



The City of Lago Vista

*To provide and maintain a healthy, safe, vibrant
community, ensuring quality of life.*

**NOTICE OF A SPECIAL MEETING
PLANNING AND ZONING COMMISSION
THURSDAY, April 23, 2015, 7:00 PM
COUNCIL CHAMBERS
CITY HALL - 5803 THUNDERBIRD**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Lago Vista, Texas will hold a Special Meeting in the Council Chambers, City Municipal Building, 5803 Thunderbird, on the above date and time for discussion and possible action to be taken on the following:

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS

CONSENT AGENDA

All matters listed in Item 1, Consent Agenda, are to be considered routine by the Commission and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

1. Consider Approval Of The Following Minutes:

- A. March 5, 2015 Impact Fee Advisory Committee Minutes
- B. March 12, 2015 Planning & Zoning Commission Minutes

PUBLIC HEARING

- 1. ZON-1036** – Consideration of a Special Exception at 21501 Twain Cv. (Highland Lakes Estates Section 25, Lot 25011) in order to allow an increase in height to 31.5' from 25' for a new single family home (Chapter 14, Table A, City Code).
- A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration of Item

BUSINESS ITEMS

- 1. Discussion of Rotating Members to City Council Meetings**

FUTURE AGENDA ITEMS

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board located in City Hall in said City at _____ on the _____ day of _____, 2015.

Belinda Kneblick, Assistant City Secretary

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

Minutes
Thursday, March 5th, 2015, 7:00PM
Impact Fee Advisory Committee
City of Lago Vista

Chairperson Tara Griffin called the meeting to order at 7:00 P.M. in Council Chambers at the City Municipal Building, 5803 Thunderbird, Lago Vista, Texas. Members present were Vernon Reher, Gary Zaleski, Jim Moss, and Andy White. Also present were City Council Liaison Dale Mitchell, Development Services Director David Harrell, CIP Manager Dave Stewart, and Development Service Secretary Sherry McCurdy. Committee Members Paul Smith and Richard Brown were absent from the meeting.

Public Comment for Non-Hearing Related Items.

Dale Mitchell reported Melissa Byrne-Vossmer (City Manager) requested the Planning and Zoning minutes be attached to the monthly City Council reports and the addition of the minutes that are in effect currently. This will enable the City Council to be informed of Planning and Zoning activity.

Business Items.

1. Discuss the 2013/14 4th Quarter and 2014/15 1st Quarter CIP Reports.

Dave Stewart gave a presentation of the report and answered questions from the Impact Fee Advisory Committee pertaining to the CIP Reports. The discussion included logic accounts, projects and funding.

David Harrell explained the formatting of the reports.

Dale Mitchell explained the color coding of the report.

Adjournment

On a motion by Tara Griffin and seconded by Gary Zaleski the Impact Fee Advisory Committee meeting adjourned at 7:41 PM.

Tara Griffin, Chair

Sherry McCurdy, Development Services Secretary

On a motion by _____, seconded by _____,

the above and foregoing instrument was passed and approved this ____ day of _____, 2015.

MINUTES
Thursday, March 12th, 2015 Regular Meeting
Planning and Zoning Commission
City of Lago Vista

Chair Tara Griffin called the meeting to order at 7:05 P.M. in the Council Chambers at the City Municipal Building, 5803 Thunderbird Lago Vista, Texas. Members present were Tara Griffin, Jim Moss, Vernon Reher, Gary Zaleski and Andy White. Paul Smith and Richard Brown were absent. Development Services Director David Harrell, City Council Liaison Dale Mitchell and Development Services Secretary Sherry McCurdy were also present.

PUBLIC COMMENTS FOR NON-HEARING RELATED ITEMS.

There were no public comments.

CONSIDER THE MINUTES OF JANUARY 8, 2015 and FEBRUARY 5, 2015.

On a motion by Jim Moss and seconded by Vernon Reher the Planning and Zoning Commission unanimously approved the minutes of January 8th, 2015 and February 5th, 2015.

BUSINESS ITEMS

1. Election of Chair for 2015.

On a motion by Andy White and seconded by Vernon Reher the Planning and Zoning Commission unanimously voted to retain Tara Griffin as the Chair for 2015.

2. Sub Committee Reports:

A. Overlay District Sub-Committee Report.

Tara Griffin reported the Committee is going point by point on three different Overlay Districts. They are reviewing siding, parking, line of site along Bronco Lane, landscaping and site development requirements. They will focus on drafts for some of these items at their next meeting.

B. Guest House, Accessory Building and Sidewalk Sub-Committee Report.

Vernon Reher reported the sidewalk draft has been sent to legal. Paul Smith has sent info to David on Accessory Buildings and Guest Houses. Vernon asked that Model Homes be added to this Sub-Committee since they will start working on Model Homes now, also.

3. Discussion about Commission related items at the February 19, 2015 City Council Meeting.

David Harrell gave an update on the 4705 Navajo zoning case. He reported the City Council decision to allow for the decrease in setback but they did not approve the reduction in the minimum masonry requirement and the requested additional height.

He also reported the City Council approved an ordinance change that would allow all Advisory Boards to choose their officers. Dale Mitchell explained that all terms are now two (2) year terms for all Commissions and Advisory Boards.

4. Recommendation of Members for Steering Committee for Comprehensive Plan Update.

David Harrell explained the RFP for the Comprehensive Plan Update and the need for a selection/steering committee to review the reports and rank them on a point scale. He believes the Committee should exist of two (2) City Council members, two (2) City Staff members and three (3) Planning and Zoning Commission members.

Tara Griffin, Jim Moss and Gary Zaleski volunteered to serve as Planning and Zoning representatives on the committee.

On a motion by Vernon Reher and seconded by Andy White the Planning and Zoning Commission unanimously approved to recommend nomination to the City Council for Tara Griffin, Jim Moss and Gary Zaleski to serve on the Comprehensive Master Plan Steering Committee.

WORKSHOP ITEM

1. Review of Park zoning categories within the zoning code.

David Harrell gave a staff presentation explaining the staff report in the Planning and Zoning Commission Packet.

Vernon Reher explained the item being placed on the agenda came from a meeting with Vickie Wood and her concern for the Park Zoning category. He stated Vickie had written transcripts of comments made from a past Planning and Zoning Commission member that she was not comfortable with at that time.

Members of the Planning and Zoning Commission, David Harrell, and Dale Mitchell had a conversation regarding the contents of the Park Zoning. Items discussed included number of zoning categories, boat ramp, City Zoning Districts, possibility of offering memberships to non-members and previously proposed dog park. They reviewed the POA parks on the Zoning Map which was projected on the wall.

2. Discussion of Future Agenda Items from the last two years.

A list was furnished to the Planning and Zoning Commission detailing the Future Agenda Items that had been taken from the Minutes of the previous two (2) years.

Tara Griffin explained that Sherry McCurdy had researched the past two (2) years of Future Agenda Items and explained that everything on the list had been addressed at some point. She stated most of the items had been discussed in previous meetings and that a number of the items will continue to be discussed. She believes that all past Future Agenda Items have been addressed and will continue to be addressed as needed.

The members of the Planning and Zoning Commission, David Harrell and Sherry McCurdy went through the list and had conversation pertaining to the list. They also discussed different formatting of the list that would make it more effective and easier to track Future Agenda Items.

Tara Griffin suggested the Commission finish the projects they are presently working on including the Sub-Committees and the Comprehensive Plan and then add more projects. She suggested keeping the list and adding to it and would like to use the list as historical data.

Andy White discussed using a Cloud application called “Box” to establish an online filing system to track the Future Agenda and other items covered by the Planning and Zoning Commission.

David Harrell stated the city is now researching different methods for the city's record retention system.

David Harrell and Andy White agreed to meet to discuss alternative methods to track the Future Agenda Items. Andy expressed he would like to have a method of tracking Planning and Zoning activities that is transparent to the public.

Vernon Reher expressed that he thinks time needs to be spent in a workshop to go through the list. He volunteered to work on a traffic light format for the Future Agenda List.

FUTURE AGENDA ITEMS

Vernon Reher would like for the Commission to continue to discuss possibly rotating a member of the Commission to attend City Council meetings.

On a motion by Vernon Reher and seconded by Jim Moss, the Planning & Zoning Commission meeting adjourned at 8:23 PM.

Tara Griffin, Chair

Sherry McCurdy, Development Services Secretary

On a motion by _____, seconded by _____,
the above and foregoing instrument was passed and approved this 23rd day of April, 2015.



Development Services Department

STAFF REPORT

Application for Special Exception

File Number: ZON 1036

Date: April 17, 2015

Applicant: Heather & Dirk Dromgoole

Representative: SAME

Hearing Dates: Planning & Zoning Commission – April 23, 2015

Location: 21501 Twain Cv.

APPLICATION SUMMARY

Consideration by the Planning & Zoning Commission of a special exception to allow for an increase in height from 25' to 31.5' for a new single family home in an R-4 zoning district.

TECHNICAL REVIEW

The Development Services Department has reviewed this request and there are no outstanding comments/issues. In the case that the item is approved, all site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the Development has met all applicable Federal, State and local regulations and permitting requirements. No permits authorizing Development shall be issued prior to compliance with all applicable regulations.

DEVELOPMENT REVIEW DEPARTMENT COMMENTS

The R-4 zoning category allows for single family homes a maximum height of 25' with a two story maximum as measured from the highest point of the parcel to the highest peak of the roof. The increase in height will allow for the applicant to place a two story home and attic on the premises. For purposes of the Building Code the attic is not counted as a story because it is not heated/cooled space and does not meet the zoning definition of floor area.

In attachment 4 the maximum height is indicated as 29.5' for the home, the applicant added 2' to the height due to being unsure of the height the foundation would add to the overall height; hence the requested 31.5' maximum height. Under Code the height for a special exception is measured from the geometric center of the foundation. Since the foundation is always relatively flat it can be measured easily from its edge. A ridgepole at the highest point of the site must be at the premises as required by City Code.

Under City Code each Commissioner/Councilor is required to visit the site and observe the ridgepoles. If the ridgepoles are not present or a Commission/Councilor has not visited the site they cannot vote on this item. Be aware each member will be asked at the beginning of the item if they have visited the site and seen the ridgepole.

FINDINGS OF FACT

The only finding of fact associated with the application is if it finds there is no significant adverse impact on views created by the proposed special exception. Please remember the request is for an additional 6.5’ to the maximum height. Application of “significant adverse impact on views” can only be applied to the requested 6.5’ since a single family home and 25’ height can be built at the location by right.

Staff doesn’t believe there will be a significant adverse impact on views for the 6.5’ increase since the location of the home is (see attachment 4, aerial map) on a ridge. An additional height of 6.5’ should not adversely block any points to the NE and SW due to the higher heights and should not block to the NW and SE dues to these points being lower heights and opposite of the lake view. Future property owners will be looking at the Lake with the higher property heights to their backs.

