Notice of Meeting of the Historic and Architectural Review Commission of the City of Georgetown, Texas January 8, 2026

The Georgetown Historic and Architectural Review Commission will meet on January 8, 2026 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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

Public Wishing to Address the Board

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

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

Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

1.B 1318 E. University (2025-44-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and a 3'-0" encroachment into the required side setback for the property located at 1318 E University, bearing the legal description of .95 Acres out of Block 12, Outlot Division B (2025-44-COA) -- Olivia Beams, Historic and Downtown Planner

1.C 602 S. College (2025-40-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an addition that creates a new, or adds to, an existing street facing facade for the property located at 602 S. College bearing the legal description of .428 Acres out of parts of lots 1, 2, 7, and 8, Block 35, Glasscock Addition (2025-40-COA) -- Olivia Beams, Historic and Downtown Planner

1.D 701 S. College (2025-57-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Olivia Beams, Historic and Downtown Planner

1.E Discussion Items

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

Adjournment

Certificate of Posting

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

_____

Robyn Densmore, City Secretary

City of Georgetown, Texas
Historic and Architectural Review Commission
January 8, 2026

SUBJECT:
Meeting Minutes

SUGGESTED ACTION:
Consideration and possible action to approve the minutes from the December 11, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:
12.11.2025 HARC Minutes Final.pdf

Minutes of the
Historic and Architectural Review Commission
City of Georgetown, Texas
Thursday, December 11, 2025

The Georgetown Historic and Architectural Review Commission met on Thursday, December 11, 2025 at 6:00 PM at Council and Court Building, 510 W 9th Street.

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

The following Members were in attendance:
Present were: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda

Public Wishing to Address the Board

On a subject that is posted on this agenda: Please fill out a speaker registration form which can be found on the table at the entrance to the meeting room. Clearly print your name and the letter of the item on which you wish to speak and present it to the Board Liaison prior to the start of the meeting. You will be called forward to speak when the Board considers that item. Only persons who have delivered the speaker form prior to the meeting being called to order may speak. Speakers will be allowed up to three minutes to speak. If you wish to speak for six minutes, it is permissible to use another requestor's granted time to speak. No more than six minutes for a speaker may be granted. The requestor granting time to another speaker must also submit a form and be present at the meeting.
On a subject not posted on the agenda: A request must be received by the Advisory Board or Commission Liaison prior to the day the agenda for this mee ng is posted. Each speaker will be given three minutes to address the Board or Commission members. No action can be taken.

1. Regular Session

1.A Meeting Minutes

Consideration and possible action to approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission -- Erica Dunlop, Planning Specialist

Moved by Linda Burns; seconded by Evan Hein to Approve the minutes from the November 20, 2025, meeting of the Historic and Architectural Review Commission.

Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

1.B 708 S. Austin Avenue, (2025-41-COA)

Public Hearing and Possible Action on a request for a Certificate of Appropriateness (COA) for new signage that is inconsistent with an approved Master Sign Plan or applicable guidelines for the property located at 708 S Austin Ave, bearing the legal description .7 Acres out of Lot 4, Block 41, City of Georgetown (2025-41-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

John Montgomery, applicant, approached the podium to address the commission and provided examples of plastic or internally illuminated signs within the downtown area. Montgomery shared that many of the signs have vinyl material which would be considered plastic and prohibited. Montgomery provided staff with a list of failed businesses over the last 10 – 15 years within the area and highlighted that signage was a very important aspect. Montgomery highlighted that the current sign size was 25 square feet and their proposed size was 18.6 square feet with the only difference being the shape, design, and illumination. Montgomery highlighted that the trees block the signage from both directions of Austin Avenue.

Commissioner Swoboda asked if there was a difference between signage externally illuminated versus internally illuminated. Montgomery explained that an internally illuminated sign is fully exposed versus a portion of it seen via a beam of light. Commissioner Swoboda acknowledged that the request was only for a sign on top of the canopy and inquired about possible signage underneath the canopy. Montgomery shared that the owners were not interested in signage underneath the canopy but have mentioned the possibility of a logo on a window. Commissioner Swoboda believed that a large sign could be detrimental to the face of the historic building.

Commissioner Hein shared no concern with the design as it was smaller than the previous sign and expressed support with the request.

Commissioner Garner inquired about guidelines with regard to internal level of lighting. Beams explained that internal illumination within area 1 would not be appropriate. Beams explained that area 2 calls for a warm white light that is similar to daylight. Beams added that generally staff understood the guideline as having 2000 Kelvin with regard to color temperature. Commissioner Hein requested details with regard to the strength of the illumination of signs in the area. Beams shared that a google search shows that a soft white light is 2700 to 3000 Kelvin.

Commissioner Lemanski shared no concern with the internal illumination pending research of brightness and believed that the size was considerably larger for the area. Commissioner Lemanski described that covering up historic architecture with a sign

would be a balancing act.

Chair Cash opened the public hearing.

Michael Price, 100 Shiner Lane, approached the podium to address the commission and expressed support for the sign. Price highlighted that the trees continue to grow in the area and that having signs that can be seen can be difficult. Price shared that in reviewing signs in the area he noted some backlit acrylic signs. Price questioned a lit sign on the side of the Juliet restaurant that was not in the overlay. Price believed that there were several circumstances that warrant the sign's size and illumination.

Dale Illig, 707 South Rock Street, approached the podium to address the commission and expressed excitement for the restaurant. Illig shared excitement for the authentic quality food.

Chair Cash closed the public hearing.

Commissioner Hein explained that cases brough forth to HARC may not meet all applicable design guidelines, so the commission must make their best judgement for individual cases. Commissioner Hein saw the request as an improvement over the current state and explained that the applicant could resurface the current sign which is much larger.

With no further discussion, Chair Cash asked for a motion from the dais.

Moved by Evan Hein; seconded by Sydney Lemanski to Approve as presented with the condition that the applicant use soft white lighting not to exceed 3500 Kelvin in brightness.

Chair Cash expressed concern with the illumination as it is not allowed in area 1.

Commissioner Garner inquired about limitations for brightness.

Allyson Iiams, Preservation and Redevelopment Manager, explained that the guidelines state that there should be halo lighting and noted that there isn't anything specific about the level of intensity.

After the conclusion of discussion, the commission proceeded to vote on the motion.

Motion Approved: 5- 2
Voting For: Evan Hein, Stuart Garner, Heather Smith, Linda Burns, Sydney Lemanski
Voting Against: Wendy S Cash, Waldo Swoboda

1.C 1103 S. Walnut Street (2025-45-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for the replacement of a historic architectural feature with a non-historic architectural feature for the property located at 1103 Walnut Street, bearing the legal description of .1862 Acres out of the western part of Block 2, Snyder Addition (2025-45-COA) -- Olivia Beams, Historic and Downtown Planner

Allyson Iiams presented the staff report.

Jill Schneider, owner, approached the podium to address the commission and acknowledged that the current windows are original to the home. Schneider shared concern with regard to safety, efficiency, and usability of the current windows. Schneider explained that she chose Anderson Windows because the fibrex windows were highly recommended for their quality, sustainability, and look to the current windows.

Jake Guy, Renewal by Anderson, approached the podium to address the commission and highlighted that the company started in 1903. Guy shared that in 1991 the company created windows that look like wood windows but cannot rot. The creation was made of composite material that is 40% wood and 60% polymer. Guy explained that there are mortise and tenon joints in the corners that mimic a real wood window. Guy explained that replacement projects include an insert frame window, which does not require the removal of the existing siding. Guy explained that this process will help keep the original structures intact.

Commissioner Swoboda liked the product and believed it should be used in the historical area with the condition that HARC would have to reconsider high priority projects in which wood would be preferred.

Commissioner Burns asked if the owner considered repairing only the front windows since that is within HARC's purview.
Schneider explained that she did not have a restoration company review the windows, but had more than 5 companies provide bids for window materials from vinyl to aluminum to wood clad of upwards of $80,000.

Commissioner Hein highlighted that the design guidelines make it clear that repair is preferred and asked for the lifespan of fibrex windows. Guy explained that there is a 20-year warranty. Commissioner Hein said that he would like to see the front windows repaired rather than replaced. Schneider noted that the current windows were single panes and explained that efficiency would be very noticeable. Schneider shared that she would like to replace all windows with same material.

Commissioner Smith agreed that the preference is to repair and noted that it is difficult to make a decision if an applicant does not prepare a repair quote for HARC. Beams explained that staff suggests applicants to reach out to a restoration company to review the feasibility of restoration when they issue comments on a request. Beams explained that replacement and repair are two different scopes of work which does not allow staff to require applicants to provide a quote before being brought forth to HARC.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and shared that he considered the windows on his home identical to those of the

windows of the home in question. Dana shared that he was in favor of the request and explained that there would not be a noticeable difference except for a slight tint on the window. Dana highlighted the large variation of homeowners in Old Town and noted that some may not be able to afford wood windows. Dana believed that the request would be a good solution to a problem and that the windows selected would be energy efficient.

Chris Sundgren, 1206 South College Street, approached the podium to address the commission and shared that the windows on his home were in the same condition as the ones on the home in question. Sundgren shared that he recently replaced 15 out of 19 windows with fibrex windows and noted that it made a noticeable difference. Sundgren acknowledged that the glazing on the original windows on the side of his home had been removed by hail. Sundgren believed that the preservation of the home is more important than the rot, decay, and lack of affordability for original materials. Sundgren noticed a large temperature difference with the installation of fibrex windows.

Chair Cash closed the public hearing.

Commissioner Burns shared that Preservation Georgetown gives grants for windows.

Commissioner Lemanski did not agree that the fibrex windows look exactly like traditional wood windows. Commissioner Lemanski agreed with Commissioner Hein in that HARC's goal was to preserve architectural features that add depth to the profile of historic homes. Commissioner Lemanski shared that she did not want to stand in the way of the energy efficiency concerns and those being able to repair their windows.

Commissioner Hein explained that there are options to insulate the original windows as well as the grant opportunity that Commissioner Burns mentioned. Commissioner Hein highlighted that HARC's purview is the front façade and commented that the owner could replace the windows that are not within their purview.

With no further discussion, Chair Cash asked for a motion from the commission.

Moved by Evan Hein; seconded by Linda Burns to Postpone to Date Certain to the January 22nd HARC meeting so that applicant can provide a detailed estimate on restoring the 6 front windows of the home.
Motion Postpone to Date Certain: 5- 2
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Linda Burns, Sydney Lemanski
Voting Against: Heather Smith, Waldo Swoboda

1.D 801 E. University Avenue, (2025-48-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) an addition to a street-facing façade and a setback reduction to allow for a 1'-8'' encroachment into the required 15' street-side setback for the property located at 801 E. University Avenue, bearing the legal description of .2199 Acres out of the southwest part of Block 4, Snyder Addition (2025-48-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Travis Adams, applicant, approached the podium to address the commission and explained that he was available to address the commission's questions.

Chair Cash opened the public hearing.

Peter Dana, 1101 Walnut Street, approached the podium to address the commission and explained that he was not aware of the addition to the property. Dana shared that he initially supported the request because an 11% encroachment was not significant but wished he had done more research on the actual request as he would have a different view of the project.

Chair Cash closed the public hearing and asked for a motion from the dais.

Moved by Linda Burns; seconded by Heather Smith to Approve as presented.
Motion Approved: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Short recess at 7:50 PM. The meeting resumed at 7:56 PM.

1.E 911 Wesleyan Drive, (2025-49-COA)

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for a demolition that results in the loss in the total square footage of the existing structure for the property located at 911 Wesleyan Drive bearing the legal description of 71.68 acres out of the W.M. Addison Survey (2025-49-COA) -- Olivia Beams, Historic and Downtown Planner

Olivia Beams presented the staff report.

Commissioner Garner asked for the meaning of the reasonable rate of return. Beams explained that staff interpreted the reasonable rate of return for remodeling the structure as it is an income producing structure. Beams shared that the design guidelines are more tailored towards commercial buildings or single-family residences rather than this unique property.

Trent Jacobs, Director of Project Management for Southwestern University, approached the podium to address the commission and shared that the university recently created the campus architect position in which the University is retooling the system of managing facilities. Jacobs shared that one of the biggest challenges the university has faced has been student retention. Jacobs highlighted a 25% turnover or lack of retention due to first-year experience in the dorms which resulted in the assessment of the university's dorms. Jacobs acknowledged that it is not easy to calculate the reasonable rate of return for just one building on the university's campus because of the assessment of actual rental space of the dorms versus the four-year tuition funds that would be received. Jacobs explained that the dorms for younger students were more traditional with dorm rooms and shared communal spaces. Jacobs highlighted that Ruter Hall lacks ADA accessibility and explained that the building would not be able to be used as offices because it is surrounded by other residence halls. Jacobs spoke about a possible remodel which would result in less beds per floor.

Commissioner Hein asked for the construction cost of new residence hall constructed adjacent to Ruter Hall.

Commissioner Swoboda asked for the plan of the salvaged material if the commission included it as part of the condition of approval. Jacobs explained that the university has a salvage yard which would be available to the developers of the SU 560 program.

Jacobs answered Commissioner Hein's previous question regarding the cost of the new residence hall and shared that it would be roughly $17 million. Commissioner Hein explained that it was difficult to see financial hardship as the reason for demolition with comparison to the cost of the new dormitory. Commissioner Hein continued to explain that there was nothing that stood out as unusual with Ruter Hall as buildings of this age across campuses can be brought up to modern standards.

Commissioner Lemanski shared her thoughts from the demolition subcommittee meeting. Commissioner Lemanski highlighted that in order to rehabilitate the building it would have to be disassembled to its stubs and rebuilt. Commissioner Lemanski questioned whether this process would leave an appropriate portion of the original building.

Chair Cash opened and closed the public hearing with no speakers coming forth and asked for a motion from the dais.

Moved by Linda Burns; seconded by Stuart Garner to Approve with the following conditions that staff recommended:

1) An archival record of the building and the property must be prepared and provided to the city prior to the issuance of the Certificate of Appropriateness for the demolition and relocation of the buildings in compliance with Design Guidelines 4.4 and 4.5.
2) A salvage plan indicating the stone veneer and lintel of the building will be salvaged and reused for Southwestern University's use is to be provided to the city prior to issuance of the Certificate of Appropriateness

Commissioner Swoboda wished to amend the motion.

Moved by Waldo Swoboda; seconded by Evan Hein to Amend that part of the conditional approval was to have the lintel with Martin Ruter name be established in the landscaping on the site to memorialize his name.

Commissioner Swoboda withdrew the amendment. Commissioner Lemanski wished to amend the original motion.

Moved by Sydney Lemanski; seconded by Heather Smith to Amend the motion so that part of the condition of approval was to have the lintel with Ruter's name remain on the building site and be memorialized in the landscaping in some way.
Motion Approved with amendment: 7- 0
Voting For: Evan Hein, Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: None

Before the vote on the original motion, Commissioner Hein stated that structures appear to be in horrible conditions and reiterated that the request did not align with the design guidelines. Commissioner Hein explained that despite their appearance, similar buildings are rehabilitated across the country with no economic hardship to the university.

Motion Approved: 6- 1
Voting For: Stuart Garner, Wendy S Cash, Heather Smith, Linda Burns, Sydney Lemanski, Waldo Swoboda
Voting Against: Evan Hein

1.F Discussion Items

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

There were no discussion items.

Adjournment

These minutes were approved at the meeting of _____

_____ Chair

_____ Attest

City of Georgetown, Texas
Historic and Architectural Review Commission
January 8, 2026

SUBJECT:
1318 E. University (2025-44-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and a 3'-0" encroachment into the required side setback for the property located at 1318 E University, bearing the legal description of .95 Acres out of Block 12, Outlot Division B (2025-44-COA) -- Olivia Beams, Historic and Downtown Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The Applicant is requesting HARC approval for new infill construction and a 3'-0" encroachment into the required side setback.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 5, partially complies with 0, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 2 of the 8 criteria were not applicable to the proposed project.

Public Comments:
As required by the Unified Development Code (UDC), 2 signs were posted on-site, and 45 letters were mailed to property owners within a 300-foot radius of the subject property. As of the publication date of this report, staff has received 0 written comments in favor and 0 in opposition to the request.

FINANCIAL IMPACT:

SUBMITTED BY:
Olivia Beams, Planning Department

ATTACHMENTS:
2025-44-COA HARC Staff Report.pdf
2025-44-COA HARC Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Historic Resource Survey.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *January 2, 2026*
File Number: *2025-44-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and a 3'-0'' encroachment into the required side setback for the property located at 1318 E University, bearing the legal description of .95 Acres out of Block 12, Outlot Division B (2025-44-COA) –Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name:	Pyka 1318 E University
Applicant:	G 10 Builders LLC c/o Richard Will
Property Owner:	Grace Josey and Jared M Pyka
Property Address:	1318 E University Ave.
Legal Description:	.95 Acres out of Block 12, Outlot Division B
Historic Overlay:	Old Town Overlay
Case History:	N/A

HISTORIC CONTEXT

Date of Construction:	***1950***
Historic Resources Survey Level of Priority:	***Low Priority***
National Register Designation:	***N/A***
Texas Historical Commission Designation:	***N/A***
Notable Property Owners/Events:	***N/A***

APPLICANT'S REQUEST

HARC:

- ✓ New infill construction (New detached garage and carport)
- ✓ 3'-0'' encroachment into the required side setback (to allow for new garage)

HPO, no COA needed:

- ✓ Demolition of detached, noncontributing garage

STAFF ANALYSIS

Present Property Description:
The subject property is located at the midblock on E. University Avenue, just west of Hutto Road, within the Old Town Historic Overlay District. The property is approximately .95 acres in size and is improved with a low priority home constructed in 1950. The 2016 Historic Resources Survey identified

the home as having a Ranch stylistic influence. The home has an L-plan and cross gabled roof. The 2016 historic resources survey describes the property as being "clad in wood board-and-batten and siding, and has an entry stoop set with a shed roof and a single front door." The home appears to have been significantly remodeled between 2008 and 2011. The windows were changed to a vinyl casement style, and the board-and-batten siding was added.

Requested Changes:
The applicant has requested to add a new detached garage on site.

Justification for Requests:
The applicant desires additional space for parking.

Technical Review:

Garage
The applicant has proposed a 20' wide by 30' deep accessory building, totaling 600 square feet in area. The building is a simplified style of the historic home on the property and features an inset porch on the north side (facing 10th Street). The porch spans a full width across the western façade and is approximately 3'-10" deep with painted wood columns that are 4" x 4" in size.

The building will be 14'-6" tall with a simple gable roof with a 5:12 pitch, to match the roof pitch of the historic structure. The accessory building will be finished with cement board and batten siding, with a standing seam roof. On the west-facing façade, there will be three windows, one measuring 2'-6'' in width and 3'-0'' in height. There will be another window measuring 4' wide and 5' tall. The garage door will be on the northern façade (facing Katherine Court). All new proposed windows are casement windows and made of vinyl, which match the historic structure.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *15 of the 18* applicable Historic District Design Guidelines in *Chapter* 3 as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
C.3 Looming guidelines	
b. When an addition is made to an existing garage or accessory structure, or a new building added in the rear, the new windows and doors must face into the rear yard and not into the side or rear neighbor's property.	**Partially Complies** There will be three windows on the south side of the garage, facing the yard of the neighboring property. However, The side of the garage closest to the property line will

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	not have any windows.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	
D.1 It is preferred that garages/carports be detached at the rear of the property.	**Complies** The garage and carport will be detached and at the rear of the property.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	**Complies** The garage will have a single door.
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	**Complies** The structures are detached and located at the rear of the property and are subordinate to the primary structure with a simplified version of the home's historic style. The structures incorporate the same materials as the historic structure, including the board and batten siding and standing seam metal. The garage will have windows that mimic the historic structure.
F.2 Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller and simpler) to the primary dwelling.	
F.3 Accessory structures should not be attached to the primary structure.	
3.5.C Massing, Scale and Form	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	**Complies** The mass of the proposed garage structure is appropriate in this area within Old Town. The floor-to-floor height of the garage measures 8′-9′′.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the	**Complies** The 14′-6″ height and 20′-0″ width of the building is compatible with residential structures seen in the immediate area.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
area.	
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	**Complies** The buildings has a simple rectangular form with a simple gable roof.
b. The proportions of the front façade should be taller than it is wide.	**Does Not Comply** The 14'-6" height of the front façade does not exceed its width of 20'-0".
3.5.E Roof	
E.1 Form The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	**Complies** The roof form of the detached buildings is a gable end that faces the street.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	**Complies** The proposed roof has a 5:12 pitch.
E.4 The following materials may be acceptable depending on the building style. • Dimensional asphalt shingle roofs that emulate wood shingles. • Real clay tile roofs • Slate tiles • Terra-cotta tiles • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. • Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide. • Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	**Complies** The proposed roof material is a standing seam metal and will match the primary structure.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	**Complies** Four windows are proposed on the primary

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	façade of the garage structure. The front façade is about 265.98 square feet, while the windows comprise about 72.64 square feet. This means that windows comprise about 28% of the front façade. While windows cover less than 30% of the front façade, windows do cover significantly more of the front façade than is typical in accessory structures, meeting the intent of the guideline.
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	**Complies** The proposed windows are taller than they are tall.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	**Partially Complies** Vinyl windows are proposed, which is a non-compliant material. However, the windows on the primary structure are vinyl, so the window selection creates consistency with the primary structure.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	**Complies** The windows will have clear, non-tinted glass.
3.5.H Exterior Building Materials	
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	**Complies** The selected cement board exterior siding has demonstrated durability and is visually compatible with historic buildings in the areas as well as the historic home on the site. The metal shingle roof is in keeping with the predominant roof material seen in Old Town and matches the primary historic house.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.4 New materials should have a	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	**Partially Complies** The accessory structure is proposed to be finished with cement fiber siding. However, the siding will have a faux wood grain texture, will be a vertical board and batten style, and will have a 12'' exposure.
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	
3.5.I Architectural Details & Features	
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	**Complies** Architectural features incorporated in the design such as the simple wood porch columns appropriately scaled details that reinforce the style of the historic home.
I.2 Use of appropriately scaled details is encouraged.	
I.3 Details should be consistent with the design and style of the building.	

CRITERIA FOR APPROVAL

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

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** The application was found to be complete with sufficient information for review
2. Compliance with applicable design standards of this Code;	**Does Not Comply** The request requires approval of a setback modification from HARC prior to construction.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Not Applicable** The Secretary of Interior's Standards do not apply to new infill construction.

SECTION 3.13.030 CRITERIA	FINDINGS
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Complies** The request was found to generally meet the Design Guidelines for the Old Town Historic Overlay District. Specifically, the new garage will include several elements of the historic home, such as board and batten siding, and casement windows. The structures will be made from generally compliant materials, and will be placed in the rear of the property, which is consistent with the character of accessory structures in the District.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Complies** The request will not impact the historic home in that the new structure will be detached. The structures will also be placed at the rear of the property, where an existing shed is currently located.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The new garage includes several features found on the historic home, which is in keeping with the character of Old Town. They will also be placed at the rear of the property and 201' from the front property line, minimizing the impact of the new buildings.
7. The overall character of the applicable historic overlay district is protected; and	**Complies** The new structure is consistent with the character of Old Town in that it includes several features that are found on the historic home, which is in keeping with the character of historic garages.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable** No new signage has been proposed.

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

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
a. Whether the proposed setback encroachment is solely a matter of convenience;	**Partially Complies** The encroachment is for the construction of a new detached garage. There is adequate room on the site for the new shed. However, there are several significant trees on site that limit the location of the new garage.
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	**Does Not Comply** There is adequate room on the site for the new garage.
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	**Complies** The appears to be several structures in the rear yards of the properties along University Avenue, that appear to encroach into the side setback. Additionally, historic garages tend to encroach into the setbacks.
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	**Not Applicable** The encroachment will be in the side setback.
e. Whether the proposed structure is replacing a structure removed within the past year;	**Not Applicable** While the garage is replacing another structure, it has not yet been removed.
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	**Not Applicable** While the garage is replacing another structure, it has not yet been removed.
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	**Does Not Comply** The proposed scope of work is for a new garage. However, the new garage is significantly larger than the shed that it is replacing.
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	**Not Applicable** The proposed encroachment is not for an addition.
i. The size of the proposed structure compared to similar structures within the same block;	**Complies** The proposed addition is 600 square feet in size, and it is situated in the rear yard such that it does not impact the character of the surrounding neighborhood.

SECTION 3.13.030.D.2 CRITERIA	FINDINGS
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	**Complies** The proposed encroachment 3' from the interior property line. However, there does not appear to be any existing buildings near the proposed structure on the adjacent lot.
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	**Complies** The proposed encroachment is within the side setback, but will be set back 3' from the property line, leaving room for maintenance.
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	**Complies** The location was selected to save a significant tree in the rear yard. There are several a significantly sized trees in the rear yard, which if the building were within the setback, it would likely encroach into the critical root zone of the trees.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***APPROVAL*** of the request. The new garage includes several features found on the historic home, which is in keeping with the character of Old Town. The structure will be made from generally compliant materials. It will be placed in the rear yard of the property, which minimizes its impact.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (45 notices), and 2 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

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

SUBMITTED BY

Olivia Beams, Historic and Downtown Planner

1318 E. University Ave 2025-44-COA

January 8, 2026| Historic & Architectural Review Commission

Olivia Beams, Historic & Downtown Planner

GEORGETOWN TEXAS

Item Under Consideration

2025-44-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and a 3’-0” encroachment into the required side setback for the property located at 1318 E University, bearing the legal description of .95 Acres out of Block 12, Outlot Division B (2025-44-COA) –Olivia Beams, Historic and Downtown Planner

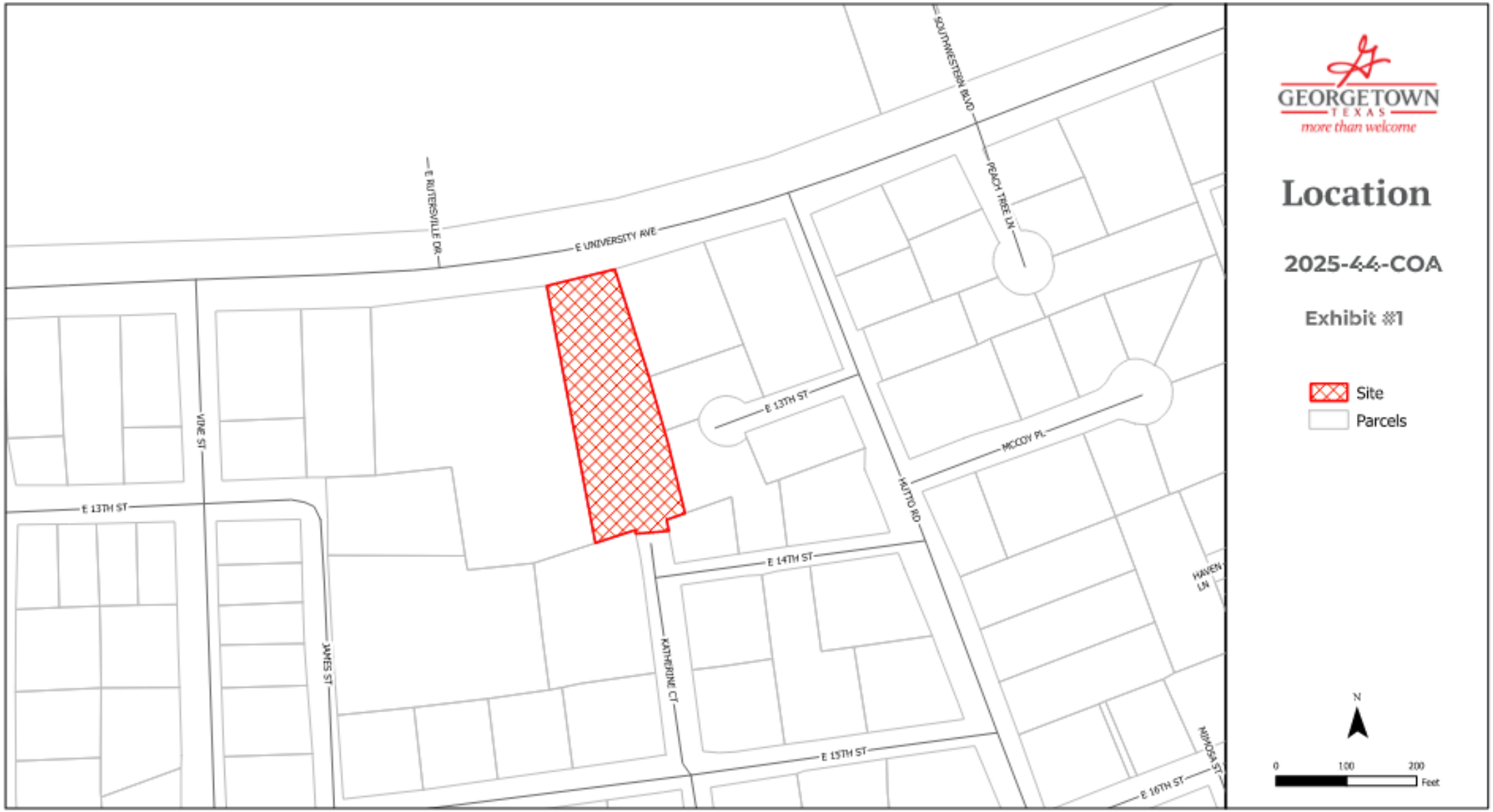
Item Under Consideration

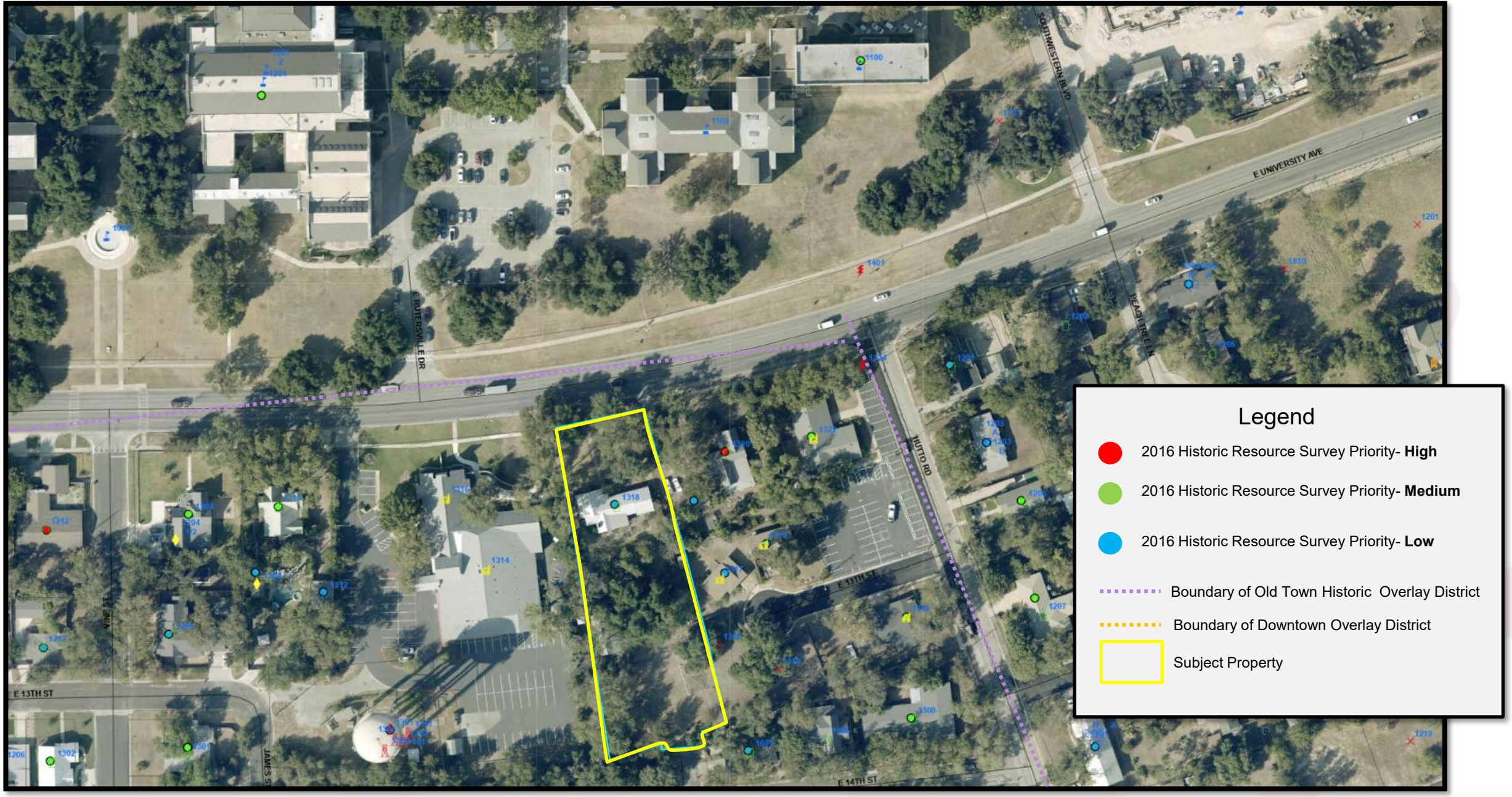
HARC:

- ✓ New building construction (new detached garage)
- ✓ 3’-0” encroachment into the required side setback (to allow for new garage)

No COA required:

- ✓ Demolition that results in the reduction in square footage of a non-contributing structure (existing, detached garage)


GEORGETOWN
TEXAS
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Location
2025-44-COA
Exhibit #1
Site
Parcels
E UNIVERSITY AVE
E BELTON RD
SOUTHWESTERN BLVD
PEACH TREE LN
E 13TH ST
MCCOY PL
HATTO RD
E 14TH ST
HAVEN LN
VINE ST
JAMES ST
KATHERINE CT
E 15TH ST
E 16TH ST
MIMOSA ST
N
0
100
200
Feet


Legend
2016 Historic Resource Survey Priority- **High**
2016 Historic Resource Survey Priority- **Medium**
2016 Historic Resource Survey Priority- **Low**
Boundary of Old Town Historic Overlay District
Boundary of Downtown Overlay District
Subject Property
E UNIVERSITY AVE
SOUTHWESTERN BLVD
RUTERSVILLE DR
HUTTO RD
E 13TH ST
E 14TH ST
VINE ST
JAMES ST
PEACH TREE LN

2016 Survey



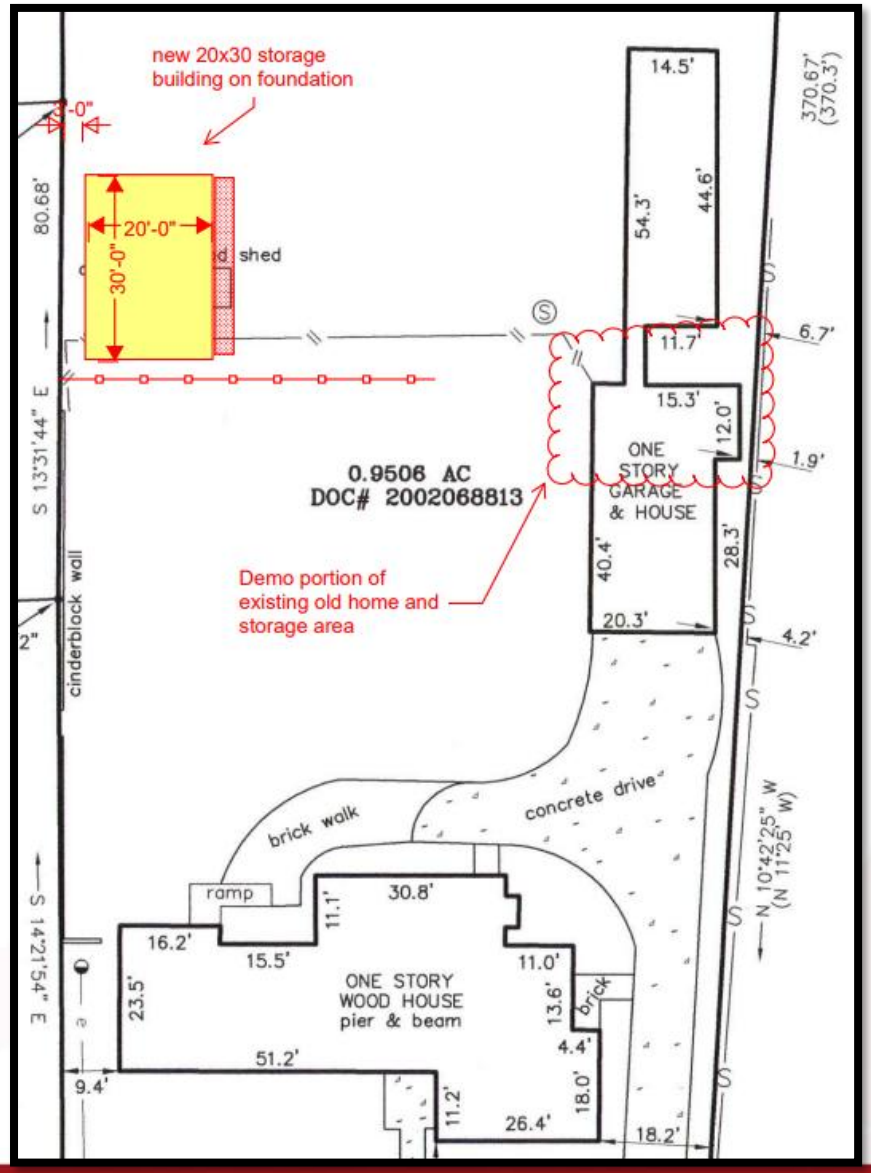


Current Context



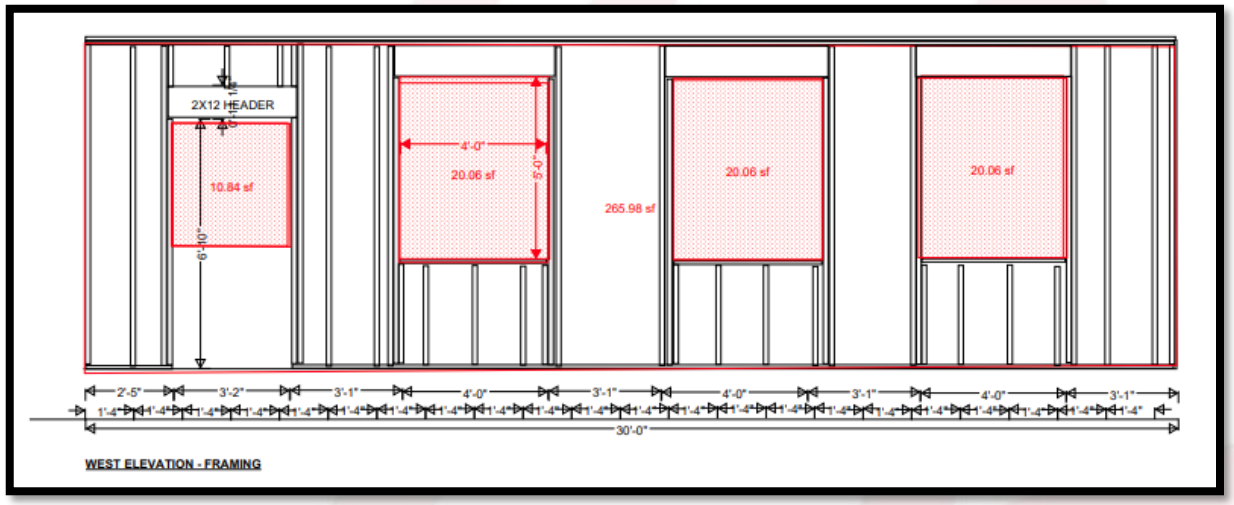
Rear yard

Plans and Specifications – Site Plan



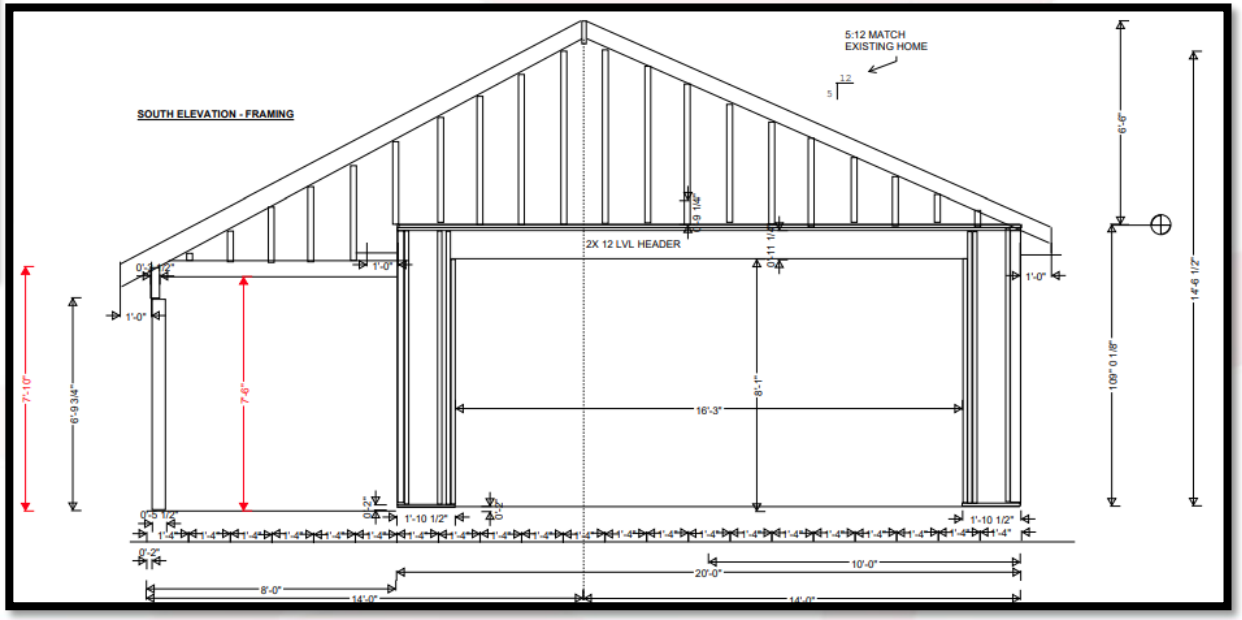
Plans and Specifications - Elevations





Plans and Specifications - Elevations



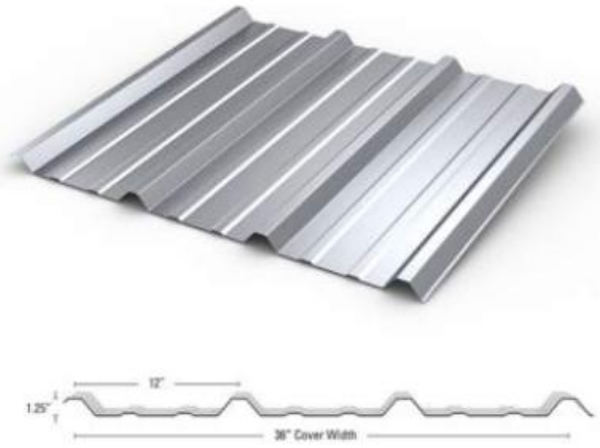


Plans and Specifications – Materials

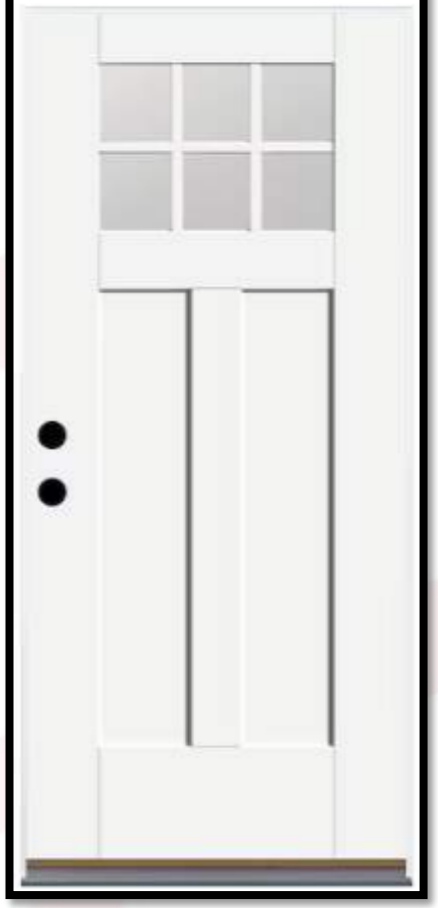
EXTERIOR SIDING WOOD GRAIN TEXTURE PAINTED TO MATCH EXSTING HOME COLOR SCHEME



R PANEL GALVALUME METAL ROOF TO MATCH EXISTING HOME



EXAMPLE SHAKER STYLE PANLE EXTEROI DOOR WITH LITE TO MATCH EXSITNG HOME



VINYL CASEMENT WINDOWS TO MATCH EXISTING HOME



EXAMPLE JAME HARDIE BOARD AND BATON TO MATCH EXSITING HOME, COLOR TO MATCH EXSTING HOME



Approval Criteria – UDC Section 3.13.030

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

Design Guideline Noncompliance

Staff has determined that the proposed project complies with ***15 of the 18*** applicable Historic District Design Guidelines in ***Chapter 3.*** A complete list of applicable Design Guidelines is found in the Staff Report.

Noncompliant Design Guidelines
C.3.b – Form: The proportions of the front façade should be taller than it is wide.

Approval Criteria – UDC Section 3.13.030

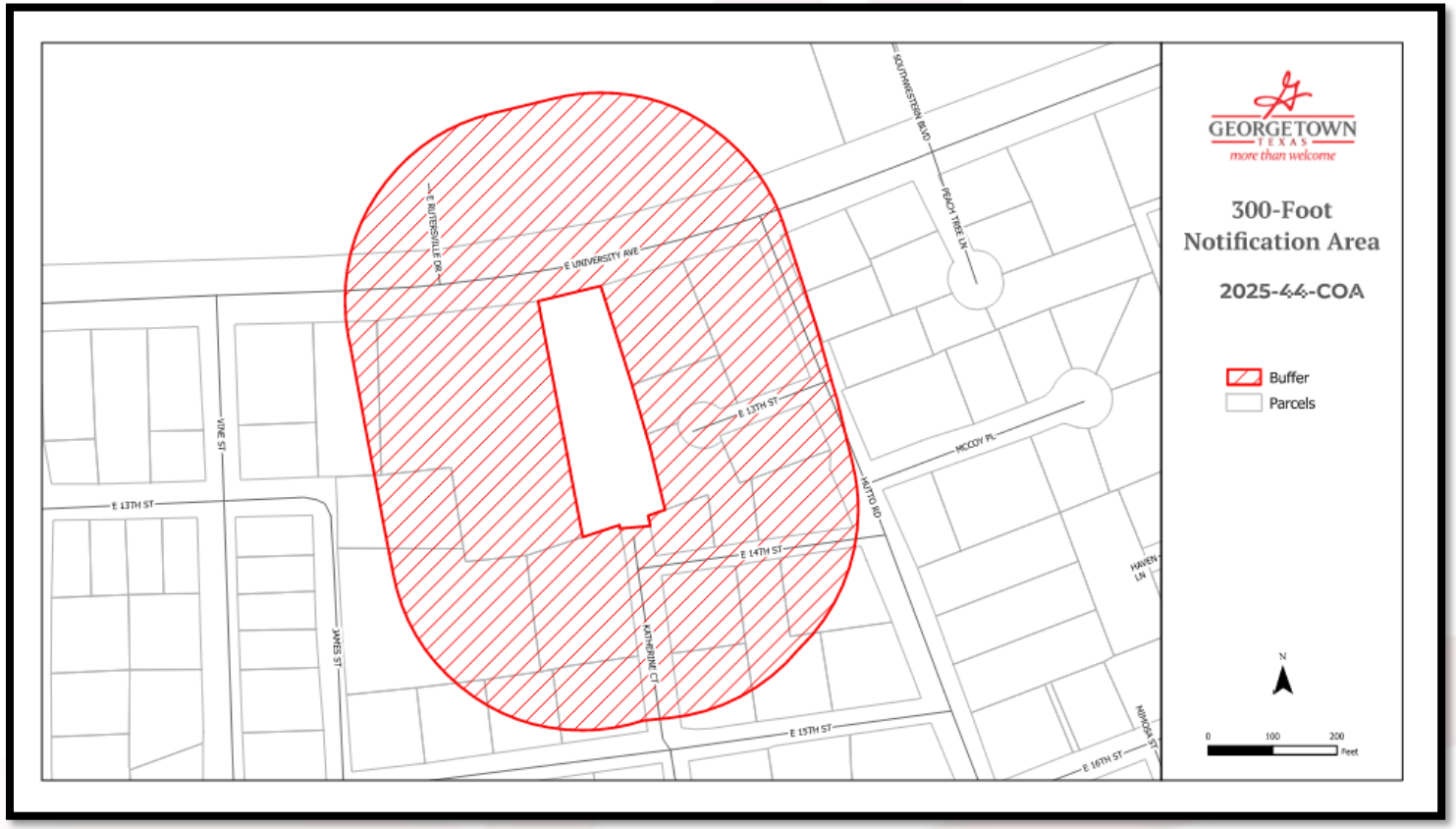
Criteria	Staff's Finding
a. Whether the proposed setback encroachment is solely a matter of convenience;	Partially Complies
b. Whether there is adequate room on the site to allow the proposed addition or new structure without encroaching into the setback;	Does Not Comply
c. Whether the proposed setback is compatible and in context within the block in which the subject property is located;	Complies
d. Whether the proposed addition or new structure will be set closer to the street than other units within the block;	Not Applicable
e. Whether the proposed structure is replacing a structure removed within the past year;	Not Applicable
f. Whether the proposed structure will replace a structure that previously existed with relatively the same footprint and encroachment as proposed;	Not Applicable

Approval Criteria – UDC Section 3.13.030

Criteria	Staff's Finding
g. If the proposed encroachment is for a structure that is replacing another structure, whether the proposed structure is significantly larger than the original;	Does Not Comply
h. If the proposed encroachment is for an addition, the scale of the addition compared to the original house;	Not Applicable
i. The size of the proposed structure compared to similar structures within the same block;	Complies
j. Whether the proposed addition or new structure will negatively impact adjoining properties, including limiting their ability to maintain existing buildings;	Complies
k. Whether there is adequate space for maintenance of the proposed addition or new structure and/or any adjacent structures; and/or	Complies
l. Whether the encroachment would enable existing large trees or significant features of the lot to be preserved.	Complies

Public Notification

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

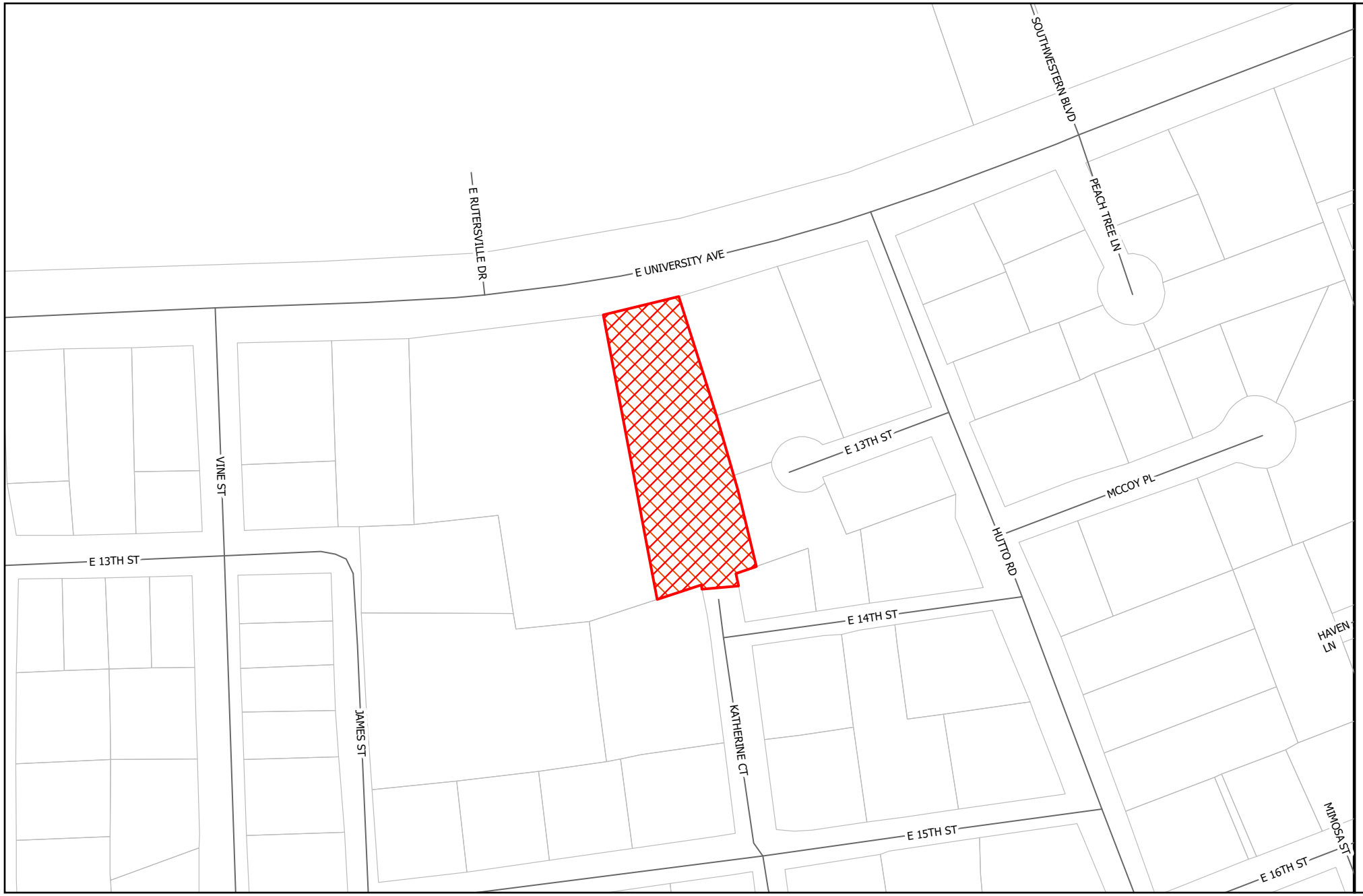


Staff Recommendation

Based on the findings listed above, staff recommends ***APPROVAL*** of the request. The new garage includes several features found on the historic home, which is in keeping with the character of Old Town. The structure will be made from generally compliant materials. It will be placed in the rear yard of the property, which minimizes its impact.

HARC Motions to Consider

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



GEORGETOWN
TEXAS
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Location

2025-44-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

G10 Builders LLC
100 Heiderosa Run
Georgetown, TX 78633

City of Georgetown Historic Preservation Officer,

G10 Builders LLC is representing the homeowner at 1318 East University Avenue in seeking a Certificate of Appropriateness for an ancillary storage structure to be constructed on the property. The new structure will primarily be used for storage, freeing up space in the existing garage for vehicles. G10 Builders has met with the City of Georgetown Planning departments to define the project requirements and believe the following intent is permittable.

