



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 10, 2024 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 10th day of April 2024 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS - Join Zoom Meeting at <https://us02web.zoom.us/j/3499549035>
Or via telephone: Dial (346) 248-7799
Meeting ID: 349 954 9035

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak on to citysec@westlakehills.gov by 1:00 P.M. on April 10, 2024.

1. Call to Order
2. Citizen Communications The Board welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.
 - a. Approval of the March 13, 2024 Regular Meeting Minutes.
4. Land Use **702 Loma Linda** - Discuss and consider action on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches for a balcony roof (Section 22.03.279 of the West Lake Hills Code). Applicant: Jenna Montoya.

5. Land Use 902 Redbud Trail - Discuss and consider action on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code). Applicant: Samy Aboel-Nil, Property Owner.
6. Land Use 311 Westhaven Drive - Discuss and consider action on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing non-conforming single-family house (Sections 22.03.275 and 22.03.281 of the West Lake Hills Code). Applicant: Elizabeth Salaiz, Elizabeth Salaiz Architect, Inc.
7. Land Use 613 Rock Park - Discuss and consider action on two variances:
 - a. Allow one primary residential unit with an attached dwelling unit - More than 2 dwelling units per acre (Section 38.03.034 of the West Lake Hills Code).
 - b. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281 of the West Lake Hills Code).

Applicant: Alfredo Terrones, MMRY, LLC.

8. Adjournment

Approved by: Linda Anthony, Chair

Certificate

I certify that the above Notice of the April 10, 2024 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 5, 2024 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Terry Blanchard, City Secretary

The City of West Lake Hills is committed to compliance with the Americans with Disabilities Act. Reasonable accommodation and equal access to communications will be provided upon request.

All items on the agenda are for discussion and/or action. City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, March 13, 2024 at 7:00 PM

1. Call to Order

With a quorum present, Vice Chair Bowman called the meeting to order at 7:00 p.m.

BOARD MEMBERS PRESENT:

Gordon Bowman
Jim O'Connor
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
Director of BDS Jennifer Bills
Chief of Police Scott Gerdes
Asst. City Attorney Megan Brua

2. Citizen Communications The Board welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Board later in the meeting. The Board cannot respond to or discuss matters not listed on the agenda. The Board may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

Vice Chair Bowman opened the meeting for public comments. Hearing none, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the Board and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Board Member.

- a. Approval of the February 14, 2024 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member O'Connor, the Board voted five (5) for and none (0) opposed to approve the Consent Agenda as presented. Motion carried.

4. Adjournment

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member South, the Board voted four (4) for and one (1) opposed to adjourn the meeting at 7:03 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, CHAIR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on April 10, 2024.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	April 10, 2024	Item Number:	4
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

702 Loma Linda: Discuss and consider action on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches feet for a balcony roof. (Section 22.03.279 of the West Lake Hills Code).

Applicant: Jenna Montoya

Recommendation

Staff recommends denial of the variance request. The hardship presented is design driven and that of the use of the area by the occupants. The challenge of the property slope is not presented to be specifically unique to area or significantly greater than as applied to other property in West Lake Hills.

The Zoning & Planning Commission considered the item at their regular meeting on March 20, 2024 and recommended denial by a vote of 5-0 (Attachment 6).

- The Commission found that the issue was design driven and did not constitute as a hardship. Commissioners noted that the floor heights/construction design could have been reduced to reduce the overall height of the building.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Santiago and Jennifer Montoya

Legal Description: Stonehedge Estates Block N Lot 22

Lot Size: 0.56 acres

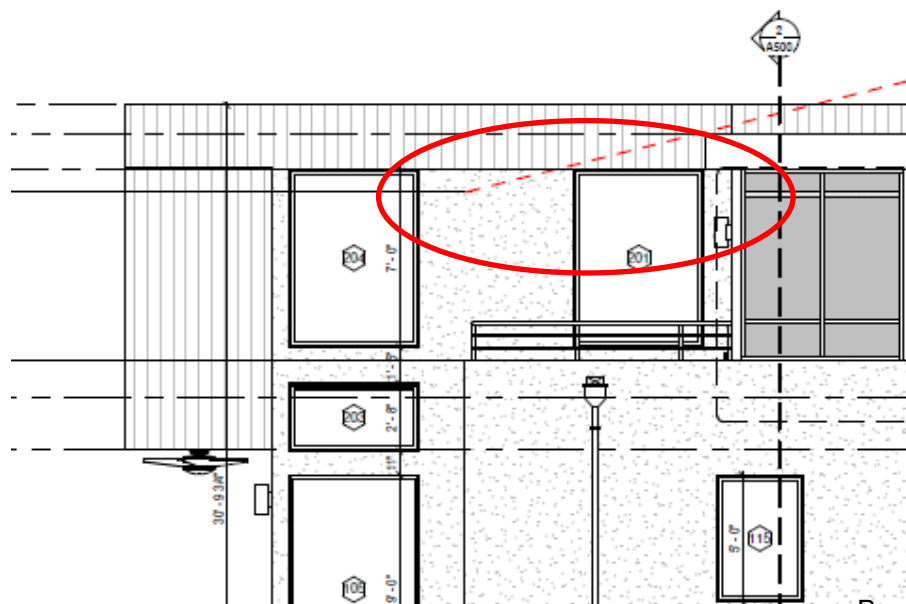
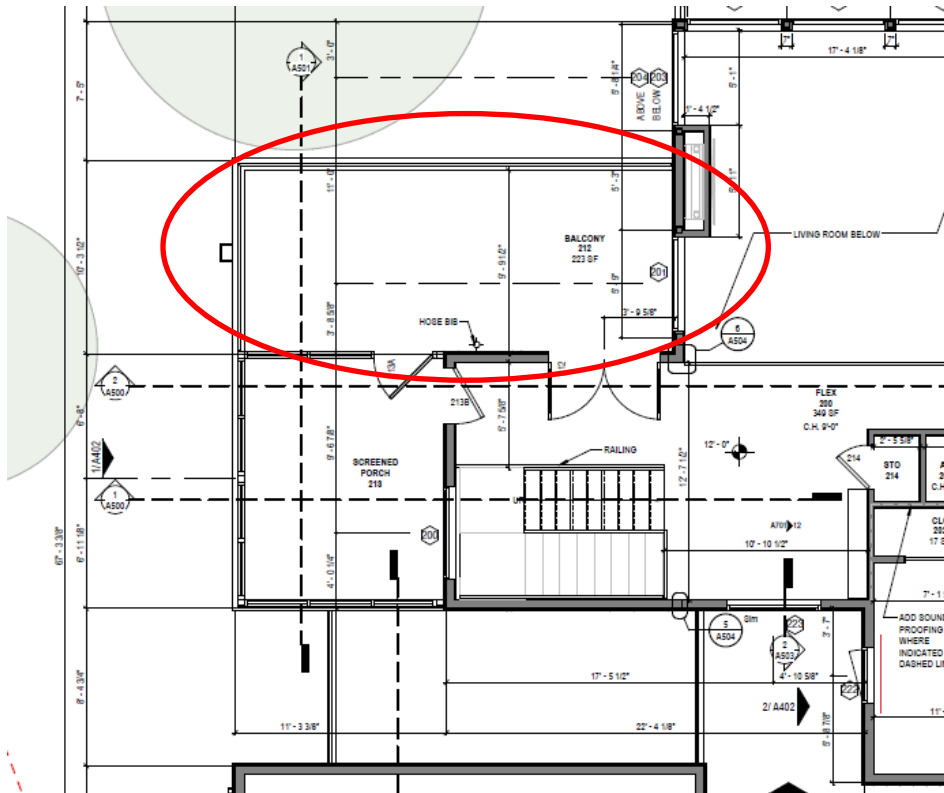
Zoning: R-1 One Family

The properties surrounding the subject property are zoned R-1 One Family Residential.

Background & Analysis:

The applicant is proposing to add a roof cover to an existing second story balcony. The home at 702 Loma Linda was recently constructed and completed on April 28, 2023. The owner wishes to extend the roof of the house over the balcony (from the existing screened porch) so they can enclose the area with screens in order to keep out bugs (Attachment 1).

Area in red where the roof exceeds 30 feet.





Pictures of existing house.

Public Comment:

The applicant provided two letters of support from surrounding neighbors (Attachment 4). At the time of this report, staff has not received comments in support of or against the request.

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 The height would match the rest of the existing house. Understandably, we have a severe slope at that corner, which prohibited us to extend our roof during our initial build. Unfortunately, we have a beautiful deck that we hardly use because of bugs. With small children we'd like to be able to go on the deck in a protected manner, thus extending the roof and adding a screen protector.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 Correct. There is already a house and deck at this height. The way the ground slopes just in this corner prohibited us from extending the roof. Our original permitting process took over a year and a half (and build 3.5 years) so we didn't have time to apply for this variance as well once we realized.

3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
We just don't think we will ever use this upper deck without screen protection. Not only that, it doesn't feel as safe with small children to be up that high without a screen.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
That is correct. This seems like a very small request that doesn't encroach on nature or visibility for others.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
I think the house is that high as well so it won't be any noticeable difference for the small roof extension at this corner.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
No, we do not believe so.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

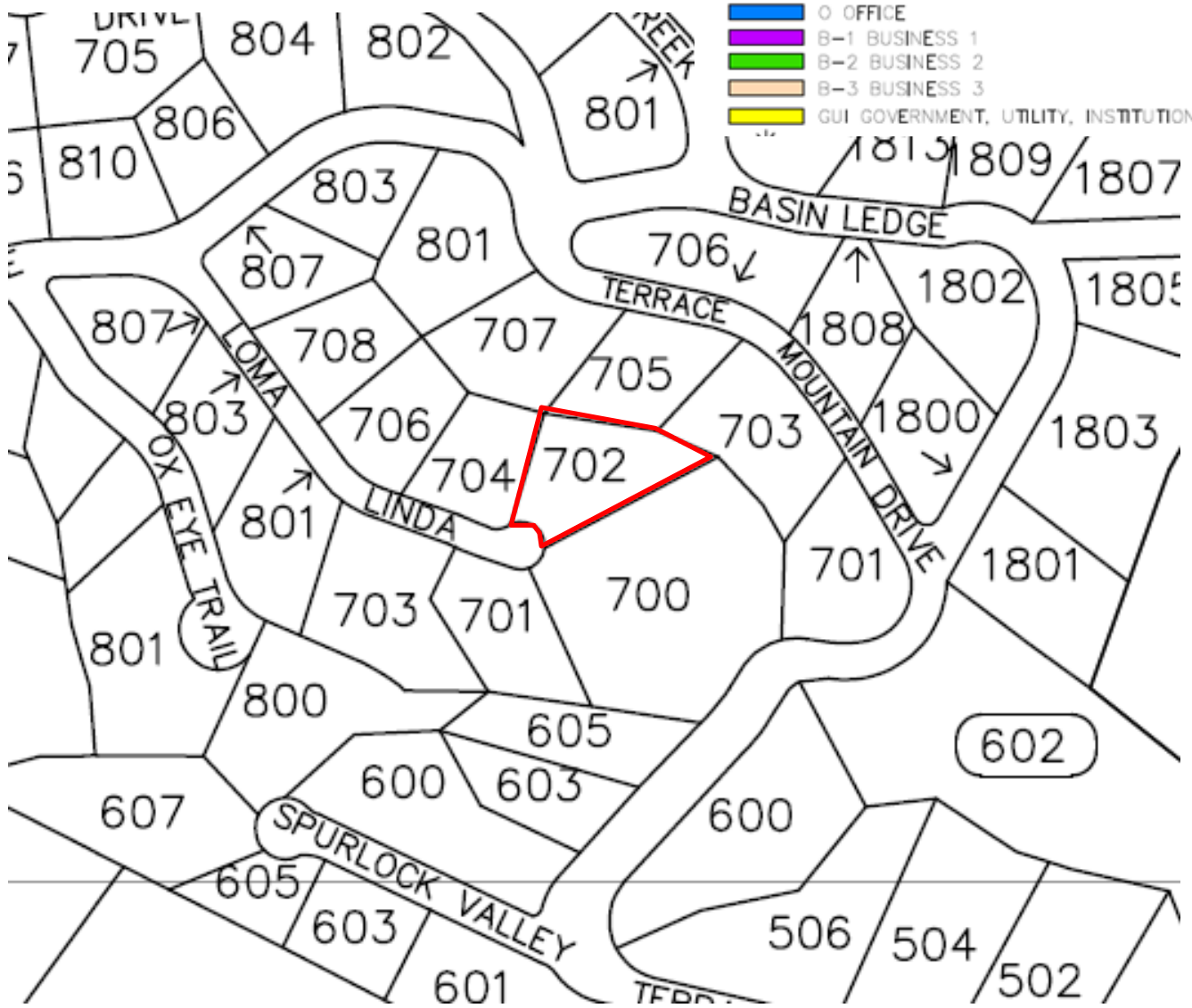
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

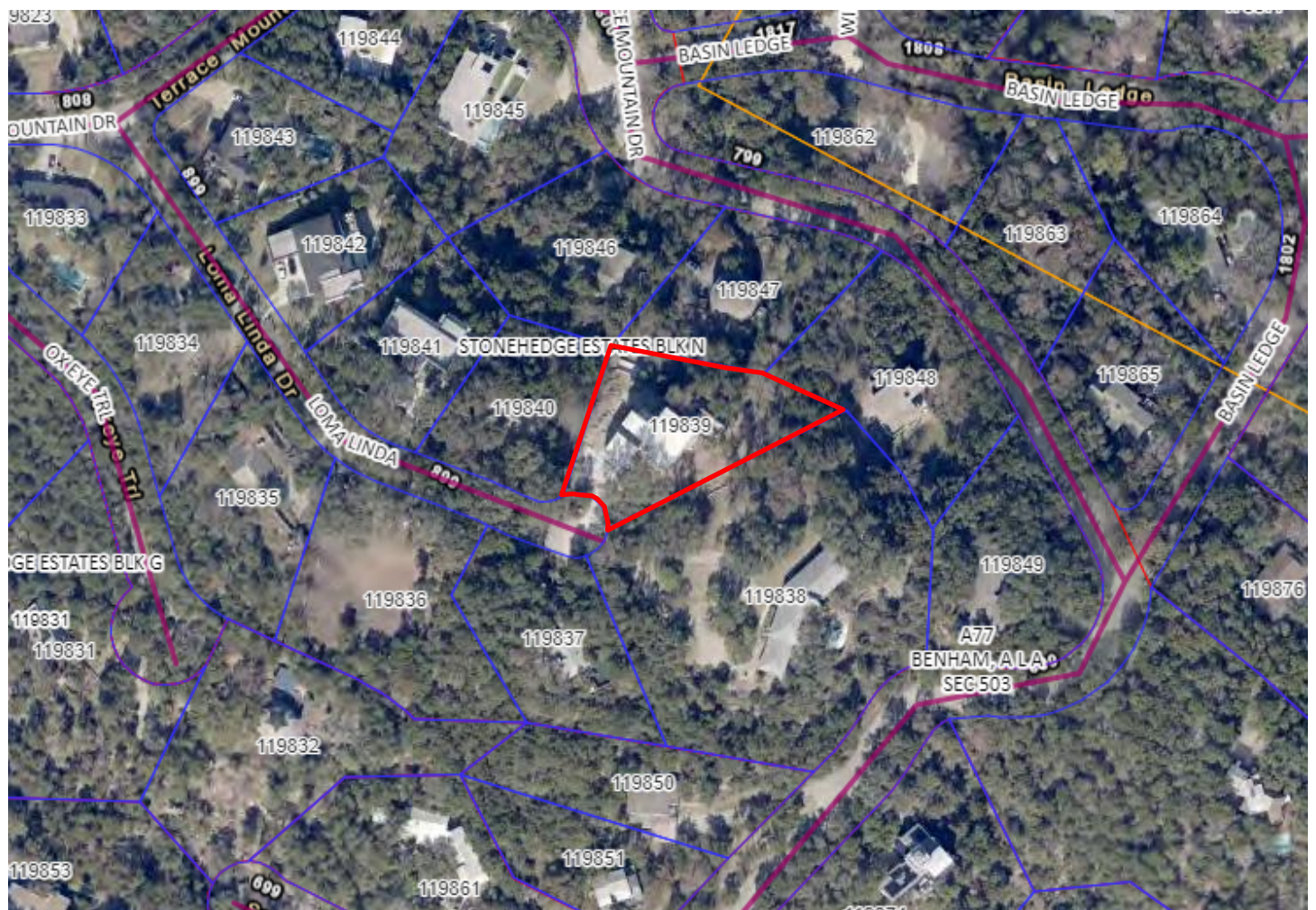
- [Section 22.03.279 Height of Structures](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)

Zoning:

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



Aerial:



Mr. Robert Meisel
ZAPCO Chairperson
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Dear Mr. Robert Meisel,

We are requesting a very minimal height variance on our existing home to cover existing impervious coverage and match the rest of the house. Given the severe slope of our landscape on one side of the house, we were unable to match the roof with the initial build.

- Requesting 3'2" at the north-west corner of the roof covering the upper balcony
- Height would match the existing roof and not encroach on any nature or visibility
- Will enable us to screen in the porch which at this height feels safer and allows us to use bug free with young children

Thank you very much for your consideration in this matter.

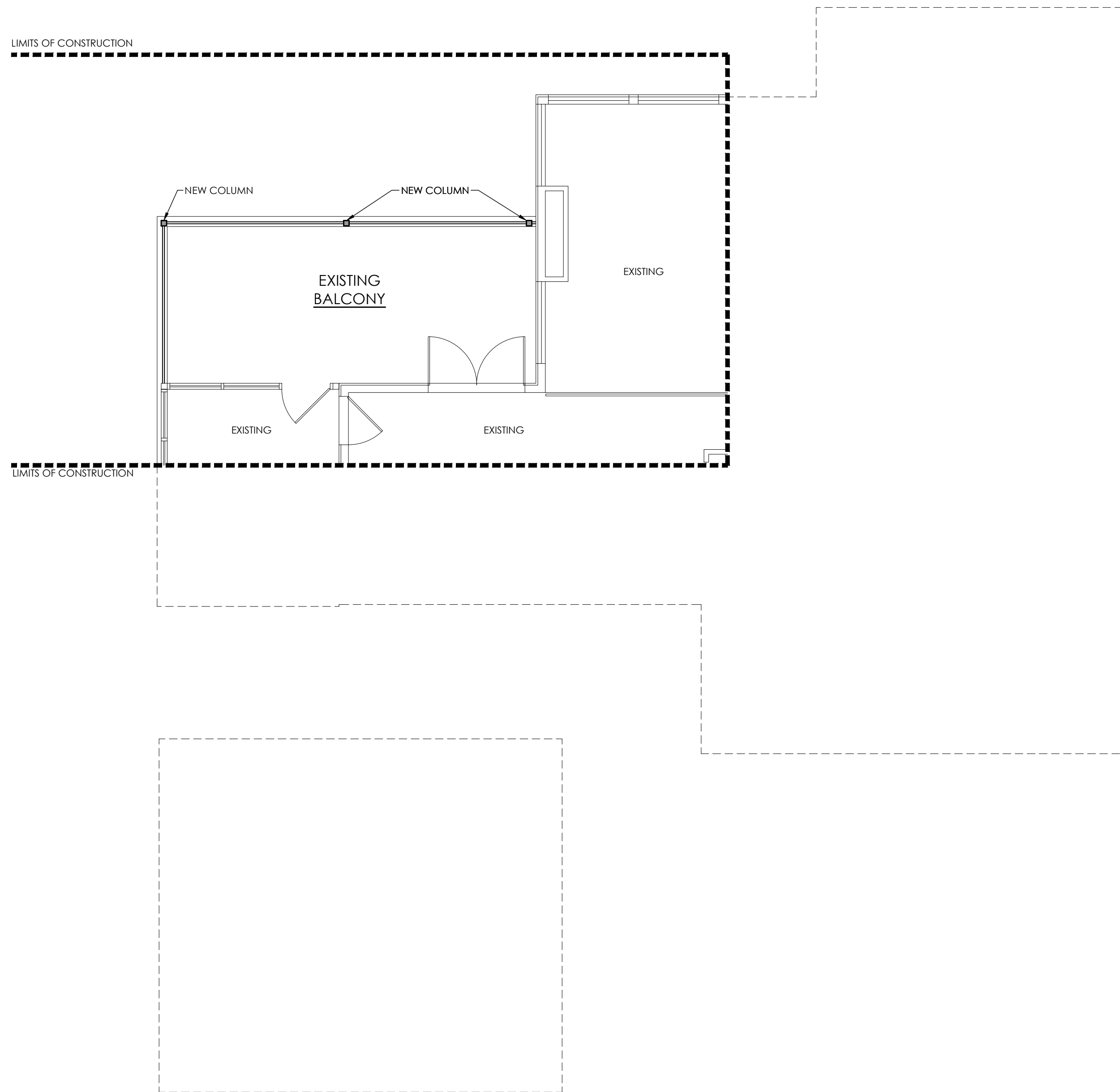
Sincerely,

Jenna & Santiago Montoya

702 Loma Linda Dr

512-492-5802

jennaryanmontoya@gmail.com



SECOND FLOOR NOTES PLAN
SCALE 3/16" = 1'-0"

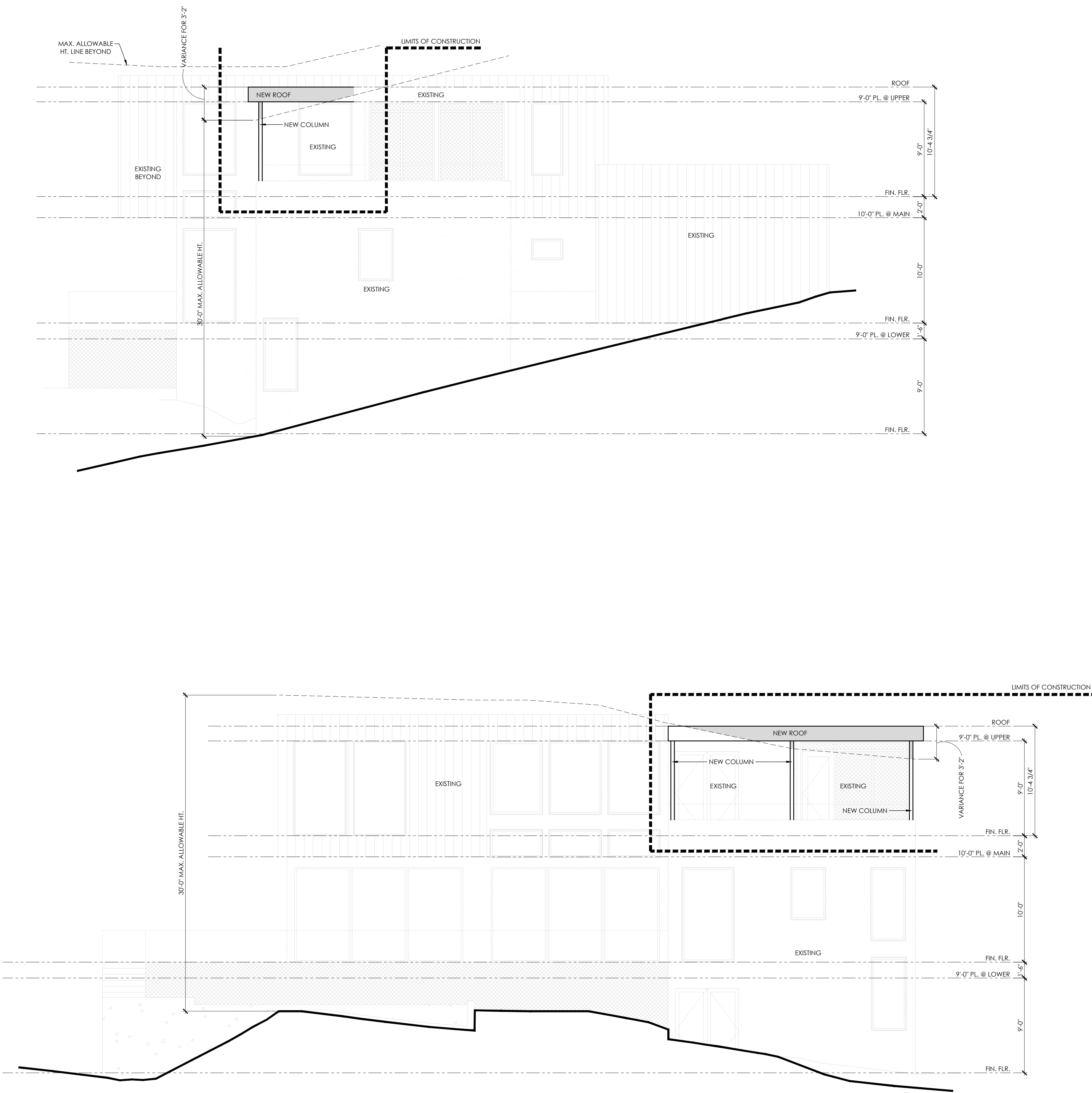
EXHIBIT A

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF ARCHITECT.

702 LOMA LINDA, WESTLAKE HILLS, TX 78746

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER THE
AUTHORITY OF ARCHITECT.

EXHIBIT B



LEFT ELEVATION

SCALE 3/16" = 1'-0"

REAR ELEVATION

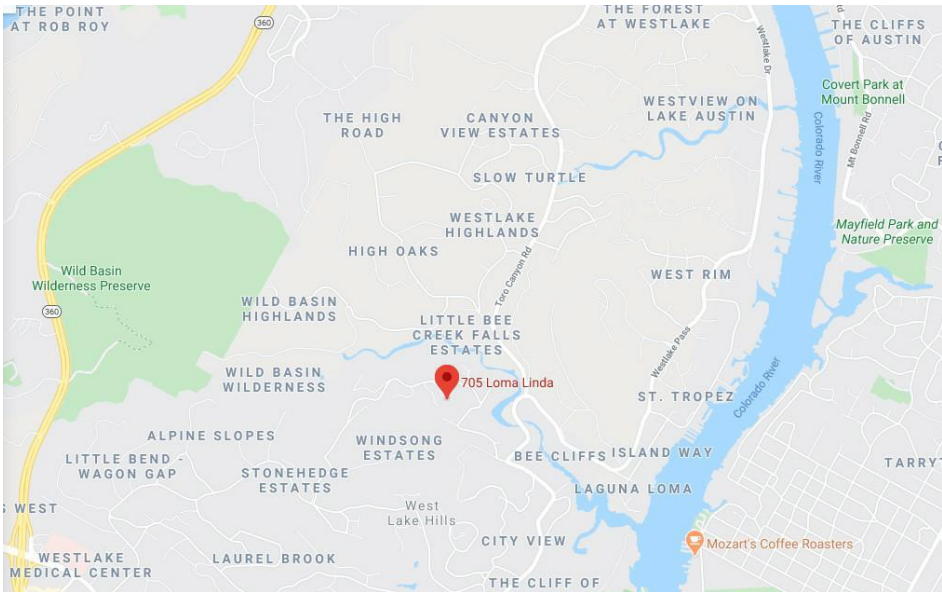
SCALE 3/16" = 1'-0"

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ORDINANCES AND STANDARDS HAVING JURISDICTION. IF THERE ARE ANY QUESTION OR CONFLICTS CONCERNING COMPLIANCE WITH SUCH CODES, ORDINANCES OR STANDARDS, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION. ALL NECESSARY PERMITS, LICENSES, CERTIFICATES, TESTS, ETC. SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- ALL WORK RELATING TO THIS CONSTRUCTION SHALL COMPLY WITH U.S. DEPARTMENT OF LABOR, THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS AND ALL RELATED LOCAL BUILDING CODES AND ORDINANCES.
- THE CONTRACTOR SHALL CERTIFY SIZE AND LOCATION OF ALL REQUIRED OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK AND EQUIPMENT WITH TRADES INVOLVED.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING PROPOSALS. SUBMISSION OF PROPOSALS SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTIONS HAVE BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION, WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
- ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OR ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE, AT HIS OWN EXPENSE WHEN ORDERED TO DO SO, ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIAL OR WORKMANSHIP WITHIN SAID PERIOD OF TIME.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED RECOMMENDATIONS FOR SERVICE INTENDED, AS INTERPRETED BY THE ENGINEER. THE INSTALLATION OF ALL EQUIPMENT SHALL BE MADE BY EXPERIENCED CRAFTSMEN IN A NEAT, WORKMANLIKE MANNER. ALL MATERIALS, TOOLS, COSTS AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PROVIDED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY ADJACENT, WITH WHICH WORK COMES IN CONTACT, OR OVER OR UNDER WHICH HE MAY TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC., AND SHALL REPAIR SATISFACTORILY ALL DAMAGES CAUSED BY HIM DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZES, LOCATIONS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER, OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION IS BEGUN.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT CONFIRMATIONS OF ORDERS, INCLUDING DELIVERY DATES, FOR ALL MATERIALS AND EQUIPMENT WHOSE TIMELY DELIVERY IS REQUIRED TO AVOID CHANGES IN THE CONSTRUCTION DOCUMENTS OR IN THE CONSTRUCTION SCHEDULE.
- THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OR ASSEMBLY, FOR PERFORMING THE WORK IN A SAFE MANNER, AND FOR ADHERING TO ALL APPLICABLE CODES AND STANDARDS.
- LOCATION OF ALL CEILING MOUNTED ITEMS ON THE ARCHITECTURAL DRAWINGS HAVE PRECEDENCE OVER MEP DRAWINGS. ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- IT IS THE INTENT AND MEANINGS OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE A MECHANICAL, ELECTRICAL, AND PLUMBING INSTALLATION THAT IS COMPLETE, UNLESS OTHERWISE NOTED, OR CUSTAMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN IN THE CONSTRUCTION DOCUMENTS SHALL BE PROVIDED.
- ALL MEP RELATED ITEMS SHOULD BE REVIEWED BY THE ENGINEER AND MAY BE ADJUSTED PENDING NOTICE TO AND APPROVAL OF THE ARCHITECT.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- "TYPICAL" OR "TYP." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- "SIMILAR" OR "SIM." AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SIMILAR TO A CONDITION DETAILED FOR ANOTHER LOCATION.
- THE CONTRACTOR SHALL PROVIDE RECORD DOCUMENTS OF AS-BUILT CONDITIONS WHEN DIFFERENT FROM CONSTRUCTION DOCUMENTS, AND SHALL PROVIDE SAID DOCUMENTATION TO ARCHITECT WITHIN 30 CALENDAR DAYS OF COMPLETION OF CONSTRUCTION.
- THIS COVER SHEET IS A MASTER INDEX. NOT ALL SYMBOLS/ITEMS WILL BE INCLUDED IN DRAWINGS.
- DO NOT DISASSEMBLE THIS SET. COVER SHEET CONTAINS DATA PERTINENT TO ALL SHEETS.
- REFER TO ADDITIONAL INFORMATION FOR ADDITIONAL GENERAL NOTES, IF ANY.

ADDITIONAL NOTES

- OWNER/CONTRACTOR TO ENSURE COMPLIANCE OF EXISTING CONDITIONS WITH TAS SECTION 4.1.6(2) - (ALTERATIONS TO AN AREA CONTAINING A PRIMARY FUNCTION); ENSURE THAT CERTAIN EXISTING CONDITIONS COMPLY WITH, OR ARE BROUGHT INTO COMPLIANCE WITH, THE TEXAS ACCESSIBILITY STANDARDS; THE EXTERIOR AND INTERIOR ACCESSIBLE ROUTE FROM THE ACCESSIBLE PARKING TO THE TO THE ENTRANCE OF THE ALTERED AREA SHALL COMPLY WITH ALL SECTION 4.3 "ACCESSIBLE ROUTE" REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, AND LAWS. WORKS MUST COMPLY WITH THE US DEPARTMENTS OF LABOR, OCCUPATIONAL HEALTH AND SAFETY STANDARDS.
- DIMENSIONS ARE TO FACE OF GYPSUM BOARD AND STRUCTURAL GRID, UNLESS NOTED OTHERWISE (U.N.O.)
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
- ALL DRAWING AND SPECIFICATION NOTES BY THE ARCHITECT ARE COMPLEMENTARY. ANY IS CALLED FOR BY ONE WILL BE BINDING AS CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS. WHEN DISCREPANCIES BETWEEN THE DRAWINGS AND THE REQUIREMENTS OF CODES ARISE, THE CODES SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
- EACH CONTRACTOR SHALL OBTAIN ALL LICENSES AND PERMITS AND PAY ANY FEES THAT MAY BE REQUIRED BY PUBLIC AUTHORITIES AND SERVICE CORPORATIONS HAVING JURISDICTION IN CONNECTION WITH THE WORK UNDER THIS CONTRACT. THE CONTRACTOR FOR CONSTRUCTION WORK SHALL ALSO OBTAIN AND PAY FOR THE GENERAL BUILDING PERMIT AS NECESSARY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SUB-TRADE INSPECTIONS AND CERTIFICATE OF OCCUPATION.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, DETAILS AND NOTES FOR INFORMATION REGARDING THE SCOPE OF THE WORK INTENDED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BIDDING AND INSTALLATION OF ANY SUCH ITEMS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCY. COMMENCEMENT OF THE WORK IMPLIES ACCEPTANCE OF CONDITIONS. THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS FOR THE WORK AND BE RESPONSIBLE FOR THE ACCURACY OF THOSE MEASUREMENTS. ALL ELEVATIONS ARE RELATIVE TO THE FINISH FLOOR ELEVATION OF 0'-0".
- THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL CERTIFICATES OF INSPECTION AND OCCUPANCY THAT MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE BOARD OF FIRE UNDERWRITERS CERTIFICATES, AND SHALL DELIVER THEM TO THE OWNER UPON COMPLETION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL COORDINATE DOOR OPERATION AND HARDWARE WITH OWNER PRIOR TO INSTALLATION.
- DOOR STOPS ARE REQUIRED AT ALL DOORS WITHOUT CLOSERS.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL OPENING DIMENSIONS PRIOR TO ORDERING DOORS AND WINDOWS.
- GENERAL CONTRACTOR SHALL FURNISH AND INSTALL 5/8" WRC GYPSUM BOARD AT ALL WALL SURFACES SCHEDULED TO RECEIVE WALL TILE.
- GENERAL CONTRACTOR TO NEATLY CUT / DRILL ALL OPENINGS REQUIRED FOR CONDUIT, RECEPTACLES AND WIRING IN CASEWORK ASSEMBLIES.
- GENERAL CONTRACTOR TO PAINT SURFACES TO A BRILLIANCE OF COLOR DESIRED, THIS MAY REQUIRE THREE OR MORE COATS OF PAINT.
- GENERAL CONTRACTOR TO PAINT ALL AIR SUPPLY AND RETURN GRILLES, BATTERY PACK UNITS AND LIGHT FIXTURE RINGS TO MATCH ADJACENT SURFACE.
- WALL BASE MATERIAL TO BE PRE-MOULDED TO OUTSIDE CORNERS AND MITERED INTO INSIDE CORNERS.
- OUTLET COVER AND SWITCH PLATES TO BE WHITE (U.N.O.).
- ALL STAIR TREADS TO BE 11" DEEP TREAD-TO-TREAD MINIMUM. RISERS SHALL BE FROM 4" - 7" HIGH, EQUALLY SPACED, WITH NO MORE THAN 3/8" VARIATION IN A FLIGHT TO OBTAIN ELEVATION NOTED.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING INSURANCE OF THE TYPE AND QUANTITY AS REQUIRED BY THE OWNER, SUBCONTRACTORS, AND LOCAL AND/OR STATE JURISDICTIONS.
- WORK SHALL NOT COMMENCE UNTIL THE CONTRACTOR RECEIVES A NOTICE TO PROCEED FROM THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE AND STORAGE AREA.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR RECEIVING AND PROTECTION AND SAFEKEEPING OF PRODUCTS STORED AT THE SITE, INCLUDING ALL OWNER PROVIDED FIXTURES, FURNISHINGS AND EQUIPMENT.
- THE GENERAL CONTRACTOR SHALL POST AND MAINTAIN SIGNS, NOTICES AND OTHER SAFEGUARDS REQUIRED BY LAW OR ORDINANCE.
- LARGE SCALE DETAILS OR DRAWINGSS SHALL GOVERN SCALE DRAWINGS FOR WHICH THEY ARE INTENDED TO AMPLIFY. DIMENSIONS SHALL BE FIGURED - DO NOT SCALE DRAWINGS.
- IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED FOR SPECIFIED EQUIPMENT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION, INCLUDING HVAC, PLUMBING AND ELECTRICAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ARCHITECT OF MATERIALS OR WORK SHOWN FOR WHICH NO QUALITY OR GRADE IS CLEARLY SPECIFIED, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ASSUME GRADE OR QUALITY FOR PRODUCTS OR WORK SHOWN.
- USE PREMISES FOR EXECUTION OF WORK AND FOR STORAGE AS DIRECTED BY THE OWNER, DO NOT UNREASONABLY ENCUMBER PREMISES AND ADJOINING STREETS WITH PRODUCTS OR EQUIPMENT.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND STORAGE OF ITEMS SCHEDULED TO REMAIN, BUT REQUIRED FOR CONSTRUCTION.
- THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING OF NAIL HOLES, CRACKS, ETC. PRIOR TO FINAL PAINTING. REFER TO FINISH SCHEDULE FOR EXTENT OF PAINTING WORK REQUIRED.
- PROVIDE SUFFICIENT WOOD BLOCKING AT ALL STUDS FOR SECURING OF ALL ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTOR, INCLUDING AND NOT LIMITED AND NOT LIMITED TO, COUNTERS, SHELVING, CASEWORK, SIGNAGE, FURNITURE, ETC. SIGN LOCATIONS AND WEIGHTS SHALL BE COORDINATED WITH OWNERS SIGN SUPPLIER PRIOR TO BLOCKING INSTALLATION. EXACT LOCATIONS FOR SIGNS, BLOCKING REQUIREMENTS AND ELECTRICAL REQUIREMENTS TO BE CONFIRMED BY G.C. INFORMATION SHOULD BE INCLUDED IN SIGN COMPANY SHOP DRAWINGS. PROVIDE SIGN VENDOR SHOPS FOR ARCHITECTURAL REVIEW.
- ALL WOOD INCLUDING CONCEALED WOOD IS TO BE FIRE RETARDANT TREATED UNLESS NOTED OTHERWISE. EXCEPT PAINTED OR STAINED FINISH TRIM.
- GENERAL CONTRACTOR TO SUBMIT ALL FIRE SUPPRESSION SYSTEM (SPRINKLER) PLANS TO CITY FOR APPROVAL PRIOR TO INSTALLATION. (IF NOTED ON DRAWINGS)
- GENERAL CONTRACTOR TO SEAL ALL PENETRATIONS IN WALLS FOR SMOKE PENETRATION.
- GENERAL CONTRACTOR TO COORDINATE FINAL FIRE DEPT. CONNECTION WITH CITY PRIOR TO INSTALLATION.
- NO ASBESTOS-CONTAINING MATERIALS SHALL BE USED. CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT NO ASBESTOS CONTAINING MATERIALS WERE USED.



VICINITY MAP



PROJECT TEAM

ARCHITECT:

WORKSHOP NO.5
BHAVANI SINGAL
PO BOX 300126
AUSTIN TEXAS 78703
832.641.2370
VANI@WORKSHOPNO5.COM

STRUCTURAL ENGINEER:

ARCH Consulting
BRAD FARRIS
1510 SOUTH CONGRESS, SUITE B100
AUSTIN, TEXAS 78704
512.328.5353
BRADF@ARCHCEE.NET

CONTRACTOR:

MOSIER LUXURY HOMES
ADAM MOSIER
1006 W 31ST ST
AUSTIN, TX 78705
512.845.8069
ADAM@MOSIERLUXURYHOMES.COM

SHEET INDEX

SHEET NO.	SHEET NAME
A000	COVER SHEET
A001	SPECIFICATIONS AND STANDARD DETAILS
A100	SITE PLAN
A101	TREE PRESERVATION
A102	EROSION & SEDIMENTATION CONTROLS
A300	FLOOR PLAN LEVEL B
A301	FLOOR PLAN LEVEL 1
A302	FLOOR PLAN LEVEL 2
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
A403	EXTERIOR VIEWS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS
A502	BUILDING SECTIONS
A503	WALL SECTIONS
A504	DETAILS
A505	STAIR DETAILS
A600	ROOF PLAN
A700	INTERIOR ELEVATIONS
A701	INTERIOR ELEVATIONS
A702	INTERIOR VIEWS
A800	DOORS AND WINDOWS
A900	ELECTRICAL PLAN-LEVEL 1 & LEVEL B
A901	ELECTRICAL PLAN-LEVEL 2
A1000	HVAC LAYOUT

LEGAL DISCRIPTION

LOT 22 BLK N STONEHEDGE ESTATES BLK N

PROJECT SCOPE

NEW CONSTRUCTION OF A SINGLE FAMILY HOME APPROX 4,109 SF WITH A DETACHED CARPORT.

PROJECT INFORMATION

PROJECT NAME	LOMA LINDA RESIDENCE
PROJECT NUMBER	2020-02
PROJECT LOCATION	702 LOMA LINDA WEST LAKE HILLS, TX 78746
ZONING	R1
BUILDING COMPONENTS	WOOD FRAMED RESIDENCE
PREPARED BY	BHAVANI SINGAL

APPLICABLE CODES & ORDINANCES

LOCAL BUILDING CODE EDITION	2015 INTERNATIONAL BUILDING CODE AS AMENDED BY CITY WESTLAKE HILLS
BUILDING DEPARTMENT	CITY OF WEST LAKE HILLS
ADDRESS	911 WESTLAKE DR, WESTLAKE HILLS, TEXAS 78746
PHONE	512- 327-3628
CONTACT	-
ZONING ORDINANCES	CITY OF WEST LAKE HILLS
BUILDING CODE	2015 INTERNATIONAL RESIDENTIAL CODE
ACCESSIBILITY CODE	-
OTHER CODES	25-12 TECHNICAL CODE

WORKSHOP

No 05

ARCHITECTURE • INTERIORS

3027 N. LAMAR BLVD. #3028
AUSTIN, TX 78705
512.243.8346

Seal:



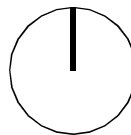
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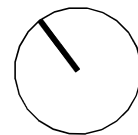
LOMA LINDA RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Plan North



True North



Issue

- | | | |
|---|------------|------------------------|
| 1 | 08.11.2020 | PERMIT SET |
| 2 | 12.18.2020 | PERMIT REVISION |
| 3 | 06.03.2021 | CONSTRUCTION DOCUMENTS |

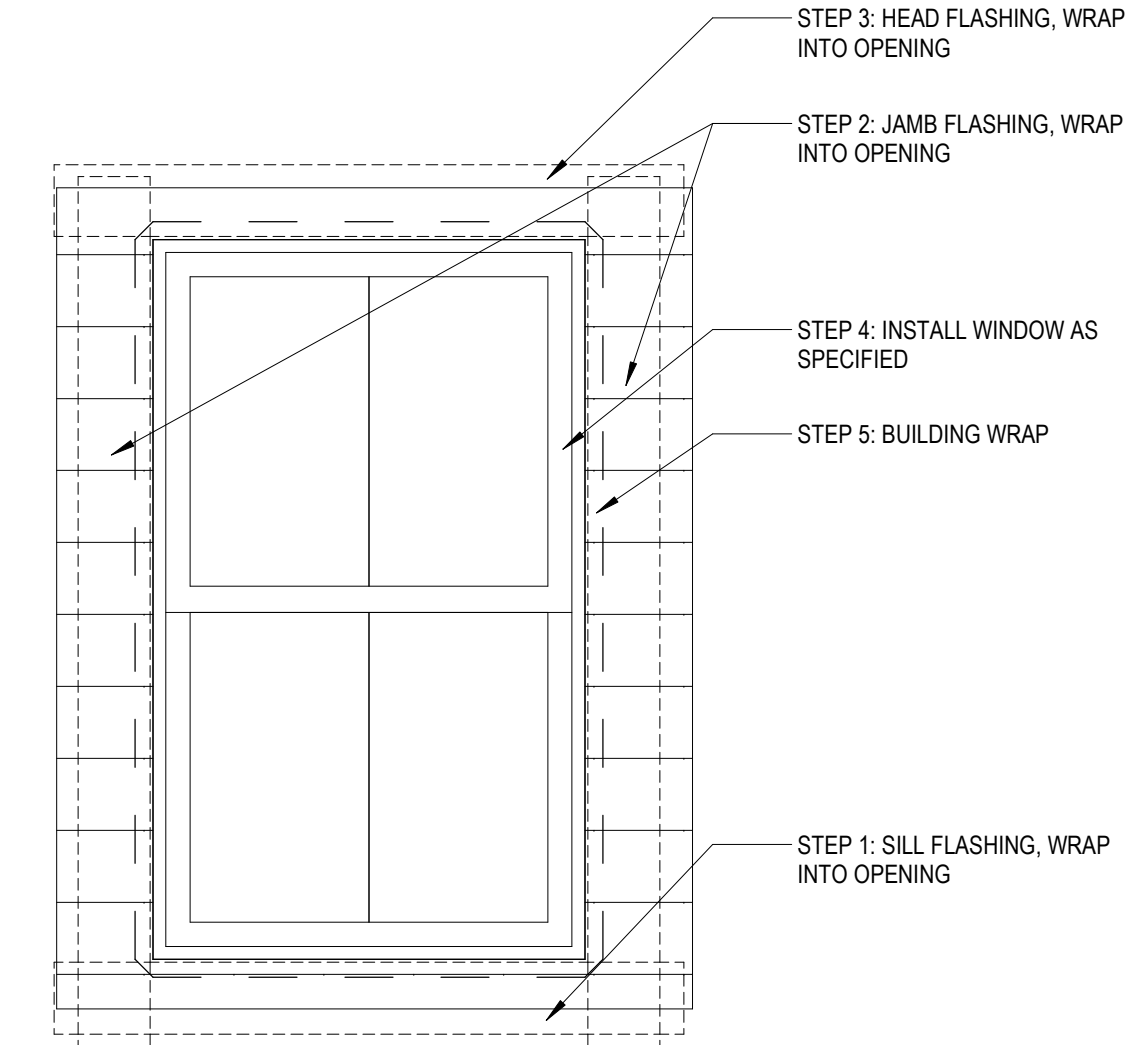
Project Number, 2020-02
Drawn By, BS
Checked By, BS

COVER SHEET

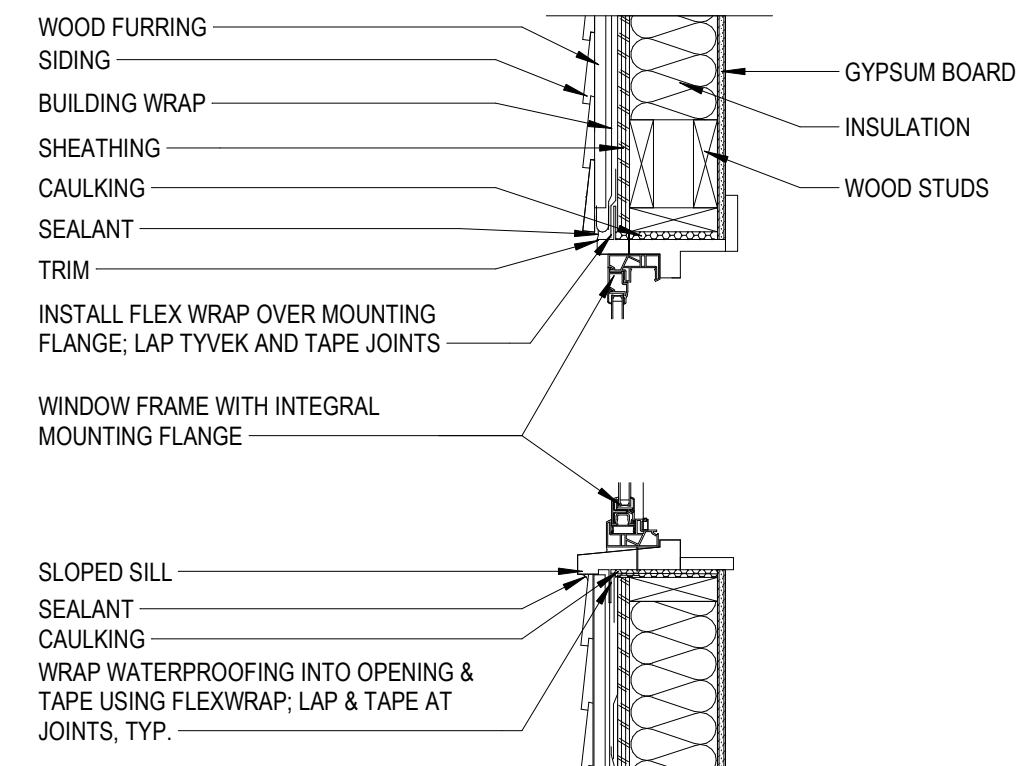
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SPECIFICATIONS

- SITE
- CUT/FILL TO ELEVATIONS SHOWN. DIRECT ALL SURFACE WATER AWAY FROM HOUSE.
 - PROVIDE PERMITE TREATMENT OF HOUSE AND GARAGE SLAB APPLIED BY A LISENSED APPLICATOR PER LABEL DIRECTIONS
- CARPENTRY
- PROVIDE ALL ROUGH HARDWARE REQUIRED FOR PROPER CARPENTRY INSTALLATION - NAILS, SCREWS, BOLTS, HANGERS, ETC. REQUIRED TO RIGIDLY SECURE WORK
 - NAILS IN WOLMANIZED PINE, REDWOOD, CEDAR: GALVANIZED
 - FOR ALL JOISTS AND RAFTERS: DO NOT NOTCH MORE THAN 1/4 DEPTH OF MEMBERS
 - BLOCK ALL STUDS 9'-0" TALL OR GREATER.
 - ROOF DECKING: 5/8" PLYWOOD, REF. STRUCTURAL ENGINEER.
 - EXTERIOR WALL SHEATHING: 1/2" PLYWOOD, REF. STRUCTURAL ENGINEER.
 - SIDING: HARDIEBOARD LAP SIDING, SMOOTH FINISH, 6" WIDTH.
 - SOFFITS: SMOOTH HARDIEBOARD PANEL WITH 1X2 AT JOINTS.
 - FASCIA, DRIP, WINDOW, AND DOOR TRIM AND MISC. EXTERIOR TRIM TO BE 4" HARDIEBOARD LAP SIDING.
 - 2ND LEVEL FLOOR TO BE FLOOR TRUSS JOISTS.
 - PROVIDE BLOCKING FOR CEILING FANS, TOWEL BARS, MIRRORS AND ANY LOCATIONS AS DIRECTED BY OWNER.
 - SOLE PLATES: ANCHOR WITH POWER DRIVEN STUDS OR ANCHOR BOLTS NOT OVER 2'-0" O.C., 2 STUDS PER PLATE MINIMUM. SOLE PLATES FOR INTERIOR, EXTERIOR WALLS AND SUPPORTS AT CONCRETE FOUNDATIONS: #1 WOLMANIZED SOUTHERN YELLOW PINE.
 - WOOD LAMINATED STRUCTURAL UNIT: REFER STRUCTURAL DRAWINGS.
- MASONRY
- MASONRY: ONLY EXPERIENCED MASONS TO BE USED. COLOR TO BE SELECTED BY ARCHITECT AND OWNER. ERECT SAMPLE OF STONE BEFORE STARTING. LAY NO MASONRY IN RAIN OR WHEN TEMPERATURE IS LESS THAN 41 DEGREES AND FALLING. ON COMPLETION, CLEAN AND POINT MASONRY. CORRUGATED TIES SHALL COMPLY WITH UBC SECTION 3006. WALL TIE SPACING: 24" VERTICAL, 32" HORIZONTAL. WEEP HOLES @ 48" HORIZONTAL AT BASE AND FLASHING. COLOR OF MORTAR TO BE DETERMINED BY OWNER AND ARCHITECT; ONE PART WATER REPELLENT MORTAR, 3/4 PART LIME PUTTY, 4 1/2 PARTS SAND.
 - STONE TO MATCH EXISTING.
- METALS AND STEEL WORK
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A-36. STRUCTURAL STEEL DETAILS AND CONNECTIONS SHALL CONFORM TO THE STANDARDS OF THE A.I.S.C. ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE D1.1.
- MILLWORK
- SUBMIT SHOP DRAWINGS ON ALL CUSTOM WOOD WORK. SUBMIT SAMPLES OF EACH WOOD SPECIES WHICH IS TO RECEIVE STAINED FINISH. CABINETS TO BE SELECTED BY OWNER.
 - PROVIDE ALL-METAL, FULLY CONCEALED HINGES FOR DOORS. PROVIDE FULL EXTENSIONS, EPOXY-COATED DRAWER GLIDES.
 - COUNTERTOPS TO BE SELECTED BY OWNER.
 - MISCELLANEOUS SHELIVING AT CLOSETS AND PANTRY TO BE OF 3/4" WESTERN WHITE PINE OR 3/4" MDF BOARD WITH 1X STILE AND TRIM TO RECEIVE PAINTED FINISH.
- TRIM CARPENTRY
- STAIR STRINGERS AND TREADS: 2X12 #1 SYP
 - INTERIOR TRIM TO BE PAINT-GRADE LUMBER. WESTERN WHITE PINE.
 - DOOR AND WINDOW TRIM TO BE 1X4 HEAD WITH 1X TRIM AROUND EDGE, 1X4 SILL, WITH 1X4 STOOL TRIM, VERIFY WITH OWNER.
 - BASE BOARD TO BE 1X6.
- THERMAL AND MOISTURE PROTECTION
- WALL INSULATION: R-19 BLOWN INSULATION. ROOF INSULATION: R-25 BLOWN INSULATION WITH A/C WITHIN THERMAL ENVELOPE
 - WEATHER-SEAL AROUND WINDOWS, EXTERIOR DOORS AND ALL PENETRATIONS IN EXTERIOR WALLS WITH 2 STEP POLYCEL EXPANDING POLYURETHANE FOAM. PROVIDE STYROFOAM SILL SEAL CONTINUOUSLY UNDER SILL PLATES AT ALL EXTERIOR WALLS.
 - 15 LB. BUILDING FELT OVER ALL PLYWOOD SHEATHING.
 - INFILTRATION CAULKING: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAME; OPENINGS BETWEEN WALLS AND FOUNDATION; BETWEEN WALLS AND ROOF AND BETWEEN WALL PANEL, AROUND ELECTRICAL OUTLETS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS AND ROOFS; AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED.
 - SHEET METAL FLASHING: 26 GAUGE, PAINT GRIP, GALVANIZED. PROVIDE A GENEROUS APPLICATION OF MASTIC AT ALL FREE EDGES OF FLASHINGS. PUMING VENTS; PREFORMED LEAD FLASHING. 12" MOISTOP AT ALL WINDOW SILLS, CONTINUE UP JAMBS AT LEAST 6 INCHES.
 - COMPOSITION SHINGLE ROOF, COLOR SELECTED BY OWNER.
 - PROVIDE STANDARD GUTTERS AND DOWNSPOUTS. COLOR TO MATCH FACADE PAINT COLOR.
 - PROVIDE TYVEK HOUSE WRAP AT ALL EXTERIOR WALL. WRAP AROUND ALL HEADS, JAMBS, AND SILLS.
- FINISHES
- PAINTING: PROVIDE SAMPLES ON DRYWALL MATERIAL FOR APPROVAL OF COLOR. COLORS SELECTED BY OWNER. PROVIDE FOR THREE INTERIOR WALL COLORS AND ONE TRIM COLOR. PROVIDE FOR ONE STAIN COLOR ON CEDAR AT PORCH AND CARPORT. ONE GALLON OF EACH COLOR SHALL BE LEFT AT JOB SITE FOR FINAL TOUCH-UP.
 - TILE: ALL JOINTS MUST ALIGN. COLOR AND FINISH AS SELECTED BY OWNER. INSTALL WITH BULLNOSE, COVERED BASE, CORNER ANGLES AND ALL APPLICABLE TRIM PIECES. TUB/SHOWER RECESS: THIN SET TILE ON ALL VERTICAL AND HORIZONTAL SURFACES, COLOR AS SELECTED BY OWNER.
 - STUCCO: PORTLAND CEMENT PLASTER: PROVIDE OVER METAL LATH - GRAY FOR BASE COAT, COLOR AS SELECTED BY OWNER FOR FINISH COAT. METAL ACCESSORIES: PROVIDE 26 GAUGE GALVANIZED STEEL CORNER BEADS, SMALL NOSE TYPE WITH EXPANDED FLANGES, AND 24 GAUGE GALVANIZED STEEL CORNER BEADS AND CONTROL JOINT LOCATIONS MUST BE APPROVED BY ARCHITECT. GYPSUM BOARD TO BE 1/2" THICK AT WALLS AND 5/8" THICK AT CEILINGS WITH JOINTS TAPED AND FLOATED WITH 2 COATS OF JOINT COMPOUND. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD BEHIND ALL CERAMIC TILE INSTALLATIONS. PROVIDE SMOOTH FINISH ACHIEVED BY FLOATING ENTIRE SURFACE.
- DOORS & WINDOWS
- EXTERIOR DOORS TO HAVE TEMPERED GLASS, DOUBLE PANE, PAINT GRADE. INTERIOR DOORS TO BE FIR OR WESTERN WHITE PINE 1 PANEL DOORS.
 - GARAGE DOOR TO BE METAL.
 - WINDOWS TO BE METAL IN CONFIGURATIONS AS INDICATED ON PLANS. COLOR AS SELECTED BY OWNER. ALL WINDOW GLAZING TO BE LOW E. ARCHITECT TO REVIEW WINDOW ORDER.
- APPLIANCES
- OWNER SELECTED APPLIANCES TO BE INSTALLED BY CONTRACTOR.
- PLUMBING
- COMPLETE HOT AND COLD DOMESTIC PIPING, SANITARY DRAINAGE PIPING, FIXTURES, EQUIPMENT AND DRAINS, IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL, STATE AND NATIONAL ORDINANCES.
 - HOT AND COLD DOMESTIC WATER PIPING: BELOW SLAB: TYPE I SOFT DRAWN, AVOIDING JOINTS. ABOVE BUILDING SLAB: TYPE I HARD DRAWN COPPER. JOINTS ASSEMBLED WITH CAST BRASS OR WROUGHT COPPER FITTINGS AND 90-10 SOLDER. PROVIDE AIR CHAMBERS AT FIXTURES.
 - INSULATE HOT WATER LINES.
 - SILLCOCKS SHALL HAVE BACK SIPHONAGE PROTECTION.
 - SANITARY DRAINAGE PIPING: ALL LINES (SOIL, WASTE, AND VENT) SHALL BE SCHEDULE 40 PVC PIPE FITTINGS. HORIZONTAL WASTE AND SOIL SHALL BE GIVEN A GRADE OF 1/4" PER FOOT WHERE POSSIBLE, MINIMUM OF 1/8" PER FOOT.
 - VENTS: VENTS SHALL BE ROUTED TO REAR ROOF SLOPES AND WHERE POSSIBLE, TWO OR MORE VENTS SHALL BE CONNECTED TOGETHER AND EXTENDED AS ONE VENT THROUGH ROOF. VENT FLASHING SHALL BE 2 LB. LEAD WITH BASE EXTENDING 10" IN EACH DIRECTION AND TURNED DOWN INSIDE STACK 1" MINIMUM.
 - PROVIDE ONE INSTANTANEOUS WATER HEATER FOR EACH UNIT.
 - ALL PLUMBING FIXTURES AS SELECTED BY OWNER.
- MECHANICAL
- COOLING SYSTEM TO MAINTAIN 76 DEGREES TEMPERATURE CONTINUOUSLY WITH OUTDOOR TEMPERATURE AT 98 DEGREES. HEATING SYSTEM TO MAINTAIN 72 DEGREES TEMPERATURE CONTINUOUSLY WITH OUTDOOR TEMPERATURE AT 30 DEGREES. ENERGY SOURCE, LIQUID PETROLEUM GAS SYSTEM. MINIMUM SEER 14.
 - TWO UNIT SYSTEM. COORDINATE WITH ARCHITECT FOR PROPOSED ZONING.
 - DUCTWORK TO BE FLEXDUCT, CONTRACTOR SHALL SIZE ALL DUCTS AND REGISTERS AND GUARANTEE PROPER AIR DISTRIBUTION AND TEMPERATURE CONTROL. ROUTING TO BE APPROVED BY ARCHITECT AS WELL AS VENT LOCATIONS, RETURN AIR LOCATION, THERMOSTAT LOCATION, AS WELL AS VENT LOCATIONS. RETURN AIR LOCATION TO BE APPROVED BY ARCHITECT AND ANY ADDITIONAL CHASES NOT INDICATED ON DRAWINGS.
 - PROVIDE PROGRAMMABLE THERMOSTAT.
 - FOUNDATIONS AND ISOLATIONS, CONDENSING UNITS: 4" CONCRETE SLAB BY MECHANICAL CONTRACTOR. CONDENSING UNITS TO BE PLACED NO CLOSER THAN 1'-6" FROM EACH OTHER OR ANY WALL OR OBSTRUCTION. FURTHERMORE, NO UNIT SHALL BE PLACED UNDER AN OVERHANG THAT IS LESS THAN 8 FEET ABOVE THE TOP OF THE UNIT. NO OVERHANG SHALL ALLOW RAIN TO DRAIN FROM ROOF ONTO UNIT.
 - REFRIGERANT PIPING: TYPE L COPPER. CONDENSATE DRAIN: PVC SCHEDULE 40.
- ELECTRICAL
- ELECTRICAL: COMPLETE SYSTEM IN ACCORDANCE WITH NATIONAL ELECTRIC CODE. SERVICE CHARACTERISTICS: 120/240 VOLT SINGLE PHASE, TO EACH UNIT. CONNECT EQUIPMENT FURNISHED BY OTHERS, SUCH AS HVAC UNITS, CONDENSING UNITS, THERMOSTATS, WATER HEATER, ETC.
 - CHECK ALL WIRING FOR CONTINUITY AND GROUND. GROUND FAULT CIRCUIT INTERRUPTER AT ALL BATHROOMS, GARAGES, AND EXTERIOR AS REQUIRED BY CODE. PANELBOARDS: LOAD CENTER, LABEL ALL CIRCUITS. SAFETY AND DISCONNECT SWITCHES; NEMA TYPE 1 OR 3R, TO SUIT ENVIRONMENT.
 - CONDUIT: FOR ALL CONDUCTORS REGARDLESS OF SIZE IN CONCRETE, MASONRY, AND OTHER DAMP LOCATIONS, AS PER CODE. WIRE: REFER NATIONAL. ELECTRIC CODE STANDARDS OUTLET BOXES: PVC. SWITCHES: AT 4'-6" UNLESS OTHERWISE NOTED, GANG WHERE POSSIBLE. RECEPTACLES: AT 15' ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. DEVICE PLATES: VERIFY COLOR WITH OWNER. FLOOR RECEPTACLES: BRASS FACE PLATES.
 - SAFETY AND DISCONNECT SWITCHES: NEMA TYPE 1 OR 3R, TO SUIT ENVIRONMENT.
 - PREWIRE FOR PHONE, ALARM, AND TELEVISION CABLE.
 - PROVIDE DOORBELL SYSTEM AT FRONT ENTRANCE, COORDINATE WITH OWNER.

