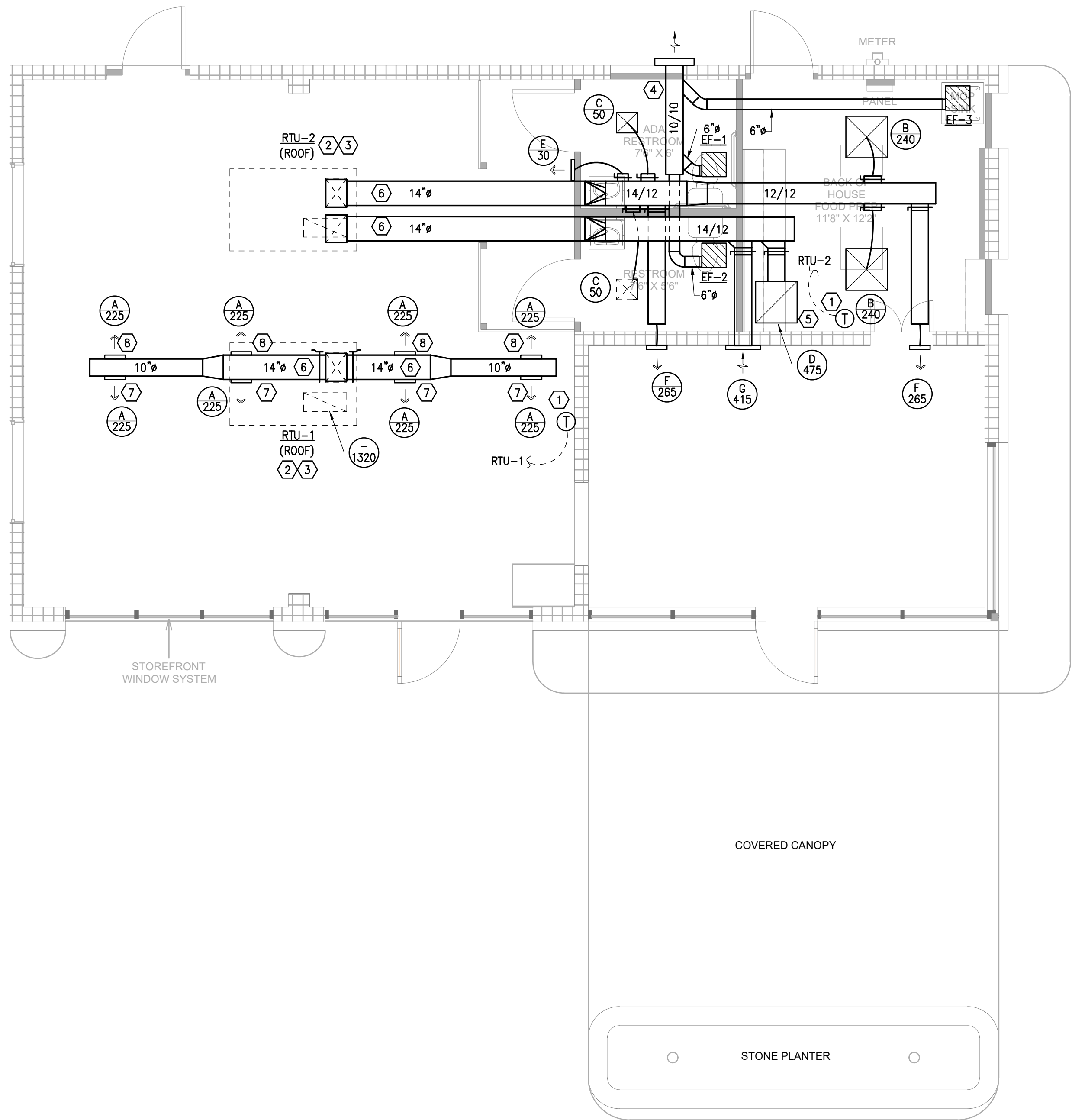
GAS STATION
RENOVATION

1000 S. AUSTIN AVE.
GEORGETOWN, TX

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MECHANICAL SPECIFICATIONS

M001



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

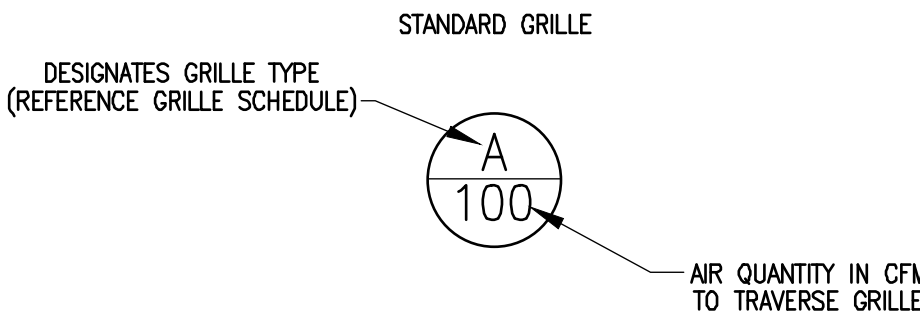
MECHANICAL KEYED NOTES:

- 1 PROVIDE 7-DAY PROGRAMMABLE THERMOSTAT WITH LOCKABLE CLEAR PLASTIC ENCLOSURE. COORDINATE FINAL LOCATION AND HEIGHT WITH ARCHITECT.
- 2 ROUTE CONDENSATE DRAIN LINE DOWN WALL TO BRANCH WYE TAIL PIECE. CONTRACTOR SHALL COORDINATE WITH PLUMBER FOR SINK TAIL PIECE DRAIN LOCATION.
- 3 PROVIDE UNIT WITH MANUFACTURERS SUGGESTED CLEARANCES FOR ACCESS AND MAINTENANCE. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES PRIOR TO INSTALL OR FABRICATION TO ENSURE PROPER CLEARANCES OF SYSTEMS AND CODE REQUIREMENTS ARE MAINTAINED. REFER TO MANUFACTURER FOR RECOMMENDATIONS. PROVIDE MANUFACTURER RECOMMENDED EQUIPMENT CURB. COORDINATE FINAL LOCATION WITH ARCHITECT AND STRUCTURAL PRIOR TO ANY WORK BEING DONE.
- 4 EXHAUST DUCT TO 14X14 VERTICAL WALL LOUVER RUSKIN EME220DD OR APPROVED EQUIVALENT. COORDINATE INSTALLATION HEIGHT WITH ARCHITECT PRIOR TO CONSTRUCTION.
- 5 RETURN DUCT SHALL HAVE 14" HIGH INSULATED PLENUM DUCT SAME SIZE AS GRILLE FOR RECTANGULAR DUCT CONNECTION.
- 6 PROVIDE INSULATED DOUBLE WALLED SPIRAL FOR ALL EXPOSED SUPPLY DUCTING. CONTRACTOR SHALL COORDINATE FINISH OF ALL DUCTWORK AND AIR DEVICES WITH ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE DUCTWORK HEIGHT WITH ARCHITECT PRIOR TO CONSTRUCTION. COORDINATE THE EXACT LOCATION OF DUCTING AND AIR DEVICES WITH LIGHTING TO ENSURE THERE ARE NO CONFLICTS.
- 7 STORE FRONT FACING DIFFUSERS SHALL BE INSTALLED 90 DEGREES FROM BOTTOM OF DUCT SO THAT THE DIFFUSER AIRFLOW THROW WILL REACH GLASS LOAD AND AIR CURTAIN THAT SURFACE.
- 8 NON STOREFRONT FACING DIFFUSERS SHALL BE INSTALLED 30 DEGREES FROM BOTTOM OF DUCT.

MECHANICAL GENERAL NOTES:

1. CODES, RULES AND REGULATIONS – DESIGN OF SYSTEM
 - A) ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES AND CODES.
 - B) WHEN THE DRAWINGS CALL FOR MATERIALS OR CONSTRUCTION OF A BETTER QUALITY OR LARGER SIZES THAN REQUIRED BY THE ABOVE MENTIONED CODES AND RULES, WORK SHALL BE AS SPECIFIED OR SHOWN RATHER THAN AS REQUIRED BY CODE. ALL ITEMS OR FEATURES OF THE MECHANICAL SYSTEMS REQUIRED BY CODE SHALL BE INCLUDED, EVEN THOUGH NOT SPECIFIED HEREIN.
 - C) INSTALLATION OF THE SYSTEMS SHALL BE IN ACCORDANCE WITH THE ABOVE MENTIONED CODES AND REGULATIONS AND ALSO SHALL CONFORM TO GOOD, ACCEPTED MECHANICAL PRACTICES.
2. PROVIDE AND INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTS.
3. FLEXIBLE CONNECTIONS AT SUPPLY AND RETURN AIR OPENINGS OF ALL AIR CONDITIONING UNITS.
4. FLEXIBLE DUCTS TO BE R-8 GLASS-FLEX 6'-0" MAXIMUM IN LENGTH.
5. COORDINATE EXACT LOCATION OF ALL AIR OUTLETS AND INLETS (DIFFUSERS, REGISTERS AND GRILLES) WITH APPROPRIATE ARCHITECTURAL PLAN, AND VERIFY THEIR LOCATION WITH ARCHITECT ON THE JOB SITE BEFORE INSTALLATION. COLOR AS DIRECTED BY ARCHITECT & OWNER.
6. AUTOMATIC TEMPERATURE CONTROL DEVICE FOR REGULATION OF SPACE TEMPERATURE SHALL BE CAPABLE OF BEING SET FROM 55 TO 85°F, AND HAVE THE ABILITY TO OPERATE THE HEATING AND COOLING IN SEQUENCE. CONTROL SHALL BE ADJUSTABLE TO PROVIDE A RANGE OF UP TO 5°F BETWEEN FULL HEATING AND FULL COOLING.
7. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE FASTENED IN PLACE.
8. A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNERS USE.
9. PROVIDE ACCESS PANEL FOR ALL CEILING MOUNTED EQUIPMENT & YOUNG REGULATORS OR ACCESS PANEL FOR VOLUME DAMPERS.
10. PROVIDE MIN. 10'-0" SEPARATION BETWEEN POINT OF EXHAUST AND ANY FRESH AIR INTAKE, OR A/C UNIT OUTSIDE AIR INTAKE.
11. PROVIDE FIRE DAMPERS OR SMOKE/FIRE DAMPERS WHERE DUCT PENETRATES FIRE RATED CEILING OR WALL IF APPLICABLE.
12. TRANSVERSE JOINTS FOR ALL AIR SUPPLY DUCTS INSTALLED WHERE AIR LEAKAGE WOULD BE NON-BENEFICIAL TO THE OCCUPIED AREA. TEMPERATURE REQUIREMENTS SHALL BE SEALED WITH APPROVED MASTIC OR TAPE.
13. ALL DUCT SIZES SHOWN ON THE FLOOR PLANS ARE CLEAR INSIDE DIMENSIONS. CONTRACTOR SHALL ENLARGE DUCT SIZE IN ORDER TO ACCOMMODATE LINING INSIDE OF DUCT.
14. THE MECHANICAL CONTRACTOR SHALL SECURE AND PAY FOR ALL REQUIRED PERMITS AND FEES.
15. SHOP PRIME ALL MISCELLANEOUS INTERIOR BRACKETS AND HANGERS UNLESS GALVANIZED OR STAINLESS STEEL.
16. ENERGY CONSERVATION STANDARDS FOR NEW NONRESIDENTIAL BUILDINGS HAVE BEEN REVIEWED AND DESIGN SUBSTANTIALLY CONFORMS TO THEM.
17. EACH SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2,000 CFM SHALL BE EQUIPPED WITH AN AUTOMATIC SHUT-OFF. THE SMOKE DETECTOR SHALL BE INSTALLED IN THE RETURN AIR DUCT AHEAD OF THE OSA INTAKE. SEE CODE FOR EXEMPTIONS AND LOCAL AUTHORITY FOR CODE INTERPRETATION, OR AS INDICATED ON PLAN.
18. ALL EQUIPMENT AND APPLIANCES ARE LISTED PRODUCTS, AND WILL BE INSTALLED ACCORDING TO THEIR LISTING, AND ALL LISTING INFORMATION WILL BE AVAILABLE FOR INSPECTION.
19. REFER TO DETAILS OR GUIDELINES FOR MECHANICAL CONSTRUCTION REQUIREMENTS. INSTALL IN FULL ACCORDANCE WITH PROPER CODES AND GUIDELINES.
20. COORDINATE IN THE FIELD THE EXACT LOCATION OF ALL CEILING MOUNTED GRILLES AND DIFFUSERS WITH LIGHT FIXTURES AND (ARCHITECTUAL) REFLECTED CEILING PLAN.
21. ALL EXTERIOR BRACKETS, CLAMPS, AND HANGERS SHALL BE HOT DIPPED GALVANIZED. COAT ALL CUT ENDS AND WELDS WITH "ZRC" COLD GALVANIZING COMPOUND.

GRILLE SIZING SCHEDULE



MECHANICAL CONTRACTOR NOTES

CONTRACTOR TO BE AWARE OF OBSTRUCTIONS AND BE PREPARED TO OFFSET DUCT AND PIPING BOTH VERTICALLY AND HORIZONTALLY TO ROUTE MECHANICAL SYSTEM. CONTRACTOR SHALL MAINTAIN FREE AREA OF DUCTWORK. CONTRACTOR SHALL SUBMIT RF'S FOR ALL CHANGES PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO DETAILS FOR DETAILED INSTALLATION INSTRUCTION.

MECHANICAL CONTRACTOR NOTES

PROVIDE ACCESS PANELS FOR ALL INACCESSIBLE EQUIPMENT.
PROVIDE YOUNG REGULATORS OR ACCESS PANEL FOR INACCESSIBLE VOLUME DAMPERS.

SPIRAL DUCT NOTES

SPIRAL DUCT SIZES INDICATED ARE INSIDE DIMENSIONS. EXTERNAL SIZE OF DUCT SHALL BE 2" LARGER TO COMPENSATE FOR 1" INTERNAL INSULATION.

SUPPLY DIFFUSER NECK SIZING SCHEDULE

SIZE	AIRFLOW (CFM)
4"	0 – 50
6"	50 – 100
8"	100 – 210
10"	210 – 380
12"	380 – 500
14"	500 – 700

RETURN FLEX DUCT SIZING SCHEDULE

SIZE	AIRFLOW (CFM)
4"	0 – 50
6"	50 – 100
8"	100 – 200
10"	200 – 300
12"	300 – 400
14"	400 – 500

GAS STATION
RENOVATION
1000 S. AUSTIN AVE.
GEORGETOWN, TX

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REVISIONS

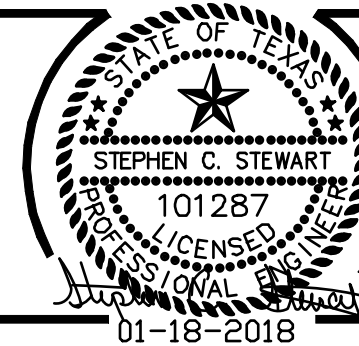
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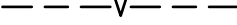
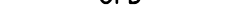
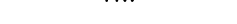
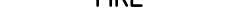
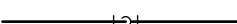
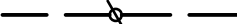
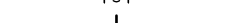
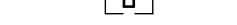
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PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	SANITARY OR WASTE PIPING ABOVE GRADE (SAN)
	SANITARY OR WASTE PIPING BELOW GRADE (SAN)
	VENT PIPING ABOVE OR BELOW GRADE (V)
	SCAVENGER VENT PIPING AB. OR BELOW GRADE (SV)
	STORM PIPING ABOVE GRADE (SD)
	STORM PIPING BELOW GRADE (SD)
	OVERFLOW STORM PIPING ABOVE GRADE (OFD)
	COLD WATER PIPING (CW)
	HOT WATER PIPING (HW)
	HOT WATER RETURN PIPING (HWR)
	GAS PIPING
	FIRE PROTECTION WATER PIPING (FIRE)
	FLOW DIRECTIONAL ARROW
	SHUT-OFF VALVE
	BALANCING VALVE (BV)
	SOLENOID VALVE (SV)
	BALL VALVE (BV)
	BUTTERFLY VALVE
	GAS PLUG VALVE (GPV)
	HORIZONTAL SWING CHECK
	UNION
	Y-STRAINER
	REDUCER OR INCREASER
	ECCENTRIC REDUCER
	REDUCED PRESSURE BACKFLOW PREVENTER (RPZ)
	PIPING DOWN
	RISE OR DROP PIPING
	PIPING UP -OR- PIPING UP & DOWN
	CAP ON END OF PIPE
	CLEANOUT (WALL OR CEILING) (CO)
	FLOOR CLEANOUT (FCO)
	EXTERIOR CLEANOUT WITH 18"x18"x4" CONCRETE PAD (ECO)
	TWO-WAY CLEANOUT (PROVIDE 18"x24"x4" CONCRETE PAD OUTSIDE)
	PRESSURE REDUCING VALVE (PRV)
	BRANCH CONNECTION OUT OF TOP
	BRANCH CONNECTION OUT OF BOTTOM
	BRANCH CONNECTION OUT OF SIDE
	WYE & 1/8TH BEND BRANCH CONNECTION
	WYE BRANCH CONNECTION
	HOSE BIBB
	PRESSURE GAUGE WITH COCK
	THERMOMETER
	GAS PRESSURE REGULATOR
	TEST COCK
	GAS METER
	WALL HYDRANT
	VALVE IN RISE
	ASME TEMPERATURE & PRESSURE RELIEF VALVE
	VACUUM RELIEF VALVE
	ANGLE VALVE
	REFER TO KEYED NOTE
	FLOOR SINK (FS)
	FLOOR DRAIN (FD)
	FLOOR DRAIN WITH P-TRAP (FD)
	FLOOR DRAIN WITH P-TRAP AT 45° ANGLE (FD)
	HUB DRAIN (HD)
	ACCESS PANEL FOR TRAP PRIMER
	ACCESS PANEL LOCATION SYMBOL
	SHOCK ABSORBER WITH ACCESS PANEL
	AIR CHAMBER
	EXISTING
	CONNECT NEW TO EXISTING
	INVERT ELEVATION
	QUARTER OF AN INCH SLOPE
	1/8TH OF AN INCH SLOPE
	1/16TH OF AN INCH SLOPE
	DELTA CHANGE SYMBOL
	RISER FLAG

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS PROJECT.

PLUMBING GENERAL NOTES	
1.	SAWOUT AND REMOVE EXISTING FLOOR SLAB/PAVING AS REQUIRED TO PROVIDE NEW FIXTURES, GREASE TRAP, SAMPLE WELL, CLEANOUTS, AND UNDERSLAB WASTE AND VENT PIPING. PATCH AND REFINISH FLOOR/PAVING TO MATCH EXISTING. ALL SUCH WORK IS TO BE DONE IN ACCORDANCE WITH THE OWNERS REQUIREMENTS.
2.	BEFORE MAKING ANY CONNECTIONS AND AGAIN UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH SANITARY PIPING TO ENSURE THEY ARE FREE FROM BLOCKAGES.
3.	ALL INSTALLATION OF PEX PIPING SYSTEM IS TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
4.	FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING SITE DOMESTIC WATER AND SANITARY WASTE PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTIONS TO AND EXTENSION OF SUCH UTILITIES CAN BE MADE.
5.	INVERT ELEVATIONS LISTED ARE APPROXIMATE. PRIOR TO CONSTRUCTION, COORDINATE FINAL INVERT ELEVATIONS OF BUILDING SANITARY OUTFALLS AND SITE PIPING WITH SITE UTILITY CONTRACTOR. MAKE ADJUSTMENTS AS REQUIRED TO ENSURE PROPER CONNECTIONS TO SITE UTILITIES.
6.	PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
7.	CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
8.	INSULATE ALL PEX PIPING LOCATED IN EXTERIOR WALLS, AND AS REQUIRED BY LOCAL CODE REQUIREMENTS.
9.	CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
10.	MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
11.	COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS, SPECIFICATIONS, AND MANUFACTURER RECOMMENDATIONS PRIOR TO ANY ROUGH-INS.
12.	DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
13.	CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICES.
14.	ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
15.	INSULATE ALL PEX PIPING LOCATED IN EXTERIOR WALLS, AND AS REQUIRED BY LOCAL CODE REQUIREMENTS.
16.	ALL INSTALLATION OF PEX PIPING SYSTEM IS TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS.
17.	WHERE PIPING EQUIPMENT, AND PLUMBING FIXTURES ARE REMOVED, REMOVAL ALL VALVES, SUPPORTS, INSULATION, AND APPURTENANCES. REMOVE PIPING BACK TO MAINS AND CAP. DO NOT LEAVE DEAD LEGS LONGER THAN 12".
18.	REFER TO CIVIL DRAWINGS FOR CONTINUATION OF DOMESTIC WATER AND SANITARY WASTE UTILITIES.
19.	REFER TO CIVIL DRAWINGS FOR SIZE AND LOCATION OF DOMESTIC WATER METER ON SITE.
20.	REFER TO ARCHITECTURAL/CIVIL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
21.	CONTRACTOR TO FIELD VERIFY AS NECESSARY THE EXACT ROUTING AND SIZES OF ALL PIPING.
22.	PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE LANDLORD'S MOST RECENT RULES AND REGULATIONS FOR TENANT FINSHOUT. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH SUCH RULES AND REGULATIONS.
23.	AT CONNECTION TO EXISTING COLD WATER MAIN, PROVIDE WATER METER IF REQUIRED PER LANDLORD'S REQUIREMENTS AND/OR TENANT'S LEASE AGREEMENT.
24.	PLUMBING CONTRACTOR TO PRESSURE TEST THE DOMESTIC WATER BEFORE & AFTER THE SITE BACKFLOW PREVENTOR. IF THE PRESSURE AFTER THE BACKFLOW PREVENTION IS LESS THAN 40 PSI PLUMBING CONTRACTOR TO COORDINATE WITH OWNER & ENGINEER TO PROVIDE A DOMESTIC WATER BOOSTER PUMP TO GET 60 PSI MINIMUM.

PIPE MATERIAL LIST	
DOMESTIC WATER PIPING	
ABOVE SLAB INSIDE THE BUILDING SHALL BE SEAMLESS ASTM B 88 TYPE L COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. SOLDER MATERIAL SHALL BE 99.8% LEAD LEAD FREE AND COMPLIANT WITH THE "SAFE WATER DRINKING ACT". THE USE OF DRILLED-T CONNECTIONS IS NOT PERING CONFORMING TO ALL STANDARD APPLICABLE CODE REQUIREMENTS FOR COMMERCIAL APPLICATIONS IS APPROVED AS ALTERNATE TO COPPER.	
BELOW SLAB SHALL BE ASTM B 88 TYPE K COPPER WATER TUBE WITH WROUGHT COPPER FITTINGS, ANSI B16.22. ALL JOINTS SHALL BE BRAZED.	
CONDENSATE AND INDIRECT DRAIN PIPING SHALL BE	
TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV TUBING AND COPPER FITTINGS FOR 1-1/4" AND LARGER SIZES, AND 95-5 SOLDER JOINTS. PEX A TUBING CONFORMING TO ALL STANDARD APPLICABLE CODE REQUIREMENTS FOR COMMERCIAL APPLICATIONS IS APPROVED AS ALTERNATE.	
SANITARY SOIL WASTE, GREASE WASTE AND VENT PIPING SHALL BE	
ABOVE SLAB INSIDE BUILDING SHALL BE SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS. IN AIR SUPPLY OR RETURN PLENUMS, AND/OR WHERE FIRE RATED WALLS, PARTITIONS, OR FLOORS ARE PENETRATED, CONTRACTOR SHALL PROVIDE NO-HUB CAST IRON SYSTEM CONFORMING TO CISPI STANDARD NO. 301-75. NEOPRENE GASKETS SHALL CONFORM TO ASTM STANDARD C564-75.	
BELOW SLAB SHALL BE SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM D-1784-82 WITH SOLVENT WELDED JOINTS.	

PLUMBING SCOPE & SPECIFICATION	
THE WORK OF THIS SECTION SHALL INCLUDE, BUT NOT BE LIMITED TO:	
A. A DOMESTIC HOT AND COLD WATER DISTRIBUTION SYSTEM TO SERVE ALL FIXTURES, AND EQUIPMENT.	
B. SANITARY SOIL WASTE AND VENT SYSTEMS TO SERVE ALL FIXTURES AND EQUIPMENT.	
C. NOT USED.	
DRAWINGS ARE DIAGRAMMATIC; CONFIRM DIMENSIONS AND LOCATIONS IN THE FIELD, ADVISE OF MAJOR DISCREPANCIES. GUARANTEE LABOR AND MATERIALS FOR ONE YEAR. ADHERE TO ALL APPLICABLE LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL OBTAIN REQUIRED PERMITS AND PAY ALL FEES.	
VALVES	
VALVES SHALL BE MANUFACTURED BY NIBCO, HAMMOND, POWELL, STOCKHAM, WATTS OR EQUIVALENT APPROVED BY THE ENGINEER. BALL VALVES SHALL HAVE CAST BRONZE BODY, BLOWOUT PROOF STEMS, FULL SIZE PORT, 316 STAINLESS STEEL TRIM, TEFLON SEAT AND SEAL AND THRUST WASHERS. VALVES 2" AND SMALLER SHALL BE NIBCO T-585-70-66 OR APPROVED EQUIVALENT.	
UNIONS	
UNIONS IN COPPER OR BRASS LINES SHALL BE BRASS, THREADED PATTERN UNIONS.	
EXCAVATION	
EXCAVATE TRENCHES FOR UNDERGROUND PIPING TO THE REQUIRED DEPTH. CUT THE BOTTOM OF THE TRENCH OR EXCAVATION TO UNIFORM GRADE. EXCAVATE 6" BELOW GRADE, FILL WITH BEDDING MATERIAL (SAND) AND TAMP WELL. LAY OUT ALIGNMENT OF PIPE TRENCHES TO AVOID OBSTRUCTIONS. PROVIDE ASSURANCE THAT PROPOSED ROUTE OF PIPE WILL NOT INTERFERE WITH BUILDING FOUNDATION BEFORE ANY CUTTING IS BEGUN. SHOULD INTERFERENCE BE FOUND, CONTACT THE ARCHITECT/ENGINEER BEFORE PROCEEDING.	
BACKFILL	
BACKFILL SHALL NOT BE PLACED UNTIL THE WORK HAS BEEN INSPECTED, TESTED AND APPROVED. USE SUITABLE FRIABLE SOILS AS BACKFILL MATERIAL. DO NOT USE PEAT, SILT, MUCK, DEBRIS OR OTHER ORGANIC MATERIALS. DEPOSIT BACKFILL IN UNIFORM LAYERS. PLACE BACKFILL MATERIAL IN UNIFORM LAYERS, 8" MAXIMUM LOOSE MEASURE. COMPACT TO NOT LESS THAN 95% OF MAXIMUM SOIL DENSITY AS DETERMINED BY ASTM D698 STANDARD PROCTOR.	
PLUMBING PIPING HANGER SPACING	
MAXIMUM SPACING SHALL BE 10 FOOT.	
CLEANING, TESTING AND ADJUSTING	
THIS CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, INSTRUCTIONS, AND SUPERVISION REQUIRED FOR THE PERFORMANCE OF ALL TESTS, CLEANING, AND MAKING NECESSARY ADJUSTMENTS TO OPERATION OF ALL FIXTURES AND EQUIPMENT.	
PIPING INSULATION	
ALL COLD & HOT WATER PIPING, FITTINGS AND VALVES SHALL BE INSULATED WITH NOMINAL 1-1/2" WALL THICKNESS FIBERGLASS PIPE INSULATION, OR AN APPROVED EQUAL HAVING FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DENSITY OF 50 OR LESS WHEN TESTED BY ASTM E-84 METHOD.	
PIPE INSULATION SHALL BE INSTALLED ACCORDING TO THE PROCEDURES OUTLINED BY THE MANUFACTURE.	
FITTING COVER INSULATION SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDED PROCEDURES. SWEAT FITTINGS SHALL BE INSULATED WITH MITER CUT PIECES OF FIBERGLASS PIPE INSULATION THE SAME SIZE AS ON ADJACENT PIPING. THREADED FITTINGS SHALL BE INSULATED WITH SLEEVED FITTING COVERS FABRICATED FROM MITER CUT PIECES OF FIBERGLASS PIPE INSULATION ACCORDING TO THE MANUFACTURER'S SLEEVING SIZE RECOMMENDATIONS AND SHALL BE OVERLAPPED 2" AND SEALED TO THE ADJACENT PIPE INSULATION. ALL VALVES SHALL BE INSULATED WITH CUT PIECES OF FIBERGLASS PIPE INSULATIONS. ALL JOINTS AND MITER CUT PIECES ARE TO BE SEALED PER MANUFACTURER'S RECOMMENDATIONS.	
SUPPORTING HANGERS SHALL BE DESIGNED TO RESIST COMPRESSION; SUPPORTING DEVICES SUCH AS SHORT WOOD DOWELS OR WOOD BLOCKS SHALL BE USED IN COMBINATION WITH GALVANIZED SHEET METAL HANGER SHIELDS. THE WOOD SUPPORTING DEVICES SHALL BE THE SAME THICKNESS AS THE INSULATION AND SEALED TO THE INSULATION WITH FACTORY APPROVED CONTACT ADHESIVE.	
INSTALL THERMAL INSULATION ON CLEAN, DRY SURFACES AFTER ALL TESTING AND INSPECTION IS COMPLETED. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND WITH MANUFACTURER'S INSTRUCTIONS.	

PLUMBING FIXTURE SCHEDULE						
PLAN MARK	WASTE /TRAP	VENT	CW	HW	DESCRIPTION	
WC-1	4"	2"	1/2"	---	WATER CLOSET: ZURN: Z5560 (A.D.A. COMPLIANT). FLOOR MOUNTED, WHITE VITREOUS CHINA, ELONGATED BOWL WITH CLOSE-COUPLED TANK AND BOLT COVERS, 17" HIGH, FULLY GLAZED 2-1/8" TRAPWAY, 1.6-GPF, 12" ROUGH-IN. TANK TO BE CONFIGURED WITH TRIP LEVER LOCATED ON LEFT SIDE OR ON RIGHT SIDE IN ORDER TO MEET T.A.S. REQUIREMENT THAT FLUSH CONTROLS BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA. TOILET SEAT: ZURN: Z9950 ELONGATED CLOSED FRONT WHITE PLASTIC SEAT WITH SELF-SUSTAINING CHECK HINGES. SIPLETS: CHROME PLATED WHEEL HANDLE STOP VALVE WITH ESCUTCHEON AND 3/8" COMPRESSION CHROME PLATED FLEXIBLE RISER.	
L-1	2"	2"	1/2"	1/2"	LAVATORY: ZURNE: Z5350 (A.D.A. COMPLIANT) 19 X 17 WALL MOUNTED WHITE VITREOUS CHINA LAVATORY WITH FRONT OVERFLOW AND SINGLE FAUCET HOLE. FAUCET: ZURN: Z6915-XL WITH 0.5GPM AERATOR. CHROME CONSTRUCTION (4) AA BATTERY POWER SUPPLY WITH TOUCHLESS LAVATORY FITTING. WITH 6-3/4" SPOUT. VANDAL RESISTANT 0.5 GPM.	
MS-1	3"	2"	3/4"	3/4"	MOP SINK: ZURN: Z1986-24. MOP SINK BASIN, 24" X 24" X 10" HIGH, MOLDED COMPOSITE BASIN, AND STEEL DOME STRAINER DRAIN. PROVIDE STAINLESS STEEL WALL GUARDS IN QUANTITY AS REQUIRED TO PROTECT ADJACENT WALLS. FAUCET: ZURN: Z1986-SF. WALL MOUNTED 26" ABOVE TOP EDGE OF BASIN, ALL CHROME PLATED SUPPLY FAUCET, 8" SPOUT WITH WALL BRACE AND PAIL HOOK, 3/4" MALE HOSE THREADED OUTLET AND VACUUM BREAKER, LEVER HANDLES, INTERNAL STOP ARMS, WALL FLANGES, 1/2" FEMALE THREADED INLETS AND ADJUSTABLE CENTERS. WALL GUARD: WALL MOUNTED ABOVE MOP SINK ON ADJACENT WALLS. COORDINATE WITH ARCH/OWNER.	
FS-1	4"	2"	---	---	FLOOR SINK: ENDBURN: 394713. BOTTOM OUTLET PVC 12" X 12" X 6" DEEP WITH 394712B SQUARE 3/4 PVC GRATE AND RIM, ANCHOR FLANGE, 6-1/4" DEEP SUMP WITH PVC INTERIOR, STAINLESS STEEL MESH DEBRIS STRAINER WITH VANDAL PROOF SCREWS.	
FD-1	3"	2"	---	---	FLOOR DRAIN: SIOUX CHIEF 833. PVC BODY WITH 6.5" ROUND NICKEL-BRONZE GRATE, ALLOWS ADJUSTMENT BEFORE AND AFTER THE CONCRETE POUR. TRAP PRIMER PORT SHALL BE THREADED 1/2" FIP FOR OPTIONAL CONNECTION. STRAINER WITH VANDAL PROOF SCREWS.	
WCO	REFER TO PLANS	---	---	---	WALL CLEANOUT: SIOUX CHIEF 870-20-X. 20 GAUGE 430 STAINLESS STEEL KIT SHALL INCLUDE A REMOVABLE STAINLESS STEEL ACCESS COVER, WHICH SHALL FASTEN WITH A STAINLESS STEEL SCREW TO A CAST BRASS CLEANOUT PLUG. PLUG SHALL BE TAPPED TO ACCEPT SCREW. KIT SIZE TO BE SELECTED BY CONTRACTOR (240 = 2" PLUG WITH 4" COVER, 350 = 3" PLUG WITH 5" COVER & 460 4" PLUG WITH 6" COVER.)	
FCO	REFER TO PLANS	---	---	---	FLOOR CLEANOUT: SIOUX CHIEF 834-XX-P-NR-V. CLEANOUT SHALL ALLOW ADJUSTMENT BEFORE AND AFTER THE CONCRETE POUR. SCORED CLEANOUT COVER SHALL MEET APPLICABLE LOAD REQUIREMENTS FOR INTENDED USE. CLEANOUT SHALL INCLUDE A SLOTTED, POLYPROPYLENE OR BRASS CLEANOUT PLUG, SITUATED IN BASE ADAPTER, DESIGNED IN ACCORDANCE WITH ASME A112.36.2M-2002. CONNECTION SIZE TO BE SELECTED BY CONTRACTOR X = (3 = 3" SCH.40 HUB, 4 = 4" SCH.40) ADD OPTION C FOR CARPET MARKER.	
ECO	REFER TO PLANS	---	---	---	EXTERIOR CLEANOUT: SIOUX CHIEF 851-4-X-I-V. STAINLESS CLEANOUT SHALL HAVE A SCH. 40 HUB CONNECTION, WHICH CONFORMS TO ASTM D2665 [PVC]. CONNECTION TO DRAINAGE SYSTEM SHALL BE MADE WITH A SOLVENT WELD JOINT TO PVC PIPE. CLEANOUT COVER SHALL MEET APPLICABLE LOAD REQUIREMENTS FOR INTENDED USE. CLEANOUT SHALL INCLUDE A SLOTTED, POLYPROPYLENE CLEANOUT PLUG, WITH THREADED BRASS INSERT TO ACCEPT COVER SCREW. CONNECTION SIZE TO BE SELECTED BY CONTRACTOR X = (3 = 3" SCH.40 HUB, 4 = 4" SCH.40 HUB & 6 = 6" SCH.40 HUB) IF LOCATED IN ASPHALT OR DIRT PROVIDE 18" X 18" X 4" CONCRETE PAD FOR SINGLE CLEANOUT AND 24" X 18" X 4" CONCRETE PAD FOR DOUBLE CLEANOUT.	

- NOTE:
- CONTRACTOR SHALL VERIFY ALL PLUMBING FIXTURES SELECTIONS & FINISHES WITH OWNER/ARCHITECT PRIOR TO PURCHASE AND INSTALLATION. (APPLIES TO ALL FIXTURES)
 - ROUGH-INS, FAUCET INSTALLATION, AND FINAL CONNECTIONS BY PLUMBING CONTRACTOR. PLUMBING CONTRACTOR TO PROVIDE STRAINER, ESCUTCHEONS AT WALL, SUPPLIES AND STOPS, ETC. AS REQUIRED IN ORDER TO PROPERLY INSTALL FIXTURE. (APPLIES TO ALL FIXTURES)

TANK TYPE ELECTRIC WATER HEATER						
ITEM NO.	TOTAL KW INPUT	GALS. PER HR. RECOVERY RATE 80° F RISE	STORAGE CAPACITY (GALLONS)	ELECTRICAL REQUIRED	STORED WATER TEMP	MANUFACTURER COMMENT
EWH-1	12.1	23.0	65	240V, 1ø	140°	RHEEM ELD66-TB
NOTES:						
1. PROVIDE HOT WATER EXPANSION TANK DOWNSTREAM OF CHECK VALVE ON COLD WATER SUPPLY. THERM-X-TROL ST-5.						

