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.

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.

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:

	Description	Туре
D	Demo_Subcomm_ReviewRecommendation	Exhibit
D	Exhibit 1 - Location Map	Exhibit
D	Exhibit 2 - Letter of Intent	Exhibit
D	Exhibit 3 - Photos	Exhibit
D	Exhibit 4 - Project Drawings	Exhibit
D	Exhibit 5- Historic Resource Survey	Exhibit



HISTORIC AND ARCHITECTURAL REVIEW COMMISSION

DEMOLITION SUBCOMMITTEE

REPORT AND RECOMMENDATION

FILE NUMBER:	
MEETING DATE:	
MEETING LOCATION:	
APPLICANT:	
SUBCOMMITTEE MEMBERS PRESENT:	
STAFF PRESENT:	
OTHERS PRESENT:	
COMMENTS	
<u>Applicant</u> :	
Subcommittee:	
what is the existing (structural) conditions should be made to the structure for re-occ	on of the structure? Are there any structural changes that upancy?

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?

File Number: Meeting Date: Page **2** of **2**

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

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

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

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

Other comments

RECOMMENDATION

Approval

Approval with Conditions:

Disapproval

Based on:

Subcommittee Chair Signature (or representative)

Date



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



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

From: Wade Walden <u com> Sent: Tuesday, November 19, 2019 8:57 AM To: Britin Bostick <Britin.Bostick@georgetown.org> C: 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.

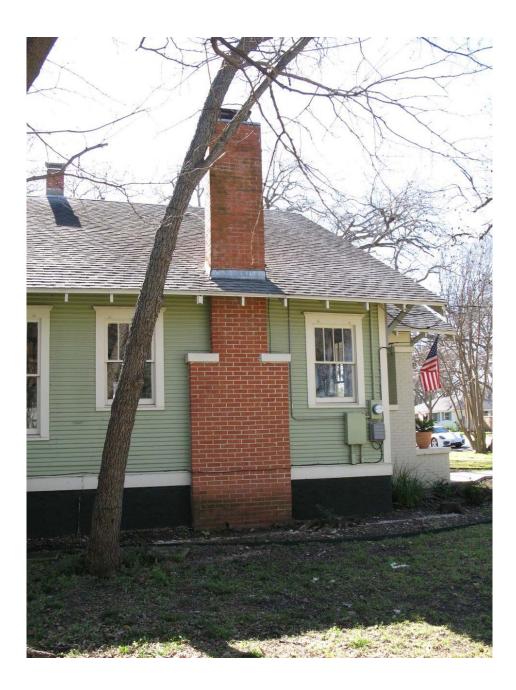
Please let me know if I miss anything and I will get it to you quickly.















