



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) SPECIAL MEETING
Wednesday, May 24, 2023 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Special Meeting on the 24th day of May 2023 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

Due to the COVID-19 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

Join Zoom Meeting:

<https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035.

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on May 24, 2023.

1. Call to Order
2. Citizen Communications The BOA welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the BOA later in the meeting. The BOA cannot respond to or discuss matters not listed on the agenda. The BOA may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Ordinance 716 Laurel Valley - Discuss and consider action to adopt an ordinance for a Special Use Permit request to allow for guest quarters located on a property Zoned R-1

Residential 1 (West Lake Hills Code, Section 38.03.032(c)(1)). Applicant Barry Schwartz.

a. Public Hearing: All persons wishing to speak for or against shall be heard.

4. Adjournment

Approved by: Linda Anthony, Chair

Certificate

I certify that the above Notice of the May 24, 2023 Board of Adjustment Special Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, May 19, 2023 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. The BOA reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).



City of West Lake Hills Board of Zoning Appeals

AGENDA REPORT

Meeting Date:	May 24, 2023	Item Number:	3
Department:	Building and Development Services		
Prepared By:	Jennifer Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

716 Laurel Valley – Discuss and consider action to adopt an ordinance for a Special Use Permit request to allow for guest quarters located on a property Zoned R-1. (Section 38.03.032(c)(1) of the West Lake Hills Code). Applicants Barry Schwartz.

Recommendation

Staff recommend approval of the Special Use Permit.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Barry Schwartz

Legal Description: Mayo Addition, Lot 31

Lot Size: 1.00 acres (43,560 square feet)

Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides. The lot is currently vacant. The previous structure on the property was demolished in December 2021. The owner received a tree permit on October 5, 2021 to remove dead trees, limbs, and vegetation due to storm debris.

Background & Analysis:

The property owners are requesting a Special Use Permit to construct a guest quarters over the detached garage (casita). The guest quarters cannot be greater than 800 square feet. The applicant's new residential construction permit is under review and will be reviewed against these requirements. At the time of this report, no comments from the public were received.

SUP Criteria & Analysis (as submitted by applicant):

(1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

The "additional dwelling" will align with the main house as far material, appearance, and color.

- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development.

The additional dwelling will be well within the building lines and meet all The Westlake building criteria.

- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business.

The unit is surrounded and screened by large trees that will block the viewing of the new dwelling and will not interfere with the neighbor's enjoyment of their property.

- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and

Because this proposed dwelling is a private guest house with its own 2 car garage there will be any congestion or safety hazards caused by this.

- (5) The proposed use shall comply with all other applicable ordinances and regulations.

Yes. This guest house meets the maximum square footage requirements and set back requirements.

Outdoor Lighting

Any outdoor lighting must comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction must comply with all applicable City codes.

Subdivision

Mayo Addition, Lot 31

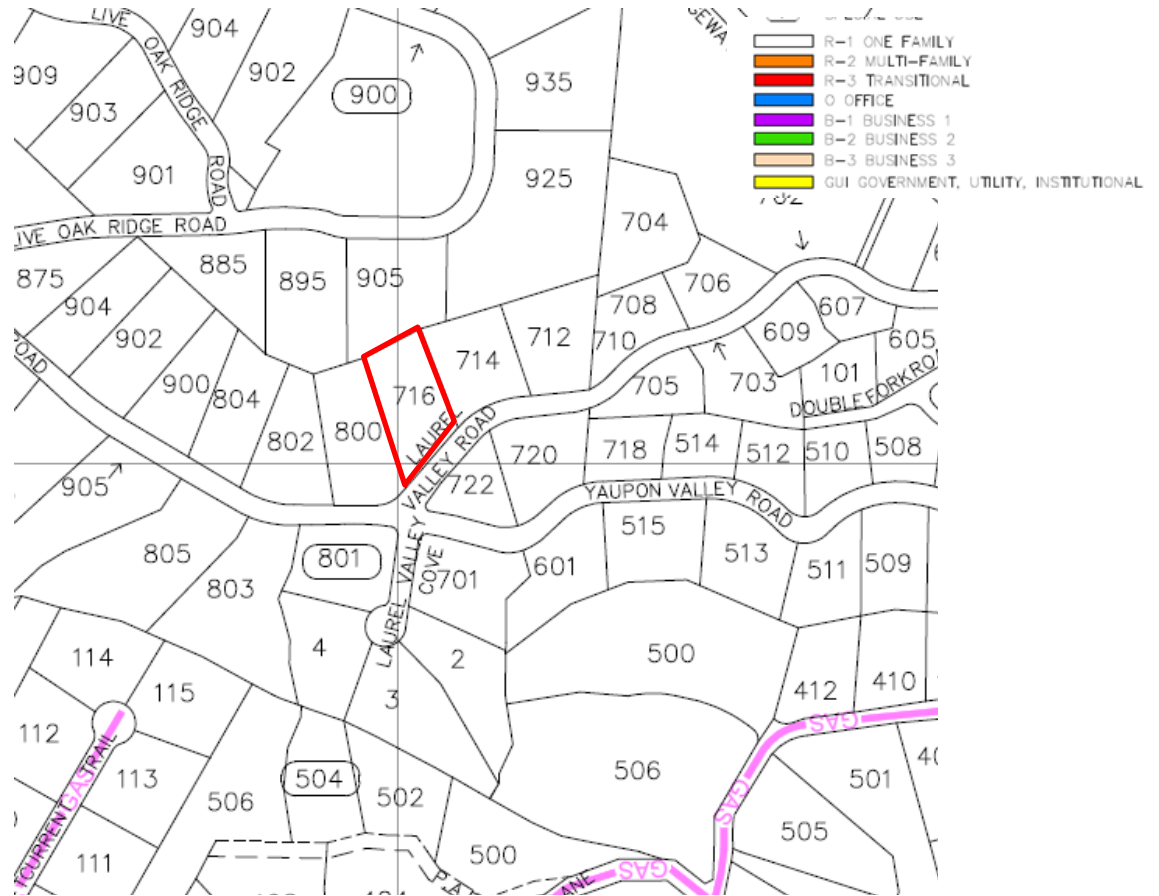
Comprehensive Planning Analysis

The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

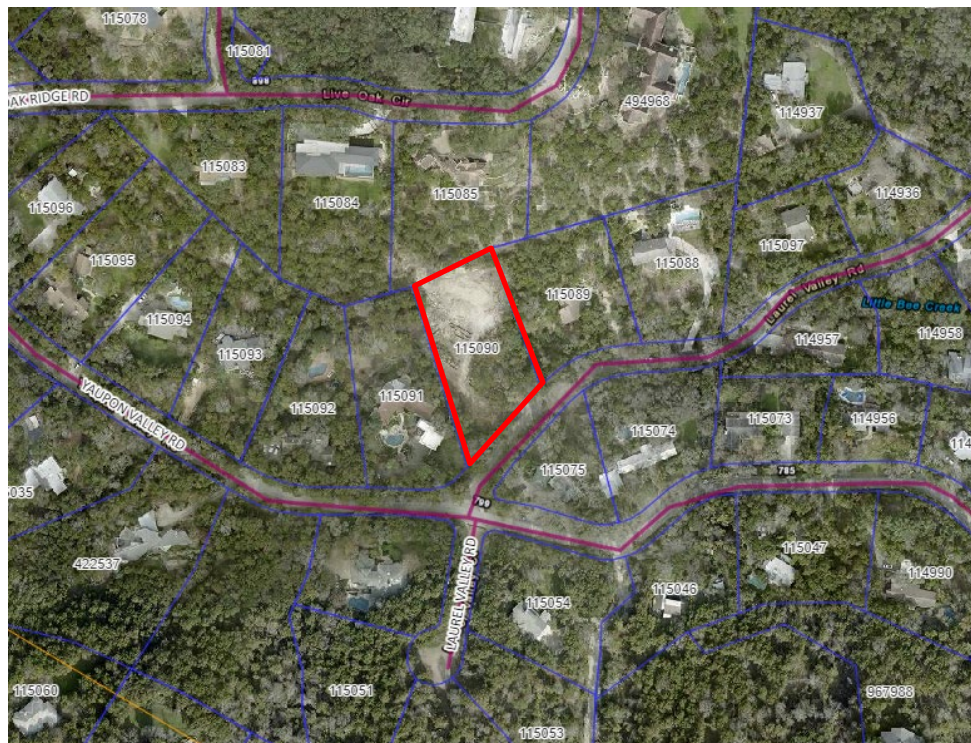
Links to Relevant Code:

<https://ecode360.com/40401696?highlight=&searchId=43102702040301320#4040169>

Zoning:



Aerial:





SPECIAL USE PERMIT 157-2023-B

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH A SPECIAL USE PERMIT SHALL BE PERMITTED AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, Barry and Jenna Schwartz, owners of the herein described parcel of land at 716 Laurel Valley Road, has requested a Special Use Permit for a guest quarters (casita) and

WHEREAS, the notice as required by Section 38.04.032 of the West Lake Hills Code of Ordinances has been given to adjacent property owners; and

WHEREAS, Public Hearings have been held by the Board of Adjustment as required by law; and

WHEREAS, there has not been a valid objection in the Public Hearings or a written protest submitted against the proposed Special Use Permit; and

WHEREAS, the Board of Adjustment find that the application for Special Use Permit meets the requirements of Sections 38.03.032 and 38.04.031 of the West Lake Hills Code; and

WHEREAS, the Board of Adjustment at its Public Hearing finds that the Special Use Permit on the herein described parcel is not against the public interest;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Lot 3, Mayo Addition

Article 2. The permit is granted under the following general terms and conditions:

1. The use shall not require change in the character or exterior appearance of the principal residential unit;
2. The Special Use shall not create a nuisances or otherwise interfere with any neighbor's reasonable enjoyment of the neighbor's property;
3. The Special Use shall not have an adverse effect on the value of surrounding properties nor impede their proper development;
4. No signs are permitted on the parcel except as permitted under the provisions of Chapter 32 of the West Lake Hills Code; and
5. All representations, whether oral or written, made by the owner, or his agent, in support of a Special Use Permit are conditions upon which this permit is granted.

Article 3. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon.

Article 4. This Special Use Permit may be renewed for two (2) year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant can seek renewal approval from the Board of Adjustment.

Article 5. This Special Use Permit for a guest quarters is granted to Barry and Jenny Schwartz, property owners, allowing a casita at 716 Laurel Valley Road.

Article 6. This Special Use Permit is not transferable to another person or another parcel of land.

Article 7. The Board of Adjustment after notice and Public Hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general or special conditions, and limitations applicable to this Special Use Permit;
2. A violation of any applicable ordinance or regulation;
3. A change in the nature of the use without prior approval of the City; or
4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or so as to constitute a nuisance.

Article 8. The application form entitled "Special Use Permit Form" along with any supporting correspondence and documents, and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 9. The City Administrator is hereby authorized and shall promptly note the change on the Official Zoning Map of the City of West Lake Hills, Texas. The Zoning Map shall indicate that there is a Special Use Permit for 716 Laurel Valley Road.

Article 10. This Special Use Permit shall become effective on the 24th day of May, 2023.

PASSED AND APPROVED this 24th day of May, 2023.

LINDA ANTHONY, CHAIRWOMAN
BOARD OF ADJUSTMENT
CITY OF WEST LAKE HILLS, TEXAS

ATTEST:

Terry Blanchard, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

Barry and Jenny Schwartz



OWNER
Barry Schwartz
Address
Phone Number

DESIGNER
Design Visions of Austin
Curtis Raymond Jr.
3503 Wild Cherry Drive Bldg. 12
Austin, TX 78738
Office: 512.583.0059
www.designvisionsofaustin.com

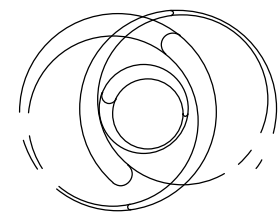
SURVEYOR
Waterloo Surveyors

STRUCTURAL ENGINEER
Ben Feld

BUILDER
Caliban Group
Barry Schwartz

Schwartz Spec
716 Laurel Valley Road, 78746

design visions
unique residential design
830. 992. 3640
www.designvisionsofaustin.com



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PROJECT:
Schwartz Spec
Cover Sheet

A0.0
date: 3.1.23
project # 21075

Schwartz Spec. FRONT VIEW



EXISTING & PROPOSED ZONING
CITY OF WEST LAKE HILLS ZONING DISTRICT R-1 ONE FAMILY

LEGAL DESCRIPTION
BEING A TRACT OF LAND OF WHICH ABOUT 0.103 OF ONE ACRE BEING A PORTION OF THE T.J. CHAMBERS SURVEY #504 AND ABOUT 1.045 ACRE BEING A PORTION OF THE JOHN SWESEY SURVEY #506, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING THOSE CERTAIN TRACTS OF LAND CONVEYED TO CHARLES W. EVANS AND CAROLYN D. EVANS BY DEEDS RECORDED IN VOLUME 5524, PAGE 314, AND VOLUME 5956, PAGE 141, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID TRACT BEING 1.045 ACRES OF LAND.

GENERAL PROJECT NOTES:

1.) THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

2.) ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

3.) 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 DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

4.) PORTIONS OF THESE DRAWINGS HAVE NOT BEEN DRAWN BY A REGISTERED ARCHITECT. 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 512-305-9000.

5.) THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.

6.) THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.

7.) THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.

8.) ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.

9.) DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR 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.

10.) 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. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.

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

12.) ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.

13.) UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

14.) ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

15.) THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS OVERSEEING UTILITIES AFFECTED BY HIS OPERATIONS, PRIOR TO COMMENCING WORK.

16.) THE CONTRACTOR 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.

17.) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR, NOTIFY THE DESIGNER FOR DIRECTION ON HOW TO PROCEED.

18.) IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.

19.) CONTRACTOR 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.

ELECTRICAL NOTES:

1.) ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2.) ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

3.) THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.

4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.

5.) COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.

6.) ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.

7.) ALL SWITCHES TO BE @ 3'-0" A.F.F. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.

8.) PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

9.) GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

10.) VERIFY LOCATION OF & TYPE OF POWER TO ALL APPLIANCES.

11.) OUTLETS WITHIN 6'-0" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS PER APPLICABLE CODE.

12.) NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.

13.) HEIGHT OF OUTLETS FROM FLOOR TO CENTER LINE OF OUTLET TO BE 12" TYPICAL UNLESS NOTED OTHERWISE.

14.) LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.

15.) PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.

16.) NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

17.) SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. PROVIDE POWER AS REQ'D. AT A/C COMPRESSOR UNITS.

18.) PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.

19.) PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTRTNMNT. CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

20.) MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.

21.) PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

22.) PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.

23.) PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.

24.) SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.

25.) IF THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE AND/OR HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, ALL CARBON MONOXIDE ALARMS SHALL BE LOCATED AS PER APPLICABLE CODE, AND AS SHOWN. ALL CARBON MONOXIDE ALARMS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP. COMBINATON CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS.

GENERAL PLAN NOTES:

1.) ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

2.) ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.

3.) ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

4.) WINDOW MANUFACTURER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY APPLICABLE CODE.

5.) PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

6.) PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER. POOL AND SPA PER SEPARATE PERMIT.

7.) BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

8.) PROVIDE WEATHER-STRIPPING AT ATTIC ACCESS DOOR(S).

9.) IF PLATE HEIGHT IS 10'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION...IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.

10.) ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

11.) PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS. SPACING AS REQ'D PER STRUCTURAL ENGINEER.

12.) PROVIDE WEATHER SEAL AND A 9 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

13.) UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVEING TO BE AS FOLLOWS: -LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR. -REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

14.) THERE IS TO BE A MIN. 3 1/2" DROP FROM INTERIOR TO EXTERIOR PORCHES. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MEET APPLICABLE CODE.

15.) THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

16.) PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

17.) SQUARE FOOTAGE CALCULATIONS GIVEN ARE BASED ON THESE CONSTRUCTION DRAWINGS NOT THE ACTUAL FINISHED BUILDING(S). DESIGNER IS NOT RESPONSIBLE FOR ANY ADDITIONS OR CHANGES TO SQUARE FOOTAGES THAT ARE HANDLED IN THE FIELD DURING CONSTRUCTION.

GENERAL ROOF LAYOUT NOTES:

1.) PITCHES TO BE AS NOTED ON PLANS.

2.) ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

3.) ALL OVERHANGS TO BE 24" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.

4.) ALL FRAMING TO BE PER ENGINEER'S SPECIFICATIONS.

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

6.) ALL LOAD BEARING HEADERS & CONCEALED OR DROPPED BEAMS TO BE DESIGNED PER ENGINEER OR BUILDER.

GENERAL ELEVATION NOTES:

1.) ALL WINDOW HDR. HTS. AT LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.

2.) MAXIMUM 12" EXPOSED FOUNDATION ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. NO EXPOSED GALVANIZED FLASHING ALLOWED.

3.) GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.

4.) ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.

5.) ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.

6.) CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.

7.) ALL WINDOWS AND DOORS AT THE FRONT OF THE HOME AND FACING THE GOLF COURSE TO BE RECESSED 4" MIN. INCLUDING SURROUND DETAIL DEPTH.

8.) ALL ATTIC AND GARAGE WINDOWS TO APPEAR FINISHED OUT.

GENERAL INTERIOR ELEVATION NOTES:

1.) WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.

2.) STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.

3.) VERIFY CABINETS AND CABINET STYLE(S) WITH OWNER, INTERIOR DESIGNER OR BUILDER. STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT, FRONTS & HARDWARE.

4.) SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.

5.) LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.

6.) APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

7.) PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.

8.) PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW.

9.) PROVIDE GROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

10.) CABINET CONTRACTOR TO PROVIDE AND INSTALL END panel TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT RAISED BAR LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.

11.) TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.

12.) CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER &/OR INTERIOR DESIGNER.

13.) SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.

WEST LAKE HILLS GENERAL NOTES:

1.) ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.

2.) ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

3.) PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4.) BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

5.) THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.

6.) CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

7.) ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.

8.) AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.

9.) ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

10.) AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

WEST LAKE HILLS TRENCH SAFETY NOTES:

1.) IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.

2.) IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4- FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

3.) IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE. THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF WEST LAKE HILLS.

WEST LAKE HILLS TRAFFIC MARKING NOTES:

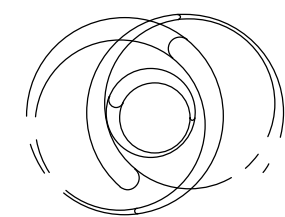
1.) BARRICADES BUILT TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.

2.) ANY METHODS, STREET MARKINGS, AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS, OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.

3.) ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS, AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

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Schwartz Spec
Project Notes

A0.1

date: 3.1.23
project # 21075

STANDARD ABBREVIATIONS

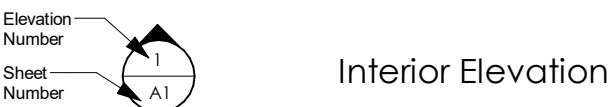
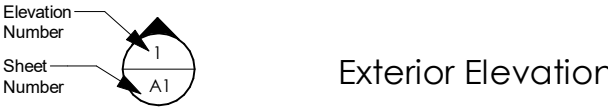
AFF Above Finish Floor	Manf. Manufacturer
Addn. Additional	Mas. Masonry
A.H.U. Air Handling Unit	Max. Maximum
Alum. Aluminum	M.C. Medicine
Approx.Approximate	Cabinet
Arch. Architect, Architectural	Matl. Material
	Mech. Mechanical
	Mtl. Metal
	Mfr. Manufacturer
Bm. Beam	Micro. Microwave
Brg. Bearing	M.W. Microwave
Blkg. Blocking	Min. Minimum
Bd. Board	Mir. Mirror
Bldg. Building	Misc. Miscellaneous
B.L. Building Line	M.O. Masonry
B.O.S. Bottom of Steel	opening
	Mtd. Mounted
Cab. Cabinet	
Cant. Cantilever	N.I.C. Not in contract
Cpt. Carpet	Nom. Nominal
Clg. Ceiling	
C.L. Ceiling	O.C. On Center
C.T. Ceramic Tile	O.D. Outside
Clo. Closet	Diameter
Col. Column	Off. Office
Conc. Concrete	Opng. Opening
C.M.U. Concrete	Opp. Opposite
Masonry Unit	O.T.O. Out to Out
C.J. Control joint	
Cont. Continuous	Pc. Piece
	PDR. Powder
	PL Plate
Det. Detail	P.Lam. Plastic
Dia. Diameter	Laminate
Dim. Dimension	Plmg. Plumbing
DBL. Double	Pnlg. Paneling
Dn. Down	Pnt. Paint
D.S. Downspout	P.T. Pressure
Dwg. Drawing	Treated
DR Dryer	P.V.C. Polyvinyl
D.W. Dishwasher	Chloride
Ea. Each	
E.J. Expansion Joint	Q.T. Quarry tile
Elec. Electrical	Qtr. Quarter
Elev. Elevation	
Equip. Equipment	R. Radius, Riser
Exist. Existing	R.D. Roof Drain
Ex. Expansion	Re: Refer
Ext. Extension	Ref. Reference
Exh. Exhaust fan	Refr. Refrigerator
	Reinf. Reinforce
	Reqd. Required
F.A.R Framing As Required	Rm. Room
FL.D. Floor Drain	R.O. Rough opening
Fdn. Foundation	R.H. Ridge Height
Fin. Finish	
Fixt. Fixture	S.C. Solid Core
Flex. Flexible	Sched. Schedule
Flr. Floor	Sect. Section
Ftg. footing	Sht. Sheet
Furr. Furring	Shtg. Sheathing
F.D. Furr Down	Sim. Similar
F.V. Field verify	Spec. Specifications
F.F. Finish floor	S.S. Stainless steel
	Std. Standard
Ga. Gauge	Stl. Steel
Galv. Galvanized	Struct. Structural
Gen. General	Susp. Suspended
Gl. Glass, glazing	
Gyp. Gypsum	Tele. Telephone
	Temp. Tempered
H.B. Hose Bibb	Thld. Threshold
H.C. Hollow Core	Toil. Toilet
Hdw. Hardware	Typ. Typical
Hd. Head	T.O.W. Top of Wall
Horiz. Horizontal	T.O.S. Top of Steel
Ht. Height	
H.H. Head height	U.N.O. Unless Noted
	Otherwise
I.M. Ice Maker	Util. Utility
I.D. Inside Diameter	
Insul. Insulation	W.I.C. Walk In Closet
	W/ With
Jst. Joist	Wd. Wood
Jnt. Joint	Wind. Window
	W Washer
Lam. Laminate	W.H. Water Heater
Lav. Lavatory	W.R. Water Resistant
Lt. Light	W.W.M.Welded wire
Lins. Linens	Mesh
	1R/1S 1 Rod 1Shelf
	2R/2S 2 Rod 2Shelves
	1R/2S 1 Rod sShelves

Door Schedule					
Mark	Width	Height	Head Height	Comments	
	4' - 10"	9' - 6"			
18	4' - 0"	9' - 0"	9' - 0"		
20	18' - 0"	8' - 0"	7' - 11 1/2"		
21	2' - 8"	8' - 0"	8' - 0"		
24	3' - 0"	8' - 0"	8' - 0"		
28	2' - 4"	8' - 0"	8' - 0"		
29	3' - 0"	8' - 0"	8' - 0"		
30	3' - 0"	8' - 0"	8' - 0"		
32	2' - 6"	8' - 0"	8' - 0"		
34	3' - 0"	8' - 0"	8' - 0"		
36	2' - 6"	8' - 0"	8' - 0"		
40	3' - 0"	8' - 0"	8' - 0"		
42	2' - 4"	8' - 0"	8' - 0"		
45	2' - 6"	8' - 0"	8' - 0"		
48	2' - 6"	8' - 0"	8' - 0"		
49	3' - 0"	8' - 0"	8' - 0"		
50	2' - 0"	8' - 0"	8' - 0"		
55	2' - 6"	8' - 0"	8' - 0"		
61	3' - 0"	8' - 0"	8' - 0"		
66	2' - 8"	8' - 0"	8' - 0"		
71	2' - 8"	8' - 0"	8' - 0"		
74	3' - 0"	8' - 0"	8' - 0"		
75	4' - 2"	8' - 0"	8' - 0"		
81	2' - 6"	8' - 0"	8' - 0"		
83	2' - 8"	8' - 0"	7' - 0"		
86	2' - 6"	8' - 0"	8' - 0"		
87	2' - 6"	8' - 0"	8' - 0"		
88	2' - 6"	8' - 0"	8' - 0"		
90	2' - 6"	8' - 0"	8' - 0"		
91	3' - 0"	8' - 0"	8' - 0"		
92	2' - 6"	8' - 0"	8' - 0"		
93	2' - 8"	8' - 0"	8' - 0"		
94	2' - 4"	8' - 0"	8' - 0"		
96	2' - 6"	8' - 0"	8' - 0"		
113	2' - 4"	8' - 0"	8' - 0"		
115	2' - 4"	8' - 0"	8' - 0"		
118	12' - 0"	8' - 0"	8' - 0"		
119	2' - 4"	8' - 0"	8' - 0"		
120	3' - 0"	8' - 0"	8' - 0"		
122	14' - 0"	10' - 0"	10' - 0"		
123	2' - 6"	8' - 0"	8' - 0"		
124	2' - 8"	8' - 0"	8' - 0"		
125	2' - 6"	8' - 0"	8' - 0"		
126	10' - 0"	8' - 0"	8' - 0"		
127	2' - 6"	8' - 0"	8' - 0"		
128	2' - 8"	8' - 0"	8' - 0"		

