



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, August 11, 2021 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a REMOTE Regular Meeting on the 11th day of August 2021 at 7:00 p.m., at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the Open Meetings Act update from the Office of the Texas Attorney General issued March 19, 2020, the Board of Adjustment of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: (346) 248-7799, Meeting ID 861 1406 4675 , Password: 207561

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to smills@westlakehills.gov by 1:00 P.M. on August 11, 2021

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing smills@westlakehills.gov. Comments must be received by 1:00 P.M. on August 11, 2021

1. Call to Order
2. Citizen Communications The City Council 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 Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each
3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen

- a. Approval of the July 14, 2021 Regular Meeting Minutes
 - b. **701 S Capital of Texas Hwy Suite E590 (Taco Deli):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 3 – Business 3 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). The applicant is Bryan Poff.
 - c. **902 Redbud Trail:** Adopt an Ordinance for a Special Use Permit Request to Allow a Guest Quarters for a property zoned R-1 – One Family Residential (West Lake Hills Code Sec. 38.03.032). Applicant Samy Aboel-Nil.
4. Land Use **116 Skyline Drive:** Public Hearing and Discuss and Consider Action on an Application for a Variance Request to Encroach a Front Building Setback (West Lake Hills Code Sec. 22.03.281 & 22.03.275). Kim Power agent for Brian Sharples.
- A. Section 22.03.281 – Encroachment in a Building Setback
Section 22.03.275 – Building Setback Distances
- a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
5. Land Use **201 West Spring Drive:** Public Hearing and Discuss and Consider Action on an Application for a Variance Request to (West Lake Hills Code Sec. 22.03.281). Rafael Acuna
- A. Section 22.03.281 – Encroachment in a building setback
- a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
6. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the August 11, 2021 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, August 6, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Stephanie Mills, City 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. City Council 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, July 14, 2021 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:00 p.m. Members in attendance were Mayor Linda Anthony, Mayor Pro Tem Walker, Councilmembers Rhonda McCollough, Brian Plunkett, and Beth South. Councilmember Gordan Bowman was not present for Roll Call but joined the meeting during Item #4

2. Citizen Communications The City Council 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 Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each

Mayor Anthony opened the meeting for public comments. Hearing none, the public comment section was closed

3. Consent Agenda All Consent Agenda Items Listed are Considered to be Routine by the City Council and Will be Enacted by One (1) Motion. No Separate Discussion or Action on any of the Items is Necessary Unless Desired by a Council Member or Citizen
- a. Approval of the June 9, 2021 Regular Meeting Minutes
 - b. **701 S Capital of Texas Hwy Suite G700 (Lee's Kitchen and Cocktails):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 3 – Business 3 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). The applicant is Sara Lee.
 - c. **3638 Bee Cave Road Suit 104 (Austin Pizza):** Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 2 – Business 2 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Eshea Cabrera.

Motion for Approval made by Mayor Pro Tem with a Second by Councilmember South

Motion for Approval carried with a vote of 5 ayes to 0 nays, with Councilmember Bowman absent

4. **Land Use 313 Oakridge Drive:** Discuss and Consider Action on an application for a variance request to (West Lake Hills Code Sec. 22.03.281 & 22.03.003). Angelica Nobel agent for Todd and Katrina Ohlmeyer.
- Section 22.03.281 – Encroachment into a building setback;
 - Section 22.03.281 - Increase in the maximum impervious coverage; and
 - Section 22.03.003 - Outdoor lighting in the minimum side-yard setback
- a. **Public Hearing:** All Persons Wishing to Speak for or Against Shall be Heard.

Councilmember Bowman joined the meeting

Applicant representative Micah King spoke on this item. Citizens Todd Ohlmeyer, Tom Walton and Angelica Norton spoke on this item

Motion for Denial of the first and second variance as listed and Approval of the third variance made by Mayor Pro Tem Walker with a Second by Councilmember McCollough

Motion for Denial carried unanimously by a vote of 6 ayes to 0 nays

5. **Land Use 110 Skyline Drive:** Discuss and Consider Action on an Application for a Variance Request to (West Lake Hills Code Sec. 22.03.281). James Legeai agent for James Saadi.
- Section 22.03.281 – Encroachment in a building setback;
 - Section 22.03.170(f) – Cut and Fill/Grading in a building setback; and
 - Section 22.03.275 – Building structure in a front yard setback
- a. **Public Hearing:** All Persons Wishing to Speak for or Against Shall be Heard.

Applicant Representative James Legai spoke in this item

Motion for Approval made by Mayor Pro Tem Walker with a Second by Councilmember Plunkett

Motion for Approval carried unanimously by a vote of 6 ayes to 0 nays

6. **Land Use 1407 Wildcat Hollow:** Discuss and Consider Action on an Application for a Variance Request to (West Lake Hills Code Sec. 22.03.281 & 22.03.125)). Kristopher White agent for Andrew & Kaitlyn Coney.
- Section 22.03.281 – Encroachment in a building setback; and
 - Section 22.03.125 – Excavating or grading
- a. **Public Hearing:** All Persons Wishing to Speak for or Against Shall be Heard.

Applicant Representative Kris White spoke on this issue

Motion for Approval made by Councilmember Plunkett with a Second by Mayor Anthony

Motion for Approval carried unanimously by a vote of 6 ayes to 0 nays

7. Land Use 507 Konstanty Circle: Discuss and Consider Action on a Variance Request for a Sport Court Encroaching the Front Setback (West Lake Hills Code Sec. 22.03.281).

Applicant Hank Smith

- Section 22.03.281 – Encroachment into the 50' front building setback

- a. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Applicant Hank Smith spoke on this item

Motion for Denial made by Councilmember McCollough with a Second by Mayor

Pro Tem Walker

Motion for Denial carried unanimously by a vote of 6 ayes to 0 nays

8. Adjournment

Motion to adjourn the meeting made at 8:10 p.m. by Mayor Pro Tem Walker with a Second by Councilmember Plunkett

Motion to Adjourn carried unanimously by a vote of 6 ayes to 0 nays

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Stephanie Mills, City Secretary

These minutes were approved on _____, 2021.

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 21, 2021 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:32 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Bill Harwell, Laurie Maccini, Karen Bartoletti and James Vaughan.

2. 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.
A. Approval of the June 16, 2021 Regular Meeting Minutes

**COMMISSIONER VAUGHAN MOVES TO APPROVE THE MINUTES.
COMMISSIONER HARWELL SECONDS.**

Commissioner Bartoletti: This is a general comment. We should have fewer direct quotes.

UNANIMOUS (5-0) APPROVAL.

3. Land Use 110 Reveille Road: Public Hearing and Discussion/recommendation on an application for a variance request to remove a tree with a diameter of greater than 14 inches (West Lake Hills Code Sec. 22.03.304). Zachary Mills.

A. Section 22.03.304 – Tree and Vegetation Removal and Replacement

Staff Report given by Director Grundman. Staff Recommendation: Approval

Presentation by Applicant

Zach Mills: The tree is in the middle of the building footprint and it limits what we can do with the lot. I will be planting a lot of new trees.

Public Hearing

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

Deliberation and Action

Commissioner Harwell: It appears there are other trees noted on the plat.

Zach: I've already gotten permission to get those removed by the city arborist. Tree #3783 is in rough shape.

Commissioner Maccini: Why wasn't there a full tree survey on the application?

Zach: All the trees are on the site plan here.

Commissioner Maccini: It doesn't list the ones that are going to be taken out.

Zach: Tree #3782 is the one in question. Tree #3783 is permitted to be removed. Tree #3780 is going to be removed.

Commissioner Maccini: Asks about tree protection for the overhanging trees during the construction of the second floor.

Chairman Meisel points out photos of the tree.

Commissioner Maccini: Asks about impervious cover.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. COMMISSIONER HARWELL SECONDS BASED ON THE APPLICANT'S COMMITMENT TO REPLACE 27.75" FOR TREE #3782. UNANIMOUS (5-0) APPROVAL.

4. **Land Use 116 Skyline Drive:** Public Hearing and Discussion/recommendation on an application for a variance request to encroach a front building setback (West Lake Hills Code Sec. 22.03.281 & 22.03.275). Kim Power agent for Brian Sharples.

- A. Section 22.03.281 – Encroachment in a Building Setback
Section 22.03.275 – Building Setback Distances

Staff Report given by Director Grundman: Staff Recommendation: Denial based on lack of hardship. However, approval would not affect the adjacent properties. Three letters of support came in today.

Commissioner Bartoletti: Does it come right out to the property line?

Director Grundman: It's 10' from the property line.

Presentation by Applicant

Kim Power is the architect. This is a funky shaped lot on Skyline. The carport is in the setback but 20' from the street. Mature trees surround the parking area.

Brian Sharples is the property owner. This parking was there before the construction of the new house. We want a barrier between those trees and vehicles.

Public Hearing

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

Deliberation and Action

Commissioner Harwell: Is there lighting proposed in this area?

Brian: It would be nice to have it but not necessary.

Commissioner Maccini: The majority of the properties don't have covered parking in addition to a garage. I'm not seeing a hardship.

Commissioner Vaughan: I'm inclined to support this.

Commissioner Bartoletti: Although this isn't a compelling hardship, I do feel for people that have to park under Cedar trees. There are no burdens. I see it as a minor hardship and don't see any offsetting factors. This isn't going to trouble anybody.

Chairman Meisel: The roof becomes a structure.

Commissioner Maccini: There is not a treeless driveway on Reveille Road. If that's a hardship, we all have hardships.

Vice-Chairman Pledger: I'm leaning toward approval. I have a lot of sympathy for the situation.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. COMMISSIONER VAUGHAN SECONDS. APPROVED (4-1). COMMISSIONER MACCINI OPPOSES.

5. **Land Use 201 West Spring Drive:** Public Hearing and Discussion/recommendation on an application for a variance request to (West Lake Hills Code Sec. 22.03.281). Rafael Acuna

A. Section 22.03.281 – Encroachment in a building setback

Staff Briefing given by Director Grundman. Staff Recommendation: Denial for lack of hardship.

Vice-Chairman Pledger: The house uses the existing foundation? On Page 58 it doesn't appear to be as wide as on Page 59. It looks like the new building is wider and closer to the property line than the proceeding house.

Director Grundman: The proposal would enclose that carport.

Presentation by Applicant

Rafael Acuna is the applicant. This property is .25 acres. All the trees will be protected and the second floor will be set back.

Public Hearing

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

Deliberation and Action

Commissioner Maccini: This is 100% design driven. A large house on a small lot.

Chairman Meisel: Is this a spec home?

Rafael: Yes.

Commissioner Vaughan: The previous home was a one-story. I didn't see a letter from the neighbor.

Director Grundman: I received it at 5:22 this afternoon. It is from Clark Hamilton and he supports the staff recommendation.

Clark Hamilton: It would be impossible to plant vegetation. The second floor does change the dynamic of that. It is a lot of house for that lot. We would have appreciated some outreach by the builder. That is my concern.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL FOR LACK OF HARDSHIP. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (5-0) DENIAL.

6. **Land Use 613 Rock Park Drive**: Public Hearing and Discussion/recommendation on an application for a variance request related to density, building setbacks and tree removal (West Lake Hills Code Sec. 38.03.034, 22.03.281 and 22.03.304). Brad Walters agent for

Christopher Crane.

- A. Section 38.03.034 – More than two (2) single-family dwelling units per acre;
- Section 22.03.281 – Encroachment in a building setback;
- Section 22.03.304 - Tree and vegetation removal and replacement

Staff Report given by Director Grundman: Staff Recommendation: Denial for lack of hardship. There are no responses to the public notices.

Commissioner Maccini: Can you go into more depth with that agreement?

Director Grundman: It was done back in 2010. They were allowed to do 4 units.

Commissioner Bartoletti: To me the agreement doesn't provide any clue as to how we resolve this question. I don't think we have any information in this agreement.

Commissioner Vaughan: 5.2 is contradictory. I don't feel comfortable in determining what to do.

Commissioner Maccini: I share the same thing. Can the city lawyer look at it?

Director Grundman: I would recommend postponing so staff can get with the city attorney.

Presentation by Applicant

Christopher Crane: It was originally a 4-plex. The mayor at the time, Dave Claunch, and city manager, Robert Wood, came to me and discussed getting my property annexed to stop a storage facility. I was given this development agreement. I didn't feel I was getting support for it. We worked with city attorney Alan Bojorquez for months. I want to reduce the density for the neighborhood.

Brad Walters: I have been working with Mr. Crane for a while. Why are we asking for variances for the setbacks in an R-3 zoning when it was annexed was transitional. It is designed for larger lots. The side is 50' on each side. This lot is 105' wide. If the side setback is enforced there is no building area. I was surprised staff doesn't support this after asking for guidance. We thought that staff was supporting and this has been an unbelievable experience.

Christopher: If we postpone does that mean we come back next month?

Chairman Meisel: To August or September. We have to get with our counsel.

Christopher: We should address this as an amendment? I'm there. Is someone there that remembers this?

Commissioner Maccini: I'd love to have all conditions in the agreement.

Public Hearing

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

APPLICANT REQUESTS TO POSTPONE.

7. **Land Use 708 Split Rail Trail:** Public Hearing and Discussion/recommendation on an application for a variance request to remove two trees greater than 14 inches in diameter (West Lake Hills Code Sec. 22.03.304). Stephen Hawkins agent for Chris and Shanon Smith.

A. Section 22.03.304 – Tree and Vegetation Removal and Replacement

Staff Briefing by Director Grundman: Staff Recommendation: Approval of Tree #638 but not approval of Tree #490 because it could be saved.

Presentation by Applicant

Stephen Hawkins is the applicant. We have done several design changes to work around the trees and build the house inside the buildable area. We have 300 plus trees on the lot.

Public Hearing

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

Deliberation and Action

Commissioner Maccini: This is design driven.

COMMISSIONER MACCINI MOVES TO RECOMMEND DENIAL BASED ON LACK OF HARDSHIP. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (5-0) DENIAL.

8. **Land Use 3423 Bee Cave Road:** Public Hearing and Discussion/recommendation on an application for a request for multiple variances to construct a new medical office building: 1) Removal of Six Trees 14 inches or greater (#5140, 15 Inch Live Oak, #5143, 14 Inch Live Oak, #5373, 14 Inch Cedar, #5374, 15 Inch Live Oak, #5385, 15 Inch Cedar and #5548, 15 Inch Cedar), 2) Building Height exceeds maximum permitted height, 3) Impervious Cover exceeds maximum permitted, 4) Cut and Fill exceeds maximum permitted; (West Lake Hills Code Sec. 22.03.170, 22.03.281, 22.03.249, 22.03.278 &

22.03.304). Peter Narvarte agent for KCBC LLC.

- A. Section 22.03.170 – Site Disturbance (Excavation, Grading or Filling)
 - Section 22.03.281 – Schedule of Regulations. (Impervious Cover & Height)
 - Section 22.03.249 – Driveway, Parking and Loading Area Setbacks
 - Section 22.03.304 – Tree and Vegetation Removal and Replacement

CHAIRMAN MEISEL ANNOUNCES THIS ITEM IS BEING POSTPONED TO AUGUST DUE TO NOTIFICATION ERROR.

- 9. Land Use 4101 Bee Cave Road: Public hearing and Discussion/recommendation on an application for a sign variance request (West Lake Hills Code Sec. 32.03.006, 32.01.016). Andrew Chapman agent for Eanes ISD.

- A. Section 32.03.006 – Freestanding Commercial Signs
 - Section 32.01.016 – Prohibited Signs

Staff Briefing by Director Grundman: Staff Recommendation: Denial. No public responses submitted.

Chairman Meisel: The Westbank Library has an approved sign?

Commissioner Bartoletti: Does the code prohibit a changeable message or LED sign?

Director Grundman: It's not an LED, it's the changeable letters portion.

Chairman Meisel: There is a changeable sign out there now.

Commissioner Bartoletti: Why does it violate the code?

Director Grundman: it appears based off the photo, the existing is a temporary sign due to road expansion.

Vice-Chairman Pledger: That has been on that property for 10 or 15 years.

Presentation by Applicant

Jeremy Trimble is the applicant. We have had changeable letters for 35 years. This is important on how to communicate with the students and community.

Public Notice

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

Deliberation and Action

Chairman Meisel: I'm seeing two designs? Which one is the one you want?

Jeremy: The smaller sign.

Commissioner Maccini: Why is the sign location moving and the variance is for the size of the sign?

Jeremy: We did look at options. We had to move the sign because of the sidewalk. There are utilities under there due to the widening.

Commissioner Maccini: Are we asking for a size variance?

Jeremy: Yes by a small margin.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL. COMMISSIONER HARWELL SECONDS. AMENDED RECOMMENDATION TO ALLOW 28.75 SQ. FT. AND THE DESIGN ALLIGNS AS DESCRIBED ON PAGE 184 OF 193 OF THE PACKET.

UNANIMOUS (5-0) APPROVAL.

10. Adjournment. Chairman Robert Meisel.

Motion to adjourn the meeting made at 8:32 p.m. by Chairman Meisel with a Second by Vice-Chairman Pledger.

Motion to Adjourn carried unanimously by a vote of 5 ayes to 0 nays.

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2021.



SPECIAL USE PERMIT (SUP) STAFF REPORT

August 11, 2021

Permit Number: 16768

Agenda Item: 701 S Capital of Texas Hwy Suite E590 (Taco Deli: Adopt an Ordinance for a Special Use Permit Request to Allow the Sale of Alcoholic Beverages in a Restaurant for On-Site and Off-Site Consumption for Property Zoned B – 3 – Business 3 District (West Lake Hills Code Sec. 38.03.038 & Article 38.04). Applicant Bryan Poff.

Applicant Information: Bryan Poff

Hearing Dates:

August 11, 2021

Board of Adjustment

Requested Action: Special Use Permit for sale of alcohol for on-premises and off-premises consumption.

Location: The property is located 701 S Capital of Texas Hwy Suite G700.

Zoning & Site Characteristics: The subject property is a shopping center (The Village at Westlake Hills) zoned B – 3 Business 3 District. The surrounding adjacent properties are zoned O – Office; B – 1 – Business 1 District; and R – 1– Family Residential District

Background & Analysis: Taco Deli is an existing restaurant that is seeking an SUP for the sale of alcohol for on- and off-premises consumption. The proposed hours of operation are 7:00am to 8:00pm.

It is the Owner's responsibility to obtain any licenses required by the TABC.

SUP Criteria & Analysis:

A proposal to sell alcoholic beverages in a restaurant for on- or off-premises consumption must comply with the following specific criteria and conditions, as well as the general criteria in section 38.04.033 (refer to Code section of staff report below for additional requirements for alcohol SUPs and criteria applicable to all SUPs):

- (1) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law;
 - The location complies with TABC requirements regarding distance to churches.

- (2) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district;
- Refer to the zoning map included at the end of this report. There is one property zoned R-1 – Family Residential abutting to the south and located outside of the Village at Westlake Hills.
- (3) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food;
- The primary business of this restaurant is the sale of food.
- (4) The permit shall be reviewed annually by the city administrator and, if reissued, reissued at the end of the calendar year; and
- City staff will review annually and keep track of when the SUP needs to be reissued.
- (5) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.
- City staff will review and ensure all applicable fees are collected in accordance with TABC rules.

Traffic/Transportation

No impact expected.

Lighting

Outdoor lighting is not proposed with this application.

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

The request is in compliance with the Master Plan based on current and future land use.

Staff Recommendation:

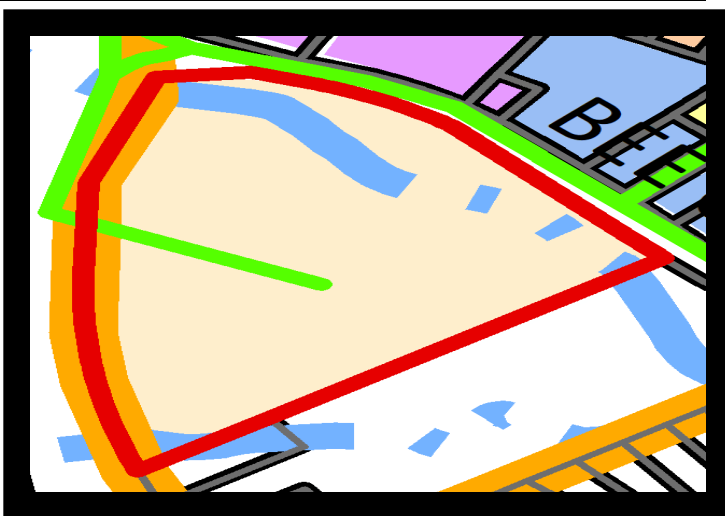
Staff recommends approval. The application as presented meets City Code requirements.

Links to Code:

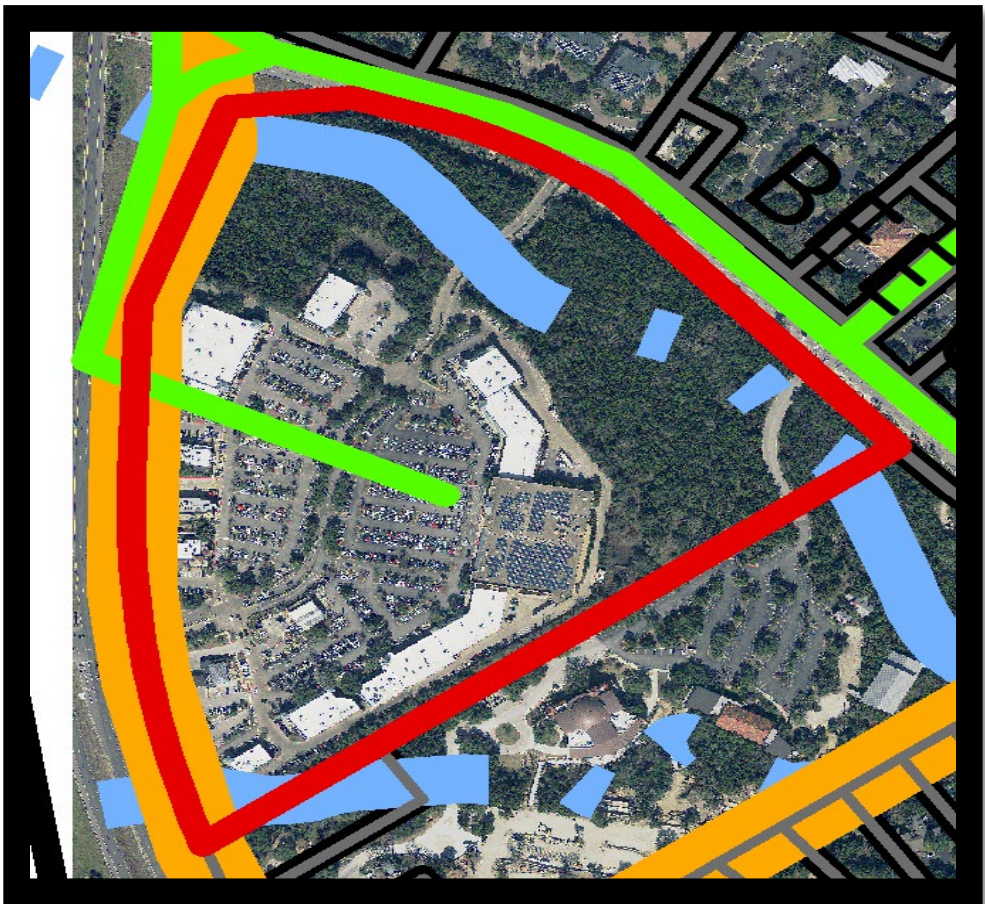
- [Sec. 38.03.037 B-3 business 3 district](#)
- [Article 38.04 Supplementary Regulations, Division 2. Special Uses](#)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL
R-2 MULTI-FAMILY RESIDENTIAL
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY INSTITUTIONAL



AERIAL PHOTO



SPECIAL USE PERMIT APPLICATION



Date Received: 7/9/21 Received By: [Signature]
Amount Due \$ 650.00 Date Payment Received: 7/9/21
Admin Complete Date: _____ Permit No: 16768

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT 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: WESTLAKE RETAIL LE Phone: _____

Email: _____

Address: 500 W 5TH ST STE 700 City: Austin State: TX Zip: 78701

Agent*: _____ Phone: _____

Email: _____

Address: 500 W 5TH ST STE 700 City: Austin State: TX Zip: 78701

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

Property Address: 701 S CAPITAL OF TEXAS Hwy, STE E590, 78746

Subdivision Name: Village At Westlakes Shopping Center

Block: _____ Lot: LOT 1 LOOP 360/RM 2244 Tax Parcel ID: 813896

Current Zoning Classification: B3 Total Lot Area: 48.0955 acres

Proposed Special Use: Restaurant Applying for Variance ☐ Yes ☐ No
(if yes, please submit separate variance application)

Name of Business (if applicable): Tacodeli V, LLC (DBA Tacodeli Westlake)

Hours of Operation: 7:AM to 8:PM Duration of Use: Daily, minus holidays

Present Land Use: Restaurant & Retail Shopping Center



SPECIAL USE PERMIT APPLICATION

Brief description of proposed project:

Tacodeli has been in operation for years in the Village of Westlakes Shopping Center. Now with COVID and decreased sales, Tacodeli is adding alcohol sales to its operation to bolster sales. No other changes are being made to the location, facilities or its ownership or management.

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

7/6/21

Date

Colin Bearden

Printed Name

APPLICATION CHECKLIST

Special Use Permit Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Traffic Impact Analysis, if applicable (*required for projects expected to generate 200 trips a day, refer to Chapter 38 of the Code*)
- ☐ Letter addressed to BOA Chairperson describing proposed Special Use
- ☐ Property survey/Site Plan
- ☐ Building elevations if available
- ☐ Pictures of property
- ☐ Payment of application fees by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*)
- ☐ Other applicable information as required by staff



SPECIAL USE PERMIT APPLICATION

SPECIAL USE PERMIT PROCESS & PROCEDURES

Public Hearings

SUP applications are considered by the Board of Adjustment, which meets the second (2nd) Wednesday of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 7:00pm and the agenda and meeting packet are posted on the City website the Friday before.

Public Notices

All public notices are handled by staff. Letters are sent to neighbors within 300' of the applicant's property at least ten (10) days before the BOA meeting; a notice in the newspaper is published at least fifteen (15) days prior to the meeting; and staff will provide the applicant with a notice sign to be placed on the property at least ten (10) days before the meeting.

Application Deadlines

Applications are due forty-five (45) days prior to the next BOA meeting. In some circumstances it may be possible to receive an extension by contacting planner@westlakehills.org

SUP Review Criteria

Refer to the City's Zoning Ordinance, Chapter 38, Article 38.04, Division 2 for Special Use criteria applicable to all special uses and criteria applicable to individual special uses.

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Newspaper notice deadline: _____ Publication Date: _____

Date of Board of Adjustment Meeting: _____

Board of Adjustment Action: _____

Notes:



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (9/2019)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit.

