

AGENDA ITEM 16

Discuss and consider plat approval of resubdivision of Sendero Springs, Section One, Block M, Lot 30.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To approve resubdivision plat of Sendero Springs, Section One, Block M, Lot 30.

Vote: **4 - 0**

AGENDA ITEM 17

Discuss and consider granting a variance to encroachment of the building line on side of Lot 5, Block 5, Brushy Creek North Subdivision, Section 1.

Moved: **Commissioner Boatright**

Seconded: **Commissioner Hays**

Motion: To grant a variance to encroachment of the building line on side of Lot 5, Block 5, Brushy Creek North Subdivision, Section 1.

Vote: **4 - 0**

< Attachment >

From the desk of
Fred & Jeanne Toewe
4005 Chert Drive
Round Rock, Texas 78681

April 22, 2002

Dear David Hayes:

This letter is a request to permit a variance to the plat of our property lot. The property in question is in Brushy Creek North subdivision, Lot 5, Block 5, Section 1. It is a corner lot at the intersection of Chert Drive and Chert Cove. The house fronts on Chert Drive. The owner on record is Mrs. Jeanne Toewe, formerly Jeanne Lyon.

We desire to make an addition to the subject property which will enhance its value substantially. Our addition encroaches on the side building setback line by 14 inches because of the fireplace protrusion.

However, the subject plat shows a 25 foot building set back on both the front and side streets. This is in conflict with the deed restrictions for the property which state in part "...nor nearer than fifteen (15) feet to the side lot line if said lot line is a street."

Thank you for your careful consideration of our request.

Sincerely,


Jeanne Toewe


Charles F. Toewe

1. **CODES:**
All work shall conform to the current editions of national, state, and local codes, and other working agencies that have authority over any portion of the Work. All subcontractors performing general construction, mechanical, electrical, plumbing or related work shall comply with applicable sections of the codes that have jurisdiction.

Applicable building codes: Williamson County
A. 2000 International Residential Code (IRC)
B. Occupancy classification: Single Family Dwelling
Enforcement includes all other codes referenced in the above applicable codes: i.e., national electrical codes, etc.
2. **FIELD VERIFICATION**
The Contractor shall verify all existing conditions and dimensions at the job site before proceeding with the Work.
3. **BUILDING LAYOUT**
The Contractor is responsible for staking out all buildings, driveways and sidewalks, planters and other site improvements for approval by the Owner and Architect.
4. **TREE TRIMMING OR CUTTING**
Trees and shrubs that are to remain undisturbed are to be protected from all construction activities. No trimming or cutting is to be performed by the Contractor without prior approval from the Owner or Architect.
5. **ERRORS, INCONSISTENCIES AND OMISSIONS:**
The Contractor shall carefully study and compare the contract documents prior to construction and shall immediately report to the Architect any error, inconsistency, or omission he may discover. If the Contractor performs any work knowing it to be contrary to applicable laws, ordinances, rules or regulations without prior notice to the Architect, he shall assume full responsibility therefore and shall bear all costs attributable thereto.
6. **CHANGES:**
No deviation from contract drawings and specifications shall be made without prior written approval from the Architect or Owner.
7. **DIMENSIONS:**
All dimensions shall be verified in the field. Dimensions and elevations are from concrete slab or framing unless noted otherwise. Do not scale drawings. Involve architect with dimension decisions.
8. **DETAILS:**
Reference to any detail or drawing is for convenience only and does not limit the application of such drawing or detail. Larger scale detail drawings take precedence over smaller scale drawings.
9. **ROUGH-IN DIMENSIONS:**
Builder shall coordinate with all pre-manufactured item suppliers and equipment manufacturers for rough-in requirements and dimensions.
10. **COORDINATION:**
The Contractor shall be responsible for verification and coordination with all Subcontractors and their work for compliance with the drawings and specifications. Also, he shall verify sizes and locations of all openings for mechanical, electrical and plumbing equipment with his Subcontractors before proceeding with the Work. Otherwise it will be assumed that the Contractor can perform the Work as outlined on the drawings without additional cost to the Owner.
11. **SITE CLEANUP & JOB SAFETY:**
The Contractor shall be responsible for continuous cleanup of the site of all debris created by his work. The Contractor is solely responsible for safety in the workplace.
12. **GUTTERS AND DOWNSPOUTS:**
Gutters and downspouts are to be provided as part of the Work. If downspout locations are not shown, obtain Architect/Owner input for exact locations preferred. Gutters to be pre-finished color, with full leaf guards typical, unless specified otherwise.
13. **CUTTING & PATCHING:**
It shall be the responsibility of the Contractor to supervise all cutting and patching of finished work already installed if made necessary by any errors, change or other reasons. All replacement work shall match adjoining surfaces for color, texture, workmanship and material.
14. **METAL:**
Provide galvanic isolation between dissimilar metals.
15. **FINISHES:**
Submit samples and specifications of all finish materials to Owner for review and approval prior to ordering and installation. Specific product color selections may be made by Owner during construction. The "standard" will be kept on-site for color matching purposes.
16. **MILLWORK:**
The Contractor shall supply and install blocking and supports in partitions as required for the installation of cabinetry, kitchen/bath accessories, or as noted/required.
17. **SANITARY FACILITIES:**
Approved sanitary facilities shall be provided by the Contractor for the use of the workers during construction. Toilets inside the house are not to be used by the Contractor, or Subcontractors, unless prior approval is given by Owner.
18. **PRE-WIRING:**
Provide for security system and computer/modem per owner requirements.
19. **ROOF PENETRATIONS:**
All flues, plumbing stacks and other roof penetrations are to be located at the back side of the roof ridge.
20. **BUILDER'S SET:**
This plan set is issued as a Builder's set. As such, every detail required for the complete and finished remodel/addition as design not included. Standard building practices meeting applicable codes are to be followed. The Contractor is notify the Architect in should additional detailing be required.
21. **SITE TOPOGRAPHY:**
These plans have been issued without the benefit of a topographic survey. Any adjustments made on-site without the direct involvement of the Architect, including any det conditions resulting from existing or modified site conditions, shall be the sole responsibility of the Contractor.
22. **UNFORESEEN CONDITIONS:**
In all remodeling/addition projects, unforeseen conditions usually Contractor is to immediately notify the Architect when any of these conditions occur. The associated costs for any additional work performed as a result of unforeseen conditions is to be handled through signed Change Orders. Additional costs are to be borne
23. **ABBREVIATIONS:**
(E) = EXISTING
(N) = NEW
(R) = RELOCATED

