

**Notice of Meeting for the  
Historic and Architectural Review Commission Demolition Subcommittee for Medium  
Priority Structure at 1215 S. Main Street  
of the City of Georgetown  
December 13, 2019 at 10:00 AM  
at 1215 S. Main Street, Georgetown, Texas 78626**

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.

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**Legislative Regular Agenda**

- A Discussion and possible recommendation for the demolition of a low and a medium priority structures located at 1215 S. Main Street - Britin Bostick, Downtown and Historic Planner

**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 \_\_\_\_\_, 2019, at \_\_\_\_\_, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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Robyn Densmore, City Secretary

City of Georgetown, Texas  
Historic and Architectural Review  
December 13, 2019

**SUBJECT:**

Discussion and possible recommendation for the demolition of a low and a medium priority structures located at 1215 S. Main Street - Britin Bostick, Downtown and Historic Planner

**ITEM SUMMARY:**

Demolition of a Contributing Historic Structure (Low Priority Carport)

Demolition of a Contributing Historic Structure (rear portion of Medium Priority Residence)

**FINANCIAL IMPACT:**

None

**SUBMITTED BY:**

Nat Waggoner

**ATTACHMENTS:**

	<b>Description</b>	<b>Type</b>
❏	Demo_Subcomm_ReviewRecommendation	Exhibit
❏	Exhibit 1 - Location Map	Exhibit
❏	Exhibit 2 - Letter of Intent	Exhibit
❏	Exhibit 3 - Photos	Exhibit
❏	Exhibit 4 - Project Drawings	Exhibit
❏	Exhibit 5- Historic Resource Survey	Exhibit



**HISTORIC AND ARCHITECTURAL REVIEW COMMISSION**  
**DEMOLITION SUBCOMMITTEE**  
**REPORT AND RECOMMENDATION**

**FILE NUMBER:**

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**MEETING DATE:**

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**MEETING LOCATION:**

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**APPLICANT:**

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**SUBCOMMITTEE MEMBERS PRESENT:**

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**STAFF PRESENT:**

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**OTHERS PRESENT:**

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**COMMENTS**

**Applicant:**

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**Subcommittee:**

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

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

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**File Number:**

Meeting Date:

Page 2 of 2

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

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

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

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

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**Other comments**

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**RECOMMENDATION**

☐ Approval

☐ Approval with Conditions: \_\_\_\_\_

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☐ Disapproval

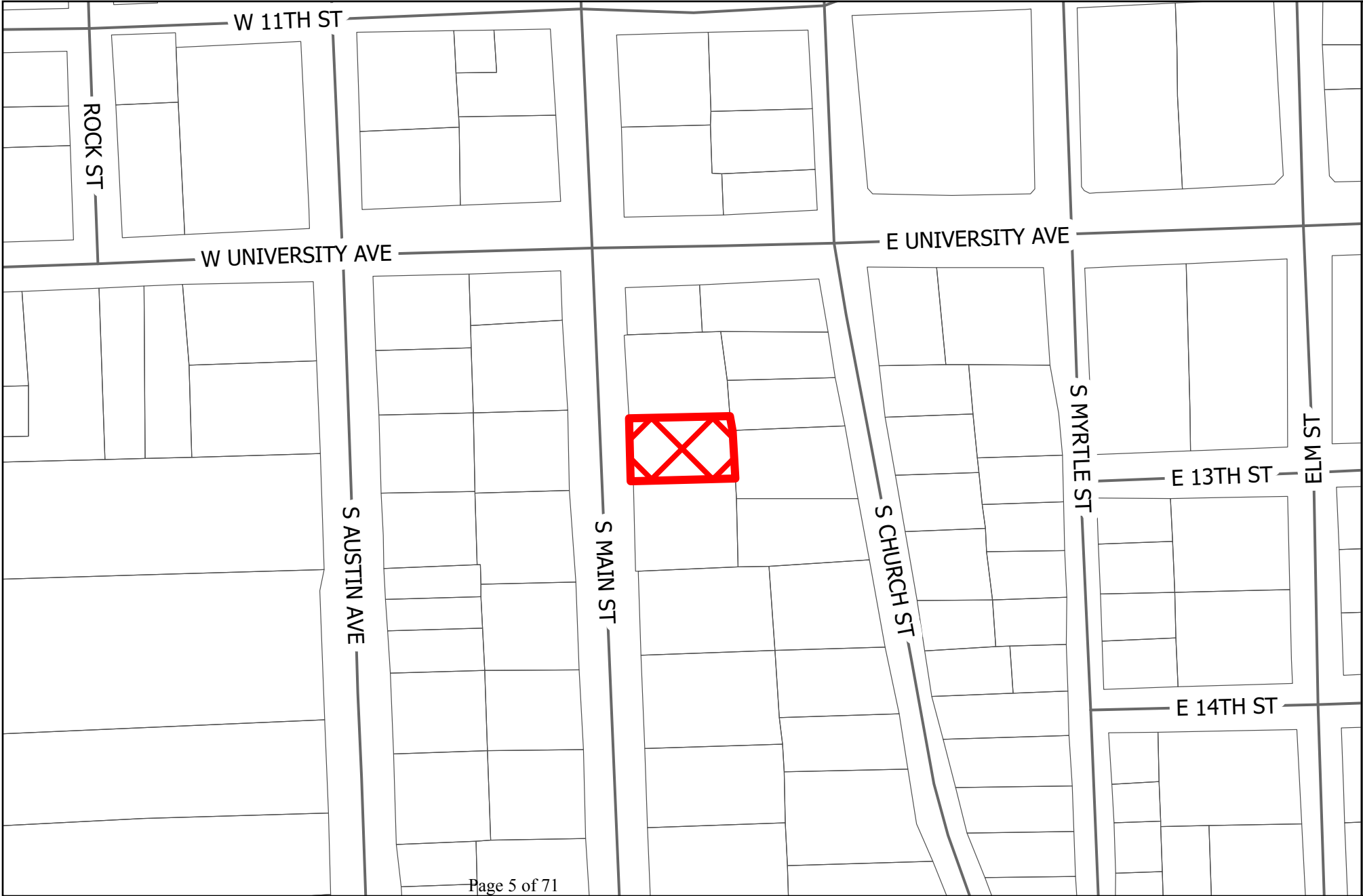
Based on: \_\_\_\_\_

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\_\_\_\_\_  
Subcommittee Chair Signature (or representative)

\_\_\_\_\_  
Date



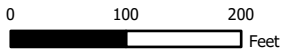


# LOCATION

2019-70-COA

Exhibit #1

- Site
- Parcels
- City Limits
- Georgetown ETJ



To Whom It May Concern:

We moved to Austin area about 11 years ago and took a lot of time to settle in Georgetown. We realized we wanted to live here instead of further south, but had to wait a few years to get our current house.

Through our 6 years in the house, we've spent the years carefully figuring out what would make this a long-term house for our family. We really love where we live in Georgetown and would like to add space so our two girls can have their own rooms and we can accommodate our families as they come to visit over the years.

Currently, we have a small carport on the south side of the property, which doesn't really serve much of a purpose as the clearance is very low and has no storage to keep bikes and lawn equipment out of the elements. We would like to build that up and put some rooms over the top of that area as well for our girls to have separate rooms as they get older and give them their privacy. Connecting this to the house will make this a space for a family of 4 much more comfortable and allow for storage for family items we've grown to love through our adventures to the many places around our area like Round Top, Wimberly, and Rough and Ready which my wife is not supposed to visit but she does regularly.

The carport off the front would allow us to get our cars out of the elements and stop the tree limbs and birds from destroying the very little value they hold over their lives as well.

We would like this to be a place we can stay until we can maybe hand it down in the family. We really want to retain as many things to make it look like it's always been there and retain the charm of old town Georgetown and uniqueness of the older houses. Having always lived in older houses we like the differences but have continually struggled with some of the small spaces and the challenges they present.

Thank you,

Wade, Paige, Lily, and Ella

**From:** Britin Bostick  
**To:** Stephanie Mcrickle  
**Subject:** FW: [EXTERNAL] Re: 2019-70-COA Application - Documents Needed  
**Date:** Tuesday, November 19, 2019 9:11:37 AM  
**Attachments:** Walden-Pullen\_ext color\_RM Spring Meadow 486.PNG

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Please see .jpeg files for 2019-70-COA below.

Regards,

Britin Bostick  
Downtown & Historic Planner

City of Georgetown  
Planning Department  
406 W. 8th Street  
Georgetown, TX 78626  
512-930-3581  
[britin.bostick@georgetown.org](mailto:britin.bostick@georgetown.org)

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**From:** Wade Walden <wcwalden@yahoo.com>  
**Sent:** Tuesday, November 19, 2019 8:57 AM  
**To:** Britin Bostick <Britin.Bostick@georgetown.org>  
**Cc:** Paige Pullen <paigepullen@hotmail.com>  
**Subject:** [EXTERNAL] Re: 2019-70-COA Application - Documents Needed

[EXTERNAL EMAIL]

