CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, April 8, 2026 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 8th day of April 2026 at 7:00 p.m., in the Council Chamber, Municipal Building, 4010 Bee Cave Road, 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 8, 2026.

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 11, 2026 Regular Meeting Minutes.

4. Public Hearing **3736 Bee Cave Rd, Suite 2:** Discuss and consider action to approve Ordinance 157-2026-B for a Special Use Permit request to sell alcohol for on-premise consumption on a property zoned B-2 Business 2 (Section 38.03.037 of the West Lake Hills Code).

Applicant: Hughes Holland, Holland Architectural

5. Public Hearing **701 S Capital of Texas Highway, Building J:** Discuss and consider action to approve Ordinance 157-2026-C for a Special Use Permit request to sell mixed beverages for on-premise consumption on a property zoned B-3 Business 3 (Section 38.03.037 of the West Lake Hills Code).

   Applicant: Chris Watts, 1301 South Lamar, LLC

6. Public Hearing **200 Wildcat Hollow:** Discuss and consider action to approve Ordinance 157-2026-D for a Special Use Permit request to allow a commercial coach.

   Applicant: John Gioffre, Revent Builds

7. Public Hearing **98 and 102 Swiftcurrent Trl**: Discuss and consider action on a recommendation from ZAPCO on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2) of the West Lake Hills Code).

   Applicant: Catherine Wilkes, Property Owner of 98 Swiftcurrent and Francisco Rios, Property Owner of 102 Swiftcurrent

8. Public Hearing **300 Block of Laurel Valley Rd**: Discuss and consider action on recommendations from ZAPCO on proposed variances:

   a. Allow for a driveway height of 15 feet 10 inches above natural grade, where 6 feet above natural grade is the maximum (Section 22.03.175(e)(1) of the West Lake Hills Code).
   b. Encroach 10 feet into both 20-foot side setbacks (Section 22.03.281 of the West Lake Hills Code).
   c. Allow grading up to 18 inches on an area greater than 35% slope where none is allowed (Section 22.03.170(b) Drainage and Erosion Control Manual Section 7.4.1 – Cut/Fill Limits)

   Applicant: Matt Garcia, Matt Garcia Design

9. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the April 8, 2026 Board of Adjustment Regular Meeting was posted on the bulletin board at the Municipal Building, 4010 Bee Cave Road, West Lake Hills, Texas on Wednesday, April 1, 2026 by 5:00 pm. and will remain posted continuously until said meeting is convened.

Signed by: Makayla Rodriguez, 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
BOARD OF ADJUSTMENT (BOA) MEETING MINUTES
Wednesday, March 11, 2026 at 7:00 PM

1. Call to Order

   With a quorum present, Chair James Vaughan called the meeting to order at 7:01 p.m.

   CITY COUNCIL PRESENT: Chair James Vaughan, Vice Chair Brian Plunkett, Board Member Gordon Bowman, Board Member Beth South, and Board Member Darin Walker. Board Member Dana Harmon joined the meeting at 7:03 p.m.

   CITY STAFF PRESENT: City Administrator Trey Fletcher, City Secretary Makayla Rodriguez, Director of Building and Development Service Jennifer Bills, Wastewater and Accounting Manager Theresa Sanchez, Police Chief Scott Gerdes, and City Attorney Charles Zech.

   Chair James Vaghan recessed the meeting at 7:01 p.m.

   Chair James Vaughan reconvened the meeting at 7:12 p.m.

2. Citizen Communications The City Council 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 Council later in the meeting. The Council cannot respond to or discuss matters not listed on the agenda. The Council 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.

   Chair James Vaughan opened the meeting for public comment. 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 11, 2026 Regular Meeting Minutes

MOTION: Upon a motion made by Board Member Dana Harmon and seconded by Board Member Beth South, the Board of Adjustment voted 5-0 to approve the meeting minutes.

4. Public Hearing 101 Westhaven Dr.: Discuss and consider action on a recommendation from ZAPCO on variances to allow for an accessory structure:

    1. To encroach 22 feet into the 30-foot front setback along Bee Cave Road (Section 22.03.276 and 22.03.281)
    2. To encroach 20 feet into the 25-foot rear setback (Section 22.03.276 and 22.03.281)

    Applicant: Pramod Patil, Property Owner

    Director of Building and Development Services Jennifer Bills briefed the Board members on the variance request, discussing background, support from a neighboring property, and a recommendation from approval from the Zoning and Planning Commission.

    City Council and Director of Building and Development Services Jennifer Bills discussed nonconforming use.

    Applicant Pramod Patil continued discussion on the background of the variance request and provided an overview of the hardship related to redevelopment on the property.

    Vice Chair Brian Plunkett suggested considering a possible ordinance related to timeframes for rebuilding related to nonconforming cases.

    MOTION: Upon a motion made by Vice Chair Brian Plunkett and seconded by Board Member Dana Harmon, the Board of Adjustment voted 5-0 to approve the variance as requested.

5. Adjournment

    Chair James Vaughan adjourned the meeting at 7:21 p.m.

Respectfully submitted:

_____

James Vaughan, Mayor

ATTEST:

_____
City Secretary, Makayla Rodriguez

The minutes were approved on the 8th day of April, 2026.

City *of* West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	April 8, 2026	**Item Number:**	4
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

3736 Bee Cave Rd Suite 2 – Discuss and consider action to approve Ordinance 157-2026-B for a Special Use Permit request to sell mixed alcoholic beverages for on-premise consumption on a property zoned B-2 - Business 2 (Section 38.03.037 of the West Lake Hills Code).

Applicant: Hughes Holland, Holland Architectural

Recommendation

Staff recommend approval of the special use permit.

Discussion

Property Information, Zoning & Site Characteristics:
Business Owner: Raul Lopez, Taqueria 104, LLC
Legal Description: Joe Smith Resubdivision, Block B Lot 16A, Amending Plat of Block B, Lots 15 & 16
Lot Size: 2.323 acres
Zoning: B-2 – Business 2
Hours of Operation: 11:30 am to 10:00 pm Sunday through Wednesday
11:30 am to 1:00 am Thursday through Saturday

The properties surrounding the subject property are zoned B-2 Business 2, O-Office, and R-1 One Family.

Background & Analysis:
The business owners are requesting a Special Use Permit to sell alcoholic beverages as a supplementary use to the primary use as a restaurant.

SUP Criteria & Analysis:
(1) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law;
The location complies with TABC requirements regarding distance to churches.

(2) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district;
Refer to the zoning map included at the end of this report. There is one property zoned R-1 – One-Family Residential abutting 3736 Bee Cave Rd.

(3) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food;
The primary business of this restaurant is the sale of food.

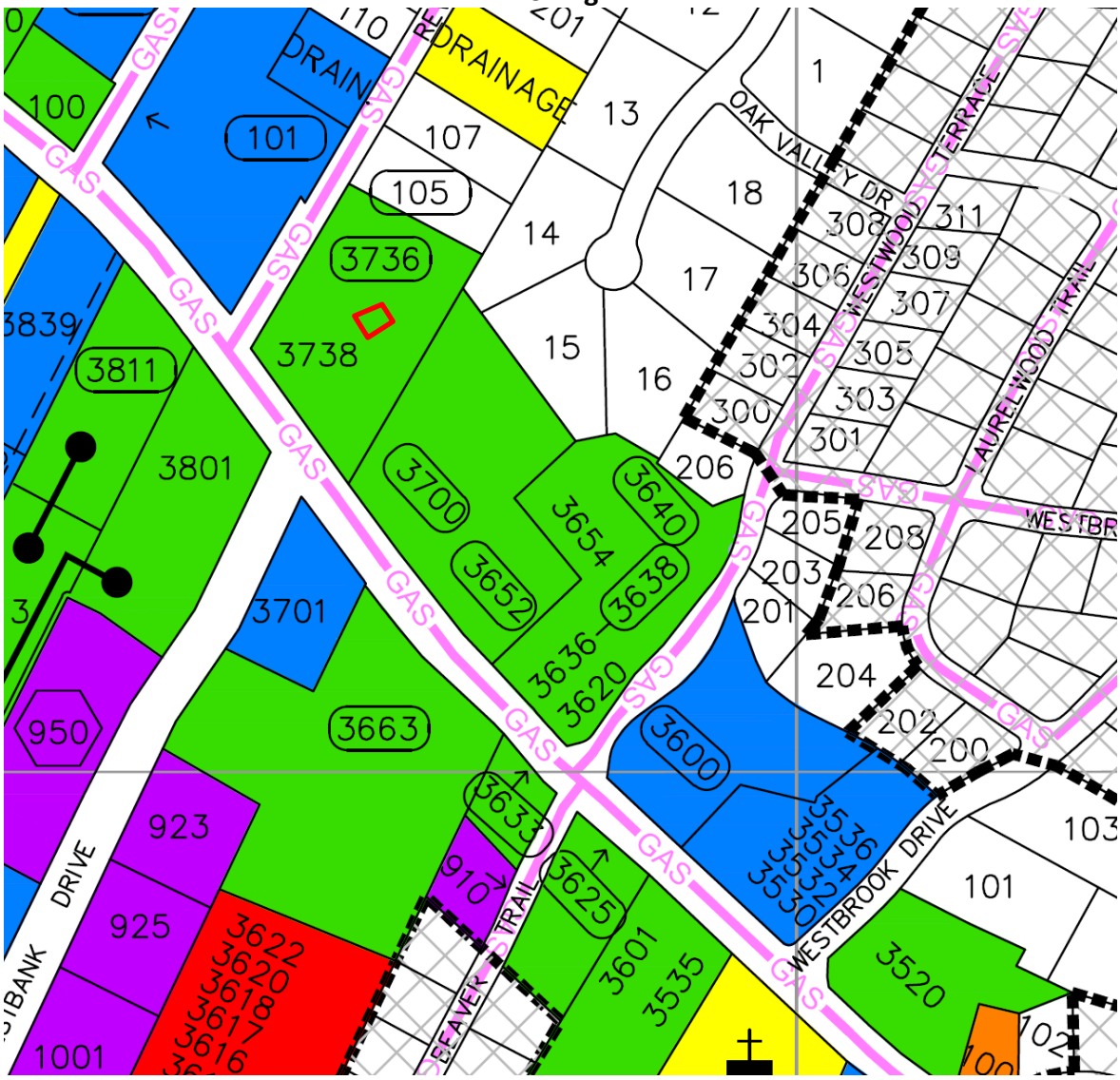
(4) The permit shall be reviewed annually by the city administrator and, if reissued, reissued at the end of the calendar year; and
City staff will review annually and keep track of when the SUP needs to be reissued.

(5) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.
City staff will review and ensure all applicable fees are collected in accordance with TABC rules.

Outdoor Lighting
No lighting is being considered with this SUP.
Compliance with Code of Ordinances
The property and future construction will have to comply with all applicable City codes.
Subdivision
No changes to the subdivision are 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.

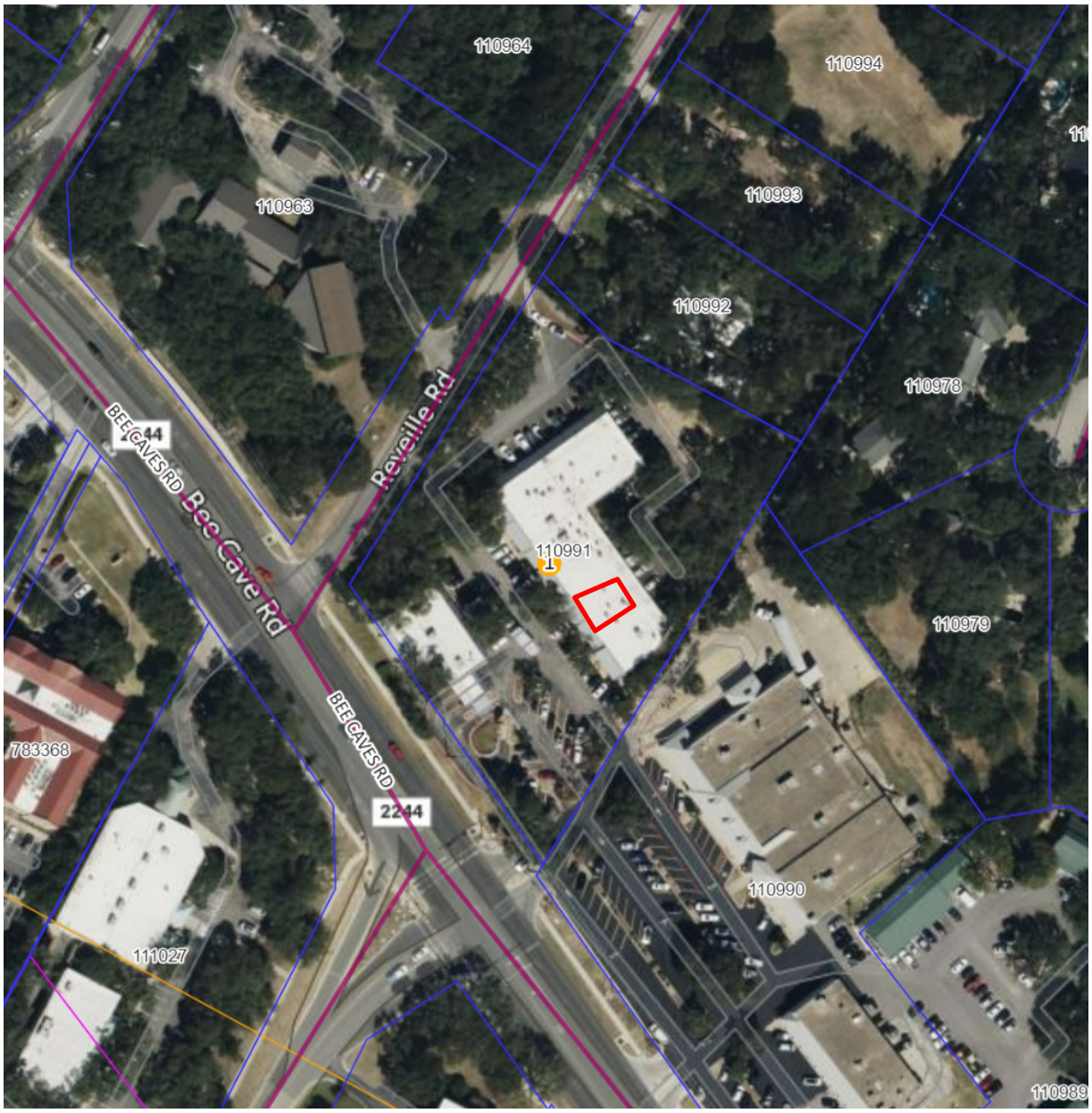
Links to Relevant Code:
Section 38.03.037(c) Special uses (in B-2 Business 2)
Section 38.04.033: General criteria applicable to all special uses.
Section 38.04.034(e) Criteria applicable to Alcoholic beverages sold in a restaurant for on- or off-premises consumption.
Section 38.04.035: General conditions for all special uses.

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:


110964
110994
110963
110993
110992
110978
Reveille Rd
BEE CAVES RD
Bee Cave Rd
110991
110979
783368
2244
110990
111027
110989

SPECIAL USE PERMIT 157-2026-B

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH ALCOHOLIC BEVERAGES MAY BE SOLD IN A RESTAURANT FOR ON-PREMISES CONSUMPTION, AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, Taqueria 104, LLC has requested a Special Use Permit (SUP) for the sale of on-premises consumption of mixed beverages at Taqueria De Diez located at 3736 Bee Cave Road, Unit 2, West Lake Hills, Texas, the herein described parcel of land; and

WHEREAS, the notice as required by Section 38.03.037, of the West Lake Hills Code has been given to adjacent property owners; and

WHEREAS, a Public Hearing have been held by the Board of Adjustment (BOA) as required by law; and

WHEREAS, any and all protests submitted against the proposed SUP have been considered by BOA; and

WHEREAS, BOA finds that the application for Special Use Permit meets the requirements of Section 38.03.037 of the West Lake Hills Code; and

WHEREAS, mixed beverages will be sold and consumed on the premises, and the premises will be used as a restaurant; and

WHEREAS, the public interest dictates that special conditions be set forth regulating the sale of beer and wine under the Special Use Permit provisions of the West Lake Hills Code; and

WHEREAS, the applicant has agreed to the special conditions regulating the sale of beer and wine contained herein; and

WHEREAS, BOA held a Public Hearing on the Special Use Permit on the herein described parcel is not contrary to the public interest;

NOW, THEREFORE, BE IT ORDAINED BY BOA OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Joe Smith Amending Plat Block B, Lot 16A

Article 2. The permit is granted under the following general terms and conditions:

1. Alcoholic beverages may be sold on the premises under the following conditions:

   (a) Mixed Beverage may be sold only during the hours set by the Texas Alcoholic Beverage Commission (TABC).

   (b) Hours of Operation for the business are:
   11:30 am to 10:00 pm Sunday through Wednesday
   11:30 am to 1:00 am Thursday through Saturday

(c) Mixed beverages shall be sold for on-premise consumption only.

(d) The permitted use shall not create nuisance factors which interfere with adjoining property owners' enjoyment of their property or operation of business.

(e) The permit shall expire upon any change in the ownership of the business, Taqueria De Diez.

(f) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law.

(g) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district.

(h) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food.

(i) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.

(j) Special offers to the public promoting the sale of alcoholic beverages commonly known as "happy hour" shall be conducted only at times when the permittee offers full food service and only during the period of time from 4:00 p.m. through 7:00 p.m. during the days of Monday through Friday inclusive except as indicated in this subsection. The permittee may select a period of time not to exceed three hours per each day to conduct a happy hour promotion for the days of Saturday and Sunday. The permittee shall give written notification to the city administrator of the hour selected for such a happy hour and any changes thereto. The permittee shall give a 72-hour notice to the city administrator of changes to any happy hour designation.

(k) Live entertainment utilizing electronically amplified musical instruments or an associated sound system shall not be permitted. Live entertainment is permitted as follows:
(1) The group of performers is limited to not more than four persons;
(2) The entertainment must be located within the confines of the restaurant interior;
(3) The sound is not to be heard outside the restaurant premises; and
(4) All performances must end at 10:30 p.m. daily.

2. Applicant must comply with all applicable federal, state and local statutes, rules, regulations and ordinances.

Article 3. This Special Use Permit is not transferable to another person/business or another parcel of land.

Article 4. The Board of Adjustment after notice and public hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general, or special conditions and limitations applicable to this Special Use Permit.

2. A violation of any laws, ordinances or regulations.

3. A change in the nature of the use of Taqueria De Diez.

4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or so as to constitute a nuisance.

Article 5. If this Special Use Permit is discontinued for more than sixty (60) consecutive days, it shall be deemed abandoned.

Article 6. The duration of this Special Use Permit shall be until the end of the calendar year, upon which a renewal letter shall be sent.

Article 7. This Special Use Permit shall be reviewed annually by the city administrator and reissued at the end of the calendar year. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 8. The supporting correspondence and documents and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 9. The City Administrator is hereby authorized and shall promptly note the change on the Official Zoning Map of the City of West Lake Hills, Texas. The zoning map shall indicate that there is a Special Use Permit for the premises.

Article 10. This Special Use Permit shall become effective on the 8th Day of April, 2026

PASSED AND APPROVED this 8th day of April, 2026.

_____
James Vaughan, Chair
Board of Adjustments

ATTEST:

_____
Makayla Rodriguez, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

_____
Raul Lopez
Taqueria 104, LLC

4010 Bee Cave Rd., West Lake Hills, TX 78746
Phone (512) 327-3628 Fax (512) 327-1863

Permit #:2026-12972
Date: 03.16.2026

Letter addressed to BOA Chairperson describing proposed Special Use

SPECIAL USE PERMIT REQUEST FOR A MIXED BEVERAGE TABC LICENSE AT THE NEW RESTAURANT SUITE 2.

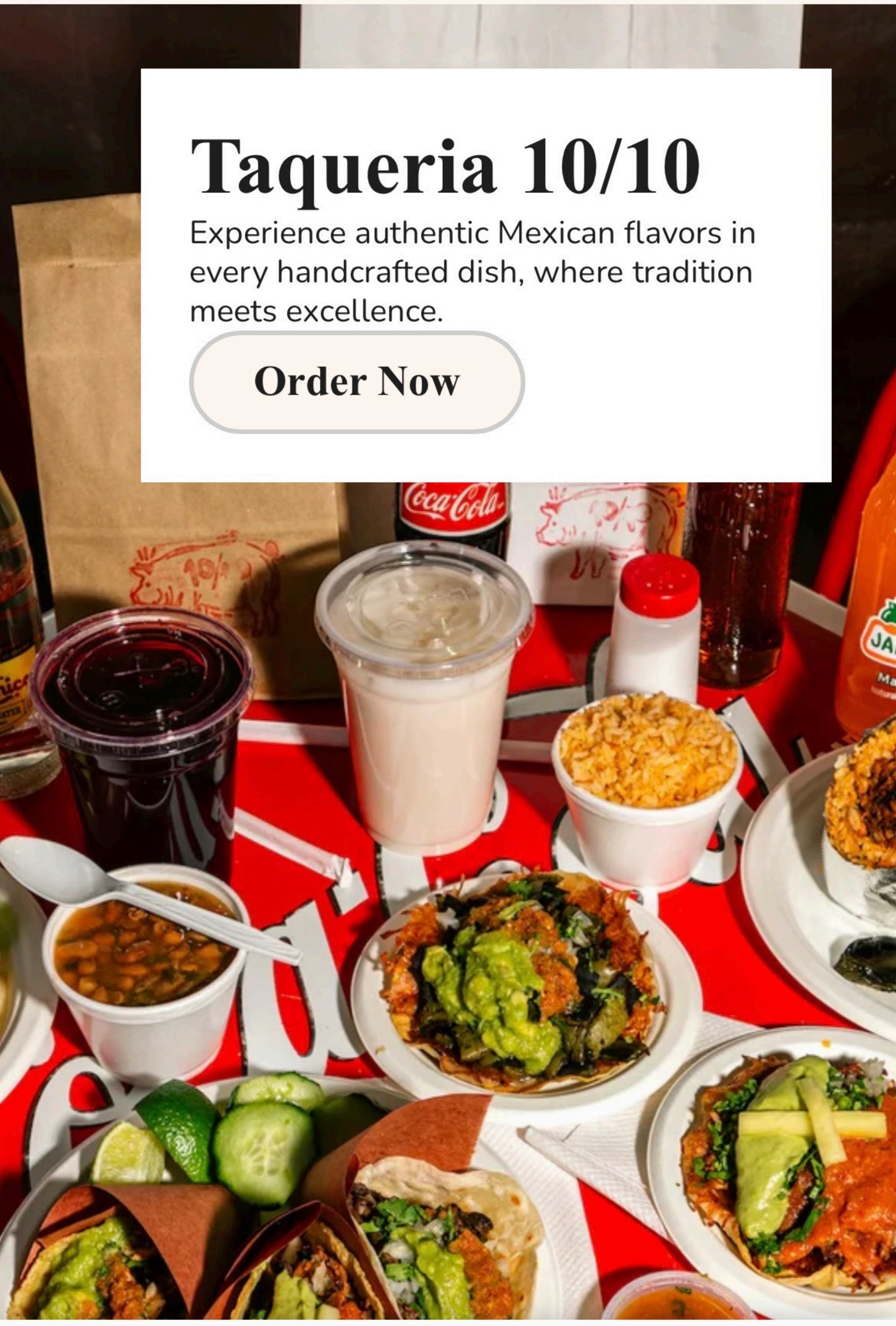
PERMIT APPLICANT: Hughes Holland

BUILDING LOCATION: 3736 Bee Cave Rd. Suite # 2, City of West Lake Hills, Texas 78746

Taqueria De Diez (10 10) signed a new Lease on 12/02/2025 for the existing Suite 2 @ 3736 Bee Cave Rd., City of West Lake Hills, Austin TX 78746 (formerly the Fajita Pete's).

The Mixed Beverage TABC License is primarily for Margaritas and Beer. This is not a bar this is a restaurant.

As far as a detailed narrative of work, please see below: Taqueria De Diez is excited to leverage an existing space and infrastructure built over the last few years to bring a new, authentic, fast-casual Mexican concept to the neighborhood. By utilizing this space and its current MEP installation, including a grease trap, drainage, water heaters, vent hood/exhaust, HVAC system, walk-in cooler, restroom, and existing Ansul system, we will focus on aesthetics and cosmetic aspects to bring our concept to life. The restaurant will operate with a focus on "to-go and online delivery orders" with very limited seating space. The necessary kitchen remodel work will require relocating a limited number of electrical outlets, canceling plumbing water lines, and updating the Ansul system based on new kitchen equipment design. As far as the current build-out, only two walls will be affected: one by the main entrance next to the restroom (to open up the space) and the main wall in the space (to be converted into a counter for food pickup). No exterior changes will be made. If the landlord and neighboring community approve, we aim to leverage the side patio for additional seating. The scope of work for this permit only requires removing a NON STRUCTURAL in the center of the existing retail space and then installing all new kitchen equipment and adding electrical outlets. All of the kitchen equipment cut sheets are attached along with new architectural drawings.



Taqueria 10/10

Experience authentic Mexican flavors in every handcrafted dish, where tradition meets excellence.

Order Now

Order Now

City *of* West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	April 8, 2026	**Item Number:**	5
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

701 S Capital of Texas Highway, Building J – Discuss and consider action to approve Ordinance 157-2026-C for a Special Use Permit request to sell mixed beverages for on-premise consumption on a property zoned B-3 Business 3 (Section 38.03.037 of the West Lake Hills Code).

Applicant: Chris Watts, 1301 South Lamar, LLC

Recommendation

Staff recommend approval of the special use permit.

Discussion

Property Information, Zoning & Site Characteristics:
Business Owner: Chris Watts, 1301 South Lamar, LLC dba Postino
Legal Description: 48.0955 A OF LOT 1 LOOP 360/RM 2244 CENTER
Lot Size: 48.0955 acres
Zoning: B-3 – Business 3
Hours of Operation: 11:00am- 11:00pm Monday through Thursday
11:00am- 12:00am Friday; 10:00am-12:00am Saturday; 10:00am- 10:00pm Sunday

The properties surrounding the subject property are zoned GUI- Government, Utilities, Intuitional, R-1- One Family, B-3- Business 3

Background & Analysis:
The business owners are requesting a Special Use Permit to sell alcoholic beverages as a supplementary use to the primary use as a restaurant.

SUP Criteria & Analysis:
(1) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law;

The location complies with TABC requirements regarding distance to churches.

(2) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district;
The property is abutted by one residential property to the southwest along a portion of the property line. Refer to the zoning map included at the end of this report.

(3) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food;
The primary business of this restaurant is the sale of food.

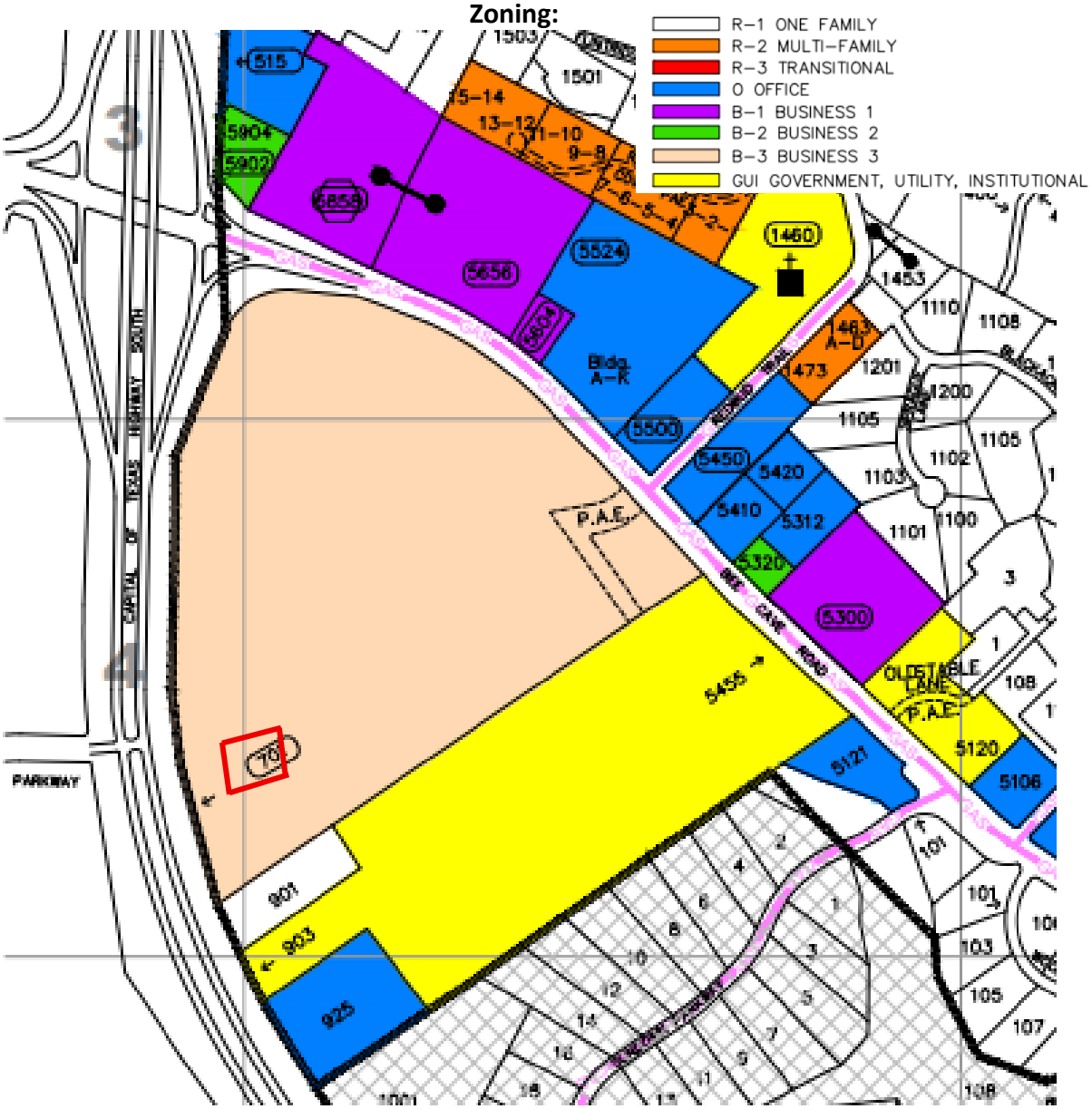
(4) The permit shall be reviewed annually by the city administrator and, if reissued, reissued at the end of the calendar year; and
City staff will review annually and keep track of when the SUP needs to be reissued.

(5) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.
City staff will review and ensure all applicable fees are collected in accordance with TABC rules.

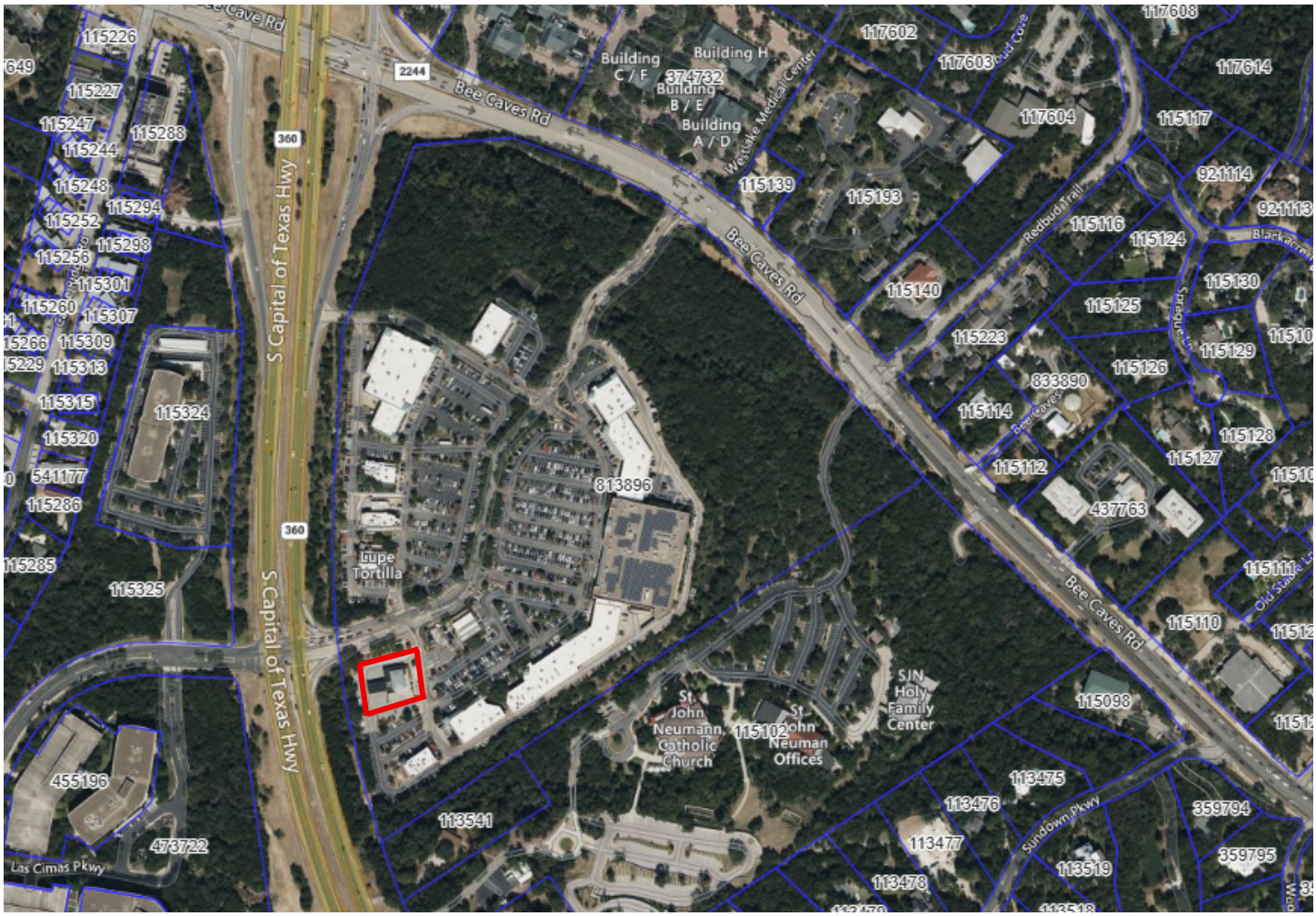
Outdoor Lighting
No lighting is being considered with this SUP.
Compliance with Code of Ordinances
The property and future construction will have to comply with all applicable City codes.
Subdivision
No changes to the subdivision are proposed with this application.
Comprehensive Planning Analysis
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:
Section 38.03.037(c) Special uses (in B-3 Business 3)
Section 38.04.033: General criteria applicable to all special uses.
Section 38.04.034(e) Criteria applicable to Alcoholic beverages sold in a restaurant for on- or off-premises consumption.
Section 38.04.035: General conditions for all special uses.

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
CAPITAL OF TEXAS HIGHWAY SOUTH
PARKWAY
OLDFIELD LANE
P.A.E.
Bldg A-R
1460
1463 A-D
1473
5524
5656
5500
5450
5420
5410
5312
5320
5300
5455
5120
5106
5121
925
907
903
1501
1503
1453
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1108
1201
1200
1105
1102
1103
1101
1100
108
107
105
103
101

Aerial:


Bee Caves Rd
S Capital of Texas Hwy
2244
360
Building C / F
Building H
374732
Building B / E
Building A / D
Westlake Medical Center
Redbud Trail
Blackacre Trail
Sundown Pkwy
Las Cimas Pkwy
Lupe Tortilla
St. John Neumann Catholic Church
St. John Neuman Offices
S/N Holy Family Center
813896
833890
437763
115139
115193
115140
115102
115226
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113477
113478
113519
359794
359795
921114
921113
117602
117603
117604
117608
117614

BRACKIN | SCHWARTZ & ASSOCIATES

Dewey Brackin 511 W 7th
St. Austin, TX 78701
512-549-8903
dewey@txliquorlaw.com

City of West Lake Hills, Texas
Zoning & Planning Commission
911 Westlake Dr,
West Lake Hills, TX 78746

February 26, 2026

Re: Special Use Permit Request to Allow Liquor, Beer, and Wine (On-Premise) Sales at Postino at 701 S. Capital of Texas Hwy, Ste. J.

Dear Sir/Madam:

I represent 1301 South Lamar, LLC dba Postino ('Applicant') as its representative, and the property owner, Westlake Retail LP (landlord), in their application for a special use permit ("SUP") from the City of West Lake Hills ("City") to allow for the sale of liquor, beer, and wine (for on- premise consumption) at the business known as Postino at *701 S. Capital of Texas Hwy, Ste. J.,* West Lake Hills, Texas 78746. This letter accompanies the application which is attached hereto and describes the nature of the special use requested.

INTRODUCTION

1301 South Lamar, LLC dba Postino is opening a fast/casual restaurant at this location which requires a SUP from the city before it can apply for a TABC permit to sell liquor beer and wine.

In applying for this SUP for retail liquor, beer, and wine for on-premise consumption sales, the applicants are seeking to add an additional beverage product to the current variety it already offers to its customers as it does at other locations around the state.

The Applicants will extend great care to ensure the proper and lawful sale of liquor, beer, and wine should the SUP be granted. The applicant has already shown itself to be in compliance with municipal, county, and state laws regarding licensing, permitting, and the continued operation of its businesses in each location and community it occupies. With the granting of a SUP by the City for this location, the Applicant is committed to upholding high standards and maintaining compliance with all applicable provisions of the TABC Code and the ordinances of the City.

JUSTIFICATION FOR THE REQUESTED SUP

It is the opinion of the Applicants that an additional seller of liquor, wine, and beer for on-premise consumption will have no adverse effect on this geographic area, will not create a safety hazard, nuisance, congestion, parking problems, or disturb the peace and quiet of the neighborhood.

Furthermore, in the immediate vicinity (within the Village of Westlake Hills shopping center) are the following TABC permits:

1. Kerbey Lane is selling beer and wine for on-premise consumption located at the same shopping mall;

2. Lupe Tortilla is selling full liquor, beer, and wine for on-premise consumption located at the same shopping mall;

3. Mod Pizza is selling beer and wine for on-premise consumption located at the same shopping mall;

4. Lee's Kitchen+Cocktails is selling full liquor, beer, and wine for on-premise consumption located at the same shopping mall;

4. HEB sells beer and wine for off-premise consumption at 3652 Bee Cave Road;

A new business at a location containing a number of retail alcohol sellers in the area will have little to no impact on the community and would be clearly compatible with the surrounding area.

The introduction of liquor, beer, and wine sales for on-premise consumption will not change the actual use of the premises. The location will still be a restaurant that has primarily food sales. Alcohol sales will not substantially increase traffic congestion or create overcrowding in the establishment or in the immediately surrounding area. Postino designs its stores to be consumer friendly. Customers would still be able to pick out their food and non-alcoholic beverages, whether this includes liquor, wine, or beer or not.

Furthermore, as mentioned above, there are several establishments that sell alcohol within the immediate vicinity. Thus, a consumer wishing to purchase liquor, beer, or wine may pick any of these establishments to purchase their product. As a result, a substantial increase in traffic congestion or the overcrowding of the establishment or immediately surrounding area is not likely to occur.

The Applicants are committed to providing for the safety and well-being of its customers. It is believed that the likelihood of incidents involving drunkenness, disorderly conduct and raucous behavior will likely be non-existent. Furthermore, the Applicant is experienced in providing appropriate control over its establishment for the benefit of all its customers. The location will likewise continue to run a safe, sanitary, and welcoming business for the citizens of West Lake Hills if the requested SUP is awarded. The Store will not produce excessive noise, dirt, litter and odors in the establishment and in the surrounding area.

In summary, the introduction of liquor, beer, and wine sales for on-premise consumption should not be expected to change much of anything in relation to how the shopping center currently operates. Furthermore, this location has ample parking space. As such, no disturbances to surrounding property owners or the community at large should occur and compliance with all applicable city ordinances and state laws will be followed. No safety hazard or nuisance will be created should the Applicants receive this requested SUP.

* * *

Based upon the foregoing, on behalf of the Applicants, we respectfully request that this special use permit application be approved forthwith.

Should you have any questions or require further information or explanation regarding anything found herein, please do not hesitate to contact me at (512) 549-8903 or via email.

Respectfully submitted,



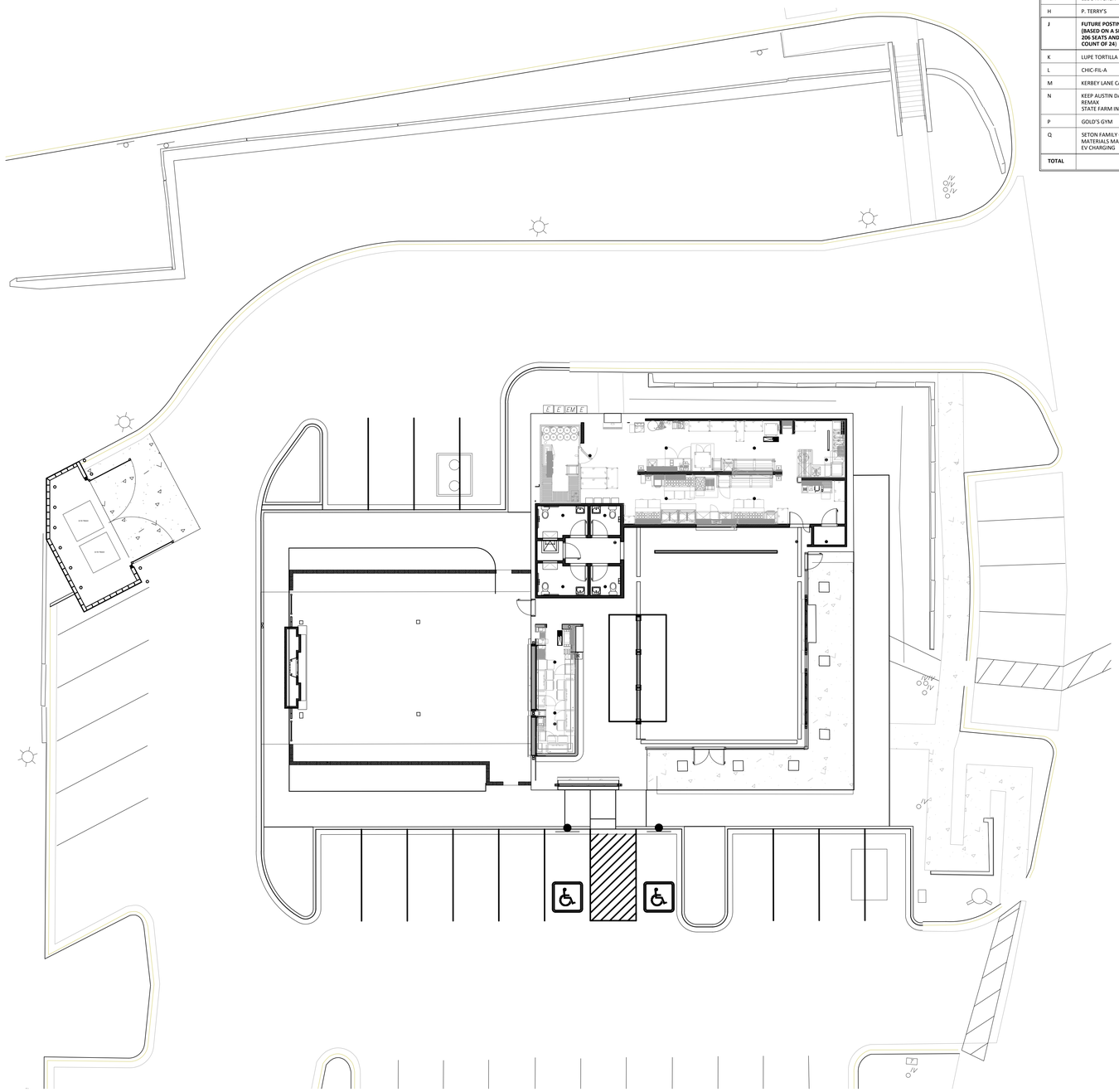
Dewey Brackin

BUILDING 'J' - PARKING TABULATION

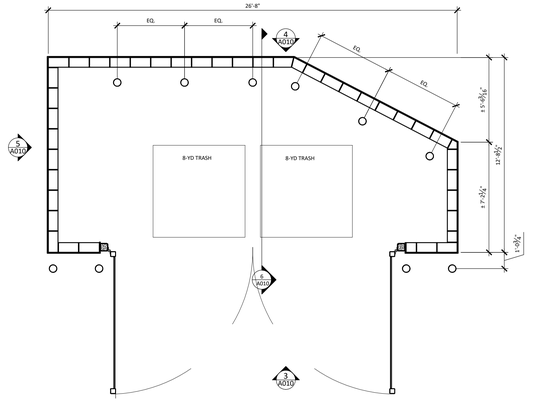
BUILDING	TENANT	USE	SQ. FT.	CUSTOMER SEATS	EMPLOYEES	EXIST PARKING	PROPOSED PARKING
J	POSTINO	RESTAURANT	INT. = 4,000 SQ. FT. EXT. = 1,766 SQ. FT. (1 SPACE / 100SQ.FT)	IN = 106 SEATS EXT.= 97 SEATS (1 SPACE / 2 SEATS)	11 EMP. (1 SPACE / 2 EMP)	115 PARKING SPACES	115 SPACES - 3 SPACES (DUMPSTER ENCLOSURE)
TOTAL			5,766 SQ. FT./ 100 = 57.66 SPACES	203 SEATS / 2 = 102 SPACES	11 EMP. / 2 = 6 SPACES	115 EXISTING SPACES (FOR BLDG. J)	112 PROPOSED SPACES (FOR BLDG. J)
				REQUIRED PARKING SPACES = 108		(SEE EXIST. TABULATIONS)	112 > 108 REQUIRED

EXISTING SITE - PARKING TABULATION

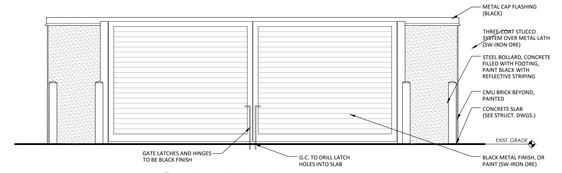
BUILDING	TENANT	USE	SQ. FT.	RATIO	REQUIRED PARKING	PROVIDED PARKING
A	SWEET GREEN TWIN LIQUORS PALM BEACH TAN	RESTAURANT RETAIL RETAIL	2,725 4,251 3,024	82.6 250 250	33 17 12	
B	STARBUCKS BRETT THOMAS STUDIO WESTBANK DRY CLEANERS TYLER'S SPORTS SANTA FE OPTICAL BUFF CITY SOAP BLUEMERCURY	RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL	2,000 1,400 1,280 10,277 1,500 1,500 2,000	250 250 250 250 250 250 250	8 6 5 41 6 6 8	
C	HEB	RETAIL	65,000	250	260	
D	HEB CURBSIDE HEB CURBSIDE #2 THE UPS STORE LESLIE'S POOLMART WOOFGANG BAKERY FASTFRAME EUROPEAN WAX CENTER THE JOINT SHOP THE TREEHOUSE	RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL RETAIL	1,086 1,265 2,000 3,150 2,500 1,200 1,800 1,300 1,825	250 250 250 250 250 250 250 250 250	4 5 8 13 10 5 7 5 7	
E	SPA SWAY SEPHORA ROK GOLF	RETAIL RETAIL RETAIL	3,210 4,720 4,034	250 250 250	13 19 16	
E-1	IZUMI SUSHI JUICELAND TACODELI	RESTAURANT RESTAURANT RESTAURANT	2,530 1,000 2,300	82.6 82.6 82.6	31 12 28	
F	MOD PIZZA LUXURY NAIL & SPA FINLEY'S BARBERSHOP STRETCH ZONE SLEEP EXPERTS	RESTAURANT RETAIL RETAIL RETAIL RETAIL	3,580 1,200 1,200 1,494 3,414	82.6 250 250 250 250	43 5 5 6 14	
G	CAVA LEE'S KITCHEN	RESTAURANT RESTAURANT	2,200 2,010	82.6 82.6	27 24	
H	P. TERRY'S	RESTAURANT	3,800	82.6	46	
J	**FUTURE POSTINO (BASED ON A SEAT COUNT OF 206 SEATS AND EMPLOYEE COUNT OF 24)**	**RESTAURANT**	**4,000**	**82.6**	**115**	
K	LUPE TORTILLA	RESTAURANT	7,342	82.6	89	
L	CHIC-FIL-A	RESTAURANT	4,000	82.6	48	
M	KERBEY LANE CAFE	RESTAURANT	4,768	82.6	58	
N	KEEP AUSTIN DANCING REMAX STATE FARM INSURANCE	RETAIL RETAIL RETAIL	2,350 2,525 1,500	250 250 300	9 10 5	
P	GOLD'S GYM	RETAIL	30,000	250	120	
Q	SETON FAMILY OF HOSPITALS MATERIALS MARKETING EV CHARGING	RETAIL RETAIL	8,000 3,204	250 250	32 13	1,475 (18)
TOTAL			**215,464**		**1,254**	**1,457**



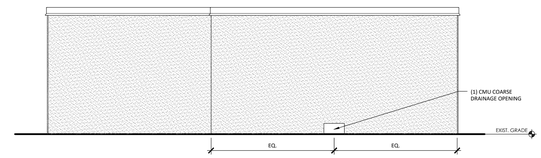
1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"



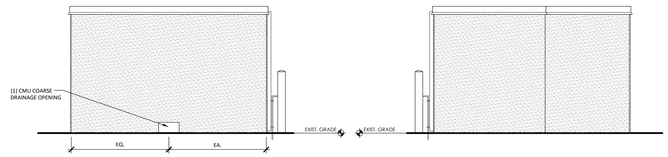
2 PLAN - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



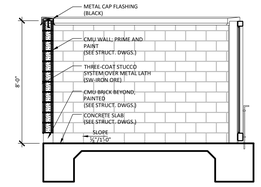
3 ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



4 ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



5 ELEVATION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



6 SECTION - TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

ISSUES:

SUBMITTED FOR PERMIT	05.14.25
REV1: PERMIT COMMENTS	08.13.25
REV2: PERMIT COMMENTS	11.14.25
ISSUED FOR CONSTRUCTION	01.26.26

DRAWING STATUS:

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BID DRAWINGS	
CONTRACT DRAWINGS	
PERMIT DRAWINGS	
NOT FOR CONSTRUCTION	
CONSTRUCTION DRAWINGS	

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INTERIOR AND EXTERIOR ALTERATIONS FOR:

1301 SOUTH LAMAR, LLC
701 S. CAPITAL OF TEXAS HIGHWAY, BLDG. J
WEST LAKE HILLS, TEXAS 78746

ARCHITECTURAL SITE PLAN

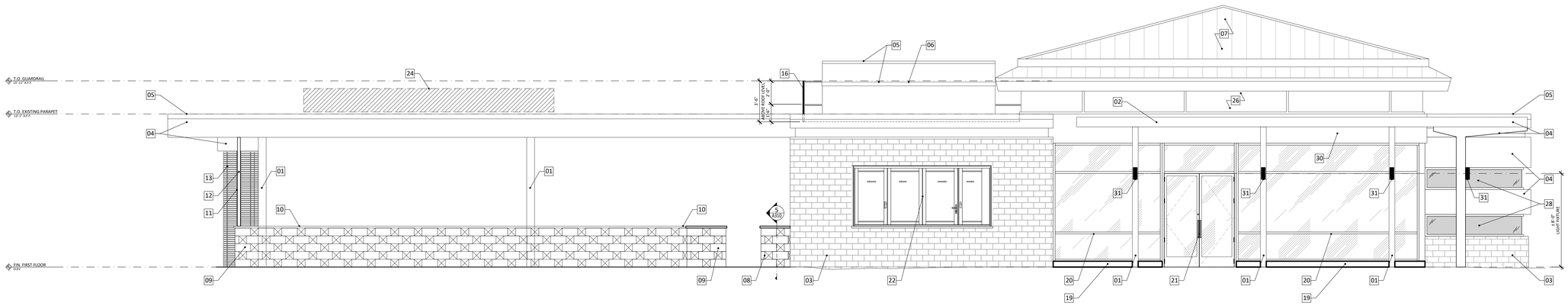
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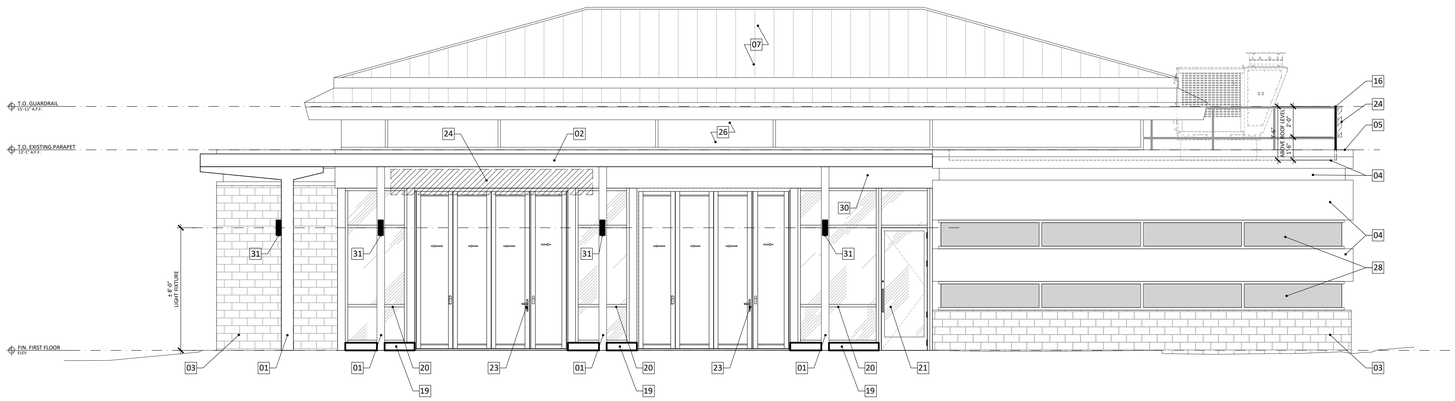
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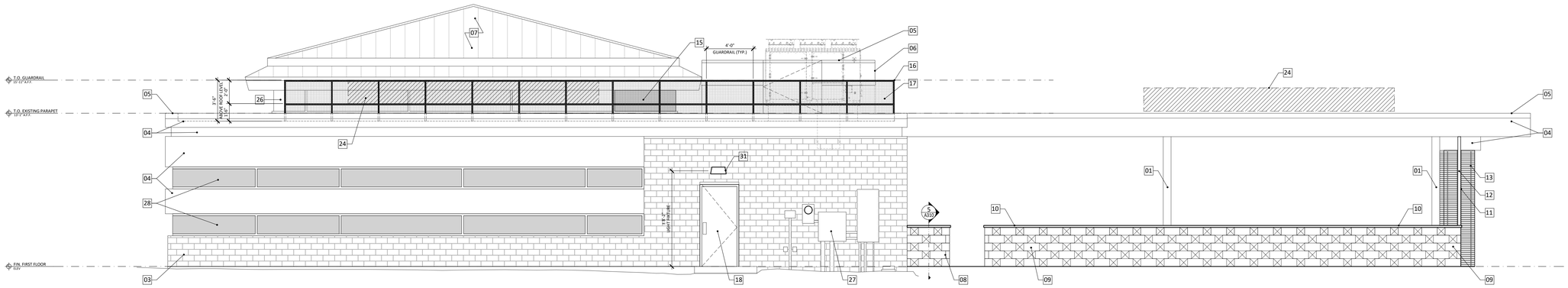
A010



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



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



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

KEY NOTES - EXT. ELEVS.

01	EXISTING EXPOSED COLUMNS, PAINT (SW-IRON ORE; SEE I.D. DWGS.)
02	EXISTING AWNING STRUCTURE, PAINT (SW-IRON ORE; SEE I.D. DWGS.)
03	EXISTING STONE VENEER, PAINT (SW-IRON ORE; SEE I.D. DWGS.)
04	EXISTING STUCCO FACADE AND FASCIA, PAINT (SW-IRON ORE; SEE I.D. DWGS.)
05	EXISTING COPING TO REMAIN
06	EXISTING ROOF SCREEN, PAINT (SW-IRON ORE; SEE I.D. DWGS.)
07	EXISTING METAL ROOF
08	METAL PATIO RAILING AND GATE (SEE SECTION DETAILS)
09	8" C.M.U., UNFINISHED
10	MODULAR SQUARE PRECAST CONCRETE CAP. G.C. TO PROVIDE STAIGHT, END, AND CORNER PIECES
11	4" X 12" X 12" BREEZE BLOCK (SEE I.D. DWGS.)
12	½" X 3½" X 4" STEEL ANGLE, PAINTED (SW-IRON ORE; SEE I.D. DWGS.)
13	4" X 4" W.W.M., PAINTED (SW-IRON ORE; SEE I.D. DWGS.)
14	SMOOTH THIN BRICK, ½" THICK, ROMAN COLOR: MEDIUM IRON SPOT MANF: SUMMIT BRICK MORTAR: BONE OR CHARCOAL (SEE I.D. DWGS.)
15	NEW AMERICLAD AC-400 (OR EQUAL) INSULATED GLAZE-IN METAL PANEL SYSTEM SET INTO EXISTING CLERESTORY WINDOW FRAME.
16	GALVANIZED STEEL GUARDRAIL (SEE STRUC. DWGS.)
17	MCNICHOLS PERFORATED METAL PANEL. CARBON STEEL, COLD ROLLED, 20 GAUGE DESIGNER PERFORATED, WINDSOR 2045 (SEE I.D. DWGS.)
18	EXISTING DOOR, PAINTED (SW-IRON ORE; SEE I.D. DWGS.)
19	6" CONCRETE CURB; WRAP WITH CLEAR ALUMINUM METAL TO MATCH STOREFRONT
20	ALUMINUM STOREFRONT SYSTEM (SEE DOOR SCHEDULE)
21	ALUMINUM STOREFRONT ENTRY DOOR (SEE DOOR SCHEDULE)
22	ALUMINUM BI-FOLDING DOOR SYSTEM (SEE DOOR SCHEDULE)
23	BI-FOLDING OVERHEAD DOOR SYSTEM (SEE DOOR SCHEDULE)
24	EXTERIOR SIGN SHOWN FOR REFERENCE AND TO BE SUBMITTED UNDER SEPARATE PERMIT
25	PRE-FABRICATED VENT-FREE FIREPLACE. (SEE WALL SECTION DETAIL FOR SPEC.)
26	EXISTING CLERESTORY WINDOWS
27	EXISTING UTILITIES AND PANELS
28	**ADD ALT:** INSTALL 3M FASARA OPAQUE BLACK (SH2BKOP) WINDOW FILM TO INTERIOR FACE OF GLAZING (TYP.)
29	INSTALL SHEATHING, WEATHER BARRIER AND STUCCO FINISH TO MATCH EXISTING CONDITIONS. PAINT (SW-IRON ORE; SEE I.D. DWGS.)
30	EXISTING METAL FINISH ABOVE STOREFRONT TO REMAIN. DO NOT PAINT (TYP.)
31	SCHEDULED LIGHT FIXTURE (SEE I.D. DWGS.)

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INTERIOR AND EXTERIOR ALTERATIONS FOR:

1301 SOUTH LAMAR, LLC
701 S. CAPITAL OF TEXAS HIGHWAY, BLDG. J
WEST LAKE HILLS, TEXAS 78746

BUILDING ELEVATIONS

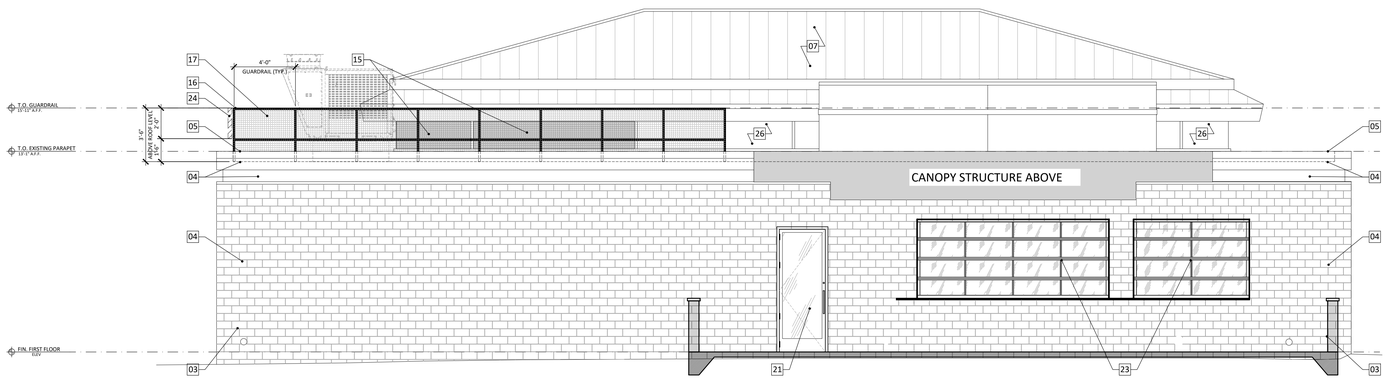
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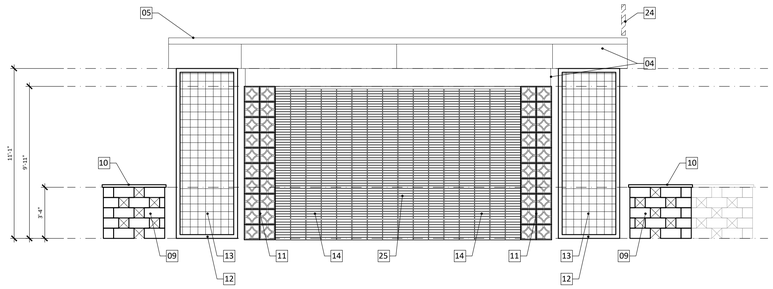
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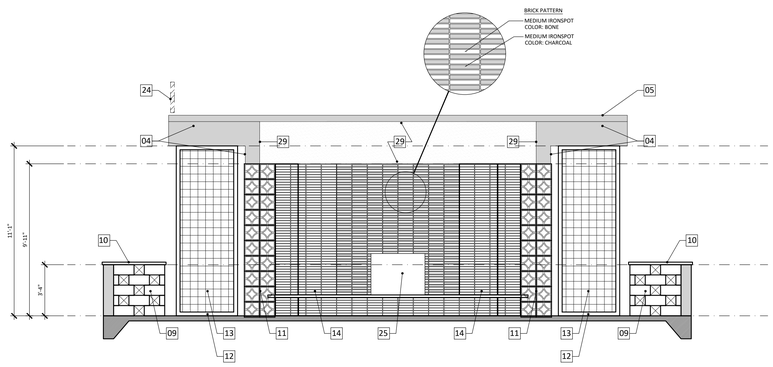
A201



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



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



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

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INTERIOR AND EXTERIOR ALTERATIONS FOR:

1301 SOUTH LAMAR, LLC
701 S. CAPITAL OF TEXAS HIGHWAY, BLDG. J
WEST LAKE HILLS, TEXAS 78746

BUILDING ELEVATIONS

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Sheet
A202

SPECIAL USE PERMIT 157-2026-C

A PERMIT SETTING FORTH THE CONDITIONS UNDER ALCOHOLIC BEVERAGES MAY BE SOLD FOR ON-PREMISES CONSUMPTION, AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, 1301 South Lamar, LLC dba Postino has requested a Special Use Permit (SUP) for the sale of on-premises consumption of mixed beverages at Postino's located at 701 South Capital of Texas Highway, Building J, West Lake Hills, Texas, the herein described parcel of land; and

WHEREAS, the notice as required by Section 38.03.037, of the West Lake Hills Code has been given to adjacent property owners; and

WHEREAS, a Public Hearing has been held by the Board of Adjustment (BOA) as required by law; and

WHEREAS, any and all protests submitted against the proposed SUP have been considered by BOA; and

WHEREAS, BOA find that the application for Special Use Permit meets the requirements of Section 38.03.037 of the West Lake Hills Code; and

WHEREAS, mixed beverages will be sold and consumed on the premises, and the premises will be used as a restaurant; and

WHEREAS, the public interest dictates that special conditions be set forth regulating the sale of beer and wine under the Special Use Permit provisions of the West Lake Hills Code; and

WHEREAS, the applicant has agreed to the special conditions regulating the sale of beer and wine contained herein; and

WHEREAS, BOA held a Public Hearing on the Special Use Permit on the herein described parcel is not contrary to the public interest;

NOW, THEREFORE, BE IT ORDAINED BY BOA OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

48.0955 A OF LOT 1 LOOP 360/RM 2244 CENTER

Article 2. The permit is granted under the following general terms and conditions:

1. Beer and wine may be sold on the premises under the following conditions:

   (a) Mixed Beverage may be sold only during the hours set by the Texas Alcoholic Beverage Commission (TABC).

   (b) Hours of Operation for the business are:
   11:00am- 11:00pm Monday through Thursday
   11:00am- 12:00am Friday

10:00am-12:00am Saturday
10:00am- 10:00pm Sunday

(c) Mixed beverages shall be sold for on-premise consumption only.

(d) The permitted use shall not create nuisance factors which interfere with adjoining property owners' enjoyment of their property or operation of business.

