

Record Summary for Board of Adjustments

Record

Record #	Status	Opened Date
BOA-26-000003	Additional Info Required	01/15/2026

Application Name

Detailed Description

FILE NUMBER:

BOA-26-000003

BUILDING OFFICIAL'S REPORT: Application of Chris Dillard for (1) a special exception to the fence height regulations at 10506 LAKEMERE DR. This property is more fully described as Block E/7317 Lot 1, and is zoned R-7.5(A), which limits the height of a fence in the front yard to 4-feet. The applicant proposes to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations.

LOCATION:

10506 LAKEMERE DR

APPLICANT:

Chris Dillard

REQUEST: (1) A request for a special exception to the fence height regulations

Assigned To Department

Board of Adjustment

Assigned to Staff

Diana Barkume

Record Type

Board of Adjustments

Custom Fields

INTERNAL USE ONLY

Source of Request	In Review - Residential
Fee Waiver Granted	-
Number of Parking Spaces	-
Lot Acreage	0.2409

PDOX INFORMATION

PDox Number -

PROPERTY INFORMATION

Existing Zoning	R-7.5(A)
Lot Number	1
Lot Size (Acres)	0.2409
Block Number	E/7317
Lot Size (Sq. Ft)	10494
How many streets abut the property?	2
Land Use	Residential
Is the property platted?	Yes
Status of Project	Existing

Status of Property	Non-Owner Occupied
Previous Board of Adjustment case filed on this property	No
Accommodation for someone with disabilities	No
File Date	-
Seleccione si necesitara un interprete	-
Case Number	-
Are you applying for a fee waiver?	No
Have the standards for variance and or special exception been discussed?	Yes
Has the Notification Sign Acknowledgement Form been discussed?	Yes
Referred by	City of Dallas DEV Intake

Custom Lists

Board of Adjustment Request

1

Type of Request	Special Exception
Request Description	Fence standards
Application Type	Single Family/Duplex Variance or Special Exception
Affirm that an appeal has been made for	New Fence
Application is made to BOA to grant the described appeal	New Fence to secure the backyard from street and house.

Case Information

1

Full Request	to construct and/or maintain an 8-foot-high fence in a required front-yard, which will require a 4-foot special exception to the fence regulations.
Brief Request	for a special exception to the fence height regulations
Zoning Requirements	limits the height of a fence in the front yard to 4-feet
Relevant History	NA
BOA History	No
BOA History Details	NA

GIS Information

1

Census Tract Number	9.55
Council District	10

Street Frontage Information

1
 Street Frontage Front
 Linear Feet (Sq. Ft) 98

2
 Street Frontage Side
 Linear Feet (Sq. Ft) 106

Contact Information

Name	Organization Name	Contact Type	Phone
Chris Dillard Email: CKDconstructionInc@gmail.com 10016 Trailpine Drive, Trailpine Dr, 10016 Trailpine Drive, Trailpine Dr, Dallas, TX 75238	CKD Construction, INC.	Applicant	2149086700

Name	Organization Name	Contact Type	Phone
Christian Osorio Email: beartrekdfw@gmail.com PO BOX 38411, DALLAS, TEXAS 752380000	OSORIO CHRISTIAN	Property Owner	2145976365

Address

10506 LAKEMERE DR, Dallas, TX 75238

Parcel Information

Parcel No:	Land Value	Legal Description	Book	Page	Lot	Block	Subdivision
0000071829400000 0							

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Y	OSORIO CHRISTIAN	PO BOX 38411, DALLAS, TEXAS 752380000	

Status History

Status	Comment	Assigned Name	Status Date
Application About to Expire	Updated via: BATCH_BUILDING_ABOUT_TO_EXPIRE	Accela Administrator	01/30/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>Good afternoon,</p> <p>Your prescreen review has been completed, but there are a few follow-up items that will need to be addressed before the application can be considered complete and formally accepted.</p> <p>Once the application and the items noted below are received, I will review the full package to confirm completeness and then issue the invoice. Please note that the application is not officially accepted until all required materials have been received and all applicable fees have been paid.</p> <p>For your convenience, I've attached a checklist to help ensure everything is current and complete so we can continue moving forward smoothly.</p> <p>To proceed with your application, please provide the following:</p> <ul style="list-style-type: none"> • Site Plans to scale <ul style="list-style-type: none"> o Please provide the following plans for review: <ul style="list-style-type: none"> ? Site Plan: Show the proposed location of the fence on the site plan-label fence and gate where appropriate. ? Elevations: Fence elevations are required-include material, opacity, and fence height. • Property Taxes <ul style="list-style-type: none"> o 2025 property taxes must be paid in full before your application can be accepted. (2025 taxes are delinquent on January 31, 2026.) o An updated tax certificate showing taxes paid in full will be required prior to the hearing. • Warranty Deed <ul style="list-style-type: none"> o Must show the current warranty deed to reflect the current owner <p>Was this a referral to the board of adjustment? Additional items may be requested once these items have been reviewed—Please submit these documents at your earliest convenience so we can move forward with your application. We will provide an update as soon as we are ready to proceed with the next steps. If you have any questions or need clarification, please feel free to reply directly to this email. To help avoid anything being missed, we are limiting communication to email only. Thank you,</p>	Diana Barkume	01/30/2026
Document Received	ACA document upload	Accela Administrator	02/04/2026
Expired	Updated via Script	Accela Administrator	03/02/2026
In Review		Diana Barkume	03/02/2026
In Review		Diana Barkume	03/02/2026
Additional Info Required	<p>Please include the following outstanding items with your submission:</p> <ul style="list-style-type: none"> • Site Plans (to scale) <ul style="list-style-type: none"> • Site Plan: Show the proposed fence location. Label the fence and gate where applicable, include property lines, and ensure the plan reflects the most current approved version. • Elevations: Provide fence elevations, including material, opacity, and height. • Property Taxes <ul style="list-style-type: none"> • 2025 property taxes must be paid in full before the application can be accepted (delinquent after January 31, 2026). • An updated tax certificate showing payment in full is required prior to the hearing. • Warranty Deed <ul style="list-style-type: none"> • Provide the current warranty deed reflecting the current property owner. <p>Please confirm whether this case is a referral to the Board of Adjustment.</p>	Diana Barkume	03/20/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p data-bbox="241 142 570 170">Please review the following:</p> <p data-bbox="241 205 1052 289">An opacity request is required for the fence along Leaside unless 50% of the fence panels are open. Please indicate the percentage of openness on the plans (per architect).</p> <p data-bbox="241 296 1052 464">Please add 20-ft visibility triangles at the drive approaches, as well as at the alley and street corner. Additionally, include a 45-ft visibility triangle at the corner of Lakemere and Leaside. It appears there may be slight obstructions within all visibility triangles. Note that no trees or landscaping may exceed 2.5 ft to 8 ft within these areas along Lakemere.</p> <p data-bbox="241 470 1052 529">Will you be submitting, or have you already submitted, plans for new driveway approaches?</p> <p data-bbox="241 535 1052 640">Have you discussed the potential issue of parking within the front yard with Residential Review? You may want to confirm approval of the drive approach layout, as parking is not permitted within the front yard setback.</p> <p data-bbox="241 646 1052 821">Is there a permit for new construction or an addition to the existing house? There are comments on other cases indicating a pool permit was denied within the front yard. Have you decided to remove the pool? If you need to request a variance for the front yard, please note this cannot be heard prior to a replat for removal of the building line. Have you discussed this issue with Subdivision?</p> <p data-bbox="241 827 1052 911">Fence height must be measured from grade to the highest point of the fence, wall, column, or gate, and must include any retaining wall. Please update the height request accordingly.</p> <p data-bbox="241 917 1052 1001">If you have plans that do not include the house, please submit those and include the fence height measurements only. This may help avoid any hesitation from the board related to the house plans.</p> <p data-bbox="241 1037 1052 1087">Please note that additional information or items may be requested later in the process.</p>	Diana Barkume	04/01/2026
Payment Due		Diana Barkume	04/01/2026

