City of Hutto

Agenda

Historic Preservation Commission
Wednesday, June 28, 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 June 28, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. HISTORIC WRITING COMMITTEE UPDATE

5. AGENDA ITEMS

5.1. Consideration and Possible action on the meeting minutes for the Special Called Historic Preservation Commission Meeting held on May 30, 2023.

5.2. Presentation on Fritz Park Bridge dedication.

5.3. Consideration and possible action on the Certificate of Appropriateness for a existing commercial structure on Lot 6-7, Block 14, Railroad Addition, known as 401 East Street.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the June 28,2023 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 June 23, 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.

AGENDA ITEM REPORT
5.1.

To: Historic Preservation Commission
Subject: Consideration and Possible action on the meeting minutes for the Special Called Historic Preservation Commission Meeting held on May 30, 2023.
Meeting: Wednesday, June 28, 2023
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Special Called HPC meeting minutes 5.30.2023

City of Hutto

Minutes

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

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM.

2. ROLL CALL

DeAnne Worley,Robert Lykins,Jon Stephenson,Norman Delay,Alexis Ortiz were in attendance . Curtis Orton was absent.

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.

There was no public comment.

4. HISTORIC MONTH UPDATE

Ashley Bailey spoke on Historic Month.

5. HISTORIC WRITING COMMITTEE UPDATE

Jon Stephenson updated commission on Writing Committee progress

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.

A motion to approve the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on March 22, 2023. was made by Commissioner Robert Lykins and seconded by Commissioner Norman Delay. Motion passed 5 Ayes to 0 Nays.

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.

Staff and Commissioners discussed the consideration and possible action on the Certificate of Appropriateness for an existing commercial structure on Lot D, Block 10, Megee 1st Addition, known as 107 Taylor Street. The applicant Troy Kelley was there to answer questions from commissioners. A motion to approve the Certificate of Appropriateness for a existing commercial structure on Lot D, Block 10, Megee 1st Addition, known as 107 Taylor Street. was made by Commissioner Alex Ortiz with recommendation to consult the neighbors, seconded by Commissioner Robert Lykins. Motion passed 5 Ayes to 0 Nays.

7. DIRECTOR'S REPORT

Ashley spoke on a grant

8. ADJOURNMENT

Meeting was adjourned at 7:29 PM.

9. CERTIFICATION

I certify that this notice of the May 30, 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 May 26, 2023 before 5:00 P.M.

_____

Historic Preservation Commission Chair

AGENDA ITEM REPORT
5.2.

To: Parks Advisory Board
Subject: Presentation on Fritz Park Bridge dedication.
Meeting: Wednesday, June 28, 2023
Department: Community Services
Staff Contact:

BACKGROUND INFORMATION:

Mr. and Mrs.Limmer donated the bridge in 2006 in memory of their son, Clayton, who passed away. Williamson County provided funds to assist with the project. Staff is requesting the installation of a plaque commemorating this bridge dedication.

SUMMARY OF REQUEST:

STAFF REVIEW:

Parks Advisory Board Supports the Fritz Bridge dedication.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Bridge Image 1

AGENDA ITEM REPORT
5.3.

To:	Historic Preservation Commission
Subject:	Consideration and possible action on the Certificate of Appropriateness for a existing commercial structure on Lot 6-7, Block 14, Railroad Addition, known as 401 East Street.
Meeting:	Wednesday, June 28, 2023
Department:	Development Services
Staff Contact:	John Byrum

BACKGROUND INFORMATION:

The applicant is proposing exterior changes and an interior remodel. The proposed exterior changes include replacing the existing siding and trim, leveling the porch, installing new windows and shutters, constructing a pathway from the porch to the street and a driveway which will lead to the new two-car garage (the driveway will be utilized) and a fresh coat of paint to the house and garage. The applicant will also be construcitng a wood privacy fence.

The applicants did start work on this project without receiving a certificate of appropriateness or building permits.

The next steps include building permits.

Surrounding uses:

- North – OT-3 (Residential) - Single Family Home
- East – OT-3 (Residential) - Single Family Home
- South – OT-4T (Transition) - Single Family Home
- West – OT-3 (Residential) - Single Family Home

COA Applicability
A certificate of appropriateness is required for certain types of alterations and changes to historic structures and sites, to help ensure historic preservation goals and objectives are being met.

SUMMARY OF REQUEST:

Old Town Hutto has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces.

STAFF REVIEW:

A Certificate of Appropriateness is evaluated, in part, to the following criteria:

1. The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment.
2. The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided.
3. The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property.
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence.
7. Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible.
8. New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment.
9. New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future.
10. New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district.

Staff recommends approval of the proposed Certificate of Appropriateness for the existing structure at 401 East Street as presented.

The Historic Preservation Commission may impose conditions on a general development plan.

Certificate of Appropriateness expires 180 days upon approval.

FISCAL NOTES:

AGENDA ITEM REPORT
5.3.

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Letter 2
2. Site plan for 401 East Street (1)
3. Structural Plans for a new garage 2
4. floor plan and elevation rev #1
5. Concrete certification
6. IMG_3104
7. IMG_3106
8. IMG_3113
9. IMG_3115
10. IMG_3116
11. IMG_3118
12. IMG_3119
13. IMG_3120
14. IMG_3121_1

HERO Fixer Upper, LLC
401 County Road 368, Taylor, TX 76574
Tel 512-712-0096
herofixerupper@gmail.com

Dear reader,

The purpose of this letter is to inform everything we plan to do in the remodel of our property at 401 East Street, Hutto, 78764. This house is a fixer upper. It needs a full rehab to be livable and we're planning to do exactly that. In the exterior we plan to:

- Install new siding and trim to the all sides of the house. This new siding will be installed on top of the old one due to concerns on the structure of the house. The old siding makes the structure of the house steady. The materials to be used will be:
    - James Hardie HardiePlank HZ10 5_16 in. x 8.25 in. x 144 in. Fiber Cement Primed Cedarmill Lap Siding 215572 - The Home Depot for siding.
    - James Hardie HardieTrim HZ10 0.75 in. x 3.5 in. x 144 in. Fiber Cement Rustic Grain Trim Board 216660 - The Home Depot for the trim.
- Porch of the house has to be leveled so the water run out instead of into the house. We will pour a layer of concrete on top of the existing slap to make this happen and paint it with exterior epoxy floor paint.
    - Epoxy paint to be used: Rust-Oleum EpoxyShield 240 oz. Tan High-Gloss 2.5-Car Garage Floor Kit 365185 - The Home Depot
- Install new windows. Since we will install new sidding to all the house we will eliminate one window per room because currently there is too many. Changes planed to be made are reflected on the elevation document. It will be the following brand, style and size but with grids:
    - Ply Gem 35.5 in. x 59.5 in. 500 Series White Vinyl Insulated Single Hung Window with HPSC Glass, Screen Included 510 - The Home Depot
- Construct new concrete pathways from the porch to the street and from the side entrance of the house to the garage. Pour a small slap of 3' x3' for the A/C unit that will be located on the back of the house.
- Build new double car garage. Structural plans are included in the email.
- We will install Louvered Vinyl Exterior Shutters Pair in White to each side of the font windows of the house
- Front door will be out of wood, stained in clear with lighting of each side. Front door to be installed:
    - Krosswood Doors 36 in. x 80 in. Rustic Knotty Alder 2-Panel Top Rail Arch V-Groove Unfinished Wood Front Door Slab KA.002V.30.68.134 - The Home Depot
- Fresh coat of paint to the house and garage. We want to preserve the character of the house and make it timeless so we decided to use Filmy Green SW6190 for the siding and Pure White SW7005 for the trim

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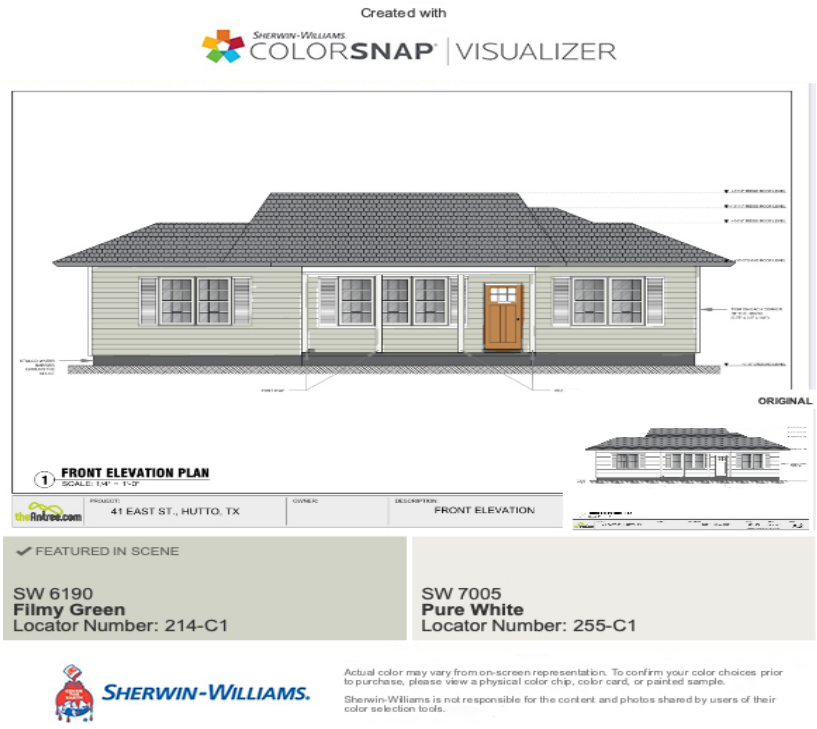

-
- Back patio will be fenced with **Wood Privacy** type of fence
    - Wood fence in natural wood or earth tone or paint

- New landscape in front of the house with black bush and some evergreen garden plants
- The 4 post that holds the porch will be replaced by wood 4x4 post. They will either be painted in white or stained clear like the front door.

In the inside of the house we will:

- Add a new bedroom with it's bath and closet, it will be the master bedroom
- Open up as much as possible the entrance from the living room to the dinning room and the dinning room to the kitchen
- Re-do the electricity connection on the entired house
- Install insulation to all exterior walls and install new sheetrock
- Install a A/C unit and all it's connections