(e) The permit shall expire upon any change in the ownership of the business, Postino's.

(f) The restaurant where the alcoholic beverage is proposed to be sold shall not be located within 300 feet of a church or school as measured by state law.

(g) The restaurant where the alcoholic beverage is proposed to be sold shall not be located on property, two or more sides of which abut property in a residential zoning district.

(h) The gross receipts derived from the sale of alcoholic beverages shall not exceed the gross receipts derived from the sale of food.

(i) Additional fees are to be collected after three years' operation in accordance with the alcoholic beverage commission permit rules.

(j) Special offers to the public promoting the sale of alcoholic beverages commonly known as "happy hour" shall be conducted only at times when the permittee offers full food service and only during the period of time from 4:00 p.m. through 7:00 p.m. during the days of Monday through Friday inclusive except as indicated in this subsection. The permittee may select a period of time not to exceed three hours per each day to conduct a happy hour promotion for the days of Saturday and Sunday. The permittee shall give written notification to the city administrator of the hour selected for such a happy hour and any changes thereto. The permittee shall give a 72-hour notice to the city administrator of changes to any happy hour designation.

(k) Live entertainment utilizing electronically amplified musical instruments or an associated sound system shall not be permitted. Live entertainment is permitted as follows:
(1) The group of performers is limited to not more than four persons;
(2) The entertainment must be located within the confines of the restaurant interior;
(3) The sound is not to be heard outside the restaurant premises; and
(4) All performances must end at 10:30 p.m. daily.

2. Applicant must comply with all applicable federal, state and local statutes, rules, regulations and ordinances.

Article 3. This Special Use Permit is not transferable to another person/business or another parcel of land.

Article 4. The Board of Adjustment after notice and public hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A violation of any of the representations, plans, terms, general, or special conditions and limitations applicable to this Special Use Permit.

2. A violation of any laws, ordinances or regulations.

3. A change in the nature of the use of Postino's.

4. Operation or maintenance of the Special Use Permit in a manner that is detrimental to the public health or safety, or so as to constitute a nuisance.

Article 5. If this Special Use Permit is discontinued for more than sixty (60) consecutive days, it shall be deemed abandoned.

Article 6. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon.

Article 7. This Special Use Permit may be renewed for two (2) year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant will obtain renewal approval from the Board of Adjustment.

Article 8. The application form entitled "Special Use Permit Form" along with any supporting correspondence and documents and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 9. The City Administrator is hereby authorized and shall promptly note the change on the Official Zoning Map of the City of West Lake Hills, Texas. The zoning map shall indicate that there is a Special Use Permit for the premises.

Article 10. This Special Use Permit shall become effective on the 8th Day of April, 2026

PASSED AND APPROVED this 8th day of April, 2026.

_____
James Vaughan, Chair
Board of Adjustments

ATTEST:

_____
Makayla Rodriguez, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

_____
Chris Watts
1301 South Lamar, LLC

City *of* West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	April 8, 2026	**Item Number:**	6
Department:	Building and Development Services		
Prepared By:	Jennifer C. Bills, Director	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

200 Wildcat Hollow – Discuss and consider action to approve Ordinance 157-2026-D for a Special Use Permit request to allow a commercial coach.

Applicant: John Gioffre, Revent Builds

Recommendation

Staff recommend approval of the special use permit.

Discussion

Property Information, Zoning & Site Characteristics:
Property Owner: Willmack LLC
Legal Description: ABS 21 SUR 1 SPARKS W ACR 1.0051
Lot Size: 1.0051 acres
Zoning: R-1
Hours of Operation: 7am-6pm, Monday - Saturday

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

Background & Analysis:
The property owners are requesting a Special Use Permit to allow a commercial trailer during the construction of a single-family home. Placement of the trailer cannot obscure any site visibility along Wildcat or Skyline Drive.

SUP Criteria & Analysis:
A proposed special use permit must comply with all the following criteria:
(1) *The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;*

(2) *The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;*

(3) *The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;*

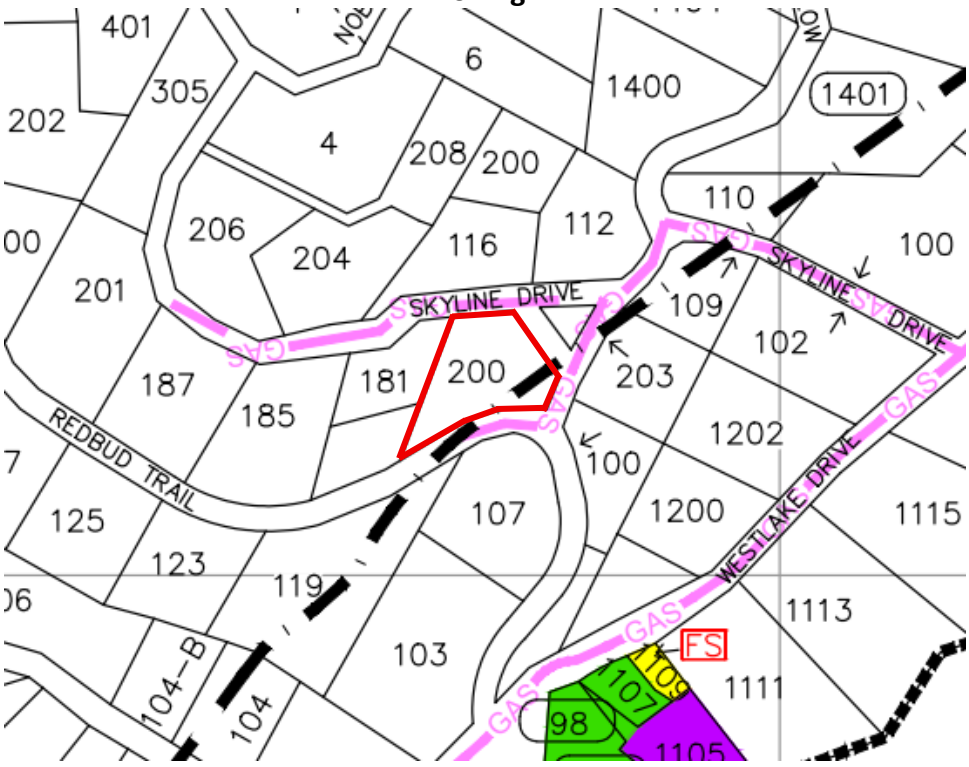
(4) *The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and*

(5) *The proposed use shall comply with all other applicable ordinances and regulations.*

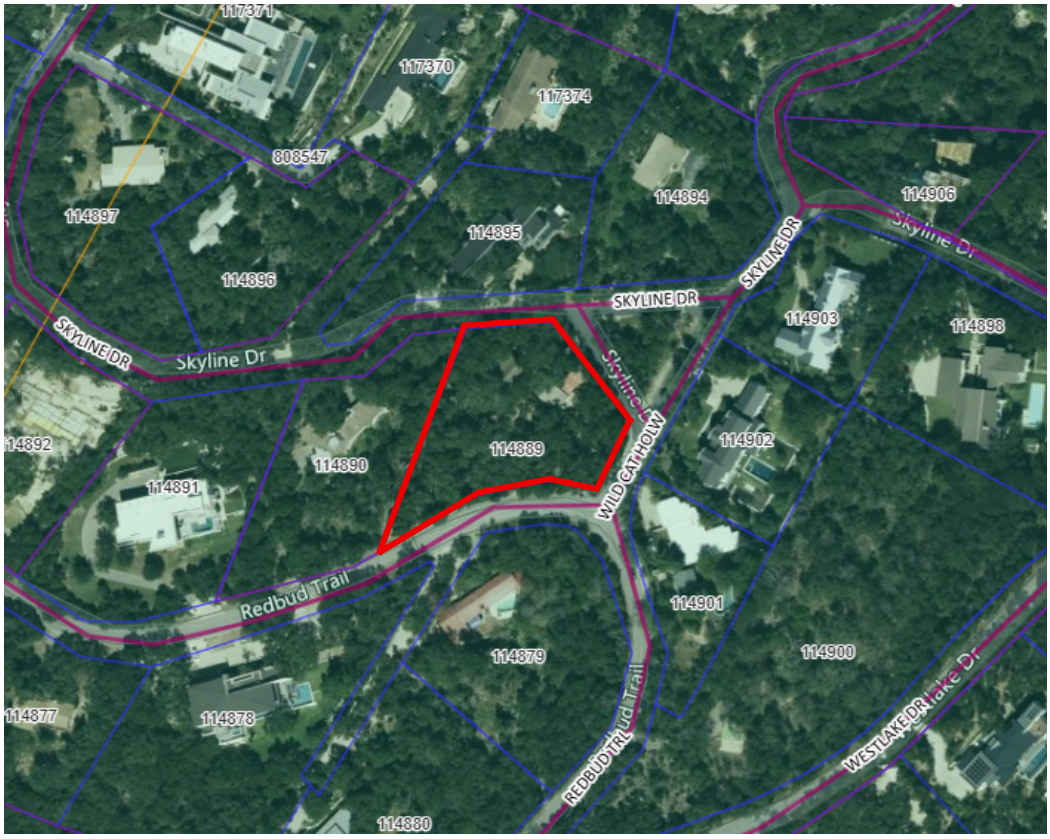
Outdoor Lighting
No lighting is being considered with this SUP.
Compliance with Code of Ordinances
The property and future construction will have to comply with all applicable City codes.
Subdivision
No changes to the subdivision are proposed with this application.
Comprehensive Planning Analysis
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

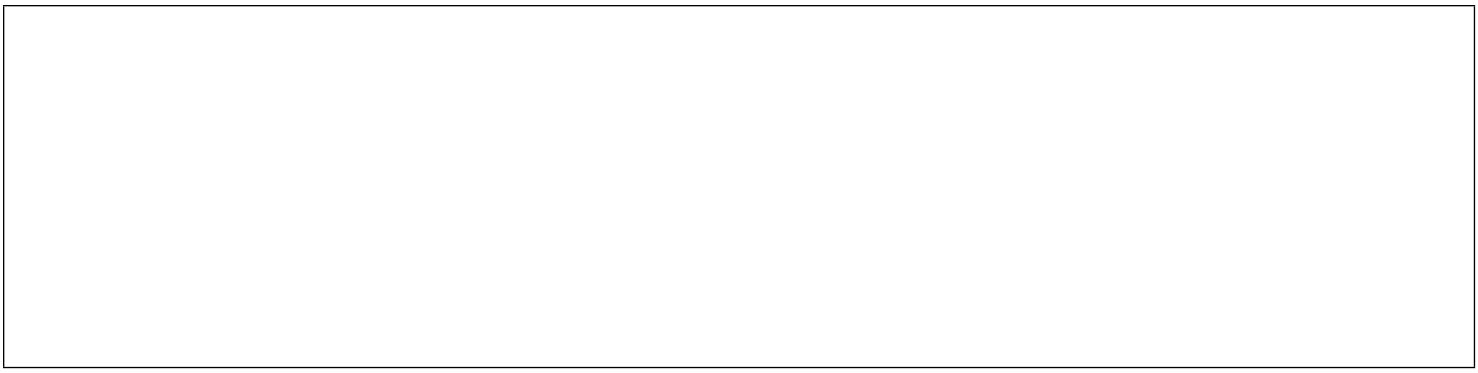
Links to Relevant Code:
Section 38.04.033: General criteria applicable to all special uses.
Section 1.01.003 Definition and rules of construction.
Section 38.04.035: General conditions for all special uses.

Zoning:



Aerial:





Dear Mayor Vaughan,

I hope this message finds you well. I am writing to request approval for a temporary construction trailer on the property located at 200 Wildcat Hollow , where we are building a custom home on an over one-acre lot.

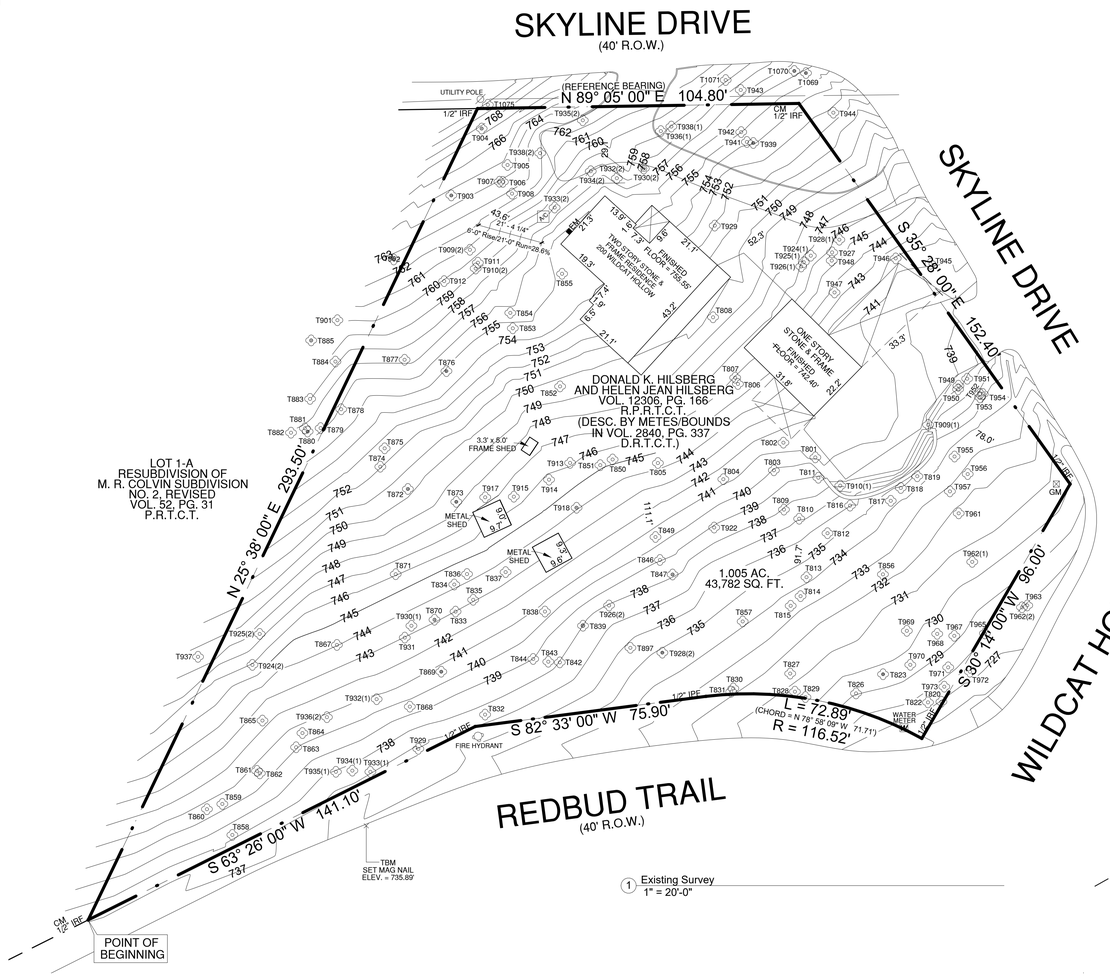
This project is anticipated to span approximately two years. During construction, there will be periods of up to a year when no weather-protected workspace is available onsite. Having a trailer will allow our onsite supervisors to work efficiently, access the internet, and hold meetings with clients and designers in a secure, professional environment.

The trailer is a well-maintained, fully functional unit on wheels, allowing it to be moved as needed. It will be positioned in the interior of the lot, minimally visible from the street, and will not be used for any commercial activity or sales. It is intended solely to support the residential construction process.This setup is standard for a custom home of this magnitude and will significantly enhance our workflow and ability to serve our clients efficiently.

We respectfully request your approval to place the temporary trailer onsite for the duration of construction.

Thank you for your time and consideration.

-John Gioffre



1 Existing Survey
1" = 20'-0"



2 Plot and Tree Protection Plan
1" = 20'-0"

DRAINAGE
REFER TO CIVIL ENGINEERING FOR DRAINAGE AND EROSION CONTROL

CITY OF WEST LAKE HILLS NOTES

GENERAL NOTES
1. All materials and construction methods for site grading, paving, stairwork, and drainage shall be in accordance with the current City of Austin Standard Specifications, unless otherwise noted. All work shall be in accordance with the building codes, ordinances, safety codes, and rules and procedures of the City of West Lake Hills.
2. All responsibility for the adequacy of these plans remains with the Engineer who prepared them. In reviewing these plans, the City of West Lake Hills must rely on the adequacy of the work of the design engineer.
3. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.
4. Blasting or burning shall not be permitted on this project.
5. The contractor shall verify all depths and locations of existing utilities prior to beginning construction. Any discrepancies with the construction plans found in the field shall be brought to the attention of the design engineer immediately. The design engineer shall be responsible for revising the plans as appropriate and submitting a revision to the City.
6. Contractor will be responsible for keeping roads and drives adjacent to and near the site free from soil, sediment, and debris. Contractor will not remove soil, sediment, or debris from any area or vehicle by means of water, only shoveling and sweeping will be allowed. Contractor will be responsible for dust control from the site.
7. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal or other public infrastructure damaged or removed will be by the contractor at his expense before acceptance of the project.
8. After the construction permit has been issued and prior to the beginning construction, the owner or his representative shall schedule a pre -construction conference between the City of West Lake Hills, Design Engineer, Contractor(s), other utility companies, and any other affected parties. The City of West Lake Hills shall be contacted to set up the meeting at least 48 hours prior to the proposed meeting time.
9. Any changes or revisions to these approved plans must be submitted by the design engineer and approved by the City of West Lake Hills prior to construction of the revision.
10. Excess soil shall be removed at the Contractor's expense.
11. Mechanical equipment can encroach into the side or rear setbacks up to five feet, if attached to the main structure. (Section 22.03.275)
12. Swimming pools require a separate permit and count against impervious cover.
13. All improvements in the street right-of-way require a permit (landscaping, mailbox, etc)
14. No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.
15. Exposed foundations with 4 vertical feet or more exposed that are visible from the street or neighboring property must be concealed with dense, evergreen vegetative buffers.
16. All walls of three (3) feet or more shall require shrubbery and/or vines of healthy stock and of a minimum of two (2) feet in height immediately after planting in front of the retaining wall. All shrubbery and/or vines shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen which will grow to the same height or more of the retaining wall. (Section 22.03.170 (i))
17. All exterior compressors and other mechanical equipment or devices shall be shielded and insulated so as to ensure that sound emanating therefrom does not interfere with the use and enjoyment of surrounding property (22.03.171).
18. Prior to any work, contact Texas One-Call (811) and Crossroads (512-246-1400) for utility locates.
19. Prior to Certificate of Occupancy, a letter of concurrence must be provided by the following design architect, and site design engineer.
20. Available benchmarks that may be utilized for the construction of this project are described as follows:
Benchmark: TBM – Benchmark – Set mag nail located along the north portion of Redbud Trail and approximately 46' southwest of the existing hydrant south of the property. Elev. = 735.89 '

TRENCH NOTES
1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor to the City. Trench safety system plans as designed and sealed by a professional engineer will be provided by the contractor.
2. In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4 feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.
3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of West Lake Hills.

CITY OF WEST LAKE HILLS NOTES CONT.

STREET & DRAINAGE NOTES
1. All testing shall be done by an independent laboratory at the Applicant 's expense. A City Inspector shall be present during all tests. Testing shall be coordinated with the City Inspector and he shall be given a minimum of 24 -hour notice prior to any testing.
2. Backfill behind the curb shall be compacted to obtain a minimum of 85% maximum density to within 3 inches of the top of curb. Material used shall be primarily granular with no rocks larger than 3 inches in the greatest dimension. The remaining 3 inches shall be clean topsoil free from all clods and suitable for sustaining plant life.
3. All RCP shall be minimum Class III.
4. The subgrade material for the streets shown herein was tested by _____. The paving sections were designed by _____ in accordance with the current City of West Lake Hills design criteria. The paving sections are to be constructed as follows:

STREET	STATION	FLEX BASED THICKNESS	HMAC THICKNESS	LIME SLAB THICKNESS

5. A portion of this lot is located over the Edwards Aquifer Recharge Zone and subject to the current Texas Commission on Environmental Quality Edwards Rules. No building permit will be issued by the City of West Lake Hills until the requirements of the Edwards Rules are fully complied with. The applicant for a building permit is responsible for furnishing the City written compliance to the Edwards Aquifer Rules from the Texas Commission on Environmental Quality.
6. The FEMA maps for the City of West Lake Hills, Texas, indicate that the property shown hereon does not lie within a special flood hazard area as defined by FIRM Panel 48453C0445K, dated January 22, 2020.
7. FLOOD WARNING: The degree of flood protection required by the City of West Lake Hills Flood Damage Prevention Ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by man -made or natural causes. Acceptance of this plan by the City Council does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. Nor shall acceptance of this plan create liability on the part of the City of West Lake Hills or any official or employee thereof for any flood damages that result from reliance on the information contained within this plan or any administration decision lawfully made hereunder.

TRAFFIC MARKING NOTES
1. Barricades built to the Texas Manual on Uniform Traffic Control Devices standards shall be constructed on all dead -end streets and as necessary during construction to maintain job and public safety.
2. Any methods, street markings, and signage necessary for warning motorists, warning pedestrians, or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.
3. All pavement markings, markers, paint, traffic buttons, traffic controls, and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION CONTROL NOTES
1. Every lot in this subdivision is subject to the City of West Lake Hills ' site clearance procedures. No site clearance, excavation, grading or landfill shall commence unless a permit shall have first been issued for such work in accordance with the provisions of applicable ordinances. Impervious cover shall not exceed the maximum percentage permitted under City Ordinance.
2. The contractor shall install erosion/sedimentation controls and treehatural area protective fencing prior to any site preparation work (clearing, grubbing or excavation). The placement of erosion/sedimentation controls shall be in accordance with the current City West Lake Hills Drainage and Erosion Control Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. All slopes shall be sodded or seeded with approved grass, grass mixtures, or ground cover suitable to the area and season in which they are applied.
4. 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 Engineer. Major revisions must be approved by the City. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the City Inspector during the course of construction to correct control inadequacies.
5. The contractor is required to inspect the controls at weekly intervals and after any rainfall event to determine if 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.
6. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the City Inspector. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the City Inspector.
7. Per TPDES requirements, disturbed areas on which construction activities have ceased (temporarily or permanently) shall be stabilized within 14 days unless activity resumes within 21 days. Seeding does not constitute as stabilization.
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 Drainage and Erosion Control Design Manual Sec.7.1(i).
9. 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.

CODE AND SITE ANALYSIS

ZONING:	R1
LAND USE:	SINGLE FAMILY RESIDENTIAL
NEIGHBORHOOD:	WESTLAKE HILLS
WATER SHED:	N/A
FEMA FLOOD PLAIN:	N/A
OVERLAYS:	N/A
TCAD PARCEL:	200 WILD CAT HOLLOW
LOT SIZE:	43,784.86 SQ. FT.
SETBACKS	
FRONT YARD (STREET):	50 FT
INTERIOR SIDE YARD:	25 FT
REAR YARD:	25 FT
MAX. BLDG HEIGHT:	30 FT (ABOVE NAT. GD.) 32FT (ABOVE NAT. GD. @ LOCATIONS WHERE THE AVG. NATURAL SLOPE IS 25% OR GREATER BELOW THE PRIMARY STRUCTURE)
MAX. ALLOWABLE I.C.:	25%
MAX. ALLOWABLE I.C. (IN SQ. FT.):	10,946.22 SQ. FT.
IMPERVIOUS COVER	
SITE AREA:	43,784.86 SQ. FT.
IMPERVIOUS COVER ALLOWABLE:	10,946.22 SQ. FT.
PROPOSED STRUCTURES	
MAIN HOUSE COVERAGE:	4,118.04 SQ. FT.
COVERED DECKS:	1,207.18 SQ. FT.
UNCOVERED HARDSURFACE:	2,603.78 SQ. FT.
UNCOVERED WOOD DECK @ 50%:	N/A
GARAGE:	966.88 SQ. FT.
DRIVEWAY:	1,283.77 SQ. FT.
POOL:	465 SQ. FT.
I.C. TOTAL:	10,644.65 SQ. FT.
I.C. PERCENTAGE:	24.31%

SITE NOTES

SEPTIC TYPE: OSSF, SEE ENGINEER

SITE LIGHTING: COORDINATE WITH LANDSCAPE ARCHITECT. ALL LIGHTS SHALL BE SHIELDED.

POOL: DRAWN FOR EXTENTS AND REFERENCE ONLY. FINAL DESIGN, DETAILS, AND MECHANICAL REQUIRMENTS BY OTHERS.

PLANTERS: ALL LANDSCAPED & IRRIGATED ARE FOR REFERENCE ONLY. FINAL PLANTER SIZES, LOCATIONS, AREAS, ETC. BY LANDSCAPE ARCHITECT.

TREE TO BE REMOVED

EXISTING TREE

NEW TREE (REFERENCE ONLY). COORDINATE W/ LANDSCAPE ARCHITECT

UTILITY TRENCH

SILT FENCE/ EROSION CONTROL

FINISHED FLOOR

BRICK LINE

EXISTING GRADE (GROUND)

FINISHED GRADE (GROUND)

PROPOSED OVERHANGS (W/ GUTTER)

DRAINAGE EASEMENT

SEPTIC TANKS, V.W.E.

AVERAGE SLOPE GREATER THAN OR EQUAL TO 25%

METAL ROOF

CONCRETE

MATERIAL STAGING

CONSTRUCTION DUMPSTER

CHEMICAL TOILET

CONCRETE, SPOILS, & PAINT WASHOUT

TREE LIST

T001	15" CEDAR	T911	10" CEDAR
T002	8" CEDAR	T912	11" CEDAR
T003	7" CEDAR	T913	11" CEDAR
T004	7" CEDAR	T914	9" CEDAR
T005	7" CEDAR	T915	11" OAK
T006	7" CEDAR	T916	8" CEDAR
T007	6" CEDAR	T918	22" OAK
T008	8" CEDAR	T922	12" CEDAR
T009	9" CEDAR	T924(1)	11" OAK
T010	10" CEDAR	T924(2)	12" CEDAR
T011	11" CEDAR	T925(1)	13" OAK
T012	7" CEDAR	T925(2)	6" CEDAR
T013	18" CEDAR	T926(1)	12" OAK
T014	7" CEDAR	T926 (2)	18" CEDAR
T015	7" CEDAR	T927	8" CEDAR
T016	6" CEDAR	T928(1)	8" CEDAR
T017	8" CEDAR	T928(2)	15" CEDAR
T018	9" CEDAR	T929	11" CEDAR
T019	11" CEDAR	T930(1)	6" CEDAR
T020	10" MULTI-TRUNK CEDAR	T930(2)	10" MULTI-TRUNK CEDAR
T022	10" CEDAR	T931	9" CEDAR
T023	15" MULTI-TRUNK CEDAR	T932(1)	6" CEDAR
T026	6" CEDAR	T932(2)	8" CEDAR
T027	7" CEDAR	T933(1)	8" CEDAR
T028	8" CEDAR	T933(2)	6" OAK
T029	13" CEDAR	T934(1)	7" CEDAR
T030	8" CEDAR	T934(2)	7" CEDAR
T031	7" CEDAR	T935(1)	9" CEDAR
T032	11" CEDAR	T935(2)	7" CEDAR
T033	10" CEDAR	T936(1)	12" MULTI-TRUNK CEDAR
T034	11" CEDAR	T936(2)	13" CEDAR
T035	7" CEDAR	T937	18" OAK
T036	8" CEDAR	T938(1)	8" CEDAR
T037	9" CEDAR	T938(2)	9" CEDAR
T038	9" CEDAR	T939	14" MULTI-TRUNK OAK
T039	26" MULTI-TRUNK OAK	T941	11" OAK
T042	10" CEDAR	T942	11" CEDAR
T043	8" CEDAR	T943	6" CEDAR
T044	9" CEDAR	T944	6" OAK
T046	6" CEDAR	T945	12" CEDAR
T047	19" MULTI-TRUNK CEDAR	T946	11" CEDAR
T049	11" CEDAR	T947	7" CEDAR
T050	8" OAK	T948	8" CEDAR
T051	7" CEDAR	T949	8" CEDAR
T052	7" CEDAR	T950	14" CEDAR
T053	8" CEDAR	T951	9" CEDAR
T054	11" CEDAR	T952	8" CEDAR
T055	6" OAK	T953	9" CEDAR
T056	7" CEDAR	T954	18" CEDAR
T057	7" CEDAR	T955	9" CEDAR
T058	9" CEDAR	T956	12" CEDAR
T059	10" CEDAR	T957	6" CEDAR
T060	11" OAK	T961	9" CEDAR
T061	8" OAK	T962(1)	7" CEDAR
T062	12" CEDAR	T962(2)	8" CEDAR
T063	8" CEDAR	T963	8" CEDAR
T064	7" CEDAR	T965	14" MULTI-TRUNK CEDAR
T065	8" CEDAR	T967	6" CEDAR
T067	9" CEDAR	T968	12" CEDAR
T068	9" CEDAR	T969	11" CEDAR
T069	15" OAK	T970	8" CEDAR
T070	19" OAK	T971	7" CEDAR
T071	12" CEDAR	T972	18" CEDAR
T072	17" CEDAR	T973	6" CEDAR
T073	15" OAK	T1069	15" CEDAR
T074	9" CEDAR	T1070	13" OAK
T075	13" OAK	T1071	9" CEDAR
T076	12" CEDAR	T1075	11" CEDAR
T078	12" CEDAR		
T079	8" CEDAR		
T080	15" CEDAR		
T081	6" CEDAR		
T082	7" OAK		
T083	8" CEDAR		
T084	9" CEDAR		
T085	20" CEDAR		
T087	7" CEDAR		
T901	9" CEDAR		
T902	15" CEDAR		
T903	17" MULTI-TRUNK CEDAR		
T904	20" OAK		
T905	7" CEDAR		
T906	7" CEDAR		
T907	7" CEDAR		
T908	11" OAK		
T909(1)	8" CEDAR		
T909(2)	9" CEDAR		
T910(1)	9" CEDAR		
T910(2)	11" CEDAR		

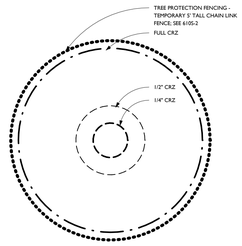
TREE MITIGATION

TREE MITIGATION CALCULATIONS:
TREES REMOVED W/ DIAMETER ≥ 6" — TOTAL INCHES 585" REMOVED @ 75% REPLACEMENT
TREES REMOVED W/ DIAMETER ≥14" — TOTAL INCHES 0" REMOVED @ 150% REPLACEMENT

TOTAL QUALIFIED INCHES REMOVED: 585" INCHES @ 75% = 439" TOTAL MITIGATION REQUIRED

*REFER TO LANDSCAPE DRAWINGS FOR PROPOSED TREE MITIGATION PLAN.

PROTECTED TREE LEGEND

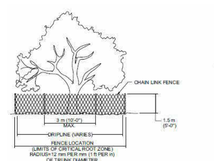


TREE PROTECTION & EROSION CONTROL NOTES

I. IT IS THE ARCHITECT & OWNER'S INTENT TO PROTECT ALL TREES IN PROXIMITY TO THE CONSTRUCTION AREA FROM DAMAGE OR INJURY DUE TO CONSTRUCTION. THE SUGGESTIONS FOR TREE PROTECTION PROVIDED BELOW ARE NOT GUARANTEED TO FULLY PROTECT THE TREES.
2. PORTABLE TOILETS SHALL NOT BE LOCATED WITHIN THE 1/2 CRITICAL ROOT ZONE (CRZ).
3. THE AREA DESIGNATED FOR CONCRETE WASHOUT MUST NOT BE WITHIN THE CRZ OF ANY TREE AND IF POSSIBLE SHOULD BE LOCATED IN A PLACE THAT WILL BE LATER COVERED WITH HARDSCAPING OR PLATFORM STRUCTURE (REFER TO FUTURE LANDSCAPING.
4. ANY EXCAVATION, CUT OR FILL IN THE CRZ OF ANY TREE SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ANY WORK BEING PERFORMED. ALL EXCAVATION, CUT OR FILL WITHIN THE 1/2 CRZ SHALL BE PERFORMED WITH HAND TOOLS AND OR AIR SPADE FOR THE TOP 30 INCHES TO AVOID CUTTING ROOTS 1.5 INCHES IN DIAMETER AS DIRECTED BY THE CITY ARBORIST. THE PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
5. NO COMPACTION OF SOILS SHALL BE PERMITTED IN THE 1/2 CRZ OF ANY PROTECTED TREES. ADDITIONALLY, NO REMOVAL OR REPLACEMENT OF ANY SOILS REQUIRED BY GEOTECHNICAL ENGINEERING SHALL BE PERFORMED IN THE 1/2 CRZ OF ANY PROTECTED TREES.
6. ANY AND ALL TREE PRUNNING SHALL BE ASSESSED BY THE CITY ARBORIST AND PERFORMED PER THEIR RECOMMENDED MEANS AND METHODS.
7. IF TRENCHING WITHIN THE 1/2 CRZ OF THE PROTECTED TREES CANNOT BE AVOIDED, THE TRENCHES MUST BE AIR SPADED BY A QUALIFIED ARBORIST FOR, THE TOP 30 INCHES TO AVOID CUTTING ROOTS 1.5 INCHES OR LARGER IN DIAMETER. THE PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.
8. AT LEAST FIFTY PERCENT OF THE TOTAL (SQUARE FOOTAGE) OF THE CRITICAL ROOT ZONE MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.
9. THE ENTIRETY OF THE HALF CRZ MUST BE PROTECTED, WITH THE EXCEPTION THAT CUT OR FILL OF FOUR INCHES OR LESS IS ALLOWED WITHIN THE 1/2 CRZ.
10. NOT CUT OR FILL IS ALLOWED WITHIN THE 1/4 CRZ. (SEE 3.4.0 AUSTIN ENVIRONMENTAL CRITERIA MANUAL).

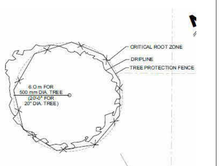
TREE PROTECTION & EROSION CONTROL NOTES CONT.

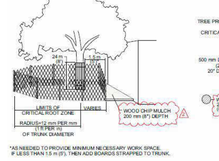
PER THE CITY OF WESTLAKE CONSTRUCTION CODE DIVISION 9. TREES AND VEGETATION § 22.03.305.
TREE CARE AND MAINTENANCE (B) TREE PROTECTION THAT MEETS CITY OF AUSTIN STANDARDS MUST BE PROVIDED DURING ANY CONSTRUCTION PROJECT.



CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED
BY J. PATRICK MURPHY
ADOPTED: 11/15/96
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

610S-2
STANDARD NO.
TREE PROTECTION FENCE
TYPE A - CHAIN LINK FENCE

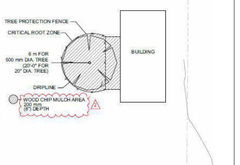




*AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE. IF LESS THAN 8 ft (5 ft) THEN ADD BOARDS STRAPPED TO TRUNK.

CITY OF AUSTIN
WATERSHED PROTECTION DEPARTMENT
RECORD COPY SIGNED
BY J. PATRICK MURPHY
ADOPTED: 11/15/96
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.

610S-4
STANDARD NO.
TREE PROTECTION FENCE
MODIFIED TYPE A - CHAIN LINK FENCE



TEMPORARY TOI

MSA
McCollum Studio Architects
1300 west lynn st. suite 110
austin, texas 78703
www.mccollumstudio.com

ARCHITECT INFORMATION

SEAL

REGISTERED ARCHITECT
KYLE H. MCCOLLUM
25554
STATE OF TEXAS

August 18, 2025

PROJECT NAME & LOCATION

THE BRENNER RESIDENCE

200 WILD CAT HOLLOW
CITY OF WEST LAKE
HILLS, TX 78746

Revision List

No.	Date	Description
9	01/26/25	Driveway Setbacks Revised per City Comment #8
10	01/26/25	Added City Notes per City Comment #4

ISSUE DATE

August 18, 2025

STATUS

FOR PERMIT

REV 1 - 11.25.25

REV 2 - 01.26.26

REVISIONS

SHEET INFORMATION

A03SP

Site Plan

SPECIAL USE PERMIT 157-2026-D

A PERMIT SETTING FORTH THE CONDITIONS UNDER WHICH A SPECIAL USE PERMIT SHALL BE PERMITTED AND AUTHORIZING THE CITY ADMINISTRATOR TO NOTE THE CHANGE ON THE OFFICIAL ZONING MAP OF THE CITY.

WHEREAS, Willmack, LLC (John Gioffre, Authorized Agent), owner of the herein described parcel of land at 200 Wildcat Hollow, has requested a Special Use Permit for a commercial coach; and

WHEREAS, the notice as required by Section 38.04.032 of the West Lake Hills Code of Ordinances has been given to adjacent property owners; and

WHEREAS, a Public Hearing has been held by the Board of Adjustment as required by law; and

WHEREAS, there has not been a valid objection in the Public Hearing or a written protest submitted against the proposed Special Use Permit; and

WHEREAS, the Board of Adjustment find that the application for Special Use Permit meets the requirements of Sections 1.01.003 and 38.04.031 of the West Lake Hills Code; and

WHEREAS, the Board of Adjustment at its Public Hearing finds that the Special Use Permit on the herein described parcel is not against the public interest;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF WEST LAKE HILLS, TEXAS:

Article 1. The legal description of said parcel of land is as follows:

Wilkenson Sparks Survey, Abstract 21, Survey1 1.0051 acres

Article 2. The permit is granted under the following general terms and conditions:

1. The appearance, size, density and operating characteristics of the proposed special use are compatible with the surrounding neighborhood and uses;

2. The proposed use will not have an adverse effect on the value of surrounding properties or impede their proper development;

3. The proposed use will not create a nuisance factor or otherwise interfere with a neighbor's enjoyment of the neighbor's property or operation of the neighbor's business;

4. The traffic that the proposed use can reasonably be expected to generate on existing streets will not create or add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and

5. The proposed use shall comply with all other applicable ordinances and regulations; and

Article 3. The duration of this Special Use Permit shall be for two (2) years from the effective date hereon. The permit shall lapse if the use has not commenced (or construction commenced) within one year of the date the permit was issued.

Article 4. This Special Use Permit may be renewed for two (2) year periods at the discretion of the City Administrator provided no written complaints have been received during the use period. When complaints have been registered, the applicant can seek renewal approval from the Board of Adjustment.

Article 5. This Special Use Permit for a commercial coach is granted to Willmack, LLC, property owner, at 200 Wildcat Hollow.

Article 6. This Special Use Permit is not transferable to another person or another parcel of land.

Article 7. The Board of Adjustment after notice and Public Hearing, may revoke this Special Use Permit for one or more of the following reasons:

1. A substantial violation of any of the plans, terms, general or special conditions, and limitations applicable to this Special Use Permit;

2. A substantial violation of any applicable ordinance or regulation;

3. Operation or maintenance of the special use in a manner that is detrimental to the public's health or safety, or so as to constitute a nuisance; or; or

4. Discontinuance of the use.

Article 8. The staff report presented on April 8, 2026 along with any supporting correspondence and documents, and marked as Exhibit "A" attached hereto are incorporated herein by reference for all pertinent purposes.

Article 9. The City Administrator is hereby authorized and shall promptly note the change on the Official Zoning Map of the City of West Lake Hills, Texas. The Zoning Map shall indicate that there is a Special Use Permit for 200 Wildcat Hollow.

Article 10. This Special Use Permit shall become effective upon approval of the Board of Adjustment.

PASSED AND APPROVED this 8th day of April, 2026.

_____
James Vaughan, Chair
Board of Adjustment
City of West Lake Hills, Texas

ATTEST:

_____
Makayla Rodriguez, City Secretary

I/We acknowledge receipt of this SUP and agree to abide by its terms and conditions.

_____
Representative for Willmack, LLC

City *of* West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	April 8, 2026	**Item Number:**	7
Department:	Building & Development Services		
Prepared By:	Jennifer C. Bills, Director	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

98 and 102 Swiftcurrent Trl.: Discuss and consider an action on a recommendation from ZAPCO on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2)).

Applicant: Catherine Wilkes, Property Owner of 98 Swiftcurrent & Francisco Rios, Property Owner of 102 Swiftcurrent

Recommendation

Discuss and consider action on whether the following conditions are fulfilled:

The applicant has established by competent evidence that:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The Board of Adjustments, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The findings of fact as alleged by the applicant are attached in Exhibit A.

This item was reviewed by the Zoning and Planning Commission on March 18, 2026 and the following criteria used:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

The Zoning and Planning Commission considered this item at the March 18, 2026, meeting and recommended approval by a vote of 3-0 (Attachment 10) based on hardship of access to the neighboring property.

Discussion

Property Information, Zoning & Site Characteristics:
98 Swiftcurrent Trail
Owner: David & Catherine Wilkes
Legal Description: Mirkwood Subdivision, Lot 12
Lot Size: 1.018 acres
Zoning: R-1, One-Family Residential
Wastewater: On-site Sewer Facility (OSSF)

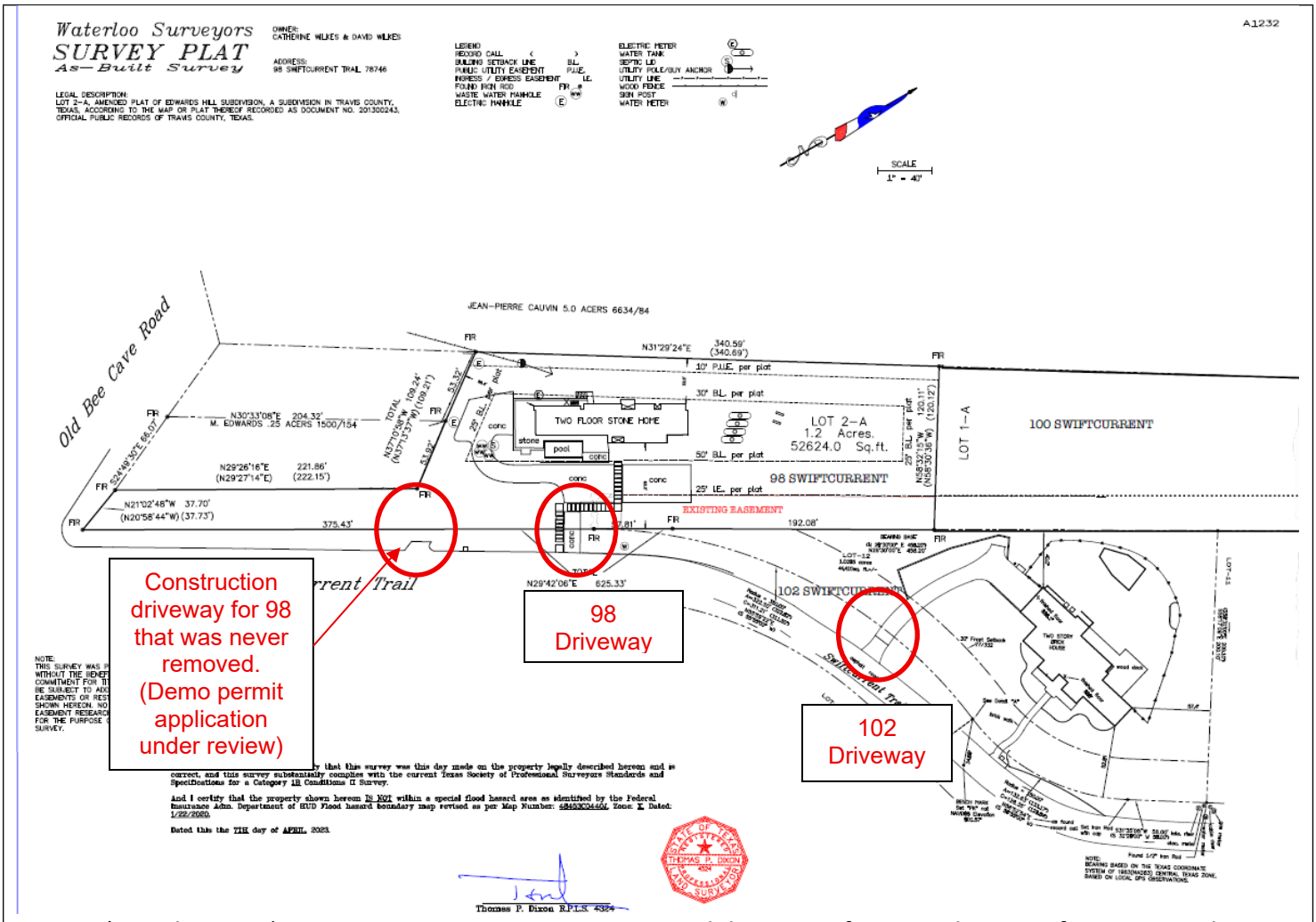
102 Swiftcurrent Trail
Owner: Francisco & Katie Rios
Legal Description: Mirkwood Subdivision, Lot 12
Lot Size: 1.018 acres
Zoning: R-1, One-Family Residential
Wastewater: On-site Sewer Facility (OSSF)

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

Background & Analysis:
This item was previously discussed at the February 18, 2026 ZAPCO meeting. The item was postponed to the March 18th ZAPCO meeting so the property owners could clarify the appropriate applicants on the request. The owners of 98 Swiftcurrent were added to the application in addition to the owners of 102 Swiftcurrent. As none of the real property affected includes 100 Swiftcurrent, it was determined that they do not need to be a party to the variance request. The applicants also provided an additional exhibit showing the location of the proposed driveway within the new easement and existing trees.

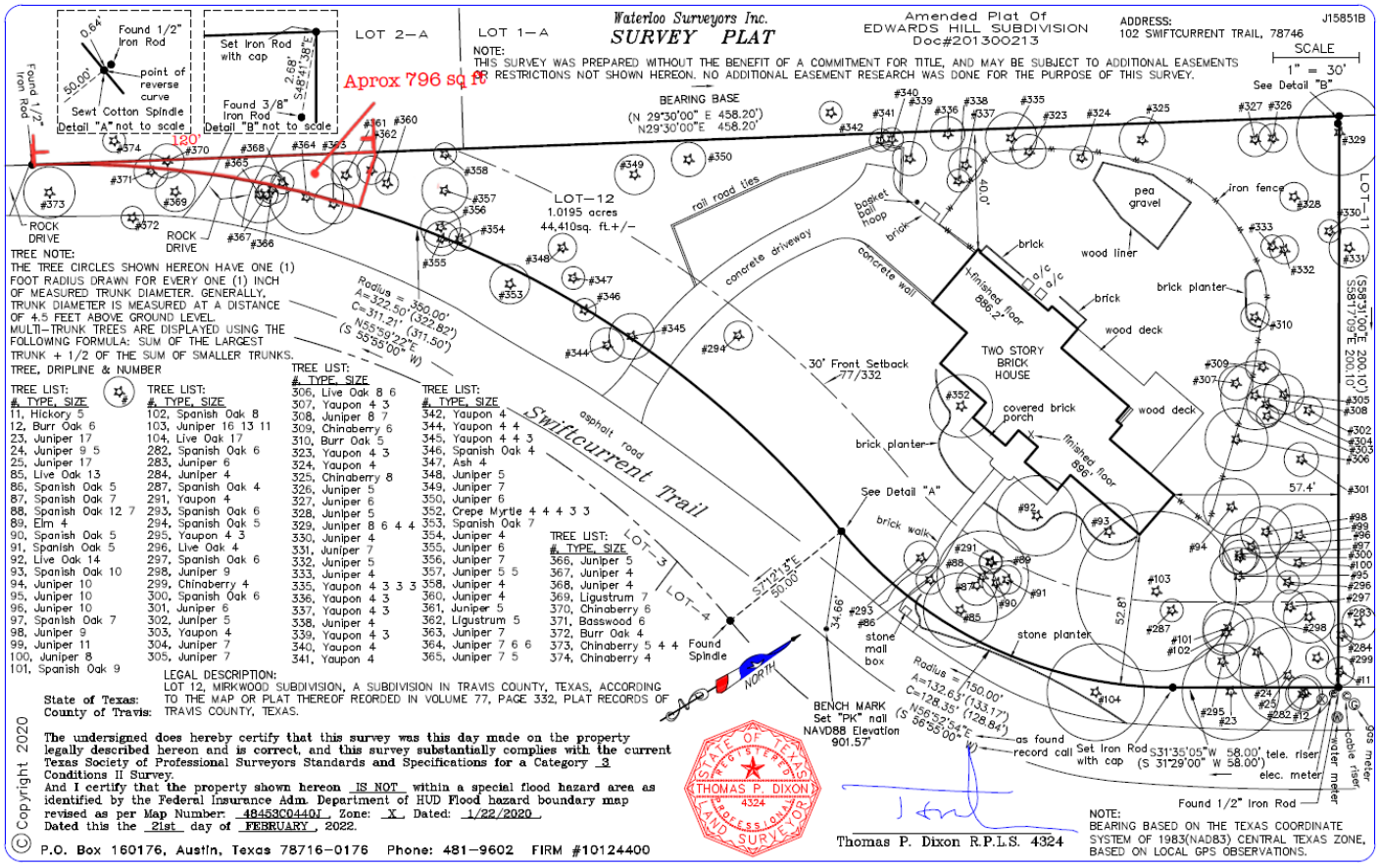
The applicant is requesting a second driveway for access to 100 Swiftcurrent Trail through 102 Swiftcurrent Trail (Attachment 1). 100 Swiftcurrent is an undeveloped landlocked property that was created with the Edwards Hill Subdivision in 1975. At the time, Swiftcurrent Trail did not exist, so access was taken from Old Bee Cave Road (Attachment 2). There was a 15-foot Ingress-Egress and Utility Easement on the plat along the east boundary of what is now 98 and 100 Swiftcurrent. In 2013, an Amending Plat was approved that transferred acreage to 100 Swiftcurrent (Attachment 3). The amending plat abandoned the 15-foot easement and established a 25-foot Ingress/Egress & Utility Easement along a portion of the reconfigured lots which would provide access to the landlocked property from Swiftcurrent Trail.

Construction on 98 Swiftcurrent was started in 2019 and completed in 2023. In the applicant's narrative, in 2022; during construction, the previous owner of 102 Swiftcurrent had a survey prepared that showed the surveys for 98 and 100 Swiftcurrent were incorrect and the proposed driveway for the new construction was going through the property at 102 Swiftcurrent. The driveway for 98 Swiftcurrent was moved further south during construction to the current location which is outside the surveyed Ingress/Egress easement (Attachment 4).



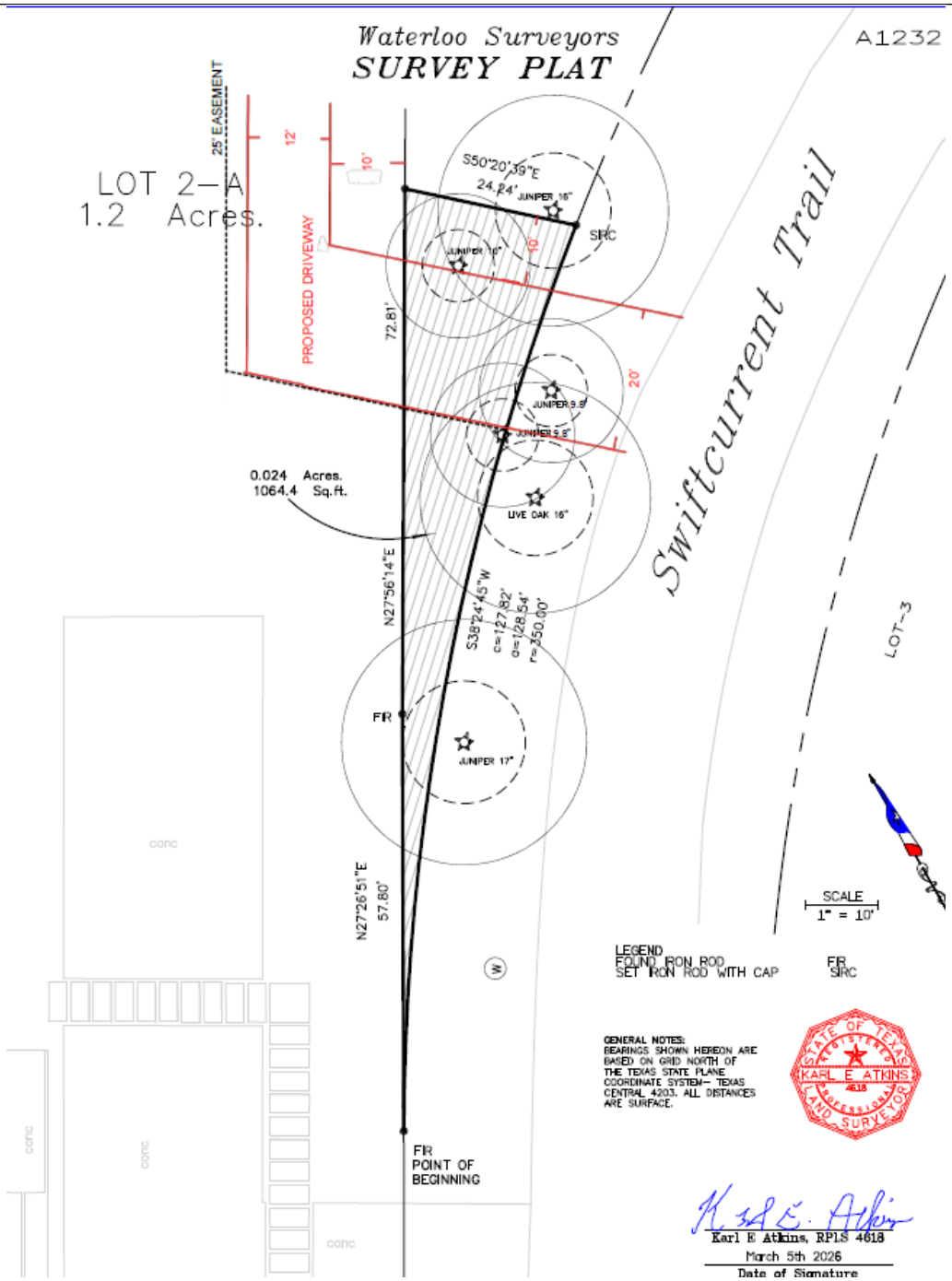
(Attachment 8) 2023 Survey - Existing easement and driveways for 98 and 102 Swiftcurrent Trail

The owners of 98 Swiftcurrent are looking to purchase a piece of 102 Swiftcurrent property to create an additional separate driveway for access to 100 Swiftcurrent.



(Attachment 5) - 2022 Survey for 102 Swiftcurrent depicting area for future purchase

The applicant has provided a conceptual plan drawn on the survey depicting the reconfiguration of the area from 102 to 98 Swiftcurrent and the new proposed driveway. The proposed driveway would encroach on the 10-inch Juniper ¼ critical root zone, which would require removal for construction of the driveway. The applicants provided an impervious cover exhibit at the meeting that shows the total for 98 Swiftcurrent at 24.3% after construction of a 12-foot wide driveway (Attachment 10).



(Attachment 7) Proposed driveway

Driveway Requirements in Residential Areas

Code Reference

22.03.175(e)(2) Off-street parking and parking pad requirements in residential areas

Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector.

(2) Only one driveway is allowed per primary dwelling unit, regardless of the number of lots,

frontage on more than one roadway, or character of accessory structures. The driveway entrance/exit shall not exceed 20 feet in width. The location of all driveways shall be approved by the city inspector. The parking spaces and driveway surfaces shall be those required in sections 22.03.241, 22.03.242, 22.03.244 and 22.03.247.

Request

The applicant is requesting a second driveway on a lot with only one dwelling unit where only one driveway is allowed per primary dwelling unit.

Public Comments:

As of the date of the report, one public comment was received prior to the February 18, 2026 ZAPCO meeting (Attachment 9). The same property owner spoke at the meeting providing context that he is currently in litigation with 98 Swiftcurrent and opposes the variance at this time.

Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

No variance shall be granted unless the following conditions are fulfilled:

(1) The applicant has established by competent evidence that:

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

(B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.

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

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

(2) The recommendation of zoning and planning commission shall include an analysis of whether:

(A) The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.

(B) (Reserved).

(C) (Reserved).

(D) The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

(1) Variances from the terms of this chapter should be granted sparingly.

(2) Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.

(3) Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.

(4) Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.

(5) The variance shall not violate the goals of the master plan for the city.

(6) The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.

(7) The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.

(8) See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.

(9) When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the

land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

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.

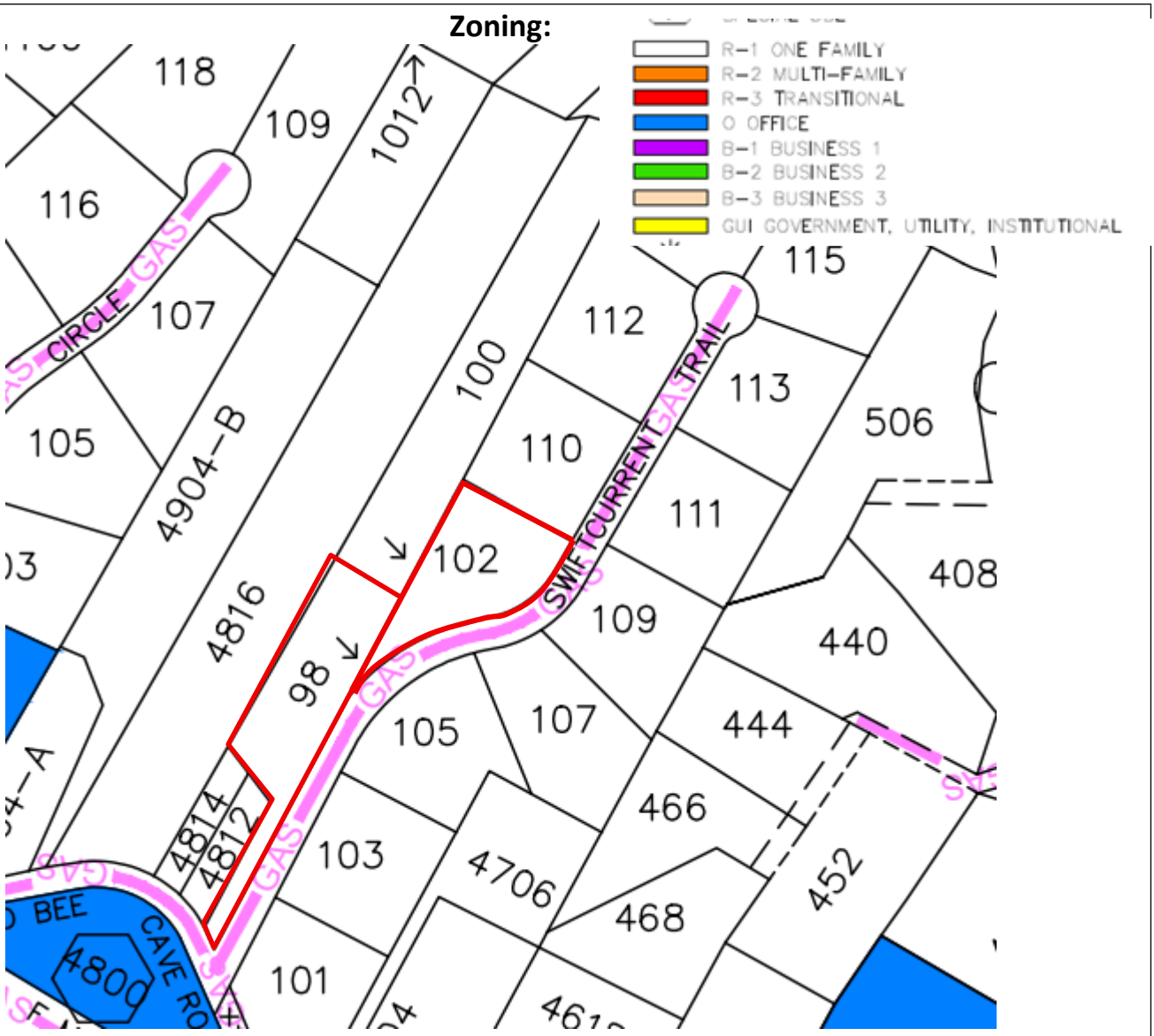
Comprehensive Planning Analysis

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

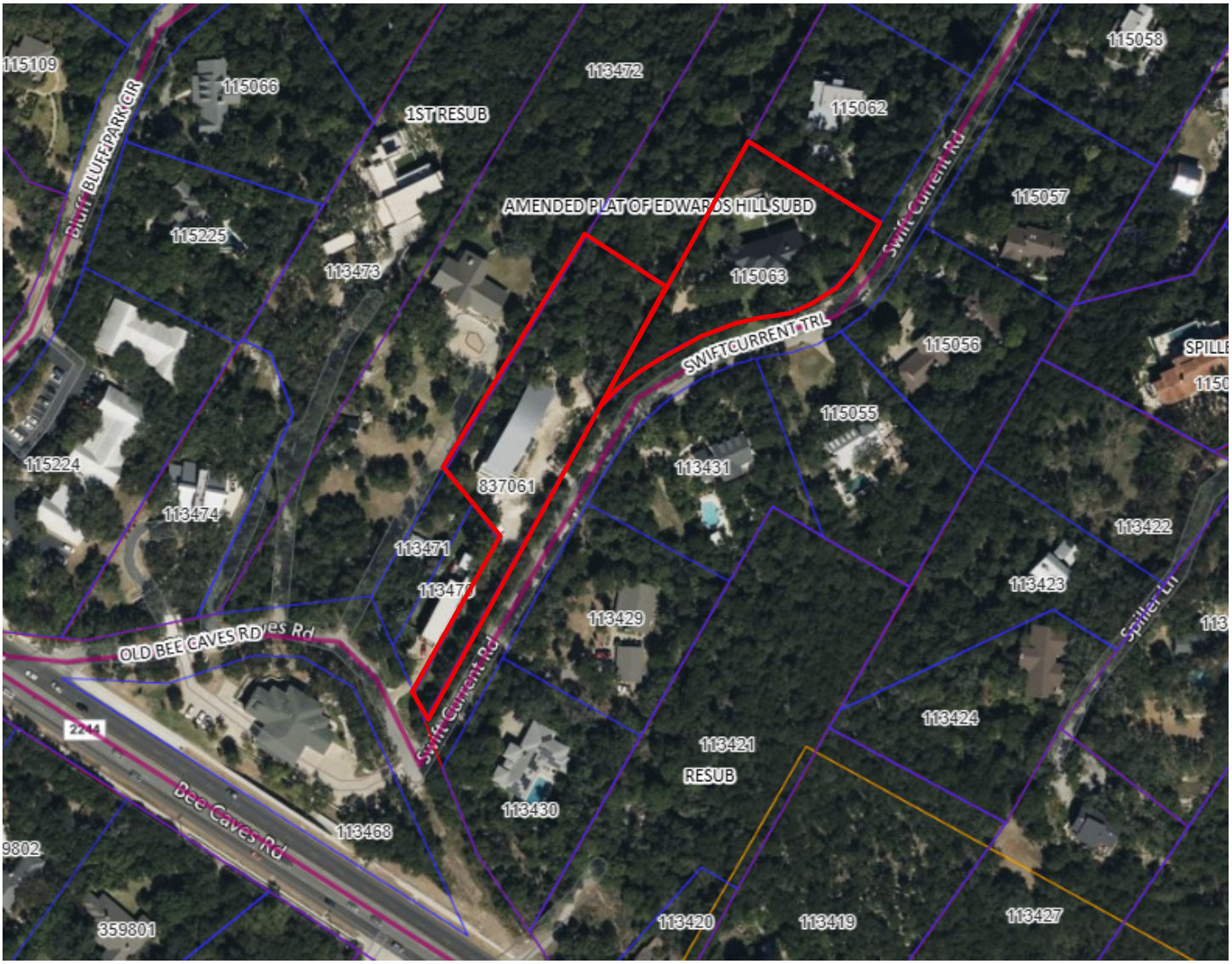
Links to Relevant Code:

- **Section 22.03.175 Off-street parking and parking pad requirements in residential areas**
- **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**

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
118
109
1012
116
CIRCLE
GAS
107
105
4904-B
4816
100
112
115
113
506
110
111
102
408
109
440
98
SWIFTCURRENT TRAIL
105
107
444
4814
4812
103
4706
466
452
468
BEE CAVE ROAD
4800
101

Aerial:


115109
115066
1ST RESUB
113472
115062
115058
Bluff BLUFF PARK CIR
AMENDED PLAT OF EDWARDS HILL SUBD
Swift Current Rd
115057
115225
113473
115063
SWIFTCURRENT TRL
115056
SPILLE
115055
115224
113431
837061
113474
113422
113471
113423
113429
OLD BEE CAVES RD
Swift Current Rd
Spiller Ln
2244
113424
113421
RESUB
Bee Caves Rd
113430
113468
9802
359801
113420
113419
113427

1/23/26
Dear ZAPCO Chairperson –

My name is Francisco Rios and I am the owner of 102 Swiftcurrent.

Variance is being requested to construct a 2nd driveway for access to 100 Swiftcurrent Trail. The purpose of variance is to allow access to 100 Swiftcurrent Trail as 98 Swiftcurrent Trail is unable to provide driveway access to 100 Swiftcurrent Trail because of conditions of the real estate, as detailed below.

