Historic Landmark Commission Agenda
Cordial Note
1311 Chestnut Street
Bastrop, TX 78602

July 21, 2021 at 6:00 PM

Historic Landmark Commission meetings are available to all persons regardless of disability. If you require special assistance, please contact the Commission Secretary at (512) 332-8840, or write to 1311 Chestnut Street, Bastrop, TX 78602, or call Relay Texas through a T.D.D. (Telecommunication Device for the Deaf) at 1-800-735-2989 at least 48 hours in advance of the meeting.

1. CALL TO ORDER

2. CITIZEN COMMENTS

   At this time, three (3) minute comments will be taken from the audience on any topic. To address the Commission, please submit a fully completed request card to the Commission Secretary prior to the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Commission cannot discuss issues raised or make any decision at this time. Issues may be referred to City Staff for research and possible future action.

   To address the Commission concerning any item on the agenda, please submit a fully completed request card to the Commission Secretary prior to the meeting.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

   3A. Consider action to approve meeting minutes from the June 16, 2021 Historic Landmark Commission Regular Meeting.

   3B. Consider action to approve a Certificate of Appropriateness for 0.56 acres of Farm Lot 3, east of Main Street, located at 1607 Main Street, to remove the portico columns, rebuild the existing front porch, and add a wraparound porch on the first floor on the south side of the structure, for a Structure designated as locally Significant and on the National Register of Historic Places as the J.T. Crysup House.

   3C. Consider action to approve a Certificate of Appropriateness for 0.30 acres of Building Block 27, East of Water Street, located at 1008 Walnut Street, to add a 485 square foot addition to the rear of the house along Hill Street for a Site with a Texas State Historic Marker for Thomas H. Mays.

4. UPDATES
4A. Individual Requests from Historic Landmark Commissioners that particular items to be listed on future agendas (no group discussion allowed).

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting is posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place of convenience that is readily accessible to the public, as well as to the City’s website, www.cityofbastrop.org. Said Notice was posted on the following date and time: Friday, July 16, 2021 at 8:50 p.m. and will remain posted for at least two hours after said meeting has convened.

Jennifer C. Bills, Assistant Planning Director
MEETING DATE: July 21, 2021  
AGENDA ITEM: 3A

TITLE:  
Consider action to approve meeting minutes from the June 16, 2021 Historic Landmark Commission Regular Meeting.

STAFF REPRESENTATIVE:  
Debra Adams, Commission Secretary/Permit Technician

ATTACHMENTS:  
- June 16, 2021 Meeting Minutes
The City of Bastrop Historic Landmark Commission met Wednesday, June 16 at 6:00 p.m. in the Bastrop City Council Chambers, 1311 Chestnut Street, Bastrop, Texas.

1. **CALL TO ORDER**

The Chair called the meeting to order at 6:00 PM

**Commissioners:**

- Blake Kaiser, Chair: Present
- Christine Cartwright: Present
- Pablo Serna, Vice-Chair: Present
- Susan Long: Present
- Matt Lassen: Absent
- Janean Whitten: Present
- Cheryl Long: Present

**City Council Liaison:**

**Staff:**

- Jennifer Bills: Present
- Debra Adams: Present
- Shirley Ellis: Present

2. **CITIZEN COMMENTS**

There were no citizen comments.

3. **ITEMS FOR INDIVIDUAL CONSIDERATION**

3A. Consider action to approve meeting minutes from the May 19, 2021 Historic Landmark Commission Regular Meeting.

Pablo Serena made a motion to approve the meeting minutes from the May 19, 2021, Historic Landmark Commission. Christine Cartwright seconded the motion, and the motion carried unanimously.

3B. Public Hearing and consider action to approve a Certificate of Appropriateness for relocation to move a residential structure from 1204 Water Street to 602 Martin Luther King Jr. Street (Building Block 56, East of Main, 0.36 acres), within the Iredell Historic District.

