Notice of Meeting for the
Historic and Architectural Review Commission
of the City of Georgetown
March 12, 2020 at 6:00 PM
at 510 W. 9th Street Georgetown, Texas 78626 Council and Courts Building

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.

Revised agenda

The Historic and Architectural Review Commission, appointed by the Mayor and the City Council, is responsible for hearing and taking final action on applications, by issuing Certificates of Appropriateness based upon the City Council adopted Downtown Design Guidelines and Unified Development Code.

Welcome and Meeting Procedures:

- **Staff Presentation**
- **Applicant Presentation (Limited to ten minutes unless stated otherwise by the Commission.)**
- **Questions from Commission to Staff and Applicant**
- **Comments from Citizens ***
- **Applicant Response**
- **Commission Deliberative Process**
- **Commission Action**

*** Those who speak must turn in a speaker form, located at the back of the room, to the recording secretary before the item they wish to address begins. Each speaker will be permitted to address the Commission one time only for a maximum of three minutes.**

Legislative Regular Agenda

A Consideration and possible action to approve the minutes from the February 13 and February 27, 2020 regular meetings of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

B **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for an addition to a street-facing facade at the property located at 1215 S. Main Street, bearing the legal description of Morrow Addition, BLOCK G (SE/PT) (0.236 acres). – Britin Bostick, Downtown & Historic Planner

C **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for an addition to a street-facing façade at the property located at 405 E. 10th Street, bearing the legal description of Glasscock Addition, BLOCK 27, Lot 5-6(E/PTS), ACRES 0.18. – Britin Bostick, Downtown and

Historic Planner

D Consideration and possible action to appoint a new Historic and Architectural Review Commission Vice-Chair.

E Consideration and possible action to appoint a new Historic and Architectural Review Commission Secretary.

F Consideration and possible action to appoint a new member to the Historic and Architectural Review Demolition Subcommittee.

G Updates, Commissioner questions, and comments. - Sofia Nelson, Planning Director

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 _____, 2020, 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
March 12, 2020

SUBJECT:
Consideration and possible action to approve the minutes from the February 13 and February 27, 2020 regular meetings of the Historic and Architectural Review Commission. - Mirna Garcia, Management Analyst

ITEM SUMMARY:

FINANCIAL IMPACT:
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SUBMITTED BY:
Mirna Garcia, Management Analyst

ATTACHMENTS:

	Description	Type
🗋	Minutes 2.13.20	Backup Material
🗋	Minutes 2.27.20	Backup Material

City of Georgetown, Texas
Historic and Architectural Review Commission
Minutes
February 13, 2020 at 6:00 p.m.
Council and Courts Building
510 West 9th Street Georgetown, TX 78626

Members present: Amanda Parr; Catherine Morales; Art Browner; Steve Johnston; Pam Mitchell; Lawrence Romero; Terri Asendorf-Hyde; Karalei Nunn

Staff present: Nat Waggoner, Long Range Planning Manager; Mirna Garcia, Management Analyst; Britin Bostick, Historic Planner

Call to order by Commissioner Romero at 6:00 pm.

A. Consideration and possible action to approve the minutes from the January 23, 2020 regular meeting of the Historic and Architectural Review Commission. – Mirna Garcia, Management Analyst

Motion to approve Item A by Commissioner Johnston. Second by Commissioner Parr. Approved (7-0).

B. Public Hearing and **possible action** on a request for a **Certificate of Appropriateness** (COA) for signage that is inconsistent with applicable guidelines for the property located at 708 Rock Street, bearing the legal description of Georgetown City Of, BLOCK 42, Lot 3-4(PTS), ACRES 0.2226. (2019-82-COA) – Britin Bostick, Downtown & Historic Planner

Staff report presented by Bostick. The proposed signage for 6 Whiskey is two (2) signs, a flush-mounted primary sign above the business entrance facing Rock Street and a flush-mounted sign facing W. 8th Street next to two previously-approved signs for the two other building tenants. The illumination style for the primary sign is a modern interpretation of text backlighting and is not specifically addressed in the approval criteria of Section 9.21 of the Design Guidelines. The proposed sign facing W. 8th Street is different from the existing signs in design, color and alignment, however it is similar in size. The proposed sign for this location on the building is not consistent with the existing tenant signage and does not meet the requirements of Section 9.12 of the Design Guidelines for a multi-tenant sign. The proposed primary sign is a flush-mounted sign that is 21.85 square feet in size. The sign is proposed to be a black and matte gold finish aluminum and vinyl with the business name and artistic detail incorporated into the shape of the sign. The business name portion of the sign – 6 Whiskey – is proposed to be a push-thru illumination style of lighting, which would have a warm illuminated glow along the edge of the "6 Whiskey" lettering of the sign while the rest of the sign – the cutout background and artistic details in vinyl – would not have illuminated features. According to the applicant, the push-through illumination style is proposed for this sign so that the "6 Whiskey" letters can be illuminated, which would not be feasible in other illumination styles due to the fonts and size of the letters that are illuminated. Observers would see the illumination from the sides of the letters while the fronts of the letters would remain black and would not show the illumination. The color temperature of the lighting is proposed to be a warm, golden glow to coordinate with

the matte gold finish of the sign background. Because this illumination style is a modern interpretation of text backlighting and is not specifically addressed in the approval criteria of Section 9.21 of the Design Guidelines, the request for approval is made to HARC.

Commissioner Romero asked the applicant what the type of business this is. The applicant explained that clothing and home goods are sold at the business.

Motion to approve Item B (2019-6-COA) as presented by Commissioner Parr. Second by Commissioner Morales. Approved (7-0).

C. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for the relocation of a contributing historic residential structure at the property located at 1813 S. Main Street, bearing the legal description of EUBANK ADD (BLK 4 LT 9 RESUB), BLOCK 4, Lot 9A. – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval for the relocation of a 923 sq. ft. residential structure currently located at 1813 S. Main Street, which is listed on the 2016 Historic Resource Survey as a medium priority structure, and which can be identified as a minimal traditional style residence. Minimal traditional is a style of house associated with low or intermediate-pitched roofs, often with gables; small, generally one-story in height; roof eaves with little to no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; and rarely has dormers. This house style was predominant before, during and after World War II due to its cost efficiency and ease of construction. The applicant is proposing to relocate the structure to the lot directly behind the current location, which is addressed at 105 E. 18th Street. When the applicant purchased the property at 1813 S. Main St. the two lots were still one single lot, and the applicant subsequently re-platted the lot into two lots so that the lot facing E. 18th Street could be separately developed with a residence. The existing historic structure at 1813 S. Main needs foundation repairs, and the applicant is requesting to relocate the structure in order to construct a new foundation for the historic structure and a two-car garage addition with a second story. In its current configuration, there is a non-historic addition on the left side (if viewing the structure from S. Main Street or north side) of the original structure of a single car garage. The garage is an addition as the siding of the addition is not aligned with the original structure and the flashing of the roof of the garage addition has been cut into the siding of the original structure. The existing one-car garage addition at 1813 S. Main is to either remain in place or be demolished as it is not constructed on a pier and beam foundation and may not be able to be successfully relocated, and the applicant expects to redevelop the lot with a new residence in the future. In an on-site meeting on January 28, 2020 the Demolition Subcommittee found that the garage addition was not original to the main structure, which was evidenced by the siding of the addition not aligning with the siding of the original structure, and the method by which the roof of the addition was attached to the original structure. The siding of the original structure had been cut out for the garage roof flashing with sealant, rather than installed in the same period of construction. Due to this evidence, the construction of the attached garage and the lack of architectural significance, the Demolition Subcommittee found that the garage addition was not original, lacks historic significance and recommended that the structure be demolished or relocated rather than retained on the site. The proposed new location for the subject structure is directly behind (east)

of the current location and the context is similar. The structure will have a different orientation and face a different set of residences. The residences along E. 18th Street are generally smaller in size and are situated on smaller lots than the properties along S. Main Street, and their estimated construction dates vary from 1935 to 1950. These surrounding structures are either Minimal Traditional in style, or lack defined stylistic influence, and the subject structure would fit the context of this portion of E. 18th Street because of its similar size and architectural style to the existing structures.

Commissioner Romero opened the Public Hearing.

Preston Peterson had a question about the old garage, and whether it would stay or be demolished. Commissioner Romero explained that the demolition subcommittee's recommendation is to demolish it.

William McGarry commented that the lot should not be divided. This might lead to others wanting to do the same in the future, to make more homes, and also an increase in traffic and ruin the historical value of homes there.

Debra McGarry also commented that if allowed, this will set a precedence in the neighborhood. 2 houses on 1 lot should not be allowed. That is not what old town is about. This will increase traffic. She does not agree with the request.

Susan Sis-Boyd is also concerned about leaving the old garage. It is not aesthetically pleasing. She is concerned that this will damage the character of the neighborhood.

Bostick addressed the public speaker comments and questions. She explained that this proposal is for 1 house on 1 lot. She also explained that if other residents request to subdivide their lots, there must be access to a road. Most would not meet the minimum specifications.

Commissioner Parr commented on the demolition subcommittee's discussion, and that the garage structure should not be left standing if the house is relocated.

Commissioner Romero closed the Public Hearing.

Motion to approve Item C (2019-86-COA) as presented by Commissioner Nunn. Second by Commissioner Asendorf-Hyde. Approved (7-0).

D. **Public Hearing** and **Possible Action** on a request for a **Certificate of Appropriateness** for the following: 3′ setback encroachment into the required 20′ front setback to allow a residential structure 17′ from the front property line; 10″ setback encroachment into the required 25′ garage setback to allow an attached garage addition 24′-2″ from the property line; 7′ building height modification from the required 15′ maximum building height at the 24′-2″ setback to allow a building height of 22′ at the garage setback; 7′ building height modification from the required 15′ maximum building height at the 10′ rear setback, allowing for a building height of 22′ at the rear setback; an addition to a street facing façade; and the replacement of historic architectural features with non-historic architectural features at the property located at 105 E. 18th Street, bearing the legal description of EUBANK ADD (BLK LT 9 RESUB), BLOCK 4, Lot 9B (0.14 acres). – Britin Bostick, Downtown and Historic Planner.

Staff report presented by Bostick. The applicant is requesting HARC approval for setback and building height modifications for a 923 sq. ft. residential structure, currently located at 1813 S. Main Street in order to construct an attached two-car garage addition with a second story. The property is listed on the 2016 Historic Resource Survey as a medium priority structure and is identified as a minimal traditional style residence. Minimal traditional is a style of house associated with low or intermediate-pitched roofs, often with gables; small, generally one-story in height; roof eaves with little to no overhang; double-hung windows, typically multi-pane or 1/1; minimal amounts of added architectural detail; and rarely has dormers. This house style was predominant before, during and after World War II due to its cost efficiency and ease of construction.
The applicant is requesting an addition to a street-facing façade with the requested addition of the two-car garage and second story above the garage addition. The requested addition is within the floor to area ratio and impervious cover limitations for the lot. The proposed addition is approximately 1,120 sq. ft and the existing structure is 923 sq. ft, and the addition would more than double the size of the original structure. As the addition is proposed to be set back from the primary façade of the original structure it would not obscure the characteristics of the original structure, however due to the height and footprint of the proposed addition relative to the original structure, the addition would not be subordinate to the original structure. Locating the addition to the rear of the original structure would not be feasible due to the orientation and dimensions of the lot, and the addition of the second floor adds square footage to the available living space. With the addition of the garage and second floor, the structure would be larger in size and taller in height than the 7 nearby structures situated along E. 18th, St. which are single-story, although it would be a similar size and/or height to 8 of the 10 structures along S. Main Street between Cyrus Ave. and E. 18th Street. Minimal Traditional as an architectural style includes two-story structures, although single-story structures are more typical of the style in Georgetown. The addition is proposed to have wood siding to be similar in profile to the existing wood siding but not an exact match to differentiate the original structure from the addition. The roof material is proposed to be asphalt shingles to match the existing roof on the original structure, and the windows are proposed to be single-hung vinyl windows.

The front 17' setback modification for the 923 sq. ft. original structure is requested to accommodate the addition of an attached two-car garage, which is proposed to have storage and laundry space at the rear, so that the garage addition would not require a setback modification along the rear or north property line to accommodate the depth of the garage addition. If the 17' front setback were approved, the relocated structure would be situated a similar distance from the curb as the existing residential structures across E. 18th Street. The applicant is also requesting a front setback of 24'-2" for the garage addition, which would allow for a two-car garage without encroaching into the rear or north property setback and would still site the front of the garage addition behind the relocated structure.

The applicant is also requesting two building height modifications of 7', one at the front and one at the rear of the proposed two-story garage addition. Sec. 4.08.080.C.2 restricts the building height at the prescribed setback of the underlying base zoning district (Residential Single-Family or RS for the subject property) to 15', and the applicant is proposing an addition that would be

approximately 22' in height at both the front and rear setbacks. Other structures along E. 18th Street are generally one story in height and have low pitched roofs, and a few structures along S. Main Street have two stories, although most are a single story in height.

The applicant is also requesting to replace the existing wood windows with new single-hung vinyl windows and to repair and replace damaged and deteriorated wood trim and siding on the exterior of the original structure with wood materials. The existing wood windows are original to the structure, and in some cases the glass panes have slipped from the damaged muntins. The wood siding is mostly intact, but some of the wood trim along eaves, gutters and at the foundation has either rotted or deteriorated and requires replacement.

Commissioner Romero invited the applicant to address the Commission.

Lynn Haag addressed the Commission and explained that he tried to keep the same style of the home, and explained the setback encroachment request.

Commissioner Romero opened the Public Hearing.

Preston Peterson commented on his concern with height of the house.

William McGarry is also concerned with the house being two-stories.

Deborah McGarry is also concerned with the height of the house.

Susan Sis-Boyd, wanted to know what kind of siding will be used for the addition. She is concerned with preserving the historical character on the street.

The applicant explained that it will be wood.

Motion to approve Item D (2019-86-COA) as presented by Commissioner Nunn, with condition that wood is used for the windows. Second by Commissioner Parr. Approved (6-1), with Commissioner Browner opposed.

E. Presentation and Update Regarding the FY2020 Home Repair Program - Britin Bostick, Downtown & Historic Planner

   Waggoner provided an overview of the home repair program. He presented a video for the Commission (by Habitat for Humanity and the City of Georgetown). He explained the program's strategy, partnerships, and upcoming events.

   Waggoner also explained that this is a part of the strategy in the Comprehensive Plan. The City hopes to grow the program, and include low income and workforce housing as well.

F. Discussion of annual training for Historic and Architectural Review Commissioners. - Britin Bostick, Downtown and Historic Planner

   Bostick explained to the Commission that she is seeking feedback on what the Commission would like to be trained on, and asked that Commissioners let staff know their requests.

Alternate Commissioner Mitchell commented on the Commission's decision on an item, and explained a previous item that was discussed at a different meeting. There was a similar issue regarding height, however this item was not discussed in detail as the previous item. She reminded the Commission about compliance and uniformity.

Adjournment

Motion to adjourn by Commissioner Asendorf-Hyde. Second by Commissioner Nunn. Meeting adjourned at 7:40p.m.

_____ _____

Approved, Josh Schroeder, Chair Attest, Amanda Parr, Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
Minutes
February 27, 2020 at 6:00 p.m.
Council and Courts Building
510 West 9th Street Georgetown, TX 78626

Members present: Catherine Morales; Art Browner; Lawrence Romero; Terri Asendorf-Hyde; Steve Johnston; Amanda Parr

Members absent: Pam Mitchell; Karalei Nunn

Staff present: Nat Waggoner, Long Range Planning Manager; Mirna Garcia, Management Analyst; Britin Bostick, Historic Planner; Sofia Nelson, Planning Director

Call to order by Commissioner Parr at 6:03 pm.

A. **Public Hearing** and **possible action** on a request for a **Certificate of Appropriateness** for the replacement of historic architectural features with non-historic architectural features for a high priority commercial structure at the property located at 110 E. 7th Street, bearing the legal description Georgetown City Of, BLOCK 40, Lot 2(N/PT), ACRES 0.0826 – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval for the replacement of the non-original metal onion dome feature that sits atop the northwest corner of the building, which was installed in August of 1985. Although the current dome is not original to the building, it does have historic significance in its own right as the replacement of the building's most significant architectural feature, and one of the most significant architectural features on the Courthouse Square. The applicant is also requesting HPO approval for the replacement of the current built-up bitumen flat roof with a thermoplastic polyolefin (TPO) roof, the replacement of the non-historic header boxes and downspouts, and the restoration of historic architectural features such as wood windows and trim on the Main Street and E. 7th Street facades that have deteriorated and weathered. The applicant is proposing to repaint the surfaces with the same paint colors. The onion dome feature disappeared from the Masonic Lodge circa 1925 and was reportedly dismantled. It remained missing for nearly 6 decades until preservation efforts on the Square, spearheaded by the Main Street Program, supported the restoration of the Masonic Lodge in 1985. The owner at the time, Laura Weir-Clark, searched for the original dome and considered options for a replacement before deciding on a galvanized (treated with zinc to prevent rust) dome fabricated by Campbellsville Industries of Campbellsville, KY. The replacement dome was not an exact match, but was similar in design, character and proportion, and restored a significant part of the historic character of the building. The applicant is proposing to install a new dome constructed of copper, which will be painted to match the existing and which will have an internal gutter system to drain onto the proposed new TPO roof to address water infiltration issues.

Commissioner Browner asked if the replacement will be a replica of the existing dome, with the difference being that it will be made out of copper. Bostick explained that it will be the same, and the same colors will be used as well. It will look exactly like the current dome.

Commissioner Romero asked if it will all be copper. Bostick explained that it will, and it will be painted.

Commissioner Parr asked the reason for using copper. Bostick explained the current dome has hail damage, and there is also water leaking inside the building, causing water damage. This will be an opportunity for the applicant to address the leak and replace the dome with an improved material over the previous replacement.

Commissioner Parr opened the Public Hearing.

Jeri Moe commented that she is concerned with the project, and the copper being painted. She would like more answers and a more thorough rendering of the dome.

Commissioner Parr closed the Public Hearing.

Motion to approve Item A (2020-2-COA) as presented by Commissioner Romero. Second by Commissioner Asendorf-Hyde. Approved (6-0).

B. **P**ublic Hearing and possible action on a request for a Certificate of Appropriateness for a 5' setback encroachment into the required 20' front setback to allow a residential structure 15' from the front property line, and a 9′ setback encroachment into the required 15' side setback to allow a residential structure 6′ from the property line at the property located at 406 E. 4th Street, bearing the legal description of Glasscock Addition, BLOCK 32, Lot 1-2(E/PTS), ACRES 0.166 – Britin Bostick, Downtown and Historic Planner

Staff report presented by Bostick. The applicant is requesting HARC approval for two setback modifications for the future construction of a single-family residence on the property. The first is a 5′ front setback encroachment into the required 20′ front setback for the Residential Single Family (RS) zoning, so that a residential structure could be constructed 15′ from the front property line. The rear of the property has a 15′ wide Public Utility Easement (PUE), and development is not permitted within that easement. The rear setback for the RS zoning district is 10′, and as the PUE acts as an effective 15′ setback, the applicant is requesting a setback modification at the front property line to address the loss of developable lot depth caused by the PUE. This would provide for a front setback that is similar to other properties located along this portion of E. 4th Street.

The second setback modification requested is a 9′ setback encroachment into the required 15′ side setback for the RS zoning district so that a residential structure could be constructed 6′ from the side (east) property line. The 15′ side setback applies to this property because of a Right-of-Way (ROW) for Ash Street. Ash Street has not been extended in this section, however the City has retained the ROW, and the 15′ setback therefore applies. The City does not have plans to construct the Ash Street extension, and the applicant is requesting approval of a 6′ side setback, which is what would be required in the RS zoning district were the property not abutting a street ROW. HARC approved a similar side setback encroachment for 2018-59-COA, which was a 9′

encroachment into the 15' setback allowing a carport 6' from property line for the property directly to the south and addressed at 407 E. 5th Street. The request to HARC is for approval of setback modifications so that the applicant can move forward with designs for a residential structure. If approved, the new residential structure would have to meet all other applicable requirements, including COA review requirements. Currently all new construction in the Old Town Historic Overlay District requires review and approval of a Certificate of Appropriateness by HARC, as do any setback, building height and floor area ratio modifications. Impervious cover requirements do not have the opportunity for modification.

Was it Terri? Asked if the setback modification would prevent the City from being able to construct the street extension. I answered that no, an approval would not abandon any part of the City's right-of-way or limit the City's ability to construct the street.

Motion to approve Item B (2020-3-COA) as presented by Commissioner Asendorf-Hyde. Second by Commissioner Browner. Approved (6-0).

Adjournment

Motion to adjourn by Commissioner Parr. Second by Commissioner Morales. Meeting adjourned at 6:43pm.

_____ _____

Approved, Amanda Parr, Chair Attest, _____, Secretary

City of Georgetown, Texas
Historic and Architectural Review
March 12, 2020

SUBJECT:
Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for an addition to a street-facing facade at the property located at 1215 S. Main Street, bearing the legal description of Morrow Addition, BLOCK G (SE/PT) (0.236 acres). – Britin Bostick, Downtown & Historic Planner

ITEM SUMMARY:

FINANCIAL IMPACT:
N/A

SUBMITTED BY:
Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
🗋	Staff Report	Cover Memo
🗋	Exhibit 1 - Location Map	Exhibit
🗋	Exhibit 2 - Letter of Intent	Exhibit
🗋	Exhibit 3 - Plans & Specifications	Exhibit
🗋	Exhibit 4 - Historic Resource Survey	Exhibit
🗋	Exhibit 5 - Conceptual Review Plans & Specifications	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: **Thursday, March 12, 2020**
File Number: **2019-70-COA**

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for an addition to a street-facing facade at the property located at 1215 S. Main Street, bearing the legal description of Morrow Addition, BLOCK G (SE/PT) (0.236 acres).

AGENDA ITEM DETAILS

Project Name:	***Walden/Pullen Main St. Remodel***
Applicant:	***Wade Walden***
Property Owner:	***Wade Walden & Leslie Pullen***
Property Address:	***1215 S. Main Street***
Legal Description:	***MORROW ADDITION, BLOCK G (SE/PT), ACRES .236***
Historic Overlay:	***Old Town Historic Overlay District***
Case History:	***HARC approved demolition of carport and rear porch enclosure and provided a conceptual review on 01/23/2020.***

HISTORIC CONTEXT

Date of construction:	***1921 (HRS lists a date of 1920)***
Historic Resources Survey Level of Priority:	***Medium***
National Register Designation:	***N/A***
Texas Historical Commission Designation:	***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ Addition that creates a new, or adds to an existing street facing facade for a medium priority structure

HPO:

- ✓ Replacing roof materials with different roof materials

STAFF ANALYSIS

Background on Structure:

The existing structure was constructed in 1921 by Georgetown builder and lumber yard owner C. S. Griffith, competitor to the well-known C. S. Belford. The house was built for local businessman T. E. Stone, who had also owned the original house immediately to the north. It is 1,944 square feet, including the covered front porch. The one-story house has Craftsman features, including low-pitched gable roofs, unenclosed eave overhangs, a front porch with brick columns that extend to the ground, multi-pane upper sash windows, and triangular knee braces under the deep eave overhangs at the gable ends.

Historic and Architectural Review Commission

1/23/2020 Conceptual Review

At the January 23, 2020 HARC meeting, the commissioners provided a conceptual review to the applicant and gave feedback on the proposed design for three specific aspects of the project, which were:

- Mass
- Scale (Design Guidelines 14.12, 14.13 and 14.16)
- Design and Materials (Design Guideline 14.13)

Some of the feedback to the applicant from the commissioners was:

- Mass and scale need to be reduced relative to the existing structure, which might be accomplished by reducing the overall height of the addition or by reducing the added square footage.
- Dormers could be utilized for the proposed addition to reduce the overall height of the structure.
- Addition overshadows main structure and is too large.
- Concern about maintaining medium priority status on HRS.
- The design of the addition is a nice complement to the existing, but the square footage of the addition is noticeable in comparison to the original.
- Massing of the addition is dominant relative to the existing house.
- Distinction between new and old too subtle per the renderings.
- Appreciate the desire to reuse windows.
- Street width and context play a role in mass and scale, and the width of Main Street reduces the perception of mass plus the addition to the house across Main Street is similar to the addition requested in this project.

The project architect provided the following comments on the revised design in response to the feedback in the Conceptual Review:

"I lowered the highest ridge of the house by about 4'. I lowered the roof over the stairwell so that the higher roof and gable is about 10' back from where it was originally. I added the shed dormers (like the College Street project you directed me to) on the north side of the upper floor instead of the high, more contemporary clerestory windows. I added the pergola in front of the carport to add a little more character, to soften the flat wall face and to accentuate the dimensional openness of the carport structure. The paint color on the house will be changed to white, in an effort to soften the original green paint and hopefully help lessen the scale and mass with a less impactful color. I changed the siding to board and batten on the garage building and upper floor girls' bedroom wing on the south side of the house (over the carport/garage) to differentiate between the existing/old horizontal siding and the new.

The exterior windows are white in color if existing and gray shade if new. We will re-use most of the window coming off the rear and side of the back portion of the house, so some of the gray shade windows are actually replacement windows. I just haven't noted them specifically yet, but will do so on our permit set."

Historic and Architectural Review Commission

Applicant's Request

Project Size and Scale

The applicant has revised the design of the addition from the design presented in the conceptual review and is proposing a 2,263 square foot addition as was proposed in the conceptual review, designed to be two stories and will be visible behind the rear and to the right side of the main structure as viewed from Main Street. The project elevations show the existing single-story structure to be approximately 23' in height above grade at the roof ridge, with a building height (average of the ridge and eave height per UDC Sec. 6.04.030.A) of approximately 16'-6". The proposed addition has a roof ridge height of 27'-10" (reduced from 29'-7" in the conceptual review) and a building height of 24'-4", with other significant features and massing of the addition between 12' and 26' above grade. The addition will be attached directly to the main structure and will provide useable carport space with storage on the ground floor, and bedrooms and family area on the second floor. The addition will require the removal of a rear wall of the main structure, removal of 11 windows and a door with trim, siding, two non-functioning brick chimneys, and a section of the existing roof.

Materials

The addition is proposed to have combination of siding materials, including shingle and board and batten siding on the west elevation and lapped siding and board and batten siding on the south elevation. The east elevation is proposed to have both lapped and board and batten siding and the north elevation is proposed to have lapped siding. In the conceptual review the addition was proposed to have lapped siding similar to the original, and in response to concerns that the materials of the addition were not sufficiently distinct from the original structure, the applicant is proposing to use both shingle and board and batten siding for the street-facing facade. The proposed roof of the addition is still a standing seam metal roof, to be consistent with the request to change the roof material of the existing structure from asphalt shingle to standing seam. The north façade now proposes dormers to provide natural lighting to an upstairs hallway and allow a lower overall roof height of the second-floor addition. The street-facing windows in the addition are proposed to be similar but differentiated from the windows in the existing structure with 4 divided lights above a single pane in a smaller size than the original windows. The windows on the sides and rear elevations are proposed to be a combination of the 4 over 1 single-hung windows and divided lite fixed windows with 4 panes as well as fixed windows with a single pane. Some of the windows proposed to be removed for the addition will be reused per the architect's comments above.

Design & Character

The design of the addition is a modern interpretation of the Craftsman style of the existing structure. It has an asymmetrical façade with the slope of the roofs oriented toward the right of the façade to an observer standing on Main Street, which balances the asymmetrical façade of the existing structure and roof lines. A new trellis roof or pergola feature is proposed at the front of the carport to soften the façade of the addition and reduce the massing from the street view. The revised design employs similar architectural features to the original, such as the eave overhangs and details, triangular knee braces under the deep overhangs at the gable ends, attic vents, trim elements for the windows and siding, and the

windows are a variation of the multi-pane sash over single-pane sash configuration. The brick column elements at the carport reflect the brick column elements of the front porch. The architectural style of the addition is consistent with but differentiated from the original structure. The design and features of the addition still present more complexity than the original structure, with multiple roof planes, siding materials, window sizes and configurations, although the addition now continues the north roof plane rather than separating from it for the second floor of the addition.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Downtown and Old Town Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 6 – DESIGN GUIDELINES FOR INDIVIDUAL BUILDING ELEMENTS	
6.28 Avoid altering original chimneys. • Existing brick chimneys should not be removed or covered with stone, stucco, or other non-original material. • If chimneys are damaged or missing they should be restored to their original condition or reconstructed in keeping with the chimney design of the period.	**Partially Complies** The existing structure has three chimneys, a main chimney with an interior fireplace and two smaller chimneys which likely served as flue covers for interior heating elements. The smaller chimneys are characteristic of the Craftsman architectural style but are no longer functioning as they are not venting interior elements and are not currently visible on the interior of the house. The smaller chimneys are proposed to be removed for the addition while the functional brick chimney is to remain in place. Although brick chimneys are characteristic of the style, the removal of the smaller chimneys would not reduce the overall historic significance of the structure.
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.11 Avoid alterations that would damage historic features. ✓ Avoid alterations that would hinder the ability to interpret the design character of the original building. ✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.	**Complies** Proposed alterations retain the original design character and do not imply an earlier time period.
14.12 An addition shall be compatible in scale, materials, and character with the main building.	**Partially Complies** Proposed addition has compatible materials and character with the main building. In

GUIDELINES	FINDINGS
• An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure. ✓ An addition to the front of a building is usually inappropriate.	terms of scale and mass the addition is two stories compared to the single story of the original structure. Massing is a term in architecture which refers to the perception of the general shape and form as well as size of a building. The addition is set back from the front of the original structure, and the applicant is not requesting building height or setback modifications for the addition. The height of the addition is not substantially greater than the height of the original structure (approximately 5′ higher), due to the difference in elevation between the floor height of the original one-story structure (pier and beam foundation approximately 3′ above grade) and the two-story addition (at grade). The placement of a carport with storage to the rear reduces the massing of the addition at the first floor. However, the two-story design of the addition does increase the massing of the structure on the site and is large in scale as an addition, which is 2,263 square feet, relative to the original structure, which is 1,944 square feet.
14.13 Design a new addition such that the original character can be clearly seen. ✓ In this way, a viewer can understand the history of changes that have occurred to the building. ✓ An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted. ✓ Creating a jog in the foundation between the original and new structures may help to define an addition. ✓ Even applying a new trim board at the connection point between the addition and the original structure can help define the addition.	**Complies** Proposed addition is set to the rear and side of the main structure and is distinguishable from the original structure due to its height, windows, siding material and design as a contemporary interpretation of the Craftsman original structure. The SOI Standards referenced in Preservation Brief #14 can be summarized: (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,

GUIDELINES	FINDINGS
✓ See also *Preservation Briefs #14: New Exterior Additions to Historic Buildings*, published by the National Park Service.	and architectural features to protect the historic integrity of the property and its environment." (10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." Also, a new addition should: • Preserve significant historic materials, features and form; • Be compatible; and • Be differentiated from the historic building.
14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. ✓ Setting an addition back from any primary, character-defining façade will allow the original proportions and character to remain prominent. ✓ Locating an addition at the front of a structure is inappropriate, and an addition should be to the rear of the building, when feasible.	**Complies** Proposed addition is located to the rear of the main structure and is set back from the front.
14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure. • When preserving original details and materials, follow the guidelines presented earlier in this chapter.	**Partially Complies** Proposed addition is to the rear of the main structure and the scope of work does not include the primary façade or front portion of the existing main structure, thus retaining most of the original architectural details. Some rear details, including windows which are significant to the character of the house, will be removed for the proposed addition, which could be salvaged and reused in the new addition.
14.16 An addition shall be compatible in scale, materials, and character, and architectural style with the main building.	**Partially Complies** The findings for Design Guideline 14.12 also apply to the criteria for this Guideline. The proposed addition is more complex than the original structure, with multiple roof planes,

GUIDELINES	FINDINGS
• An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure. • While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure. • An addition should be simple in design to prevent it from competing with the primary façade. ✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	projecting elements and window sizes and configurations. However, the addition is compatible with the overall character and architectural style of the original structure and has compatible elements and features, such as the treatment of the eaves, attic vents, roof slopes, bracket details, windows and siding. *Dormers were added to the north side of the second-floor addition to help reduce the roof height of the addition while providing natural light to the upstairs hallway.*
14.17 An addition shall be set back from any primary, character-defining façade. ✓ An addition should be made to the rear of the building, when feasible.	**Complies** Proposed addition is located to the rear of the main structure.
14.18 The roof form of a new addition shall be in character with that of the primary building. ✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings in the downtown area. ✓ Repeat existing roof slopes and materials. ✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar. ✓ The roofs of additions should not interfere with the original roof form by changing its basic shape or view of the original roof, and should have a roof form compatible with the original building.	**Complies** Roof of proposed addition has similar type, slopes, overhangs, architectural features to the original roof, and the proposal to use the same standing seam metal roofing material on both the existing and new roofs will provide for a repetition of materials. The original roof form has some asymmetrical elements consistent with the Craftsman style, which are balanced by the proposed roof slopes and locations of the new addition.
14.19 The architectural features of existing buildings should be protected when additions are proposed. ✓ See Chapter 4 for design guidelines related to protecting architectural features.	**Complies** Proposed addition does not disturb architectural features on main façade, and significant features proposed to be removed can be salvaged for reuse.
14.20 An addition shall not damage or obscure architecturally important features.	**Partially Complies**

GUIDELINES	FINDINGS
✓ For example, loss or alteration of a porch should be avoided. ✓ Addition of a porch may be inappropriate.	Proposed addition retains architecturally important features of the façade and sides of the house but does propose to remove two brick chimneys that served as flue covers (the two chimneys are smaller than the main chimney, which has a fireplace, and do not show indications of having served interior fireplaces, rather may have served other heating devices.) The smaller chimneys are part of the Craftsman architectural style, but their removal would not alter the overall historic significance of the structure.
14.22 Individual building elements of existing buildings should be preserved, protected, and replicated where appropriate when additions are proposed. • See Chapter 6 for design guidelines related to preserving individual building elements.	**Partially Complies** Proposed addition preserves character-defining features of the main façade and replicates roof features to be consistent with the character of the original structure, although some rear features and two non-functioning chimneys will be removed.

