



City of Hutto

Agenda

Special Called Historic Preservation Commission Tuesday, May 30, 2023 at 7:00 PM Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Curtis Orton
DeAnne Worley
Robert Lykins
Jon Stephenson
Norman Delay
Alexis Ortiz

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 30, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. HISTORIC MONTH UPDATE

5. HISTORIC WRITING COMMITTEE UPDATE

6. AGENDA ITEMS

- 6.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on March 22, 2023.
- 6.2. Consideration and possible action on the Certificate of Appropriateness for a existing commercial structure on Lot D, Block 10, Megee 1st Addition, known as 107 Taylor Street.

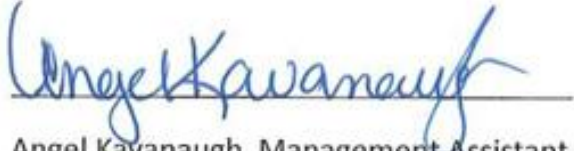
7. DIRECTOR'S REPORT

8. ADJOURNMENT

9. CERTIFICATION

I certify that this notice of the May 30, 2023 Special Called Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 26, 2023 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, March 22, 2023 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The meeting was called to order at 7:20 PM

2. ROLL CALL

Members of the Historic Preservation Commission in attendance were: Curtis Orton, De Anne Worley, Jon Stephenson and Robert Lykins arrived at Alexis Ortiz and Norman Delay were not in attendance. Members of the City of Hutto staff in attendance were Ashley Bailey, Director Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 22, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on February 22, 2023.

Commissioner Robert Lykins made a motion to approve the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on February 22, 2023 as written, seconded by Commissioner Curtis Orton. Motion Passed 4 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street.

Commissioner Robert Lykins made a motion to accept the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street. Seconded by Commissioner Curtis Orton. Motion passed 4 ayes to 0 Nays.

- 4.3. Consideration and possible action on the Certificate of Appropriateness for an accessory unit on Lot 5, Block D, City of Hutto, known as 506 Church Street.
Commissioner Robert Lykins made a motion to accept the Certificate of Appropriateness for an accessory unit on Lot 5, Block D, City of Hutto, known as 506 Church Street, seconded by Commissioner Curtis Orton. Motion passed 4 Ayes to 0 Nays.
- 4.4. Consideration and possible action on the Master Sign Plan for 106 Taylor Street.
Commissioner Curtis Orton made a motion to accept the Master Sign Plan for 106 Taylor Street as presented, seconded by Commissioner Robert Lykins. Motion passed 4 Ayes to 0 Nays.

5. HISTORIC WRITING COMMITTEE UPDATE

- 5.1. Updates, discussion and possible action pursuant to the Historical Writing Committee.
Commissioner Jon Stephenson updated the commission and staff.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The meeting was adjourned at 8:15 PM.

8. CERTIFICATION

I certify that this notice of the March 22, 2023 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 17, 2023 before 5:00 P.M.

Historic Preservation Chair



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Offices

PROPERTY ADDRESS: 107 Taylor St., Hutto, TX 78364

Current zoning district: transition Current use: _____ Occupancy: ☐ Residential ☒ Commercial
(OT-4T)

☐ **** Pre-application meeting with Development Services staff. (Required for all COA applications.) ****

Request Type (Check One)

- ☐ New construction ☒ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto

See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre Application meeting.

- ☐ Complete Master application and Certificate of Appropriateness application.
- ☐ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

☐ **1. Site Plan**

- A. Minimum scale (1 inch = 20 feet) and must include the following:
- B. North arrow and scale
- C. Lot lines with dimensions, setback and easement lines
- D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
- E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
- F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)

☐ **2. Floor Plan**

- G. Existing/proposed structure location on site
- H. Layout of all rooms, exterior decks, porches, windows and door openings
- I. Total square footage of overall structure (total heated/cooled area)

☐ **3. Roof Plan**

- J. Flue, roof, exhaust vents, chimneys, skylights
- K. All projections, penetrations, overhang lines and lengths
- L. Gutters, downspouts, major ridge, valley and eave lines

☐ **4. Architectural Elevations**

- M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
- N. Calculated areas for all facades and glazed surfaces (windows)
- O. Additions: show entire structure

☐ **5. Significant Architectural Details**

- P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)

☐ **6. Material Samples**

- Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
- R. Trim, masonry type, color, texture and layup (photos from current property or any website of materials)
- S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
- T. Window type and color (photos from website of materials)
- U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 210
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 107 Taylor St, Hutto, TX 78634 APPLICATION TYPE: _____

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: Troy Kelley

Company Name: Build it Brothers ATX, LLC

Address: 16900 Borromeo Ave, Pflugerville TX 78660

Phone: 512-690-4488 Email: Troy@builditbrothersatx.com

PROPERTY INFORMATION

Address: 107 Taylor St., Hutto, TX 78634

Legal Description: Deed Lot(s) 10 Block 10 Subdivision Magee's Addition

Reference: Volume 389 Page(s) 626 or Document No. _____

City Limits ☐ ETJ ☐ Current Zoning District: Hutto

PROPERTY OWNER INFORMATION

Name: Patti Smith

Company Name: _____

Address: 107 Taylor St., Hutto, TX 78634

Phone: 512-826-1508 Email: patti@acc^{acc}audio.com.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

Troy Kelley
Property Owner Printed Name

5-10-23
Date

THE STATE OF TEXAS

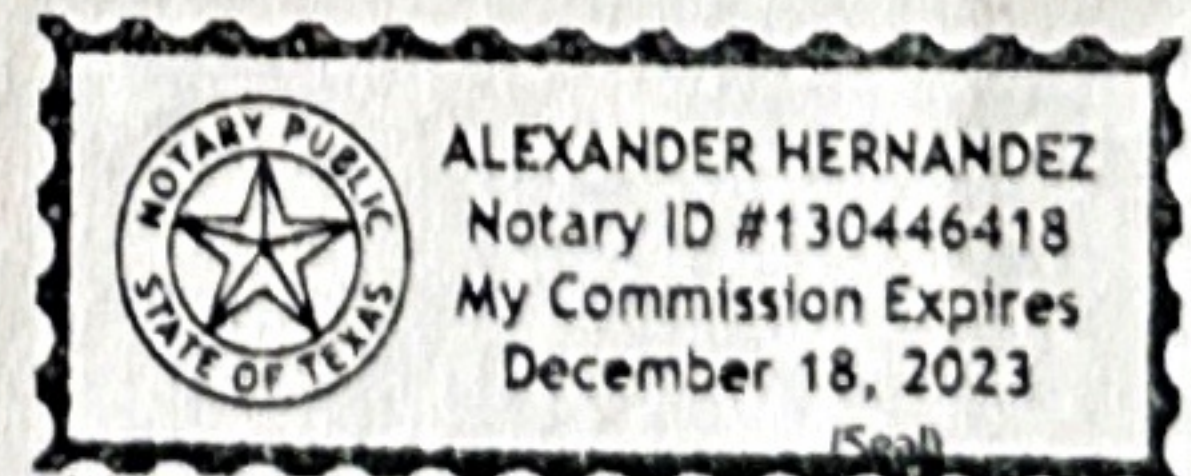
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared TROY MARK KELLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10TH day of MAY, 2023

[Signature]
Notary Public Signature

ALEXANDER HERNANDEZ
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

Planning	Date	Building	Date	Notes

COPPER & STONE

DEVELOPMENT

COMMERCIAL REAL ESTATE

May 16, 2023

City of Hutto
Historic Preservation Commission
500 W Live Oak
Hutto TX 78634

To Whom It May Concern:

This letter confirms that Troy Kelley (aka Build It Brothers ATX) has authority to act on behalf of Copper&Stone Development in the capacity of construction and communication with all aspects of the City of Hutto in regards to the property located at 107 Taylor Street.

Please feel free to contact me if you have further questions or concerns.

Thank you.