Hi Britin,

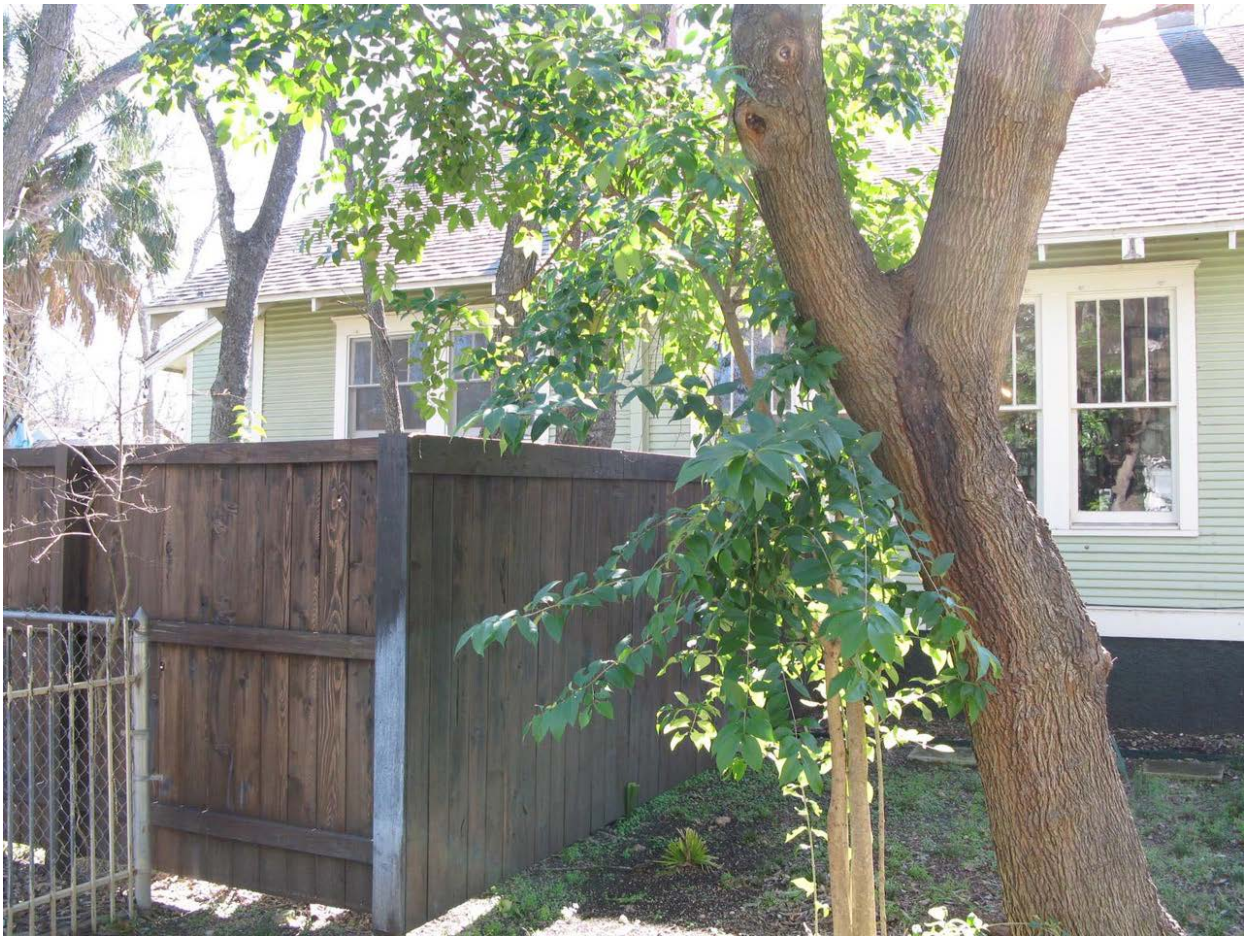
Thanks. Sorry if I missed that message to convert all to pdf.

I tried to look on the app to see what was not in pdf but not seeing any so I'm reattaching what we had that is not pdf in hopes I get you all you need.

Please let me know if I miss anything and I will get it to you quickly.





















































































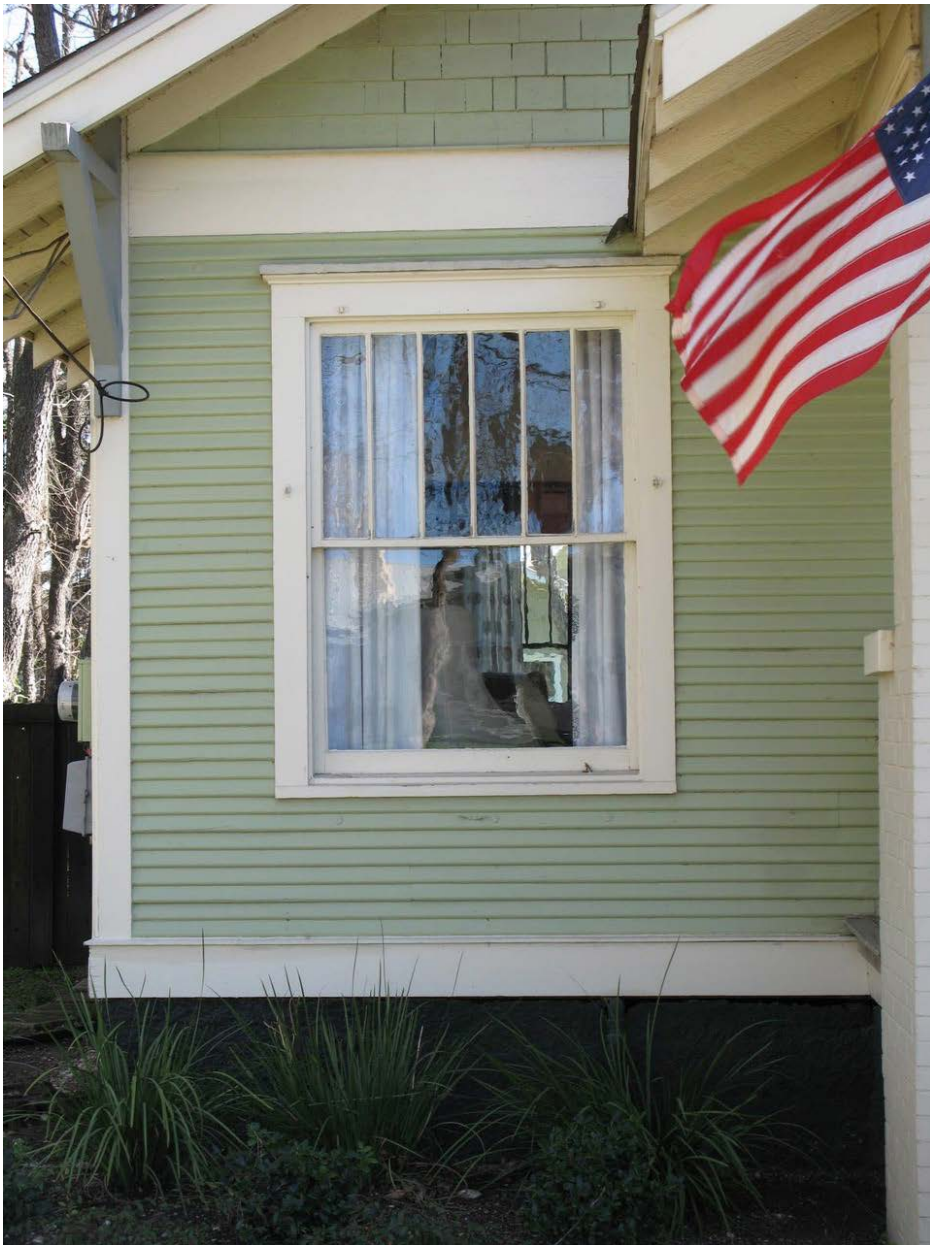




























































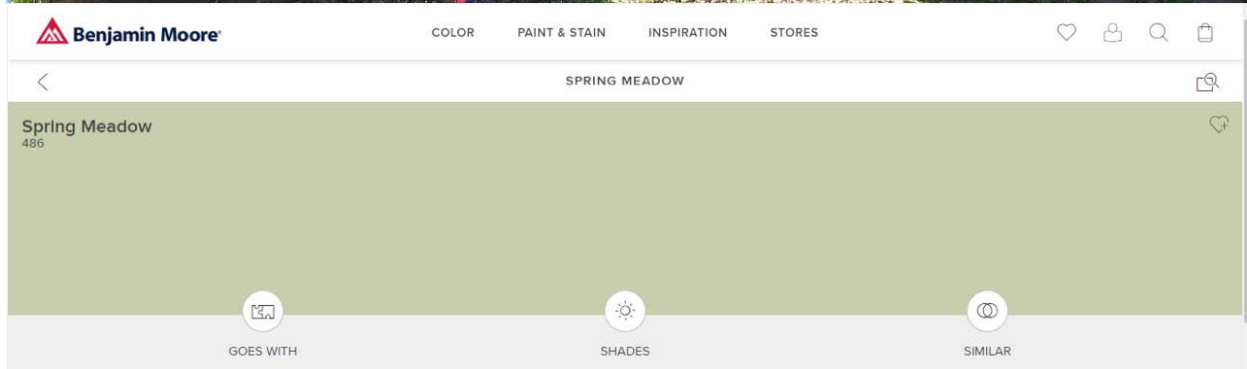












Regards,

Wade and Paige

On Nov 19, 2019, at 8:46 AM, Britin Bostick <[Britin.Bostick@georgetown.org](mailto:Britin.Bostick@georgetown.org)> wrote:

Good Morning!

Thank you for submitting a COA application for your project. Our system uses .pdf file format documents, and the .jpeg files (image files) that you uploaded for your application did not transfer.

Could you please email those files directly to me so that I can get them included in your application file?

Please let me know if you have any questions.

Regards,

Britin Bostick  
Downtown & Historic Planner

City of Georgetown  
Planning Department  
406 W. 8th Street  
Georgetown, TX 78626  
512-930-3581









## General

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 Architect 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 of 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 adjacent building setback 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.

rick o'donnell  
architect

510 westbury lane  
georgetown, tx 78633  
512.240.5961 office

PRELIMINARY  
NOT FOR  
PERMITTING,  
REGULATORY  
APPROVAL OR  
CONSTRUCTION

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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, 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 all and is composed of all sheets and documents in the construction document package along with any issued addendum 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:

- 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  
Site Plan - Pre Construction

DRAWING NO.