The west portion of 102 Swiftcurrent is relatively flat and the driveway would follow the existing contours. 98 Swiftcurrent has exhausted all options to provide an easement to 100 Swiftcurrent. Because of the construction and slope of the driveway, 98 Swiftcurrent is unable to provide an easement. Therefore, the driveway shall be provided on 102 Swiftcurrent.

The proposed variance would minimally disturb the vegetation and allow for the safest solution to providing an ingress and egress to 100 Swiftcurrent Trail. Furthermore, the variance maintains the aesthetic integrity of the property and the surrounding area.

The additional driveway will allow access to 100 Swiftcurrent. This will not disturb the neighbors or affect the enjoyment of their properties.

Thank you.

Best regards,

Francisco

EDWARDS' HILL

-LEGEND-
◎-IRON STAKE FOUND
o-IRON STAKE SET

SCALE: 1" = 100'

CLAUDE F. BUSH, JR.
Reg. Public Surveyor #202
By J. Leroy Bush
J. Leroy Bush
Reg. Public Surveyor #1828
April 6, 1975

STATE OF TEXAS
J. LEROY BUSH
1828
REGISTERED PUBLIC SURVEYOR

APPROVED: Henrietta Jacobsen
CHAIRMAN, ZONING & PLANNING COMMISSION
CITY OF WESTLAKE HILLS
DATE: April 23, 1975

THE STATE OF TEXAS]
COUNTY OF TRAVIS]
KNOW ALL MEN BY THESE PRESENTS THAT:
R. D. EDWARDS AND WIFE DELLA EDWARDS, OWNERS OF THE TRACT OF LAND SHOWN HEREON, LOCATED IN TRAVIS COUNTY, TEXAS, AND CONVEYED TO US BY DEED RECORDED IN VOLUME 1500, PAGE 151 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING OUT OF THE JOHN SWISSEY SURVEY #506 IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 3.32 ACRES OF LAND AND DO HEREBY ADOPT THIS PLAT OR MAP TO BE KNOWN AS "EDWARDS' HILL", AND DO HEREBY DEDICATE TO THE PUBLIC, THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS OUR HANDS THIS THE 8th DAY OF April A.D.,1975.

R. D. Edwards
R. D. EDWARDS

Della Edwards
DELLA EDWARDS

THE STATE OF TEXAS]
COUNTY OF TRAVIS]
BEFORE ME THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED R.D. EDWARDS AND DELLA EDWARDS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 8th DAY OF April A.D.,1975.

J. Leroy Bush
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF WESTLAKE HILLS, TEXAS, ON THE 12th DAY OF May A.D.,1975.

ATTEST: Lora D. Harrison
SECRETARY-CITY CLERK

CITY OF WESTLAKE HILLS CORPORATE SEAL TEXAS

MAYOR

NOTE: ALL LOTS IN THIS SUBDIVISION ARE TO BE SUBJECT TO PROVISIONS OF THE CITY OF WESTLAKE HILLS ORDINANCE NO. 108, DATED APRIL 5, 1974. ARTICLE 12.8 OF ORDINANCE NO. 108 GOVERNS THIS SUBDIVISION AS FOLLOWS; "SEPTIC TANKS(OR ANY OTHER PRIVATE SEWERAGE FACILITY) MAY NOT BE USED ON ANY LOT IN THIS SUBDIVISION UNLESS A LICENSE IS FIRST OBTAINED FROM THE CITY OF WESTLAKE HILLS FOR THE PARTICULAR SEPTIC TANK SYSTEM (OR ORTHER PRIVATE SEWERAGE FACILITY) AND LOT."

NOTE: AT TIME OF APPLICATION FOR THE APPROVAL OF THIS SUBDIVISION, SATISFACTORY RESULTS HAVE BEEN ESTABLISHED ON THE EXISTING SEPTIC TANK.

THE STATE OF TEXAS]
COUNTY OF TRAVIS]
I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILE FOR RECORD IN MY OFFICE ON THE 14 DAY OF May A.D., 1975 AT 11:20 O'CLOCK a.M. AND DULY RECORDED ON THE 14 DAY OF May A.D.,1975 AT 11:20 O'CLOCK a.M., IN THE PLAT RECORDS OF SAID COUNTY IN BOOK 72, PAGE 35

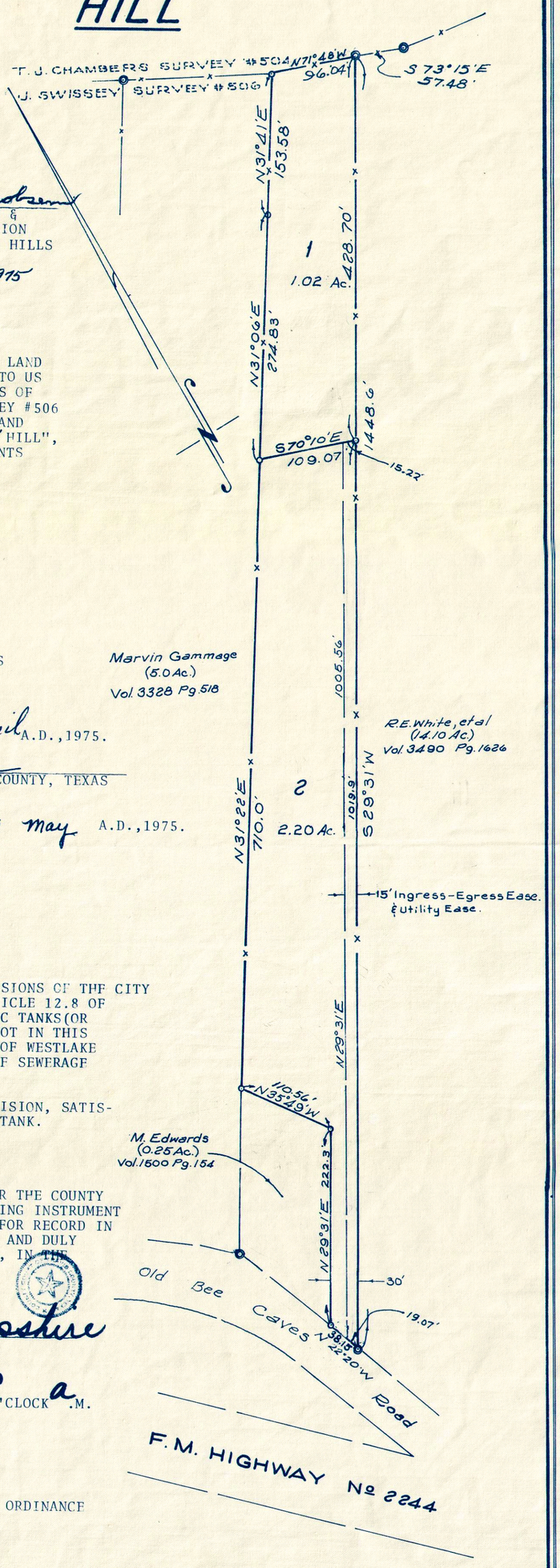
WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY THE DATE LAST WRITTEN ABOVE

DEPUTY Mike Kilgore
Doris Shropshire
DORIS SHROPSHIRE
CLERK, COUNTY COURT

FILED FOR RECORD ON THE 14 DAY OF May A.D.,1975 AT 11:20 O'CLOCK a.M.
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS.

BY Mike Kilgore DEPUTY

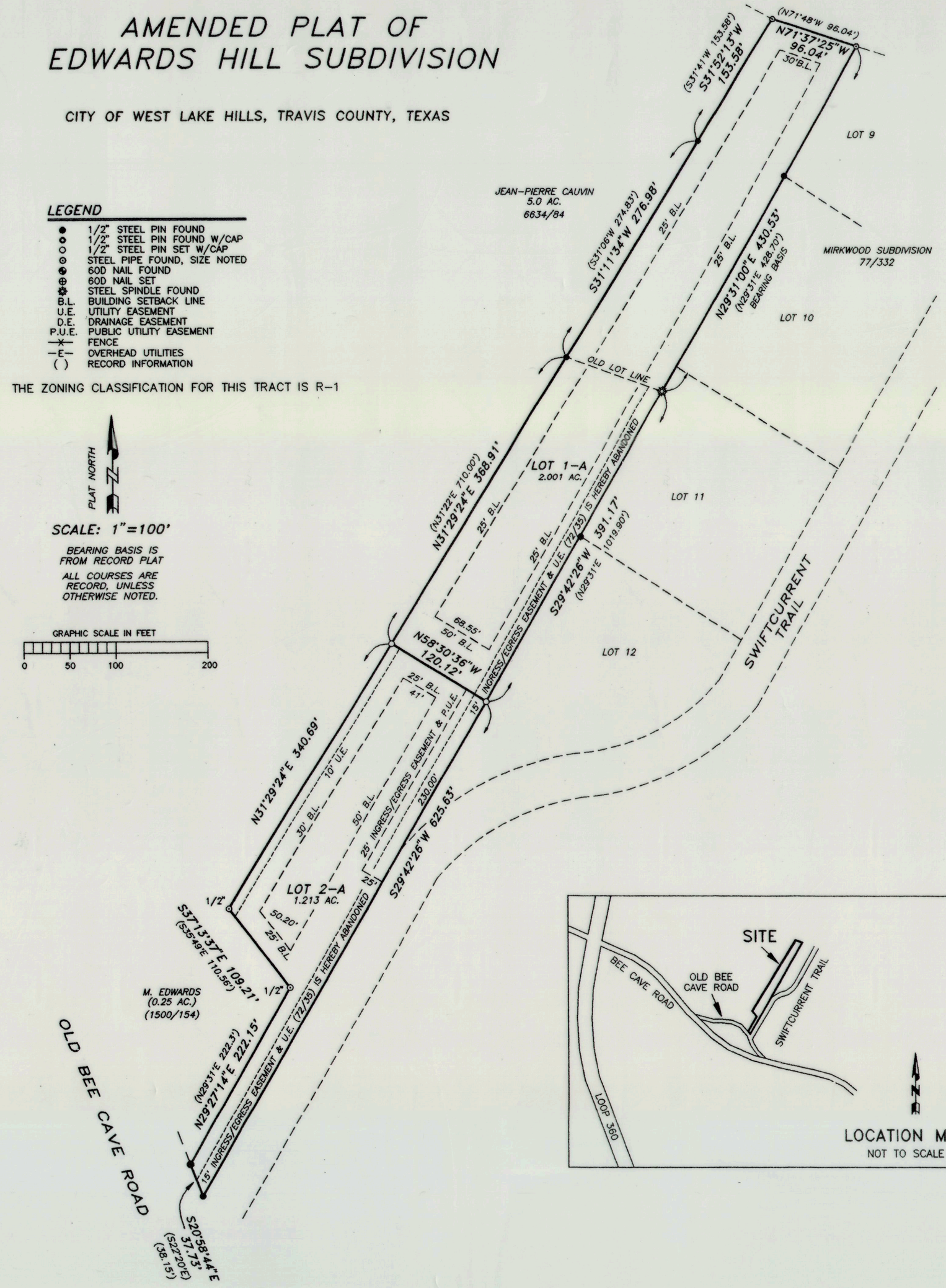
NOTE: ALL UNDEVELOPED LOTS IN THIS SUBDIVISION ARE SUBJECT TO ORDINANCE NO. 55 AS AMENDED.

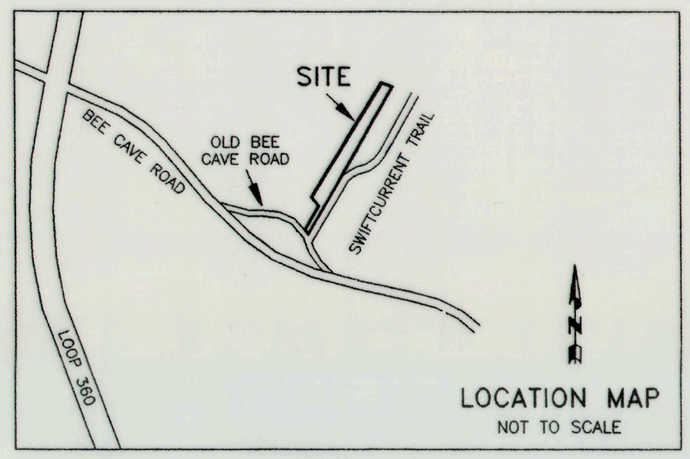


131

AMENDED PLAT OF EDWARDS HILL SUBDIVISION

CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS





LEGEND

- ● 1/2" STEEL PIN FOUND
- ⊙ 1/2" STEEL PIN FOUND W/CAP
- ○ 1/2" STEEL PIN SET W/CAP
- ⊙ STEEL PIPE FOUND, SIZE NOTED
- ◐ 60D NAIL FOUND
- ⊕ 60D NAIL SET
- ✪ STEEL SPINDLE FOUND
- B.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- —x— FENCE
- —E— OVERHEAD UTILITIES
- ( ) RECORD INFORMATION

THE ZONING CLASSIFICATION FOR THIS TRACT IS R-1

PLAT NORTH

SCALE: 1"=100'

BEARING BASIS IS FROM RECORD PLAT

ALL COURSES ARE RECORD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE IN FEET

0 50 100 200

STATE OF TEXAS: COUNTY OF TRAVIS:

I, Dana Debeauvior, Clerk of the County Court of Travis County, Texas, do hereby certify that on the _____ day of _____, 2013 A.D., the Commissioners Court of Travis County, Texas, passed an Order authorizing the filing for record of this plat, and that said Order has been entered into the Minutes of Said Court, as Document No. _____

Witness my hand and seal of the office of the County Clerk, this _____ day of _____, 2013 A.D.

Dana Debeauvior, County Clerk
Travis County Texas

By: _____
Deputy

STATE OF TEXAS: COUNTY OF TRAVIS:

WHEREAS, 4810 Swiftcurrent, LLC, a Texas Limited Liability Company, acting herein through its Managers, being the owner of 3.214 acres of land out of the John Swissey Survey No. 506, Travis County, Texas, being all of Lot 1 and Lot 2, EDWARDS HILL, a subdivision recorded in Volume 72, Page 35, Plat Records of Travis County, Texas, said Lot 1 being conveyed to it by deed recorded in Document No. 2013039685 and said Lot 2 being conveyed to it by deed recorded in Document No. 2013057823, of the Travis County Official Public Records,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the undersigned owner of the land shown on this plat does hereby amend and rename said Lots 1 and 2 for the sole purpose of relocating the lot lines, pursuant to Section 212.014 of the Local Government Code, in accordance with the map as shown hereon, to be known as AMENDED PLAT OF EDWARDS HILL SUBDIVISION, and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown.

Witness our hands, this 24 day of October 2013.

4810 Swiftcurrent, LLC

by: _____
Robert Meisel
Manager

by: _____
Eric Erickson
Manager

4810 Swiftcurrent, LLC, mailing address:
800 Forest View Drive
West Lake Hills, Texas 78746

STATE OF TEXAS: COUNTY OF TRAVIS:
This instrument was acknowledged before me on the 24 day of October, 2013, by Robert Meisel, as Manager of 4810 Swiftcurrent LLC, on behalf of said company.

_____ My commission expires 7/27/16
NOTARY PUBLIC, State of Texas

JANET HOGERS
Notary Public, State of Texas
MyCommission Expires July 27, 2016

STATE OF TEXAS: COUNTY OF TRAVIS:
This instrument was acknowledged before me on the 24 day of October, 2013, by Eric Erickson, as Manager of 4810 Swiftcurrent LLC, on behalf of said company.

_____ My commission expires 9/20/17
NOTARY PUBLIC, State of Texas

MARK LEHMAN LITTRELL
Notary Public, State of Texas
My Commission Expires
SEPTEMBER 20, 2017

This plat has been submitted to and considered by the Zoning and Planning Commission of the City of West Lake Hills, Texas and is hereby recommended for approval by the City Council.

Dated this 24 day of October, 2013 A.D.

_____
ZAPCO Chairperson, Robert Meisel

Approved and authorized for record by the City Council of the City of West Lake Hills, Texas.

Dated this 29 day of OCTOBER, 2013 A.D.

_____ Attest: _____
Dave Claunch, Mayor, City of West Lake Hills, Texas — Janet Rogers, City Secretary

The tract of land described on this plat is within the boundaries of Travis County Water Control and Improvement District (WCID) No. 10 and has water service available.

_____ 11.20.2013
President of the Board, WCID No. 10 — Date

I, the undersigned, City Administrator of the City of West Lake Hills, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City for which my approval is required.

_____ 27 October 2013
Robert Wood, City Administrator, City of West Lake Hills, Texas — Date

I, Dana Debeauvior, Clerk of the County Court of Travis County, Texas, hereby certify that the foregoing instrument with its Certification of Authentication was filed in my office at 11:04 o'clock A. M. this the 22 day of November, 2013, and duly recorded at 11:04 o'clock A. M. on the 22 day of November, 2013, in the ~~Plat~~ Official Records of Travis County, Texas, as Document No. 201300243.

Witness my hand and seal of the office of the County Clerk, this 22 day of November, 2013 A.D.

Dana Debeauvior, County Clerk
Travis County Texas

By: _____
Deputy

201300243

Page 49 of 128

Timeline and narrative:

In 2013, 4810 Old Bee Caves Road was subdivided by 4810 Swiftcurrent LLC into 2 lots 98 Swiftcurrent and 100 Swiftcurrent. In order to allow access to 100 Swiftcurrent, an access easement was created on 98 Swiftcurrent. The intent was for a shared driveway for 98 and 100.

In December 2013, Catherine and David Wilkes purchased a lot at 98 Swiftcurrent Trail.

In early 2014, Joseph and Ebby Lucas purchased a lot at 100 Swiftcurrent Trail.

In 2019 Tom Edwards purchased a house at 102 Swiftcurrent.

October of 2019, Wilkes began construction on 98 Swiftcurrent.

May of 2022, in preparation for listing his house for sale, Edwards got a new survey of 102 Swiftcurrent. The new survey revealed that the survey used in the sale of 100 Swiftcurrent and 98 Swiftcurrent was incorrect. The permitted and under construction house at 98 Swiftcurrent's driveway now is on 102 Swiftcurrent's property. The Wilkeses approached Edwards to try to purchase the approximately 800 square feet of property to accommodate the original design for the driveway. Edwards would not sell this property to the Wilkes even though to him or future owners of 102 Swiftcurrent, this land was unusable and unbuildable.

The Wilkeses incurred numerous expenses due to the original incorrect survey including plumbing to re-route water lines, architectural fees to move the driveway, additional permit fees, construction management fees, surveys, additional trenching and legal fees. The house at 98 Swiftcurrent was also delayed in construction several months while the homeowners worked out details with the City of Westlake Hills, architects, etc.

Francisco and Katie Rios purchased the house at 102 Swiftcurrent from Edwards in mid-2022.

Today, the Lucases do not have access to the access easement on 98 Swiftcurrent.

All parties have exhausted all efforts to allow the Lucases access to 100 Swiftcurrent.

The current driveway for 98 Swiftcurrent is over 50 feet south of where the original shared driveway was supposed to be located. The Wilkeses designed the house based on an incorrect survey. The majority of the front of the house is glass. If the current driveway serves as access for both 100 and 98, there would be a driveway running parallel to the front of the house for almost the entire length of the house. This would be extremely

disruptive to the owners of 98 Swiftcurrent. It would also require much more paving and disruption to the natural vegetation along with some grading issues.

The optimal solution that will minimize grade disruptions and maximize the enjoyment and use of all of the homeowners is to allow for a second driveway for 98 Swiftcurrent. Mr. Rios has agreed to sell approximately 800 square feet to the Wilkeses on the condition that the Wilkeses can get a variance to use that property for a second driveway to allow access for the Lucas family to 100 Swiftcurrent.

Waterloo Surveyors Inc.

SURVEY PLAT

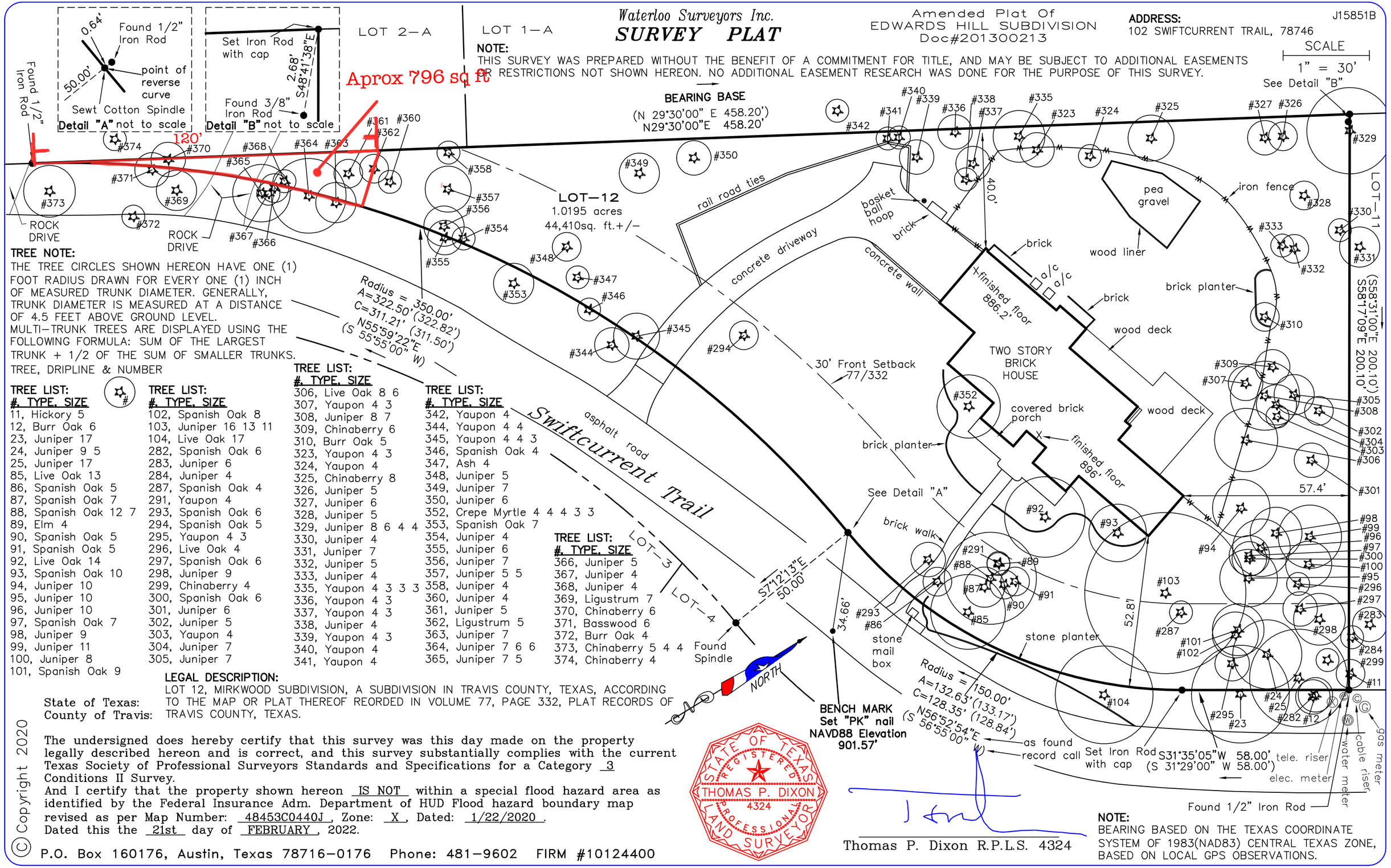
Amended Plat Of
EDWARDS HILL SUBDIVISION
Doc#201300213

ADDRESS:
102 SWIFTCURRENT TRAIL, 78746

J15851B

SCALE
1" = 30'

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.



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.
TREE, DRIPLINE & NUMBER

TREE LIST:
#, TYPE, SIZE
11, Hickory 5
12, Burr Oak 6
23, Juniper 17
24, Juniper 9 5
25, Juniper 17
85, Live Oak 13
86, Spanish Oak 5
87, Spanish Oak 7
88, Spanish Oak 12 7
89, Elm 4
90, Spanish Oak 5
91, Spanish Oak 5
92, Live Oak 14
93, Spanish Oak 10
94, Juniper 10
95, Juniper 10
96, Juniper 10
97, Spanish Oak 7
98, Juniper 9
99, Juniper 11
100, Juniper 8
101, Spanish Oak 9

TREE LIST:
#, TYPE, SIZE
102, Spanish Oak 8
103, Juniper 16 13 11
104, Live Oak 17
282, Spanish Oak 6
283, Juniper 6
284, Juniper 4
287, Spanish Oak 4
291, Yaupon 4
293, Spanish Oak 6
294, Spanish Oak 5
295, Yaupon 4 3
296, Live Oak 4
297, Spanish Oak 6
298, Juniper 9
299, Chinaberry 4
300, Spanish Oak 6
301, Juniper 6
302, Juniper 5
303, Yaupon 4
304, Juniper 7
305, Juniper 7

TREE LIST:
#, TYPE, SIZE
306, Live Oak 8 6
307, Yaupon 4 3
308, Juniper 8 7
309, Chinaberry 6
310, Burr Oak 5
323, Yaupon 4 3
324, Yaupon 4
325, Chinaberry 8
326, Juniper 5
327, Juniper 6
328, Juniper 5
329, Juniper 8 6 4 4
330, Juniper 4
331, Juniper 7
332, Juniper 5
333, Juniper 4
335, Yaupon 4 3 3 3
336, Yaupon 4 3
337, Yaupon 4 3
338, Juniper 4
339, Yaupon 4 3
340, Yaupon 4
341, Yaupon 4

TREE LIST:
#, TYPE, SIZE
342, Yaupon 4
344, Yaupon 4 4
345, Yaupon 4 4 3
346, Spanish Oak 4
347, Ash 4
348, Juniper 5
349, Juniper 7
350, Juniper 6
352, Crepe Myrtle 4 4 4 3 3
353, Spanish Oak 7
354, Juniper 4
355, Juniper 6
356, Juniper 7
357, Juniper 5 5
358, Juniper 4
360, Juniper 4
361, Juniper 5
362, Ligustrum 5
363, Juniper 7
364, Juniper 7 6 6
365, Juniper 7 5

TREE LIST:
#, TYPE, SIZE
366, Juniper 5
367, Juniper 4
368, Juniper 4
369, Ligustrum 7
370, Chinaberry 6
371, Basswood 6
372, Burr Oak 4
373, Chinaberry 5 4 4
374, Chinaberry 4

LEGAL DESCRIPTION:
LOT 12, MIRKWOOD SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF REORDED IN VOLUME 77, PAGE 332, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

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 3 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: 48453C0440J , Zone: X , Dated: 1/22/2020 .
Dated this the 21st day of FEBRUARY , 2022.

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
LAND SURVEYOR

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

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

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

Waterloo Surveyors

SURVEY PLAT

As—Built Survey

OWNER:
CATHERINE WILKES & DAVID WILKES

ADDRESS:
98 SWIFTCURRENT TRAIL 78746

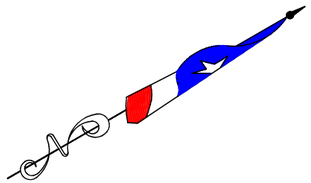
LEGAL DESCRIPTION:
LOT 2–A, AMENDED PLAT OF EDWARDS HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 201300243, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

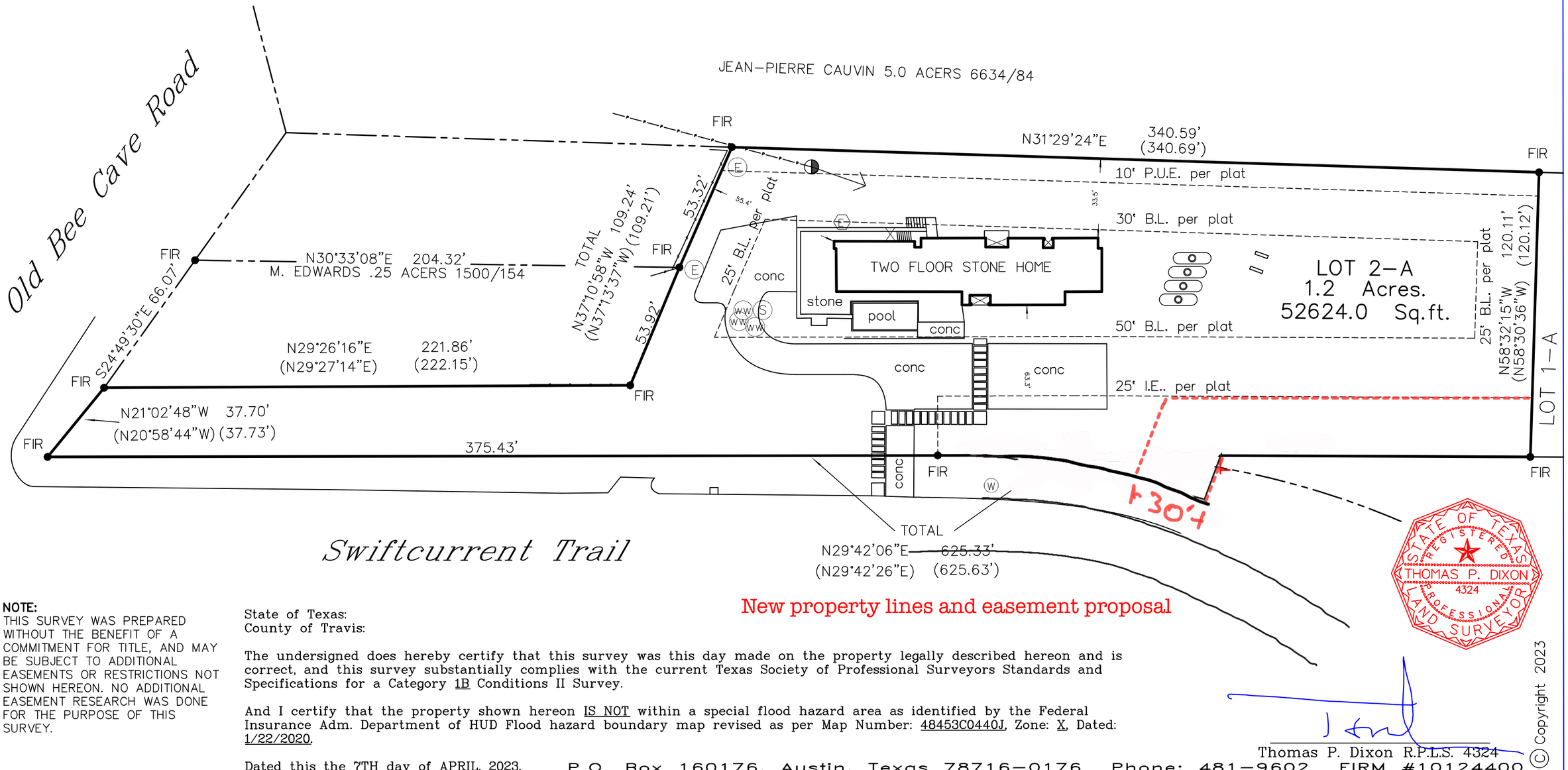
LEGEND

RECORD CALL	( )	ELECTRIC METER	E
BUILDING SETBACK LINE	B.L.	WATER TANK	
PUBLIC UTILITY EASEMENT	P.U.E.	SEPTIC LID	S
INGRESS / EGRESS EASEMENT	I.E.	UTILITY POLE/GUY ANCHOR	
FOUND IRON ROD	FIR	UTILITY LINE	P
WASTE WATER MANHOLE	WW	WOOD FENCE	
ELECTRIC MANHOLE	E	SIGN POST	
		WATER METER	W

A1232

SCALE
1" = 40'





New property lines and easement proposal

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 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: 48453C0440J, Zone: X, Dated: 1/22/2020.

Dated this the 7TH day of APRIL, 2023.

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
LAND SURVEYOR

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

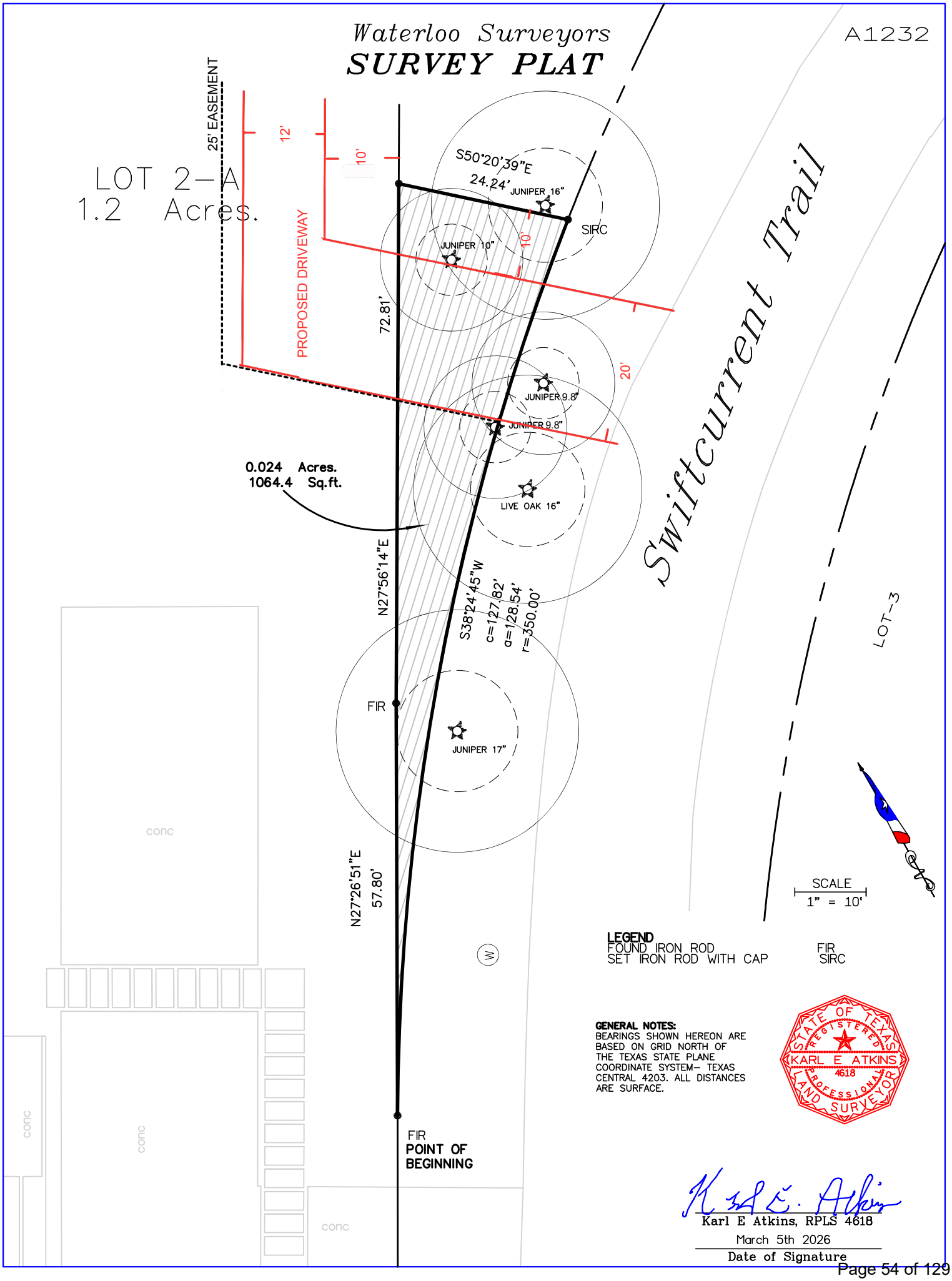
P.O. Box 160176, Austin, Texas 78716–0176 Phone: 481–9602 FIRM #10124400

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Waterloo Surveyors

SURVEY PLAT

A1232



LEGEND

FOUND IRON ROD — FIR
SET IRON ROD WITH CAP — SIRC

GENERAL NOTES:
BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM– TEXAS CENTRAL 4203. ALL DISTANCES ARE SURFACE.

STATE OF TEXAS
REGISTERED
KARL E ATKINS
4618
PROFESSIONAL
LAND SURVEYOR

Karl E Atkins, RPLS 4618

March 5th 2026

Date of Signature

A1232

Waterloo Surveyors
SURVEY PLAT
As—Built Survey

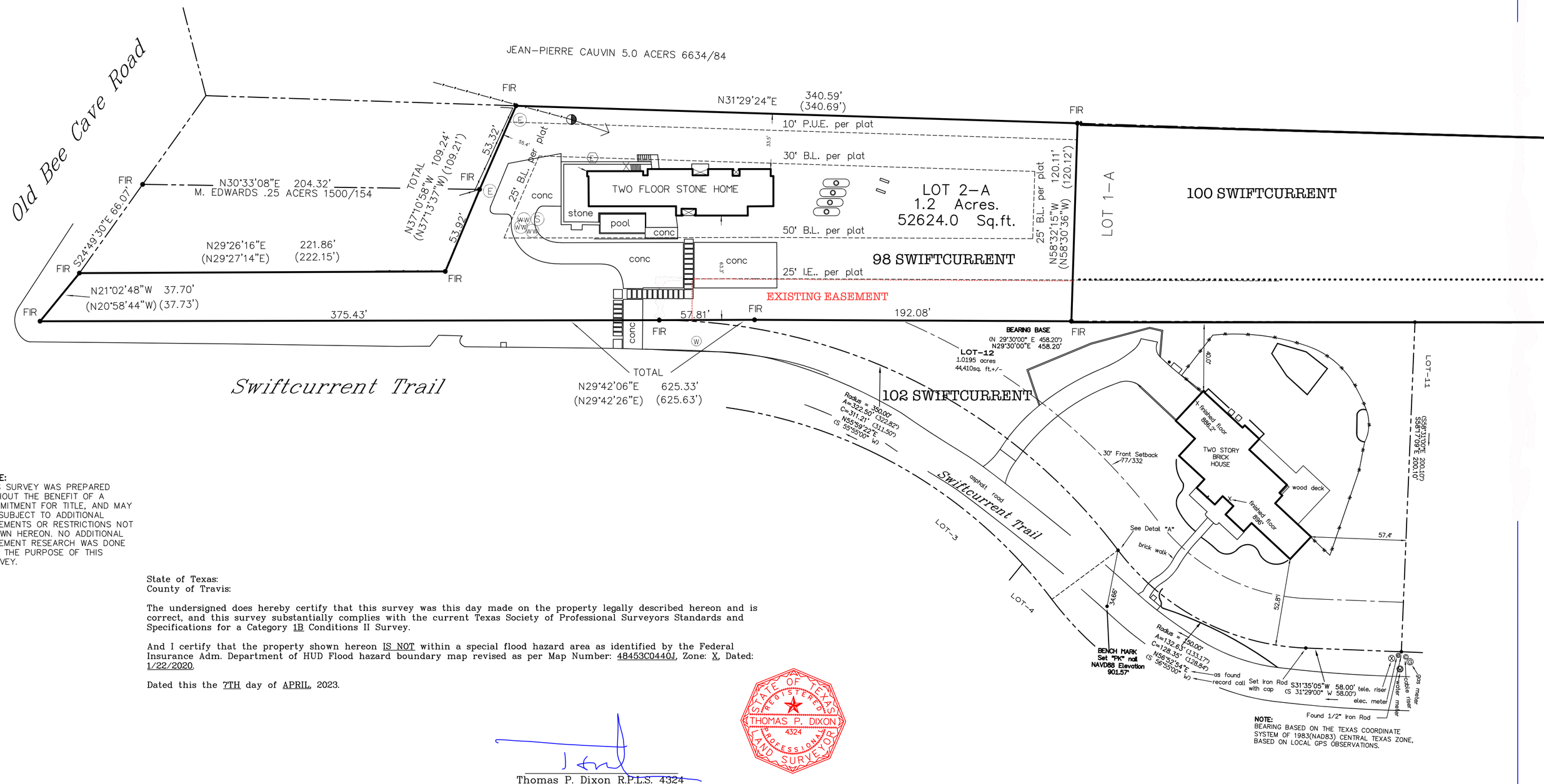
OWNER:
CATHERINE WILKES & DAVID WILKES

ADDRESS:
98 SWIFTCURRENT TRAIL 78746

LEGAL DESCRIPTION:
LOT 2—A, AMENDED PLAT OF EDWARDS HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 201300243, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND
RECORD CALL ( )
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
INGRESS / EGRESS EASEMENT I.E.
FOUND IRON ROD FIR
WASTE WATER MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
WATER TANK
SEPTIC LID
UTILITY POLE/GUY ANCHOR
UTILITY LINE
WOOD FENCE
SIGN POST
WATER METER

SCALE
1" = 40'



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.

NOTE:
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83) CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

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 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: 48453C0440J, Zone: X, Dated: 1/22/2020.

Dated this the 7TH day of APRIL, 2023.

STATE OF TEXAS
REGISTERED
THOMAS P. DIXON
4324
PROFESSIONAL
LAND SURVEYOR

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

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

From: JOSEPH LUCAS
To: Planner
Subject: Response from 100 Swiftcurrent on Item #7 - ZAPCO hearing on 02/18/2026
Date: Wednesday, February 18, 2026 12:25:05 PM

You don't often get email from [redacted]. Learn why this is important

02/18/2026

Respected Members of Zoning & Planning Commission,

Subject: Public Hearing 102 Swiftcurrent Trl.
There is a lawsuit between 100 Swiftcurrent and the Wilkes (98 Swiftcurrent) in the Travis County District Court over an easement dispute. The parties have been working together to come to an agreement and are still negotiating. No formal agreement has been reached or signed. Until an agreement is signed, the request for the variance is premature and should be reset for next month or sometime in the future.

Thank you.

Joseph Lucas
Ebby Lucas
100 Swiftcurrent Trl

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING
Wednesday, March 18, 2026 at 6:30 PM

1. **Call to Order: Chair Robert Meisel**
    a. Meeting begins at 6:30pm
    b. Roll Call
        1. Chair Robert Meisel: Present
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Absent
        6. Commissioner Laurie Maccini: Absent

2. **Citizen Communications:**
    a. No public comments.

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 item/s unless a Commission Member or citizen so requests.
    a. Approval of the February 18, 2026 Zoning and Planning Commission Minutes.
    b. Report of previous cases ZAPCO acted on by BOA/City Council.

    Action: Commissioner Pledger moves for approval of the Consent Agenda

    i. Commissioner Webber Seconds
    ii. Motion carries unanimously (3–0)

4. **102 Swiftcurrent**. Discuss and consider a recommendation to Board of Adjustments on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2))

    Applicant: Catherine Wilkes, 98 Swiftcurrent Property Owner & Francisco Rios, 102 Swiftcurrent Property Owner

    Note: the applicants provided additional exhibits to the commission at the ZAPCO hearing. These documents are attached to the minutes as exhibit 4A.

DRAFT

a. **Staff Report:**
    1. Director Bills explains that the item was initially presented at the February ZAPCO meeting as a variance for 102 Swiftcurrent Trail, but was postponed to the March ZAPCO meeting to allow for 98 Swiftcurrent to be added to the application, as the intent is to secure the variance prior to transferring the land for the driveway to 98 Swiftcurrent Trail.
    2. Commissioner Webber asks Director Bills about the trees affected by the driveway .
    3. Chair Meisel asks why the applicants are selling their land for the driveway instead of securing an easement from 102 Swiftcurrent.
        1. Director Bills explains this is the desire of the property owners and the land would need to be replatted following the transfer of land, and a private easement would be recorded.
b. **Public Comment:**
    1. Christian Bigham – David Wilkes Builders
        1. Speaks on the variance request on behalf of applicants for 98 Swiftcurrent.
    2. Joseph Lucas - 100 Swiftcurrent:
        1. Speaks in opposition to the variance request.
    3. Francisco Rios, Applicant for 102 Swiftcurrent:
        1. Speaks in favor of the variance request.
c. **Discussion:**
    1. Commissioner Pledger points out that the applicants are in active litigation with the owners of 100 Swiftcurrent regarding the easement.
    2. Commissioner Webber believes the solution to put in a second driveway cut for a new easement seems like a no-brainer.
    3. Chair Meisel states that 100 Swiftcurrent does not need a second driveway
        1. Director Bills explains that the second driveway request is for a portion of property that is currently on 102 Swiftcurrent, but will be on 98 Swiftcurrent following the land transfer, but that the driveway is intended to be for access to 100 Swiftcurrent, which is a landlocked parcel.
d. **Action:** Commissioner Webber moves to recommend that the variance be forwarded to the Board of Adjustments with a recommendation of **approval** due to hardship.
    1. Commissioner Bartoletti seconds
    2. Motion **carries** unanimously (3-0)

The recommendation will be forwarded to the April 8th Board of Adjustments meeting

DRAFT

5. Public Hearing: **419 Ridgewood Trail:** Discuss and make a recommendation on proposed variances for the removal of one tree (14.25 inch elm) with a trunk diameter of 14 inches or greater, (Section 22.03.304 of the West Lake Hills Code).

   Applicant: Nina Falgout Sterrett, Atterberry Cooke Architecture

   a. **Staff Report:**
      1. Director Bills shares the presentation about the tree removal
      2. Commissioner Webber asks if staff has gone to inspect the tree
         1. Director Bills states that staff inspected the trees at the beginning of the project, but not since

   b. **Public Comment:**
      1. Nina Falgout Sterrett, Applicant:
         1. Speaks in favor of the variance request
      2. Doug Dear, Certified Arborist:
         1. Explains that the tree is structurally unsound following the authorized removal of surrounding smaller trees, which exposed the tree to wind loads.

   c. **Discussion:**
      1. Commissioner Bartoletti asks about the arborist's letter and if the tree is structurally unsound
         1. Doug Deer states that the tree is structurally unsound
      2. Commissioner Webber asks about the mitigation for the 14.25" tree and asks Director Bills what the homeowner could possibly do to mitigate for the tree.
         1. Commissioner Webber discusses a possible update to the City's tree ordinance to potentially avoid similar variance requests in the future.

   d. **Action:** Commissioner Pledger moves to forward the variance request to City Council with a recommendation of **approval**.
      1. Commissioner Bartoletti seconds
      2. The motion **carries** unanimously (3-0)

6. Public Hearing: Discuss and consider action to make a recommendation to City Council on the adoption of the amended Drainage and Erosion Control Design Manual

DRAFT

a. **Staff Report:** City Engineer Christopher Otto with Colliers Engineers delivers a presentation on the proposed updates to the Drainage and Erision Control Design Manual
    1. City Engineer Otto states the changes to types of drainage plans, removing the type iii permit and consolidating type II and type III
    2. Chair Meisel asks for clarification regarding the water courses
    3. Christopher Otto shares the updates to the impervious cover table
    4. Chair Meisel requests clarification regarding about rainwater capturing in relation to the impervious cover of materials such as turf
        1. City Engineer Otto clarifies that the underdrain system under turf catches the rainwater
    5. Commissioners Webber and Pledger ask about the impervious cover for crushed gravel
    6. Chair Meisel and Commissioner Pledger ask about rainwater harvesting impervious coverage
        1. Director Bills clarifies that the rainwater collection is for TCEQ water quality requirements, not for detention.
        2. City Engineer Otto clarifies that rainwater collection for water quality only accounts for the “first flush” of rainfall in which surface pollutants are carried by running water, so only collect and treat the first 1.5 inches of rainfall. 100-year floods in the region can include 12 inches or more of rainfall.
    7. Commissioner Bartoletti requests clarification on no-objection certificates
        1. City Engineer Otto explains that the downstream neighbor is the signatory on the no-objection certificate.
        2. Commissioners Webber and Bartoletti express reservations about the no-objection certificate, and that the process could place neighbors in an awkward position.
    8. Commissioner Webber asks about requirements for Natural Water Courses.
        1. Commissioner Webber asks if there is a visual way to show that a property is close to a natural water course.
    9. Commissioner Bartoletti asks if the limestone topography plays any part of likely flood areas and drainage fields
        1. City Engineer Otto explains that there are methods to take the limestone into account, but that is an expensive and difficult process and the intent of the proposed manual is not to pass the burden of those methods onto homeowners
    10. Commissioner Webber asks about the depth or radius of the cut and fill piers
    11. Commissioner Webber asks about cut and fill for septic fields

DRAFT

1. Director Bills shares that cut and fill are considered in septic reviews and that septic fields are not allowed on a slope greater than 30% by TCEQ regulations

12. Commissioner Webber asks about the drainage checklist and recommends clarity between the Type I and Type iII drainage elements
    1. Director Bills states that the drainage checklist currently includes site plan elements, and upcoming updates will reverse this and have the drainage checklist be a subset to site plan checklists
13. Chair Meisel asks Director Bills what recommendations they should move forward and when they are moving forward
    1. Director Bills clarifies that City Council will consider the drainage manual for adoption on the April 8 Meeting, following recommendation from ZAPCO
    2. Commissioner Webber asks how they can make recommendations regarding checklists that haven't been prepared
        a. Director Bills clarifies that checklists are administrative items and will be prepared following adoption of the manual.

b. Action: Chair Meisel moves that the drainage manual be recommended for adoption by the City Council, with the request that council discuss:

a) The impervious cover status of crushed granite walkways;
b) The wisdom of the no-objection certificates considering their impact on adjacent neighbors;
c) Providing a water course location map and notifying property owners of their status; and
d) The impact of piers and their sizing on the environment.

1. Commissioner Webber Seconds
    1. The motion **carries** unanimously (3-0)

7. **Adjournment**

Chair Meisel adjourns the meeting at 8:20pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

DRAFT

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.

DRAFT

Exhibit 4A

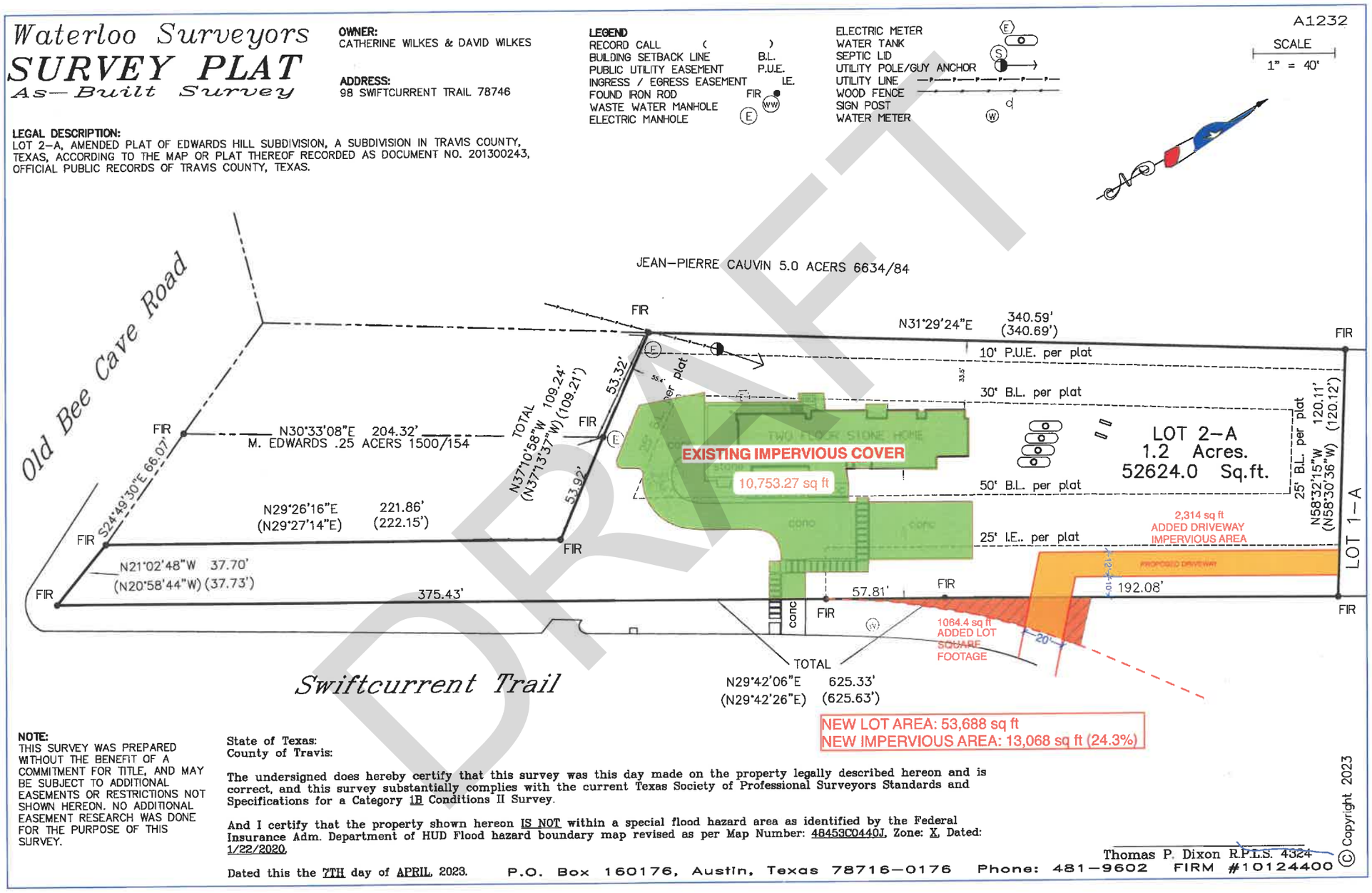
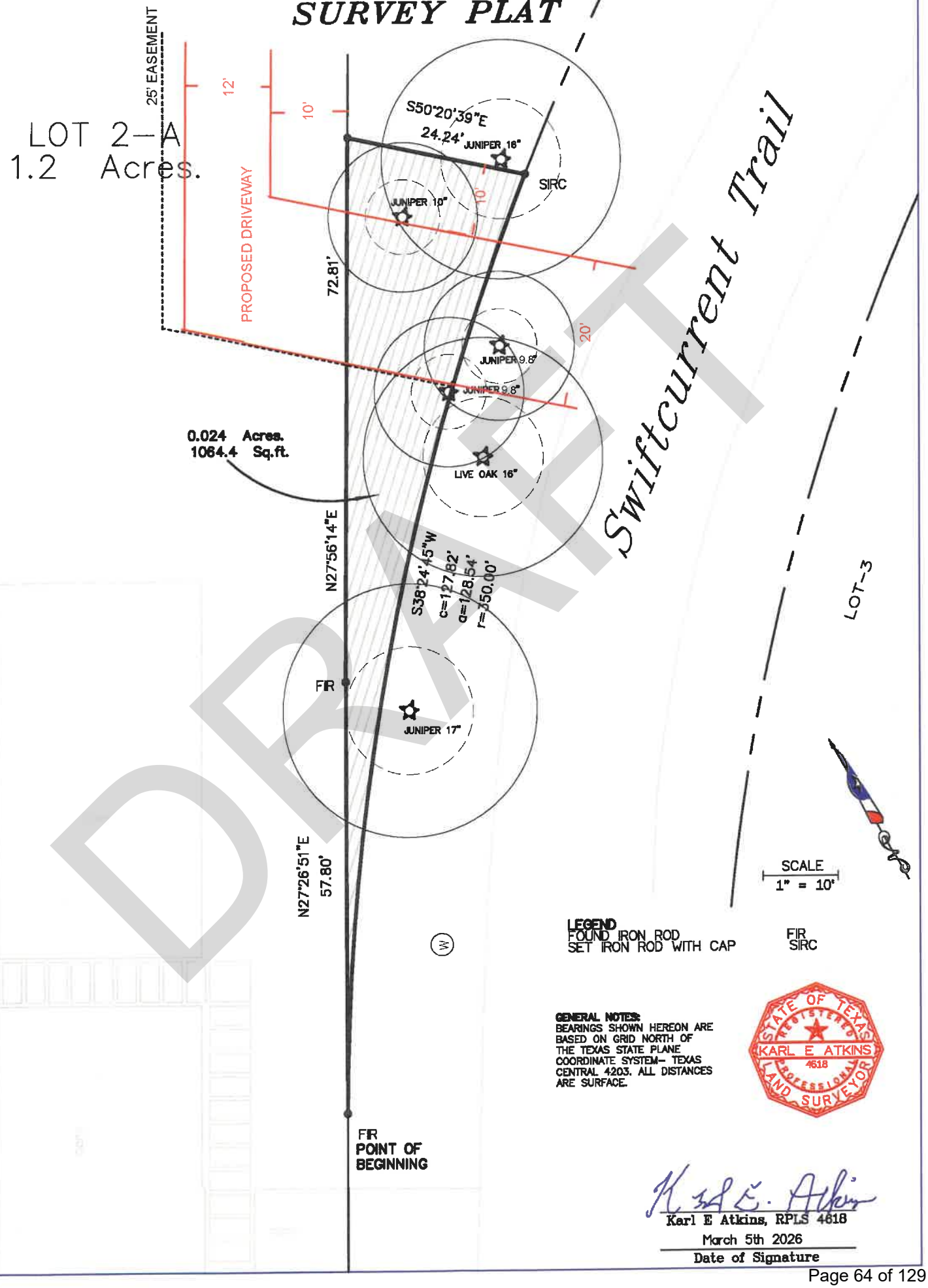

Waterloo Surveyors
SURVEY PLAT
As—Built Survey
OWNER:
CATHERINE WILKES & DAVID WILKES
ADDRESS:
98 SWIFTCURRENT TRAIL 78746
LEGEND
RECORD CALL ( )
BUILDING SETBACK LINE B.L.
PUBLIC UTILITY EASEMENT P.U.E.
INGRESS / EGRESS EASEMENT I.E.
FOUND IRON ROD FIR
WASTE WATER MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
WATER TANK
SEPTIC LID
UTILITY POLE/GUY ANCHOR
UTILITY LINE
WOOD FENCE
SIGN POST
WATER METER
A1232
SCALE
1" = 40'
LEGAL DESCRIPTION:
LOT 2—A, AMENDED PLAT OF EDWARDS HILL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 201300243, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
JEAN—PIERRE CAUVIN 5.0 ACERS 6634/84
Old Bee Cave Road
Swiftcurrent Trail
N31°29'24"E 340.59' (340.69')
10' P.U.E. per plat
30' B.L. per plat
50' B.L. per plat
25' I.E.. per plat
25' B.L. per plat
N58°32'15"W 120.11' (N58°30'36"W) (120.12')
LOT 2—A
1.2 Acres.
52624.0 Sq.ft.
LOT 1—A
EXISTING IMPERVIOUS COVER
10,753.27 sq ft
TWO FLOOR STONE HOME
conc
2,314 sq ft
ADDED DRIVEWAY
IMPERVIOUS AREA
PROPOSED DRIVEWAY
1064.4 sq ft
ADDED LOT
SQUARE
FOOTAGE
N30°33'08"E 204.32'
M. EDWARDS .25 ACERS 1500/154
TOTAL N37°10'58"W 109.24' (N37°13'37"W) (109.21')
53.32'
53.92'
S24°49'30"E 66.07'
N29°26'16"E (N29°27'14"E) 221.86' (222.15')
N21°02'48"W 37.70' (N20°58'44"W) (37.73')
375.43'
57.81'
192.08'
20'
TOTAL N29°42'06"E (N29°42'26"E) 625.33' (625.63')
NEW LOT AREA: 53,688 sq ft
NEW IMPERVIOUS AREA: 13,068 sq ft (24.3%)
FIR
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 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: 48453C0440J, Zone: X, Dated: 1/22/2020.
Dated this the 7TH day of APRIL, 2023.
Thomas P. Dixon R.P.L.S. 4324
P.O. Box 160176, Austin, Texas 78716—0176 Phone: 481—9602 FIRM #10124400
© Copyright 2023
DRAFT

Exhibit 4A

Waterloo Surveyors

SURVEY PLAT

A1232



Karl E Atkins, RPLS 4618

March 5th 2026

Date of Signature

DRAFT

Exhibit A

102 Swiftcurrent Driveway Variance

Applicant's Findings of Fact

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

   Allow access to 100 Swiftcurrent Trail as 98 Swiftcurrent Trail is unable to provide driveway access to 100 Swiftcurrent Trail because of conditions of the real estate, as detailed below.

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

   The west portion of 102 Swiftcurrent is relatively flat and the driveway would follow the existing contours.

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

   98 Swiftcurrent has exhausted all options to provide an easement to 100 Swiftcurrent. Because of the construction and slope of the driveway, 98 Swiftcurrent is unable to provide an easement. Therefore, the driveway shall be provided on 102 Swiftcurrent

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

   The proposed variance would minimally disturb the vegetation and allow for the safest solution to providing an ingress and egress to 100 Swiftcurrent Trail.

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

   The variance maintains the aesthetic integrity of the property and the surrounding area.

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

   The additional driveway will allow access to 100 Swiftcurrent. This will not disturb the neighbors or affect the enjoyment of their properties.

City *of* West Lake Hills
Board of Adjustments

AGENDA REPORT

Meeting Date:	April 8, 2026	**Item Number:**	8
Department:	Building & Development		
Prepared By:	Jennifer C. Bills	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

300 Block of Laurel Valley Rd.: Discuss and consider action on recommendations from ZAPCO on proposed variances:

1. Allow for a driveway height of 15 feet 10 inches above natural grade, where 6 feet above natural grade is the maximum (Section 22.03.175(e)(1))
2. Encroach 10 feet into both 20-foot side setbacks (Section 22.03.281)
3. Allow grading up to 18 inches on an area greater than 35% slope where none is allowed (Section 22.03.170(b) Drainage and Erosion Control Manual Section 7.4.1 – Cut/Fill Limits)

Applicant: Matt Garcia, Matt Garcia Design

Recommendation

Discuss and consider action on whether the following conditions are fulfilled:

The applicant has established by competent evidence that:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The Board of Adjustments, in performing their respective duties in reference to applications for variances, may be guided by the interpretative criteria listed in the variance criteria in the report.

The findings of fact as alleged by the applicant are attached in Exhibit A.

The Board can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance.

This item was reviewed by the Zoning and Planning Commission on February 18, 2026 and the following criteria used:

1. The variance may violate the intent of this chapter or the goals of the city's comprehensive plan; and
2. The variance may have an adverse effect on neighborhood properties or interfere with the respective owners' enjoyment thereof.

ZAPCO recommended **denial** of all variances by a vote of 5-0 due to lack of hardship (Attachment 8).

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Graham Schmergel
Legal Description: Yaupon Valley Subdivision, Lot 8
Lot Size: 0.4371 acres
Zoning: R-1 One Family
Wastewater: On-site Sewage Facility (Septic)

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

Background:
The applicant is proposing to build a new 3,988 sf house (Attachment 1). The site is 0.4371 acres in size, which was platted in 1962. The total impervious cover in the concept plan is 4,524 sf (23.3%). The property was issued a permit for new residential construction on March 12, 2022. The house was never started and due to more than six months of inactivity, the permit was marked as expired October 24, 2024. There is an additional variance that goes to City Council regarding the timing of tree replacement for trees that were illegally removed during the prior project. The previous approved project had the house located more central to the lot and took access from Yaupon Valley with a switch back driveway. The applicant is proposing to take access off Yaupon Valley and place the house on the top of the hill. The existing houses adjacent to this lot take access from Laurel Valley and are situated at bottom of the hill.

Analysis:

1. Driveway Height

Code Requirements

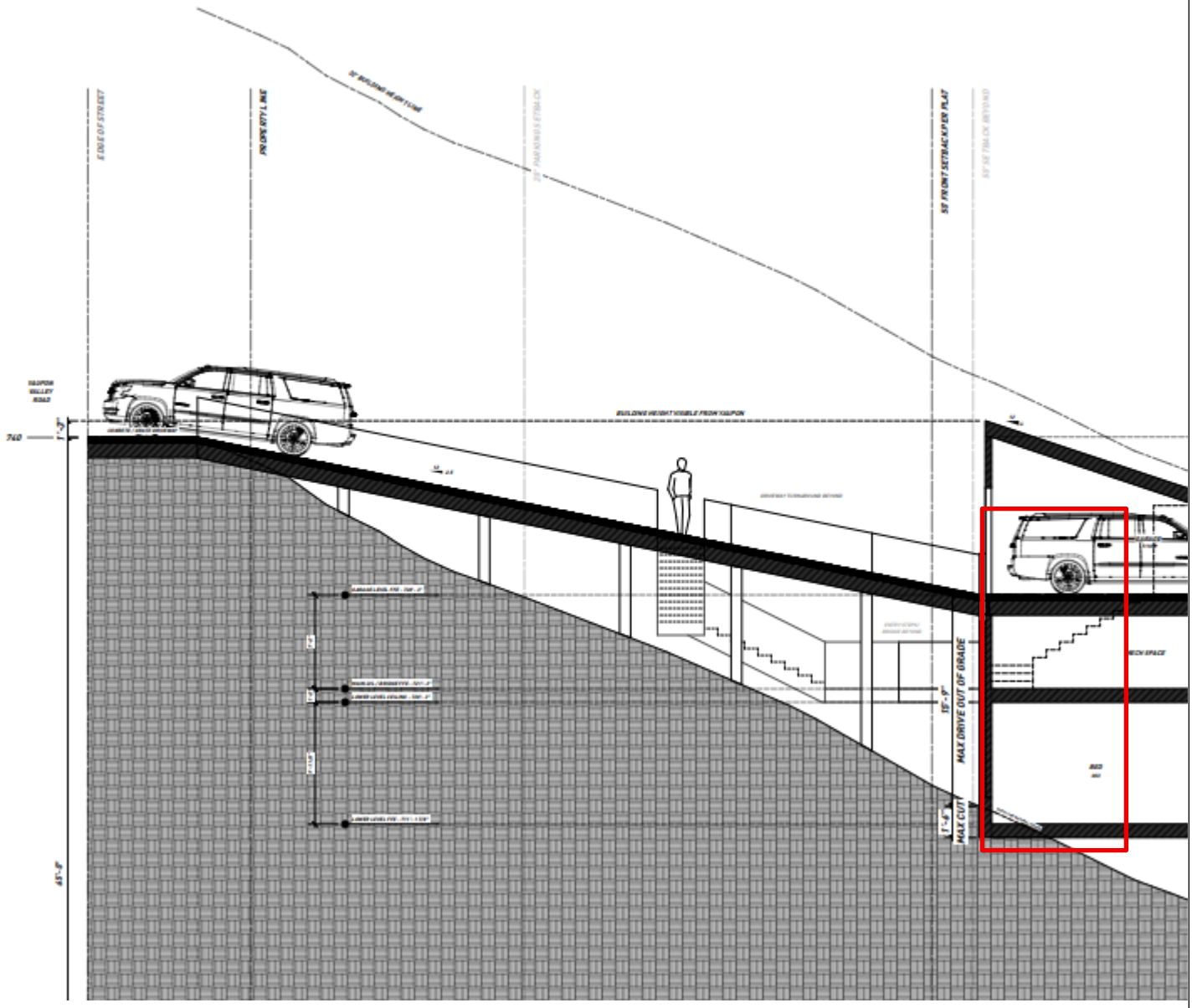
- 22.03.175. Off-street parking and parking pad requirements in residential areas.