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, the HARC must consider the following 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 deemed complete by Staff.
2. Compliance with any design standards of this Code;	**Complies** Proposed project meets the applicable UDC Requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Partially Complies** Partially Complies with 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

SECTION 3.13.030 CRITERIA	FINDINGS
	property and its environment. The architectural features of the proposed addition are compatible, but the size of the addition is more than double that of the existing structure.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies** Complies or Partially Complies with the Applicable Design Guidelines in Chapters 6 and 14.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Partially Complies** The front of the original structure remains intact. Proposed addition is distinguishable as new construction but full attachment to the original structure and two-story height of addition alter the character of the site.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** Surrounding properties include second floors and additions to historic main structures, as well as single story structures.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** This portion of South Main Street has a right-of-way width of 80', with medium to large-sized structures situated on large lots, generally over 0.25 acres. As the addition is situated toward the rear of the historic structure, which reduces the massing from the street view, the proposed addition does not diminish the character of the Old Town Historic Overlay District.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	**Not Applicable** No Signage Included.

STAFF RECOMMENDATION

Staff recommends APPROVAL of the request for the addition, with the recommendation that the removed windows, door, trim, siding and brick materials be salvaged or re-used in the new addition where feasible. The recommendation for approval is for the reasons stated above, and that on balance, the proposed project complies or partially complies with the Design Guidelines; the zoning district requirements (including setback and building height requirements) are met; the surrounding properties are large lots generally over 0.25 acres, which provide room for large additions without crowding other

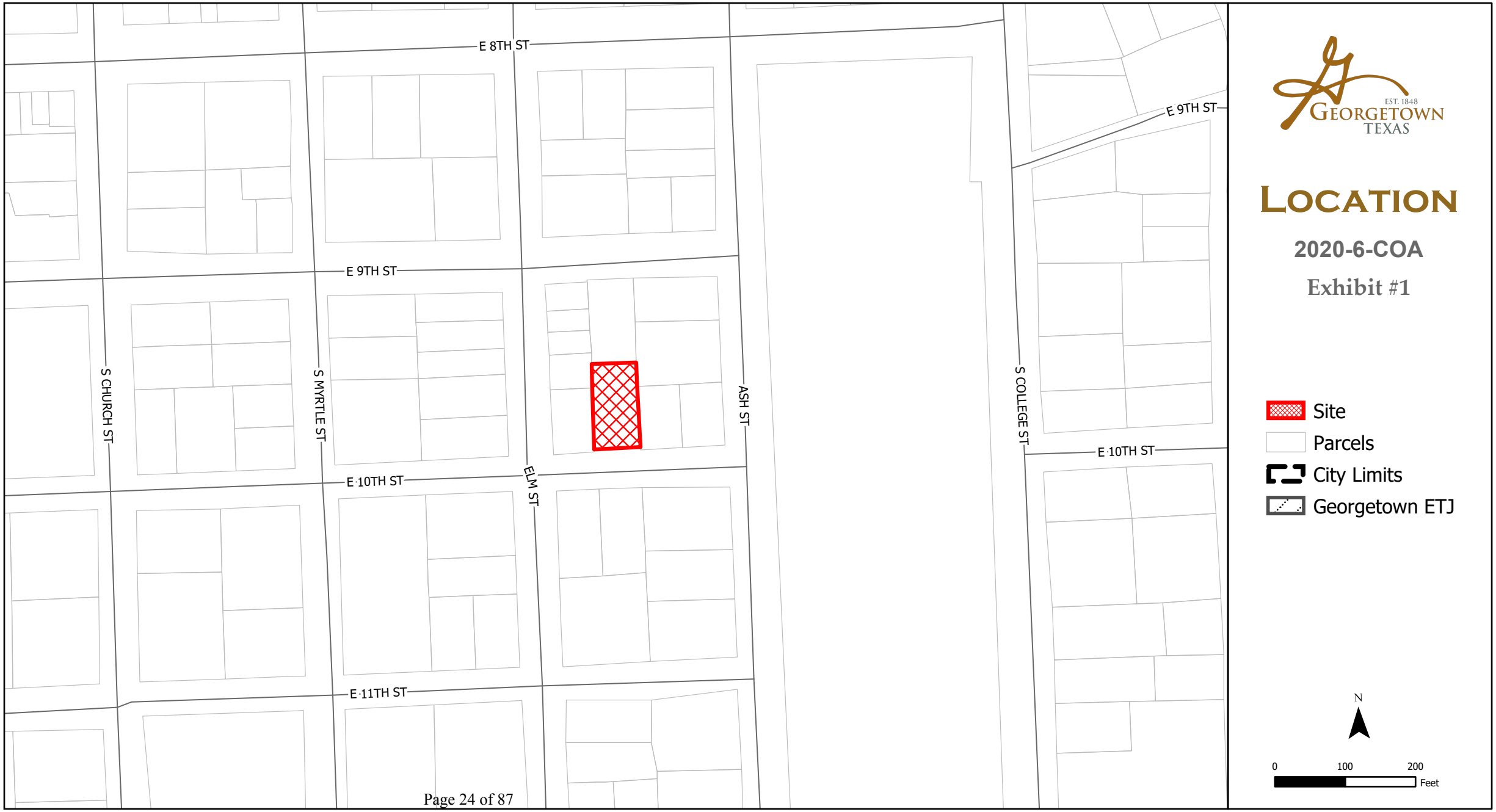
properties; the right-of-way width of Main Street and the placement of the addition toward the rear of the original structure reduce the perception of the size of the addition (mass) from the street view; and the proposed addition is not out of scale with the surrounding structures. Additionally, the existing historic structure is situated on a pier and beam foundation that places the floor of the house approximately 3' above grade, requiring several steps up to the house. The proposed addition, while two stories, begins at grade level rather than on a similar pier and beam foundation and takes advantage of the difference in height of the foundations to allow the height of the addition to be approximately 5' higher (roof ridge heights) than the original structure, as the applicant has worked to reduce the overall height in response to the feedback provided during the conceptual review.

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans & Specifications
Exhibit 4 – Historic Resource Survey
Exhibit 5 – Conceptual Review Plans & Specifications

SUBMITTED BY

Britin Bostick, Downtown Historic Planner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GEORGETOWN
TEXAS
LOCATION
2020-6-COA
Exhibit #1
Site
Parcels
City Limits
Georgetown ETJ
N
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100
200
Feet

Letter of Intent for Renovation Projects at 405 E 10th Street

February 17th, 2020

This application covers three interrelated projects on this property:

1. Renovating an existing one-car garage (built in 2005) at the back of the lot by adding a one-story 8' x 13' workshop extension (on a slab) to one side, and raising the existing roof by 5 feet to create a stand-up storage area over the existing garage, accessed through an interior staircase. The siding, trim, and roof will match those of the existing garage and house in material type and color. The front facia will include a pair of new windows on the upper level, which are planned to be Pella Impervia double-hung fiberglass windows having white frames and a traditional divided-light grille pattern on the upper sashes (data sheet appended). These windows will match the style and geometry of the existing front-facing windows on the main house. The rear facia will include one window of the same style on the upper level. The workshop extension will include a Velux skylight for light and ventilation (data sheet appended).

2. Replacing a non-historic 312 ft^2 wooden deck (built circa 1998) at the rear of the house with a 280 ft^2 covered patio on a concrete slab, and connecting this patio to the garage with a short covered walkway. This patio will not be visible from the street, but it is included in this application because the roof over the covered walkway will extend along the top of the existing garage door, which is visible from the street. The walkway will be decked with Trex Transcend decking (data sheet attached) in the Gravel Path color, which is a close color match to the existing wooden deck and walkway and the house's front porch.

3. The third project involves updating the main house with two of the components used in the first two projects:

A. The windows in the house are builder-grade aluminum windows that were installed during a renovation in 1998; many do not open easily, and the most have some condensation between the glass panes. These will be replaced by windows of the same style as those used for the garage renovation: white exterior frames, white interior frames, and a traditional divided-light grille pattern on the upper sash. The grille will be white and inserted between the glass panes, as with the existing windows. The appearance of the new windows will be very similar to the appearance of the existing windows, except the frames will be slightly thicker.

B. The second update to the house is to replace the decking on the front porch with the same Trex Transcend decking used for the rear walkway. The front porch decking is 5/4 x 6 pressure treated decking boards that are believed to have been installed during the 1998 renovation (see pictures below). The boards are beginning to show some rot, and the surface – which was in very good condition when we moved into the house in April of 2019 – is now showing some peeling paint and pock marks where filler that covered the screw heads has come loose, especially where the deck extends outside the roof covering and is exposed to rain and sun. The Trex Gravel Path color is a very close match to the color of the existing boards and the dimensions are identical, as shown in the second picture.

Certificate of Appropriateness requirements

This picture shows the view of the house and garage from the street:

The renovation will connect the garage to the covered patio and house by a covered walkway. This connection effectively makes the garage, patio, and house one structure. If the garage remained separate, its total square footage (728 ft^2) would be 41% of the square footage of the primary structure (1772 ft^2); the UDC generally limits accessory structures to 25% of the square footage of the primary structure. Note that the impervious cover (footprint) of the proposed garage expansion is only 416 ft^2; the additional 312 ft^2 comes from the second level.

The front facia of the non-historic garage will be modified, and this is visible from the street, as shown in the picture above; so a COA is required for this modification. Although the rear deck and garage are non-historic structures, the house is listed as a medium-priority structure in the latest historic resource survey, so a HARC review is needed since the proposed renovation connects them.

WALDEN-PULLEN HOUSE

1215 S. MAIN STREET • GEORGETOWN, TX. 78626

PROJECT DIRECTORY

OWNER:	**Wade Walden & Paige Pullen**
ARCHITECT:	**Rick O'Donnell Architect, LLC** 510 Westbury Ln. Georgetown, TX 78633 o (512) 240-5961 www.rickodonnellarchitect.com
CODE ANALYSIS:	**Rick O'Donnell Architect, LLC** 510 Westbury Ln. Georgetown, TX 78633 o (512) 240-5961 www.rickodonnellarchitect.com
INTERIOR DESIGNER:	**N/A**
ADA REVIEWER/RAS:	**N/A**
CONTRACTOR:	**Oakman Building Co.** Ryan Hay 6507 Jester Blvd. #510-F1 Austin, TX 78750 o (512) 565-7770 www.buildoakman.com
SURVEYOR:	**Crichton and Associates, Inc.** 6448 Hwy. 290 E. Austin, TX 78723 o (512) 244-3395
LAND PLANNER:	**N/A**
GEOTECHNICAL/ SOILS REPORT:	**TBD**
CIVIL ENGINEER:	**N/A**
STRUCTURAL ENG.:	**TBD**
MEP ENGINEER:	**By Contractor's Engineer or Subcontractor**
KITCHEN PLANNER:	**N/A**
AUDIO-VIDEO ENG.:	**N/A**
COMPUTER/ITT:	**N/A**
LANDSCAPE DESIGN:	**TBD**
SEPTIC ENG.:	**N/A**

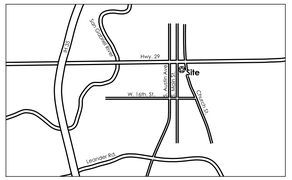
PROJECT INFORMATION

Project Address: 1215 S. Main Street, Geoergetown, TX 78626
Project Description: Single Family Detached Residence and Garage/Storage Building
Legal Description: .236 ac., a portion of Block G, Morrow Addition
Tax Parcel No.: N/A
Tax I.D. No.: N/A

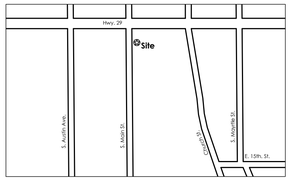
BUILDING CODES/ DESIGN CRITERIA

Governing Jurisdiction: City of Austin, TX
Codes:
2012 International Residential Code (IRC) - Building & Structural
2012 International Mechanical Code
2014 National Electrical Code
2012 International Plumbing Code
2015 International Energy Conservation Code
2012 International Fire Code
2012 International Gas Code

Zoning Classification: N/A
Occupancy Type: Single Family Detached Residence
Type of Construction: V-B, (Unprotected)/Non-Sprinklered/Wood Frame
Conditioned Area: Re: Area Calculation Chart
Gross Floor Area: Re: Area Calculation Chart
Allowable Bldg. Height: Per Code/City or Community Design Guidelines/City Ordinance/Deed Restrictions/HARC (if applicable)



AREA LOCATION MAP



SITE LOCATION MAP

INSPECTIONS (Not Necessarily In Order)

If project is not located in a governmental jurisdiction that makes inspections, Contractor and or/ Owner shall employ the services of a third party independent code compliance construction inspector for all phases of work including but not limited to the following:

- Layout / Setbacks
- Foundation / Slab Elevation
- Foundation Pre-Pour (form work, fill/pad, membrane, steel reinforcing)*
- Plumbing Rough / Sewer
- Copper or Supply Piping
- Mechanical In-Slab
- Framing / Structural *
- Exterior Envelope/Membrane (water protection, moisture proofing, flashing)
- Roofing
- Exterior Stucco / Plaster
- Mechanical Rough
- Plumbing Top-Out
- Electrical Rough / Conduits
- Propane Top-Out
- Electrical Intermediate
- Insulation
- Drywall
- Gas Yard Line
- French Drains
- Mechanical Final
- Plumbing Final
- Electrical Service Loop
- Electrical Final
- Site Utilities
- Water / Sewer Yard Lines
- Fire (fire codes, egress, alarms, detection systems)
- Driveway / Flatwork
- Propane Final
- HOA / ARC / HARC Finals
- Building Final
- ADA Final (if applicable)
- Final Health Dept. (if applicable)

*If a Structural Engineer has been retained for the project, said Engineer shall be required to inspect the structural aspects of the project.

NOTE:
CONTRACTOR SHALL CONFIRM WITH EACH APPROPRIATE GOVERNMENTAL ENTITY THAT THE CODES LISTED ABOVE ARE THE CURRENT AND APPLICABLE CODES IN USE BY THE GOVERNING JURISDICTION(S) AT THE TIME OF PERMITTING AND/OR CONSTRUCTION. CONTRACTOR SHALL ALSO CONFIRM WHETHER ANY ADDITIONAL OR SUPPLEMENTAL CODES OR CONDITIONS EXIST OR HAVE BEEN ADDED SINCE COMPLETION OF THE CONSTRUCTION DOCUMENTS. IF THE CONTRACTOR DETERMINES THERE ARE DISCREPANCIES BETWEEN THOSE LISTED ON THIS SHEET VS. THOSE IN ACTUAL USE, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY. IN ALL CASES CONTRACTOR SHALL CONFORM TO AND ABIDE BY THE MOST CURRENT AND STRINGENT CODES, GUIDELINES AND REQUIREMENTS IN PLACE, AS DEFINED BY THE GOVERNING JURISDICTION(S), AT ALL TIME DURING CONSTRUCTION. IF THE CONTRACTOR IS UNSURE OF CODE STATUS, SITUATION OR REQUIREMENT, IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONTACT AND CONFIRM WITH THE APPROPRIATE GOVERNING JURISDICTION. PROJECTS OUT OF A MUNICIPAL JURISDICTION ARE STILL REQUIRED TO BE BUILT PER CODE.

Note:
Property **IS** ___X_ **IS NOT** ___ located in 100 year flood plain
(re: FEMA Map No.: _____

Note:
Project **IS** ____ **IS NOT** __X___100% Masonry (Stone, Brick, Stucco).

NOTE:
CONTRACTOR SHALL MAINTAIN A FULL-SIZE SET OF THE MOST RECENTLY ISSUED, UP TO DATE CONSTRUCTION DOCUMENTS ON-SITE AT ALL TIMES.

CONSTRUCTION DOCUMENTS DRAWING INDEX

rick o'donnell
architect
510 westbury lane
georgetown, tx 78633
512.240.5961 office

PRELIMINARY
NOT FOR PERMITTING, REGULATORY APPROVAL OR CONSTRUCTION

Note:
Contractor, subcontractors and suppliers shall refer to all drawing sheets in the construction documents package, which may include but not be limited to architectural plans, surveys, civil engineering plans, geotechnical reports, structural engineering plans, mechanical/electrical/plumbing engineering plans, ResCheck/ComCheck energy reports, landscape, irrigation, hardscape and pool plans, lighting/kitchen/cabinet specialty plans, interior decorating documents, ADA compliance details and product specifications. The complete Project consists of and is composed of all sheets and documents in the construction document package along with any issued addendums or revisions. Contractor, subcontractors and suppliers shall refer to all sheets and documents for purposes of bidding, cost estimating, permitting, ordering of materials and for all aspects of construction. If uncertain, contact the Architect to confirm total contracts documents package prior to commencement of any of the above tasks or phases of work.

WALDEN - PULLEN HOUSE
1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

This document is released by the Architect for:
- [■] Owner / Client Review
- [ ] ARC Review Committee
- [ ] Consultant Distr.
- [ ] Finance Package
- [ ] Pricing / Bidding
- [ ] Permitting
- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Cover Sheet

DRAWING NO.
A1.0

GENERAL CONSTRUCTION NOTES - RESIDENTIAL (Refer to Individual Sheets for Additional Notes & Information)

General

ALL RIGHTS RESERVED. Rick O'Donnell Architect expressly reserves its common law copyright and other property rights regarding these plans. The plans and arrangements depicted herein are the sole property of Rick O'Donnell Architect and shall be retained by the recipient. The plans may not be reproduced, changed or copied in any form or manner whatsoever, nor are they to be loaned or assigned to any third party without first obtaining the express written permission of Rick O'Donnell Architect. The Architect assumes no responsibility for changes or modifications made to these plans by others.

Contractor, subcontractors and suppliers shall refer to all drawing sheets in the construction documents package, which may include but not be limited to architectural plans, surveys, civil engineering plans, geotechnical reports, structural engineering plans, mechanical/electrical/plumbing engineering plans, ResCheck/ComCheck energy reports, landscape, irrigation, hardscape and pool plans, lighting/kitchen/cabinet specialty plans, interior decorating documents, ADA compliance details and product specifications. The complete Project consists of and is composed of all sheets and documents in the construction document package along with any issued addendums or revisions. Contractor, subcontractors and suppliers shall refer to all sheets and documents for purposes of bidding, cost estimating, permitting, ordering of materials and for all aspects of construction. Contact the Architect to confirm total contracts documents package prior to commencement of any of the above tasks or phases of work. Contractor to insure that all values assumed and calculations determined in the ResCheck and ComCheck energy evaluations and report are incorporated into the project construction. U Values and shading coefficients for windows and doors must be adhered to.

CONSULT ARCHITECT IF UNSURE ABOUT THE EXTENT OF OR DETAILING REQUIRED TO COMPLETE THE PROJECT AS SHOWN. FAILURE TO DO SO IN ADVANCE OF COMMENCEMENT OF CONSTRUCTION OR ORDERING OF MATERIALS CONSTITUTES UNDERSTANDING OF THE PROJECT SCOPE AND INTENT, AND ACCEPTANCE OF ALL RESPONSIBILITY BY CONTRACTOR. CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES OR CONFLICTS EXIST REGARDING THE INFORMATION ON THESE DRAWINGS. DO NOT CONSTRUCT SOMETHING IF THE PLANS OR DETAILS DO NOT WORK OR DO NOT MAKE SENSE. CALL THE ARCHITECT.

These drawings constitute what is normally considered within the construction industry a "builder's set" in as much as they are intended to convey the design intent only. The implementation of the plans requires a general contractor and subcontractors thoroughly knowledgeable with applicable building codes and methods of construction. The plans are intended to provide basic information regarding site work, electrical, mechanical, plumbing and other trades to substantially complete construction of the structure. Exact material specifications and selections from agreed "allowances" are to be confirmed with the owner prior to ordering and/or installation. If provided, Contractor to review Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction.

Construction means, methods, and materials are solely the jurisdiction of the Contractor and are not described in these plans. Rick O'Donnell Architect, LLC shall neither have control over, be in charge of, nor be responsible for the construction means, methods, materials, techniques, sequences or procedures, or for safety precautions and safety programs in connection with the construction of the structure(s) in the plans provided by this agreement.

Exact detailing, structural, mechanical, electrical, waterproofing and flashings are to be determined by the contractor except as noted or described within these drawings. In all cases, the most stringent requirements of all applicable federal, state, county, and local city building, mechanical, electrical, plumbing, and fire codes, laws, ordinances, and regulations must be met. If the contractor or any subcontractors performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations then the Contractor in violation shall bear all costs of repair arising out of non-conforming work.

All such codes, ordinances, deed restrictions and regulations take presence over any part of these drawings which may be deficient or in conflict.

All plan dimensions and area calculations must be verified by Contractor and subcontractors prior to bidding, submittal of proposals or cost estimates or entering into any contracts or subcontracts. All dimensions (new construction , additions, and remodels) must be field verified prior to commencement of construction, ordering of materials or fabrication of products. Plan square footages and area calculations indicated on plans are estimates only. Contractor and subcontractors shall do their own area takeoffs and confirm actual square footages. Notify Architect immediately of any discrepancies between plan area calculations and contractor/subcontractor area calculations. DO NOT SCALE FROM DRAWINGS.

Contractor to confirm and verify location of all structures in relation to building lines or setbacks, property lines and easements. Notify Architect and Owner immediately with any discrepancies.

The obtaining of permits and government approvals and payment of related fees is the responsibility of the Contractor and /or Owner as determined themselves.

Existing and hidden conditions: Contractor shall verify actual location of all existing construction prior to

commencement of construction.

Site Work / Finish Grading

Refer to Site Plan(s) for additional notes and information The site plan, if provided as part of these documents, is intended to provide Contractor a general understanding of site topography and existing grade conditions. Finish grade contours are not indicated or depicted unless specifically noted. It is the responsibility of Contractor to insure proper drainage around and away from all structures as necessary. Contractor to confirm all existing overhead and underground utilities (electric, gas, phone, TV, water, sewer, etc.), utility apparatus and structures, tap and hookup locations whether shown on plans or not. Grades indicated on exterior elevations represent approximate existing grade elevations per topography survey and should be confirmed by the Contractor. Finish grading per civil engineer or landscape architect.

Contractor is responsible for ensuring proper drainage away from building and to ensure that no adjacent property is advertly affected by grading or drainage on this property.

Structural Foundation

Design layout and detailing of all structural elements, including but not limited to piers, footings, retaining walls, shear walls, floor and roof trusses, rafters, floor and ceiling joists, stud walls, columns and column footings, concrete floors and reinforcing must be designed, engineered and certified by a Registered Professional Engineer licensed to practice in the State of Texas. Contractor is responsible for coordinating and obtaining all engineering documents as necessary for permitting and construction unless otherwise agreed. Contractor to compare Foundation Base Sheet prepared by Architect with Structural Foundation Plan prepared by Engineer and immediately notify Architect of any discrepancies.

Contractor is responsible for verifying that all floor recesses and drops match between architectural floor plans and structurally engineered foundation plans. Contractor shall insure that any slabs recessed for wood flooring result in wood floors being flush with all adjacent floors. (tile, carpet, etc.).

Contractor to confirm and provide all in-slab electrical and plumbing as required.

Structural Framing

All new walls shall be framed per Floor Plan Notes and Floor Plan Legend.

All new walls shall be framed straight, plumb, square and true.

On remodel/renovation construction, investigate all existing exposed decking, fascia, overhangs and trim for rot. Where necessary replace with new materials to match existing.

Walls within 3 feet of property line shall be of 1hr fire resistive construction.

Provide backing in wall for mounting all millwork, shelving and plumbing fixtures as required.

Provide blocking for ceiling fans and heavy light fixtures. Confirm locations with owner prior to construction.

Provide draft stopping at any HVAC chase.

Contractor shall ensure that the exterior sheathing of the house is water protected and wrapped with an exterior water membrane product such as Tyvek or equal. Install according to Tyvek or selected manufacturer's recommendations, specifications and details.

Contractor shall confirm truss depths relative to HVAC duct sizing & location requirements prior to truss fabrication or framing.

Contractor to confirm trim size at doors and windows prior to construction of rough openings. Adjust positioning as necessary relative to adjacent intersecting walls to allow for proper space for trim.

Roofing

Install flashing over ice and water shield at all roof valleys or as specified by Contractor .

Install flashing over ice and water shield under tile roofing and or at roof pitches less than 4:12 or as specified by Contractor.

Flashing and Moisture-Proofing

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Construction means, methods, materials, sequence of construction and adherence to all codes and regulations are solely the jurisdiction of the Contractor and are nor necessarily described in these plans. Exact detailing, waterproofing and flashings means and methods are to be determined by the Contractor except as noted and described in these drawings. In all cases, the most stringent requirements of all applicable federal state, county and local city building codes, laws, ordinances, and regulations must be met along with best industry practices. If the Contractor or any sub-contractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations then the Contractor and/or sub-contractor in violation shall bear all costs of repair arising out of non-conforming work.

The Contractor, regardless of anything shown or depicted in these plans or specifications, assumes complete responsibility for a watertight project.

Install all flashings, waterproof membranes, backer rods and sealants including, but not limited to, door and window headers, wainscot caps, parapet wall caps, weep flashings and at masonry to wood and stucco to wood intersections per code and best industry practices and standards.

Stairs

Construct and install stairs, treads, risers, landings and railing per code.

Doors and Windows

Refer to Door and Window Schedule for additional notes and information.

All doors and windows shall be installed per Floor Plans and/or Schedules.

Door and window sizes are indicated as nominal sizes. Contractor to verify actual rough opening requirements with specific manufacturer details and specifications.

All exposed exterior doors shall be installed sill door pans and head flashing per specifications or best industry standards.

All windows shall be installed with sill pans and metal head flashing per specifications or best industry standards.

All doors between house or any habitable space and garage shall be solid core, 1-hour fire rated.

Contractor shall confirm the exterior door sill/threshold details, type and position per the specific manufacturer product selected and insure no sill or sill pan drainage systems are blocked as a result adjacent porches, patios or decks which may be installed.Contractor shall confirm position and type of threshold(s)/sill(s) at exterior doors.

Confirm whether thresholds are set flush on slab surface, or whether finish threshold or sill is recessed flush or slightly above top of adjacent finish floor surface. Confirm all with Owner and/or Interior Designer prior to foundation pour.

Egress Windows and Tempered Glass

Refer to Window Schedule for additional notes and information Mirror wardrobe doors shall met the impact test requirements for safety glazing per code.

Contractor to confirm and adhere to all codes and jurisdiction requirements regarding fire exit and egress windows and tempered glass and install only windows and glass that conform to such requirements. Plans may not specifically note or call out tempered glass requirements, and it is the responsibility of the contractor to confirm all such requirements. Contractor to notify Architect of any plan discrepancies or questions regarding the above prior to ordering windows or commencement of construction.

All bedrooms shall have at least one exterior door or operable window for emergency escape or rescue. Escape or rescue windows shall have a minimum net clearance operable area of 5.7 sq. ft. with a minimum clear height of 24", a minimum clear width of 20", and maximum sill height of 44" above finish floor unless otherwise noted in code.

Fireplaces and Chimneys

Contractor to meet all codes and manufacturer's specifications relative to fireplace construction, installation and clearances from wood framing members.

Chimney shall be constructed according to architectural plans, but in all cases shall extend a minimum of 2 feet higher than any adjacent portion of the building or roof within a 10' radius of chimney and shall not be less than 3 feet above the point where chimney passes through roof. All fireplace and chimney construction must comply with manufacturer specifications and building codes. Conform to all codes relative to combustible air.

Masonry / Stucco

All masonry ledges/lugs shall be dropped to within a maximum of 12" above finished grade at all exterior All masonry lintels/headers at window and door openings shall be installed flush with exterior face of masonry veneer - no projections, unless specifically noted. Window sills shall project 1/2" beyond face of stone wall.

All stone or brick caps on garden walls, privacy walls, parapet walls, partial height or wainscot masonry veneer walls on the building shall be installed flush with adjacent masonry veneer - no projections, unless specifically noted.

All stucco walls - confirm exterior "square" or "bullnose" corners at all building corners and at all door and window openings with Architect.

Stucco applied to foundation face shall be flush with stucco veneer above base. Stucco shall be separated from finished grade per code. There shall be no "banding" around doors or windows unless indicated on plans or directed by Architect.

Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge @ all such intersections.

Install expansion and/or control joints per code and manufacture recommendation and operation.

General Mechanical, Electrical and Plumbing

These plans provide only diagrammatic locations and layouts for mechanical, electrical and plumbing systems. Engineering, load calculations, details, technical detailing required for permitting and construction is the responsibility of the Contractor.

Verify all existing utility service prior to construction.

Plumbing, mechanical and electrical layout is schematic and may be adjusted with Owner, Interior Designer, or Architect's permission, or as required by code.

All necessary permits, licenses, certificates, tests, etc. shall be procured and paid for by Contractor or appropriate MEP Subcontractors.

Contractor is responsible for checking all contract documents, field conditions and dimensions for accuracy, and confirming that the work is build able as shown and meets all applicable codes prior to proceeding with construction. Contractor is required to contact Architect regarding clarification of any plan discrepancies prior to commencement of work.

Contractor to confirm all appliance selections and kitchen equipment with owner and provide plumbing, gas and electrical as required for installation.

Contractor shall confirm all installation requirements for vacuum, audiovisual, fire alarm, smoke-detection, intercom, security systems and door chime/bell locations with Owner prior to installation, and provide installation and/or coordination for such.

All roof venting, stacks and roof penetrations should be located to rear of structure where possible and not visible from the street. Combine roof penetrations when possible.

Contractor shall confirm all gas requirements as may be needed for cooktop, water heater, fireplaces, furnace units and grills, plus any gas stubs for exterior use as pools, spas or other features.

Mechanical

Contractor shall install material and equipment in a manner to conform to structure, avoid obstructions, preserve headroom and keep openings and passage ways clear.