All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only License/Permit Number _____

☐ Reinstatement ☐ Reinstatement and Change of Trade Name License/Permit Number _____

☐ Change of Location ☐ Change of Location and Trade Name License/Permit Number _____

2. Type of On-Premise License/Permit

- ☐ **BG** Wine and Beer Retailer's Permit
☐ **BE** Beer Retail Dealer's On-Premise License
☐ **BL** Retail Dealer's On-Premise Late Hours License
☐ **BP** Brewpub License
☐ **V** Wine & Beer Retailer's Permit for Excursion Boats
☒ **MB** Mixed Beverage Permit
☐ **O** Private Carrier's Permit - **Brewpubs (BP) with a BG only**

- ☐ **LB** Mixed Beverage Late Hours Permit
☐ **MI** Minibar Permit
☐ **CB** Caterer's Permit
☒ **FB** Food and Beverage Certificate
☒ **PE** Beverage Cartage Permit
☐ **RM** Mixed Beverage Restaurant Permit with FB
☐ **E** Local Cartage Permit - **Wine/Beer retailers (BG) Only**

3. Indicate Primary Business at this Location

- ☒ Restaurant ☐ Sporting Arena, Civic Center, Hotel ☐ Bar
☐ Grocery/Market ☐ Sexually Oriented ☐ Miscellaneous _____

4. Trade Name of Location (Name of restaurant, bar, store, etc.)

Tacodeli Westlake

5. Location Address

701 S Capital Of Texas Hwy Ste E590

City	County	State	Zip Code
Westlake	Travis	TX	78746

City	State	Zip Code
Austin	TX	78763

Business Phone No.	Alternate Phone No.	E-mail Address
	512-357-8226 ext 934	

OWNER INFORMATION

8. Type of Owner

- ☐ Individual ☐ Corporation ☐ City/County/University
☐ Partnership ☒ Limited Liability Company ☐ Other _____
☐ Limited Partnership ☐ Joint Venture
☐ Limited Liability Partnership ☐ Trust

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)

Tacodeli IV, LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact **phone and email are mandatory and must be active and updated regularly**. If additional information is needed, it will be requested from this contact person. **Delays in responding to requests may delay the processing and approval of your license/permit.**

10. Contact Person: **Bryan Poff** Relation to Business: **Agent**

Phone (mandatory): **512-769-9585** Email (mandatory): _____

TABC DATESTAMP

11. Are you, the applicant a veteran-owned business?				☐ Yes ☒ No
12. Are you, the applicant a Historically Underutilized Business (HUB)?				☐ Yes ☒ No
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)				
Individual/Individual Owner		Limited Liability Company/All Officers or Managers		
Partnership/All Partners		Joint Venture/Venturers		
Limited Partnership/All General Partners		Trust/Trustee(s)		
Corporation/All Officers		City, County, University/Official		
Last Name Espinosa	First Name Roberto	MI J	Title President/Director	
Last Name Wilkerson	First Name Eric	MI R	Title Sec/Treas/Director	
Last Name Grossfeld	First Name Scott	MI J	Title CFO	

MEASUREMENT INFORMATION

Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?		☐ Yes ☒ No
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.		
15. Will your business be located within 300 feet of any private/public school, day care or child care facility?		☐ Yes ☒ No
15.a If "YES," are the facilities located on different floors or stories of the building?		☐ Yes ☐ No
NOTE: For private/public schools, day care centers and child care facilities measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.		
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.		
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.		
16. Will your business be located within 1,000 feet of a private school?		☐ Yes ☒ No
17. Will your business be located within 1,000 feet of a public school?		☐ Yes ☒ No

60-DAY SIGN

18. If required under Section 11.391 and 61.381, enter the exact date the 60-Day sign was posted at your location.	Exact Date (MM/DD/YYYY) N/A
--	--------------------------------

ALL APPLICANTS

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	☐ Yes ☐ No
I have reviewed all forms to ensure they are complete.	☐ Yes ☐ No
I have obtained all required local and state certifications (pages 3-5).	☐ Yes ☐ No
All application packets have been notarized.	☐ Yes ☐ No
Phone numbers and email address for Contact Person are up to date.	☐ Yes ☐ No
All additional documentation as required by the application packets is attached	☐ Yes ☐ No
If required, out of state criminal history checks are attached (PHS #7).	☐ Yes ☐ No ☐ N/A
Certification of publication in local newspaper has been completed (page 5).	☐ Yes ☐ No ☐ N/A
A copy of the newspaper publication is attached (page 5).	☐ Yes ☐ No ☐ N/A

WARNING AND SIGNATURE

IF APPLICANT IS SHOWN AS:

Proprietorship
Partnership
Corporation
Limited Partnership
Limited Liability Partnership
Limited Liability Company

WHO MUST SIGN:

Individual Owner
Partner
Officer
General Partner
General Partner
Officer/Manager

WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the Commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.

PRINT
NAME

Scott Grossfeld

SIGN
HERE

TITLE

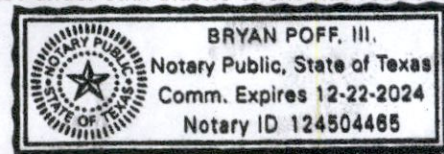
COO/CFO

Before me, the undersigned authority, on this 11 day of Feb, 2021, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN
HERE

NOTARY PUBLIC

SEAL



CERTIFICATE OF CITY SECRETARY (FOR MB, RM & V)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- ☐ legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

OR IF ABOVE DOES NOT APPLY:

Be advised the location must have had two election passages per Section 25.14 or Section 69.17 of the TABC Code. One for beer and wine off-premise and one for mixed beverage.

- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders (applicant must apply for FB with BG or BE)

SIGN

HERE

City Secretary/Clerk

City

TEXAS

SEAL

CERTIFICATE OF CITY SECRETARY FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

- ☐ The governing body of this city has by ordinance authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The governing body of this city has by ordinance authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE _____, TEXAS
City Secretary/Clerk City

SEAL

CERTIFICATE OF COUNTY CLERK (FOR MB, RM & V)

Section 11.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "**wet**" area for such license/permit, and is not prohibited by any valid order of the Commissioner's Court.

SIGN
HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK (FOR BG & BE)

Section 11.37 & 61.37

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought is in a "**wet**" area and is not prohibited by any valid order of the Commissioner's Court.

Election for given location was held for:

- ☐ legal sale of all alcoholic beverages
- ☐ legal sale of all alcoholic beverages except mixed beverages
- ☐ legal sale of all alcoholic beverages including mixed beverages
- ☐ legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
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- ☐ legal sale of beer and wine for off-premise consumption only

AND EITHER:

- ☐ legal sale of mixed beverages

OR

- ☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders
(applicant must apply for FB with BG or BE)

SIGN
HERE _____ COUNTY
County Clerk

SEAL

CERTIFICATE OF COUNTY CLERK FOR LATE HOURS LICENSE/PERMIT (LB & BL)

Chapters 29 & 70 et seq

I hereby certify on this _____ day of _____, 20____, that one of the below are correct:

- ☐ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or
- ☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and _____ A.M.; or
- ☐ The population of the city or county where premises are located was 500,000 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001; or
- ☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE _____ **COUNTY**

County Clerk

S E A L**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATE**

Section 11.46 (b) & 61.42 (b)

This is to certify on this _____ day of _____, 20____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____ Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN
HERE _____ **FIELD OFFICE** _____

S E A L**PUBLISHER'S AFFIDAVIT (FOR MB, LB, RM, BP, BG, BE, BL & V)**

Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <u>Hover over to see example</u>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>		
Signature of publisher or designee Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
S E A L		



SPECIAL USE PERMIT (SUP) STAFF REPORT

AUGUST 11, 2021

Project Address: 902 Redbud Trail

Permit Number: 16706

Agenda Item: 902 Redbud Trail SUP: 902 Redbud Trail: Adopt an Ordinance for a Special Use Permit Request to Allow a Guest Quarters for a property zoned R-1 – One Family Residential (West Lake Hills Code Sec. 38.03.032). Applicant Samy Aboel-Nil.

Applicant Information: Applicant Samy Aboel-Nil.

Hearing Dates:

August 11, 2021

Board of Adjustment

Requested Action: Special Use Permit to construct an accessory building for guest quarters.

Location: The property is located on the north side of Redbud Trail, just west of Caravan Circle.

Zoning & Site Characteristics: The subject property and surrounding neighborhoods are zoned R – 1 – One-Family Residential. The subject property is approximately 2.373 acres.

Background & Analysis: The homeowners are requesting a Special Use Permit to construct a 798sf accessory structure that will serve as guest quarters

SUP Criteria & Analysis:

- (1) The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;
 - The proposed accessory building will be hidden from view and will not negatively impact the surrounding neighborhood. The size of the structure meets the Code which permits accessory guest quarters.
- (2) The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;
 - The proposed accessory structure is not expected to have an adverse impact on the value of surrounding properties and will not impede their development.

- (3) The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;
- The proposed structure and use will not interfere with neighbors' enjoyment of their properties and should not be a nuisance. It will be utilized by the homeowners as a guest house.
- (4) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and
- The traffic impact is minimal as the structure will be utilized by the homeowners with the occasional visitor. The property has on-site parking.
- (5) The proposed use shall comply with all other applicable ordinances and regulations.
- A building permit will need to be submitted to the City for review prior to construction. Staff will review for compliance with all applicable rules and regulations prior to issuing the permit.

Traffic/Transportation

There may be a localized impact on traffic during the construction process in addition to the occasional visitor after the project is completed.

Lighting

If applicable, outdoor lighting will be reviewed at a later time with the building permit application.

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

The request is in compliance with the Master Plan based on current and future land use.

Planning Staff Recommendation:

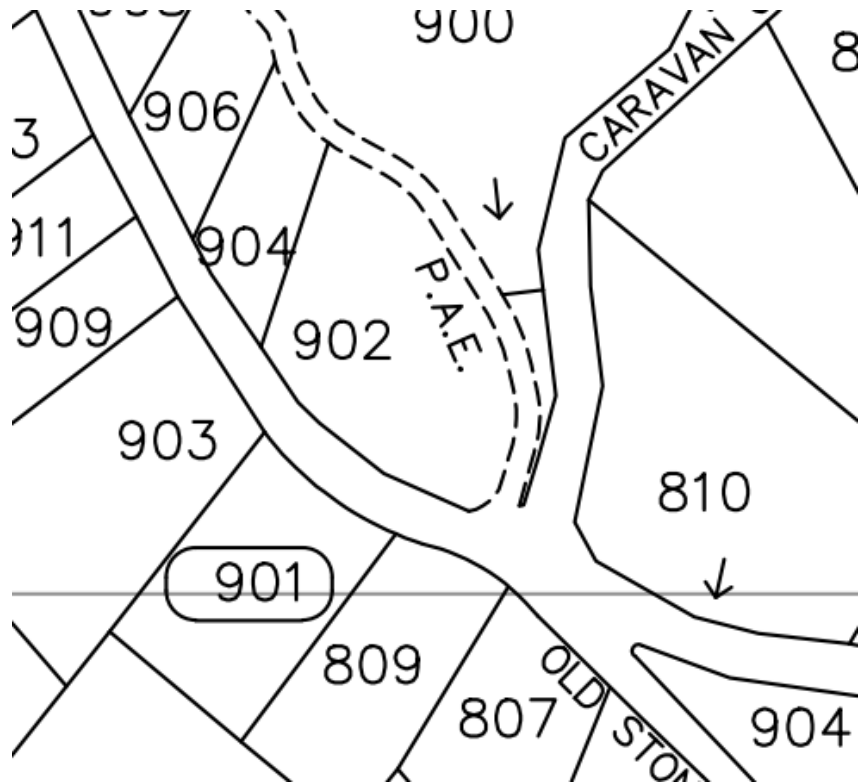
Staff recommends approval. The application as presented meets City Code requirements.

Links to Code:

- [Sec. 38.03.032 R-1 one-family residential district](#)
- [Sec. 38.04.034 Criteria applicable to individual special uses](#)
- [Sec. 38.04.032 Special use permit](#)

(Maps to follow)

Zoning:



Aerial:



SPECIAL USE PERMIT 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
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT 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: Samy Aboel-Nil Phone: 512-656-9373

Email: _____

Address: 902 Redbud City: West Lake Hills State: TX Zip: 78746

Agent*: _____ Phone: _____

Email: _____

Address: _____ City: _____ State: _____ Zip: 78746

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

PROJECT INFORMATION

Property Address: 902 Redbud Drive

Subdivision Name: Stonehedge Estates

Block: A Lot: 1 Tax Parcel ID: 117468

Current Zoning Classification: R-1 Total Lot Area: 2.373 acres

Proposed Special Use: Guest House Applying for Variance ☐ Yes ☒ No
(if yes, please submit separate variance application)

Name of Business (if applicable): _____

Hours of Operation: _____ Duration of Use: _____

Present Land Use: _____



SPECIAL USE PERMIT APPLICATION

Brief description of proposed project:

The proposed project is a 798 square foot guest house situated to the south of the existing slab. This existing slab will be enlarged to accommodate the proposed footprint and an independent drainage system. Existing drainage patterns will be maintained post-construction through on-site

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 Samy Aboel-Nil

6/8/2021

Date

Samy Aboel-Nil
Printed Name

APPLICATION CHECKLIST

Special Use Permit Application Checklist

- ☐ Completed, signed application
- ☐ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☐ Traffic Impact Analysis, if applicable (*required for projects expected to generate 200 trips a day, refer to Chapter 38 of the Code*)
- ☐ Letter addressed to BOA Chairperson describing proposed Special Use
- ☐ Property survey/Site Plan
- ☐ Building elevations if available
- ☐ Pictures of property
- ☐ Payment of application fees by check or credit card (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees*)
- ☐ Other applicable information as required by staff



SPECIAL USE PERMIT APPLICATION

SPECIAL USE PERMIT PROCESS & PROCEDURES

Public Hearings

SUP applications are considered by the Board of Adjustment, which meets the second (2nd) Wednesday of the month. All meetings are held in the Council Chambers at City Hall, 911 Westlake Drive at 7:00pm and the agenda and meeting packet are posted on the City website the Friday before.

Public Notices

All public notices are handled by staff. Letters are sent to neighbors within 300' of the applicant's property at least ten (10) days before the BOA meeting; a notice in the newspaper is published at least fifteen (15) days prior to the meeting; and staff will provide the applicant with a notice sign to be placed on the property at least ten (10) days before the meeting.

Application Deadlines

Applications are due forty-five (45) days prior to the next BOA meeting. In some circumstances it may be possible to receive an extension by contacting planner@westlakehills.org

SUP Review Criteria

Refer to the City's Zoning Ordinance, Chapter 38, Article 38.04, Division 2 for Special Use criteria applicable to all special uses and criteria applicable to individual special uses.

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Newspaper notice deadline: _____ Publication Date: _____

Date of Board of Adjustment Meeting: _____

Board of Adjustment Action: _____

Notes:

2021.06.09

Special Use Permit Application Request Letter

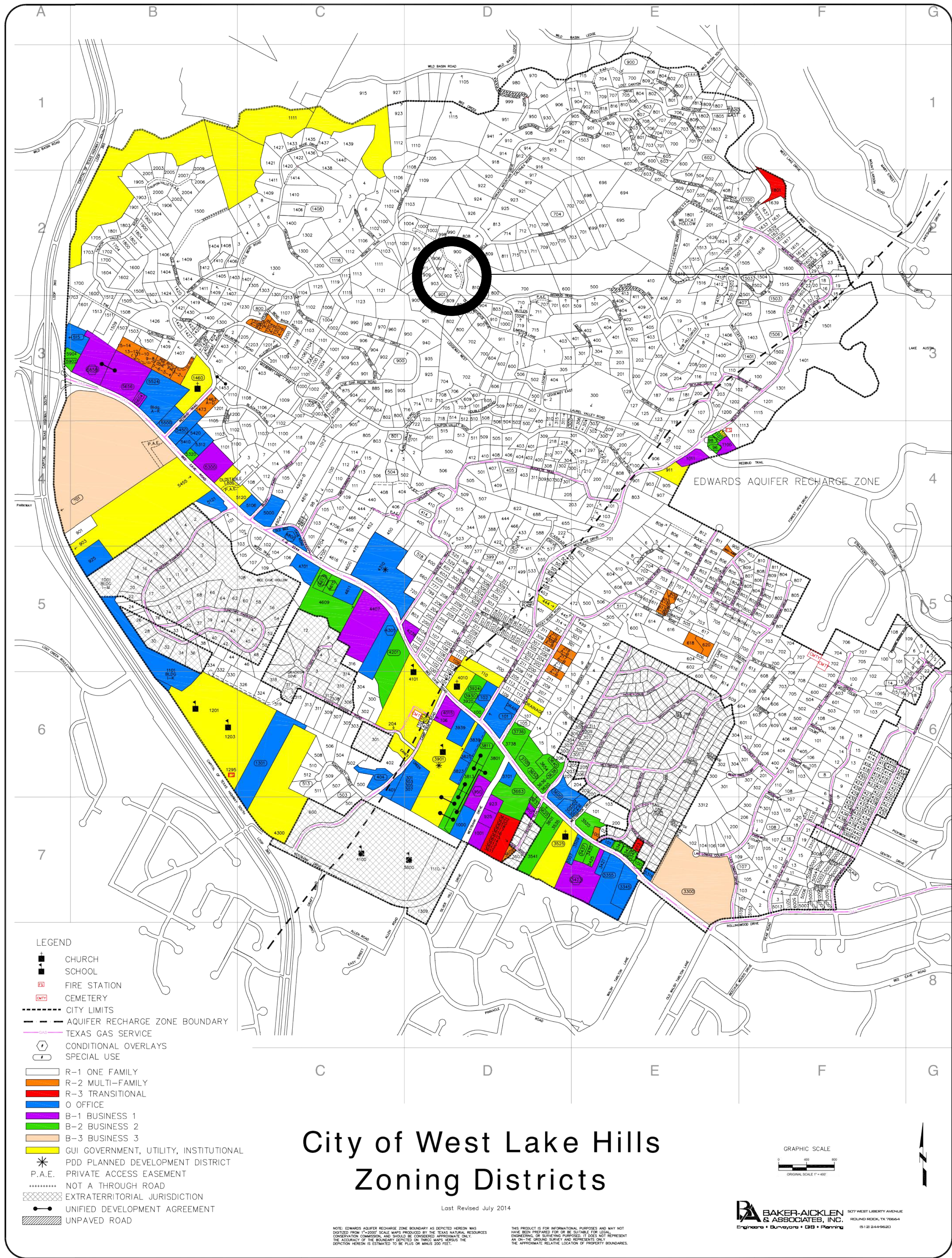
Dear West Lake Hills Board of Adjustment Chairperson-

Please find enclosed Special Use Permit application material for a proposed guest house at 902 Redbud Trail. The proposed 798 square foot guest house is to be located adjacent to, and separate from, the existing main house. There is an existing concrete pad, deemed by our structural engineer to be suitable for building, which will comprise roughly half of the proposed building footprint. This concrete pad will be enlarged to meet the full 798 square feet.

At this time we have prepared architectural plans and elevations for the proposed building and will submit additional materials at the requested time- structural framing plans, manual J for HVAC, septic design, and drainage design. We look forward to the opportunity to have this design reviewed by the Board of Adjustment and welcome feedback.

Sincerely,
David Bench
RA





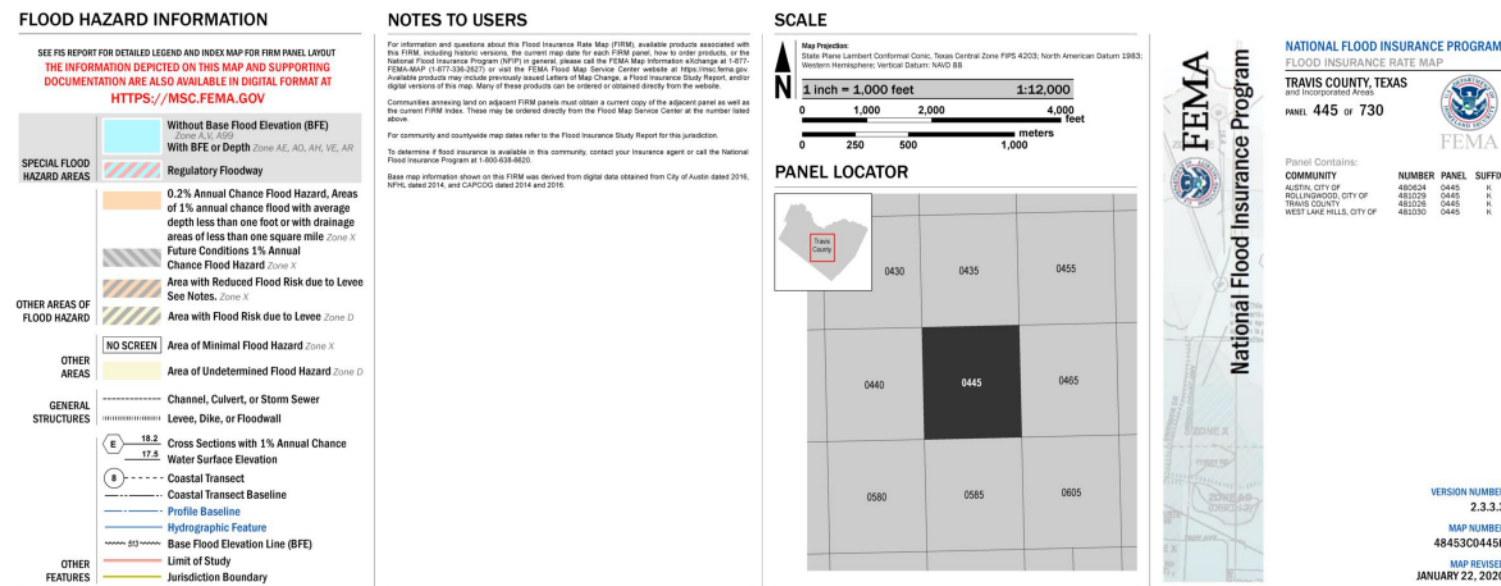
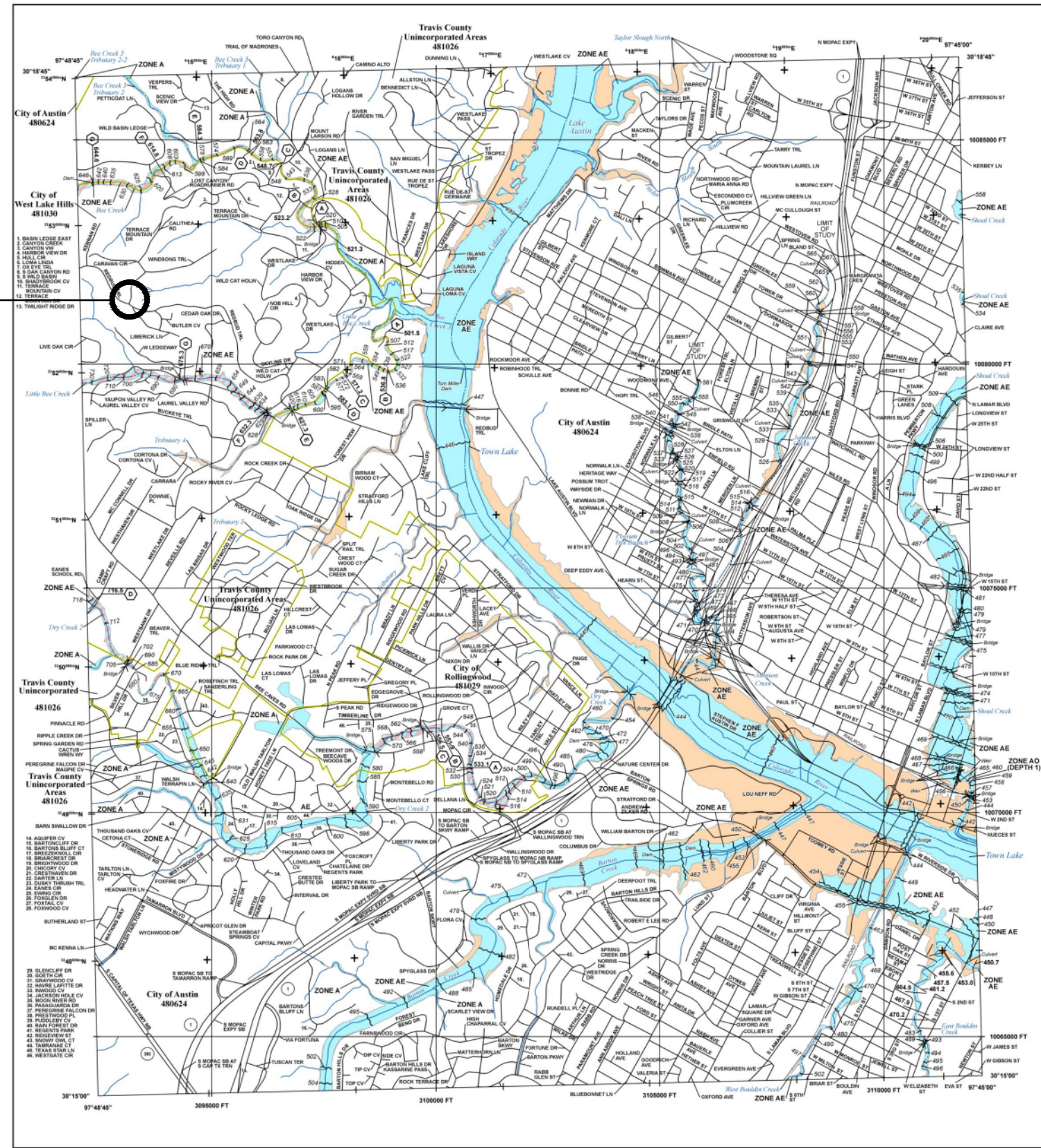
PROJECT LOCATION:
902 REDBUD TRAIL

PROJECT LOCATION:
902 REDBUD TRAIL

DRAWING LIST	
A - 000.00	COVER PAGE
A - 001.00	GENERAL NOTES
A - 002.00	SURVEY
A - 011.00	SITE PLAN
A - 012.00	SITE PLAN - IMP. COVERAGE
A - 100.00	FLOOR PLAN OVERVIEW
A - 101.00	GROUND FLOOR PLAN
A - 111.00	GROUND FLOOR RCP
A - 201.00	EXTERIOR ELEVATIONS
A - 202.00	EXTERIOR ELEVATIONS
A - 400.00	INTERIOR ELEVATIONS
A - 401.00	INTERIOR ELEVATIONS
A - 402.00	INTERIOR ELEVATIONS
A - 501.00	ASSEMBLIES
A - 601.00	SCHEDULES
EN - 100.00	ENERGY CODE

SCOPE OF WORK:
798 SF NEW CONSTRUCTION ACCESSORY SEASONAL DWELLING
UNIT ON SAME LOT AS PRINCIPAL DWELLING.
INDEPENDENT SEPTIC SYSTEM PROPOSED AND SPECIAL USE
PERMIT APPLICATION IN PROCESS.

PROJECT NAME: ACCESSORY DWELLING UNIT
LEGAL DESCRIPTION: LOT 1 OF BLOCK A OF STONEHEDGE
ESTATES
EXISTING ZONING: R-1
PROPOSED ZONING: R-1 (NO CHANGE)
PLANS INCLUDED: ARCHITECTURAL



WLH SIGNATURE BLOCK

REDBUD GUEST HOUSE

902 REDBUD TRAIL

WEST LAKE HILLS, TX 78746

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

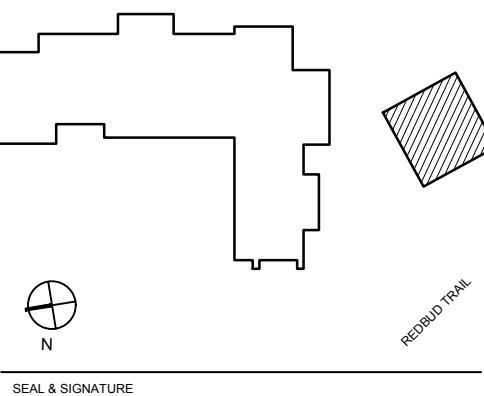
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



inca architecture pllc
1 randolph place
Rollingwood, Texas
78746

REDBUD GUEST HOUSE
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

COVER PAGE

SCALE (2004) NTS	A-000
DATE 2021.03.12	
PROJECT 2009	

DEMOLITION NOTES:

- THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION. ALL MATERIALS TO BE REMOVED AND SAVED FOR REUSE, MUST BE KEPT IN A SAFE AND DRY PLACE AND PROTECTED FROM DAMAGE.
- ALL DEMOLITION WORK IS TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND CITY LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL FILE WITH THE DEPARTMENT OF BUILDINGS AND OBTAIN ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY WORK HEREIN DESCRIBED.
- NOTIFY ARCHITECT OF DISCREPANCIES BETWEEN THE DRAWINGS, NOTES AND FIELD CONDITIONS BEFORE COMMENCING WORK.
- THE CONTRACTOR IS TO INSPECT THE SITE AND EXISTING CONDITIONS TOGETHER WITH THE DRAWINGS PRIOR TO THE START OF WORK.
- BEFORE STARTING DEMOLITION WORK, THE CONTRACTOR IS TO EXAMINE THE STRUCTURAL CONDITIONS OF THE BUILDING AND PROPERLY SHORE AND BRACE OPENINGS OUT INTO THE EXISTING STRUCTURE UNDER THIS CONTRACT SO NO DAMAGE WILL OCCUR; PROTECT AND BRACE EXISTING UTILITY AND MECHANICAL LINES WHERE REQUIRED, ANY DEMOLITION WHICH REMOVES OR DEGRADES STRUCTURAL COMPONENTS MUST BE STRUCTURALLY SECURED DURING CONSTRUCTION.
- AREAS NOT WITHIN THE SCOPE OF WORK SHALL RECEIVE TEMPORARY PROTECTION. LOCATION OF TEMPORARY PARTITIONS AND AREAS OF PROTECTION SHALL BE DONE IN CONSULTATION WITH THE OWNER AND THE ARCHITECT.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED WITHOUT PRIOR WRITTEN CONSENT BY ARCHITECT.
- DEMOLISH ALL EXISTING OBSOLETE COMMUNICATION AND PHONE LINES. REMOVE ALL POWER AND ELECTRIC DEVICES TO ROOT.
- THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDINGS RULES AND REGULATIONS.