THERMOSTATIC MIXING VALVES							
ITEM NO.	INLET HOT WATER TEMP (°F)	OUTLET MIXED WATER TEMP (°F)	MINIMUM FLOW (GPM)	DESIGN FLOW (GPM)	PRESSURE DROP @ DESIGN FLOW (PSI)	VALVE FINISH	MANUFACTURER / MODEL NO.
TMV-1	140°	110°	0.5	3.10	45.0	CHROME PLATED	WILKINS / ZW3870T
NOTES:							
1. MAKE WATER CONNECTIONS TO THERMOSTATIC MIXING VALVE(S) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.							
2. PROVIDE PIPE INCREASERS AND/OR VALVES AS REQUIRED.							

SHOCK ARRESTORS			
P.D.I. SYMBOL	FIXTURE UNITS	CHAMBER LENGTH	SWEAT CONNECTION
	1-11	9-5/8"	1/2"
	12-32	11-3/4"	3/4"
	33-60	14-11/18"	1"
	61-113	12-3/8"	1"
	114-154	15-3/8"	1"
	155-330	17-3/8"	1"

REVISIONS											
No.	Date										

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GAS STATION

RENOVATION

1000 S. AUSTIN AVE.

GEORGETOWN, TX

Project No:	25-230
Issued For:	PERMIT
Issue Date:	01.18.2025
Drawn By:	MP
Sheet Title:	PLUMBING GENERAL INFORMATION

P000



2 HANGER FOR WATER PIPING

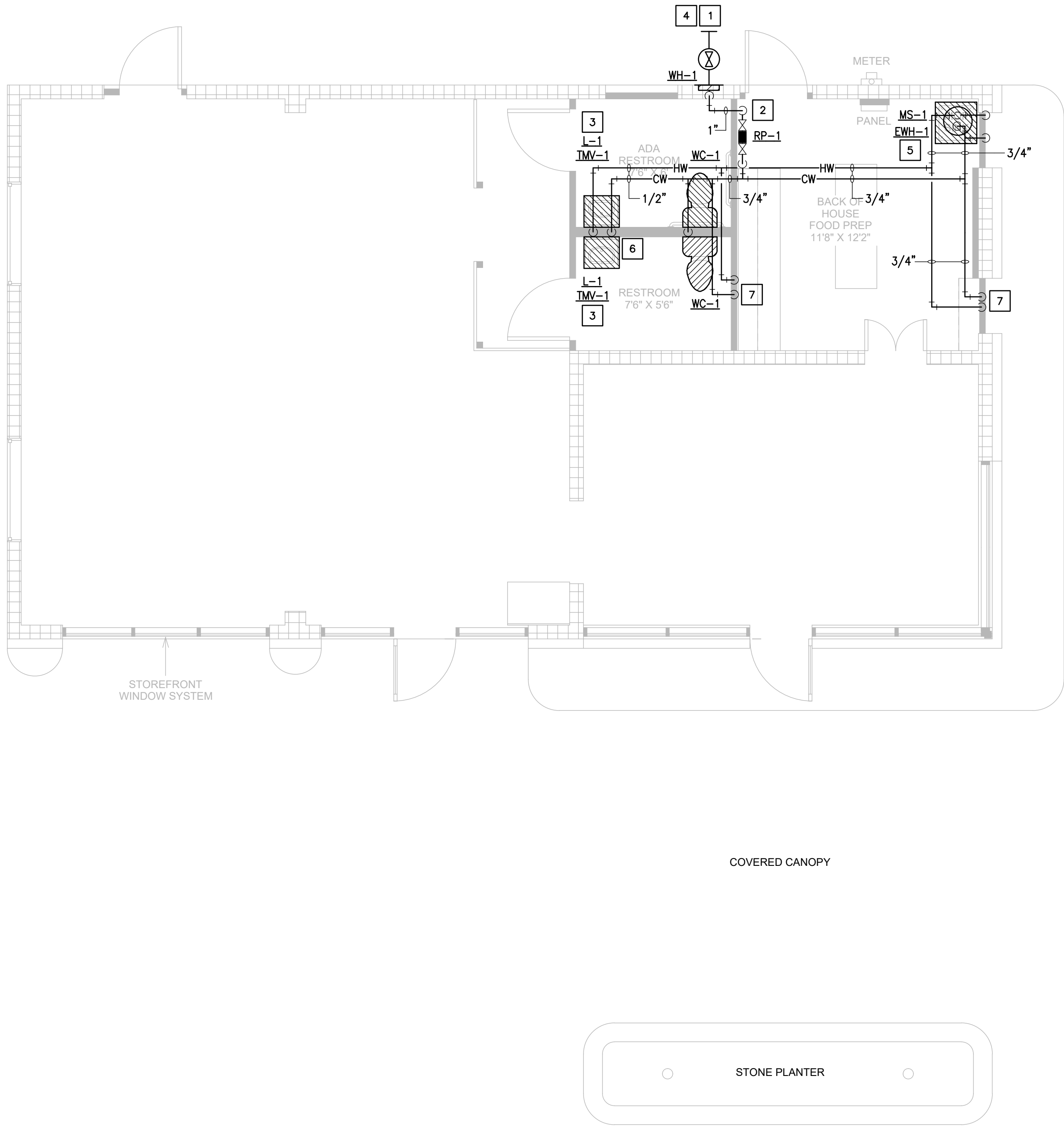


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PLUMBING DETAILS PLAN

P001



1 PLUMBING DOMESTIC WATER PLAN
1/4" = 1'-0"



PLUMBING GENERAL NOTES

1. SAWCUT AND REMOVE EXISTING FLOOR SLAB/PAVING AS REQUIRED TO PROVIDE NEW FIXTURES, GREASE TRAP, SAMPLE WELL, CLEANOUTS, AND UNDER-SLAB WASTE AND VENT PIPING. PATCH AND REFINISH FLOOR/PAVING TO MATCH EXISTING. ALL SUCH WORK IS TO BE DONE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE LANDLORD'S MOST RECENT RULES AND REGULATIONS FOR TENANT FINISH-OUT. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH SUCH RULES AND REGULATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
4. FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING DOMESTIC WATER, AND SANITARY WASTE & VENT PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTIONS TO AND EXTENSIONS OF SUCH UTILITIES CAN BE MADE.
5. PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
6. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
7. CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
8. MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
9. COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
10. DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
11. CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICES.
12. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
13. UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH ALL SANITARY WASTE PIPING TO ENSURE IT IS FREE FROM BLOCKAGES.

PLUMBING KEYED NOTES

1. CONTRACTOR SHALL PROVIDE NEW 1" WATER LINE AND METER. CONTRACTOR SHALL COORDINATE METER AND ENTRY REQUIREMENTS WITH THE OWNER PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ROUTE NEW 1" DOMESTIC WATER LINE UNDERGROUND TO BACKFLOW DEVICE LOCATED INSIDE BACK OF HOUSE ROOM. CONTRACTOR SHALL VERIFY LOCATION, PIPE MATERIAL, AND SIZE OF EXISTING DOMESTIC WATER LINE.
3. PROVIDE THERMOSTATIC MIXING VALVE (TMV-1) BELOW FIXTURE TO TEMPER HOT WATER SUPPLY TO FIXTURE TO 110°F.
4. CONTRACTOR SHALL DEMO AND CAP BASE BUILDING WATER LINE AND METER SERVING THE BUILDING.
5. PROVIDE WATER HEATER FWH-1 ON A WALL MOUNTED PLATFORM OVER MOP SINK. COORDINATE EXACT MODEL AND LOCATION WITH OWNER PRIOR TO INSTALLATION. ROUTE WATER HEATER T&P RELIEF AND DRAIN LINES DOWN TO MOP SINK.
6. PROVIDE BRANCH WYE TAILPIECE AT FIXTURE FOR HVAC CONDENSATE LINE. LOWER ROUGH-IN HEIGHT ACCORDINGLY. COORDINATE WITH MECHANICAL CONTRACTOR.
7. STUBB AND CAP A 3/4" DOMESTIC HOT AND COLD WATER LINE FOR FUTURE.

REVISIONS	
No.	Date

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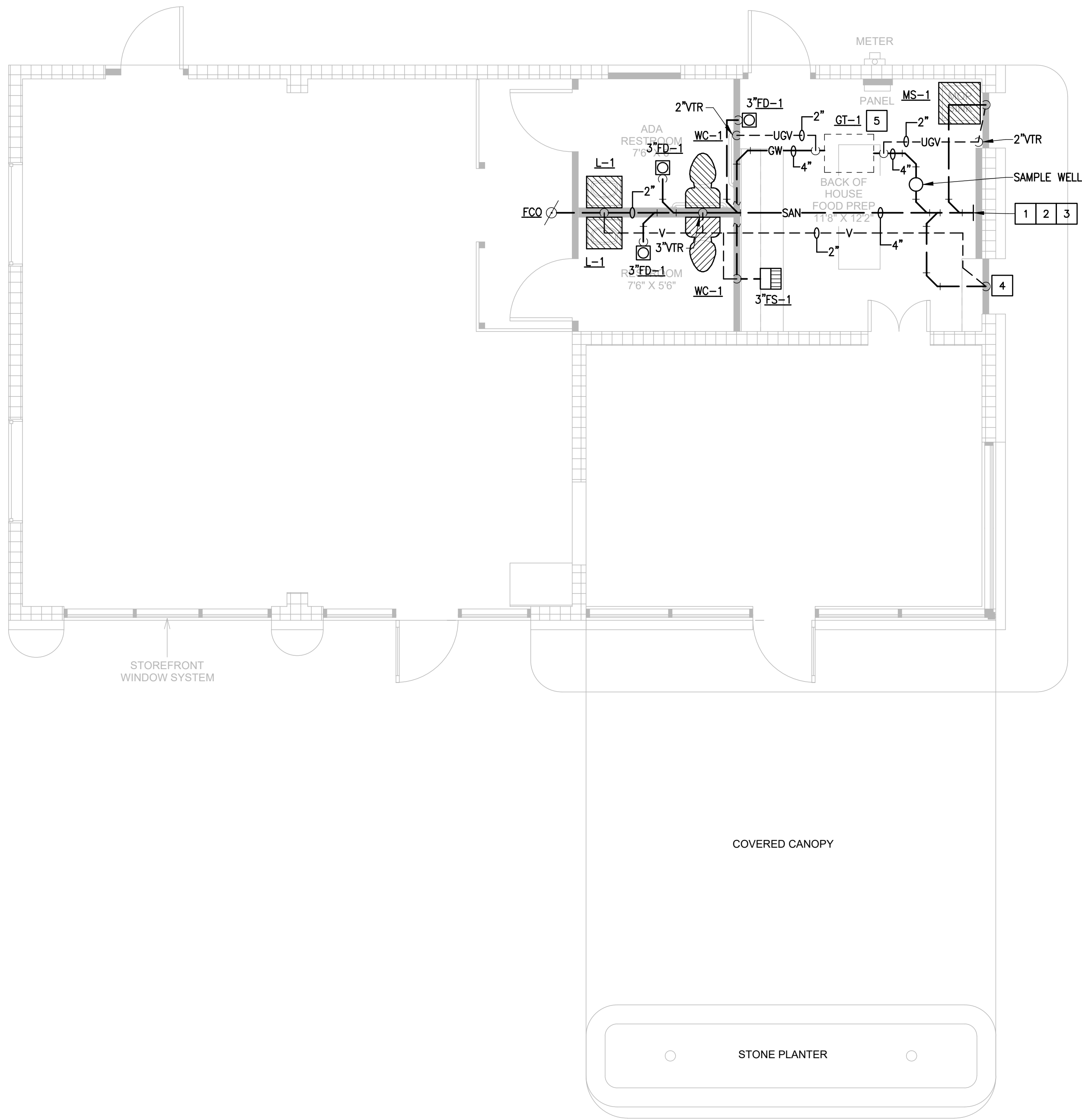


GAS STATION
RENOVATION
1000 S. AUSTIN AVE.
GEORGETOWN, TX

Project No:	25-230
Issued For:	PERMIT
Issue Date:	01.18.2025
Drawn By:	MP
Sheet Title:	

PLUMBING
DOMESTIC WATER
PLAN

P101



1 PLUMBING SANITARY SEWER PLAN
1/4" = 1'-0"



PLUMBING GENERAL NOTES

- SAWCUT AND REMOVE EXISTING FLOOR SLAB/PAVING AS REQUIRED TO PROVIDE NEW FIXTURES, GREASE TRAP, SAMPLE WELL, CLEANOUTS, AND UNDER-SLAB WASTE AND VENT PIPING. PATCH AND REFINISH FLOOR/PAVING TO MATCH EXISTING. ALL SUCH WORK IS TO BE DONE IN ACCORDANCE WITH THE LANDLORD'S REQUIREMENTS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE LANDLORD'S MOST RECENT RULES AND REGULATIONS FOR TENANT FINISH-OUT. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH SUCH RULES AND REGULATIONS.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING FINISHED FLOOR ELEVATION.
- FIELD VERIFY EXACT LOCATION, SIZE, DEPTH, DIRECTION OF FLOW, CAPACITY, PIPE MATERIAL AND CONDITION OF EXISTING DOMESTIC WATER, AND SANITARY WASTE & VENT PIPING PRIOR TO BEGINNING CONSTRUCTION TO ENSURE THAT PROPER CONNECTIONS TO AND EXTENSIONS OF SUCH UTILITIES CAN BE MADE.
- PRIOR TO BEGINNING CONSTRUCTION, COORDINATE PLUMBING BACKFLOW PREVENTION REQUIREMENTS WITH THE LOCAL CODE AUTHORITY AND PROVIDE AS DIRECTED.
- CONTRACTOR SHALL COORDINATE ROUTING OF PIPING BELOW SLAB WITH COLUMN FOOTINGS, GRADE BEAMS, UNDERGROUND PLUMBING AND ELECTRICAL UTILITIES, AND OTHER SUB-SURFACE BUILDING ELEMENTS.
- CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
- MAINTAIN MINIMUM 10'-0" DISTANCE BETWEEN VENT TERMINALS THROUGH ROOF AND ALL FRESH AIR INTAKES.
- COORDINATE ALL FIXTURE AND EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS WITH LATEST ARCHITECTURAL DRAWINGS AND SPECIFICATIONS PRIOR TO ANY ROUGH-INS.
- DO NOT ROUGH-IN FROM THESE DRAWINGS. REFER TO LATEST ARCHITECTURAL DRAWINGS FOR DIMENSIONED LOCATIONS.
- CONTRACTOR TO COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES TO AVOID CONFLICTS AND TO MINIMIZE INTERRUPTION OF SERVICES.
- ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION.
- UPON COMPLETION OF WORK, THOROUGHLY ROD OUT AND FLUSH ALL SANITARY WASTE PIPING TO ENSURE IT IS FREE FROM BLOCKAGES.

PLUMBING KEYED NOTES

- CONTRACTOR SHALL TIE IN NEW SANITARY WASTE LINE TO EXISTING 4" SANITARY WASTE LINE. CONTRACTOR SHALL VERIFY LOCATION, PIPE MATERIAL, AND SIZE. VERIFY NEW SAW CUTTING WITH STRUCTURAL PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL TIE IN NEW VENTING SYSTEM TO EXISTING 4" SANITARY VENT TO ROOF. CONTRACTOR SHALL VERIFY LOCATION, PIPE MATERIAL, AND SIZE OF EXISTING SANITARY WASTE LINE. CONTRACTOR SHALL EVALUATE CONDITION OF CLEANOUT AND DISCUSS WITH OWNER ANY NEEDS FOR REPLACEMENT PRIOR TO BID AND CONSTRUCTION.
- EXISTING 4" SANITARY WASTE LINE WITH TWO-WAY EXTERIOR CLEANOUT. VERIFY INVERT MEETS MINIMAL SLOPE REQUIREMENT.
- STUB AND CAP 3" SANITARY WASTE LINE FOR FUTURE TENANT USE.
- INSTALL WATTS GI-150-K GREASE TRAP OR APPROVED EQUIVALENT FOR FUTURE TENANT USE. FUTURE TENANT SHALL NOT EXCEED 300LB GREASE CAPACITY / 150 GPM FLOW RATE.

REVISIONS									
No.	Date								

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GAS STATION
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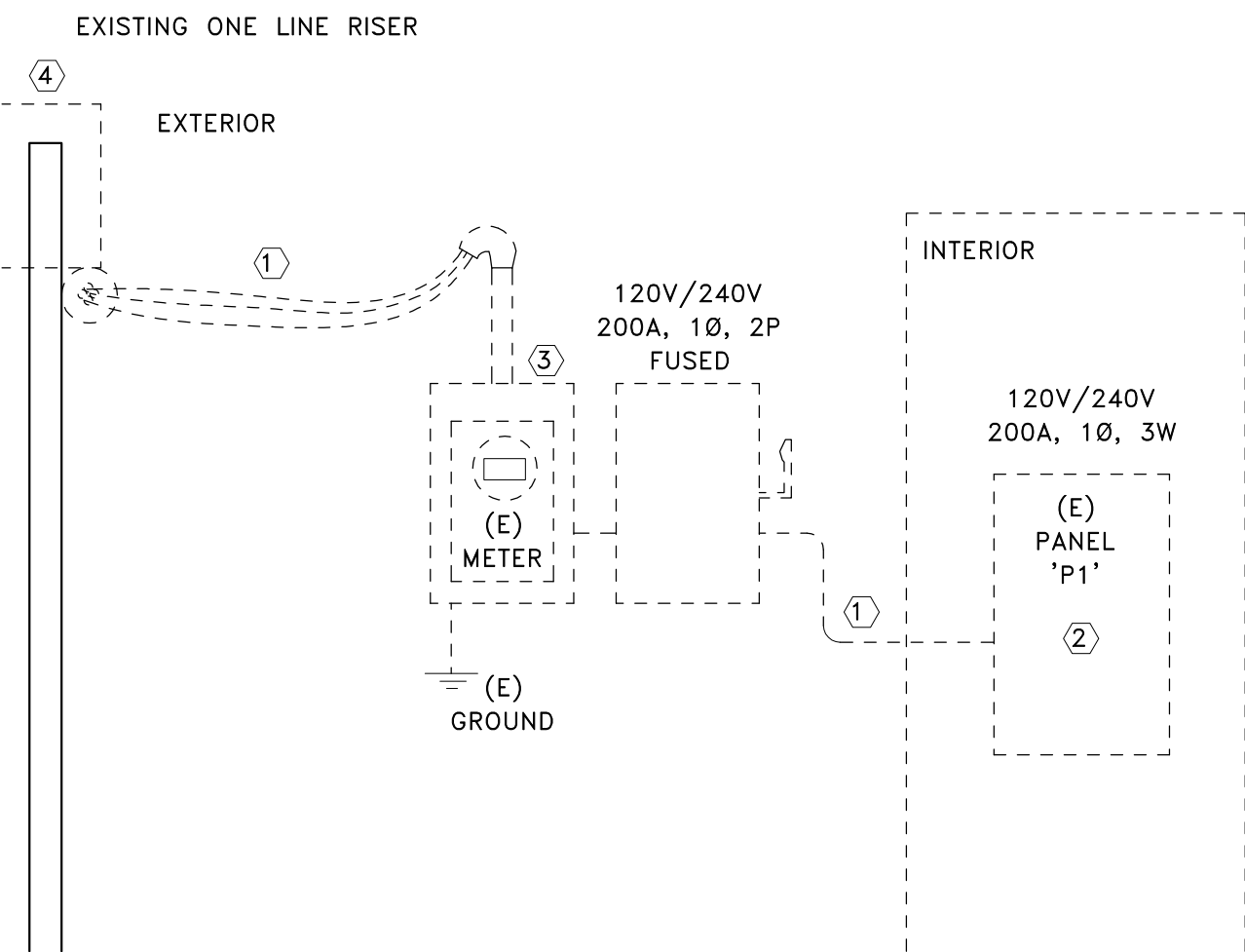
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Drawn By:	MP
Sheet Title:	

PLUMBING
SANITARY SEWER
PLAN

P102

1. CONTRACTOR SHALL FULLY SURVEY AND INVESTIGATE ANY EXISTING ELECTRICAL DISTRIBUTION TO CONFIRM SITE/BUILDING VOLTAGE AND PHASE AND NOTIFY TO MEP ENGINEERING OF ANY DEVIATIONS THAT AFFECT THE DESIGN INTENT.

2. CONTRACTOR TO PROVIDE NEW NEATLY TYPED PANELBOARD DIRECTORIES FOR PANELS THAT HAVE ADDED CIRCUITS AS A RESULT OF THIS SCOPE OF NEW CONSTRUCTION. DIRECTORY SHALL STATE ALL NEW AND EXISTING LOADS BEING SERVED INCLUSIVE OF SPARES AND SPACES.



1
E000

$$3/16'' = 1'-0''$$

	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	KEY OPERATED SWITCH
	LOW VOLTAGE SWITCH
	LOW VOLTAGE DIMMING SWITCH
	OCCUPANCY SENSOR, WALL MOUNTED SWITCH
	MANUAL MOTOR STARTER SWITCH WITH MELTING ALLOY THERMAL OVERLOAD RELAY, TOGGLE OPERATED, SINGLE POLE, SINGLE THROW, RATED 1 HP MAXIMUM AT 120V, NEMA 1 ENCLOSURE, UL LISTED
	MANUAL MOTOR STARTER SWITCH WITH MELTING ALLOY THERMAL OVERLOAD RELAY, TOGGLE OPERATED, SINGLE POLE, SINGLE THROW, RATED 1 HP MAXIMUM AT 120V, NEMA 1 ENCLOSURE, UL LISTED
	OCCUPANCY SENSOR
	IF ARROW IS SHOWN, OCCUPANCY SENSOR SHALL BE WALL MOUNTED IN CORNER AT THE SAME ELEVATION AS LIGHT FIXTURES
	PHOTO SENSOR
	DAYLIGHT SENSOR, CEILING MOUNTED
	PROGRAMMABLE LIGHTING CONTROL PANEL

	THERMOSTAT
	TELECOMMUNICATION OULTET ROUGH-IN, FLUSH MOUNT ON WALL OR AS NOTED IN PLANS. 18" - STANDARD MOUNTING HEIGHT XX" - INDICATED MOUNTING HEIGHT AC - ABOVE COUNTER TV - INDICATES WALL MOUNTED DATA FOR TV. COORDINATE HEIGHT WITH OWNER CLG. TV - INDICATES CEILING MOUNTED DATA FOR TV
	TELECOMMUNICATION OULTET ROUGH-IN FOR CABLE TV, FLUSH MOUNT ON WALL OR AS NOTED IN PLANS. COORDINATE HEIGHT WITH OWNER PRIOR TO ROUGH-IN CLG. TV - INDICATES CEILING MOUNTED DATA FOR TV
	EXIT SIGN

1. ALL COLORS SPECIFIED FOR FIXTURES ABOVE IN LIGHTING FIXTURE SCHEDULE SHALL BE COORDINATED WITH OWNER/ARCHITECT PRIOR TO PURCHASING.

2. ANY LIGHT FIXTURE WITH AN "E" ADDING TO THE FIXTURE TYPE INDICATES THE SAME EXCEPT WITH EMERGENCY POWER PACK RELAY/"GTD" CONNECTED TO EMERGENCY GENERATOR. THE LIGHTING FLOOR PLAN(S) INDICATE POWER PACK MAKE AND MODEL NUMBER.

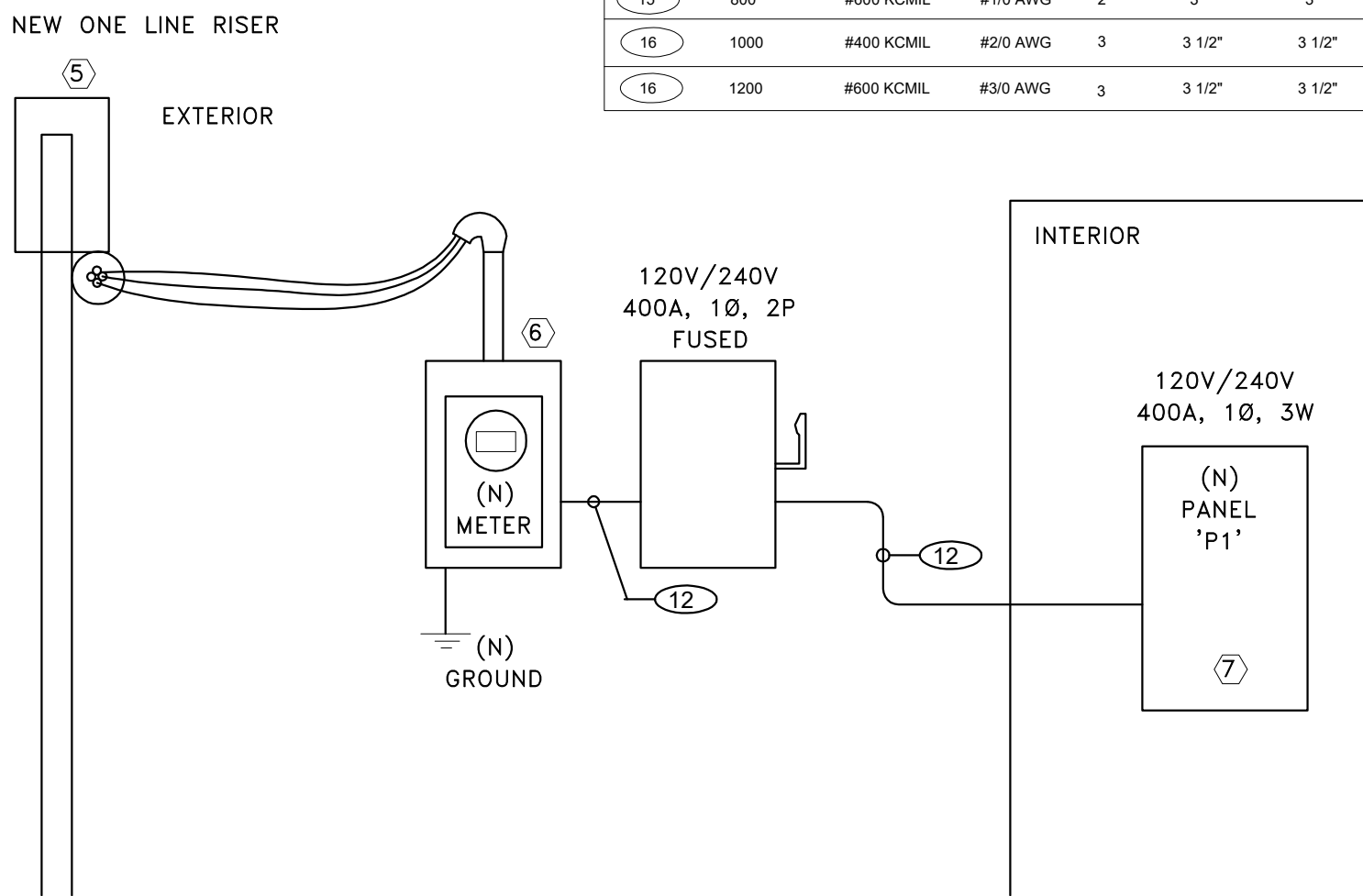
LIGHTING FIXTURE SCHEDULE NOTES:

ANY LIGHTING MANUFACTURER(S) SUBSTITUTED NOT AS SPECIFIED IN THE LIGHT FIXTURE SCHEDULE DOES NOT GUARANTEE APPROVAL. APPROVAL WILL BE DETERMINED BY WRITTEN REQUESTS SUBMITTED TO THE ENGINEER OF RECORD AND PRIOR TO REVIEW OF SHOP DRAWINGS TO DETERMINE IF THE SUBSTITUTED FIXTURE OR POLE SUBMITTED MEETS OR EXCEEDS THE DESIGN STANDARDS AND PERFORMANCE REQUIRED OF THE ACTUAL FIXTURE SPECIFIED IN THE LIGHT FIXTURE SCHEDULE. SHOP DRAWING DELAYS AS A RESULT OF INAPPROPRIATE SUBSTITUTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND AT NO ADDITIONAL COST TO THE OWNER.

MARK	LOMP WATTS/TYPE	QTY	MANUFACTURER AND CATALOG NUMBER	MOUNTING	VOLTS/PHASE	REMARKS
A	60 W/855 lm	11	H-FLX10-30TP-WH	RECESSED	120 V/1-15 VA	
B	100 W/1690 lm	11	LUX - LSA-E27-B	PENDANT	120 V/1-30 VA	
C	64 W/5800 lm	3	ALS - SSPA 44SC-EDGEKIT	SURFACE	120 V/1-64 VA	
D	70 W/5500 lm	4	ALS - WNA G2 65 SC BK UD P	WALL	120 V/1-70 VA	
E		2	ALS - EL A G2 WH EM	WALL	120 V/1-5 VA	
F	40 W/6000 lm	4	ALS - ES-L R WH EM	WALL	120 V/1-5 VA	
G	24 W/3500 lm	4	ALS - WPE-G2 20 SC BK U P EM	<varies>	120 V/1-33 VA	

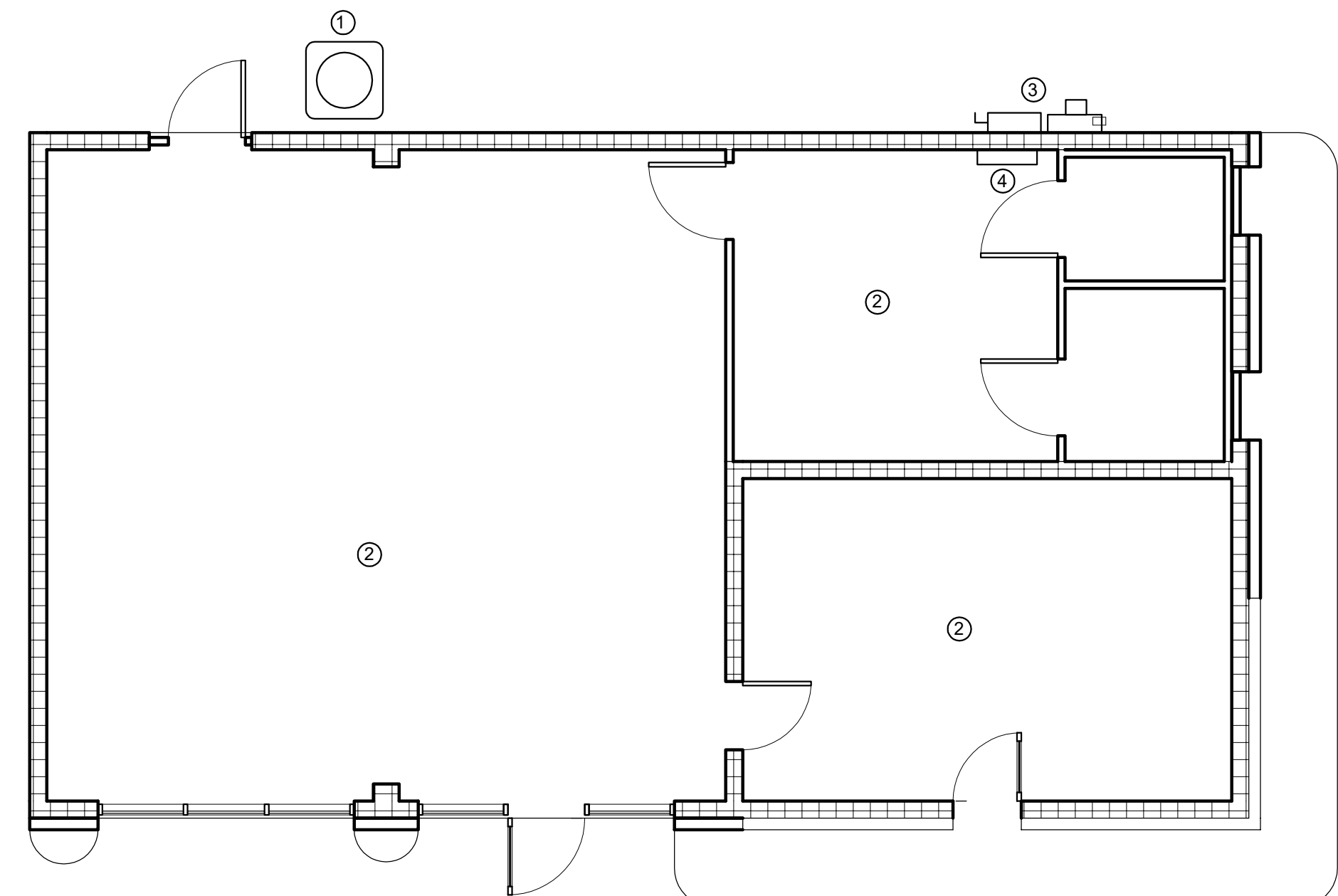
- ① EXISTING SERVICE CONDUCTOR & FEEDER TO BE REMOVED PER NEW SCOPE OF WORK.
- ② REMOVE EXISTING PANELBOARD PER NEW SCOPE OF WORK & REPLACE WITH NEW. REFER TO NEW ONE LINE RISER FOR DETAILS.
- ③ REMOVE EXISTING METER PER NEW SCOPE OF WORK.
- ④ REMOVE EXISTING TRANSFORMER & REPLACE WITH A NEW ONE PER NEW SCOPE OF WORK.
- ⑤ REPLACE EXISTING TRANSFORMER WITH NEW TRANSFORMER PER NEW SCOPE OF WORK. E.C TO COORDINATE DETAILS WITH UTILITY COMPANY.
- ⑥ REPLACE EXISTING METER WITH NEW ONE PER NEW SCOPE OF WORK. E.C TO COORDINATE DETAILS WITH UTILITY COMPANY.
- ⑦ INSTALL BRAND NEW PANELBOARD PER NEW SCOPE OF WORK.

FEEDER NUMBER	FEEDER AMPACITY	CONDUCTOR	GROUND CONDUCTOR	# OF SETS	3P/3W CONDUIT	3P/4W CONDUIT
1	20	#12 AWG	#12 AWG	1	1/2"	1/2"
2	30	#10 AWG	#10 AWG	1	3/4"	3/4"
3	40	#8 AWG	#10 AWG	1	3/4"	3/4"
4	55	#6 AWG	#10 AWG	1	1"	1"
5	70	#4 AWG	#8 AWG	1	1 1/4"	1 1/4"
6	85	#3 AWG	#8 AWG	1	1 1/4"	1 1/4"
7	100	#2 AWG	#8 AWG	1	1 1/4"	1 1/4"
8	150	#1/0 AWG	#6 AWG	1	2"	2"
8A	175	#2/0 AWG	#6 AWG	1	2"	2"
9	200	#3/0 AWG	#6 AWG	1	2"	2"
9A	230	#4/0 AWG	#4 AWG	1	2"	2"
10	300	#350 KCMIL	#4 AWG	1	2 1/2"	2 1/2"
11	350	#400 KCMIL	#4 AWG	1	2 1/2"	2 1/2"
12	400	#500 KCMIL	#3 AWG	1	2 1/2"	2 1/2"
13	400	#500 KCMIL	#3 AWG	1	2 1/2"	2 1/2"
14	600	#350 KCMIL	#1 AWG	2	3"	3"
15	800	#500 KCMIL	#1/0 AWG	2	3"	3"
16	1000	#400 KCMIL	#2/0 AWG	3	3 1/2"	3 1/2"
16	1200	#500 KCMIL	#3/0 AWG	3	3 1/2"	3 1/2"



1. CONTRACTOR SHALL VERIFY/COORDINATE ALL RATINGS FOR EQUIPMENT SUPPLIED BY THE SELECTED MANUFACTURER. WHERE RATINGS ARE OTHER THAN AS REQUIRED FOR SPECIFIED VOLTAGE/AMPERES, MOTOR STARTERS, OVERCURRENT DEVICES AND RELATED REVISIONS SHALL BE PROVIDED ACCORDINGLY. THE CONTRACTOR THAT FURNISHES EQUIPMENT WITH RATINGS OTHER THAN AS NOTED SHALL BE RESPONSIBLE FOR ALL COORDINATION AND COSTS FOR REVISIONS TO ACCOMMODATE SELECTED EQUIPMENT.
2. ALL FRACTIONAL HORSEPOWER MOTORS SHALL BE PROVIDED WITH INTEGRAL OVERLOAD PROTECTION.
3. HORSEPOWER RATED SWITCHES (SH): FOR 120 V MOTORS LESS THAN 1/2 HP, PROVIDE FUSEHOLDER WITH SWITCH. FUSED PER MANUFACTURER'S RECOMMENDATION AND NEC REQUIREMENTS. FOR 208 VOLT 1-PHASE MOTORS LESS THAN 1/4 HP PROVIDE FUSE HOLDER WITH DOUBLE-POLE SWITCH THAT OPENS BOTH CONDUCTORS OF THE CIRCUIT. RATING OF FUSES SHALL NOT EXCEED 15 AMPS. FOR 120 V MOTORS RATED 1/2 HP OR 3/4 HP, PROVIDE HP RATED TOGGLE SWITCH (WHERE BRANCH CIRCUIT OVERCURRENT DEVICE MEETS NEC REQUIREMENTS FOR SHORT-CIRCUIT PROTECTION) OR FUSED SAFETY SWITCH.
4. ELECTRICAL CONTRACTOR SHALL PROVIDE CIRCUIT TO EQUIPMENT AS INDICATED.