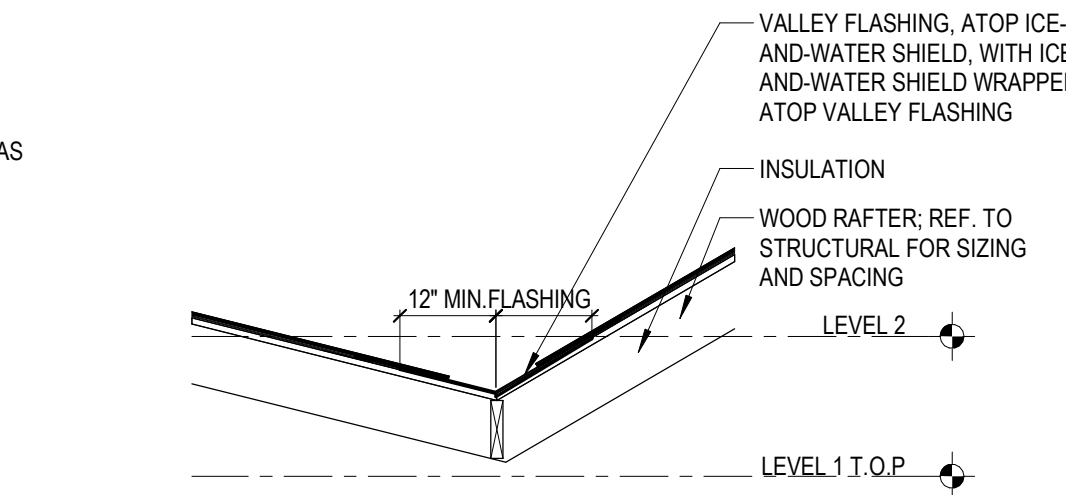


WINDOW INSTALLATION DETAIL



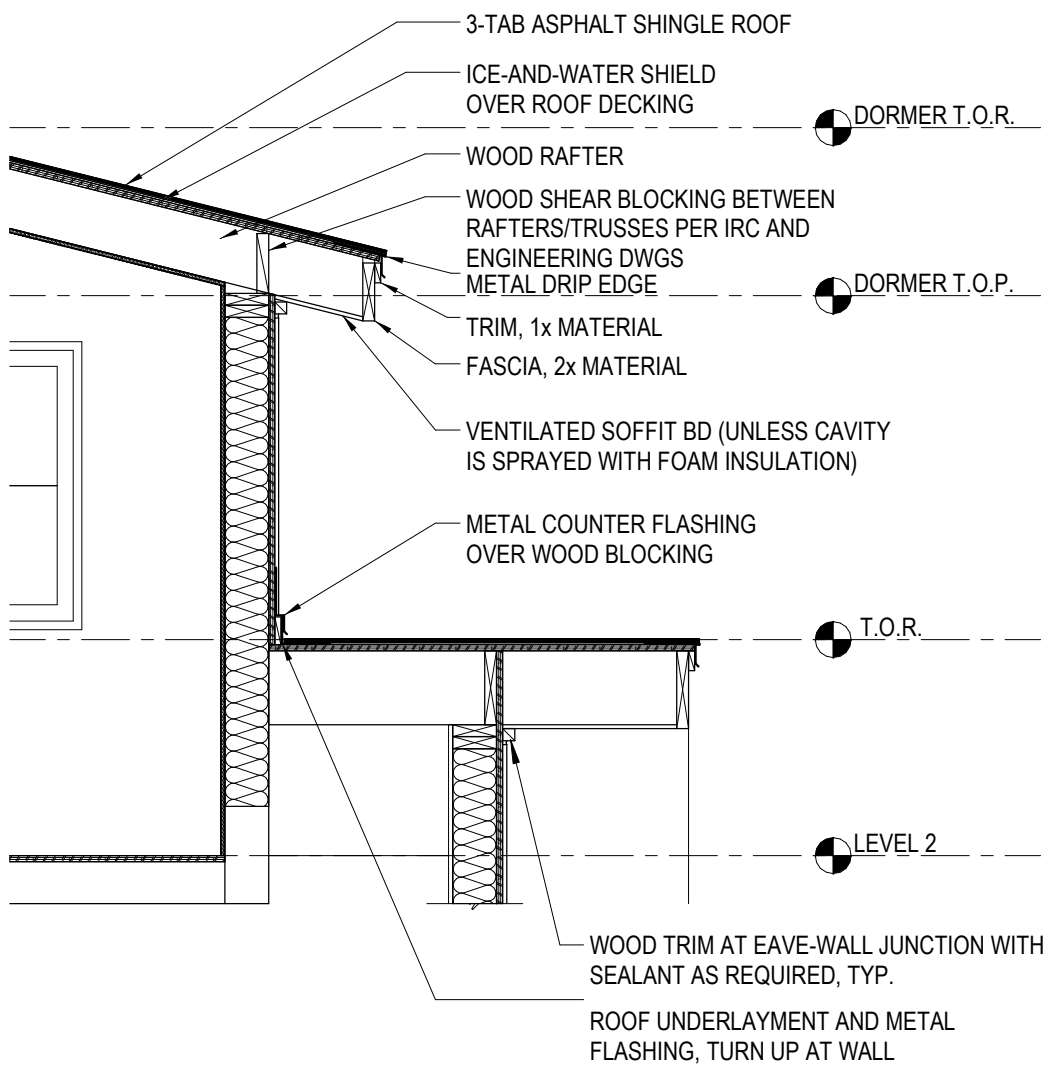
TYP. WINDOW DETAIL

1" = 1'-0"



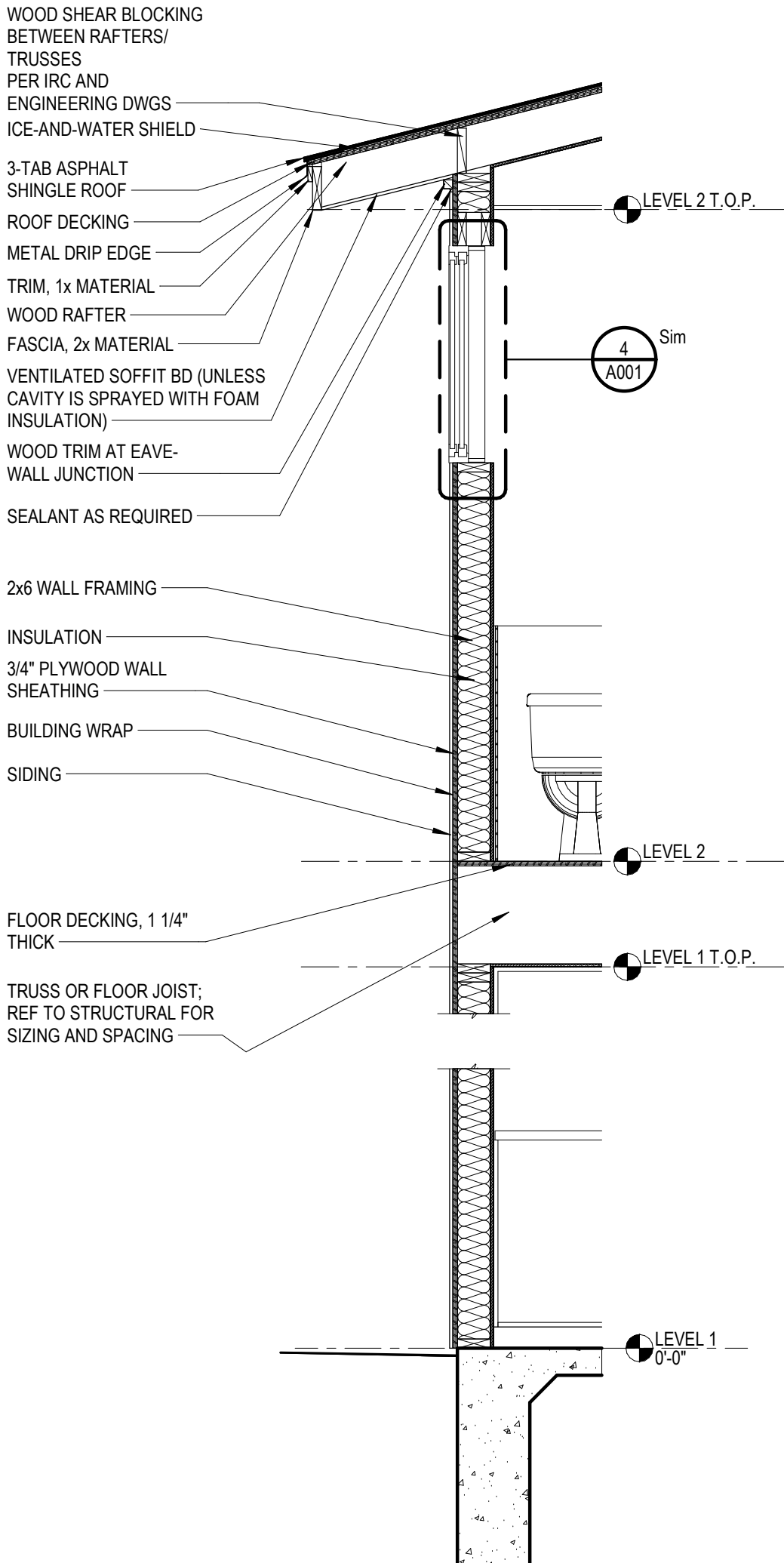
TYP. VALLEY SECTION

1/2" = 1'-0"



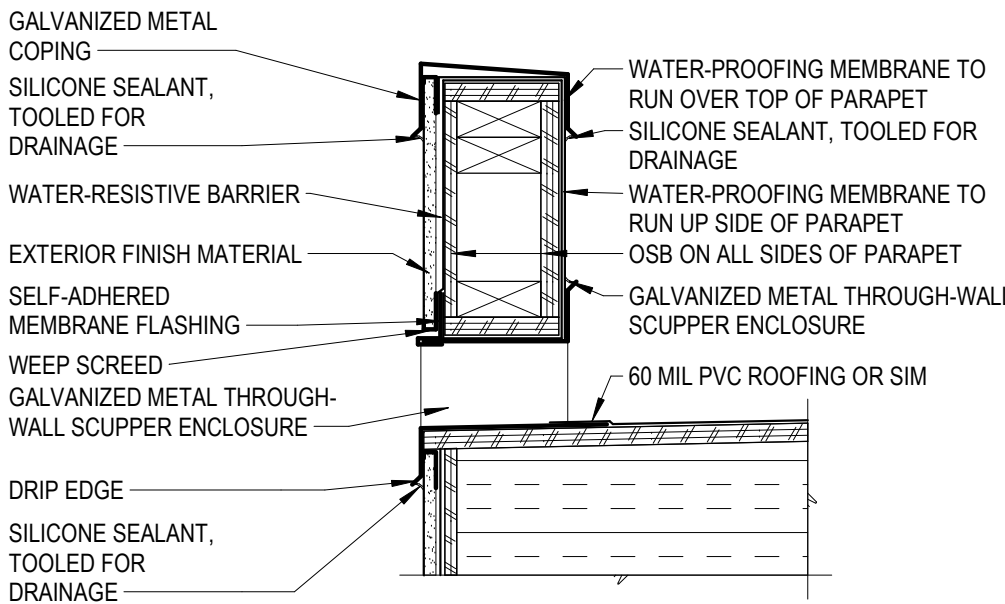
TYP. DORMER SECTION

1/2" = 1'-0"

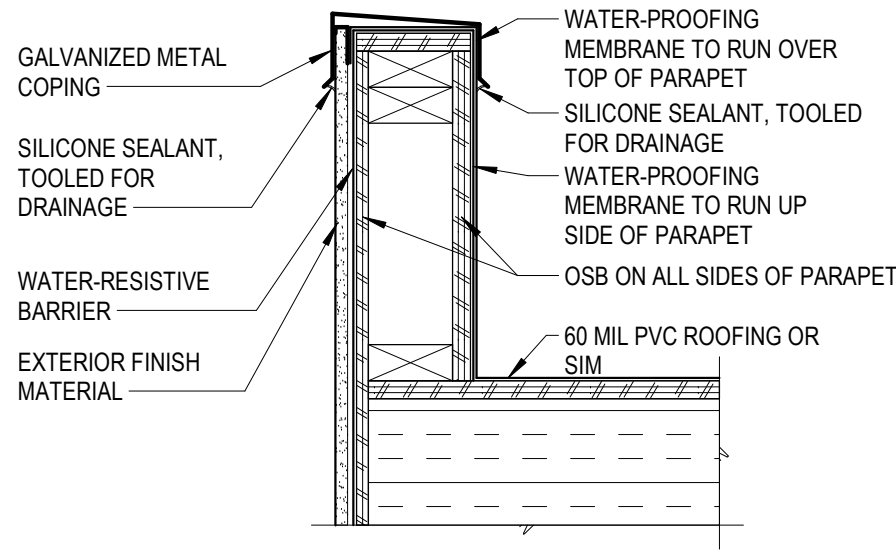


TYP. BUILDING SECTION

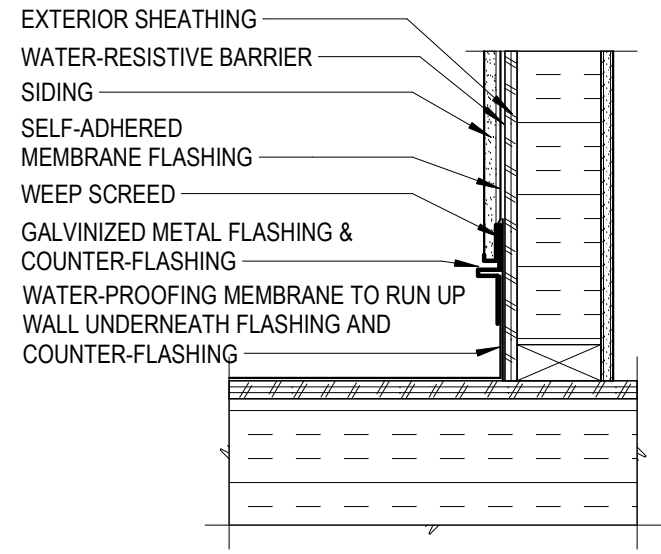
1/2" = 1'-0"



THROUGH-WALL SCUPPER DETAIL



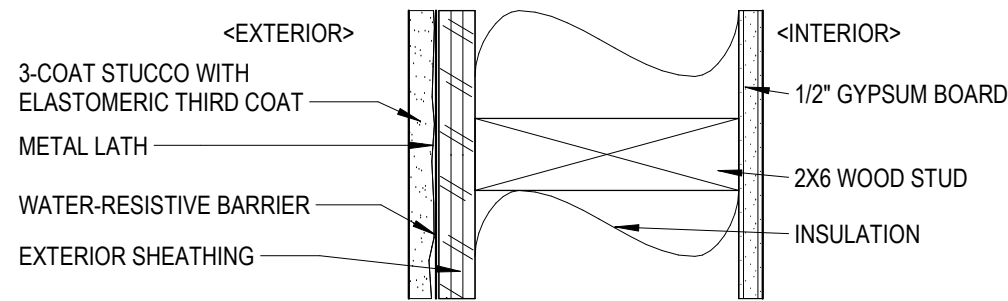
STANDARD PARAPET DETAIL



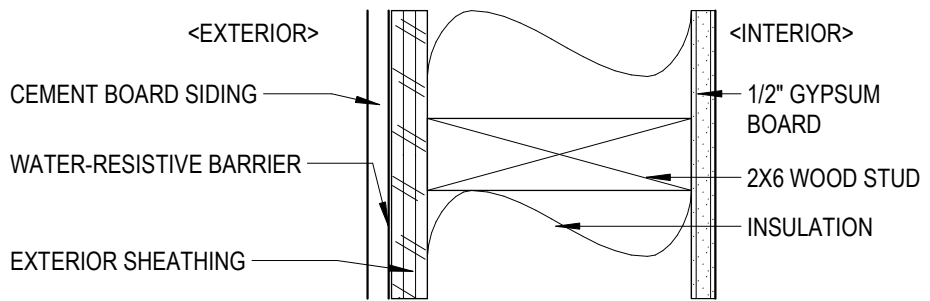
STANDARD ROOF AND WALL JUNCTION DETAIL

STANDARD ROOF DETAILS

1 1/2" = 1'-0"



STUCCO VENEER ON 2X6 WOOD STUDS



CEMENT BOARD VENEER ON 2X6 WOOD STUDS

STANDARD PARTITION TYPES

3" = 1'-0"

WORKSHOP



3027 N. LAMAR BLVD. #3028
AUSTIN, TX 78705
512.243.8346

Seal:



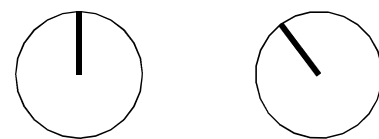
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LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Plan North True North



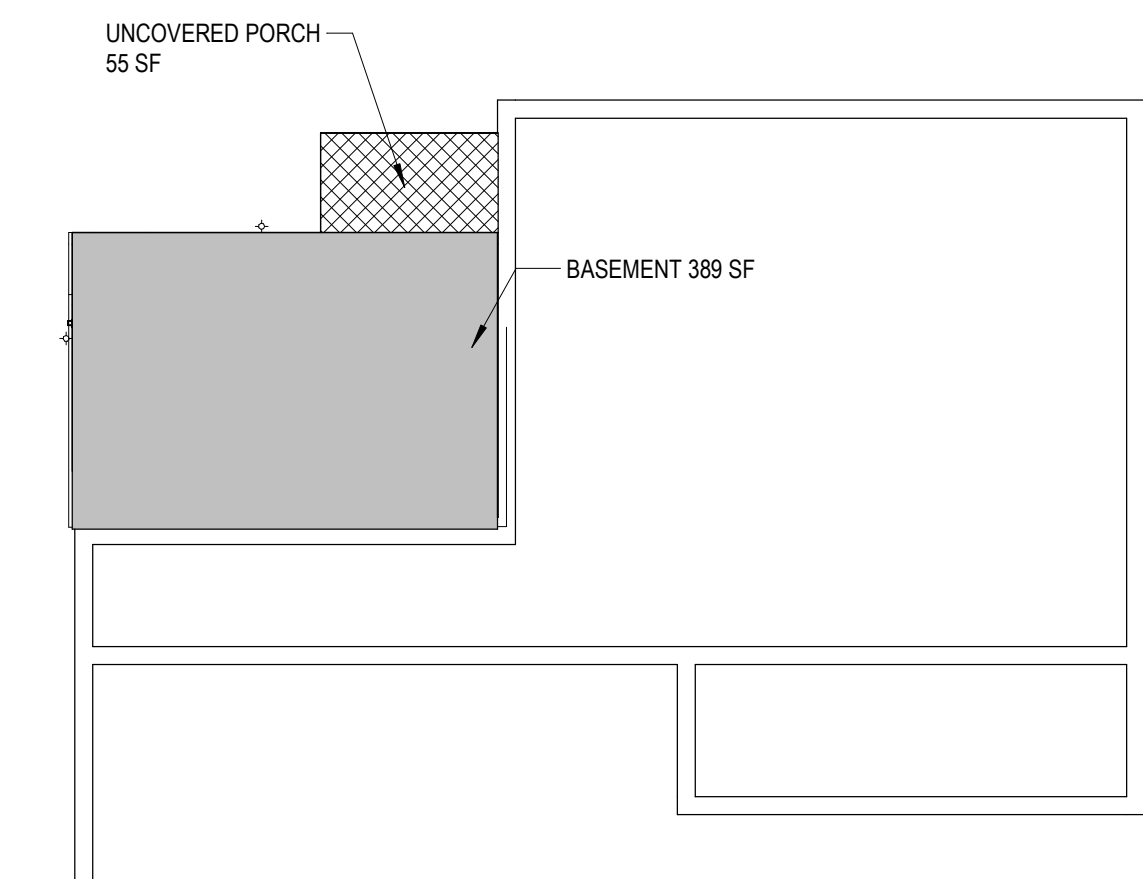
Issue

1 06.03.2021 CONSTRUCTION
DOCUMENTS

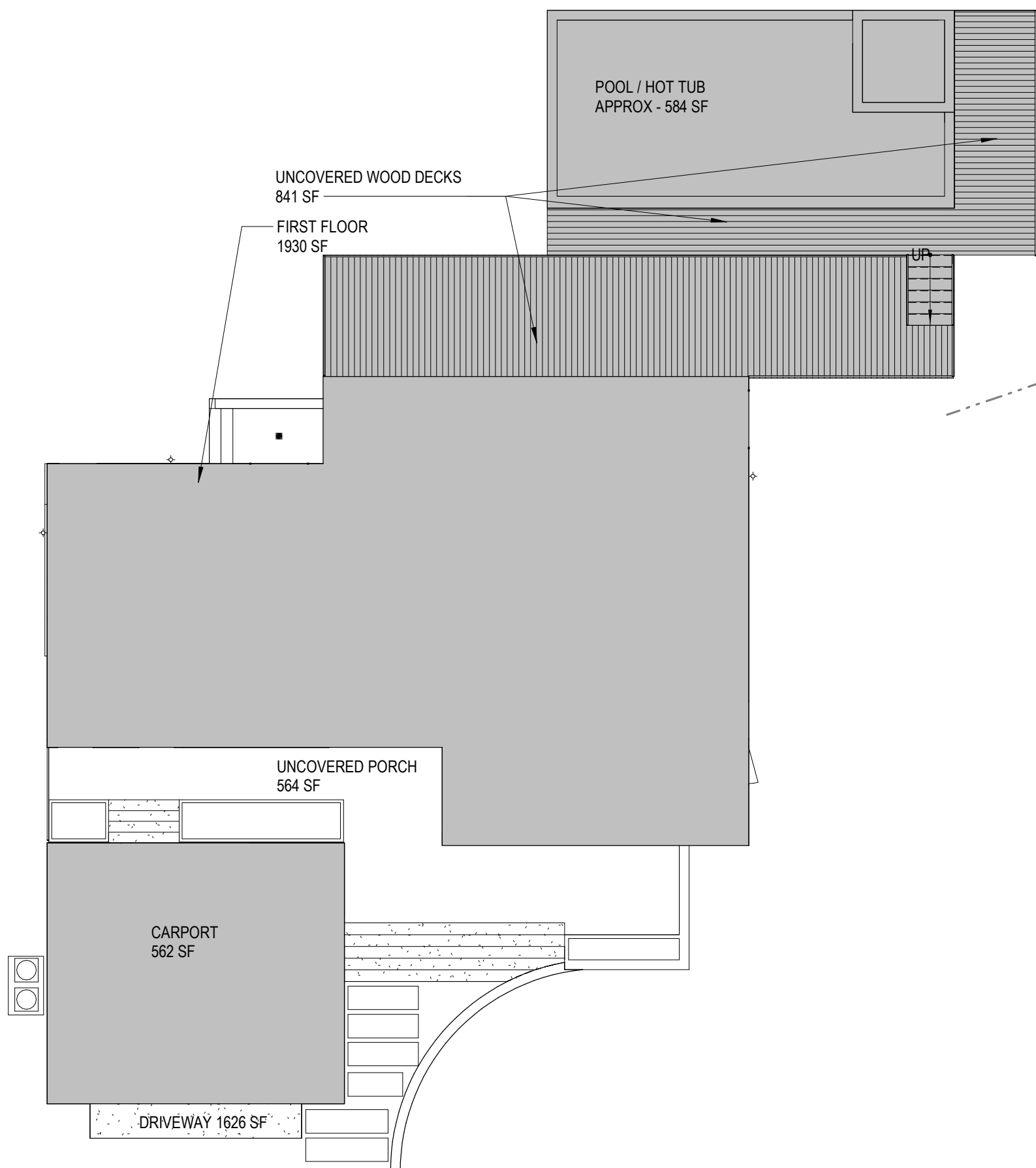
Project Number, 2020-02
Drawn By, ---
Checked By, ---

SPECIFICATIONS AND
STANDARD DETAILS

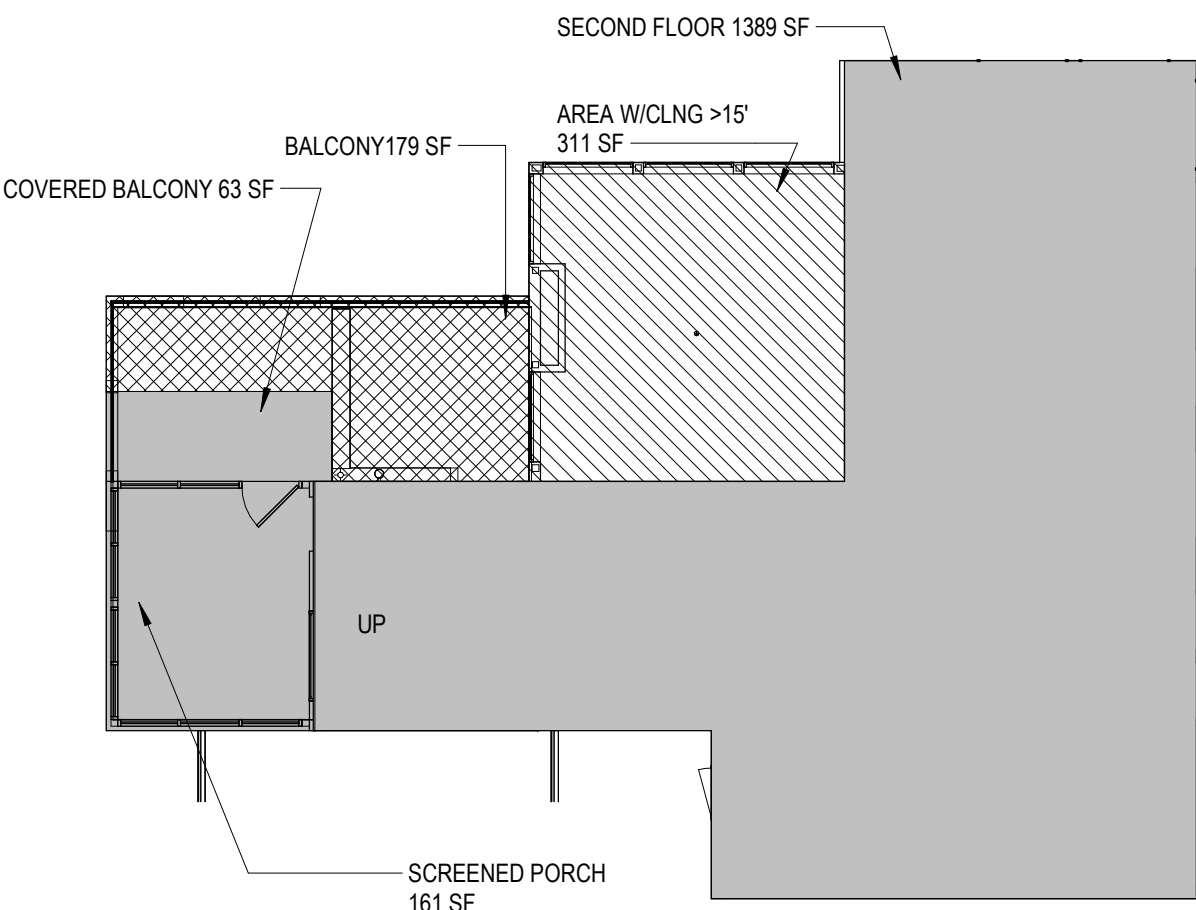
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AREA ANALYSIS BASEMENT
3/32" = 1'-0"



AREA ANALYSIS LEVEL 1
3/32" = 1'-0"



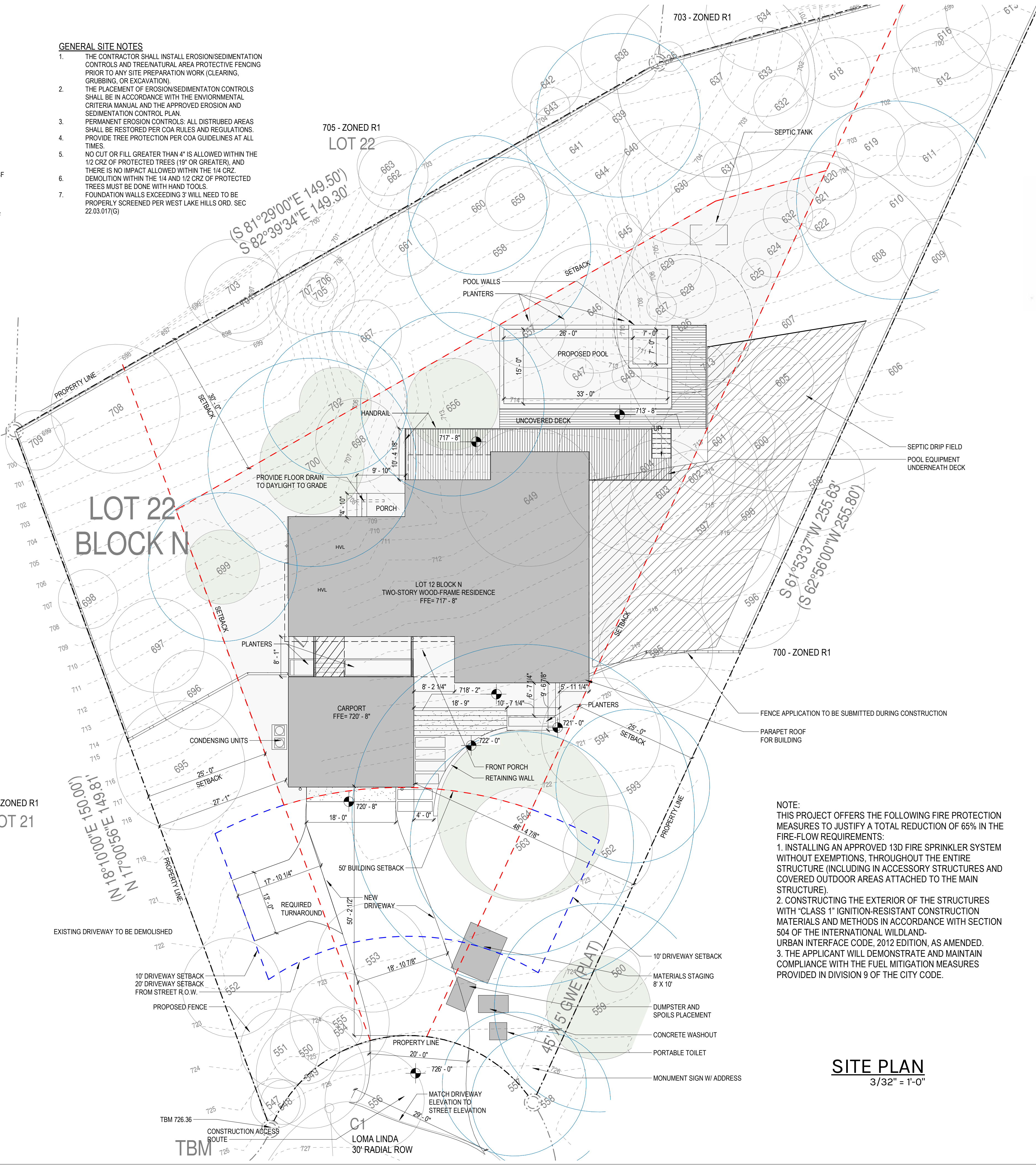
AREA ANALYSIS LEVEL 2
3/32" = 1'-0"

AREA CALCULATIONS

SPACES	TOTAL
1ST FLOOR CONDITIONED AREA	1930 SF
2ND FLOOR CONDITIONED AREA	1389 SF
BASEMENT CONDITIONED AREA	389 SF
AREA W/CLNG > 15'	311 SF
CARPORT	562 SF
BALCONY/ SCREENED PORCH	403 SF
TOTAL CONDITIONED AREA	4,019 SF
TOTAL BUILDING AREA	4,984 SF
TOTAL BUILDING COVERAGE	2,492 SF
DRIVEWAY	1626 SF
UNCOVERED PORCH	564 SF
UNCOVERED DECK	841/2= 421 SF
POOL	584 SF
TOTAL IMPERVIOUS COVERAGE	5,687 SF
LOT SIZE	24,187.53 SF
TOTAL BUILDING COVERAGE %	10.30%
TOTAL IMPERVIOUS COVERAGE %	23.51%

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS.
4. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
5. NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES (19" OR GREATER), AND THERE IS NO IMPACT ALLOWED WITHIN THE 1/4 CRZ.
6. DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.
7. FOUNDATION WALLS EXCEEDING 3' WILL NEED TO BE PROPERLY SCREENED PER WEST LAKE HILLS ORD. SEC 22.03.017(G)



NOTE:
THIS PROJECT OFFERS THE FOLLOWING FIRE PROTECTION MEASURES TO JUSTIFY A TOTAL REDUCTION OF 65% IN THE FIRE-FLOW REQUIREMENTS:
1. INSTALLING AN APPROVED 13D FIRE SPRINKLER SYSTEM WITHOUT EXEMPTIONS, THROUGHOUT THE ENTIRE STRUCTURE (INCLUDING IN ACCESSORY STRUCTURES AND COVERED OUTDOOR AREAS ATTACHED TO THE MAIN STRUCTURE).
2. CONSTRUCTING THE EXTERIOR OF THE STRUCTURES WITH "CLASS 1" IGNITION-RESISTANT CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH SECTION 504 OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2012 EDITION, AS AMENDED.
3. THE APPLICANT WILL DEMONSTRATE AND MAINTAIN COMPLIANCE WITH THE FUEL MITIGATION MEASURES PROVIDED IN DIVISION 9 OF THE CITY CODE.

SITE PLAN
3/32" = 1'-0"

WORKSHOP



ARCHITECTURE + INTERIORS
3027 N. LAMAR BLVD. #3028
AUSTIN, TX 78705
512.243.8346

Seal:

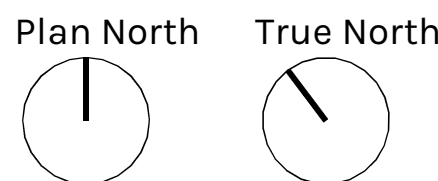


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Issue

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3	06.03.2021	CONSTRUCTION DOCUMENTS

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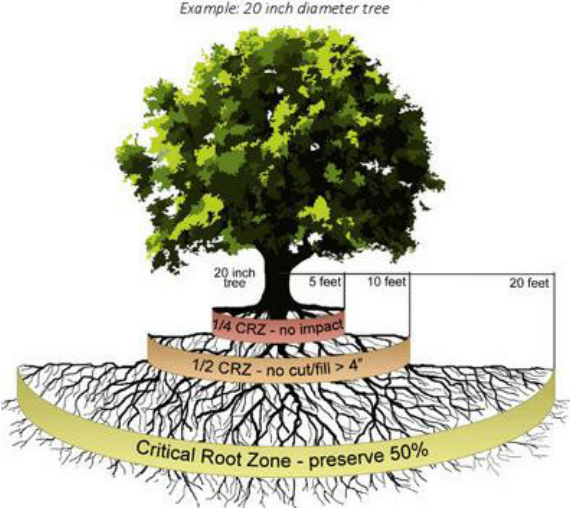
SITE PLAN

A100

GENERAL SITE NOTES

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2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
3. PERMANENT EROSION CONTROLS: ALL DISTURBED AREAS SHALL BE RESTORED PER COA RULES AND REGULATIONS. PROVIDE TREE PROTECTION PER COA GUIDELINES AT ALL TIMES.
5. NO CUT OR FILL GREATER THAN 4" IS ALLOWED WITHIN THE 1/2 CRZ OF PROTECTED TREES (19" OR GREATER), AND THERE IS NO IMPACT ALLOWED WITHIN THE 1/4 CRZ.
6. DEMOLITION WITHIN THE 1/4 AND 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.
7. FOUNDATION WALLS EXCEEDING 3' WILL NEED TO BE PROPERLY SCREENED PER WEST LAKE HILLS ORD. SEC 22.03.017(G)

The Critical Root Zone - Development Impact Zones



TREE ANALYSIS LEGEND

- 2" X 4" X 8" PLANKING ATTACHED TO THE TRUNK OF PROTECTED TREE
- ON GRADE TREE FENCE
- WOOD CHIP MULCH AREA (4" - 6" DEPTH)
- EXISTING STRUCTURE IMPACTING CRZ
- NEW STRUCTURE IMPACTING CRZ
- NEW SITEWORK IMPACTING CRZ
- PROTECTED TREE FULL CRZ
- 1/4 CRZ
- 1/2 CRZ
- NON-PROTECTED TREE CRZ

GENERAL TREE NOTES

1. NO BATTER BOARD OR FOUNDATION FORMWORK STAKES WITHIN THE 1/2 CRZ EXCEPT #5 REBAR W/POINTED TIP. USE A STRONG-BACK DESIGN TO GET ANY LARGER STAKES OUT OF THE 1/2 CRZ.
2. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN EIGHT INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
3. PROVIDE 2X4 OR GREATER SIZE PLANKS (6" TALL MINIMUM) TO BE STRAPPED SECURELY AROUND PROTECTED TREES TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT.

TREE LIST			
647 5" CEDAR	600 11.5" CEDAR	629 6" CEDAR	607 7.5" CEDAR
648 4.5" LIGUSTRUM	602 13" CEDAR	628 7" CEDAR	608 18.5" CEDAR
649 11.5" AMERICAN ELM	606 10.5" CEDAR	625 12" CEDAR	609 6.5" CEDAR
650 7" CEDAR	604 18" LIVE OAK	601 5" CEDAR	610 14" CEDAR (M)
651 8" TALLOW	605 6.5" CEDAR	623 5.5" POST OAK (M)	611 6.5" CEDAR
652 10" CREPE MYRTLE (M)	608 10" CEDAR (M)	624 9" CEDAR	612 7" SPANISH OAK
653 11" CEDAR ELM	607 34.5" CEDAR (M)	626 12" CEDAR (M)	613 6" SPANISH OAK
654 4.5" TALLOW	603 5.5" CEDAR (M)	627 3" CEDAR	614 7" SPANISH OAK
655 7" LIGUSTRUM (M)	609 7.5" CEDAR	622 20" CEDAR (M)	615 8.5" CEDAR
656 9" AMERICAN ELM (M)	618 20" SPANISH OAK (M) (P)	621 8" CEDAR	616 13" LIGUSTRUM (M)
657 14.5" CEDAR	610 6.5" CEDAR	620 16.5" CEDAR (M)	617 8" CEDAR
658 14" LIVE OAK	612 10" CEDAR (M)	619 10.5" CEDAR	618 9.5" CEDAR (M)
659 21" LIGUSTRUM (M)	613 13" CEDAR (M)	621 10" CEDAR	619 6" TALLOW
660 4.5" ASH	615 5" CEDAR	622 7" CEDAR	620 15" CEDAR
661 9" LIVE OAK (M)	616 9.5" CEDAR	623 4" CEDAR	621 21" HACKBERRY
662 22.5" LIVE OAK (P)	618 7" CEDAR	624 13.5" CEDAR	622 14.5" CEDAR
663 34.5" LIVE OAK (H)	619 7" CEDAR	625 3.5" CEDAR	626 9.5" LIVE OAK
664 15.5" CEDAR	620 5" CEDAR	626 13" CEDAR	627 8.5" CEDAR
665 12" SPANISH OAK (M)	623 7" CEDAR	628 3" CEDAR	629 3" SPANISH OAK
666 17" SPANISH OAK (M)	625 3" CEDAR	629 3" CEDAR	630 3" SPANISH OAK
667 10" CEDAR	627 5.5" CEDAR	631 14" CEDAR	632 8.5" CEDAR
668 15.5" CEDAR (M)	628 6" CEDAR	632 13" CEDAR	633 6" LIGUSTRUM (M)
669 4" CEDAR	629 3" CEDAR	633 3.5" CEDAR	634 11.5" CEDAR
670 10" CEDAR	630 14" CEDAR (M)	634 18.5" SPANISH OAK (M)	
671 6" CEDAR	631 3" CEDAR		

TREES TO BE REMOVED				
#	SPECIES	DBG	MITIGATION	
			75%	150%
553	CEDAR ELM	11"	8.25"	
556	AMERICAN ELM	9"	6.75"	
595	SPANISH OAK	17"		25.5"
597	CEDAR	15.5"		23.25"
601	CEDAR	11.5"	8.625"	
604	CEDAR	18"		27"
607	CEDAR	34.5"		51.75"
626	CEDAR	14"		21"
646	CEDAR	13"	9.75"	
647	CEDAR	3"	N/A	
648	CEDAR	3"	N/A	
649	CEDAR	14"		21"
657	CEDAR	7.5"	5.625"	
TOTAL			39"	169.5"
TOTAL MITIGATION				204.5"

NEW TREES TO BE ADDED				
QTY	SPECIES	DBG	TOTAL	
1	MEXICAN PLUM	11"	11"	
8	PALOVERDE	6"	42"	
3	RED BUCKEYE	6"	18"	
3	TEXAS REDBUD	6"	18"	
3	RED OAK	6"	18"	
TOTAL MITIGATION			107" X 2 = 214"	

ALL TREES PROVIDED SHALL BE 6" DIAMETER OR GREATER; PER SECTION 22.03.304(d)(8) TREES 6" IN DIAMETER OR GREATER COUNT DOUBLE TOWARD REPLACEMENT REQUIREMENTS



TREE PRESERVATION 1

WORKSHOP

N^o 05

ARCHITECTURE • INTERIORS

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Seal:

REGISTERED ARCHITECT
BHUVANI SINGH
23842
STATE OF TEXAS

06.03.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Plan North

True North

Issue

1 08.11.2020 PERMIT SET

2 12.18.2020 PERMIT REVISION

3 06.03.2021 CONSTRUCTION DOCUMENTS

Project Number, 2020-02
Drawn By, Author
Checked By, Checker

TREE PRESERVATION

A101

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTIVE FENCING, AND CONDUCT "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.

3. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF WESTLAKE HILLS RULES AND REGULATIONS.

4. PURSUANT TO 14-11-131 OF THE CITY CODE, THE CONTRACTOR MAY NOT BLOCK, DIRECT, IMPED, OR REROUTE PEDESTRIAN AND VEHICULAR TRAFFIC, NOR PLACE A BARRICADE OR OTHER TRAFFIC CONTROL DEVICE IN A RIGHT-OF-WAY, WITHOUT FIRST OBTAINING A TEMPORARY USE OF RIGHT-OF-WAY PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION.

5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS THAT ARE REQUIRED TO COMPLY WITH SECTIONS OF THE CITY CODE REGARDING EXCAVATION IN PUBLIC RIGHT-OF-WAY.

6. DUST CONTROL TO BE PROVIDED BY CONTRACTOR IN ACCORDANCE WITH THE CITY OF WESTLAKE HILLS.

7. CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE INTO EXISTING RIGHT-OF-WAY A MINIMUM OF ONCE PER DAY.

8. CONTRACTOR SHALL INSTALL TEMPORARY CHAIN LINK FENCE FOR PEDESTRIAN SAFETY WHERE LIMITS OF CONSTRUCTION ARE SHOWN.

9. ALL STORM WATER LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES MUST PASS THROUGH THE SILT FENCE OR ROCK BERMES.

10. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).

11. REQUEST "GENERAL NOTES" SHEETS FOR EROSION CONTROL NOTES, SEQUENCE OF CONSTRUCTION.

12. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.

13. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.

14. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND ENVIRONMENTAL INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS, TREE/NATURAL AREA PROTECTION MEASURES AND "PRE-CONSTRUCTION" TREE FERTILIZATION (IF APPLICABLE) PRIOR TO BEGINNING ANY SITE PREPARATION WORK.

15. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY AUTHORIZED STAFF. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN. THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

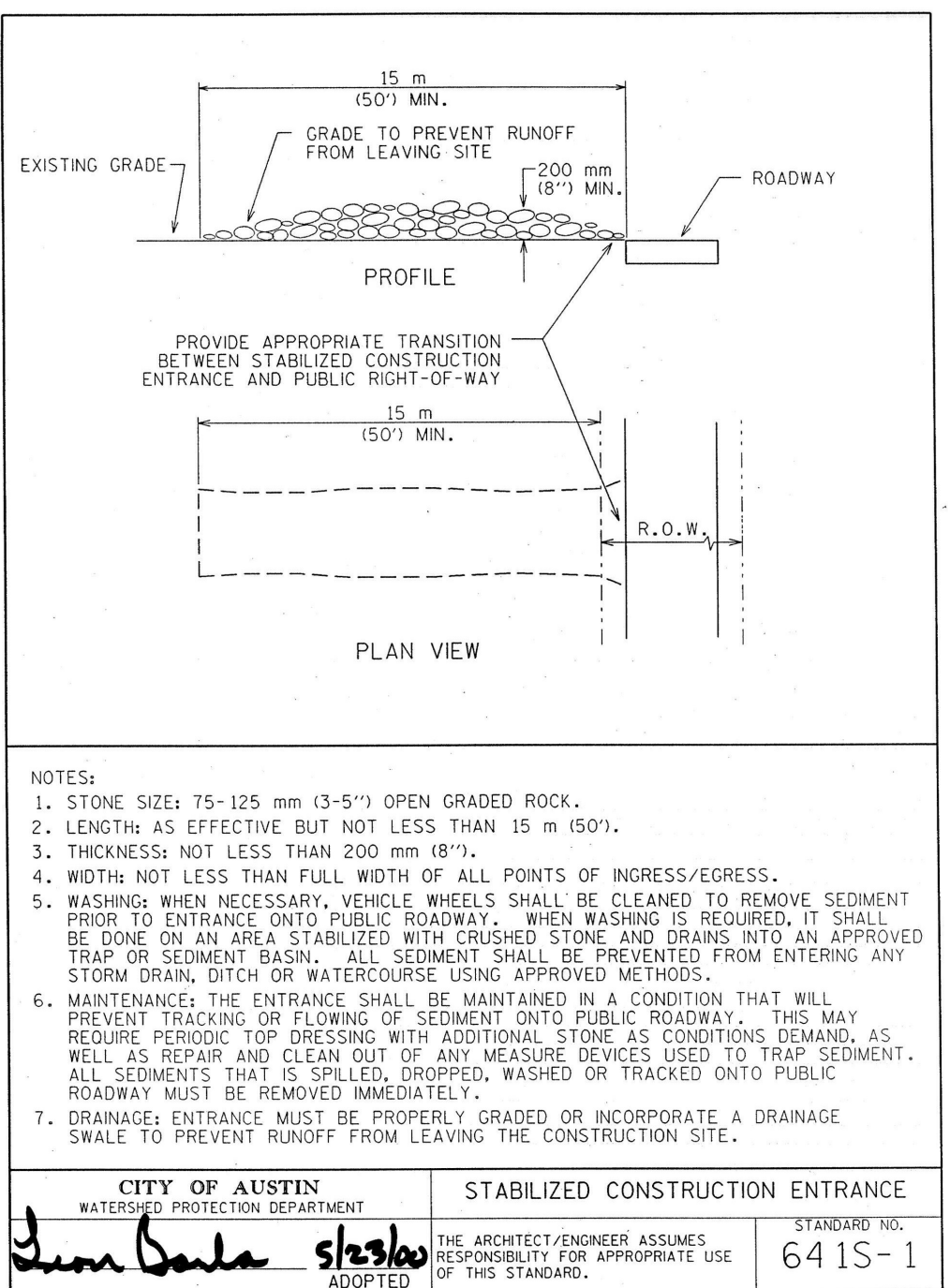
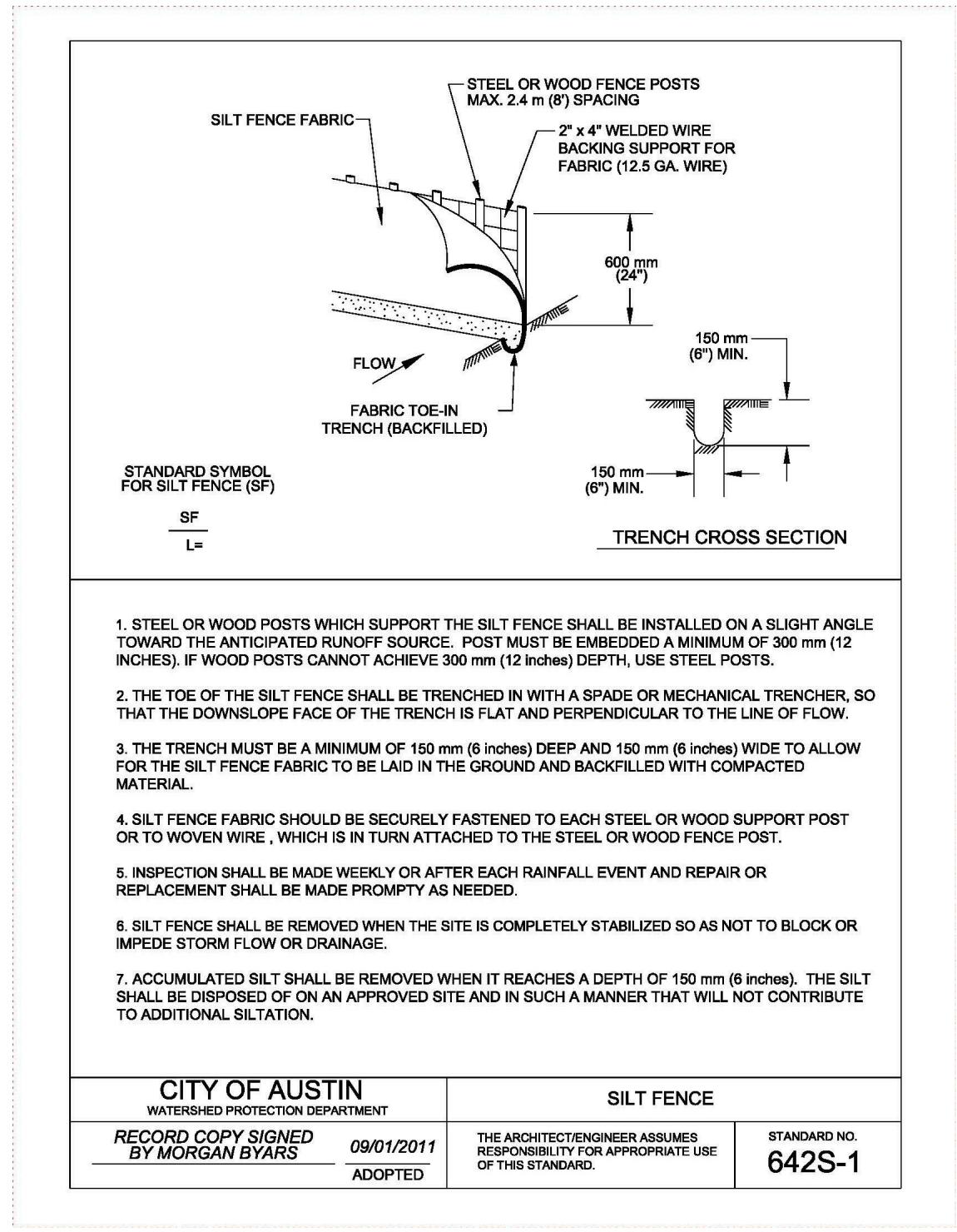
16. THE CONTRACTOR IS REQUIRED TO PROVIDE A CERTIFIED INSPECTOR THAT IS EITHER A LICENSED ENGINEER (OR PERSON DIRECTLY SUPERVISED BY THE LICENSED ENGINEER) OR CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC OR CPESC - IT), CERTIFIED EROSION, SEDIMENT AND STORMWATER - IN-SPPECTOR (CESSWI OR CESSWI - IT) OR CERTIFIED INSPECTOR OF SEDIMENTATION AND EROSION CONTROLS (CISEC OR CISEC - IT). CERTIFICATION TO INSPECT THE CONTROLS AND FENCES AT WEEKLY OR BI-WEEKLY INTERVALS AND AFTER ONE-HALF (1/2) INCH OR GREATER RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES OR ONE-THIRD (1/3) OF THE INSTALLED HEIGHT OF THE CONTROL, WHICHEVER IS LESS.

17. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

18. ALL EXISTING AND NEW VOIDS, BLOW-OUT SQUARES, DISCOVERED WHICH ARE ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT AN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION. IN ADDITION, IF THE PROJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER, THE PROJECT MANAGER MUST NOTIFY THE TRAVIS COUNTY BALCONES CANYONLANDS CONSERVATION PRESERVE (BCCP) BY EMAIL AT BCCP@TRAVISCOUNTYTX.GOV. CONSTRUCTION ACTIVITIES WITHIN 50 FEET OF THE VOID MUST STOP.

19. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

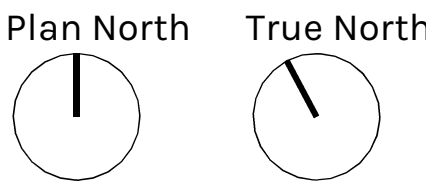
- A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL. [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES.
- B. TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE, BUT IT SHOULD MEET THE STANDARDS SET FORTH IN 601S.
- C. AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE CRITERIA OF STANDARD SPECIFICATION 601S BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
- D. SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.
- THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:
- TEMPORARY VEGETATIVE STABILIZATION:
- a. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP: (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE, CEREAL RYE GRASS (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT ILLICIT ANNUAL REYGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL REYGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
- b. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.
- FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S. FERTILIZER, FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE.
 - HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW.
 - TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
 - WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.
- PERMANENT VEGETATIVE STABILIZATION:
- a. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDING IN ACCORDANCE WITH TABLE 2 BELOW. ALTERNATIVELY, A COOL SEASON COVER CROP CAN BE MIXED WITH BERMUDA GRASS OR NATIVE SEED AND INSTALLED TOGETHER, UNDERSTANDING THAT GERMINATION OF WARM-SEASON SEED TYPICALLY REQUIRES SOIL TEMPERATURES OF 60 TO 70 DEGREES.
- b. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE WITH A PURITY OF 95% AND A MINIMUM PURE LIVE SEED (PLS) OF 0.83. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL. PERMANENT VEGETATIVE STABILIZATION CAN ALSO BE ACCOMPLISHED WITH A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S.
- FERTILIZER USE SHALL FOLLOW THE RECOMMENDATION OF A SOIL TEST. SEE ITEM 606S. FERTILIZER, APPLICATIONS OF FERTILIZER (AND PESTICIDE) ON CITY-OWNED AND MANAGED PROPERTY REQUIRES THE YEARLY SUBMITTAL OF A PESTICIDE AND FERTILIZER APPLICATION RECORD, ALONG WITH A CURRENT COPY OF THE APPLICATORS LICENSE. FOR CURRENT COPY OF THE RECORD TEMPLATE CONTACT THE CITY OF AUSTIN'S IPM COORDINATOR.
 - HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
 - WATER THE SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO ACHIEVE GERMINATION AND A HEALTHY STAND OF PLANTS THAT CAN ULTIMATELY SURVIVE WITHOUT SUPPLEMENTAL WATER. APPLY THE WATER UNIFORMLY TO THE PLANTED AREAS WITHOUT CAUSING DISPLACEMENT OR EROSION OF THE MATERIALS OR SOIL. MAINTAIN THE SEEDBED IN A MOIST CONDITION FAVORABLE FOR PLANT GROWTH. ALL WATERING SHALL COMPLY WITH CITY CODE CHAPTER 6-4 (WATER CONSERVATION), AT RATES AND FREQUENCIES DETERMINED BY A LICENSED IRRIGATOR OR OTHER QUALIFIED PROFESSIONAL, AND AS ALLOWED BY THE AUSTIN WATER UTILITY AND CURRENT WATER RESTRICTIONS AND WATER CONSERVATION INITIATIVES.
 - PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH A MINIMUM OF 95 PERCENT FOR THE NON-NATIVE MIX, AND 95 PERCENT COVERAGE FOR THE NATIVE MIX SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR STABILITY MUST BE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.
 - WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, ITEMS 604S AND 609S.



06.03.2021

SHEET IS FORMATTED TO 22" x 34"
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

702 LOMA LINDA
WESTLAKE HILLS, TX
78746



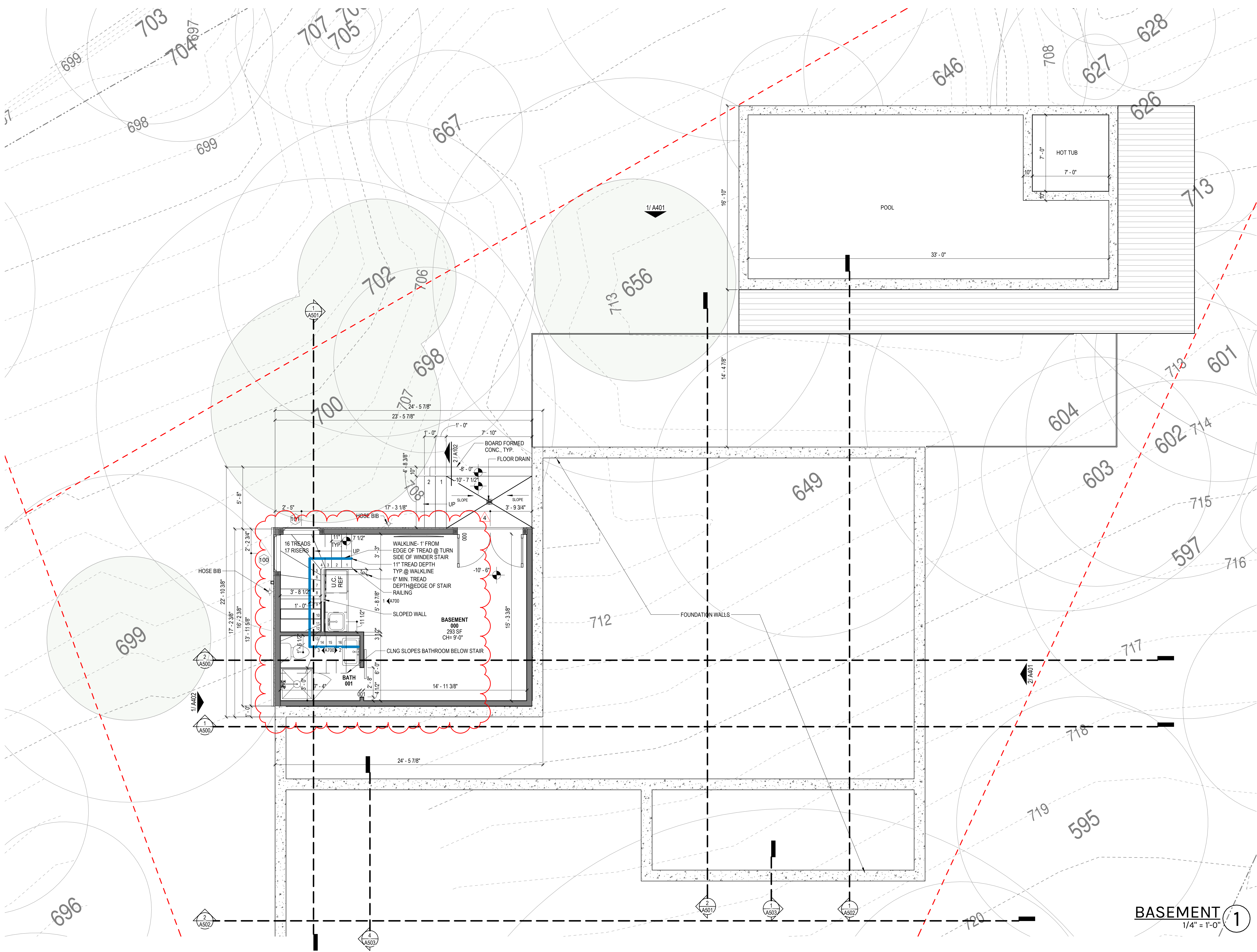
Issue

- 1 12.18.2020 PERMIT REVISION
2 01.27.2021 PERMIT REVISION 2
3 06.03.2021 CONSTRUCTION
DOCUMENTS

Project Number, 2020-02
Drawn By, Author
Checked By, Checker

EROSION & SEDIMENTATION CONTROLS

A102



Seal:



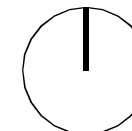
03.10.2022

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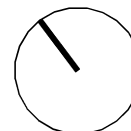
LOMA LINDA RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Plan North



True North



Issue

- | | | |
|---|------------|------------------------|
| 1 | 08.11.2020 | PERMIT SET |
| 2 | 12.18.2020 | PERMIT REVISION |
| 3 | 06.03.2021 | CONSTRUCTION DOCUMENTS |
| 4 | 03.10.2022 | REV 3 |

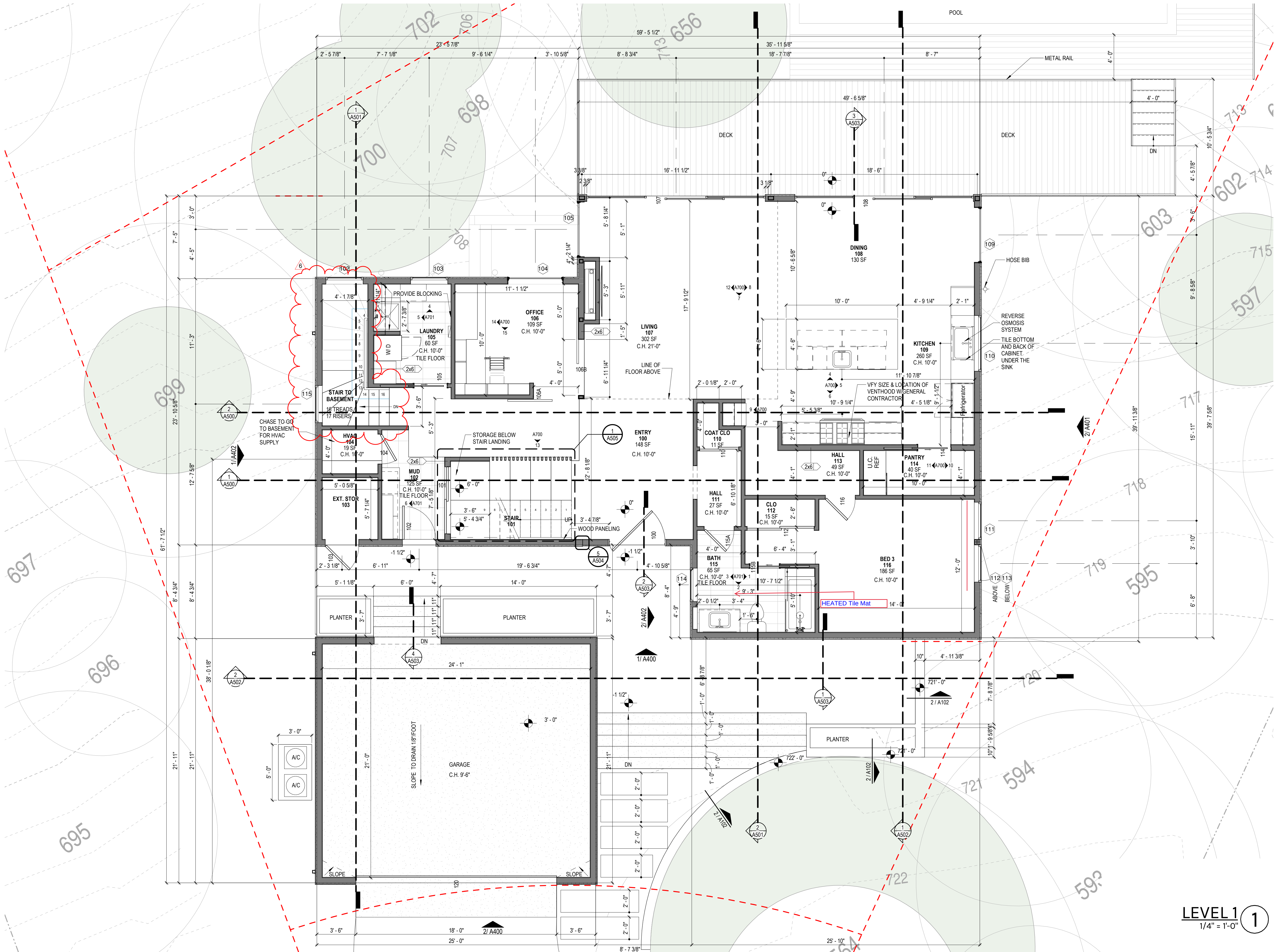
Project Number, 2020-02
Drawn By, Author
Checked By, Checker

FLOOR PLAN LEVEL B

BASEMENT
1/4" = 1'-0"

1

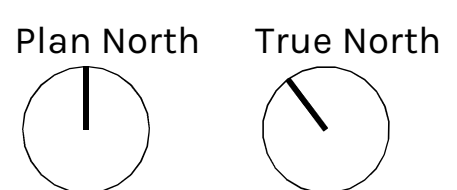
A300



03.10.2022

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA
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78746



Issue

1	08.11.2020	PERMIT SET
2	12.18.2020	PERMIT REVISION
3	06.03.2021	CONSTRUCTION DOCUMENTS
4	07.15.2021	REV 1
5	09.30.2021	REV 2
6	03.10.2022	REV 3

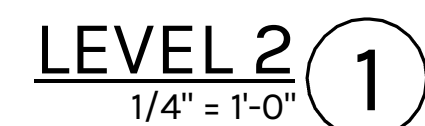
Project Number, 2020-02
Drawn By, BS
Checked By, BS

FLOOR PLAN LEVEL 1

LEVEL 1
1/4" = 1'-0"

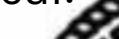
A301

1. ALL PARTITION TYPES TO BE WOOD FRAMED U.N.O.
2. PROVIDE BLOCKING FOR WALL MOUNTED LCD AS INDICATED ON PLAN & TYP. ELEVATIONS. PROVIDE POWER AS INDICATED ON ELEC. SHEETS
3. ALL EXTERIOR WALLS TO BE 2X6 WOOD CONSTRUCTION
4. ALL INTERIOR WALLS TO BE 2X4 WOOD CONSTRUCTION
5. CONSTRUCT THE EXTERIOR OF THE STRUCTURES WITH "CLASS 1" IGNITION-RESISTANT CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH SECTION 504 OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2012 EDITION, AS AMENDED.



№
05

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AUSTIN, TX 78705
512.243.8346

Seal: 

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
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702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Issue

1	08.11.2020	PERMIT SET
2	12.18.2020	PERMIT REVISION
3	06.03.2021	CONSTRUCTION DOCUMENTS
4	07.15.2021	REV 1
5	09.30.2021	REV 2

Project Number, 2020-02
Drawn By, BS
Checked By, BS

FLOOR PLAN LEVEL 2

A302

Seal:



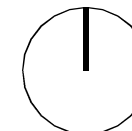
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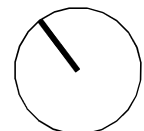
LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Plan North



True North



Issue

1	08.11.2020	PERMIT SET
2	12.18.2020	PERMIT REVISION
3	01.27.2021	PERMIT REVISION 2
4	03.26.2021	PERMIT REVISION 3
5	06.03.2021	CONSTRUCTION DOCUMENTS
6	07.15.2021	REV 1
7	09.30.2021	REV 2

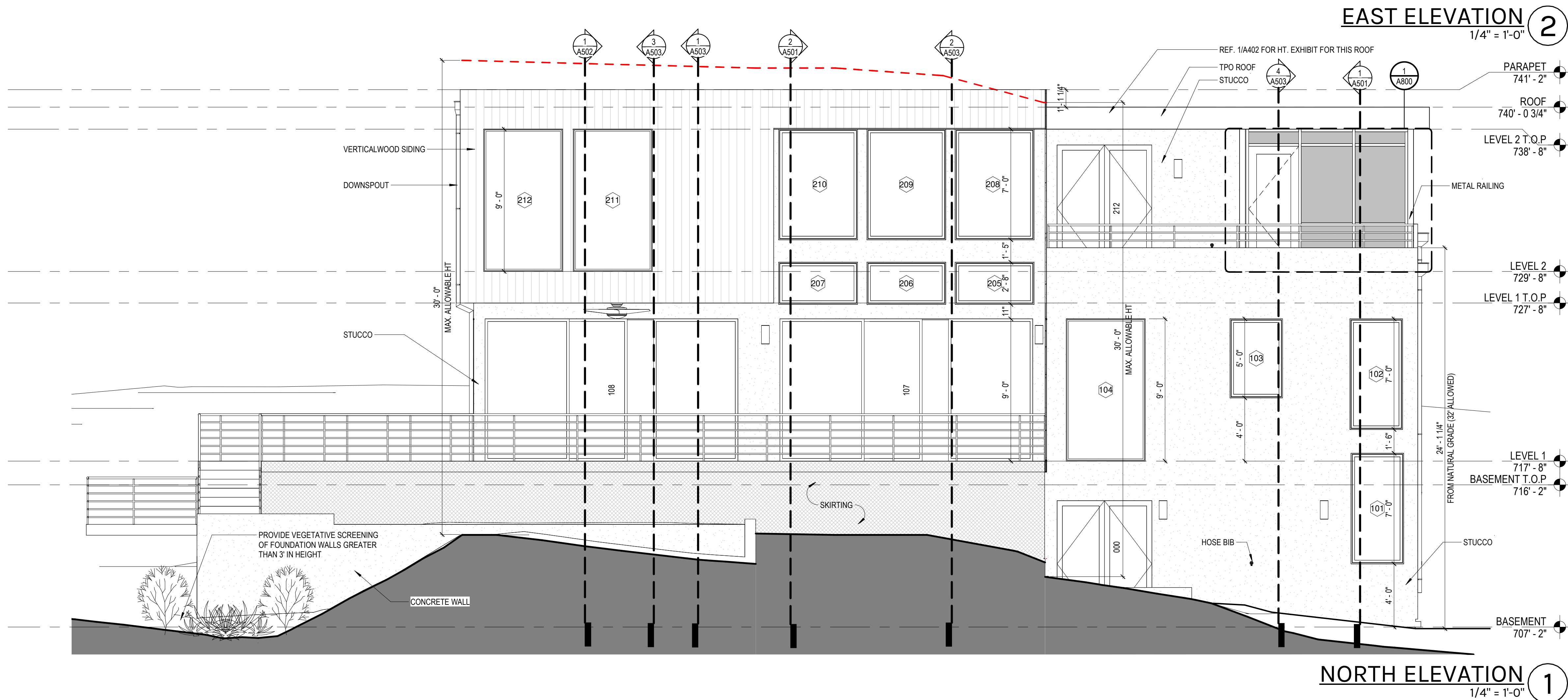
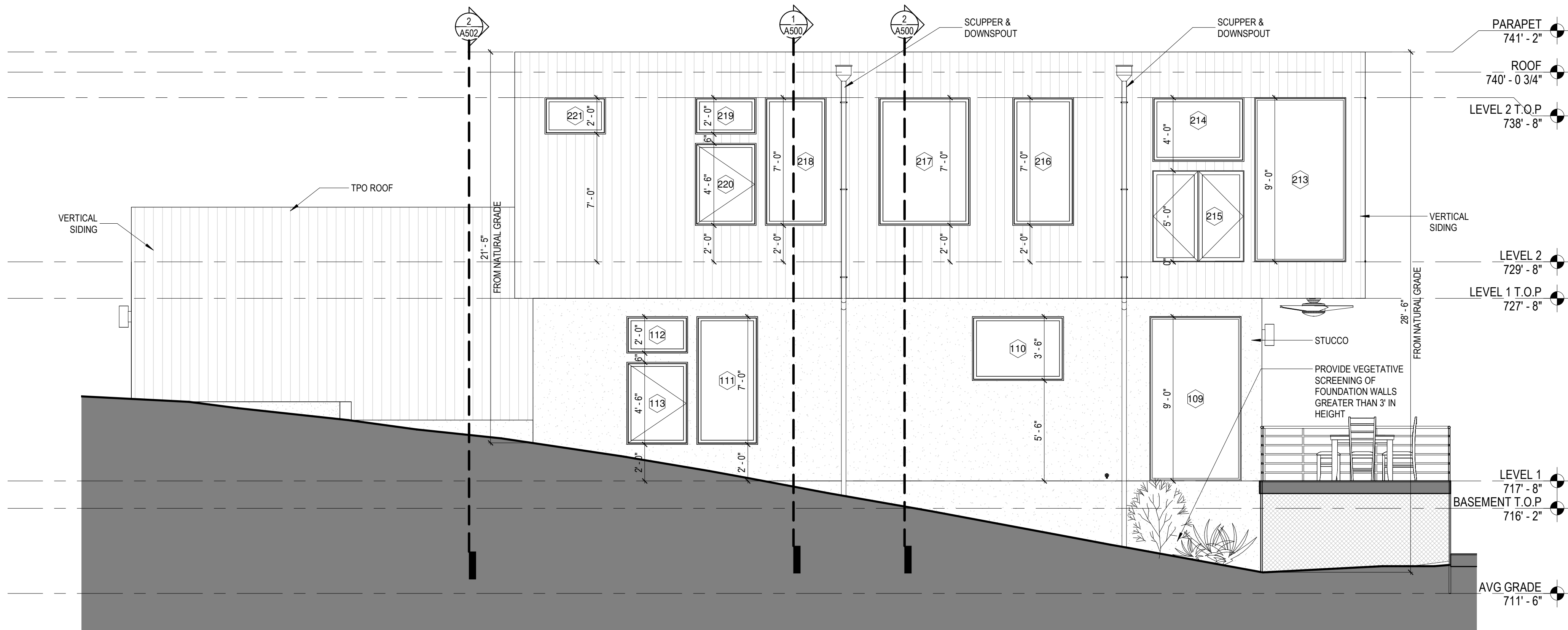
Project Number, 2020-02
Drawn By, BS
Checked By, BS

EXTERIOR ELEVATIONS

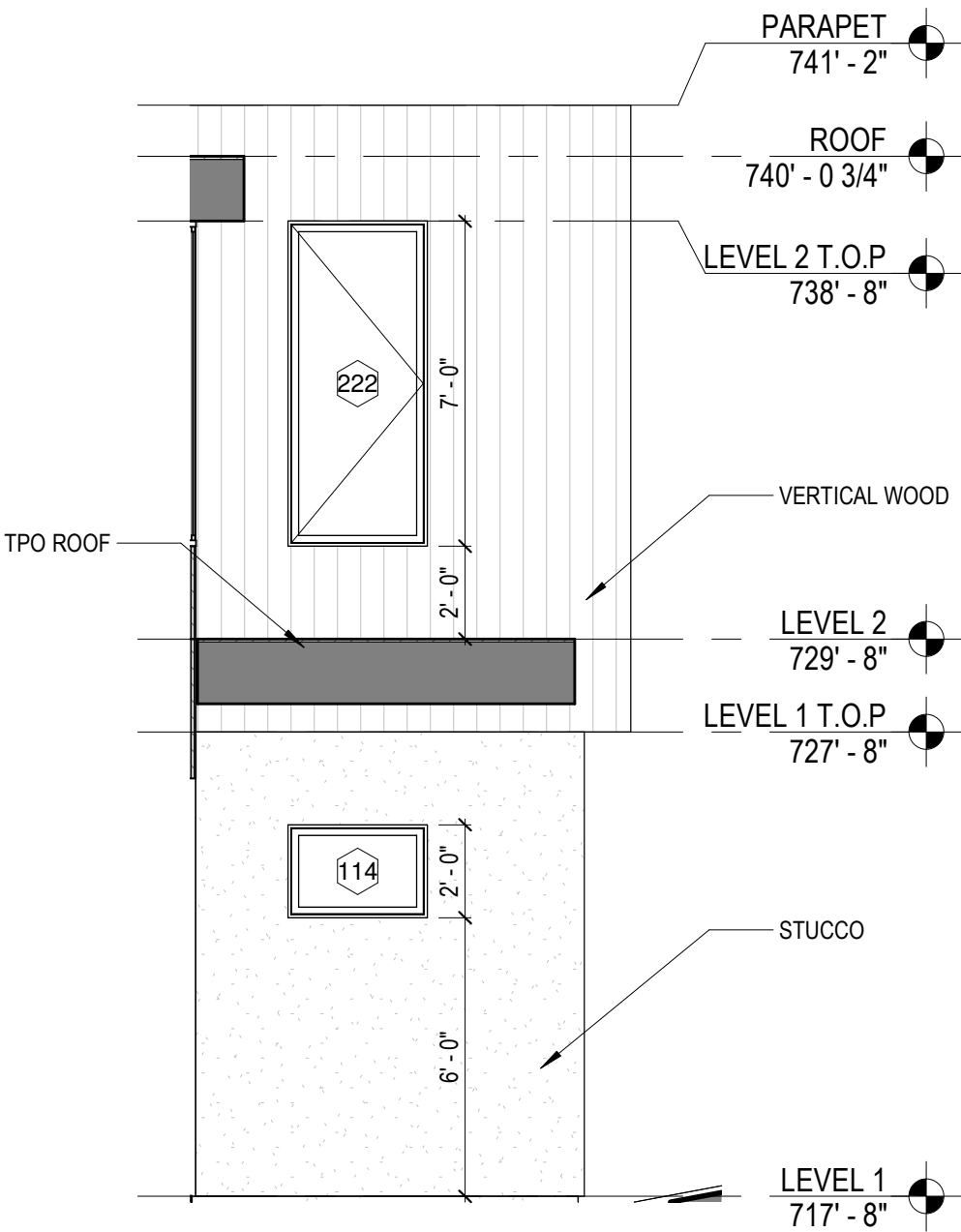
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GENERAL ELEVATION NOTES

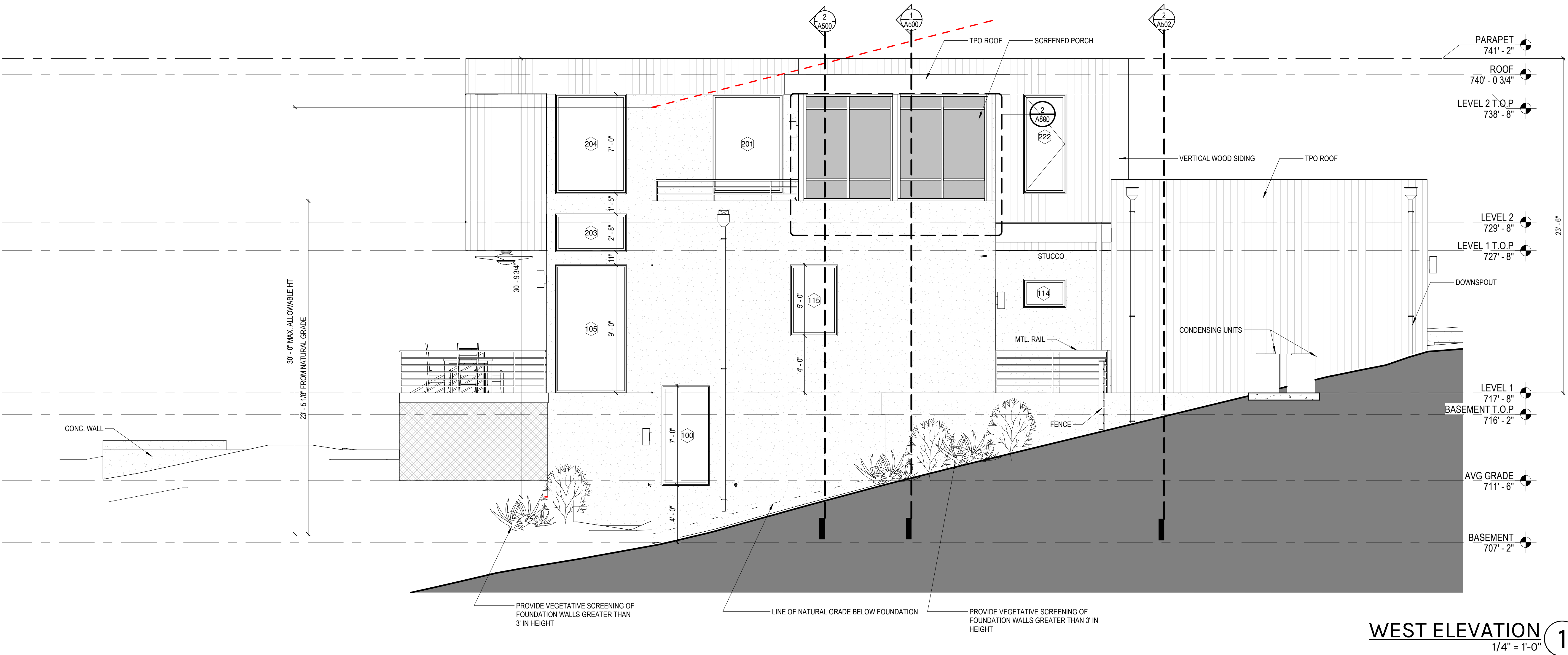
- HANDRAILS: PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
- HEIGHT: MEASURED VERTICALLY FROM THE SLOPED PLANE OF STAIRS OR RAMP SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38 INCHES.
- CONTINUITY: SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED.
- PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.
- CONSTRUCT THE EXTERIOR OF THE STRUCTURES WITH "CLASS 1" IGNITION-RESISTANT CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH SECTION 504 OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2012 EDITION, AS AMENDED.



- GENERAL ELEVATION NOTES
- HANDRAILS: PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.
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 - CONTINUITY: SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM DIRECTLY ABOVE THE TOP RISER TO DIRECTLY ABOVE THE LOWEST RISER AND SHALL BE RETURNED.
 - PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, WITH A MAXIMUM 4" OPENING.
 - CONSTRUCT THE EXTERIOR OF THE STRUCTURES WITH CLASS 1 IGNITION-RESISTANT CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH SECTION 504 OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2012 EDITION, AS AMENDED.