GENERAL NOTES FOR DOB:

- SCOPE OF WORK: INTERIOR RENOVATION OF EXISTING SINGLE-FAMILY HOUSE. ENCLOSURE OF EXISTING COVERED EXTERIOR SPACE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE WEST LAKE HILLS BUILDING, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING WEST LAKE HILLS AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL LAY OUT HIS OWN WORK AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING ELECTRICAL, ETC)
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE CAPPED OR PLUGGED.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDING INSPECTIONS AND SIGN OFF AS REQ'D FOR C OF O.

GENERAL NOTES

- WORK DESCRIBED BY THESE DOCUMENTS SHALL BE PERFORMED IN FULL ACCORDANCE WITH THE CURRENT VERSION OF ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING CODES: UNIFORM BUILDING CODE, UNIFORM MECHANICAL CODE; UNIFORM FIRE CODE, NFPA STANDARDS, NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, ALL AS ADOPTED BY THE CITY OF WEST LAKE HILLS, STATE OF TEXAS.
- CONTRACTOR SHALL REVIEW THESE PLANS THOROUGHLY, MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID OR WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.
- CONTRACTOR SHALL COORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS. CONTRACTOR SHALL LAY OUT HIS WORK AND SHALL PROVIDE DIMENSIONS AND LAYOUT IN ADVANCE FOR ALL OTHER TRADES (PLUMBING, ELECTRICAL, STRUCTURAL, MECHANICAL, ETC) AND IMMEDIATELY NOTIFY ARCHITECT OF CONFLICT BEFORE PROCEEDING.
- DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS, AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS, AND IN THE BUILDING AND ITS VICINITY.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
- ALL WORKMANSHIP, MATERIAL, AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER ACCEPTANCE. ANY FAILURE OR DETERIORATION WITHIN THIS PERIOD SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL ARRANGE ACCESS TO PROJECT SITE VIA CLIENT. CONTRACTOR SHALL ONLY USE SITE ENTRANCE AS SPECIFIED BY CLIENT AND ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL REMOVAL AND DELIVERY WITH CLIENT SO AS TO AVOID DISTURBANCE TO NEIGHBORS. CONTRACTOR SHALL ARRANGE WITH CLIENT FOR AFTER-HOURS ACCESS TO PROJECT SITE.
- CONTRACTOR SHALL PROVIDE MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INCLUDED IN THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT EACH SUBCONTRACTOR CLEANS UP AND REMOVES, DAILY, ANY AND ALL DEBRIS GENERATED BY CONSTRUCTION OPERATIONS, MAKING READY FOR ALL SUBSEQUENT SUBCONTRACTORS.
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. CONTACT ARCHITECT FOR CLARIFICATION AND/OR ADDITIONAL INFORMATION IF REQUIRED.
- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING DRAWINGS PROVIDED BY ENGINEER AND CONSULTANTS FOR DETAILED SIZES, SPECIFICATIONS, DETAILS AND INSTRUCTION.
- THE CONTRACTOR SHALL FILE WITH THE DEPARTMENT OF BUILDINGS AND OBTAIN ALL NECESSARY CERTIFICATES OF INSURANCE, PAY ALL FEES, OBTAIN ALL PERMITS, AND PROVIDE ANY WORK HEREIN DESCRIBED.
- NOTE: THIS PLAN IS APPROVED ONLY FOR WORK APPROVED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
- GC WILL PROVIDE WORKING SLB ABC FIRE EXTINGUISHER AT SITE DURING CONSTRUCTION

- GENERAL CONTRACTOR SHALL: EXERCISE REASONABLE PRECAUTION IN THE PROTECTION OF ALL EXISTING FINISHES TO REMAIN AND/OR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISH; SCHEDULE AND COORDINATE ALL TRADES TO ELIMINATE DAMAGE TO ALL FLOOR MATERIALS ONCE INSTALLED; PROVIDE PROTECTIVE COVERINGS FOR ALL FLOOR, PARTITION AND CEILING FINISHES TO REMAIN IN THE PROJECT AREA AND FOR ALL FINISHES WHICH MAY BE SUBJECT TO TRAFFIC OR CONSTRUCTION ACTIVITY IN ADJACENT AREAS; PROVIDE PROTECTIVE COVERING FOR ALL WINDOWS AND OTHER GLASS TO REMAIN; PROVIDE IMPACT PROTECTION FOR ALL INTERIOR FINISHES; PROVIDE MINIMUM 1/8 INCH THICK TEMPERED HARDBOARD OR PLYWOOD GANG WAY TO PROTECT ALL FLOORING MATERIALS FROM BREAKAGE, CRACKING, SCRATCHING OR OTHER DAMAGE FROM DOLLIES, HAND TRUCKS OR ROLLING BINS OR TOOL CARTS USED TO TRANSPORT MATERIALS TO AND FROM PROJECT AREA.

- THE CONTRACTOR SHALL PROTECT INTERIOR SURFACE OF GLAZING AT ALL TIMES FROM BREAKAGE AND SCRATCHING OF WINDOW COATINGS. THE CONTRACTOR SHALL REMOVE FROM DEMOLISHED WALLS OR PORTIONS OF WALLS ALL POWER CIRCUITS AND SWITCH LEGS BACK TO FIRST JUNCTION BOX. REMOVE ANY MILLWORK OR WALL-MOUNTED PLUMBING FIXTURES FROM WALLS INDICATED TO BE DEMOLISHED AND NOT OTHERWISE SHOWN. THE CONTRACTOR SHALL MAINTAIN A TRUCK OR OTHER VEHICLE FOR REMOVAL OF WASTE MATERIALS DAILY FROM SITE. WASTE MATERIALS SHALL BE TRANSPORTED TO SUCH VEHICLE BY COVERED RUBBER-TIRED CARTS. ANY LIGHTING FIXTURES REMOVED FROM THE SPACE AND NOT DISPOSED OF SHALL BE SALVAGED AS DIRECTED BY THE ARCHITECT. THE CONTRACTOR SHALL TAKE CARE NOT TO UNREASONABLY CAUSE DAMAGE ANY SALVAGED MATERIALS OR FIXTURES.

STRUCTURAL NOTES:

CONTRACTORS SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS AND WALLS, AS PROJECT CONDITIONS REQUIRE.

PLUMBING AND DRAINAGE NOTES:

- PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN WEST LAKE HILLS, AND SHALL BEAR BS&A APPROVAL.
- PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM ARCHITECT OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD, IN ORDER TO INSTALL ALL FIXTURES IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE WEST LAKE HILLS BUILDING CODE.
- PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- NOTE: THIS PLAN IS APPROVED ONLY FOR WORK APPROVED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

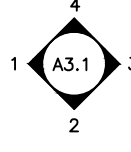
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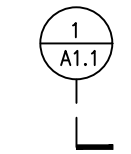
- INSTALL PROTECTIVE FENCING, PORTABLE TOILETS, AND NECESSARY DRAINAGE PROTECTION ON THE PROPERTY
- INSTALL RIGID PROTECTIVE BOARDS ON INTERIOR SPACES TO REMAIN UNDISTURBED.
- PROPERLY SHORE ANY EXISTING STRUCTURAL MEMBERS TO BE AFFECTED BY CONSTRUCTION.
- REMOVE EXISTING FINISHES, FIXTURES, AND WALLS PER DEMO PLANS.
- FRAMING, ROUGH PLUMBING, ELECTRICAL, AND MECHANICAL PER PLANS.
- INSPECTIONS AS REQUIRED.
- COMPLETE FINISH WORK

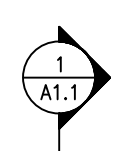
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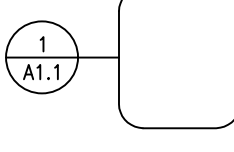
- PER 103.1&103.2, CONSTRUCTION DRAWINGS DEMONSTRATE ENERGY CODE COMPLIANCE FOR BUILDING ENVELOPE, WITH THERMAL ENVELOPE REPRESENTED ON DRAWINGS.
- PER 303.1, ALL INSULATION TO BE LABELED AND INSTALLED PER R-VALUES PROVIDED.
- PER 303.1.1&303.2, CEILING INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION TO BE MARKED EVERY 300 SF.
- PER 303.1.3, U-FACTORS OF FENESTRATION PRODUCTS TO BE DETERMINED IN ACCORDANCE W/ NFRC TEST PROCEDURE OR TAKEN FROM DEFAULT TABLE.
- PER 303.2, WALL INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PER 303.2.1, A PROTECTIVE COVERING TO BE INSTALLED TO PROTECT EXTERIOR INSULATION AND EXTENDS A MIN 6" BELOW GRADE.
- PER 303.2, SUNROOM WALL AND CEILING INSULATION TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PER 30.3, MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS TO BE PROVIDED.
- PER 401.3, ENERGY CODE COMPLIANCE CERTIFICATE FOR ENVELOPE TO BE POSTED AT JOB SITE.
- PER 402.2.3, VENTED ATTIC W/ AIR PERMEABLE INSULATION TO INCLUDE BAFFLE ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTENDS OVER INSULATION.
- PER 402.2.4, ATTIC ACCESS HATCH AND DOOR INSULATION TO BE GREATER OR EQUAL TO R-VALUE OF ADJACENT ASSEMBLY.
- PER 402.3.5, FENESTRATION IN THERMALLY ISOLATED SUNROOM TO HAVE MAXIMUM U OF .45.
- PER 402.4.1.1, AIR BARRIER AND THERMAL BARRIER TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PER 402.4.1.2, BLOWER DOOR TEST TO BE PERFORMED @50 PA <=5ACH PER CLIMATE ZONE 2A
- PER 402.4.2, WOOD BURNING FIREPLACES TO HAVE TIGHT-FITTING FLUE-DAMPERS AND OUTDOOR AIR FOR COMBUSTION.
- PER 402.4.3, FENESTRATION THAT IS NOT SITE BUILT TO BE LISTED AND LABELED AS MEETING AAMA/ WDMA/ CSA10/ISO2/4440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
- PER 402.4.5, IC-RATED RECESSED LIGHTING FIXTURES TO BE SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE <2.0 CFM LEAKAGE AT 75 PA.
- PER 403.3.1, SUPPLY AND RETURN DUCTS IN ATTICS INSULATE > R-8 WHERE DUCT IS <3". SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING INSULATION >R-6 FOR DIAMETER >3" AND R-4.2 FOR <3".
- DUCTS, AIR HANDLERS, AND FILTER BOXES ARE SEALED W/ JOINTS/SEAMS COMPLIANT W/ INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.
- PER 403.3.7, DUCTS DECLARED TO BE WITHIN THE CONDITIONED SPACE ARE EITHER 1-COMPLETLY WITHIN THE CONTINUOUS AIR BARRIER AND WITHIN THE BUILDING THERMAL ENVELOPE, 2-BURIED WITHIN CEILING INSULATION IN ACCORDANCE W/ SECTION R403.3.6 AND THE AIR HANDLER IS LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE AND THE DUCT LEAKAGE IS <1.5CFM/100SF OF CONDITIONED FLOOR AREA, OR 3-CEILING INSULATION R-VALUE INSTALLED AGAINST AND ABOVE THE INSULATED DUCT >TO THE PROPOSED CEILING INSULATION R-VALUE, LESS THE R-VALUE OF THE INSULATION ON THE DUCT.
- PER 403.4, HVAC PIPING CONVEYING FLUIDS ABOVE 105F OR CHILLED FLUIDS BELOW 55F ARE INSTALLED TO >R-3.
- PER 403.4.1, INSULATION ON HVAC PIPING TO BE PROTECTED.
- PER 4.3.5.3, HOT WATER PIES ARE TO BE INSULATED TO >R-3.
- PER 403.3.2.1, AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT <2% OF DESIGN AIR FLOW.
- PER 403.1.1, PROGRAMMABLE THERMOSTATS TO BE INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- PER 403.1.2, HEAT PUMP THERMOSTAT TO BE INSTALLED ON HEAT PUMPS.
- PER 403.5.1, CIRCULATING SERVICE HOT WATER SYSTEM TO HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- PER 403.6.1, ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT TO MEET EFFICACY AND AIRFLOW LIMITS PER TABLE R403.6.1
- PER 403.5.2, DEMAND RECIRCULATION WATER SYSTEMS TO HAVE CONTROLS THAT MANAGE OPERATION OF THE PUMP AND LIMIT TEMPERATURE OF WATER ENTERING THE COLD WATER PIPING TO <104F.
- PER 403.5.4, RAIN WATER HEAT RECOVERY UNITS TO BE TESTED IN ACCORDANCE W/ CSA B55.1. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS <3PSI FOR INDIVIDUAL UNITS CONNECTED TO ONE OR TWO SHOWERS. POTABLE WATER-SIDE PRESSURE LOSS OF DRAIN WATER HEAT RECOVERY UNITS <2PSA FOR INDIVIDUAL UNITS CONNECTED TO THREE OR MORE SHOWER.
- PER 403.6, AUTOMATIC OR GRAVITY DAMPERS TO BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- PER 404.1, MORE THAN 90% OF LIGHTING PERMANENTLY INSTALLED LIGHTING FIXTURES ARE TO HAVE HIGH-EFFICACY LAMPS.
- PER 404.1.1, FUEL GAS LIGHTING SYSTEM TO HAVE NO CONTINUOUS PILOT LIGHT.

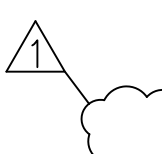
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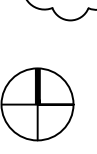
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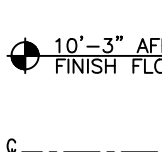
INTERIOR ELEVATION DESIGNATION
- 

WALL SECTION
- 

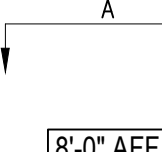
BUILDING SECTION
- 

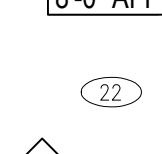
DETAIL BUBBLE
- 

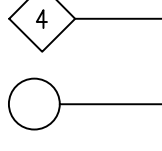
REVISION
- 

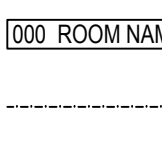
NORTH ARROW
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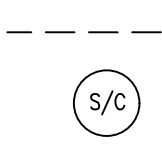
ELEVATION MARKER
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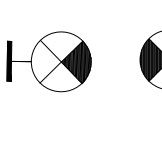
CENTER LINE
- 

MATCH LINE
- 

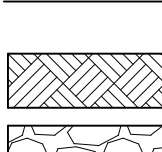
ALIGN
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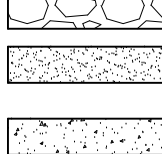
FINISH CEILING HEIGHT A.F.F.
- 

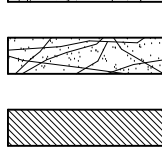
DOOR NUMBER
- 

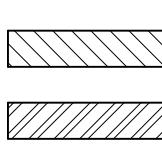
WALL/PARTITION TYPE
- 

DETAIL SYMBOL
- 

ROOM NUMBER/NAMES
- 

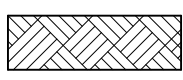
LOT LINE
- 

LINE OF CONSTRUCTION ABOVE
- 

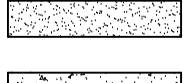
SMOKE/CARBON MONOXIDE DETECTOR
- 

EXIT SIGN

GRAPHIC, MATERIAL INDICATIONS:

- 

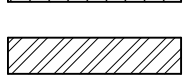
EARTH
- 

ROCK FILL
- 

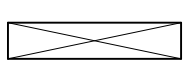
SAND, MORTAR, PLASTER
- 

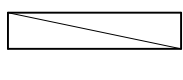
CONCRETE
- 

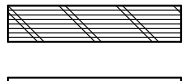
STONE--MARBLE/GRANITE/LIMESTONE
- 

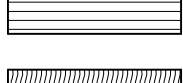
BRICK/MASONRY (NEW)
- 

BRICK/MASONRY (EXG)
- 

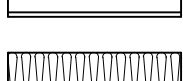
METAL
- 

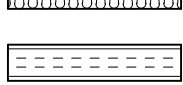
WOOD FINISH
- 

WOOD - CONTINUOUS
- 

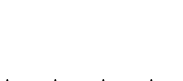
WOOD - BLOCKING
- 

PLYWOOD
- 

GLASS
- 

ACOUSTIC PANEL/TILE
- 

GYPSUM BOARD
- 

INSULATION - BATT/BLANKET
- 

INSULATION - RIGID

ABBREVIATIONS:

- | | |
|---------|---------------------------|
| ADJ | Adjacent or Adjustable |
| AFF | Above Finished Floor |
| AS REQ | As Required |
| CLG | Ceiling |
| COL | Column |
| CONST | Construction |
| DIAM | Diameter |
| ELEC | Electric or Electrical |
| EQ | Equal |
| EXG | Existing |
| FH | Full Height |
| FF | Finish Floor |
| FO | Face Of or Finish Opening |
| FPSC | Fire Proof Self Closing |
| GWB | Gypsum Wall Board |
| HC | Hollow Core |
| HDF | High Density Fiberboard |
| HDWD | Hardwood |
| HMA | Hollow Metal |
| MDF | Medium Density Fiberboard |
| MTL | Metal |
| NIC | Not In Contract |
| NTS | Not To Scale |
| OC | On Center |
| OP HAND | Opposite Hand |
| PH | Partial Height |
| PL.GL. | Plate Glass |
| PL.LAM | Plastic Laminate |
| PLY | Plywood |
| RO | Rough Opening |
| SATT | Set According To Tile |
| SC | Solid Core |
| SIM | Similar |
| SS | Stainless Steel |
| STL | Steel |
| T&B | Top & Bottom |
| T&G | Tongue and Groove |
| TO | Top Of |
| TOH | Top of Head |
| TOS | Top of Sill |
| TYP | Typical |
| UC | Under Cut |
| UON | Unless Otherwise Noted |
| US | Underside |
| USH | Underside of Head |
| VIF | Verify in Field |
| WP | Waterproof |
| WRGWB | Water Resistant GWB |

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

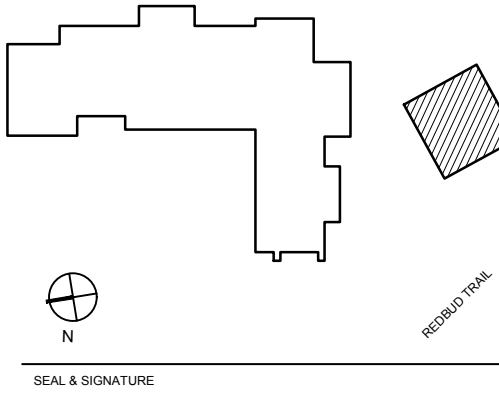
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN

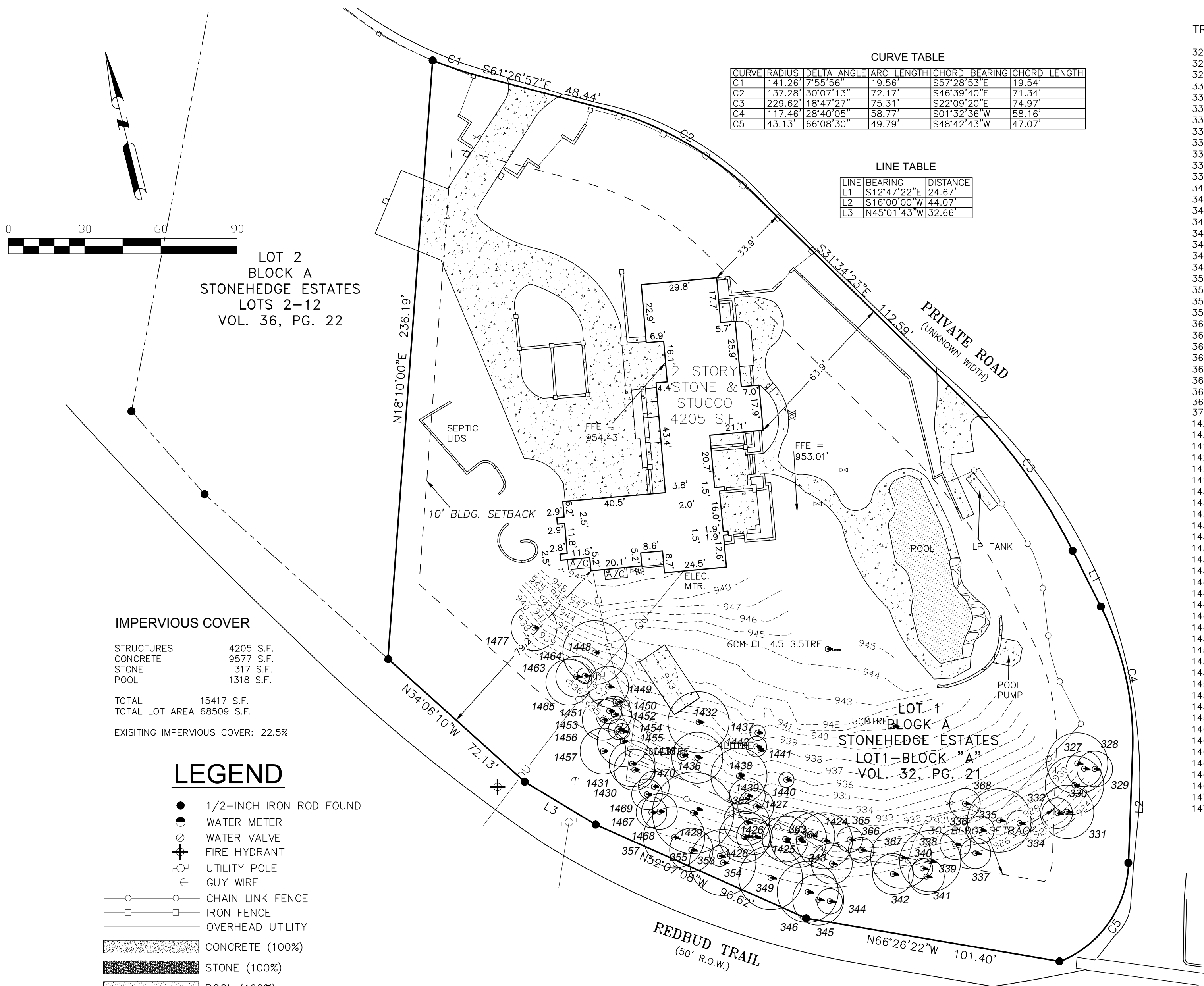


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REDBUD GUEST HOUSE
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

GENERAL NOTES

SCALE (2020A) NTS	A-001
DATE 2021.02.19	
PROJECT 2009	



TREE LIST

327	MULTI-TRUNK CEDAR (9", 6")
328	7" CEDAR
329	7" CEDAR
330	MULTI-TRUNK CEDAR (9", 5")
331	MULTI-TRUNK CEDAR (7", 4", 3")
332	6" CEDAR
334	5" CEDAR
335	MULTI-TRUNK CEDAR (10", 5")
336	MULTI-TRUNK CEDAR (4", 3")
337	6" CEDAR
338	6" CEDAR
339	MULTI-TRUNK CEDAR (7", 5", 3", 2")
340	4" CEDAR
341	MULTI-TRUNK CEDAR (5", 4")
342	8" CEDAR
343	8" CEDAR
344	5" CEDAR
345	10" CEDAR
346	12" LIVE OAK
349	MULTI-TRUNK CEDAR (9", 7")
353	4" CEDAR
354	13" CEDAR
355	MULTI-TRUNK CEDAR (5", 4", 3")
357	12" CEDAR
362	7" CEDAR
363	9" LIVE OAK
364	11" LIVE OAK
365	5" CEDAR
366	5" CEDAR
367	12" CEDAR
368	MULTI-TRUNK CEDAR (6",4.5")
369	CREPE MYRTLE
370	CREPE MYRTLE
1424	11" LIVE OAK
1425	9" CEDAR
1426	MULTI-TRUNK CEDAR (7.5", 5.5")
1427	9" CEDAR
1428	9.5" CEDAR
1429	MULTI-TRUNK CEDAR (16", 7", 7")
1430	7.5" CEDAR
1431	9" CEDAR
1432	12" CEDAR
1435	2" CREPE MYRTLE
1436	9.5" CEDAR
1437	MULTI-TRUNK CREPE MYRTLE (3", 2.5")
1438	11" CEDAR
1439	7" CEDAR
1440	3" MOUNTAIN LAUREL
1441	MULTI-TRUNK MOUNTAIN LAUREL (4", 3.5")
1442	4" MOUNTAIN LAUREL
1448	12.5" CEDAR ELM
1449	8" CEDAR ELM
1450	2" CREPE MYRTLE
1451	7" CEDAR
1452	4.5" CEDAR
1453	MULTI-TRUNK CEDAR ELM (8.5", 4")
1454	3.5" MOUNTAIN LAUREL
1455	3" MOUNTAIN LAUREL
1456	10" CEDAR ELM
1457	8.5" CEDAR ELM
1463	7.5" CEDAR
1464	3" CEDAR
1465	MULTI-TRUNK CEDAR ELM (9", 4.5")
1467	6" CEDAR
1468	7.5" CEDAR
1469	6" CEDAR
1470	6.5" CEDAR
1477	MULTI-TRUNK ASH (8.5", 6.5")

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN FEBRUARY AND MARCH, 2021 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS, AND THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER
RPLS NO. 5901
3701 VINELAND DRIVE
AUSTIN, TX 78722

3/23/21

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

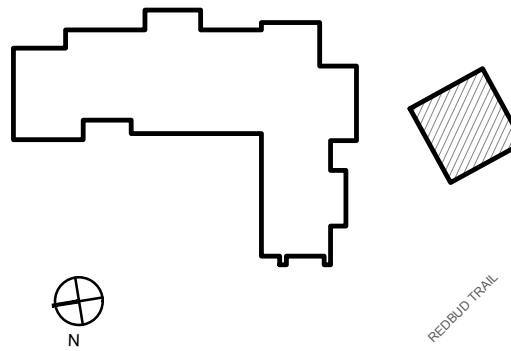
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



SEAL & SIGNATURE



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SURVEY

SCALE (2004) NTS	A-002
DATE 2021.02.19	
PROJECT 2009	



— EXISTING — SITE PLAN
1/32"=1'-0"

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

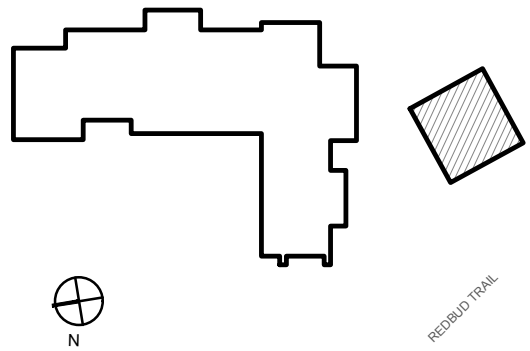
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN

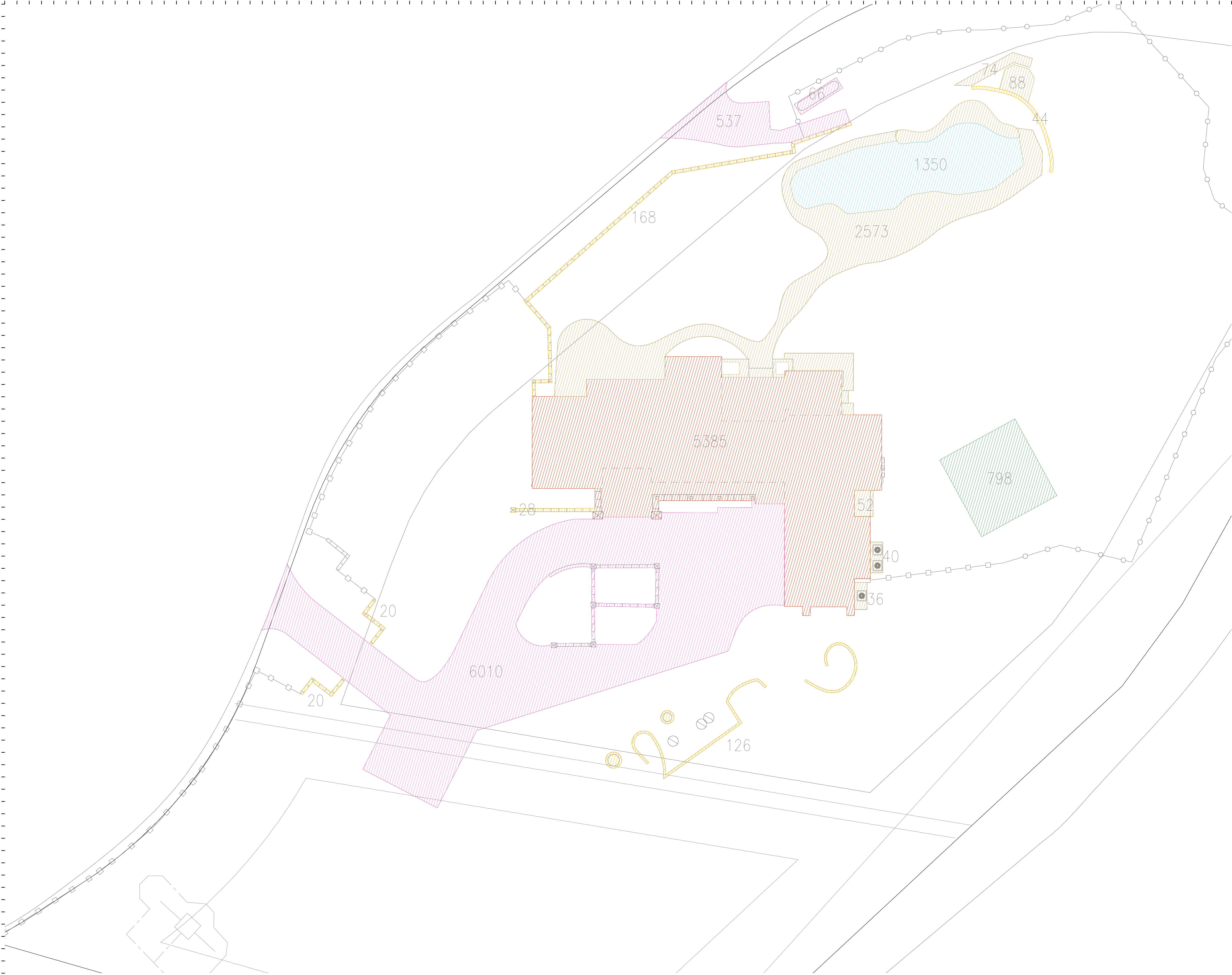


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SITE PLAN

SCALE (GRAPH) 1/32" = 1'-0"	A-011
DATE 2021.xx.xx	
PROJECT 2009	



— — SITE PLAN - IMPERVIOUS COVERAGE
1/16"=1'-0"

SCOPE OF WORK:
788 SF NEW CONSTRUCTION ACCESSORY SEASONAL DWELLING UNIT ON SAME LOT AS PRINCIPAL DWELLING.
INDEPENDENT SEPTIC SYSTEM PROPOSED AND SPECIAL USE PERMIT APPLICATION IN PROCESS.

ZONING NOTES:

SETBACKS	REQUIRED	PROPOSED	COMPLIES?
FRONT YARD	50 FEET	190 FEET	YES
SIDE YARD	25 FEET	34 FEET	YES
REAR YARD	30 FEET	70 FEET	YES

DIMENSIONAL MINIMUMS OF LOTS	REQUIRED	PROPOSED	COMPLIES?
ACREAGE	1	2.973	YES
DEPTH	150 FEET	480 FEET	YES
WIDTH	150 FEET	235 FEET	YES

DIMENSIONS OF STRUCTURES	REQUIRED	PROPOSED	COMPLIES?
MAXIMUM HEIGHT	30 FEET	22'-7" FEET	YES
MINIMUM FLOOR AREA	1600 SQ. FEET	6264.28 SQ. FEET	YES
MAXIMUM FAR	N/A	N/A	YES
MINIMUM SEPARATION OF BUILDINGS	N/A	N/A	YES

SQUARE FOOTAGE	EXISTING	PROPOSED
LOT SIZE	103,388 sf	103,388 sf
MAIN HOUSE	5,385 sf	5,385 sf
PAD / GUEST HOUSE	310 sf	798 sf
DRIVEWAY	6,813 sf	6,813 sf
POOL	1,350 sf	1,350 sf
WALKWAYS	2,883 sf	2,883 sf
WALLS	406 sf	406 sf

MAXIMUM IMPERVIOUS COVERAGE	REQUIRED	PROPOSED	COMPLIES?
MAXIMUM	25%	16.84%	YES

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

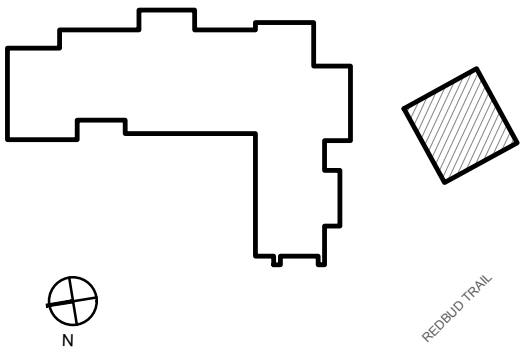
CONTRACTOR _____

STRUCTURAL ENGINEER _____

DRAINAGE ENGINEER _____

SURVEYOR _____

KEY PLAN _____



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SITE PLAN
IMP. COVERAGE

SCALE (200%) 1/16" = 1'-0"	A-012
DATE 2021.xx.xx	
PROJECT 2009	

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

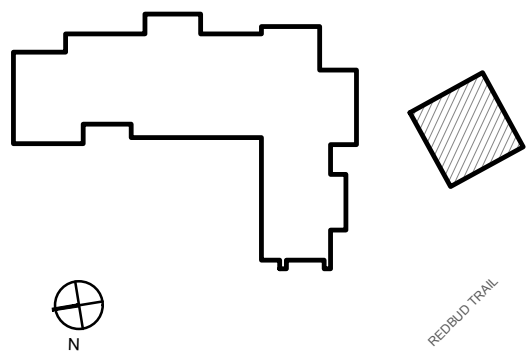
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



SEAL & SIGNATURE



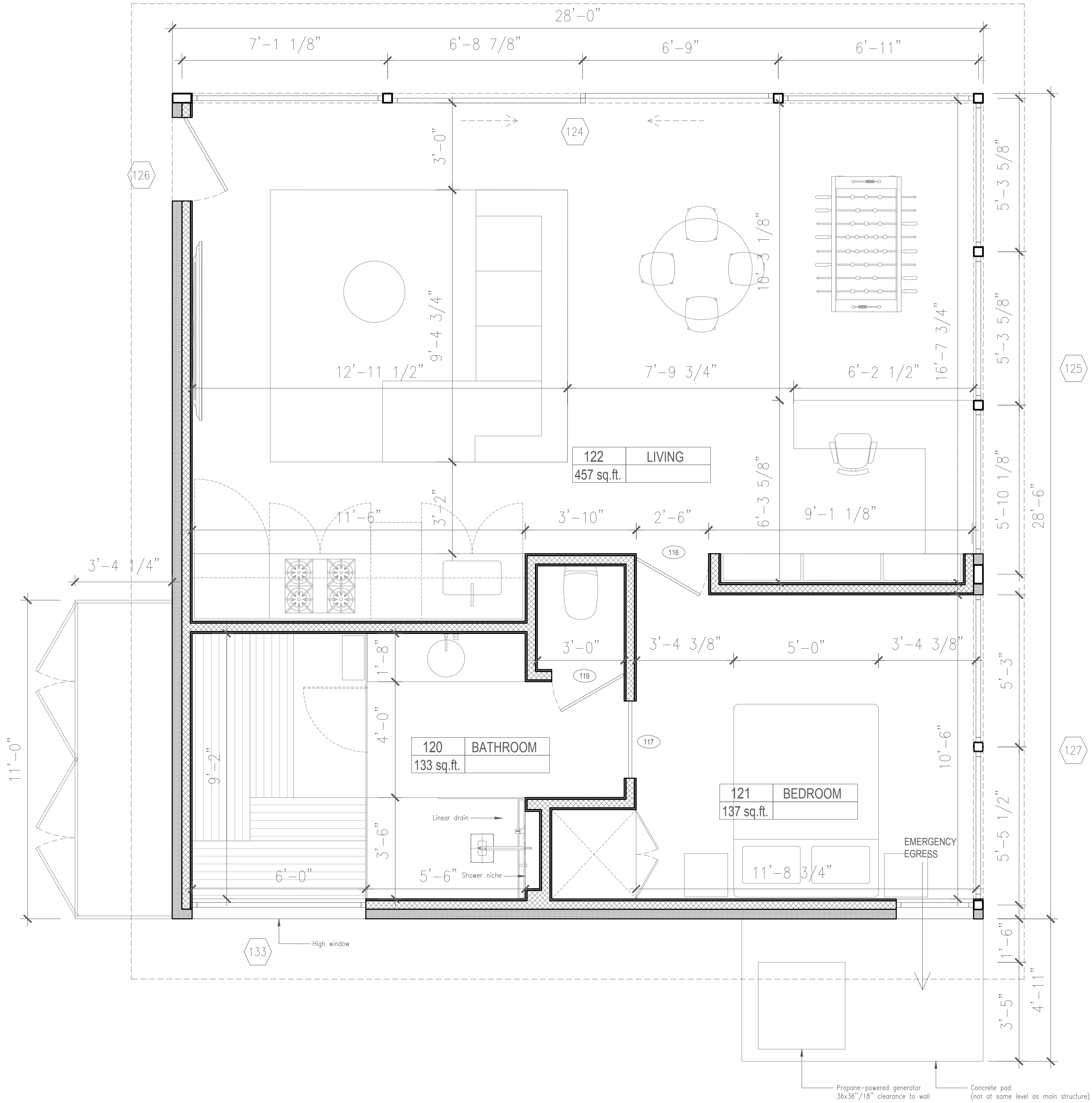
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GROUND FLOOR

SCALE (2009) 3/16" = 1'-0"	A-101
DATE 2021.03.09	
PROJECT 2009	

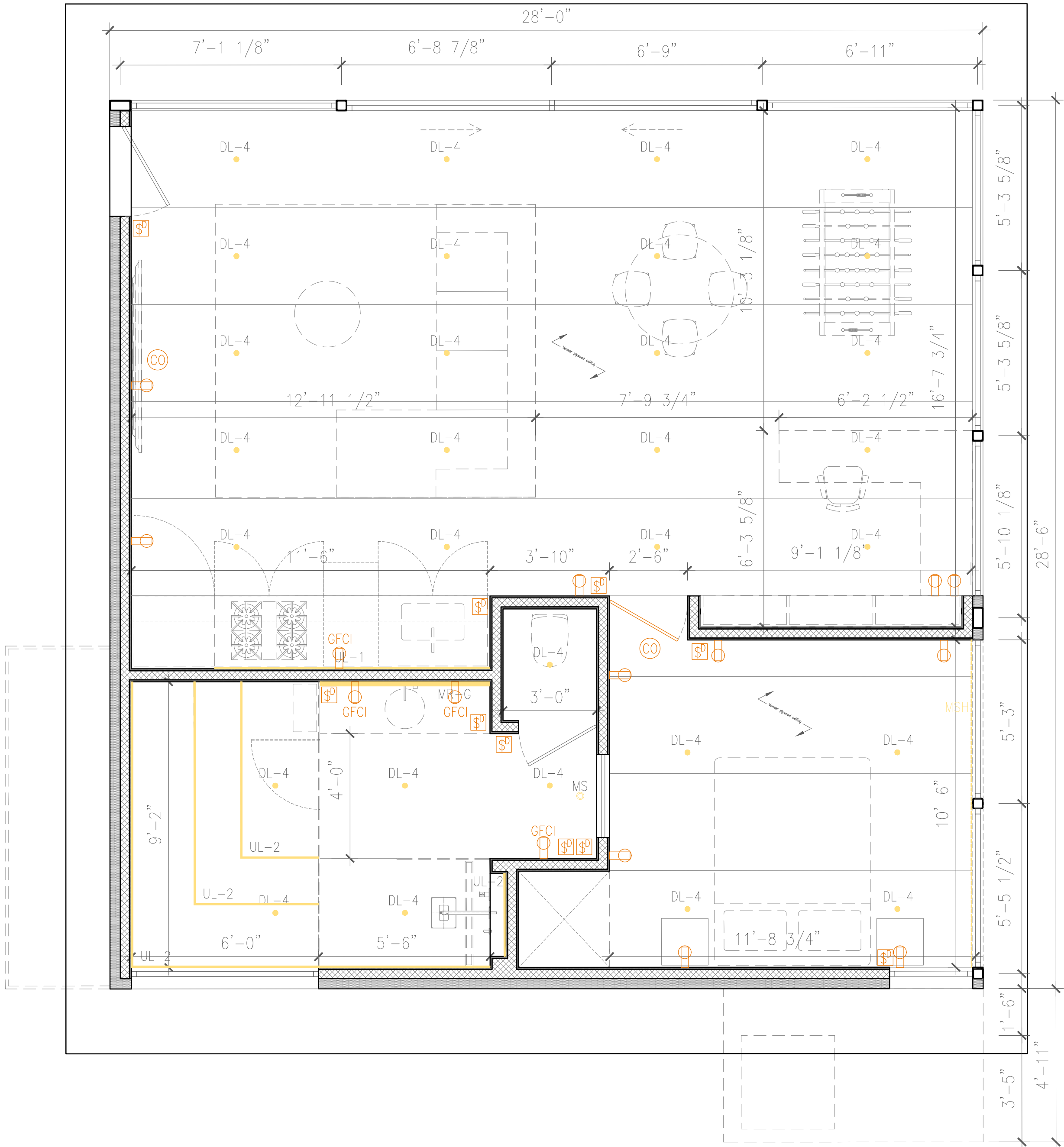
ACCESSORY BUILDING - ENLARGED FLOOR PLAN
3/8"=1'-0"



LIGHTING SCHEDULE										
SYMBOL		DESCRIPTION	MANUFACTURER	MODEL	LAMP	WATTAGE	FINISH	COLOR TEMP.	DIMMING	SIZE
	DL-4	GUEST HOUSE DOWNLIGHT	NORA	NH10ICD28LE3 / N10B2RC30XMPW/10	1000 LUMEN	14 W	WHITE	3000 K	YES	2" DIA.
	MR-G	GUEST HOUSE MIRROR								66" X 48"
	MS	MOTION SENSOR								
	UL-1	TAPE LIGHT	DIODE LED	24V-BLBSC2	237 LUMEN/FT	2.93 W/FT.	N/A	3000 K	YES	0.39" x 0.1" (WxH)
		LED MOUNTING CHANNEL		DI-CPCA-SL96W	N/A	N/A	WHITE	N/A	N/A	96"
	UL-2	WATERPROOF TAPE LIGHT								
		LED MOUNTING CHANNEL								
	CO	COMBINED SMOKE DETECTOR								
		DUPLEX OUTLET								
		DIMMER SWITCH								
	MSH	SHADE		TYPE: BLACKOUT						

ACCESSORY BUILDING - RCP PLAN - GROUND FLOOR
3/16"=1'-0"

ACCESSORY BUILDING - RCP - ENLARGED FLOOR PLAN
3/8"=1'-0"



#	DATE	DESCRIPTION
1	2020.12.18	BID SET

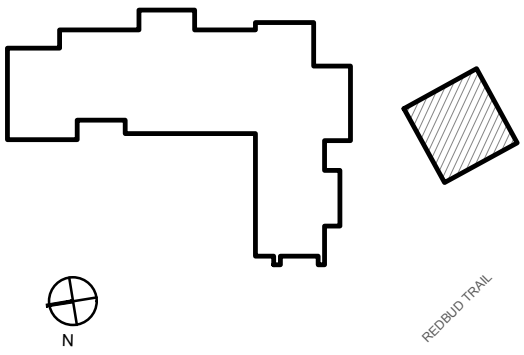
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN

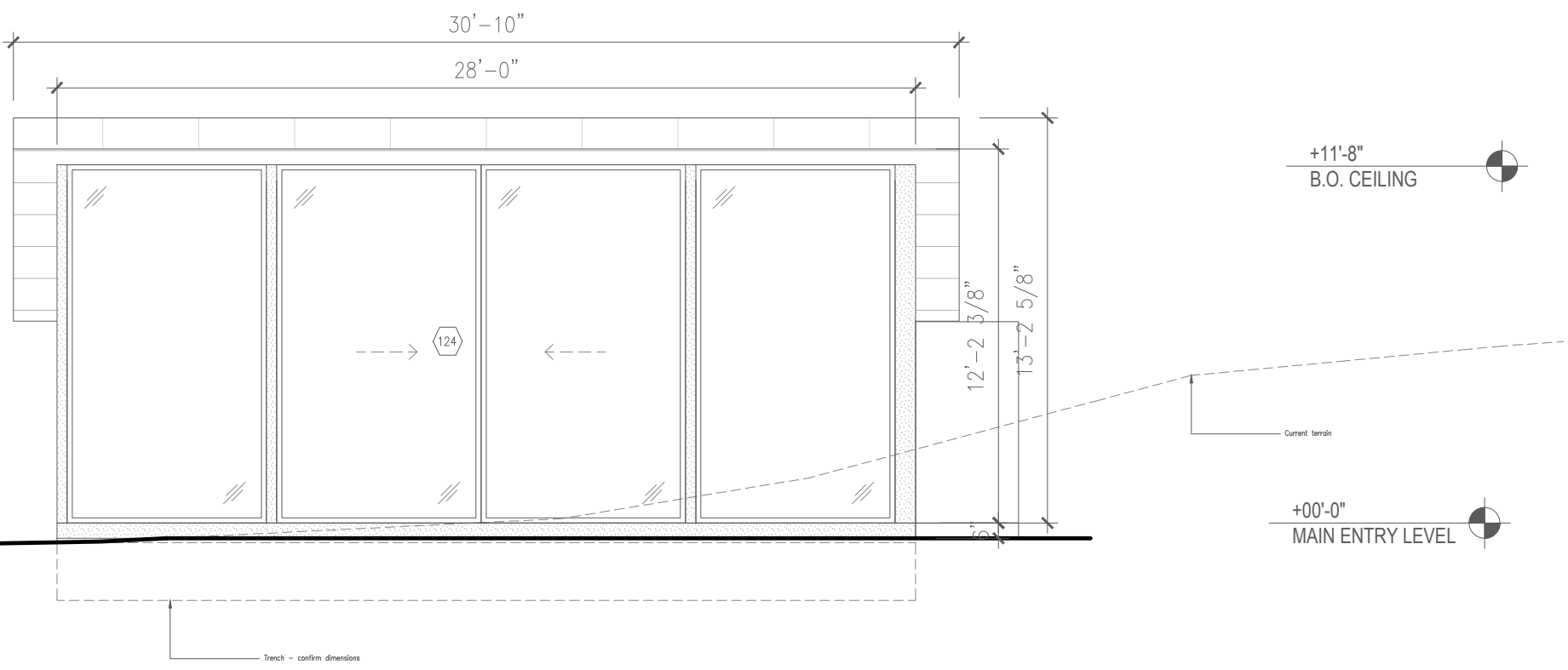


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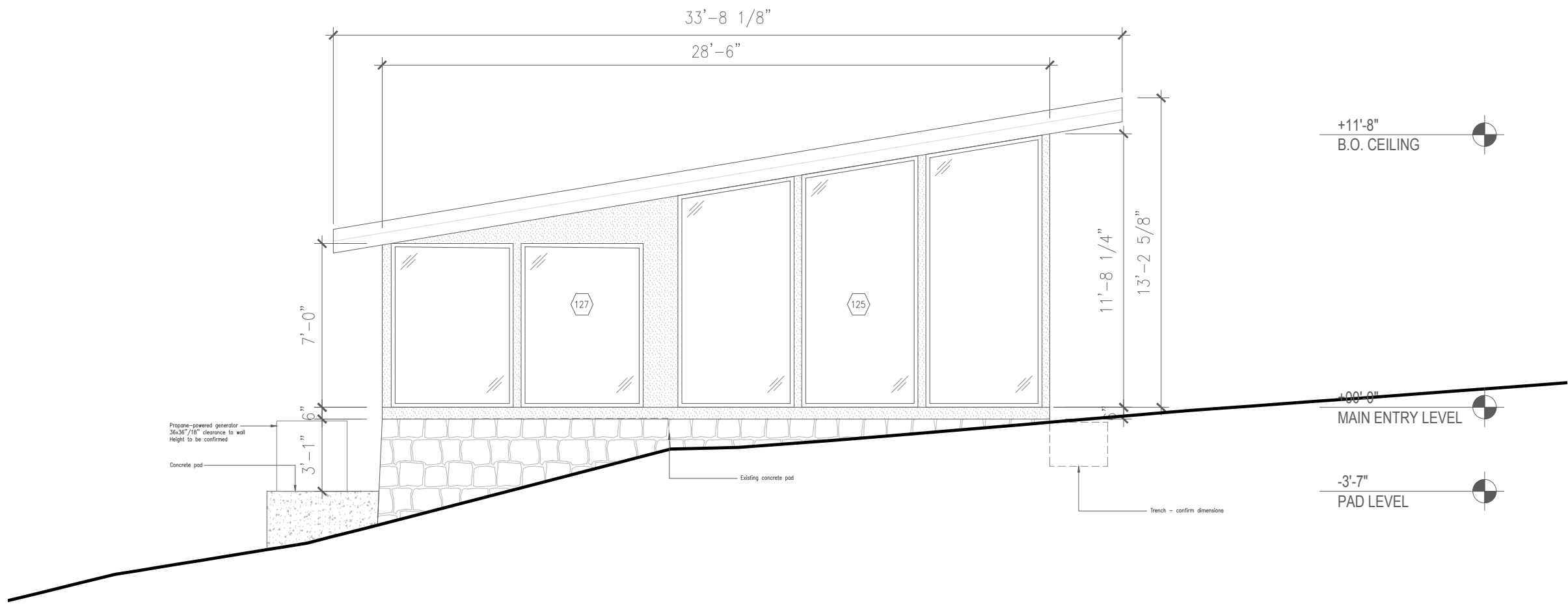
REDBUD GUEST HOUSE
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WEST LAKE HILLS, TX 78746

GROUND FLOOR RCP

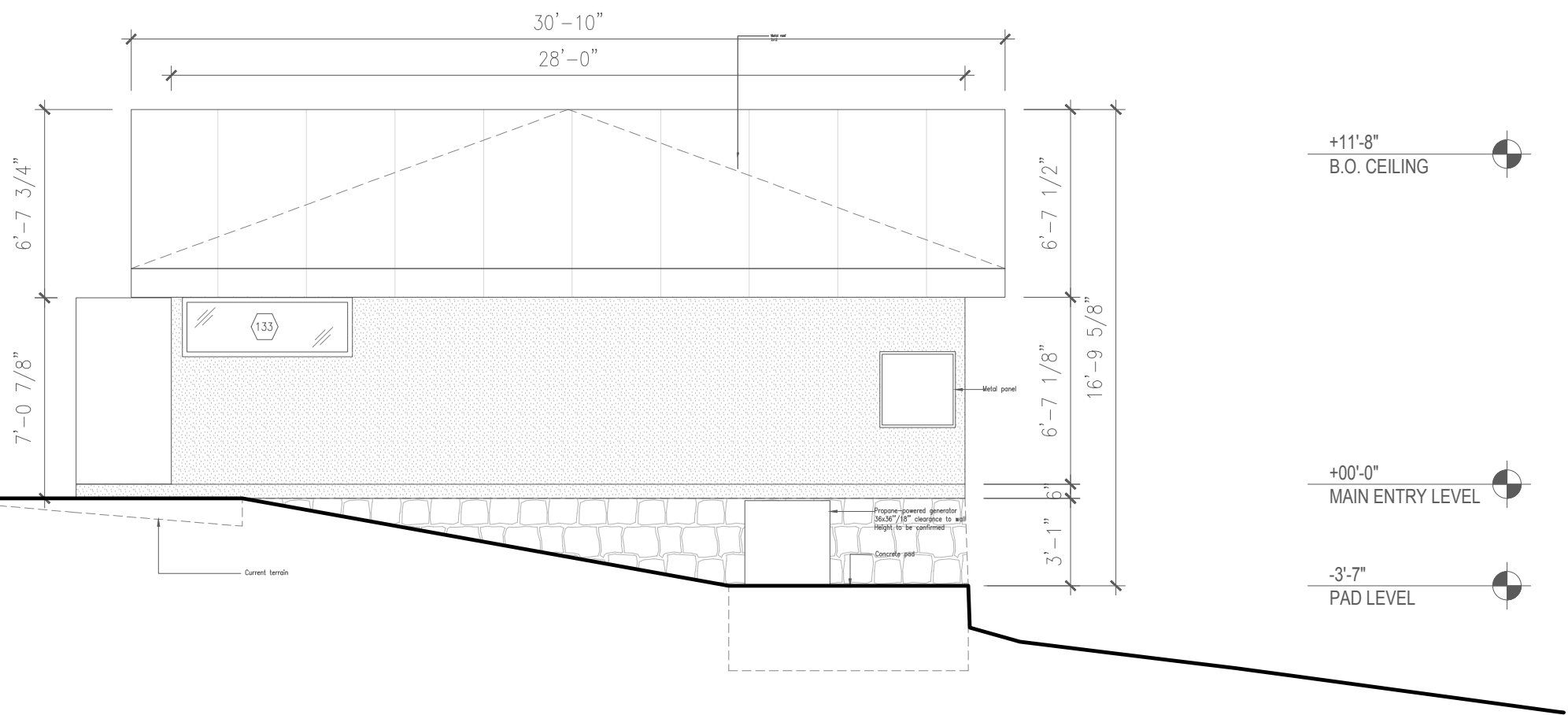
SCALE (200%) 3/16" = 1'-0"	A-111
DATE 2021.03.09	
PROJECT 2009	