The Parcel R044854 is a single-family residence located within Old Town. The property has a remodeled single-family home as the primary residence. Exterior appearance of the remodel is limestone, lap siding, board and baton, with a metal roof, and rounded gutters. Since the remodeled structure was permitted by the City, G10 is assuming to match like materials for the new ancillary structure. G10 Builders believes that the new ancillary structure should match appearance with board and baton siding, a metal roof, and rounded gutters but that the ancillary structure should be simpler in appearance as to not take away from the main structure. The exterior board and baton siding will be a painted wood grain product. In addition, other structures on the property have a porch. G10 Builders believes that a small porch on the new ancillary structure will compliment and blend well with the other structures.

As part of the project, there is an older home on the Westside of the property that is not currently a residence. The homeowner wishes to take the first step in enhancing the older home and property appearance by demolition of a section of the older home separating it from the garage portion. In the process, general repairs will be made to outside appearance.

Sincerely,

Richard Will, G10 Builders LLC

G10buildersllc@outlook.com 512-351-6509

Richard Will
G10 Builders LLC
512-351-6509
G10buildersllc@outlook.com

1318 E University Questions for 1st Round Comments:

2025-44 COA Resubmittal Response

1. Lp smart side changed to Hardie siding
2. Metal roof panel profile clarified
3. Resubmitting Vinyl Casement windows to match existing home
4. Adding window to front facing side
5. Modified roof structure to gable roof
6. Pitch matches existing home
7. Added direction of facing facade

Thank you for the opportunity to resubmit. Please see accompanying plan sheet revisions.

Waterloo Surveyors Inc.
SURVEY PLAT

J12473

OWNER:
GRACE JOSEY PYKA AND
JARED M. PYKA

ADDRESS:
1318 EAST UNIVERSITY AVENUE

LEGAL DESCRIPTION:
BEING 0.9506 ACRE OF LAND, MORE OR LESS, OUT OF OUTLOT NO. 12, DIVISION B, OF THE CITY OF GEORGETOWN, AND BEING OUT OF THE WM. ADDISON SURVEY, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT RECORDED IN VOLUME 358, PAGE 320, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, TOGETHER WITH A PARCEL OF LAND DESCRIBED AS "RESERVED" ON THE PLAT OF UNIVERSITY PARK, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET A, SLIDE 141, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT RIGHTS AND RESTRICTIVE COVENANTS OF RECORD.

LINE	DIRECTION	DISTANCE
L1	S 71°44'09" W	21.87'
L2	S 05°24'18" E	15.00'
L3	S 84°35'42" W	49.10'
L4	N 05°24'18" W	3.89'

LEGEND

FOUND IRON ROD W/CAP FIRC
FOUND IRON ROD FIR
FOUND IRON PIPE FIP
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
WOOD FENCE —//—//—//—
CHAIN LINK FENCE —S—S—
SANITARY SEWER MANHOLE Ⓢ
WATER METER Ⓦ
GAS METER Ⓖ
UTILITY POLE & ELECTRIC LINE —e—●—e—
(RECORD CALL)

Katherine Court
50' R.O.W.

Dorothy N. Walther
1584/567

Lot 1/Block 3
Cab A/Sl 141

Lot 10 | Lot 11 (Cab A/Sl 141) | Lot 12 (Block 4) | Lot 13

SIRC
L3
SIRC
L2
L4
Reserved Area
Cab A/Slide 141
S 74°45'41" W 50.04'
L1
FIP 1"
POINT OF BEGINNING
FIR 3/8"
FIRC
FIP 1/2"
120.00'
concrete drainage culvert

13th Street

Doc# 2006001136

BEARING BASE
S 14°00'00" E

FIR 3/8"
.3'-0"
80.68'
Doc# 2007007166
S 13°31'44" E
cinderblock wall
FIR 1/2"
S 14°21'54" E
162.37'
1036/50

new 20x30 storage building on foundation
20'-0"
30'-0"
shed

0.9506 AC
DOC# 2002068813

Demo portion of existing old home and storage area

14.5'
54.3'
44.6'
370.67'
(370.3')
11.7'
6.7'
15.3'
12.0'
1.9'
ONE STORY GARAGE & HOUSE
40.4'
28.3'
20.3'
4.2'
N 10°42'25" W
(N 11°25' W)

brick walk
concrete drive
ramp
30.8'
11.1'
16.2'
15.5'
11.0'
23.5'
ONE STORY WOOD HOUSE
pier & beam
13.6'
brick
4.4'
51.2'
9.4'
11.2'
26.4'
18.0'
18.2'

concrete walk
75.1'
concrete drive
Remainder
189/357

SIRC
N 76°23'47" E
100.20'
SIRC
concrete walk
concrete curb & gutter

University Avenue
SH 29

SCALE
1"=20'

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO GRACE POSEY PYKA AND JARED M. PYKA, AND TO TITLE RESOURCES GUARANTY COMPANY AS PER GF NO. 0923062-GTN."

State of Texas:
County of Williamson:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Dated this the 3RD day of DECEMBER, 200 9.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48491C0295E

Zone: X

Dated: SEPTEMBER 26, 2008

STATE OF TEXAS REGISTERED THOMAS P. DIXON 4324 PROFESSIONAL LAND SURVEYOR

Thomas P. Dixon R.P.L.S. 4324
P.O. Box 160176, Austin, Texas 78716 Phone: 481-9602

© Copyright 2009

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address:	1318 E University Ave	2016 Survey ID:	126443
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

SECTION 1

Basic Inventory Information

Owner/Address PYKA, GRACE JOSEY & JARED M, 1318 E UNIVERSITY AVE, , GEORGETOWN,TX 78626-6115

Current/Historic Name: None/None

Latitude: 30.633094 Longitude -97.663364

Legal Description (Lot/Block): OUTLOT DIVISION B, BLOCK 12(PT), ACRES .9506 WCAD ID: R044854

Addition/Subdivision: S4321 - Outlot Division B

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

Current Designations:

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

☐ NHL ☐ NR ☐ RTHL ☐ OTHM ☐ HTC ☐ SAL ☑ Local: Old Town District ☐ Other

Architect: Builder:

Construction Date: 1950 ☑ Actual ☐ Estimated Source: WCAD

Function

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

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

Recorded by: CMEC Date Recorded 4/22/2016



Photo direction: South

Note: See additional photo(s) on page 4

TEXAS HISTORICAL COMMISSION

HISTORIC RESOURCES SURVEY FORM

Address: 1318 E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 126443
2016 Preservation Priority: Low
Local District: Old Town District

SECTION 2

Architectural Description

General Architectural Description:
One-story, ranch style house with an L-plan and a cross-gabled roof. It is clad in wood board-and-batten and siding, and has an entry stoop set within the el with a shed roof and a single front door. It has a detached, two-car garage.

☑ Additions, modifications: Siding replaced, windows replaced, door replaced, garage door replaced

☐ Relocated

Stylistic Influence(s)

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

Structural Details

Roof Form
☐ Gable ☐ Hipped ☐ Gambrel ☐ Shed ☐ Flat w/parapet ☐ Mansard ☐ Pyramid ☑ Other: Cross-Gabled

Roof Materials
☐ Wood shingles ☐ Tile ☑ Composition shingles ☐ Metal ☐ Asphalt ☐ Other:

Wall Materials
☐ Brick ☐ Stucco ☐ Stone ☐ Wood shingles ☐ Log ☐ Terra Cotta ☐ Concrete
☐ Metal ☐ Wood Siding ☐ Siding: Other ☐ Glass ☐ Asbestos ☐ Vinyl ☑ Other: Hardiplank, Wood Siding: Board-and-Batten

Windows
☐ Fixed ☐ Wood sash ☐ Double hung ☑ Casement ☐ Metal sash ☐ Decorative Screenwork ☑ Other: Vinyl

Doors (Primary Entrance)
☑ Single door ☐ Double door ☐ With transom ☐ With sidelights ☐ Other:

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

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

PORCHES/CANOPIES
Form: ☑ Shed Roof ☐ Flat Roof ☐ Hipped Roof ☐ Gabled Roof ☐ Inset ☐ Other ☐ None

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

Materials: ☐ Metal ☐ Wood ☐ Fabric ☑ Other: None

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

Ancillary Buildings
Garage 1 Barn Shed Other:

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

Landscape Notes:

HISTORIC RESOURCES SURVEY FORM

Address: 1318 E University Ave
City: Georgetown
County: Williamson
2016 Survey ID: 126443
2016 Preservation Priority: Low
Local District: Old Town District

SECTION 3

Historical Information

Associated Historical Context:

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

Applicable National Register (NR) Criteria:

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

Areas of Significance:

Periods of Significance:

Level of Significance: ☐ National ☐ State ☐ Local

Integrity: ☑ Location ☑ Design ☐ Materials ☐ Workmanship ☑ Setting ☑ Feeling ☑ Association

Integrity notes: See Section 2

Individually Eligible? ☐ Yes ☑ No ☐ Undetermined

Within Potential NR District? ☐ Yes ☐ No ☐ Undetermined

Is Property Contributing? ☐ Yes ☐ No ☐ Undetermined

Priority: ☐ High ☐ Medium ☑ Low Explain: Due to recent alterations, priority has been lowered from the previous survey.

Other Info:

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

Documentation details	2007 ID:	263	1984 ID:	Not Recorded
2007 survey	2007 Survey Priority:	Medium	1984 Survey Priority:	Not Recorded

General Notes: (Notes from 2007 Survey: None)

Questions?

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

TEXAS HISTORICAL COMMISSION
real places telling real stories

HISTORIC RESOURCES SURVEY FORM

Address:	1318 E University Ave	2016 Survey ID:	126443
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southeast



Photo Direction South



City of Georgetown, Texas
Historic and Architectural Review Commission
January 8, 2026

SUBJECT:
602 S. College (2025-40-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an addition that creates a new, or adds to, an existing street facing facade for the property located at 602 S. College bearing the legal description of .428 Acres out of parts of lots 1, 2, 7, and 8, Block 35, Glasscock Addition (2025-40-COA) -- Olivia Beams, Historic and Downtown Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The Applicant is requesting HARC approval for new infill construction and an addition that creates a new, or adds to, an existing street facing façade.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 3, partially complies with 3, does not comply with 1 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 1 of the 8 criteria were not applicable to the proposed project.

Public Comments:
As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (39 notices), and 2 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request

FINANCIAL IMPACT:

SUBMITTED BY:
Olivia Beams, Planning Department

ATTACHMENTS:
2025-40-COA HARC Staff Report.pdf
2025-40-COA HARC Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Historic Resource Survey.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *January 2, 2026*
File Number: *2025-40-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an addition that creates a new, or adds to, an existing street facing facade for the property located at 602 S. College bearing the legal description of .428 Acres out of parts of lots 1, 2, 7, and 8, Block 35, Glasscock Addition (2025-40-COA) –Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name:	*ERICA AND RYAN MCMAHON ADDITION AND INTERIORRENOVATIONS-602 S. College St.*
Applicant:	*Elasser Architectural Inc c/o Richard Elasser*
Property Owner:	*Ryan and Erica McMahon*
Property Address:	*602 S. College St.*
Legal Description:	*.428 Acres out of lot 1 and parts of lots 2, 7, and 8, Block 35, Glasscock Addition*
Historic Overlay:	*Old Town Overlay*
Case History:	*N/A*

HISTORIC CONTEXT

Date of Construction:	*1920*
Historic Resources Survey Level of Priority:	*Low Priority*
National Register Designation:	*N/A*
Texas Historical Commission Designation:	*N/A*
Notable Property Owners/Events:	*N/A*

APPLICANT'S REQUEST

HARC:

- ✓ New infill construction (new, detached garage)
- ✓ An addition that creates a new, or adds to, an existing street facing façade (new dormer, rear porch conversion)

STAFF ANALYSIS

Present Property Description:
The subject property is located at the southwest corner of S. College and E. 6th Streets, within the Old Town Overlay. The property is improved with a low priority resource, constructed in 1920. The historic portion of the structure has a Bungalow plan with Craftsman influences. The historic portion of the

structure has a front gable roof with a metal roof, 5-over-1 and 3-over-1 wood windows, exposed rafter tail ends and stick brackets. There is a one-bay porch with a smaller, gable roofline. The structure has horizontal wood siding and brick porch columns.

The structure has a large addition situated at the northwest corner of the historic structure (facing 6th Street). The addition is built into the hill that the historic home lies on, so it has a basement level garage that is about 557 square feet, additional living space at grade that is about 591 square feet, and a screened in elevated deck that is about 209 square feet.

Requested Changes:
The applicant has requested to remodel the side addition, add a dormer to the historic portion of the structure, and construct a new detached garage.

Justification for Requests:
The applicant desires additional space.

Technical Review:
Rear porch conversion
The applicant has requested to remodel the existing side addition. The remodeled scope of work includes enclosing the existing screened rear porch area at the upper story, enclosing the rear porch area at the lower story, and constructing a new elevated deck at the rear of the structure. The applicant also intends to remove the garage door (facing 6th street) and infill the space with siding. Facing 6th Street, there will be three new casement windows where there is currently a screened in porch. The area below what is currently the porch will have one new 1-over-1 window.

Dormer Addition
The applicant also intends to add a new dormer on the south-facing roofline. The dormer will be visible from S. College Street, but faces into the neighboring property. It will measure 7'-6'' in height and will be 18' wide. The dormer will have a shed style roof.

Detached Garage
The applicant has proposed a 23' wide by 24' deep accessory building, totaling 552 square feet in area. The building will be 19'-0" tall with a simple gable roof with a 8:12 pitch, to match the roof pitch of the historic structure. The accessory building will be finished with v-groove cement board siding with a standing seam metal roof. The building will be painted to match the primary house. The building will also have exposed rafter tails to mimic the historic home.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *28 of the 42* applicable Historic District Design Guidelines in *Chapter* 3 as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.4.C Relationship to Neighbors	
C.3 Looming guidelines	
a. When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.	**Does Not Comply** The applicant has proposed a two story rear porch conversion and a second story dormer on the side of the structure. Both of these additions look into neighboring properties. Two of the three windows on the dormer addition have a sill height of 70 inches. None of the windows on the rear porch conversion have a sill height greater than 65 inches.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	
D.1 It is preferred that garages/carports be detached at the rear of the property.	**Partially Complies** The proposed detached garage will be detached. However, it is not at the rear corner of the property, it is next to the historic structure.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	**Complies** The garage will be the equivalent to a two-car garage. The driveway will lead directly to the garage.
D.5 A driveway should lead directly from the street to the parking area.	
3.4.F Accessory Structures	
F.1 Accessory structures should be located in the rear of the property.	**Does Not Comply** The detached structure will be located in the side yard of the property.
F.2 Accessory structures should be a simplified historic style of the primary dwelling and should be subordinate (smaller	**Complies** The new garage will be constructed of the same materials of the primary dwelling, will

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
and simpler) to the primary dwelling.	have the same roof pitch, and will have similar details as the historic structure such as roof brackets.
F.3 Accessory structures should not be attached to the primary structure.	**Complies** The garage will be detached.
A.2 Architectural Character There is a variety of architectural character in the Old Town area. There are simple vernacular farmhouses, Sears Roebuck kit houses, and Prairie style architecture as well as more elaborate Victorians. Additions to existing buildings should be respectful of a building's original style or design or in the case of subsequent renovations the period of significance and seek to not alter that significance. New construction should be sensitive to the character of the existing buildings in the area and any design should attempt to maintain a similar mass and scale and be in context to the area.	**Partially Complies** The proposed dormer addition is in keeping with the character of the area in that a dormer can be an appropriate way to add a second story to a building while maintaining the existing height. However, according to *A Field Guide to American Homes*, dormers only occur in about 10% of the front-gabled roof subtype of the Craftsman style. Thus, the dormer addition is not in keeping with the original style of the home.
3.5.C Massing, Scale and Form A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	**Complies** The floor to floor height of the new garage will be about 10'-1'' in height.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the	**Complies** The proposed garage is similar in size to other garages found in Old Town.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
area.	
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	**Complies** The new garage will have a simple rectangular form.
b. The proportions of the front façade should be taller than it is wide.	**Does Not Comply** The new garage will be 19′ in height and 23′ in width.
3.5.E Roof	
E.1 Form The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	**Complies** The primary roof form of the garage will be a gable roof that faces the street.
E.2 Dormers	
a. Dormers are also appropriate, but must be designed so that there is a relationship to windows on the main building.	**Does Not Comply** The applicant has proposed a dormer addition. However, there is not a relationship between the dormer windows and the windows on the main building. The proposed dormer has one 1-over-1 window that is about 3′ wide and 5′ tall, and two fixed windows that are about 3′ wide and 1′-4′′ tall. The windows on the historic structure are 3-over-1 style and appear to measure 3′ wide by 5′ tall. The windows on the proposed dormer are not aligned with the existing windows.
c. Dormers on the side should not occupy more than 60% of the roof plane.	**Complies** The roof plane that the dormer will be placed on measures about 448 square feet. The dormer is about 163 square feet. The dormer is about 30% of the roof plane.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the	**Complies** The pitch of the new garage will be 8:12.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
house.	The new dormer will have a 2:12 pitch, but it is not the primary roof line of the structure.
E.4 The following materials may be acceptable depending on the building style. • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans.	**Complies** The roof material on the existing structure is a corrugated metal, which is not a compliant roof material. The roof of the dormer will be the corrugated metal, and will be salvaged from the construction process. While corrugated metal is not an appropriate roof material for a craftsman style home, the roof material on a new addition should match the material on the primary structure. Additionally, the new garage will be a standing seam metal material, to meet the allowed material of the Design Guidelines while also aesthetically matching the existing structure.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	**Complies** The applicant has elected to provide roof overhangs over the new garage and dormer, The overhangs range in size from 18''to 24''.
3.5.G. Doors & Windows	
G.2 Windows	
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	**Partially Complies** The windows on the new addition are generally twice as tall as they are wide. However, the sill heights of the windows on the porch conversion and new dormer differ from those on the historic structure.
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	**Does Not Comply** Four new windows will be placed facing 6th street as part of the porch conversion. These windows have a different sill height from those found on the historic structure.
d. Windows should be laid out symmetrically in each bay (wall plane) that	**Complies** The new windows (facing 6th Street) appear

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
faces the street.	to be laid out symmetrically.
f. A window should have trim that is at least 4.5" wide. The window should be recessed from the trim by at least 2″.	**Complies** The windows appear to have a historic profile.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood. The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness.	**Complies** The windows will be wood with clear glass. The windows appear to have a historic profile and jamb condition.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.	**Complies** The applicant has proposed cement-board siding, wood windows, and metal roofing. These materials are consistent with those found in Old Town and have a demonstrated durability in Central Texas.
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.3 Wood siding, brick, and stone should be detailed to provide a human scale.	
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
H.5 Historic building materials of existing buildings should be maintained and respected when additions are proposed.	
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	**Complies** The applicant has proposed cement-board siding with a 6'' exposure.
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	
3.5.I Architectural Details & Features	
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	**Partially Complies** For the detached garage, the applicant intends to add decorative brackets to the roofline, which pays homage to the Craftsman style of the original building. However, for the additions, modern design trends are incorporated such as a shed roof and casement windows. These details are not consistent with the Craftsman style of the structure.
I.2 Use of appropriately scaled details is encouraged.	
I.3 Details should be consistent with the design and style of the building.	
3.5.J Design of Garages and Accessory Buildings	
J.4 New garages or carports must be compatible in style, size, material, roof profile, and details with the historic principle building on the lot.	**Complies** The new garage is appropriate in size, and is consistent with detached garages in Old Town. The materials are consistent with the historic structure. The roof type and pitch match the historic structure.
J.5 Siding on garages should match the cover material on houses, except that wood siding is acceptable in cases where the house is constructed of masonry.	
3.5.K Additions	
K.1 Design alterations and additions to be compatible with the historic character of the property. Building additions should be in keeping with the original architectural character, color, mass, scale, and materials.	**Complies** The new dormer addition will be located at the center of the roofline, and it meets the criteria for the proportion of dormer to roof plane. The roof material is not historic, so a historic feature will not be impacted.
a. Minimize the visual impacts of an addition. New additions should not be so large as to overwhelm the original structure	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
because of location, size, height or scale. It should be designed to remain subordinate to the main structure.	
b. Avoid alterations that would damage historic features.	
c. Avoid alterations that would hinder the ability to interpret the design character of the original building or period of significance. Alterations that seek to imply an earlier period than that of the building are inappropriate.	**Complies** The rear porch conversion is on a non-original portion of the structure. A dormer is not a common way to add a second story to a Craftsman style, so it may be interpreted as an addition.
d. New additions should not obscure or demolish character defining features of the original structure. An addition to the front of a building is usually inappropriate. For example, loss or alteration of a porch should be avoided.	**Complies** The new dormer addition is located towards the center of the roofline, so it will not damage a character defining feature. The porch conversion is on the non-original portion of the structure.
K.2 An addition should be distinguishable from the original building, even in subtle ways, such that the character of the original can be interpreted.	
a. Creating a jog in the foundation between the original and new structures may help to define an addition.	**Complies** The rear porch conversion is on an existing non-original addition that is pushed back from the front façade. A dormer is not a common way to add a second story to a Craftsman style, so it may be interpreted as an addition.
b. Even applying new trim board at the connection point between the addition and the original structure can help define the addition.	
c. An addition should be simple in design to prevent it from competing with the primary façade.	**Complies** The new dormer has a shed roof with a low profile, so it will not compete with the primary façade.
K.3 Location of Additions	
a. Additions should be located inconspicuously on the least character defining elevation.	**Does Not Comply** The addition will impact the historic portion of the structure, which is easily interpreted as original. A more appropriate location for additional square footage could be the

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	existing non-original addition.
c. Additions should be to the rear of the existing structure or as far away from the public street unless there is sufficient side yard width. Place an addition at the rear of a building or set it back from the front to minimize the visual impacts. This will allow the original proportions and character to remain prominent.	**Partially Complies** The dormer will be set back from the front of the structure. However, The dormer addition is going to will be visible from the character-defining façade. The integrity of the structure has been impacted by a previous addition at the rear, and the dormer will further impact the integrity of the structure by altering the proportions of the historic portion of the home.
e. An addition shall be set back from any primary, character-defining façade. If sufficient side yard width is available, the addition should be recessed behind the front façade by a minimum of ten feet (10'-0").	**Complies** The dormer is set back from the front of the structure by approximately 19'.
K.4 The roof of a new addition shall be in character with that of the primary building.	
a. Typically, gable, hip, and shed roofs are appropriate for residential additions. Flat roofs may be more appropriate for commercial buildings.	**Complies** The applicant has proposed a shed roof on the new addition.
b. Repeat existing roof slopes and materials.	**Does Not Comply** The proposed shed roof does not repeat the existing roof slope, and will disturb the symmetry of the historic portion of the structure.
c. If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar	
K.5 Second Story Additions Consider adding dormers to create second story spaces before changing the scale of the building by adding a full second floor.	**Complies** The applicant has proposed a dormer.
K.6 Design of Additions should be compatible with the primary structure.	**Does Not Comply** The roof pitch and form of the dormer are not similar to the original structure. Additionally, the windows proposed are casement windows in a variety of sizes, while the historic structure tends to
a. Use roof forms, pitches, overhangs, and materials that are similar to the original structure.	
b. Match window types, shapes, and	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
proportions similar to those of the original structure.	primarily utilize divided lite double hung windows.
c. Additions should acknowledge and respect and where appropriate include architectural features of existing building.	
K.7 Exterior Materials of Additions	
a. The selection of exterior materials should be compatible with the primary building.	**Complies** The applicant has requested to utilize the same materials as the primary structure in the addition.
b. Use the same siding and roof materials as used on the original structure if possible.	
c. Materials should strive to be the same color, size, and proportion and used in the same manner as the original house but not necessarily used in the same overall proportions. This allows the addition to be recognized as an addition.	
K.8 The architectural features of existing buildings should be protected when additions are proposed.	**Does Not Comply** The new dormer will disturb the symmetry of the roofline of the historic structure.
K.9 Distinguish New from Old	
a. Although designed to be compatible with the original building, an addition should be discernible from it. For example, it can be differentiated from the original building through a break in roofline, cornice height, wall plane, change in materials, siding profile, or window type. Attention to materials and details will be critical to achieving the desired design unity.	**Complies** Front-gable Craftsman homes do not typically have dormers, which allows for the dormer to be interpreted as an addition. The porch conversion will be impacting a non-original portion of the home. Additionally, the windows on the porch conversion and dormer will be differing sizes from those on the historic structure.
b. Avoid overt changes between the original structure and the new addition. For example, it may not be possible to extend an existing roof without a strong contrast between the appearance of the new and old roofing. In those cases, it may be necessary to replace the old surfacing material and replace it with the new.	**Complies** The applicant will be reusing the existing roofing throughout the additions. The structure will be painted to reduce any contrast between the new and old portions of the structure.

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 2 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** The application was complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	**Complies** The request meets the standards of the Unified Development Code.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Complies** The dormer addition portion of the request generally meets the Secretary of Interior's Standards for the Treatment of Historic Properties. The request is an alteration that will be differentiated from the old and compatible with the massing of the building, and is undertaken in a manner that if removed in the future, the structure could be preserved. The Standards are not applicable to the new garage and the porch conversion.
4. Compliance with the adopted Historic District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	**Partially Complies** The new garage and additions generally meet the intent of the Guidelines. The garage is designed to be subordinate to the primary structure, and incorporates features found on the main structure. The rear porch conversion will minimally impact the structure from the perspective of the street, and is on a non-original portion of the structure. The Design Guidelines state that a dormer is an appropriate way to add additional space, and the dormer is within the limitations established for proportion of dormer to roof plane. However, the dormer

SECTION 3.13.030 CRITERIA	FINDINGS
	does not meet several Guidelines in that it does not repeat the roof slope of the main structure, and will disturb the character defining façade of the structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Does Not Comply** The integrity of the structure has been greatly impacted by the large side addition to the structure, as noted in the 2016 Historic Resources Survey. However, the original portion of the structure is recognizable, and has retained some integrity. The dormer addition will erode the remaining integrity of the structure from the front façade.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Partially Complies** The porch conversion minimally impacts surrounding properties in the overlay district, due to the work being mostly facing the rear yard. The garage includes several features found on the historic home, which is in keeping with the character of Old Town. A dormer can be a way to add square footage. However, the new dormer will loom over the neighboring property, which impacts its compatibility with neighboring structures.
7. The overall character of the applicable historic overlay district is protected; and	**Partially Complies** The new garage scope of work is consistent with the character of Old Town in that it includes several features that are found on the historic home, which is in keeping with the character of historic garages. However, the new dormer will impact the ability of the home to contribute to the District as a Craftsman style home.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable** No new signage is proposed with the request.

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***APPROVAL*** of the following scopes of work:

1. New garage infill
2. Rear porch conversion

Based on the findings listed above, staff recommends ***DENIAL*** of the following scopes of work:

1. New dormer

The garage is designed to be subordinate to the primary structure, and incorporates features found on the main structure. The rear porch conversion will minimally impact the structure from the perspective of the street, and is on a non-original portion of the structure. However, the integrity of the structure has already been impacted by the side addition, but the historic portion of the structure is still recognizable. The dormer addition will erode the remaining integrity of the structure from the front façade.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (39 notices), and 2 signs were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

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

SUBMITTED BY

Olivia Beams, Historic and Downtown Planner

602 S. College
2025-40-COA

January 8, 2026| Historic & Architectural Review Commission

Olivia Beams, Historic & Downtown Planner

GEORGETOWN TEXAS

Item Under Consideration

2025-40-COA

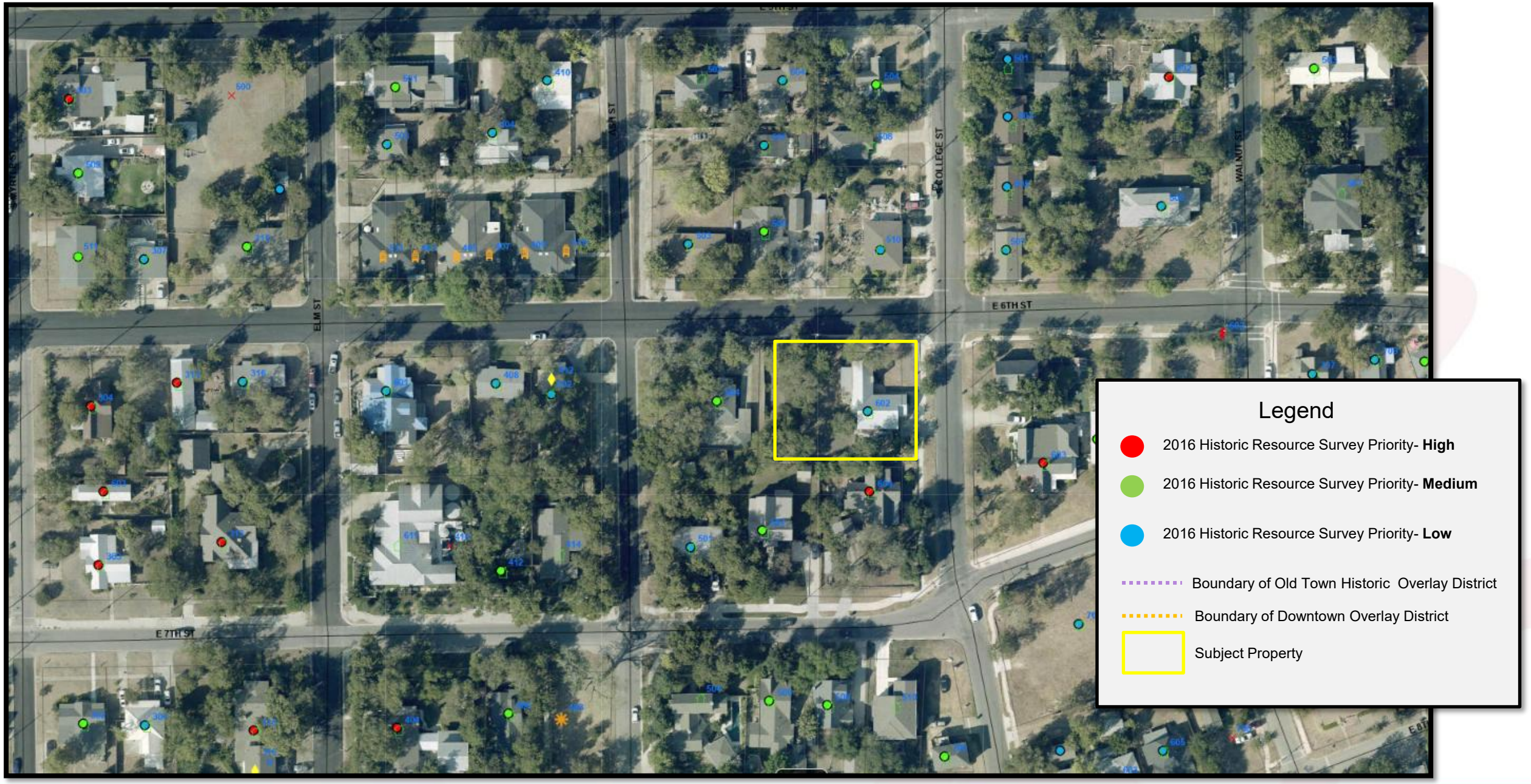
- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an addition that creates a new, or adds to, an existing street facing facade for the property located at 602 S. College bearing the legal description of .428 Acres out of parts of lots 1, 2, 7, and 8, Block 35, Glasscock Addition (2025-40-COA) –Olivia Beams, Historic and Downtown Planner

Item Under Consideration

HARC:

- ✓ New infill construction (new detached garage)
- ✓ Addition that creates a new, or adds to, an existing street facing façade (new dormer, rear porch conversion)


E 5TH ST
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
S MYRTLE ST
ELM ST
ASH ST
S COLLEGE ST
WALNUT ST
PINE ST
GEORGETOWN
TEXAS
more than welcome
Location
2025-40-COA
Exhibit #1
Site
Parcels
N
0
100
200
Feet


ELM ST
ASH ST
COLLEGE ST
WALNUT ST
E 6TH ST
E 7TH ST
Legend
2016 Historic Resource Survey Priority- High
2016 Historic Resource Survey Priority- Medium
2016 Historic Resource Survey Priority- Low
Boundary of Old Town Historic Overlay District
Boundary of Downtown Overlay District
Subject Property

2016 Survey





1984 Survey



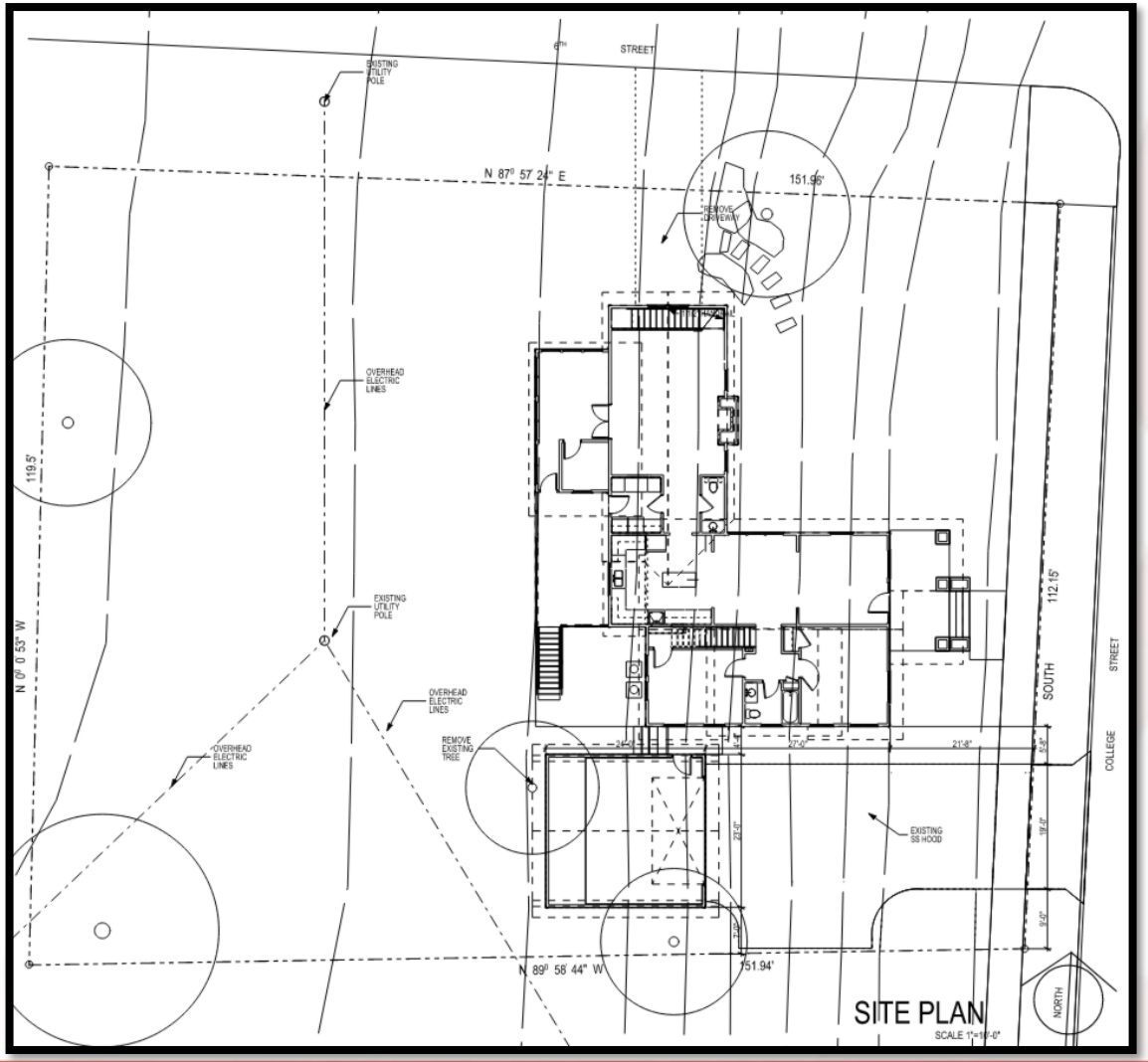
Current Context



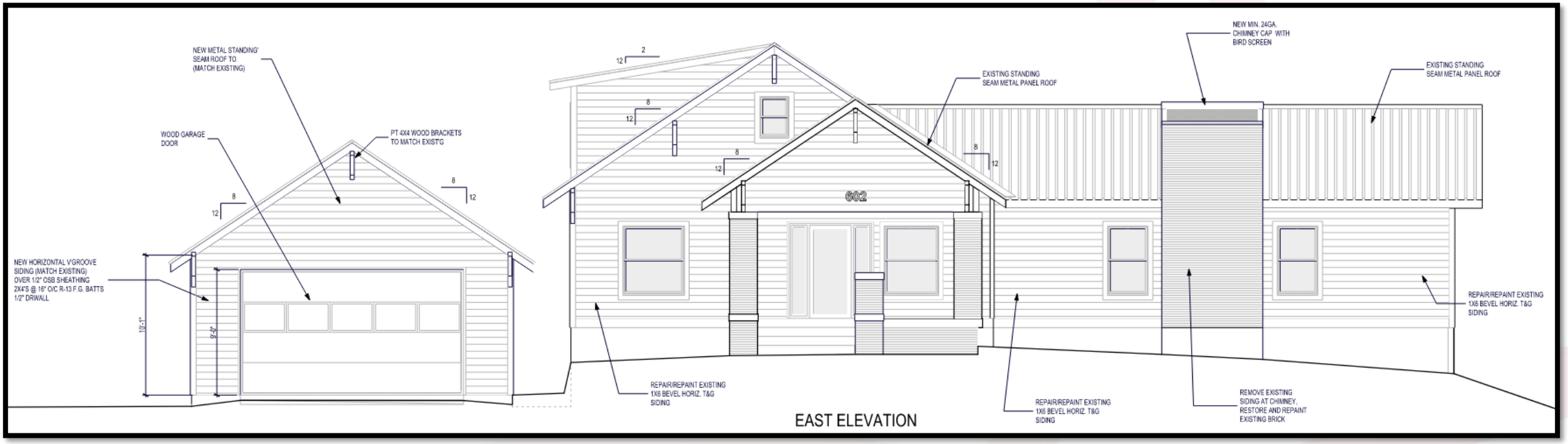




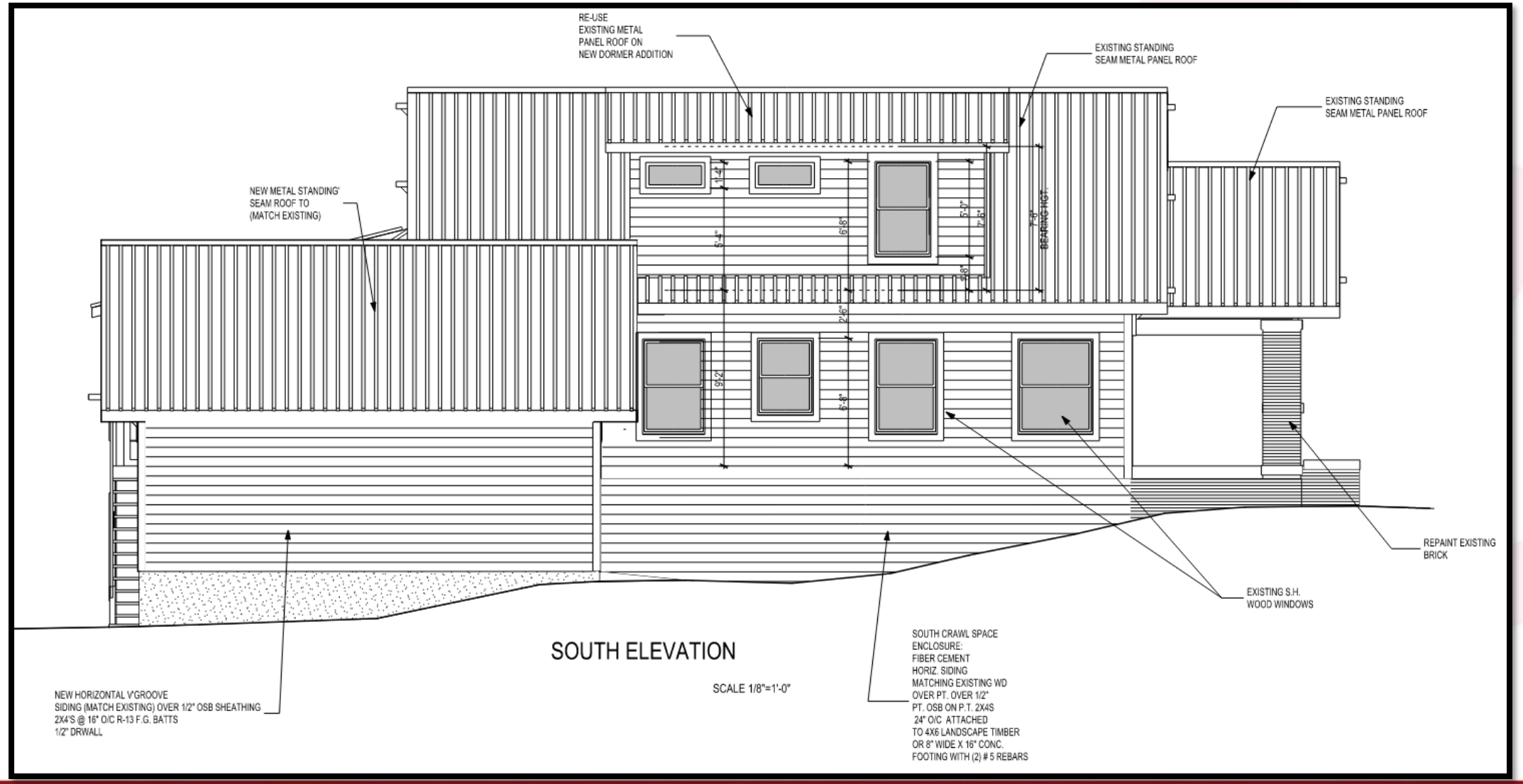
Plans and Specifications – Site Plan



Plans and Specifications - Elevations



Plans and Specifications - Elevations



Plans and Specifications – 3-D Renderings



College Street View



6th Street View

Plans and Specifications – Materials

MATERIAL SAMPLE SHEET

SW 6205
Comfort Gray

HORIZONTAL SIDING



1X6 V-GROOVE CEMENT FIBER HORIZONTAL SIDING (COMFORT GRAY)



DOUBLE HUNG WOOD WINDOW (2'-8"X5'-0")



WOOD GARAGE DOOR

SW 7005
Pure White

TRIM



CASEMENT WOOD WINDOW (2'-8"X4'-0" AND 2'-8"X5'-0")



METAL ROOF TO MATCH EXISTING STANING SEAM DOUBLE LOCK W/ 1.5" HIGH SEAMS, 12" WIDE PANS



PRESSURE TREATED WOOD DECK



EXISTING METAL ROOF TO REMAIN

Approval Criteria – UDC Section 3.13.030

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

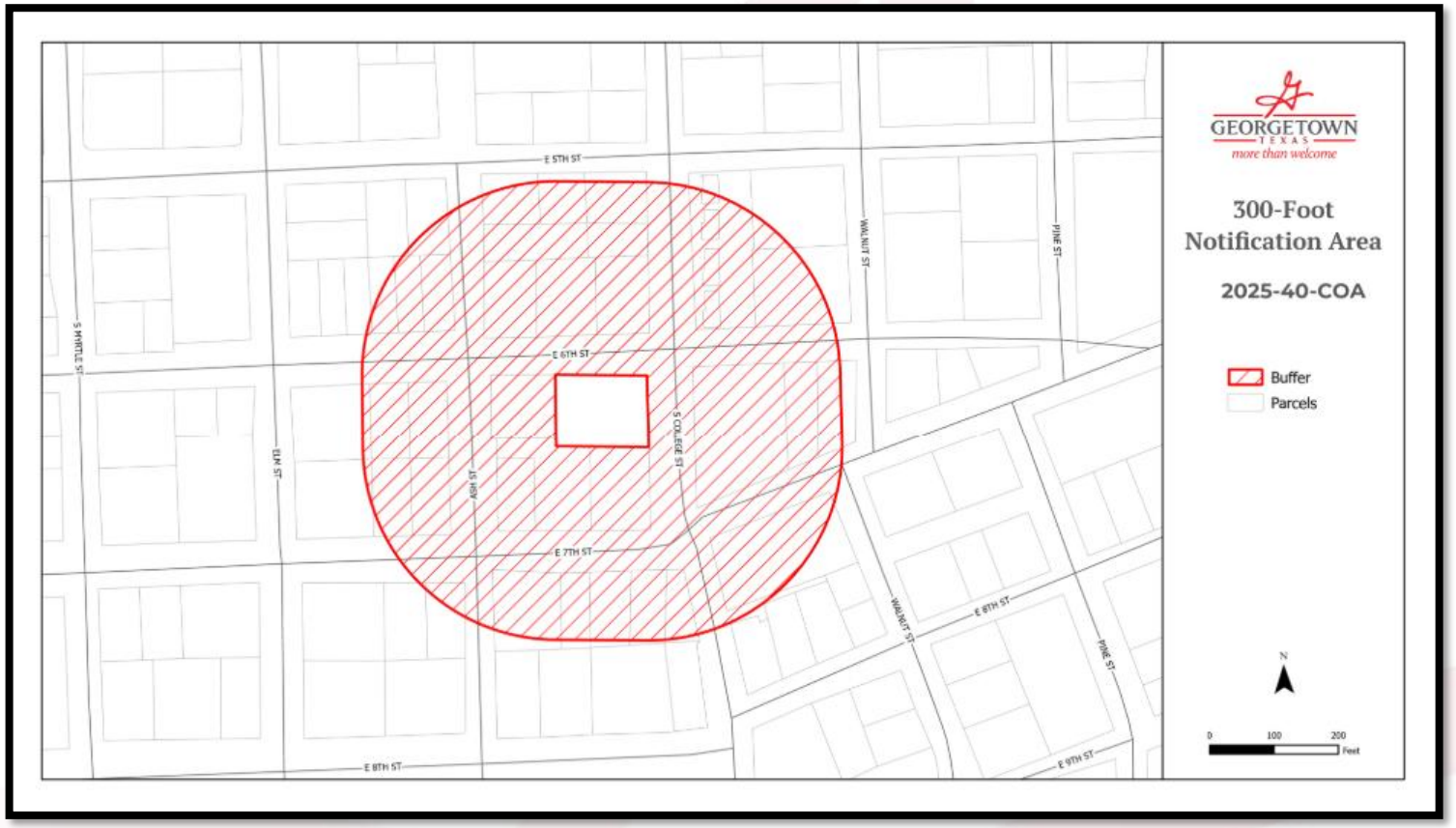
Design Guideline Noncompliance

Staff has determined that the proposed project complies with ***28 of the 42*** applicable Historic District Design Guidelines in ***Chapter 3.*** A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline
When a 2-story addition is added on to the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception is that windows are allowed if the sill height is 65 inches or greater.
Accessory structures should be located in the rear of the property.
The proportions of the front façade should be taller than it is wide.
Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.
Additions should be located inconspicuously on the least character defining elevation.
If the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar
Design of Additions should be compatible with the primary structure.
The architectural features of existing buildings should be protected when additions are proposed.

Public Notification

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



Staff Recommendation

Based on the findings listed in the staff report, staff recommends ***APPROVAL*** of the following scopes of work:

1. New garage infill
2. Rear porch conversion

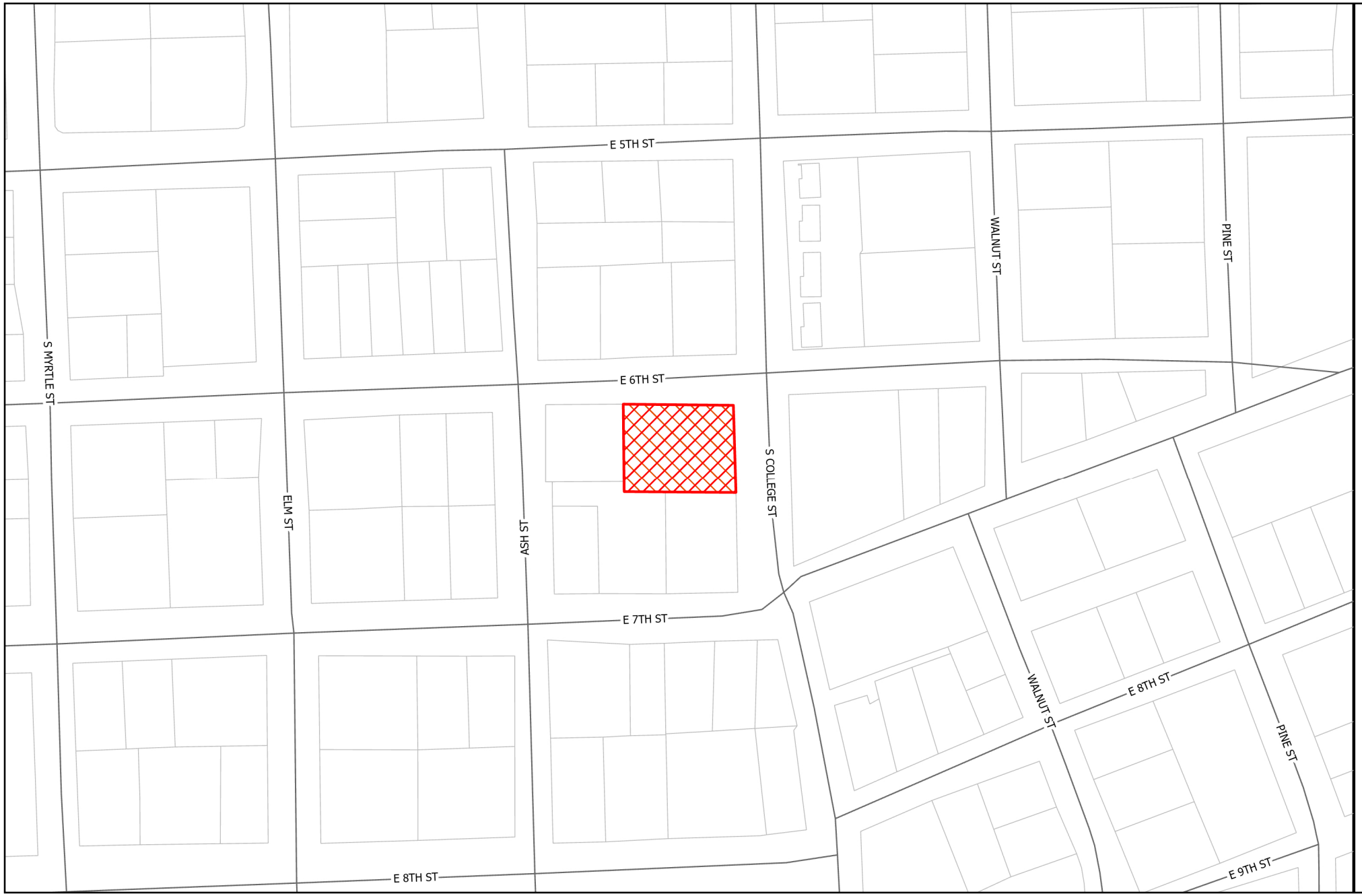
Based on the findings listed in the staff report, staff recommends ***DENIAL*** of the following scopes of work:

1. New dormer

The garage is designed to be subordinate to the primary structure, and incorporates features found on the main structure. The rear porch conversion will minimally impact the structure from the perspective of the street, and is on a non-original portion of the structure. However, the integrity of the structure has already been impacted by the side addition, but the historic portion of the structure is still recognizable. The dormer addition will erode the remaining integrity of the structure from the front façade.

HARC Motions to Consider

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



GEORGETOWN
TEXAS
more than welcome

Location

2025-40-COA

Exhibit #1

Site
Parcels

N

0 100 200
Feet

ELSASSER
ARCHITECTURAL
INC.
ARCHITECTURE AND PLANNING

P.O. BOX 833 GEORGETOWN, TX 78627
(512) 930-5353 FAX (512) 930-2618

Historic and Downtown Planner
City of Georgetown Planning Department
406 W. Eighth Street
Georgetown, Texas 78626

August 21, 2025

RE: **Letter of Intent**
602 College Street
Georgetown, Texas 78626

Addition of a new detached two car garage on the North side of existing residence, set back approximately 48'-8" from property line. New roof dormer at second floor to add restroom and make existing bedroom comply with egress requirements, and the repair/replacement of rear deck, stairs and enclosure of existing rear porch. Conversion of existing basement level garage into A/C space. Repainting of the exterior of entire residence.

602 College Street
Georgetown, Texas 78626

This Letter of Intent is submitted as a part of the submittal requirements to obtain a Certificate of Design Compliance (CDC) from the Historical Preservation Officer (HPO).

The existing residential dwelling was constructed in 1920. The Historic designation by style is considered none by Historic Documentation, however the existing layout would indicate a Bungalow Plan with Moderate Craftsman detailing, prevalent in the 20's. The residence is a two-story structure, and pier and beam foundation, with slab on grade one car garage basement level. The residence has been utilized for domestic purposes and owned by several owners since 1920. A family room with basement level single care garage appears to have been added sometime in the mid to late fifties on concrete slab construction.

The structure exists on the Lots 1 and part of lots 2, 7, and 8, Block 35, Glasscock Addition, and is located in the Old Town District and is a Low Priority Historic The existing structures exterior materials consist of horizontal siding on the original façade College Street and E. 6th Street, and rear yard and side yard.

The height of the existing residence as determined by City of Georgetown UDC Sec. 6.040030 Building Height is 21'-0". The intent of this project is to repair and replace a severely damaged rear deck structure, remove garage door on side facing 6th street, and provide new construction of a second story dormer to meet traditional Craftsman detail as indicated on plans, enclose existing screened rear porch and renovate existing basement level garage while adding new detached garage.

The Scope of this project follows:

1. Rear Deck: Repair and remove the majority of the damaged floor joists and supporting four-by-four columns with new materials. Old floor decking is termite destroyed and dry rot in several areas.
2. The main structure currently has second floor bedroom with two 2840 single hung windows facing East and West. Construction of a new restroom utilizing a shed dormer is to be added to the South facing elevation with new windows that allow for required egress out of bedroom. The new dormer is set back from the front facing façade 8'-5" and will not impact the street facing facade
3. A new 2-vehicle detached garage shall be added to the South side of Residence set back from property line 48'-8" along College Street.
4. The North facing exterior wall has a existing garage door that is to be removed and replaced with horizontal siding to match the existing siding.
5. Existing rear yard facing screened deck (Main Level) to be removed and replaced with new deck, new columns and enclosed with new wood single hung windows and horizontal siding and trim to match existing.
6. Basement level beneath the rear yard facing screened deck is to be enclosed, new wood single hung windows to be added and horizontal siding and trim to match existing.

The existing paint colors for siding and trim shall match the rendering included in this presentation. Paint to be as follows:
Siding – Sherwin Williams Comfort Grey – SW 6205
Trim – Sherwin Williams Pure White – SW 7005

This minor renovation to the existing structure and the secondary structures meets Design Guidelines by providing materials and colors more indicative of a Craftsman Bungalow Style and ties all structures on the Site to one Style indicative of the original 1920 construction date. It will also create a safe, livable structure which will be much more befitting of the neighborhood architecture.

Sincerely,

Richard Elsasser, NCARB
Elsasser Architectural, Inc.