- ① REMOVE EXISTING HVAC UNIT PER NEW SCOPE OF WORK. REFER TO 2/E-100 FOR ELECTRICAL DETAILS.
- ② REMOVE EXISTING ELECTRICAL FIXTURES/DEVICES PER NEW SCOPE OF WORK.
- ③ REMOVE EXISTING METER & DISCONNECT. E.C TO COORDINATE NEW METER SIZE WITH UTILITY COMPANY AND NEW DISCONNECT PER NEW SCOPE OF WORK.
- ④ REMOVE EXISTING PANELBOARD & INSTALL A NEW FURNISHED PER NEW SCOPE OF WORK.



2
E000

$$3/16'' = 1'-0''$$

Location:
Supply From:
Mounting: Surface
Enclosure:

Volts: 120/240 Single
Phases: 1
Wires: 3

A.I.C. Rating:
Mains Type: MCB
Bus Rating: 400 A
MCB Rating: 400 A

Notes:

*** = CIRCUIT CONTROLLED VIA TIMER/CLOCK

CKT	Circuit Description	Trip	Poles	A	B	Poles	Trip	Circuit Description	CKT
1	DINING AREA RCPTS	20 A	1	720 VA 360 VA		1	20 A	POS SYSTEM RCPTS	2
3	DINING AREA RCPTS	20 A	1		360 VA 540 VA	1	20 A	POS SYSTEM RCPTS	4
5	CONV. RCPTS	20 A	1			1	20 A	CONV. RCPTS	6
7	CONV. RCPTS	20 A	1			1	20 A	FRIDGE	8
9	CONV. RCPTS	20 A	1			1	20 A	CONV. RCPTS	10
11	HVAC MAINT. RCPT	20 A	1						
13						2	50 A	RTU-2	12
15	RTU-1	100 A	2	10728... 5688 VA					14
17	DINING PENDANT LTS	20 A	1		10728... 6000 VA	2	60 A	EWB-1	16
19	KITCHEN & FRONT LTS	20 A	1			1	20 A	EXTERIOR WALLPACKS - ***	18
21	MENUBOARD	20 A	1			1	20 A	EXTERIOR LIT SIGN	20
23									22
25	EV CHARGER	60 A	2			2	60 A	EV CHARGER	24
27	MENUBOARD	20 A	1	4000 VA 4000 VA					26
29					500 VA				28
27	DROP CORD - GFCI BREAKER	20 A	1						30
Total Load:				35363 VA	33252 VA				
Total Amps:				295 A	277 A				

Legend:

Load Classification	Connected Load	Demand Factor	Estimated Demand	Panel Totals
Motor	44832 VA	111.96%	50196 VA	
Receptacle	3960 VA	100.00%	3960 VA	Total Conn. Load: 68615 VA
Lighting	1125 VA	125.00%	1406 VA	Total Est. Demand: 74260 VA
Power	18700 VA	100.00%	18700 VA	Total Conn.: 286 A
				Total Est. Demand: 309 A

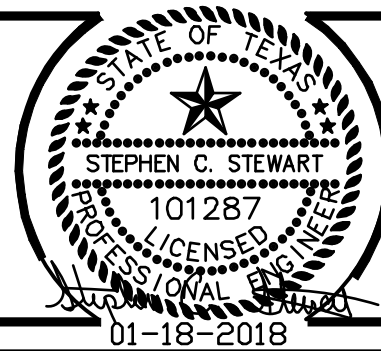
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GAS STATION RENOVATION

1000 S. AUSTIN AVE.
GEORGETOWN, TX

Project No: 25-230

Issued For: PERMIT

Issue Date: 01.16.2025

Drawn By: IL

Sheet Title:

GENERAL INFORMATION

E000

[Gas Pumps](#)[EV Chargers](#)[Gumball Machines](#)[Other Products](#)

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Retro EV Charger - Texaco

\$3,097.99

Part# FRR-RETROEV-TX

Nostalgic Gas Pump EV Charger. Faster, More Flexible And Ready For The Future. A Charging Station Like No Other!!

Quantity

1	^
	v



 ADD TO CART



Description

Product Details

Rating

Fiberglass Construction. Features A Gel Coated Finish. And Decorative Gas Nozzle And Hose. Illuminated Glass Globe On Top.

- Up To 50 Amps And 37 Miles Of Range Per Hour (9X Faster Than A Wall Outlet)
- NEMA 6-50 Or 14-50 Plug

- UL Listed And ENERGY STAR Certified
- 3-Year Warranty And 24/7 Phone Support
- Future-Proof Your Home Charging: Pick The Amperage That Works Now, With The Option To Charge Faster In The Future
- Avoid Electrical Upgrades By Setting The Right Amperage For Your Home And Car
- Bluetooth Controllable

78"Height 32"Width 23"Depth Weight: 60 Lbs.



Comments (0)

No Customer Reviews For The Moment.

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Products

Our Company

Store Information



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TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1000 S Austin Ave 2016 Survey ID: 125774
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Owner/Address 10TH & AUSTIN LLC, 14900 AVERY RANCH BLVD, STE C200, UNIT 301, AUSTIN, TX 78717-3961

Current/Historic Name: Texas Car Title and Payday Loan/None

Latitude: 30.634695 Longitude -97.6783

Legal Description (Lot/Block): LOST ADDITION, BLOCK 64(PT), ACRES .16 WCAD ID: R043220

Addition/Subdivision: S4028 - Lost Addition

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)
☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Downtown District ☐ Other

Architect: Builder:

Construction Date: 1955 ☒ Actual ☐ Estimated Source: WCAD

Function

Current Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:

Historic Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government
☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant
☐ Other:

Recorded by: CMEC

Date Recorded 3/4/2016



Elevation view West; Photo direction: West

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1000 S Austin Ave 2016 Survey ID: 125774
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 2

Architectural Description

General Architectural Description:

Single-story, post-war modern commercial structure with exterior stucco and stonework, steel windows, and a flat roof.

☒ Additions, modifications: Service bays enclosed

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☒ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form

☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☒ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials

☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☒ Asphalt ☐ Other:

Wall Materials

☐ Brick ☐ Stucco ☒ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☒ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows

☒ Fixed ☐ Wood sash ☐ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Metal

Doors (Primary Entrance)

☒ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

Plan

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☒ Rectangular ☐ Other

Chimneys

Specify # 0 ☐ Interior ☐ Exterior ☒ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES

Form: ☐ Shed Roof ☒ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ None ☒ Other Porte cochere

Support

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: Metal Posts

Materials: ☐ Metal ☐ Wood ☐ Fabric ☐ Other:

of stories: 1 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1000 S Austin Ave 2016 Survey ID: 125774
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 3

Historical Information

Associated Historical Context:

- ☐ Commerce ☐ Communication ☐ Agriculture ☐ Architecture ☐ Arts
☐ Immigration/Settlement ☐ Law/Government ☐ Education ☐ Exploration ☐ Health
☐ Religion/Spirituality ☐ Science/Technology ☐ Military ☐ Natural Resources ☐ Planning/Development
☐ Social/Cultural ☐ Transportation ☐ Other

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
☐ B Associated with the lives of persons significant in our past
☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

- Level of Significance: ☐ National ☐ State ☐ Local
 Integrity: ☒ Location ☐ Design ☒ Materials ☒ Workmanship
☒ Setting ☒ Feeling ☒ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known Type: ☐ HABS ☒ Survey ☐ Other

Documentation details 2007 ID: 649 1984 ID: Not Recorded
 2007 survey 2007 Survey Priority: Medium 1984 Survey Priority: Not Recorded

General Notes:

Questions?

Contact Survey Coordinator
 History Programs Division, Texas
 Historical Commission
 512/463-5853
 history@thc.state.tx.us



HISTORIC RESOURCES SURVEY FORM

Address: 1000 S Austin Ave

2016 Survey ID: 125774

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Downtown District

Additional Photos

Photo Direction Southwest

Oblique view Southwest





CITY OF GEORGETOWN
NOTICE OF PUBLIC HEARING

Comments from Neighboring Property Owners

You are being notified as a requirement of the City of Georgetown Code of Ordinances. You are invited to express your views or concerns regarding the - described petition by returning this comment form and/or by attending one or both of the scheduled public hearings on the matter.

Project Name/Address: 1000 S Austin Ave/Stotz Gas Station

Project Case #: 2026-6-COA

HARC Date: 4/9/2026

Case Manager: Anish D'Souza

Name of Respondent: SYED Z SHAH

(Please print name)

Signature of Respondent: Shah

(Signature required for protest)

Address of Respondent: 1006 South Austin Ave Georgetown, TX 78626

(Address required for protest)

I am in FAVOR: _____

I OBJECT: ☒ _____

Additional Comments:

we are not in favour of gas station bc we have convenient store next door which we are operating more than 7 years it will affect our business plus there is not enough parking space

"Written comments may be sent to City of Georgetown Planning Department, P. O. Box 409, Georgetown, Texas 78627. Emailed comments may be sent to planning@georgetowntx.gov. Any such comments may be presented to the Commission. Please note the deadline to submit public comments is **Thursday, prior to the posted Historic & Architectural Review Committee meeting**. Comments received after this time frame will still be included in the tally count, however, will not be included in the staff report for this agenda item. If you have questions or concerns, please contact your case manager directly."

City of Georgetown, Texas
Historic and Architectural Review Commission
April 9, 2026

SUBJECT:

205 E. University Avenue, (2026-4-COA)

SUGGESTED ACTION:

Public Hearing and possible action on a request for a demolition that results in the loss in the total square footage of the existing structure and demolition of street facing facade for a Medium Priority resource in the Downtown Historic Overlay District for the property addressed at 205 E. University Avenue, bearing the legal description of 1.322 Acres of Block 23, Lot 1-8, Glasscock Addition (2026-4-COA) -- Allyson Iiams, Preservation and Redevelopment Program Manager

ITEM SUMMARY:

Overview of Applicant's Request: The Applicant is requesting HARC approval for a demolition that results in the loss in the total square footage of the structure and demolition of street facing facade for a Medium Priority structure identified in the Historic Resource Survey located in the Downtown Historic Overlay District. Staff has determined that the proposed request complies with 4, and does not comply with 1, of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 3 of the 8 criteria were not applicable to the proposed project. Public Comments: As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (33 notices), and 4 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2025-4-COA HARC Presentation.pdf](#)
[2026-4-COA - HARC Staff Report.pdf](#)
[Exhibit 1 - Location Map.pdf](#)
[Exhibit 2 - Letter of Intent.pdf](#)
[Exhibit 3 - Plans and Specifications.pdf](#)
[Exhibit 4 - Additional Documentation.pdf](#)
[Exhibit 5 - Historic Resources Survey.pdf](#)
[Exhibit 6 - HARC Demolition Subcommittee Findings.pdf](#)

205 E. University Avenue

2026-4-COA

April 9, 2026 | Historic Architecture Review Commission

Item Under Consideration

2026-4-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure, and the demolition of street facing facade, for the property located at 205 E. University Avenue, bearing the legal description of 1.322 Acres out of Block 23, Lot 1-8, Glasscock Addition to Georgetown (2026-4-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

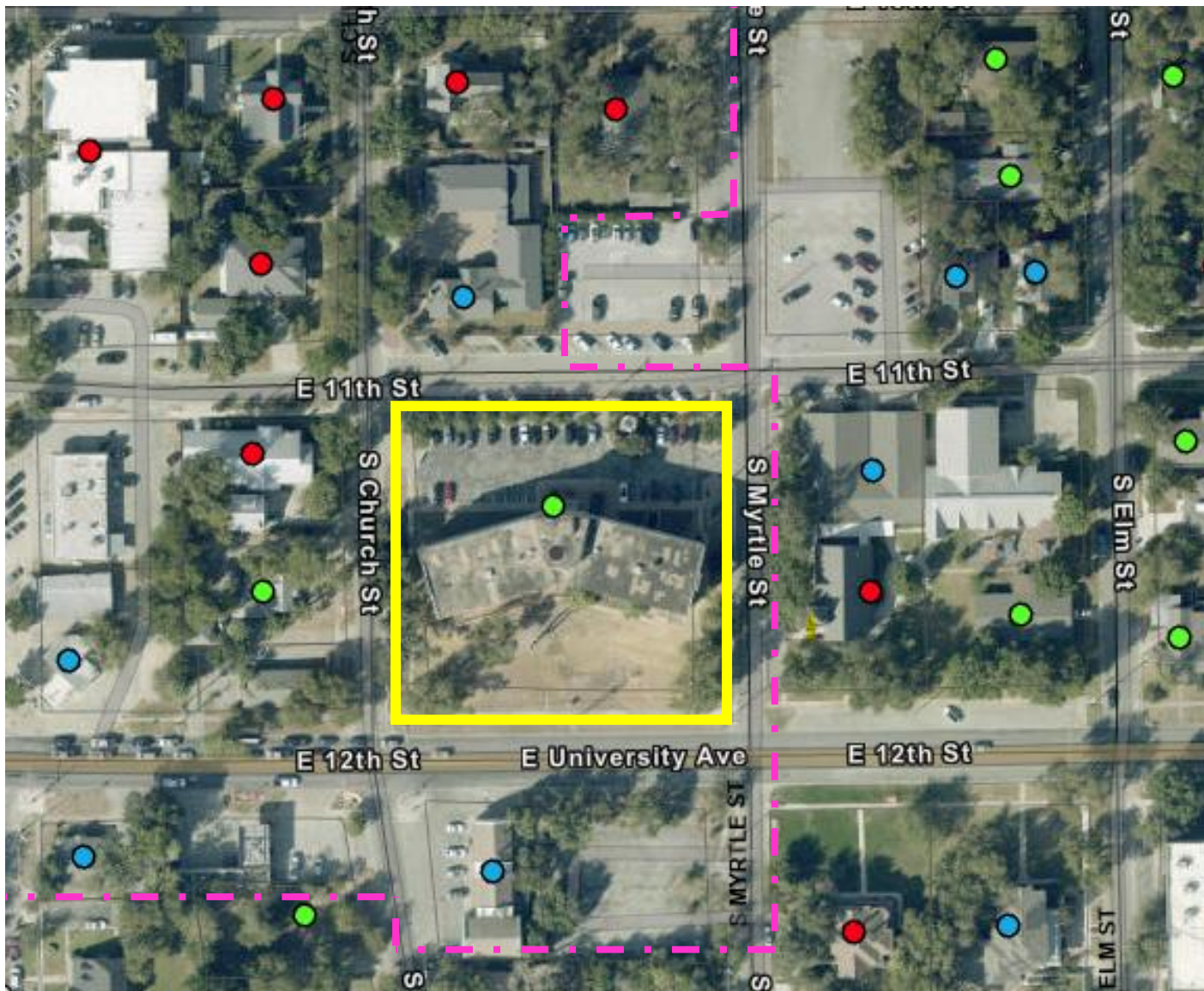
Case History

October 9, 2026 – HARC Pre-Conceptual Review

Discussion on complete removal of penthouse, and removal of exterior façade materials to include brick, stone, & windows

March 4, 2026 - Demolition Subcommittee Meeting

Recommendation of Approval



Legend

- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- Boundary of Old Town Historic Overlay District
- Boundary of Downtown Overlay District
- Subject Property

Current Context

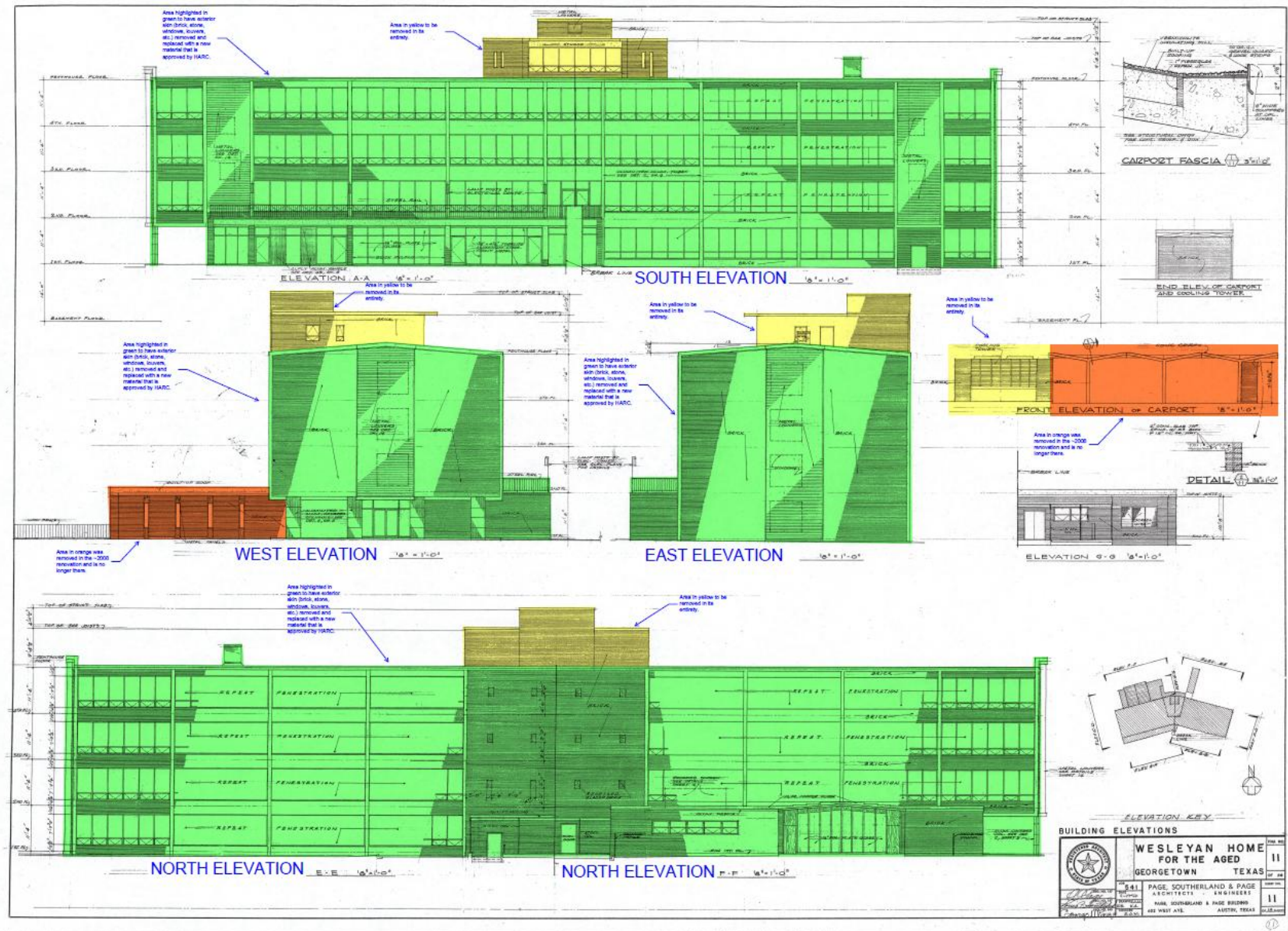


Plans and Specifications – Site Plan

Façade Removal
(Brick, Stone,
Windows, Louvers,
Etc.)

Areas to be
removed entirely
(Penthouse &
Detached Cooling
Tower)

Areas removed
during 2010
renovation

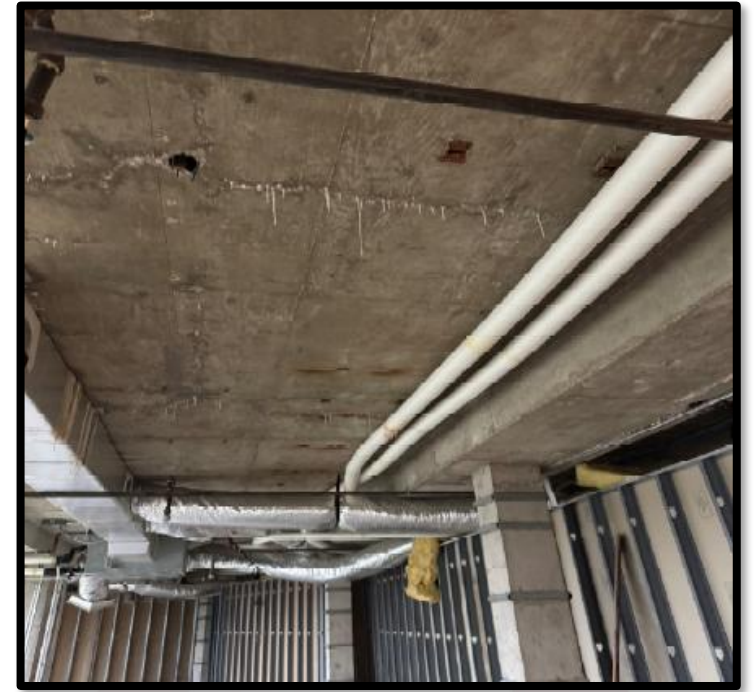


Northern Elevation

Prior to 2010 Alterations



Applicant Submitted Photos



Applicant Submitted Photos



Approval Criteria – UDC Section 3.13.030F.

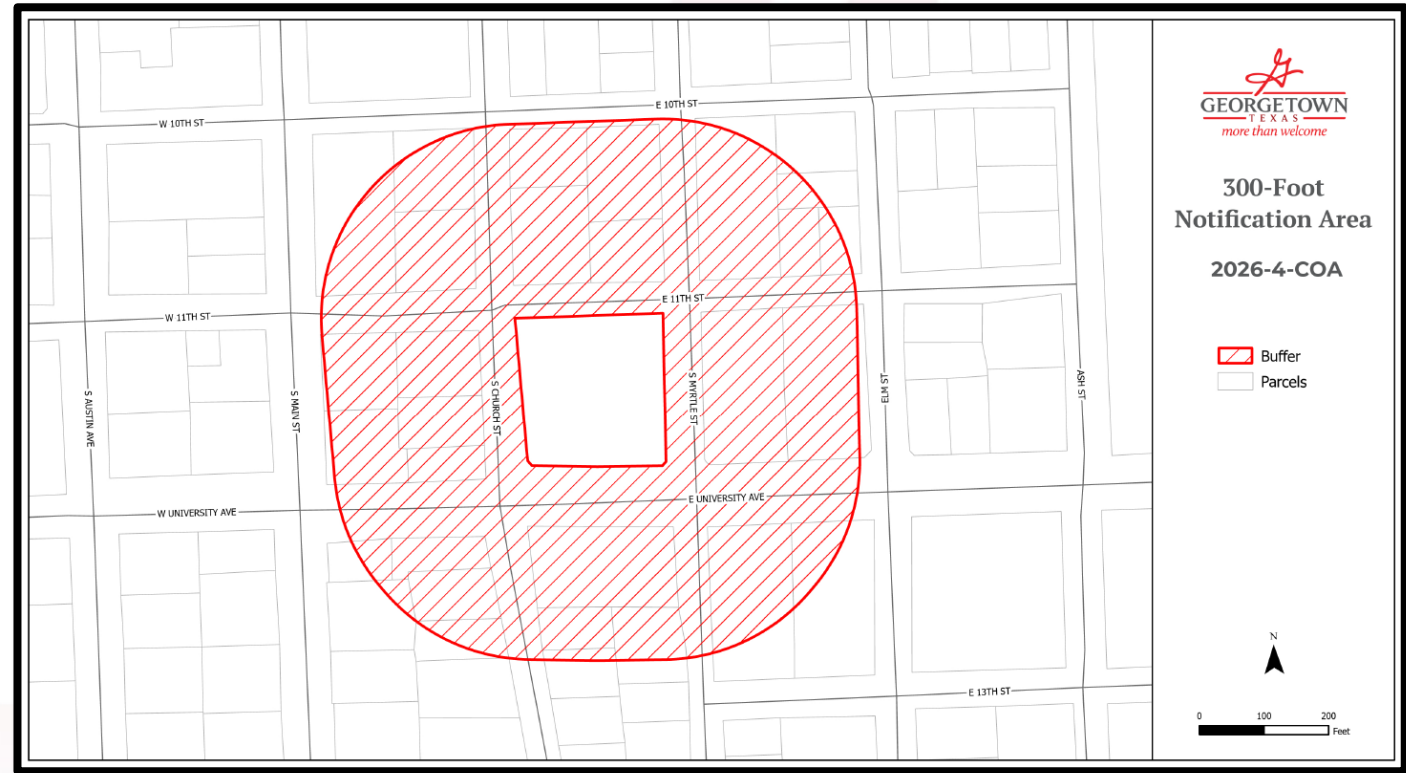
Criteria	Staff's Finding
1. a. Loss of Significance. i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and ii. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural significance, qualities or features which qualified the building or structure for such designation; and iii. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect; and iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources;	Complies

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Not Applicable
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Public Notification

- 33 notices mailed
- 4 signs posted
- To date, staff has received:
 - 0 written comments IN FAVOR
 - 0 written comments OPPOSED



Staff Recommendation

Based on the finding, staff recommends **APPROVAL** of the request, to include an increased approval period of two years to allow for adequate time to complete the multi-phase demolition.

HARC Motions to Consider

- Approve (as presented by the applicant)
- Deny (as presented by the applicant)
- Approve with conditions
- Postpone



Historic & Architectural Review Commission Planning Department Staff Report

Report Date: April 9, 2026

File Number: 2026-4-COA

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for demolition that results in the reduction or loss in the total square footage of the existing structure, and the demolition of street facing facade, for the property located at 205 E. University Avenue, bearing the legal description of 1.322 Acres out of Block 23, Lot 1-8, Glasscock Addition to Georgetown (2026-4-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: Texas Municipal Center
Applicant: Texas Municipal League Intergovernmental Risk Pool
Property Owner: TMLIRP c/o Jeffrey Snyder
Property Address: 205 E. University Avenue
Legal Description: 1.322 Acres of Block 23, Lot 1-8, Glasscock Addition
Historic Overlay: Downtown Area 2 Overlay District
Case History: 10/9/2026 – HARC Pre-Conceptual Review; 3/4/2026 – Demolition Subcommittee

HISTORIC CONTEXT

Date of Construction: 1961
Historic Resources Survey Level of Priority: Medium Priority
National Register Designation: N/A
Texas Historical Commission Designation: N/A
Notable Property Owners/Events: N/A

APPLICANT'S REQUEST

HARC:

- ✓ Demolition that results in the loss in the total square footage of the existing structure
- ✓ Demolition of street facing facade

STAFF ANALYSIS

Present Property Description:

The subject property is located on the full city block between University and 11th Streets, and Church and Myrtle Streets within the Downtown Area 2 Historic Overlay District. The 1.322 acre property is improved with a medium priority structure built in 1961.

Planning Department Staff Report

Historic and Architectural Review Commission

The structure is a four-story commercial building with a rectilinear, open-V shape and a flat roof. It has a concrete block base, and ribbon windows, which are separated by bands of brick. There is a balcony off the second level spanning from the center of the building to the western end. The primary entry is at the rear of the building on the 11th Street façade.

The Historic Resource Survey notes alterations to the structure that occurred in 2010, including the relocation of the primary entrance to the northern elevation, the removal of the lower level wing that was located at the rear of the building, the removal of slatted wall screens that were located on brick bays between the 2nd and 4th floors, the removal of the folding plate canopy located the rear of the building, and the addition of a veneer limestone band along the first floor façade.

Requested Changes:

The applicant is requesting the full demolition of the 4th floor penthouse, and the detached cooling tower structure, as well as the demolition of the exterior façade to include brick, limestone veneer, windows, and louvers.

Justification for Requests:

The structure has experienced prolonged water intrusion, resulting in deterioration of the roof system, failure of the waterproofing membrane, and compromised window seals. Prior renovations introduced limestone veneer applied directly to the original brick masonry, which has trapped moisture and contributed to the deterioration of both the veneer and underlying materials. Moisture infiltration has also impacted the original aluminum windows, with seals either missing or degraded over time. As stated in the letter of intent, the proposed work is intended to address these deficiencies and restore the performance of the building envelope.

Technical Review:

Loss of Significance

The applicant has submitted this demolition request under the criteria of approval that the building has undergone a loss of significance. The building has undergone substantial alterations during prior renovations, and bringing the penthouse into compliance with the International Building Code would require extensive modifications.

Prolonged water intrusion and deferred maintenance have resulted in widespread deterioration, including damage to brick, limestone veneer, and window systems, as well as visible staining, mineral deposits, and material failure across the façade.

The building's primary character-defining features include its open-V form, ribbon windows, and brick banding. The brick and window elements have been compromised by inadequate maintenance, ongoing deterioration, and past alterations. The proposed demolition will retain the defining v-shaped form while allowing for the removal of damaged materials and the eventual reintegration of key architectural features.

Planning Department Staff Report

Historic and Architectural Review Commission

Demolition Subcommittee Findings

On March 4, 2026, the Demolition Subcommittee, City staff, and the applicant met to review application materials and make findings included in the attached Demolition Subcommittee report (Exhibit 6). The Demolition Subcommittee report includes a recommendation of approval of the demolition request as submitted as voted on by the Demo Subcommittee (3-0).

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 2 of the 3 applicable Historic District Design Guidelines in Chapter 4 as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 4 – DEMOLITIONS & RELOCATION	
4.1 Demolition or relocation of any resource which has historical and/or architectural significance shall not be considered unless one or more of the following conditions exist and if, by a finding of HARC or the HPO, the proposed demolition or relocation will materially improve or correct these conditions:	
A. The resource constitutes a hazard to the safety of the public or the occupants, as determined by the Building Official. The historic resource has been deemed hazardous to safety or health by the City of Georgetown. Upon such a determination the Historic Preservation Officer shall, to the extent feasible, collect documentation of the structure, including a property history, to determine if the loss of the structure would require mitigation through a written record of the property. This record is to be archived with other, similar documents of historic properties. The Historic Preservation Officer shall also determine whether monies or resources are available to either correct the identified deficiencies in the property, or to develop a plan for corrective action or	Does not Comply The structure does not appear to constitute a hazard to the safety of occupants. As such, the project will focus on strategic partial demolition as opposed to a full demolition.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 4 – DEMOLITIONS & RELOCATION	
stabilization, including consultation with design professionals on project feasibility.	
4.3 Loss of Historic Significance or Integrity	
A. If, based on the evidence presented, HARC or HPO finds that the structure or property is no longer historically, culturally, architecturally or archaeologically significant they may make a determination of approval of the demolition. In making this determination, HARC or the HPO must find that the owner has established that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation.	Complies Ongoing water intrusion, deferred maintenance, and prior inappropriate alterations have diminished the building's integrity and resulted in a loss of significance. These conditions are evident in both the interior and exterior of the structure. The addition of limestone veneer contributed to moisture retention, accelerating deterioration of the façade materials. Roof deficiencies have allowed water penetration into the structure, resulting in interior mineral deposits and exterior staining. Additionally, deterioration of window seals and construction deficiencies have allowed further water infiltration, contributing to the overall degradation of the building envelope. The proposed work will retain the building's character defining open v-shape form while removing deteriorated materials and allowing for necessary repairs to restore functionality and architectural cohesion.
B. Additionally, HARC or the HPO must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.	Complies The degradation of the integrity of the structure over time is attributed to substandard and deferred maintenance, and inappropriate alterations that occurred prior to the current ownership of the property.

Planning Department Staff Report

Historic and Architectural Review Commission

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 3 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Not Applicable
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Does Not Comply Due to the partial demolition of the building and facade, the request Does Not Comply with Standard #2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The request generally complies with the Design Guidelines in that the inappropriate alterations and inadequate maintenance have contributed to a loss of significance due to the impact on the building envelope and façade.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The primary structure and character defining v-shaped form will be retained. Necessary corrective work will ultimately restore the performance of the building envelope and allow the structures architectural integrity to be restored.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Not Applicable
7. The overall character of the applicable historic overlay district is protected; and	Complies The building's integrity has been diminished over time due to inadequate maintenance and prior alterations, reducing its overall

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	contribution to the district. The proposed partial demolition and corrective work will stabilize the structure and allow it to contribute more positively to the character of the historic overlay district.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

In addition to the approval criteria listed above, the HARC must also consider the following criteria for a request for COA for Demolition or Relocation of a Historic Structure:

SECTION 3.13.030.F CRITERIA	FINDINGS
a. Loss of Significance. i. The applicant has provided information that the building or structure is no longer historically, culturally or architecturally significant, or is no longer contributing to the historic overlay district; and ii. The applicant has established that the building or structure has undergone significant and irreversible changes, which have caused the building or structure to lose the historic, cultural or architectural significance, qualities or features which qualified the building or structure for such designation; and iii. The applicant has demonstrated that any changes to the building or structure were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction, or lack of maintenance rising to the level of a demolition by neglect; and iv. Demolition or relocation of the building or structure will not cause significant adverse effect on the historic overlay district or the City's historic resources; or	Complies i. The applicant has provided documentation demonstrating deterioration of primary features, including the windows and brick banding. Ongoing water intrusion, combined with prior alterations and deferred maintenance, has resulted in a loss of significance. iii. Previous alterations included removal of portions of the original structure, relocation of the primary entrance, and the application of limestone veneer over the original brick façade. iii. These changes and conditions occurred prior to the current ownership and are not attributable to the applicant. iv. The proposed partial demolition will allow the structure to remain in place and continue contributing to the historic overlay district.

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends **APPROVAL** of the request, to include an increased approval period of two years to allow for adequate time to complete the multi-phase demolition.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (33 notices), and 4 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request.

ATTACHMENTS

- Exhibit 1 – Location Map
- Exhibit 2 – Letter of Intent
- Exhibit 3 – Plans and Specifications
- Exhibit 4 – Additional Documentation
- Exhibit 5 – Historic Resource Surveys
- Exhibit 6 – HARC Demolition Subcommittee Findings

SUBMITTED BY

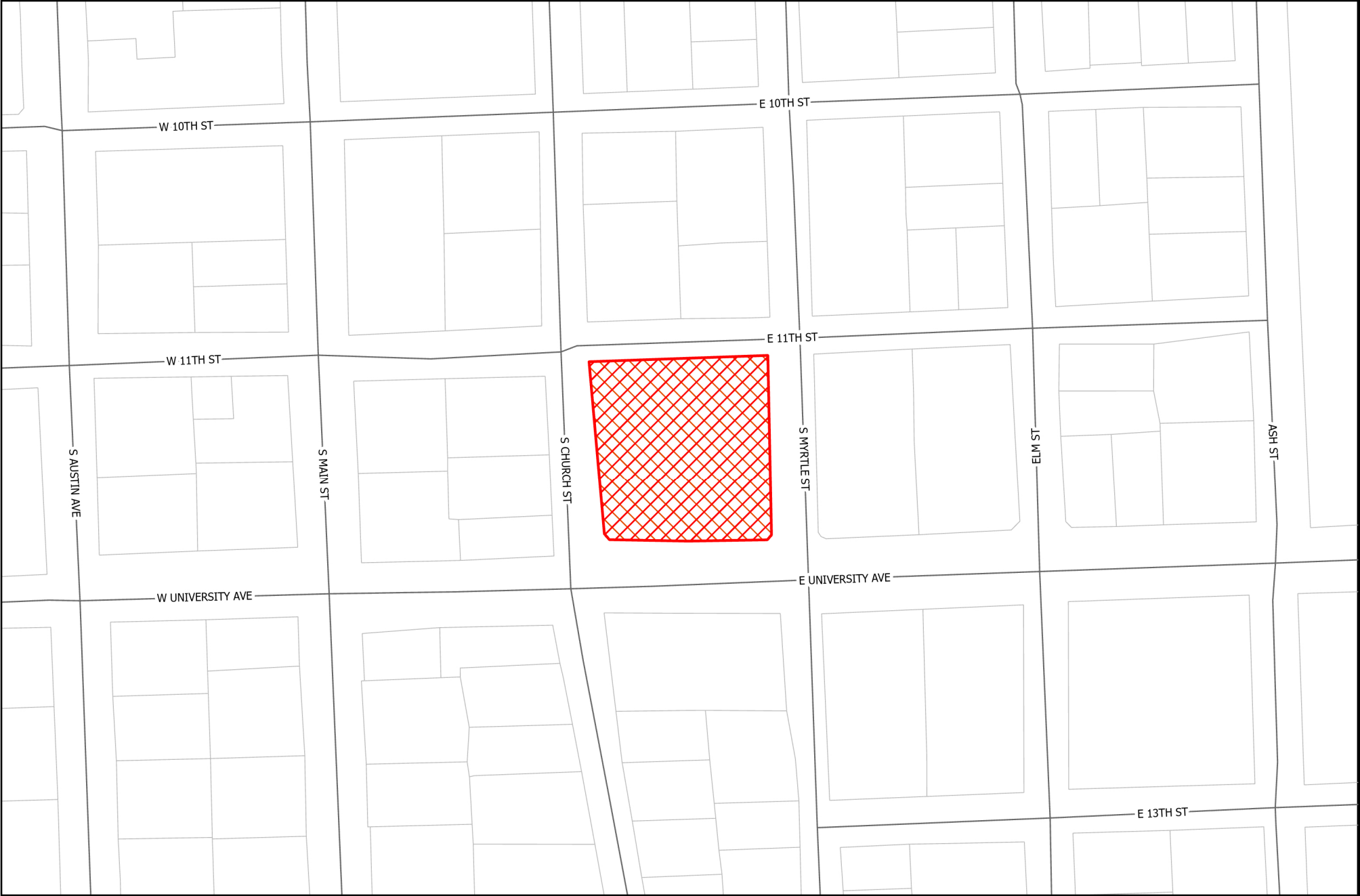
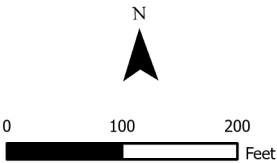
Allyson Iiams, Preservation and Redevelopment Program Manager

Location

2026-4-COA

Exhibit #1

-  Site
-  Parcels





WORKERS' COMPENSATION • PROPERTY • LIABILITY • CYBER

January 30, 2026

City of Georgetown
809 Martin Luther King Jr. Drive,
Georgetown, TX 78626

**Re: Letter of Intent
HARC Demolition Certificate of Appropriateness (COA)
205 E. University Ave.,
Georgetown, TX 78626**

To Whom It May Concern:

This Letter of Intent is submitted in support of a Certificate of Appropriateness (COA) request related to the removal and future replacement of the existing exterior façade, including exterior brick and stone cladding, windows, roofing, and the permanent removal of the roof-level penthouse and cooling tower enclosure, at the property located at 205 E. University Avenue, Georgetown, Texas.