Equipment indicated on these plans is shown in approximate position. Contractor shall field verify all conditions prior to installation. In all cases, adequate access (per manufacturer's recommendations and code compliance) for maintenance and replacement of equipment shall be provided. All combustible air to be drawn from outside.

Contractor to confirm attic HVAC locations with owner and HVAC subcontractor prior to commencement of construction.

Contractor shall confirm all condensate drain and discharge locations with Owner prior to installation.

Electrical plan is a schematic plan plan only. Design and engineering of the electrical circuiting and any adjustments to meet code are the responsibility of the Electrical Contractor.

Electrical

Electrical plan is a schematic plan plan only. Design and engineering of the electrical circuiting and any adjustments to meet code are the responsibility of the Electrical Contractor.

Refer to Electrical Sheets for additional notes and information.

Refer to Electrical Plans for locations of all switches, lights, receptacles, smoke detectors, appliances, television, computer/data outlets, HVAC units, water heaters, etc.

Power company approval is required for meter location prior to installation.

Provide electrical service underground for new construction if possible.

Exact location of floor plugs to be determined by Owner, Interior Designer, or Architect.

Verify all light fixture, switch, and junction box locations with Owner. All must meet code and ADA requirements must me met in commercial applications.

Bedroom branch circuits will be arc fault protected per code.

Provide dimmer switches per plan.

Small appliance branch circuits for the kitchen are limited to supplying wall and counter space outlet per code.

A dedicated 20 amp circuit shall be provided to serve the required bathroom outlets per code. The circuit cannot supply other receptacles, lights, fans, etc.

Confirm Pre-wire for telephones, cable TV, data communications, computer and audio/video equipment with owner prior installation.

Provide switch, outlet and light at all attic access points.

Specifications for all fixtures and equipment shall be provided by Owner, Contractor or Interior Designer if not included by Architect.

If not shown on plans, Contractor shall confirm location of AC breaker, main panel and meter base w/ Owner prior to installation.

Contractor shall provide a typed panel board directory and all panels provided.

Above counter mounted outlet boxes shall be mounted horizontally.

Contractor to confirm all electrical outlets (including floor outlets), switch and fixture locations with Owner prior to wiring. Gang all switch and outlets where possible.

Plumbing

Plumbing fixtures indicated on plans are diagrammatic only. Contractor to confirm all plumbing fixtures, sizes, types, specifications and configurations with Owner prior to construction.

All plumbing work shall be installed so as to avoid interference with electrical and mechanical equipment and structural framing. Anti-scalding shower and tub/shower valves required.

Low flush toilets, per code as required.

All shower and tub/shower combinations are required to have a thermostatic mixing valve type or individual control valves or the pressure balance type per code.

All hose bibs shall have an approved anti-siphon device.

All joints shall be caulked where plumbing fixtures contact walls and floors.

Fireplace gas valves shall be located outside of required hearth area, but no more than 48" beyond hearth.

Provide air switch for kitchen sink garbage disposal.

Gas water heater (if applicable)- provide 18" high minimum platform and discharge line to outside.

Contractor to confirm all water heater overflow drain discharge locations with Owner prior to commencement of work. Contractor shall provide all plumbing and gas stub-outs as may be required for future pool, spa, and water features in locations per plans or as directed by Owner or Landscape Architect. Confirm all locations with Owner or Landscape Architect.

Electrical installations must meet all code requirements regardless of plan. Contractor to include all electrical required per code even if not indicated on architectural or electrical plans.

Contractor shall confirm with Owner all areas to receive floor decking at attic prior to commencement of construction. Electrician shall ensure that no wiring is run over tops of floor joists or floor trusses in attic areas scheduled to receive floor decking.

Provide electrical power and wiring for all future pool, spa, water feature and irrigation system controls per plan or as directed by Owner or landscape architect. Confirm locations with Owner or Landscape Architect prior to installation

Provide a 220V outlet for each air handler, with switch and light. Light fixtures located in clothes closets must maintain 12" clearance from shelves to incandescent and fluorescent fixtures per N.E.C. Provide 110V elec. to gas furnace.

Fire Warning Systems

Interconnect all smoke detectors.

Smoke detectors shall be permanently wired, interconnected and located to code.

Smoke detectors shall be equipped with a battery powered back-up and an alarm audible in all sleeping areas.

Smoke detectors shall be installed at a point centrally located in the corridor or hallway or area giving access to each separate sleeping area and be a minimum of 3'-0" from duct openings.

Where the highest point of a ceiling in a room that opens to the hallway serving the bedrooms exceeds that of the opening into the hallway by 24" or more, smoke detectors shall be installed in hallway and in the adjacent room. Provide additional smoke detectors as applicable.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning

equipment provisions.

Provide carbon-monoxide and heat alarms per code.

Lights and fixtures installed outside must comply with N.E.C., and must be suitable for damp locations.

Type NM or NMC (Romex) cable shall not be embedded in masonry.

Ceiling fan outlet boxes shall be listed for the application/location and shall be rigidly secured in place.

Provide 4 wire cable to oven/range/dryer per N.E.C.

Provide dedicated GFCI circuits to toilet lavatory countertop receptacles.

Provide kitchen exhaust fan with min. 100 CFM at hood, connected to metal duct up through roof with flashing and cap per IRC.

Install motion detectors, if any, per plan.

All sleeping room receptacles shall be arc-fault protected. GFCI receptacles are required in all wet areas, kitchen counter, exterior, and garage receptacles.

Kitchen counter receptacles shall be spaced so that no point along the counter top is greater than 2 feet from a receptacle.

Insulation

After installing insulation, installer shall post in a conspicuous location in the building a certificate signed by the installer and builder stating that the installation conforms with the applicable code requirements. Certificate shall state the manufacturer names and material ID, installed R-value and weight per square foot. Contractor shall submit the MEC to the governing jurisdiction as required.

Install sound attenuation insulation per plan.

Drywall

Refer to Finish Schedule and/or construction details for specific drywall specifications,notes and information. Walls within 3 feet of property line shall be of 1hr fire resistive construction.

Provide water resistant gypsum backing board or cement board as a base for tile or wall panels for tub/shower enclosures and water closets.

Carpentry - Finish

Refer to Finish Schedule and Plans for additional notes and information.

Undercutting doors:

Doors over carpet confirm with contractor.

Doors over hard surfaces confirm with contractor.

Cabinets

Refer to Finish Schedule, Plans and Interior Elevation sheets for additional notes and information.

Contractor to confirm all cabinet layouts, space and use requirements, details, materials, style, and finishes with Owner relating to appliances, stereo equipment, televisions, and video equipment, etc. prior to cabinet fabrication.

Cabinets indicated on plans are diagrammatic only in size and function. Field measure framed openings on site and confirm all cabinet layouts and details w/ Owner prior to fabrication.

Cabinet faces should be set back (recessed) 3" from face of framed wall. Confirm crown mould details, if any.

Walks, Drives and Patios

Provide control and expansion joints as required. All concrete walls and drives shall be per Owner.

rick o'donnell
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PRELIMINARY
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Note:
Contractor, subcontractors and suppliers shall refer to all drawing sheets in the construction documents package, which may include but not be limited to architectural plans, surveys, civil engineering plans, geotechnical reports, structural engineering plans, mechanical/electrical/plumbing engineering plans, ResCheck/ComCheck energy reports, landscape, irrigation, hardscape and pool plans, lighting/kitchen/cabinet specialty plans, interior decorating documents, ADA compliance details and product specifications. The complete Project consits of and is composed of all sheets and documents in the construction document package along with any issued addendums or revisions. Contractor, subcontractors and suppliers shall refer to all sheets and documents for purposes of bidding, cost estimating, permitting, ordering of materials and for all aspects of construction. If uncertain, contact the Architect to confirm total contracts documents package prior to commencement of any of the above tasks or phases of work.

WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

This document is released by the Architect for:
- [x] Owner / Client Review
- [ ] ARC Review Committee
- [ ] Consultant Distr.
- [ ] Finance Package
- [ ] Pricing / Bidding
- [ ] Permitting
- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
General Construction Notes

DRAWING NO.

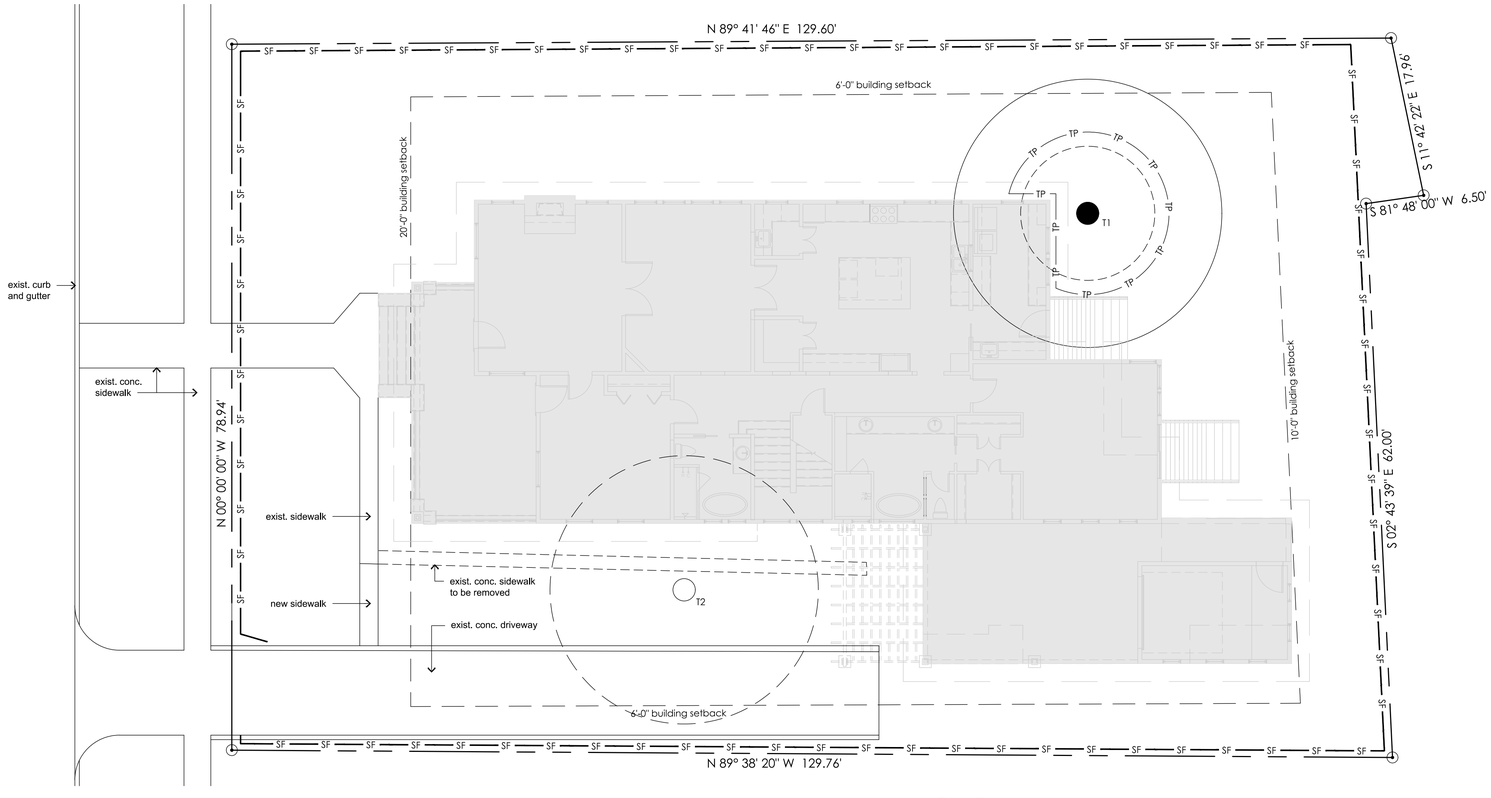
A1.1

Site Plan Notes

1. Refer to General Construction Notes (Sht. 1.1) for additional notes and information.
2. This site plan is based on information and/or documents provided by the Owner or Surveyor. The drawing is not intended to be or replace the legal survey and it may not reflect all easements and/or restrictions imposed on the property. Building setbacks, if shown, are according to the survey, plat, city standards, subdivision Restrictive Covenants, or community design guidelines if known or as provided by Owner or Surveyor. As each of those sources may differ, Owner and Contractor shall confirm all such information prior to commencement of work. Owner and Contractor shall refer to the recorded subdivision plat, recorded lot plat and/or title policy for final lot configuration, setbacks, surveys and easements which may not be shown on the Architectural Site Plan.
3. Refer to tree survey for precise sizes and types of trees. After building corners are located and prior to commencement of foundation work, Contractor shall confirm site placement w/Owner and obtain approval from Owner for foundation position relative to trees and canopy encroachment. Provide tree protection at all times for all tree to remain within and adjacent to construction zone.
4. Refer to the Civil Engineering or Landscape Architect plans for specific construction site plans including drainage. These plans take precedent over the Architectural Site Plan.
5. Grades, and tree locations, if depicted on this site plan, are approximate unless noted otherwise. Boundary, topographical and tree surveys have been provided by Owner or Surveyor for Architects use in development of the Architectural Site Plan. Owner and Contractor shall confirm all such information prior to commencement of work.
6. If finish grading is not provided by Architect, refer to Contractor, Civil Engineer or Landscape Architect as the case may be to determine final finish grade. In all cases, Contractor must insure proper drainage away from all structures.
7. If not noted specifically on the Architectural Site Plan, refer to Civil Engineering or Landscape Architectural plans for all grading, utilities, site work, flatwork, walks, drives and parking. Note that Architectural Site Plan may be diagrammatic only in reference to these items.
8. Refer to Landscape Architect plan for irrigation, planting and landscape related drainage.
9. Provide sleeving as needed for landscape irrigation, electrical, TV, phone, Internet, plumbing lines, drainage and utility systems under flatwork, terraces, walls, curbs, or driveways as necessary. (confirm all locations w/Owner and/or Landscape Architect and per floor plan and electrical plan).
10. Contractor shall confirm exact position of all existing and proposed site utilities, meters and lines prior to commencement of any work. Utility lines, if shown, are approximate unless specifically confirmed and located by surveyor or utility provider.
11. Provide tree protection for all trees to be saved within construction zone.
12. Refer to local ordinances or restrictions and arborist industry standards relative to cutting or trimming trees and foundation placement and position relative to tree locations.
13. Propane tank guidelines:
    a. Contractor shall confirm all guidelines with licensed propane installer prior to commencement of work or installation.
    b. Tank shall be minimum of 10'-0" from residence, any combustible source, condensing units, and gas or electric meter or sources.
    c. Truck back-up and parking areas must be visible from tank location and tank must be visible from truck back-up and parking areas.
    d. Tank can be located no farther than 100'-0" from supply truck.
    e. Contractor shall confirm exact specific tank location w/propane tank installer prior to commencement of work or installation.
14. Unless specifically and dimensionally located, final precise location of building footprint on site shall be confirmed by Owner and Contractor.
15. Contractor shall adhere to all community or governing jurisdictional guidelines relative to tree removal, pruning and tree protection.
16. Construction waste shall be removed periodically and consistently as needed to insure a clean job site.
17. Contractor shall comply with governing jurisdiction standards and construction details relative to site work, flatwork, drives, aprons and sidewalks in right of way.
18. All exterior or site lighting shall be hooded if required by City ordinance, community design guidelines or governing jurisdictions requirements.
19. Provide silt-fencing per TCEQ or governing jurisdiction standards or guidelines.
20. Confirm any under-slab or through-slab drainage piping requirements with owner, civil engineer and/or Landscape Architect prior to commencement of foundation work.
21. Contractor shall provide erosion control barriers to be installed prior to commencement of construction.
22. Contractor shall provide for a stabilized temporary construction entrance and driveway to be placed prior to commencement of construction. Refer to governing jurisdiction or community design guidelines for details.
23. All stumps and roots shall be removed from the soil to a depth of 12" below the surface of the ground in the area of the building.
24. Contractor shall confirm driveway slope at time of layout and batter boards to insure that driveway slope does not exceed allowable slope.
25. Owner and contractor shall insure that grading and drainage revisions to or site lot do not adversely affect adjacent lots or property and any drainage existing the lot or property onto an abutting property will be directed to a common property pin.
26. Landscape and fencing to be submitted under separate plans, and with applicable permits, fees and deposits.
27. Driveway grade in the street ROW must have positive drainage to the street and will not exceed maximum slope allowed by governing jurisdiction.
28. Contractor certifies that he has verified the location of all applicable setbacks shown on site plan.
29. Irrigation backflow preventer must be located within 2' of the front of the house and must be screened from view.
30. Verify depth of wastewater service prior to finalizing finished floor elevation.
31. Verify existing and proposed meter, tap, utility service locations and lines prior to installation. Utility line locations are approximate. Contractor shall field verify for exact locations.
32. All construction materials and construction waste shall be stored on site during construction. Construction waste shall be removed periodically and as needed to insure a continuously clean job site.
33. Contractor to resculpture topography and/or finished grade as required to provide positive drainage of surface water away from building and to prevent negative impact on adjacent lot or property. Provide positive drainage away from house in all cases.
34. Final location of residence and finish floor elevation shall be verified by Contractor and approved by Owner prior to slab formwork being erected.
35. Contractor shall provide control and expansion joints as required at concrete drive, walks and patios.
36. Location of mailbox (if required) and exterior driveway lights to be verified by Owner and Contractor prior to installation.
37. All exterior mechanical and HVAC equipment to be screened per City requirements, subdivision or association deed restrictions or design guidelines.
38. Trash cans shall be stored in garage or in an area screened from public view and protected from animal access.
39. Contractor shall clean up areas affected by daily work and remove debris and materials from the site upon completion of the work.
40. Contractor shall insure neither roof overhangs or gutters encroach beyond building setback lines unless allowed by governing jurisdiction.
41. Contractor shall provide french drains and waterproofing as required at foundation walls, pool walls, retaining or planter walls. Drainage and waterproofing systems and details provided by others.

Tree Legend

T1 Pecan - To Remain
T2 Pecan - To Be Removed



plan north true north

SITE PLAN - PRE-CONSTRUCTION

Scale: 1/8"=1'-0"

0 1 2 4 8

Site Plan Legend

North Arrow — true north / plan north
Area of Site Cut
5' Min. Landscape Area
Limits of Construction Disturbance
Existing Grade LInes
Finish Grade Lines
Building Setbacks/ Easements/P.U.E. Lines
Property Lines
Property Corner
Fence/Gate Post
Elevation Benchmark
Storm Drainage Manhole
Gas Line Valve — GV
Power Pole
Fire Hydrant
Sewer Taps — S
Water Well — W
Water Meter — WM
Water Valve — WV
Propane Tank — PT
Septic Field (Proposed Area) — SF
Commercial Trash Dumpster — CTD
Stabilized Construction Entrance (3"x5" rubble rock) Portable
Sanitary Facility — PSF
Construction Material & Staging Area (Proposed Area) — CMS
Silt Fence — SF
Construction Fencing — CFS
Vegetation Protection Fence — VPF
Tree Protection Fence — TP
Sewer Line (Waste Water) — WW
Telephone Cable — T
Water Line — W
Electrical Power Line (buried, u.n.o.) — E
Gas Line — GAS
Chainlink Fence
Wood Fence
Wire Fence — X
Wrought Iron Fencing

Tree Configuration
Tree Trunk
Approx. Diagrammatic Canopy/ Drip Zone & Critical Root Zone 1
Critical Root Zone 2 (50% of Drip Zone)
Critical Root Zone 3 (25% of Drip Zone)

Tree To Be Removed

rick o'donnell
architect
510 westbury lane
georgetown, tx 78633
512.240.5961 office

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- [ ] Permitting
- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Site Plan - Pre Construction

DRAWING NO.

A2.0

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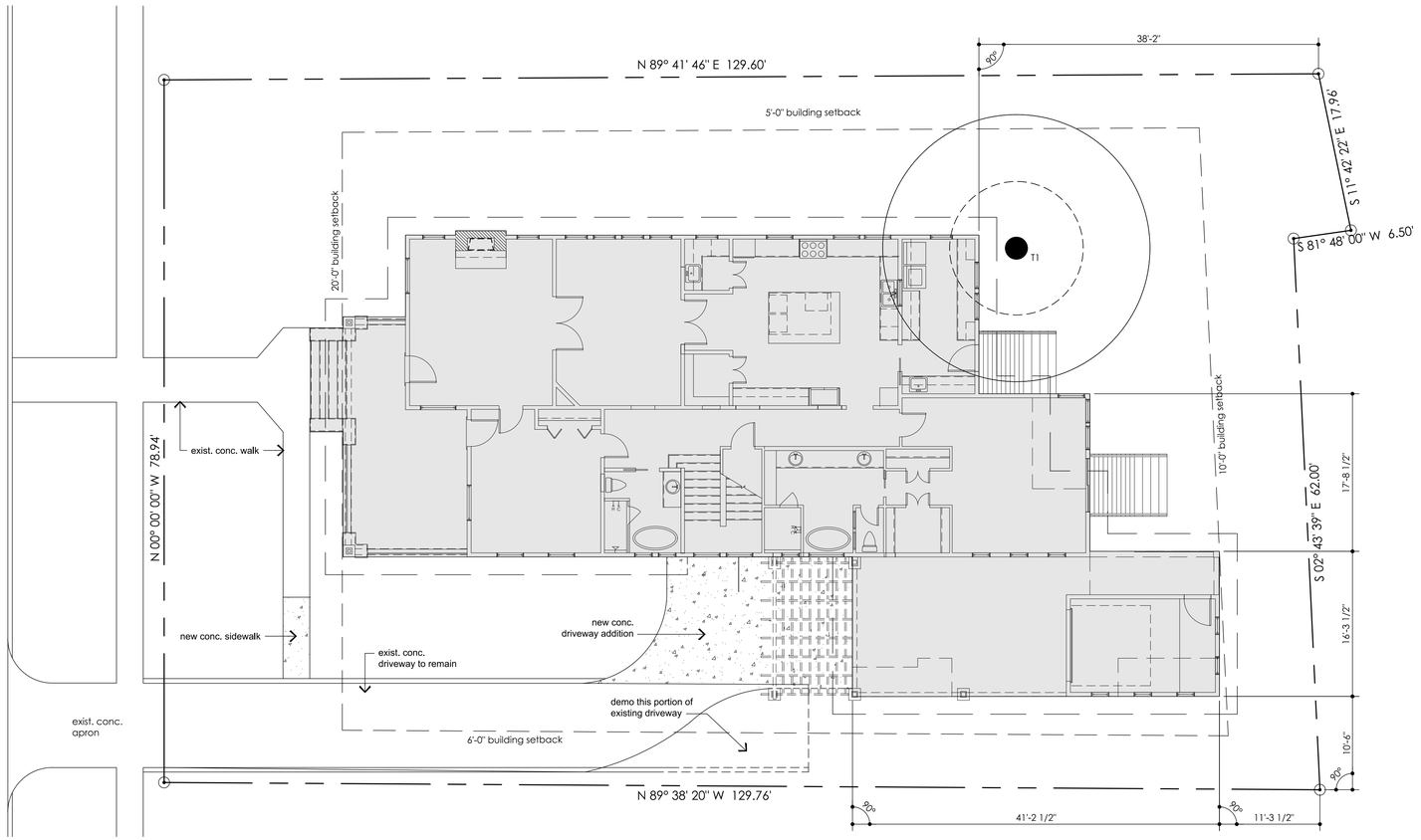
1. Refer to General Construction Notes (Sht. 1.1) for additional notes and information.
2. This site plan is based on information and/or documents provided by the Owner or Surveyor. The drawing is not intended to be or replace the legal survey and it may not reflect all easements and/or restrictions imposed on the property. Building setbacks, if shown, are according to the survey, plat, city standards, subdivision Restrictive Covenants, or community design guidelines if known or as provided by Owner or Surveyor. As each of those sources may differ, Owner and Contractor shall confirm all such information prior to commencement of work. Owner and Contractor shall refer to the recorded subdivision plat, recorded lot plat and/or title policy for final lot configuration, setbacks, surveys and easements which may not be shown on the Architectural Site Plan.
3. Refer to tree survey for precise sizes and types of trees. After building corners are located and prior to commencement of foundation work, Contractor shall confirm site placement w/Owner and obtain approval from Owner for foundation position relative to trees and canopy encroachment. Provide tree protection at all times for all tree to remain within and adjacent to construction zone.
4. Refer to the Civil Engineering or Landscape Architect plans for specific construction site plans including drainage. These plans take precedent over the Architectural Site Plan.
5. Grades, and tree locations, if depicted on this site plan, are approximate unless noted otherwise. Boundary, topographical and tree surveys have been provided by Owner or Surveyor for Architects use in development of the Architectural Site Plan. Owner and Contractor shall confirm all such information prior to commencement of work.
6. If finish grading is not provided by Architect, refer to Contractor, Civil Engineer or Landscape Architect as the case may be to determine final finish grade. In all cases, Contractor must insure proper drainage away from all structures.
7. If not noted specifically on the Architectural Site Plan, refer to Civil Engineering or Landscape Architectural plans for all grading, utilities, site work, flatwork, walks, drives and parking. Note that Architectural Site Plan may be diagrammatic only in reference to these items.
8. Refer to Landscape Architect plan for irrigation, planting and landscape related drainage.
9. Provide sleeving as needed for landscape irrigation, electrical, TV, phone, Internet, plumbing lines, drainage and utility systems under flatwork, terraces, walls, curbs, or driveways as necessary. (confirm all locations w/Owner and/or Landscape Architect and per floor plan and electrical plan).
10. Contractor shall confirm exact position of all existing and proposed site utilities, meters and lines prior to commencement of any work. Utility lines, if shown, are approximate unless specifically confirmed and located by surveyor or utility provider.
11. Provide tree protection for all trees to be saved within construction zone.
12. Refer to local ordinances or restrictions and arborist industry standards relative to cutting or trimming trees and foundation placement and position relative to tree locations.
13. Propane tank guidelines:
    a. Contractor shall confirm all guidelines with licensed propane installer prior to commencement of work or installation.
    b. Tank shall be minimum of 10'-0" from residence, any combustible source, condensing units, and gas or electric meter or sources.
    c. Truck back-up and parking areas must be visible from tank location and tank must be visible from truck back-up and parking areas.
    d. Tank can be located no farther than 100'-0" from supply truck.
    e. Contractor shall confirm exact specific tank location w/propane tank installer prior to commencement of work or installation.
14. Unless specifically and dimensionally located, final precise location of building footprint on site shall be confirmed by Owner and Contractor.
15. Contractor shall adhere to all community or governing jurisdictional guidelines relative to tree removal, pruning and tree protection.
16. Construction waste shall be removed periodically and consistently as needed to insure a clean job site.
17. Contractor shall comply with governing jurisdiction standards and construction details relative to site work, flatwork, drives, aprons and sidewalks in right of way.
18. All exterior or site lighting shall be hooded if required by City ordinance, community design guidelines or governing jurisdictions requirements.
19. Provide silt-fencing per TCEQ or governing jurisdiction standards or guidelines.
20. Confirm any under-slab or through-slab drainage piping requirements with owner, civil engineer and/or Landscape Architect prior to commencement of foundation work.
21. Contractor shall provide erosion control barriers to be installed prior to commencement of construction.
22. Contractor shall provide for a stabilized temporary construction entrance and driveway to be placed prior to commencement of construction. Refer to governing jurisdiction or community design guidelines for details.
23. All stumps and roots shall be removed from the soil to a depth of 12" below the surface of the ground in the area of the building.
24. Contractor shall confirm driveway slope at time of layout and batter boards to insure that driveway slope does not exceed allowable slope.
25. Owner and contractor shall insure that grading and drainage revisions to or site lot do not adversely affect adjacent lots or property and any drainage existing the lot or property onto an abutting property will be directed to a common property pin.
26. Landscape and fencing to be submitted under separate plans, and with applicable permits, fees and deposits.
27. Driveway grade in the street ROW must have positive drainage to the street and will not exceed maximum slope allowed by governing jurisdiction.
28. Contractor certifies that he has verified the location of all applicable setbacks shown on site plan.
29. Irrigation backflow preventer must be located within 2' of the front of the house and must be screened from view.
30. Verify depth of wastewater service prior to finalizing finished floor elevation.
31. Verify existing and proposed meter, tap, utility service locations and lines prior to installation. Utility line locations are approximate. Contractor shall field verify for exact locations.
32. All construction materials and construction waste shall be stored on site during construction. Construction waste shall be removed periodically and as needed to insure a continuously clean job site.
33. Contractor to resculpture topography and/or finished grade as required to provide positive drainage of surface water away from building and to prevent negative impact on adjacent lot or property. Provide positive drainage away from house in all cases.
34. Final location of residence and finish floor elevation shall be verified by Contractor and approved by Owner prior to slab formwork being erected.
35. Contractor shall provide control and expansion joints as required at concrete drive, walks and patios.
36. Location of mailbox (if required) and exterior driveway lights to be verified by Owner and Contractor prior to installation.
37. All exterior mechanical and HVAC equipment to be screened per City requirements, subdivision or association deed restrictions or design guidelines.
38. Trash cans shall be stored in garage or in an area screened from public view and protected from animal access.
39. Contractor shall clean up areas affected by daily work and remove debris and materials from the site upon completion of the work.
40. Contractor shall insure neither roof overhangs or gutters encroach beyond building setback lines unless allowed by governing jurisdiction.
41. Contractor shall provide french drains and waterproofing as required at foundation walls, pool walls, retaining or planter walls. Drainage and waterproofing systems and details provided by others.

Impervious Cover Calculation

Lot Area (0.48 AC)	**10,280**	**100%**
Allowable Impervious Cover	**4,626**	**45%**
Impervious Cover		
Building/Structure Footprint	3,391	
Sidewalk, Steps, Driveway	1,138	
Decks (@ 50%)	60	
HVAC Cond. Units	18	
Total Impervious Cover	**4,607**	**44.82%**



plan north / true north

SITE PLAN - ARCHITECTURAL

Scale: 1/8"=1'-0"

0 1 2 4 8

Site Plan Legend

North Arrow	true north / plan north
Area of Site Cut	
5' Min. Landscape Area	
Limits of Construction Disturbance	
Existing Grade LInes	
Finish Grade Lines	
Building Setbacks/ Easements/P.U.E. Lines	
Property Lines	
Property Corner	
Fence/Gate Post	
Elevation Benchmark	
Storm Drainage Manhole	SD
Gas Line Valve	GV
Power Pole	
Fire Hydrant	
Sewer Taps	S
Water Well	W
Water Meter	WM
Water Valve	WV
Propane Tank	PT
Septic Field (Proposed Area)	SF
Commercial Trash Dumpster	CTD
Stabilized Construction Entrance (3"x5" rubble rock) Portable	
Sanitary Facility	PSF
Construction Material & Staging Area (Proposed Area)	CMS
Silt Fence	SF — SF
Construction Fencing	CFS — CFS
Vegetation Protection Fence	VPF — VPF
Tree Protection Fence	TP — TP
Sewer Line (Waste Water)	WW — WW
Telephone Cable	T — T
Water Line	W — W
Electrical Power Line (buried, u.n.o.)	E — E
Gas Line	GAS — GAS
Chainlink Fence	o — o
Wood Fence	□ — □ — □
Wire Fence	X — X — X
Wrought Iron Fencing	● — ●

Tree Configuration

Tree Trunk
Approx. Diagrammatic Canopy/ Drip Zone & Critical Root Zone 1
Critical Root Zone 2 (50% of Drip Zone)
Critical Root Zone 3 (25% of Drip Zone)

Tree To Be Removed

rick o'donnell
architect

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PRELIMINARY
NOT FOR PERMITTING, REGULATORY APPROVAL OR CONSTRUCTION

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WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

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- [ ] Consultant Distr.
- [ ] Finance Package
- [ ] Pricing / Bidding
- [ ] Permitting
- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Site Plan - Architectural

DRAWING NO.