Ms. Olivia Beams
Historical Preservation Officer
406 W. Eighth Street
Georgetown, Texas 78626

October 7, 2025

RE: Response Letter and Documentation
HPO Comments Dated 10-07-25
602 College Street
Georgetown, Texas 78626

The following letter is in response to comments provided by Historic Downtown Planner Olivia Beams. The responses will refer to previous submittals provided to HARC for Certificate of Appropriateness. The new responses shall be based on a numerical order of City Planning Comments dated 10-07-25. The original architectural drawings have been updated reflecting the comments, changing some materials, adjusting items for architectural harmony and verifying existing conditions which already conform to HARC Design Guidelines.

The existing residential dwelling was constructed in 1920. The Historic designation by style is considered (none indicated) by Historic Documentation; however the existing plan and architectural detailing would indicate a Bungalow Plan with moderate Craftsman detailing which was prevalent in the 20's. The residence is a one-story structure from the east facing façade on College Street with a sub-grade basement level, due to a minus 7 feet grade change to the west and street facing façade on 6th Street. A family room with a sub-story basement level single-car garage appears to have been added sometime in the mid to late fifties with a concrete bearing slab.

The following comments are in response to the First Review and are numbered in a numerical order of comment statement in red:

1. **Provide photos of the structure on all sides.**
Photos on all exterior elevations have been provided on new **Sheet HR 2.0 Existing Photos**.

2. **Current Photos of the site, structure, and/or condition.**
See photos on **Sheet HR 2.0 Existing Photos**.

3. **Include setbacks on overhead site plan.**
See Sheet **A-1.0 Site Plan** with setbacks of all structures noted and clouded.

4. **Dimensions of the site and all improvements, to include setbacks (existing and proposed) and building separation.**

   See **Sheet A1.0 Site Plan** with setbacks of all structures and new improvements with actual current code setback lines and existing setbacks and proposed building separation.

5. **Existing and proposed buildings and additions.**

   See **Sheet A1.0 Site Plan** for Addition 1-Detached 2 Car Garage, Addition 2, new- Subgrade Level Stair Landing (existing 1st Story Deck extension) to Addition 3-First Story Stair Landing.
   Only three new additions are proposed on this project, the remaining construction is considered Renovation or Alteration.

6. **Provide material information for the deck repair. Wood would be appropriate for the deck repair.**

   Deck shall be pressure treated 2x6 flat with 3/16" spacer gap, stained with transparent stain "Comfort Gray". RE: **Materials SAMPLE SHEET HR1.0**
   Materials SAMPLE SHEET HR1.0

7. **Provide material information for new garage door.**

   The new garage door shall be horizontal wood board surface 6" wide boards painted "comfort Gray with "white trim." RE. **Sheet A3.0 Exterior Elevations** and **Materials SAMPLE SHEET HR1.0**

8. **Provide images of the new roof material. Per Design Guideline 3.5.E.F (page 186 of Design Guidelines) Appropriate roof materials are: "Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18" wide pans. "Provide the type standing seam metal, with the measurements of the seams and the pans to confirm compliance.**

   The existing panelized metal roof appears to be no more than 5 years old; the panels are 18" with a lap seam. There is easily 20 years of projected good ware on the roof now. We have inspected the existing roof to provide this information. The owner has no desire to replace the entire roof, as it is far superior to an asphalt composition roof, which would be acceptable to HARC Design Guidelines. The new South dormer will reuse the existing panel roof from availability of on-site material, to match the entire existing roof. The Garage and existing Sunroom transition roof renovation will require new roofing. This roofing shall be installed as new roof on the Garage and replace existing sunroom porch roof on the west elevation in accordance with the material selections, which meet HARC standing seam guidelines. RE: **Materials SAMPLE SHEET HR1.0**
   (When the existing metal roof needs replacing in 20 years, the replacement metal roofing shall match the proposed new roofing.)

9. **Can you please provide a larger version of 3-D renderings.**

   Please see attached **HR 3.0 East View, HR 3.1 Southeast View, HR 3.2 West View, HR 3.3 North west View.**

10. **Please provide the new Floor-to Area ratio. Per UDC 4.08.080, FAR shall not exceed .45. Please also provide information on the proposed impervious coverage and square footage of the new additions. Please provide the square footage of the new garage.**

    See **Sheet A1.0 Site Plan** to find the following information:

    Total Site Area

    17,486.50 sq. ft. (.4014 Ac.)

    Total Building Footprint Area

    Including proposed Garage and new

    First Story deck: 3,224 sq. ft.

    F.A.R. 18.8% < 45%

11. **Per Design Guidelines 3.4.c.3-"a. When a 2-story addition is added onto the rear or side of an existing home, and the addition extends past the rear wall of an adjacent house there may be no windows placed on the second floor that exceed the rear of the neighbor's rear wall. The exception the windows are allowed if the sill height is 65 inches or greater.**
    This does not appear to meet this Guideline.

    Please see attached revised **Sheet A-3 Exterior Elevations**. Looming requirements for Second story windows are not required for two reasons. All new West Elevation first floor windows (second level) exist in an existing structure "to be renovated". The existing screened Sunroom openings are at 2" above floor elevation. See **Sheet HR2.0 Existing West Elevation**. This addition was built sometime in the 50's. The scope of this renovation is providing new windows into a renovated structure which (presently) is structurally inadequate, hence the requirement for upper level and lower-level structural renovations. This is **not** an addition; it is the existing structure. RE: **Sheet 2.2 Ground Floor and Renovated Basement Plan** and **Sheet 2.1 First Foor Grade Deck and Structural Alterations with new Sunroom**. Also, looming for the First Floor (West Elevation Second Level) Sunroom does not meet Design Guideline requirements for looming, as windows do not encroach on the rear yard of the West neighboring site. RE: See **Sheet A1.0 Site Plan** with revised silhouetted adjacent residence.

12. **Can these elevations be placed on individual sheets to assist with clarity.**

    Please See Attached HR Sheets ?

13. **Provide a window schedule with measurements and sill heights of all the new windows.**

    Please see revised **Sheet A2.0 Floor Plans** and **Sheet A3.0 Exterior Elevations**. Sizes and types for all windows are located at each new individual window location on **Sheet A2.0 Floor Plans**. A revised sheet **A3.0 Exterior Elevations** has been included to show all new windowsill heights, dimensioned on the elevations. All head heights are the same at each level, as indicated graphically and by the window calls on the floor plan.

14. **The new dormer windows also do not appear to meet the Design Guidelines for looming.**

Please see **Sheet A1.0 Site Plan**. Adjacent neighboring residence structure silhouettes have been placed on the adjacent site to the South. Per measurements and existing conditions, the existing residence does not extend past the South adjacent Residence rear wall, therefore the looming effect for second stories does not apply.

The required Second Means of Egress Window for bedrooms cannot have a sill height any higher than 40" above finished floor in a second level Bedroom. This code requirement has been enforced since the 1985 International Building Code, which makes the existing Master Bedroom, non-compliant with Life Safety Standards enforced by Georgetown IBC 2021 Building Code. If looming for this renovation were required, the second level Bedroom would not be allowed due to sill height requirements. The dormer Alteration to this elevation is to meet required secondary egress requirements for a bedroom and to provide a bathroom and shower to the existing Master Bedroom. Hence, reuse of existing closet storage space in the existing roof and altering to a new required habitable height (min 80") per IBC is necessary that this dormer provide both requirements at one location.

15. **What is the Roof pitch of the existing structure? Per Design Guidelines 3.5.1.4, New Garages or carports must be compatible in style, size, material, roof profile and details with the historic principal building on the lot. Please ensure that the new garage will have the same roof pitch as the existing structure.**

Please see **Sheet A3.0 Exterior Elevations**. The East Exterior Elevation indicates that the new garage roof pitch is an 8" to 12" roof pitch, matching the existing main structure and primary and defining elevation of this residence. Horizontal siding is matching the existing residence siding; The new garage door (wood) will match the horizontal siding pattern with 6" wide boards. The gable end of the garage has intentionally been faced fronting College Street, to repeat the gable element which relates to the main structure. Architectural Knee braces matching the existing residence will be affixed to the gable rakes per the original structure.

16. **Per Design Guidelines 3.5.E.2, (pg. 185): Dormers can be appropriate, but must be designed so that there is a relationship to windows on the main building. There does not appear to be a relationship to the building from the front. Additionally, Dormers on the side should not occupy more than 60% of the roof plan. The proposed side dormer occupies a significant portion of the roof plane, and impacts the most character defining façade of the home. Can the dormer be placed elsewhere on the structure? Or reduce the size?**

Please see **Sheet A3.0 Exterior Elevations (South Elevation)** and **Sheet A3.2 South Exterior Elevation**. The windows placement, functional to the design of the space make up of the resulting dormer is very much a standard of architectural design factor in all architectural design. ("Form follows function") The proposed (side) dormer alteration has been purposefully located on the South façade for two reasons. The first reason is the requirement of a second level bathroom and shower attached to the existing Master Bedroom, and the need to have an 1985-2021 IBC Code requirement of Second Means of Egress from an exterior window with a sill height of no more than 40" above finished floor. (See Response above to HPO comment #14) The Width of this Dormer is 19' wide facing South on an existing South facing roof plan of 40' wide. The 47% coverage meets Building Structure Guidelines of a maximum of 60%. This Dormer is very similar in proportion to

a very similar dormer (see attachment) covering **Chapter 3.5 Building/Structure Guidelines** p. 180 of Historical Design Guidelines. The Windows have been adjusted since the 1st submittal to uniformly and symmetrically align the windows to the dormer structure while aligning with the existing lower-level windows. This qualifies the window relationship with other windows in the main building. Finally, most character defining Façade is the East Facing 602 College Street Façade, The main elevation that HARC wants to Preserve. Sometimes when the layperson views two-dimensional design orthographic exterior elevations, a sense of depth is lost in by viewing all Elements on one plane. The original East Elevation remains intact and unscathed by this dormer addition and the Garage because of their Depth to the Main façade depth. The dormer is located 11' to the west of the Main house gable and an additional 8', a total of 19' from the main entry gable. The west faced of the detached Garage is 28' to the West of the Main Gable. The Existing very large Pecan Tree to the South of the proposed Garage obscures a lot of the new detailing, but all existing mature landscaping is good.

Sincerely,

Richard Elsasser, NCARB
Elsasser Architectural, Inc.

Ms. Olivia Beams
Historical Preservation Officer
406 W. Eighth Street
Georgetown, Texas 78626

December 11, 2025

RE: COA Replacement Documents
and Additional Old Town Residence Photos
of Similar proposed 602 College Street Dormer
Addition.
Georgetown, Texas 78626

Olivia,

Please find the following information to either replace or be added to COA Architect's first response dated October 14, 2025.

SHEETS TO BE REPLACED:

1. **Cover Sheet with revised Southeast College Street View.**
   The new Southeast rendering better conveys the size and separation of the new addition from the Steet facing façade.
2. **Sheet A3.0 EXTERIOR ELEVATIONS**
   A window has been added to the Garage Door on the East Elevation.
3. **Sheet A3.2 SOUTH SIDE ELEVATION: ENLARGED SCALE TO ¼" = 1'-0".**
   This sheet has been added to convey dormer proportion to existing side elevation roof.
4. **Sheet A3.4 EAST ELEVATION: ENLARGED SCALE TO ¼" = 1'-0"**
   Revised to show new garage door window.
5. **Sheet HR 3.1 Enlarged Southeast View from College Street Rendering.**
   Enlarged for HARC Presentation

SHEETS TO BE ADDED:

1. **Sheet HR 2.1 OLD TOWN existing photos of similar Side Elevation and Front Elevation Dormers of existing residence with similar likeness and proportion of proposed 602 College Street Residence.**
   The Owner has requested these Photos be presented to HARC for similar likeness of Old town residence with same style and proportion to Proposed 602 College Street.

If this submittal would be easier for you to upload with the complete package please advise and we will proceed accordingly.

Thank you for your help to this important revision and update for HARC review.

Sincerely,

Richard Elsasser, NCARB
Elsasser Architectural, Inc.

ERICA AND RYAN MCMAHON ADDITION AND INTERIOR RENOVATIONS
602 COLLEGE STREET
GEORGETOWN, TEXAS 78626



EAST VIEW FROM COLLEGE STREET



SOUTHEAST VIEW FROM COLLEGE STREET

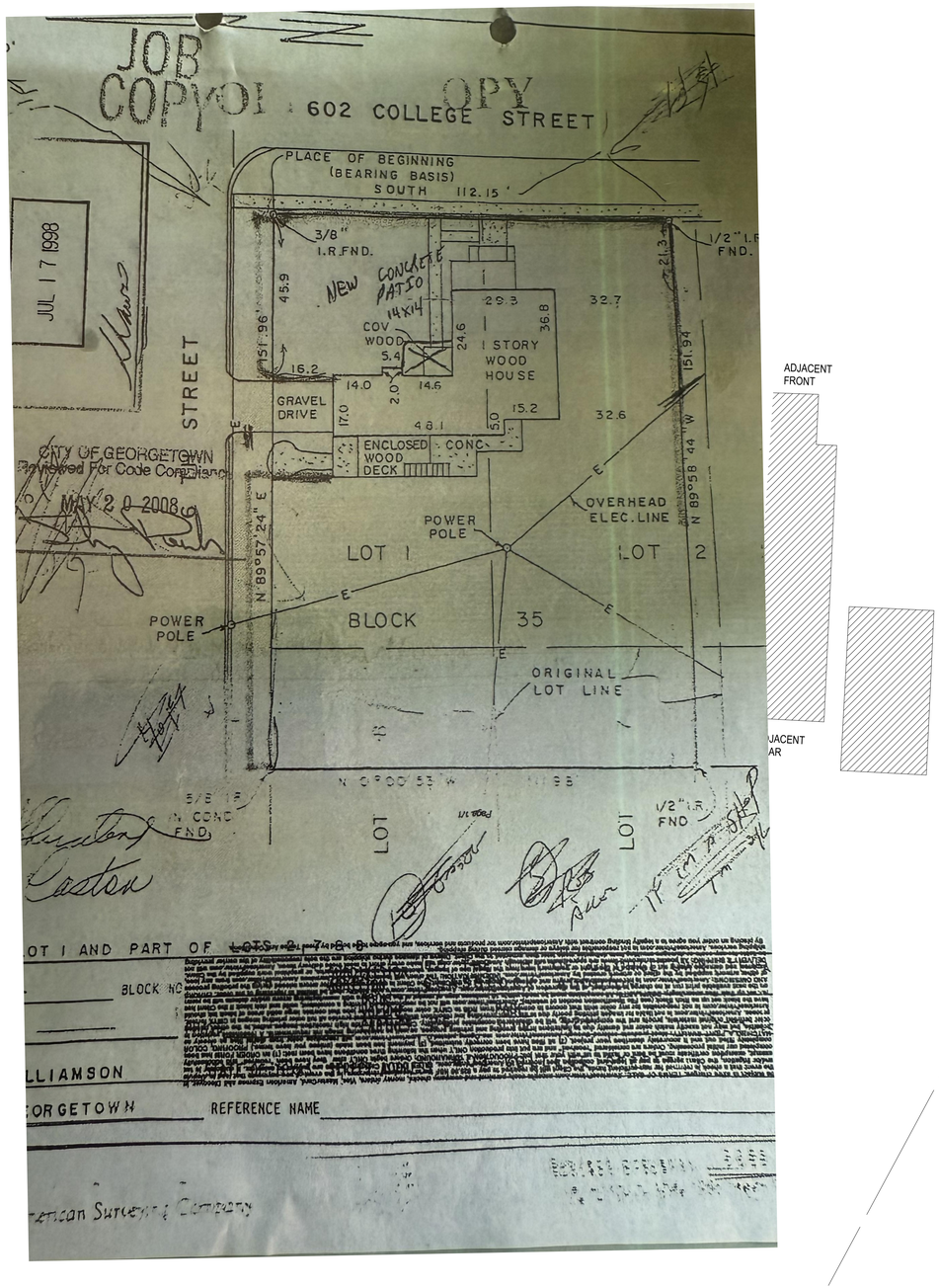


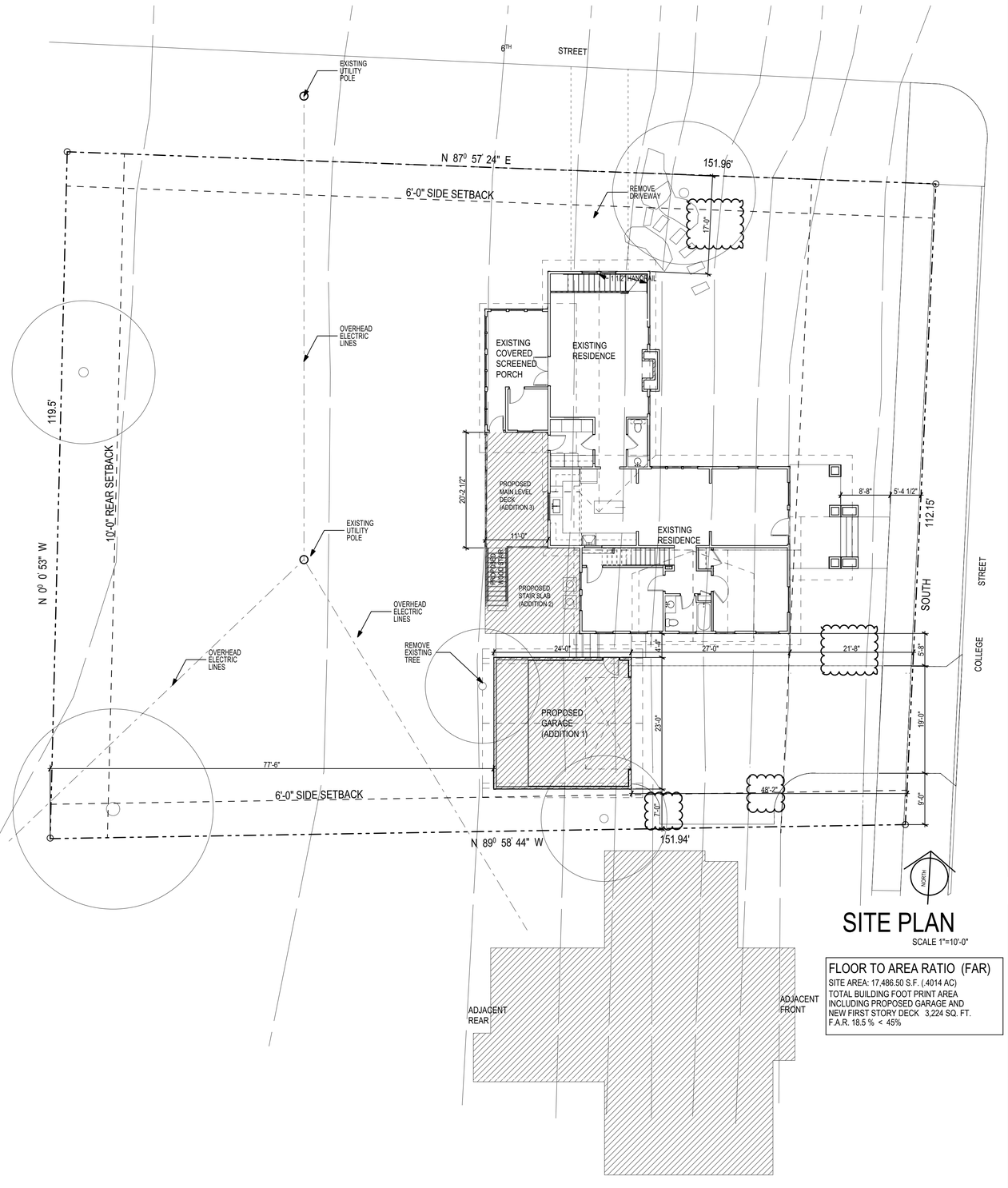
WEST VIEW FROM REAR YARD



NORTHWEST VIEW FROM 6TH STREET

DRAWING SCHEDULE		
SHT. NO:	ARCHITECTURAL:	DATE:
A1.0	SITE PLAN, SURVEY	
A1.1	DEMOLITION PLAN AND NOTES	
A1.2	EXISTING SUB GRADE LEVEL SUN ROOM REPLACEMENT, SLAB AND ADDITION, W/ NEW GARAGE FND. PLAN	
A2.0	REMODELED 1ST FLOOR PLAN AND 2ND FLOOR PLAN	
A2.1	FIRST FLOOR (GRADE) PLAN FLOOR FRAMING REVISIONS PLAN	
A2.2	OVERALL (1/8" = 1'-0") BSMT. PLAN, 1ST FLOOR GRADE PLAN, AND 2ND FLOOR PLAN	
A2.3	NEW ROOF FRAMING PLANS AND REVISIONS 1ST FLOOR (GRADE) PLAN AND 2ND FLOOR PLAN.	
A3.0	EXISTING EXTERIOR ELEVATIONS W/ REVISIONS AND NOTES	
A4.0	INTERIOR ELEVATIONS, CABINET ELEVATIONS AND CROSS SECTIONS.	
E1.0	OVERALL (1/8" = 1'-0") BSMT. PLAN, 1ST FLOOR GRADE PLAN, AND 2ND FLOOR PLAN ELEC. ADDITIONS AND REVISIONS.	
	STRUCTURAL FOUNDATION PLAN	
S 0.0	NOTES	
S 1.0	EXISTING SUNROOM FOUNDATION REPLACEMENT, NEW GARAGE FND. PLAN	
S 02	SECTIONS AND DETAILS	





SITE PLAN

SCALE 1"=10'-0"

FLOOR TO AREA RATIO (FAR)

SITE AREA: 17,486.50 S.F. (.4014 AC)
TOTAL BUILDING FOOT PRINT AREA INCLUDING PROPOSED GARAGE AND NEW FIRST STORY DECK 3,224 SQ. FT.
F.A.R. 18.5 % < 45%

ELSASSER ARCHITECTURAL INC.
ARCHITECTURE
DESIGN / PLANNING
P.O. BOX 833
GEORGETOWN, TEXAS78627
(512) 930-5353, (512) 930-2618 FAX
WWW.EAI-TX.COM

PLAN REVISIONS

NO.	DESCRIPTION	DATE

ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT
WILLIAM R. ELSASSER
STATE OF TEXAS

05/25/2025

ALL RIGHTS RESERVED. ALL DESIGNS AND DRAWINGS ARE THE SOLE PROPERTY OF ELSASSER ARCHITECTURAL, INC. AND MAY NOT BE ALTERED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN CONSENT.

DATE
06/10/25

ARCHITECTS PROJECT NUMBER
25009

A1.0

DEMOLITION NOTES:

01 EXISTING PLUMBING FIXTURES TO BE REMOVED, RECONNECT EXISTING PLUMBING LINES (WASTE AND SUPPLY) TO NEW FIXTURES AND LOCATIONS. CAP NON-USED DRAIN LINES, VENT LINES AND WATER LINES.

02 REMOVE EXISTING CABINETS AND COUNTER TOPS, REPAIR, PATCH, PAINT WALL WHERE REQUIRED.

03 AFTER REMOVAL OF GRADE LEVEL SUN ROOM SHED ROOF, AND AND SUNROOM AND UTILITY ROOM FLOOR, REMOVE ALL SUPPORTING COLUMNS TO.

04 EXISTING ELECTRICAL TO BE REMOVED IN THIS WALL.

05 REMOVE EXISTING STAIRS , STOCK PILE USABLE MATERIAL.

06 REMOVE REMOVE EXISTING DETERIORATING SLAB (SHADED -HATCHED AREA) REPLACE WITH NEW SLAB PER ENGINEER DRAWINGS. (RE: SHT A1.2 EXISTING FND. CHANGES AND NEW FOUNDATION PLAN.)

07 REMOVE EXISTING CEMENT PLASTER BATTERS AND REPLACE WITH 2X2 PT. STUDS @ 24 " O/C W/ 2 COAT PLASTER ON METAL LATH, RESTING ON PRESSURE TREATED 4X6'.

08 REMOVE EXISTING SCREENED PORCH RAFTERS AND ROOF. PROVIDE TEMPORARY WEATHER PROTECTION FOR FURTHER CONSTRUCTION.

09 EXISTING DOORS TO BE REMOVED,REPLACE W/ NEW FLUSH METAL DOOR (3^{0}x6^{8}).

10 REMOVE EXISTING PORCH DECK, JOISTS AND SUPPORT STRUCTURE. CAP EXISTING WATER AND WASTE LINES TO BE REROUTED TO ADJACENT UTILITY ROOM. REPLACE WITH NEW MATERIAL PER FRAMING PLANS. (SHT. A2.2 FRAMING)

11 EXISTING COLUMN TO BE REPLACED WITH NEW COLUMNS AND BEAMS. RE:FRAMING PLAN SHT. A2.2

12 EXISTING OVERHEAD DOOR TO BE REMOVED

13 EXISTING WALLS TO BE REMOVED AT SHADED WALL PORTION. REFRAME ACCORDING TO SHT. A2.0 NEW FLOOR PLAN

14 EXISTING WALL TO BE REMOVED , RE: SHT A2.2 NEW FRAMING PLAN

15 EXISTING DOOR AND SIDELITES TO BE REMOVED AND REFRAMED WITH NEW SIDING TO MATCH EXISTING. RE-INSULATE PER SPECIFICATIONS AND INTERIOR FINISH WITH 1/2" DRYWALL .

16 REMOVE EXISTING CONCRETE SIDEWALK, CONCRETE ELEVATED PORCH SLAB AND CONCRETE STEPS, EXCAVATE EAST FACADE WALL TO 1' BELOW FINISH SLAB ELEVATION WASH CLEAN MASONRY WALLS, PROVIDE MEBRANE EXTERIOR WALL WATER PROOFING , PROVIDE PERFORATED 4" PVC DRAINAGE PIPEING COVERED WITH MINIMUM 12" PEA STONE COVER. RUN PVC. PIPEING AROUND NORTH END OF REIDENCE TO DAY LIGHT FROR FOUNDATION DRAINAGE.

17 EXISTING METAL ROOF (MAIN LEVEL SCREENED PORCH SHED) TO BE REMOVED AND NEW 3/12 PITCH NEW METAL MATCHING ROOF TO BE INSTALLED WITH NEW FLASHINGS PER FRAMING PLANS AND EXTERIOR ELEVATIONS (EXISTING ROOFING REMOVED CAN BE RE-USED) SAVE IN PROTECTED LOCATIONS FOR RE-USE).

18 REMOVE EXISTING MASONRY CHASE AT ALL FLOOR LEVELS, PATCH PENETRATION HOLES AND ATTACHMENT VOIDS WITH SIMILAR ADJACENT MATERIALS.

19 REMOVE SHADED PORTION OF WALLS TO EQUAL DIMENSIONS, PROVIDE CASE OPENINGS AT 8'-6" WIDE AND 8'-0" HEIGHT.

20 REMOVE EXISTING CAST IRON WOOD BURNING FIREPLACE, REMOVE TILE HEARTH, REPAIR FLOOR, WALL AND CEILING OPENINGS, ADJACENT EXISTING MATERIALS.

21 REMOVE AND REPLACE SHADED WALLS TO FINISHED DIMENSIONS OF (3'-1") A WIDER NEW OPENING INDICATED ON SHT. A2.0 NEW FLOOR PLAN.

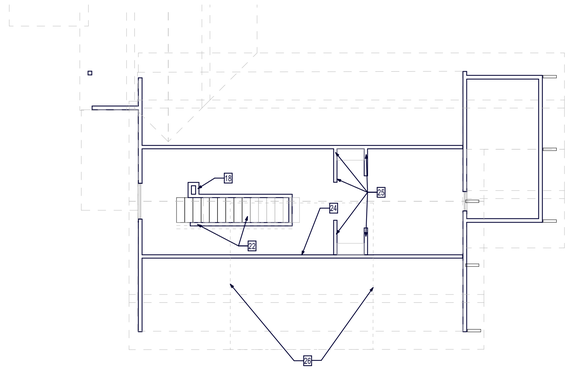
22 REMOVE EXISTING STAIR AND REVERSE DIRECTION WITH NEW STAIR ACCORDING TO SHT.A2.0 NEW FLOOR PLAN.MOVE THE SOUTH STAIR WALL 4" SOUTH REDUCING THE ADJACENT BEDROOM FOUR (4") INCHES.

23 RECONFIGURE EXISTING RESTROOM TO NEW LAYOU PROVIDED ON SHT. A2.0 NEW GRADE LEVEL FLOOR PLAN. PROVIDE NEW CAST IRON BATH TUB TILE SHOWER, NEW BATHROOM VANITY, NEW WATER CLOSET, AND REFRAME HALLWAY WALL TO ADD NEW LINEN CLOSET.

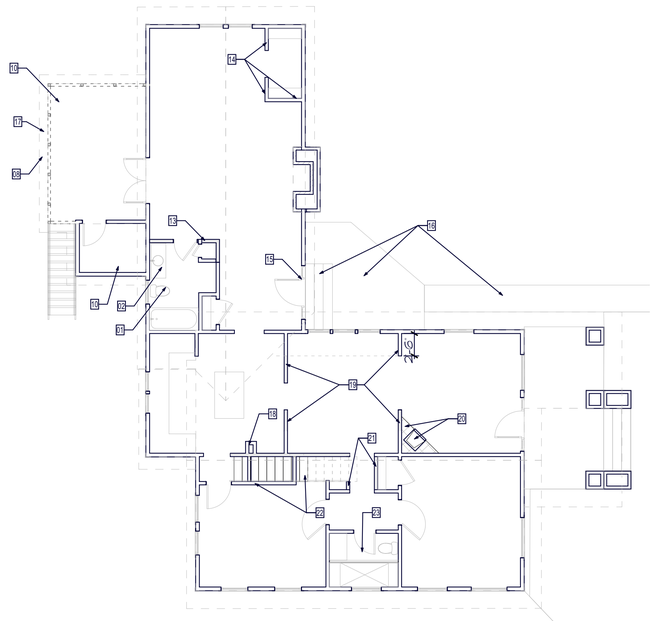
24 REMOVE EXISTING SHADED 5'-2" INTERIOR BEARING WALL AND REPLACE WITH APPROX. 9'.0" NEW (2X4@16" O/C) BEARING WALL.

25 REMOVE EXISTING EXISTING CLOSETS AND SHELVING AS INDICATED , REFRAME ACCORDING TO SHT. A2.3 NEW SECOND FLOOR PLAN

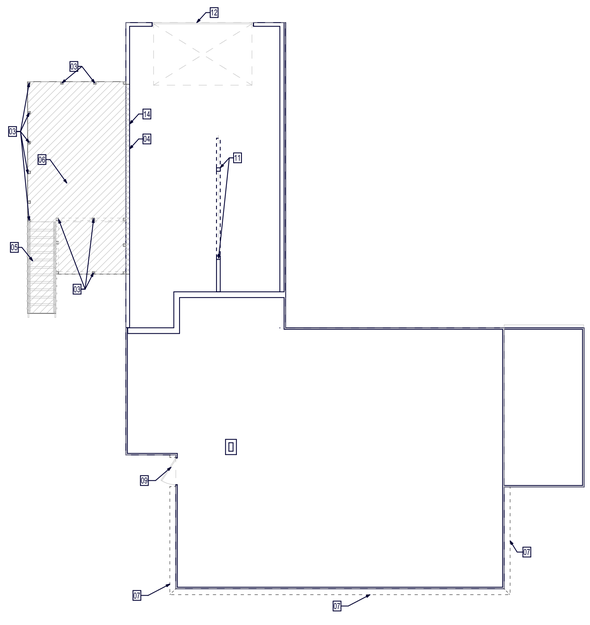
26 REMOVE EXISTING 8/12 PITCH ROOF AT LOCATION NOTED ON SECOND STORY. REMOVE METAL ROOFING AND RE-USE IF POSSIBLE, REMOVE RAFTERS , REUSE MATERIAL IF POSSIBLE, PROVIDE NEW 2/12 PITCH ROOF STARTING WITH NEW 7'4" BEARING WALL, PER RAMING PLAN AND EXTERIOR ELEVATIONS.



SECOND FLOOR
DEMOLITION PLAN
SCALE 1/8"=1'-0"



FIRST FLOOR/GRADE
DEMOLITION PLAN
SCALE 1/8"=1'-0"



BASEMENT/SUB-GRADE
DEMOLITION PLAN
SCALE 1/8"=1'-0"

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INC.

ARCHITECTURE
DESIGN / PLANNING

P.O. BOX 833
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PLAN REVISIONS

NO.	DESCRIPTION	DATE

ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT
WILLIAM E. ELSASSER
9334
STATE OF TEXAS

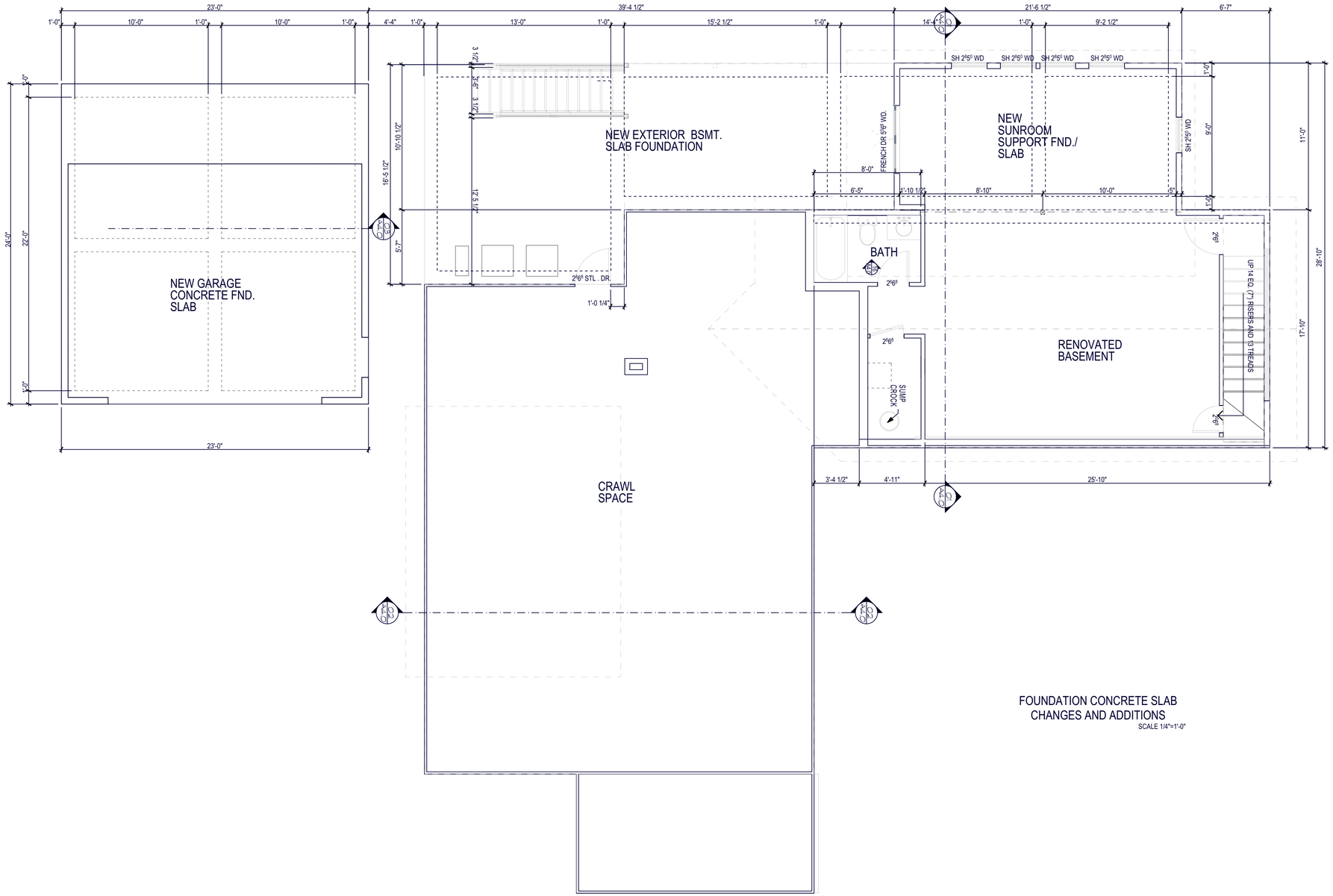
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25009

A1.1



FOUNDATION CONCRETE SLAB
CHANGES AND ADDITIONS

SCALE 1/4"=1'-0"

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602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT
WILLIAM C. ELSASSER
STATE OF TEXAS

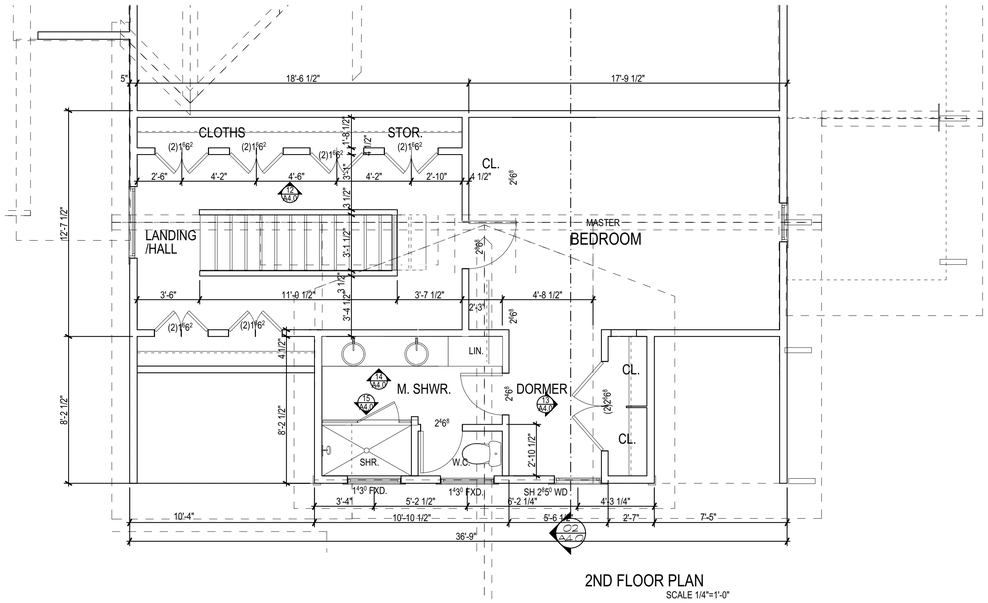
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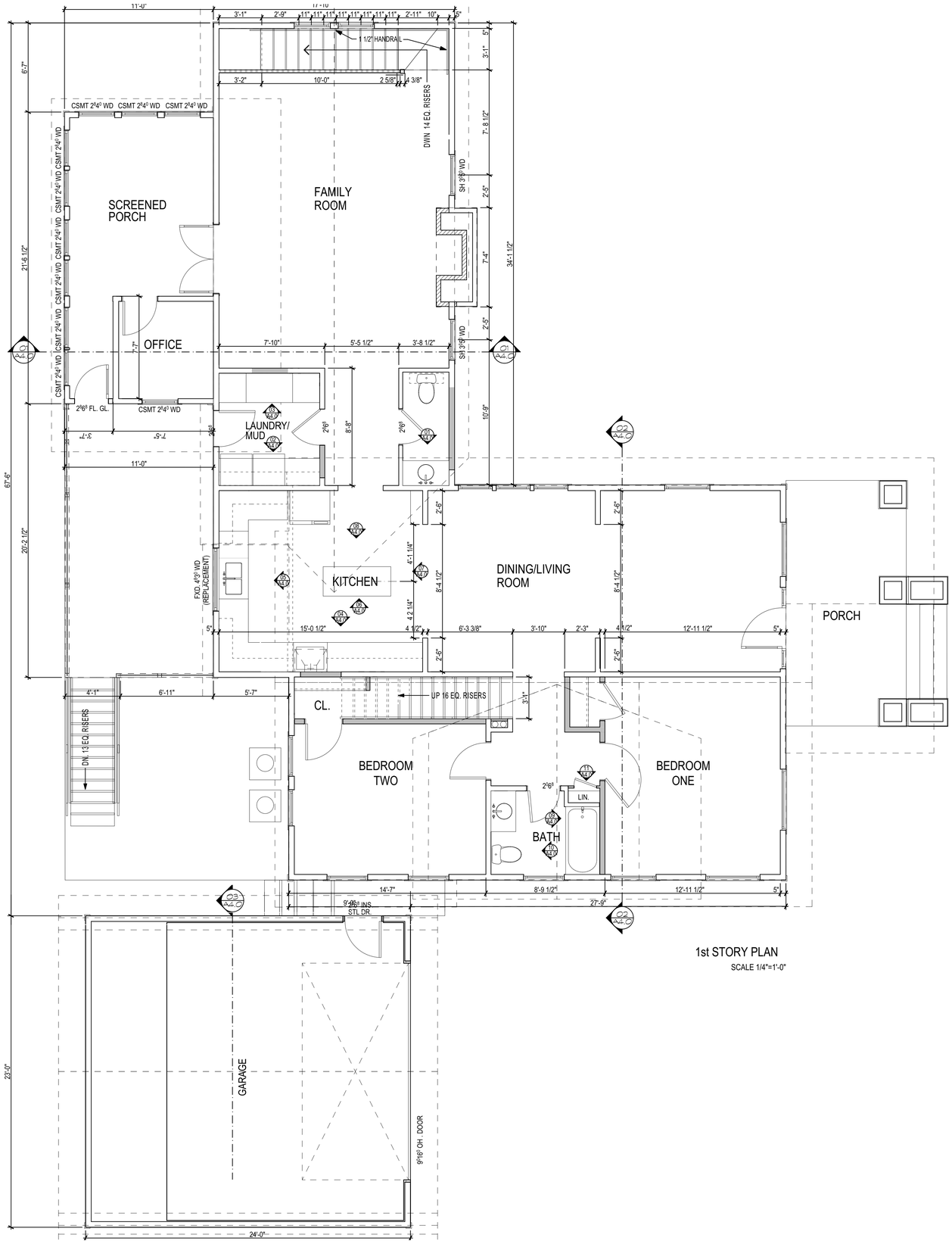
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A1.2



2ND FLOOR PLAN

SCALE 1/4"=1'-0"



1st STORY PLAN

SCALE 1/4"=1'-0"

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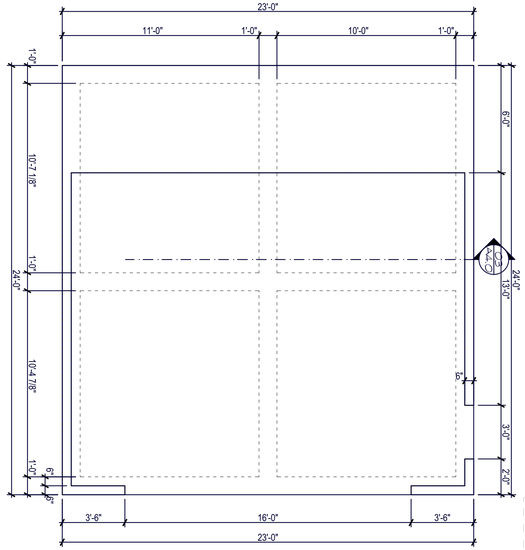
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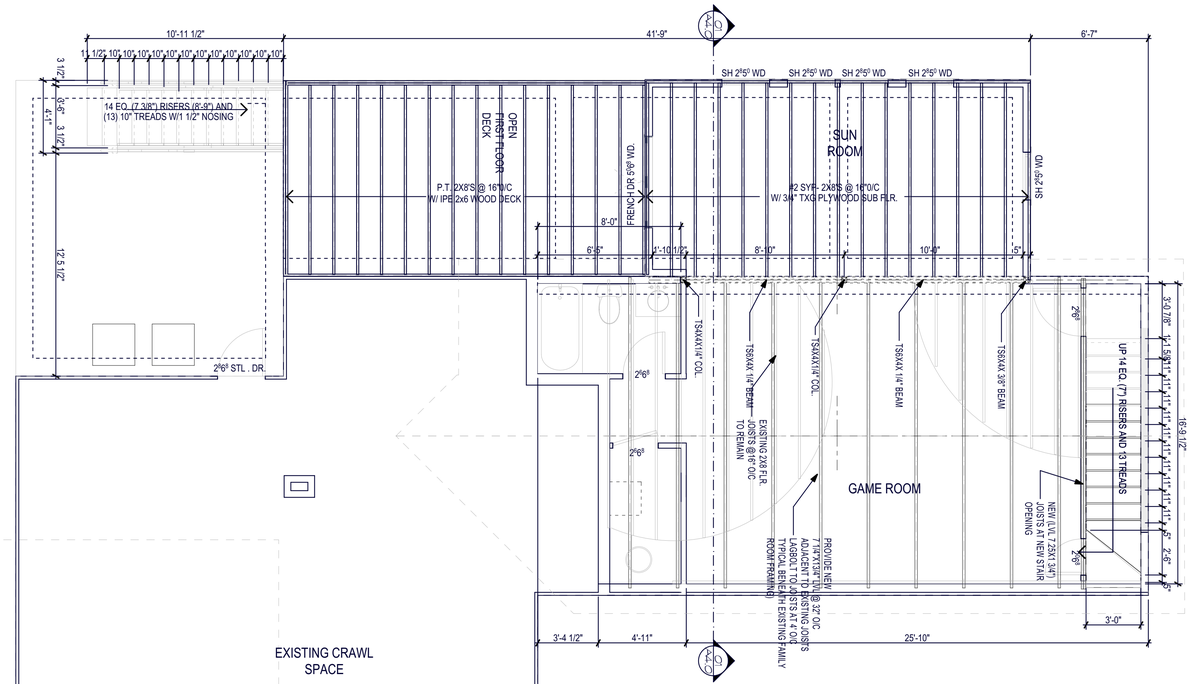
DATE
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ARCHITECTS PROJECT NUMBER
25009

A2.0



GARAGE FOUNDATION PLAN SCALE 1/4"=1'-0""



1ST FLOOR (GRADE) FLOOR/DECK
STRUCTURAL ALTERATION W/ NEW SUNDECK
STRUCTURAL REDESIGN AND NEW EXTERIOR
STAIR FRAMING PLAN SCALE 1/4"=1'-0""

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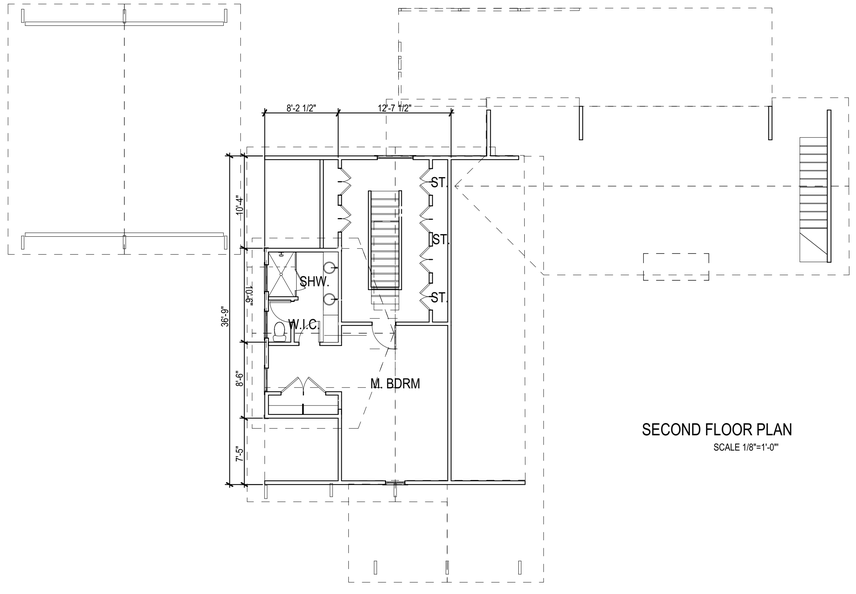
REGISTERED ARCHITECT
STATE OF TEXAS
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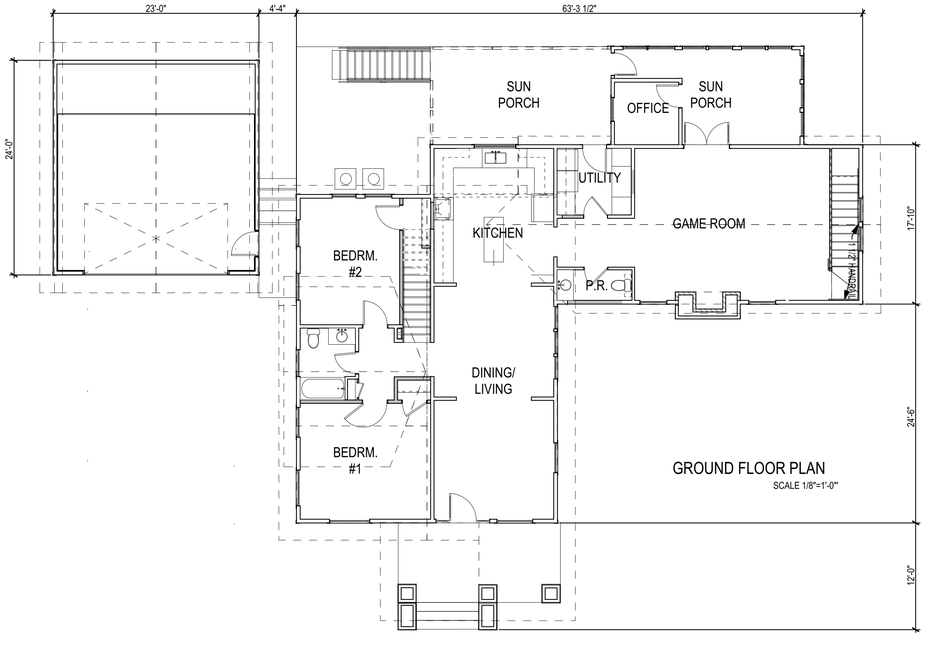
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A2.1



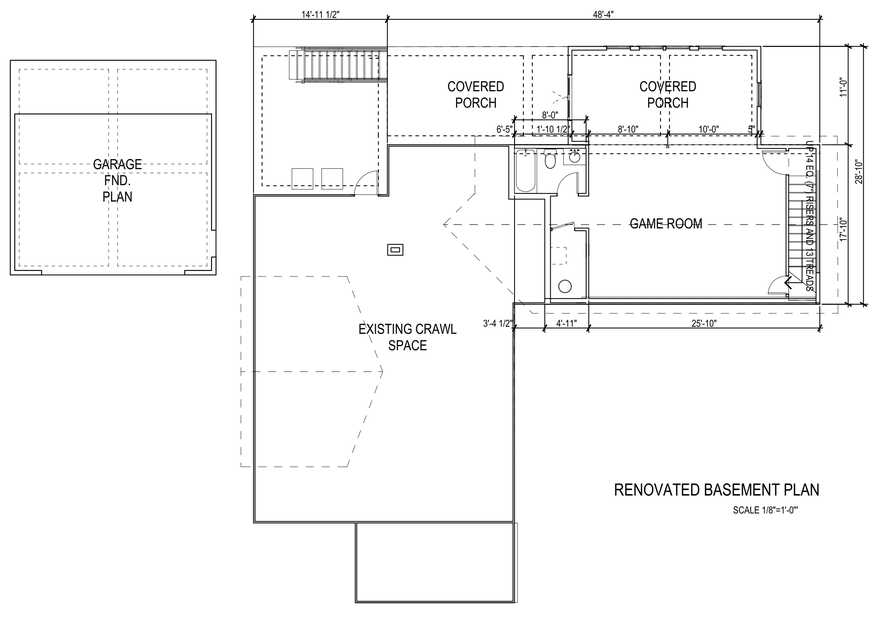
SECOND FLOOR PLAN

SCALE 1/8"=1'-0"



GROUND FLOOR PLAN

SCALE 1/8"=1'-0"



RENOVATED BASEMENT PLAN

SCALE 1/8"=1'-0"

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REGISTERED ARCHITECT
RYAN L. ELSASSER
STATE OF TEXAS

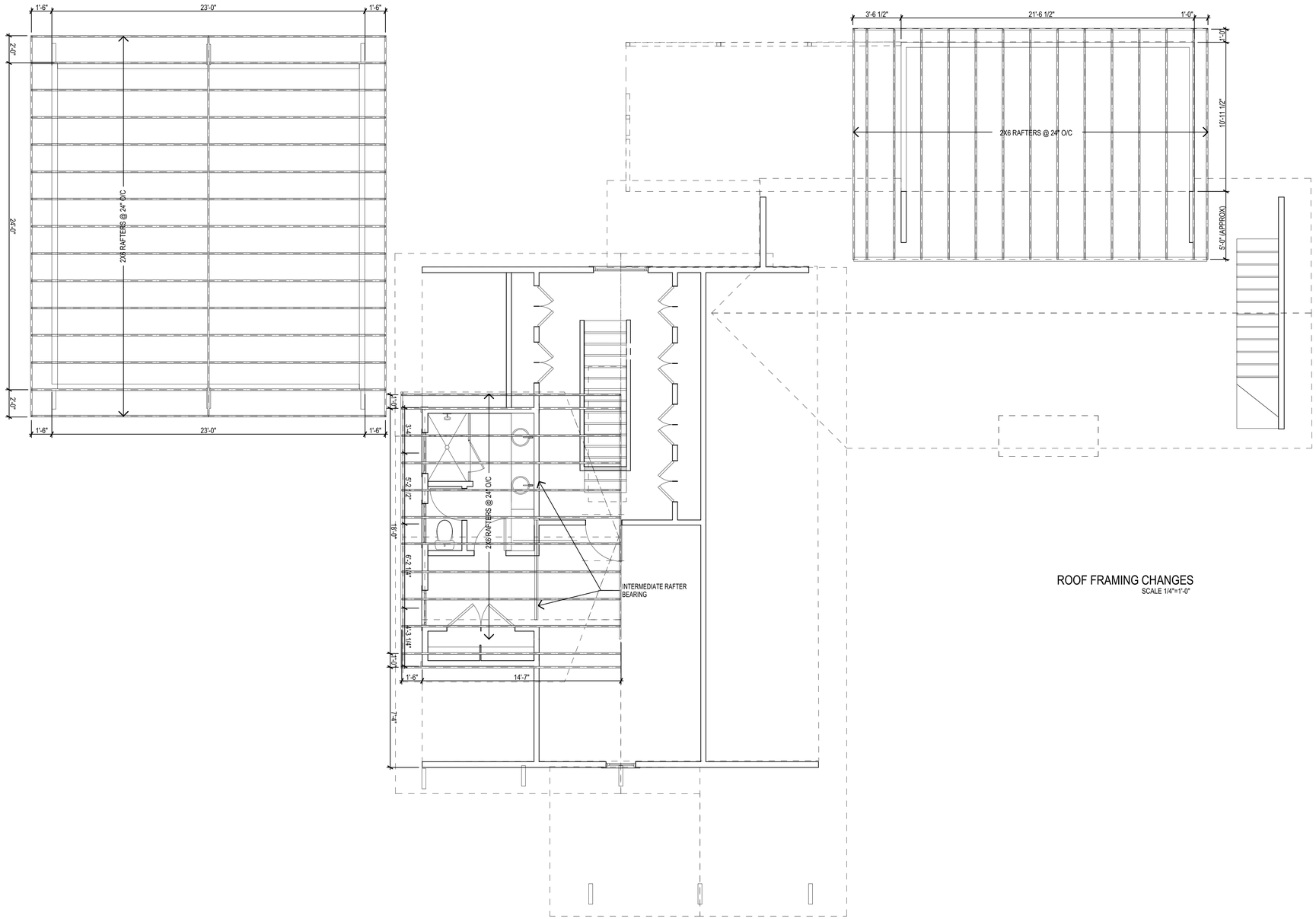
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A2.2