A2.0

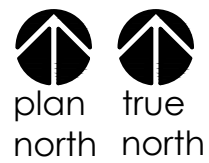
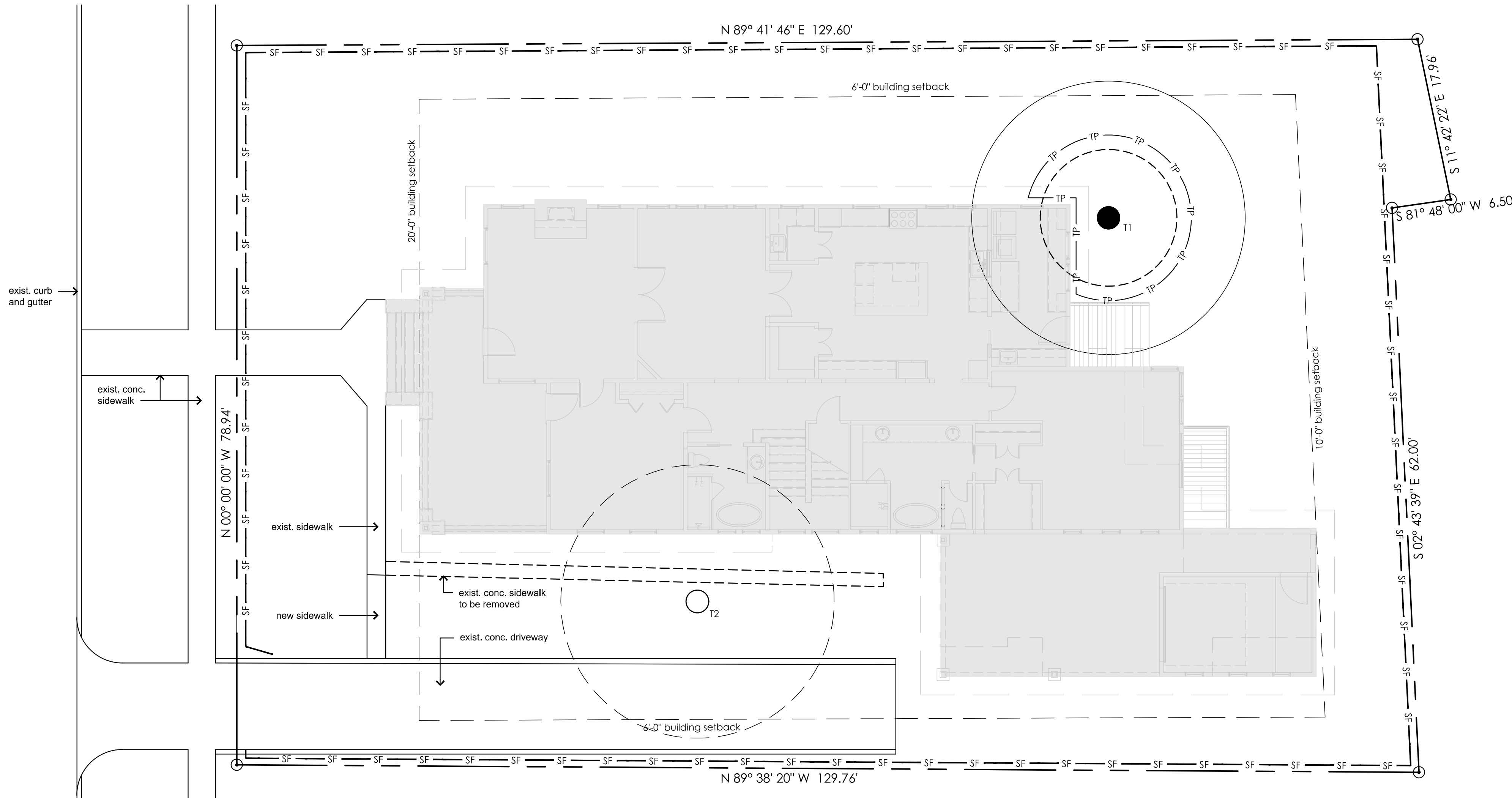
Tree Legend

- T1 Pecan - To Remain
- T2 Pecan - To Be Removed

Site Plan Legend

- North Arrow
- 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
- Power Pole
- Fire Hydrant
- Sewer Taps
- Water Well
- Water Meter
- Water Valve
- Propane Tank
- Septic Field (Proposed Area)
- Commercial Trash Dumpster
- Stabilized Construction Entrance  
(3"x5" rubble rock) Portable
- Sanitary Facility
- Construction Material & Staging  
Area (Proposed Area)
- Silt Fence
- Construction Fencing
- Vegetation Protection Fence
- Tree Protection Fence
- Sewer Line (Waste Water)
- Telephone Cable
- Water Line
- Electrical Power Line  
(buried, u.n.o.)
- Gas Line
- Chainlink Fence
- Wood Fence
- Wire Fence
- 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



SITE PLAN - PRE-CONSTRUCTION

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








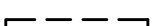
## Demolition Notes

- Remove only existing construction and items indicated on demolition plan unless directed otherwise by Owner or Architect.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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:

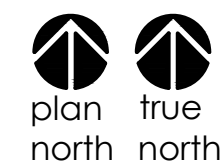
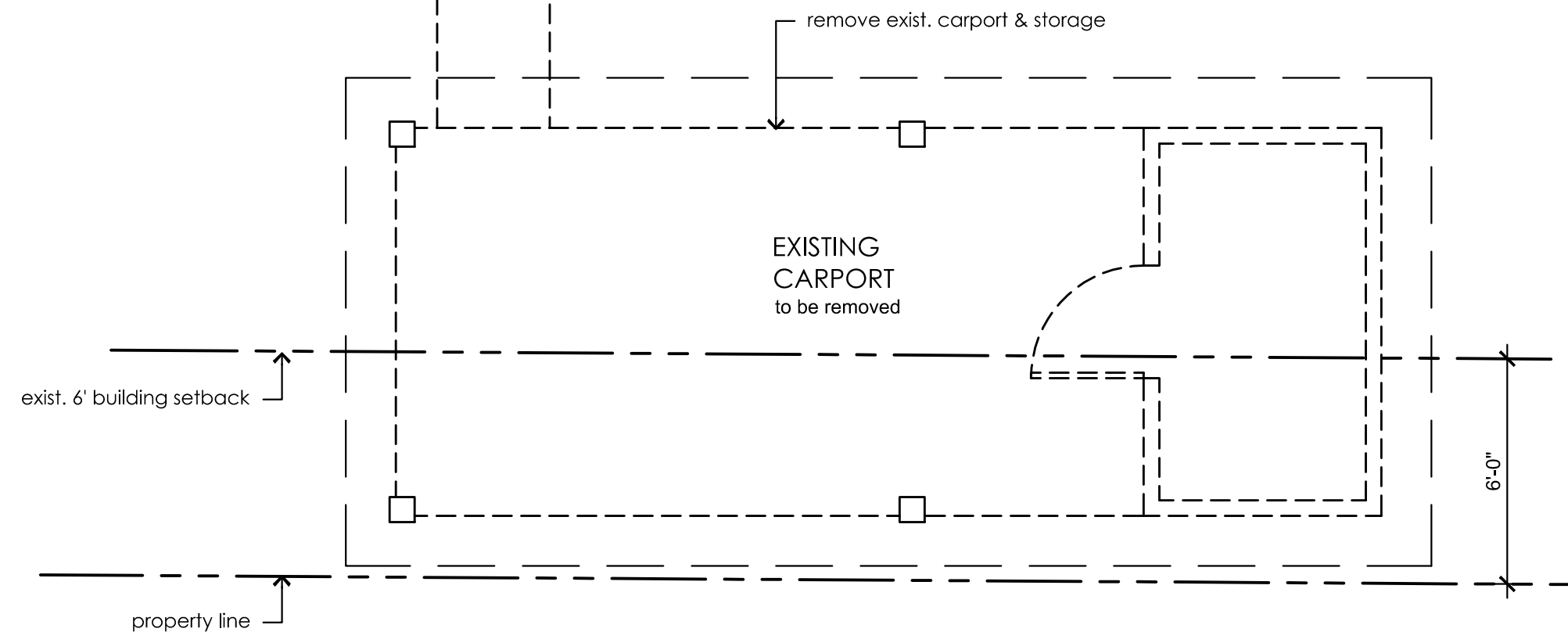
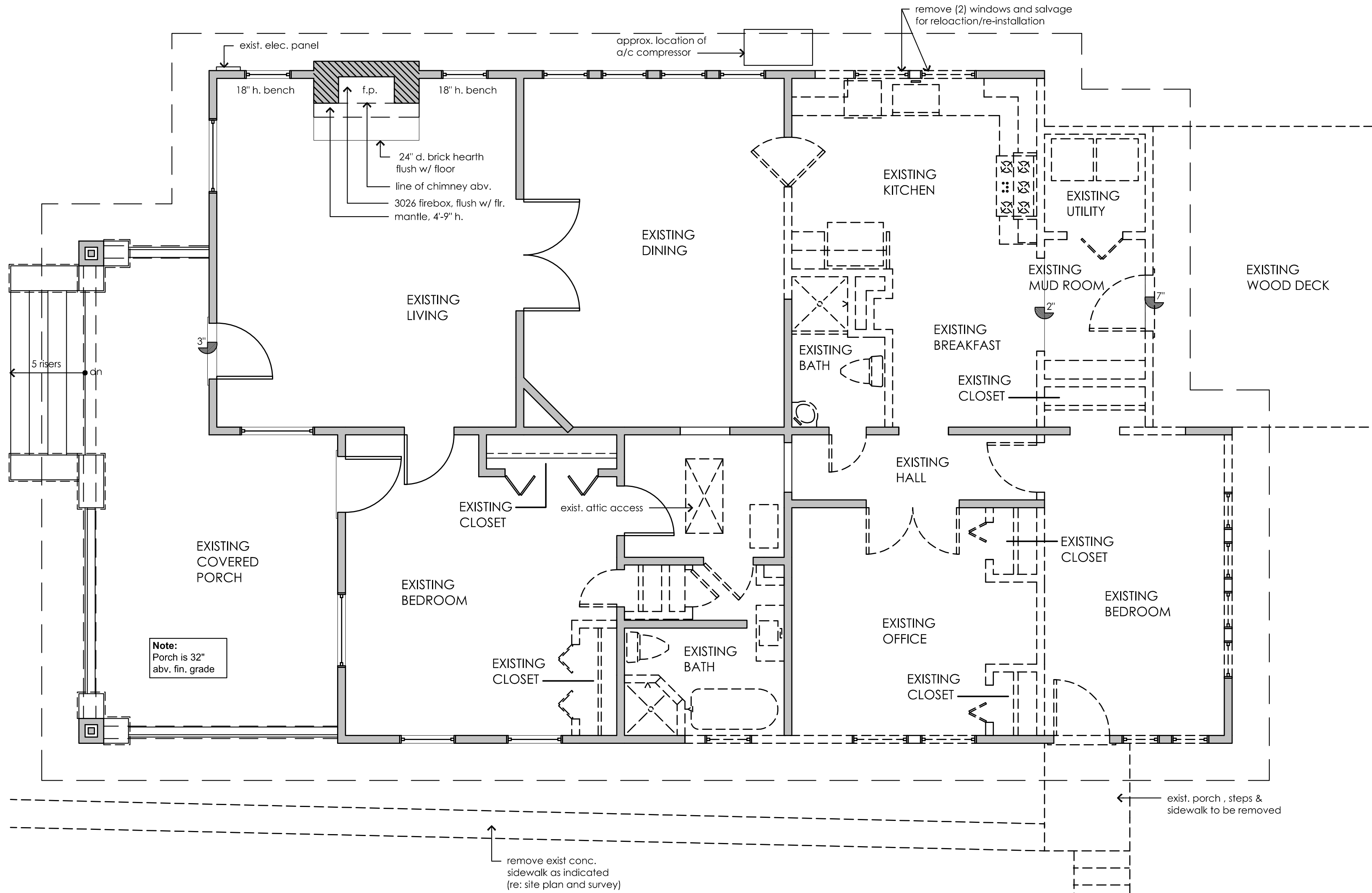
- Existing walls depicted and associated dimensions are to finish wall surfaces, not stud framing.
- New framed wall areas are depicted abd dimensioned as stud walls only, no finish.