A2.1

Demolition Notes

1. Remove only existing construction and items indicated on demolition plan unless directed otherwise by Owner or Architect.
2. Remove existing walls as indicated on drawings. Remove all walls to a point at which adjacent walls to remain can be repaired, patched, and finished.
3. Remove miscellaneous hardware, furring strips, electrical/mechanical devices, fixtures and accessories from floor, walls and ceiling. Patch and repair holes as required to match adjacent construction.
4. Contractor shall confirm all existing and new dimensions prior to commencement of work or demolition and insure that new plan accomplishes owner's goals and meets codes.
5. Confirm all items for salvage or re-use with Owner prior to commencement of work. Carefully remove and store existing items and equipment designated for reuse. Clean, touch-up, relamp, etc. reusable items. Test devices, fixtures and equipment for proper operation and repair as required prior to reinstallation. Store items on site or at Owner's direction. Contractor shall dispose of all unwanted items.
6. Contractor shall promptly notify Owner and Architect of any items considered unsuitable for reuse. The contractor shall proceed with the work based on the Owner and Architect's final evaluation.
7. Remove existing utilities to be demolished back to main lines, branches, circuits, etc. Do not leave abandoned utilities in walls or other concealed spaces which are to remain. Cap abandoned utility lines below floor or above ceiling.
8. Contractor shall field verify the location of all items shown for reuse in their present location. Contact the Architect for direction in cases where conflicts occur with new construction.
9. The Contractor shall construct temporary demising walls and install temporary protection at locations shown on demolition plan or as required for demolition and/or construction. Upon completion of project, contractor shall repair any damage from temporary protection as needed.
10. The Contractor shall insure that all openings or loads created through removal of walls or due to new openings shall be totally and safely supported. The Contractor shall refer to structural engineer as necessary to confirm proper support methods.

Note:

1. Existing walls depicted and associated dimensions are to finish wall surfaces, not stud framing.
2. New framed wall areas are depicted abd dimensioned as stud walls only, no finish.

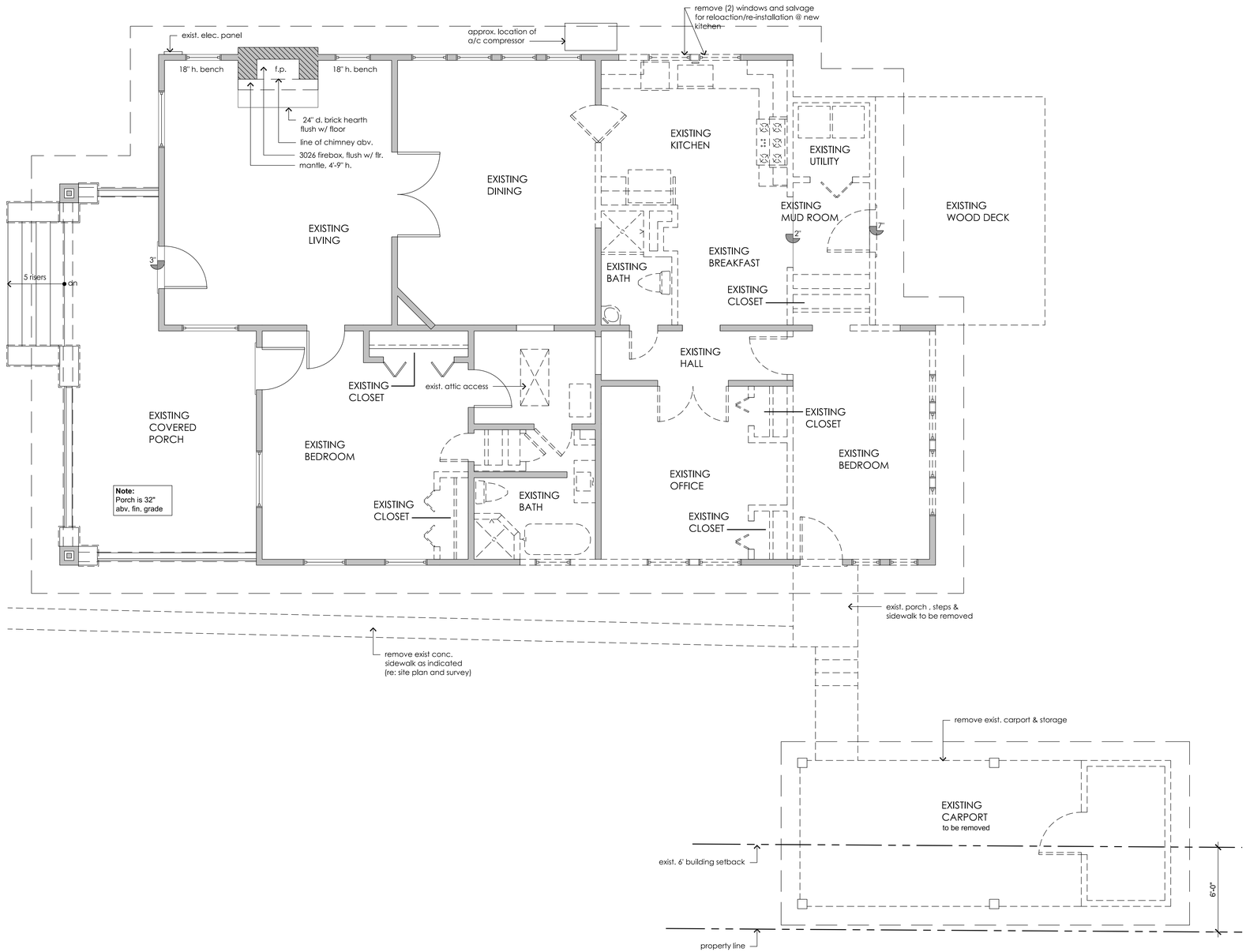
Demolition Legend

Existing walls and items to remain

Existing walls and items to be removed

Area Calculations (SF) - Existing

Building Area	Frame	Masonry
Conditioned Area		
Main Level	1,776	0
Sub-Total Conditioned Area	**1,776**	**0**
Non-Conditioned Area (Covered)		
Covered Front Porch	168	0
Carport/Storage	271	0
Sub-Total Non-Conditioned Area (Covered)	**439**	**0**
TOTAL FRAME & GROSS COVERED AREA	**2,215**	**0**



plan north | true north

FLOOR PLAN - EXISTING & DEMOLITION

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

0 1 2 4 8

rick o'donnell
architect

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512.240.5961 office

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WALDEN - PULLEN
HOUSE
1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
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- ☐ Construction
- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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TA

SHEET TITLE
Floor Plan - Existing & Demolition

DRAWING NO.

A3.0

Area Calculations

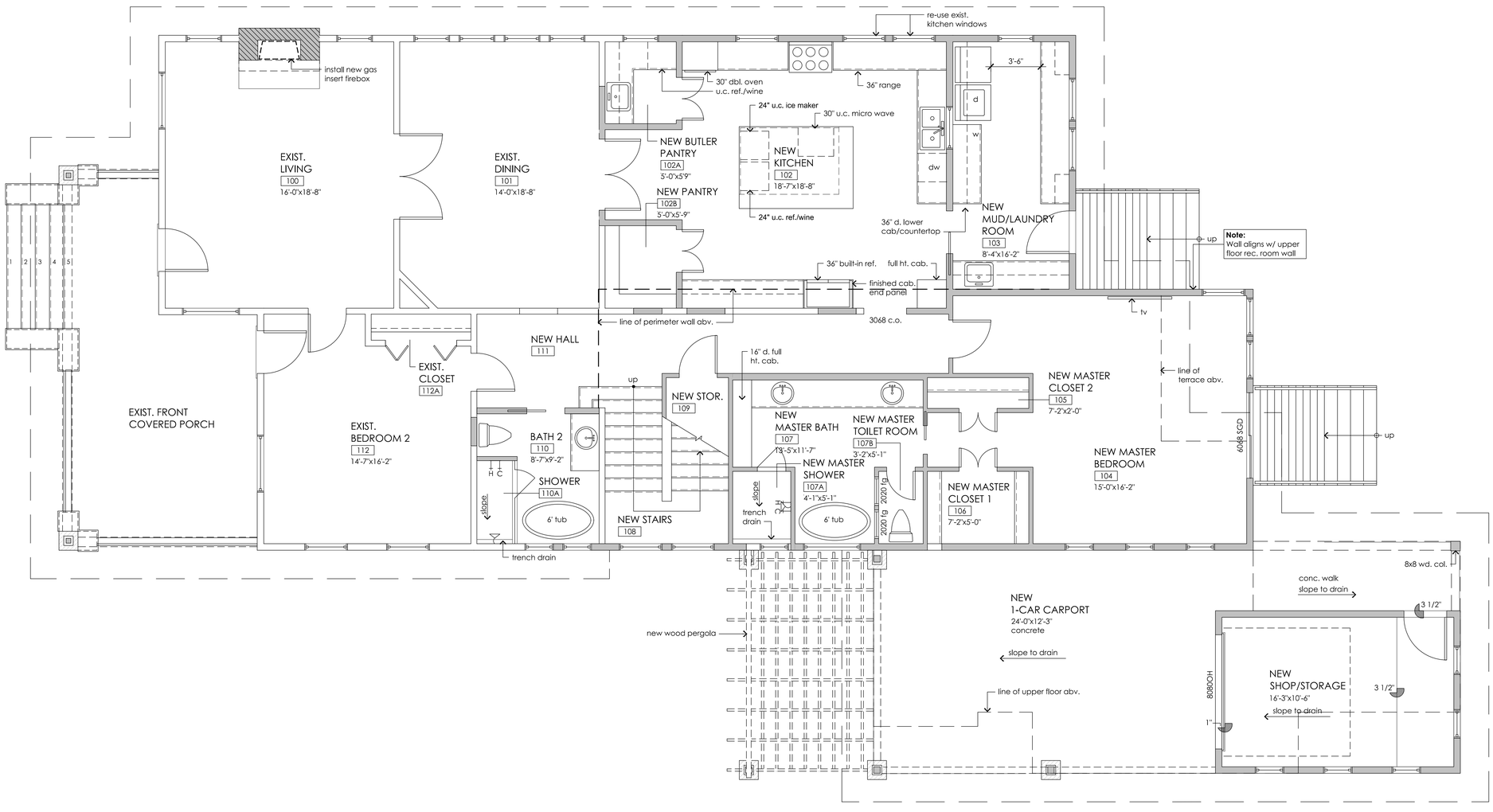
Lot Area (0.48 AC)	10,280		100%
Allowable FAR	4,626		45%
Building Area	**Frame**	**Masonry**	
Conditioned Area			
Main Level (Existing)	1,511		
Main Level (New)	932		
Upper Level (New)	1,331		
Sub-Total Conditioned Area	**3,774**	**0**	
Non-Conditioned Areas			
Front Covered Porch (Existing)	168		
Carport/Shop (New)	470		
Sub-Total Non-Conditioned Area	**638**	**0**	
TOTAL FRAME & GROSS COVERED AREA (FAR)	**4,412**	**0**	**42.92%**

Floor Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Schedules (Sht. A1.2) for additional notes and information.
3. All perimeter walls shall match existing perimeter walls. Plumbing walls to be 2x6 u.n.o. Interior walls are to be 2x4 u.n.o.
4. Set all faces of cabinetry back 3" from face of adjacent framed stud wall.
5. Insulate perimeter-most walls at all thickened or double perimeter walls.
6. All doors and windows must meet tempered glass and fire egress code requirements.
7. Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
8. Install sound attenuation insulation between upper and lower levels, around all bathrooms, game rooms, studies, offices, utility, laundry or mud rooms, equipment rooms/closets, hvac closets, between bedrooms and between bedrooms and public spaces.
9. Contractor shall confirm fireplace systems, configuration, materials, details, box size, face detail and all fireplace to framing clearances per code prior to framing.
10. Contractor shall confirm all door and window rough openings prior to commencement of framing.
11. Provide exterior house wrap, waterproofing and flashing (including door and window header and threshold/sill pan flashing) as required by code and by best industry practices and standards.
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary.
13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm additional ceiling load capabilities of framing with Structural Engineer.
14. Contractor shall confirm all HVAC duct sizing and placement prior to ordering or fabrication of floor and roof trusses. Contractor shall coordinate all required chase spaces with Owner and HVAC contractor prior to installation.
15. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such stucco intersections.
16. Plumbing vents shall be low profile if possible and out of sight from streets, entry courtyards or front entrance where possible.
17. During the framing process Contractor shall insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limit or impedes the full opening or intended out-swing operation of windows and/or doors.
18. Insulate ceiling/floor space cavity between garage and upper floor, if any.
19. The bottom edge of all window openings at operable windows 6'-0" or greater above finish grade must be at least 24" above finish floor @ bottom of window opening @ window sill opening.
20. Fireplace hearth depths and material shall meet code. Fireplace faces, materials, clearances from fireplace opening shall meet code.
21. Contractor shall confirm all foundation/slab recesses or drops for flooring, door sills, porch/terraces, garage, showers, fireplaces and floor drain areas prior to commencement of foundation work.
22. Confirm position and type of threshold(s)/sill(s) at exterior doors. Confirm whether thresholds are set flush on slab surface, or whether finish threshold or sill is recessed flush or slightly above top of adjacent finish floor.

Floor Plan Legend

- north arrow
- 2x4 wood stud wall
- 2x6 wood stud wall
- sound attenuation insulation
- 1 hour fire-rated wall
- 2 hour fire-rated wall
- stone/brick walls
- cmu walls
- acc/icf block walls
- concrete walls
- steel
- 100'-0" datum line
- 100'-0" existing spot elevation
- 100'-0" new spot elevation
- (1) exterior door number
- 100A interior door number
- 100 room number
- (00) window number
- shower head / water controls
- bath and lavatory control
- ws water softner loop
- washer bibs & drain
- plumbing stub out
- gas hook up
- hb hose bib
- 3-1/2" floor recess
- 4 A2.1 2 / 3 interior elevation reference
- 01 A1.0 exterior/interior elevations
- 00 A0.0 — 00 A0.0 building section
- 00 A0.0 detail section
- 01 A1.0 detail call out
- E fire exits (commercial)
- A accessible entrances/exits (commercial)



plan north / true north

FLOOR PLAN - LAYOUT & NOTES (LOWER LEVEL)

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

0 1 2 4 8

rick o'donnell
architect

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georgetown, tx 78633
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PRELIMINARY
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WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

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- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Floor Plan - Layout & Notes (Main Level)

DRAWING NO.

A3.1

Area Calculations

Lot Area (0.48 AC)	10,280		100%
Allowable FAR	4,626		45%
Building Area	**Frame**	**Masonry**	
Conditioned Area			
Main Level (Existing)	1,511		
Main Level (New)	932		
Upper Level (New)	1,331		
Sub-Total Conditioned Area	**3,774**	**0**	
Non-Conditioned Areas			
Front Covered Porch (Existing)	168		
Carport/Shop (New)	470		
Sub-Total Non-Conditioned Area	**638**	**0**	
TOTAL FRAME & GROSS COVERED AREA (FAR)	**4,412**	**0**	**42.92%**

Floor Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Schedules (Sht. A1.2) for additional notes and information.
3. All perimeter walls shall match existing perimeter walls. Plumbing walls to be 2x6 u.n.o. Interior walls are to be 2x4 u.n.o.
4. Set all faces of cabinetry back 3" from face of adjacent framed stud wall.
5. Insulate perimeter-most walls at all thickened or double perimeter walls.
6. All doors and windows must meet tempered glass and fire egress code requirements.
7. Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
8. Install sound attenuation insulation between upper and lower levels, around all bathrooms, game rooms, studies, offices, utility, laundry or mud rooms, equipment rooms/closets, hvac closets, between bedrooms and between bedrooms and public spaces.
9. Contractor shall confirm fireplace systems, configuration, materials, details, box size, face detail and all fireplace to framing clearances per code prior to framing.
10. Contractor shall confirm all door and window rough openings prior to commencement of framing.
11. Provide exterior house wrap, waterproofing and flashing (including door and window header and threshold/sill pan flashing) as required by code and by best industry practices and standards.
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary.
13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm additional ceiling load capabilities of framing with Structural Engineer.
14. Contractor shall confirm all HVAC duct sizing and placement prior to ordering or fabrication of floor and roof trusses. Contractor shall coordinate all required chase spaces with Owner and HVAC contractor prior to installation.
15. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such stucco intersections.
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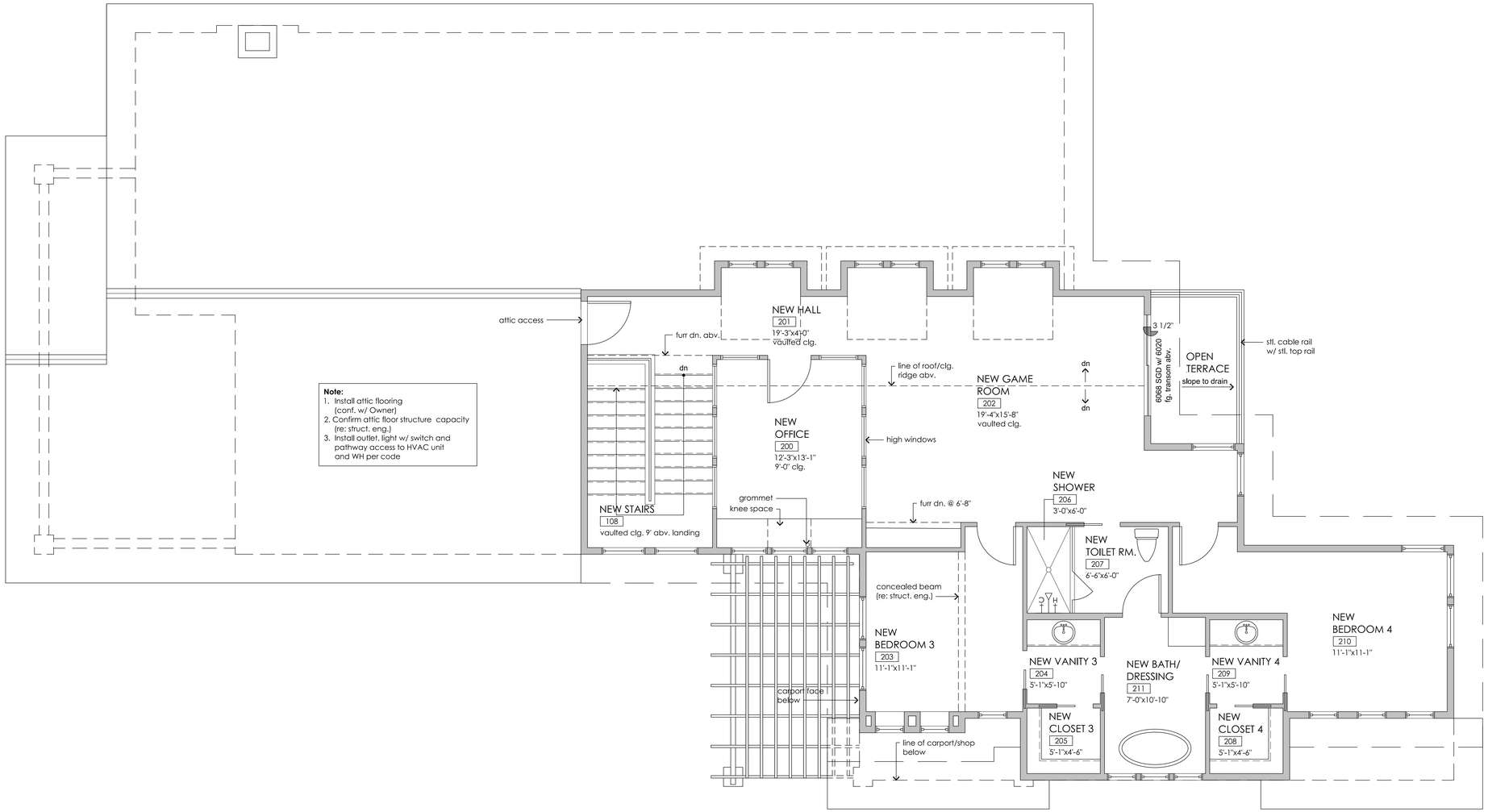
18. Insulate ceiling/floor space cavity between garage and upper floor, if any.
19. The bottom edge of all window openings at operable windows 6'-0" or greater above finish grade must be at least 24" above finish floor @ bottom of window opening @ window sill opening.
20. Fireplace hearth depths and material shall meet code. Fireplace faces, materials, clearances from fireplace opening shall meet code.
21. Contractor shall confirm all foundation/slab recesses or drops for flooring, door sills, porch/terraces, garage, showers, fireplaces and floor drain areas prior to commencement of foundation work.
22. Confirm position and type of threshold(s)/sill(s) at exterior doors. Confirm whether thresholds are set flush on slab surface, or whether finish threshold or sill is recessed flush or slightly above top of adjacent finish floor.

Floor Plan Legend

- north arrow
- 2x4 wood stud wall
- 2x6 wood stud wall
- sound attenuation insulation
- 1 hour fire-rated wall
- 2 hour fire-rated wall
- stone/brick walls
- cmu walls
- acc/icf block walls
- concrete walls
- steel
- 100'-0" datum line
- 100'-0" existing spot elevation
- 100'-0" new spot elevation
- (1) exterior door number
- 100A interior door number
- 100 room number
- (00) window number
- shower head / water controls
- bath and lavatory control
- ws water softner loop
- washer bibs & drain
- plumbing stub out
- gas hook up
- hb hose bib
- 3-1/2" floor recess
- 1 / 4 A2.1 2 / 3 interior elevation reference
- 01 / A1.0 exterior/interior elevations
- 00 / A0.0 building section
- 00 / A0.0 detail section
- 01 / A1.0 detail call out
- E fire exits (commercial)
- A accessible entrances/exits (commercial)



plan north / true north

FLOOR PLAN - LAYOUT & NOTES (UPPER LEVEL)

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

0 1 2 4 8

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architect

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WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

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REVISIONS

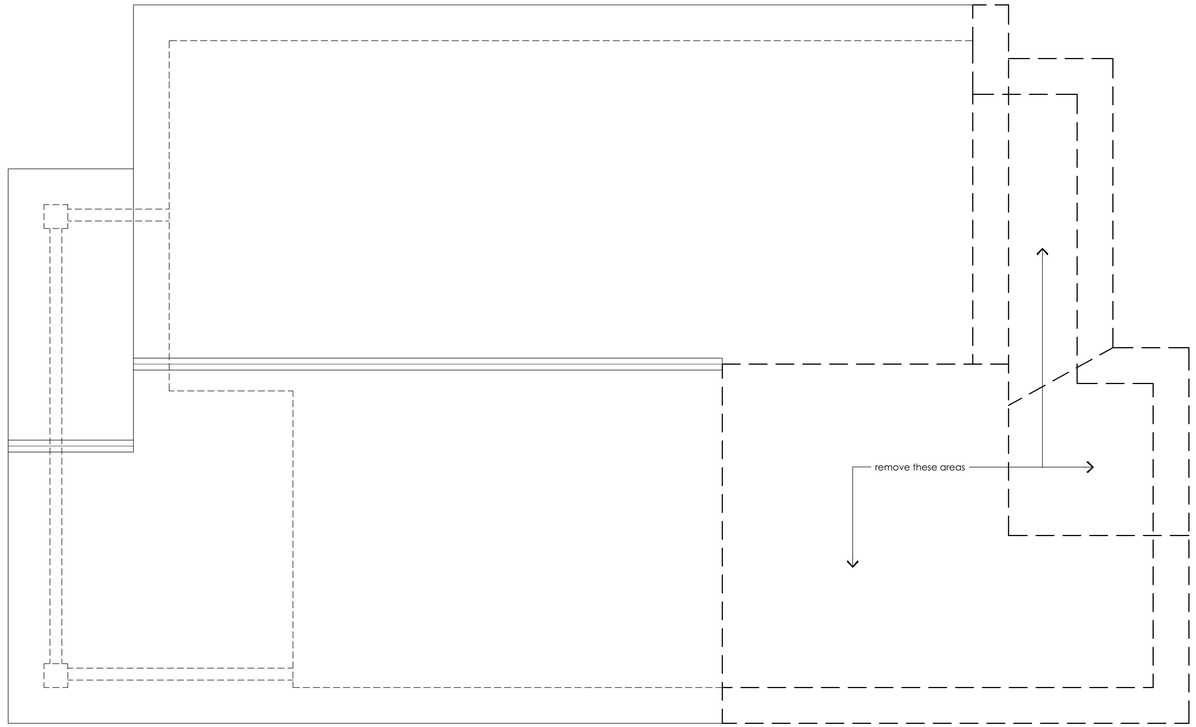
PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Floor Plan - Layout & Notes (Upper Level)

DRAWING NO.

A3.2

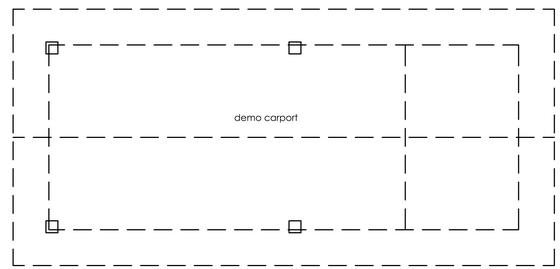


Roof Plan Legend

- Ridge
- Valley
- Gutters
- 00 / A00 — Exterior/Interior Elevations

Demolition Legend

existing walls and items to remain
existing walls and items to be removed
line of walls beneath the roof to remain



plan north / true north

ROOF PLAN - EXISTING & DEMOLITION

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

0 1 2 4 8

rick o'donnell
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georgetown, tx 78633
512.240.5961 office

PRELIMINARY
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WALDEN - PULLEN HOUSE
1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

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- ☐ ARC Review Committee
- ☐ Consultant Distr.
- ☐ Finance Package
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- ☐ Permitting
- ☐ Permit Re-Submittal
- ☐ Construction
- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Roof Plan (Existing & Demolition)

DRAWING NO.

A3.5

Ridge Heights

1. Maximum allowable ridge heights @ one story areas shall be 24'-0" above existing grade or per code or City requirements.
2. Maximum allowable ridge heights @ two story areas shall be 35'-0" above existing grade or per code or City requirements.

Roof Overhangs

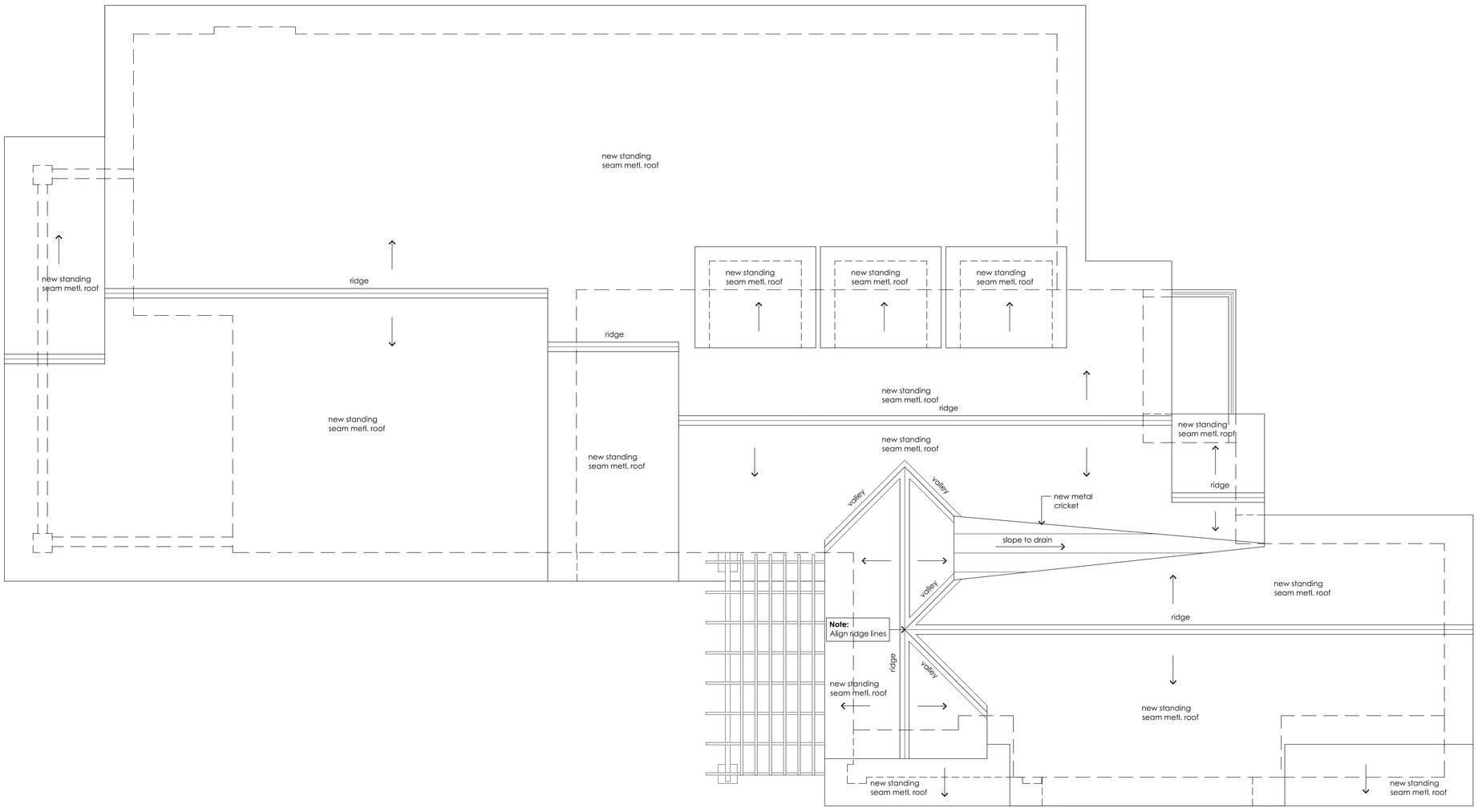
1. All down slope overhangs shall match existing overhangs.
2. All gable/rake overhangs shall match existing overhangs.
3. All roof overhang depths and details shall match existing except at new areas of exposed rafter tails/outriggers.

Roof Plan Legend

- Ridge Line
- Valley
- Gutters

Roof Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. All roof slopes to be per roof plan.
3. Contractor shall confirm all fireplace to framing clearances and chimney heights and construct all per code.
4. All framing and finishes above the fireplace chimney termination shall be 100% non-combustible, per code and community design guidelines.
5. Refer to roof construction/overhang details for specifics of roof overhangs. Do not scale from plans.
6. Install ice and water shield membrane under all valley flashing or per Contractor specs.
7. Plumbing vents are to be low-profile if possible, and out of sight from streets, entry courtyards or front entrance whenever possible.
8. Contractor shall confirm appropriate locations and extent of gutters and downspouts and specific drainage routing with Owner, Civil Engineer or Landscape Architect. Gutters and downspouts may not encroach into the building setbacks unless allowed within governing jurisdiction or community design guidelines and require separate approval from ARC.
9. Roofing material shall be per specs.
10. All roof pitches less than 3:12 shall be installed with ice and water shield membrane or per Contractor specs.



ROOF PLAN - NEW
Scale: 1/4"=1'-0"
plan north / true north
0 1 2 4 8

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- ☐ Construction
- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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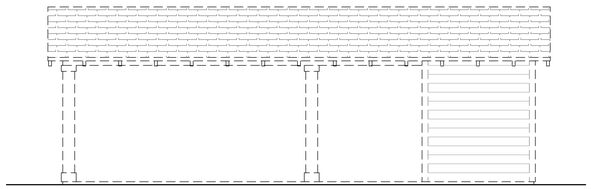
TA

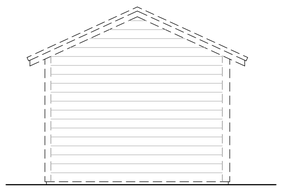
SHEET TITLE
Roof Plan

DRAWING NO.