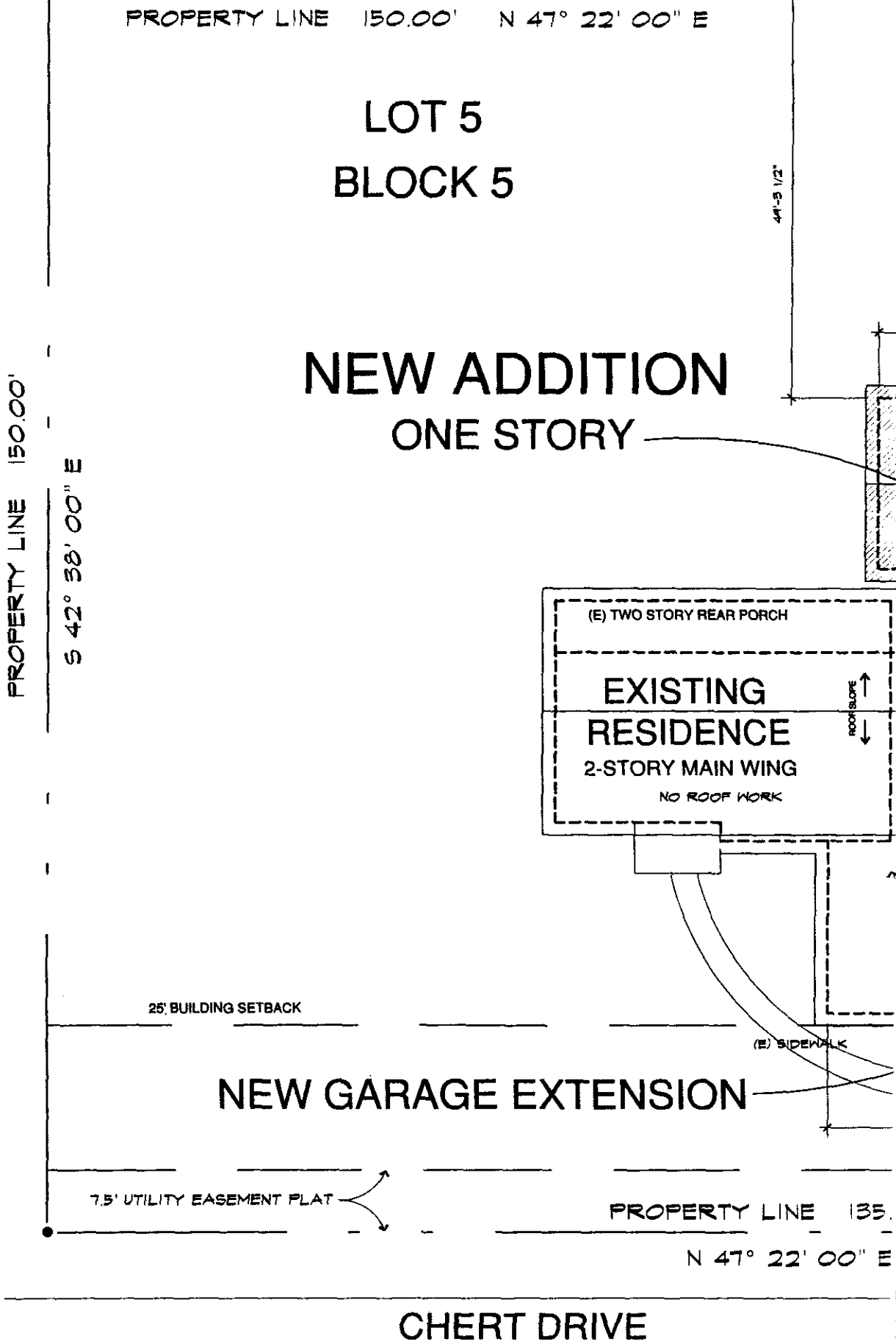
ABBREVIATIONS

C	CENTERLINE	ELEC.	ELECTRIC	MISC.	MISCELLANEOUS
ADJ.	ADJUSTABLE	EQ.	EQUAL	MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	EQUIP.	EQUIPMENT	(N)	NEW
APPROX.	APPROXIMATE	(E)	EXISTING	N/A	NOT APPLICABLE
BLDG.	BUILDING	FIN.	FINISH	N.I.C.	NOT IN CONTRACT
BLK'G.	BLOCKING	FL.	FLOOR	NTS	NOT TO SCALE
BTWN.	BETWEEN	FLUOR.	FLUORESCENT	O.C.	ON CENTER
C.J.	CONTROL JOINT	FTG.	FOOTING	P. LAM.	PLASTIC LAMINATE
COL.	COLUMN	FT.	FEET	PLYWD.	PLYWOOD
CONC.	CONCRETE	GALV.	GALVANIZED	PT.	PAINT
CONT.	CONTINUOUS	GFCI	GROUND FAULT CIRCUIT INTERRUPTOR	R	RADIUS
CPT.	CARPET	GYP.BD.	GYP.SUM BOARD	REF., R	REFER/ REFERENCE
DBL.	DOUBLE	HORIZ.	HORIZONTAL	RM	ROOM
DTL.	DETAIL	HVAC	HEAT, VENTILATG AIR CONDITIONING	SIM.	SIMILAR
DIA.	DIAMETER	IN.	INCH	SQ.	SQUARE
DIM.	DIMENSION	INT.	INTERIOR	STL.	STEEL
DN	DOWN	L.F.	LINEAR FOOT	STRUCT.	STRUCTURAL
DWG.	DRAWING	L.F.	LINEAR FOOT	TEL.	TELEPHONE
EA.	EACH	MAX.	MAXIMUM	T.O.	TOP OF
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MDF	MEDIUM DENSITY FIBERBOARD	TYP.	TYPICAL
EJ.	EXPANSION JOINT	MECH.	MECHANICAL	U.N.O.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
				W/	WITH
				WD	WOOD

STANDARD SHEET LAYOUT

20	16	12	8	4
19	15	11	7	3
18	14	10	6	2
17	13	9	5	1

All architectural sheet details follow this numbering system to assist in plan readability.



5/07/2002

GENERAL DEMOLITION NOTES

INDEX TO DRAWINGS

Provide 24 hour notice of any utility shut off to Owner, who will be residing on the property.

1. PROTECTION:

Protect all surfaces, finishes and elements to be retained for completed remodel from damage and/or theft during construction. Secure house from weather or intrusion at all times. When existing roof is removed, and before new roof is dried-in, keep house covered with temporary protection from inclement weather before leaving the job-site each day. Cost and repair of damages to materials and finishes not scheduled for remodel work will be the responsibility of the Contractor.

2. SALVAGE:

Owner shall have first right of refusal for all items to be demolished. Contractor to remove from premises all items not reusable in project or unwanted by Owner.