Patti Smith
Managing Partner
Copper&Stone Development

1. POWITZKY OFFICE OF DESIGN + ARCHITECTURE, PLLC, ARCHITECT, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL 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 ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REVEALED.
4. CONTRACTOR SHALL ASSURE COMPLETION OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, TRUSS, AND STEEL 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 DIMENSIONS SHOWN ON PLAN ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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 ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ACCESS TO HVAC UNITS (IF APPLICABLE); UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. ALL ATTIC VENTILATION SHALL BE PROVIDED TO THE ATTIC 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 AREA OF THE ATTIC.
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 ATTIC SPACE, ROOF, SOFFITS, TRUSSES, JOISTS, CEILING, GABLES, COWE CEILING, 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 DECKS, WALLS, PATIOS, PATIO WALLS, AND DRIVEWAYS.
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 DRAINUBES FOR ALL INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR 2x4 @ 12" O.C.) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DETAILS, AND SHOP DRAWINGS.

BEING 0.20 OF AN ACRE (8,480 SQUARE FEET) OF LAND OUT OF THE LOT 10 OF MAGEE'S ADDITION TO THE CITY OF HUTTO, A MAP OR PLAT OF RECORD IN BOOK 53, PAGE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF CALLED 106 X 80 FOOT TRACT DESCRIBED TO KERMIT JOHNSON IN DEED RECORDED UNDER VOLUME 389, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.20 OF AN ACRE TRACT BEING FURTHER DESCRIBED BY THE ACCOMPANYING MEETS AND BOUNDS DESCRIPTION.

LOT AREA: 8,480 SQ.FT. (0.20 ACRES)

IMPERVIOUS COVER

- MAIN FOUNDATION: 1,276 SQ.FT.
- CONCRETE PADS: 293 SQ.FT.
- CONCRETE PATIOS: 295 SQ.FT.
- PARKING: 770 SQ.FT.
- CONCRETE RAMP: 177 SQ.FT.

SUBTOTAL: 2,811 SQ.FT.

PERCENT IMPERVIOUS: 33%

*ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

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 DRAINAGE 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-SHAPE 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.
12. OFF-STREET PARKING: 1 PER 400 FEET GROSS FLOOR AREA = 4 PARKING SPACES (ONE IS ACCESSIBLE)

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

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.
3. Existing Construction is Indicated by Halftone (Grey)

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

B	
BFS	BUILDER'S FIRST SOURCE
C	
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CSMT	CASEMENT

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

E
EXT EXTERNAL

F	FURR DOWN
FD	FINISHED FLOOR LEVEL
FFL	FIXED GLASS
FG	FREEZER
FREZ	

<u>G</u>	
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPT

H	
HB	HOSE BIB
HDR	HEADER
HVAC	HEATING/VENTILATION AIR
CONDITIONING	
HDR. HGT	HEADER HEIGHT
HGT	HEIGHT
HORITZ	HORIZONTAL

- * 2018 INTERNATIONAL BUILDING CODE
- * 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- * 2018 INTERNATIONAL PLUMBING CODE
- * 2018 INTERNATIONAL MECHANICAL CODE
- * 2018 INTERNATIONAL FUEL GAS CODE
- * 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- * 2018 INTERNATIONAL EXISTING BUILDING CODE
- * CITY OF HUTTO CODE OF ORDINANCES

CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: BUSINESS
OCCUPANT LOAD: 1399 SF / 150 SF = 10 OCCUPANTS
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) = 100

I INT	INTERNAL
L LAV LIN	LAVATORY LINEN

MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL

N
NTS NOT TO SCALE

OC	ON CENTER
OPNG	OPENING

$\frac{P}{PL}$ PLATE HEIGHT

R	
REF	REFRIGERATOR
RSC	ROUGH SAWN CEDAR

S	
SHLVS	SHELVES
SIM	SIMILAR
SDL	SIMULATED DIVIDED LITE
SNGL	SINGLE
SQ FT	SQUARE FOOT
SF	SQUARE FOOT
SRO	SHEET ROCK OPENING
S/R RET	SHEET ROCK RETURN

T	TYPICAL
TRANS	TRANSOM
TRPL	TRIPLE
TBD	TO BE DETERMINED

U
UNO

UNLESS NOTED OTHERWISE

W	
WC	WATER CLOSET
WI	WROUGHT IRON
WIC	WALK IN CLOSET
W/	WITH
W/O	WITHOUT
WS	WEATHER STRIP



PROJECT ADDRESS:
107 TAYLOR STREET
HUTTO, TX 78364

SHEET LIST	
NUMBER	NAME

ARCHITECTURE	
A0.0	COVER SHEET
A0.1	ARCHITECTURAL SITE PLANS
A1.0	EXIST/DEMO FLOOR PLANS
A1.1	NEW FLOOR PLANS & RCP
A2.0	EXTERIOR ELEVATIONS
A5.0	ROOF PLANS
A6.0	SECTIONS AND DETAILS
STRUCTURAL	
S1	SUB-FLOOR FRAMING PLAN
S2	LEVEL 1 CEILING FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	LEVEL 1 LATERAL BRACING PLAN
S5	FRAMING DETAILS
S6	LATERAL BRACING DETAILS
S7	LATERAL BRACING DETAILS
S8	NOTES



5/23/23

No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
2	REVISION 1	2022 1215
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317

107 TAYLOR ST

Project Number	2022101
Date	2022 12
Drawn By	Author
Checked By	Checker

A0.0

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

BEING 0.20 OF AN ACRE (8,480 SQUARE FEET) OF LAND OUT OF THE LOT 10 OF MAGEE'S ADDITION TO THE CITY OF HUTTO, A MAP OR PLAT OF RECORD IN BOOK 53, PAGE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF CALLED 106 X 80 FOOT TRACT DESCRIBED TO KERMIT JOHNSON IN DEED RECORDED UNDER VOLUME 389, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.20 OF AN ACRE TRACT BEING FURTHER DESCRIBED BY THE ACCOMPANYING MEETS AND BOUNDS DESCRIPTION.