This request is based on the criteria outlined in Section 3.13.030(F)(2)(a) of the Unified Development Code, specifically the loss of significance or integrity of the existing exterior façade, windows, penthouse elements, and cooling tower enclosure. The building has experienced ongoing water intrusion and leakage associated with the existing roof, including both the main structure and the penthouse, as well as deficiencies in the exterior envelope. In addition, the cooling tower enclosure exhibits visible distress and cracking. The existing windows are original to the building and exhibit signs of age-related wear and deterioration. Evidence of these conditions includes interior damage observed throughout the building, deterioration of the existing windows, and the presence of supplemental steel support at the cracked cooling tower wall, as shown in the photographs attached to this letter. These conditions are attributable to long-standing degradation and lack of maintenance that occurred prior to current ownership and are directly related to the performance of the existing exterior envelope of the main building.

In addition, the existing façade at the main building is the result of renovations occurring around 2008, prior to acquisition by the current owner, and reflects non-original alterations. These alterations included the removal of rear additions and the introduction of stick-on brick and stone banding, which replaced earlier exterior conditions and materially changed the building's exterior materials, form, and detailing.

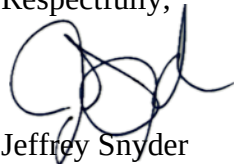
The proposed scope of work is limited to exterior demolition activities, with the primary structure remaining in place. Removal and future replacement of the existing façade and windows, along with the permanent removal of the roof-level penthouse and the independent exterior cooling tower structure, will not result in a significant adverse effect on the Historic Overlay District. The proposed work includes removal of the existing brick and stone façade materials, underlying waterproofing membrane, exterior windows and associated sealants, some of which contain asbestos, as well as existing roofing, the penthouse, and the exterior cooling tower structure. Removal of the full exterior skin will allow the existing concrete framing and underlying conditions to be fully evaluated and addressed prior to the installation of new exterior materials. Following demolition, a new waterproofing membrane will be installed to address ongoing water intrusion issues, and a new roof system will be installed to properly tie the main roofing system into the location of the former penthouse. New landscaping elements are anticipated in the area currently occupied by the cooling tower structure. A replacement façade for the main building, consisting of brick and stone materials and new windows, along with any new landscaping elements, will be proposed at a later date and reviewed separately by HARC.

The intent of this work is to correct existing water intrusion issues, restore the performance of the exterior building envelope, ensure the exterior skin is watertight at the main building, and remove a failing ancillary site structure, while remaining compatible with the Historic Overlay District. As outlined in Chapter 4 of the Historic District Design Guidelines for the City of Georgetown, demolition may be considered where removal of existing elements materially improves or corrects existing conditions, which is the intent of the proposed scope of work.

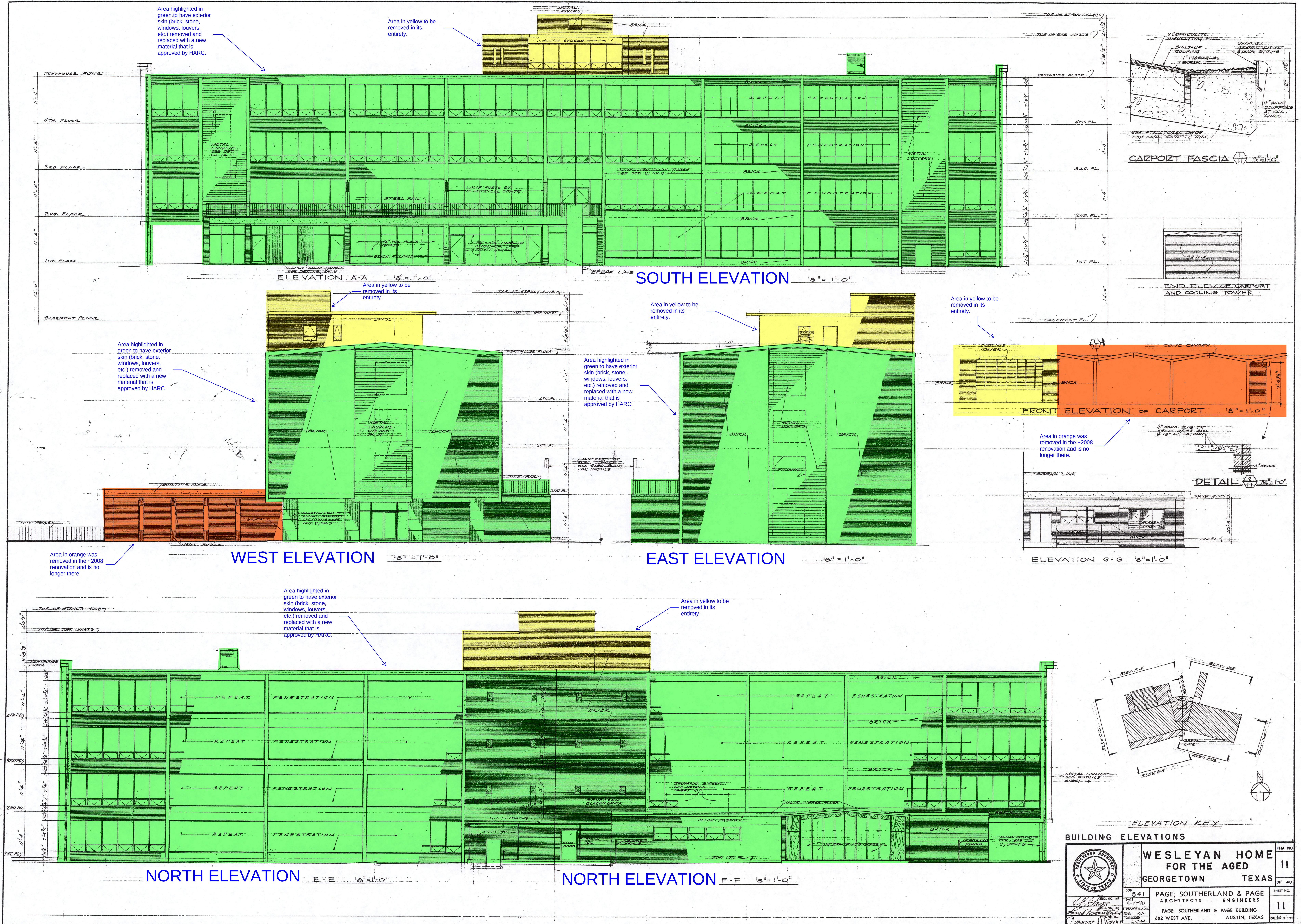
Exterior demolition is anticipated to occur in two phases. The initial phase will consist of selective removal of exterior materials to allow for investigation and evaluation of existing conditions necessary to properly tie in future building additions. This first phase is anticipated to begin in approximately Q2 of 2026. The subsequent phase will include removal of the remaining exterior façade, windows, roof-level penthouse, and exterior cooling tower structure and is anticipated to begin in early Q1 of 2027, extending through approximately Q2 of 2027. The future façade and any exterior additions will be designed to comply with applicable zoning requirements and the Historic District Design Guidelines and will be reviewed separately by HARC through an additional Certificate of Appropriateness application to ensure compatibility with the Historic Overlay District and the City's historic resources.

Thank you for your consideration of this request.

Respectfully,



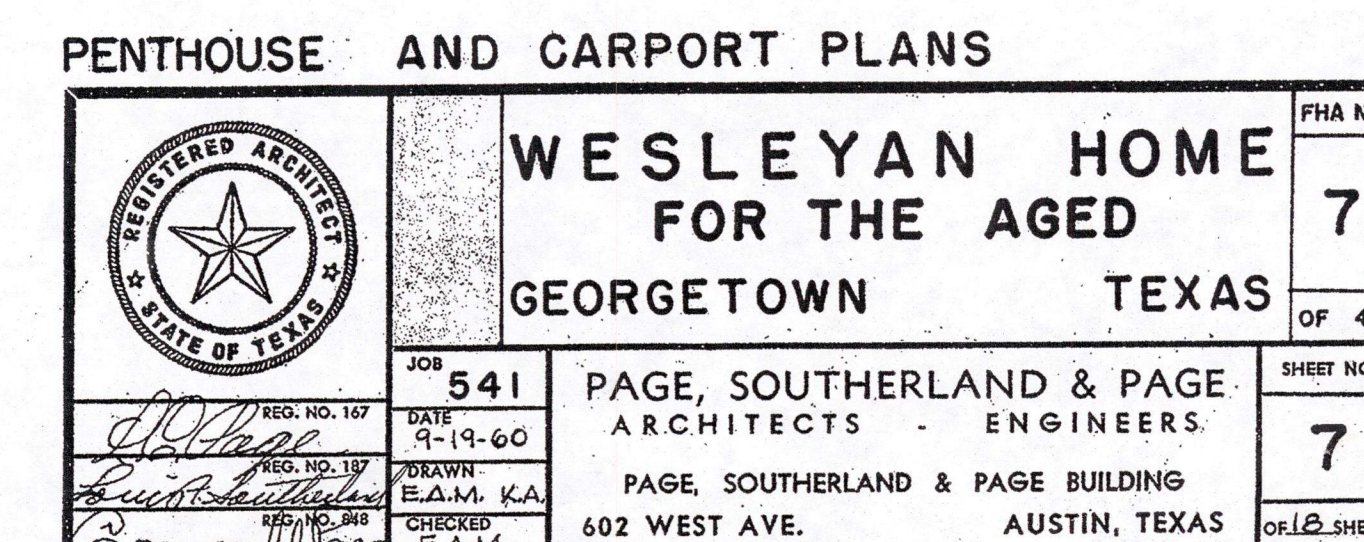
Jeffrey Snyder
Assistant Director and Chief Strategy Officer

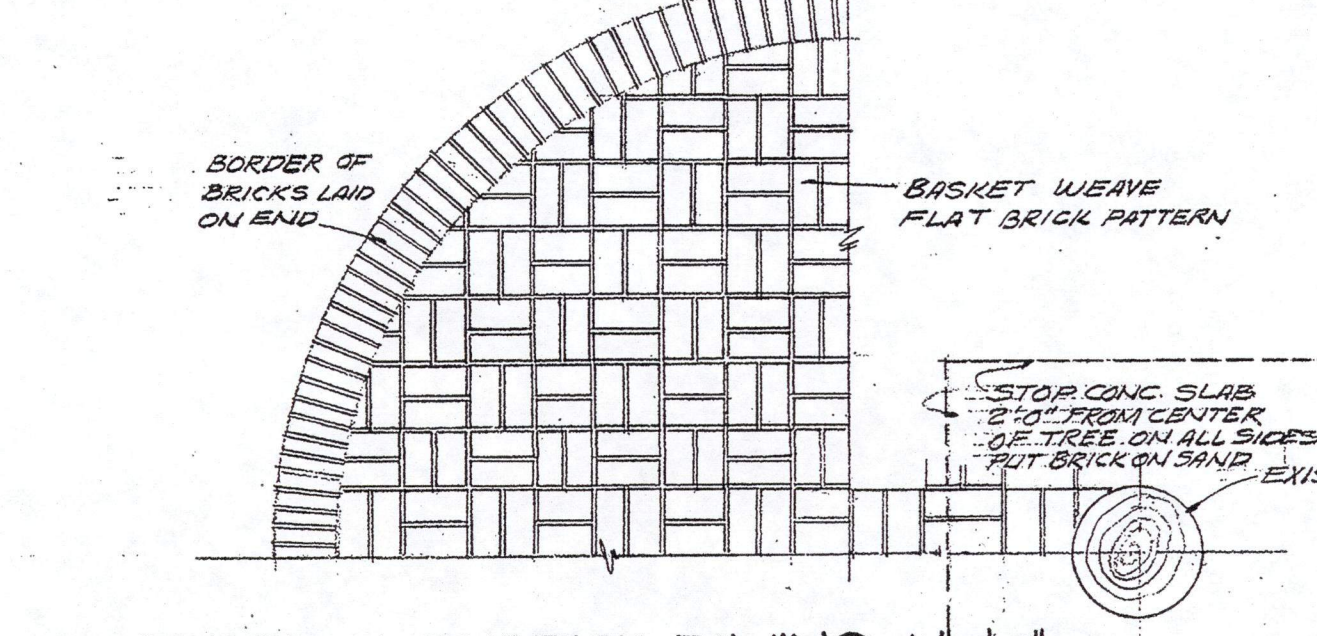
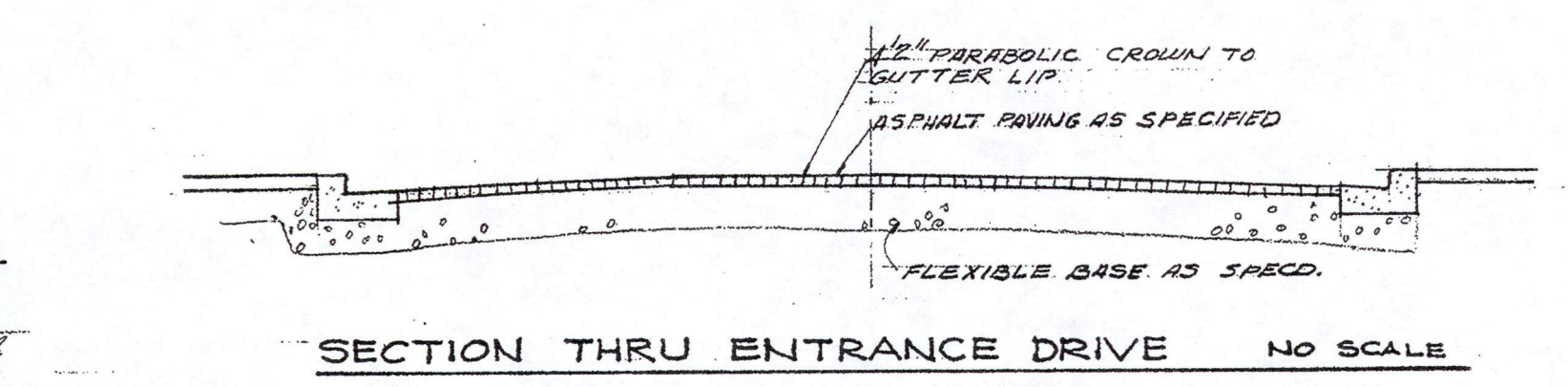
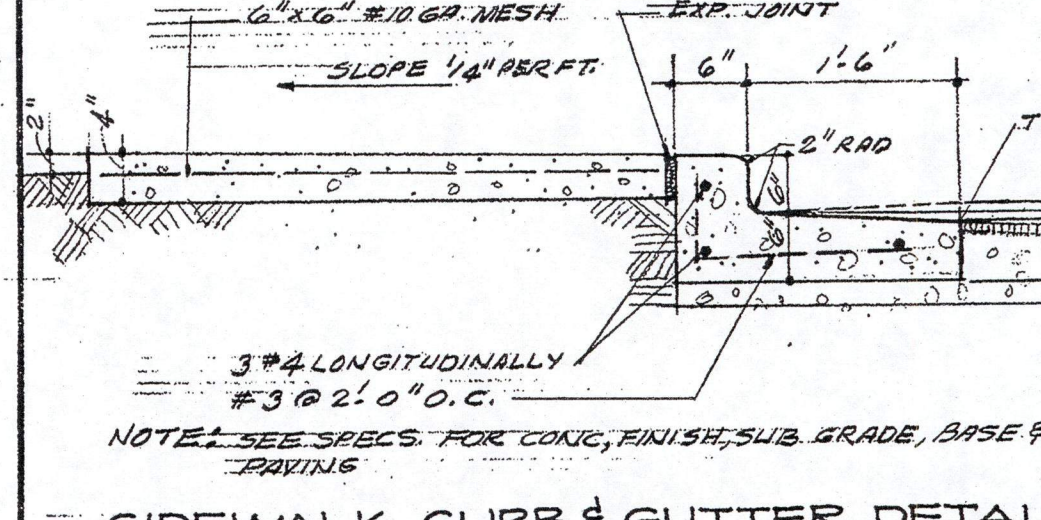
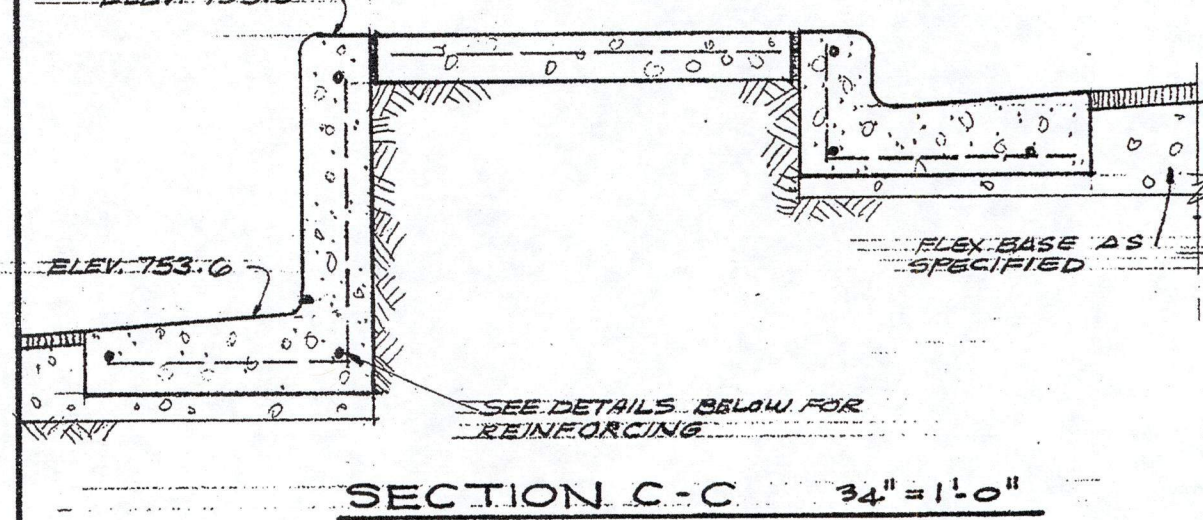
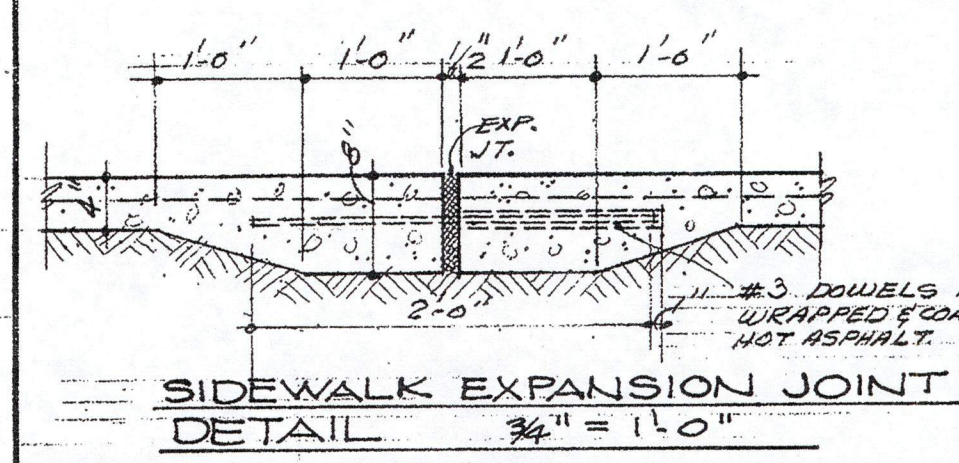
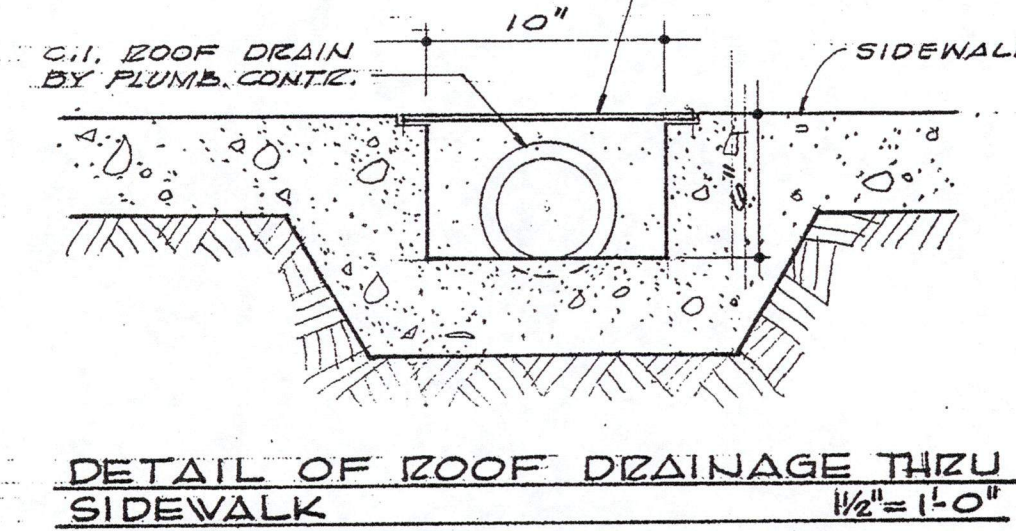
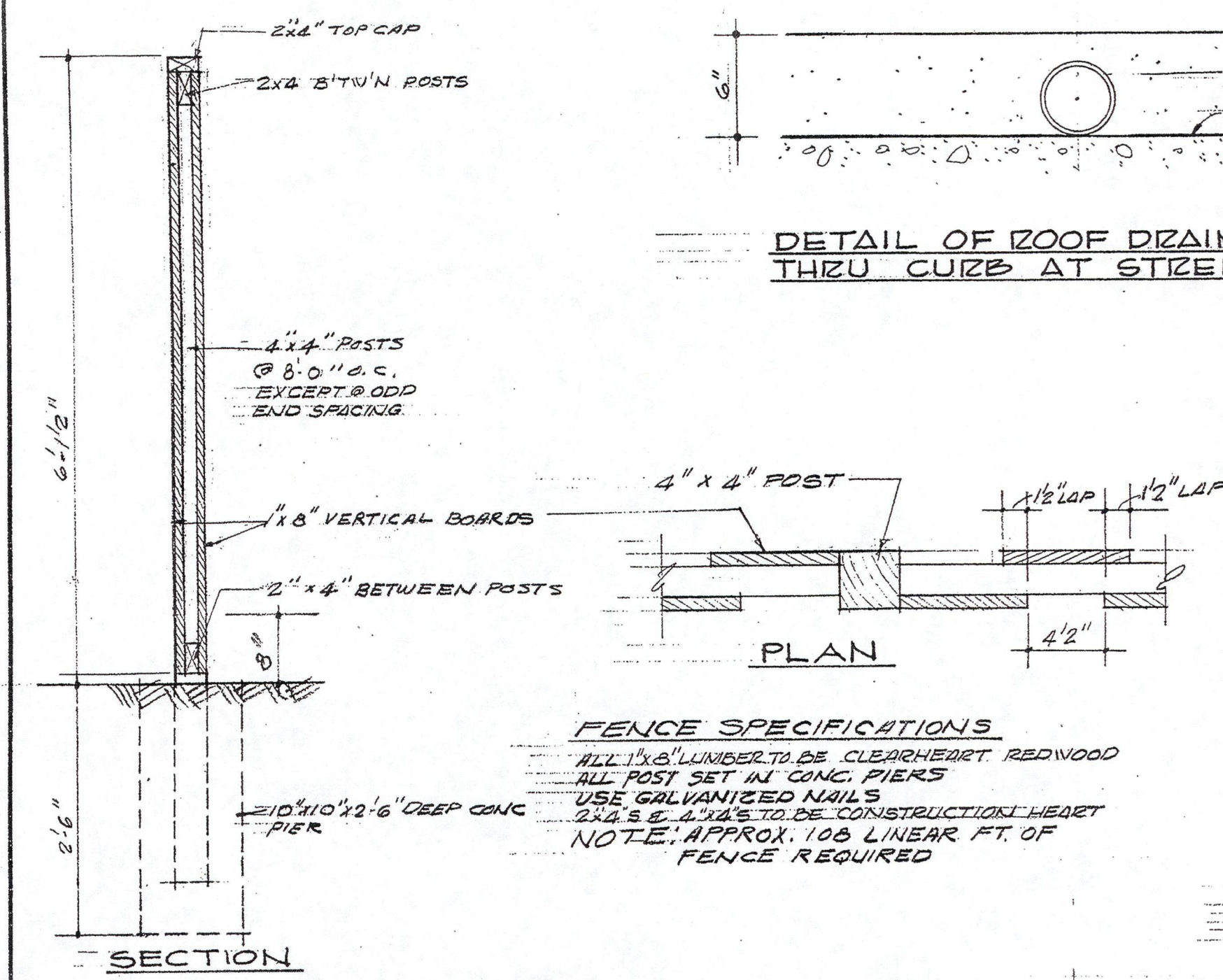




Architectural drawing showing a building layout with dimensions and annotations. The drawing includes a green shaded area on the left labeled "SLOPING PLASTER 3/4" DIA. ELEVATING S. CONT.". The main building footprint is outlined with dimensions: 18' 0" (HEIGHT 4' 11" MAX), 15', 10' 4", 8' 4", 4' 0", 19' 1", 13' 1", 4' 0", and 4' 6". A central area is labeled "COOKING TOWER SEE STRUCT. DIV'S FOR BASE". A lower section is labeled "STORAGE" and "SEE STRUCT. DIV'S. FOR ELEC. CANYOPY". A note at the bottom right states: "3" SOLID BRICK WALLS WITH 4" CONC. SLAB. DIME-SEE DET'S SH. 11". A scale bar indicates 1/8" = 1'-0". A small inset drawing at the bottom left shows a cross-section of a wall and foundation.

SCALE : $\frac{1}{8}'' = 1'-0''$





TEST HOLE DATA

BORING	DEPTH (ft)	DESCRIPTION
BORING 1	0-1	DARK GRAY SILTY CLAY
	1-2	CHERT LAYER 6" THICK
	2-5	TANISH YELLOW CLAY, HIGHLY CALCAREOUS
	5-15	TANISH WHITE LIMESTONE W/ CLAY ROCKETS AND THIN CHERT LAYERS 15% RECOVERY
BORING 2	0-1	DARK GRAY SILTY CLAY
	1-2	CHERT LAYER 6" THICK
	2-5	TANISH YELLOW CLAY, HIGHLY CALCAREOUS
	5-15	TANISH WHITE LIMESTONE W/ CLAY ROCKETS AND THIN CHERT LAYERS 15% RECOVERY
BORING 3	0-1	DARK GRAY SILTY CLAY
	1-2	BROWN CLAY
	2-5	CHERT LAYER 6" THICK
	5-15	TANISH WHITE LIMESTONE W/ CLAY ROCKETS AND THIN CHERT LAYERS 15% RECOVERY
BORING 4	0-1	DARK GRAY SILTY CLAY
	1-2	BROWN CLAY
	2-5	TANISH YELLOW CLAY, HIGHLY CALCAREOUS
	5-15	TANISH WHITE LIMESTONE W/ CLAY ROCKETS AND THIN CHERT LAYERS 15% RECOVERY

GENERAL NOTES

755.0 INDICATES PRESENT GRADE

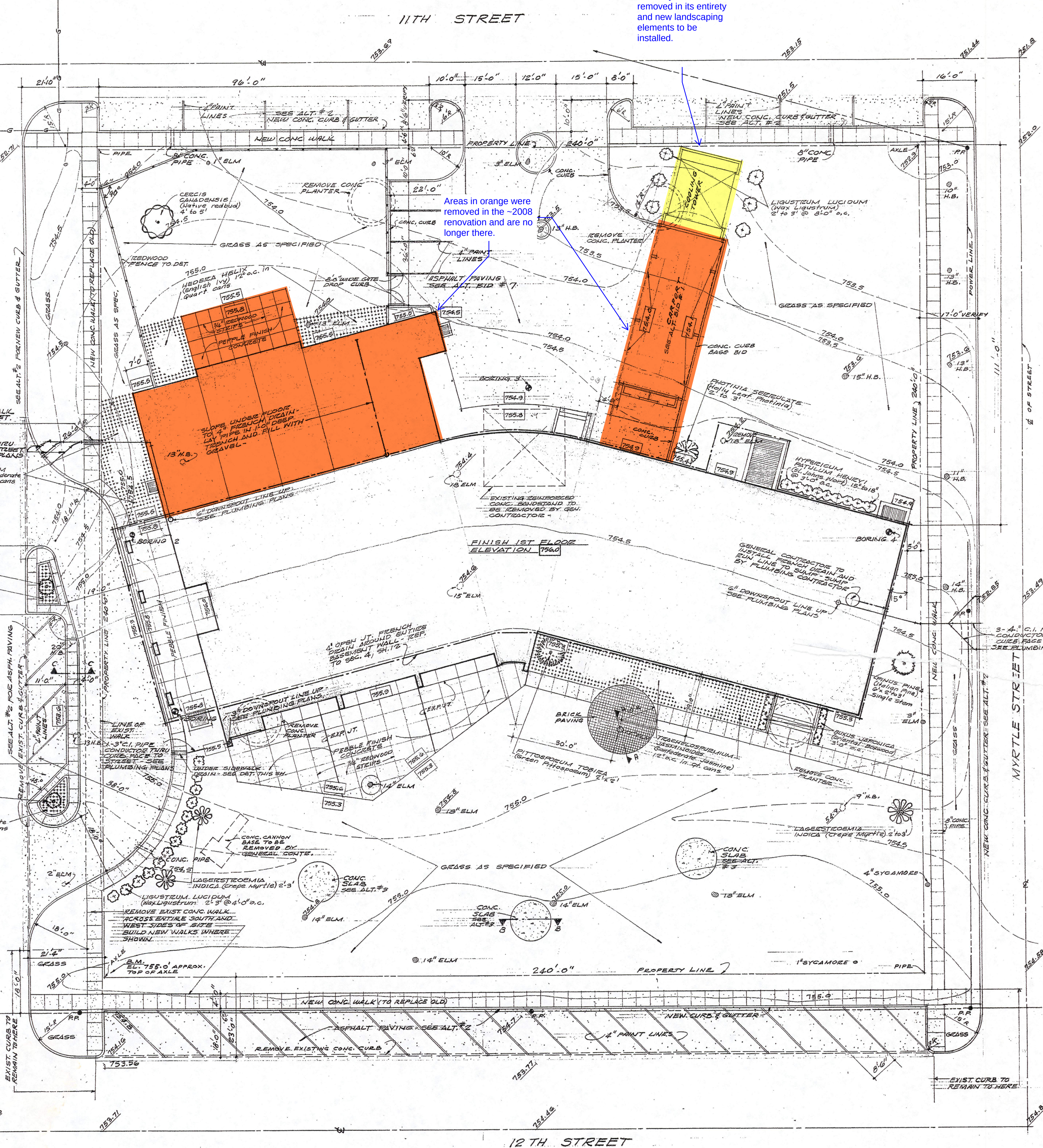
755.5 NEW FINISHED GRADE

EXPANSION JOINTS TO OCCUR 25' O.C. IN WALKS & CURBS; WHERE WALKS ABUT CURBS, OTHER CROSS WALKS OR STEPS WHERE WALKS & CURBS BEGIN TO CURVE FROM A STRAIGHT LINE

CONTRACTOR TO REMOVE ALL EXIST. STRUCTURES, CONC. FOUNDATIONS AND BASES EXPOSED AROUND EXIST. WALKS & TREE STUMPS FROM ENTIRE SITE

EXISTING CONTOURS
NEW FINISHED CONTOURS
NEW ASPHALT PAVING

ALL SIDEWALKS TO BE TRIMMED FINISH CONCRETE - ALL REBAR FINISH CONC. TO HAVE 3/4" BROWN DIVIDING STRIPS - THE STRIPS TO BEIN RODS WITH WIRE & 6 PENNY NAILS 24" O.C.



PLOT PLAN AND DETAILS

WESLEYAN HOME FOR THE AGED
GEORGETOWN TEXAS

ARCHITECTS
PAGE, SOUTHERLAND & PAGE
602 WEST AVE. AUSTIN, TEXAS

ENGINEERS
PAGE, SOUTHERLAND & PAGE BUILDING
602 WEST AVE. AUSTIN, TEXAS

JOB NO. 641
DATE 9-19-60
PROJECT NO. 10-117
SCALE 1/16"=1'-0"

PHASE NO. 1
SHEET NO. 48
DATE 9-19-60
BY K.A.
CHECKED G.A.M.



SITE VISIT REPORT



Title: 01.00 Assessment Site Visit

Issue ID: 1

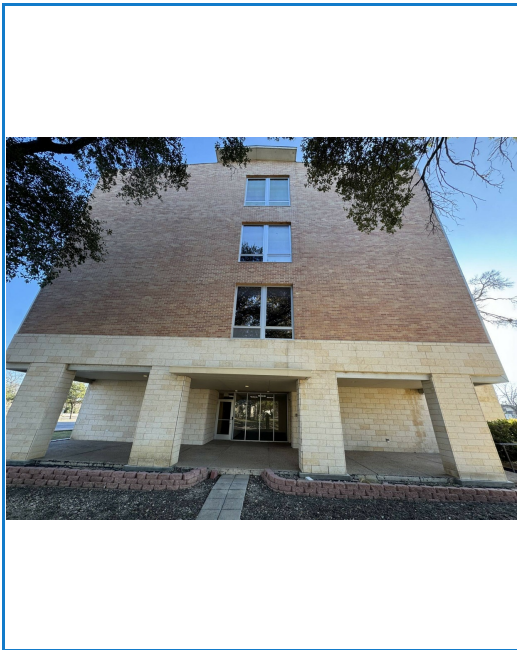
Layer: 00 General

No Plan Position set

Description:

SEAL now BPL Enclosure performed a site visit of the existing building to observe and document the existing building enclosure components.

Images:



1. 02/12/2026 01:56 PM

Overall view of the West Elevation



2. 02/12/2026 01:51 PM

Overall view of the South Elevation



3. 02/12/2026 01:52 PM
Overall view of the East Elevation



4. 02/12/2026 01:52 PM
Partial view of the North Elevation (East portion)



5. 02/12/2026 01:53 PM
Partial view of the North Elevation (West portion)



Title: 01.01 Low-Sloped Roofing

Issue ID: 2

Layer: 00 General

No Plan Position set

Description:

After review of the existing drawings and onsite observations, the existing main roof appears to be original to construction in the 1960s, comprising a structural concrete deck (flat) with sloped vermiculite sloped fill and asphalt built-up (unknown number of plies) gravel surfaced roofing. The existing roof for the penthouse is the same, but it is over a steel structural deck, a sloped vermiculite fill, and a gravel-surfaced asphalt built-up roofing (unknown number of plies)

The gravel surfacing is mostly gone, leading to accelerated aging and deterioration of the asphalt roofing, with UV-induced crazing and cracking. Additionally, evidence of ponding water was observed, potentially due to deterioration of the vermiculite-sloped fill.

The roofing system has undergone extensive repairs over the years, including modified bitumen sheet membrane patch repairs and roofing cement repairs. Evidence of ongoing/active water penetration through the structural concrete deck has resulted in mineral deposits observed on the underside of the structural roof deck, as seen from the interior Level 4 ceiling. Additionally, evidence of the built-up asphalt system flowing and dripping under the edge metal on the exterior cladding was evident from the grade.

The base flashing (horizontal-to-vertical roofing transition) at the East and West extents of the roofing appears to have been repaired with an asphalt sheet. Still, the repair is not properly integrated with the existing system or parapet, and it exhibits extensive crazing of the asphalt membrane.