Staff would recommend approval of this request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Site Plans
3. Architectural Plans
4. Maps

Attachment 1
Application

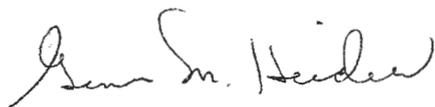
March 17, 2015

Lago Vista City

Lago Vista, TX 78645

Re: Height variance
21501 Twain Cove
Lot 25011 Highland Lake Estates Sec 25
City of Lago Vista – Travis County

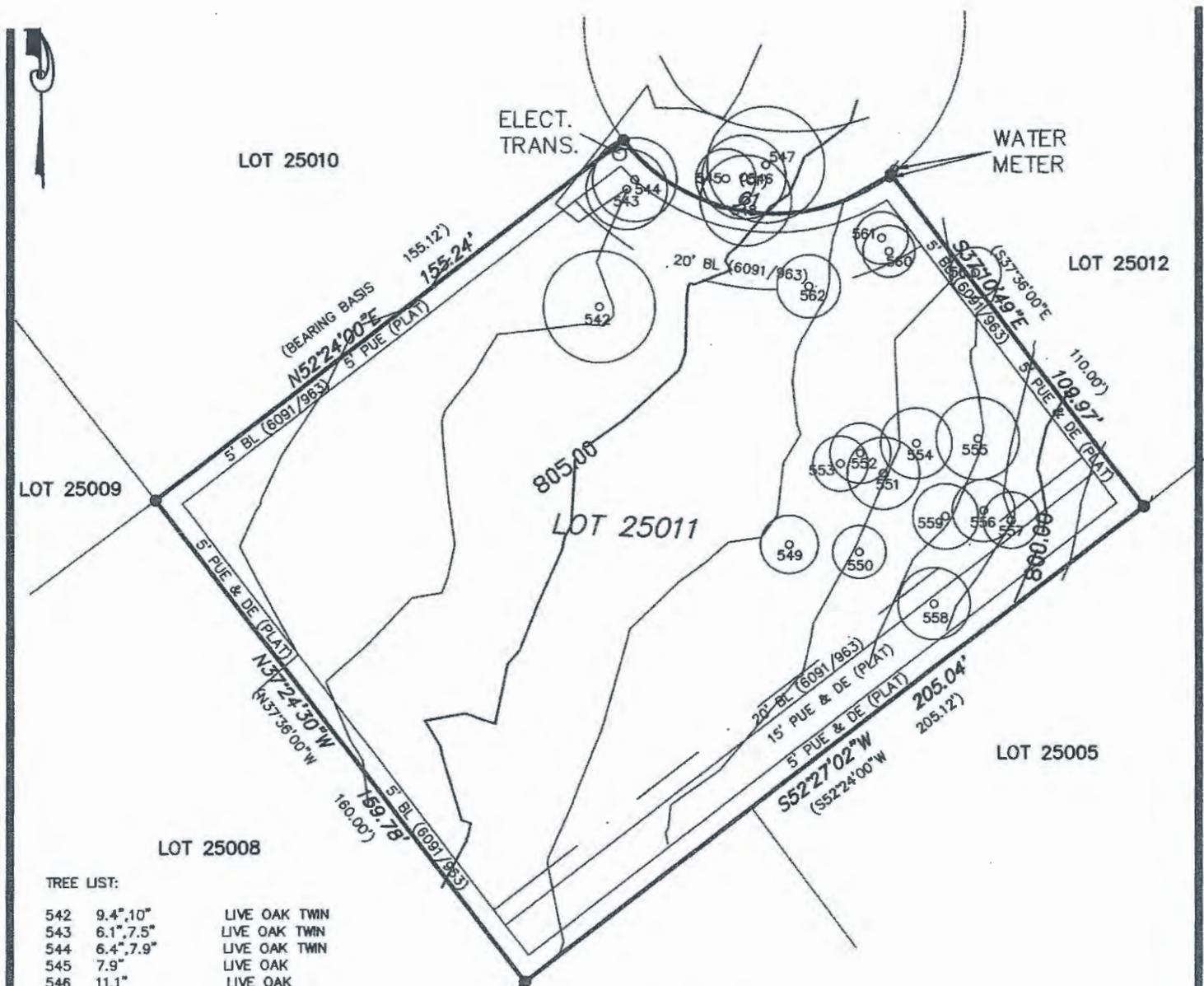
As the owner of subject lot, I grant permission for the potential lot buyer & home owner, Dirk & Heather Dromgoole to sign & submit an application requesting a height variance for their future home.

A handwritten signature in cursive script that reads "Gene M. Heider".

Gene M Heider
512-904-0666
21403 Lakefront Dr
Lago Vista, TX 78645

Attachment 2

Site Plans



TREE LIST:

542	9.4", 10"	LIVE OAK TWIN
543	6.1", 7.5"	LIVE OAK TWIN
544	6.4", 7.9"	LIVE OAK TWIN
545	7.9"	LIVE OAK
546	11.1"	LIVE OAK
547	15.4"	LIVE OAK
548	12"	LIVE OAK
549	7.6"	LIVE OAK
550	7"	LIVE OAK
551	9.5"	LIVE OAK
552	8"	LIVE OAK
553	7.3"	LIVE OAK
554	9.4"	LIVE OAK
555	10.9"	LIVE OAK
556	8.2"	LIVE OAK
557	7.4"	LIVE OAK
558	9.5"	LIVE OAK
559	8.6"	LIVE OAK
560	8.8"	LIVE OAK
561	6.9"	LIVE OAK
562	8.3"	LIVE OAK
563	6.7"	LIVE OAK

RESTRICTIVE COVENANTS OF RECORD AS ITEMIZED HEREIN: VOLUME 6091, PAGE 963, AND VOLUME 7616, PAGE 304 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND THOSE NOTES SET OUT IN VOLUME 79, PAGE 171 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

OVERFLOW EASEMENT TO LOWER COLORADO RIVER AUTHORITY AS RECORDED IN VOLUME 612, PAGE 38 AND VOLUME 630, PAGE 201, DEED RECORDS, TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊗ = "X" IN CONCRETE
- △ = CALC. PROP. COR.
- () = RECORD PER PLAT
- #- = WOOD FENCE
- x- = WIRE FENCE
- = CHAIN LINK FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER

CURVE TABLE

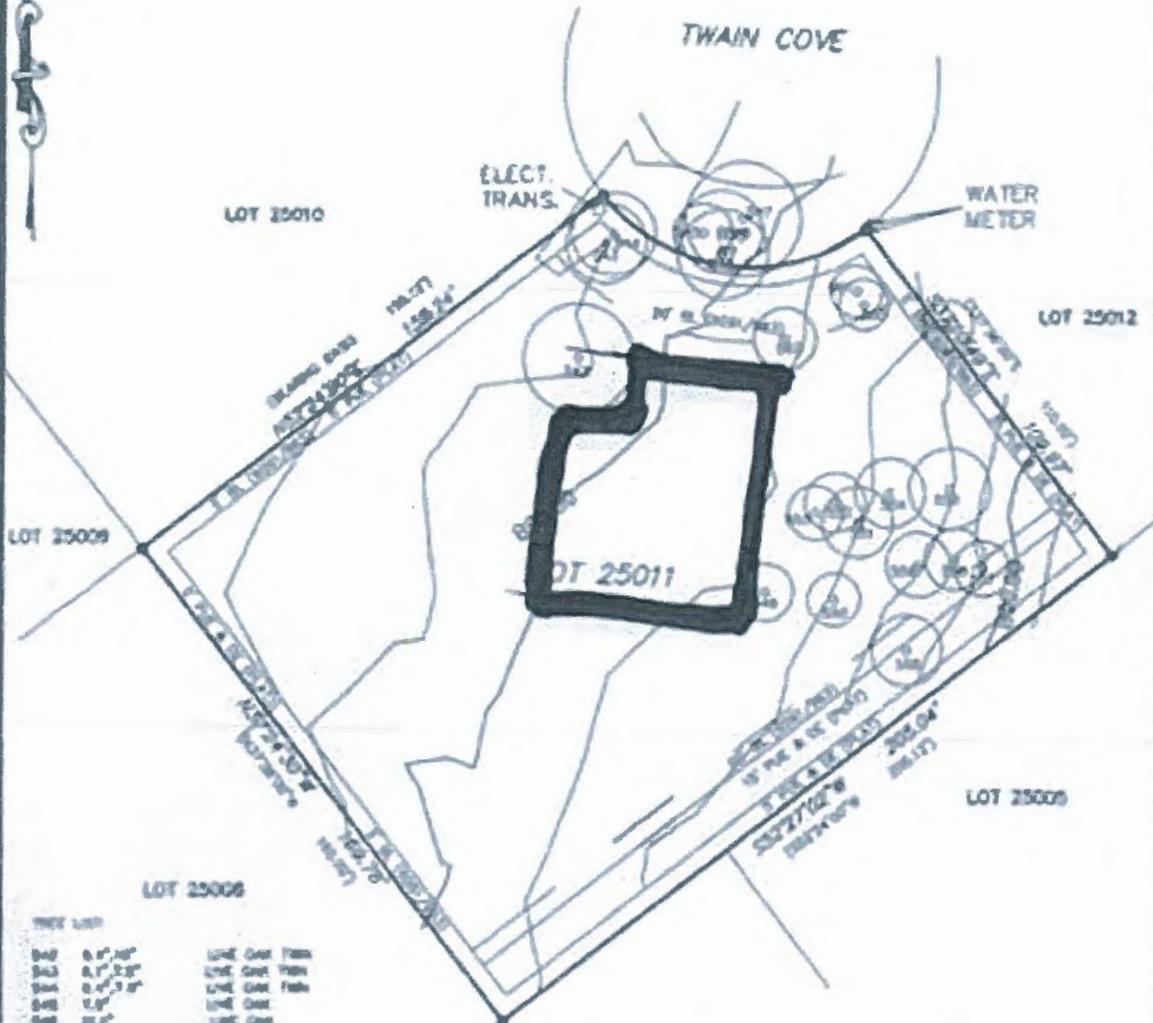
Stationing	Curve Data
155.12'	155.12'
159.78'	159.78'
160.00'	160.00'
205.04'	205.12'

CELCO SURVEYING
 2101 TWAIN COVE
 TEL: 800-571-6300
 FAX: 800-571-6303

SURVEY PLAT

2101 TWAIN COVE
 NEW BRASSFIELD, TEXAS 75280
 celco@celcosurveying.com

SCALE
 1" = 40'