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- CONCRETE PATIOS: 295 SQ.FT.
- PARKING: 770 SQ.FT.
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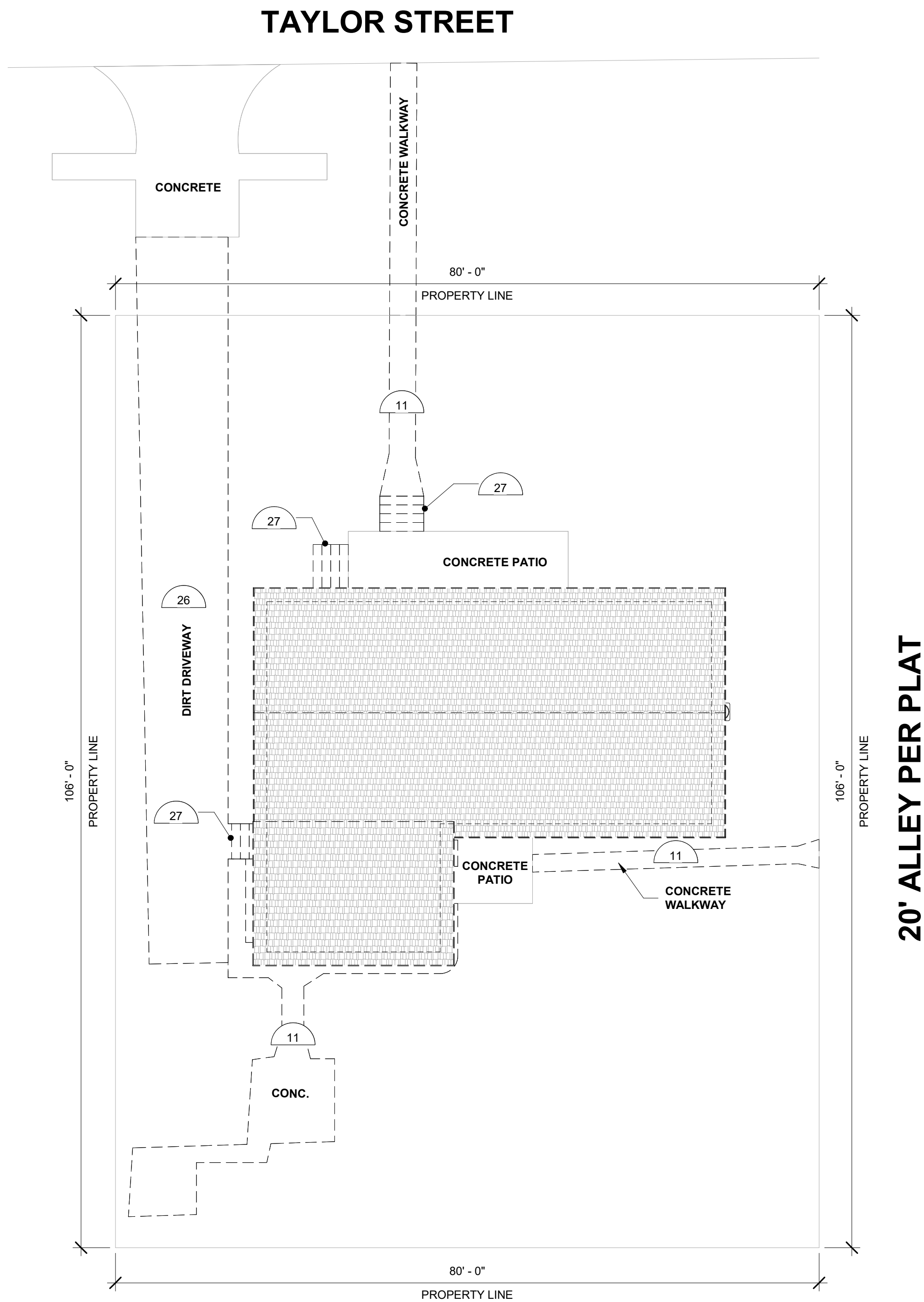
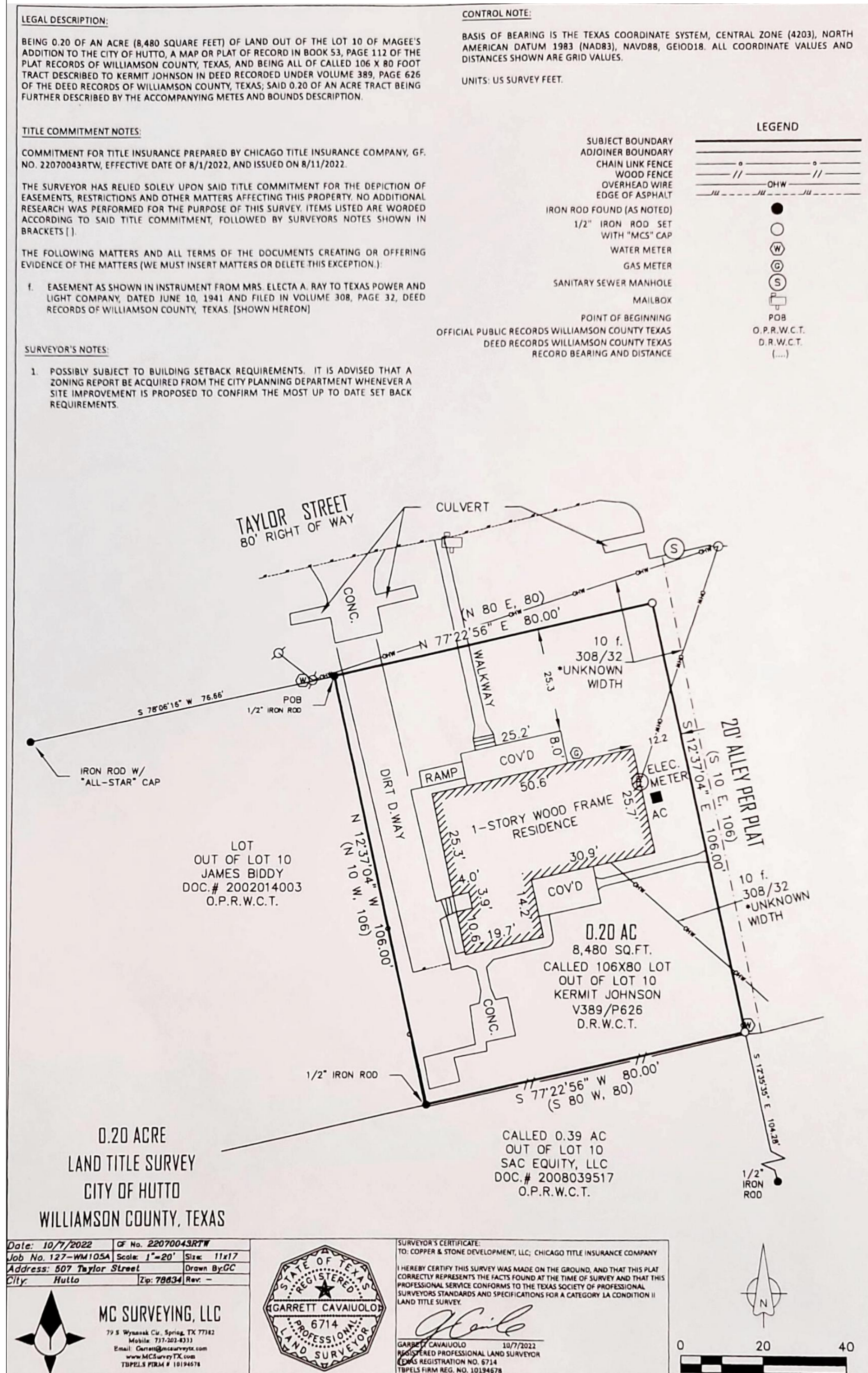
SUBTOTAL: 2,811 SQ.FT.

PERCENT IMPERVIOUS: 33%

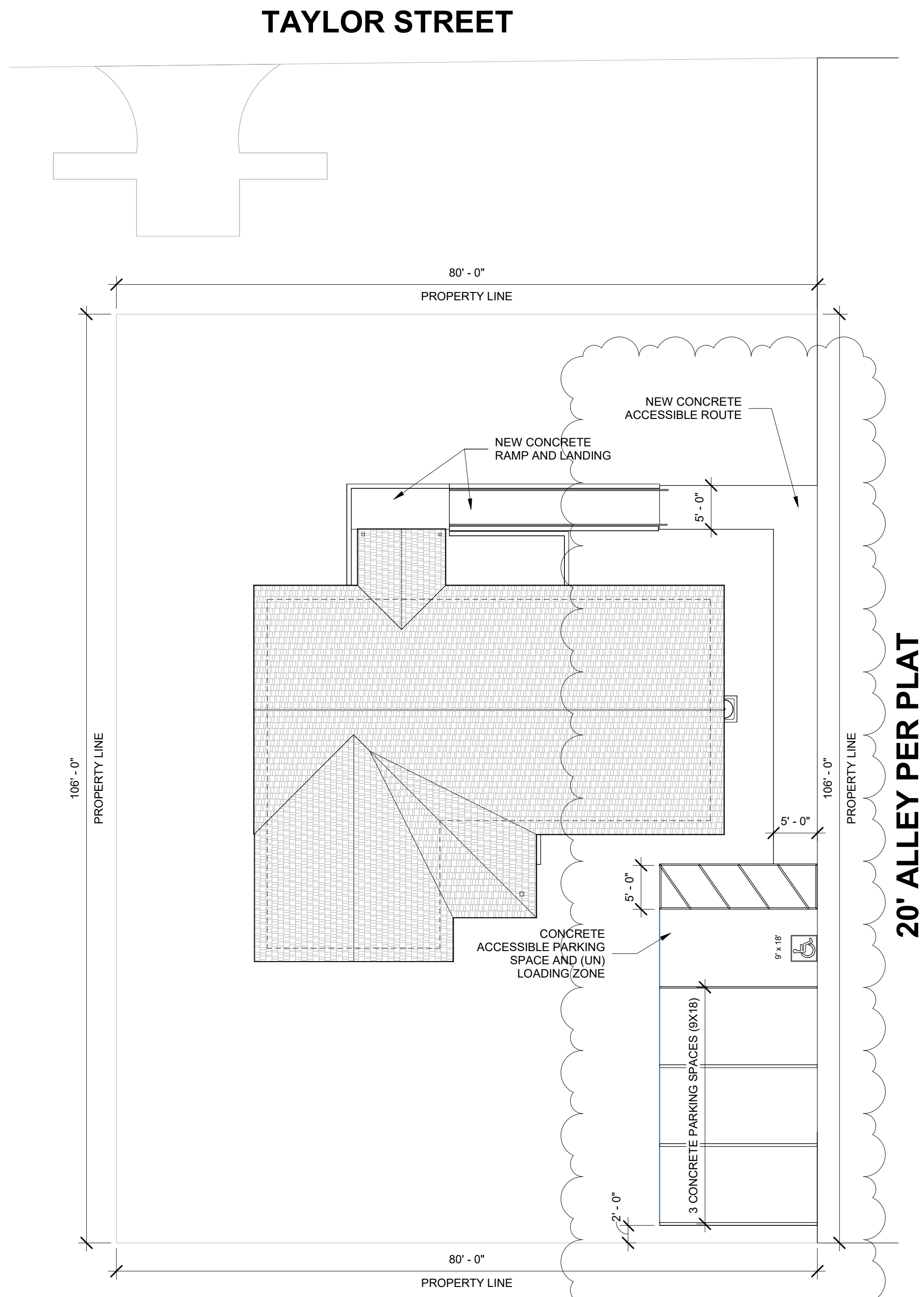
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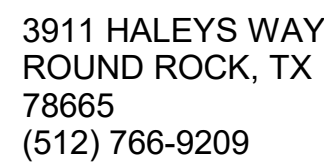
DEMO LEGEND		AREA TABULATION	
KEY VALUE	KEYNOTE TEXT	NAME	AREA
01	DEMOLISH INTERIOR WALLS	HALL	39 SF
04	DEMOLISH DOOR	KITCHEN	195 SF
10	DEMOLISH EXTERIOR WALL	OFFICE	176 SF
11	DEMOLISH CONCRETE FLATWORK	OFFICE	140 SF
17	DEMOLISH SIDING ONLY	OFFICE	173 SF
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH	OFFICE	108 SF
26	DEMOLISH DIRT DRIVEWAY	OFFICE	258 SF
27	DEMOLISH CONCRETE STAIRS	RECEPTION	243 SF
28	DEMOLISH HVAC	RESTROOM	60 SF
29	DEMOLISH ROOF	W/H	8 SF
		GRAND TOTAL	1399 SF