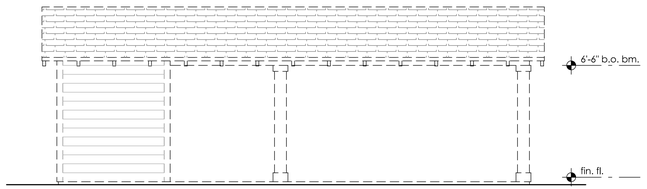
A3.6



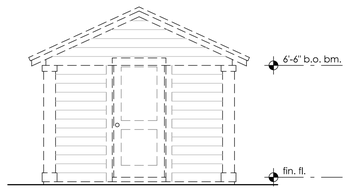
4 Right Elevation (South)
Scale: 1/4=1'-0"



3 Rear Elevation (East)
Scale: 1/4=1'-0"



2 Left Elevation (North)
Scale: 1/4=1'-0"



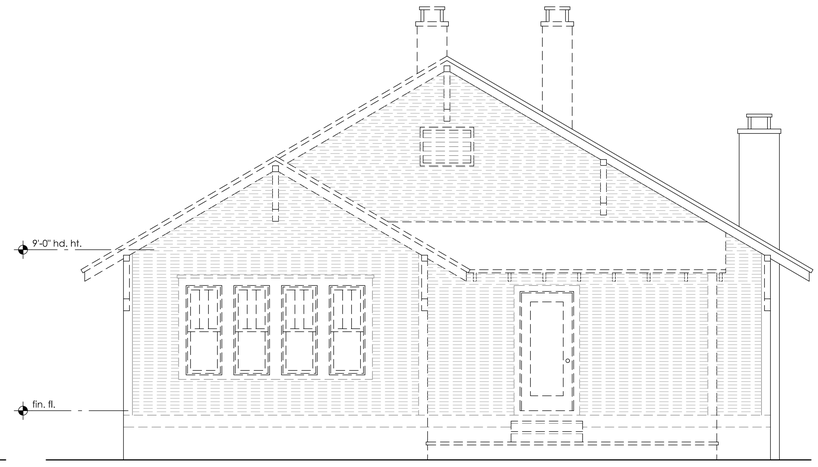
1 Front Elevation (West)
Scale: 1/4=1'-0"

EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (CARPORT)

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

0 1 2 4 8

4 Right Elevation (South)
Scale: 1/4=1'-0"



3 Rear Elevation (East)
Scale: 1/4=1'-0"

Note:
Re: Sheet A3.0 for Demolition Legend and Notes

2 Left Elevation (North)
Scale: 1/4=1'-0"

1 Front Elevation (West)
Scale: 1/4=1'-0"

EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (MAIN HOUSE)

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE

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PROJECT NO.
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- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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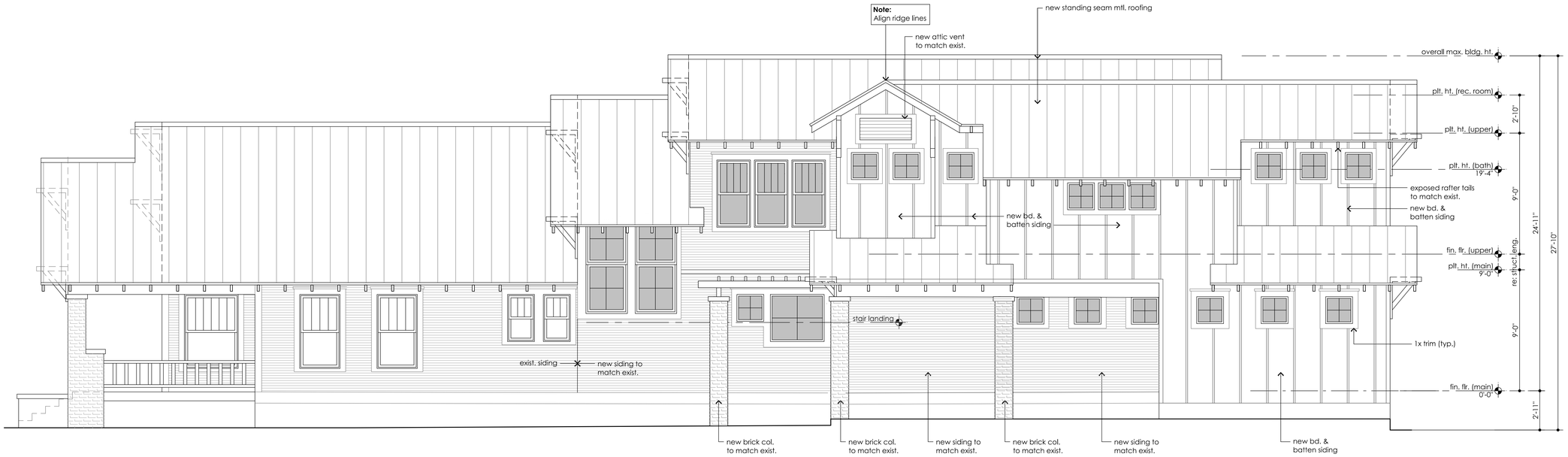
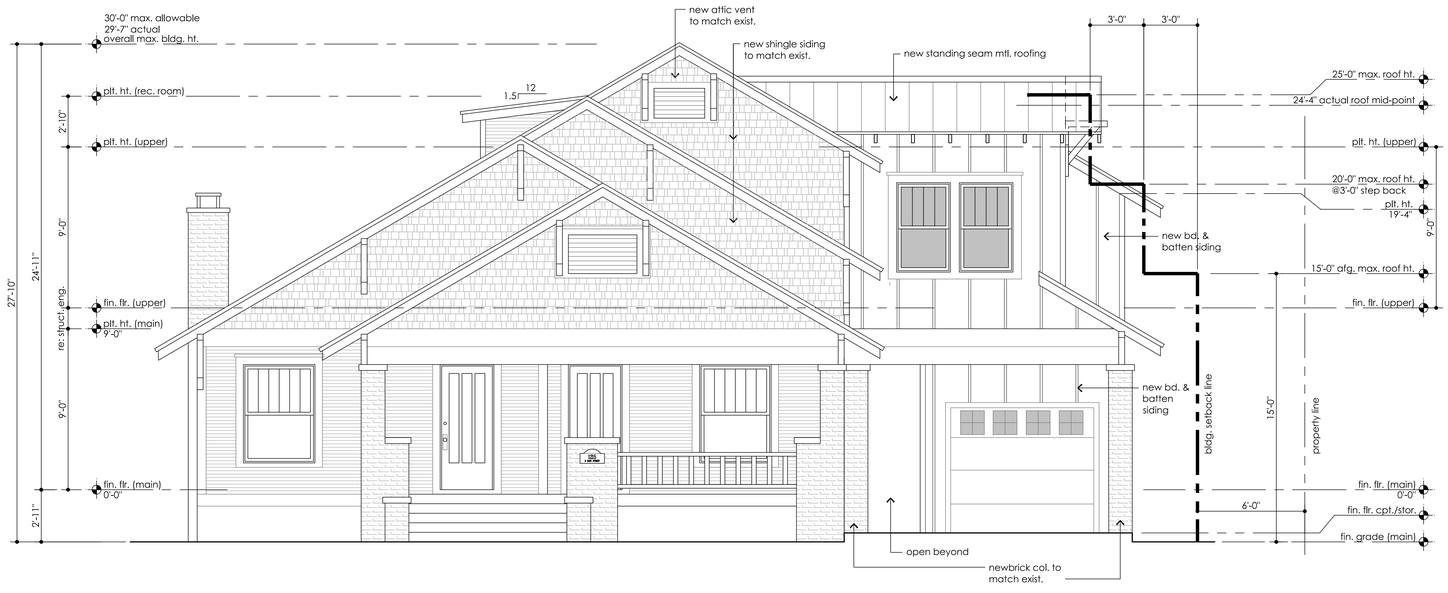
SHEET TITLE
Exterior Elevations - Existing & Demolition

DRAWING NO.

A4.0



2 Right (South) Elevation



1 Front (West) Elevation

Exterior Elevation Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Roof Plan and Construction Details for overhang depths.
3. If stucco is schedule/specified, all stucco walls - install exterior (x) "bullnose" or ( ) square corners at all buildings corners and at all door and window openings. Stucco applied to foundation face shall be flush with the wall finish above. The bottom edge of the applied stucco veneer shall be a distance above finished grade as prescribed by code. There shall be no"banding" around doors or windows unless indicated on plans or directed by Architect. Doors and windows shall be framed to set into wall w/exterior stucco stucco returning to frame.
4. Contractor shall confirm appropriate locations and extent of gutters and downspouts and specific drainage routing with Owner, Civil Engineer and/or Landscape Architect. Unless specifically allowed by governing jurisdiction or community design guidelines, gutters and downspouts may not encroach into the building setbacks and may require separate approval from the ARC.
5. Plate heights shown are nominal.
6. If stucco has not already been applied, underpin the exposed face of all perimeter slab walls.
7. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such intersections in stucco walls.
8. If stucco is schedule/specified, all install stucco and masonry control or expansion joints per code and best industry practice. Install stucco screed @ base of stucco walls per code.
9. Install flashing over ice and water shield membrane at all stucco window sills, or horizontal or sloped stucco surfaces or install moisture protection per builders specs.
10. During the framing process Contractor is to insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limits or impedes the full opening or intended outswing operations of windows and/or doors.
11. All framing and finishes above the fireplace chimney termination shall be 100% non-combustible and must adhere to code and community standards and guidelines.
12. Pool fencing shall be per code.
13. All headers over windows and doors in stone veneer shall be 8" ht. stone extending 4" beyond each side of opening. A joint in stone header may be installed @ multiple mulled window runs if solid, continuous stone headers are not available.
14. All masonry lintels/headers at window and door openings shall be installed flush with exterior face of masonry veneer - no projections, unless specifically noted. Window sills shall be projected 1/2" from face of adjacent stone veneer.
15. All stone or brick caps on garden walls, privacy walls, parapet walls, partial height or wainscot masonry veneer walls on the building shall be installed ( ) w/ 1/2" projection, ( )flush with the masonry veneer.
16. Elevations currently show masonry ledges 1 1/2" below finish floor, which is typical. However, all masonryledges/lugs shall be dropped to within a max. of 12" above finished grade. If required by community standards and guidelines, stucco must be extend below finish floor joint to height of maximum allowable exposed foundation limits and a distance above finish grade per code.
17. Contractor shall confirm that ridge heights fall within maximum allowable heights prior to commencement of framing. If not in compliance Contractor must notify Owner and Architect.
16. Install appropriate metal corner and edge trim as required by metal siding manufacturer at all metal siding areas.
18. All exterior stone to be smooth cut stone (per owner selection/ building example).

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE

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GEORGETOWN, TEXAS 78626

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19-001

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- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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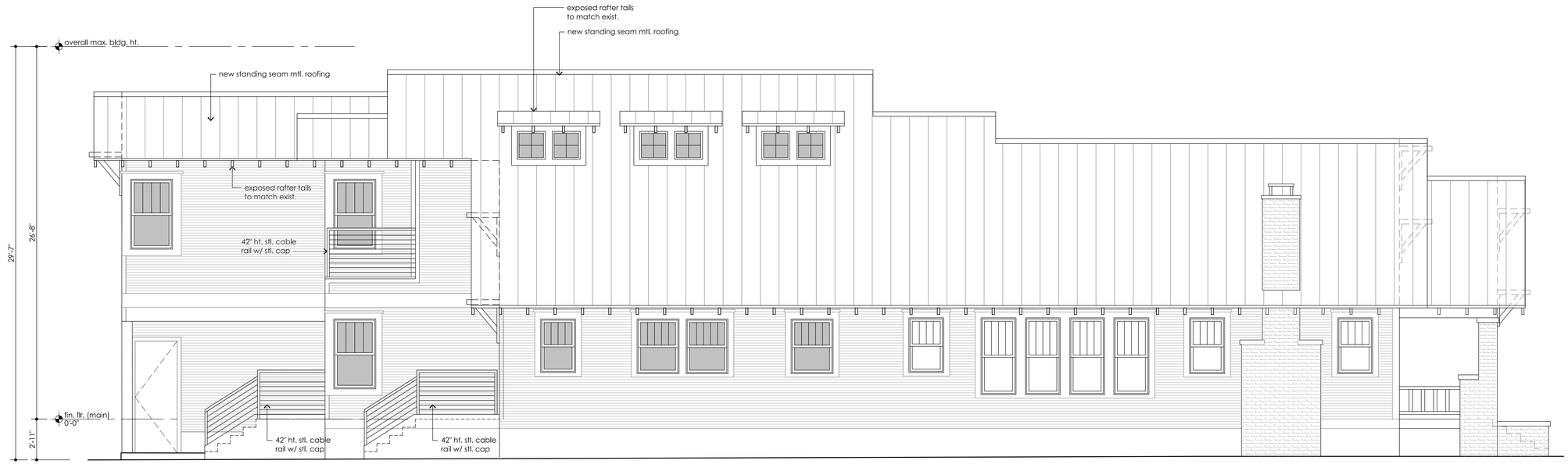
TA

SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.1



2 Left (North) Elevation

Exterior Elevation Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
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3. If stucco is schedule/specified, all stucco walls - install exterior (x) "bullnose" or ( ) square corners at all buildings corners and at all door and window openings. Stucco applied to foundation face shall be flush with the wall finish above. The bottom edge of the applied stucco veneer shall be a distance above finished grade as prescribed by code. There shall be no"banding" around doors or windows unless indicated on plans or directed by Architect. Doors and windows shall be framed to set into wall w/exterior stucco stucco returning to frame.
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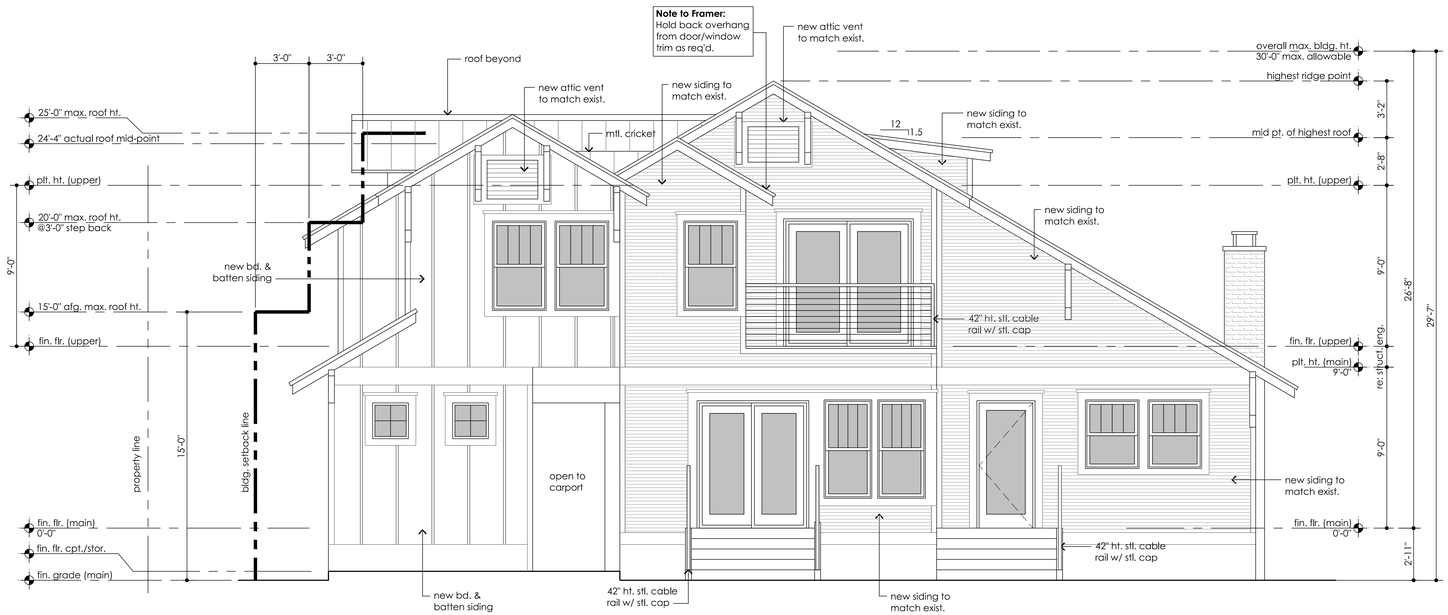
18. All exterior stone to be smooth cut stone (per owner selection/ building example).



1 Rear(East) Elevation

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

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GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2020-02-20

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- ☐ Construction
- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.2

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

Address: 405 E 10th St
City: Georgetown
County: Williamson
2016 Survey ID: 125273
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042540

Construction Date: 1920 ☑ Actual ☐ Estimated Source: WCAD

Latitude: 30.635115 Longitude -97.673737

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: 125273	☐ High	☑ Medium	☐ Low
Explain:	Despite some alterations, property is significant and contributes to neighborhood character				
	2007 Survey	ID: 225	☐ High	☑ Medium	☐ Low
	1984 Survey	ID: 141	☑ High	☐ Medium	☐ Low

General Notes: (Notes from 2007 Survey: original siding and windows replaced with vinyl; porch changed; side addition)

Recorded by: CMEC Date Recorded 3/3/2016

*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:	405 E 10th St	2016 Survey ID:	125273
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Northeast

Photo Direction North

2 Right (South) Elevation

1 Front (West) Elevation

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

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2019-10-12

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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.1

2 Left (North) Elevation

1 Rear(East) Elevation

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE
1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2019-10-12

This document is released by the Architect for:
- ■ Owner / Client Review
- ☐ ARC Review Committee
- ☐ Consultant Distr.
- ☐ Finance Package
- ☐ Pricing / Bidding
- ☐ Permitting
- ☐ Permit Re-Submittal
- ☐ Construction
- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.2

Site Plan Notes

1. Refer to General Construction Notes (Sht. 1.1) for additional notes and information.
2. This site plan is based on information and/or documents provided by the Owner or Surveyor. The drawing is not intended to be or replace the legal survey and it may not reflect all easements and/or restrictions imposed on the property. Building setbacks, if shown, are according to the survey, plat, city standards, subdivision Restrictive Covenants, or community design guidelines if known or as provided by Owner or Surveyor. As each of those sources may differ, Owner and Contractor shall confirm all such information prior to commencement of work. Owner and Contractor shall refer to the recorded subdivision plat, recorded lot plat and/or title policy for final lot configuration, setbacks, surveys and easements which may not be shown on the Architectural Site Plan.
3. Refer to tree survey for precise sizes and types of trees. After building corners are located and prior to commencement of foundation work, Contractor shall confirm site placement w/Owner and obtain approval from Owner for foundation position relative to trees and canopy encroachment. Provide tree protection at all times for all tree to remain within and adjacent to construction zone.
4. Refer to the Civil Engineering or Landscape Architect plans for specific construction site plans including drainage. These plans take precedent over the Architectural Site Plan.
5. Grades, and tree locations, if depicted on this site plan, are approximate unless noted otherwise. Boundary, topographical and tree surveys have been provided by Owner or Surveyor for Architects use in development of the Architectural Site Plan. Owner and Contractor shall confirm all such information prior to commencement of work.
6. If finish grading is not provided by Architect, refer to Contractor, Civil Engineer or Landscape Architect as the case may be to determine final finish grade. In all cases, Contractor must insure proper drainage away from all structures.
7. If not noted specifically on the Architectural Site Plan, refer to Civil Engineering or Landscape Architectural plans for all grading, utilities, site work, flatwork, walks, drives and parking. Note that Architectural Site Plan may be diagrammatic only in reference to these items.
8. Refer to Landscape Architect plan for irrigation, planting and landscape related drainage.
9. Provide sleeving as needed for landscape irrigation, electrical, TV, phone, Internet, plumbing lines, drainage and utility systems under flatwork, terraces, walls, curbs, or driveways as necessary. (confirm all locations w/Owner and/or Landscape Architect and per floor plan and electrical plan).
10. Contractor shall confirm exact position of all existing and proposed site utilities, meters and lines prior to commencement of any work. Utility lines, if shown, are approximate unless specifically confirmed and located by surveyor or utility provider.
11. Provide tree protection for all trees to be saved within construction zone.
12. Refer to local ordinances or restrictions and arborist industry standards relative to cutting or trimming trees and foundation placement and position relative to tree locations.
13. Propane tank guidelines:
    a. Contractor shall confirm all guidelines with licensed propane installer prior to commencement of work or installation.
    b. Tank shall be minimum of 10'-0" from residence, any combustible source, condensing units, and gas or electric meter or sources.
    c. Truck back-up and parking areas must be visible from tank location and tank must be visible from truck back-up and parking areas.
    d. Tank can be located no farther than 100'-0" from supply truck.
    e. Contractor shall confirm exact specific tank location w/propane tank installer prior to commencement of work or installation.
14. Unless specifically and dimensionally located, final precise location of building footprint on site shall be confirmed by Owner and Contractor.
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16. Construction waste shall be removed periodically and consistently as needed to insure a clean job site.
17. Contractor shall comply with governing jurisdiction standards and construction details relative to site work, flatwork, drives, aprons and sidewalks in right of way.
18. All exterior or site lighting shall be hooded if required by City ordinance, community design guidelines or governing jurisdictions requirements.
19. Provide silt-fencing per TCEQ or governing jurisdiction standards or guidelines.
20. Confirm any under-slab or through-slab drainage piping requirements with owner, civil engineer and/or Landscape Architect prior to commencement of foundation work.
21. Contractor shall provide erosion control barriers to be installed prior to commencement of construction.
22. Contractor shall provide for a stabilized temporary construction entrance and driveway to be placed prior to commencement of construction. Refer to governing jurisdiction or community design guidelines for details.
23. All stumps and roots shall be removed from the soil to a depth of 12" below the surface of the ground in the area of the building.
24. Contractor shall confirm driveway slope at time of layout and batter boards to insure that driveway slope does not exceed allowable slope.
25. Owner and contractor shall insure that grading and drainage revisions to or site lot do not adversely affect adjacent lots or property and any drainage existing the lot or property onto an abutting property will be directed to a common property pin.
26. Landscape and fencing to be submitted under separate plans, and with applicable permits, fees and deposits.
27. Driveway grade in the street ROW must have positive drainage to the street and will not exceed maximum slope allowed by governing jurisdiction.
28. Contractor certifies that he has verified the location of all applicable setbacks shown on site plan.
29. Irrigation backflow preventer must be located within 2' of the front of the house and must be screened from view.
30. Verify depth of wastewater service prior to finalizing finished floor elevation.
31. Verify existing and proposed meter, tap, utility service locations and lines prior to installation. Utility line locations are approximate. Contractor shall field verify for exact locations.
32. All construction materials and construction waste shall be stored on site during construction. Construction waste shall be removed periodically and as needed to insure a continuously clean job site.
33. Contractor to resculpture topography and/or finished grade as required to provide positive drainage of surface water away from building and to prevent negative impact on adjacent lot or property. Provide positive drainage away from house in all cases.
34. Final location of residence and finish floor elevation shall be verified by Contractor and approved by Owner prior to slab formwork being erected.
35. Contractor shall provide control and expansion joints as required at concrete drive, walks and patios.
36. Location of mailbox (if required) and exterior driveway lights to be verified by Owner and Contractor prior to installation.
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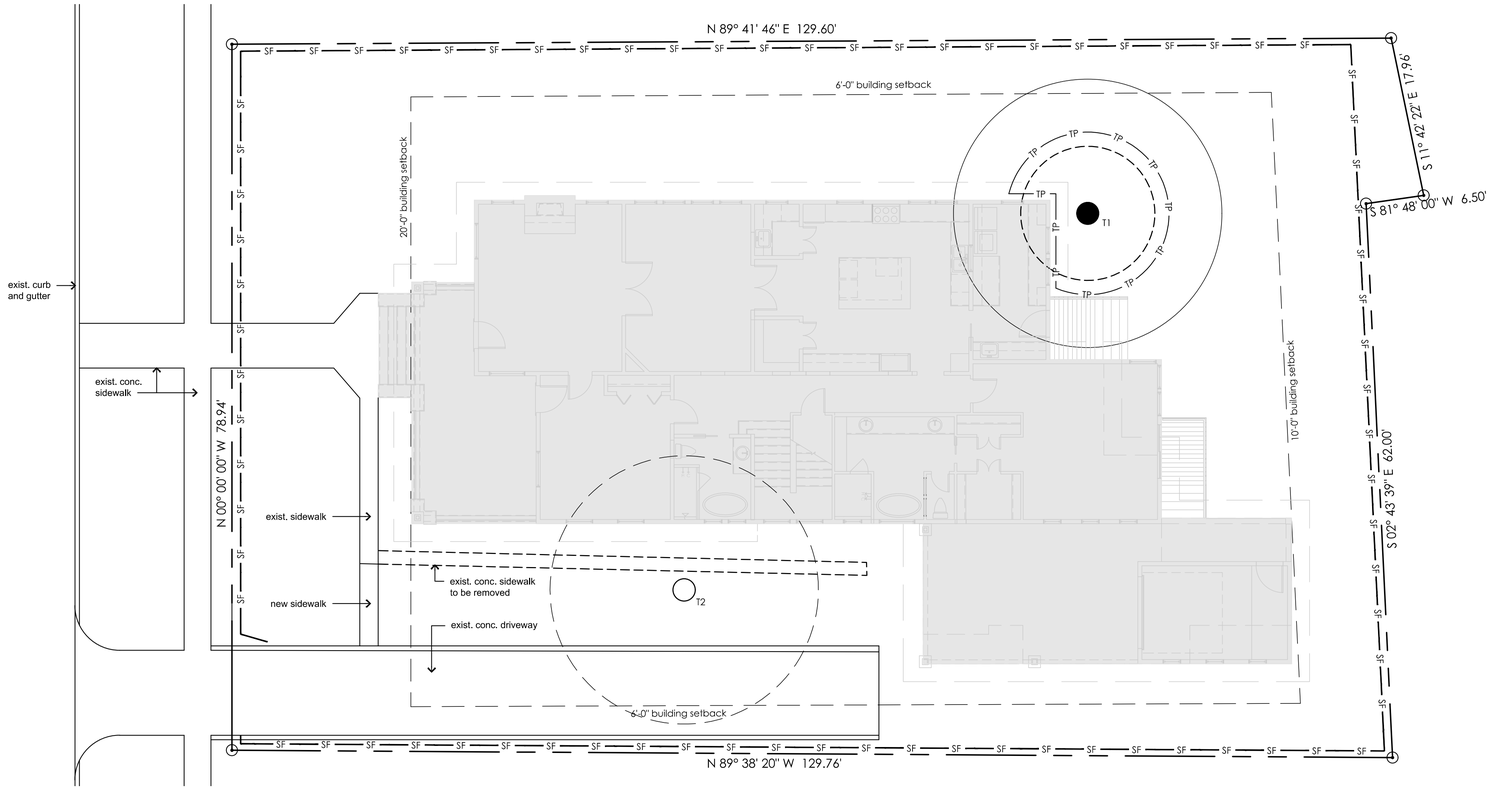
40. Contractor shall insure neither roof overhangs or gutters encroach beyond building setback lines unless allowed by governing jurisdiction.
41. Contractor shall provide french drains and waterproofing as required at foundation walls, pool walls, retaining or planter walls. Drainage and waterproofing systems and details provided by others.

Tree Legend

T1 Pecan - To Remain
T2 Pecan - To Be Removed



plan north true north

SITE PLAN - PRE-CONSTRUCTION

Scale: 1/8"=1'-0"

0 1 2 4 8

Site Plan Legend

North Arrow — true north / plan north
Area of Site Cut
5' Min. Landscape Area
Limits of Construction Disturbance
Existing Grade LInes
Finish Grade Lines
Building Setbacks/ Easements/P.U.E. Lines
Property Lines
Property Corner
Fence/Gate Post
Elevation Benchmark
Storm Drainage Manhole — SD
Gas Line Valve — GV
Power Pole
Fire Hydrant
Sewer Taps — S
Water Well — W
Water Meter — WM
Water Valve — WV
Propane Tank — PT
Septic Field (Proposed Area) — SF
Commercial Trash Dumpster — CTD
Stabilized Construction Entrance (3"x5" rubble rock) Portable
Sanitary Facility — PSF
Construction Material & Staging Area (Proposed Area) — CMS
Silt Fence — SF
Construction Fencing — CFS
Vegetation Protection Fence — VPF
Tree Protection Fence — TP
Sewer Line (Waste Water) — WW
Telephone Cable — T
Water Line — W
Electrical Power Line (buried, u.n.o.) — E
Gas Line — GAS
Chainlink Fence
Wood Fence
Wire Fence — X
Wrought Iron Fencing

Tree Configuration
Tree Trunk
Approx. Diagrammatic Canopy/ Drip Zone & Critical Root Zone 1
Critical Root Zone 2 (50% of Drip Zone)
Critical Root Zone 3 (25% of Drip Zone)

Tree To Be Removed

rick o'donnell
architect
510 westbury lane
georgetown, tx 78633
512.240.5961 office

PRELIMINARY
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WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2019-10-14

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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Site Plan - Pre Construction

DRAWING NO.

A2.0

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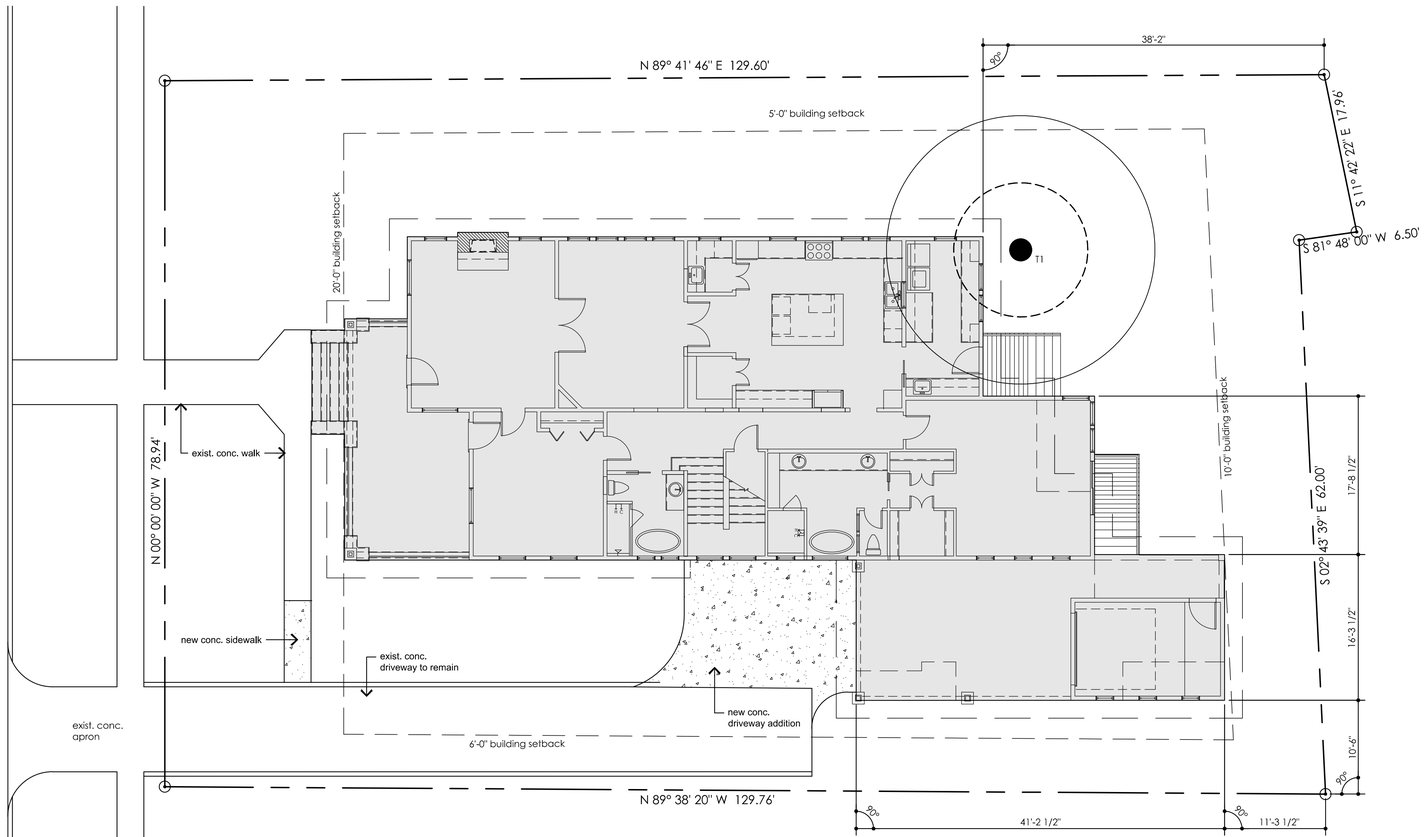
Impervious Cover Calculation

Lot Area (0.48 AC)	**10,280**	**100%**
Allowable Impervious Cover	**4,626**	**45%**
Impervious Cover		
Building/Structure Footprint	3,391	
Sidewalk, Steps, Driveway	1,301	
Decks (@ 50%)	58	
Total Impervious Cover	**4,750**	**46.21%**



plan north / true north

SITE PLAN - ARCHITECTURAL

Scale: 1/8"=1'-0"

0 1 2 4 8

Site Plan Legend

North Arrow	true north / plan north
Area of Site Cut	
5' Min. Landscape Area	
Limits of Construction Disturbance	
Existing Grade LInes	
Finish Grade Lines	
Building Setbacks/ Easements/P.U.E. Lines	
Property Lines	
Property Corner	
Fence/Gate Post	
Elevation Benchmark	
Storm Drainage Manhole	SD
Gas Line Valve	GV
Power Pole	
Fire Hydrant	
Sewer Taps	S
Water Well	W
Water Meter	WM
Water Valve	WV
Propane Tank	PT
Septic Field (Proposed Area)	SF
Commercial Trash Dumpster	CTD
Stabilized Construction Entrance (3"x5" rubble rock) Portable	
Sanitary Facility	PSF
Construction Material & Staging Area (Proposed Area)	CMS
Silt Fence	SF — SF
Construction Fencing	CFS — CFS
Vegetation Protection Fence	VPF — VPF
Tree Protection Fence	TP — TP
Sewer Line (Waste Water)	WW — WW
Telephone Cable	T — T
Water Line	W — W
Electrical Power Line (buried, u.n.o.)	E — E
Gas Line	GAS — GAS
Chainlink Fence	o — o
Wood Fence	□ — □ — □
Wire Fence	X — X — X
Wrought Iron Fencing	● — ●

Tree Configuration

- Tree Trunk
- Approx. Diagrammatic Canopy/ Drip Zone & Critical Root Zone 1
- Critical Root Zone 2 (50% of Drip Zone)
- Critical Root Zone 3 (25% of Drip Zone)

Tree To Be Removed

rick o'donnell
architect

510 westbury lane
georgetown, tx 78633
512.240.5961 office

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1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2019-10-14

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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Site Plan - Architectural

DRAWING NO.