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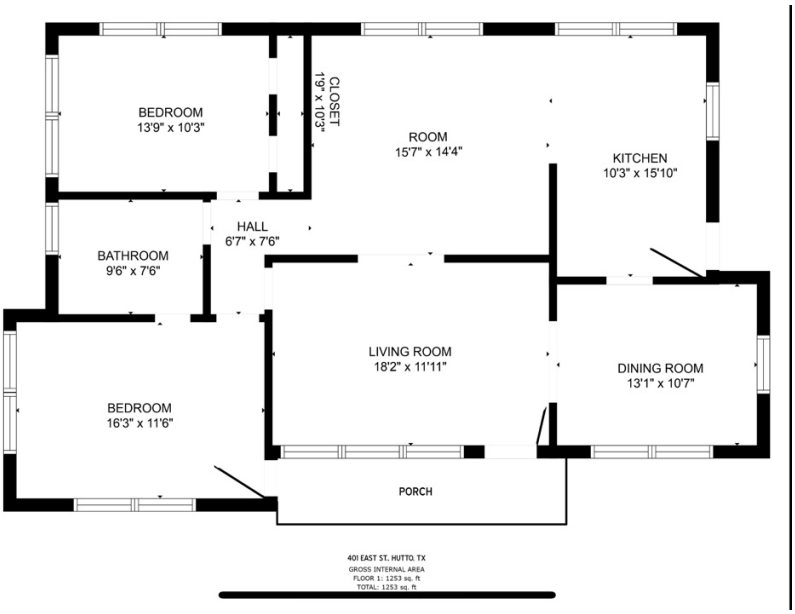
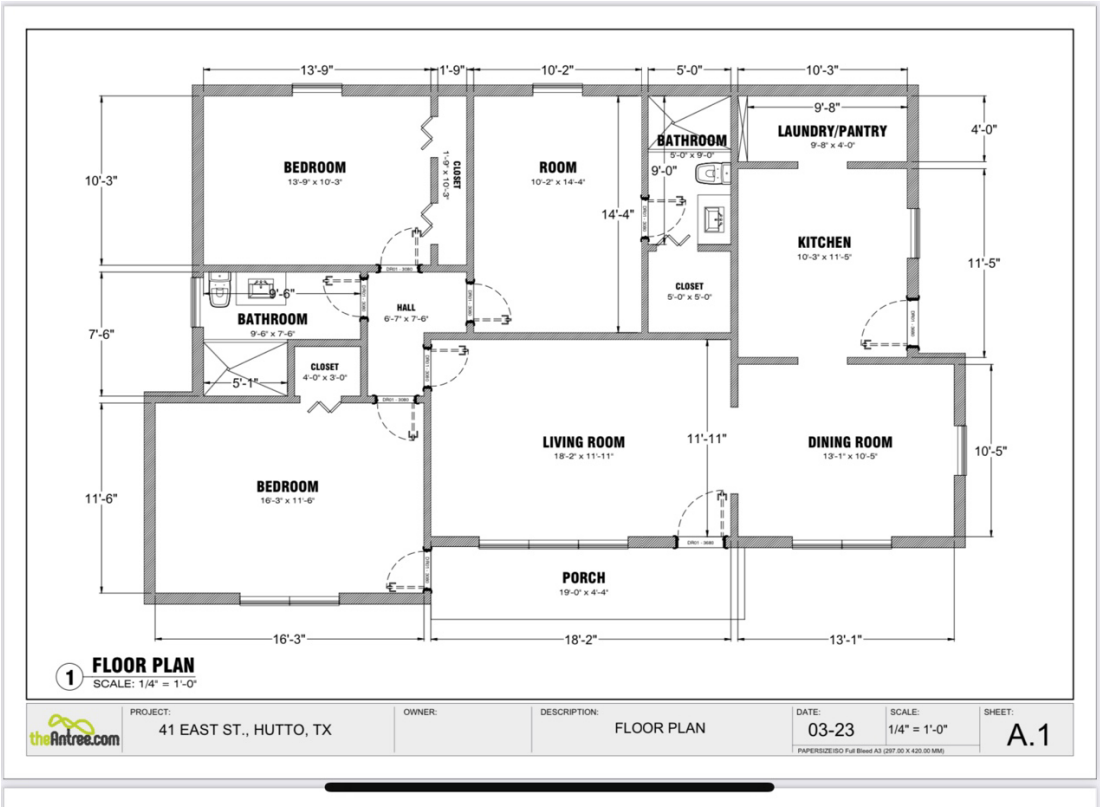
- New laundry room and its connections
- All new cabinetry and quarz countertops
- Wood/Vinyl floors

Original Floor plan :



New Floor plan with changes to be made:



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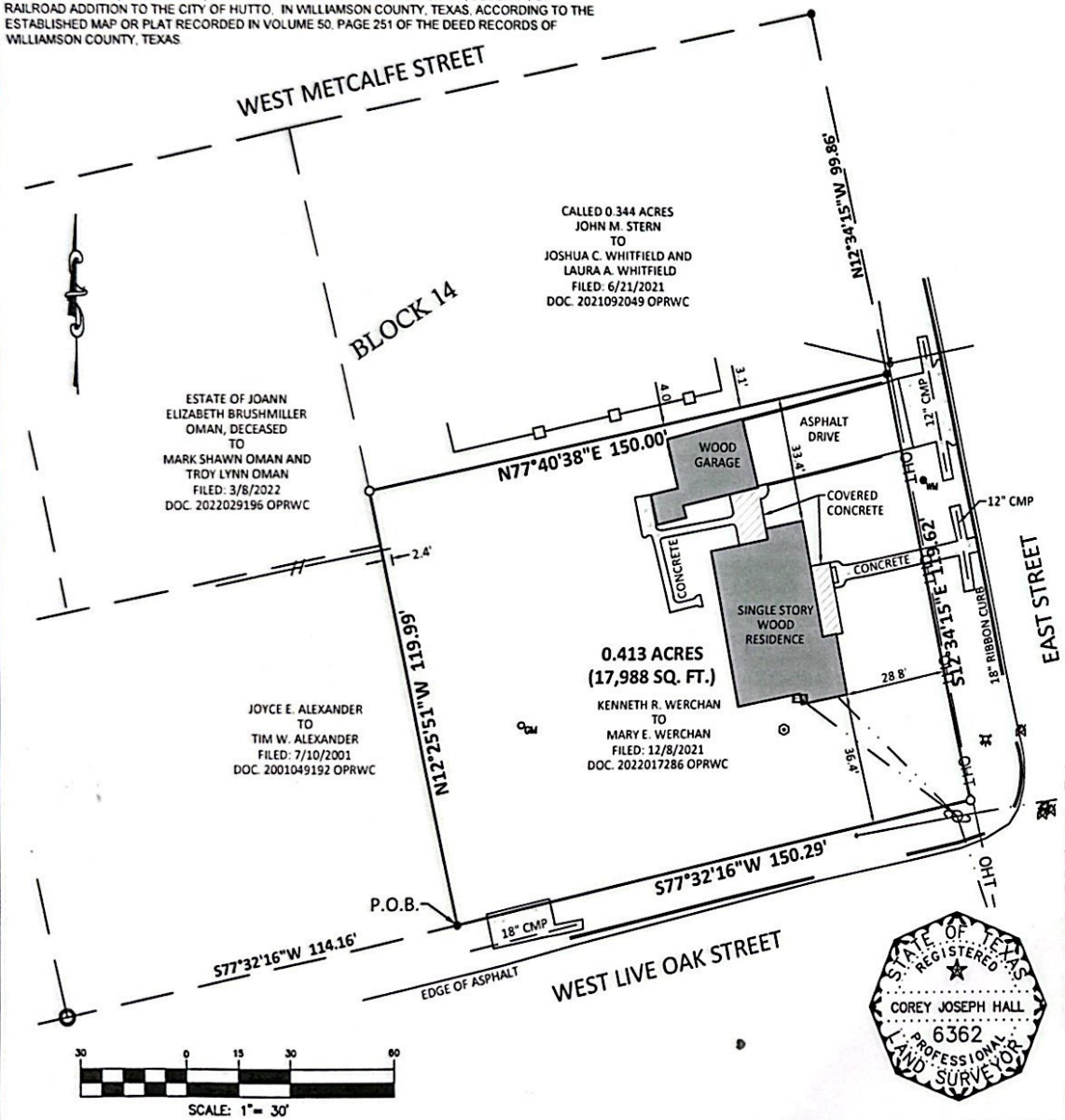
BEING 0.413 ACRE (17,988 SQ. FT.) TRACT OF LAND BEING PART OF LOTS 6 & 7, BLOCK 14, OF RAILROAD ADDITION TO THE CITY OF HUTTO, IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP OR PLAT RECORDED IN VOLUME 50, PAGE 251 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND
- 5/8 INCH IRON PIPE FOUND
- 1/2 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD SET
- CLEANOUT
- ELECTRIC METER
- FIRE HYDRANT
- GAS METER
- GUY ANCHOR
- POWER POLE
- TELEPHONE POLE
- WATER METER
- WATER VALVE
- WOOD FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE — OHT —

ABBREVIATIONS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- CMP = CORRUGATED METAL PIPE

NOTES

1. THIS SURVEY HAS BEEN PREPARED UTILIZING A COMMITMENT FOR TITLE INSURANCE PREPARED BY **LONGHORN TITLE COMPANY, LLC**, G.F. NO. **TAY2201367**. EFFECTIVE DATE: **NOVEMBER 3, 2022**. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203) NAD 83.

SCHEDULE B ITEMS (10)

a. TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE NO. 09-006-00 (1911 HISTORIC DISTRICT AND CO-OP PROPERTY REZONING) RECORDED UNDER DOCUMENT NO. 2009026672 ORWC. **AFFECTS SUBJECT PROPERTY**

TO: LONGHORN TITLE COMPANY, LLC
RE: LEANDRO HERNANDEZ AND LARITZA RODRIGUEZ HERNANDEZ

THE UNDERSIGNED HEREBY CERTIFIES
THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON **NOVEMBER 21, 2022** AND IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT, THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, COMMUNITY PANEL NUMBER **48491C0520F, EFFECTIVE DECEMBER 20, 2019**, THE SUBJECT TRACT IS LOCATED IN **ZONE "X"**, WHICH IN THIS CASE **IS NOT** LOCATED IN A SPECIAL FLOOD HAZARD AREA.

COREY JOSEPH HALL, RPLS
TEXAS REGISTRATION NO. 6362

STATE OF TEXAS REGISTERED COREY JOSEPH HALL 6362 PROFESSIONAL LAND SURVEYOR

DRAWN BY: BRC	DATE: 11/21/22
JOB NO.: 4001.088.00	SCALE: 1" = 30'
	SHEET 1 OF 1

LAND TITLE SURVEY
401 EAST STREET
HUTTO, TEXAS

KONTUR TECHNICAL, LLC
26 WOODLAND LANE, ROUND ROCK, TEXAS 78664
TEL: (512) 300-0012 TBPELS REGISTRATION #10194591

P:\Shared drives\Active\Survey\County\WILLIAMSON\HUTTO\RAILROAD\4001 088 00\DWG\4001 088 00.dwg PLOTTED ON 11/23/2022

Scanned with CamScanner

401 EAST ST, HUTTO, TX 78634

03.22.23

SYMBOLS U.O.N.

- A2-1 — DRAWING NUMBER; GROUP NUMBER; DISCIPLINE PREFIX
- A / 1 — (E) COLUMN LINE W/ COLUMN DESIGNATIONS
- A / 1 — (N) COLUMN LINE W/ COLUMN DESIGNATIONS
- 1 / 2 — DOOR SYMBOL; DOOR MARK; HARDWARE GROUP
- 1.1 — WINDOW TYPE
- 1 / 9-1 — DETAIL; DETAIL IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN.
- 3 / 1 / 5-1 — INTERIOR ELEVATION(S); ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE; NO ARROWS MEANS ELEVATION NOT SHOWN.); SHEET WHERE ELEVATION IS DRAWN.
- 1 / 3-1 — SECTION; SECTION IDENTIFICATION; SHEET WHERE DETAIL IS DRAWN.
- 1 — REVISION; CLOUD AROUND REVISION OPTIONAL
- OFFICE / B12 / 1A1 — ROOM IDENTIFICATION, TYPE 1; ROOM NAME; ROOM NUMBER; ROOM MATERIAL CODES; CEILING; WALLS/WAINSCOT; WALLS BASE
- OFFICE / B12 — ROOM IDENTIFICATION, TYPE 2; ROOM NAME; ROOM NUMBER
- DOOR TO BE DEMOLISHED
- (E) DOOR TO REMAIN
- (N) DOOR
- CENTERLINE OF OPENING
- CENTERLINE OF OPENING
- DIMENSION LINES
- CENTERLINE OF COLUMN OR STUD
- FACE OF FINISH
- B1 — TYPICAL FURRING OR PARTITION TYPE, SEE DWG. A9-1
- (E) WALL OR PARTITION TO BE REMOVED
- (E) WALL FINISHES OR CLADDING TO BE REMOVED, STRUCTURE OF WALL TO REMAIN
- TYPICAL PARTITION
- SOUND INSULATION
- (N) TWO-HOUR FIRE RATED RESISTING WALL OR PARTITION
- CORNER GUARD
- END CAP
- SPRINKLER HEAD
- EXIT SIGN
- WALL CEILING
- D — SMOKE DETECTOR
- PENDANT LIGHTING FIXTURE
- SURFACE MOUNTED LIGHTING FIXTURE
- RECESSED MOUNTED LIGHTING FIXTURE
- COVE LIGHTING FIXTURE
- LIGHTING FIXTURE 24" X 24"
- LIGHTING FIXTURE 24" X 48"
- LINEAR LIGHTING FIXTURE, SEE ELECTRICAL
- REGISTER, EXHAUST OR RETURN
- DIFFUSERS, SUPPLY
- AREA NOT IN SCOPE OF WORK

MATERIALS U.O.N.