1 EXISTING/DEMO SITE PLAN
1" = 10'-0"



② NEW SITE PLAN
1" = 10'-0"



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5/23/23

[illegible]

107 TAYLOR ST

Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A0.1

Scale	As indicated
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DEMO NOTES

1. SALVAGE ALL EXTERIOR WINDOWS AND REINSTALL

DEMO LEGEND		AREA TABULATION		EXISTING WINDOW SCHEDULE		
KEY VALUE	KEYNOTE TEXT	NAME	AREA	MARK	WINDOW SIZE	WINDOW SILL HEIGHT
01	DEMOLISH INTERIOR WALLS	HALL	39 SF	01	42"X60"	3' - 0"
04	DEMOLISH DOOR	KITCHEN	195 SF	02	42"X60"	3' - 0"
10	DEMOLISH EXTERIOR WALL	OFFICE	176 SF	03	42"X60"	3' - 0"
11	DEMOLISH CONCRETE FLATWORK	OFFICE	140 SF	04	42"X60"	3' - 0"
17	DEMOLISH SIDING ONLY	OFFICE	173 SF	05	42"X60"	3' - 0"
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH	OFFICE	108 SF	06	42"X60"	3' - 0"
26	DEMOLISH DIRT DRIVEWAY	OFFICE	258 SF	07	42"X60"	3' - 0"
27	DEMOLISH CONCRETE STAIRS	RECEPTION	243 SF	08	42"X60"	3' - 0"
28	DEMOLISH HVAC	RESTROOM	60 SF	09	42"X60"	3' - 0"
29	DEMOLISH ROOF	W/H	8 SF	10	42"X60"	3' - 0"
		GRAND TOTAL	1399 SF	11	18"X54"	4' - 0"
				12	42"X54"	3' - 0"
				13	42"X54"	3' - 0"
				14	42"X54"	3' - 0"
				15	42"X54"	3' - 0"
				16	42"X54"	3' - 0"
				17	42"X54"	3' - 0"
				18	42"X54"	3' - 0"
				19	42"X54"	3' - 0"
				20	36"X54"	3' - 6"
				21	36"X54"	3' - 6"
				22	42"X60"	3' - 0"



3911 HALEYS WAY
ROUND ROCK, TX
78665
(512) 766-9209

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5/23/23

No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317

THE PERFECT HOUSE

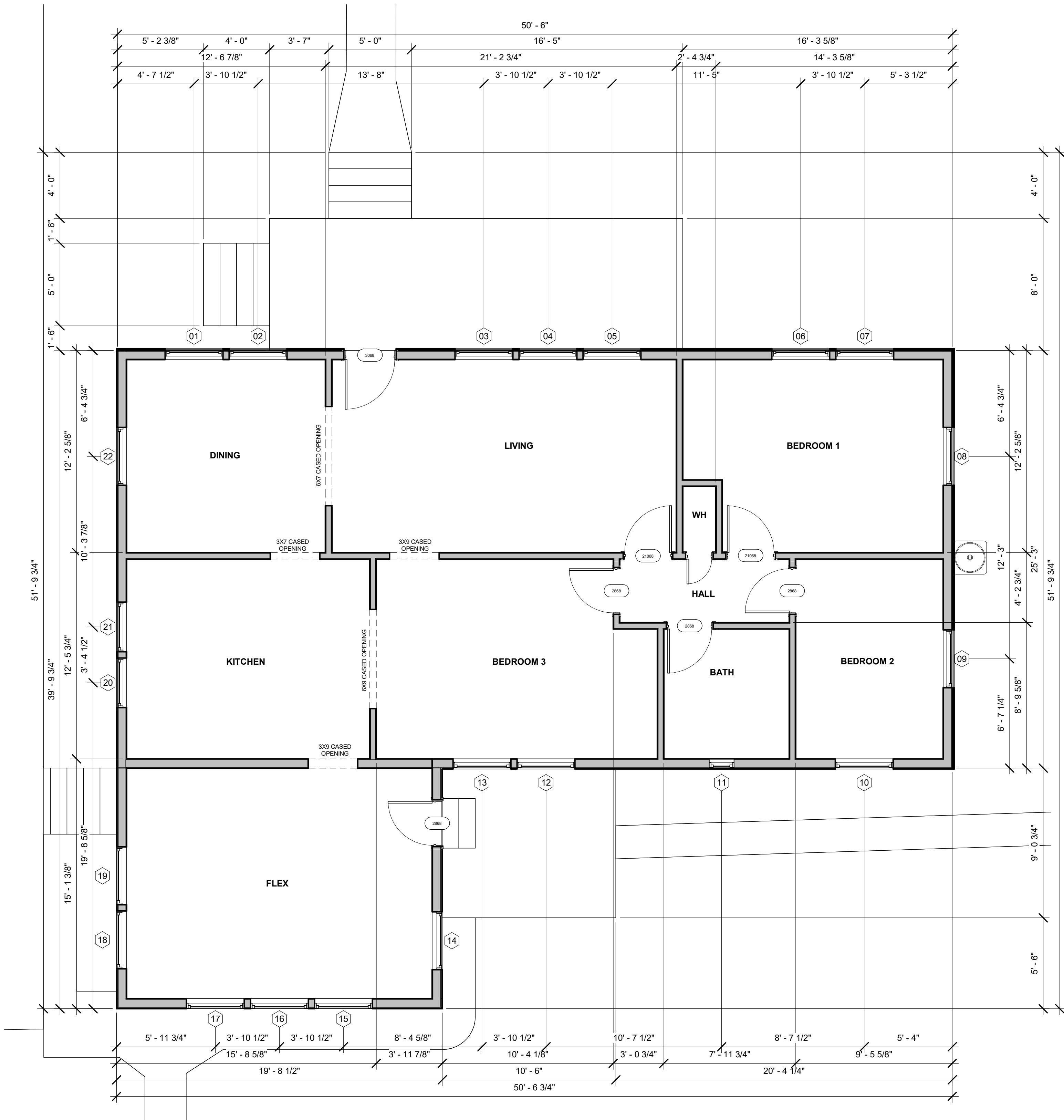
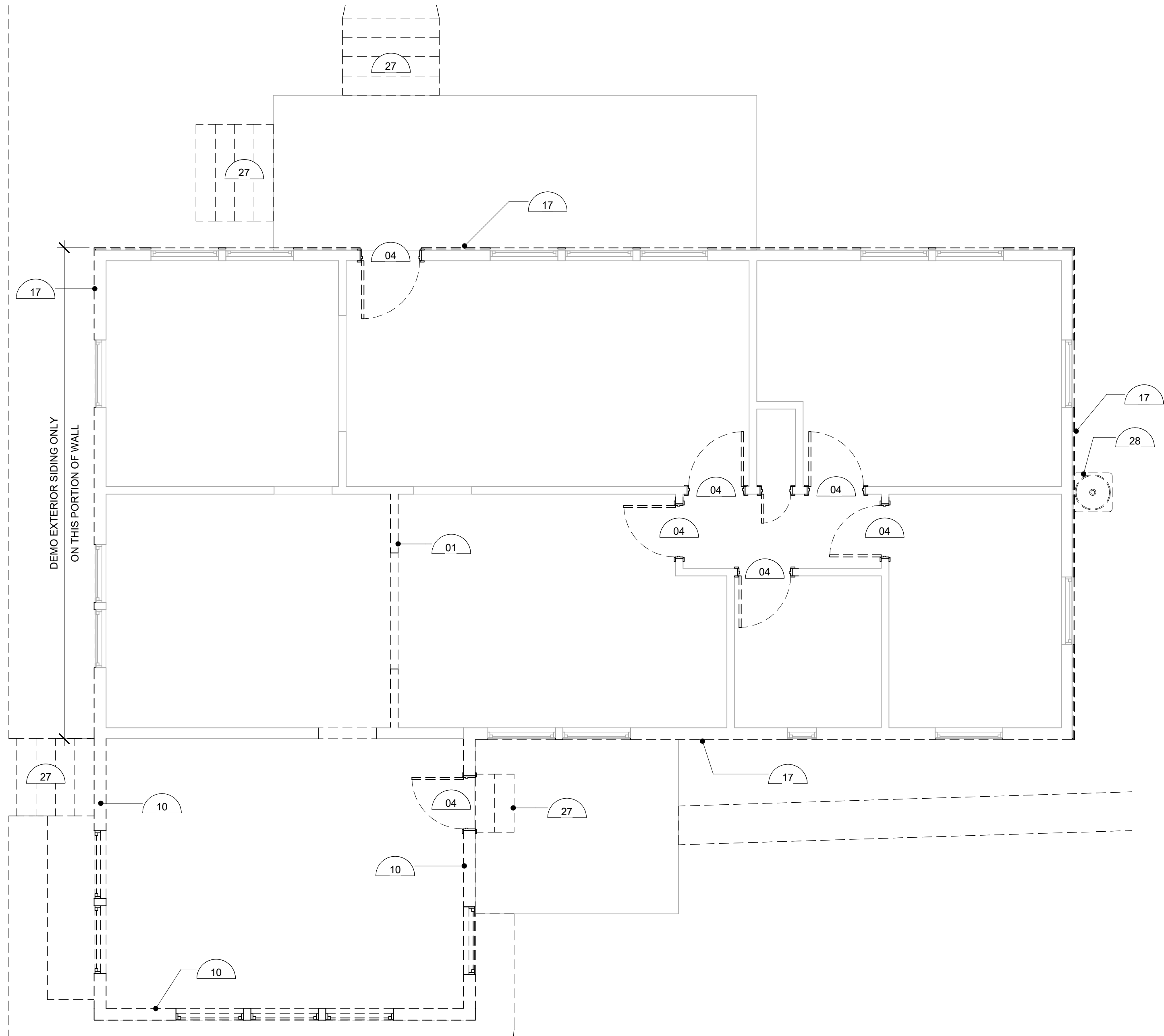
107 TAYLOR ST

