



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, September 20, 2023 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 20th day of September, 2023 at 6:30 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:

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 provide your name, phone number, comments, and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on September 20, 2023.

1. Call to Order. Vice-Chairman Jim Pledger.
2. Citizen Communications The Commission 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 Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission 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. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- Approval of the August 16, 2023 Zoning and Planning Commission Meeting Minutes

4. Land Use **406 Spiller Lane** - Discuss and make a recommendation on variances to the front

and one side setback for a for a setback encroachment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant Mark Alkusari with Benchmark Homes.

5. **Land Use 5 N Peak:** Discuss and make recommendation on a variance for encroachment into the side setbacks by 4.5 feet for replacement and expansion of the pool and placement of pool equipment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: Jennifer Smith, Permit Solutions LLC
6. **Land Use 1800 Basin Ledge:** Discuss and make recommendation on a variance to the front yard setback for the to encroach 20 feet with an expansion of a non-conforming structure to add a deck/carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).
Applicant: Steve Abbott
7. **Staff Briefing** Update from staff on items forwarded to BOA and City Council from the previous meeting.
8. Adjournment. Vice-Chairman Jim Pledger.

Jim Pledger, Vice-Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the September 20, 20223 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on September 15, 2023 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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

All items on the agenda are for discussion and/or action. ZAPCO 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, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 16, 2023 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Miesel called the meeting to order at 6:33 p.m.

ZAPCO Members Present

**Chairman Robert Meisel
Vice-Chairman Jim Pledger
Julia Webber
Laurie Maccini
Patrick Stewart**

City Staff Present

**Director of BDS Jennifer Bills
ZAPCO Secretary Mark Littrell
Asst. City Attorney Nicole Warren**

2. Citizen Communications The Commission 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 Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission 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.

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.

- Approval of the July 19, 2023 Zoning and Planning Commission Meeting Minutes

Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Julia Webber.

Motion for Approval carried unanimously by a vote of 4 yes to 0 nays.

4. Land Use 900 Live Oak Circle - Discuss and make a recommendation on a variance to allow a fence approximately 20 feet from the street edge (30 feet is required) and to allow an 8-foot-tall side yard fence along the western side property line (6-foot height maximum). (Section 22.03.173 of the West Lake Hills Code). Applicant: Leah Romero, Word + Carr Design Group

Staff Briefing

Director Bills give the staff briefing.

Staff Recommendation: Approval with letters of support from the neighbors.

Commissioner Stewart: Is the fence a stand-alone permit?

Director Bills: Yes.

Presentation by Applicant

Leah Romero is an architect from **Word + Carr** is representing the property owners. First of all, we are canceling the driveway permit.

The property is covered with Live Oaks and to move the fence back another 10' is an extreme amount.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Discussion/Recommendation

Vice-Chairman Pledger: The graphic on Page 23, is that associated with the proposed fence?

Director Bills: It represents the side view of where the fence would be.

Commissioner Maccini: I'm fine with it. The fence is established with the trees. Moving it would be disruptive.

Vice-Chairman Pledger: It's currently 8'?

Director Bills: Yes.

Motion for Recommended Approval made by Commissioner Maccini with a Second by Commissioner Stewart.

Motion for Recommended Approval carried unanimously by a vote of 4 ayes to 0 nays.

5. **Land Use 3736 Bee Cave Road Suite #3** - Discuss and make a recommendation on a variance to allow a 28.17 square foot commercial hanging sign that exceeds the 12 square foot maximum and allow corporate colors for the sign background (Section 32.03.009 of the West Lake Hills Code). Applicant Michael Haran (i Fratelli Pizza)

Staff Briefing

Director Bills gives the Staff Briefing. The request is to allow a 28.1 sq. ft. sign with red background. The Sign Ordinances are explained and measurements were taken from other tenants. Two tenants have signs that are 15 sq. ft.

Staff Recommendation: Approval conditioned on letter color and background color meets Code.

Commissioner Maccini: It's not lit?

Director Bills: No.

Commissioner Webber: Could they be allowed 15 sq. ft.?

Director Bills: Yes.

Presentation by Applicant

Michael Heran is representing i Fratelli Pizza. Can we go up to 15 sq. ft.?

Chairman Meisel: That's reasonable.

Michael: Red and black are company colors with off-white background.

Chairman Meisel: Modify the application. None is unreasonable.

Michael: I'm amending the application with off-white background and 15 sq. ft.

Commissioner Maccini: Two other signs are 15 sq. ft. Business signs are very small.

Public Hearing

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

Discussion/Recommendation

Commissioner Maccini: I would support up to 15 sq. ft.

Commissioner Stewart: As amended.

Commissioner Webber: This highlights the need to change the Sign Ordinance.

Vice-Chairman Pledger: I think we need to re-visit the Ordinance.

Motion for Recommended Approval made by Commissioner Maccini with a Second by Commissioner Stewart as amended.

Motion for Recommended Approval carried by a vote of 3 ayes to 1 nays. Vice-Chairman Pledger opposed.

6. **Announcements** Reminder to ZAPCO Commissioners to complete required cybersecurity

training

Director Bills reminded the Commissioners to do required Cybersecurity Training.

7. Staff Briefing Update from staff on items forwarded to BOA and City Council from the previous meeting.

Director Bills gave updates on 1425 Redbud approval at Board Adjustment. Drainage revisions are still be updated.

8. Adjournment. Chairman Robert Meisel.

Chairman Meisel adjourns the meeting at 7:05 p.m.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Litrell

These minutes were approved on _____, 2020.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	September 20, 2023	Item Number:	4
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

406 Spiller Lane: Discuss and make a recommendation on variances to the front and one side setback for a for a setback encroachment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Mark Alkusari, Benchmark Custom Homes

Recommendation

Staff recommends denial of the variance request. The trees on the northwest side of the house appear to have already been removed. The house could be redesigned to utilize this space within the setbacks.

This item will be forwarded to the October 25, 2023 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Haus Terra Real Estate LLC

Legal Description: Spiller Hill Subdivision Lot 3

Lot Size: 0.74 acres (32,234.40 square feet)

Zoning: R-1 One-Family

The properties surrounding the subject property are zoned R-1 and are occupied with single-family homes.

Background & Analysis:

The applicant is proposing to demolish the existing house that was built in 1981 and build a new single-family house. The small lot on the west side of the private access easement has been used as a part of the site with a detached garage. Development of this lot is not under consideration at this time. The private access easement that runs between the two lots is the access for six lots.

The applicant designed the new structure using the setbacks that were recorded on the plat (30' front, 10' sides, 30' rear) before meeting with the city and learning of the zoning setbacks for R-1. The applicant is requesting a 12.5-foot side setback against the private access easement and a 35-foot front setback. They are requesting a variance largely based on the existing trees (Attachment 2) However, a site visit shows that the trees on the east side of the property have been removed (Attachment 4).

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
We would have to move and completely re-design the architectural plans. If it stays the same the trees will be less effected. Also the home orientation will be optimal for the aesthetics.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The natural terrain and existing flora will not be disrupted if the variance is granted because the current home impervious coverage is very similar as the proposed new construction single-family home.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
We have considered other alternatives such as moving and rotating the house but it would not work out best for the property because the sun orientation would not be ideal for the pool and backyard of the residence. Also we would have to disturb some oak trees that we want to keep alive and healthy. Other reason is that if we shift the new house will be closer to the adjacent properties.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The variance will not be greater to alleviate the difficulty of the setback because it will basically leave the property less disturbed.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The front of the property is technically spiller In. This will not violate the City's comprehensive plan because it will keep the same orientation of the property and help make the neighborhood more visibly appealing.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
It will not interfere because it is still 35' away from the road front of the property. It would be a great positive for the property and the surrounding residences because the new construction will be farther away from the adjacent property.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes.

Subdivision

There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

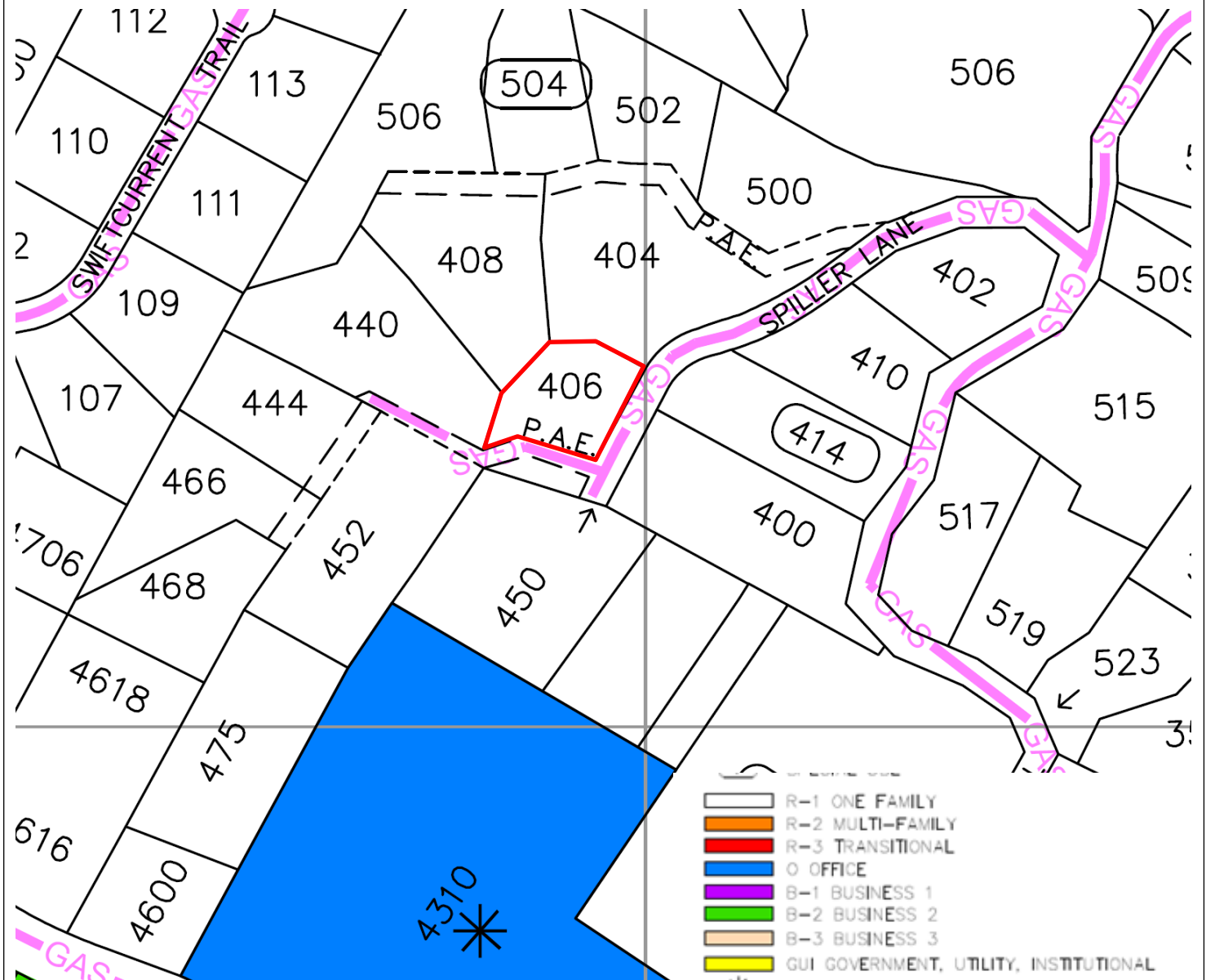
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)

- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)

Zoning:



Aerial:



VARIANCE APPLICATION

Date Received: _____	Received By: _____
Amount Due \$ _____	Date Payment Received: _____
Admin Complete Date: _____	Permit No: _____

All applications and supporting documents should be submitted electronically to
<https://www.mgoconnect.org/cp/portal>

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Haus Terra Real Estate LLC Phone: _____

Email: _____

Address: 406 Spiller Ln City: Westlake State: Te Zip: 78746

Agent*: Benchmark Custom Homes Phone: _____

Email: _____

Address: P0 Box 161924 City: Austin State: To Zip: 78716

Property Address: 406 Spiller Ln City: Austin State: To Zip: 78746

Property Information

Subdivision Name: Spiller Hill

Block: _____ Lot: #3 TCAD Tax Parcel ID: 115044

Current Zoning Classification: R Total Lot Size (Acres): .7382 Acre

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for with this project and include Code Section references: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

1. Front setback Variance change from 50ft to 35ft.

2. Private Drive Side Setback Variance from 25ft to 12ft 8in.



VARIANCE APPLICATION

3. _____

4. _____

5. _____

6. _____

CONDITIONS REQUIRED FOR GRANTING A VARIANCE (SECTION 38.05.32):

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant. Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

We would have to move and completely redesign the architectural plans. If the house stays the same as the current house is designed, less trees will be affected because it follows the original footprint of the home on site.

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora. Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The natural terrain and existing flora will not be disrupted if the variance is granted because the current home impervious coverage is very similar as the proposed new construction single-family home.

3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. What other alternatives have you considered? Why won't those other options alleviate



VARIANCE APPLICATION

the difficulty or hardship that you think exists?

We have considered other alternatives such as moving and rotating the house but it would not work out best for the property because the sun orientation would not be ideal for the pool and backyard of the residence. Also we would have to disturb some oak trees that we want to keep alive and healthy. Other reason is that if we shift the new house will be closer to the adjacent properties.

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The variance will not be greater to alleviate the difficulty of the setback because it will basically leave the property less disturbed.

5. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

The front of the property is technically spiller In.

This will not violate the City's comprehensive plan because it will keep the same orientation of the property and help make the neighborhood more visibly appealing.

6. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof. Why do you believe your variance will not adversely affect or interfere with the enjoyment of neighboring properties?

It will not interfere because it is still 35' away from the road front of the property. It would be a great positive for the property and the surrounding residences because the new construction will be farther away from the adjacent property.

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

Signature

Date

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☐ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☐ Property survey
- ☐ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☐ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☐ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☐ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets.
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- **Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.**
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

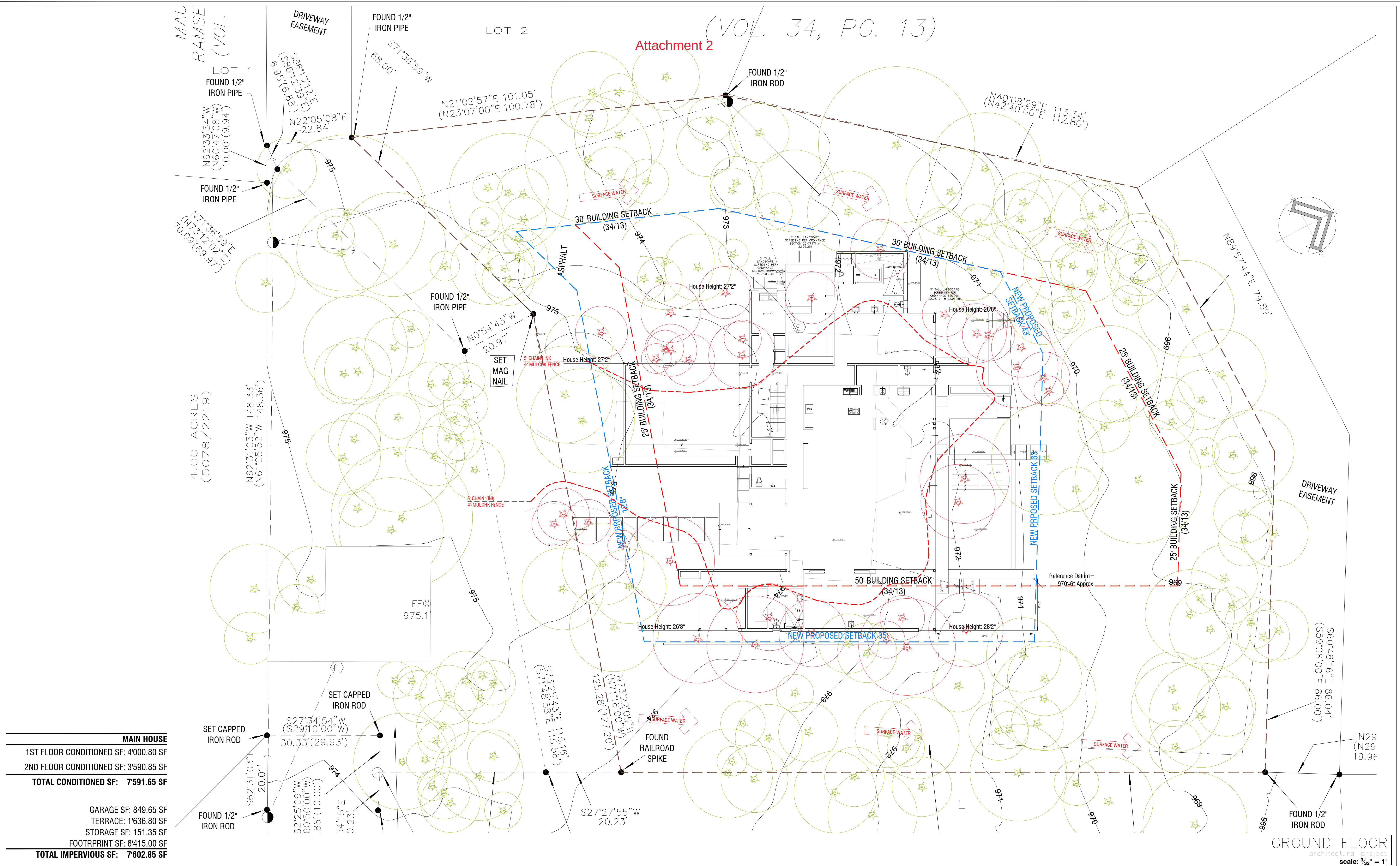
ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



TREES TO BE REMOVED:		
#	TYPE	SIZE
25	Live Oak	7
26	Live Oak	6
27	Live Oak	6
28	Live Oak	4
31	Juniper (Damaged by Storm)	12
32	Juniper (Damaged by Storm)	9
33	Juniper (Damaged by Storm)	12
38	Juniper (Damaged by Storm)	9-8
39	Juniper (Damaged by Storm)	9
44	Live Oak	5
45	Live Oak	8-6-4
46	Live Oak	6
47	Juniper (Damaged by Storm)	10
114	Juniper (Damaged by Storm)	10
115	Live Oak	12
128	Juniper (Damaged by Storm)	4
129	Juniper (Damaged by Storm)	7
130	Juniper (Damaged by Storm)	11
131	Juniper (Damaged by Storm)	8
155	Live Oak	5-3
156	Live Oak	8
157	Live Oak	6
158	Juniper (Damaged by Storm)	7
160	Juniper (Damaged by Storm)	8
266	Juniper (Damaged by Storm)	7
267	Hackberry (Damaged by Storm)	4
268	Live Oak	5
269	Hackberry (Damaged by Storm)	7
270	Live Oak	7
271	Live Oak	9
272	Live Oak	5
273	Juniper (Damaged by Storm)	7
274	Juniper (Damaged by Storm)	8

TREES TO STAY AND BE PROTECTED:			TREES TO STAY AND BE PROTECTED:			TREES TO STAY AND BE PROTECTED:		
#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE
29, Juniper 11			133, Juniper 5			301, Juniper 7		
30, Juniper 10			134, Juniper 4			302, Juniper 6 4		
34, Juniper 8 8			135, Juniper 5 5			303, Juniper 10		
35, Juniper11			136, Juniper 4			304, Juniper 4		
42, Live Oak 8			137, Live Oak 7			305, Juniper 4		
43, Live Oak 8			138, Live Oak 4 4			306, Juniper 5		
48, Juniper 7			139, Juniper 10			307, Juniper 6		
49, Juniper 11			140, Juniper 9			308, Juniper 5		
50, Juniper 9			141, Juniper 6			309, Live Oak 5		
51, Live Oak 5			142, Juniper 7 5			310, Juniper 6		
52, Juniper 8			143, Juniper 4			311, Juniper 4		
53, Juniper 12			144, Juniper 6			312, Juniper 6		
54, Juniper 11			145, Juniper 10			313, Juniper 5 4		
55, Juniper 6 3			146, Juniper 6 5 4			314, Juniper 8		
56, Juniper 8			147, Juniper 8			315, Juniper 9 5 5 4		
57, Juniper 5 4 4			148, Juniper 8			316, Juniper 6		
58, Live Oak 5			149, Juniper 11 5 3			317, Live Oak 7 6		
59, Juniper 6			150, Juniper 12			318, Juniper 10 10 8		
60, Juniper 4			151, Live Oak 6			319, Juniper 9 9		
61, Juniper 8 8			152, Juniper 5			320, Juniper 8		
62, Juniper 9			153, Juniper 9			321, Juniper 7		
63, Live Oak 9 7			154, Juniper 8 5 4			322, Live Oak 8		
64, Live Oak 6			161, Juniper 11			323, Juniper 5 4 4		
65, Juniper 8 7			162, Juniper 10 8 5 4 4			324, Juniper 10 7		
66, Juniper 14			163, Juniper 8 6			325, Juniper 8		
82, Live Oak 10			164, Juniper 5			329, Juniper 12		
83, Juniper 10			165, Juniper 7			330, Live Oak 10 8		
84, Live Oak 4			166, Juniper 6			331, Live Oak 13 6		
85, Juniper 7			167, Juniper 4			332, Live Oak 4		
86, Juniper 5			168, Juniper 9			333, Juniper 13 5 5 5		
87, Juniper 8			169, Juniper 8			334, Live Oak 8		
96, Live Oak 10			170, Live Oak 6			335, Juniper 5		
97, Live Oak 8 8			171, Live Oak 8			336, Juniper 8		
98, Live Oak 9 6 4			172, Juniper 7 4			342, Live Oak 9		
99, Live Oak 7			219, Juniper 8			343, Live Oak 6		
100, Live Oak 8			220, Juniper 7			344, Juniper 12		
101, Live Oak 12			221, Live Oak 9			345, Juniper 7		
102, Live Oak 11			222, Juniper 12			367, Live Oak 5		
103, Ligustrum 4			223, Juniper 13			368, Live Oak 4		
104, Live Oak 9			239, Live Oak 5			369, Live Oak 7		
105, Juniper 5			263, Juniper 9 9			370, Juniper 8		
106, Juniper 7			264, Live Oak 13			371, Juniper 8		
107, Live Oak 8			265, Juniper 6 5			372, Juniper 4		
108, Live Oak 7			275, Live Oak 6			373, Live Oak 6		
116, Juniper 8 7 7			276, Juniper 6			374, Live Oak 5 4		
117, Juniper 6			277, Juniper 9 7			375, Juniper 7		
118, Juniper 11 6 5			278, Juniper 6			376, Juniper 5		
119, Live Oak 4			279, Juniper 7			377, Juniper 4 2		
120, Live Oak 5			280, Juniper 10 7 3 3			378, Juniper 10 5		
121, Juniper 11			281, Juniper 6 6 5			379, Live Oak 4		
122, Live Oak 8			282, Live Oak 4 2			380, Juniper 7		
123, Juniper 6			283, Juniper 8 6			381, Juniper 8		
124, Juniper 7			284, Juniper 5			382, Juniper 13		
125, Juniper 5			297, Juniper 7			384, Juniper 7		
126, Juniper 7			298, Juniper 6			385, Live Oak 5		
127, Juniper 10 5			299, Juniper 4					
132, Juniper 7 4			300, Juniper 8					

Tree Protection Notes: Trees to sty throughout construction will be protected in accordance with city of Austin standard No. 6105-1 and 6105-2

BERNARDO POZAS

LOCATION:

SL-IMAGES INDEXED TO: 

SITE

PROJECT NAME:

SPILLER LANE HOUSE

ADDRESS:

446 Spiller Lane
Austin, Texas 78746

CONDITIONED:

7'591.65 sf.

GARAGE:

849.65 sf.

TERRACE:

1'936.80 sf.

STORAGE:

151.35 sf.

FOOTPRINT:

6'415.00 sf.

DRIVEWAY (*PERVIOUS):

1,059.85 sf.

IMPERVIOUS:

7'602.85 sf.

LAND:

40'465 sf.

NOTES:

The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.

The measures expressed in this plan are referenced; the final measures must be checked on site.

Suppliers and builders must verify final measurements before using any material or before and notify any discrepancy.

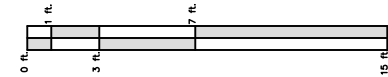
For a better management of information regarding thicknesses of final finishes should order the architectural details.

If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.

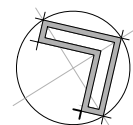
Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:

NUMERICAL SCALE:



GRAFC SCALE:



REVIEW:

#	DESCRIPTION	DATE:	PRODUCED BY:
#1	Architectural Project	2022.11.04	I.M.T.
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.

PLAN NAME:

ARCHITECTURAL PLAN

PLAN CODE:

SL-A 1.2.2

scale: 3/32" = 1'

Page 17 of 85

Attachment 3
Original Application



SYMBOLS

Section

Level Mark

Door Number - Reference
Sheet A 2.0

Room Number and Name

Window Type - Reference
Sheet A 10.0

PROJECT INFORMATION

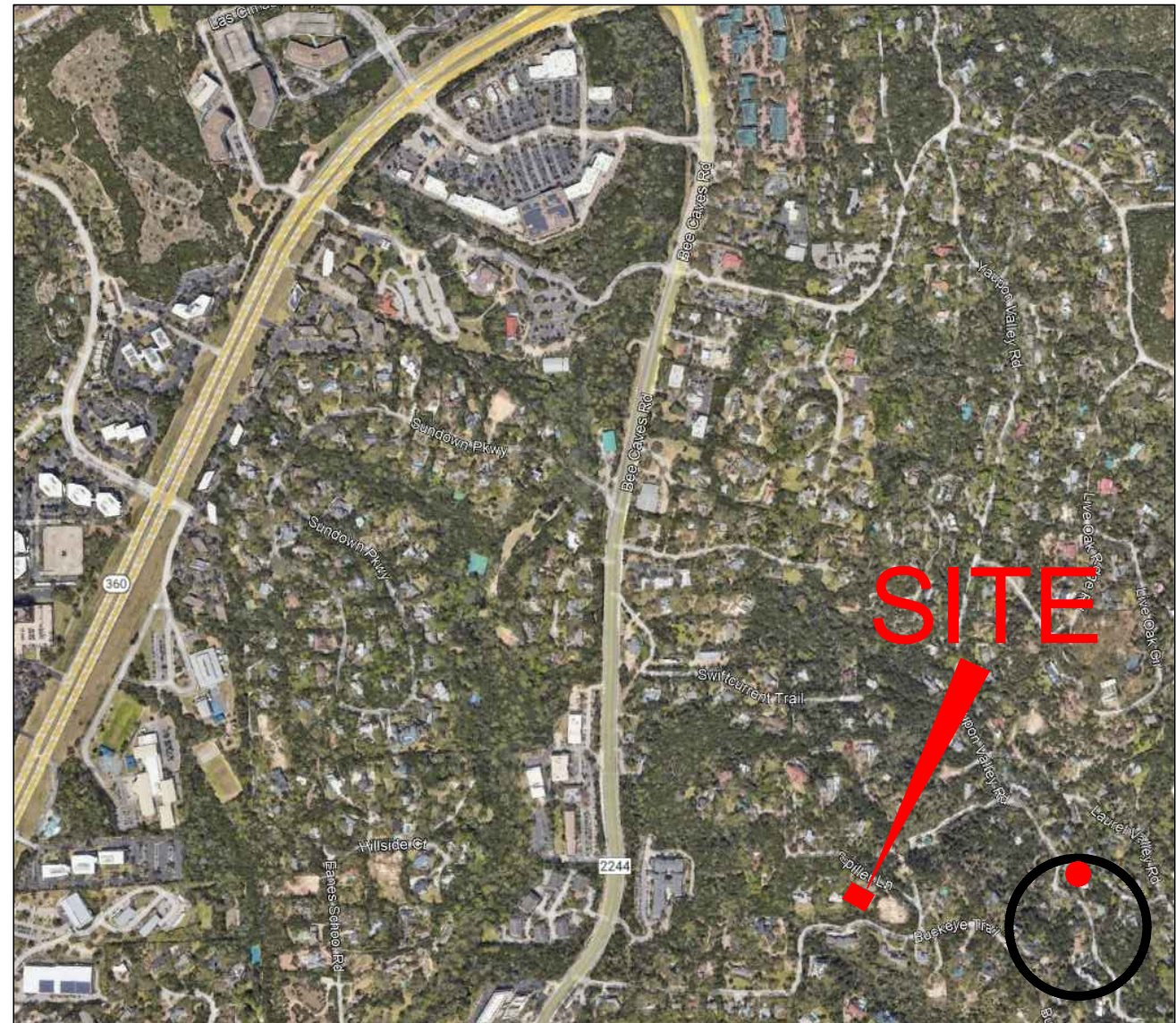
1ST FLOOR CONDITIONED SF: 3,343.35 SF
2ND FLOOR CONDITIONED SF: 2,549.90 SF
TOTAL CONDITIONED SF: 5,893.25 SF

FOOTPRINT SF: 3,612.50 SF
DRIVEWAY SF: 1,004.30 SF
GARAGES SF: 704.425 SF
TERRACE SF: 1,088.25 SF
TOTAL IMPERVIOUS SF: 6,409.475 SF

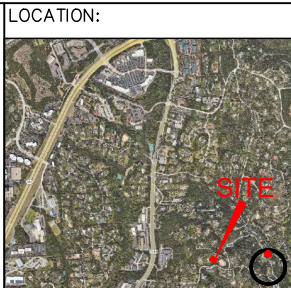
SHEET LIST

NUMBER	SHEET NAME
SL A 1.0	SITE PLAN
SL A 2.0	SYMBOLS PLANS
SL A 2.1	SYMBOLS PLANS
SL A 3.0	DIMENSION PLAN
SL A 3.1	DIMENSION PLAN
SL A 4.0	FOUNDATION PLAN
SL A 5.0	ROOF PLAN
SL A 6.0	ELECTRICAL PLAN
SL A 6.1	ELECTRICAL PLAN
SL A 7.0	CONTACTS PLAN
SL A 7.1	CONTACTS PLAN
SL A 8.0	BUILDING SECTIONS
SL A 8.1	BUILDING SECTIONS
SL A 9.0	ELEVATIONS
SL A 9.1	ELEVATIONS
SL A 10.0	SCHEDULES

PROJECT LOCATION



BERNARDO POZAS

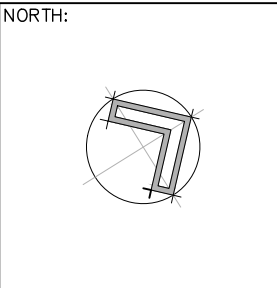
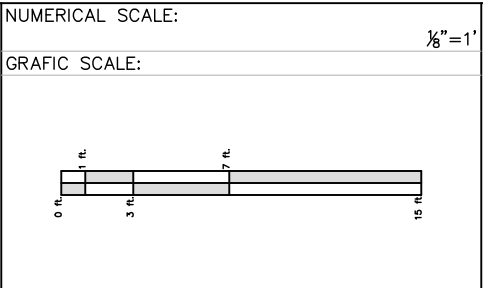


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

CONDITIONED:	SG.FT.:MAIN HOUSE	CONDITIONED:	SG.FT.:GUEST HOUSE
GARAGE:	7'591.65 sf.	GARAGE:	1'518.75 sf.
TERRACE:	849.65 sf.	TERRACE:	—
STORAGE:	1'636.80 sf.	STORAGE:	—
FOOTPRINT:	151.35 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	6'415.00 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	1,059.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	7'602.85 sf.	LAND:	40'465 sf.

NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measures must be checked on site.
- Suppliers and installers must verify field measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of floor finishes should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

PLAN NAME:
ARCHITECTURAL PLAN
PLAN CODE:
SL-A 0.0

[illegible]

GUEST HOUSE	
1ST FLOOR CONDITIONED SF:	852.25 SF
2ND FLOOR CONDITIONED SF:	666.50 SF
TOTAL CONDITIONED SF:	1'518.75 SF
GARAGE SF: - SF	
TERRACE: - SF	
STORAGE SF: - SF	
FOOTRPRINT SF: 850.10 SF	
TOTAL IMPERVIOUS SF:	942.20 SF
MAIN HOUSE	
1ST FLOOR CONDITIONED SF:	4'000.80 SF
2ND FLOOR CONDITIONED SF:	3'590.85 SF
TOTAL CONDITIONED SF:	7'591.65 SF
GARAGE SF: 849.65 SF	
TERRACE: 1'636.80 SF	
STORAGE SF: 151.35 SF	
FOOTRPRINT SF: 6'415.00 SF	
TOTAL IMPERVIOUS SF:	7'602.85 SF

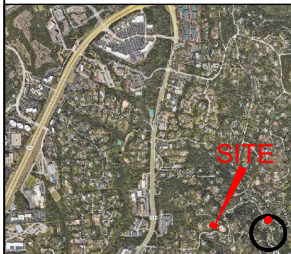
BERNARDO POZAS

TREES TO BE REMOVED:		
#	TYPE	SIZE
25	Live Oak	7
26	Live Oak	6
27	Live Oak	6
28	Live Oak	4
31	Juniper (Damaged by Storm)	12
32	Juniper (Damaged by Storm)	9
33	Juniper (Damaged by Storm)	12
38	Juniper (Damaged by Storm)	9-8
39	Juniper (Damaged by Storm)	9
44	Live Oak	5
45	Live Oak	8-6-4
46	Live Oak	6
47	Juniper (Damaged by Storm)	10
114	Juniper (Damaged by Storm)	10
115	Live Oak	12
128	Juniper (Damaged by Storm)	4
129	Juniper (Damaged by Storm)	7
130	Juniper (Damaged by Storm)	11
131	Juniper (Damaged by Storm)	8
155	Live Oak	5-3
156	Live Oak	8
157	Live Oak	6
158	Juniper (Damaged by Storm)	7
160	Juniper (Damaged by Storm)	8
266	Juniper (Damaged by Storm)	7
267	Hackberry (Damaged by Storm)	4
268	Live Oak	5
269	Hackberry (Damaged by Storm)	7
270	Live Oak	7
271	Live Oak	9
272	Live Oak	5
273	Juniper (Damaged by Storm)	7
274	Juniper (Damaged by Storm)	8

TREES TO STAY AND BE PROTECTED:			TREES TO STAY AND BE PROTECTED:			TREES TO STAY AND BE PROTECTED:		
#	TYPE	SIZE	#	TYPE	SIZE	#	TYPE	SIZE
29, Juniper 11			133, Juniper 5			301, Juniper 7		
30, Juniper 10			134, Juniper 4			302, Juniper 6 4		
34, Juniper 8 8			135, Juniper 5 5			303, Juniper 10		
35, Juniper11			136, Juniper 4			304, Juniper 4		
42, Live Oak 8			137, Live Oak 7			305, Juniper 4		
43, Live Oak 8			138, Live Oak 4 4			306, Juniper 5		
48, Juniper 7			139, Juniper 10			307, Juniper 6		
49, Juniper 11			140, Juniper 9			308, Juniper 5		
50, Juniper 9			141, Juniper 6			309, Live Oak 5		
51, Live Oak 5			142, Juniper 7 5			310, Juniper 6		
52, Juniper 8			143, Juniper 4			311, Juniper 4		
53, Juniper 12			144, Juniper 6			312, Juniper 6		
54, Juniper 11			145, Juniper 10			313, Juniper 5 4		
55, Juniper 6 3			146, Juniper 6 5 4			314, Juniper 8		
56, Juniper 8			147, Juniper 8			315, Juniper 9 5 5 4		
57, Juniper 5 4 4			148, Juniper 8			316, Juniper 6		
58, Live Oak 5			149, Juniper 11 5 3			317, Live Oak 7 6		
59, Juniper 6			150, Juniper 12			318, Juniper 10 10 8		
60, Juniper 4			151, Live Oak 6			319, Juniper 9 9		
61, Juniper 8 8			152, Juniper 5			320, Juniper 8		
62, Juniper 9			153, Juniper 9			321, Juniper 7		
63, Live Oak 9 7			154, Juniper 8 5 4			322, Live Oak 8		
64, Live Oak 6			161, Juniper 11			323, Juniper 5 4 4		
65, Juniper 8 7			162, Juniper 10 8 5 4 4			324, Juniper 10 7		
66, Juniper 14			163, Juniper 8 6			325, Juniper 8		
82, Live Oak 10			164, Juniper 5			329, Juniper 12		
83, Juniper 10			165, Juniper 7			330, Live Oak 10 8		
84, Live Oak 4			166, Juniper 6			331, Live Oak 13 6		
85, Juniper 7			167, Juniper 4			332, Live Oak 4		
86, Juniper 5			168, Juniper 9			333, Juniper 13 5 5 5		
87, Juniper 8			169, Juniper 8			334, Live Oak 8		
96, Live Oak 10			170, Live Oak 6			335, Juniper 5		
97, Live Oak 8 8			171, Live Oak 8			336, Juniper 8		
98, Live Oak 9 6 4			172, Juniper 7 4			342, Live Oak 9		
99, Live Oak 7			219, Juniper 8			343, Live Oak 6		
100, Live Oak 8			220, Juniper 7			344, Juniper 12		
101, Live Oak 12			221, Live Oak 9			345, Juniper 7		
102, Live Oak 11			222, Juniper 12			367, Live Oak 5		
103, Ligustrum 4			223, Juniper 13			368, Live Oak 4		
104, Live Oak 9			239, Live Oak 5			369, Live Oak 7		
105, Juniper 5			263, Juniper 9 9			370, Juniper 8		
106, Juniper 7			264, Live Oak 13			371, Juniper 8		
107, Live Oak 8			265, Juniper 6 5			372, Juniper 4		
108, Live Oak 7			275, Live Oak 6			373, Live Oak 6		
116, Juniper 8 7 7			276, Juniper 6			374, Live Oak 5 4		
117, Juniper 6			277, Juniper 9 7			375, Juniper 7		
118, Juniper 11 6 5			278, Juniper 6			376, Juniper 5		
119, Live Oak 4			279, Juniper 7			377, Juniper 4 2		
120, Live Oak 5			280, Juniper 10 7 3 3			378, Juniper 10 5		
121, Juniper 11			281, Juniper 6 6 5			379, Live Oak 4		
122, Live Oak 8			282, Live Oak 4 2			380, Juniper 7		
123, Juniper 6			283, Juniper 8 6			381, Juniper 8		
124, Juniper 7			284, Juniper 5			382, Juniper 13		
125, Juniper 5			297, Juniper 7			384, Juniper 7		
126, Juniper 7			298, Juniper 6			385, Live Oak 5		
127, Juniper 10 5			299, Juniper 4					
132, Juniper 7 4			300, Juniper 8					

Tree Protection Notes: Trees to sty throughout construction will be protected in accordance with city of Austin standard No. 6105-1 and 6105-2

BERNARDO POZAS



PROJECT NAME:

SPILLER LANE HOUSE

ADDRESS:

446 Spiller Lane
Austin, Texas 78746

CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'936.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:

The plans that make up this delivery are made based on the information obtained in appointments and reviews prior to the corresponding delivery date.

The measures expressed in this plan are referenced; the final measures must be checked on site.

Suppliers and builders must verify field measurements before using any material or before any construction.

For a better management of information regarding thicknesses of floor finishes should order the architectural details.

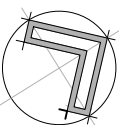
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REVIEW NOTES:

NUMERICAL SCALE:

GRAFC SCALE:



REVIEW:

DESCRIPTION

DATE:

PRODUCED BY:

PLAN NAME:

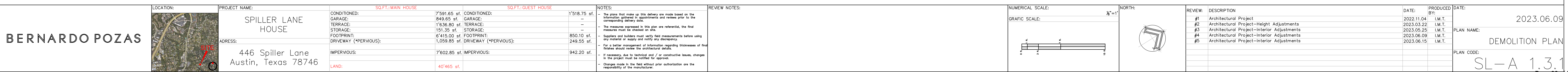
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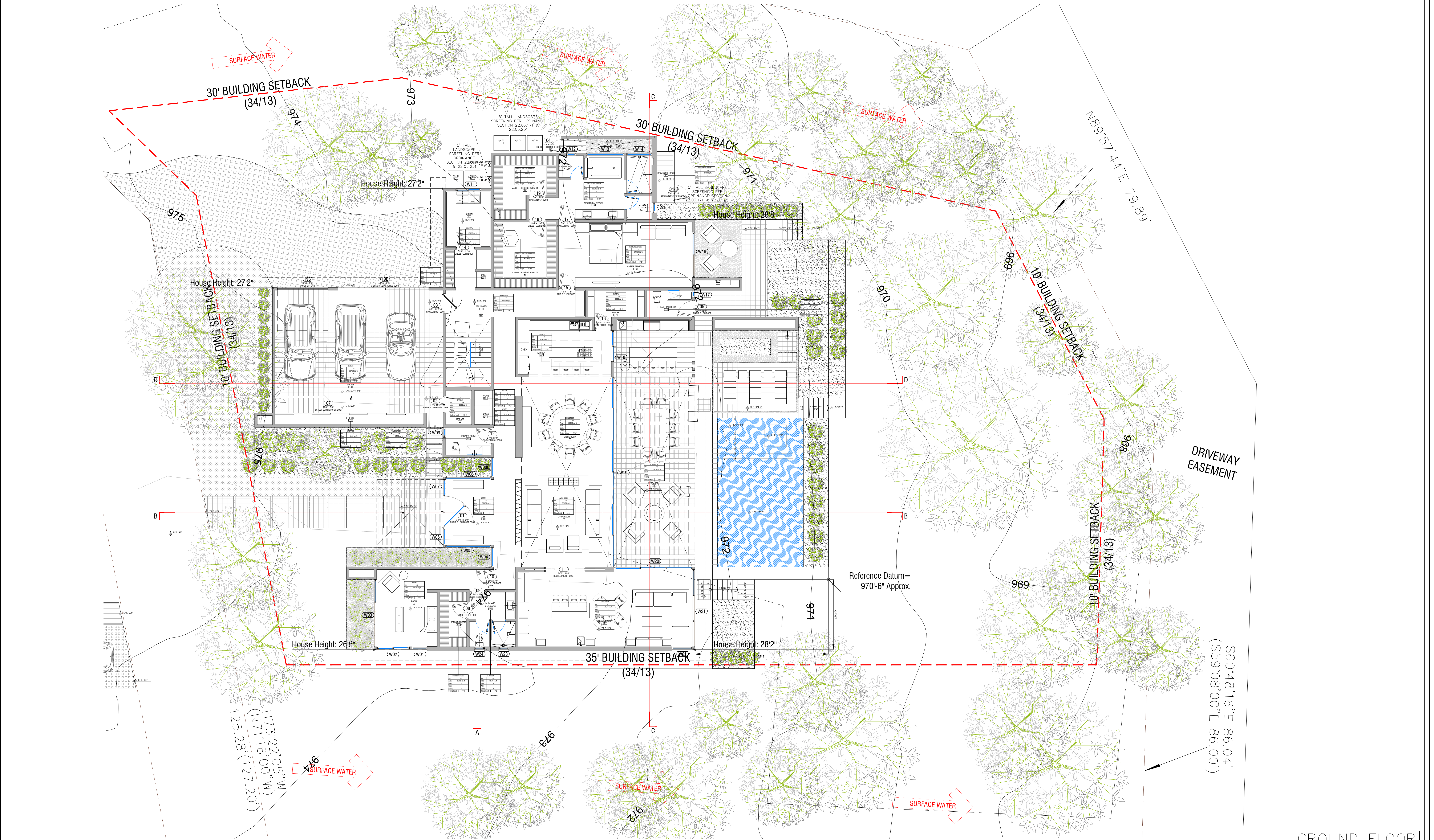
2023.06.09

ARCHITECTURAL PLAN

SL-A 1.2.2

GROUND FLOOR
architectural project
scale: 3/32" = 1'





GROUND FLOOR
architectural project

scale: 1/8" = 1'

BERNARDO POZAS



PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

CONDITIONED: 7,591.65 sq. ft.
GARAGE: 849.65 sq. ft.
TERRACE: 1,536.80 sq. ft.
STORAGE: 151.35 sq. ft.
FOOTPRINT: 6,415.00 sq. ft.
DRIVEWAY (PERVIOUS): 1,059.85 sq. ft.
IMPERVIOUS: 7,602.85 sq. ft.
LAND: 40,465 sq. ft.

CONDITIONED: 1,518.75 sq. ft.
GARAGE: 849.65 sq. ft.
TERRACE: 1,536.80 sq. ft.
STORAGE: 151.35 sq. ft.
FOOTPRINT: 6,415.00 sq. ft.
DRIVEWAY (PERVIOUS): 1,059.85 sq. ft.
IMPERVIOUS: 7,602.85 sq. ft.
LAND: 40,465 sq. ft.

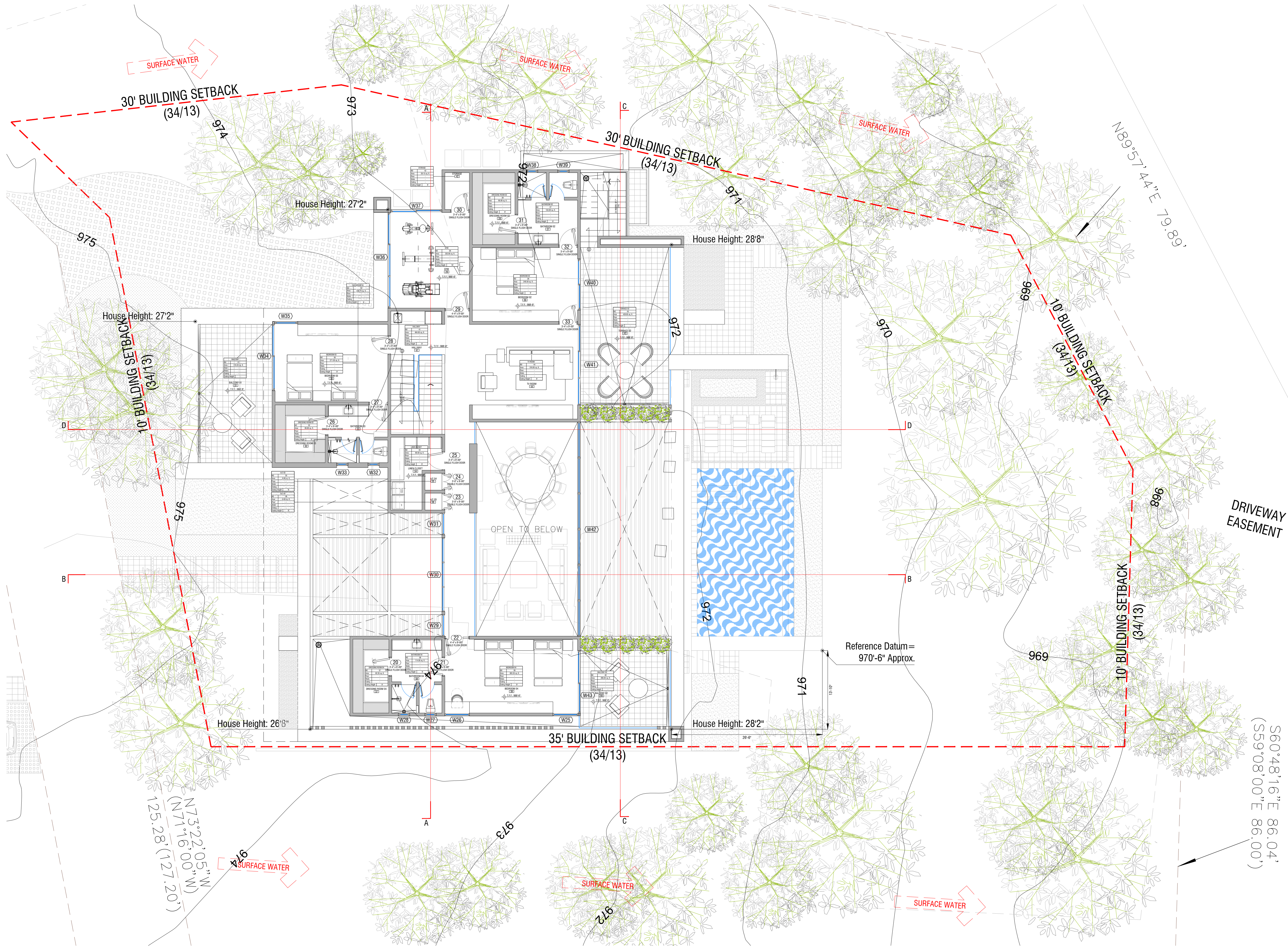
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REVIEW NOTES:

NUMERICAL SCALE:
GRAPHIC SCALE:
NORTH:

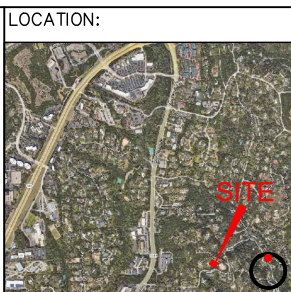
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#1 Architectural Project
#2 Architectural Project-Height Adjustments
#3 Architectural Project-Interior Adjustments
#4 Architectural Project-Interior Adjustments
#5 Architectural Project-Interior Adjustments

DATE: 2023.06.09
PRODUCED BY: IM.T.
DATE: 2023.06.09
ARCHITECTURAL PLAN
PLAN NAME: SL-A 2.1
PLAN CODE: SL-A 2.1



2ND LEVEL FLOOR
architectural project
scale: 1/8" = 1'

BERNARDO POZAS

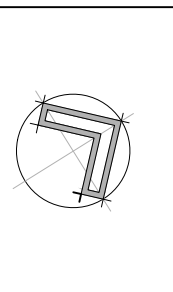
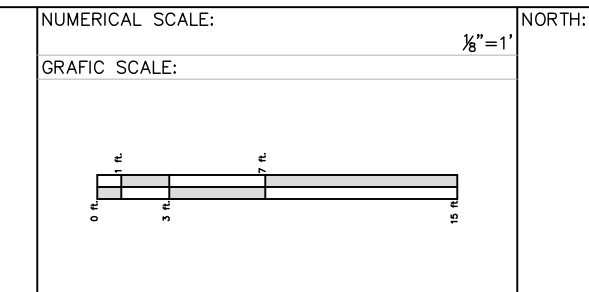


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sq. ft.	CONDITIONED:	1'518.75 sq. ft.
GARAGE:	849.65 sq. ft.	GARAGE:	—
TERRACE:	1'636.80 sq. ft.	TERRACE:	—
STORAGE:	151.35 sq. ft.	STORAGE:	—
FOOTPRINT:	6'415.00 sq. ft.	FOOTPRINT:	850.10 sq. ft.
DRIVEWAY (*PERVIOUS):	1,059.85 sq. ft.	DRIVEWAY (*PERVIOUS):	249.55 sq. ft.
IMPERVIOUS:	7'602.85 sq. ft.	IMPERVIOUS:	942.20 sq. ft.
LAND:	40'465 sq. ft.		

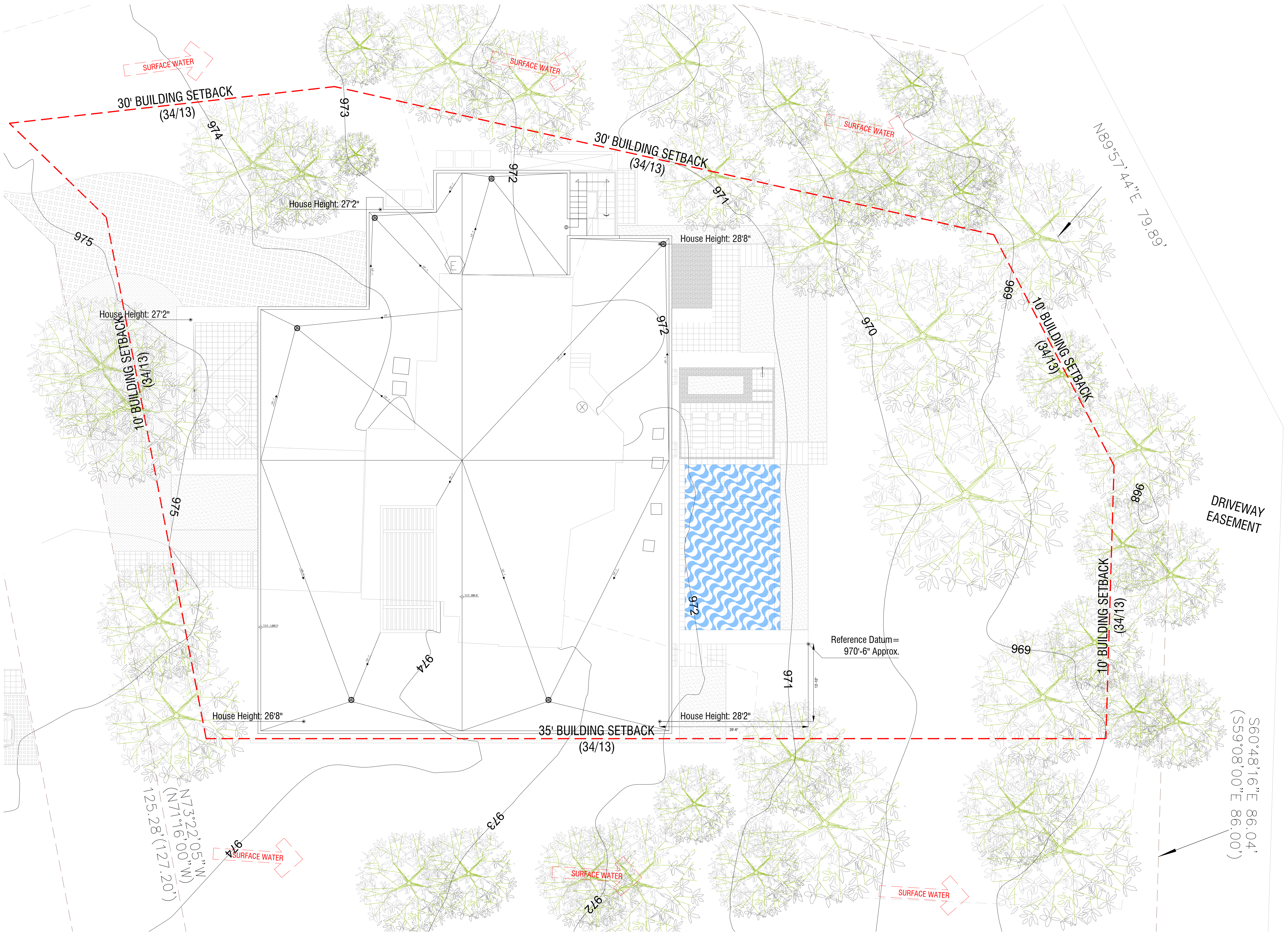
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REVIEW NOTES:



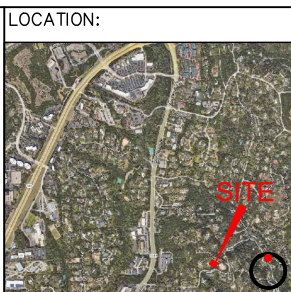
REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

PLAN NAME:
ARCHITECTURAL PLAN
PLAN CODE:
SL-A 2.2
Page 25 of 85



ROOF PLAN
architectural project
scale: 1/8" = 1'

BERNARDO POZAS

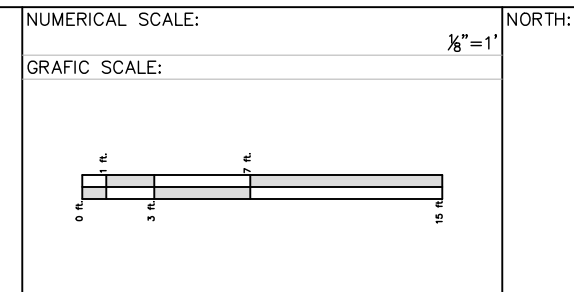


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sq. ft.	CONDITIONED:	1'518.75 sq. ft.
GARAGE:	849.65 sq. ft.	GARAGE:	—
TERRACE:	1'536.80 sq. ft.	TERRACE:	—
STORAGE:	151.35 sq. ft.	STORAGE:	—
FOOTPRINT:	6'415.00 sq. ft.	FOOTPRINT:	850.10 sq. ft.
DRIVEWAY (*PERVIOUS):	1,059.85 sq. ft.	DRIVEWAY (*PERVIOUS):	249.55 sq. ft.
IMPERVIOUS:	7'602.85 sq. ft.	IMPERVIOUS:	942.20 sq. ft.
LAND:	40'465 sq. ft.		

NOTES:
The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
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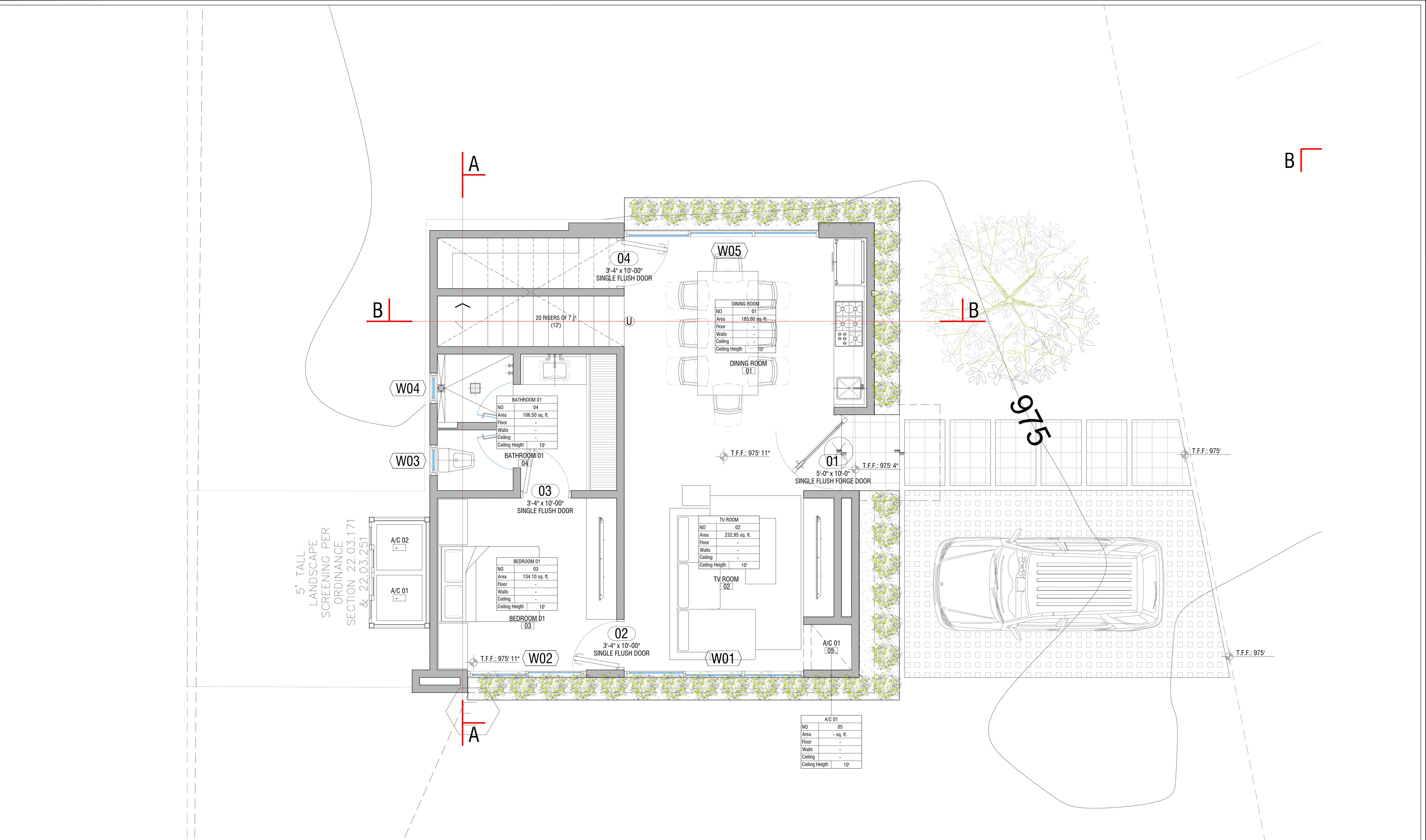
REVIEW NOTES:



REVIEW:	DESCRIPTION
#1	Architectural Project
#2	Architectural Project-Height Adjustments
#3	Architectural Project-Interior Adjustments
#4	Architectural Project-Interior Adjustments
#5	Architectural Project-Interior Adjustments

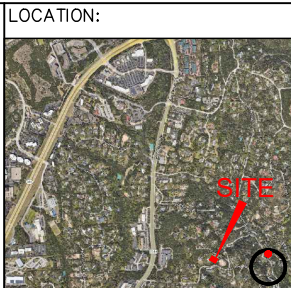
DATE:	PRODUCED BY:	DATE:	PRODUCED BY:
2023.03.22	I.M.T.	2023.03.22	I.M.T.
2023.05.25	I.M.T.	2023.05.25	I.M.T.
2023.06.09	I.M.T.	2023.06.09	I.M.T.
2023.06.15	I.M.T.	2023.06.15	I.M.T.

PLAN NAME:
ARCHITECTURAL PLAN
PLAN CODE:
SL-A 2.3



GUEST HOUSE - GROUND FLOOR
architectural project
scale: 3/8" = 1'

BERNARDO POZAS

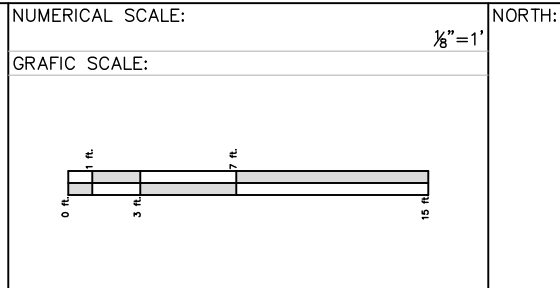


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

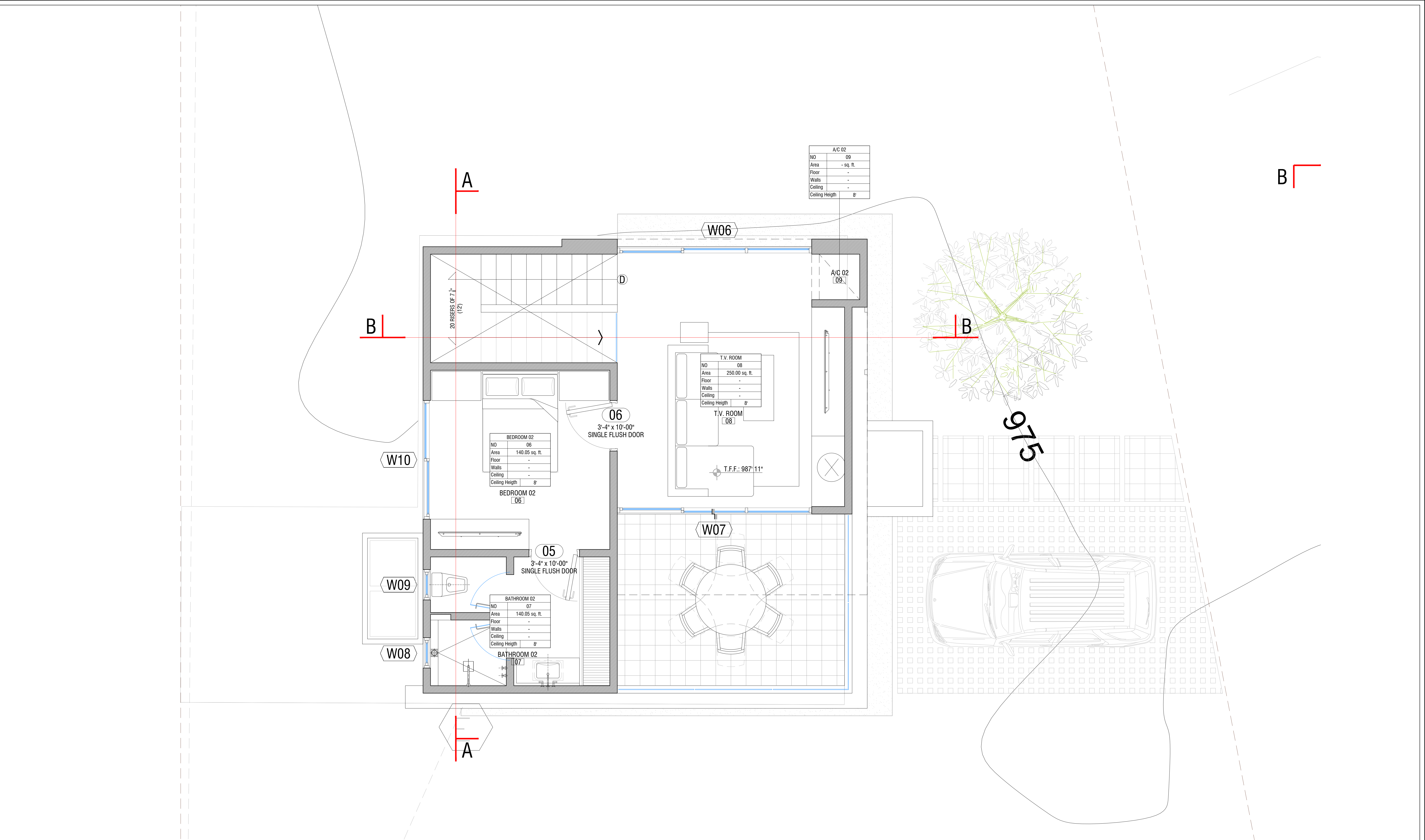
SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sq. ft.	CONDITIONED:	1'518.75 sq. ft.
GARAGE:	849.65 sq. ft.	GARAGE:	-
TERRACE:	1'153.80 sq. ft.	TERRACE:	-
STORAGE:	151.35 sq. ft.	STORAGE:	-
FOOTPRINT:	6'415.00 sq. ft.	FOOTPRINT:	850.10 sq. ft.
DRIVEWAY (*PERVIOUS):	1,059.85 sq. ft.	DRIVEWAY (*PERVIOUS):	249.55 sq. ft.
IMPERVIOUS:	7'602.85 sq. ft.	IMPERVIOUS:	942.20 sq. ft.
LAND:	40'465 sq. ft.		