- CONCRETE
- EARTH
- GYPSUM BOARD
- BATT INSULATION
- RIGID INSULATION
- MEDIUM DENSITY FIBERBOARD
- ALUMINUM
- STUCCO
- PLYWOOD
- WOOD
- PLASTER
- STEEL

PROJECT DESCRIPTION

SCOPE OF WORK	REMODELING
PARCEL NUMBER	R021477
SQUARE FOORAGE	XXXX
NUMBER OF STORIES	1

BUILDING CODE AND ZONING DATA

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND ANSI/ASHRAE/IES STANDARD 90.1-2019
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)

ZONING:

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R

PROJECT DIRECTORY

CLIENT	YARITZA RODRIGUEZ
ADDRESS	401 EAST ST, HUTTO, TX 78634
PHONE NUMBER	(512) 712-0096
EMAIL	HEROFIXERUPPER@GMAIL.COM

ARCHITECT

ARCHITECTURAL GIG
10620 Treena St Suite 230
San Diego, CA 92131

ENGINEER

ARCHITECTURAL GIG
10620 Treena St Suite 230
San Diego, CA 92131

ABBREVIATIONS U.O.N.

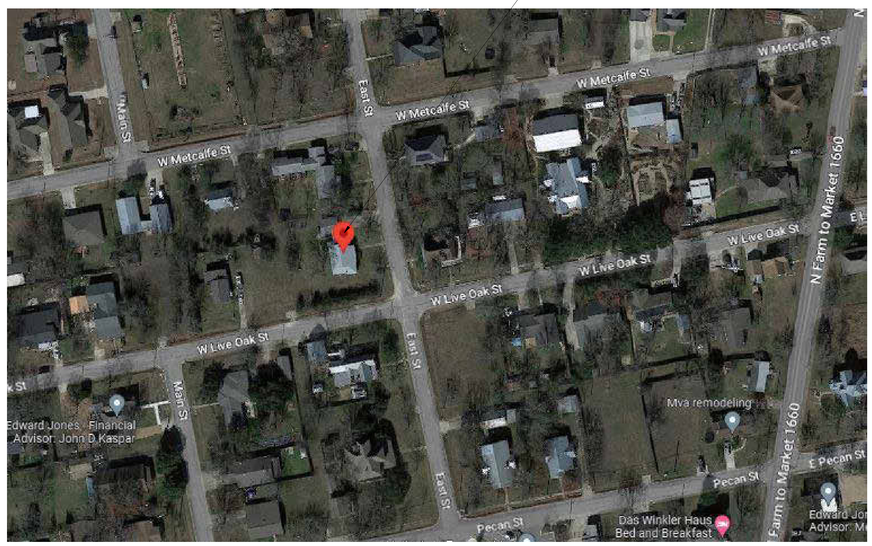
&	And
L	Angle
@	At
CL	Centerline
∅	Diameter
#	Pound or Number
(E)	Existing
(N)	New
(RL)	Relocated Existing
A.B.	Anchor Bolt
ACOUST.	Acoustical
ADD.	Additional
ADJ.	Adjustable
A.F.F.	Above Finished Floor
A.P.	Access Panel
ARCH.	Architectural
BD.	Board
BKG.	Backing
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
CAB.	Cabinet
CEM.	Cement
CER.	Ceramic
C.G.	Corner Guard
C.J.	Construction Joint
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
CNTR.	Counter
C.O.	Cased Opening
COL.	Column
CONC.	Concrete
CONSTR.	Construction
CONT.	Continuous
CORR.	Corridor
CPT.	Carpet
CTR.	Center
CTSK.	Countersunk
DET.	Detail
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
DR.	Door
DVA	Department of Veterans Affairs
DWG.	Drawing
E.	East
EA.	Each
E.B.	Expansion Bolt
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
ENGR.	Engineer
E.P.B.	Electrical Panelboard
EQ.	Equal
EQPT.	Equipment
E.W.C.	Electric Water Cooler
EXP.	Expansion
EXST.	Existing
EXT.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cabinet
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FIXT.	Fixture
FL.	Floor
FLUOR.	Fluorescent
F.O.F.	Face of Finish
F.O.S.	Face of Studs
FPRF.	Fireproof
F.S.	Floor Sink
FT.	Foot or Feet
GA.	Gauge
GALV.	Galvanized
G.B.	Grab bar
GL.	Glass
GYP.	Gypsum
H.C.	Hollow Core
HDWD.	Hardwood
HDWE.	Hardware
HGT. or H.	Height
H.M.	Hollow Metal
HORIZ.	Horizontal
HR.	Hour
I.D.	Inside Diameter
INC.	Incandescent
INFO.	Information
INSUL.	Insulation
INT.	Interior
JT.	Joint
KIT.	Kitchen
LAB.	Laboratory
LAM.	Laminate
LT.	Light
MAT.	Material
MAX.	Maximum
M.D.F.	Medium Density Fiberboard
MECH.	Mechanical
MET.	Metal
MFR.	Manufacturer
MIN.	Minimum
MISC.	Miscellaneous
MTD.	Mounted
N.	North
N.I.C.	Not In Contract
NO. or #	Number
NOM.	Nominal
N.R.	Non Rated
N.T.S.	Not To Scale
O.A.	Overall
O.C.	On Center
O.D.	Outside Diameter
OFF.	Office
O.H.	Opposite Hand
OPNG.	Opening
OPP.	Opposite
O.F.C.I	Owner Furnished Contractor Installed
O.F.D.I	Owner Furnished Dealer Installed
O.F.I	Owner Furnished Installed
PL.	Plate
P. LAM.	Plastic Laminate
PLYWD.	Plywood
PR.	Pair
PT.	Point
P.T.D.	Paper Towel Dispenser
PTN.	Partition
QTY.	Quantity
RAD.	Radius
REF.	Reference
REFR.	Refrigerator
RGTR.	Register
REINF.	Reinforced
REQ.	Required
RESIL.	Resilient
RM.	Room
R.H.	Robe Hook
R.O.	Rough Opening
S.	South
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SPEC.	Specification
SQ.	Square
S.ST.	Stainless Steel
STD.	Standard
STL.	Steel
STOR.	Storage
STRL.	Structural
SUSP.	Suspended
T.B.	Towel Bar
T.C.	Top of Curb
TEL.	Telephone
THK.	Thick
THRES.	Threshold
T.P.B.	Telephone Panelboard
TYP.	Typical
U.O.N.	Unless Otherwise Noted
VERT.	Vertical
VEST.	Vestibule
V.I.F.	Verify In Field
W.	West
W/	With
W.C.	Water Closet
WD.	Wood
W.O.	Where Occurs
W/O	Without
WP.	Waterproof
WT.	Weight
W.R.	Water Resistant

GENERAL NOTES

1. LOCATIONS OF ALL UTILITY LINES (DUCTS, PIPES, CONDUITS, AND OTHER OVERHEAD OBSTRUCTIONS) SHOWN ARE APPROXIMATE. COORDINATE ALL SUPPORT SYSTEMS SO AS NOT TO INTERFERE WITH EACH OTHER. PROVIDE ADDITIONAL BRACING AS NECESSARY TO COMPLETE THE INSTALLATION AT NO INCREASE TO THE CONTRACT SUM.
2. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE ALARM SYSTEM, SUBMIT FIRE ALARM SUBMITTAL INCLUDING SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE LISTING NUMBER FOR ALL COMPONENTS IN SUBMITTAL.
3. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE SPRINKLER SYSTEM, SUBMIT SPRINKLER SYSTEM SUBMITAL INCLUDING SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS, ETC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH **TITLE 24, CCR PART 2, CHAPTER 38 AND NFPA 13, 2007 EDITION** AT ACOUSTICAL CEILING TILE LOCATIONS, LOCATE ALL SPRINKLER HEADS AT CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.
4. IN ALL CONSTRUCTION AREAS, SEAL ALL EXISTING AND NEW PENETRATIONS SUCH AS DUCTS, CONDUITS, PIPES, ETC. AT EXISTING AND NEW FIRE RESISTIVE RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES, WHETHER SHOWN OR NOT AT NO CHANGE TO THE CONTRACT SUM. USE SEALANT TYPE TO MAINTAIN PROPER FIRE RESISTIVE RATING OF THE PENETRATED ASSEMBLIES. ALL PENETRATIONS AT FIRE RESISTIVE RATED PARTITIONS OR FLOOR/CEILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE U.L. LISTED APPROVED SYSTEMS.
5. IF CONTRACTOR PROPOSED ALTERNATE CONSTRUCTION DETAILS AND ARE REVIEWED BY THE CLIENT AND ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND TIME DELAYS RESULTING FROM CONTRACTOR'S PROPOSED ALTERNATE CONSTRUCTION DETAILS WHICH AFFECT OTHER PARTS OF THE WORK OR THE WORK OF SEPARATE CONTRACTORS.
6. FIRE PROTECTION AT FIRE RESISTIVE RATED WALLS AND PARTITIONS:
   - A. NO ELECTRICAL BOXES SHALL BE LOCATED BACK TO BACK WITHIN 2'-0" MEASURED HORIZONTALLY, ON FIRE RESISTIVE RATED PARTITION. IF LOCATED WITHIN 2'-0" EACH ELECTRICAL BOX SHALL BE SEPARATED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES RECESSED INTO PARTITION ASSEMBLY.
   - B. ANY ELECTRICAL BOX LARGER THAN 16 SQUARE INCHES SHALL BE PROTECTED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES.
   - C. FOR ANY 100 SQUARE FEET OF FIRE RESISTIVE RATED PARTITION ARE, THE ALLOWABLE AGGREGATE AREA FOR UTILITY BOXES SHALL NOT EXCEED 100 SQUARE INCHES.