EXIST/DEMO FLOOR PLANS

Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A1.0

Scale 1/4" = 1'-0"



3 DEMO FLOOR PLAN
1/4" = 1'-0"

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

DEMO NOTES

1. SALVAGE ALL EXTERIOR WINDOWS AND REINSTALL

DEMO LEGEND

KEY VALUE	KEYNOTE TEXT
01	DEMOLISH INTERIOR WALLS
04	DEMOLISH DOOR
10	DEMOLISH EXTERIOR WALL
11	DEMOLISH CONCRETE FLATWORK
17	DEMOLISH SIDING ONLY
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH
26	DEMOLISH DIRT DRIVEWAY
27	DEMOLISH CONCRETE STAIRS
28	DEMOLISH HVAC
29	DEMOLISH ROOF



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5/23/23

No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
2	REVISION 1	2022 1215
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317

THE PERFECT HOUSE

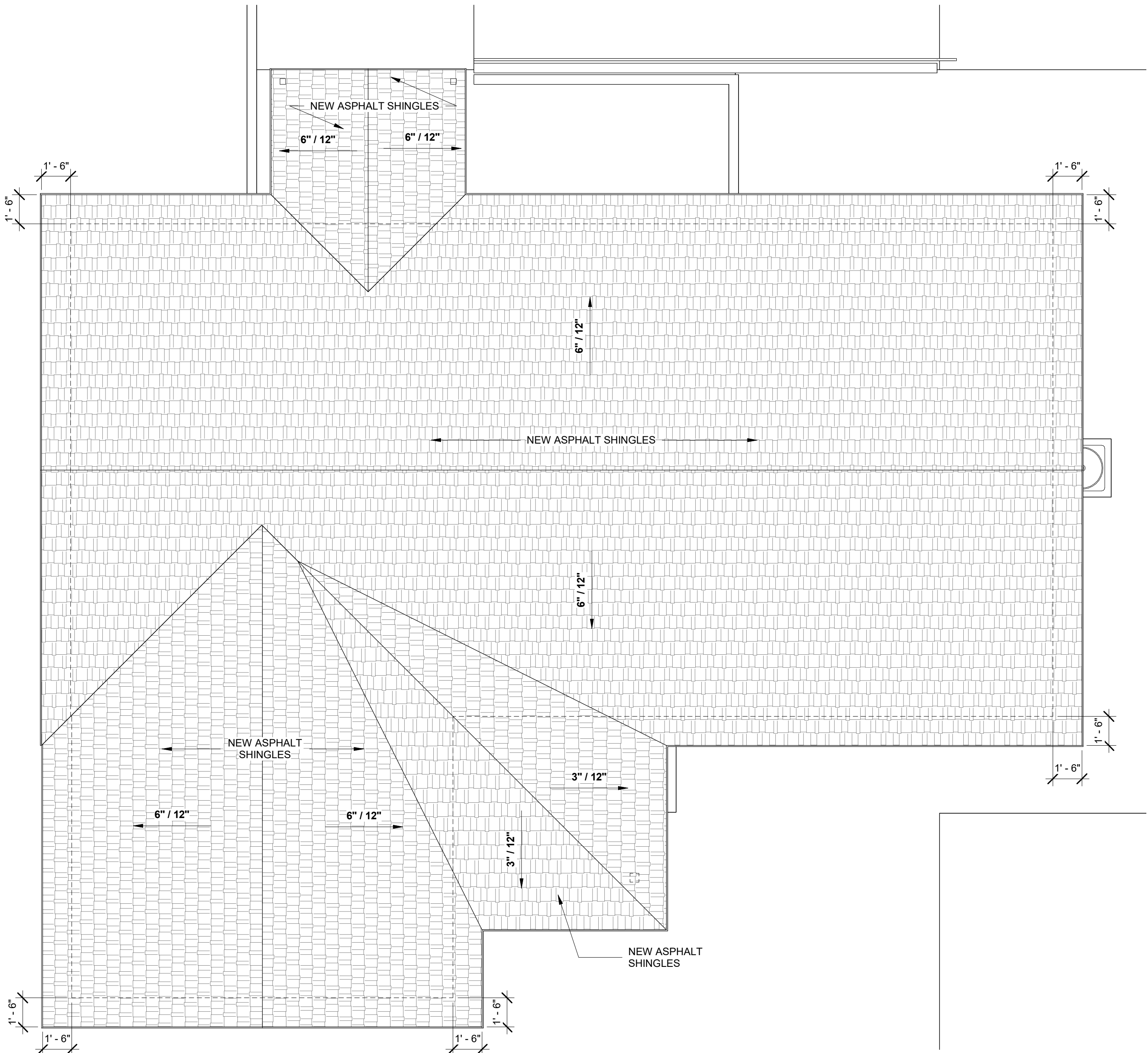
107 TAYLOR ST

ROOF PLANS

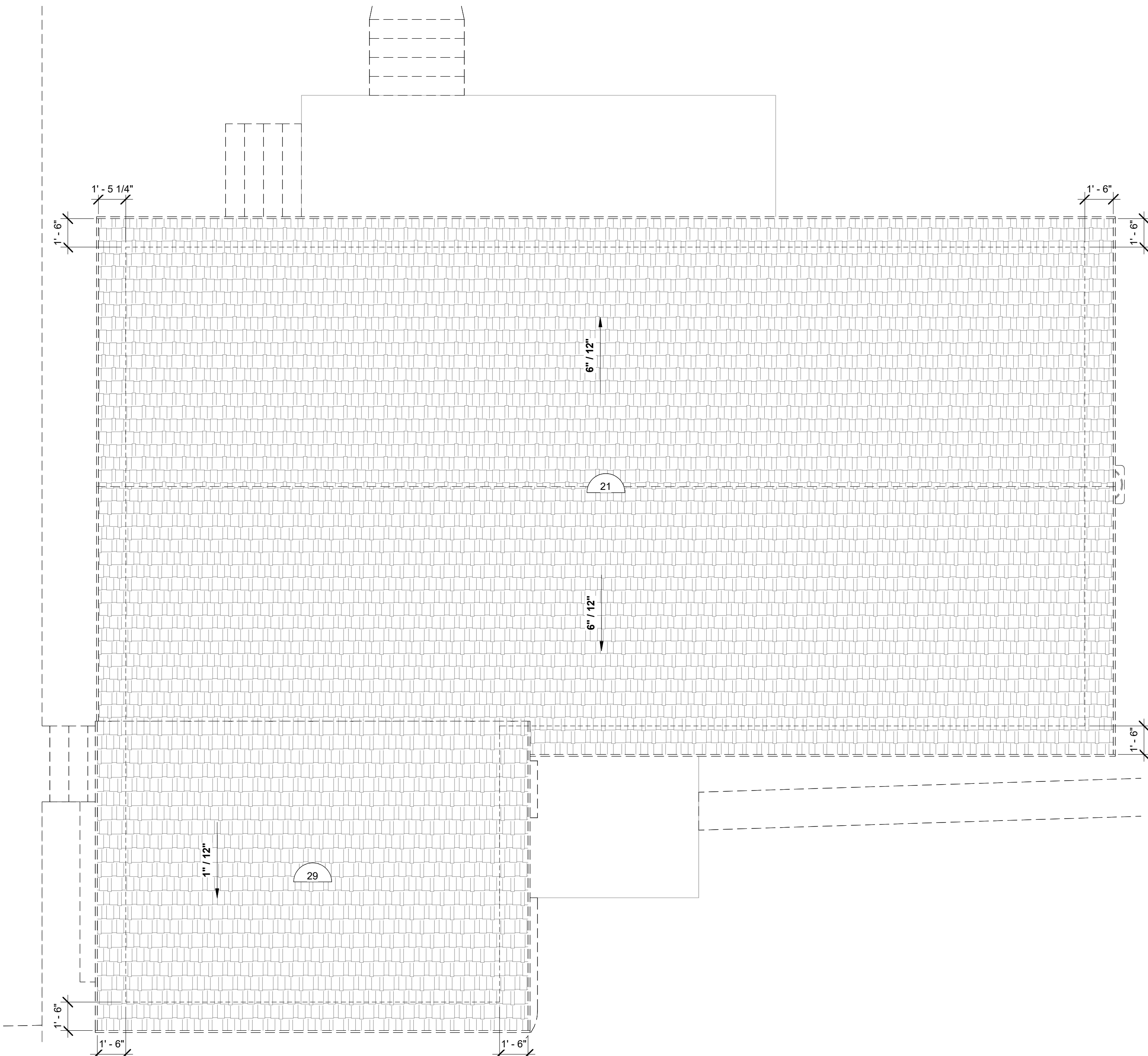
Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A5.0

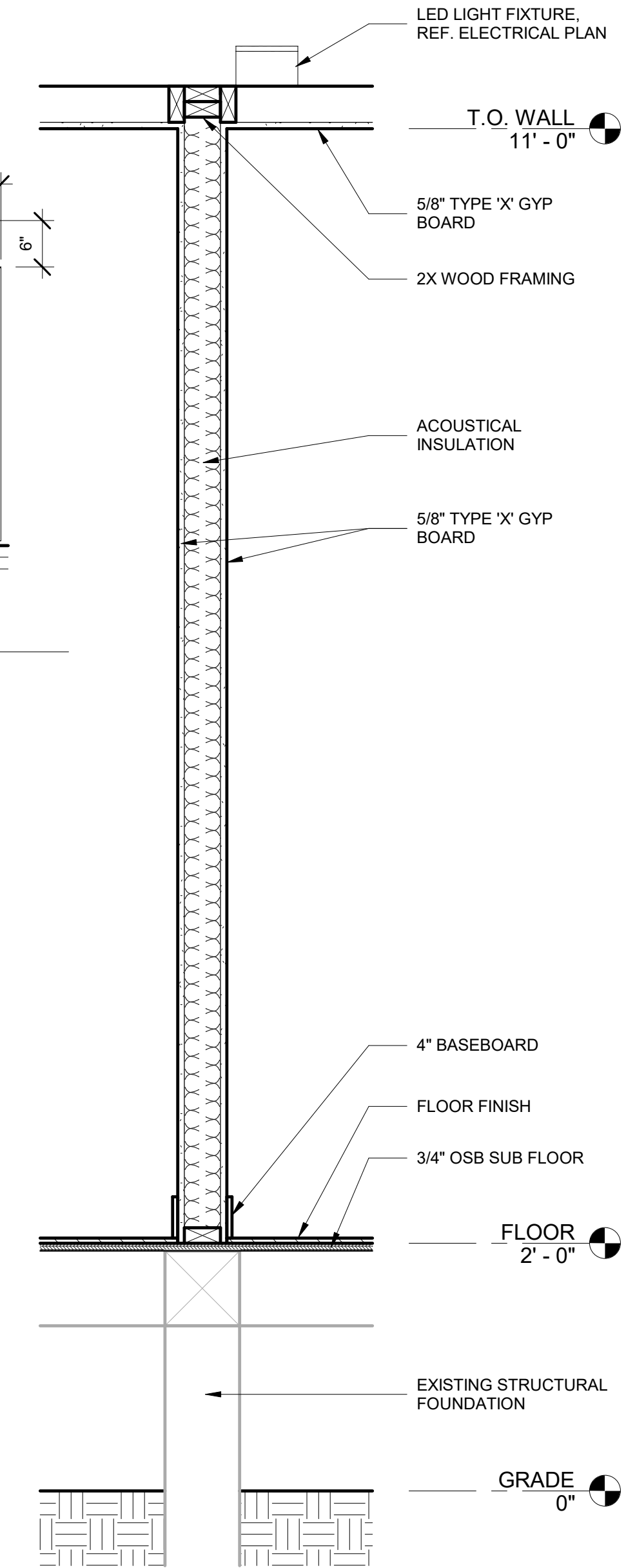
Scale 1/4" = 1'-0"