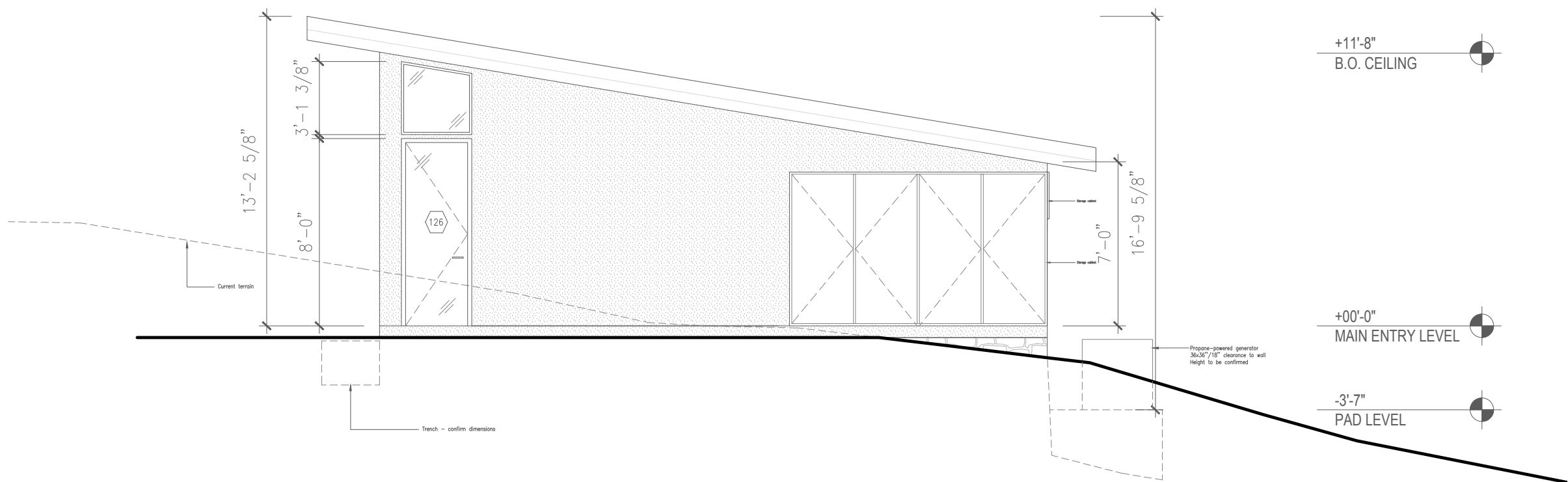
ACCESSORY BUILDING - EAST
3/16"=1'-0"



ACCESSORY BUILDING - SOUTH
3/16"=1'-0"



ACCESSORY BUILDING - WEST
3/16"=1'-0"



ACCESSORY BUILDING - NORTH
3/16"=1'-0"

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

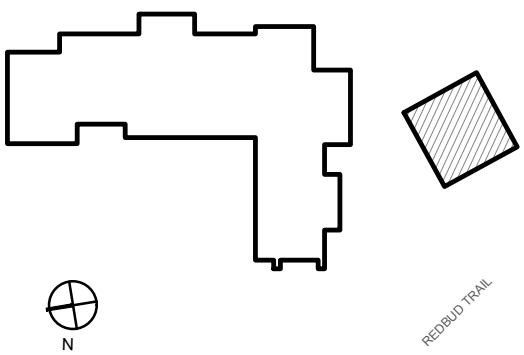
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



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EXTERIOR ELEVATIONS

SCALE (2020)	A-201
3/16" = 1'-00"	
DATE: 2021.02.19	
PROJECT: 2009	

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

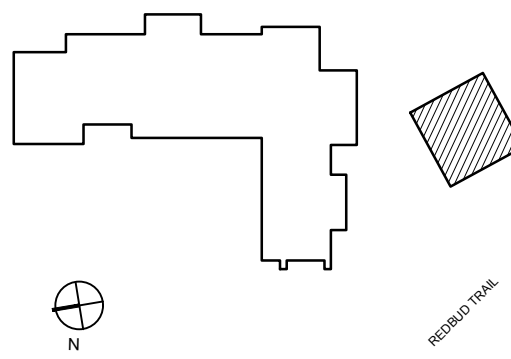
CONTRACTOR

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KEY PLAN



SEAL & SIGNATURE

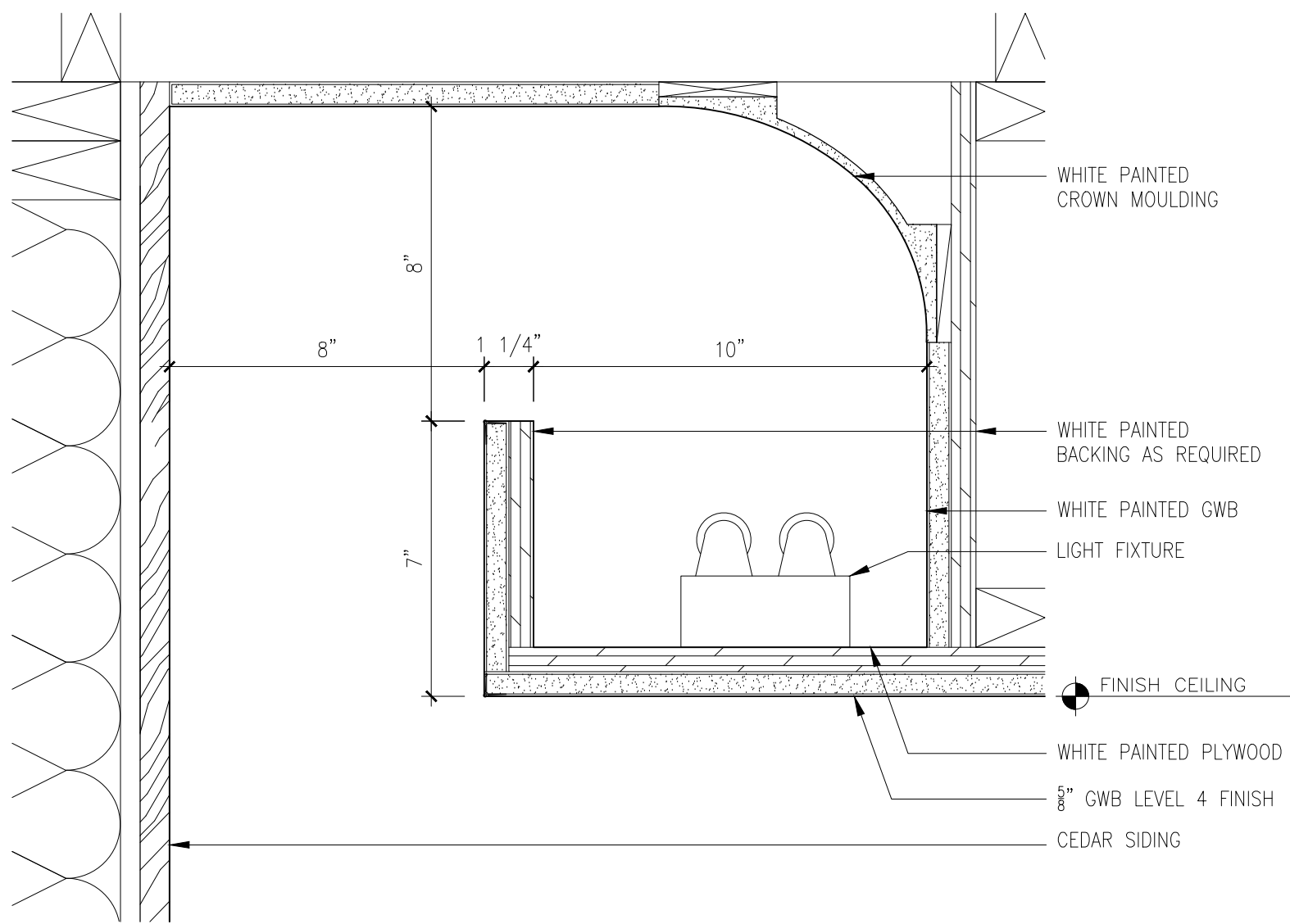


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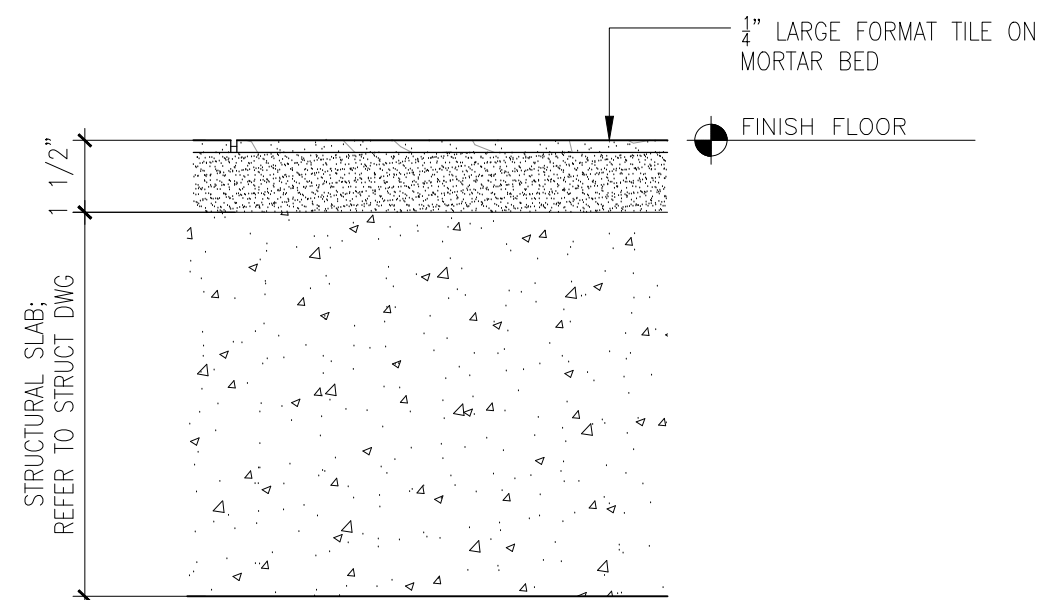
REDBUD GUEST HOUSE
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WEST LAKE HILLS, TX 78746

WALL TYPES

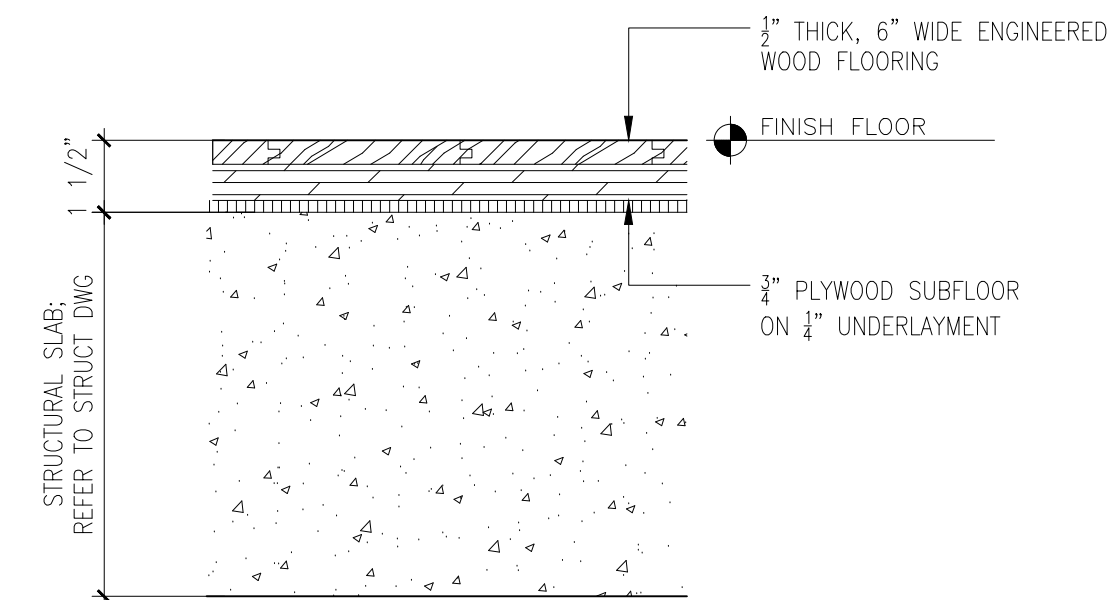
SCALE (2024) NTS	A-501
DATE 2020.01.25	
PROJECT 2009	



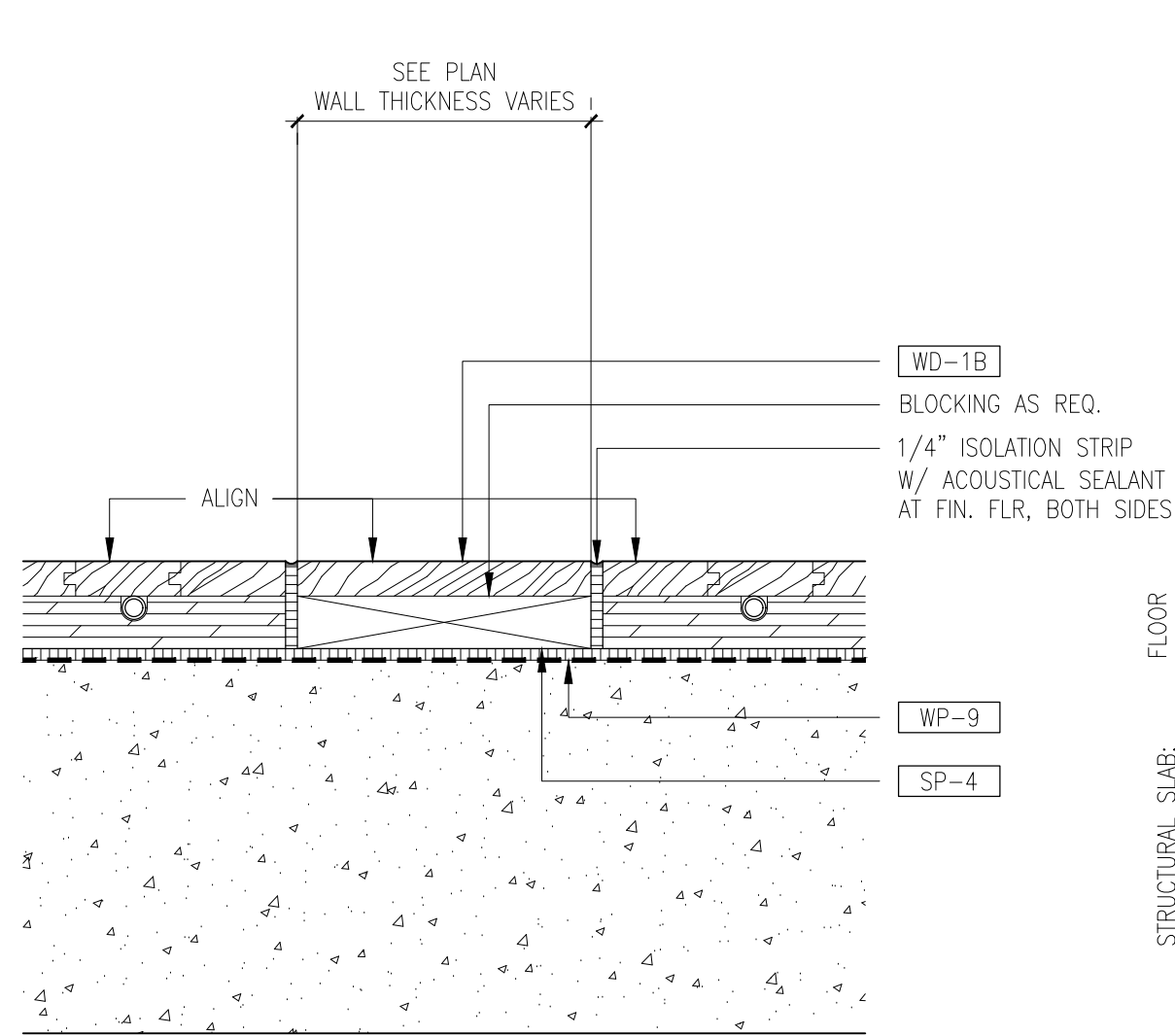
8 LIGHT COVE DETAIL
3" = 1'-0"



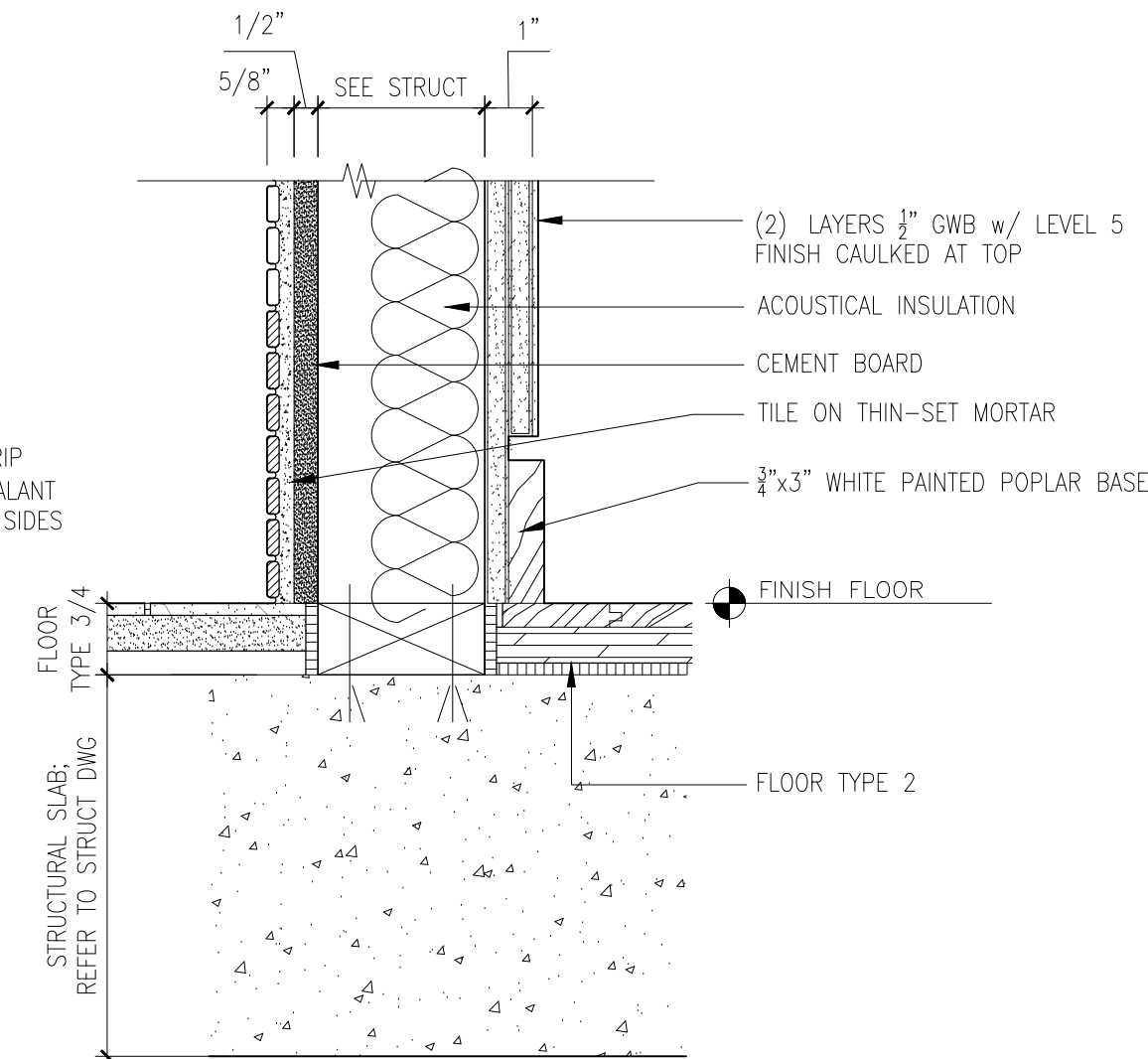
7 FLOOR TYPE 3: LARGE FORMAT TILE
3" = 1'-0"



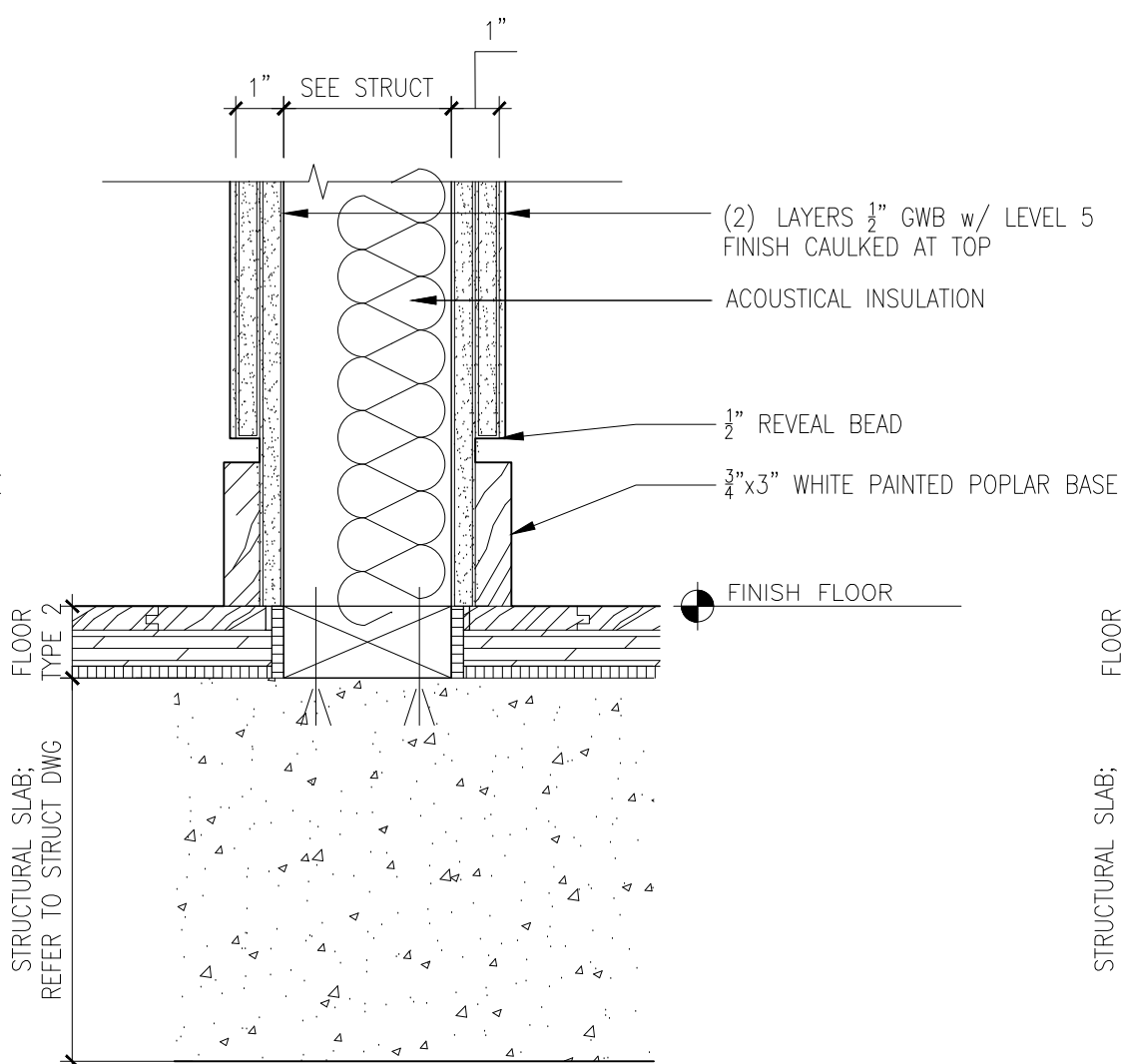
6 FLOOR TYPE 2: WOOD
3" = 1'-0"



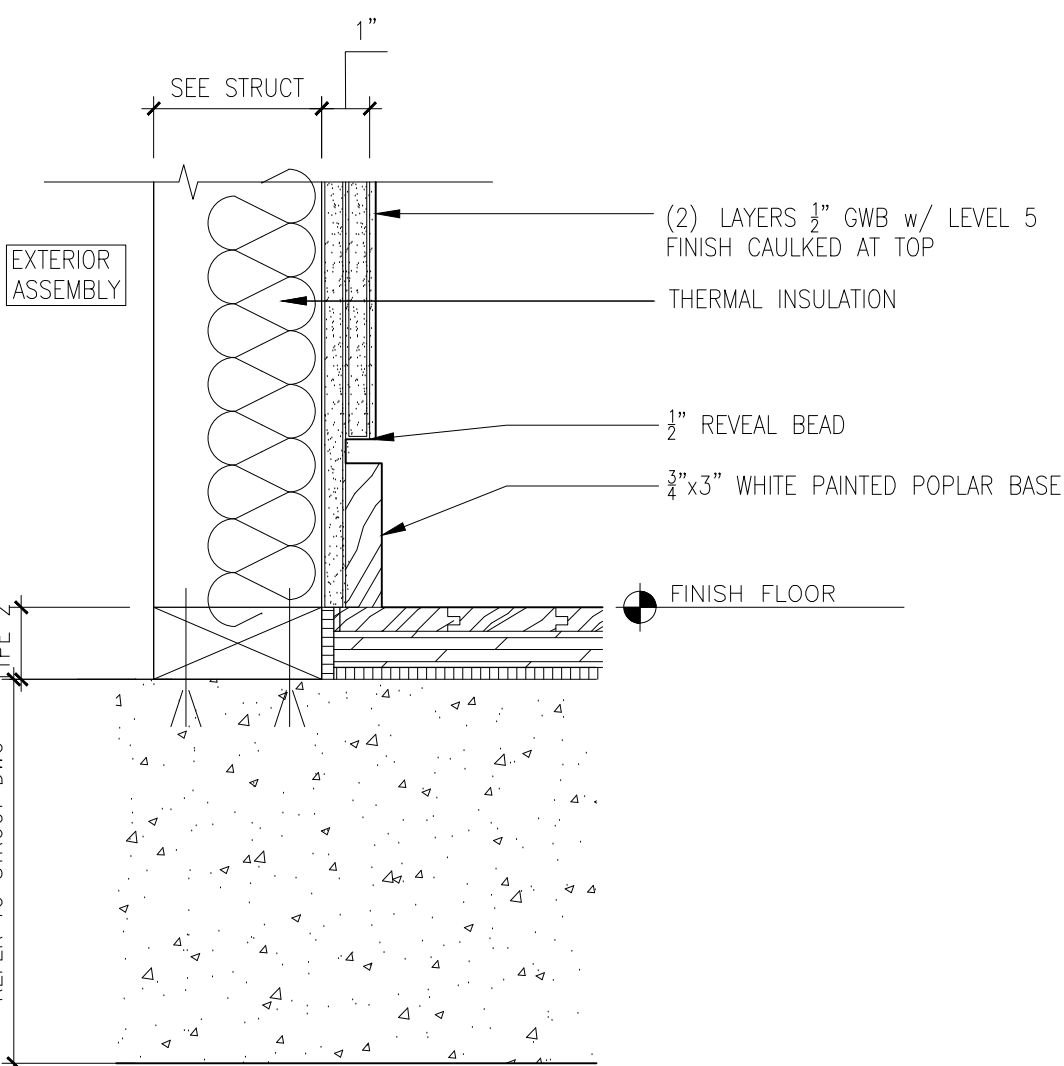
5 THRESHOLD TH-1: WOOD THRESHOLD
3" = 1'-0"



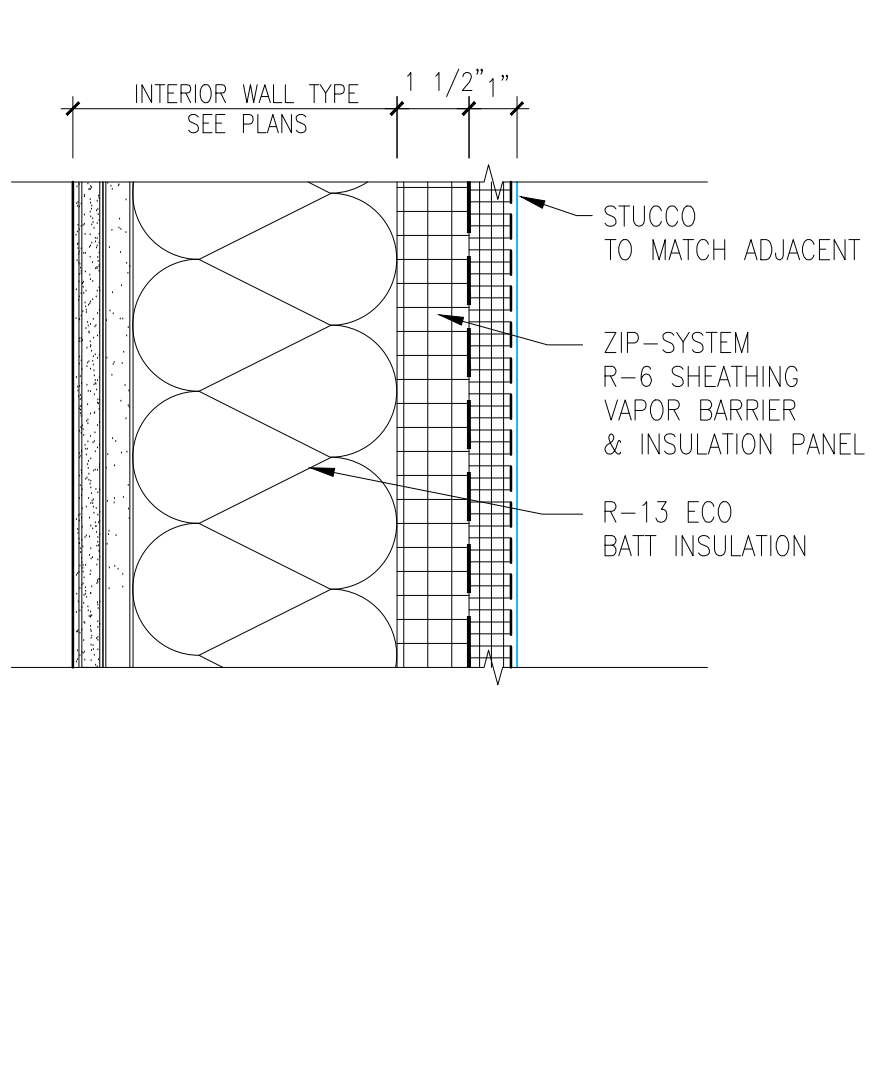
4 WALL TYPE 24: GWB / TILE
3" = 1'-0"



3 WALL TYPE 23: GWB / GWB
3" = 1'-0"



2 WALL TYPE 21: GWB / GWB
3" = 1'-0"



1 EXTERIOR WALL TYPE 2: STUCCO (EX-02)
3" = 1'-0"

NOTE:
ASSUMPTIONS ARE MADE REGARDING FLOOR ASSEMBLIES AND THE BUILD-UP IS SHOWN FOR REFERENCE ONLY. WE DO NOT INTEND TO INCREASE THE ASSEMBLY THICKNESS.