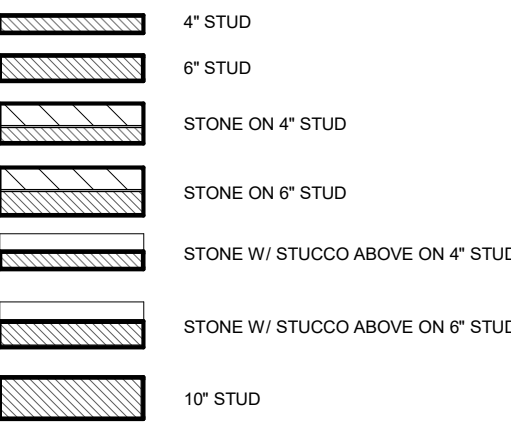
Window Schedule					
Level	Width	Height	Head Height	Comments	
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	6' - 0"	8' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	8' - 0"	8' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	11' - 6"		
Upper Master Wing Fin. Flr. Plan	8' - 0"	2' - 0"	10' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	11' - 6"	7' - 0"	10' - 0"		
Upper Master Wing Fin. Flr. Plan	4' - 0"	10' - 0"	10' - 0"		
Upper Master Wing Fin. Flr. Plan	5' - 0"	3' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	2' - 0"	2' - 0"	8' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	2' - 0"	2' - 0"		
Upper Master Wing Fin. Flr. Plan	4' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	9' - 0"	9' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	2' - 0"	3' - 0"	8' - 0"		
Main Flr. Fin. Plan	5' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	6' - 0"	6' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	8' - 0"	13' - 0"		
Media Fin. Flr.	6' - 0"	3' - 0"	6' - 0 1/2"		
Lower Floor Bedrooms Fin. Flr. Plan	4' - 0"	2' - 0"	8' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	11' - 7"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	11' - 7"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	6' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	4' - 0"	2' - 0"	8' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	6' - 0"	6' - 0"		
Casita Upper Fin. Flr. Plan	3' - 0"	4' - 0"	4' - 11"		
Casita Upper Fin. Flr. Plan	3' - 0"	4' - 0"	4' - 11"		
Lower Floor Bedrooms Fin. Flr. Plan	3' - 0"	10' - 0"	10' - 0"		
Upper Master Wing Fin. Flr. Plan	4' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	4' - 0"	10' - 0"	10' - 0"		
Lower Floor Bedrooms Fin. Flr. Plan	2' - 8"	2' - 0"	10' - 0"		
Lower Garage Fin. Flr.	3' - 0"	9' - 0"	9' - 0"		
Lower Garage Fin. Flr.	3' - 0"	9' - 0"	9' - 0"		
Lower Garage Fin. Flr.	3' - 0"	9' - 0"	9' - 0"		
Main Flr. Fin. Plan	3' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	3' - 0"	10' - 0"	10' - 0"		
Casita Upper Fin. Flr. Plan	6' - 0"	4' - 0"	9' - 0"		
Casita Upper Fin. Flr. Plan	6' - 0"	4' - 0"	9' - 0"		
Media Fin. Flr.	3' - 0"	10' - 0"	10' - 0"		
Main Flr. Fin. Plan	5' - 0"	10' - 0"	10' - 0"		
Media Fin. Flr.	4' - 0"	2' - 0"	10' - 0"		

Curtain Wall Schedule				
Mark	Unit Width	Unit Height	Header Height	Comments
W-A	16'-0"	10'-0"	10'-0"	window/door combo.
W-B	15'-0"	10'-0"	10'-0"	
W-C	13'-4"	9'-0"	10'-0"	
W-D	4'-0"	10'-0"	10'-0"	
W-E	15'-0"	9'-0"	10'-0"	
W-F	12'-0"	9'-0"	10'-0"	
W-G	10'-6"	8'-0"	8'-0"	
W-H	8'-6"	13'-6"	17'-6"	
W-I	8'-2"	13'-6"	17'-6"	
W-J	8'-0"	10'-0"	10'-0"	

GRAPHIC SYMBOLS



WALL LEGEND:

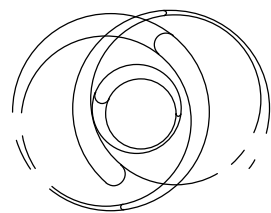


Sheet List	
Sheet Number	Sheet Name

A1.2	Main Level Dimemson Plan
A2.0	Front & Rear Elevations
A2.1	Left & Right Elevations
A2.2	Exterior Elevations
A3.1	Building Sections
A3.2	Driveway
A0.0	Cover Sheet
A0.1	Project Notes
A0.2	Index
A1.0	Site Plan
A1.1	Main Level Finished Plan
A1.3	Lower Level Finished Plan
A1.5	Upper Level Finished Plan
A1.6	Upper Level Dimensioned Plan
A1.4	Lower Level Dimension Plan
A1.7	Roof Plan
A1.8	30'-0" Above Nat. Grade line Diagram
A2.3	Exterior 3D
A2.6	Exterior 3D
A2.4	Exterior 3D
A2.5	Exterior 3D
A4.0	Interior Elevations
A4.1	Interior Elevations
A3.0	Building Sections
E1.0	Main Floor Electrical
E1.1	Upper Floor Electrical
E1.2	Lower Floor Electrical
S-1	Foundation Plan
S-2	Foundation Notes & Details
S-3	Foundation Section Details
S-4	Foundation Section Details
S-5	Low Roof/Ceiling & Floor Framing Plan
S-6	High Roof/Ceiling Framing Plan
S-7	Framing Notes & Details
S-8	First Floor Braced Wall Plan
S-9	Second Floor Braced Wall Plan
C-1	Grading Plan

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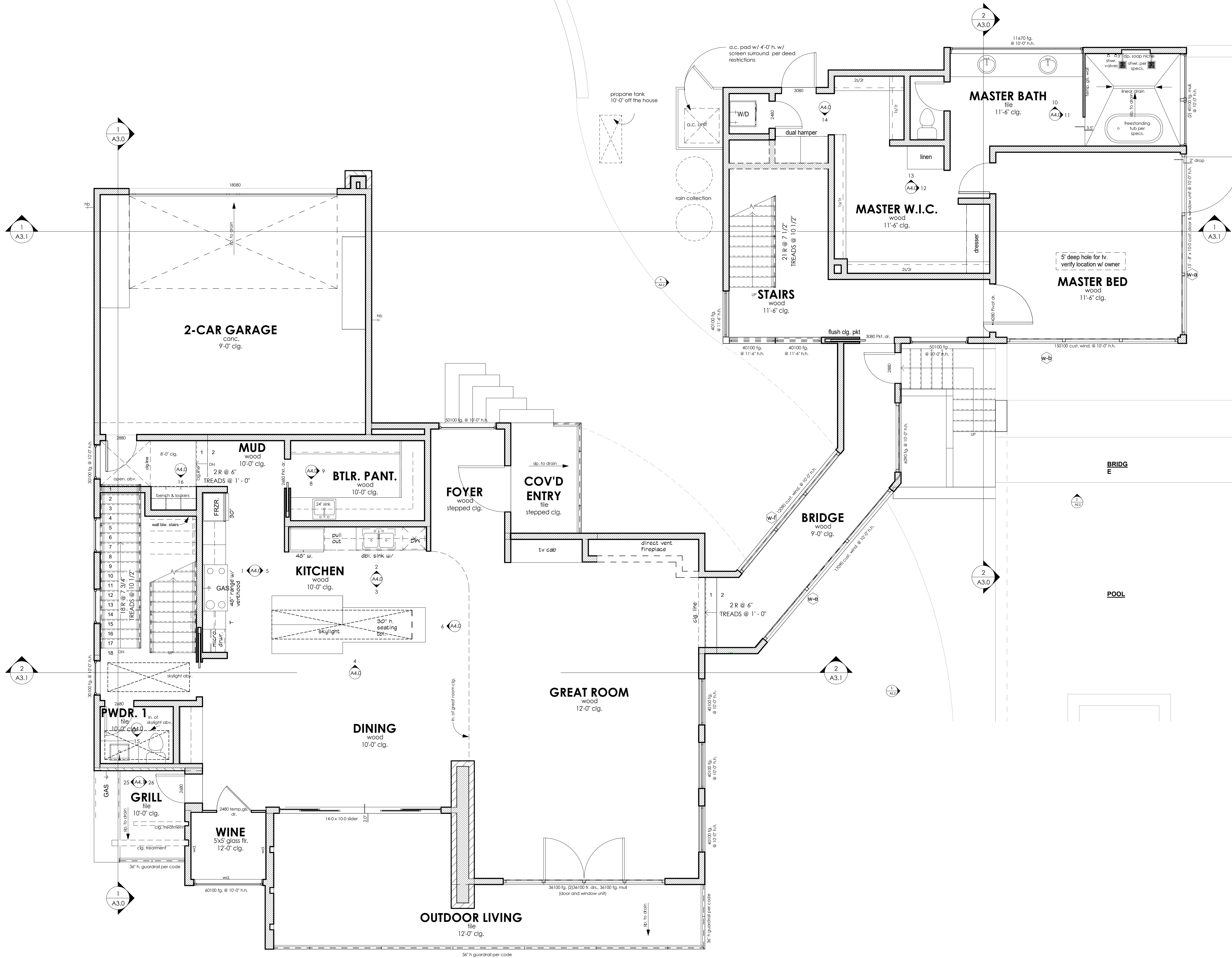


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PROJECT:
Schwartz Spec
Index

A0.2

date: 3.1.23
project # 21075



AREA FOOTAGE CALCS.	
MAIN LEVEL (HEATED)	2,588 SF.
LOWER LEVEL (HEATED)	1,546 SF.
UPPER LEVEL (HEATED)	1,331 SF.
CASITA (HEATED)	750 SF.
TOTAL (HEATED)	6,215 SF.
OUTDR. LIV./DIN.	220 SF.
MAIN 2-CAR GAR.	256 SF.
LOWER 2-CAR GAR.	837 SF.
OUTDR.GRILL	79 SF.
STORAGE	274 SF.
MECH./STORAGE	100 SF.
COVD PORCH	186 SF.
COVD ENTRY	58 SF.
TOTAL (UNHEATED)	2,008 SF.
TOTAL COVERED	8,223 SF.

IMPERVIOUS CALCULATIONS	
MAIN LEVEL (CONCRETE)	1,627 SF.
MASTER WING (Main Level) (CONCRETE)	1,019 SF.
CASITA (Main Level) (CONCRETE)	770 SF.
POOL (CONCRETE)	955 SF.
DRIVEWAYS (CONCRETE)	5,108 SF.
WALKWAYS & A/C PADS (CONC./PAVERS)	70 SF.
MASONRY (STONE)	71 SF.
IMPERVIOUS:	9,620 SF. 22%
PERVIOUS:	33,792 SF. 78%
TOTAL	43,412 SF. 100%

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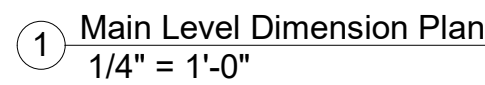


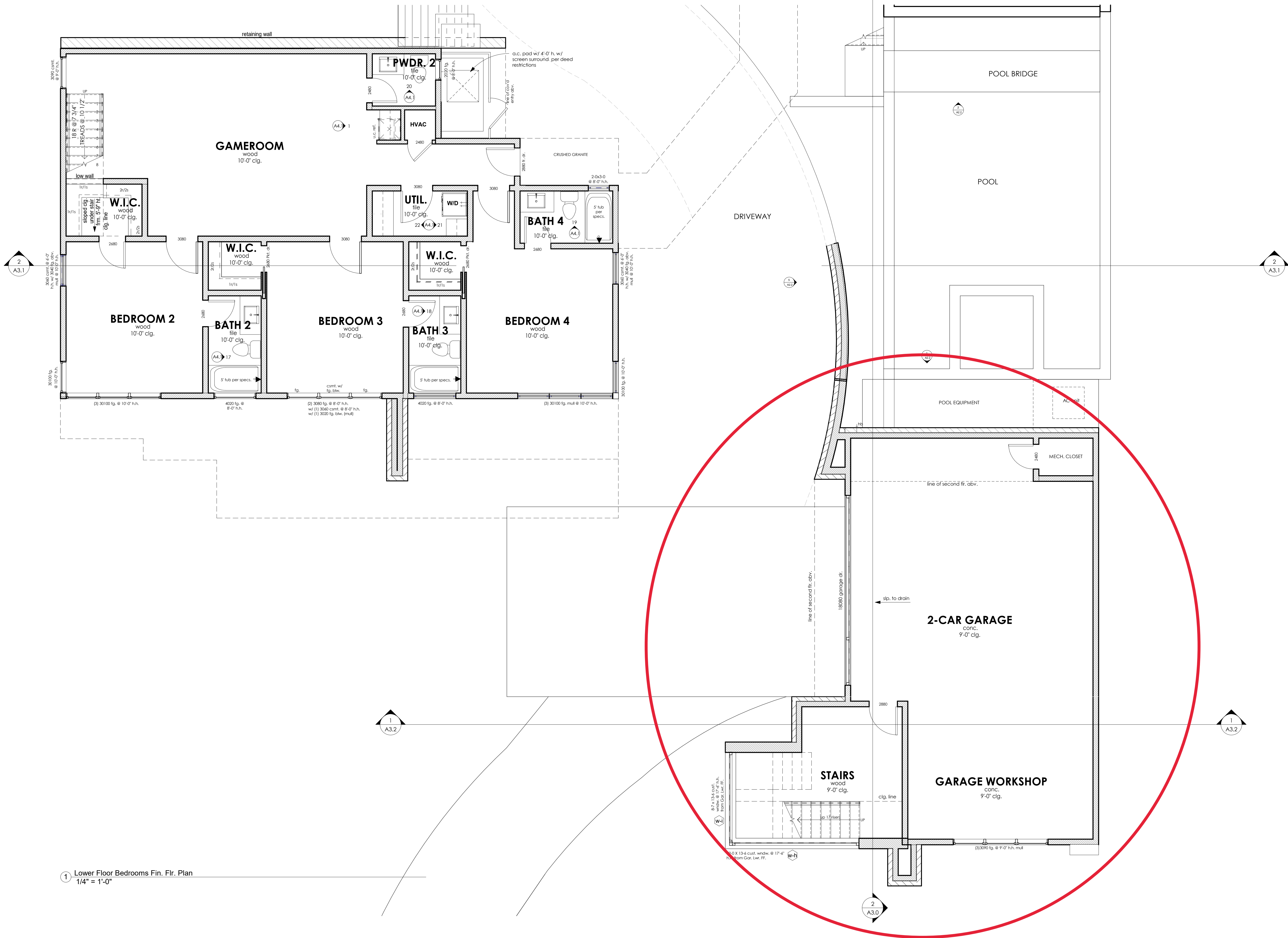
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PROJECT:
Schwartz Spec
Main Level Finished Plan

A1.1
date: 3.1.23
project # 21075

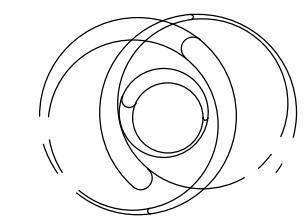
1 Main Flr. Fin. Plan
1/4" = 1'-0"





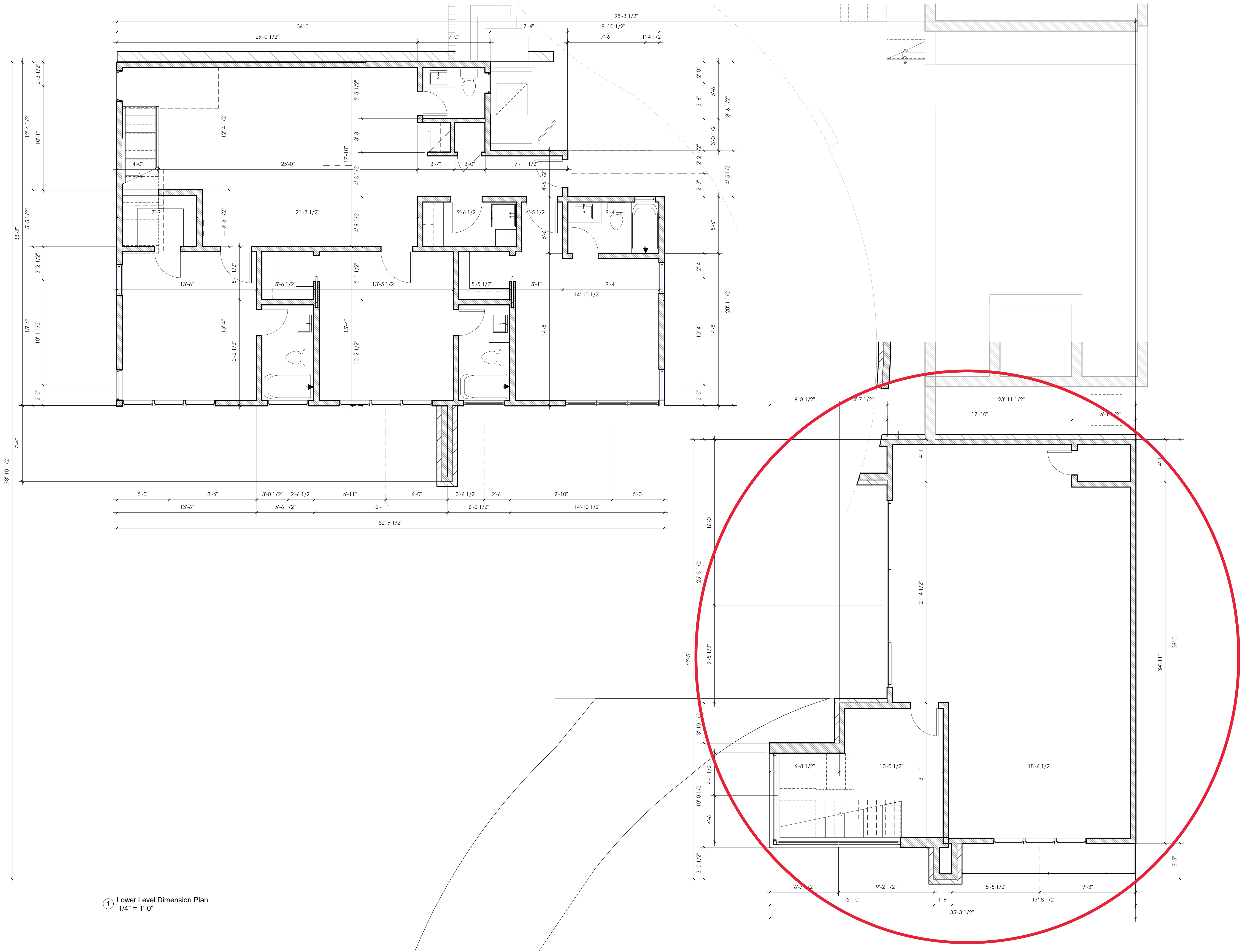
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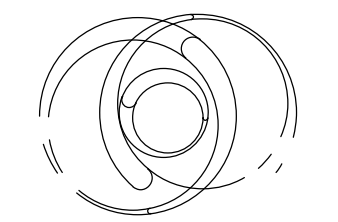


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PROJECT:
Schwartz Spec
Lower Level Finished Plan
A1.3
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project # 21075



① Lower Level Dimension Plan
1/4" = 1'-0"



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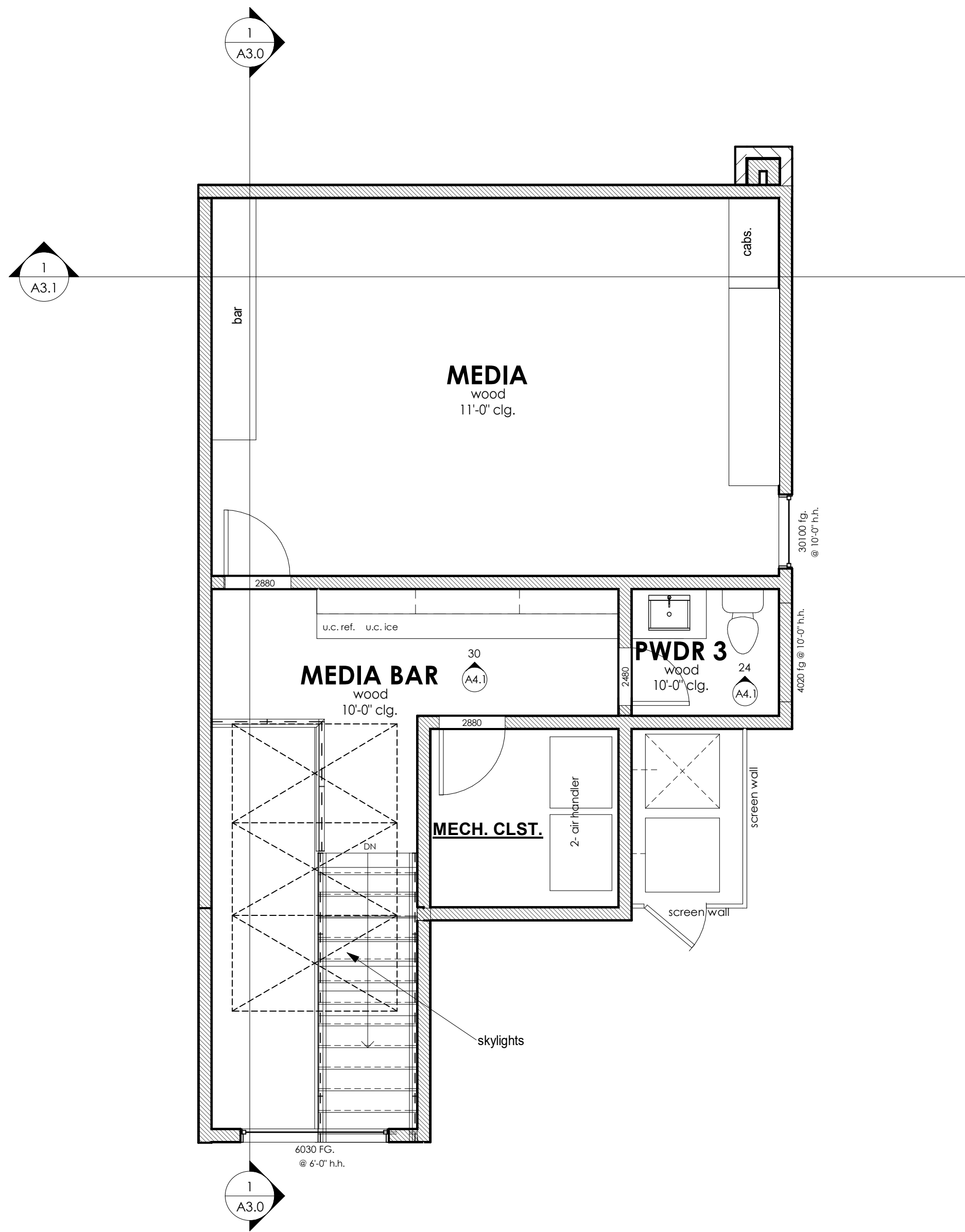
PROJECT:
Schwartz Spec