NOTES:
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- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:

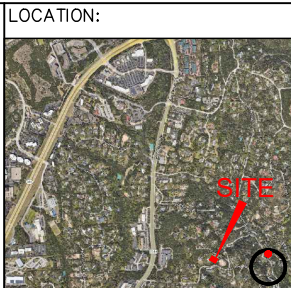


REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	
PLAN NAME:		ARCHITECTURAL PLAN		
PLAN CODE:		SL-A 2.4		



GUEST HOUSE—ROOF PLAN
architectural project
scale: 3/8" = 1'

BERNARDO POZAS

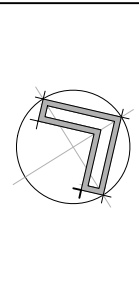
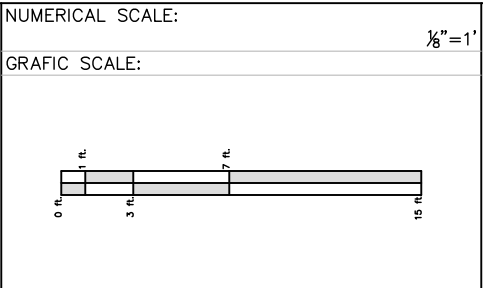


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

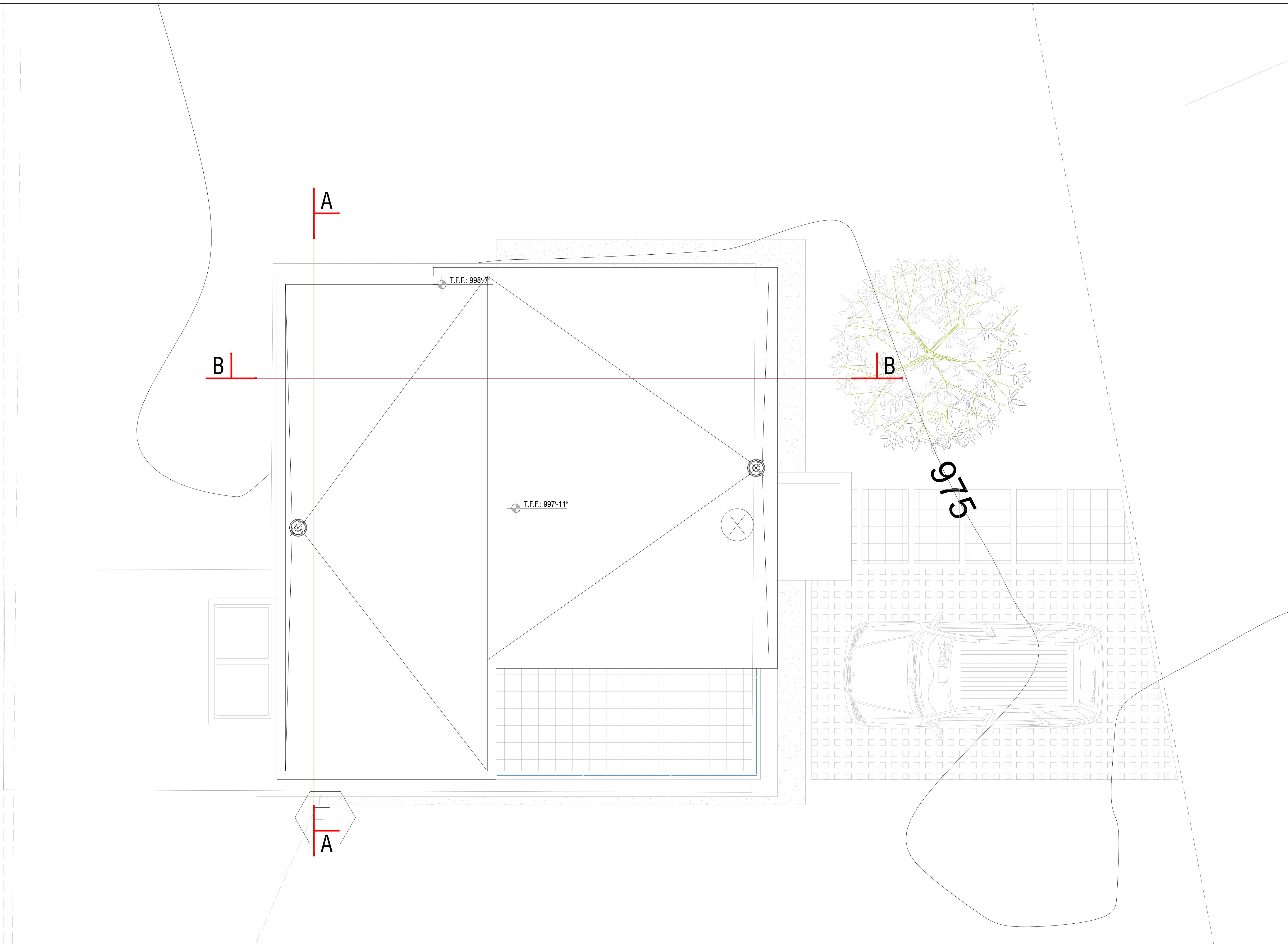
NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measurements must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of floor divisions should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



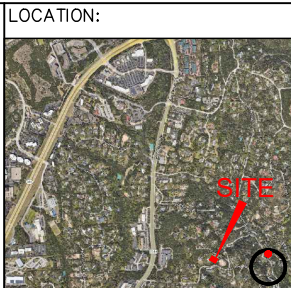
REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

PLAN NAME:
ARCHITECTURAL PLAN
PLAN CODE:
SL-A 2.5
Page 28 of 85



GUEST HOUSE—ROOF PLAN
architectural project
scale: 3/8" = 1'

BERNARDO POZAS

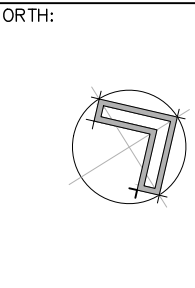
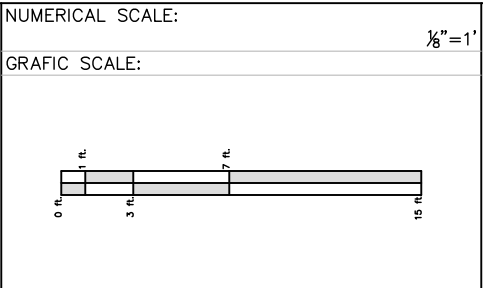


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'636.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:
- The plans that make up this delivery are made based on the information obtained in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced; the final measurements must be checked on site.
- Suppliers and builders must verify said measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of floor slabs, please refer to the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

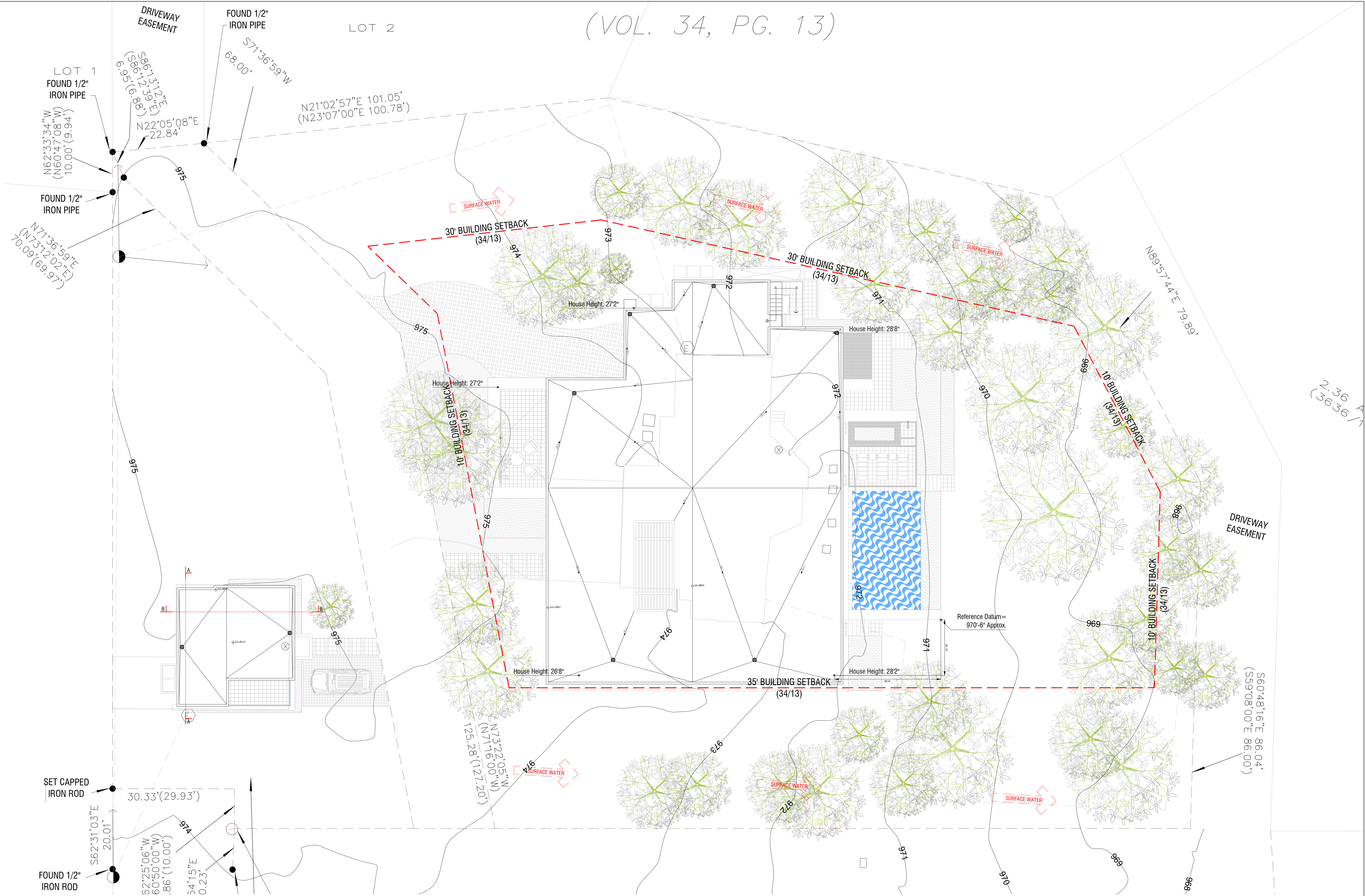
REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:
#1	Architectural Project	2022.11.04	I.M.T.
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.

DATE:	2023.06.09
PRODUCED BY:	I.M.T.
PLAN NAME:	ARCHITECTURAL PLAN
PLAN CODE:	SL-A 2.6

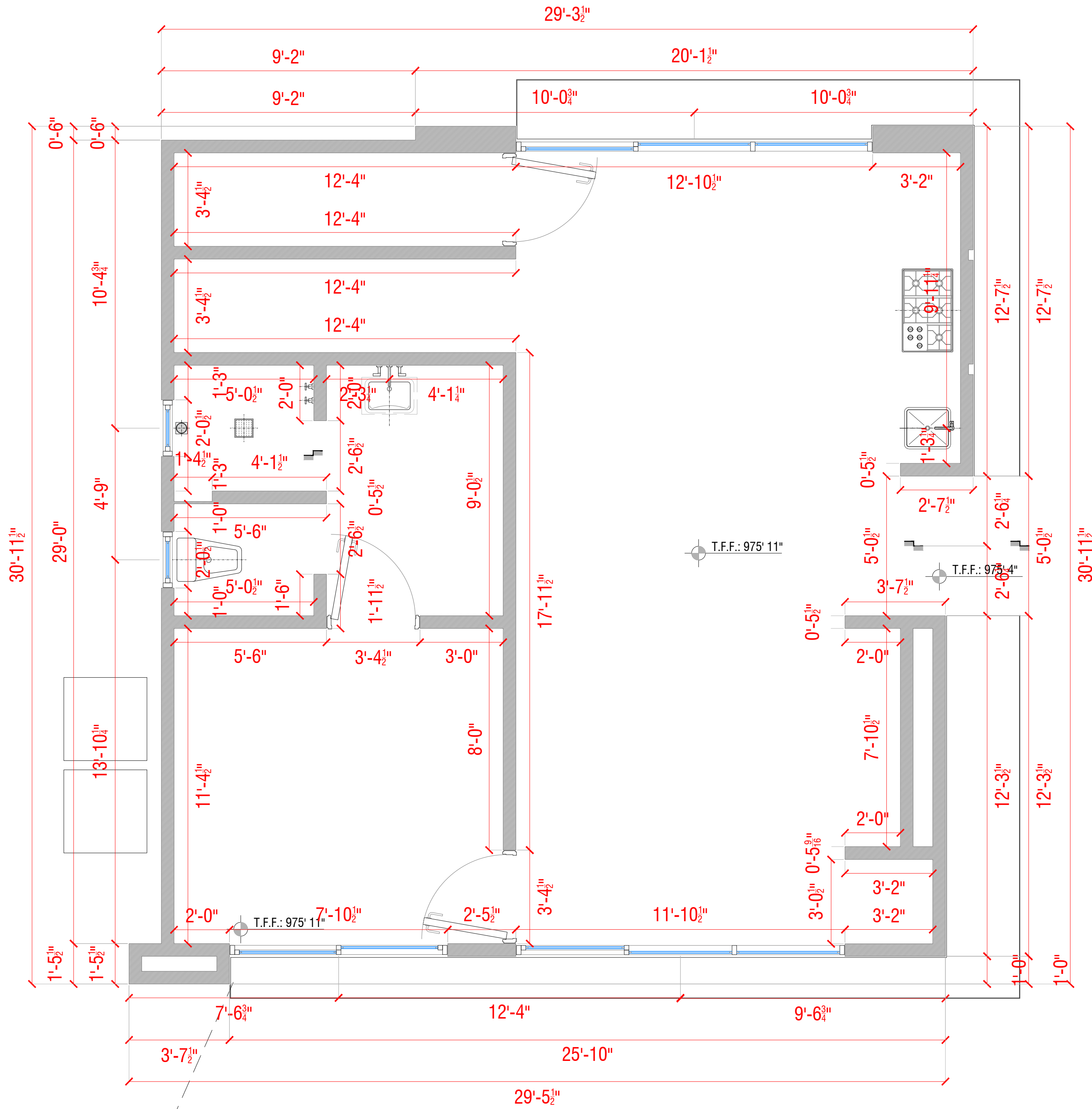
(VOL. 34, PG. 13)



MASTER PLAN
architectural project
scale: 3/32" = 1'

BERNARDO POZAS

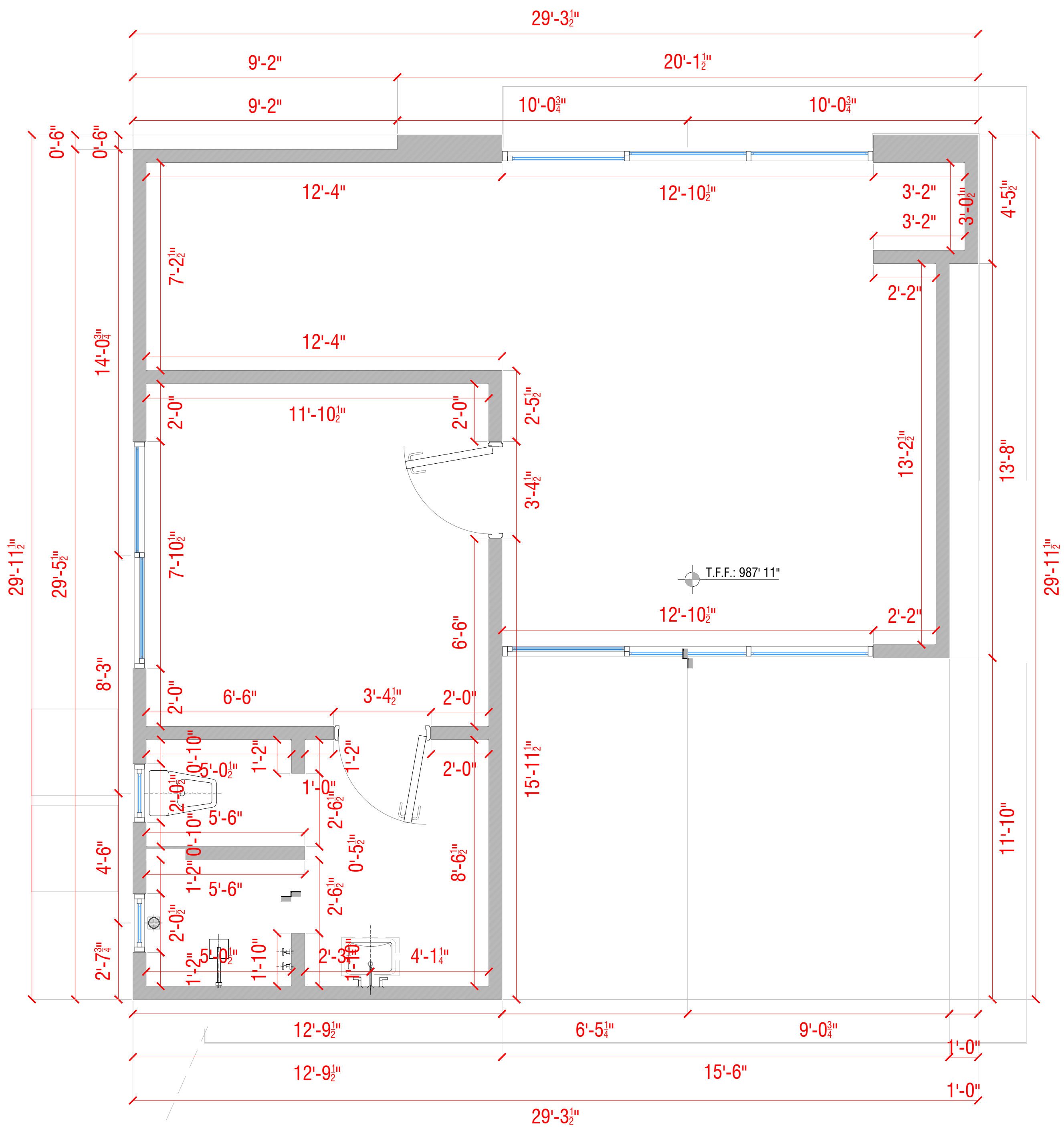
LOCATION:	PROJECT NAME:	CONDITIONED:	CONDITIONED:	NOTES:	REVIEW NOTES:	NUMERICAL SCALE:	NORTH:	REVIEW:	DESCRIPTION:	DATE:	PRODUCED BY:	DATE:
	SPILLER LANE HOUSE	7'591.65 sf.	7'518.75 sf.	The plans that make up this delivery are made based on the information gathered in the field and reviewed prior to the corresponding delivery date.		3/32" = 1'		#1	Architectural Project	2022.11.04	LM.T.	2023.06.09
	ADDRESS:	849.65 sf. GARAGE:	849.65 sf. GARAGE:	The measures expressed in this plan are referenced, the final measures must be checked on site.				#2	Architectural Project-Height Adjustments	2023.03.22	LM.T.	
	446 Spiller Lane	1'536.80 sf. TERRACE:	1'536.80 sf. TERRACE:	Suppliers and installers must verify field measurements before using any material or supply and notify any discrepancy.				#3	Architectural Project-Interior Adjustments	2023.05.25	LM.T.	
	Austin, Texas 78746	151.35 sf. STORAGE:	151.35 sf. STORAGE:	For a better management of information regarding thickness of floor division should review the architectural details.				#4	Architectural Project-Interior Adjustments	2023.06.09	LM.T.	
		6'415.00 sf. FOOTPRINT:	6'415.00 sf. FOOTPRINT:	If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.				#5	Architectural Project-Interior Adjustments	2023.06.15	LM.T.	
		1,059.85 sf. DRIVEWAY (*PERVIOUS):	1,059.85 sf. DRIVEWAY (*PERVIOUS):	Changes made in the field without prior authorization are the responsibility of the manufacturer.								
		7'602.85 sf. IMPERVIOUS:	7'602.85 sf. IMPERVIOUS:									
		LAND:	40'465 sf.									



T.F.F.: 975'

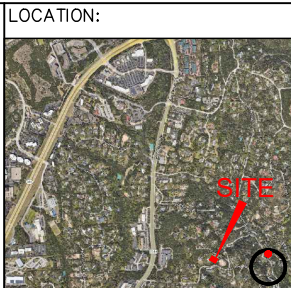
T.F.F.: 975'

GUEST HOUSE—GROUND FLOOR
architectural project
scale: 3/8" = 1'



GUEST HOUSE—ROOF PLAN
architectural project
scale: 3/8" = 1'

BERNARDO POZAS

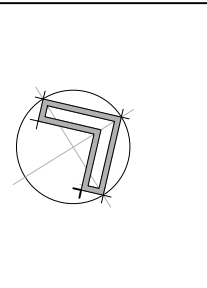
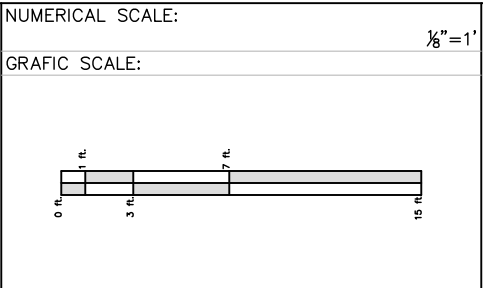


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

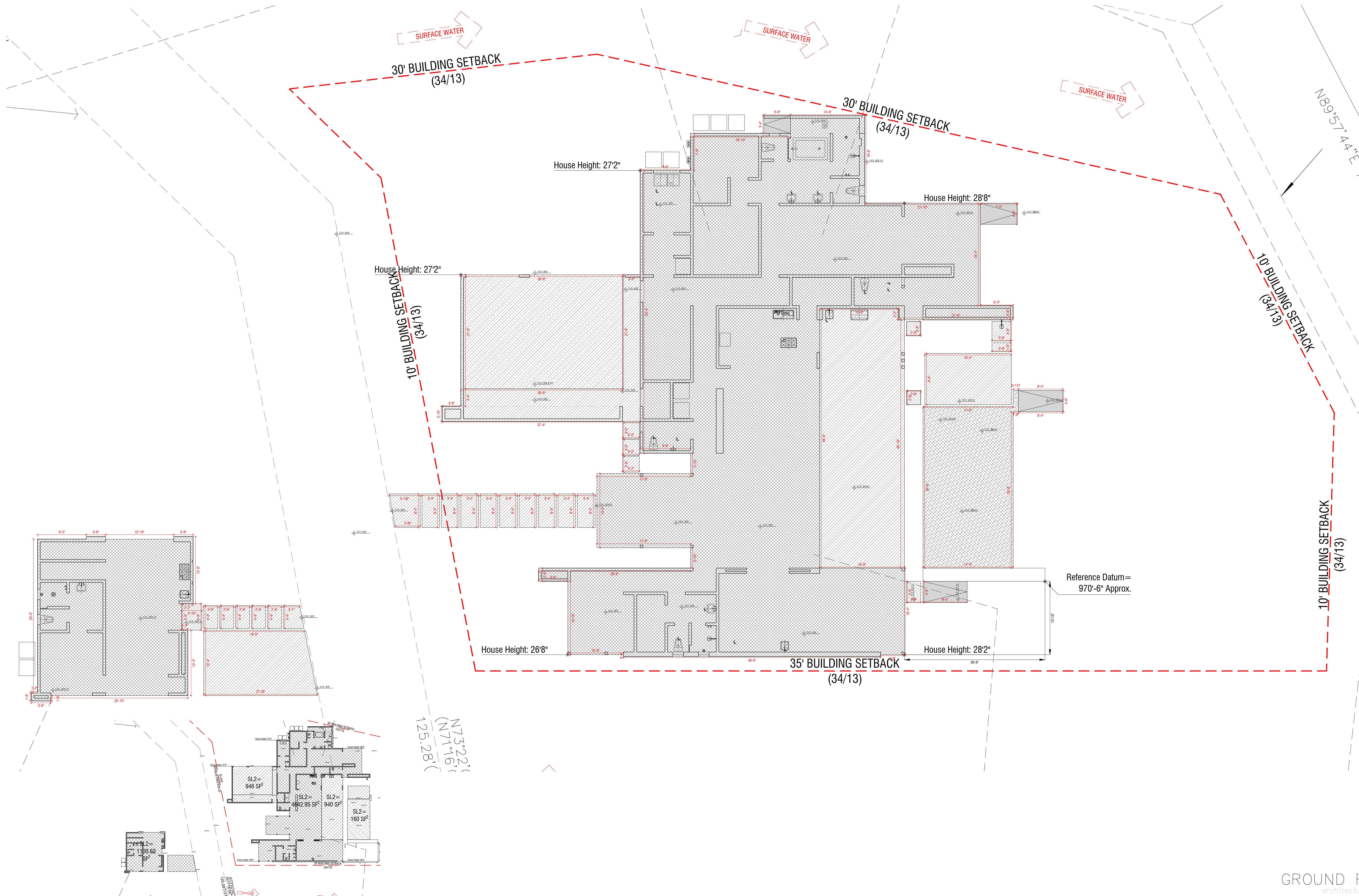
SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measures must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of floor divisions should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

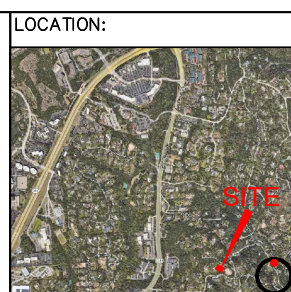
REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	
PLAN NAME: DIMENSION FLOOR PLANS				
PLAN CODE: SL-A 3.4				



BERNARDO POZAS

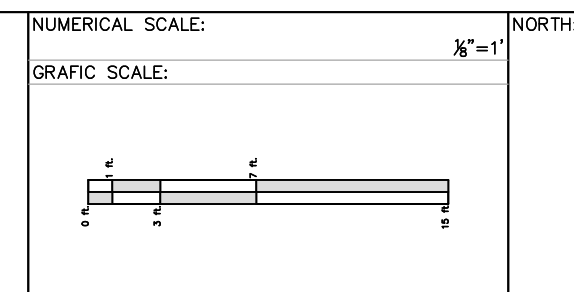


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'153.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

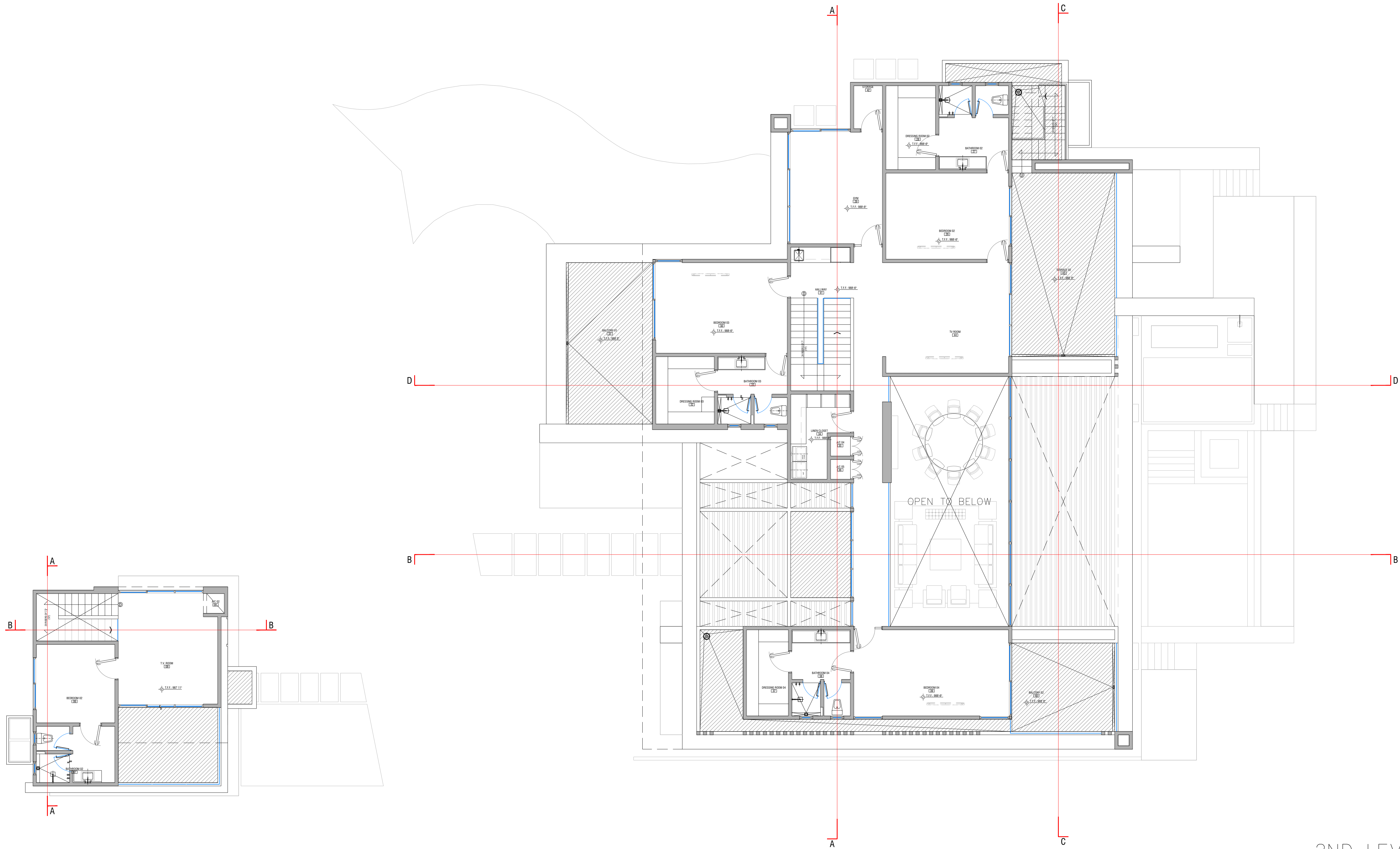
NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measurements must be checked on site.
- Suppliers and builders must verify field measurements before using any material or before any construction.
- For a better management of information regarding thickness of first division should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



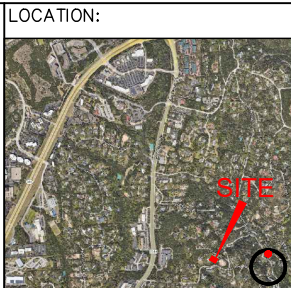
REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

PLAN NAME:
FOUNDATION PLAN
PLAN CODE:
SL-A 4.0
Page 35 of 85



2ND LEVEL FLOOR
architectural project
scale: 1/8" = 1'

BERNARDO POZAS

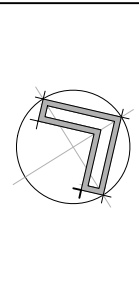
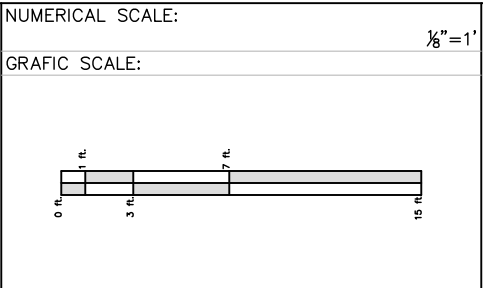


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'936.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

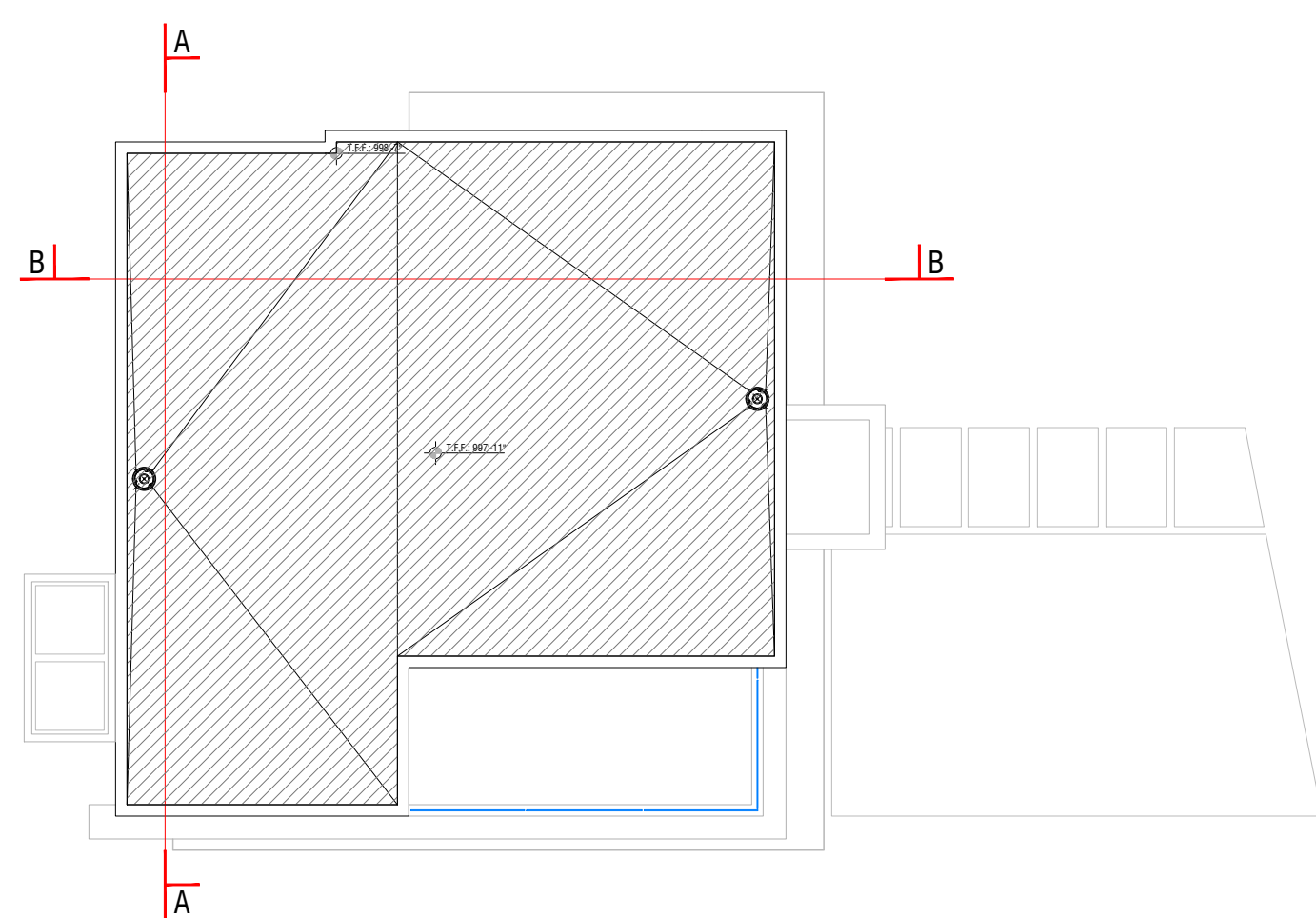
NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measurements must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of floor divisions should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

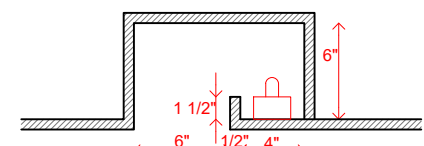
PLAN NAME:	2023.06.09
PLAN CODE:	SL-A 5.1



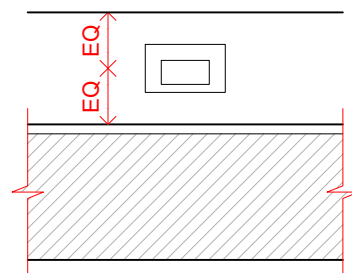
GUEST HOUSE—ROOF PLAN
architectural project
scale: $\frac{3}{8}" = 1'$

ROOF PLAN
architectural project
scale: $\frac{1}{8}" = 1'$

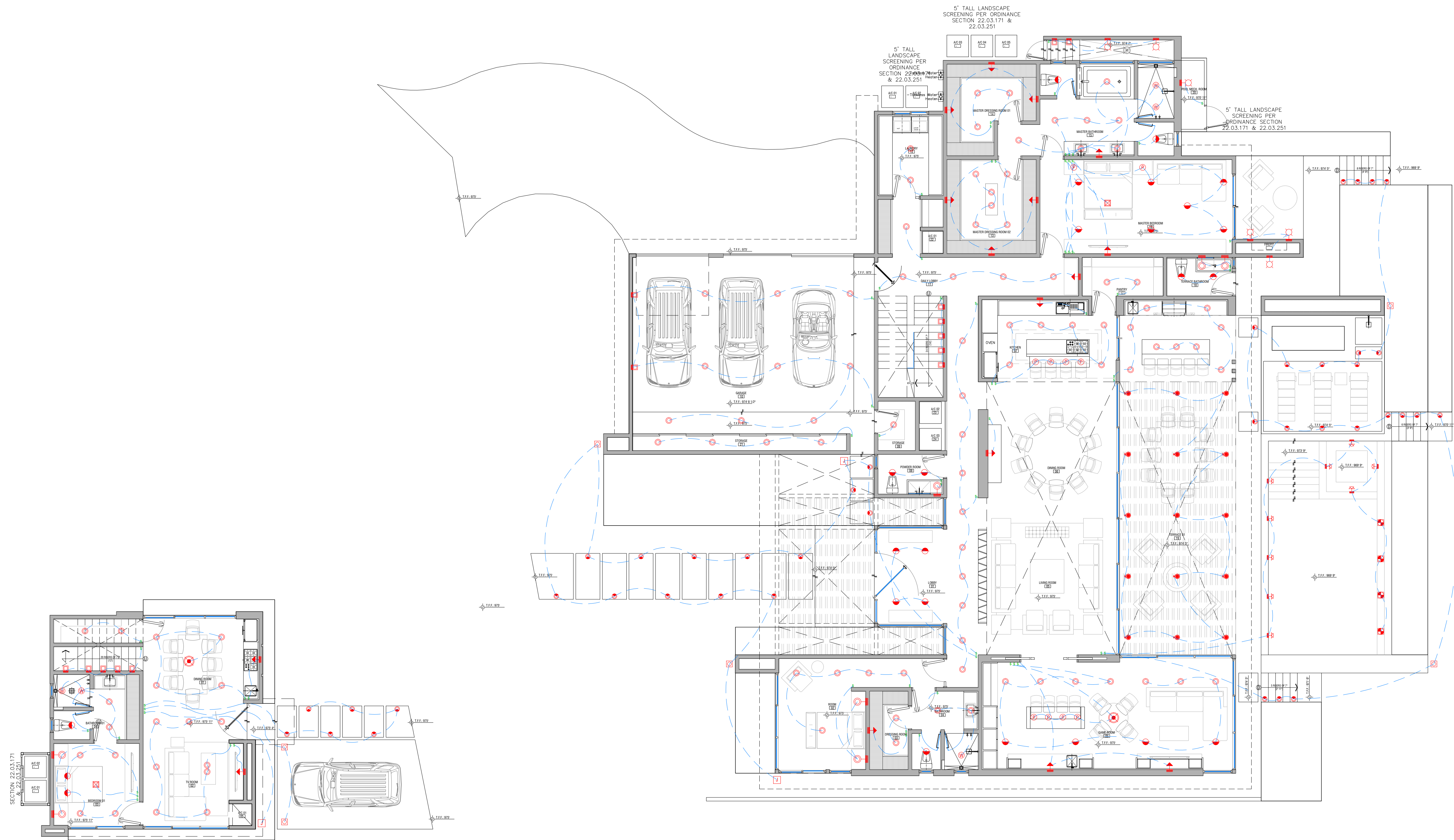
ELECTRICAL SYMBOLS			
	SINGLE POLE SWITCH - 48" AFF MODEL: W0-4380A-N927-WT		STEP LIGHTS MODEL: W0-4011-2768R
	THREE WAY SWITCH - 48" AFF		EXTERIOR YARD JUNCTION BOX
	FOUR WAY SWITCH - 48" AFF		POWER FURNITURE
	RECESSED DOWNLIGHT MODEL: W0-4380A-N927-WT		NEMA/NASB-SPP03033 MOLD B + SPT IUB B + SURF - PROFILE # 6"-1/4" O
	RECESSED ADJUSTABLE WALL WASH MODEL: W0-4380A-N927-WT		ELECTRICAL FLOOR OUTLET PREPARATION FOR SUBMERSIBLE LIGHTING (SPECIFIED BY POOL CONTRACTOR)
	WET RATED RECESSED MODEL: W0-4380G-N927-WT		ELECTRICAL WALL OUTLET PREPARATION FOR SUBMERSIBLE LIGHTING (SPECIFIED BY POOL CONTRACTOR) INSTALLATION HEIGHT 2' A.F.F.
	PENDANTS MODEL: (BY OWNER)		EXTERIOR WALL MOUNTS MODEL: W66-W6-K5360-1T
	CHANDELIER (BY OWNER)		INTERIOR SCONCES MODEL: W0-W6-K5332-BZ
	J-BOX FOR FAN		ELECTRIC PREPARATION ON EQUIPMENT ROOM A/C
	LAUNDRY FAN MODEL: W21-F410L-WH		ELECTRIC PANEL
	COVE LIGHTING		COMBO SMOKE DETECTOR & CARBON MONOXIDE
	IN GROUND LIGHT MODEL: W0-5302-3062	AFF	ABOVE FINISHED FLOOR
	IN GROUND DIRECTIONAL LIGHTING GROUND MODEL: W0-2071-306S	NOTE: POOL LIGHTING BY POOL CONTRACTOR	
	EXTERIOR WALL MOUNTS MODEL: (BY OWNER)		