Status	Comment	Assigned Name	Status Date
Additional Info Required	<p>I have initiated the invoice for the original request; however, if further items are required, an updated invoice will need to be paid. If these clarifications have already been addressed and no additional items are needed, we can proceed with the next steps.</p> <p>Please review the following:</p> <p>An opacity request is required for the fence along Leaside unless 50% of the fence panels are open. Please indicate the percentage of openness on the plans (per architect).</p> <p>Please add 20-ft visibility triangles at the drive approaches, as well as at the alley and street corner. Additionally, include a 45-ft visibility triangle at the corner of Lakemere and Leaside. It appears there may be slight obstructions within all visibility triangles. Note that no trees or landscaping may exceed 2.5 ft to 8 ft within these areas along Lakemere.</p> <p>Will you be submitting, or have you already submitted, plans for new driveway approaches?</p> <p>Have you discussed the potential issue of parking within the front yard with Residential Review? You may want to confirm approval of the drive approach layout, as parking is not permitted within the front yard setback.</p> <p>Is there a permit for new construction or an addition to the existing house? There are comments on other cases indicating a pool permit was denied within the front yard. Have you decided to remove the pool? If you need to request a variance for the front yard, please note this cannot be heard prior to a replat for removal of the building line. Have you discussed this issue with Subdivision?</p> <p>Fence height must be measured from grade to the highest point of the fence, wall, column, or gate, and must include any retaining wall. Please update the height request accordingly.</p> <p>If you have plans that do not include the house, please submit those and include the fence height measurements only. This may help avoid any hesitation from the board related to the house plans.</p>	Diana Barkume	04/03/2026

Green Ordinance, Phase II Compliance

STORMWATER

- 70% of all non-roof area to be vegetative landscape, permeable paving or sloped for water runoff to a filtration feature.

Calculation:

Site Area : 12,476 sf Roof Area: 3,813 sf = Non-roof area: 8,663 sf
8,663 sf/ 12,476 sf = 70%

WATER REDUCTION

(minimum 3 of 5 must be complied with for New Construction, 2 for Additions)

- Lavatory faucets to comply with City of Dallas Green Ordinance, average flow rate 2.0 gpm or less.
- Showerheads to comply with City of Dallas Green Ordinance, average flow rate 2.0 gpm or less.
- Contractor to provide Energy Star dishwasher using 6.0 gallons or less per cycle
- Energy Star clothes washer with modified energy factor (MEF) greater than or equal to 2.0 and water factor (WF) less than 5.
- Toilets (select one)
 - Less than or equal to 1.3 gallons per flush
 - Dual flush complying with ASME A 112.19.14
 - Comply with US EPA Water Sense; certified and labeled

ENERGY EFFICIENCY

- The project must: 1.) Meet the performance requirements of ENERGY STAR for Homes to achieve a HERS rating of 75; or 2.) Achieve energy efficiency 15 percent above the requirements of the Dallas Energy Conservation Code using the IC3 calculator.
- Maximum lamp wattage for incandescent bulbs is 100 watts; compact fluorescents is 32 watts.

HEAT ISLAND MITIGATION / ROOF

- Shingles to be Energy Star qualified Composition shingles
- Any roof with a pitch greater than 2:12 must have an ENERGY STAR qualified roof; unless it is a vegetative roof which has been approved by the Building Official. Roof Encapsulated foam insulation to have an R-value of at least 22.