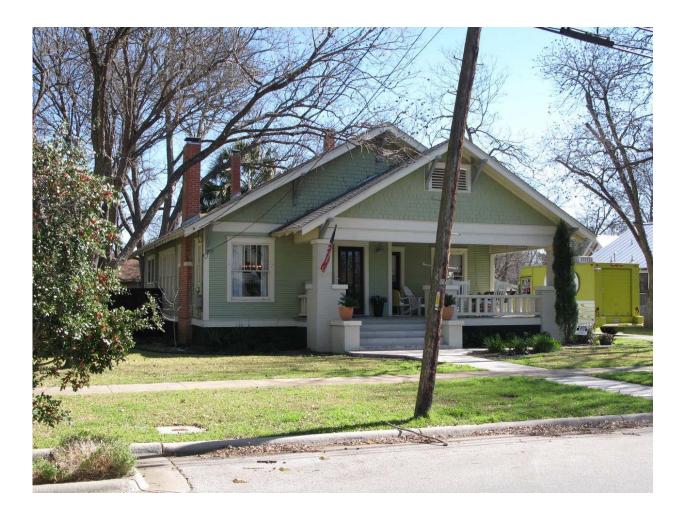










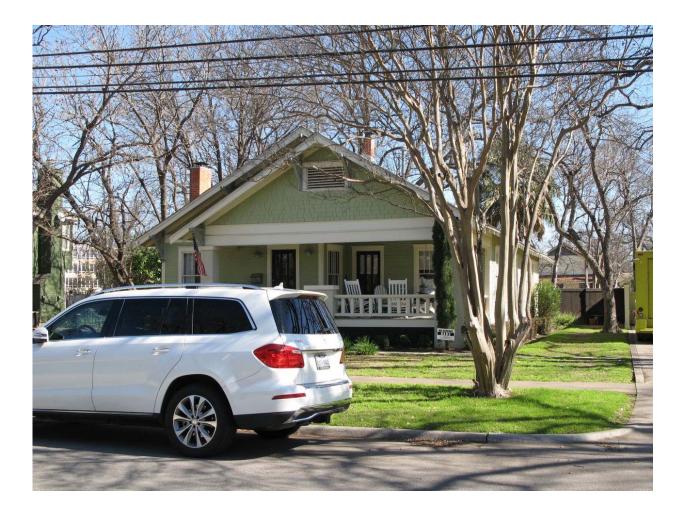




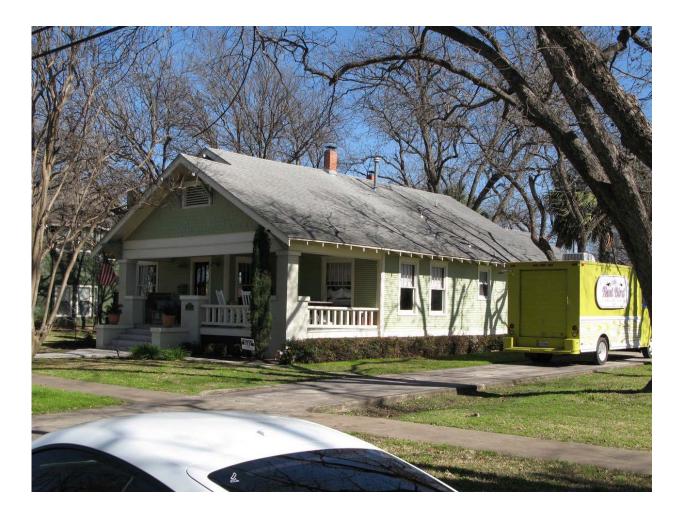






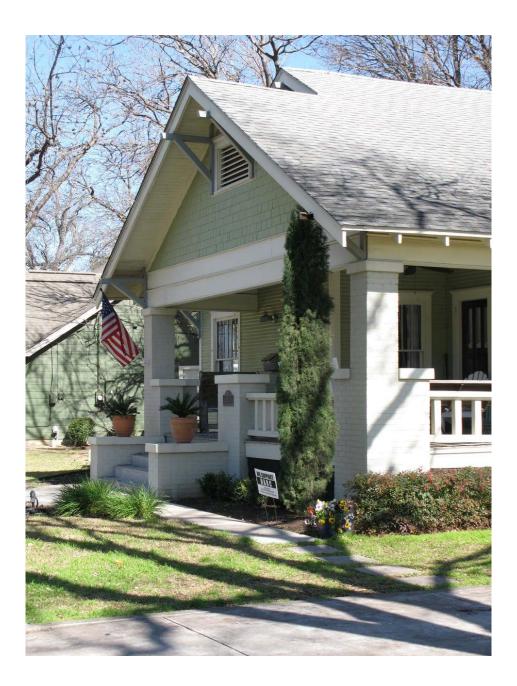








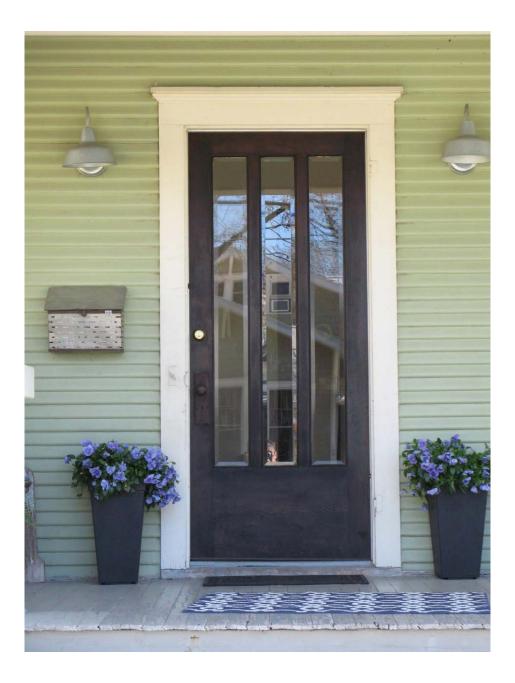


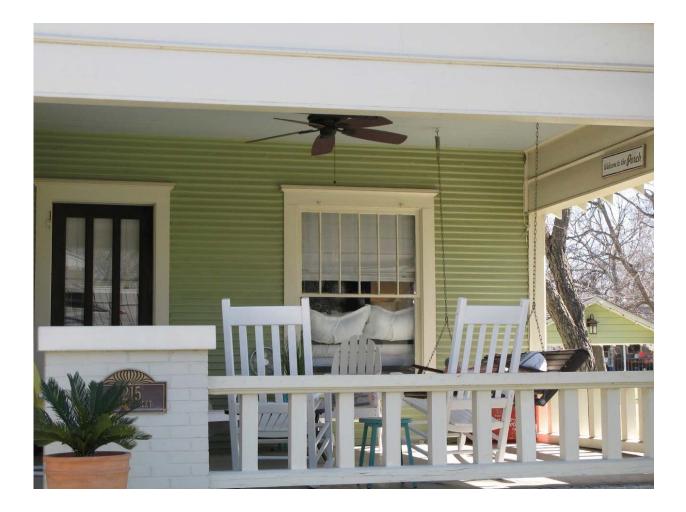


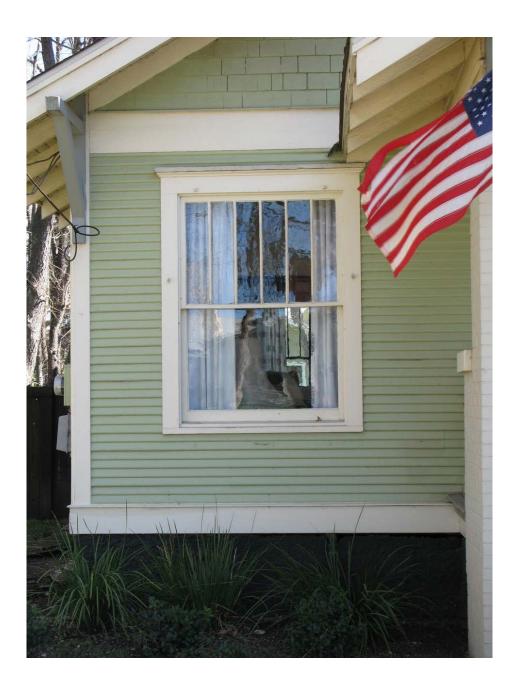












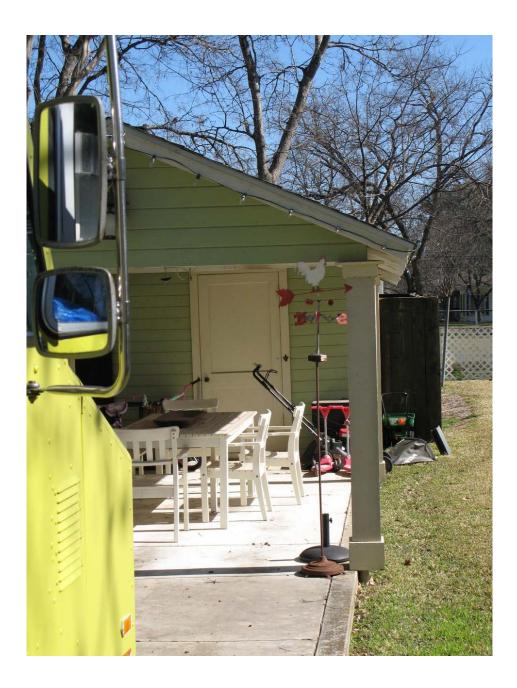


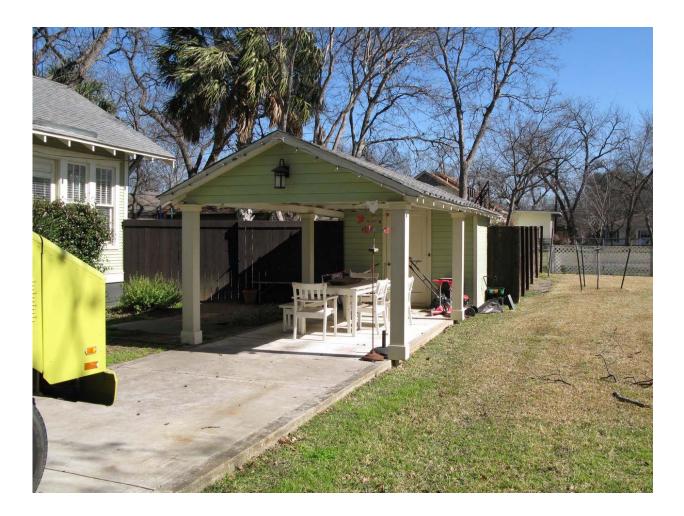




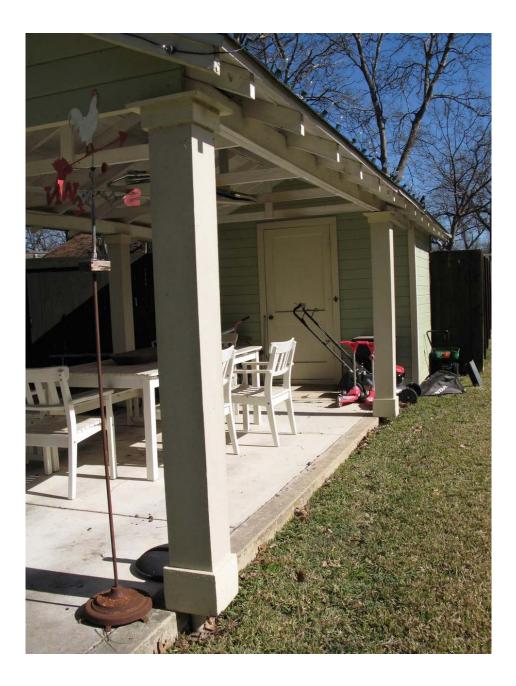


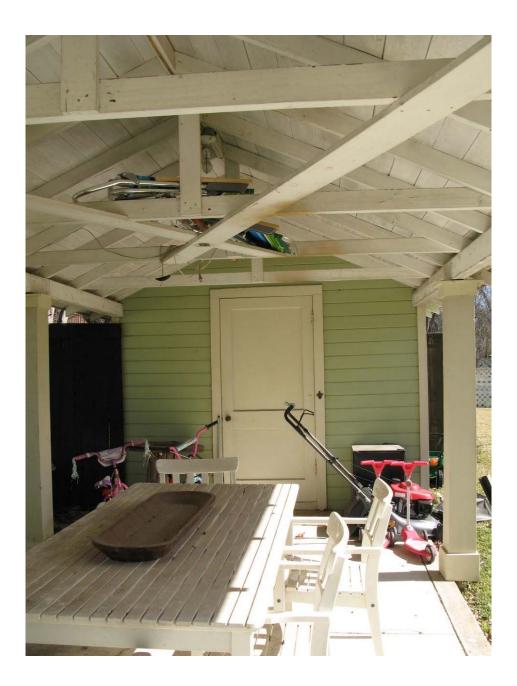










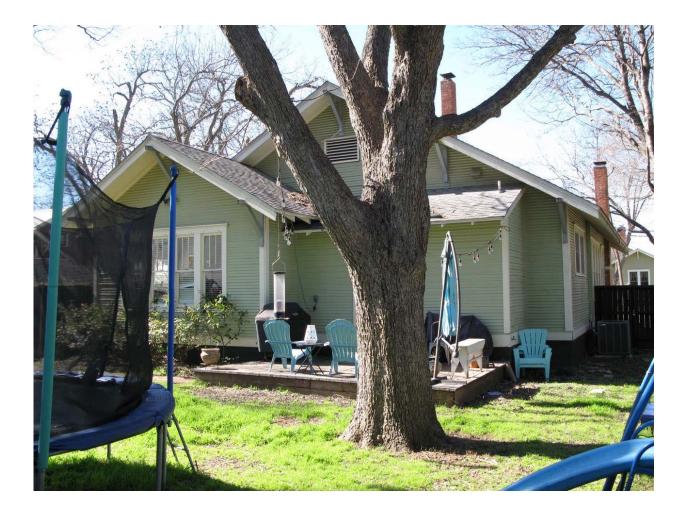








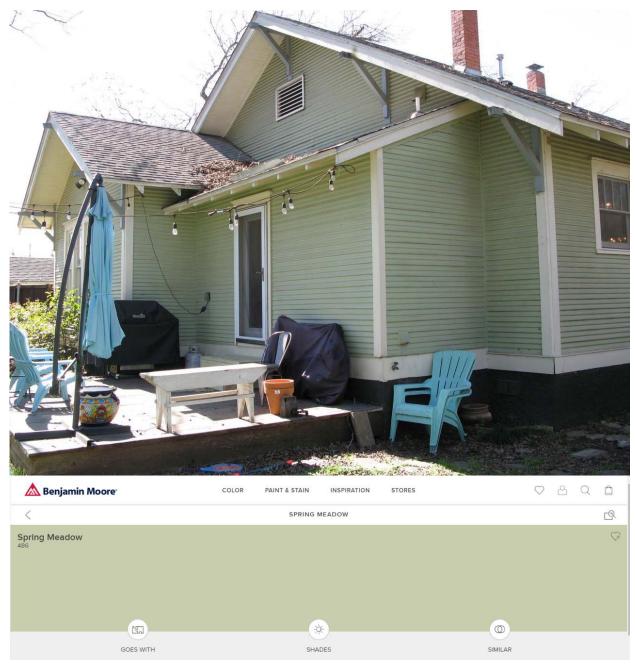












Regards,

Wade and Paige

On Nov 19, 2019, at 8:46 AM, Britin Bostick <<u>Britin.Bostick@georgetown.org</u>> 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

britin.bostick@georgetown.org

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

PROJECT DIRECTORY

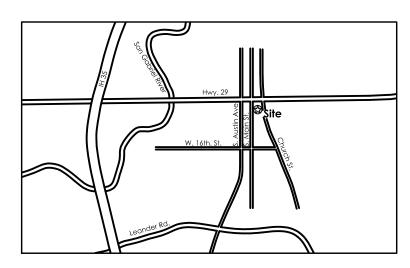
OWNER:	Wade Walden & Paige Pullen			
ARCHITECT:	Rick O'Donnell Architect, LLC 510 Westbury Ln. Georgetown, TX 78633 o (512) 240-5961 www.rickodonnellarchitect.com			
CODE ANALYSIS:	Rick O'Donnell Architect, LLC 510 Westbury Ln. Georgetown, TX 78633 o (512) 240-5961 www.rickodonnellarchitect.com			
INTERIOR DESIGNER	R: N/A			
ADA REVIEWER/RA	S: N/A			
CONTRACTOR:	TBD			
SURVEYING:	Crichton and Associates, Inc. 6448 Hwy. 290 E. Austin, TX 78723 o (512) 244-3395			
LAND PLANNING:	N/A			
GEOTECHNICAL/ SOILS REPORT:	TBD			
CIVIL ENGINEER:	N/A			
STRUCTURAL ENG.:	TBD			
MEP ENG.:	By Contractor's Engineer or Subcontractor			
KITCHEN PLANNER:	TBD			
AUDIO-VISUAL ENG	D.: TBD			
COMPUTER/ITT:	N/A			
LANDSCAPE DESIG	N: TBD			
SEPTIC ENGINEERIN	IG: N/A			
PROJECT INFORMATION				
,	215 S. Main Street Geoergetown, TX 78626			
Project Description: S Legal Description: .2 Tax Parcel Number: N	ingle Family Detached Residence and Garage/Storage Building 236 ac., a portion of Block G, Morrow Addition I/A I/A			

Note:

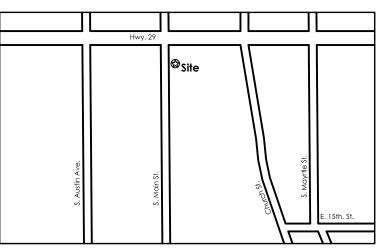
Property IS ____ IS NOT X located in 100 year flood plain (re: FEMA Map No.: <u>N/A</u>

Note:

Project IS IS NOT X 100% Masonry.



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:

Insulation

Drywall

Gas Yard Line

• French Drains

Plumbing Final

Electrical Final

• Site Utilities

• Fire

Mechanical Final

Electrical Service Loop

detection systems)

HOA / ARC Construction

• Final ADA (if applicable)

Driveway / Flatwork

Propane Final

Inspections

Building Final

(fire codes, egress, alarms,

• Water / Sewer Yard Lines

- 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

project.

- Exterior Stucco / Plaster
- Mechanical Rough
- Plumbing Top-Out
- Electrical Rough / Conduits
- Propane Top-Out
- Electrical Intermediate

*If a Structural Engineer has been retained for the project, said

NOTE: CONTRACTOR SHALL MAINTAIN A FULL-SIZE SET OF

Engineer shall be required to inspect the structural aspects of the

THE MOST RECENTLY ISSUED, UP-TO-DATE CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.

BUILDING CODES and DESIGN CRITERIA

Codes:

- 2012 International Mechanical Code
- 2014 National Electrical Code
- 2012 International Plumbing Code
- 2012 International Fire Code
- 2012 International Gas Code

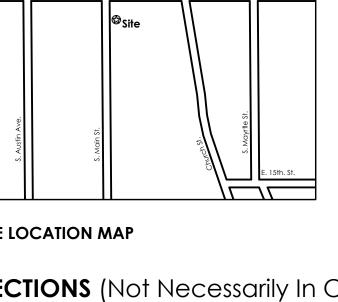
Zoning Classification: Occupancy Type: Type of Construction: Conditioned Area: Gross Floor Area:

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.

CONSTRUCTION DOCUMENTS DRAWING INDEX

A1.0	COVER SHEET
×1.1	GENERAL CONSTRU
1.2	SCHEDULES (DOOR,
2.0	SITE PLAN - PRE-CO
\ 2.1	SITE PLAN - ARCHITE
٨3.0	FLOOR PLAN - EXIST
43.1	FLOOR PLAN - LAYC
٨3.2	FLOOR PLAN - LAYC
٨3.3	FLOOR PLAN - DIME
\3.4	FLOOR PLAN - DIME
٨3.5	ROOF PLAN - EXISTIN
43.6	ROOF PLAN - NEW
\4.0	EXTERIOR ELEVATION
\4.1	EXTERIOR ELEVATION
\4.2	EXTERIOR ELEVATION
۸5.0	CONSTRUCTION DE
٨6.0	INTERIOR & CABINE
1.0	ARCHITECTURAL ELE
1.1	ARCHITECTURAL SW
1.2	ARCHITECTURAL ELE
1.3	ARCHITECTURAL SW



Project Jurisdiction: City of Georgetown, Williamson County, TX

2012 International Residential Code (IRC) - Building & Structural

- 2015 International Energy Conservation Code

 - N/A
 - Single Family Detached Residence V-B, Unprotected, Non-Sprinkled
 - Re: Area Calculation Chart
 - Re: Area Calculation Chart
- Allowable Building Height: Per Code or Community Deed Restrictions/HARC

JCTION NOTES R/WINDOW/FINISH) NSTRUCTION ECTURAL TING & DEMOLITION) OUT AND NOTES (LOWER LEVEL) OUT AND NOTES (UPPER LEVEL)

ENSION CONTROL (LOWER LEVEL) ENSION CONTROL (UPPER LEVEL) NG/DEMOLITION

- NS EXISTING & DEMOLITION DNS - NEW
- DNS NEW
- etails
- et elevations

ECTRICAL POWER PLAN (LOWER LEVEL) VITCH & LIGHTING PLAN (LOWER LEVEL) ECTRICAL POWER PLAN (UPPER LEVEL) VITCH & LIGHTING PLAN (UPPER LEVEL)