3. MISCELLANEOUS:

Contractor to remove all existing HVAC ducting and registers. Remove all existing baseboard moulding; remove gyp. bd. as required for new work. Contractor is responsible for relocation of landscape irrigation as required for Work, if applicable.

ARCHITECTURAL

- A-1 SITE/ROOF PLAN, GENERAL INFORMATION
- A-2 FLOOR PLAN & WEST ELEVATION
- A-3 INTERIOR ELEVS, EXT. ELEVS, ELECTRICAL PLAN

OUTLINE SPECIFICATIONS ARE ISSUED SEPARATELY AND ARE A PART OF THIS PROJECT.

STRUCTURAL

- S-1 FOUNDATION PLAN
- S-2 FRAMING PLAN

ALL ELECTRICAL, MECHANICAL & PLUMBING ENGINEERING TO BE DESIGN/ BUILD BY GENERAL CONTRACTOR.

PROJECT DIRECTORY

OWNER: JEANNE AND FRED TOEWE
4005 CHURT DRIVE
ROUND ROCK, TEXAS
H. TEL: 512. 310. 2462

ARCHITECT: SCOTT FIELD, A.I.A.
PARKINSON FIELD ASSOCIATES
P.O. BOX 5306
AUSTIN, TX 78763
TEL: 512. 479. 8090
FAX: 512. 495. 9244

STRUCTURAL ENGINEER: MIRZA TAHIR BAIG, P.E.
BAIG CONSULTANTS
1104 SOUTH MAYS, SUITE 103
ROUND ROCK, TEXAS 78664
TEL: 512. 238. 6422
FAX: 512. 246. 0248

PROJECT INFORMATION

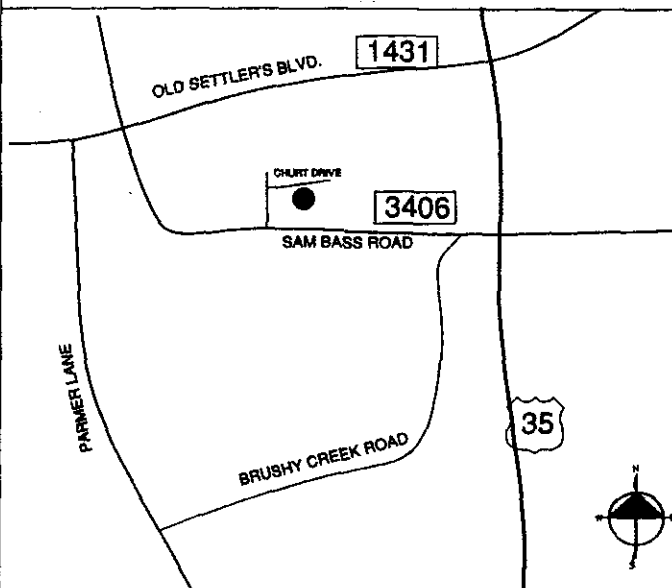
PROJECT ADDRESS: 4005 CHURT DRIVE
ROUND ROCK, TEXAS

LEGAL DESCRIPTION: Lot 5, Block 5, Brusy Creek North, Section I, as recorded in the Williamson County Deed Records, Cab.C pg. S-1, 303-309

SUMMARY OF WORK: Remodel Existing 1970's Residence, Includes new one-story addition to the south for a "Mother/Mother-in-Law Suite", an extension of the existing Family Room and Garage. The kitchen is also being remodeled. See plans for complete description.