Lower Level Dimension Plan

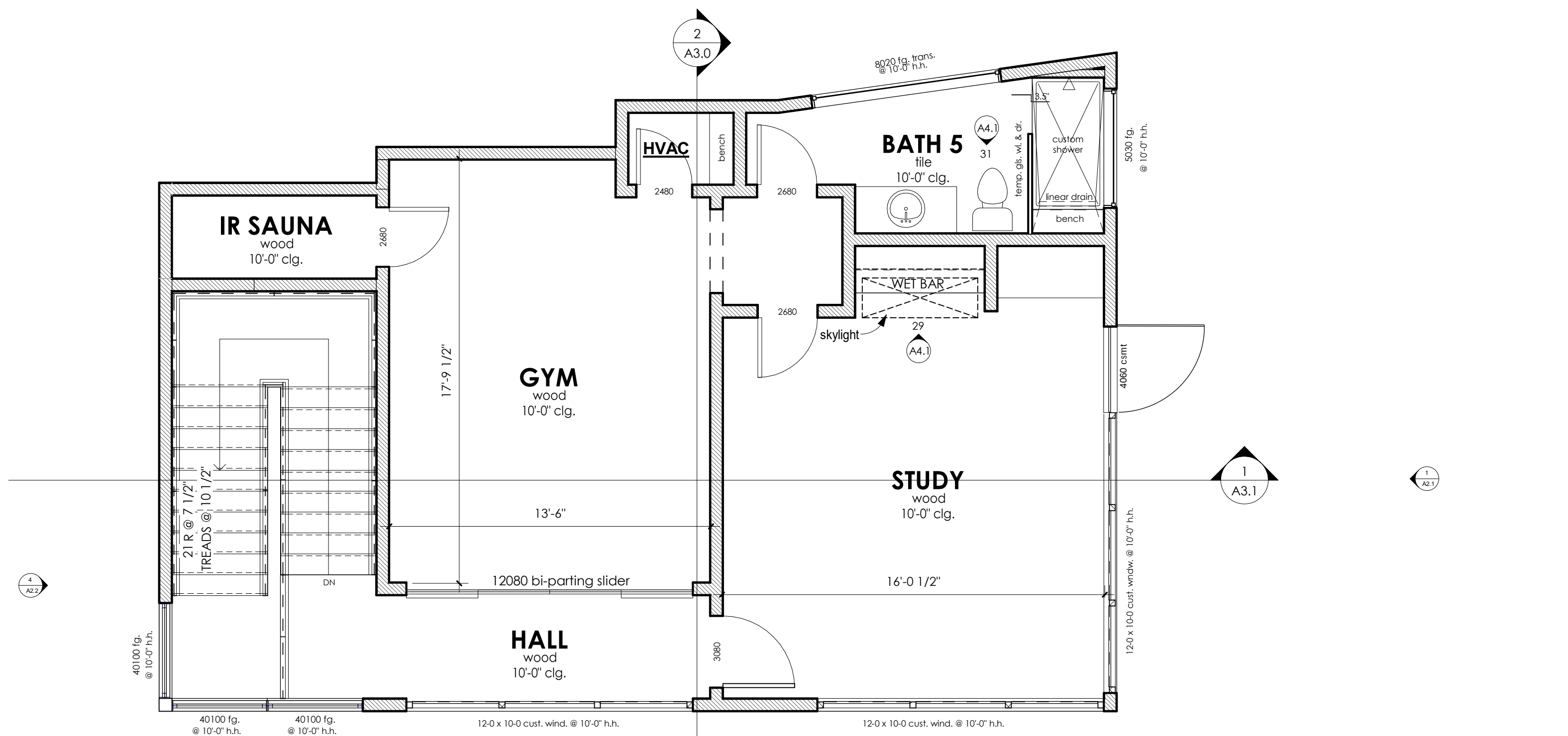
A1.4

date: 3.1.23
project # 21075

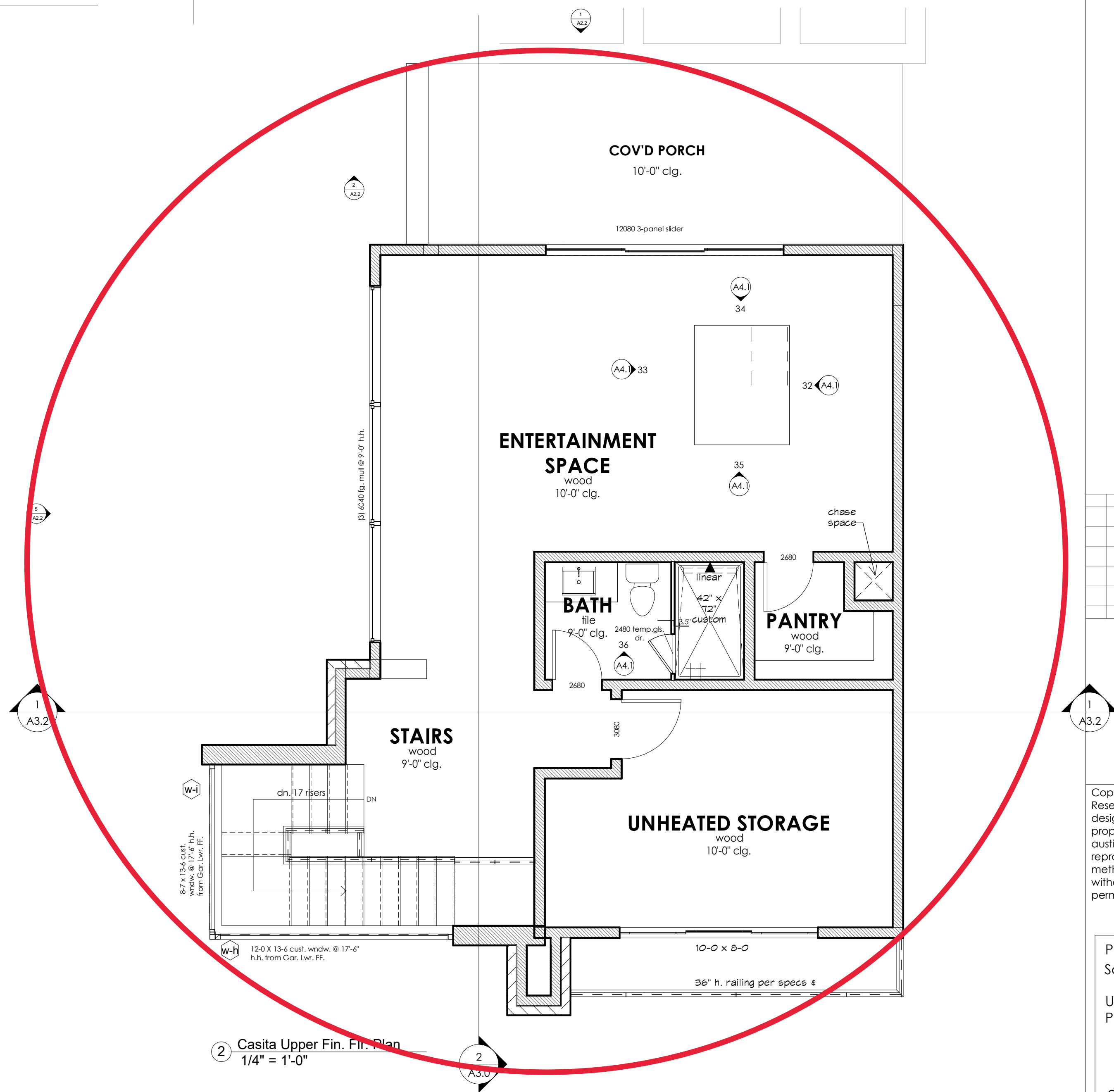
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Media Fin. Flr. Plan
1/4" = 1'-0"



1 Upper Master Wing Fin. Flr. Plan
1/4" = 1'-0"



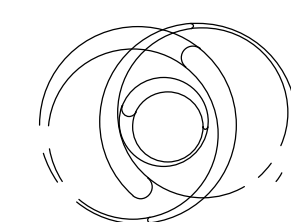
2 Casita Upper Fin. Flr. Plan
1/4" = 1'-0"

Schwartz Spec

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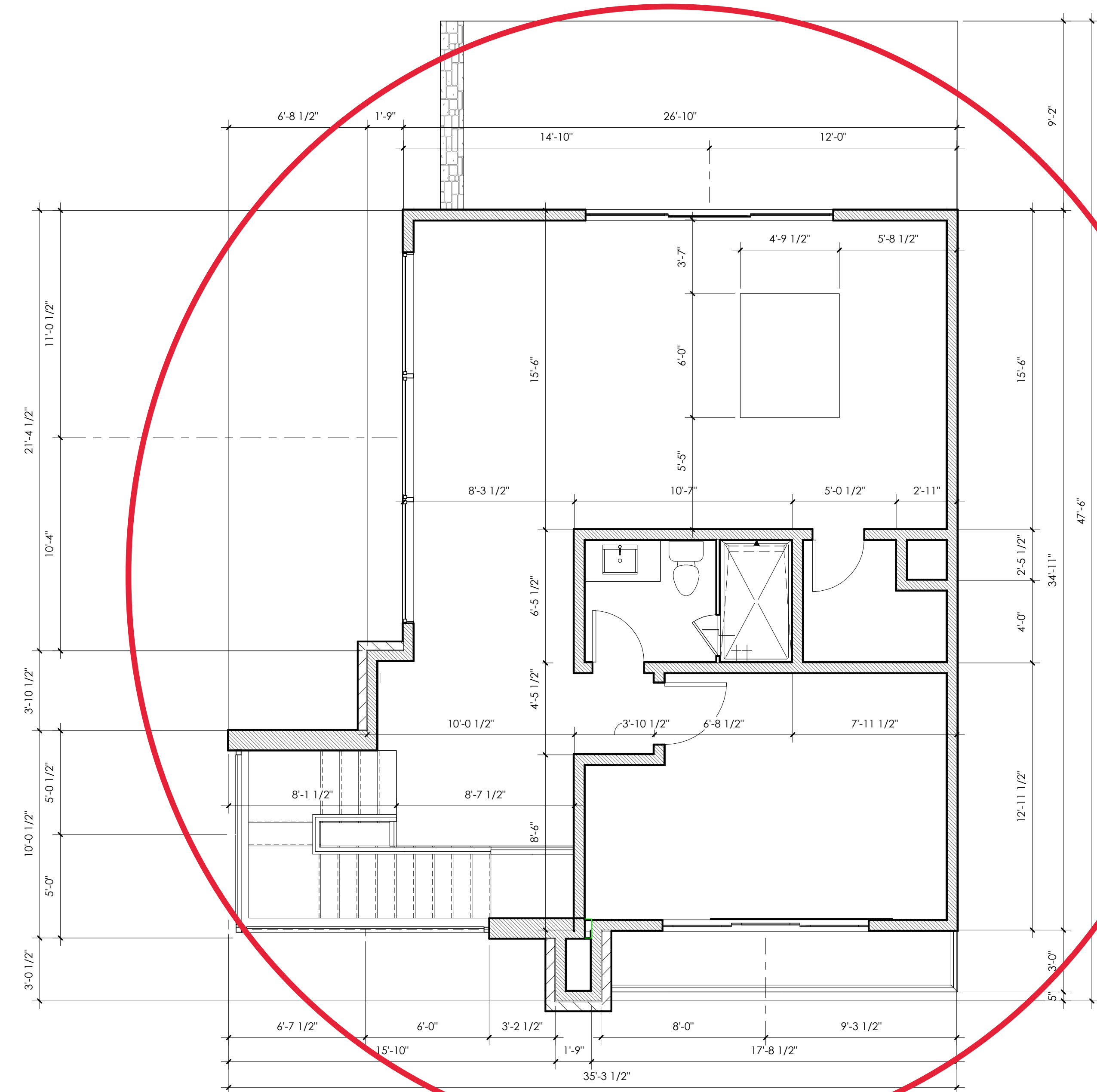
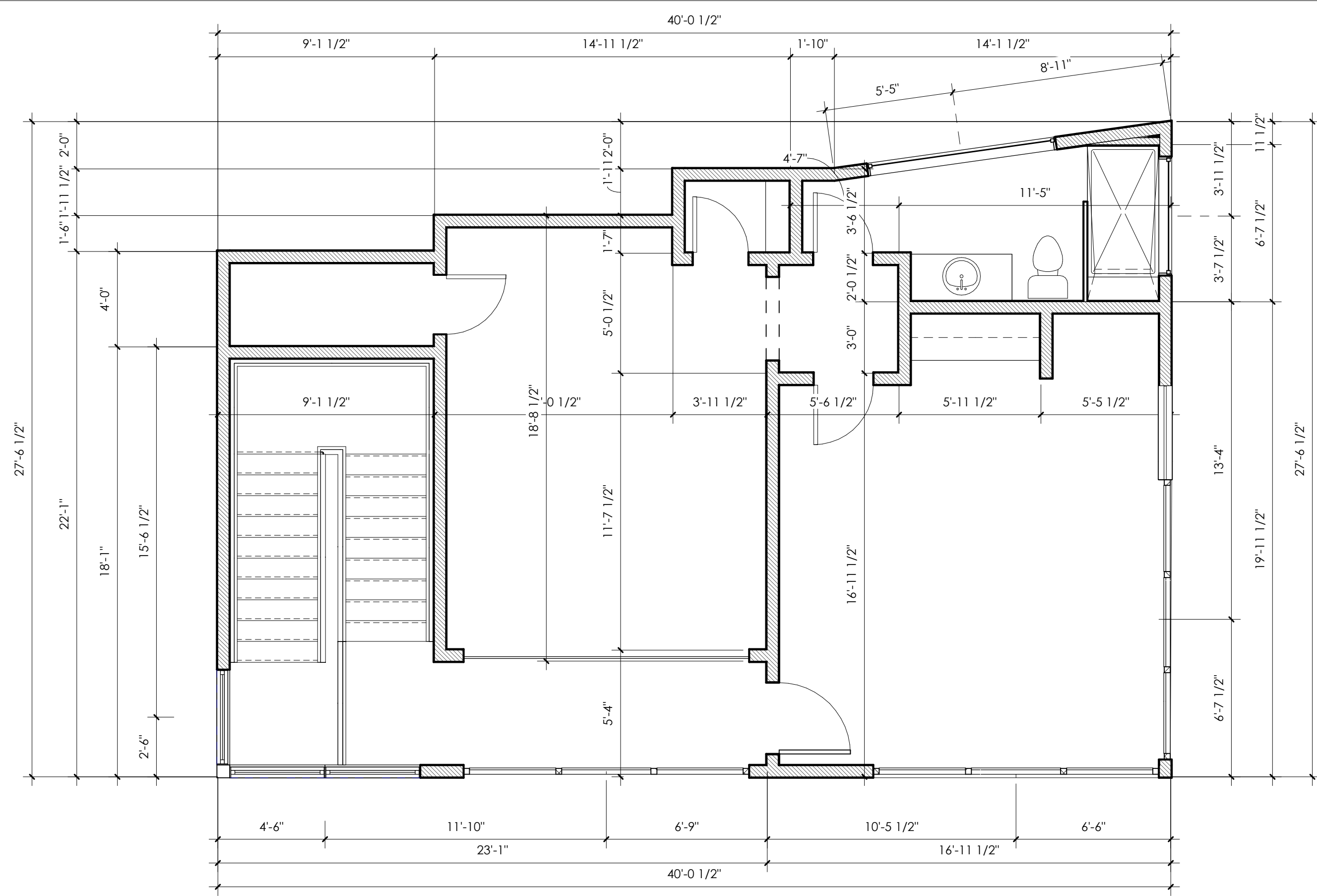
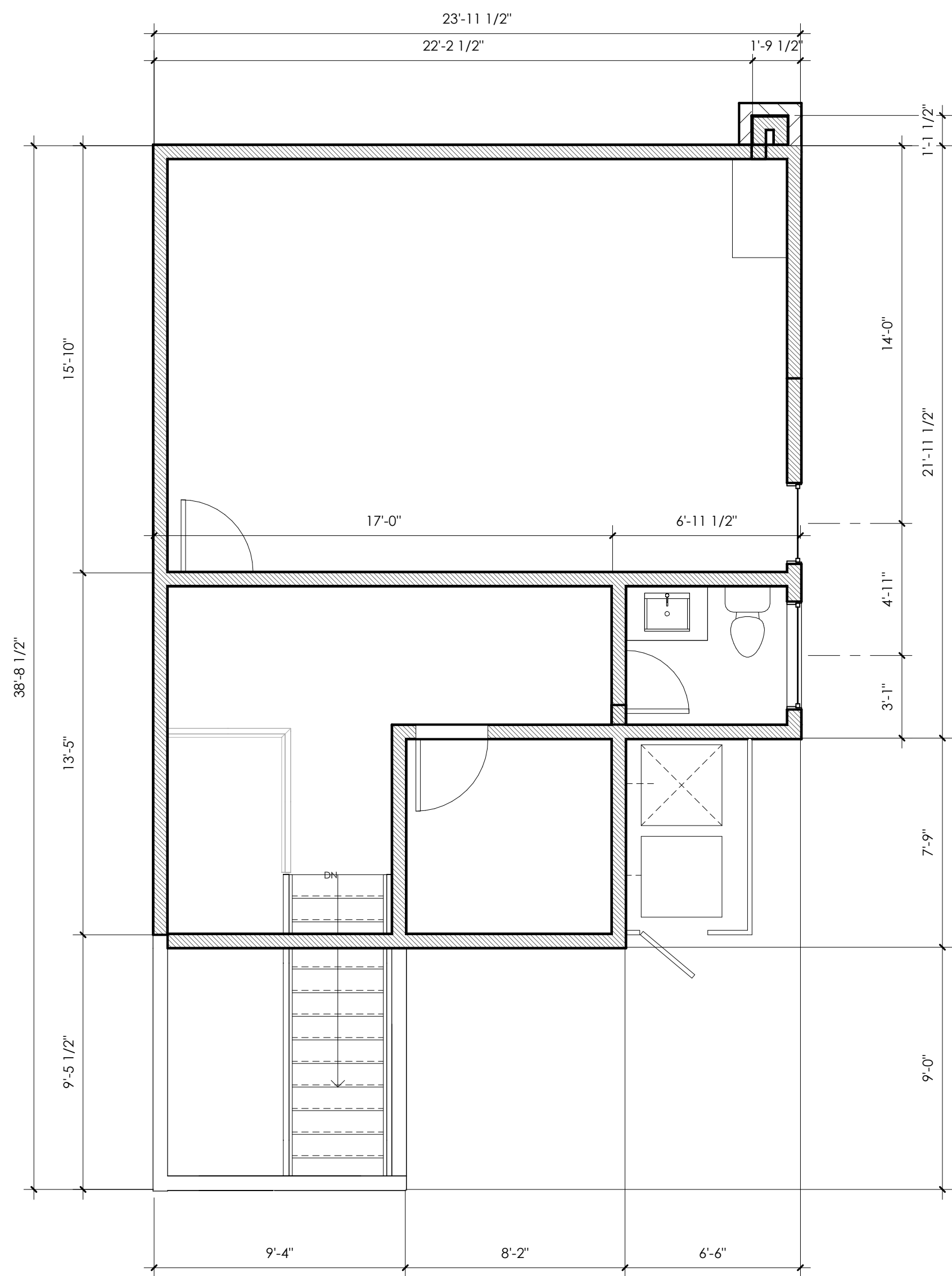


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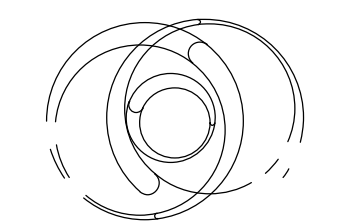
PROJECT:
Schwartz Spec
Upper Level Finished Plan

A1.5

date: 3.1.23
project # 21075



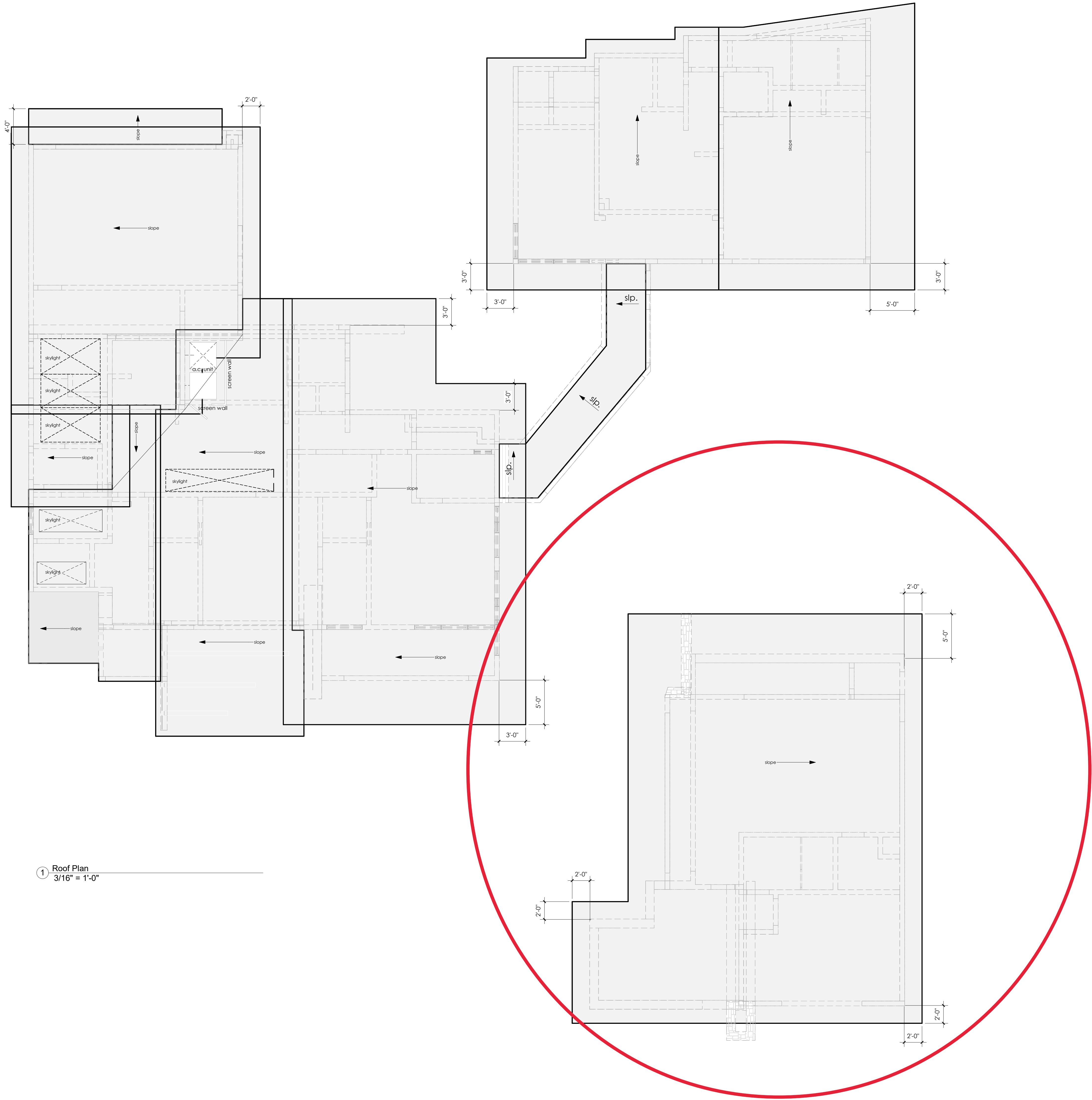
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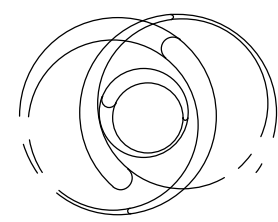
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PROJECT:
Schwartz Spec
Upper Level
Dimensioned Plan
A1.6
date: 3.1.23
project # 21075

Schwartz Spec
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① Roof Plan
3/16" = 1'-0"



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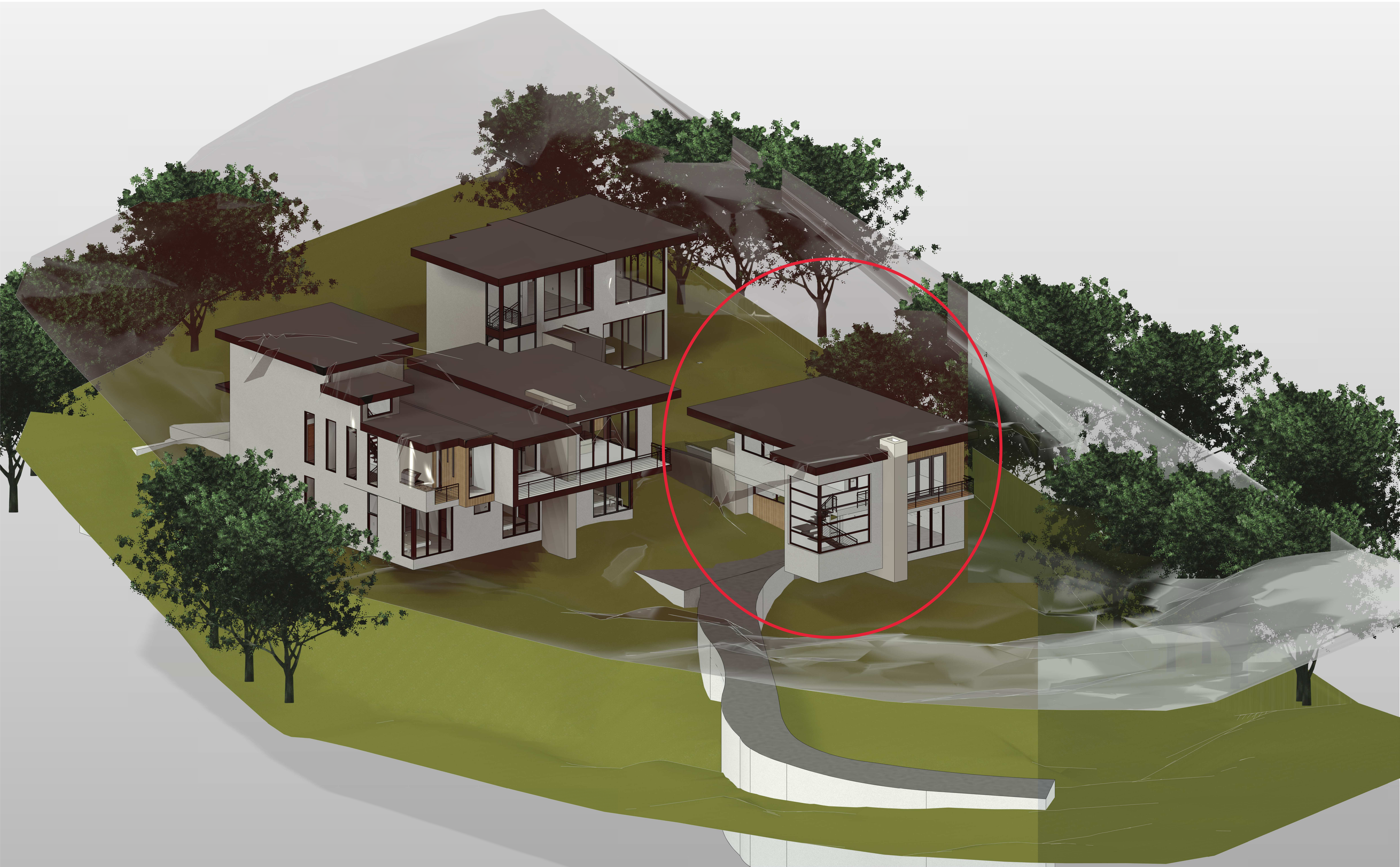
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PROJECT:
Schwartz Spec
Roof Plan