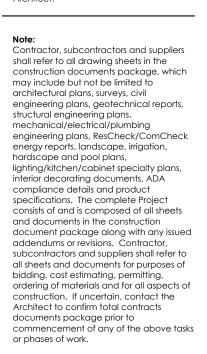
rick o'donne architec 10 westbury lane

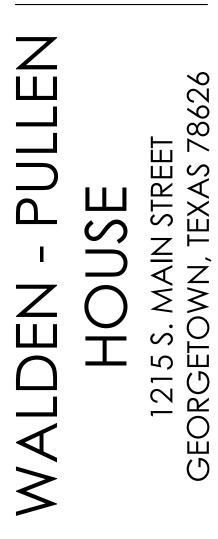
eorgetown, tx 78633 2.240.5961 office

PRELIMINARY NOT FOR

PERMITTING, REGULATORY APPROVAL OR CONSTRUCTION

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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

SHEET TITLE

Cover Sheet

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 position and type of threshold(s)/sill(s) at exterior doors. 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, 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 lighting/kitchen/cabinet specialty plans, interior decorating documents, ADA compliance details and product specifications. The complete floor surface. Confirm all with Owner and/or Interior Designer prior to foundation pour. Project consists of and is composed of all sheets and documents in the construction document package along with any issued addendums or Egress Windows and Tempered Glass 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 Refer to Window Schedule for additional notes and information Mirror wardrobe doors shall met the impact test requirements for safety glazing commencement of any of the above tasks or phases of work. Contractor to insure that all values assumed and calculations determined in the per code. 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.

height of 44" above finish floor unless otherwise noted in code. 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 Fireplaces and Chimneys 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 Contractor to meet all codes and manufacturer's specifications relative to fireplace construction, installation and clearances from wood selections from agreed "allowances" are to be confirmed with the owner prior to ordering and/or installation. If provided, Contractor to review framing members. Owner "image" photos and details and confirm all related details and finishes prior to commencement of construction.

Chimney shall be constructed according to architectural plans, but in all cases shall extend a minimum of 2 feet higher than any adjacent Construction means, methods, and materials are solely the jurisdiction of the Contractor and are not described in these plans. Rick O'Donnell 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 Architect, LLC shall neither have control over, be in charge of, nor be responsible for the construction means, methods, materials, techniques, roof. All fireplace and chimney construction must comply with manufacturer specifications and building codes. Conform to all codes relative sequences or procedures, or for safety precautions and safety programs in connection with the construction of the structure(s) in the plans to combustible air. 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

Site Work / Finish Grading

commencement of construction.

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, 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 carpet, etc.). provided. All combustible air to be drawn from outside.

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

Structural Framina

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 1 hr 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

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.

If not shown on plans, Contractor shall confirm location of AC breaker, main panel and meter base w/ Owner prior to installation. 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 Contractor shall provide a typed panel board directory and all panels provided. determined by the Contractor except as noted and described in these drawings. In all cases, the most stringent requirements of all applicable Above counter mounted outlet boxes shall be mounted horizontally. federal state, county and local city building codes, laws, ordinances, and regulations must be met along with best industry practices. If the Contractor to confirm all electrical outlets (including floor outlets), switch and fixture locations with Owner prior to wiring. Gang all switch and Contractor or any sub-contractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations then outlets where possible 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 Plumbing

project. Plumbing fixtures indicated on plans are diagrammatic only. Contractor to confirm all plumbing fixtures, sizes, types, specifications and Install all flashings, waterproof membranes, backer rods and sealants including, but not limited to, door and window headers, wainscot caps, configurations with Owner prior to construction. parapet wall caps, weep flashings and at masonry to wood and stucco to wood intersections per code and best industry practices and standards. 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.

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

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

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.

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.

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 aarbaae disposal.

Fire Warning Systems

Interconnect all smoke detectors. 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.

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 10 westbury lane 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 eorgetown, tx 78633 2.240.5961 office

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PRELIMINARY

NOT FOR

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CONSTRUCTION

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any third party without first obtaining the

Note: Contractor, subcontractors and suppliers

construction documents package, which

engineering plans, geotechnical reports

engineering plans ResCheck/ComCheck

energy reports, landscape, irrigation,

liahtina/kitchen/cabinet specialty plan

interior decorating documents, ADA

specifications. The complete Project consists of and is composed of all sheets

and documents in the construction

addendums or revisions. Contractor,

bidding, cost estimating, permitting,

construction. If uncertain, contact the

Architect to confirm total contracts

documents package prior to

or phases of work.

PROJECT NO.

ISSUE DATE

the Architect for:

Consultant Distr. 🔲 Finance Package

Pricing / Bidding

Permit Re-Submittal

PREVIOUS ISSUE DATES

General Construction Notes

Permitting

Construction

ARC Committee

Permit Set - N/A

Bid Set (Prelim.)

Construction

DRAWN BY

SHEET TITLE

DRAWING NO.

TΑ

Revision

REVISIONS

This document is released by

Owner / Client Review

ARC Review Committee

2019-10-14

19-001

document package along with any issued

subcontractors and suppliers shall refer to

ordering of materials and for all aspects of

commencement of any of the above tasks

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all sheets and documents for purposes of

compliance details and product

shall refer to all drawing sheets in the

may include but not be limited to

architectural plans, surveys, civil

structural engineering plans,

hardscape and pool plans,

mechanical/electrical/plumbin

Architect.

The Architects expressly reserve their

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

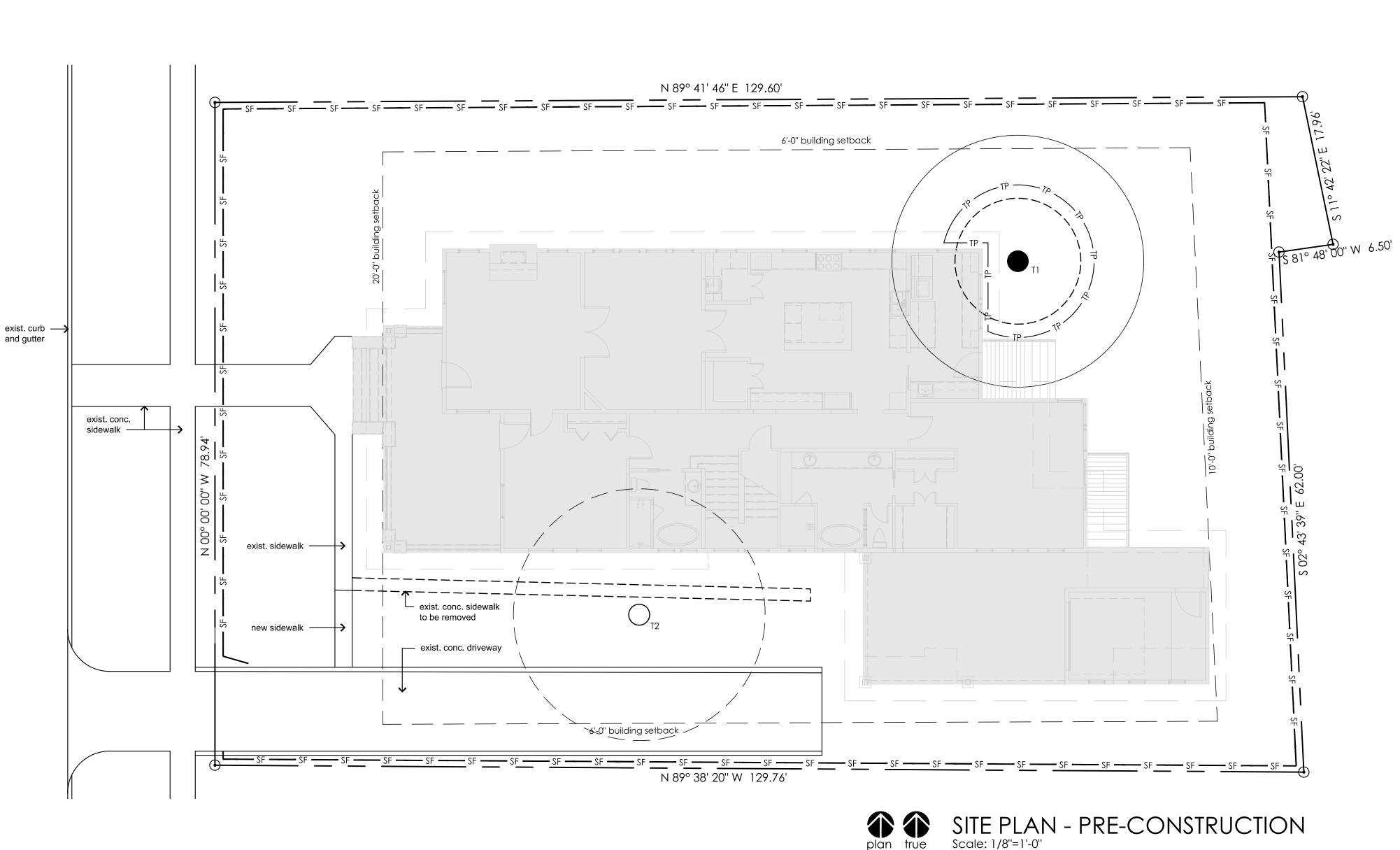
shelves to incandescent and fluorescent fixtures per N.E.C. Provide 110V elec. to gas furnace.

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

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

Site Plan Notes information.

- This site plan is based on information and/or documents provided by the Architectural Site Plan.
- construction zone.
- the Architectural Site Plan.
- information prior to commencement of work.
- If not noted specifically on the Architectural Site Plan, refer to Civil Engineering



plan true north north

0 1 2 4



Refer to General Construction Notes (Sht. 1.1) for additional notes and

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

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

Refer to the Civil Engineering or Landscape Architect plans for specific construction site plans including drainage. These plans take precedent over

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

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.

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 wav
- 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 Tree Legend T1 Pecan - To Remain T2 Pecan - To Be Removed

- house and must be screened from view.
- 30. Verify depth of wastewater service prior to finalizing finished floor elevation. 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.

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** \odot Fence/Gate Post \oplus **Elevation Benchmark** Storm Drainage Manhole 5D GV Gas Line Valve Power Pole ပ် Fire Hydrant U (s)Sewer Taps Water Well \otimes WM WV PT SF CTD Water Meter Water Valve **Propane Tank** Septic Field (Proposed Area) Commercial Trash Dumpster Stabilized Construction Entrance (3"x5" rubble rock) Portable PSF Sanitary Facility Construction Material & Staging СМЅ Area (Proposed Area) Silt Fence —— SF ——— SF ——— **Construction Fencing** — CFS — CFS — Vegetation Protection Fence —— VPF —— VPF —— Tree Protection Fence Sewer Line (Waste Water) — ww — _ _ ww — **Telephone Cable** —— T —— T —— Water Line _____ W _____ W _____ **Electrical Power Line** —— E —— E —— (buried, u.n.o.) Gas Line — GAS — GAS — Chainlink Fence ____ o ____ o ___ Wood Fence Wire Fence — x — x — x —

Tree Configuration	
Tree Trunk	
Approx. Diagrammatic Canopy/	M
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	(o)

 $--- \bullet ---- \bullet ---$

Wrought Iron Fencing

0 westbury lane eorgetown, tx 78633 2.240.5961 office PRELIMINARY NOT FOR PERMITTING, REGULATORY APPROVAL OR CONSTRUCTION

rick o'donnell

architec

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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 report structural engineering plans, mechanical/electrical/plumbin 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.