SECTION A-A
COVE LIGHTING
architectural project
scale: 1" = 1'

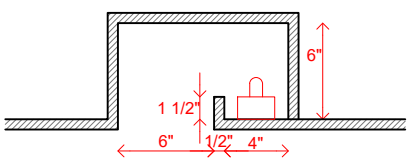


DETAIL 01
STEP FIXED RECESSED
architectural project
scale: 1" = 1'

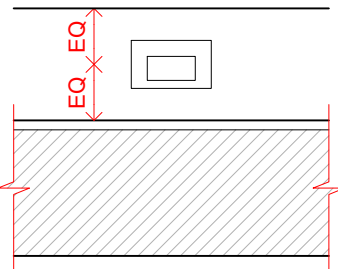


GROUND LEVEL FLOOR
architectural project
scale: 1/8" = 1'

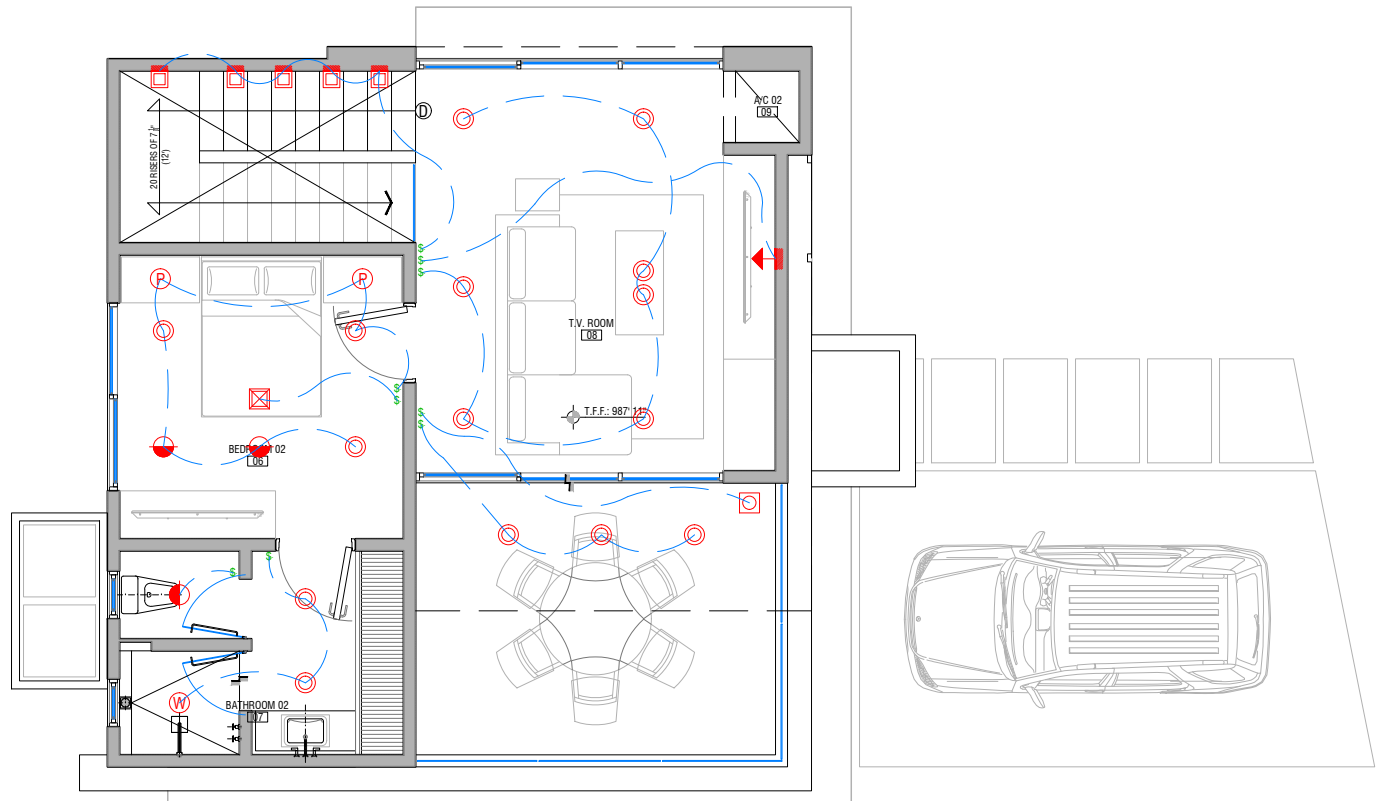
ELECTRICAL SYMBOLS			
	SINGLE POLE SWITCH - 48" AFF		STEP LIGHTS MODEL: W10-4011-2789R
	THREE WAY SWITCH - 48" AFF		EXTERIOR YARD JUNCTION BOX
	FOUR WAY SWITCH - 48" AFF		POWER FURNITURE
	RECESSED DOWNLIGHT MODEL: W10-R30RD-N027-WT		NMB/AMSR-SP193033 M0L B + SPY TUB B + SLAKE - PROFILE 6" 6"-5/4" B
	RECESSED ADJUSTABLE WALL WASH MODEL: W10-R30RD-N027-WT		ELECTRICAL FLOOR OUTLET PREPARATION FOR SUMMERSBLE LIGHTING (SPECIFIED BY POOL CONTRACTOR)
	WET RATED RECESSED MODEL: W10-R30RD-N027-WT		ELECTRICAL WALL OUTLET PREPARATION FOR SUMMERSBLE LIGHTING (SPECIFIED BY POOL CONTRACTOR) INSTALLATION HEIGHT 2' A.F.F.
	PENDANTS MODEL:(BY OWNER)		EXTERIOR WALL MOUNTS MODEL:W66-W5-W08610-TT
	CHANDELER (BY OWNER)		INTERIOR SCENICS MODEL: W10-W5-W5312-BZ
	J-BOX FOR FAN		ELECTRIC PREPARATION ON EQUIPMENT ROOM A/C
	LAUNDRY FAN MODEL: M21-F410L-WH		ELECTRIC PANEL
	COVE LIGHTING		COMBO SMOKE DETECTOR & CARBON MONOXIDE
	IN GROUND LIGHT MODEL: W10-S032-30BZ	AFF	ABOVE FINISHED FLOOR
	IN GROUND DIRECTIONAL LIGHT IN GROUND MODEL: W10-2071-30BS	NOTE: POOL LIGHTING BY POOL CONTRACTOR	
	EXTERIOR WALL MOUNTS MODEL:(BY OWNER)		



SECTION A-A
COVE LIGHTING
architectural project
scale: 1" = 1'

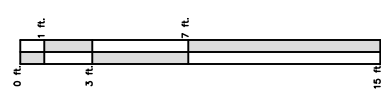
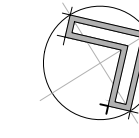


DETAIL 01
STEP FIXED RECESSED
architectural project
scale: 1" = 1'

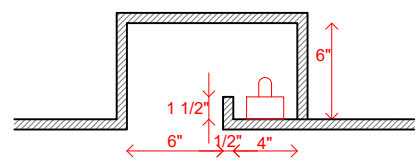


2ND LEVEL FLOOR
architectural project
scale: 1/8" = 1'

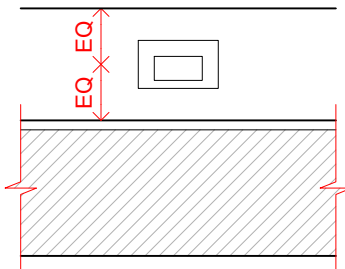
BERNARDO POZAS

	LOCATION:	PROJECT NAME:	SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE		NOTES: - The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date. - The measures expressed in this plan are referenced, the final measurements must be checked on site. - Suppliers and builders must verify field measurements before using any material or before any construction. - For a better management of information regarding thicknesses of floor finishes should order the architectural details. - If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval. - Changes made in the field without prior authorization are the responsibility of the manufacturer.	REVIEW NOTES:	NUMERICAL SCALE: 1/8"=1' GRAPHIC SCALE: 	NORTH: 	REVIEW: DESCRIPTION #1 Architectural Project #2 Architectural Project-Height Adjustments #3 Architectural Project-Interior Adjustments #4 Architectural Project-Interior Adjustments #5 Architectural Project-Interior Adjustments	DATE: 2022.11.04 2023.03.22 2023.05.25 2023.06.09 2023.06.15	PRODUCED BY: I.M.T. I.M.T. I.M.T. I.M.T. I.M.T.	DATE: 2023.06.09	PLAN NAME: ELECTRICAL LIGHTING PLAN	PLAN CODE: SL-A 6.2
	PROJECT NAME:	SPILLER LANE HOUSE	CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.										
	ADDRESS:	446 Spiller Lane Austin, Texas 78746	GARAGE:	849.65 sf.	GARAGE:	-										
			TERRACE:	1'636.80 sf.	TERRACE:	-										
			STORAGE:	151.35 sf.	STORAGE:	-										
			FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.										
			DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.										
			IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.										
			LAND:	40'465 sf.												

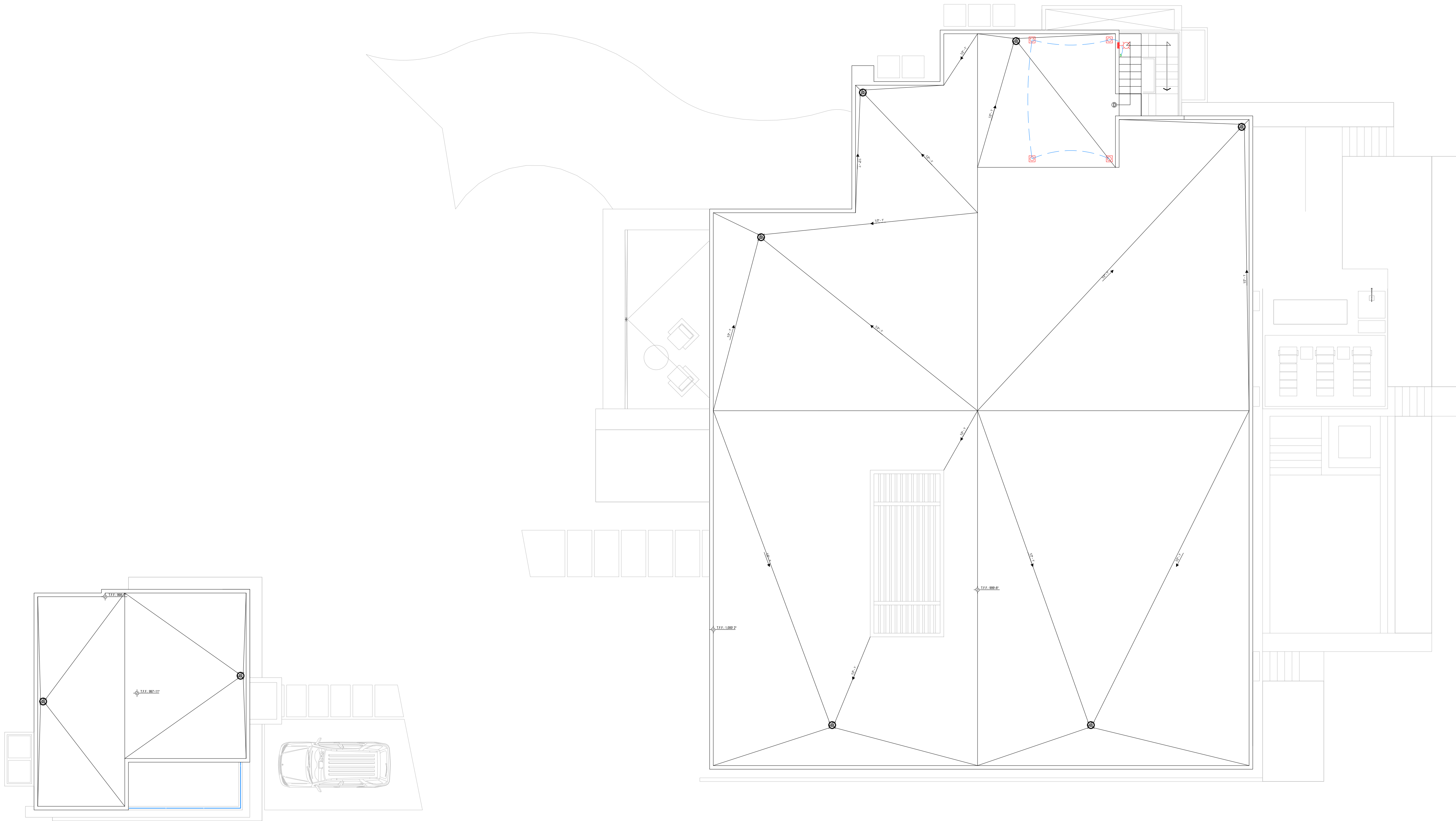
ELECTRICAL SYMBOLS			
	SINGLE POLE SWITCH - 48" AFF		STEP LIGHTS MODEL: W10-4011-2788R
	THREE WAY SWITCH - 48" AFF		EXTERIOR YARD JUNCTION BOX
	FOUR WAY SWITCH - 48" AFF		POWER FURNITURE
	RECESSED DOWNLIGHT MODEL: W10-R38RD-N927-WT		W10R/AL3SR-SP193033 MOL B + SPV TUB B + SUMMER - PROFILE 6" 6"-3/4" B
	RECESSED ADJUSTABLE WALL WASH MODEL: W10-R38RD-N927-WT		ELECTRICAL FLOOR OUTLET PREPARATION FOR SUMMERISLE LIGHTING (SPECIFIED BY POOL CONTRACTOR)
	WET RATED RECESSED MODEL: W10-R38RD-N927-WT		ELECTRICAL WALL OUTLET PREPARATION FOR SUMMERISLE LIGHTING (SPECIFIED BY POOL CONTRACTOR) INSTALLATION HEIGHT 2' A.F.F.
	PENDANTS MODEL:(BY OWNER)		EXTERIOR WALL MOUNTS MODEL:W66-W5-W38610-TT
	CHANDELIER (BY OWNER)		INTERIOR SCONES MODEL: W10-W5-W5312-BZ
	J-BOX FOR FAN		ELECTRIC PREPARATION ON EQUIPMENT ROOM A/C
	LAUNDRY FAN MODEL: M21-F410L-WH		ELECTRIC PANEL
	COVE LIGHTING		COMBO SMOKE DETECTOR & CARBON MONOXIDE
	IN GROUND LIGHT MODEL: W10-S032-S0BZ	AFF	ABOVE FINISHED FLOOR
	IN GROUND DIRECTIONAL LIGHTIN GROUND MODEL: W10-2071-S0BS	NOTE: POOL LIGHTING BY POOL CONTRACTOR	
	EXTERIOR WALL MOUNTS MODEL:(BY OWNER)		



SECTION A-A
COVE LIGHTING
architectural project
scale: 1" = 1'



DETAIL 01
STEP FIXED RECESSED
architectural project
scale: 1" = 1'



ROOF PLAN — LOWER LEVEL
architectural project
scale: 1/8" = 1'

BERNARDO POZAS

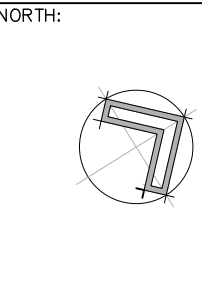
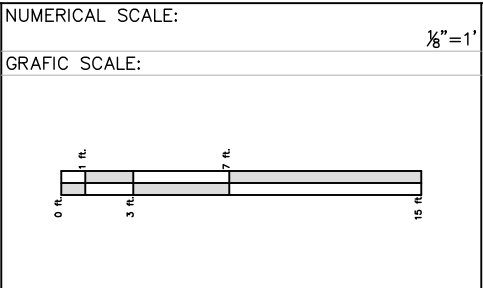


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

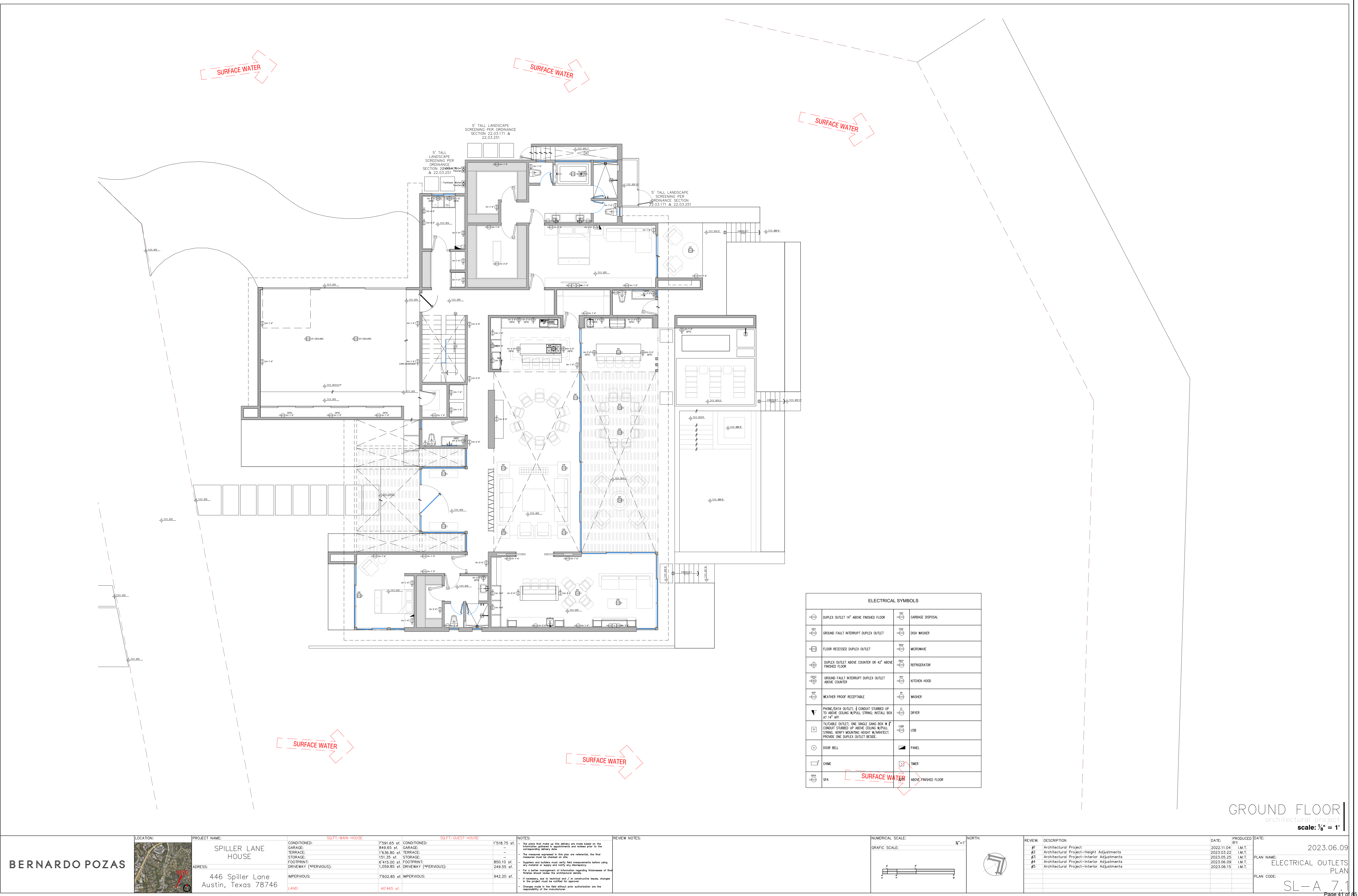
SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'636.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:
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- The measures expressed in this plan are referenced; the final measurements must be checked on site.
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- For a better management of information regarding thicknesses of fixed divisions should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

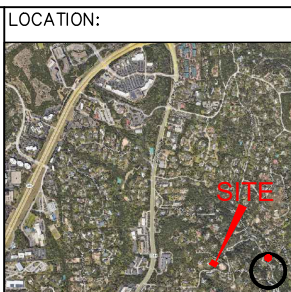
REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	
				PLAN NAME: ELECTRICAL LIGHTING PLAN
				PLAN CODE: SL-A 6.3



BERNARDO POZAS

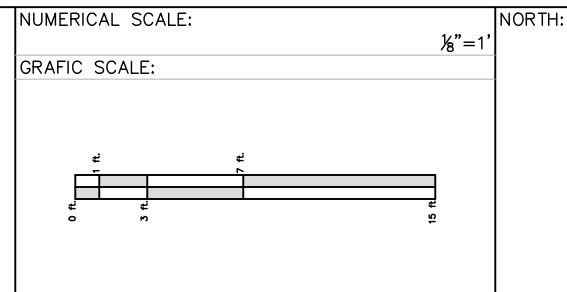


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

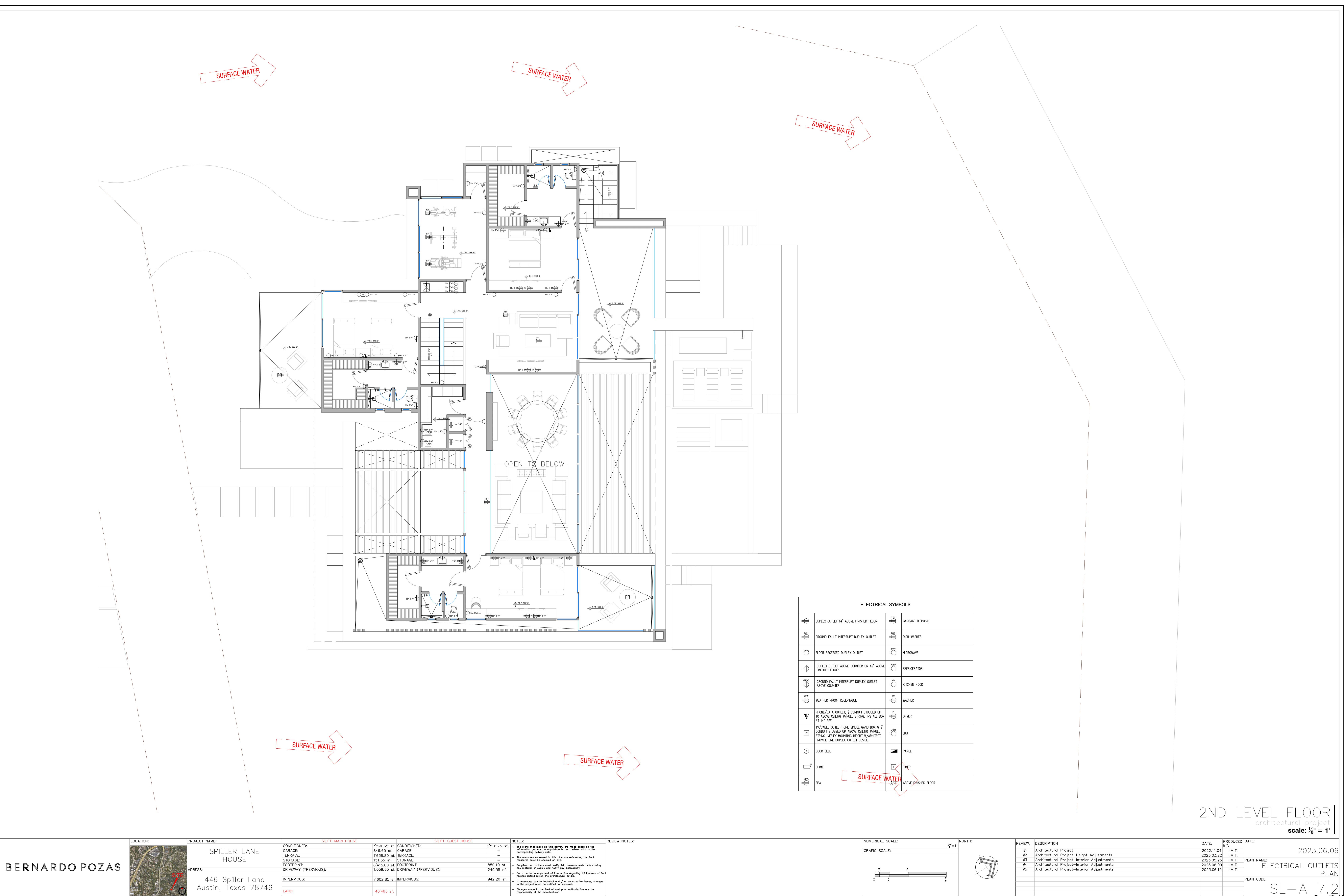
SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measures must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
- For a better management of information regarding thickness of floor finishes should review the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



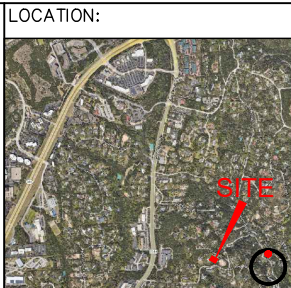
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#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	
PLAN NAME:		ELECTRICAL OUTLETS PLAN		
PLAN CODE:		SL-A 7.1		



ELECTRICAL SYMBOLS			
	DUPLEX OUTLET 14" ABOVE FINISHED FLOOR		GARBAGE DISPOSAL
	GROUND FAULT INTERRUPT DUPLEX OUTLET		DISH WASHER
	FLOOR RECESSED DUPLEX OUTLET		MICROWAVE
	DUPLEX OUTLET ABOVE COUNTER OR 42" ABOVE FINISHED FLOOR		REFRIGERATOR
	GROUND FAULT INTERRUPT DUPLEX OUTLET ABOVE COUNTER		KITCHEN HOOD
	WEATHER PROOF RECEPTABLE		WASHER
	PHONE/DATA OUTLET: 1/2 CONDUIT STUBBED UP TO ABOVE CEILING W/PULL STRING, INSTALL BOX AT 14" AFF		DRYER
	TV/CABLE OUTLET: ONE SINGLE GANG BOX W 3" CONDUIT STUBBED UP ABOVE CEILING W/PULL STRING, VERIFY MOUNTING HEIGHT W/ARCHITECT, PROVIDE ONE DUPLEX OUTLET BEHIND		USB
	DOOR BELL		PANEL
	CHIME		TIMER
	SPA		1/2" ABOVE FINISHED FLOOR

2ND LEVEL FLOOR
architectural project
scale: 1/8" = 1'

BERNARDO POZAS

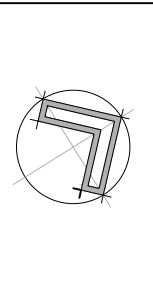
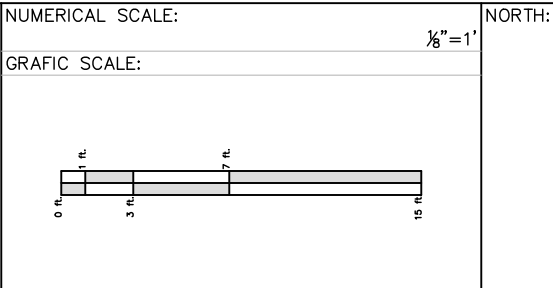


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.:MAIN HOUSE		SQ.FT.:GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced, the final measurements must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
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- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
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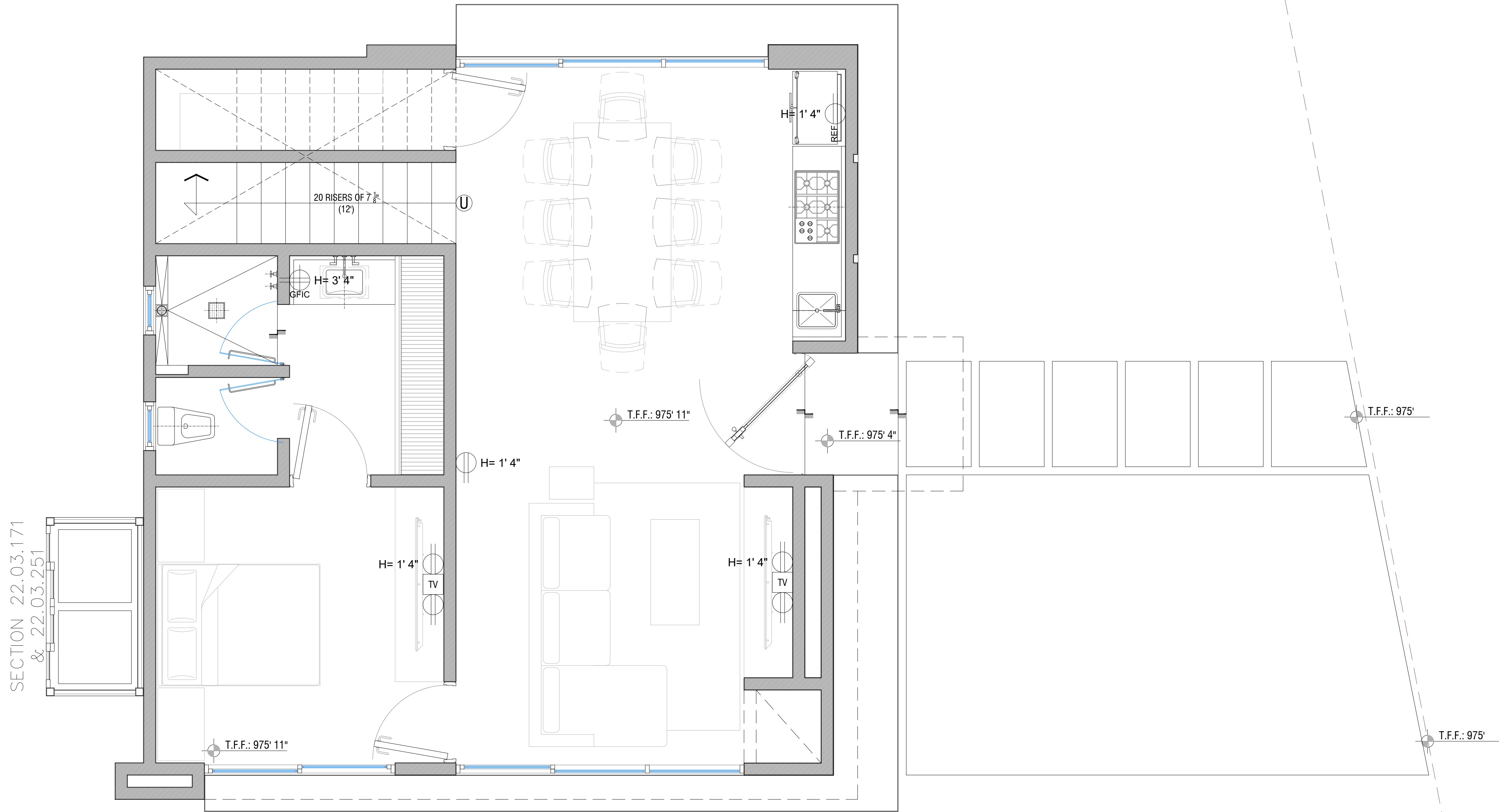
REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

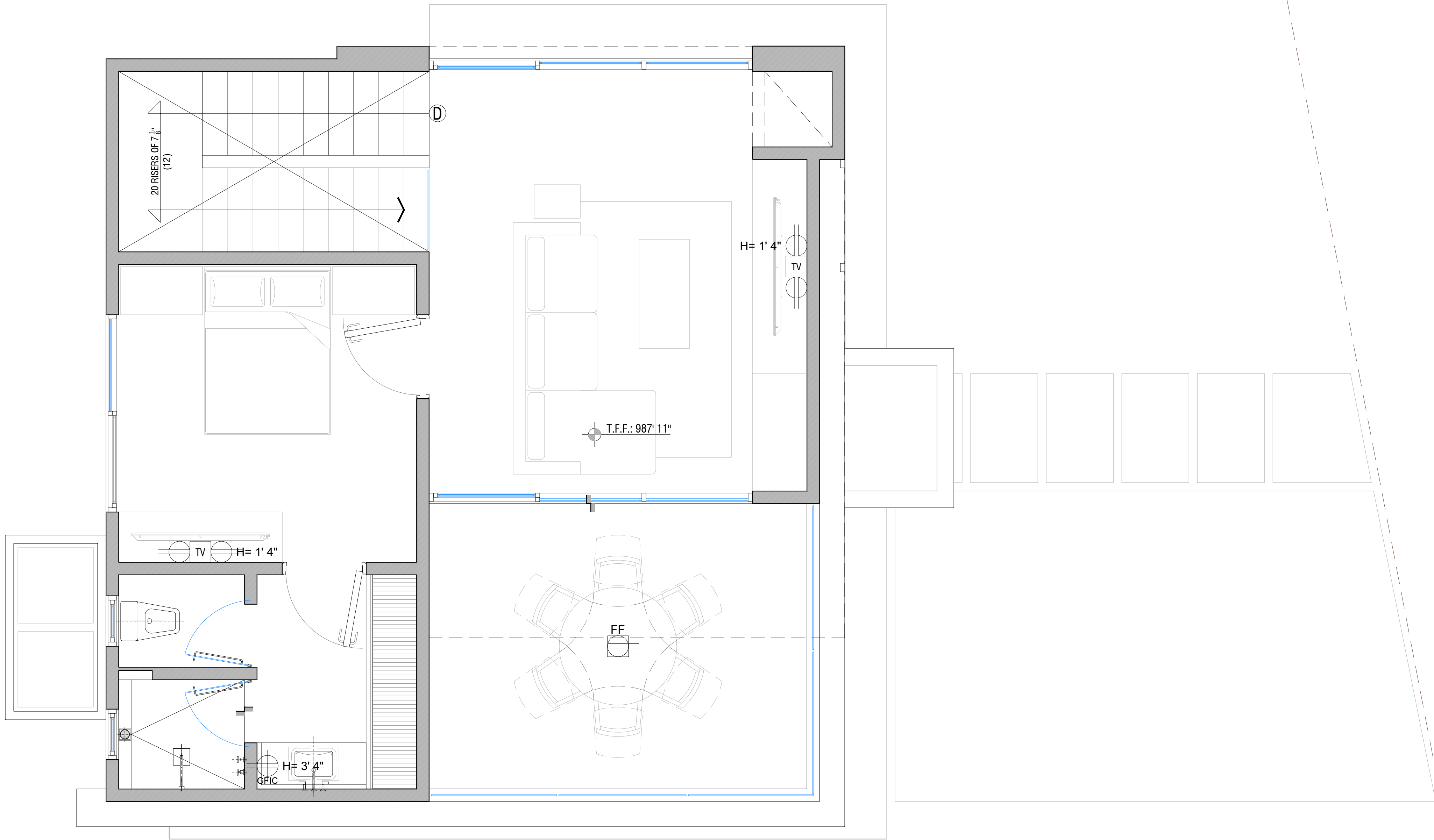
PLAN NAME:	PLAN CODE:
ELECTRICAL OUTLETS PLAN	SL-A 7.2

ELECTRICAL SYMBOLS			
	DUPLEX OUTLET 14" ABOVE FINISHED FLOOR		GARBAGE DISPOSAL
	GROUND FAULT INTERRUPT DUPLEX OUTLET		DISH WASHER
	FLOOR RECESSED DUPLEX OUTLET		MICROWAVE
	DUPLEX OUTLET ABOVE COUNTER OR 42" ABOVE FINISHED FLOOR		REFRIGERATOR
	GROUND FAULT INTERRUPT DUPLEX OUTLET ABOVE COUNTER		KITCHEN HOOD
	WEATHER PROOF RECEPTABLE		WASHER
	PHONE/DATA OUTLET: 1/2 CONDUIT STUBBED UP TO ABOVE CEILING W/PULL STRING; INSTALL BOX AT 14" AFF		DRYER
	TV/CABLE OUTLET: ONE SINGLE GANG BOX W 3/4" CONDUIT STUBBED UP ABOVE CEILING W/PULL STRING; VERIFY MOUNTING HEIGHT W/ARCHITECT; PROVIDE ONE DUPLEX OUTLET BEHIND		USB
	DOOR BELL		PANEL
	CHIME		TIMER
	SPA		AFF ABOVE FINISHED FLOOR



GUEST HOUSE—GROUND FLOOR
architectural project
scale: 3/8" = 1'

BERNARDO POZAS	LOCATION:	PROJECT NAME:	CONDITIONED:	SQ.FT.:MAIN HOUSE	CONDITIONED:	SQ.FT.:GUEST HOUSE	NOTES:	REVIEW NOTES:	NUMERICAL SCALE:	NORTH:	REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
		SPILLER LANE HOUSE	GARAGE:	7'591.65 sf.	GARAGE:	1'518.75 sf.	The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.		3/8"=1'		#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
		ADDRESS:	TERRACE:	849.65 sf.	TERRACE:	—	The measures expressed in this plan are referenced; the final measurements must be checked on site.				#2	Architectural Project—Height Adjustments	2023.03.22	I.M.T.	PLAN NAME:
		446 Spiller Lane	STORAGE:	1'51.35 sf.	STORAGE:	—	The measures expressed in this plan are referenced; the final measurements must be checked on site.				#3	Architectural Project—Interior Adjustments	2023.05.25	I.M.T.	ELECTRICAL OUTLETS
		Austin, Texas 78746	FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.	Suppliers and installers must verify field measurements before using any material or before any construction.				#4	Architectural Project—Interior Adjustments	2023.06.09	I.M.T.	PLAN
			DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.	For a better management of information regarding thicknesses of floor divisions should create the architectural details.				#5	Architectural Project—Interior Adjustments	2023.06.15	I.M.T.	SL—A 7.3
			IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.	If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.								Page 43 of 85
			LAND:	40'465 sf.			Changes made in the field without prior authorization are the responsibility of the manufacturer.								