A2.1

Demolition Notes

1. Remove only existing construction and items indicated on demolition plan unless directed otherwise by Owner or Architect.
2. Remove existing walls as indicated on drawings. Remove all walls to a point at which adjacent walls to remain can be repaired, patched, and finished.
3. Remove miscellaneous hardware, furring strips, electrical/mechanical devices, fixtures and accessories from floor, walls and ceiling. Patch and repair holes as required to match adjacent construction.
4. Contractor shall confirm all existing and new dimensions prior to commencement of work or demolition and insure that new plan accomplishes owner's goals and meets codes.
5. Confirm all items for salvage or re-use with Owner prior to commencement of work. Carefully remove and store existing items and equipment designated for reuse. Clean, touch-up, relamp, etc. reusable items. Test devices, fixtures and equipment for proper operation and repair as required prior to reinstallation. Store items on site or at Owner's direction. Contractor shall dispose of all unwanted items.
6. Contractor shall promptly notify Owner and Architect of any items considered unsuitable for reuse. The contractor shall proceed with the work based on the Owner and Architect's final evaluation.
7. Remove existing utilities to be demolished back to main lines, branches, circuits, etc. Do not leave abandoned utilities in walls or other concealed spaces which are to remain. Cap abandoned utility lines below floor or above ceiling.
8. Contractor shall field verify the location of all items shown for reuse in their present location. Contact the Architect for direction in cases where conflicts occur with new construction.
9. The Contractor shall construct temporary demising walls and install temporary protection at locations shown on demolition plan or as required for demolition and/or construction. Upon completion of project, contractor shall repair any damage from temporary protection as needed.
10. The Contractor shall insure that all openings or loads created through removal of walls or due to new openings shall be totally and safely supported. The Contractor shall refer to structural engineer as necessary to confirm proper support methods.

Note:

1. Existing walls depicted and associated dimensions are to finish wall surfaces, not stud framing.
2. New framed wall areas are depicted abd dimensioned as stud walls only, no finish.

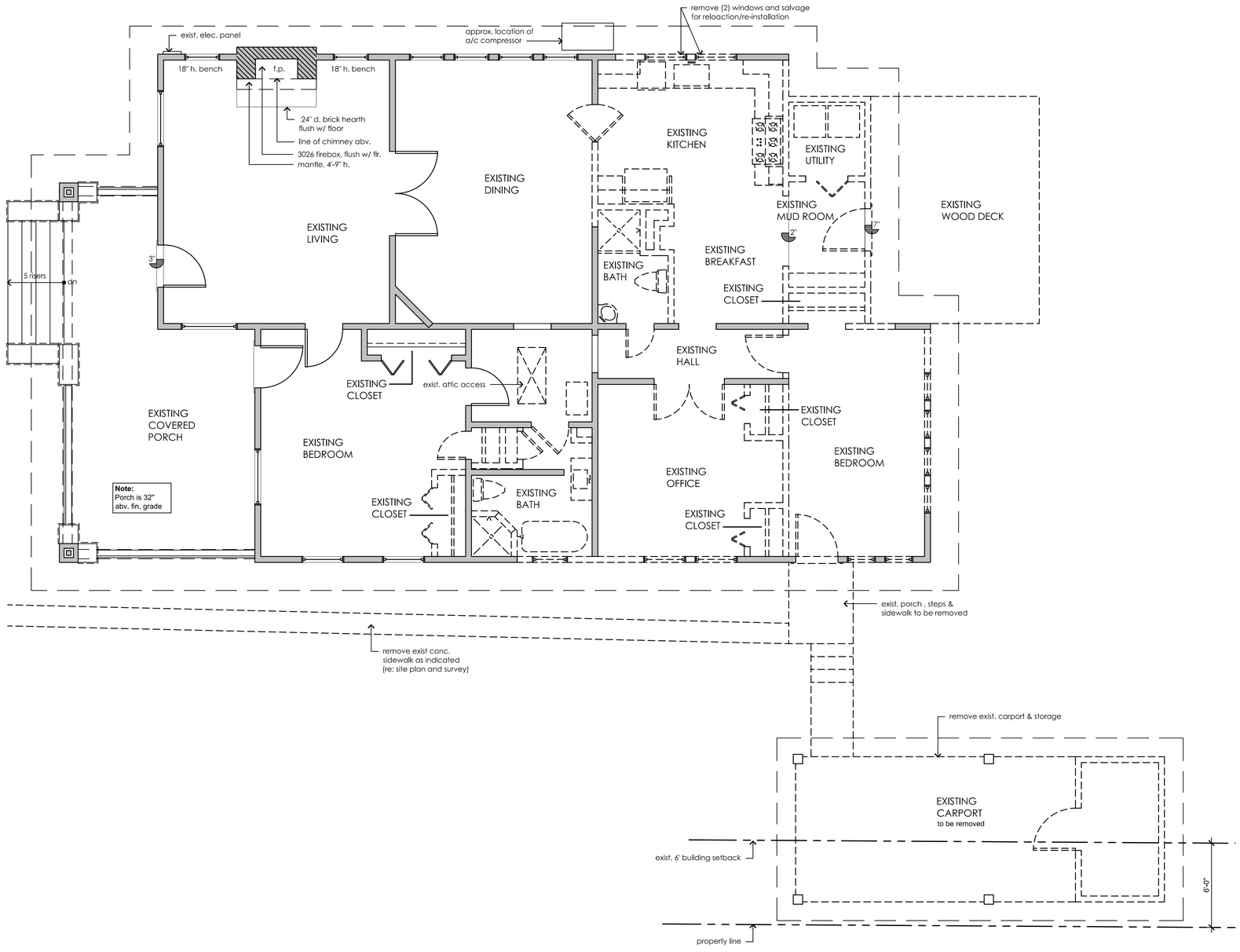
Demolition Legend

Existing walls and items to remain

Existing walls and items to be removed

Area Calculations (SF) - Existing

Building Area	Frame	Masonry
Conditioned Area		
Main Level	1,776	0
Sub-Total Conditioned Area	**1,776**	**0**
Non-Conditioned Area (Covered)		
Covered Front Porch	168	0
Carport/Storage	271	0
Sub-Total Non-Conditioned Area (Covered)	**439**	**0**
TOTAL FRAME & GROSS COVERED AREA	**2,215**	**0**



plan north true north

FLOOR PLAN - EXISTING & DEMOLITION

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

0 1 2 4 8

rick o'donnell
architect

510 westbury lane
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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Floor Plan - Existing & Demolition

DRAWING NO.

A3.0

Area Calculations

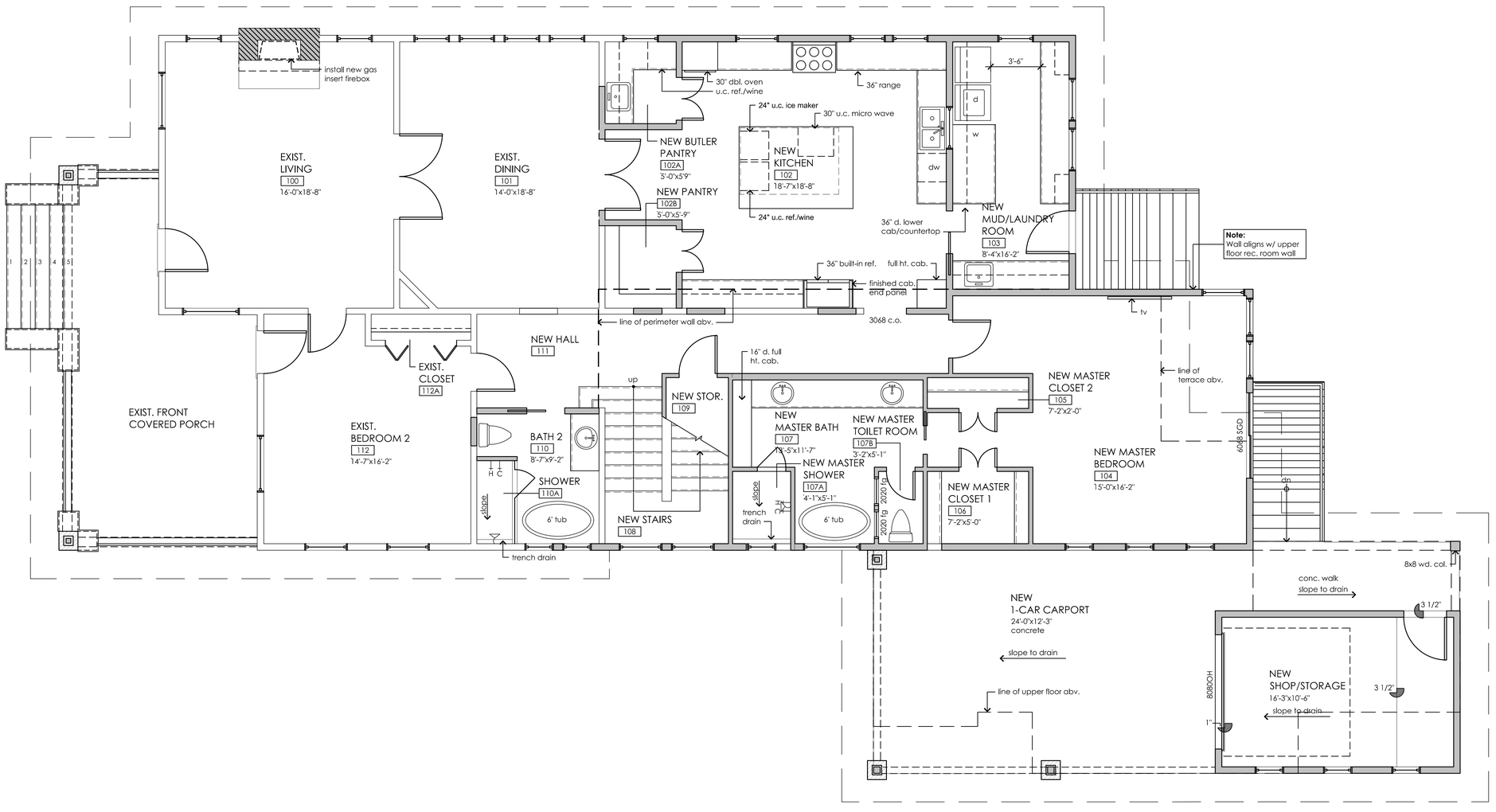
Lot Area (0.48 AC)	10,280		100%
Allowable FAR	4,626		45%
Building Area	**Frame**	**Masonry**	
Conditioned Area			
Main Level (Existing)	1,511		
Main Level (New)	932		
Upper Level (New)	1,331		
Sub-Total Conditioned Area	**3,774**	**0**	
Non-Conditioned Areas			
Front Covered Porch (Existing)	168		
Carport/Shop (New)	470		
Sub-Total Non-Conditioned Area	**638**	**0**	
TOTAL FRAME & GROSS COVERED AREA (FAR)	**4,412**	**0**	**44.87%**

Floor Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Schedules (Sht. A1.2) for additional notes and information.
3. All perimeter walls shall match existing perimeter walls. Plumbing walls to be 2x6 u.n.o. Interior walls are to be 2x4 u.n.o.
4. Set all faces of cabinetry back 3" from face of adjacent framed stud wall.
5. Insulate perimeter-most walls at all thickened or double perimeter walls.
6. All doors and windows must meet tempered glass and fire egress code requirements.
7. Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
8. Install sound attenuation insulation between upper and lower levels, around all bathrooms, game rooms, studies, offices, utility, laundry or mud rooms, equipment rooms/closets, hvac closets, between bedrooms and between bedrooms and public spaces.
9. Contractor shall confirm fireplace systems, configuration, materials, details, box size, face detail and all fireplace to framing clearances per code prior to framing.
10. Contractor shall confirm all door and window rough openings prior to commencement of framing.
11. Provide exterior house wrap, waterproofing and flashing (including door and window header and threshold/sill pan flashing) as required by code and by best industry practices and standards.
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary.
13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm additional ceiling load capabilities of framing with Structural Engineer.
14. Contractor shall confirm all HVAC duct sizing and placement prior to ordering or fabrication of floor and roof trusses. Contractor shall coordinate all required chase spaces with Owner and HVAC contractor prior to installation.
15. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such stucco intersections.
16. Plumbing vents shall be low profile if possible and out of sight from streets, entry courtyards or front entrance where possible.
17. During the framing process Contractor shall insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limit or impedes the full opening or intended out-swing operation of windows and/or doors.
18. Insulate ceiling/floor space cavity between garage and upper floor, if any.
19. The bottom edge of all window openings at operable windows 6'-0" or greater above finish grade must be at least 24" above finish floor @ bottom of window opening @ window sill opening.
20. Fireplace hearth depths and material shall meet code. Fireplace faces, materials, clearances from fireplace opening shall meet code.
21. Contractor shall confirm all foundation/slab recesses or drops for flooring, door sills, porch/terraces, garage, showers, fireplaces and floor drain areas prior to commencement of foundation work.
22. Confirm position and type of threshold(s)/sill(s) at exterior doors. Confirm whether thresholds are set flush on slab surface, or whether finish threshold or sill is recessed flush or slightly above top of adjacent finish floor.

Floor Plan Legend

- north arrow
- 2x4 wood stud wall
- 2x6 wood stud wall
- sound attenuation insulation
- 1 hour fire-rated wall
- 2 hour fire-rated wall
- stone/brick walls
- cmu walls
- acc/icf block walls
- concrete walls
- steel
- datum line (100'-0")
- existing spot elevation (100'-0")
- new spot elevation (100'-0")
- exterior door number (1)
- interior door number (100A)
- room number (100)
- window number (XX)
- shower head / water controls
- bath and lavatory control
- water softner loop (ws)
- washer bibs & drain
- plumbing stub out
- gas hook up
- hose bib (hb)
- floor recess (3-1/2")
- interior elevation reference (1 / A2.1 / 2 / 3 / 4)
- exterior/interior elevations (01 / A1.0)
- building section (00 / A0.0)
- detail section (00 / A0.0)
- detail call out (01 / A1.0)
- fire exits (commercial) (E)
- accessible entrances/exits (commercial) (A)



plan north / true north

FLOOR PLAN - LAYOUT & NOTES (LOWER LEVEL)

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2019-10-14

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- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Floor Plan - Layout & Notes (Main Level)

DRAWING NO.

A3.1

Area Calculations

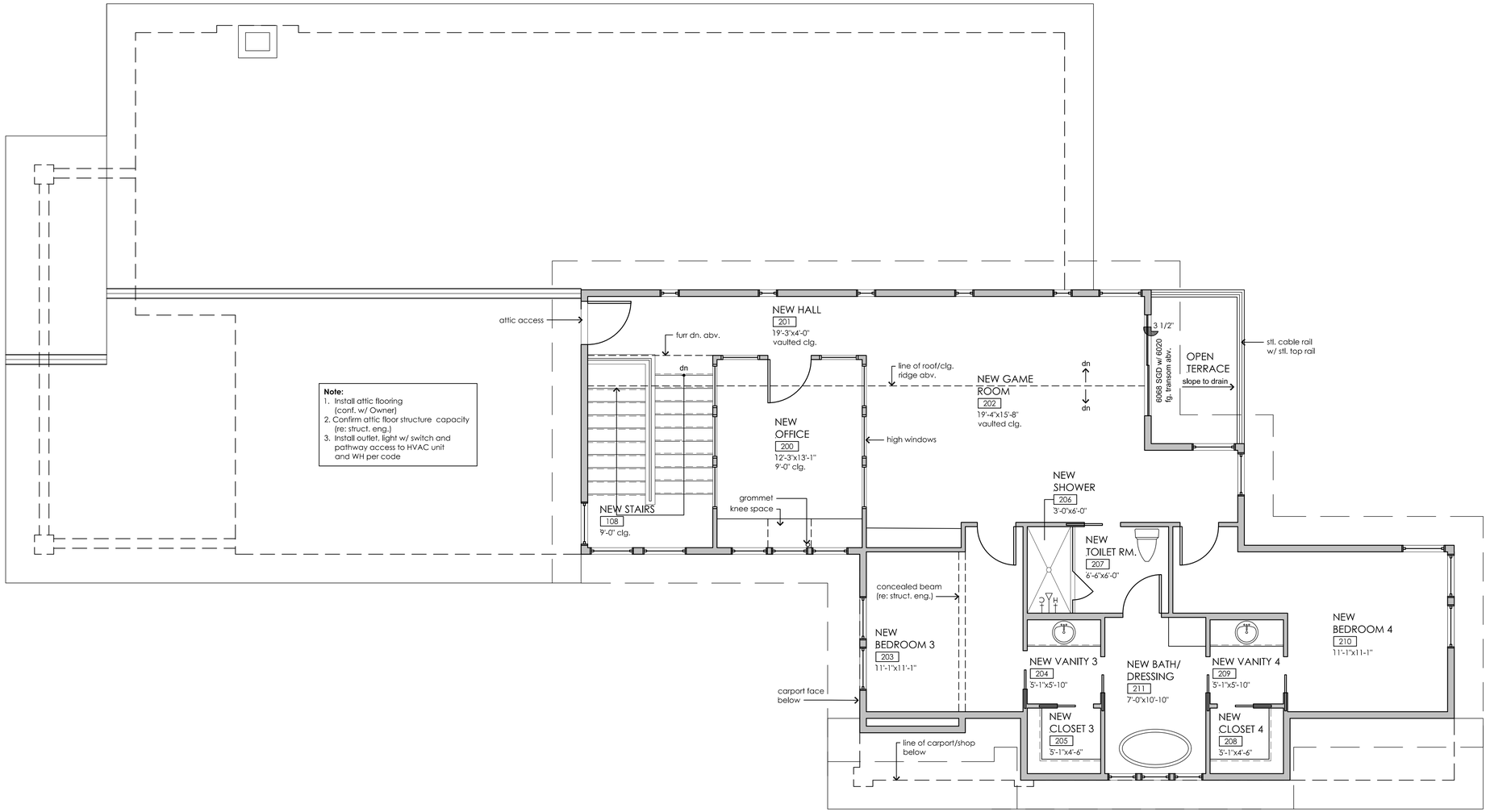
Lot Area (0.48 AC)	10,280		100%
Allowable FAR	4,626		45%
Building Area	**Frame**	**Masonry**	
Conditioned Area			
Main Level (Existing)	1,511		
Main Level (New)	932		
Upper Level (New)	1,331		
Sub-Total Conditioned Area	**3,774**	**0**	
Non-Conditioned Areas			
Front Covered Porch (Existing)	168		
Carport/Shop (New)	470		
Sub-Total Non-Conditioned Area	**638**	**0**	
TOTAL FRAME & GROSS COVERED AREA (FAR)	**4,412**	**0**	**44.87%**

Floor Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Schedules (Sht. A1.2) for additional notes and information.
3. All perimeter walls shall match existing perimeter walls. Plumbing walls to be 2x6 u.n.o. Interior walls are to be 2x4 u.n.o.
4. Set all faces of cabinetry back 3" from face of adjacent framed stud wall.
5. Insulate perimeter-most walls at all thickened or double perimeter walls.
6. All doors and windows must meet tempered glass and fire egress code requirements.
7. Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
8. Install sound attenuation insulation between upper and lower levels, around all bathrooms, game rooms, studies, offices, utility, laundry or mud rooms, equipment rooms/closets, hvac closets, between bedrooms and between bedrooms and public spaces.
9. Contractor shall confirm fireplace systems, configuration, materials, details, box size, face detail and all fireplace to framing clearances per code prior to framing.
10. Contractor shall confirm all door and window rough openings prior to commencement of framing.
11. Provide exterior house wrap, waterproofing and flashing (including door and window header and threshold/sill pan flashing) as required by code and by best industry practices and standards.
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary.
13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm additional ceiling load capabilities of framing with Structural Engineer.
14. Contractor shall confirm all HVAC duct sizing and placement prior to ordering or fabrication of floor and roof trusses. Contractor shall coordinate all required chase spaces with Owner and HVAC contractor prior to installation.
15. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such stucco intersections.
16. Plumbing vents shall be low profile if possible and out of sight from streets, entry courtyards or front entrance where possible.
17. During the framing process Contractor shall insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limit or impedes the full opening or intended out-swing operation of windows and/or doors.
18. Insulate ceiling/floor space cavity between garage and upper floor, if any.
19. The bottom edge of all window openings at operable windows 6'-0" or greater above finish grade must be at least 24" above finish floor @ bottom of window opening @ window sill opening.
20. Fireplace hearth depths and material shall meet code. Fireplace faces, materials, clearances from fireplace opening shall meet code.
21. Contractor shall confirm all foundation/slab recesses or drops for flooring, door sills, porch/terraces, garage, showers, fireplaces and floor drain areas prior to commencement of foundation work.
22. Confirm position and type of threshold(s)/sill(s) at exterior doors. Confirm whether thresholds are set flush on slab surface, or whether finish threshold or sill is recessed flush or slightly above top of adjacent finish floor.

Floor Plan Legend

- north arrow
- 2x4 wood stud wall
- 2x6 wood stud wall
- sound attenuation insulation
- 1 hour fire-rated wall
- 2 hour fire-rated wall
- stone/brick walls
- cmu walls
- acc/icf block walls
- concrete walls
- steel
- 100'-0" datum line
- 100'-0" existing spot elevation
- 100'-0" new spot elevation
- 1 exterior door number
- 100A interior door number
- 100 room number
- XX window number
- shower head / water controls
- bath and lavatory control
- ws water softner loop
- washer bibs & drain
- plumbing stub out
- gas hook up
- hb hose bib
- 3-1/2" floor recess
- 1 / 4 A2.1 2 / 3 interior elevation reference
- 01 / A1.0 exterior/interior elevations
- 00 / A0.0 building section
- 00 / A0.0 detail section
- 01 / A1.0 detail call out
- E fire exits (commercial)
- A accessible entrances/exits (commercial)



FLOOR PLAN - LAYOUT & NOTES (UPPER LEVEL)

plan north / true north

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE

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GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

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- ☐ Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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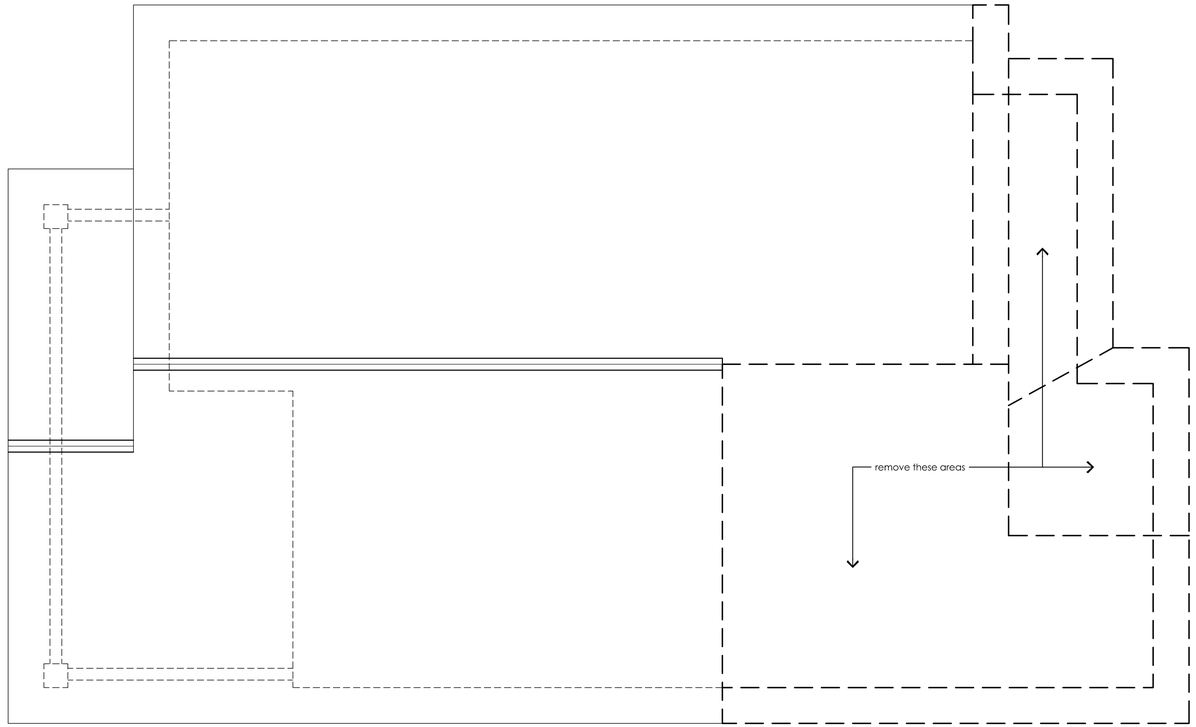
SHEET TITLE
Floor Plan - Layout & Notes (Upper Level)

DRAWING NO.

A3.2

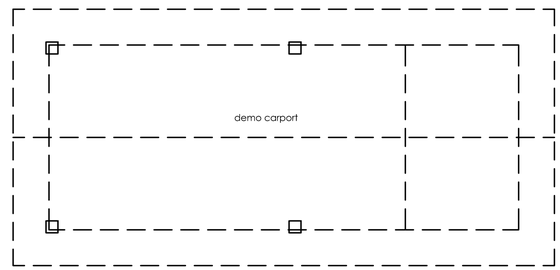


Roof Plan Legend

- Ridge
- Valley
- Gutters
- 00 / A00 — Exterior/Interior Elevations

Demolition Legend

- existing walls and items to remain
- existing walls and items to be removed
- line of walls beneath the roof to remain



plan north / true north

ROOF PLAN - EXISTING & DEMOLITION

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

0 1 2 4 8

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HOUSE
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REVISIONS

PREVIOUS ISSUE DATES
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Permit Set - N/A
Bid Set (Prelim.)
Construction

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SHEET TITLE
Roof Plan (Existing & Demolition)

DRAWING NO.

A3.5

Ridge Heights

1. Maximum allowable ridge heights @ one story areas shall be 24'-0" above existing grade or per code or City requirements.
2. Maximum allowable ridge heights @ two story areas shall be 35'-0" above existing grade or per code or City requirements.

Roof Overhangs

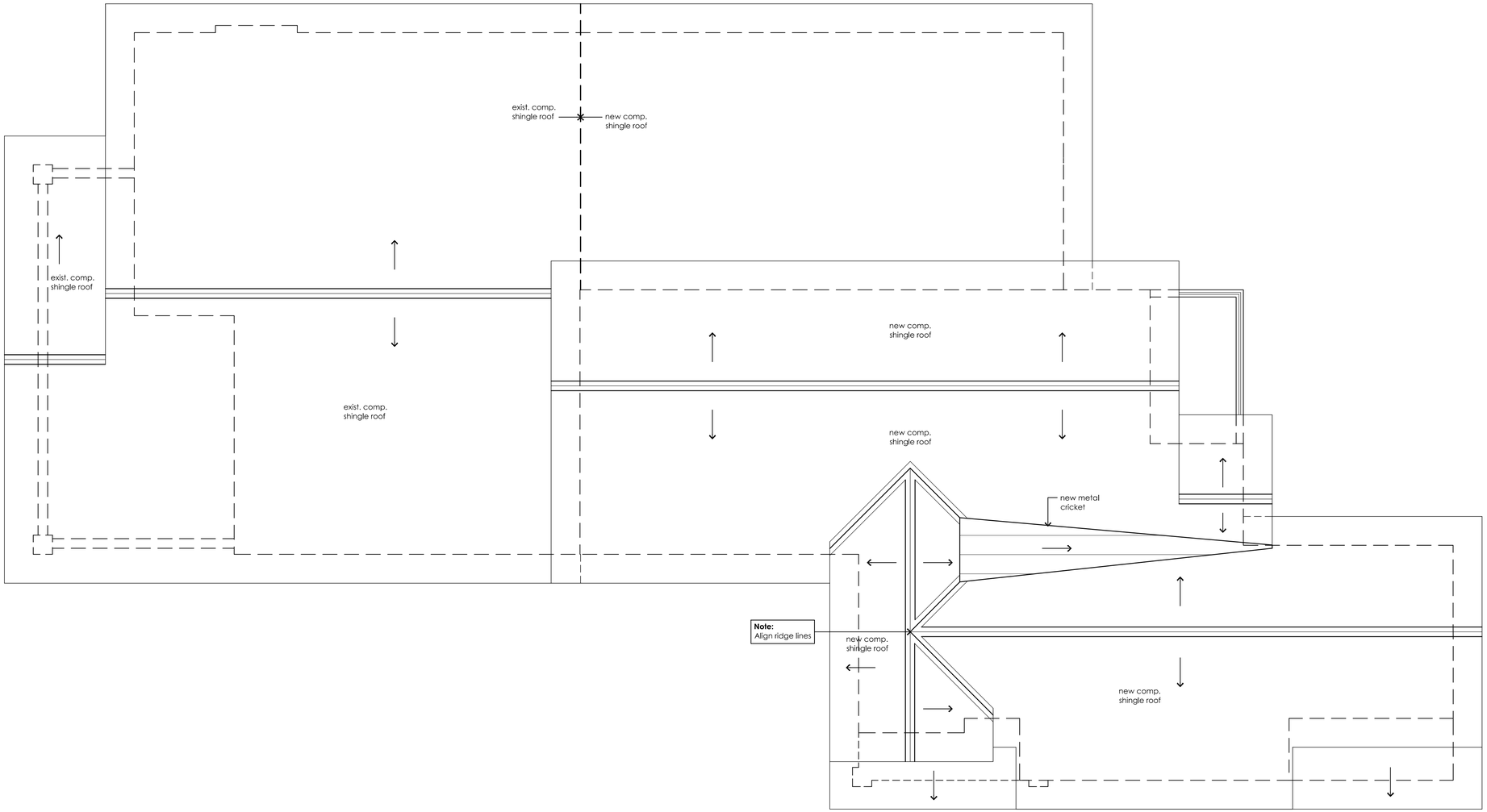
1. All down slope overhangs shall match existing overhangs.
2. All gable/rake overhangs shall match existing overhangs.
3. All roof overhang depths and details shall match existing except at new areas of exposed rafter tails/outriggers.