Jennifer Bills presented the item to the Commission. Photos and Plans were provided for context.
Discussion commenced between Staff and the Commission regarding the placement of the house. Question regarding location of the carport and Shirley confirmed to be set 5’ from back and side.

No citizen comments were made.

Pablo Serna made a motion to approve Certificate of Appropriateness for re-location to move a residential structure from 1204 Water Street to 602 Martin Luther King Jr. Street (Building Block 56, East of Main, 0.36 acres), within the Iredell Historic. Cheryl Long seconded the motion, and the motion carried unanimously.

4. **UPDATES**

4A. Individual Requests from Historic Landmark Commissioners that items to be listed on future agendas (no group discussion allowed).

Jennifer presented to HLC that she will be presenting a brief rundown on what Planning Department is working on to the next Planning & Zoning Meeting. She will bring this to the next HLC meeting.

Jennifer presented to HLC that her next project is Historical Rebates. Her and Shirley will be going out to do to the yearly maintenance inspections. About 90 properties that need to be done. Will be starting that process and getting the letters out.

Blake presented question to Jennifer regarding Building Codes in the new Colony, not the city. Per Jennifer the state has adopted the minimum 2015 International Building Codes. County has adopted the most current code which is the same as the City of Bastrop, 2018 International Codes. The county has no one to enforce them.

No more requests were made, and no action taken.

5. **ADJOURNMENT**

Susan Long made a motion to adjourn, Pablo Serna seconded. Meeting adjourned by Chair at 6:23 pm.
MEETING DATE: July 21, 2021

AGENDA ITEM: 3B

TITLE:
Consider action to approve a Certificate of Appropriateness for 0.56 acres of Farm Lot 3, east of Main Street, located at 1607 Main Street, to remove the portico columns, rebuild the existing front porch, and add a wraparound porch on the first floor on the south side of the structure, for a Structure designated as locally Significant and on the National Register of Historic Places as the J.T.Crysup House.

STAFF REPRESENTATIVE:
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:
Site Address: 1607 Main Street (Attachment 1)
Property Owner: Joseph Emmert
Applicant: Chase McDonald/CM Contracting LLC
Current Use: Residential
Existing Zoning: P-3 Neighborhood
Designations: Bastrop Register of Historic Places District

BACKGROUND/HISTORY:
The property owner at 1607 Main Street is proposing to remove the existing supports for the portico, rebuild the first story porch by raising the floor to the door threshold, extending steps further out from the house, and adding a wraparound porch with a pergola framed with heavy timber beams (Attachment 2).

The existing house was built circa 1918. It is a two-story house, with double hipped roof, an asymmetric front facade with a projected portico and gallery on the west. The house is a Prairie School Style home, with wide one over one windows and a distinctive horizontal ribbon of wider horizontal siding at the base of the first and second stories (Attachment 4). The house has retained many of the original elements of the house.
EXISTING VIEW AT FRONT (WEST)

On the existing entry, the applicant is proposing to remove the columns for the portico, enclose part of the railing of the second story gallery, replace the existing classical style columns with double tapered columns, add additional steps from the porch to the walkway with brick wingwalls/planters on either side on the steps.

The applicant is also requesting to extend the front porch to the south and wrap around the front façade, with a heavy timber pergola (Attachment 3).
In general, the changes and addition to the front porch are compatible with the Prairie School Style and the architectural styles along Main Street.

Staff recommends the following changes to the design:

- The existing classical style columns seem to be a later addition however the new columns should be less tapered, a little less heavy, and include some inset design, similar to the design of the columns on the rear of the house.

- Upper story gallery should not be enclosed and remain with the open rail design.

- Wingwalls should be narrower and made out of wood. Brick is not an appropriate material for this style.

Otherwise, the style of the addition is compatible and continues the distinctive features of the house with front porch and the distinctive banded patterned siding.
POLICY EXPLANATION:
When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e.
building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.

Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)
(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. Any adopted design standards and Secretary of the Interior's Standards shall be made to the property owners of historic landmarks.