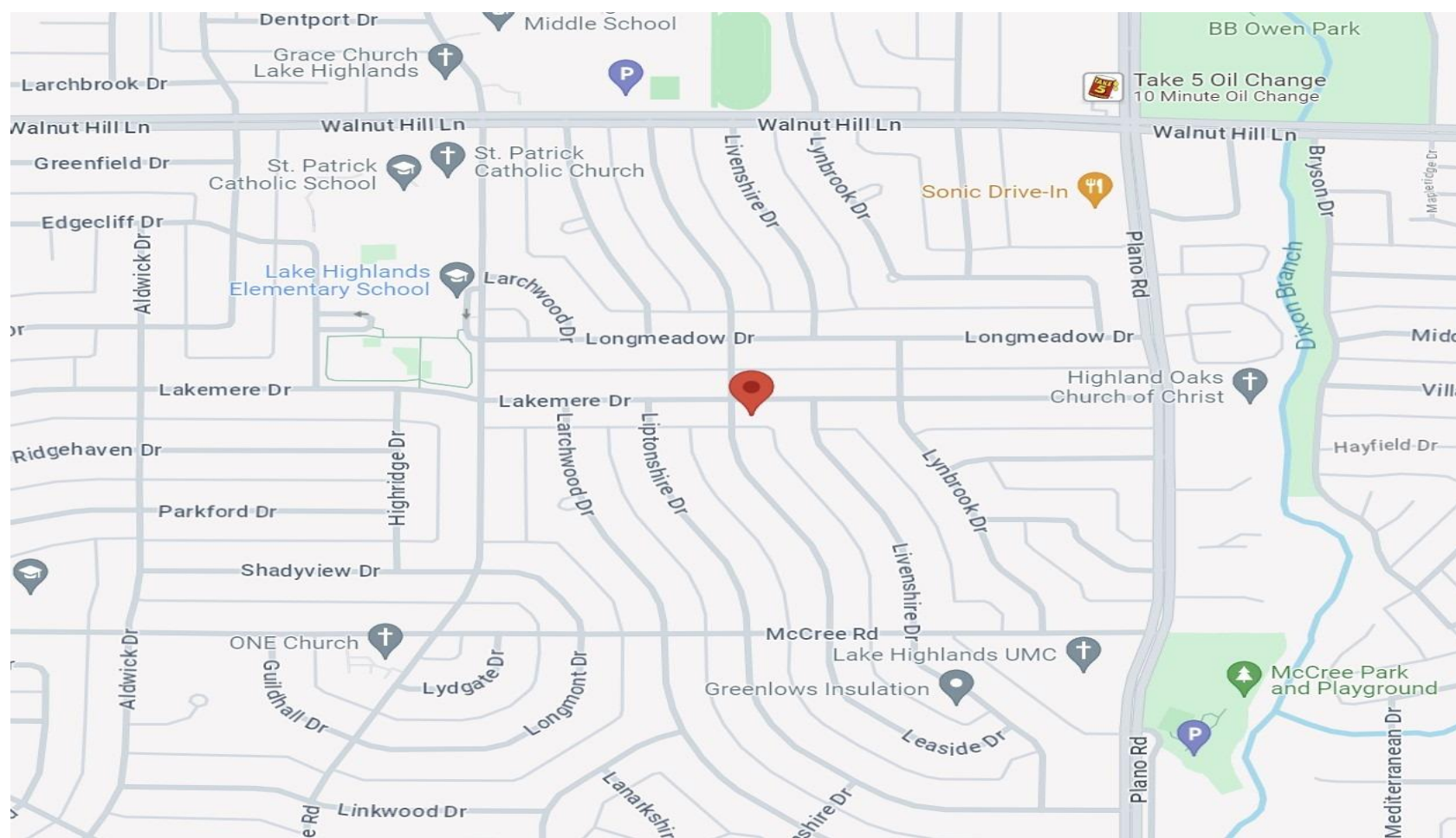
HVAC / INDOOR AIR QUALITY

- Project to comply with the International Energy Conservation Code as adopted by the City of Dallas
- All air-handling equipment & ductwork must be outside the fire-rated envelope of the garage. Surfaces between conditioned space & an attached garage must be tightly sealed.
- HVAC and ductwork located outside of fire-rated garage envelope.
- Minimize Pollutants
- All Air Filters must have: MERV 8 or greater, Air handlers sized to maintain air pressure and airflow, and Airtight air filter housing
- Conditioned Spaces Adjacent to Attached Garage must have: All Penetrations sealed, Doors weatherstripped and Cracks at wall base sealed
- Conditioned Spaces Above Garage must have: Penetrations sealed, Floor and ceiling joist bays sealed, Painted walls and ceilings of conditioned spaces.
- Vapor Retarders shall be provided on the interior side of framed walls in accordance with R702.7 of the 2021 International Residential Code. Architect to show details or provide narrative showing compliance with vapor retarder requirements.
- All new exterior envelope of the building (exterior walls, windows, roofs, etc....) shall comply with section R402.1. Compliance shall be demonstrated with the envelope RESchecks. COMcheck has been provided, however, is missing the window area and values.
- Provide detail of floor cavity insulation or narrative that describes the insulation to be in accordance with R402.2.7.
- Provide sealing details or narrative per table R402.4.1.1.
- Windows, Skylights, and sliding glass doors to have an infiltration rate of no greater than 0.3 cfm/sf and swinging doors no greater than .5cfm/sf.

LANDSCAPE

- Drip irrigation emitters must be used for all bedding areas of an approved landscape plan.

Vicinity Map



Project Area Calculations

First Floor (AC)	2,700 sf
Second Floor (AC)	2,733 sf
Total Finished AC	5,433 sf
Front Porch	87 sf
Rear Porch	582 sf
Garage	468 sf
Total Under Roof	6,570 sf