WINDOW / EXTERIOR DOOR SCHEDULE									
#	TYPE	OPERATION	INSECT	MATERIAL	GLAZING	DIMENSION		DIVISIONS	NOTES
						WIDTH	HEIGHT		
124	SLINDING DOORS/WINDOWS	OXXO	NO	Aluminum Frame Bronze Exterior/ White Interior	GL-1	26'-9 3/4"	11'-8"	4 divisions	
125	FIXED WINDOW	N/A	NO	Aluminum Frame Bronze Exterior/ White Interior	GL-1	15'-6 1/2"	11'-7 1/2"	3 divisions	Trapezoid window Max.height:11'-7 1/2" Min.height: 9'-00"
126	SWING DOOR	LH	NO	Aluminum Frame Bronze Exterior/ White Interior	GL-1	3'-0"	8'-0"		Transom: trapezoid fixed window
127	FIXED WINDOW	N/A	NO	Aluminum Frame Bronze Exterior/ White Interior	GL-1	10'-6"	8'-9 1/2"	2 divisions	Trapezoid window Max.height:8'-9 1/2" Min.height: 7'-00"
133	FIXED WINDOW	N/A	NO	Aluminum Frame Bronze Exterior/ White Interior	GL-1	6'-00"	2'-00"		

SCHEDULE – WINDOWS / EXTERIOR DOORS

GLAZING SCHEDULE				
#	TYPE		EXTERIOR	INTERIOR
GL-1	Vitro Solarban 70 or equivalent low E	Double glazed 2" clear heat strengthened glass unit	1/4" heat strengthened	1/2" air filled with dark anodized spacer 1/4" heat strengthened with low E on #5 surface

SCHEDULE – GLAZING

Interior Door Schedule								
#	ROOM	TYPE	OPERATION	DIMENSION		DOOR		
				WIDTH	HEIGHT	THICKNESS	DOOR FINISH	FRAME FINISH
116	121 - BEDROOM		RH	2'-6"	7'-0"	1-3/4"	PT-X	PT-X
117	120 - BATHROOM	SLIDING DOOR	N/A	2'-8"	7'-0"	1-3/4"	PT-X	PT-X
119	TOILET STALL		LHR	2'-6"	7'-0"	1-3/4"	PT-X	PT-X

SCHEDULE – INTERIOR DOORS

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

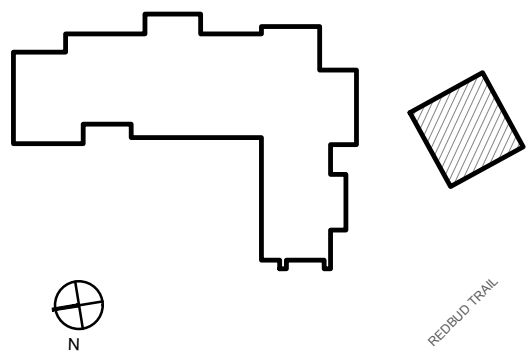
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



SEAL & SIGNATURE:



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SCHEDULES

SCALE (20234) NTS	A-601
DATE 2021.02.19	
PROJECT 2009	

#	DATE	DESCRIPTION
1	2020.12.18	BID SET

Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1 [FO1] ¹	Slab edge insulation R-value.	R- ☐ Unheated ☐ Heated	R- ☐ Unheated ☐ Heated	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.8 [FO2] ¹	Slab edge insulation installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1 [FO3] ¹	Slab edge insulation depth/length.	____ ft	____ ft	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ²	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.8 [FO12] ²	Snow- and ice-melting system controls installed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Exception: Requirement is not applicable.

Additional Comments/Assumptions:

REScheck Software Version : REScheck-Web Inspection Checklist

Energy Code: 2009 IECC

Requirements: 51.0% were addressed directly in the REScheck software
Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.2 [PR1] ¹	Construction drawings and documentation demonstrate energy code compliance for the building envelope.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
103.2, 403.7 [PR3] ¹	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the commercial code.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.6 [PR2] ²	Heating and cooling equipment is sized per ACCA Manual S based on loads per ACCA Manual J or other approved methods.	Heating: Btu/hr: ____ Cooling: Btu/hr: ____	Heating: Btu/hr: ____ Cooling: Btu/hr: ____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001

Additional Comments/Assumptions:

Project Title: 902 Redbud - Guest House
Data filename: 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Report date: 04/06/21
Page 4 of 7

2009 IECC Energy Efficiency Certificate

Insulation Rating		R-Value	
Above-Grade Wall		19.00	
Below-Grade Wall		0.00	
Floor		19.00	
Ceiling / Roof		28.00	
Ductwork (unconditioned spaces):			
Glass & Door Rating		U-Factor	SHGC
Window		0.28	0.18
Door		0.28	0.19
Heating & Cooling Equipment		Efficiency	
Heating System:			
Cooling System:			
Water Heater:			
Name:		Date:	
Comments			

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2 [F11] ¹	Ceiling insulation R-value. Where > R-30 is required, R-30 can be used if insulation is not compressed at eaves. R-30 may be used for 500 ft ² or 20% (whichever is less) where sufficient space is not available.	R- ☐ Wood ☐ Steel	R- ☐ Wood ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [F12] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 500 ft ² .			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.2.3 [F13] ¹	Attic access hatch and door insulation aR-value of the adjacent assembly.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.2, 402.4.2.1 [F17] ¹	Building envelope tightness verified by blower door test result of <7 ACH at 50 Pa. This requirement may instead be met via visual inspection, in which case verification may need to occur during Insulation Inspection.	ACH 50 = ____	ACH 50 = ____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.2 [F14] ¹	Post construction duct tightness test result of ≤8 cfm to outdoors, or ≤12 cfm across systems. Or, rough-in test result of ≤6 cfm across systems or ≤4 cfm without air handler. Rough-in test verification may need to occur during Framing Inspection.	____ cfm	____ cfm	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.1.1 [F19] ¹	Programmable thermostats installed on forced air furnaces.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.1.2 [F110] ¹	Heat pump thermostat installed on heat pumps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Exception: Requirement is not applicable. Location on plans/spec: A-001
403.4 [F111] ¹	Circulating service hot water systems have automatic or accessible manual controls.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
404.1 [F17] ¹	50% of lamps in permanent fixtures are high efficacy lamps.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
401.3 [F17] ¹	Compliance certificate posted.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
303.3 [F118] ¹	Manufacturer manuals for mechanical and water heating equipment have been provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met.

Additional Comments/Assumptions:

Project Title: 902 Redbud - Guest House
Data filename: 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Report date: 04/06/21
Page 7 of 7

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
North Wall: Wood Frame, 24" o.c. Orientation: Front	327	13.0	6.0	0.052	1
Window: Metal Frame w/ Thermal Break SHGC: 0.18 Orientation: Front	315			0.280	88
Floor: Slab-On-Grade (Unheated) Insulation depth: 4.0'	113		19.0	0.639	72

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

David Bench - Architect
Name - Title
David Bench
Signature
2020-04-09
Date

Project Title: 902 Redbud - Guest House
Data filename: Report date: 04/06/21
Page 2 of 7

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ²	All installed insulation is labeled or the installed R-values provided.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.1.1, 402.2.4, 402.2.5 [IN3] ¹	Wall insulation R-value. If this is a mass wall with at least 1/2 of the wall insulation on the wall exterior, the exterior insulation requirement applies.	R- ☐ Wood ☐ Mass ☐ Steel	R- ☐ Wood ☐ Mass ☐ Steel	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

Project Title: 902 Redbud - Guest House
Data filename: 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Report date: 04/06/21
Page 6 of 7

Generated by REScheck-Web Software Compliance Certificate

Project 902 Redbud - Guest House

Energy Code: 2009 IECC
Location: West Lake Hills, Texas
Construction Type: New Construction
Project Type: Bldg. faces 315 deg. from North
Orientation: 750 ft²
Conditioned Floor Area: 74%
Glazing Area: 2 (1688 HDD)
Climate Zone:
Permit Date:
Permit Number:

Construction Site: 902 Redbud Trail
West Lake Hills, Texas 78746
Owner/Agent:
Designer/Contractor: David Bench
Architect

Compliance: Passes using UA trade-off
Compliance: 49.9% Better Than Code
Maximum UA: 676
Your UA: 339
Maximum SHGC: 0.30
Your SHGC: 0.19

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. U-TOES NOT provide an estimate of energy use for cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling: Structural Insulated Panels (SIPs)	1,040		28.0	0.037	38
West wall: Wood Frame, 24" o.c. Orientation: Left side	265	13.0	6.0	0.052	4
Entrance Door: Glass Door (over 50% glazing) SHGC: 0.19 Orientation: Left side	24			0.280	7
Window above door: Metal Frame w/ Thermal Break SHGC: 0.19 Orientation: Left side	9			0.280	2
Window: Metal Frame w/ Thermal Break SHGC: 0.19 Orientation: Left side	161			0.280	45
South wall: Wood Frame, 24" o.c. Orientation: Back	184	13.0	6.0	0.052	1
Suana Window: Metal Frame w/ Thermal Break SHGC: 0.19 Orientation: Back	166			0.280	46
Bedroom Window: Metal Frame w/ Thermal Break SHGC: 0.19 Orientation: Back	7			0.280	2
East Wall: Wood Frame, 24" o.c. Orientation: Right side	265	13.0	6.0	0.052	9
Window 1: Metal Frame w/ Thermal Break SHGC: 0.19 Orientation: Right side	85			0.280	24

Project Title: 902 Redbud - Guest House
Data filename: Report date: 04/06/21
Page 1 of 7

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹	Glazing U-factor (area-weighted average).	U-____	U-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹	Glazing SHGC value (area-weighted average).	SHGC: ____	SHGC: ____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.4 [FR20] ¹	Fenestration that is not site built is listed and labeled as meeting AIAA/WDMA/CA 1001.5-2/4440 or has infiltration rates per NFRC 400 that do not exceed code limits.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
402.4.5 [FR16] ¹	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
403.2.1 [FR12] ¹	Supply ducts in attics are insulated to ≥R-8. All other ducts in unconditioned spaces or outside the building envelope are insulated to ≥R-6.	R-____ R-____	R-____ R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.2.2 [FR13] ¹	All joints and seams of air ducts, air handlers, filter boxes, and building cavities used as return ducts are sealed.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.2.3 [FR15] ¹	Building cavities are not used for supply ducts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.3 [FR17] ¹	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.4 [FR18] ¹	Circulating service hot water pipes are insulated to R-2.	R-____	R-____	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	Requirement will be met. Location on plans/spec: A-001
403.5 [FR19] ¹	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

Project Title: 902 Redbud - Guest House
Data filename: 1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)
Report date: 04/06/21
Page 5 of 7

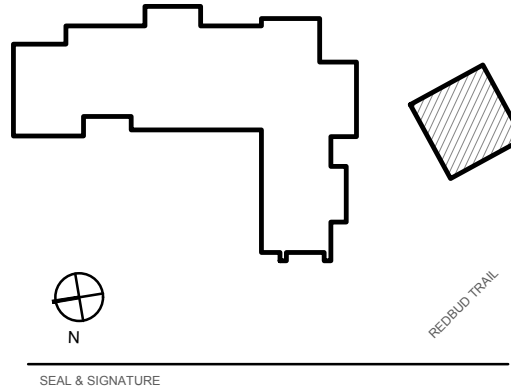
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



SEAL & SIGNATURE



inca architecture pllc
1 randolph place
Rollingwood, Texas
78746

REDBUD GUEST HOUSE
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

ENERGY CODE

SCALE (2024) NTS	EN-100
DATE 2021.XX.XX	
PRODUCT 2009	

902 Redbud
Guest House Special Use Permit Application

Current (pre-ice storm) photos of existing slab











SETBACK VARIANCE
STAFF REPORT

August 11, 2021

Project Address: 116 Skyline Drive

Project Number: 16638

Agenda Item: Land Use: **116 Skyline Drive:** Discussion/recommendation on an application for a variance request to encroach a front building setback (West Lake Hills Code Sec. 22.03.281 & 22.03.275). Kim Power agent for Brian Sharples.

- Section 22.03.281 – Encroachment in a Building Setback
- Section 22.03.275 – Building Setback Distances

Applicant Information: Kim Power agent for Brian Sharples

Hearing Dates:

July 21, 2021

ZAPCO

August 11, 2021

Board of Adjustment

Location: The subject property is located at 116 Skyline Drive.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

The site is surrounded by single-family residential lots.

Background & Analysis:

The applicant is requesting an encroachment into the front setback to construct a carport over an existing parking area.

- **The proposed encroachment is to build the carport all the way up to the property line, a 50-foot encroachment into the 50-foot front setback.**

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

- 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 application states – *“In addition to the limited buildable area due to the irregular shape of the property, the significantly sloped topography and dense mature tree cover necessitate a narrow, linear access point to the site. The existing garage & driveway were built on the footprint of the previous garage & driveway, which encroached into the front setback. While this minimized concrete & impervious cover for the driveway, it created a driveway and parking area that was restricted to the front setback.”*

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

The application states – *“The natural terrain and existing flora should not be disturbed, as the parking area already exists. The cover will be supported on four columns, which will be mounted to the existing concrete retaining wall. No demolition and no sitework will be required, no trees will be removed, and no additional impervious cover will be created.”*

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

The application states – *“Because the existing garage and driveway are entirely within the front setback, there is no place to locate a parking cover that does not encroach into the front setback. Any other solution would involve adding impervious cover and creating site disturbance.”*

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

The application states – *“The objective is to add utility to the site with minimal intervention, to resolve the problem of debris and the elements created by parking exposed surrounded by trees. By putting a carport over an existing parking area, we are achieving protected parking with minimal intervention and minimal visual impact.”*

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

The application states – *“Although this adds a roof structure in the front setback, it only goes over a portion of the existing driveway and does not create a visual obstruction or interference. The roof structure will be dark metal, to match the existing house as well as to blend in with the trees and natural landscape.”*

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

The application states – *“The roof structure will be as thin as possible (approx. 12”-15” thick), simple and minimal in design, and supported by thin columns which blend in with the surroundings. The structure will not add building mass or enclosure and maintain the existing street access.”*

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation:

ZAPCO recommended approval 4-1.

Staff Recommendation

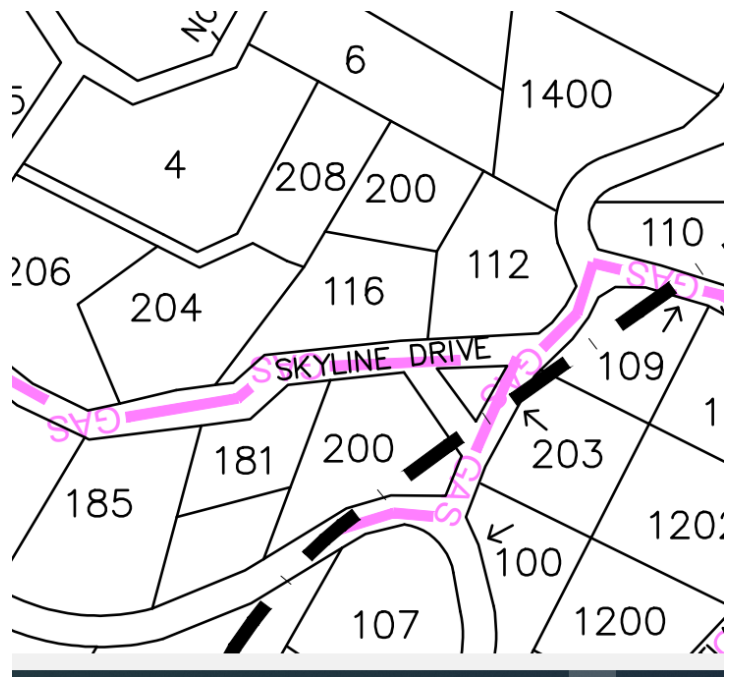
Staff recommends DENIAL of the variance request based a lack of hardship.

Links to Relevant Code:

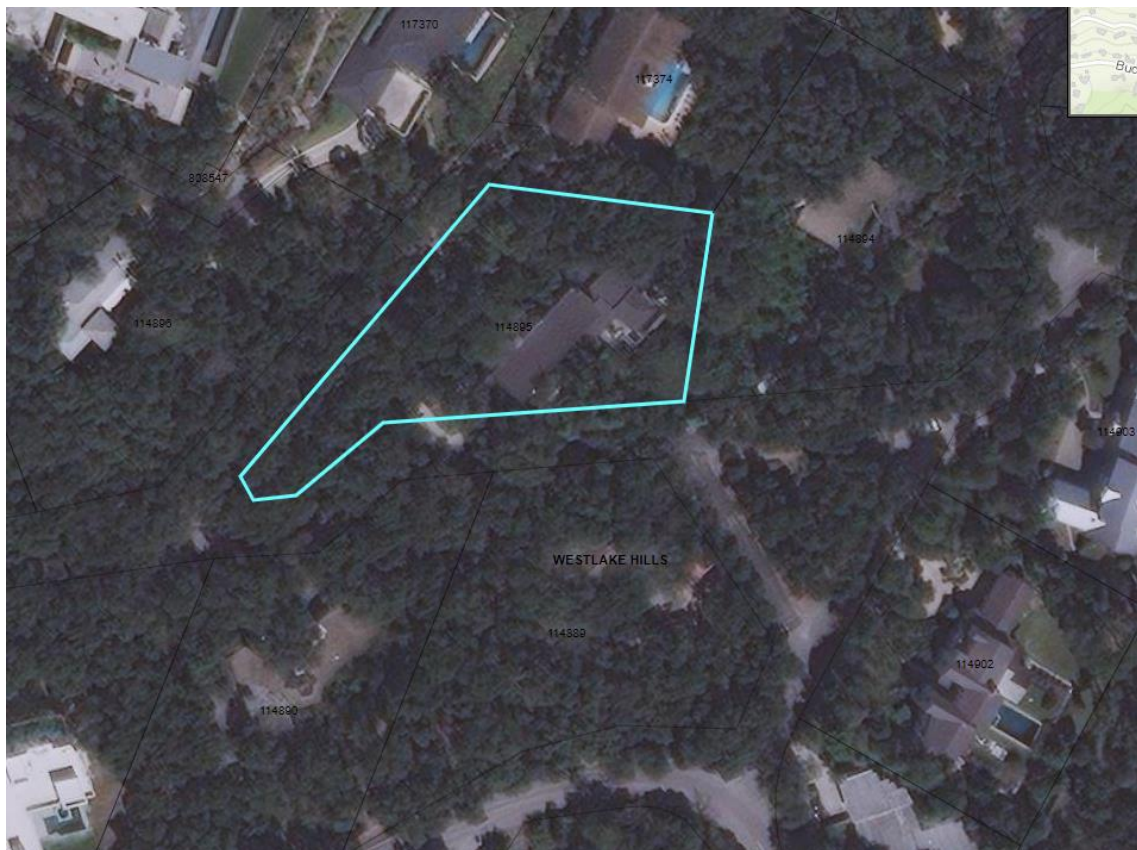
- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.275](#) [Building Setback Distances](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL
R-2 MULTI-FAMILY RESIDENTIAL
R-3 TRANSITIONAL
O OFFICE
B-1 BUSINESS 1
B-2 BUSINESS 2
B-3 BUSINESS 3
GUI GOVERNMENT, UTILITY INSITUTIONAL



AERIAL PHOTO



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
pzsec@westlakehills.org and planner@westlakehills.org*****

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: Brian Sharples Phone: 512-750-8531

Email: _____

Address: 116 Skyline Dr City: West Lake State: TX Zip: _____

Agent*: Kim Power / Dick Clark + Associates Phone: 512-472-4980

Email: _____

Address: 2120 E 7th St. City: Austin State: TX Zip: 78702

Property Address: 116 Skyline Dr City: West Lake State: TX Zip: 78746

Property Information

Subdivision Name: _____

Block: _____ Lot: _____ TCAD Tax Parcel ID: 114895

Current Zoning Classification: R-1 One Family Total Lot Size (Acres): .85

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

PROJECT INFORMATION

Please list all variances being applied for: (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 for Carport to encroach into 50' Front Building Setback (22.03.275)
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

- 6) _____
7) _____
8) _____
9) _____
10) _____

Brief Description of project/why variances are needed: _____

The existing home has a 2-car garage, and the owner needs additional covered parking. There are 2 existing guest parking spots, which are uncovered, and it is proposed to place a roof over these existing spots. Due to the unusual shape of the lot, the buildable area is severely limited, and the only available parking is within the front setback.

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.*)

1) 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.

In addition to the limited buildable area due to the irregular shape of the property, the significantly sloped topography and dense mature tree cover necessitate a narrow, linear access point to the site. The existing garage & driveway were built on the footprint of the previous garage & driveway, which encroached into the front setback. While this minimized concrete & impervious cover for the driveway, it created a driveway and parking area that was restricted to the front setback.

2) 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 should not be disturbed, as the parking area already exists. The cover will be supported on four columns, which will be mounted to the existing concrete retaining wall. No demolition and no sitework will be required, no trees will be removed, and no additional impervious cover will be created.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

Because the existing garage and driveway are entirely within the front setback, there is no place to locate a parking cover that does not encroach into the front setback. Any other solution would involve adding impervious cover and creating site disturbance.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

The objective is to add utility to the site with minimal intervention, to resolve the problem of debris and the elements created by parking exposed surrounded by trees. By putting a carport over an existing parking area, we are achieving protected parking with minimal intervention and minimal visual impact.



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

Although this adds a roof structure in the front setback, it only goes over a portion of the existing driveway and does not create a visual obstruction or interference. The roof structure will be dark metal, to match the existing house as well as to blend in with the trees and natural landscape.

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

The roof structure will be as thin as possible (approx. 12"-15" thick), simple and minimal in design, and supported by thin columns which blend in with the surroundings. The structure will not add building mass or enclosure, and maintain the existing street access.

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

04/30/2021
Date

Kim Power, AIA
Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change 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:



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, BRIAN SHARPLES
have made, constituted and appointed KIM POWER (DICK CLARK + ASSOCIATES)
to be my duly authorized representative in connection with an application dated 4/30/2021,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

BRIAN SHARPLES
Property Owner/Applicant Name

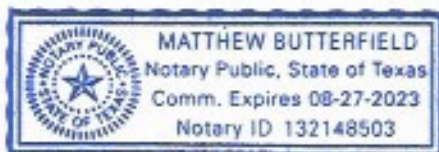

Property Owner/Applicant Signature
TX 78746
State Zip Code

116 SKYLINE DRIVE WEST LAKE HILLS
Street Address City

512-750-8531
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 29th day of April, 20 21.

 Matthew Butterfield
Notary Public in and for the State of Texas



LETTER TO ZAPCO CHAIRPERSON

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive, West Lake Hills, Texas 78746

April 30, 2021

Dear Mr. Chairman:

The property located at 116 Skyline Dr. is currently an existing two-story, single-family home, with a 2-car garage and two additional uncovered parking spaces at the side of the driveway. As the garage does not provide enough space to meet the parking needs of the home and there is not space to expand the garage, the two uncovered parking spaces are used virtually full time on a daily basis.

However, the existing uncovered parking spaces are under mature trees, subjecting the cars to the elements – in particular, a significant amount of debris from the trees overhead.

The owner would like to construct a cover over the existing parking spaces, to protect their vehicles.

We are requesting one variance for the proposed design: encroachment into the 50' front yard setback. The existing home was constructed in 2011 on top of the footprint of the previous home, which has a front setback of approximately 10'. The home received a variance for this at that time because it was determined that the most thoughtful and sensitive way to build on the site was to keep the existing footprint and slide the house in along the contours and between the trees, minimizing the site disturbance. As a result, the amount of driveway and parking space is adequate but limited. There is no reasonable design solution to expand the garage to obtain more covered parking behind the setback (doing so would require many feet of cut and fill and tree disturbance to the extent that more variances would be required), and placing a cover over the existing parking is both minimally invasive and perfectly functional.

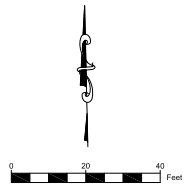
The proposed design is to cover the back part of the driveway with a roof that matches the existing house (low profile, black metal) to make a carport. It would be supported on steel columns set on top of the existing concrete retaining walls, so no site work, tree impacts, or additional impervious cover would be necessary.

We very much appreciate your consideration and look forward to your comments.