BREEZEWAY 2
1/4" = 1'-0"



WEST ELEVATION 1
1/4" = 1'-0"

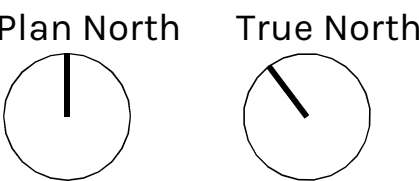


09.30.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746



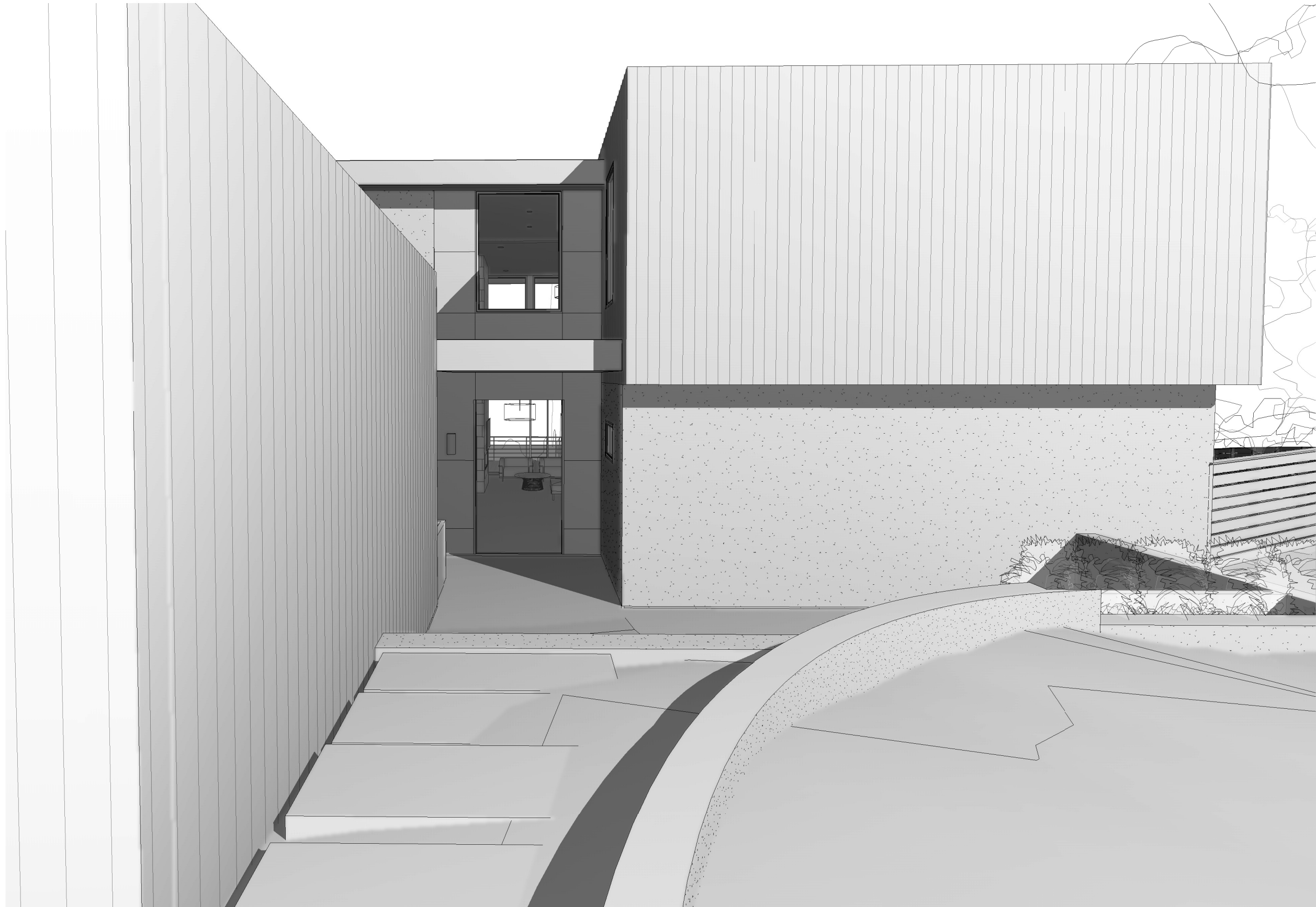
Issue

- | | | |
|---|------------|------------------------|
| 1 | 12.18.2020 | PERMIT REVISION |
| 2 | 01.27.2021 | PERMIT REVISION 2 |
| 3 | 06.03.2021 | CONSTRUCTION DOCUMENTS |
| 4 | 09.30.2021 | REV 2 |

Project Number, 2020-02
Drawn By, Author
Checked By, Checker

EXTERIOR ELEVATIONS

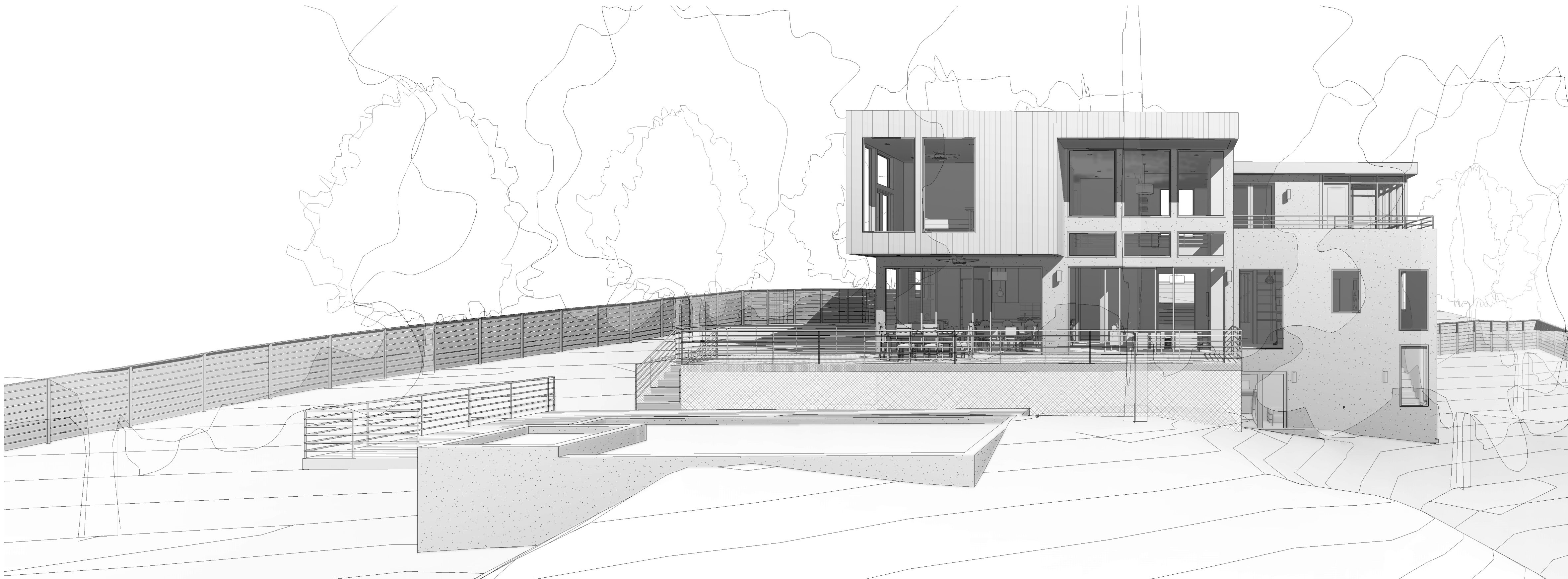
A402



ENTRY



APPROACH



BACK VIEW



06.03.2021

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LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Issue

- | | | |
|---|------------|------------------------|
| 1 | 08.11.2020 | PERMIT SET |
| 2 | 06.03.2021 | CONSTRUCTION DOCUMENTS |

Project Number, 2020-02
Drawn By, SW
Checked By, BS

EXTERIOR VIEWS

A403

A500

THIS DRAWING REFLECTS DESIGN
INTENT - FOR COORDINATION
PURPOSES ONLY.

03.10.2022

SHEET IS FORMATTED TO 22" x 34".
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LOMA LINDA
RESIDENCE

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WESTLAKE HILLS, TX
78746

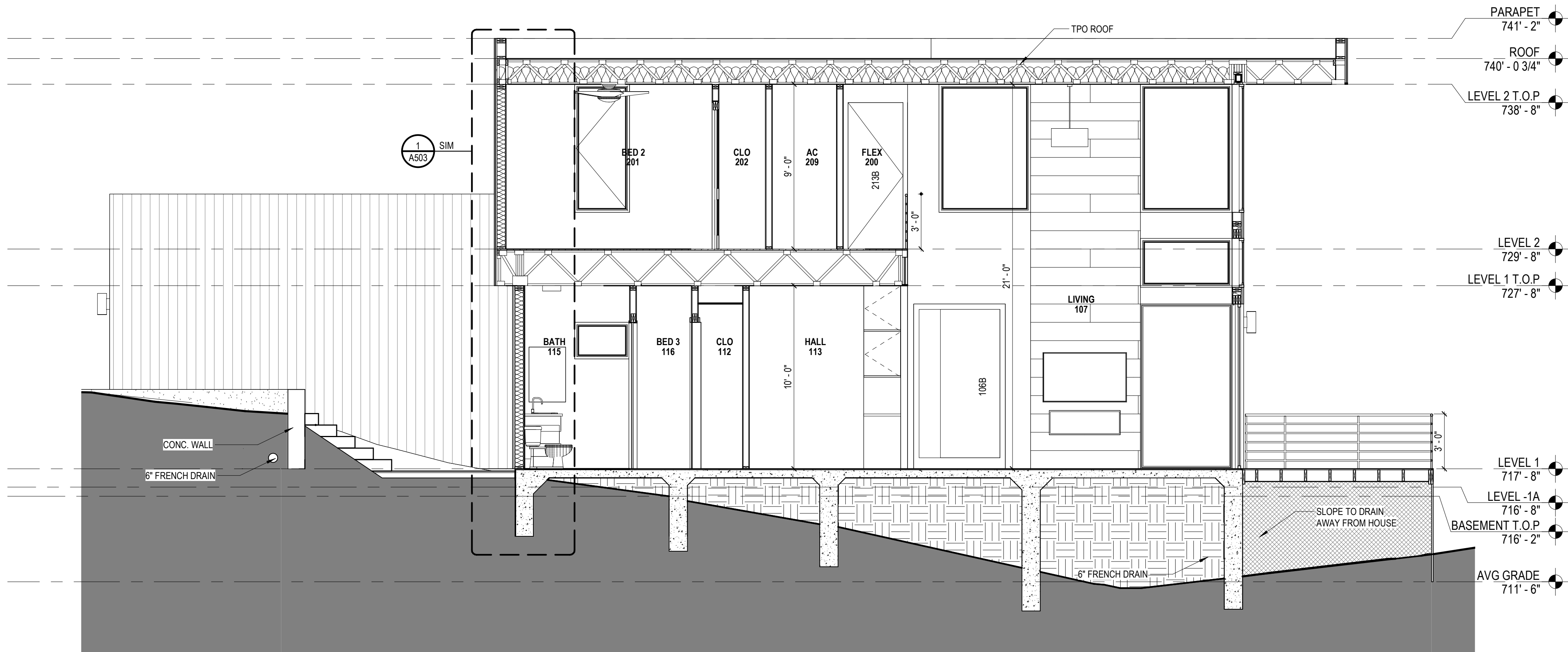
Issue

1	06.03.2021	CONSTRUCTION DOCUMENTS
2	03.10.2022	REV 3

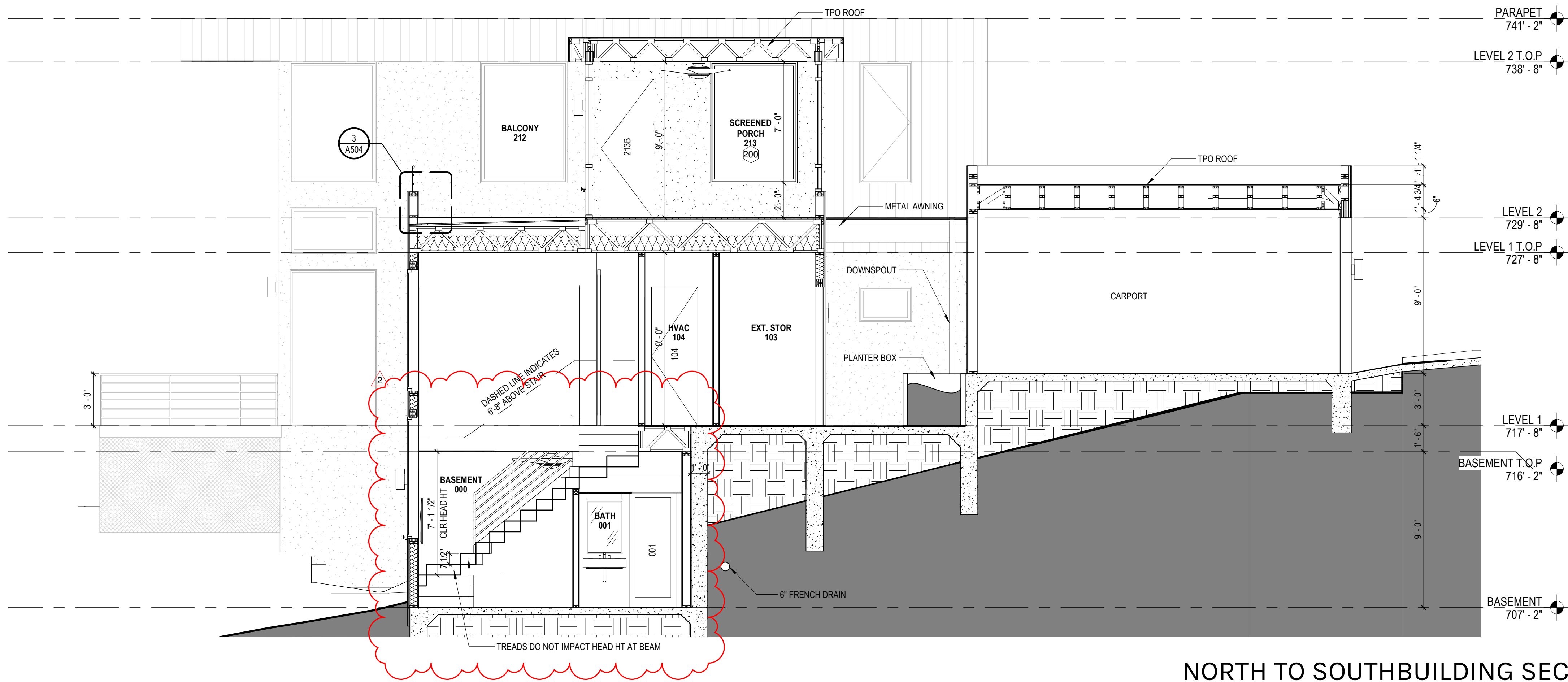
Project Number, 2020-02
Drawn By, Author
Checked By, Checker

BUILDING SECTIONS

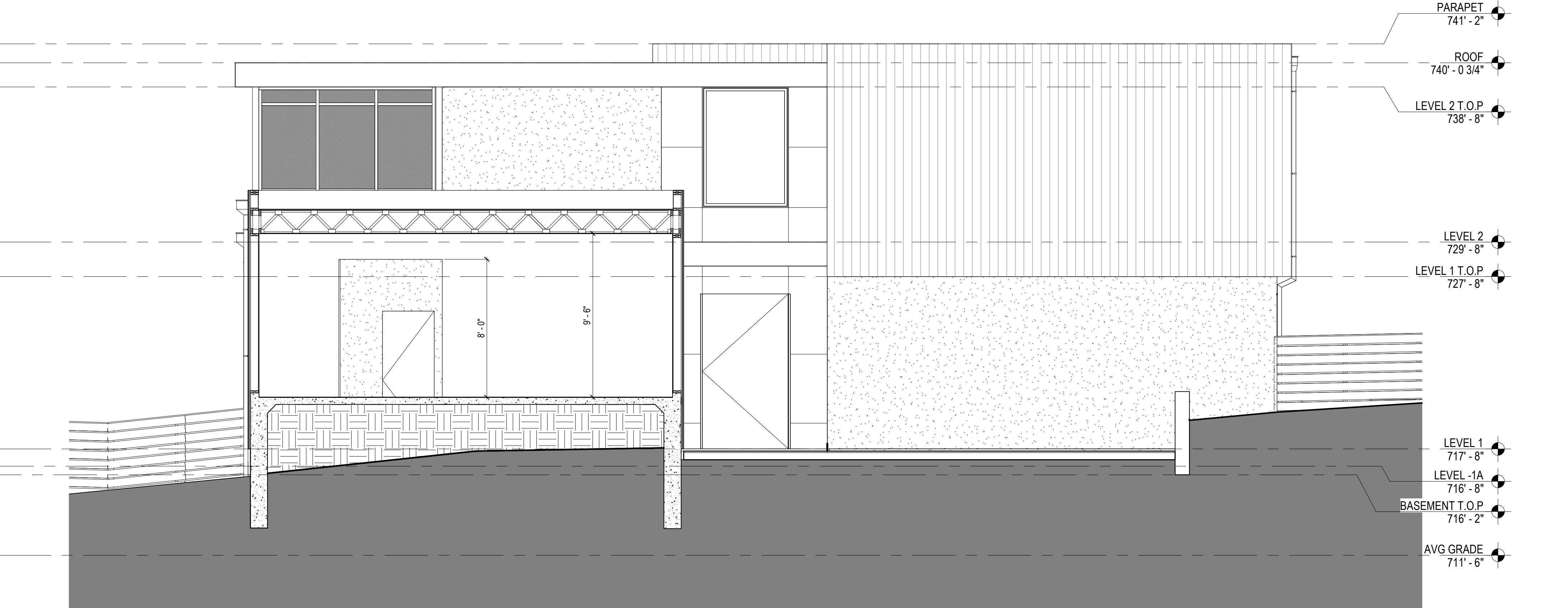
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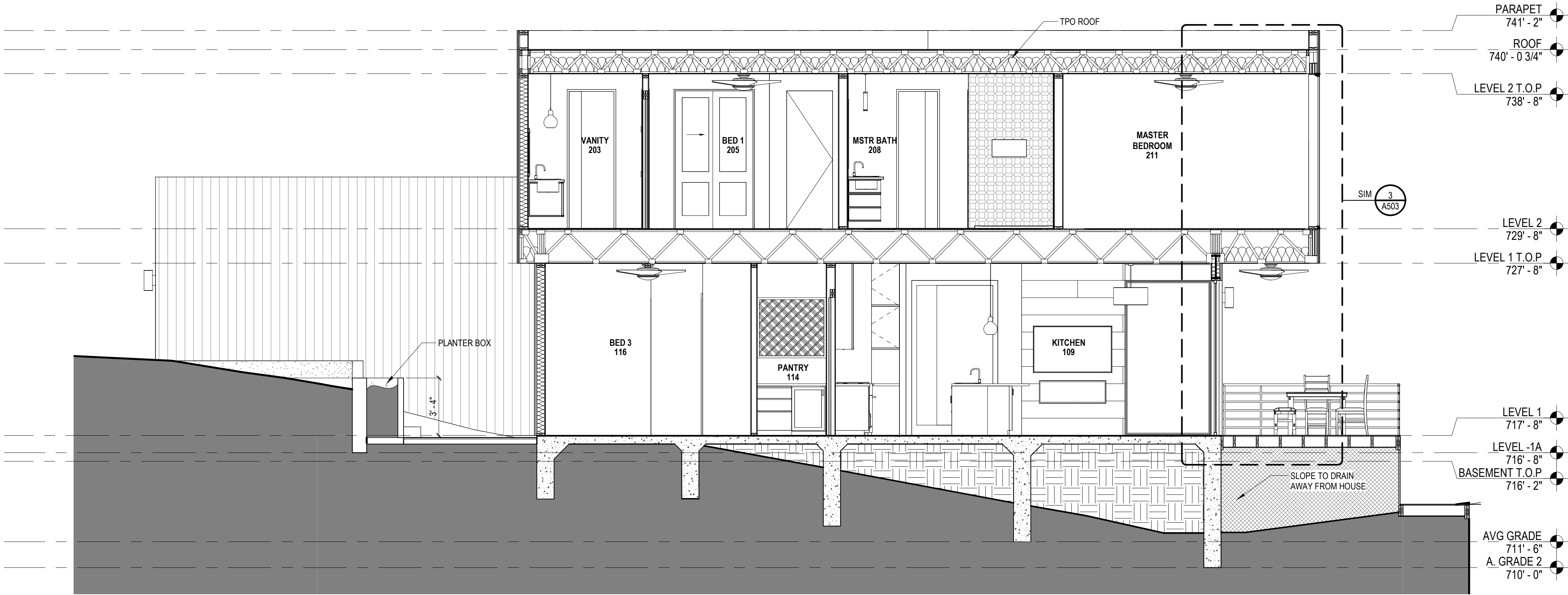
SOUTH TO NORTH BUILDING SECTION 2
1/4" = 1'-0"



NORTH TO SOUTH BUILDING SECTION 1
1/4" = 1'-0"



EAST TO WEST GARAGE ②
1/4" = 1'-0"



SOUTH TO NORTH CANTILEVER ①
1/4" = 1'-0"



06.03.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
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RESIDENCE

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78746

Issue
1 06.03.2021 CONSTRUCTION
DOCUMENTS

Project Number, 2020-02
Drawn By, SW
Checked By, BS

BUILDING SECTIONS

A502

Seal:



06.03.2021

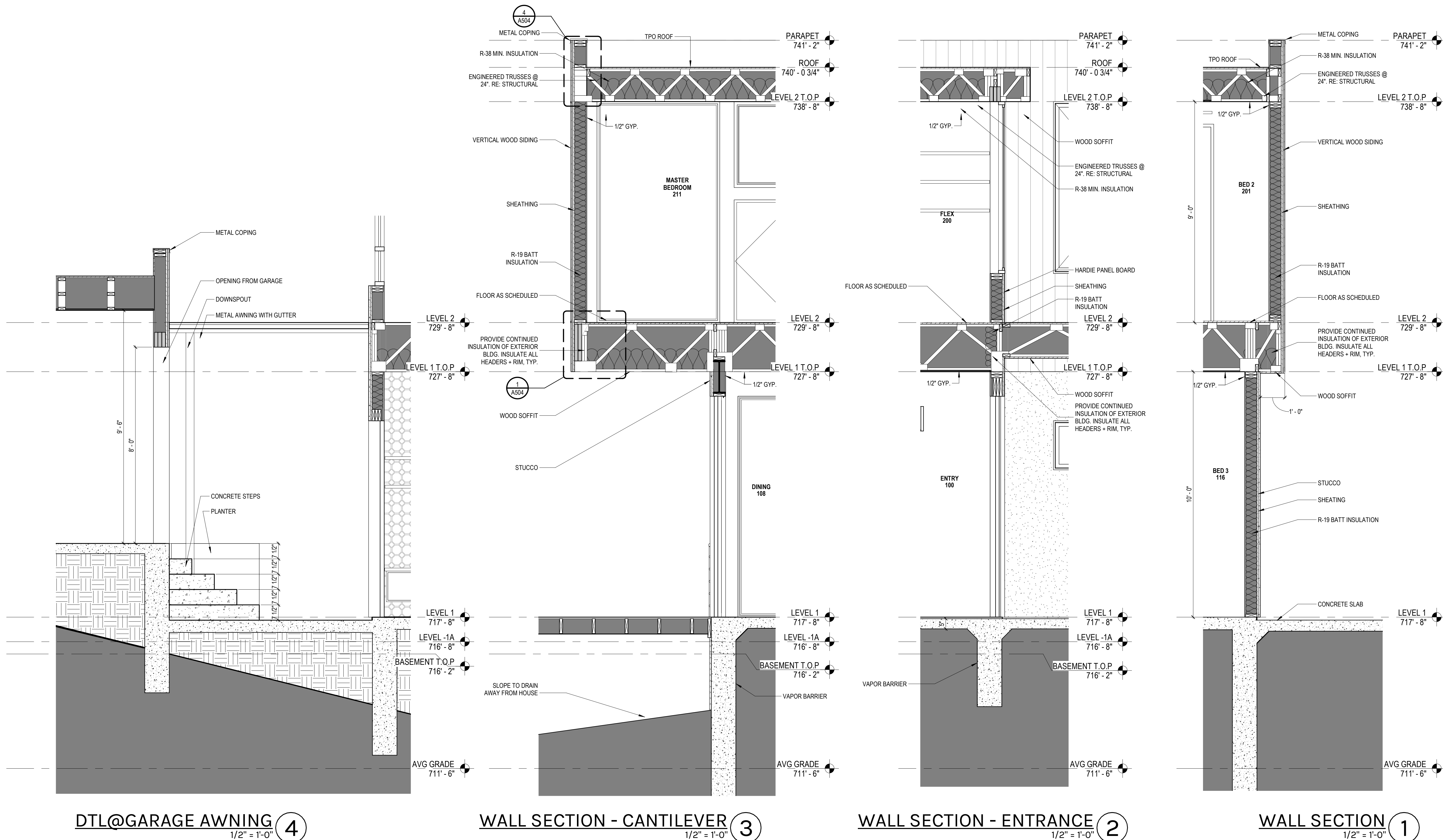
SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.LOMA LINDA
RESIDENCE702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Issue

1 06.03.2021 CONSTRUCTION
DOCUMENTSProject Number, 2020-02
Drawn By, Author
Checked By, Checker

WALL SECTIONS

A503





06.03.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Issue

1 06.03.2021 CONSTRUCTION
DOCUMENTS

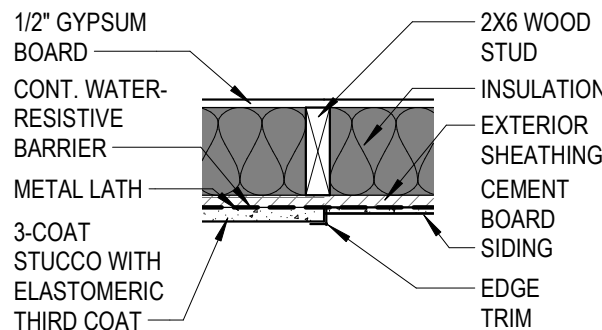
Project Number, 2020-02
Drawn By, SW
Checked By, BS

DETAILS

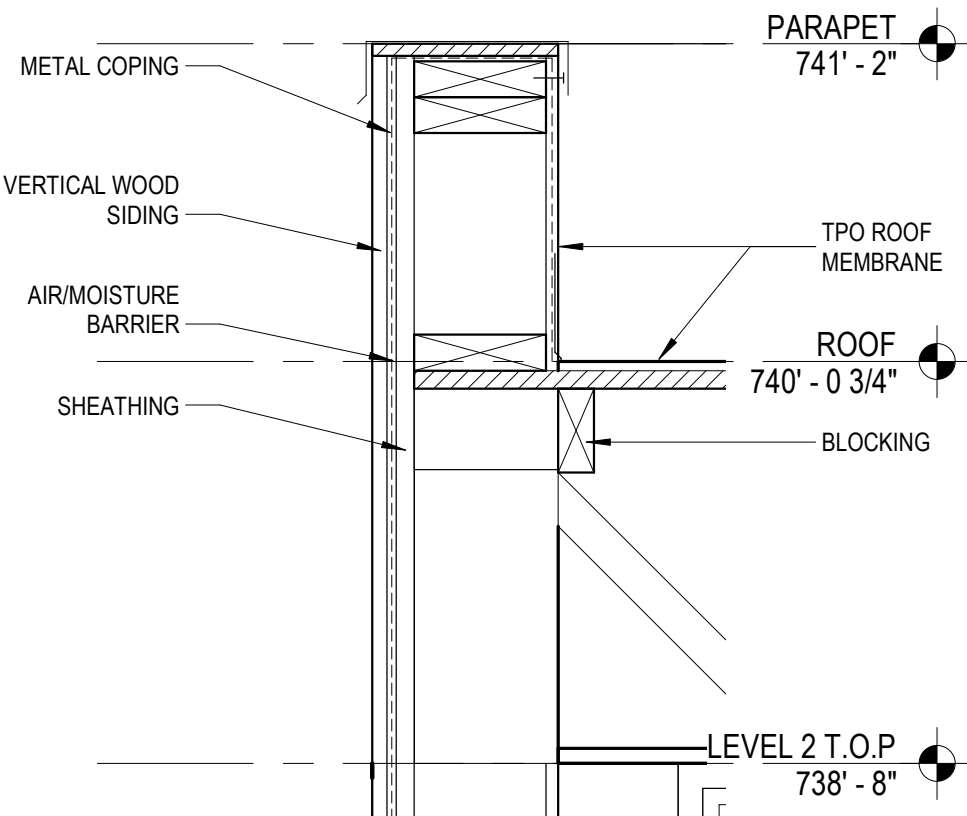
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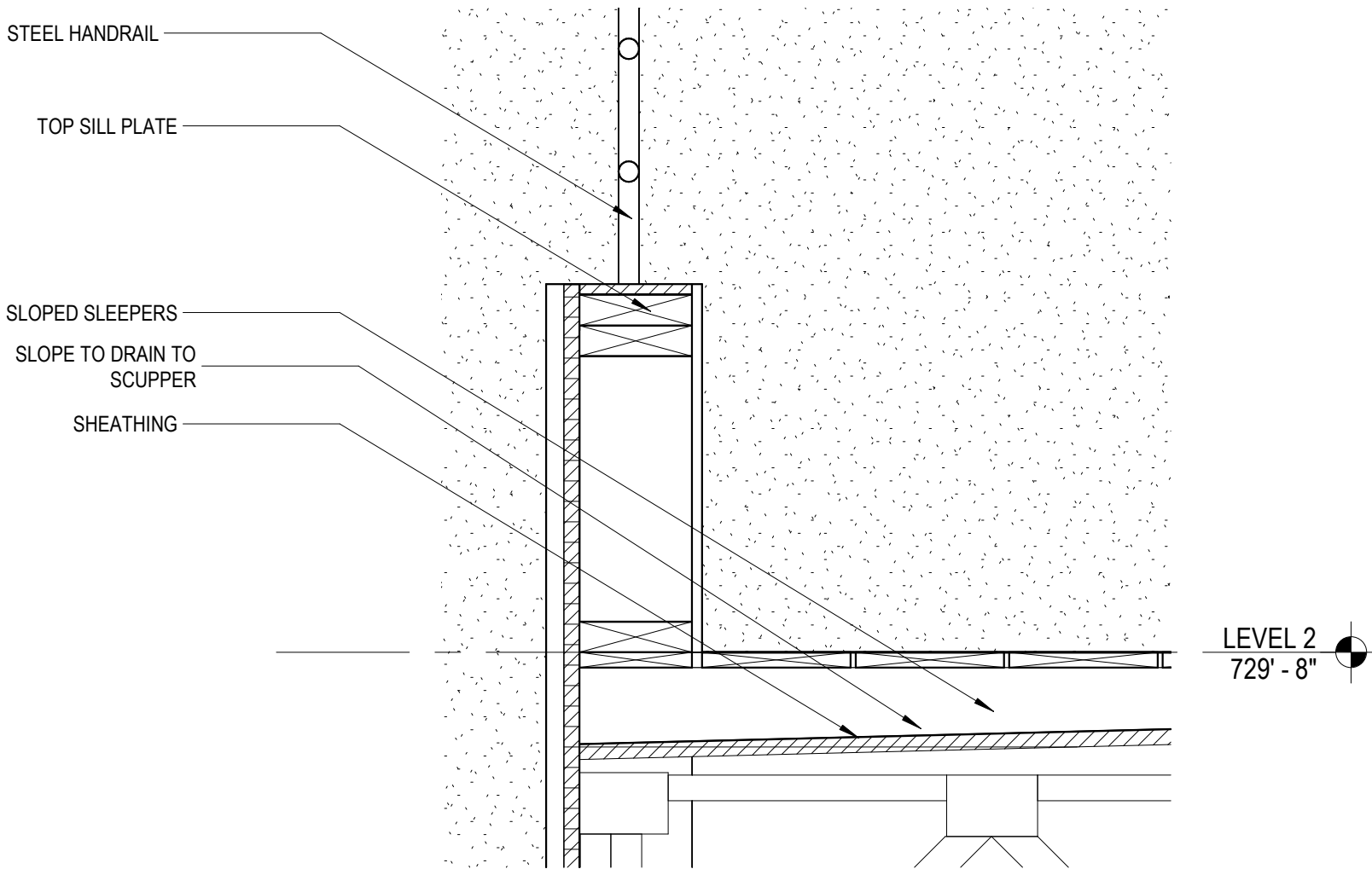
DTL@INT. RAILING 6
1" = 1'-0"



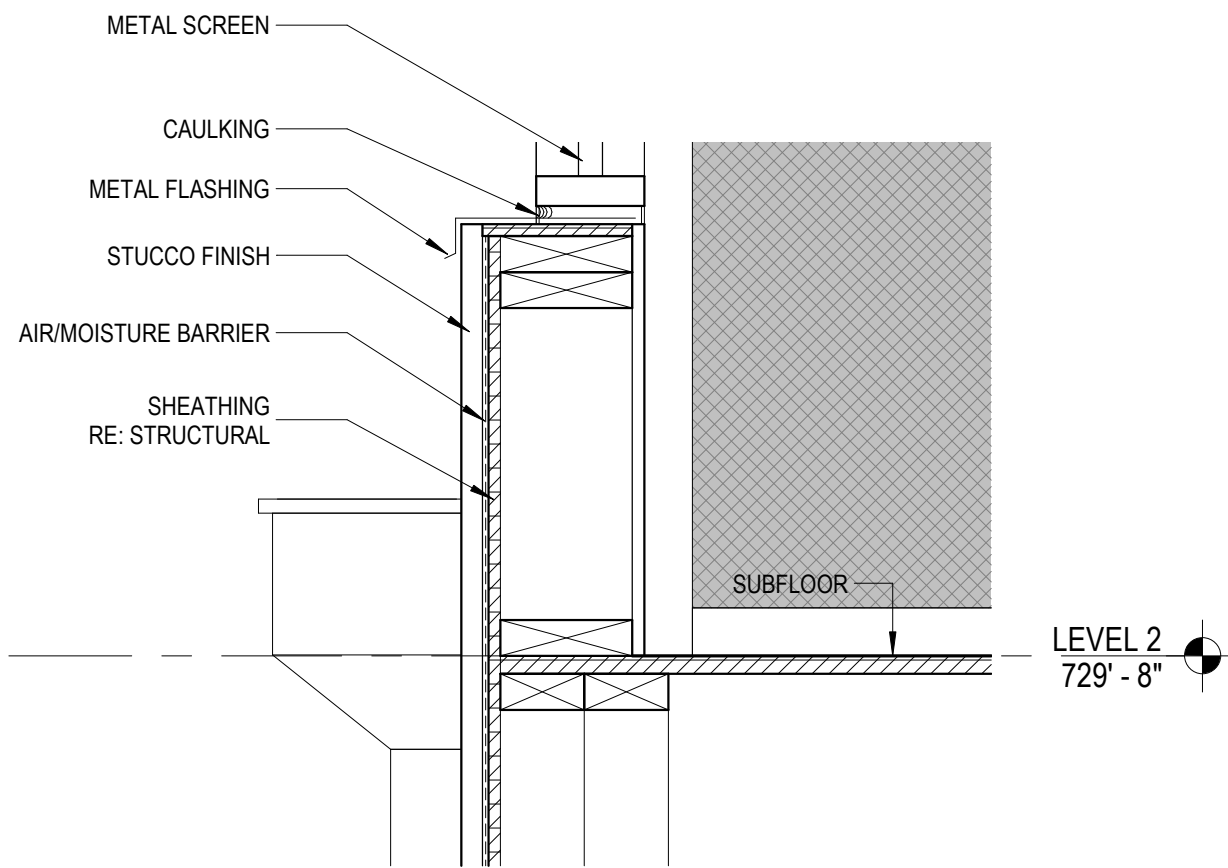
DTL@ STUCCO/HARDIE PANEL 5
1" = 1'-0"



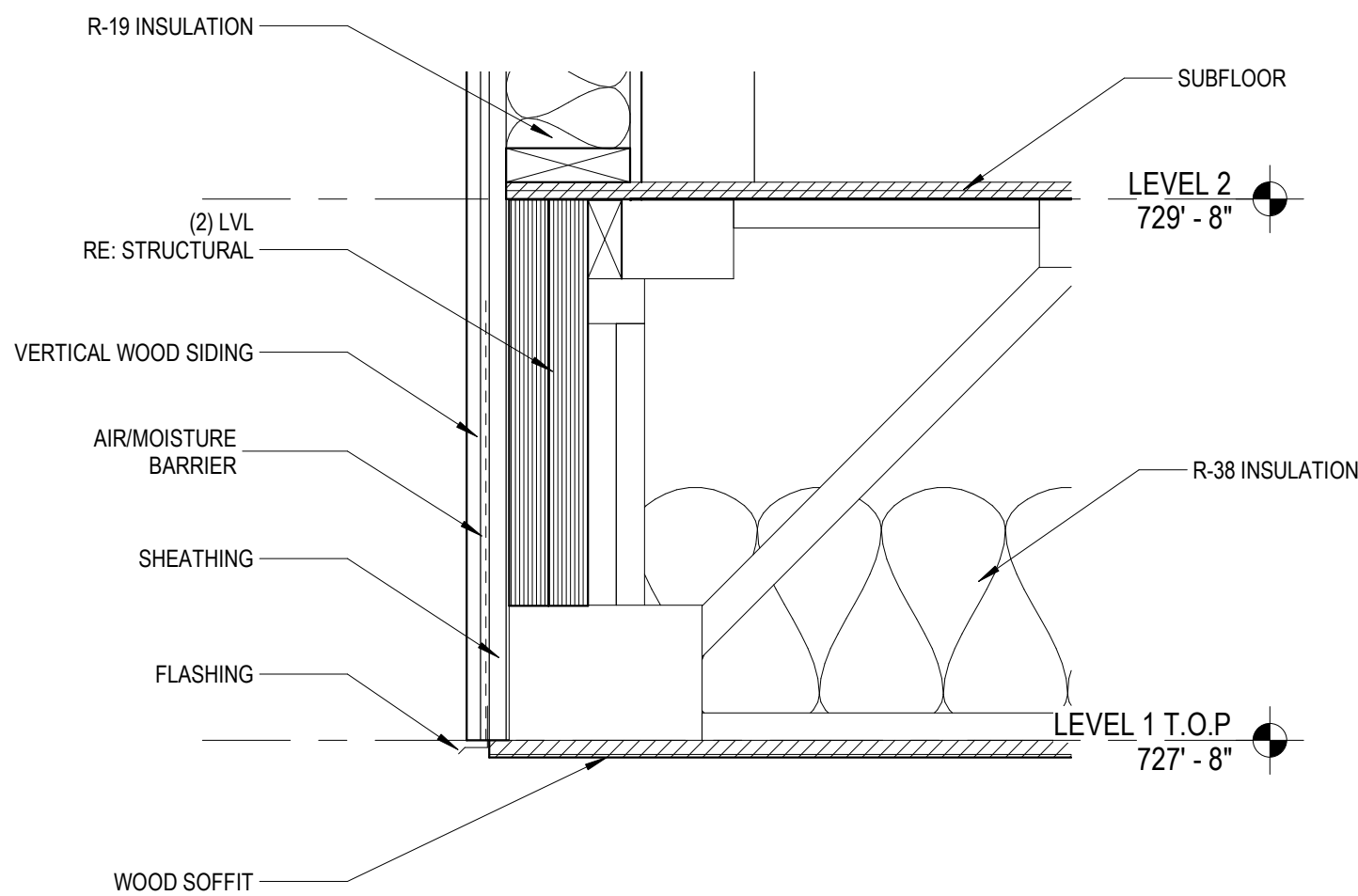
PARAPET WALL 4
1 1/2" = 1'-0"



BALCONY RAIL 3
1 1/2" = 1'-0"



SCREEN WALL SILL 2
1 1/2" = 1'-0"



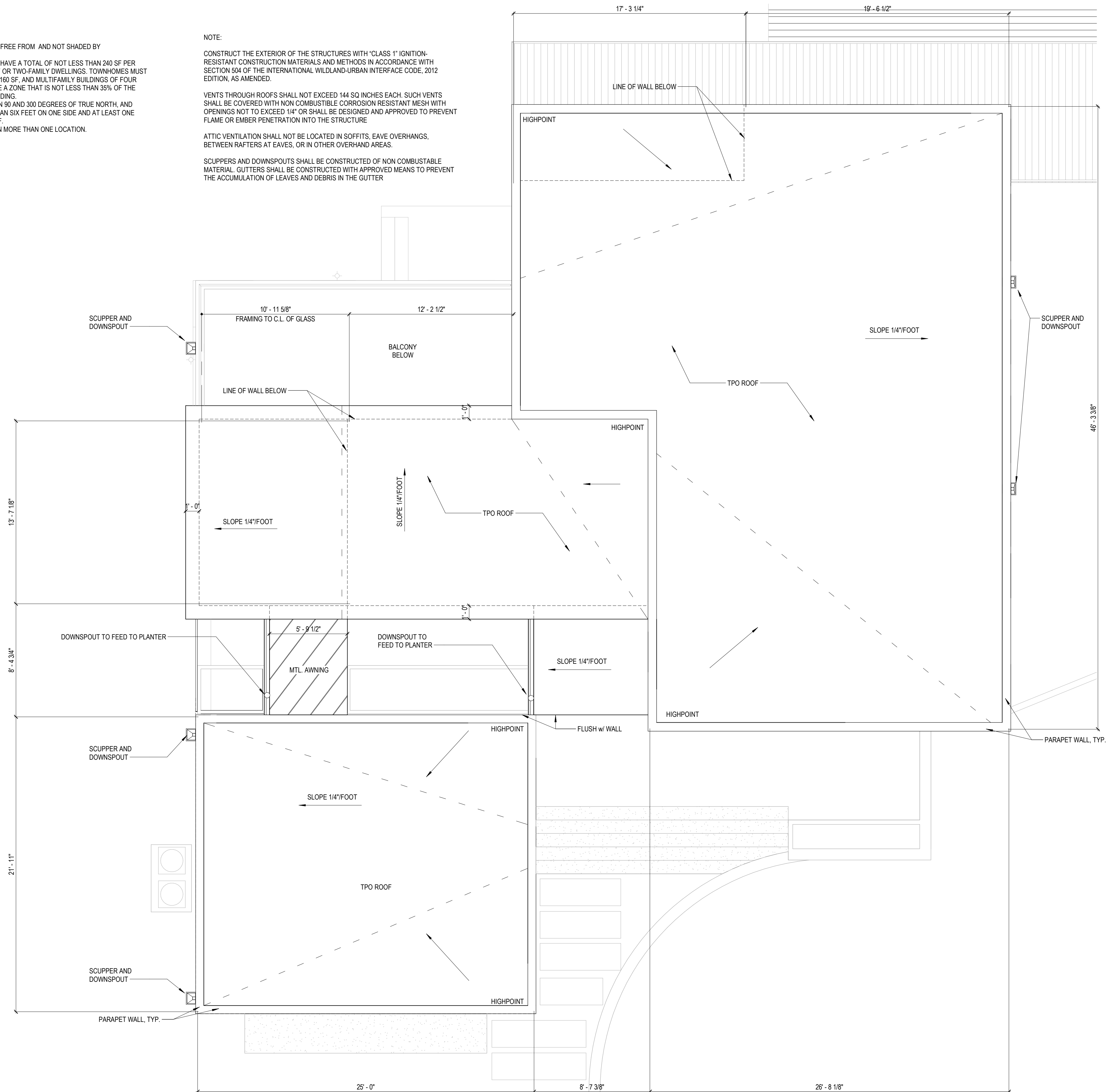
CANTILEVER SOFFIT 1
1 1/2" = 1'-0"

1. SOLAR-READY ZONES MUST BE FREE FROM AND NOT SHADED BY OBSTRUCTIONS.
2. THE SOLAR-READY ZONE MUST HAVE A TOTAL OF NOT LESS THAN 240 SF PER NEW DETACHED SINGLE FAMILY OR TWO-FAMILY DWELLINGS. TOWNHOMES MUST HAVE AN AREA GREATER THAN 160 SF. AND MULTIFAMILY BUILDINGS OF FOUR STORIES OR FEWER MUST HAVE A ZONE THAT IS NOT LESS THAN 35% OF THE TOTAL ROOF AREA OF THE BUILDING.
3. IT MUST BE ORIENTED BETWEEN 90 AND 300 DEGREES OF TRUE NORTH, AND COMPRISE AREAS NOT LESS THAN SIX FEET ON ONE SIDE AND AT LEAST ONE AREA OF NOT LESS THAN 100 SF.
4. SOLAR-READY ZONES CAN BE IN MORE THAN ONE LOCATION.

CONSTRUCT THE EXTERIOR OF THE STRUCTURES WITH "CLASS 1" IGNITION-RESISTANT CONSTRUCTION MATERIALS AND METHODS IN ACCORDANCE WITH SECTION 504 OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE, 2012 EDITION, AS AMENDED.

ATTIC VENTILATION SHALL NOT BE LOCATED IN SOFFITS, EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHAND AREAS.

SCUPPERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON COMBUSTABLE MATERIAL. GUTTERS SHALL BE CONSTRUCTED WITH APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER



ROOF PLAN
1/4" = 1'-0"

1

ARCHITECTURE + INTERIORS

3027 N. LAMAR BLVD. #302B
AUSTIN, TX 78705
512.243.8346

Seal: 

SHEET IS FORMATTED TO 22" x 34".
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WHEN PRINTED AT HALF SIZE.

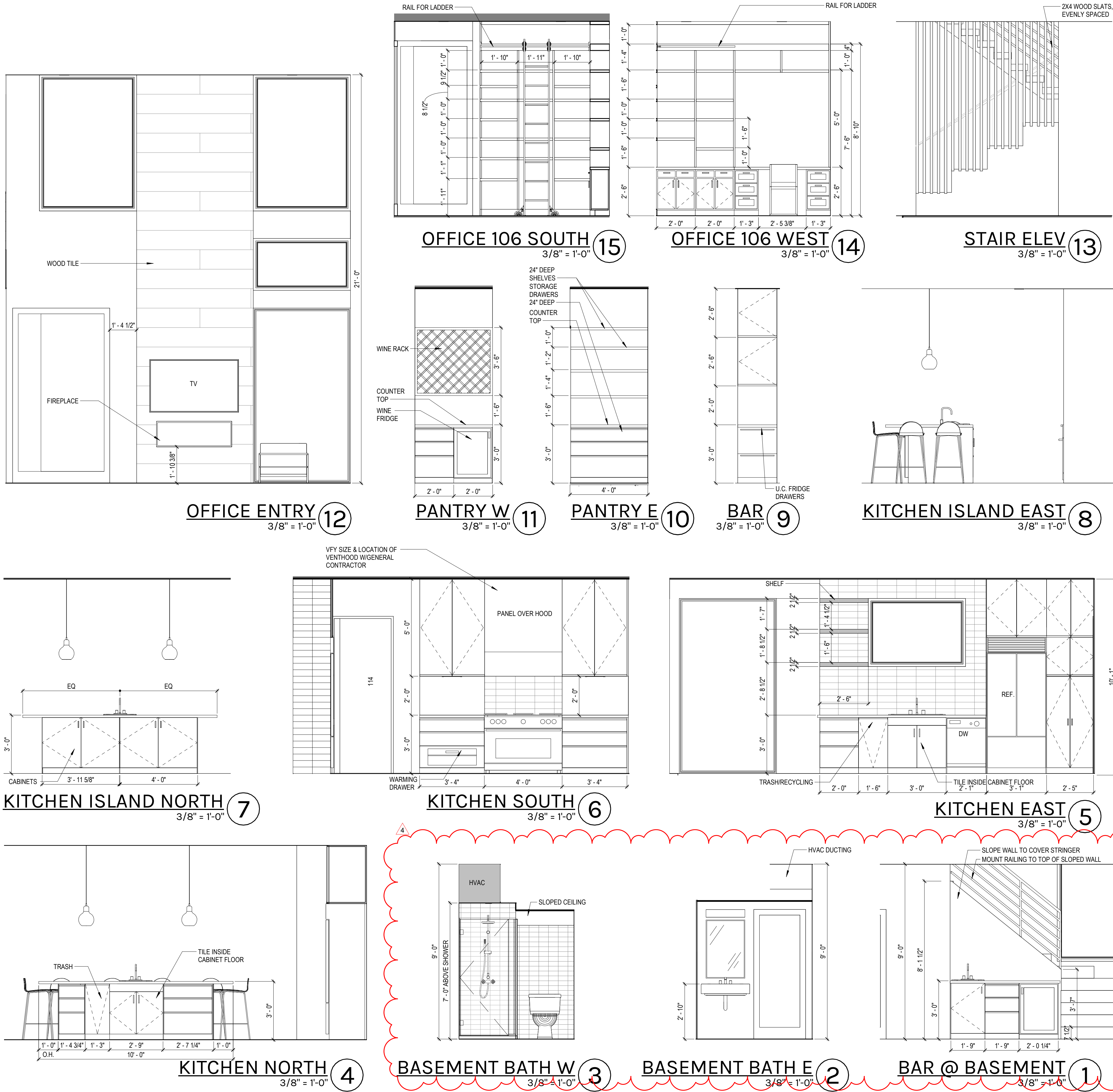
702 LOMA LINDA
WESTLAKE HILLS, TX
78746

1	08.11.2020	PERMIT SET
2	12.18.2020	PERMIT REVISION
3	06.03.2021	CONSTRUCTION DOCUMENTS

Project Number, 2020-02
Drawn By, BS
Checked By, BS

ROOF PLAN

A600



- METAL FABRICATIONS**
- See drawings for details of all fabrications, unless noted otherwise.
 - All structural steel items shown or noted shall be ASTM A36 Grade, unless noted otherwise.
 - All bolted connections shall be made using ASTM A325 bolts of the size noted or best suited for the intended purpose.
 - All required welding shall be performed by welders qualified per AWS requirements. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
 - Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations.
 - Immediately after erection, clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop painting to comply with SSPC-PA 1 for touching up shop-painted surfaces
- INTERIOR ARCHITECTURAL WOODWORK**
- Submit shop drawings showing location of each item, dimensioned plans and elevations, large-scale details, location of plastic laminate seams, attachment devices and other components.
 - Wood cabinets for transparent finish:
 - Wood species, cut, and grain matching as indicated in the finish schedule
 - Shop Finished: AWI finish system
 - Install woodwork to comply with AWI section 1700 for the same grade specified.
 - Install standing and running trim with minimum number of joints possible, using full-length pieces from maximum length of lumber available to greatest extent possible. Do not use pieces less than 36 inches long. Scarf running joints and stagger in adjacent and related members. Exposed end returns to be mitered or profiled. Any miters over 4" long shall be splined or dowelled and glued.
 - Anchor paneling to supporting substrate with concealed panel-hanger clips. Do not use face fastening, unless covered by trim
- PAINTING**
- Provide a full-coat mockup finish sample of at least 12"x12" minimum for each type of coating and substrate required. Final approval of colors will be determined by Architect from mockup samples. Provide additional samples if requested on the finish schedule.
 - Furnish Owner with 1 gallon of extra paint of each color, type and surface texture utilized. Label each container with color, type, texture and locations in addition to manufacturer's label.
 - Provide block fillers, primers, and finish-coat materials that are compatible with one another and with the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
 - Apply paint according to manufacturer's written instructions. Use applicators and techniques best suited for substrate and type of material being applied.
 - The term "exposed surfaces" includes areas visible when permanent or built-in fixtures, grilles, covers or similar components are in place. Extend coatings in these areas, as required, to maintain system integrity and provide desired protection.
 - Paint surfaces behind movable equipment and furniture the same as similar exposed surfaces.

- GYPSON BOARD ASSEMBLIES**
- All partition returns shall have metal corner beads floor to ceiling. All exposed gypsum board edges shall have J bead floor to ceiling.
 - Install 5/8" cement board at all showers and other wet locations. Install ASTM C-630, 5/8" type X moisture resistant gypsum board at all other locations that are subject to moisture exposure.
 - Finish gypsum board in accordance with ASTM C840 to levels indicated below:
 - Level 1: Embed tape at joints above finished ceiling areas concealed from view unless a higher level of finish is required for fire-resistance or sound-rated assemblies.
 - Level 2: Embed tape and apply separate first coat of joint compound to tape, fasteners, and trim flanges where panels are substrate for tile and where light to medium weight wallcoverings are scheduled.
 - Level 3: Embed tape and apply separate first and fill coats of joint compound to tape, fasteners, and trim flanges where indicated.
 - Level 4: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply full coat of drywall primer.
 - Level 5: Embed tape and apply separate first, fill and finish coats of joint compound to tape, fasteners, and trim flanges at panel surfaces that will be exposed to view. Apply skim coat of joint compound and full coat of drywall primer to entire surface.

- APPLIANCES**
- Appliances are scheduled on the Drawings. Appliances noted "N.I.C." are furnished and installed by others.
 - Examine rough-in for plumbing, mechanical, and electrical services, with Installer present, to verify actual locations of services before appliance installation.
 - Install appliances in accordance with manufacturer's written instructions. Provide all components required for a complete installation and as required by local codes.
 - Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
 - Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.

- GLAZING**
- Glass thickness indicated are minimums and are for detailing only. Confirm glass thickness by analyzing project loads and in-service conditions. Provide glass lites for various size openings in nominal thickness indicated, but not less than thickness and in strengths (annealed or heat treated) required to meet or exceed ASTM E 1300.
 - Provide Kind HS (heat strengthened) and Kind FT (fully tempered) as indicated or required by local code and Federal Safety Glazing Standards.
 - Unframed mirrors: Annealed Float Glass, ASTM C 1048, Type 1, Class 1 (clear), Quality q2 (mirror) with coating system complying with FS DQ-M-411, with polished edges. Prepare substrate and install glass in accordance with manufacturer's written installation instructions. Provide permanent means of support along bottom and top edges.

- RESILIENT FLOORING**
- Prepare substrates according to manufacturer's written recommendations to ensure adhesion of resilient products.
 - Lay out tiles from center marks established with principal walls, discounting minor offsets, so tiles at opposite edges of room are of equal width. Adjust as necessary to avoid using cut widths that equal less than one-half tile at perimeter.
 - Scribe, cut, and fit tiles to butt neatly and tightly to vertical surfaces and permanent fixtures including built-in furniture, cabinets, pipes, outlets, edgings, door frames, thresholds, and nosings. Extend tiles into toe spaces, door reveals, closets and similar openings.
 - Adhere tiles to flooring substrates using a full spread of adhesive applied to substrate to produce a completed installation without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks, and other surface imperfections.
 - Install base on solid backing bonded tightly to wall and floor surfaces. Miter internal corners; at external corners, "V" cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use pre-molded units.
 - When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile from centerlines to avoid edge pieces of less than one half tile unless noted otherwise.
 - Provide attic stock for each type of resilient flooring equal to 5% of the total area of each type used, unless noted otherwise

- CERAMIC AND STONE TILE**
- Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions, unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments. When tile patterns are given in the drawings, inform the Architect if field conditions will prevent the specified pattern from being installed as shown. Where possible, always lay out tile and stone from centerlines to avoid edge pieces of less than half tile or unit unless noted otherwise.
 - Submit shop drawings showing stone tile sizes, dimensions of tiled areas, joint patterns, bedding, and details showing relationship of tile units to adjacent work.
 - For tile installed on walking surfaces, provide products with the following static coefficient of friction values as determined by testing identical products per ASTM C 1028: Level surfaces: Minimum 0.6; Step treads: Minimum 0.6; Ramp surfaces: Minimum 0.8
 - Provide setting and grouting materials that are compatible with stone products specified and that will not discolor the stone materials. Seal stone and grout materials with colorless, slip and stain resistant sealer which will not affect color, appearance, or physical properties of stone surfaces as recommended by stone tile manufacturer for application indicated.
 - Tile installation schedule according to Tile Council of America (TCA) systems: Interior floor installation on concrete; Interior wall installation over gypsum board on metal studs; Interior wall installation over water-resistant gypsum backer board.

- CARPET**
- Maintain uniformity of carpet direction and lay of pile. At doorways, center seams under door in closed position. Bind or seal out edges as recommended by carpet manufacturer.
 - Refer to Finish Key for specific carpet products.
 - Do not install carpet over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by manufacturer.
 - Comply with Carpet and Rug Institute (CRI) 104.
 - Provide carpet warranty in which manufacturer agrees to replace carpet that fails within 10 years from date of Substantial Completion. Failures include, but are not limited to, more than 10 percent loss of face fiber, edge raveling, snags, runs, and delamination.
 - Recycle used carpet under the DuPont Carpet Reclamation Program. Reclamation agency and carpet remover shall certify in writing the used carpet was removed and recycled in accordance with the DuPont Carpet Reclamation Program.
 - Provide attic stock of each carpet tile selection and each roll stock selection equal to 1 to 2% of the total area of each type of carpet tile used, and 1% of the total area of each type of roll stock carpet used, unless otherwise noted

- WOOD FLOORING**
- Solid Hardwood products must acclimate for a minimum of 72 hours prior to installation. Additional time may be required for 5" wide or wider products as determined by moisture content. HVAC system must be installed and running for 14 days prior to installation, maintaining a temperature between 60 and 80 degrees F, and a relative humidity between 35 and 55%.
 - Submit shop drawings showing plank sizes, installation pattern, transition locations, transition materials, and details showing relationship of flooring to adjacent work.
 - Examine flooring for color, finish and quality prior to installation.
 - Provide adhesive materials that are compatible with wood products specified and that will not discolor or mar factory finish.
 - All work involving water or moisture (plumbing, masonry, painting, plastering) must be completed prior to flooring being delivered Building envelopes must be complete and exterior doors and windows installed. Measures should be taken to protect floors from other trade work.
 - Solid wood flooring may be installed on the following subfloors: Plywood(OSB); Solid wood planks (1 x 6 or larger); Sleepers (2 x 4 inch)
 - Test the moisture level of the subfloor before installation of the product. Moisture level content must not exceed 12%. Install underlayment per product manufacturer's recommendations.

NOTE: ALL SPECIFICATION REQUIREMENTS DO NOT NECESSARILY APPLY TO THIS PROJECT.



03.10.2022

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LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746

Issue

1	08.11.2020	PERMIT SET
2	12.18.2020	PERMIT REVISION
3	06.03.2021	CONSTRUCTION DOCUMENTS
4	03.10.2022	REV 3

Project Number, 2020-02
Drawn By, BS
Checked By, BS

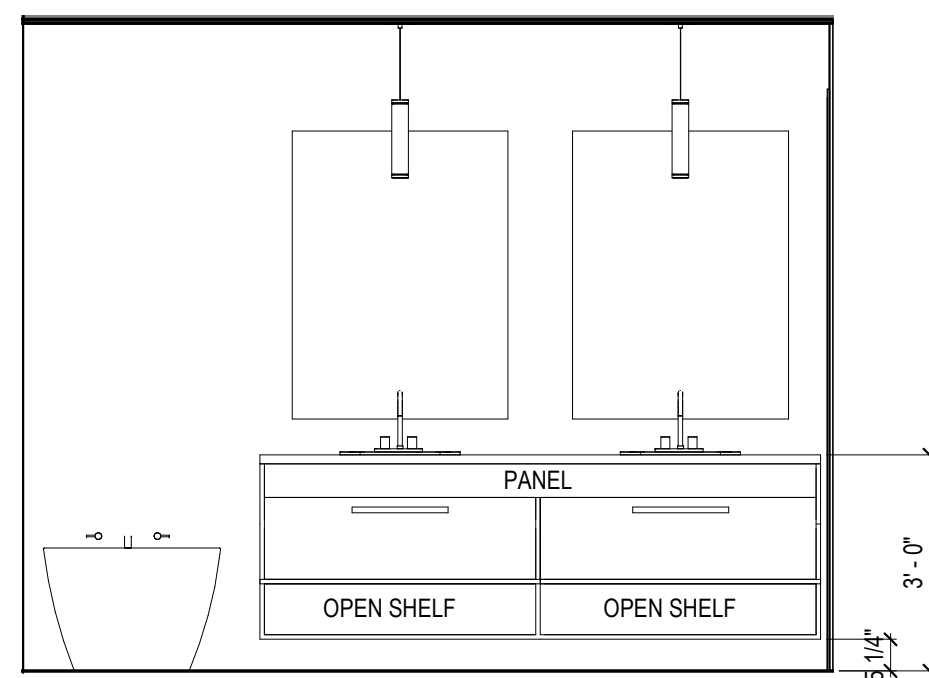
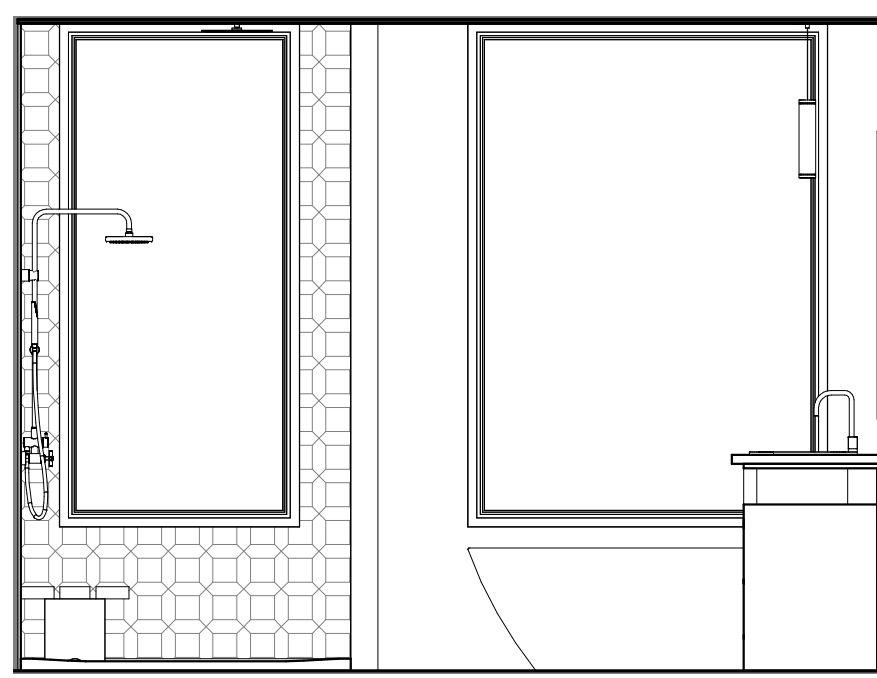
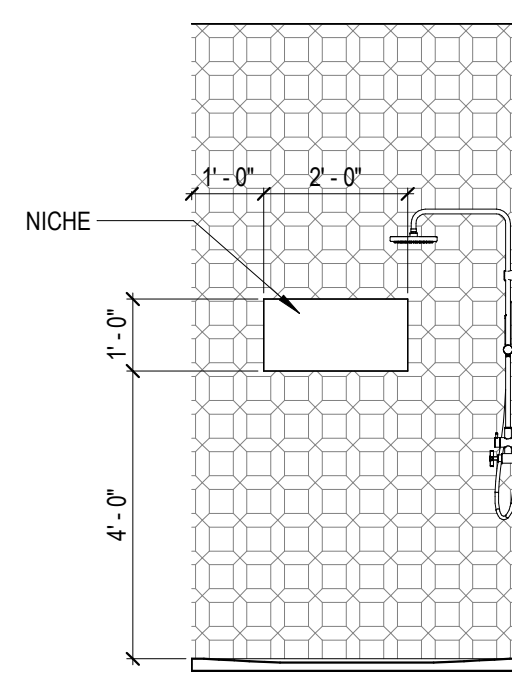
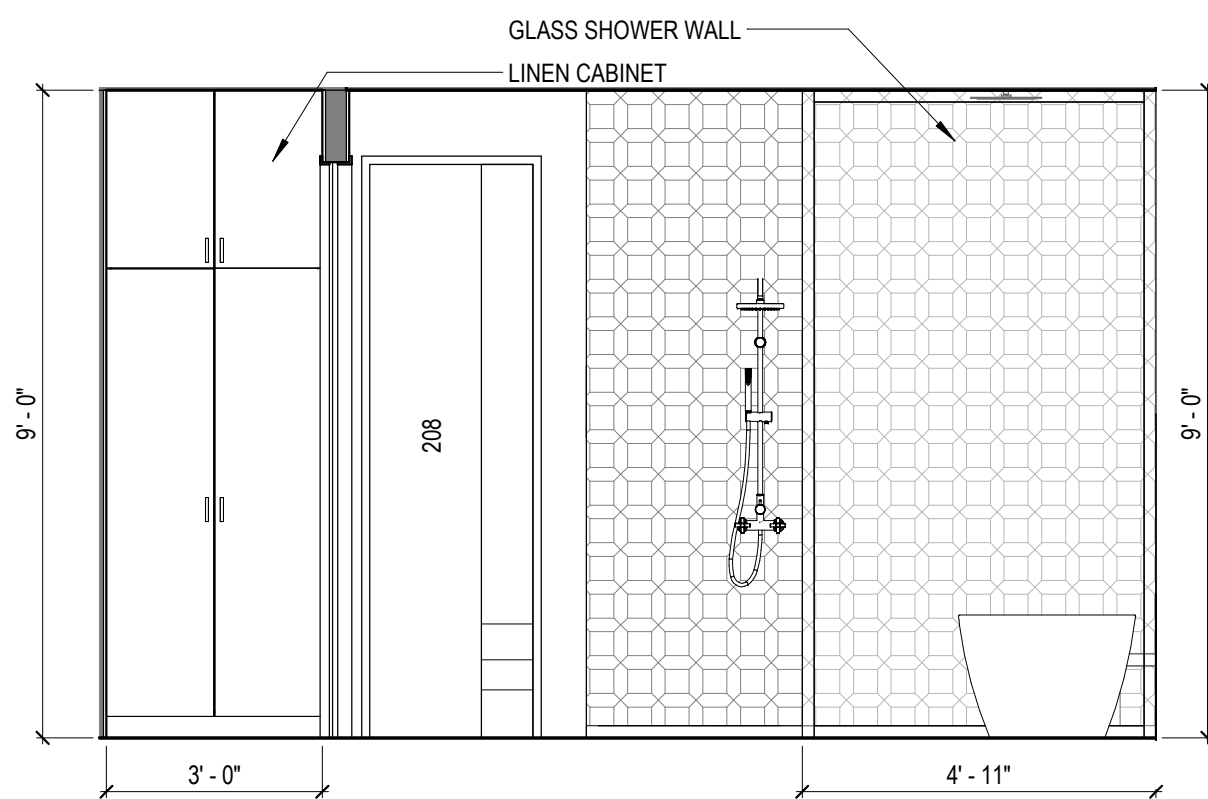
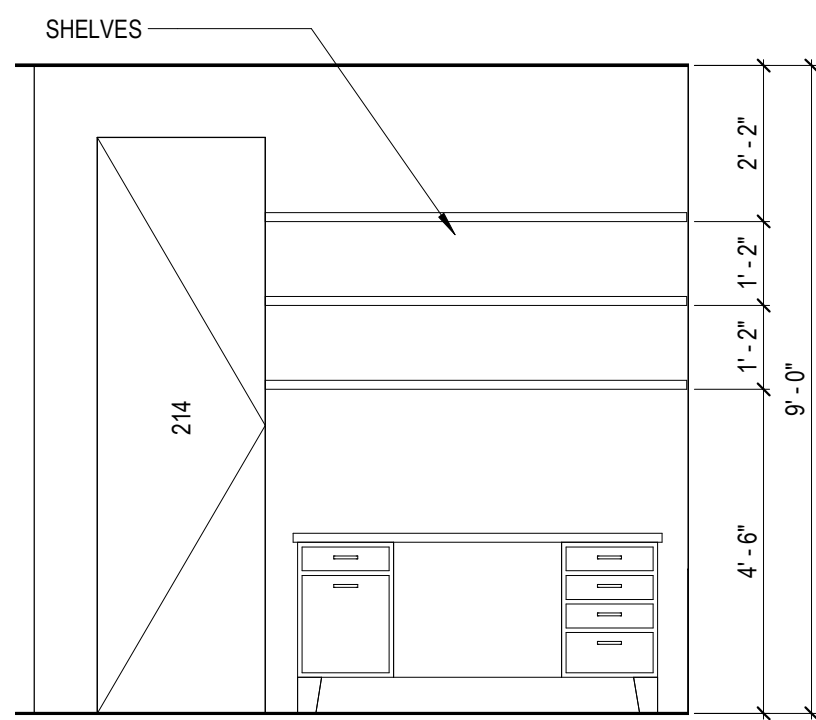
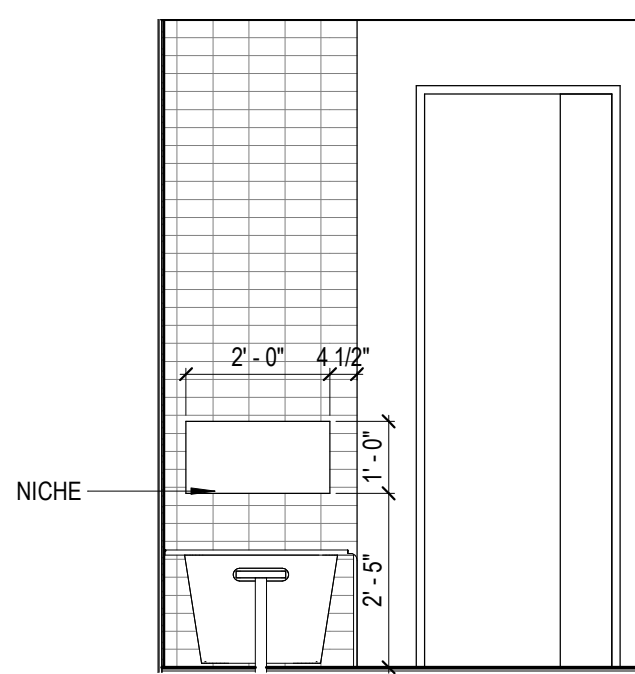
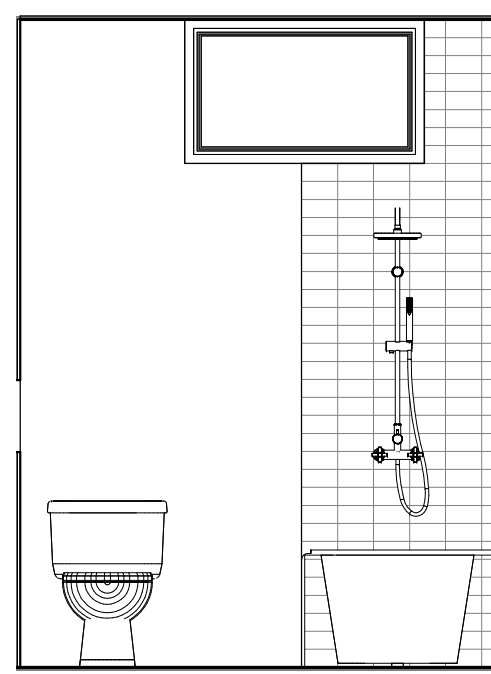
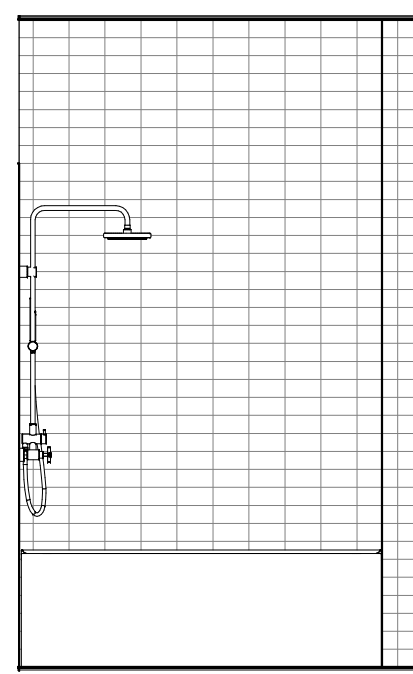
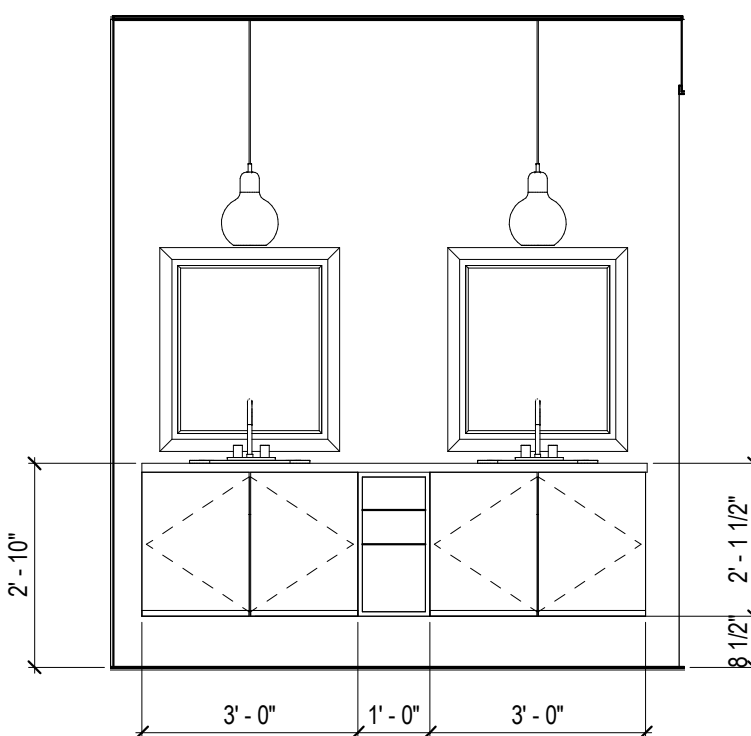
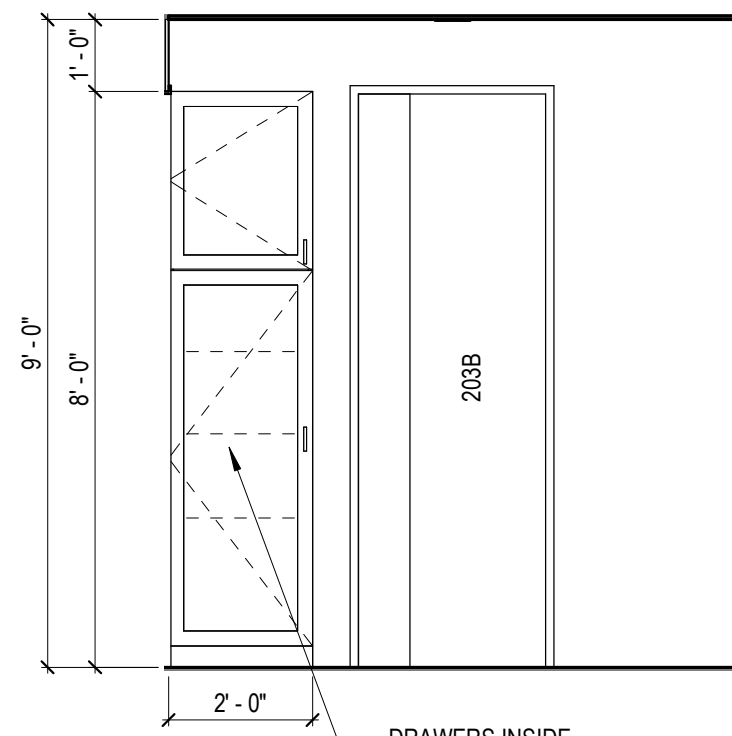
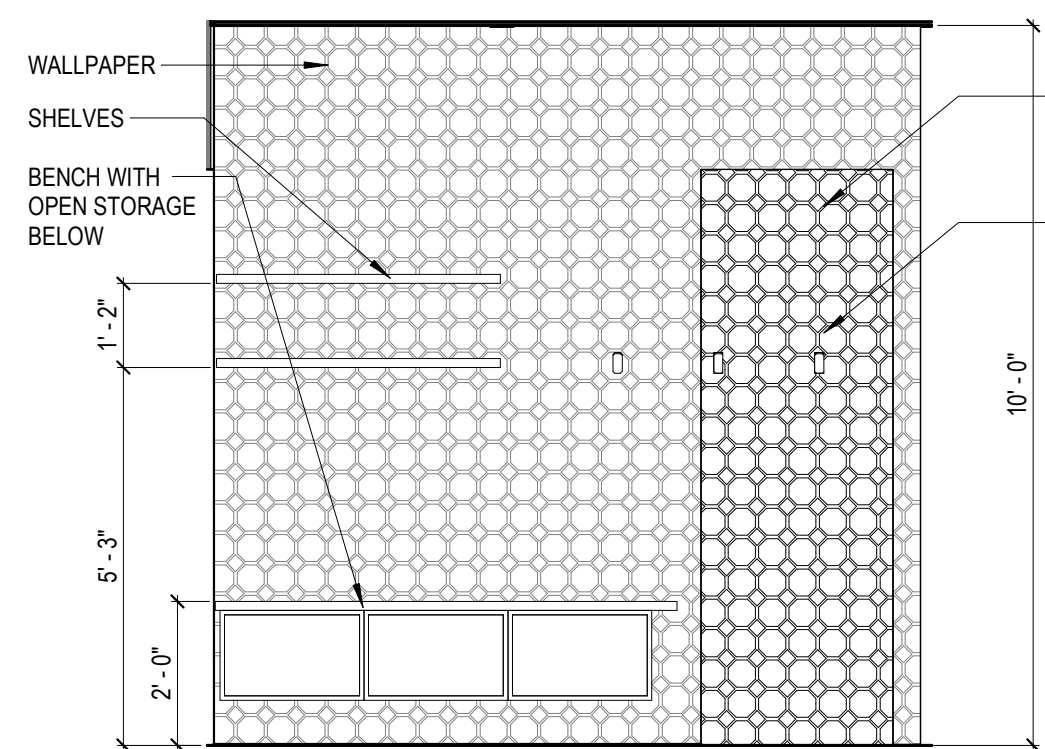
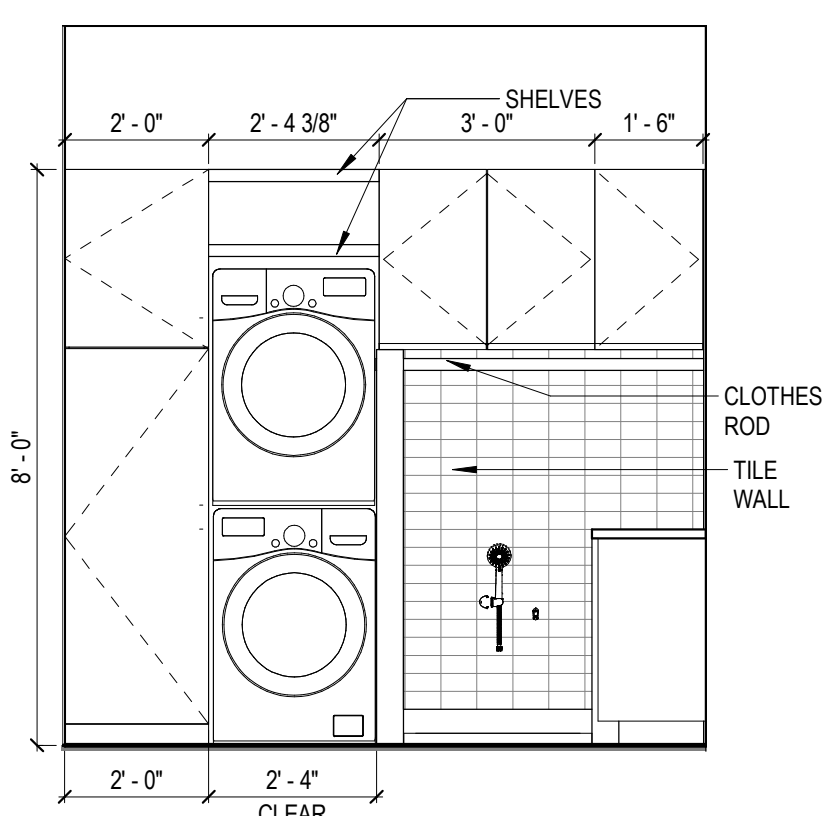
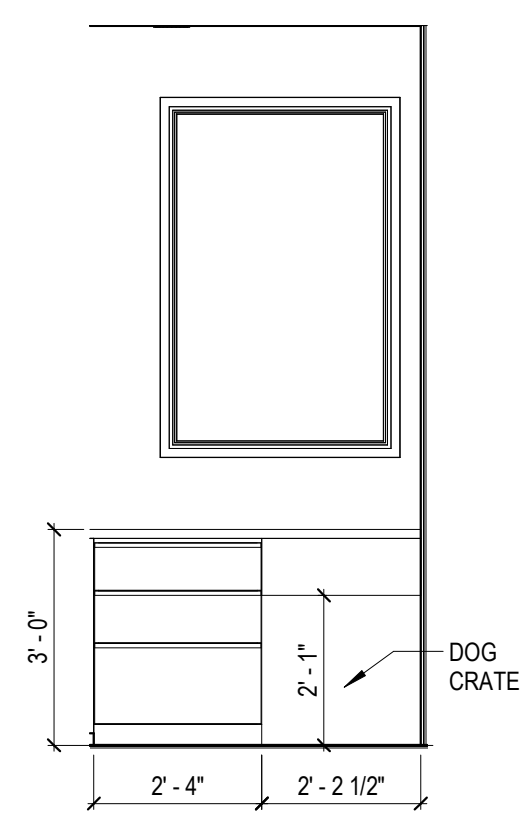
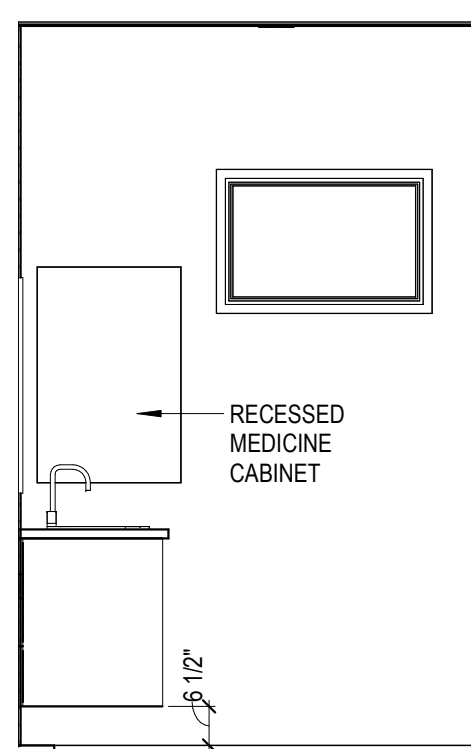
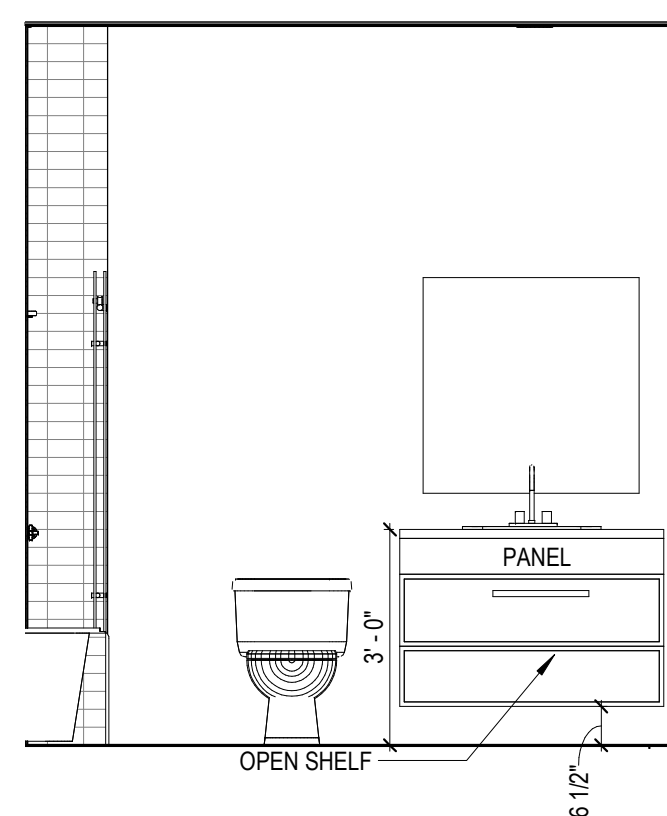
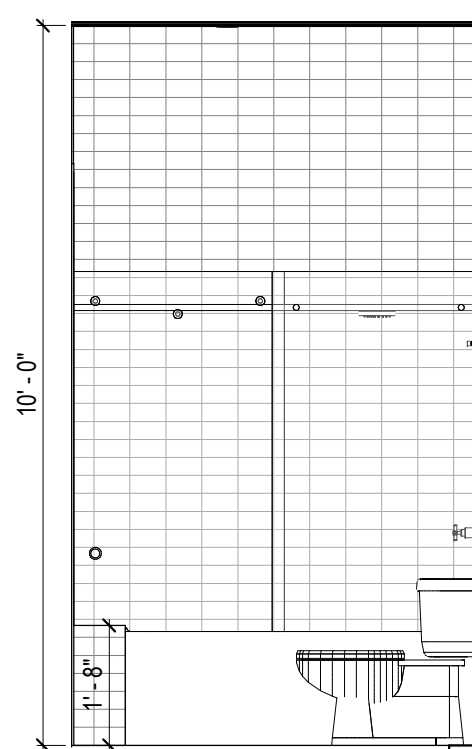
INTERIOR ELEVATIONS

A700

Seal:



06.03.2021

 SHEET IS FORMATTED TO 22" x 34".
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 WHEN PRINTED AT HALF SIZE.