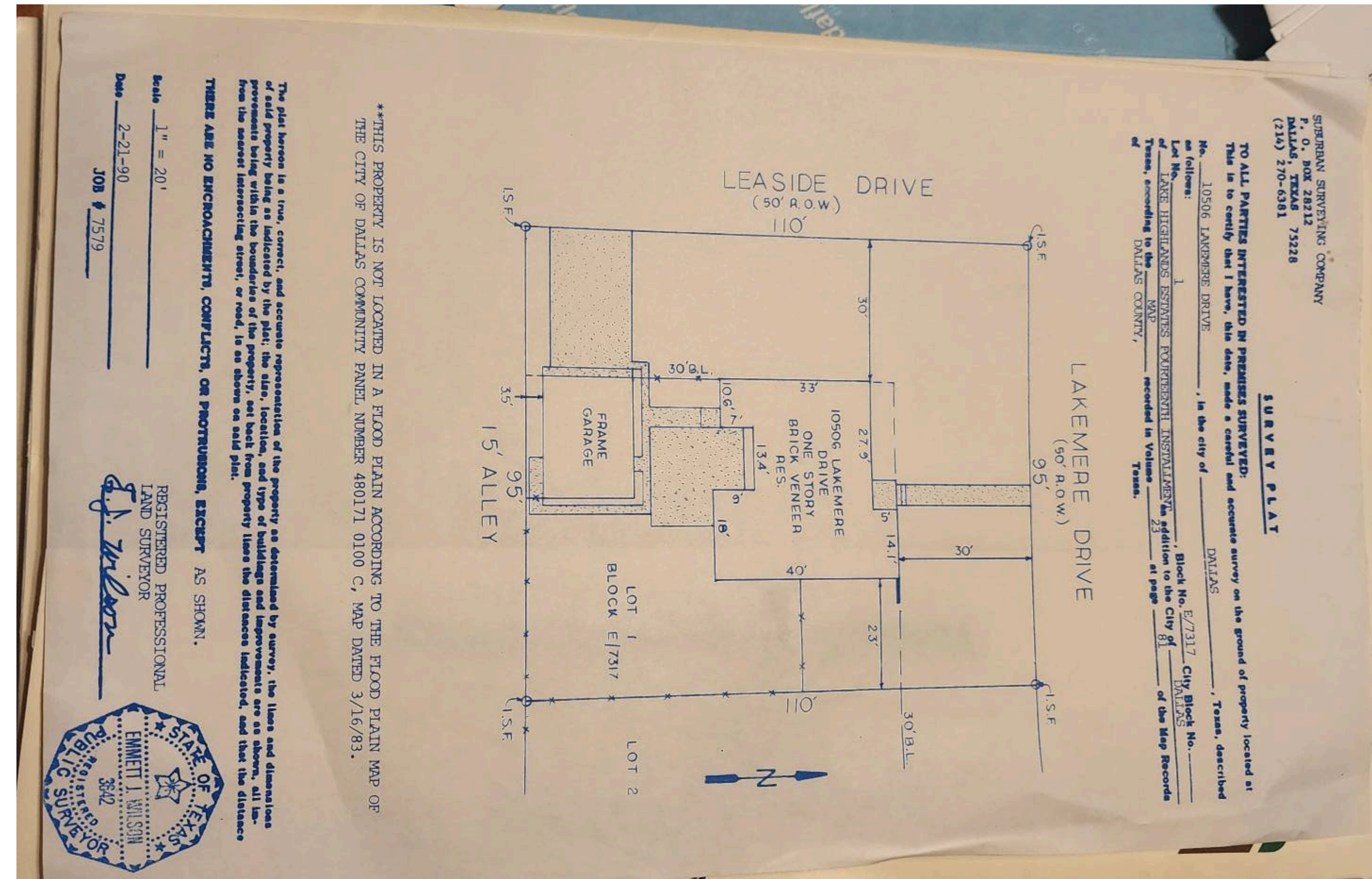
Project Scope of Work

These plans are designed in accordance with the International Residential Building Code (IRC) 2015

New single family house:

Including:

- Regrade portions of site
- Pour New foundations, new 2x wood framing for walls
- Install new plumbing, electrical fixtures and wiring
- Install new HVAC Ducts and Machinery
- Install new finishes throughout



Iconic Drafting & Design

Spec House

10506 Lakemere dr
 LOT 1 BLK E / 7317

SPEC House

Design Status:
Final Set

08/30/2024

PROJECT: 10506 Lakemere dr
 DATE: 08/30/2024
 DRAWN BY: JBratcher
 COPYRIGHT

SHEET TITLE
COVER SHEET

A-1

TABLE R702.7(1) VAPOR RETARDER MATERIALS AND CLASSES

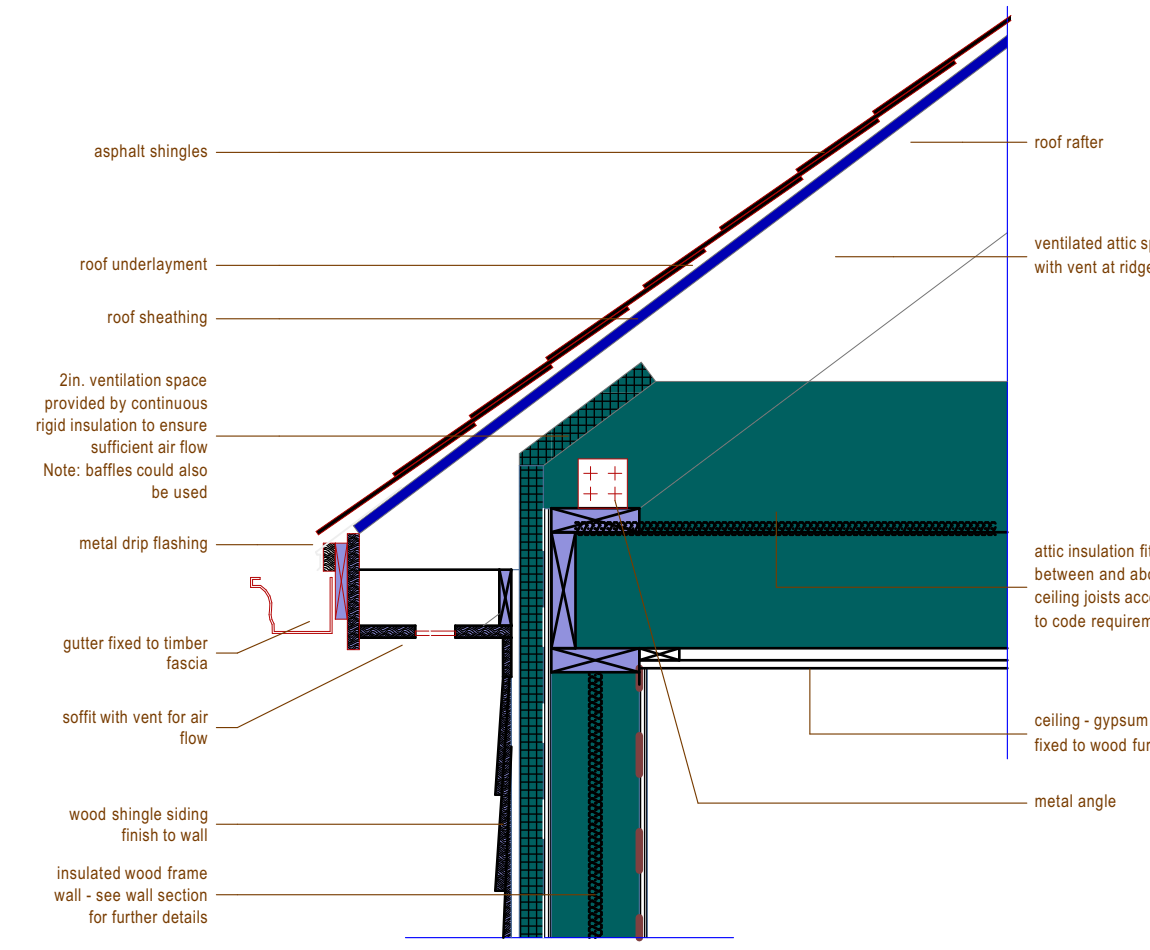
CLASS	ACCEPTABLE MATERIALS
I	Sheet polyethylene, nonperforated aluminum foil or other approved materials with a perm rating less than or equal to 0.1.
II	Kraft-faced fiberglass batts, vapor retarder paint or other approved materials applied in accordance with the manufacturer's installation instructions for a perm rating greater than 0.1 and less than or equal to 1.0.
III	Latex paint, enamel paint or other approved materials applied in accordance with the manufacturer's installation instructions for a perm rating greater than 1.0 and less than or equal to 10.0.