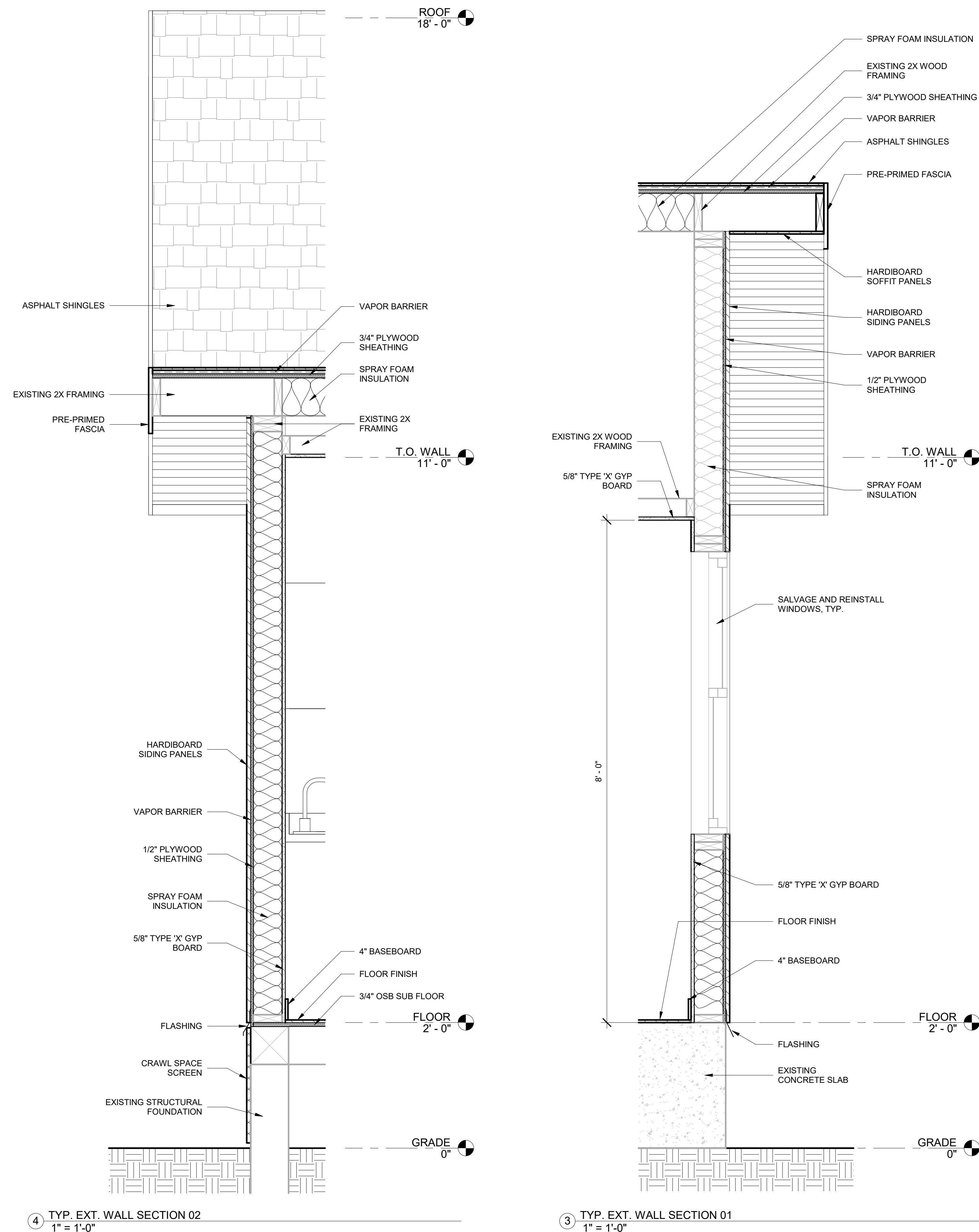
2 NEW ROOF PLAN
1/4" = 1'-0"