PROJECT NO. 19-001

ISSUE DATE

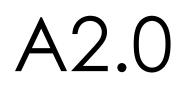
- 2019-10-14 This document is released by the Architect for:
- Owner / Client Review
- ARC Review Committee
- Consultant Distr. 🔲 Finance Package
- Pricing / Bidding
- Permitting
- Permit Re-Submittal Construction
- Revision REVISIONS

PREVIOUS ISSUE DATES

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

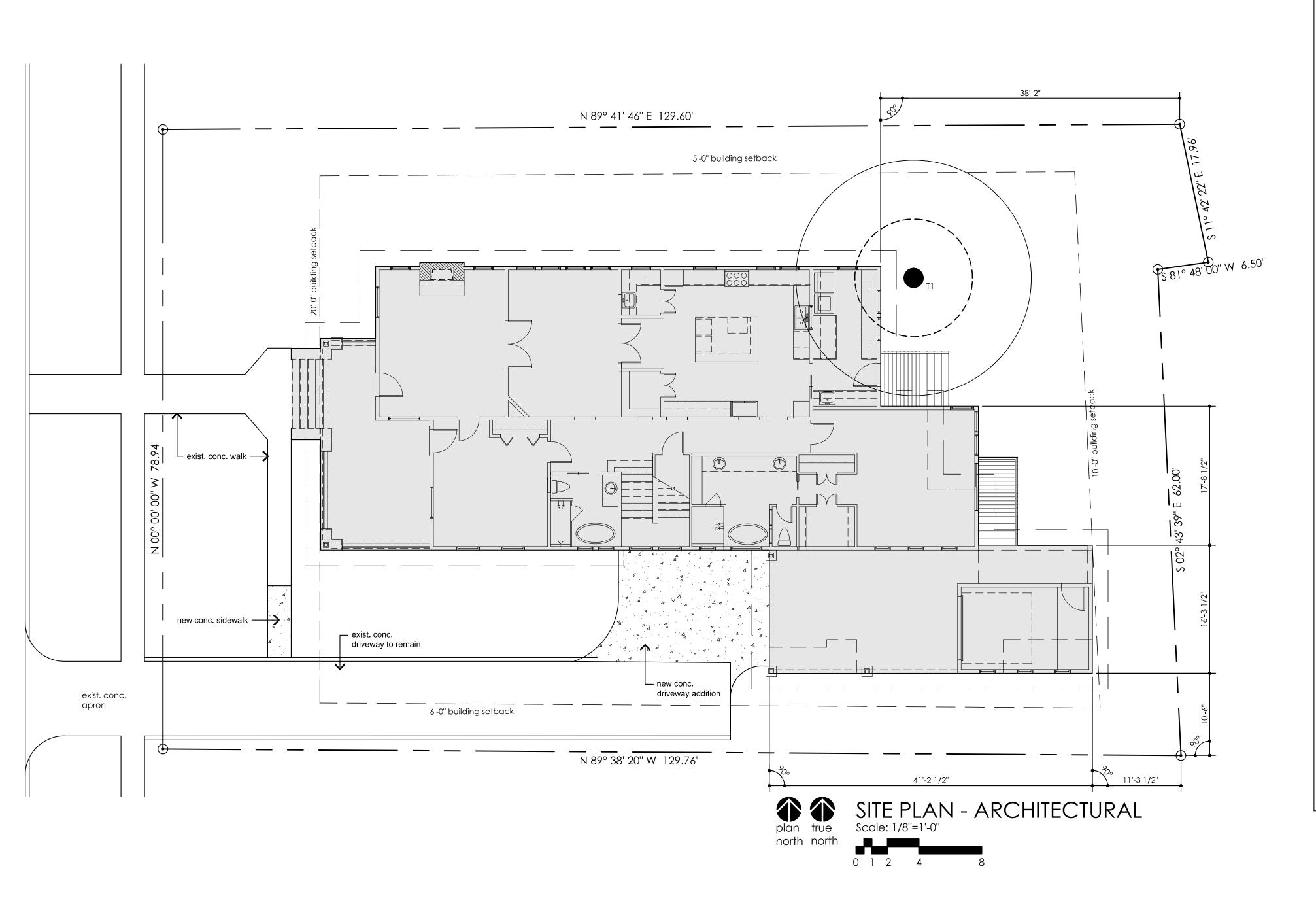
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SHEET TITLE Site Plan - Pre Construction



Site Plan Notes

- information. Architectural Site Plan.
- construction zone.
- the Architectural Site Plan.
- information prior to commencement of work.
- If not noted specifically on the Architectural Site Plan, refer to Civil Engineering



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- 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

Calculation

Lot Area (0.48 AC) Allowable Impervious Cover

Impervious Cover

Sidewalk, Steps, Driveway

Decks (@ 50%) **Total Impervious Cover**

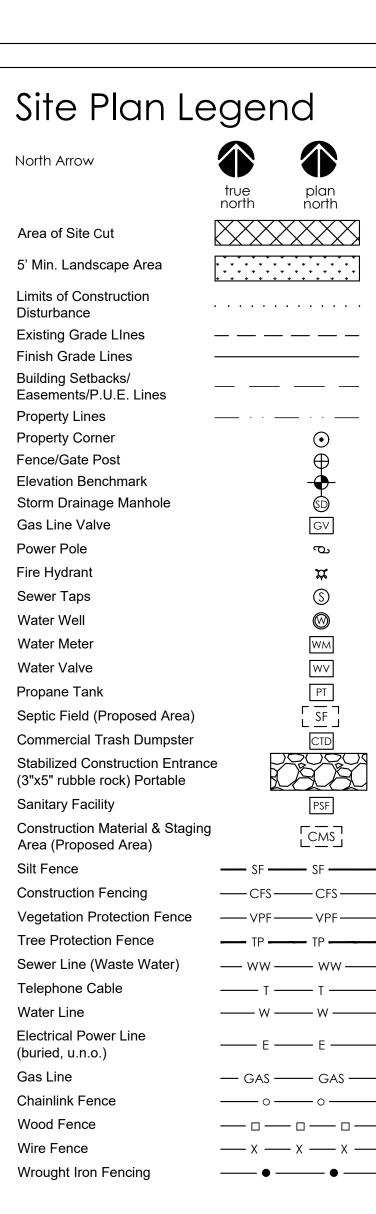
house and must be screened from view.

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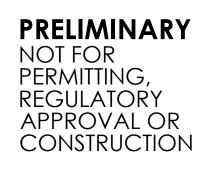
Impervious Cover 10,280 100% 4,626 45% Building/Structure Footprint 3,391 1,301 .58 4,750 46.21%



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 architec 0 westbury lane eorgetown, tx 78633 2.240.5961 office



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Revision

PREVIOUS ISSUE DATES

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

DRAWN BY ΤA

SHEET TITLE Site Plan - Architectural



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.

5 risers

- 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:

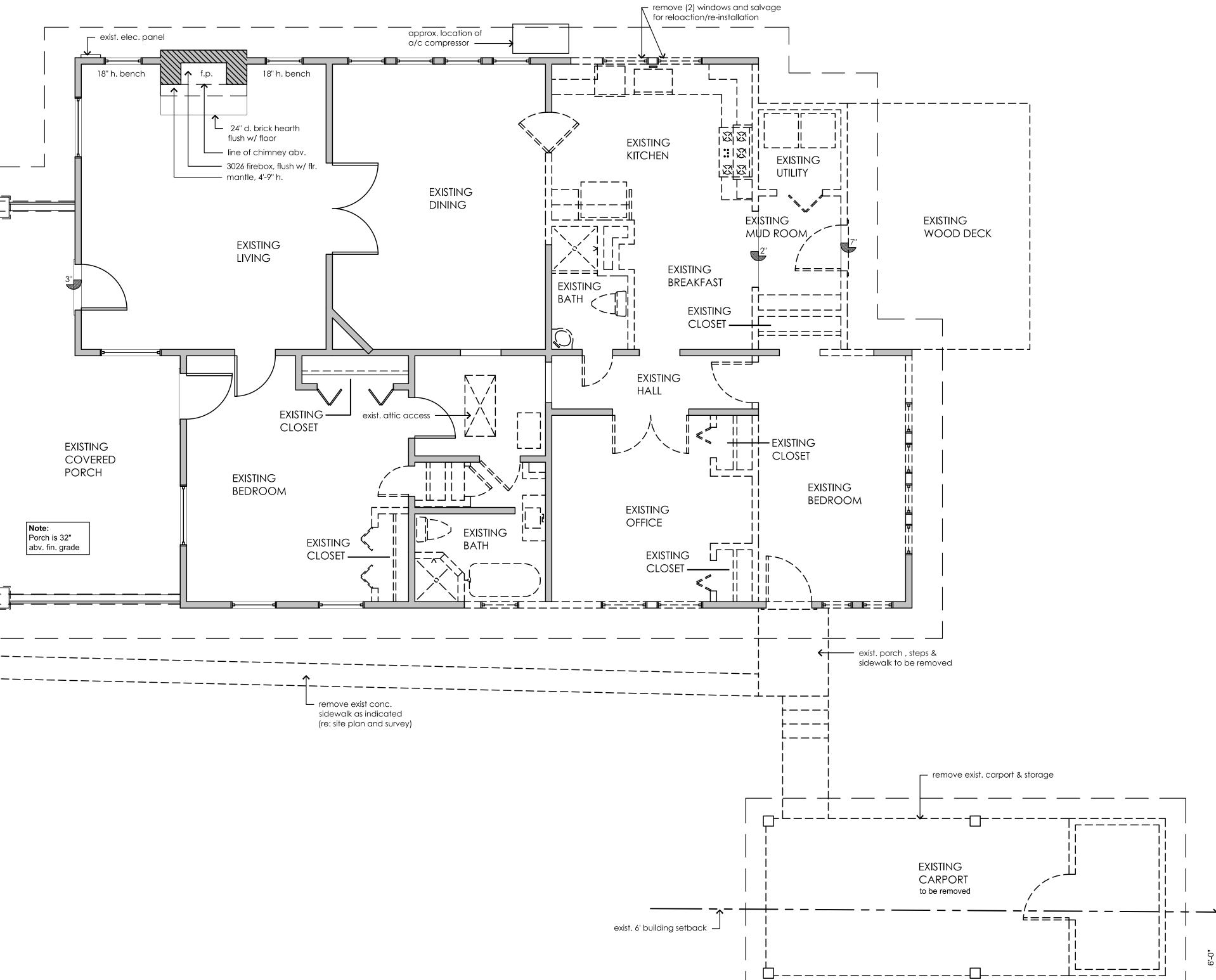
- 1. Existing walls depicted and associated dimensions are to finish wall surfaces, not stud framing.
- 2. New framed wall areas are depicted abd dimensioned as stud walls only, no finish.

Demolition Legend

Existing walls and items to remain Existing walls and items to be removed $\Box \equiv \Box \equiv$

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	



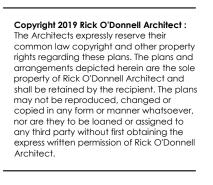
property line –

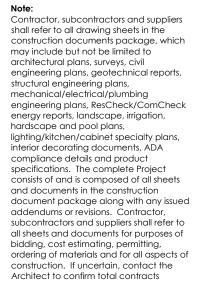




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documents package prior to commencement of any of the above tasks or phases of work.