TABLE R402.4.1.1 AIR BARRIER, AIR SEALING AND INSULATION INSTALLATION^a

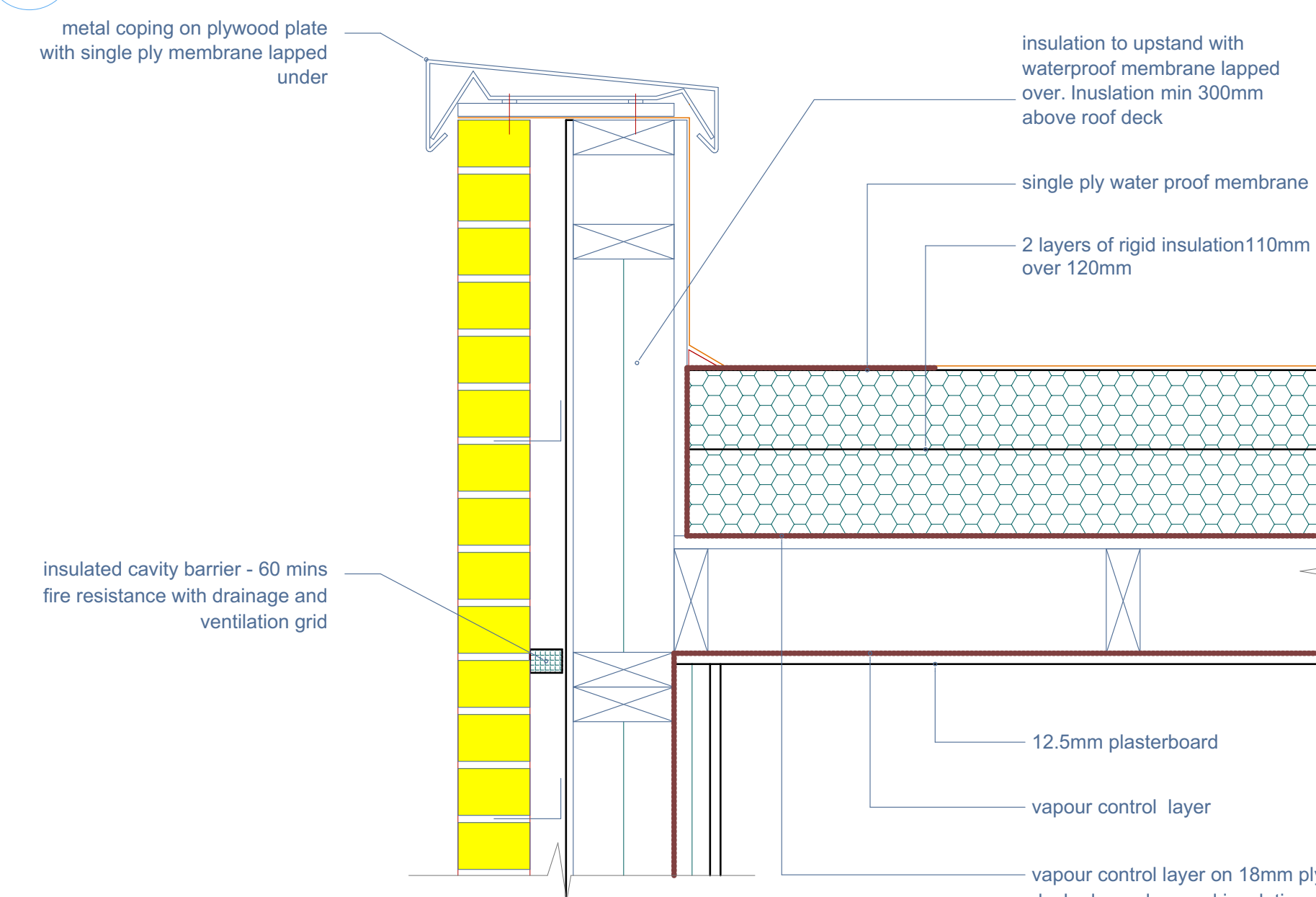
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, <i>R</i> -value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	---
Rim joists	Rim joists shall include an exterior air barrier. ^b The junctions of the rim board to the sill plate and the rim board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board. ^b
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.
Basement crawl space and slab foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/air barrier in accordance with Section R402.2.10. Penetrations through concrete foundation walls and slabs shall be air sealed. Class 1 vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the <i>International Residential Code</i> .	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10. Conditioned basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.10.
Shafts, penetrations	Duct and flue shafts to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required <i>R</i> -value.
Narrow cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be air sealed in accordance with Section R402.4.5.	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.
Plumbing, wiring or other obstructions	All holes created by wiring, plumbing or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required <i>R</i> -value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	---
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	---
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	---

2021 IECC - Dallas Energy Notes

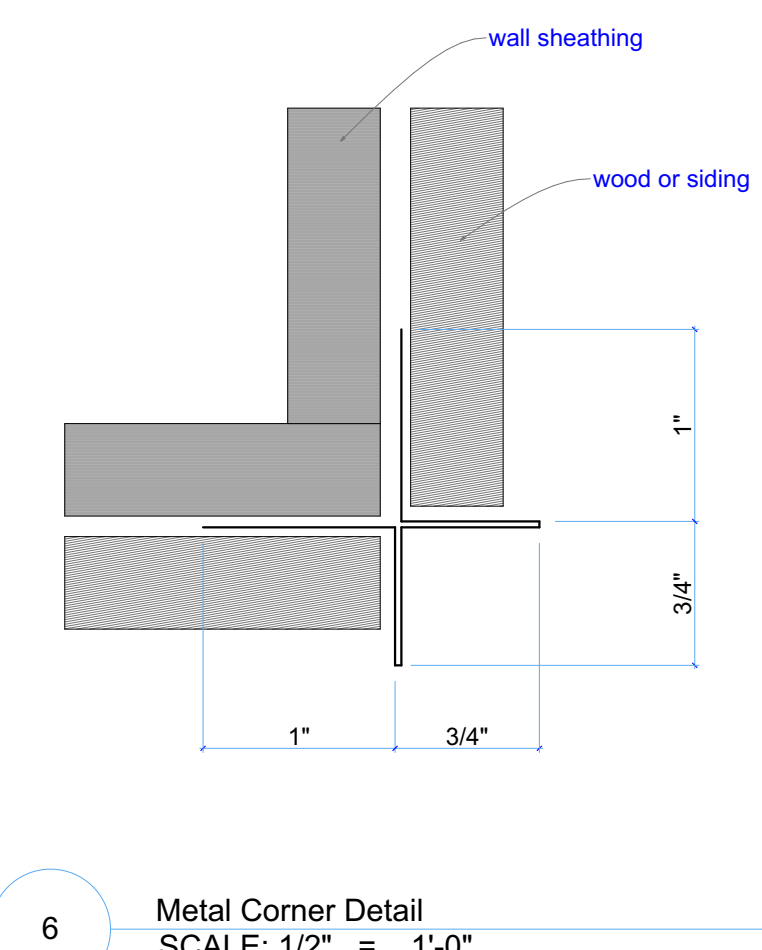
Code Section	Notes
R401.2.1	The project is following the 2021 IECC prescriptive compliance path.
R402.4.1.2	Home shall be tested for air leakage in accordance with section R402.4.1.2 and shall not exceed 5 air changes per hour.
R403.1	Smart thermostats to be provided in compliance with R403.1.
R403.1.2	Supplementary electric resistance for heat pumps shall have controls that prevent supplemental heating when the heat pump compressor can meet the heating load.
R403.3.5	Duct testing to be done in accordance with ANSI/RESNET/ICC 380 or ASTM E1554 either during rough-in or post-construction.
R403.4	Mechanical piping shall be insulated as required by R403.4.
R403.5.2	Hot water piping will be insulation as required by R403.5.2.
R403.6	Mechanical ventilation shall be provided and compliant with R403.6 and tested in accordance with R403.6.3.
R403.6.2	Ventilation fan will meet the efficiency requirements of Table R403.6.2.
R403.7	Manual J and S shall be provided to show that equipment is sized in accordance with R403.7.
R403.10.2	Pool heaters and pump motors shall have time switches or other control methods that can automatically turn them off and on.
R403.10.3	If pool is heated, it shall be provided with a vapor retardant cover.
R403.12	Pool design shall meet the requirements of APSP 15.
R404.1	All interior & exterior lighting must be high efficacy/LED. Exterior lighting shall be controlled by a manual on and off switch which allows for automatic shutoff, the override should automatically return to automatic control within 24 hours. Lighting should be shut off when daylight is present and satisfies lighting needs.
R404.3	