1 EXIST/DEMO ROOF PLAN
1/4" = 1'-0"

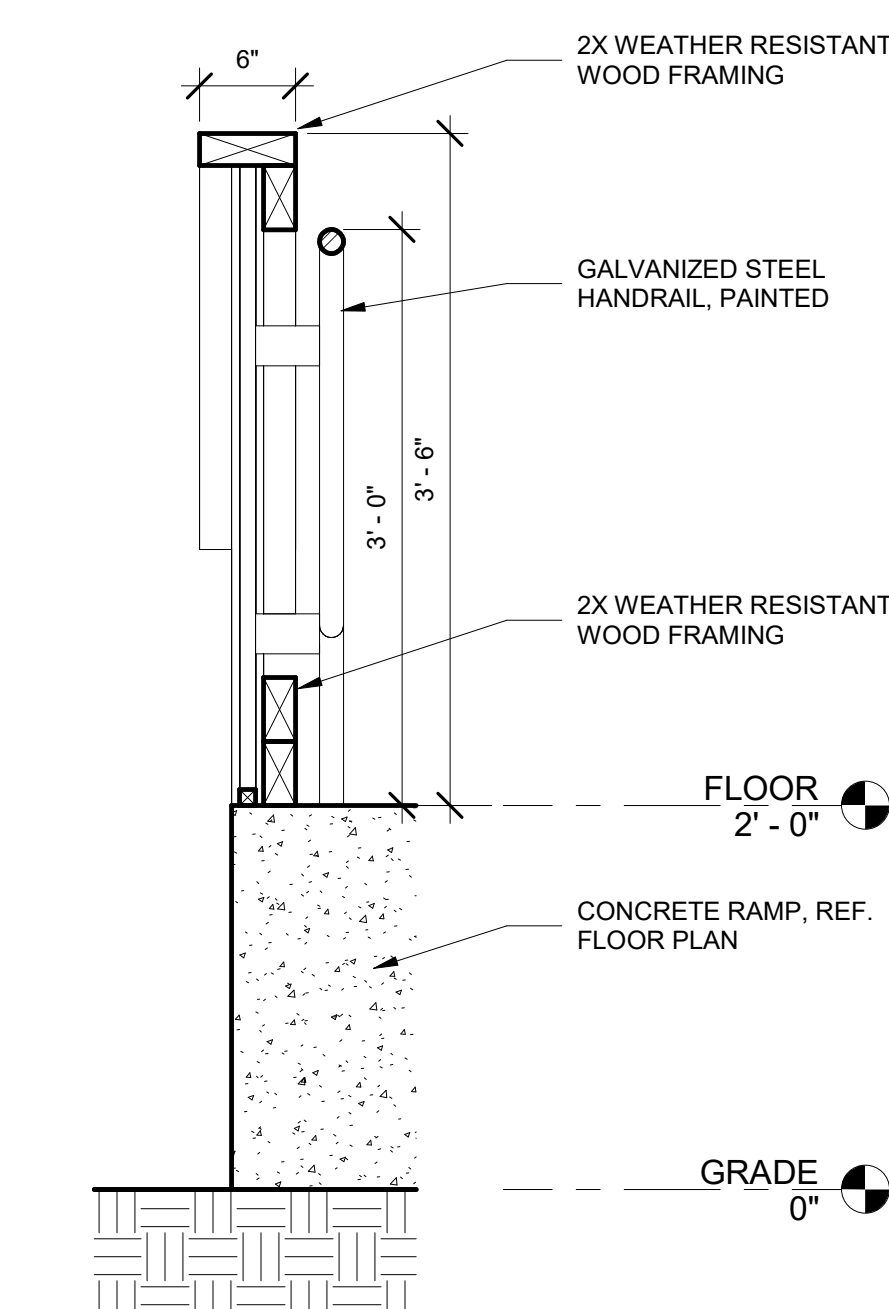


7 RAMP SECTION
3/4" = 1'-0"

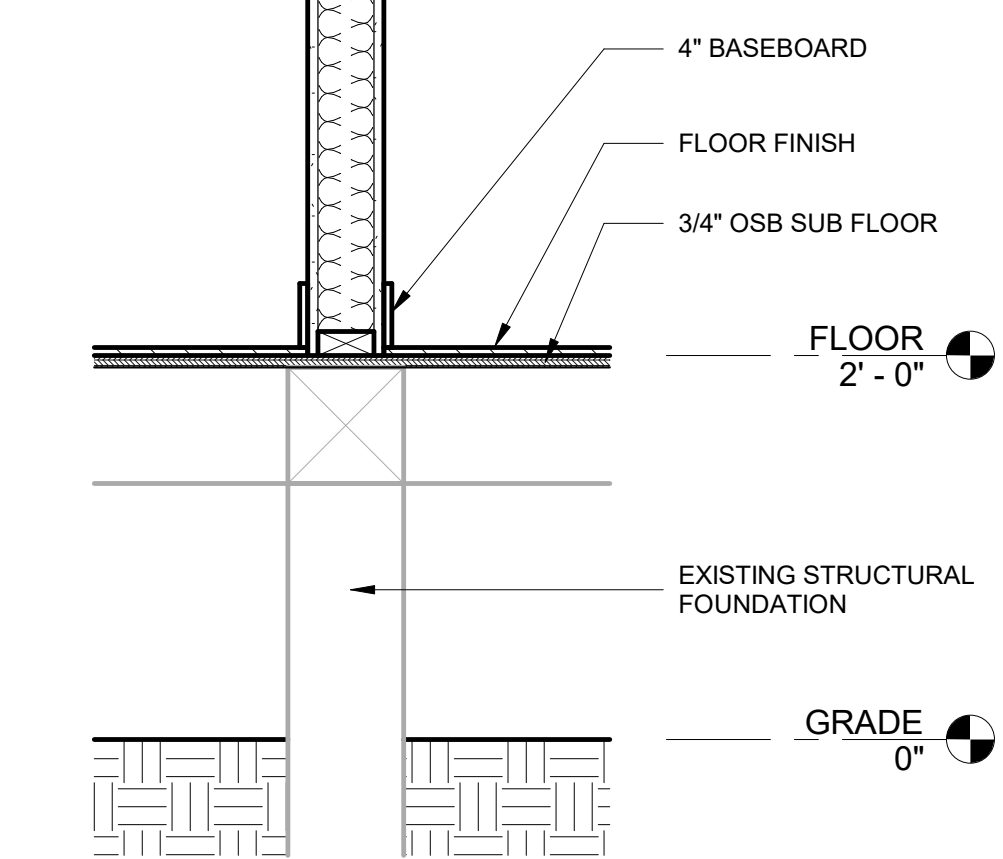


④ TYP. EXT. WALL SECTION 02
1" = 1'-0"

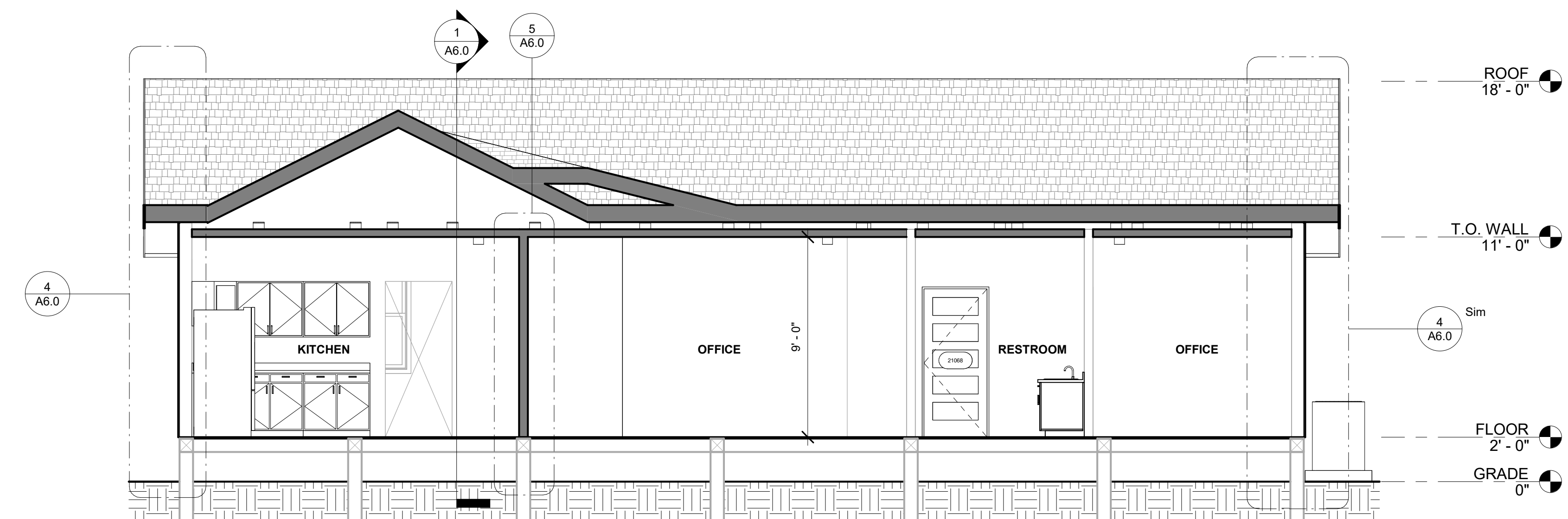
3 TYP. EXT. WALL SECTION 01
1" = 1'-0"



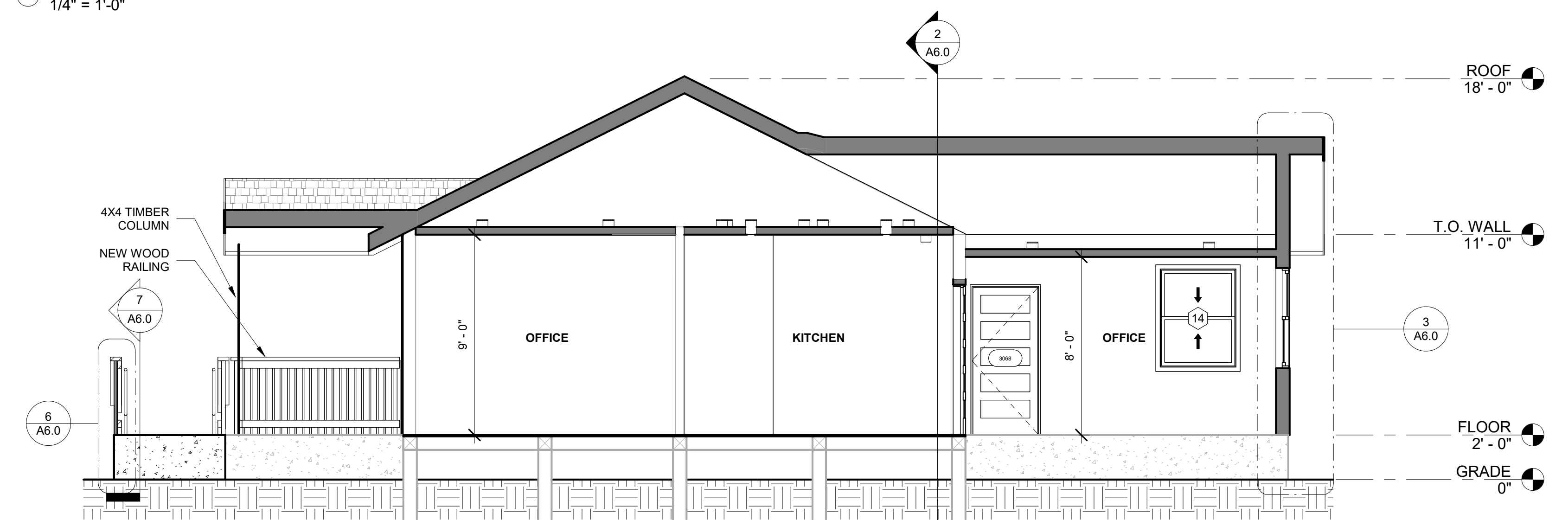
⑥ WALL SECTION 02