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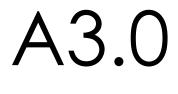
REVISIONS

PREVIOUS ISSUE DATES

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

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SHEET TITLE Floor Plan - Existing & Demolition



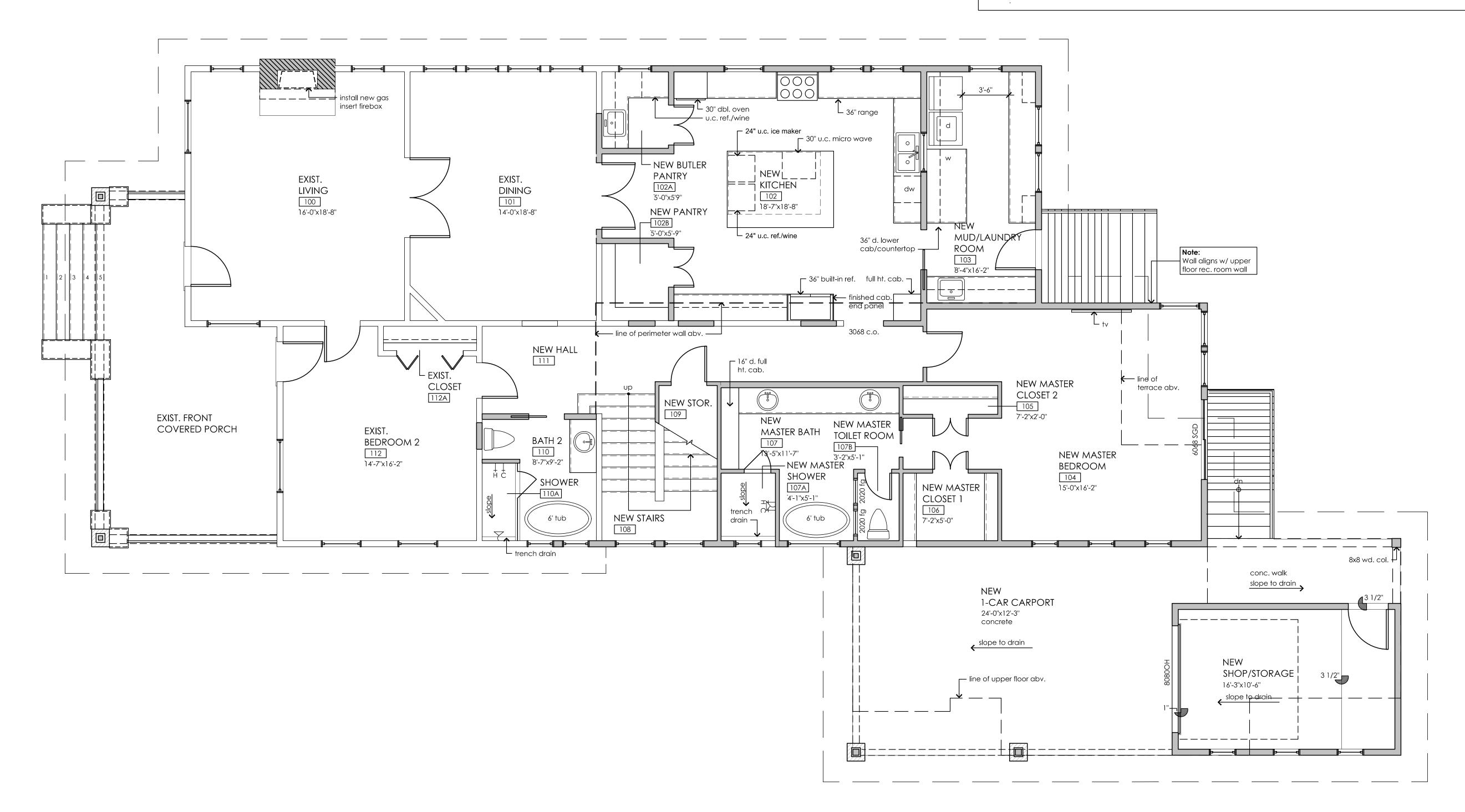
Area Calculations

	10.000		
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	5	
Carport/Shop (New)	470)	
Sub-Total Non-Conditioned Area	638	6 O	
TOTAL FRAME & GROSS COVERED AREA (FAR)	4,412	. 0	44.87%

Floor Plan Notes

- Refer to General Construction Notes (Sht. A1.1) for additional notes and information. Refer to Schedules (Sht. A1.2) for additional notes and information.
- Set all faces of cabinetry back 3" from face of adjacent framed stud wall.
- Insulate perimeter-most walls at all thickened or double perimeter walls. All doors and windows must meet tempered glass and fire egress code requirements.
- Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
- and between bedrooms and public spaces.
- Contractor shall confirm fireplace systems, configuration, materials, details, box size, face detail and all fireplace to framing clearances per code prior to framing. 0. Contractor shall confirm all door and window rough openings prior to commencement of framing.

- additional ceiling load capabilities of framing with Structural Engineer.
- installation.
- 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.



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.

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

1. 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.

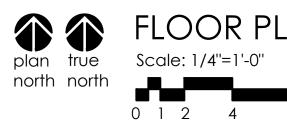
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary.

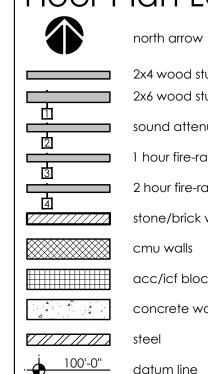
13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm 4. Contractor shall confirm all HVAC duct sizing and placement prior to ordering or fabrication of floor and roof trusses. Contractor shall coordinate all required chase spaces with Owner and HVAC contractor prior to

5. 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. 6. 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.

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.

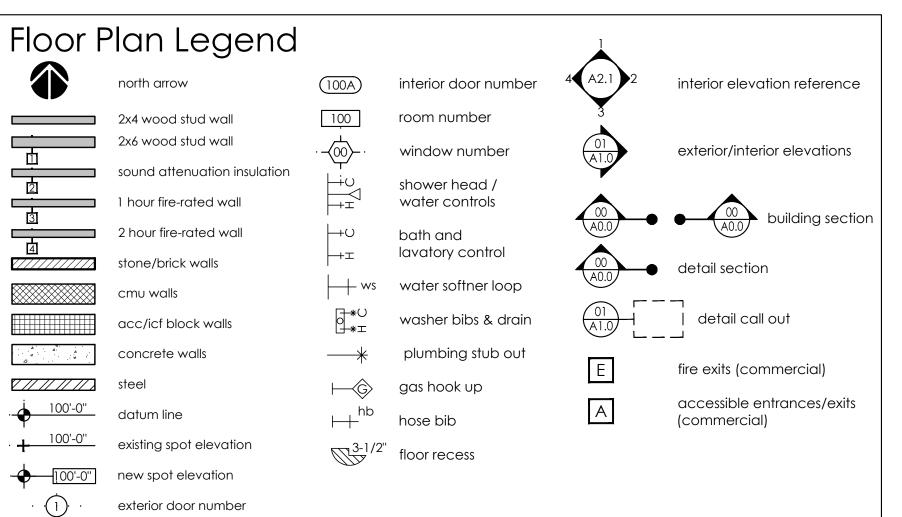




100'-0''

<u>100'-0''</u>

(1)



FLOOR PLAN - LAYOUT & NOTES (LOWER LEVEL)



EET \S 7862(STRI EXA $\boldsymbol{<}$ 5 S. 121 GEORGI

subcontractors and suppliers shall refer to

ordering of materials and for all aspects of

commencement of any of the above tasks

all sheets and documents for purposes of bidding, cost estimating, permitting,

construction. If uncertain, contact the Architect to confirm total contracts

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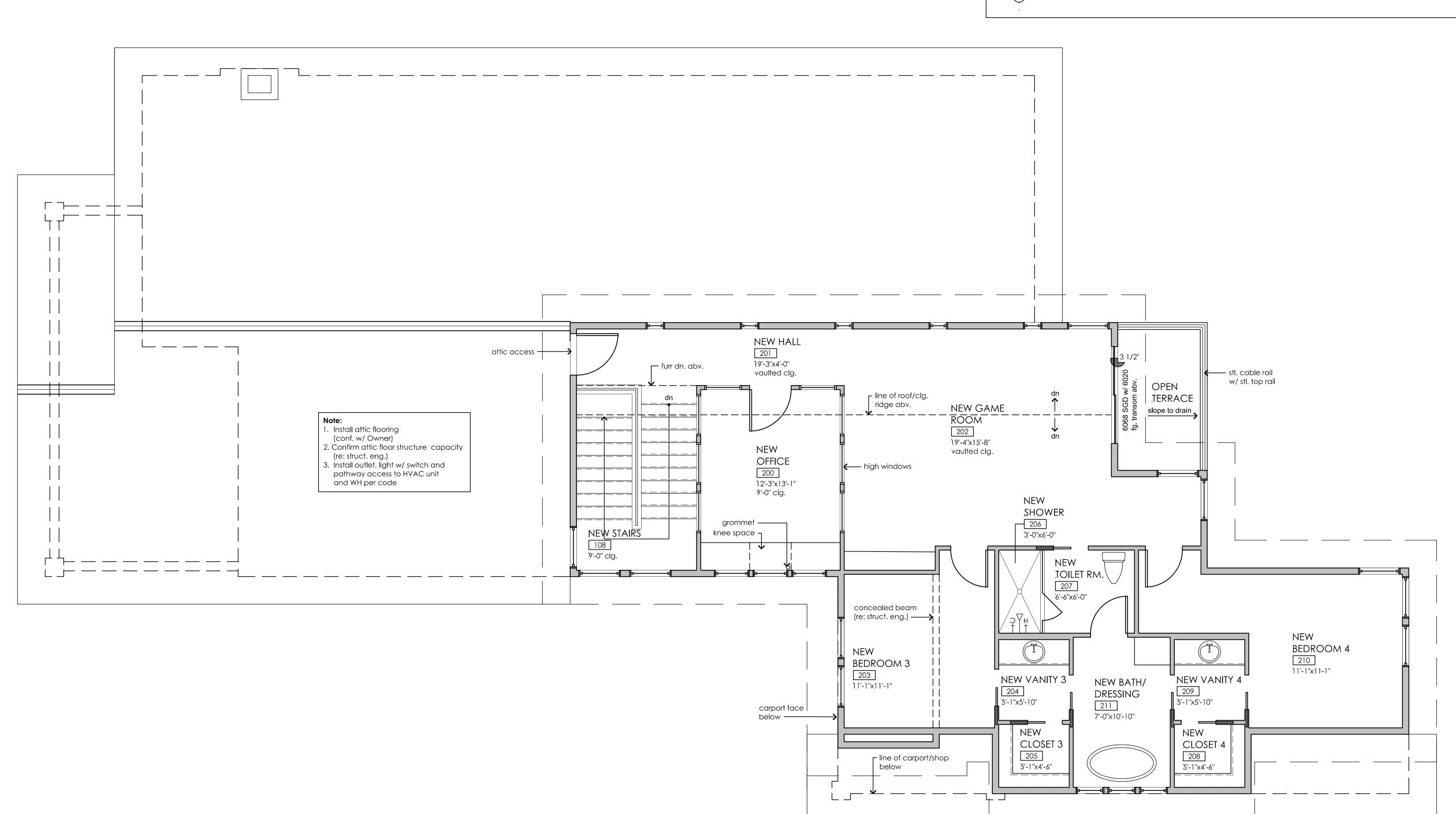
SHEET TITLE Floor Plan - Layout & Notes (Main Level)



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

- Refer to General Construction Notes (Sht. A1.1) for additional notes and information. . Refer to Schedules (Sht. A1.2) for additional notes and information.
- 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.
- Contractor shall confirm all appliances and equipment dimensions prior to commencement of cabinetry construction.
- and between bedrooms and public spaces. 2. 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.
- additional ceiling load capabilities of framing with Structural Engineer.
- installation.
- 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.
- 20. Fireplace hearth depths and material shall meet code. Fireplace faces, materials, clearances from fireplace opening shall meet code.



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.

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

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.

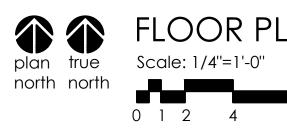
12. Confirm all exterior power, gas or lighting requirements for landscape lighting, pools, water features, site electric or any other external needs with Owner and install stub-outs or sources as necessary. 13. Contractor shall provide attic access and attic platform per code at all attic areas. Confirm limits of additional attic flooring with Owner, if any requested. If additional attic flooring is requested by Owner, confirm

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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

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.

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.