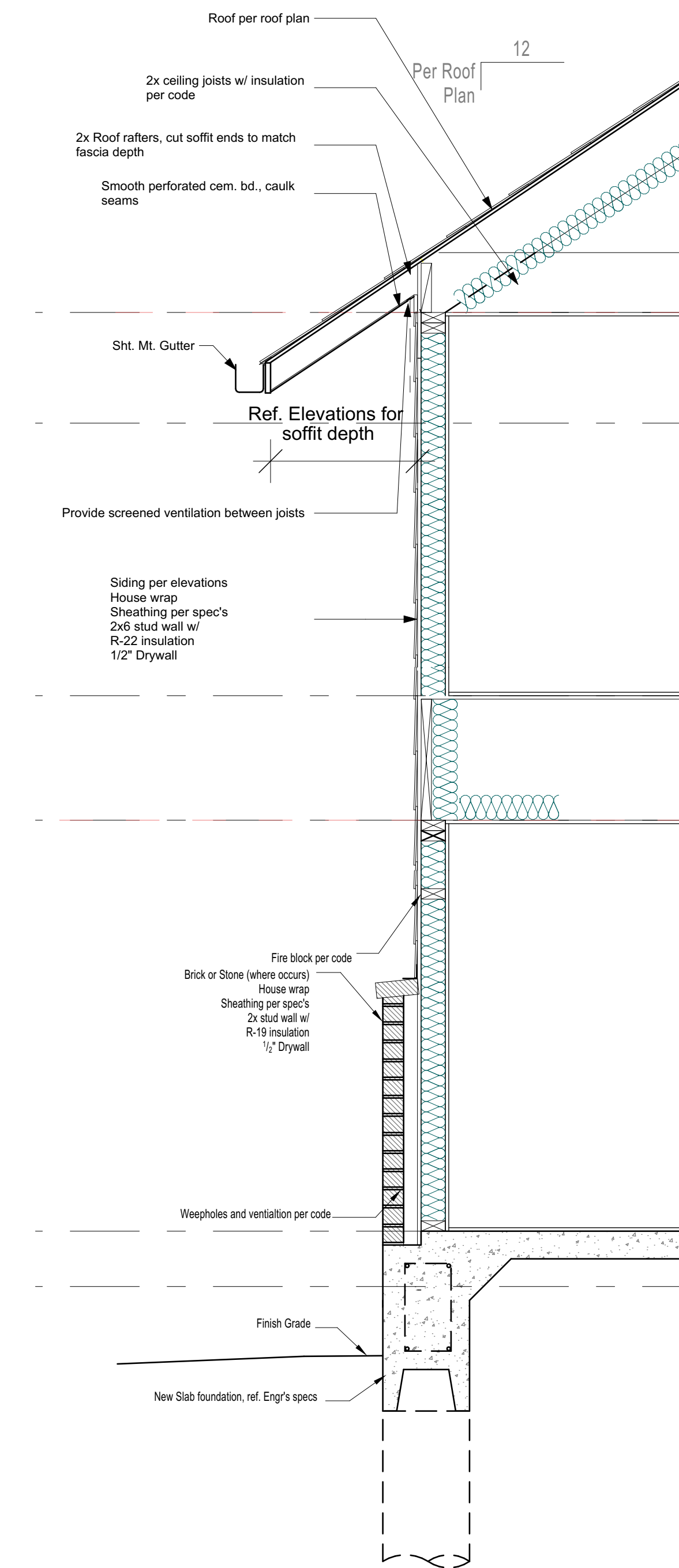
7 Roof Detail SCALE: 1" = 1'-0"



8 Stair Railing (1) SCALE: 1/16" = 1'-0"



6 Metal Corner Detail SCALE: 1/2" = 1'-0"



3 Typ. Wall Section SCALE: 3/4" = 1'-0"



Iconic Drafting & Design

Spec House

10506 Lakemere dr
LOT 1 BLK E / 7317

SPEC House

Design Status:
Final Set

08/30/2024

PROJECT: 10506 Lakemere dr
DATE: 08/30/2024
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SHEET TITLE
Details and Notations SHEET