A1.7

date: 3.1.23
project # 21075

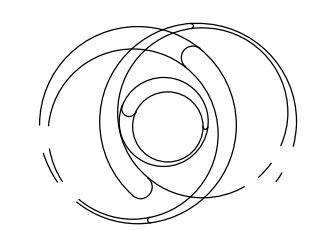
Schwartz Spec
716 Laurel Valley Road, 78746



① 3D 30'-0" Above Nat. Grade Line

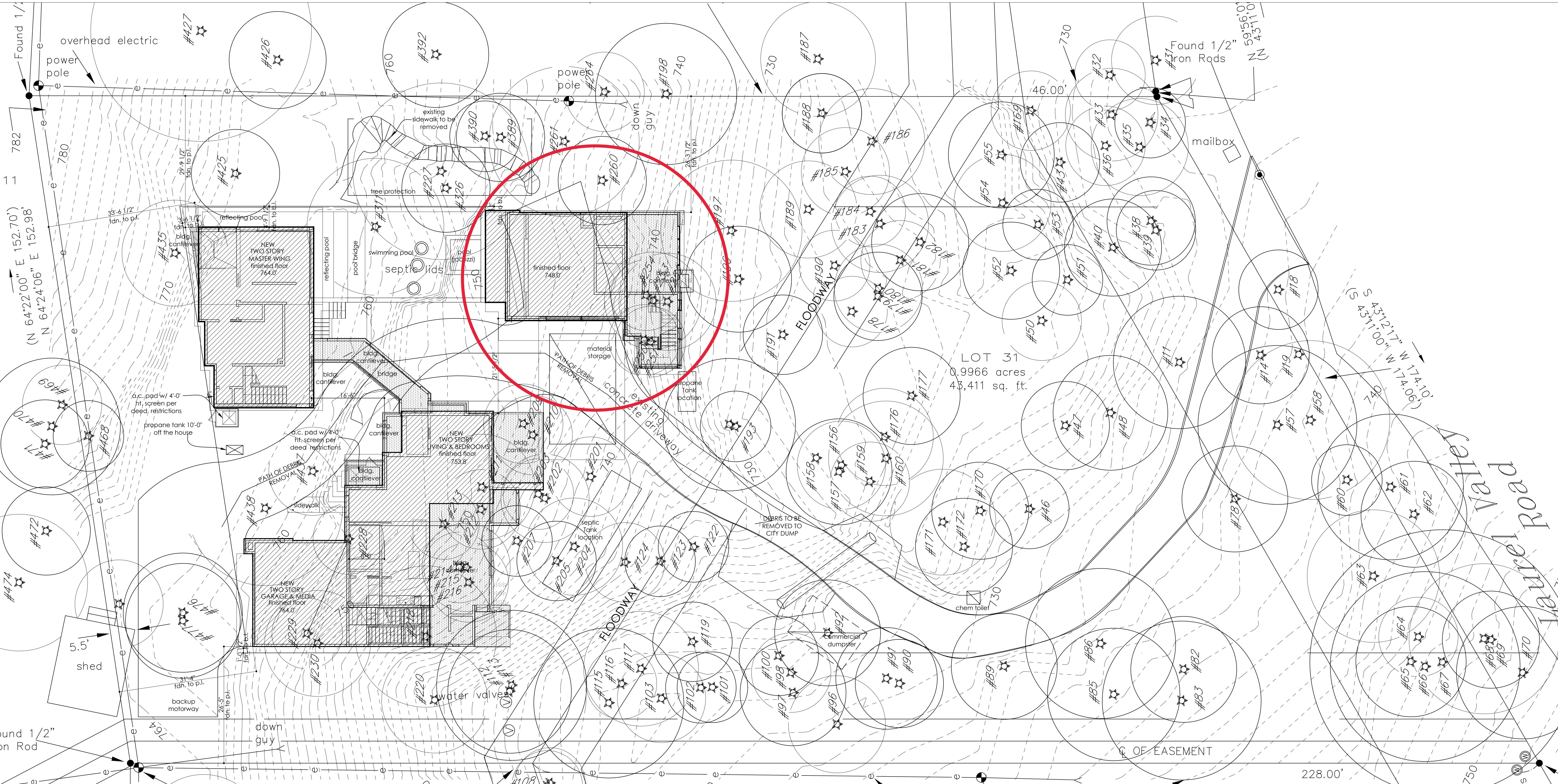
Schwartz Spec
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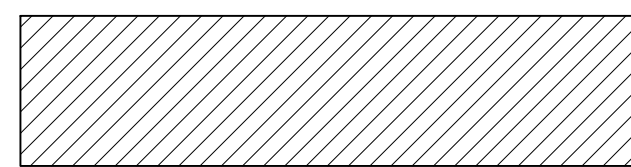


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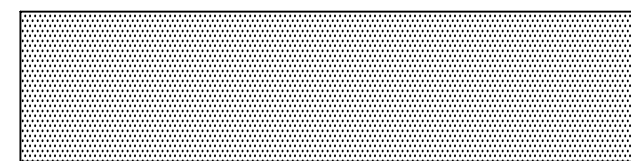
PROJECT:
Schwartz Spec
30'-0" Above Nat.
Grade line Diagram
A1.8
date: 1.3.23
project # 21075



LEGEND:



BUILDING FOUNDATION (IMPERVIOUS)

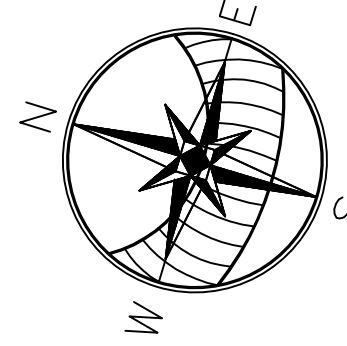


BUILDING CANTILEVER (NOT IMPERVIOUS)

IMPERVIOUS CALCULATIONS

MAIN LEVEL (CONCRETE)	1,627 SF.
MASTER WING (Main Level) (CONCRETE)	1,019 SF.
CASITA (Main Level) (CONCRETE)	770 SF.
POOL (CONCRETE)	955 SF.
DRIVEWAYS (CONCRETE)	5,108 SF.
SIDEWALKS & A/C PADS (CONC./PAVERS)	70 SF.
MASONRY (STONE)	71 SF.
IMPERVIOUS:	9,620 SF. 22%
PERVIOUS:	33,792 SF. 78%
TOTAL	43,412 SF. 100%

BEARING BASE
(N 16°58'00" W 319.08')
N 16°58'00" W 319.09'



ENLARGED SITE PLAN

SCALE 1" = 10'-0"

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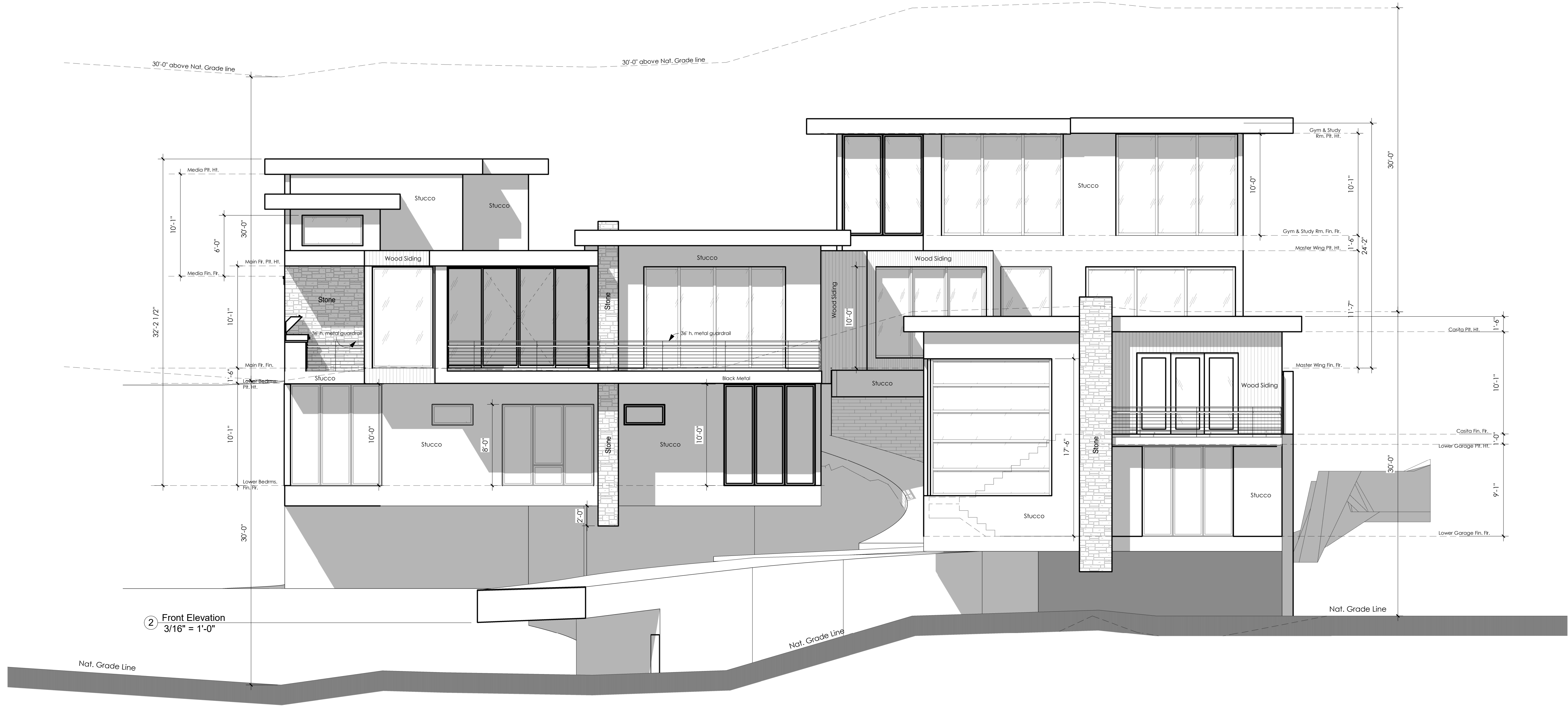
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PROJECT:
Schwartz Spec

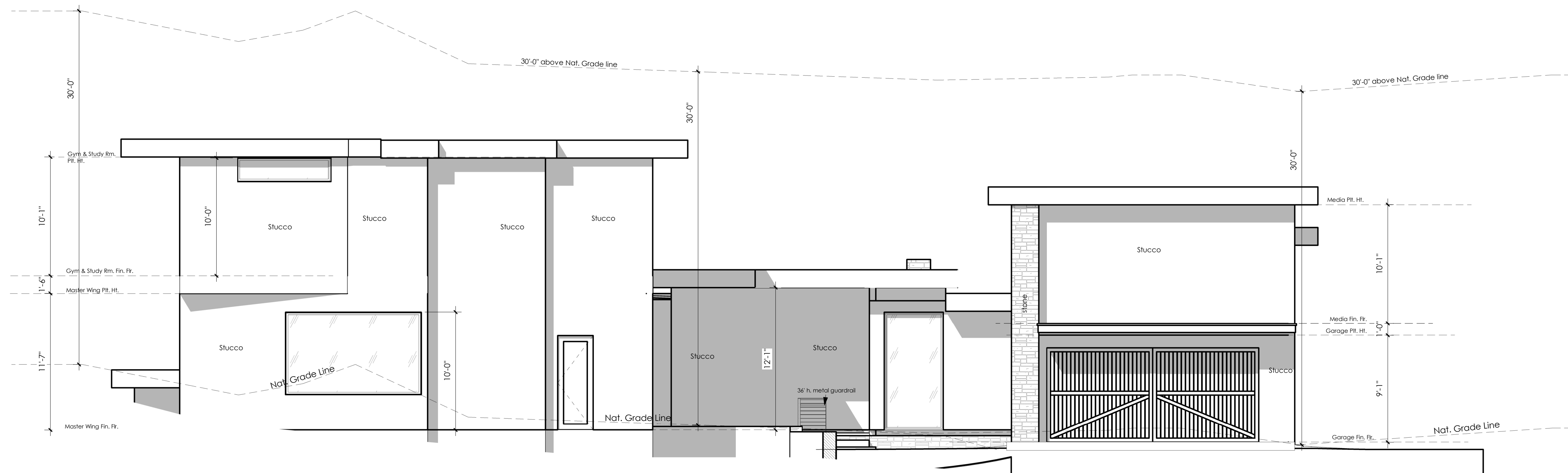
Enlarged Site Plan

A1.01

date: 3.1.23
project #: 21075



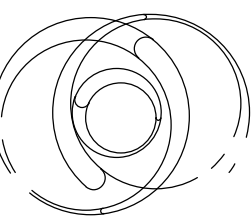
② Front Elevation
3/16" = 1'-0"



① Rear Elevation
3/16" = 1'-0"

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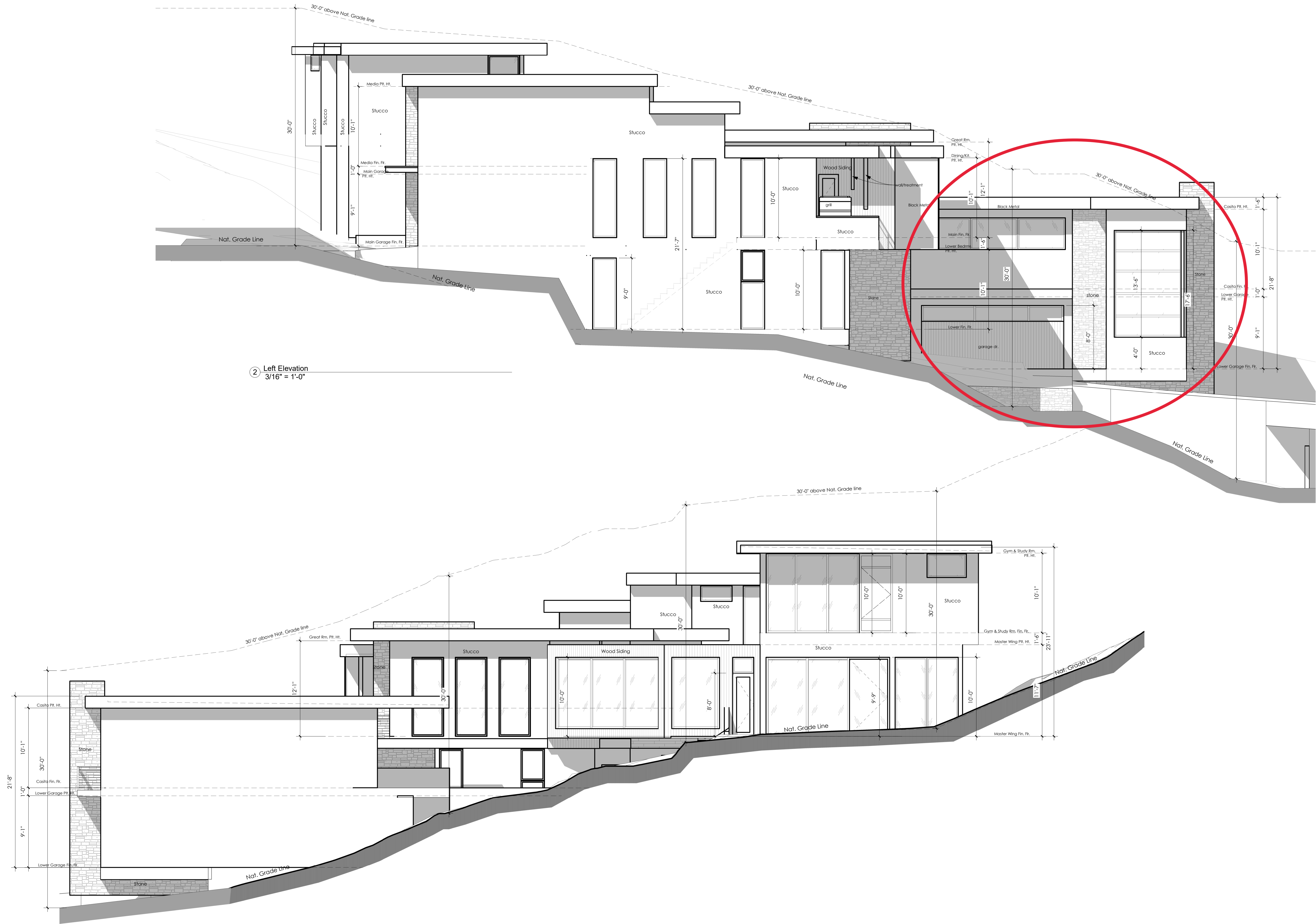
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PROJECT:
Schwartz Spec

Front & Rear Elevations

A2.0

date: 1.3.23
project # 21075

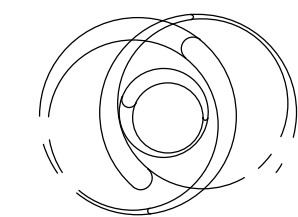


② Left Elevation
3/16" = 1'-0"

① Right Elevation
3/16" = 1'-0"

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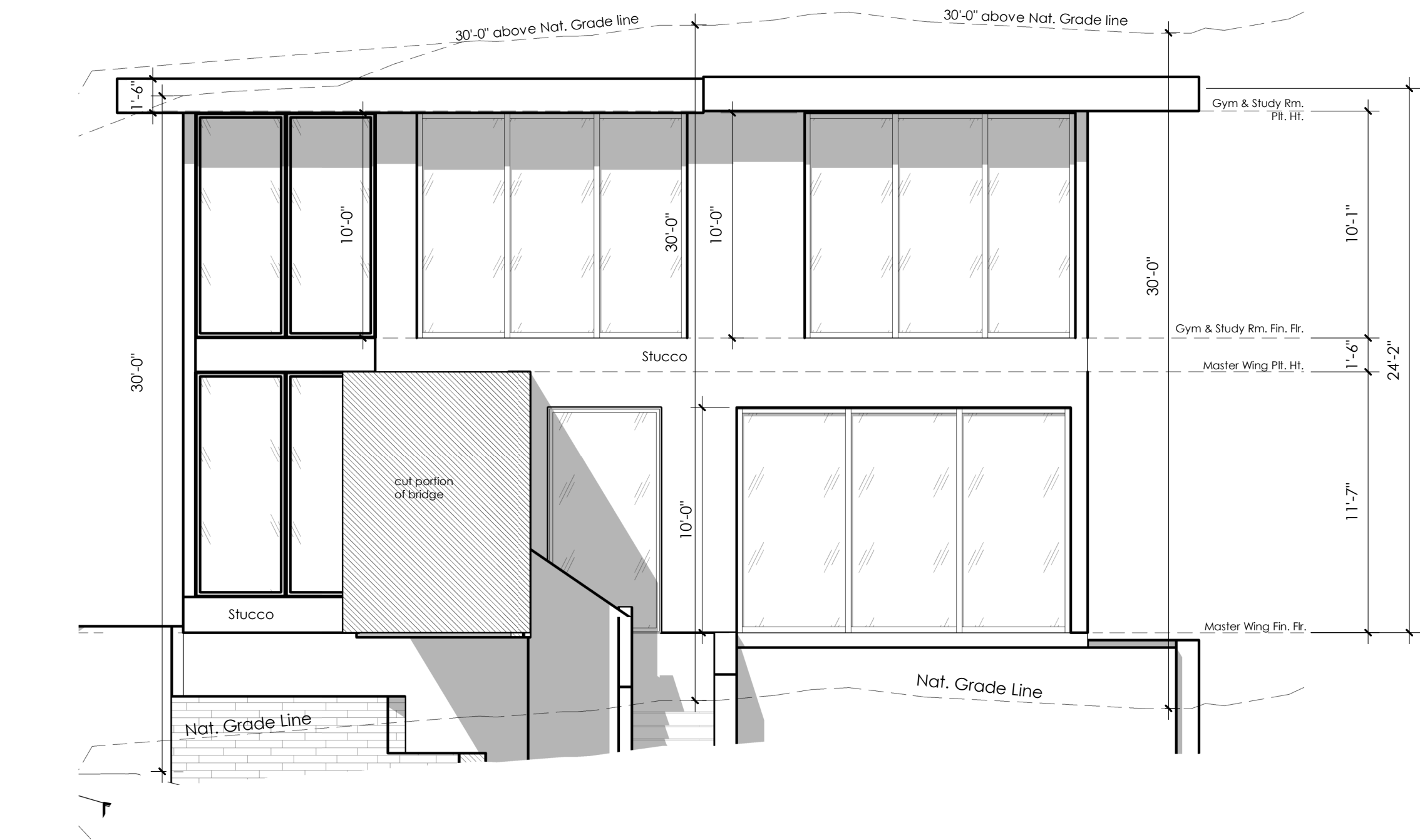


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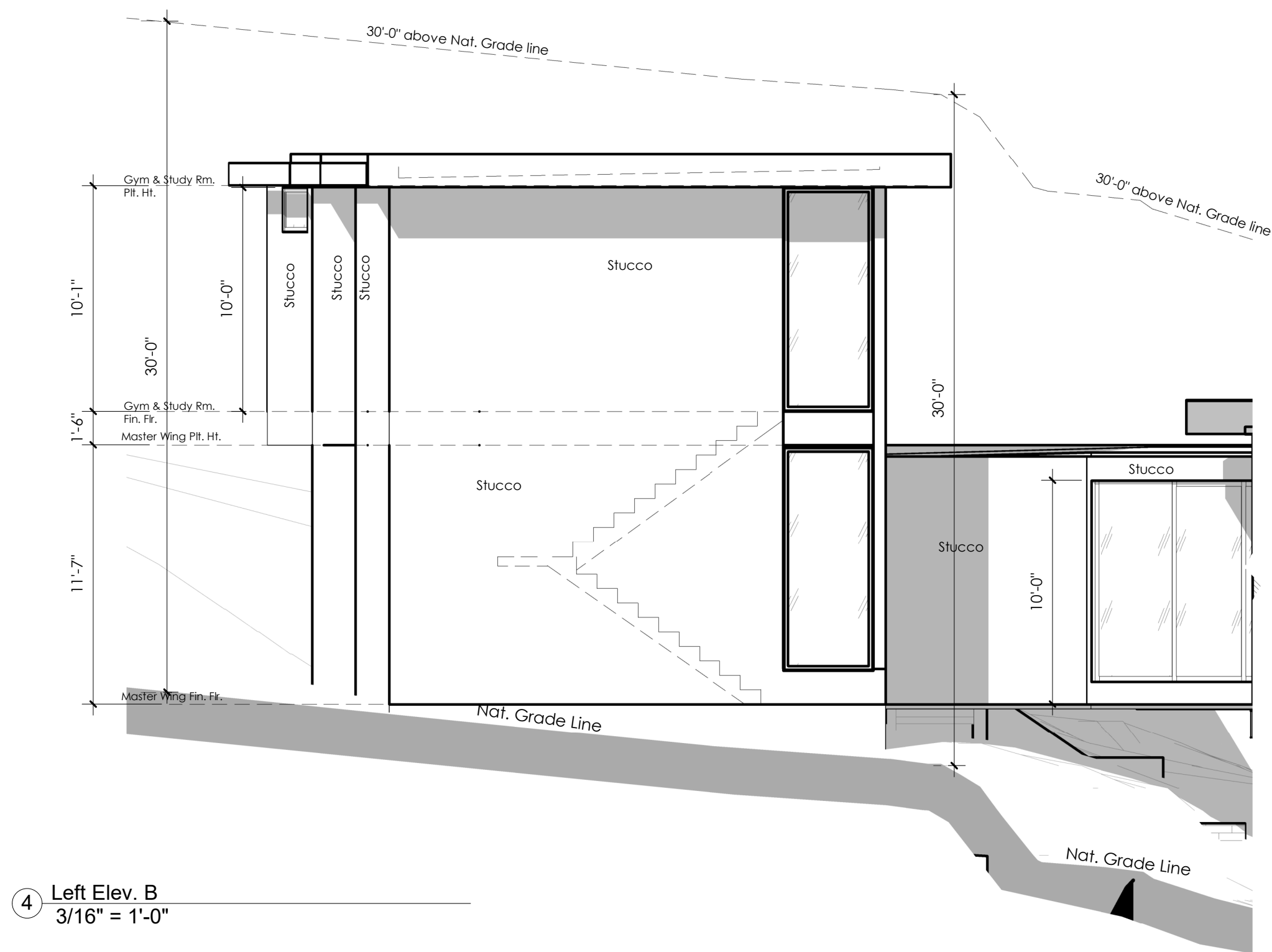
PROJECT:
Schwartz Spec
Left & Right Elevations