VICINITY MAP

PROJECT LOCATION



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REMODELING

401 East St, Hutto, TX 78634

Sheet List

Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.02	PROPOSED FIRST FLOOR PLAN
A1.03	ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	SECTION
A4.01	DETAILS
A5.01	WINDOW & DOOR SCHEDULES
A6.01	3D VIEWS

No.	Description	Date

COVER SHEET

Project Number	TSE-2023-0000
Date	03-22-23
Drawn By	Author
Checked By	Checker

A0.00

Scale	12" = 1'-0"

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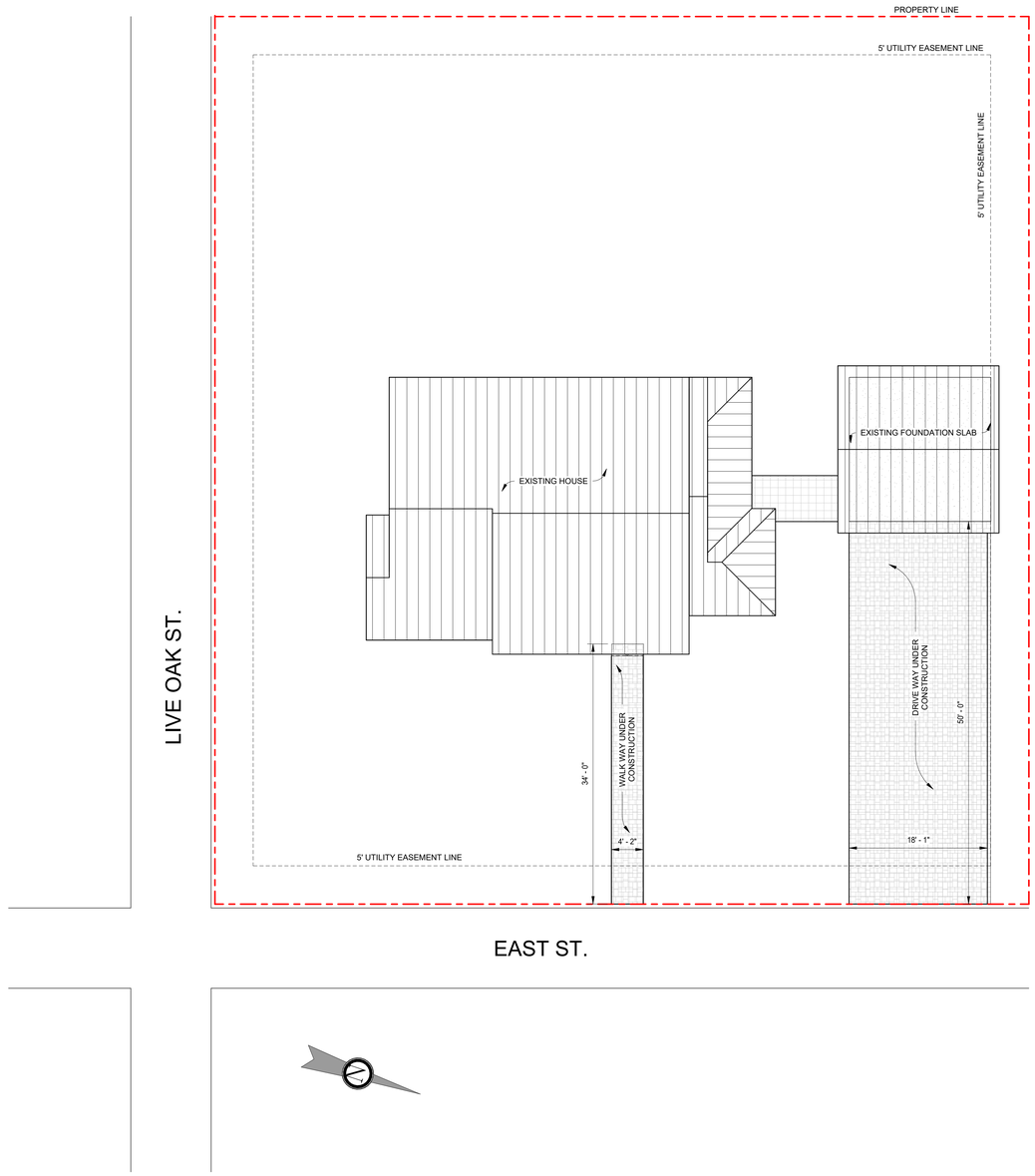
LEGEND

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING

LOT COVERAGE	
LOT SIZE	14375 SF, 100%
EXISTING COVERAGE	5325 SF, 37.0%
IMPERVIOUS AREA	3484 SF, 24.2%
TOTAL	8844 SF, 61.5%



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

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No.	Description	Date

SITE PLAN

Project Number	TSE-2023-0000
Date	03-22-23
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A1.01

Scale	As indicated

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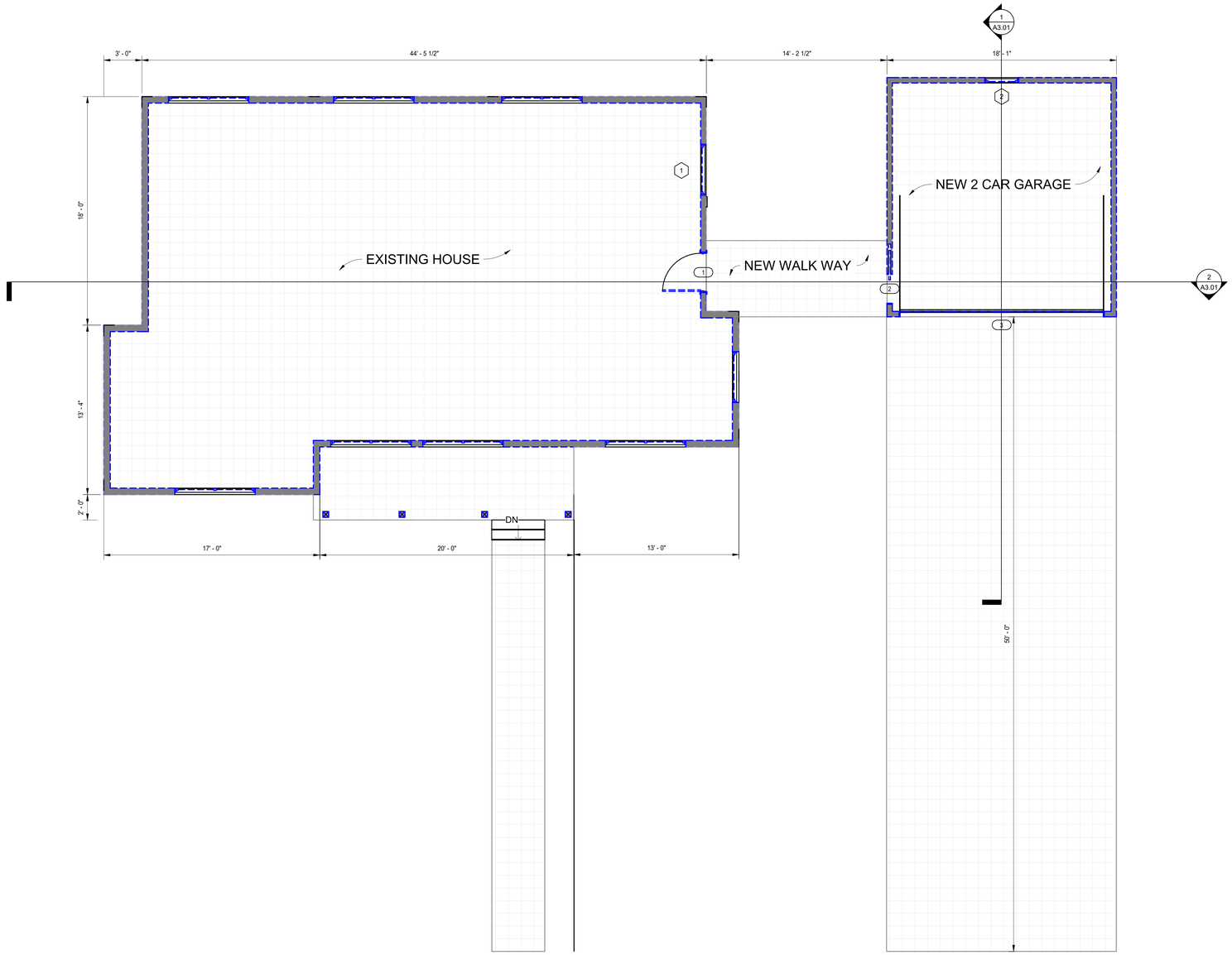

1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

PHASE LEGEND

- EXISTING WALL
- DEMOLITION WALL
- NEW CONSTRUCTION WALL

SYMBOL LEGEND

- 101 ROOM TAG
- 101A DOOR TAG
- A WINDOW TAG
- W-1 WALL TAG

1ST FLOOR ROOM SCHEDULE - PROPOSED

Number	Name	Area
101	FOYER	Not Placed
102	HALLWAY	Not Placed
103	MASTER BEDROOM	Not Placed
104	MASTER BATHROOM	Not Placed
105	WALK-IN-CLOSET	Not Placed
106	GREAT ROOM	Not Placed
107	HALLWAY	Not Placed
108	DININIG	Not Placed
109	CLOSET	Not Placed
110	3 CAR GARAGE	Not Placed
111	WINE STORAGE	Not Placed
112	BREAKFAST	Not Placed
113	KITCHEN	Not Placed
114	UTILITY ROOM	Not Placed
115	PANTRY	Not Placed
116	GUEST BEDROOM	Not Placed
117	GUEST BATHROOM	Not Placed
201	GAME ROOM	Not Placed
202	MEDIA ROOM	Not Placed
203	BEDROOM 4	Not Placed
204	CLOSET	Not Placed
205	BATH 3	Not Placed
206	CLOSET	Not Placed
207	BEDROOM 3	Not Placed
208	BEDROOM 2	Not Placed
209	CLOSET	Not Placed
210	BATH 2	Not Placed
211	STAIRWAY TO ATTIC	Not Placed
212	HALLWAY	Not Placed
213	CLOSET	Not Placed
214	BEDROOM 5	Not Placed
215	BATH 4	Not Placed
216	CLOSET	Not Placed
TOTAL AREA		0 SF

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No.	Description	Date

PROPOSED FIRST FLOOR PLAN

Project Number	TSE-2023-0000
Date	03-22-23
Drawn By	Author
Checked By	Checker

A1.02

Scale	1/4" = 1'-0"

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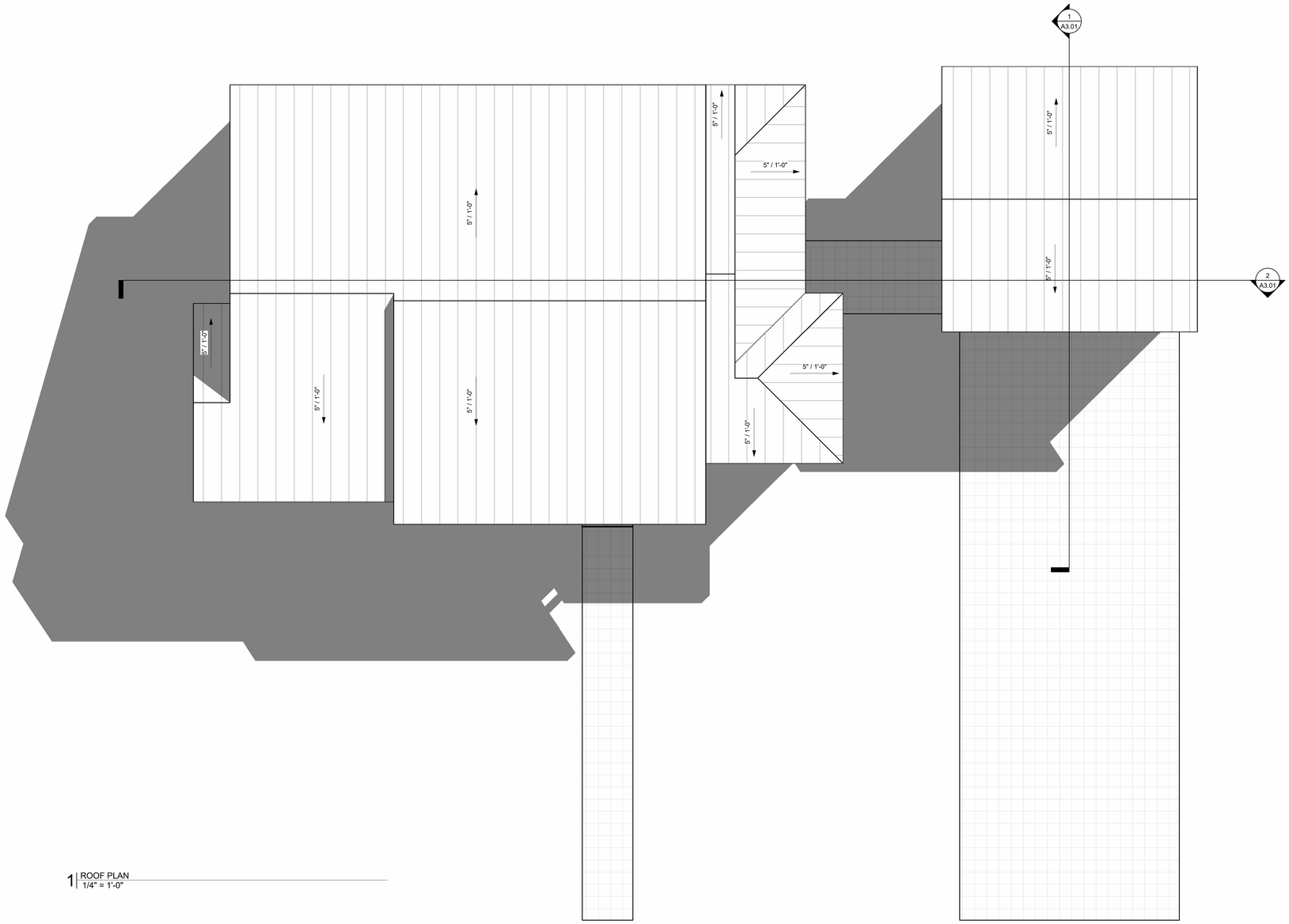