MSTR BATH SOUTH 16
 3/8" = 1'-0"

MSTR BATH EAST 15
 3/8" = 1'-0"

SHOWER EAST WALL 14
 3/8" = 1'-0"

MSTR BATH NORTH 13
 3/8" = 1'-0"

FLEX 200 EAST 12
 3/8" = 1'-0"

BATH 204 WEST 11
 3/8" = 1'-0"

BATH 204 EAST 10
 3/8" = 1'-0"

BATH 204 SOUTH 9
 3/8" = 1'-0"

VANITY 203 SOUTH 8
 3/8" = 1'-0"

VANITY 203 NORTH 7
 3/8" = 1'-0"

MUD WEST 6
 3/8" = 1'-0"

LAUNDRY W 5
 3/8" = 1'-0"

LAUNDRY N 4
 3/8" = 1'-0"

BATH 115 W 3
 3/8" = 1'-0"

BATH 115 S 2
 3/8" = 1'-0"

BATH 115 E 1
 3/8" = 1'-0"

**LOMA LINDA
RESIDENCE**

 702 LOMA LINDA
 WESTLAKE HILLS, TX
 78746

Issue

- | | |
|--------------|------------------------|
| 1 08.11.2020 | PERMIT SET |
| 2 12.18.2020 | PERMIT REVISION |
| 3 06.03.2021 | CONSTRUCTION DOCUMENTS |

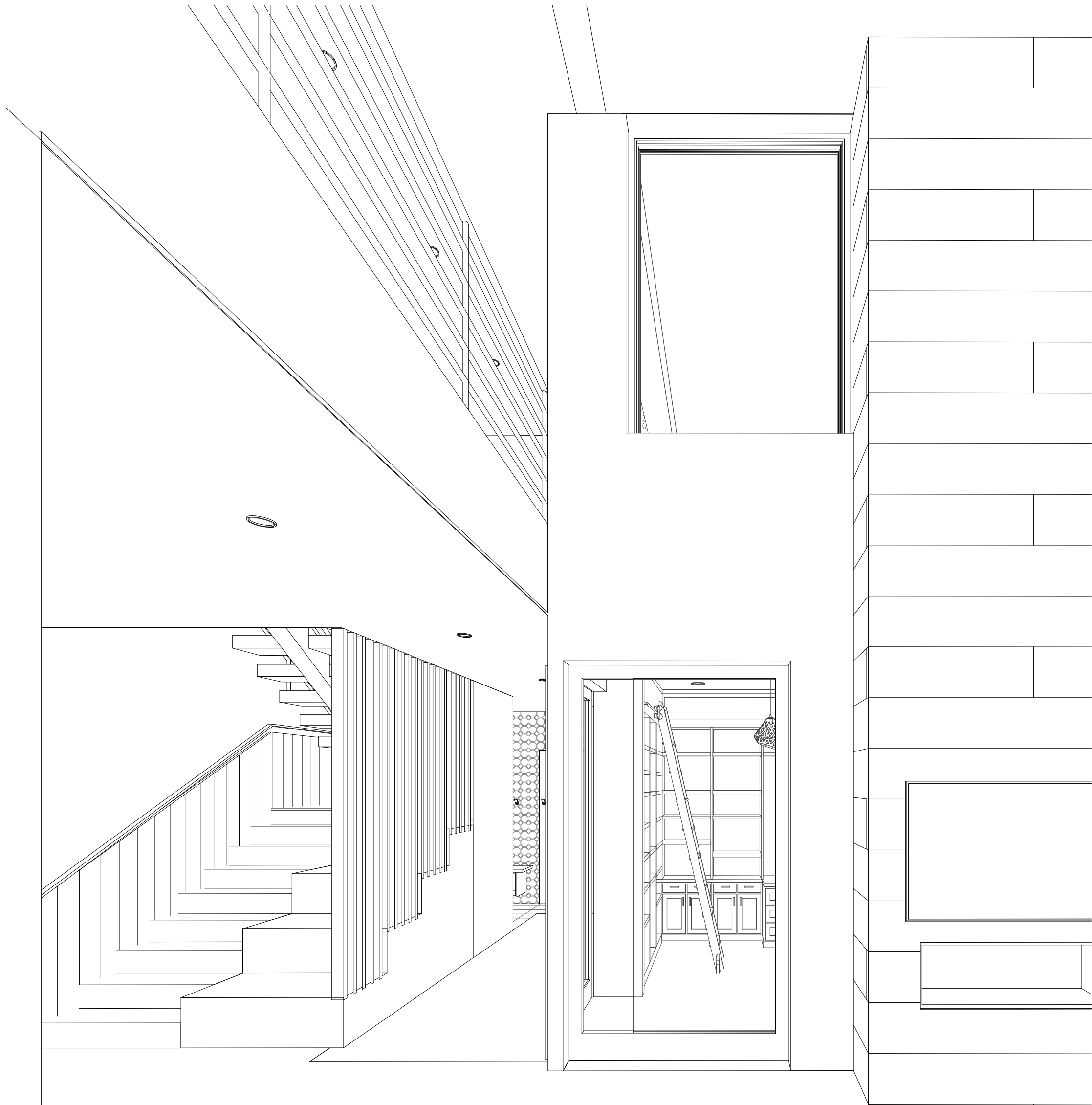
 Project Number, 2020-02
 Drawn By, SW
 Checked By, BS

INTERIOR ELEVATIONS

A701



FAMILY RM GRAND



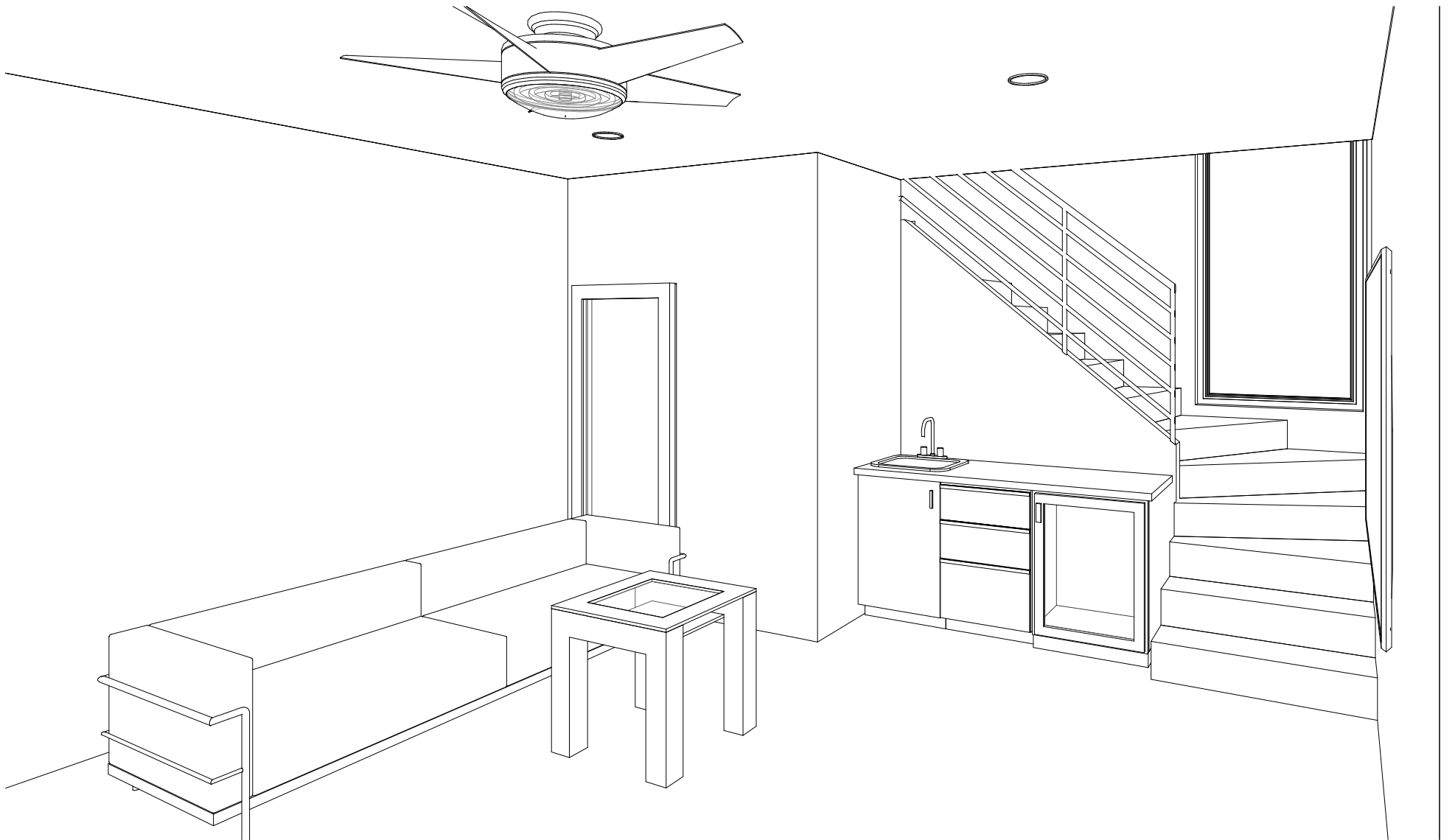
OFFICE



KITCHEN & DINING



VIEW FROM ENTRY



BASEMENT



06.03.2021

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78746

Issue

- | | |
|--------------|------------------------|
| 1 08.11.2020 | PERMIT SET |
| 2 06.03.2021 | CONSTRUCTION DOCUMENTS |

Project Number, 2020-02
Drawn By, SW
Checked By, BS

INTERIOR VIEWS

A702



3027 N. LAMAR BLVD. #302B
AUSTIN, TX 78705
512.243.8346

Seal:

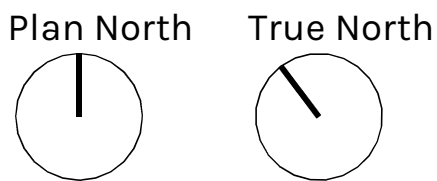


09.30.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746



Issue

- | | | |
|---|------------|------------------------|
| 1 | 08.11.2020 | PERMIT SET |
| 2 | 12.18.2020 | PERMIT REVISION |
| 3 | 06.03.2021 | CONSTRUCTION DOCUMENTS |
| 4 | 09.30.2021 | REV 2 |

Project Number, 2020-02
Drawn By, BS
Checked By, BS

DOORS AND WINDOWS

A800

GENERAL WINDOW NOTES

- ALL WINDOWS TO BE PROVIDED BY THE SAME MANUFACTURER, U.N.O.
- EXTERIOR FINISH FOR ALL WINDOWS TO BE METAL U.N.O.- COLOR TBD.
- INTERIOR FINISH FOR ALL WINDOWS TO BE DECIDED- COLOR TBD. REFER TO EXTERIOR ELEVATIONS FOR PLACEMENT OF WINDOWS FROM FINISH FLOOR.
- PROVIDE TEMPERED SAFETY GLAZING AS REQUIRED BY 2015 IRC SECTION R308.4.
- EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING 5.7 SF, WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" AND MINIMUM CLEAR OPENING WIDTH OF 20".

WINDOW SCHEDULE

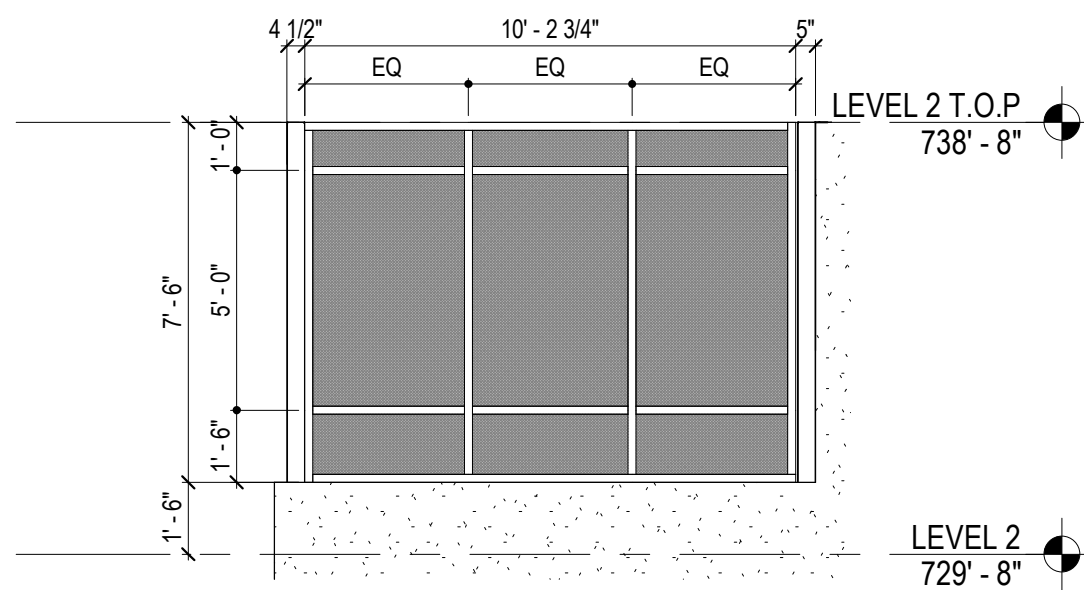
WINDOW #	WIDTH	HEIGHT	BLDG LVL	SILL HT	HEAD HT	COMMENTS
100	3'-4"	7'-0"	BASEMENT	4'-0"	11'-0"	FIXED
101	3'-4"	7'-0"	BASEMENT	4'-0"	11'-0"	FIXED
102	3'-4"	7'-0"	LEVEL 1	2'-0"	9'-0"	FIXED
103	3'-4"	5'-0"	LEVEL 1	4'-0"	9'-0"	FIXED
104	5'-0"	9'-0"	LEVEL 1	0"	9'-0"	FIXED
105	5'-0"	9'-0"	LEVEL 1	0"	9'-0"	FIXED
109	5'-0"	9'-0"	LEVEL 1	0"	9'-0"	FIXED
110	5'-0"	3'-6"	LEVEL 1	5'-6"	9'-0"	FIXED
111	3'-4"	7'-0"	LEVEL 1	2'-0"	9'-0"	FIXED
112	3'-4"	2'-0"	LEVEL 1	7'-0"	9'-0"	FIXED
113	3'-4"	4'-6"	LEVEL 1	2'-0"	6'-6"	CASEMENT EGRESS
114	3'-0"	2'-0"	LEVEL 1	6'-0"	8'-0"	FIXED
115	3'-4"	5'-0"	LEVEL 1	4'-0"	9'-0"	FIXED
200	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
201	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
203	5'-0"	2'-8"	LEVEL 1	9'-11"	12'-7"	FIXED
204	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
205	5'-0"	2'-8"	LEVEL 1	9'-11"	12'-7"	FIXED
206	5'-0"	2'-8"	LEVEL 1	9'-11"	12'-7"	FIXED
207	5'-0"	2'-8"	LEVEL 1	9'-11"	12'-7"	FIXED
208	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
209	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
210	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
211	5'-0"	9'-0"	LEVEL 2	0"	9'-0"	FIXED
212	5'-0"	9'-0"	LEVEL 2	0"	9'-0"	FIXED
213	5'-0"	9'-0"	LEVEL 2	0"	9'-0"	FIXED
214	5'-0"	3'-6"	LEVEL 2	5'-6"	9'-0"	FIXED
215	5'-0"	5'-0"	LEVEL 2	0"	5'-0"	DOUBLE CASEMENT EGRESS
216	3'-4"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
217	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
218	3'-4"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED
219	3'-4"	2'-0"	LEVEL 2	7'-0"	9'-0"	FIXED
220	3'-4"	4'-6"	LEVEL 2	2'-0"	6'-6"	CASEMENT EGRESS
221	3'-4"	2'-0"	LEVEL 2	7'-0"	9'-0"	FIXED
222	3'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	CASEMENT EGRESS
223	5'-0"	7'-0"	LEVEL 2	2'-0"	9'-0"	FIXED

GENERAL DOOR, FRAME AND HARDWARE NOTES

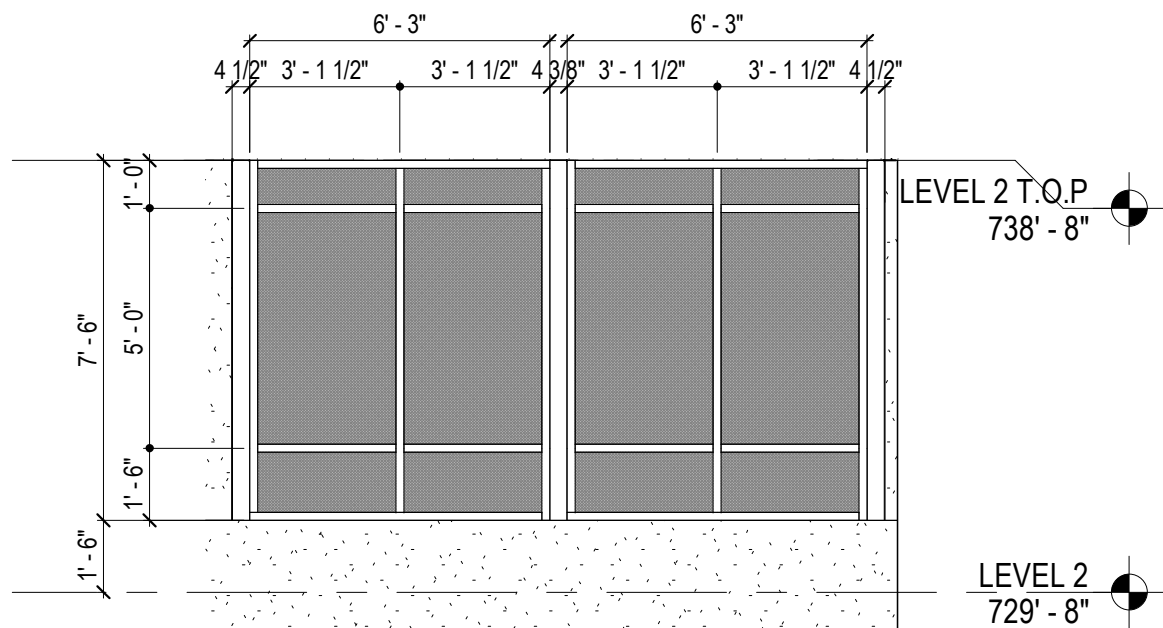
- ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATION DEVICES ON ALL VISITABLE DOORS SHALL BE LEVER STYLE, U.N.O. AND MOUNTED AT 36" A.F.F.
- COORDINATE KEYING WITH BUILDING OWNER.
- IN CASE OF REMODEL OR ADDITION, DOOR HARDWARE TO MATCH EXISTING TYPE AND FINISH. NF IN SCHEDULE INDICATES NO FRAME.
- EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE MINIMUM CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. MINIMUM HEIGHT TO BE 78". A LANDING WITH A MINIMUM DIMENSION OF 36" AND SLOPE OF 2% IN THE DIRECTION OF TRAVEL MUST BE PROVIDED. LANDINGS SHALL NOT BE MORE THAN 1 1/2' BELOW TOP OF THRESHOLD.
- FOR OUTSWINGING EXTERIOR DOORS PROVIDE EXTERIOR GRADE HARDWARE. PROVIDE SAFETY GLAZING FOR ALL GLAZED PANELS IN DOORS.

DOOR SCHEDULE

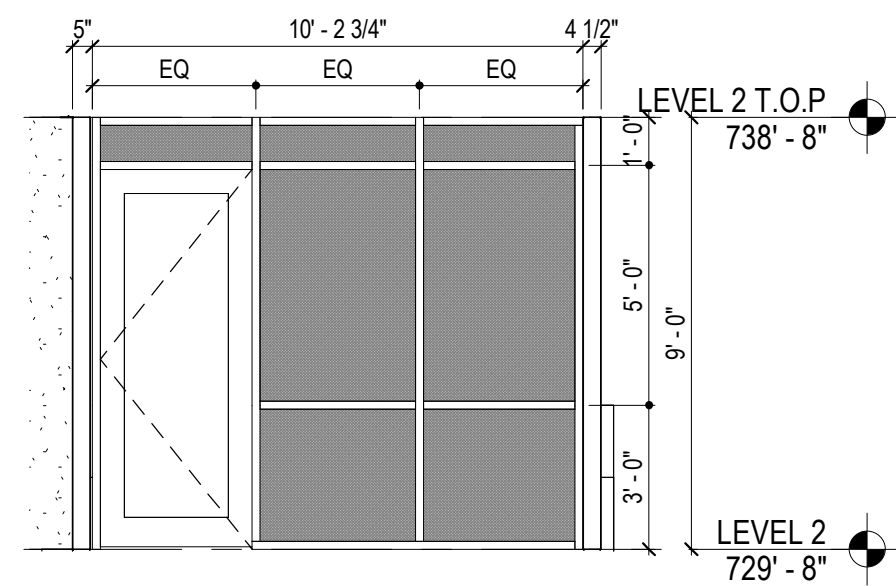
DOOR #	DOOR TYPE	ROUGH WIDTH	WIDTH	HEIGHT	# OF PANELS	COMMENTS
000	DOUBLE GLASS DOOR		6'-0"	8'-0"	2	
001	BARN DOOR		2'-8"	6'-8"	1	
100	PIVOT ENTRY DOOR		5'-0"	9'-0"	1	
101	SLIDING DOOR		6'-0"	4'-6"	2	
102	INTERIOR SWING DOOR		3'-0"	8'-0"	1	
103	INTERIOR SWING DOOR		3'-0"	8'-0"	1	
104	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
105	INTERIOR POCKET DOOR		3'-0"	8'-0"	1	GLASS PANEL
106A	BARN DOOR		4'-0"	9'-0"	1	
106B	BARN DOOR		5'-0"	9'-0"	1	
107	3 PANEL SLIDING GLASS DOOR	16'-0"	5'-4"	9'-0"	3	
108	3 PANEL SLIDING GLASS DOOR	16'-0"	5'-4"	9'-0"	3	
110	DOUBLE SLIDING DOOR		3'-6"	8'-0"	2	
112	DOUBLE SLIDING DOOR		6'-0"	8'-0"	2	
114	INTERIOR POCKET DOOR		3'-0"	8'-0"	1	GLASS PANEL
115A	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
115B	INTERIOR POCKET DOOR		2'-8"	8'-0"	1	
116	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
120	OVERHEAD COILING GARAGE DOOR	18'-0"	18'-0"	9'-0"		
201	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
202	DOUBLE SLIDING DOOR	4'-8"	4'-6"	8'-0"	2	
203A	INTERIOR POCKET DOOR		2'-8"	8'-0"	1	
203B	INTERIOR POCKET DOOR		2'-8"	8'-0"	1	
204	INTERIOR POCKET DOOR		2'-8"	8'-0"	1	
205	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
206	DOUBLE SLIDING DOOR	4'-8"	4'-6"	8'-0"	2	
207	INTERIOR POCKET DOOR		2'-4"	8'-0"	1	
208	INTERIOR POCKET DOOR		2'-4"	8'-0"	1	
209	INTERIOR SWING DOOR		2'-4"	8'-0"	1	
210	DOUBLE SLIDING DOOR		5'-0"	8'-0"	2	
211	INTERIOR SWING DOOR		2'-8"	8'-0"	1	
212	DOUBLE GLASS DOOR		6'-0"	8'-0"	2	
213A	SCREENED DOOR		3'-1 7/8"	7'-11"	1	
213B	INTERIOR SWING DOOR		3'-0"	8'-0"	1	
214	INTERIOR SWING DOOR		2'-4"	8'-0"	1	HINGELESS DOOR



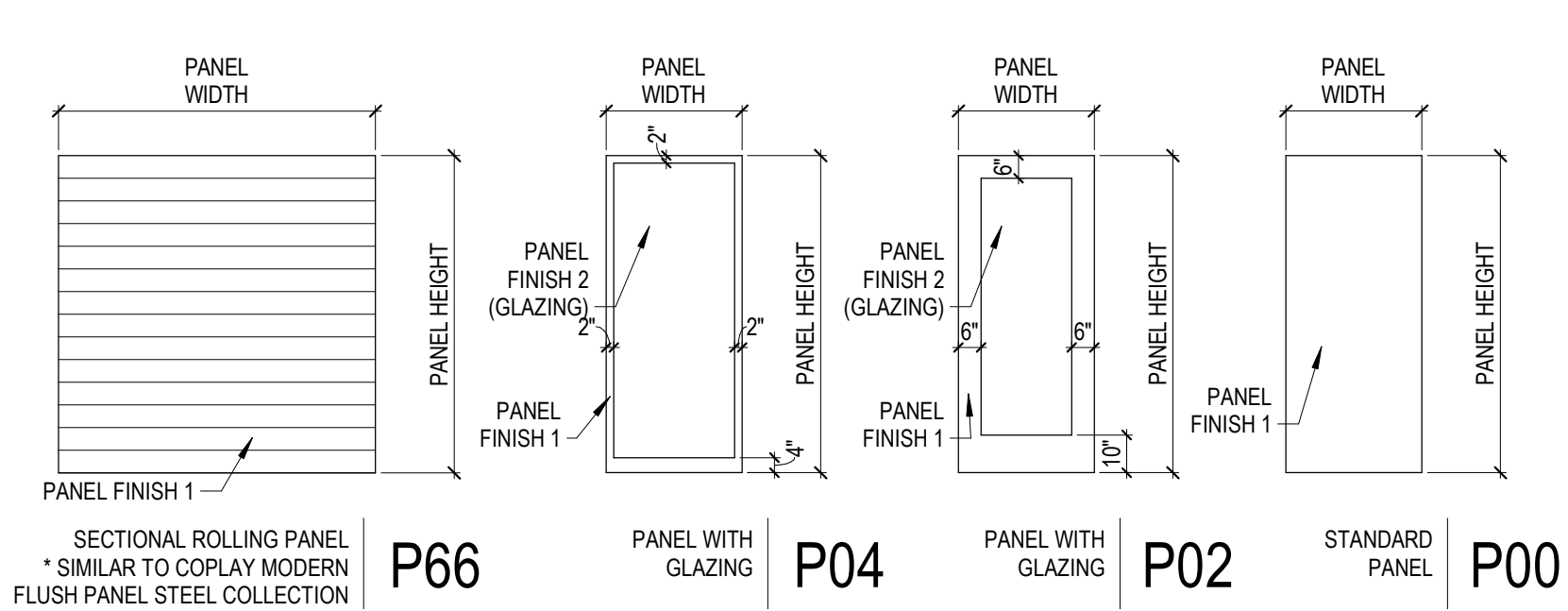
SCREEN PORCH SOUTH ③
1/4" = 1'-0"



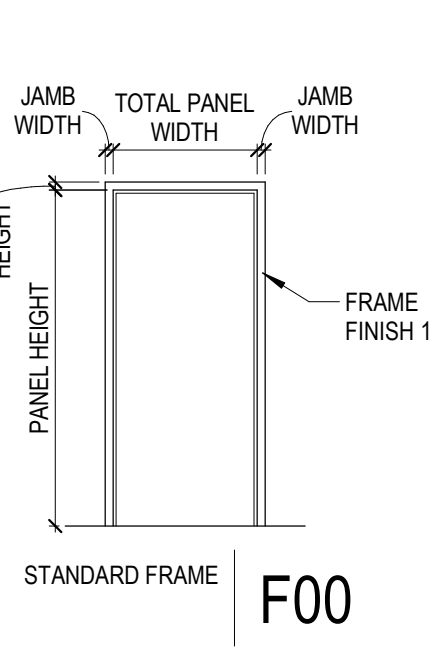
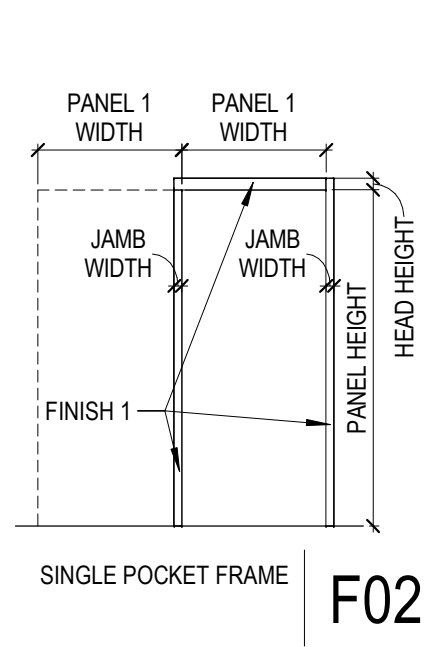
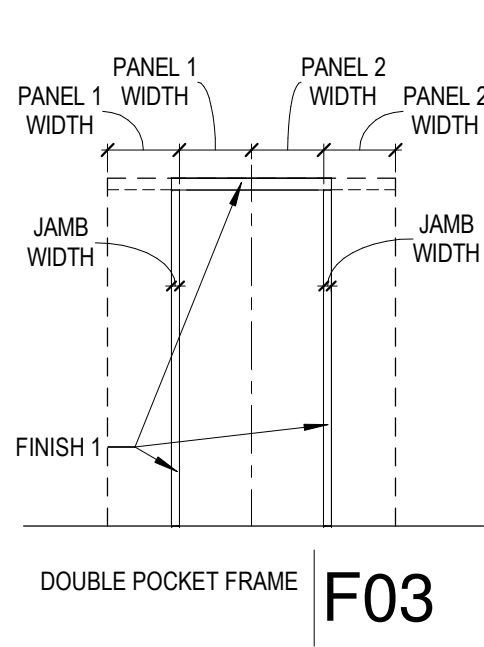
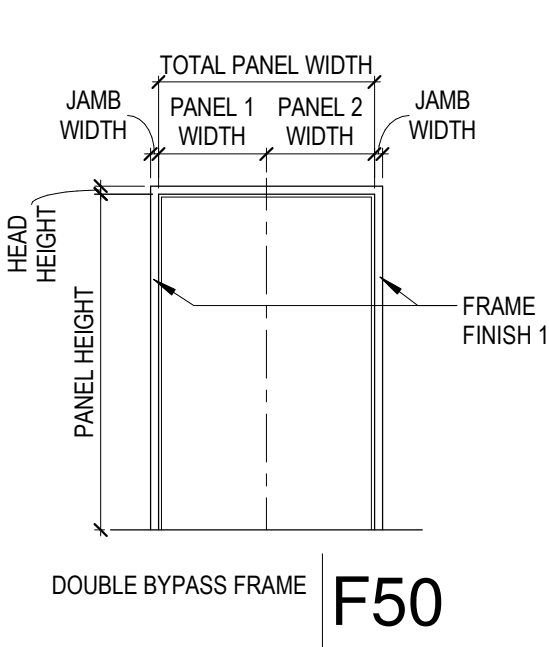
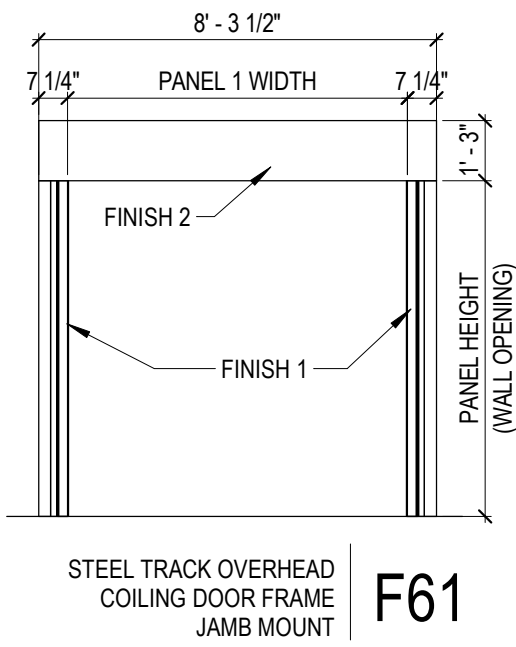
SCREEN PORCH WEST ②
1/4" = 1'-0"



SCREEN PORCH NORTH ①
1/4" = 1'-0"



DOOR PANEL TYPES
1/4" = 1'-0"



DOOR FRAME TYPES
1/4" = 1'-0"

ELECTRICAL FIXTURE SCHEDULE			
MARK	DESCRIPTION	COMMENTS	TOTAL #
E1	DUPLEX SWITCH AND ETHERNET		5
E2	FLOOR DUPLEX OUTLET		2
E3	SWITCH	ADD DIMMERS IN ALL BEDROOMS AND MAIN LIVING AREAS	65
E4	DUPLEX OUTLET		86
E5	DEDICATED OUTLET	PROVIDE CONNECTION PER APPLIANCE SPEC	4

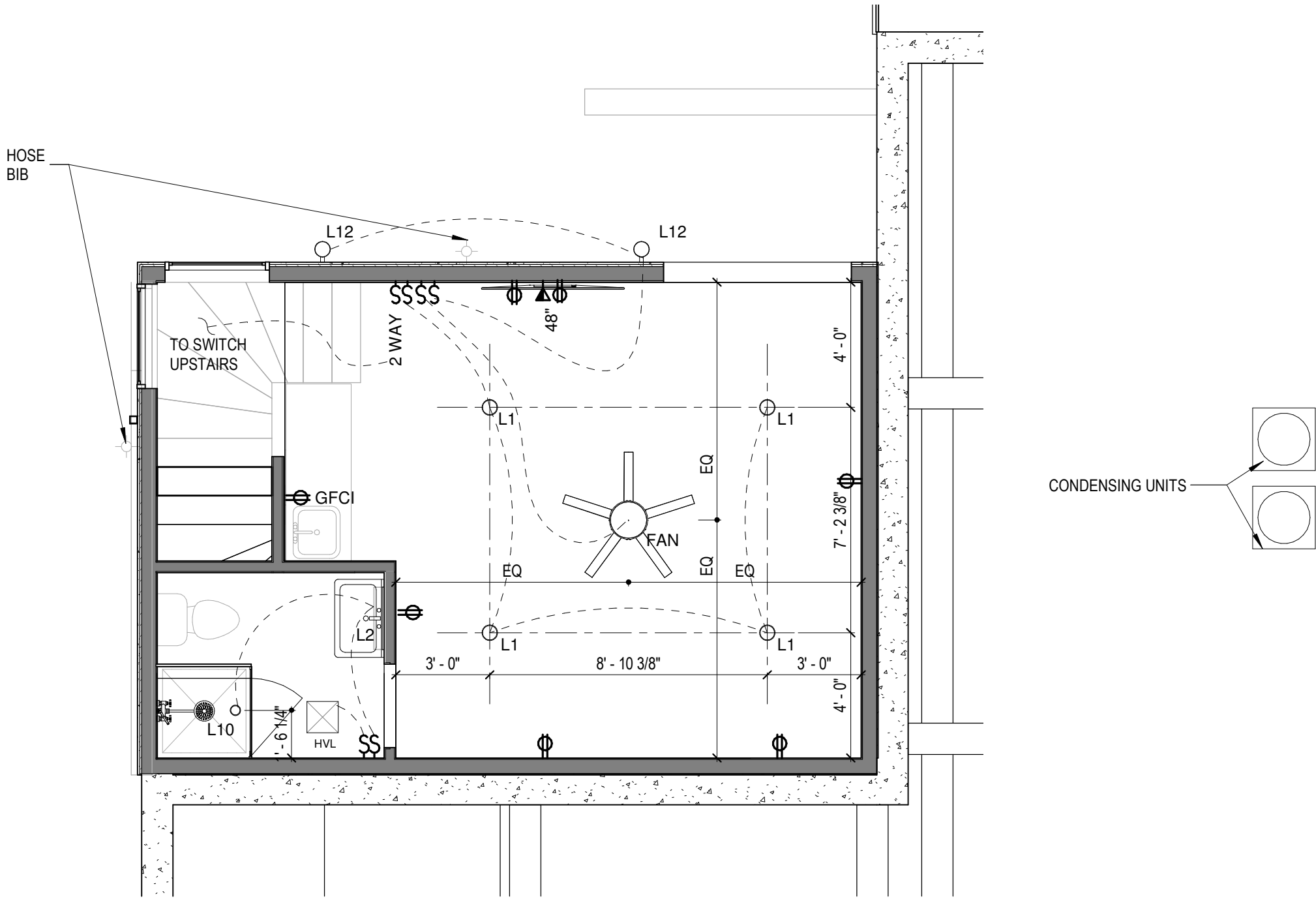
LIGHTING FIXTURE SCHEDULE			
MARK	DESCRIPTION	COMMENTS	TOTAL #
FAN	CEILING FAN		7
HV	HEAT/ VENT		5
L1	6" RECESSED LED CAN LIGHT		68
L2	ABOVE VANITY SCONCE		1
L3	PENDANT LIGHT		1
L4	PENDANT LIGHT		2
L5	UNDER CABINET LED LIGHT		2
L6	CLEAR GLASS PENDANT		4
L7	8" CYLINDER PENDANT		4
L8	UTILITY STRIP LIGHTING		2
L10	4" RECESSED LED CAN LIGHT		23
L12	EXTERIOR RATED WALL SCONCE		2
L13	EXTERIOR RATED WALL SCONCE	ET2 - E41290-BKSA	6

GENERAL RCP NOTES

- CARBON MONOXIDE ALARM: SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS OR INSIDE BEDROOMS THAT CONTAIN A FUEL BURNING APPLIANCE. THEY SHALL BE HARD WIRED WITH BATTERY BACKUP IN ACCORDANCE WITH 2015 IRC SEC R315.5.
- SMOKE DETECTOR ALARMS SHALL BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACKUP, PLACED IN EVERY SLEEPING ROOM "BEDROOM", AND IN AN IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. ALSO INSTALL A UNIT NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. BE SURE TO LOCATE MORE THAN 3' FROM ANY AIR SOURCE I.E. AIR DUCTS IN ACCORDANCE WITH 2015 IRC SEC R314.
- SMOKE ALARMS WILL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3. IONAZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONAZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- RESERVE A SPACE IN THE MAIN ELECTRICAL PANEL TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. LABEL IT "FOR SOLAR ELECTRIC". POSITION THE SPACE AT THE OPPOSITE END FROM THE INPUT FEED LOCATION OR MAIN CIRCUIT LOCATION.

LEGEND

- (S) SMOKE ALARM
- (S/C) COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR



ELECTRICAL PLAN- LEVEL B
1/4" = 1'-0"

2

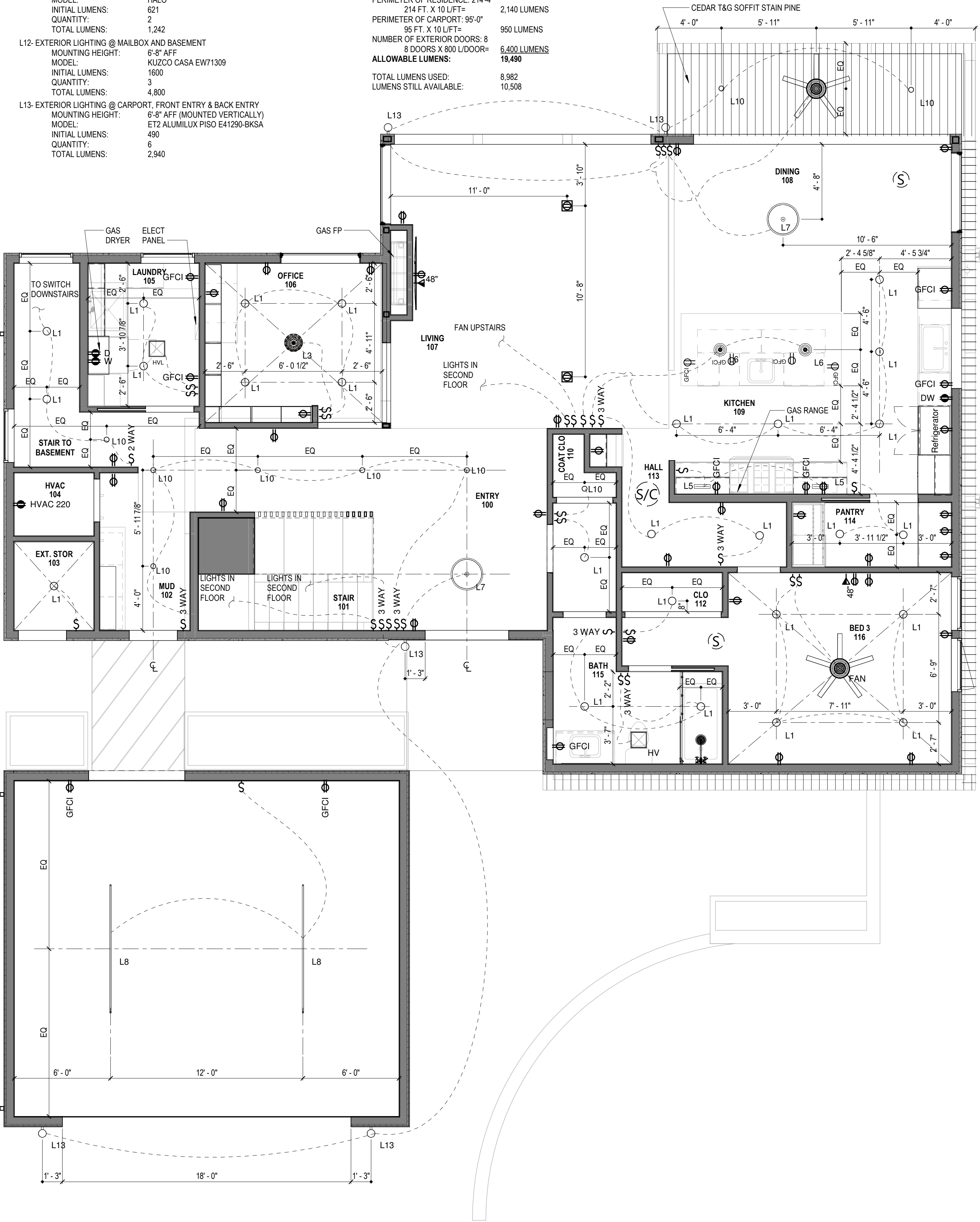
OUTDOOR LIGHTING LEGEND

FIXTURES

- L10- EXTERIOR LIGHTING @ UNDER SOFFIT
MOUNTING HEIGHT: 10'-0" AFF
MODEL: HALO
INITIAL LUMENS: 621
QUANTITY: 2
TOTAL LUMENS: 1,242
- L12- EXTERIOR LIGHTING @ MAILBOX AND BASEMENT
MOUNTING HEIGHT: 6'-8" AFF
MODEL: KUZCO CASA EW71309
INITIAL LUMENS: 1600
QUANTITY: 3
TOTAL LUMENS: 4,800
- L13- EXTERIOR LIGHTING @ CARPORT, FRONT ENTRY & BACK ENTRY
MOUNTING HEIGHT: 6'-8" AFF (MOUNTED VERTICALLY)
MODEL: ET2 ALUMILUX PISO E41290-BKSA
INITIAL LUMENS: 490
QUANTITY: 6
TOTAL LUMENS: 2,940

SUMMARY

- LOT SQUARE FOOTAGE: 24,187.53
LESS THAN 1 ACRE= 10,000 LUMENS
PERIMETER OF RESIDENCE: 214'-4" 2,140 LUMENS
214 FT. X 10 L/FT=
PERIMETER OF CARPORT: 95'-0" 950 LUMENS
95 FT. X 10 L/FT=
NUMBER OF EXTERIOR DOORS: 8 6,400 LUMENS
8 DOORS X 800 L/D.OOR=
ALLOWABLE LUMENS: 19,490
- TOTAL LUMENS USED: 8,982
LUMENS STILL AVAILABLE: 10,508



ELECTRICAL PLAN - LEVEL 1
1/4" = 1'-0"

1

WORKSHOP



ARCHITECTURE + INTERIORS
3027 N. LAMAR BLVD. #3028
AUSTIN, TX 78705
512.243.8346

Seal:

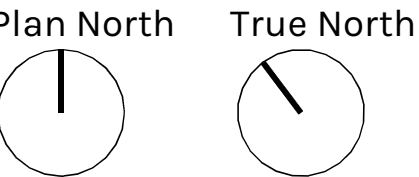


06.03.2021

SHEET IS FORMATTED TO 22" x 34".
SCALES ARE ONE HALF OF NOTED
WHEN PRINTED AT HALF SIZE.

LOMA LINDA
RESIDENCE

702 LOMA LINDA
WESTLAKE HILLS, TX
78746



Issue

- | | | |
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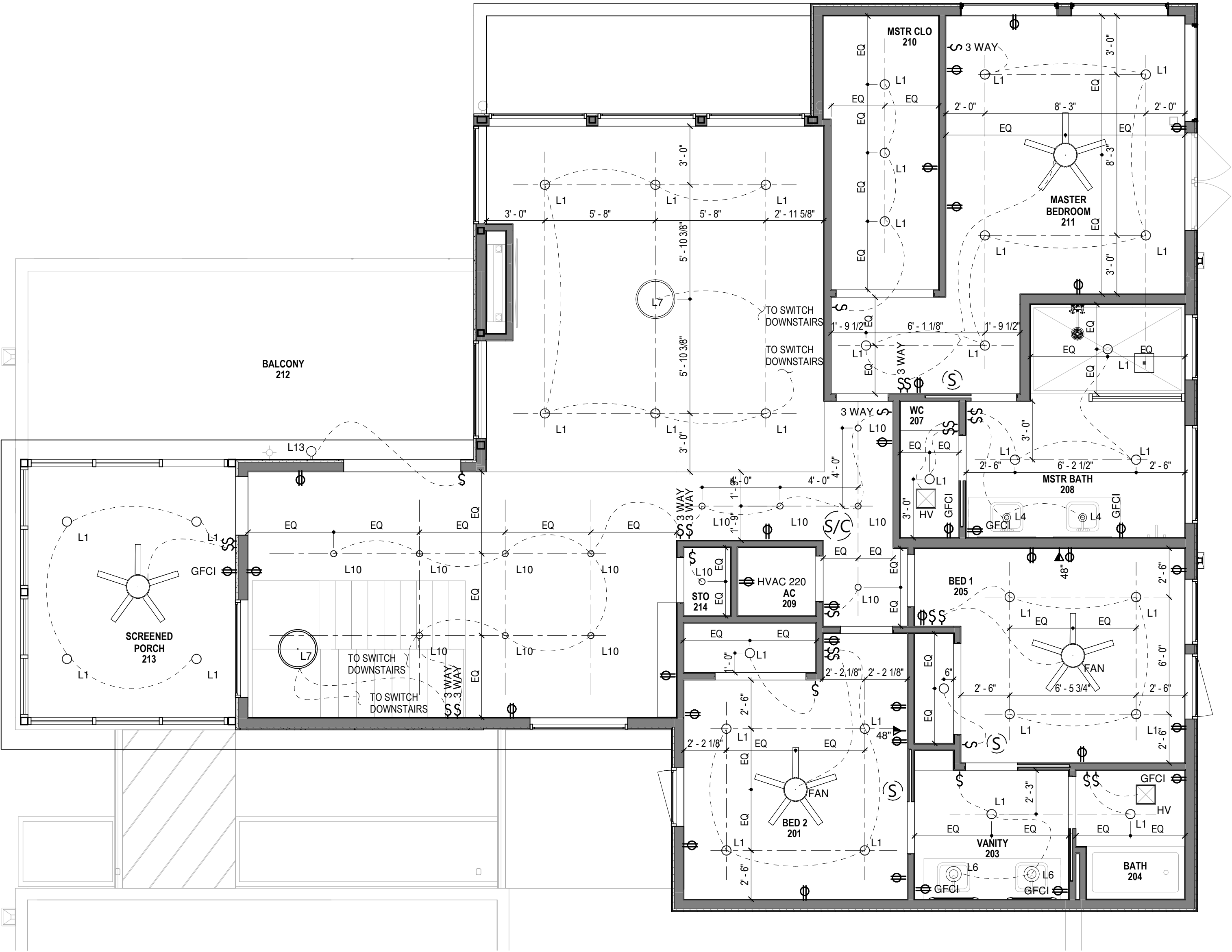
Project Number, 2020-02
Drawn By, BS
Checked By, BS

ELECTRICAL PLAN-LEVEL 1 &
LEVEL B

A900

- GENERAL RCP NOTES
- CARBON MONOXIDE ALARM: SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS OR INSIDE BEDROOMS THAT CONTAIN A FUEL BURNING APPLIANCE. THEY SHALL BE HARD WIRED WITH BATTERY BACKUP IN ACCORDANCE WITH 2015 IRC SEC R315.5.
 - SMOKE DETECTOR ALARMS SHALL BE INTERCONNECTED AND HARD WIRED WITH BATTERY BACKUP, PLACED IN EVERY SLEEPING ROOM "BEDROOM", AND IN AN IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. ALSO INSTALL A UNIT NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER. BE SURE TO LOCATE MORE THAN 3' FROM ANY AIR SOURCE I.E. AIR DUCTS IN ACCORDANCE WITH 2015 IRC SEC R314.
 - SMOKE ALARMS WILL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3: IONAZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. IONAZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6' HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
 - RESERVE A SPACE IN THE MAIN ELECTRICAL PANEL TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. LABEL IT "FOR SOLAR ELECTRIC". POSITION THE SPACE AT THE OPPOSITE END FROM THE INPUT FEED LOCATION OR MAIN CIRCUIT LOCATION.

- LEGEND
-  SMOKE ALARM
 -  COMBINATION SMOKE ALARM AND CARBON MONOXIDE DETECTOR



ELECTRICAL PLAN - LEVEL 2
1/4" = 1'-0" ①

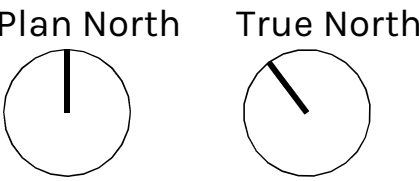


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RESIDENCE

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78746



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3	06.03.2021	CONSTRUCTION DOCUMENTS

Project Number, 2020-02
Drawn By, BS
Checked By, BS

ELECTRICAL PLAN-LEVEL 2

A901

THIS DRAWING REFLECTS DESIGN
INTENT - FOR COORDINATION
PURPOSES ONLY.

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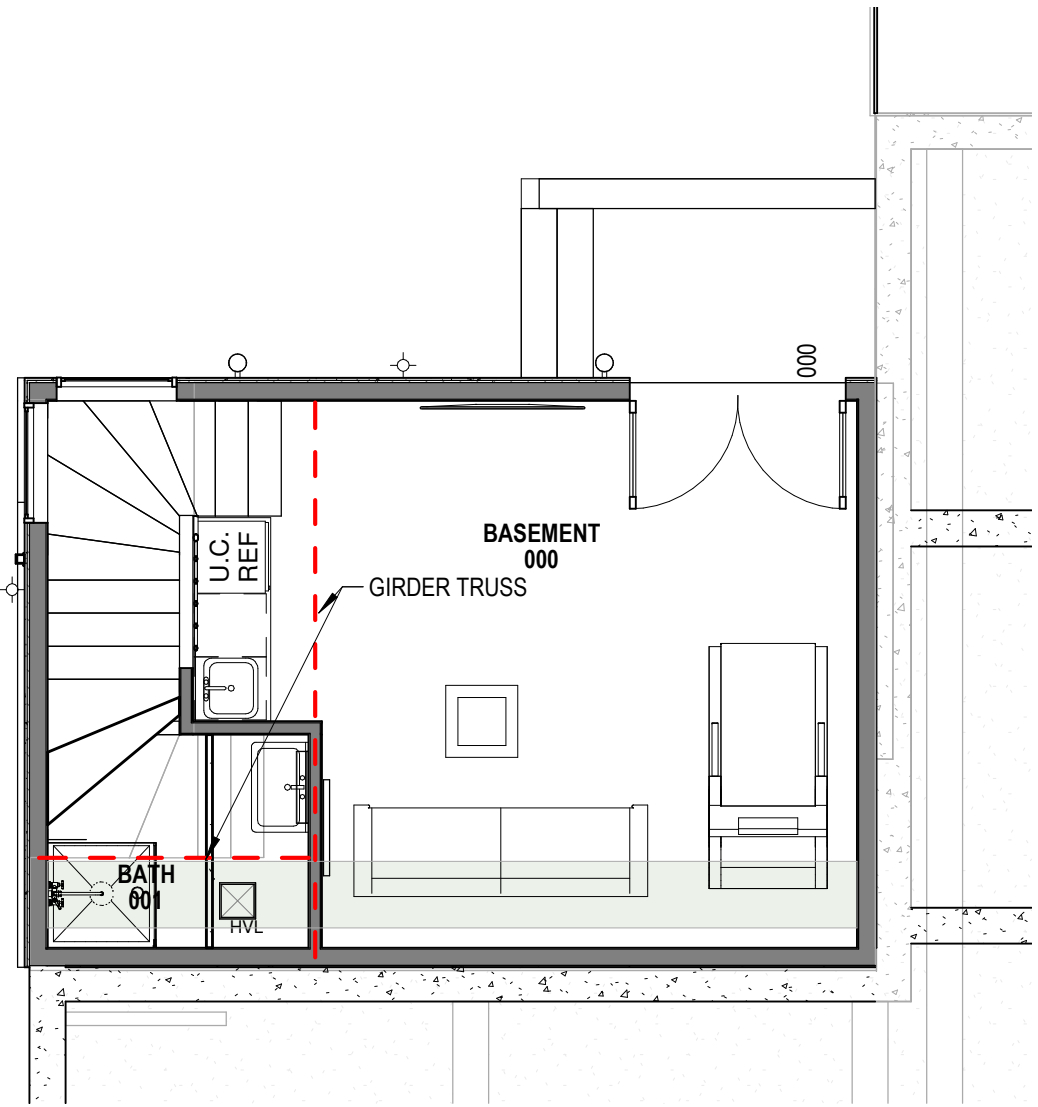
Issue

1 06.03.2021 CONSTRUCTION
DOCUMENTS

Project Number, 2020-02
Drawn By, SW
Checked By, BS

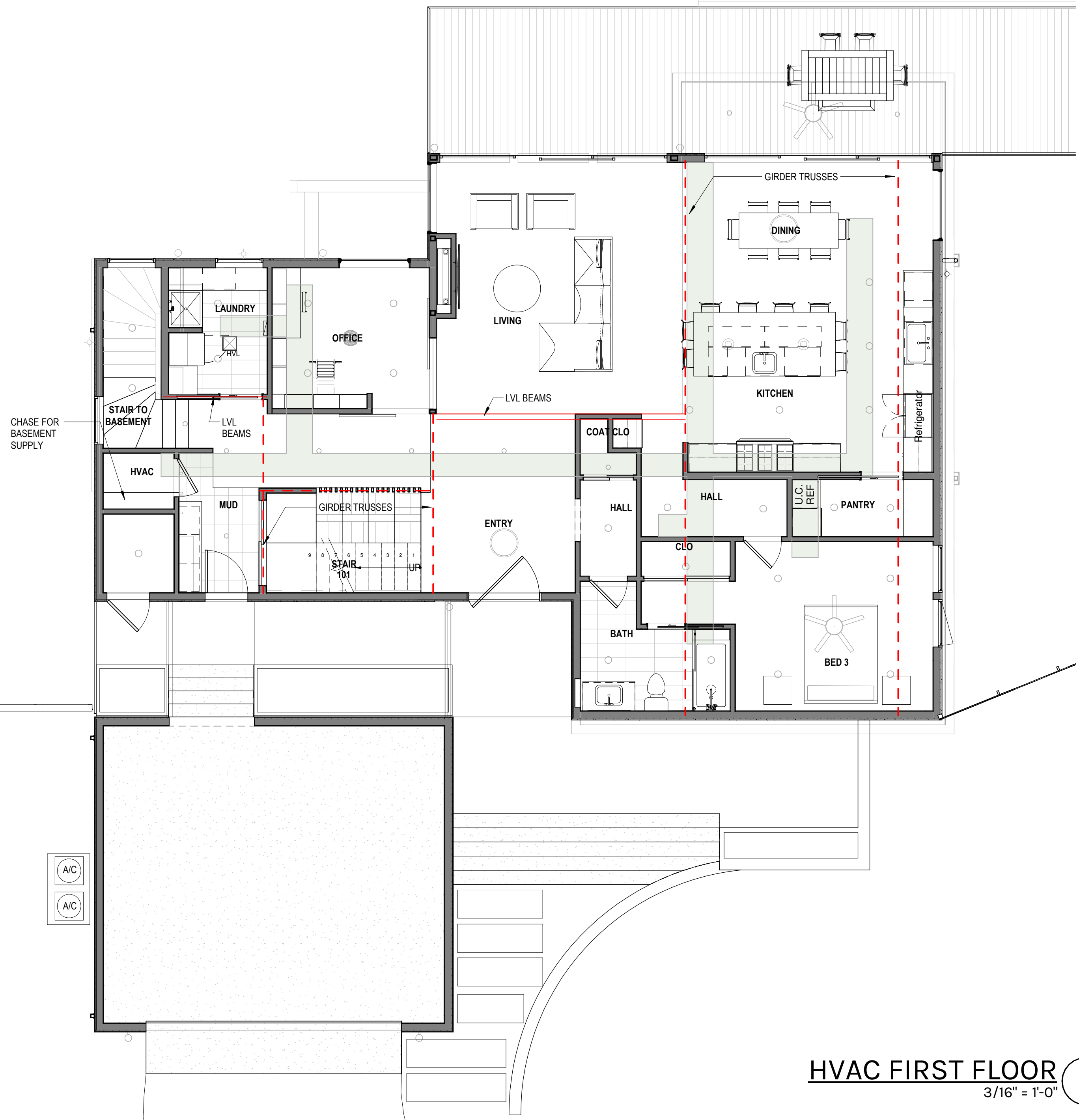
HVAC LAYOUT

A1000



HVAC BASEMENT
3/16" = 1'-0"

3



HVAC FIRST FLOOR
3/16" = 1'-0"

1



HVAC SECOND FLOOR
3/16" = 1'-0"

2



Jenna Montoya <jennaryanmontoya@gmail.com>

Approval for Roof Modification - 702 Loma Linda Dr.

Kelley Roesch <kelleyroesch54@gmail.com>

Fri, Feb 2, 2024 at 2:44 PM

To: "jennaryanmontoya@gmail.com" <jennaryanmontoya@gmail.com>

Dear Mr. Robert Meisel,

I trust this email finds you well. My name is Kelley Roesch, and I am a resident of West Lake Hills at 803 Loma Linda Dr. I am writing to express my support for our neighbors, The Montoya's at 702 Loma Linda Dr., who are applying for a variance to minimally raise their roof.

After discussing the proposed modifications with them, I believe that the changes will not have any adverse effects on the neighborhood or impact any views. I am confident that the alterations will be carried out with consideration for the aesthetics of the surroundings.

I appreciate the efforts of the City of West Lake Hills in maintaining the harmony and visual appeal of our community.

If you require any additional information or if there is a formal process for providing support for such modifications, please do not hesitate to let me know. I am more than willing to assist in any way possible to ensure a smooth process for the Montoya's.

Thank you for your attention to this matter.

Best regards,

Kelley Roesch
803 Loma Linda Dr
West Lake Hills, TX 78746
kellyroesch54@gmail.com

201-615-1236



Jenna Montoya <jennaryanmontoya@gmail.com>

House Variance

1 message

Hanna Senko <hanna.senko@outlook.com>

Fri, Feb 2, 2024 at 3:08 PM

To: "jennaryanmontoya@gmail.com" <jennaryanmontoya@gmail.com>

Hi Jenna,

It's great to have you and your family in our neighborhood. Thank you for sharing with me the modifications that are you seeking on your home. I do not foresee any concerns with these changes and can't imagine that they would create any issues regarding appeal and/or visibility given that it is simply an extension of your current roof and height. Thank you so much for your consideration and communication on this matter.

All the best,

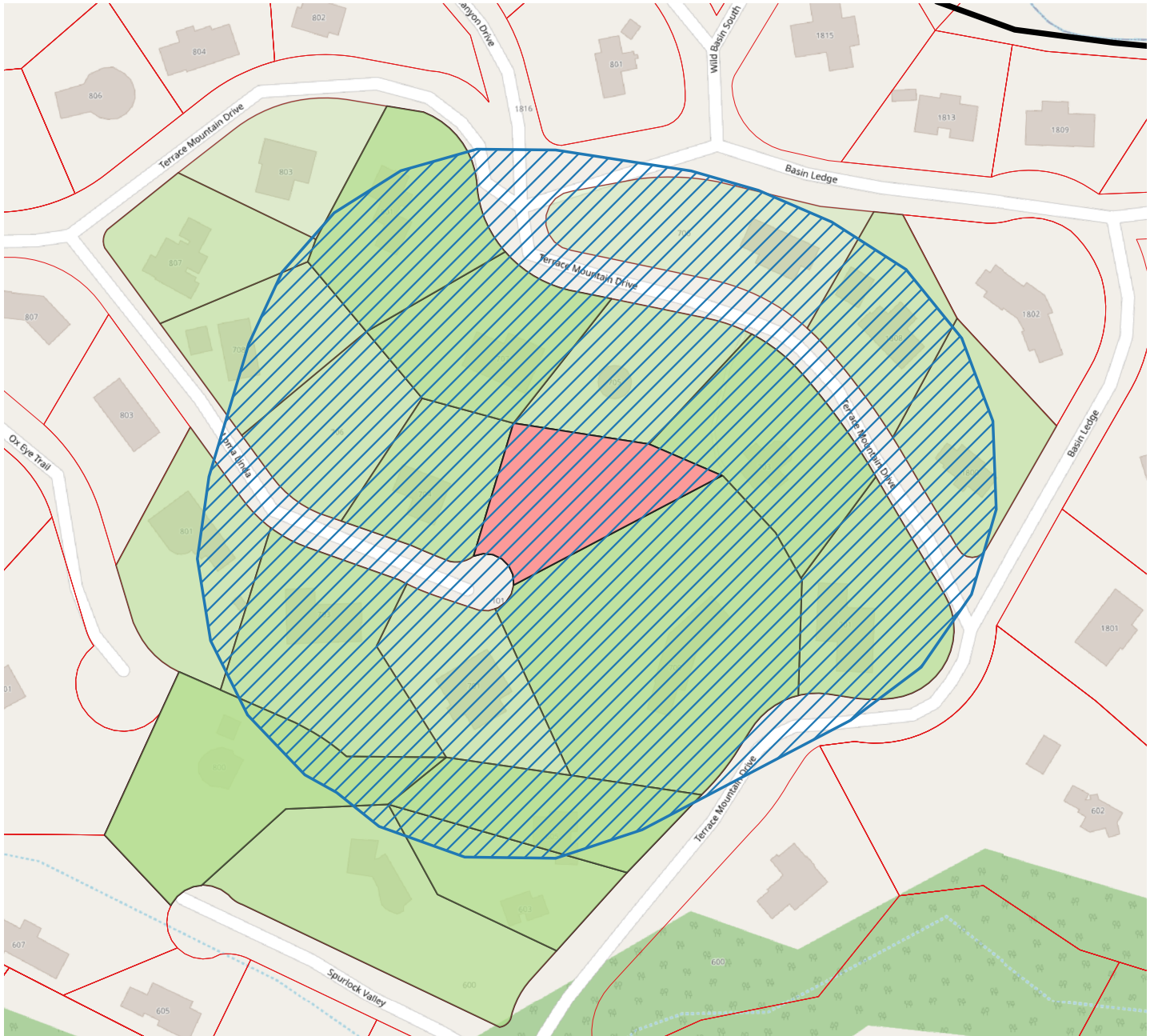
Hanna Senko

706 Loma Linda Dr

512-294-3793

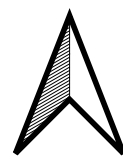
Notification Area

702 Loma Linda Variance



Legend

-  Subject Parcel
-  Notification Area
-  Notified Parcels
-  Parcels
-  West Lake Hills City Limits



City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, February 21, 2024 at 6:30 PM

1. **Call to Order: Chairman Robert Meisel.**
 - a. Meeting begins at 6:30pm
 - b. Roll Call
 - i. Chair Robert Meisel: Present
 - ii. Vice-Chair Jim Pledger: Present
 - iii. Commissioner Julia Webber: Present
 - iv. Commissioner Karen Bartoletti: Present
 - v. Commissioner Patrick Stewart: Present
 - vi. Commissioner Laurie Maccini: Present

REMOTE ACCESS: Any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing.

Join Zoom Meeting: <https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting via telephone:

Dial **(346) 248-7799**

Meeting ID: **349 954 9035.**

If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on February 21, 2024

2. **Citizen Communications:** The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
 - a. No speakers present in-person or online

3. Consent Agenda: The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

1. Minutes from the January 17, 2024 regular Zoning & Planning Commission Meeting.
2. Report of Previous ZAPCO cases acted on by the BOA/City Council.

- a. **Action**: Commissioner Stewart moves that all items be approved
- Commissioner Maccini Seconds
 - Motion carries 4:0

4. Public Hearing: 712 Windsong Trail: Discuss and make a recommendation on a variance to allow an encroachment of up to 20 feet into the 30-foot front yard fence setback (Section 22.03.173 of the West Lake Hills Code)

Applicant: Heather Barnes

- a. Staff Report: Director Bills delivered a briefing on property and fence and recommends approval of variance.
- b. Public Comments:
- Applicant Heather Barnes shared a presentation on the property and why she believes the fence would be a positive for her family and the neighborhood.
 - Neighbor Ace Pickens spoke out in favor of the variance on behalf of the nearby neighbors.
- c. Discussion:
- Commissioners in general agreement that the 30-foot setback may not make sense in this particular case, but cannot determine that an actual hardship exists.
 - Commissioners expressed that fence setbacks in established neighborhoods may not always make sense, but that this is a policy issue that they would like to see addressed by Council
 - Commissioners want Council to be aware that ZAPCO
- d. Action:
- Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation of approval.
 - Motion dies without a second

- Commissioner Pledger moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries 4:1 with Commissioner Bartoletti voting against the motion.