A2.1

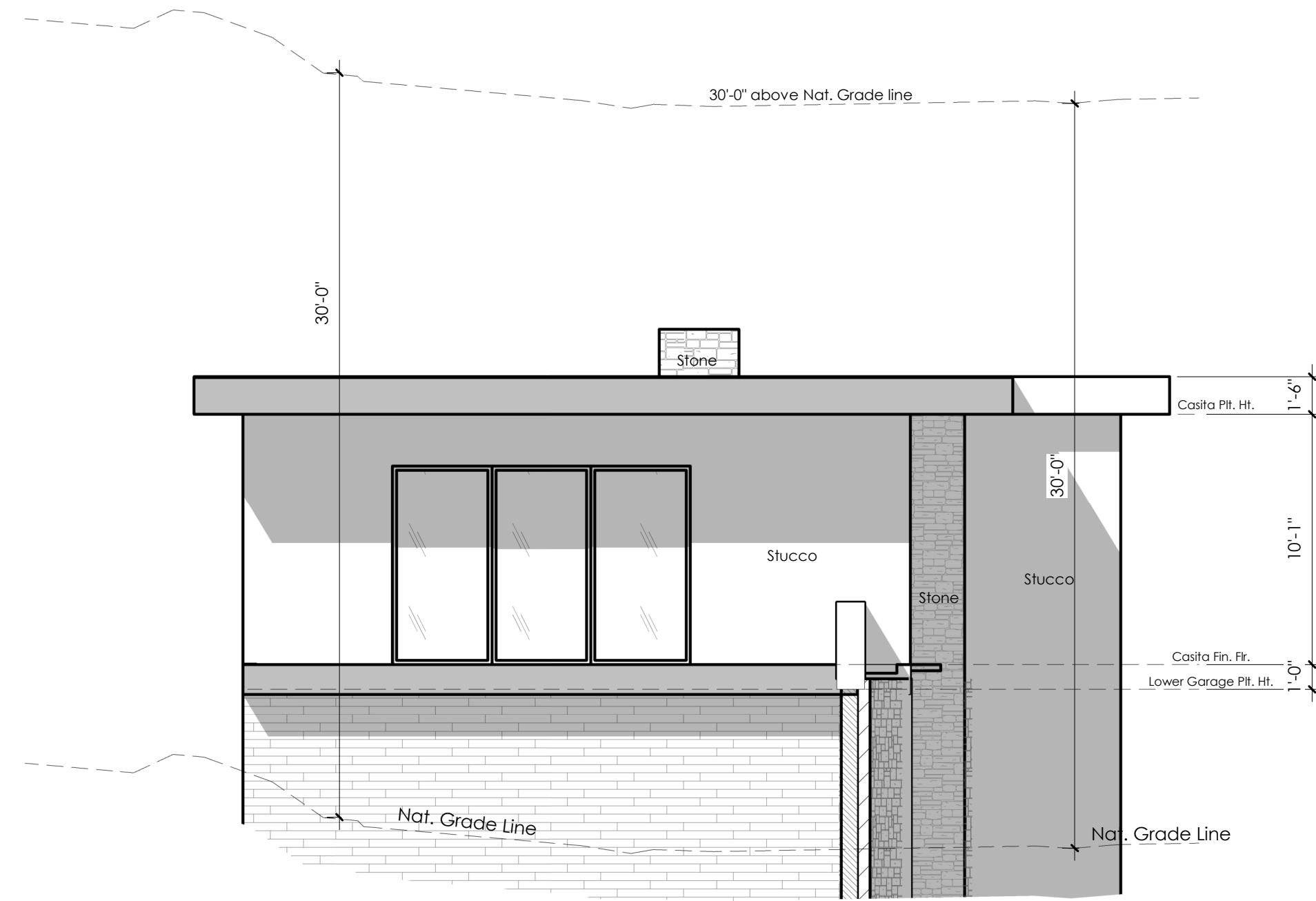
date: 1.3.23
project # 21075



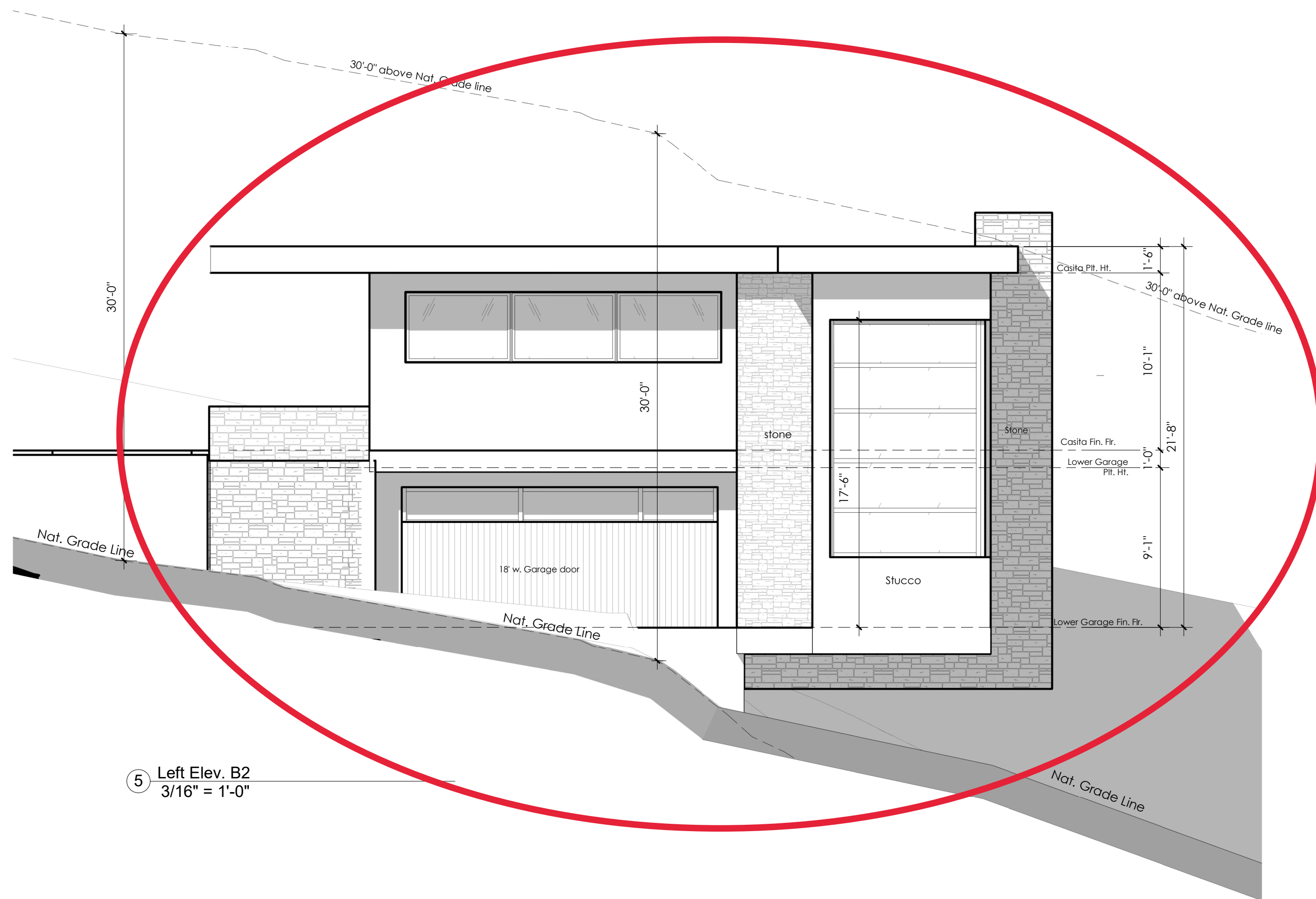
② Front Elev. B
3/16" = 1'-0"



④ Left Elev. B
3/16" = 1'-0"



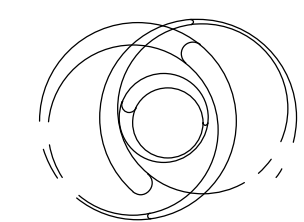
① Rear Elev. B
3/16" = 1'-0"



⑤ Left Elev. B2
3/16" = 1'-0"

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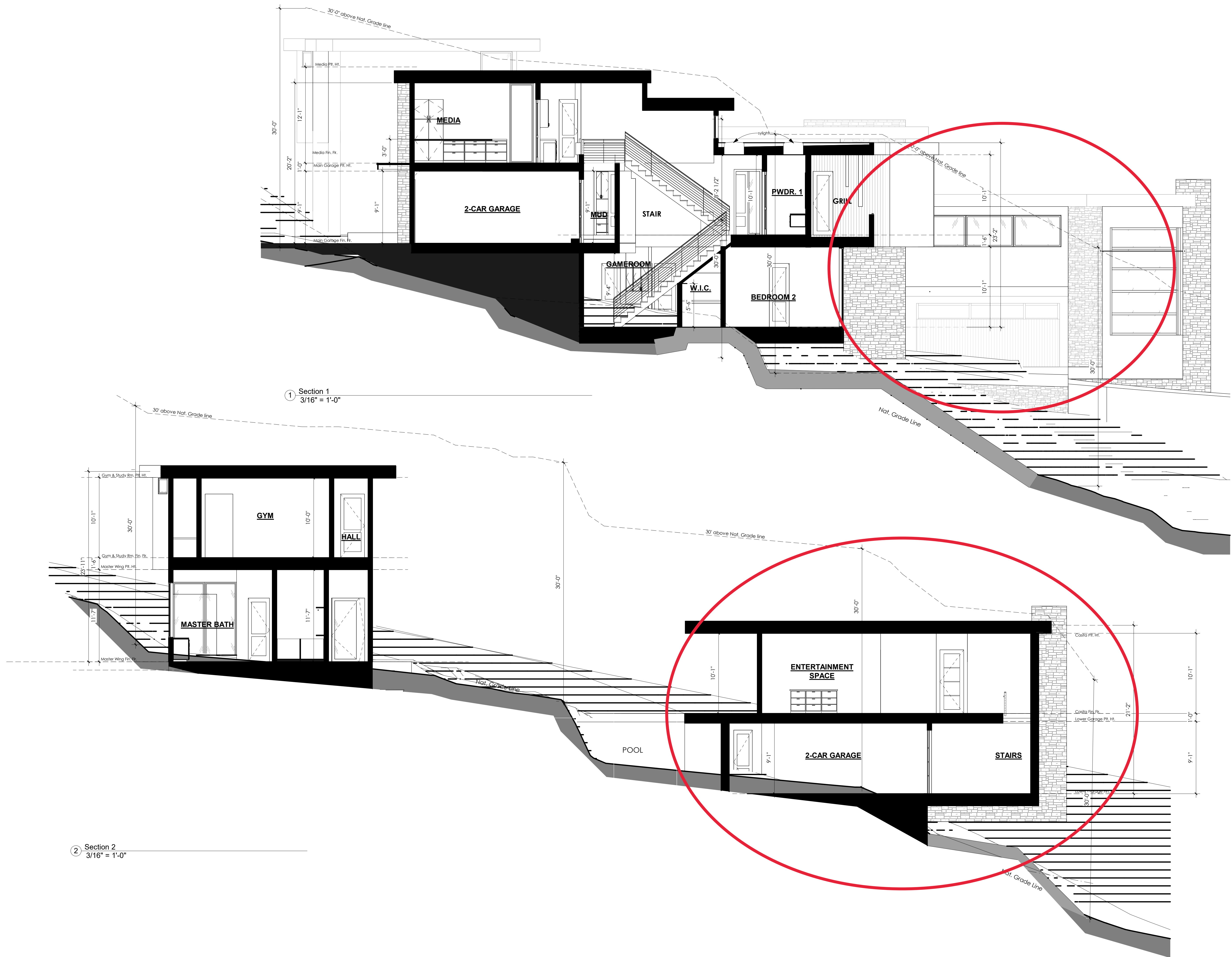


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PROJECT:
Schwartz Spec
Exterior Elevations

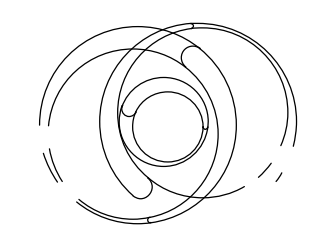
A2.2

date: 1.3.23
project # 21075



Schwartz Spec
716 Laurel Valley Road, 78746

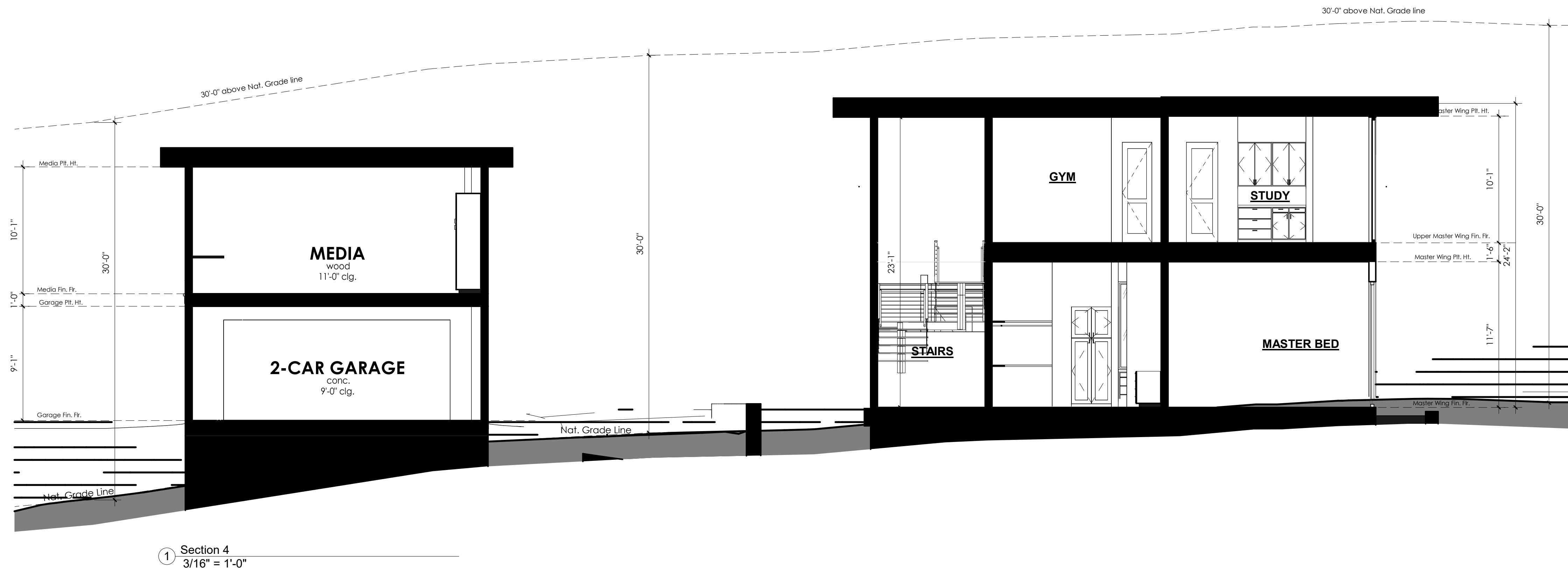
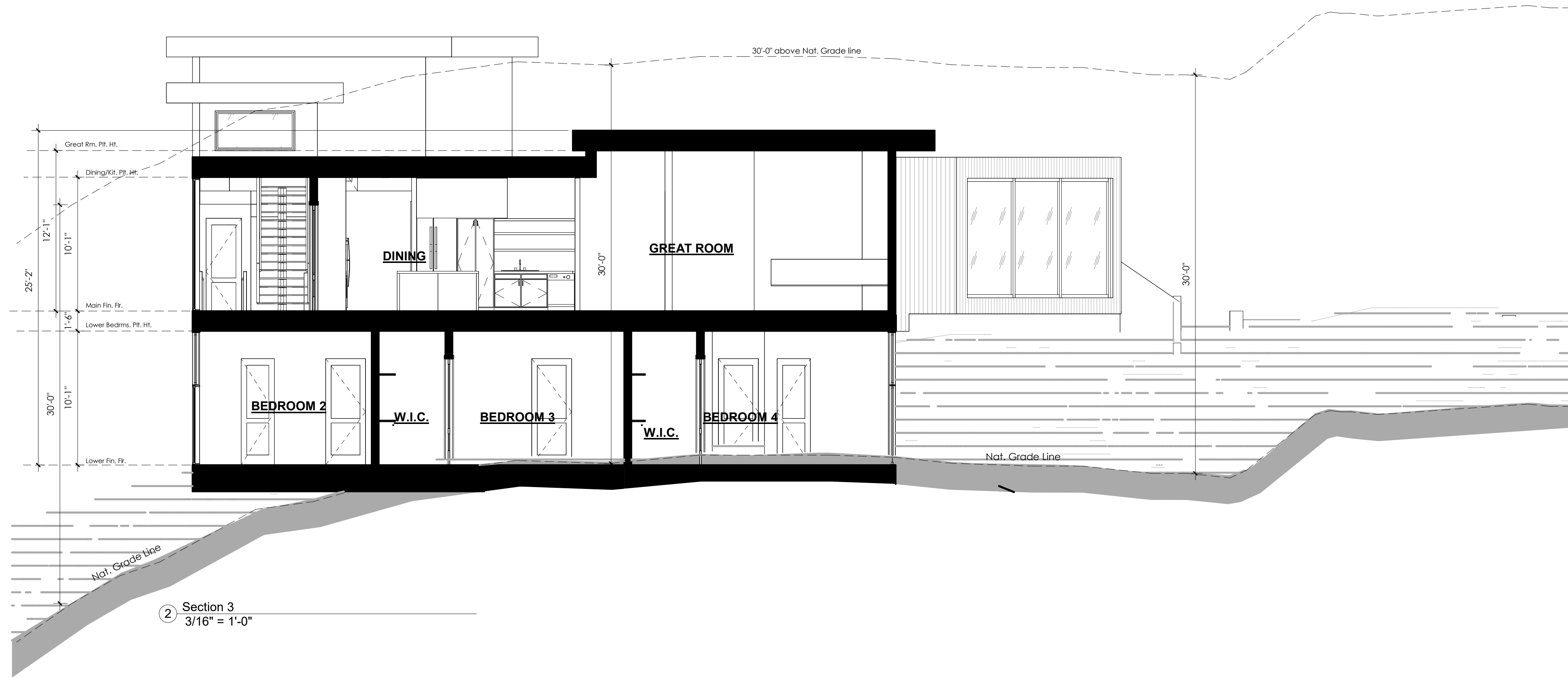
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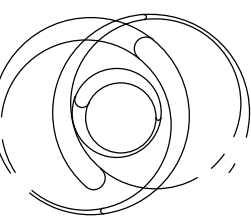
PROJECT:
Schwartz Spec
Building Sections

A3.0
date: 1.3.23
project # 21075



Schwartz Spec
716 Laurel Valley Road, 78746

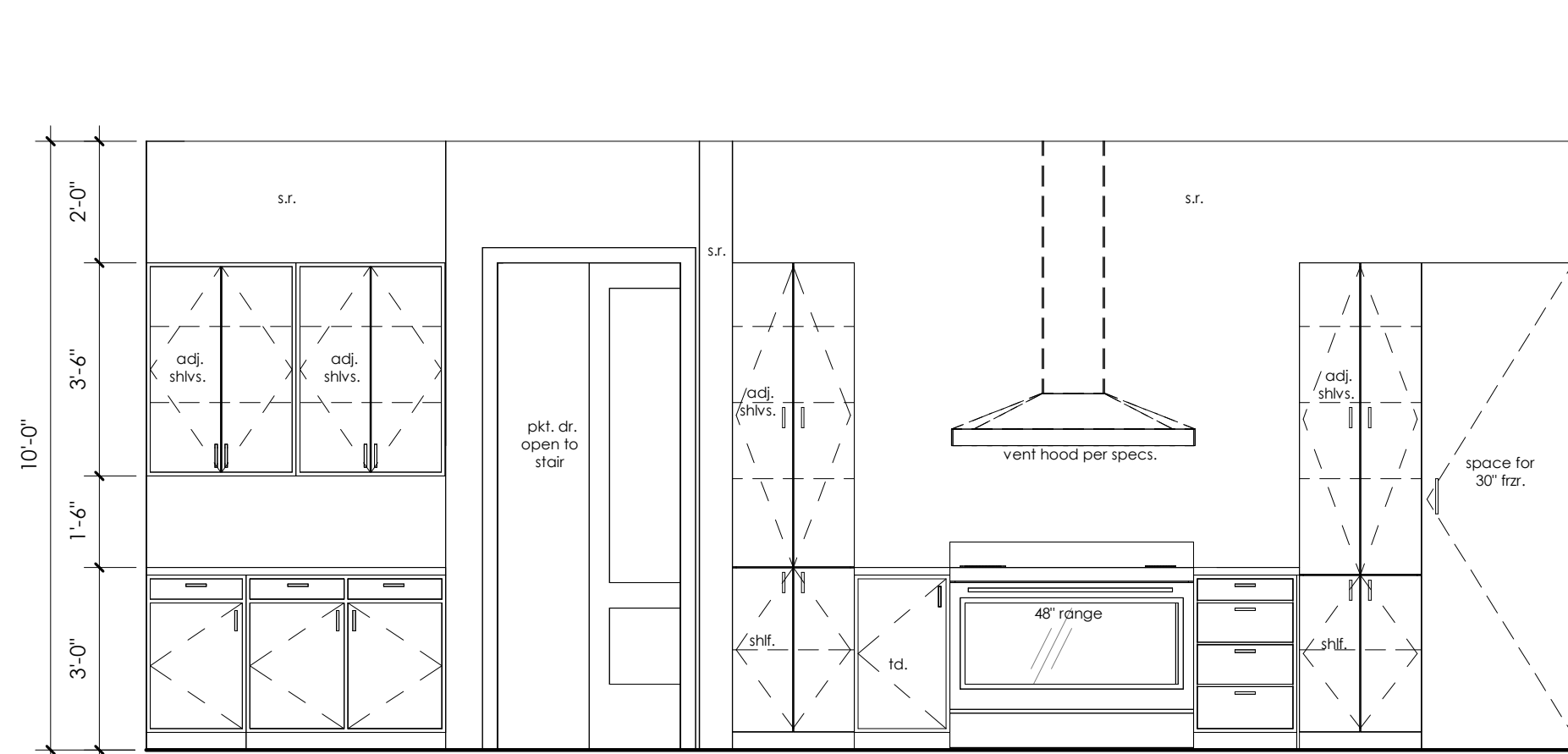
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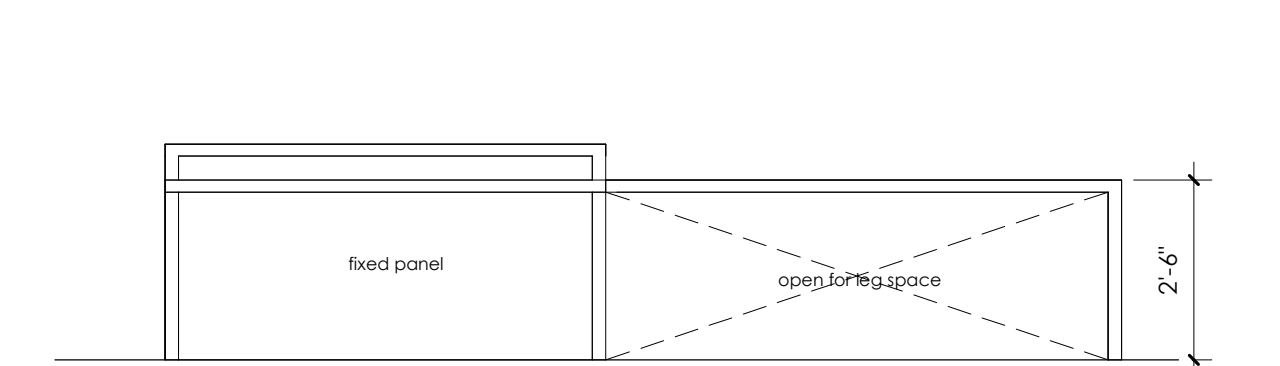
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PROJECT:
Schwartz Spec
Building Sections

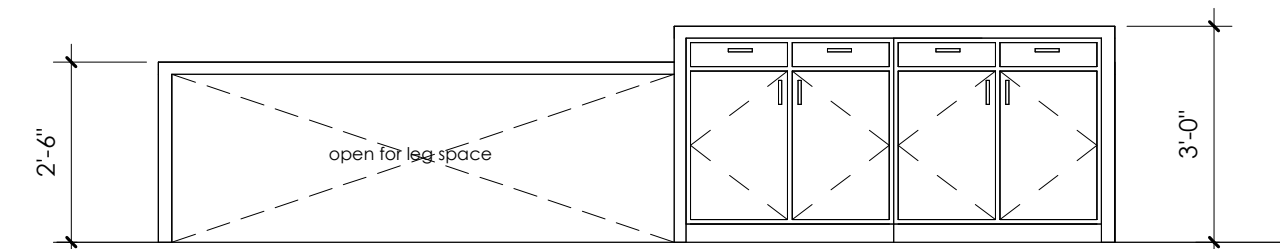
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date: 1.3.23
project # 21075