TRUCK LINES

343	0.5'	LINE	ONE	TRUCK
343	0.5'	LINE	ONE	TRUCK
344	0.5'	LINE	ONE	TRUCK
345	0.5'	LINE	ONE	TRUCK
346	0.5'	LINE	ONE	TRUCK
347	0.5'	LINE	ONE	TRUCK
348	0.5'	LINE	ONE	TRUCK
349	0.5'	LINE	ONE	TRUCK
350	0.5'	LINE	ONE	TRUCK
351	0.5'	LINE	ONE	TRUCK
352	0.5'	LINE	ONE	TRUCK
353	0.5'	LINE	ONE	TRUCK
354	0.5'	LINE	ONE	TRUCK
355	0.5'	LINE	ONE	TRUCK
356	0.5'	LINE	ONE	TRUCK
357	0.5'	LINE	ONE	TRUCK
358	0.5'	LINE	ONE	TRUCK
359	0.5'	LINE	ONE	TRUCK
360	0.5'	LINE	ONE	TRUCK
361	0.5'	LINE	ONE	TRUCK
362	0.5'	LINE	ONE	TRUCK
363	0.5'	LINE	ONE	TRUCK

RESTRICTIVE COVENANTS (IF RECORD AS PROVIDED) HEREIN, VOLUME 808, PAGE 883 AND VOLUME 798, PAGE 304 OF THE (2002) RECORDS OF TRAVIS COUNTY, TEXAS; AND THOSE INSTRUMENTS SET OUT IN VOLUME 79, PAGE 171 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. (DOES AFFECT THIS TRACT)

(EMPLEUR EASEMENT TO LOWER COLORADO) WHEN AUTHORITY IS REQUIRED IN VOLUME 818, PAGE 38 AND VOLUME 818, PAGE 384, (DOES AFFECT THIS TRACT)

EASEMENT AS RECORDED IN VOLUME 808, PAGE 883, (DOES AFFECT THIS TRACT)

(DRAINAGE EASEMENT)---DOES AFFECT THIS TRACT

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	BEARING
CT	73.67	50.00	73.78	N87°38'43\"
(C)	---	50.00	73.77	N87°38'30\"

- LEGEND
- - IRON ROD FOUND
 - - IRON ROD SET
 - ✕ - "X" IN CONCRETE
 - ⊙ - CALCD. PROP. COR.
 - ⊙ - RECORD PER PLAT
 - - WOOD FENCE
 - - WIRE FENCE
 - - CHAIN LINK FENCE
 - - PUBLIC UTILITY EASEMENT
 - DE - DRAINAGE EASEMENT
 - BL - BUILDING LINE
 - W/M - WATER METER
 - A/C - AIR CONDITIONER
 - G/M - GAS METER
 - E/M - ELECTRIC METER
 - ⊕ - POWER POLE
 - (—) - GUY WIRE ANCHOR

ADDRESS: 2101 TWAIN COVE, LAGO VISTA, TEXAS

LEGAL DESCRIPTION: LOT 25011, OF HIGHLAND LAKE ESTATES - SECTION TWENTY-FIVE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 79, PAGE 171, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.



Attachment 3
Architectural Plans

General Information & Requirements

1. The drawings, details and related specifications along with the concepts they incorporate (hereinafter "Plans") are intended to convey the requirements, including, but not limited to, services, materials, labor, equipment, tools, jigs, supplies, fixtures and appliances necessary to construct the completed improvements, connect all utilities, and deliver the project in operating condition and ready for occupancy. All bids submitted shall include all such requirements necessary to complete the portion of the project in accordance with the Plans for which the bid represents. No substitutions, deviations or change from the Plans shall be accepted without prior written approval by Owner.

2. Materials shall be new and free from defects unless otherwise noted and shall conform and be installed according to the latest standards of the American Society for Testing Material, the American Institute for Steel Construction, the American Concrete Institute, all applicable building codes and regulations and manufacturer's specifications. Temporary facilities, enclosures, wrappers and/or coverings for the protection of materials, equipment and work shall conform to all applicable regulations and the highest industry practices and shall be the responsibility of each subcontractor, supplier and materialman ("Subcontractor"). All rejected or condemned materials, equipment or work shall be immediately removed from the premises. Each Subcontractor shall be responsible for damage and/or loss of their materials, supplies and equipment until their work is finally and completely accepted and paid for by Owner.

3. All work shall be performed in strict accordance with the requirements of all governing authorities, the 2009 or later edition of the International Residential Code (IRC) that has been widely adopted in the state where the job resides, and all other applicable codes and regulations, all trade licensing requirements and to any special requirements of any lending institution. All work shall be executed in a neat, skillful and workmanlike manner and exactly as specified or detailed. All work under the Plans shall be so performed so as to protect from damage the work of others. All trades shall protect their work to prevent damage by others during the course of construction. The Plans do not include the necessary components for construction safety. Safety, care of adjacent properties during construction and compliance with all applicable regulations regarding safety shall be the responsibility of each Subcontractor.

4. Each Subcontractor shall carefully examine all information on each page of the Plans and be fully familiar with all of the information contained herein. The size, location and detailed requirements for all cabinets, mirrors, windows, doors, shower enclosures, etc., shall be field verified prior to their fabrication. Final locations of all switches, outlets, grilles, hose bibs, etc., shall be determined on the job site. Information shown on the Plans is schematic. The size and location of all mechanical, plumbing and electrical items shall be verified by the appropriate Subcontractor. Property dimensions, bearings, setbacks, easements, location and availability of utilities and all other information supplied by others and are deemed accurate but are not guaranteed.

5. Reasonable professional care and diligence has been employed in the preparation of the Plans. However, the Plans are "Builder Plans". Each trade or Subcontractor shall employ industry standards and care in producing the general intent conveyed herewith. Owner and Castlerock Designer Homes ("CRDH") shall be informed of any errors or omissions immediately upon their discovery without any affected work progressing until written revisions are issued by CRDH. **DRAWINGS ARE NOT TO BE SCALED.** If the noted dimensions do not completely convey clear and precise information, CRDH shall correct the discrepancy or make the decision on how to proceed.

Rules for Construction

Subcontractors, suppliers and materialmen ("Subcontractors") shall abide by all rules and laws of any subdivision, city, county, state or any other governing authority, including but not limited to the subdivision's covenants, conditions and restrictions, and their Rules for Construction. All Subcontractors shall conform to these rules without exception and shall be subject to all costs for any cleanup, repairs, fines, attorney fees or other charges levied by the any such governing authority as a result of the Subcontractor's action or inaction.

In addition to any such rules by third parties, all Subcontractors shall observe the following general rules:

- Subcontractors shall observe working hours and holidays as requested by owner or owner's agent, together referred to herein as "Owner".
- Subcontractors shall place their company signs on the property only with Owner's written permission.
- Subcontractors shall be courteous and professional to customers, other workers and neighbors and shall not harass any neighborhood resident or guest, and shall not use profane or offensive language or gestures. There shall be no alcoholic beverages or drugs at job site. There shall be no loud radios on construction sites. There shall be no fires at any time at the job site. No children or animals are allowed on the construction site. There shall be no food, drink or smoking in the house at any time. There shall be no shoes worn in the home after the carpet is installed. There shall be no driving or parking on the drives or sidewalks. The house shall be left broom clean at the end of each day.
- No speeding in the neighborhood. No vehicle, trailer or equipment shall parked on the street overnight. No vehicle, trailer or equipment shall be left on the lot, unless such is needed to actually perform construction work at that lot during that week. Driving across, parking on, placing building material, or having debris, concrete or excavation material on another property owner's lot or neighborhood greenbelt property is strictly prohibited. Any damage done to neighboring property or neighborhood property (including streets, curbs, lights, street signs, gates, utilities, greenbelt areas, etc.) shall be repaired and/or replaced immediately. There shall be no obstruction of any common properties or easements that may be used for pedestrian or vehicular traffic, such as streets, sidewalks, or other similar structures.
- The chain-link construction fence and silt fence/barriers shall be avoided and kept intact and upright and the wire kept taut. Work around the fences and their openings and gates shall be done in a manner to prevent sediment and trash from the job to on adjacent lots. The sediment barrier shall remain in place at all times during construction and until the required landscaping is completed.
- The port-o-potty and a commercial dumpster shall be used appropriately. Nothing shall be placed in the dumpster without Owner's approval and never when the dumpster is full (above the top of the sides) or overloaded (>10 tons) with heavy materials. No dangerous, offensive, smelly items shall be placed in the dumpster.
- At all times, the lot and work area shall be kept clean. All material that will be used for construction shall be stored, staged or placed only on the jobsite lot in a neat manner and shall be kept off of all other property and streets. All construction debris, trash and garbage for all trades shall be deposited immediately into a commercial dumpster or hauled away from the neighborhood immediately and shall not be allowed to remain or accumulate on the jobsite. By the end of the construction hours for each day, the lot shall be clean of construction debris, trash and garbage.
- Excavation material, rocks and cut trees must be hauled away from the lot and the neighborhood during the same week that it is created, except for rocks that will be used in landscaping that lot. Batter boards, forming boards and unused rebar must be hauled away from the lot and the neighborhood during the same week the batter boards are removed from the foundation. Concrete waste shall be dumped only on the jobsite and not on any other lot and shall be cleaned up the same week. Wooden pallets shall be placed in the dumpster immediately or hauled away from the neighborhood immediately.
- At all times, the streets must be kept clean and all debris removed, including but not limited to trash, rocks, gravel, cement, building materials, dirt and/or mud. Wash-off from concrete pours and driveways shall not be allowed to migrate down any street and proper damming must be used to prevent such migration. Topsoil, grass and any other material shall not be dumped on any street, even temporarily.

Owner shall have the right, from time to time, to create, modify and enforce reasonable rules for construction. Any violations of these rules shall result in a back charge equal to Owner's cost to perform, clean, repair or correct items on behalf of Subcontractors with a minimum of not less than \$50.00 per occurrence, without further warning to Subcontractors. Any fines assessed by the neighborhood or others on Owner shall also be back charged to the violating party.



Approximate Areas

<u>A/C Area:</u>	
Floor 1	1239 SF
Floor 2	1276 SF
	2515 SF
<u>Garage:</u>	438 SF
<u>Porches:</u>	
Front Porch	163 SF
Back Patio	109 SF
Total Porches	272 SF
Total	3225 SF

Index to Sheets

- 1 Cover Sheet:
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- 4 Front & Left Elevations
- 5 Rear & Right Elevations
- 6 Cross Sections
- 7 Roof Plan
- 8 Interior Elevations
- 9 Typ Wall Sections & Details
- 10 Electrical Schematic - Floor 1
- 11 Electrical Schematic - Floor 2
- 12 Schedules: Electrical, Window, Door & Plumbing Fixture
- 13 Room Finish Schedule Table
- 14 Plot Plan
- 15 Foundation Schematic

Cover Sheet

Copyright 2015. All rights reserved. These drawings, details and related specifications along with the concepts they incorporate ("Plans") are the sole property of Charles K. Volz dba Castlerock Designer Homes ("CRDH") and cannot be used or duplicated in whole or in part without written permission.