Applicable criteria

(A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

(J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

RECOMMENDATION:
Consider action to approve a Certificate of Appropriateness for 0.56 acres of Farm Lot 3, east of Main Street, located at 1607 Main Street, to remove the portico, rebuild the existing front porch and add a wraparound porch on the first floor on the south side of the structure, for a Structure designated as locally Significant and on the National Register of Historic Places as the J.T.Crysup House.

ATTACHMENTS:
- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Application Packet
- Attachment 4 - National Register of Historic Places Designation
Certificate of Appropriateness
1607 Main Street
Modification/Addition to Porch

Date: 7/16/2021

The accuracy and precision of this cartographic data is limited and should be used for information (planning purposes only). This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.
Project Description

Remove the existing front entry by demoing the concrete steps, concrete front porch, decorative and structural round columns, and existing landscaping. Build a new front entry based on the architectural drawings provided by the homeowner. The new front entry will have concrete steps with a brick façade, wood porch that wraps around the South side of the house, custom pergola, new structural columns, rebuilt upper deck, new siding, and repairs to the original siding. All materials used will match the existing Historic materials. All new construction will meet the required standards designed by the Architect and Engineer. All work will meet current code as well.

Paint the house a color(s) chosen by the homeowner.
<table>
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<th>COUNTY</th>
<th>CITY</th>
<th>QUAD</th>
<th>BLOCK</th>
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**NAME:** J.T. Crysup House  
**ADDRESS:** 1607 Main  
**ARCHITECT/BUILDER:**  
**OWNER:** Ms. John Adkin  
**COUNTY:** Bastrop  
**CITY:** Bastrop  
**PERIOD:**  
**DATE:** c. 1918  
**THEME:** Prairie School Style  
**STYLE:**  

**DESCRIPTION:** 2-story, double hipped roof w/ projected portico & gallery, diagonal dress skirting at base, 1 chimney, wide 1/1 windows with strong horizontal ribbon of siding at base and second floor.  
**SIGNIFICANCE:** Built for J.T. Crysup, a banker of Citizen's State Bank.  

**DESIGNATION:** NR NHL RTHL HABS HAER OTHER: H  
**ORIGINAL USE:** Residence  
**PRESENT USE:** Same  
**PHYSICAL CONDITION:** Good  
**altered/unaltered:**  
**CONSTRUCTION:** wall: Frame  
roof: Pressed tin  
**RELATIONSHIP TO SURROUNDINGS:**  
**ACREAGE/BOUNDARY DESCRIPTION:**  

**BIBLIOGRAPHIC DATA:**  
**INFORMANT:**  
**RECORDED BY:** M/Y/SK  
**DATE:** 12-21-76  
**PHOTOGRAPHIC DATA:**  
**SEE INFO/CORRESPONDENCE FILES:**
10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY resource area is approx. 4,000 acres

UTM REFERENCES:
(no map available with UTM markings—Latitude & Long. below)

ZONE EASTING NORTING

VERBAL BOUNDARY DESCRIPTION

(A) 30°05'30"/97°16'38"
(B) 30°05'30"/97°20'30"
(C) 30°08'14"/97°16'38"
(D) 30°08'14"/97°20'30"

STATE LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

FORM PREPARED BY

NAME/TITLE Marie Deacon Landon, Historian Stan Klein, Draftsman Joe R. Williams, Project Director

ORGANIZATION

STREET & NUMBER

TELEPHONE

CITY OR TOWN

STATE

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Texas State Historic Preservation Officer

DATE Dec 13, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST

KEEPER OF THE NATIONAL REGISTER

DATE

DATE
Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64000828
MEETING DATE:  July 21, 2021  AGENDA ITEM: 3C

TITLE:
Consider action to approve a Certificate of Appropriateness for 0.30 acres of Building Block 27, East of Water Street, located at 1008 Walnut Street, to add a 485 square foot addition to the rear of the house along Hill Street for a Site with a Texas State Historic Marker for Thomas H. Mays.