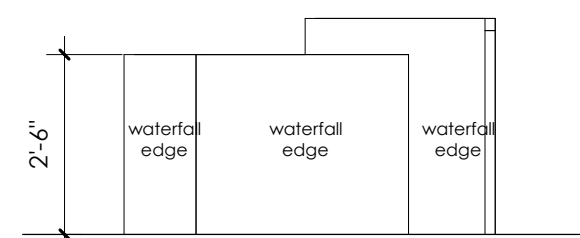
1 Kitchen 1
3/8" = 1'-0"



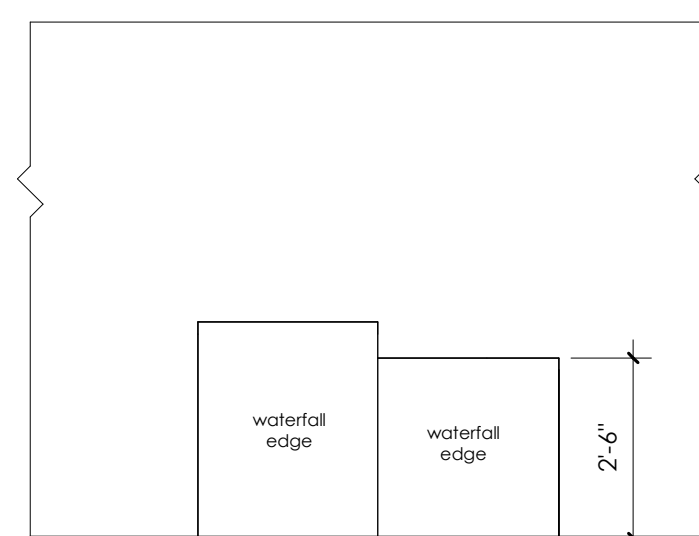
4 Kitchen Island 2
3/8" = 1'-0"



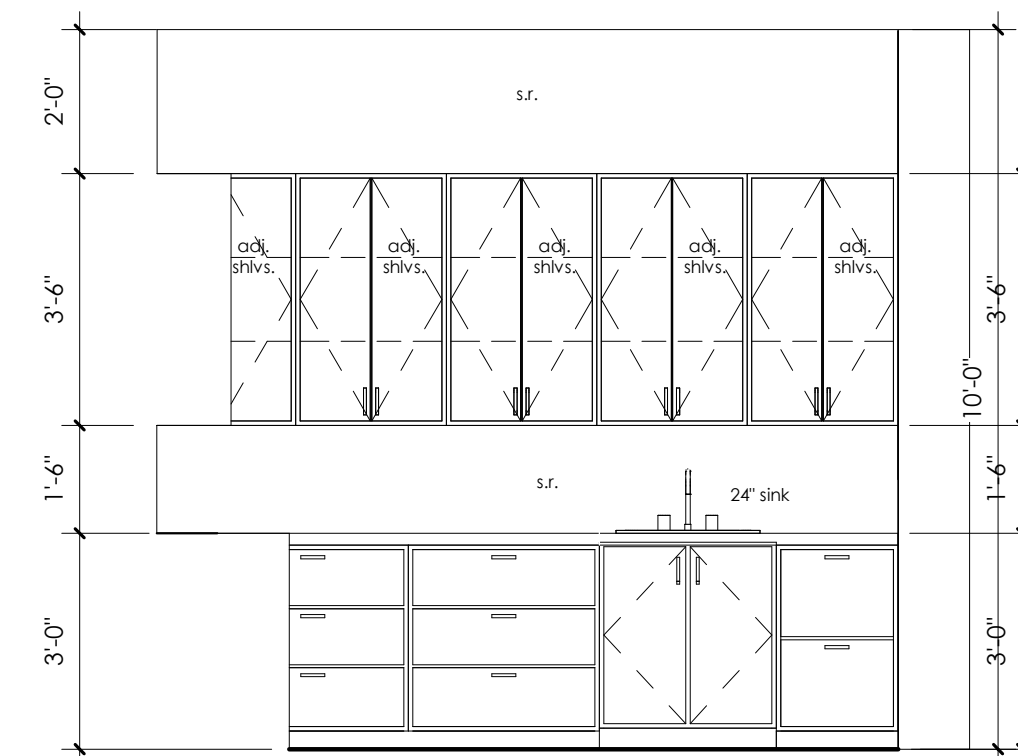
3 Kitchen Island 1
3/8" = 1'-0"



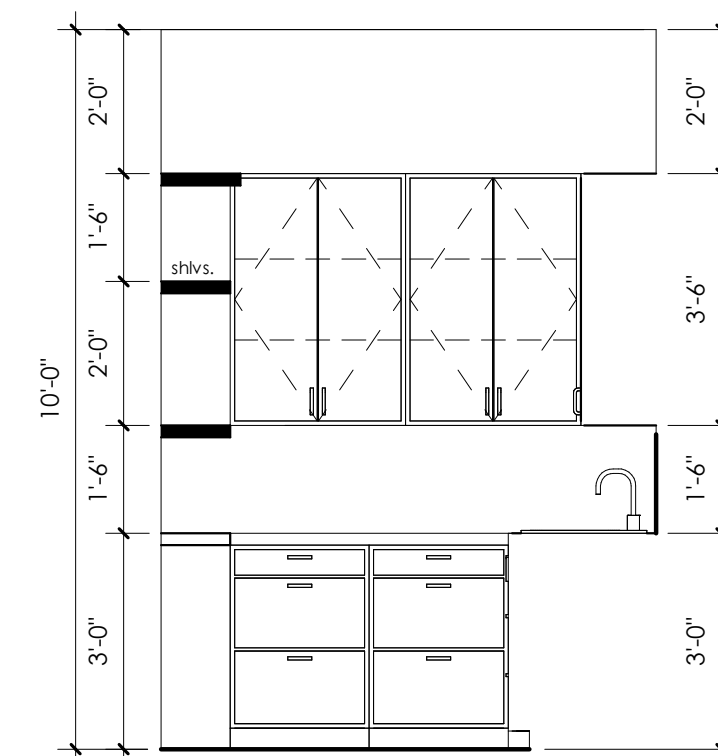
6 Kitchen Island 3
3/8" = 1'-0"



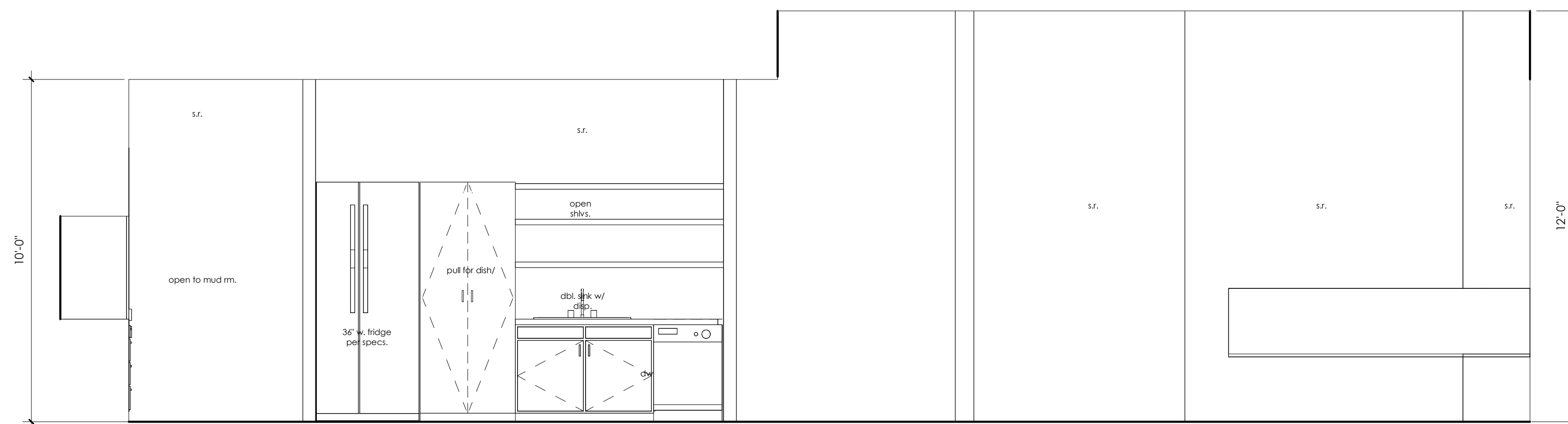
5 Kitchen Island 4
3/8" = 1'-0"



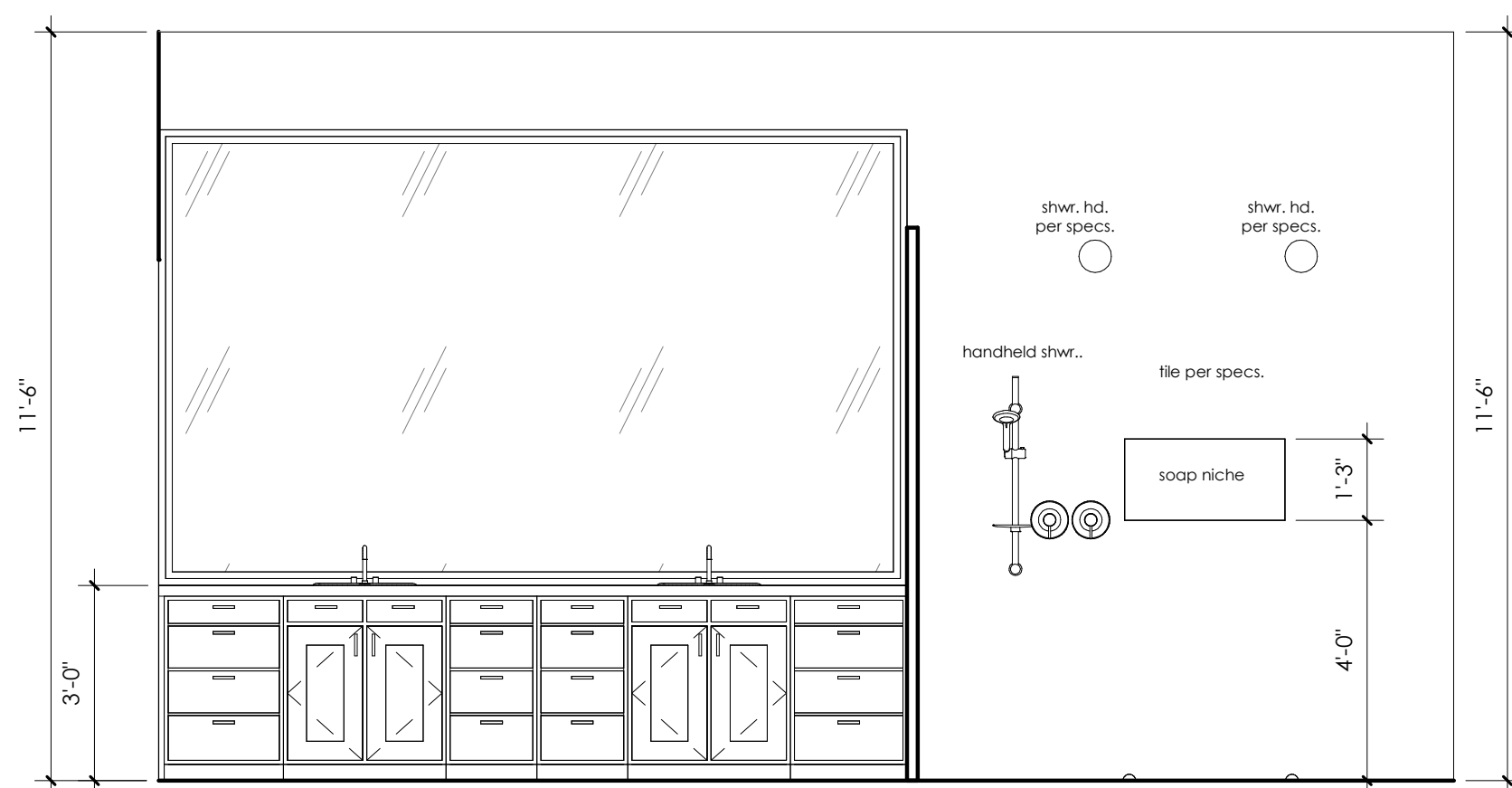
8 Butler Pantry
3/8" = 1'-0"



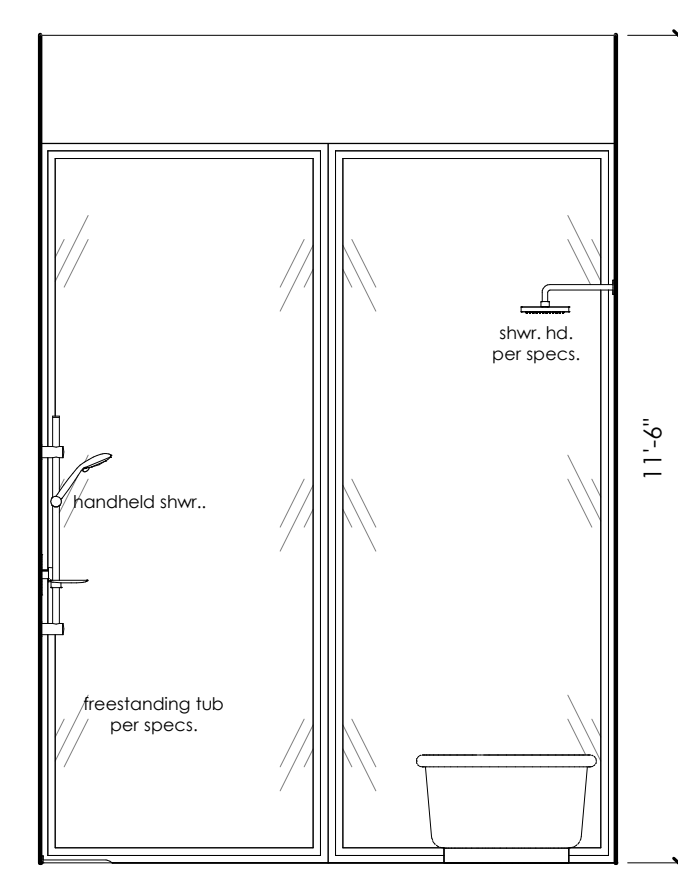
9 Butler Pantry 2
3/8" = 1'-0"



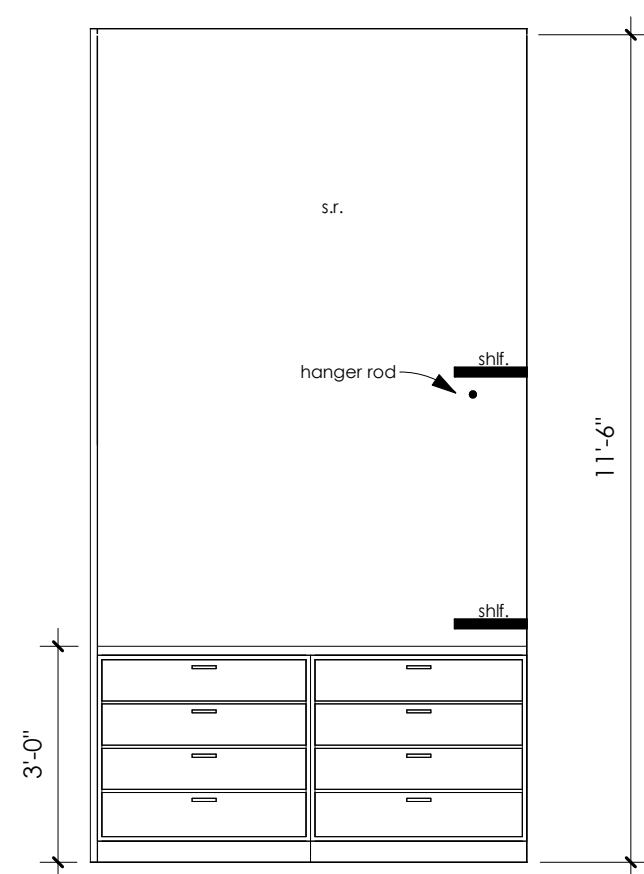
2 Kitchen 2
3/8" = 1'-0"



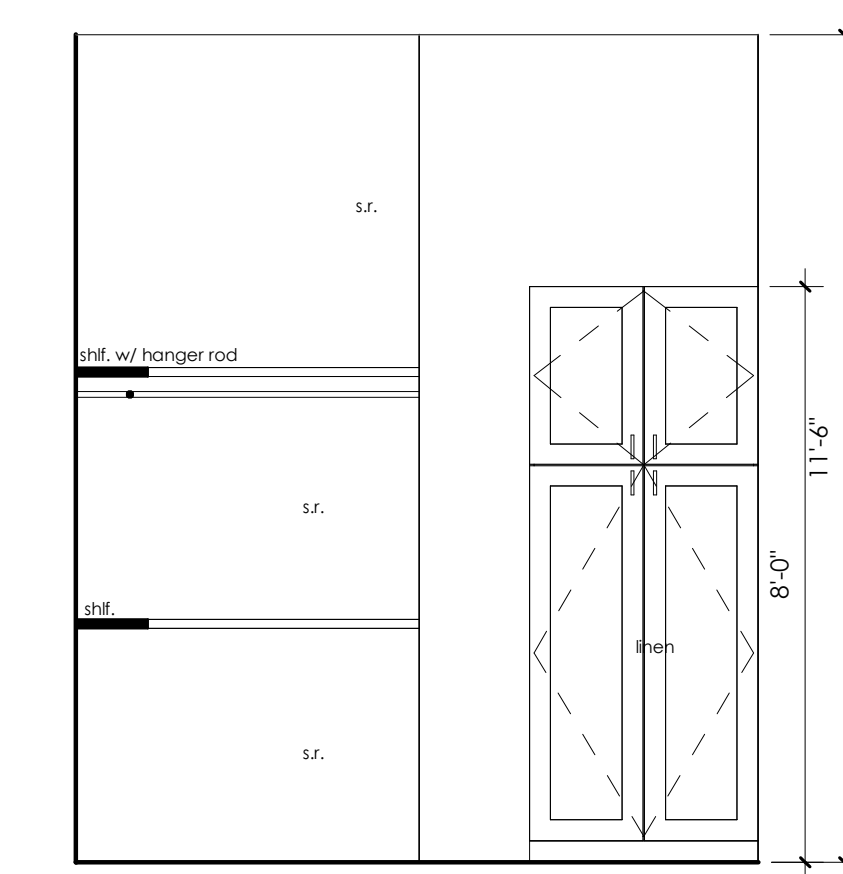
10 Masterbath 1
3/8" = 1'-0"



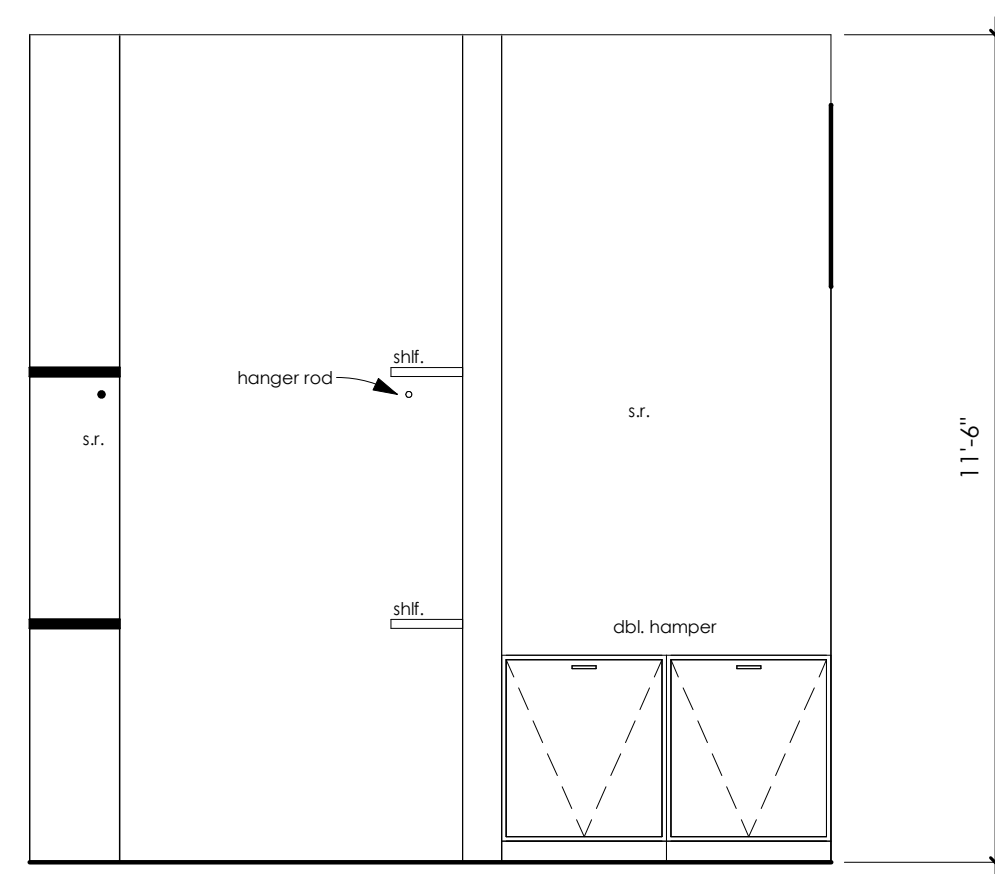
11 Masterbath 2
3/8" = 1'-0"



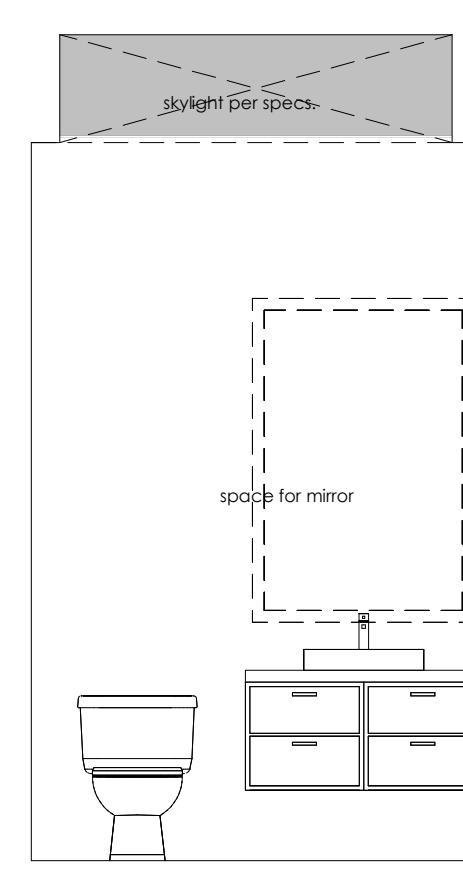
12 Master W.I.C. 1
3/8" = 1'-0"



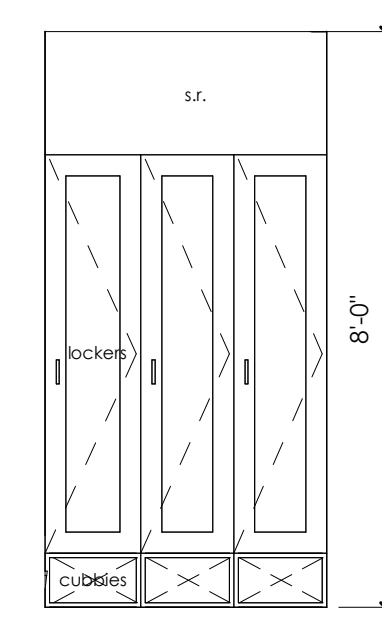
13 Master W.I.C. 2
3/8" = 1'-0"



14 Master W.I.C. 3
3/8" = 1'-0"



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



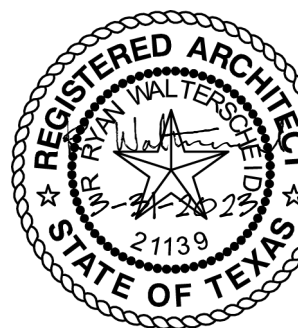
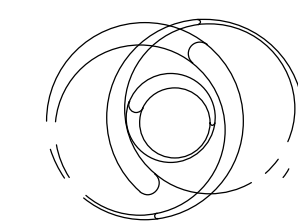
16 Mud Room
3/8" = 1'-0"