The vermiculite roof slope appears to be divided into two sections, East and West, with a low point at the centerline and high points on the North and South elevations of the roof line. There are three interior drains for each East and West wing roof areas, divided by the penthouse. It is unclear from the existing drawings what the intended slope is for the main roof area directly in front of the penthouse. This area also appeared to have extensive repairs over the years and evidence of ongoing water penetration through the structural concrete deck, with concentrated mineral deposits on its underside, as observed from the interior Level 4 ceiling.

Deterioration of the vermiculite sloped fill was evident at the Northwest corner of the structure, with water and what appears to be decomposed vermiculite dripping from the roof edge/exterior vertical aluminum tubing, resulting in mineral deposits and deterioration of the exterior brick veneer and limestone-aded cladding. This location also corresponds to a roof



and drain repair in the West roof area, where the roof drain strainer was inverted during the repair, potentially allowing excess moisture to enter the roof assembly at the drain.

Due to extensive failures of the existing roofing system and the potential for sloped vermiculite failure, removal of the roofing system to the structural concrete deck is recommended for the TMC project. SEAL/BPL recommends that the structural engineer of record review the structural concrete deck after removal and demolition of the existing roofing system due to evidence of water penetration through the structural concrete deck.

Images:



*1. 02/12/2026 02:33 PM
West roof area, note missing gravel and
exposed asphalt*



*2. 02/12/2026 02:24 PM
East roof area, note missing gravel and
extensive repair areas*



3. 02/12/2026 02:25 PM
Typical repair performed with modified bitumen membrane



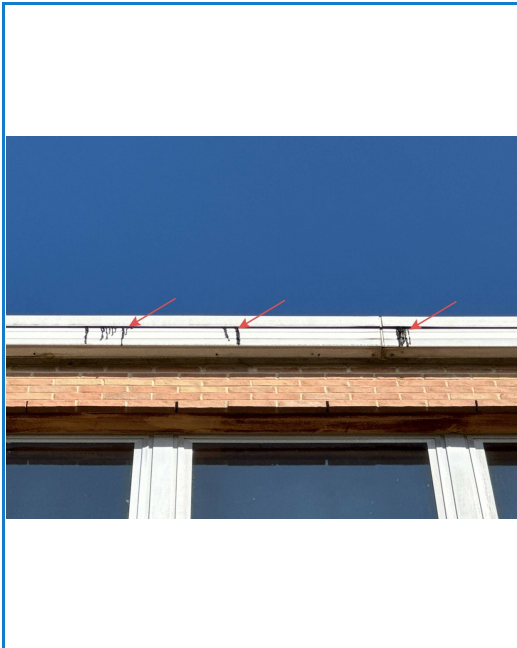
4. 02/12/2026 02:33 PM
Typical crazing and cracking of asphalt roofing and repairs



5. 02/12/2026 02:31 PM
Asphalt sheet base flashing with inadequate integration with existing roofing system and crazing/cracking of the asphalt



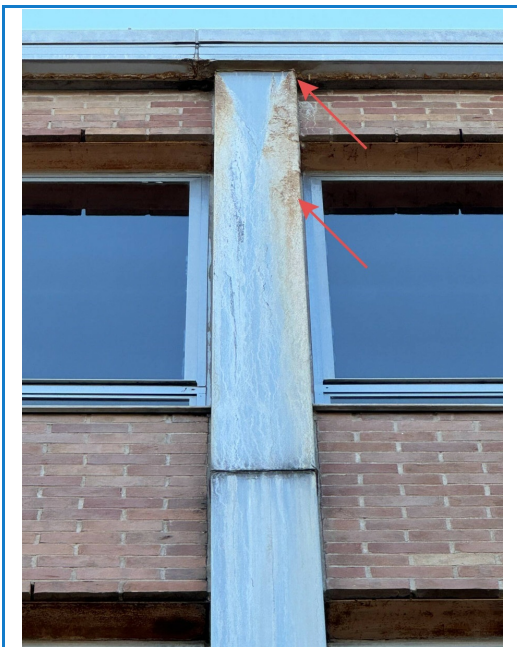
6. 02/12/2026 02:41 PM
Typical deposits observed on the underside of the structural concrete deck, evidence of water penetration through existing roofing



7. 02/12/2026 04:10 PM
Typical condition of asphalt built-up roofing flowing under the edge metal and dripping onto the exterior cladding



8. 02/12/2026 04:09 PM
Asphalt staining directly below location of previous asphalt flowing from roof edge metal



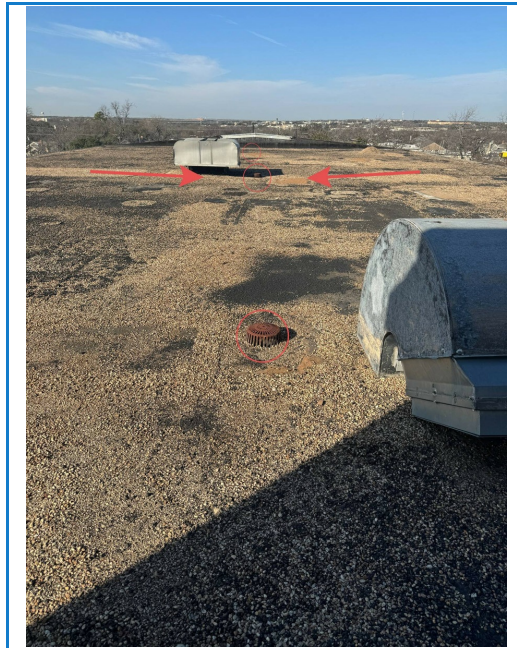
9. 02/12/2026 03:47 PM
Water penetration concentrated at the Northwest elevation through roof system with evidence of vermiculite deterioration resulting as mineral staining



10. 02/12/2026 03:48 PM
Extensive active dripping with mineral deposits from roofing system concentrated on the Northwest Elevation



11. 02/12/2026 03:48 PM
Active water penetration from roof staining
and deteriorating exterior cladding on the
Northwest elevation



12. 02/12/2026 02:30 PM
West wing of roof with typical 3 interior
drains along centerline with slope from
North and East Elevations



Title: 01.02 Brick Masonry Veneer and
Adhered Limestone Exterior Claddings
Layer: 00 General

Issue ID: 3

No Plan Position set

Description:

SEAL observed that the existing cladding system is a brick masonry veneer; exploratory openings had been previously performed on the North elevation and on the penthouse. SEAL/BPL was unable to access the openings on the North elevation due to their height. From the grade, we observed that the backup wall had a black coating, most likely an asbestos-laden asphaltic dampproofing for the age of the building. Additionally, masonry weeps were observed, with no visible lintel or through-wall flashing. After reviewing the original architectural drawings, it appears that concealed galvanized flashing is installed at strategic locations to weep the masonry. This condition may be left over from the removal of original structures that would have required weeping of the masonry cavity before a canopy or roof level that has since been removed.

Note: SEAL/BPL recommends stainless steel sheet metal flashings for masonry wall assemblies, due to the potential of corrosive mortars. The condition of the existing galvanized sheet metal flashings within the brick masonry cavity is unknown.

At some time after initial construction, a thin, approximately 1 1/2" thick limestone veneer was adhered in mortar directly over the original brick masonry veneer on the first floor of the building on all elevations. We observed pervasive spalling of the cladding, potentially due to excess moisture from the brick veneer cavity/weepers trapped between the brick face and backside of the limestone.

The limestone is supported by a 1x1" angle mechanically attached to the foundation at grade and by angles stitch-welded to the existing steel lintel supporting the brick masonry veneer. It appears remedial weeps were drilled into the limestone cladding in an attempt to reduce cladding failures. It appears there is no sheet metal flashing at the transition from brick masonry to limestone on Level 2, with only exposed sloped mortar at the limestone-to-brick interface. This condition is likely to increase the moisture between the brick face and the backside of the limestone.

In isolated areas around the North elevation storefront entrance, it appears the limestone was adhered over existing stucco, as evidenced by exposed expanded wire mesh at spalling locations.

SEAL observed the brick masonry on levels 2-4 without limestone cladding from grade



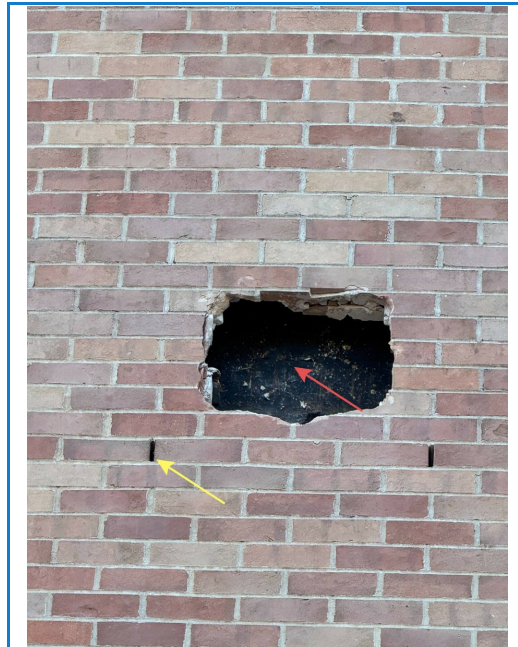
exhibited little to no efflorescence. Masonry weeps were observed above steel lintels to drain moisture from the brick cavity. Steel lintels exhibited surface corrosion. This may be due to moisture in the masonry cavity, resulting from a failure of the "membrane" identified in the original architectural details applied over the steel lintel.

Due to the condition of the limestone cladding, SEAL/BPL recommends complete removal for the TMC project. The condition of the brick masonry under the adhered limestone is unknown.

Images:



1. 02/12/2026 01:53 PM
Exploratory openings in brick masonry veneer (red arrows) and limestone adhered over brick veneer (yellow arrow)



2. 02/12/2026 01:53 PM
Black dampproofing applied on back-up wall of the brick masonry veneer cladding (red arrow), masonry weep (yellow arrow)



3. 02/12/2026 01:57 PM

Typical 1 1/2" limestone cladding adhered in mortar over the brick veneer



4. 02/12/2026 04:05 PM

Typical 1x1" steel angle mechanically attached to foundation supporting the limestone cladding



5. 02/12/2026 04:05 PM

Typical 1x1" steel angle stitch welded to the existing steel lintel supporting the brick masonry to support the limestone cladding (red arrow), remedial weep drilled into limestone cladding (yellow arrow)



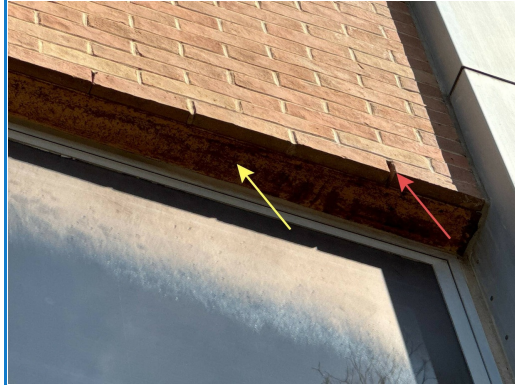
6. 02/12/2026 04:02 PM

Isolated location with extensive limestone spalling (red arrow), confirming the limestone is adhered in mortar (yellow arrow) directly to the brick masonry (orange arrow)



7. 02/12/2026 03:55 PM

Typical condition of limestone cladding with spalling easily removed with tool



8. 02/12/2026 04:09 PM

Typical brick veneer weep at the interface of the steel lintel at window head (red arrow), steel lintel with surface corrosion (yellow arrow)



9. 02/12/2026 03:58 PM

Spalling limestone cladding revealing a expanded wire mesh typical of stucco claddings



Title: 01.03 Glazing Systems

Issue ID: 4

Layer: 00 General

No Plan Position set

Description:

SEAL/BPL observed that the existing glazing systems were aluminum-framed, single-pane.

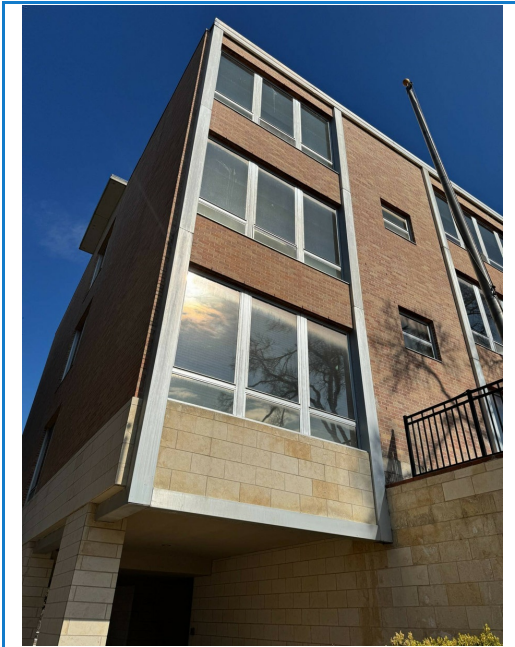
The glazing on Levels 2-4 consisted of an encasement-style window with an operable lower sash that appeared to be original to construction. Per the original architectural drawings, the system is listed as "Fenestra Monumental aluminum projected window". In isolated areas, the system had remedial wet sealing completed at glass-to-metal and/or metal-to-metal joinery.. We observed multiple locations where moisture damage was evident on interior finishes around the window systems. It appeared most of the operable lower sashes were mechanically sealed with two fasteners, preventing operation. One location on Level 4, South Elevation, has had the interior demo started, allowing observations of the system installation. When comparing onsite observations with the original architectural details for the sill, it appears the system does not include sealant or sealant with backer rod to maintain an air seal around the perimeter of the window systems.

At the sill of the system, the aluminum sill extends under the window aluminum frame and is welded; the hollow core of the sill was then grout-filled. It appears that at the vertical mullions and the aluminium sill sheet metal joinery, there are discontinuities in the weld between the sill and the flashing, which were confirmed at the 4th-level interior demolition as visible light. The head of the system appears to be sealed with a neoprene strip between the window head and the masonry lintel per the architectural details. This condition has also appeared compromised in isolated areas, with moisture damage to interior finishes at the head of the windows. This failure could also be a combination of failed membrane flashings at the lintel for the masonry system. The system jam does not appear to have original neoprene gaskets or welded interfaces to "seal" the system per the original architectural details, but remedial surface-applied fillet sealants have been applied around the exterior window interface, which exhibit signs of degradation.

At Level 1, aluminum single-pane storefront-style systems were observed. It did not appear that sealant and backer rod were used around the perimeter of the system, and the original glazing gaskets showed signs of shrinkage.

Due to the age and performance of the glazing systems, SEAL/BPL recommends removing and replacing them with modern systems for the TMC project. New systems would include insulated glazing units, thermally broken framing, and perimeter sealants to maintain the continuity of the building enclosure and increase performance.

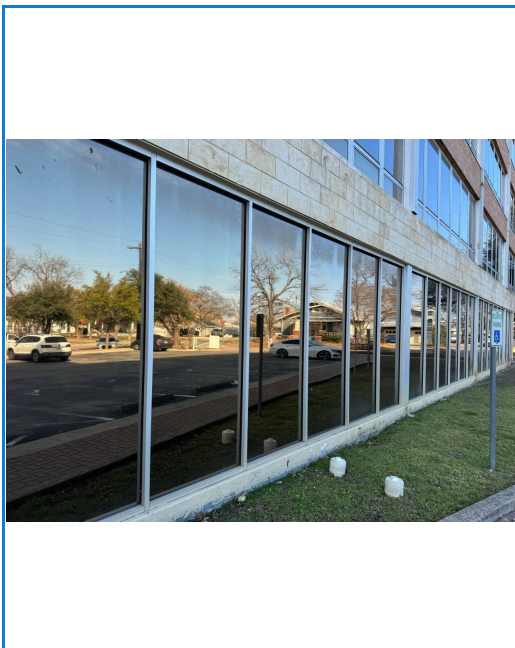
Images:



1. 02/12/2026 03:55 PM
Typical aluminum single pane glazing system with lower operable sash (Fenestra Monumental Aluminum Projected Window)



3. 02/12/2026 03:51 PM
Typical aluminum, single pane, storefront style glazing



4. 02/12/2026 03:46 PM
Typical aluminum, single pane, storefront style glazing



5. 02/12/2026 03:11 PM
Typical interior water damage observed around the glazing systems



6. 02/12/2026 03:15 PM

Typical operable lower sash of the glazing system



7. 02/12/2026 03:14 PM

Aluminum sill extending under window system with remedial fillet bead of sealant applied with signs of degradation



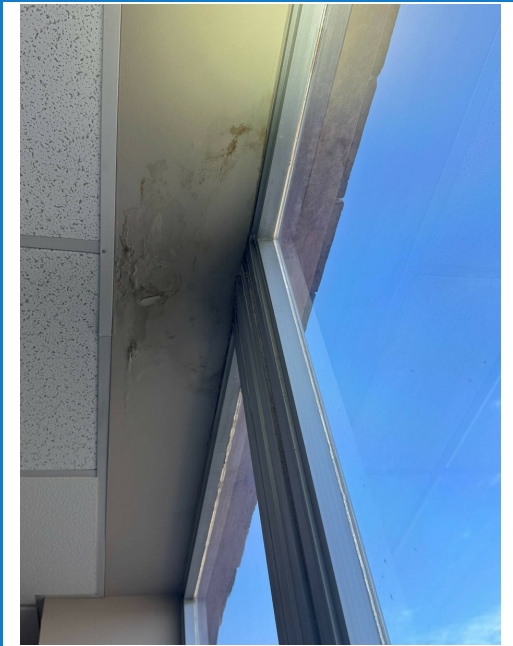
8. 02/12/2026 03:12 PM

Typical staining and corrosion of the aluminum system around the operable lower sash; note the fasteners added restrict the operation of the system



9. 02/12/2026 03:09 PM

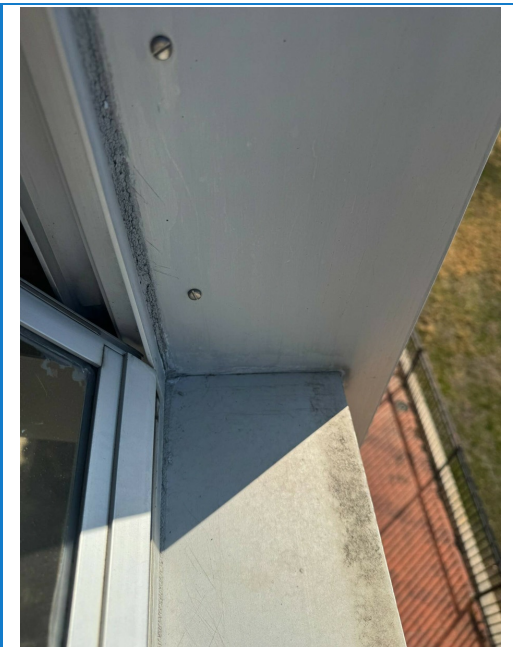
Typical moisture damage observed at the interior finishes around glazing to vertical mullion transition



10. 02/12/2026 02:57 PM
Isolated location with moisture damage to the interior finished at window head



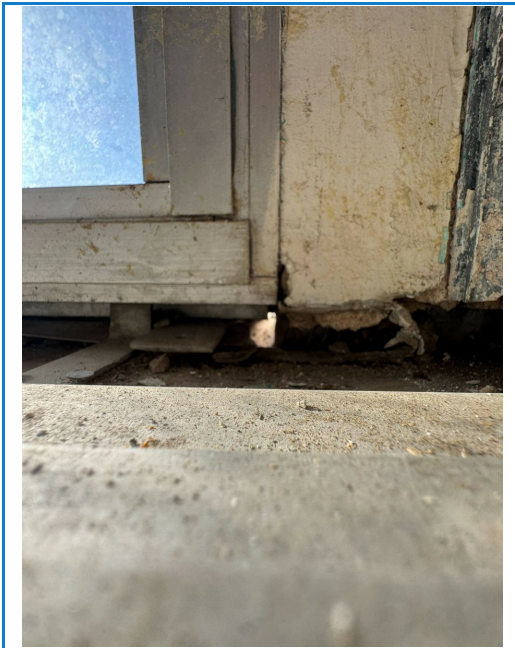
11. 02/12/2026 02:52 PM
Typical failed glazing sealants around single pane glass



12. 02/12/2026 02:49 PM
Remedial exterior fillet bead of sealant applied along aluminum sill and jamb that showed signs of degradation



14. 02/12/2026 02:42 PM
Aluminum sill extending under the glazing system, tool used to confirm no sealant is installed in the system



15. 02/12/2026 02:41 PM
Void in the welded interface of the aluminum sill to the window system at vertical mullion transition identified as visible light in demolition area



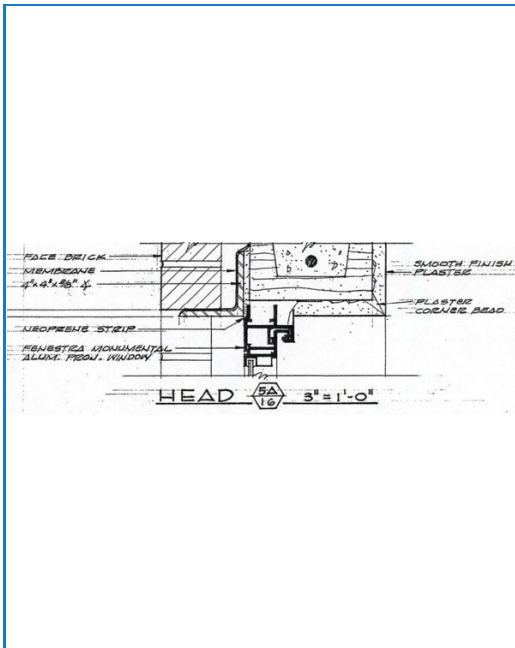
16. 02/12/2026 02:41 PM
Level 4, South Elevation interior demolition around existing glazing



17. 02/12/2026 03:48 PM
Sealant and backer rod was not evident around the perimeter of the storefront system

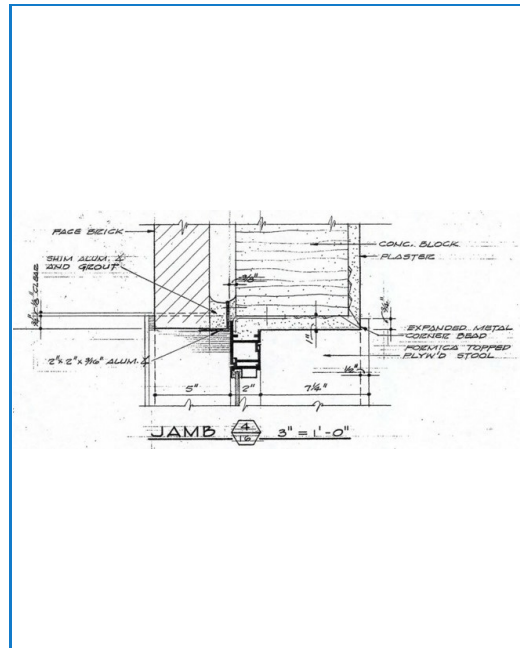


18. 02/12/2026 03:48 PM
Shrinkage of the existing glazing gaskets on the storefront system



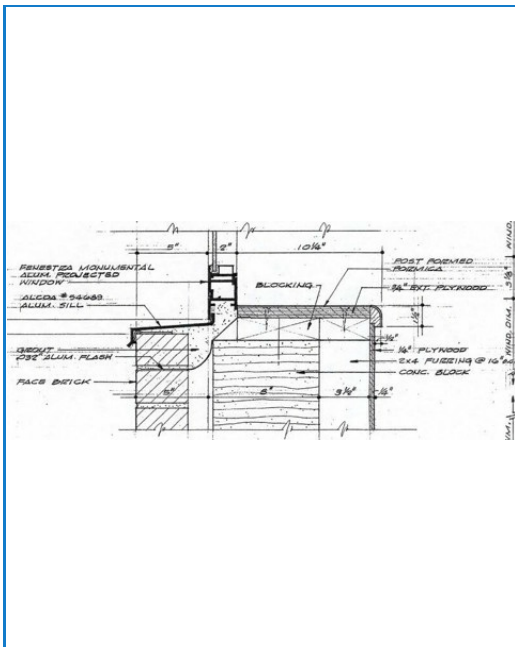
20. 02/20/2026 10:22 AM

Window head from original architectural details



21. 02/20/2026 10:22 AM

Window jamb from original architectural details



22. 02/20/2026 10:22 AM

Window sill from original architectural details



Title: 01.04 Below-Grade Conditions

Issue ID: 5

Layer: 00 General

No Plan Position set

Description:

SEAL/BPL observed the basement of the building to search for any visual evidence of water penetration through the cast-in-place concrete structure. No signs of water ingress were identified, but some areas of the basement include interior build-out that could be concealing a location of water ingress.

It does not appear that the original construction included positive side, below-grade, waterproofing. The original construction drawings do illustrate waterstops at the cast-in-place concrete construction joints.

SEAL/BPL recommends additional review of the below-grade conditions after interior demolition to confirm if there is any evidence of water intrusion.

Images:



1. 02/12/2026 03:39 PM

View of cast-in-place below grade wall on the East Elevation in the boiler room without evidence of water penetration



2. 02/12/2026 03:38 PM

View of cast-in-place below grade wall on the North Elevation in the boiler room without evidence of water penetration



3. 02/12/2026 03:34 PM

View of cast-in-place below grade wall on the West Elevation in the resident storage room without evidence of water penetration



4. 02/12/2026 04:08 PM

No evidence of positive side below-grade waterproofing was observed



Title: 01.05 Southwest Terrace

Issue ID: 6

Layer: 00 General

No Plan Position set

Description:

SEAL observed the terrace located off the Southwest elevation. It appears the terrace is clad in a sloped tile that drains into three drains. The existence of a waterproof membrane under the tile is unknown. Evidence of ponding water from sedimentation was observed. Cracking in the tile/grout and increased degradation of the limestone-adhered cladding around the terrace are evidence of poor water management and potential failure of any waterproofing under the tiled terrace.

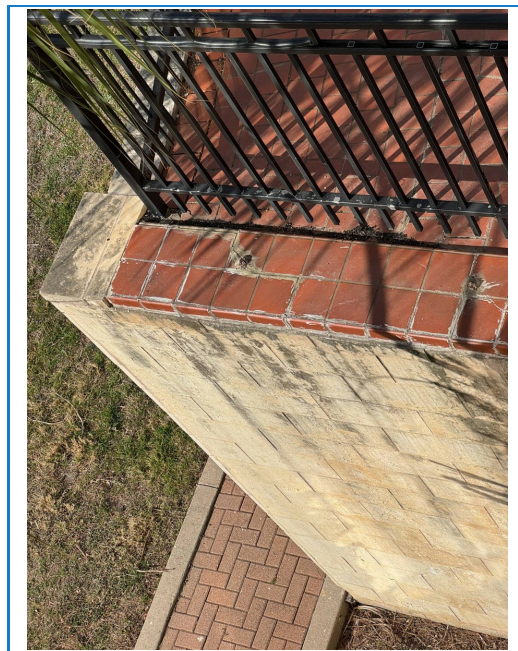
If the terrace is to remain for the TMC project, SEAL recommends removing the tiling to expose any existing waterproofing and to access the waterproofing system.

Images:



1. 02/12/2026 03:13 PM

Overall view of the tile clad terrace with evidence of ponding water and pervasive cracks through the tile and grout



2. 02/12/2026 03:14 PM

Close-up view of the tile and limestone degradation at the terrace

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave 2016 Survey ID: 124241
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Downtown District

SECTION 1

Basic Inventory Information

Owner/Address 1105 CHURCH STREET LP, C/O MCINTOSH HOLDINGS LLC, PO BOX 2567, GEORGETOWN, TX 78627-2567

Current/Historic Name: The Georgetownian/Wesley Home

Latitude: 30.633808

Longitude -97.675521

Legal Description (Lot/Block): S3677 - Glasscock Addition, BLOCK 23, Lot 1-8, ACRES 1.32 WCAD ID: R042520

Addition/Subdivision: S3677 - Glasscock Addition

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

Current Designations:

☐ NR District (Is property contributing? ☐ Yes ☐ No)

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☒ Local: Downtown District ☐ Other

Architect: Page, Southerland, Page

Builder:

Construction Date: 1961

☐ Actual ☒ Estimated

Source: The Williamson County Sun

Function

Current Use: ☐ Agriculture ☒ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☐ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Historic Use: ☐ Agriculture ☐ Commerce/trade ☐ Defense ☐ Domestic ☐ Educational ☐ Government

☒ Healthcare ☐ Industry/processing ☐ Recreation/culture ☐ Religious ☐ Social ☐ Vacant

☐ Other:

Recorded by: CMEC

Date Recorded 3/3/2016



Photo direction: Northeast

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	205 E University Ave	2016 Survey ID:	124241
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Downtown District

SECTION 2

Architectural Description

General Architectural Description:

Four-story commercial building with a rectilinear, open-V shape and a flat roof. It has a concrete block base, and ribbon windows, which are separated by bands of brick, line the exterior. There is a balcony off the second level spanning from the center of the building to the western end. The primary entry is at the rear of the building off the parking lot.

☒ Additions, modifications: Primary entrance relocated from the western elevation to the rear of the building; circle drive at western elevation removed; lower level wing at rear of building demolished; slatted wall screens located on brick bays between 2nd and 4th floors removed; folding plate wall canopy removed from rear of building. Alterations date to c.2010.

☐ Relocated

Stylistic Influence(s)

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☒ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Structural Details

Roof Form

☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☒ Flat w/parapet ☐ Mansard ☐ Pyramid ☐ Other:

Roof Materials

☐ Wood shingles ☐ Tile ☐ Composition shingles ☐ Metal ☐ Asphalt ☒ Other: Unknown

Wall Materials

☒ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☒ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☐ Other:

Windows

☒ Fixed ☐ Wood sash ☐ Double hung ☐ Casement ☐ Metal sash ☐ Decorative Screenwork ☒ Other: Awning, Metal

Doors (Primary Entrance)

☐ Single door ☒ Double door ☒ With transom ☒ With sidelights ☐ Other:

Plan

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☒ Other Open V

Chimneys

Specify # 0 ☐ Interior ☐ Exterior ☒ None
☐ Brick ☐ Stone ☐ Stucco ☐ Corbelled Caps ☐ Other

PORCHES/CANOPIES

Form: ☐ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☒ None ☐ Other

Support

☐ Wood posts (plain) ☐ Wood posts (turned) ☐ Masonry pier ☐ Fabricated metal
☐ Box columns ☐ Classical columns ☐ Tapered box supports ☐ Suspension cables ☐ None
☐ Suspension rods ☐ Spindlework ☐ Jigsaw trim ☒ Other: N/A

Materials:

☐ Metal ☐ Wood ☐ Fabric ☒ Other: N/A

of stories: 4 Basement: ☐ None ☐ Partial ☐ Full ☒ Unknown

Ancillary Buildings

Garage Barn Shed Other:

Landscape/Site Features

☐ Sidewalks ☐ Terracing ☐ Drives ☐ Well/cistern ☐ Gardens ☐ Other
☐ Stone ☐ Wood ☐ Concrete ☐ Brick ☐ Other materials:

Landscape Notes:

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	205 E University Ave	2016 Survey ID:	124241
City:	Georgetown	2016 Preservation Priority:	Medium
County:	Williamson	Local District:	Downtown District

SECTION 3

Historical Information

Associated Historical Context:

- | | | | | |
|---|---|--|--|---|
| ☐ Commerce | ☐ Communication | ☐ Agriculture | ☐ Architecture | ☐ Arts |
| ☐ Immigration/Settlement | ☐ Law/Government | ☐ Education | ☐ Exploration | ☐ Health |
| ☐ Religion/Spirituality | ☐ Science/Technology | ☐ Military | ☐ Natural Resources | ☐ Planning/Development |
| | | ☐ Social/Cultural | ☐ Transportation | ☐ Other |

Applicable National Register (NR) Criteria:

- ☐ A Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ B Associated with the lives of persons significant in our past
- ☐ C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ D Has yielded, or is likely to yield, information important in prehistory or history

Areas of Significance:

Periods of Significance:

- | | | | |
|---|--|---|---|
| Level of Significance: | ☐ National | ☐ State | ☐ Local |
| Integrity: | ☒ Location | ☐ Design | ☒ Materials |
| ☒ Setting | ☒ Feeling | ☒ Association | ☒ Workmanship |

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☒ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☒ Medium ☐ Low Explain: Despite some alterations, property is significant and contributes to neighborhood character

Other Info:

Is prior documentation available for this resource? ☒ Yes ☐ No ☐ Not known **Type:** ☐ HABS ☒ Survey ☐ Other

Documentation details	2007 ID: 300	1984 ID: Not Recorded
2007 survey	2007 Survey Priority: Medium	1984 Survey Priority: Not Recorded

General Notes: 2007 survey address: 1105 S Church St; Designed by noted architecture firm, Page, Southerland, Page ("Ground Breaking Set Tuesday Afternoon for Wesleyan Home," The Williamson County Sun, December 29, 1960, 1.) (Notes from 2007 Survey: None)

Questions?

Contact Survey Coordinator
History Programs Division, Texas
Historical Commission
512/463-5853
history@thc.state.tx.us



HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave
City: Georgetown
County: Williamson

2016 Survey ID: 124241
2016 Preservation Priority: Medium
Local District: Downtown District

Additional Photos

Photo Direction North



Photo Direction Northwest



Photo Direction Southeast



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 205 E University Ave

2016 Survey ID: 124241

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Downtown District

Photo Direction West



FILE NUMBER: 2026-4-COA

MEETING DATE: March 4, 2026

MEETING LOCATION: 205 E. University Avenue

APPLICANT: Texas Municipal League c/o Jeffrey Snyder

SUBCOMMITTEE MEMBERS PRESENT: Linda Burns, Sydney Lemanski, Greg Holt; Wendy Cash Alt. did not participate

STAFF PRESENT: Allyson Iiams, Erica Dunlop, Haley Webre, Cameron Goodman, & Crystal Connaly

OTHERS PRESENT: Jeffrey Snyder, John Duke, Austin Streifert, Liz Weaver, Ron Weaver, Larry Olsen

COMMENTS

Applicant:

- *The applicant mentioned concerns with the building envelope, and significant water intrusion over time. Auxiliary structures were removed from the building in a previous renovation, and veneer stonework was put in place. The veneer stonework is showing signs of deterioration. Several windows were broken, and many had clear signs of water intrusion. There is a significant amount of asbestos that will need to be abated. The third floor showed sever signs of water intrusion, with stalactites across much of the ceiling from water mineral deposit build up over time. The penthouse has broken windows that are taped shut to prevent further water damage. There is failing brick on the exterior of the penthouse. Additionally, the penthouse has no existing elevator access, and issue that would need to be remedied with a full remodel. With the small size of the penthouse, the inclusion of elevator access would leave minimal room for usable space. The cooling tower, located in the parking area to the north of the primary structure showed signs of deterioration with visible cracking and the presence of steel supports to hold the structure together.*

Subcommittee:

What is the existing (structural) condition of the structure? Are there any structural changes that should be made to the structure for re-occupancy?

- There is a need for structural changes due to issues with the building envelope that has resulted in water intrusion.

Would the original owner be able to recognize the structure today? What changes have been made to the structure (excluding cosmetic features)? Are structural changes needed to bring back the structure to its original design?

- While there has been a façade change the general form of the structure has remained aside from the auxiliary structures that were removed from the north side of the structure.

May the structure, in whole or in part, be preserved or restored?

- No, there is not elevator access to the penthouse presently, which would be required to bring the building to code.

May the structure be moved (relocated) without incurring any damages?

- No

Does the structure, including any additions or alterations, represent a historically significant style, architecture, craftsmanship, event or theme?

- The structure is significant to Georgetown, but does not represent historically significant architecture.

Are there any materials or unique features that can be salvaged? If so, which ones?

- No

Does the resource proposed for demolition or relocation have architectural and/ or historical significance?

- No architectural significance, but is a well-known structure in the community.

What would be the effect on surrounding buildings of demolition or relocation of the resource?

- The proposed demolition would be an improvement for the surrounding buildings.

What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?

- The proposed demolition would be an improvement for the overlay district as a whole.

What would be the effect on safeguarding the heritage of the City of the demolition or relocation?

- It would not hinder the heritage of the City.

What has been the impact of any previous inappropriate alterations?

- Inappropriate alterations have caused issues with the building envelope that have resulted in significant water intrusion.

Is the demolition solely a matter of convenience (if applicable)?

- No

Has the owner offered the property for sale (if applicable)?

- N/A

Has the owner asked a fair price (if applicable)?

- N/A

Has the property been marketed for a reasonable time (if applicable)?

- N/A

Has the property been advertised broadly in a reasonable manner (if applicable)?

- N/A

Has the owner sought the advice of a professional experienced in historic preservation work?

- Yes, the CPM team working on this project has significant experience in working with historic structures and historic preservation.

What would be the effect of open space in that location if the lot is to be left vacant?