1" = 1'-0"



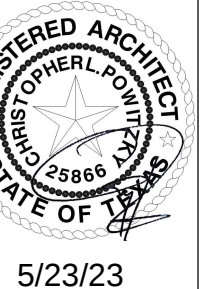
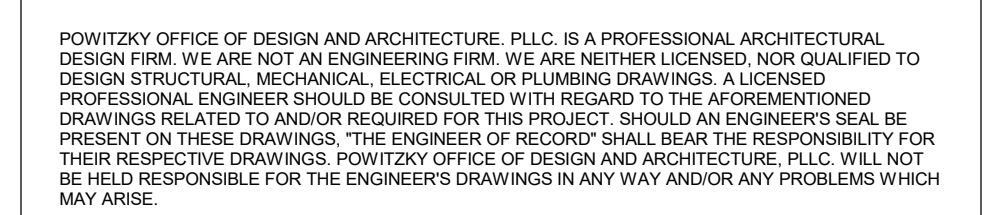
⑤ TYP. INT. WALL SECTION
1" = 1'-0"



② BUILDING SECTION 02
1/4" = 1'-0"



① BUILDING SECTION 01
1/4" = 1'-0"



THE PERFECT HOUSE	
107 TAYLOR ST	
SECTIONS AND DETAILS	
Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP
A6.0	
Scale	As indicated