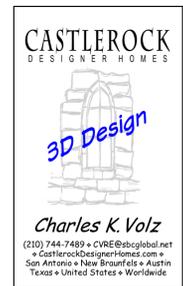
These Plans are "Builder Plans". Each trade or subcontractor shall employ industry standards and care in producing the general intent conveyed herewith. CRDH shall be informed of any errors or omissions immediately upon their discovery without any affected work progressing until written revisions are issued by CRDH.

Project Info:
Legal:
City:
City Permit Date:
ACC:
FOA Manager:
ACC Approval Date:
Utility Providers
Plater:
Perimeter Surveyor:
Foundation Engineer:
Structural Engineer:

Preliminary - Not For Construction

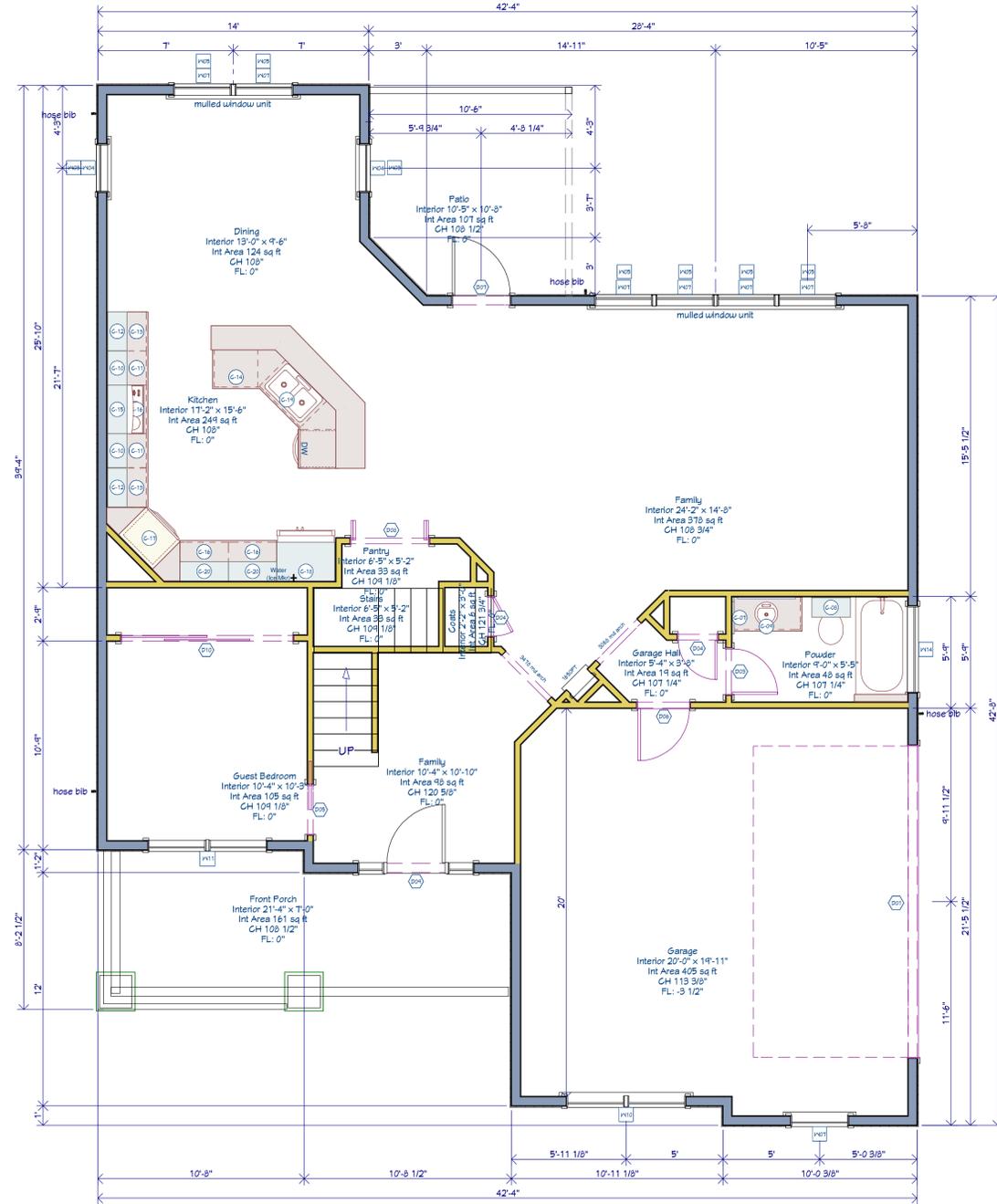
A Custom Home Design Created by Castlerock Designer Homes for

**21501 Twain Cove
Lago Vista, Texas**



Charles K. Volz
 (210) 744-7489 • CVRE@cbjbol.net
 • CastlerockDesignerHomes.com •
 San Antonio • New Braunfels • Austin
 Texas • United States • Worldwide

Proj: Residential - New Construction
FN: Dromgoole Home
Drawn By: CKV
Last Update: 3/25/15
Total Sheets: 15
This Sheet: 1



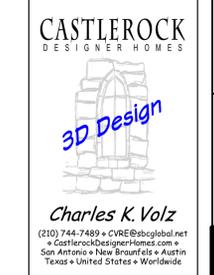
Floor 1 Plan
Scale: 1/4" = 1'-0"

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These Plans are "Builder Plans". Each trade or sub-contractor shall employ industry standards and care in producing the general intent conveyed herewith. CRDH shall be informed of any errors or omissions immediately upon their discovery without any affected work progressing until written revisions are issued by CRDH.

Project Info:
Legal:
City:
City Permit Date:
ACC:
FOA Manager:
ACC Approval Date:
Utility Providers:
Water:
Perimeter Surveyor:
Foundation Engineer:
Structural Engineer:

Preliminary - Not For Construction
 A Custom Home Design Created by Castlerock Designer Homes for
21501 Twain Cove
Lago Vista, Texas



Proj: Residential - New Construction
FN: Dromgoole Home
Drawn By: CKV
Last Update: 3/25/15
Total Sheets: 15
This Sheet: 2

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ACC:
FOA Manager:
ACC Approval Date:
Utility Providers
Plaster:
Perimeter Surveyor:
Foundation Engineer:
Structural Engineer:

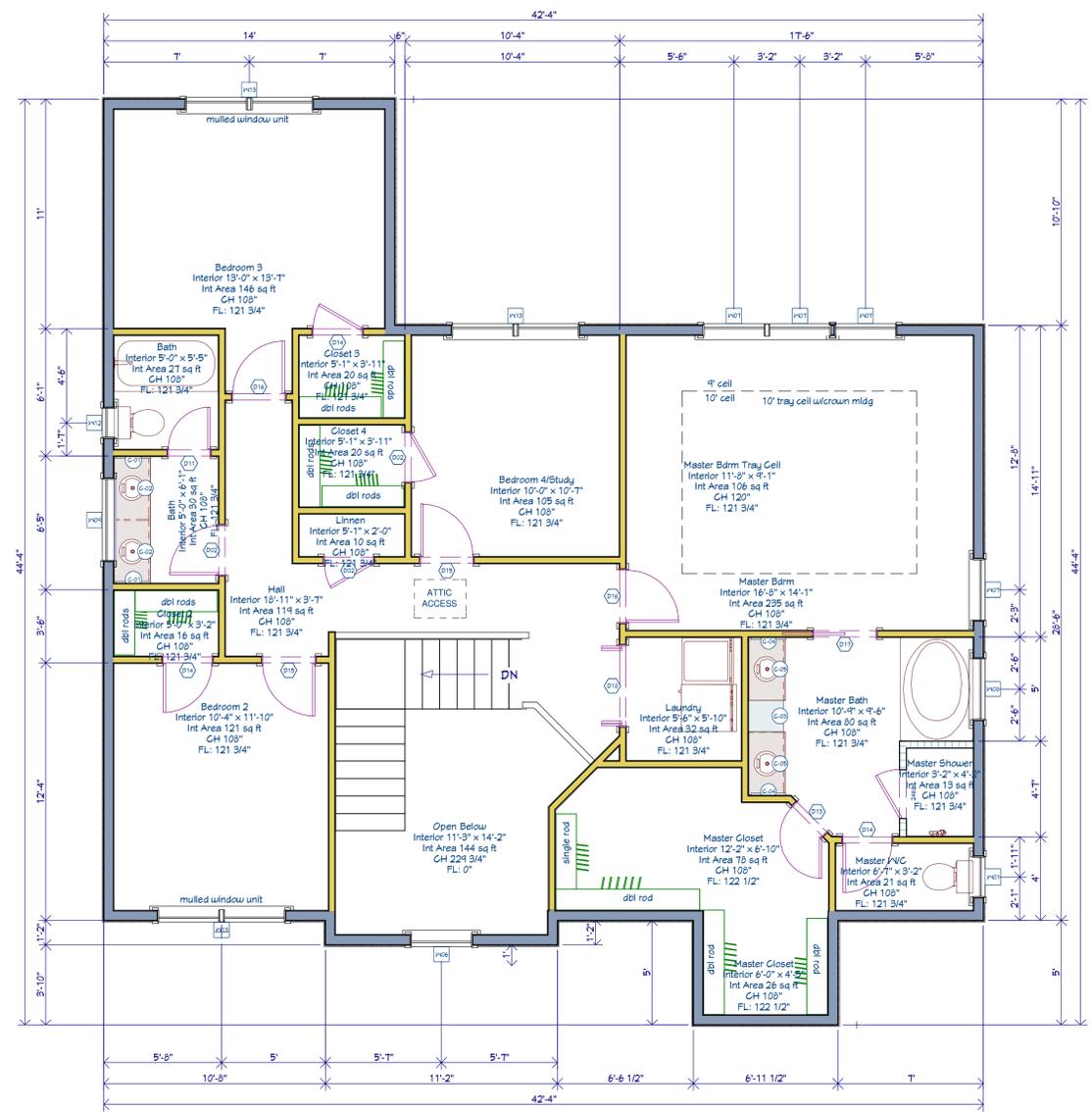
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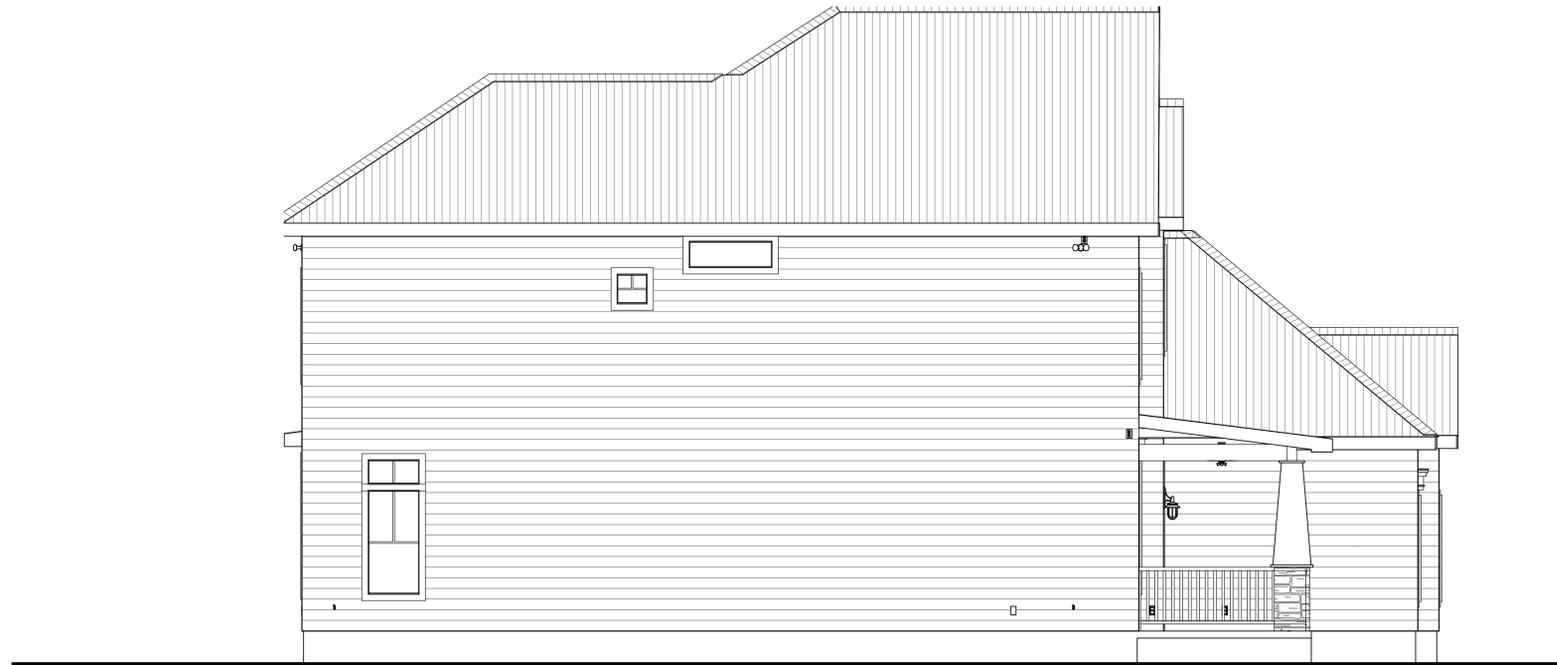