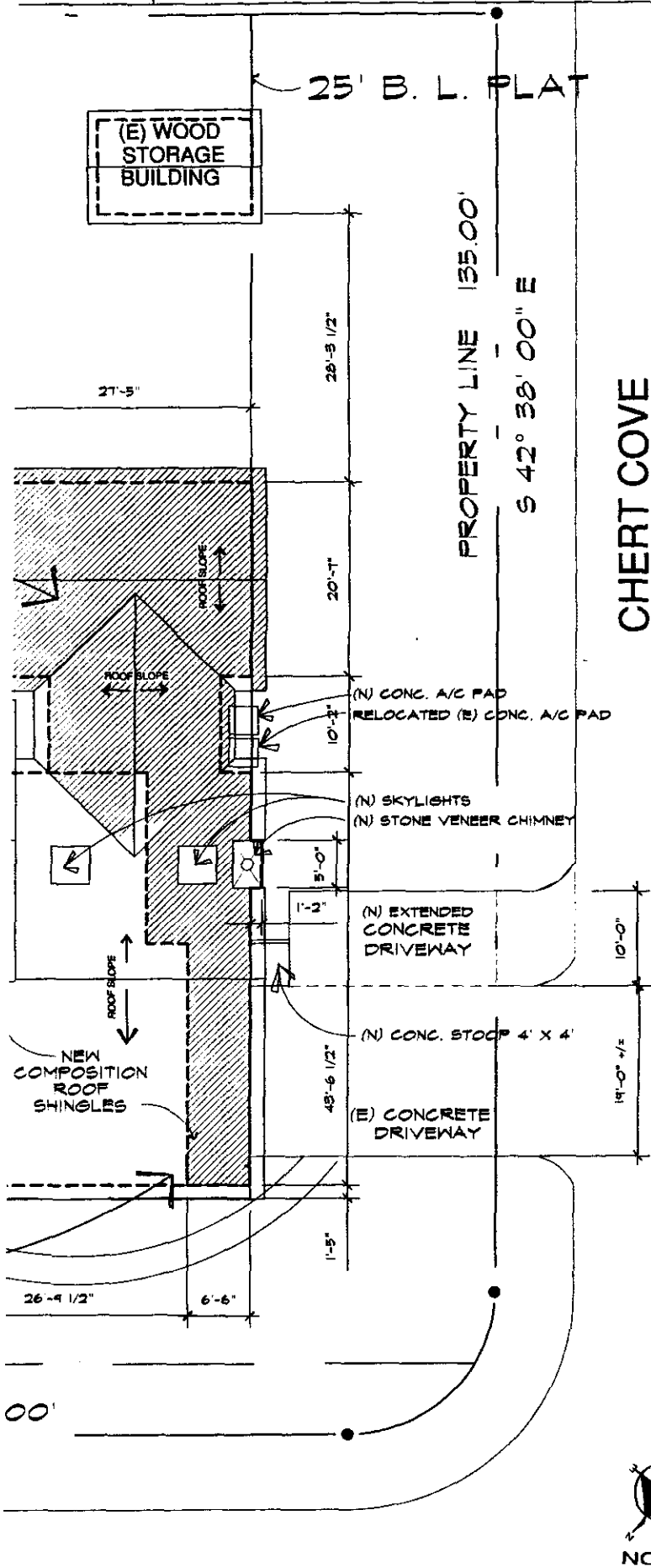
BUILDING HEIGHT: New addition is one story in height and will not exceed the height of the existing residence.

SQUARE FOOTAGES:
EXISTING: APPROX. 1,970 SQ. FT.
NEW ADDITION: 930.6 SQ.FT. CONDITIONED AREA
148.4 SQ. FT. UNCONDITIONED (NEW GARAGE)



NOT TO SCALE

LOCATION MAP 1



1"=10'-0"

SITE / ROOF PLAN 5

ARCHITECT'S SEAL

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ELECTRONIC DRAWING FILES

If this drawing is provided as an electronic file, it is released on the date shown below under the authority of William Scott Field, Texas Registered Architect No. 10222, who maintains the original file. Pursuant to Rule 1.105(1) of the Rules and Regulations of the Texas Board of Architectural Examiners (TBAE), the user of this electronic drawing file agrees to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the TBAE. No person may make any modification to this electronic drawing file without the Architect's express written permission.

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William Scott Field Associates, 2001

SHEET TITLE

GENERAL INFO

SITE/ROOF PLAN

RESIDENCE REMODEL
BRUSHY CREEK NORTH

4005 CHURT DRIVE
ROUND ROCK, TEXAS

FOR

TOEWE RESIDENCE

PARKINSON FIELD ASSOCIATES

ARCHITECTS

Parkinson Field Associates
P.O. Box 5306
Austin, Texas 78763-5306
Tel 512. 479. 8090
Fax 512. 495. 9244
E-mail scott@parkfield.com
www.parkinsonfield.com

- ☐ PRELIMINARY DESIGN
- ☐ PROGRESS DRAWING
- ☒ ISSUED FOR BID
- ☐ ISSUED FOR CONSTRUCTION
- ☐ REVISIONS:

PROJECT NO.
20135

SHEET NO.

DATE
04.16.02

A-1

1 OF 3

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

REGULAR AGENDA

AGENDA ITEM 18

Discuss and consider approving license agreement with Ranch at Cypress Creek Municipal Utility District No. 1.

Moved: **Commissioner Boatright**

Seconded: **Judge Doerfler**

Motion: To approve a license agreement with Ranch at Cypress Creek Municipal Utility District No. 1.

Vote: **4 - 0**

< Attachment >