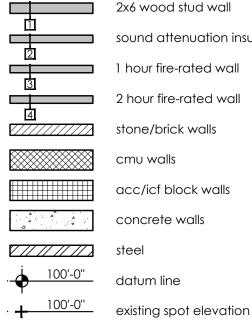




2

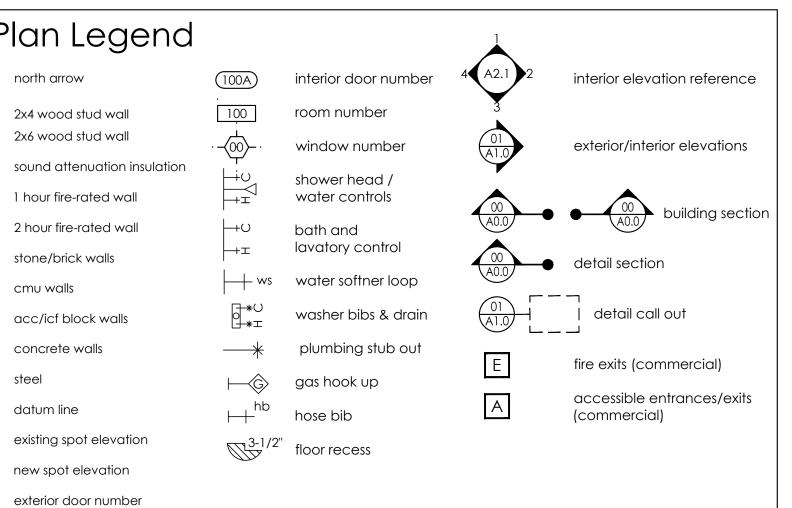
3

4



<u>100'-0''</u>

100'-0'' (1)

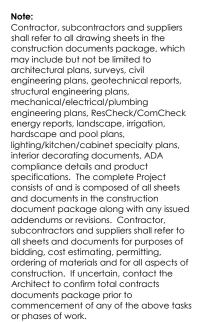


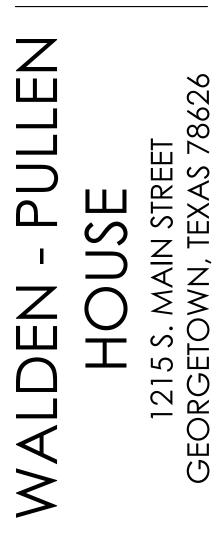
FLOOR PLAN - LAYOUT & NOTES (UPPER LEVEL)



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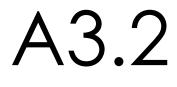
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- Pricing / Bidding Permitting
- Permit Re-Submittal
- Construction Revision
- REVISIONS

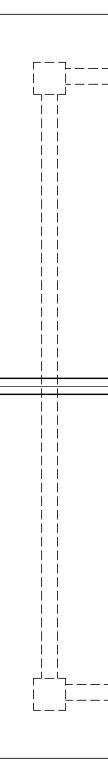
PREVIOUS ISSUE DATES

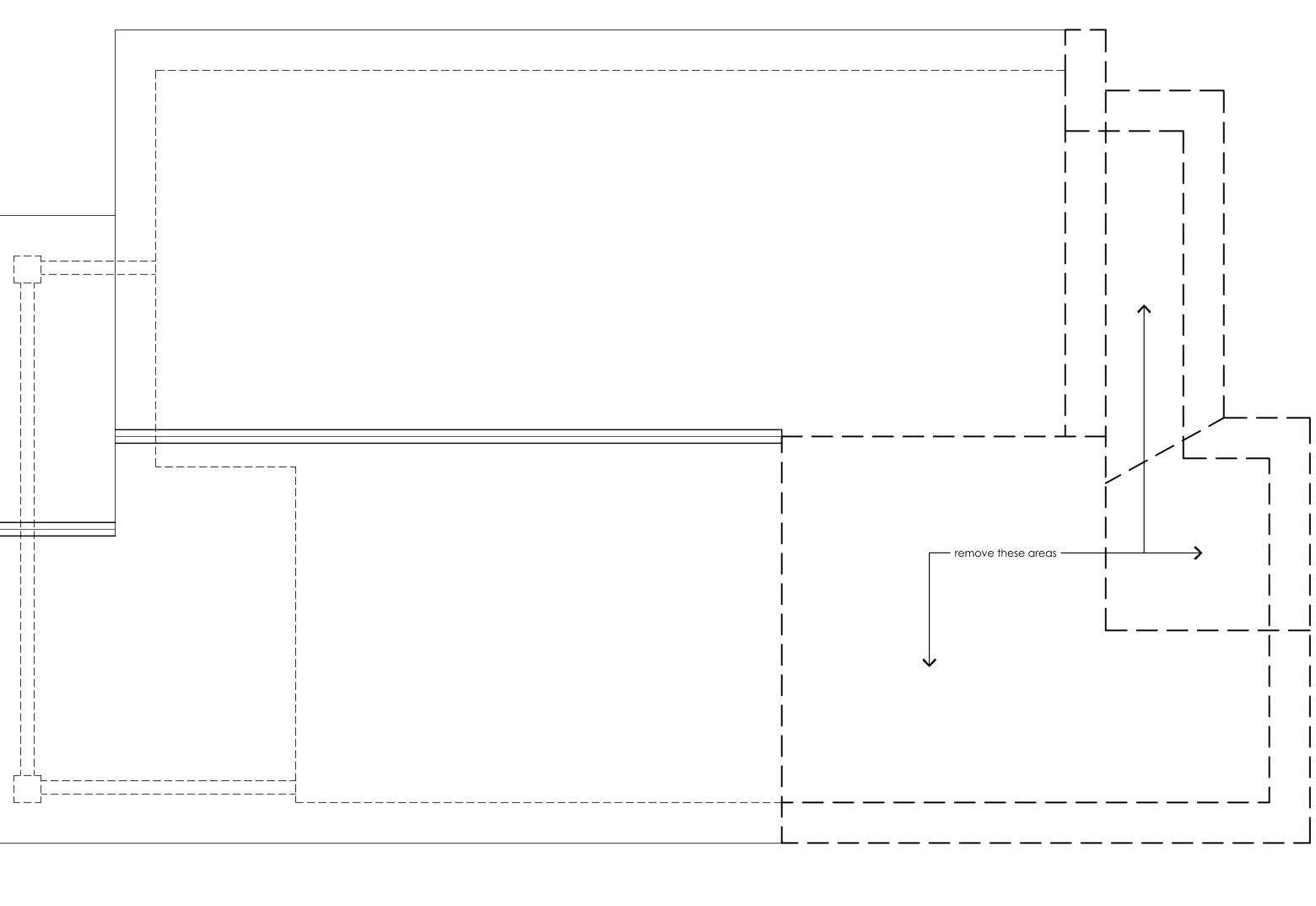
ARC Committee Permit Set - N/A Bid Set (Prelim.) Construction

DRAWN BY ΤA

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





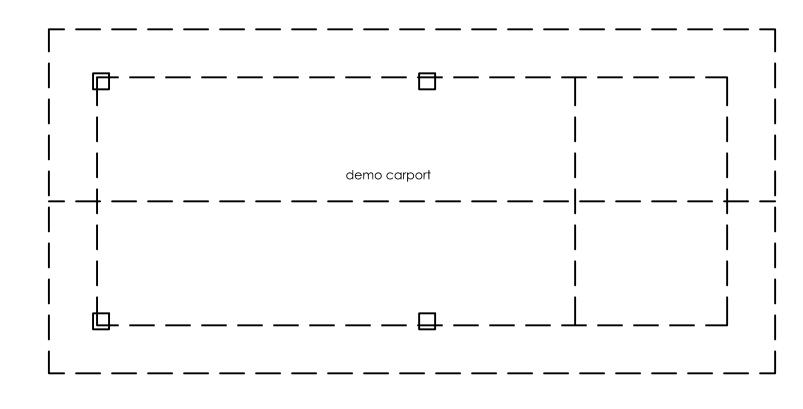


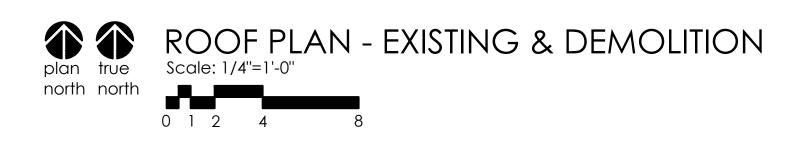


Demolition Legend

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





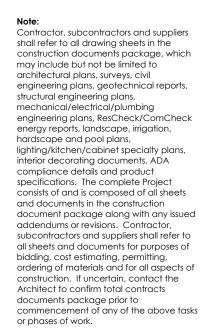




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7 9 I STREET IEXAS 78626 Δ 1215 S. MAIN GEORGETOWN, TI Ш 5

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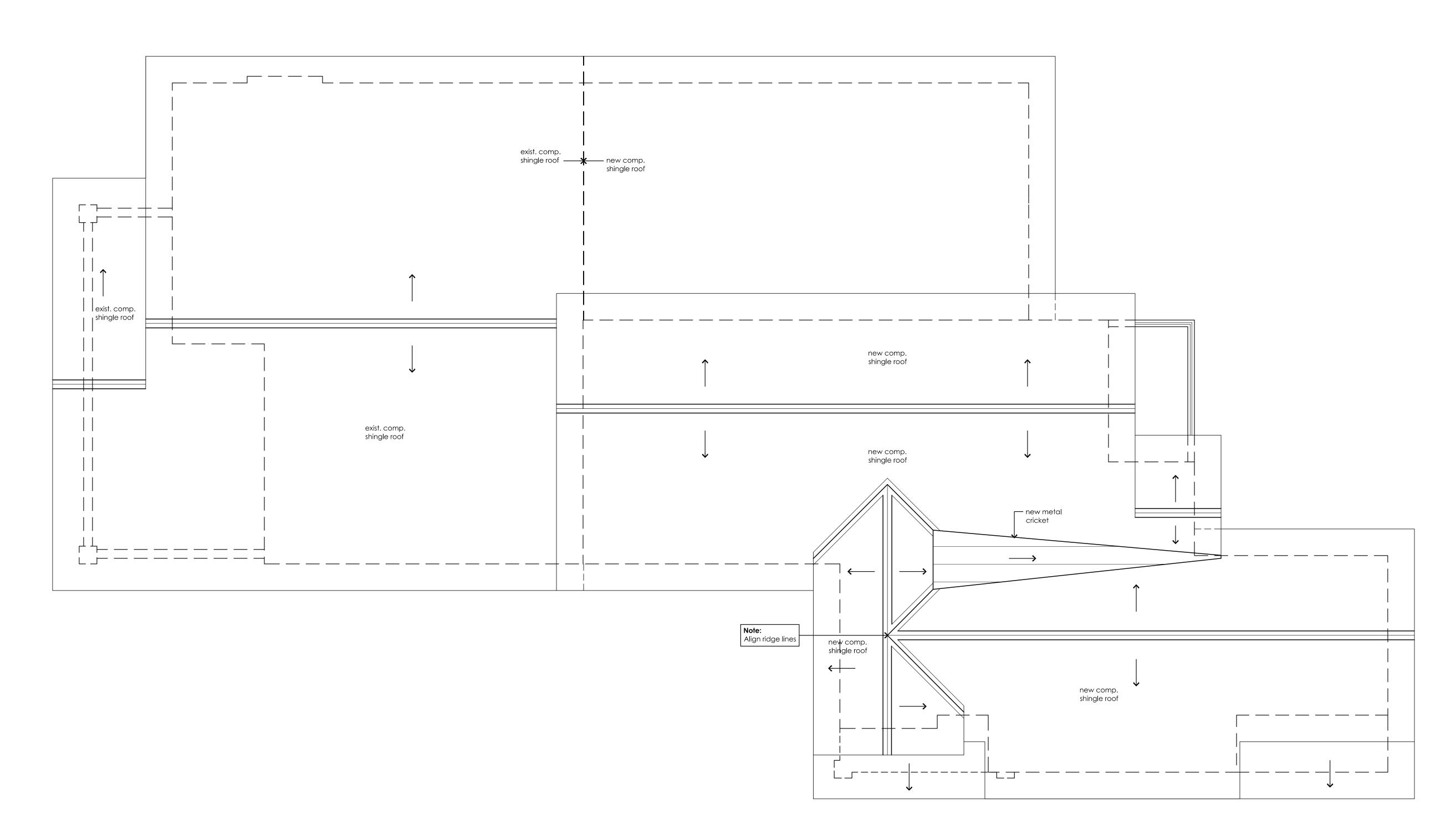
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ARC Committee Permit Set - N/A Bid Set (Prelim.) Construction

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SHEET TITLE Roof Plan (Existing & Demolition)



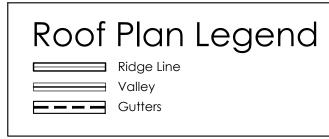


Ridge Heights

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

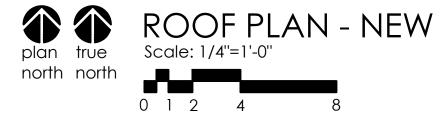
Roof Overhangs

- 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 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.



