

ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

July 2008

BACKGROUND

The purpose of the Rusty Allen Airport Property Owners Association (RAAPOA) Architectural Committee is two-fold:

- A. To ensure that newly constructed hangars at the Rusty Allen Airport blend in harmoniously with the airport environment and comply with existing codes, covenants, and restrictions, and
- B. To assist the prospective builder in any way possible to secure the necessary permit and approvals.

The City of Lago Vista considers all buildings built at the airport to be commercial buildings and it requires that all commercial buildings comply with the International Building Code (IBC). The City may also impose additional requirements concerning height, Texas Accessibility Standards compliance, foundation engineering, drainage, etc. It is highly recommended that the prospective builder confer with the building inspector prior to preparation of drawings or entering into any contract relating to hangar construction.

The RAAPOA Architectural Committee must approve plans for all new construction at the Rusty Allen Airport prior to the City's issuance of a building permit. Toward that end, builders are required to submit three copies of the plans to the committee for review and approval. Two copies will be returned to you with our endorsement allowing you to proceed to the City for a permit. Following their examination, they will keep one copy and return one City approved copy to you. The third copy will be retained in the RAAPOA files.

Each plan set shall include:

- 1) A cover sheet identifying the project and owner
- 2) A land survey
- 3) A site plan showing the proposed building location on the property, setbacks, easements, dimensions and a north pointing arrow. The paved driveway and connection to the taxiway shall be shown. The type of construction, color of siding/trim, maximum height and relative slab elevation shall be noted. Water drainage flow directions shall be shown by arrows.
- 4) A floor plan shall provide details of arrangement and dimensions. The City may require compliance with the Texas Accessibility Standards (similar to the ADA standards).
- 5) A foundation plan designed and sealed by a certified professional engineer shall be provided.
- 6) A structure plan shall provide elevations and mechanical details of the structure. This section typically includes several pages provided by the building kit provider.

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GENERAL DRAWING INFORMATION

- Engineering details of storm water management, environmental issues and structural adequacy will not be evaluated by the RAAPOA but may be required by the City for approval.
- Size of the drawing pages and print fonts are not specified but shall be sufficiently large that all details are easily readable.
- Each drawing page shall contain a title block with project identification, drawing function and scale.

CITY REQUIREMENTS

- Two endorsed plan sets as described here
- Payment of fees which typically include:
 - Building permit fee
 - Sewer connection fee
 - Sewer impact fee (for future city wide infrastructure development)
(Since there is no City water at the airport, no water connection and impact fees are charged)
 - Permits for plumbing, electrical, etc. (may be paid by the contractor)
 - Permit for any fences
 - Garbage can deposit
- City inspections will be performed at several stages on the foundation, in-slab plumbing, erected structure, electrical, and pavement of driveway and taxiway connection. Not until these items are complete will a certificate of occupancy be issued.
- A portable toilet and trash containment will be required during the construction period.

ADDITIONAL INFORMATION

Should you have any questions feel free to contact any member of the committee.

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We will be glad to show you details of the structure of our hangars if it would assist in understanding some technical question.