## Demolition Legend

Existing walls and items to remain   
Existing walls and items to be removed 

## Area Calculations (SF) - Existing

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



## FLOOR PLAN - EXISTING & DEMOLITION

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





## Area Calculations

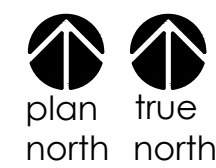
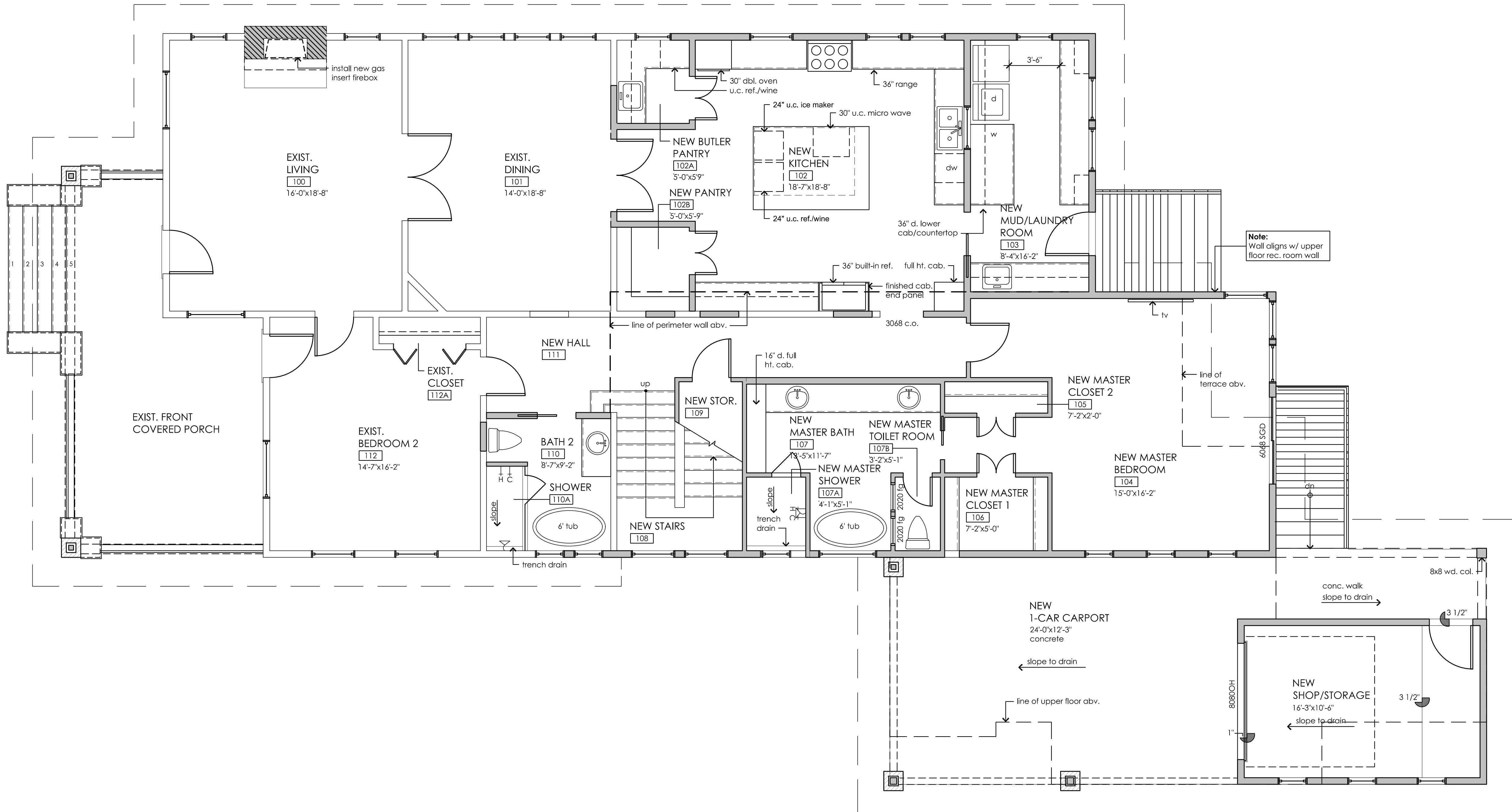
Lot Area (0.48 AC)	10,280	100%
Allowable FAR	4,626	45%
Building Area	Frame	Masonry
Conditioned Area		
Main Level (Existing)	1,511	
Main Level (New)	932	
Upper Level (New)	1,331	
Sub-Total Conditioned Area	3,774	0
Non-Conditioned Areas		
Front Covered Porch (Existing)	168	
Carport/Shop (New)	470	
Sub-Total 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/trimber 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 of 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		interior door number		interior elevation reference
	2x4 wood stud wall		room number		exterior/interior elevations
	2x6 wood stud wall		window number		building section
	sound attenuation insulation		shower head / water controls		detail section
	1 hour fire-rated wall		bath and lavatory control		detail call out
	2 hour fire-rated wall		water softener loop		fire exits (commercial)
	stone/brick walls		washer bibs & drain		accessible entrances/exits (commercial)
	cmu walls		plumbing stub out		
	acc/icf block walls		gas hook up		
	concrete walls		hose bib		
	steel		floor recess		
	datum line				
	existing spot elevation				
	new spot elevation				
	exterior door number				



## FLOOR PLAN - LAYOUT & NOTES (LOWER LEVEL)

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



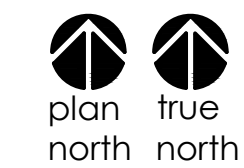
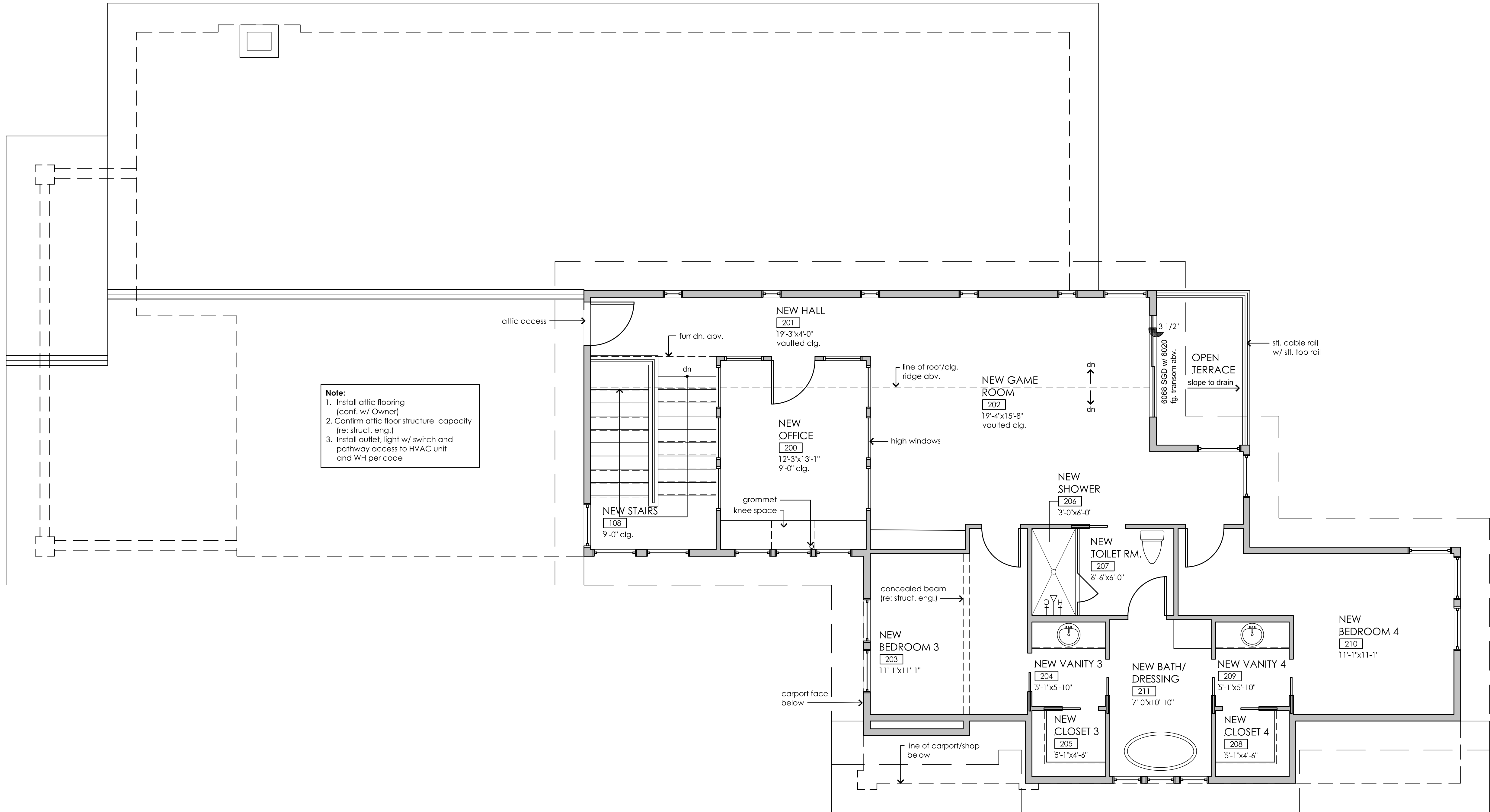
Area Calculations			
Lot Area (0.48 AC)	10,280		100%
Allowable FAR	4,626		45%
Building Area	Frame	Masonry	
Conditioned Area			
Main Level (Existing)	1,511		
Main Level (New)	932		
Upper Level (New)	1,331		
Sub-Total Conditioned Area	3,774	0	
Non-Conditioned Areas			
Front Covered Porch (Existing)	168		
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/lumber 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.