- N/A

SUBCOMMITTEE RECOMMENDATION



Approval

☐

Approval with Conditions:

☐

Disapproval

Original signed by Linda Burns

3/4/2026

Subcommittee Chair Signature (or representative)

Date

City of Georgetown, Texas
Historic and Architectural Review Commission
April 9, 2026

SUBJECT:

509 S. Myrtle Street, (2025-51-COA)

SUGGESTED ACTION:

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) -- Allyson Iiams, Preservation & Redevelopment Program Manager

ITEM SUMMARY:

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback. Staff has determined that the proposed request complies with 5, partially complies with 1, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, 1 of the 8 criteria were not applicable to the proposed project. Staff has determined that the proposed request complies with 6, partially complies with 2, does not comply with 1 of the 12 criteria established in UDC Section 3.13.030.D for a Building Setback Modification, 3 of the 8 criteria were not applicable to the proposed project.

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

[2025-51-COA HARC Staff Report.pdf](#)

[2025-51-COA Staff Presentation.pdf](#)

[Exhibit 1 - Location Map.pdf](#)

[Exhibit 2 - Letter of Intent.pdf](#)

[Exhibit 3 - Plans and Specifications.pdf](#)

[Exhibit 4 - Historic Resource Survey.pdf](#)

Historic & Architectural Review Commission

Planning Department Staff Report

Report Date: April 2, 2026
File Number: 2025-51-COA

AGENDA ITEM DESCRIPTION

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

AGENDA ITEM DETAILS

Project Name: *HARC-509 S Myrtle Street*
Applicant: *Deborah Saenz*
Property Owner: *Tammy Kress*
Property Address: *509 S Myrtle Street, Georgetown, TX 78626*
Legal Description: *Parts of Lots 6-7, Block 15 of the Glasscock Addition*
Historic Overlay: *Old Town Overlay District*
Case History: *N/A*
Prior COA Denials: *N/A*
Prior COA Approvals: *2022-16-COA*

HISTORIC CONTEXT

Date of Construction: *1910*
Historic Resources Survey Level of Priority: *Medium Priority*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New building construction (shed)
- ✓ Addition that adds to an existing street facing facade
- ✓ Exception on a side setback to allow for a 3' setback pursuant to [Section 4.08](#) of this Code
- ✓ Exception the side setback to allow for a 3' setback pursuant to [Section 4.08](#) of this Code

Planning Department Staff Report

Historic and Architectural Review Commission

STAFF ANALYSIS

Present Property Description:

The subject property is located at the mid-block of S Myrtle Street between 5th and 6th Streets, within the Old Town Overlay District. The subject property is improved with a Medium Priority Resource constructed in 1910. The Historic Resources Survey does not note a stylistic influence, but the structure is consistent with a modest vernacular residential form, with a simple front gabled-roof and rectangular massing.

Requested Changes:

The applicant proposes additions on both sides of the historic structure, along with the removal of the existing accessory structure on the northeast corner of the property to construct a new two-story accessory building.

The existing shed is currently located 1'-8" from the side setback, and 2'-2" from the rear setback. The newly constructed shed will lessen the setback encroachment, and is proposed at 3" from the side and rear property lines.

The new additions and the proposed accessory structure will be visible from Myrtle Street.

Justification for Requests:

The applicant desires additional space, and a more functional shed.

Technical Review:

The applicant has requested 2 additions to the primary structure, the replacement of a non-contributing accessory structure, and 3 setback modifications.

One addition, a carport and single-car garage, will be located near the rear of the structure, on the north side of the home and encroach 3 feet into the required 6-foot side setback. The street-facing façade will feature vertical board-and-batten siding, Hardie board-wrapped columns, a standing seam metal roof, a small front gable, and painted wood doors.

The second addition, an extension of living space, is proposed for the southeast corner of the home near the rear. It will include vertical board-and-batten siding, a standing seam metal roof, a painted wood door, and a simplified roof form to match the slope of the roof on the historic structure.

The applicant is also proposing the replacement of the existing shed with a 2-story accessory structure. The footprint of the new structure will be 380 square feet, and the 2nd floor will be 102 square feet. The structure will be partially visible from Myrtle Street, and will feature a simplified front gable roof with a metal-clad picture window at the gable center, a mix of horizontal and vertical board-and-batten siding, and a standing seam metal roof.

Planning Department Staff Report

Historic and Architectural Review Commission

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with 20 of the 26 applicable Historic District Design Guidelines in *Chapter 3* as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Historic District Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.4.B Primary Entrances	
B.3 When more than one door faces a street it is preferable that one door is more dominant than the other. For example, as you look at the building from the street, only one door is visible or parallel to the street. Secondary door may be located on a front façade wall if the wall is recessed 20' from the other front wall plane.	Complies The addition on the south side of the historic house will have a door facing Myrtle Street. This secondary door will be located 36 feet behind the front façade, and will be located behind a fence, allowing it to remain subordinate to the primary entrance.
3.4.C Relationship to Neighbors	
C.2 Rear yard setbacks In historic neighborhoods garages and other outbuildings were often placed 1- 2 feet off of the property line contrary to current codes. These structures should be retained and repaired rather than demolished as they create a unique historic character in the district.	Complies The existing accessory structure shed is not a contributing resource. The proposed replacement accessory structure will be placed 3' from the property line which is in keeping with the smaller setbacks of the existing shed while still meeting current building code requirements.
C.3 Looming guidelines	
a. When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.	Complies The second story addition to the shed will have 1 window facing the neighbor to the north. This window will have a sill height of 66 inches.

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
b. When an addition is made to an existing garage or accessory structure, or a new building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.	
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	Complies The proposed carport and garage structure will be attached to the existing home. This addition will be located 22 feet behind the front façade.
D.3 If the garage is attached and the garage faces the street in front of the primary elevation they should be located behind the primary façade of the residence. The setback from the front façade should be no less than 15 feet.	
D.5 A driveway should lead directly from the street to the parking area.	
3.4.E Parking Configuration and Driveways Driveways and parking require a great extent of hard surface which can have a detrimental effect on the historic character of a district. Large expanses of concrete, brick or crushed granite are not part of the historic character.	Complies No change to existing drive. Previous widening has happened over time but not with this current request.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	Complies The proposed accessory shed structure will be located in the rear yard of the property and is not attached to the historic home. The proposed accessory shed structure is in keeping with the style of the primary structure, particularly through the use of matching roof pitches, the gable roof form, and similar siding and roofing materials.
F.2 Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.	
F.3 Accessory structures should not be attached to the primary structure.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.C Massing, Scale and Form	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	Complies The proposed additions will not exceed the height of the historic home. The addition on the south side of the property will be approximately 12 from the base of the foundation to the highest portion of roof. The garage/carport addition will be just under 16 feet in height measured from the ground to the peak of the peak of the gable.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.	Does Not Comply The proposed additions will form a “U-shaped” layout, extending from both sides of the existing structure and resulting in a more complex roofline. The new additions flanking either side of the front façade will create a structure that is 65 feet in width with a total height of 24 feet. Staff acknowledge that given the existing roof form on the southeast corner of the house, the proposed roof form of the addition creates a more natural progression from the existing roof to the roof of the addition.
b. The proportions of the front façade should be taller than it is wide.	
3.5.E Roof	
E.1 Form The primary form should either be a gable end that faces the street or a cross gable that	Partially Complies The existing structure has a roof pitch of 10:12 with a front gable. The proposed

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	accessory shed structure and north addition have the same pitch and both feature front gables.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	From the street view, the southern addition appears as a flat roof form which is not in keeping with the design guidelines for roof pitch. However, staff does acknowledge that this roof form was selected to allow for a more natural tie in to the roof of the historic structure.
E.4 The following materials may be acceptable depending on the building style. • Dimensional asphalt shingle roofs that emulate wood shingles. • Real clay tile roofs • Slate tiles • Terra-cotta tiles • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. • Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide. • Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	Complies The applicant is proposing a standing seam metal roof to match the existing roof. The roof seams will be 1 inch tall, and the pans will be 16 inches wide.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Does Not Comply The proposed eaves on the shed and the south addition are 12 inches. While the proposed eaves do not meet guidelines, they are in keeping with the eaves on the historic structure.
3.5.G. Doors & Windows	
G.2 Windows	Complies

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	The street facing window on the proposed accessory structure will be 3' wide, and 6' tall. It will share a similar sill height as the windows on the historic structure.
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	
f. A window should have trim that is at least 4.5" wide. The window should be recessed from the trim by at least 2".	
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness. b. Windows with muntins shall have dimensional muntins on the exterior of the glass and with a spacer inserted between the glass in insulated windows. Dimensional muntins on the interior are optional.	Does Not Comply The applicant is proposing 1 metal-clad picture window for the proposed accessory structure that will be street facing. This will differ from the windows on the historic structure, which are double hung, 4 over 4 style windows.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	Complies
3.5.H Exterior Building Materials	
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	Complies The proposed exterior siding materials include primarily vertical board and batten to match the existing house. The selected siding will be Hardie Panel in a wood grain pattern with a 12-inch width exposure. Horizontal siding will be used as an accent on the shed structure. The proposed horizontal siding will have a 5-inch exposure.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
H.3 Wood siding, brick, and stone should be detailed to provide a human scale.	
H.5 Historic building materials of existing buildings should be maintained and respected when additions are proposed.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	
3.5.I Architectural Details & Features	
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	Complies The architectural details of the additions and new construction are in keeping with the style of the original house particularly through the use of board and batten siding and galvanized roof materials, and front gable roof form.
I.2 Use of appropriately scaled details is encouraged.	
I.3 Details should be consistent with the design and style of the building.	
3.5.J Design of Garages and Accessory Buildings	
J.4 New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot.	Complies The proposed materials and style of the carport/garage addition are in keeping with the style of the existing home.
J.5 Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry.	
3.5.K Additions	
K.1 Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.	Complies The additions are in keeping with the original architecture of the existing house. The additions are proposed to be setback from the existing front façade by no less than 22 feet, as such, the visual impacts of the additions on the existing front façade will be minimized.
a. Minimize the visual impacts of an addition. New additions should not be so large as to overwhelm the original structure because of location, size, height or scale. It	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
should be designed to remain subordinate to the main structure.	The new additions will also not obscure or demolish any character-defining features of the original structure. The new additions will be small in scale, and height, allowing them to be diminutive to the primary structure.
d. New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate. For example, loss or alteration of a porch should be avoided.	
K.2 An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.	Complies The proposed additions extend from both sides of the original structure and are setback from the front façade allowing them to be interpreted as added on. The additions are also simpler in design than the existing home. This can be seen through the height of the structures and the simpler roof line on the south addition and smaller scale gable roof line on the carport addition.
a. Creating a jog in the foundation between the original and new structures may help to define an addition.	
b. Even applying new trim board at the connection point between the addition and the original structure can help define the addition.	
c. An addition should be simple in design to prevent it from competing with the primary façade.	
K.3 Location of Additions	
a. Additions should be located inconspicuously on the least character defining elevation.	Complies With the setbacks of both additions on either side of the existing front façade, the additions will have minimal impact to the existing front façade. Both additions are setback beyond the recommended 10 feet. Further, the proposed additions to the house are limited to the first floor.
b. Place additions on the first floor, whenever possible, in portions of the neighborhoods with predominantly one story houses.	
c. Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original proportions and character to remain prominent.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
e. An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").	
K.4 The roof of a new addition shall be in character with that of the primary building.	Partially Complies The applicant has provided a gabled roof detail as part of the carport addition which matches the slope of the existing front porch gable.
a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.	Alternatively, the south side addition does not include a gabled detail. Staff acknowledges that this roof form was selected to create a more natural progression from the roof of the historic structure to the roof of the addition.
b. Repeat existing roof slopes and materials.	
c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar	
K.6 Design of Additions should be compatible with the primary structure.	Partially Complies The additions feature similar materials and overhangs as the historic structure. The proposed carport addition shares a similar roof pitch, while the southern addition deviates from the 10:12 roof pitch of the historic structure with a shed style roof that appears flat from the street facing façade.
a. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.	Complies The additions feature a vertical board and batten material. With the proposed carport addition featuring a small front gable roof form and columns that are similar to the porch columns on the primary structure.
c. Additions should acknowledge and respect and where appropriate include architectural features of existing building.	
K.7 Exterior Materials of Additions	
a. The selection of exterior materials should be compatible with the primary building.	Complies Selected materials for the proposed additions to the home are in keeping with the existing materials. Vertical board and batten
b. Use the same siding and roof materials as used on the original structure if possible.	

Planning Department Staff Report

Historic and Architectural Review Commission

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.	will be utilized, in addition to a standing seam metal roof. While the materials for the additions will match the existing home, the location of the additions will help differentiate them from the existing structure.
K.8 The architectural features of existing buildings should be protected when additions are proposed.	Complies No prominent existing features will be modified by the additions. Further, all modifications will be located near the rear of the structure.
K.9 Distinguish New from Old	
a. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity.	Complies The setback of both additions from the front façade along with lower foundation heights will help to differentiate the additions from the original structure. Further, the roofline of the south addition will help to distinguish it from the roof of the existing home which is primarily comprised of hip and gable components.
c. A vertical change should be established between the original portions of the house and the addition to avoid one long wall plane. This change should run from the foundation through to the roof line.	While the carport/garage addition does include a gable roof feature, its roofline is stepped down from the original home. Additionally, the portion of the carport that will be attached to the existing home will be open air. The enclosed garage portion will be separated from the home.

Planning Department Staff Report

Historic and Architectural Review Commission

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 5 out of 7* applicable criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies The application was found to be complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	Does Not Comply The new carport/garage addition and the new shed will require approval from HARC of a setback exception.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies The request meets all of the Secretary of Interior's Standards for historic preservation, particularly Standards 9 and 10. Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The request meets these standards in that the additions are compatible with the existing structure and preserve the appearance of the front façade of the home. With the proposed

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	additions being located near the rear of the structure, they will minimally impact the Myrtle Street façade.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies The request was found to generally comply with the Historic District Design Guidelines in that the new additions will have a lessened impact on the most character defining façade of the home due to their setbacks from the front façade. Further, the additions and accessory structure will utilize materials that are appropriate for the District to include board and batten, and a standing seam metal roof. The lower height of proposed modifications will allow them to be distinguishable from the historic structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies The placement of the proposed additions near the rear of the structure will allow the integrity of the historic building to remain protected. By situating the additions behind the primary façade, the character-defining features of the original home, including its front-facing roofline, gables, and entry, will remain prominent. The setbacks from the front façade and the use of compatible, yet distinguishable materials and roof forms will help differentiate the new construction from the historic structure, ensuring that the additions are subordinate in scale and do not overwhelm the original home.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies The proposed accessory structure is generally compatible with the context of the blockface, as the historic home to the north includes an accessory building of similar size and placement. The accessory

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030 CRITERIA	FINDINGS
	structure's scale, materials, and setback help it blend into the historic streetscape. However, while surrounding properties on the block feature additions, these have largely preserved a simple vernacular character with rectangular forms. In contrast, the proposed side additions for the subject property will create a more complex footprint and roofline that will be visible from Myrtle Street, deviating from the predominant simplicity of massing and form along the block.
7. The overall character of the applicable historic overlay district is protected; and	Complies The proposed additions are positioned to have minimal impact on the historic home's primary character-defining façade, preserving its front-facing rooflines, gables, and entry features. The accessory structure's placement, scale, and design are consistent with historic patterns found throughout the Old Town Overlay District, reflecting the typical massing, setbacks, and subordinate accessory buildings common to the area. The materials, roof forms, and lower heights of the additions help maintain the overall visual rhythm and historic character of the district, ensuring that the integrity and defining qualities of the overlay are protected.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

In addition to the approval criteria listed above, HARC must also consider the following criteria for a request for COA for a setback modification:

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies The side encroachment is necessary for the carport garage addition in order to have enough width for 2-cars. However, there is enough space in the rear yard to move the shed out of both the side and rear setbacks.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Partially Complies There is not adequate room on site for the addition of a 2-car width carport without encroachment into the side setback. However, while the size of the rear yard would be reduced if the accessory structure shed were to be placed outside of the required setbacks, there is sufficient room in the rear yard for this.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies Many of the surrounding properties include accessory structures near or on existing property lines.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Not Applicable
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Complies The proposed accessory structure will be replacing an existing shed. The new shed will be moved further away from the side and rear property lines than the current shed.

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Complies The footprint of the proposed accessory structure is not significantly larger than the existing shed.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies The proposed addition has been found to be in scale when compared to the original structure. This is partly due to the open-air component of the carport/garage addition as well as the topography of the site which will allow the carport/garage addition to be built lower than the main house.
i. The size of the proposed structure compared to similar structures within the same block;	Does Not Comply The proposed carport addition is 2 cars in width, however, surrounding carports and other accessory structures are narrower in width. The proposed accessory structure does appear larger than similar structures on the same block.
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies The carport addition and new shed will be located 3 feet from the property line allowing access to structures for maintenance. The neighbors to the north and east both have existing accessory structures close to the new shed location.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies While the 3 feet space between the structures and the existing fence is narrow, this is enough space to access the structures for maintenance. The existing accessory structure that is to be replaced is currently located closer to

Planning Department Staff Report

Historic and Architectural Review Commission

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
	adjacent properties than is the proposed structure and addition.
1. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

CONCEPTUAL REVIEW FEEDBACK

- Is the appearance of a flat roof form on the south addition appropriate?
- Are the setback modifications for both the carport and the shed in keeping with the adopted approval criteria?
- Does the setback of the proposed side additions create enough of a differentiation from the historic structure?
- Is the two-story accessory structure appropriate? If so, would HARC prefer to see a street facing window that is similar in design to those on the historic structure?
- What other feedback does the Commission have for the applicant?

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Historic Resource Survey

SUBMITTED BY

Haley Webre, Planner

509 S Myrtle Street 2025-51-COA

April 9, 2026 | Historic & Architectural Review Commission

Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

2025-51-COA

Conceptual review on a request for a Certificate of Appropriateness (COA) for an addition that creates a new, or adds to an existing street facing facade as well as a 3' encroachment into a required side setback and a 7' encroachment into the required rear setback, for the property located at 509 S. Myrtle Street, bearing the legal description of .22 Acres out of Block 15, Lot 6-7 (PTS), Glasscock Addition (2025-51-COA) – Allyson Iiams, Preservation & Redevelopment Program Manager

Item Under Consideration

HARC:

- ✓ New building construction (shed)
- ✓ Addition that adds to an existing street facing façade
- ✓ Exception on a side setback to allow for a 3' setback pursuant to Section 4.08 of this Code
- ✓ Exception the side setback to allow for a 3' setback pursuant to Section 4.08 of this Code

HPO:

- ✓ Fence replacement

Location

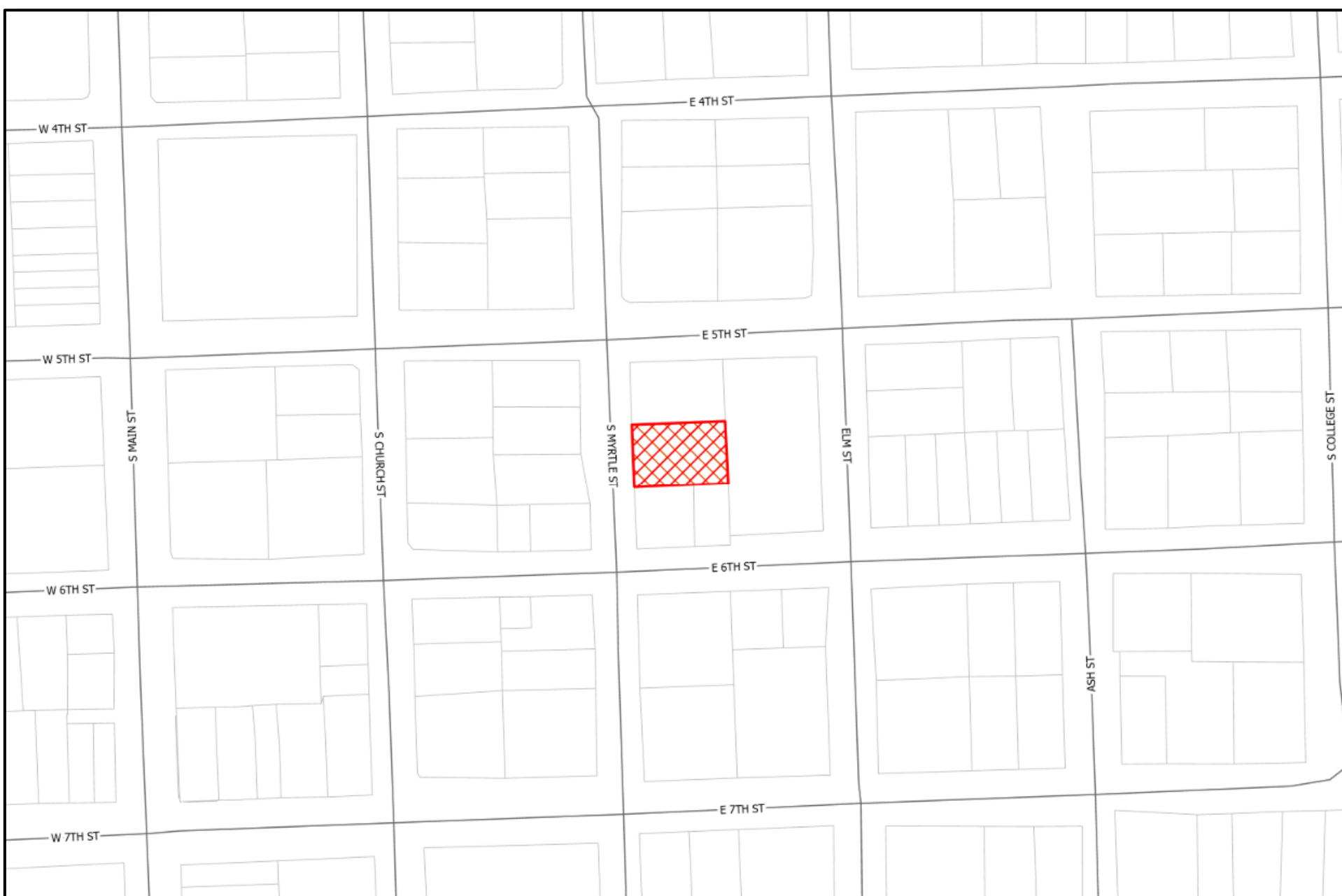
2025-51-COA

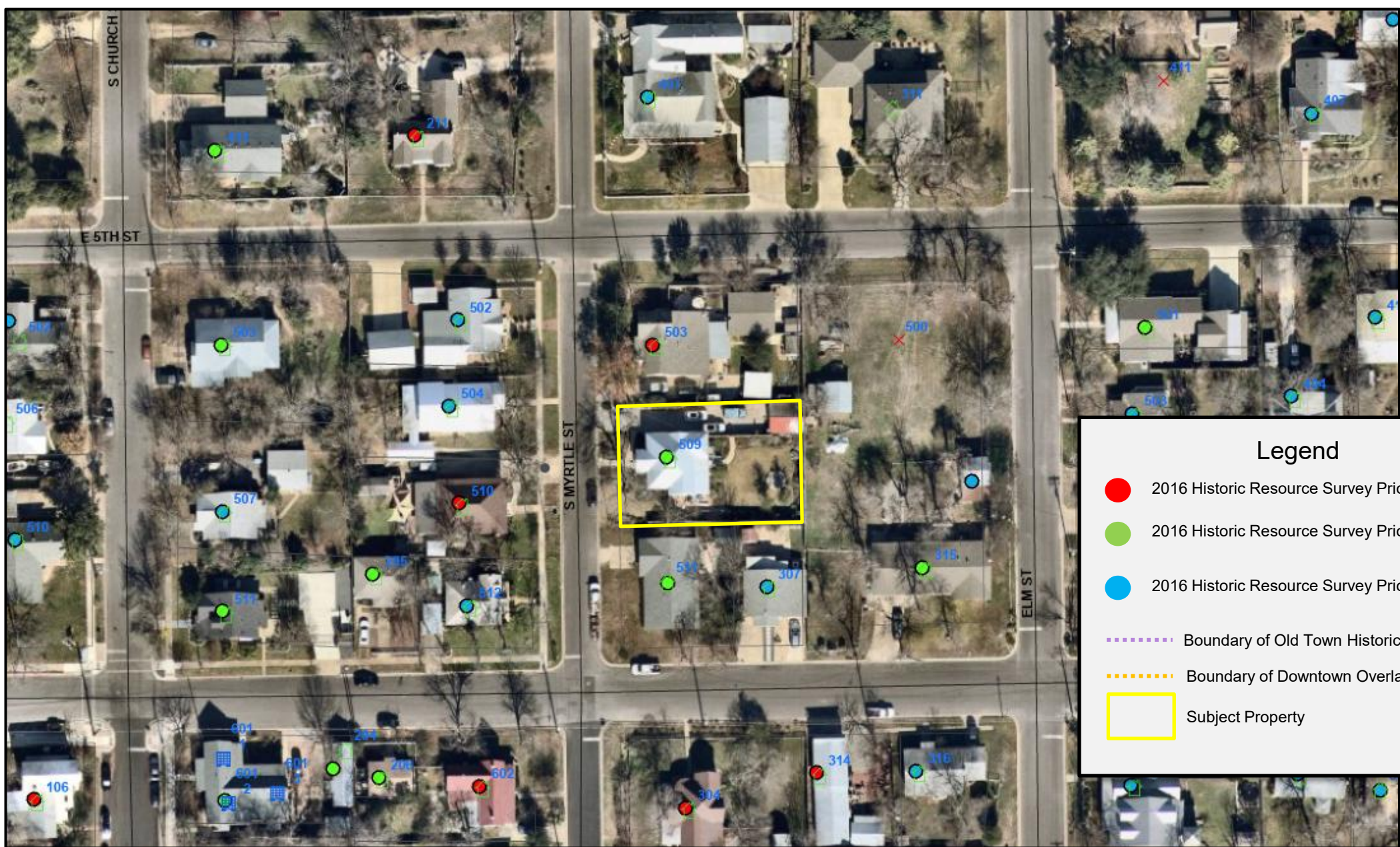
Exhibit #1

 Site
 Parcels



0 100 200
Feet





Legend

- 2016 Historic Resource Survey Priority- **High**
- 2016 Historic Resource Survey Priority- **Medium**
- 2016 Historic Resource Survey Priority- **Low**
- ⋯ Boundary of Old Town Historic Overlay District
- ⋯ Boundary of Downtown Overlay District
- Subject Property

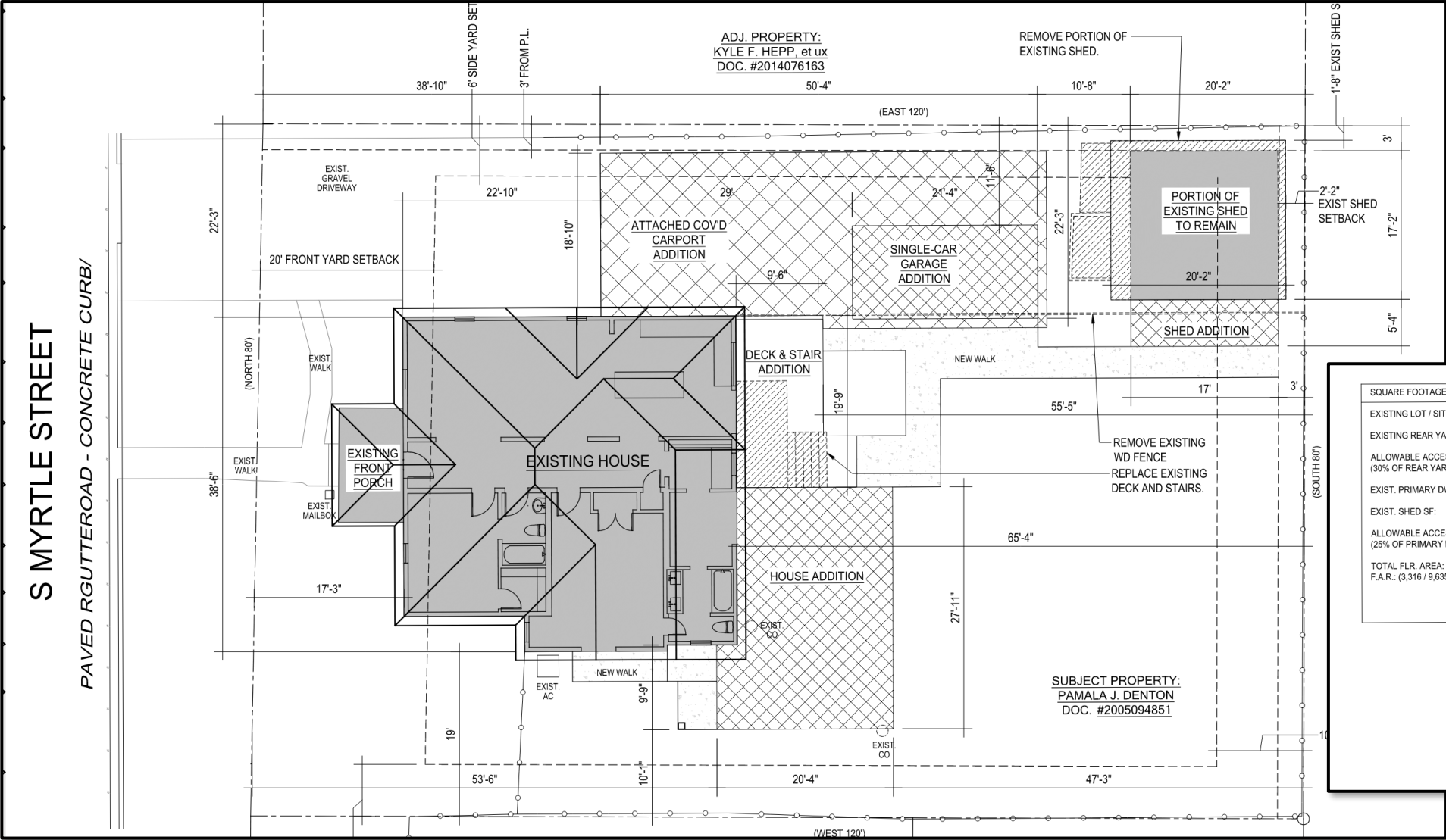
2016 Survey



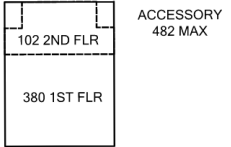
Current Context



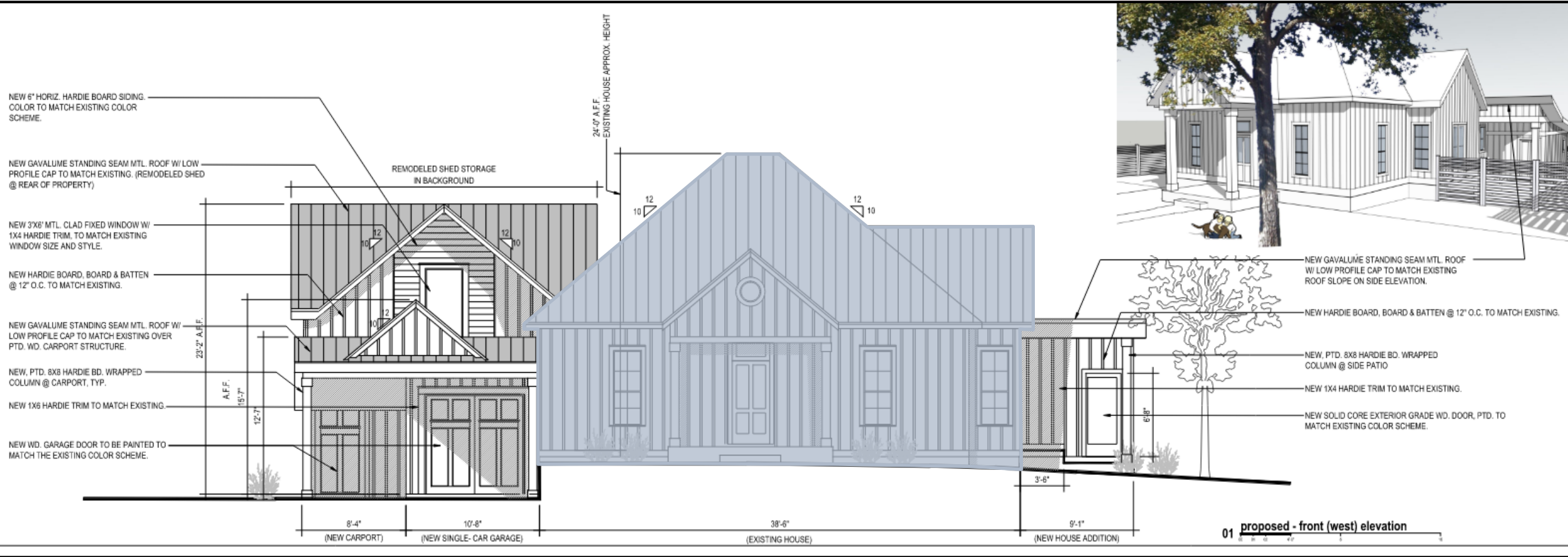
Plans and Specifications – Site Plan



SQUARE FOOTAGE STATISTICS:		PROPOSED SQUARE FOOTAGE STATISTICS:	
EXISTING LOT / SITE SF:	9,635 SF	NEW HOUSE ADDITION SF:	525 SF
EXISTING REAR YARD SF:	4,338 SF	NEW GARAGE SF:	230 SF
ALLOWABLE ACCESSORY STRUCTURE @ REAR YARD: (30% OF REAR YARD)	1,301 SF (30.00%)	NEW ACCESSORY STRUCTURE TOTAL SF:	482 SF
EXIST. PRIMARY DWELLING UNIT SF:	1,405 SF	1ST FLR =	380 SF
EXIST. SHED SF:	369 SF	2ND FLR =	102 SF
ALLOWABLE ACCESSORY STRUCTURE SF: (25% OF PRIMARY DWELLING)	482 SF (25.00%)	NEW CARPORT SF:	776 SF
TOTAL FLR. AREA: (1,405+525+230+776+380) F.A.R.: (3,316 / 9,635 = 0.344)	3,316 SF 0.35		



Plans and Specifications - Elevations



Plans and Specifications - Elevations



Plans and Specifications – Materials

Exterior Siding:

Vertical Hardie Panel

'Select Cedarmill' or 'Sierra 8' texture

12" width

White Satin Enamel paint and primer



Exterior Siding:

Horizontal lap siding

Accent on shed

'Select Cedarmill' texture

5" exposure

Arctic White color

Windows:

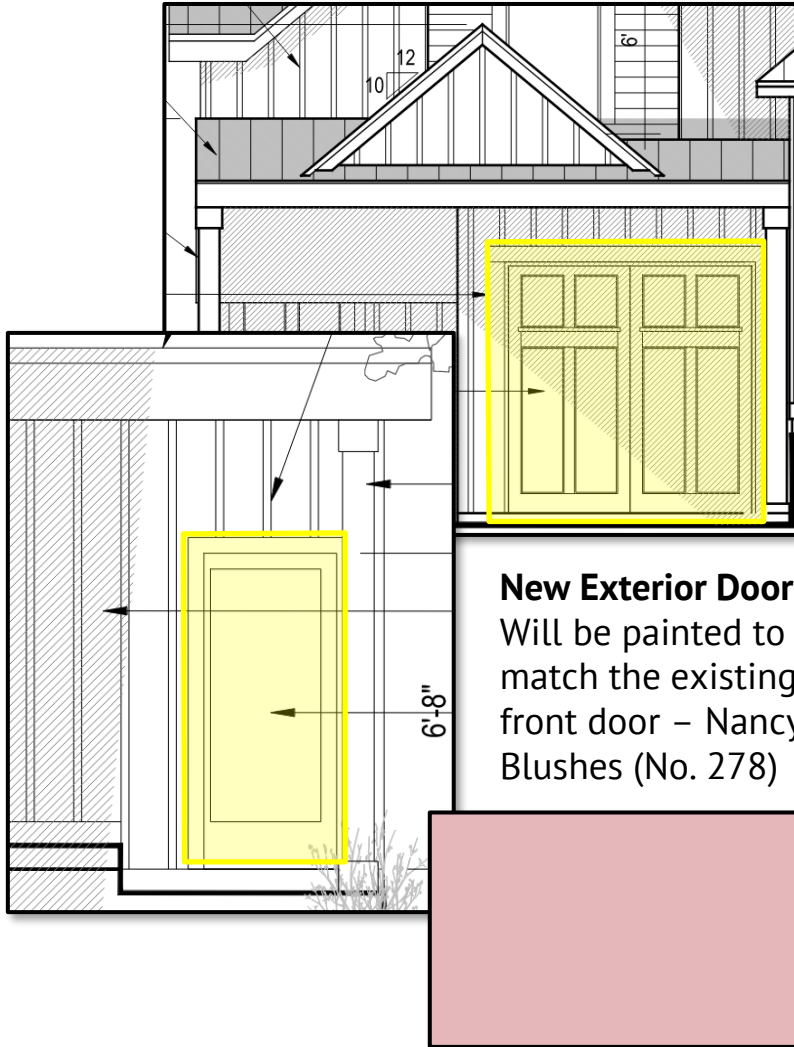
Double Hung

4 over 4

Will match existing

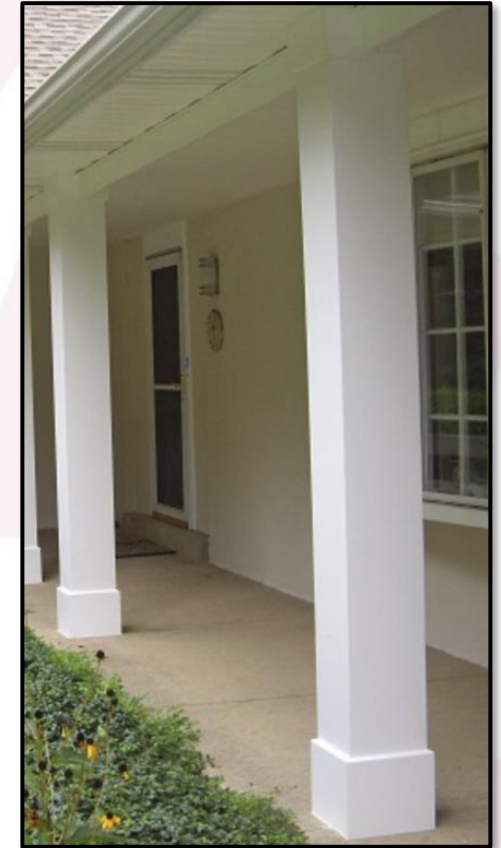


Plans and Specifications – Materials



New Exterior Doors:
Will be painted to
match the existing
front door – Nancy's
Blushes (No. 278)

Roof:
Standing seam metal roof
1" tall seams
16" wide panels
Will match existing



Carport Columns:
Hardie trim wrapped
'Cedarmill' finish
White color to match existing house

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	Complies
2. Compliance with applicable design standards of this Code;	Does Not Comply
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	Complies
4. Compliance with the Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	Complies
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	Complies
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	Partially Complies
7. The overall character of the applicable historic overlay district is protected; and	Complies
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	Not Applicable

Design Guideline Compliance

Staff has determined that the proposed project complies with **20 of the 26** applicable Historic District Design Guidelines in **Chapter 3**. A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding
C.3 Form The main mass form should be a simple square, a rectangle or an “L-Plan” with an uncomplicated roof form, that is having a minimum of roof plane changes.	Does Not Comply
3.5.E Roof The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	Partially Complies
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	Does Not Comply
G.3 Window Materials Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	Does Not Comply
K.4 Roof Additions The roof of a new addition shall be in character with that of the primary building.	Partially Complies
K.6 Design of Additions Design of Additions should be compatible with the primary structure.	Partially Complies

Approval Criteria – UDC Section 3.13.030.D

Building Setback Modification

Criteria	Staff's Finding
1. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies
2. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Partially Complies
3. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
4. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Not Applicable
5. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
6. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Complies
7. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Complies
8. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Complies
9. The size of the proposed structure compared to similar structures within the same block;	Does Not Comply
10. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies
11. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies
12. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Not Applicable

Staff Requested Feedback

1. Is the appearance of a flat roof form on the south addition appropriate?
2. Are the setback modifications for both the carport and the shed in keeping with the adopted approval criteria?
3. Does the setback of the proposed side additions create enough of a differentiation from the historic structure?
4. Is the two-story accessory structure appropriate? If so, would HARC prefer to see a street facing window that is similar in design to those on the historic structure?
5. What other feedback does the Commission have for the applicant?