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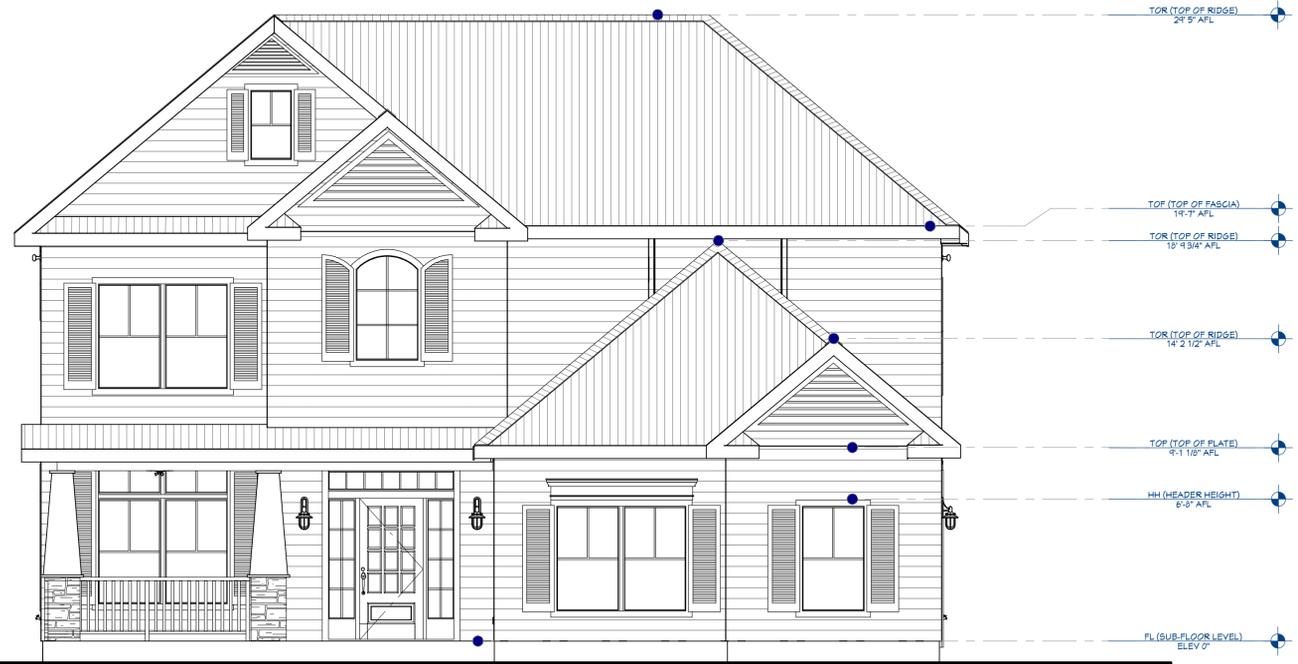


Floor 2 Plan
Scale: 1/4" = 1'-0"





Left Side Elevation
Scale: 1/4" = 1'-0"



Front Elevation
Scale: 1/4" = 1'-0"

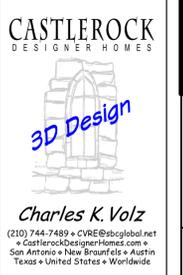
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Right Side
Elevation
Scale: 1/4" = 1'-0"



Rear Elevation
Scale: 1/4" = 1'-0"

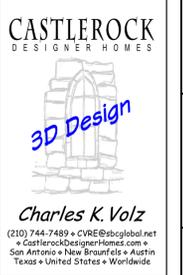
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Electrical General Notes:

- See General Information & Requirements on Sheet 1. Notes on the electrical plans shall supersede conflicting notes herein.
- All required heights of outlets (electrical, telephone, tv, data), switches (light, outlet, fans) & controls shall be measured to their center (TC) from the top of the slab or other unfinished floor (AF) unless otherwise noted.
- All outlets at exterior, garage, kitchen, utility & baths shall be GFI circuit. All exterior outlets shall be weatherproof.
- Generally, outlets shall be set at 13" AF TC.
- Generally, switches shall be set at 45" AF TC.
- Above countertops higher than 36", outlets & switches shall be set at 9" above top of countertop.
- Below counter outlets & switches shall be set at 9" below top of countertop.
- Garage switches & outlets shall be set at 45" AF TC.
- Assignment of ganged switches shall be decided by builder & clearly marked on blue contractor tape.
- All exterior wall outlets shall be set at 18" TC above adjacent slab. All exterior yard outlets (non-wall mounted) shall be 18" TC above rough grade. Per code, install at least one outside outlet that is accessible while standing at grade level near the front & back doors set at or below 78" above grade
- Outlets for kitchen appliances shall be set per manufacturer's requirements. When manufacturer has no requirements, use the following:
 - refrigerator shall be set at 45" AF TC;
 - built-in wall double oven shall be set at 18" AF TC;
 - built-in over-the-counter microwave shall be set at 78" AF TC;
 - vent hood at wall shall be set at 78" AF TC.
- Thermostats, fireplace starters & kill switches shall be set at 60" AF TC.
- Washer & dryer outlets shall be set at 45" AF TC.
- Vanity strip lighting shall be set at 82" AF TC for 8' ceiling, 86" AF TC for 9' ceiling, & 90" AF TC for 10'+ ceilings.
- All recessed cans shall be 6" unless otherwise noted and shall be interchangeable with wall washers or eyeballs. Provide add/delete cost in bid.
- Recessed eyeballs shall be 36" from fireplace (centered on fireplace) or wall (per electrical schematic).
- Suspended fixtures (per Plan) shall be set 60" AF to lowest part of fixture.
- Suspended fixtures at foyer (per Plan) shall be set 96" AF to lowest part of fixture.
- Wall mount fixtures shall be set 72" AF TC of electrical box.
- Set ceiling fan heights as follows:
 - Bottom of fan at 10'-0" AFF for ceiling higher than 10';
 - Bottom of fan at 8'-0" AFF for ceiling heights from 9' to 10';
 - Flush to ceiling for ceiling heights less than 9'-0".
- All ceiling fans shall have dimmer switches and light kits with separate dimmers unless otherwise noted. Wire dimmer nearest door for light.
- All smoke detectors shall be direct wired & interconnected. Install one smoke detector in each bedroom or sleeping area, in corridors leading to/from bedrooms & sleeping areas & at top & bottom of any stairs.
- All baths, kitchens & laundries shall have exhaust fans that vent to outside.
- Each accessible attic space not otherwise lighted shall have one porcelain keyless light socket with a protective cage controlled by a switch at the point of attic access. Near each piece of equipment requiring servicing & located in the attic space, install (a) one porcelain keyless light socket with protective cage controlled by a switch at the point of attic access & (b) one 110v outlet. All lighting outlets in the same attic space shall be switched together.
- Set one weatherproof 110v outlet within 25 feet of each A/C compressor.
- HVAC units per Plans. Provide electrical, overflow pan, cut-off float switch & drain to outside for condensate as required. Provide 32 square feet minimum of 5/8" plywood decking at attic HVAC units. Install per plumbing code or as