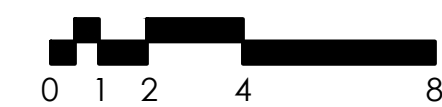
## Floor Plan Legend

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



## FLOOR PLAN - LAYOUT & NOTES (UPPER LEVEL)

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



rick o'donnell  
architect

510 westbury lane  
georgetown, tx 78633  
512.240.5961 office

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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  
(Upper Level)

**DRAWING NO.**

**A3.2**



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**REVISIONS**

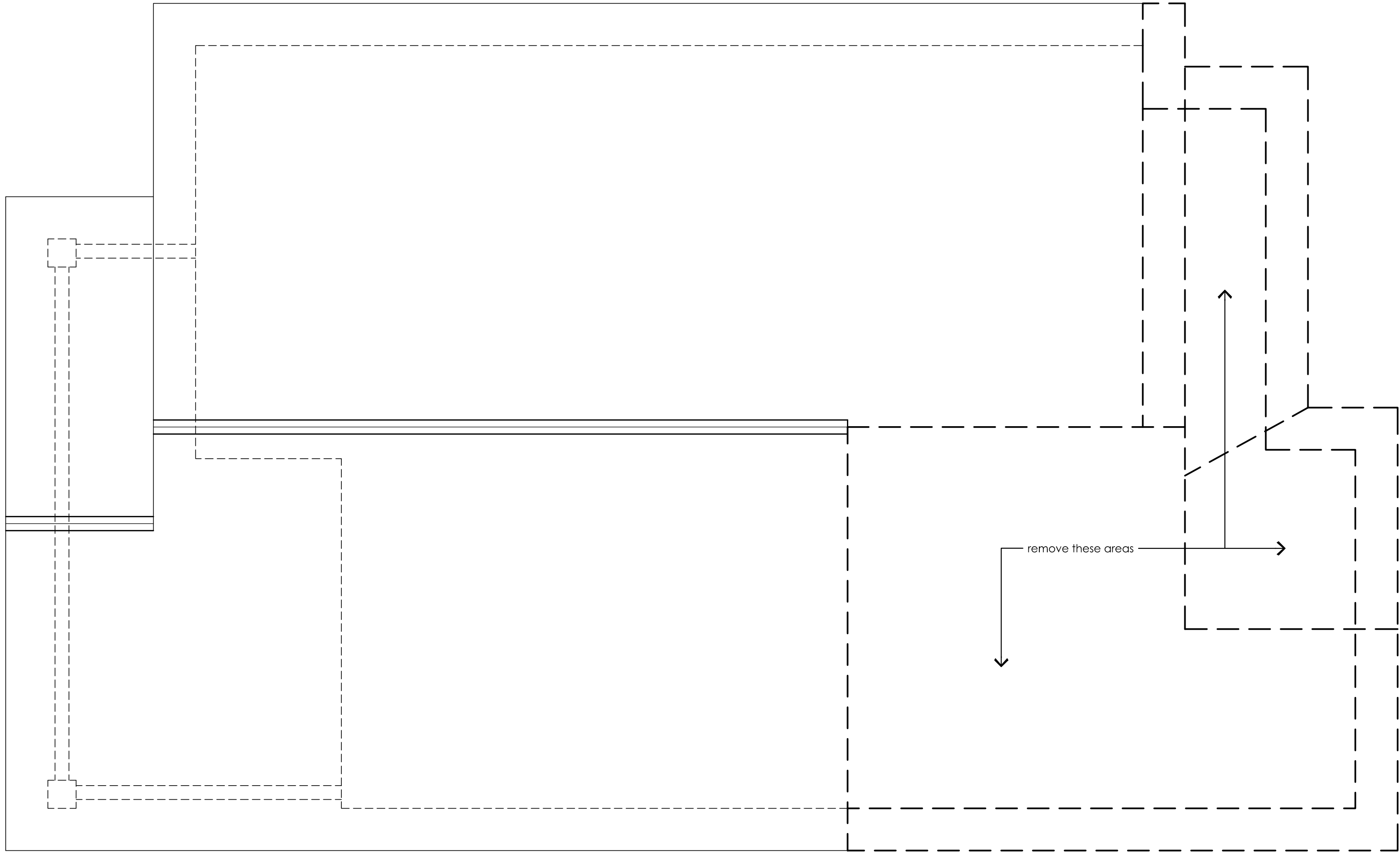
**PREVIOUS ISSUE DATES**  
ARC Committee  
Permit Set - N/A  
Bid Set (Prelim.)  
Construction

**DRAWN BY**  
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**SHEET TITLE**  
Roof Plan (Existing & Demolition)

**DRAWING NO.**

A3.5

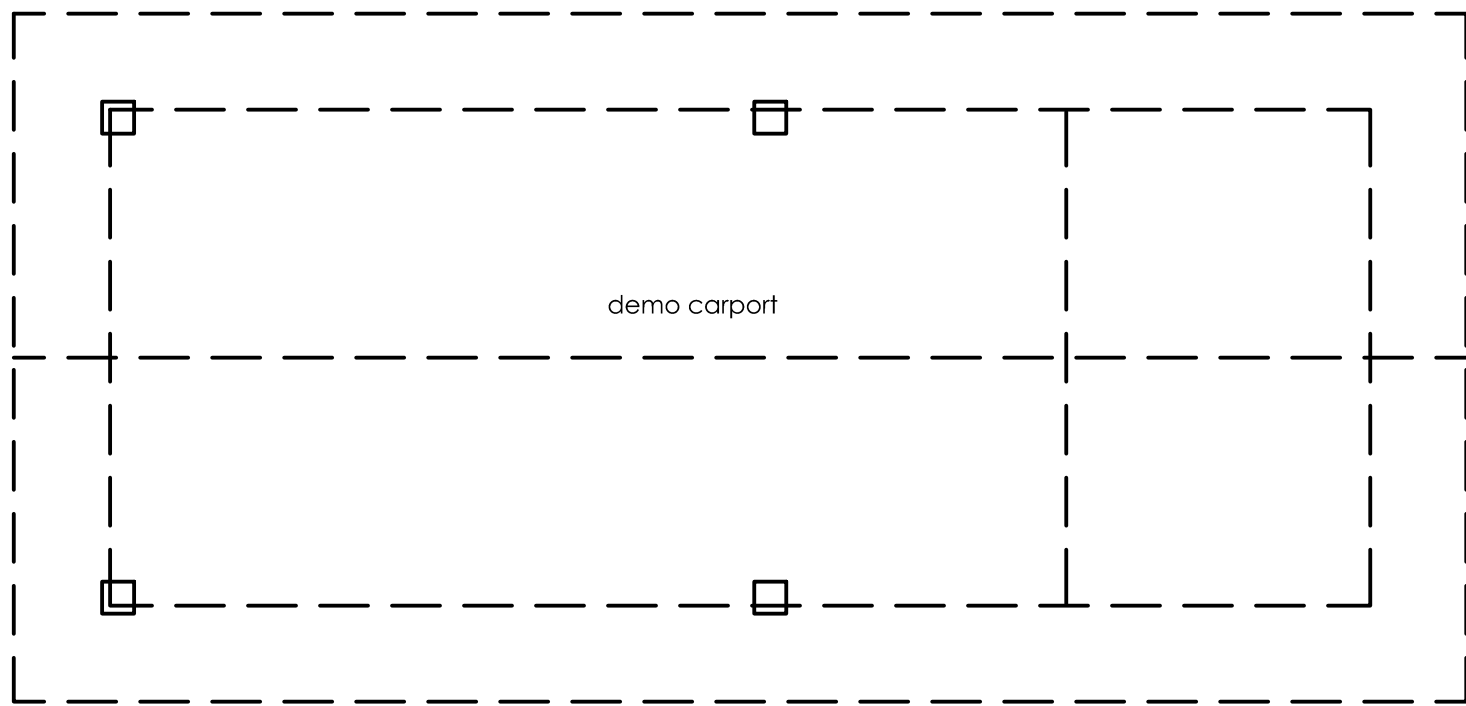


**Roof Plan Legend**

- Ridge
- Valley
- Gutters
- 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