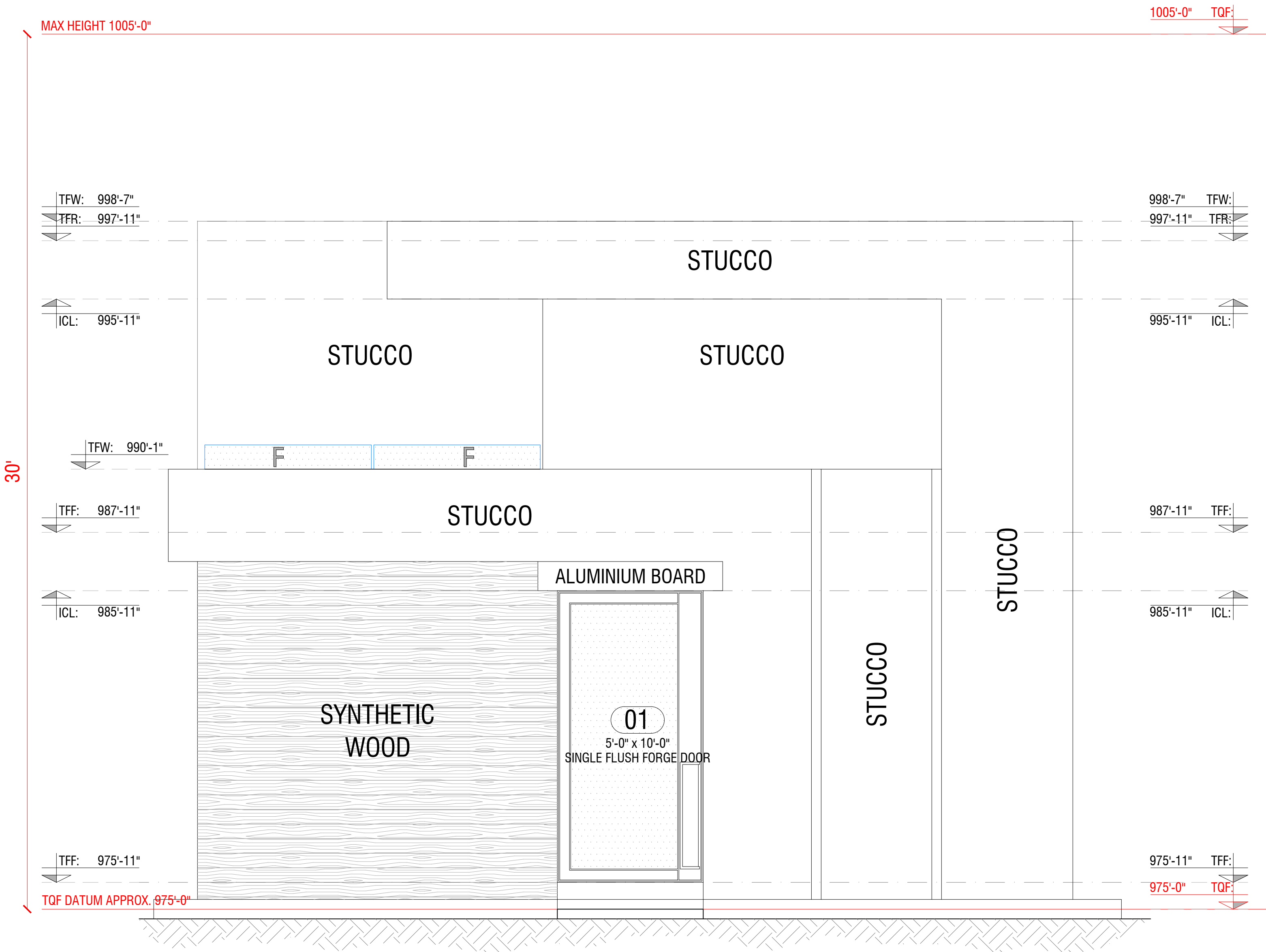


ELECTRICAL SYMBOLS			
	DUPLEX OUTLET 14\"/>		GARBAGE DISPOSAL
	GROUND FAULT INTERRUPT DUPLEX OUTLET		DISH WASHER
	FLOOR RECESSED DUPLEX OUTLET		MICROWAVE
	DUPLEX OUTLET ABOVE COUNTER OR 42\"/>		REFRIGERATOR
	GROUND FAULT INTERRUPT DUPLEX OUTLET ABOVE COUNTER		KITCHEN HOOD
	WEATHER PROOF RECEPTACLE		WASHER
	PHONE/DATA OUTLET: 1/2 CONDUIT STUBBED UP TO ABOVE CEILING W/PULL STRING, INSTALL BOX AT 14\"/>		DRYER
	TV/CABLE OUTLET: ONE SINGLE GANG BOX W 3\"/>		USB
	DOOR BELL		PANEL
	CHIME		TIMER
	SPA		ABOVE FINISHED FLOOR

GUEST HOUSE—ROOF PLAN
architectural project
scale: 3/8" = 1'

BERNARDO POZAS

	LOCATION:	PROJECT NAME:	SQ.FT.:MAIN HOUSE		SQ.GUEST HOUSE		NOTES: The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date. The measures expressed in this plan are referenced, the final measurements must be checked on site. Suppliers and builders must verify field measurements before using any material or before any construction. For a better management of information regarding thicknesses of floor finishes should review the architectural details. If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval. Changes made in the field without prior authorization are the responsibility of the manufacturer.	REVIEW NOTES:	NUMERICAL SCALE: $\frac{1}{8}"=1'$ GRAPHIC SCALE: 	NORTH: 	REVIEW: DESCRIPTION #1 Architectural Project #2 Architectural Project-Height Adjustments #3 Architectural Project-Interior Adjustments #4 Architectural Project-Interior Adjustments #5 Architectural Project-Interior Adjustments	DATE: 2023.11.04 PRODUCED BY: 2023.03.22 2023.03.25 2023.06.09 2023.06.15	DATE: 2023.06.09	PLAN NAME: ELECTRICAL OUTLETS PLAN	PLAN CODE: SL-A 7.4
	ADDRESS:	SPILLER LANE HOUSE	CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.									
			GARAGE:	849.65 sf.	GARAGE:	-									
			TERRACE:	1'1536.80 sf.	TERRACE:	-									
			STORAGE:	151.35 sf.	STORAGE:	-									
			FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.									
			DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.									
			IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.									
			LAND:	40'465 sf.											

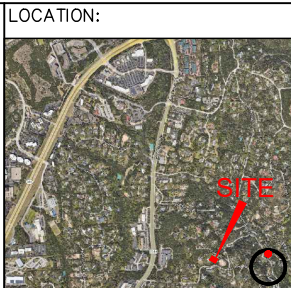


FRONT ELEVATION
architectural project
scale: $\frac{3}{8}$ " = 1'



RIGHT SIDE ELEVATION
architectural project
scale: $\frac{3}{8}$ " = 1'

BERNARDO POZAS

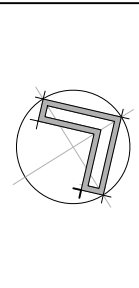
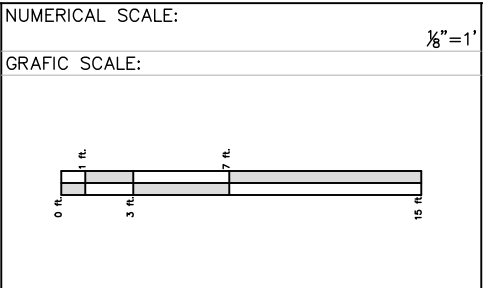


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

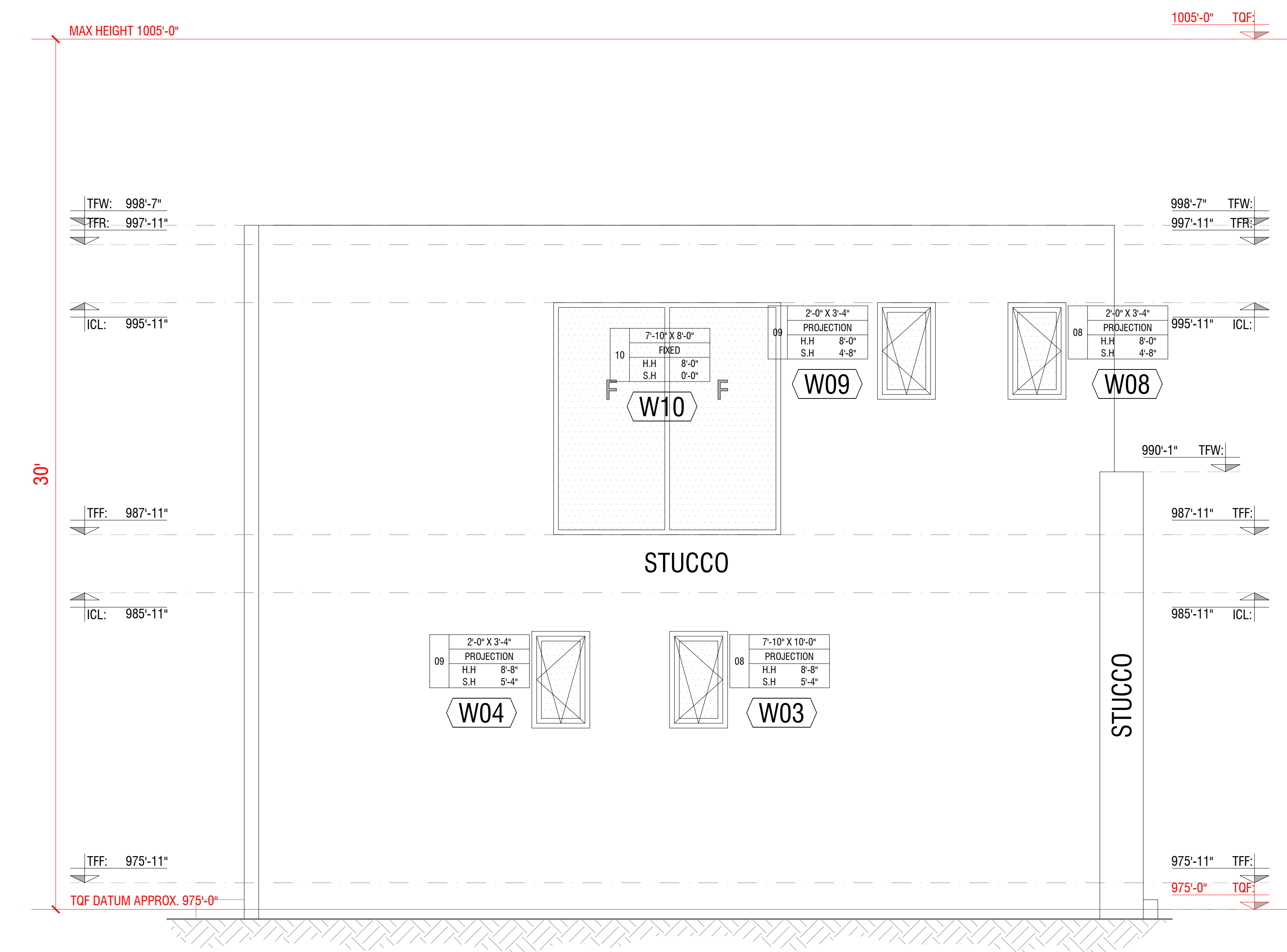
NOTES:
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- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
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REVIEW NOTES:

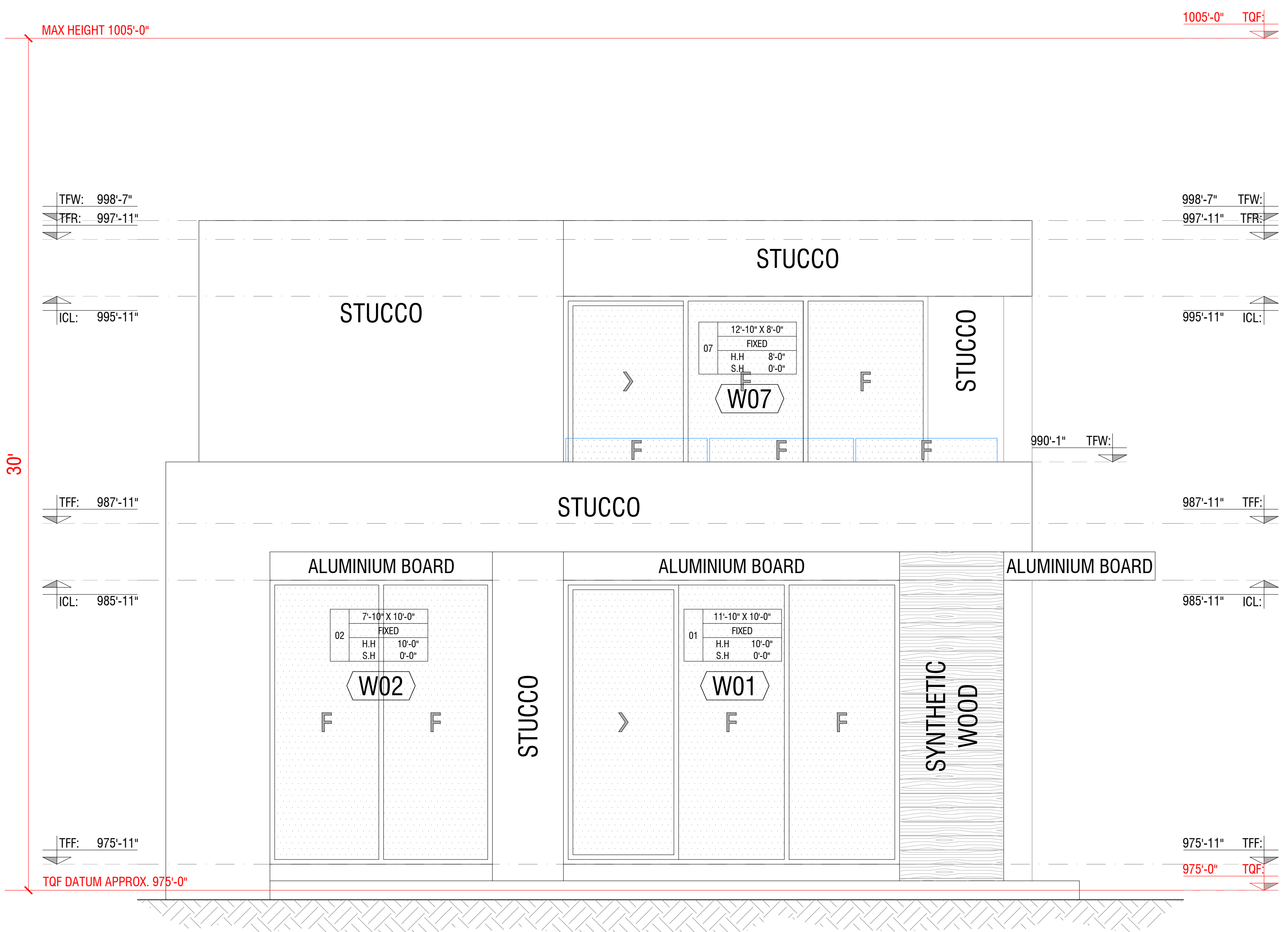


REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:	DATE:
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

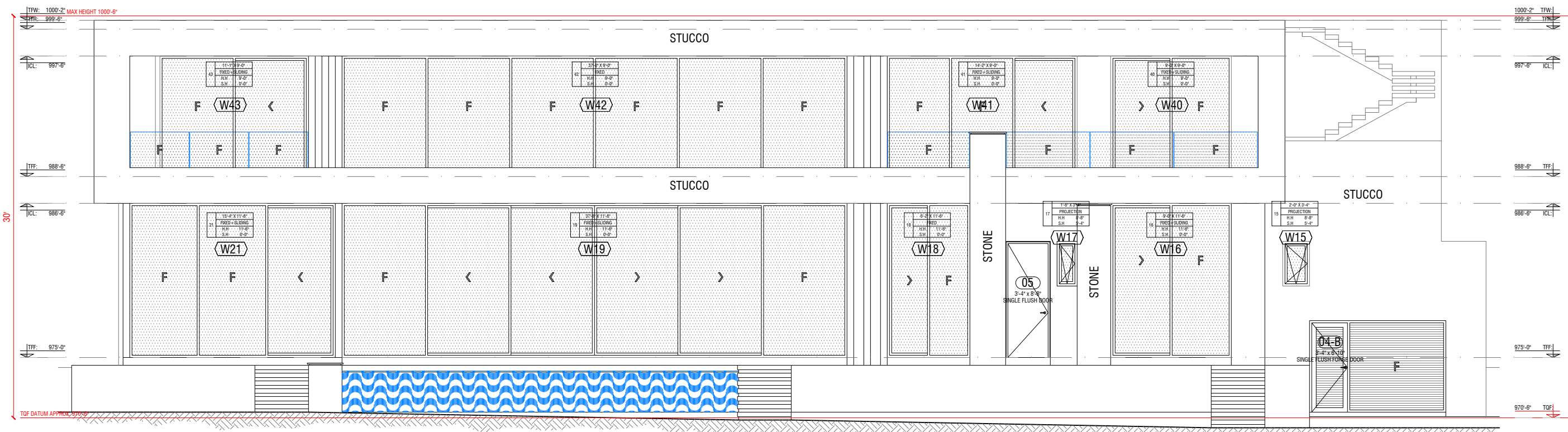
PLAN NAME:
ELEVATIONS PLAN
PLAN CODE:
SL-A 8.1



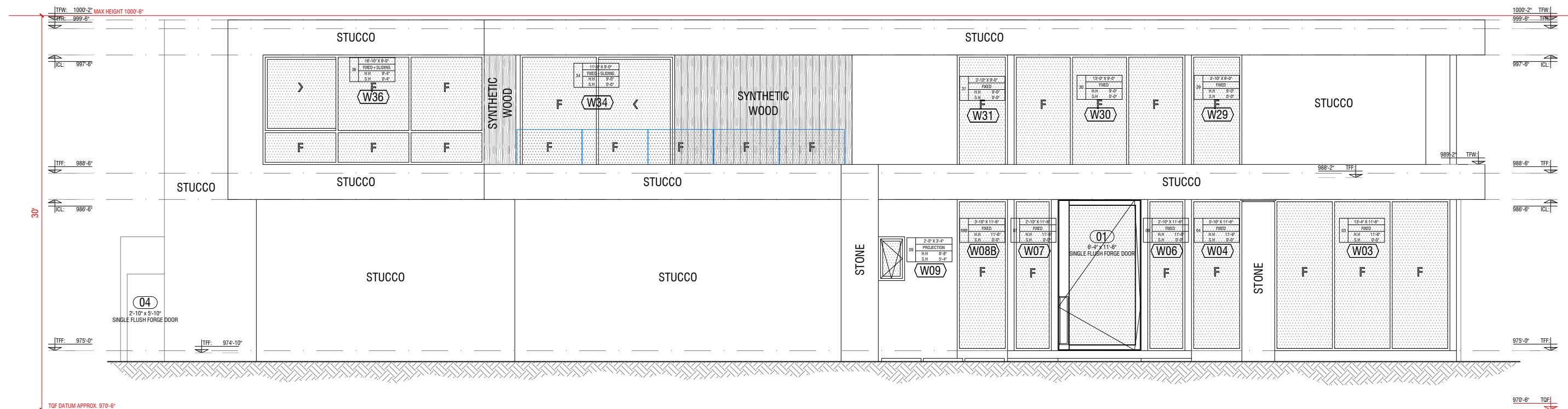
BACK ELEVATION
architectural project
scale: $\frac{3}{8}$ " = 1'



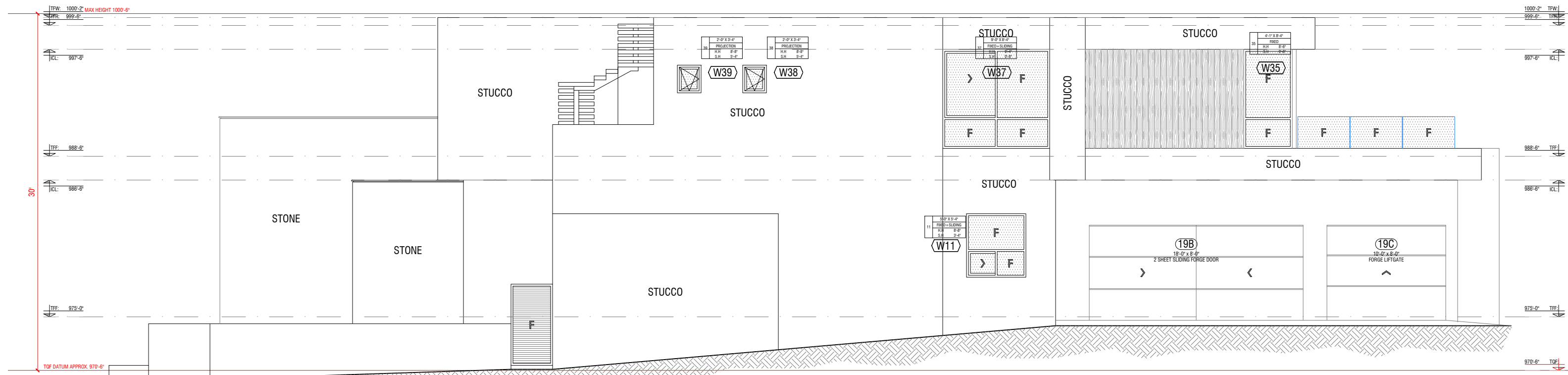
LEFT SIDE ELEVATION
architectural project
scale: $\frac{3}{8}$ " = 1'



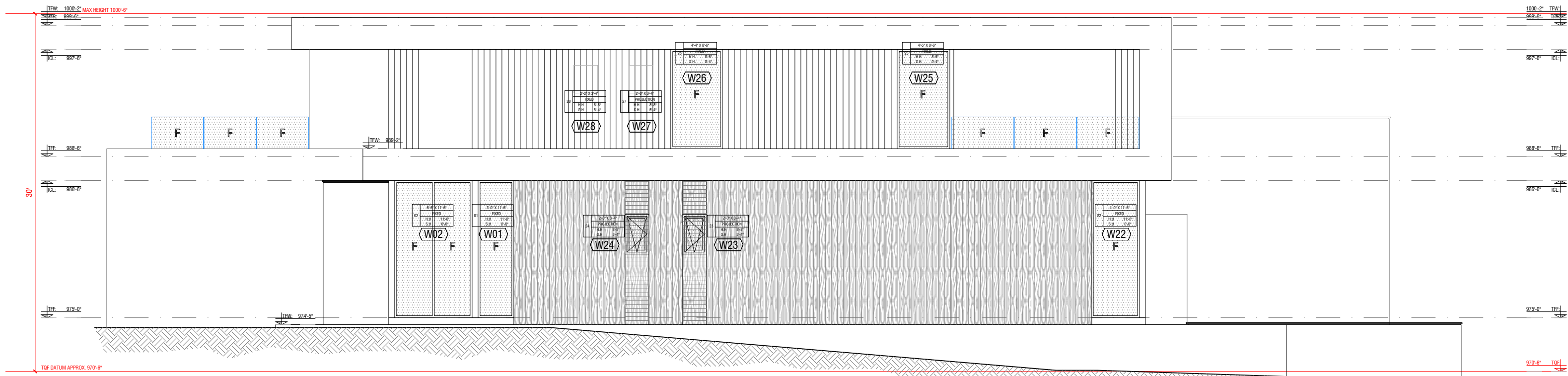
BACK ELEVATION
architectural project
scale: $\frac{1}{8}" = 1'$



FRONT ELEVATION
architectural project
scale: $\frac{1}{8}" = 1'$

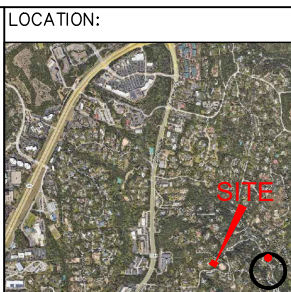


LEFT SIDE ELEVATION
architectural project
scale: $\frac{1}{8}" = 1'$



RIGHT SIDE ELEVATION
architectural project
scale: $\frac{1}{8}" = 1'$

BERNARDO POZAS

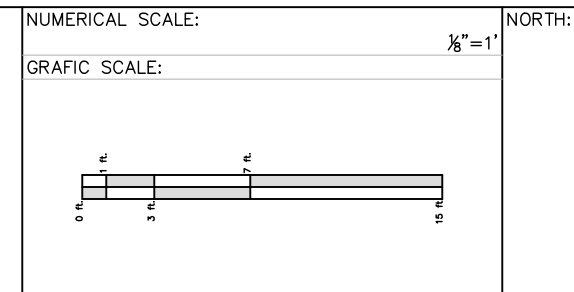


PROJECT NAME:
SPILLER LANE
HOUSE
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

	sq.ft.: MAIN HOUSE	sq.ft.: GUEST HOUSE
CONDITIONED:	7,591.65 sf.	1,518.75 sf.
GARAGE:	849.65 sf.	—
TERRACE:	1,536.80 sf.	—
STORAGE:	151.35 sf.	—
FOOTPRINT:	6,415.00 sf.	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	249.55 sf.
IMPERVIOUS:	7,602.85 sf.	942.20 sf.
LAND:	40,465 sf.	—

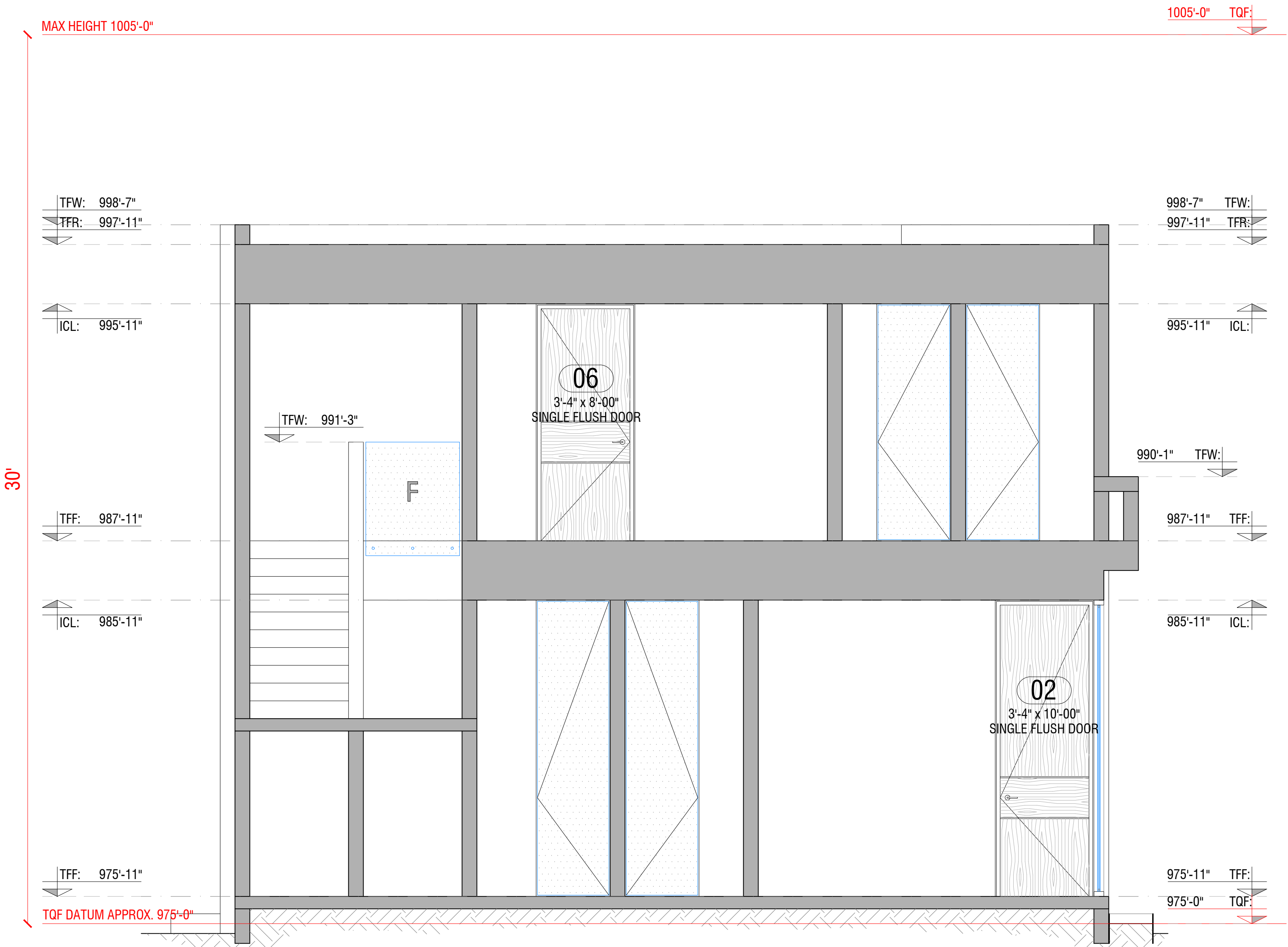
NOTES:
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced; the final measurements must be checked on site.
- Suppliers and builders must verify field measurements before using any material or supply and notify any discrepancy.
- For a better management of information regarding thicknesses of floor finishes should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



REVIEW	DESCRIPTION	DATE	PRODUCED BY	DATE
#1	Architectural Project	2022.11.04	I.M.T.	2023.06.09
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.	
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.	
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.	
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.	