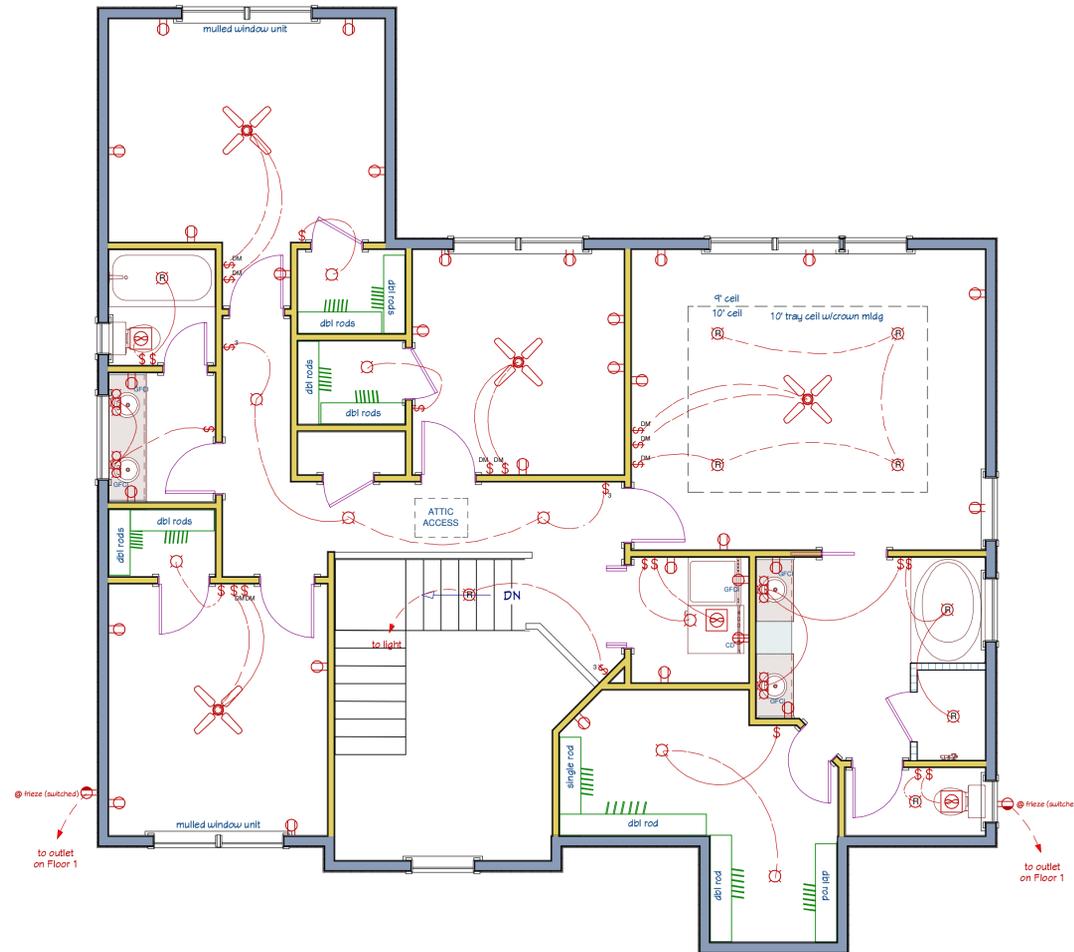
Specialty Wiring:

Verify all locations with builder.

- 1. Pre-wire from dedicated equipment location for
 - ceiling stereo speakers (2),
 - ceiling surround sound speakers,
 - volume control in each of the following areas:

- 2. Pre-wire from dedicated equipment location for wired CAT 5 or better internet in the following areas:

- 3. Provide low-wattage (<10 watt) theater lighting 12" AFF with exterior photo cell light sensor switch in the following areas:



ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT FIXTURE
	110V CEILING LIGHT FIXTURE
	110V RECESSED LIGHT FIXTURE
	110V EAVE LIGHT FIXTURE
	110V CHANDELIER LIGHT FIXTURE
	110V WALL LIGHT FIXTURE
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME

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Floor 2 Electrical Schematic
 Scale: 1/4" = 1'-0"

ALL SELECTS & SCHEDULES ARE TO BE COMPLETED BY OWNER

DOOR SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
D01	1	1	16080	142"	96"	GARAGE-PANEL	1 3/4"
D02	3	2	2468 L IN	28"	80"	HINGED-DOOR P501	1 3/8"
D03	1	1	2468 R IN	28"	80"	HINGED-DOOR P501	1 3/8"
D04	2	1	2068 L IN	24"	80"	HINGED-DOOR P501	1 3/8"
D05	1	1	2668 R	30"	80"	POCKET-DOOR P05	1 3/8"
D06	1	1	2880 R EX	32"	96"	EXT. HINGED-DOOR P501	1 3/4"
D07	1	1	3081	36"	91"	MULLED UNIT	
D08	1	1	4068 L/R	48"	80"	4 DR. BIFOLD-LOUVERED	1 3/8"
D09	1	1	6080	72"	96"	MULLED UNIT	
D10	1	1	81068 R IN	106"	80"	SLIDER-SLAB	1 3/8"
D11	1	2	2068 R IN	24"	80"	HINGED-DOOR P501	1 3/8"
D13	1	2	2068 L IN	24"	80"	HINGED-DOOR P501	1 3/8"
D14	3	2	2468 R IN	28"	80"	HINGED-DOOR P501	1 3/8"
D15	2	2	2668 L IN	30"	80"	HINGED-DOOR P501	1 3/8"
D16	2	2	2668 R IN	30"	80"	HINGED-DOOR P501	1 3/8"
D17	1	2	3068 R	36"	80"	POCKET-DOOR P05	1 3/8"
D18	1	2	31068 L/R	46"	80"	4 DR. BIFOLD-LOUVERED	1 3/8"

WINDOW SCHEDULE						
NUMBER	QTY	SIZE	WIDTH	HEIGHT	TOP	DESCRIPTION
W01	1	2020SH	24"	24"	80"	SINGLE HUNG
W02	1	2034SH	24"	40"	80"	SINGLE HUNG
W03	2	2613FX	30"	15"	91"	FIXED GLASS
W04	2	2625SH	30"	60"	80"	SINGLE HUNG
W05	6	3013FX	36"	15"	91"	FIXED GLASS
W06	1	3050FX	36"	60"	96"	FIXED GLASS-AT
W07	11	3050SH	36"	60"	80"	SINGLE HUNG
W08	1	3036SH	36"	42"	80"	SINGLE HUNG
W09	1	4014FX	48"	16"	98"	FIXED GLASS
W10	1	6250	74"	80"	80"	MULLED UNIT
W11	1	6265	74"	71"	91"	MULLED UNIT
W12	1	1616FX	18"	18"	80"	FIXED GLASS
W13	3	6250	74"	80"	74 1/2"	MULLED UNIT
W14	1	4614FX	54"	16"	98"	FIXED GLASS

Cabinet Schedule						
Number	Room Name	Qty	Width	Depth	Height	Description
C-01	Bath	2	20"	5"	30"	wall cabinet
C-02	Bath	2	36"	20"	30"	base cabinet
C-03	Master Bath	1	18"	20"	40"	utility cabinet
C-04	Master Bath	2	20"	5"	30"	wall cabinet
C-05	Master Bath	2	36"	20"	34"	base cabinet
C-07	Powder	1	20"	5"	30"	wall cabinet
C-08	Powder	1	24"	12"	36"	wall cabinet
C-09	Powder	1	42 1/16"	20"	30"	base cabinet
C-10	Kitchen	2	21"	12"	42"	wall cabinet
C-11	Kitchen	2	21"	24"	36"	base cabinet
C-12	Kitchen	2	24"	12"	42"	wall cabinet
C-13	Kitchen	2	24 3/16"	24"	36"	base cabinet
C-14	Kitchen	1	27"	24"	36"	base cabinet
C-15	Kitchen	1	30"	12"	24"	wall cabinet
C-16	Kitchen	3	30"	24"	36"	base cabinet
C-17	Kitchen	1	30"	24"	96"	utility cabinet
C-18	Kitchen	1	35 13/16"	24"	24"	wall cabinet
C-19	Kitchen	1	36"	24"	36"	base cabinet
C-20	Kitchen	2	30"	12"	42"	wall cabinet

Plumbing Fixture Schedule			
Number	Room Name	Qty	Label
P-01	Bath	1	32x60
P-02	Bath	2	Bowl
P-03	Bath	1	Toilet Elongated
P-04	Laundry	1	Washer
P-05	Master Bath	2	Bowl
P-06	Master Bath	1	Oval
P-07	Master Shower	1	Shower Faucet
P-08	Powder	1	32x60
P-09	Powder	1	Bowl
P-10	Powder	1	Toilet Elongated
P-11	Kitchen	1	ChefSeries Dishwasher
P-12	Kitchen	1	Double 32" [32]
P-13	Master W/C	1	Toilet Elongated

Window Notes:

- See window supplier for available sizes, size callouts, rough openings required, net opening sizes for egress, locations requiring safety glass, and available materials (glazing, frame, insulation, color, etc.).
- IRC 2015: Every sleeping room, basement, and habitable attic shall have at least one operable emergency escape and rescue opening (R310.1) with a sill height of not more than 44 inches above the floor (R310.2.2). All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet except for grade floor openings (sills no higher than 44" above outside grade) shall have a minimum net clear opening of 5 square feet. The minimum net clear opening height shall be 24 inches. The minimum net clear opening width shall be 20 inches (R310.2.1).

Plumbing Notes:

- Hose bibs shall be located 18"-36" above finished grade or as determined by builder.

Electrical Outlet Schedule		
Number	Qty	Description
EO-01	1	220V
EO-02	1	Clothes Dryer
EO-03	1	Dishwasher
EO-04	44	Duplex
EO-05	5	Duplex (weatherproof)
EO-06	12	GFCI
EO-07	1	Garbage Disposal
EO-08	1	Microwave
EO-09	1	Oven
EO-10	1	Refrigerator
EO-11	4	Duplex (split wired)

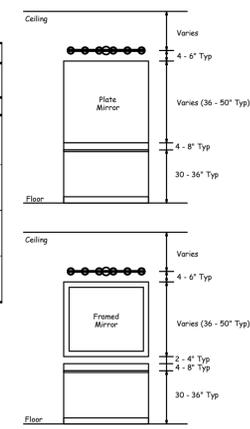
Electrical Switch Schedule		
Number	Qty	Description
ES-01	11	Switch - Single Pole (dimmer)
ES-02	13	Switch - Single Pole
ES-03	5	Switch - Three Way
ES-04	12	Single Pole
ES-05	1	Switch - Three Way (dimmer)
ES-06	1	Three Way

Electrical Light Schedule			
Number	Room Name	Qty	Description
EL-01	Open Below	1	Recessed Down Light 6
EL-02	Bath	2	Sconce 3
EL-03	Bedroom 2	1	Ceiling Fan (lights) 36" cv
EL-04	Bedroom 3	1	Ceiling Fan (lights) 36" cv
EL-05	Closet 3	1	Dome Ceiling Flush
EL-06	Closet 4	1	Dome Ceiling Flush
EL-07	Garage	2	Floor 48" x 21" Surface Mounted [48x21D]
EL-08	Family	1	Ceiling Fan (lights) 36" cv
EL-09	Family	1	Dome Ceiling Flush
EL-10	Guest Bedroom	1	Ceiling Fan (lights) 36" cv
EL-11	Garage Hall	1	Dome Ceiling Flush
EL-12	Hall	3	Dome Ceiling Flush
EL-13	Master Bath	1	Recessed Down Light 6
EL-14	Master Bath	2	Sconce 3
EL-15	Master Bdrm Tray Ceil	1	Ceiling Fan (lights) 36" cv
EL-16	Master Shower	1	Recessed Down Light 6
EL-18	Patio	1	Latern Wall Mount
EL-19	Powder	1	Sconce 3
EL-20	Dining	1	Arts & Crafts Chandelier
EL-21	Front Porch	2	Latern Wall Mount
EL-22	Kitchen	3	Twist Pendant (long)
EL-23	Master Closet	2	Dome Ceiling Flush
EL-24	Kitchen	2	Recessed Down Light 6
EL-25	Bedroom 4/Study	1	Ceiling Fan (lights) 36" cv
EL-26	Closet 2	1	Dome Ceiling Flush
EL-27	Pantry	1	Dome Ceiling Flush
EL-28		2	Latern Wall Mount
EL-29		4	Dual Spotlight
EL-30	Master W/C	1	Recessed Down Light 6
EL-31	Master Bdrm Tray Ceil	4	Recessed Down Light 6
EL-32	Front Porch	1	Ceiling Fan (lights) 36" cv
EL-33	Patio	1	Recessed Down Light 6
EL-34	Kitchen	1	Ceiling Fan (lights) 36" cv
EL-35	Family	4	Recessed Down Light 6
EL-36	Powder	1	Recessed Down Light 6
EL-37	Stairs	1	Recessed Down Light 6
EL-38	Bath	1	Recessed Down Light 6
EL-39	Laundry	1	Dome Ceiling Flush