STAFF REPRESENTATIVE:
Jennifer C. Bills, AICP, LEED AP, Assistant Planning Director/Historic Preservation Officer

ITEM DETAILS:
Site Address:  1008 Walnut Street (Attachment 1)
Property Owner:  Lee Ann Calaway
Applicant:  Shawn Kana/SK Contracting
Current Use:  Residential
Existing Zoning:  P-3 Neighborhood
Designations:  Texas State Historical Marker

BACKGROUND/HISTORY:
The property owner at 1008 Walnut Street is proposing to add onto the rear of the structure, parallel to Hill Street (Attachment 3). The house was once owned by Thomas H. Mays, who in 1834 became Bastrop’s first municipal surveyor. Two years later he fought and was wounded in the Battle of Jacinto. Upon his return, he served in several municipal positions.
The existing house was built circa 1850, approximately 1230 square feet in size. It is a simple, one story house, with wood lap siding, 6 x 6 windows and a metal standing seamed roof.

![Existing House Image]

The new addition is to the rear of the structure and will continue the side façade. The siding, roof, and windows will all match the existing style and materials of the existing house.

**POLICY EXPLANATION:**
When a Certificate of Appropriateness is required, no work can begin before the Historic Preservation Officer, or the Commission has first issued a Certificate of Appropriateness. The Certificate of Appropriateness shall be in addition to and not in lieu of any permits required (i.e. building, sign, alcohol, etc.). The Building Official cannot approve any application for a sign or building permit to a structure and/or site that requires but does not have a Certificate of Appropriateness.
Section 9.3.006 Criteria of Approval of a Certificate of Appropriateness (COA)

(1) In considering an application for a Certificate of Appropriateness, the commission shall be guided by any locally adopted design standards, and where applicable, the following from the Secretary of the Interior’s Standards for the Rehabilitation of Historic Buildings. Any adopted design standards and Secretary of the Interior’s Standards shall be made to the property owners of historic landmarks.

Applicable criteria

(A) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.

(I) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, color, material, and character of the property, neighborhood, or environment.

(J) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

The proposed addition to the structure is compatible with both the design and material of the existing structure, and the architectural style of the era and neighborhood.

RECOMMENDATION:
Consider action to approve a Certificate of Appropriateness for 0.30 acres of Building Block 27, East of Water Street, located at 1008 Walnut Street, to add a 485 square foot addition to the rear of the house along Hill Street for a Site with a Texas State Historic Marker for Thomas H. Mays.

ATTACHMENTS:
- Attachment 1 – Location Map
- Attachment 2 – Project Description
- Attachment 3 – Application Exhibits
Certificate of Appropriateness
1008 Walnut Street
Addition to Structure

Date: 7/16/2021

The accuracy and precision of this cartographic data is limited and should be used for information planning purposes only. This data does not replace surveys conducted by registered Texas land surveyors nor does it constitute an "official" verification of zoning, land use classification, or other classification set forth in local, state, or federal regulatory processes. The City of Bastrop, nor any of its employees, do not make any warranty of merchantability and fitness for particular purpose, or assumes any legal liability or responsibility for the accuracy, completeness or usefulness of any such information, nor does it represent that its use would not infringe upon privately owned rights.
Lee Ann Calaway  
1008 Walnut Street Addition  

Scope of Project:

- **Foundation Framing:** There will be a triple 2”x10” beam bolted and lagged to the existing beam of the original structure. A double 2”x10” outside beam and interior ridge beam with 12” sonotube concrete piers for support. Each pier will be set at equal distances apart, totaling nine piers. There will be three on each outside run, and three in middle under the ridge beam. Each pier will be set at a minimum of 30” with ½” reinforced steal for structure. The beams will be tied together with 2”x8” joists set at 16” on center with joist hanger attachments on each. The sub floor will be 4’x8’x3/4” Advantech tongue and groove plywood.

- **Wall Framing:** The walls will be 10’ in height and set 16” on center. Each door and window will have and 2”x6” header for support. The walls will be sheathed with 7/16” OSB and sealed with a Tyvek moisture membrane. A smooth lap siding will be used to match the existing siding.