(e) Every driveway entrance/exit shall be at roadway grade level where the driveway intersects the city's right-of-way except as otherwise approved by the city inspector.

(1) Each dwelling shall be on a lot abutting a public street or having access to an improved public street, and all structures shall be so located on lots as to provide safe, convenient access for servicing, police protection, fire protection and required off-street parking. Driveways shall not exceed a maximum of 20 percent grade at any point after construction. **No part of a driveway shall rise more than 6' above natural ground grade directly below.**

Request

The applicant is requesting a variance for a driveway 15 feet, 10 inches feet above natural grade where the maximum height is 6 feet.



2. Encroachment into Side Setbacks

Code Requirements

- Section 22.03.275

(a)

(1) No principal building shall have any front, side or rear setback distance less than that shown on the schedule of regulations as being required in the district in which the building is located, except that the minimum setback distance from Bee Cave Road shall be 50 feet regardless of

which direction the building is facing. The setback distance from the Capital of Texas Highway shall be a minimum of 75 feet.

- Section 22.03.281 Schedule of Regulations

Minimum Building Setback Distance in Feet From Side Lot Lines									
Lot Size/ Zoning	**R-1**	**R-2**	**R-3**	**O**	**GUI**	**B-1**	**B-2**	**B-3**	**MU-1**
Greater than or equal to .5 acre	25	25	50	(I)	(I)	(I)	(I)	(IV)(c)	(C)
Less than .5 acres, greater than or equal to .375 acres	20	20	N/A	(II)	(II)	(II)	(II)	N/A	N/A
Less than .375 acres–zero	15 (F, E)/20	15 (F, E)/20	N/A	(II)	(II)	(II)	(II)	N/A	N/A

- Section 38.05.005 Provisions of chapter are minimum requirements; conflicting provisions

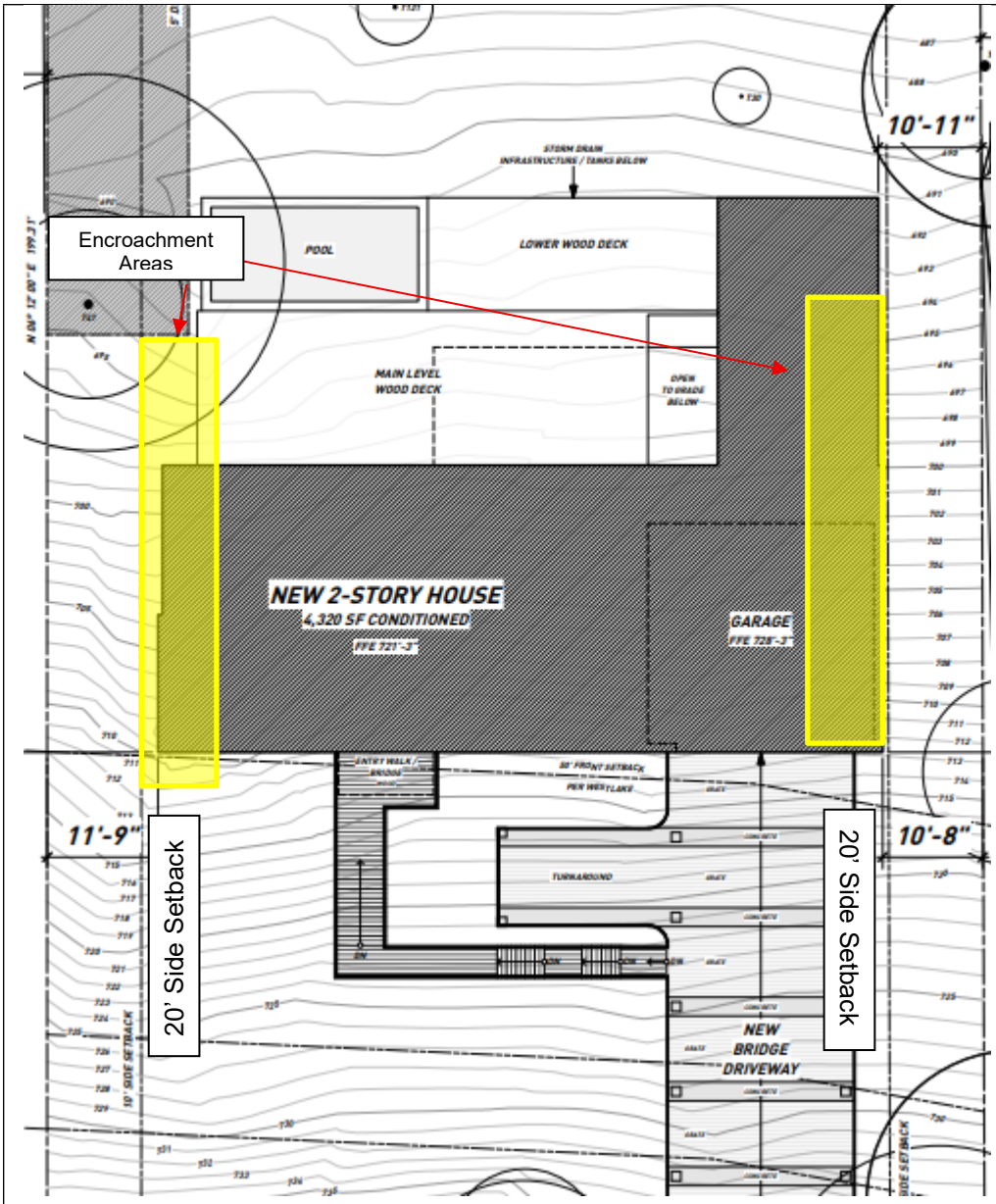
The provisions of this chapter shall be held to be minimum requirements adopted for the promotion of the public health, safety and general welfare. Wherever the requirements of any other applicable law are in conflict with the requirements of this chapter, the most restrictive requirement, or that imposing the higher standard, shall apply. The provisions of this chapter are not intended to repeal or interfere with private restrictions placed upon property by covenant, deed, easement or other private agreement.

- Section 36.01.019 Conflict with other ordinances

Whenever the standards and specifications in this article conflict with those contained in another ordinance, the most stringent or restrictive provision shall govern.

Request

- To encroach 10 feet into both 20-foot side setbacks (required by zoning).



3. Maximum Grading on Slopes over 35%

Code Requirements

- Drainage and Erosion Control Design Manual, Section 7.4.1 Cut/Fill Limits.

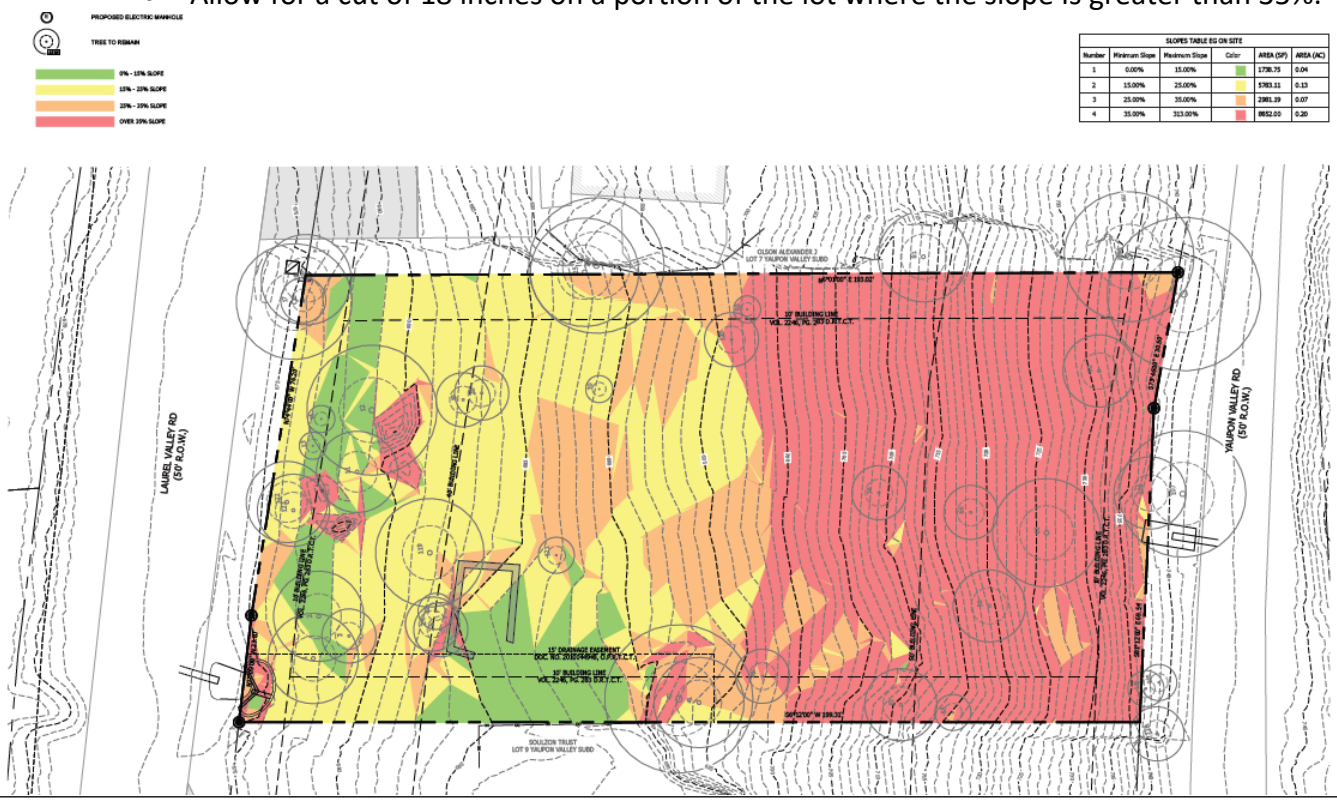
In order to reduce stormwater runoff, resulting in erosion, sedimentation and conveyance of nonpoint source pollutants, the layout of the street network, lots and building sites shall, to the greatest extent possible, be sited and aligned along natural contour lines, and shall minimize the amount of cut and fill on slopes in order to minimize the amount of land area disturbed during construction. The maximum cut and fill limits are shown in Table 7-1.

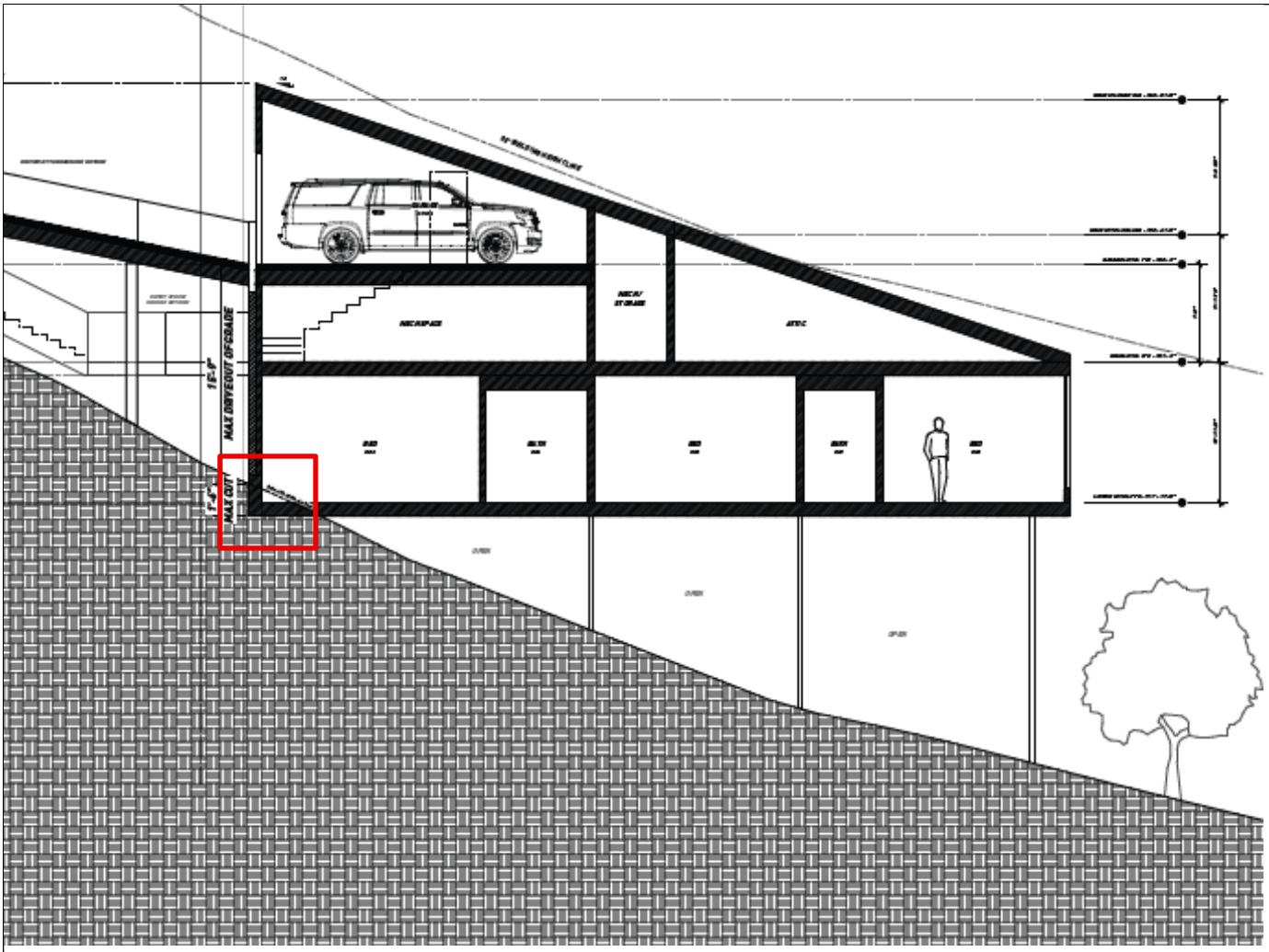
Table 7-1: Maximum Cut and Fill Limits

Slope	Open Cuts and Fills	Closed Cuts	Closed Fill
0 - 15%	3 feet	20 feet	6 feet
15 - 25%	1 foot	15 feet	6 feet
25% - 35%	0 feet	10 feet	6 feet
> 35%	0 feet	0 feet	0 feet

Request:

- Allow for a cut of 18 inches on a portion of the lot where the slope Is greater than 35%.





The front corner of the house shows cutting into the slope up to 18 inches. The remainder of the house will be supported by piers that will have less disturbance into the slope than grading for a foundation.

Public Comment:
As of the date of the report, three written comments in opposition have been received (Attachment 7).

Variance Criteria Review:

Per Section 22.03.511 (c) Procedure and notice, Section 22.03.171: Site disturbance (residential buildings), and Section 22.03.276: Setbacks for accessory structures shall be administered in compliance with the rules established by sections 38.05.031 through 38.05.034.

- Section 38.05.031. Provisions subject to variance.

Variances may be granted by the board of adjustment to the provisions of this chapter in accordance with the rules and conditions of this division. A variance may not be granted, however, to authorize a change of use. Variances run with the land, but each variance is specific to the project for which it was granted.

- Section 38.05.032. Conditions required for granting variance.

No variance shall be granted unless the following conditions are fulfilled:

- The applicant has established by competent evidence that:
    - The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
    - There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
    - There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
    - The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
- The recommendation of zoning and planning commission shall include an analysis of whether:
    - The variance may violate the intent of this chapter or the goals of the city's comprehensive plan.
    - (Reserved).
    - (Reserved).
    - The variance may have an adverse effect on neighborhood properties, or interfere with the respective owners' enjoyment thereof.

- Section 38.0.033. Interpretative criteria.

The board of adjustment and the zoning and planning commission, in performing their respective duties in reference to applications for variances, may be guided by these interpretative criteria:

- Variances from the terms of this chapter should be granted sparingly.
- Deviations from the requirements of this chapter are justified only where the hardship resulting from their application is substantial.
- Usually, the granting of a variance must be predicated on a finding that the applicant's hardship arises from unusual conditions or circumstances, such as exceptional irregularity of shape or topography, which are peculiar to the parcel of land involved and not shared generally by other parcels in the neighborhood or district, or because no other reasonable alternative is available that will alleviate the unnecessary hardship complained of.
- Normally, a variance is to be denied if conditions or circumstances relied on for a variance were self-created by the person having an interest in the property in disregard of city regulations.
- The variance shall not violate the goals of the master plan for the city.

- The variance shall not have an adverse effect on neighborhood properties or unreasonably interfere with the respective owners' enjoyment thereof.
- The fact that lots, structures, uses or dimensional conditions on properties or structures within 200 feet of the property involved are, because they are nonconforming or because of previously granted variances, similar to the condition which would be created by the variance requested shall be relevant to, but not determinative of, the granting of the requested variance.
- See section 22.03.009(c) for variances to enable the efficient use of solar energy devices.
- When considering variance requests for nonresidential projects, whether granting the variance furthers achievement of the land planning principles set forth in the City's Master Plan, Attachment "B," as codified in the Code of Ordinances.

- Section 38.05.035. Conditions.

The city council can impose, and the zoning and planning commission can recommend imposition of reasonable conditions upon granting a variance if the conditions are related to the subject of the variance. When considering variance requests for nonresidential projects, whether, the City can recommend the imposition of reasonable conditions that are necessary to achieve one or more of the land planning principles set forth in the City's Master Plan, Attachment "B", as codified in chapter 28 of the Code of Ordinances.

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.

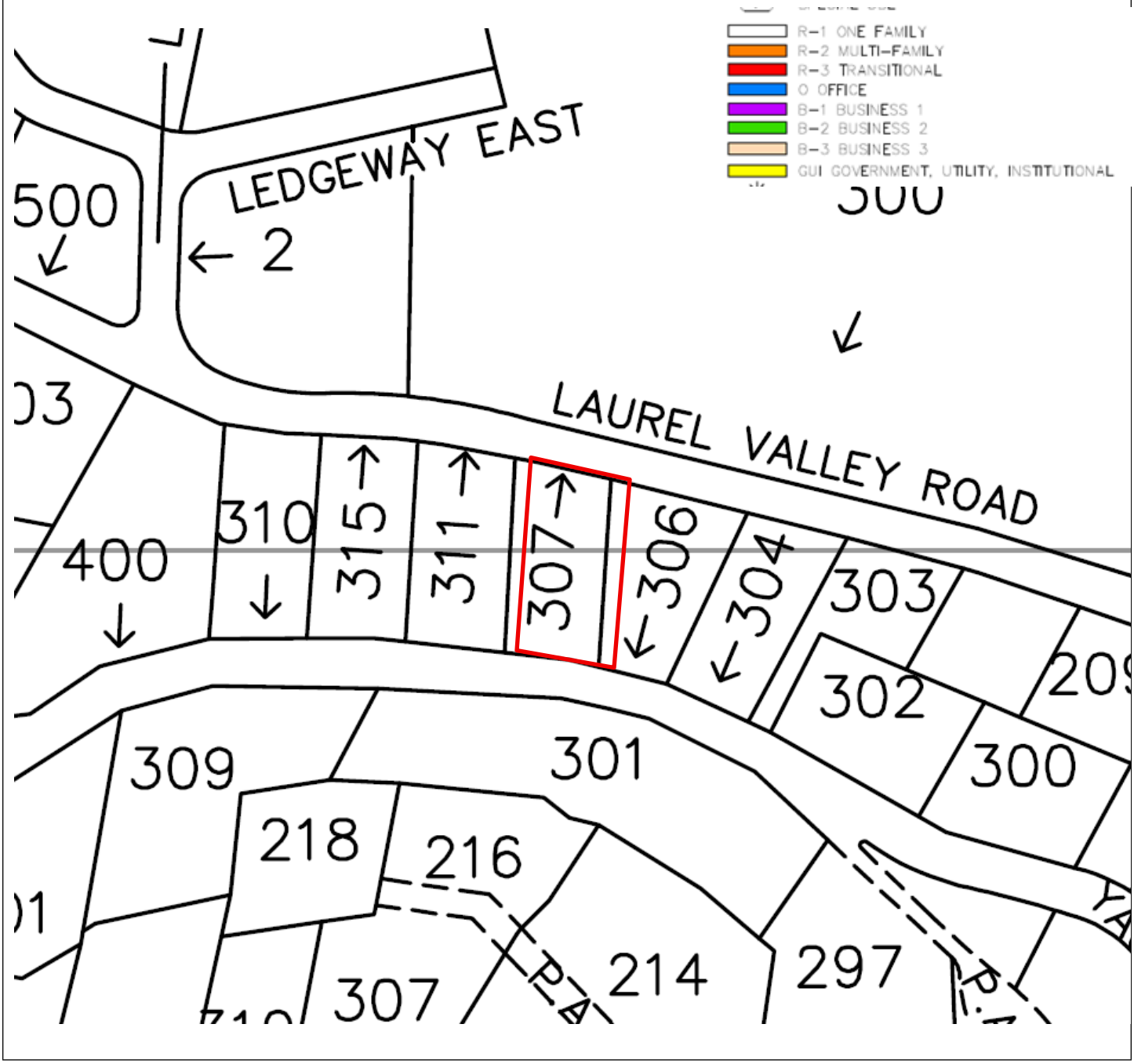
Comprehensive Planning Analysis

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

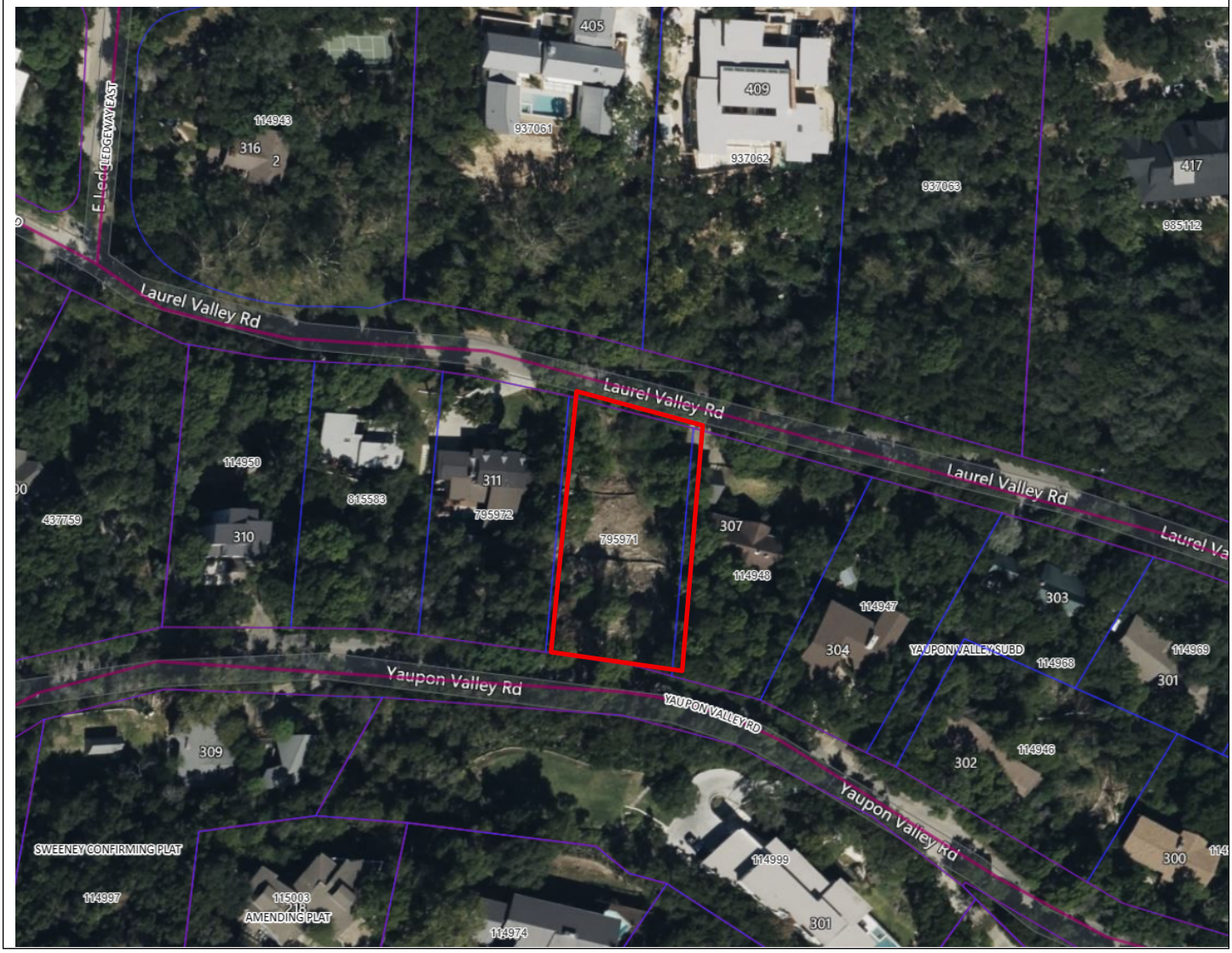
Links to Relevant Code:

- **Section 22.03.170 Site Disturbance (Excavation, grading or filling)**
- **Drainage and Erosion Control Manual**
- **Section 22.03.175 Driveway Height**
- **Section 22.03.281 Schedule of Regulations**
- **Section 22.03.514 Criteria and process required for granting variance**
- **Section 38.05.031 Variances**

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
LEDGEWAY EAST
LAUREL VALLEY ROAD
500
2
400
310
315
311
307
306
304
303
302
300
309
301
218
216
214
297
307

Aerial:


405
409
937061
937062
937063
417
985112
114943
316
2
EDGEWAY EAST
Laurel Valley Rd
Laurel Valley Rd
Laurel Valley Rd
114950
311
815583
795972
795971
307
114948
437759
310
114947
303
304
YAUPON VALLEY SUBD
114968
114969
301
Yaupon Valley Rd
YAUPON VALLEY RD
309
302
114946
Yaupon Valley Rd
SWEENEY CONFIRMING PLAT
114999
300
114987
115003
AMENDING PLAT
114974
301

March 12, 2026

Schmergel Residence
309 Laurel Valley (R1, .4371 acres)

City Council members,

A quick history with BOA and this property, in 2022, multiple variances centered around a different proposed driveway were unanimously approved. The approved requests allowed cut and fill and retaining wall in the front setback, construct on slopes greater than the maximum allowed and a front driveway setback encroachment (WLH Code Section 22.03.175, 22.03.170 and DCM Section 7.4.1). Ultimately, the driveway became the reason that project was not built. The property owners were told by multiple builders bidding the project, that the driveway was unbuildable and would be a daily struggle given its steep grade and excessive sharp turn radius. All recommended against it.

From our ZAPCO hearing on February 18, 2026, we have responded to concerns and redesigned significant portions of our building and have limited the number of requests from **7 to 3** in an effort to meet the city's comprehensive goals and vision.

This lot provides its challenges given its slope and accessing a home with a safe and useable driveway is truly the hardship of this property. The proposed residence is centered around providing that safe driveway experience as requested by our clients, a young family.

Literal enforcement of the requested code variances below will provide hardship in leaving us with no realistic driveway solution given previous feedback on the literal only other option. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

REQUEST #1 – ALLOW A DRIVEWAY HEIGHT OF 15'-9" ABOVE NATURAL GRADE WHERE 6 FEET ABOVE NATURAL GRADE IS THE MAXIMUM § **22.03.175 (E-1)**

We are requesting the driveway variance to provide our clients with a useable, safe driveway first and foremost. Our driveway solution proposes a bridge that connects street to garage (see site/building section on page 2). Given the steepness of the lot, the bridge is higher out of grade than allowed. The proposed bridge driveway is raised on steel columns to provide a lighter, less heavy aesthetic as opposed to pouring concrete down to grade. The raised structure provides a way for sunlight and rainwater to reach the natural terrain below. Portions of the driveway will be open steel grate in another effort to allow sunlight and rainwater to reach natural terrain. A turn around area has also been provided. This driveway approach significantly limits the impervious coverage. This driveway design falls in line with much of the language stated in the code and Drainage Manual in limiting site disturbance, cut and fill, retaining walls, etc….

REQUEST #2 – ENCROACH 10 FEET INTO BOTH 20-FOOT SIDE SETBACKS § **22.03.281**

We are requesting to use the property's platted side setbacks of 10-feet which would be a 10-foot encroachment into code prescribed 20-foot setbacks. The smaller side setbacks allow us to provide a wider, narrower building footprint front to back, allowing us to provide a proper septic area downhill for efficiency and proper tree mitigation area. Neighboring homes at 307 and 311 Laurel Valley are encroaching into the code prescribed side setbacks, see sheet 3. The owners communicated intention with both neighbors prior to the comparison survey work and received no push back. Our building is positioned significantly higher up the hill further limiting neighbor experience impact.

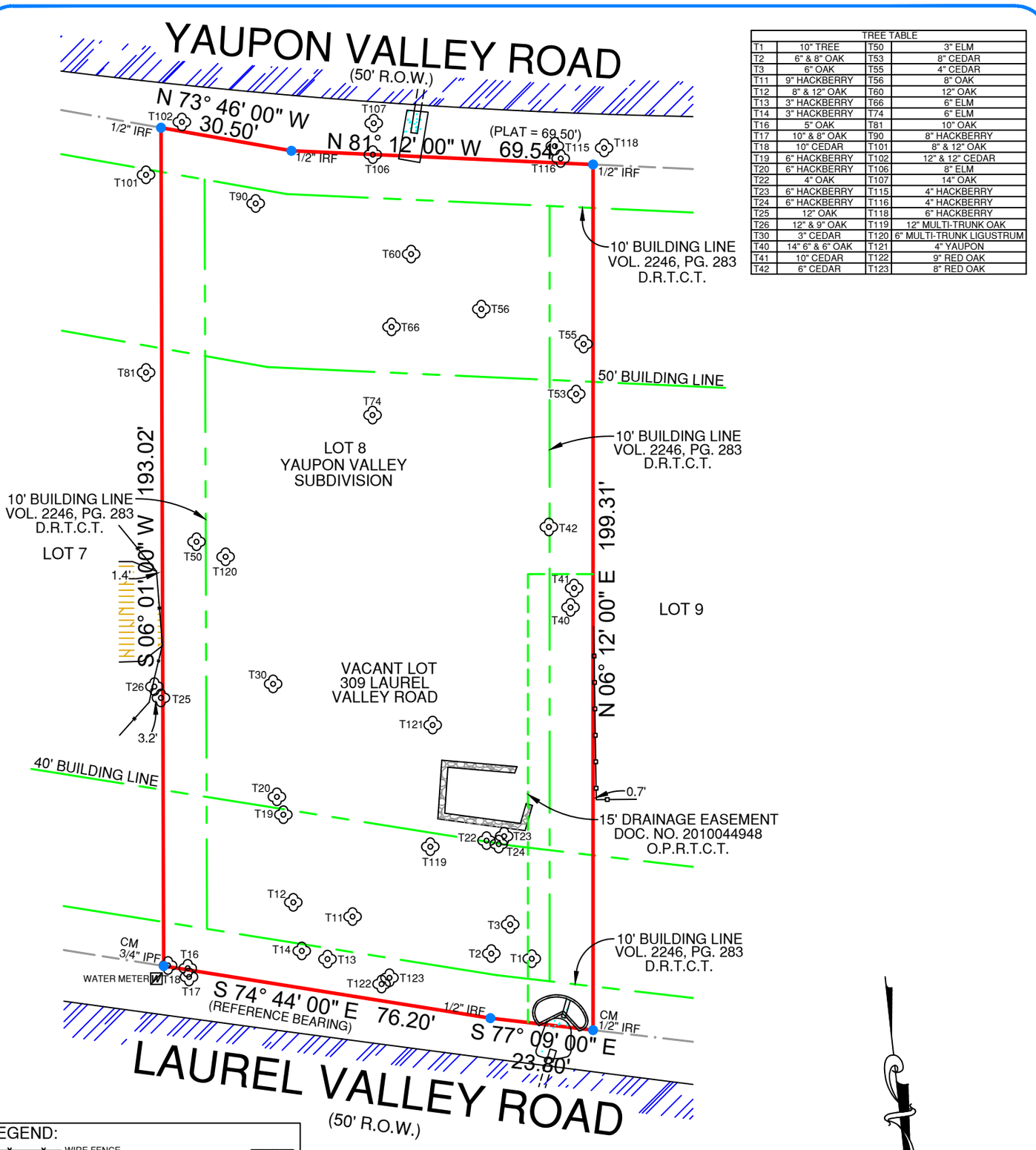
REQUEST #3 – ALLOW FOR GRADING UP TO 18" IN AREAS OF SLOPES GREATER THAN 35% WHERE NONE IS ALLOWED § **Drainage/Erosion Control Manual 7.4.1, table 7-1**

We are requesting minimal grading based on designing our building from our max height down. The driveway is just under the code maximum slope for driveways which sets that height. There is minimum structural floor depth and only 9-foot ceilings on the lower level. This simple logic of working from top-down leaves us with this grading request. It is in no way design driven. The previously approved plans had much more significant cut and fill, both more than code allowed.

Thank you for the consideration.



Matt Garcia
Principal, Matt Garcia Design



TREE TABLE			
T1	10" TREE	T50	3" ELM
T2	6" & 8" OAK	T53	8" CEDAR
T3	6" OAK	T55	4" CEDAR
T11	9" HACKBERRY	T56	8" OAK
T12	8" & 12" OAK	T60	12" OAK
T13	3" HACKBERRY	T66	6" ELM
T14	3" HACKBERRY	T74	6" ELM
T16	5" OAK	T81	10" OAK
T17	10" & 8" OAK	T90	8" HACKBERRY
T18	10" CEDAR	T101	8" & 12" OAK
T19	6" HACKBERRY	T102	12" & 12" CEDAR
T20	6" HACKBERRY	T106	8" ELM
T22	4" OAK	T107	14" OAK
T23	6" HACKBERRY	T115	4" HACKBERRY
T24	6" HACKBERRY	T116	4" HACKBERRY
T25	12" OAK	T118	6" HACKBERRY
T26	12" & 9" OAK	T119	12" MULTI-TRUNK OAK
T30	3" CEDAR	T120	6" MULTI-TRUNK LIGUSTRUM
T40	14" 6" & 6" OAK	T121	4" YAUPON
T41	10" CEDAR	T122	9" RED OAK
T42	6" CEDAR	T123	8" RED OAK

LEGEND:

- WIRE FENCE
- CHAINLINK FENCE
- METAL FENCE
- WOOD FENCE
- VINYL FENCE
- ELECTRIC LINE

GM = GAS METER
EM = ELECTRIC METER
IPF = IRON PIPE FOUND
IRS = IRON ROD SET WITH "PREMIER" CAP
IRF = IRON ROD FOUND
CM = CONTROLLING MONUMENT

ASPHALT =
CONCRETE =
GRAVEL =
TILE =
WOOD =
BRICK =
STONE =
(WOOD) RAILROAD TIE =

NOTES:
BEARINGS ARE BASED ON THE RECORDED PLAT.
BUILDING LINES ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

0' 15' 30' 60'
SCALE: 1"= 30'

LEGAL DESCRIPTION:
BEING LOT 8, YAUPON VALLEY SUBDIVISION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 44, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	MSP
FIELD	TM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

DATE: 08/31/22 JOB NO.: 19-02287TS
FIELD: 08/25/22 REV.: 09/01/22

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor

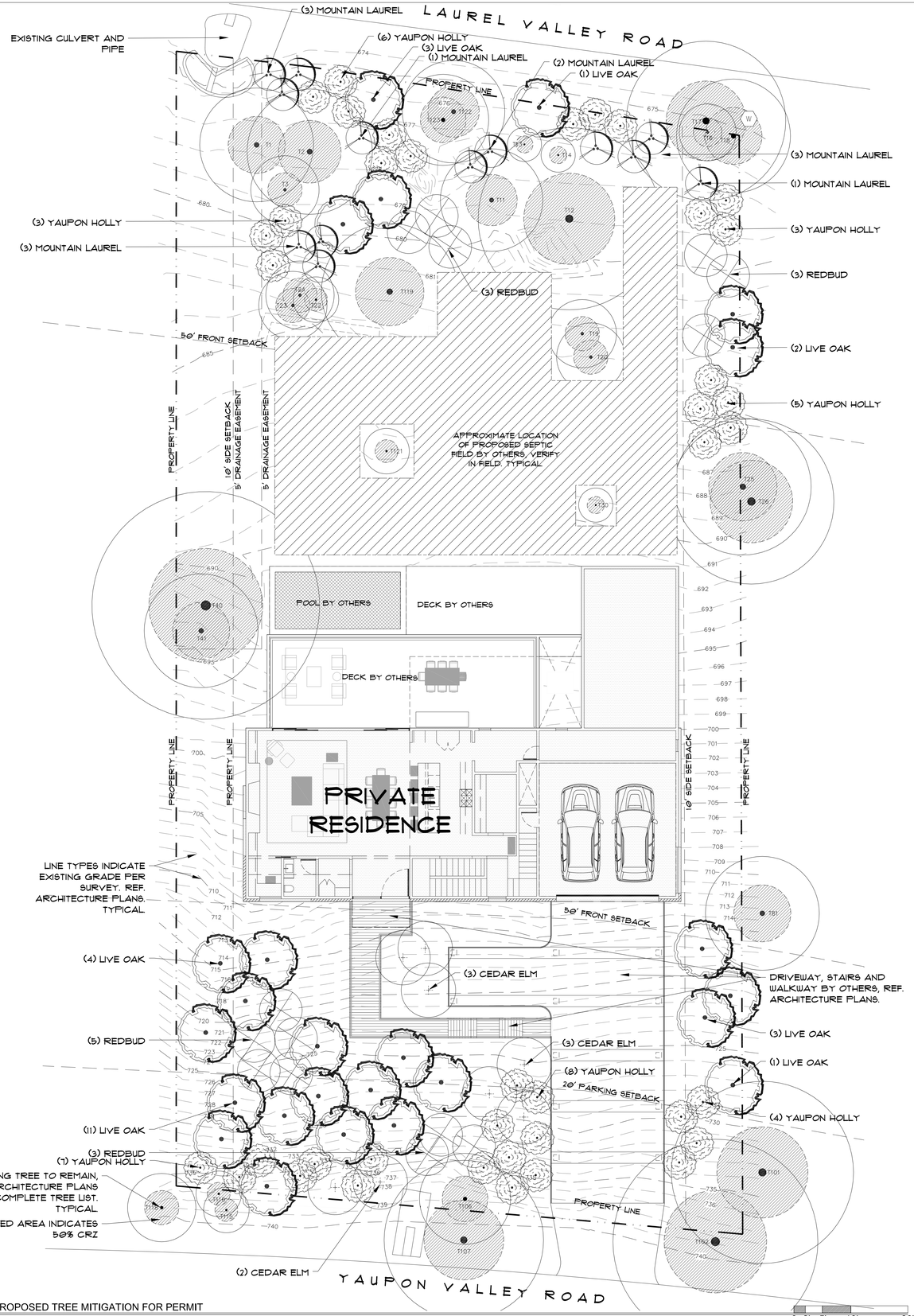
309 LAUREL VALLEY ROAD, WEST LAKE HILLS, TX 78746
LOT 8, YAUPON VALLEY SUBDIVISION

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200



2 PROPOSED TREE MITIGATION FOR PERMIT
SCALE: 1" = 10'

NOTES:

CONTRACTOR RESPONSIBLE FOR PROVIDING AND ENSURING ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM POOL AND BUILDING, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE HOUSE OR POOLING IN LAWN AND BED AREAS, ENSURE NEIGHBORING PROPERTIES AREN'T AFFECTED BY DRAINAGE OR RUNOFF.

CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC.., GRADES, ELEVATIONS,QUANTITIES, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE ESTIMATED, VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC.. INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY CONCERNS, DISCREPANCIES OR ISSUES.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. CONTRACTOR RESPONSIBLE FOR INSTALLING AND DETERMINING ALL LOCATIONS FOR GATES, GUARDRAILS, HANDRAILS, AND POOL FENCE PER CODE AS REQUIRED, VERIFY ON SITE.

ACTUAL LOCATIONS AND SPECIES OF TREES MAY BE ADJUSTED DURING CONSTRUCTION BUT ALL FINAL TREE MITIGATION WILL BE IN COMPLIANCE OF CITY OF WEST LAKE HILLS PER THE DESIGN ORDINANCE.

CLIENT AND HOMEBUIDLER ARE RESPONSIBLE FOR NOTIFYING DOUBLE B DESIGN, LLC IN WRITING MINIMUM 10 BUSINESS DAYS PRIOR TO INSTALLING LANDSCAPE AS SHOWN ON THESE PLANS TO COORDINATE FINAL CONSTRUCTION DRAWINGS AND SCHEDULE A PRE-CONSTRUCTION MEETING.

PROPOSED TREE MITIGATION:
REFERENCE ARCHITECTURE PLANS FOR TREE PRESERVATION & REMOVAL PLAN, TREE REMOVAL CHART LIST AND OTHER TREE MITIGATION DETAILS AND SURVEY INFORMATION.

REQUIRED TREE MITIGATION INCHES: 409"

TREE MITIGATION PROVIDED: 409"

TREE MITIGATION PROVIDED THROUGH SEC. 22.03.304(D)(9) CALCULATIONS (BREAKDOWNS OF EACH GALLON SIZE BELOW CHART)

QTY. PROPOSED	PLANTING CONTAINER SIZE	EQUIVALENT TRUNK DIAMETER	TOTAL MITIGATION INCHES
0	20 GALLON	3"	0
13	30 GALLON	4"	52
50	40 GALLON	5"	250
		TOTAL	302"

(13) 30 GALLON ABOVE (4" EQUIVALENT) (13 x 4" = 52")
• (13) TEXAS MOUNTAIN LAUREL

(50) 45 GALLON ABOVE (5" EQUIVALENT) (50 X 5" = 250")
• (36) YAUPON HOLLY
• (14) REDBUD

(25) 3" CALIPER TREES (25 x 3" = 75")
• (25) LIVE OAK

(8) 4" CALIPER TREES (8 x 4" = 32")
• (8) CEDAR ELM

TOTAL INCHES PROPOSED 52"+250"+75"+32" =409"

PLANT LIST

SHADE CANOPY TREES

SYMBOL	QTY.	PLANT NAME	SIZE
	25	LIVE OAK *Quercus virginiana*	3" CAL.
	8	CEDAR ELM *Ulmus crassifolia*	4" CAL.

ORNAMENTAL TREES

SYMBOL	QTY.	PLANT NAME	SIZE
	36	YAUPON HOLLY *Ilex vomitoria*	45 GAL.
	13	TEXAS MOUNTAIN LAUREL *Sophora secundiflora*	30 GAL
	14	MEXICAN RED BUD *Cercis canadensis var. mexicana*	45 GAL

1 PLANT LIST

DOUBLE B DESIGN

DOUBLE B DESIGN, LLC
P.O. BOX 340443
Austin, TX 78734 | 512.740.9323
WWW.DOUBLEBLANDDESIGN.COM

PLANS FOR REVIEW PURPOSES ONLY. BRIAN BAUGHMAN, TXLA 3536. NOT ISSUED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

3-11-2026

PRIVATE RESIDENCE
309 LAUREL VALLEY ROAD | WEST LAKE HILLS, TX

DRAWING INFO.
DATE:2026-3-11
FILE NAME:26109

REVISIONS
1)
2)
3)
4)
5)

SHEET TITLE
PROPOSED TREE MITIGATION FOR PERMIT

TM 1.1

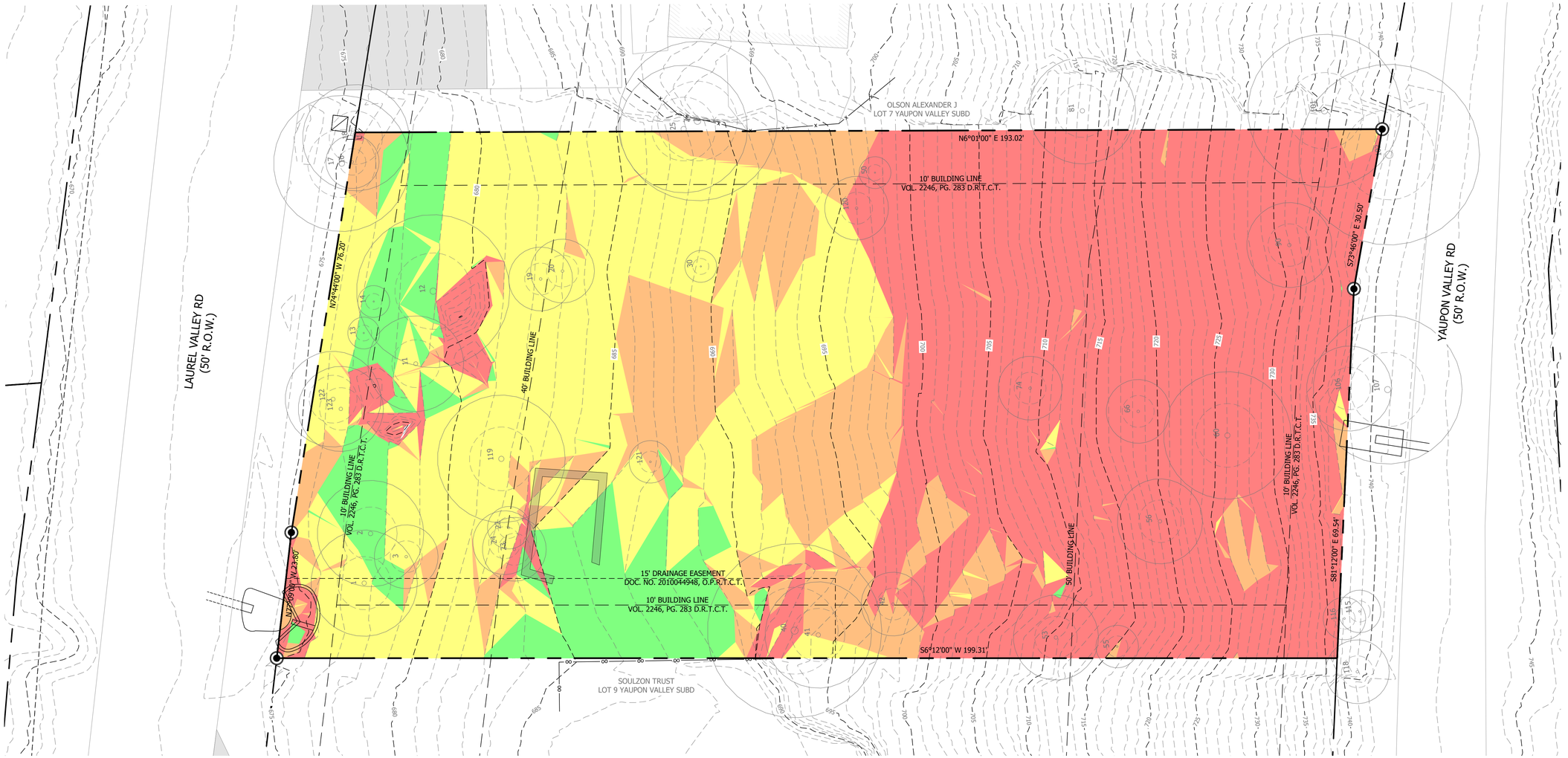
LEGEND

- BOUNDARY / RIGHT OF WAY
- OU — OVERHEAD UTILITY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED SOLID FENCE
- SURVEY CONTROL POINT
- EDGE OF PAVEMENT
- E — PROPOSED ELECTRIC MANHOLE
- TREE TO REMAIN
- 0% - 15% SLOPE
- 15% - 25% SLOPE
- 25% - 35% SLOPE
- OVER 35% SLOPE

0' 5' 10' 20'

SCALE: 1"=10'

SLOPES TABLE EG ON SITE					
Number	Minimum Slope	Maximum Slope	Color	AREA (SF)	AREA (AC)
1	0.00%	15.00%		1738.75	0.04
2	15.00%	25.00%		5783.11	0.13
3	25.00%	35.00%		2981.19	0.07
4	35.00%	313.00%		8852.00	0.20



NO.	DATE	DESCRIPTION

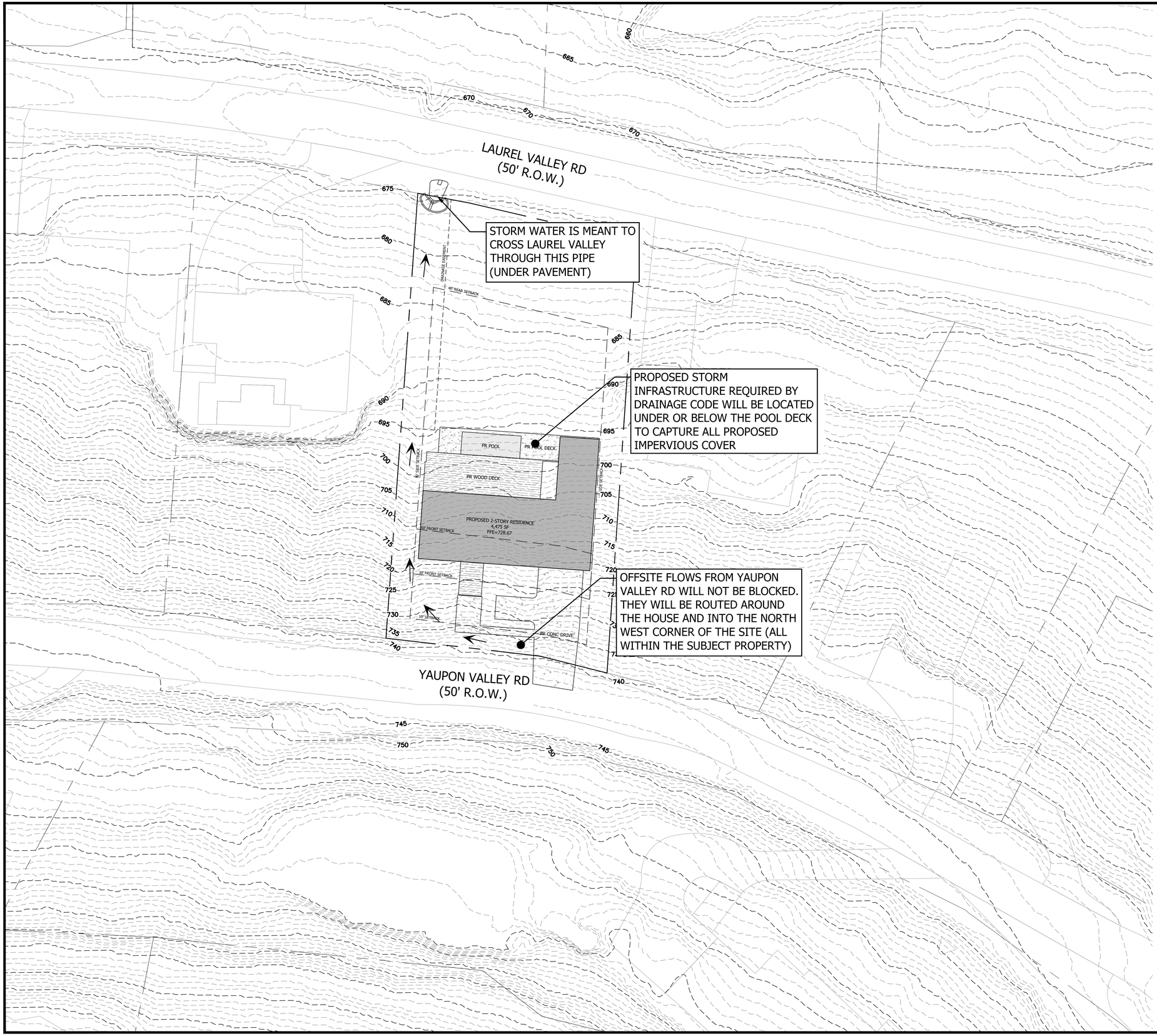
ALEJANDRA@MILIANENGINEERING.COM
FIRM REG# F-22686
830.513.9451

STATE OF TEXAS
ALEJANDRA FLORES S.
149401
LICENSED PROFESSIONAL ENGINEER
03/06/2026

RESIDENTIAL DRAINAGE PLAN

309 LAUREL VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS 78746

SLOPE MAP EXHIBIT



N

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND

- BOUNDARY / RIGHT OF WAY
- OU — OVERHEAD UTILITY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- // — // — PROPOSED SOLID FENCE
- SURFACE FLOW DIRECTION ARROW

NO.	DATE	DESCRIPTION

MILIAN
ALEJANDRA@MILIANENGINEERING.COM
FIRM REG# F-22686
830.513.9451

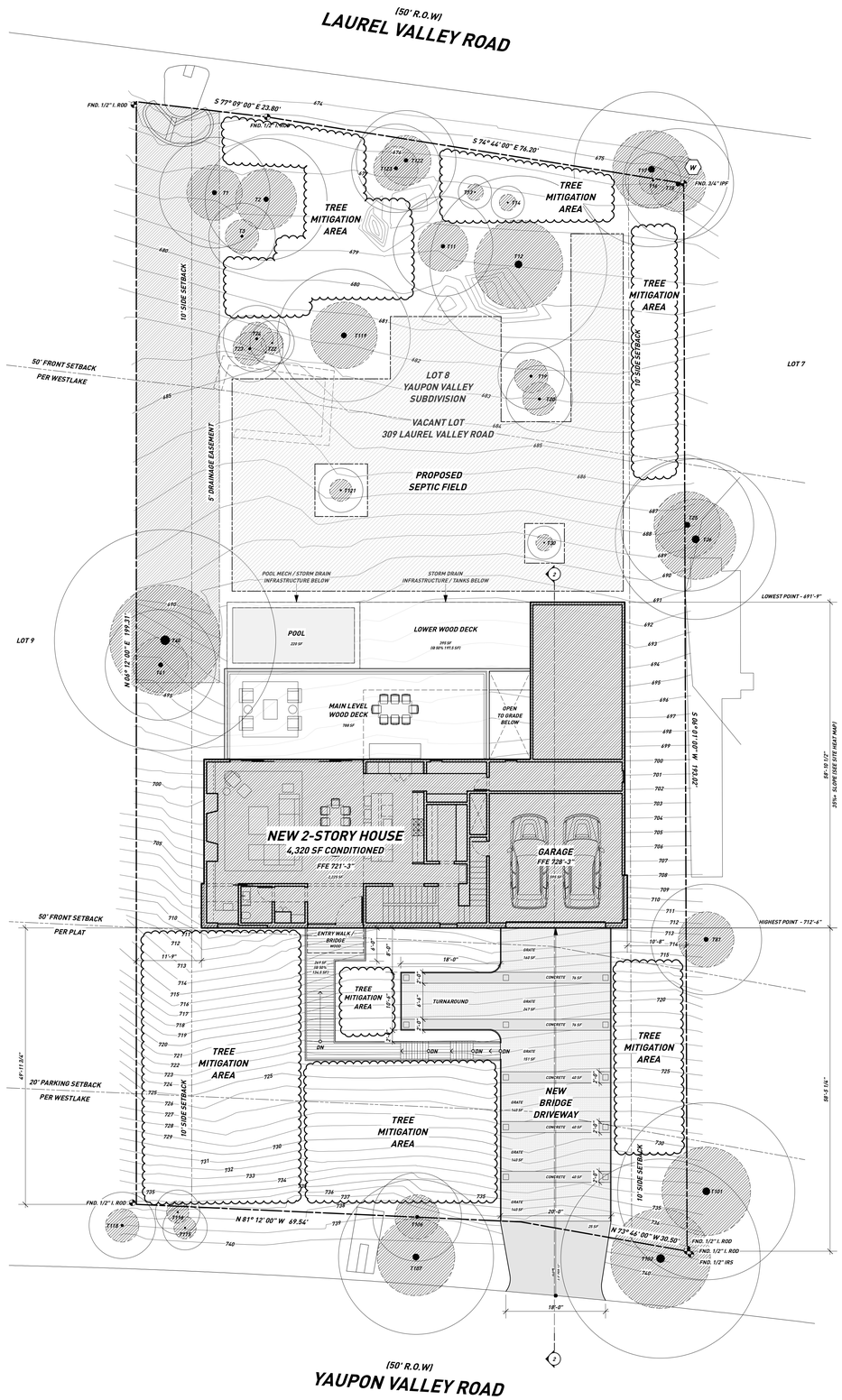
STATE OF TEXAS
ALEJANDRA FLORES S.
149401
LICENSED PROFESSIONAL ENGINEER
12/09/2025

RESIDENTIAL DRAINAGE PLAN

309 LAUREL VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS 78746

DRAINAGE PLAN EXHIBIT

1 OF 1



1 SITE PLAN
1" = 10 ft

SEE PROPOSED TREE MITIGATION PLAN

PROJECT DATA

309 LAUREL VALLEY RD
WEST LAKE HILLS, TX 78746

JURISDICTION: WESTLAKE
ZONING: R-1
COUNCIL DISTRICT: ?
COUNTY: TRAVIS
MAP GRID: ?

LEGAL DESCRIPTION

???

AREA CALCULATIONS

LOT (PER SURVEY)	**19,397 SF (.44 ACRES)**
IMPERVIOUS ALLOWED	**25% (4,839 SF)**

BUILDING COVERAGE

BUILDING FOOTPRINT (MAIN LEVEL)	2,225 SF
GARAGE	595 SF
MAIN LEVEL DECK	788 SF
POOL COPING	67 SF
LOWER WOOD DECK (@ 50%)	197.5 SF
TOTAL BUILDING COVERAGE	**3,872.5 SF**
BUILDING COVERAGE %	(20.0%)

IMPERVIOUS COVERAGE

BUILDING COVERAGE	3,872.5 SF
ENTRY STEPS / BRIDGE (WOOD @ 50%)	134.5 SF
DRIVEWAY (CONCRETE ONLY)	297 SF
POOL	220 SF
TOTAL IMPERVIOUS COVERAGE	**4,524 SF (23.3%)**
IMPERVIOUS COVERAGE ALLOWED	**4,839 SF (25%)**

SITE GENERAL NOTES

1. NO UNDERGROUND UTILITY TRENCHES PERMITTED IN THE 1/2 CRITICAL ROOT ZONE OR WITHIN 12' OF THE TRUNK, WHICHEVER DISTANCE IS GREATER.

2. TREE PROTECTION FENCING TO BE INSTALLED AT THE 1/2 CRZ OF TREES WITHIN THE AREAS OF CONSTRUCTION, STORAGE OR TRANSPORT IMPACT.

3. CONTRACTOR TO SET UP ON-SITE PRE-CONSTRUCTION MEETING WITH ARBORIST AND MATT GARCIA DESIGN TO REVIEW TREE PROTECTION.

4. NO PIERS WITHIN 5' OF TREE TRUNKS.

5. NO ACCESS, PARKING OR MATERIAL STORAGE WITHIN LIMITS OF TREE PROTECTION FENCE.

6. ALL ROOT CUTS TO BE CLEAN (NO FRAYED EDGES).

7. FERTILIZE TREE ROOTS AND PROVIDE IRRIGATION DURING CONSTRUCTION ON A REGULAR BASIS.

8. APPLY MULCH AT CRITICAL ROOT ZONES OF ALL TREES.

9. MINIMIZE DISTURBANCE OF EXISTING GRADE AND LANDSCAPE WHEREVER POSSIBLE, WHILE PROVIDING POSITIVE DRAINAGE AWAY FROM THE HOUSE.

10. AFTER CONSTRUCTION, AIRSPADE ALL TREES WHERE CONSTRUCTION ACTIVITIES HAVE COMPACTED SOIL WITHIN THE CRITICAL ROOT ZONE.

11. COORDINATE AREAS FOR MATERIAL STORAGE AND DELIVERY WITH MGD AND PREPARE SUCH AREAS SO THAT THEY CAN BE EFFECTIVELY USED FOR DELIVERIES.

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REGULARY INSPECTING THE SILT FENCE DURING CONSTRUCTION/DEMOLITION INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ANY ACCUMULATED SILT AND DEBRIS.

13. CONTRACTOR WILL NOT BEGIN WORK UNTIL THE SILT FENCE AND TREE PROTECTION HAVE BEEN INSTALLED.

14. NOTIFY "ONE-CALL" OR APPROPRIATE AUTHORITY TO LOCATE EXISTING UTILITY LINES AND PROTECT ALL UTILITIES FROM EXCAVATION OR SIMILAR HAZARDS.

15. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY EARTHWORK OPERATIONS.

16. LIMITS OF CONSTRUCTION - THIS SITE IS NOT SUBJECT TO LIMITS OF CONSTRUCTION. ALL AREAS OF THE SITE CAN BE UTILIZED FOR CONSTRUCTION ACTIVITY EXCEPT AREAS REQUIRED FOR TREE PROTECTION.

ABBREVIATIONS

TPF - TREE PROTECTION FENCE
PSRW - PLATE STEEL RETAINING WALL
TOW - TOP OF WALL

TREE PLAN NOTES

MAIN SITE ACCESS ROUTE

HALF CRZ OF PROTECTED TREES

TEMPORARY TREE PROTECTION FENCING (CHAIN LINK, 5' TALL)

8" MULCH LAYER

1. PRIOR TO TO DEVELOPMENT, CONTRACTOR TO PROVIDE A ROOT ZONE MULCH LAYER AND MAINTAIN TREE PROTECTION FENCING (CHAIN LINK, FIVE FOOT TALL) FOR ALL PROTECTED TREES ON THE SITE FOR THE DURATION OF THE PROJECT. SEE DIAGRAM IMAGE BELOW.

2. A 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE. SEE DIAGRAM BELOW.

3. THERE SHALL BE NO UTILITY ROUTES OR METERS WITHIN THE 1/2 CRZ OF PROTECTED TREES ON THE SITE.

4. THERE SHALL BE NO ACCESS ROUTES, MATERIAL STAGING, CONCRETE WASHOUTS, DUMPSTERS, SCAFFOLDING, OR PORTABLE TOILETS WITHIN THE CRZ OF PROTECTED TREES ON THE SITE.

5. 2x4 PLANKS, 6' TALL MIN, TO BE STRAPPED SECURELY AROUND ALL PROTECTED TREE TRUNKS AND ROOT FLARES WHEN PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME IN THE PROJECT. SEE DIAGRAM BELOW.

6. THERE SHALL BE NO PRUNING OF PROTECTED TREES WITHOUT THE ASSESMENT BY A PRIVATE CERTIFIED ARBORIST. PAID RECEIPTS FOR ANY NEEDED WORK ON PROTECTED SIZE TREES WILL BE REQUIRED BY THE FINAL TREE INSPECTOR.

7. AT LEAST 50% OF THE TOTAL AREA OF THE OF THE CRITICAL ROOT ZONE OF PROTECTED TREES MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER PER ECM SECTION 3.5.2.