1 ROOF PLAN
1/4" = 1'-0"

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No.	Description	Date

ROOF PLAN

Project Number	TSE-2023-0000
Date	03-22-23
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A1.03

Scale	1/4" = 1'-0"

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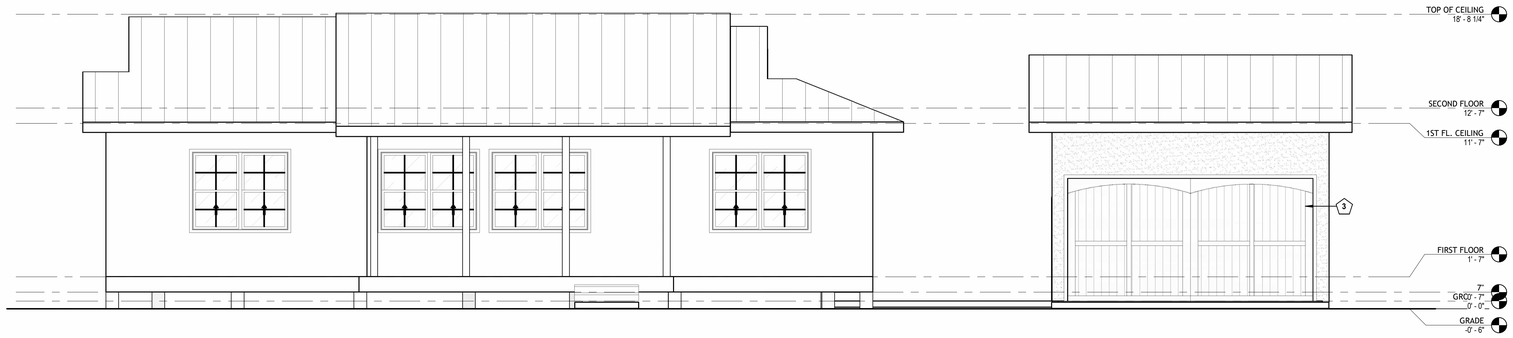
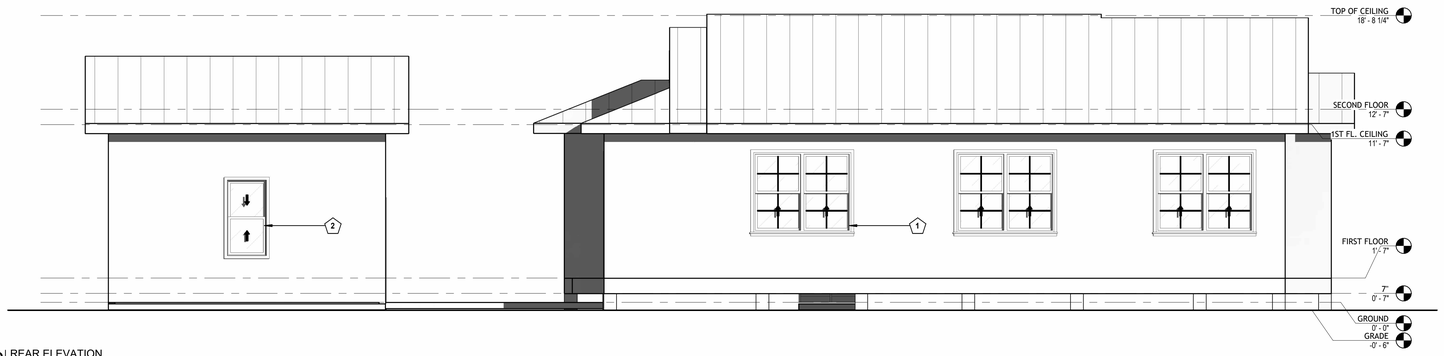
KEYNOTE LEGEND

1. COMPOSITION SHINGLE ROOF
2. STANDING SEAM METAL ROOF
3. STUCCO
4. SCHEDULED DOOR
5. SCHEDULED WINDOW



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

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No.	Description	Date

ELEVATIONS

Project Number	TSE-2023-0000
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Drawn By	Author
Checked By	Checker

A2.01

Scale	1/4" = 1'-0"

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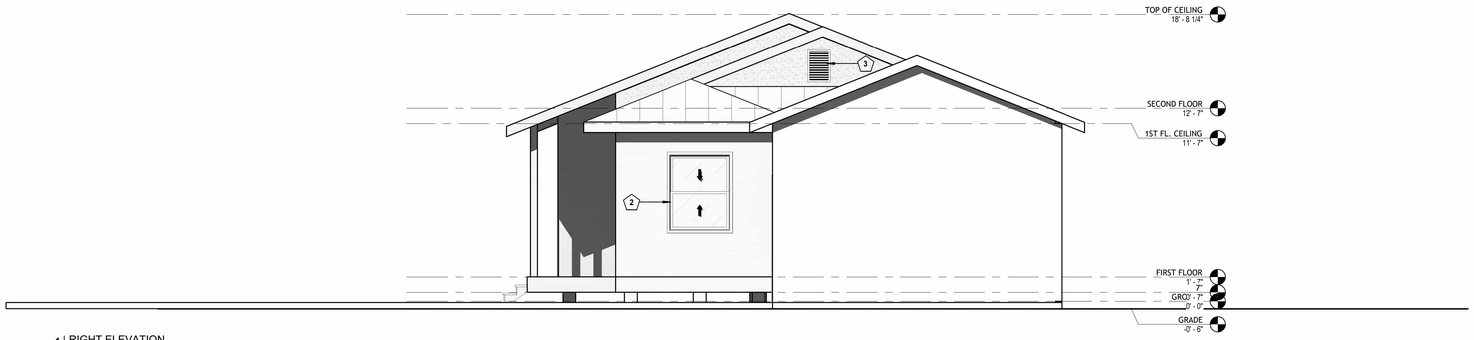
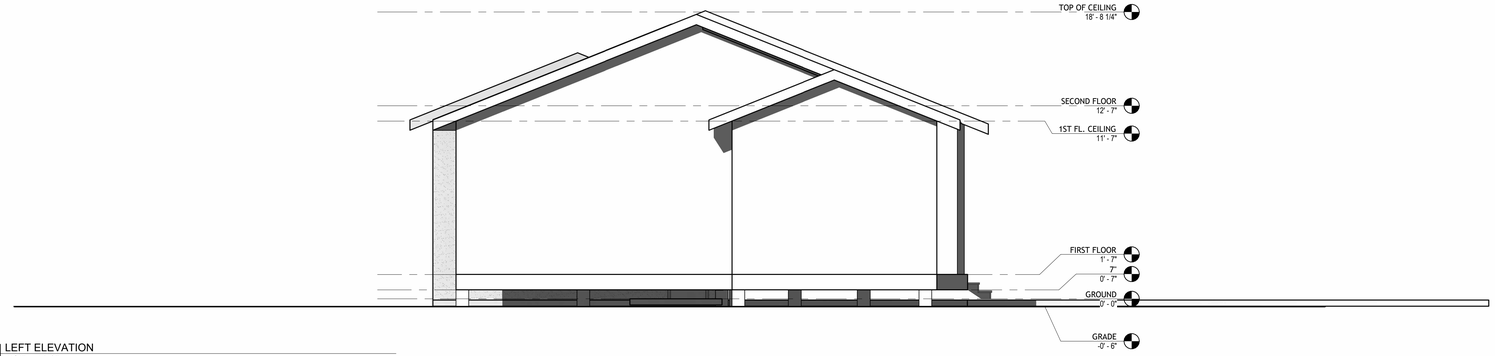


1 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

KEYNOTE LEGEND

1. COMPOSITION SHINGLE ROOF
2. STANDING SEAM METAL ROOF
3. STUCCO
4. SCHEDULED DOOR
5. SCHEDULED WINDOW

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No.	Description	Date

ELEVATIONS

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A2.02

Scale	1/4" = 1'-0"

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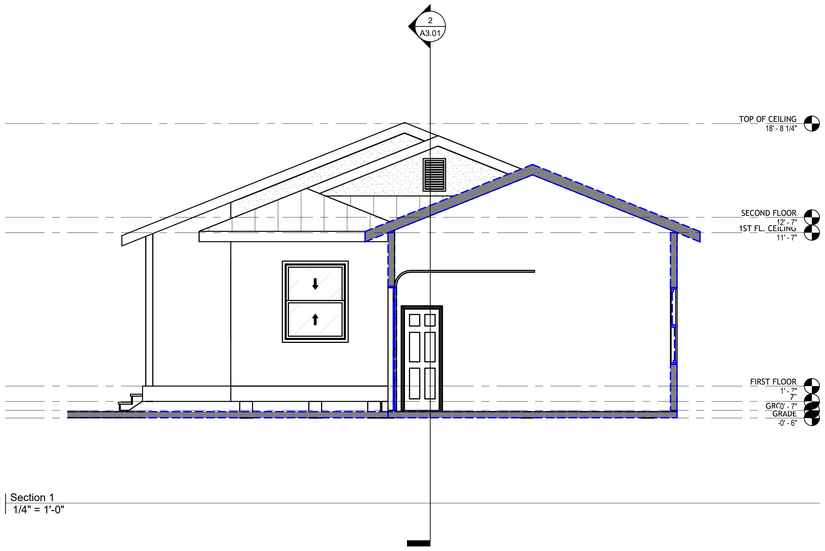
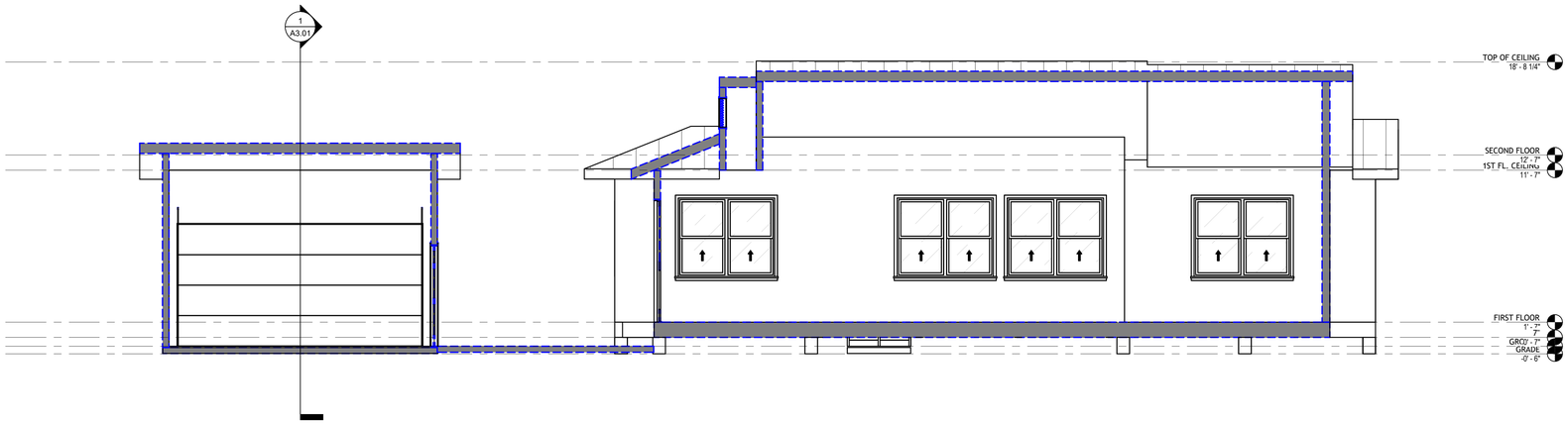