ROOF FRAMING CHANGES
SCALE 1/4"=1'-0"

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01	ADDENDUM 1	09.02.2022

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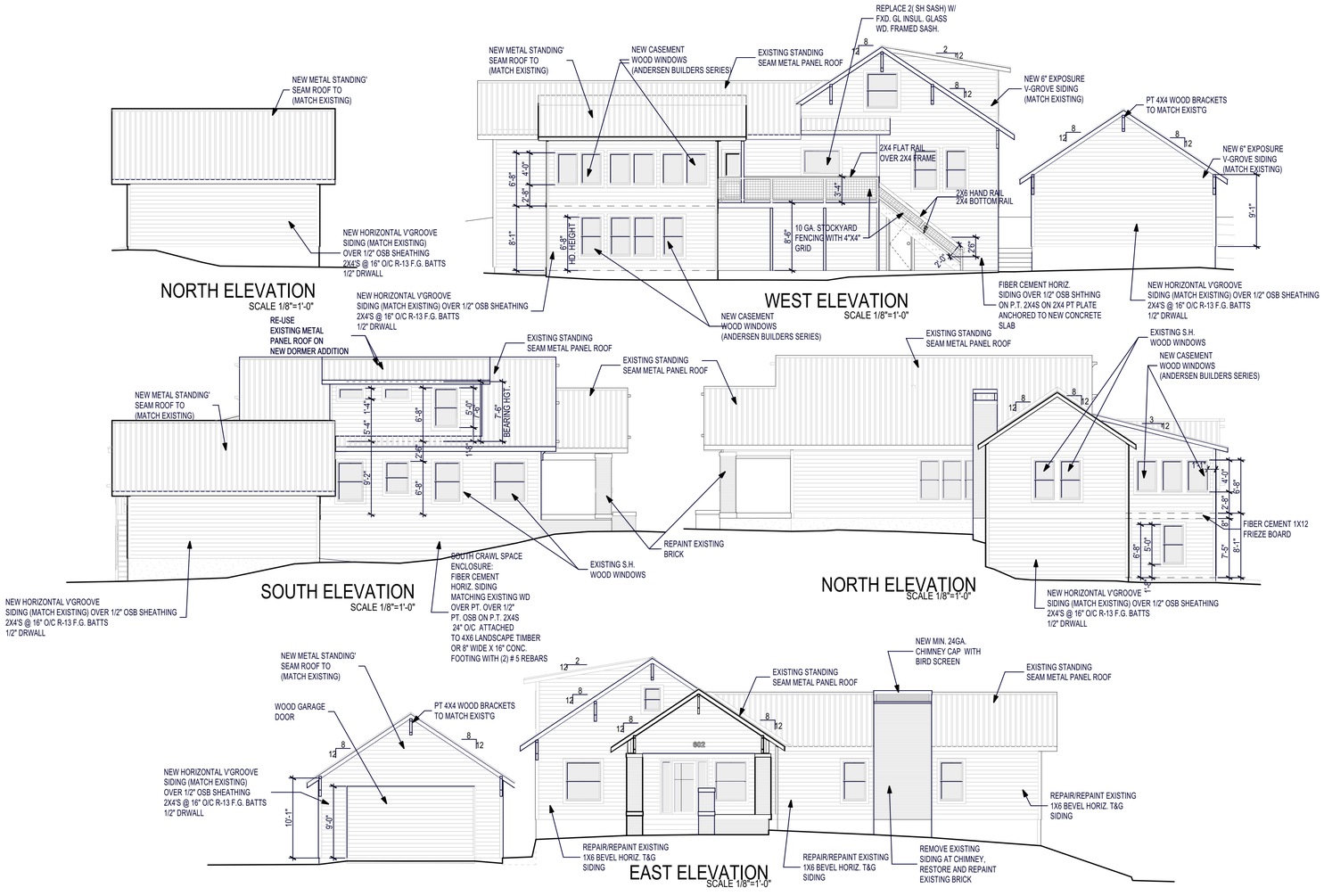
REGISTERED ARCHITECT
JOSEPH RYAN ELSASSER
STATE OF TEXAS
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ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

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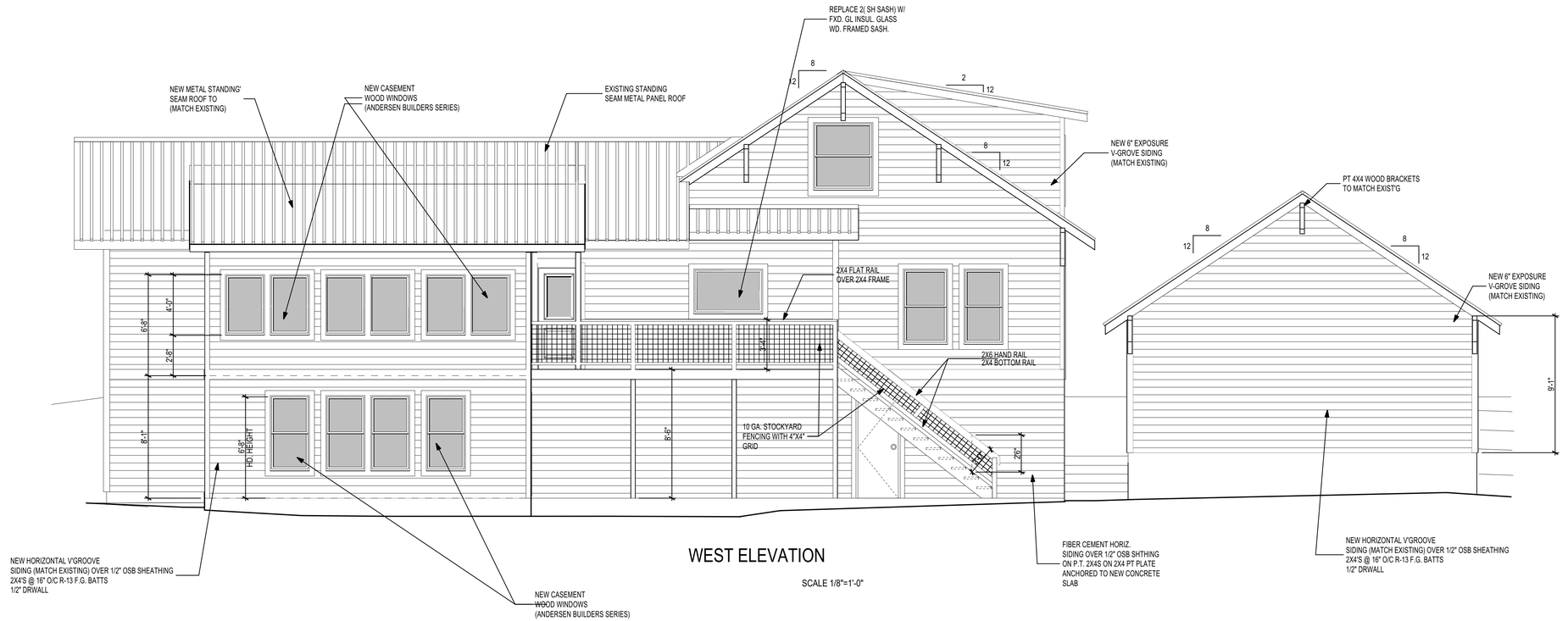
REGISTERED ARCHITECT
STATE OF TEXAS
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A3.0



WEST ELEVATION

SCALE 1/8"=1'-0"

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ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

602 College Street
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REGISTERED ARCHITECT
JOHN W. ELSASSER
83934
STATE OF TEXAS

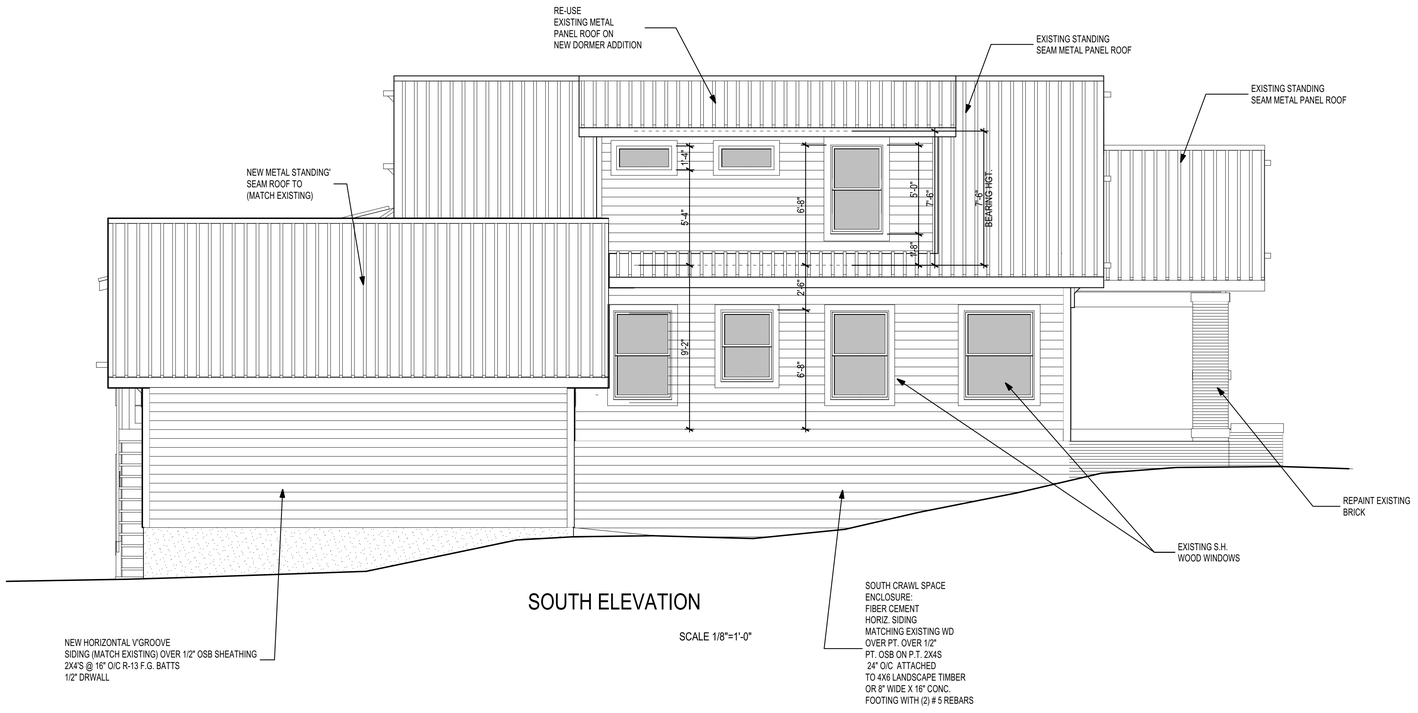
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A3.1



SOUTH ELEVATION

SCALE 1/8"=1'-0"

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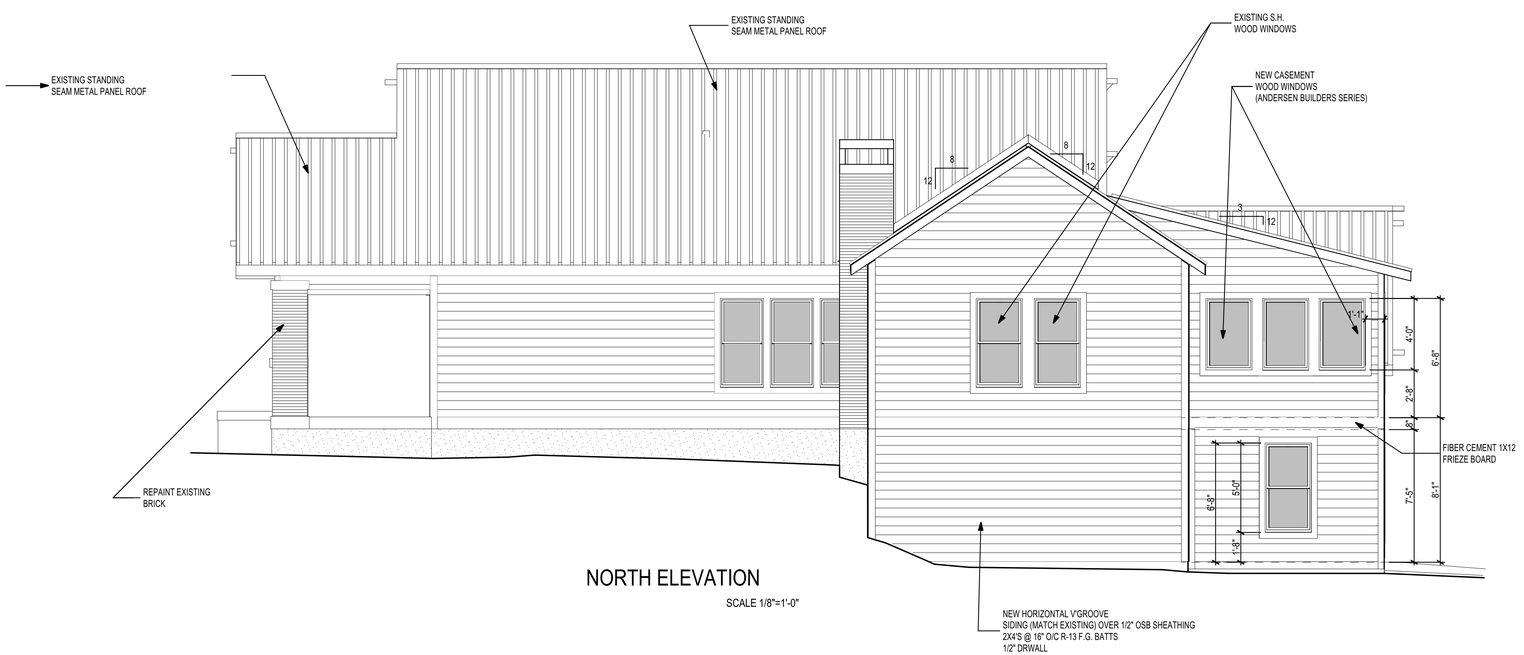
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ARCHITECTS PROJECT NUMBER
25009

A3.2



NORTH ELEVATION

SCALE 1/8"=1'-0"

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ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT
RICHARD L. ELSASSER
83534
STATE OF TEXAS

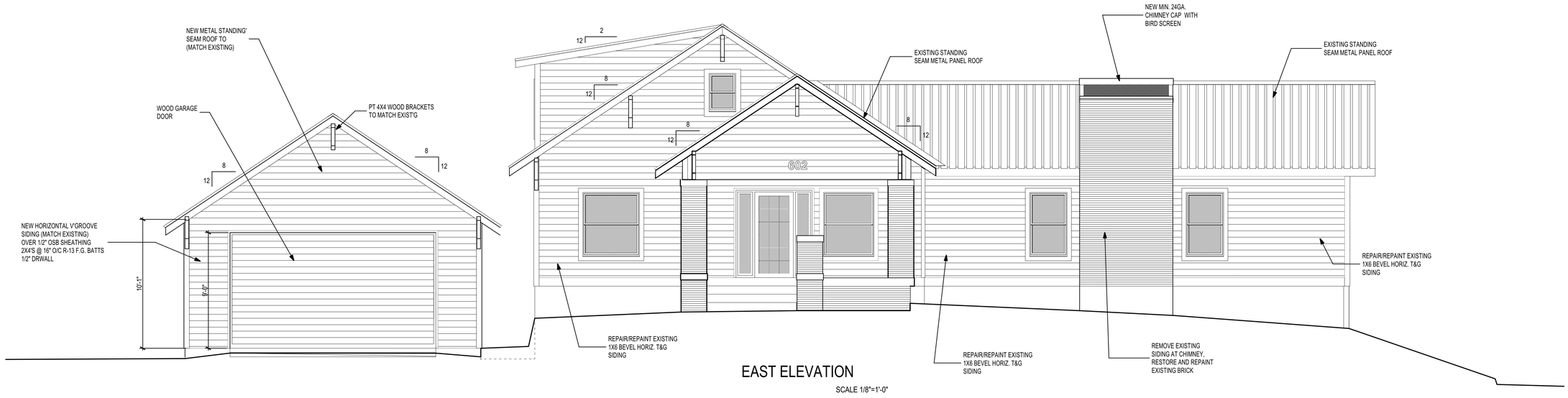
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ARCHITECTS PROJECT NUMBER
25009

A3.3



EAST ELEVATION

SCALE 1/8"=1'-0"

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PLAN REVISIONS

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ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS

602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT
JAMES T. ELSASSER
8384
STATE OF TEXAS

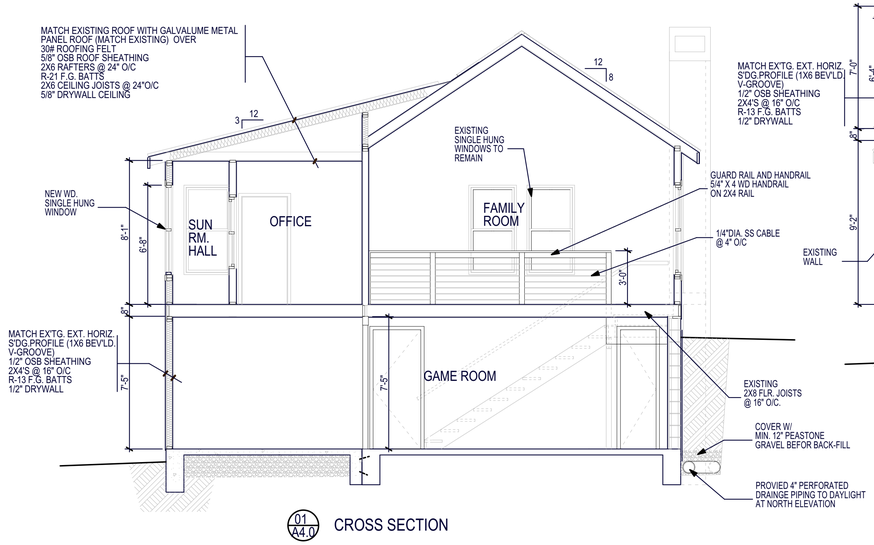
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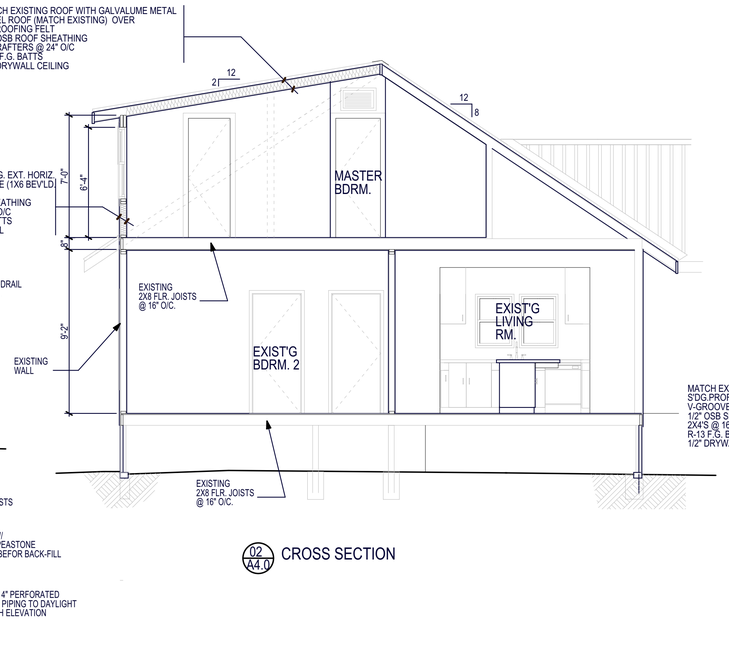
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ARCHITECTS PROJECT NUMBER
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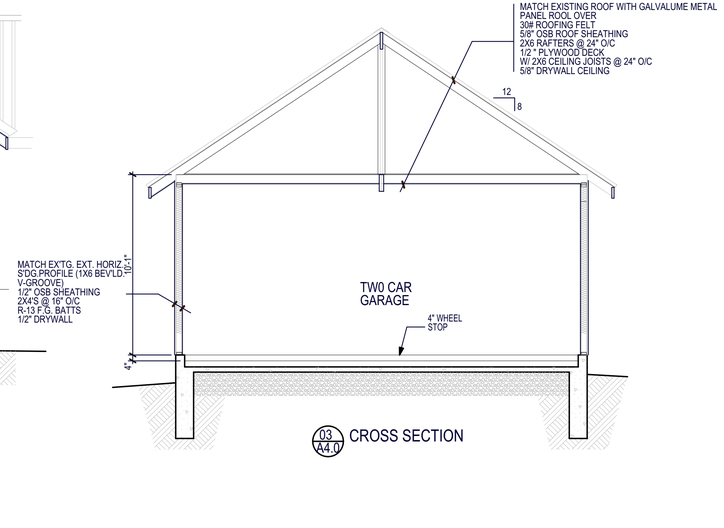
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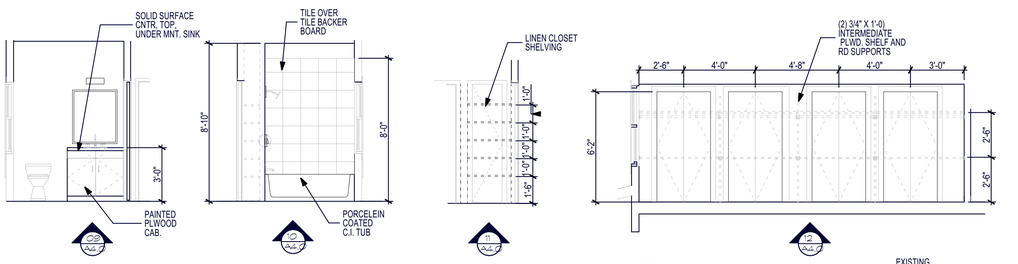
01 A4.0 CROSS SECTION



02 A4.0 CROSS SECTION



03 A4.0 CROSS SECTION



INTERIOR AND CABINET ELEVATIONS

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

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Georgetown, Tx. 78626

REGISTERED ARCHITECT WILLIAM C. ELSASSER 26854 STATE OF TEXAS

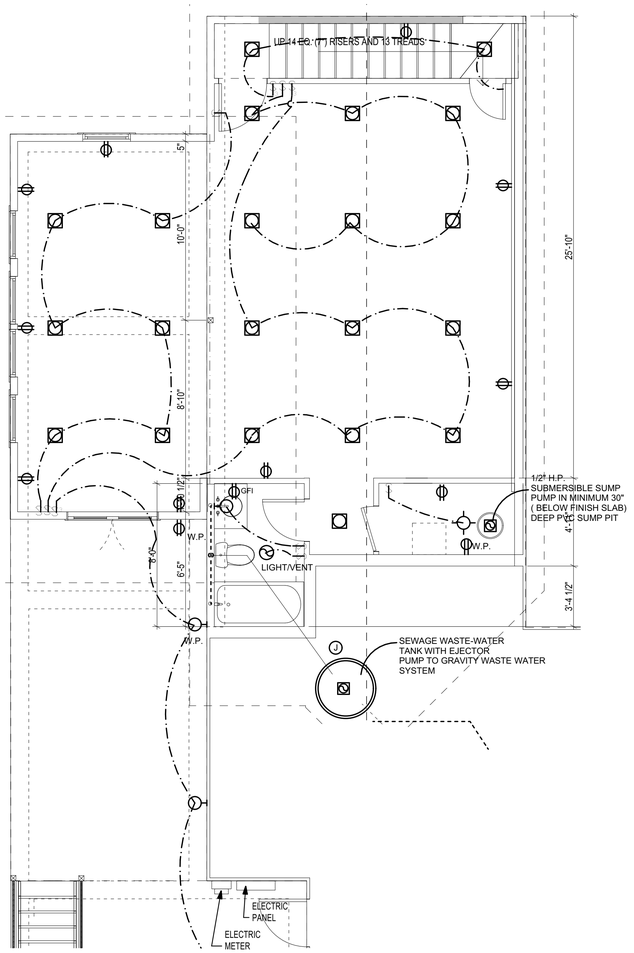
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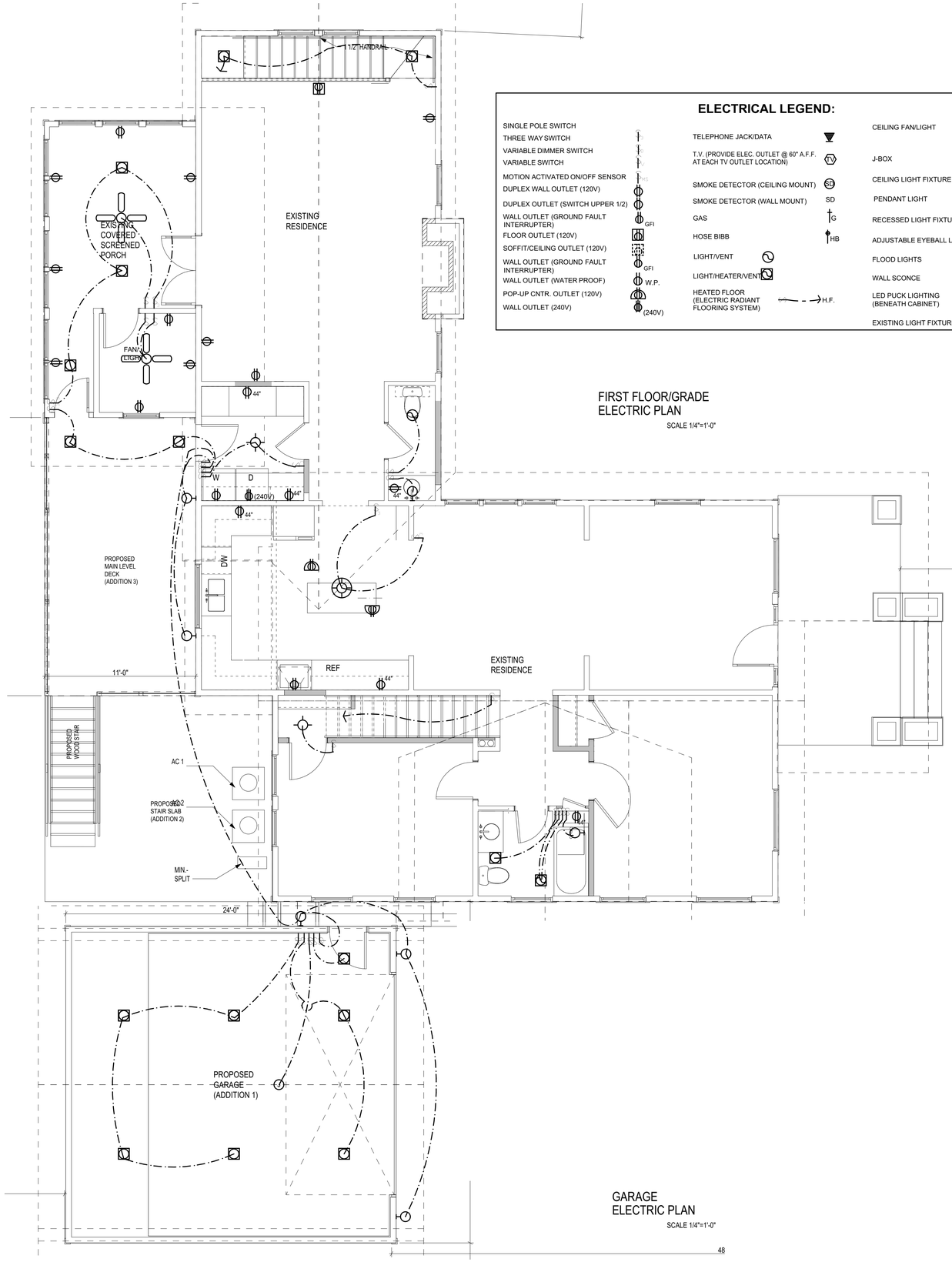
ARCHITECTS PROJECT NUMBER
25009

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BASEMENT/SUBGRADE
ELECTRIC PLAN

SCALE 1/4"=1'-0"

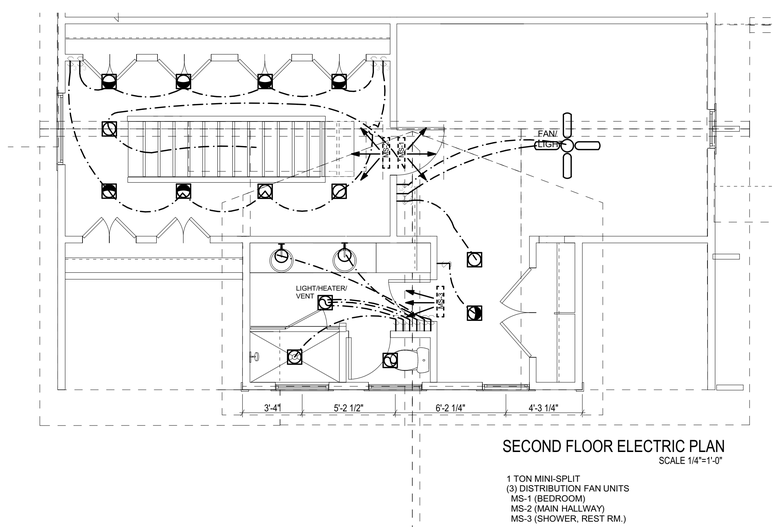


FIRST FLOOR/GRADE
ELECTRIC PLAN

SCALE 1/4"=1'-0"

ELECTRICAL LEGEND:

SINGLE POLE SWITCH		TELEPHONE JACK/DATA	CEILING FAN/LIGHT
THREE WAY SWITCH		T.V. (PROVIDE ELEC. OUTLET @ 60" A.F.F. AT EACH TV OUTLET LOCATION)	J-BOX
VARIABLE DIMMER SWITCH		SMOKE DETECTOR (CEILING MOUNT)	CEILING LIGHT FIXTURE
VARIABLE SWITCH		SMOKE DETECTOR (WALL MOUNT)	PENDANT LIGHT
MOTION ACTIVATED ON/OFF SENSOR		GAS	RECESSED LIGHT FIXTURE
DUPLEX WALL OUTLET (120V)		HOSE BIBB	ADJUSTABLE EYEBALL LIGHT
DUPLEX OUTLET (SWITCH UPPER 1/2)		LIGHT/VENT	FLOOD LIGHTS
WALL OUTLET (GROUND FAULT INTERRUPTER)	GFI	LIGHT/HEATER/VENT	WALL SCONCE
FLOOR OUTLET (120V)		HEATED FLOOR (ELECTRIC RADIANT FLOORING SYSTEM) H.F.	LED PUCK LIGHTING (BENEATH CABINET)
SOFFIT/CEILING OUTLET (120V)			EXISTING LIGHT FIXTURE
WALL OUTLET (GROUND FAULT INTERRUPTER)	GFI		
WALL OUTLET (WATER PROOF)	W.P.		
POP-UP CNTR. OUTLET (120V)			
WALL OUTLET (240V)	(240V)		



SECOND FLOOR ELECTRIC PLAN

SCALE 1/4"=1'-0"

1 TON MINI-SPLIT
(3) DISTRIBUTION FAN UNITS
MS-1 (BEDROOM)
MS-2 (MAIN HALLWAY)
MS-3 (SHOWER, REST RM.)

GARAGE
ELECTRIC PLAN

SCALE 1/4"=1'-0"

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PLAN REVISIONS

NO.	DESCRIPTION	DATE

ERICA AND RYAN McMAHON ADDITIONS AND INTERIOR ALTERATIONS
602 College Street
Georgetown, Tx. 78626

REGISTERED ARCHITECT JULIAN ELSASSER 23354 STATE OF TEXAS

05/25/2025

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DATE
06/10/25

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E1.0

STRUCTURAL NOTES

I. DESIGN DATA

A. BUILDING CODE

INTERNATIONAL BUILDING CODE 2021 EDITION WITH CITY OF GEORGETOWN AMENDMENTS.

B. DESIGN LOADS

1.	Project Type	Residential	
2.	Floor Load	Live Load	40 PSF
		Stair	100 PSF
3.	Roof Load	Live Load	20 PSF
		Gound Snow Load	5 PSF
		Rain Intensity	4.25 IN/HR
4.	Wind Load	Exposure	C
		Ultimate Wind Speed	115 MPH
		Risk Category	II
		Internal Pressure Coefficient	0.18
		Ext. Component & Cladding	

The contractor shall verify all dimensions and shall coordinate all structural plans and details with the architect before starting work. The engineer shall be notified of any discrepancies prior to construction.

The structural systems of the floor and roof are designed to perform as a complete unit. During demolition and repair of these structures, structural components may be unstable and it is the responsibility of the contractor to provide temporary shoring and/or bracing as required for the stability of the incomplete structure and for the safety of all on-site personnel.

C. ALTERNATE DESIGNS

Alternate structural systems & details will only be considered, provided they are submitted with calculations certified by a Professional Engineer Registered in the State of the project. The calculations must show the equivalency of the alternate & acceptance of the alternate by the engineer must be in writing.

D. FUTURE EXPANSION

This project is not designed for future expansion.

E. ROOF SLOPE

The roof has not been designed for ponding based on a roof slope of 3" per foot.

F. Contractor to verify all conditions at the jobsite and report any discrepancies to the engineer prior to start of any construction.

G. INTERPRETATION OF PLANS AND SPECIFICATIONS

1. Kings Struarchural, Inc. is the SOLE interpreter of the documents prepared by this office. Submit all Requests for Interpretations or Requests for information in writing. All responses to RFI will be in writing. Engineer will not respond to any RFI verbally.
2. Request for information shall be on a standard RFI form including:
   a. RFI Number
   b. Date of RFI
   c. Contractor's name, address and phone number
   d. Project Name
   e. Written description of information requested
   f. Documentation, shop drawings, field drawings or other information as required
3. Each RFI is to be limited to one issue or question.
4. Contractor is to allow a minimum of 5 business days for Engineer to properly respond to each RFI.

II. SITE WORK

A. FOUNDATION

1. Allowable soil bearing capacity (at 2'-0" bellow existing Grade.)
2. Total Load - 1500 PSF (Per IBC 2015 Table 1806.2)
3. Foundation detailing shown on the drawings is based on recommendations in the International Building Code, Table 1806.2
4. Foundation detailing shown on the drawings is based on minimun of 2'-0" of select fill material beneath the floor slab and extending to the building perimeter.

B. BUILDING PAD PREPARATION (Slab-On-Grade Areas)

1. Remove all vegetation, surficial clay soil, uncontrolled fill and obstructions from the existing surface of the site to a minimum of 24" outside the building lines to a minimum depth of 24" below existing grades or to the depth of the existing limeston...
2. Proof roll exposed subgrade and re-compact all soft areas.
3. Construct a compacted base of select fill overlaying the existing soil with a minimum thickness of 48" below the bottom of the slab. The select fill shall be in compliance with the specifications in item 4 below.
4. Bring building areas to planned grade using off-site fill selected and compacted in accordance with the following:
   a. Gradation
      Shall meet or exceed Texas Crushed Stone 1-1/4" screenings.
   b. Plasticity Index
      Material used for the granular fill shall have a plasticity index between 4 and 15.
   c. No organic matter is permitted.
   d. Compaction
      Compact the material to at least 95% of the maximum dry density as determined ASTM D-698 Compact Test. Hold water contents during compaction to -2% to +2% of laboratory optimum and compacted lift thickness of 8 inches maximum.
   e. Approval
      All select fill material shall be approved by the Engineer prior to it being used on the project.

III. FORMS

1. MATERIALS
   A. Lumber: All lumber and plywood used in the construction of forms for concrete shall be sound, clean and free of surface imperfections, and of sufficient size and thickness to rigidly support the loads involved.
   B. Plywood: Form plywood shall be sound and free of surface imperfections, and shall be manufactured with exterior glue suitable for use in forming concrete.
   C. Accessories: Form ties, clamps and other accessories shall be of such type, size, etc. as will safely support the loads to be encountered. Accessories on exposed faces shall be such as will not leave exposed metal on concrete face.
   D. Form Coating: Equal to Sonneborn Formsaver.
2. APPLICATION
   A. The contractor shall employ an experienced surveyor to supply all necessary lines and levels to insure that all finished concrete work is properly located, straight, true and square.
   B. All vertical concrete surfaces shall be formed with wood, including edges of walks, slabs on grade, steps on grade and exposed portions of grade beams. If the earth will stand vertical and firm during excavating and concreting, no forms need to be constructed for concrete below grade.
   C. Form construction and removal shall conform to the recommendations and requirements of the appropriate sections of ACI Standard 347 and ACI Code 318, latest versions. All form work shall be placed straight, level, plumb and true to line, sufficiently supported, braced and tied to rigidly support the loads involved without movement, and constructed to maximize resistance to shortening of the member. All joints in form work shall be tight an neat to prevent leakage or irregularities in exposed surfaces.
   D. The contractor shall check with all other trades and make certain that all piping, conduit, sockets, inserts, sleeves, anchors, colts, etc., required by the various trades are properly placed and supported to prevent movement during concreting.
   E. The contractor shall obtain the Architect's and the Engineer's review and okay before placing any structural concrete, giving at least 48 hours notice before pours are scheduled. Obtain the Architect's approval before pouring non-structural concrete.
   F. The contractor shall construct form work to adequately support pressure from the wet concrete. Reinforcing shall be installed to the Engineer's satisfaction before placing concrete.
   G. Thoroughly clean all form surfaces in contact with concrete and coat with approved form coating. Oiled forms shall not be used for exposed concrete surfaces which are later to be plastered or rubbed.
   H. Leave all form work in place for a time consistent with recommendations of the American Concrete Institute. In general, the perimeter vertical beam forms may be removed within 24-28 hours after concrete is placed. Should inconsistencies and/or irregularities on the lines, levels or plumb of the concrete occur, the contractor shall make such corrections as the engineer directs, without extra cost to the owner.

IV. REINFORCING MATERIAL PROPERTIES

1. REINFORCING PROPERTIES:	FY, KSI	ASTM
A. All bars unless noted	60	A615
B. Ties & stirrups	60	A615
C. Welded wire fabric (smooth)	65	A185
D. Post-tensioning strand	270 Fpu	A416
E. Pre-stressing strand	270 Fpu	A416
F. Weldable rebar	60	A706

V. EXPANSION AND CONTROL JOINTS

1. Control joints are to encompass an area not greater than 400 sq. ft. The minimum distance between control joints is 15'-0". Control joints shall be placed at mid span between grade beams parallel to control joint. Contractor shall submit control joint layout plan for review by architect and engineer prior to construction of slab.

VI. CAST IN PLACE CONCRETE

1. MATERIALS
   A. Cement:
      Portland Cement shall conform to the standard specifications for Portland cement, ASTM Designation C-150, latest version Type I or Type III.
   B. Concrete Aggregates:
      Concrete aggregates shall conform to the specifications for Concrete Aggregates, ASTM C-33, latest version Type I or Type III.
   C. Water:
      Water shall be clean, potable and free of injurious amounts of acids, alkalis or organic materials.
   D. Ready Mixed Concrete:
      Ready Mixed Concrete shall conform to ASTM Specifications C-94, latest version.
   E. Expansion joints (if shown):
      Pre-molded joint filler shall consist of asphalt vegetable fiber and mineral filler between two sheets of asphalt saturated paper and shall meet the requirements of ASTM Specification D-994, latest version.
   F. Admixtures:
      Chemical compounds shall be used as an Admixture to control plastic shrinkage, improved workability and entrain 3 to 5% air. The Admixtures shall contain no chlorides, fluorides or nitrates and shall be formulated by the manufacturer for the job area and weather conditions to control setting time. Admixtures shall conform to ASTM Specifications C-260 and C-494, latest versions. The Admixtures intended for use shall be submitted to the Engineer for approval before any actual mix is made.
2. Place concrete in compliance with practices and recommendations of ACI 304.
   A. Cold Weather Placing: Comply with ACI 306.
   B. Hot Weather Placing: Comply with ACI 305.
   C. Batching, Mixing & Delivery: Comply with ACI C94.
3. ALL CONCRETE SHALL BE CONSOLIDATED BY USE OF A MECHANICAL VIBRATOR.
4. The maximum time interval between the addition of mixing water and/or cement to the batch, and the placing of the last of the concrete batch in the forms shall not exceed ninety (90) minutes for ambient temperatures below 90 degrees and sixty (60) minutes for ambient temperatures of 90 degrees and above.
5. No concrete shall be placed where the concrete temperature exceeds 90 degrees Fahrenheit, before any water is added at the jobsite.
6. Reinforcing bars shall be designed, fabricated and placed in accordance with the latest ACI Specifications.
7. Continuous reinforcing bars shall have a minimum lap of 40 diameters or 24", whichever is greater.
8. Provide corner bars for all continuous reinforcing bars at all corners with minimum lap of 40 diameters or 24", whichever is greater.
9. Welded Wire Fabric (W.W.F.) shall conform to ASTM A185.
10. Non-shrink grout shall be ready-to use metallic aggregate product requiring only additions of water at the site, and shall have the following attributes:
    A. Be capable of producing a flowable grouting material having no drying shrinkage or settlement at any age.
    B. The compressive strength of the grout (50mm or 2" cubes) shall be not less than 5,000 psi at age 28 days. Store, mix and place non-shrink grout in strict accordance with manufacturer's recommendations, as approved by the Engineer.
11. Provide 1/2" pre-molded expansion joints where new concrete walks abuts the building, existing curbs and walks.
12. Deposit concrete continuously or in layers of such thickness that no concrete will be placed on concrete which has hardened sufficiently to form seams or planes of weakness within the section.
13. Where a section cannot be placed continuously, provide construction joints as approved by the Engineer.
14. Place concrete at such a rate that concrete which is being integrated with fresh concrete is still plastic.
15. Deposit concrete as nearly as practicable in its final location to avoid segregation due to re-handling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrators to move concrete.
16 Screed concrete which is to receive other construction to the proper level to avoid excessive shimming and grouting.
17. Do not use concrete that has become non-plastic and unworkable, or does not meet the required quality control limits or which has been contaminated by foreign materials.
18. Do not re-temper concrete after initially obtaining the proper slump on any load of concrete.
19. All reinforcing shall be supported on metal supports and securely tied to prevent movement during concreting.
20. All concrete shall be designed and constructed in accordance w/ IBC Chapter 19 & ACI-318, latest editions.
21. Provide extra reinforcing on each face around all openings 24" or larger in all slabs & walls equal to half the interrupted reinforcing bars on each side but not less than 2 - #5 bars with Class B lap but not less than 2 feet beyond edge openings.
22. Provide a 3/4" chamfer on all exposed corners of concrete.
23. The following minimum concrete cover shall be provided for reinforcement:

		MINIMUN COVER IN
A. Concrete cast against & permanently exposed to earth:		3"
B. Concrete exposed to earth or weather:		
#6 THRU #18 bars		2"
#5 & smaller bars		
C. Concrete not exposed to weather or		
in contact with ground:		1 1/2"
slabs & walls:	#14 & #18 bars	2"
	#11 & smaller bars	1"
Beams & Columns:		
Primary reinforcement, ties & stirrups		1"

24. If any ponds, tree wells or abrupt grade changes occur within 5'-0" of perimeter grade beam, the grade beam must be extended a minimum of 12" below the lowest elevation of the grade change.
25. Under-slab vapor barrier shall be StegoWrap 15 mil. Or equal. Vapor retarder shall be installed in accordance with manufacturer's specifications.
26. All anchor bolts and shearwall hold down bolts are to be "wet set". Do not drill any epoxy set hold down or anchor bolts.
27. All post-installed anchors shall be equal to Hilti HIT products. Adhesive for rebar and anchors shall have been tested in accordance with ACI 355.4 and ICC-ES AC308 for cracked concrete and seismic applications. Design adhesive bond strength has been based on ACI 355.4 temperature category B with installations into dry holes drilled using a carbide drill bit into cracked concrete that has cured for at least 21 days. Adhesive anchors requiring certified installations shall be installed by a certified adhesive anchor installer per ACI 318-11 D.9.2.2. Installations requiring certified installers shall be inspected per ACI 318-11 D.9.2.4.

VII. CONCRETE MATERIAL PROPERTIES

1. CONCRETE PROPERTIES:	F'c PSI 28 DAYS	SLUMP INCHES
A. Footings, piers, grade beams & foundation walls.	3000	4 ± 1
B. Interior slab on grade	3000	5 ± 1
C. Exterior slab on grade	3000	5 ± 1
D. Topping & concrete over metal deck	3500	5 ± 1

2. All exterior concrete shall be air entrained to give the concrete on air content of 6 ± 1% by volume.
3. Cast-In-Place concrete shall be regular weight with a minimum compressive strength of 3000 psi at 28 days. The concrete mix design shall have a minimum of 5 sacks of cement for 3000 psi and 5-1/2 sacks for 3500 psi per cubic yard of concrete. The mix design shall be prepared by a testing agency and reviewed by the Engineer prior to placing any concrete. All concrete shall be by one supplier unless approved by the Engineer. The use of Fly Ash is not permitted.

VIII. FRAMING

1. All bolts shall be ASTM A-307.
2. All beam header, rafter and ceiling joist framing lumber shall be No. 1 grade Southern Pine Kiln Dried or better. All column lumber shall be No. 1 Douglas Fir Kiln-Dried or better.
3. All wood connector and hangers shall be as manufactured by Simpson Strong-Tie Co. or equal.
4. All connectors or hangers for pressure treated material shall be stainless steel.
5. All exterior walls and interior shear walls shall be sheathed with a minimum of 7/16-24/48 C-D Exterior Plywood or OSB. Attach to framing with 10d nails @ 6" O.C.
6. All exterior walls and interior shear walls shall be anchored to the foundation with 1/2" x 12" anchor bolts at 48" O.C.
7. All roofs shall be decked with 5/8"-48/24 C-D Exterior Plywood nailed with 6d nails at 6" O.C. at all supports.
8. All wall framing shall be #2 Southern Yellow Pine or better.
9. All roof joists and ceiling joists shall be #2 Southern Yellow Pine or better.
10. No holes, notches or other cuts shall be made in any beam, joist, rafter or other framing member without written approval by the engineer.
11. No hole larger than 1" in diameter will be allowed in any load bearing or any exterior wall stud. 1" diameter and smaller holes shall be located on the centerline of the wide axis and spaced no less than 6" O.C. No other holes will be allowed without the written approval of the engineer.

IX. USE AND/OR RELEASE OF STRUCTURAL ENGINEERING ELECTRONIC FILE

The electronic files for the structural engineering documents will not be released for use during construction or for the preparation of shop drawings or submittals. Each supplier or fabricator is responsible for reproducing the information required for their submittal. The duplicating of any part of these documents for inclusion in shop drawings or submittals is also prohibited.

X. DETAIL NOTES

1. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.

XI. STRUCTURAL REQUIREMENTS FOR SUBMITTALS

The following are submittals required by Engineer. Use plans and spec. book for product list. Only complete submittals will be reviewed. Contractor shall review submittals prior to submitting to Engineer indicated by including review stamp & signature on all submittals. Contractor is to coordinate and schedule all submittals to allow Kings Struarchural, Inc. a minimum of 10 business days for all submittals and longer for complex submittals.

1. Select fill material
2. Soil compaction test results
3. Reinforcement & concrete accessories including vapor barrier
4. Concrete mix design
5. Anchor bolts
6. Mortar mix design, grout mix design and test results
7. Concrete test results

XII. STRUCTURAL REQUIREMENTS FOR SITE VISITS

Site visits for construction observation will not be made by Engineer until all submittals and/or testing results have been reviewed and accepted by the Engineer. Contractor is responsible for scheduling submittals to allow the Engineer adequate time to review and comment before proceeding with construction.

A representative of Kings Struarchural, Inc. will visit the site at the following stages of construction:

A. After forms, rebar, embeds and other accessories are in place and 48 hours prior to placement of concrete.
B. All anchor bolts and embeds are to be set and adequately tied & held in position prior to the start of placing concrete.
C. Framing.
D. After decking is in place and attached to the structure, but prior to covering with floor and roof materials.

Please refer to specifications or General Notes for project specific instructions.

Contractor shall issue to the engineer a complete project schedule with the above site visits noted and notify the Engineer a minimum of 48 hours or 2 business days, whichever is longer, prior to the scheduled visit to confirm time and date of required visit. Failure of the Contractor to accomplish this notification will not require the engineer to respond on shorter notice, nor will the Contractor proceed without the Engineer performing the appropriate site visit. Additionally, if the Contractor requests or schedules a site visit and construction is not at the appropriate stage for the Engineer to perform the proper observations, another site visit will be required and scheduled at the Contractor's expense for all time and travel expenses of the engineer or his representative. Engineer will not issue any type or form of compliance or concurrence statement for construction without performing the above noted site observations.

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PLAN REVISIONS

NO.	DESCRIPTION	DATE

ERICA & RYAN McMAHON ADDITIONS

602 COLLEGE ST
GEORGETOWN, TEXAS 78626

PATRICK ASIEDU 105888 LICENSED PROFESSIONAL ENGINEER 6/25/2025

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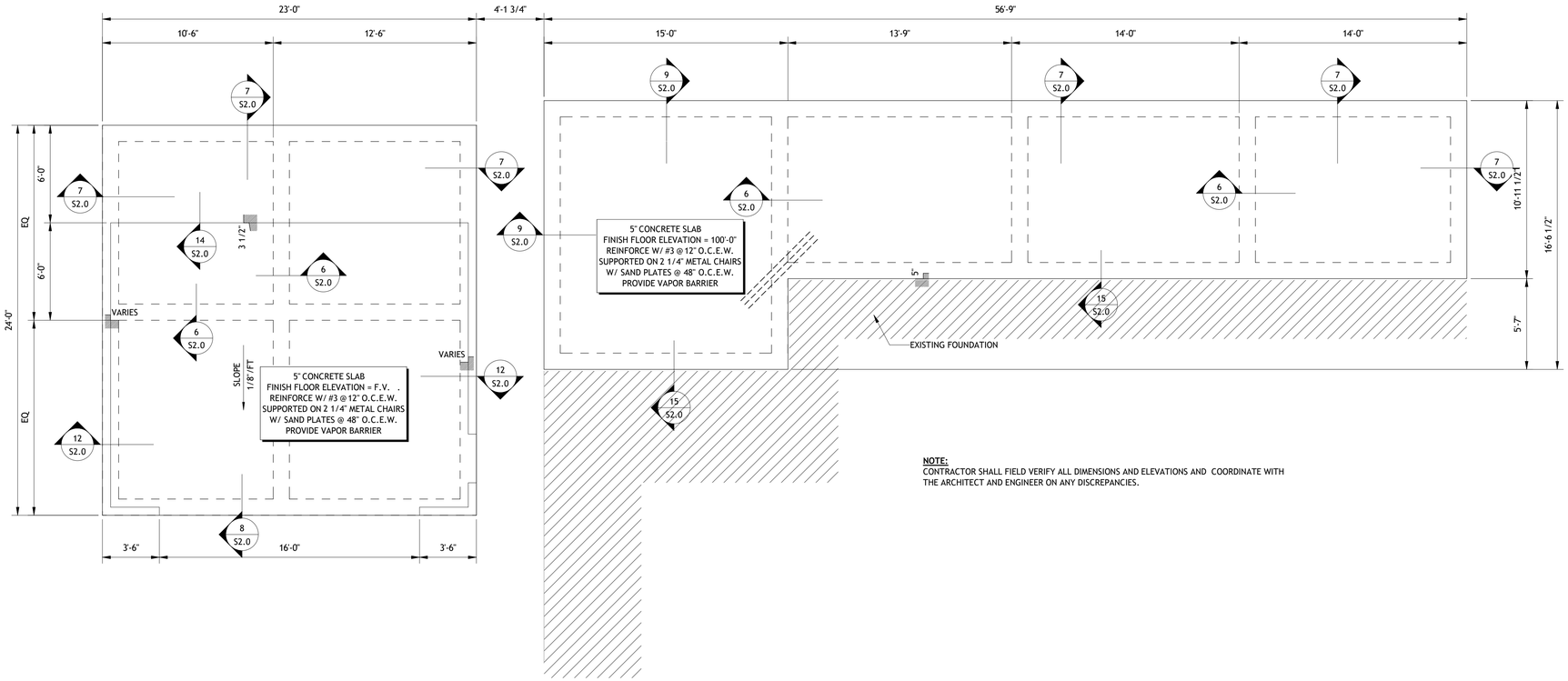
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06/25/25

STRUCTURAL PROJECT NUM
250602

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NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS AND COORDINATE WITH THE ARCHITECT AND ENGINEER ON ANY DISCREPANCIES.

1 FOUNDATION PLAN
1/4" = 1'-0"

NORTH

PLAN NOTES:

1. REFER TO CIVIL SITE PLANS FOR ACTUAL FINISH FLOOR ELEVATIONS. ASSUMED ELEVATION OF 100'-0" FOR ALL SLAB AREAS UNLESS NOTED ON FOUNDATION PLAN OR IN ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SLAB DROPS AND SLOPES AND FOR COORDINATION OF ALL SLAB AND GRADE BEAM PENETRATIONS.
2. PLUMBING FIXTURES ARE SHOWN FOR REFERENCE ONLY. REFER ARCHITECTURAL AND PLUMBING PLANS FOR LOCATIONS, TYPE AND QUANTITIES.
3. REFER TO DETAIL 2/S300 FOR ALL PIPE/CONDUIT IN THE FOUNDATION.
4. REFER TO DETAIL 3 AND 4/S300 FOR GRADE BEAM PENETRATIONS.
5. PROVIDE CORNER BARS IN GRADE BEAMS PER DETAIL 5/S300.