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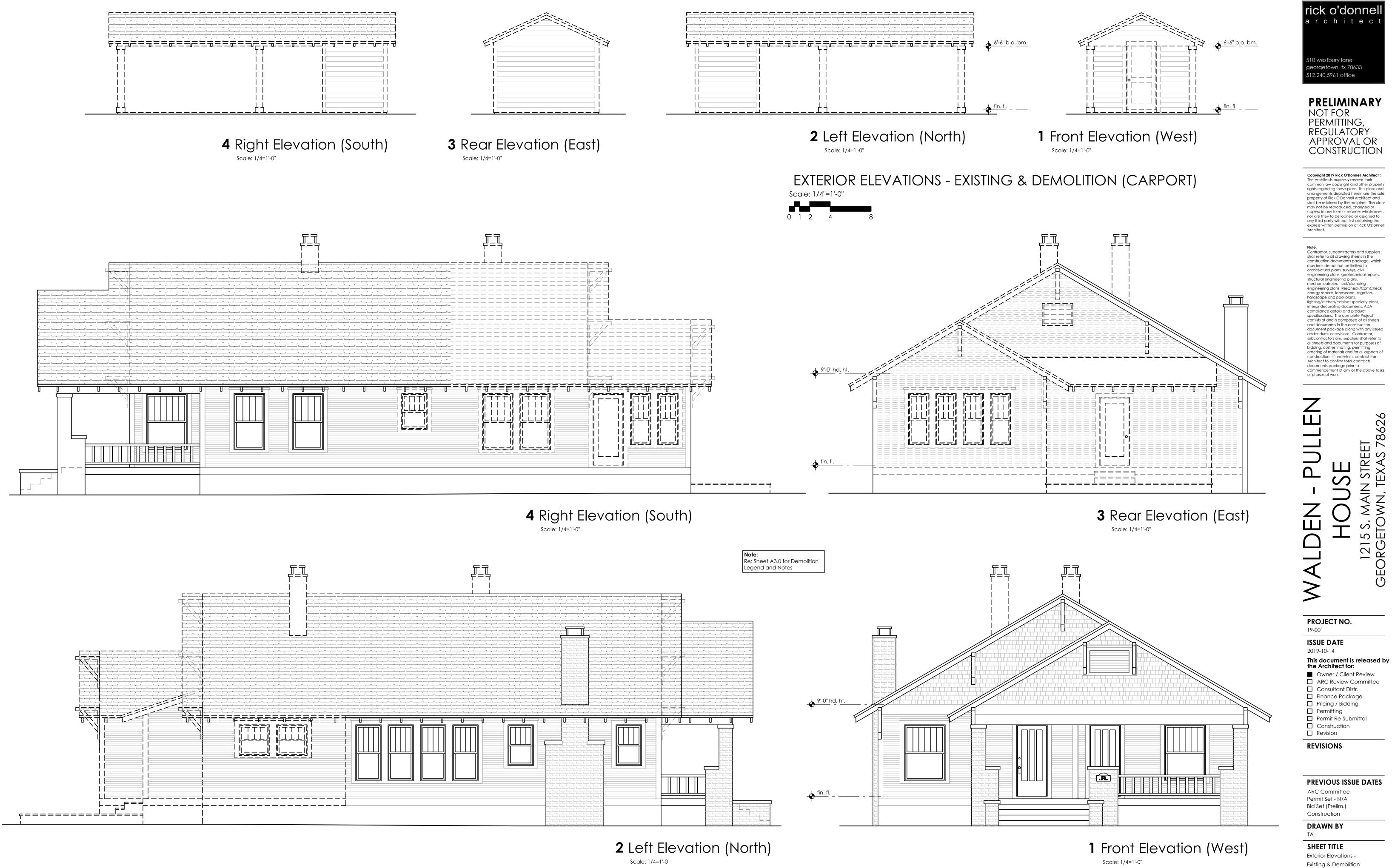
PREVIOUS ISSUE DATES

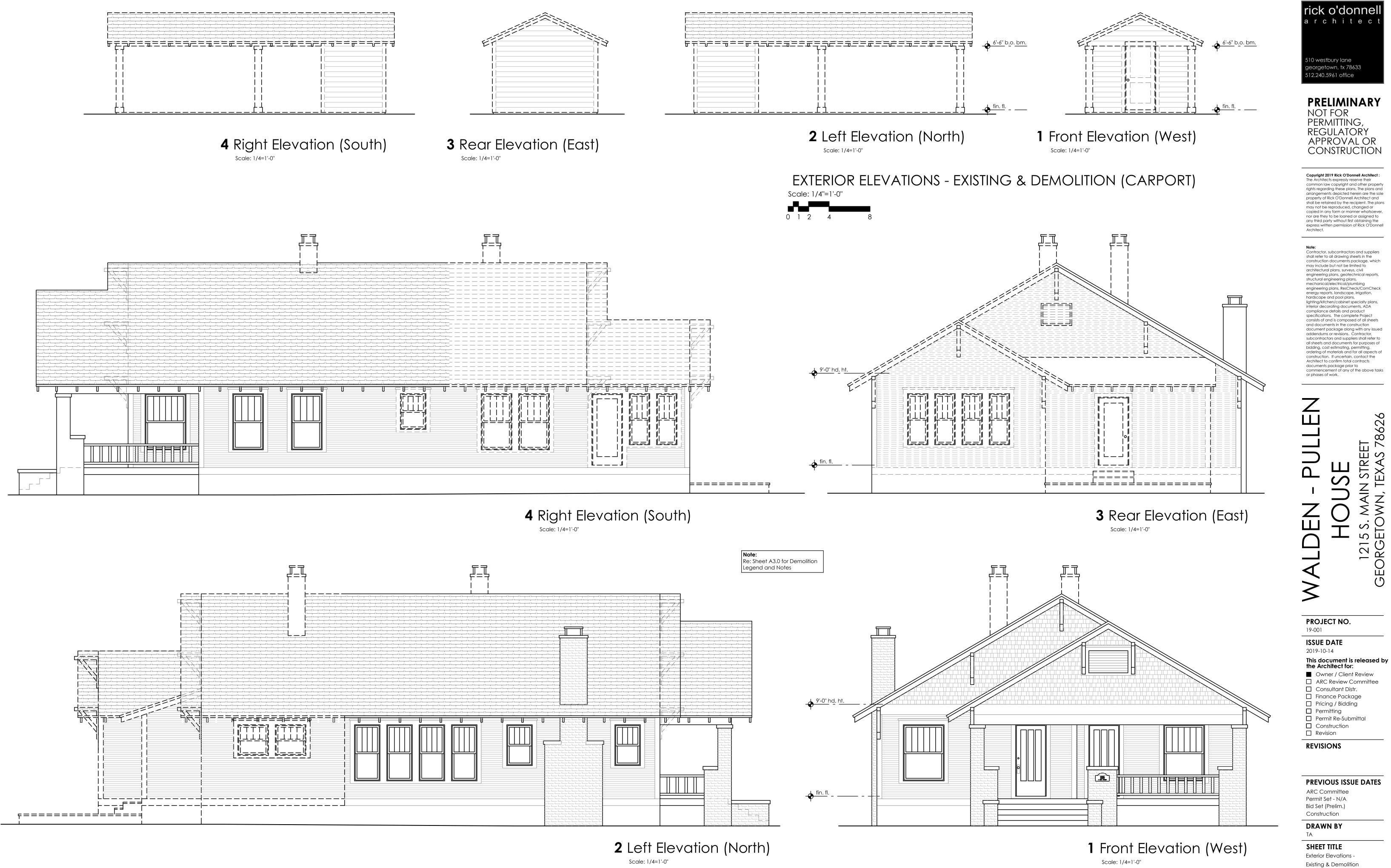
ARC Committee Permit Set - N/A Bid Set (Prelim.) Construction

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SHEET TITLE Roof Plan

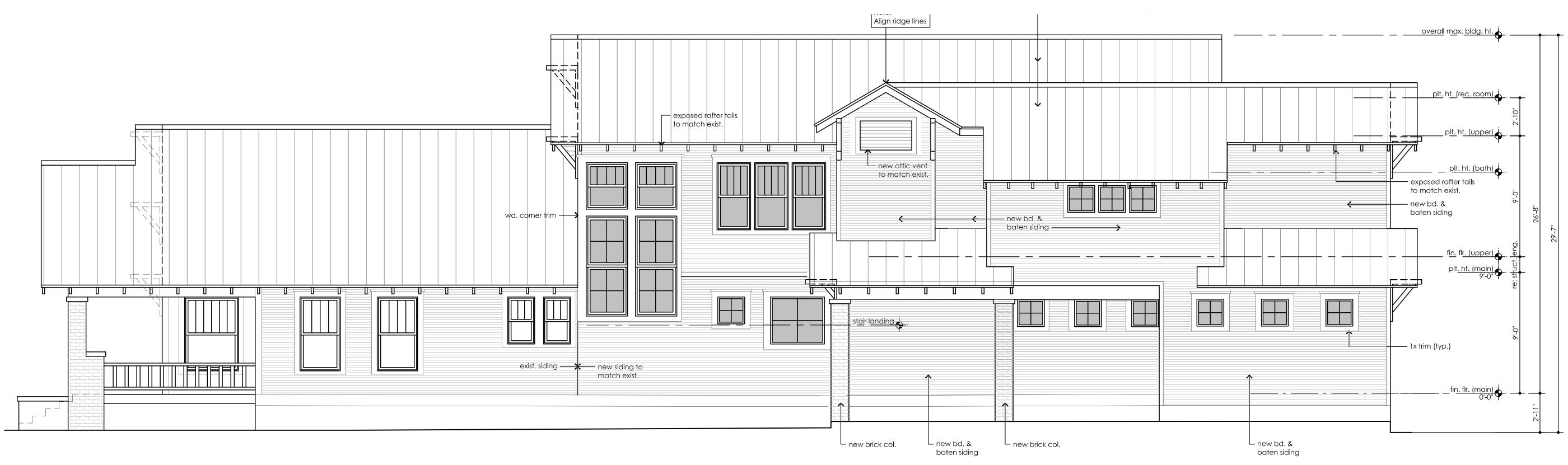






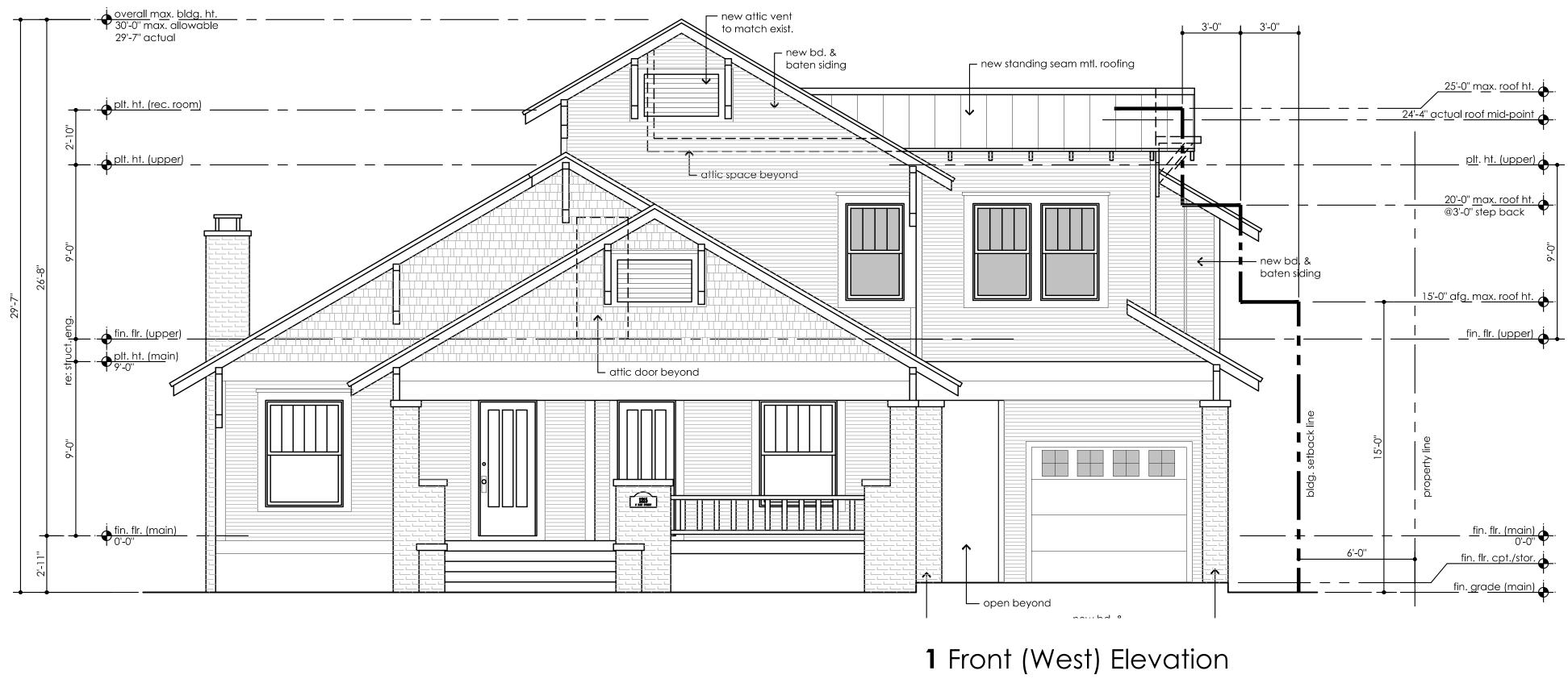
Scale: 1/4"=1'-0"

EXTERIOR ELEVATIONS - EXISTING & DEMOLITION (MAIN HOUSE)



Exterior Elevation Notes

- Refer to General Construction Notes (Sht. A1.1) for additional notes and information. Refer to Roof Plan and Construction Details for overhang depths.
- 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).