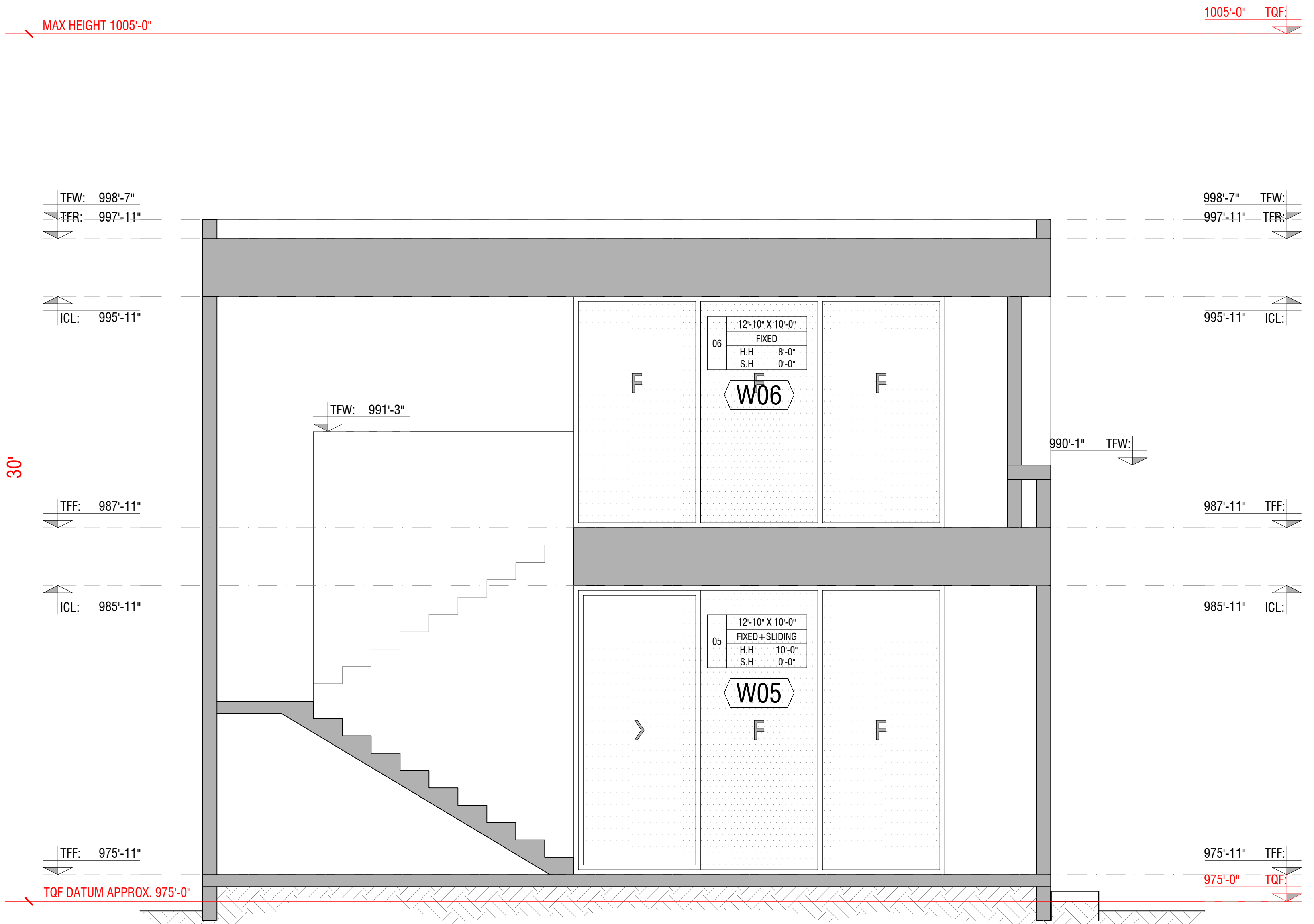
PLAN NAME:
ELEVATIONS PLAN
PLAN CODE:
SL-A 8.3



SECTION A-A

architectural project

scale: $\frac{3}{8}" = 1'$

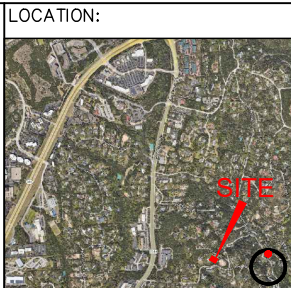


SECTION B-B

architectural project

scale: $\frac{3}{8}" = 1'$

BERNARDO POZAS



PROJECT NAME:
SPILLER LANE
HOUSE

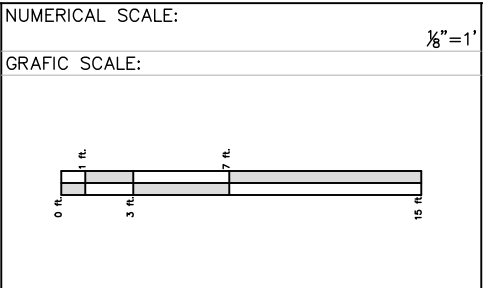
ADDRESS:
446 Spiller Lane
Austin, Texas 78746

SQ.FT.: MAIN HOUSE		SQ.FT.: GUEST HOUSE	
CONDITIONED:	7'591.65 sf.	CONDITIONED:	1'518.75 sf.
GARAGE:	849.65 sf.	GARAGE:	—
TERRACE:	1'536.80 sf.	TERRACE:	—
STORAGE:	151.35 sf.	STORAGE:	—
FOOTPRINT:	6'415.00 sf.	FOOTPRINT:	850.10 sf.
DRIVEWAY (*PERVIOUS):	1,059.85 sf.	DRIVEWAY (*PERVIOUS):	249.55 sf.
IMPERVIOUS:	7'602.85 sf.	IMPERVIOUS:	942.20 sf.
LAND:	40'465 sf.		

NOTES:

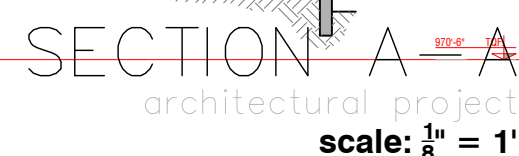
- The plans that make up this delivery are made based on the information gathered in appointments and reviews prior to the corresponding delivery date.
- The measures expressed in this plan are referenced; the final measurements must be checked on site.
- Suppliers and builders must verify final measurements before using any material or before any construction.
- For a better management of information regarding thicknesses of fixed dividers should order the architectural details.
- If necessary, due to technical and / or constructive issues, changes in the project must be notified for approval.
- Changes made in the field without prior authorization are the responsibility of the manufacturer.

REVIEW NOTES:



REVIEW:	DESCRIPTION	DATE:	PRODUCED BY:
#1	Architectural Project	2022.11.04	I.M.T.
#2	Architectural Project-Height Adjustments	2023.03.22	I.M.T.
#3	Architectural Project-Interior Adjustments	2023.05.25	I.M.T.
#4	Architectural Project-Interior Adjustments	2023.06.09	I.M.T.
#5	Architectural Project-Interior Adjustments	2023.06.15	I.M.T.

DATE:	2023.06.09
PLAN NAME:	SECTION PLAN
PLAN CODE:	SL-A 9.1



WINDOWS						
ID	LOCATION	LEVEL	WINDOW SIZE			FUNCTION
			WIDTH (W)	HIGH (H)	S.HIGH (SH)	
W01	Office	GROUND FLOOR	3' 0"	11' 6"	0' 0"	1 Sheet, Fixed window
W02	Office		6' 6"	11' 6"	0' 0"	2 Sheet, Fixed window
W03	Office		13' 4"	11' 6"	0' 0"	3 Sheet, Fixed window
W04	Lobby		3' 10"	11' 6"	0' 0"	1 Sheet, Fixed window
W05	Lobby		9' 0"	11' 6"	0' 0"	1 Sheet, Fixed window
W06	Lobby		2' 10"	11' 6"	0' 0"	1 Sheet, Fixed window
W07	Lobby		2' 10"	11' 6"	0' 0"	1 Sheet, Fixed window
W08	Lobby		9' 0"	11' 6"	0' 0"	1 Sheet, Fixed window
W08B	Lobby		3' 10"	11' 6"	0' 0"	1 Sheet, Fixed window
W09	Powder Room		2' 0"	3' 4"	5' 4"	Projection window
W10	Daily lobby		10' 0"	11' 6"	0' 0"	1 Sheet, Fixed window
W11	Laundry		5' 0"	5' 4"	3' 4"	3 Sheet, 2 Fixed + 1 Sliding window
W12	Master bathroom		2' 0"	3' 4"	5' 4"	Projection window
W13	Master bathroom		7' 6"	7' 0"	4' 6"	1 Sheet, Fixed window
W14	Master bathroom		5' 0"	7' 0"	4' 6"	2 Sheet, Fixed + Projection window
W15	Master bathroom		2' 0"	3' 4"	5' 4"	Projection window
W16	Master bedroom		9' 0"	11' 6"	0' 0"	2 Sheet, Fixed + Sliding window
W17	Terrace bathroom		1' 6"	3' 4"	5' 4"	Projection window
W18	Kitchen	2ND LEVEL	6' 2"	11' 6"	0' 0"	2 Sheet, Fixed + Sliding window
W19	Dining/Living Room		37' 8"	11' 6"	0' 0"	6 Sheet, 2 Fixed + 4 Sliding window
W20	Game room		15' 6"	11' 6"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W21	Game room		15' 4"	11' 6"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W22	Game room		4' 0"	11' 6"	0' 0"	1 Sheet, Fixed window
W23	Office bathroom		2' 0"	3' 4"	5' 4"	Projection window
W24	Office bathroom		2' 0"	3' 4"	5' 4"	Projection window
W25	Bedroom 04		4' 5"	8' 6"	0' 8"	1 Sheet, Fixed window
W26	Bedroom 04		4' 4"	8' 6"	0' 8"	1 Sheet, Fixed window
W27	Bathrom 04		2' 0"	3' 4"	5' 4"	Projection window
W28	Bathrom 04		2' 0"	3' 4"	5' 4"	Projection window
W29	Hallway		3' 10"	9' 0"	0' 0"	1 Sheet, Fixed window
W30	Hallway		13' 0"	9' 0"	0' 0"	3 Sheet, Fixed window
W31	Hallway		3' 10"	9' 0"	0' 0"	1 Sheet, Fixed window
W32	Bathroom 03		2' 0"	3' 4"	5' 4"	Projection window
W33	Bathroom 03		2' 0"	3' 4"	5' 4"	Projection window
W34	Bedroom 03		11' 9"	9' 0"	0' 0"	2 Sheet, 1 Fixed + 1 Sliding window
W35	Bedroom 03		4' 1"	8' 4"	0' 8"	2 Sheet, Fixed window
W36	Gym	16' 10"	8' 4"	0' 8"	6 Sheet, 5 Fixed + 1 Sliding window	
W37	Gym	9' 0"	8' 4"	0' 8"	4 Sheet, 3 Fixed + 1 Sliding window	
W38	Bathroom 02	2ND LEVEL	2' 0"	3' 4"	5' 4"	Projection window
W39	Bathroom 02		2' 0"	3' 4"	5' 4"	Projection window
W40	Bedroom 02		9' 0"	9' 0"	0' 0"	2 Sheet, 1 Fixed + 1 Sliding window
W41	TV room		14' 2"	9' 0"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W42	Double height		37' 8"	9' 0"	0' 0"	6 Sheet, Fixed window
W43	Bedroom 04		11' 1"	9' 0"	0' 0"	2 Sheet, 1 Fixed + 1 Sliding window



DOORS								
ID	LOCATION	LEVEL	DOOR			FRAME		FUNCTION
			WIDTH (W)	HIGH (H)	MATERIAL	SIZE	MATERIAL	
D01	Lobby	GROUND FLOOR	6' 4"	11' 6"	Glass	6"	Steel	Right hand door
D02	Storage		3' 4"	11' 6"	Steel	6"	Steel	Left hand door
D03	Daily lobby		3' 4"	11' 6"	Wood	6"	Wood	Left hand door
D04	—		2' 10"	5' 10"	Steel	4"	Steel	Right hand door
D04B	Pool mech. room		3' 4"	6' 10"	Steel	4"	Steel	Left hand door
D05	Terrace bathroom		3' 4"	8' 8"	Steel	6"	Steel	Left hand door
D06	Kitchen		3' 10"	11' 6"	Glass	4"	Steel	Right hand door
D07	Storage		29' 6"	11' 6"	Steel	6"	Steel	8 Sheet sliding door
D08	Dressing room		3' 4"	11' 6"	Wood	6"	Wood	Right hand door
D09	Bathroom		3' 4"	11' 6"	Wood	6"	Wood	Right hand door
D10	Office		4' 0"	11' 6"	Wood	6"	Wood	Right hand door
D11	Game room		8' 0"	11' 6"	Wood	1'	Wood	2 sheet sliding door
D12	Powder room		3' 4"	11' 6"	Wood	6"	Wood	Right hand door
D13	Daily lobby		3' 4"	11' 6"	Wood	6"	Wood	Right hand door
D14	Laundry		3' 10"	11' 6"	Wood	6"	Wood	Left hand door
D15	Master bedroom		3' 4"	11' 6"	Wood	6"	Wood	Left hand door
D16	Pantry		3' 4"	11' 6"	Wood	6"	Wood	Left hand door
D17	Master bathroom		3' 4"	11' 6"	Wood	6"	Wood	Left hand door
D18	Master dressing room 02		3' 4"	11' 6"	Wood	6"	Wood	Left hand door
D19	Master dressing room 01		3' 4"	11' 6"	Wood	6"	Wood	Right hand door
D19B	Garage gate	2ND LEVEL	18' 0"	8' 0"	Steel	6"	Steel	2 sheet sliding door
D19C	Garage door		10' 0"	8' 0"	Steel	6"	Steel	Liftgate
D20	Dressing room 04		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D21	Bathroom 04		3' 4"	9' 0"	Wood	6"	Wood	Left hand door
D22	Bedroom 04		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D23	A/C		3' 0"	9' 0"	Wood	6"	Wood	Double hand door
D24	A/C		3' 0"	9' 0"	Wood	6"	Wood	Double hand door
D25	Linen closet		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D26	Dressing room 03		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D27	Bathroom 03		3' 4"	9' 0"	Wood	6"	Wood	Left hand door
D28	Bedroom 03		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D29	Gym		4' 4"	9' 0"	Wood	6"	Wood	Right hand door
D30	Storage		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D31	Dressing room 02		3' 4"	9' 0"	Wood	6"	Wood	Left hand door
D32	Bathroom 02		3' 4"	9' 0"	Wood	6"	Wood	Right hand door
D33	Bedroom 02		3' 4"	9' 0"	Wood	6"	Wood	Right hand door

WINDOWS						
ID	LOCATION	LEVEL	WINDOW SIZE			FUNCTION
			WIDTH (W)	HIGH (H)	S.HIGH (SH)	
W01	TV room	GROUND FLOOR	11' 10"	10' 0"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W02	Bedroom 01		7' 10"	10' 0"	0' 0"	2 Sheet, Fixed window
W03	Bathroom 01		2' 0"	3' 4"	4' 8"	Projection window
W04	Bathroom 01		2' 0"	3' 4"	4' 8"	Projection window
W05	Dining room		12' 10"	10' 0"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W06	TV room		12' 10"	8' 0"	0' 0"	3 Sheet, Fixed window
W07	TV room	2ND LEVEL FLOOR	12' 10"	8' 0"	0' 0"	3 Sheet, 2 Fixed + 1 Sliding window
W08	Bathroom 02		2' 0"	3' 4"	4' 8"	Projection window
W09	Bathroom 02		2' 0"	3' 4"	4' 8"	Projection window
W10	Bedroom 02		7' 10"	8' 0"	0' 0"	3 Sheet, Fixed window



DOORS								
ID	LOCATION	LEVEL	DOOR			FRAME		FUNCTION
			WIDTH (W)	HIGH (H)	MATERIAL	SIZE	MATERIAL	
D01	TV room/dining room	GROUND FLOOR	5' 0"	10' 0"	Glass	3"	Steel	Right hand door
D02	Bedroom 01		3' 4"	10' 0"	Wood	6"	Wood	Left hand door
D03	Bathroom 01		3' 4"	10' 0"	Wood	6"	Wood	Left hand door
D04	Storage		3' 4"	10' 0"	Wood	6"	Wood	Right hand door
D05	Bathroom 02	2ND LEVEL FLOOR	3' 4"	8' 0"	Wood	6"	Wood	Left hand door
D06	Bedroom 02		3' 4"	8' 0"	Wood	6"	Wood	Right hand door



Attachment 4







City of West Lake Hills Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	June 21, 2023	Item Number:	5
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

5 N Peak: Discuss and make recommendation on a variance for encroachment into the side setbacks by 4.5 feet for replacement and expansion of the pool and placement of pool equipment (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Jennifer Smith, Permit Solutions LLC

Recommendation

Staff recommends approval of the variance request.

This item will be forwarded to the October 25, 2023 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: James and Courtney Forest

Legal Description: Dellana Hills Section 2, Lot 18

Lot Size: 0.41 acres (17,859.6 square feet)

Zoning: R-1 One Family

The properties surrounding the subject property are zoned R-1 and are occupied with single-family houses.

Background & Analysis:

The applicant is requesting a variance to the side setback to replace and enlarge the existing pool with a 4.5-foot encroachment into the north side set back. The site plan also shows additional pool equipment going into the south side setback by the house (Attachment 3). When the house was built in 2009, the Board of Adjustments approved a 5-foot encroachment into both side setbacks.

The applicant states that the existing pool is leaking and will require excavation of the existing pool for repairs/replacement. They have included a letter of support from the neighbor on the north side property line (Attachment 6). The existing pool is currently about 2 feet above the natural grade, so it is not visible over the fence (Attachment 5).

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. *The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.*
The existing pool is leaking and will need to be repaired. The owner's will have to excavate and the area regardless for this repair. They contemplated expanding the pool away from the setback, but there is protected size tree that they would like to keep.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
The variance requested is to avoid disruption the natural terrain and unreasonable destruction of existing flora. Approval of this variance will help preserve protected trees.
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
We have tried redesigning the pool with the proposed expansion, but we cannot do it away from the setback without removing the protected tree.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
The pool is existing and it already encroaches into the setback. The original approval was done through a variance, we are asking to add length to the pool along the setback encroachment.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
The pool encroaching on the setback does not decrease the quality of life or pose life and safety risks.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
The variance proposes to extend the length of the existing pool, which was previously approved. The neighbor that shares the property line has provided a letter of support, included with submittal. The pool is in the backyard and is not visible from the street. The approval of the variance would not remove any safety requirements for the pool.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes. A separate building permit is under review for the pool.

Subdivision

There is no change to the subdivision proposed with this application.

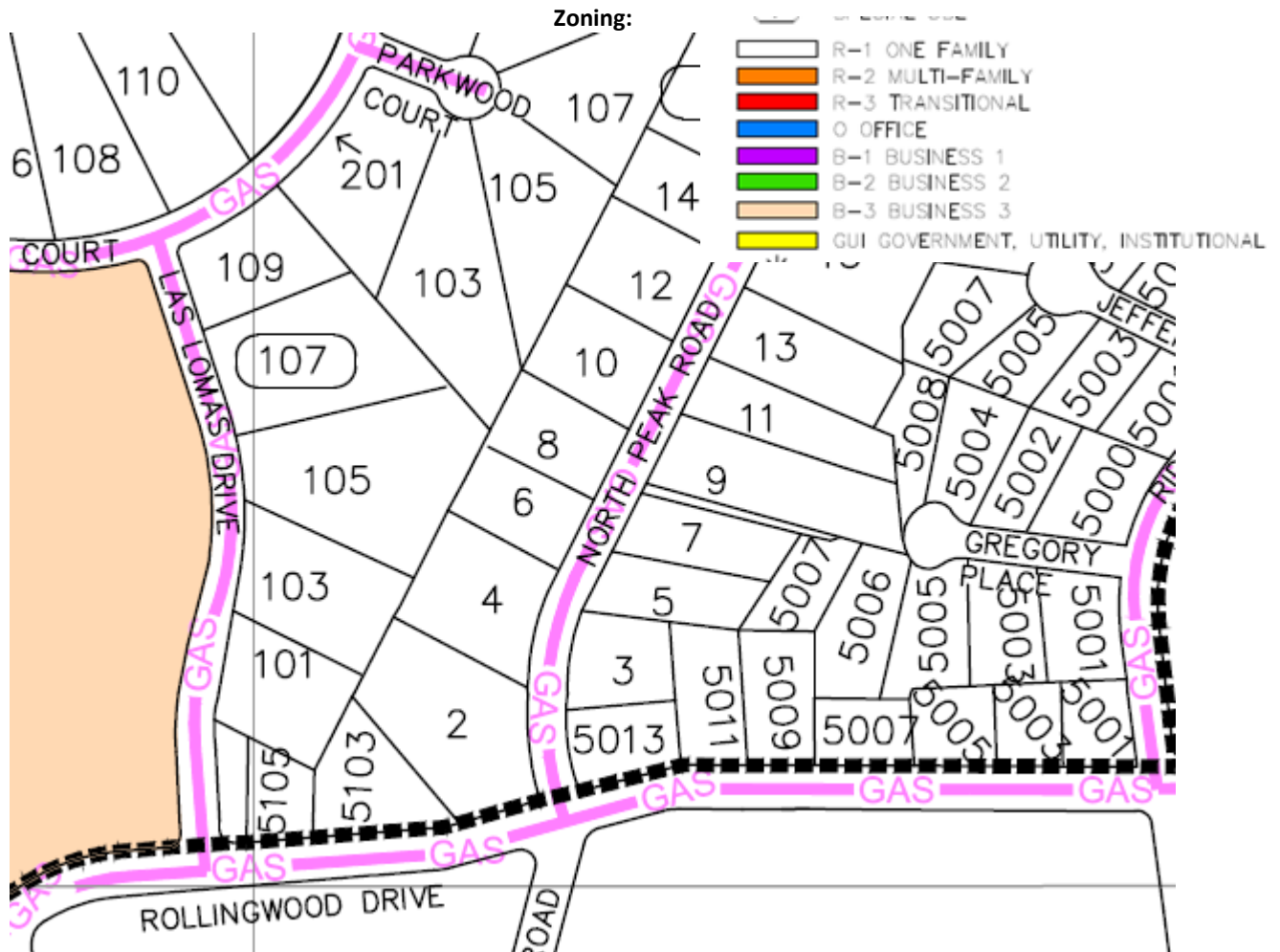
Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)

- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:





PERMIT SOLUTIONS

Permit Solutions LLC
2121 Lohmans Crossing
Ste. 504-634
Austin, TX 78734

City of West Lake Hills
Board of Adjustments
911 Westlake Drive
West Lake Hills, TX 78746

July 28, 2023

Dear ZAPCO Chairperson,

We are requesting a variance to encroach 4 feet into the interior side yard setback at 5 N Peak Road. The owner needs to repair a leak that was found in the existing pool. Since this is a major repair requiring excavation of the existing pool, they would like to ask for approval from the BOA to extend the length of the pool in the same location. We have asked the draftsman to explore various designs to extend the pool away from the setback, but this would negatively impact a 15.54" (diameter) Elm Tree that the owners would like to preserve.

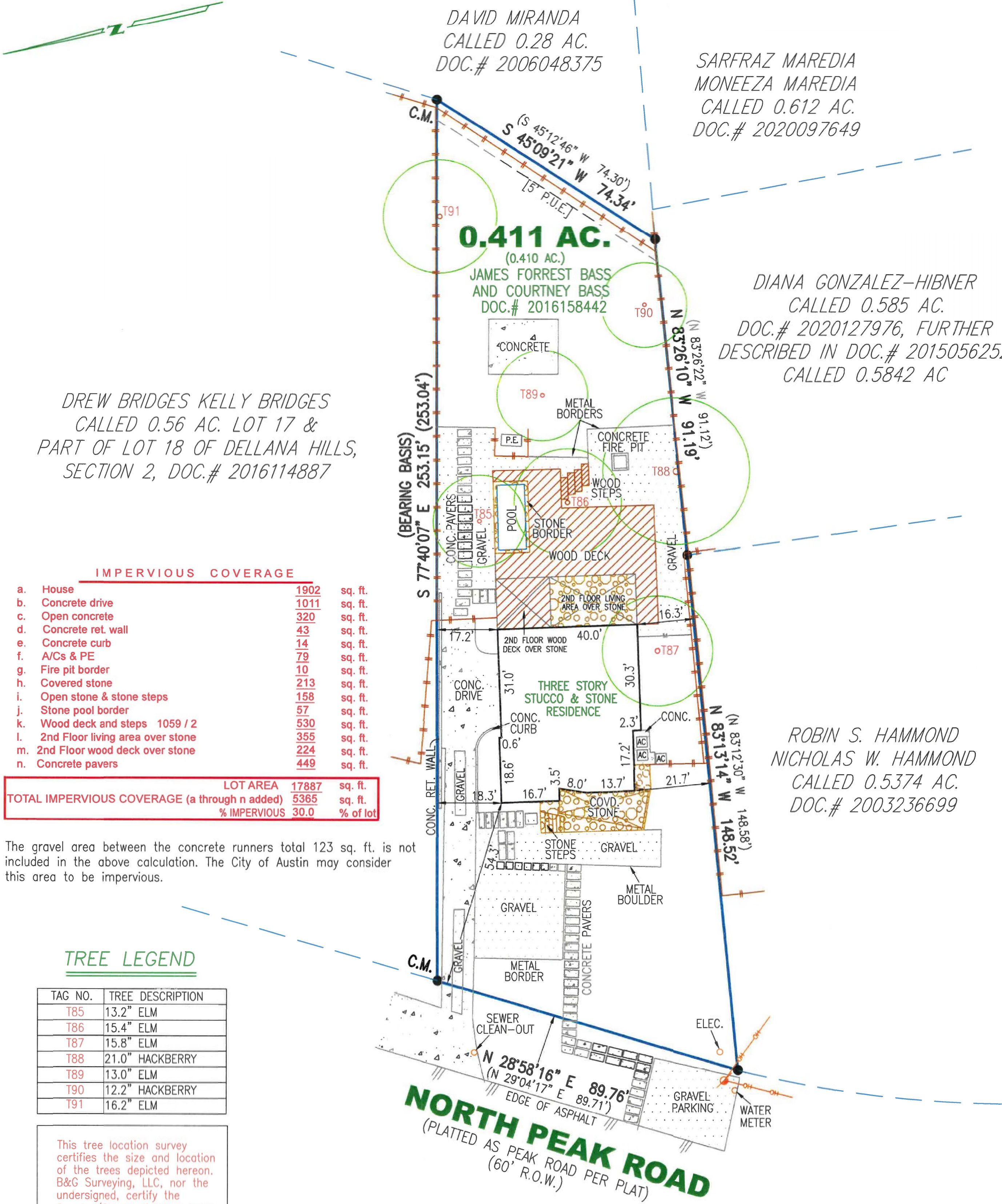
The existing pool is already encroaching into the interior side yard setback by about 3 feet. The encroachment was approved by a previous variance. The parcel narrows towards the rear, the proposed encroachment would be added to the existing pool and would encroach into the side yard setback about 4.5 feet, due to the lot configuration.

This variance does not negatively impact the ability of others in the neighborhood to enjoy their own property and does not pose a life and safety risk.

We ask that you kindly consider the owner's request for a variance to fix and add length to the existing pool. Please contact me directly if you have any questions (818) 309-9687, via email at Jennifer@PermitATX.com.

Sincerely,

Jennifer Smith
Permit Solutions LLC



IMPERVIOUS COVERAGE			
a. House	1902	sq. ft.	
b. Concrete drive	1011	sq. ft.	
c. Open concrete	320	sq. ft.	
d. Concrete ret. wall	43	sq. ft.	
e. Concrete curb	14	sq. ft.	
f. A/Cs & PE	79	sq. ft.	
g. Fire pit border	10	sq. ft.	
h. Covered stone	213	sq. ft.	
i. Open stone & stone steps	158	sq. ft.	
j. Stone pool border	57	sq. ft.	
k. Wood deck and steps	1059 / 2	sq. ft.	
l. 2nd Floor living area over stone	355	sq. ft.	
m. 2nd Floor wood deck over stone	224	sq. ft.	
n. Concrete pavers	449	sq. ft.	
TOTAL IMPERVIOUS COVERAGE (a through n added)		5365	sq. ft.
LOT AREA		17887	sq. ft.
% IMPERVIOUS		30.0	% of lot

The gravel area between the concrete runners total 123 sq. ft. is not included in the above calculation. The City of Austin may consider this area to be impervious.

LEGEND	
	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	60D NAIL SET
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	WOOD FENCE
	METAL FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
[]	PER PLAT 8/165
()	PER DOC.# 2016158442
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
OH	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER
P.E.	POOL EQUIPMENT

TREE LEGEND	
TAG NO.	TREE DESCRIPTION
T85	13.2\"/>
T86	15.4\"/>
T87	15.8\"/>
T88	21.0\"/>
T89	13.0\"/>
T90	12.2\"/>
T91	16.2\"/>

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

LEGAL DESCRIPTION:
Being 0.411 acre of land, more or less, out of Lot 18, Dellana Hills Section 2, a Subdivision recorded in Vol. 8, Pg. 165 of the Plat Records of Travis County, Texas; said 0.411 acre being that same tract of land described in the General Warranty Deed with Vendor's Lien to James Forrest Bass and Courtney Bass in Doc.# 2016158442 of the Official Public Records of Travis County, Texas.

On Demand Drafting, LLC
512-662-8924
ondemanddrafting.com

06/02/2023	ISSUE FOR REVIEW	1	Mark	Date
	REVISION #1	2		
	REVISION #2	3		
	REVISION #3	4		
		5		
	Description			

EXISTING SITE PLAN
5 NORTH PEAK ROAD
WEST LAKE HILLS, TX 78746

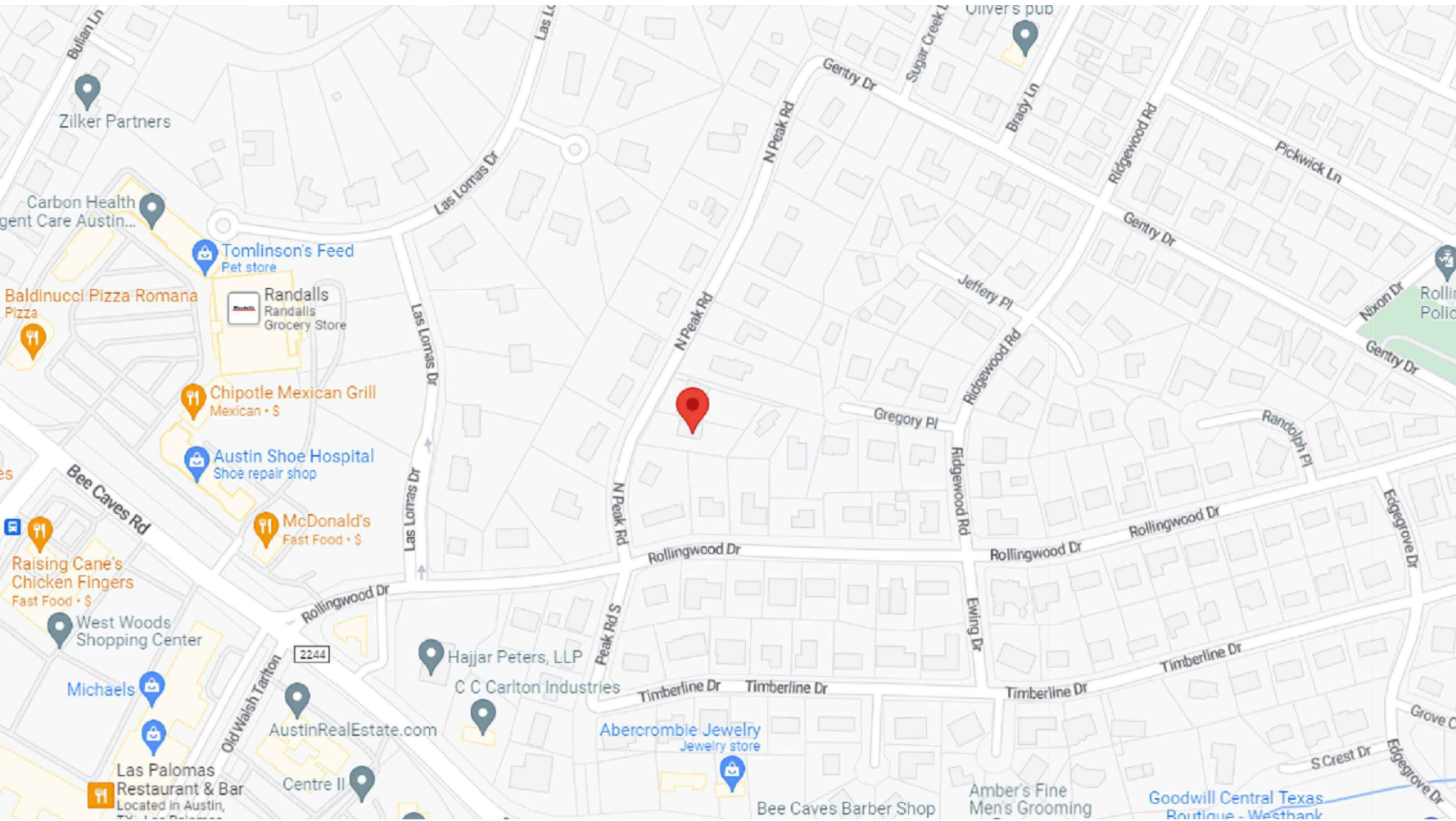
SHEETNUMBER
A0.1

SITE PLAN NOTES

- PLANS TO COMPLY WITH ALL CITY OF WEST LAKE HILLS ADOPTED CODES AS AMENDED:
 - 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2015 INTERNATIONAL MECHANICAL CODE
 - 2015 INTERNATIONAL FIRE CODE (AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6)
 - 2015 INTERNATIONAL GAS CODE
 - 2015 NATIONAL ELECTRIC CODE
 - 2015 UNIFORM PLUMBING CODE (OR AS ADOPTED BY THE SERVICE PROVIDER)
 - 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
- DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS AND DRAINAGE EXITING THE LOT ONTO AN ABUTTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY.
- SPOILS FROM EXCAVATION IMMEDIATELY HAULED AWAY, SUBCONTRACTORS TO HAUL AWAY DEBRIS DAILY - NO DUMPSTER ON SITE NEEDED.
- SITE WILL BE VACANT OF WORKERS VAST MAJORITY OF DAYS - NO TOILET NEEDED.
- PROTECTED TREES INDICATED ON SITE PLAN.
- MATERIALS TO BE ON SITE READY FOR BACKFILL. SUPPLY SAND, PEA GRAVEL OR OTHER SOFT BACKFILL MATERIAL FOR THE PLUMBING TRENCH BY THE POOL SHELL INSPECTION. NO ROCKS OR DEBRIS IS PERMITTED BY 2015 PLUMBING CODE (IPC) SECTION 306 TO BE APPROVED BACKFILL MATERIAL. THE TRENCH MUST BE FREE OF DISCARDED MATERIAL AND LARGE SHARP ROCKS.
- A PASSED POOL BARRIER INSPECTION IS REQUIRED PRIOR TO FILLING THE POOL
- A PASSED LAYOUT INSPECTION IS REQUIRED PRIOR TO EXCAVATING THE POOL.
- DRAINAGE WILL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES; WILL BE CARRIED OUT A COMMON CORNER BEFORE EXITING LOT.
- EQUIPMENT TRENCH TO BE 21" DEEP BY 42" WIDE.
- CODE APPROVED DOOR AND WINDOW ALARMS TO BE INSTALLED WHERE POOL IS ACCESSIBLE.
- NO PRUNING WILL BE REQUIRED.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH 2014 NEC. GUARD RAILING AND ANY METAL WITHIN 5'-0" OF WATER'S EDGE TO BE BONDED.
- POOL EQUIPMENT AND A/C UNITS TO BE SCREENED WITH WOOD OR MASONRY FENCING ONE FOOT HIGHER THAN TOP OF THE EQUIPMENT. SCREENING MUST HAVE AN OPENING THAT IS GATED WITH SAME OR COMPLIMENTARY MATERIAL OF SCREENING

- POOL EQUIPMENT TO HAVE MIN. 36" CLEARANCE IN FRONT OF ELECTRICAL PANEL.
- OUTDOOR SWIMMING POOL SHALL BE SURROUNDED BY A BARRIER THAT COMPLIES WITH SECTIONS 305.2.1 THROUGH 305.7 IN THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE.
- FOR OPERABLE WINDOWS (WITH A SILL HEIGHT OF LESS THAN 48" ABOVE THE INDOOR FINISHED FLOOR) AND DOORS THAT PROVIDE DIRECT ACCESS TO THE POOL, PROVIDE AN ALARM THAT PRODUCES AN AUDIBLE WARNING.
 - ALARM SHALL BE LISTED AND LABELED AS A WATER HAZARD ENTRANCE ALARM IN ACCORDANCE WITH UL 2017.