Roof Plan Legend

- Ridge Line
- Valley
- Gutters

Roof Plan Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. All roof slopes to be per roof plan.
3. Contractor shall confirm all fireplace to framing clearances and chimney heights and construct all per code.
4. All framing and finishes above the fireplace chimney termination shall be 100% non-combustible, per code and community design guidelines.
5. Refer to roof construction/overhang details for specifics of roof overhangs. Do not scale from plans.
6. Install ice and water shield membrane under all valley flashing or per Contractor specs.
7. Plumbing vents are to be low-profile if possible, and out of sight from streets, entry courtyards or front entrance whenever possible.
8. Contractor shall confirm appropriate locations and extent of gutters and downspouts and specific drainage routing with Owner, Civil Engineer or Landscape Architect. Gutters and downspouts may not encroach into the building setbacks unless allowed within governing jurisdiction or community design guidelines and require separate approval from ARC.
9. Roofing material shall be per specs.
10. All roof pitches less than 3:12 shall be installed with ice and water shield membrane or per Contractor specs.



plan north / true north

ROOF PLAN - NEW
Scale: 1/4"=1'-0"
0 1 2 4 8

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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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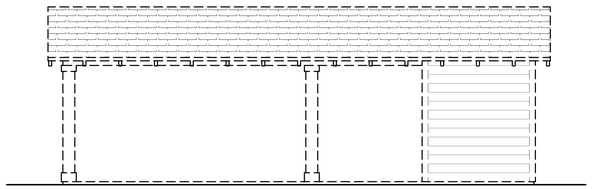
SHEET TITLE
Roof Plan

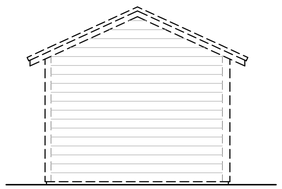
DRAWING NO.

A3.6



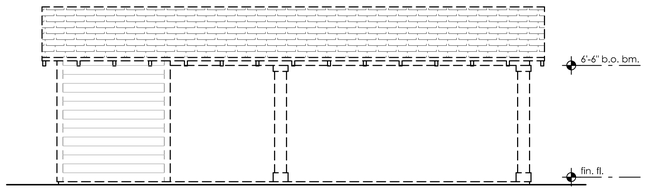
4 Right Elevation (South)

Scale: 1/4=1'-0"



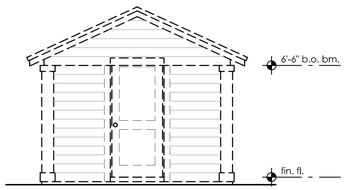
3 Rear Elevation (East)

Scale: 1/4=1'-0"



2 Left Elevation (North)

Scale: 1/4=1'-0"



1 Front Elevation (West)

Scale: 1/4=1'-0"

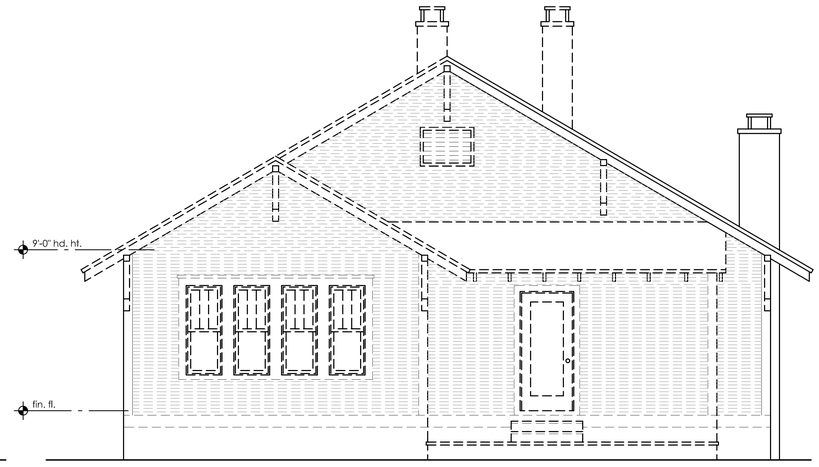
EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (CARPORT)

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

0 1 2 4 8

4 Right Elevation (South)

Scale: 1/4=1'-0"



3 Rear Elevation (East)

Scale: 1/4=1'-0"

Note:
Re: Sheet A3.0 for Demolition Legend and Notes

2 Left Elevation (North)

Scale: 1/4=1'-0"

1 Front Elevation (West)

Scale: 1/4=1'-0"

EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (MAIN HOUSE)

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

0 1 2 4 8

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REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

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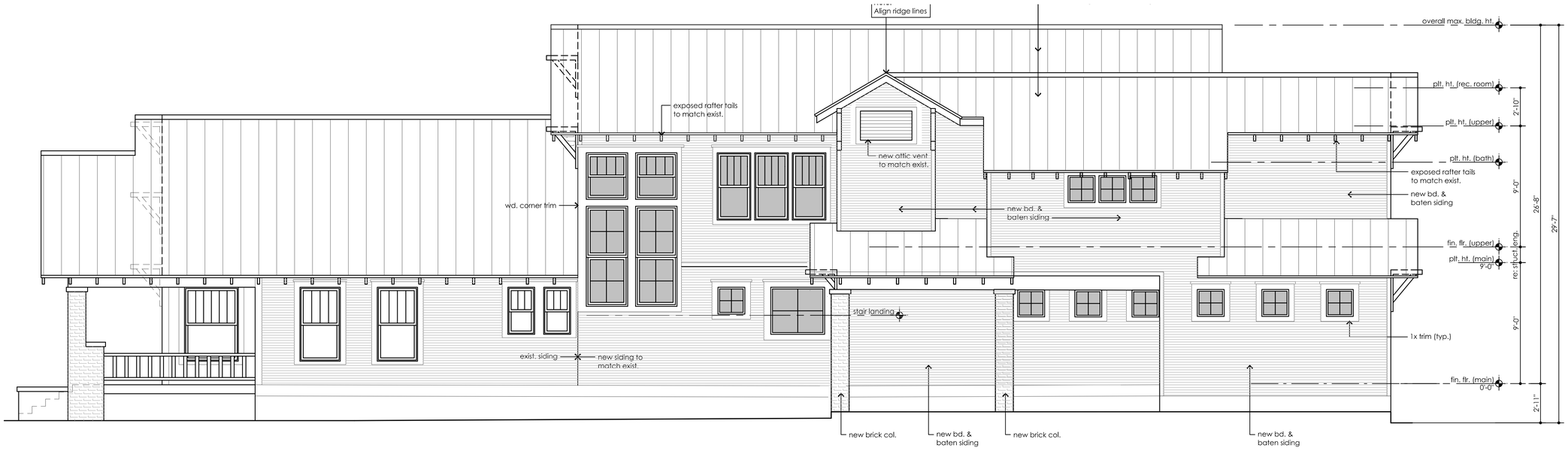
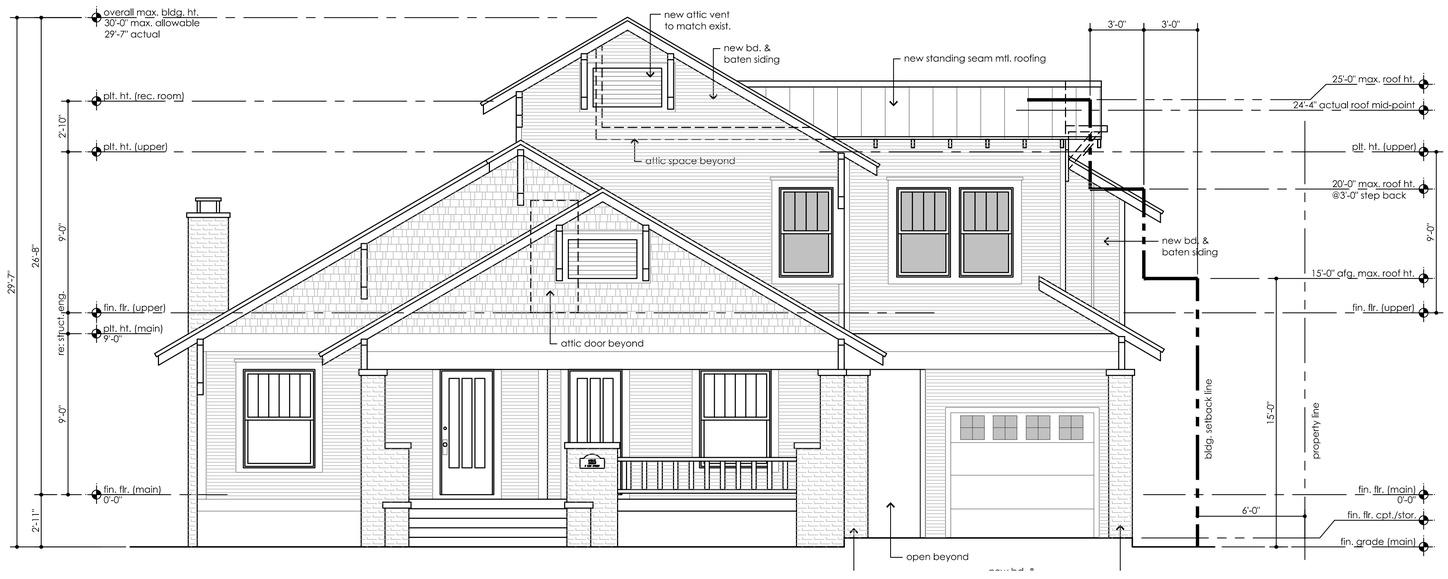
SHEET TITLE
Exterior Elevations - Existing & Demolition

DRAWING NO.

A4.0



2 Right (South) Elevation



1 Front (West) Elevation

Exterior Elevation Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Roof Plan and Construction Details for overhang depths.
3. If stucco is schedule/specified, all stucco walls - install exterior (x) "bullnose" or ( ) square corners at all buildings corners and at all door and window openings. Stucco applied to foundation face shall be flush with the wall finish above. The bottom edge of the applied stucco veneer shall be a distance above finished grade as prescribed by code. There shall be no"banding" around doors or windows unless indicated on plans or directed by Architect. Doors and windows shall be framed to set into wall w/exterior stucco stucco returning to frame.
4. Contractor shall confirm appropriate locations and extent of gutters and downspouts and specific drainage routing with Owner, Civil Engineer and/or Landscape Architect. Unless specifically allowed by governing jurisdiction or community design guidelines, gutters and downspouts may not encroach into the building setbacks and may require separate approval from the ARC.
5. Plate heights shown are nominal.
6. If stucco has not already been applied, underpin the exposed face of all perimeter slab walls.
7. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such intersections in stucco walls.
8. If stucco is schedule/specified, all install stucco and masonry control or expansion joints per code and best industry practice. Install stucco screed @ base of stucco walls per code.
9. Install flashing over ice and water shield membrane at all stucco window sills, or horizontal or sloped stucco surfaces or install moisture protection per builders specs.
10. During the framing process Contractor is to insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limits or impedes the full opening or intended outswing operations of windows and/or doors.
11. All framing and finishes above the fireplace chimney termination shall be 100% non-combustible and must adhere to code and community standards and guidelines.
12. Pool fencing shall be per code.
13. All headers over windows and doors in stone veneer shall be 8" ht. stone extending 4" beyond each side of opening. A joint in stone header may be installed @ multiple mulled window runs if solid, continuous stone headers are not available.
14. All masonry lintels/headers at window and door openings shall be installed flush with exterior face of masonry veneer - no projections, unless specifically noted. Window sills shall be projected 1/2" from face of adjacent stone veneer.
15. All stone or brick caps on garden walls, privacy walls, parapet walls, partial height or wainscot masonry veneer walls on the building shall be installed ( ) w/ 1/2" projection, ( )flush with the masonry veneer.
16. Elevations currently show masonry ledges 1 1/2" below finish floor, which is typical. However, all masonryledges/lugs shall be dropped to within a max. of 12" above finished grade. If required by community standards and guidelines, stucco must be extend below finish floor joint to height of maximum allowable exposed foundation limits and a distance above finish grade per code.
17. Contractor shall confirm that ridge heights fall within maximum allowable heights prior to commencement of framing. If not in compliance Contractor must notify Owner and Architect.
16. Install appropriate metal corner and edge trim as required by metal siding manufacturer at all metal siding areas.
18. All exterior stone to be smooth cut stone (per owner selection/ building example).

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

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WALDEN - PULLEN HOUSE

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- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

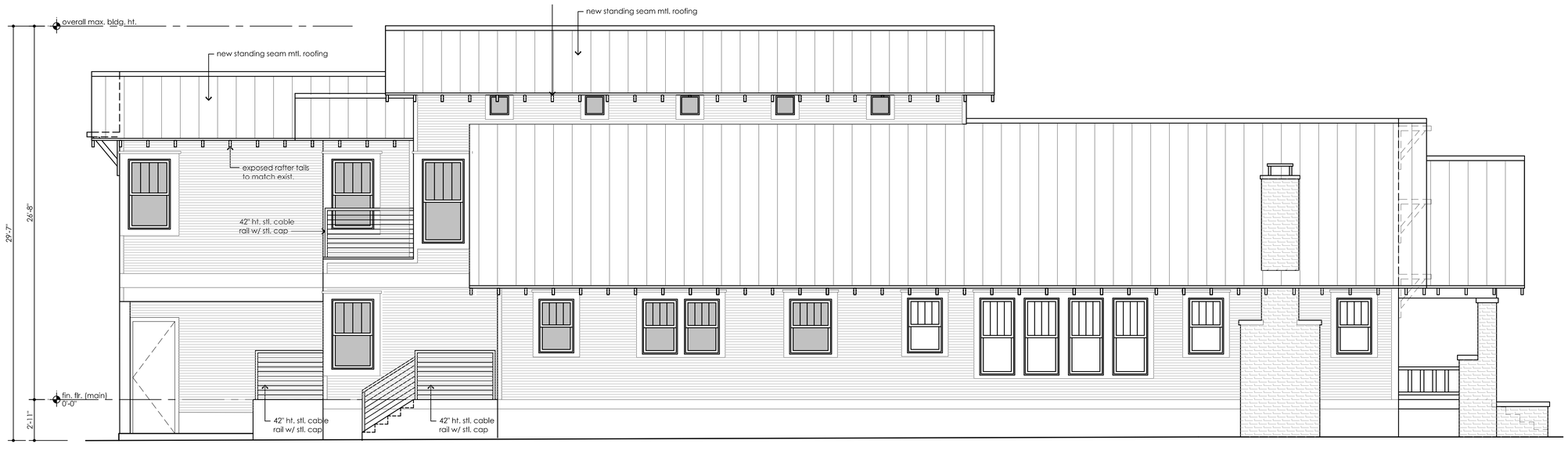
PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

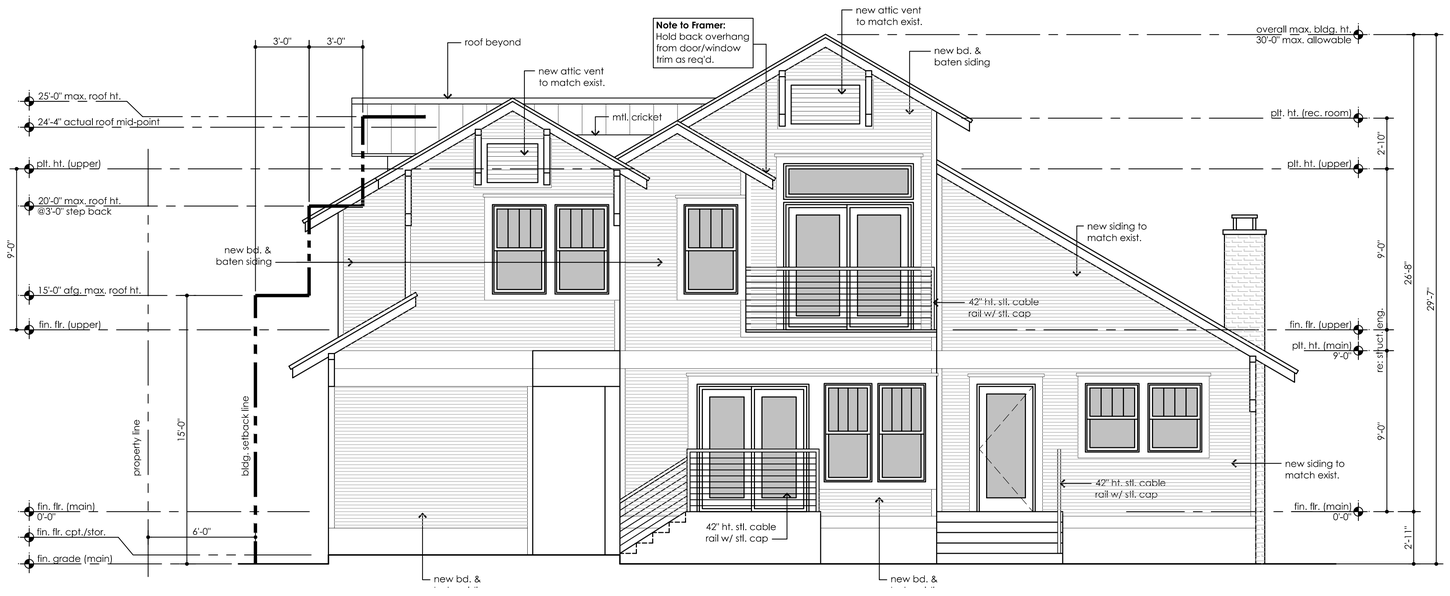
SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.1



2 Left (North) Elevation



1 Rear(East) Elevation

Exterior Elevation Notes

1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Roof Plan and Construction Details for overhang depths.
3. If stucco is schedule/specified, all stucco walls - install exterior (x) "bullnose" or ( ) square corners at all buildings corners and at all door and window openings. Stucco applied to foundation face shall be flush with the wall finish above. The bottom edge of the applied stucco veneer shall be a distance above finished grade as prescribed by code. There shall be no"banding" around doors or windows unless indicated on plans or directed by Architect. Doors and windows shall be framed to set into wall w/exterior stucco stucco returning to frame.
4. Contractor shall confirm appropriate locations and extent of gutters and downspouts and specific drainage routing with Owner, Civil Engineer and/or Landscape Architect. Unless specifically allowed by governing jurisdiction or community design guidelines, gutters and downspouts may not encroach into the building setbacks and may require separate approval from the ARC.
5. Plate heights shown are nominal.
6. If stucco has not already been applied, underpin the exposed face of all perimeter slab walls.
7. Install backer rod and sealant at all locations where wood/timber members intersect and penetrate stone or stucco exterior wall veneer. Install J-metal stucco straight edge trim @ all such intersections in stucco walls.
8. If stucco is schedule/specified, all install stucco and masonry control or expansion joints per code and best industry practice. Install stucco screed @ base of stucco walls per code.
9. Install flashing over ice and water shield membrane at all stucco window sills, or horizontal or sloped stucco surfaces or install moisture protection per builders specs.
10. During the framing process Contractor is to insure that there are no conflicts between out-swinging casement and/or awning windows and/or doors with overhangs, soffits, exposed outriggers or rafter tails that limits or impedes the full opening or intended outswing operations of windows and/or doors.
11. All framing and finishes above the fireplace chimney termination shall be 100% non-combustible and must adhere to code and community standards and guidelines.
12. Pool fencing shall be per code.
13. All headers over windows and doors in stone veneer shall be 8" ht. stone extending 4" beyond each side of opening. A joint in stone header may be installed @ multiple mulled window runs if solid, continuous stone headers are not available.
14. All masonry lintels/headers at window and door openings shall be installed flush with exterior face of masonry veneer - no projections, unless specifically noted. Window sills shall be projected 1/2" from face of adjacent stone veneer.
15. All stone or brick caps on garden walls, privacy walls, parapet walls, partial height or wainscot masonry veneer walls on the building shall be installed ( ) w/ 1/2" projection, ( )flush with the masonry veneer.
16. Elevations currently show masonry ledges 1 1/2" below finish floor, which is typical. However, all masonryledges/lugs shall be dropped to within a max. of 12" above finished grade. If required by community standards and guidelines, stucco must be extend below finish floor joint to height of maximum allowable exposed foundation limits and a distance above finish grade per code.
17. Contractor shall confirm that ridge heights fall within maximum allowable heights prior to commencement of framing. If not in compliance Contractor must notify Owner and Architect.
16. Install appropriate metal corner and edge trim as required by metal siding manufacturer at all metal siding areas.
18. All exterior stone to be smooth cut stone (per owner selection/ building example).

EXTERIOR ELEVATIONS (NEW)

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

0 1 2 4 8

rick o'donnell
architect

510 westbury lane
georgetown, tx 78633
512.240.5961 office

PRELIMINARY
NOT FOR PERMITTING, REGULATORY APPROVAL OR CONSTRUCTION

Note:
Contractor, subcontractors and suppliers shall refer to all drawing sheets in the construction documents package, which may include but not be limited to architectural plans, surveys, civil engineering plans, geotechnical reports, structural engineering plans, mechanical/electrical/plumbing engineering plans, ResCheck/ComCheck energy reports, landscape, irrigation, hardscape and pool plans, lighting/kitchen/cabinet specialty plans, interior decorating documents, ADA compliance details and product specifications. The complete Project consists of and is composed of all sheets and documents in the construction document package along with any issued addendums or revisions. Contractor, subcontractors and suppliers shall refer to all sheets and documents for purposes of bidding, cost estimating, permitting, ordering of materials and for all aspects of construction. If uncertain, contact the Architect to confirm total contracts documents package prior to commencement of any of the above tasks or phases of work.

WALDEN - PULLEN HOUSE

1215 S. MAIN STREET
GEORGETOWN, TEXAS 78626

PROJECT NO.
19-001

ISSUE DATE
2019-10-14

This document is released by the Architect for:
- [x] Owner / Client Review
- [ ] ARC Review Committee
- [ ] Consultant Distr.
- [ ] Finance Package
- [ ] Pricing / Bidding
- [ ] Permitting
- [ ] Permit Re-Submittal
- [ ] Construction
- [ ] Revision

REVISIONS

PREVIOUS ISSUE DATES
ARC Committee
Permit Set - N/A
Bid Set (Prelim.)
Construction

DRAWN BY
TA

SHEET TITLE
Exterior Elevations (New)

DRAWING NO.

A4.2


WE SUPPORT
HARC

City of Georgetown, Texas
Historic and Architectural Review
March 12, 2020

SUBJECT:

Public Hearing and **Possible Action** on a request for a **Certificate of Appropriateness** for an addition to a street-facing façade at the property located at 405 E. 10th Street, bearing the legal description of Glasscock Addition, BLOCK 27, Lot 5-6(E/PTS), ACRES 0.18. – Britin Bostick, Downtown and Historic Planner

ITEM SUMMARY:

The applicant is requesting HARC approval for addition to an existing non-historic detached garage located to the rear of the contributing structure, and to connect it via a covered walkway to the rear of the primary structure. The subject property currently has a detached single-car garage to the rear of the main (contributing) structure, which was constructed in 2005. The applicant is requesting to add height to the garage structure for an attic storage space as well as a ground-floor addition for a workshop extension. The street-facing façade is proposed to maintain the slope of the existing roof, with an upper window to match the proposed new windows of the main structure and an overhang above the garage door with the same asphalt shingle roofing to link to the covered walkway and the same siding and trim as the existing.

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Britin Bostick, Downtown & Historic Planner

ATTACHMENTS:

	Description	Type
🗋	Staff Report	Cover Memo
🗋	Exhibit 1 - Location Map	Exhibit
🗋	Exhibit 2 - Letter of Intent	Exhibit
🗋	Exhibit 3 - Plans & Specifications	Exhibit
🗋	Exhibit 4 - Historic Resource Survey	Exhibit

Planning Department Staff Report

Historic and Architectural Review Commission

Meeting Date: ***March 12, 2020***
File Number: ***2020-6-COA***

AGENDA ITEM DESCRIPTION

Public Hearing and Possible Action on a request for a Certificate of Appropriateness for an addition to a street-facing façade at the property located at 405 E. 10th Street, bearing the legal description of Glasscock Addition, BLOCK 27, Lot 5-6(E/PTS), ACRES 0.18.

AGENDA ITEM DETAILS

Project Name:	***405 E. 10th Street Renovation***
Applicant:	***Alan Westwick***
Property Owner:	***Alan & Sheryl Westwick***
Property Address:	***405 E. 10th St.***
Legal Description:	***Glasscock Addition, BLOCK 27, Lot 5-6(E/PTS), ACRES 0.18***
Historic Overlay:	***Old Town Historic Overlay District***
Case History:	***N/A***

HISTORIC CONTEXT

Date of construction:	***1920 (HRS)***
Historic Resources Survey Level of Priority:	***Medium***
National Register Designation:	***N/A***
Texas Historical Commission Designation:	***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ Addition that creates a new, or adds to an existing street-facing façade (medium priority structure)

STAFF ANALYSIS

The applicant is requesting HARC approval for addition to an existing non-historic detached garage located to the rear of the contributing structure, and to connect it via a covered walkway to the rear of the primary structure. The subject property currently has a detached single-car garage to the rear of the main (contributing) structure, which was constructed in 2005. The applicant is requesting to add height to the garage structure for an attic storage space as well as a ground-floor addition for a workshop extension. The current height of the detached garage is approximately 14'-6" at the roof ridge and 8'-10" at the eave, giving the garage a measured building height of approximately 11'-2", as building height is calculated as "The average height level between the eaves and ridge line of a gable, shed, hip, or gambrel roof;" per UDC 6.04.030. The addition would be approximately 19'-7" at the roof ridge and 13'-10" at the eave, for a building height of 11'-2". The additional height would be within the applicable height limits. The garage structure is currently 312 sq. ft., with a proposed increase in size to 728 sq. ft., and a footprint

of 416 sq. ft. As the main structure is 1,772 sq. ft., connecting the garage and adding the additional area would increase the size of the main structure by 41%. The street-facing façade is proposed to maintain the slope of the existing roof, with an upper window to match the proposed new windows of the main structure and an overhang above the garage door with the same asphalt shingle roofing to link to the covered walkway and the same siding and trim as the existing. The main structure is approximately 17' in height at the roof ridge, and the addition to the garage structure would be 2'-8" taller. The applicant is also replacing non-historic, non-original windows and front porch decking, neither of which require a Certificate of Appropriateness.

APPLICABLE DESIGN GUIDELINES

The following guidelines are applicable to the proposed scope of work in accordance with the adopted Downtown and Old Town Design Guidelines:

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
14.11 Avoid alterations that would damage historic features. ✓ Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. ✓ Alterations that seek to imply an earlier period than that of the building are inappropriate.	**Complies** Proposed alterations do not damage or remove historic features, and the design character of the original is maintained.
14.12 An addition shall be compatible in scale, materials and character with the main building. ✓ An addition shall relate to the building in mass, scale and form. It should be designed to remain subordinate to the main structure. ✓ An addition to the front of a building is usually inappropriate.	**Complies** Proposed addition is to the rear of the main building, and the height and size are smaller than or subordinate to the main structure, with similar features and character to the main structure.
14.13 Design a new addition such that the original character can be clearly seen. ✓ In this way, a viewer can understand the history of changes that have occurred to the building. ✓ An addition should be made distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted. ✓ Creating a jog in the foundation between the original and new structures may help to define an addition.	**Complies** Proposed addition is to the rear of the main building, and the original character can be clearly seen. The addition is proposed to connect to the original building via a covered walkway, maintaining a visual separation between original and new.

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
✓ Even applying a new trim board at the connection point between the addition and the original structure can help define the addition. • See also *Preservation Briefs #14: New Exterior Additions to Historic Buildings*, published by the National Park Service.	
14.14 Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. ✓ Setting an addition back from any primary, character-defining façade will allow the original proportions and character to remain prominent. ✓ Locating an addition at the front of a structure is inappropriate, and an addition should be to the rear of the building, when feasible.	**Complies** Proposed addition is located to the rear of the main structure.
14.15 Do not obscure, damage, destroy, or remove original architectural details and materials of the primary structure. ✓ When preserving original details and materials, follow the guidelines presented earlier in this chapter.	**Complies** No original architectural details are proposed to be removed for the addition.
14.16 An addition shall be compatible in scale, materials, and character, and architectural style with the main building. ✓ An addition shall relate to the building in mass, scale, and form. It should be designed to remain subordinate to the main structure. ✓ While a smaller addition is visually preferable, if a residential addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure. ✓ An addition should be simple in design to prevent it from competing with the primary façade.	**Complies** The scale, materials and character of the addition are appropriate both to the garage structure and to the main structure, and while the addition is proposed to be taller than the contributing structure, its location toward the back of the property and separation from the main structure minimizes the massing compared to the original structure, and the simplicity of the design does not compete with the original structure or its primary facade.

GUIDELINES	FINDINGS
CHAPTER 14 – DESIGN GUIDELINES FOR INFILL CONSTRUCTION AND ADDITIONS IN THE OLD TOWN OVERLAY DISTRICT	
✓ Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	
14.17 An addition shall be set back from any primary, character-defining façade. ✓ An addition should be made to the rear of the building, when feasible.	**Complies** Proposed addition is located to the rear of the main structure.
14.18 The roof form of a new addition shall be in character with that of the primary building. ✓ Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs are appropriate for commercial buildings in the downtown area. ✓ Repeat existing roof slopes and materials. ✓ If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar. ✓ The roofs of additions should not interfere with the original roof form by changing its basic shape or view of the original roof, and should have a roof form compatible with the original building.	**Complies** Roof of proposed addition has similar type, slopes, overhangs, materials and architectural features to the original roof of the structure, as well as the roof of the main structure.
14.22 Individual building elements of existing buildings should be preserved, protected, and replicated where appropriate when additions are proposed. • See Chapter 6 for design guidelines related to preserving individual building elements.	**Complies** Addition of window to street-facing façade of proposed addition is an appropriate replication of a feature on the original structure.

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, the HARC must consider the following 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 deemed complete by Staff.

SECTION 3.13.030 CRITERIA	FINDINGS
2. Compliance with any design standards of this Code;	**Complies** Proposed project meets the applicable UDC Requirements.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Complies** Proposed project meets the SOI standards.
4. Compliance with the adopted Downtown and Old Town Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** Complies with applicable Design Guidelines.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** Proposed addition does not diminish the integrity of the structure or site.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** Proposed addition is compatible with surrounding properties.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** Proposed addition does not diminish the character of the historic district.
8. The Master Sign Plan is in keeping with the adopted Downtown and Old Town Design Guidelines and character of the historic overlay district.	**Not Applicable** No signage proposed.