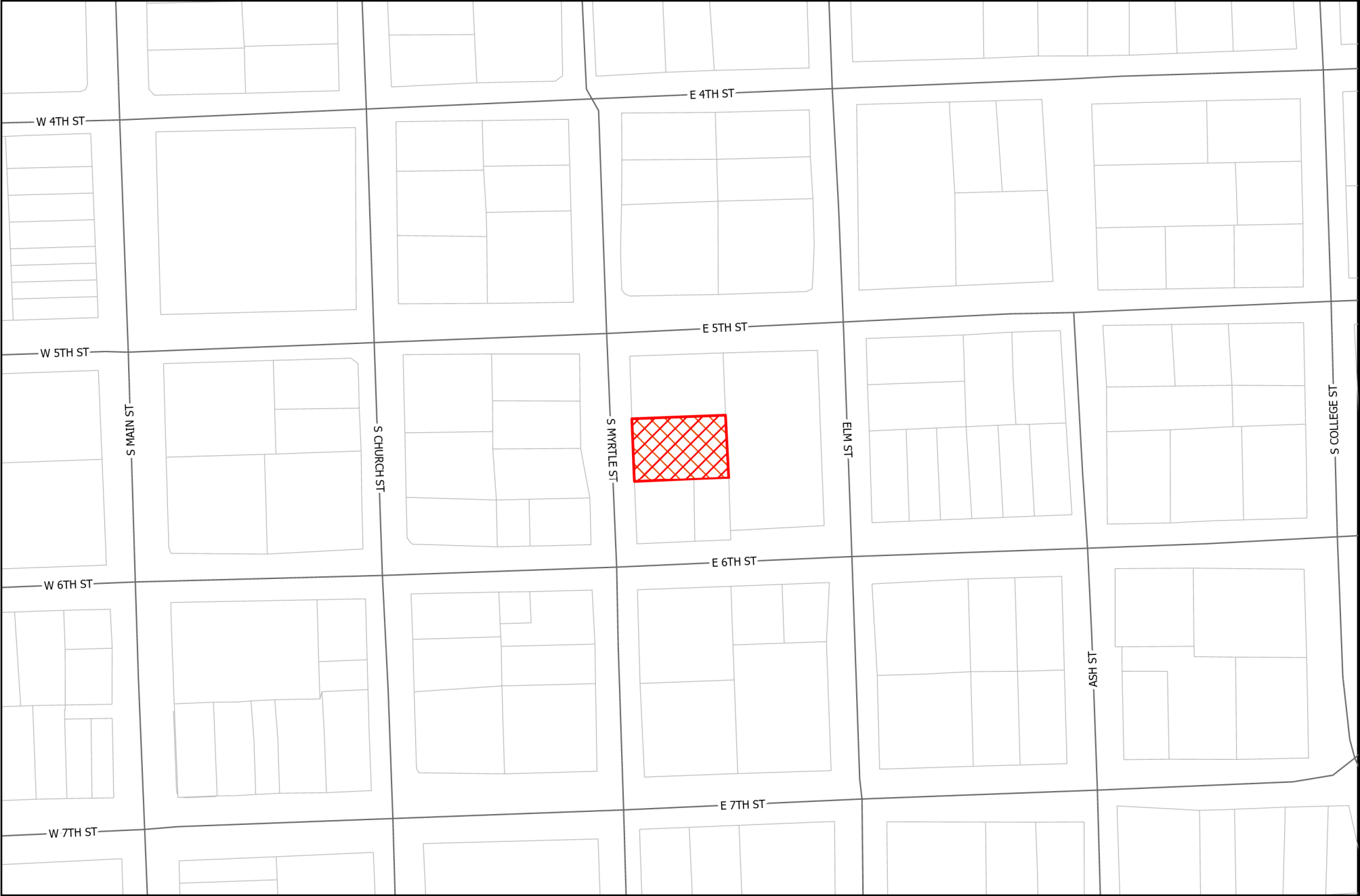
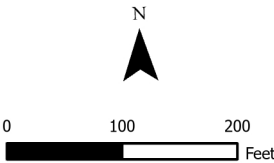


Location

2025-51-COA

Exhibit #1

-  Site
-  Parcels



October 6, 2025

City of Georgetown, Planning Department

809 Martin Luther King Jr. Street, Georgetown, TX 78626

Regarding: Certificate of Appropriateness for an addition at 509 S. Myrtle Street, Georgetown, TX, 78626

Owner Information: TKRESS LLS
Tim and Tammy Kress
Email: myaustinhouse@yahoo.com

Letter of Intent:

1. Description of the proposed project:

We are proposing a new addition to the existing house and a new addition to the existing shed at the rear of the property. The existing property is zoned RS-Single family Residential, located at 509 S. Myrtle Street in Georgetown, Texas.

The proposed addition to the existing house (primary dwelling) will include: A primary bedroom and bathroom suite, with walk-in closet. The approximate additional square footage added to the existing house, will be 525 S.F. This addition will occur at the rear (south-east side) of the existing house. The proposed addition on opposite side at the rear of the existing house (north-east side) will include a covered carport a single-car garage. This proposed carport and single-car garage will face the street, and will be setback behind the existing house façade, approximately 23 feet (carport) and 48 feet (single-car garage).

The proposed addition to the existing shed storage structure (at the rear of the property) will include: A storage area, utility sink with base cabinets, powder room (with toilet and sink), workshop, and upstairs storage area. The approximate additional square footage added to the existing shed/ storage structure is 183 S.F. The existing shed square footage is approximately 369 S.F. This addition will occur at the rear (east side) of the existing house.

2 B. Criteria for Approval:

- (B.1) The application is complete, and the information submitted is correct and sufficient for review and final action, to the best of my knowledge.
- (B.2) The proposed design complies with the applicable design standards of the Georgetown Unified Development Code, to the best of my knowledge.
- (B.3) The proposed design complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties, to the best of my knowledge. The existing house will remain as is and the new additions will be added on without much alteration at the existing exterior walls and existing roof.
- (B.4) The proposed design complies with the adopted Historic District Design Guidelines for the Historic Overlay District, to the best of my knowledge. The proposed addition building heights do not obscure views to and from the Courthouse or detract from views of the Town Square Historic District and do not exceed the existing house building height on the property. The proposed addition building heights do not exceed the existing house building height on the property.
- (B.5) The proposed design preserves the historic, cultural, and architectural integrity of the existing building and site. The proposed additions will match the exterior wall materials, windows, doors, and roofing materials. The proposed additions are located at the rear of the property and not blatantly visible from the front of the property (S. Myrtle Street).

(B.6) The proposed additions were designed to be compatible with the surrounding properties in the neighborhood and in the historic overlay district. Some of the surrounding properties include carports extending into the side setback limits and include one/ two story accessory structures at the rear and sides of their properties.

(B.7) The proposed additions were designed preserve the overall character of the applicable historic overlay district aesthetic. The proposed design aesthetic will match the existing character of the existing house materials and gable roof massing. The proposed carport, single-car garage additions are being done at the rear of the property to minimize street facing impact on the overall site massing. The carport design is low sloping to prevent bulk-massing adjacent to the existing house.

(B.8) The proposed project does not include Master Signage.

3. Current Existing Photos of the site and existing structure:













4. Current Existing Photos of the surrounding properties:





Thank you for the opportunity to present our project for your review and approval.

A handwritten signature in blue ink, appearing to read "D Saenz".

Deborah Saenz
Designer



existing site photos

Kress - Residence Addition

509 S Myrtle Street
Georgetown, Texas

Architect:
Deborah Saenz, AIA, LEED AP
Lic. # 33091
415.963.1821

Date Issued:

12.05.24_SD
03.17.25_SD
05.17.25_FINAL-SD
09.22.25_EXT ELEV
10.06.25_COA SUBM
02.02.26_COA REV 01
03.19.26_COA REV 02

arch site plan

S1.1

legend

- DEMO EXISTING STRUCTURE
- EXISTING STRUCTURE
- NEW ADDITION

site data

PROJECT ADDRESS: 509 S MYRTLE STREET
GEORGETOWN, TX 78626

PROJECT DESCRIPTION: NEW HOUSE ADDITION, NEW
ATTACHED SINGLE CAR
GARAGE W/ CARPORT,
EXISTING SHED REMODEL AND
ADDITION, AND DECK &
GUARDRAIL REPLACEMENT.

LOT AREA: 0.22 ACRES (9,635 S.F.)

ZONING DISTRICT: RS - SINGLE-FAMILY
RESIDENTIAL
OLD TOWN OVERLAY DISTRICT

EXISTING AND PROPOSED USE: MIXED DENSITY
NEIGHBORHOOD

SETBACKS:
FRONT YARD PRIMARY = 20'
FRONT YARD SECONDARY = 15'
SIDE YARD = 6'
REAR YARD = 10'
FRONT GARAGE = 25'

general notes

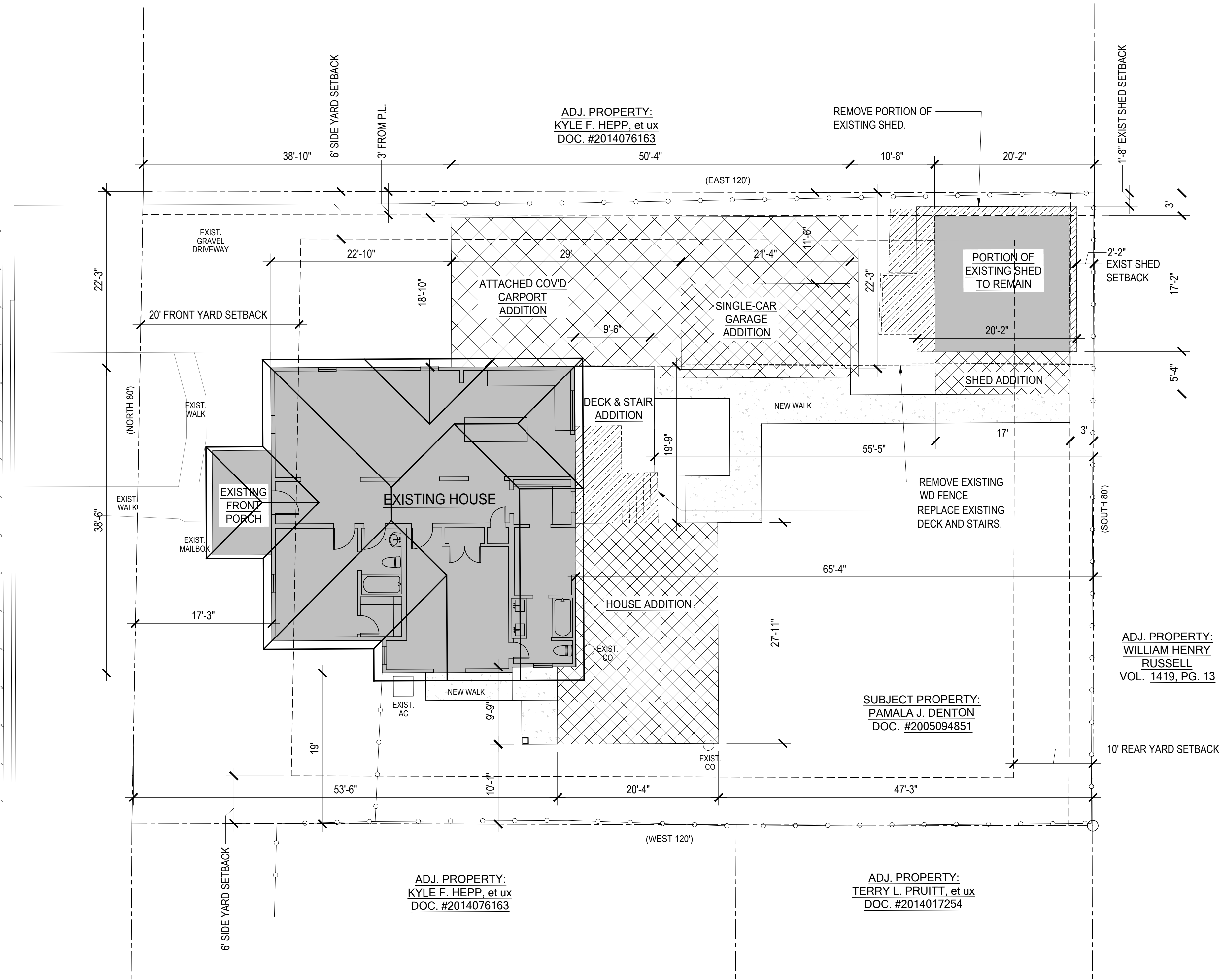
- EXISTING UTILITIES TO BE VERIFIED IN FIELD.
- EXISTING TREE LOCATION TO BE VERIFIED IN FIELD
- NEW LANDSCAPE/ EXTERIOR HARDSCAPE/ FENCES, TO
BE PROVIDED BY OTHERS. N.I.C.

sheet scales

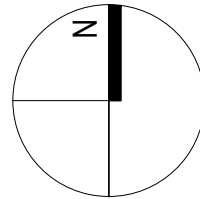
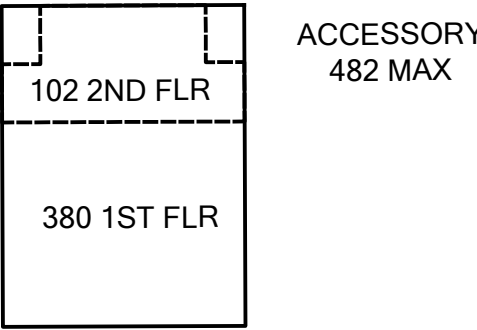
SCALE: $\frac{1}{8}"=1'-0"$ (24 X 36) SHEET SIZE
SCALE: $\frac{1}{16}"=1'-0"$ (12 X 18) SHEET SIZE

S MYRTLE STREET

PAVED RGUTTERROAD - CONCRETE CURB/

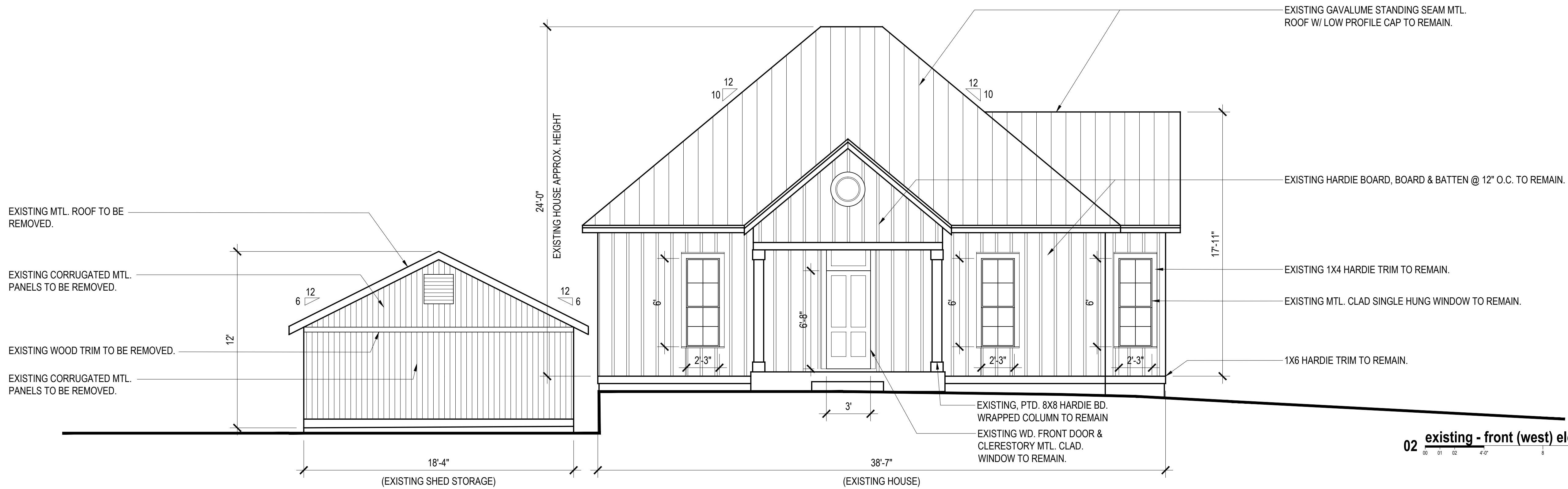


SQUARE FOOTAGE STATISTICS:		PROPOSED SQUARE FOOTAGE STATISTICS:	
EXISTING LOT / SITE SF:	9,635 SF	NEW HOUSE ADDITION SF:	525 SF
EXISTING REAR YARD SF:	4,338 SF	NEW GARAGE SF:	230 SF
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EXIST. PRIMARY DWELLING UNIT SF:	1,405 SF	1ST FLR =	380 SF
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ALLOWABLE ACCESSORY STRUCTURE SF: (25% OF PRIMARY DWELLING)	482 SF (25.00%)	NEW CARPORT SF:	776 SF
TOTAL FLR. AREA: (1,405+525+230+776+380) F.A.R.: (3,316 / 9,635 = 0.344)	3,316 SF 0.35		

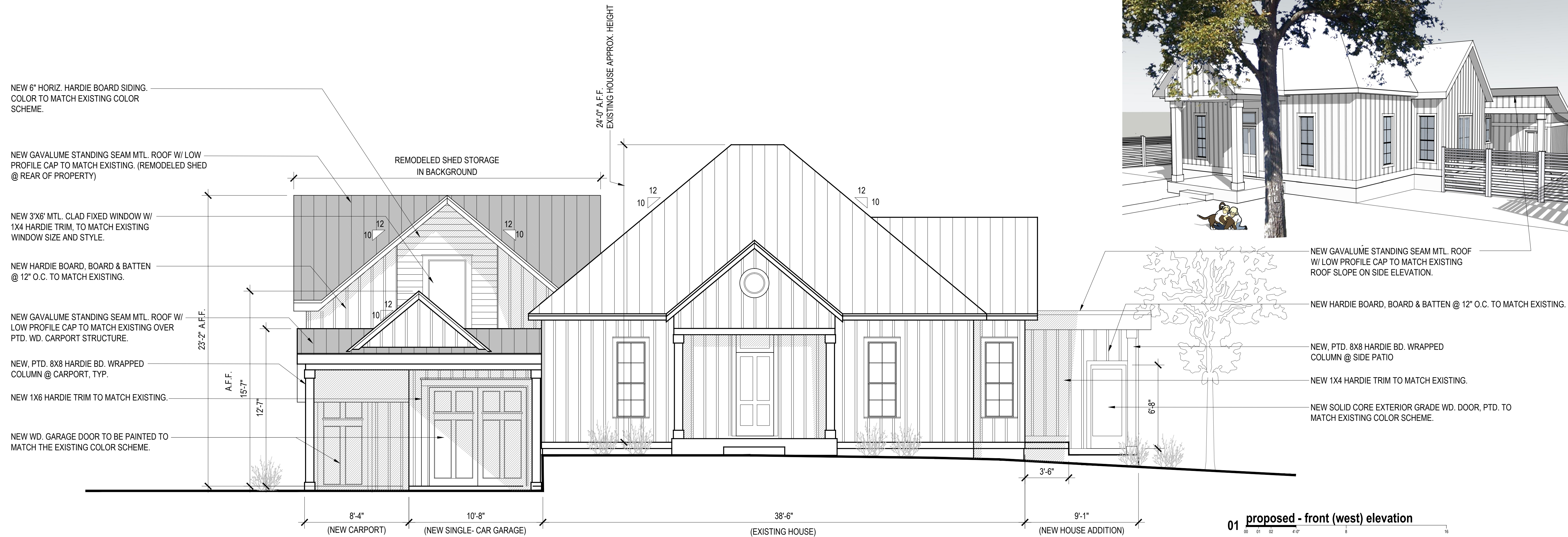


1 existing/ demo/ proposed arch site plan
00 08 16'-0" 32 64

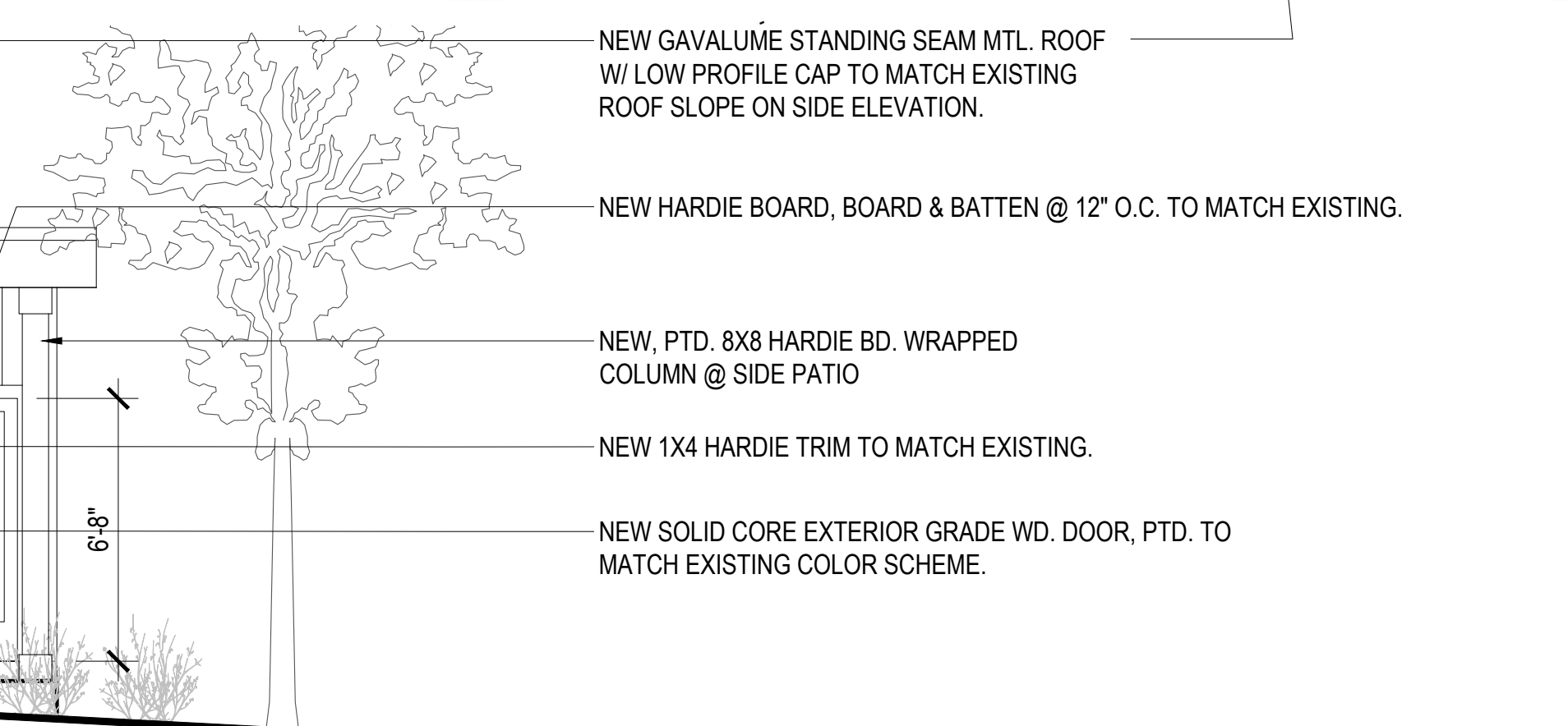
Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		exterior
10.06.25_COA SUBM		elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		
		A6.1



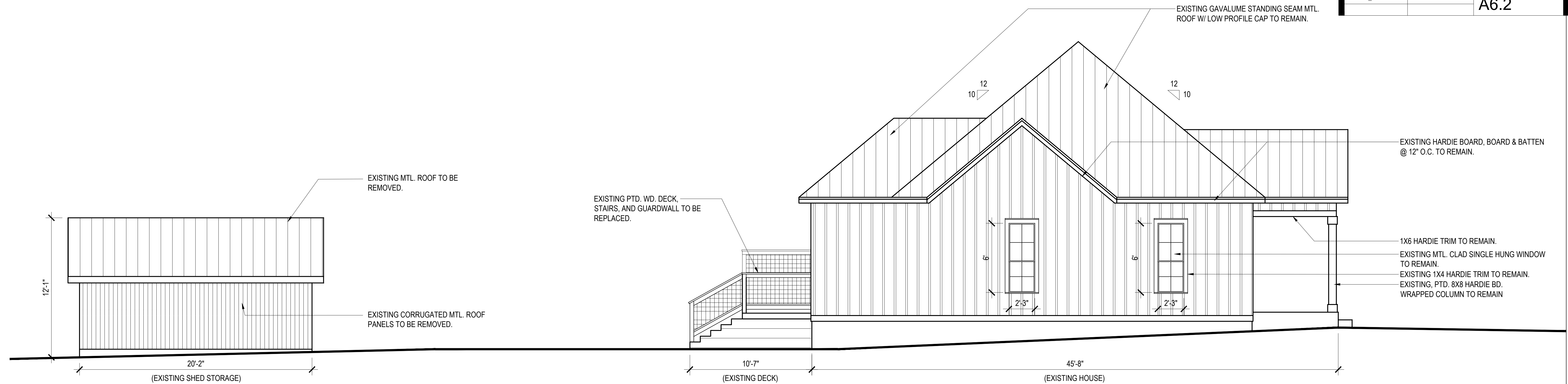
02 existing - front (west) elevation



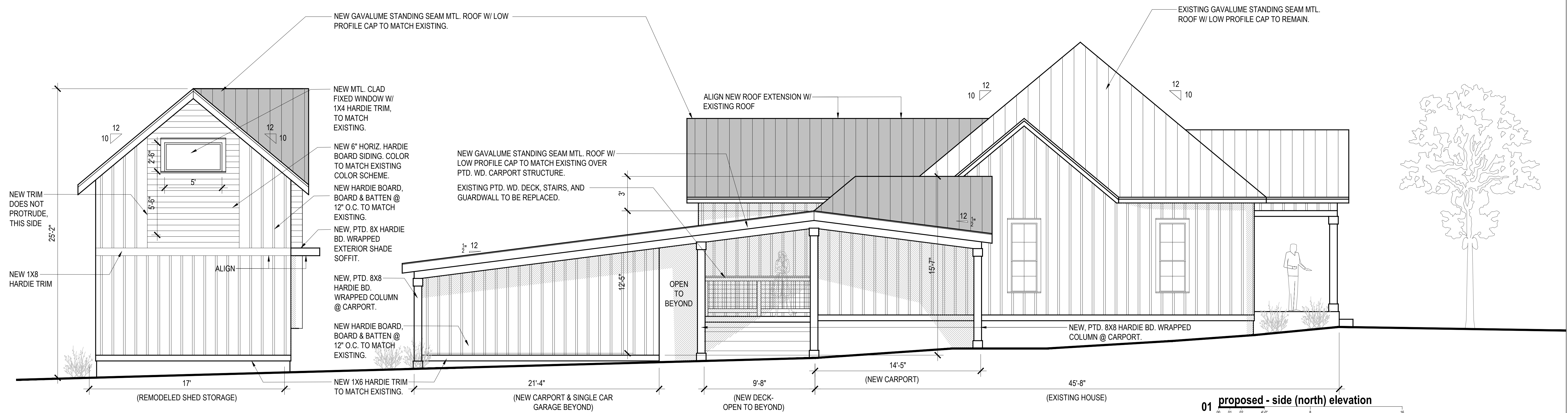
01 proposed - front (west) elevation



Kress - Residence Addition			Architect: Deborah Saenz, AIA, LEED AP Lic. # 33091 415.963.1821
509 S Myrtle Street Georgetown, Texas			
Date Issued:			
12.05.24_SD			
03.17.25_SD			
05.17.25_FINAL-SD			
09.22.25_EXT ELEV			exterior elevations
10.06.25_COA SUBM			
02.02.26_COA REV 01			
03.19.26_COA REV 02			A6.2

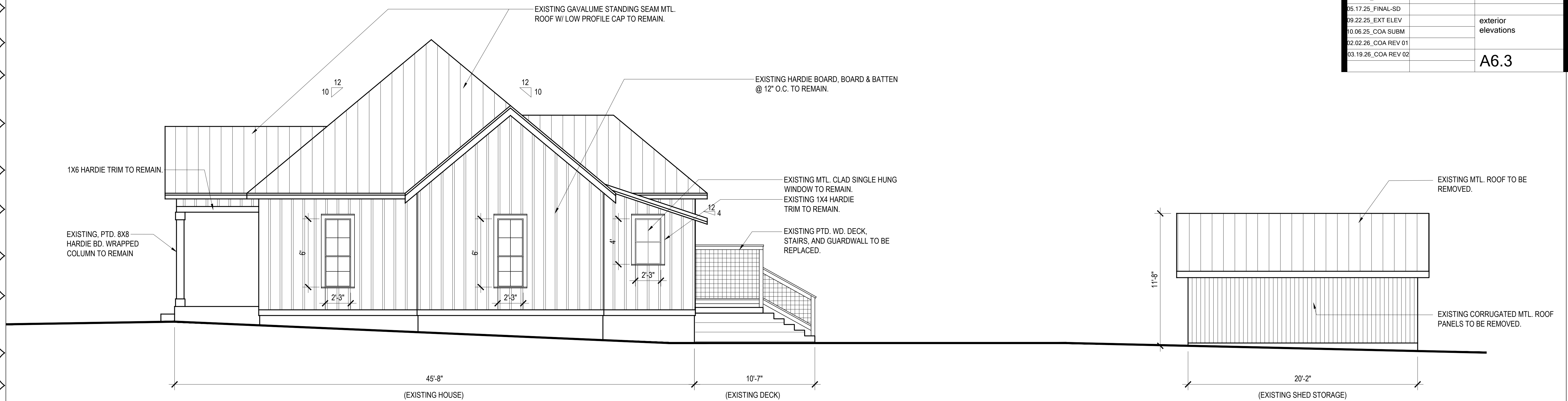


02 existing - side (north) elevation

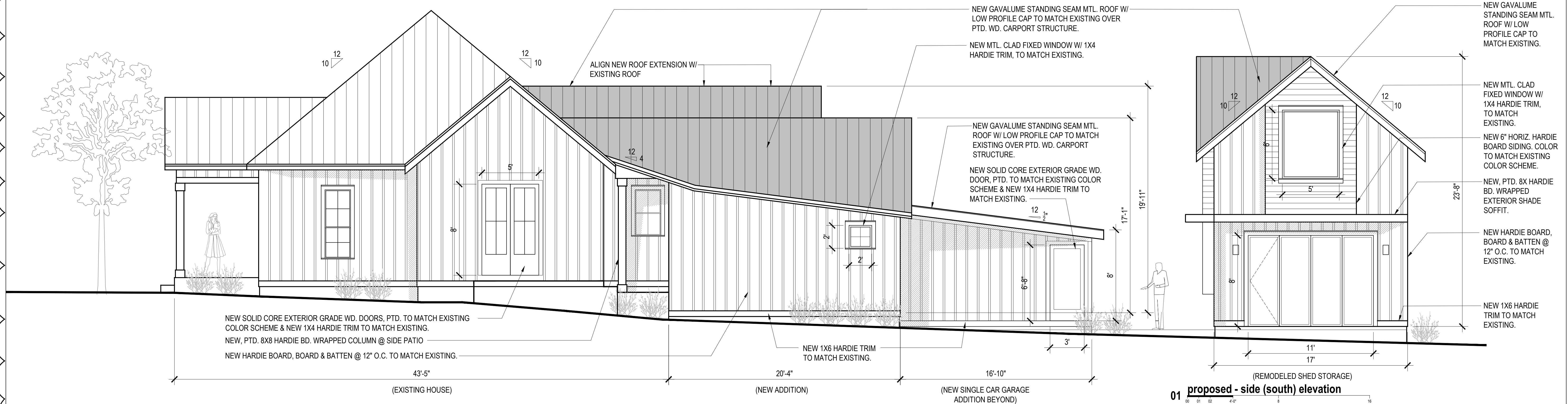


01 proposed - side (north) elevation

Kress - Residence Addition		
509 S Myrtle Street		
Georgetown, Texas		
Date Issued:		Architect:
12.05.24_SD		Deborah Saenz, AIA, LEED AP
03.17.25_SD		Lic. # 33091
05.17.25_FINAL-SD		415.963.1821
09.22.25_EXT ELEV		
10.06.25_COA SUBM		exterior
02.02.26_COA REV 01		elevations
03.19.26_COA REV 02		
		A6.3