A-2

D:\10506 Lakemere dr.pjn



**Iconic Drafting
&
Design**

Spec House

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LOT 1 BLK E / 7317

SPEC House

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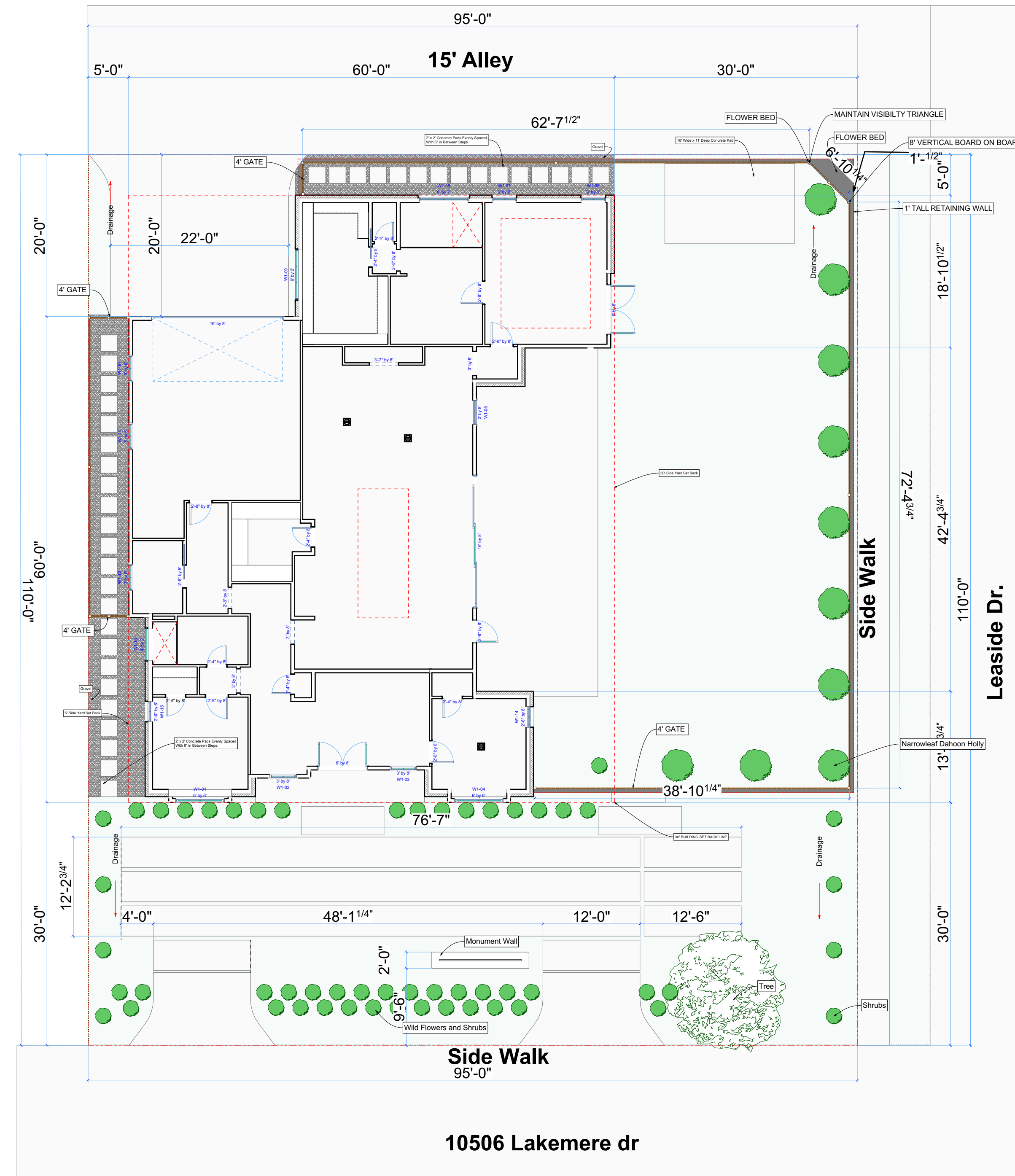
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SITE PLAN

A-3



1 Site Plan
SCALE: 1" = 10'





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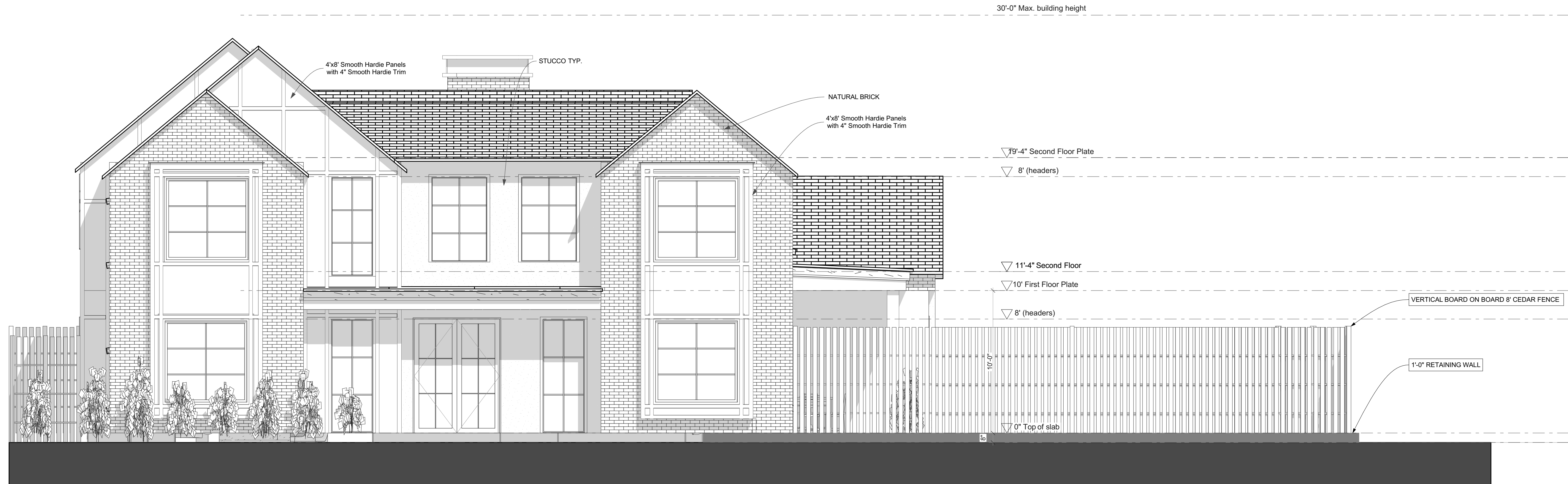
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ELEVATIONS