STATE OF TEXAS
PATRICK ASIEDU
103888
LICENSED
PROFESSIONAL ENGINEER
06/25/2025

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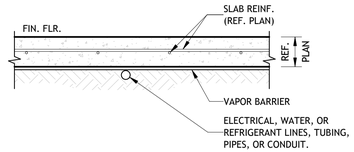
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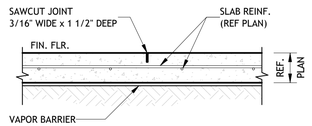
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STRUCTURAL PROJECT NUMB
250602

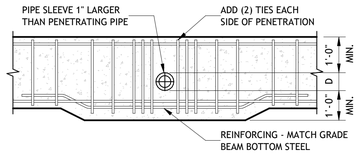
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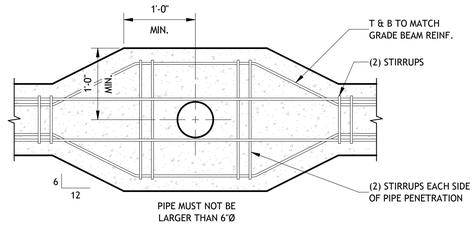
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1" = 1'-0"



2 TYP. SLAB CUT
1" = 1'-0"

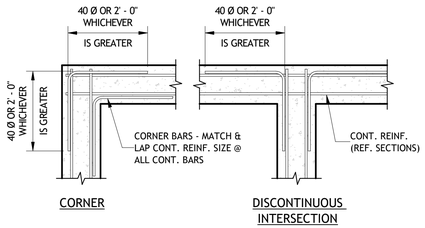


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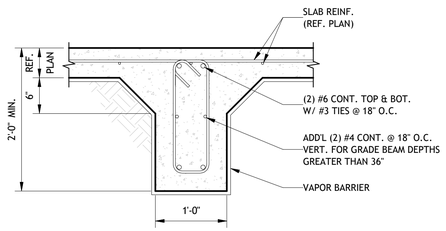


GRADE BEAM PLAN

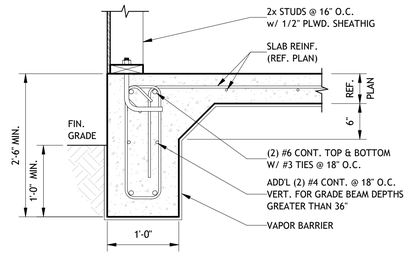
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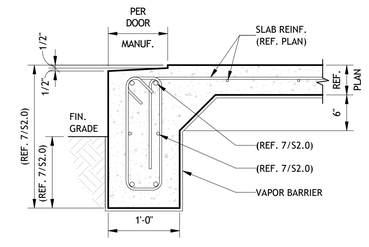
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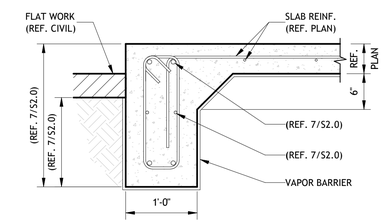
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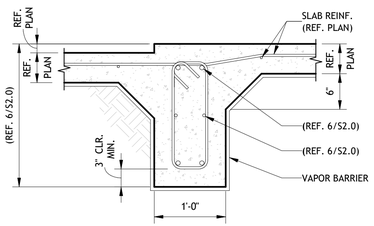
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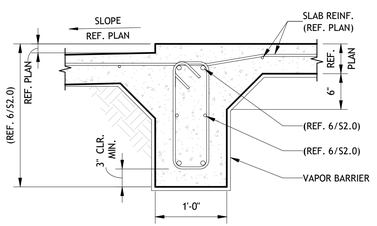
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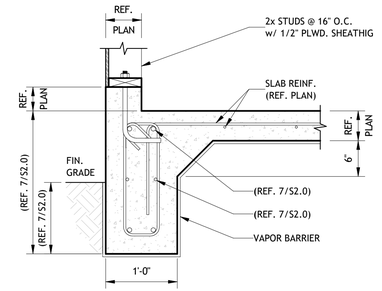
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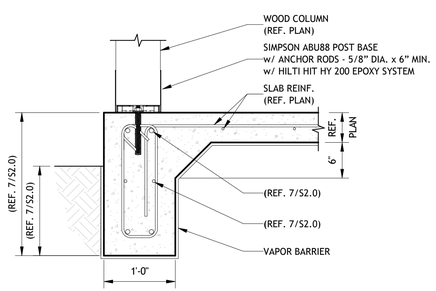
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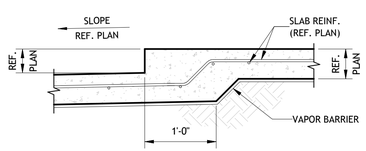
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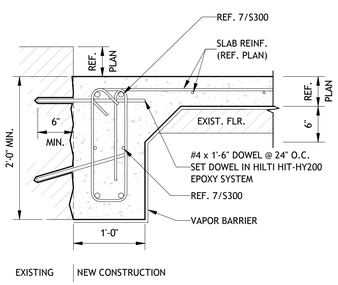
12 SECTION
1" = 1'-0"



13 SECTION
1" = 1'-0"



14 SECTION
1" = 1'-0"



15 SECTION
1" = 1'-0"

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PLAN REVISIONS

NO.	DESCRIPTION	DATE

ERICA & RYAN McMAHON ADDITIONS

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ISSUE DATE
06/25/25

STRUCTURAL PROJECT NUMI
250602

S2.0

STATE OF TEXAS
PATRICK ASIEDU
107858
LICENSED
STRUCTURAL
ENGINEER
06/25/2025

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Round Rock, TX 78664
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TBPE Registration No. F-13346
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MATERIAL SAMPLE SHEET

SW 6205
Comfort Gray

HORIZONTAL SIDING



1X6 V-GROOVE CEMENT FIBER HORIZONTAL SIDING (COMFORT GRAY)



DOUBLE HUNG WOOD WINDOW (2'-8"X5'-0")



WOOD GARAGE DOOR

SW 7005
Pure White

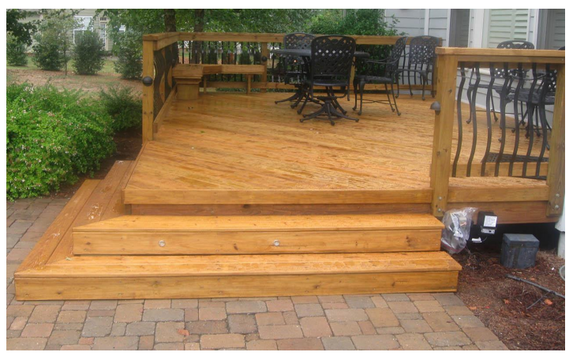
TRIM



CASEMENT WOOD WINDOW (2'-8"X4'-0" AND 2'-8"X5'-0")



METAL ROOF TO MATCH EXISTING STANING SEAM DOUBLE LOCK W/ 1.5" HIGH SEAMS, 12" WIDE PANS



PRESSURE TREATED WOOD DECK



EXISTING METAL ROOF TO REMAIN

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REGISTERED ARCHITECT
CHRISTOPHER L. ELSASSER
9998
STATE OF TEXAS

10/14/2025

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EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION



EXISTING WEST ELEVATION



EXISTING SIDE YARD(LOOKING SOUTH)



EXISTING REAR YARD(LOOKING WEST)



EXISTING REAR YARD(LOOKING NORTH)

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HR2.0



EAST VIEW FROM COLLEGE STREET

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HR3.0
111



SOUTHEAST VIEW FROM COLLEGE STREET

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STATE OF TEXAS

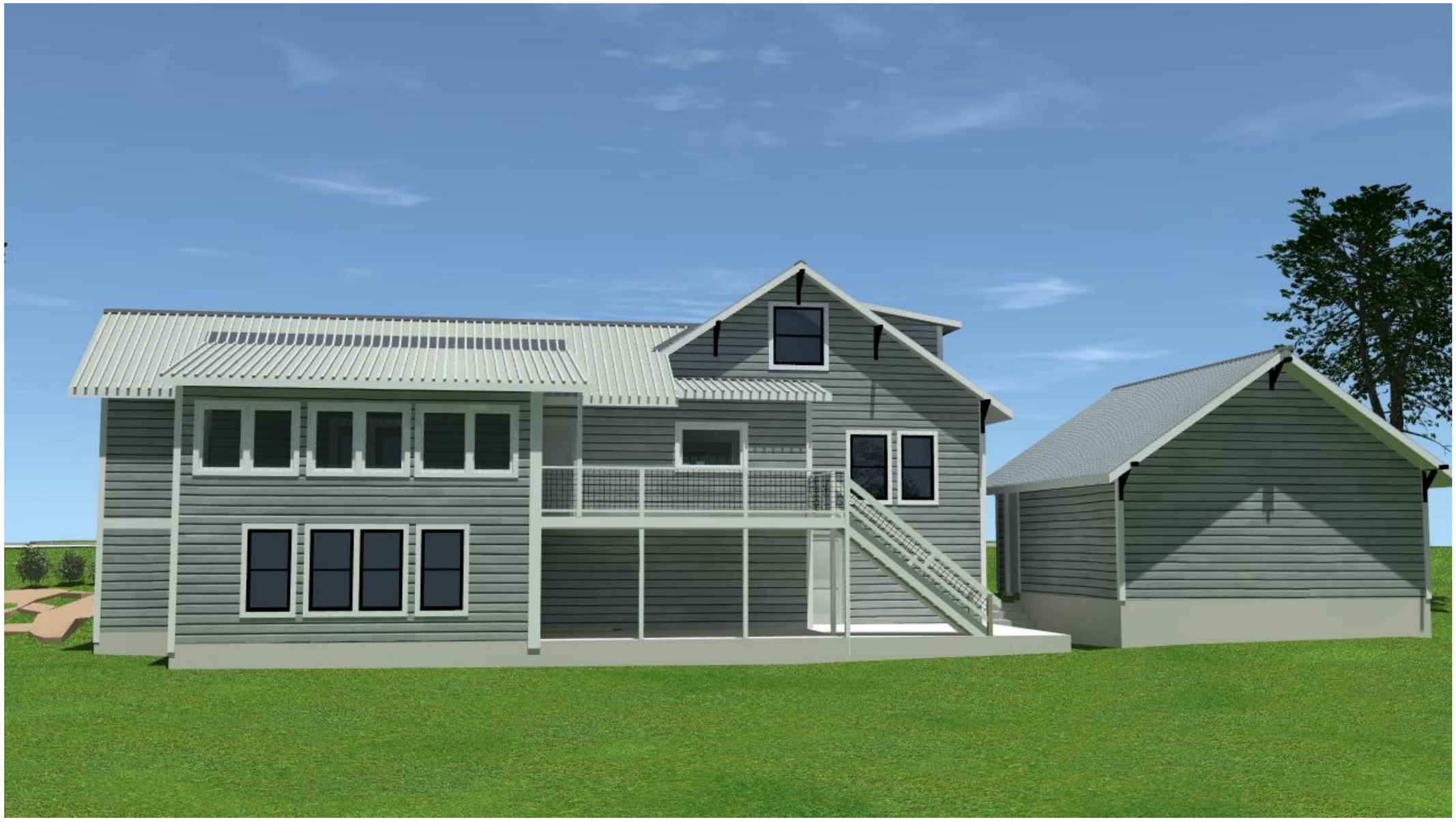
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HR3.1
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WEST VIEW FROM REAR YARD

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25009

HR3.2
113



NORTHWEST VIEW FROM 6TH STREET

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HR3.3

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

Address: 602 S College St
City: Georgetown
County: Williamson
2016 Survey ID: 125106
2016 Preservation Priority: Low
Local District: Old Town District

SECTION 1

Basic Inventory Information

Property Type: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District WCAD ID: R042584

Construction Date: 1920 ☑ Actual ☐ Estimated Source: WCAD

Latitude: 30.638133 Longitude -97.67241

Current/Historic Name None/None

Stylistic Influence(s)* ☑ None Selected

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

Plan*

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

Priority: **2016 Survey**	ID: 125106	☐ High	☐ Medium	☑ Low
Explain: Property lacks integrity				
2007 Survey	ID: 937	☐ High	☐ Medium	☑ Low
1984 Survey	ID: 654	☐ High	☐ Medium	☑ Low

General Notes: (Notes from 2007 Survey: large side addition)

Recorded by: CMEC Date Recorded 5/2/2016

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



Photo direction: West

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

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

Address:	602 S College St	2016 Survey ID:	125106
City	Georgetown	2016 Preservation Priority:	Low
County	Williamson	Local District:	Old Town District

Additional Photos

Photo Direction Southwest



City of Georgetown, Texas
Historic and Architectural Review Commission
January 8, 2026

SUBJECT:
701 S. College (2025-57-COA)

SUGGESTED ACTION:
Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition (2025-57-COA) -- Olivia Beams, Historic and Downtown Planner

ITEM SUMMARY:
Overview of Applicant's Request:
The Applicant is requesting HARC conceptual review for new infill construction and an exception on building height.

Staff's Analysis:
Staff has reviewed the request in accordance with the Unified Development Code (UDC) and other applicable codes. Staff has determined that the proposed request complies with 2, partially complies with 1, does not comply with 2 of the 8 criteria established in UDC Section 3.13.030 for a Certificate of Appropriateness, as outlined in the attached Staff Report. 2 of the 8 criteria were not applicable to the proposed project.]

Public Notification:
As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (41 notices), and 3 were posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request

FINANCIAL IMPACT:

SUBMITTED BY:
Olivia Beams, Planning Department

ATTACHMENTS:
2025-57-COA HARC Staff Report.pdf
2025-57-COA HARC Presentation.pdf
Exhibit 1 - Location Map.pdf
Exhibit 2 - Letter of Intent.pdf
Exhibit 3 - Plans and Specifications.pdf
Exhibit 4 - Conceptual Review Plans and Specifications.pdf

Historic & Architectural Review Commission
Planning Department Staff Report

Report Date: *January 1, 2026*
File Number: *2025-57-COA*

AGENDA ITEM DESCRIPTION

Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow for a maximum building height of 29'-7'' pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2025-57-COA)– Olivia Beams, Historic and Downtown Planner

AGENDA ITEM DETAILS

Project Name: *Dunn Residence*
Applicant: *Gabriel CC Interests, LLC c/o Kristopher Johnston*
Property Owner: *Thomas J. & Ashley W. Dunn*
Property Address: *701 S. College*
Legal Description: *0.5569 acres out of Block C, Clamps Addition.*
Historic Overlay: *Old Town Historic Overlay*
Case History: *N/A*
Prior COA Denials:
Prior COA Approvals: 2020-19-COA (Demolition of a low priority resource)

HISTORIC CONTEXT

Date of Construction: *N/A (New infill construction)*
Historic Resources Survey Level of Priority: *N/A (New infill construction)*
National Register Designation: *N/A*
Texas Historical Commission Designation: *N/A*
Notable Property Owners/Events: *In 2024, the historic structure on the lot was demolished under project number 2020-19-COA.*

APPLICANT'S REQUEST

HARC:

- ✓ Conceptual review for new building construction (new residence)

STAFF ANALYSIS

Present Property Description:
The subject property is a .56 acre lot located within the northeast section of Old Town, just east of the Georgetown ISD Administration building. The subject property is currently unimproved but was the site of a Low Priority Resource constructed in 1885. This property was approved for demolition in 2020

and demolished in 2024. The subject property has three frontages, one on S. College Street, one on E. 7th Street, and one on Walnut Street.

Requested Changes:
The applicant has requested to construct a new residential single family structure. It will contain 5,957 square feet of air conditioned interior space, 1,614 square feet of garage space, and 1,522 square feet of exterior covered space (such as covered porches).

Justification for Requests:
The applicant intends to improve the property with a single-family home used as a primary residence.

November 20, 2025 Conceptual Review
On November 20, 2025, city staff and the applicant presented the project under consideration to HARC for conceptual review. The Commission provided feedback on the project without taking action. To summarize the Commission's feedback, they stated concerns about the mass and scale of the structure, concerns about the ratio of the height to width of the structure, concerns about the impact to 7th Street, and concerns about the complexity of the roofline.

In response to the feedback from the conceptual review, the applicant has made the following changes:

- Adjusted window sill heights on College Street façade.
- Adjusted window sizes so that the College Street façade is comprised of 30.5% windows.
- Lowered the roof ridgeline to be 29'-7''.
- Provided a landscape plan and 3-D renderings.

Technical Review:
The proposed structure has 5,957 square feet of air conditioned interior space, 1,614 square feet of garage space, and 1,522 square feet of exterior covered space (such as covered porches), bringing the total square footage to 9,093 square feet. The front façade is approximately 29'-7'' in height at its tallest point, measured from grade to the top of the gable. The front facade is approximately 74'-8'' wide, while the width of the lot is approximately 116'. The home will span about 63% of the lot frontage. The home will have a gabled roof, with lower cross gables, ranging in pitch from 4:12, 6:12, 8:12, and 12:12.

The home will feature an approximately 42' wide front porch that is about 7'-0'' deep. The porch will feature wooden columns, and a screened area at the corner of the structure. Nine street-facing windows are proposed on the front façade of the first floor of the home, with five windows measuring 2'-8'' in width and 6'-0'' in height. The remaining two first floor windows will measure 2'-8'' in width and 6'-0'' in height. There will be ten windows located on the upper story of the front facade. Eight of the upper story windows will measure 2'-8'' in width and 6'-0'' in height. The remaining two windows on the upper story of the front façade will measure 3'-0'' in width and 6'-0'' in height.

Materials

The exterior of the home will be constructed with cement fiber siding (Hardie board) with horizontal boards. The porch will feature hardie tapered columns with a stone pier at the base. The main roof material will be a shingle roof, with a standing seam metal section over the porch. Aluminum clad wood windows are proposed for the entire home.

DESIGN GUIDELINE COMPLIANCE

Staff has determined that the proposed project complies with *25 of the 34* applicable Historic District Design Guidelines in *Chapter* 3 as detailed below in the Applicable Design Guidelines section below.

APPLICABLE DESIGN GUIDELINES

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

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.3.P Porches	
P.1 Front porches should align with front porches or building fronts on the same block face.	**Does Not Comply** The lot has three frontages: One on College Street, one on 7th Street, and one on Walnut. The applicant has proposed for the building to front on College Street. On the adjacent blocks, buildings generally front on 7th Street or E. 8th Street, with two buildings fronting on Walnut Street. Staff acknowledges that the previous structure did front on College Street.
P.2 Porches should be scaled to the front façade and, where, applicable, side street façade and should be of a style and materials compatible with the architectural style of the structure. Where an architectural style does not typically include a large front porch, the primary entrance should have a characteristic overhang or recessed entrance.	**Complies** The applicant has proposed a large front porch that spans more than half the front façade. It will be made of appropriate materials for new infill construction.
3.4.D Location of Garages or Carports Neighborhoods developed before World War II have detached garages located in the rear of the property. This is an important characteristic that should be respected and maintained.	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
D.2 It is preferred with an attached garage or carport that the garage entrance does not face the street.	**Complies** The garage will be attached but facing away from the street. The applicant has proposed a more than two car garage, but it is placed at the rear of the structure.
D.4 Garages typically contain one or two cars in Old Town. When an owner requires more than a two car garage, the garage should be placed behind the house.	
3.5.A. Respect Historic Styles	
A.1 Building Form One of the most prominent unifying elements of the Old Town District is the similarity in building form. Generally, residential buildings are simple rectangular solids, either wider than they are deep or deeper than they are wide. Residential roof forms are pitched. These building form characteristics are important and should be preserved.	**Complies** The home will be 74'-8'' wide and 153'-7'' deep, including the attached garage, making the home deeper than it is wide. The roof form is pitched. Other form elements of the structure that are similar to traditional homes in Old Town are the inclusion of a deep front porch and windows that are taller than they are wide on the front façade.
A.2 Architectural Character There is a variety of architectural character in the Old Town area. There are simple vernacular farmhouses, Sears Roebuck kit houses, and Prairie style architecture as well as more elaborate Victorians. Additions to existing buildings should be respectful of a building's original style or design or in the case of subsequent renovations the period of significance and seek to not alter that significance. New construction should be sensitive to the character of the existing buildings in the area and any design should attempt to maintain a similar mass and scale and be in context to the area.	**Complies** This section of College Street is characterized by a variety of architectural styles, including several bungalows, Victorian, and new infill construction. These homes are a variety of heights, and have several unifying elements including large windows and large front porches. The proposed structure includes several architectural elements that are present in this section of S. College Street including a deep front porch and substantial porch columns. The proposed structure is also consistent in height with the surrounding neighborhood, in that it will be two stories, which is comparable to other homes on the street The structure is larger than the others on the shared block, which are single story bungalows. However, there are several

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	large structures in a one-block radius such as the John Leavell house.
3.5.C Massing, Scale and Form A variety of building sizes exist in this area. While contemporary design approaches are encouraged, developments should continue to exhibit a variety of sizes, similar to the buildings seen traditionally in the neighborhood.	
C.1 The overall mass of a new building or addition should convey a sense of human scale. That is floor to floor heights on the ground floor should not exceed 15 feet on the ground floor and 12 feet on the second floor. Building materials should reflect a sense of scale that would appear as if one or two persons could lift the material. Monumental proportions are not appropriate.	**Complies** The floor to floor height of the first story of the home will be 11′-0″.
C.2 Scale Buildings in the Old Town Overlay District should appear similar in height and width to residential structures seen traditionally in the area.	**Complies** The proposed structure is similar in height to other homes located along S. College Street. Homes also tend to be a single story or two stories. The home is most similar in size to the John Leavell house, which is one block south of the structure.
C.3 Form	
a. The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	**Does Not Comply** The proposed structure has a U-shaped form proposed, as the home is centered around a pool and courtyard in the rear of the structure. The proposed roof form consists of overlapping gables and cross gables that include several roof plane changes throughout the proposed design.
b. The proportions of the front façade should be taller than it is wide.	**Does Not Comply** The proposed home is approximately 74′-8″ wide and 31′-3″ tall, meaning that is more than twice as wide than it is tall.
3.5.E Roof	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
E.1 Form The primary form should either be a gable end that faces the street or a cross gable that runs parallel to the street. Gable, hipped, pyramidal and gambrel roofs are appropriate.	**Complies** The applicant has proposed a cross gable roof.
E.3 Roof Pitch Primary roof line should be between 5:12 and 10:12 in slope depending on the style of the house.	**Complies** The primary roof will have several different roof pitches, but the primary roofline is an 8:12 pitch.
E.4 The following materials may be acceptable depending on the building style. • Dimensional asphalt shingle roofs that emulate wood shingles. • Real clay tile roofs • Slate tiles • Terra-cotta tiles • Standing seam metal roofs with a double munch or double lock seam, no more than 1.5 inches high and 18-inch-wide pans. • Grade A, smooth machine cut, real wood shingles treated with fire retardant. Shingles should be about 3/8" thick by about 5 inches wide. • Built-up and membrane roofs are only appropriate on slopes less than 1:10 and should be screened by a low parapet.	**Partially Complies** The roof will primarily made of synthetic cedar shake, intended to mimic the appearance of real wood shingles. This is a new material, but does generally meet the intent of the Guideline in that it is intended to mimic the appearance of a traditional material. Additionally, the applicant has selected a standing seam metal roof above the front porch.
E.5 Eaves and Overhangs Overhangs should be between 18 inches and 24 inches to provide shade over windows in summer months.	**Complies** The applicant has proposed 24 inch overhangs.
3.5.F Porches	
F.1 Front porches contribute to the ambiance of the street and encourage social interaction. Porches are recommended as a character defining feature.	**Complies** The home will have a front porch that will contribute to the ambiance of the street as a character defining feature. The porch will be located on the first floor, will cover half of the façade, and is 9' deep.
F.2 Location Porches should be located and accessible from the first floor of the structure.	
F.3 Porch Size	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
Porches should at least cover half of the first-floor façade facing the street horizontally.	
F.4 Depth of Porch The minimum depth of the porch should not be less than six feet and the maximum depth of the porch should not exceed 10 feet.	
F.5 Porches Bulk	
a. Porches should appear to be "added on to the building" rather than cut out of the building. In other words, porches should have their own roof that isn't integral to the rest of the building.	**Complies** The porch will be covered by its own roof that is "added on" to the front façade.
F.6 Porch Roofs A minimum of 60% of the front porch should be covered by a roof or a trellis.	**Complies** The entire porch will be completely covered by a roof.
F.9 Open Porch The front porch should be open and not enclosed by any materials except screens.	**Complies** The porch will be open.
F.10 Height of Porch Floor The floor of the front porch should be raised above grade and no lower than one step below the first floor.	**Complies** The floor of the porch will be raised one step above grade.
F.11 Porch Roof Height No portion of the eave of a roof or trellis should be more than twelve feet in height when measured from the floor of the porch or exceed the ceiling height of the first floor.	**Complies** The porch roof will be approximately 9'-0'' when measured from the porch floor to the roof.
F.12 Porch Columns Porch columns should visually be able to support the porch roof. If the porch roof and decorative elements like spindles are thin and delicate then the columns can be thin. If the porch roof is substantial with large beams, then the porch columns need to be more substantial.	**Complies** The applicant has proposed columns that will visually be able to support the roof.
F.13 Porch Foundation	
a. The porch must be supported by columns or foundation walls affixed to the ground. The columns should be no less than 18 inches by 18 inches.	**Complies** The porch will be supported by foundation walls that are affixed to the ground.

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
3.5.G. Doors & Windows	
G.1 Front Doors	
a. The front door should be prominent and face the street.	**Complies** The front door will remain prominent on the street-facing elevation as it will be centered on the open front porch and entirely visible from the street. No other doors are visible on the street-facing elevation.
b. The front door can contain some glass on upper portion in character with the style of the house. Side lights and transom lights are acceptable alternatives.	**Complies** The proposed front door contains glass on the upper portion of the door.
G.2 Windows	
a. Windows should generally comprise 30-45% of the front façade.	**Complies** Windows comprise less than 30% of the front façade. The overall front façade, excluding the roof area is approximately 1,293 square feet and the total window area is 395 square feet representing 30.5% of the front façade.
b. The windows should be about twice as tall as they are wide and should have the same sill and head height on each floor of the building. The exception is Modern Ranch houses.	**Partially Complies** Seven windows proposed on the first floor of the front façade and six windows on the upper story are all twice as tall as they are wide.
c. Windows facing the street should have all the same sill height on each floor of the structure. Accent or feature windows are excepted. Windows on stair cases should follow the pitch of the stairs.	However, six of the ten windows on the front façade have a sill height of 9′-0′′, while four have a sill height of 8′-0′′.
d. Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	**Does Not Comply** The windows on the front façade are not laid out symmetrically. The smaller windows are spaced unevenly from the larger, main windows.
G.3 Window Materials	
a. Windows should be made of wood or aluminum-clad wood or fiberglass clad wood.	**Complies** The applicant has selected an aluminum

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
The profiles and jamb conditions shall resemble the original wood windows in detailing and profile thickness. **b.** Windows with muntins shall have dimensional muntins on the exterior of the glass and with a spacer inserted between the glass in insulated windows. Dimensional muntins on the interior are optional.	clad wood window with dimensional muntins.
c. Window glass may be insulated and/or low-e glass but shall be clear and not tinted.	**Complies** The selected windows are clear and will not have tinted glass.
3.5.H Exterior Building Materials Building materials of structures should contribute to the visual continuity of the area. They should appear similar to those seen traditionally to establish a sense of visual continuity. Brick, stone, and wood siding are the dominant materials and their use in new construction is preferred.	
H.1 Building materials for new construction should be visually compatible with the predominant materials of this area. Materials for additions should be the same materials as the predominant materials of the existing building.	**Partially Complies** The applicant has proposed cement board vertical siding on the gable, which is not present elsewhere on the block, and is a modern design trend. The roof will be synthetic cedar shake, which is not a prevalent material in Old Town. While the applicant has proposed several modern materials for their project, the materials are compatible with other homes in the area. The Cement-fiber siding shares a similar texture and exposure to traditional wood siding. While the cedar shake roofing selected is a new material in the Old Town neighborhood, synthetic cedar shake shares several similar qualities to traditional roofing, such as texture and visual appearance. The applicant has also requested to place cedar-shake style siding on the gables.
H.2 New materials should relate to the scale, durability, color, and texture of the predominant materials of Old Town and in the case of building additions, to the existing structure.	
H.4 New materials should have a demonstrated durability in the Central Texas climate. For example, some façade materials used in new construction are more susceptible to weather and simply do not last as long as stone or brick. Vinyl siding is not allowed.	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
	However, the siding selected is a vinyl product, which does not have a proven durability in Central Texas, and is not present elsewhere in Old Town.
H.6 Building Wall Materials The following exterior building materials are appropriate for new construction:	
a. Horizontal wood or cementitious wood siding with a 4-7 inch exposure (smooth not weathered finish).	**Complies** The selected cementitious siding will have a smooth finish with a 6'' exposure.
b. Wood shingle in a vertical pattern with 3" to 7" reveal.	**Partially Complies** The applicant has proposed a shingle-style siding on the gable of the home. The reveal will be 6''. However, the product selected is a vinyl product, which is intended to mimic wooden shingles but is not the same.
d. Combinations Creative combinations of the above are encouraged to recreate natural textures, so long as they meet the overall objective of conveying a sense of permanence, human scale and proportion.	**Complies** The applicant has proposed a combination of cement board siding, and shingle. These materials will be placed in appropriate locations across the design.
e. Use of Wood Shingles Wood shingles should be used as second story cladding, on attic dormers, gable ends and porch roof gables.	**Partially Complies** The applicant has proposed shingle siding as a decorative element on the gable ends. However, the shingle will be vinyl instead of wood. The selected vinyl shingles will mimic the texture of natural wood and will be a similar scale as traditional wood shingles. This will allow for additional visual interest within the design.
3.5.I Architectural Details & Features	**Complies** The architectural details proposed such as the dormers, front porch with columns and gable ends are appropriately scaled and in keeping with the architectural styles of the homes seen on this block.
I.1 Architectural details such as columns, lintels, sills, rafters, door surrounds, and decorative gable ends add visual interest to a structure.	
I.2 Use of appropriately scaled details is encouraged.	

GUIDELINES	FINDINGS
CHAPTER 3 – OLD TOWN DESIGN GUIDELINES	
I.3 Details should be consistent with the design and style of the building.	

CRITERIA FOR APPROVAL

In accordance with Section 3.13.030 of the Unified Development Code, HARC must consider the following criteria. Staff has determined that the applicant *has met 2 out of 8* of these criteria.

SECTION 3.13.030 CRITERIA	FINDINGS
1. The application is complete and the information contained within the application is correct and sufficient enough to allow adequate review and final action;	**Complies** The application has been marked as complete with sufficient information for review.
2. Compliance with applicable design standards of this Code;	**Partially Complies** The submitted plan set generally meets the design standards of the Residential Single Family zoning district. However, the request does not meet the standards of UDC Section 4.08, which calls for building height at the setback to be 15'. Staff acknowledges that meeting the impervious coverage restrictions of the zoning district may be challenging with the design provided if the applicant is not able to utilize pervious pavers. Additionally, the applicant has proposed an 8' boundary wall between the subject property and the neighboring property, however, the applicant is not able to vary this requirement through the Certificate of Appropriateness process. Both impervious coverage and interior boundary walls are not part of HARC's purview.
3. Compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to the most extent practicable;	**Not Applicable** The Secretary of Interior's standards do not apply to new infill construction.
4. Compliance with the adopted Historic	**Does Not Comply**

SECTION 3.13.030 CRITERIA	FINDINGS
District Design Guidelines, as may be amended from time to time, specific to the applicable Historic Overlay District;	The proposed design does not comply with several Design Guidelines. Many of the materials selected, such as the synthetic cedar roofing and vinyl siding are not compliant with the Design Guidelines. Additionally, the design of the home is not compliant with the Design Guidelines due to design choices such as the varying sill heights of the windows, the irregular shape of the structure, and the width of the structure.
5. The general historic, cultural, and architectural integrity of the building, structure or site is preserved;	**Not Applicable** The site is not currently improved, and the request is for infill construction.
6. New buildings or additions are designed to be compatible with surrounding properties in the applicable historic overlay district;	**Complies** The home shares several elements with other properties in the surrounding neighborhood including the selection of a front porch as a character defining feature. The porch will be deep, with prominent columns, similar to other homes in the area. While the materials selected are newer, and not prevalent throughout Old Town, they are designed to be compatible with traditional materials.
7. The overall character of the applicable historic overlay district is protected; and	**Does Not Comply** While elements of the design are in keeping with the Historic Overlay District, such as the inclusion of a prominent front porch, several elements are not compatible with the Old Town Historic Overlay District. These items include the complicated roof form and roof plane changes, the variety of window sizes and sill heights, the lack of windows on the front façade, and the home being 74′-8′′ wide and 31′-3′′ tall, making it much wider than it is tall.
8. The Master Sign Plan is in keeping with the adopted Historic District Design Guidelines and character of the historic overlay district.	**Not Applicable** No signage is proposed with the request.

Historic and Architectural Review Commission

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

SECTION 3.13.030.C.2 CRITERIA	FINDINGS
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected; and	**Not Applicable** The subject property is not in the Downtown historic district or a Courthouse view shed.
b. The character of the Downtown Overlay District and the Town Square District will be defined, reinforced and preserved; and	**Not Applicable** The subject property is not in the Downtown historic district
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent; and	**Complies** Although the house is taller than others on the shared block, there are several other houses in the area that are two or three stories. These homes include the infill construction at 510 E. 7th Street and the John Leavell house. Additionally, many of the other adjacent homes encroach into the setback, while the proposed structure will meet the setback requirements of the Code. This will reduce the impact of the building height from the street.
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	**Not Applicable** The subject property is not in the Downtown historic district
e. The proposed project protects the historic buildings in the Downtown Overlay District.	**Not Applicable** The subject property is not in the Downtown historic district

STAFF RECOMMENDATION

Based on the findings listed above, staff recommends ***DENIAL*** of the request. At the November 20 HARC meeting, the commission primarily expressed concern with the mass and scale of the building, particularly along 7th Street. The applicant has not addressed those concerns within their revised plans.

PUBLIC NOTIFICATION

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property were notified of the Certificate of Appropriateness request (41 notices), and 3 were

posted on-site. To date, staff has received 0 written comments in favor and 0 in opposition to the request (Exhibit 5).

ATTACHMENTS

Exhibit 1 – Location Map
Exhibit 2 – Letter of Intent
Exhibit 3 – Plans and Specifications
Exhibit 4 – Conceptual Review Plans and Specifications

SUBMITTED BY

Olivia Beams, Historic and Downtown Planner

701 S. College
2025-57-COA

January 8, 2026| Historic & Architectural Review Commission

Olivia Beams, Historic & Downtown Planner

Item Under Consideration

2025-57-COA

- Public Hearing and possible action on a request for a Certificate of Appropriateness (COA) for new infill construction and an exception on building height to allow fox a maximum building height of 29'-7" pursuant to Section 4.08 of the Unified Development Code at the property located at 701 S College, bearing the legal description 0.5569 acres out of Block C, Clamps Addition. (2025-57-COA)– Olivia Beams, Historic and Downtown Planner

Item Under Consideration

HARC:

- ✓ New building construction
- ✓ Exception on building height to allow fox a maximum building height of 31’ pursuant to Section 4.08 of the Unified Development Code

Case History

Conceptual Review – November 20, 2025

- The applicant received the following feedback:
- Concerns about the mass and scale of the structure
- Ratio of height to width of the structure
- Request for 3-D renderings
- Concerns about the impact to 7th Street
- Concerns about the complex roof line



Previous design

Conceptual Review



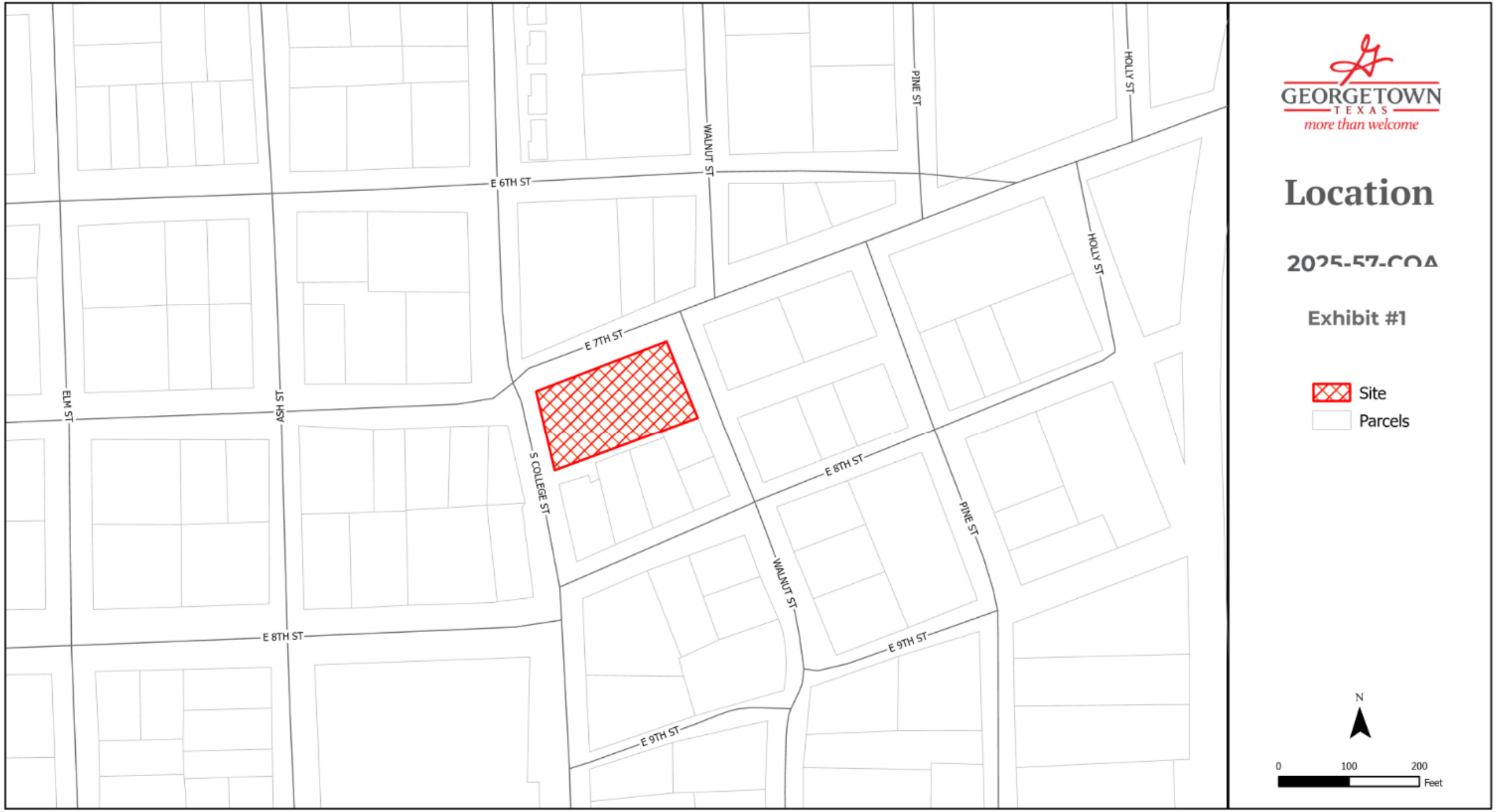
Conceptual

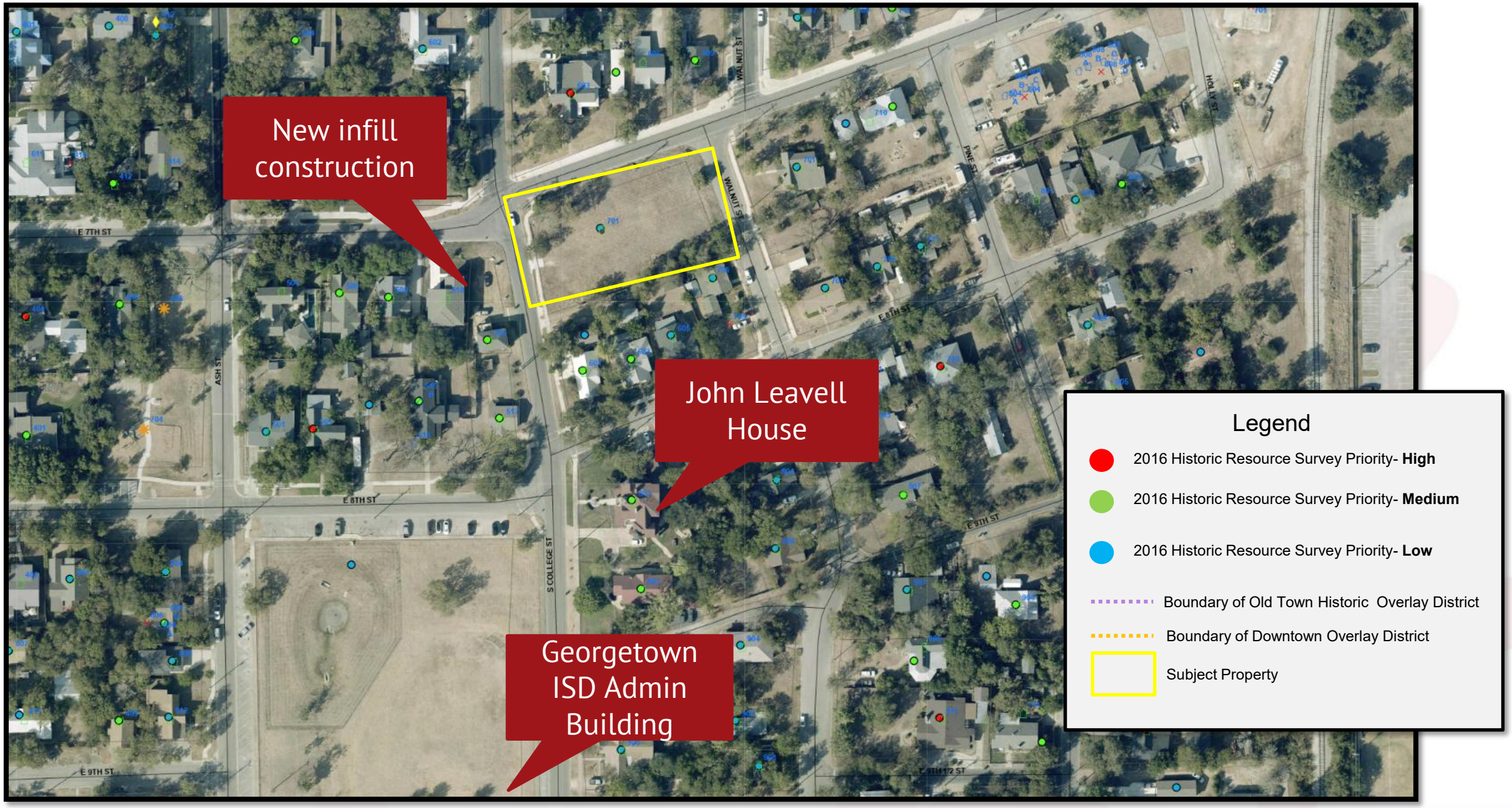


Legislative

Alterations following conceptual review:

- Adjusted window sill heights on College Street façade.
- Adjusted window sizes so that the College Street façade is comprised of 30.5% windows.
- Lowered the roof ridgeline to be 29'-7".
- Provided a landscape plan and 3-D renderings.


GEORGETOWN
TEXAS
more than welcome
Location
2025-57-COA
Exhibit #1
Site
Parcels
N
0
100
200
Feet
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
ELM ST
ASH ST
S COLLEGE ST
WALNUT ST
PINE ST
HOLLY ST


New infill construction
John Leavell House
Georgetown ISD Admin Building
E 7TH ST
E 8TH ST
E 9TH ST
E 9TH 1/2 ST
ASH ST
S COLLEGE ST
WALNUT ST
PINE ST
HOLLY ST
Legend
2016 Historic Resource Survey Priority- High
2016 Historic Resource Survey Priority- Medium
2016 Historic Resource Survey Priority- Low
Boundary of Old Town Historic Overlay District
Boundary of Downtown Overlay District
Subject Property

2016 Survey



Historic home (now demolished)

Current Context



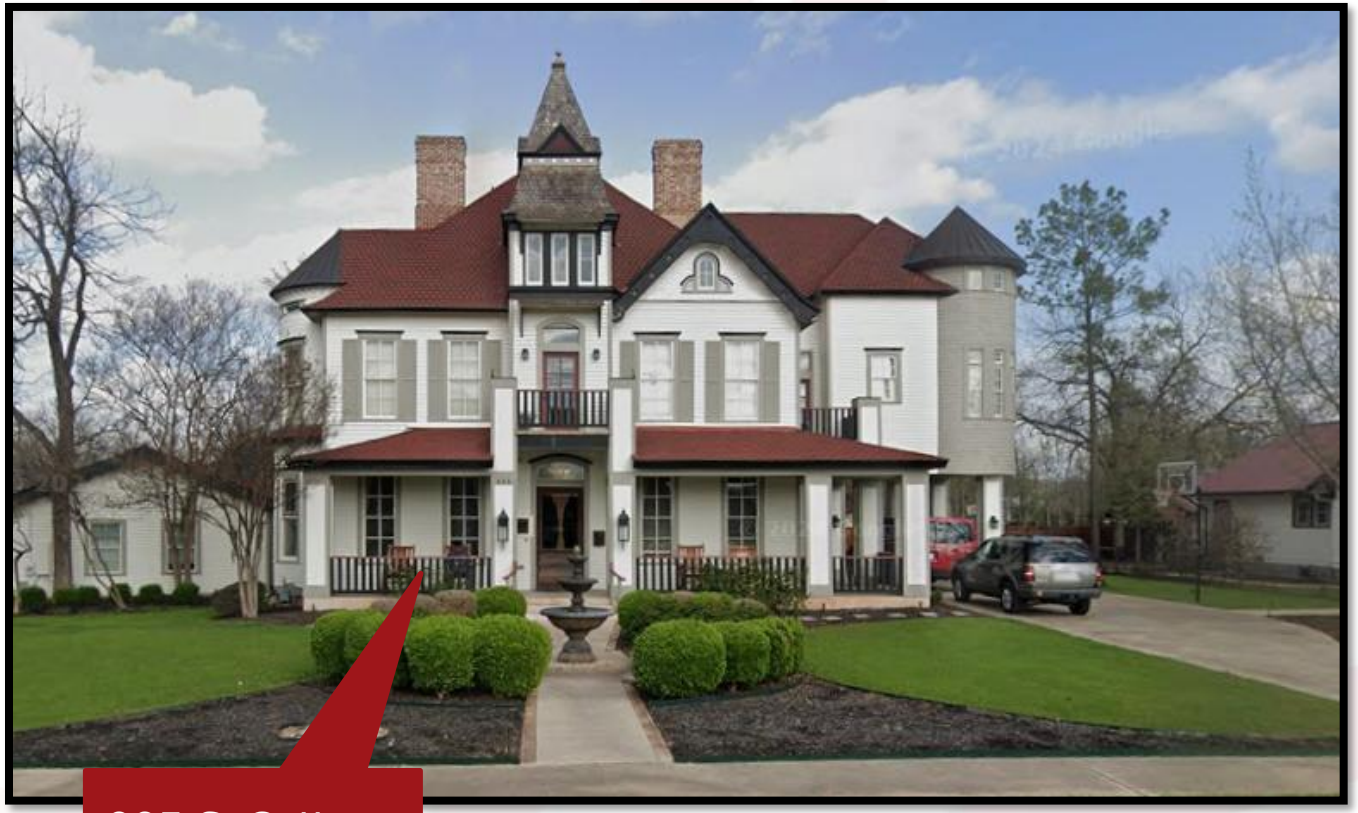
S. College Street View



Walnut Street View

Adjacent Height Context





Shared Block Context

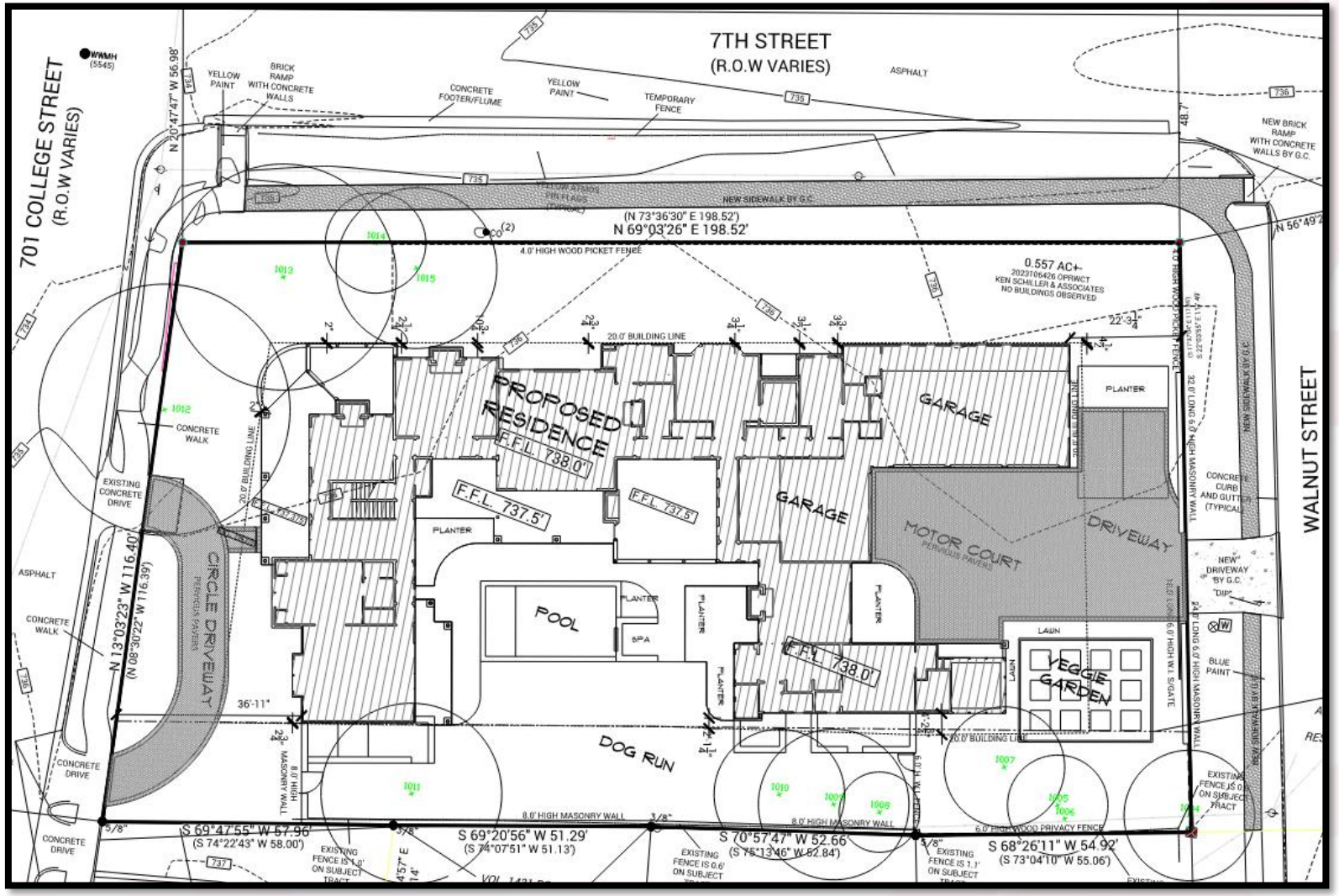


601 E. 8th



603 E. 8th

Plans and Specifications – Site Plan



Plans and Specifications - Elevations

College Street facade



Plans and Specifications - Elevations

Walnut Street facade



Plans and Specifications – Elevations



7th Street facade

Conceptual Review



Conceptual



Legislative

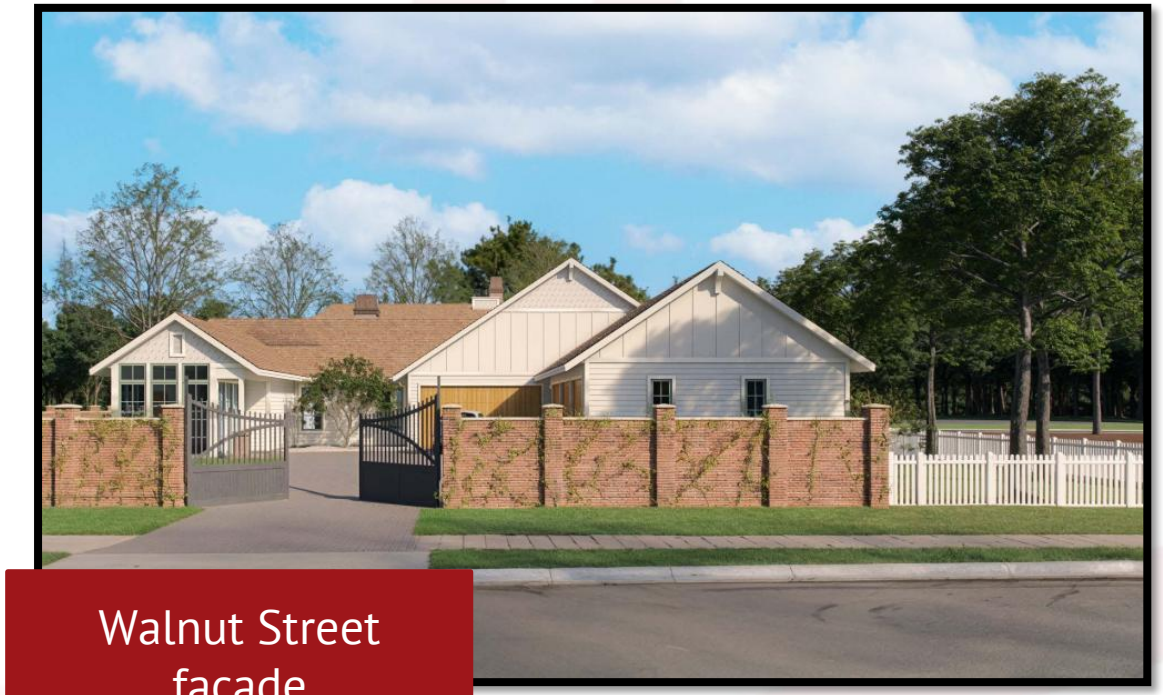
Alterations following conceptual review:

- Adjusted window sill heights on College Street façade.
- Adjusted window sizes so that the College Street façade is comprised of 30.5% windows.
- Lowered the roof ridgeline to be 29'-7".
- Provided a landscape plan and 3-D renderings.