Recommendation will be forwarded to City Council on April 10, 2024

5. Public Hearing: 702 Loma Linda: Discuss and make a recommendation on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches feet for a balcony roof. (Section 22.03.279 of the West Lake Hills Code).

Applicant: Jenna Montoya

- a. Staff Report: Director Bills delivers briefing on building history and variance. Staff recommends denial of the variance request.
- b. Public Comment: Applicant Jenna Montoya discusses their project
- c. Discussion:
 - Commissioner Webber notes that variance is design-driven, and that the floor/ceiling height could have been adjusted instead
- d. **Action:** Commissioner Stewart moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

6. Public Hearing: 902 Redbud Trail: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Samy Aboel-Nil

- a. Staff Report: Director Bills delivers briefing on retaining wall/planter in setback. Staff recommends approval of the variance.
- b. Public Comment: Architect David Bench discusses the project and the variance request.
- c. Discussion:

- Commissioners not entirely clear if the feature is a retaining wall and therefore a grade change, or a planter that would not require variance.
- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

7. Public Hearing: 311 Westhaven Drive: Discuss and make recommendation on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing nonconforming single-family house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Elizabeth Salaiz

- a. Staff Report: Director Bills delivers briefing on expansion of existing non-conforming structure with a reduction in overall impervious cover. Staff recommends approval of the variance.
- b. Public Comment: Owner Jon Hibler discusses the project and the variance request.
- c. **Action:** Commissioner Maccini moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

8. Public Hearing: 613 Rock Park: Discuss and make recommendations on three variances:
- 1. Allow one primary residential unit with an attached dwelling unit – More than 2 dwelling units per acre (Section 38.03.034)
 - 2. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281)
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 - a. T105 – 17 Inch Live Oak
 - b. T106 – 15 Inch Cedar Elm

- c. T138 – 24.5 Inch (15/17 double trunk) Hackberry

Applicant: Alfredo Terrones

- a. Staff Report: Director Bills delivers briefing on history of Development Agreement and how the R-3 zoning district does not allow lots this size, and previous variances granted. Staff recommends approval of the variances.
- b. Public Comment:
 - Architect Alfredo Terrones discusses the project, septic requirements, and the reduced density versus the development agreement.
 - Community member Andrew Holck spoke expressing that the development does not cause him concern considering the much more extensive development occurring in the surrounding properties in the ETJ.
- c. Discussion
 - Commissioners ask why the proposed building is considered 2 separate dwelling units.
 - Director Bills explains that code defines a dwelling as having its own independent living, sanitary, and kitchen facilities. Since the main house doesn't need to be accessed from the smaller suite for use as a dwelling, it is a separate dwelling by code.
- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Pledger Seconds
 - Motion Carries 4-0, with Commissioner Maccini abstaining.

Recommendation will be forwarded to the Board of Adjustment and City Council on April 10th, 2024

- 9. Public Hearing: **4010 Bee Cave:** Discuss and make a recommendation to approve a variance for sign size for a free-standing commercial sign, single business use at 4010 Bee Cave Rd for the new Municipal Building. (Section 32.03.008 (2) West Lake Hills Code)

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- a. Staff Report: Director Bills delivers briefing on sign for new City Hall building.
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 - Jennifer Bills: Building and Development Director expresses that the goal of the sign is to keep in line with existing and planned signage on redbud and

Bee Cave, and that while the building is for single-use in that the City is the sole user, the separate services (municipal offices, Court, and Police) are similar to a multi-tenant building

c. Discussion:

- Chairman Meisel expresses concern that City is willing to waive ordinances for its own use.
- Commissioner Pledger expresses that facilities serving the public good such as schools and hospitals have been given special consideration.
- Commissioner Maccini requests that the planter be removed from the sign, as it would require extra maintenance and water to maintain for minimal benefit.

d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.

- Commissioner Pledger Seconds
- Motion Carries 4-1 with Commissioner Maccini voting against approval

Recommendation will be forwarded to the City Council on March 27th, 2024

10. **Adjournment: Chairman Robert Meisel.**

a. Meeting Adjourned at 8:20 pm

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	April 10, 2024	Item Number:	5
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

902 Redbud Trl: Discuss and consider action on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Samy Aboel-Nil, Property Owner

Recommendation

Staff recommend approval of the variance request. The grading is for a planting bed limited to a 36 square foot area and does not have a significant impact on the terrain within the site. Additionally, the grading is less than 4 feet and is not visible from the street or neighboring property.

The Zoning & Planning Commission considered the item at their regular meeting on March 20, 2024 and recommended approval by a vote of 5-0 (Attachment 5).

- The Commission found that the slope of the property and the minimal impact to the terrain and surrounding neighbors constituted a hardship for the approval of the minor encroachment.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Samy Aboel-Nil

Legal Description: Stonehedge Estates Replat Block A Lot 1

Lot Size: 2.0791

Zoning: R-1 One Family

The properties surrounding the subject property are zoned R-1 One Family Residential.

Background & Analysis:

The applicant is requesting a variance for grading over 18 inches in the setback for a planting bed. The property has been under construction for the last three years for remodel of the house, addition of a guest house and site improvements (Attachment 1). The project for the guest house and site work is in the final phase and the grading in the setback was noted in the site inspection.

The encroachment is 10 feet, 11 inches into the 30-foot setback and is 3 feet, 3.75 inches wide (36.13 square feet) and is 41 inches tall (Attachment 3). There was a pre-existing stone wall within the front setback that obscures the view of the planter box from the view of the private street.

Public Comment:

At the time of this report, staff has received one inquiry from a surrounding neighbor asking questions on the scope of the variance, but no responses in support or objection have been received.

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.

Our goal is to balance privacy with vegetative screening on both sides of the front yard fence. Given the existence of a pre-existing opaque wall within the setback line, vegetation will be planted on both sides of the wall and to soften its visual appearance for benefit of neighbors and the homeowner. The variance request is for a raised planted (unseen from the public way), which will facilitate this screening. Given the dramatic topography of the site, a low planter is not reasonable.

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

The existing topography nor flora is proposed to be modified in our proposal.

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

The existing opaque wall limits the options available in this location, and the modification of such existing wall is not sustainable nor economically sound.

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

The variance request is minimal in scope.

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

We do not believe our request sets a significant precedent to deviate from the intent of the Code given its unique condition behind an opaque wall. Such conditions are only possible within other pre-existing conditions as such a wall would not be permitted new.

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

The proposed scope of the variance is entirely unseen to the neighbors.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

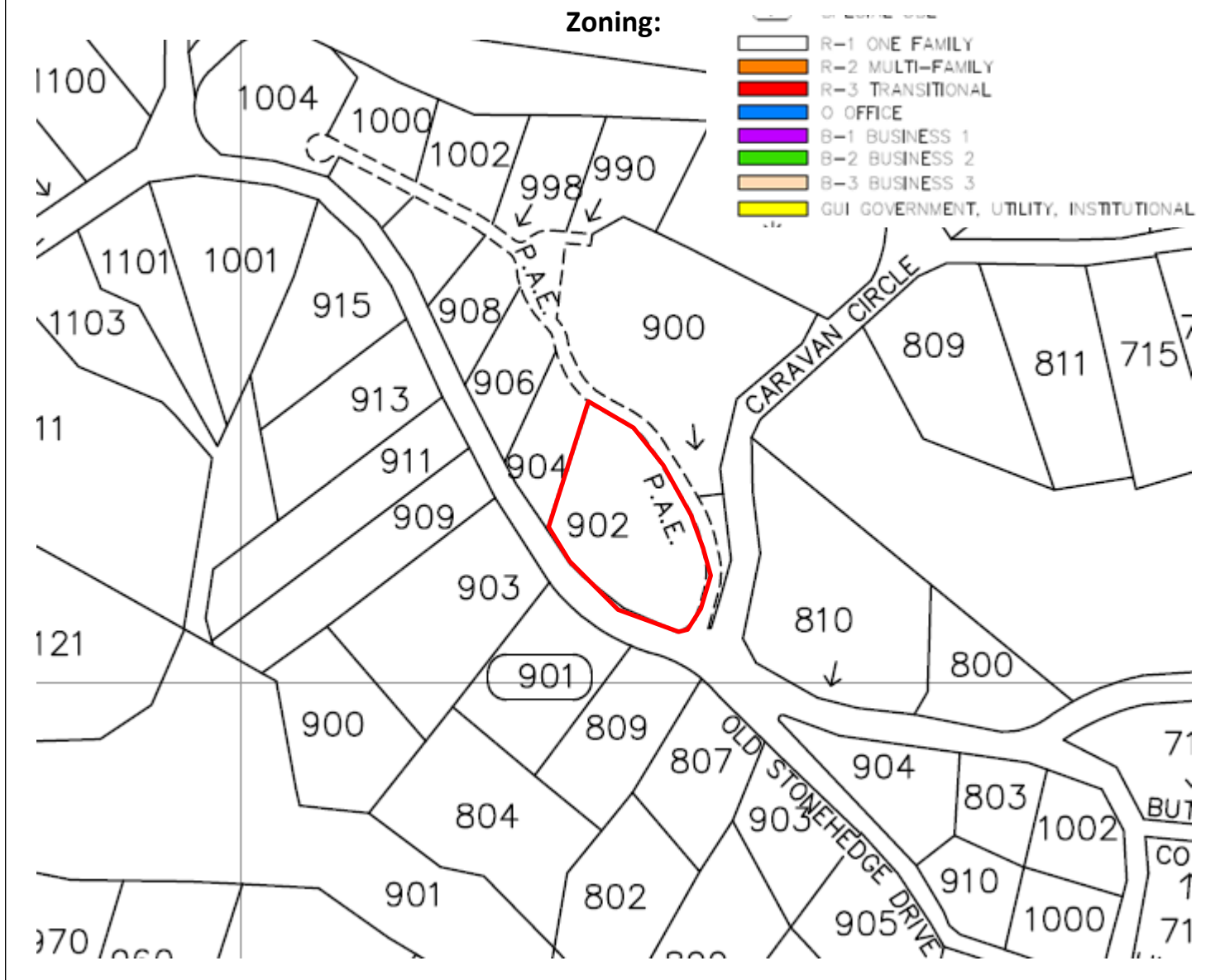
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



February 5, 2024

ZAPCO Chairperson
Zoning and Planning Commission
City of West Lake Hills, Texas

Re: 902 Redbud Trail - Variance Request

Dear ZAPCO Chairperson,

My name is Samy Aboel-Nil and I am the owner of the 902 Redbud Trail property in West Lake City Hills. I am writing to you to request approval for a variance re: the landscape design of a metal planter located in the front yard of my property. At the front setback in particular, the property is partially enclosed by an existing, solid wall that blocks the view from the public way to most of the landscaping on the property, including the metal planter subject of this request.

The metal planter is taller than 18" at its highest point in order to align with other landscape datums. I am seeking a variance taking into account that this is a challenging plot in which the natural slope is quite steep, and we have tried our best along with a team of designers, landscapers and engineers to come to a satisfactory design, keeping in mind the WLH regulations. Nonetheless, the grade change in that specific location happens as a result of the steepness of the garden combined with a design intent to have all planters in that area match in height.

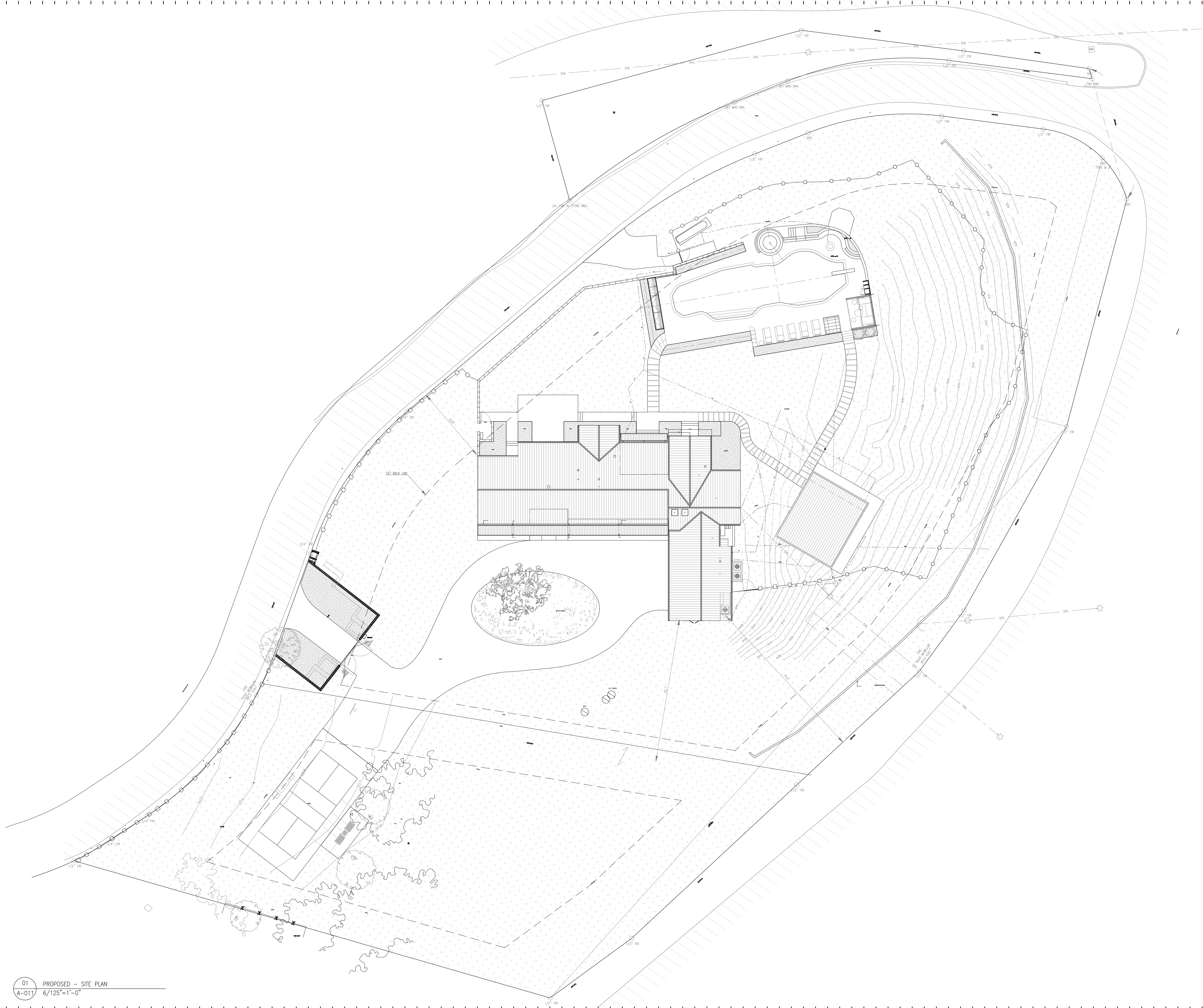
This particular location where the grade change exceeds 18" is a unique condition that is not typical throughout the property. This singular condition can only be noticed from within the property itself, and can not be seen from outside the walls from the public way.

Along with this letter, we provide the requested documentation including the drawings and plans of the design, as well as current images of the planter where the grade change is noted. We've also included a photograph from outside the property that demonstrates that the planter is not visible from the outside.

I hope you consider my variance application and understand my desire to keep the same holistic design throughout the landscape while trying to respect the natural steepness of the property. Please find all documents attached.

Best regards,

Samy Aboel-Nil



01 PROPOSED - SITE PLAN
A-011 6/125"=1'-0"

#	DATE	DESCRIPTION
1	2022.04.26	FILING #1 EXTERIOR
2	2022.06.06	FILING #2 EXTERIOR
3	2022.10.27	FILING #3 EXTERIOR

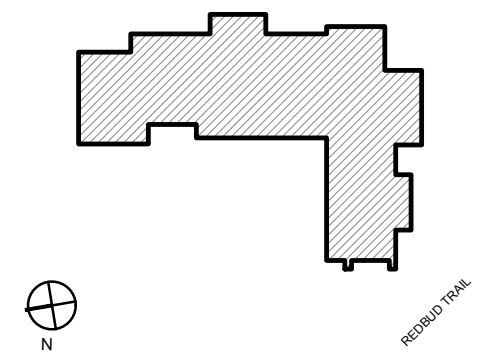
CONTRACTOR

STRUCTURAL ENGINEER

DRAINAGE ENGINEER

SURVEYOR

KEY PLAN



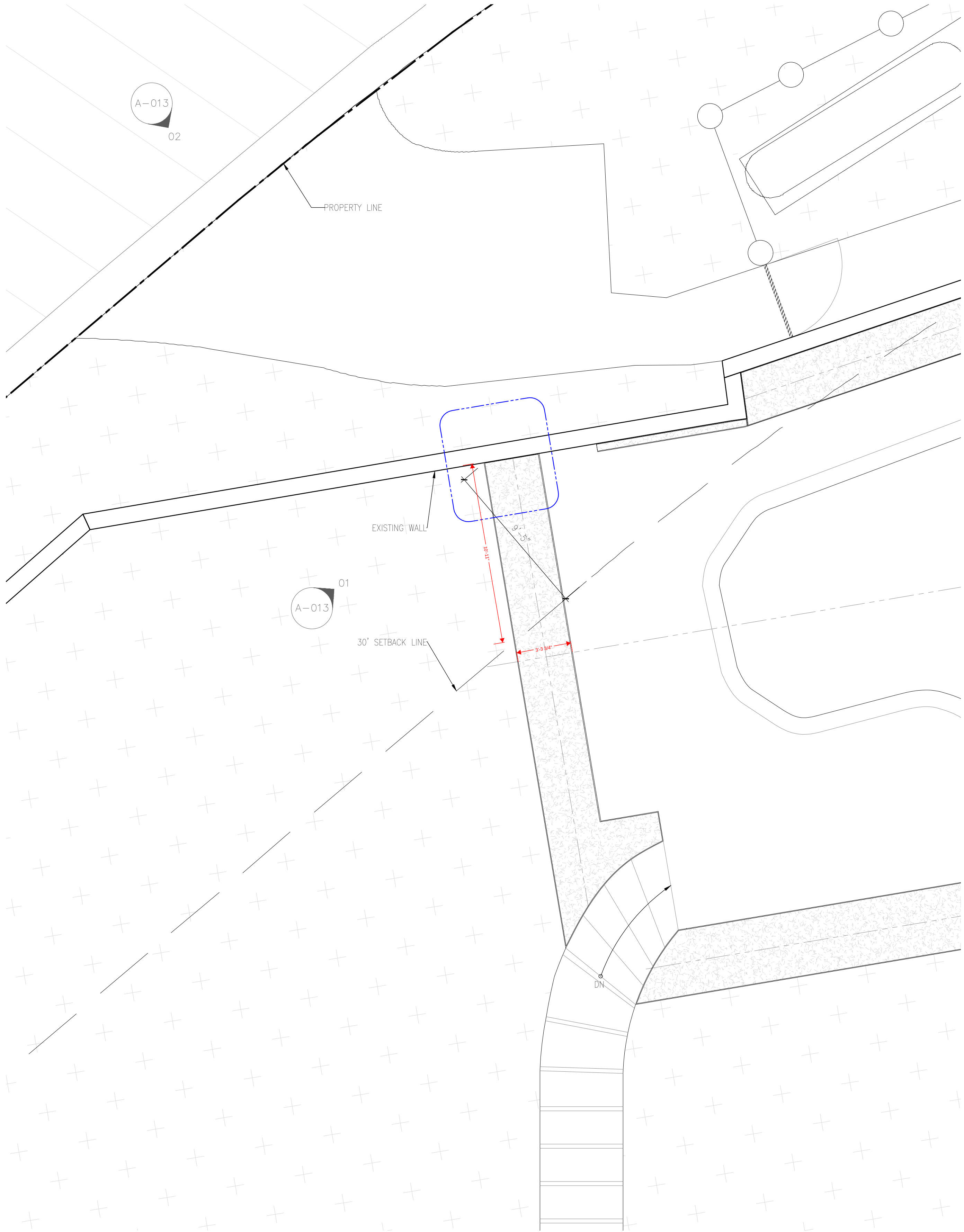
SEAL & SIGNATURE

inca architecture pllc
1 randolph place
Rollingwood, Texas
78746

REDBUD HOUSE
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

PROPOSED SITE PLAN

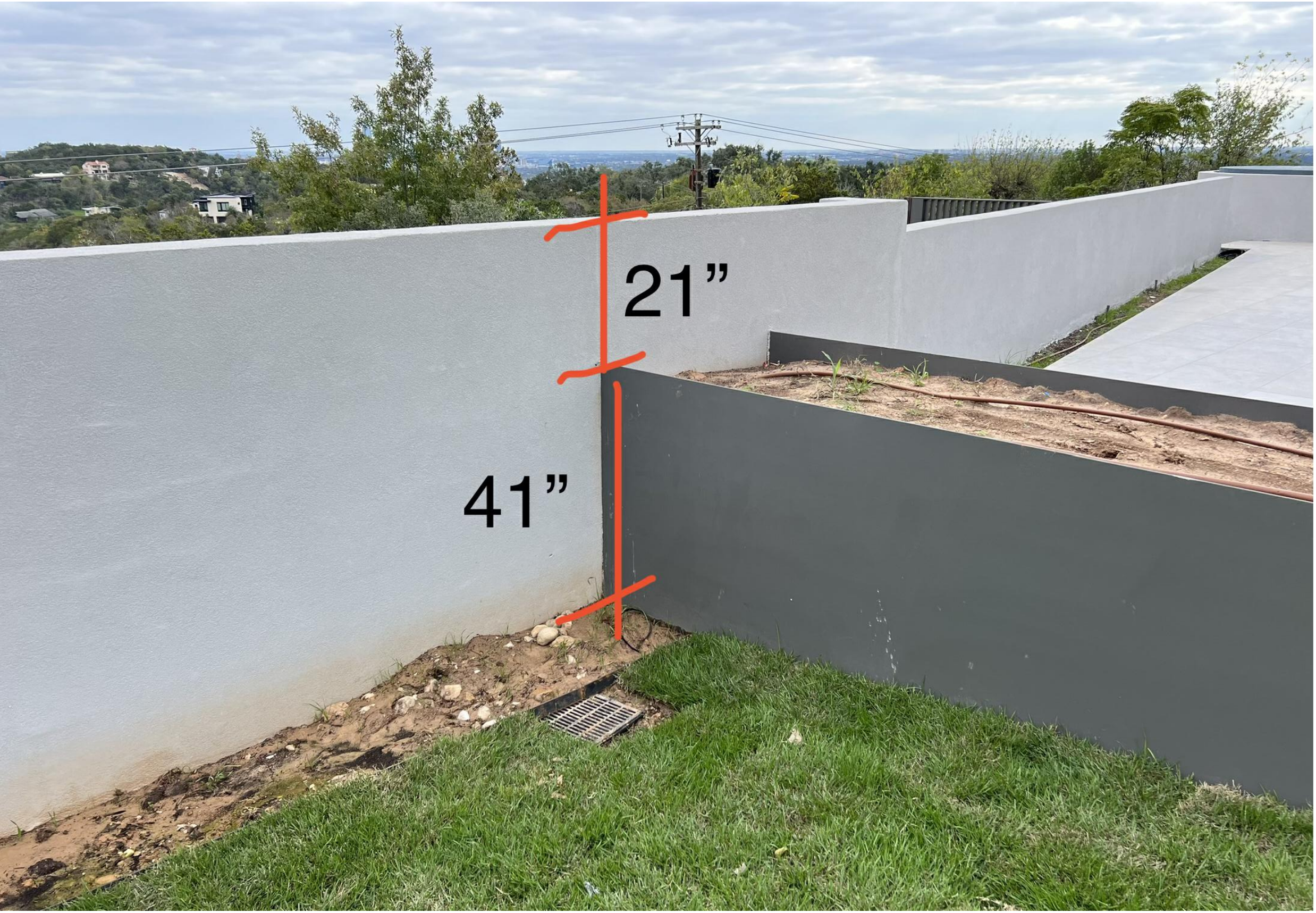
SCALE (2024) 6/125" = 1'-0"	A-011
DATE 2024.02.02	
PROJECT 2009	



03 ENLARGED PLAN — PLANTER AND EXISTING EXTERIOR WALL
A-013 1/4"=1'-0"



02 EXTERIOR VIEW FROM THE ROAD
A-013 N/A



01 VIEW FROM THE GARDEN
A-013 N/A

#	DATE	DESCRIPTION

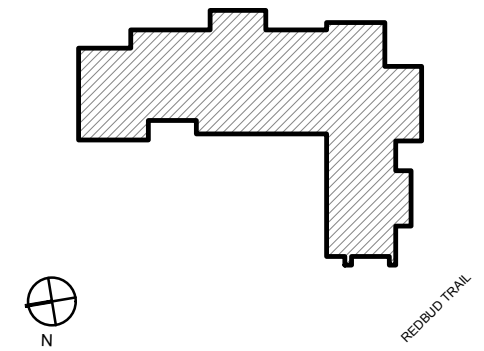
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KEY PLAN



SEAL & SIGNATURE



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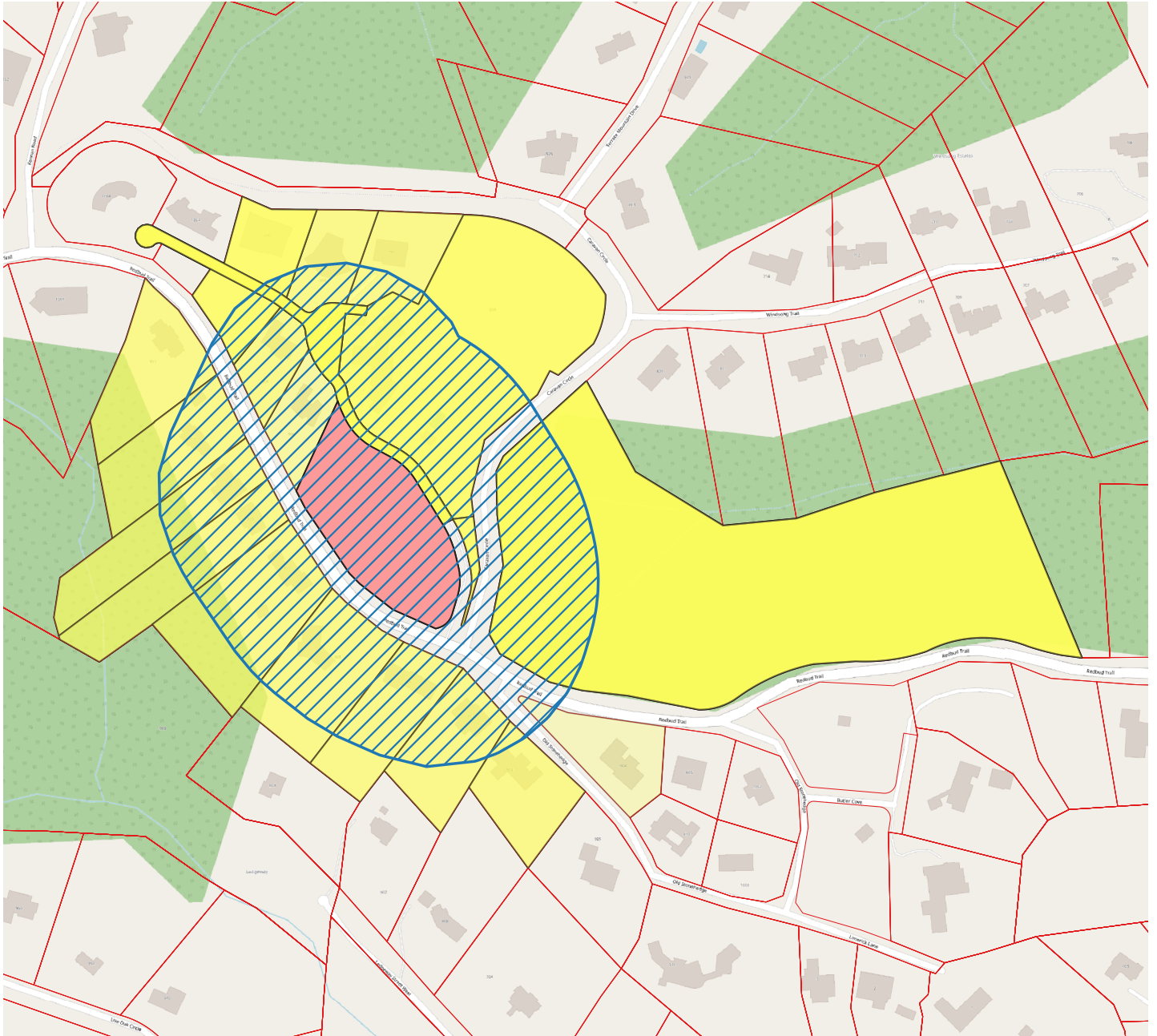
REDBUD HOUSE
902 REDBUD TRAIL
WEST LAKE HILLS, TX 78746

ENLARGED PLAN &
SITE PHOTOS

SCALE (22034) N/A	A-013
DATE 2024.02.02	
PROJECT 2009	

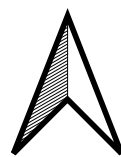
Notification Area

902 Redbud Variance



Legend

-  Subject Parcel
-  Notification Area
-  Notified Parcels
-  Parcels
-  WLH_City_Limits



0 100 200 300 400 ft



City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, February 21, 2024 at 6:30 PM

1. **Call to Order: Chairman Robert Meisel.**
 - a. Meeting begins at 6:30pm
 - b. Roll Call
 - i. Chair Robert Meisel: Present
 - ii. Vice-Chair Jim Pledger: Present
 - iii. Commissioner Julia Webber: Present
 - iv. Commissioner Karen Bartoletti: Present
 - v. Commissioner Patrick Stewart: Present
 - vi. Commissioner Laurie Maccini: Present

REMOTE ACCESS: Any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing.

Join Zoom Meeting: <https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting via telephone:

Dial **(346) 248-7799**

Meeting ID: **349 954 9035.**

If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on February 21, 2024

2. **Citizen Communications:** The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.
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3. Consent Agenda: The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

1. Minutes from the January 17, 2024 regular Zoning & Planning Commission Meeting.
2. Report of Previous ZAPCO cases acted on by the BOA/City Council.

- a. **Action**: Commissioner Stewart moves that all items be approved
- Commissioner Maccini Seconds
 - Motion carries 4:0

4. Public Hearing: **712 Windsong Trail**: Discuss and make a recommendation on a variance to allow an encroachment of up to 20 feet into the 30-foot front yard fence setback (Section 22.03.173 of the West Lake Hills Code)

Applicant: Heather Barnes

- a. Staff Report: Director Bills delivered a briefing on property and fence and recommends approval of variance.
- b. Public Comments:
- Applicant Heather Barnes shared a presentation on the property and why she believes the fence would be a positive for her family and the neighborhood.
 - Neighbor Ace Pickens spoke out in favor of the variance on behalf of the nearby neighbors.
- c. Discussion:
- Commissioners in general agreement that the 30-foot setback may not make sense in this particular case, but cannot determine that an actual hardship exists.
 - Commissioners expressed that fence setbacks in established neighborhoods may not always make sense, but that this is a policy issue that they would like to see addressed by Council
 - Commissioners want Council to be aware that ZAPCO
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- Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation of approval.
 - Motion dies without a second

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 - Commissioner Webber Seconds
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Recommendation will be forwarded to City Council on April 10, 2024

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Applicant: Jenna Montoya

- a. Staff Report: Director Bills delivers briefing on building history and variance. Staff recommends denial of the variance request.
- b. Public Comment: Applicant Jenna Montoya discusses their project
- c. Discussion:
 - Commissioner Webber notes that variance is design-driven, and that the floor/ceiling height could have been adjusted instead
- d. **Action:** Commissioner Stewart moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

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Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

7. Public Hearing: 311 Westhaven Drive: Discuss and make recommendation on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing nonconforming single-family house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Elizabeth Salaiz

- a. Staff Report: Director Bills delivers briefing on expansion of existing non-conforming structure with a reduction in overall impervious cover. Staff recommends approval of the variance.
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Applicant: Trey Fletcher

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- Commissioner Maccini requests that the planter be removed from the sign, as it would require extra maintenance and water to maintain for minimal benefit.

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- Commissioner Pledger Seconds
- Motion Carries 4-1 with Commissioner Maccini voting against approval

Recommendation will be forwarded to the City Council on March 27th, 2024

10. **Adjournment: Chairman Robert Meisel.**

a. Meeting Adjourned at 8:20 pm

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT



City of West Lake Hills

Board of Adjustment

AGENDA REPORT

Meeting Date:	April 10, 2024	Item Number:	6
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

311 Westhaven Dr.: Discuss and consider action on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing nonconforming single-family house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Elizabeth Salaiz, Elizabeth Salaiz Architect, Inc.

Recommendation

Staff recommend approval of the variance request. The existing house and deck were built in 1978 under different setback restrictions. The addition will follow the setback established by the existing structure and will be replacing a non-conforming deck/patio in the same location.

The Zoning & Planning Commission considered the item at their regular meeting on March 20, 2024 and recommended approval by a vote of 5-0 (Attachment 6). The Commission found that the configuration and location of the existing house constituted a hardship for the location of the addition.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Jon and Kathleen Hibler

Legal Description: Westlake Park, Lot 36

Lot Size: 0.3356 acres

Zoning: R-1 One Family Residential

The properties surrounding the subject property are zoned R-1 One Family.

Background & Analysis:

The applicant is requesting to make an addition to an existing single-family structure, encroaching into the required 20-foot side setback for a two-story structure. For a lot under 0.375 acres, the required side setbacks are 15 feet for a one-story structure and 20-feet for a more than one story structure. Once any part of the structure is over one story, the 20-foot setback applies to the entire site.

The existing one-story home was built in 1978 using a 15-foot setback on the side property line. The applicant has an application in review for a remodel of the entire house and a 157.5 square foot, one-story addition to the southeast rear corner of the house (Attachment 2). There is currently an open patio/deck (156 square feet) in the location of the addition, set 15 feet from the property line. With this addition, they would like to

replace the deck with a one-story addition for a bedroom and continue using the 15-foot setback. The existing south elevation is 24.6 feet long and the addition will extend the wall another 12.67 feet within the setback (Attachment 3). All other elements of the remodel and addition are code compliant.

Public Comments:

The applicant provided two letters of support from the adjacent neighbors (Attachment 4). At the time of this report, no comments for or against have been received by staff.

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. *The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.*
This is an existing split-level house and the very small additions -163 SF total on the south side of the house and 73 SF on the north side of the house-are proposed to be on top of existing impervious cover (covered porches and foundations). The existing house, in place for decades, is currently configured with 15' setbacks.
2. *There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.*
The very small additions encroaching less than 100SF into the additional 5' setback are proposed over existing impervious cover (covered porches).
3. *There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.*
The only alternative is to not include the additions which will leave the Owners with insufficient bedrooms for their current and planned future offspring.
4. *The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.*
We are only requesting less than a 100 SF intrusion into the extra 5' setback.
5. *The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.*
The proposed additions are to be built upon existing impervious cover not visible from the street and well below the grade of the street and barely visible from the one close neighbor and barely different from current conditions of covered porches.
6. *The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.*
As noted above, the additions would be well below the grade of the street and barely visible from the one close neighbor and barely different from current conditions of covered porches.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

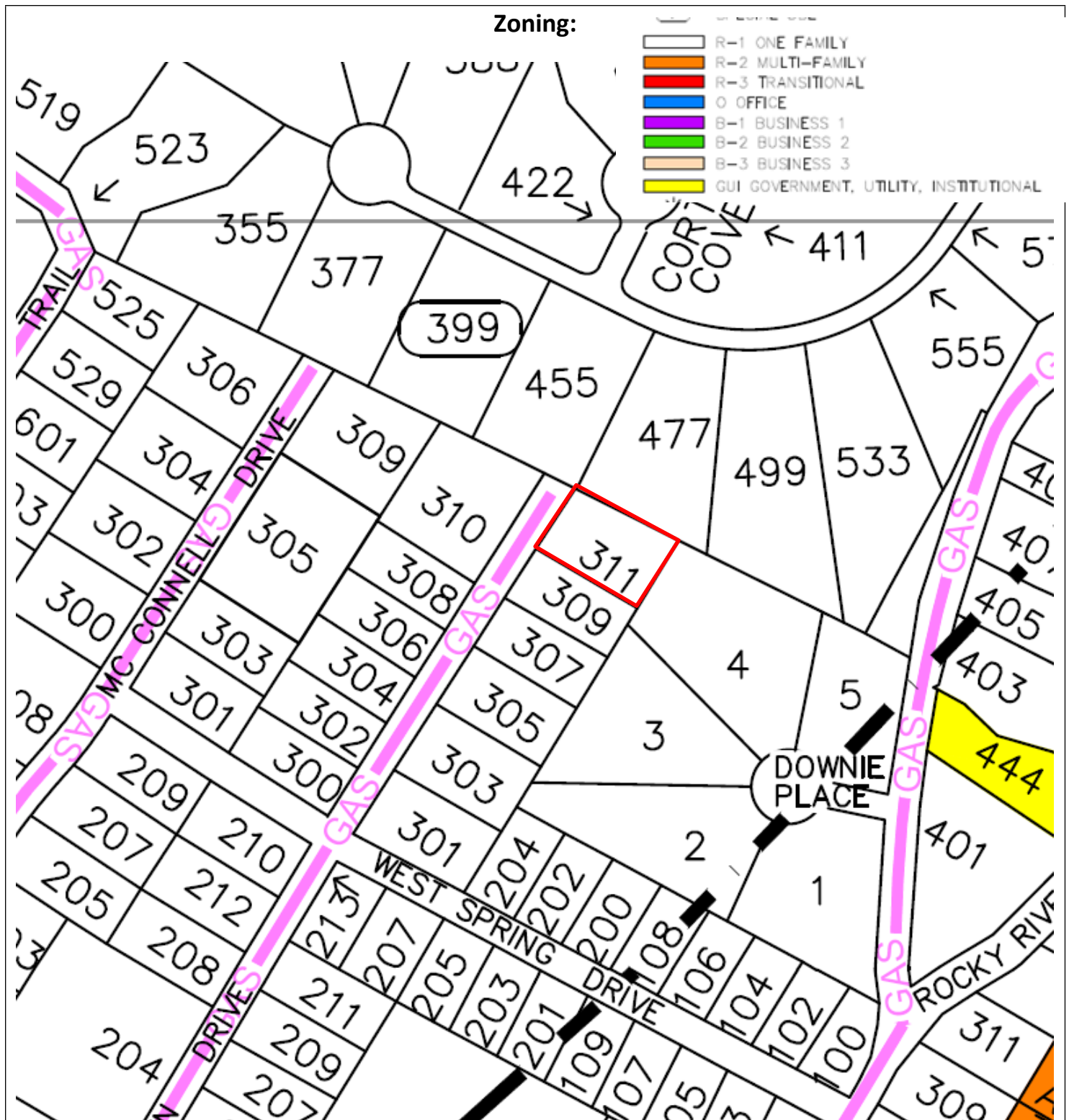
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

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

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 38.05.031: Variances](#)
- [Section 22.03.511: Criteria and process required for granting variance](#)



Aerial:



05 February, 2024

To: Robert Meisel,
ZAPCO Chair
Re: 311 Westhaven Dr. Setback Variance

Dear Sir:

I am writing you on behalf of Jon and Katie Hibler, the Owners of the property at 311 Westhaven Dr. We are requesting that we be allowed to use the 15' side yard setbacks rather than the 20' setbacks as required for a two story structure.

This is an existing split-level house, with only about half the house at 2 stories, and half at one story. The additions that we are requesting are at the very back of the house, one full story below street level grade, are barely visible from only one adjacent neighbor and are proposed over existing impervious cover (existing covered porches).

The proposed additions are one story and only 73 Sf on the northeast side of the property and 153 SF on the southeast (back) of the property with less than 100 SF in the additional 5' side setbacks.

Because this is an older, existing house, the entire house was already built to the 15' setbacks and having to come in an additional 5' would pose an undue hardship in creating usable space off the existing rooms. Therefore, we respectfully request that we be allowed to continue the existing 15' side yard setbacks.

Thank you for your time,

Sincerely,

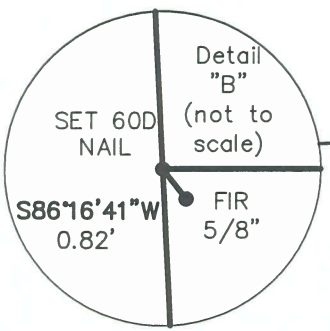
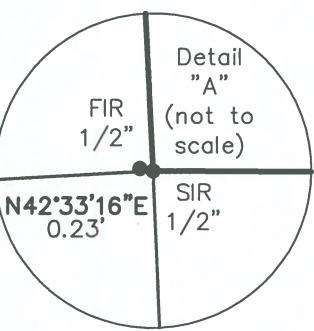


Elizabeth Salaiz, Registered Architect, TX #15285, NCARB, LEED BC + C
Elizabeth Salaiz Architect Inc.

Waterloo Surveyors Inc.
SURVEY PLAT
As-Built, Topographic & Tree Survey

- LEGEND**
- | | |
|--------------------------------|--|
| RECORD CALL () | |
| BUILDING SETBACK LINE B.L. | |
| PUBLIC UTILITY EASEMENT P.U.E. | |
| DRAINAGE EASEMENT D.E. | |
| FOUND IRON ROD FIR | |
| SET IRON ROD WITH CAP SIRC | |
| FOUND IRON ROD WITH CAP FIRC | |
| FOUND IRON PIPE FIP | |
| CITY OF AUSTIN ZONING COA | |
| WATER VALVE (V) | |
| WATER METER (W) | |
| CLEANOUT (CO) | |
| GAS METER (G) | |
| ELECTRIC METER (E) | |
| ELECTRIC MANHOLE (E) | |
| UTILITY POLE/GUY ANCHOR (P) | |
| UTILITY LINE (P) | |
| WIRE FENCE (X) | |
| FINISHED FLOOR ELEVATION FF | |
| TREE, DRIPLINE & NUMBER (#) | |

- TREE LIST:**
- | # | TYPE | SIZE |
|-----|----------------|-------------|
| 95 | Black Jack Oak | 20 |
| 96 | Spanish Oak | 22 |
| 97 | Ligustrum | 4 3 2 2 2 2 |
| 98 | Live Oak | 18 |
| 99 | Live Oak | 17 |
| 100 | Live Oak | 16 10 |
| 103 | Spanish Oak | 16 |
| 105 | Juniper | 9 |
| 106 | Juniper | 8 |
| 107 | Juniper | 5 |
| 108 | Live Oak | 17 17 |
| 110 | Juniper | 9 |
| 111 | Juniper | 10 |
| 112 | Juniper | 9 |
| 113 | Juniper | 10 |
| 118 | Chinaberry | 5 |
| 142 | Azalea | 5 4 4 2 |
| 143 | Azalea | 8 5 |
| 144 | Tallow | 7 7 6 |
| 145 | Hackberry | 4 |
| 146 | Hackberry | 5 |
| 154 | Tallow | 6 |
| 261 | Live Oak | 23 |
| 262 | Live Oak | 15 |
| 263 | Hackberry | 7 7 6 |
| 264 | Ligustrum | 11 5 4 3 |
| 265 | Ligustrum | 10 9 |
| 266 | Live Oak | 12 11 9 7 |
| 267 | Live Oak | 12 12 |
| 268 | Live Oak | 15 |
| 269 | Chinaberry | 8 |
| 272 | Live Oak | 9 5 5 |
| 273 | Live Oak | 29 16 13 |
| 274 | Live Oak | 18 |
| 275 | Live Oak | 17 |
| 276 | Live Oak | 13 10 6 |
| 277 | Live Oak | 21 13 |
| 278 | Palm | 10 |



NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

State of Texas:
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, 3 & 6 Conditions II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 48453C0445K, Zone: X, Dated: 1/22/2020.

Dated this the 2nd day of July, 2021.

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #10124400

OWNER:
John Trapp &
Christine Ann Trapp

ADDRESS:
311 Westhaven Drive
Austin, Texas 78746

J16523

LEGAL DESCRIPTION:
Lot 36, Westlake Park, according to the map or plat thereof recorded in Volume 7, Page 74, Plat Records of Travis County, Texas.

Lot 4
Block "A"
Cortona Subd

Lot 4
Vista De La Cima
Subd.

Detail
"B"

FIR
1/2"

S58°42'17"E 44.49'
(S60°11'32"E 45.00')

S34°16'53"W 95.24'
(N34°14'00"E 94.03')

N55°17'26"W 171.72'
(S55°17'00"E 171.80')

S58°42'03"E 171.53'
(S58°21'00"E 171.53')

FF 1
803.2'
FF 2
803.9'
FF 3
798.4'

Lot 3, Block "A"
Cortona Subd

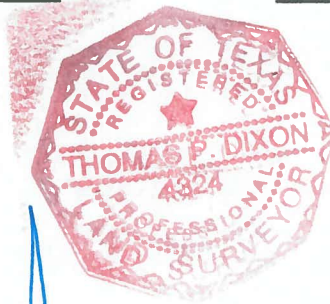
Lot 2, Block "A"
Cortona Subd

BENCHMARK:
SET "■" ON CURB
NAVD88 ELEVATION: 808.62'

Westhaven Drive

TREE NOTE:
THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS DRAWN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTI-TRUNK TREES ARE DISPLAYED USING THE FOLLOWING FORMULA: SUM OF THE LARGEST TRUNK + 1/2 OF THE SUM OF SMALLER TRUNKS.

NOTE:
LOT DOES NOT CLOSE BY 0.15'
PER PLAT

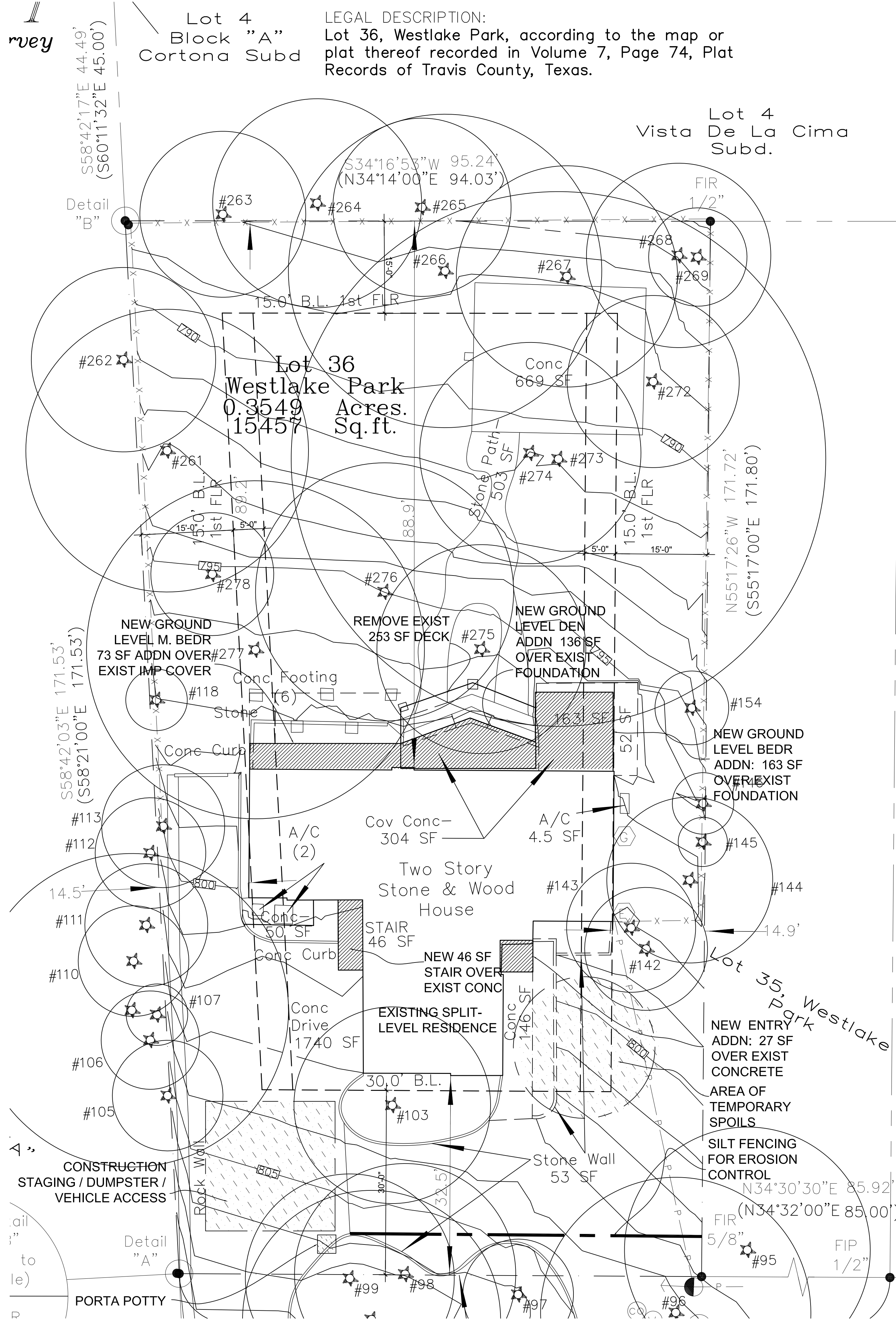


Thomas P. Dixon R.P.L.S. 4324

Copyright 2021

LEGEND
RECORD CALL ()
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
DRAINAGE EASEMENT D.E.
FOUND IRON ROD FIR
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CITY OF AUSTIN ZONING COA
WATER VALVE (V)
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GAS METER (G)
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UTILITY POLE/GUY ANCHOR (P)
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111, Juniper 10
112, Juniper 9
113, Juniper 10
118, Chinaberry 5
142, Azalea 5 4 4 2
143, Azalea 8 5
144, Tallow 7 7 6
145, Hackberry 4
146, Hackberry 5
154, Tallow 6
261, Live Oak 23
262, Live Oak 15
263, Hackberry 7 7 6
264, Ligustrum 11 5 4 3
265, Ligustrum 10 9
266, Live Oak 12 11 9 7
267, Live Oak 12 12
268, Live Oak 15
269, Chinaberry 8
272, Live Oak 9 5 5
273, Live Oak 29 16 13
274, Live Oak 18
275, Live Oak 17
276, Live Oak 13 10 6
277, Live Oak 21 13
278, Palm 10



1 SITE / ROOF PLAN
SCALE: 1" = 10'-0"
SURVEY BY:
Watertoo Surveyors Inc. July 02, 2021

SHEET INDEX

ARCHITECTURAL:	
1) A-0.0	COVER / SITE PLAN / ROOF PLAN
2) A-0.1	DEMOLITION PLANS
3) A-1.0	LOWER FLOOR PLAN
4) A-1.1	MAIN FLOOR PLAN
5) A-2.0	REFLECTED CEILING PLAN-LOWER LEVEL
6) A-2.1	REFLECTED CEILING PLAN-MAIN LEVEL
7) A-3.0	EXTERIOR ELEVATIONS-NORTH and WEST
8) A-3.1	EXTERIOR ELEVATIONS-SOUTH and EAST
9) A-4.0	BUILDING SECTIONS
10) A-5.0	SCHEDULES
11) A-6.0	INTERIOR ELEVATIONS
STRUCTURAL:	
12) S-0	STRUCTURAL NOTES
13) S-1	DEMO FLOOR AND ROOF FRAMING PLANS
14) S-2	FOUND PLANS AND FLOOR/ ROOF FRAMING
15) S-3	STRUCTURAL DETAILS

BUILDING DATA

IMPERVIOUS COVERAGE CALCULATIONS: R-1 ZONING	
EXIST MAIN FLOOR	1550 SF
EXIST LOWER LEVEL	1302 SF
EXIST GARAGE	573 SF
EXIST BLDG FOOTPRINT (LOWER + GARAGE)	= 1875 SF
EXIST CONC DRIVEWAY	1740 SF
EXIST CONC ENTRY	145 SF
EXIST STONE PLANTER SURROUNDS	= 53 SF
EXIST CONC AC PADS	= 130 SF
EXIST COVERED CONC (UNDER DECK)	= 833 SF
EXIST STONE WALK	= 503 SF
EXIST BACK YARD CONC PAD	= 669 SF
SUBTOTAL IMPERVIOUS COVERAGE:	4073 SF
TOTAL EXIST IMP COVER	= 5948 SF
EXIST IMP COVER	= 5948 / 15, 457= 38.5%
PLEASE NOTE: ALL NEW CONSTRUCTION IS TO BE BUILT OVER EXISTING IMPERVIOUS COVERAGE:	
NEW BEDROOM ADDITION	= 163 SF
NEW M. BEDR ADDN	= 73 SF
NEW DEN ADDITION	= 136 SF
NEW KITCHEN STAIR	= 46 SF
NEW ENTRY ADDITION	= 27 SF
NEW IMP COVER OVER EXISTING	= 337 SF
GARAGE CONVERTED TO LIVING SPACE	= 573 SF
TOTAL IMP COVER - EXIST IMP COVER TO BE REMOVED:	
PARTIAL STONE WALK (503 SF), PARTIAL EXIST DRIVEWAY (324 SF), PARTIAL COVERED DECK (52 SF), EXIST DECK TO BE REMOVED (253) =	(1132 SF)= 5948-1132= 4816 SF
BOUNDARY: 15,457 SF=	35 AC
PERCENTAGE ALLOWABLE IMP COVERAGE:	32.5 %
PROPOSED TOTAL IMP COVERAGE:	4816/15,457= 31.2 %

CITY OF WEST LAKE HILLS NOTES

1. PROJECT IS A TYPE 1 DEVELOPMENT.
2. WE CERTIFY THAT ALL EASEMENTS ARE SHOWN ON THIS PLAN.
3. NO CONCENTRATED STORM WATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A DRAINAGE EASEMENT.
4. NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.
5. THE DRAINAGE DESIGNER IS RESPONSIBLE FOR THE ADEQUACY OF THESE PLANS. IN ACCEPTING THESE PLANS, THE CITY OF WESTLAKE HILLS AND ALL REVIEWERS RELY UPON THE ADEQUACY OF THE DESIGN BY THE DRAINAGE DESIGNER.
6. PER TPDES GENERAL PERMIT NO 150000, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS.
7. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES.
8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL SEC 7.1 (1).
9. PER FEMA FIRM PANEL # 48453C0445K (10 / 2020), THIS ADDRESS IS IN AN AREA OF MINIMAL FLOOR HAZARD-ZONE X.
10. THIS ADDRESS IS IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

GENERAL NOTES

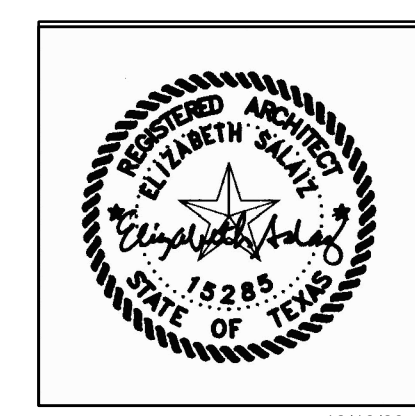
1. REPORT ANY AND ALL DISCREPANCIES, ERRORS, OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND / OR THE COMMENCEMENT OF CONSTRUCTION.
2. PLEASE NOTE THAT THERE ARE MANY EXISTING CONDITIONS ON THIS PROJECT AND ALL DIMENSIONS NEED TO BE VERIFIED AT JOBSITE. DISCUSS ANY DIMENSIONAL DISCREPANCIES WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
3. ALL DIMENSIONS TO EDGE OF STRUCTURE UNO.
4. UNDER NO CIRCUMSTANCE SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
5. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR AND WINDOW MFRS.
6. REFER TO STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION DETAILS. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR TO FLOOR HEIGHTS, FURDOWNS, ETC.

FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



12/13/23

NAME:

DATE: 12/13/23

PHASE: PERMIT SET

ELIZABETH SALAI ARCHITECT INC.

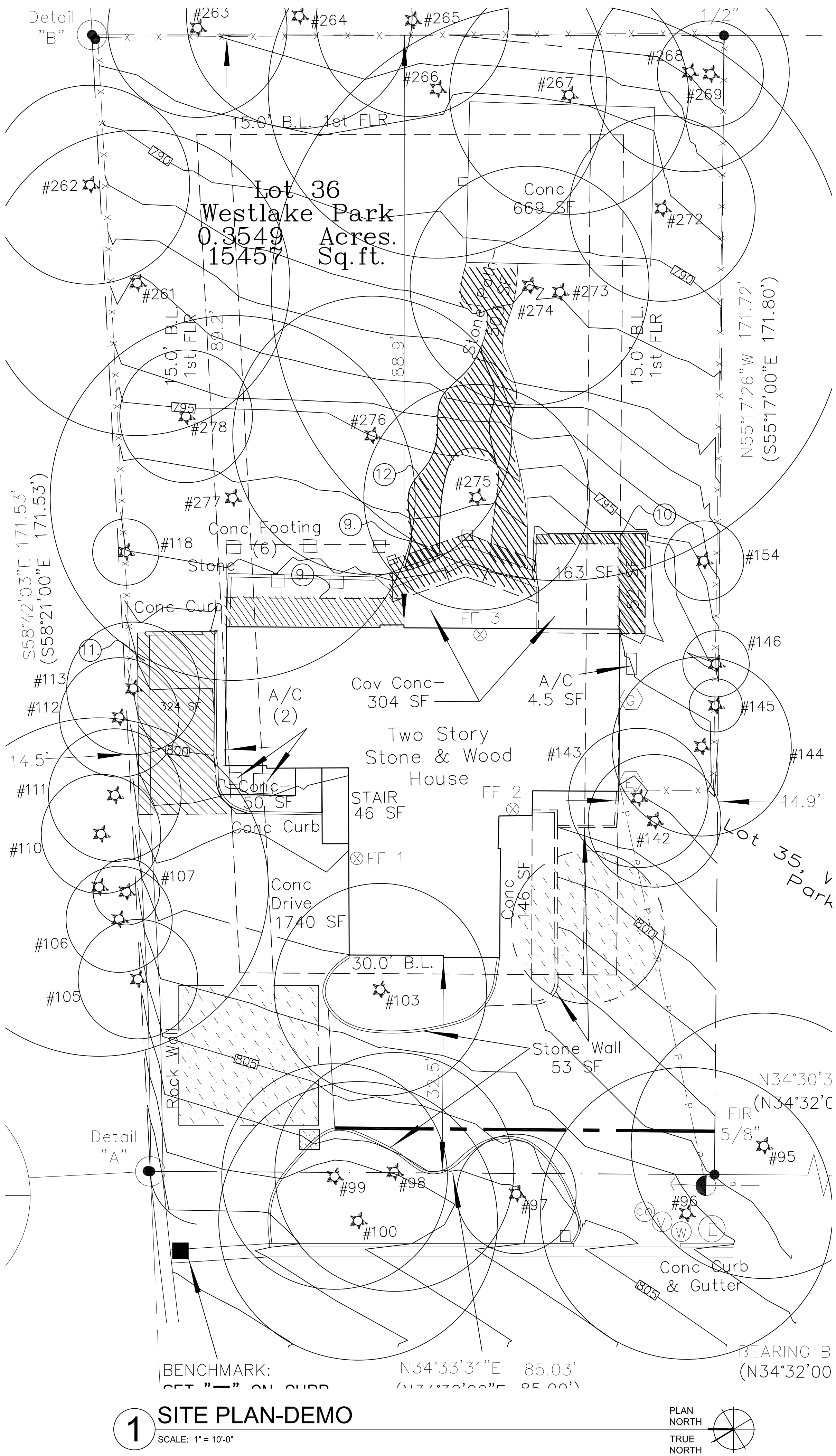
2305 RUNDLE PL
AUSTIN TX 78704
cell: 512.771.1389
email: liz@elsaiarchitect.com

HIBLER RESIDENCE

OWNERS:
Jon & Katie Hibler
311 Westhaven
Austin, Texas
78746

A-0.0

SHEET NO. 1 OF 15

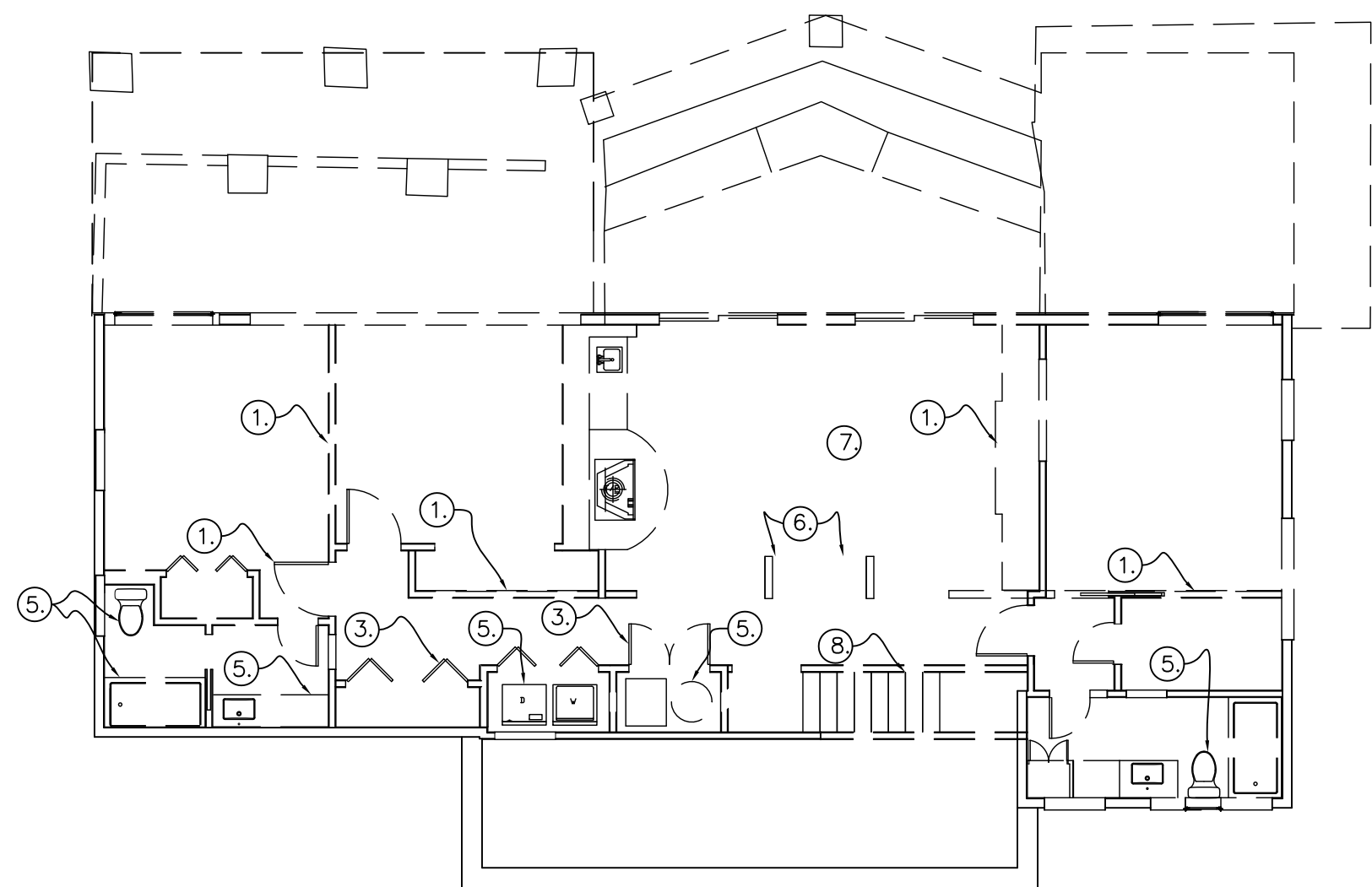
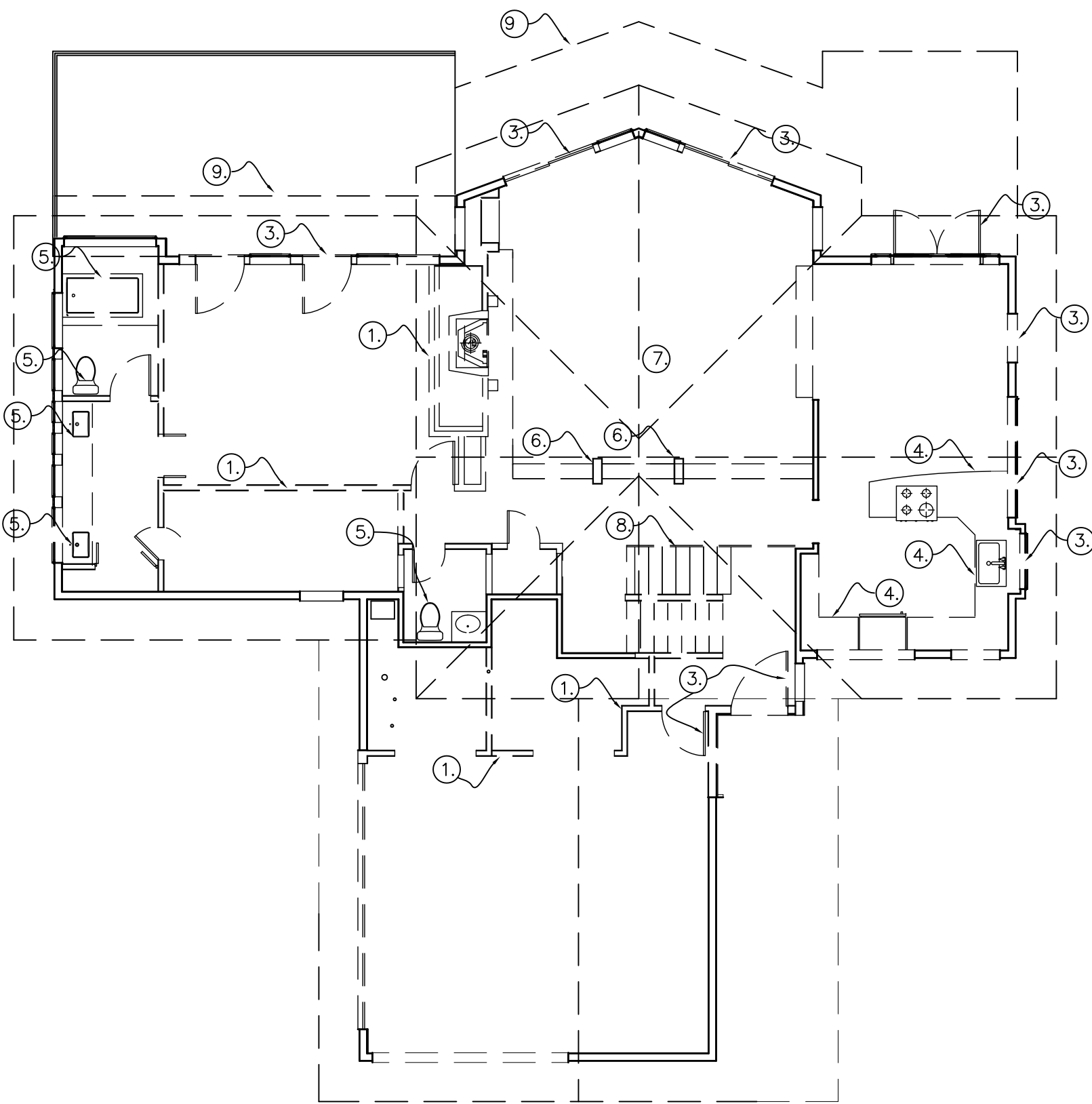


DEMOLITION NOTES:

1. REMOVE EXISTING INTERIOR WALLS SHOWN DASHED
2. REMOVE EXISTING EXTERIOR WALLS SHOWN DASHED.
3. REMOVE EXISTING WINDOWS AND/OR DOORS SHOWN DASHED—STORE PER OWNER.
4. REMOVE EXIST CABINETS AND APPLIANCES SHOWN DASHED.
5. REMOVE EXIST PLUMBING FIXTURES SHOWN DASHED. STORE ALL PER OWNER.
6. COORD TEMP SUPPORTS WITH STRUCTURAL ENGINEER PRIOR TO REMOVING COLS AND BEAMS SHOWN DASHED.
7. REMOVE EXIST GYP BD CEILING, TRUSSES AND FLOORING—REF STRUCT
8. REMOVE EXIST INTERIOR STAIRS
9. REMOVE EXIST WOODEN DECK AND SUPPORT COLS SHOWN DASHED. PROVIDE TEMP SUPPORT IN AREA OF NEW MASTER BEDR ADDN PRIOR TO REMOVAL OF EXIST DECK IN THAT AREA.
10. REMOVE EXIST ROCK PATIO SHOWN DASHED
11. REMOVE EXIST CONC DRIVEWAY SHOWN DASHED
12. REMOVE EXIST ROCK PATH SHOWN DASHED

WALL LEGEND

- NEW EXTERIOR AND LOAD BEARING WALL W/ 3 1/2" WD STUDS @ 16" O. C. W/R-15 MIN INSULATION W/1/2" GYP BD INT SIDE AND 1/2" PLYWD SHEATHING, WP WRAP AND SIDING PER OWNER'S SPECS @ EXTERIOR—OPTIONAL ADD 1" RIGID INSULATION OVER EXT SHEATHING FOR CONT THERMAL / AIR BARRIER
- NEW INTERIOR PARTITION WALL W/ 3 1/2" WD STUDS @ 16" O. C. AND 1/2" GYP EA SIDE (1/2" GREEN BOARD OR CEMENT BOARD + TILE @ ALL WET LOCATIONS) NOTE: PROVIDE SOUND INSULATION AT ALL PLBG WALLS AND BTW FIRST AND SECOND FLOORS
- EXISTING EXTERIOR (OR INTERIOR) PARTITION WALL TO REMAIN
- EXISTING EXT AND INTERIOR WALLS, DOORS, COUNTERS TO BE DEMOLISHED

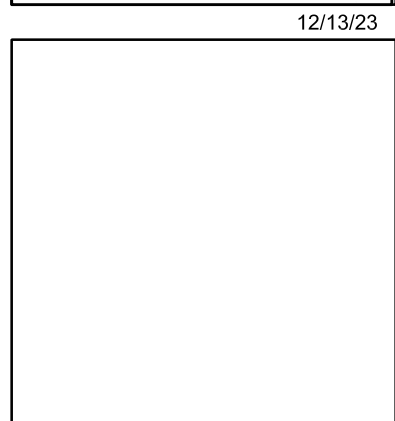
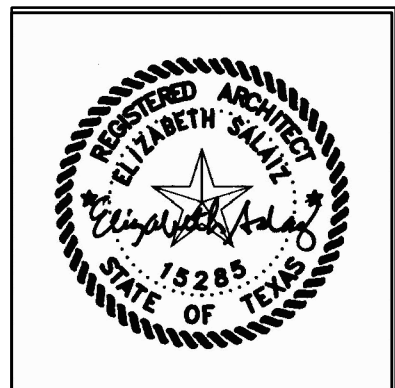


FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

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ELIZABETH
SALAI
ARCHITECT
INC.

2305 RUNDLE LPL
AUSTIN TX 78704
cell: 512.771.1389
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HIBLER
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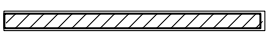
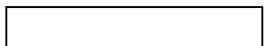
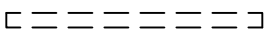
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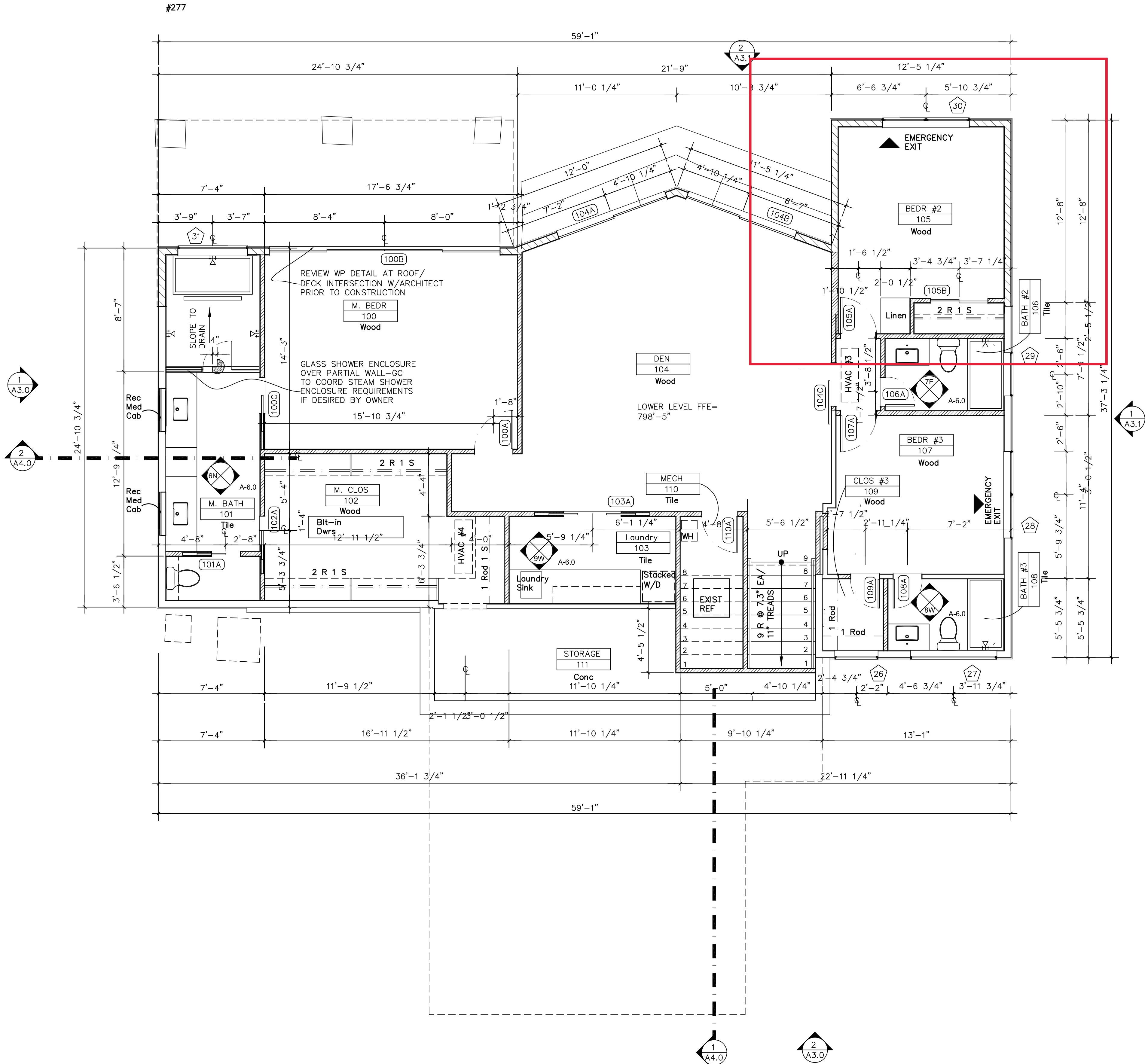
SHEET NO. 2 OF 15

GENERAL NOTES:

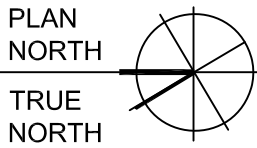
1. PROVIDE BLOCKING FOR AT ALL BATHROOMS FOR TOWEL BARS @ 48" CENTERLINE TYP AND TP HOLDERS @ 24" CL TYPICAL-REVIEW LOCATIONS W/OWNER PRIOR TO CLOSING UP WALLS.
2. PROVIDE BLOCKING AT 34" CENTERLINE AT GUEST ROOM AND FLEX ROOM TYP FOR HC BARS AT TOILET AND SHOWER.
3. PROVIDE SOUND INSULATION PER FLOORING MFR RECOMMENDATIONS AT ALL SPACES BTW FLOOR LEVELS AND AT ALL PLBG WALLS TYPICAL.