1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

KEYNOTE LEGEND

1. COMPOSITION SHINGLE ROOF
2. SCHEDULED DOOR
3. 1/2" PLYWD SHT'G OVER TRUSSES PER PLAN. FASTEN W/ 8d NAILS @ 6" OC EDGES, 12" OC IN FIELD, TYP
4. 2X VENTED BLK'G, TYP. SIDING PER ELEVATIONS OVER 1/2" APA RATED SHT'G ON 2X4 STUDS @ 16" OC W/ MIN. R-13 INSULATION & GYP. BD. INTERIOR FINISH, TYP

NOTE: SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS AND NOTES

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No.	Description	Date

SECTION

Project Number	TSE-2023-0000
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A3.01

Scale	1/4" = 1'-0"

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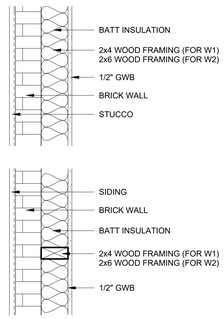
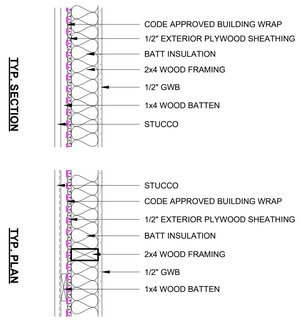
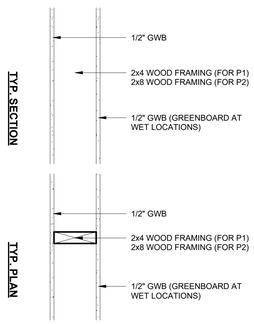


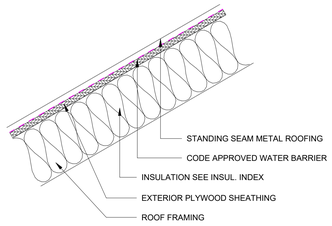
W1, W2 - EXTERIOR TYPE 1 (EXT - STUCCO, INT - GWB)



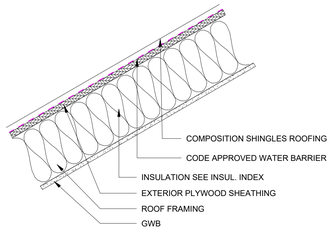
W3 - EXTERIOR TYPE 2 (EXT - STUCCO, INT - GWB)



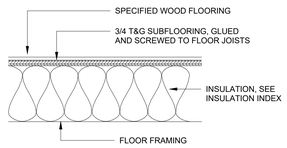
P1, P2 - INTERIOR TYPE 1 (GWB - 1ST SIDE, GWB - 2ND SIDE)



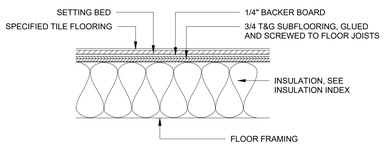
R1 - TYPICAL ROOF (TOP - METAL, BOT - UNFINISHED)



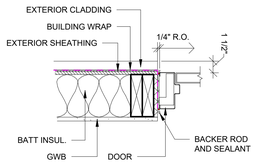
R2 - TYPICAL ROOF (TOP - METAL, BOT - GWB)



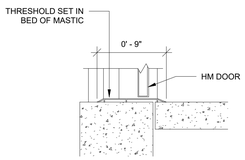
F1 - FLOOR TYPE 1 (WOOD)



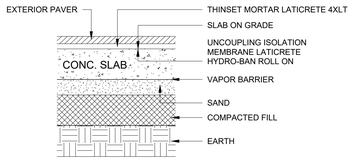
F2 - FLOOR TYPE 2 (TILE)



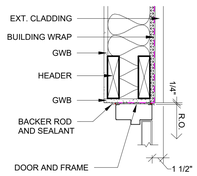
HM DOOR JAMB



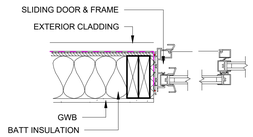
HM DOOR SILL



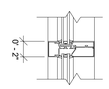
F3 - EXTERIOR PAVER OVER CONC. SLAB



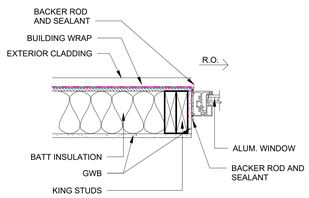
HM DOOR HEAD



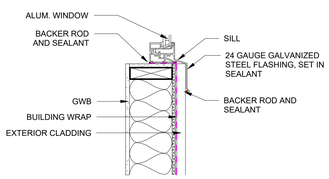
SLIDING DOOR JAMB



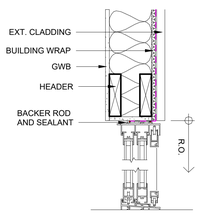
WINDOW MULLION DETAIL



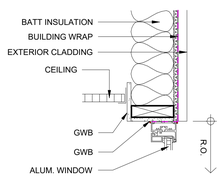
WINDOW JAMB



WINDOW SILL



SLIDING DOOR HEAD & SILL



WINDOW HEAD

DETAILS
1 1/2" = 1'-0"

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No.	Description	Date

DETAILS

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Date	03-22-23
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A4.01

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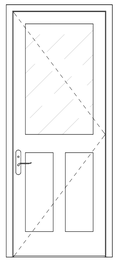
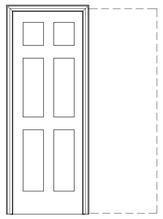
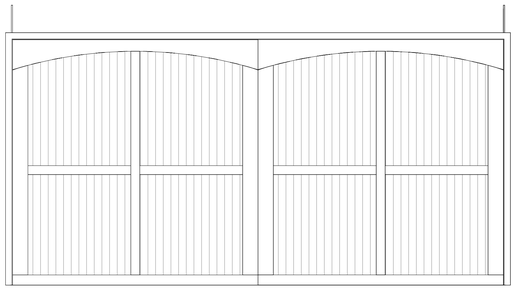


TYPE 1



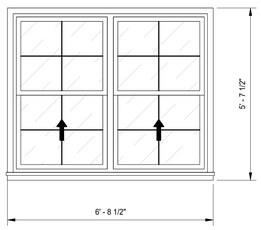
TYPE 2



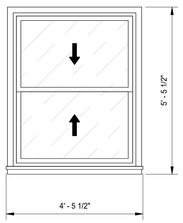
TYPE 3

DOOR SCHEDULE

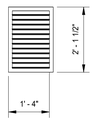
DOOR NAME	DOOR TYPE	WIDTH	HEIGHT	THICKNESS	COUNT	COMENT
1	TYPE 1	3' - 0"	8' - 0"	0' - 1 1/2"	1	
2	TYPE 2	2' - 4"	6' - 8"	0' - 1 1/2"	1	
3	TYPE 3	16' - 0"	8' - 0"	0' - 1 1/2"	1	



1



2

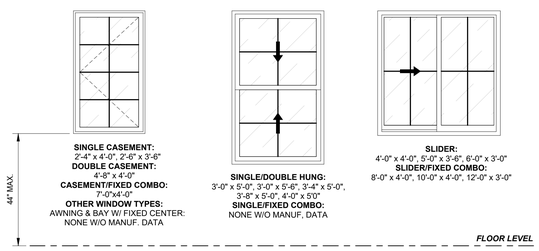


3

WINDOW SCHEDULE

MARK	MATERIAL	TYPE	HEIGHT	WIDTH	AREA	U VALUE	SHGC	COUNT	REMARKS
1			5' - 0"	4' - 0"	20 SF			1	
2			5' - 0"	2' - 8"	13 SF			1	
6			5' - 2"	6' - 4"	33 SF			1	
7			5' - 2"	6' - 4"	33 SF			1	
8			5' - 2"	6' - 4"	33 SF			1	
9			5' - 2"	6' - 4"	33 SF			1	
10			5' - 0"	4' - 0"	20 SF			1	
12			5' - 2"	6' - 4"	33 SF			1	
13			5' - 2"	6' - 4"	33 SF			1	
14			5' - 2"	6' - 4"	33 SF			1	
21			2' - 0"	1' - 4"	3 SF			1	

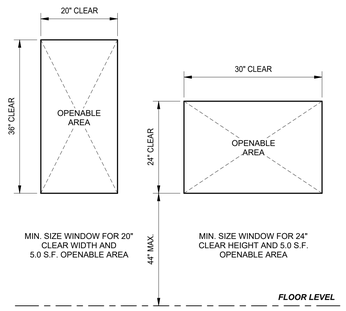
THE FOLLOWING WINDOW SIZES WILL BE THE MINIMUM ALLOWED FOR 5.0 SF.



NOTE: SIZES ARE TAKEN FROM DATA SUPPLIED BY WINDOW MANUFACTURERS. HOWEVER, THESE ARE GENERAL DIMENSIONS AND MUST BE VERIFIED WITH ACTUAL WINDOWS INSTALLED TO MEET MINIMUM EGRESS REQUIREMENTS.

1 WINDOW DETAIL 1
1/2" = 1'-0"

EMERGENCY ESCAPE/RESCUE OPENING (R310)



1. 20" MIN. CLEAR WIDTH
2. 24" MIN. CLEAR HEIGHT
3. 5.0 SF MIN. OPENABLE AREA AT GRADE-FLOOR ONLY, 5.7 SF MIN. ELSEWHERE

2 WINDOW DETAIL 2
1/2" = 1'-0"

AG Architectural Gig
7505 FANNIN STREET SUITE 440
HOUSTON, TX 77054
(713) 999 5384

REMODELING

401 East St, Hutto, TX 78634

No.	Description	Date

WINDOW & DOOR SCHEDULES

Project Number	TSE-2023-0000
Date	03-22-23
Drawn By	Author
Checked By	Checker

A5.01

Scale	1/2" = 1'-0"