- **Roof Framing:** The roof will be 2”x8” rafters set 24” on center and will carry the same ridgeline as the existing roof (approximately 6/12 pitch gable). The rafters will be lathed with 1”x4” material also set 24” on center. The roof will be metal to match the existing roof.
**Master Suite Addition**

for Lee Ann Calaway

**PROJECT ADDRESS**

1008 Walnut Street, Bastrop, Texas 78602

**PROJECT CONTACT INFORMATION**

Owner:
Lee Ann Calaway
1008 Walnut Street
Bastrop, Texas 78602

Design Team:
Serna+Design Consultants PLLC
1104 Hill Street, Bastrop, Texas 78602
Pablo Serna, AIA LEED AP
(512) 412-6111 // pablo@lostpinesarchitecture.com

SEC Solutions, LLC
1775 County Rd. #279, Liberty Hill, Texas 78642
Marcos Dequeiroga, PE
(512) 215-4364 // office@sectexas.com

**BUILDING AREA, SITE CALCULATIONS & ENERGY CODE SUMMARY**

A. PROPERTY INFORMATION

- CHARACTER DISTRICT: RESIDENTIAL
- ACRES (SF): 0.306 AC/13,385 SF

B. SUMMARY SCOPE OF WORK

1. OWNER INTENDS TO BUILD A ONE BEDROOM ADDITION.

C. VICINITY MAP

D. BUILDING ENVELOPE COMPLIANCE METHOD (CONDITIONED FLOOR AREA < 18%)

1. CALCULATE % GLAZING
   - OF CONDITIONED FLOOR AREA:
   - GLAZING (SQ.FT.) / 356 WALL AREA (SQ.FT.) X 100 = 11.46%

2. INSULATION & FENESTRATION
   - A. U-FACTOR (MAX): 0.35
   - B. SHGC (MAX): 0.25
   - C. CEILING, R-VALUE: 30
   - D. WALL, R-VALUE: 20
   - E. FLOOR, R-VALUE: 11

3. INSULATION TYPE: FIBERGLASS

E. GENERAL PRESCRIPTIVE REQUIREMENTS

1. RADIAN BARRIER:
   - A. NO ___ YES (CEILING INSUL. MAY BE REDUCED TO R-19, IF USING APPROVED TYPE OF MATERIAL)

2. HVAC EQUIPMENT:
   - TYPE: SPLIT-SYSTEM
   - SEER: 19
   - DUCT INSULATION: 6

3. SERVICE WATER HEATING:
   - TYPE: ELECTRONIC RESISTANCE HEAT
   - EFFICIENCY: 0.748
   - PIPE INSULATION: 0.75

F. REFERENCE CODES & STANDARDS

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 UNIFORM PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FIRE CODE + LOCAL AMENDMENTS
- 2018 INTERNATIONAL GAS CODE

**INDEX OF DRAWINGS**

* (engineering drawings attached at the end of this section)
Master Suite Addition for Lee Ann Calaway
1008 Walnut Street • Bastrop, Texas 78602

PERMIT DRAWINGS
Wednesday, April 28, 2021

SMOKE DETECTOR
ARCHitectural Design
PERMIT DRAWINGS
Wednesday, April 28, 2021
DATE OF SEAL 4/28/2021
EXPIRES 4/30/2022

** PROGRESS **
#27374
4/30/2022

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Opposite Hand
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Quartz Tile
Referee
Required
Riser
Riser
R.O.
Rough Opening
Solid Core
Square Foot
Similar
Specifications
Stainless Steel
Standard
Steel
Structural
Suspended
Treatment
Top of Beam - Steel
Top of Concrete
Top of Wall
Typical
Underwriters Laboratory
Unless Noted Otherwise
Vinyl Composition Tile
Vertical
Vinyl Wall Covering
W 1
W 2
Water Resistant
Welded Wire Fabric