EXIST TREE LIST

T1	10" TREE	T81	10" OAK
T2	6" & 8" OAK	T101	8" & 12" OAK
T3	6" OAK	T102	12" & 12" CEDAR
T11	9" HACKBERRY	T106	8" ELM
T12	8" & 12" OAK	T107	14" OAK
T13	3" HACKBERRY	T115	4" HACKBERRY
T14	3" HACKBERRY	T116	4" HACKBERRY
T16	5" OAK	T118	6" HACKBERRY
T17	10" & 8" OAK	T119	12" MULTI-TRUNK OAK
T18	10" CEDAR	T121	4" YAUPON
T19	6" HACKBERRY	T122	9" RED OAK
T20	6" HACKBERRY	T123	8" RED OAK
T22	4" OAK		
T23	6" HACKBERRY		
T24	6" HACKBERRY		
T25	12" OAK		
T26	12" & 9" OAK		
T30	3" CEDAR		
T40	14" 4" & 6" OAK		
T41	10" CEDAR		

N

MATT GARCIA
DESIGN

3609 BONNIE ROAD
AUSTIN, TEXAS, 78703

TELEPHONE 512.522.5401

www.mattgarciadesign.com

PROJECT

SCHMERGEL RESIDENCE

309 LAUREL VALLEY RD
WEST LAKE HILLS, TEXAS 78746

CLIENTS
GRAHAM & PAIGE SCHMERGEL

DESIGN

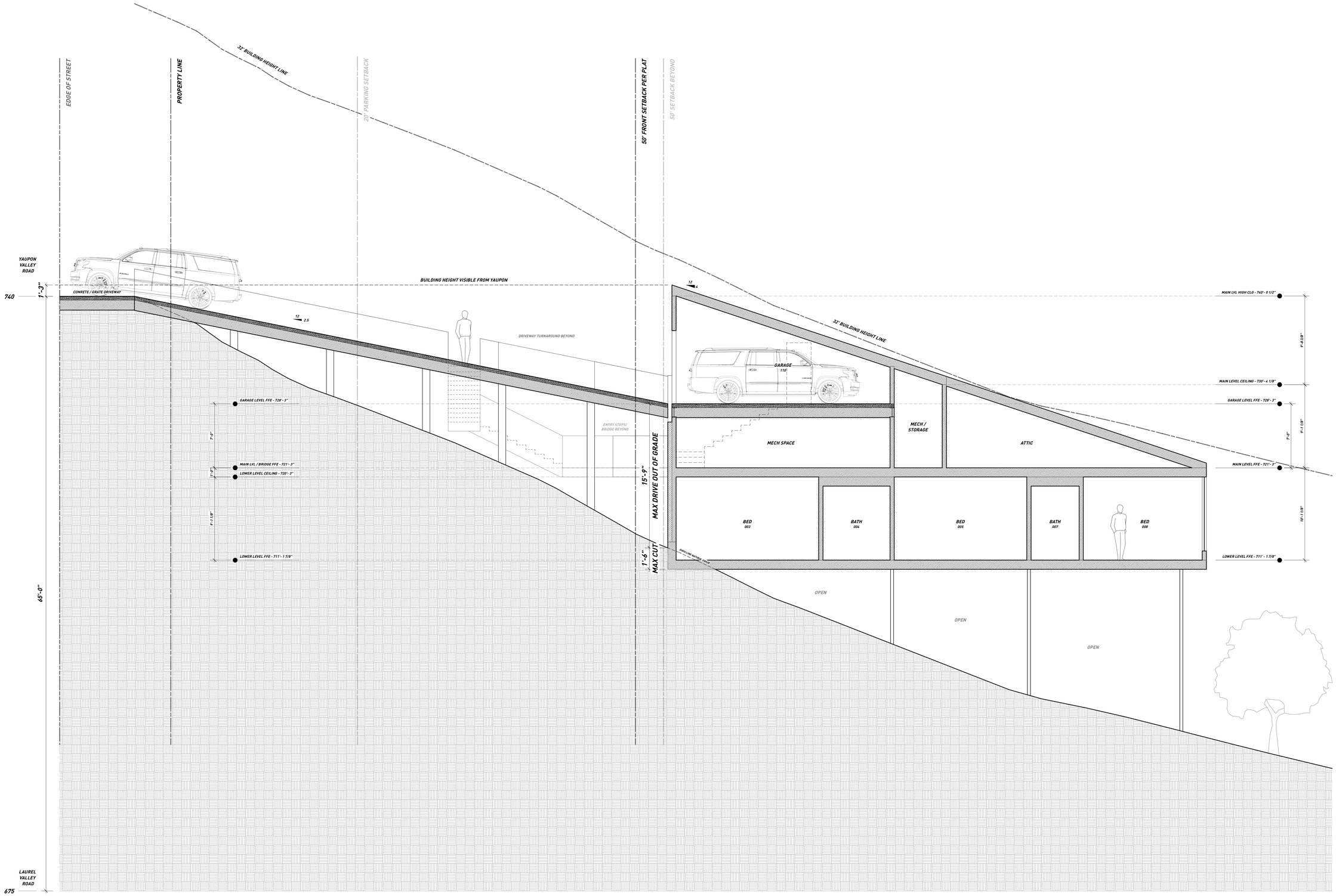
MATT GARCIA DESIGN
CONTACT: MATT GARCIA
EMAIL: mattgarciadesign@gmail.com
PHONE: 210.861.0978

ISSUE
VARIANCE SUBMITTAL - 2025 DEC 15
VARIANCE SUBMITTAL - 2026 JAN 30
VARIANCE SUBMITTAL - 2026 MAR 04
VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ***SITE PLAN***

DATE ***MARCH 11 2026***

SHEET **1**



1 EAST SECTION

1/4" = 1'-0"

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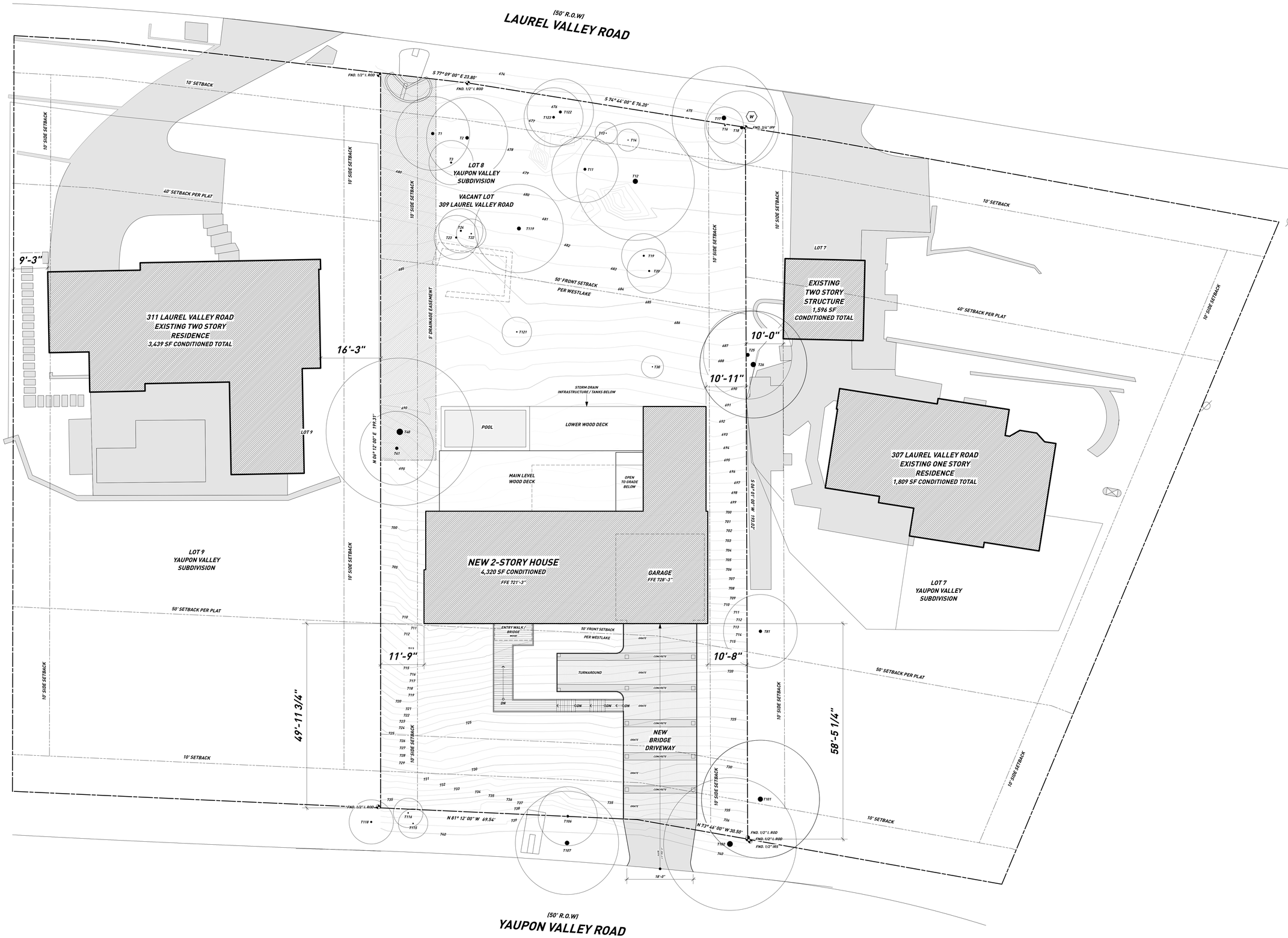
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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ***SECTION***

DATE ***MARCH 11 2026***

SHEET

2



1 SITE PLAN W/ NEIGHBORING PROPERTIES

1" = 10 ft

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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE SITE PLAN W/ NEIGHBOR PROP.

DATE MARCH 11 2026

SHEET 3



1 LOWER FLOOR PLAN

1/4" = 1'-0"

MAIN LEVEL (CONDITIONED)	**1,685 SF**
LOWER LEVEL (CONDITIONED)	**2,635 SF**
GARAGE	**595 SF**
TOTAL CONDITIONED	**4,320 SF**

5 BEDROOM/5.5 BATH

MATT GARCIA
DESIGN

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TELEPHONE 512.522.5401

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PROJECT

SCHMERGEL RESIDENCE

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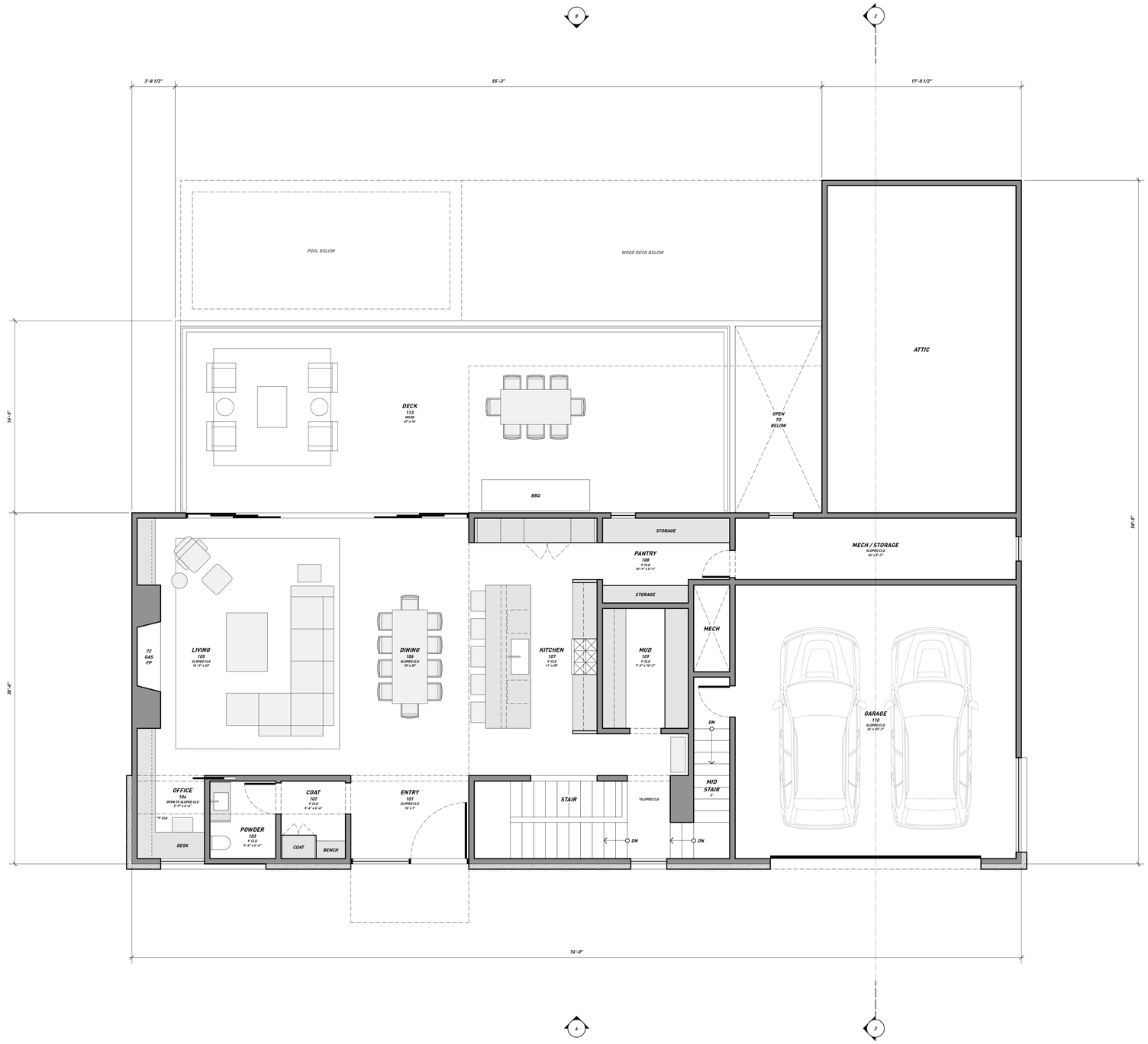
ISSUE
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VARIANCE SUBMITTAL - 2026 MAR 04
VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ***LOWER LEVEL PLAN***

DATE ***MARCH 11 2026***

SHEET

4



1 MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN LEVEL (CONDITIONED)	1,685 SF
LOWER LEVEL (CONDITIONED)	2,635 SF
GARAGE	595 SF
TOTAL CONDITIONED	4,320 SF

5 BEDROOM/5.5 BATH

MATT GARCIA
DESIGN

3609 BONNIE ROAD
AUSTIN, TEXAS, 78703

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PROJECT

SCHMERGEL RESIDENCE

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WEST LAKE HILLS, TEXAS 78746

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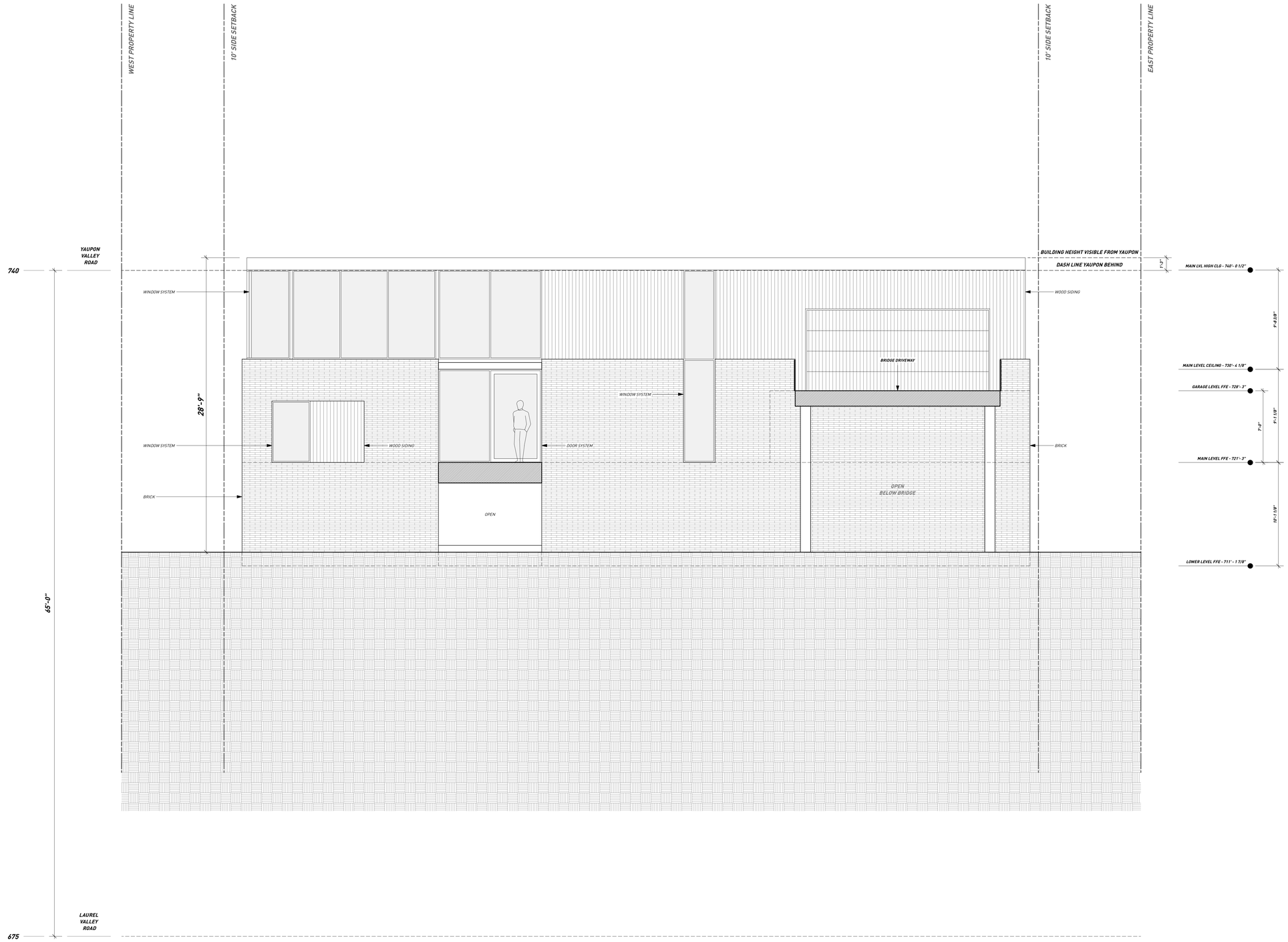
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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE MAIN LEVEL PLAN

DATE MARCH 11 2026

SHEET

5



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

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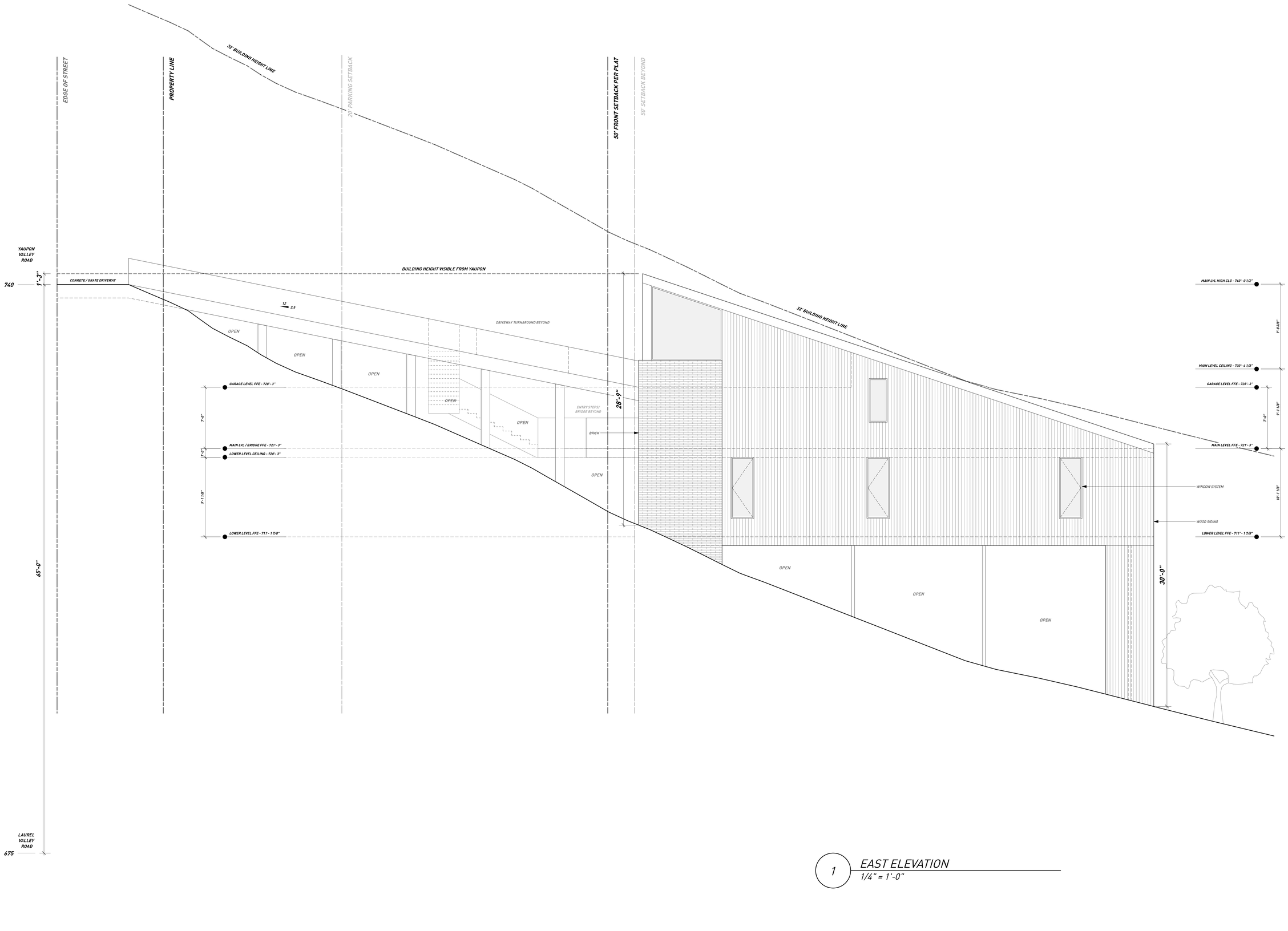
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VARIANCE SUBMITTAL - 2026 MAR 04
VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ***ELEVATIONS***

DATE ***MARCH 11 2026***

SHEET

6



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

MATT GARCIA
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PROJECT

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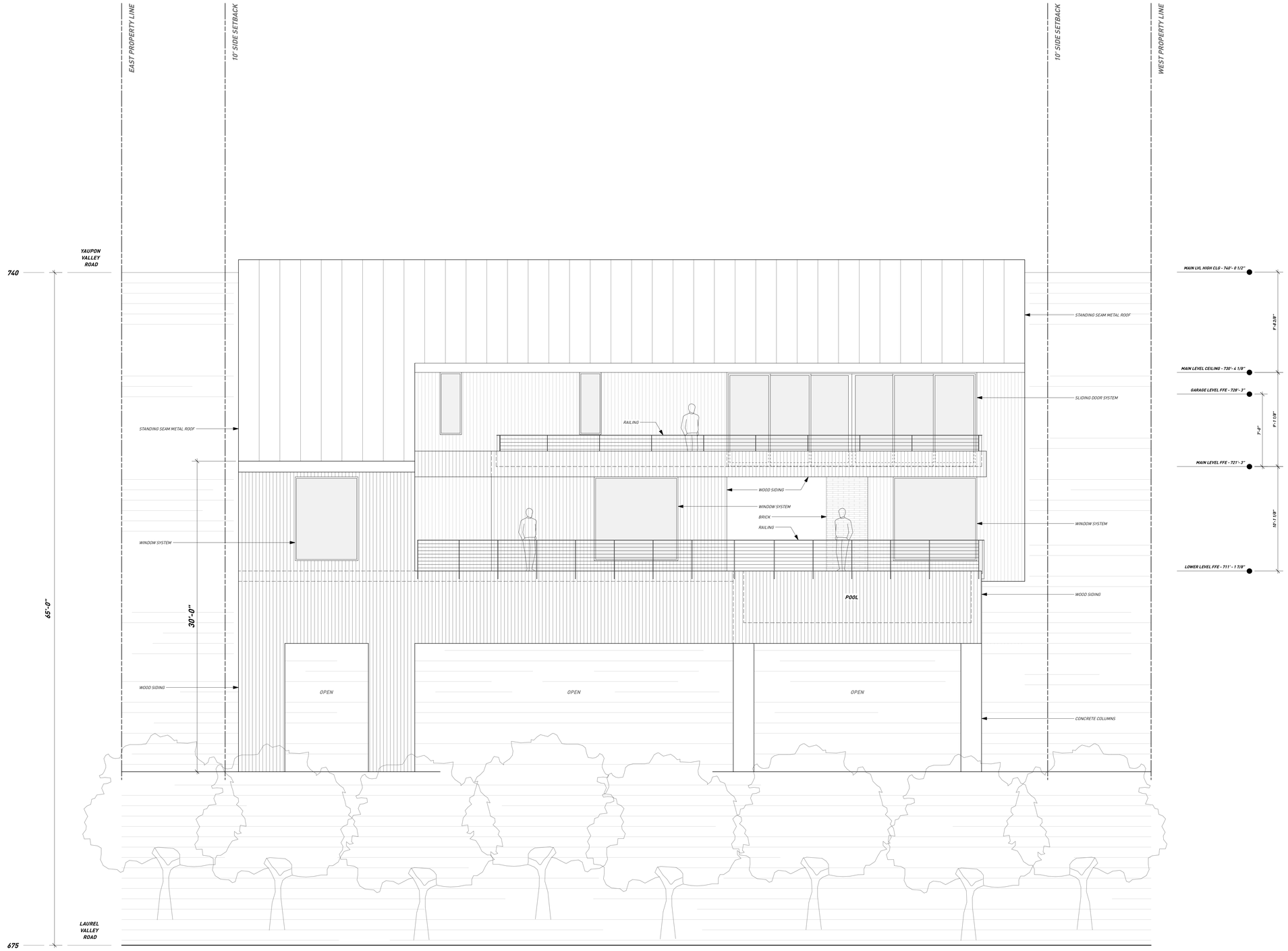
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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ***ELEVATIONS***

DATE ***MARCH 11 2026***

SHEET

7



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

MATT GARCIA
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AUSTIN, TEXAS, 78703

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PROJECT

SCHMERGEL RESIDENCE

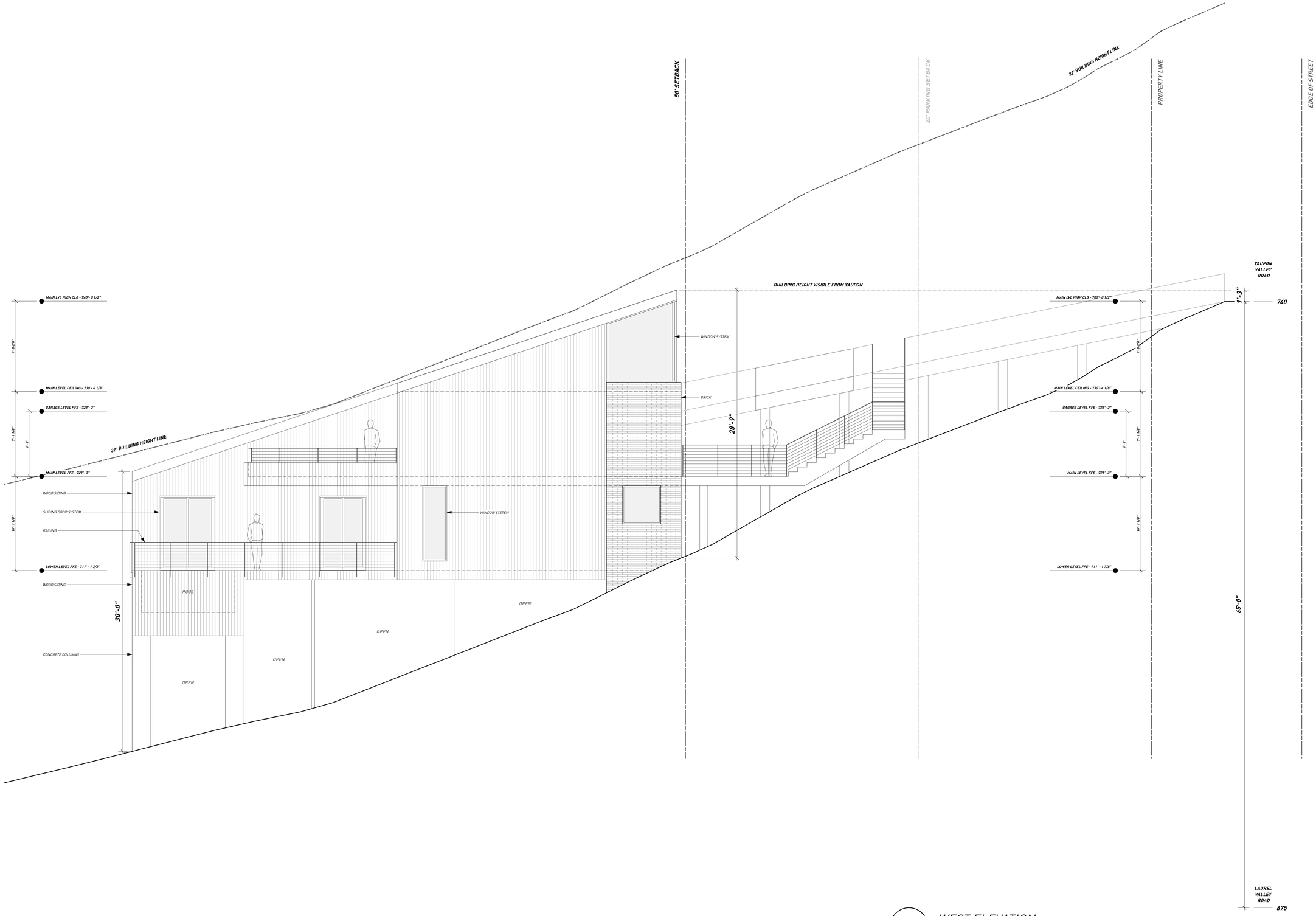
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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ELEVATIONS
DATE MARCH 11 2026
SHEET 8



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

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PROJECT
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VARIANCE SUBMITTAL - 2026 MAR 11

TITLE ELEVATIONS
DATE MARCH 11 2026
SHEET 9

December 9, 2025

Ms. Jennifer C. Bills
City of Westlake Hills
Building & Development Services

RE: Drainage Plan Narrative
309 Laurel Valley Rd.
West Lake Hills, TX 78746

Dear Ms. Bills,

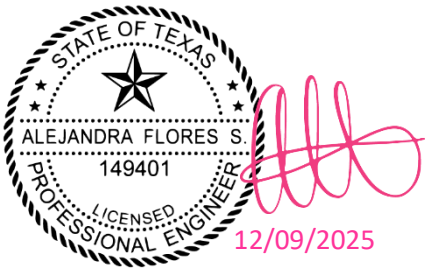
The subject project is currently undeveloped and proposes the construction of one single-family house with an outdoor deck, pool, and a driveway access. The property is zoned residential R-1, is located within the Edwards Aquifer Contributing Zone, but it is not within the FEMA floodplain per FEMA map no. 48453C0445K.

The topography indicates a noticeable drop in grade from the southern boundary of the lot towards the north, where an existing storm inlet collects runoff from surrounding area. Given these conditions, the drainage patterns around the property are well defined and can be effectively managed with appropriately designed stormwater controls.

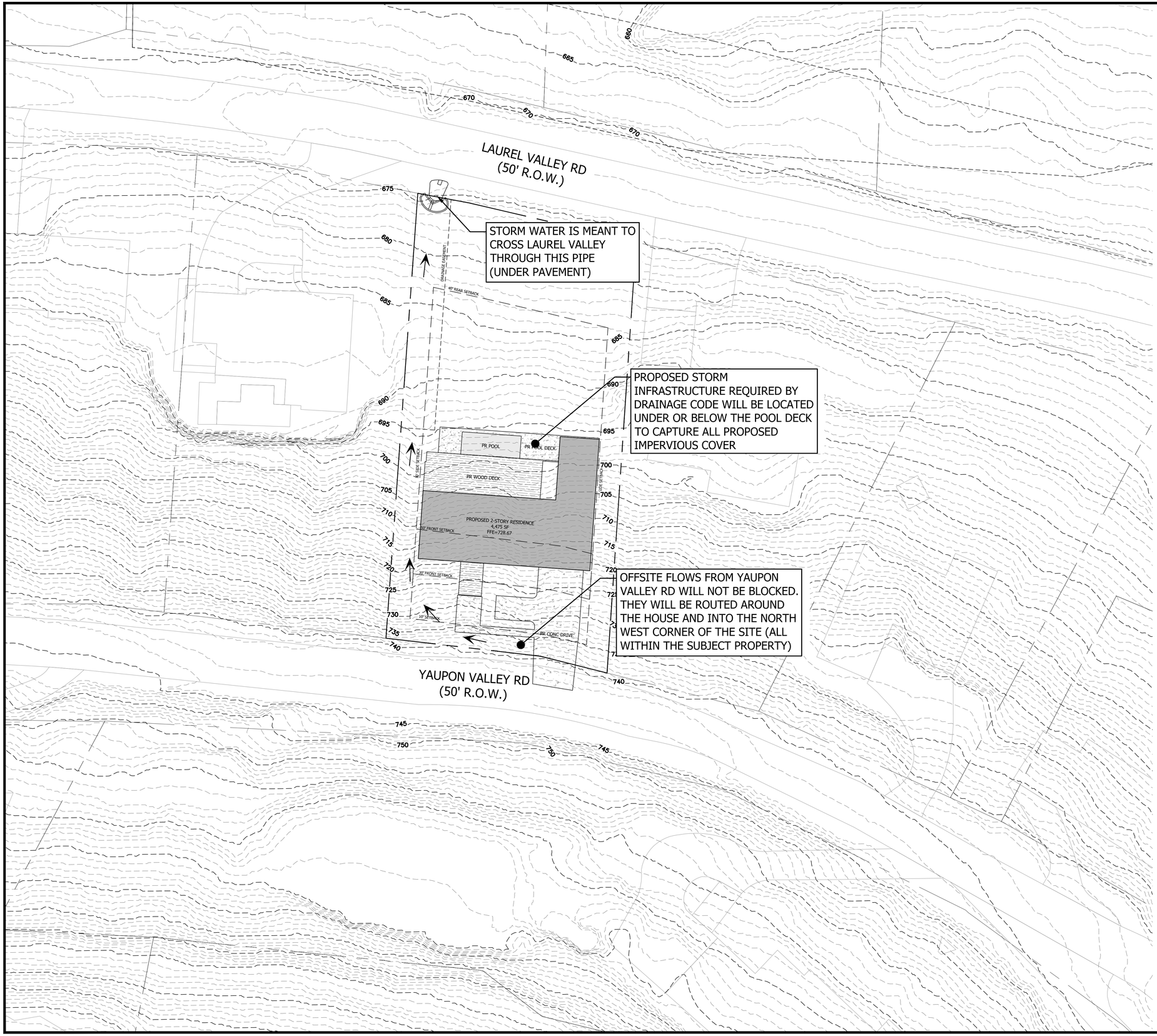
In accordance with the City of West Lake Hills Drainage and Erosion Control Design Manual, the project will provide both detention and permanent water quality measures. A detention pond and a rainwater harvesting system will be incorporated into the design to address stormwater mitigation and treatment requirements. Based on the site's natural drainage characteristics and the proposed improvements, the planned system can be designed and built in a manner that ensure no adverse impacts to adjacent or downstream properties. An exhibit of the proposed drainage plan has been included to accompany this letter.

If you have any questions, please do not hesitate to contact me at 830-513-9451.

Sincerely,



Alejandra Flores S., PE
Principal
Milian Engineering



N

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND

- BOUNDARY / RIGHT OF WAY
- OU — OVERHEAD UTILITY LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- PROPOSED SOLID FENCE
- SURFACE FLOW DIRECTION ARROW

NO.	DATE	DESCRIPTION

MILIAN

ALEJANDRA@MILIANENGINEERING.COM
FIRM REG# F-22686
830.513.9451

STATE OF TEXAS
ALEJANDRA FLORES S.
149401
LICENSED PROFESSIONAL ENGINEER
12/09/2025

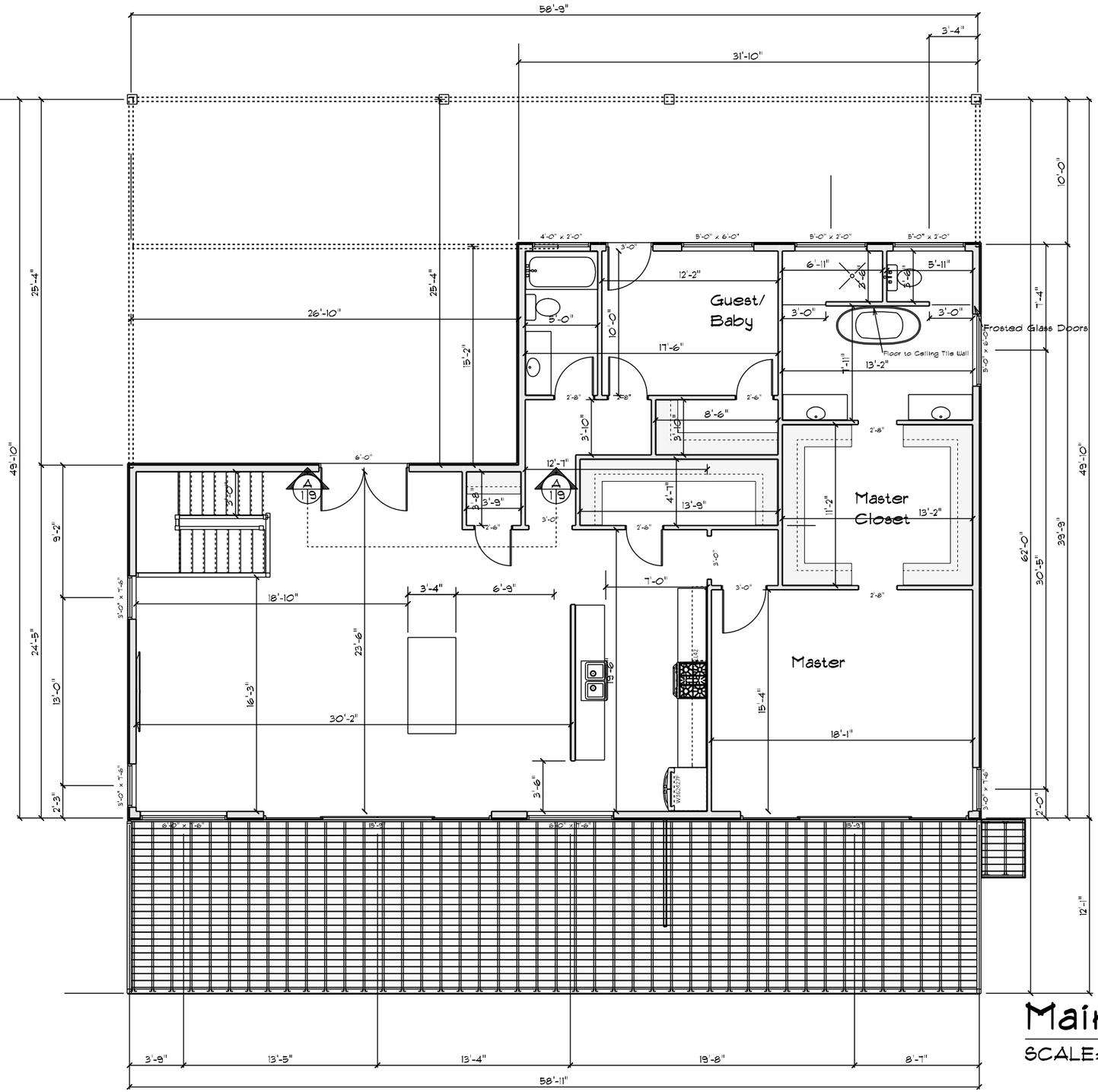
RESIDENTIAL DRAINAGE PLAN

309 LAUREL VALLEY RD
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS 78746

DRAINAGE PLAN EXHIBIT

1 OF 1

AREA SCHEDULE	
NAME	AREA
Main Floor	1929 sq ft.
First Floor	1069 sq ft.
Total Heated	2998 sq ft.
Slab	2964 sq ft.
Framing	4751 sq ft.
Roof	39 sq.
Stucco	3264 sq ft.
Window	325 sq ft.
Upper Deck	731 sq ft.
Driveway	2036 sq ft.
Covered Parking	1034 sq ft.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	2	
can light 6inch	31	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	50 CFM
outlet	26	
outlet gfi	13	GFCI
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	$$
switch triple - rocker style	3	$$$
switch quad - rocker style	2	$$$$
Superdome	3	
3 LED fixture with bracket-15745	4	
switch - rocker style	2	$
switch 3 way - rocker style	4	$3

Main Floor

SCALE: 1/8" = 1'-0"

2015 IIRC
It is the responsibility of the contractor to ensure all improvements are built to code in accordance with city standards.

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Jackie

309 Laurel Valley
PHONE:
FAX:
MOBILE:

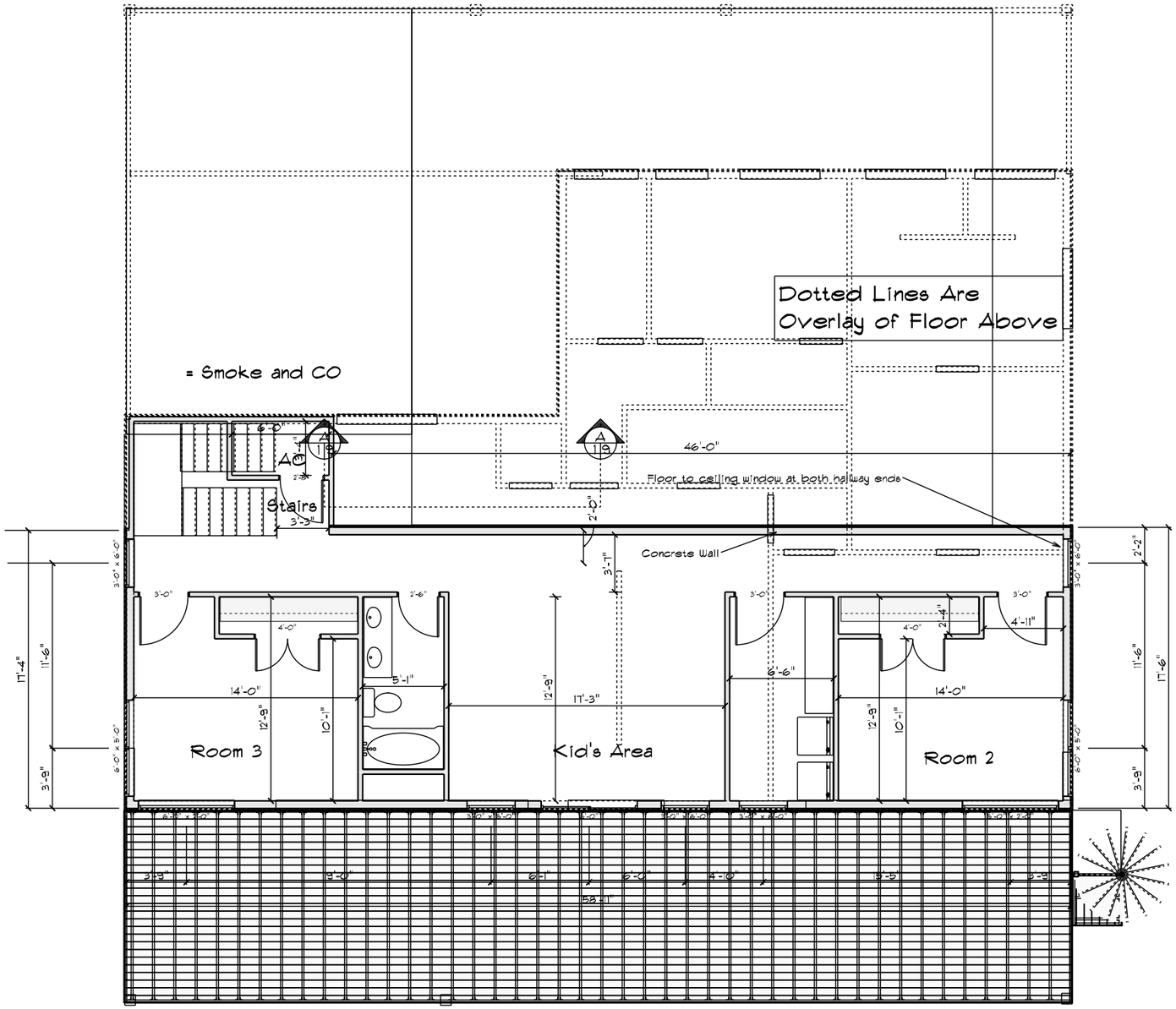
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Main Floor

PAGE: 1/14

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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling dish round	6	
fan 50 CFM	2	50 CFM
smoke detector	6	
vanity bar light 02	3	
outlet	33	
outlet gfi	4	gfci
switch double - rocker style	5	
orbit	4	
switch - rocker style	1	
switch triple - rocker style	1	
pull chain light	1	



FIRST FLOOR

SCALE: 1/8" = 1'-0"

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First Floor

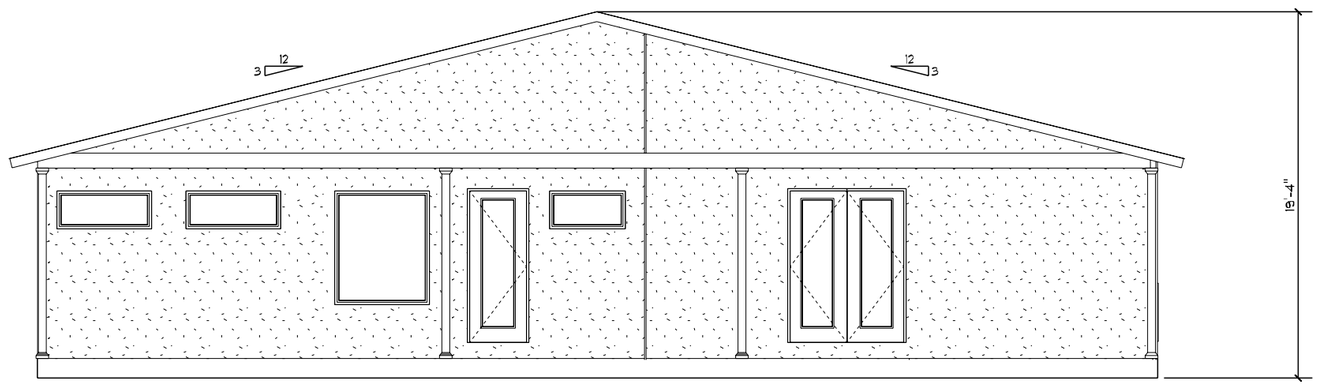
PAGE: 2/14

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ELEVATION FRONT

SCALE: 1/8" = 1'-0"



ELEVATION REAR

SCALE: 1/8" = 1'-0"

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SCALE: 1/8" = 1'-0"

DATE: Wednesday, January 27, 2021

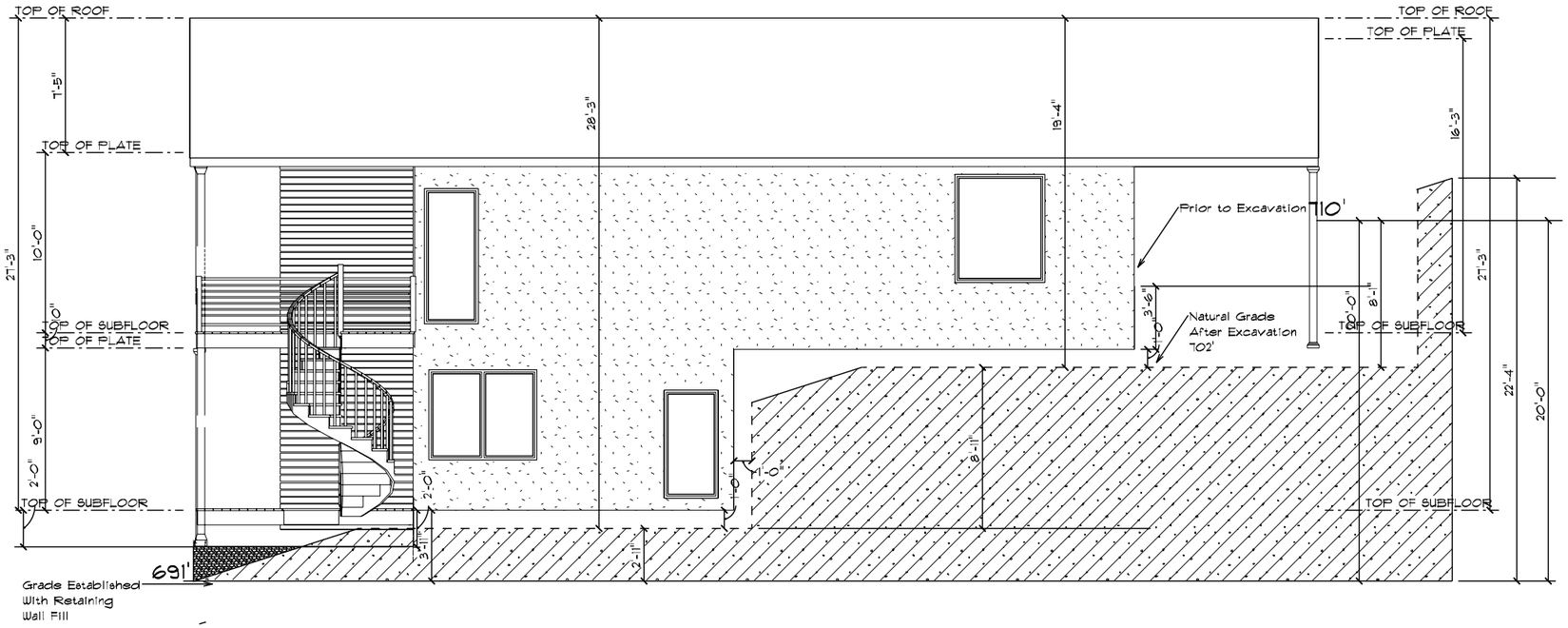
Front and Rear Elevations

PAGE: 3 / 14

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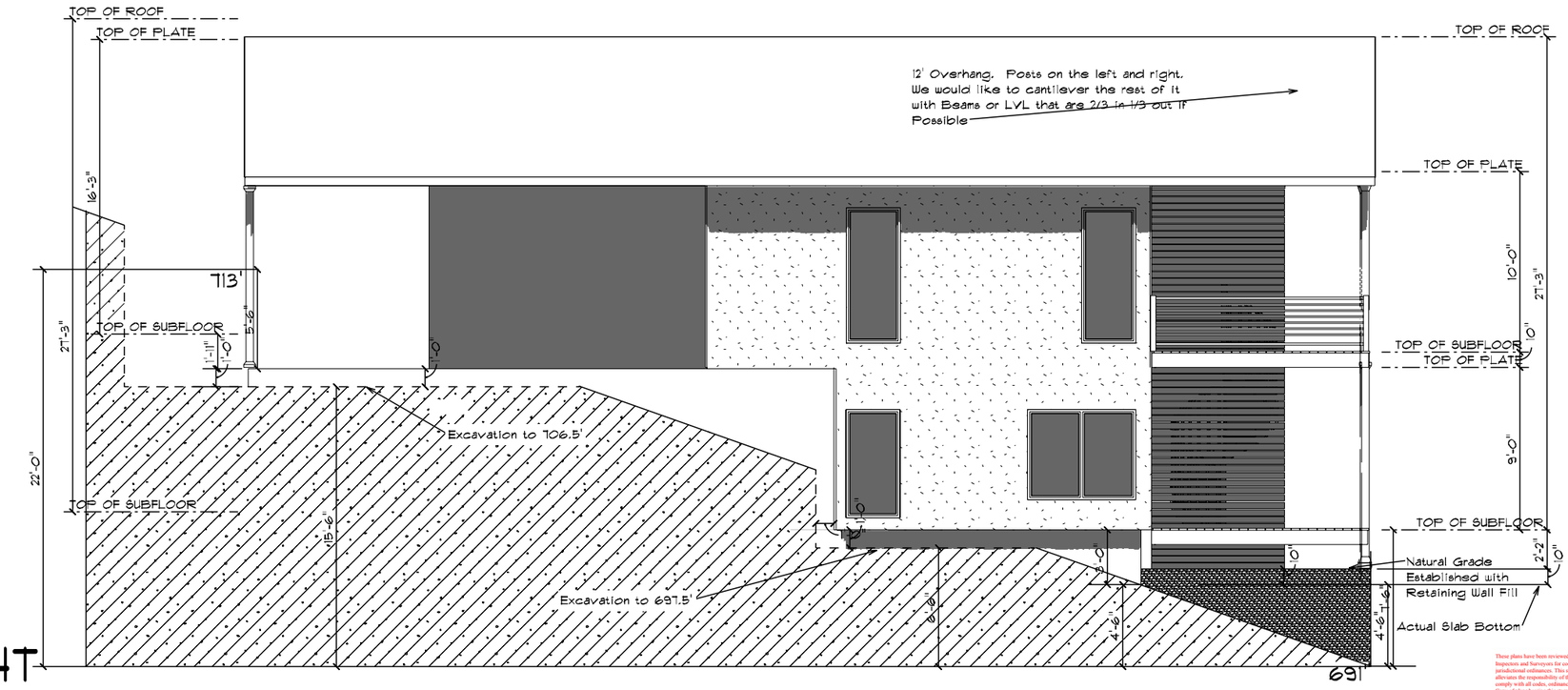
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ELEVATION LEFT

SCALE: 1/8" = 1'-0"



ELEVATION RIGHT

SCALE: 1/8" = 1'-0"

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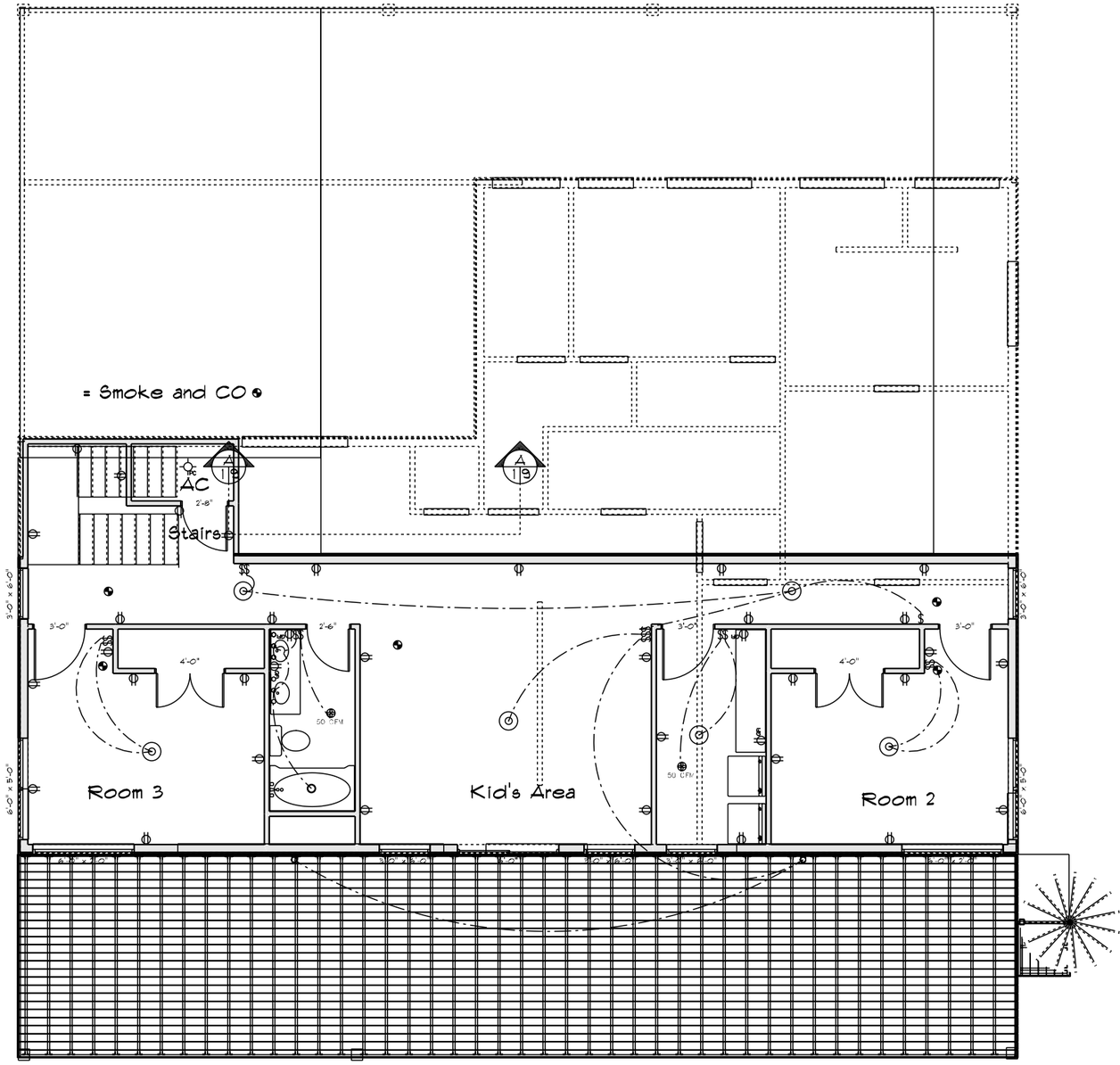
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Left and Right Elevations

PAGE: 4/14

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ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	1	
ceiling dish round	6	
fan 50 CFM	2	50 CFM
smoke detector	6	
vanity bar light 02	3	
outlet	33	
outlet gfi	4	GFI
switch double - rocker style	5	$$
orbit	4	
switch - rocker style	1	$
switch triple - rocker style	1	$$$
pull chain light	1	



MAIN FLOOR - ELECTRICAL

SCALE: 1/8" = 1'-0"

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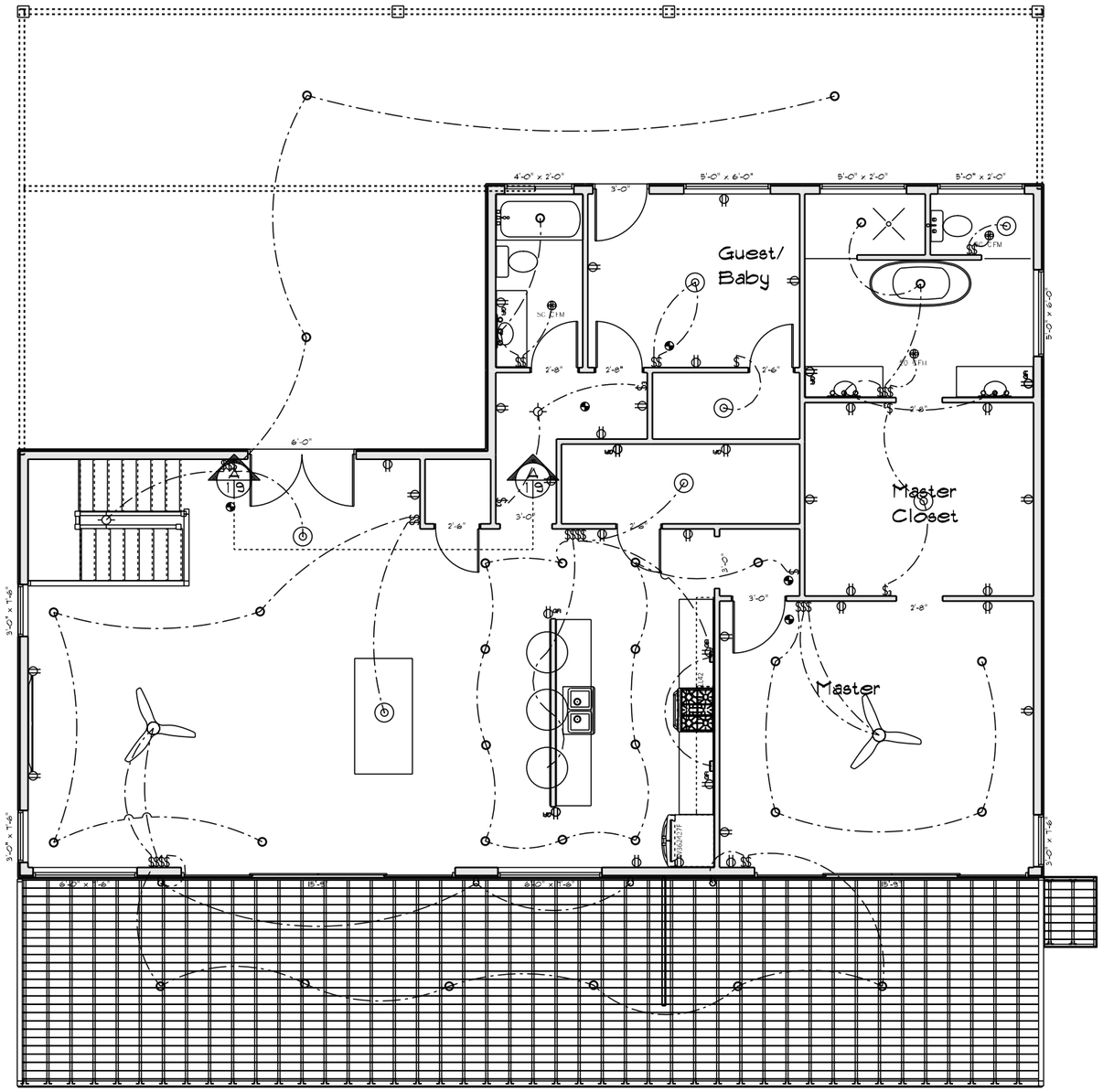
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SCALE: 1/8" = 1'-0"
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First Floor Electric

PAGE: 5 / 14

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LIBERTY HILL
TX
78642

= Smoke and CO



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan - haiku	2	
can light 6inch	31	
ceiling dish round	7	
orbit	4	
fan 50 CFM	3	50 CFM
outlet	28	
outlet gfi	13	GFCI
smoke detector	6	
vanity bar light 02	6	
light	2	
switch double - rocker style	5	$$
switch triple - rocker style	3	$$$
switch quad - rocker style	2	$$$$
Superdome	3	
3 LED fixture with bracket-15745	4	
switch - rocker style	2	$
switch 3 way - rocker style	4	$3

ORIGINAL MAIN FLOOR LAYOUT - ELECTRICAL

SCALE: 1/8" = 1'-0"

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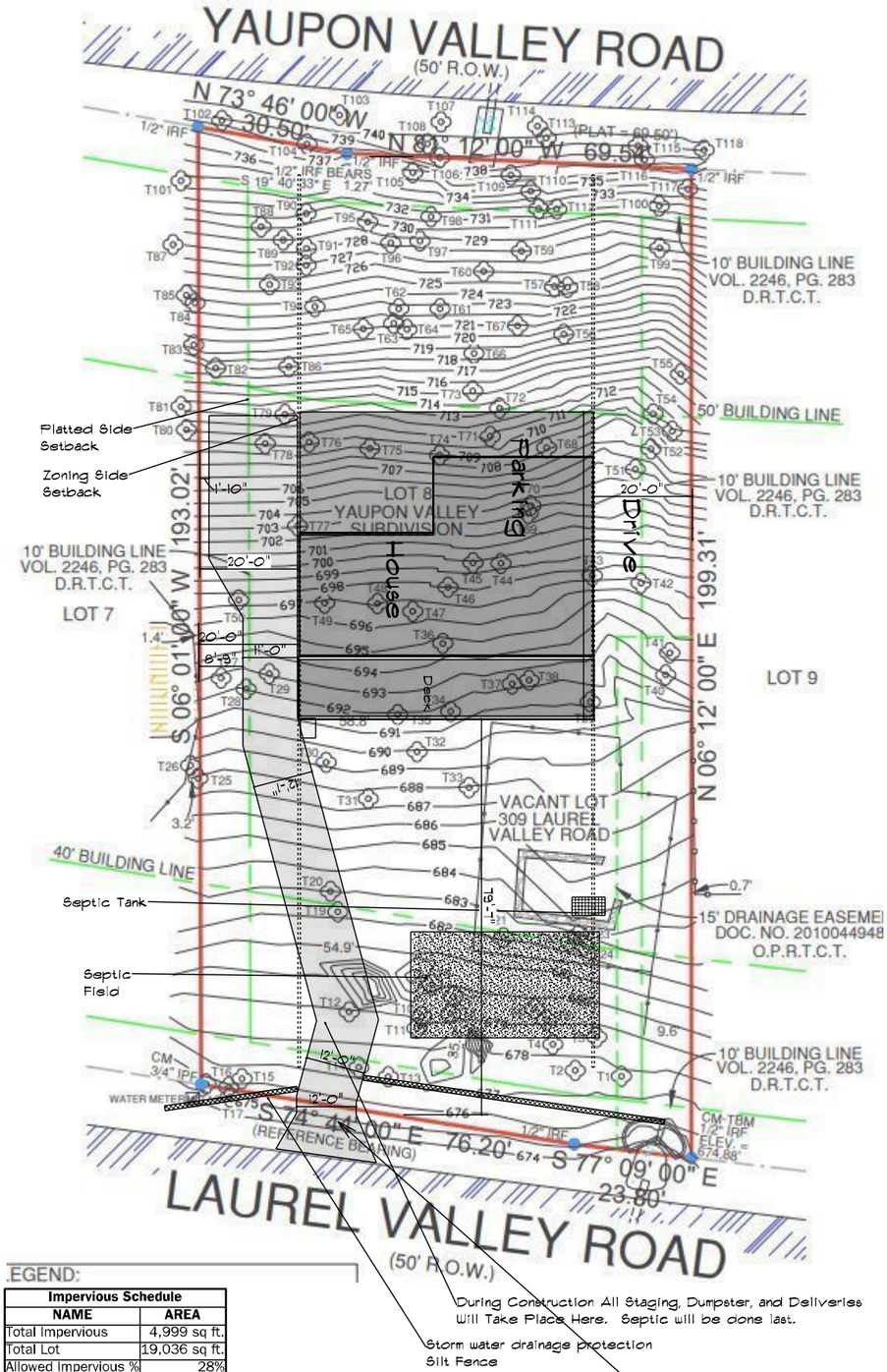
Main Floor Electric

PAGE: 6/14

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TOPO HOME PLACEMENT FLIP

SCALE: 1" = 30'-0"



TREE TABLE			
T1	10" TREE	T60	12" OAK
T2	6" & 8" OAK	T61	6" CEDAR
T3	6" OAK	T62	8" CEDAR
T4	6" OAK	T63	8" CEDAR
T5	4" OAK	T64	4" CEDAR
T6	8" HACKBERRY	T65	6" & 8" CEDAR
T7	9" OAK	T66	6" ELM
T8	9" OAK	T67	6" 6" & 4" CEDAR
T9	8" OAK	T68	6" & 4" CEDAR
T10	9" OAK	T69	8" OAK
T11	9" HACKBERRY	T70	3" OAK
T12	8" & 12" OAK	T71	8" & 8" CEDAR
T13	3" HACKBERRY	T72	12" CEDAR
T14	3" HACKBERRY	T73	6" CEDAR
T15	7" CEDAR	T74	6" ELM
T16	5" OAK	T75	3" ELM
T17	10" & 8" OAK	T76	10" CEDAR
T18	10" CEDAR	T77	10" & 12" CEDAR
T19	6" HACKBERRY	T78	8" CEDAR
T20	6" HACKBERRY	T79	9" CEDAR
T21	12" & 12" ELM	T80	10" CEDAR
T22	4" OAK	T81	10" OAK
T23	6" HACKBERRY	T82	12" CEDAR
T24	6" HACKBERRY	T83	6" CEDAR
T25	12" OAK	T84	8" CEDAR
T26	12" & 9" OAK	T85	7" CEDAR
T27	10" CEDAR	T86	10" CEDAR
T28	12" CEDAR	T87	8" CEDAR
T29	8" CEDAR	T88	11" CEDAR
T30	3" CEDAR	T89	5" CEDAR
T31	6" CEDAR	T90	8" HACKBERRY
T32	8" CEDAR	T91	7" CEDAR
T33	6" CEDAR	T92	8" CEDAR
T34	8" OAK	T93	10" CEDAR
T35	4" OAK	T94	4" OAK
T36	4" CEDAR	T95	12" CEDAR
T37	6" OAK	T96	8" CEDAR
T38	8" CEDAR	T97	4" CEDAR
T39	3" ELM	T98	8" CEDAR
T40	14" 6" & 6" OAK	T99	12" CEDAR
T41	10" CEDAR	T100	8" CEDAR
T42	6" CEDAR	T101	8" & 12" OAK
T43	8" CEDAR	T102	12" & 12" CEDAR
T44	8" CEDAR	T103	10" CEDAR
T45	5" CEDAR	T104	6" CEDAR
T46	8" CEDAR	T105	6" CEDAR
T47	8" HACKBERRY	T106	8" ELM
T48	4" HACKBERRY	T107	14" OAK
T49	16" CEDAR	T108	4" & 4" CEDAR
T50	3" ELM	T109	6" CEDAR
T51	12" CEDAR	T110	4" & 4" CEDAR
T52	8" CEDAR	T111	6" CEDAR
T53	8" CEDAR	T112	8 CEDAR
T54	14" CEDAR	T113	3" CEDAR
T55	4" CEDAR	T114	12" CEDAR
T56	8" OAK	T115	4" HACKBERRY
T57	6" CEDAR	T116	4" HACKBERRY
T58	10" CEDAR	T117	6" HACKBERRY
T59	6" CEDAR	T118	6" HACKBERRY

LEGEND:

Impervious Schedule	
NAME	AREA
Total Impervious	4,999 sq ft.
Total Lot	19,036 sq ft.
Allowed Impervious %	28%
Actual Impervious %	26%

During Construction All Staging, Dumpster, and Deliveries Will Take Place Here. Septic will be done last.