3-D Renderings

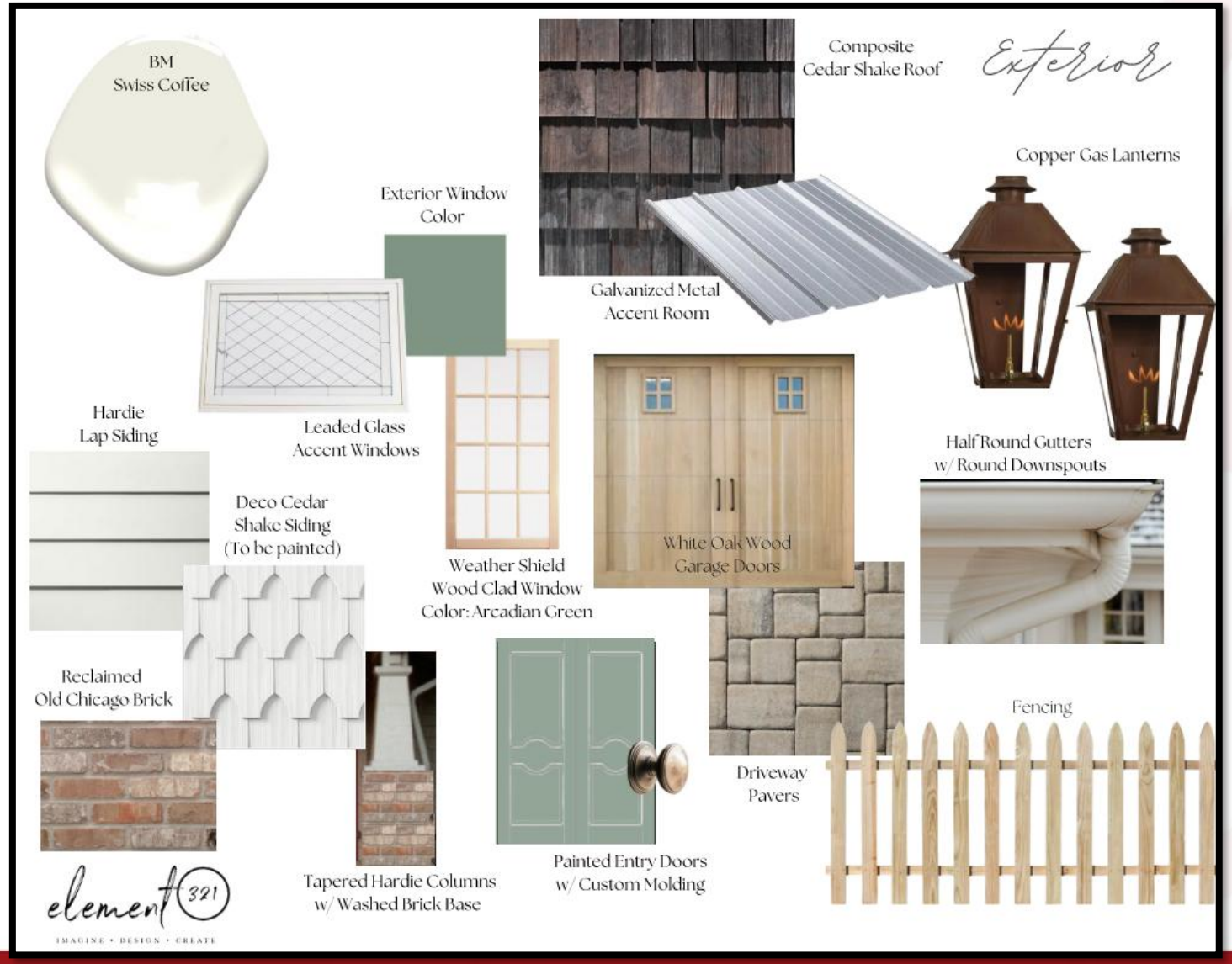


College Street facade



Walnut Street facade

Plans and Specifications – Materials



Approval Criteria – UDC Section 3.13.030

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

Design Guideline Compliance

Staff has determined that the proposed project complies with ***24 of the 34*** applicable Historic District Design Guidelines in ***Chapter 3.*** A complete list of applicable Design Guidelines is found in the Staff Report.

Design Guideline	Finding	Analysis
P.1 Front porches should align with front porches or building fronts on the same block face.	**Does Not Comply**	The lot has three frontages: One on College Street, one on 7th Street, and one on Walnut. The applicant has proposed for the building to front on College Street. On the adjacent blocks, buildings generally front on 7th Street or E. 8th Street, with two buildings fronting on Walnut Street. Staff acknowledges that the previous structure did front on College Street.
The main mass form should be a simple square, a rectangle or an "L-Plan" with an uncomplicated roof form, that is having a minimum of roof plane changes.	**Does Not Comply**	The proposed structure has a U-shaped form proposed, as the home is centered around a pool and courtyard in the rear of the structure. The proposed roof form consists of overlapping gables and cross gables that include several roof plane changes throughout the proposed design.
The proportions of the front façade should be taller than it is wide.	**Does Not Comply**	The proposed home is approximately 74'-8" wide and 31'-3" tall, meaning that is more than twice as wide than it is tall.
Windows should generally comprise 30-45% of the front façade.	**Does Not Comply**	Windows comprise less than 30% of the front façade. The overall front façade, excluding the roof area is approximately 1,236 square feet and the total window area is 284 square feet representing 22% of the front façade.
Windows should be laid out symmetrically in each bay (wall plane) that faces the street.	**Does Not Comply**	The windows on the front façade are not laid out symmetrically. The smaller windows are spaced unevenly from the larger, main windows.

Approval Criteria – UDC Section 3.13.030

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

Approval Criteria – UDC Section 3.13.030.C Building Height Modification

Criteria	Staff's Finding
a. Views to and from the Courthouse and to and from the Town Square Historic District will be protected	Not Applicable
b. The character of the Downtown Overlay District and the Town Square Historic District will be defined, reinforced, and preserved;	Not Applicable
c. The relationship of the proposed project to the existing structures in the immediate vicinity remains consistent;	Complies
d. The proposed project allows for the best utilization of redevelopment in the Downtown Overlay District and the Town Square Historic District; and	Not Applicable
e. The proposed project protects the historic buildings in the Downtown Overlay District.	Not Applicable

Public Notification

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

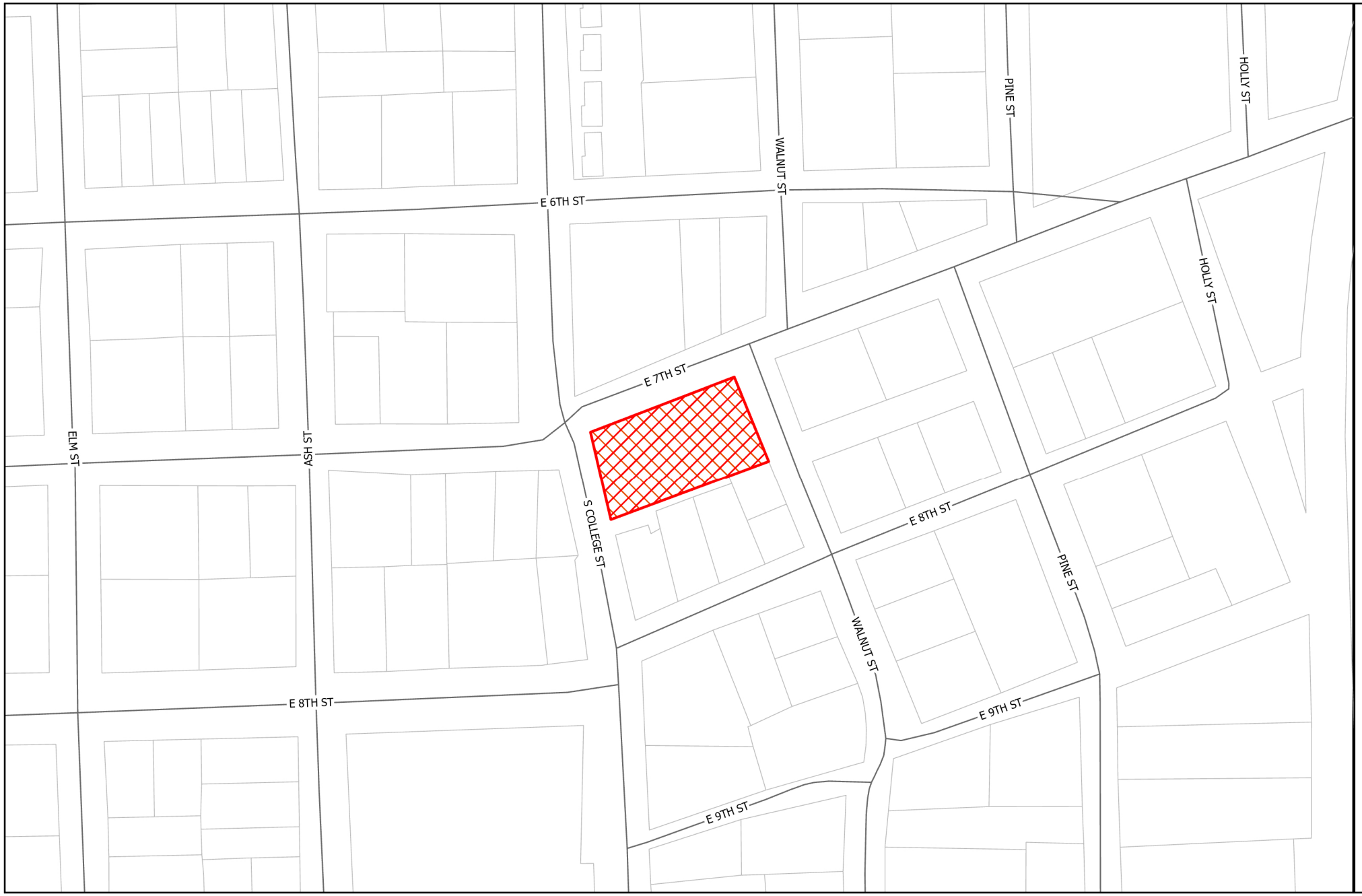


Staff Recommendation

Based on the findings listed in the staff report, staff recommends ***DENIAL*** of the request. At the November 20 HARC meeting, the commission primarily expressed concern with the mass and scale of the building, particularly along 7th Street. The applicant has not addressed those concerns within their revised plans.

HARC Motions to Consider

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



GEORGETOWN TEXAS
more than welcome

Location

2025-57-COA

Exhibit #1

Site
Parcels

N

0 100 200 Feet

701 S Church St

Georgetown, TX 78626

RE: Letter of Intent Rev1 12.19.25

Project Description

- Gabriel CC Interests intends to construct a new single-family home for Tommy & Ashley Dunn at 701 S Church St. The home will be built on the vacant lot, .56 acres, at the above-mentioned address.
- The proposed home is a 5970-conditioned SF, two-story single-family home.
- There will be a wrap around patio at the front door facing the street on S College that wraps to the 7th street elevation.
- Careful consideration was given to blending this new residence with the surrounding community and following HARC guidelines.
    - The two-story portion of this house was aligned along the College St frontage of the property. There are several two-story structures within a block of this house.
        i. John Leavell, one block over.
        ii. 603 7th St has a two-story garage structure fronting College.
        iii. 510 E 7th St is a two-story structure directly across College.
        iv. 706 College is a two-story structure directly across College, among others in the near vicinity.
    - The remainder of the house that fronts all of 7th and all of Walnut is designed as single story.
    - The design layout is intended to look like a rectangle from all street faces. Looking from College, it appears rectangle, looking from 7th it appears as a rectangle, looking from walnut it appears rectangle with a small L for the garage unit.

- Site Layout
    - The front entry way is designed to be on the street frontage of College St.
        i. College was chosen as the front of this property for several reasons.
            1. The original house that was on this property originally fronted College
            2. College is the more trafficked roadway of the (3) street fronts that this property encompasses. For this reason, College makes the most sense for the front façade.
            3. There are several two-story homes and structures that front College St.

a. The John Leavell house,
b. 603 7th st has a two-story garage that fronts College St
c. 510 E 7th is a two-story residence directly across College
d. 706 College St is a two-story structure directly across College

ii. The front entry has a large, covered patio that wraps from the College St side to the 7th street frontage.

iii. There is an existing rock retaining wall at the corner of College and 7th from the original structure. The intent is to utilize this existing retaining wall to create a planter bed. Stone will be added to this wall to match the existing stone from the original home site.

1. 

- Garage will face rear of property and will be enclosed by a 6' brick veneer wall.
- The structure is two stories with a maximum ridge height of 29'7" AFF

- Roofing Materials
  - The roof material will be a majority of synthetic cedar shakes.
  - The front patio will have a metal roof.
- Windows
  - Windows will be Weathershield wood windows with metal clad exterior.
  - Windows of front facing College St make up approximately 30.5% of the overall front façade. Front Façade is 1293 SF excluding roof area. Window Area is 395 SF

- Exterior Façade Materials
  - Horizontal siding will make up most of the exterior veneer.
  - Accents of Board and Batton
  - Accents of real wood cedar shake (painted) at gables.
  - Accents of Brick
  - Exterior windows are wood with metal-clad exterior by Weather shield.
  - Painted Wood front door.

- Photos of Site





SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

GENERAL NOTES

LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7575 SQ. FT.	
CIRCULAR DRIVEWAY - (PERVIOUS)	(719 SQ. FT.)	
PATH - (PERVIOUS)	(36 SQ. FT.)	
MOTOR COURT - (PERVIOUS PAVERS)	(2125 SQ. FT.)	(2880 SQ. FT. TOTAL) (2880 / 24,263 = 11.8%) (11.8% TOTAL PERVIOUS COVER)
POOL DECK	686 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	456 SQ. FT.	
GLASS HOUSE,PORCH & STORE	239 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	9203 SQ. FT.	
PERCENT IMPERVIOUS:	37.9%	
MAX. IMPERVIOUS COVER FOR SITE (45%) =	10914 SQ. FT.	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

GENERAL NOTES

1. SHAWN F. HOOD, DESIGNER, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, COLUMNS, BEAMS, AND OTHER STRUCTURAL MEMBERS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
7. ALL ANGLES SHOWN ON PLAN ARE 45 DEGREE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
9. ALL WINDOW SIZES ARE NOMINAL ROUGH OPENINGS. VERIFY SIZES WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
10. ALL WINDOWS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING UNLESS NOTED OTHERWISE.
11. WEATHER STRIP ALL ATTIC ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
14. PROVIDE A MINIMUM OF ONE (1) S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
15. FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
16. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES, I.E.: SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
17. DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1,000 S.F. EACH FOR FIRESTOPS.
18. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
19. PROVIDE VACUUM BREAKERS AT ANY WATER SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED AND ARE NOT PROTECTED BY AN AIR GAP.
20. PROVIDE 2x6 PLUMBING WALLS AT INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR DBL. 2x4 @ 12"O.C) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DESIGNS, AND SHOP DRAWINGS.

SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES, CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR WITHOUT CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER PRIOR TO SLAB FORMWORK BEING ERECTED
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE FLOOR PLUGS WITH THE OWNER PRIOR TO THE SLAB POUR.
6. PROVIDE A 20"x20"x2" DROPPED SLAB UNDER THE WASHER. SLOPE TILE TO DRAIN.
7. G.C. TO PROVIDE A DRAIN @ THE ICE MAKER.
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO OUTSIDE, OTHERWISE DOWN THROUGH THE SLAB AND OUT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". U.N.O.. G.C. IS TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

WALL FRAMING NOTES

TABLE 1: EXTERIOR & LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x6	1'-0"	18'-0"
2x6	1'-4"	14'-0"
2x8	1'-0"	22'-0"
2x8	1'-4"	18'-1"

1. ONLY ONE BOTTOM AND TWO TOP HORIZONTAL WALL PLATES ARE PERMITTED. MAX. STUD HEIGHT IS MEASURED BETWEEN WALL PLATES.
2. ONLY TRUSSES OR OUTLOOK LADDER FRAMING FOR GABLE CONFIGURATIONS PLACED PERPENDICULAR TO WALL TOP PLATES AND FASTENED USING SIMPSON L50 CLIPS (OR APPROVED EQUAL) ARE ACCEPTABLE. DRYWALL CEILINGS ARE NOT ACCEPTABLE FOR LATERAL SUPPORT
3. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.
4. OSB OR PLYWOOD SHEATHING IS REQUIRED FOR EXTERNAL OR LOADBEARING TALL WALLS.

TABLE 2: INTERIOR NON-LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x4	1'-0"	18'-0"
2x4	1'-4"	14'-0"
2x6	1'-0"	22'-0"
2x6	1'-4"	18'-1"

1. NON-LOADBEARING TALL WALLS MAY BE CONSIDERED LATERALLY SUPPORTED AT THE TOP IF THEY ARE SECURED TO A ENGINEERED TRUSS FLOOR SYSTEM AS PER APPROVED TRUSS SUPPLIER
2. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.

WINDOW & DOOR GENERAL NOTES

1. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL WINDOWS ABOVE BATH TUBS TO BE TEMPERED. ANY WINDOW AT STAIRWAY HAVING A SILL HEIGHT BELOW 36" TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY ALL TEMPERED WINDOW LOCATIONS AS PER CODE. SHOWER AND BATH TUB GLAZING SHALL BE TEMPERED.
2. WINDOW MANUFACTURER & THE G.C. TO VERIFY EGRESS-ABLE WINDOWS AS PER APPLICABLE CODE.
3. NOTE TO G.C.: ALL INTERNAL DOORS TO BE STAIN FINISHED

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS LOCATED AT 42" AFF UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE LOCATED WITHIN A 5'-0" RADIUS OF A BATH TUB.
4. HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F.L. TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. PROVIDE LIGHT AND OUTLET AT HVAC LOCATIONS FOR SERVICE.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS SWITCHED AS INDICATED. VERIFY LOCATIONS WITH OWNER.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. CONSULT WITH OWNER FOR DIMMER AND RHEOSTAT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES. ALLOW FOR 30" CLEARANCE AROUND PANEL. TOP OF PANEL TO BE 72" U.N.O.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED (BONDED) WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AIR PRESSURE SWITCH
- WALL OUTLET DUPLEX (120V)
- WALL OUTLET FOURPLEX
- WALL OUTLET (240V)
- WALL OUTLET (WEATHERPROOF)
- WALL OUTLET (GROUND FAULT INTERRUPT)
- JUNCTION BOX
- SPEAKER
- TELEPHONE / DATA OUTLET
- TELEVISION OUTLET
- SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)
- PUSH BUTTON
- DOOR BELL CHIMES
- LED SPOT LIGHT
- FLOOR PLUG
- WALL MOUNTED FAN (84" HIGH)
- CEILING FAN
- CEILING FAN / LIGHT
- WALL MOUNT LIGHT
- STAIR RISER LED LIGHT
- SURFACE MOUNT LIGHT
- RECESSED CAN LIGHT
- FLUSH MOUNTED LED DISK LIGHT
- RECESSED LIGHT FIXTURE (VAPOR PROOF)
- ADJUSTABLE EYEBALL LIGHT
- FLOOD LIGHTS
- INFRARED
- SECURITY CAMERA
- LIGHT / VENT / HEATER — HEAT
- FLUORESCENT LIGHT (UNDER CABINET)
- 4' LED LIGHT
- FLUSH MOUNT HEATER MODEL: WD6024

LANDSCAPING LEGEND

- CONCRETE DRIVEWAY
- MULCH BED
- PAVED DRIVEWAY
- NATIVE LAWN
- BULL ROCK CONSTRUCTION ENTRANCE (TEMP.)
- SOD
- STONE 'RED' CARPET
- PERENNIALS
- LANDSCAPE BED W/ PLANTS
- CRUSHED GRANITE

TRENCHES

TEL — TEL
CATV — CATV
ELEC — ELEC
WATER — WATER
SEWER — SEWER — SEWER — SEWER

SITE PLAN LEGEND

- COTTON GIN SPINDLE FOUND
- MAG NAIL FOUND
- 1/2" ROD FOUND
- METAL FENCE
- WIRE FENCE
- AE — ACCESS ESMT
- PUE — PUBLIC UTILITY ESMT
- ( ) — RECORD INFORMATION
- UTILITY POLE
- STREET LIGHT
- OH — OVERHEAD UTILITY LINE(S)
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- CLEAN OUT
- GAS METER
- TELEPHONE
- CABLE/TV
- TRANSFORMER ON CONCRETE
- (+) — INSIDE OF SUBJECT BOUNDARY
- (-) — OUTSIDE OF SUBJECT BOUNDARY
- B.L. — BUILDING SETBACK LINE
- R.O.W. — RIGHT OF WAY
- O.S.S.F. — ON SITE SEWAGE FACILITY
- O.P.R.W.C. — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- TREE TO REMAIN
- TREE TO BE REMOVED
- 770 MAJOR CONTOUR
- 771 MINOR CONTOUR

WALL LEGEND

- STONE VENEER WALL 2x6 STUDS
- STONE VENEER WALL 2x4 STUDS
- BRICK VENEER WALL 2x6 STUDS
- BRICK VENEER WALL 2x4 STUDS
- 2x4 STUD WALL
- 2x6 STUD WALL

PAIR $3^0 8^0$ — PASSIVE — ACTIVE

DOOR SIZE $2^0 8^0$ — 2 '-0" WIDE x 8'-0" HIGH

AREA TABULATION

LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1572 SQ. FT.
TOTAL CONDITIONED AREA	6020 SQ. FT.
TRIPLE GARAGE	1063 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1570 SQ. FT.
FRONT PORCH	83 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	167 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1557 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7575 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
ATTIC STORE	202 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	686 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	73 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2736 SQ. FT.

TYPICAL ABBREVIATIONS

A
- ABV — ABOVE
- ADJ — ADJUSTABLE
- AFF — ABOVE FLOOR FINISH
- APPROX. — APPROXIMATELY
- APPL — APPLIANCE
- ARCH — ARCHED

B
- BFS — BUILDER'S FIRST SOURCE

C
- CLG — CEILING
- C.O. — CASED OPENING
- COL. — COLUMN
- CMU — CONCRETE MASONRY UNIT
- CONC. — CONCRETE
- CSMT — CASEMENT

D
- DBL. — DOUBLE
- DISP. — DISPOSAL
- DW — DISH WASHER
- D/L — DIVIDED LIGHTS

E
- EXT. — EXTERNAL

F
- F.D — FURR DOWN
- F.F.L. — FINISHED FLOOR LEVEL
- FG — FIXED GLASS
- FREZ — FREEZER

G
- G.C. — GENERAL CONTRACTOR
- G.F.I. — GROUND FAULT INTERRUPT

H
- HB — HOSE BIB
- HDR — HEADER
- HVAC — HEATING/VENTILATION AIR CONDITIONING
- HDR. HGT — HEADER HEIGHT
- Hgt — HEIGHT
- HORTZ — HORIZONTAL

I
- INT. — INTERNAL

L
- LAV — LAVATORY
- LIN — LINEN

M
- MAX. — MAXIMUM
- MIN. — MINIMUM
- MTL — METAL

N
- N.T.S. — NOT TO SCALE

O
- O.C. — ON CENTER
- OPNG — OPENING

P
- PL — PLATE HEIGHT

R
- REF — REFRIGERATOR
- RSCEDAR — ROUGH SAWN CEDAR

S
- SHLVS — SHELVES
- SIM. — SIMILAR
- SDL — SIMULATED DIVIDED LITE
- SNGL — SINGLE
- SQ. FT. — SQUARE FOOT
- S. F. — SQUARE FOOT
- C.O. — SHEET ROCK OPENING
- S/R RET. — SHEET ROCK RETURN

T
- TYP. — TYPICAL
- TRANS — TRANSOM
- TRPL — TRIPLE
- TBD — TO BE DETERMINED
- TDL — TRUE DIVIDED LITES

U
- UNO — UNLESS NOTED OTHERWISE

W
- WC — WATER CLOSET
- W.I. — WROUGHT IRON
- WIC — WALK IN CLOSET
- W/ — WITH
- W/O — WITHOUT
- W.S. — WEATHER STRIP

SHEET INDEX

C0.1 COVER SHEET

ARCHITECTURAL
- AS1.0 SITE PLAN
- AS1.2 SLAB PLAN - DIMENSIONED
- AS1.3 FLOOR PLANS - FINISHED FLOOR FINISHES
- A1.0 LOWER FLOOR PLAN
- A1.1 LOWER FLOOR PLAN - DIMENSIONED
- A1.2 UPPER FLOOR PLAN
- A1.3 UPPER FLOOR PLAN - DIMENSIONED
- A2.0 FRONT & REAR ELEVATIONS
- A2.1 LEFT & RIGHT ELEVATIONS
- A2.2 SECTION 'A' & 'B' & 'C' & INTERNALS

STRUCTURAL
- A3.0 ROOF PLAN

ELECTRICAL
- A5.0 ELECTRICAL PLAN - LOWER LEVEL
- A5.1 ELECTRICAL PLAN - UPPER LEVEL

CABINETRY
- A4.0 INTERNAL ELEVATIONS

DETAILS
- A6.0 DETAIL SHEET



NOTE: COLLEGE STREET FACADE EXCLUDING THE ROOF AREA IS APPROXIMATELY 1,293 SQ. FT. AND THE TOTAL WINDOW AREA IS 395 SQ. FT. REPRESENTING 30.5% OF THE FRONT FACADE

FRONT ELEVATION

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

WINDOW SCHEDULE: The Dunn Residence

Andersen Windows: Low **E** SmartSun Glass (366) **HARDWARE & COLOR:** Owner to Select

	BRAND	SIZE	STYLE	HEADER HGT.	AREA
A.	Andersen 400 WOOD	2860 FG	(6-Lite) Trpl. Window	8'-0" Hdr. Hgt.	50 sq. ft
	Andersen 400 WOOD	2820 FG Trans. Mulled	(2-Lite) Trpl. Window	10'-0" Hdr. Hgt.	17 sq. ft
B.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
	Andersen 400 WOOD	2820 FG	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
C.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
	Andersen 400 WOOD	2820 FG	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
D.	Andersen 400 WOOD	2860 CSMT Temp	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
E.	Andersen 400 WOOD	2860 CSMT Temp	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
F.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
G.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
H.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
I.	Andersen 400 WOOD	4080 FG Mulled	(12-Lite) Twin Window	10'-0" Hdr. Hgt.	64 sq. ft
J.	Andersen 400 WOOD	2860 FG	(6-Lite) Twin Window	8'-0" Hdr. Hgt.	34 sq. ft.
	Andersen 400 WOOD	2820 FG Trans Mulled	(2-Lite) Twin Window	10'-0" Hdr. Hgt.	11 sq. ft
K.	Andersen 400 WOOD	2060 FG	(6-lite) Sngl. Window	10'-0" Hdr. Hgt.	12 sq. ft.
L.	Andersen 400 WOOD	4080 FG	(12-lite) Quad. Window	8'-0" Hdr. Hgt.	128 sq. ft.
	Andersen 400 WOOD	4020 FG Trans. Mulled	(3-Lite) Quad. Window	10'-0" Hdr. Hgt.	32 sq. ft
M.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
N.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
O.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
P.	Andersen 400 WOOD	2040 FG	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft.
Q.	Andersen 400 WOOD	3060 CSMT	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft.
R.	Andersen 400 WOOD	3060 CSMT	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft.
S.	Andersen 400 WOOD	5050 FG Temp	(6-lite) Sngl. Window	8'-0" Hdr. Hgt.	25 sq. ft.
T.	Andersen 100 FIBREX	2030 FG Temp	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft.
U.	Andersen 100 FIBREX	2030 FG Temp	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
V.	Andersen 400 WOOD	2030 FG	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
W.	Andersen 400 WOOD	2030 FG	(4-lite) Sngl. Window	8'-0" Hdr. Hgt.	6 sq. ft
X.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
Y.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
Z.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
AA.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
BB.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
CC.	Andersen 100 FIBREX	3080 FG	(8-Lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft
	Andersen 100 FIBREX	3020 Hopper Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
DD.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
EE.	Andersen 100 FIBREX	3080 FG	(8-lite) Sngl. Window	8'-0" Hdr. Hgt.	24 sq. ft.
FF.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
GG.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
HH.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
II.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
JJ.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
KK.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
LL.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
MM.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
NN.	Andersen 400 WOOD	2040 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	8 sq. ft
OO.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
PP.	Andersen 400 WOOD	2060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	12 sq. ft
	Andersen 400 WOOD	2020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	4 sq. ft
QQ.	Andersen 400 WOOD	3060 FG	(6-Lite) Twin Window	8'-0" Hdr. Hgt.	36 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Twin Window	10'-0" Hdr. Hgt.	12 sq. ft
RR.	Andersen 400 WOOD	2060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	12 sq. ft
	Andersen 400 WOOD	2020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	4 sq. ft
SS.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
TT.	Andersen 400 WOOD	2840 FG	(9-Lite) Sngl. Window	8'-0" Hdr. Hgt.	11 sq. ft
UU.	Andersen 400 WOOD	3066 FG	(1-Lite w/ leaded bevel glass insert inside) Sngl. Window	10'-0" Hdr. Hgt.	20
VV.	Andersen 400 WOOD	3066 FG	(1-Lite w/ leaded bevel glass insert inside) Sngl. Window	10'-0" Hdr. Hgt.	20
WW.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
XX.	Andersen 400 WOOD	3060 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
	Andersen 400 WOOD	3020 FG Trans Mulled	(2-Lite) Sngl. Window	10'-0" Hdr. Hgt.	6 sq. ft
YY.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
ZZ.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
A1.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
B1.	Andersen 400 WOOD	5420 FG	(4-Lite) Sngl. Window	14'-0" Hdr. Hgt.	11 sq. ft
C1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	17'-3" Hdr. Hgt.	6 sq. ft
D1.	Andersen 400 WOOD	2860 FG Mulled	(6-Lite) Trpl. Window	9'-0" Hdr. Hgt.	50 sq. ft
E1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
F1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
G1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
I1.	Andersen 400 WOOD	2860 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
J1.	Andersen 400 WOOD	2860 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	17 sq. ft
K1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
L1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	8'-0" Hdr. Hgt.	18 sq. ft
M1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	7-8" Hdr. Hgt.	18 sq. ft
N1.	Andersen 400 WOOD	3060 CSMT	(6-Lite) Sngl. Window	7'-8" Hdr. Hgt.	18 sq. ft
O1.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	8 sq. ft
P1.	Andersen 400 WOOD	2040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	8 sq. ft
Q1.	Andersen 400 WOOD	3040 FG	(6-Lite) Twin Window	7'-0" Hdr. Hgt.	24 sq. ft
R1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
S1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
T1.	Andersen 400 WOOD	3040 FG	(4-Lite) Sngl. Window	7'-0" Hdr. Hgt.	12 sq. ft
U1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	6'-10" Hdr. Hgt.	4 sq. ft
V1.	Andersen 400 WOOD	2860 FG	(6-Lite) Sngl. Window	9'-0" Hdr. Hgt.	17 sq. ft
W1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	13'-0" Hdr. Hgt.	4 sq. ft
X1.	Andersen 400 WOOD	1824 Oval FG	(4-Lite) Sngl. Window	12'-3" Hdr. Hgt.	4 sq. ft

NOTE: FULL DIVIDED LIGHTS

DOOR SCHEDULE: The Dunn Residence

Andersen "E" Series Doors: Low **E** SmartSun Glass (366) **HARDWARE & COLOR:** Owner to Select

	BRAND	SIZE	STYLE	HDR. HGT.	AREA	SWING
1.	Andersen **E** WOOD	3080 Quad. Door Fr.	(1-Lite)	8'-0"	96 sq. ft.	(O/X/X/O)
2.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
3.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite) (X/O)	8'-0"	24 sq. ft.	LH-out
	Andersen **E** WOOD	2680 LSL Sngl. Wdw	(8-Lite)	8'-0"	21 sq. ft.	FG
	Andersen **E** WOOD	5620 Sngl. Trans. Wdw	(5-Lite)	10'-0"	11 sq. ft.	FG
4.	Andersen **E** WOOD	2880 Quad. ¾ Glass Door	(6-Lite)	8'-0"	90 sq. ft.	(O/X/X/O)
	Andersen **E** WOOD	2820 Sngl. Trans. Wdw	(2-Lite)	10'-0"	6 sq. ft.	FG
	Andersen **E** WOOD	5420 Sngl. Trans. Wdw	(4-Lite)	10'-0"	11 sq. ft.	FG
	Andersen **E** WOOD	2820 Sngl. Trans. Wdw	(2-Lite)	10'-0"	6 sq. ft.	FG
5.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
6.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
7.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	LH in
8.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	RH out
11.	Andersen **E** WOOD	3080 Sngl. Door Fr.	(1-Lite)	8'-0"	24 sq. ft.	LH in
12.	Andersen **E** WOOD	2880 Sngl. Door Fr.	(1-Lite)	8'-0"	22 sq. ft.	LH in
13.	Andersen **E** WOOD	3080 Dbl. ¾ Glass Door	(6-Lite)	8'-0"	48 sq. ft.	RH Active
	Andersen **E** WOOD	6020 Sngl. Trans. Wdw	(4-Lite)	10'-0"	12 sq. ft.	FG

Lumber Yard Series Doors: Smooth Steel Insul. Door w/W.S. **HARDWARE & COLOR:** In & Out

	BRAND	SIZE	STYLE	AREA	SWING
10.	**BFS** (Paint to match Andersen Windows)	3080 Sngl.	Solid Slab Steel 8'-0"	24 sq. ft.	RH-in

C0.1

The Dunn Residence
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

GABRIEL CUSTOM HOMES
1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: (512) 748-7880
KRIS@GCCBUILDER.COM
ERIKA@GCCBUILDER.COM

- ☐ PRELIMINARY SET
- ☐ REVIEW SET
- ☒ PERMIT SET
- ☐ BID SET
- ☐ CONSTRUCTION SET

DESIGNED BY
Shawn F. Hood: DESIGN : PLANNING : CONSULTATION
Office: 512-751-9864 Email: shawnhood@shawnhood.com 812 Main Street Georgetown, TX 78626

REVISION:

#	DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC ENERGY CONS. CODE
GEORGETOWN CODE OF ORDINANCES

Shawn F. Hood
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LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7575 SQ. FT.	
CIRCULAR DRIVEWAY - (PERVIOUS)	(719 SQ. FT.)	
PATH - (PERVIOUS)	(36 SQ. FT.)	
MOTOR COURT - (PERVIOUS PAVERS)	(2125 SQ. FT.)	(2880 SQ. FT. TOTAL) (2880 / 24,263 = 11.8%)
POOL DECK	686 SQ. FT.	(11.8% TOTAL PERVIOUS)
HVAC AND POOL EQUIP.SLABS	456 SQ. FT.	
GLASS HOUSE,PORCH & STORE	239 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	9203 SQ. FT.	
PERCENT IMPERVIOUS:	37.9%	

MAX. IMPERVIOUS COVER FOR SITE (45%) = 10914 SQ. FT.
* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

LOT 1
CABINET T SLIDE 100 PRCCT
RESUBDIVISION OF SHELL'S ADDITION,
0.79 ACRE BLOCK 18
DOC. NO. 2015000741 OPRWCT

LOT 2
DOC. NO. 2011034542 OPRWCT

VOL. 2331 PG. 538 ORWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

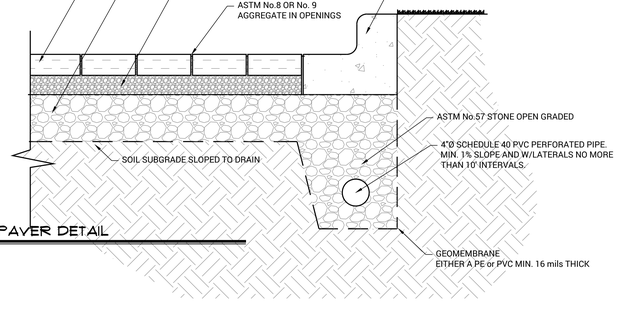
7TH STREET
(R.O.W VARIES)

701 COLLEGE STREET
(R.O.W VARIES)

WALNUT STREET
(NO R.O.W.
INFORMATION AVAILABLE)

BRICK RAMP WITH CONCRETE WALL
BRICK RAMP WITH CONCRETE WALLS
(BM300)
(BM301)
WWMH (5545)
ASPHALT
YELLOW PAINT
CONCRETE FOOTER/FLUME
TEMPORARY FENCE
YELLOW ATMOS PIN FLAGS (TYPICAL)
NEW SIDEWALK BY G.C.
NEW BRICK RAMP WITH CONCRETE WALLS BY G.C.
CONCRETE CURB AND GUTTER (TYPICAL)
CONCRETE CURB AND GUTTER (RIBBON)
N 20°47'47" W 56.98'
(N 73°36'30" E 198.52')
N 69°03'26" E 198.52'
N 56°49'20" E 60.24'
48.7'
4.0' HIGH WOOD PICKET FENCE
0.557 AC+-
2023106426 OPRWCT
KEN SCHILLER & ASSOCIATES
NO BUILDINGS OBSERVED
6.0' HIGH WOOD PICKET FENCE
(S 17°37'54" E 117.49')
S 22°03'55" E 117.49'
52.0' LONG 6.0' HIGH MASONRY WALL
NEW SIDEWALK BY G.C.
20.0' BUILDING LINE
PROPOSED RESIDENCE
F.F.L. 738.0'
F.F.L. 737.5'
F.F.L. 737.375'
F.F.L. 738.0'
GARAGE
PLANTER
DRIVEWAY
MOTOR COURT
PERVIOUS PAVERS
NEW DRIVEWAY BY G.C. "DIP"
18.0' LONG 6.0' HIGH W.I. S/GATE
24.0' LONG 6.0' HIGH MASONRY WALL
POOL
SPA
LAWN
YEGGIE GARDEN
BLUE PAINT
CONCRETE WALK
EXISTING CONCRETE DRIVE
CIRCULAR DRIVEWAY
PERVIOUS PAVERS
N 13°03'23" W 116.40'
(N 08°30'22" W 116.39)
CONCRETE DRIVE
CONCRETE CURB AND GUTTER (TYPICAL)
36'-11"
8.0' HIGH MASONRY WALL
DOG RUN
50.0'
S 69°47'55" W 57.96'
(S 74°22'43" W 58.00')
S 69°20'56" W 51.29'
(S 74°07'51" W 51.13')
S 70°57'47" W 52.66'
(S 75°13'46" W 52.84')
S 68°26'11" W 54.92'
(S 73°04'10" W 55.06')
6.0' HIGH WOOD PRIVACY FENCE
8.0' HIGH MASONRY WALL
6.0' HIGH W.I. FENCE
EXISTING FENCE IS 1.0' ON SUBJECT TRACT
EXISTING FENCE IS 0.6' ON SUBJECT TRACT
EXISTING FENCE IS 1.1' ON SUBJECT TRACT
EXISTING FENCE IS 0.2' ON SUBJECT TRACT
EXISTING FENCE IS 0.9' ON SUBJECT TRACT
S 13°44'57" E 23.14'
S 16°32'06" E 116.82'
S 22°10'56" E 112.74'
S 22°17'49" E 110.25'
58.7'
VOL. 1431 PG. 261
BOUNDARY LINE AGREEMENT
OPRTCT
VOL. 1431 PG. 213 ORWCT
RIGHT-OF-WAY EASEMENT
DOC. NO. 2020136463 OPRWCT
0.144 ACRES
DOC. NO. 2019045789 OPRWCT
1,023 SQUARE FEET
AND DOC. NO. 9866392 ORWCT
0.15 ACRES
DOC. NO. 2020094614 OPRWCT
0.154 ACRES
DOC. NO. 9658592 OPRWCT
0.076 ACRES
VOL. 334 PG. 494 DRWCT
ABANDONED CLAMP STREET BY THE CITY OF GEORGETOWN TO BE RESERVED FOR THE RIGHT TO USE FOR THE PURPOSE OF UTILITIES
GR
2" 2 1/4" 10 3/4" 2 3/4" 3 1/4" 3 1/2" 3 3/4" 22'-3 1/4" 2"
4 1/2" 2 3/4" 4'-2 1/2" 2 3/4" 4'-2 1/2" 2 3/4" 8'-1 1/4"
2 3/4" 2 3/4"
5/8" 3/8"

TREE LIST			
TAG#	TYPE	CHARACTER	DIAMETER (INCHES)
1004	HACKBERRY	SINGLE	13"
1005	HACKBERRY	SINGLE	10"
1006	HACKBERRY	SINGLE	12"
1007	HACKBERRY	SINGLE	12"
1008	HACKBERRY	SINGLE	8"
1009	AMERICAN ELM	SINGLE	15"
1010	HACKBERRY	SINGLE	13"
1011	CREPE MYRTLE	MULTIPLE	7" 6" 5" 5" (18")
1012	ASH	SINGLE	25"
1013	HACKBERRY	MULTIPLE	15" 15" (23")
1014	ASH	SINGLE	10"
1015	HACKBERRY	SINGLE	16"



PERMEABLE PAVER DETAIL
SCALE: 1-1/2" = 1'-0"

SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

AS1.0

The Dunn Residence
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET,
GEORGETOWN, TX 78626
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GABRIEL CUSTOM BUILDERS

☐ PRELIMINARY SET
☐ REVIEW SET
☒ PERMIT SET
☐ BID SET
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• PLANNING
• CONSULTATION
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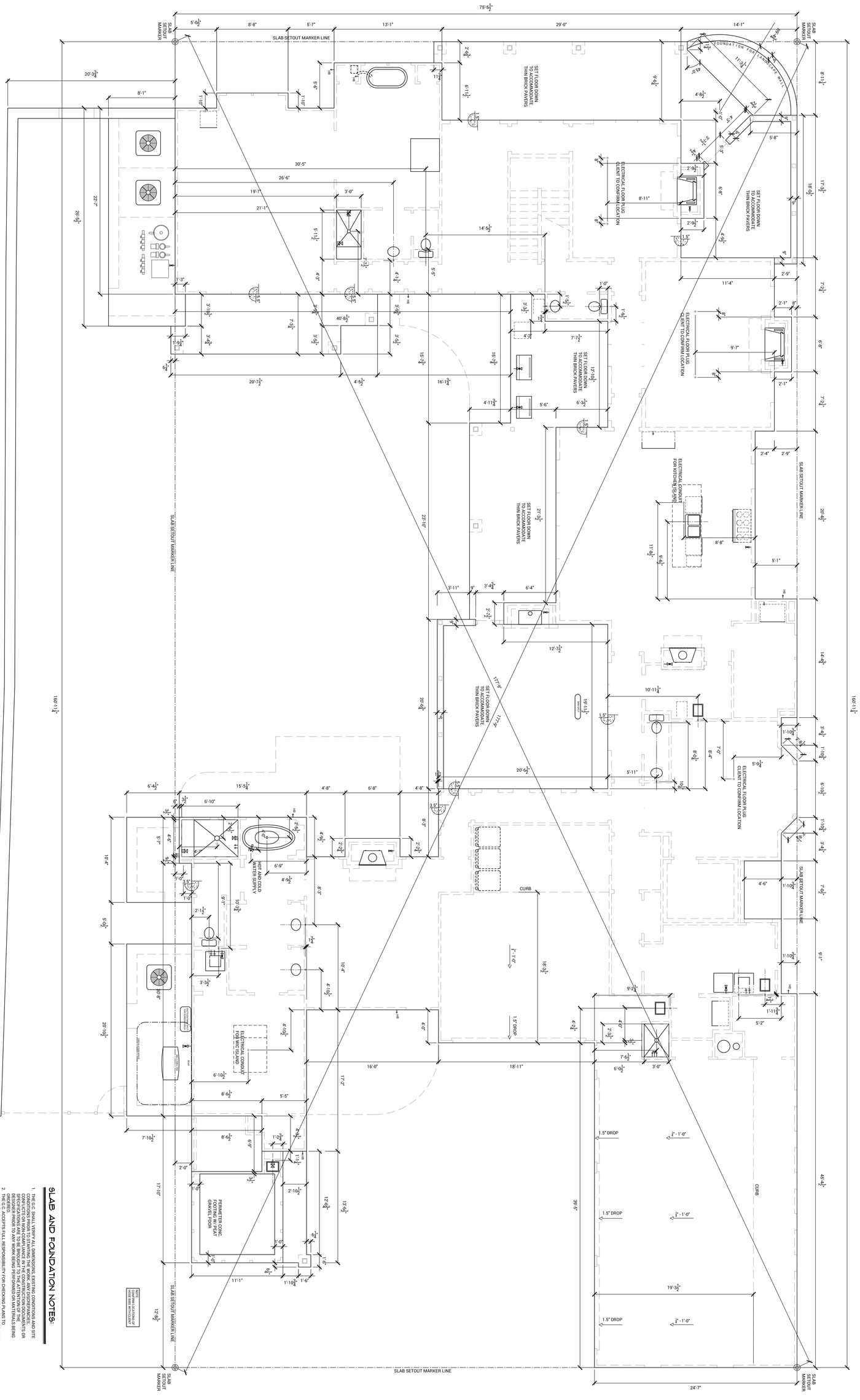
REVISION:	
#	DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

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SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE DESIGNER OF ANY CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SITE CONDITIONS FROM WHAT IS SHOWN ON THE PLANS. DO NOT SCALE DRAWINGS. DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY DISCREPANCIES BE FOUND, THE G.C. SHALL NOTIFY THE DESIGNER AND CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR ALL MATERIALS AND LABOR INSTALLED PRIOR TO NOTIFICATION.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE ON PLANS. G.C. SHALL NOTIFY DESIGNER IF THIS CONDITION CANNOT BE MET.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE PROVIDE LOCATIONS TO ELECTRICIAN PRIOR TO ROUGH-IN.
6. PROPER SLOPE (1/4" PER FOOT) TO BE MAINTAINED AT GARAGE. SLOPE TILE TO DRAIN.
7. G.C. TO PROVIDE A DRAIN IN THE 45° MANER.
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO THE EXTERIOR. DRYER VENT TO BE MINIMUM 4" ROUND DUCT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR AT ANY DOOR OPENING SHALL BE A MINIMUM OF 4" UNLESS NOTED OTHERWISE. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

SLAB PLAN - DIMENSIONED

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

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CODE REVIEW	
2021 IRC, IBC, BUILDING CODE	
2021 IECC, IEBC, CODE ENERGY CONS. CODE	
2021 UPC, PLUMBING CODE	

#	REVISION	DATE
REV. 1		2025.08.05
REV. 2		2025.09.10
REV. 3		2025.10.16
REV. 4		2025.10.20
REV. 5		2025.10.24
REV. 6		2025.11.07
REV. 6b		2025.12.19

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The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

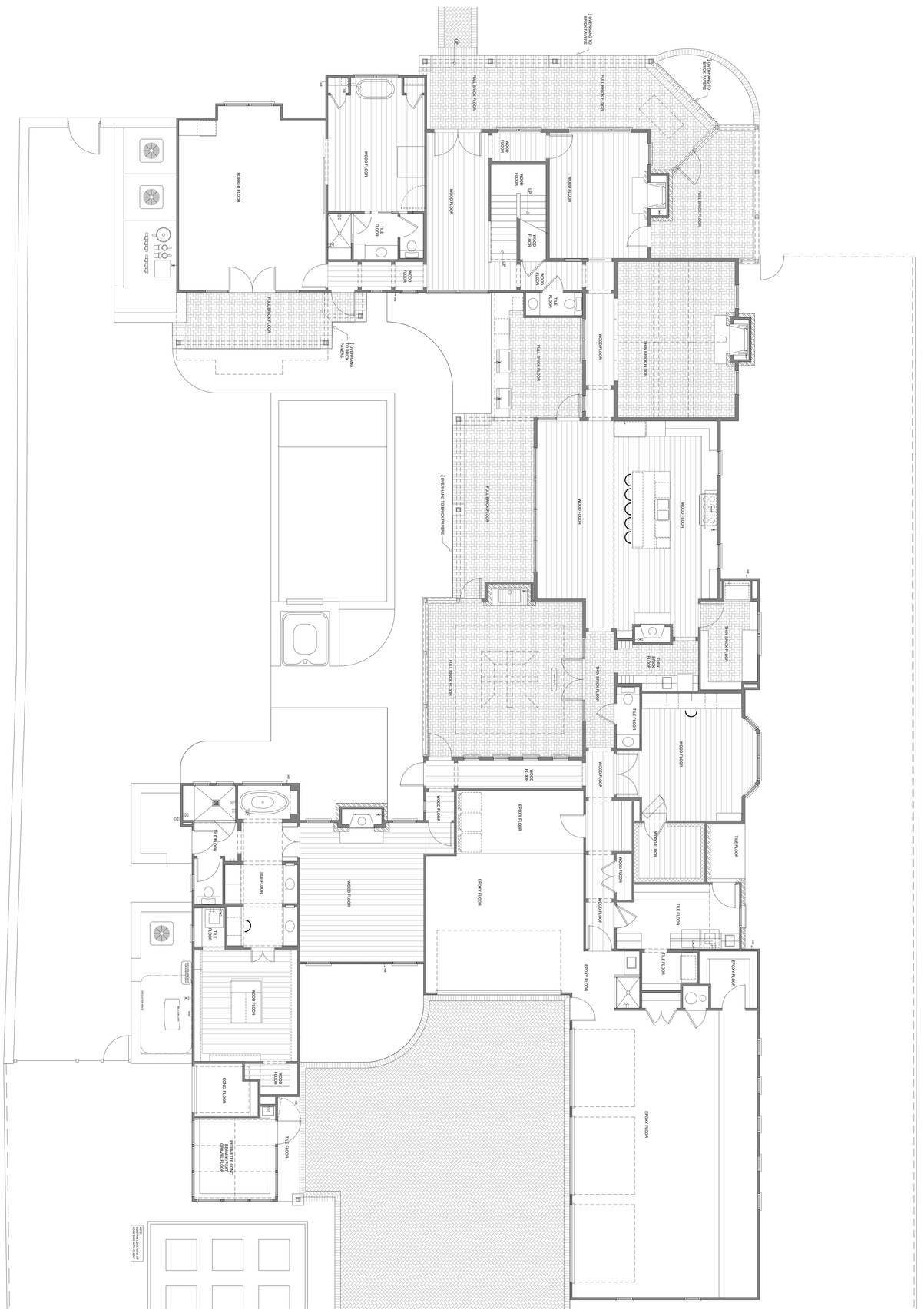
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UPPER FLOOR PLAN - FLOOR FINISHES

SCALE 3/16" = 1'-0"



LOWER FLOOR PLAN - FLOOR FINISHES

SCALE 3/16" = 1'-0"

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The Dunn Residence

A New Custom Home @ 701 S. College Street,
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AS1.3

A1.0

The Dunn Residence

A New Custom Home @ 701 S. College Street,
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CABRIEL CUSTOM HOMES

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REVISION	DATE
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REV 4	2025.10.21
REV 5	2025.10.24
REV 6a	2025.12.02
REV 6b	2025.12.19

USE GROUP:
CONST. PER BUILDING CODE
ZONING:
FIRE FLR:
CODE DESIGN:
CODE OF ORDINANCES

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AREA TABULATION

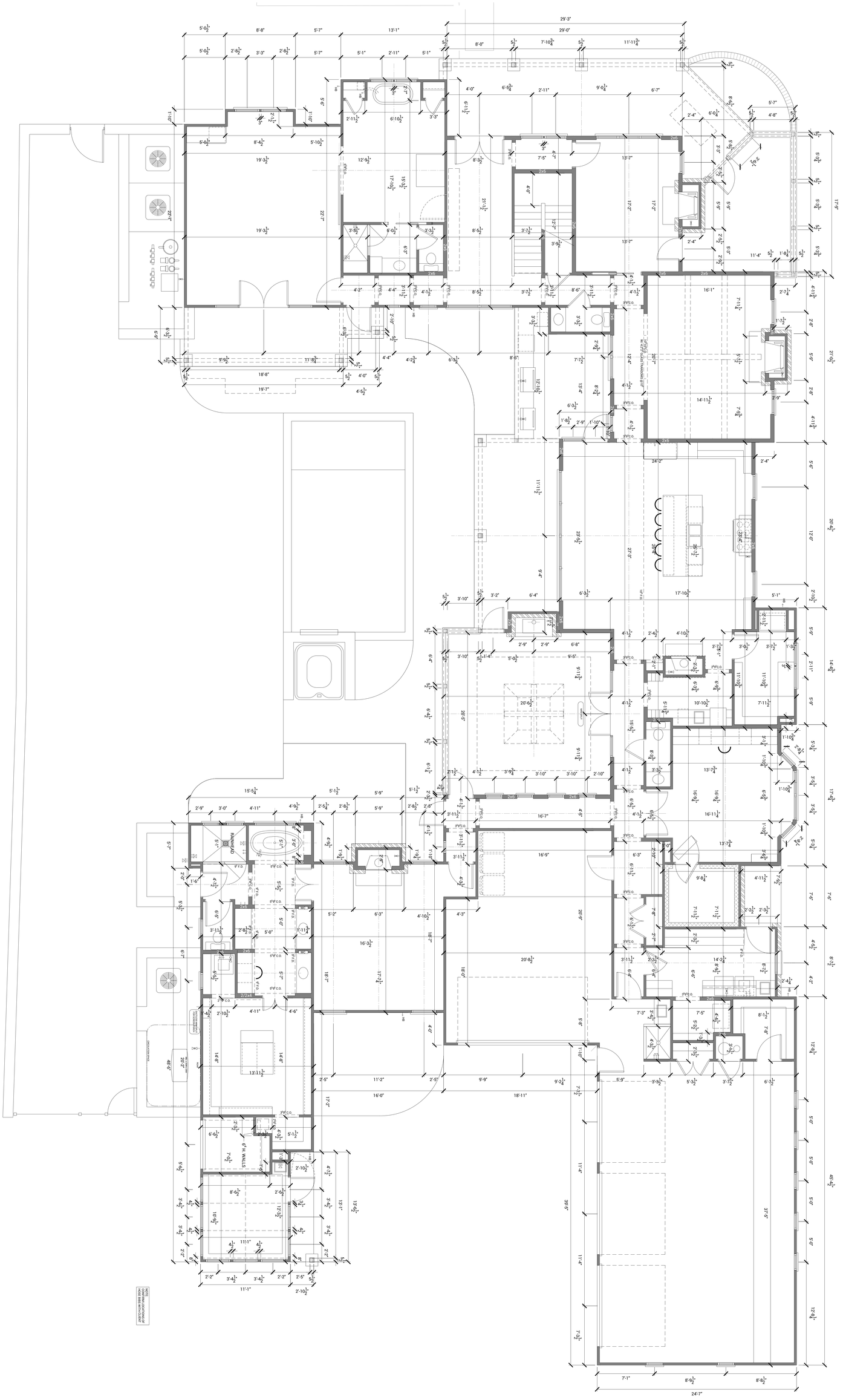
LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1572 SQ. FT.
TOTAL CONDITIONED AREA	6020 SQ. FT.
TRIPLE GARAGE	1065 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1570 SQ. FT.
FRONT PORCH	83 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	165 SQ. FT.
EXERCISE ROOM COVERED PORCH	167 SQ. FT.
OUTDOOR BBQ	155 SQ. FT.
OUTDOOR DINING	230 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1557 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7575 SQ. FT.
GREEN HOUSE	173 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
TOTAL	289 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	666 SQ. FT.
HYDROTHERAPY + POOL EQUIP. SLAB	213 SQ. FT.
OUTDOOR SHOWER	73 SQ. FT.
HVAC #3 + GENERATOR SLAB	154 SQ. FT.
DOG YARD	2709 SQ. FT.