**ROOF PLAN - EXISTING & DEMOLITION**  
Scale: 1/4"=1'-0"

plan true north north

0 1 2 4 8

## 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

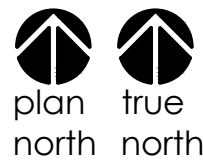
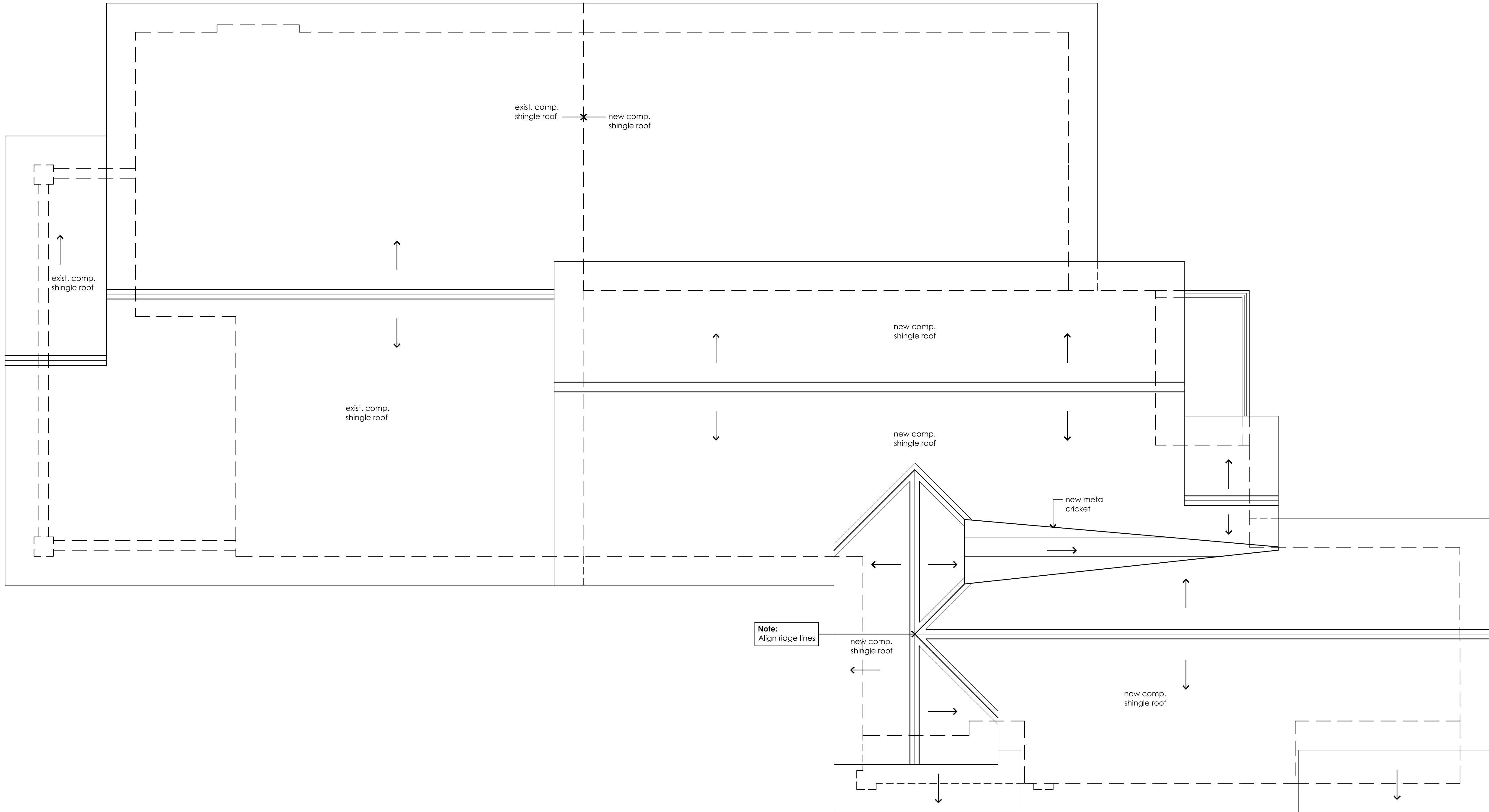
1. All down slope overhangs shall match existing overhangs.
2. All gable/rake overhangs shall match existing overhangs.
3. All roof overhang depths and details shall match existing except at new areas of exposed rafter tails/outiggers.

## Roof Plan Legend

- Ridge Line
- Valley
- Gutters

## Roof Plan Notes

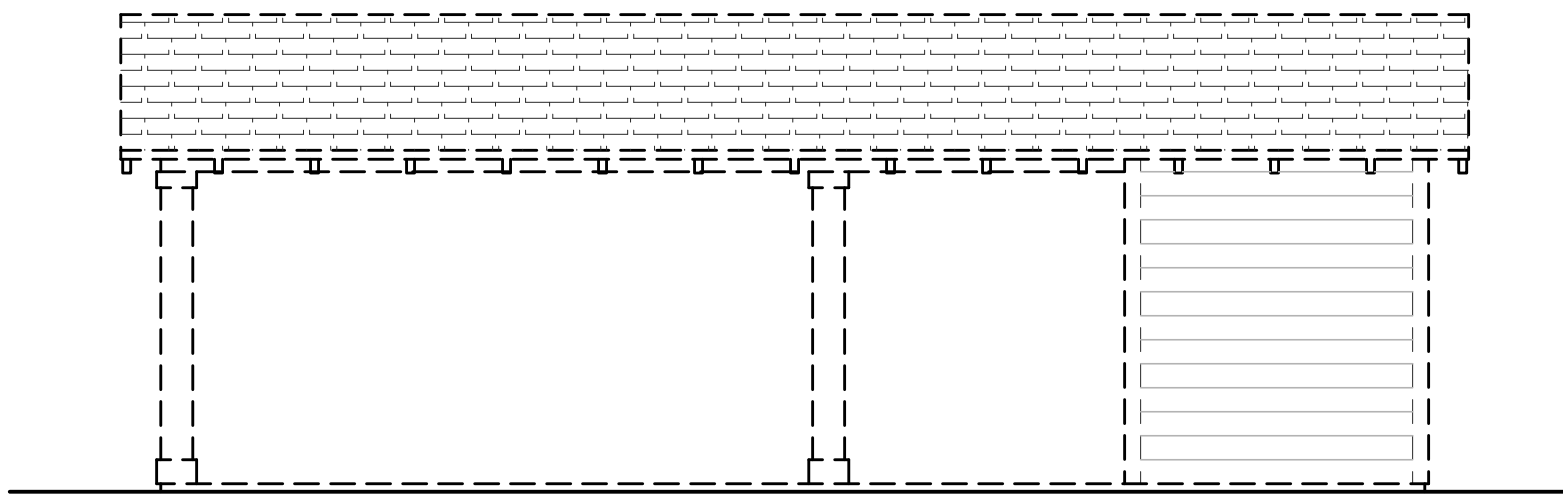
1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. All roof slopes to be per roof plan.
3. Contractor shall confirm all fireplace to framing clearances and chimney heights and construct all per code.
4. All framing and finishes above the fireplace chimney termination 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.



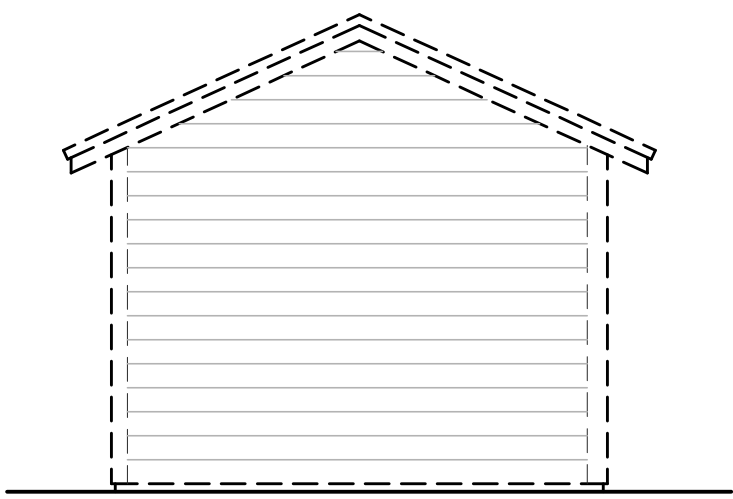
ROOF PLAN - NEW  
Scale: 1/4"=1'-0"



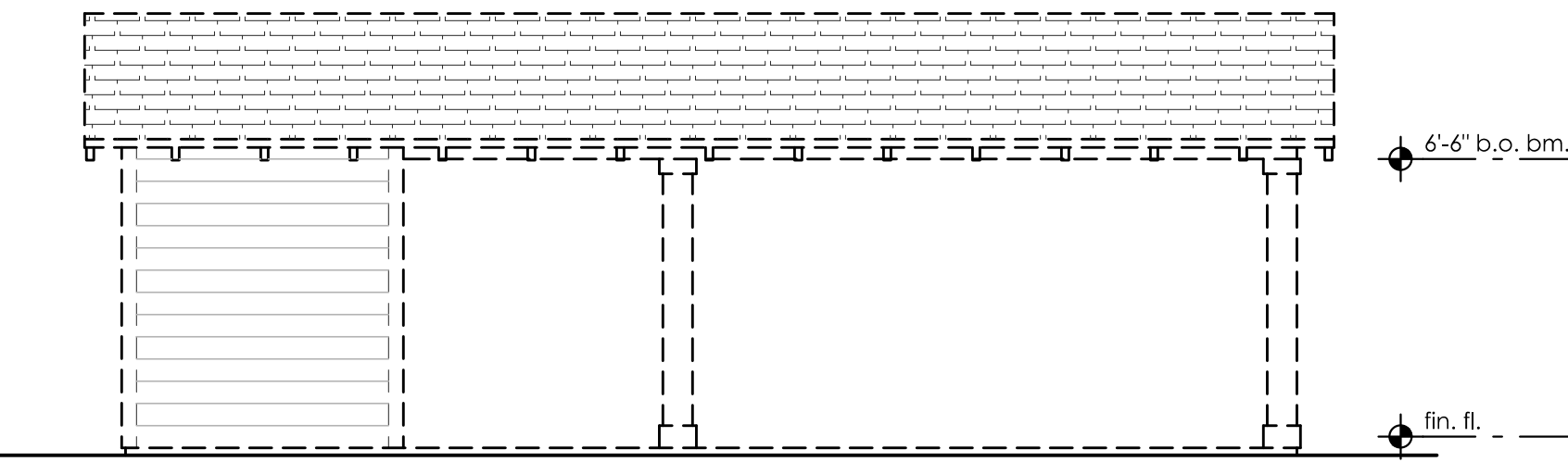




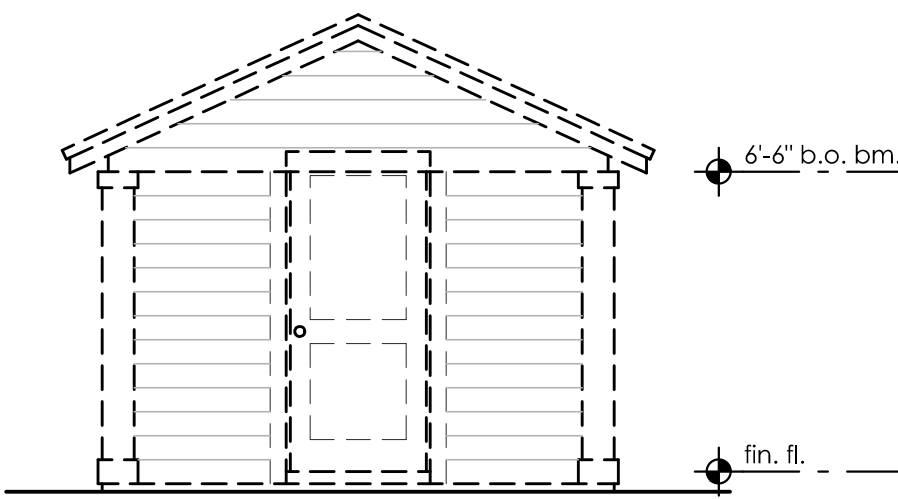
4 Right Elevation (South)  
Scale: 1/4"=1'-0"