Storm water drainage protection Silt Fence

Type 1 Driveway Detail on Page 14

PERMIT DOCUMENTS

THIS SET TO REMAIN ON-SITE

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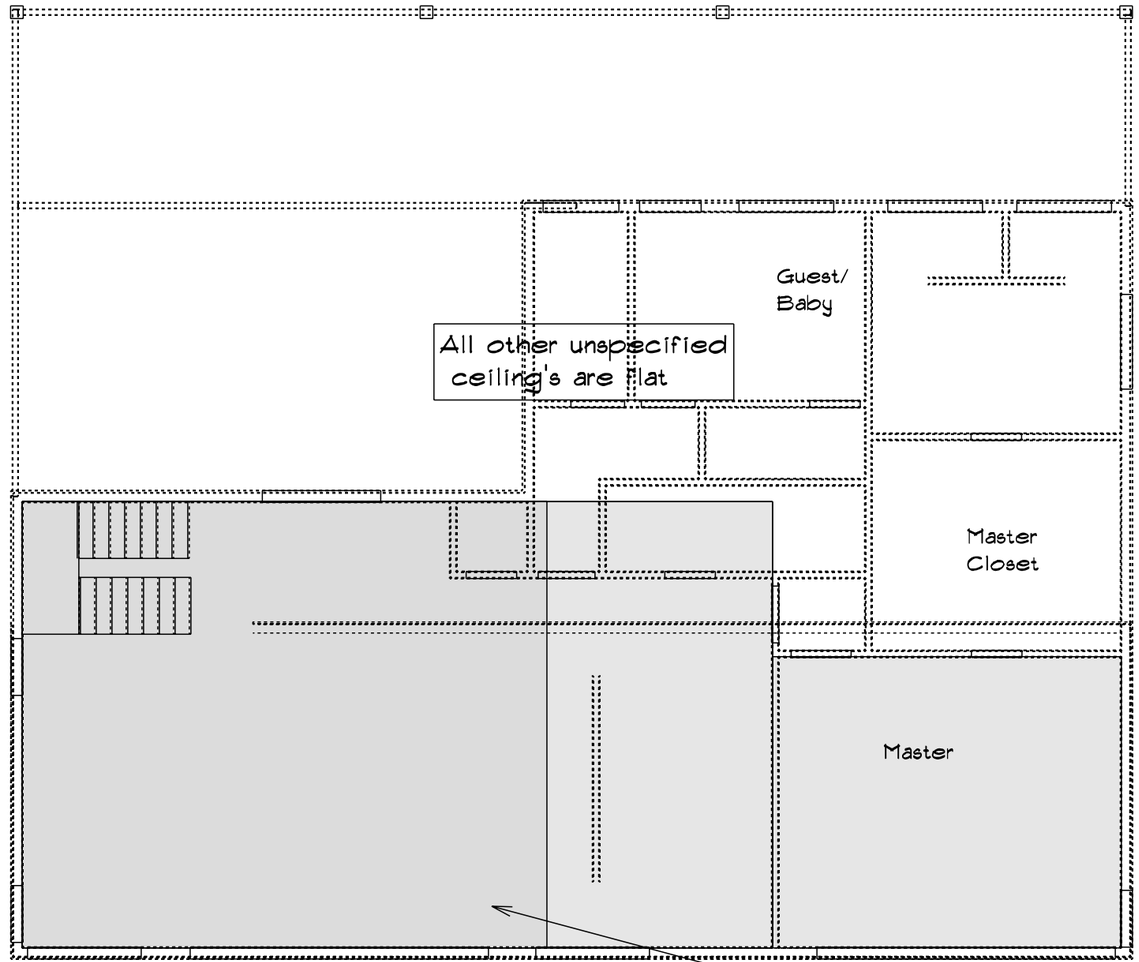
PAGE: 7/14

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SCALE: 1" = 30'-0"
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Site Plan



3/12 Cathedral Continued Into Master

3/12 Cathedral Ceiling

ORIGINAL MAIN FLOOR LAYOUT - CEILING

SCALE: 1/8" = 1'-0"

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Ceiling Plan

PAGE: 8/14

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R311.7 Stairways.

❖ The requirements for stairways are contained in Sections R311.7.1 through R311.7.9. The provisions address a wide variety of issues that must be considered when designing a stairway that is both safe and usable.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than $4^1/_2$ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than $31^1/_2$ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

R311.7.5.1 Risers. The riser height shall be not more than $7^3/_4$ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

1. The opening between adjacent treads is not limited on spiral stairways.
2. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

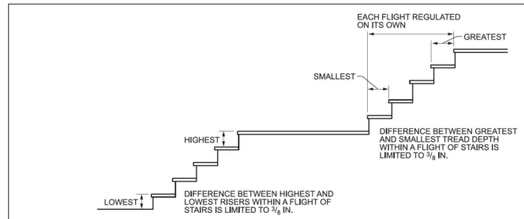
Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than $4^3/_4$ inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

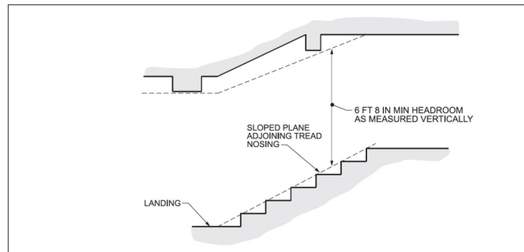
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.



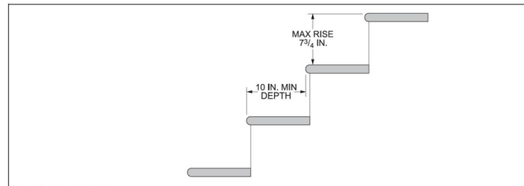
For SI: 1 inch = 25.4 mm.

Figure R311.7.5.1(2)
STAIR TOLERANCES



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Figure R311.7.2(1)
MINIMUM HEADROOM



For SI: 1 inch = 25.4 mm.

Figure R311.7.5.1(1)
CONVENTIONAL STAIRWAY

R311.7.5.3 Nosings. The radius of curvature at the nosing shall be not greater than $^9/_{16}$ inch (14 mm). A nosing projection not less than $^3/_4$ inch (19 mm) and not more than $1^1/_4$ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than $^3/_8$ inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed $^1/_2$ inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than $^3/_8$ inch (9.5 mm).

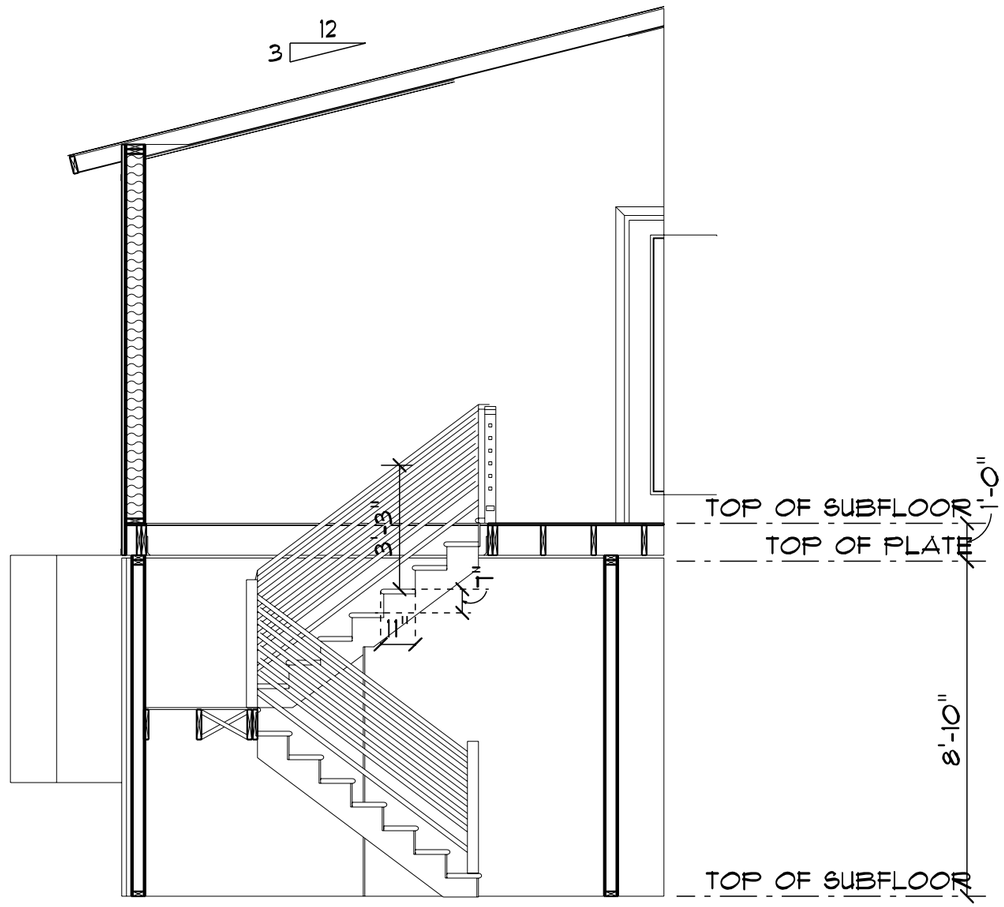
R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to *guard*, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.3 Grip-size. Required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of not less than $1^1/_4$ inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than $6^1/_4$ inches (160 mm) with a cross section of dimension of not more than $2^1/_4$ inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
2. Type II. Handrails with a perimeter greater than $6^1/_4$ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of $^3/_4$ inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than $^5/_{16}$ inch (8 mm) within $^7/_8$ inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than $^3/_8$ inch (10 mm) to a level that is not less than $1^3/_4$ inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than $1^1/_4$ inches (32 mm) and not more than $2^3/_4$ inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).



A/9

STAIR CROSS SECTION

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

R302.7 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any sof-

R312.1.1 Where required. *Guards* shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

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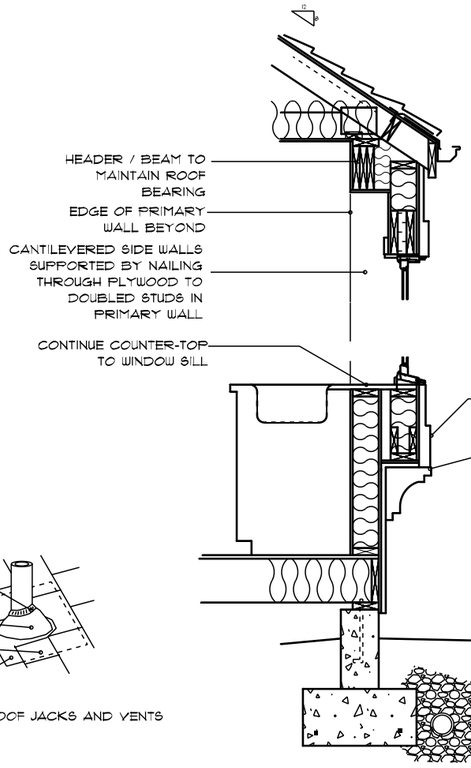
Stairs

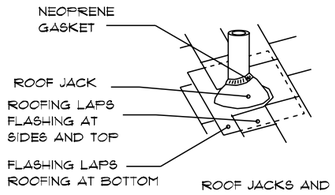
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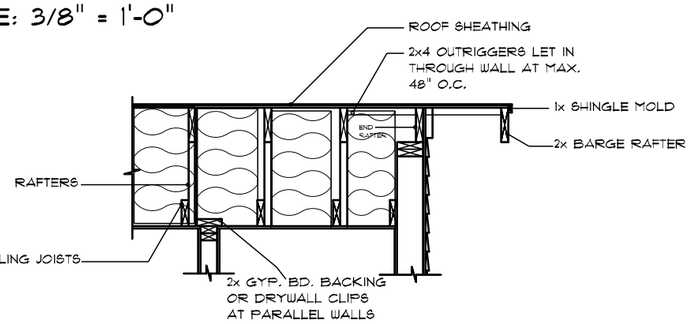
DETAIL PAGE

SCALE: 3/8" = 1'-0"

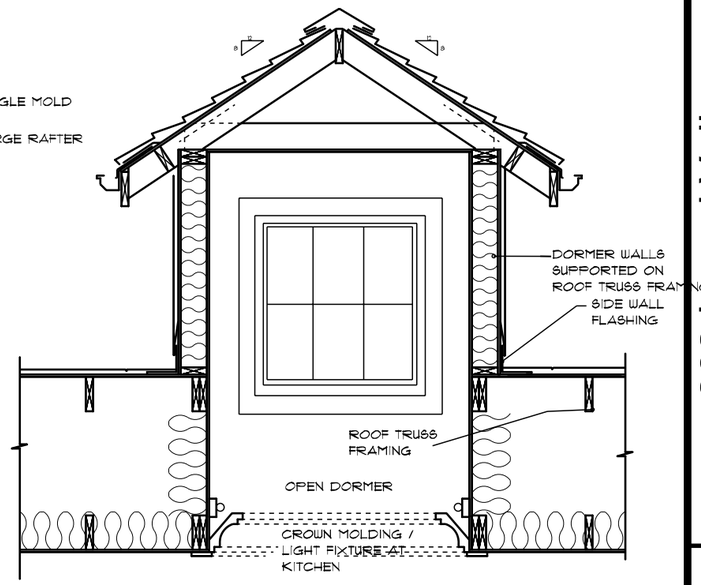




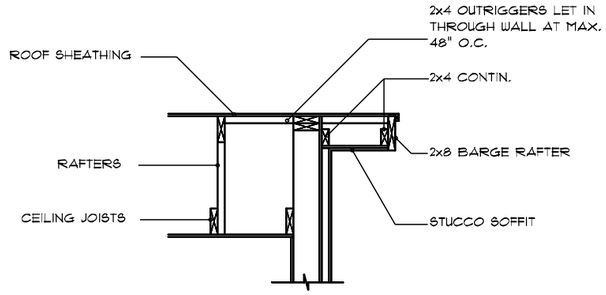
ROOF JACKS AND VENTS



STICK FRAME GABLE END ROOF



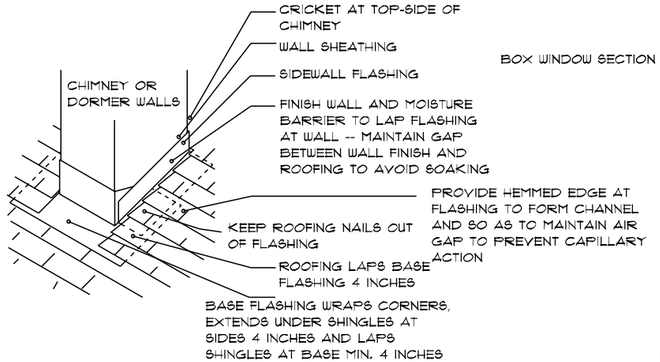
DORMER SECTION



BOXED RAKE GABLE END STICK FRAMED

ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS
-- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIPS AND VALLEYS

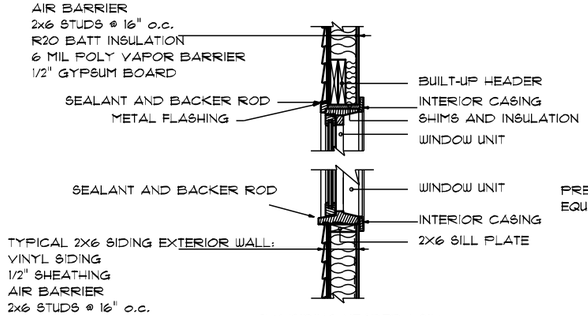
METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES
-- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION



FLASHING DETAILS / NOTES

BOX WINDOW SECTION

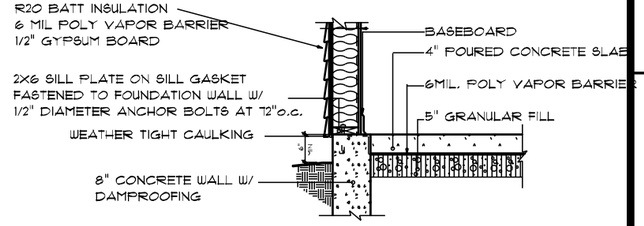
TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



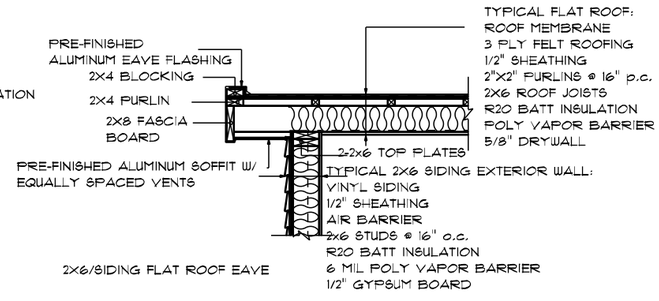
TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

2X6/SIDING HEADER & SILL

TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



2X6/SIDING SLAB ON GRADE



2X6/SIDING FLAT ROOF EAVE

TYPICAL FLAT ROOF:
ROOF MEMBRANE
3 PLY FELT ROOFING
1/2" SHEATHING
2"X2" PURLINS @ 16" o.c.
2X6 ROOF JOISTS
R20 BATT INSULATION
POLY VAPOR BARRIER
5/8" DRYWALL

TYPICAL 2X6 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x6 STUDS @ 16" o.c.
R20 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

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DATE: Wednesday, January 27, 2021

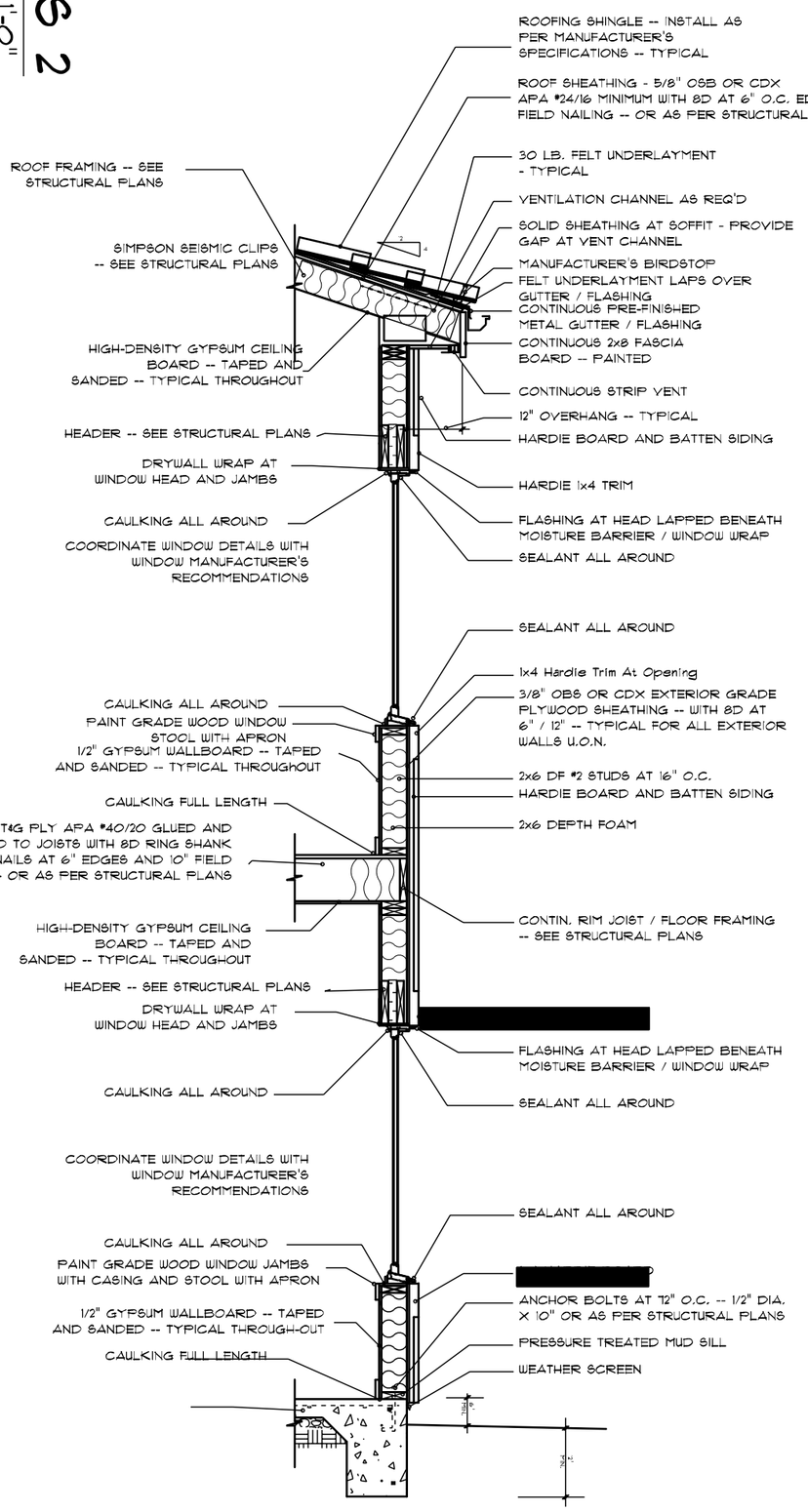
All general notes and drawings

PAGE: 10/14

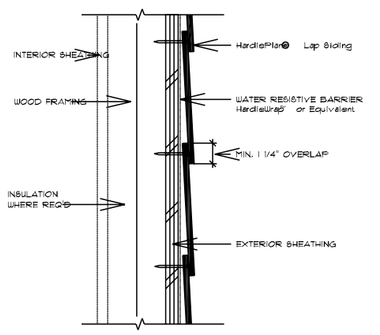
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DETAILS 2

SCALE: 3/8" = 1'-0"

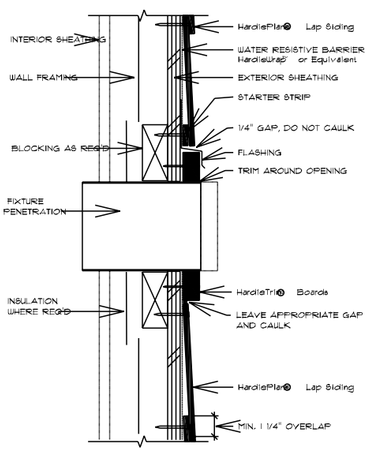


2 STOREY WALL SECTION



5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



7 FIXTURE PENETRATION

SCALE: 3"=1'-0"

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TABLE R802.5.1(1)—continued
RAFTER SPANS FOR COMMON LUMBER SPECIES
(Roof live load = 20 psf, ceiling not attached to rafters, L/Δ = 180)

RAFTER SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 10 psf					DEAD LOAD = 20 psf				
			2 × 4	2 × 6	2 × 8	2 × 10	2 × 12	2 × 4	2 × 6	2 × 8	2 × 10	2 × 12
			Maximum rafter spans[a]									
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
24	Douglas fir-larch	SS	9-1	14-4	18-10	23-9	Note b	9-1	13-3	16-10	20-7	23-10
	Douglas fir-larch	#1	8-7	12-6	15-10	19-5	22-6	7-5	10-10	13-9	16-9	19-6
	Douglas fir-larch	#2	8-2	11-11	15-1	18-5	21-4	7-0	10-4	13-0	15-11	18-6
	Douglas fir-larch	#3	6-2	9-1	11-6	14-1	16-3	5-4	7-10	10-0	12-2	14-1
	Hem-fir	SS	8-7	13-6	17-10	22-9	Note b	8-7	12-10	16-3	19-10	23-0
	Hem-fir	#1	8-5	12-4	15-8	19-2	22-2	7-4	10-9	13-7	16-7	19-3
	Hem-fir	#2	7-11	11-7	14-8	17-10	20-9	6-10	10-0	12-8	15-6	17-11
	Hem-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9
	Southern pine	SS	8-11	14-1	18-6	23-8	Note b	8-11	13-10	17-6	20-10	24-8
	Southern pine	#1	8-7	12-9	16-2	18-11	22-6	7-5	11-1	14-0	16-5	19-6
	Southern pine	#2	7-4	11-0	10-11	16-6	19-6	6-4	9-6	12-1	14-4	16-10
	Southern pine	#3	5-8	8-4	10-6	12-9	15-1	4-11	7-3	9-1	11-0	13-1
	Spruce-pine-fir	SS	8-5	13-3	17-5	21-8	25-2	8-4	12-2	15-4	18-9	21-9
	Spruce-pine-fir	#1	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#2	8-0	11-9	14-10	18-2	21-0	6-11	10-2	12-10	15-8	18-3
	Spruce-pine-fir	#3	6-1	8-10	11-3	13-8	15-11	5-3	7-8	9-9	11-10	13-9

Check sources for availability of lumber in lengths greater than 20 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

a. The tabulated rafter spans assume that ceiling joists are located at the bottom of the attic space or that some other method of resisting the outward push of the rafters on the bearing walls, such as rafter ties, is provided at that location. Where ceiling joists or rafter ties are located higher in the attic space, the rafter spans shall be multiplied by the following factors:

H_c/H_a	Rafter Span Adjustment Factor
1/3	0.67
1/4	0.76
1/5	0.83
1/6	0.90
1/7.5 or less	1.00

TABLE R802.4(1)—continued
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
19.2	Douglas fir-larch	SS	11-3	17-8	23-3	Note a
	Douglas fir-larch	#1	10-10	17-0	22-5	Note a
	Douglas fir-larch	#2	10-7	16-8	21-4	26-0
	Douglas fir-larch	#3	8-9	12-10	16-3	19-10
	Hem-fir	SS	10-7	16-8	21-11	Note a
	Hem-fir	#1	10-4	16-4	21-6	Note a
	Hem-fir	#2	9-11	15-7	20-6	25-3
	Hem-fir	#3	8-7	12-6	15-10	19-5
	Southern pine	SS	11-0	17-4	22-10	Note a
	Southern pine	#1	10-7	16-8	22-0	Note a
	Southern pine	#2	10-2	15-7	19-8	23-5
	Southern pine	#3	8-0	11-9	14-10	18-0
	Spruce-pine-fir	SS	10-4	16-4	21-6	Note a
	Spruce-pine-fir	#1	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#2	10-2	15-11	21-0	25-8
	Spruce-pine-fir	#3	8-7	12-6	15-10	19-5
24	Douglas fir-larch	SS	10-5	16-4	21-7	Note a
	Douglas fir-larch	#1	10-0	15-9	20-1	24-6
	Douglas fir-larch	#2	9-10	15-0	19-1	23-3
	Douglas fir-larch	#3	7-10	11-6	14-7	17-9
	Hem-fir	SS	9-10	15-6	20-5	Note a
	Hem-fir	#1	9-8	15-2	19-10	24-3
	Hem-fir	#2	9-2	14-5	18-6	22-7
	Hem-fir	#3	7-8	11-2	14-2	17-4
	Southern pine	SS	10-3	16-1	21-2	Note a
	Southern pine	#1	9-10	15-6	20-5	24-0
	Southern pine	#2	9-3	13-11	17-7	20-11
	Southern pine	#3	7-2	10-6	13-3	16-1
	Spruce-pine-fir	SS	9-8	15-2	19-11	25-5
	Spruce-pine-fir	#1	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#2	9-5	14-9	18-9	22-11
	Spruce-pine-fir	#3	7-8	11-2	14-2	17-4

Check sources for availability of lumber in lengths greater than 20 feet.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.

a. Span exceeds 26 feet in length.

TABLE R802.4(1)
CEILING JOIST SPANS FOR COMMON LUMBER SPECIES
(Uninhabitable attics without storage, live load = 10 psf, L/Δ = 240)

CEILING JOIST SPACING (inches)	SPECIES AND GRADE		DEAD LOAD = 5 psf			
			2 × 4	2 × 6	2 × 8	2 × 10
			Maximum ceiling joist spans			
			(feet - inches)	(feet - inches)	(feet - inches)	(feet - inches)
12	Douglas fir-larch	SS	13-2	20-8	Note a	Note a
	Douglas fir-larch	#1	12-8	19-11	Note a	Note a
	Douglas fir-larch	#2	12-5	19-6	25-8	Note a
	Douglas fir-larch	#3	11-1	16-3	20-7	25-2
	Hem-fir	SS	12-5	19-6	25-8	Note a
	Hem-fir	#1	12-2	19-1	25-2	Note a
	Hem-fir	#2	11-7	18-2	24-0	Note a
	Hem-fir	#3	10-10	15-10	20-1	24-6
	Southern pine	SS	12-11	20-3	Note a	Note a
	Southern pine	#1	12-5	19-6	25-8	Note a
	Southern pine	#2	11-10	18-8	24-7	Note a
	Southern pine	#3	10-1	14-11	18-9	22-9
	Spruce-pine-fir	SS	12-2	19-1	25-2	Note a
	Spruce-pine-fir	#1	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#2	11-10	18-8	24-7	Note a
	Spruce-pine-fir	#3	10-10	15-10	20-1	24-6
16	Douglas fir-larch	SS	11-11	18-9	24-8	Note a
	Douglas fir-larch	#1	11-6	18-1	23-10	Note a
	Douglas fir-larch	#2	11-3	17-8	23-4	Note a
	Douglas fir-larch	#3	9-7	14-1	17-10	21-9
	Hem-fir	SS	11-3	17-8	23-4	Note a
	Hem-fir	#1	11-0	17-4	22-10	Note a
	Hem-fir	#2	10-6	16-6	21-9	Note a
	Hem-fir	#3	9-5	13-9	17-5	21-3
	Southern pine	SS	11-9	18-5	24-3	Note a
	Southern pine	#1	11-3	17-8	23-10	Note a
	Southern pine	#2	10-9	16-11	21-7	25-7
	Southern pine	#3	8-9	12-11	16-3	19-9
	Spruce-pine-fir	SS	11-0	17-4	22-10	Note a
	Spruce-pine-fir	#1	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#2	10-9	16-11	22-4	Note a
	Spruce-pine-fir	#3	9-5	13-9	17-5	21-3

EXAMPLE: Garage Door Header – Supporting Roof Loads Only
(See Table 5 on page 10)

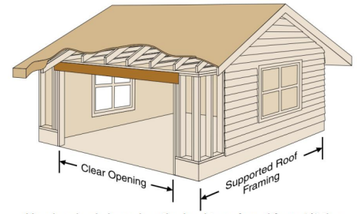
Live Load = 20 psf

Dead Load = 10 psf

Load Duration Factor = 1.25

Span of Supported Roof Framing = 24'

Clear Opening = 10'



Header size is based on the load transferred from 1/2 the span of the supported roof framing, plus a 24" overhang.

Southern Pine Header Selected: *(from Table 5)*
No.1 Southern Pine Lumber - (2) 2x12s or
No.2 Southern Pine Lumber - (3) 2x10s or
24F-1.7E (V4) Southern Pine Glulam - 3-1/2" x 9-1/4"

Note: Detailed bracing may be required for wall sections less than 4' in length adjacent to garage door openings. Refer to the *Braced Wall Detail for Garage Door Header* illustration on page 6.

Table 19 – 20 psf Live Load, 10 psf Dead Load, 1.25 Load Duration Factor

Grade	Clear Opening	Span of Supported Roof Framing (sum of rafter spans from both sides of beam)						
		16'	20'	24'	28'	32'	36'	40'
No. 1	10'	(1) 2 x 12	(2) 2 x 10s	(2) 2 x 12s	(2) 2 x 12s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 10s
	12'	(2) 2 x 10s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(3) 2 x 12s
	14'	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	3-1/2 x 11-1/4
	16'	(3) 2 x 10s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	(4) 2 x 12s	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*
No. 2	10'	(2) 2 x 10s	(2) 2 x 12s	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(3) 2 x 12s
	12'	(2) 2 x 12s	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s
	14'	(3) 2 x 10s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*
	16'	(3) 2 x 12s	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	(4) 2 x 12s	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	*3-1/2 x 11-1/4*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*
No. 3	10'	(3) 2 x 10s	(3) 2 x 12s	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*
	12'	(3) 2 x 12s	(4) 2 x 12s	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*
	14'	(4) 2 x 12s	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/4*	*3-1/2 x 9-1/2*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*
	16'	*3-1/2 x 9-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*
	18'	*3-1/2 x 11-1/4*	*3-1/2 x 11-1/4*	*3-1/2 x 11-7/8*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*
	20'	*3-1/2 x 11-1/4*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*
	22'	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 14*	*3-1/2 x 16*	*3-1/2 x 16*	*3-1/2 x 16*	*5-1/2 x 16*
	24'	*5-1/2 x 14*	*3-1/2 x 16*	*5-1/2 x 16*	*5-1/2 x 16*	*3-1/2 x 18*	*5-1/2 x 16*	*5-1/2 x 16*

(See *Requirements for Use* on page 7, *Key* (*) and *Notes* on page 19, and *Example* on page 22)

Requirements for Use of Size Selection Tables

1. These tables are for gravity loads only. Consult a registered design professional for wind and seismic load analysis and design.
2. All tables are based on uniformly distributed loads only. Other loads, such as concentrated or unbalanced snow loads, have not been considered and must be analyzed separately.
3. These tables are only applicable to members used under dry-service conditions where the moisture content in use is a maximum of 19% for lumber and less than 16% for glued laminated timber.
4. The compression edge of the header or beam must be laterally supported at intervals of 24" or less. In addition, lateral support must be provided at bearing points.
5. Design loads used to select a header or beam must be equal to or greater than the actual applied loads.
6. Multiple-member headers and beams must be properly connected together. See page 5 for connection guidelines.
7. These tables assume unbalanced glued laminated timber combinations used in simple-span applications. Balanced beam combinations with equal or greater design values may be substituted and used in either simple-span or continuous-span applications.
8. These tables are only applicable to members used under ordinary ranges of temperature and occasionally heated in use up to 150° F.

Southern Forest Products Association does not develop design values for either lumber or glued laminated timber. Accordingly, SFPA does not warrant the design values on which these tables are based, and assumes no liability for damage caused or contributed to by the use of such design values. In addition, SFPA and its members have no knowledge of the loads, spans, materials used, quality of workmanship, professional competence of the users, and other factors involved in specifying headers or beams for any given project; and accordingly, cannot, and do not, represent or warrant the performance in use of headers or beams incorporated into any particular construction project, and disclaim liability for injury or damage caused by the failure of a header or beam in use.

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These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

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DRAWN BY:
SCALE: As Noted
DATE: Wednesday, January 27, 2021

Span Notes

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R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where *alterations* or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available that could provide access for interconnection without the removal of interior finishes.

SECTION R314
SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

❖ Section R314 provides the details of smoke detection and notification to alert occupants of potential problems. When asleep, the occupants of residential buildings will usually be unaware of a fire, and the fire will have an opportunity to spread before being detected. A majority of fire deaths occurring in residential buildings have occurred because of this delay in detection. It is for this reason that the code requires smoke alarms that comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be *listed* in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be *listed* in accordance with UL 217 and UL 2034.

❖ Smoke alarms must be listed to UL 217. Combination smoke and carbon monoxide alarms, if they are provided, must be listed in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

❖ See commentary to Section R314.1.

R314.2.1 New construction. Smoke alarms shall be provided in *dwelling units*.

❖ See commentary to Section R314.1.

R314.2.2 Alterations, repairs and additions. Where *alterations*, *repairs* or *additions* requiring a permit occur, or where one or more sleeping rooms are added or created in existing *dwellings*, the individual *dwelling unit* shall be equipped with smoke alarms located as required for new *dwellings*.

Exceptions:

1. Work involving the exterior surfaces of *dwellings*, such as the replacement of roofing or siding, the

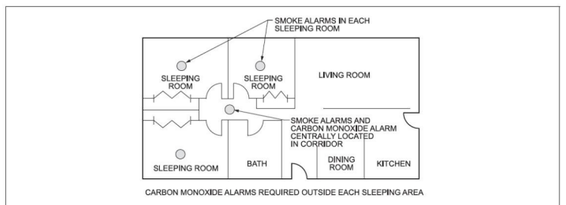


Figure R315.3
LOCATION OF CARBON MONOXIDE ALARMS

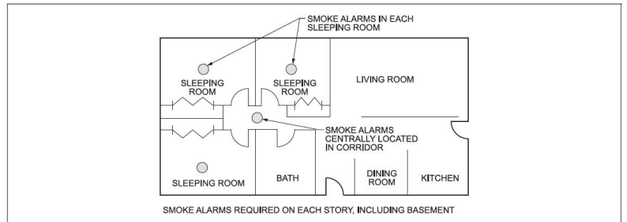


Figure R314.3(1)
LOCATION OF SMOKE ALARMS

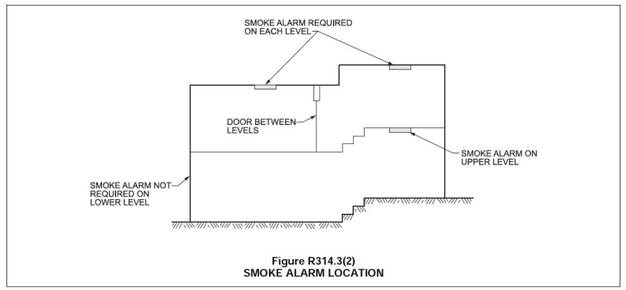


Figure R314.3(2)
SMOKE ALARM LOCATION

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

❖ This section allows listed combination smoke and carbon monoxide alarms to be used in lieu of smoke alarms.

R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

❖ Smoke alarms must use AC power as their primary source and battery power as a secondary source to enhance their reliability. For example, during a power outage, the probability of fire is increased because of the use of candles or lanterns for temporary light. Required backup battery power provides for continued performance of the smoke alarms. Smoke alarms are commonly designed to emit a recurring signal when batteries are low and need to be replaced. It is also for the reliability issue that the code does not permit the alarms to be on any type of circuit that could be disconnected or turned off, such as a lighting circuit with a switch. The only way to disconnect power to the smoke alarms should be through the electrical panel box by either flipping a circuit breaker or removing the circuit's fuse.

The exceptions acknowledge that the code does not require that smoke alarms in all existing buildings be served from a commercial power source. Battery-operated smoke alarms may be the only power source when a commercial power source is not available or when extensive alterations or repairs (see Section R314.2.2) are not being made. Where permanent building wiring can be installed without the removal of interior finishes, this section recognizes the increased reliability that the "hardwired" commercial power source with battery back-up can provide. Therefore, where feasible, permanent wiring is to be installed.

R314.7 Fire alarm systems. Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.

❖ The detection and notification system requirements of Sections R314.7 through R314.7.4 provide early warning to occupants of the building in the event of a fire, thereby providing a greater opportunity for everyone in the building to evacuate or relocate to a safe area. Installation of a fire alarm system in accordance with this section is considered a viable alternative to the installation of required smoke alarms. Of all of the provisions for safety features that have been placed within the code over the past few decades other than fire sprinkler system requirements, the provisions for these detection and alarm devices have probably offered the greatest benefit in increasing safety and reducing the loss of life, and these benefits come at a comparatively minor expense.

Requiring the system to become a permanent fixture (see Section R314.7.3) of the occupancy and not be leased will prevent the system from being removed due to nonpayment. "Owned by the homeowner" is a good beginning and adds additional language that will ensure system reliability by requiring the owner to have the system electronically monitored and maintained in accordance with the referenced standard.

For larger homes, the only possible way to provide detection is through the use of a household fire warning system (see Section R314.7.1). NFPA 72, *National Fire Alarm Code*, has limits as to the number of smoke alarms that may be interconnected. Section 11.8.2.2 of the 2006 edition of the NFPA 72 allows only 12 smoke alarms to be interconnected if the interconnecting means is not supervised. Up to 42 smoke alarms may be interconnected if they are supervised. A number of homeowners prefer that their household fire warning systems be monitored by a supervising station. The requirement in Section R314.1.1 for listing of smoke alarms with UL 217, however, prohibits them from being monitored.

R314.7.1 General. Fire alarm systems shall comply with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. Smoke detectors shall be *listed* in accordance with UL 268.

❖ See the commentary to Section R314.7.

R314.7.2 Location. Smoke detectors shall be installed in the locations specified in Section R314.3.

❖ See the commentary to Section R314.7.

R314.7.3 Permanent fixture. Where a household fire alarm system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner.

❖ See the commentary to Section R314.7.

R314.7.4 Combination detectors. Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are *listed* in accordance with UL 268 and UL 2075.

❖ See the commentary to Section R314.7.

SECTION R315
CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

❖ Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill occupants before they are aware it is in their home. At lower levels of

addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

2. Installation, alteration or repairs of plumbing or mechanical systems are exempt from the requirements of this section.

❖ This section contains a unique provision in the code, applying the smoke alarm provisions to existing buildings when an addition, alteration or repair is made that will require a permit, or if any sleeping rooms are added or created. See the commentary to Section R105.2 regarding what types of repairs or alterations require a permit. The smoke alarms in these existing buildings are to be installed in the same manner as required for new dwellings. This would not only require their installation in the same locations within the dwelling, but also that they be interconnected and receive their power from the building wiring. The commentary to Section R314.4 contains more discussion of the power source.

Two exceptions provide relief from the normal smoke alarm requirements in existing buildings that undergo some types of alteration, repair or addition.

The first exception exempts "exterior surface" repairs from initiating the requirement for smoke alarms being placed in an existing dwelling. This exception exempts work that is done on the exterior only. The final determination of what type of work is included is left to the building official, but this would generally be viewed as covering reroofing, siding repairs or siding replacement and could possibly include some window replacements.

The second exception exempts alterations that involve the replacement or repair of plumbing or mechanical equipment, fixtures or systems. This exception would allow replacement of items such as a furnace without expanding the project to include smoke alarms.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

❖ So that all areas have at least some level of protection, and so that sleeping areas are adequately protected, Section R314.3 specifies where smoke alarms are to be installed. The code requires that alarms be located within each sleeping room, as well as outside each separate sleeping area in the immediate vicinity of the bedrooms. The device within the bedroom will provide protection should the fire begin within that sleeping room, while the device outside of the room will provide early notification and protection should a problem develop in the area that generally will serve as the egress path for the bedroom. In addition, Item 3 will require installation of at least one smoke alarm on each story of the dwelling, including basements and habitable attics. The code does not require the installation of alarms within crawl spaces or within attics that are not habitable. This provides detection and notification within the areas of general occupancy, but ignores spaces that are not occupied. See Commentary Figure R314.3(1) for an illustration of the required alarm locations.

Where split levels occur in a dwelling and the adjacent levels openly communicate with each other, the alarm may be placed on the upper portion of the split level if it is not more than one full story different in elevation. Commentary Figure R314.3(2) is an example of this provision. This requirement is based on the fact that any fire initiating on the lower portion of the level will send products of combustion up to the upper portion and that a detector there will provide a quick response and early warning.

Item 4 prohibits smoke alarms within 3 feet, as measured horizontally, from doors or openings to spaces that contain a tub or shower, except where it would interfere with the location of another smoke alarm required by this section.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking *appliance*.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking *appliance*.
3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking *appliance*.

❖ Ionization smoke alarms must not be installed within 20 feet, as measured horizontally, of a permanently installed cooking appliance except that, where the alarms are equipped with an alarm-silencing switch, they are permitted to be installed within 10 feet. Photoelectric smoke alarms must not be installed within 6 feet (1828 mm) of a permanently installed cooking appliance. These restrictions do not apply if they would prevent smoke alarm placement in accordance with Section R314.3.

These plans have been reviewed by ATS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes, ordinances, State and Federal laws. Copy of plans bearing this stamp shall be available on the jobsite at all times.

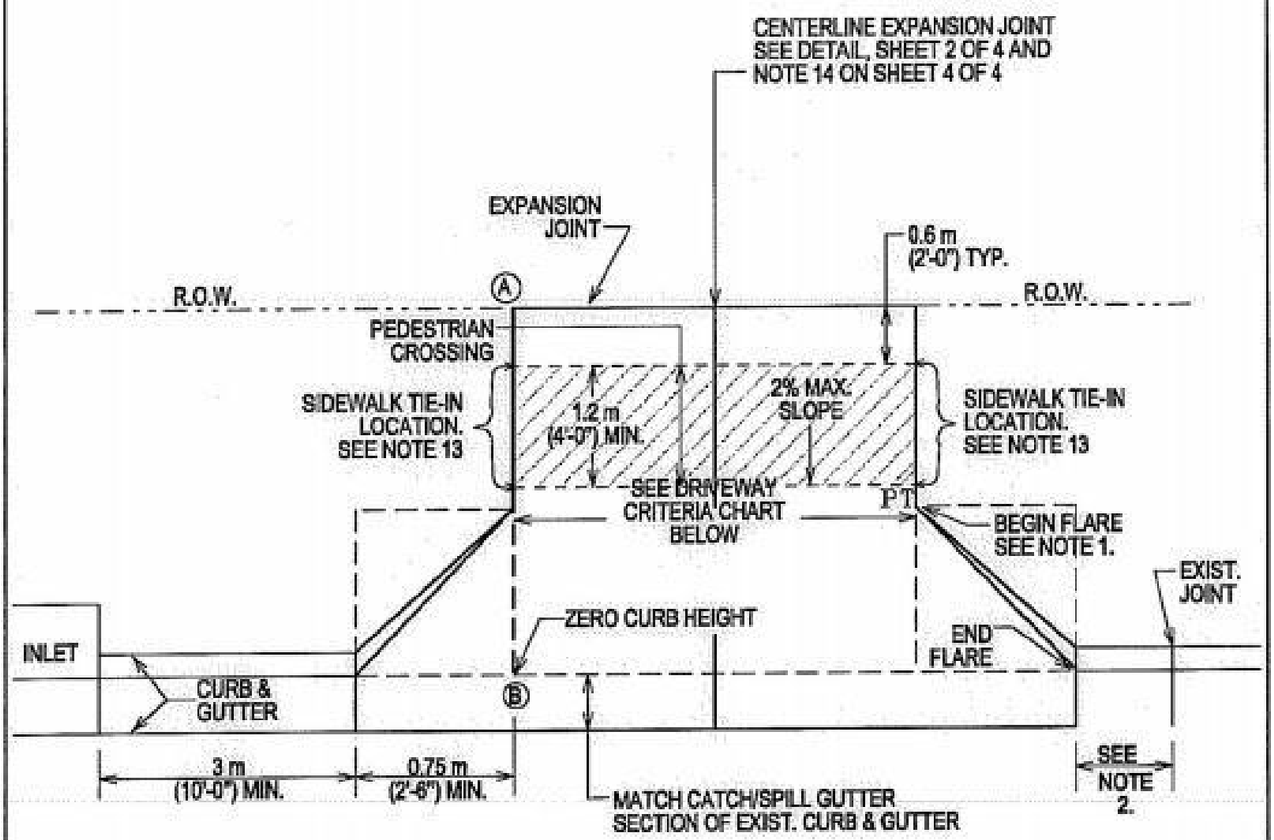
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DRAWN BY:
SCALE: As Noted
DATE: Wednesday, January 27, 2021

Smoke and Carbon Notes

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PLAN

DRIVEWAY CRITERIA	WIDTH METERS (FEET)		
USE	MIN.	*OPT.	MAX.
SINGLE FAMILY	3.66 (12)	5.50 (18)	11.80 (25)
DUPLEX	4.56 (15)	5.50 (18)	11.80 (25)
TOWN HOME	4.56 (15)	5.50 (18)	11.80 (25)

*OPTIMUM

NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT Ⓐ ABOVE POINT Ⓑ IS, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FLARED TYPE I DRIVEWAY (1 & 2 FAMILY RESIDENTIAL USE ONLY)	
10-19-09 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-1A 1 OF 4

KLM DESIGN BUILD	PAGE: 14/14	309 Laurel Valley PHONE: FAX: MOBILE:
LIBERTY HILL TX 78642 PHONE: FAX: MOBILE:512-927-7091 Construction@KLMDESIGNBUILD		DRAWN BY: SCALE: As Noted DATE: Wednesday, January 27, 2021 Type 1 Driveway

Framing General Notes

SECTION 1 GENERAL CONDITION AND STATEMENTS

A. THESE NOTES SHALL APPLY UNLESS OTHERWISE INDICATED BY DRAWINGS OR SPECIFICATIONS.

B. STRUCTURAL DRAWINGS ARE DIAGRAMMATIC IN NATURE. DO NOT SCALE THESE DRAWINGS. IN CASE OF DIMENSIONAL DISCREPANCIES, THE ARCHITECTURAL DRAWINGS SHALL GOVERN.

C. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS WITH ARCHITECTURAL DRAWINGS REPORT ANY DISCREPANCIES TO STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH WORK.

D. STRUCTURAL DRAWINGS INDICATE TYPICAL AND CERTAIN SPECIFIC CONDITIONS ONLY. SHOP DRAWINGS SHALL DETAIL ALL CONDITIONS IN ACCORDANCE WITH SPECIFIED STANDARDS AND THE SPECIFIC REQUIREMENTS OF THIS PROJECT AS INDICATED ON THE DRAWINGS.

E. NON-STRUCTURAL FRAMING REQUIREMENTS ARE NOT SPECIFIED ON STRUCTURAL DRAWINGS. SEE ARCHITECTURAL DRAWINGS FOR ANY ADDITIONAL FRAMING REQUIRED.

F. THE USE OR REPRODUCTION OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON.

G. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL TEMPORARILY BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, MASONRY, TO RESIST GRAVITY, EARTH, WIND, SEISMIC, AND CONSTRUCTION LOADS DURING CONSTRUCTION.

H. WHERE A DETAIL, TYPICAL DETAIL, SECTION, TYPICAL SECTION OR AS NOTED IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

I. THESE STRUCTURAL DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE JURISDICTION ADOPTED LOCAL VERSION OF THE INTERNATIONAL BUILDING CODE.

SECTION 2 CONCRETE MASONRY UNITS

A. U.N.O. HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1500 PSI. ON THE NET BLOCK AREA.

B. LOAD BEARING MASONRY USED IN AREAS REQUIRING SOUND TRANSMISSION RATING AND SOUND ABSORPTION RATING SHALL CONFORM TO ASTM C90, HEAVYWEIGHT, WITH A MINIMUM COMPRESSIVE STRENGTH f'm = 1500 PSI. ON THE NET BLOCK AREA. CALCULATING REQUIRED MASONRY UNIT WEIGHT SHALL BE PER NCMA-TEK 69B BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

C. MORTAR SHALL CONFORM TO ASTM C270 CEMENT-LIME TYPE M OR S. MINIMUM COMPRESSIVE STRENGTH TO BE 1500 PSI.

D. COURSE MASONRY GROUT SHALL CONFORM TO ASTM C476 WITH MAXIMUM AGGREGATE SIZE OF 3/8". MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI. AT 28 DAYS. PROVIDE CLEAN OUT OPENINGS WHERE GROUT LIFT EXCEEDS 4'-0.

E. CONCRETE MASONRY QUALITY CONTROL:
1. WORK IN PROGRESS SHALL BE INSPECTED FOR CONFORMANCE WITH SPECIFIED MATERIALS AND THAT WORKMANSHIP AND CONSTRUCTION IS IN COMPLIANCE WITH PLANS, SPECIFICATIONS AND INDUSTRY STANDARDS.

2. WORK SHALL BE SAMPLED AND TESTED.
   A. MORTAR: 2 X 4 CYLINDERS OR 2 INCH CUBES PER ASTM C780. 1 TEST OF 3 CYLINDERS OR CUBES PRIOR TO CONSTRUCTION, 1 TEST OF 3 CYLINDERS OR CUBES ON EACH OF THE FIRST DAYS OF CONSTRUCTION AND 1 TEST OF 3 CYLINDERS OR CUBES FOR EACH 5000 SF OF WALL AREA OR PER WEEK WHICHEVER OCCURS FIRST.

   B. GROUT: TEST 3 X 3 X 6 SAMPLE CAST BETWEEN BLOCK UNITS (SEE NCMA TEK – 23A) CAP PER ASTM C617 AND TEST PER ASTM C39. TAKE 2 SPECIMENS PER TEST EACH 30 CUBIC YARDS OF GROUT OR FRACTION THEREOF PLACED EACH DAY AND WHEN MIX PROPORTIONS ARE CHANGED.

F. HORIZONTAL REINFORCEMENT SHALL BE DUR-O-WALL, TRUSS TYPE, GALVANIZED OR EQUAL CONFORMING TO ASTM A82. PLACEMENT SHALL BE AT 16" O.C. IN CMU JOINT. SPLICES SHALL LAP AT LEAST 6" AND SHALL BE CONTINUOUS AROUND CORNERS.

G. VERTICAL REINFORCEMENT SHALL BE A MINIMUM OF #5 BAR AT MAX. 48" O.C. IN FULLY GROUTED CELL U.N.O. ALL VERTICAL REINFORCEMENT IN MASONRY WALLS SHALL HAVE 48 BAR DIAMETER LAP SPLICES.

H. PROVIDED 1–#5 OR 2–#4 BARS IN FULL GROUT CELL VERTICALLY AT CORNERS AND ENDS OF WALLS.

BOND BEAMS TO BE PROVIDED @ EACH FLOOR AND TOP OF WALL. BOND BEAMS SHALL BE REINFORCED WITH MINIMUM (1) #5 CONTINUOUS FOR 8 INCH "U" BLOCKS, AND MINIMUM (2) #5 BOTTOM FOR 12 INCH "U" BLOCKS AND BE FULLY GROUTED.

J. CONTROL JOINTS AT EXTERIOR WALLS SHALL BE PLACED AT THE LESSER OF 50 FT. OR THREE TIMES THE WALL HEIGHT. COORDINATE WITH ARCHITECT FOR EXACT PLACEMENT. USE SLOTTED CMU'S AND JOINT FILLER AT CONTROL JOINTS.

K. COORDINATE WITH ARCHITECTURAL FOR PLACEMENT OF EXPANSION AND CONTRACTION JOINTS IN WALLS.

L. OPENINGS LESS THAN 6 FT. SHALL BE SPANNED WITH LINTEL BLOCK, GROUTED AND REINFORCED WITH 1 #5 BARS EXTENDING AT LEAST 8" INTO THE SUPPORT AT EACH END, UNLESS NOTED OTHERWISE.

SECTION 3 CONCRETE

A. MIX DESIGNS FOR EACH TYPE OF CONCRETE SPECIFIED SHALL BE SUBMITTED FOR APPROVAL. ADMIXTURES, CURING COMPOUNDS AND HARDENERS INTENDED FOR USE ARE TO BE SUBMITTED FOR APPROVAL. NO MORE THAN 5% PERCENT AIR ENTRAINMENT MAY BE PROVIDED.

B. TESTING LABORATORY SHALL SAMPLE AND TEST CONCRETE AS FOLLOWS:

1. SAMPLING:
   A. GENERAL: IN ACCORDANCE WITH ASTM C31.
   B. NO.: 4 CYLINDERS FOR EACH 50 CUBIC YARDS, 5000 SQ. FT. OF SURFACE AREA, OR EACH PLACEMENT OF EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY.
   C. DESIGNATION: LABEL EACH CYLINDER IN EACH SET OF 4 CYLINDERS WITH AN ALPHANUMERIC DESIGNATION, E.G. THE FIRST SET SHALL BE NUMBERED 1A, 1B, 1C, AND 1D

2. TESTING:
   A. SLUMP: IN ACCORDANCE WITH ASTM C 143, TO BE TAKEN WHEN EACH SET OF CYLINDERS IS MADE.
   B. AIR CONTENT: SEE SPECIFICATIONS.
   C. COMPRESSIVE STRENGTH: IN ACCORDANCE WITH ASTM C 39 BREAK ONE CYLINDER AT 7 DAYS, 2 AT 28 DAYS, AND HOLD ONE IN RESERVE. EACH PAIR OF BREAKS FROM EACH SET OF CYLINDERS WILL BE CONSIDERED ONE TEST.
3. TEST REPORTS SHALL BE AVAILABLE AT JOBSITE.

C. CONCRETE FOR FOOTINGS, PIERS, SLABS, AND WALLS SHALL BE STANDARD WEIGHT 3000 PSI. COMPRESSIVE STRENGTH AT 28 DAYS.

D. CONCRETE WORK SHALL CONFORM TO ACI 318 (REINF. CONCRETE) AND/OR 318.1 (PLAIN CONCRETE).

E. REINFORCING BARS SHALL CONFORM WITH ASTM A 615. ALL BARS SHALL BE GRADE 60.

F. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. DESIGNATION 1–615 GRADE 60 (60,000 PSI. YIELD POINT). REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT CONFORMING TO THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY AWS D12.1–75.

G. ALL POST–TENSIONING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE GUIDE SPECIFICATIONS FOR POST–TENSIONING MATERIALS, POST–TENSIONING INSTITUTE 1980.

H. TENDONS SHALL BE FABRICATED FROM 1/2" DIA., 270 KSI STRAND IN ACCORDANCE WITH A.S.T.M. A–416. TENDONS SHALL BE GREASED PLASTIC SHEATHED AND ANCHORAGE AT 289 KIPS. IF STRAND IS DAMAGED, IT SHOULD BE REPAIRED PER P.T.I. RECOMMENDATIONS. ANCHORAGES MUST CONFORM TO P.T.I. DESIGN SPECIFICATIONS.

CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. AT 28 DAYS AND A MINIMUM OF 2000 PSI. AT THE TIME OF TENSIONING. SLAB SHOULD BE STRESSED WITHIN 7–10 DAYS.

J. STRAND LENGTHS ARE THE RESPONSIBILITY OF THE POST TENSIONED MATERIAL SUPPLIER.

K. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS INDICATING STRESS IN TENDONS TO ENGINEER WITHIN 3 DAYS OF STRESSING OPERATION.

L. ANCHOR BOLTS:
ASTM A 36 FOR MATERIAL; A 307 FOR OTHER PROPERTIES, WITH CUT THREADS. FURNISH WITH HEAVY HEX NUT AND WASHER.

M. REBAR SUPPORT DEVICES:
CRSI MANUAL OF STANDARD PRACTICE.

N. REINFORCING STEEL COVERAGE SHALL BE AS FOLLOWS:
CAST IN PLACE CONCRETE

(A)	PIERS	– 2" TO TIES
(B)	GRADE BEAMS	– 3" SIDES AND BOTTOM, 2" TOP
(C)	SLABS ABOVE GRADE	– 3/4" NOT EXPOSED TO WEATHER
(D)	BEAMS ABOVE GRADE	– 1 1/2" NOT EXPOSED TO WEATHER
(E)	CONCRETE JOINTS	– 3/4" NOT EXPOSED TO WEATHER
(F)	WALLS	– 2" NOT EXPOSED TO EARTH & WEATHER
(G)	FOOTINGS	– 3" SIDES AND BOTTOM, 2" TOP

O. ALL CONTINUOUS BARS SHALL HAVE 42 BARS DIAMETER LAP SPLICE (26" FOR #5 BARS) AT OUTSIDE CORNER BARS OF ALL WALL AND GRADE BEAM CORNERS. BARS SHALL BE THE SAME SIZE AND SPACING AS THE HORIZ. REINF. INTERSECTING WALLS OR GRADE BEAMS SHALL BE DOWELED IN THE SAME MANNER. PROVIDE TWO #4 TOP DIAGONAL BARS 4'–0" LONG AT ALL REENTRANT CORNERS IN ALL SLABS ON GRADE AND ELEVATED SLABS.

P. CONFORM TO ACI 306R FOR COLD WEATHER CONCRETING AND ACI 305R WHEN ANY COMBINATION OF HIGH TEMPERATURE, LOW RELATIVE HUMIDITY AND WIND VELOCITY TEND TO IMPAIR THE QUALITY OF THE CONCRETE. CONCRETE IS TO BE REJECTED IF ITS TEMPERATURE AT TIME OF PLACEMENT IS 90 DEG. F OR ABOVE. PROTECT SURFACES OF EXPOSED CONCRETE FROM PRECIPITATION DAMAGE UNTIL ADEQUATE STRENGTH IS GAINED TO PREVENT DAMAGE.

Q. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL EQUIPMENT ARRANGEMENT. CIVIL AND VENDOR'S DRAWINGS FOR EMBEDDED ITEMS NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND PLACING ALL EMBEDDED ITEMS SHOWN ON THE DRAWINGS OR REQUIRED BY THE VARIOUS TRADES.

R. WATERPROOFING SHALL BE PLACED BETWEEN SOIL AND CONCRETE WHEREVER SOIL IS USED AS A FORM FOR CONCRETE, EXCEPT FOR FOOTINGS.

S. SLEEVE ALL PIPES THRU SLABS INDIVIDUALLY: UNLESS APPROVED BY ENGINEER.

T. CONCRETE SLABS SHALL BE PLACED AND FINISHED W/ IN A MINIMUM TOLERANCE OF 1/8 INCH EVERY 10 FEET AS DETERMINED BY PLACING A 10 FOOT STRAIGHT EDGE ON THE SLAB IN ANY DIRECTION. ANY DEVIATION FROM THIS WHICH REQUIRES ADDITIONAL CUTTING OF OTHER BUILDING COMPONENTS SHALL BE THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR.

U. AGGREGATES FOR CONCRETE OF NORMAL WEIGHT SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR CONCRETE AGGREGATES" (ASTM C 33–82). THE NOMINAL MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT BE MORE THAN 3/4" INCH.

V. NO ADMIXTURES, OTHER THAN AIR–ENTRAINING ADMIXTURE CONFORMING TO "STANDARD SPECIFICATIONS FOR AIR ENTRAINING ADMIXTURES FOR CONCRETE" (ASTM C 260–77) MAY BE USED WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER, THE USE OF CALCIUM CHLORIDE SHALL NOT BE PERMITTED.

W. THE CONCRETE SHALL BE PROPORTIONED AND PRODUCED TO HAVE A SLUMP OF 5 INCHES OR LESS. A TOLERANCE OF 1 INCH ABOVE THIS AMOUNT SHALL BE PERMITTED FOR INDIVIDUAL BATCHES PROVIDED THE AVERAGE FOR ALL BATCHES DOES NOT EXCEED 5 INCHES. THE SLUMP SHALL BE DETERMINED BY "STANDARD TESTING METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE"(ASTM C143–78).