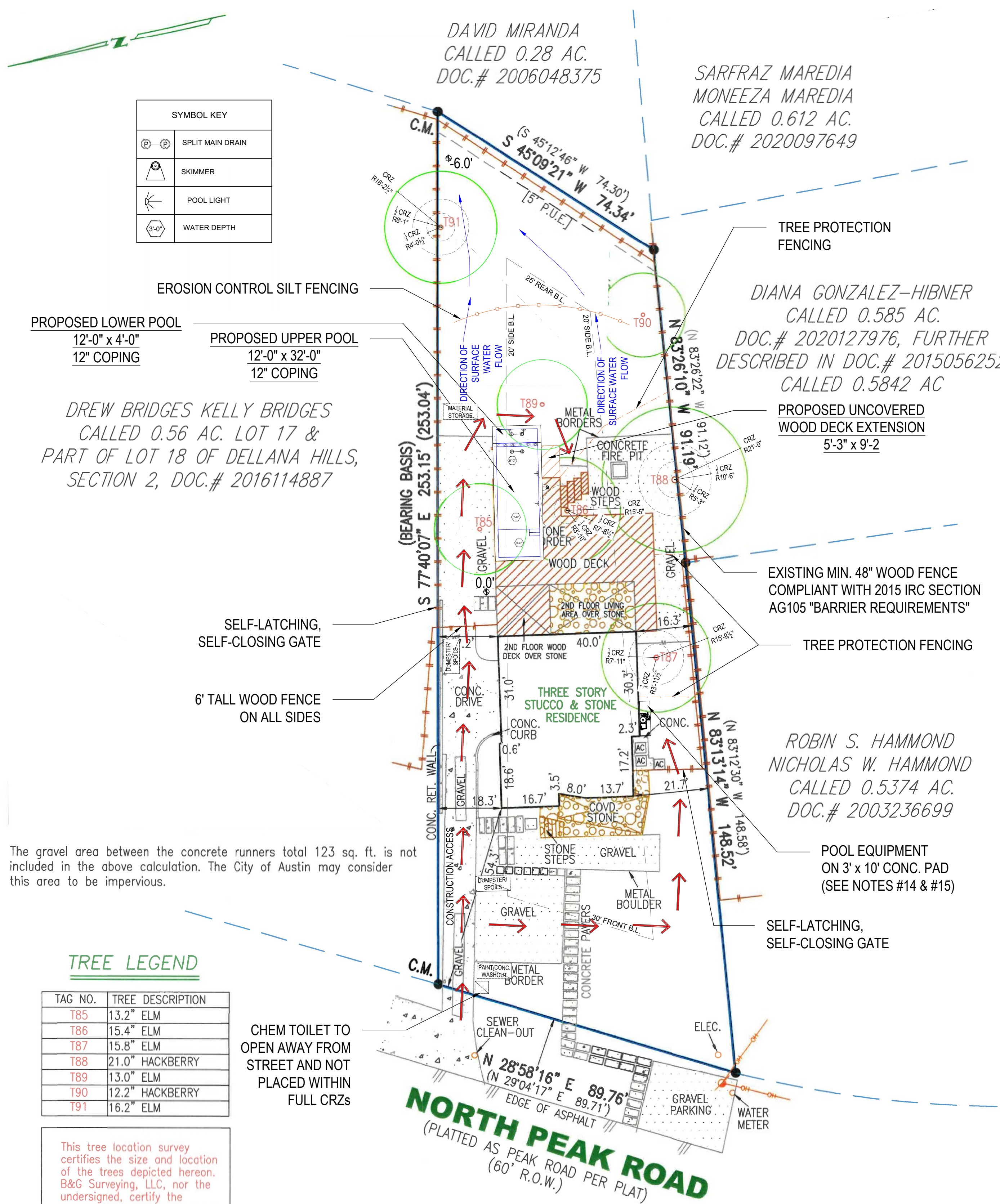
Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
House	1902.00	0.00	1902.00
2nd floor	0.00	0.00	0.00
3rd floor	0.00	0.00	0.00
Basement	0.00	0.00	0.00
Covered parking	0.00	0.00	0.00
Covered deck	0.00	0.00	0.00
Covered porch	0.00	0.00	0.00
Covered patio	792.00	0.00	792.00
Balcony	0.00	0.00	0.00
Other roofed areas	0.00	0.00	0.00
Total Building Area	2694.00	0.00	2694.00
Total Building Coverage	2694.00	0.00	2694.00
Driveway	1011.00	0.00	1011.00
Sidewalks	0.00	0.00	0.00
Uncovered patio	320.00	-320.00	0.00
Uncovered deck	529.50	-42.50	487.00
Other flatwork (pool coping, retaining walls, etc.)	810.00	-103.00	707.00
Pool (surface area)	148.00	284.00	432.00
Spa (surface area)	0.00	0.00	0.00
Total Impervious Coverage	5512.50	-181.50	5331.00
Lot size	17887.00		
Existing Building Coverage %	15.06%		
Total Building Coverage %	15.06%		
Existing Impervious Coverage %	30.82%		
Total Impervious Coverage %	29.80%		



2 Site Location Map
SCALE: N.T.S. SHEET: 36" x 24"

LEGEND	
	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL SET
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	WOOD FENCE
	METAL FENCE
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	PER PLAT 8/165
	PER DOC. # 2016158442
	CONTROL MONUMENT
	RIGHT OF WAY
	OVERHEAD UTILITY LINE
	POWER POLE
	AIR CONDITIONER
	POOL EQUIPMENT

Attachment 3



The gravel area between the concrete runners total 123 sq. ft. is not included in the above calculation. The City of Austin may consider this area to be impervious.

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T85	13.2" ELM
T86	15.4" ELM
T87	15.8" ELM
T88	21.0" HACKBERRY
T89	13.0" ELM
T90	12.2" HACKBERRY
T91	16.2" ELM

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.

CHEM TOILET TO OPEN AWAY FROM STREET AND NOT PLACED WITHIN FULL CRZs

LEGAL DESCRIPTION:
Being 0.411 acre of land, more or less, out of Lot 18, Dellana Hills Section 2, a Subdivision recorded in Vol. 8, Pg. 165 of the Plat Records of Travis County, Texas; said 0.411 acre being that same tract of land described in the General Warranty Deed with Vendor's Lien to James Forrest Bass and Courtney Bass in Doc.# 2016158442 of the Official Public Records of Travis County, Texas.

1 Proposed Site Plan
SCALE: 1" = 20'-0" SHEET: 36" x 24"

PROPOSED TREE PROTECTION PLAN

5 NORTH PEAK ROAD
WEST LAKE HILLS, TX 78746

SHEETNUMBER

A0.2

ISSUE FOR REVIEW	02/14/2023	06/09/2023	06/12/2023	07/27/2023	07/28/2023		Date
1	2	3	4	5	6	7	Mark
REVISION #5	REVISION #6	REVISION #7	REVISION #8				Description

1. PLANS TO COMPLY WITH ALL CITY OF WEST LAKE HILLS ADOPTED CODES AS AMENDED:
 - 1.1. 2015 INTERNATIONAL BUILDING CODE
 - 1.2. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS
 - 1.3. 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 1.4. 2015 INTERNATIONAL MECHANICAL CODE
 - 1.5. 2015 INTERNATIONAL FIRE CODE (AS AMENDED BY TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 6)
 - 1.6. 2015 INTERNATIONAL GAS CODE
 - 1.7. 2015 NATIONAL ELECTRIC CODE
 - 1.8. 2015 UNIFORM PLUMBING CODE (OR AS ADOPTED BY THE SERVICE PROVIDER)
 - 1.9. 2015 INTERNATIONAL EXISTING BUILDING CODE
 - 1.10. 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

-
- The map shows the Bee Caves area in Austin, Texas. A red pin indicates the location of the new Randal's store on Rollingwood Dr. The map includes labels for various streets such as Bee Caves Rd, Rollingwood Dr, and Tomlinson's Feed. Other businesses shown include Chipotle Mexican Grill, McDonald's, and Tomlinson's Feed. The map also shows the location of the new Randal's store relative to other businesses and landmarks in the area.

SCALE: N.T.S. SHEET: 36" x 24"

- | Area Description | Existing Sq Ft | New/Added Sq Ft | Total Sq Ft |
|---|-----------------|-----------------|-------------|
| House | 1902.00 | 0.00 | 1902.00 |
| 2nd floor | 0.00 | 0.00 | 0.00 |
| 3rd floor | 0.00 | 0.00 | 0.00 |
| Basement | 0.00 | 0.00 | 0.00 |
| Covered parking | 0.00 | 0.00 | 0.00 |
| Covered deck | 0.00 | 0.00 | 0.00 |
| Covered porch | 0.00 | 0.00 | 0.00 |
| Covered patio | 792.00 | 0.00 | 792.00 |
| Balcony | 0.00 | 0.00 | 0.00 |
| Other roofed areas | 0.00 | 0.00 | 0.00 |
| Total Building Area | 2694.00 | 0.00 | 2694.00 |
| Total Building Coverage | 2694.00 | 0.00 | 2694.00 |
| Driveway | 1011.00 | 0.00 | 1011.00 |
| Sidewalks | 0.00 | 0.00 | 0.00 |
| Uncovered patio | 320.00 | -320.00 | 0.00 |
| Uncovered deck | 530.00 | 23.50 | 553.50 |
| Other flatwork (pool coping, retaining walls, etc.) | 810.00 | 57.00 | 867.00 |
| Pool (surface area) | 148.00 | 284.00 | 432.00 |
| Spa (surface area) | 0.00 | 0.00 | 0.00 |
| Total Impervious Coverage | 5513.00 | 44.50 | 5557.50 |
| Lot size | 17887.00 | | |
| Existing Building Coverage % | 15.06% | | |
| Total Building Coverage % | 15.06% | | |
| Existing Impervious Coverage % | 30.82% | | |
| Total Impervious Coverage % | 31.07% | | |

	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	60D NAIL SET
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	COTTON SPINDLE FOUND
	PUNCH HOLE FOUND
	BREAK IN SCALE
	WOOD FENCE
	METAL FENCE
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
[]	PER PLAT 8/165
()	PER DOC.# 2016158442
C.M.	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
OH	OVERHEAD UTILITY LINE
	POWER POLE
AC	AIR CONDITIONER
P.E.	POOL EQUIPMENT

TAG NO.	TREE DESCRIPTION
T85	13.2" ELM
T86	15.4" ELM
T87	15.8" ELM
T88	21.0" HACKBERRY
T89	13.0" ELM
T90	12.2" HACKBERRY
T91	16.2" ELM

SYMBOL KEY	
	SPLIT MAIN DRAIN
	SKIMMER
	POOL LIGHT
	WATER DEPTH

EROSION CONTROL SILT FENCING

PROPOSED LOWER POOL

12'-0" x 4'-0"
12" COPING

PROPOSED UPPER POOL

12'-0" x 32'-0"
12" COPING

DREW BRIDGES KELLY BRIDGES
CALLED 0.56 AC. LOT 17 &
PART OF LOT 18 OF DELLANA HILLS,
SECTION 2, DOC.# 2016114887

SELF-LATCHING,
SELF-CLOSING GATE

6' TALL WOOD FENCE
ON ALL SIDES

TREE PROTECTION
FENCING

DIANA GONZALEZ-HIBNER
CALLED 0.585 AC.
DOC.# 2020127976, FURTHER
DESCRIBED IN DOC.# 201505625
CALLED 0.5842 AC

PROPOSED UNCOVERED
WOOD DECK EXTENSION
5'-3" x 9'-2

EXISTING MIN. 48" WOOD FENCE
COMPLIANT WITH 2015 IRC SECTION
AG105 "BARRIER REQUIREMENTS"

TREE PROTECTION FENCING

ROBIN S. HAMMOND
NICHOLAS W. HAMMOND
CALLED 0.5374 AC.
DOC.# 2003236699

POOL EQUIPMENT
ON 3' x 10' CONC. PAD
(SEE NOTES #14 & #15)

SELF-LATCHING,
SELF-CLOSING GATE

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T85	13.2" ELM
T86	15.4" ELM
T87	15.8" ELM
T88	21.0" HACKBERRY
T89	13.0" ELM
T90	12.2" HACKBERRY
T91	16.2" ELM

This tree location survey
certifies the size and location
of the trees depicted hereon.
B&G Surveying, LLC, nor the
undersigned, certify the

CHEM TOILET TO
OPEN AWAY FROM
STREET AND NOT
PLACED WITHIN
FULL CRZs

NORTH PEAK ROAD
(PLATTED AS PEAK ROAD PER PLAT)
(60' R.O.W.)

DAVID MIRANDA
CALLED 0.28 AC.
DOC.# 2006048375

SARFRAZ MARELIA
MONEEZA MARELIA
CALLED 0.612 AC.
DOC.# 2020097649

The gravel area between the concrete runners total 123 sq. ft. is not included in the above calculation. The City of Austin may consider this area to be impervious.

SCALE: 1" = 20'-0" SHEET: 36" x 24"











Attachment 6

Drew and Kelly Bridges
7 N. Peak Road
West Lake Hills, TX 78746

City of West Lake Hills
Board of Adjustments
911 Westlake Drive
West Lake Hills, TX 78746

August 2nd, 2023

Dear ZAPCO Chairperson,

We are the adjacent neighbors that share the northern fence line with the Bass family at 5 N Peak Road. We understand that their current pool is currently within the side yard setback and this encroachment was approved by a variance on the previous owner's behalf. We have also reviewed their proposed drawings and are aware they are requesting to expand their pool laterally within this setback.

Please let this letter serve as our approval to allow this variance to move forward. The existing pool is already within the setback and is a non-issue for us.

Thank you for your consideration.



Drew Bridges

Attachment 7

VARIANCE APPLICATION



Date Received: _____	Received By: _____
Amount Due \$ _____	Date Payment Received: _____
Admin Complete Date: _____	Permit No: _____

All applications and supporting documents should be submitted electronically to
<https://www.mgoconnect.org/cp/portal>

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: James Bass Forrest & Courtney Forrest Phone: [REDACTED]
Email: [REDACTED]
Address: 5 N Peak Road City: West Lake Hills State: TX Zip: 78746
Agent*: Jennifer Smith - Permit Solutions LLC Phone: [REDACTED]
Email: [REDACTED]
Address: 2121 Lohmans Crossing Box 504-634 City: Austin State: TX Zip: 78734
Property Address: 5 N Peak Road City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: Dellana Hills
Block: _____ Lot: 18 TCAD Tax Parcel ID: 0109110407
Current Zoning Classification: R-1 Total Lot Size (Acres): .411 ac

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for with this project and include Code Section references: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

1. variance requested to allow pool to encroach ____ feet into the interior side yard setback.

2. _____



VARIANCE APPLICATION

3. _____
4. _____
5. _____
6. _____

CONDITIONS REQUIRED FOR GRANTING A VARIANCE (SECTION 38.05.32):

No variance shall be granted unless the following conditions are fulfilled as provided by the applicant's statements:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant. Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora. Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of. What other alternatives have you considered? Why won't those other options alleviate



VARIANCE APPLICATION

the difficulty or hardship that you think exists?

4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
5. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan. Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?
6. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof. Why do you believe your variance will not adversely affect or interfere with the enjoyment of neighboring properties?

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

Signature Jennifer Smith

Date 8/4/23

Printed Name

Jennifer Smith



VARIANCE APPLICATION

APPLICATION CHECKLIST

Variance Application Checklist

- ☒ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☐ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining reason for the request
- ☒ Property survey
- ☒ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☒ Tree and topo survey, if applicable
- ☒ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☒ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☐ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets.
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



City of West Lake Hills

Zoning and Planning Commission

AGENDA REPORT

Meeting Date:	September 20, 2023	Item Number:	6
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

1800 Basin Ledge: Discuss and make recommendation on a variance to the front yard setback for the to encroach 20 feet with an expansion of a non-conforming structure to add a deck/carport (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Steve Abbott

Recommendation

Staff recommends approval of the variance request. The trees appear to be viable and a house with a smaller footprint could be built on the lot, however setback variances would be needed to build within the existing footprint.

This item will be forwarded to the October 25, 2023 Board of Adjustment meeting for consideration.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Adam and Doris Chow
Legal Description: Stonehedge Estates Block P, Lot 6
Lot Size: 0.58 acres (25,2564.8 square feet)
Zoning: R-1 One-Family

The properties surrounding the subject property are zoned R-1 One Family and are occupied with single-family homes.

Background & Analysis:

The existing single-family house was constructed in 1974 with 30-foot front setbacks required at the time (Attachment 1). The applicant is requesting a variance to add on a carport/deck over the existing parking area (Attachment 2). The existing lot does not have a covered parking/garage. To avoid removal of additional trees, the application is requesting to add the new carport/deck over the existing paved area. This would encroach 20 feet into the 50 front yard setback but would maintain the existing 30-foot setback and would not extend past the front of the house. The site has an existing fence and trees between the street and the proposed carport so there will be limited visibility of the new deck (Attachment 4).

Variance Criteria Review:

When applying for a variance, the applicant has provided the following project description:

Rebuilding existing deck and extending the deck over the current driveway to create a carport area. The homeowners property currently doesn't have a covered parking area or garage to protect his vehicles, leaving his cars out in the elements. The homeowners entire home falls within the current 50ft setbacks making it extremely difficult to add a carport within the current city rules. The design chosen is the less disruptive to the vegetation on Mr. Chow's property.

When applying for a variance, the applicant has provided the following evidence:

1. *The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.*

The homeowners entire home is within the current setbacks for his area. There is a paved driveway that leads you from the street closer to the home, past the fence; the rest of the exterior yard space is trees, bushes, and other large vegetation.

2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*

The deck/ carport is designed to go over the existing driveway. You can see in the tree survey provided that the majority of the vegetation is between the paved area and Basin Ledge. No trees or vegetation need to be removed in order to build this deck.

3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*

This seems to be the least disruptive design to the home and the neighbors, as well as all of the trees on this property.

4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*

No trees need to be removed, no new foundation is needed, we are only trying to extended the already existing deck, at the same height, over the already existing driveway to create a covered area for cars to park under. The current deck is not visible to either street this corner lot touches as the property line is lined with trees that block visibility.

5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan*
Not provided.

6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*

The current deck is not visible to neighbors as vegetation blocks visibility.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

The property and future construction will have to comply with all applicable City codes. A building application is in review for the addition.

Subdivision

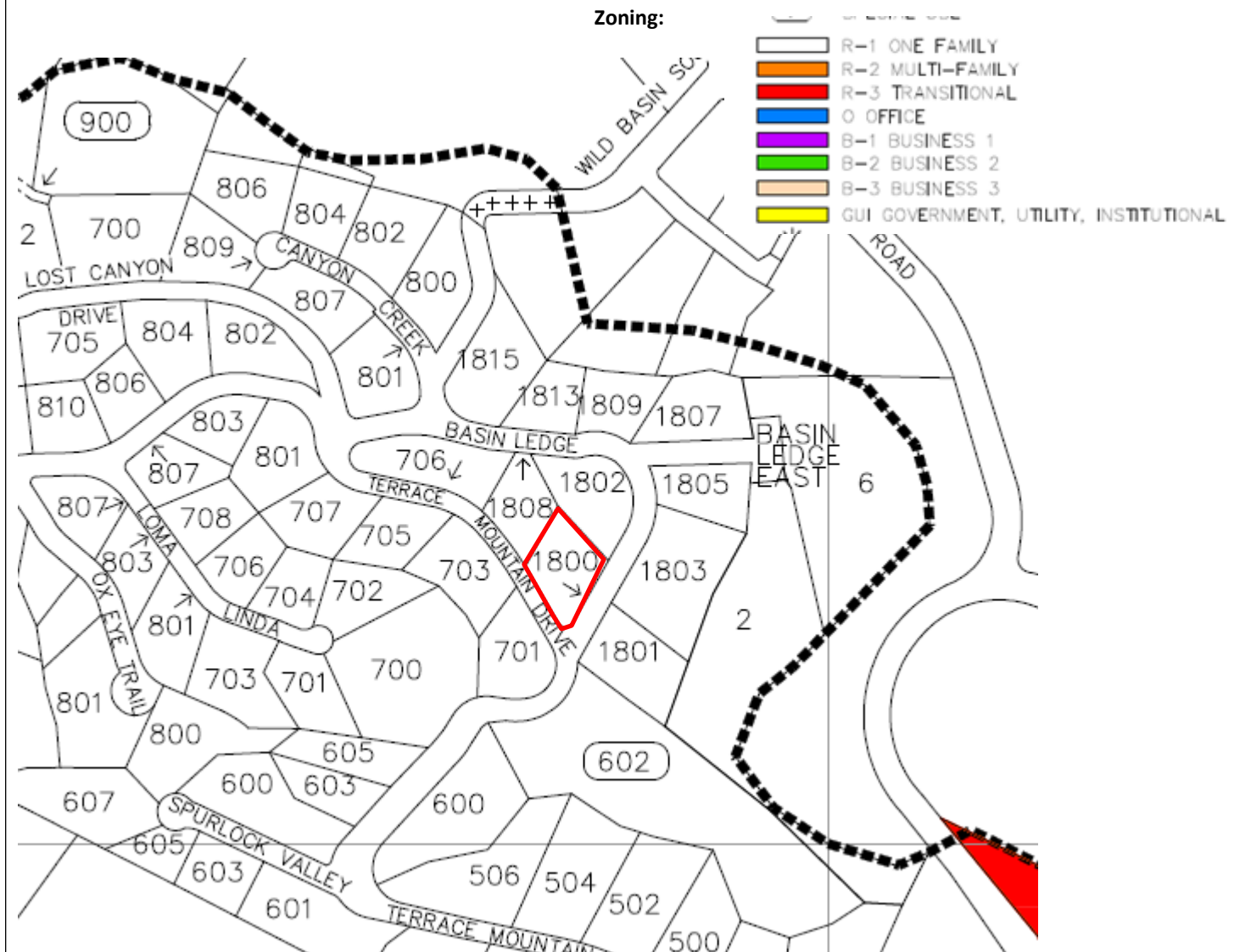
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

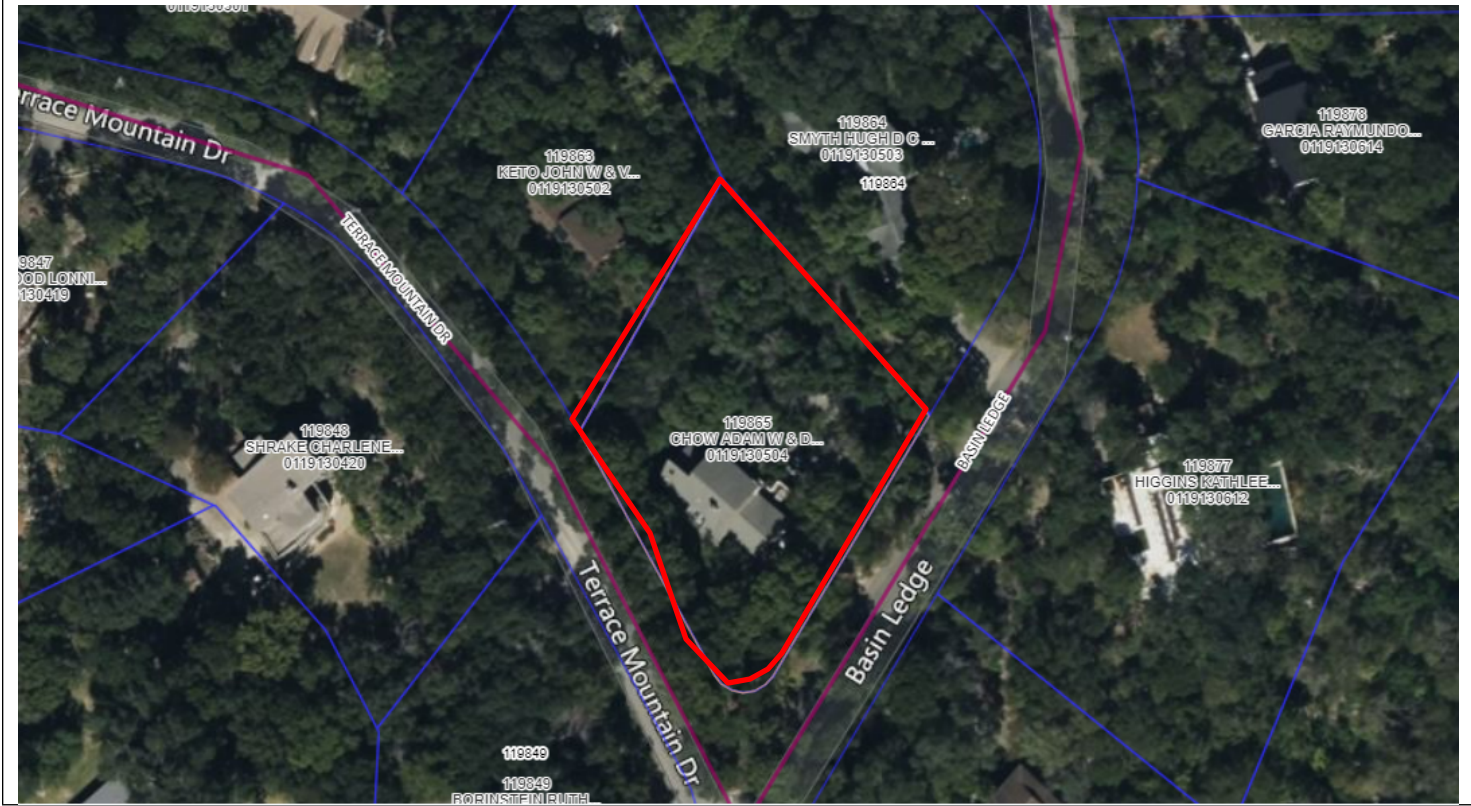
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:



1800 Basin Ledge

Legend

-
- LOT 6**
STONEHEDGE ESTATES
BLOCK P
BOOK 13 PAGE 28
- TERRACE MOUNTAIN DRIVE (60' R.O.W.)**
- BASIN LEDGE (80' R.O.W.)**
- LOT 6**
- LOT 7**
- LOT 5**
- 2 story frame**
Rock & Frame
No. 1600
- covered area**
rock wall
wood deck
asphalt drive
concrete
asphalt drive
- 30' Building Line**
10' Building Line
5' x 40' Guy Wire Easement
edge of paving
- Survey Data:**
 (N31°00'E 147.85')
 N30°39'45"E 147.6'
 (N44°40'W 159.9')
 S41°21'E 160'
 (N30°17'W 55')
 (C-A-32.95')
 (R-79.65-34')
 N30°19'00"W
 C-44.32
 (N29°02'18"W 112.9')
 (N29°05'W 113.2')
 N88°53'12"W
 C-30.27' A-36.8'
 (N89°04' 1/2' W)
 (C-30.02')
 (A-36.29')
 (R-17.33')
 (S30°38'00"W 157.1')
 (S30°35'W 157.0')
 bearing 46.6'

LOT 8, STONEHEDGE ESTATES BLOCK P, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 13, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 1800 BASIN LEDGE.

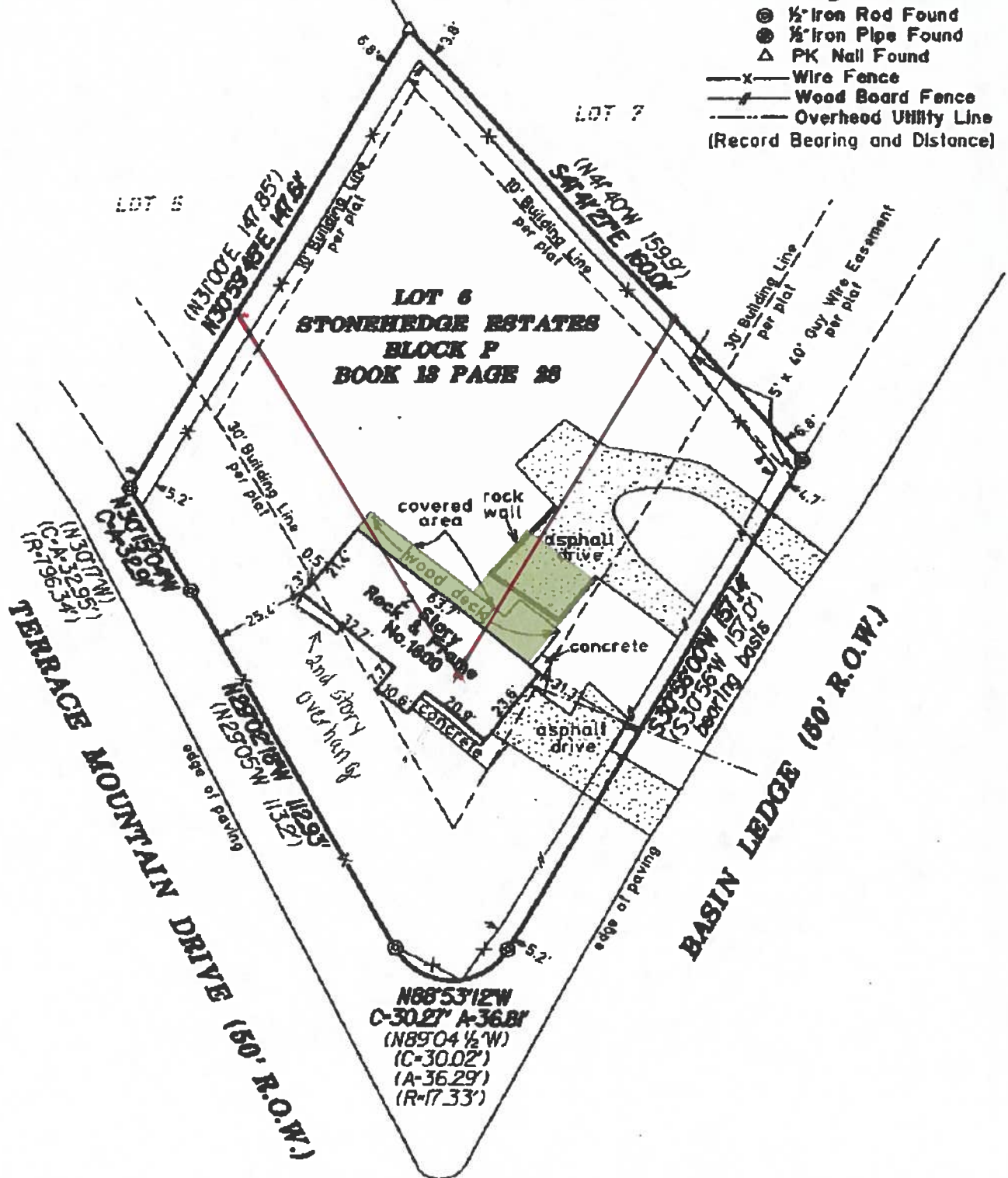
Page 76 of 85

SCALE: 1"=40'

1800 Basin Ledge

Legend

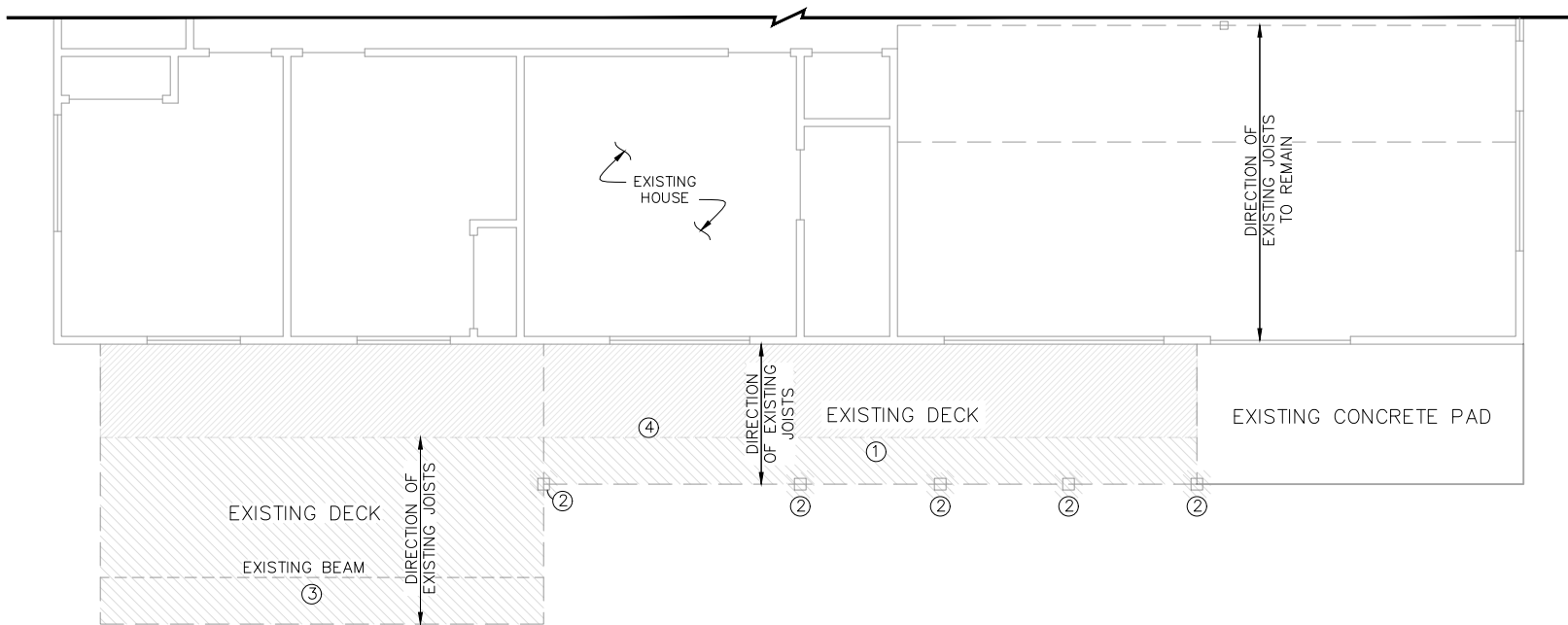
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- △ PK Nail Found
- x— Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)



SURVEY PLAT OF

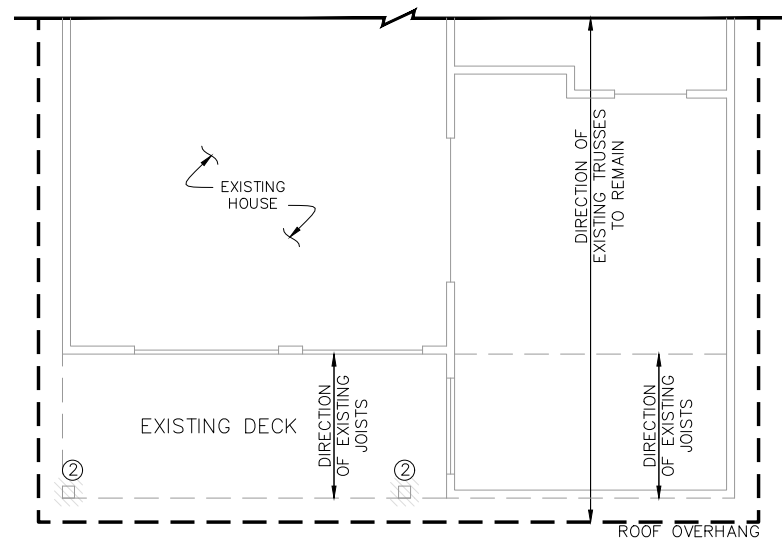
LOT 6, STONEHEDGE ESTATES BLOCK P, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 13, PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 1800 BASIN LEDGE.