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



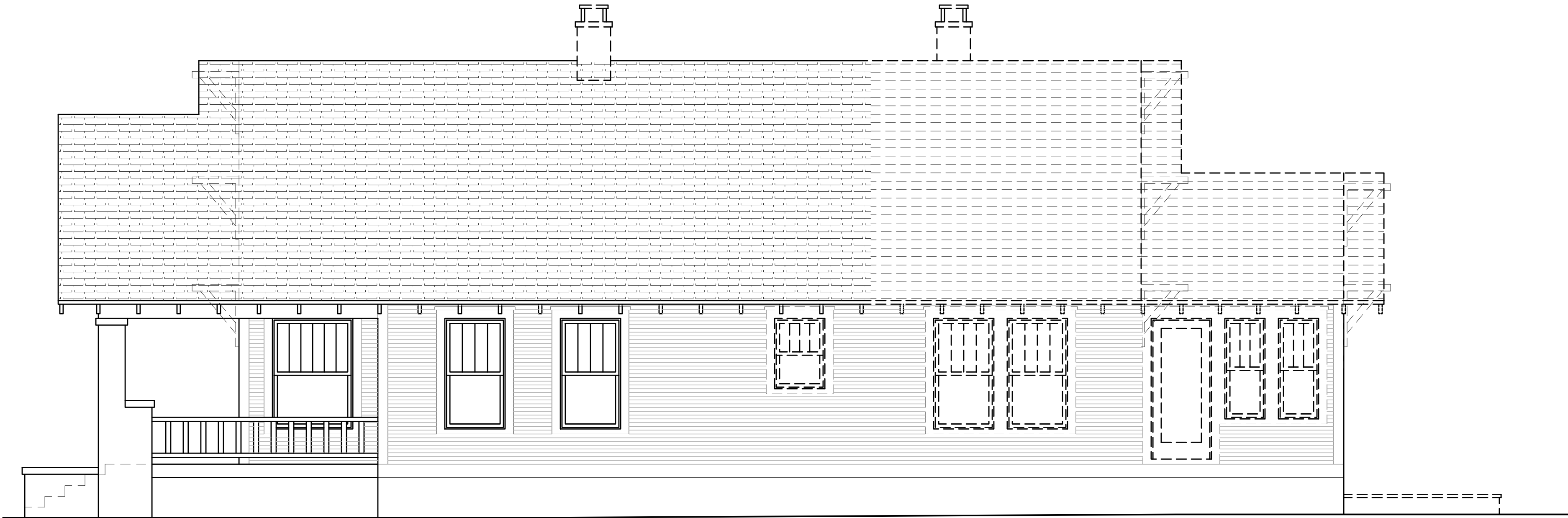
2 Left Elevation (North)  
Scale: 1/4"=1'-0"



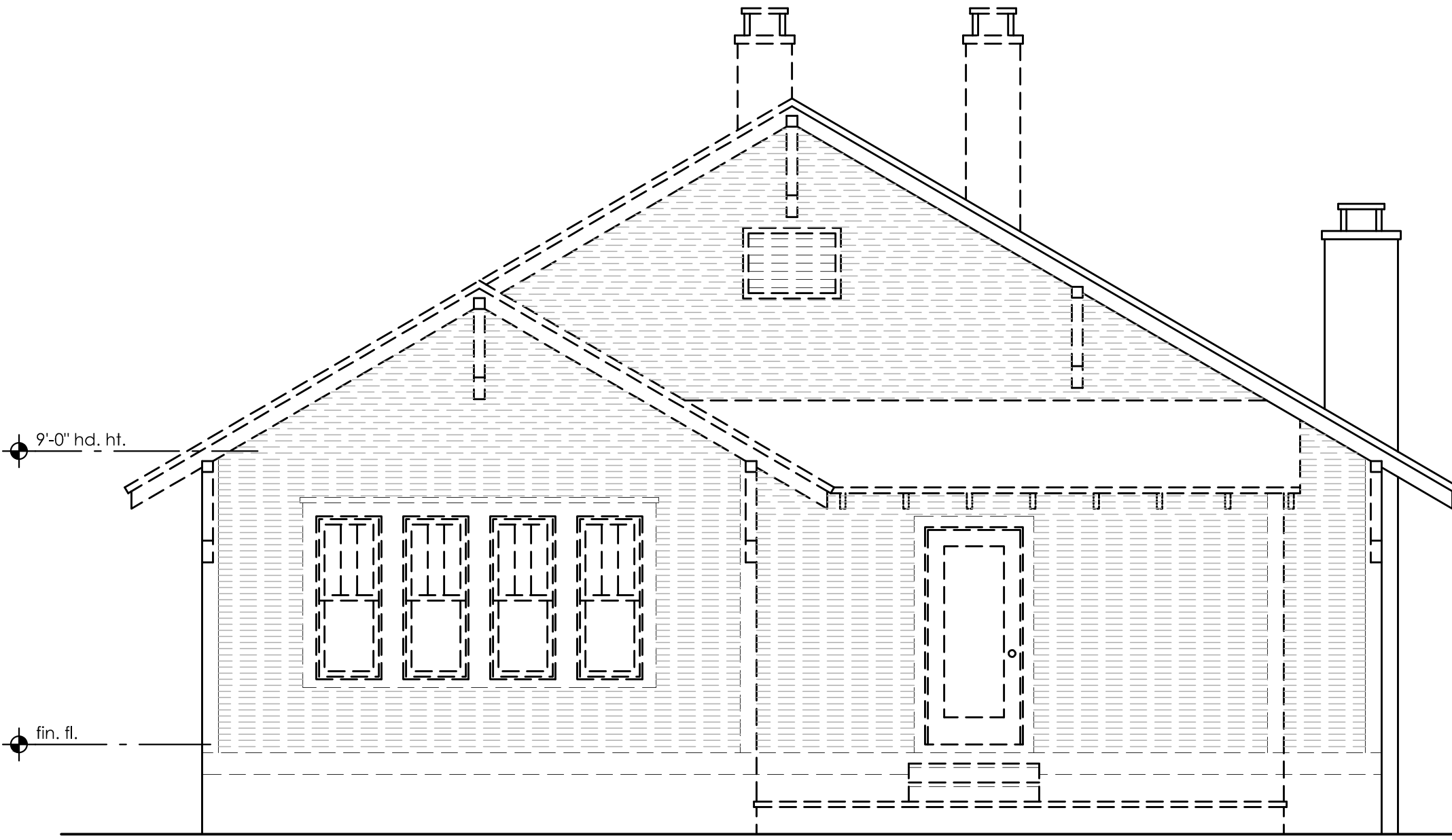
1 Front Elevation (West)  
Scale: 1/4"=1'-0"

EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (CARPORT)

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

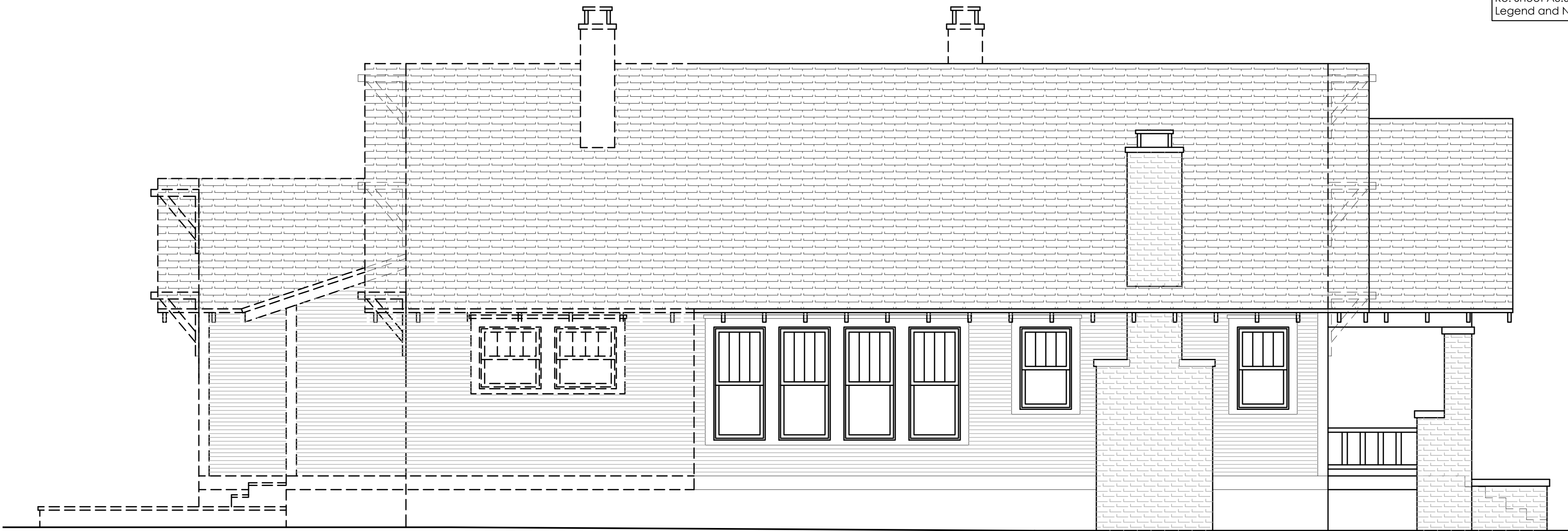


4 Right Elevation (South)  
Scale: 1/4"=1'-0"



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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**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**

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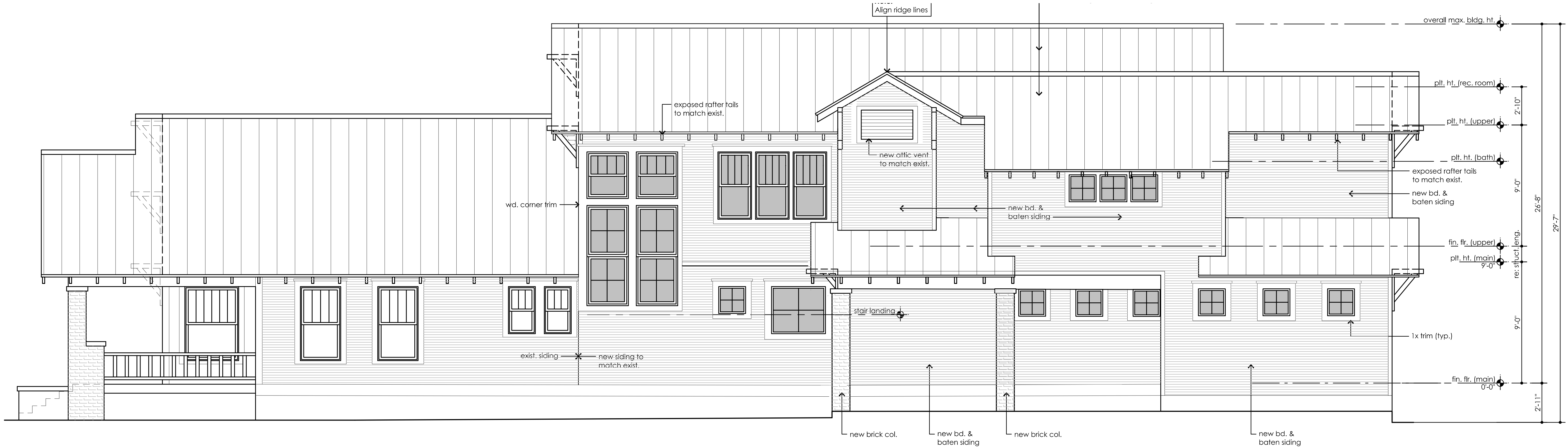
ARC Committee  
Permit Set - N/A  
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**SHEET TITLE**  
Exterior Elevations (New)

**DRAWING NO.**

**A4.1**



2 Right (South) 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/limber 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 outswinging 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, 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 masonry ledges/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.
18. 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).