# SHEET
# SHEET

SECTION MARKER
BUILDING ELEVATION MARKER & INTERIOR ELEVATION MARKER
NORTH ARROW INDICATOR
REVISION NUMBER
DOOR TYPE & WINDOW SYMBOL
WINDOW TYPE & WINDOW SYMBOL
WINDOW TYPE & WINDOW SYMBOL

Power + Lighting Graphic Legend & Installation Notes

1. ALL PHONE, DATA, TV, HOME THEATER, OWNER/LOW VOLTAGE CONTRACTOR, VIDEO PREWIRE LOCATIONS PER UNLESS NOTED OTHERWISE.
2. ALL SWITCHES TO BE 48” AFF, U.N.O.
3. THERMOSTAT TO BE SET AT 60” AFF.
4. ALL OUTLETS TO BE 18” AFF, U.N.O.
5. ALL PHONE, DATA, TV, HOME THEATER, VIDEO PREWIRE LOCATIONS PER OWNER/LOW VOLTAGE CONTRACTOR, UNLESS NOTED OTHERWISE.

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1. THESE CONSTRUCTION DOCUMENTS HAVE BEEN DESIGNED TO MEET CURRENTLY ADOPTED BUILDING CODES AND LOCAL CODES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

2. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

3. THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS HAS JURISDICTION OVER COMPLAINTS REGARDING THE PROFESSIONAL PRACTICES OF PERSONS REGISTERED AS ARCHITECTS IN TEXAS. THEY MAY BE CONTACTED AT 333 GUADALUPE STREET, SUITE 2-350, AUSTIN TX 78701 OR AT 512-305-8000.

4. THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS BUILT OR NOT. THESE DRAWINGS MAY NOT BE SOLD AND SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

5. THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. BUILDER ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED. ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.

6. ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. BUILDER WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.

7. ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. BUILDER TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR, SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR ON THE PLANS.

8. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE BUILDER IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.

9. ALL DIMENSIONS SHOWN ON PLANS ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. BUILDER TO REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. UNLESS NOTED OTHERWISE.

10. THE BUILDER IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

11. BUILDER SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

12. PENETRATIONS TO FIRE RATED MATERIALS (IF ANY) OR ASSEMBLIES SHALL BE RESTORED TO EQUAL RATING. FIRE STOP SYSTEMS AS LISTED BY UL. DESIGN SHALL BE INSTALLED PER FIRE RESISTANCE DIRECTORY, AS FOLLOWS:

| (a) STUD WALLS - UL No. 147 | (b) MASONRY WALLS - UL No. - 180390 |

13. LOCATIONS OF ALL UTILITIES ARE APPROXIMATE AND CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AND TRENCHING ON THE SITE TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SHOULD ANY UNIDENTIFIED CONDITIONS BE DISCOVERED. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE SCOPE OF THIS PROJECT, UNLESS NOTED OTHERWISE.

14. CONFINE ALL OPERATIONS TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS. THE JOB SITE IS TO BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE FROM DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIAL OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS.

15. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

16. ALL CUTTING FITTING, OR PATCHING THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY SHALL BE DONE SO AS NOT TO ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING, OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING, AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED, IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

17. PROVIDE ALL NECESSARY OPENINGS THROUGH FLOORS AND WALLS, BLOCKING, BACKING, ROUGH BUCKS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, AC EQUIPMENT AND ALL OTHER ITEMS REQUIRING IT TO ENSURE A COMPLETE AND PROPER INSTALLATION OF SURFACE MOUNTED AND RECESSED ITEMS.

18. WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER STRUCTURE, DUCTS, PIPING OR CONDUIT, THE LARGER STUD SIZE FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS, UNLESS NOTED OTHERWISE.

19. VENT ALL BATHROOM AND KITCHEN FANS TO OUTSIDE ATMOSPHERE. BATHROOM & KITCHEN FANS SHALL BE CAPABLE OF FIVE (5) AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY OUTSIDE THE BUILDING ENVELOPE VIA SMOOTH, RIGID, NON-CORROSIVE 24 GAUGE METAL DUCTWORK.
PERMIT DRAWINGS
Wednesday, April 28, 2021

Master Suite Addition for Lee Ann Calaway
1008 Walnut Street • Bastrop, Texas 78602

HILL STREET
(50’ R.O.W.)