STAFF RECOMMENDATION

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

PUBLIC COMMENTS

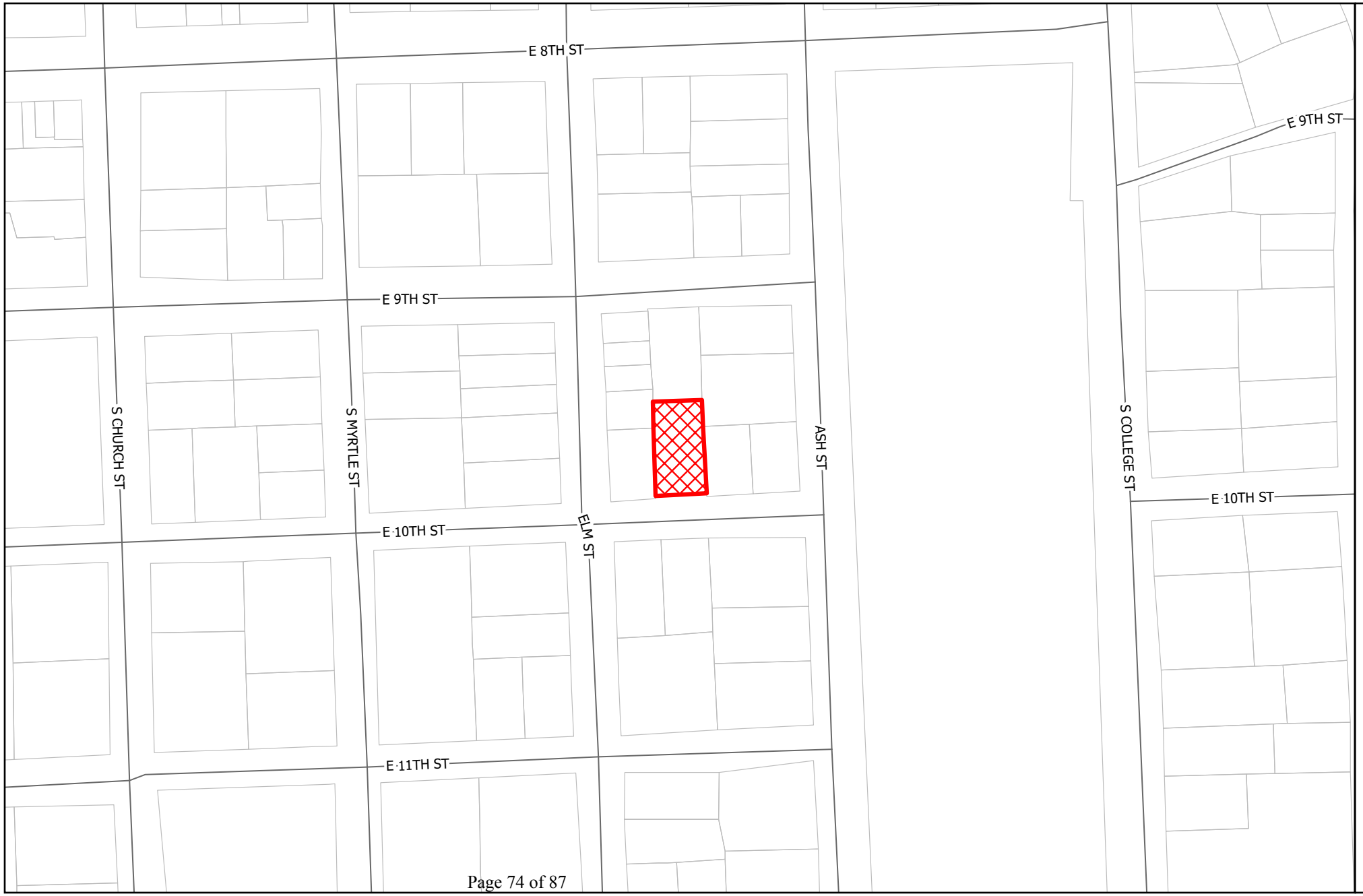
As of the date of this report, staff has received no written comments on the request.

ATTACHMENTS

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

SUBMITTED BY

Britin Bostick, Downtown & Historic Planner



EST. 1848
GEORGETOWN
TEXAS

LOCATION

2020-6-COA

Exhibit #1

Site
Parcels
City Limits
Georgetown ETJ

N

0 100 200
Feet

Letter of Intent for Renovation Projects at 405 E 10th Street

February 17th, 2020

This application covers three interrelated projects on this property:

1. Renovating an existing one-car garage (built in 2005) at the back of the lot by adding a one-story 8' x 13' workshop extension (on a slab) to one side, and raising the existing roof by 5 feet to create a stand-up storage area over the existing garage, accessed through an interior staircase. The siding, trim, and roof will match those of the existing garage and house in material type and color. The front facia will include a pair of new windows on the upper level, which are planned to be Pella Impervia double-hung fiberglass windows having white frames and a traditional divided-light grille pattern on the upper sashes (data sheet appended). These windows will match the style and geometry of the existing front-facing windows on the main house. The rear facia will include one window of the same style on the upper level. The workshop extension will include a Velux skylight for light and ventilation (data sheet appended).

2. Replacing a non-historic 312 ft^2 wooden deck (built circa 1998) at the rear of the house with a 280 ft^2 covered patio on a concrete slab, and connecting this patio to the garage with a short covered walkway. This patio will not be visible from the street, but it is included in this application because the roof over the covered walkway will extend along the top of the existing garage door, which is visible from the street. The walkway will be decked with Trex Transcend decking (data sheet attached) in the Gravel Path color, which is a close color match to the existing wooden deck and walkway and the house's front porch.

3. The third project involves updating the main house with two of the components used in the first two projects:

A. The windows in the house are builder-grade aluminum windows that were installed during a renovation in 1998; many do not open easily, and the most have some condensation between the glass panes. These will be replaced by windows of the same style as those used for the garage renovation: white exterior frames, white interior frames, and a traditional divided-light grille pattern on the upper sash. The grille will be white and inserted between the glass panes, as with the existing windows. The appearance of the new windows will be very similar to the appearance of the existing windows, except the frames will be slightly thicker.

B. The second update to the house is to replace the decking on the front porch with the same Trex Transcend decking used for the rear walkway. The front porch decking is 5/4 x 6 pressure treated decking boards that are believed to have been installed during the 1998 renovation (see pictures below). The boards are beginning to show some rot, and the surface – which was in very good condition when we moved into the house in April of 2019 – is now showing some peeling paint and pock marks where filler that covered the screw heads has come loose, especially where the deck extends outside the roof covering and is exposed to rain and sun. The Trex Gravel Path color is a very close match to the color of the existing boards and the dimensions are identical, as shown in the second picture.

Certificate of Appropriateness requirements

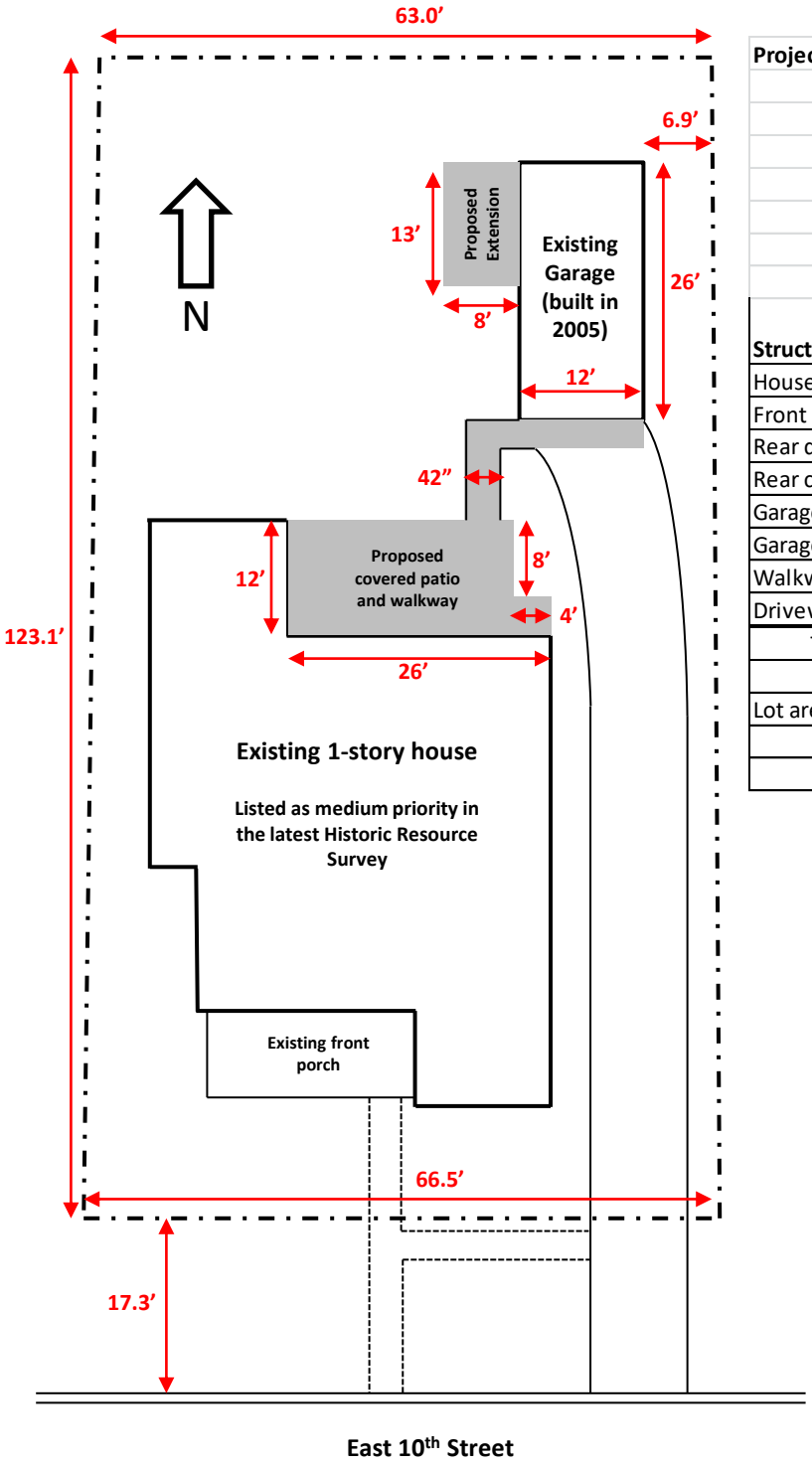
This picture shows the view of the house and garage from the street:

The renovation will connect the garage to the covered patio and house by a covered walkway. This connection effectively makes the garage, patio, and house one structure. If the garage remained separate, its total square footage (728 ft^2) would be 41% of the square footage of the primary structure (1772 ft^2); the UDC generally limits accessory structures to 25% of the square footage of the primary structure. Note that the impervious cover (footprint) of the proposed garage expansion is only 416 ft^2; the additional 312 ft^2 comes from the second level.

The front facia of the non-historic garage will be modified, and this is visible from the street, as shown in the picture above; so a COA is required for this modification. Although the rear deck and garage are non-historic structures, the house is listed as a medium-priority structure in the latest historic resource survey, so a HARC review is needed since the proposed renovation connects them.

405 E 10th Street Addition – Site Design Plan

Scale: 1 inch = 20 feet

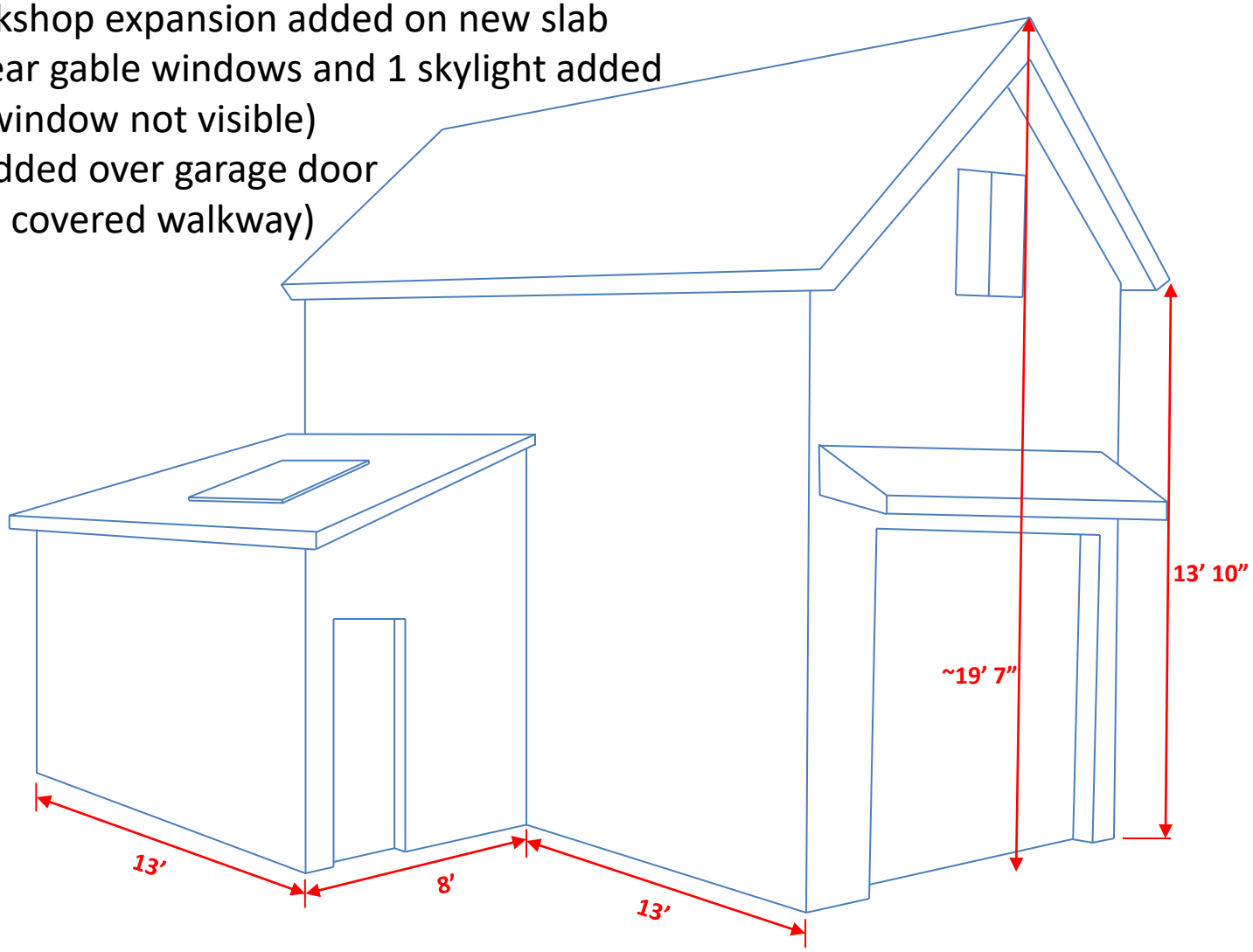


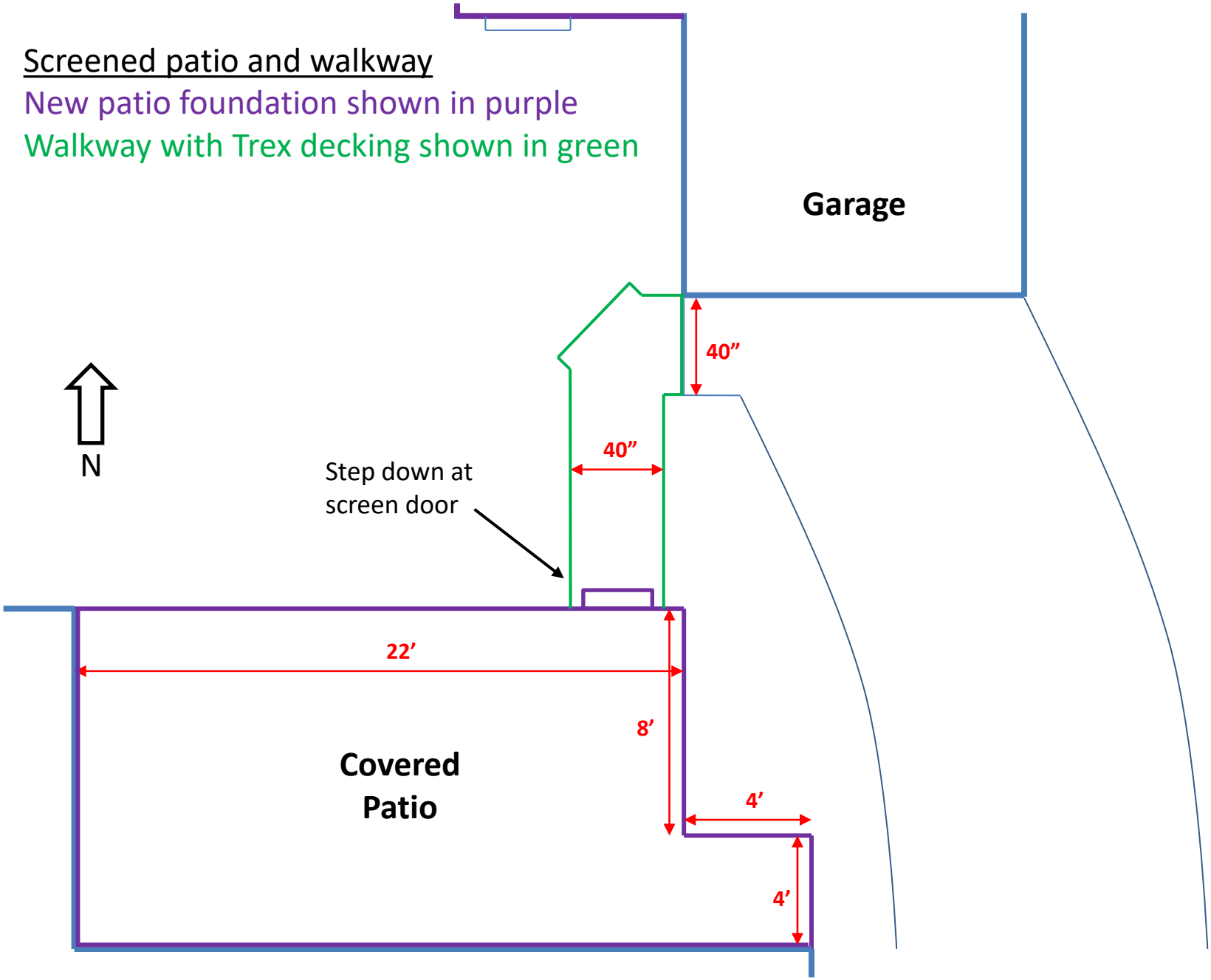
Project Information		
Zoning district:	Residential Single-Family (RS)	
	Old Town Overlay District	
Existing and Proposed Use:	Single-Family Residential	
Structure	**Existing size (square feet)**	**Proposed size (square feet)**
House	1772	1772
Front porch	189	189
Rear deck	312	--
Rear covered patio	--	280
Garage (first story)	312	416
Garage (second story)	--	312
Walkway	56	43
Driveway	834	834
Total impervious	3475	3534
Total floor area	2084	2500
Lot area	7970	7970
% impervious	43.6%	44.3%
FAR	26.1%	31.4%

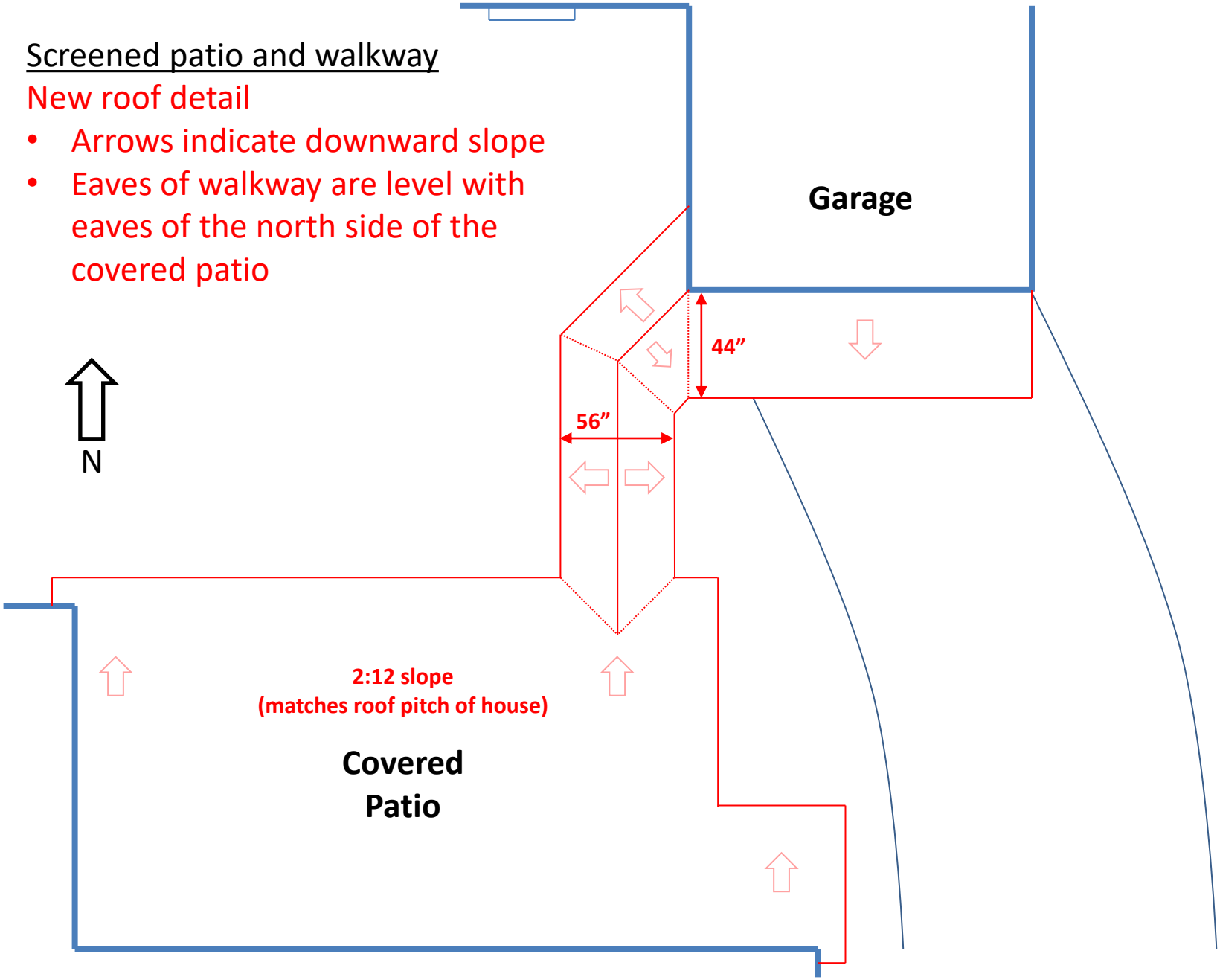
View of existing detached garage from the rear deck

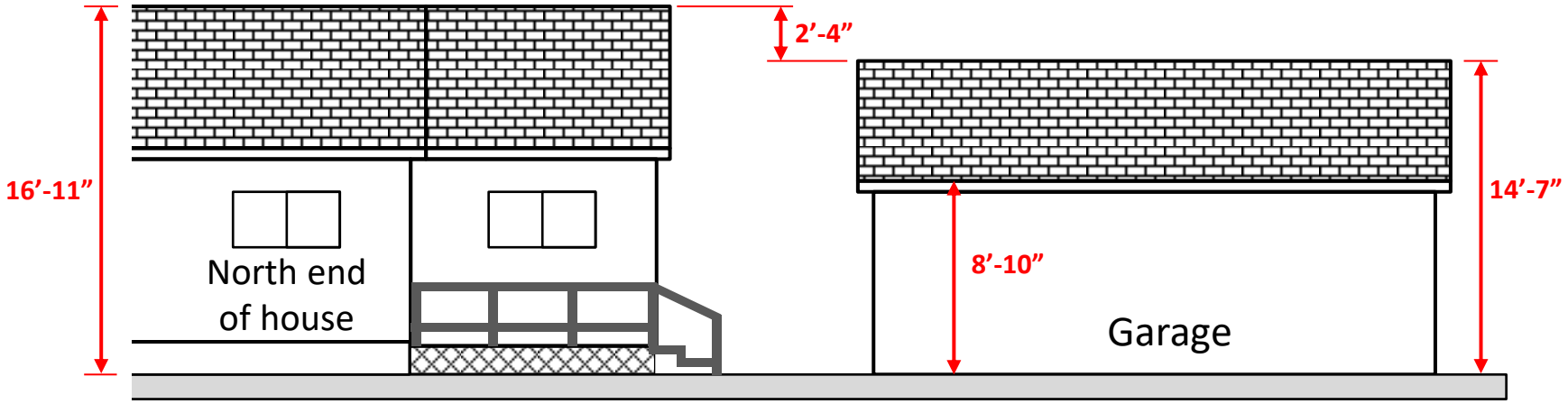
Outline view of expanded garage:

1. Roof raised ~5’ to allow upper level for storage (access by internal staircase)
2. 8’ x 13’ workshop expansion added on new slab
3. Front and rear gable windows and 1 skylight added (rear gable window not visible)
4. Overhang added over garage door (connects to covered walkway)




Screened patio and walkway
New patio foundation shown in purple
Walkway with Trex decking shown in green
Garage
40”
N
40”
Step down at
screen door
22’
8’
Covered
Patio
4’
4’

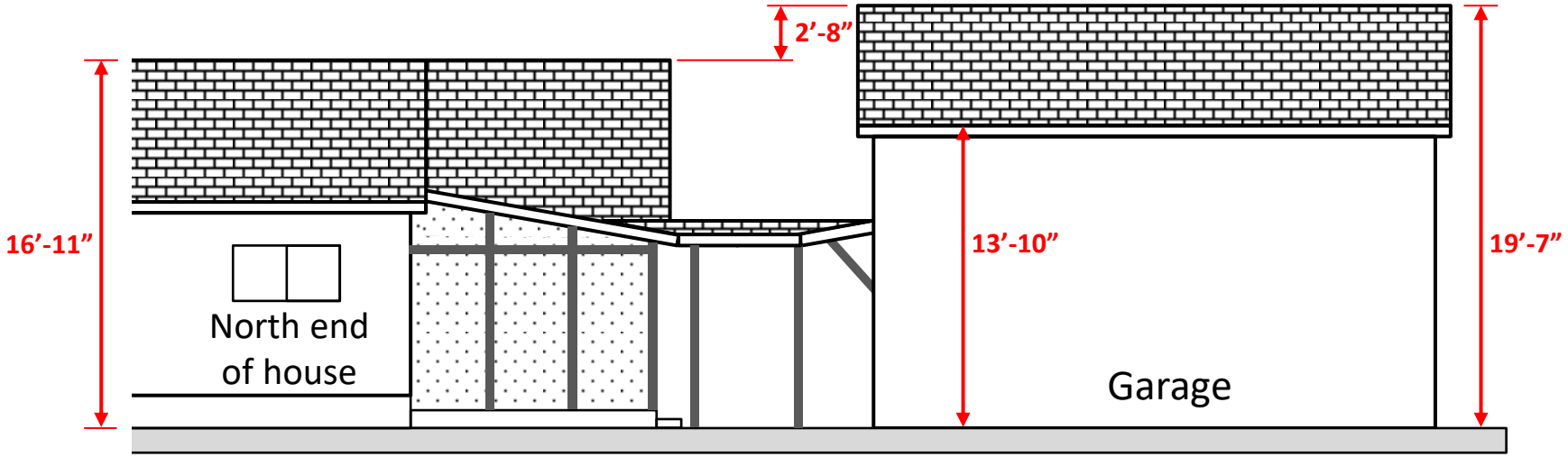

Screened patio and walkway
New roof detail
• Arrows indicate downward slope
• Eaves of walkway are level with eaves of the north side of the covered patio
Garage
44”
56”
N
2:12 slope
(matches roof pitch of house)
Covered
Patio



Existing Left Elevation

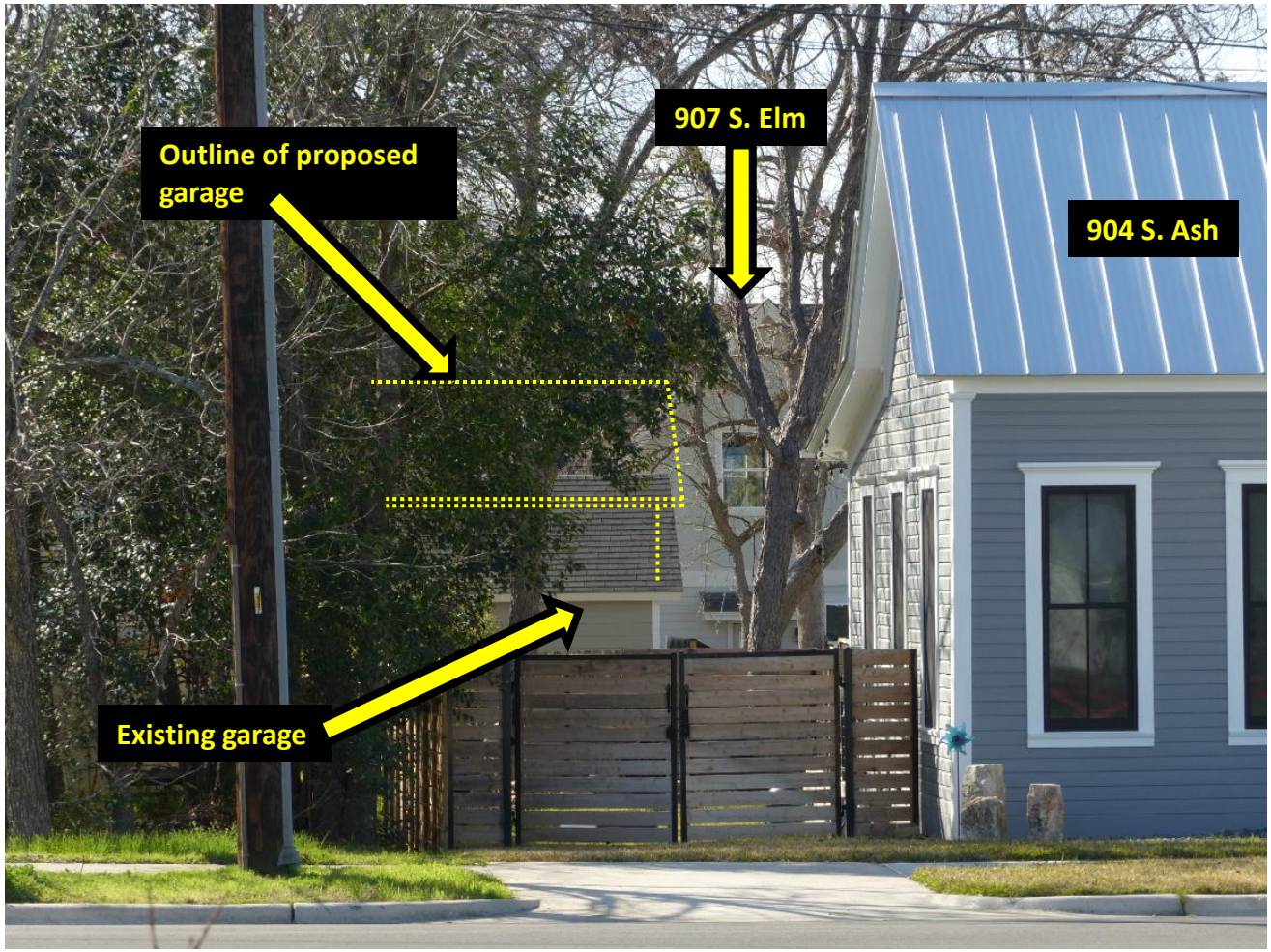
Scale: 1” = 8 feet

N



Proposed Left Elevation

This picture is taken from the east side of Ash street, looking west. The back of the existing garage is visible. The house in the foreground is at 904 S. Ash Street, and new construction at 907 S. Elm Street is in the background. This shows that the proposed garage will still be considerably shorter than the houses to the east and west of it.



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

Address: 405 E 10th St
City: Georgetown
County: Williamson
2016 Survey ID: 125273
2016 Preservation Priority: Medium
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042540

Construction Date: 1920 ☑ Actual ☐ Estimated Source: WCAD

Latitude: 30.635115 Longitude -97.673737

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: 125273 ☐ High ☑ Medium ☐ Low
Explain: Despite some alterations, property is significant and contributes to neighborhood character

2007 Survey ID: 225 ☐ High ☑ Medium ☐ Low
1984 Survey ID: 141 ☑ High ☐ Medium ☐ Low

General Notes: (Notes from 2007 Survey: original siding and windows replaced with vinyl; porch changed; side addition)

Recorded by: CMEC Date Recorded 3/3/2016

*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:	405 E 10th St	2016 Survey ID:	125273
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Northeast

Photo Direction North

City of Georgetown, Texas
Historic and Architectural Review
March 12, 2020

SUBJECT:

ITEM SUMMARY:

FINANCIAL IMPACT:
.

SUBMITTED BY:
Mirna Garcia, Management Analyst