LOWER FLOOR PLAN

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

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DIMENSIONED LOWER FLOOR PLAN

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

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2021 IBC & 2021 IECC
2020 NEC
ALL LOCAL CODES & ORDINANCES

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REV. 5		2025.11.07
REV. 6		2025.11.24
REV. 6a		2025.12.03
REV. 6b		2025.12.19

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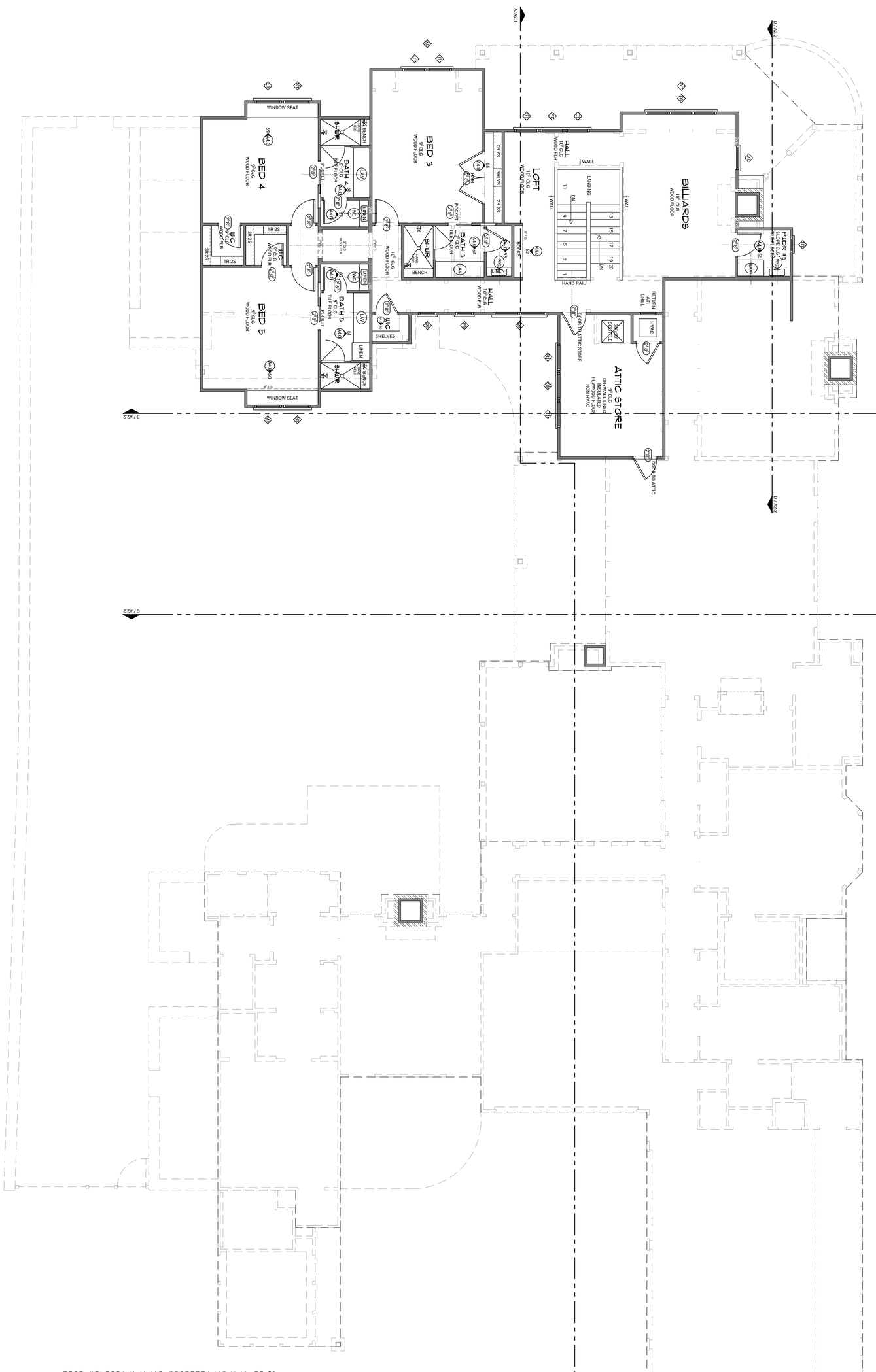
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ERIKA@GCCBUILDER.COM

The Dunn Residence

A New Custom Home @ 701 S. College Street,
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AREA TABULATION

LOWER LIVING	4448 SQ. FT.
UPPER LIVING	1577 SQ. FT.
TOTAL CONDITIONED AREA	6025 SQ. FT.
SINGLE GARAGE + CART PARKING	1805 SQ. FT.
TOTAL UNCONDITIONED AREA	1370 SQ. FT.
PORCH	89 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
KITCHEN COVERED PORCH	165 SQ. FT.
OUTDOOR BBQ	225 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	32 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1557 SQ. FT.
TOTAL UNDER ROOF AREA	9147 SQ. FT.
TOTAL SLAB ON GROUND	7577 SQ. FT.
GREEN HOUSE	125 SQ. FT.
GARDEN HOUSE	96 SQ. FT.
LAWN & GARDEN STORE	77 SQ. FT.
POOL	207 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	686 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
GENERATOR SLAB	72 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2739 SQ. FT.

UPPER FLOOR PLAN

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

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REV. 4		2025.10.15
REV. 5		2025.11.24
REV. 6a		2025.12.02
REV. 6b		2025.12.19

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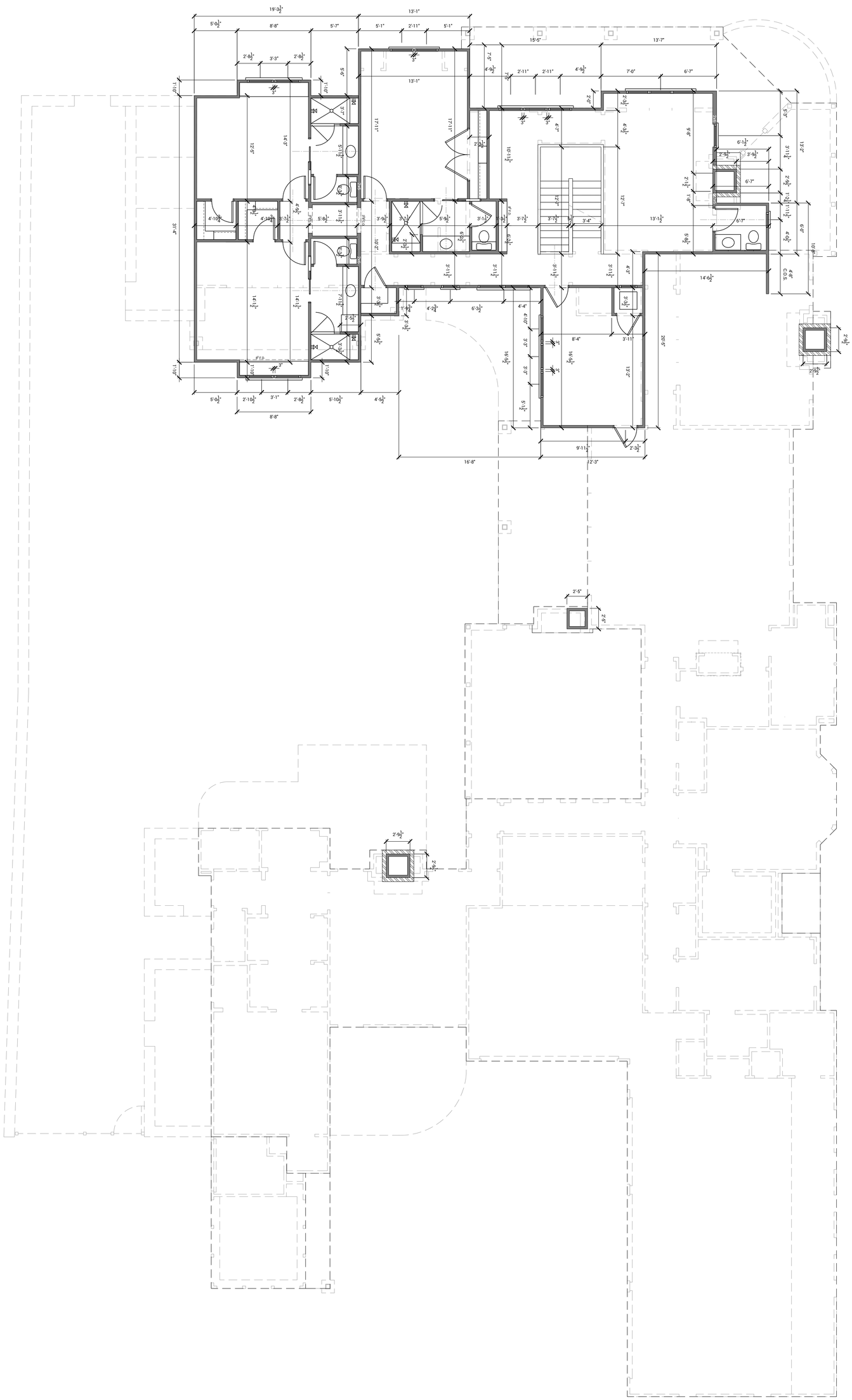
The Dunn Residence
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A1.2

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DESIGN BASED ON:
2021 IBC, IRC, IECC, IPC, IMC, IFGC, NEC
GEORGETOWN, TEXAS CODE OF ORDINANCES

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DIMENSIONED UPPER FLOOR PLAN

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

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CODE REVIEW
2021 IRC, BUILDING CODE
2021 IECC, ENERGY CODE
GEORGETOWN
CODE OF ORDINANCES

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REV. 2a	2025.09.25
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REV. 4	2025.10.30
REV. 5	2025.11.07
REV. 6a	2025.11.24
REV. 6b	2025.12.02

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The Dunn Residence
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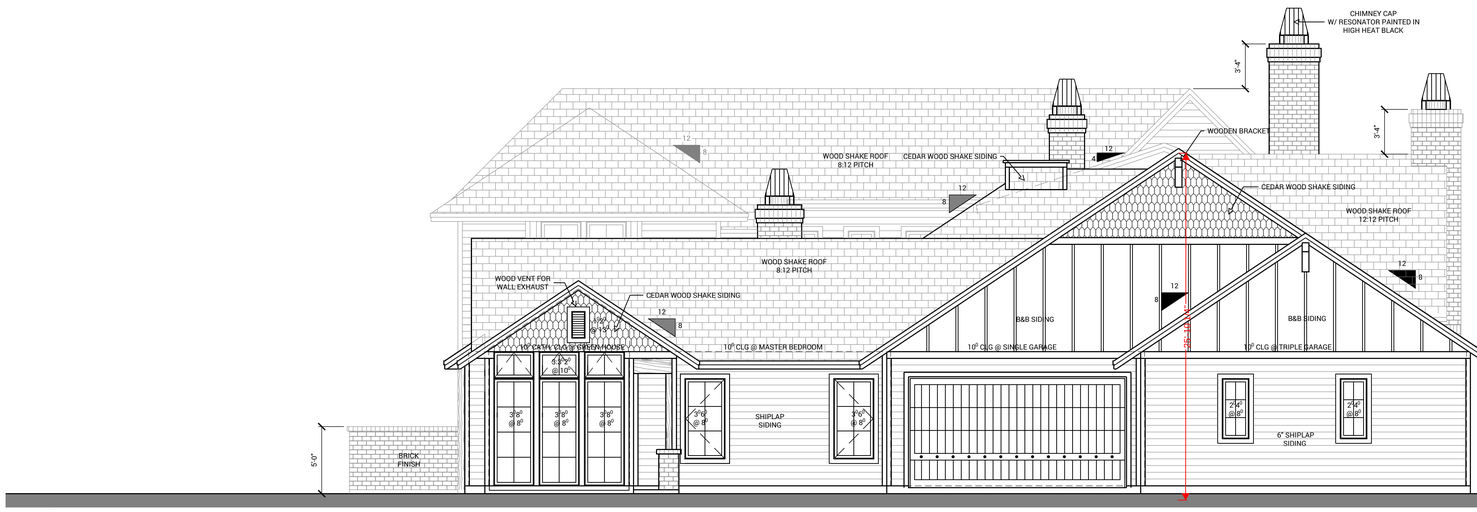
A1.3



NOTE: COLLEGE STREET FACADE EXCLUDING THE ROOF AREA IS APPROXIMATELY 1,293 SQ. FT. AND THE TOTAL WINDOW AREA IS 395 SQ. FT. REPRESENTING 30.5% OF THE FRONT FACADE

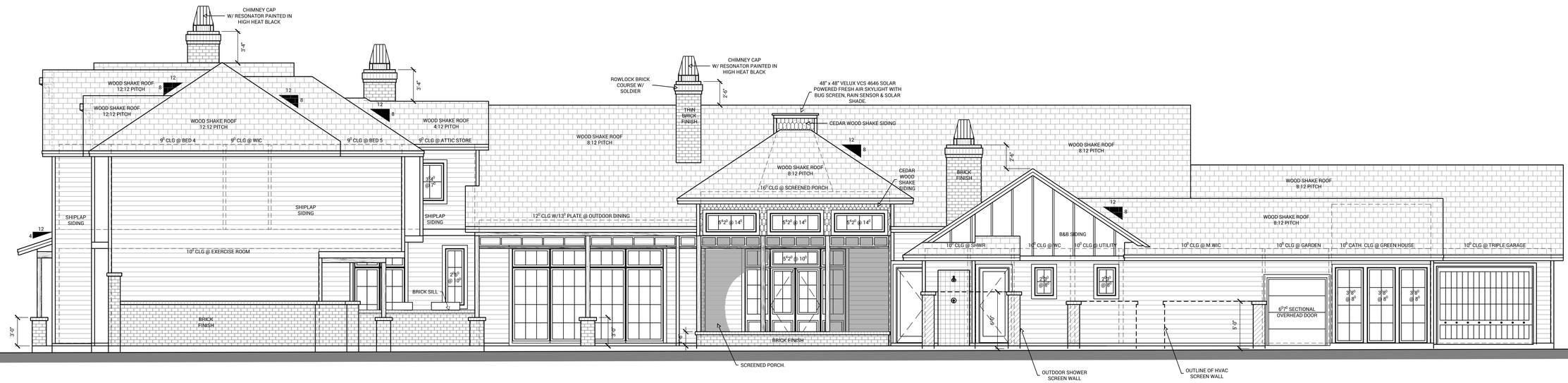
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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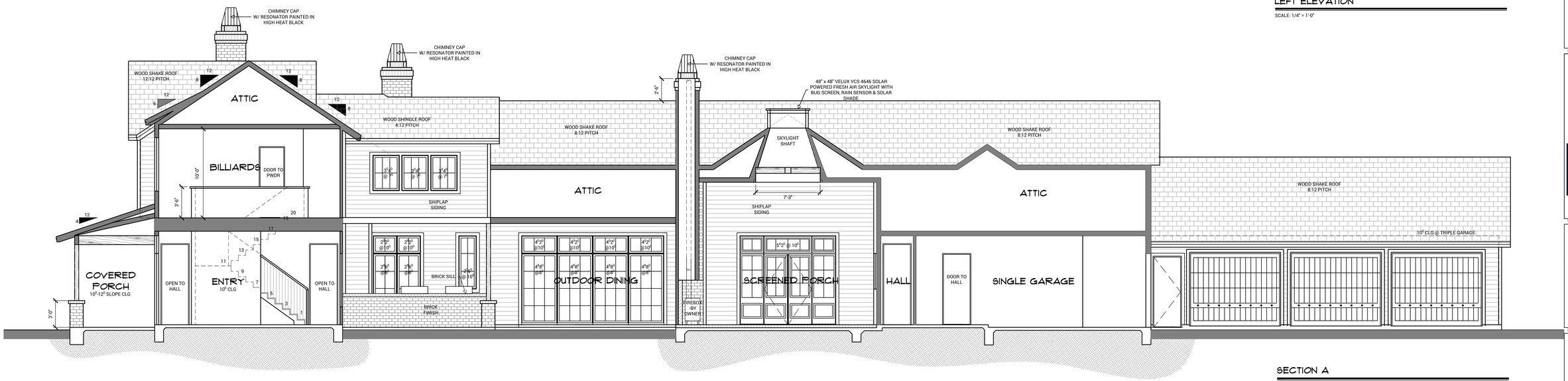
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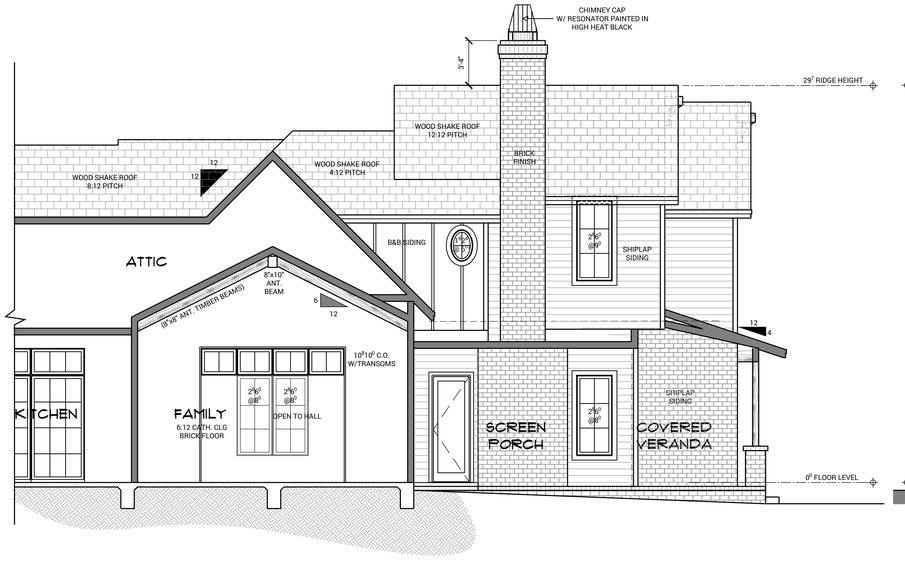
LEFT ELEVATION

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



SECTION A

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



SECTION D

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



SECTION B

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

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GABRIEL
CUSTOM HOMES

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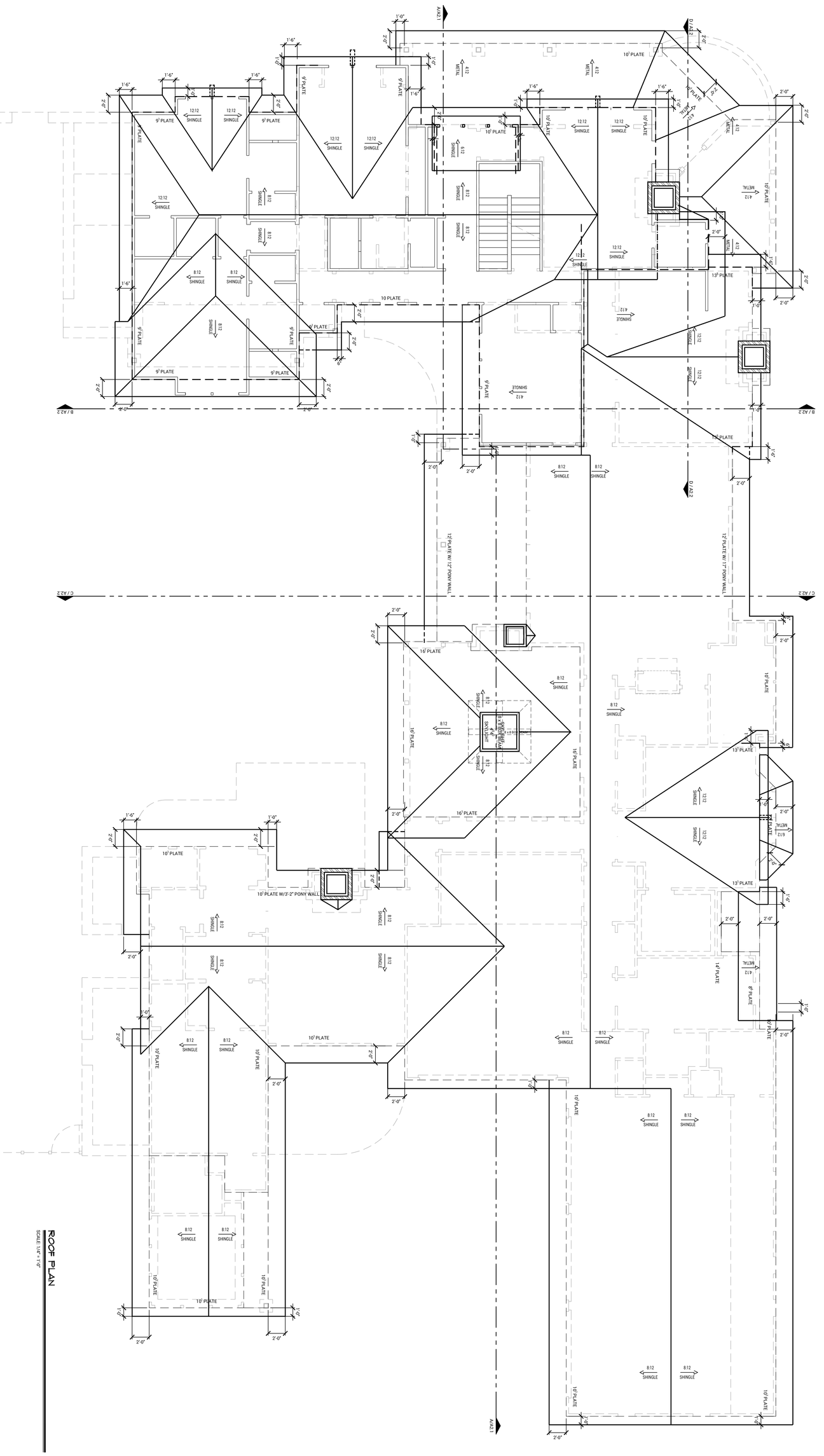
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CODE REVIEW
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2021 IECC
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GEORGETOWN
CODE OF ORDINANCES

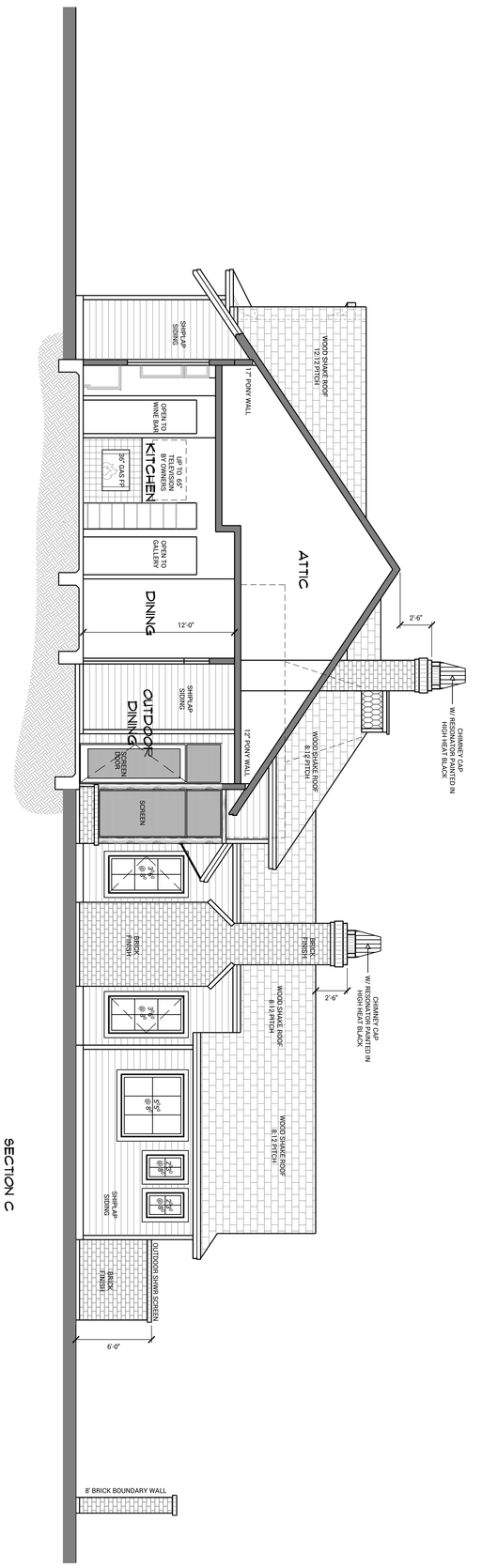
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ROOF PLAN

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



SECTION C

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

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	REV 5	2025.11.07
	REV 5a	2025.12.02
	REV. 6b	2025.12.19

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- ☐ BID SET
- ☐ CONSTRUCTION SET

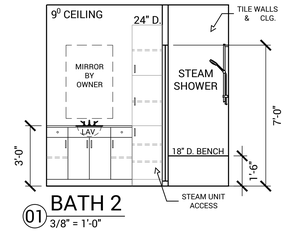
GABRIEL CUSTOM HOMES

1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: (512) 748-7880
KRIS@GCCBUILDER.COM
ERIKA@GCCBUILDER.COM

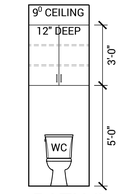
The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

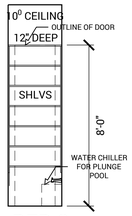
A3.0



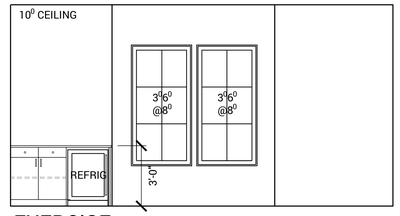
01 BATH 2
3/8" = 1'-0"



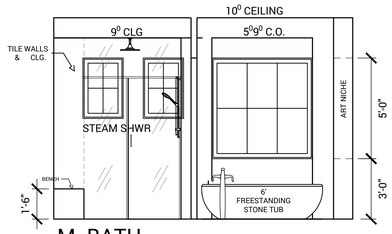
02 BATH 2
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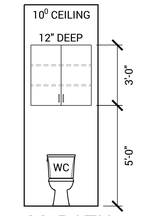
03 BED 2
3/8" = 1'-0"



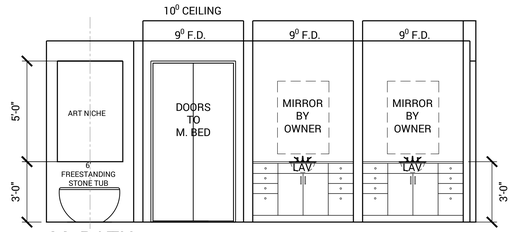
04 EXERCISE
3/8" = 1'-0"



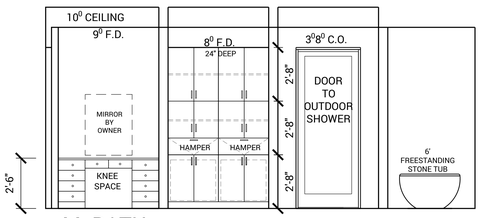
05 M. BATH
3/8" = 1'-0"



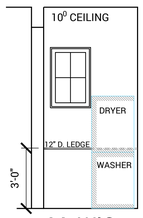
06 M. BATH
3/8" = 1'-0"



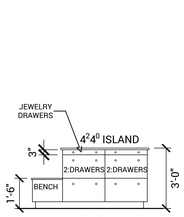
07 M. BATH
3/8" = 1'-0"



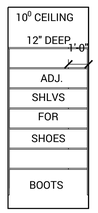
08 M. BATH
3/8" = 1'-0"



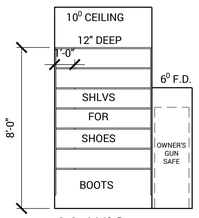
09 M. WIC
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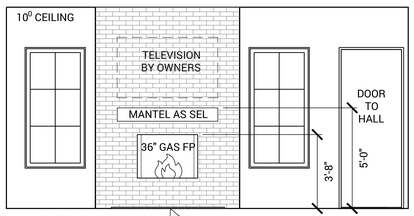
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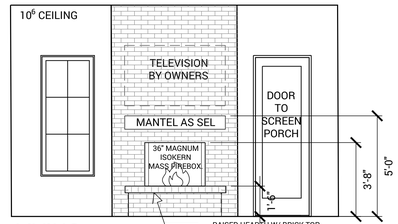
11 M. WIC
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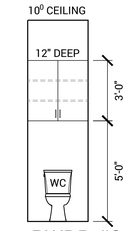
12 M. WIC
3/8" = 1'-0"



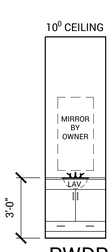
12a M. BEDROOM
3/8" = 1'-0"



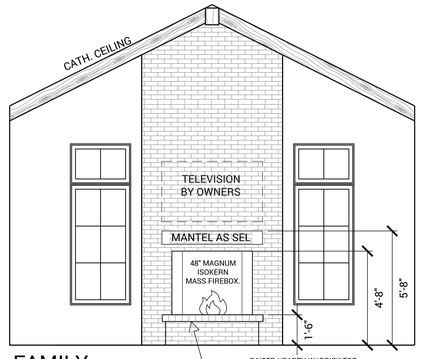
13 LIVING
3/8" = 1'-0"



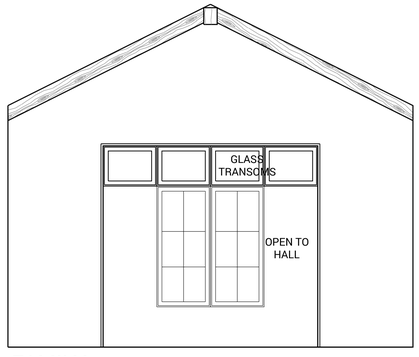
13a PWDR #2
3/8" = 1'-0"



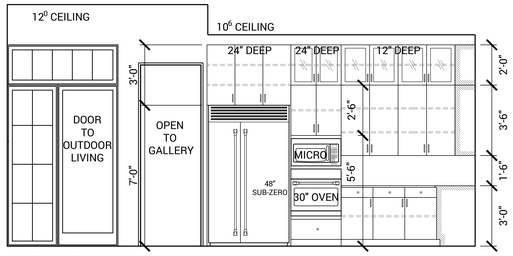
13b PWDR #2
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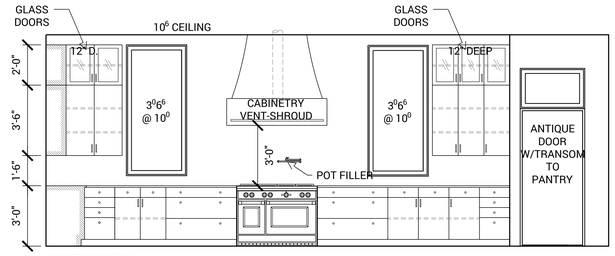
14 FAMILY
3/8" = 1'-0"



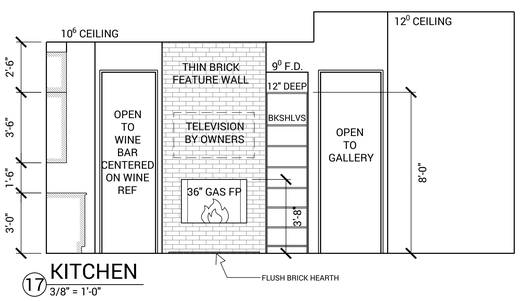
14a FAMILY
3/8" = 1'-0"



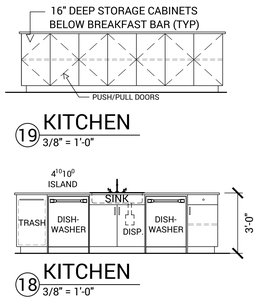
15 KITCHEN
3/8" = 1'-0"



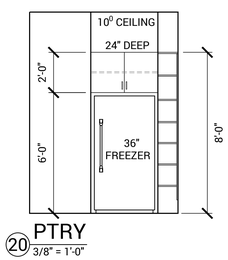
16 KITCHEN
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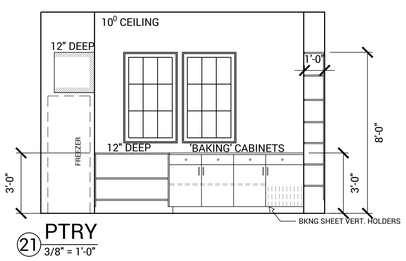
17 KITCHEN
3/8" = 1'-0"



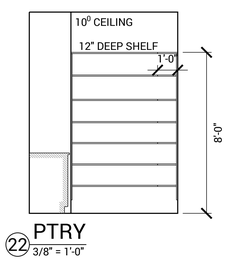
18 KITCHEN
3/8" = 1'-0"



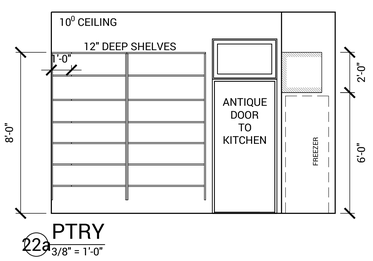
20 PTRY
3/8" = 1'-0"



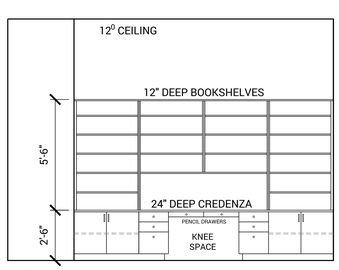
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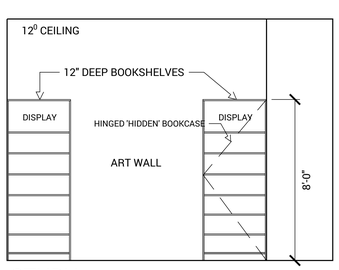
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3/8" = 1'-0"



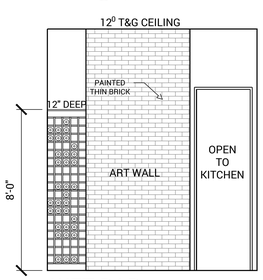
22a PTRY
3/8" = 1'-0"



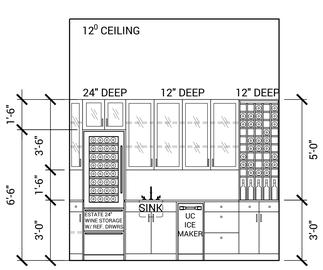
23 STUDY
3/8" = 1'-0"



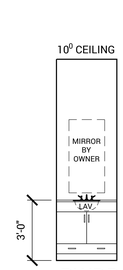
24 STUDY
3/8" = 1'-0"



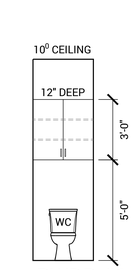
25 WET BAR
3/8" = 1'-0"



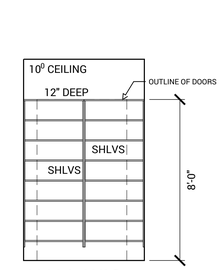
26 WET BAR
3/8" = 1'-0"



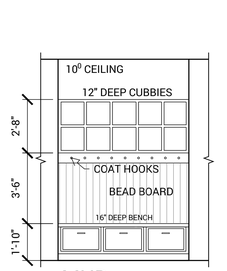
27 PWDR #1
3/8" = 1'-0"



28 PWDR #1
3/8" = 1'-0"



29 HALL WIC
3/8" = 1'-0"



30 MUD
3/8" = 1'-0"

SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

A4.0

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET,
GEORGETOWN, TX 78626
PHONE: 512.635.3636
KRIS@GCCBUILDER.COM
ERIK@GCCBUILDER.COM

GABRIEL CUSTOM HOMES

PRELIMINARY SET
REVIEW SET
☒ PERMIT SET
BID SET
CONSTRUCTION SET

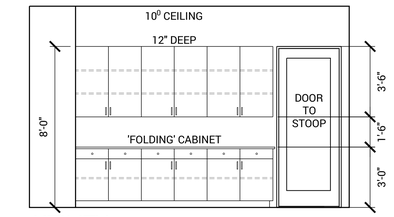
DESIGNED BY
Shawn F. Hood, PLLC
DESIGN • PLANNING • CONSULTATION
812 Main Street Georgetown, TX 78626
Office: 512-751-9864 Email: shawnhood@shawnhood.com

#	REVISION: DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

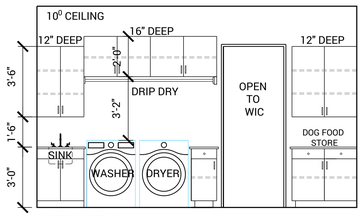
CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

Shawn F. Hood
Copyright 2025

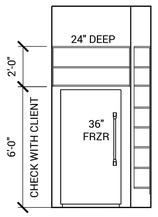
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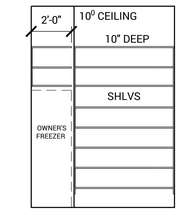
31 UTILITY
3/8" = 1'-0"



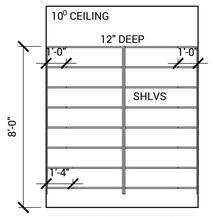
32 UTILITY
3/8" = 1'-0"



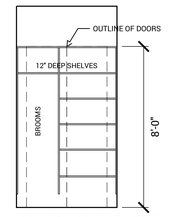
33 UTILITY WIC
3/8" = 1'-0"



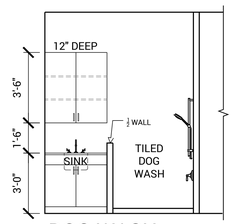
33a UTILITY WIC
3/8" = 1'-0"



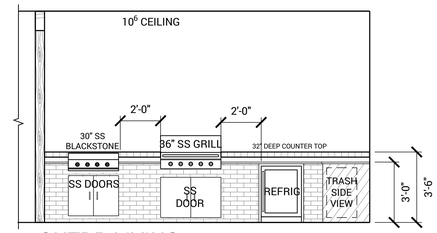
34 GARAGE WIC
3/8" = 1'-0"



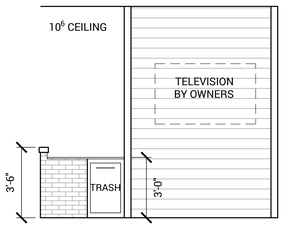
35 GARAGE CLST
3/8" = 1'-0"



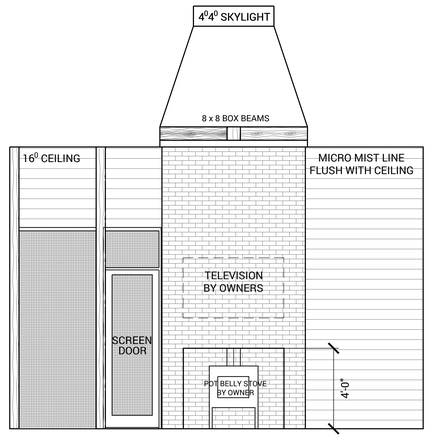
35a DOG WASH
3/8" = 1'-0"



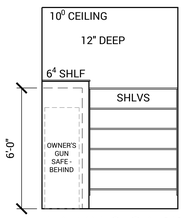
36 OUTDR LIVING
3/8" = 1'-0"



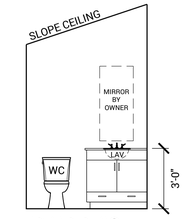
37 OUTDR LIVING
3/8" = 1'-0"



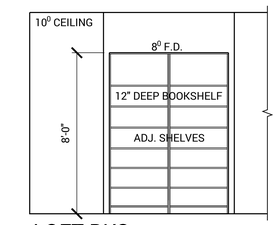
38 SCRND PORCH
3/8" = 1'-0"



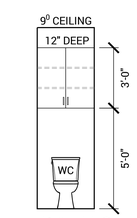
39 LAWN & GARDEN
3/8" = 1'-0"



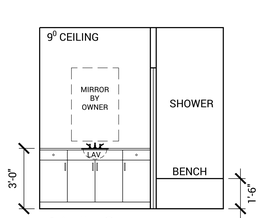
50 PWDR #3
3/8" = 1'-0"



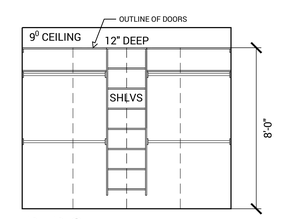
52 LOFT BKS
3/8" = 1'-0"



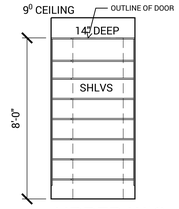
53 BATH 3
3/8" = 1'-0"



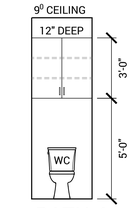
54 BATH 3
3/8" = 1'-0"



55 BED 3
3/8" = 1'-0"



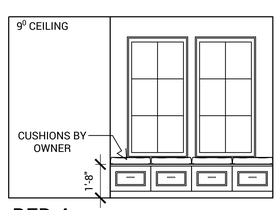
56 UPPER WIC
3/8" = 1'-0"



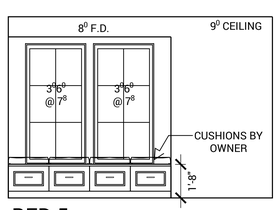
57 BATH 4
3/8" = 1'-0"



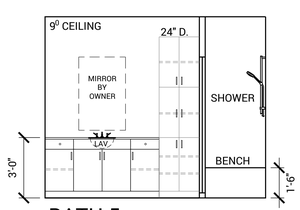
58 BATH 4
3/8" = 1'-0"



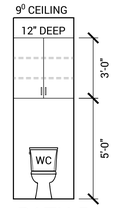
59 BED 4
3/8" = 1'-0"



60 BED 5
3/8" = 1'-0"



61 BATH 5
3/8" = 1'-0"



62 BATH 5
3/8" = 1'-0"

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

A4.1

The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

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GABRIEL CUSTOM HOMES

PRELIMINARY SET
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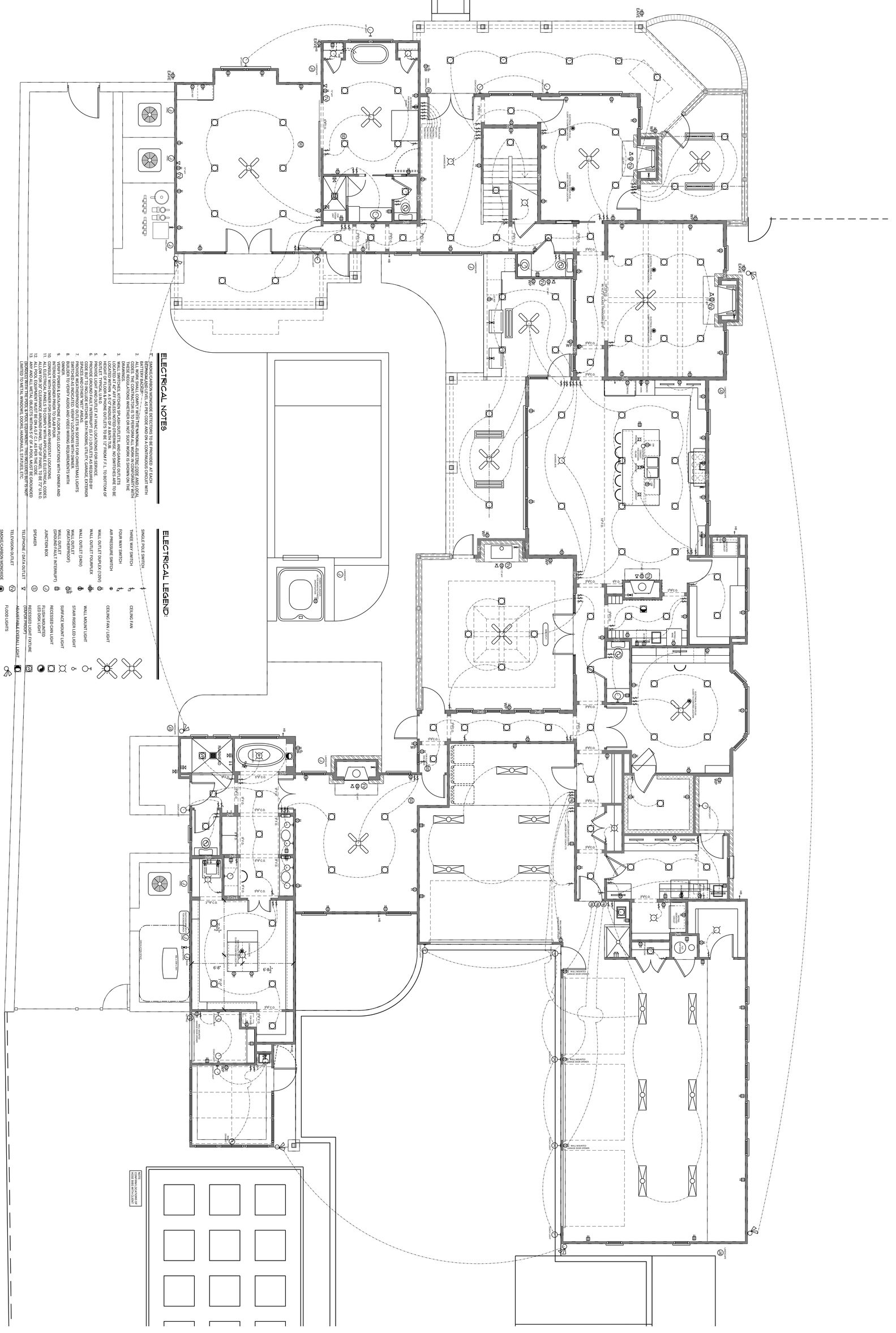
DESIGNED BY
Shawn F. Hood
DESIGN
PLANNING
CONSULTATION
812 Main Street Georgetown, TX 78626
Office: 512-751-8864 Email: shawnhood@shawnhood.com

REVISION: #	DATE
PRELIM.	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.25
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.19

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SHAWN F. HOOD, INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.



ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
2. SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP. THEY SHALL BE INSTALLED AS PER THE NATIONAL ELECTRIC CODE AND/OR LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH ALL REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS SHALL BE LOCATED WITHIN A 42" HEIGHT RANGE. ALL OTHER OUTLETS TO BE LOCATED WITHIN A 5'0" HEIGHT RANGE.
4. HEIGHT TYPICAL U.N.O.
5. PROVIDE GFCI PROTECTION FOR ALL OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. ALL ELECTRICAL PANELS TO BE LOCATED AS PER PLAN. VERIFY EXACT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED AND BONDED WITH #8 SOLID COPPER WIRE. ALL METAL OBJECTS INCLUDE BUT NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

SINGLE POLE SWITCH		CEILING FAN	
THREE WAY SWITCH		CEILING FAN / LIGHT	
FOUR WAY SWITCH		WALL MOUNT LIGHT	
AIR PRESSURE SWITCH		STAIR RISER LED LIGHT	
WALL OUTLET DUPLEX (120V)		SURFACE MOUNT LIGHT	
WALL OUTLET FOURPLEX		RECESSED CAN LIGHT	
WALL OUTLET (240V)		FLUSH MOUNTED LED DISK LIGHT	
WALL OUTLET (WEATHERPROOF)		RECESSED LIGHT FIXTURE (VAPOR PROOF)	
WALL OUTLET (GROUND FAULT INTERRUPT)		AAAAHHAAE EYEBALL LIGHT	
JUNCTION BOX		FLOOD LIGHTS	
SPEAKER		INFRARED	
TELEPHONE / DATA OUTLET		SECURITY CAMERA	
TELEVISION OUTLET		LIGHT / VENT / HEATER	
SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)		FLUORESCENT LIGHT (UNDER CABINET)	
PUSH BUTTON		4' LED LIGHT	
DOOR BELL CHIMES		FLUSH MOUNT HEATER MODEL NW604	
LED SPOT LIGHT			
FLOOR PLUG			
WALL MOUNTED FAN (84" HIGH)			

LOWER LEVEL
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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CODE REVIEW
2021 IRC BUILDING CODE
2021 IECC ENERGY CONS. CODE
CODE OF ORDINANCES

#	REVISIONS	DATE
	PRELIM	2025.06.10
	REV. 1	2025.08.04
	REV. 2a	2025.09.25
	REV. 3	2025.10.20
	REV. 4	2025.11.04
	REV. 5	2025.11.07
	REV. 6a	2025.12.10

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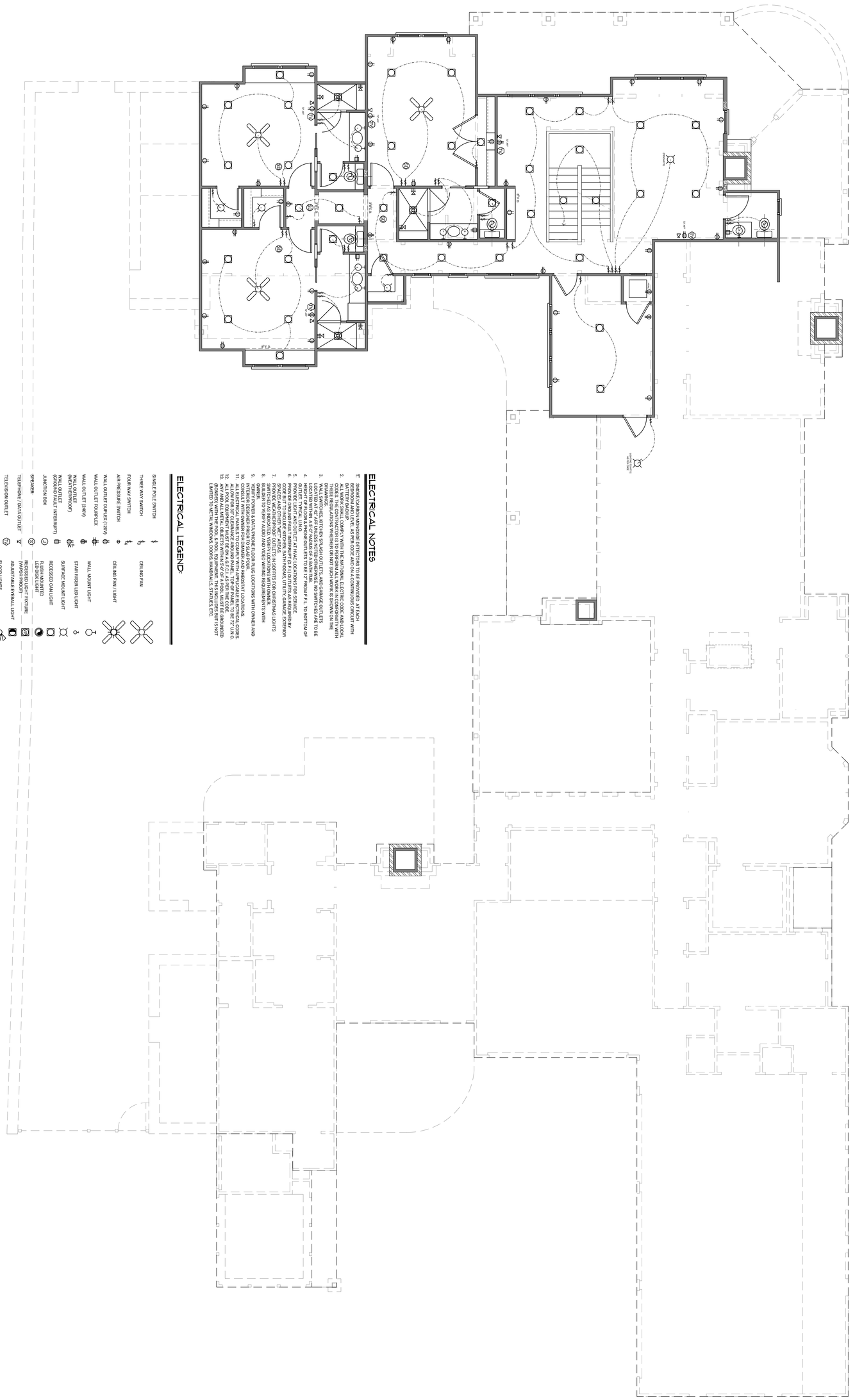
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- ☐ CONSTRUCTION SET

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The Dunn Residence
A New Custom Home @ 701 S. College Street,
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A5.0

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ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES AND ORDINANCES. ELECTRICAL CONTRACTOR SHALL VERIFY ALL WORK IS SHOWN ON THESE PLANS. ADDITIONAL OUTLETS OR SWITCHES MAY BE REQUIRED BY CODE.
3. ALL RECEPTACLES, KITCHEN GFA AND GFCI ETC. AND GARAGE OUTLETS LOCATED AT 42" A.F.F. UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE HIGHER THAN 48" A.F.F.
4. HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F. L TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. PROVIDE GFCI OUTLET AT HVAC LOCATIONS FOR SERVICE.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE IN BATHROOMS, KITCHEN, LAUNDRY, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
7. SWITCHES AS INDICATED. VERIFY LOCATIONS WITH OWNER. PROVIDE 3-WAY SWITCHES AT ENTRY LOCATIONS WITH MORE THAN 1 DOOR.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER.
10. CONSULT WITH OWNER FOR DIMMER AND THREESTAT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ALL EXTERIOR LIGHTING TO BE CONTROLLED BY PHOTOCELL AND/OR TIMER (BONDED WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STAIRS ETC.

ELECTRICAL LEGEND:

SINGLE POLE SWITCH	S	CEILING FAN	
THREE WAY SWITCH	S_3	CEILING FAN / LIGHT	
FOUR WAY SWITCH	S_4		
AIR PRESSURE SWITCH	S_P	CEILING FAN / LIGHT	
WALL OUTLET DUPLEX (120V)		WALL MOUNT LIGHT	
WALL OUTLET (240V)		STAIR RISER LED LIGHT	
WALL OUTLET (WEATHERPROOF)		SURFACE MOUNT LIGHT	
WALL OUTLET (GROUND FAULT INTERRUPT)		RECESSED CAN LIGHT	
JUNCTION BOX	J	FLUSH MOUNTED LED DESK LIGHT	
SPEAKER	S	RECESSED LIGHT FIXTURE (VAPOR PROOF)	
TELEPHONE / DATA OUTLET	TV	ADJUSTABLE EYEBALL LIGHT	
TELEVISION OUTLET	TV	FLOOD LIGHTS	
SMOKE/CARBON MONOXIDE DETECTOR (HARD WIRED AND BATTERY BACK UP)	SD	INFRARED	
PUSH BUTTON	PB	SECURITY CAMERA	
DOOR BELL CHIMES	DBC	LIGHT / VENT / HEATER	
LED SPOT LIGHT		HEAT	
FLOOR PLUG		FLUSH MOUNT LIGHT (UNDER CABINET)	
WALL MOUNTED FAN HEATER (SF-HW24)		4" LED LIGHT	
		FLUSH MOUNT MODEL WSN3024	

UPPER LEVEL
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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CODE REVIEW
2021 IRC BUILDING CODE
ENERGY CONS. CODE
CODE OF ORDINANCES

#	REVISION	DATE
	PRELIM	08.05.2025
	REV. 1	08.08.2025
	REV. 2	09.26.2025
	REV. 3	10.16.2025
	REV. 4	10.24.2025
	REV. 5	11.07.2025
	REV. 6	11.07.2025
	REV. 6b	12.19.2025

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The Dunn Residence
A New Custom Home @ 701 S. College Street,
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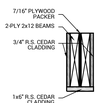
A5.1

GENERAL NOTES:

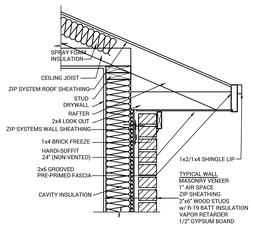
1. Install finish material in accordance with published standards for the specific material. Fastening system of the finish must be through the continuous insulation and into the framing.
2. Installation of continuous insulation shall meet the requirements of the Foam Sheathing Committee's Document **TER 1205-05 (latest version) Construction Details for the Use of Foam Plastic Insulating Sheathing (FPIS) in Frame Construction.**
3. Install continuous insulation with the fasteners framing members. Size, type, and spacing of fasteners as required by foam insulation manufacturer.
4. Cavity insulation omitted from box header for clarity.
5. Provide air/water barrier compatible with selected finish material.
6. Wrap window rough opening with appropriate flexible flashing.
7. Check with Underwriters Laboratories for specific air/water barrier systems.
8. Follow SFIA **Technical Guide for Framing Products** for specific depth, thickness, and spacing of structural studs and boxed header.
9. Protect corner of interior gypsum panels with appropriate corner reinforcement.
10. Consult with specialty structural engineer for structural stud and boxed header design.
11. Check with local codes and mechanical engineer for vapor retarder type and location.
12. Maintain a minimum 3" flexible flashing return unto each adjacent surface.

DISCLAIMER: These details must not be used without a complete evaluation by the owner's design professional to verify validity of the design.