Electrical Misc Schedule			
Number	Room Name	Qty	Description
EM-01	Bath	1	Exhaust
EM-02	Laundry	1	Exhaust
EM-03	Powder	1	Exhaust
EM-04	Master W/C	1	Exhaust
EM-05	Kitchen	3	LFD8806 x 48 LED per meter cv
EM-06		2	Junction Box

Bath Vanity Component Heights (Ceiling, Counter, Backsplash, Mirror, Light)															
Ceiling	Counter	Backsplash	Mirror				Wall Light Fixture								
			Bottom Height (AF)		Top Height	Height (Dimension)		Height (AFTC elec box)							
Height (AF)	Height (AF)	Height	Min	Max	Min	Max	Min	Max	Min	Max	Use				
8	30	4	6	34	36	36	40	76	40	42	36	40	80	82	82
9	30	4	6	34	36	36	40	78	42	44	38	42	82	84	84
10+	30	4	6	34	36	36	40	80	44	46	40	44	84	86	86
8	32	4	6	36	38	38	42	78	40	42	36	40	82	84	84
9	32	4	6	36	38	38	42	80	42	44	38	42	84	86	86
10+	32	4	6	36	38	38	42	82	44	46	40	44	86	88	88
8	34	6	8	40	42	42	46	80	38	40	34	38	84	86	86
9	34	6	8	40	42	42	46	82	40	42	36	40	86	88	88
10+	34	6	8	40	42	42	46	84	42	44	38	42	88	90	90
8	36	6	8	42	44	44	48	82	38	40	34	38	86	88	88
9	36	6	8	42	44	44	48	84	40	42	36	40	88	90	90
10+	36	6	8	42	44	44	48	86	42	44	38	42	90	92	92

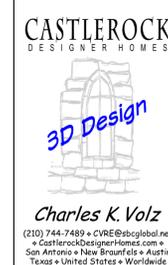
- Notes & Suggestions:**
- AF = Above subfloor (floor decking), TC = To Center (off light fixture electrical box).
 - Use 4-6" backsplash for 30" & 32" counter and 6-8" backsplash for 34" & 36" counter.
 - Plate mirrors typically sit on backsplash. Framed mirrors typically sit 2-4" above backsplash. Shaped & decorative mirrors may not follow these guidelines.
 - Use max light fixture height (if variables have not been determined) to allow for various light fixture sizes & orientation, various backsplash heights, various flooring thicknesses, cabinets set on top of tile flooring & changes in cabinet height.
 - Wall light fixtures on side of mirror shall be centered on top half of mirror (1/4 mirror height below max mirror top height) unless otherwise dimensioned.
 - See graphics for typical ranges of spacing.



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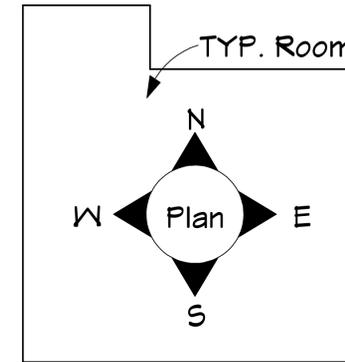
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ROOM FINISH SCHEDULE											LEGEND	
Room Name	Floor	FLRG	BASE	CEILING	CROWN	WALL FINISH*				NOTES	ASSEMBLIES	FINISH SPECIFICATION
						NORTH	EAST	SOUTH	WEST		FLOORS	
Coats	1											
Garage	1											
Existing Home	1											
Family	1											
Guest Bedroom	1											
Garage Hall	1											
Kitchen	1											
Living/Dining/Kitchen	1											
Pantry	1											
Patio	1											
Powder	1											
Stairs	1											
Front Porch	1											
Dining	1											
Bath	2											
Bedroom 2	2											
Bedroom 3	2											
Bedroom 4/Study	2											
Closet 2	2											
Closet 3	2											
Closet 4	2											
Laundry	2											
Hall	2											
Master Bath	2											
Master Bdrm	2											
Master Shower	2											
Linen	2											
Master Closet	2											
Master WVC	2											
Master Bdrm Tray Cell	2											

ASSEMBLIES		FINISH SPECIFICATION	
FLOORS			
F1			
F2			
F3			
F4			
F5			
F6			
F7			
F8			
CEILING			
C1			
C2			
C3			
C4			
C5			
C6			
C7			
C8			
C9			
WALLS			
W1			
W2			
W3			
W4			
W5			
W6			
W7			
W8			
W9			
COMPONENTS		MATERIAL SPECIFICATION	
CARPET			
Cp1			
Cp2			
Cp3			
Cp4			
TILE			
T1			
T2			
T3			
T4			
T5			
WOOD			
Wd1			
Wd2			
Wd3			
Wd4			
Wd5			
BASE MOLDING			
BM1			
BM2			
BM3			
BM4			
BM5			
CHAIR RAIL			
CR1			
CR2			
CR3			
CR4			
CR5			
CROWN MOLDING			
CM1			
CM2			
CM3			
CM4			
CM5			
Drywall Texture			
DT1			
DT2			
DT3			
DT4			
DT5			
PAINT/STAIN/SEALER			
P1			
P2			
P3			
P4			
P5			

* Note that compass directions are measured from "Plan North" not true north.



Notes:

1. All schedules & selects are preliminary & subject to change. Owner to sign purchase order, select sheet or otherwise verify order details just prior to ordering product &/or install.
2. Decorative ceilings & interior soffits shall have a separate select for each component or surface.
3. Joints of dissimilar materials shall be caulked with the appropriate flexible paintable caulk or sealant. Use caulk in lieu of grout at tile & non-tile material.
4. Center flooring transitions under the door slab where flooring materials change from one room to the next room. Consult with owner for doorways. The use & type of flooring transition strips between dissimilar floor coverings shall be determined by owner prior to their installation.
5. All flooring shall be the same dye lot or batch as (a) all other flooring used of that type & (b) the sample used to select said flooring.
6. All ceiling & wall grilles & electrical panels shall be primed & painted the same color as the adjacent ceiling or wall using the appropriate paint type & sheen.
7. All ceiling & wall drywall surfaces shall be primed & painted with 2 coats of paint. The last coat of paint shall be rolled-out immediately after it is applied.
8. Contractor shall provide up to three 4' by 8' samples for each texture, paint & stain selected for owner's approval. Samples shall be applied on each ceiling or wall where intended.
9. Wall & floor tile shall be dry laid for owner's approval of patterns, grout line widths, grout colors & end rows.

Selects for light fixtures, electrical switches & outlets, plumbing fixtures, cabinet styles, materials, finishes & hardware, windows, doors & door hardware, & countertops are to be specified by owner elsewhere.

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These Plans are "Builder Plans". Each trade or subcontractor shall employ industry standards and care in producing the general intent conveyed herewith. CRDH shall be informed of any errors or omissions immediately upon their discovery without any affected work progressing until written revisions are issued by CRDH.

Project Info:

Legal:

City:

City Permit Date:

ACC:

FOA Manager:

ACC Approval Date:

Utility Providers

Water:

Perimeter Surveyor:

Foundation Engineer:

Structural Engineer:

Preliminary - Not For Construction
A Custom Home Design Created by Castlerock Designer Homes for

21501 Twain Cove
Lago Vista, Texas

CASTLEROCK
DESIGNER HOMES



Charles K. Volz

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• CastlerockDesignerHomes.com •
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Texas • United States • Worldwide

Proj: Residential - New Construction

FN: Dromgoole Home

Drawn By: CKV

Last Update: 3/25/15

Total Sheets: 15

This Sheet:

13

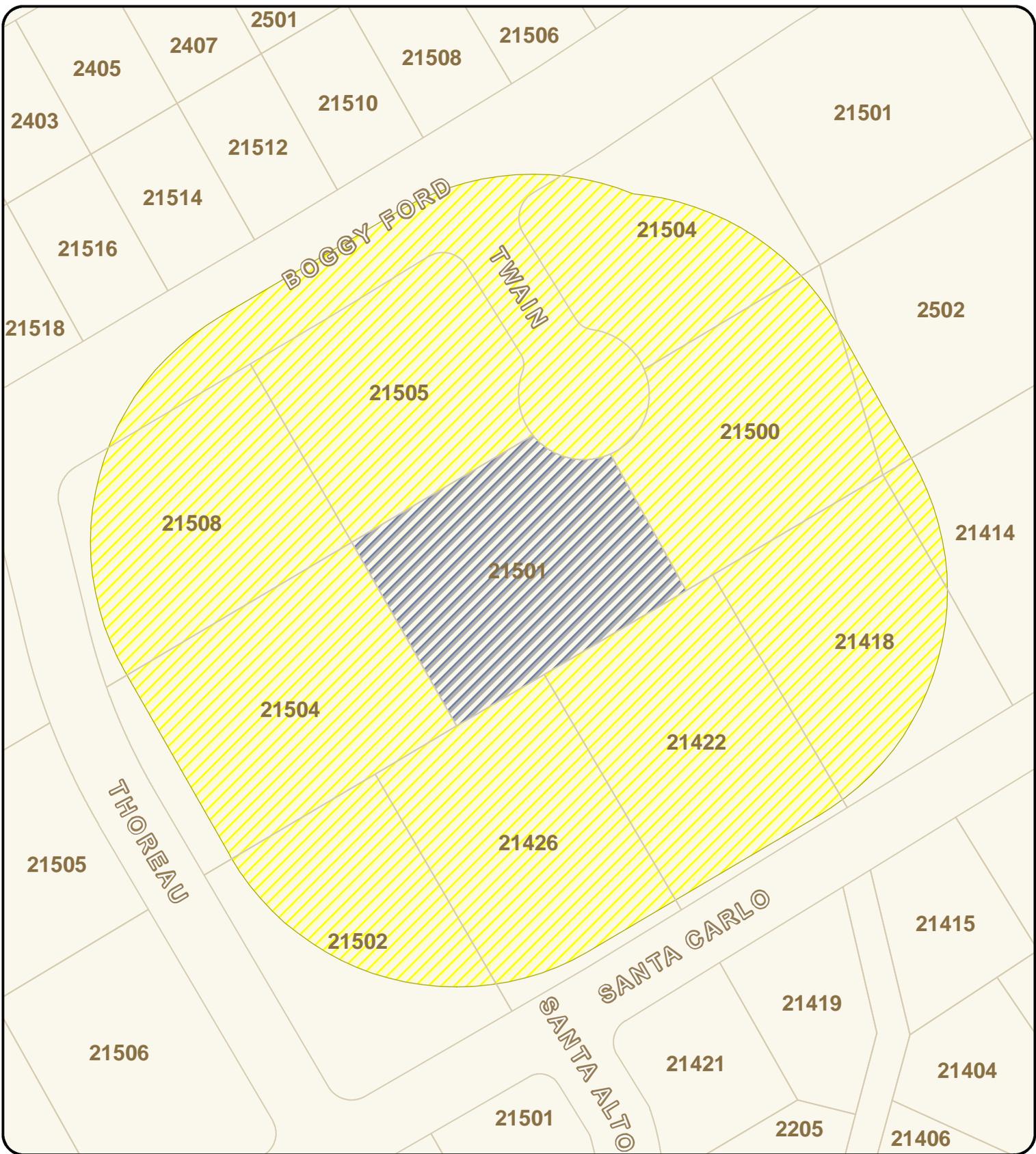
*Room Finish Schedule Table
(to be completed by owner)*