GF No. 00104801



LOWER DECK — DEMOLITION PLAN

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



UPPER DECK — DEMOLITION PLAN

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

- PLAN NOTES
- 1 REMOVE DECK JOISTS
 - 2 REMOVE COLUMNS
 - 3 REMOVE BEAM AND DECK FRAMING
 - 4 REMOVE CONCRETE PAD

FRAMING — DEMO

FRAMING — EXISTING

VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION

GREENWORKS
INSPECTIONS | ENGINEERING | ENVIRONMENTAL
CONCERGE AT YOUR SERVICE
600 N. Pearl Street, Suite S1900
Dallas, Texas 75201
(855) 349-6757

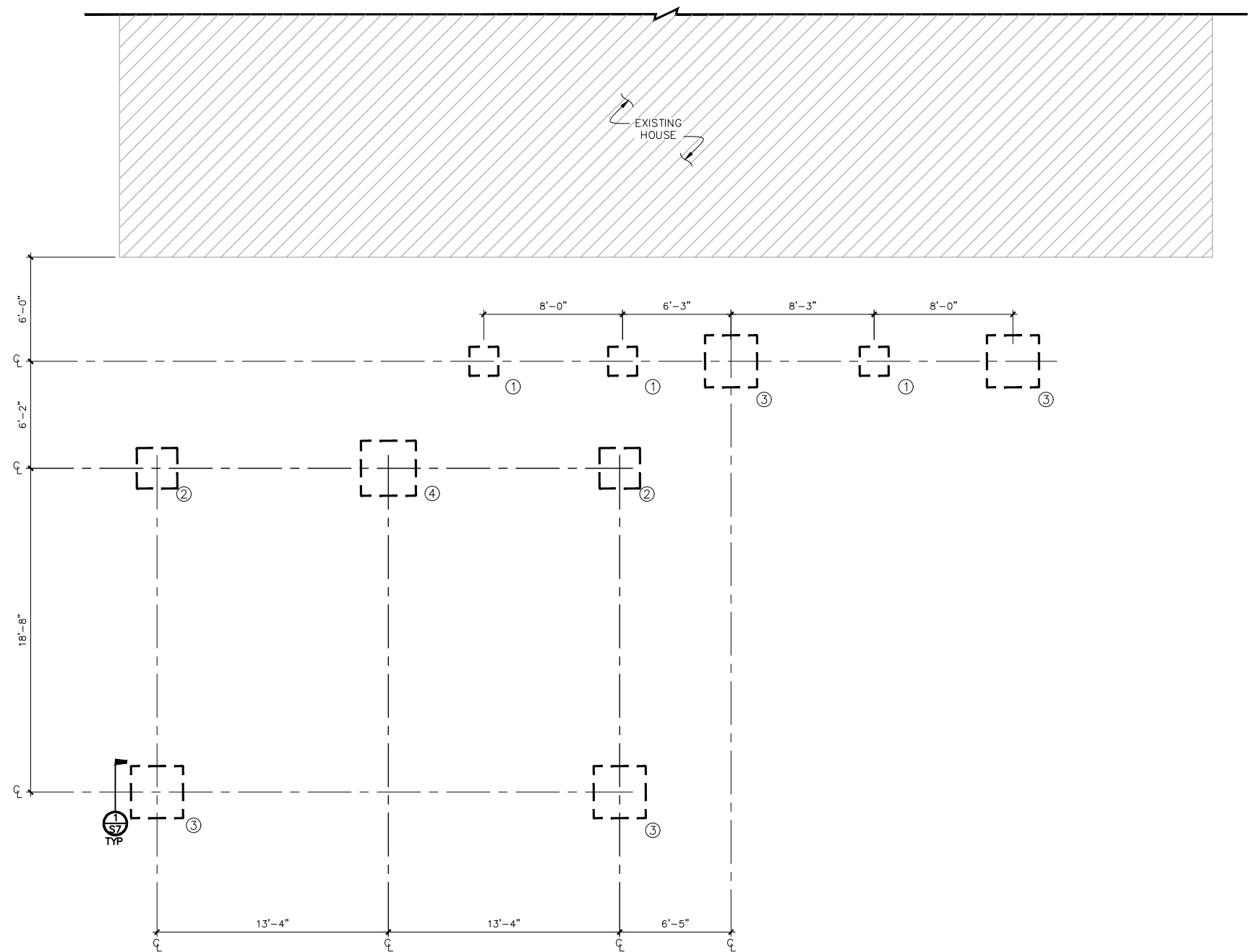
Texas Eng. Firm : 20170

STATE OF TEXAS
BIBEK SHAKYA
135656
LICENSED PROFESSIONAL ENGINEER
03/06/2023

DECK REMODEL
1800 BASIN LEDGE
AUSTIN, TEXAS

DESIGN BY:	SW
DRAWN BY:	SS
DATE:	02/15/2023
REVISION:	DATE:
R1	03/06/2023

SHEET No.
S2
3 OF 9
PROJECT No. 70956



FOUNDATION PLAN

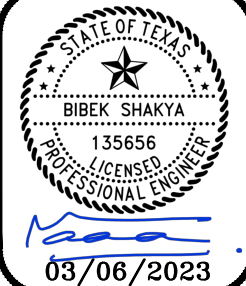
SCALE: 1/8" = 1'-0"

PLAN NOTES

1. FOUNDATION DESIGN BASED ON NON-EXPANSIVE SOIL W/ MIN. BEARING CAPACITY 1500 PSF. CONTACT GREENWORKS ENGINEERING IMMEDIATELY IF IN-SITU CONDITIONS DIFFER
2. DRAINAGE SHALL BE MAINTAINED AROUND THE FOUNDATION AT ALL TIMES DURING AND AFTER CONSTRUCTION. SURFACE WATER SHALL FLOW RAPIDLY AWAY FROM THE FOUNDATION.
3. BASE OF FOOTING TO BE PLACED IN UNDISTURBED SOIL AND BELOW THE FROST DEPTH, IN ANY CASE NOT LESS THAN 12" BELOW GROUND.

FOOTING SCHEDULE

MARK	SIZE	DEPTH	REINFORCING
①	20"x20"	12"	(3) #4 BARS @ BOTTOM EACH WAY
②	28"x28"	12"	(5) #4 BARS @ BOTTOM EACH WAY
③	36"x36"	12"	(6) #4 BARS @ BOTTOM EACH WAY
④	38"x38"	12"	(6) #4 BARS @ BOTTOM EACH WAY

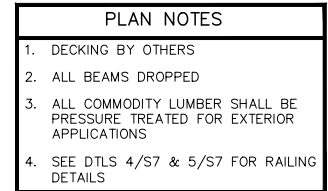


DECK REMODEL
1800 BASIN LEDGE
AUSTIN, TEXAS

DESIGN BY:	SW
DRAWN BY:	SS
DATE:	02/15/2023
REVISION:	DATE:
R1	03/06/2023

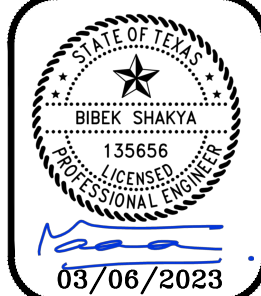
SHEET No.
S3
4 OF 9
PROJECT No. 70956

VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION



VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION

— SCALE: 1/8" = 1'-0"



DECK REMODEL

1800 BASIN LEDGE

AUSTIN, TEXAS

DESIGN BY:		SW
DRAWN BY:		SS
DATE:		02/15/2023
REVISION:		DATE:
R1		03/06/2023

SHEET No.
S4 5 OF 9
PROJECT No. 70956



FRAMING — NEW

FRAMING — EXISTING

VERIFY ALL DIMENSIONS
PRIOR TO CONSTRUCTION

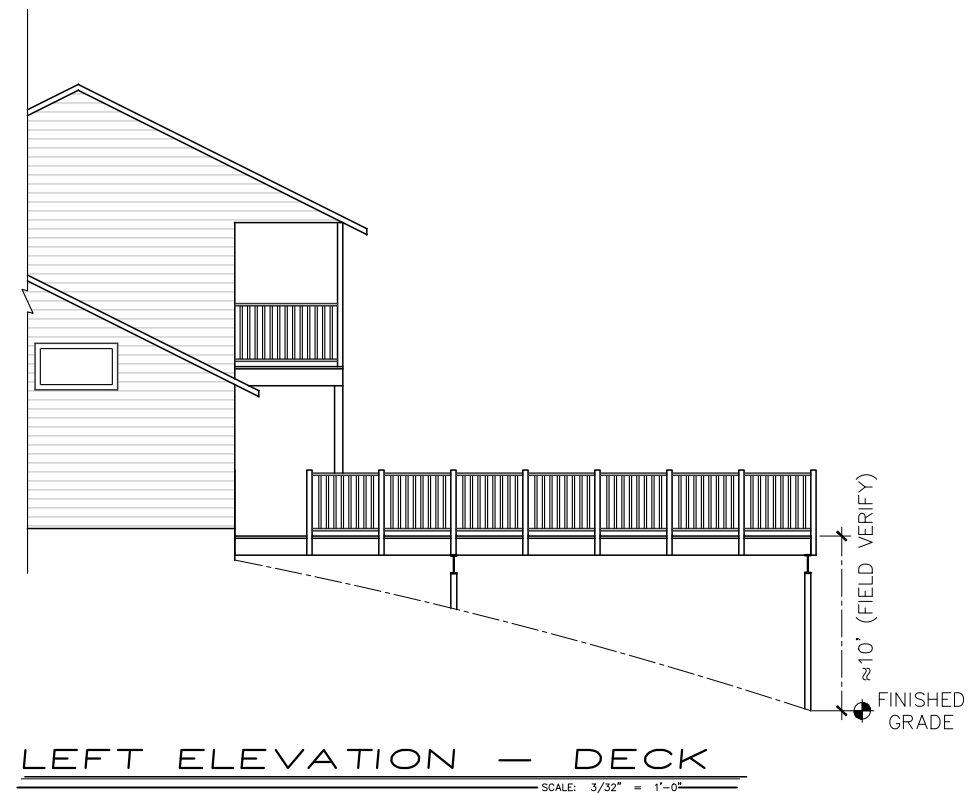
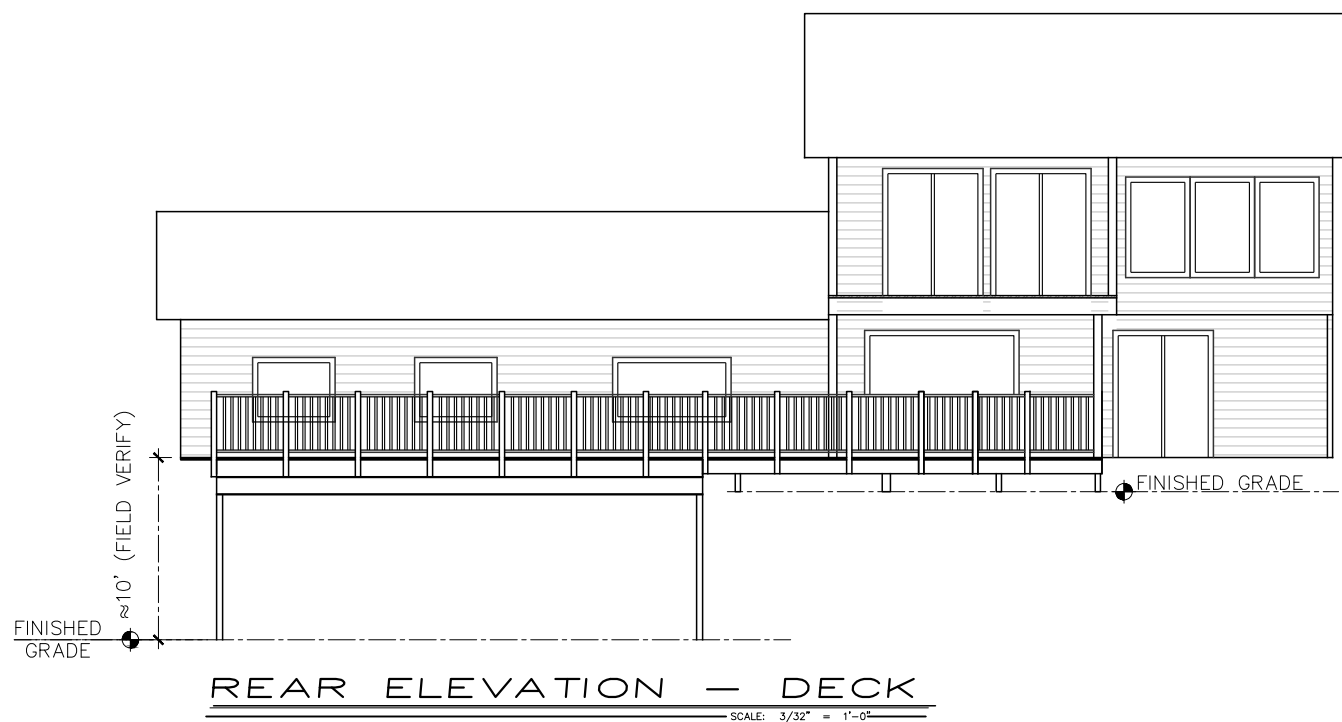
UPPER DECK CEILING FRAMING PLAN

DECK REMODEL

1800 BASIN LEDGE

AUSTIN, TEXAS





DECK REMODEL

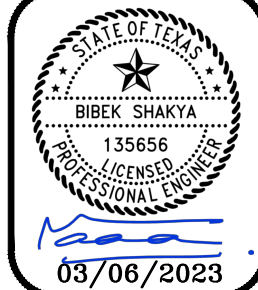
1800 BASIN LEDGE
AUSTIN, TEXAS

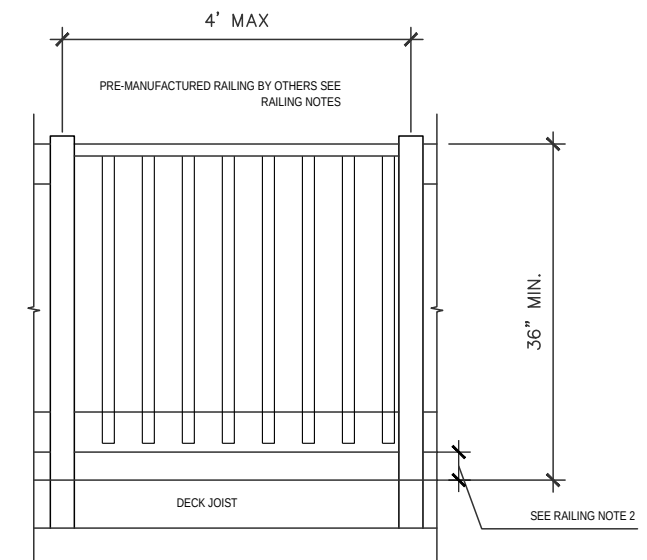
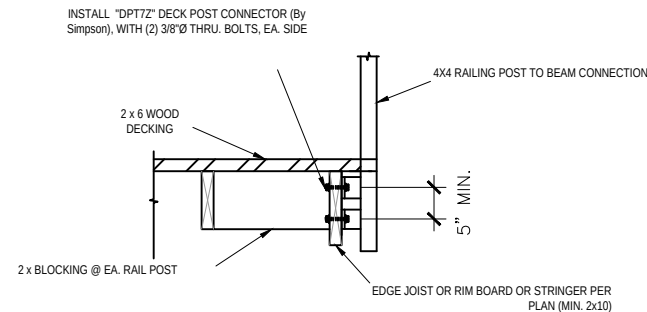
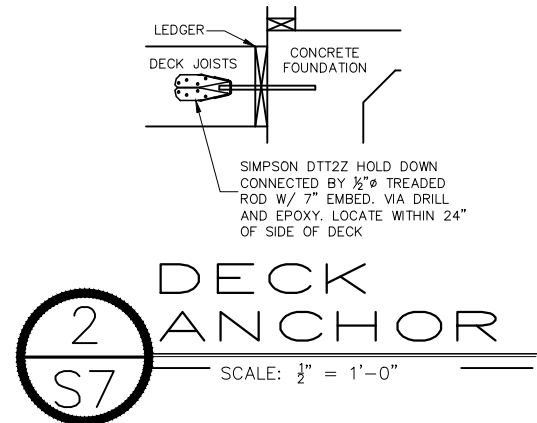
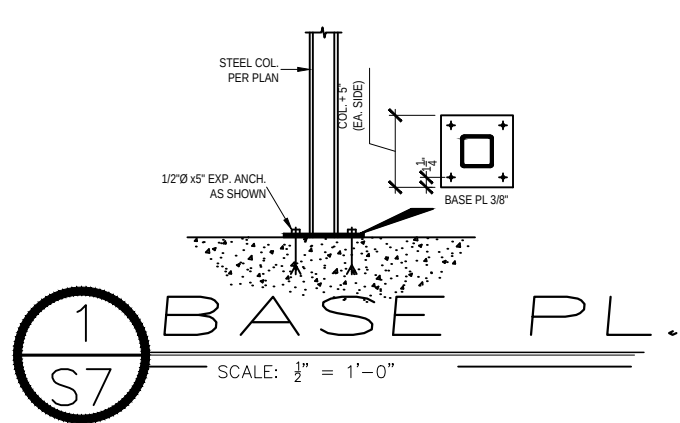
DESIGN BY: SW
DRAWN BY: SS
DATE: 02/15/2023
REVISION: DATE:
R1 03/06/2023

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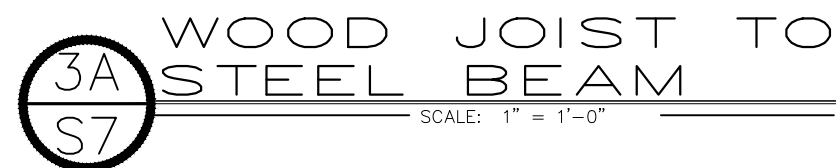
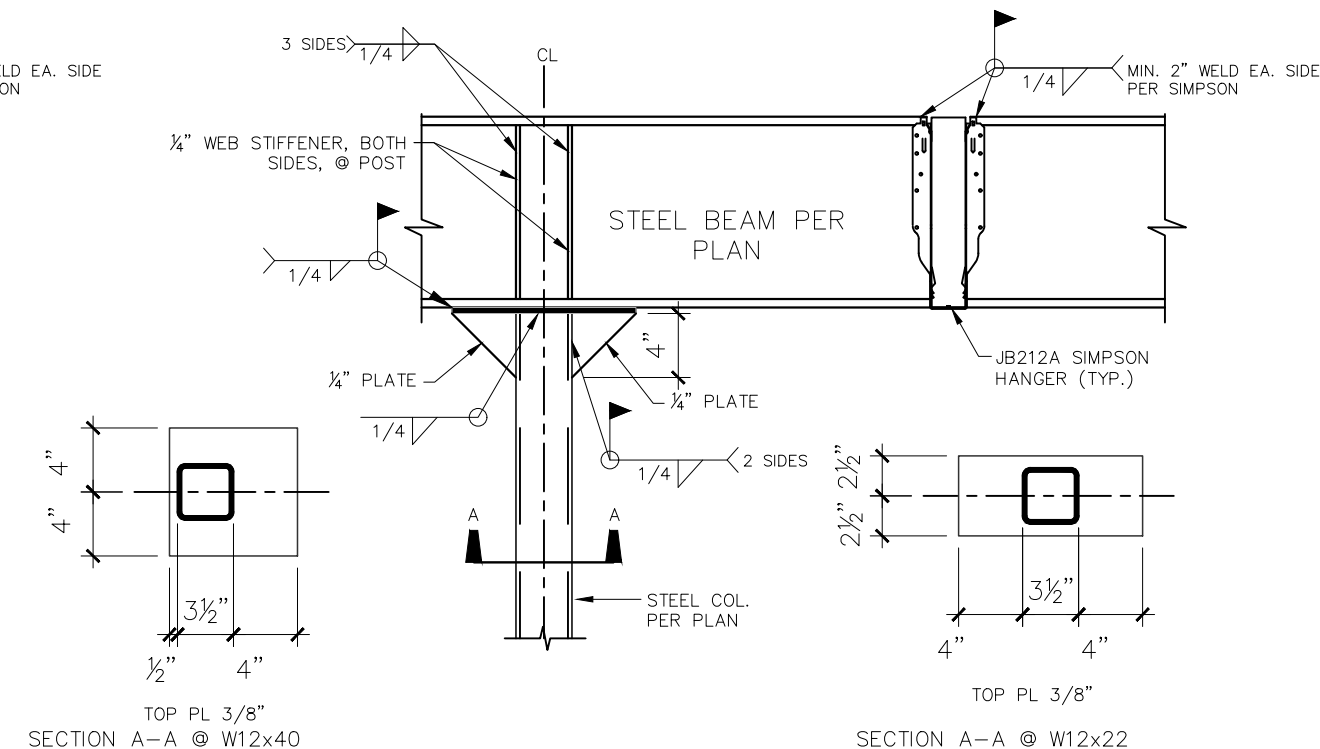
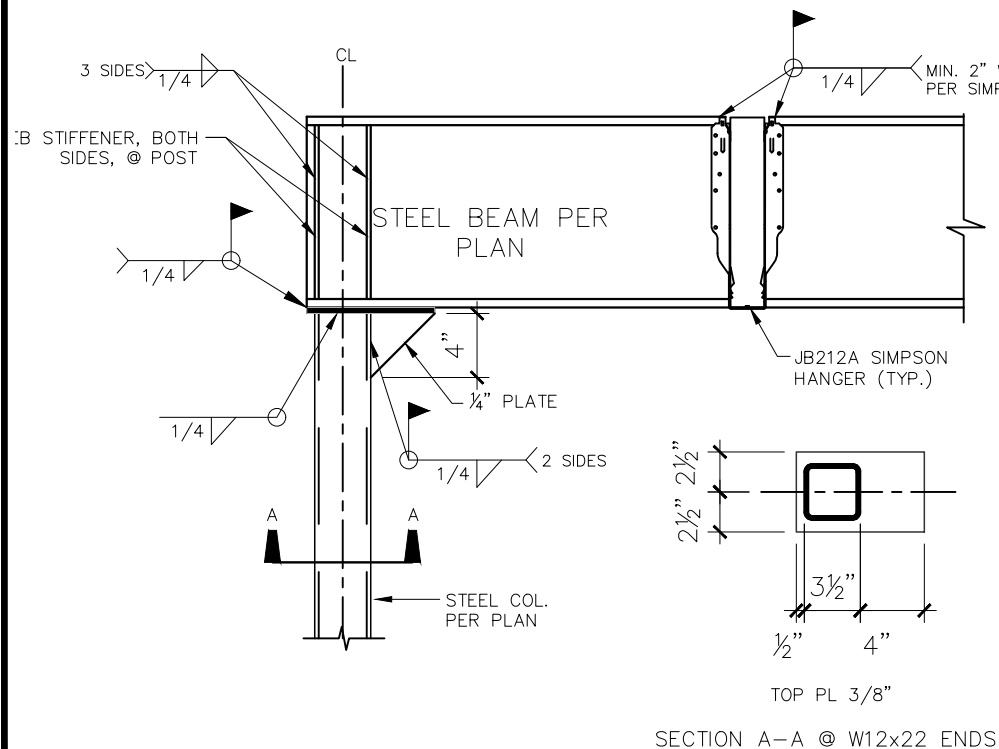
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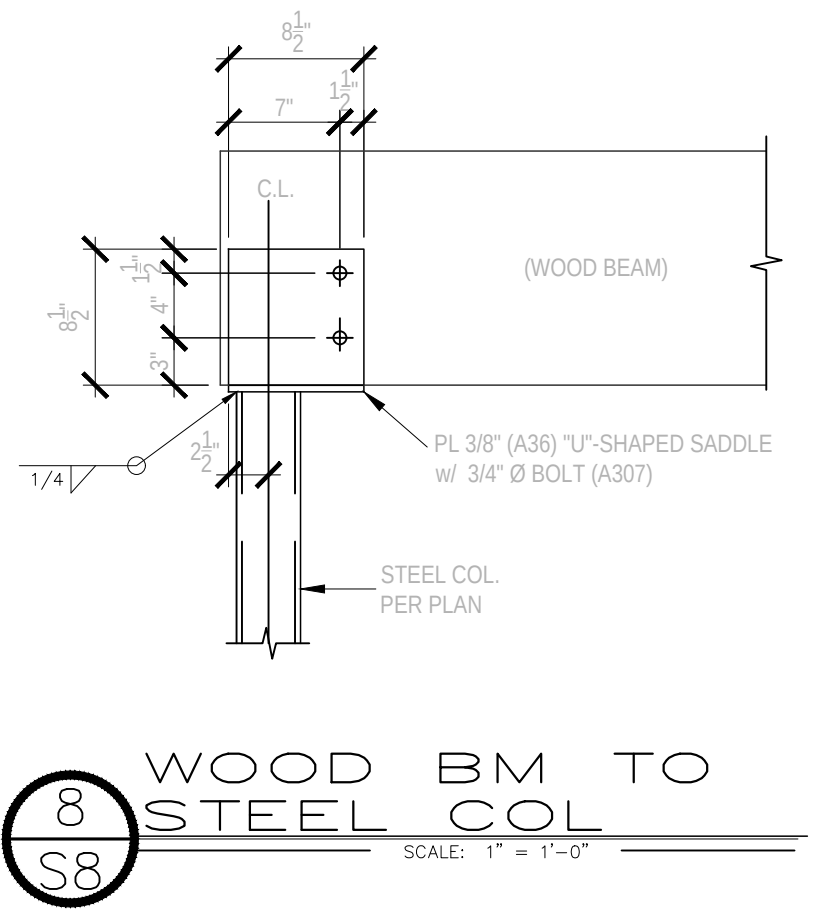
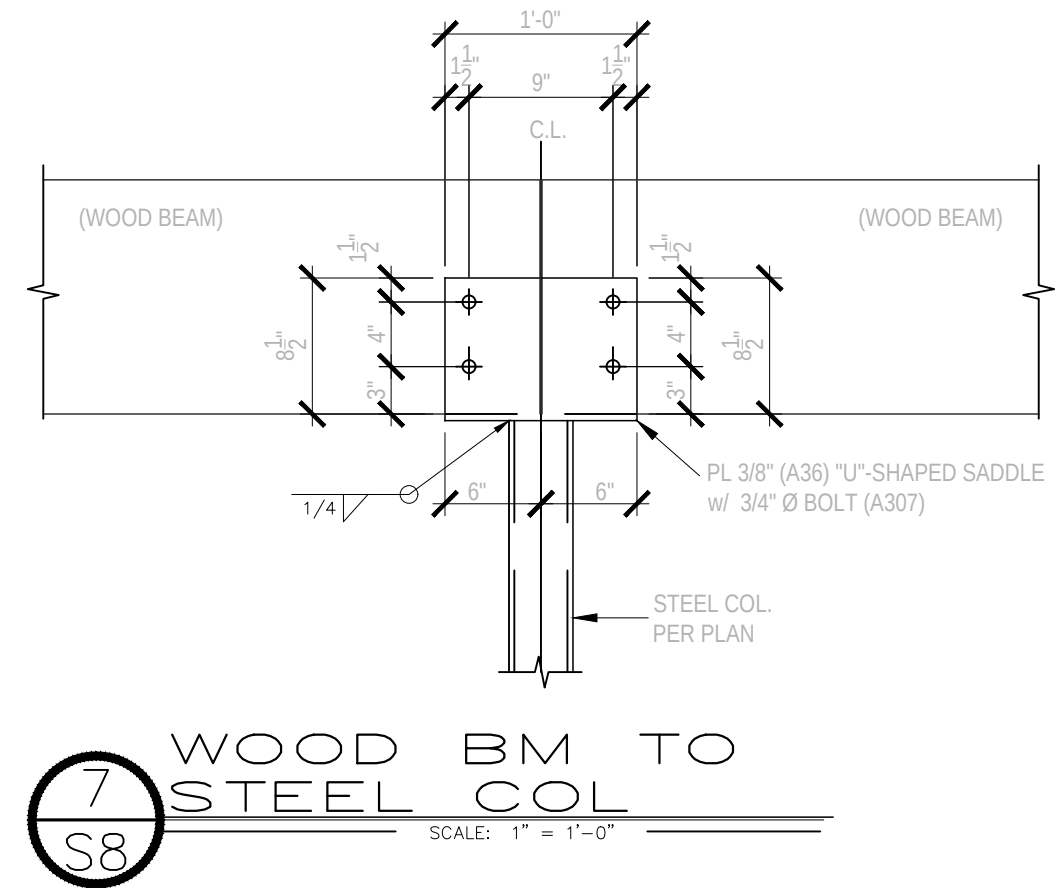
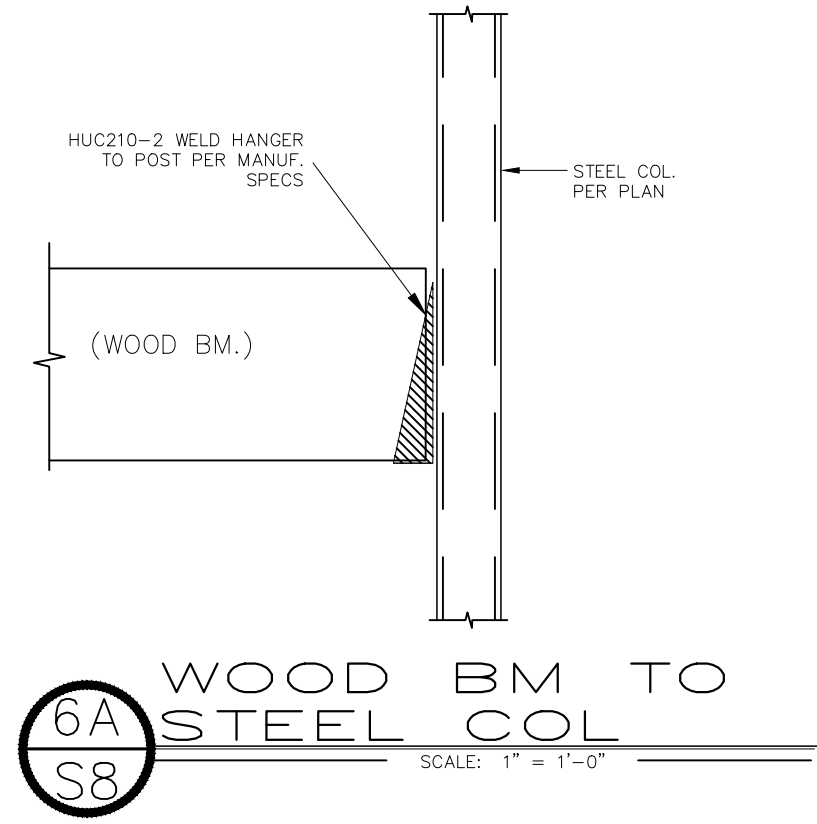
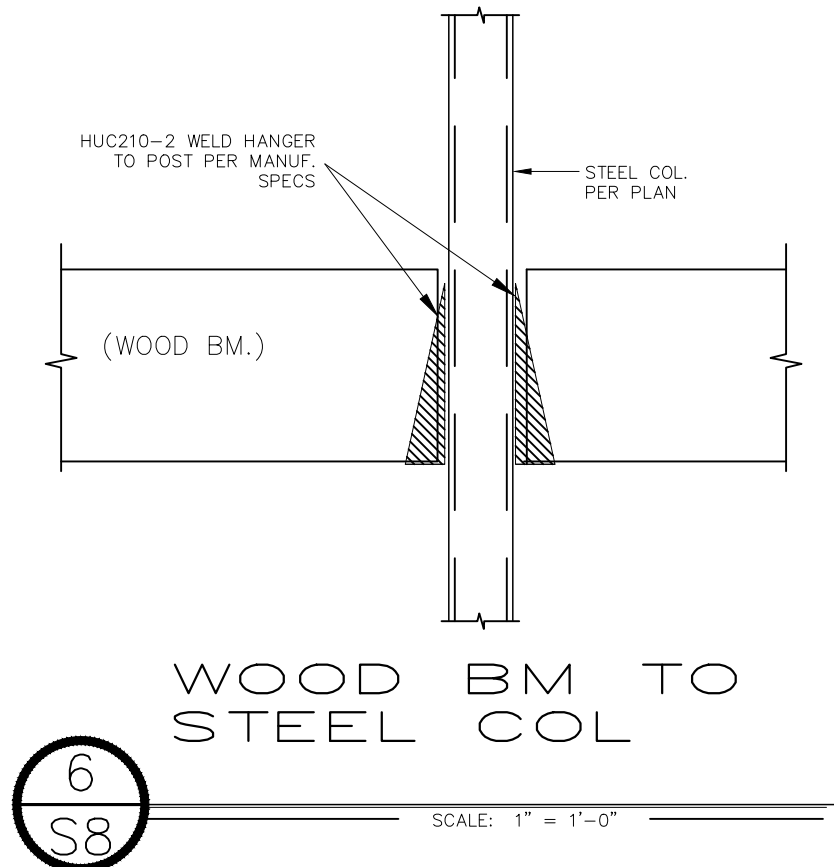
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- RAILING NOTES**
- ① GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL, GUARDS SHALL BE 34 TO 38 INCHES IN HEIGHT MEASURED VERTICALLY.
 - ② REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - ③ HANDRAILS SHALL BE CONT. FOR FULL LENGTH OF FLIGHT.





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STATE OF TEXAS
BIBEK SHAKYA
135656
LICENSED PROFESSIONAL ENGINEER
03/06/2023

DECK REMODEL

1800 BASIN LEDGE

AUSTIN, TEXAS

DESIGN BY:	SW
DRAWN BY:	SS
DATE:	02/15/2023
REVISION:	DATE:
R1	03/06/2023

SHEET No.

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