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



EXTERIOR ELEVATIONS (NEW)



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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

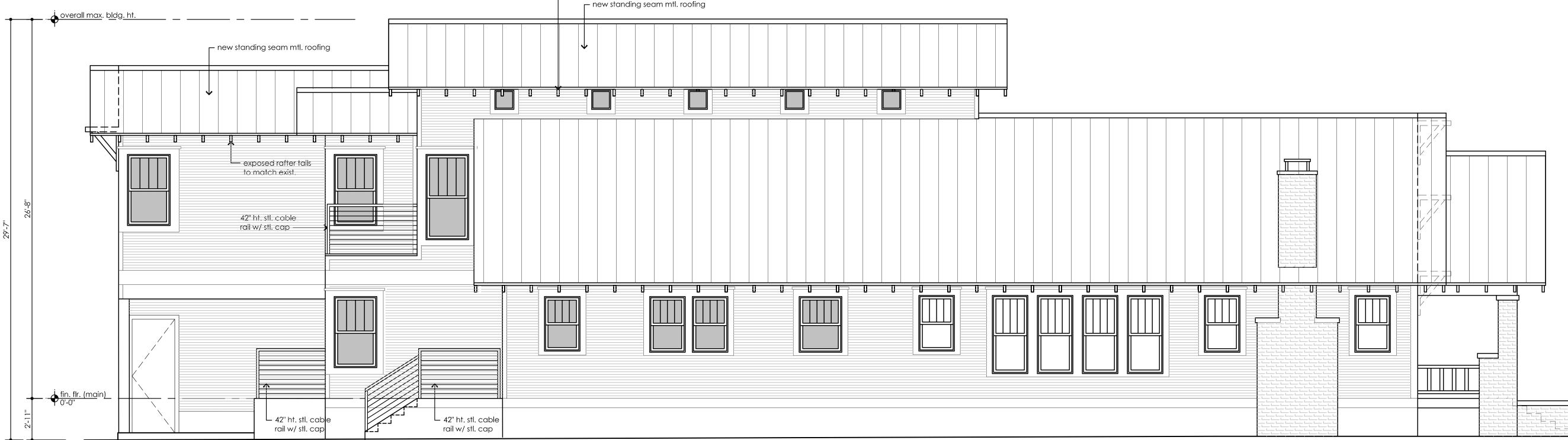
PREVIOUS ISSUE DATES

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

DRAWN BY ΤA

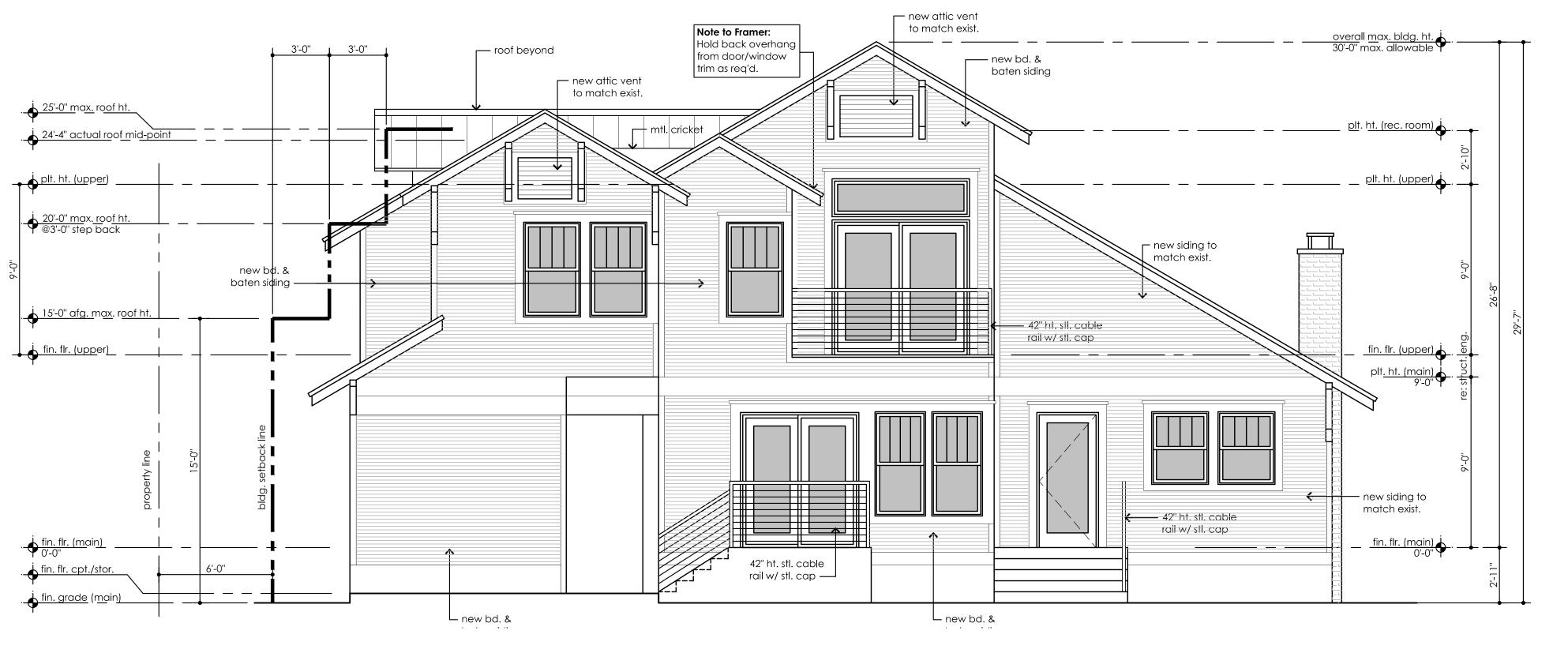
SHEET TITLE Exterior Elevations (New)





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 42° ht. sil. cable siding areas. rail w/ stl. cap —
- 18. All exterior stone to be smooth cut stone (per owner selection/ building example).

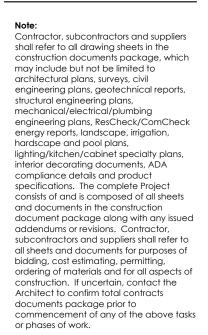


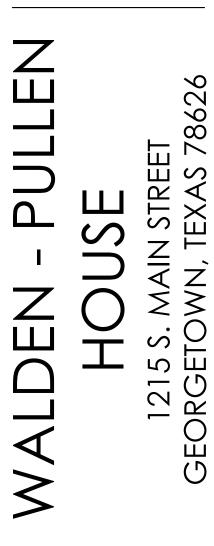


PRELIMINARY NOT FOR



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DRAWN BY ΤA

SHEET TITLE Exterior Elevations (New)

DRAWING NO.



2 Left (North) Elevation

1 Rear(East) Elevation

EXTERIOR ELEVATIONS (NEW) Scale: 1/4"=1'-0"



		T	EXAS HISTORICAL	COMMISSION		
Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority						
Address:	1215 S Main St	l		2016 Survey ID:	123828 A	
City County	Georgetown Williamson			Local District: O	on Priority: Medium	
SECTION 1						
	ntory Informa	tion				
	ype: 🗹 Buildi	_	Object S	Site District	WCAD ID: R04343	<u> </u>
. ,	on Date: 1920	0	ual 🔽 Estimated		orn Maps / Visual estimat	
Latitude: 30				ongitude -97.67668	•	0
	storic Name No	one/None	Ľ		,	
Stylistic In	fluence(s)* 🔽	None Selected				
Log tradi Greek Ro Italianate Second I Eastlake Queen A	evival	ngle nanesque Revival victorian onial Revival aissance Revival tic Revival	Gothic Revival Tudor Revival Neo-Classical Beaux Arts Mission Monterey	Pueblo Revival Spanish Colonia Prairie Craftsman Art Deco Moderne	International Post-war Modern Ranch Commercial Style No Style Other:	
Plan* □ L-plan □ Irregular	☐ T-plan ☐ Four Squa	☐ Modified L-p re ☐ Rectangular			r Passage 🛛 Bungalow	□ Shotgun
-	2016 Survey	ID: 123828 A	Hig		Low	dabaraatar
-	2007 Survey	ID: 555a	e or integrity, prop ∏ Hi		contributes to neighborhoo	u character
	984 Survey	ID: 469				
General Not	-					
Recorded b	by: CMEC		Γ	Date Recorded 3/1	4/2016	
*Photograph	ns and Preservation				o been reviewed. However, the	plan and style
		Note: S		s) on following page(s)		

TEXAS HISTORICAL COMMISSION

Properties Documented with the THC Form in 2007 and/or 1984 That Have Not Changed Preservation Priority 1215 S Main St 2016 Survey ID: 123828 A

Address: City County

Georgetown Williamson
 2016 Survey ID:
 123828 A

 2016 Preservation Priority:
 Medium

 Local District:
 Old Town District

Additional Photos

Photo Direction Northeast



TEXAS HISTORICAL COMMISSION				
		HISTORIC RESOURCES SURVEY FORM		
	215 S Main St	2016 Survey ID: 123828 B		
•	eorgetown	2016 Preservation Priority: Low		
·	/illiamson	Local District: Old Town District		
SECTION 1				
Basic Invento	-			
Geographic Lo Latitude: 30.63 Current/Historic		Longitude -97.676547 one		
Property Type	e: 🗹 Building 🗌	Structure Object Site District WCAD ID: R043439		
Construction D	ate: 1950	☐ Actual Estimated Source: Visual estimate		
Stylistic Influe	ence(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 Mission Art Deco No Style Queen Anne Exotic Revival Monterey Monterey Other Other				
Plan 🗌 L-plan		 ☐ Modified L-plan ☐ 2-room ☐ Open ☐ Center Passage ☐ Bungalow ☐ Other 		
Del e elte e	2016 Survey	ID 123828 B 🗌 High 🗌 Medium 🔽 Low		
Priority:	Explain:	Property lacks significance		
	2007 Survey 1984 Survey	ID 555b □ High ✓ Medium □ Low ID Not Recorded □ High □ Medium □ Low		
General Notes:				
Recorded by:		Date Recorded 3/14/2016		
		<image/>		
		Note: See additional photo(s) on page 2		

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: City County

1215 S Main St Georgetown

Williamson

2016 Survey ID: 123828 B

2016 Preservation Priority: Low Old Town District Local District:

Additional Photos

Photo Direction East