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1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS

NAME:

DATE: 12/13/23

PHASE: PERMIT SET

ELIZABETH SALAIZ ARCHITECT INC.

2305 RUNDLE L PL
AUSTIN TX 78704

cell: 512.771.1089

email: liz@elsalazarchitect.com

HIBLER RESIDENCE

OWNERS:
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Austin, Texas
78746

A-1.0

SHEET NO. 3 OF 15

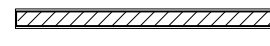
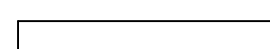
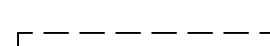
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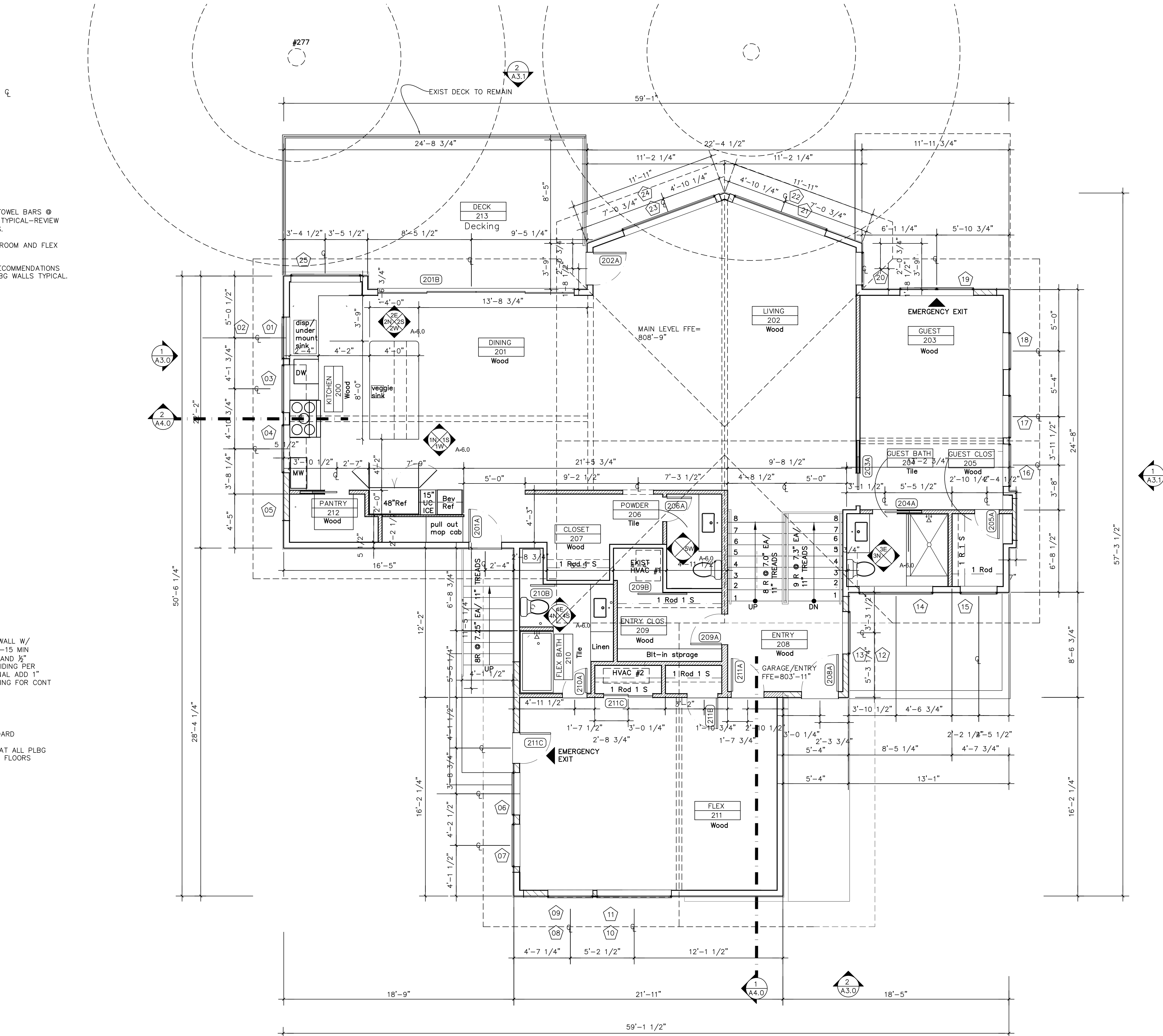
Page 74 of 121

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NOTE: PROVIDE SOUND INSULATION AT ALL PLBG WALLS AND BTW FIRST AND SECOND FLOORS
-  EXISTING EXTERIOR (OR INTERIOR) PARTITION WALL TO REMAIN
-  EXISTING EXT AND INTERIOR WALLS, DOORS, COUNTERS TO BE DEMOLISHED



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

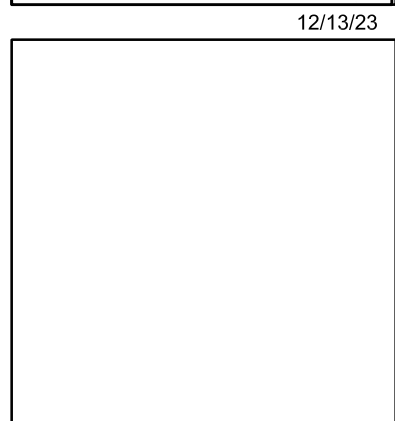
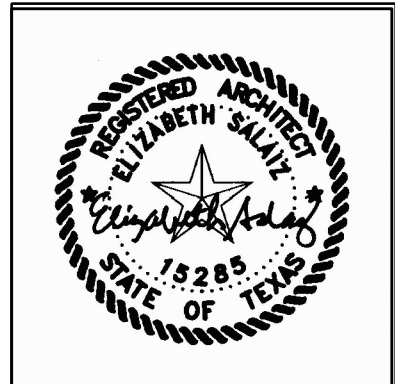


FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



NAME:

DATE: 12/13/23

PHASE: PERMIT SET

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A-1.1
SHEET NO. 4 OF 15

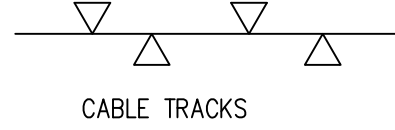
SYMBOLS LEGEND

	SWITCH		HARD WIRED SMOKE DETECTOR
	THREE-WAY SWITCH		HARD WIRED SMOKE/CARBON MONOXIDE DETECTOR
	FOUR-WAY SWITCH		GAS STUB W/ SHUT-OFF VALVE
	D = DIMMER SWITCH F = FAN SPEED CONTROL SWITCH		WATER LINE WITH VALVE
	TELEPHONE-VERIFY LOCATIONS W/ OWNER.		ELECTRIC PANEL
	FAX LINE- VERIFY LOCATIONS W/ OWNER.		HEATER, EXHAUST VENT OR LIGHT (H,V,L) VERIFY LOCATIONS W/ OWNER
	INTERNET CONNX		CAGED FAN W/LIGHT KIT
	TELEVISION OUTLET W/INTERNET/CABLE		FAN PER OWNER SPEC (NO LITE KIT)
	DUPLEX RECEPTACLE		TANKLESS GAS WATER HEATER
	SWITCHED RECEPTACLE		SUPPLY DUCT
	SPECIAL PURPOSE CONNECTION		HVAC DUCT
	DUPLEX RECEPTACLE MOUNTED AT 42" ABOVE FIN. FLR.		THERMOSTAT
	WEATHERPROOF DUPLEX RECEPTACLE.		
	220 V DUPLEX RECEPTACLE		
	DUPLEX FLOOR RECEPTACLE VERIFY LOCATIONS W/ OWNER		
	INSULATED HOSE BIBB		
	ETHERNET (RJ 45)		

LIGHT FIXTURE LEGEND

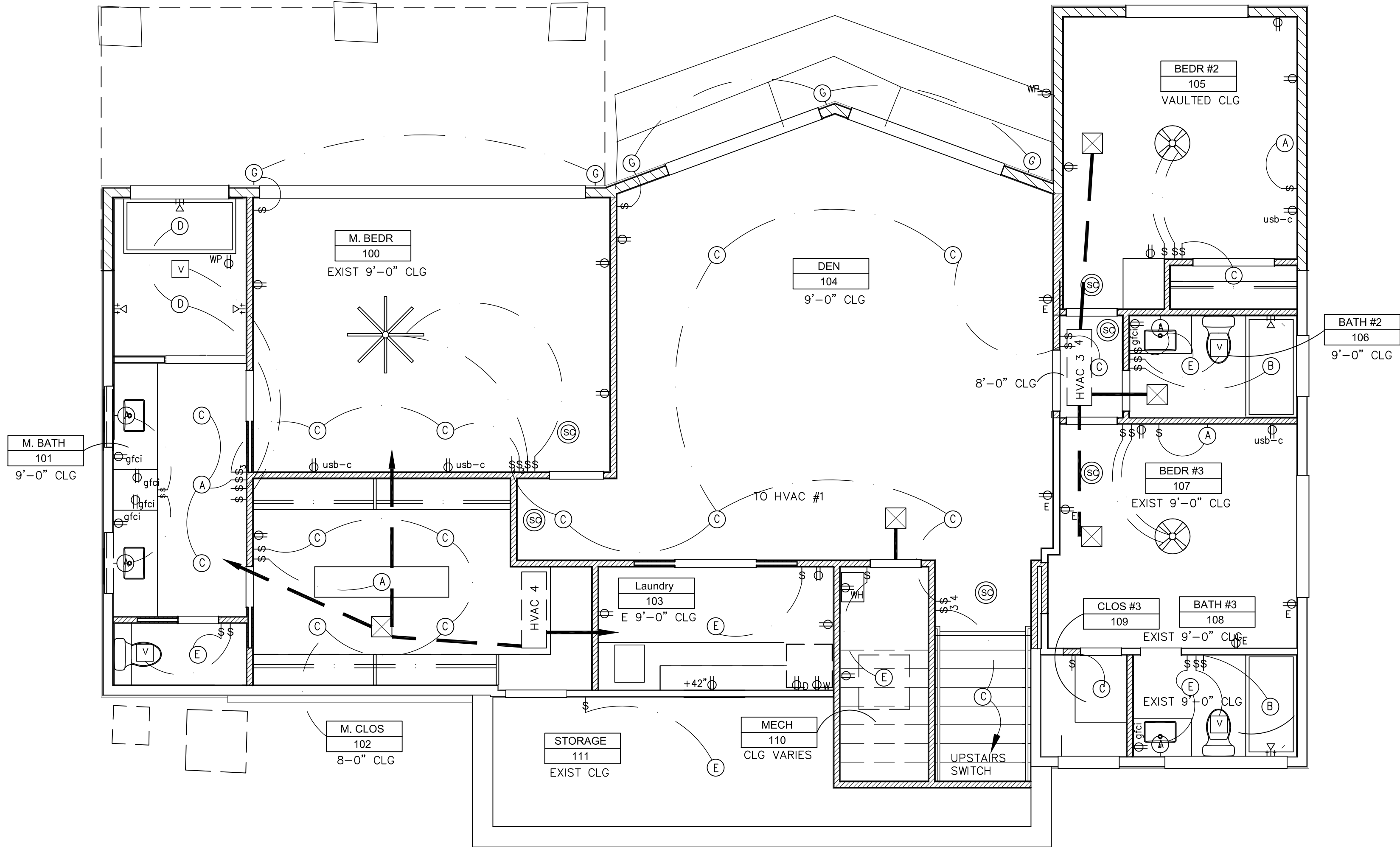
ALL LIGHT FIXTURES OFCI

- (A) WALL SCONCE LED
- (B) WATERPROOF RECESSED SHOWER CAN LED
- (C) RECESSED CAN LED (SLOPED CANS @ SLOPED CLGS)
- (C) EXTERIOR RECESSED CAN LED-PROVIDE MOTION SENSORS AND SWITCH TYPICAL
- (D) PENDANT LED
- (E) CLG MOUNTED LED
- (F) UNDER CABINET LED
- (G) EXTERIOR WALL SCONCE LED
- (H) EXT FLOODS W/MOTION SENSOR/SWITCH
- (J) EXTERIOR RAILING SCONCE

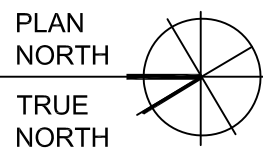


WALL LEGEND

	NEW EXTERIOR AND LOAD BEARING WALL W/ 3 1/2" WD STUDS @ 16" O. C. W/R-15 MIN INSULATION W/1/2" GYP BD INT SIDE AND 1/2" PLYWD SHEATHING, WP WRAP AND SIDING PER OWNER'S SPECS @ EXTERIOR-OPTIONAL ADD 1" RIGID INSULATION OVER EXT SHEATHING FOR CONT THERMAL / AIR BARRIER
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	EXISTING EXT AND INTERIOR WALLS, DOORS, COUNTERS TO BE DEMOLISHED



1 LOWER LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

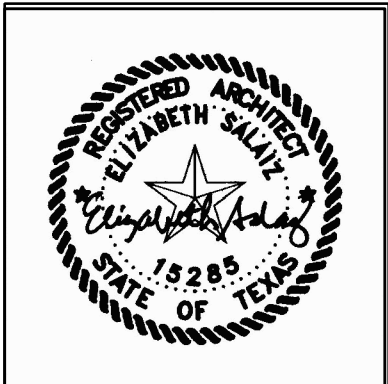


FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



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NAME:

DATE: 12/13/23

PHASE: PERMIT SET

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A-2.0

SHEET NO. 5 OF 15

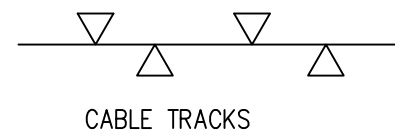
SYMBOLS LEGEND

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	WEATHERPROOF DUPLEX RECEPTACLE.		
	220 V DUPLEX RECEPTACLE		
	DUPLEX FLOOR RECEPTACLE VERIFY LOCATIONS W/ OWNER		
	INSULATED HOSE BIBB		
	ETHERNET (RJ 45)		

LIGHT FIXTURE LEGEND

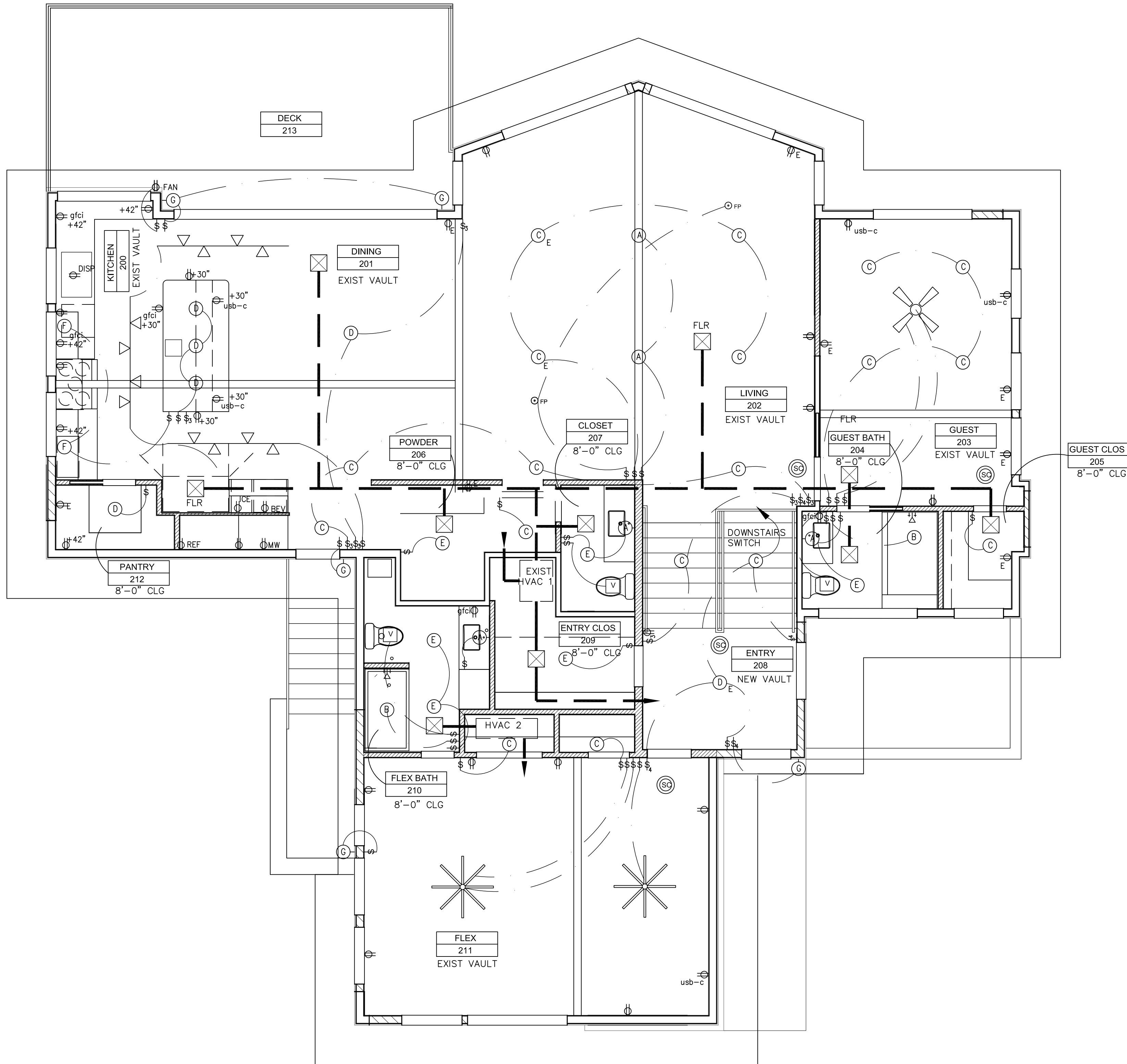
ALL LIGHT FIXTURES OFCI

- (A) WALL SCONCE LED
- (B) WATERPROOF RECESSED SHOWER CAN LED
- (C) RECESSED CAN LED (SLOPED CANS @ SLOPED CLGS)
- (C) X EXTERIOR RECESSED CAN LED-PROVIDE MOTION SENSORS AND SWITCH TYPICAL
- (D) PENDANT LED
- (E) CLG MOUNTED LED
- (F) UNDER CABINET LED
- (G) EXTERIOR WALL SCONCE LED
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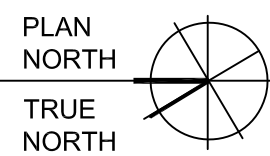


WALL LEGEND

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1 MAIN LEVEL REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

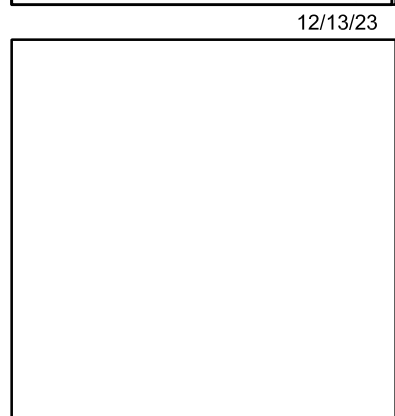
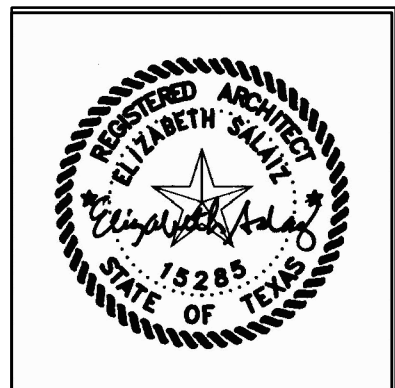


FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



NAME:

DATE: 12/13/23

PHASE: PERMIT SET

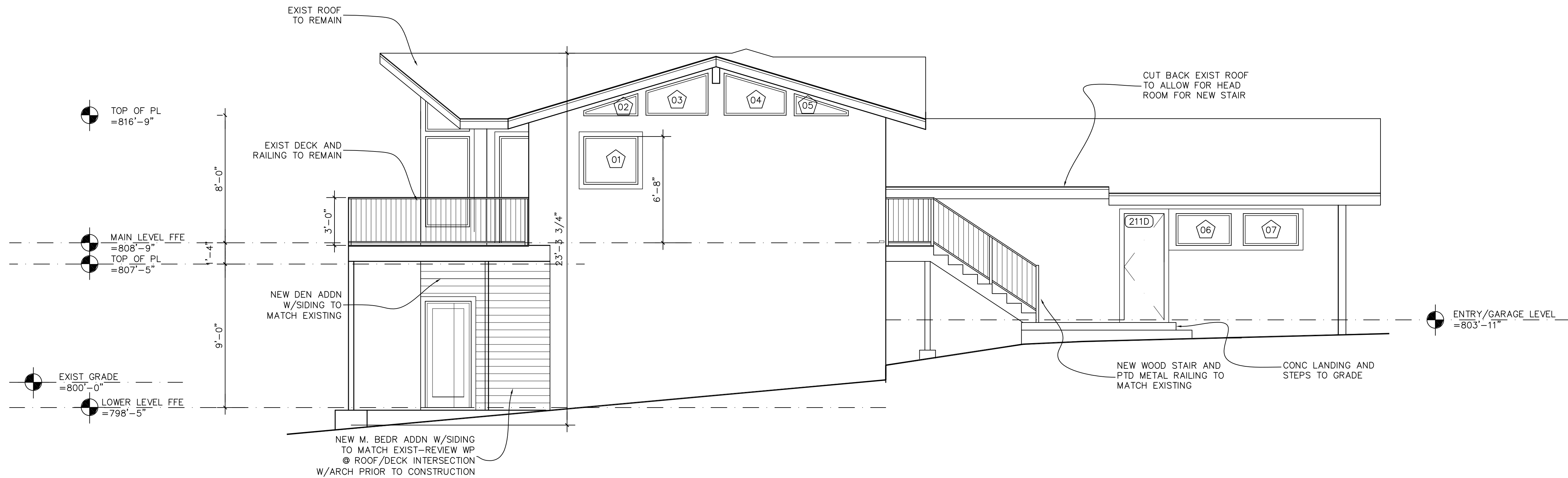
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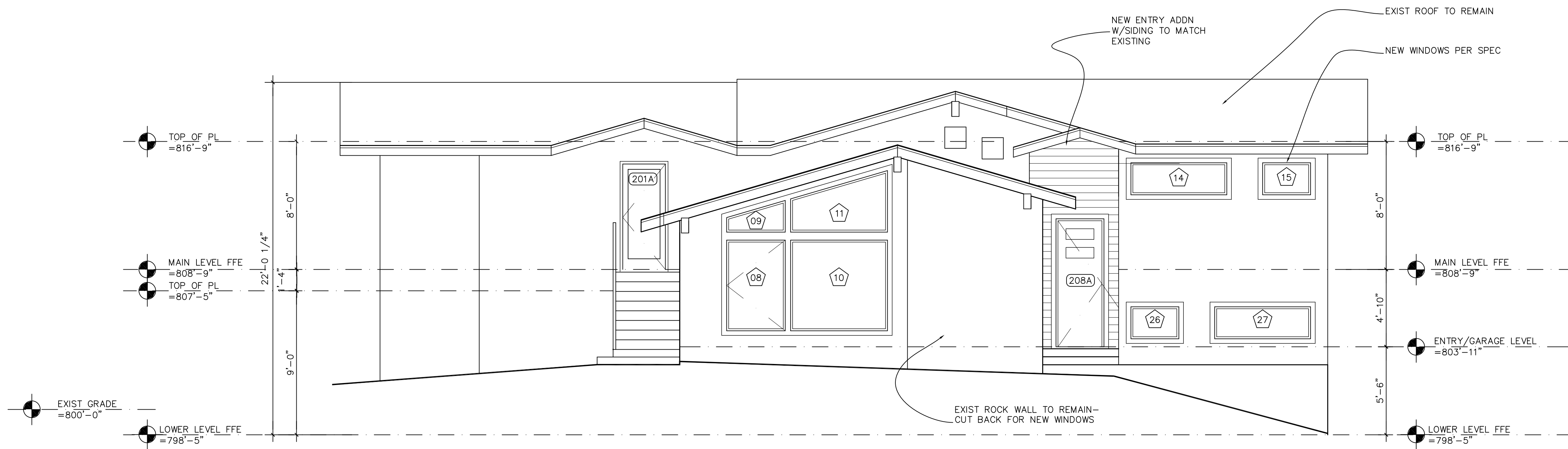
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A-2.1
SHEET NO. 6 OF 15

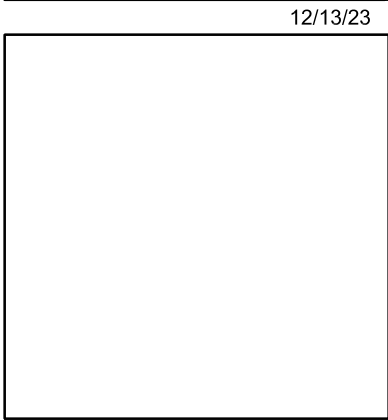
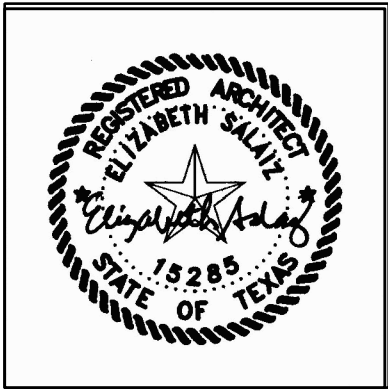


1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

FILE: DWG/HIBLER RESIDENCE
DRAWN: EAS
CHECKED: EAS
REVISIONS



NAME:
DATE: 12/13/23
PHASE: PERMIT SET

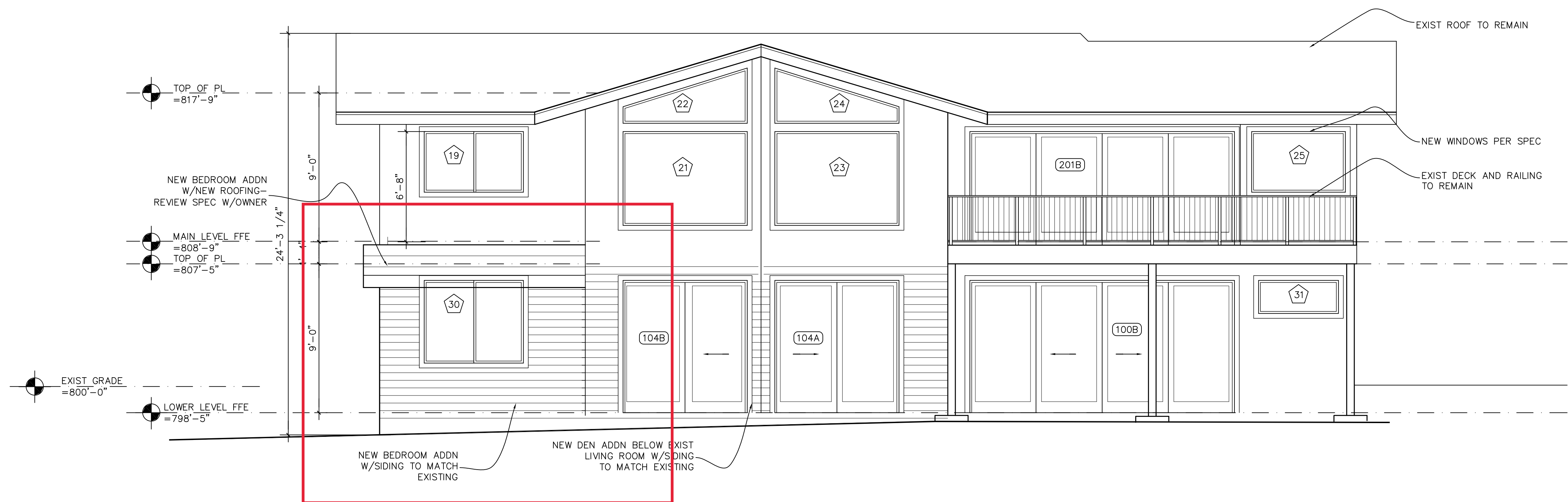
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A-3.0
SHEET NO. 7 OF 15



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS

12/13/23

NAME:

DATE: 12/13/23

PHASE: PERMIT SET

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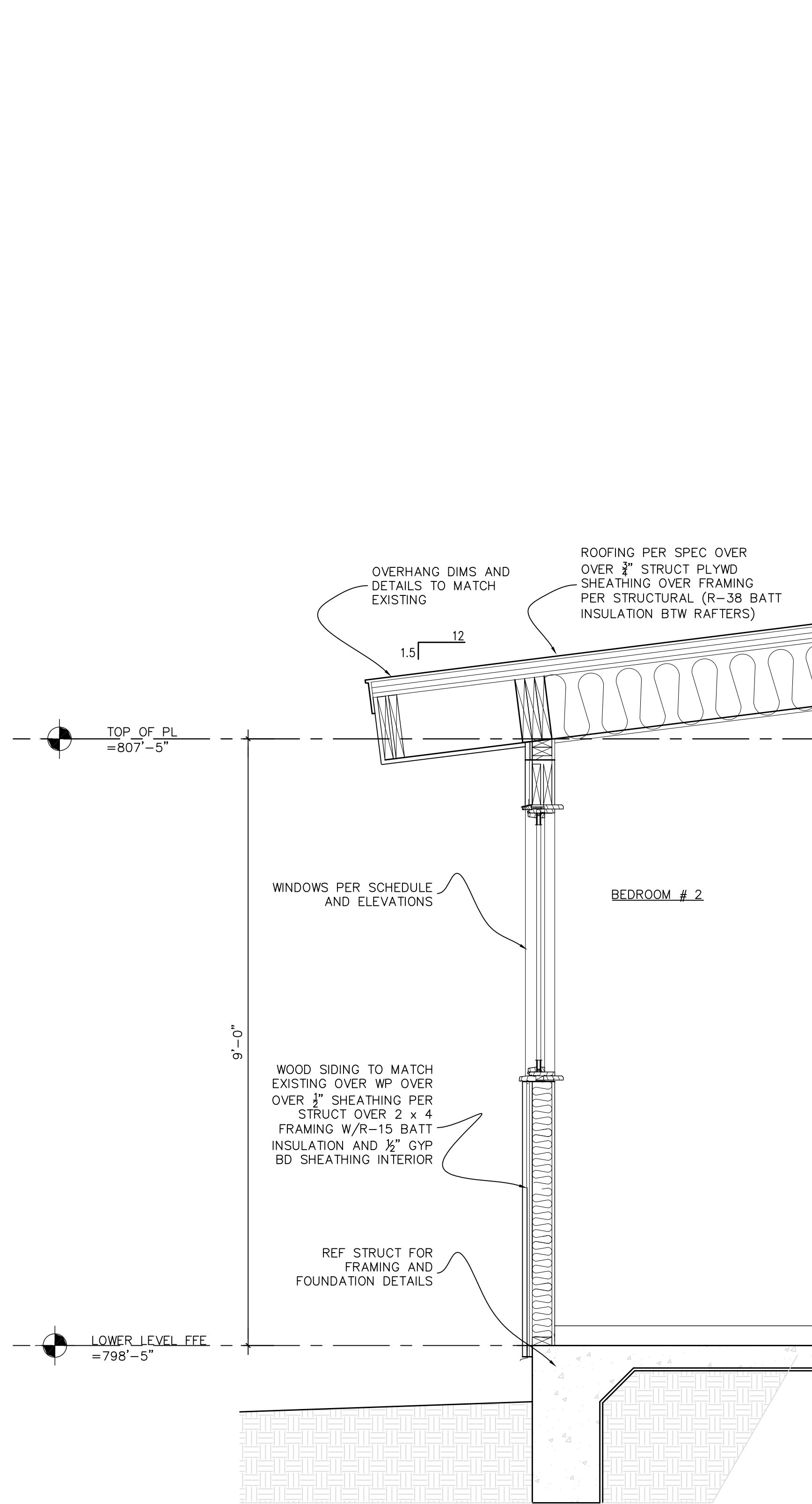
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SHEET NO. 8 OF 15

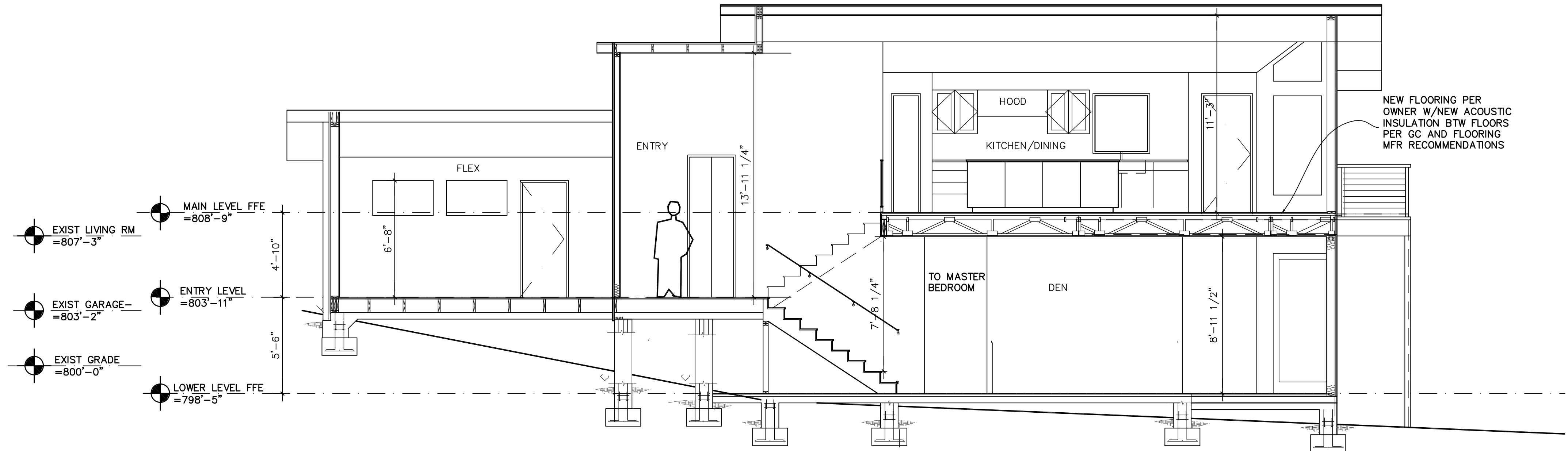
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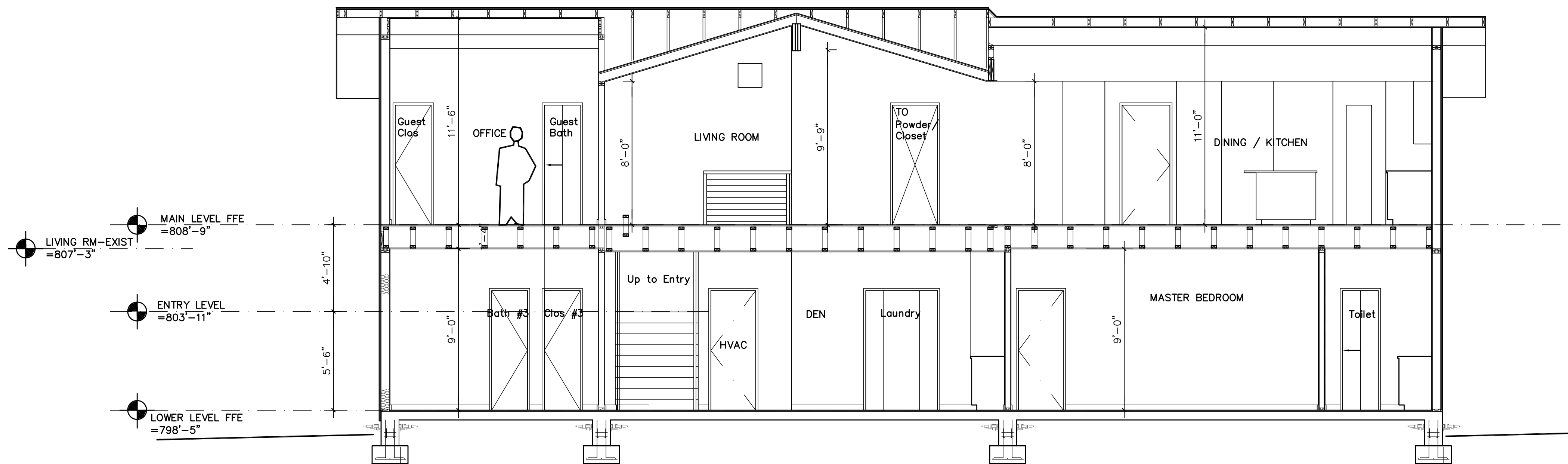
Page 79 of 121



3 WALL SECTION-TYPICAL
SCALE: 3/4" = 1'-0"

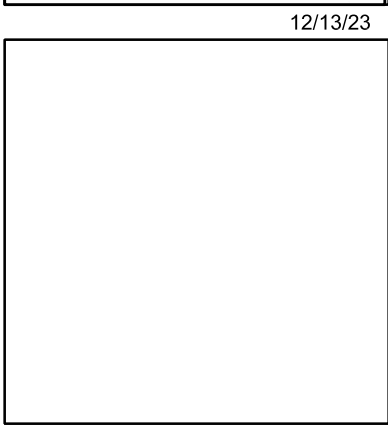
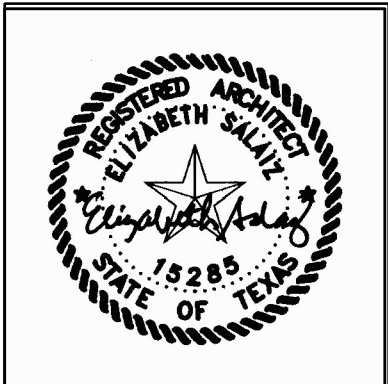


1 EAST-WEST BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION
SCALE: 1/4" = 1'-0"

FILE: DWGSHIBLER RESIDENCE
DRAWN: EAS
CHECKED: EAS
REVISIONS



NAME:
DATE: 12/13/23
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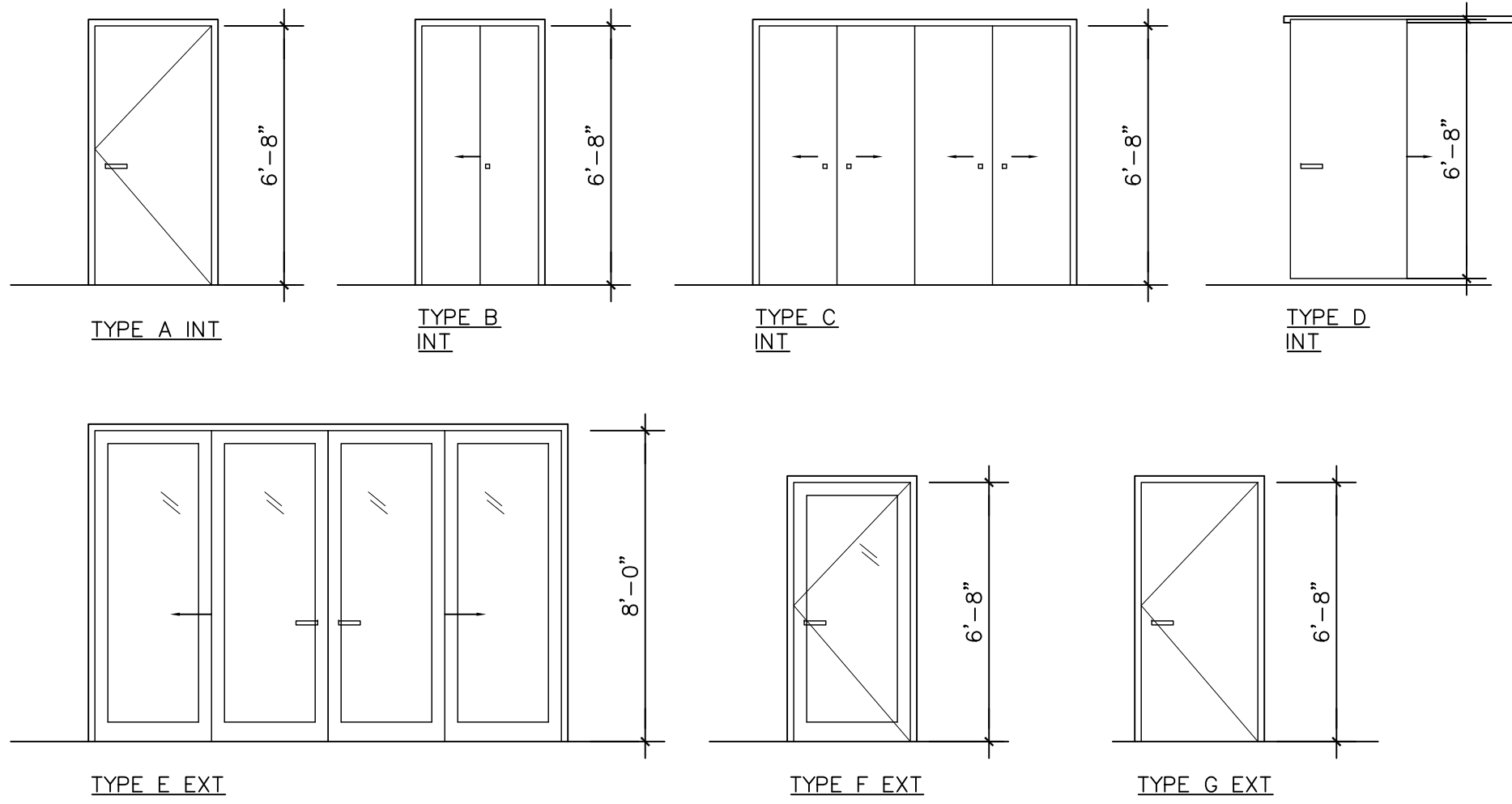
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78746

A-4.0
SHEET NO. 9 OF 15

NOTES AT TILE AREAS:
1. PROVIDE FULL ROWS OF SELECTED TILE, BEGINNING AT FLOOR. PROVIDE COVE BASE AT FLOOR TYP.
2. INSTALL COVE BASE PRIOR TO INSTALLING TILE FLOOR AND ENSURE THAT TOP EDGE OF COVE ALIGNS WITH TOP SURFACE OF FLOOR TILE.
3. PROVIDE SCHLUTER RENO AETK100 SATIN ANODIZED ALUMINUM STRIP OR EQUAL TO TRANSITION FROM 3/8" TILE TO OTHER FINISHES AS REQUIRED.
4. TILE WAINSCOT SHALL BE 4" AFF MINIMUM AND SHALL BE FINISHED WITH METAL EDGING.
PROVIDE WATERPROOFING MEMBRANE (LATTICRETE "HYDRO-BAN" OR EQUAL) OVER HARDIE TILE BACKER CEMENT BOARD INSTALLED PER MFR'S RECOMMENDATIONS AT ALL WET /TILE LOCATIONS SUCH AS SHOWER WALLS, ETC.- ALL PROPERLY INSTALLED TO PRODUCE WATERPROOF RESULTS, TYPICAL.

FINISH LEGEND	
LEGEND	DESCRIPTION
CONC	RAW CONCRETE
GYP	1/2" PAINTED GYPSUM BOARD
TILE	TILE WAINSCOTING AND/OR BASE: TILE FIELD: DALTILE TILE BASE: DALTILE
BASE	PTD WOOD
P1	INT COLOR: SHERWIN WILLIAMS
P2	INT COLOR: SW - SHERWIN WILLIAMS
P3	INT COLOR SW MOLD RESISTANT PAINT
P4	INT COLOR SW MOLD RESISTANT PAINT
P5	EXT COLOR @SIDING
P6	COLOR @ EXIST BRICK:
P7	KIT CABINETS: BATH CABINETS:

FINISH SCHEDULE									
ROOM #	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NOR TH	EAST	SOU TH	WEST		
100	MASTER BEDROOM	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
101	MASTER BATH	TILE	TILE	P1	P1	P1	P1	PTD GYP P2	EXIST CEILING TO REMAIN
102	MASTER CLOSET	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
103	LAUNDRY	RUBBER	WOOD	P1	P1	P1	P1	PTD GYP P2	
104	DEN	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
105	BEDR #2	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
106	BATH #2	TILE	TILE	P1	P1	P1	P1	PTD GYP P2	
107	BEDR #3	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
108	BATH #3	TILE	TILE	P1	P1	P1	P1	PTD GYP P2	
109	CLOS #3	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
110	MECH	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
200	KITCHEN	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
201	DINING ROOM	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
202	LIVING ROOM	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
203	GUEST ROOM	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
204	GUEST BATH	TILE	TILE	P1	P1	P1	P1	PTD GYP P2	
205	GUEST CLOSET	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
206	POWDER	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
207	CLOSET	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
208	ENTRY	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
209	ENTRY CLOSET	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	
210	FLEX BATH	TILE	TILE	P1	P1	P1	P1	PTD GYP P2	
211	FLEX ROOM	WOOD	WOOD	P1	P1	P1	P1	PTD GYP P2	

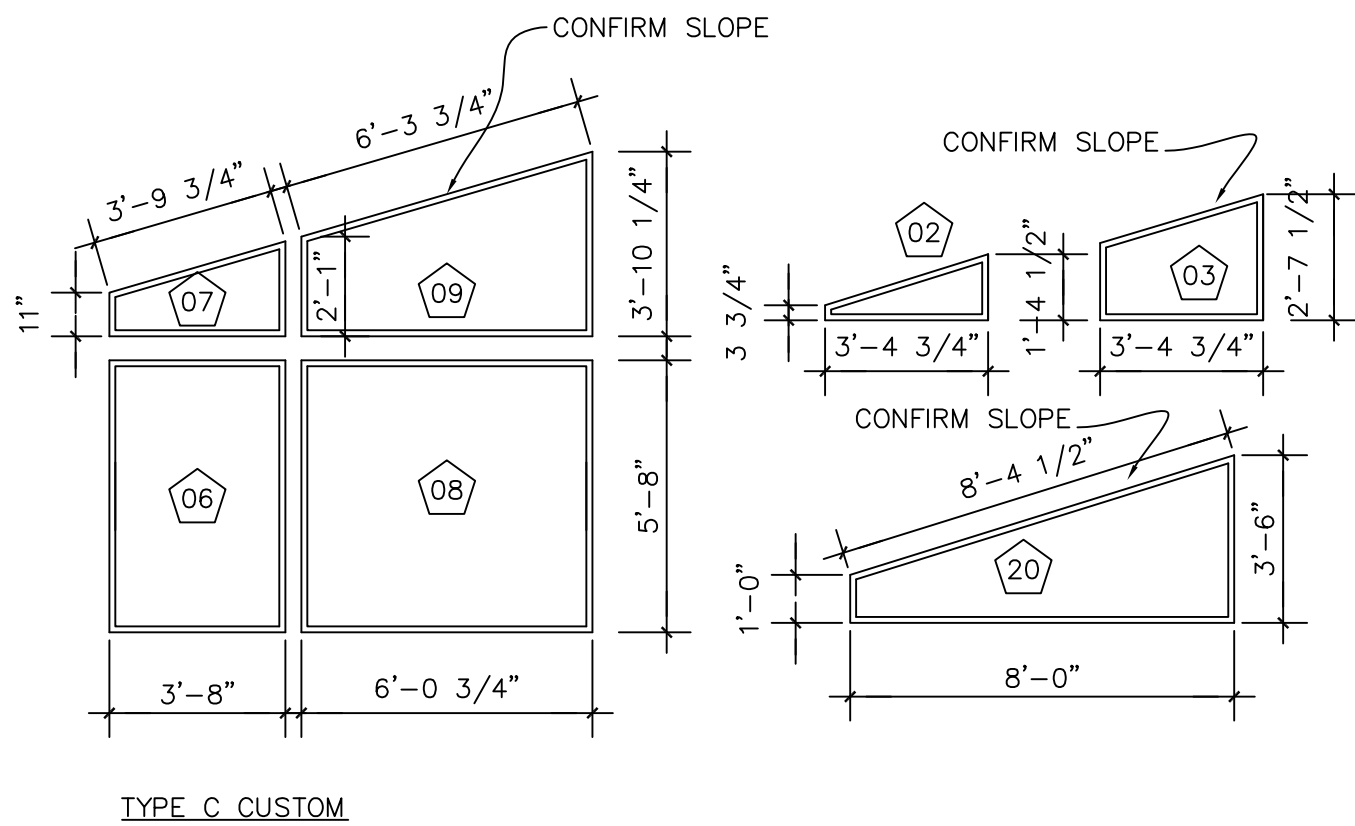
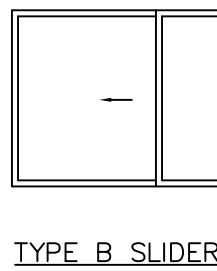
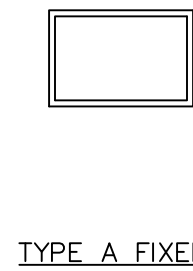


DOOR TYPES

GENERAL NOTES: DOORS, WINDOWS, OPENINGS

- REPORT ANY AND ALL DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED AT JOBSITE PRIOR TO START OF CONSTRUCTION.
- PROVIDE TEMPERED / SAFETY GLASS / GLAZING IN ALL OPENINGS WITHIN 18" OF FLOOR, WITHIN 2' OF DOORS, ETC. AND WITHIN HAZARDOUS LOCATIONS PER CODE TO COMPLY WITH ALL CURRENT BUILDING CODES
- AT ALL EXTERIOR DOORS AND WINDOWS PROVIDE PRE-FINISHED TRIM, FLASHING, PEEL-AND-STICK FLASHING, SEALANT, ETC. AS INDICATED AND AS NEEDED PER SPECIFICATIONS FOR WATERPROOF RESULTS. WRAP, LAP AND SEAL ALL CORNERS, HEAD AND SILL FLASHING, ETC. TYP. PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE CONTINUOUS TRIM AND FLASHING PIECES. TRIM NEATLY AT TERMINATIONS AND LAP ADJACENT FLASHING AND TRIM ELEMENTS NEATLY WITH 6" LAPS MINIMUM FOR WATERPROOF RESULTS, TYP. REFERENCE SPECIFICATIONS MANUAL FOR HARDWARE SCHEDULE: SECTION 08 71 00.
- ALL DIMENSIONS ARE FOR DESIGN INTENT. CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND PROVIDE FRAMING, ROUGH OPENINGS, ETC. TO PROPERLY FIT ALL OPENING ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS, TYP.

DOOR SCHEDULE-SEE NOTES						
PHASE I						
DOOR #	TYPE	DOOR DESCRIPTION	FRAME TYPE	NOM. FRAME SIZE	ROOM	REMARKS
100A	A	INT/ SC / SWINGING	WOOD	2'-8" x 6'-8"	100 MASTER BEDROOM	
100B	E	EXT / FULL LITE/SLIDERS	WOOD	(4) 4'-0" x 8'-0"	100 MASTER BEDROOM	
100C	B	INT / SC / POCKET	WOOD	2'-6" x 6'-8"	100 MASTER BEDROOM	
101A	B	INT / SC / POCKET	WOOD	2'-6" x 6'-8"	101 MASTER BATH	
102A	B	INT / SC / POCKET	WOOD	2'-0" x 6'-8"	102 MASTER CLOSET	
103A	B	INT / SC / POCKET	WOOD	(2)2'-0" x 6'-8"	103 LAUNDRY	
104A	E	EXT / FULL LITE/SLIDERS	WOOD	(2)4'-0" x 8'-0"	104 DEN	
104B	E	EXT / FULL LITE/SLIDERS	WOOD	(2)4'-0" x 8'-0"	104 DEN	
104C	D	INT / SC / BARN	WOOD	3'-0" x 6'-8"	104 DEN	
105A	A	INT/ SC / SWINGING	WOOD	2'-6" x 6'-8"	105 BEDR #2	
105B	C	INT / SC / SLIDERS	WOOD	(3)2'-0" x 6'-8"	105 BEDR #2	
106A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	106 BATH #2	
107A	A	INT/ SC / SWINGING	WOOD	2'-8" x 6'-8"	107 BEDR #3	
108A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	108 BATH #3	
109A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	109 CLOS #3	
110A	A	INT/ SC / SWINGING	WOOD	2'-6" x 6'-8"	110 MECH	
201A	F	EXT / FULL LITE/SWINGING	WOOD	2'-8" x 6'-8"	201 DINING	
201B	E	EXT / FULL LITE/SLIDERS	WOOD	(4)4'-0" x 6'-8"	201 DINING	OWNER PROVIDED
202A	E	EXT / FULL LITE/SLIDERS	WOOD	2'-8" x 6'-8"	202 LIVING ROOM	
203A	B	INT / SC / POCKET	WOOD	2'-8" x 6'-8"	203 GUEST ROOM	
204A	B	INT/ SC / PKT	WOOD	2'-0" x 6'-8"	204 GUEST BATH	
205A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	205 GUEST CLOS	
206A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	206 POWDER	
207A	A	INT/ SC / SWINGING	WOOD	2'-0" x 6'-8"	207 CLOSET	
208A	H	EXT / SC/SWINGING	WOOD	3'-0" x 8'-0"	208 ENTRY	OWNER PROVIDED
209A	B	INT/ SC / PKT	WOOD	2'-6" x 6'-8"	209 ENTRY CLOSET	
209B	A	INT/ SC / SWING	WOOD	4'-0" x 6'-8"	209 ENTRY CLOSET	
210A	A	INT/ SC /SWING	WOOD	2'-0" x 6'-8"	210 FLEX BATH	
210B	D	INT/ SC / BARN	WOOD	2'-0" x 6'-8"	210 FLEX BATH	
211A	A	INT/ SC / SWINGING	WOOD	2'-8" x 6'-8"	211 FLEX ROOM	
211B	A	INT/ SC / SWINGING	WOOD	2'-6" x 6'-8"	211 FLEX ROOM	
211C	C	INT/ SC / SLIDERS	WOOD	(2)2'-0" x 6'-8"	211 FLEX ROOM	
211D	G	EXT/ SC/SWINGING	WOOD	2'-8" x 6'-8"	211 FLEX ROOM	



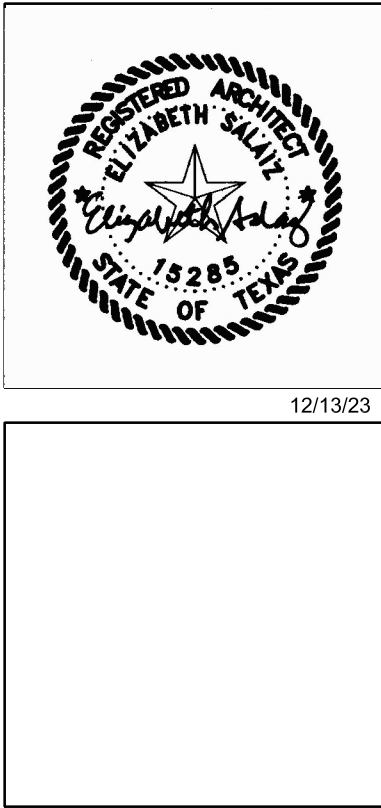
WINDOW TYPES

GENERAL NOTES

- REPORT ANY AND ALL DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO THE ORDERING OF ANY MATERIALS AND/OR THE COMMENCEMENT OF CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED AT JOBSITE PRIOR TO START OF CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR TYPES, SIZES AND GAUGES OF TRANSITION STRIPS.
- PROVIDE PAINT SAMPLESMOCKUPS PER SPECS. REVIEW ALL SELECTIONS/LAYOUTS WITH OWNER AND ARCHITECT PRIOR TO START.
- NEW DRYWALL SURFACES SHALL BE PREPARED FOR SPECIFIED PAINT SYSTEM OVER LIGHT, UNIFORM TEXTURE TO MATCH APPROVED SAMPLE. JOINT COMPOUND SHALL BE SANDED SMOOTH, FREE OF TOOL MARKS AND RIDGES, PRIOR TO APPLICATION OF PAINT. TAPE JOINTS VISIBLE UNDER FINAL PAINT COAT WILL NOT BE ACCEPTED.
- ALL PAINT COLORS AND LOCATIONS SHALL BE CONSIDERED PRELIMINARY UNTIL SAMPLES ARE APPROVED BY ARCHITECT AND OWNER AND FINAL PAINTING PLAN IS ISSUED.
- PAINT UNDERSIDE OF ALL FURRDOWNS THE SAME COLOR AS THE VERTICAL FACE. DO NOT TREAT AS "CEILING."
- PROVIDED TEXTURE SAMPLE FOR APPROVAL PRIOR TO GENERAL APPLICATION. TEXTURE MUST BE BLENDED AND UNIFORM-NO "SPATTERING."
- CAREFULLY BUTT-JOIN DISSIMILAR FLOOR MATERIALS IN THE SAME PLANE. DO NOT INSTALL TRANSITION STRIPS AT ANY LOCATION OTHER THAN THOSE SHOWN ON FINISH PLAN WITHOUT PRIOR APPROVAL OF ARCHITECT.
- COORDINATE FLOORING INSTALLATION WITH MILLWORK INSTALLATION AS REQUIRED TO MINIMIZE / ELIMINATE OPEN JOINTS.

WINDOW SCHEDULE-SEE NOTES						
	TYPE	DESCRIPTION	NOM. FRAME SIZE	HEAD HT	ROOM	REMARKS
1	A	FIXED PER SPEC	3'-4 3/4" x 3'-0"	6'-8"	200 KITCHEN	
2	A	FIXED PER SPEC	3'-4 3/4" x varies	VARIES	200 KITCHEN	EXIST OPENING-REF WINDOW TYPES
3	A	FIXED PER SPEC	3'-10 3/4" x ht varies	VARIES	200 KITCHEN	REF WINDOW TYPES
4	A	FIXED PER SPEC	3'-10 3/4" x ht varies	VARIES	200 KITCHEN	REF WINDOW TYPES
5	A	FIXED PER SPEC	3'-4 3/4" x varies	VARIES	200 KITCHEN	EXIST OPENING-REF WINDOW TYPES
6	A	FIXED PER SPEC	3'-5 1/2" x 2'-0"	6'-8"	211 FLEX	
7	A	FIXED PER SPEC	3'-5 1/2" x 2'-0"	6'-8"	211 FLEX	
8	A	FIXED PER SPEC	3'-8" x 5'-8"	6'-8"	211 FLEX	
9	A	FIXED PER SPEC	3'-8" x ht varies	VARIES	211 FLEX	REF WINDOW TYPES
10	A	FIXED PER SPEC	6'-0 3/4" x 5'-8"	6'-8"	211 FLEX	
11	A	FIXED PER SPEC	6'-0 3/4" x ht varies	VARIES	211 FLEX	REF WINDOW TYPES
12	A	FIXED PER SPEC	3'-5 1/2" x 6'-7 1/2"	8'-0"	208 ENTRY	OWNER PROVIDED
13	A	FIXED PER SPEC	3'-5 1/2" x 2'-0"	11'-0"	208 ENTRY	
14	A	FIXED PER SPEC	6'-0" x 2'-0"	6'-8"	204 GUEST BATH	
15	A	FIXED PER SPEC	3'-0" x 2'-0"	6'-8"	205 GUEST CLOSET	
16	A	FIXED PER SPEC	3'-5 1/2" x varies	VARIES	203 GUEST ROOM	OWNER PROVIDED
17	A	FIXED VINYL	3'-5 1/2" x varies	VARIES	203 GUEST ROOM	OWNER PROVIDED
18	B	FIXED PER SPEC	3'-0" x 3'-8"	6'-8"	203 GUEST ROOM	
19	A	SLIDER PER SPEC	6'-0" x 3'-8"	6'-8"	203 GUEST ROOM	EMERGENCY EXIT REF WINDOW TYPES
20	A	FIXED PER SPEC	2'-8" x 5'-8"	6'-8"	202 LIVING ROOM	
21	A	FIXED PER SPEC	8'-0" X 5'-8"	6'-8"	202 LIVING ROOM	
22	A	FIXED PER SPEC	8'-0" x varies	VARIES	202 LIVING ROOM	REF WINDOW TYPES
23	A	FIXED PER SPEC	8'-0" X 5'-8"	6'-8"	202 LIVING ROOM	
24	A	FIXED PER SPEC	8'-0" x varies	VARIES	202 LIVING ROOM	REF WINDOW TYPES
25	A	FIXED PER SPEC	5'-8" x 3'-8"	6'-8"	200 KITCHEN	
26	A	FIXED PER SPEC	3'-0" x 2'-0"	6'-8"	109 CLOSET #3	
27	A	FIXED PER SPEC	6'-0" x 2'-0"	6'-8"	108 BATH #3	
28	B	SLIDER PER SPEC	6'-0" x 5'-0"	8'-0"	107 BEDR #3	EMERGENCY EXIT REF WINDOW TYPES
29	A	FIXED PER SPEC	3'-0" x 2'-0"	6'-8"	106 BATH #2	
30	B	SLIDER PER SPEC	6'-0" x 3'-8"	8'-0"	105 BEDR #2	EMERGENCY EXIT REF WINDOW TYPES
31	A	FIXED PER SPEC	4'-10" x 2'-0"	8'-0"	101 MASTER BATH	

FILE: DWGSHIBLER RESIDENCE
DRAWN: EAS
CHECKED: EAS
REVISIONS

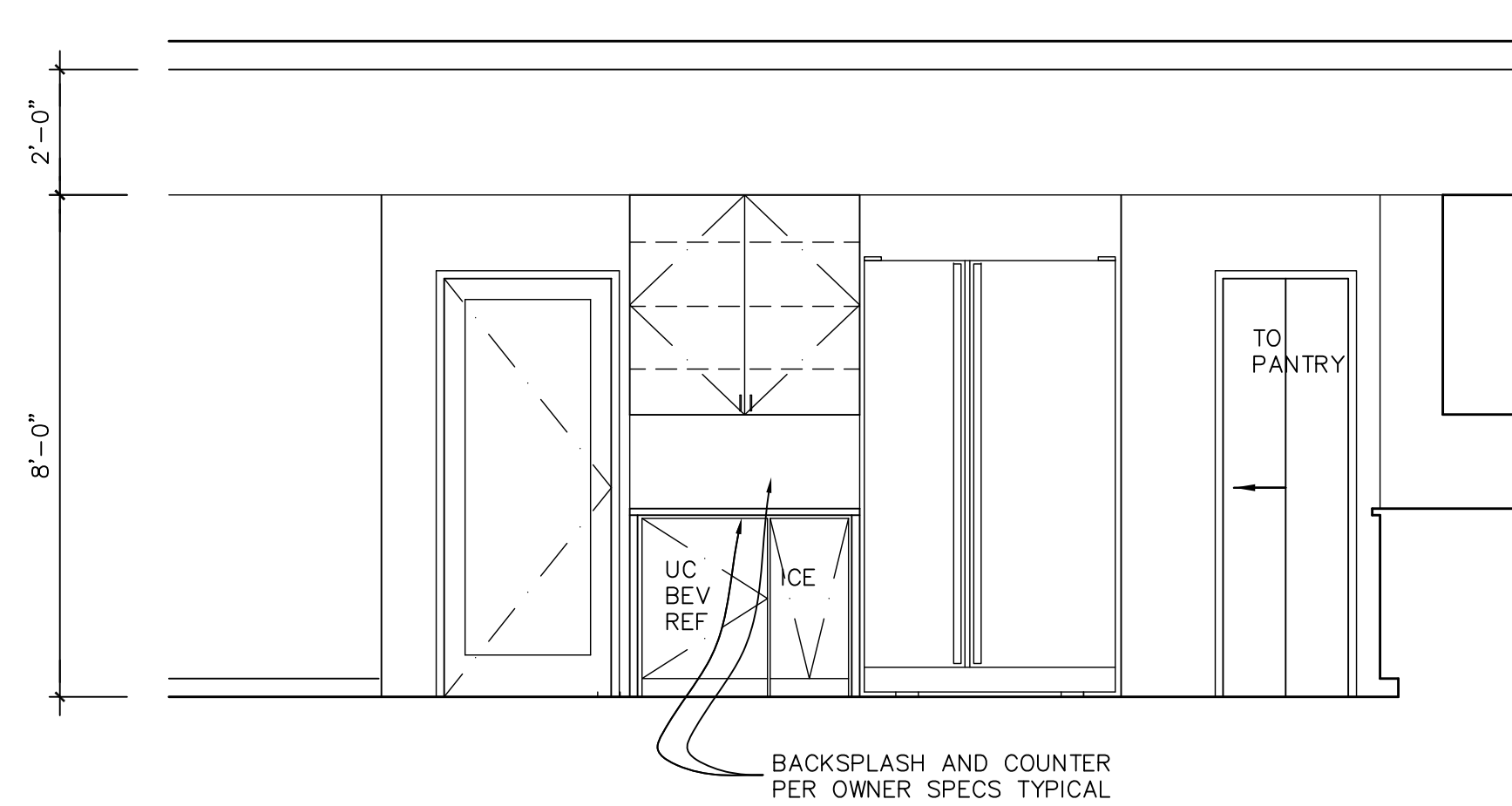


NAME: SCHEDULES
DATE: 12/13/23
PHASE: PERMIT SET

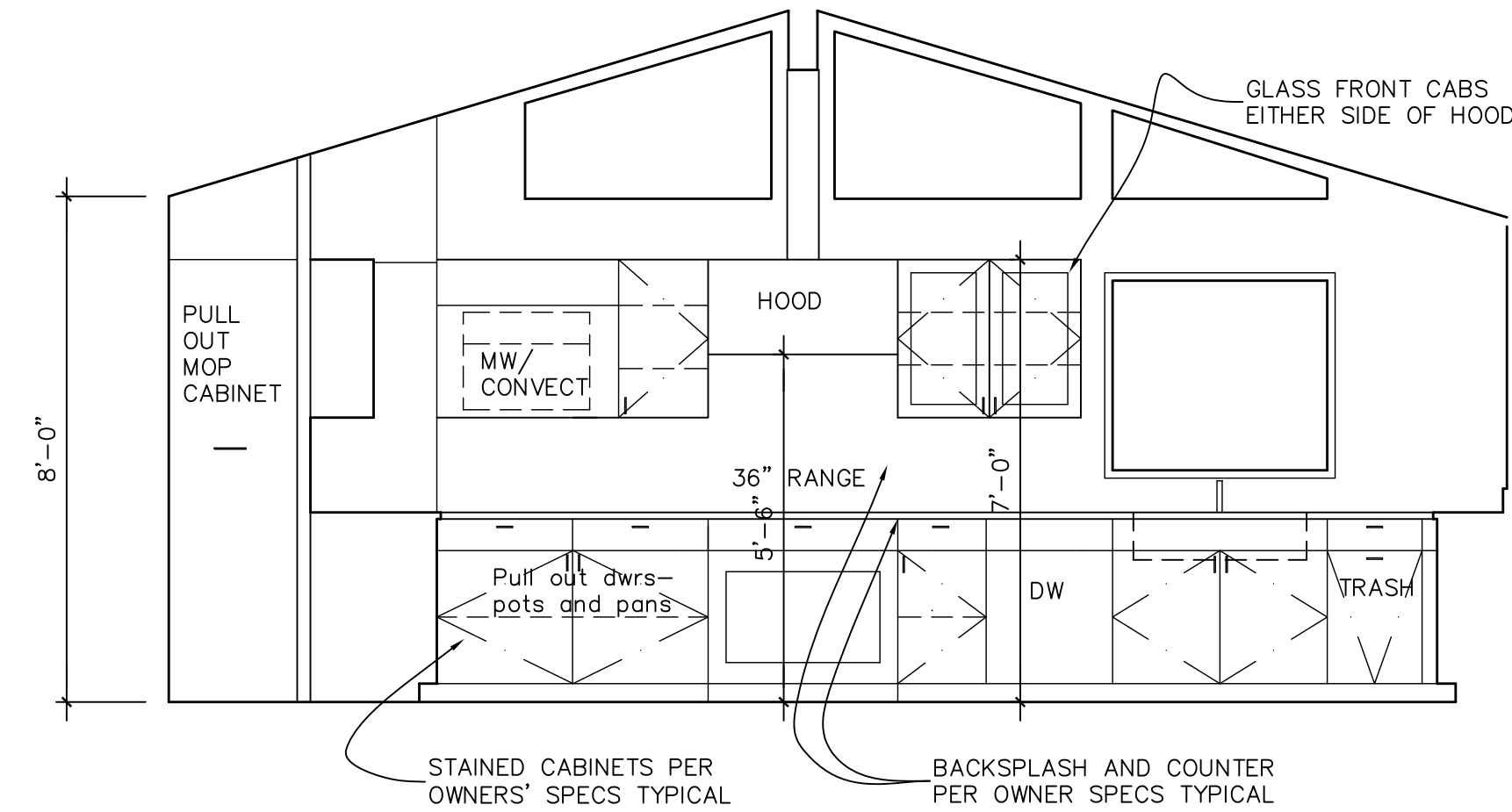
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A-5.0
SHEET NO. 10 OF 15



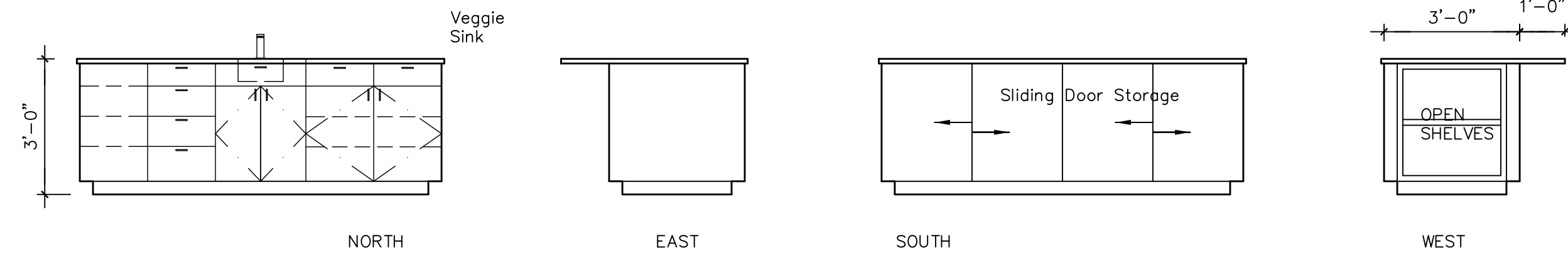
KITCHEN WEST



KITCHEN NORTH

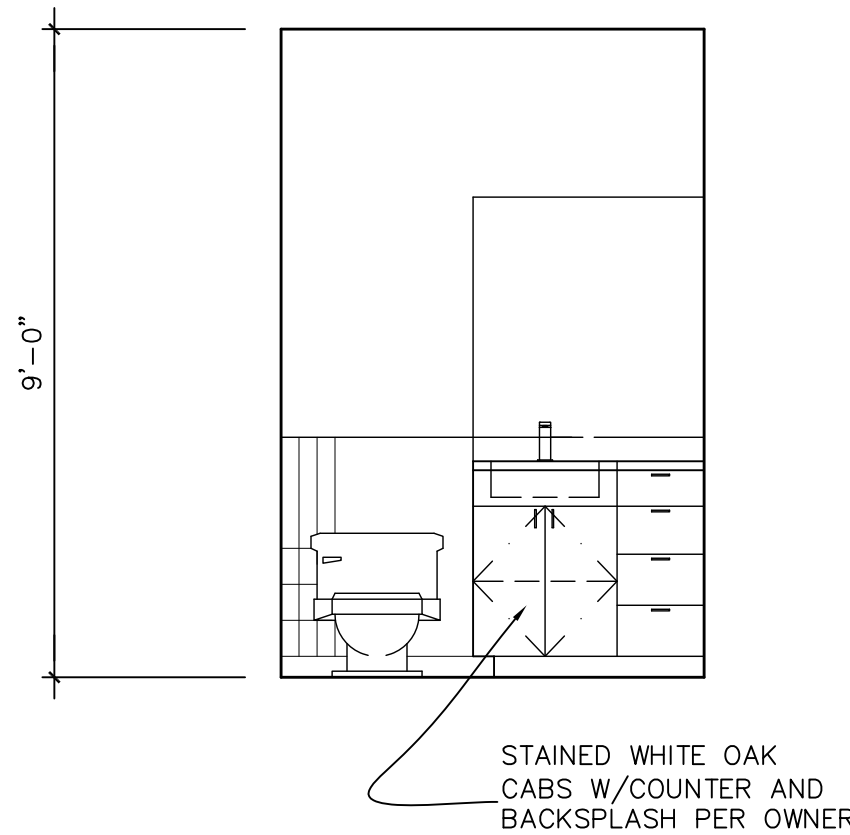
1 INT ELEVATIONS: KITCHEN

SCALE: 3/8=1'-0"