1 Front (West) Elevation

### EXTERIOR ELEVATIONS (NEW)

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





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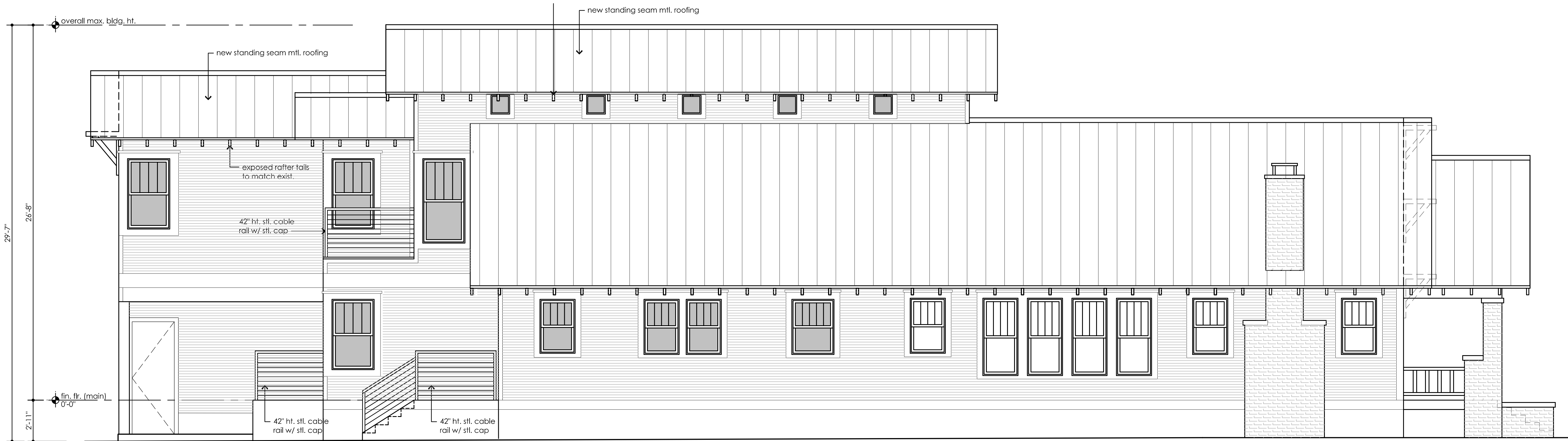
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Bid Set (Prelim.)  
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**SHEET TITLE**  
Exterior Elevations (New)

**DRAWING NO.**

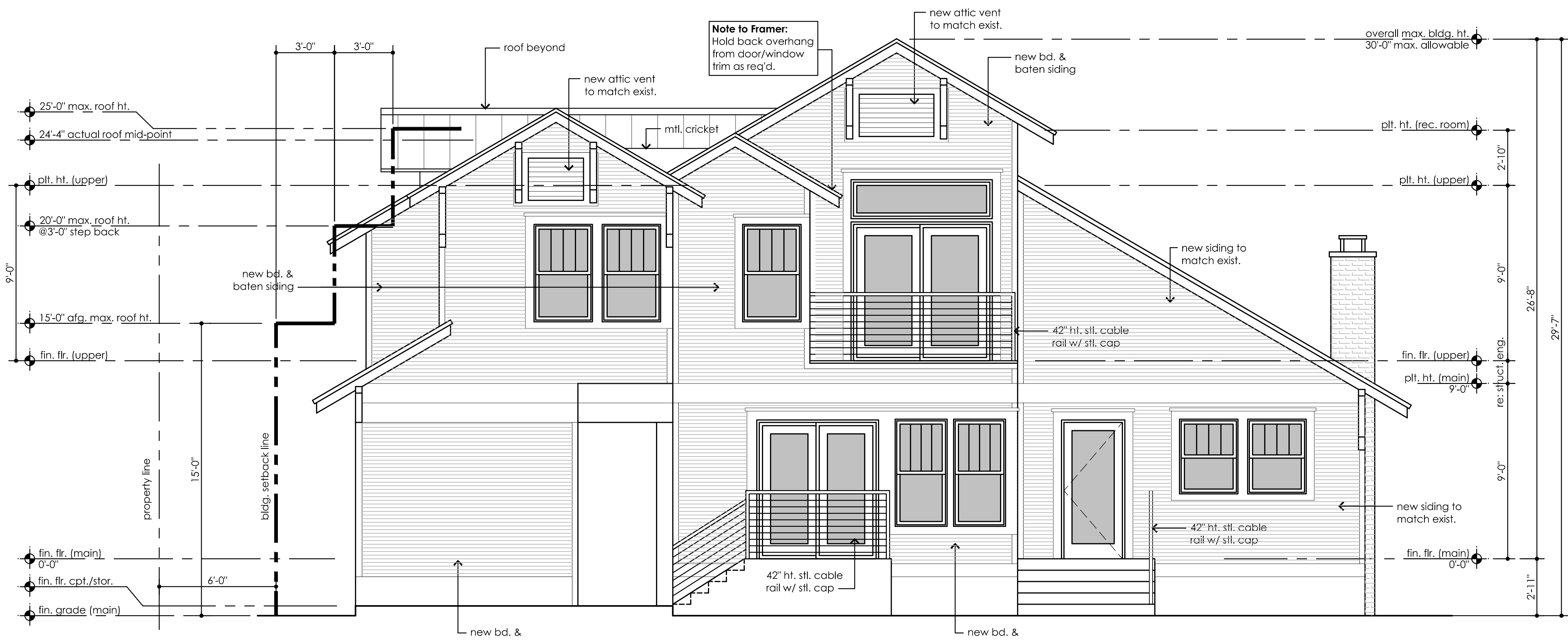
**A4.2**



2 Left (North) Elevation

### Exterior Elevation Notes

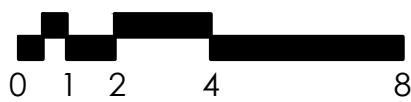
1. Refer to General Construction Notes (Sht. A1.1) for additional notes and information.
2. Refer to Roof Plan and Construction Details for overhang depths.
3. If stucco is schedule/specified, all stucco walls - install exterior (x) "bullnose" or ( ) square corners at all buildings corners and at all 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 mullied 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 masonry ledges/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.
18. 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).



1 Rear(East) Elevation

### EXTERIOR ELEVATIONS (NEW)

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



**TEXAS HISTORICAL COMMISSION**

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

Address:	1215 S Main St	2016 Survey ID:	123828 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

**SECTION 1**

**Basic Inventory Information**

**Property Type:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043439

Construction Date: 1920 ☐ Actual ☒ Estimated Source: Sanborn Maps / Visual estimate

Latitude: 30.632542

Longitude -97.676687

Current/Historic Name None/None

**Stylistic Influence(s)\*** ☒ None Selected

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

**Plan\***

- |                                    |                                      |  |   |                                 |   |                                   |                                  |
|------------------------------------|--------------------------------------|--|---|---------------------------------|---|-----------------------------------|----------------------------------|
| <input type="checkbox"/> L-plan    | <input type="checkbox"/> T-plan      | <input type="checkbox"/> Modified L-plan | <input type="checkbox"/> 2-room                   | <input type="checkbox"/> Open   | <input type="checkbox"/> Center Passage | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Shotgun |
| <input type="checkbox"/> Irregular | <input type="checkbox"/> Four Square | <input type="checkbox"/> Rectangular     | <input checked="" type="checkbox"/> None Selected | <input type="checkbox"/> Other: |   |                                   |                                  |

**Priority:** **2016 Survey** ID: 123828 A ☐ High ☒ Medium ☐ Low

**Explain:** Property retains a relatively high degree of integrity; property is significant and contributes to neighborhood character

**2007 Survey** ID: 555a ☐ High ☒ Medium ☐ Low

**1984 Survey** ID: 469 ☐ High ☒ Medium ☐ Low

**General Notes:**

Recorded by: CMEC

Date Recorded 3/14/2016

\*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: Southeast

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:	1215 S Main St	2016 Survey ID:	123828 A
City	Georgetown	2016 Preservation Priority:	Medium
County	Williamson	Local District:	Old Town District

## Additional Photos

Photo Direction    Northeast



TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1215 S Main St 2016 Survey ID: 123828 B  
 City: Georgetown 2016 Preservation Priority: Low  
 County: Williamson Local District: Old Town District

SECTION 1

Basic Inventory Information

Geographic Location

Latitude: 30.632443 Longitude -97.676547

Current/Historic Name: None/None

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R043439

Construction Date: 1950 ☐ Actual ☒ Estimated Source: Visual estimate

Stylistic Influence(s)

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

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

Priority: 2016 Survey ID 123828 B ☐ High ☐ Medium ☒ Low  
 Explain: Property lacks significance  
 2007 Survey ID 555b ☐ High ☒ Medium ☐ Low  
 1984 Survey ID Not Recorded ☐ High ☐ Medium ☐ Low

General Notes:

Recorded by: CMEC

Date Recorded 3/14/2016



Photo direction: Northeast

Note: See additional photo(s) on page 2



**HISTORIC RESOURCES SURVEY FORM**

Address: 1215 S Main St

City: Georgetown

County: Williamson

2016 Survey ID: 123828 B

2016 Preservation Priority: Low

Local District: Old Town District

## Additional Photos

Photo Direction East