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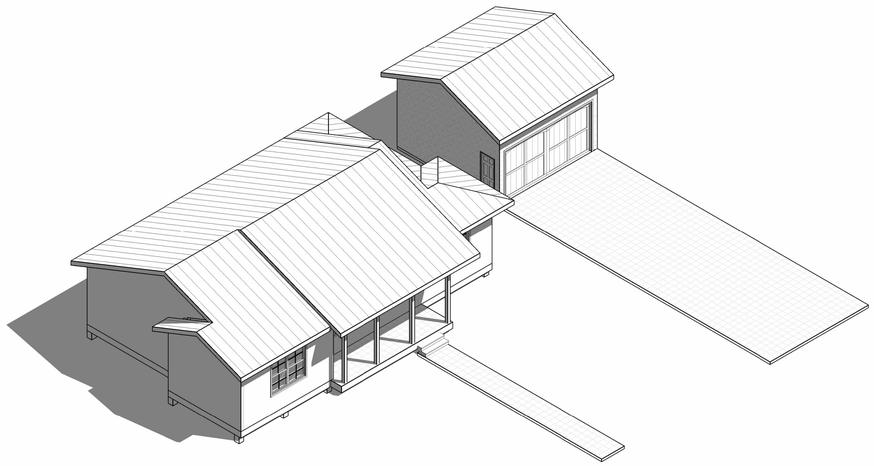
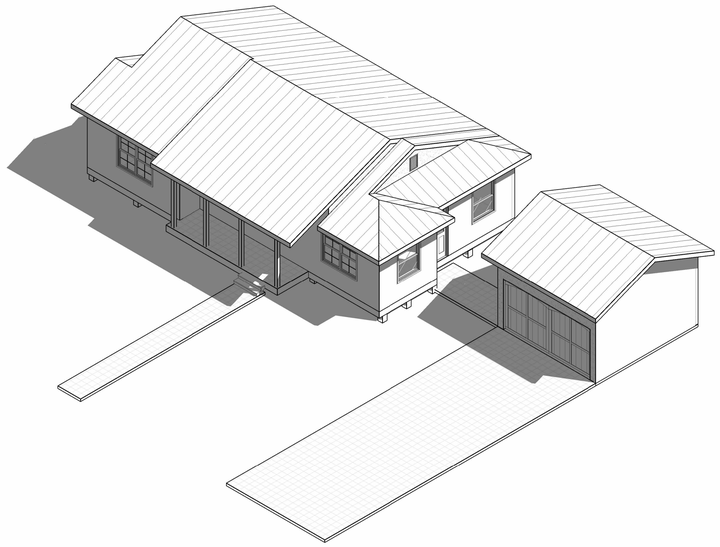
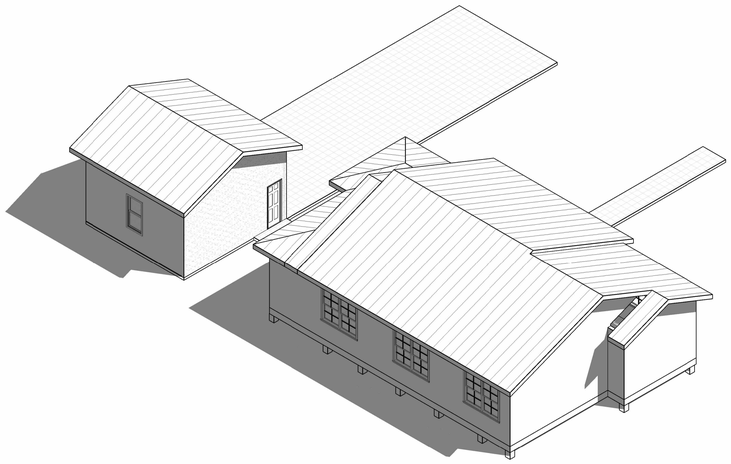
This is a 30"x42" size sheet. Any other size is not full scale.



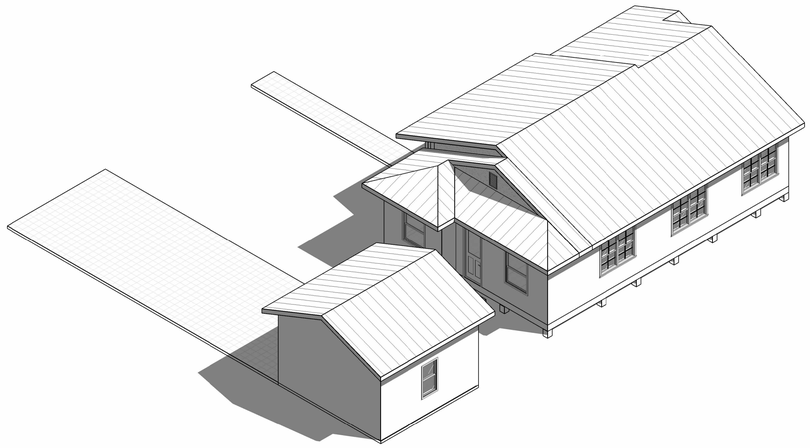
ISOMETRIC VIEW 1



ISOMETRIC VIEW 2



ISOMETRIC VIEW 3



ISOMETRIC VIEW 4

AG Architectural Gig

7505 FANNIN STREET SUITE 440
HOUSTON, TX 77054
(713) 999 5384

REMODELING

401 East St, Hutto, TX 78634

No.	Description	Date

3D VIEWS

Project Number	TSE-2023-0000
Date	03-22-23
Drawn By	Author
Checked By	Checker

A6.01

Scale

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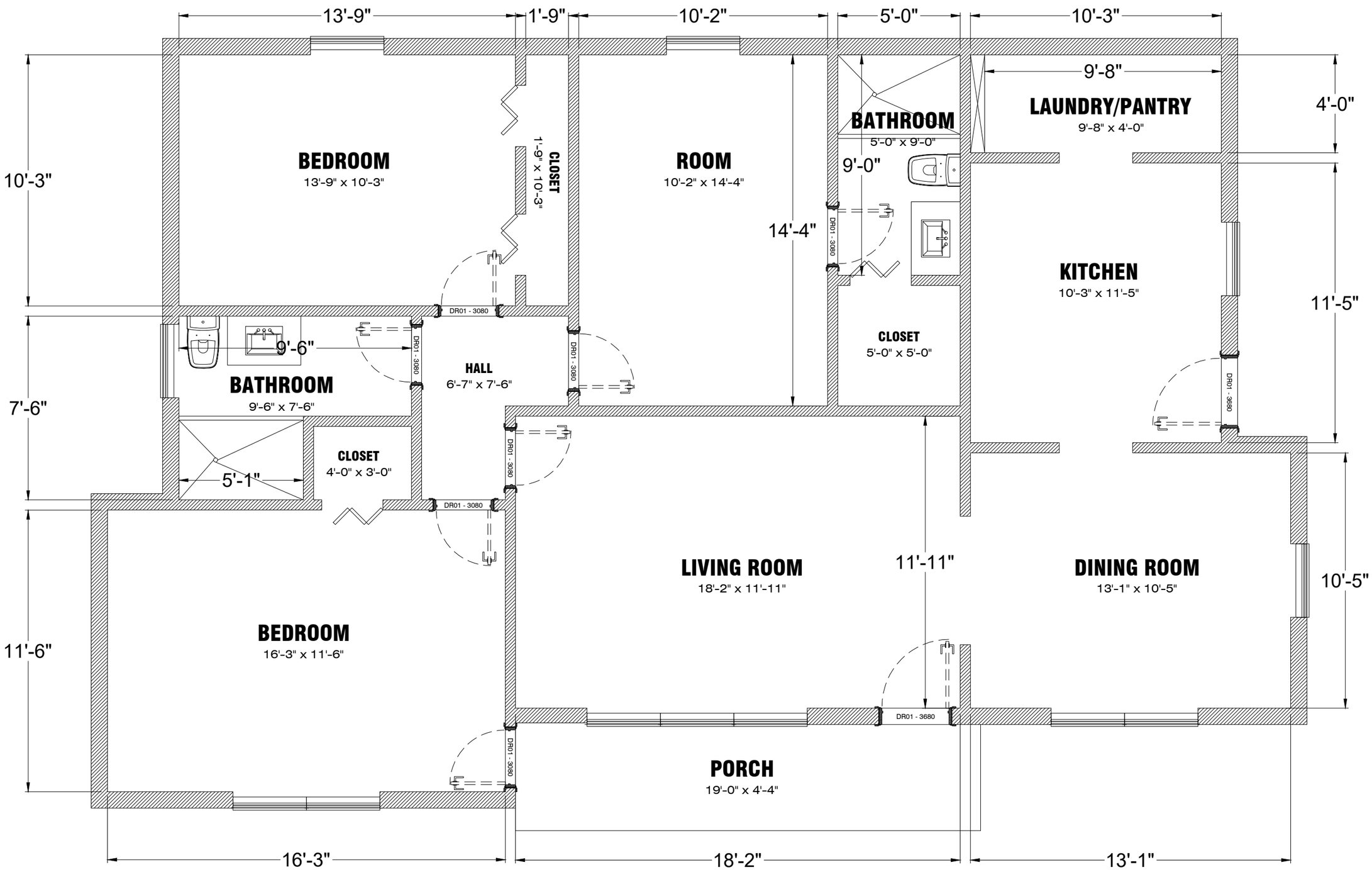
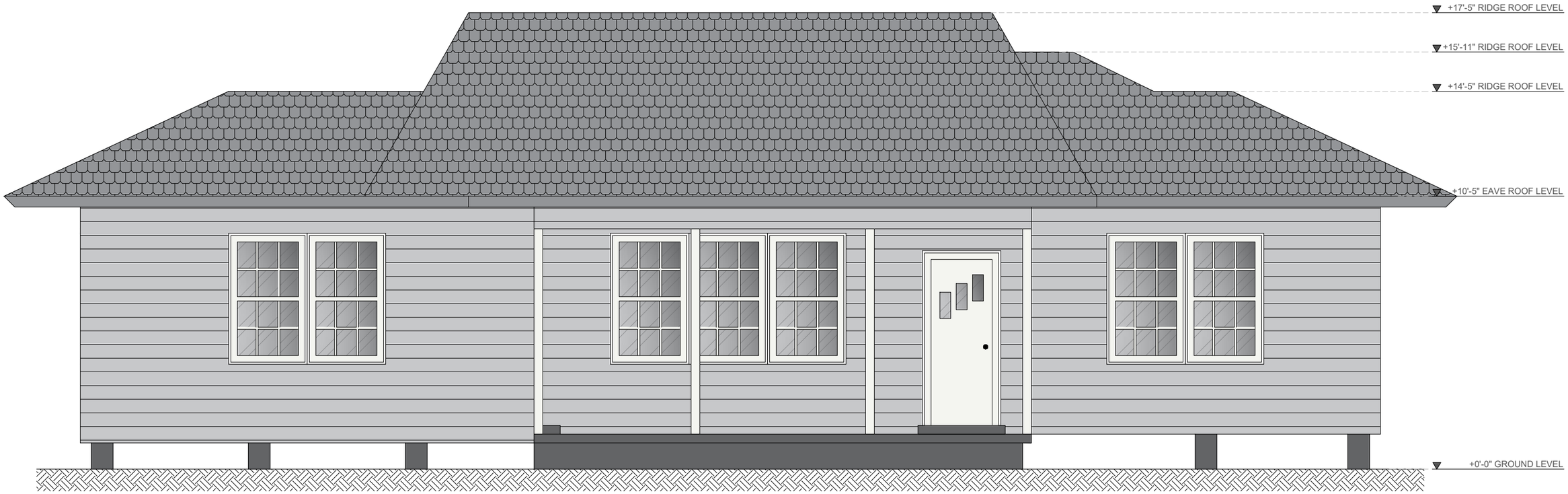


1 FLOOR PLAN

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

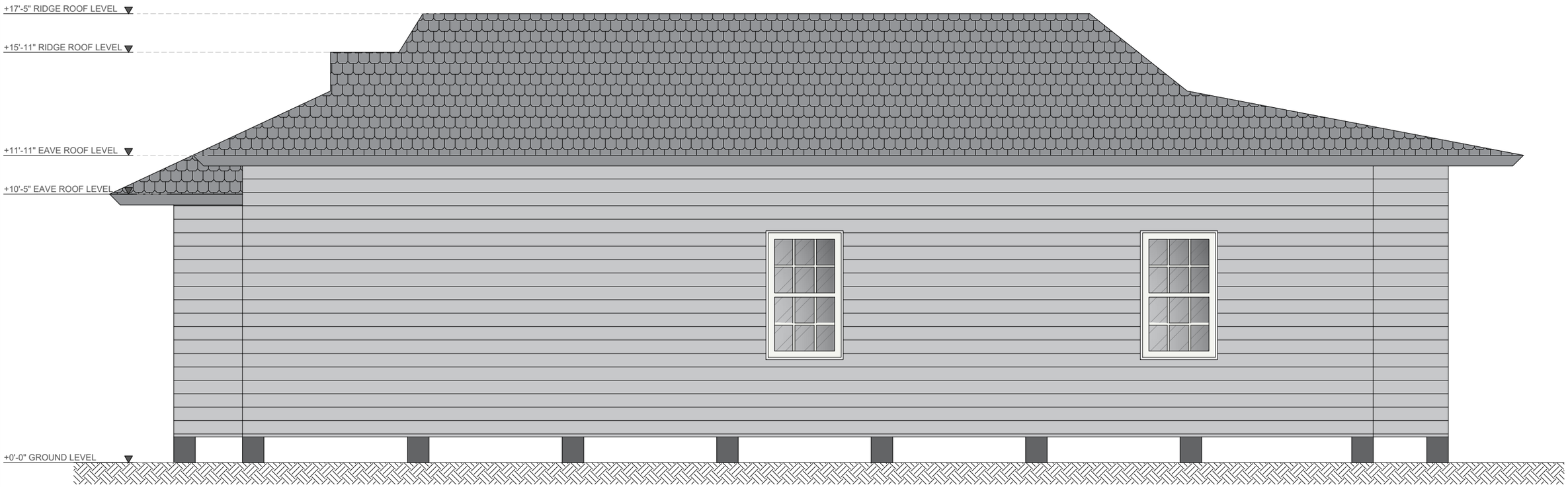
theAntree.com	PROJECT:	OWNER:	DESCRIPTION:	DATE:	SCALE:	SHEET:
	41 EAST ST., HUTTO, TX		FLOOR PLAN	03-23	1/4" = 1'-0"	A.1
				PAPERSIZEISO Full Bleed A3 (297.00 X 420.00 MM)		