Respectfully,



Kim Power, AIA
Partner - Dick Clark + Associates



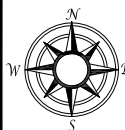
Note:
The bearing basis for this survey is the
State Plane Coordinate System,
NAD83, Texas Central Zone, (4203),
GEOID: 12A
Datum: NAVD83
CONVERGENCE: 1" 18' 20.96"

PARTIAL TOPOGRAPHIC SURVEY FOR
BRIAN AND TRACEY SHARPLES
0.85 ACRES
KLK CONSTRUCTION CO., INC. HERITAGE TITLE COMPANY OF AUSTIN, INC.
CALLED 0.854 AC. OF THE WILKENS SPARKS SUR. #4 A-21
DOC. 2011084202, a.k.a. LOT 6 OF THE L.L. BRADSHAW SUBDIVISION,
CITY OF WESTLAKE HILLS, IN TRAVIS COUNTY, TEXAS

LEGEND

ELEVATION BENCHMARK	⊕
AXLE FOUND	⋆
STEEL COTTON SPINDLE	⊙
IRON PIN FOUND	●
CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN	⦿
IRON PIN SET	⦿
IRON PIPE FOUND	⦿
FENCE POST	⊕
NAIL FOUND	⦿
NAIL SET	⦿
MAG SPIKE SET	⦿
CONCRETE MONUMENT FOUND	⦿
EXISTING WIRE FENCE	— X —
CHAINLINK FENCE	— o —
BOARD FENCE	— — —
DRAINAGE MANHOLE	⊕
GAS LINE VALVE	⊕
WELL	⊕
FIRE HYDRANT	⊕
POWER POLE	⊕
WATER VALVE	⊕
TELEPHONE CABLE	— T —
WATERLINE EXISTING	— W —
OVERHEAD POWER LINE	— E —
CENTER LINE OF CHANNEL	— C —
RECORD CALLS (BEARING / DISTANCE)	— — —
RECORD FILE LOCATION VOLUME / PAGE	— — —
DATA THIS SURVEY BEARING / DISTANCE	— — —
SPECIAL FLOOD HAZARD AREA PER F.E.M.A. (APPROXIMATE LIMIT WILL VARY WITH CONDITIONS)	— — —
TRACT LINES	— — —
BOUNDARY LINES	— — —
LAND GRANT LINES	— — —
All document references are in Travis Co. Official Public Records of Travis Co., Tx. OPRTCT	

116 SKYLINE



Forest Surveying & Mapping Company
1002 Ash St. Georgetown, Texas
phone: 512-930-5927
www.forestsurveying.com
TBPLS FIRM NO. 10002000

Surveying Services are regulated by the Texas Board of Professional Engineers
and Land Surveyors 1917 S Interstate 35 Austin, TX 78741, US (512) 440-7723

THIS SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACTED TITLE.
RECORD EASEMENTS HAVE BEEN LISTED HEREON AS IDENTIFIED FOR THIS SURVEY BY
COMMITMENT OF 201300346, EFF. DATE JAN. 31, 2013 PROVIDED BY HERITAGE TITLE
COMPANY OF AUSTIN, INC. AS FOLLOWS (MAY APPLY IF EXTENDING TO SITE):

A) EASEMENTS, MINERAL RIGHTS AND OTHER MATTERS THAT HAVE NOT BEEN REQUESTED
HAVE NOT BEEN REVIEWED AS A PART OF THIS SURVEY.

B) RESTRICTIVE COVENANTS HAVE NOT BEEN REVIEWED.

SCHEDULE B EASEMENT ITEMS AS FOLLOWS:

B. 10. C. TELEPHONE AND TELEGRAPH EASEMENT TO HERMAN BROWN OF RECORD IN VOL.
554, Pg. 635; VOL. 661, Pg. 568; VOL. 614, Pg. 260; VOL. 650, Pg. 570; AND VOL.
676, Pg. 298 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS CONVEYS A BLANKET
EASEMENT TO CONSTRUCT TELEPHONE AND TELEGRAPH LINES (SUBJECT TO RESTRICTIONS) ON
THE 4.5 ACRE L.L. BRADSHAW (PARCEL TRACT). NO EVIDENCE WAS FOUND TO INDICATE ANY
CONSTRUCTION UNDER THIS EASEMENT ON THIS PARCEL. THIS EASEMENT MAY APPLY TO THE
POWER LINE CONSTRUCTED WITHIN THE 30' ACCESS STRIP ALONG THE WEST BOUNDARY OF
THIS PARCEL.

B. 10. C. A 5' WIDE ELECTRIC AND TELEPHONE LINE EASEMENT GRANTED TO THE CITY OF
AUSTIN, BY INSTRUMENT OF RECORD IN VOL. 8347, Pg. 206 OF THE DEED RECORDS OF
TRAVIS COUNTY TEXAS IN SHOWN HEREON. IT IS NOTED THAT THE EXISTING POWER LINE IS
ONLY PARTIALLY WITHIN THE DESCRIBED EASEMENT.

NOTE: THE CITY OF WESTLAKE HILLS GRANTED A VARIANCE ON AUGUST 11, 2011 TO ALLOW
THE CONSTRUCTION A BUILDING ON THIS TRACT TO ENCRACH 4.0' INTO THE 50' FRONT
BUILDING SETBACK (SECTION 22.03.281 OF THE WESTLAKE HILLS CODE). SEE OTHER TERMS
FOR RETAINING WALLS.

STANDARD SURVEY NOTE:
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OPINION REGARDING OWNERSHIP OR TITLE.

I, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY
LEGALLY DESCRIBED HEREON UNDER MY SUPERVISION. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE AND BELIEF.

Survey Date September 22, 2020

William F. Forest, Jr.
William F. Forest, Jr., R.P.L.S. 1847



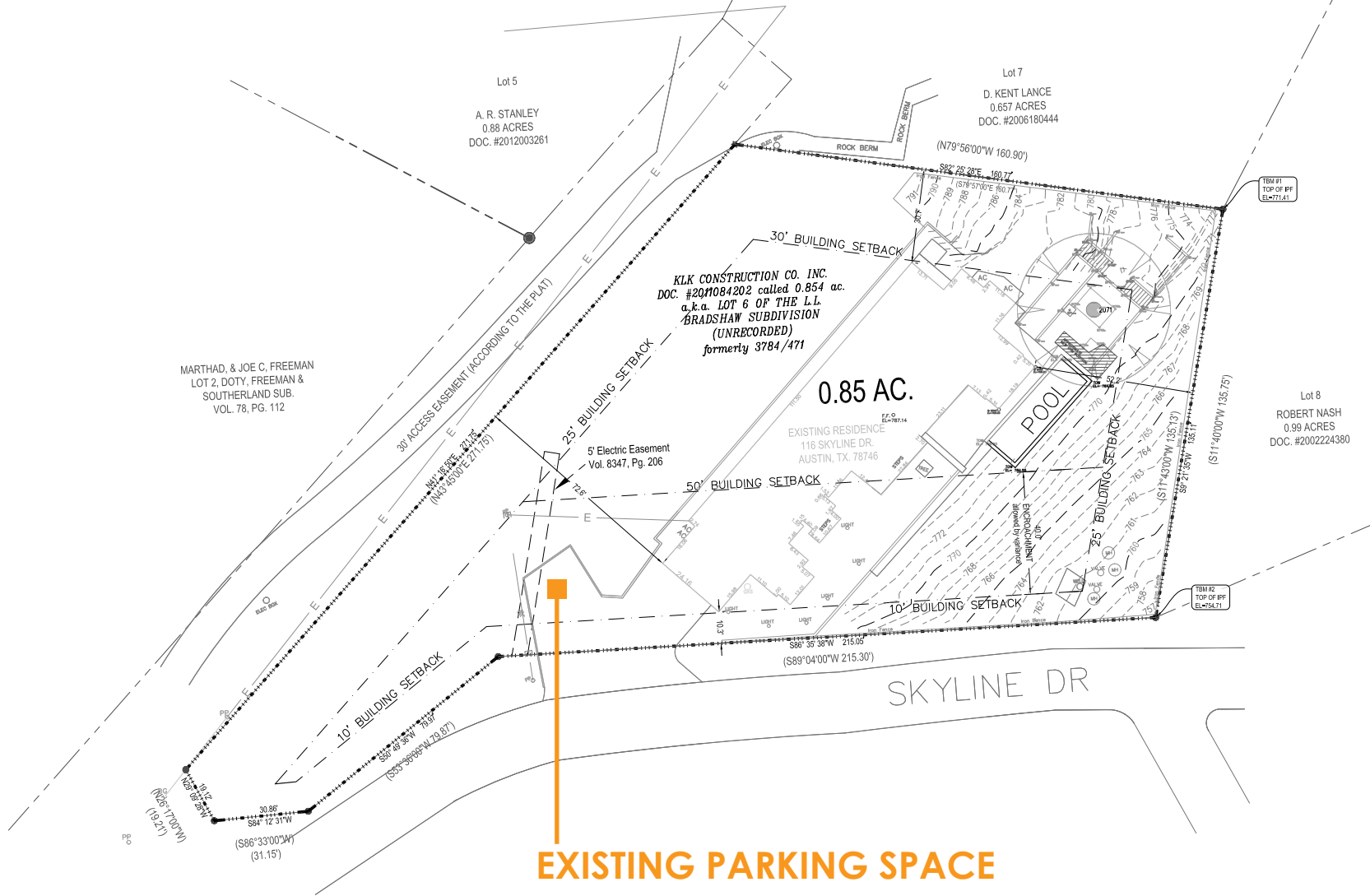
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DATE: September 24, 2020

PROJECT: 116 Skyline

DRAWING: 116 Skyline Boundary

Sheet One of One



EXISTING PARKING SPACE

SHARPLES RESIDENCE: CARPORT ADDITION
SITE SURVEY



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
EXISTING CONDITIONS: UPSTREET VIEW



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
EXISTING CONDITIONS: UPSTREET VIEW



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
EXISTING CONDITIONS: DOWNSTREET



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
EXISTING CONDITIONS: DOWNSTREET



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
PROPOSED CARPORT: DOWNSTREET VIEW



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

SHARPLES RESIDENCE: CARPORT ADDITION
PROPOSED CARPORT: DRIVEWAY VIEW



SETBACK VARIANCES
STAFF REPORT

AUGUST 11, 2021

Project Address: 201 West Spring Drive

Project Number: 16671

Agenda Item: Land Use: **201 West Spring Drive:** Discuss and consider action on an application for a variance request to (West Lake Hills Code Sec. 22.03.281). Rafael Acuna

- Section 22.03.281 – Encroachment in a building setback;

Applicant Information: Rafael Acuna

Hearing Dates:

July 21, 2021

ZAPCO

August 11, 2021

Board of Adjustment

Location: The subject property is located at 201 West Spring Drive.

Zoning & Site Characteristics:

The subject property is zoned R1 Family Residential.

The site is surrounded by single-family residential lots.

Background & Analysis:

The applicant is requesting the following dimensional standard variances for a new residence on an existing foundation.

- **Encroachment into both side setbacks. The encroachment into the west side setback is proposed at a 15-foot encroachment into the 20-foot setback. The encroachment into the east side setback is a 9-foot setback for the house, with the a/c pad further encroached than the structure.**

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

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 application states – *“201 West Spring is a .2599 Acre Parcel, and contains the foundation footprint of the Original Home built in the 1960’s. This is one of the smallest lots in the City of West Lake Hills, yet it contains 13 Trees (Primarily Oaks and Elms) that are at least 14” or Greater in Caliper Dimension. These trees grew over the years, in and around the existing foundation. The original home was originally constructed with significantly smaller setback dimensions. Building within the constraints of the current 20’ side setbacks, while seeking to preserve ALL of the 14”+ Diameter trees, will pose great risk to the 1/2 and Full CRZ’s of the trees. An engineer has deemed the existing foundation as suitable to support the proposed home, while limited site disturbance in and around all the protected trees.”*

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

The application states – *“The variances that we are applying for (both side yard setbacks) are so that the existing building foundation can be re-used. Working within the constraints of re-using the existing building foundation (which encroach into the current side yard building setbacks) would greatly reduce the risk of further disturbance in the existing root zones that have grown around the existing building foundation over the years.”*

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

The application states – *“Demolishing the building and its original foundation COMPLETELY and REBUILDING a new home that complies with the current 20’ side setbacks will very likely severely impact the existing rootzones of the protected trees.”*

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

The application states – *“Preserving and Re-using the existing foundation in and of itself is minimizing the impact on the site and protected trees...Minimization is able to be achieved across many aspects of this project. The First Floor would be built on the existing foundation, and the Second Floor would be*

built to conform to the current 20' side setback...No variances would be needed for height, impervious cover and all 14" trees on the site could be protected and preserved."

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

The application states – *"We believe that the variances to encroach into the side setbacks with the same distance as the original 1960's home encroached and stepping the second floor BACK so that it CONFORMS with the current side yard setbacks, meets the intent of the Building Ordinances."*

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

The application states – *"We believe that the variances to encroach into the side setbacks will preserve the first-floor volume of the original home and carport and at the same time honor additional privacy to both neighboring properties both visually and spatially. "*

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 Uniform Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

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

Zoning and Planning Commission Recommendation:

ZAPCO voted to recommend denial 5-0.

Staff Recommendation

Staff recommends DENIAL of the variance request based on the lack of hardship. Encroaching into 20-foot setbacks 15-feet and 9-feet reduces the space in between houses and does not allow for vegetative screening between houses.

Links to Relevant Code:

- [Sec. 22.03.281 Schedule of Regulations](#)

ZONING MAP

R-1 ONE FAMILY RESIDENTIAL

R-2 MULTI-FAMILY RESIDENTIAL

R-3 TRANSITIONAL

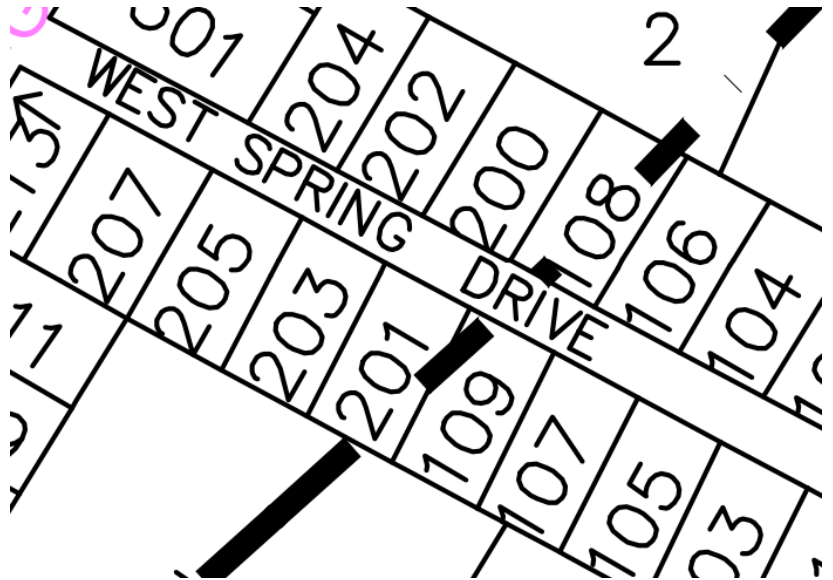
O OFFICE

B-1 BUSINESS 1

B-2 BUSINESS 2

B-3 BUSINESS 3

**GUI GOVERNMENT, UTILITY
INSITUTIONAL**



AERIAL PHOTO



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
pzsec@westlakehills.org and planner@westlakehills.org****

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: Madira LLC Phone: 5127484351
Email: _____
Address: 201 West Spring City: West Lake Hills State: TX Zip: 78746
Agent*: _____ Phone: _____
Email: _____
Address: _____ City: _____ State: _____ Zip: _____
Property Address: _____ City: _____ State: _____ Zip: _____

Property Information

Subdivision Name: Westlake Park
Block: _____ Lot: 17 TCAD Tax Parcel ID: 01131509100000
Current Zoning Classification: R1 - SF Residential Total Lot Size (Acres): .2599 Acres

*Please submit Power of Attorney form designating authorized agent.

PROJECT INFORMATION

Please list all variances being applied for: (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) East Side Setback Encroachment - 20' Wide for 2 Story Structure

The Existing Foundation Encroaches 9' into the 20' Side Setback for a 2 Story Structure
(or would encroach 4' into the 15' Side Setback for a Single Story Structure)
We are seeking a variance to build upon the existing foundation in this exact same area for the First Floor Only
The proposed Second Floor would be built to conform with the current 20' Side Setback

2) West Side Setback Encroachment - 20' Wide for 2 Story Structure

The Existing Foundation Encroaches 15' into the 20' Side Setback for a 2 Story Structure
(or would encroach 10' into the 15' Side Setback for a Single Story Structure)
We are seeking a variance to build upon the existing foundation in this exact same area for the First Floor Only.
The proposed Second Floor would be built to conform with the current 20' Side Setback



VARIANCE APPLICATION

NO VARIANCES WOULD BE NEEDED FOR:

- FRONT BUILDING SETBACK
- REAR BUILDING SETBACK
- REMOVAL OF TREES 14" OR GREATER (There are 13 Trees on this site that measure at least 14" in Diameter)
- BUILDING HEIGHT
- IMPERVIOUS COVER

Brief Description of project/why variances are needed: _____

201 West Spring is an extremely small home site.

We are requesting these variances in order to rebuild a home on the existing foundation:

- To protect and preserve all 13 of the existing trees that measure 14" in Diameter,
- Minimize site disturbance and CRZ impact.
- Minimize Building Footprint
- Minimize the total # of possible variances that would be necessary if a new home was built conforming to the current rules.

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.*)

1) 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.

201 West Spring is a .2599 Acre Parcel, and contains the foundation footprint of the Original Home built in the 1960's. This is one of the smallest lots in the City of West Lake Hills, yet it contains 13 Trees (Primarily Oaks and Elms) that are at least 14" or Greater in Caliper Dimension. These trees grew over the years, in and around the existing foundation. The original home was originally constructed with significantly smaller setback dimensions. Building within the constraints of the current 20' side setbacks, while seeking to preserve ALL of the 14"+ Diameter trees, will pose great risk to the 1/2 and Full CRZ's of the trees. An engineer has deemed the existing foundation as suitable to support the proposed home, while limiting site disturbance in and around all the protected trees.

2) 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 variances that we are applying for (both sideyard setbacks) are so that the existing building foundation can be re-used. Working within the constraints of re-using the existing building foundation (which encroach into the current sideyard building setbacks) would greatly reduce the risk of further disturbance in the existing rootzones that have grown around the existing building foundation over the years.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

Demolishing the building and its original foundation COMPLETELY, and REBUILDING a new home that complies with the current 20' side setbacks will very likely severely impact the existing rootzones of the protected trees, as they grew around the original building foundation. Building a new building foundation, and the equipment needed to demolish and rebuild a new foundation will pose a great amount of distress to those existing rootzones, and trees themselves.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

Preserving and Re-using the existing building foundation in and of itself is minimizing the impact on the site and the protected trees. By granting these variances... Minimization is able to be achieved across many aspects of the project.

- The First Floor would be built on the existing foundation, and the Second Floor would be built to conform with the current 20' side setbacks, stepping the building back, above the main level. No variances would be needed for Height, Impervious Cover, and all 14" trees on the site could be protected, and preserved... Seeing that there are many 14" trees in the front building setback, and being able to preserve those, will protect and preserve the dense tree canopy and historic trees that define the character of West Spring Drive.



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

We believe that the variances to encroach into the side setbacks with the same distance as the original 1960's home encroached, and stepping the second floor BACK so that it CONFORMS with the current sideyard setbacks, meets the intent of the Building Ordinances, because the home will replicate the same visual encroachments that have existing since the 1960's, while honoring the code of maintaining the proper visual setbacks for the 2nd floor of the building. Thus minimizing the second floor's volume to be further away from the neighboring homes building envelopes.

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

We believe that the variances to encroach into the side setbacks on the main level of the home, and then step the second floor BACK to conform with the current setback lines, will preserve the first floor volume of the original home and carport, and at the same time honor additional privacy to both neighboring properties both visually and spatially.

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

Zoning Change 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:



Genesis 1 Engineering Company

(T.B.P.E – Registered Firm # F-2565)

2605 6104 SOUTH FIRST STREET, SUITE 105, AUSTIN, TEXAS 78745-4052

(512) 899-2246 FAX: (512) 899-2203 EMAIL: [REDACTED]

A CONSULTING ENGINEERING COMPANY
COMMERCIAL PROJECTS • RESIDENTIAL PROJECTS

EXISTING FOUNDATION EVALUATION REPORT

MAY 12, 2021

RE: **EVALUATION OF EXISTING RESIDENTIAL STRUCTURE CONCRETE FOUNDATION**

201 WEST SPRING DRIVE, WEST LAKE HILLS, TEXAS

LEGAL DESCRIPTION: LOT 17, WESTLAKE PARK SUBDIVISION

C.O.W.L.H. PERMIT APP NO.: 16602

GENESIS 1 ENGINEERING PROJECT NO. AU-19-72

To Whom It May Concern:

Madira, LLC., and Mr. Rafael Acuna, Owner-Developer for this project, retained my professional services to evaluate the existing concrete foundation of the existing remnants residential structure, located at the address given above. On May 11, 2021, I arrived at the site at approximately 4:00 pm and reconnoitered the site. The following are my observations:

1. **Background:** The existing residence is going through a remodeling project and a significant of the existing wood framed structure has been demolished and removed offsite in a lawful manner. All that remains currently is the existing concrete slab-on-grade foundation (exposed to the open) and remnants of the former wooden wall stud construction the front of structure exterior wall and portions of other walls at the perimeter of the exterior edge of the concrete foundation.
2. **Exterior portion of the foundation-**I reconnoitered the exterior of the concrete foundation at ground level and did not observed any superficial cracking of the veneer of the underpinning above natural ground. I did not observe any visual deformations, settlement or movement of the foundation at the perimeter of the structure
3. **Interior portion of the foundation-**I reconnoitered the interior of the existing concrete foundation and did not find any superficial or structural cracking, settlement, or movement.
4. **Drainage of the exterior landscape areas-**the landscaped slopes of the terrain drain in an easterly direction, around the north and south sides of the existing structure' foundation and onward to the east of the property and beyond to the adjacent residential property. The gentle slopes drain any storm runoff without affecting the existing concrete foundation or the existing remnants of the structure and there are no indications that the concrete foundation has suffered any adverse conditions during the lifetime of the foundation. It appears that the drainage system is working properly, as originally designed.



Genesis 1 Engineering Company

(T.B.P.E - Registered Firm # F-2565)

2605 6104 SOUTH FIRST STREET, SUITE 105, AUSTIN, TEXAS 78745-4052

(512) 899-2246 FAX: (512) 899-2203 EMAIL: [REDACTED]

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Evaluation of Existing Concrete Foundation-201 West Spring Drive, West Lake Hills, TX
May 12, 2021

Page 2 of 2

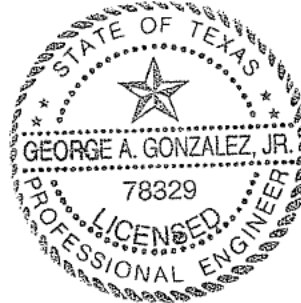
CONCLUSION:

Based on the visual physical inspection visit, I conclude that the existing slab-on-grade foundation for this structure is performing in accordance with the original design, and it is sound for its intended remodeling and addition purposes

If you have any questions, please feel free to contact me

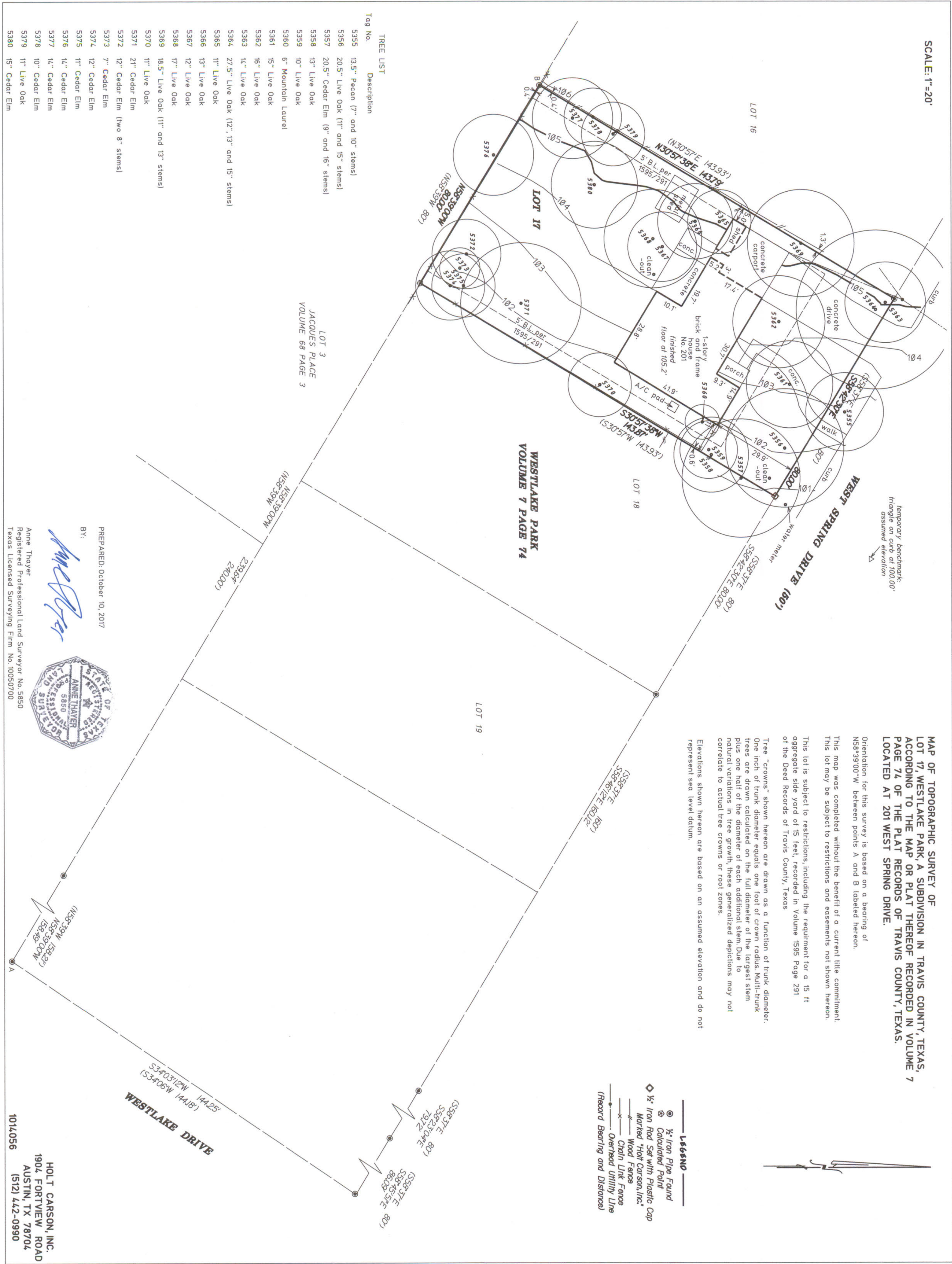
Sincerely,


George A. Gonzalez Jr
Consulting Civil Engineer
Texas Registration No. 78329
Austin, Texas



05/12/21
(512) 899-2246

SCALE: 1"=20'



MAP OF TOPOGRAPHIC SURVEY OF
LOT 17, WESTLAKE PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7
PAGE 74, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 201 WEST SPRING DRIVE.

Orientation for this survey is based on a bearing of
N58°39'00\"W between points A and B labeled hereon.

This map was completed without the benefit of a current title commitment.
This lot may be subject to restrictions and easements not shown hereon.

This lot is subject to restrictions, including the requirement for a 15 ft
aggregate side yard of 15 feet, recorded in Volume 1595 Page 291
of the Deed Records of Travis County, Texas

Tree "crowns" shown hereon are drawn as a function of trunk diameter.
One inch of trunk diameter equals one foot of crown radius. Multi-trunk
trees are drawn calculated on the full diameter of the largest stem
plus one half of the diameter of each additional stem. Due to
natural variations in tree growth, these generalized depictions may not
correlate to actual tree crowns or root zones.

Elevations shown hereon are based on an assumed elevation and do not
represent sea level datum.