Area Description

<table>
<thead>
<tr>
<th>Area</th>
<th>Existing Sq.Ft</th>
<th>New Sq.Ft</th>
<th>Total Sq.Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. 1st Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b. 2nd Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. 3rd Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>d. Basement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>e. Cvr'd Parking (Attached)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>f. Cvr'd Parking (Detached)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>g. Cvr'd Wood Deck(s) @ 100%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>h. Cvr'd Patio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>i. Cvr'd Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>j. Balcony</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>k. Other - Specify</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>l. Driveway</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>m. Sidewalks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>n. Uncvr'd Patio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>o. Uncvr'd Wood Deck(s) @ 50%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>p. AC Pad(s) / Flatwork</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>q. Other (i.e., retaining walls)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Building Area (a thru k)
Total Building Coverage (less b,c,d, and j)

i. Pool
j. Spa

Building Coverage Information
A. Lot Area (sq ft):                   
B. Existing Building Coverage:       
C. Existing Coverage % of Lot (B / A x 100): 
D. Final Building Coverage:          
E. Final Coverage % of Lot (D / A x 100): 

Imperious Cover Information
F. Existing Imperious Coverage:       
G. Existing Coverage % of Lot (F / A x 100): 
H. Final Imperious Coverage:          
I. Final Coverage % of Lot (H / A x 100): 

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Master Suite Addition for Lee Ann Calaway
1008 Walnut Street • Bastrop, Texas 78602

Scope of Work - Keyed Notes:

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1008 Walnut Street • Bastrop, Texas 78602

DATE OF SEAL  4/28/2021
EXPIRES  4/30/2022

** PROGRESS ** REVIEW SET

Master Suite Addition for Lee Ann Calaway

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EXPIRES 4/30/2022

PERM #27374

FOUNDATION LAYOUT PLAN

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**Floor Plan - Information Notes:**

1. **Window Sizes Indicated on Plans Are Generic Sash Sizes; Window Schedule (If Available) Governs.**
2. **Refer to Plans & Exterior Elevations for Window Types. Coordinate Operability of Windows & Direction of Swing of Casements with Architect.**
3. **Walls, Ceilings & Floors of Ancillary Spaces Such as Closets & Storage Areas Shall Match the Rooms They Serve Unless Noted Otherwise.**
4. **Moisture Resistant Gypsum Shall Be Used in Restrooms & Rooms Where Water Is Present.**
5. **Builder Shall Coordinate All Shelving & Storage Requirements With Owner.**
6. **Sprinkle Boric Acid onto Bottom of Plate or into Bottom Track at a Rate of 1/8 Cup Per 2 Feet of Plate, Except 1/4 Cup Per Plate in Walls Adjacent to Kitchen, Bath or Other Wet/Storage Areas. Boric Acid Shall Be Installed Immediately Before Installation of Sheetrock.**
7. **Prefabricated Fireplaces and Flues Shall Be U.L. Approved and Installed As Per the Manufacturer’s Specifications and Accepted Construction Practices. It is the Builder’s Responsibility to Ensure That All Applicable Codes Regarding Fire Separation, Use of Materials & Other Fireplace Criteria Are Met or Exceeded. Builder Shall Coordinate Flue Height to Match Chimney Height Shown on Elevations.**
8. **Center Plumbing Fixtures in Space Provided Unless Noted Otherwise; Provide Not Less Than the Following Clearances From Finish Wall to Fixture on Either Side:**
   - **A. Lavatory:** 15" 
   - **B. Toilet:** 16" 