1 FRONT ELEVATION PLAN

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

theAntree.com	PROJECT:	OWNER:	DESCRIPTION:	DATE:	SCALE:	SHEET:
	41 EAST ST., HUTTO, TX		FRONT ELEVATION	03-23	1/4" = 1'-0"	A.2
				PAPERSIZEISO Full Bleed A3 (297.00 X 420.00 MM)		



1 REAR ELEVATION PLAN

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

theAntree.com	PROJECT:	OWNER:	DESCRIPTION:	DATE:	SCALE:	SHEET:
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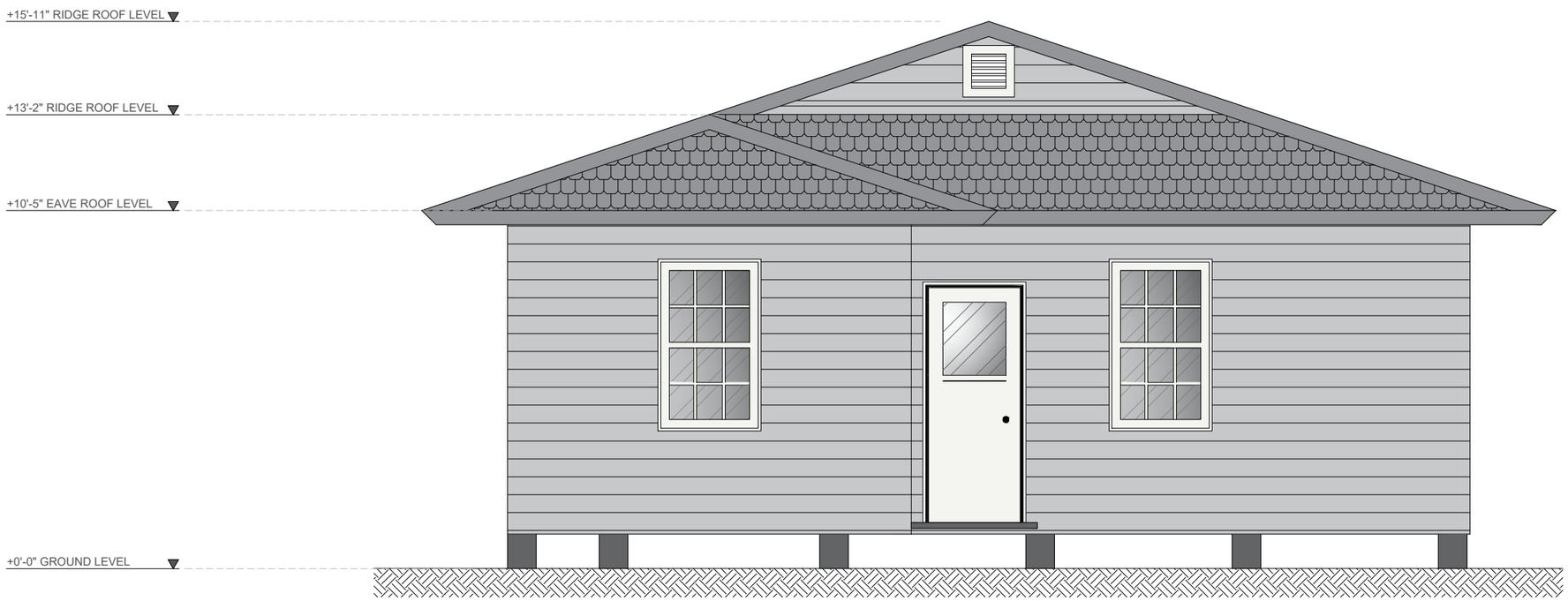
				PAPERSIZEISO Full Bleed A3 (297.00 X 420.00 MM)		



1 RIGHT ELEVATION PLAN

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

theAntree.com	PROJECT:	OWNER:	DESCRIPTION:	DATE:	SCALE:	SHEET:
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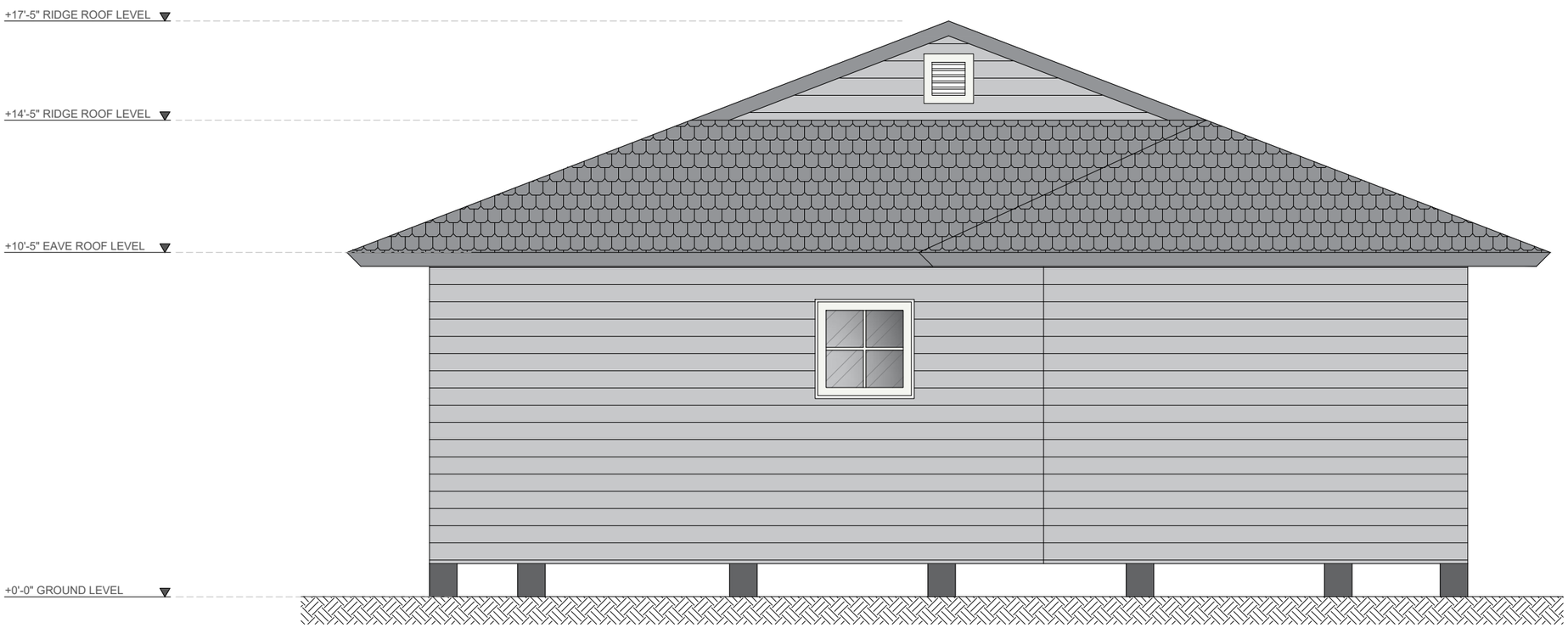
				PAPERSIZEISO Full Bleed A3 (297.00 X 420.00 MM)		



1 LEFT ELEVATION PLAN

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

theAntree.com	PROJECT:	OWNER:	DESCRIPTION:	DATE:	SCALE:	SHEET:
	41 EAST ST., HUTTO, TX		LEFT ELEVATION	03-23	1/4" = 1'-0"	A.5
				PAPERSIZEISO Full Bleed A3 (297.00 X 420.00 MM)		

TEXAS STRUCTURAL ENGINEERS

Document Number: TSE-2023-502166-STR-RPT-001-01

February 8, 2023,

This letter summarizes the results of my structural and foundation assessment of a concrete slab of a detached garage located at 401 East St, Hutto, TX 78634, inspected on February 8, 2023.

Background

The client constructed the slab without any structural plans prepared by a practicing engineer. As a result, the client hired Texas Structural Engineers to do a structural inspection and analysis to certify the existing slab can carry loads of the new garage loads.

Findings

The inspection consisted of the following:

1) A visual inspection of the slab structure.
2) A preliminary structural analysis based on the information gathered.

Structural Layout:

1) The slab of the detached garage is 18 feet wide and 22 feet long, with 12 inches of thickness (Figures 1 to 3).

2) As per the documentation provided by the client, the reinforcement layout for the slab is mesh rolls D1.4 x D1.4 spaced at 6 inches O.C. with 6 inches thickness, and the reinforcement layout for the grade beam is mesh rolls D1.4 x D1.4 spaced at 6 inches O.C. with 12 inches in thickness (Figure 7,8).

3)Eight different spots were scanned on the concrete foundation. I found that there were rebars in perpendicular and vertical directions. The rebars were spaced at 6” O.C. in both directions. These rebars were around 4” in depth (Figures 4 to 6).

Visual Inspection:

1) A visual inspection of the slab structure yielded no signs of visible distress and cracks. The settlement measurements for the slab periphery area did not yield any concerning readings (Figures 1 to 3).

Discussion

No signs of cracking or distress were observed as per the inspection, and with the information gathered for the reinforcement layout, the structural analysis yielded adequate reinforcement provided for the structural elements of the slab; therefore, the structure of the foundation is structurally stable.

I am convinced that the proposed foundation would be sufficient to support the service load of the 18’ x 22’ construction.

Summary

Based on the information collected and tracking of the loads in this foundation slab, **I certify that the existing foundation slab can carry loads of the new garage.**

LIMIT OF LIABILITY AND CONFIDENTIALITY OF THE REPORT: This report is based on a visual and non-destructive assessment (including measurements) of the structure. The information provided is based on the professional engineer’s opinion considering the data collected during the inspection. Any conclusions are valid for as long as the structure’s conditions have not changed and are limited to the capacity of the methods used. This report was prepared under a contractual agreement with specific terms for a specific purpose. It may only be used for the specific project for the specific application and within the specific limitations of the order. Disclosing this information for any purpose other than the purpose of addressing the specific project of interest is prohibited without written permission from Licensed Structural Engineers, Inc.

Please contact our office if you have any questions, or if we may be of further service.

Best regards,

Dr. Emad Mousavi, PE

STATE OF TEXAS
MIR EMAD MOUSAVI
117419
LICENSED
PROFESSIONAL ENGINEER

Figure-1

Figure-2

Figure-3

BOSCH
3 3/8in
Sensor
0in
0in
Deep Concrete
Next
Wallscanner D-tect 150
Professional
Setup
Start

Figure-4

Figure-5

Figure-6

Figure-7

8449-6"x6" 42"x84" D1.4 / D.14
Mesh Sheet - 1 Piece
ASTM A-1064
MADE IN USA
25108449 1

Figure-8

401

401