X. CONCRETE SEALERS SHALL BE APPROVED BY ENGINEER PRIOR TO USE. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

Y. ALL WELDED STEEL WIRE FABRIC FOR CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A–185 AND SHALL BE INSTALLED ONLY IN FLAT SHEETS.

Z. WHEN REINFORCING STEEL IS INTERRUPTED BY OPENINGS OR EMBEDDED EQUIP. IN THE SLAB, AN EQUAL AMOUNT OF STEEL SHALL BE PLACED AT SIDES OF THE OPENING PARALLEL TO THE UNINTERRUPTED STEEL AND SHALL EXTEND A MIN. OF 40–BAR–DIA. PAST THE EDGE OF OPENING OR EQUIPMENT.

AA. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT AS NOTED. VERTICAL CONSTRUCTION JOINT LOCATIONS, REQUIRED AT POINTS OTHER THAN SHOWN, SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR APPROVAL A MIN. OF (30) DAYS PRIOR TO CONSTRUCTION.

SECTION 4 STRUCTURAL STEEL

A. WELDER QUALIFICATIONS: QUALIFY WELDING PROCESSES AND WELDING OPERATORS IN ACCORDANCE WITH AWS "STANDARD QUALIFICATION PROCEDURE". OPERATORS SHALL CARRY PROOF OF QUALIFICATION ON THEIR PERSONS. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE" BY THE AMERICAN WELDING SOCIETY.

B. TEST REPORTS: 2 COPIES, PLUS THE NUMBER CONTRACTOR WANTS RETURNED OF STEEL PRODUCER'S REPORT OF MILL ANALYSIS AND TENSILE AND BEND TESTS FOR STRUCTURAL STEEL MADE NO MORE THAN 60 DAYS BEFORE SHIPMENT.

C. CERTIFICATES: TESTING LABORATORY'S CERTIFICATE THAT:
1. STRUCTURAL STEEL HAS BEEN FURNISHED AND INSTALLED IN ACCORDANCE WITH CONTRACT DOCUMENTS.
2. THE ON–SITE INSPECTIONS HAVE BEEN CONDUCTED AND INSTALLED IN ACCORDANCE WITH THE FIELD QUALITY CONTROL BELOW.

D. TESTING LABORATORY SHALL INSPECT CONNECTIONS IN ACCORDANCE WITH REFERENCES AS FOLLOWS:
1. WELDED CONNECTIONS: INSPECT ALL COMPLETE PENETRATION WELDS AND ALL BUTT WELDS MADE BY FABRICATOR. IF THE FABRICATOR USES THE FULL VALUE FOR FILLET WELDS, AS SPECIFIED IN THE REFERENCES, INSPECT 15% OF THESE WELDS. VISUALLY INSPECT 50% MINIMUM OF FIELD WELDS. SHOULD ANY WELDS FAIL, 100% SHALL BE INSPECTED.
2. BOLTED CONNECTORS: INSPECT AT LEAST 10% OF ALL HIGH STRENGTH BOLTS WHICH ARE WELL SCATTERED THROUGHOUT THE STRUCTURE. IF LESS THAN 95% OF THE BOLTS MEET DESIGN TENSION, THEN ALL BOLTS SHALL BE REWORKED. INSPECT 50% UNTIL ABOVE REQUIREMENTS ARE MET. LOAD INDICATOR WASHERS MAY BE USED TO TEST 100% OF ALL HIGH STRENGTH BOLTS.
3. VISUALLY INSPECT ALL STEEL DECK ATTACHMENT.

E. COPIES OF TEST RESULTS AND INSPECTION REPORTS SHALL BE SENT DIRECTLY TO THE ENGINEER.

F. PRE–CONCRETE AND PRE–STEEL ERECTION CONFERENCES SHALL BE HELD BY THE CONTRACTOR WITH SUBCONTRACTORS, TESTING LAB PERSONNEL, ARCHITECT AS WELL AS ENGINEERS PRESENT. THESE CONFERENCES SHALL BE HELD WELL IN ADVANCE OF CONSTRUCTION TO INSURE PROPER INTERPRETATION OF DESIGN INTENT. STEEL ERECTOR SHALL FIELD VERIFY CORRECTNESS OF FOUNDATION, ANCHOR BOLTS, OR OTHER EXISTING WORK AFFECTING THE STEEL BEFORE STARTING ERECTION.

G. STRUCTURAL STEEL DETAILING, FABRICATION, AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF STEEL CONSTRUCTION" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION. SHOP DRAWINGS SHALL GIVE COMPLETE WELDING INFORMATION, BOTH SHOP AND FIELD, USING AWS SYMBOLS. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E–70XX. ALL CONNECTIONS, EXCEPT THOSE INDICATED ON THE DRAWINGS AS WELDED CONNECTIONS, ARE TO BE MADE USING 3/4" DIAMETER ASTM A–325 BOLTS (U.N.O.). STRUCTURAL STEEL BEAMS & GIRDERS SHALL CONFORM TO ASTM A572 GR 50. TUBES TO BE ASTM A–500 GRADE B. PIPES TO BE ASTM A53.

H. SUBMIT SHOP DRAWINGS FOR FABRICATION AND ERECTION OF ALL STEEL MEMBERS IN ACCORDANCE WITH AISC STANDARDS NOTED ABOVE.

FABRICATOR SHALL DESIGN ALL CONNECTIONS NOT SPECIFICALLY DETAILED ON DRAWINGS. REGARDLESS OF PROVISION TO THE CONTRARY IN AISC CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES, ALL CONNECTIONS DESIGNED BY FABRICATOR SHALL BE HIS RESPONSIBILITY AND REVIEW OF SHOP DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE FABRICATOR OF THIS RESPONSIBILITY.

J. UNLESS OTHERWISE NOTED, ALL BEAM CONNECTIONS SHALL BE STANDARD FRAMED OR SEATED CONNECTIONS AS SHOWN IN PART 4 OF THE AISC MANUAL OF STEEL CONSTRUCTION (EIGHTH EDITION). UNLESS GREATER REACTIONS ARE NOTED ON THE DRAWINGS, CONNECTIONS SHALL DEVELOP AT LEAST ONE–HALF OF THE TOTAL UNIFORM LOAD CAPACITY OF THE BEAM. CONNECTIONS SHALL BE DESIGNED AS BEARING–TYPE CONNECTIONS WITH THREADS IN THE SHEAR PLANE, UNLESS OTHERWISE NOTED. IN NO CASE SHALL THE LENGTH OF FRAMED CONNECTIONS BE LESS THAN ONE–HALF THE "T" DISTANCE OF THE BEAM WEB.

K. ALL BRACING CONNECTIONS SHALL DEVELOP EITHER THE FORCE NOTED ON THE DRAWINGS OR THE ALLOWABLE TENSION FORCE IN THE MEMBER, WHICHEVER IS LARGER, BRACING CONNECTIONS SHALL BE DESIGNED AND DETAILED SO THAT ALL FORCE COMPONENTS WILL BE TRANSMITTED DIRECTLY TO THE CENTER OF GRAVITY OF INTERSECTING MEMBERS. WHERE THIS IS NOT POSSIBLE, CONNECTIONS SHALL BE DESIGNED FOR ALL RESULTING ECCENTRICITIES, BOLTED BRACING CONNECTIONS SHALL BE CONNECTED TO A MINIMUM OF TWO BOLTS.

L. IN GENERAL, CONNECTIONS SHALL BE FIELD BOLTED, WELDED CONNECTIONS SHALL BE MADE WITH E70 ELECTRODES, UNLESS OTHERWISE RECOMMENDED BY AWS. ALL BOLTED CONNECTIONS SHALL BE MADE WITH A 3/4" DIAMETER A 325 OR A 490 HIGH STRENGTH BOLTS, UNLESS OTHERWISE NOTED ON DRAWINGS OR APPROVED BY ENGINEER. 3/4" DIAMETER A 307 PLAIN BOLTS MAY BE USED FOR SECONDARY CONNECTIONS SUCH AS GIRTS, STAIRS AND FRAMED ROOF OPENINGS.

M. MINIMUM WELD SIZE SHALL BE 3/16" UNLESS OTHERWISE NOTED.

N. GUSSET PLATES SHALL BE 3/8" MINIMUM THICKNESS.

O. THE GENERAL CONTRACTOR SHALL VERIFY THE REQUIRED CAMBER IN THE FIELD PRIOR TO ERECTION OF EACH MEMBER.

P. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE ENGINEER AS TO LOCATION AND TYPE OF SPLICE TO BE MADE. ANY MEMBER HAVING A SPLICE NOT SHOWN AND DETAILED ON SHOP DRAWING WILL BE REJECTED.

Q. THIS STRUCTURE IS NOT DESIGNED FOR EACH COLUMN LINE BENT TO RESIST LATERAL FORCES FROM WIND OR SEISMIC LOADS. THIS STRUCTURE DEPENDS ON THE DIAPHRAGM AND BRACING IN EACH DIRECTION DURING THE ERECTION PHASE. SUCH BRACING SHALL REMAIN IN PLACE UNTIL ALL DIAPHRAGM AND WIND BRACING ELEMENTS AE IN PLACE IN THEIR ENTIRETY AND HAVE BEEN APPROVED BY THE STRUCTURAL ENGINEER.

R. ALL DAMAGED JOISTS DELIVERED TO THE JOB SITE SHALL BE REJECTED OR REPAIRED BY THE JOIST MANUFACTURER. REPAIR METHODS SHALL BE SUBMITTED FOR APPROVAL AND SEALED BY A PROFESSIONAL ENGINEER.

S. STRUCTURAL STEEL JOISTS AND JOIST GIRDERS SHALL BE FABRICATED AND ERECTED IN STRICT CONFORMANCE TO THE LATEST EDITION OF THE STEEL JOIST INSTITUTE STANDARDS. JOIST AND JOIST GIRDER ERECTION PROCEDURE SHALL CONFORM STRICTLY TO S.J.I. STANDARDS. CONTRACTOR IS TO SUBMIT DESIGN CALCULATIONS FOR ALL JOISTS AND JOIST GIRDERS WITH CONCENTRATED LOADS FROM OTHER STRUCTURAL COMPONENTS AND EQUIPMENT, AND UPLIFT LOADS. PROVIDE SPECIAL MARKINGS FOR THESE SPECIAL JOISTS. DESIGN CALCULATIONS ARE TO BE SUBMITTED WITH SHOP DRAWINGS.

T. WHERE BAR JOISTS ARE UTILIZED, AND COLUMNS ARE NOT FRAMED IN AT LEAST TWO DIRECTIONS WITH STRUCTURAL STEEL MEMBERS, A BAR JOIST NEAREST TO THE COLUMN SHALL BE FIELD BOLTED (EACH END OF JOIST) TO PROVIDE LATERAL STABILITY DURING CONSTRUCTION. EXTEND BOTTOM CHORDS OF ALL JOISTS AT COLUMN LINES OR NEAR COLUMN IF JOIST IS NOT ON CENTERLINE COLUMN, AND WELD TO COLUMNS OR BEAM AFTER ALL DEAD LOAD IS IN PLACE. PROVIDE JOIST BRIDGING AND JOIST GIRDER BRACING PER ASTC AND SJI REQUIREMENTS. NOTHING SHALL BE SUSPENDED FROM THE DECK AND BRIDGING.

SECTION 5 WOOD

A. DIMENSIONAL LUMBER FOR CEILING JOISTS, BEAMS, OR RAFTERS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER, 19% KD. DESIGN VALUES ARE AS FOLLOWS:

2X4's	Fb = 1100/1265 PSI FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X6's	Fb = 1000/1150 PSI FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X8's	Fb = 925/1063 PSI FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X10's	Fb = 800/920 PSI FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.
2X12's	Fb = 750/862 PSI FOR SINGLE/REPETITIVE USE, AND Fv = 175 PSI.

B. ALL LUMBER SHALL BE STAMPED WITH GRADE MARK OF AN APPROVED TESTING AGENCY.

C. ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.

D. HEADER & BEAM SUPPORT: MINIMUM DOUBLE VERTICAL STUDS FOR SPANS LESS THAN 8'–0". TRIPLE STUDS FOR SPANS LARGER THAN 8'–0" CLEAR UNLESS NOTED OTHERWISE. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE. BUILDER IS TO ENSURE THAT ALL LOADS TRANSFERRED BY HEADERS AND BEAMS TO THE STUDS ARE TRANSFERRED DOWN TO THE FOUNDATION.

E. ALL FLUSH BEAMS AND JOISTS TO BE SUPPORTED WITH SIMPSON BEAM OR JOIST HANGER, SIZED TO SUPPORT THE DEAD AND LIVE LOADS AS DEFINED BY THE GOVERNING CODE.

F. DEFLECTION DUE TO LIVE LOAD SHALL BE LIMITED TO L/360 AND DEFLECTION DUE TO LIVE LOAD + DEAD LOAD + CREEP SHALL BE LIMITED TO L/240.

G. ALL MEMBERS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.

H. ROOF FRAMING LAYOUT IS PROVIDED TO ILLUSTRATE CONDITIONS OF CONSTRUCTION AND DO NOT NECESSARILY INDICATE SPECIFIC QUANTITIES OF MATERIALS OR COMPONENTS REQUIRED FOR CONSTRUCTION.

I. CONSTRUCTION BRACING SHALL BE PROVIDED BY THE CONTRACTOR TO MAINTAIN THE BUILDING PLUMB AND TRUE, THIS BRACING SHALL REMAIN UNTIL THE SPECIFIED SHEAR WALLS ARE COMPLETELY INSTALLED.

J. STRUCTURAL PANEL ROOF DECK SHALL BE 15/32" APA–RATED PLYWOOD SHEATHING OR 7/16" O.S.B. OR BETTER FOR 24" O.C. RAFTER SPACING OR LESS. ALL SHEATHING SHALL USE EXTERIOR GLUE. NAIL DECK TO SUPPORTS W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND AT 12" O.C. IN THE FIELD OR W/ 16 Ga. 1–1/2" LONG STAPLES W/ MIN 7/16" CROWN @ 4" O.C. AT PANEL EDGES AND AT 8" O.C. IN THE FIELD ALONG INTERMEDIATE FRAMING MEMBERS.

K. EXTERIOR SHEATHING ON SHEAR WALLS SHALL BE A MINIMUM OF 15/32" THICK C–D PLYWOOD OR 7/16" OSB UNLESS NOTED OTHERWISE. NAIL SHEATHING TO VERTICAL STUDS WITH 8d NAILS, REFER TO SCHEDULE FOR SPACING.

L. WOOD CONNECTORS SHALL BE SIMPSON OR BETTER.

M. SILL ON CONCRETE SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED SOUTHERN PINE OR FIR, ANCHORED WITH 1/2 INCH DIAMETER ANCHOR BOLTS MIN. 7" INTO CONCRETE AT 72 INCHES O.C. OR WITH HILTI X–U POWDER ACTUATED FASTENERS @ 16" O.C., UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. MINIMUM OF 2 ANCHORS OR FASTENERS PER PIECE WITH ONE ANCHORS OR FASTENER WITHIN 12 INCHES OF EACH END.

N. PROVIDE STANDARD WASHERS FOR MACHINE BOLTS AND LAG SCREWS WITH HEADS OR NUTS BEARING ON WOOD, UNLESS NOTED OTHERWISE.

O. MINIMUM NAILING SCHEDULE – ALL MEMBERS THROUGHOUT THIS PROJECT SHALL BE CONNECTED TOGETHER WITH NAILS LISTED IN THIS SCHEDULE UNLESS A GREATER NUMBER OR SIZE IS INDICATED ON DRAWINGS. ALL NAILS SHALL BE A COMMON WIRE AND STANDARD LENGTH EXCEPT AS OTHERWISE NOTED.

JOISTS OR RAFTERS TO ALL BEARING	2–8d TOENAILS EACH SIDE
STUDS TO BEARING	4–8d TOENAILS EACH SIDE OR 2–16d END NAILS
BLOCKING BETWEEN JOISTS OVER TOP PLATE	2–8d TOENAILS EACH SIDE
HERRINGBONE AND STUD BLOCKING	2–8d NAILS EACH END MULTIPLE
STUDS AND BUILT–UP BEAMS	16d TOP & BOTTOM @ 12" O.C. MAX.
2X CEILING STRIPPING (FURRING)	2–16d TO EACH BEARING
BLOCKING BETWEEN RAFTERS OVER TOP PLATE	10d TOENAILS @ 6" O.C.
DOUBLE TOP PLATES:	
LOWER PLATE TO TOP STUD	2–16d NAILS
UPPER PLATE TO LOWER PLATE	16d @ 6" O.C. (MIN. 8'–0") @ SPLICES
SHEATHING (UNLESS NOTED OTHERWISE)	8d @ 6" O.C. PLYWOOD EDGES
	8d @ 12" O.C. FIELD

P. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.

SECTION 6 ENGINEERED LUMBER

A. ENGINEERED LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN PROPERITES:

TYPE	Fb(PSI)	Fv(PSI)	E(PSI)
SYP GLUED LAMINATED TIMBER (24F–1.8E OR BETTER)	2400	200	1,800,000
MICROLLAM LAMINATED VENEER LUMBER	2600	285	1,900,000
PARALLAM	2900	290	2,000,000

B. QUALITY ASSURANCES: MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARD ANSI/AITC A190.1 (LATEST EDITION).

C. PROVIDE SIZES AND SHAPES SHOWN ON PLANS. FINAL DESIGN SIZES ARE SUBJECT TO THE MANUFACTURER. MANUFACTURER TO PROVIDE DESIGN CALCULATIONS AND TO DESIGN LAMINATED TIMBER MEMBERS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF AITC 117, "DESIGN, STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES".

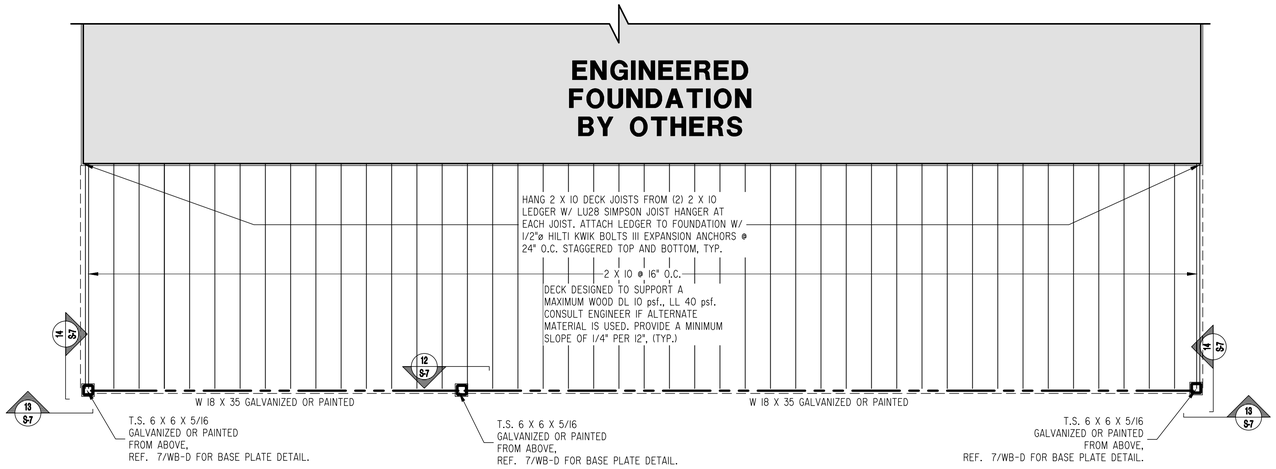
D. GLUED LAMINATED MANUFACTURER TO DESIGN AND FURNISH STEEL CONNECTIONS TO JOIN LAMINATED TO LAMINATED, AND LAMINATED TO SUPPORTS EXCLUSIVE OF ITEMS EMBEDDED IN CONCRETE OR WELDED TO STRUCTURAL STEEL OR CONNECTED TO STUD WALLS.

E. EXPOSED MEMBERS SHALL BE AITC ARCHITECTURAL APPEARANCE GRADE. MEMBERS NOT EXPOSED SHALL BE USI INDUSTRIAL GRADE. ARCHITECTURAL APPEARANCE GRADE BEAMS SHALL BE FINISHED WITH A FACTORY APPLIED PENETRATING SEALER AND INDIVIDUALLY WRAPPED. DO NOT REMOVE WRAPPING ON INDIVIDUALLY WRAPPED MEMBERS UNTIL IT WILL SERVE NO USEFUL PURPOSE, INCLUDING PROTECTION FROM THE WEATHER, SOILING AND DAMAGE FROM WORK OF OTHER TRADES.

F. BUILT–UP MEMBERS SHALL BE CONNECTED PER MANUFACTURER'S RECOMMENDATIONS.

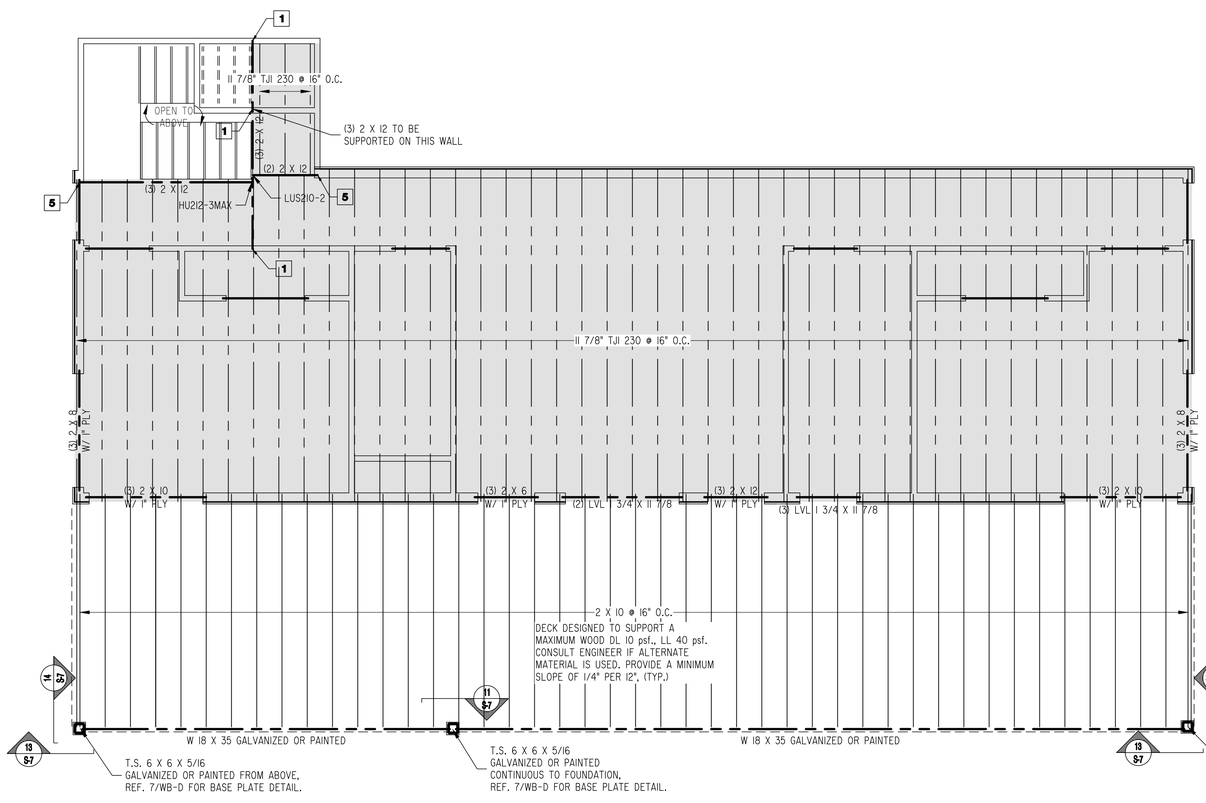
SECTION 7 PRE-ENGINEERED WOOD TRUSSES

A. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS. DESIGN TRUSSES



LOWER STORY DECK FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 1825



LOWER STORY CEILING FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 1825

GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL JOISTS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. ALL HANGERS TO BE SIMPSON OR BETTER UNLESS NOTED OTHERWISE.
07. PROVIDE MINIMUM HANGER FOR ALL BEAM TO BEAM CONNECTIONS UNLESS SPECIFIC HANGER SIZE IS CALLED OUT ON PLAN.
08. NOTCH BEAMS @ SLOPED ROOFS AND REPAIR WHERE INDICATED ON PLANS. BEAM TAPERS HAVE BEEN DESIGNED BASED ON A MINIMUM BEAM DEPTH EQUAL TO THE VERTICAL DEPTH OF THE RAFTERS AT THE INTERIOR FACE OF THE STUD WALL (a.k.a. THE DEPTH FROM THE ROOF DECK TO THE TOP OF THE TOP PLATE.)
09. (4) LVL BEAMS TO BE BOLTED W/ (2) ROWS OF 1/2"ø THROUGH BOLTS @ 12" O.C. ROWS SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE BEAM.
10. STUD SIZES AND SPACINGS TO BE IN ACCORDANCE WITH PROVISIONS OF IRC SECTION R602 AND/OR AWC WFCM 3.4.1.1 OF THE JURISDICTION'S ADOPTED VERSION OF THE APPLICABLE CODE. ENGINEER MAY BE CONTACTED FOR STUD WALL DESIGNS AT AN ADDITIONAL FEE.
11. ALL EXPOSED LUMBER TO BE TREATED FOR MOISTURE PROTECTION.
12. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL__#, LL__# AT THIS LOCATION FROM BEAM(S)___ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL__plf, LL__plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

NOTE:
THE 3RD PARTY FLOOR TRUSS DESIGNER MUST FOLLOW THE FLOOR TRUSS LAYOUT SHOWN ON THESE PLANS WITH NO EXCEPTION.

Thank you for allowing ATS the opportunity to assist you on your home. To ensure the quality of our design we recommend an inspection prior to the placement of concrete. Inspections start at $75.00 each. Please contact ATS at (512) 328-6995 at least 24 hours prior to the scheduled pour. Visit www.ats-engineers.com for additional inspection and engineering services offered.

PERMIT DOCUMENTS

2/12/2021 10:50 AM

GRAHAM SCHMERGEL
309 LAUREL VALLEY ROAD
WESTLAKE, TEXAS

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· STRUCTURAL · MECHANICAL · ELECTRICAL · PLUMBING · SURVEYING · INSPECTIONS

STATE OF TEXAS
PHILIP R. SCHULTZ
99989
LICENSED PROFESSIONAL ENGINEER

DATE ISSUED
09/19/2020

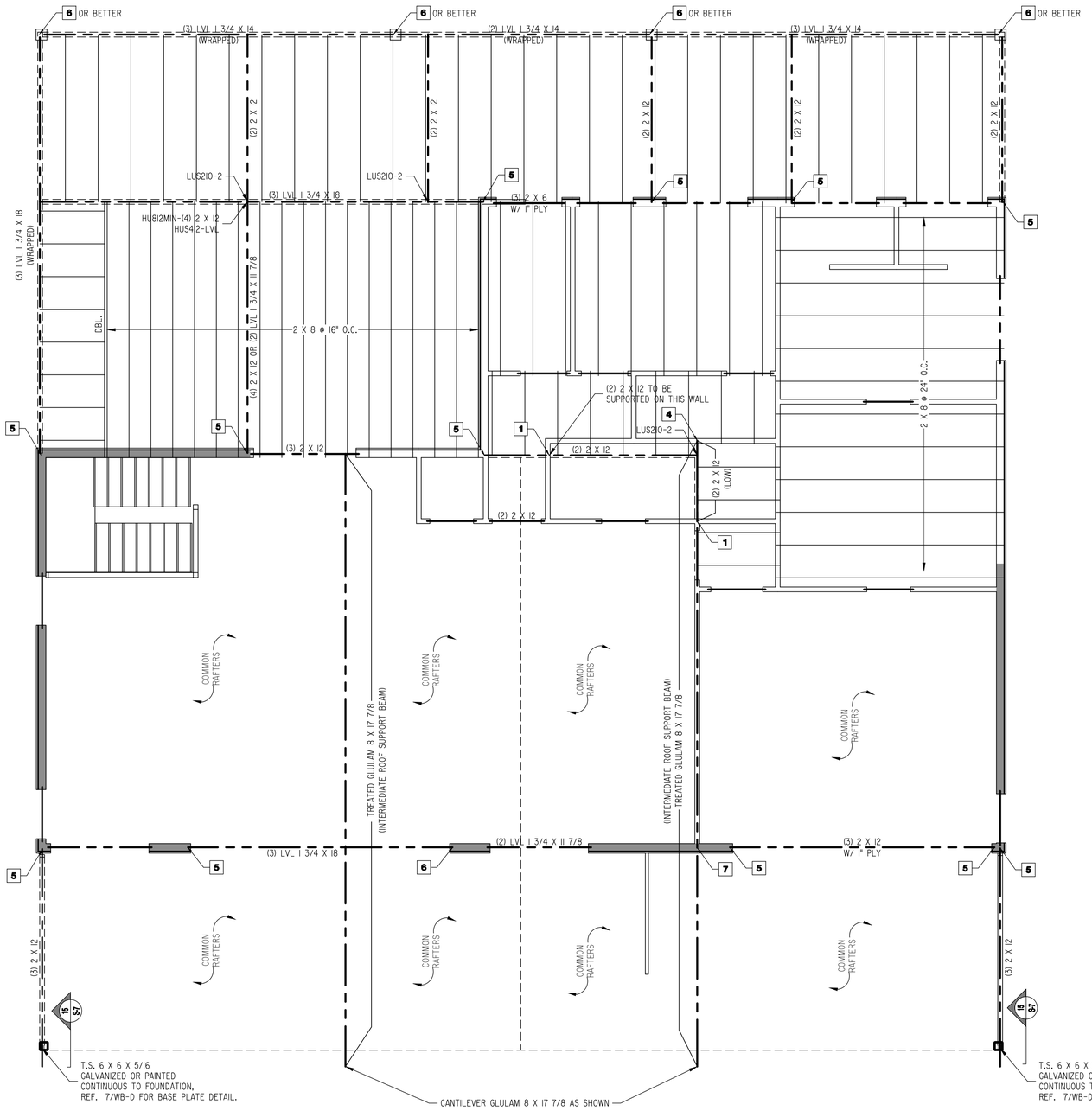
REVISIONS

NO.	DATE	FM	FM
1	02/12/21	DB	DB

DRWN BY: DB | CKD BY:
SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES
PROJECT NUMBER: 2008041.1

SHEET NO.
S-4

CEILING FRAMING PLAN



GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL JOISTS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. ALL HANGERS TO BE SIMPSON OR BETTER UNLESS NOTED OTHERWISE.
07. PROVIDE MINIMUM HANGER FOR ALL BEAM TO BEAM CONNECTIONS UNLESS SPECIFIC HANGER SIZE IS CALLED OUT ON PLAN.
08. NOTCH BEAMS @ SLOPED ROOFS AND REPAIR WHERE INDICATED ON PLANS. BEAM TAPERS HAVE BEEN DESIGNED BASED ON A MINIMUM BEAM DEPTH EQUAL TO THE VERTICAL DEPTH OF THE RAFTERS AT THE INTERIOR FACE OF THE STUD WALL (a.k.a. THE DEPTH FROM THE ROOF DECK TO THE TOP OF THE TOP PLATE.)
09. (4) LVL BEAMS TO BE BOLTED W/ (2) ROWS OF 1/2"ø THROUGH BOLTS @ 12" O.C. ROWS SHOULD BE LOCATED 2" FROM THE TOP AND BOTTOM OF THE BEAM.
10. STUD SIZES AND SPACINGS TO BE IN ACCORDANCE WITH PROVISIONS OF IRC SECTION R602 AND/OR AWC WFCM 3.4.1.1 OF THE JURISDICTION'S ADOPTED VERSION OF THE APPLICABLE CODE. ENGINEER MAY BE CONTACTED FOR STUD WALL DESIGNS AT AN ADDITIONAL FEE.
11. ALL EXPOSED LUMBER TO BE TREATED FOR MOISTURE PROTECTION.
12. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL__#, LL__# AT THIS LOCATION FROM BEAM(S)___ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL__plf, LL__plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

NOTE:
THE 3RD PARTY FLOOR TRUSS DESIGNER MUST FOLLOW THE FLOOR TRUSS LAYOUT SHOWN ON THESE PLANS WITH NO EXCEPTION.

Thank you for allowing ATS the opportunity to assist you on your home. To ensure the quality of our design we recommend an inspection prior to the placement of concrete. Inspections start at $75.00 each. Please contact ATS at (512) 328-6995 at least 24 hours prior to the scheduled pour. Visit www.ats-engineers.com for additional inspection and engineering services offered.

UPPER STORY CEILING FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET) SQ. FOOTAGE - 3675

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CEILING FRAMING PLAN

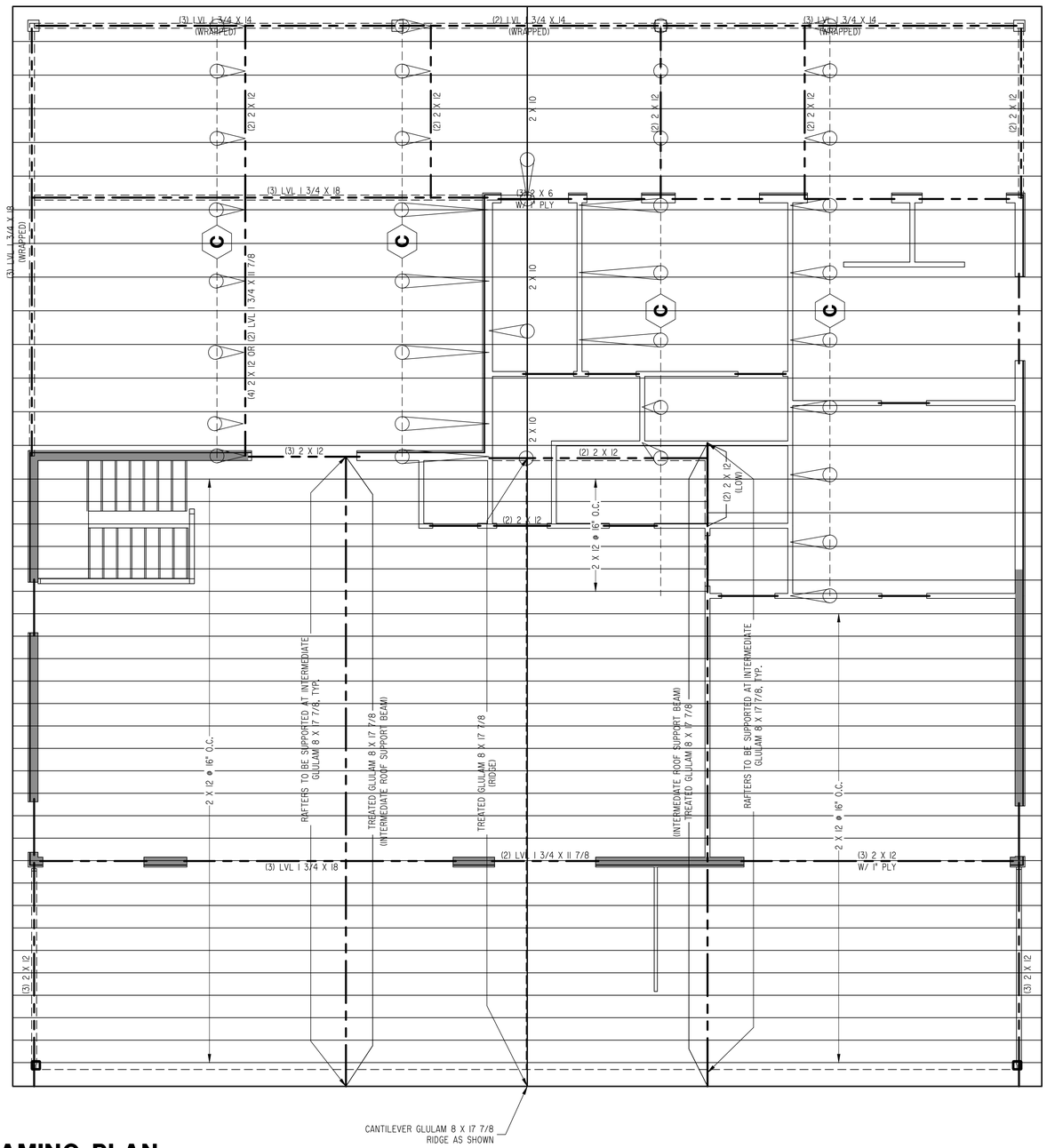
DATE ISSUED
09/19/2020

REVISIONS

NO.	DATE	DRN BY	CHK BY
1	02/12/21	DB	DB

DRWN BY: DB | CKD BY:
SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES
PROJECT NUMBER: 2008041.1

SHEET NO.
S-5



ROOF FRAMING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

GENERAL NOTES

01. DESIGN IS BASED ON A MAXIMUM COMP. SHINGLE ROOF DEAD LOAD OF 500 LBS/SQUARE. CONSULT ENGINEER IF OTHER MATERIALS ARE USED.
02. ALL MEMBERS SHALL BE CONTINUOUS AND SYP. #2 UNLESS NOTED OTHERWISE.
03. ALL MASONRY TO BE SUPPORTED INDEPENDENTLY OF HEADERS BY STEEL LINTEL. CONSULT ENGINEER AS REQUIRED.
04. ALL RAFTERS TO BE 2 X 6 @ 24" O.C. UNLESS NOTED OTHERWISE.
05. ALL HEADERS TO BE A MINIMUM OF (2) 2 X 6 UNLESS NOTED OTHERWISE.
06. SQ. FOOTAGE IS INCLUSIVE OF FRAMED ATTICS, FLOORS, AND EXTERIOR DECKS.

SPECIAL NOTES

(C) PURLIN FROM WALL OR BEAM BELOW TO SUPPORT RAFTERS.

FRAMING LEGEND

- TJI FLOOR JOIST
- BEAM
- ATD — ASSUMED TRUSS DIRECTION: TRUSS DESIGNER TO DESIGN TRUSSES TO SPAN PARALLEL TO THE ARROWS.
- NON-LOAD BEARING WALLS
- LOAD BEARING WALLS

NOTE: NON-LOAD BEARING AND LOAD BEARING WALLS APPLY TO UPPER FLOOR WALLS ONLY. I.E. WALLS THAT DO NOT TIE INTO THE FOUNDATION.

- RIDGE OR VALLEY SUPPORT
- SUPPORT AND LOCATION
- ROOF SPLICE
- DENOTES UNFACTORED POINT LOAD (lbs) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A POINT LOAD OF DL___#, LL___# AT THIS LOCATION FROM BEAM(S)____ ABOVE.
- DENOTES UNFACTORED LINE LOAD (plf) FROM FRAMING IN UPPER STORIES. FLOOR TRUSS MANUFACTURER TO SUPPORT A LINE LOAD OF DL___plf, LL___plf FROM LOAD BEARING WALL ABOVE AT THIS LOCATION.

LEGEND:

1	(2) 2 X 4 S.Y.P. #2
2	(3) 2 X 4 S.Y.P. #2
3	(4) 2 X 4 S.Y.P. #2
4	(5) 2 X 4 S.Y.P. #2
5	(2) 2 X 6 S.Y.P. #2
6	(3) 2 X 6 S.Y.P. #2
7	(4) 2 X 6 S.Y.P. #2

REPRESENTS MIN. # OF STUDS FOR END SUPPORT OF MEMBER.

IRC 2006
IRC 2009
IRC 2012
IRC 2015
IRC 2018

NOTE:
FRAMING PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

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NOTE:
THE 3RD PARTY FLOOR TRUSS DESIGNER MUST FOLLOW THE FLOOR TRUSS LAYOUT SHOWN ON THESE PLANS WITH NO EXCEPTION.

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09/19/2020

REVISIONS

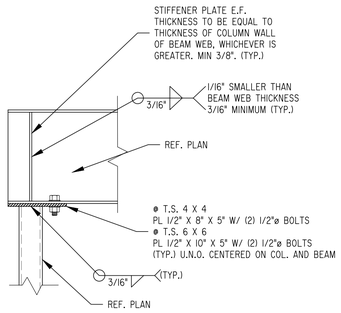
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1	02/12/21	DB	DB

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SQ. FOOTAGE: 5500 ±
SEE GENERAL NOTES

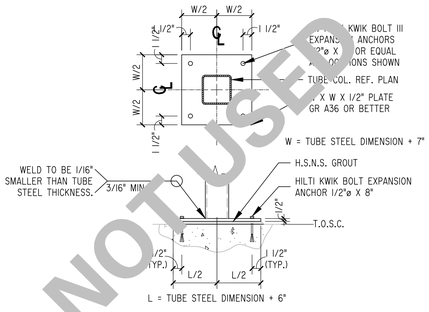
PROJECT NUMBER
2008041.1

SHEET NO.
S-6



1 BEAM PROFILE w/ BOLTED CONNECTION

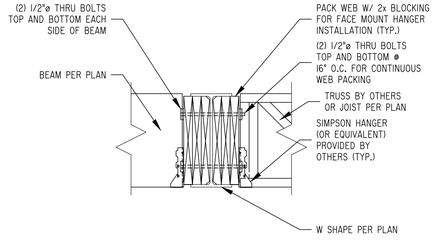
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NOT USED

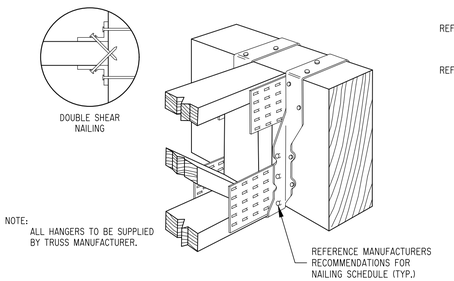
2 BASE PLATE TO FOUNDATION

SCALE: NTS



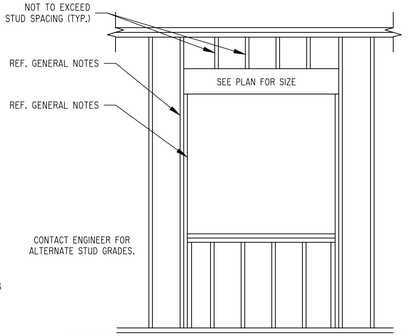
3 TYPICAL WOOD FRAMING MEMBER TO STEEL BEAM

SCALE: NTS



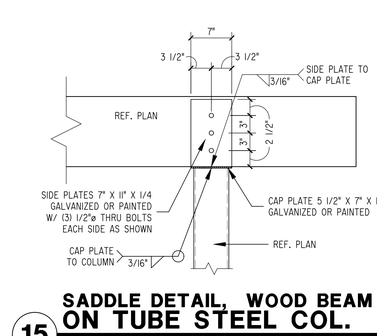
4 FLOOR TRUSS TO BEAM CONNECTION

SCALE: NTS



5 TYPICAL WINDOW OPENING

SCALE: NTS



6 TYPICAL DOOR OPENING

SCALE: NTS

7 TYPICAL ROOF OPENING

SCALE: NTS

8 TYPICAL WALL SECTION

SCALE: NTS



9 TYPICAL WALL BRACING

SCALE: NTS

WIDE FLANGE SIZE	# THRU BOLTS PER VERT. ROW
W8 X & W10 X	(2) 3/4" ø
W12 X & W14 X	(3) 3/4" ø
W16 X & W18 X	(4) 3/4" ø
W21X & W24 X	(5) 3/4" ø

10 BEAM TO BEAM CONNECTION STEEL

SCALE: NTS

11 STEEL BEAMS TO TOP OF T.S. COLUMN CONNECTION

SCALE: NTS

12 STEEL BEAMS TO SIDE OF T.S. COLUMN CONNECTION

SCALE: NTS

13 STEEL BEAMS TO SIDE OF T.S. COLUMN CONNECTION

SCALE: NTS

14 DOUBLE JOIST TO SIDE OF STEEL COLUMN

NOT TO SCALE

15 SADDLE DETAIL, WOOD BEAM ON TUBE STEEL COL.

SCALE: NTS

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DETAILS

DATE ISSUED
09/19/2020

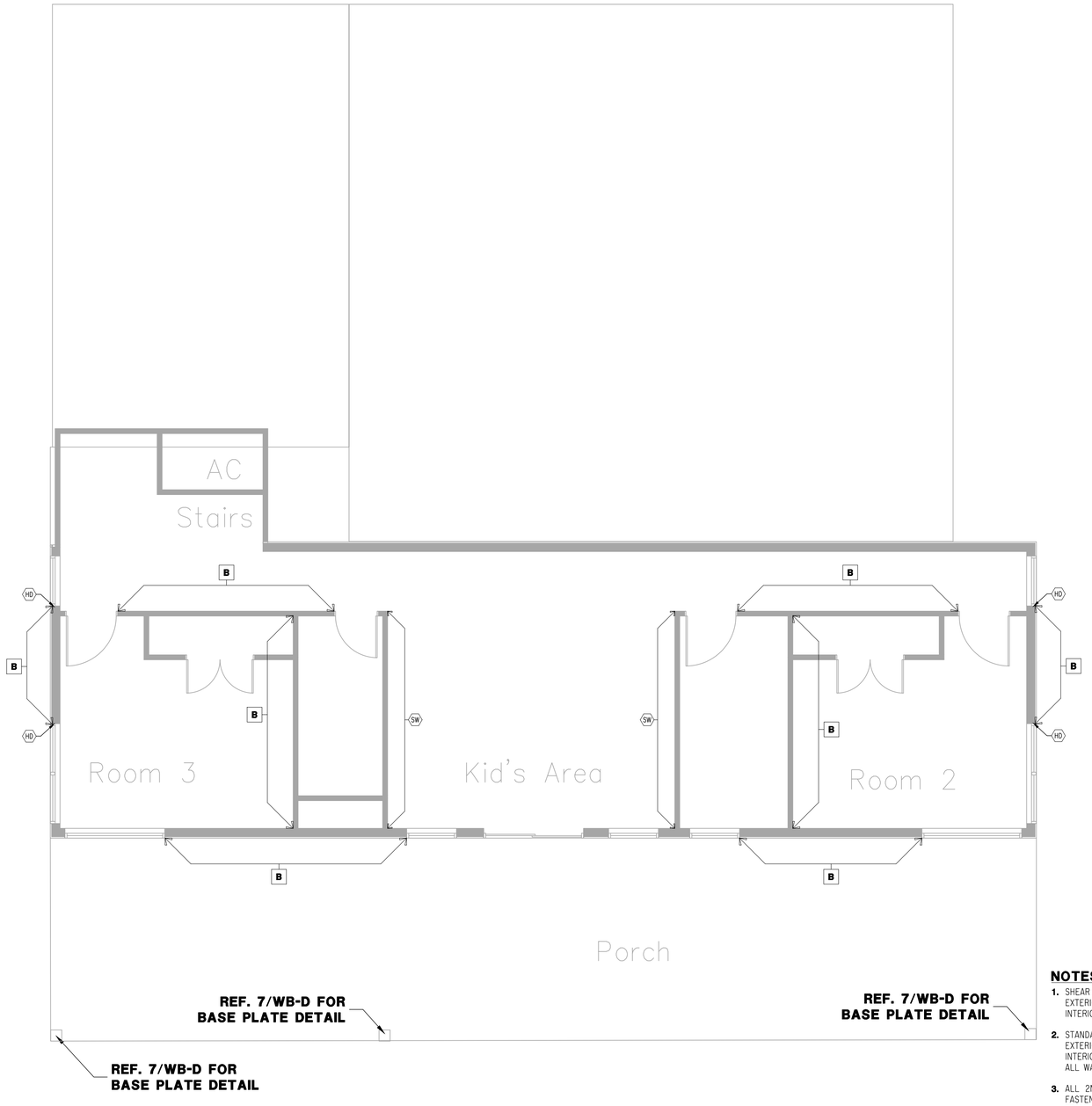
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SQ. FOOTAGE: @
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-7



GENERAL

SHEAR WALL DESIGN BASED UPON FOLLOWING ASSUMPTIONS U.N.O.

1. ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**
2. THIS DESIGN RELIES ON THE FOLLOWING BRACING METHODS, WITHOUT CONTRIBUTION FROM CEILING DIAPHRAGMS:
   - GB (GYPSUM BOARD) - SEE (SW) AND NOTE 1 ABOVE.
   - WSP (STRUCTURAL SHEATHING) - SEE A , B & T .
3. THE MOST RESTRICTIVE PRESCRIPTIVE FASTENING REQUIREMENTS AND CONSTRUCTION METHODS OF IRC TABLE 602.3 OR IBC 2304.9.1 SHALL APPLY. **UNLESS NOTED OTHERWISE.**
4. OSB ON PLAN TO BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE OF THE FLOOR ON WHICH IT IS INDICATED.
5. THIS WINDBRACING PLAN IS VALID ONLY FOR LISTED ELEVATIONS AND OPTIONS.
6. ENGINEER HAS DESIGNED WINDBRACING ONLY.
7. ALL WALLS SHALL HAVE A CONTINUOUS TOP PLATE OR DRAG STRUT PER DETAIL 1,2/**WB-D**.
8. BLOCK AND NAIL ALL COFFERED CEILING LINES.
9. WINDBRACE PLANS HAVE BEEN DESIGNED TO WITHSTAND CENTRAL TEXAS AREA BASIC WIND SPEED OF 115 MPH AND EXPOSURE B.

ANCHORAGE

ANCHORAGE TO FOUNDATION & FRAMING SHALL BE AS FOLLOWS:

10. SHEAR WALL A , B AND T SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C. AND 12" FROM DOORS & ENDS. SHEAR WALL A , B & T SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 8" O.C. AND 12" FROM DOORS & ENDS.
11. STANDARD SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C. AND 12" FROM DOORS & ENDS. STANDARD SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 16" O.C. AND 12" FROM DOORS & ENDS.
12. ALL EXTERIOR WALLS & SHEAR WALLS DESIGNATED (SW) ARE CONSIDERED BRACED WALL PANELS. 2ND FLOOR SHEAR WALLS DESIGNATED (SW) SHALL BE DIRECTLY SUPPORTED BY FLOOR FRAMING MEMBERS OR 2x BLOCKING (FLAT) BETWEEN FLOOR TRUSSES, USING TOENAILING OR A PRODUCT SIMILAR TO THE SIMPSON TP57 TIE PLATE. FASTEN ALL SW SOLE PLATES W/ 3-16D NAILS 16" O.C.
13. ALL PATIO COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON ABA OR USP PAE POST BASES FOR TIMBER OR BUILT-UP POSTS. BOXED COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON DTT2Z OR USP DTB-TZ HOLD-DOWNS. SEE DETAIL 6/**WB-D**

NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT REQUIRED SPACING.

SHEATHING & BRACING SCHEDULE

ALL NOTES ON WB-G FOR APPLY TO THIS WINDBRACING PLAN.

ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**

EXTERIOR SIDES OF EXTERIOR WALLS:

B 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD **UNLESS NOTED OTHERWISE.** .

A 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 4" O.C. ON EDGE AND 12" O.C. IN FIELD. **ONLY WHERE INDICATED.**

T RED-STRUCTURAL GRADE THERMO-PLY (TER 1004-01) EXTERIOR SHEATHING FASTENED TO STUDS SPACED 16" O.C. USING MIN. 16GA, 1" CROWN STAPLES SPACED A MAX. OF 3" O.C. AT THE PANEL EDGES AND 3" O.C. IN THE FIELD. ROOFING NAILS (MIN. 0.120" X 1 1/4" W/ A 3/8" HEAD) ARE A PERMITTED ALTERNATE FASTENER.

NOTE: T MAY BE USED IN LIEU OF B AND VICE-VERSA. ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT SPACING.

GARAGE STRAPS:

D SIMPSON CS14 OR USP RS14-100 STRAP BRACING SPANNING DIAGONALLY ACROSS THE GARAGE CEILING. STRAP TO BE NAILED TO UNDERSIDE OF EACH CEILING JOIST AND EXTEND OVER THE WALL PLATES AND DOWN AND AROUND CORNER STUDS TO ENSURE MIN. 25" LAP WITH FULL NAILING AT EACH END.

CALLOUTS

——— ——— ——— -2-PLY DRAG STRUT REF. DETAIL SHEET

(SW) -SHEAR WALL PANEL

(HD) -SIMPSON HDU5-SDS2.5 HOLD DOWN OR USP HTT5 HOLD DOWN. (ATTACH TO (2) 2x KING STUDS. EPOXY 5/8" THREADED ROD MIN. 6" INTO CONCRETE AT HOLD DOWN)

(PA) -POSITIVE ANCHORAGE PER 3/WB-G AND 6/**WB-D**:
POSTS: SIMPSON ABA/USP PAE
BOX COLUMNS: SIMPSON DTT2Z/USP DTB-TZ

IRC 2012
IRC 2015
IRC 2018

NOTES:

1. SHEAR WALL A , B AND T SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 8" O.C.
2. STANDARD SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 16" O.C.
   ALL WALLS: ANCHORS/P.A.F. 12" FROM DOORS & ENDS.
3. ALL 2ND FLOOR EXTERIOR WALLS AND 2ND FLOOR (SW) WALLS: FASTEN W/ 3-16D NAILS @ 16" O.C. DIRECTLY TO FLOOR FRAMING MEMBERS OR FLAT 2X BLOCKING BETWEEN FLOOR MEMBERS. 2X BLOCKING TOE-NAILED TO FLOOR MEMBERS OR FASTENED USING SIMPSON TP57 TIE PLATE OR EQUIVALENT.
4. POSITIVE ANCHORAGE REQUIRED AT ALL PORCH OR PATIO COLUMNS, WHETHER SINGLE OR BOX-COLUMNS.

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

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LOWER STORY WINDBRACING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

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LUIS A. FRANCO
119836
LICENSED PROFESSIONAL ENGINEER

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WINDBRACING PLAN

DATE ISSUED
09/21/2020

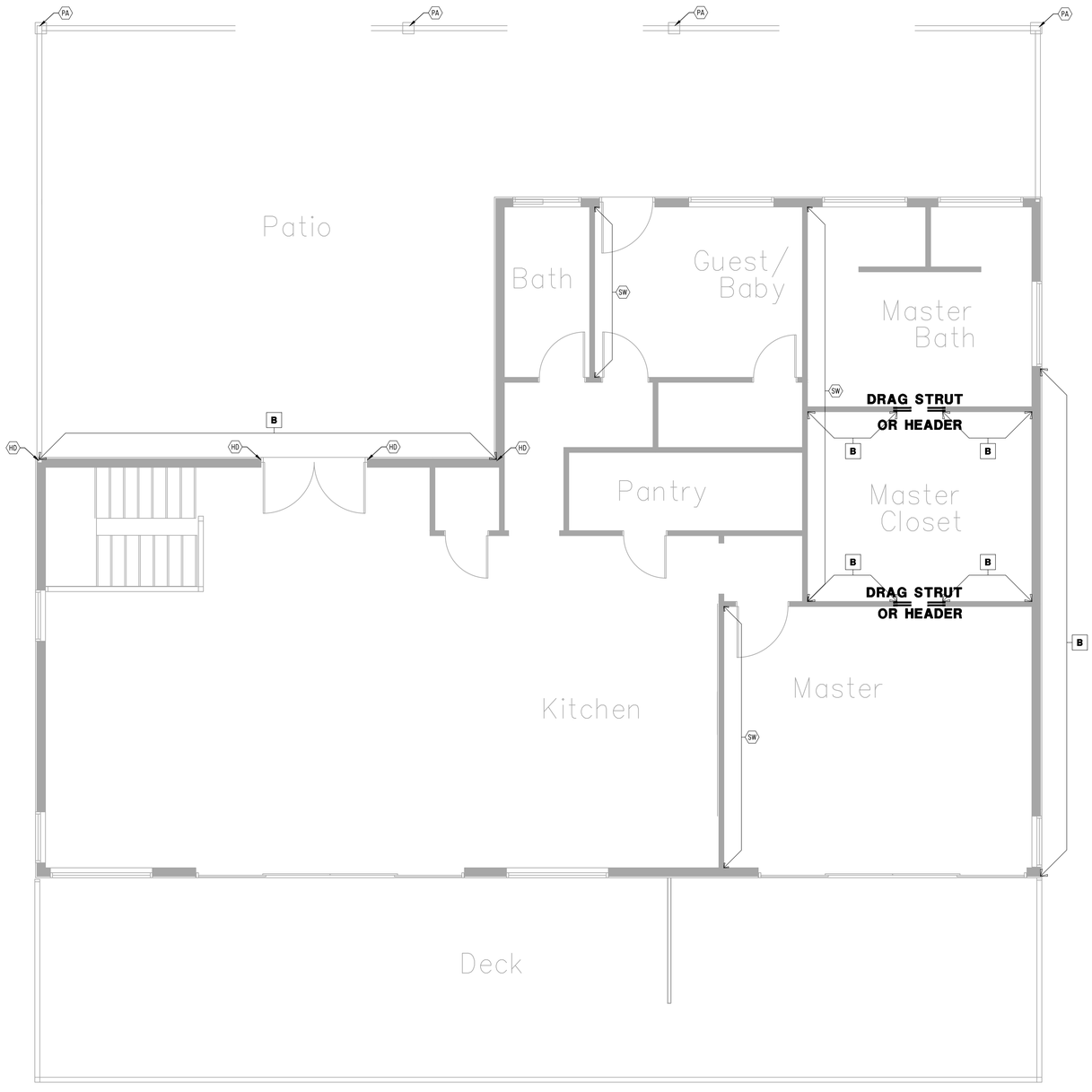
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1	02/12/21	DB	DB

DRWN BY	CKD BY
DB	LAF

SQ. FOOTAGE:
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
WB-1



GENERAL

SHEAR WALL DESIGN BASED UPON FOLLOWING ASSUMPTIONS U.N.O.

1. ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**
2. THIS DESIGN RELIES ON THE FOLLOWING BRACING METHODS, WITHOUT CONTRIBUTION FROM CEILING DIAPHRAGMS:
   - GB (GYPSUM BOARD) - SEE (SW) AND NOTE 1 ABOVE.
   - WSP (STRUCTURAL SHEATHING) - SEE A , B & T .
3. THE MOST RESTRICTIVE PRESCRIPTIVE FASTENING REQUIREMENTS AND CONSTRUCTION METHODS OF IRC TABLE 602.3 OR IBC 2304.9.1 SHALL APPLY. **UNLESS NOTED OTHERWISE.**
4. OSB ON PLAN TO BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE OF THE FLOOR ON WHICH IT IS INDICATED.
5. THIS WINDBRACING PLAN IS VALID ONLY FOR LISTED ELEVATIONS AND OPTIONS.
6. ENGINEER HAS DESIGNED WINDBRACING ONLY.
7. ALL WALLS SHALL HAVE A CONTINUOUS TOP PLATE OR DRAG STRUT PER DETAIL 1,2/**WB-D**.
8. BLOCK AND NAIL ALL COFFERED CEILING LINES.
9. WINDBRACE PLANS HAVE BEEN DESIGNED TO WITHSTAND CENTRAL TEXAS AREA BASIC WIND SPEED OF 115 MPH AND EXPOSURE B.

ANCHORAGE

ANCHORAGE TO FOUNDATION & FRAMING SHALL BE AS FOLLOWS:

10. SHEAR WALL A , B AND T SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C. AND 12" FROM DOORS & ENDS. SHEAR WALL A , B & T SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 8" O.C. AND 12" FROM DOORS & ENDS.
11. STANDARD SILL PLATES AT EXTERIOR ANCHORED TO FOUNDATION W/ 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C. AND 12" FROM DOORS & ENDS. STANDARD SILL PLATES AT INTERIOR ANCHORED TO FOUNDATION W/ HILTI X-U POWDER ACTUATED FASTENERS (P.A.F.) OR EQUAL @ 16" O.C. AND 12" FROM DOORS & ENDS.
12. ALL EXTERIOR WALLS & SHEAR WALLS DESIGNATED (SW) ARE CONSIDERED BRACED WALL PANELS. 2ND FLOOR SHEAR WALLS DESIGNATED (SW) SHALL BE DIRECTLY SUPPORTED BY FLOOR FRAMING MEMBERS OR 2x BLOCKING (FLAT) BETWEEN FLOOR TRUSSES, USING TOENAILING OR A PRODUCT SIMILAR TO THE SIMPSON TP57 TIE PLATE. FASTEN ALL SW SOLE PLATES W/ 3-16D NAILS 16" O.C.
13. ALL PATIO COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON ABA OR USP PAE POST BASES FOR TIMBER OR BUILT-UP POSTS. BOXED COLUMNS SHALL BE PROVIDED WITH POSITIVE ANCHORAGE TO FOUNDATION USING SIMPSON DTT2Z OR USP DTB-TZ HOLD-DOWNS. SEE DETAIL 6/**WB-D**

    NOTE: ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT REQUIRED SPACING.

SHEATHING & BRACING SCHEDULE

ALL NOTES ON WB-G FOR APPLY TO THIS WINDBRACING PLAN.

ALL INTERIOR WALLS AND INTERIOR SIDES OF EXTERIOR WALLS SHEATHED W/ 1/2" THICK GYPSUM WALL BOARD, INCLUDING GARAGE. BLOCKING IS NOT REQUIRED BETWEEN STUDS. ATTACH W/5d NAILS (OR EQUAL) AT 7" O.C. AT TOP & BOTTOM PLATES AND STUDS. **UNLESS NOTED OTHERWISE.**

EXTERIOR SIDES OF EXTERIOR WALLS:

B 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 6" O.C. ON EDGE AND 12" O.C. IN FIELD **UNLESS NOTED OTHERWISE.** .

A 15/32" CDX PLYWOOD OR 7/16" OSB RATED SHEATHING (ONE SIDE), BLOCKED, NAILED W/ 8d COMMON NAILS @ 4" O.C. ON EDGE AND 12" O.C. IN FIELD. **ONLY WHERE INDICATED.**

T RED-STRUCTURAL GRADE THERMO-PLY (TER 1004-01) EXTERIOR SHEATHING FASTENED TO STUDS SPACED 16" O.C. USING MIN. 16GA, 1" CROWN STAPLES SPACED A MAX. OF 3" O.C. AT THE PANEL EDGES AND 3" O.C. IN THE FIELD. ROOFING NAILS (MIN. 0.120" X 1 1/4" W/ A 3/8" HEAD) ARE A PERMITTED ALTERNATE FASTENER.

NOTE: T MAY BE USED IN LIEU OF B AND VICE-VERSA. ANCHOR BOLTS MAY BE SUBSTITUTED BY SIMPSON MASA MUDSILL OR USP FA4 FOUNDATION ANCHORS AT EQUIVALENT SPACING.

GARAGE STRAPS:

D SIMPSON CS14 OR USP RS14-100 STRAP BRACING SPANNING DIAGONALLY ACROSS THE GARAGE CEILING. STRAP TO BE NAILED TO UNDERSIDE OF EACH CEILING JOIST AND EXTEND OVER THE WALL PLATES AND DOWN AND AROUND CORNER STUDS TO ENSURE MIN. 25" LAP WITH FULL NAILING AT EACH END.

IRC 2012
IRC 2015
IRC 2018

NOTES:

1. SHEAR WALL A , B AND T SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 48" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 8" O.C.
2. STANDARD SILL PLATE ANCHORAGE:
   EXTERIOR: 1/2"ø X 10" ANCHOR BOLTS @ 72" O.C.
   INTERIOR: HILTI X-U P.A.F. (OR EQUAL) @ 16" O.C.
   ALL WALLS: ANCHORS/P.A.F. 12" FROM DOORS & ENDS.
3. ALL 2ND FLOOR EXTERIOR WALLS AND 2ND FLOOR (SW) WALLS: FASTEN W/ 3-16D NAILS @ 16" O.C. DIRECTLY TO FLOOR FRAMING MEMBERS OR FLAT 2X BLOCKING BETWEEN FLOOR MEMBERS. 2X BLOCKING TOE-NAILED TO FLOOR MEMBERS OR FASTENED USING SIMPSON TP57 TIE PLATE OR EQUIVALENT.
4. POSITIVE ANCHORAGE REQUIRED AT ALL PORCH OR PATIO COLUMNS, WHETHER SINGLE OR BOX-COLUMNS.