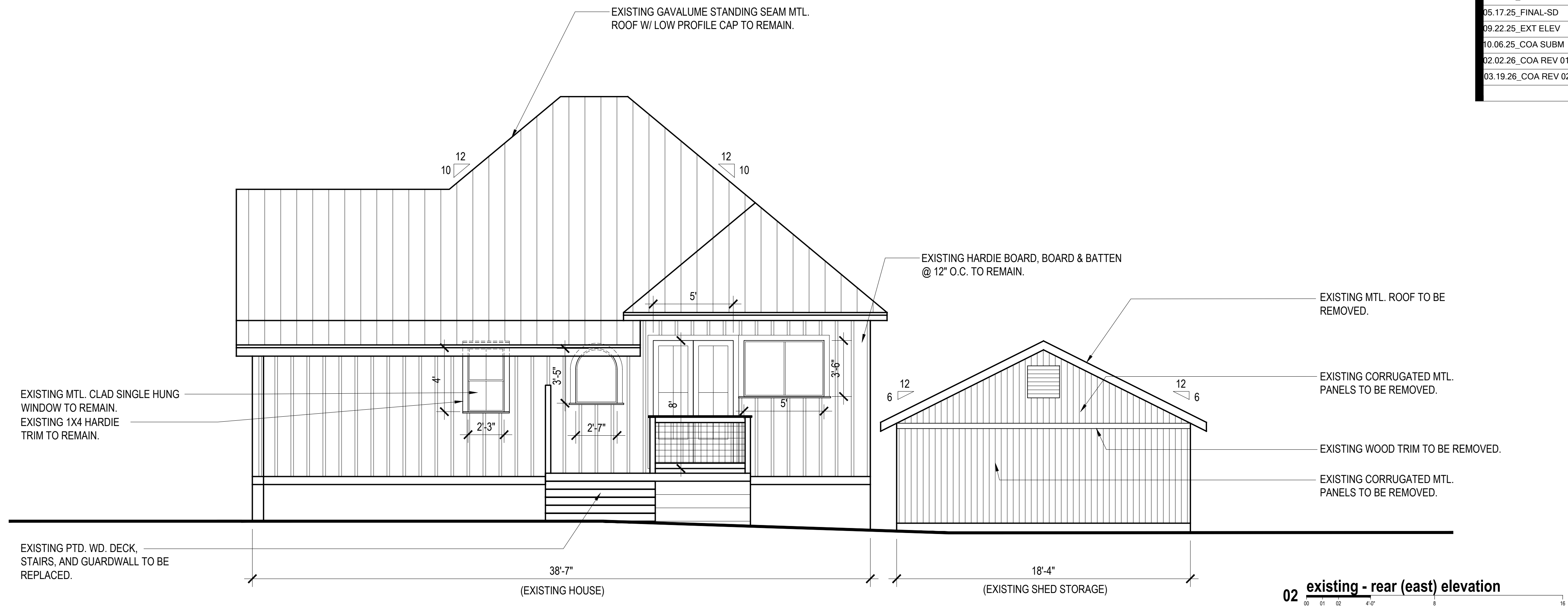


02 existing - side (south) elevation

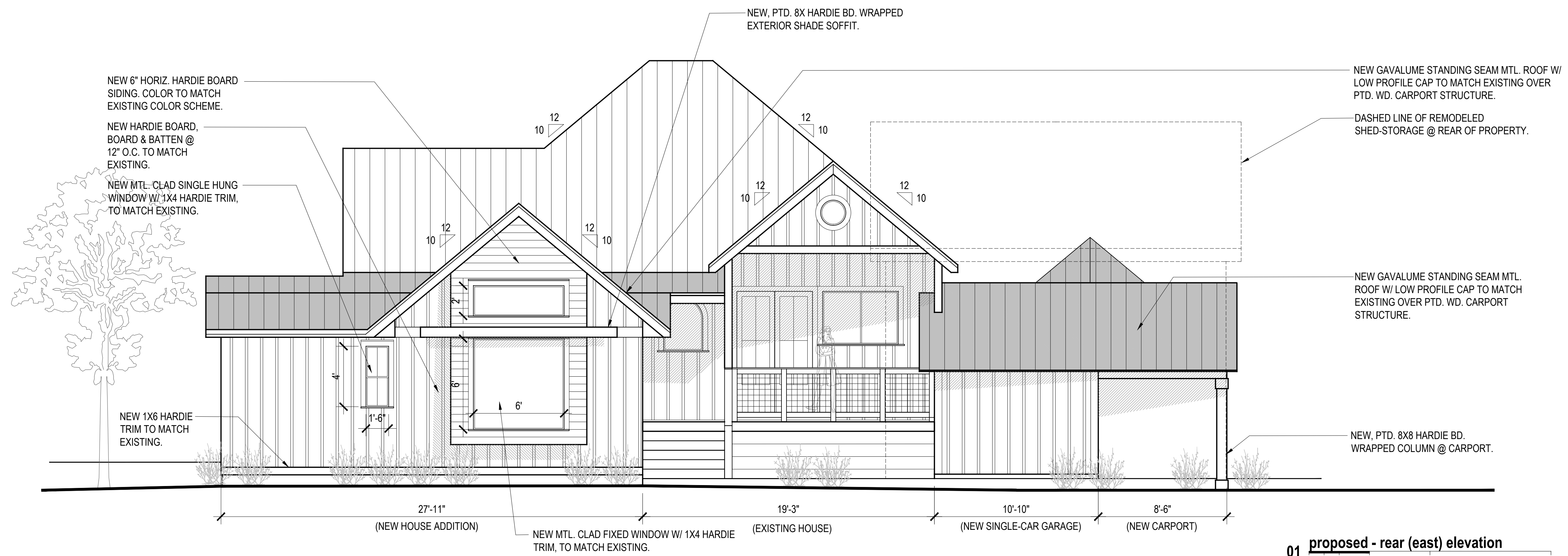


01 proposed - side (south) elevation

Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		exterior
10.06.25_COA SUBM		elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		
		A6.4



02 existing - rear (east) elevation

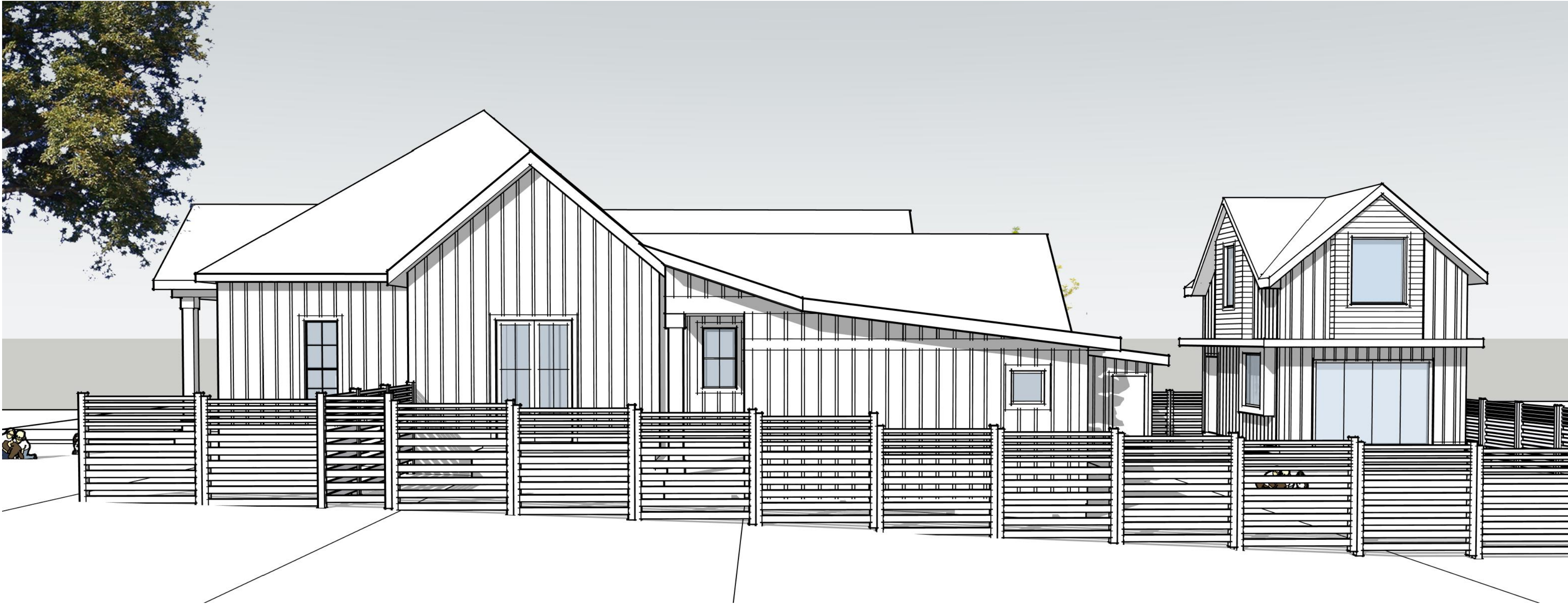


01 proposed - rear (east) elevation

Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		exterior
10.06.25_COA SUBM		elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		A6.5



04 right elevation- house



02 right elevation- house



03 front elevation- house



01 front elevation- house



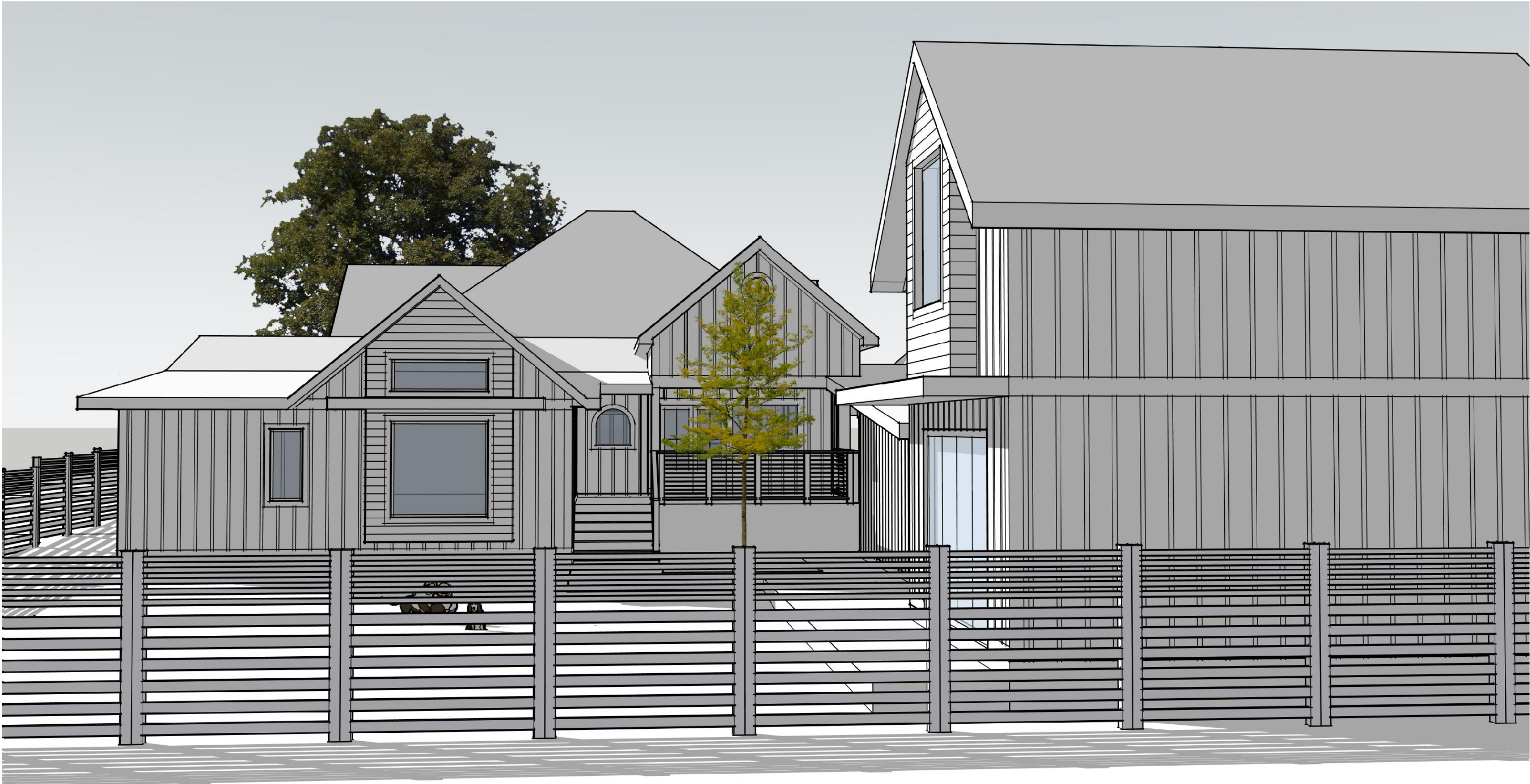
04 front-right elevation- house



02 front-right elevation- house



03 rear elevation- house

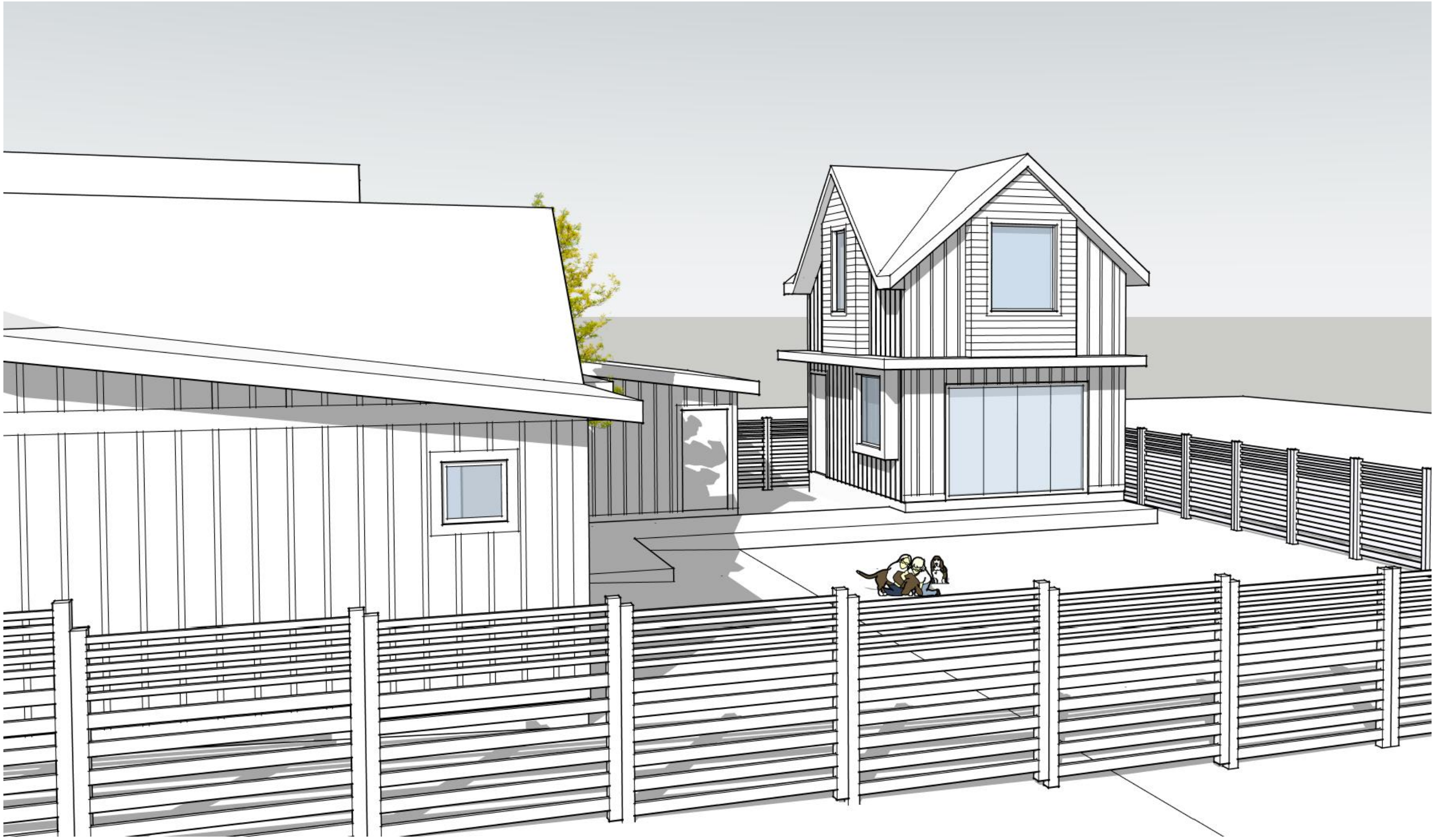


01 rear elevation- house

Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
Georgetown, Texas		Lic. # 33091
Date Issued:		415.963.1821
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
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02.02.26_COA REV 01		
03.19.26_COA REV 02		A6.6



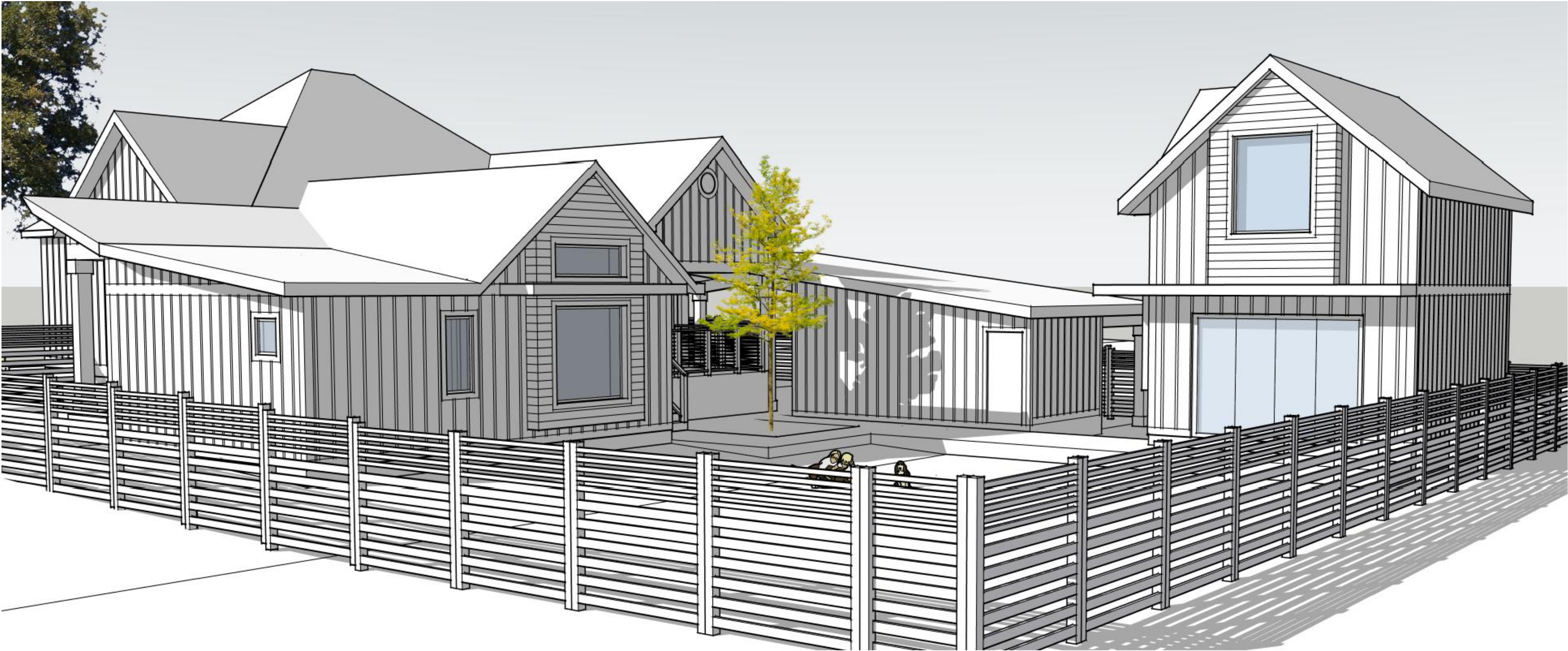
04 **right-rear elevation- house**



02 **right-rear elevation- house**



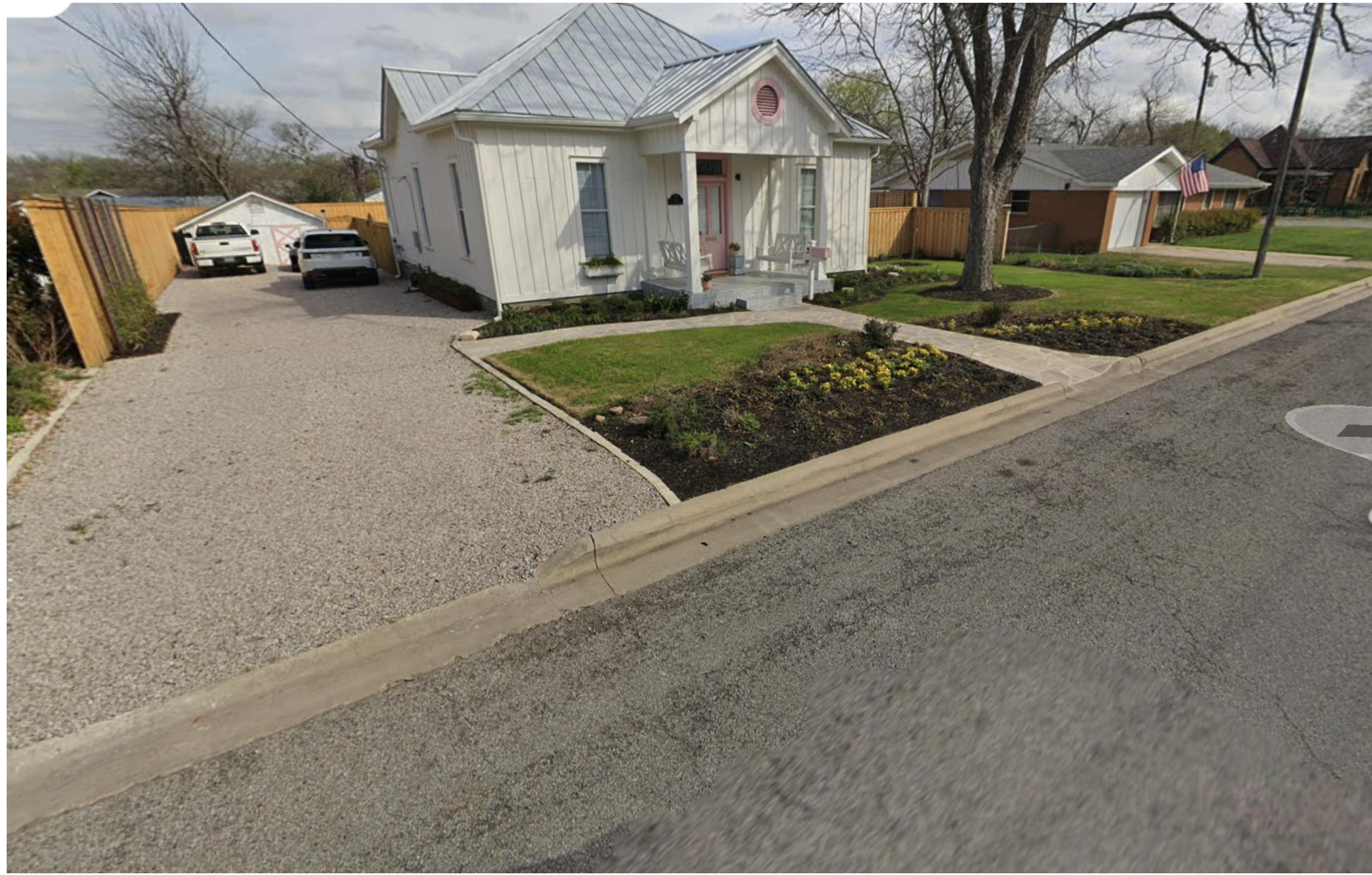
03 **rear elevation- house**



01 **rear elevation- house**

Kress - Residence Addition 509 S Myrtle Street Georgetown, Texas		Architect: Deborah Saenz, AIA, LEED AP Lic. # 33091 415.963.1821
Date Issued:		
12.05.24_SD		
03.17.25_SD		
05.17.25_FINAL-SD		
09.22.25_EXT ELEV		exterior elevations
10.06.25_COA SUBM		
02.02.26_COA REV 01		
03.19.26_COA REV 02		
		A6.7

Kress - Residence Addition		Architect:
509 S Myrtle Street		Deborah Saenz, AIA, LEED AP
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12.05.24_SD		
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10.06.25_COA SUBM		elevations
02.02.26_COA REV 01		
03.19.26_COA REV 02		A6.8



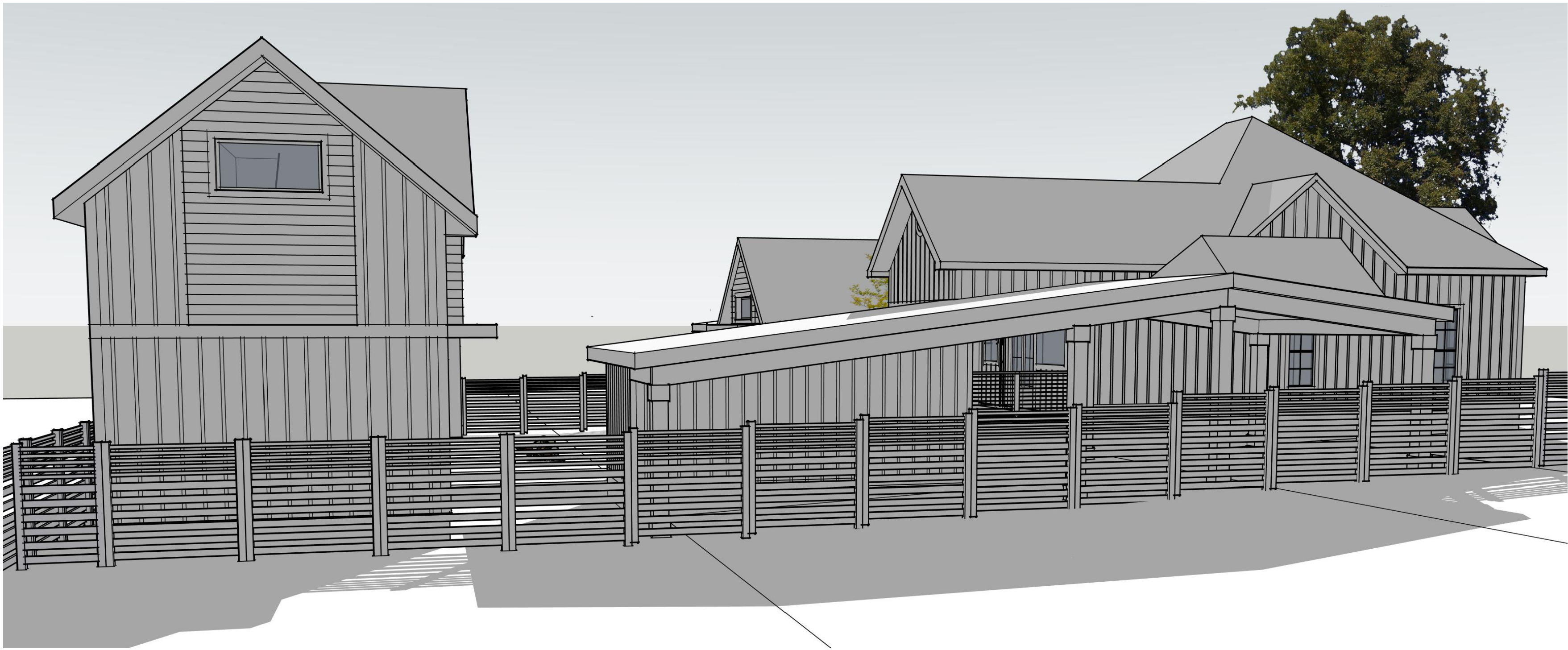
04 front-left elevation- house



02 front-left elevation- house



03 left-rear elevation- house



01 left elevation- house

February 2, 2026

City of Georgetown, Planning Department

809 Martin Luther King Jr. Street, Georgetown, TX 78626

Regarding: Certificate of Appropriateness for an addition at 509 S. Myrtle Street, Georgetown, TX, 78626

Owner Information: TKRESS LLS
Tim and Tammy Kress
Email: myaustinhouse@yahoo.com

Material Samples:

1. Exterior Siding – Cement Fiber Hardie Panel 48” x 96” select Cedarmill or Sierra 8, primed for paint w/ Hardie battens @ 12” O.C. to match existing siding.



[Our Products](#)[Project Resources](#)[Design Guidance](#)[About James Hardie](#)





Hardie® Panel

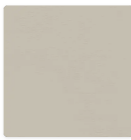
Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Panel siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

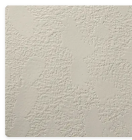
Select your texture



Select Cedarmill®



Smooth



Stucco



Sierra 8

Select your color collection

Statement Collection®

Primed for Paint

❓ Did not find the color you're looking for? [Click here.](#)

Primed for Paint product samples are not available. Please check with your contractor or local dealer for availability in your area.

2. Exterior Siding Paint – White Satin Enamel, to match existing paint color.

 Slaughter ... 10PM 78253 What can we help you find today?   Shop All

Home / Paint / Paint Colors / BEHR PREMIUM PLUS Paint Colors

Internet # 305830887 Model # 905001 Store SKU # 352021



Hover Image to Zoom



BEHR PREMIUM PLUS

1 gal. #BL-W14 White Satin Enamel

Exterior Paint & Primer

★★★★★ (4556) Questions & Answers (411)

BULK PRICE **\$47.98**

Buy 5 or more **\$43.00**

Pay **\$22.98** after **\$25 OFF** your total qualifying purchase upon opening a new card.  [Apply for a Home Depot Consumer Card](#)

- 100% acrylic, low VOC formula
- Resists moisture, fading and stains
- Easy to apply and provides uniform color
- [View More Details](#)

Slaughter Lane Store

✓ 26 in stock Aisle 41, Bay 011

Paint Type: [Exterior Paint](#) [Help Me Choose](#)



Interior Paint



Exterior Paint

3. Roofing Material – Galvalume, standing seam metal roof with double lock seam, 1” tall seams, and 16” wide panels, by Green Knight Metal Roofing (to match existing Galvalume, standing seam metal roofing)



4. Exterior French Doors – Andersen, E-Series, Metal Clad Traditional Panel Style – Double hinged doors w/ colonial grille pattern (to match existing grille pattern). Color – White.

E-Series Hinged Patio Door



INTERIOR

EXTERIOR

SIZING

PANELS

INTERIOR

HARDWARE

GRILLES

EXTERIOR

TRIM

GLASS

SUMMARY

Clear My Choices

Low-E4® Glass

Reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

SmartSun™ Glass

Provides the benefits of Low-E glass, plus helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

Sun Glass

Offers outstanding thermal performance with a subtle tint that blocks out even more heat from the sun.

Triple-Pane Glass

An extra pane of glass helps keep more heat in and cold air out, making this our most energy-efficient glass option. Perfect for colder climates where more months of the year are spent heating the home.

Dual-Pane Glass

Clear dual-pane glass, which offers basic thermal performance, is also available in situations where codes allow its use. See local code official for requirements in your area.

Low-E4® Glass with HeatLock® Coating

All the benefits of our Low- E4® glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

SmartSun™ Glass with HeatLock® Coating

All the benefits of our SmartSun™ glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

PassiveSun® Glass

If you live in a cold climate, PassiveSun® glass allows the sun to heat your home.

Dual-Pane Glass

Clear dual-pane glass, which offers basic thermal performance, is also available in situations where codes allow its use. See local code official for requirements in your area.

5. Exterior Double Hung Windows – Andersen, E-Series, Metal Clad - colonial grille pattern (to match existing grille pattern). Color – White.

E-SERIES DOUBLE-HUNG WINDOW

LEARN

DESIGN IT

TECH SPECS



INTERIOR

EXTERIOR

Final step

Select a glass option

Clear My Choices X

Sizing

Interior

Hardware

Grilles

Exterior

Trim

Glass

Summary

Low-E4® Glass

Reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Low-E4® Glass with HeatLock® Coating

All the benefits of our Low- E4® glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

SmartSun™ Glass

Provides the benefits of Low-E glass, plus helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

SmartSun™ Glass with HeatLock® Coating

All the benefits of our SmartSun™ glass, with HeatLock® coating applied to reflect heat back into the home for improved thermal performance.

Page 3

169

6. Exterior Slide and Stack Glass Doors @ Shed/ Workshop – Metal Frame. Color – Black. (elevation facing rear yard – not visible from the street)

Our Systems

S3000 and S3000W Slide-and-Stack Systems

Dimensions Offered

Doors

Width: 6' to 40'

Height: 7'2" to 10'

Windows

Width: 5' to 40'

Height: 3' to 7'

Framing

Black anodized aluminum

Glass

Cardinal's tempered double pane LoE — 366 with Argon

Top hung system

Configuration options

Door Out Left (DOL)*

Door Out Right (DOR)*

Door Out Split (DOS)*

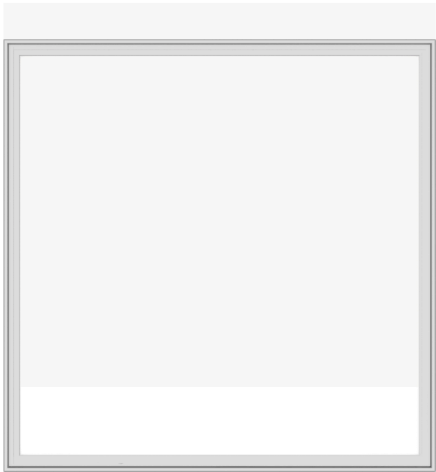
* Viewed from the exterior



GLASS EXPANSE

7. Exterior Picture Window @ Shed/ Workshop & Primary Bedroom Addition – Andersen, E-Series, Metal Clad. Color – White.

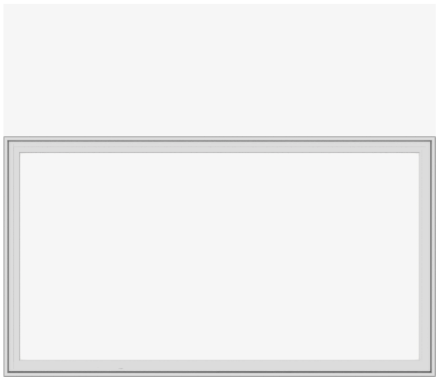
E-SERIES PICTURE WINDOW



INTERIOR EXTERIOR

8. Exterior Picture Window @ Shed/ Workshop & Primary Bedroom Addition – Andersen, E-Series, Metal Clad. Color – White.

E-SERIES PICTURE WINDOW



INTERIOR EXTERIOR

9. Exterior Wrapped Columns @ Carport and Exterior Rear Deck— Hardie Trim Wrapped Columns. Cedarmill Trim Finish.
Color – White (to match existing house color).



10. Exterior Horizontal Siding— Cement Fiber Hardie Panel 6” - Cedarmill Finish, primed for paint. Color - White



HARDIEPLANK® LAP SIDING

SELECT CEDARMILL®

Our natural cedar look has a soft texture that mimics wood.

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SIDING COLORS

Arctic White



Colors shown may vary due to screen resolution. Please see actual product sample for true color.

[Request a Quote >](#) [Request a Sample >](#)

AVAILABLE SIZES

THICKNESS: 0.312"	WIDTHS: 6.25" 8.25"
LENGTH: 144" boards	EXPOSURES: 5" 7"

[Warranty Information >](#)

PRIMED FOR PAINT

TEXAS HISTORICAL COMMISSION

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 509 S Myrtle St 2016 Survey ID: 123797
 City: Georgetown 2016 Preservation Priority: Medium
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042479

Construction Date: 1910 ☒ Actual ☐ Estimated Source: WCAD

Latitude: 30.638784 Longitude -97.674921

Current/Historic Name None/None

Stylistic Influence(s)* ☒ None Selected

☐ Log traditional	☐ Shingle	☐ Gothic Revival	☐ Pueblo Revival	☐ International
☐ Greek Revival	☐ Romanesque Revival	☐ Tudor Revival	☐ Spanish Colonial	☐ Post-war Modern
☐ Italianate	☐ Folk Victorian	☐ Neo-Classical	☐ Prairie	☐ Ranch
☐ Second Empire	☐ Colonial Revival	☐ Beaux Arts	☐ Craftsman	☐ Commercial Style
☐ Eastlake	☐ Renaissance Revival	☐ Mission	☐ Art Deco	☐ No Style
☐ Queen Anne	☐ Exotic Revival	☐ Monterey	☐ Moderne	☐ Other:

Plan*

☐ L-plan ☐ T-plan ☐ Modified L-plan ☐ 2-room ☐ Open ☒ Center Passage ☐ Bungalow ☐ Shotgun
☐ Irregular ☐ Four Square ☐ Rectangular ☐ None Selected ☐ Other:

Priority: 2016 Survey ID: 123797 ☐ High ☒ Medium ☐ Low

Explain: Despite some alterations, property is significant and contributes to neighborhood character

2007 Survey ID: 861 ☐ High ☒ Medium ☐ Low

1984 Survey ID: 583 ☒ High ☐ Medium ☐ Low

General Notes: (Notes from 2007 Survey: vinyl windows; porch altered)

Recorded by: CMEC

Date Recorded 3/1/2016

*Photographs and Preservation Priority have been updated in 2016, and the year built date has also been reviewed. However, the plan and style data are sourced directly from the 2007 survey.



Photo direction: Northeast

Note: See additional photo(s) on following page(s)

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority

Address: 509 S Myrtle St

2016 Survey ID: 123797

City: Georgetown

2016 Preservation Priority: Medium

County: Williamson

Local District: Old Town District

Additional Photos

Photo Direction Northeast



Photo Direction East



City of Georgetown, Texas
Historic and Architectural Review Commission
April 9, 2026

SUBJECT:

Discussion Items

SUGGESTED ACTION:

General updates, and Commissioner questions and comments -- Allyson Iiams, Preservation and Redevelopment Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:

Allyson Iiams, Planning Department

ATTACHMENTS:

N/A