**LIFE SAFETY CODE COMPLIANCE:**

Provide Smoke Detector System - Hard wired, interconnected, battery backup, at each sleeping room and vicinity, if applicable as well on each additional story within the dwelling unit including basements (I.R.C. Sec. R314). Provide Approved Carbon Monoxide Alarm - To be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached Garages (I.R.C. Sec. R315.1).
**LIGHT FIXTURE SCHEDULE**

<table>
<thead>
<tr>
<th>ID#</th>
<th>FIXTURE TYPE, NOTES, &amp; LAMP INFO</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>CEILING MOUNTED TYPE FIXTURE, 60W CFL</td>
</tr>
<tr>
<td>B</td>
<td>PORCELAIN SOCKET, EXPOSED BULB</td>
</tr>
<tr>
<td>C</td>
<td>CEILING MOUNTED, ENCLOSED</td>
</tr>
<tr>
<td>D</td>
<td>HANGING PENDANT TYPE FIXTURE, W/ W</td>
</tr>
<tr>
<td>E</td>
<td>2X FLUORESCENT, (4) 40W BULBS</td>
</tr>
<tr>
<td>F</td>
<td>EXTERIOR WALL MOUNTED BRACKET, 7'-0&quot; AFF</td>
</tr>
<tr>
<td>G</td>
<td>J-BOX FOR GARAGE DOOR SYSTEM</td>
</tr>
<tr>
<td>H</td>
<td>VANITY LTG., (4) BULB STRIP, 7'-0&quot; AFF, LED DIMMABLE</td>
</tr>
<tr>
<td>I</td>
<td>VANITY LTG., (5) BULB STRIP, 7'-0&quot; AFF, LED DIMMABLE</td>
</tr>
<tr>
<td>J</td>
<td>RECESSED, 4&quot; MINI-CAN, LED DIMMABLE</td>
</tr>
<tr>
<td>K</td>
<td>48&quot; LED SHOP LIGHT, SUSPENDED, SINK LED (DIMMABLE)</td>
</tr>
<tr>
<td>L</td>
<td>RECESSED, 6&quot; LED/EXHST. FAN LTG COMBO</td>
</tr>
<tr>
<td>M</td>
<td>WALL WASHER FIXTURE</td>
</tr>
<tr>
<td>N</td>
<td>HANGING PENDANT TYPE FIXTURE, MR-16</td>
</tr>
<tr>
<td>O</td>
<td>2X4 FLOURESCENT, (4) 40W BULBS</td>
</tr>
<tr>
<td>P</td>
<td>EXTERIOR WALL MOUNTED BRACKET, 7'-0&quot; AFF</td>
</tr>
<tr>
<td>Q</td>
<td>VANITY LTG., (3) BULB STRIP, 7'-0&quot; AFF, LED DIMMABLE</td>
</tr>
<tr>
<td>R</td>
<td>1X4 FLOUR. FIXTURE; 2-40W BULBS</td>
</tr>
<tr>
<td>S</td>
<td>EXTERIOR RECESSED-CAN (WP)</td>
</tr>
<tr>
<td>T</td>
<td>INTERIOR WALL MTD., SCONCE @ 7'-4&quot; AFF</td>
</tr>
<tr>
<td>U</td>
<td>CHANDELIER FIXTURE</td>
</tr>
<tr>
<td>V</td>
<td>EXHAUST FAN</td>
</tr>
<tr>
<td>W</td>
<td>EXHAUST FAN/HEAT COMBO</td>
</tr>
<tr>
<td>X</td>
<td>EXHAUST FAN/HEAT/LED LIGHT COMBO</td>
</tr>
<tr>
<td>Y</td>
<td>52&quot; CEILING FAN (NO LIGHT KIT)</td>
</tr>
<tr>
<td>Z</td>
<td>52&quot; CEILING FAN WITH LIGHT KIT (DIMMABLE LED)</td>
</tr>
</tbody>
</table>

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MASTER SUITE ADDITION FOR LEE ANN CALAWAY
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DATE OF SEAL
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EXISTING HOUSE
MASTER SUITE ADDITION FOR LEE ANN CALAWAY

EXISTING HOUSE

1/4" = 1'-0"