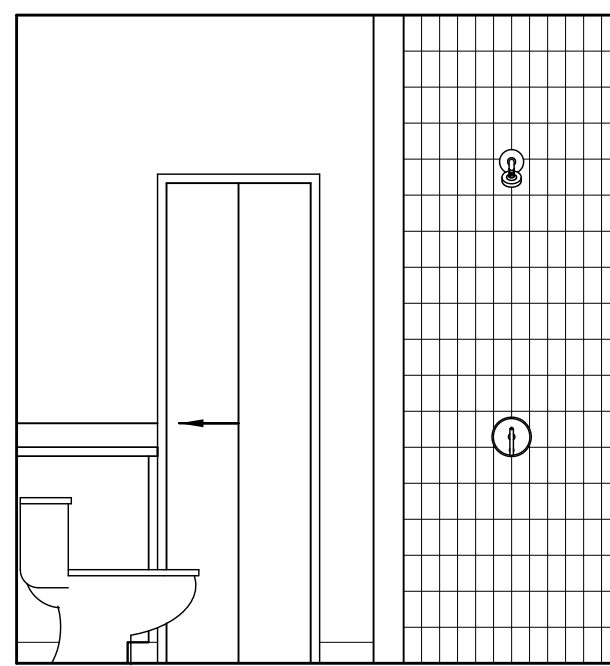


2 INT ELEVATIONS: KITCHEN ISLAND

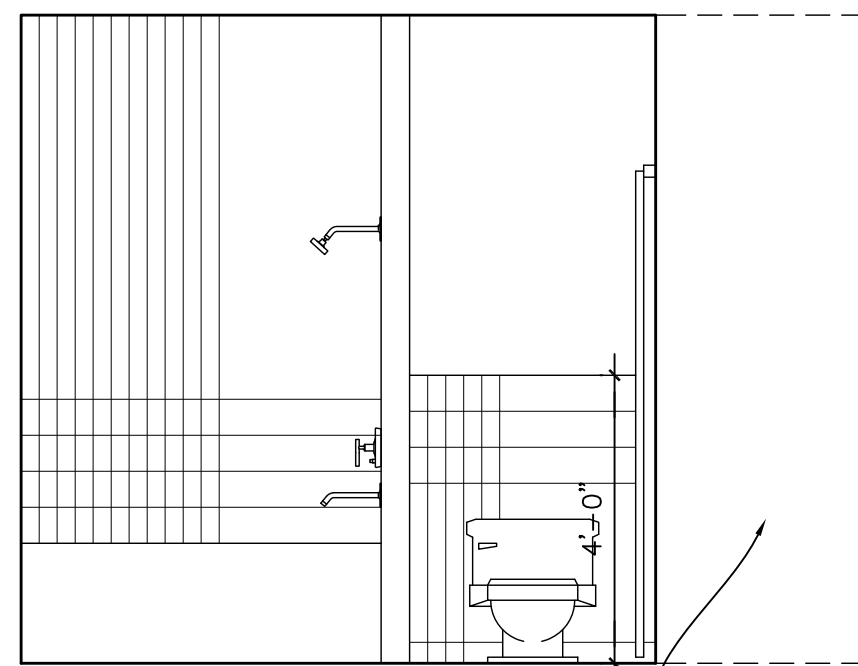
SCALE: 3/8=1'-0"



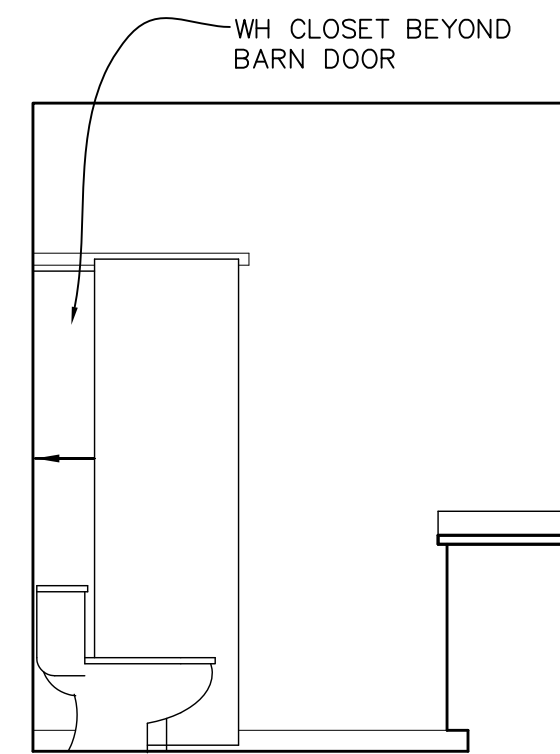
OFFICE BATH NORTH



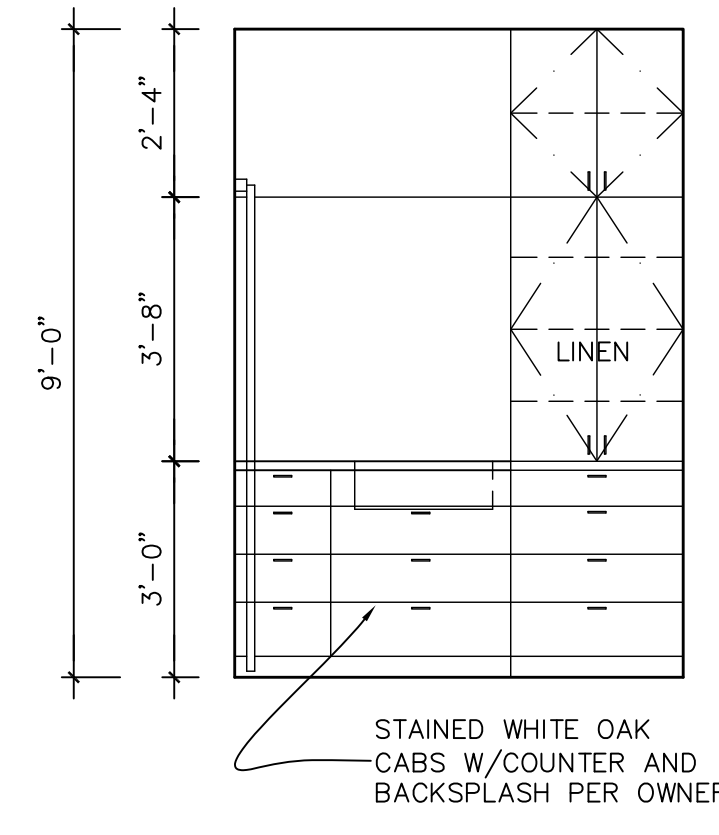
OFFICE BATH EAST



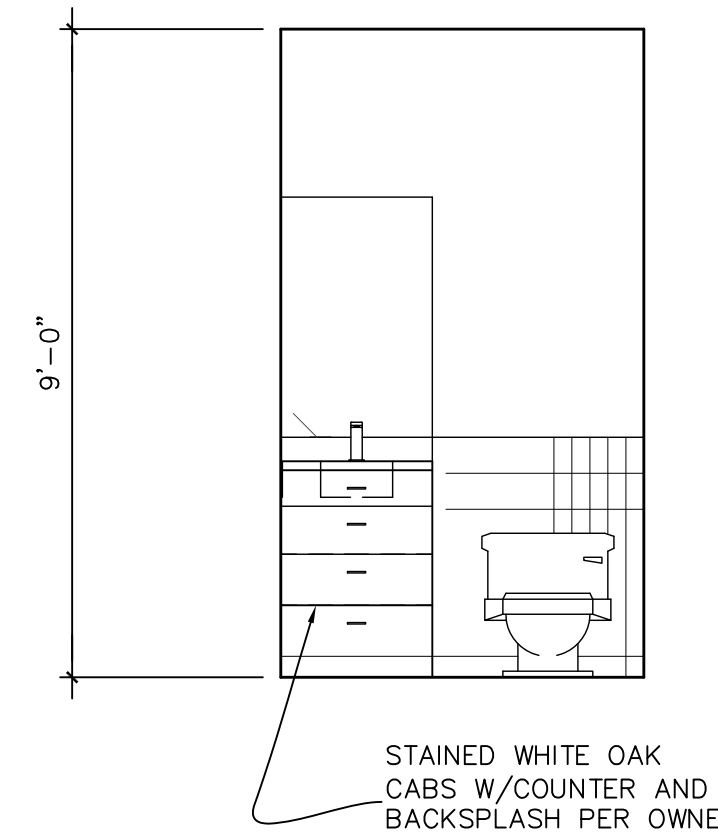
FLEX BATH NORTH



FLEX BATH EAST



FLEX BATH SOUTH



POWDER RM WEST

3 INT ELEVATIONS: OFFICE BATH

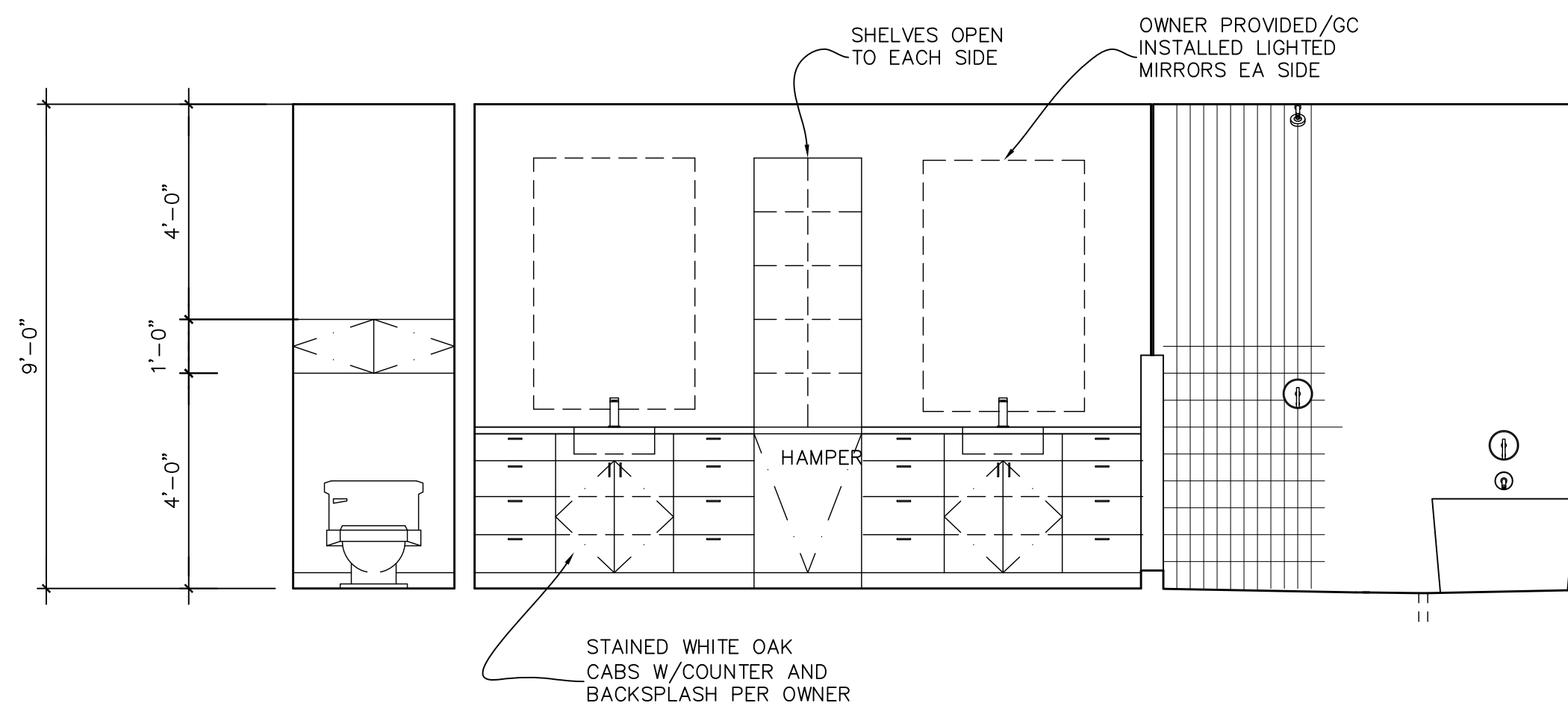
SCALE: 3/8=1'-0"

4 INT ELEVATIONS: FLEX BATH

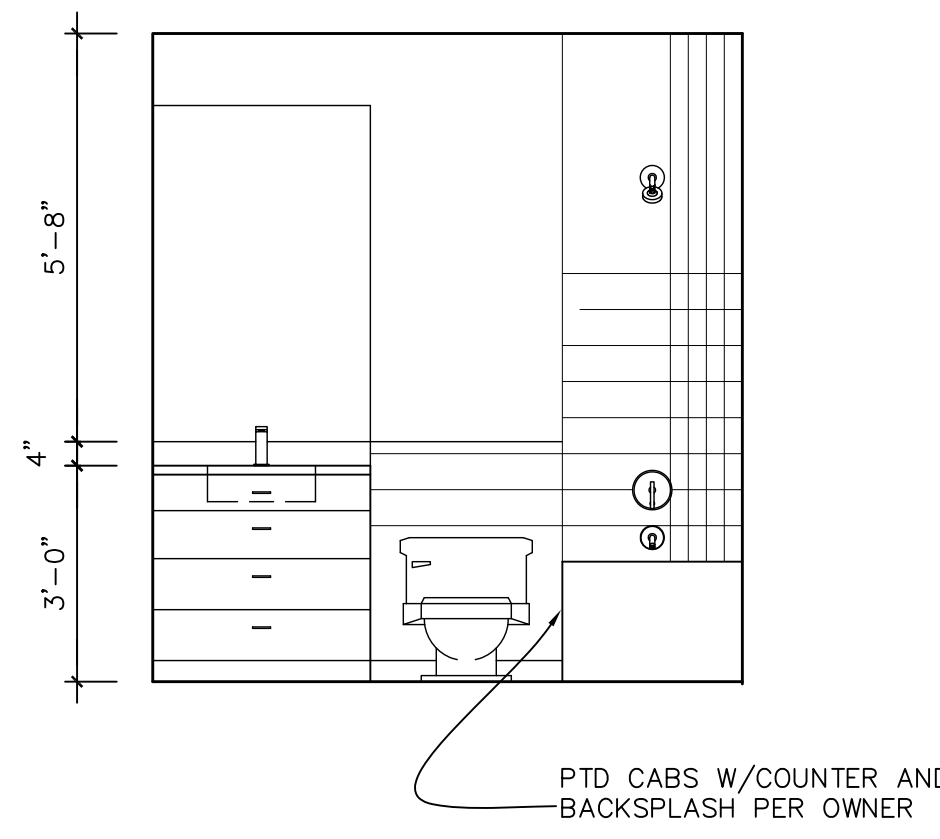
SCALE: 3/8=1'-0"

5 INT ELEVATIONS: POWDER

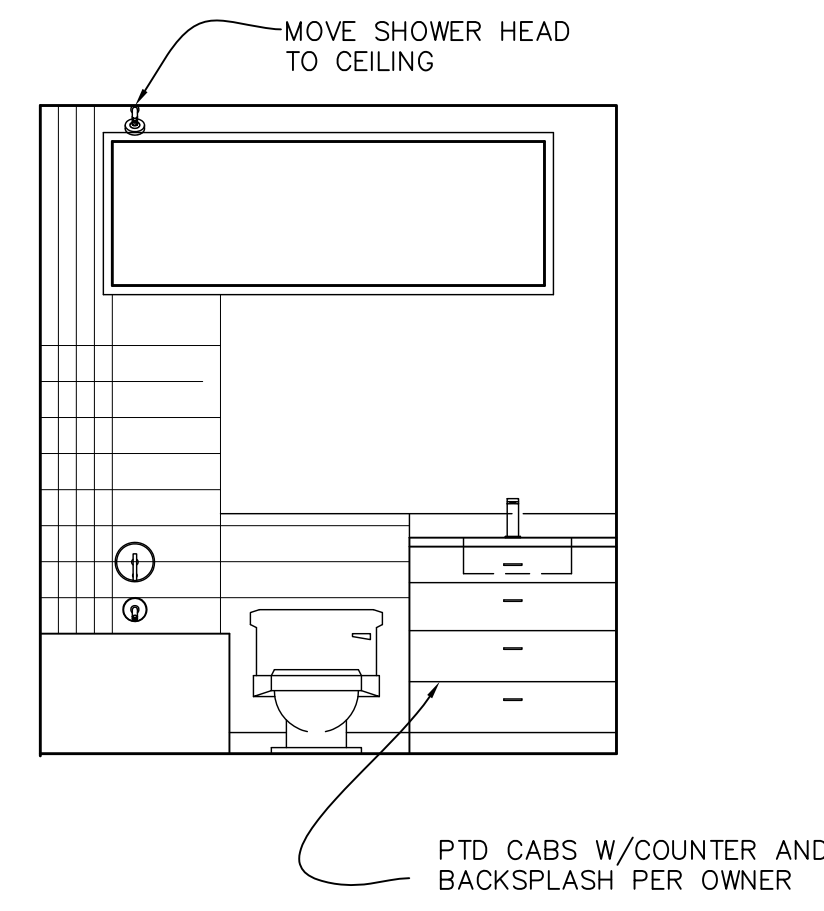
SCALE: 3/8=1'-0"



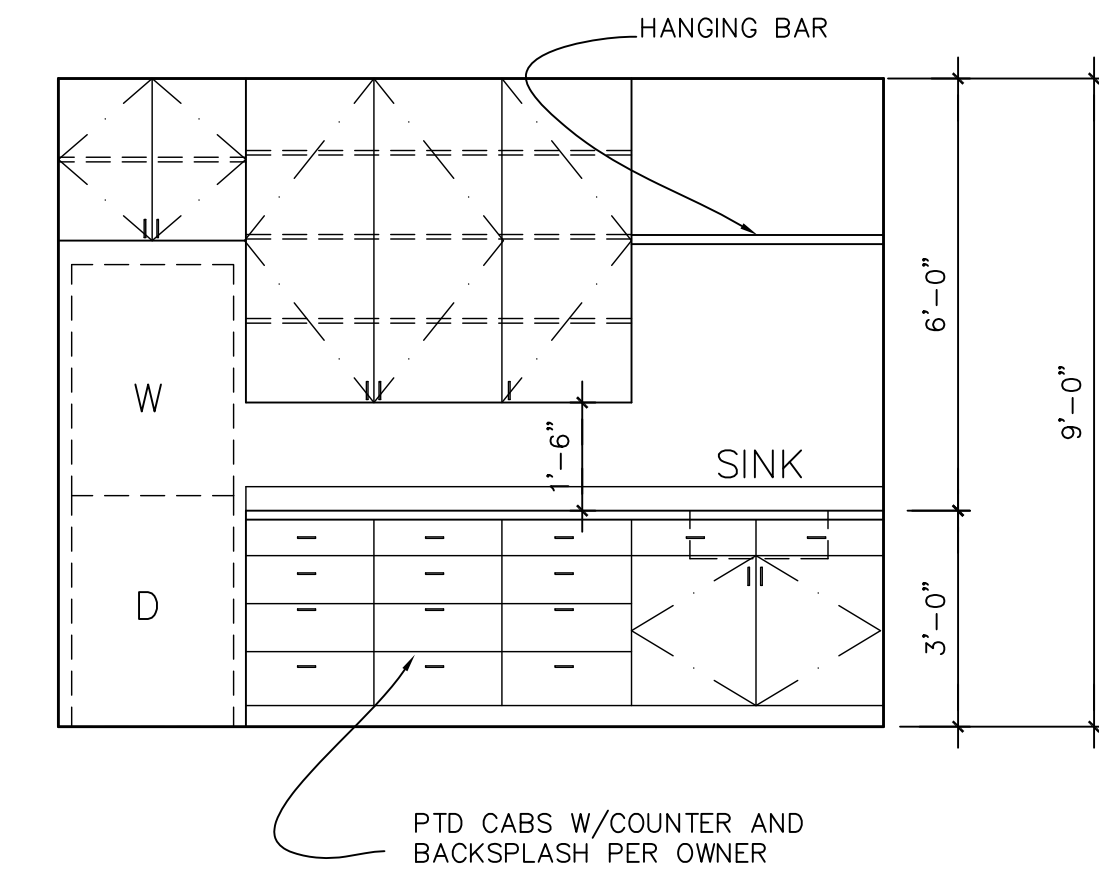
MASTER BEDROOM NORTH



BATH #2 WEST



BATH #3 WEST



6 INT ELEVATIONS: M. BATH

SCALE: 3/8=1'-0"

7 INT ELEVATIONS: BATH #2

SCALE: 3/8=1'-0"

8 INT ELEVATIONS: BATH #3

SCALE: 3/8=1'-0"

9 INT ELEVATIONS: LAUNDRY

SCALE: 3/8=1'-0"

FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS

NAME:

DATE: 12/13/23

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SHEET NO. 11 OF 15

S T R U C T U R A L N O T E S

CODES

- Building Code: International Residential Code, 2021 Edition
- Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318–19.
- Wood Framing: National Design Specifications for Wood Construction with Supplement, American Forest and Paper Association, 2018.
- Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.

SUBSTITUTIONS

- All requests for substitutions of materials or details shown in the contract documents shall be submitted for approval during the bidding period. Once bids are accepted, proposed substitutions will be considered only when they are officially submitted with an identified savings to be deducted from the contract.

DESIGN LOADS

- Live Loads
 - Roof 20 psf
 - Single Family Residential Typical u.n.o. 40 psf
Attic Space w/ storage 20 psf
- Dead Loads include the self weight of the structural elements and the following superimposed loads:
 - Ceiling and Mechanical at roof 10 psf
 - Roofing and rigid insulation 5 psf
 - Access flooring 10 psf

BUILDING PAD PREPARATION

- Structural fill material shall be limestone and have a plasticity index between 5 and 15 and a liquid limit less than 40. Gradation of material shall be as follows:

Retained on 2–1/2" screen	0%
Retained on 1–1/2" screen	0% – 25%
Retained on 3/4" screen	25% – 55%
Retained on 1/4" screen	45% – 75%
Retained on No. 40 mesh sieve	60% – 90%
- Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 3'–0" beyond building line. All exposed surfaces shall then be scarified to a depth of 6" , watered as required and recompactd to a minimum of 95 percent of the maximum dry density as defined by ASTM D 698 (Standard Proctor Test) at a moisture content within 3 percent of the optimum moisture content.
- Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in ASTM D 698 at a moisture content within 3 percent of the optimum moisture content.
- Structural fill shall not be placed beyond the limits of the exterior building structure.
- Provide a 10 mil. polyethylene vapor barrier. Place the vapor barrier in accordance with manufacturer's recommendation on top of structural fill.
- The ground surface around the building as well as the paved areas shall be sloped away from the building on all sides so that water will drain away from the structure.

CAST IN PLACE CONCRETE

- Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Slump	Use
A	3000 PSI	C33	1"	3"–6" ALL
- Fly ash meeting ASTM C 618 shall constitute 25% to 40% of the cementitious materials.
- Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractor's option.
- Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318–05, Section 6.3, including the following:
 - Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
 - Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.

CONCRETE REINFORCING

- Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
- Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
- All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
- Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:
 - Lap reinforcing bars 38 bar diameters minimum, unless noted otherwise.
 - Provide standard hooks in top and bottom bars at cantilever and discontinuous ends of beams, walls and slabs.
 - Provide corner bars for all horizontal bars at the inside and outside faces at the terminating end of all beams or walls. Corner bars are not required if horizontal bars are hooked.
- Welding of reinforcing steel will not be permitted.
- Heat shall not be used in the fabrication or installation of reinforcement.
- Reinforcing steel minimum clear cover shall be as follows:

a. Concrete formed by earth	3"
b. Concrete exposed to earth or weather	2"
No 6 bar or larger	2"
No 5 bar or smaller	1 1/2"

ADHESIVE DOWELS

- Adhesive dowelling system in concrete shall be one of the following products: Hilti "RE 500–V3" (ICC ESR–3814) epoxy, or Simpson Anchor Systems "SET–XP" (ICC ESR–2508), Powers PE 1000+ (ICC ESR–2583), or Powers Pure 110+ (ICC ESR–3298) epoxy. Install dowels in accordance with the manufacturer's instructions. Special inspection shall be continuous and per the current ICC ES report.
- Clean out holes with compressed air after drilling holes.
- Rebar Size Hole Diameter Min. Embedment Depth

#4	5/8"	4 1/2"
#5	3/4"	6"
- Prior to drilling holes for dowels, locate existing reinforcing steel with a Pachometer (R–Meter) or by drilling 1/4" diameter pilot holes. Relocate bolt holes as required to avoid existing reinforcement.
- Abandoned holes shall be completely filled with adhesive dowelling compound.

TIMBER FRAMING

- Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine, except that non–loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce–pine–fir.
- Exterior stud walls shall be 2x6's @16" on center for walls up to 13'–0". Load bearing 2x6 walls up to 13'–0" in height shall be no. 2 southern yellow pine, no. 2 douglas fir, or no. 2 spruce–pine–fir.
- All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine, U.N.O.
- All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
- All load bearing walls shall have solid 2x blocking at 4'–0" o.c. maximum vertically. End nail with 2–16d nails or side toe nail with 2–16d nails.
- Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
- Roof sheathing: 15/32" APA rated sheathing with an exposure 1 rating or 15/32" grade C–D plywood with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Provide 1/8" joints between all sheets of plywood. Stagger joints in sheathing. Fasteners may be 8d common nails or 16 gauge staples. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of x 1 3/4" and shall have a minimum crown width of 7/16". Fastener spacing shall be as specified below: Southern Yellow Pine or Douglas Fir framing member: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.
- All exterior wall framing shall be braced by 4'–0" wide x 15/32" panels of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'–0", provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Fasteners may be 8d common nails or 16 gauge staples. Nails shall penetrate supporting member by 1.75". Staples shall have a minimum leg length of 7/16". Fastener spacing shall be as specified below:
 - Southern Yellow Pine or Douglas Fir exterior wall framing: Nails shall be spaced at 6" on center at supported edges and 12" on center at intermediate supports. Staples shall be spaced at 3" on center at supported edges and 6" on center at intermediate supports.
 - Spruce–Pine–Fir: Nails shall be spaced at 4" on center at supported edges and 8" on center at intermediate supports. Staples shall be spaced at 2" on center at supported edges and 4" on center at intermediate supports.
- Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'–0" apart.
- All framing members framing into the side of a header or beam shall be attached using metal joist hangers of type "LU" as manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported. All hangers shall be installed with 16d nails U.N.O. All pressure treated members shall be attached using stainless steel hangers.
- Nailing and attachment of all framing members and sheathing shall be as specified in the International Building Code Nailing Schedule unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.

- Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" double hot dipped galvanized or stainless steel anchor bolts with a minimum embedment of 7" spaced at 4'–0" on center. Provide a minimum of two bolts per plate segment. As an alternate, attach sill plates with a triple zinc (Zmax) Simpson MAS sill plate connector @ 48" o.c. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative. All interior load bearing walls shall be attached to the foundation as outlined above. As an alternate, interior load bearing wall bottom plates may be attached to concrete foundation elements with powder actuated fasteners. Provide washers at least 0.08 inches thick, and 1.1 inches square or 1.425 inches in diameter at each fastener. Fasteners shall be 3" long and shall have a minimum shank diameter of 0.145 inches. Provide two fasteners located 6 and 10 inches from the end of each sill plate piece, and then at a maximum spacing of 18 inches on center maximum. At interior non–load bearing partitions, fasteners may be spaced at 36" on center, maximum. Fasteners shall be Hilti X–DNI 72P8S36 pins or equal. Submit manufacturer's information on fastener to be used prior to start of construction.
- All fasteners & connectors, including nails, attached to treated lumber shall be double hot dipped galvanized, triple zinc (Zmax), or stainless steel.
- All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawspace areas shall be double hot dip galvanized, triple zinc (Zmax), or stainless steel.
- Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.
- Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24" inches. Plates shall have a width equal to the width of the studs.
 - Where both top plate members are discontinuous, place a 3" x 12" X .0036" thick steel plate. Attached with 12–8d nails on each side of cut or penetration.

INSPECTIONS

- Contractor shall notify the Engineer a minimum of 48 hours prior to the requested date of required inspections.
- Reinspections shall be required at the discretion of the Engineer.
 - Contractor shall allow a minimum of 12–24 hours from the time of inspection to time of the pour for any Engineer requested corrections.
 - Placement of the concrete reinforcing, excavations, etc., and any Engineer requested corrections shall be 100% complete before pour approval will be given.

COORDINATION

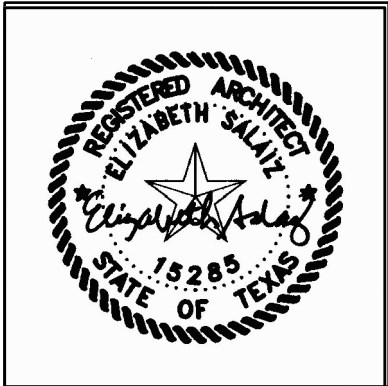
- Only larger sleeve openings and framed openings in structural framing component members are indicated on the structural drawings. However, all sleeves, inserts and openings, including frames and/or sleeves shall be provided for passage, provision and/or incorporation of the work of the contract, including but not limited to Mechanical, Electrical and Plumbing work. This work shall include the coordination of sizes, alignment, dimensions, position, locations, elevations and grades as required to serve the intended purpose. Openings not indicated on the structural drawings, but required as noted above, shall be submitted to the Engineer for review.
- Refer to Architectural, Mechanical, Electrical and Plumbing drawings for floor elevations, slopes, drains and location of depressed and elevated floor areas.
- Compatibility of the structure and provisions for building equipment supported on or from structural components shall be verified as to size, dimensions, clearances, accessibility, weights and reaction with the equipment for which the structure has been designed prior to submission of shop drawings and data for each piece of equipment and for structural components. Differences shall be noted on the submittals.
- Shop drawings shall be prepared for all structural items and submitted for review by the Engineer. Contract Drawings shall not be reproduced and used as shop drawings. All items deviating from the Contract Drawings or from previously submitted shop drawings shall be clouded.
- The details designated as "Typical Details" apply generally to the Drawings in all areas where conditions are similar to those described in the details.
- All dimensions and conditions of existing construction shall be verified at the job site. Differences between existing construction and the Drawings shall be referred to the Architect. Differences shall also be clouded on the shop drawings.
- The design and provision of all temporary supports such as guys, braces, falsework, supports and anchors for safety lines, cribbing, or any other temporary elements required for the execution of the contract are not included in these drawings and shall be the responsibility of the Contractor. Temporary supports shall not result in the overstress or damage of the elements to be braced nor any elements used as brace supports.

FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



11/30/23

NAME:

DATE: 11/30/23

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12-1-2023

Steinman Luevano Structures

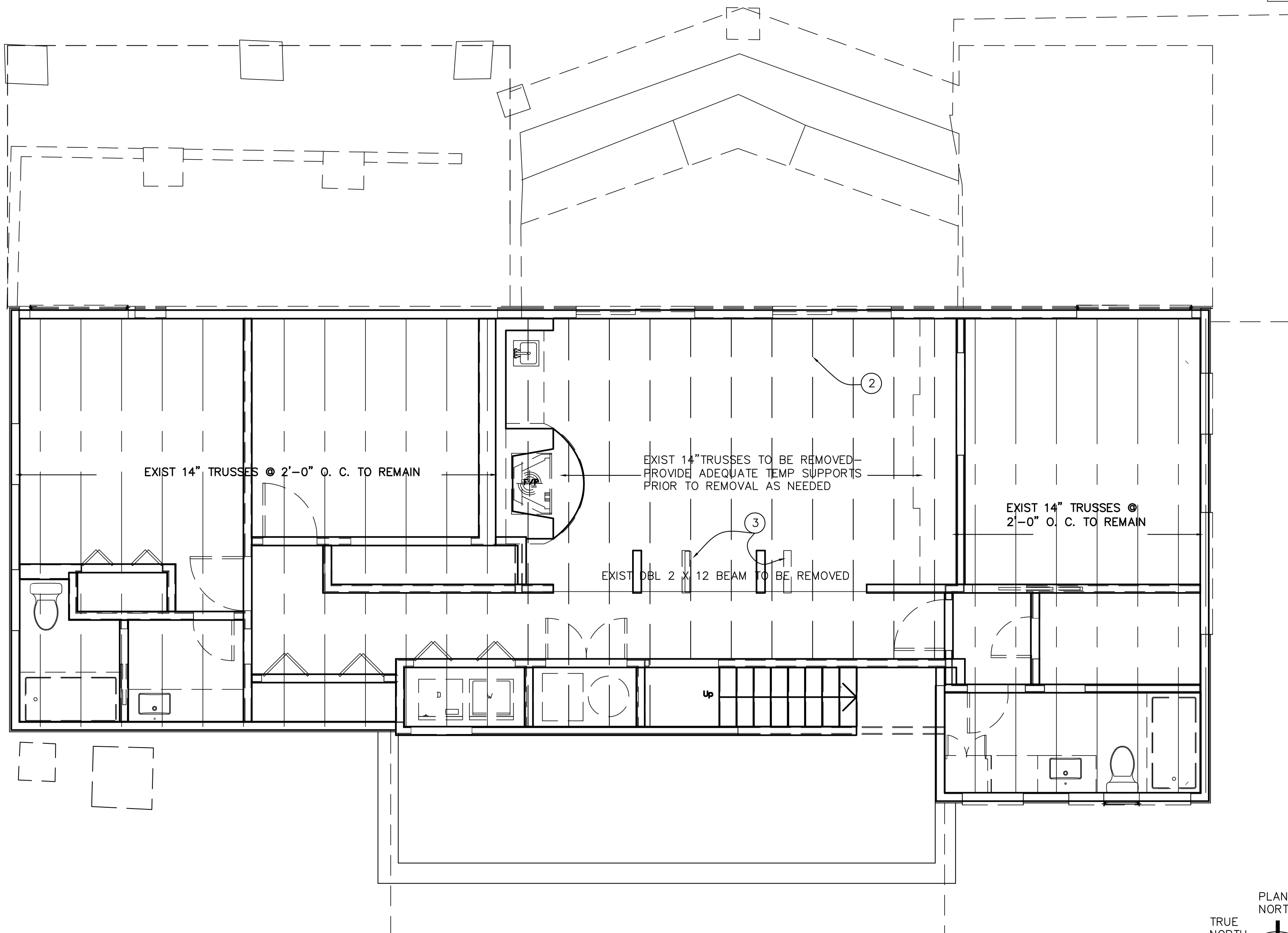
STEINMAN LUEVANO STRUCTURES, LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD, BLDG B101 AUSTIN, TEXAS 78749
TEXAS REGISTERED ENGINEERING FIRM F-1624
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E-MAIL INFO@SLSTRUCTURES.COM

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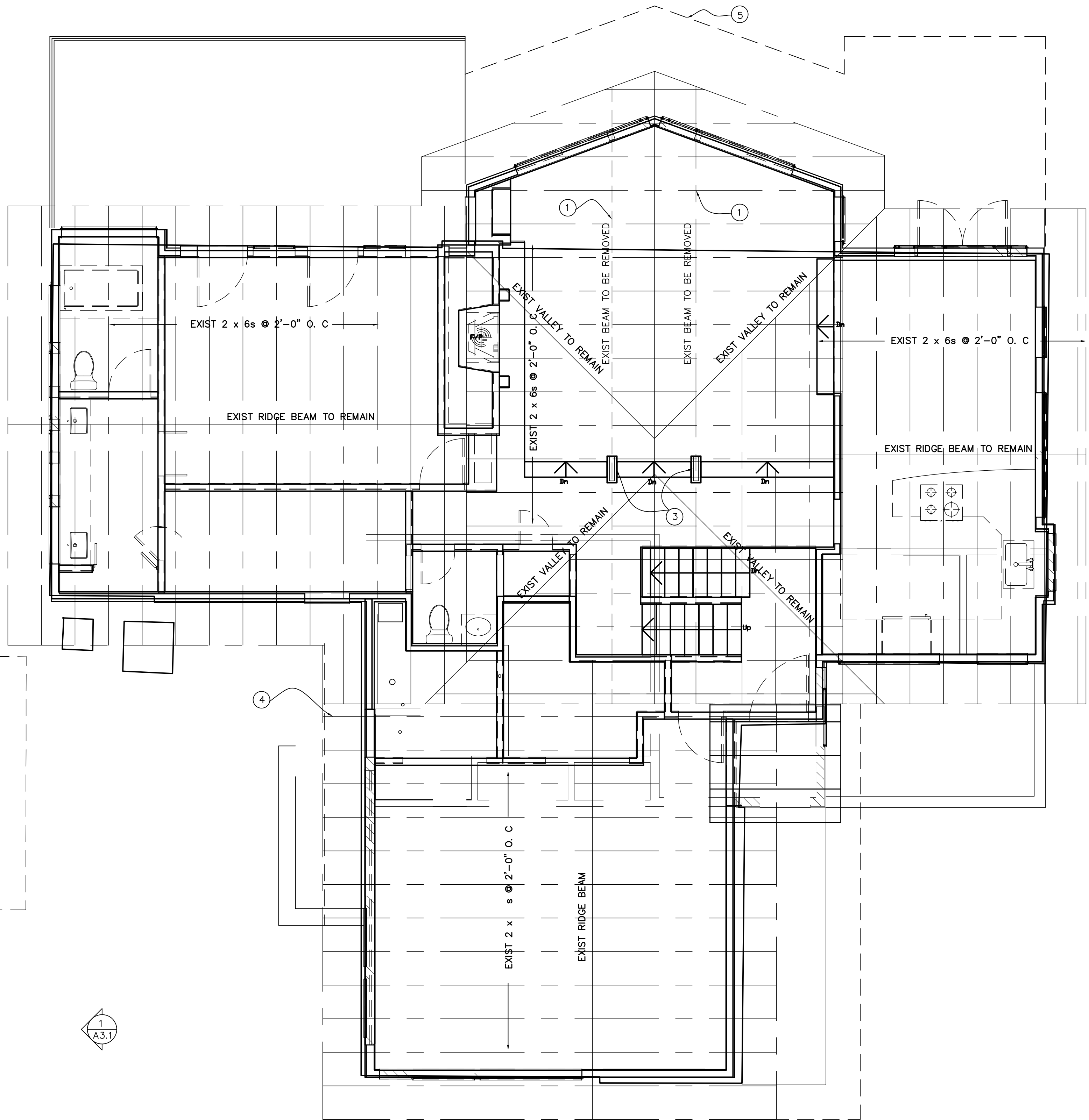
SHEET NO. 12 OF 15

STRUCTURAL DEMOLITION NOTES

1. EXIST BEAM SHOWN DASHED TO BE REMOVED.
PROVIDE TEMP STRUCTURAL SUPPORT AS REQUIRED.
2. EXIST TRUSSES SHOWN DASHED TO BE REMOVED.
PROVIDE TEMP STRUCTURAL SUPPORT AS REQUIRED.
3. EXIST COLS SHOWN DASHED TO BE REMOVED.
PROVIDE TEMP STRUCTURAL SUPPORT AS REQUIRED.
4. OUT BACK EXIST RAFTERS TO PROVIDE HEAD HT OVER NEW KITCHEN STAIR.
5. DEMO PARTIAL DECK AND ASSOCIATED STRUCTURE SHOWN DASHED.



2 FLOOR FRAMING PLAN-DEMO
SCALE: 1/4" = 1'-0"



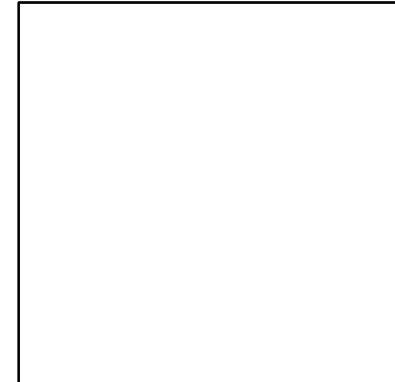
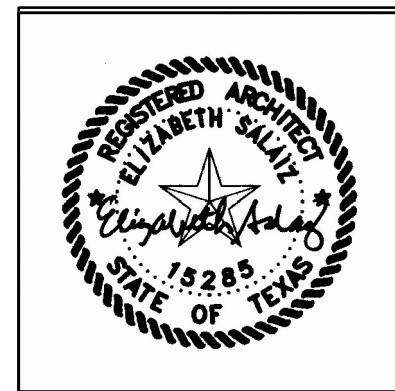
1 ROOF FRAMING PLAN-DEMO
SCALE: 1/4" = 1'-0"

FILE: DWGSHIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



NAME:

DATE: 11/30/23

PHASE: PERMIT SET

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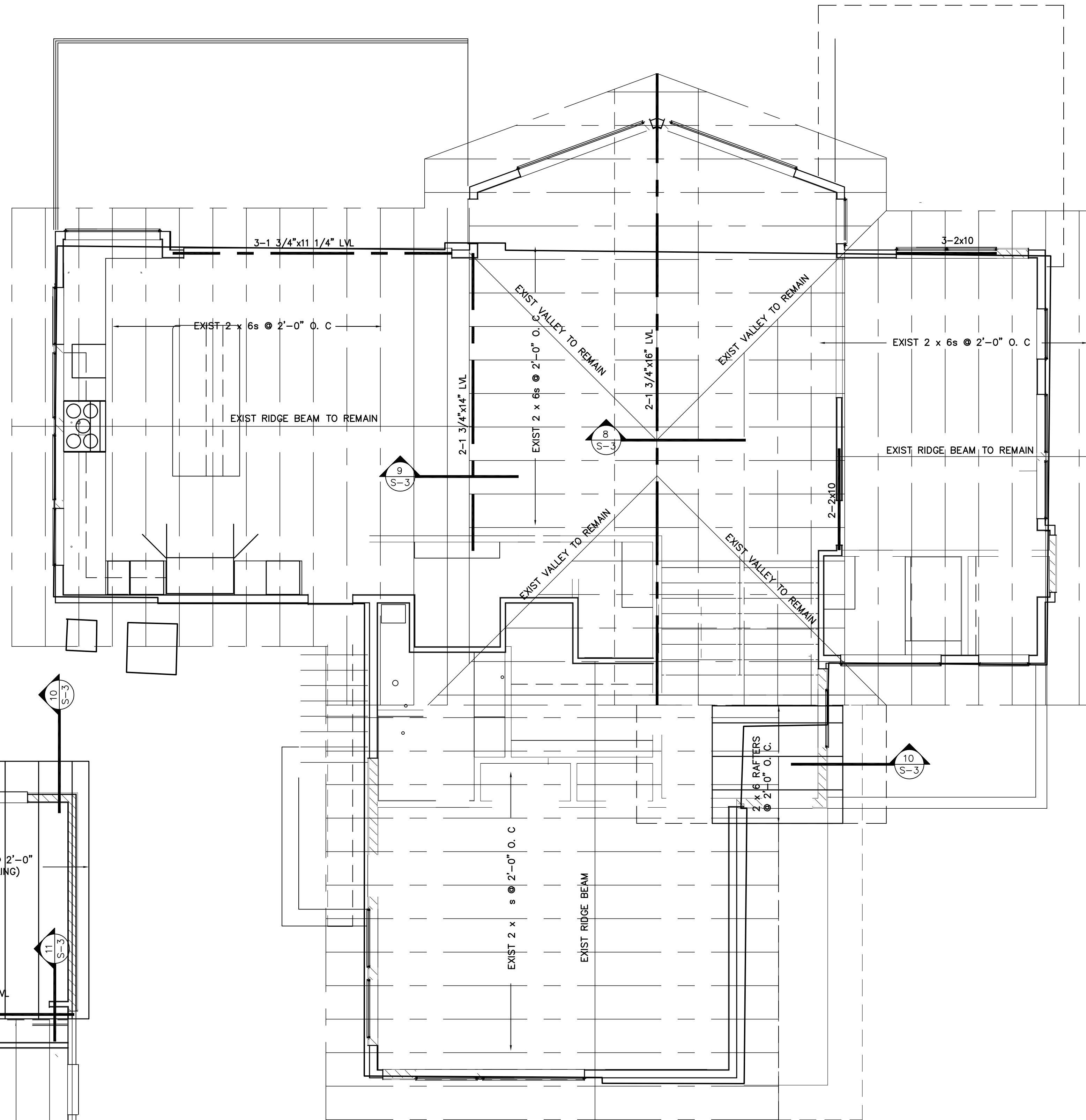
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S-1
SHEET NO. 13 OF 15

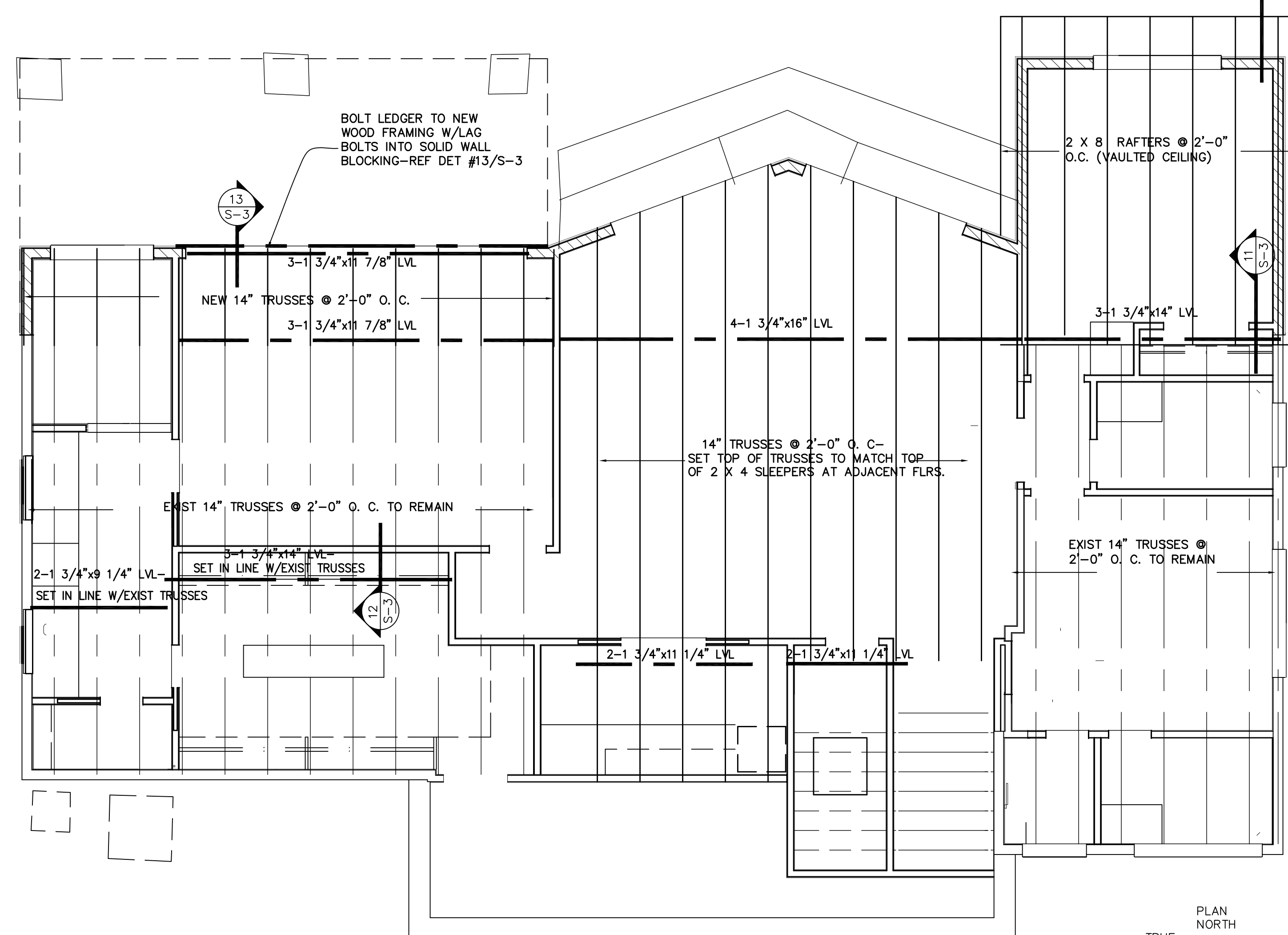


Steinman Luevano Structures

STEINMAN LUEVANO STRUCTURES, LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD. BLDG 8101 AUSTIN, TEXAS 78749
TEXAS REGISTERED ENGINEERING FIRM F-1624
PHONE 512-891-6766 FAX 512-891-6986
E-MAIL INFO@SLSTRUCTURES.COM



1 FOUND PLAN @ ENTRY ADDN
SCALE: 1/4" = 1'-0"



4 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

3 ROOF FRAMING PLAN

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



12-1-2023

Steinman Luevano Structures

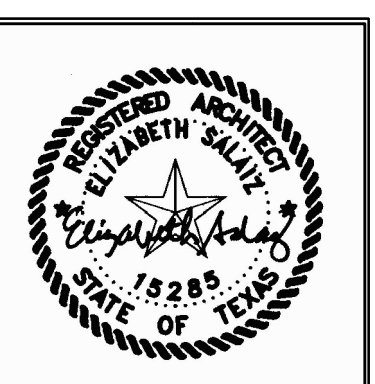
STEINMAN LUEVANO STRUCTURES, LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD, BLDG 8101 AUSTIN, TEXAS 78749
TEXAS REGISTERED ENGINEERING FIRM F-1624
PHONE 512-891-6766 FAX 512-891-6966
E-MAIL INFO@SLSTRUCTURES.COM

FILE: DWGS/HIBLER RESIDENCE

DRAWN: EAS

CHECKED: EAS

REVISIONS



1/30/23

NAME: _____

DATE: 11/30/23

PHASE: PERMIT SET

ELIZABETH
SALAIZ
ARCHITECT
INC.

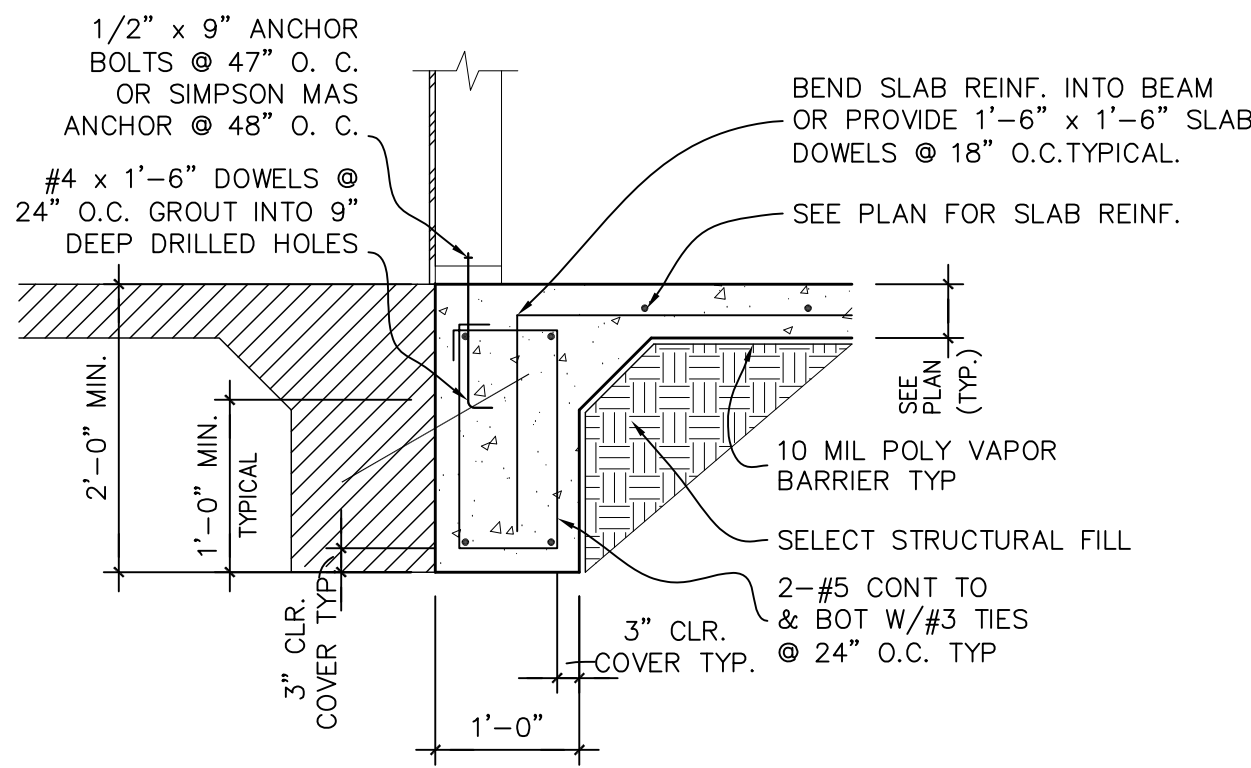
2305 RUNDELL PL
AUSTIN TX 78704
cell: 512.771.1089
email: liz@esalaizarchitect.com

HIBLER
RESIDENCE

OWNERS:
Jon & Katie Hibler
311 Westhaven
Austin, Texas
78746

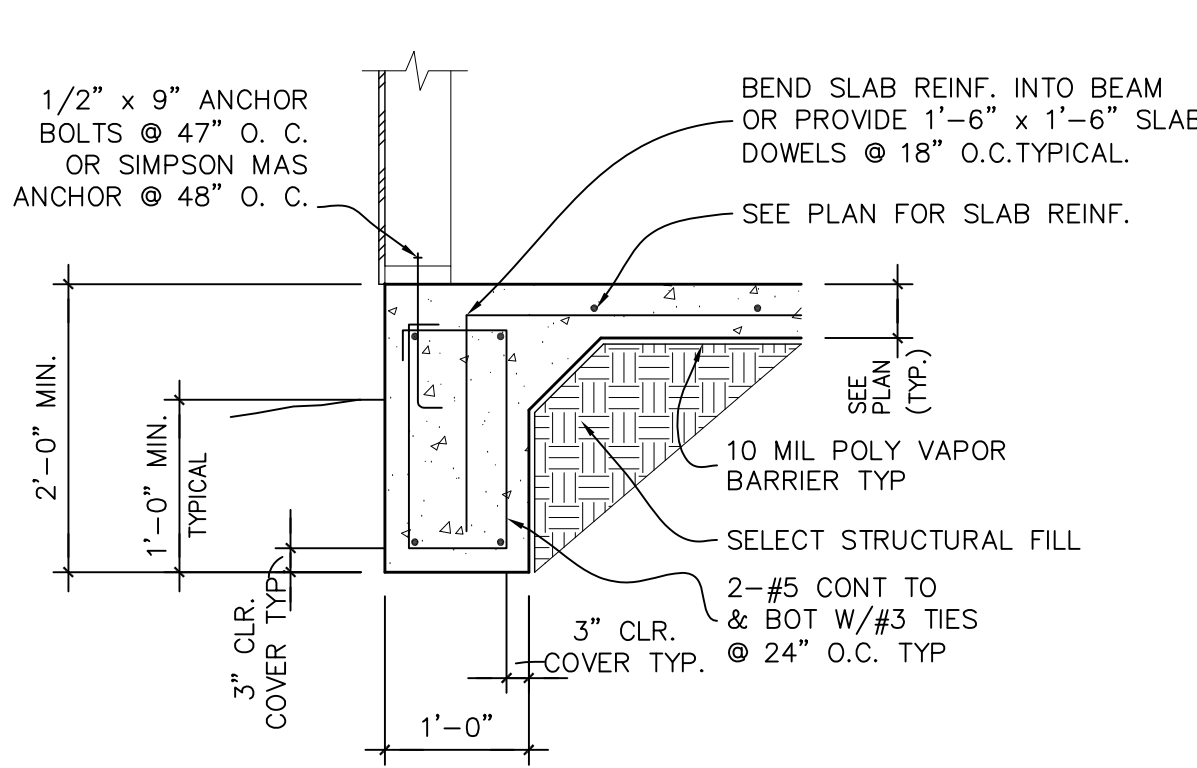
S-2

SHEET NO. 14 OF 15



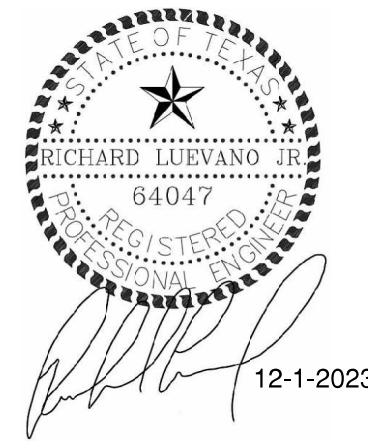
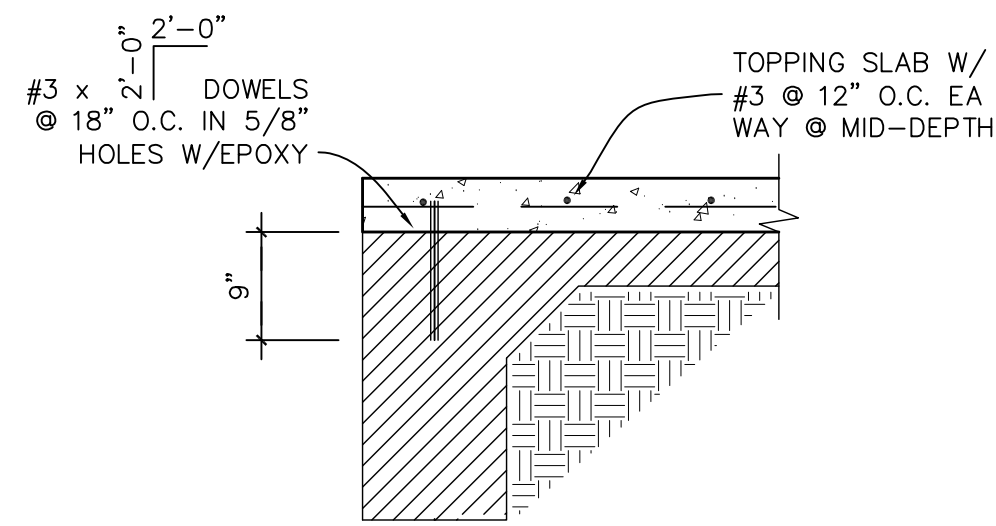
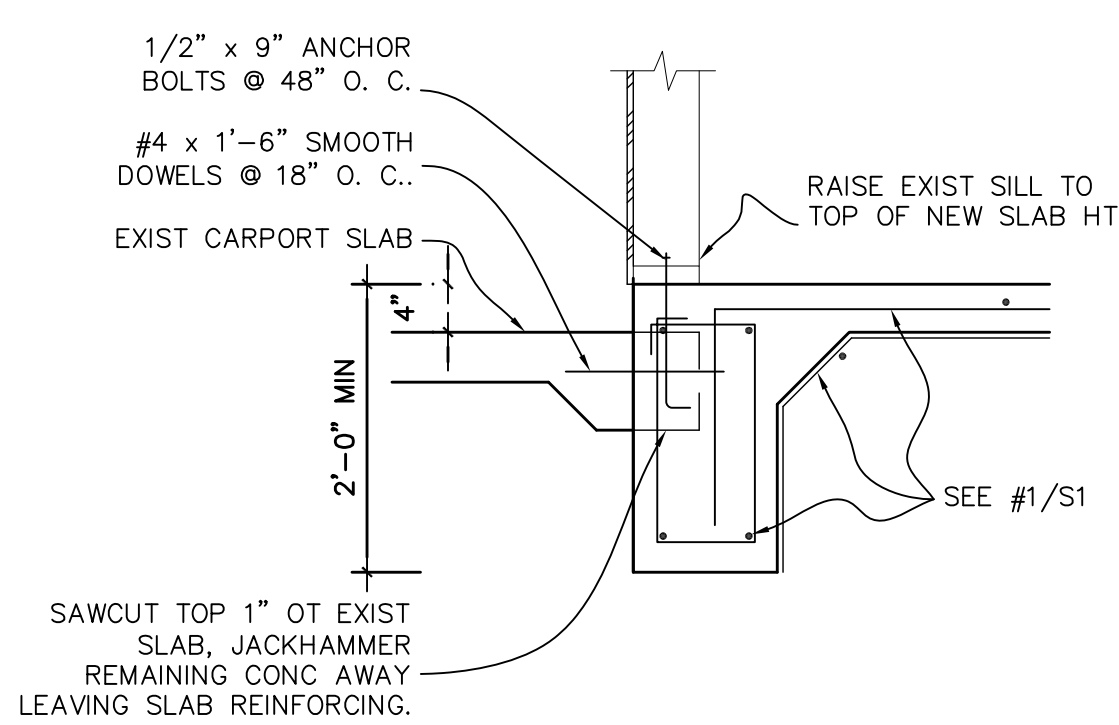
NOTE: ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED OR TRIPLE ZINC (ZMAX), INCLUDING ANCHOR BOLTS, HANGERS, NAILS, BOLTS AND SCREWS.

NOTE: IF SOLID ROCK IS ENCOUNTERED MINIMUM BEAM DEPTH SHALL BE 1'-0" BELOW GRADE AND SHALL PENETRATE ROCK 3" MIN TYP @ ALL EXTERIOR BEAMS



NOTE: ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED OR TRIPLE ZINC (ZMAX), INCLUDING ANCHOR BOLTS, HANGERS, NAILS, BOLTS AND SCREWS.

NOTE: IF SOLID ROCK IS ENCOUNTERED MINIMUM BEAM DEPTH SHALL BE 1'-0" BELOW GRADE AND SHALL PENETRATE ROCK 3" MIN TYP @ ALL EXTERIOR BEAMS



12-1-2023

Steinman Luevano Structures
STEINMAN LUEVANO STRUCTURES, LLP CONSULTING ENGINEERS
5901 OLD FREDERICKSBURG RD, BLDG B101 AUSTIN, TEXAS 78749
TEXAS REGISTERED ENGINEERING FIRM P-1624
PHONE 512-881-6766 FAX 512-881-6966
E-MAIL INFO@SLSTRUCTURES.COM

1 FOUNDATION BEAM TO EXIST

SCALE: 3/4" = 1'-0"

2 FOUNDATION BEAM-NEW

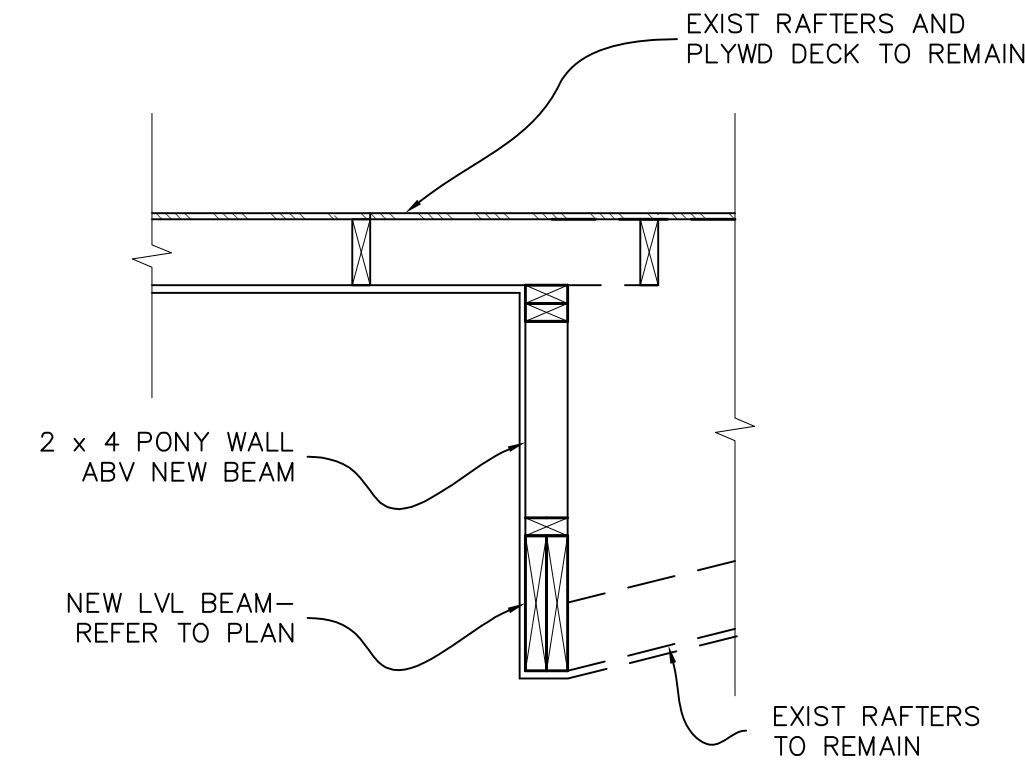
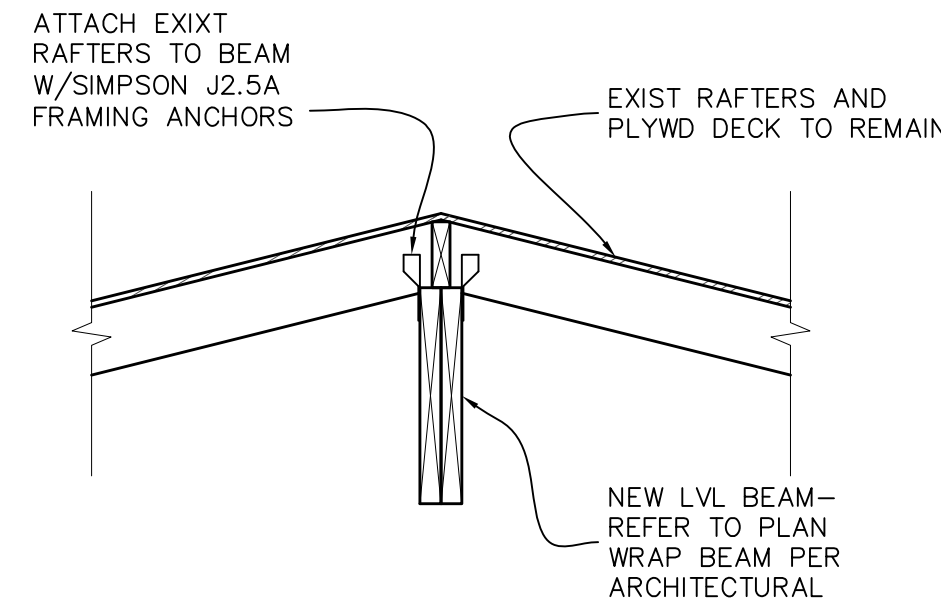
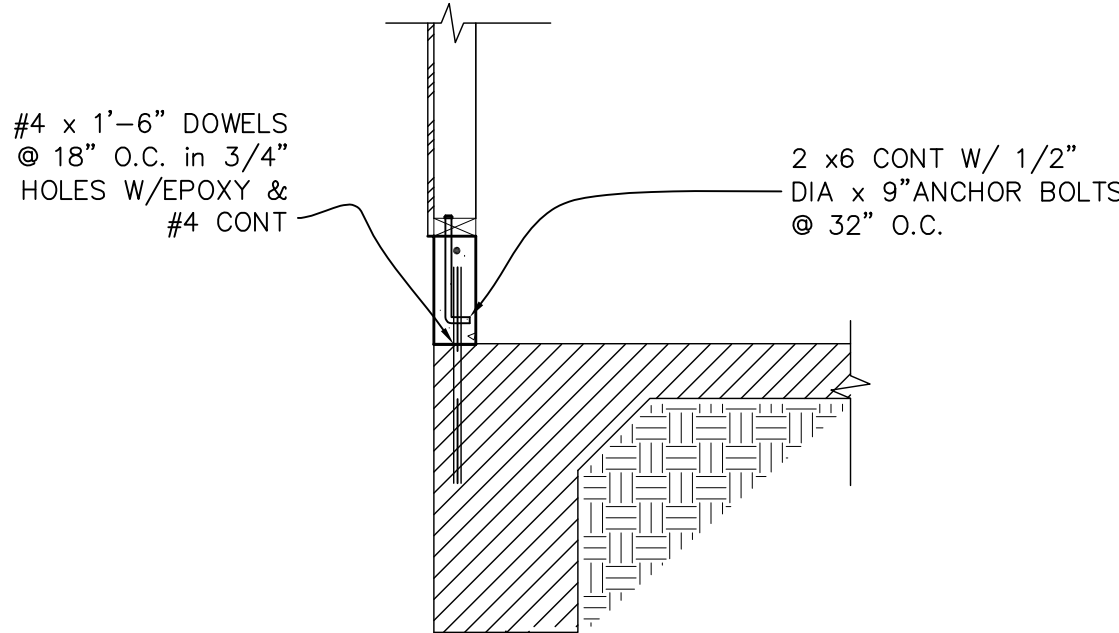
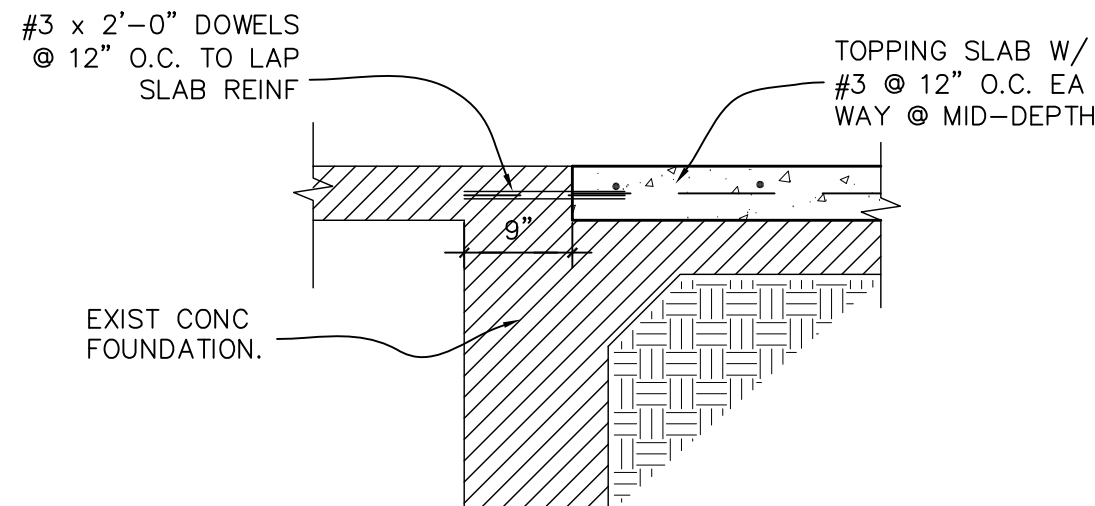
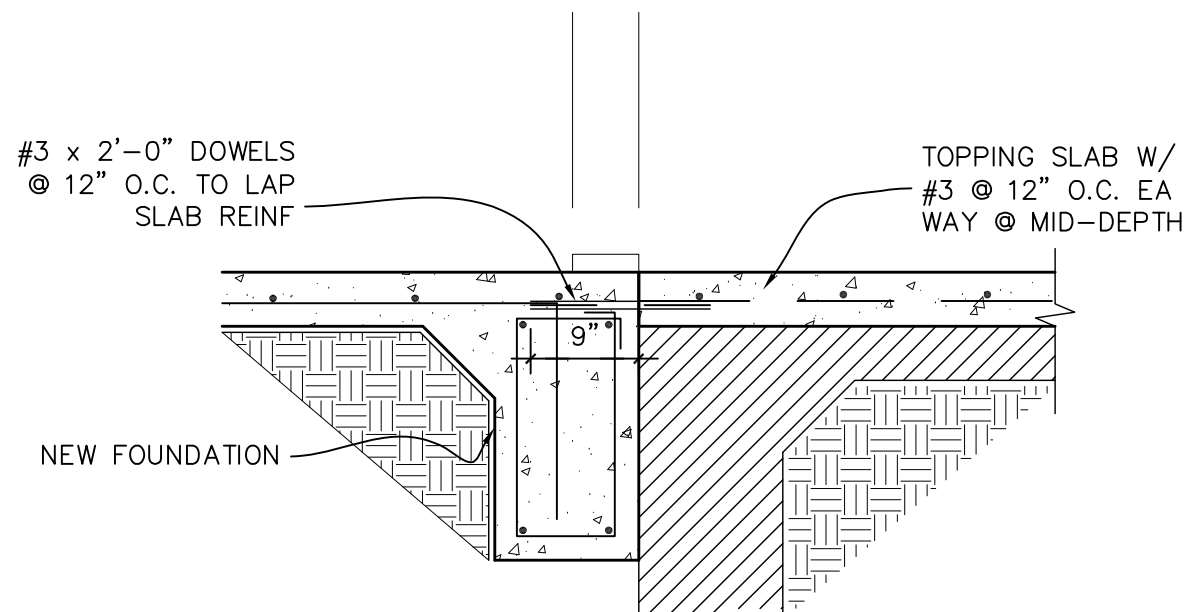
SCALE: 3/4" = 1'-0"

3 FOUND BEAM TO FLATWORK

SCALE: 3/4" = 1'-0"

4 TOPPING SLAB OVER EXIST FOUND

SCALE: 3/4" = 1'-0"



5 TOPPING SLAB TO NEW FOUND

SCALE: 3/4" = 1'-0"