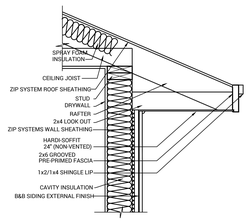
A5 GENERAL NOTES
SCALE: 1" = 1'-0"



A4 VERANDA/PORCH SUPPORT BEAM R.S. CEDAR WRAP DETAIL
SCALE: 1" = 1'-0"

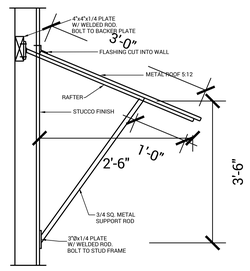


A3 ROOF SOFFIT DETAIL - MASONRY
SCALE: 1" = 1'-0"

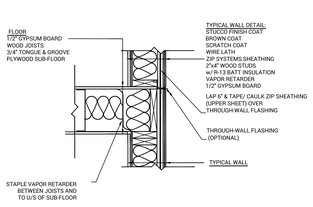


A2 ROOF SOFFIT DETAIL - B & B
SCALE: 1" = 1'-0"

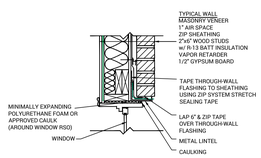
A1
SCALE: 1" = 1'-0"



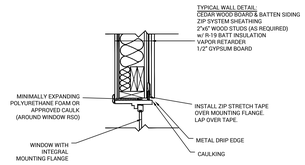
B5 CANOPY DETAIL - STUCCO VENEER
SCALE: 1" = 1'-0"



B4 SUB-FLOOR/CEILING DETAIL - STUCCO VENEER
SCALE: 1" = 1'-0"



B3 WINDOW HEAD DETAIL - MASONRY
SCALE: 1" = 1'-0"



B2 WINDOW HEAD DETAIL - B&B
SCALE: 1" = 1'-0"

B1
SCALE: 1" = 1'-0"

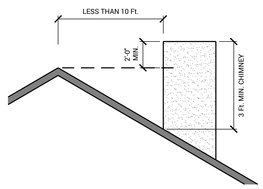
C5 CHIMNEY MIN. HEIGHT DETAIL - MORE THAN 10'-0"
SCALE: 1" = 1'-0"

C4 TYPICAL WALL ISOMETRIC DETAIL - B&B
SCALE: 1" = 1'-0"

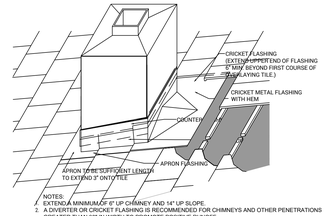
C3 WINDOW SILL DETAIL - MASONRY
SCALE: 1" = 1'-0"

C2 WINDOW SILL DETAIL - B&B
SCALE: 1" = 1'-0"

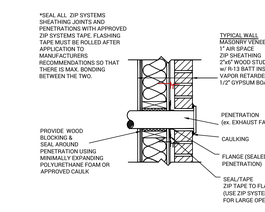
C1
SCALE: 1" = 1'-0"



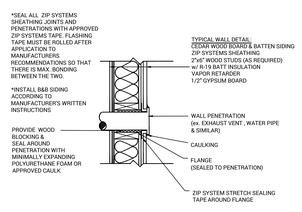
D5 CHIMNEY MIN. HEIGHT DETAIL - LESS THAN 10'-0"
SCALE: 1" = 1'-0"



D4 CHIMNEY FLASHING JUNCTION
SCALE: 1" = 1'-0"

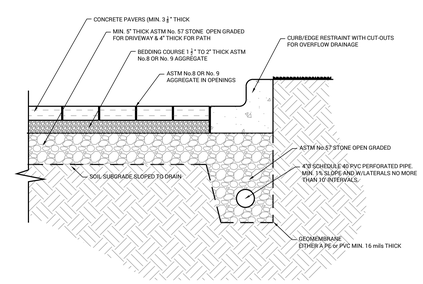


D3 WINDOW PENETRATION DETAIL - MASONRY
SCALE: 1" = 1'-0"



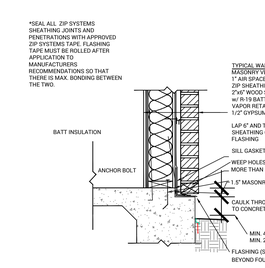
D2 WINDOW PENETRATION DETAIL - B&B
SCALE: 1" = 1'-0"

D1
SCALE: 1" = 1'-0"

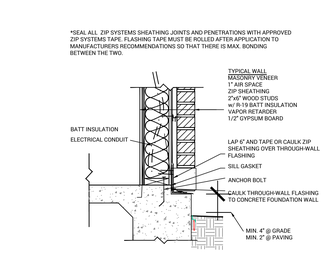


E5
SCALE: 1" = 1'-0"

E4 PERMEABLE PAVER DETAIL - VEHICULAR
SCALE: 1" = 1'-0"



E3 FOUNDATION FLASHING DETAIL - MASONRY
SCALE: 1" = 1'-0"



E2 UPLIGHT DETAIL - MASONRY
SCALE: 1" = 1'-0"

E1
SCALE: 1" = 1'-0"

SHAWN F. HOOD, INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE FRAMING AND FOUNDATION DESIGN OF THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE. BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

A6.0

The Dunn Residence
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

1008 S ROCK STREET
GEORGETOWN, TX 78626
PHONE: (512) 746-7880
KRIS@GCBUILDER.COM
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☐ PRELIMINARY SET
☐ REVIEW SET
☒ PERMIT SET
☐ BID SET
☐ CONSTRUCTION SET

DESIGNED BY
Shawn F. Hood
• DESIGN
• PLANNING
• CONSULTATION
812 Main Street Georgetown, TX 78626
Email: shawnhood@shawnhood.com
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#	REVISION: DATE
PRELIM	2025.06.10
REV. 1	2025.08.05
REV. 2a	2025.09.24
REV. 3	2025.10.16
REV. 4	2025.10.20
REV. 5	2025.10.24
REV. 6	2025.11.07
REV. 6a	2025.12.02
REV. 6b	2025.12.10

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
GEORGETOWN
CODE OF ORDINANCES

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element 321

IMAGINE • DESIGN • CREATE

DESIGN
PREPARED
FOR:

Dunn Residence

Exterior

BM
Swiss Coffee



Composite
Cedar Shake Roof



Galvanized Metal
Accent Room

Copper Gas Lanterns



Exterior Window
Color



Leaded Glass
Accent Windows



Weather Shield
Wood Clad Window
Color: Arcadian Green

Hardie
Lap Siding



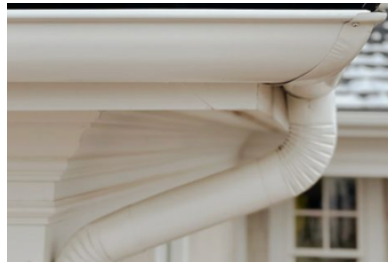
Deco Cedar
Shake Siding
(To be painted)





White Oak Wood
Garage Doors

Half Round Gutters
w/ Round Downspouts



Reclaimed
Old Chicago Brick

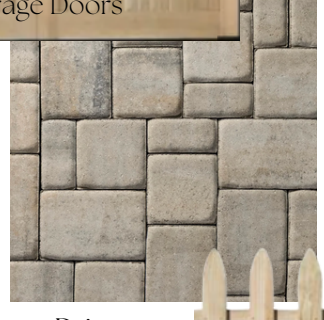




Tapered Hardie Columns
w/ Washed Brick Base



Painted Entry Doors
w/ Custom Molding



Driveway
Pavers

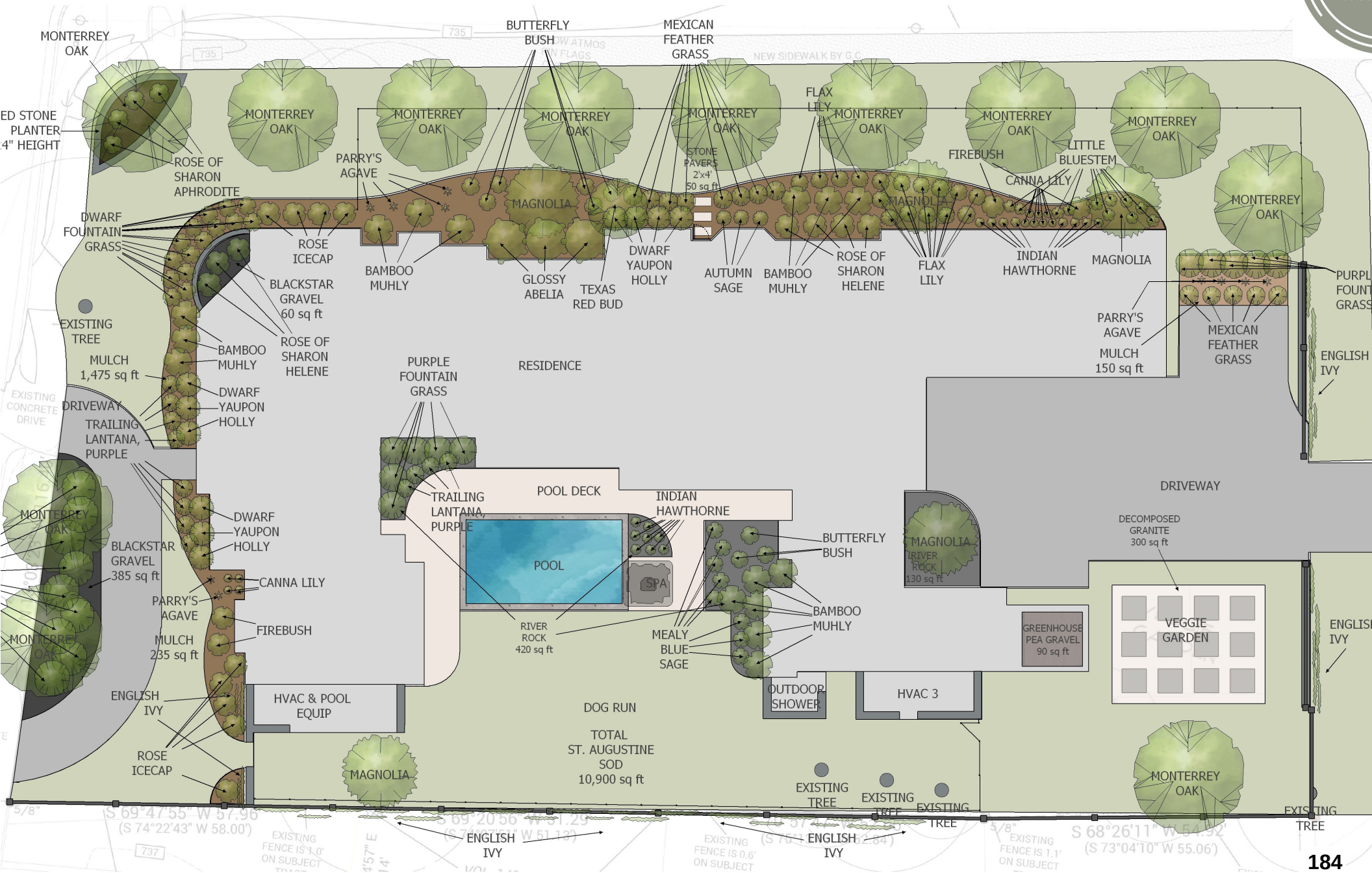
Fencing



element 321
IMAGINE • DESIGN • CREATE

(12) 60" Box Oak Trees
Planted at 25' - 30' to top of canopy

Dunn Residence
Landscape Design V2



GENERAL NOTES

LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7546 SQ. FT.	
CIRCULAR DRIVEWAY (PERVIOUS)	359 SQ. FT.	
PATH (PERVIOUS PAVERS)	20 SQ. FT.	
MOTOR COURT (PERVIOUS PAVERS)	1072 SQ. FT.	(1451 SQ. FT. TOTAL) (5.9% TOTAL PERVIOUS COVER)
POOL DECK	741 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	459 SQ. FT.	
GLASS HOUSE,PORCH & STORE	244 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	10,688 SQ. FT.	
PERCENT IMPERVIOUS:	44.1%	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 ¼ DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

GENERAL NOTES

1. SHAWN F. HOOD, DESIGNER, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
4. CONTRACTOR SHALL ENSURE COMPATIBILITY OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, COLUMNS, BEAMS, AND OTHER STRUCTURAL MEMBERS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
7. ALL ANGLES SHOWN ON PLAN ARE 45 DEGREE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
9. ALL WINDOW SIZES ARE NOMINAL ROUGH OPENINGS. VERIFY SIZES WITH MANUFACTURERS DETAILS AND SPECIFICATIONS.
10. ALL WINDOWS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING UNLESS NOTED OTHERWISE.
11. WEATHER STRIP ALL ATTIC ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. PROVIDE ATTIC VENTILATORS IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
14. PROVIDE A MINIMUM OF ONE (1) S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
15. FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
16. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL CONCEALED SPACES, I.E.: SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
17. DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1,000 S.F. EACH FOR FIRESTOPS.
18. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS AND MASONRY WALLS.
19. PROVIDE VACUUM BREAKERS AT ANY WATER SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED AND ARE NOT PROTECTED BY AN AIR GAP.
20. PROVIDE 2x6 PLUMBING WALLS AT INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR DBL. 2x4 @ 12"O.C) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DESIGNS, AND SHOP DRAWINGS.

SLAB AND FOUNDATION NOTES:

1. THE G.C. SHALL VERIFY ALL DIMENSIONS, EXISTING CONDITIONS AND SITE CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES, CONFLICTS OR NON-COMPLIANCE IN THE CONSTRUCTION DOCUMENTS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
2. THE G.C. ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY THE CONTRACTOR WITHOUT CONTACTING THE DESIGNER, THE G.C. WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
3. FINAL LOCATION OF THE RESIDENCE AND FINISHED FLOOR ELEVATION TO BE VERIFIED BY THE G.C. AND APPROVED IN WRITING BY THE OWNER PRIOR TO SLAB FORMWORK BEING ERECTED
4. MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 24" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
5. THE G.C. SHALL VERIFY ALL LOCATIONS OF ELECTRICAL/DATA/PHONE FLOOR PLUGS WITH THE OWNER PRIOR TO THE SLAB POUR.
6. PROVIDE A 20"x20"x2" DROPPED SLAB UNDER THE WASHER. SLOPE TILE TO DRAIN.
7. G.C. TO PROVIDE A DRAIN @ THE ICE MAKER.
8. U.N.O. DRYER VENT TO BE VENTED DIRECTLY THROUGH THE WALL TO OUTSIDE, OTHERWISE DOWN THROUGH THE SLAB AND OUT TO THE SIDE OF THE FOUNDATION. CLARIFY PRIOR TO SLAB POUR.
9. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". U.N.O.. G.C. IS TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISHED FLOORING TO MAINTAIN MINIMUM DROP.

INTERIOR ELEVATION NOTES

1. WIDTH, DEPTH AND HEIGHT DIMENSIONS OF ALL CABINETS ARE TO BE MEASURED ON SITE AND CONFIRMED WITH THE G.C PRIOR TO MANUFACTURE.
2. THE G.C. IS TO PROVIDE ALL NECESSARY BLOCKING AND FRAMING FOR CLOSET RODS MEDICINE CABINETS AND ANY OTHER ITEMS AS MAY BE REQUIRED.
3. G.C. TO VERIFY CABINETS AND CABINET STYLES WITH THE OWNER AND INTERIOR DESIGNER.
4. APPLIANCES SHOWN DO NOT NECESSARILY REFLECT THE ACTUAL SIZE AND TYPE OF APPLIANCE SELECTED. G.C. TO VERIFY WITH THE OWNER AND INTERIOR DESIGNER FOR ACTUAL APPLIANCE SIZE AND TYPE BEFORE COMMENCING THE JOB.
5. SHELVES ARE SPACED EQUALLY U.N.O.. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS U.N.O..

WALL FRAMING NOTES

TABLE 1: EXTERIOR & LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x6	1'-0"	18'-0"
2x6	1'-4"	14'-0"
2x8	1'-0"	22'-0"
2x8	1'-4"	18'-1"

1. ONLY ONE BOTTOM AND TWO TOP HORIZONTAL WALL PLATES ARE PERMITTED. MAX. STUD HEIGHT IS MEASURED BETWEEN WALL PLATES.
2. ONLY TRUSSES OR OUTLOOK LADDER FRAMING FOR GABLE CONFIGURATIONS PLACED PERPENDICULAR TO WALL TOP PLATES AND FASTENED USING SIMPSON L50 CLIPS (OR APPROVED EQUAL) ARE ACCEPTABLE. DRYWALL CEILINGS ARE NOT ACCEPTABLE FOR LATERAL SUPPORT
3. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.
4. OSB OR PLYWOOD SHEATHING IS REQUIRED FOR EXTERNAL OR LOADBEARING TALL WALLS.

TABLE 2: INTERIOR NON-LOADBEARING FULL Hgt. STUDS

STUD SIZE	SPACING	MAXIMUM HEIGHT
2x4	1'-0"	18'-0"
2x4	1'-4"	14'-0"
2x6	1'-0"	22'-0"
2x6	1'-4"	18'-1"

1. NON-LOADBEARING TALL WALLS MAY BE CONSIDERED LATERALLY SUPPORTED AT THE TOP IF THEY ARE SECURED TO A ENGINEERED TRUSS FLOOR SYSTEM AS PER APPROVED TRUSS SUPPLIER
2. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED.

WINDOW & DOOR GENERAL NOTES

1. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. ALL WINDOWS ABOVE BATH TUBS TO BE TEMPERED. ANY WINDOW AT STAIRWAY HAVING A SILL HEIGHT BELOW 36" TO BE TEMPERED. WINDOW MANUFACTURER TO VERIFY ALL TEMPERED WINDOW LOCATIONS AS PER CODE. SHOWER AND BATH TUB GLAZING SHALL BE TEMPERED.
2. WINDOW MANUFACTURER & THE G.C. TO VERIFY EGRESS-ABLE WINDOWS AS PER APPLICABLE CODE.
3. NOTE TO G.C.: ALL INTERNAL DOORS TO BE STAIN FINISHED

ELECTRICAL NOTES

1. SMOKE/CARBON MONOXIDE DETECTORS TO BE PROVIDED AT EACH BEDROOM AND LEVEL AS PER CODE AND ON A CONTINUOUS CIRCUIT WITH BATTERY BACKUP.
2. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AND LOCAL CODES. THE CONTRACTOR IS TO PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS.
3. WALL SWITCHES, KITCHEN SPLASH OUTLETS, AND GARAGE OUTLETS LOCATED AT 42" AFF UNLESS NOTED OTHERWISE. NO SWITCHES ARE TO BE LOCATED WITHIN A 5'-0" RADIUS OF A BATH TUB.
4. HEIGHT OF FLOOR & PHONE OUTLETS TO BE 12" FROM F.F.L. TO BOTTOM OF OUTLET. TYPICAL U.N.O.
5. PROVIDE LIGHT AND OUTLET AT HVAC LOCATIONS FOR SERVICE.
6. PROVIDE GROUND FAULT INTERRUPT (G.F.I.) OUTLETS AS REQUIRED BY CODE BUT TO INCLUDE KITCHEN, BATH ROOMS, UTILITY, GARAGE, EXTERIOR SPACES AND OTHER "WET" AREAS.
7. PROVIDE WEATHERPROOF OUTLETS IN SOFFITS FOR CHRISTMAS LIGHTS SWITCHED AS INDICATED. VERIFY LOCATIONS WITH OWNER.
8. BUILDER TO VERIFY AUDIO AND VIDEO WIRING REQUIREMENTS WITH OWNER.
9. VERIFY POWER & DATA/PHONE FLOOR PLUG LOCATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO SLAB POUR.
10. CONSULT WITH OWNER FOR DIMMER AND RHEOSTAT LOCATIONS.
11. ALL ELECTRICAL PANELS TO COMPLY WITH APPLICABLE ELECTRICAL CODES. ALLOW FOR 30" CLEARANCE AROUND PANEL. TOP OF PANEL TO BE 72" U.N.O.
12. ALL POOL EQUIPMENT MUST BE ON A G.F.C.I. AS PER THE CODE.
13. ANY AND ALL METAL OBJECTS WITHIN 5'-0" OF A POOL MUST BE GROUNDED (BONDED) WITH THE POOL & POOL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO METAL WINDOWS, DOORS, HANDRAILS, STATUES, ETC.

ELECTRICAL LEGEND:

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- AIR PRESSURE SWITCH
- WALL OUTLET DUPLEX (120V)
- WALL OUTLET FOURPLEX
- WALL OUTLET (240V)
- WALL OUTLET (WEATHERPROOF)
- WALL OUTLET (GROUND FAULT INTERRUPT)
- JUNCTION BOX
- SPEAKER
- TELEPHONE / DATA OUTLET
- TELEVISION OUTLET
- SMOKE/CARBON MONOXIDE DETECTOR (CEILING MOUNT)
- PUSH BUTTON
- DOOR BELL CHIMES
- LED SPOT LIGHT
- FLOOR PLUG
- WALL MOUNTED FAN (84" HIGH)
- CEILING FAN
- CEILING FAN / LIGHT
- WALL MOUNT LIGHT
- STAIR RISER LED LIGHT
- SURFACE MOUNT LIGHT
- RECESSED CAN LIGHT
- FLUSH MOUNTED LED DISK LIGHT
- RECESSED LIGHT FIXTURE (VAPOR PROOF)
- ADJUSTABLE EYEBALL LIGHT
- FLOOD LIGHTS
- INFRARED
- SECURITY CAMERA
- LIGHT / VENT / HEATER
- FLUORESCENT LIGHT (UNDER CABINET)
- 4' LED LIGHT
- FLUSH MOUNT HEATER MODEL: WD6024

LANDSCAPING LEGEND

- CONCRETE DRIVEWAY
- MULCH BED
- PAVED DRIVEWAY
- NATIVE LAWN
- BULL ROCK CONSTRUCTION ENTRANCE (TEMP.)
- SOD
- STONE 'RED' CARPET
- PERENNIALS
- LANDSCAPE BED W/ PLANTS
- CRUSHED GRANITE

TRENCHES

TEL TEL
CATV CATV
ELEC ELEC
WATER WATER
SEWER SEWER SEWER SEWER

SITE PLAN LEGEND

- COTTON GIN SPINDLE FOUND
- MAG NAIL FOUND
- 1/2" ROD FOUND
- METAL FENCE
- WIRE FENCE
- AE ACCESS ESMT
- PUE PUBLIC UTILITY ESMT
- ( ) RECORD INFORMATION
- UTILITY POLE
- STREET LIGHT
- OH OVERHEAD UTILITY LINE(S)
- WM WATER METER
- FIRE HYDRANT
- WV WATER VALVE
- CO CLEAN OUT
- GAS METER
- T TELEPHONE
- CTV CABLE/TV
- TF TRANSFORMER ON CONCRETE
- (+) INSIDE OF SUBJECT BOUNDARY
- (-) OUTSIDE OF SUBJECT BOUNDARY
- B.L. BUILDING SETBACK LINE
- R.O.W. RIGHT OF WAY
- O.S.S.F. ON SITE SEWAGE FACILITY
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- TREE TO REMAIN
- TREE TO BE REMOVED
- 775 MAJOR CONTOUR
- 775 MINOR CONTOUR

WALL LEGEND

- STONE VENEER WALL 2x6 STUDS
- STONE VENEER WALL 2x4 STUDS
- BRICK VENEER WALL 2x6 STUDS
- BRICK VENEER WALL 2x4 STUDS
- 2x4 STUD WALL
- 2x6 STUD WALL



AREA TABULATION

LOWER LIVING	4410 SQ. FT.
UPPER LIVING	1547 SQ. FT.
TOTAL CONDITIONED AREA	5957 SQ. FT.
TRIPLE GARAGE	1107 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1614 SQ. FT.
FRONT PORCH	79 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	145 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	83 SQ. FT.
ATTIC STORE	202 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.

TYPICAL ABBREVIATIONS

A		I	
ABV	ABOVE	INT.	INTERNAL
ADJ	ADJUSTABLE	L	
AFF	ABOVE FLOOR FINISH	LAV	LAVATORY
APPROX.	APPROXIMATELY	LIN	LINEN
APPL	APPLIANCE		
ARCH	ARCHED	M	
		MAX.	MAXIMUM
B		MIN.	MINIMUM
BFS	BUILDER'S FIRST SOURCE	MTL	METAL
C		N	
CLG	CEILING	N.T.S.	NOT TO SCALE
C.O.	CASED OPENING		
COL.	COLUMN	O	
CMU	CONCRETE MASONRY UNIT	O.C.	ON CENTER
CONC.	CONCRETE	OPNG	OPENING
CSMT	CASEMENT		
D		P	
DBL.	DOUBLE	PL	PLATE HEIGHT
DISP.	DISPOSAL		
DW	DISH WASHER	R	
D/L	DIVIDED LIGHTS	REF.	REFRIGERATOR
		RSCEDAR	ROUGH SAWN CEDAR
E			
EXT.	EXTERNAL	S	
		SHLVS	SHELVES
F		SIM.	SIMILAR
F.D	FURR DOWN	SDL	SIMULATED DIVIDED LITE
F.F.L.	FINISHED FLOOR LEVEL	SNGL	SINGLE
FG	FIXED GLASS	SQ. FT.	SQUARE FOOT
FREZ	FREEZER	S. F.	SQUARE FOOT
		C.O.	SHEET ROCK OPENING
G		S/R RET.	SHEET ROCK RETURN
G.C.	GENERAL CONTRACTOR	T	
G.F.I.	GROUND FAULT INTERRUPT	TYP.	TYPICAL
		TRANS	TRANSOM
H		TRPL	TRIPLE
HB	HOSE BIB	TBD	TO BE DETERMINED
HDR	HEADER	TDL	TRUE DIVIDED LITES
HVAC	HEATING/VENTILATION AIR CONDITIONING	U	
HDR. HGT	HEADER HEIGHT	UNO	UNLESS NOTED OTHERWISE
Hgt	HEIGHT		
HORTZ	HORIZONTAL	W	
		WC	WATER CLOSET
DOOR SIZE		W.I.	WROUGHT IRON
2'-8"		W/C	WALK IN CLOSET
		W/	WITH
		W/O	WITHOUT
		W.S.	WEATHER STRIP

SHEET INDEX

C0.1 COVER SHEET

ARCHITECTURAL
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A01.2 SLAB PLAN - DIMENSIONED
A1.0 LOWER FLOOR PLAN
A1.1 LOWER FLOOR PLAN - DIMENSIONED
A1.2 UPPER FLOOR PLAN
A1.3 UPPER FLOOR PLAN - DIMENSIONED
A2.0 FRONT & REAR ELEVATIONS
A2.1 LEFT & RIGHT ELEVATIONS
A2.2 SECTION 'A' & 'B' & 'C' & INTERNALS

STRUCTURAL
A3.0 ROOF PLAN

ELECTRICAL
A5.0 ELECTRICAL PLAN - LOWER LEVEL
A5.1 ELECTRICAL PLAN - UPPER LEVEL

CABINETRY
A4.0 INTERNAL ELEVATIONS

DETAILS
A6.0 DETAIL SHEET



FRONT ELEVATION

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

C0.1

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LEGAL DESCRIPTION

701 S. COLLEGE STREET, 2023106426 OPRWCT KEN SCHILLER & ASSOCIATES, NSPS/ALTA LAND TITLE AND TOPOGRAPHIC AND TREE SURVEY OF A 0.557 ACRE TRACT, BLOCK C, REVISED PLAT OF CLAMP ADDITION FOR THE TOWN OF GEORGETOWN, WILLIAMSON COUNTY, TX.

SITE CALCULATIONS

LOT AREA	24,263 SQ. FT. (0.557 AC.)	
IMPERVIOUS COVER		
FOUNDATION:	7545 SQ. FT.	
CIRCULAR DRIVEWAY (PERVIOUS)	359 SQ. FT.	
PATH (PERVIOUS PAVERS)	20 SQ. FT.	
MOTOR COURT (PERVIOUS PAVERS)	1072 SQ. FT.	(1451 SQ. FT. TOTAL) (5.9% TOTAL PERVIOUS COVER)
POOL DECK	741 SQ. FT.	
HVAC AND POOL EQUIP.SLABS	459 SQ. FT.	
GLASS HOUSE,PORCH & STORE	244 SQ. FT.	
BOUNDARY MASONRY WALL FOOTINGS	247 SQ. FT.	
TOTAL:	10,688 SQ. FT.	
PERCENT IMPERVIOUS:	44.1%	

* ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

SITE PLAN NOTES:

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION TO BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS.
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E.
9. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

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LOT 1
CABINET T SLIDE 100 PRCCT
RESUBDIVISION OF SHELL'S ADDITION,
0.79 ACRE BLOCK 18
DOC. NO. 2015000741 OPRWCT

LOT 2
DOC. NO. 2011034542 OPRWCT

VOL. 2331 PG. 538 ORWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

7.5' SIDEWALK EASEMENT
2019018264 OPRWCT

701 COLLEGE STREET
(R.O.W VARIES)

7TH STREET
(R.O.W VARIES)

WALNUT STREET
(NO R.O.W.
INFORMATION AVAILABLE)

BRICK RAMP WITH CONCRETE WALLS

(BM300)

WWMH (5545)

ASPHALT

YELLOW PAINT

CONCRETE FOOTER/FLUME

TEMPORARY FENCE

N 20°47'47" W 56.98'

YELLOW ATMOS PIN FLAGS (TYPICAL)

NEW SIDEWALK BY G.C.

(N 73°36'30" E 198.52')
N 69°03'26" E 198.52'

4.0' HIGH WOOD PICKET FENCE

0.557 AC+-
2023106426 OPRWCT
KEN SCHILLER & ASSOCIATES
NO BUILDINGS OBSERVED

48.7'

NEW BRICK RAMP WITH CONCRETE WALLS BY G.C.

CONCRETE CURB AND GUTTER (TYPICAL)

(BM301)

N 56°49'20" E 60.24'

CONCRETE CURB AND GUTTER (RIBBON)

20.0' BUILDING LINE

PROPOSED RESIDENCE
F.F.L. 938.0'

F.F.L. 937.5'

F.F.L. 937.0'

GARAGE

PLANTER

MOTOR COURT
PERVIOUS PAVERS

DRIVEWAY

22'-10 1/4"

PLANTER

S 21°37'34" E 117.49'
S 22°03'55" E 117.49'

4.0' HIGH WOOD PICKET FENCE

32.0' LONG 6.0' HIGH MASONRY WALL

NEW SIDEWALK BY G.C.

CONCRETE CURB AND GUTTER (TYPICAL)

NEW DRIVEWAY BY G.C.
"DIP"

CONCRETE WALK

EXISTING CONCRETE DRIVE

CIRCULAR DRIVEWAY
PERVIOUS PAVERS

N 13°03'23" W 116.40'
(N 08°30'22" W 116.39)

POOL

SPA

PLANTER

LAWN

YEGGIE GARDEN

F.F.L. 938.0'

18.0' LONG 6.0' HIGH W.I. GATE

24.0' LONG 6.0' HIGH MASONRY WALL

BLUE PAINT

NEW SIDEWALK BY G.C.

16'-2 1/4"

DOG RUN

8.0' HIGH MASONRY WALL

6.0' H W.I. FENCE

6.0' HIGH WOOD PRIVACY FENCE

EXISTING FENCE IS 0.9' ON SUBJECT TRACT

VOL. 334 PG. 494 DRWCT
ABANDONED CLAMP STREET BY THE
CITY OF GEORGETOWN TO BE
RESERVED FOR THE RIGHT TO USE FOR
THE PURPOSE OF UTILITIES

58.7'

50.0'

S 69°47'55" W 57.96'
(S 74°22'43" W 58.00')

S 69°20'56" W 51.29'
(S 74°07'51" W 51.13')

S 70°57'47" W 52.66'
(S 75°13'46" W 52.84')

S 68°26'11" W 54.92'
(S 73°04'10" W 55.06')

EXISTING FENCE IS 1.0' ON SUBJECT TRACT

EXISTING FENCE IS 0.6' ON SUBJECT TRACT

EXISTING FENCE IS 1.1' ON SUBJECT TRACT

EXISTING FENCE IS 0.2' ON SUBJECT TRACT

S 13°44'57" E
23.14'

VOL. 1431 PG. 261
BOUNDARY LINE AGREEMENT
OPRTCT

GR. VOL. 1431 PG. 213 ORWCT
RIGHT-OF-WAY EASEMENT
DOC. NO. 2020136463 OPRWCT
0.144 ACRES

DOC. NO. 2019045789 OPRWCT
1,023 SQUARE FEET
AND DOC. NO. 9866392 ORWCT
0.15 ACRES

DOC. NO. 2020094614 OPRWCT
0.154 ACRES

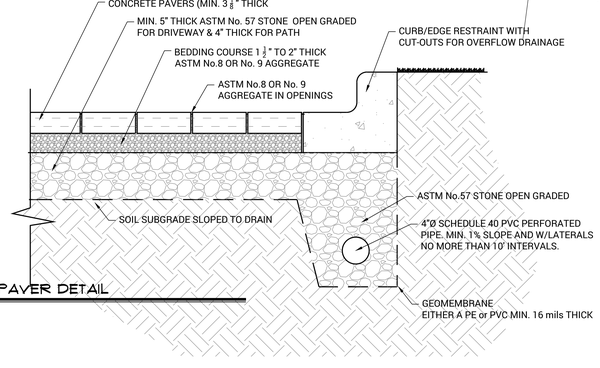
DOC. NO. 9658592 OPRWCT
0.076 ACRES

S 16°32'06" E 116.82'

S 22°10'56" E 112.74'

S 22°17'49" E 110.25'

TREE LIST			
TAG#	TYPE	CHARACTER	DIAMETER (INCHES)
1004	HACKBERRY	SINGLE	13"
1005	HACKBERRY	SINGLE	10"
1006	HACKBERRY	SINGLE	12"
1007	HACKBERRY	SINGLE	12"
1008	HACKBERRY	SINGLE	8"
1009	AMERICAN ELM	SINGLE	15"
1010	HACKBERRY	SINGLE	13"
1011	CREPE MYRTLE	MULTIPLE	7" 6" 5" 5" (18")
1012	ASH	SINGLE	25"
1013	HACKBERRY	MULTIPLE	15" 15" (23")
1014	ASH	SINGLE	10"
1015	HACKBERRY	SINGLE	16"



PERMEABLE PAVER DETAIL
SCALE: 1-1/2" = 1'-0"

NORTH

SITE PLAN
SCALE: 1/8" = 1'-0"

AS1.0

The Dunn Residence
A New Custom Home @ 701 S. College Street,
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GABRIEL CUSTOM HOMES

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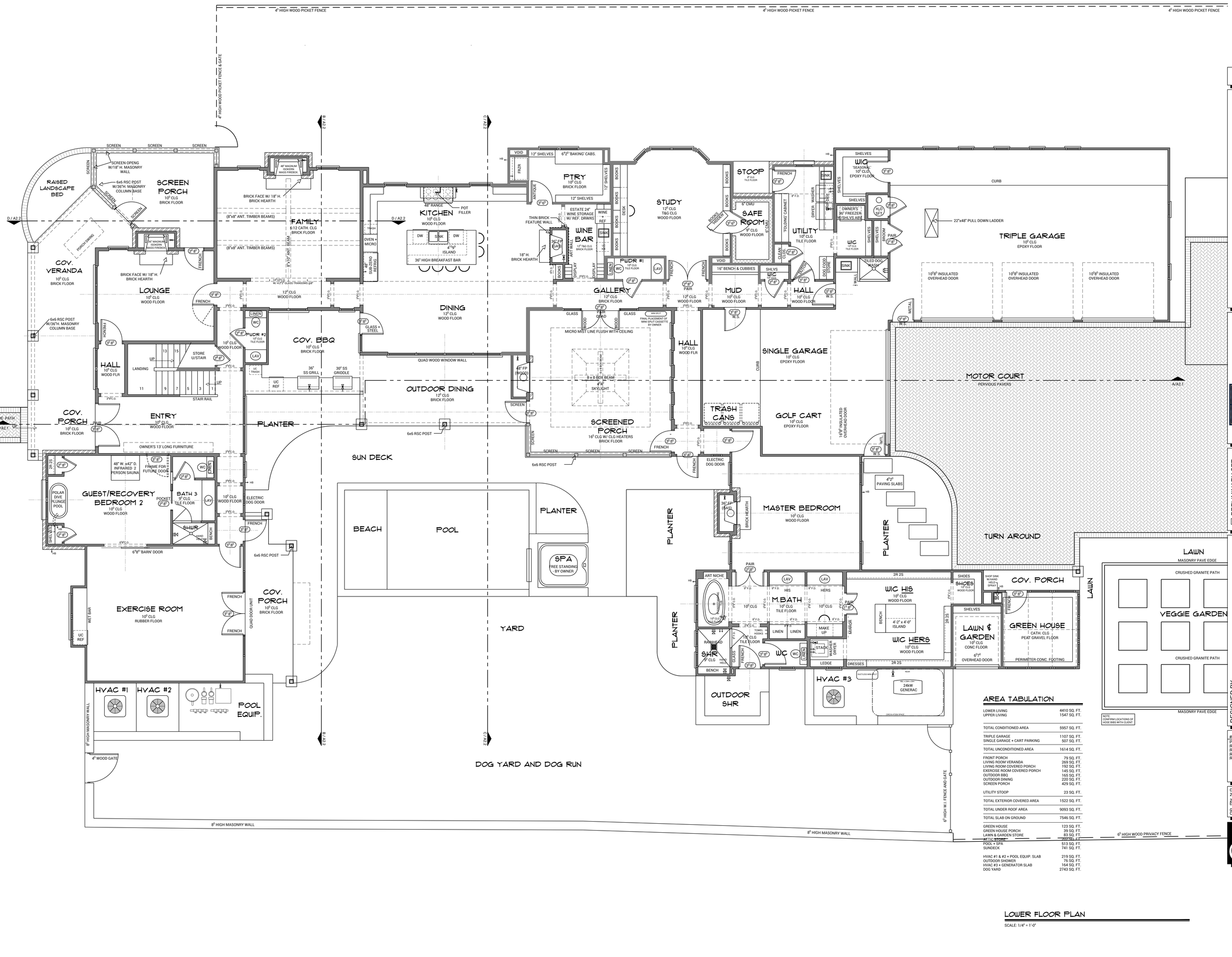
DESIGNED BY
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REVISION:		
#	DATE	
PRELIM.	2025.06.10	
REV. 1	2025.08.05	
REV. 2a	2025.09.25	
REV. 3	2025.10.16	
REV. 4	2025.10.20	

CODE REVIEW
2021 IBC BUILDING CODE
2021 IECC
ENERGY CONS. CODE
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AREA TABULATION

LOWER LIVING	4410 SQ. FT.
UPPER LIVING	1547 SQ. FT.
TOTAL CONDITIONED AREA	5957 SQ. FT.
TRIPLE GARAGE	1107 SQ. FT.
SINGLE GARAGE + CART PARKING	507 SQ. FT.
TOTAL UNCONDITIONED AREA	1614 SQ. FT.
FRONT PORCH	79 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
EXERCISE ROOM COVERED PORCH	145 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	220 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HOUSE	123 SQ. FT.
GREEN HOUSE PORCH	39 SQ. FT.
LAWN & GARDEN STORE	83 SQ. FT.
ATTIC STORE	107 SQ. FT.
POOL + SPA	513 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.

LOWER FLOOR PLAN

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

A1.0

The Dunn Residence

A New Custom Home @ 701 S. College Street, Georgetown, Williamson County, TX

109 S BROCK STREET
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ERIK@GCCBUILDER.COM

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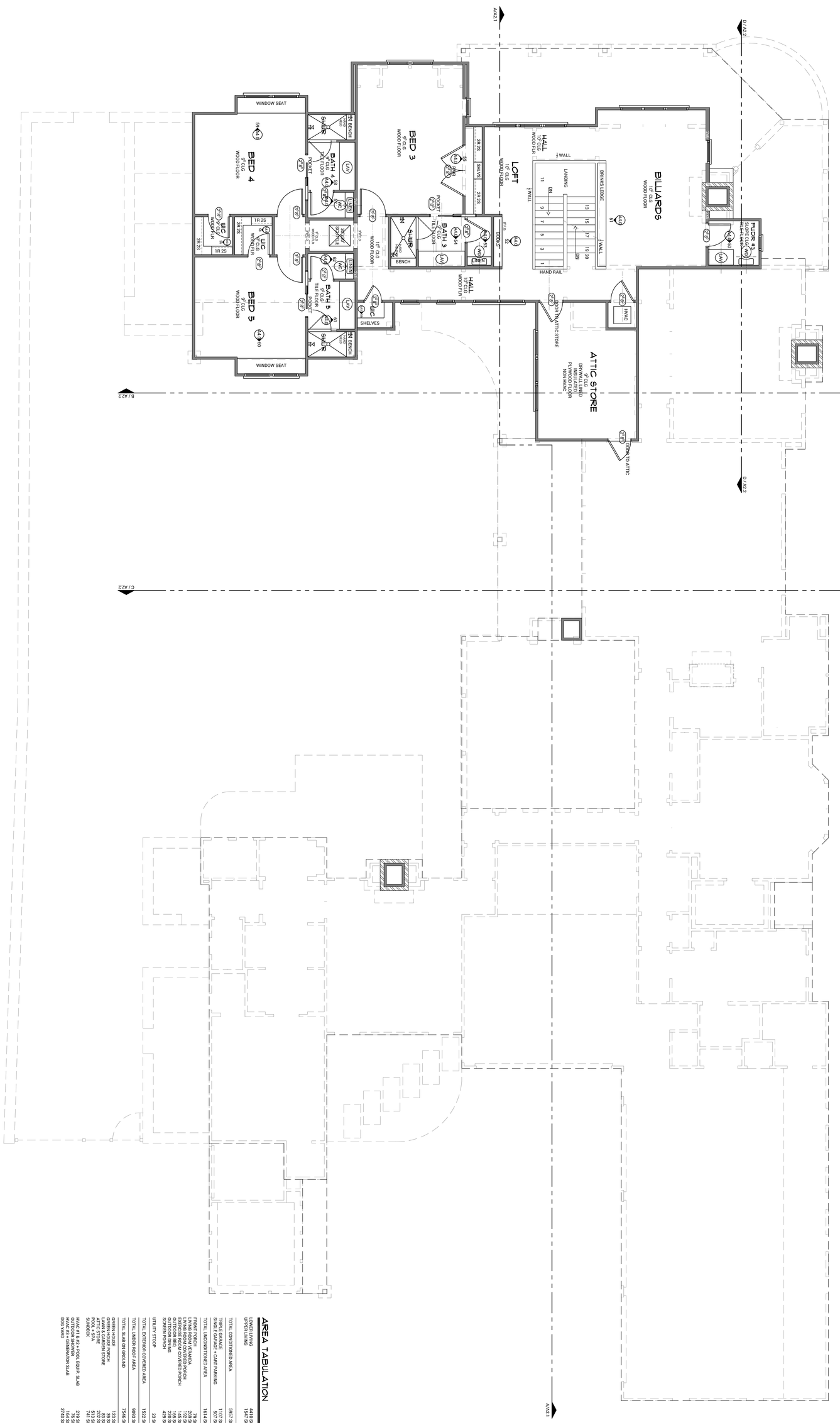
DESIGNED BY
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REVISION: #	DATE
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TOTAL UNCONDITIONED AREA	1614 SQ. FT.
PORTE COCHERE	74 SQ. FT.
LIVING ROOM VERANDA	269 SQ. FT.
LIVING ROOM COVERED PORCH	192 SQ. FT.
BEDROOM #3 COVERED PORCH	141 SQ. FT.
OUTDOOR BBQ	165 SQ. FT.
OUTDOOR DINING	255 SQ. FT.
SCREEN PORCH	429 SQ. FT.
UTILITY STOOP	23 SQ. FT.
TOTAL EXTERIOR COVERED AREA	1522 SQ. FT.
TOTAL UNDER ROOF AREA	9093 SQ. FT.
TOTAL SLAB ON GROUND	7546 SQ. FT.
GREEN HORSE	123 SQ. FT.
GREEN HOUSE PORCH	89 SQ. FT.
LAWN & GARDEN STORE	205 SQ. FT.
POOL + SPA	313 SQ. FT.
SUNDECK	741 SQ. FT.
HVAC #1 & #2 + POOL EQUIP. SLAB	219 SQ. FT.
OUTDOOR SHOWER	76 SQ. FT.
HVAC #3 + GENERATOR SLAB	164 SQ. FT.
DOG YARD	2743 SQ. FT.

UPPER FLOOR PLAN

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

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GEORGETOWN, CODE

No.	REVISION:	DATE
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REV. 3		2025.10.20

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GABRIEL CUSTOM HOMES

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The Dunn Residence

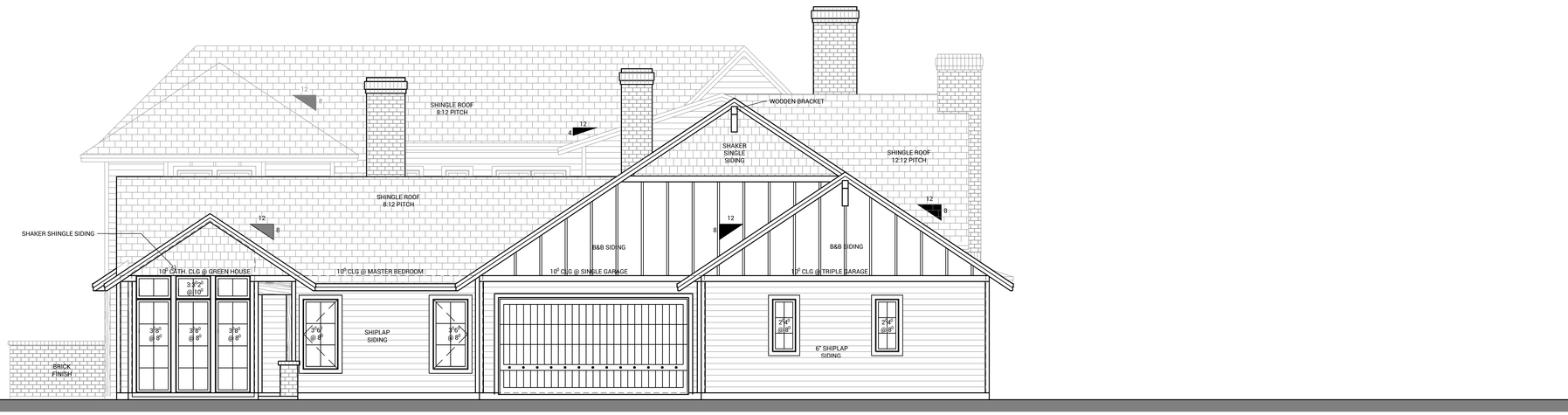
A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

A1.2



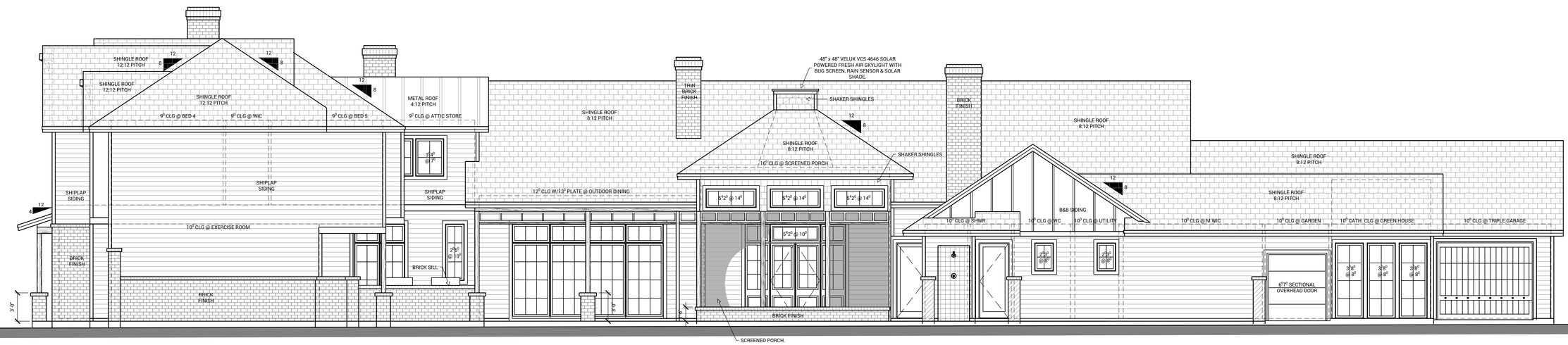
FRONT ELEVATION

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



REAR ELEVATION

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



RIGHT ELEVATION

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

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A2.0

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PRELIM.		2025.06.10
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REV. 4		2025.10.20

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LEFT ELEVATION

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



SECTION A

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



SECTION D

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



SECTION B

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

A2.1

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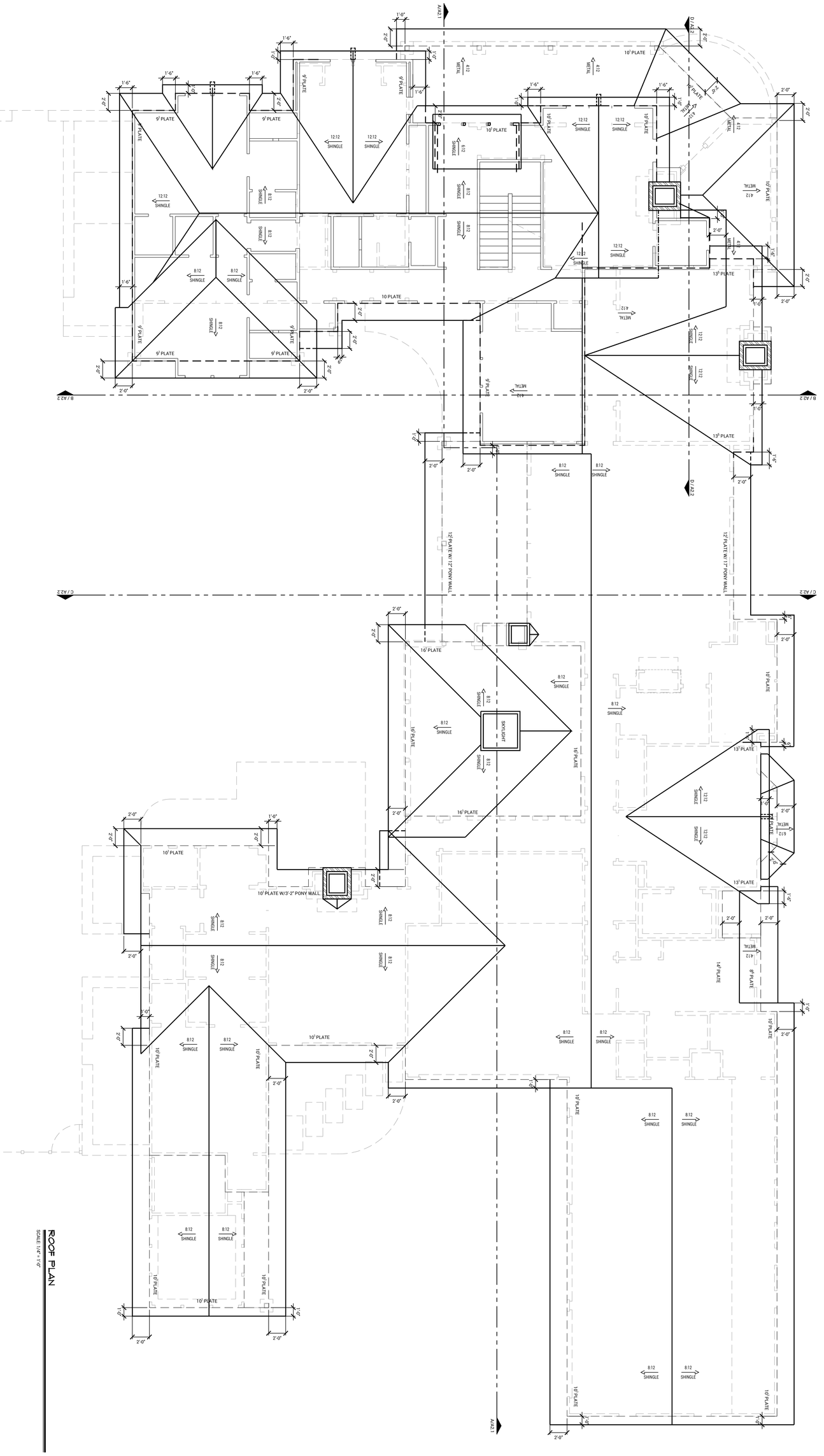
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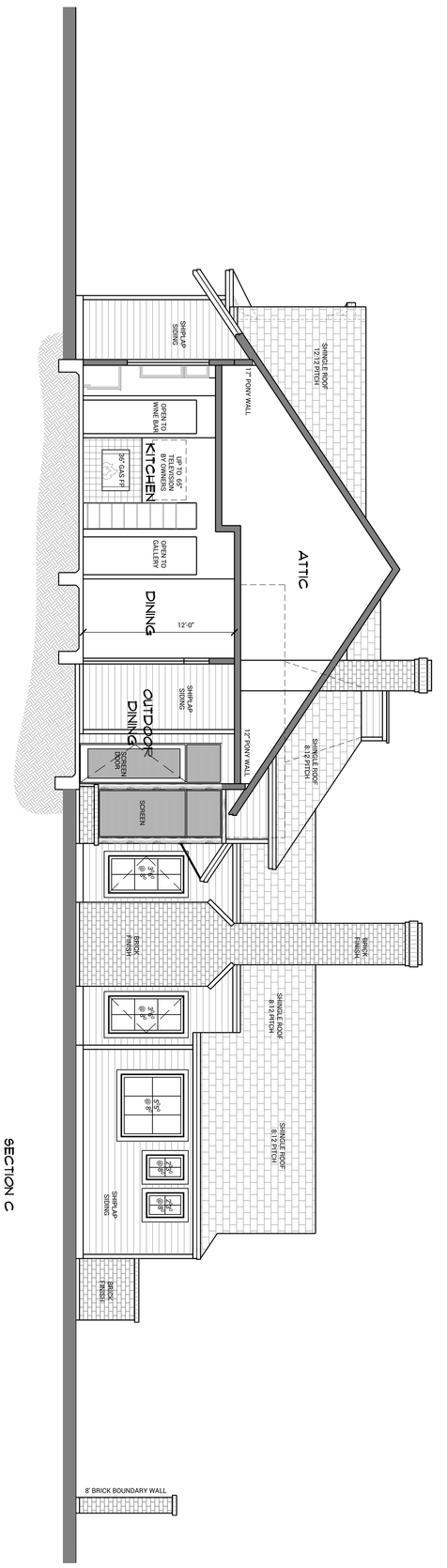
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ROOF PLAN

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



SECTION C

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

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2021 IECC
2021 NEC
2021 IPC, IFGC, UPC CODE
CODE & ORDINANCES

REV	REVISION:	DATE
PRELIM		2025.05.10
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REV. 3		2025.10.16
REV. 4		2025.10.20

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The Dunn Residence

A New Custom Home @ 701 S. College Street,
Georgetown, Williamson County, TX

A3.0

City of Georgetown, Texas
Historic and Architectural Review Commission
January 8, 2026

SUBJECT:
Discussion Items

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

ITEM SUMMARY:

FINANCIAL IMPACT:

SUBMITTED BY:
Erica Dunlop, Planning Department

ATTACHMENTS:

N/A