1 Cover 2 F1 Plan 3 F2 Plan 4 Front/Left 5 Rear/Right 6 X-Sects 7 Roof Plan 8 Int Elev 9 Details 10 Elec-F1 11 Elec-F2 12 Schedules 13 Rm Fin 14 Plot Plan 15 Found

Page 13 - Sheet Size ARCH D (24" x 36") - Sheet Scale 1 in = 1 in - File Name: Dromgoole Home Layout - Printed 3/25/2015 @ 10:34:09 PM - Bind Along This Edge

Attachment 4

Maps



21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/10/2015
Map Purpose:	200ft Buffer	Drawn By:	CM

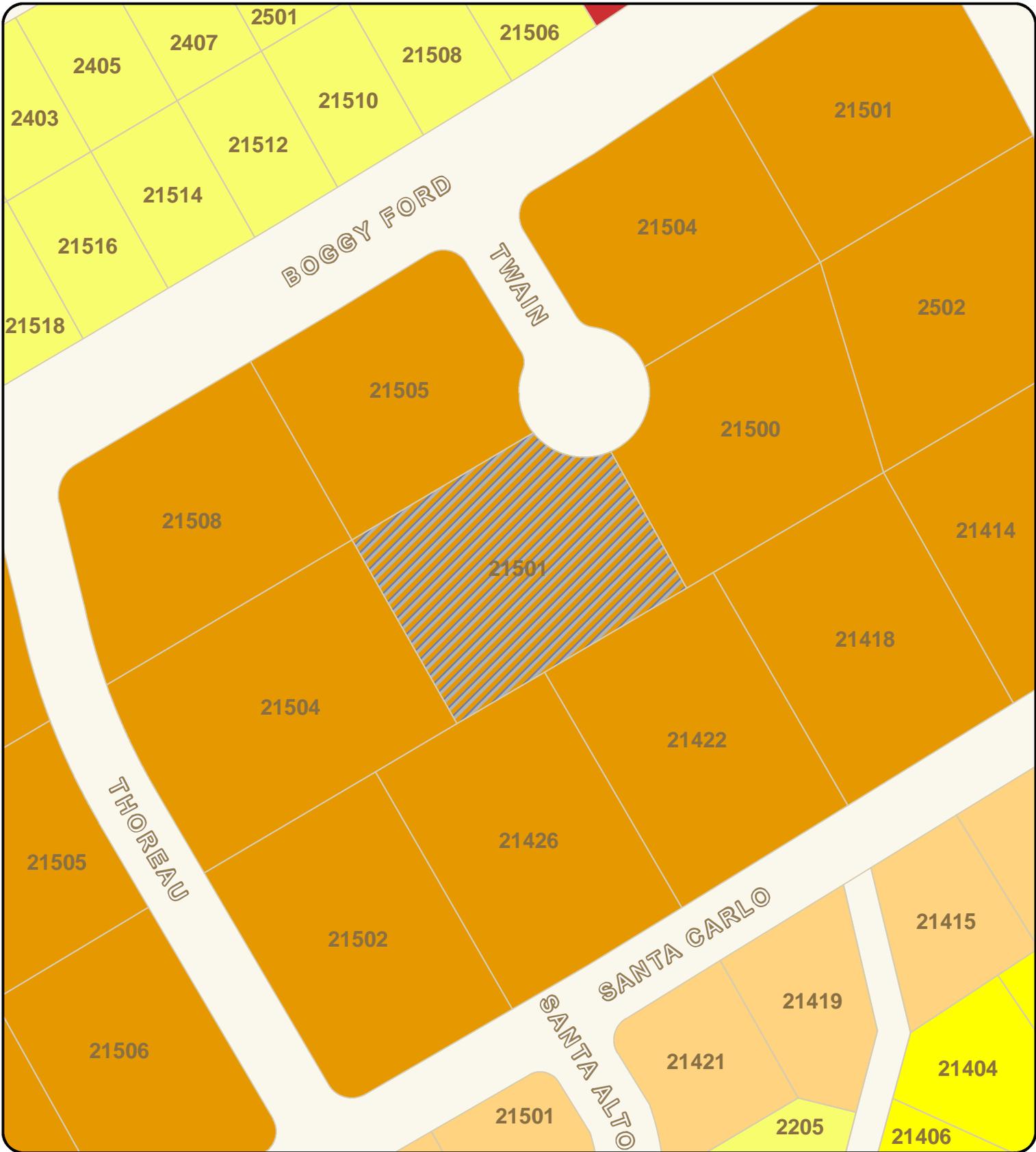
While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



1 inch = 100 feet

Legend

- Tax Parcels
- Requestor
- 200' Buffer



21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/10/2015
Map Purpose:	Zoning	Drawn By:	CM

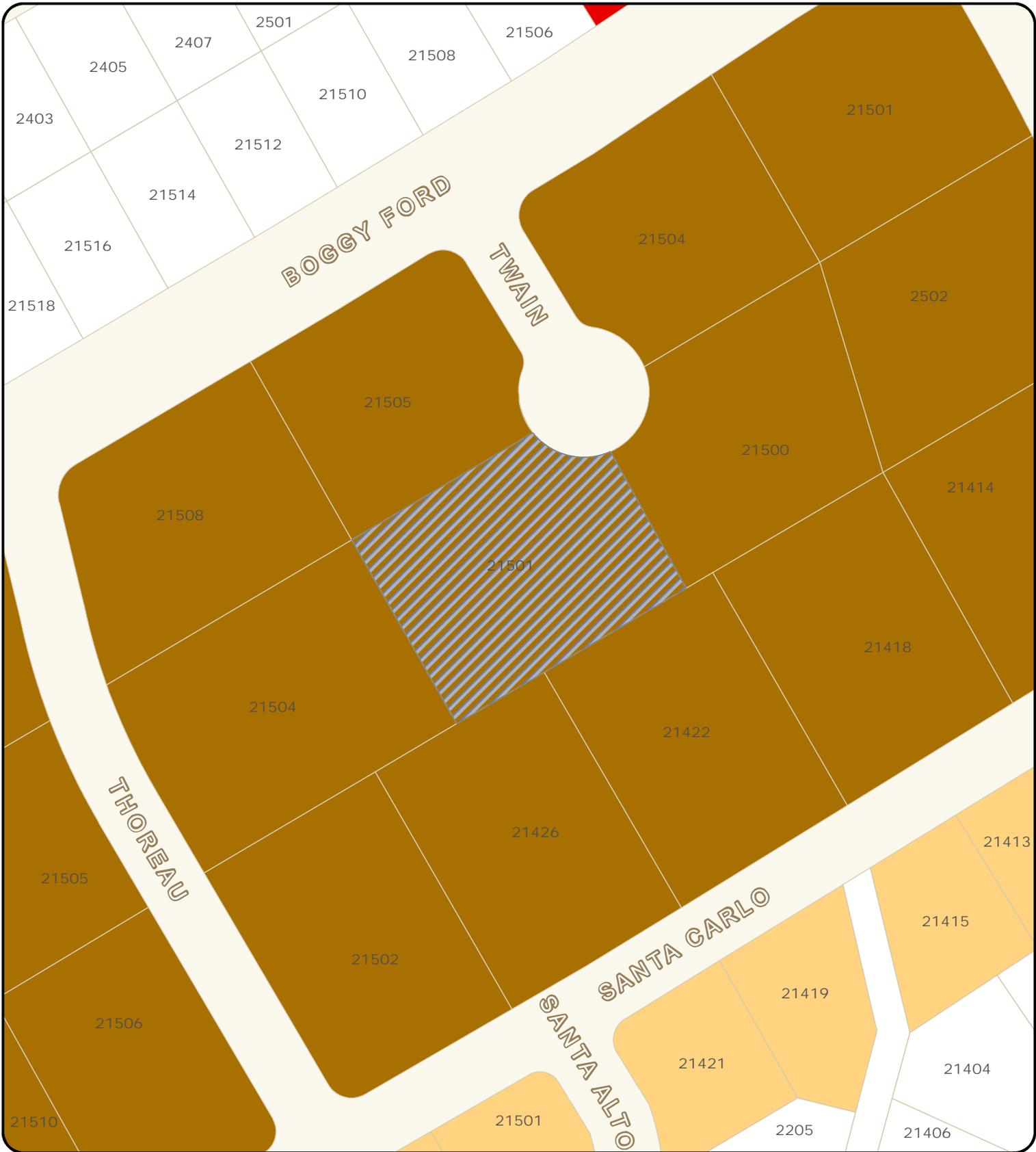
While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



1 inch = 100 feet

Legend

- Tax Parcels
- Requestor
- C-1C
- R-1B
- R-1C
- R-2
- R-4



21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/17/2015
Map Purpose:	Future Land Use	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



1 inch = 100 feet

Legend

- Requestor
- Tax Parcels
- Future Land Use**
- Low Density Residential
- Med Density Residential
- High Density Residential
- Commercial



21501 TWAIN CV

Request Type:	Special Exception	Project:	ZON-1036
Change Requested:	From: 25' To: 31.5'	Date:	4/17/2015
Map Purpose:	Aerial & Topo	Drawn By:	CM

While every effort has been made to ensure the accuracy of this data, this map is to be used for reference purposes only. This data should not be construed as a survey instrument. No responsibility is assumed by the author for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

Legend

- 20' Contours
- Requestor
- Tax Parcels



1 inch = 200 feet



**CITY OF LAGO VISTA
DEVELOPMENT SERVICES**

P.O. BOX 4727
LAGO VISTA, TX 78645

Tel. (512) 267-5259

Fax (512) 267-5265

RE: Business Item #1: Discussion of Rotating Members to City Council

Planning & Zoning Commission:

This was an item brought up by Commissioner Reher at the last meeting.