6 TOPPING SLAB TO EXIST FOUND

SCALE: 3/4" = 1'-0"

7 NEW CONC CURB (GARAGE)

SCALE: 3/4" = 1'-0"

8 NEW BEAM @ LIVING RM

SCALE: 3/4" = 1'-0"

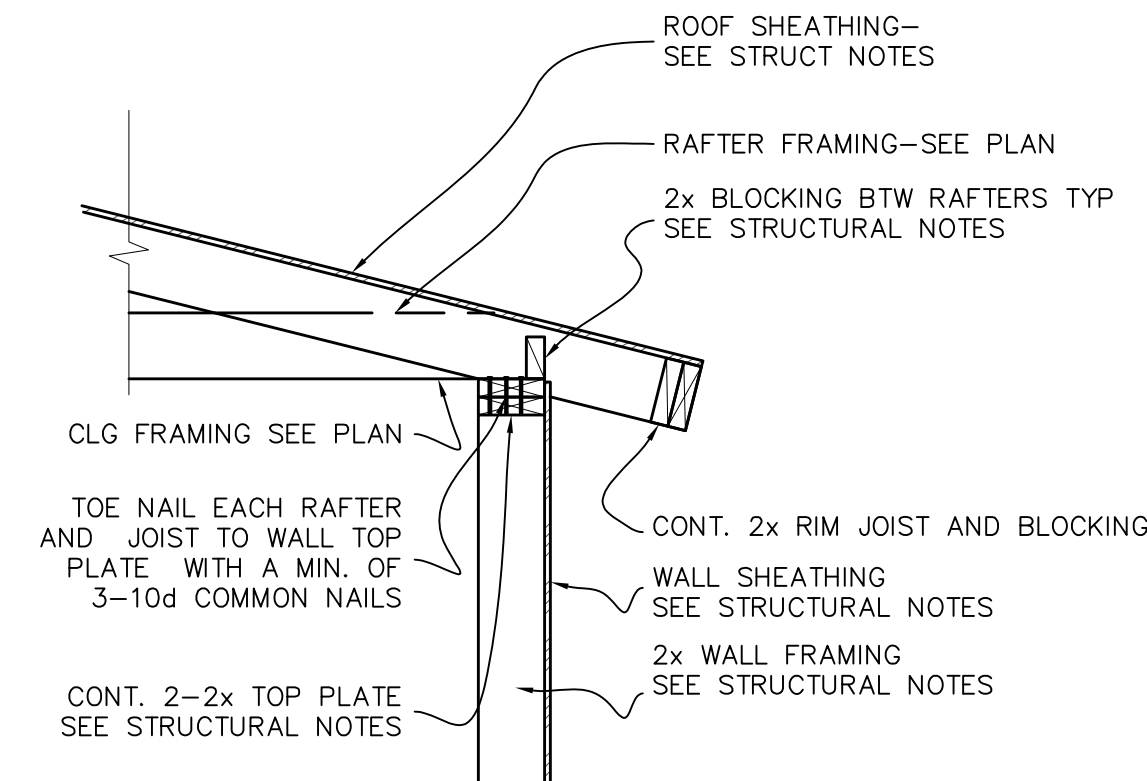
9 NEW BEAM BTW DINING AND LIVING RMS

SCALE: 3/4" = 1'-0"

FILE: DWGSHIBLER RESIDENCE
DRAWN: EAS
CHECKED: EAS
REVISIONS

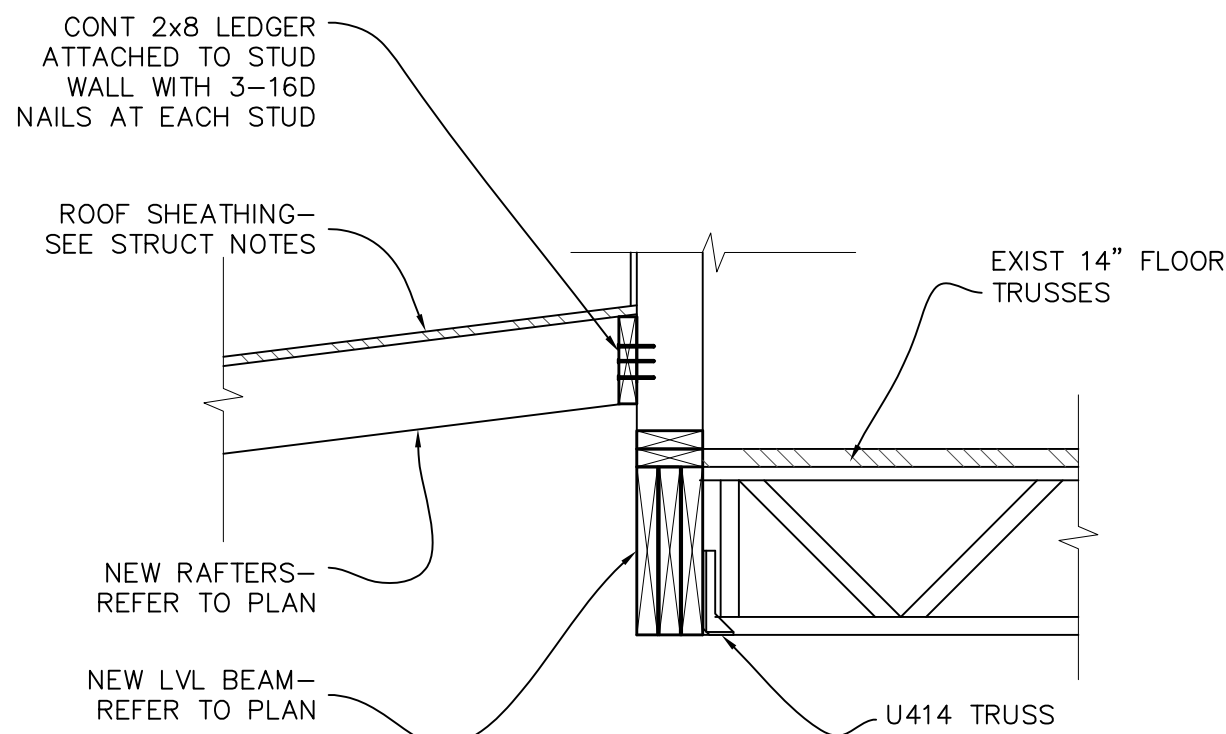


11/30/23



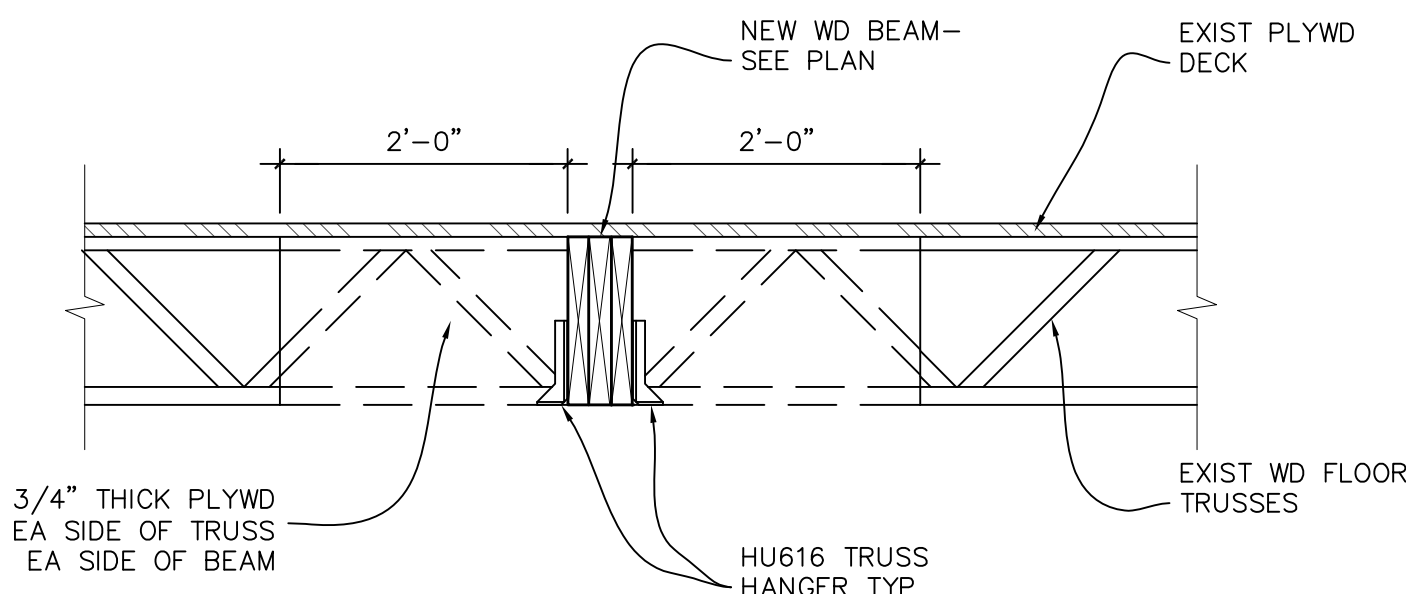
10 TYP ROOF FRAMING @ EXT WALL

SCALE: 3/4" = 1'-0"



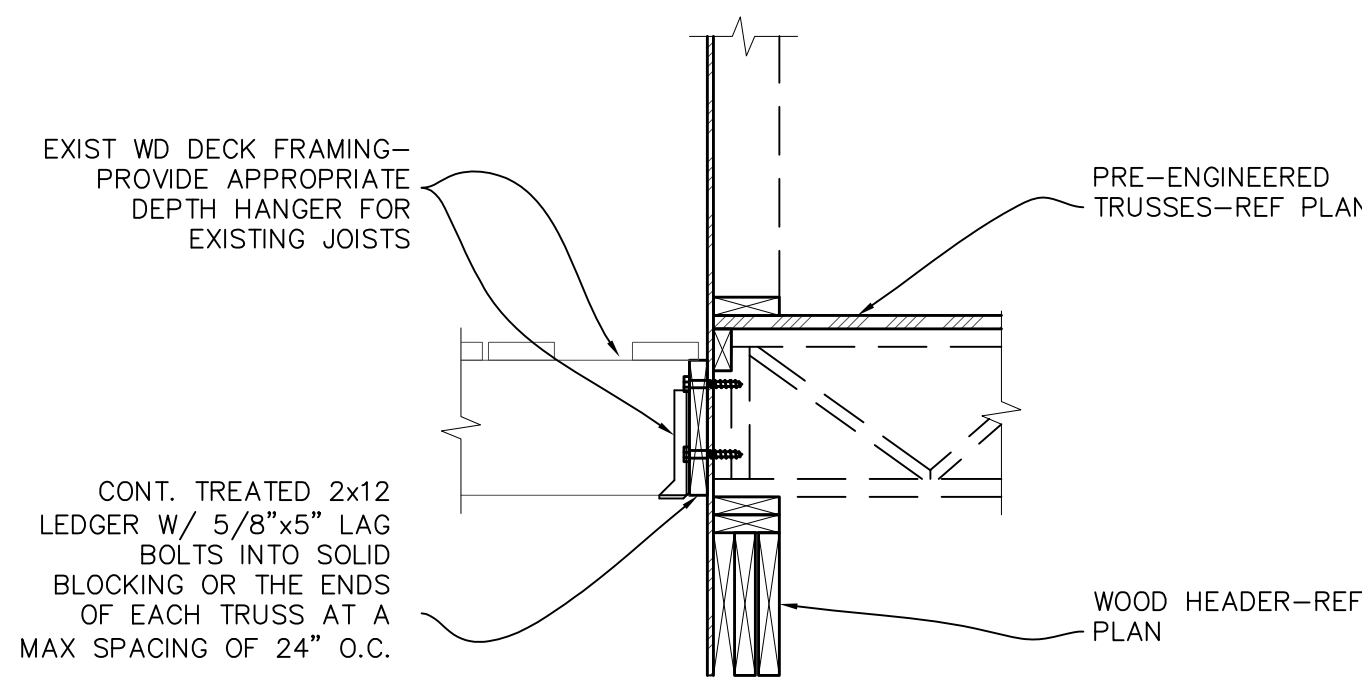
11 NEW RAFTER TO EXIST WALL

SCALE: 3/4" = 1'-0"



12 NEW BEAM @ EXIST TRUSS

SCALE: 3/4" = 1'-0"



13 EXIST DECK CONNX TO NEW LEDGER

SCALE: 3/4" = 1'-0"

NAME:
DATE: 11/30/23
PHASE: PERMIT SET

ELIZABETH SALAZ ARCHITECT INC.
2305 RUNDLELL PL
AUSTIN TX 78704
cell: 512.771.1089
email: liz@esalazarchitect.com

HIBLER RESIDENCE
OWNERS:
Jon & Katie Hibler
311 Westhaven
Austin, Texas
78746

S-3
SHEET NO. 15 OF 15

Neighbor Support Form for Setback Variance at 311 Westhaven Drive, West Lake Hills, TX 78746

To the City of West Lake Hills Planning Department:

We, the undersigned, are neighbors of Katie and Jon Hibler, residing at 311 Westhaven Drive, West Lake Hills, TX 78746. We understand that the homeowner is seeking a setback variance to allow for the construction of two new additions to their home. These additions will extend beyond the standard 20' setback but will maintain a minimum 15' distance from the property line, enhancing the existing structure without encroaching closer to the sides of the property than the current building envelope.

After reviewing the proposed plans and considering the impact on the neighborhood, we express our support for the requested variance. We believe that the proposed remodel will enhance the overall appeal and value of our neighborhood, while also respecting the character and space of our community.

Please fill out the following information to indicate your support:

- Name: MICHAEL + BROOKE CROCKETT
- Address: 309 WESTHAVEN DR
- Phone Number: (512) 771-0110
- Email Address: BOCROCKETT@GMAIL.COM
- Signature: 
- Date: 7 FEB 2024

Neighbor Support Form for Setback Variance at 311 Westhaven Drive, West Lake Hills, TX 78746

To the City of West Lake Hills Planning Department:

We, the undersigned, are neighbors of Katie and Jon Hibler, residing at 311 Westhaven Drive, West Lake Hills, TX 78746. We understand that the homeowner is seeking a setback variance to allow for the construction of two new additions to their home. These additions will extend beyond the standard 20' setback but will maintain a minimum 15' distance from the property line, enhancing the existing structure without encroaching closer to the sides of the property than the current building envelope.

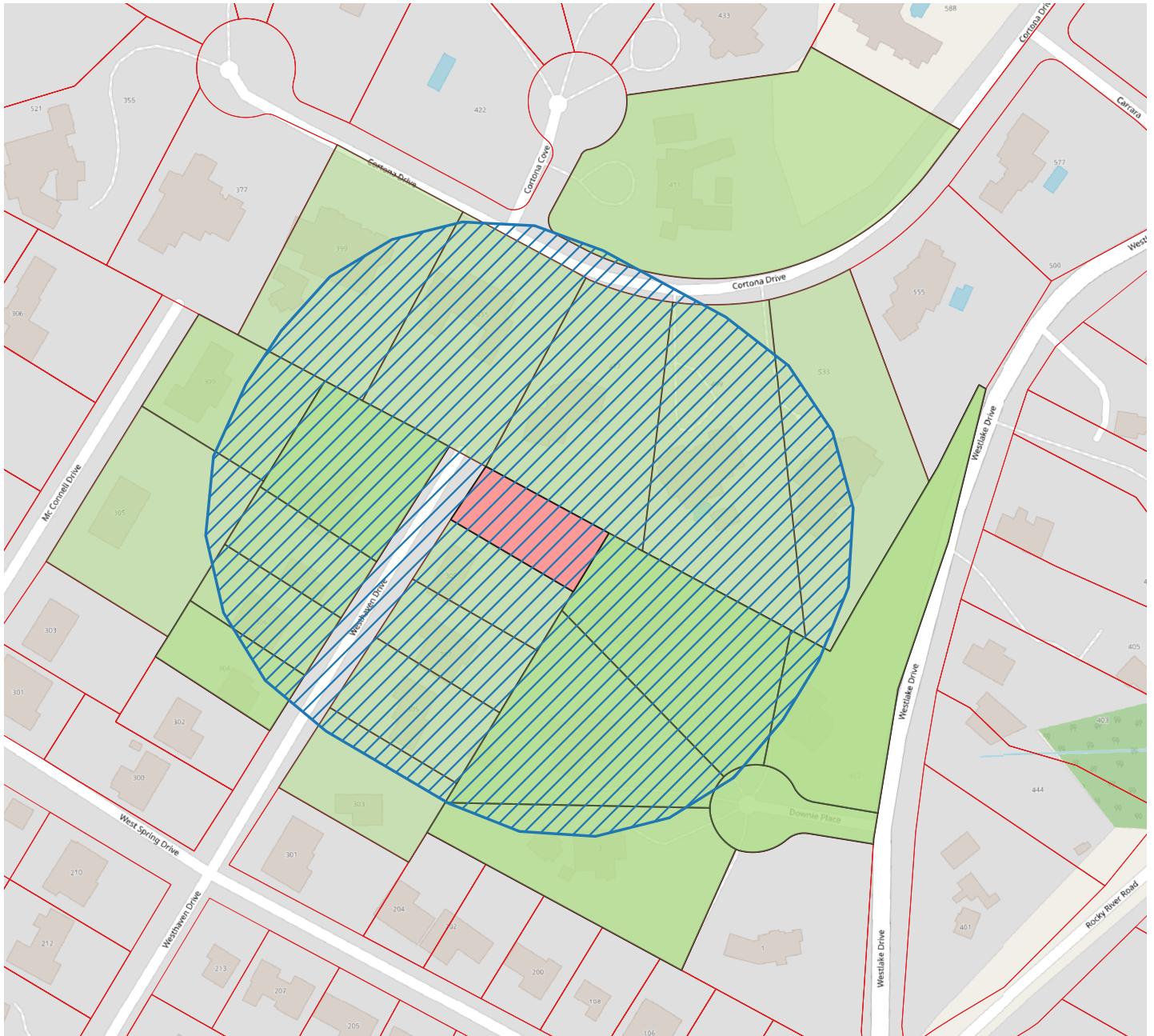
After reviewing the proposed plans and considering the impact on the neighborhood, we express our support for the requested variance. We believe that the proposed remodel will enhance the overall appeal and value of our neighborhood, while also respecting the character and space of our community.

Please fill out the following information to indicate your support:

- Name: EVAN GREMONT
- Address: 307 WESTHAVEN DRIVE
- Phone Number: 512.517.6217
- Email Address: evangremont@gmail.com
- Signature: 
- Date: 2/8/2024

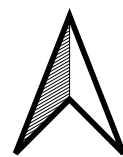
Notification Area

311 Westhaven Variance



Legend

-  Subject Parcel
-  Notification Area
-  Notified Parcels
-  Parcels
-  WLH_City_Limits





City of West Lake Hills
Board of Adjustment

AGENDA REPORT

Meeting Date:	April 10, 2024	Item Number:	7
	Building & Development		
Department:	Services		
Prepared By:	Jennifer C. Bills	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

613 Rock Park: Discuss and make recommendations on three variances:

1. Allow one primary residential unit with an attached dwelling unit – More than 2 dwelling units per acre (Section 38.03.034)
2. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281)

Applicant: Alfredo Terrones, MMRV, LLC

Recommendation

Staff recommends approval of the variance request, based on the analysis below.

The Zoning & Planning Commission considered the item at their regular meeting on March 20, 2024 and recommended denial by a vote of 4-0 (Maccini abstained) (Attachment 7).

- The Commission found that there is a hardship given the small size of the property for R-3 zoning and that the setbacks and building types minimized the impact to the community, while complying with the approved Development Agreement.

Discussion

Property Information, Zoning & Site Characteristics:

Owner: Ark Home 3 LLC

Legal Description: Westwood Villas Section 2, Lot 9

Lot Size: 0.4242

Zoning: R-3 Transitional Residential

The properties surrounding the subject property are zoned B-2 Business and ETJ – Extraterritorial Jurisdiction (Travis County).

Background & Analysis:

This property was annexed into the West Lake Hills city limits on January 12, 2011 (Attachment 1). For the property owner to consent to annexation, the city entered into a Development Agreement with the owner that agreed to certain density increases, that were in keeping with the multifamily development that was on the property at the time. This development agreement transfers with the property. In 2021, the same three

variances were considered and approved by the BOA and City Council on September 8, 2021 (<https://westlakehillstx.portal.civicclerk.com/event/92/files/attachment/1914>), however the proposal at the time was for two single family dwellings on the lot. Public wastewater is not yet available in this area, so the property is proposing a new septic system. Given the size of the lot, two single-family structures are not feasible, so the applicant has revised the plans for a single-family house with an attached guest house (1,000 square feet).

1. Section 38.03.034 –R-3 Transitional Residential Zoning - More than 2 dwelling units per acre:
The R-3 district allows clustered single-family dwelling and detached single-family units on the same lot, but requires that there are not more than two dwelling units per acre (0.5 acres per unit). Given the size of the lot, 0.4242 acres, it is not large enough for one unit. The Development Agreement, Section 5.2 allows for the owner to maximize the unit density, given that the impervious cover limit of 50% per the agreement is not exceeded. The proposed plans have an impervious cover of 24.8%, so they are meeting the terms of the agreement.
2. Section 22.03.281 – Rear and Side Setbacks for an R-3 Transitional
The code does not list setbacks for a lot smaller than 0.50 acres. For lots greater than an 0.5 acres, the setbacks are:

Front 50 feet	Requested 30 feet
Side: 50 feet	Requested 10 feet
Rear: 50 feet	Requested 30 feet

The setbacks requested by the applicant are compliant with building and fire code separation requirements and will allow the property owner to exercise the density maximization as allowed in Section 5.2 of the Development Agreement.

Variance Criteria Review:

When applying for a variance, the applicant has provided the following evidence:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The City and the Owner previously entered into an annexation and development agreement. Since the last variance approval, site constraints including septic & topography have prevented the new owner from developing 2 units thus this variance is seeking to only build 1 house on this site.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
No other tree removal variance is being sought except for those approved in the 2021 variance.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
In order to protect trees while still designing a septic system that meets local and state requirements, the system can only sustain 1 house on this lot.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
Correct.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
This is consistent with zoning and surrounding area when considering lot size, topography, and trees.

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

This variance presents no adverse impact to neighboring properties.

Outdoor Lighting

Outdoor lighting is not proposed with this variance request. Any outdoor lighting will need to comply with the City's Code.

Compliance with Adopted International Building Code

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

Subdivision

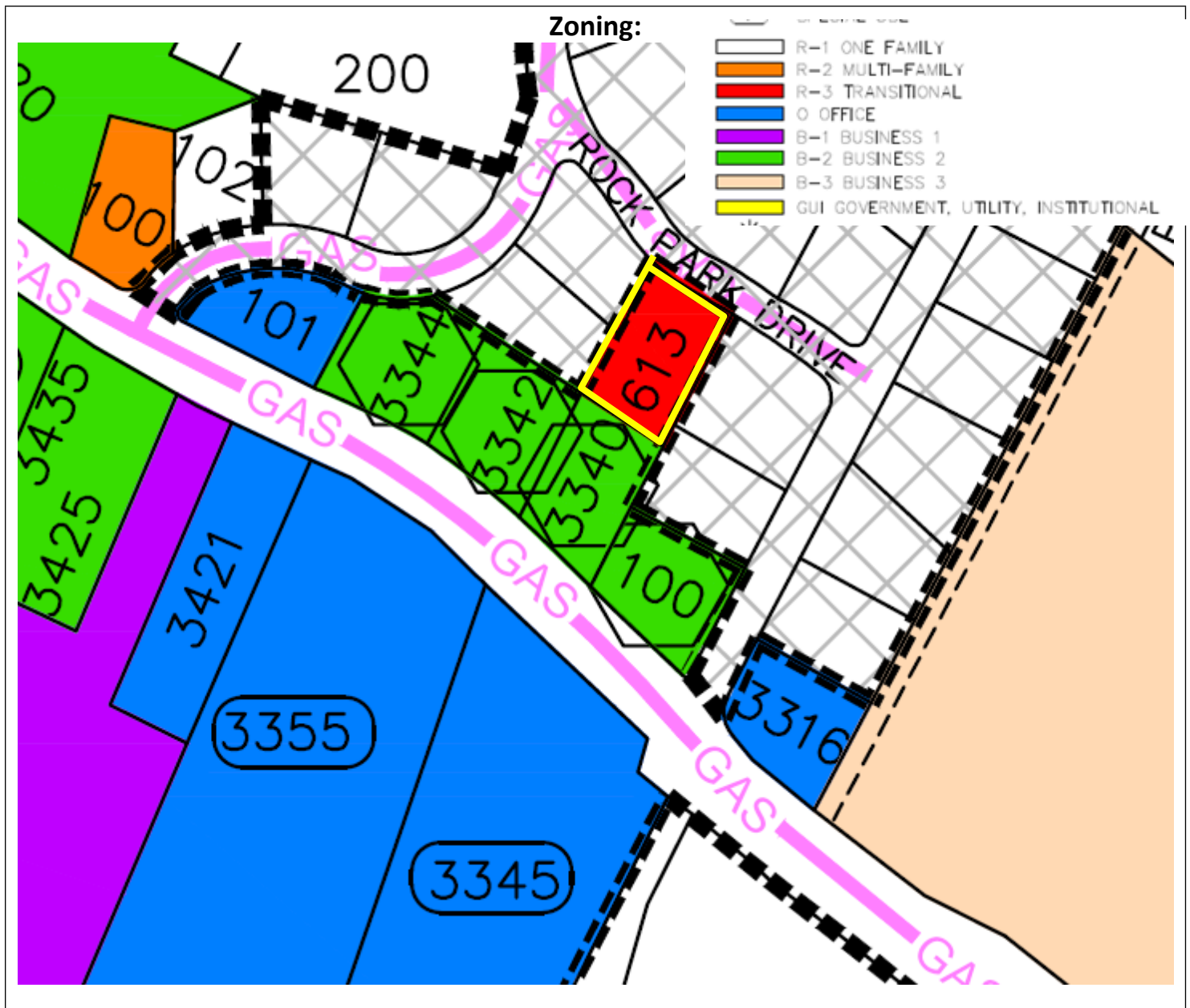
There is no change to the subdivision proposed with this application.

Comprehensive Planning Analysis

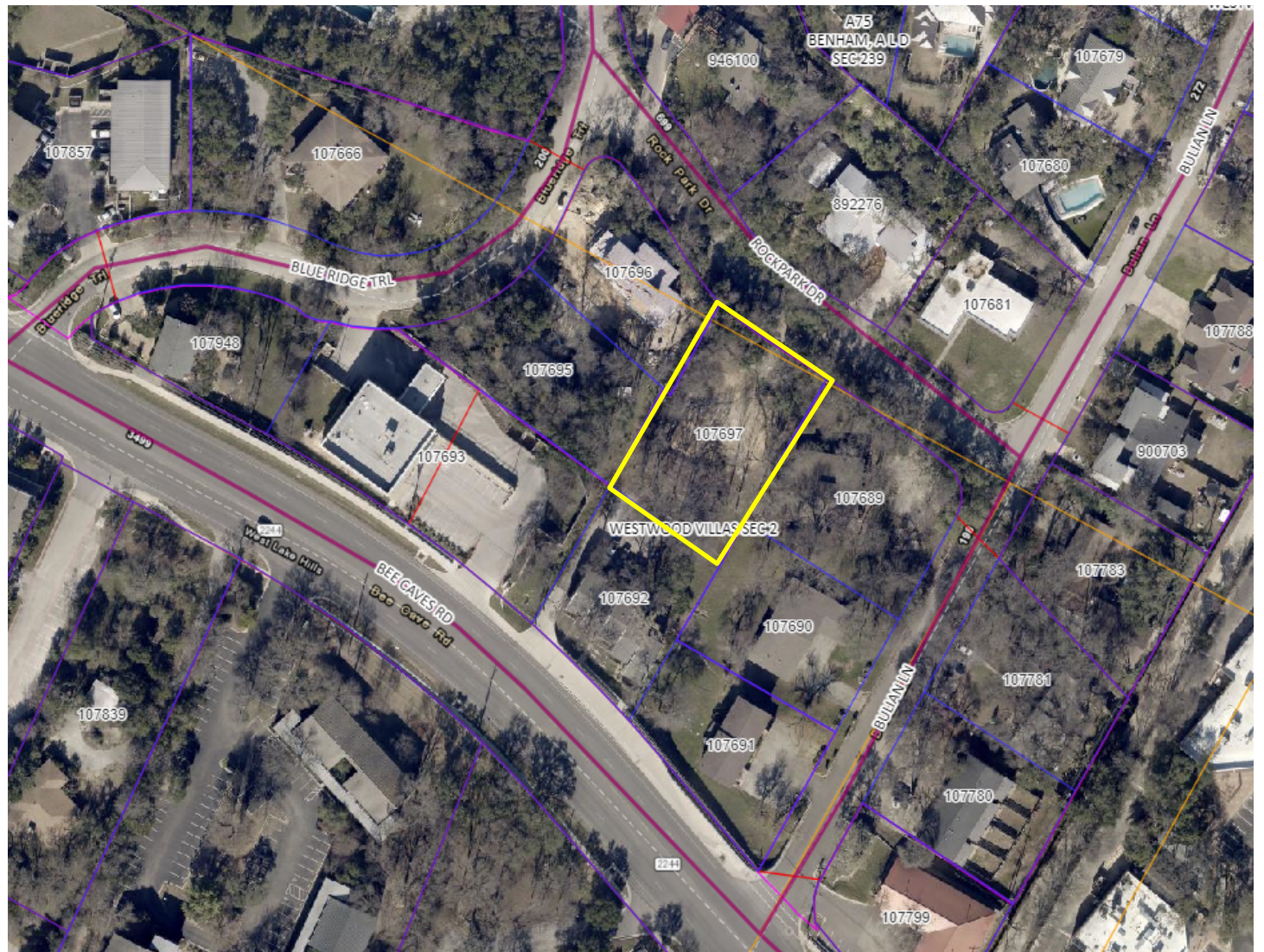
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

- [Section 22.03.275 Building setback distances](#)
- [Section 22.03.281 Schedule of Regulations](#)
- [Section 22.03.170 Site disturbance \(excavation, grading or filling\)](#)
- [Section 22.03.034 Tree and Vegetation Removal and Replacement](#)
- [Section 38.05.031 Variances](#)
- [Section 22.03.514 Criteria and process required for granting a variance](#)



Aerial:



City of West Lake Hills

Dave Claunch, Mayor

911 Westlake Drive
West Lake Hills, Texas 78746-4509



CITY COUNCIL MEMBERS:

Andrew Schwartz, Mayor Pro Tem

Davin Fillpot

Stan Graham

Jean Goehring

Spencer Stevens

Robert J. Wood, City Administrator

City Hall: (512) 327-3628

Fax: (512) 327-1863

www.westlakehills.org

cityhall@westlakehills.org

Police Department: (512) 327-1195

Fax: (512) 329-5517

March 31, 2011

Kiester, Lockwood & Ciccone, L.L.P.
611 West 14th Street
Austin, TX 78701

Re: Development Agreement between the City of West Lake Hills and Christopher M. Crane

To Whom It May Concern:

Enclosed please find a copy of the above referenced Development Agreement that was recorded in the Official Records of Travis County on March 16, 2011.

Please forward a copy of the recorded agreement to Christopher M. Crane for his files.

Sincerely,

Janet Rogers
City Secretary

Enclosure



TRV

41 PGS

2011038380

Handwritten initials

City of West Lake Hills
Received
MAR 27 2011

City of West Lake Hills
Received
MAR 27 2011

CONFIDENTIAL ECONOMIC DEVELOPMENT COMMUNICATION

ETJ Development Agreement

between

City of West Lake Hills

&

Christopher M. Crane

July 14, 2010

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Solid Waste	6
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Duration	7
General Provisions	8
Exhibits	12

ETJ DEVELOPMENT AGREEMENT

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

This Development Agreement (this “Agreement”) is between the **City of West Lake Hills**, (“City”), and **Christopher M. Crane** (“Owner”). In this Agreement, the City and Owner are sometimes individually referred to as a “Party” and collectively referred to as the “Parties”.

RECITALS:

WHEREAS, Owner possesses a four-unit, multi-family residential complex (the “Property”) located wholly within the extraterritorial jurisdiction (“ETJ”) of the City and in Travis County, Texas (the “County”), which is more fully described in *Exhibit A* attached hereto; and

WHEREAS, the City has adopted a Comprehensive Plan to guide the City in planning for future growth and development and the City Council finds that this Agreement is consistent with the Comprehensive Plan; and

WHEREAS, the City has determined that development agreements such as this will benefit the City by establishing land use controls; preserving a desired form of residential housing; providing for the construction of appropriate and necessary utility infrastructure; encouraging economic development; protecting the environment; preserving the scenic ambiance; and promoting the welfare of the citizens of the City and its ETJ; and

WHEREAS, this Agreement grants Owner a measure of predictability in terms of applicable municipal regulations and services; and

WHEREAS, this Agreement runs with the land, and thus shall be acknowledged by a Texas Notary Public, then filed in and among the land records of Travis County, and is binding upon subsequent purchasers of the Property, or any portions thereof; and

WHEREAS, the City is statutorily authorized to enter into such agreements with owners of property located in the City’s ETJ pursuant to Texas Local Government Code Section 212.172; and

WHEREAS, Owner and the City have conducted numerous public hearings, posted sufficient public notice, and received broad public input regarding the proposal contained within this Agreement.

City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 3 of 14

NOW THEREFORE, FOR GOOD & VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, including the above recitals and the agreements set forth below, the City and Owner agree as follows:

ARTICLE 1. DEFINITIONS

1.1 General

Words and phrases used in this Agreement shall have the meanings set forth in this section. Terms that are not defined below, but are defined in the City's Code of Ordinances (the "Code"), shall be given the meanings set forth in the Code. Words and phrases not defined in the Code shall be given their common, ordinary meaning unless the context clearly requires otherwise. When not inconsistent with the context, words used in the present tense shall include the future tense; words in the plural number shall include the singular number (and vice versa); and words in the masculine gender shall include the feminine gender (and vice versa). The word "shall" is always mandatory, while the word "may" is merely directory. Headings and captions are for reference purposes only.

1.2 Specific

Agreement: This contract between the City of West Lake Hills, Texas and Owner, including all Exhibits hereto, which are incorporated herein for all intents and purposes.

City: The City of West Lake Hills, an incorporated Type A, general-law municipality located in Travis County, Texas.

City Council: The governing body of the City of West Lake Hills, Texas, (i.e., the Board of Alderman).

City Limits: The incorporated municipal boundary of the City of West Lake Hills.

County: Travis County, Texas.

Effective Date: The date upon which this Agreement is executed by all Parties.

Impervious Cover: Manmade or constructed coverage of the natural ground with any structure or surface that impedes, inhibits or does not permit the absorption or passage of water into the subsurface of the natural land. Impervious cover includes, but is not limited to, buildings, parking areas, roads, streets, driveways, sidewalks, swimming pools, impermeable concrete, asphalt paving, compacted base material, and brick pavers on compacted base. Permeable pavement, pavers and manmade areas of compacted or uncompacted rock or stone shall be considered 100 percent (100%) impervious cover, regardless of how much water they allow to pass through to natural ground. Decks that allow the passage of water to natural ground shall be considered 50 percent (50%)

impervious cover. Roof overhangs/eaves are not considered impervious cover. For purposes of compliance with this Chapter, the term expressly excludes storage tanks for rainwater collection systems.

LCRA: The Lower Colorado River Authority, a quasi-governmental entity created and operating under the laws of the State of Texas, or its successor agency.

Master Plan: The master plan of the City, originally presented in 1979, as may be amended, modified or supplemented by the City, sometimes referred to as the Comprehensive Plan.

Owner: Christopher M. Crane, and any successor and assign; and any subsequent owner(s).

Property: Approximately 0.424 acres of land located in Travis County, Texas, at 613 Rockpark Drive (sometimes also referred to as “Rock Park” Drive), 78746 (LOT 9, WESTWOOD VILLAS, SEC 2), more fully described on the attached *Exhibit A*.

Septic System: A privately owned and operated on-site sewage facility (OSSF).

ZAPCO: The Zoning and Planning Commission, a volunteer citizen advisory board of the City of West Lake Hills that has been granted specific land use and development regulatory authority pursuant to City ordinances and state statutes.

ARTICLE 2. PUBLIC BENEFITS

- 2.1 Orderly Growth:** The City desires that development within its ETJ occur in an orderly manner in order to protect the health, safety and welfare of the City’s present and future citizens; preserve the environment; enhance property values; and provide for preservation and expansion of the City’s tax base. This Agreement will benefit the City by facilitating the annexation of property into the City Limits, thus expanding the tax base and the scope of the City’s regulatory authority.
- 2.2 Economic Development:** This Agreement serves a legitimate economic development purpose by perpetuating a use of land that is compatible with the nearby Bee Cave Road commercial area, but that will not adversely impact neighboring single-family or multi-family residences.
- 2.3 Provision of Housing:** Multi-family housing is scarce in the City. This Agreement preserves a type of housing for the City’s present and future citizens and allows for potential redevelopment of housing that will minimize negative environmental impacts and promote the aesthetic enhancement of the City Limits and its ETJ. Further, the development of housing in accordance with this Agreement will promote safe and attractive housing conditions and a self-sustaining community.

ARTICLE 3. WASTEWATER INFRASTRUCTURE

- 3.1 The City will not conduct regular Septic System inspections of the Property until the year 2020 or until such time as wastewater service is available to the Property, whichever comes first. Alternatively, the City will allow the septic system to be maintained and repaired as opposed to replaced as long as it can be repaired to operate in good and work like manner. Owner will maintain the Septic System and perform routine repairs necessary to ensure compliance with all City and State regulations. Nothing herein shall be interpreted as the City's waiver of Owner's legal obligations to keep Septic System in working order.
- 3.2 When, if ever, in accordance with its capital improvements plan, the City extends its centralized municipal wastewater system to the Property and commences the provision of wastewater service to the Property, the Property will be eligible to connect to and be served by that system. The City will waive the first ten thousand dollars (\$10,000.00) of all fees involved for Owner to connect. Any connection fees that exceed ten thousand dollars (\$10,000.00) at the time shall be paid for by Owner.

ARTICLE 4. SOLID WASTE

- 4.1. **Level of Service:** The City will provide each residential dwelling on the Property with the same level of municipal solid waste collection and disposal service as is provided to single-family residential dwellings.
- 4.2. **Fees for Service:** The fees for solid waste services provided to the Property shall be at the same rate as that charged to single-family dwellings in the City until such time as wastewater service is available to the Property.

ARTICLE 5. PROPERTY DEVELOPMENT

- 5.1. **Land Use:** The Property can continue to be used or redeveloped for multi-family residential purposes, including apartments, condominiums or townhouses.
- 5.2. **Density:** If Owner redevelops the Property, Owner is allowed under this Agreement to achieve the maximum density for the property so long as it does not exceed the impervious cover requirements as stipulated herein. If the Owner decides to redevelop the Property, then the City agrees to cooperate in good faith and approve of any permits, certifications or licensure requested by the Owner that are otherwise compliant with City and State regulations.
- 5.3. **Impervious Cover:** The Parties agree to limit the Impervious Cover on the Property to a maximum of fifty percent (50%) of the Property.

- 5.4. **Permits:** Upon the Effective Date of this Agreement, Owner may utilize or redevelop the Property consistent with this Agreement. Any future permits required by law for the construction, use or redevelopment of the Property shall be subject to this Agreement. Unless specifically provided for herein, the Property shall be subject to the City of West Lake Hills' Code of Ordinances.
- 5.5. **Deed Restrictions:** Owner agrees that all restrictive covenants for the Project shall reinforce the provisions of this Agreement, and shall be applied to all builders and subsequent buyers, and shall be appropriately drafted and filed to effectuate this intent and Agreement.

ARTICLE 6. ANNEXATION

The Parties acknowledge that this Agreement is contingent upon:

- (1) Owner submitting to the City a valid request for annexation;
- (2) the City granting such request; and
- (3) such request becoming effective so that the Property is formally annexed into the City Limits.

ARTICLE 7. DURATION

- 7.1. **Initial Term.** The term of this Agreement will commence on the Effective Date and continue for 25 years unless sooner terminated under this Agreement. This Agreement may be extended for a longer duration not to exceed an additional five (5) years upon mutual agreement of the Parties. In the event such an extension is agreed to all, provisions of this Agreement shall remain in full force and effect throughout the extension.
- 7.2. **Expiration.** After the Initial Term and any extension, this Agreement will be of no further force and effect. Expiration of this Agreement shall not affect the validity of any annexations or regulatory actions on the Property prior to the expiration date.
- 7.3. **Termination or Amendment.** This Agreement may be terminated or amended as to all of the Property at any time by mutual written consent of the City and Owner or may be terminated or amended only as to a portion of the Property by the mutual written consent of the City and Owner of only the portion of the Property affected by the amendment or termination. Neither the City or Owner may unilaterally amend or terminate this Agreement.

ARTICLE 8. GENERAL PROVISIONS

8.1. Assignment & Binding Effect:

- 8.1.1. This Agreement, and the rights and obligations of Owner hereunder, may be assigned by Owner to a subsequent purchaser of all or a portion of the Property provided that the assignee assumes all of the obligations hereunder. Any assignment must be in writing, specifically describe the Property, set forth the assigned rights and obligations and be executed by the proposed assignee. A copy of the assignment document must be delivered to the City and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the Property.
- 8.1.2. The provisions of this Agreement will be binding upon, and inure to the benefit of the Parties, and their respective successors and assigns.
- 8.1.3. Owner agrees that all restrictive covenants for the Property shall reinforce this Agreement. The Agreement shall be recorded in the Travis County land records to place subsequent purchasers on notice.

- 8.2. **Severability:** If any provision of this Agreement is illegal, invalid, or unenforceable, under present or future laws, it is the intention of the Parties that the remainder of this Agreement not be affected, and, in lieu of each illegal, invalid, or unenforceable provision, that a provision be added to this Agreement which is legal, valid, and enforceable and is as similar in terms to the illegal, invalid or enforceable provision as is possible.
- 8.3. **Governing Law, Jurisdiction & Venue:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, as it applies to contracts performed within the State of Texas and without regard to any choice of law rules or principles to the contrary. The parties acknowledge that this Agreement is performable in *Travis County*, Texas and hereby submit to the jurisdiction of the courts of that County, and hereby agree that any such Court shall be a proper forum for the determination of any dispute arising hereunder.
- 8.4. **No Third Party Beneficiary:** This Agreement is not intended, nor will it be construed, to create any third-party beneficiary rights in any person or entity who is not a Party, unless expressly otherwise provided.
- 8.5. **Remedies for Default:** If either Party defaults under this Agreement, the non-defaulting Party will have all rights and remedies available under this Agreement and applicable law, including the right to institute legal action to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus, or to terminate this Agreement. In the event of a default by the City, Owner will be entitled to seek a writ of mandamus, in addition to seeking any other available remedies. All remedies available to a Party will be cumulative and the pursuit of one remedy will not constitute an election of remedies or a waiver of the right to pursue any other available remedy.
- 8.6. **Reservation of Rights:** To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws.
- 8.7. **Attorneys Fees:** The prevailing Party in any dispute under this Agreement will be entitled to recover from the non-prevailing Party its reasonable attorney's fees, expenses and court costs in connection with any original action, any appeals, and any post-judgment proceedings to collect or enforce a judgment in accordance with Section 271.159 of the Texas Local Government Code, as amended.

- 8.8. **Waiver:** Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of the length of time during which that failure continues, be deemed a waiver of that Party's right insist upon strict compliance with all terms of this Agreement. In order to be effective as to a Party, any waiver of default under this Agreement must be in writing, and a written waiver will only be effective as to the specific default and as to the specific period of time set forth in the written waiver. A written waiver will not constitute a waiver of any subsequent default, or of the right to require performance of the same or any other provision of this Agreement in the future.
- 8.9. **Entire Agreement:** This Agreement contains the entire agreement of the Parties, and there are no other agreements or promises, oral or written, between the Parties regarding the subject matter of this Agreement. This Agreement may be amended only by written agreement signed by the Parties. An amendment to this Agreement may only be approved by an affirmative vote of at least three of the five (3 of 5) members of the City Council.
- 8.10. **Exhibits, Headings, Construction & Counterparts:** All exhibits attached to this Agreement are incorporated into and made a part of this Agreement for all purposes. The paragraph headings contained in this Agreement are for convenience only and do not enlarge or limit the scope or meaning of the paragraphs. Each of the Parties has been actively and equally involved in the negotiation of this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not be employed in interpreting this Agreement or its exhibits. This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, and all of which will together constitute the same instrument. This Agreement will become effective only when one or more counterparts, individually or taken together, bear the signatures of all of the Parties.
- 8.11. **Time:** Time is of the essence of this Agreement. In computing the number of days for purposes of this Agreement, all days will be counted, including Saturdays, Sundays and legal holidays; however, if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day will be deemed to be the next day that is not a Saturday, Sunday or legal holiday.
- 8.12. **Authority for Execution:** The City certifies, represents, and warrants that the execution of this Agreement has been duly authorized and that this Agreement has been approved in conformity with City ordinances and other applicable legal requirements. Owner certifies, represents, and warrants that the execution of this Agreement is duly authorized in conformity with Owner's authority.
- 8.13. **Property Rights:** Owner expressly and unconditionally waives and releases the City from any obligation to perform a takings impact assessment under the Texas Private Real Property Rights Act, Texas Government Code Chapter 2007, as it may apply to this Agreement, and the Property.

- 8.14. Notices:** Any notices or approvals under this Agreement must be in writing and may be sent by hand delivery, facsimile (with confirmation of delivery) or certified mail, return receipt requested, to the Parties at the following addresses or as such addresses may be changed from time to time by written notice to the other Parties:

CITY:

Original: Robert J. Wood
City Administrator
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746
Tel: (512) 327-3628
Fax: (512)-327-1863

Copy to: Bojorquez Law Firm, PLLC
Attention: Alan J. Bojorquez
West Lake Hills City Attorney
12325 Hymeadow Dr., Ste. 2-100
Austin, Texas 78750
Tel: (512) 250-0411
Fax: (512) 250-0749

OWNER:

Original: Christopher M. Crane
613 Rockpark Drive
Austin, TX 78746

Copy to: Kiester, Lockwood & Ciccone, L.L.P.
611 West 14th Street
Austin, Texas 78701
Tel: (512) 477-5796
Fax: (512) 477-5821

Either City or Owner may change their mailing address at any time by giving written notice of such change to the other in the manner provided herein at least ten days prior to the date such change is effected. All notices under this Agreement will be deemed given on the earlier of the date personal delivery is effected or on the delivery date or attempted delivery date shown on the return receipt or facsimile confirmation.

ARTICLE 9. EXHIBITS

Exhibits: The following exhibits are attached to this Agreement, and made a part hereof for all purposes:

Exhibit A - Map depicting graphic illustration of the Property

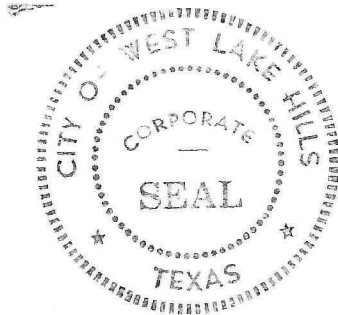
Exhibit B - Annexation Petition

STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement on the dates indicated below, to be effective on the date the last party signs.



CITY OF WEST LAKE HILLS:

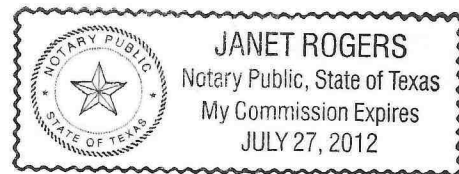
by: 
Dave Claunch, Mayor

date: 1/12/11

This instrument was executed by **Dave Claunch** before me on this, the 12th day of January 2010: 2011


Notary Public, State of Texas

My commission expires: 7/27/12



City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 13 of 14

STATE OF TEXAS

COUNTY OF TRAVIS

§
§
§

OWNER:

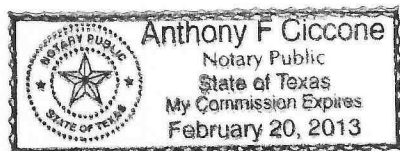
by:

Christopher M. Crane
Christopher M. Crane

date:

7-27-2010

This instrument was executed by **Christopher M. Crane** before me on this, the 3rd day of Sept 2010.



Anthony F. Ciccone
Notary Public, State of Texas

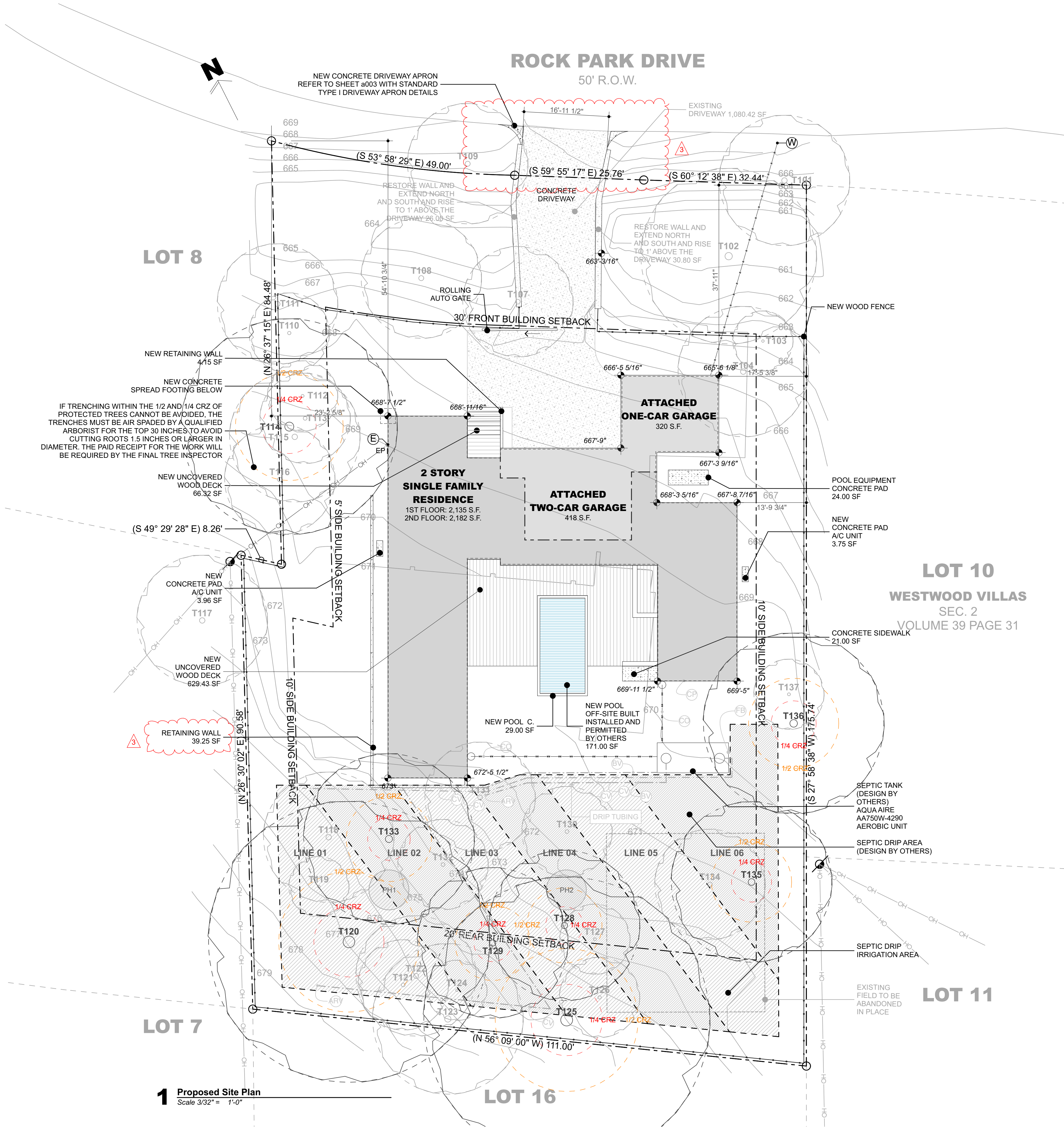
My commission expires: 9/3/10

City of West Lake Hills
Christopher Crane

ETJ Development Agreement
Page 14 of 14

TREE SCHEDULE

Tree ID	Species	Trunk Diameter
T101	HACKBERRY	13 1/2"
T102	CEDAR ELM	16 1/2"
T103	HACKBERRY	6 1/2"
T104	HACKBERRY	14"
T107	CHINABERRY	11 1/2"
T108	HACKBERRY	11 1/2"
T109	HACKBERRY	13"
T110	ASH TREE	9"
T111	LIVE OAK	12 1/2"
T112	HACKBERRY	7"
T113	HACKBERRY	9"
T114	LIVE OAK	20 1/2"
T115	LIVE OAK	13"
T116	HACKBERRY	11 1/2"
T117	CEDAR ELM	13 1/2"
T118	CEDAR ELM	12 1/2"
T119	CEDAR ELM	6"
T120	CEDAR ELM	25"
T121	CEDAR ELM	8 1/2"
T122	CEDAR ELM	12"
T123	CEDAR ELM	15"
T124	CEDAR ELM	96"
T125	CEDAR ELM	28 1/2"
T126	LIVE OAK	7 1/2"
T127	LIVE OAK	6"
T128	CEDAR ELM	14 1/2"
T129	CEDAR ELM	15"
T130	GREEN ASH	9"
T131	CEDAR ELM	11"
T132	CEDAR ELM	8 1/2"
T133	CEDAR ELM	17"
T134	GREEN ASH	11"
T135	GREEN ASH	16"
T136	HACKBERRY	18"
T137	HACKBERRY	7"



Proposed Site Plan General Notes

- All conflicts to be brought to the attention of the Architect prior to performing work.
- The dimensions on this sheet are to face of framing and/or masonry, and centerline of column and/or beam, unless otherwise noted.
- Do not scale the drawings. If a specific dimension is not given, contact the Architect for clarification.

Proposed Site Plan Legend

- topographic lines 1'-0" interval
- property line
- building setback line
- tent setback plane
- overhead utility line
- underground electrical line
- underground waste water line
- water line
- proposed fence
- existing fence
- 8.5' x 17' parking space
- asphalt
- concrete
- power pole
- electrical meter
- water meter
- water valve
- gas meter
- waste water tap
- control panel
- two-way cleanout
- filter box
- ball valve
- check valve
- air release valve

Not for construction. This document is incomplete and may not be used for regulatory approval, permitting, or construction.

Date: 11.20.2023
Architect, Jose Alfredo Terrones
Texas Registration No. 26134

Consultants:

Project, 613 Rock Park, 2023
Project No. 23-005
New Modular Residence
613 Rock Park,
West Lake Hills, Texas 78746

Owner, ARK Home 3, LLC
POX BOX, 36251
San Jose, California, 95158

Issue:

- | | |
|---------------|------------|
| 1. Permit Set | 07.07.2023 |
| 2. Revision 1 | 11.10.2023 |
| 3. Revision 2 | 01.24.2024 |

These drawings and specifications are and shall remain the property of the Architect. They may not be reused, reproduced or altered in any way without prior approval from and with compensation to the architect.

Scale. If printed on a 22"x34" sheet the scale is as indicated. If printed on a 11"x17" sheet the scale is reduced by half.

Proposed Site Plan



Re: 613 Rock Park - Variance revision

Dear Chair Meisel,

This variance request is a revision to the previously approved variance request approved on – 2021. The only item changing is to go from 2 units to 1 unit due to topographic, trees and septic constraints. All setback variances and tree removal variances from 2021 remain the same.

Thank you for your consideration.

Regards,

Alfredo Terrones

Registered Architect at mmry

alfredo@mmry.ooo

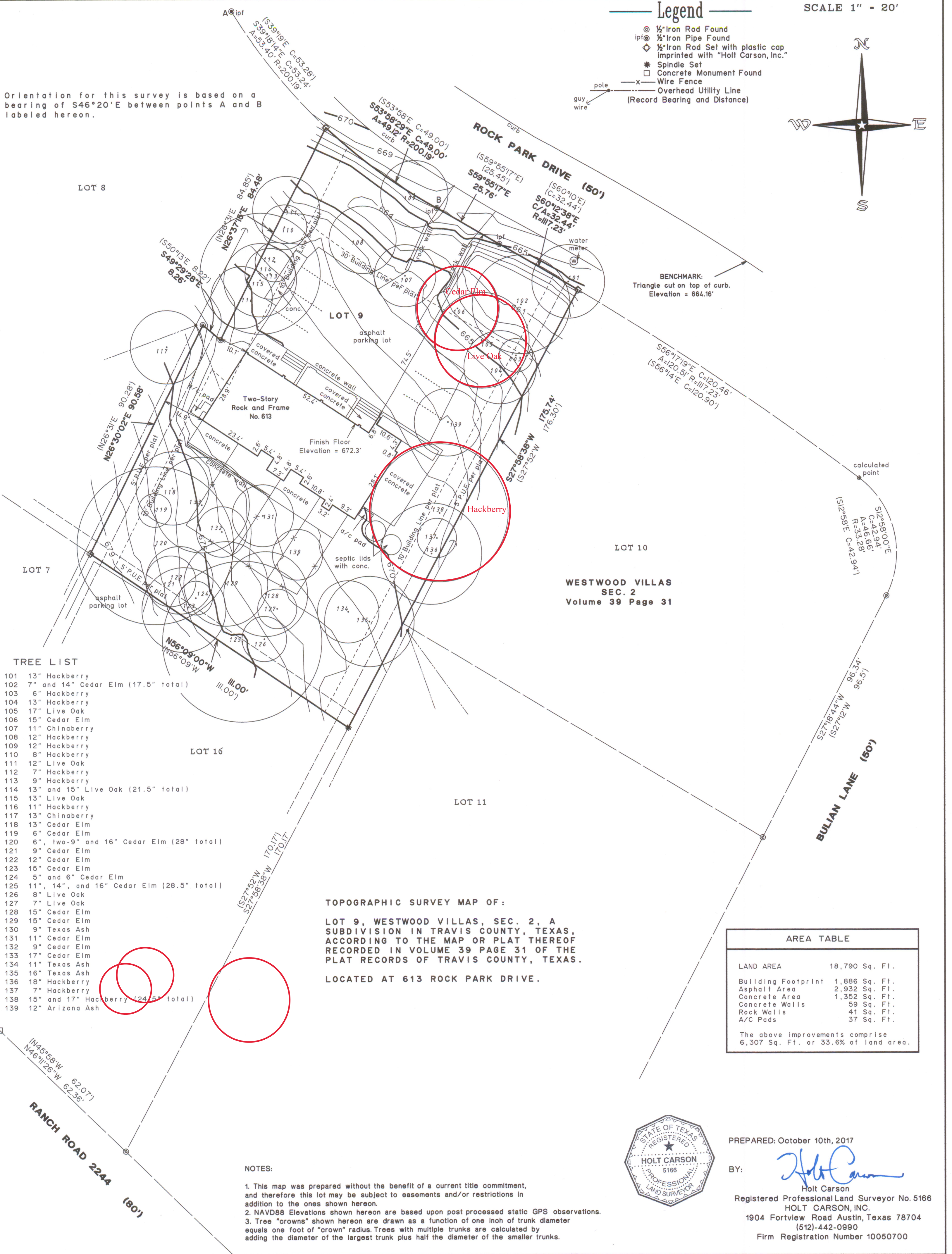
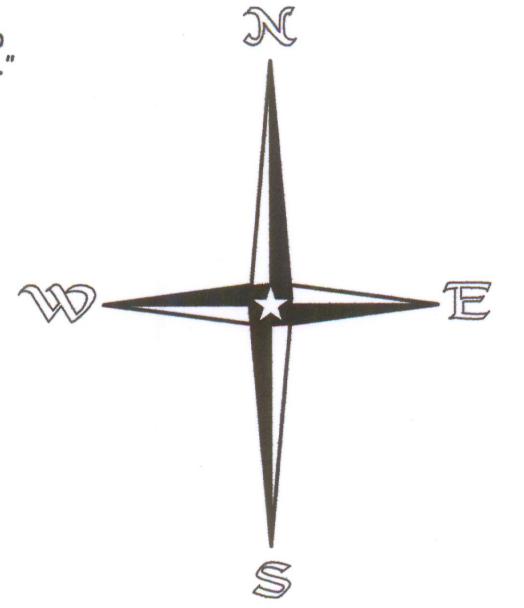
Tel. (956) 615 4865

Orientation for this survey is based on a bearing of S46°20'E between points A and B labeled hereon.

Legend

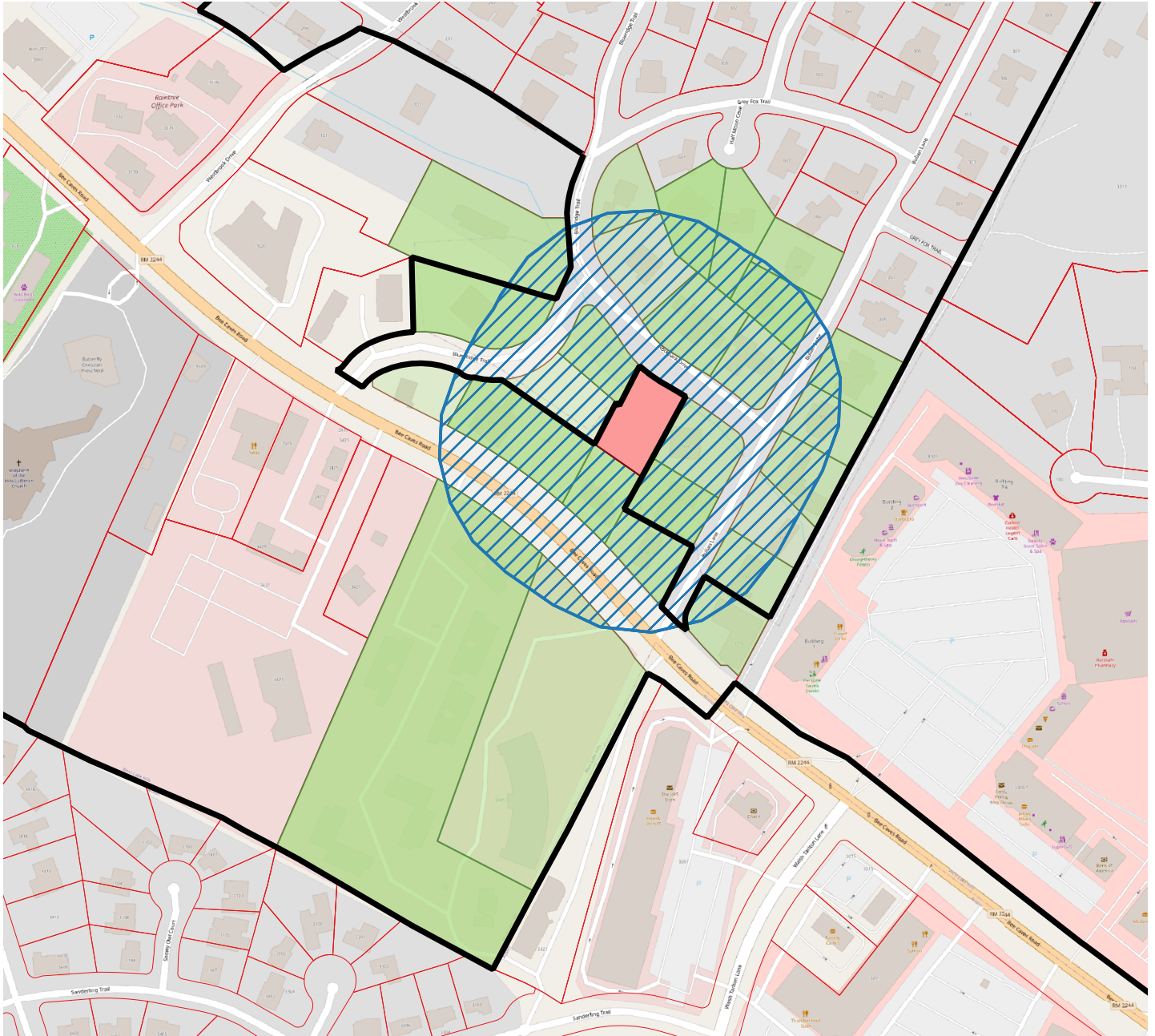
- 1/2" Iron Rod Found
- ipf 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap, imprinted with "Holt Carson, Inc."
- Spindle Set
- Concrete Monument Found
- Wire Fence
- Overhead Utility Line (Record Bearing and Distance)
- pole
- guy wire

SCALE 1" = 20'



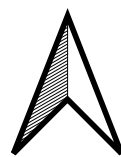
Notification Area

613 Rock Park Variance



Legend

-  Subject Parcel
-  Notification Area
-  Notification Parcels
-  Parcels
-  West Lake Hills City Limits



0 100 200 300 400 ft



Re: 613 Rock Park Variance

Margo Pflum <margopflum@yahoo.com>

Wed 3/6/2024 11:35 AM

To: Planner <planner@westlakehills.gov>

Thanks for the update. I moved into my current home in 2023 so I didn't live here in 2021 during the previous approval.

Best,
Margo

On Mar 6, 2024, at 9:33 AM, Planner <planner@westlakehills.gov> wrote:

Hello Ms. Pflum,

We will relay your feedback to the ZAPCO at the March 20th meeting. The commission agenda and staff report with exhibits will be posted to the website on March 15th by 5:00 pm. This item is similar to the variance request that was approved on September 8, 2021 (<https://westlakehillstx.portal.civicclerk.com/event/92/files/agenda/462>), except instead of two separate single family structures, the project is for a single family house with an attached guest house.

Thanks,

Jennifer C. Bills, AICP, LEED AP
Director of Building and Development Services
City of West Lake Hills, TX
Office - 512.327.3628
Direct - 512.610.6838

To request a Pre-Application Meeting, please go to: [Pre-Application Meeting Request](#) and provide the required information.

From: Margo Pflum <margopflum@yahoo.com>

Sent: Thursday, February 29, 2024 4:36 PM

To: Planner <planner@westlakehills.gov>

Subject: 613 Rock Park Variance

Hi - I received this notice and I am against any variances in setback or removal of trees. There are currently no plans shown so I guess these will be loaded onto your website soon.

I live at 105 Blue Ridge Trail.

Thank you,
Margo Pflum
512 970-5053

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)

REGULAR MEETING

Wednesday, February 21, 2024 at 6:30 PM

1. **Call to Order:** Chairman Robert Meisel.

- a. Meeting begins at 6:30pm
- b. Roll Call
 - i. Chair Robert Meisel: Present
 - ii. Vice-Chair Jim Pledger: Present
 - iii. Commissioner Julia Webber: Present
 - iv. Commissioner Karen Bartoletti: Present
 - v. Commissioner Patrick Stewart: Present
 - vi. Commissioner Laurie Maccini: Present

REMOTE ACCESS: Any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing.

Join Zoom Meeting: <https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

If you wish to listen to the meeting via telephone:

Dial **(346) 248-7799**

Meeting ID: **349 954 9035**.

If you wish to speak during the meeting or provide written comments, please provide your name, phone number, comments, and the item number you wish to speak on to planner@westlakehills.gov by 1:00 P.M. on February 21, 2024

2. **Citizen Communications:** The Commission welcomes public comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Commission later in the meeting. The Commission cannot respond to or discuss matters not listed on the agenda. The Commission may provide factual information, refer the item to a staff member, or request the item be added to a future meeting agenda. Speakers shall limit their comments to five (5) minutes each.

- a. No speakers present in-person or online

3. Consent Agenda: The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these items unless a Commission Member or citizen so requests.

1. Minutes from the January 17, 2024 regular Zoning & Planning Commission Meeting.
2. Report of Previous ZAPCO cases acted on by the BOA/City Council.

- a. **Action**: Commissioner Stewart moves that all items be approved
- Commissioner Maccini Seconds
 - Motion carries 4:0

4. Public Hearing: 712 Windsong Trail: Discuss and make a recommendation on a variance to allow an encroachment of up to 20 feet into the 30-foot front yard fence setback (Section 22.03.173 of the West Lake Hills Code)

Applicant: Heather Barnes

- a. Staff Report: Director Bills delivered a briefing on property and fence and recommends approval of variance.
- b. Public Comments:
- Applicant Heather Barnes shared a presentation on the property and why she believes the fence would be a positive for her family and the neighborhood.
 - Neighbor Ace Pickens spoke out in favor of the variance on behalf of the nearby neighbors.
- c. Discussion:
- Commissioners in general agreement that the 30-foot setback may not make sense in this particular case, but cannot determine that an actual hardship exists.
 - Commissioners expressed that fence setbacks in established neighborhoods may not always make sense, but that this is a policy issue that they would like to see addressed by Council
 - Commissioners want Council to be aware that ZAPCO
- d. Action:
- Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation of approval.
 - Motion dies without a second

- Commissioner Pledger moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries 4:1 with Commissioner Bartoletti voting against the motion.

Recommendation will be forwarded to City Council on April 10, 2024

5. Public Hearing: 702 Loma Linda: Discuss and make a recommendation on a variance to exceed the 30-foot building height maximum by 3 feet, 2 inches feet for a balcony roof. (Section 22.03.279 of the West Lake Hills Code).

Applicant: Jenna Montoya

- a. Staff Report: Director Bills delivers briefing on building history and variance. Staff recommends denial of the variance request.
- b. Public Comment: Applicant Jenna Montoya discusses their project
- c. Discussion:
 - Commissioner Webber notes that variance is design-driven, and that the floor/ceiling height could have been adjusted instead
- d. **Action:** Commissioner Stewart moves that the variance be forwarded to Council with a recommendation with a recommendation of **denial** for lack of hardship.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

6. Public Hearing: 902 Redbud Trail: Discuss and make a recommendation on a variance to allow grading in the setback greater than 18 inches (Section 22.03.170 of the West Lake Hills Code).

Applicant: Samy Aboel-Nil

- a. Staff Report: Director Bills delivers briefing on retaining wall/planter in setback. Staff recommends approval of the variance.
- b. Public Comment: Architect David Bench discusses the project and the variance request.
- c. Discussion:

- Commissioners not entirely clear if the feature is a retaining wall and therefore a grade change, or a planter that would not require variance.
- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

7. Public Hearing: 311 Westhaven Drive: Discuss and make recommendation on a variance for an encroachment of 5 feet into the 20-foot side setback for an addition to an existing nonconforming single-family house (Section 22.03.275 and 22.03.281 of the West Lake Hills Code).

Applicant: Elizabeth Salaiz

- a. Staff Report: Director Bills delivers briefing on expansion of existing non-conforming structure with a reduction in overall impervious cover. Staff recommends approval of the variance.
- b. Public Comment: Owner Jon Hibler discusses the project and the variance request.
- c. **Action:** Commissioner Maccini moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Webber Seconds
 - Motion Carries Unanimously 5-0

Recommendation will be forwarded to the Board of Adjustment on April 10th, 2024

8. Public Hearing: 613 Rock Park: Discuss and make recommendations on three variances:
- 1. Allow one primary residential unit with an attached dwelling unit – More than 2 dwelling units per acre (Section 38.03.034)
 - 2. Schedule of Regulations - Establishing Setbacks for R-3 Transitional smaller than 0.5 acres (Section 22.03.281)
 - 3. Removal of three trees greater than 14 inches (Section 22.03.304)
 - a. T105 – 17 Inch Live Oak
 - b. T106 – 15 Inch Cedar Elm

- c. T138 – 24.5 Inch (15/17 double trunk) Hackberry

Applicant: Alfredo Terrones

- a. Staff Report: Director Bills delivers briefing on history of Development Agreement and how the R-3 zoning district does not allow lots this size, and previous variances granted. Staff recommends approval of the variances.
- b. Public Comment:
 - Architect Alfredo Terrones discusses the project, septic requirements, and the reduced density versus the development agreement.
 - Community member Andrew Holck spoke expressing that the development does not cause him concern considering the much more extensive development occurring in the surrounding properties in the ETJ.
- c. Discussion
 - Commissioners ask why the proposed building is considered 2 separate dwelling units.
 - Director Bills explains that code defines a dwelling as having its own independent living, sanitary, and kitchen facilities. Since the main house doesn't need to be accessed from the smaller suite for use as a dwelling, it is a separate dwelling by code.
- d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.
 - Commissioner Pledger Seconds
 - Motion Carries 4-0, with Commissioner Maccini abstaining.

Recommendation will be forwarded to the Board of Adjustment and City Council on April 10th, 2024

- 9. Public Hearing: **4010 Bee Cave:** Discuss and make a recommendation to approve a variance for sign size for a free-standing commercial sign, single business use at 4010 Bee Cave Rd for the new Municipal Building. (Section 32.03.008 (2) West Lake Hills Code)

Applicant: Trey Fletcher

- a. Staff Report: Director Bills delivers briefing on sign for new City Hall building.
- b. Public Comment:
 - Jennifer Bills: Building and Development Director expresses that the goal of the sign is to keep in line with existing and planned signage on redbud and

Bee Cave, and that while the building is for single-use in that the City is the sole user, the separate services (municipal offices, Court, and Police) are similar to a multi-tenant building

c. Discussion:

- Chairman Meisel expresses concern that City is willing to waive ordinances for its own use.
- Commissioner Pledger expresses that facilities serving the public good such as schools and hospitals have been given special consideration.
- Commissioner Maccini requests that the planter be removed from the sign, as it would require extra maintenance and water to maintain for minimal benefit.

d. **Action:** Commissioner Bartoletti moves that the variance be forwarded to Council with a recommendation with a recommendation of **approval**.

- Commissioner Pledger Seconds
- Motion Carries 4-1 with Commissioner Maccini voting against approval

Recommendation will be forwarded to the City Council on March 27th, 2024

10. **Adjournment: Chairman Robert Meisel.**

a. Meeting Adjourned at 8:20 pm

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

Development Coordinator Joel Sherrouse

These minutes were approved on _____, 2024.

DRAFT