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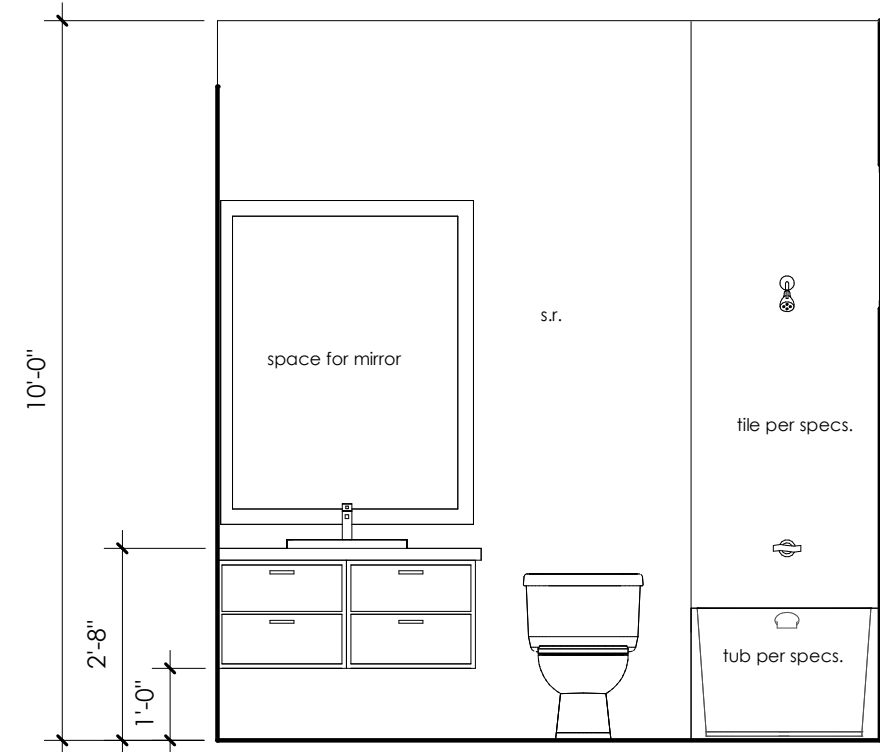


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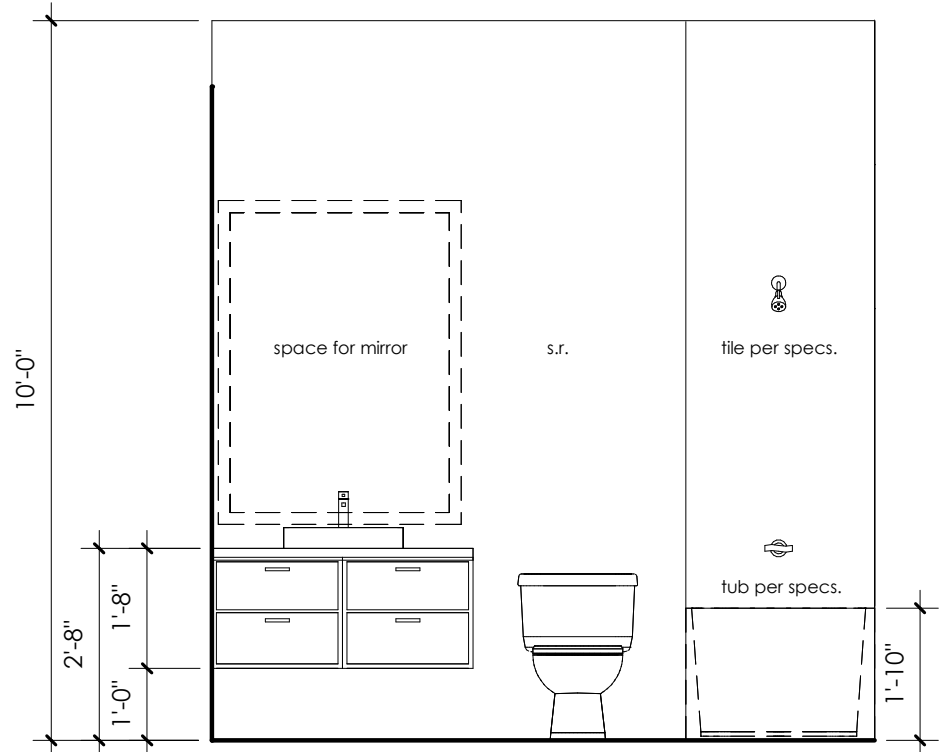
PROJECT:
Schwartz Spec
Interior Elevations

A4.0

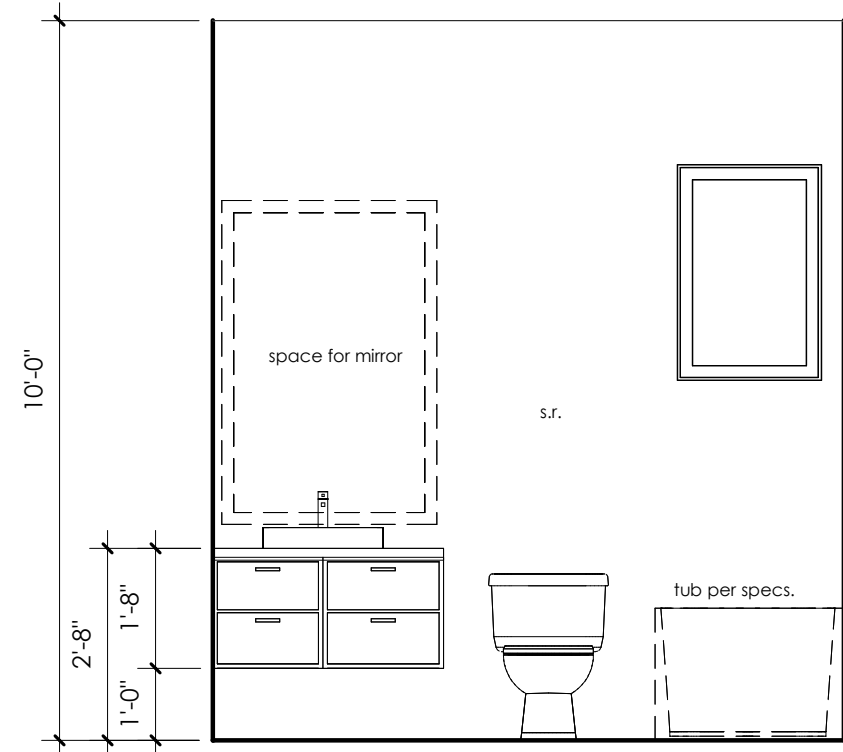
date: 3.1.23
project # 21075



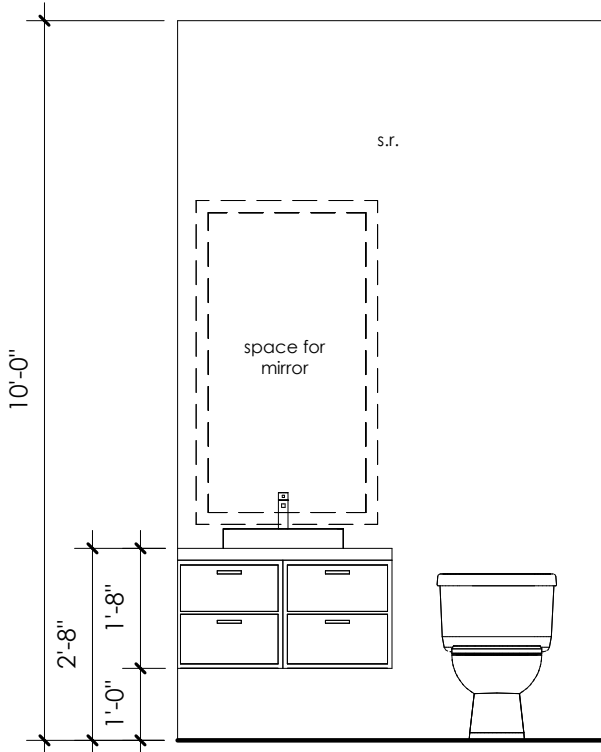
17 Bath 2
3/8" = 1'-0"



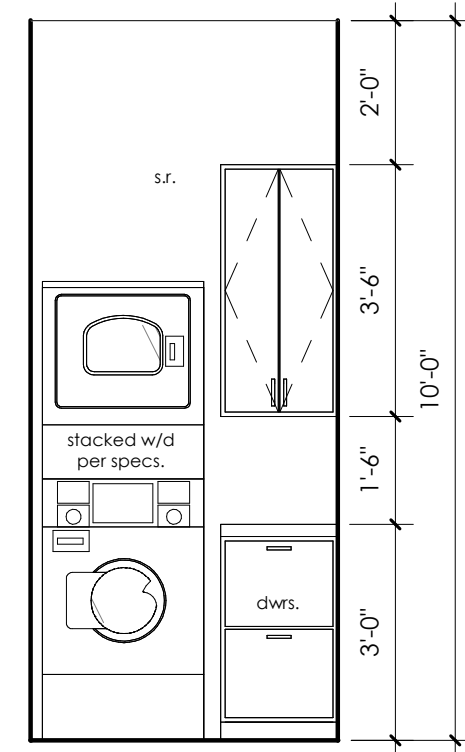
18 Bath 3
3/8" = 1'-0"



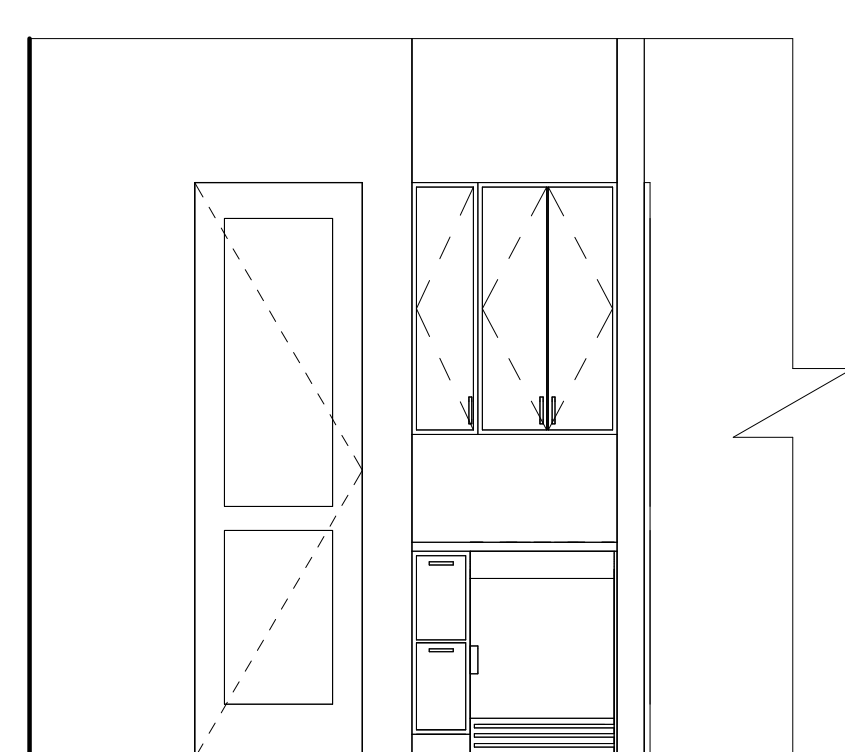
19 Bath 4
3/8" = 1'-0"



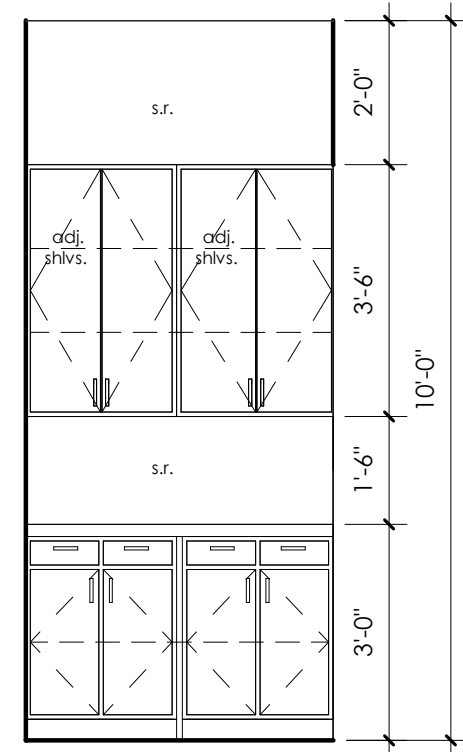
20 Powder 2
3/8" = 1'-0"



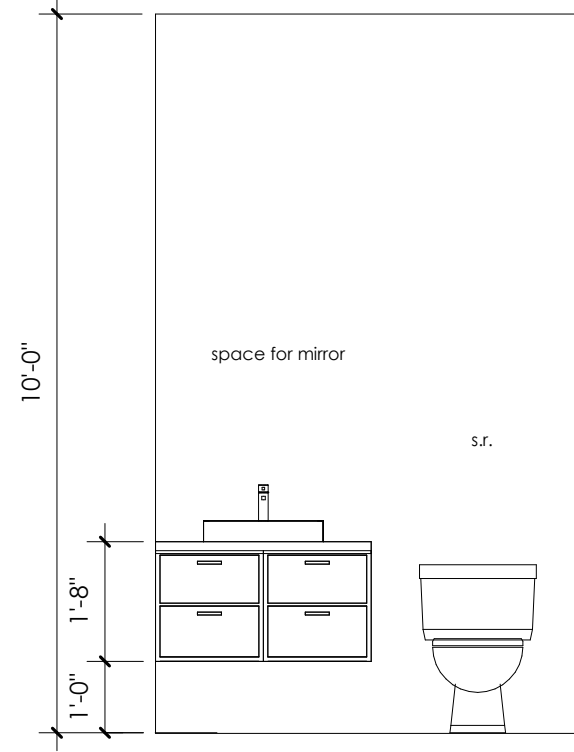
21 Utility 1
3/8" = 1'-0"



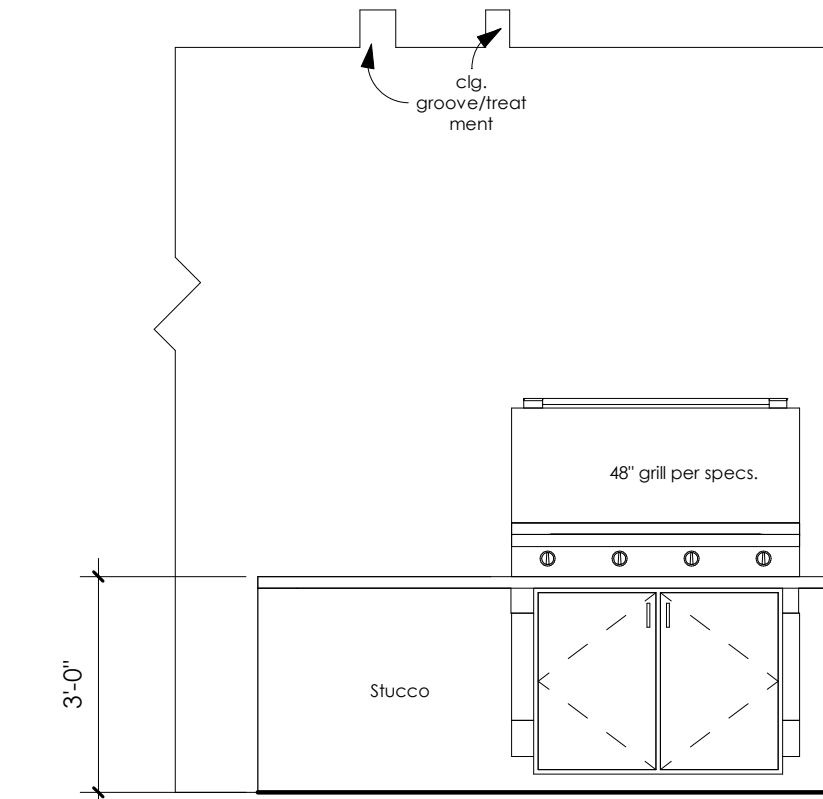
1 Gameroom
3/8" = 1'-0"



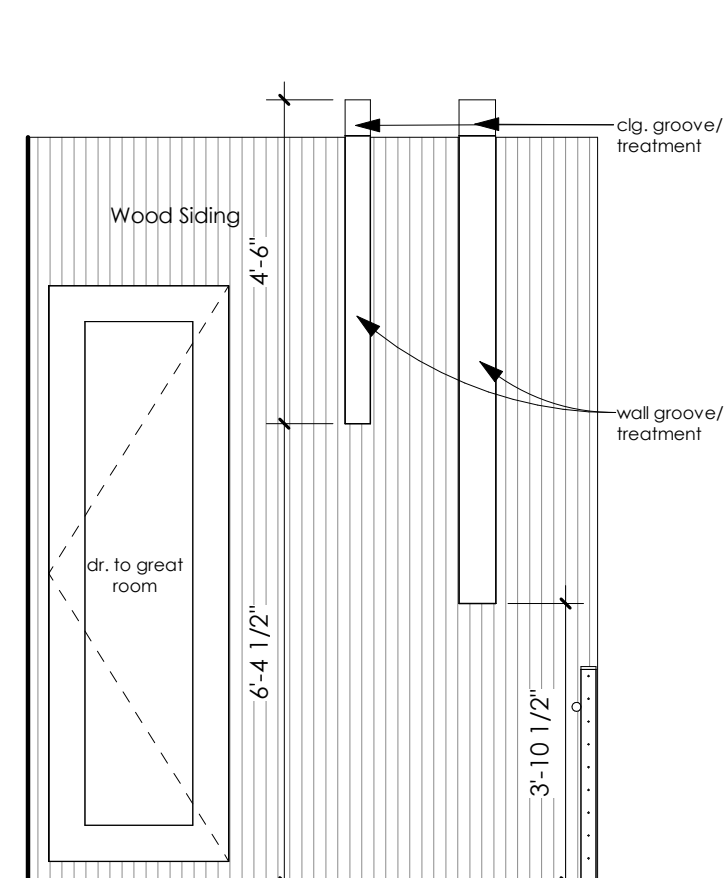
22 Utility 2
3/8" = 1'-0"



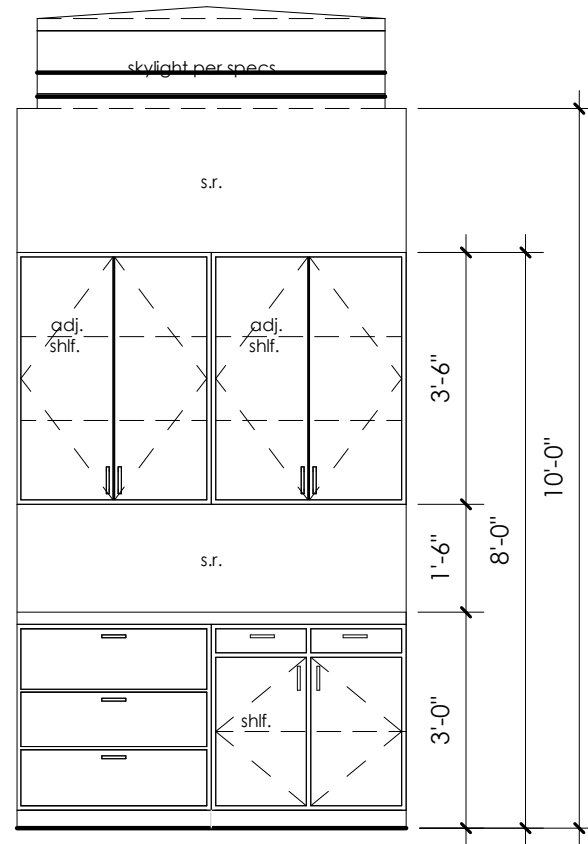
24 Powder 3
3/8" = 1'-0"



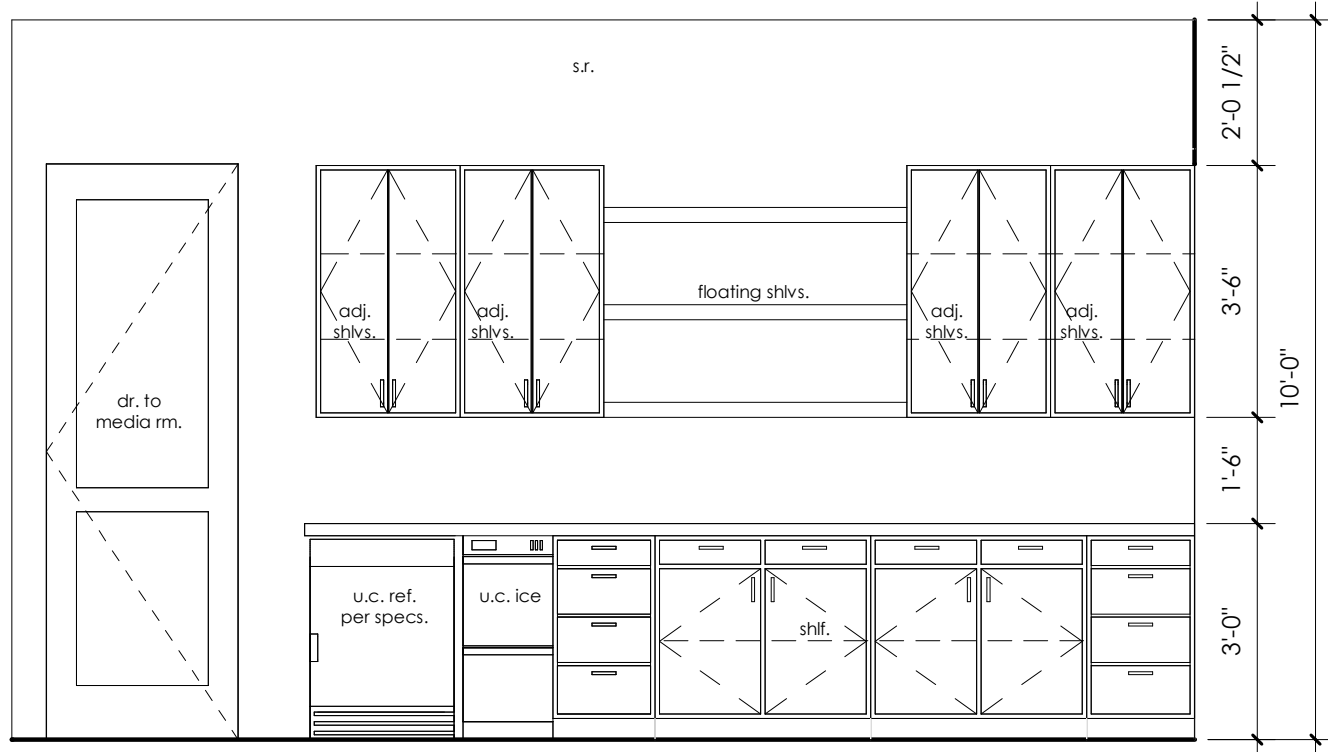
25 Grill 1
3/8" = 1'-0"



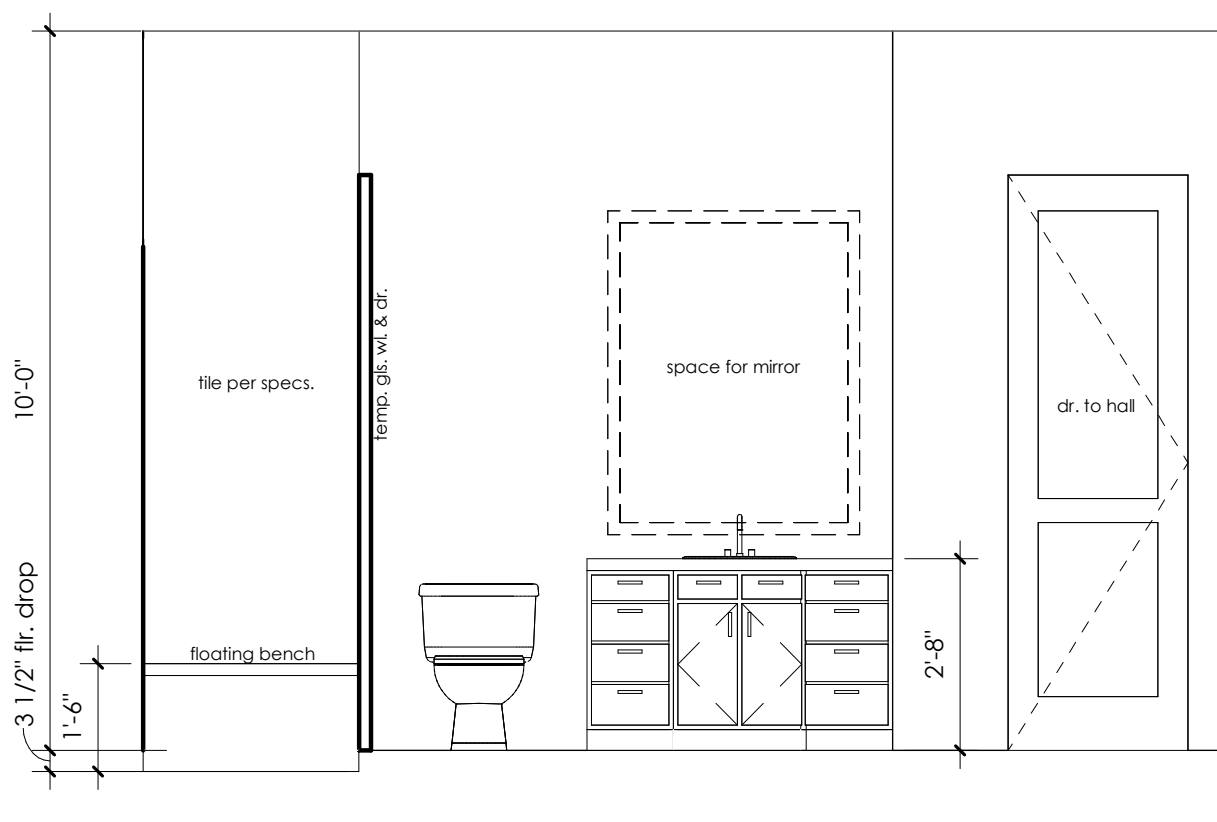
26 Grill 2
3/8" = 1'-0"