A-9



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
ID	SIZE		Operation T...	MATERIAL
	WIDTH	HEIGHT		
W1-01	6'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-02	3'-0"	8'-0"	FIXED	Color: Bronze Tier 1
W1-03	3'-0"	8'-0"	FIXED	Color: Bronze Tier 1
W1-04	6'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-05	3'-0"	8'-0"	FIXED	Color: Bronze Tier 1
W1-06	3'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-07	3'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-08	6'-0"	7'-0"	FIXED	Color: Bronze Tier 1
W1-09	6'-0"	2'-0"	FIXED	Color: Bronze Tier 1
W1-10	3'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-11	3'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-12	3'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W1-13	4'-0"	2'-0"	FIXED	Color: Bronze Tier 1
W1-14	2'-6"	6'-0"	CASEMENT	Color: Bronze Tier 1
W1-15	2'-6"	6'-0"	CASEMENT	Color: Bronze Tier 1
W2-01	3'-0"	7'-0"	FIXED	Color: Bronze Tier 1
W2-02	4'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W2-03	4'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W2-04	6'-0"	6'-0"	FIXED	Color: Bronze Tier 1
W2-05	5'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-06	3'-0"	5'-0"	CASEMENT	Color: Bronze Tier 1
W2-07	2'-6"	5'-0"	CASEMENT	Color: Bronze Tier 1
W2-08	6'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-09	6'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-10	3'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-11	3'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-12	3'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-13	3'-0"	5'-0"	SLIDER	Color: Bronze Tier 1
W2-14	6'-0"	6'-0"	XO SLIDER	Color: Bronze Tier 1
W2-15	9'-0"	5'-0"	FIXED	Color: Bronze Tier 1
W2-16	6'-0"	6'-0"	XO SLIDER	Color: Bronze Tier 1
W2-17	3'-0"	1'-6"	FIXED	Color: Bronze Tier 1
W2-18	3'-0"	1'-6"	FIXED	Color: Bronze Tier 1
W2-19	6'-0"	6'-0"	XO SLIDER	Color: Bronze Tier 1
W2-20	6'-0"	6'-0"	FIXED	Color: Bronze Tier 1

3 Window Schedule

D:\10506 Lakemere dr.pln



**Iconic Drafting
&
Design**

Spec House

10506 Lakemere dr
LOT 1 BLK E / 7317

SPEC House

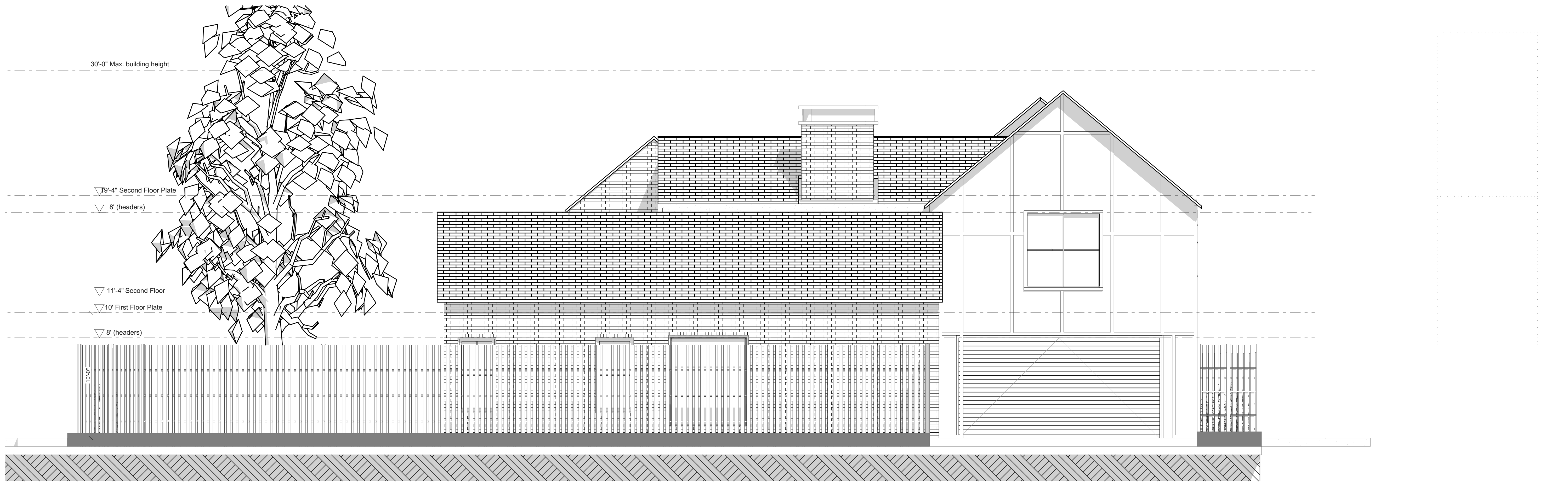
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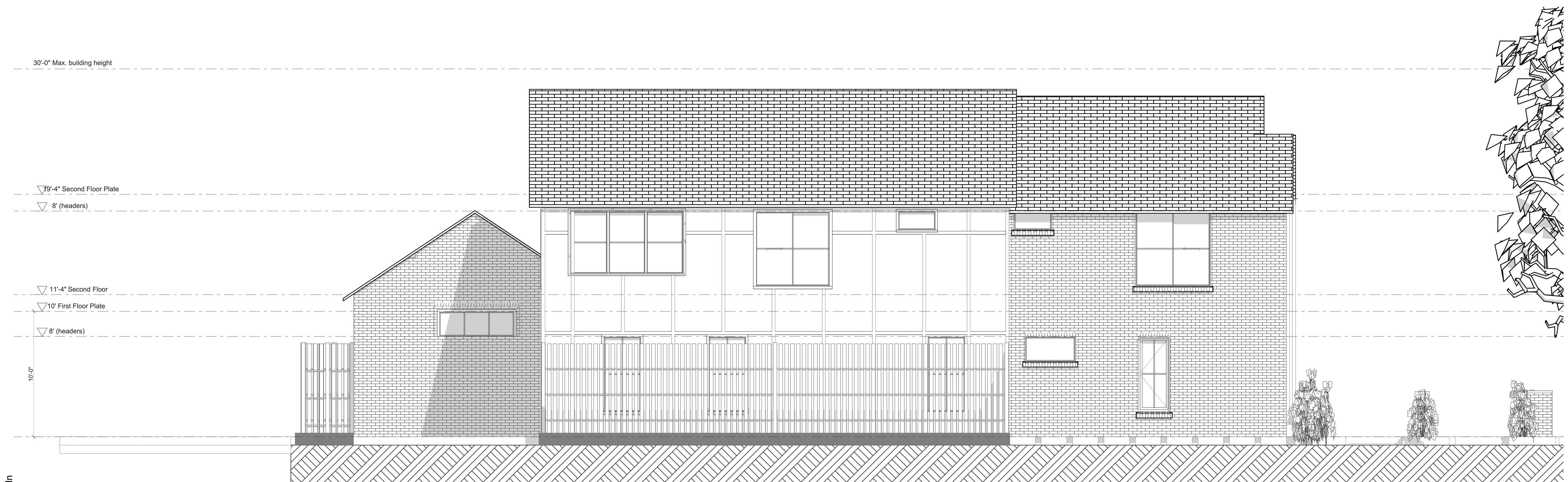
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SHEET TITLE
ELEVATIONS

A-10



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

D:\10506 Lakemere dr.pln