- LEGEND**
- 1/2" Iron Pipe Found
 - Calculated Point
 - 1/2" Iron Rod Set with Plastic Cap
 - Marked "Holt Carson, Inc."
 - Chain Link Fence
 - Wood Fence
 - Overhead Utility Line
 - (Record Bearing and Distance)

TREE LIST

Tag No.	Description
5355	13.5" Pecan (7" and 10" stems)
5356	20.5" Live Oak (11" and 15" stems)
5357	20.5" Cedar Elm (9" and 16" stems)
5358	13" Live Oak
5359	10" Live Oak
5360	6" Mountain Laurel
5361	15" Live Oak
5362	16" Live Oak
5363	14" Live Oak
5364	27.5" Live Oak (12", 13" and 15" stems)
5365	11" Live Oak
5366	13" Live Oak
5367	12" Live Oak
5368	17" Live Oak
5369	18.5" Live Oak (11" and 13" stems)
5370	11" Live Oak
5371	21" Cedar Elm
5372	12" Cedar Elm (two 8" stems)
5373	7" Cedar Elm
5374	12" Cedar Elm
5375	11" Cedar Elm
5376	14" Cedar Elm
5377	14" Cedar Elm
5378	10" Cedar Elm
5379	11" Live Oak
5380	15" Cedar Elm

PREPARED: October 10, 2017

BY:

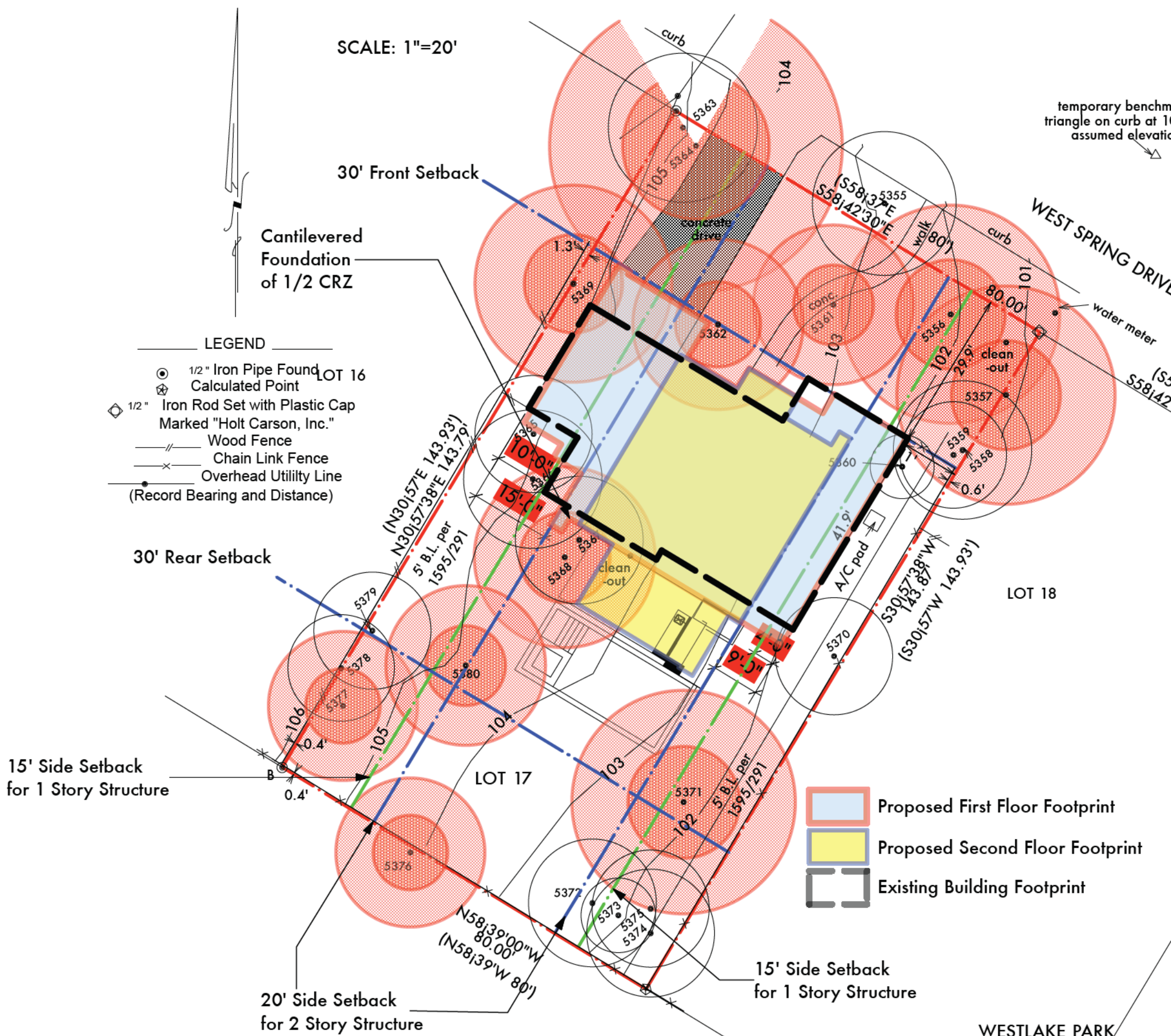
[Signature]



Anne Thayer
Registered Professional Land Surveyor No. 5850
Texas Licensed Surveying Firm No. 10050700

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

1014056



TREE LIST	
Tag No.	Description
5355	13.5" Pecan (7" and 10" stems)
5356	20.5" Live Oak (11" and 15" stems)
5357	20.5" Cedar Elm (9" and 16" stems)
5358	13" Live Oak
5359	10" Live Oak
5360	6" Mountain Laurel
5361	15" Live Oak
5362	16" Live Oak
5363	14" Live Oak
5364	27.5" Live Oak (12", 13" and 15" stems)
5365	11" Live Oak
5366	13" Live Oak
5367	12" Live Oak
5368	17" Live Oak
5369	18.5" Live Oak (11" and 13" stems)
5370	11" Live Oak
5371	21" Cedar Elm
5372	12" Cedar Elm (two 8" stems)
5373	7" Cedar Elm
5374	12" Cedar Elm
5375	11" Cedar Elm
5376	14" Cedar Elm
5377	14" Cedar Elm
5378	10" Cedar Elm
5379	11" Live Oak
5380	15" Cedar Elm

MECHANICAL NOTES

1. HVAC SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION FLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.
2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REDUCERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER, COMPLY WITH COA STANDARDS.
4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

FLOOR PLAN NOTES

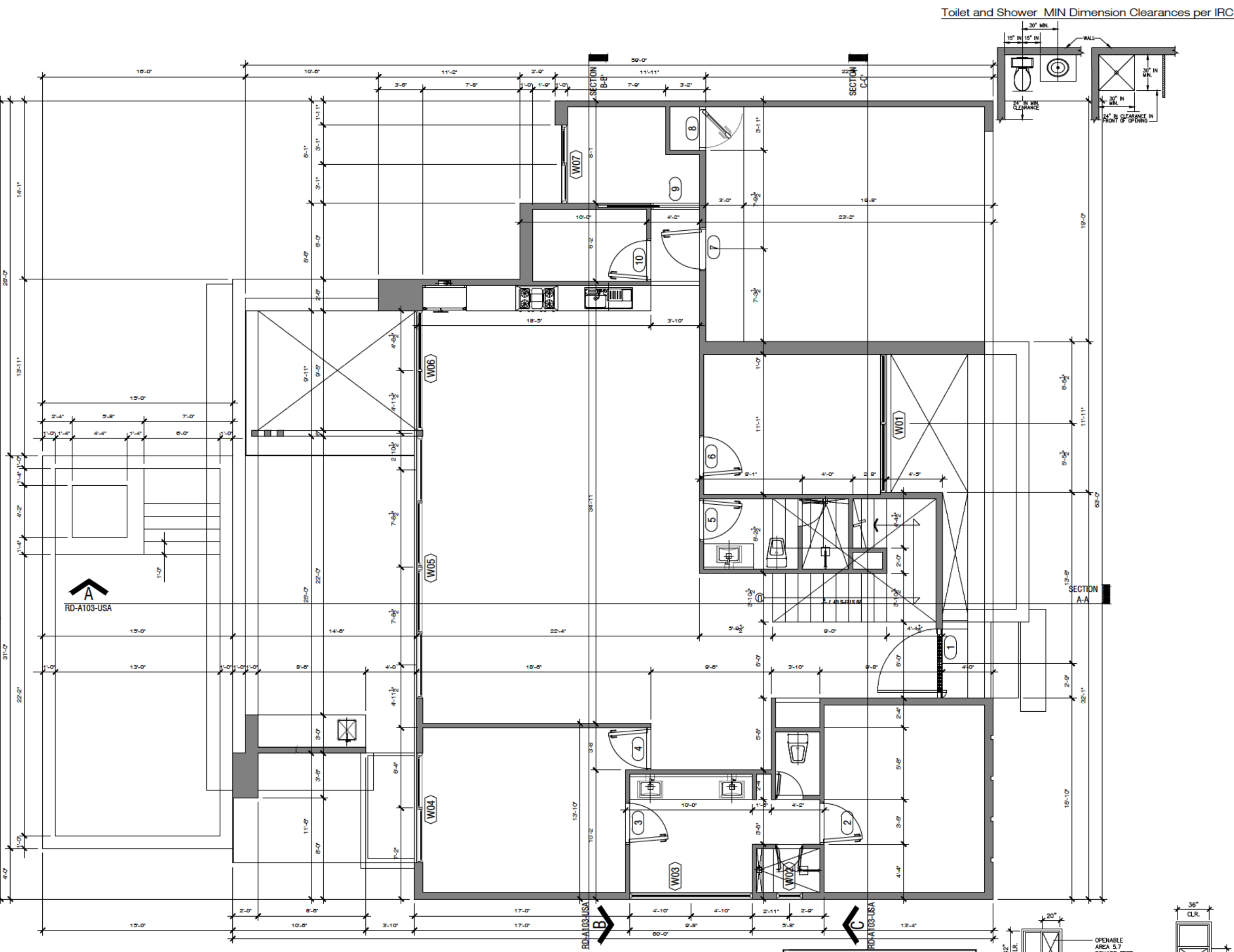
1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FINISH ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, AND LINES ON THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOW FRAMES OR ROLLUP METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT MINIMAL DOOR OPENINGS, UNLESS NOTED OTHERWISE, (U.N.O.).
5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEATHING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESS OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD Siding AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.
6. DIMENSIONS NOTED AS C.L.R. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.
7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.
8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEVER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM.
9. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
10. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
12. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.
13. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMES SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FINISH ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOW FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.
7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.
10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.
11. USE 2"x4" FRAMING FOR ALL FURR DOWNS.

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME, MODEL: "AQUASTAR 250000" (BY BOCK) OR "AQUASTAR 250000" OR APPROVED EQUAL OR FINNAI MODEL: # RBE (25329).
5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE. PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB, COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

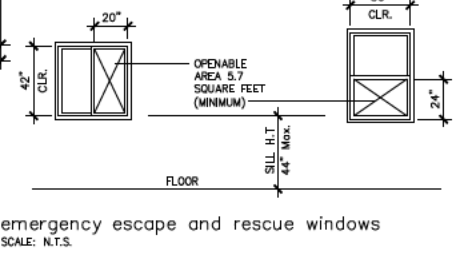


Proposed 1st Floor Plan

scale: 1/8" = 1'-0" (11x17 Sheet)

scale: 1/4" = 1'-0" (24x36 Sheet)

- NOTES:
- INSTALL SMOKE DETECTORS TO CODE
 - ALL WET AREA RECEPS. ON GFCI
 - CONSULT OWNER REGARDING SPEAKER, TV, PHONE AND SECURITY SYSTEM WIRING REQUIREMENTS
 - ELECTRICAL DRAWINGS ARE SCHEMATIC ONLY AND ARE TO BE REVIEWED AND INSTALLED BY A LICENSED PROFESSIONAL TO MEET ALL APPLICABLE CODES



Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

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A-3

MECHANICAL NOTES

1. HVAC SPLIT SYSTEM NOMINAL CAPACITY IS ESTIMATED AT 3.5 TO 4 TONS (PER UNIT), WITH 1 AIR HANDLING UNIT AND 1 CONDENSING UNIT. SYSTEM DESIGN: MULTI-POSITION BLOWER WITH HEAT PUMP OUTDOOR CONDENSING UNIT.
2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR), WITH FLEX DUCT CONNECTIONS AT MOST REDUCERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER, COMPLY WITH COA STANDARDS.
4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.

FLOOR PLAN NOTES

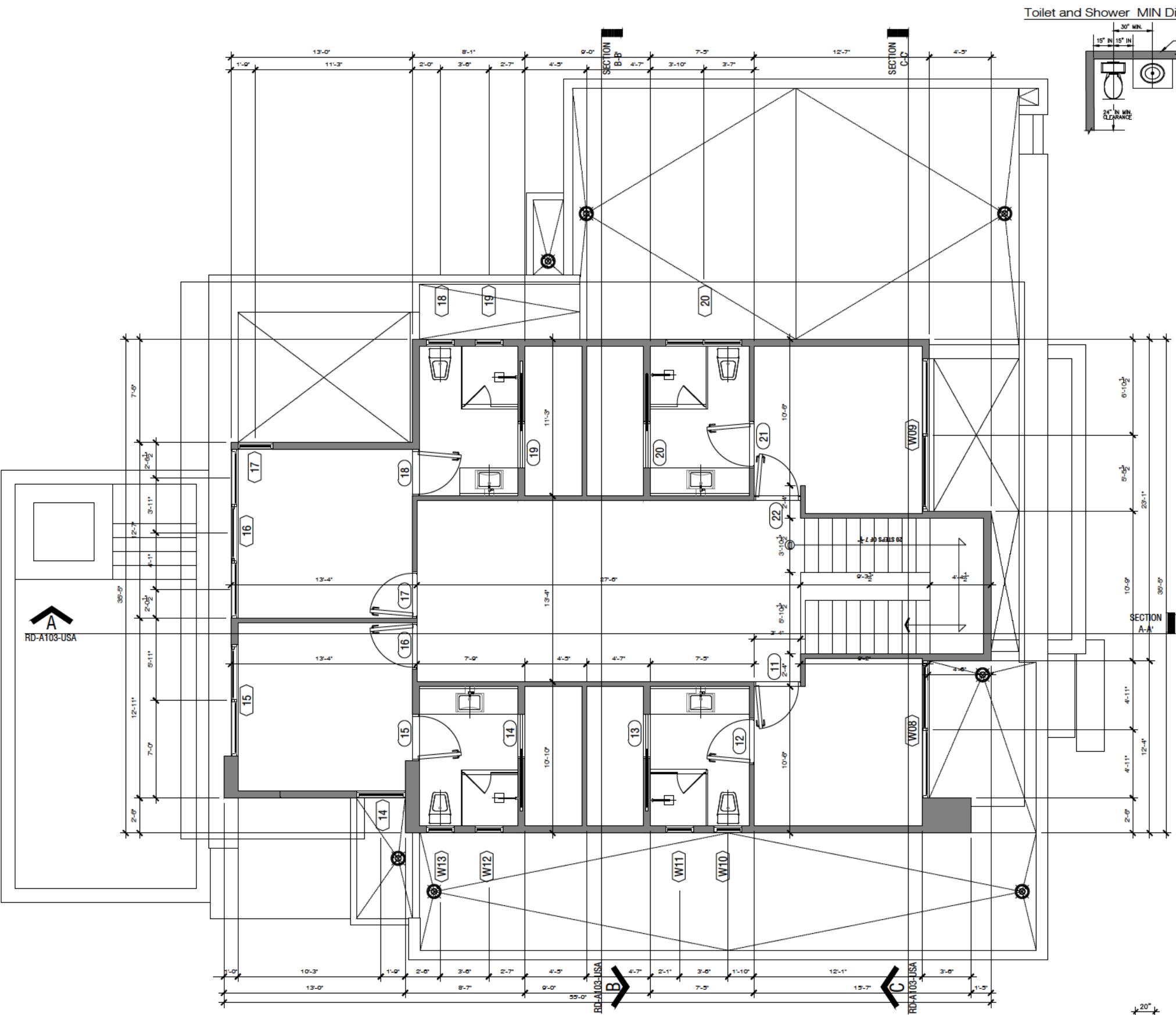
1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF PLYWOOD SHEATHING OR GYPSUM BOARD AT WOOD FRAME EXTERIOR WALLS OR INTERIOR PARTITIONS OR FINISH ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, AND LINES ON THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOW FRAMES OR ROLLUP METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT MINIMAL DOOR OPENINGS, UNLESS NOTED OTHERWISE, (U.N.O.).
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6. DIMENSIONS NOTED AS C.L.R. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.
7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.
8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEVER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM.
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13. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.

RCP NOTES

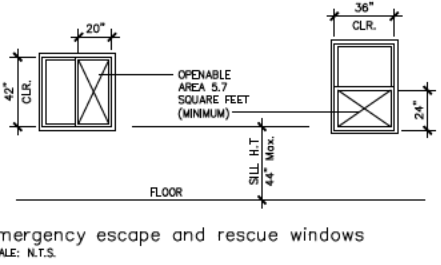
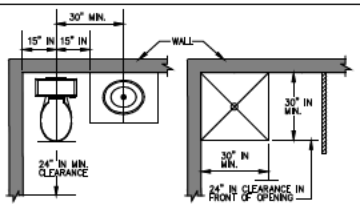
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3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
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5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.
7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.
10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.
11. USE 2"x4" FRAMING FOR ALL FURR DOWNS.

PLUMBING NOTES

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3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT, ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME, MODEL: "AQUASTAR 250000" (BY BOCK) OR "AQUASTAR 250000" OR APPROVED EQUAL OR FINNAI MODEL # R8BE (2532M).
5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE. PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB, COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.



Toilet and Shower MIN Dimension Clearances per IRC



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Proposed 2nd Floor Plan

scale: 1/8"= 1'-0" (11x17 Sheet)

scale: 1/4"= 1'-0" (24x36 Sheet)

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform.

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7th Modern Design Studio, LLC

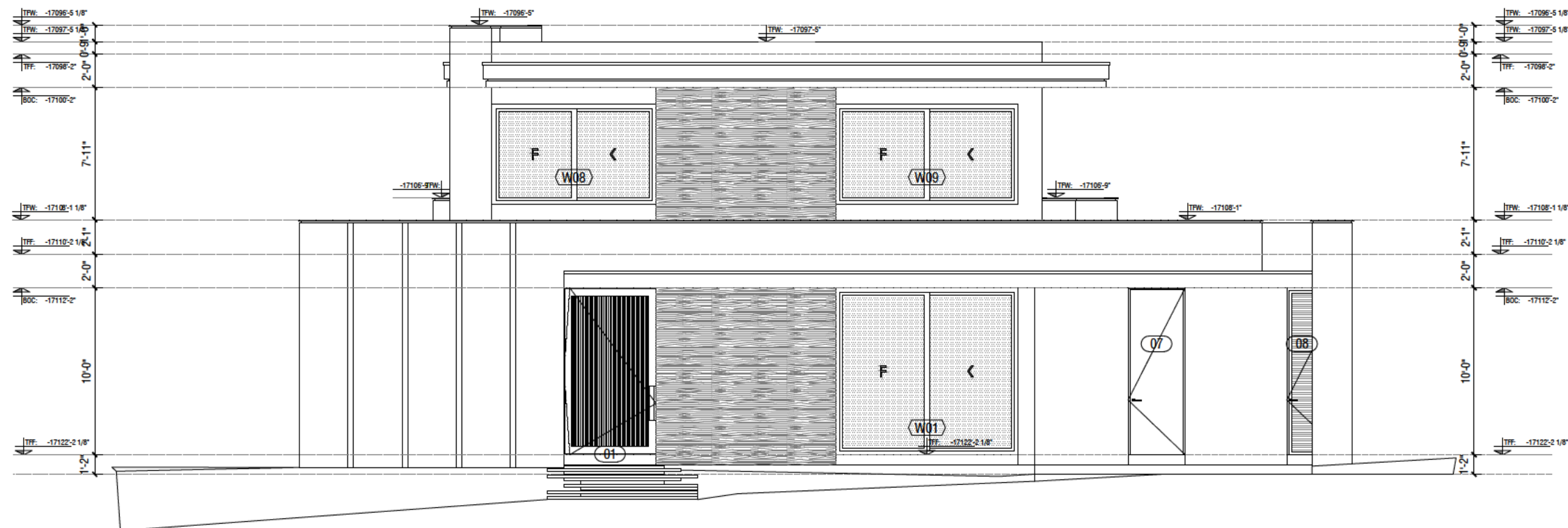
Address:
2705 Crusader Bend
Cibola, Texas. 78108

Cell phone:
(830) 743-8487

no.

sheet title

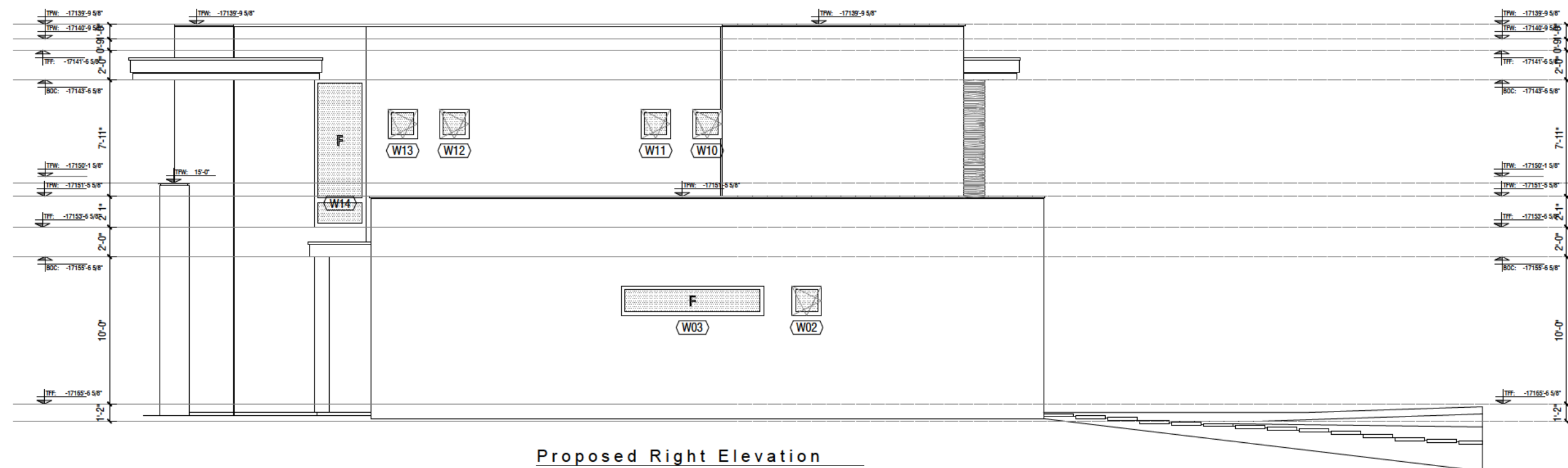
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Proposed Front Elevation

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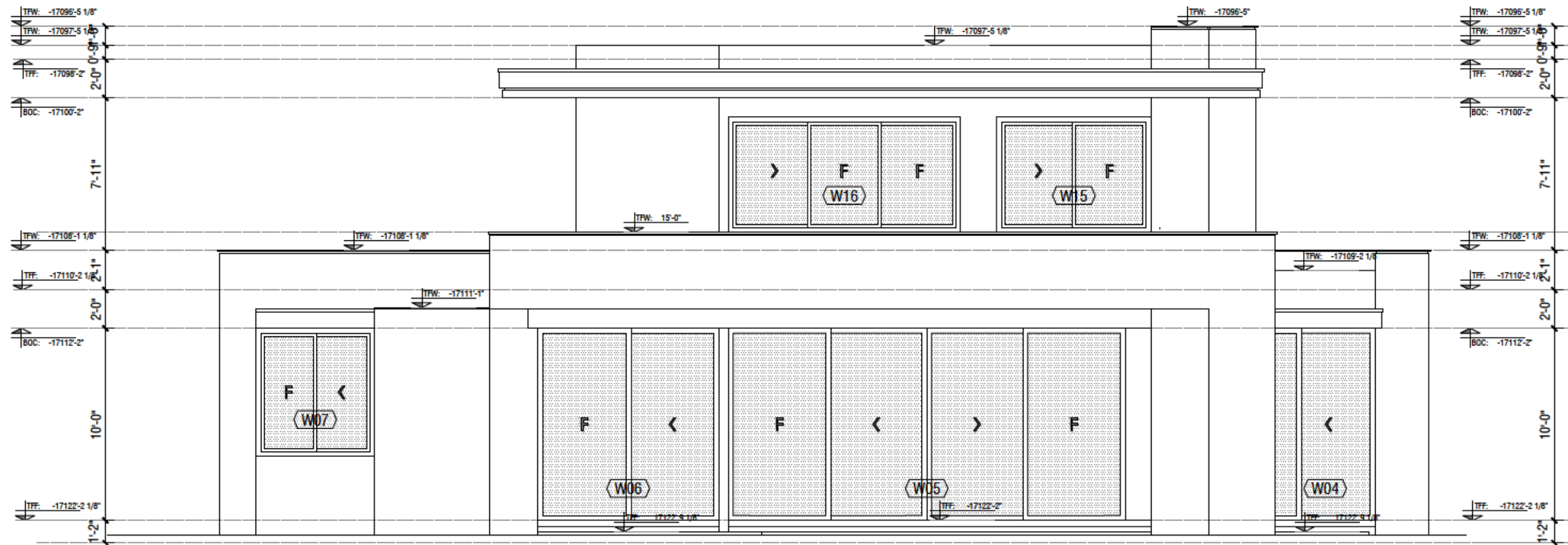
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Proposed Right Elevation

scale: 1/8"= 1'-0" (11x17 Sheet)

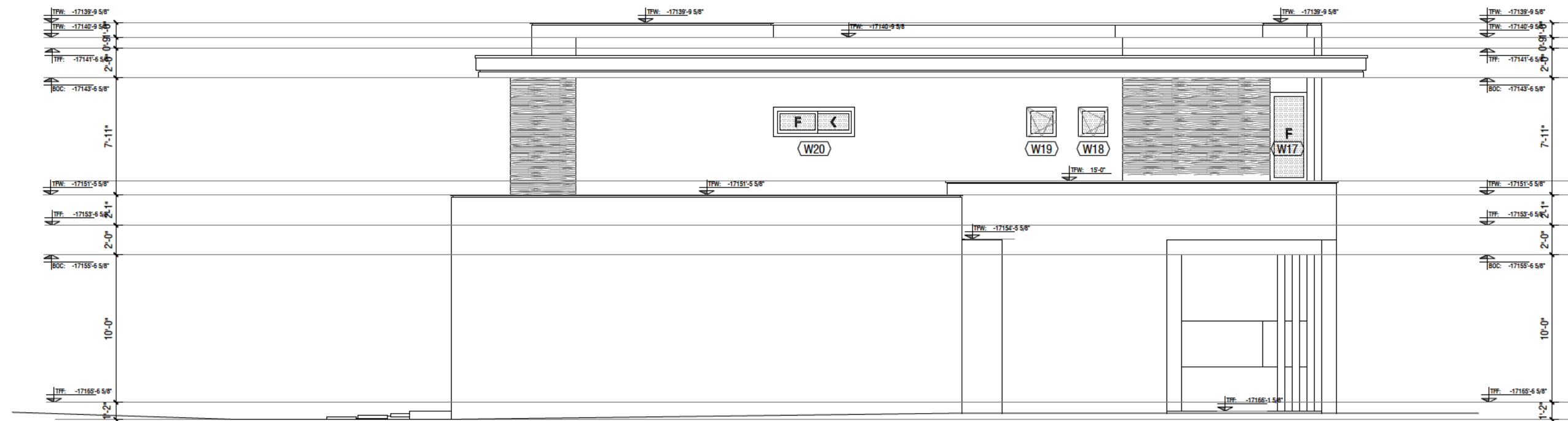
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Proposed Rear Elevation

scale: 1/8" = 1'-0" (11x17 Sheet)

scale: 1/4" = 1'-0" (24x36 Sheet)



Proposed Left Elevation

scale: 1/8" = 1'-0" (11x17 Sheet)

scale: 1/4" = 1'-0" (24x36 Sheet)

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no.

sheet title

sheet **A-10**













PERSPECTIVE | 01
ARCHITECTURAL PROJECT
UNSCALED