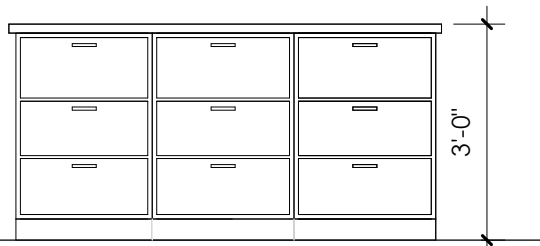
29 Wet Bar
3/8" = 1'-0"



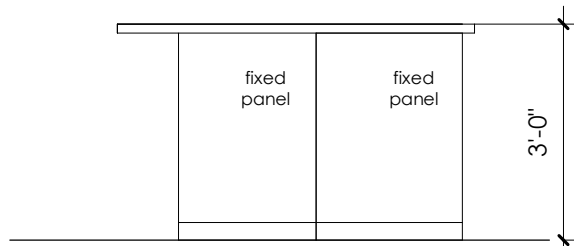
30 Bar
3/8" = 1'-0"



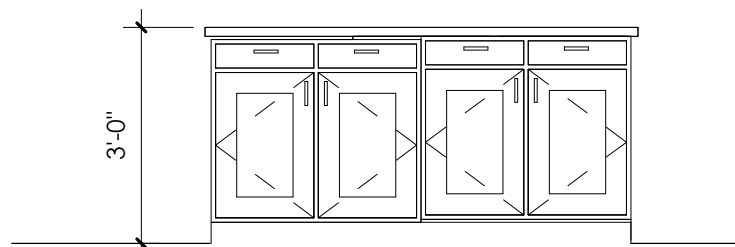
31 Bath 5
3/8" = 1'-0"



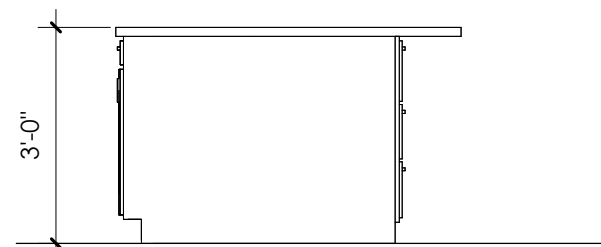
33 Casita Kit. Island 2
3/8" = 1'-0"



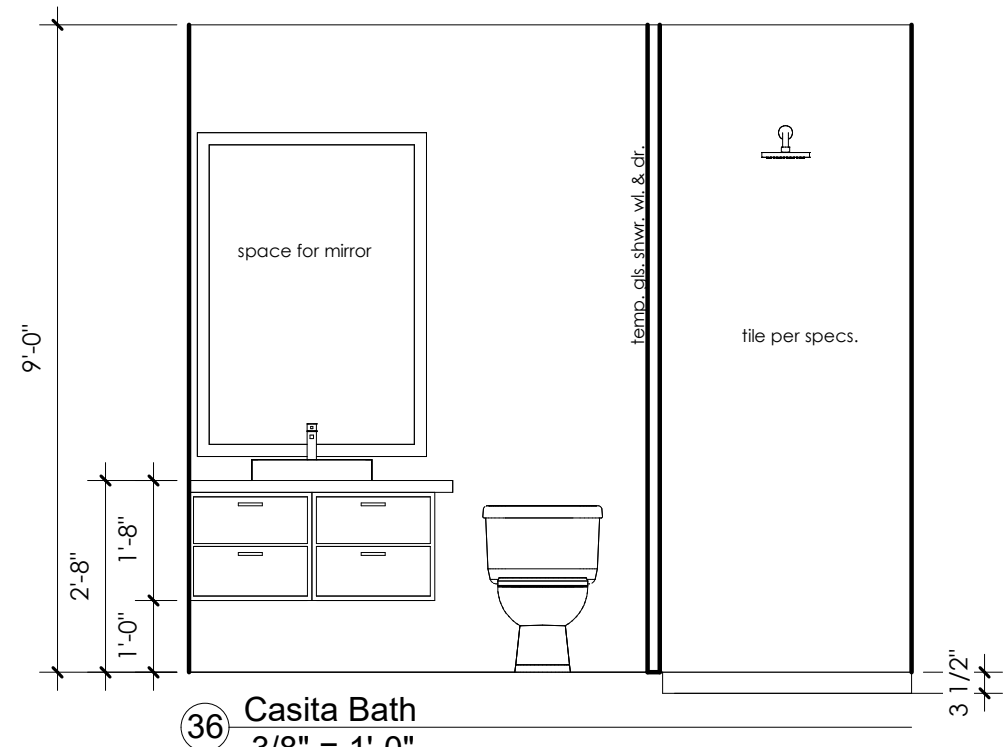
35 Casita Kit. Island 3
3/8" = 1'-0"



32 Casita Kit. Island 1
3/8" = 1'-0"



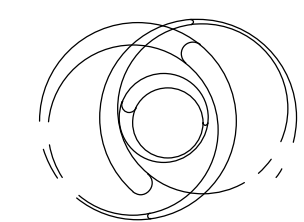
34 Casita Kit. Island 4
3/8" = 1'-0"



36 Casita Bath
3/8" = 1'-0"

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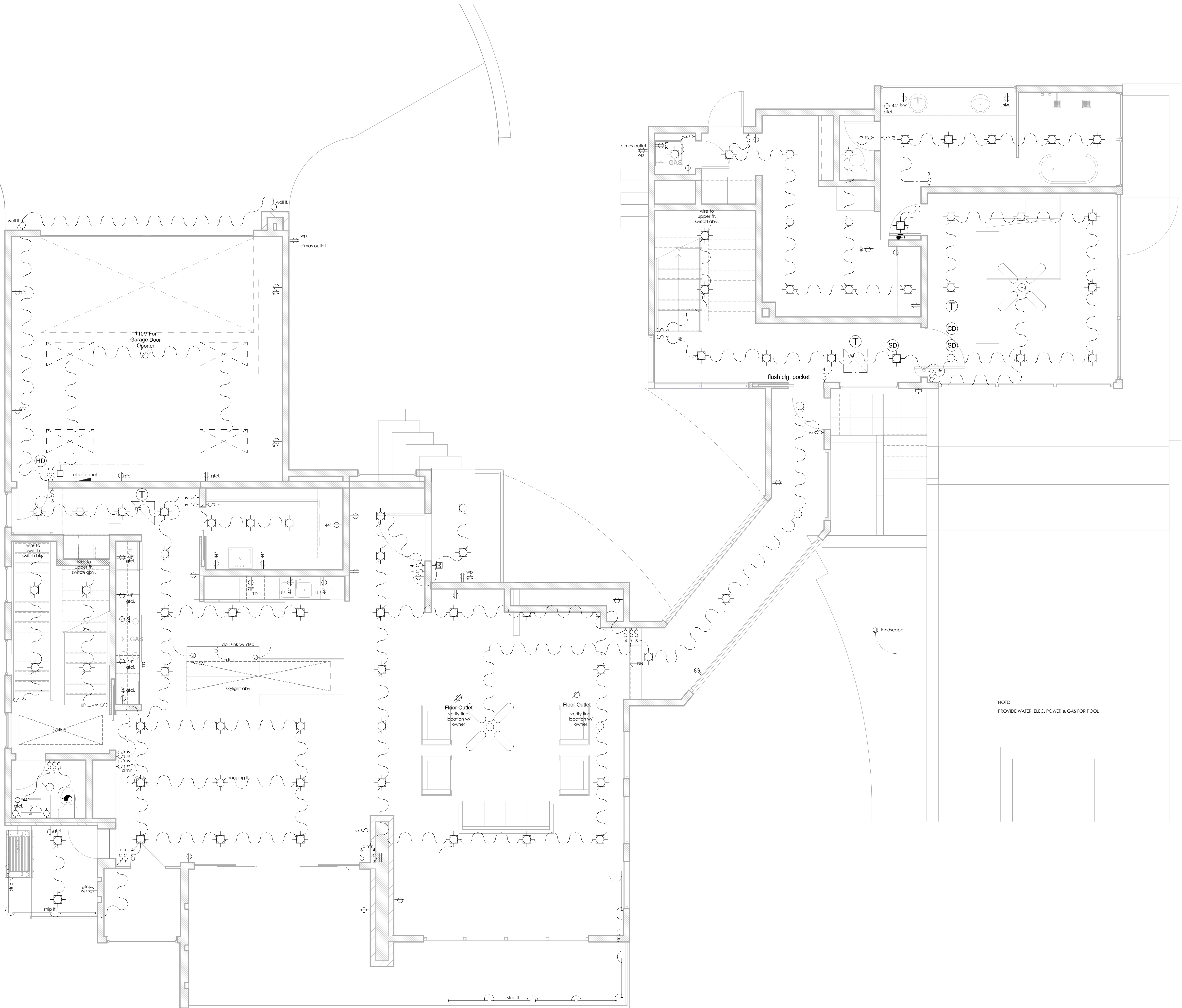


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PROJECT:
Schwartz Spec
Interior Elevations

A4.1

date: 3.1.23
project # 21075



1 Main Floor Electrical Plan
1/4" = 1'-0"

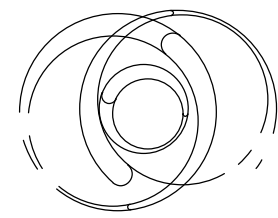
Electrical Legend

Note: Not All Devices Are Necessarily Used

- Duplex Convenience Outlet
- 42" Duplex Convenience Outlet Above Counter
- WP Weather Proof Duplex Outlet (G.F.I.)
- GFI Ground Fault Duplex Outlet (G.F.I.)
- Half-Switched Duplex Outlet
- 220 220 Volt Outlet
- Duplex Receptacle Floor/Ceiling Outlet
- Wall Switch
- 3-Way Wall Switch
- 4-Way Wall Switch
- Dimmer Wall Switch
- Wall Mounted Light Fixture
- Recessed Light Fixture
- Recessed Light Fixture - Directional
- Recessed Light Fixture - Sloped
- Hanging Light Fixture
- Recessed Light Fixture - Mini
- Recessed Light Fixture - Directional Mini
- Ceiling Mounted Light Fixture - Provide Adequate Support
- Under and/or Above Counter LED Light Fixture on Plug
- Flood Light - Mount Under Eave
- Exhaust Fan (Vent to Exterior)
- Exhaust Fan Light Fixture (Vent to Exterior)
- Television / Cable Connection
- Phone/Data Jack
- Ceiling Fan, Provide Adequate Support
- Door Bell
- Track Lighting
- Track Lighting
- Junction Box
- Thermostat
- Ceiling Fan/Light Combination, Provide Adequate Support
- SD Smoke Detector
- HD Heat Detector
- CD Carbon Monoxide Detector
- Flourescent Fixture, 4-Tube
- Flourescent Fixture, 2-Tube
- Return Air

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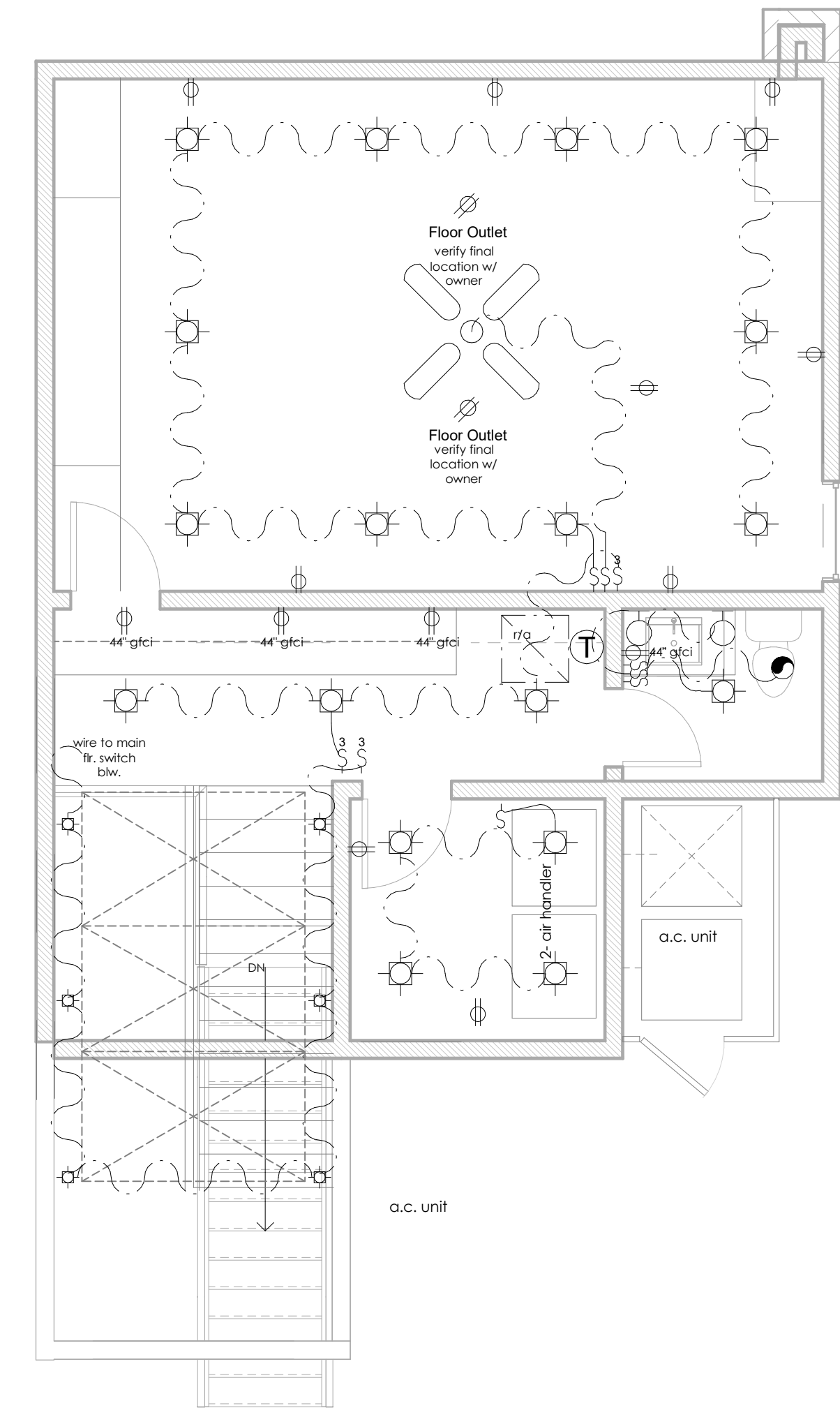


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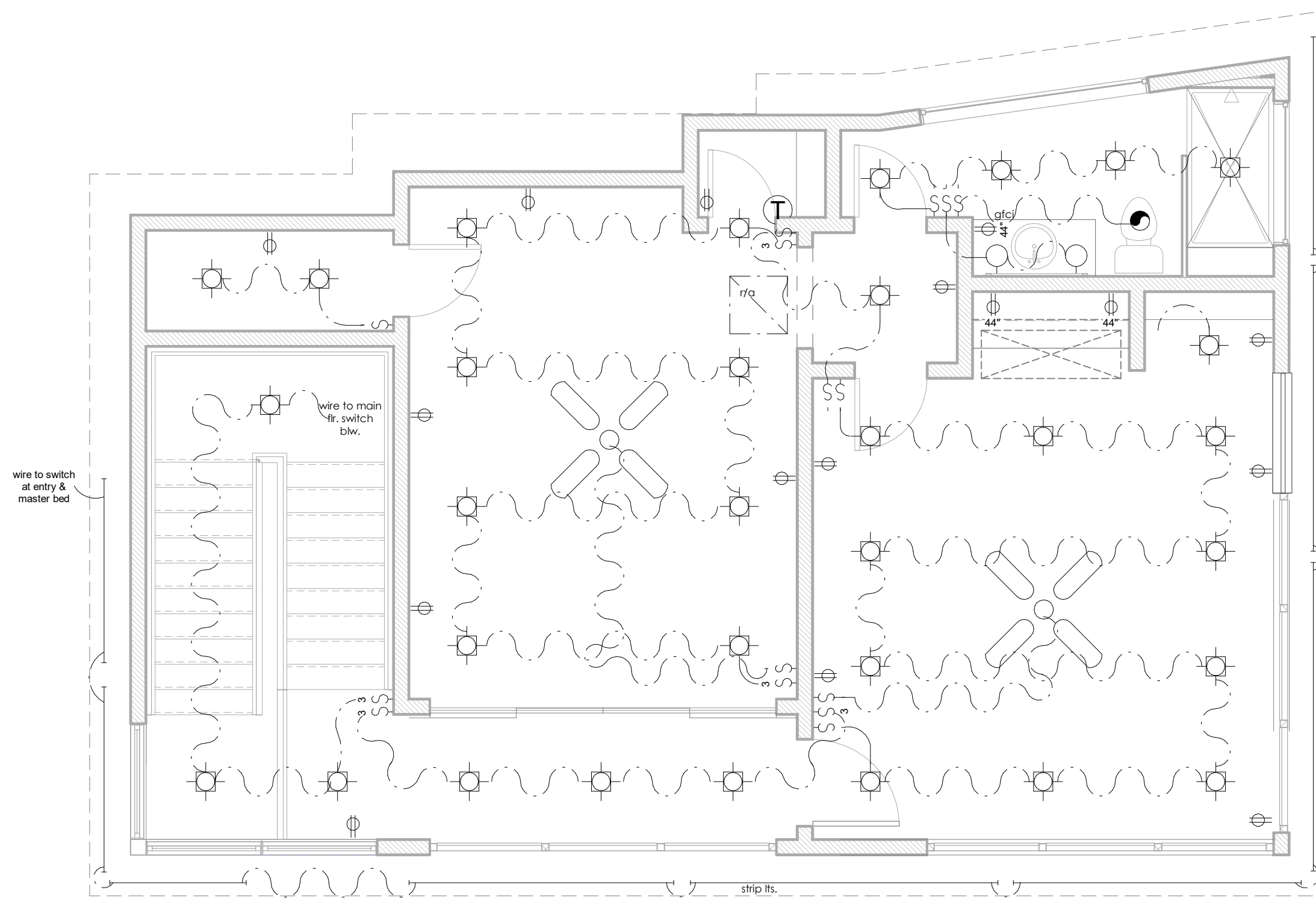
PROJECT:
Schwartz Spec
Main Floor Electrical

E1.0

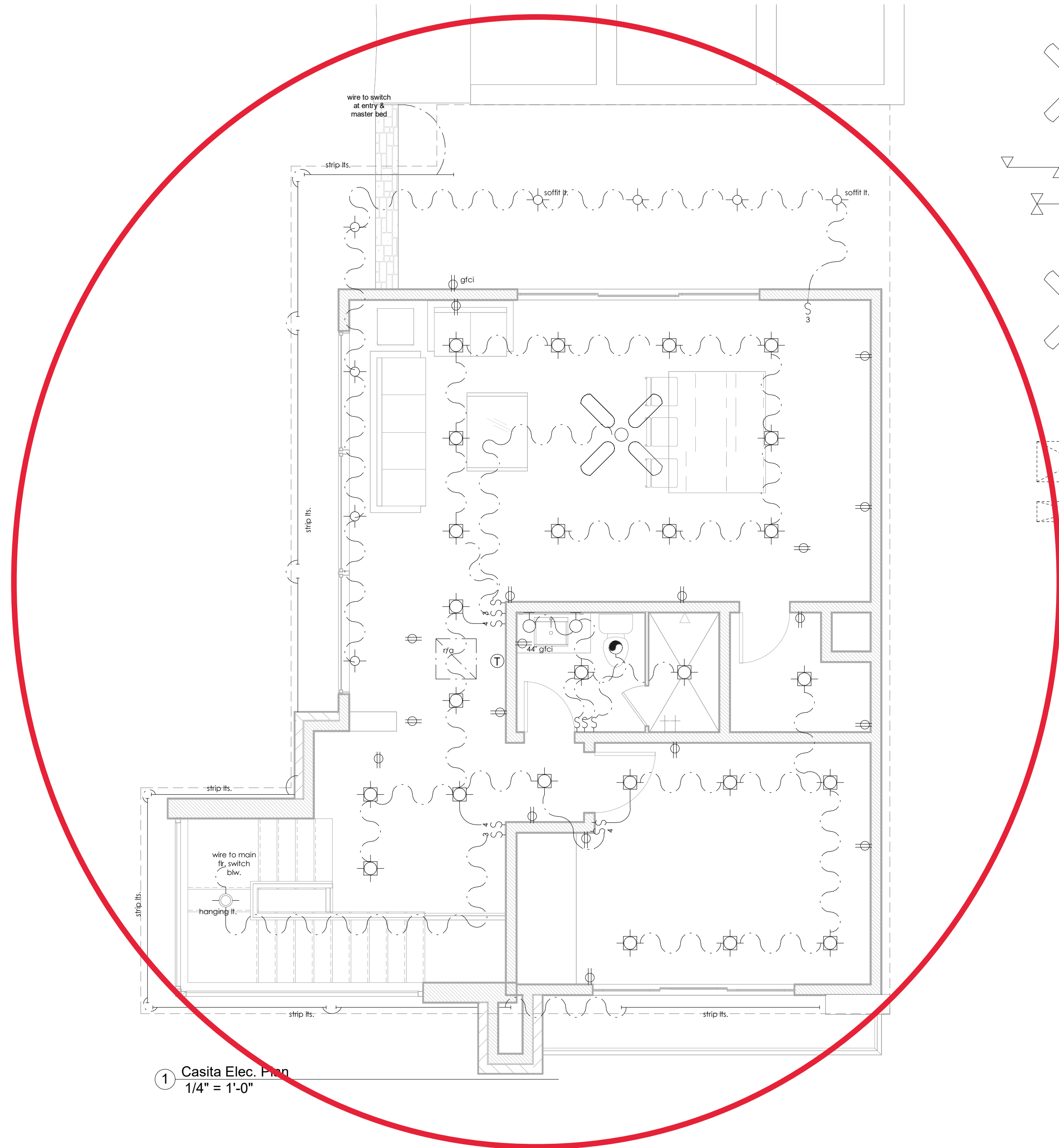
date: 3.1.23
project # 21075



2 Upper Level Elec. Plan
1/4" = 1'-0"



1 Casita Elec. Plan
1/4" = 1'-0"



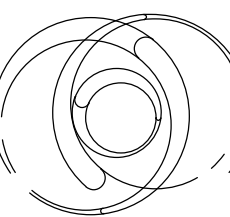
Electrical Legend

Note: Not All Devices Are Necessarily Used

- Duplex Convenience Outlet
- Duplex Convenience Outlet Above Counter
- Weather Proof Duplex Outlet (G.F.I.)
- Ground Fault Duplex Outlet (G.F.I.)
- Half-Switched Duplex Outlet
- 220 Volt Outlet
- Duplex Receptacle Floor/Ceiling Outlet
- Wall Switch
- 3-Way Wall Switch
- 4-Way Wall Switch
- Dimmer Wall Switch
- Wall Mounted Light Fixture
- Recessed Light Fixture
- Recessed Light Fixture - Directional
- Recessed Light Fixture - Sloped
- Hanging Light Fixture
- Recessed Light Fixture - Mini
- Recessed Light Fixture - Directional Mini
- Ceiling Mounted Light Fixture - Provide Adequate Support
- Under and/or Above Counter LED Light Fixture on Plug
- Flood Light - Mount Under Eave
- Exhaust Fan (Vent to Exterior)
- Exhaust Fan Light Fixture (Vent to Exterior)
- Television / Cable Connection
- Phone/Data Jack
- Ceiling Fan, Provide Adequate Support
- Door Bell
- Track Lighting
- Track Lighting
- Junction Box
- Thermostat
- Ceiling Fan/Light Combination, Provide Adequate Support
- Smoke Detector
- Heat Detector
- Carbon Monoxide Detector
- Flourescent Fixture, 4-Tube
- Flourescent Fixture, 2-Tube
- Return Air

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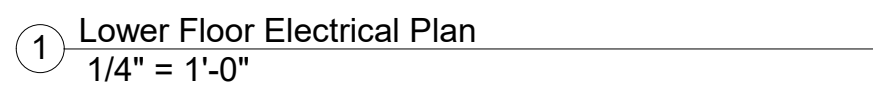


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PROJECT:
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Upper Floor Electrical

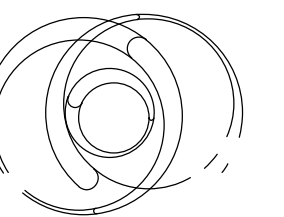
E1.1

date: 3.1.23
project # 21075



Note: Not All Devices Are Necessarily Used

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PROJECT:
Schwartz Spec
Lower Floor Electrical

E1.2

```
date:      3.1.23
project #  21075
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