CALLOUTS

— — — -2-PLY DRAG STRUT REF. DETAIL SHEET

(SW) -SHEAR WALL PANEL

(HD) -SIMPSON HDU5-SDS2.5 HOLD DOWN OR USP HTT5 HOLD DOWN. (ATTACH TO (2) 2x KING STUDS. EPOXY 5/8" THREADED ROD MIN. 6" INTO CONCRETE AT HOLD DOWN)

(PA) -POSITIVE ANCHORAGE PER 3/WB-G AND 6/**WB-D**:
POSTS: SIMPSON ABA/USP PAE
BOX COLUMNS: SIMPSON DTT2Z/USP DTB-TZ

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

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2/12/2021 11:12 AM

DATE ISSUED
09/21/2020

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SQ. FOOTAGE: ⍰
SEE GENERAL NOTES

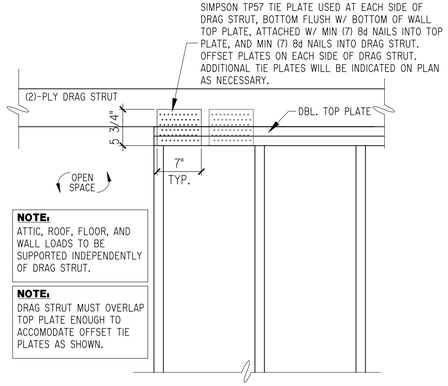
PROJECT NUMBER
2008041.1

SHEET NO.
WB-2

WINDBRACING PLAN

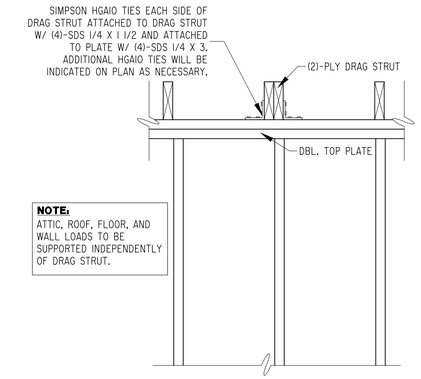
UPPER STORY WINDBRACING PLAN

1/4" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)



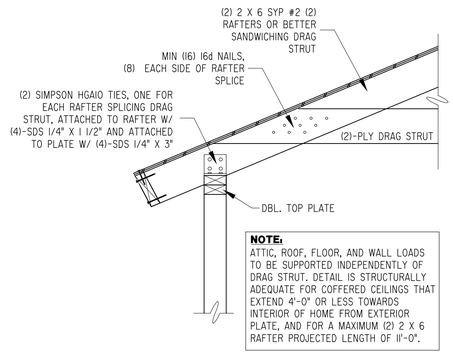
1 PARALLEL CONNECTION DRAG STRUT TO WALL

SCALE: 1" = 1'-0"



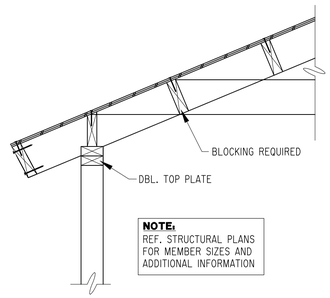
2 PERPENDICULAR CONNECTION DRAG STRUT TO WALL

SCALE: 1" = 1'-0"



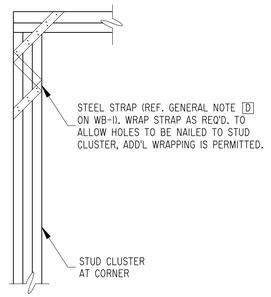
3 DRAG STRUT TO RAFTERS

SCALE: 1" = 1'-0"



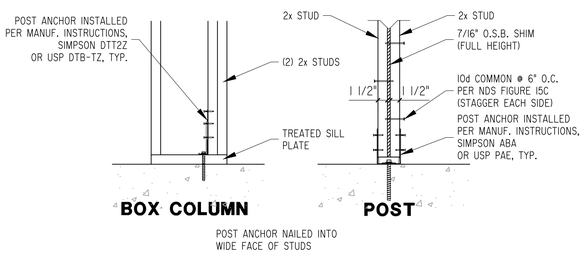
4 COFFERED CEILING BLOCKING

SCALE: 1" = 1'-0"



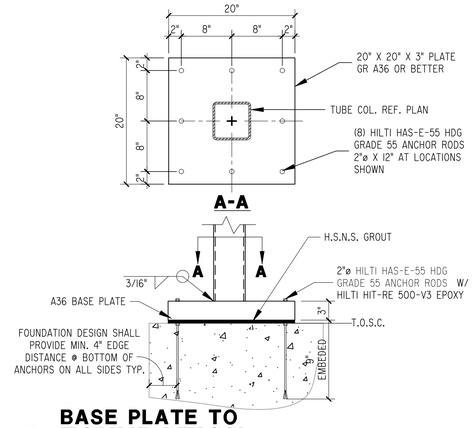
5 STRAP AT NARROW GARAGE WALL

SCALE: 1" = 1'-0"



6 POSITIVE ANCHORAGE

SCALE: 1" = 1'-0"



7 BASE PLATE TO FOUNDATION

SCALE: 1" = 1'-0"

WINDBRACING DETAILS

SCALE: 1" = 1'-0" FOR 22 X 34 SHEET (1/8" = 1'-0" FOR 11 X 17 SHEET)

ALL DIMENSIONS ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DIMENSIONS PRIOR TO THE START OF CONSTRUCTION, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

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NOTE:
THE DETAILS SHOWN ON THIS SHEET ARE GENERIC IN NATURE. ALL DETAILS MAY NOT APPLY. SEE WB-1 FOR SPECIFIC REFERENCES TO DETAILS.

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WINDBRACING DETAILS

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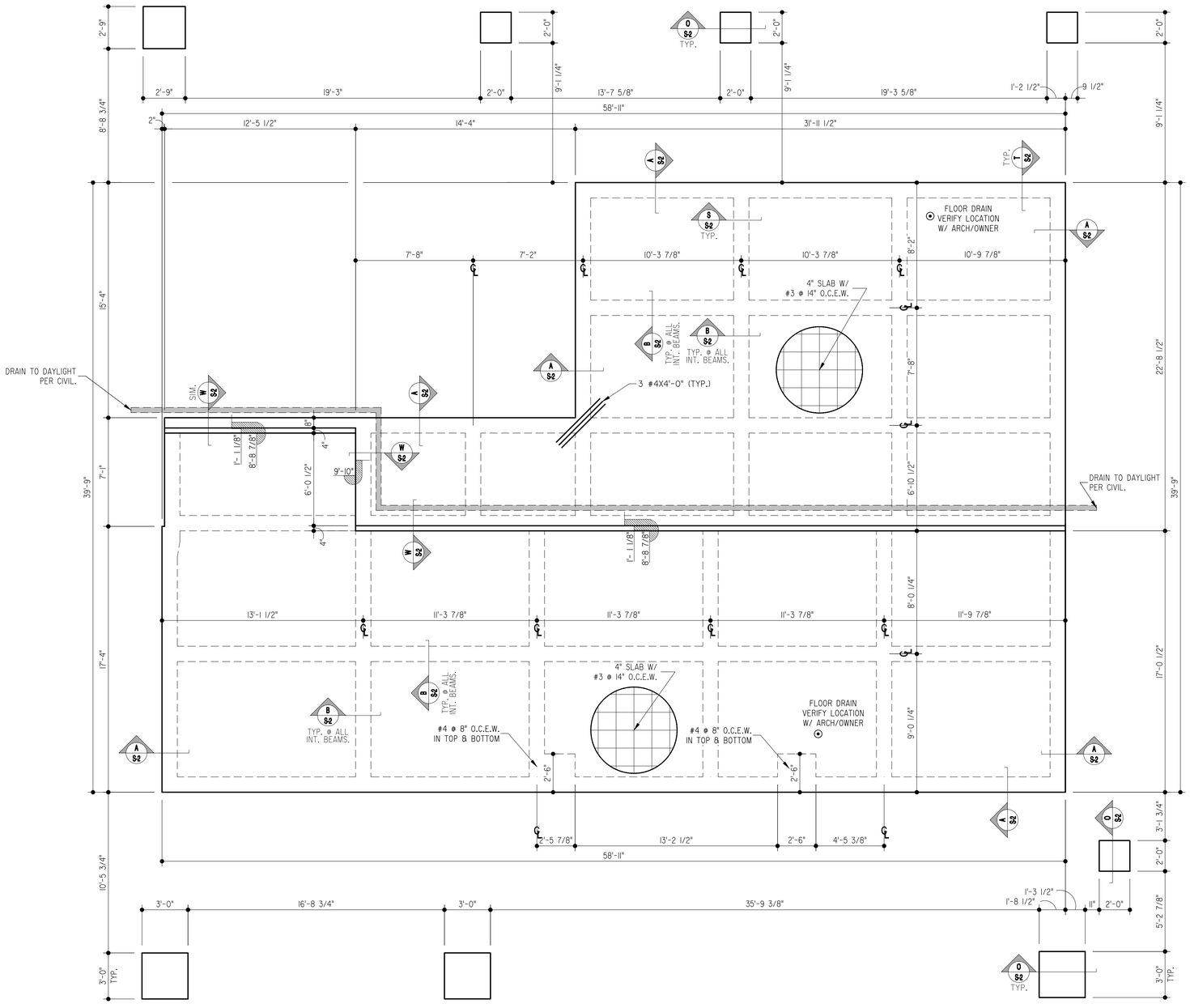
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SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
WB-D

VERIFY ALL DROPS AND DIMENSIONS W/ ARCH/OWNER PRIOR TO CONSTRUCTION. CONTACT ENGINEER AS necessary.



FOUNDATION PLAN

1/4" = 1'-0"

GENERAL PLAN NOTES

1. BUILDER MUST VERIFY ALL DIMENSIONS WITH ARCHITECTURE PRIOR TO START OF CONSTRUCTION.
2. CONTACT ENGINEER IF GROUNDWATER IS ENCOUNTERED OR OTHER SOIL CONDITIONS NOT IDENTIFIED IN GEOTECHNICAL REPORT ARE ENCOUNTERED.
3. CONSULT ENGINEER FOR INTERIOR PIER LOCATIONS WHEN DEPTH OF FILL EXCEEDS 5'-0".
4. GRADE BEAMS ARE TO BE EXTENDED 12" MIN. INTO EXISTING UNDISTURBED/NATIVE SOILS.
5. GRADE BEAM DEPTHS MAY BE REDUCED WHEN BEARING ON LIMESTONE, CONTACT ENGINEER FOR ADDITIONAL INFORMATION.
6. MINIMUM BEAM SIZES = 12 X 28

NOTE:
CONDITIONS BASED ON A SOIL ANALYSIS PREPARED
BY: TERRADYNE
DATED: 10/13/20
REPORT #: A201235
AND RECOGNIZED ENGINEERING PRACTICES.
Q.U. = 1.0 TONS/SQ. FT.
E_m 9.0 CENTER, 5.8 EDGE
Y_m 0.38 CENTER, 0.65 EDGE
DESIGN P.I. = 11

NOTE:
A FINISHED FLOOR ELEVATION WAS NOT PROVIDED TO ATS. REFER TO DETAIL E/S-2 FOR ANY PERIMETER BEAMS OVER 48" AS NOTED ON DETAIL A/S-2 AND PROVIDE HARD POINTS PER DETAIL T/S-2 AT INTERIOR BEAM INTERSECTIONS WHERE THE DEPTH OF FILL EXCEEDS 5'-0". CONTACT ENGINEER AS NECESSARY.

Thank you for allowing ATS the opportunity to assist you on your home. To ensure the quality of our design we recommend a pre-pour inspection prior to the placement of concrete. Inspections start at $85.00 each. Please contact ATS at (512) 328-6995 at least 24 hours prior to the scheduled pour. Visit www.ats-engineers.com for additional inspection and engineering services offered.

NOTE:
FOUNDATION PLANS BASED ON ARCHITECTURE RECEIVED ON 08/26/20. CONSULT ENGINEER FOR ANY STRUCTURAL CHANGES DUE TO ARCHITECTURAL CHANGES MADE AFTER DATE.

✳VISITABILITY NOTE:
ALL RELEVANT EGRESS SHALL COMPLY WITH CURRENT CITY OF AUSTIN VISITABILITY REQUIREMENTS. REFER TO ARCHITECTURE PLANS. BUILDER SHALL BE RESPONSIBLE FOR ADJUSTING DROPS SHOWN AS REQUIRED TO COMPLY WITH THIS REQUIREMENT.

LEGEND

1. 3 - #4 X 4'-0" (TYP)
2. 2 - #5 IN BOTTOM
3. #3 @ 14" O.C.
4. 2 - #4 TOP & BOTTOM W/ #3 STIRRUPS @ 36" O.C.
5. 2 - #5 TOP & BOTTOM W/ #3 STIRRUPS @ 36" O.C.
6. 2 - #5 IN TOP W/ #3 STIRRUPS @ 36" O.C.

PERMIT DOCUMENTS

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FOUNDATION PLAN

DATE ISSUED
11/30/2020

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CH	DB

SQ. FOOTAGE: 1927 ±
SEE GENERAL NOTES

PROJECT NUMBER
2008041.1

SHEET NO.
S-1

GENERAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

01. DRAWINGS ARE GENERALLY DRAWN TO SCALE (UNLESS NOTED BY "NTS"). DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT STRUCTURAL ENGINEER FOR INSUFFICIENT OR UNCLEAR DIMENSIONS. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

02. CODES AND DESIGN SPECIFICATIONS:
INTERNATIONAL RESIDENTIAL CODE 2009/2012/2015, POST TENSIONING INSTITUTE: "DESIGN & CONSTRUCTION OF POST TENSIONED GROUND" 3RD EDITION; WIRE REINFORCEMENT INSTITUTE: "DESIGN OF SLAB-ON-GRADE FOUNDATIONS", (1981) AND THE "PHA BROAD REPORT #33" (1968); AND PREVAILING AND STANDARD LOCAL PRACTICE.

03. DESIGN LIVE LOADS ARE AS FOLLOWS:

A. FLOOR LOADS	40 PSF
B. ATTIC	20 PSF
C. ROOF	16/20 PSF

04. USE OF THIS DOCUMENT IS EXCLUSIVELY PURSUANT TO CONTRACTUAL AGREEMENT BETWEEN ARCH TECHNICAL SERVICES AND THE PERSON(S) AND /OR ENTITY DESCRIBED HEREIN. IT IS UNDERSTOOD AND AGREED THAT THE WORK PRODUCT REPRESENTED BY THIS DOCUMENT IS THAT OF ARCH TECHNICAL SERVICES ONLY, AND THAT NO INDEPENDENT PERSON, CORPORATE OFFICER, REPRESENTATIVE OR UNDERSIGNED ENGINEER IS INDIVIDUALLY RESPONSIBLE FOR THESE DOCUMENTS AND THE WORK RELATED THERETO. RELIANCE ON THESE PLANS BY ENTITIES OR PERSONS FOR USES OTHER THAN SPECIFICALLY DETAILED HEREIN IS PROHIBITED WITHOUT WRITTEN CONSENT OF ARCH TECHNICAL SERVICES.

05. ANY REFERENCE TO NON-STRUCTURAL ITEMS IS AS A MINIMUM REQUIREMENT ONLY. THOSE USING THESE PLANS ARE RESPONSIBLE FOR MEETING ALL OTHER CODE REQUIREMENTS FOR THESE ITEMS. WORK PRESCRIBED HEREIN IS INTENDED SOLELY AS A REPRESENTATION OF ENGINEERS RECOMMENDATION FOR STRUCTURAL SUPPORT. BUILDER SHALL COMPLY WITH ALL OTHER APPLICABLE PROVISIONS OF GOVERNING BUILDING CODES, INCLUDING BUT NOT LIMITED TO MOISTURE PROTECTION, EXCAVATION, INSULATION, AND DRAINAGE.

06. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ENGINEER DOES NOT TAKE RESPONSIBILITY FOR DIMENSIONS OR FOR ARCHITECTURAL FEATURES. ENGINEER'S BASIC RESPONSIBILITY IS FOR MEMBER SIZE AND STRENGTH. CONTRACTOR IS RESPONSIBLE FOR FIT & FINISH. WHERE THERE IS A DISCREPANCY BETWEEN DIMENSIONS SHOWN HEREON AND ON THE ARCHITECTURAL PLANS, THE ARCHITECTURAL PLANS SHALL CONTROL. SEE MECHANICAL DRAWINGS FOR OPENINGS. NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT CANNOT BE RESOLVED IN THE FIELD.

07. FOUNDATION INSPECTIONS ARE LIMITED TO OBSERVATION OF THE GRADE BEAM DEPTHS, NUMBER OF GRADE BEAMS, SCHEDULED REINFORCING AND THE PRESENCE OF A VAPOR BARRIER (AS SELECTED BY OTHERS). ALL OTHER CONSTRUCTION AND DESIGN ASPECTS ARE EXCLUDED, INCLUDING, BUT NOT LIMITED TO DIMENSION ACCURACY OF PLANS AND PROPOSED CONSTRUCTION.

08. FOUNDATION DESIGN IS BASED ON THE USE OF JOINERY DETAILS BETWEEN CLEAR SPAN TRUSSES AND INTERSECTING NON-LOAD BEARING PARTITIONS WHICH PERMIT RELATIVE MOVEMENT WITHOUT INDUCING STRESSES INTO THE PARTITIONS. IT IS THE BUILDER'S RESPONSIBILITY TO ASSURE THE PROPER JOINERY DETAILS ARE UTILIZED. CONTACT ENGINEER FOR REQUIRED FOUNDATION CHANGES WHERE DETAILS ARE NOT TO BE USED.

09. COORDINATION OF CONSTRUCTION DOCUMENTS: ATS IS NOT RESPONSIBLE FOR THE DISPOSITION AND COORDINATION OF CONSTRUCTION DOCUMENTS BETWEEN PARTIES TO CONSTRUCTION OF THE PROJECT. THIS IS THE RESPONSIBILITY OF OTHERS. ATS SHALL NOT BE HELD ACCOUNTABLE FOR THE PROPER COMMUNICATION OF THE REQUIREMENTS IN THE ENGINEERING DRAWINGS.

DIVISION 2 - SITEWORK

01. THE FOLLOWING RECOMMENDATIONS ARE GENERIC IN NATURE, BUILDER SHALL REFER TO SPECIFIC RECOMMENDATIONS PROVIDED BY GEOTECHNICAL ENGINEER.

02. SUBGRADE: REMOVE ALL VEGETATION, ROOTS, BOULDERS AND OTHER OBSTRUCTION FROM BENEATH BUILDING SITE AND TO A POINT FIVE FEET (5') BEYOND THE BUILDING LINES. THE EXPOSED SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES PRIOR TO FILL PLACEMENT. ALL GRADE BEAMS AND FOOTINGS ARE REQUIRED TO BE EXCAVATED A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL OR 6 INCHES TO ROCK. THE WATER CONTENT SHALL BE MAINTAINED AT OR SLIGHTLY ABOVE OPTIMUM MOISTURE CONTENT UNTIL THE SUBGRADE IS PERMANENTLY COVERED, SUBGRADE THAT IS WETTER THAN 3 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT SHALL NOT BE ACCEPTED WITHOUT APPROVAL OF THE GEOTECHNICAL ENGINEER.

03. TREES WITHIN A DISTANCE OF 1.0 x THE TREE HEIGHT MAY DAMAGE THE FOUNDATION. TREES LEFT IN PROXIMITY OF THE FOUNDATION ARE AT THE RISK OF THE BUILDER AND HOMEOWNER. VOIDS LEFT BY TREES, REMOVED WITHIN THE BUILDING LINE SHALL BE COMPACTED.

04. WHEN HIGHLY ACTIVE SOILS ARE PRESENT, CONSTRUCTION ON DRY SOILS CAN RESULT IN DISTRESS IN THE STRUCTURE. WHERE HIGHLY ACTIVE SOIL IS EXTREMELY DRY, FUTURE SOIL MOVEMENTS WILL BE INCREASED. SOAK SOIL MIN. 7 DAYS PRIOR TO PLACING CONCRETE AND ADD MOISTURE IMMEDIATELY PRIOR TO POURING CONCRETE.

DIVISION 3 - CONCRETE

03200 REINFORCING STEEL

01. ALL REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO A.S.T.M. DESIGNATION A-615 GRADE 60 (60,000 P.S.I. YIELD POINT) EXCEPT THAT #3 TIES AND STIRRUPS MAY BE STEEL CONFORMING TO A.S.T.M. DESIGNATION A-615 GRADE 40 (40,000 P.S.I. YIELD POINT) UNLESS SPECIFICALLY NOTED OTHERWISE. REINFORCEMENT TO BE WELDED SHALL BE WELDABLE GRADE REINFORCEMENT CONFORMING TO THE REQUIREMENTS TO THE AMERICAN WELDING SOCIETY AWS D12.1-75.

02. ALL POST-TENSIONING TENDONS AND ANCHORAGE SHALL CONFORM TO THE REQUIREMENTS OF THE GUIDE SPECIFICATIONS FOR POST-TENSIONING MATERIALS, POST-TENSIONING INSTITUTE 1980.

03. TENDONS SHALL BE FABRICATED FROM 1/2"ϕ, 270 KSI STRAND IN ACCORDANCE WITH ASTM A416. TENDONS SHALL BE GREASED PLASTIC, SHEATHED AND ANCHORAGE AT 28.9 KIPS. IF STRAND IS DAMAGED, IT SHOULD BE REPAIRED PER P.T.I. RECOMMENDATIONS. ANCHORAGES MUST CONFORM TO P.T.I. DESIGN SPECIFICATIONS.

04. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND A MINIMUM OF 2000 PSI AT THE TIME OF TENSIONING. SLAB SHALL BE STRESSED WITHIN 3-7 DAYS OF POURING.

05. STRAND LENGTHS ARE THE RESPONSIBILITY OF THE POST-TENSION MATERIAL SUPPLIER.

QUALIFICATION:
POST-TENSION MATERIAL SUPPLIER SHALL UPON REQUEST, FURNISH THE FOLLOWING:
A. LABORATORY TEST ON ANCHORAGE SYSTEM.
B. LATEST CALIBRATION DATE OF STRESSING EQUIPMENT USED.
C. LABORATORY TEST COEFFICIENT OF FRICTION OF STRANDS.
D. MILL TEST CERTIFICATION ON STRAND SUPPLIED.
E. ALL TENDONS 25'-0" OR LESS IN LENGTH MUST HAVE WEDGES HAND SEATED.

06. ALL WELDED STEEL WIRE FABRIC CONCRETE REINFORCEMENT SHALL CONFORM TO ASTM A-185 AND SHALL BE INSTALLED ONLY IN FLAT SHEETS.

07. DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACES IN ACCORDANCE WITH THE A.C.I. DETAILING MANUAL, ACI-315, LATEST EDITION.

08. DETAILING OF BARS IN UNSCHEDUILED BEAMS AND SLABS, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:

A. RUN TOP AND BOTTOM BARS CONTINUOUSLY BETWEEN ENDS OF MEMBERS.
B. TOP BARS AT THE ENDS OF BEAMS TO HAVE STANDARD 90 DEGREE HOOKS.
C. SPLICE TOP BARS AT THE MEMBER CENTER LINE BETWEEN SUPPORTS.
D. SPLICE BOTTOM BARS DIRECTLY OVER MEMBERS SUPPORTS
E. ALTERNATE SPLICES IN MIDDLE BARS BETWEEN SUPPORTS AND MIDSPANS WITH NO MORE THAN 1/2 OF THE BARS SPLICED AT ANY ONE LOCATION.
F. ALL BAR LAP SPLICES IN BEAMS, SLABS AND WALLS SHALL BE 40 BAR DIAMETERS OR 24 INCHES, WHICHEVER IS GREATER.

09. CONCRETE COVER OVER PRINCIPLE REINFORCING (NO STIRRUPS OR TIES) SHALL BE AS FOLLOWS:
A. GRADE BEAMS AND THICKENED EDGES 3" (4" - FOR HBW COMPLIANCE)
B. SLABS-ON-GRADE 2"

10. PROVIDE CORNER BARS AT THE OUTSIDE FACES OF INTERSECTING BEAMS OR WALLS. CORNER BARS SHALL BE THE SAME SIZE AS THE SMALLER BAR AT THE INTERSECTION AND SHALL EXTEND EACH SIDE OF THE CORNER AS DETAILED.

11. WHEN REINFORCING STEEL IS INTERRUPTED BY OPENINGS OF EMBEDDED EQUIPMENT IN THE SLAB, AN EQUAL AMOUNT OF STEEL SHALL BE PLACED AT SIDES OF THE OPENING PARALLEL TO THE UNINTERRUPTED STEEL AND SHALL EXTEND A MINIMUM OF 40-BAR-DIAMETERS PAST THE OPENING OR EQUIPMENT.

03300 CAST-IN-PLACE CONCRETE

01. ALL CONCRETE MATERIALS AND PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-LASTEST EDITION), EXCEPT AS NOTED ON DRAWINGS AND SPECIFICATIONS. CONTRACTOR SHALL MEET HOT WEATHER AND COLD WEATHER REQUIREMENTS.

02. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'C) AS FOLLOWS:
GRADE BEAMS AND SLABS-ON-GRADE 3000 PSI

03. STRUCTURAL SLAB ON GRADE SHALL BE THE THICKNESS INDICATED ON PLAN AND REINFORCEMENT SHALL BE REINFORCED PER PLAN, PLACED AT CENTER OF SLAB. WELDED WIRE FABRIC HAVING AN EQUIVALENT CROSS SECTIONAL AREA PER LINEAR FOOT MAY BE USED IN LIEU OF THE BARS. THE WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY. WHERE CONCRETE IS USED AS FINISHED SURFACE INSTALL WWM 6 X 6 W1.4 X W1.4 1-1/2" BELOW FINISHED SURFACE OF SLAB.

04. FLOOR FINISHES UNLESS OTHERWISE NOTED SHALL BE A TROWELED OR DIRECT STAIN SUITABLE (TRUE AND LEVEL) FOR DIRECT APPLICATION OF VINYL, TILE, AND CARPET. SLAB FINISH TOLERANCES SHALL BE TRUE PLANES WITHIN 1/8" IN 10 FEET AS DETERMINED BY A 10 FOOT STRAIGHTEDGE PLACED ANYWHERE ON THE SLAB IN ANY DIRECTION.

05. VERIFY ALL CAST-IN-PLACE BOLTS, INSERTS, ANCHORS, ETC. AND ALL SLAB LEAVE-OUTS, SLOPES, DEPRESSIONS, ETC. VERIFY THE SIZE, LOCATION AND QUANTITY OF ALL EMBEDDED ANCHORS, HANGERS, TIES AND OTHER MISCELLANEOUS HARDWARE WITH APPROPRIATE MECHANICAL AND ELECTRICAL DRAWINGS.

06. NO HORIZONTAL JOINTS WILL BE PERMITTED IN CONCRETE EXCEPT AS NOTED. VERTICAL CONSTRUCTION JOINT LOCATIONS, REQUIRED AT POINTS OTHER THAN SHOWN, SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR APPROVAL AT LEAST THIRTY (30) DAYS PRIOR TO CONSTRUCTION.

07. PROVIDE 1/2 INCH RADIUS OR 3/4 INCH CHAMFER AT ALL EDGES OF EXPOSED CONCRETE, UNLESS OTHERWISE NOTED ON ARCHITECTURAL PLANS.

08. EXPANSION JOINTS: IT IS THE BUILDER'S RESPONSIBILITY TO PROPERLY ADDRESS THE DESIGN OF EXPANSION JOINTS IN THE STRUCTURE. THE PRESENCE OF EXPANSION JOINTS IN THE ENGINEERING DRAWINGS CAN RESULT IN DIFFERENTIAL MOVEMENT BETWEEN ADJACENT COMPONENTS, AND EXPANSION AND CONTRACTION AT THE EXPANSION JOINTS. VERTICAL EXPANSION JOINTS ARE ADVISABLE AT THE SAME LOCATIONS AS THE FOUNDATION EXPANSION JOINTS.

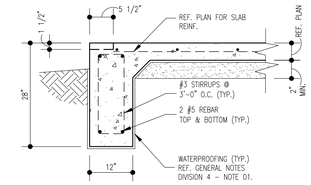
DIVISION 4 - THERMAL AND MOISTURE PROTECTION

01. IT IS RECOMMENDED THAT THE SELECTION OF A VAPOR RETARDER OR BARRIER (BY OTHERS) BE MADE BASED UPON:
A. THE DEGREE OF PROTECTION REQUIRED.
B. THE SENSITIVITY OF THE FLOORING TO MOISTURE IN THE CONCRETE.
C. THE RECOMMENDATIONS PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER WITHIN THE SOILS REPORT.

IT IS RECOMMENDED THAT THE TYPE OF VAPOR RETARDER OR BARRIER BE DECIDED IN CONSULTATION WITH THE FLOORING CONSULTANT. AMERICAN CONCRETE INSTITUTE (ACI) 302 STRONGLY RECOMMENDS A MINIMUM OF 10 MIL POLYETHYLENE FILM (POLY) BE PLACED UNDER THE ENTIRE CONCRETE SLAB AREA. WHILE THE IRC R406.3.2 AND ACI 332 RECOMMENDS A 6 MIL POLY FOR A MOISTURE BARRIER. IT IS RECOMMENDED THAT THE VAPOR RETARDER CONFORM TO ASTM E 1745, CLASS C OR BETTER AND HAVE A MAXIMUM WATER VAPOR PERMEANCE OF 0.044 WHEN TESTED IN ACCORDANCE WITH ASTM E96. PROVIDE ONE (1) LAYER OF POLYETHYLENE VAPOR BARRIER BENEATH ALL STRUCTURAL SLABS AND ON THE SIDES OF BEAMS. PROVIDE TWO (2) LAYERS OF POLYETHYLENE UNDER ALL CONSTRUCTION JOINTS 3'-0" WIDE CENTERED ON JOINT.

02. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION IN ACCORDANCE WITH APPLICABLE CODES. ENGINEER ASSUMES NO RESPONSIBILITY FOR FOUNDATION WITH INADEQUATE DRAINAGE AND/OR GROUNDWATER COLLECTION. USER IS ADVISED THAT INADEQUATE DRAINAGE CAN DISTRESS STRUCTURE AND ATTACHED COMPONENTS.

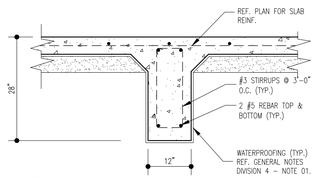
03. BUILDER SHALL ADVISE HOMEOWNER THAT GRASS OR SIMILAR GROUND COVER SHALL BE MAINTAINED AROUND THE FOUNDATION PERIMETER FOR 5'-0" MIN. SYSTEMATIC AND UNIFORM WATERING OF FOUNDATION IS REQUIRED PARTICULARLY IN TIMES OF EXTREME DRYNESS. THIS WATERING MUST KEEP SOIL IN DAMP STATE SUCH THAT A GREEN LAWN IS MAINTAINED. OVER-WATERING WILL CAUSE FOUNDATION HEAVE. UNDER-WATERING WILL CAUSE SHRINKAGE OF THE SUPPORTING SOIL AND FOUNDATION SETTLEMENT.



NOTE:
WHERE FIRM ROCK IS ENCOUNTERED DURING TRENCHING FOR BEAMS, BEAM DEPTH MAY BE REDUCED. BEAMS MUST PENETRATE ROCK TO PROVIDE MIN. 12" BEAM DEPTH, WEATHERED SHALE IS NOT ROCK.

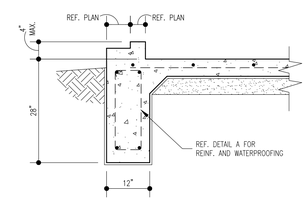
NOTES:
1. REF. DTL. 'E' FOR BEAM DEPTHS OVER 48"
2. REF. DTL. 'M' IF BRICKLEDGE DROPS OVER 1 1/2"

EXTERIOR BEAM W/ OPT. BRICKLEDGE
A

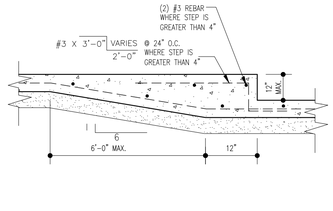


NOTE:
TRENCHES FOR BURIED PLUMBING SHALL NOT RUN ALONG OR UNDER BEAMS EXCEPT TO CROSS AT RIGHT ANGLES. TRENCH BACKFILLS SHALL BE THROUGHLY COMPACTED. IF SAND IS USED FOR BACKFILL, USE A CLAY MOISTURE PLUG AT THE EDGE OF THE FOUNDATION.(TYP.)

INTERIOR BEAM
B

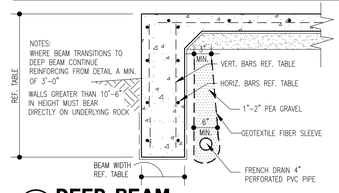


CURB @ EXT. BEAM W/ OPT. BRICKLEDGE
C

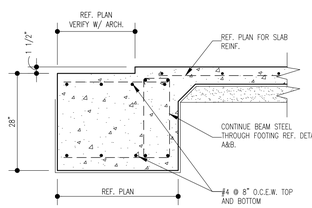


DROP IN SLAB
D

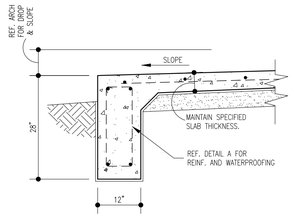
BEAM WIDTH	WALL HT.	VERT. BARS	HORIZ. BARS
12"	4'-0"-7'-6"	#4@16" SINGLE MAT	#4@10" SINGLE MAT
12"	7'-6"-11'-0"	#4@18" DBL. MAT	#4@16" DBL. MAT
12"	11'-0"-12'-6"	#4@12" DBL. MAT	#4@16" DBL. MAT
12"	12'-6"-14'-3"	#4@8" OR #5@12" DBL. MAT	#4@12" DBL. MAT
12"	14'-3"-15'-6"	#4@6" OR #5@9" DBL. MAT	#4@12" DBL. MAT
12"	15'-6"-17'-6"	#5@6" DBL. MAT	#4@12" DBL. MAT
16"	17'-6"-19'-6"	#5@6" DBL. MAT	#4@12" DBL. MAT



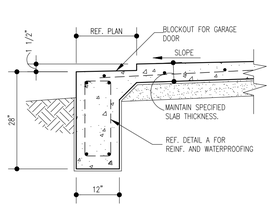
DEEP BEAM
E



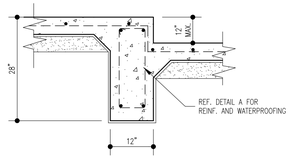
MASONRY ONLY FIREPLACE FOOTING
G



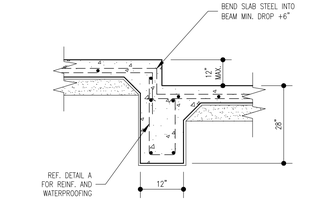
SLOPE IN SLAB
H



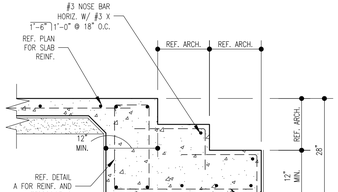
GARAGE DOOR BLOCKOUT
I



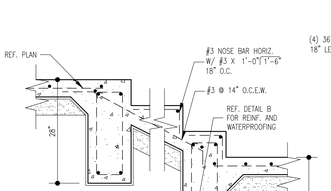
DROP IN SLAB (12" MAX.)
J



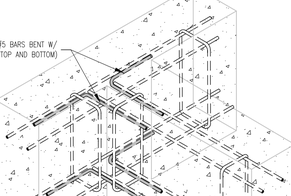
DROP IN SLAB (12" MAX.)
K



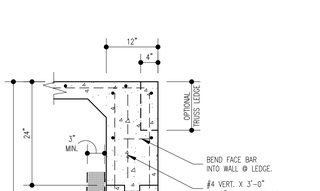
DROP IN SLAB (48" MAX.)
L



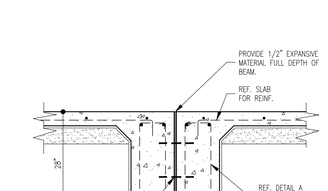
NOTE:
WHERE BEAM DEPTH IS GREATER THAN 48" IN DEPTH REF. DTL. "L" FOR ADDN'L REINF.



FOOTING W/ OPT. BRICKLEDGE
N



STRUCTURAL PAD
O



NOTE:
PROPER DRAINAGE IS REQUIRED FOR LONG TERM FOUNDATION PERFORMANCE REFERENCE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

PROTECTIVE BACK SLOPE
P

VERIFY ALL DROP DIMENSIONS
VERIFY NUMBER & LENGTH OF STEPS

STAIR DETAIL (2 STEP MAX.)
Q

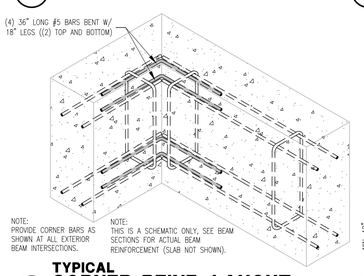
VERIFY ALL DROP DIMENSIONS
VERIFY NUMBER & LENGTH OF STEPS

STAIR DETAIL
R

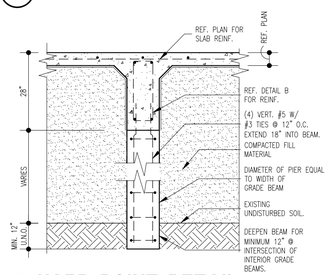
TYPICAL GRADE BEAM INTERSECTION REINF. LAYOUT
S

RETAINING WALL
W

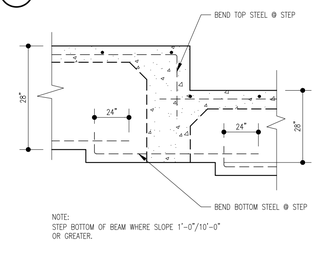
EXPANSION JOINT
X



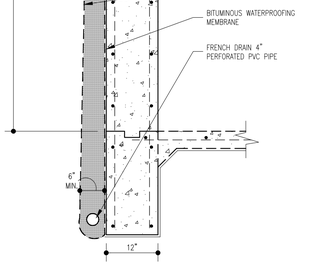
TYPICAL CORNER REINF. LAYOUT
T



HARD POINT DETAIL
U



BEAM PROFILE
V



RETAINING WALL
W

PERMIT DOCUMENTS

GRAHAM SCHMERGEL
309 LAUREL VALLEY ROAD
WESTLAKE, TEXAS

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FAX: (512) 328-6996

STATE OF TEXAS
LUIS A. FRANCO
119836
LICENSED PROFESSIONAL ENGINEER

2/12/2021 11:08 AM

FOUNDATION DETAILS

DATE ISSUED
11/30/2020

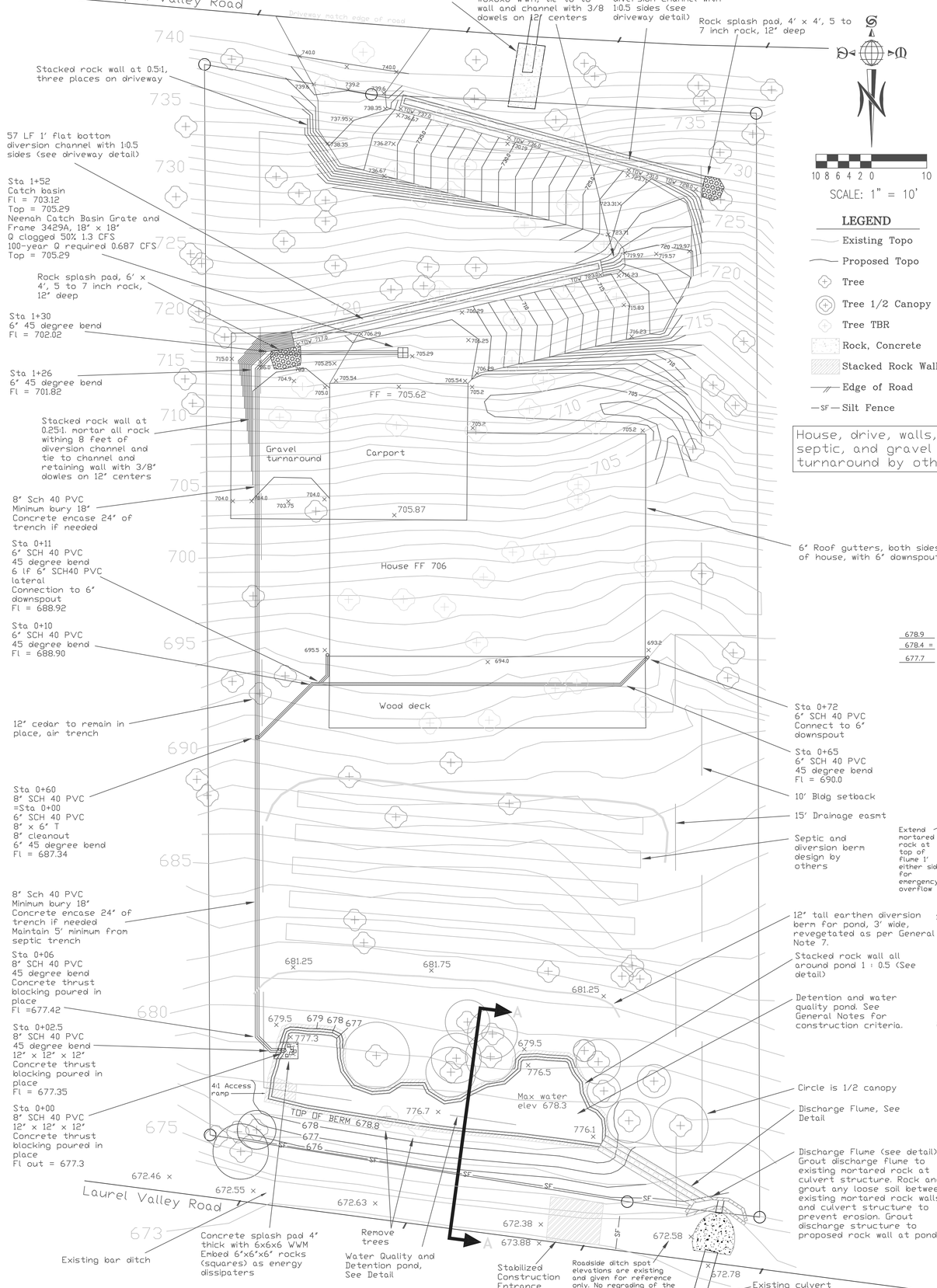
REVISIONS

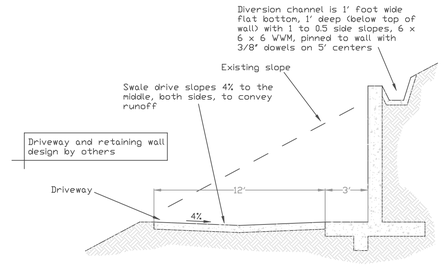
NO.	DATE	DRN	CKD
1	02/12/21	DB	DB

DRWN BY: DB
CKD BY:
SQ. FOOTAGE: @
SEE GENERAL NOTES
PROJECT NUMBER 2008041.1
SHEET NO. S-2

309 Laurel Valley Road

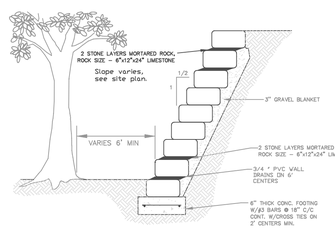
Stormwater Detention and Water Quality Treatment





DRIVEWAY CROSS SECTION

N.T.S.

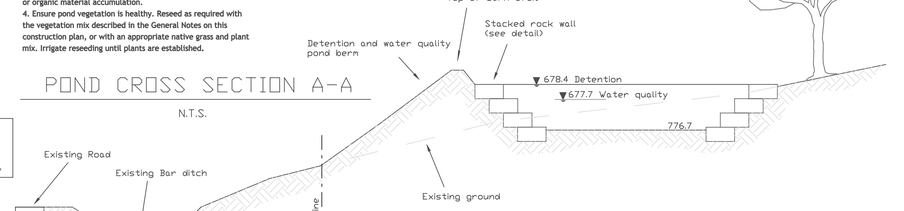


1 : 1/2 SLOPE
STACKED ROCK RIPRAP

N.T.S.

Pond Maintenance Notes:

1. Pond inspection to be done at least annually.
2. Repair any erosion around the inflow, the mortared rock walls of the pond, the outflow flume, the culvert headwall under Laurel Valley Road including its mortared rock walls, or at any other location associated with the pond.
3. Remove excess accumulated sediments, woody debris, trash or organic material accumulation.
4. Ensure pond vegetation is healthy. Reseed as required with the vegetation mix described in the General Notes on this construction plan, or with an appropriate native grass and plant mix. Irrigate reseeding until plants are established.



POND CROSS SECTION A-A

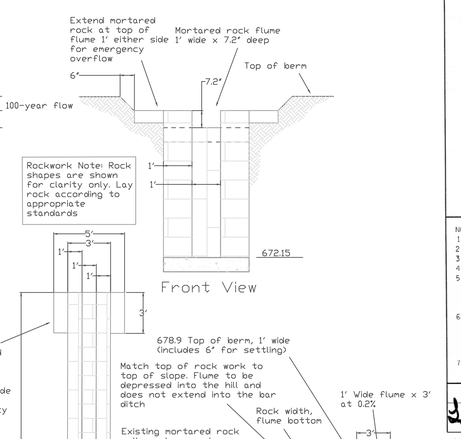
N.T.S.

Westlake Hills Notes

1. Project is a Type 3 Development
2. No concentrated stormwater flows will leave this lot onto adjacent properties, unless they discharge directly into an approved channel that is within a drainage easement.
3. No fences or structures are allowed across any drainage easement.
4. The drainage designer is responsible for the adequacy of these plans. In accepting these plans, the City of West Lake Hills and all reviewers rely upon the adequacy of the design by the drainage designer.
5. 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.
6. 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.
7. 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 Design Manual Sec. 7.1(1).
8. No part of this project lies within any FEMA flood hazard Zone as per FIRM Map 48453C0445k, Eff. 1/22/2020.
9. The project is located within the Edwards Aquifer Contr Zone.
10. Easements on this site plan are taken from the architectural drawings, KLM Design Build, sheet 7/14.
11. All walls over three feet will be screened with landscaping materials.

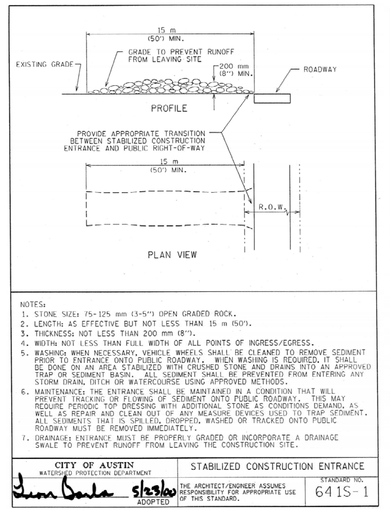
GENERAL NOTES

1. See Engineer's Report for full calculations.
2. Full infiltration type rain garden requires no underdrain and utilizes existing, in-place soils.
3. Remove top 12 inches of soil for reuse in revegetation.
4. Place 12 inches of topsoil from note #3 above on bottom of rain garden pond.
5. Place 6 inches of existing topsoil from note #3 above on all areas disturbed by construction for the Rain Garden including the pond area, berm and discharge structure area.
6. For driveway and roof downspout storm drain, remove top 12 inches of soil before trench excavation for reuse with revegetation.
7. Revegetate with native grass seed as follows:
Canada Wild Rye, Elymus canadensis, 20 pounds per acre
Upland Sea Oats, Chasmanthium latifolium, 20 pounds per acre
8. DO NOT REVEGETATE ANYWHERE ON THE SITE WITH NON-NATIVE plants or grasses, ESPECIALLY BERMUDA GRASS. This includes the house, drive, waterline and septic system. Non-native plants and grasses, ESPECIALLY BERMUDA GRASS, will compromise the functionality of the rain garden.
9. Place excelsior revegetation matting after seeding on all disturbed areas of: rain garden, berm, discharge structure and storm drain.



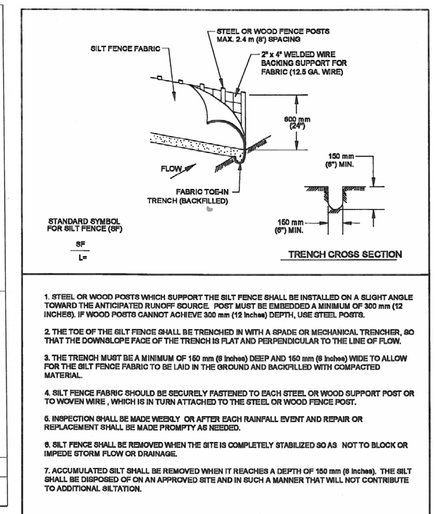
POND DISCHARGE FLUME DETAIL

N.T.S.



NOTES:
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH AS EFFECTIVE BUT NOT LESS THAN 15 m (50').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	STABILIZED CONSTRUCTION ENTRANCE	
ADOPTED 5/23/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 641S-1



1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 Inches) DEPTH, USE STEEL POSTS.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.

3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 Inches) DEEP AND 150 mm (6 Inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE , WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.

5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	SILT FENCE	
ADOPTED 9/1/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 642S-1

Summary of Detention Routing Results (CFS)

	2-year	10-year	25-year	100-year
Existing	8.677	13.097	16.944	20.955
Developed	8.006	12.083	14.780	19.335

Tree Removal Table

T13 3" hackberry
T14 3" hackberry

Note: for tree removal not associated with pond constrution, see the architectural drawing, sheet 7.

Rain Garden Calculations

Rain Garden Type: Full Infiltration
Drainage Area = 0.130 acres
Impervious Cover = 80%
Capture Depth = 12 Inches
Water Quality Volume Required = 518 cubic feet
Water Quality Volume Provided = 541 cubic feet
Infiltration Rate = 0.45 inches/hour
Rain Garden Drawdown Time = 27 hours
Infiltration Area Required = 279 square feet
Infiltration Area Provided = 518 square feet

Pond Stage/Storage/Discharge

Discharge is via a 1-foot channel, 0.00293 slope

Stage/Storage (CF)/Discharge		
676.7	0.0	0.000
676.75	25.0	0.000
676.8	50.0	0.000
676.85	75.0	0.000
676.9	100.0	0.000
676.95	125.0	0.000
677	150.0	0.000
677.05	175.0	0.000
677.1	200.0	0.000
677.15	225.0	0.000
677.2	250.0	0.000
677.25	275.0	0.000
677.3	300.0	0.000
677.35	325.0	0.000
677.4	350.0	0.000
677.45	375.0	0.000
677.5	400.0	0.000
677.55	425.0	0.000
677.6	450.0	0.000
677.65	475.0	0.000
677.7	0.0	0.005 Wier Elevation
677.71	5.0	0.010
677.72	10.0	0.020
677.73	15.0	0.030
677.74	20.0	0.040
677.75	25.0	0.110
677.8	50.0	0.190
677.85	75.0	0.290
677.9	100.0	0.400
677.95	125.0	0.530
678	150.0	0.660
678.05	175.0	0.800
678.1	200.0	0.950
678.15	225.0	1.100
678.2	250.0	1.280
678.25	275.0	1.450
678.3	300.0	1.650
678.35	325.0	1.850
678.4	350.0	2.050



April 12, 2022

MESA ENGINEERING
8103 KIRKHAM, AUSTIN TEXAS 78736 (512) 799-7998
MELTON ENGINEERING SERVICES AUSTIN
Bruce Melton PE BMelton@earthlink.net

From: Jim Mcbride
To: Planner
Subject: Variance request for 300 Laurel Valley
Date: Tuesday, January 6, 2026 12:07:11 PM

> You don't often get email from [redacted]. Learn why this is important

I write in opposition to the subject variance request.

Having recently constructed a new home we had to compromise to comply with city regulations. The scope and the magnitude of these variances strikes me as unprecedented. We redesigned our home because we encroached above the setback (ie our soffit) by 24". Having lived here now for two years I better appreciate the need for these regulations. Additionally drainage is a critical issue along Little Bee Creek.

Jim

Jim McBride
Blue Sage Capital
2700 Via Fortuna, Suite 300
Austin, TX. 78746
[redacted] | www.blue sage.com

From: Steve Brown
To: Joel Sherrouse; Jennifer Bills
Subject: Comments for Zapco Meeting, 18 Feb 2026 / 300 Block Laurel Valley
Date: Saturday, February 14, 2026 10:13:37 AM

You don't often get email from [redacted]. Learn why this is important

Hi Jennifer & Joel- I attended the last meeting in person but the window was cut short at the very end to speak. In the event I'm unable to attend in person this week, I may be traveling (but could try virtually), I would like this short email submitted in the building proposal and read out loud at the meeting. If you (or another member of the committee) are unable to perform this, please let me know.

Dear Members of the ZAPCO Commission and the West Lake Hills community,

I am writing regarding the property on the 300 block of Laurel Valley.

Like many in our community, I was deeply disappointed to see the extensive tree clearing on this lot. The natural canopy and screening are a defining part of why residents choose to live in West Lake Hills, and once mature trees are removed, they cannot simply be replaced in any meaningful timeframe. To date, no meaningful replanting has occurred that could begin restoring coverage or visual buffering.

It is also important to note that the site constraints cited in the variance requests were inherent to the lot at the time of purchase. Granting variances under these circumstances risks undermining the intent of our setback, height, and environmental protections — especially in this particular section of Laurel Valley and Yaupon Valley Roads, where homes already sit in close proximity and depend heavily on natural screening, particularly for neighbors across the canyon.

Unfortunately, the actions taken so far appear to move away from — rather than toward — the spirit of West Lake Hills' building and environmental standards.

Finally, Laurel Valley Road and Yaupon Valley Road are among the most actively walked, ridden, and enjoyed roads in our community. As stewards of this unique area, we should do everything possible to preserve the natural character, protections, and visual integrity that make West Lake Hills special for all residents.

Thank you for your time and consideration, and please include this comment in the public record for the February 18 meeting.

Sincerely,

Steve Brown

300 Cedar Oak Dr

From: Jane Noble <[redacted]
Sent: Friday, March 6, 2026 10:09 AM
To: James Vaughan <mayor@westlakehills.gov>; Dana Harmon <wlhcc1@westlakehills.gov>; Brian Plunkett <wlhcc2@westlakehills.gov>; Beth South <wlhcc3@westlakehills.gov>; Darin Walker <wlhcc4@westlakehills.gov>; Gordon Bowman <wlhcc5@westlakehills.gov>
Cc: Trey Fletcher <tfletcher@westlakehills.gov>
Subject: 309 Laurel Valley Road Variance requests

Some people who received this message don't often get email from [redacted] Learn why this is important

Dear Mayor and council members,

I am writing in opposition to all of the requested variances for the property at 309 Laurel Valley Road. I urge you to accept ZAPCO's recommendation to deny all the variances.

This is one of the most overreaching collections of variance requests I've ever seen. And I've seen a lot. This is a simple case of a commercial real estate developer trying to maximize profit by cramming way too much onto a less than one-half acre lot and trying to grab as much of a view as possible to entice potential buyers. I can't think of a single reason to grant any of these variance requests. This is a clearly buildable lot for the appropriate size house. The developer needs to build within the ordinances or sell and move on.

When you deny the variances, as I hope you will, please include in your motion, an instruction to staff to monitor any action on this lot **like hawks**. The developer has already flagrantly violated the ordinances and his own permit by "clear cutting" the lot hours after the city inspector left, apparently in preparation for the current outlandish plan — because the fines assessed by the city don't mean anything to a big guy real estate developer.

Thank you for your consideration of my concerns and for your service to our city.

Jane Noble
801 Yaupon Valley Road

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING
Wednesday, February 18, 2026 at 6:30 PM

1. **Call to Order: Chair Robert Meisel**
    a. Meeting begins at 6:30pm
    b. Roll Call
        1. Chair Robert Meisel: Present
        2. Vice-Chair Jim Pledger: Present
        3. Commissioner Julia Webber: Present
        4. Commissioner Karen Bartoletti: Present
        5. Commissioner Patrick Stewart: Present
        6. Commissioner Laurie Maccini: Present

2. **Citizen Communications:**
    a. No public comments.

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 item/s unless a Commission Member or citizen so requests.
    a. Approval of the January 21, 2026 Zoning and Planning Commission Minutes.
    b. Report of previous cases ZAPCO acted on by BOA/City Council.

    Action: Commissioner Stewart moves for approval of the Consent Agenda

        i. Commissioner Webber Seconds
        ii. Motion carries unanimously (5–0)

Chair Meisel moves the discussion of Item 7, 102 Swiftcurrent up on the agenda for discussion.

7. Discuss and consider a recommendation to Board of Adjustments on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2)).

Applicant: Francisco Rios,

A. Staff Report:

1. Director Bills details the replat of 100 Swiftcurrent which resulted in the property to be landlocked. Director Bills described the details of the proposed driveway with a curb cut on 102 Swiftcurrent to access the

easement on 98 Swiftcurrent to provide driveway access for 100 Swiftcurrent.

2. Chair Meisel calls to postpone the item to the March ZAPCO meeting
    1. The owners of 98 Swiftcurrent stated their objection to the postponement.

Chair Meisel moves the full discussion and consideration of Item 7to its initial place in the agenda.

4. Public Hearing **300 Block of Laurel Valley Rd:** Discuss and make recommendations on proposed variances:

    1. Allow for a driveway height greater than 6 feet above natural grade (Section 22.03.175(e)(1))

    2. Allow building height greater than 32 feet above natural grade on a slope of 25% or greater (Section 22.03.279(b))

    3. Encroach 20 feet into the platted 50-foot front building setback along Yaupon Valley Road (Section 22.03.281)

    4. Encroach 15 feet into both 25-foot side setbacks (Section 22.03.281)

    5. Allow fills up to 15 feet where the maximum allowed is 6 feet on slopes of less than 35% (Section 22.03.170(b)– Drainage and Erosion Control Design Manual Section 7.4.1)

    6. Allow for grading in areas of slopes greater than 35% where none is allowed (Section 22.03.170(b)– Drainage and Erosion Control Design Manual Section 7.4.1)

    7. Allow grading greater than 18 inches within setbacks (Section 22.03.170(f)).

    Applicant: Matt Garcia

Note: Items 4 and 5 are related to the same property and are separate due to Zoning variance requests being forwarded to the Board of Adjustments while the Tree variance request is forwarded to City Council. They were largely discussed as a single item, recorded in the minutes for item 4, while the motions were separated.

A. Staff Report:

a. **Director Bills** describes the history of the property and the variance requests.

b. **Chair Meisel** asks why the property is taking access off of Yaupon Valley Road instead of Laurel Valley.

c. **Commissioner Webber** asks if there is room on the property with the proposed development to replace the illegally-removed trees.

B. Public Comments:

a. **Matt Garcia – Applicant**

1. Indicates that trees had been removed by prior owner
2. Speaks in favor of variance requests

b. A letter (Attached to minutes as "Exhibit A") in opposition to the variances from Steve Brown of 300 Cedar Oak Drive was read into the record

c. A letter (Attached to minutes as "Exhibit B") in opposition to the variances from Jane Noble of 801 Yaupon Valley Road was read into the record

C. Discussion:

a. **Commissioner Webber** asks what the proposed square footage of the new house is.

1. **Matt Garcia:** 4320 square feet

b. **Commissioner Maccini** asks if there has been a recent tree survey of the property.

1. **Director Bills:** None has been provided.

c. **Commissioner Webber:** The scope of the variances represents a mockery of city code.

d. **Chair Meisel** indicates that according to the Appraisal District, the ownership hasn't changed since 2020, and that it was this owner that removed the trees.

e. **Commissioner Webber**: Space required for tree mitigation needs to be quantified.

f. **Commissioner Pledger:** There is no hardship, and the magnitude of variances requested would require a dramatic hardship.

D. Action:

a. **Commissioner Webber** moves to forward all variance requests to the Board of Adjustment with a recommendation of **denial** for lack of hardship.

1. Commissioner Pledger seconds,
2. Motion carries unanimously (5-0).

The variance request and recommendation will be forwarded to the March 11, 2026 Board of Adjustments Meeting.

5. Public Hearing **300 Block of Laurel Valley Rd:** Discuss and make recommendations on proposed variances:

   Allow replacement trees for unpermitted removals to be planted at the end of the project, more than 601 days since the final order (Section 22.03.304(c)(5).

Applicant: Matt Garcia

Note: Items 4 and 5 are related to the same property and are separate due to Zoning variance requests being forwarded to the Board of Adjustments while the Tree variance request is forwarded to City Council. They were largely discussed as a single item, recorded in the minutes for item 4, while the motions were separated.

A. **Staff Report:**
    a. See minutes for item 4
B. **Public Comments:**
    a. See minutes for Item 4
C. **Discussion:**
    a. See minutes for item 4
D. **Action:**

    a. **Commissioner Bartoletti** moves to forward the variance request to the Board of Adjustment with a recommendation of **denial** for lack of hardship.
        i. Commissioner Webber seconds
        ii. Motion carries unanimously (5-0)

The variance request and recommendation will be forwarded to the March 11, 2026 City Council Meeting.

6. Public Hearing **101 Westhaven Dr. :** Discuss and make a recommendation to Board of Adjustment on variances to allow for an accessory structure:

    1. To encroach 22 feet into the 30-foot front setback along Bee Cave Road (Section 22.03.276 and 22.03.281)

    2. To encroach 20 feet into the 25-foot rear setback (Section 22.03.276 and Section 22.03.281)

Applicant: Pramod Patil, Property Owner

A. Staff Report:
    a. Director Bills details that proposed shed to be in a similar location after a storm destroyed the existing shed.
    b. Director Bills shares that the lot lost 14 feet of the front setback to TXDOT's expansion of Bee Cave Rd.

c. Stewart asks if the shed was there before 2014 and if it has HVAC, Plumbing, Water.
    a. Director Bills states that the shed would just have electric.
d. Bartoletti asks if the shed was in the setback prior to the sale of the portion of the lot.
    a. Director Bills says yes.
e. Pledger asks if the shed predates the setback code.
    a. Director Bills states she is unsure of how old the original shed was, but not older than 2002 according to a survey of the property provided by the applicant.

B. Public Comments:

a. **Pramod Patil** - Applicant:
    1. Presented request for variance.

C. Discussion:

a. Commissioner Maccini states that the variance is a direct hardship and is in support of the variances.

b. Commissioner Webber thanks Patil for the presentation and is in support.

D. Action:

a. Commissioner Maccini moves to forward the variances to City Council with a recommendation of **approval**.
    a. Commissioner Webber seconds,
    b. Motion carries (5-0) unanimously.

The variance request and recommendation will be forwarded to the March 11, 2026 Board of Adjustments Meeting.

7. **102 Swiftcurrent**. Discuss and consider a recommendation to Board of Adjustments on a variance to allow a second driveway when a maximum of one is allowed (Section 22.03.175(e)(2))

   Applicant: Francisco Rios, Property Owner

Note: Chair Meisel chose to recuse himself from the discussion on the variance request because he was involved in the prior replat of the property as the property owner. Vice-Chair Pledger led the discussion on this item.

a. Staff Report:

1. **Director Bills** details that the only applicant on record is 102 Swiftcurrent.

2. **Commissioner Bartoletti** states that the variance request should be postponed to the next meeting because of insufficient information to the application.
3. **Commissioner Pledger** asks why the other two property owners were not on the application
4. Maccini asks to hear from the applicant
5. Bartoletti asks Director Bills and Assistant City Attorney Thamm if the applicant owns the property
    1. **Director Bills** clarifies that the applicant owns 102 Swiftcurrent, but that the goals of the applicants are to receive the variance and sell the portion of the property for which the variance is requested to the owners of 98 Swiftcurrent.
        a. If the property lines are moved, the properties would need to go through the subdivision process prior to additional development.

b. Public Comment:

1. Francisco Rios, Applicant:
    1. Clarified the comments made by the commission and agrees with the commission that all three parties should be involved.

c. Discussion:

1. Pledger asks the applicant to postpone to the March ZAPCO meeting
2. Director Bills shares her recommendation of 98 Swiftcurrent to be the applicant/agent, with 102 Swiftcurrent providing power of attorney.
3. Maccini asks who will eventually own the driveway.
    1. As proposed by the current owners of 98 and 102 Swiftcurrent, Director Bills states that 98 Swiftcurrent will own the driveway
4. Pledger states the applicant should be the owner of the driveway and all parties be included.
5. Webber states that part of the application should include the impervious cover calculations.
    1. Webber asks if it's appropriate for 98 Swiftcurrent to be the applicant.
        a. Development Coordinator Sherrouse explains that the City has a standard Power of Attorney form that can be submitted to the application to allow the application to represent multiple properties.
6. Applicant requests postponement to the March 18, 2026 ZAPCO meeting.

d. Action:

1. Bartoletti moves that the request be postponed to the March 18, 2026 ZAPCO Meeting
    1. Commission Webber seconds,
    2. The vote passes (5-0) unanimously.

The variance request is postponed to the March 18, 20206 ZAPCO meeting

Chair Robert Meisel returns to the dais.

8. **Adjournment**

Chair Meisel adjourns the meeting at 7:48pm

APPROVED:

Robert Meisel, Chair

ATTEST:

Joel Sherrouse, Development Coordinator

These minutes were approved on March 18, 2026.

Exhibit A

309 Laurel Valley– Multiple Variances

Applicant's Findings of Fact

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

   Literal enforcement of the requested code variances below will provide hardship to develop this project as-is and provide an unsafe driveway experience. I believe our requests are in line with the city's comprehensive plan goals and do not violate the intent of those goals. This is a modest project by size and scale and fits in with the neighboring houses in character and scale.

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

   Due to the extreme, illegal clearing on this property, there is very little flora to work around. We did work around all existing trees at the top and bottom of the lot. There are even less trees now than shown on the most recent tree survey provided.

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

   Please see requests 2, 3, 5 and 6.

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

   The variances requested are at the minimum amount required and are not excessive or greater than the city's comprehensive plan goals. Please see requests 3 and 4.

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

   Please reference requests 3 and 4.

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

   Please reference request 4.