CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, May 13, 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 13th day of May 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 May 13, 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 April 8, 2026 Regular Meeting Minutes.

4. Public Hearing

    507 Konstanty Circle: Discuss and consider action on Special Use Permit 157-2026-E for a guest quarters (Section 38.03.032 of the West Lake Hills Code).

Applicant: Mark Lakins, Dahlin Group

5. Public Hearing **1906 Yaupon Valley Rd**.: Discuss and consider action on a recommendation from ZAPCO on the following variances:

    a. Allow grading greater than 18 inches in the building setbacks (Section 22.03.170 (f))
    b. Allow construction of retaining walls greater than 6 feet in height above natural grade (Section 22.03.170(g))
    c. Allow construction of retaining walls greater than 3 feet in height without vegetative screening (Section 22.03.170(i))
    d. Allow for fill of over 6 feet on a slope of less than 35% (Drainage and Erosion Control Design Manual Section 7.4.1)

    Applicant: Linda Sullivan, CleanTag Permits

6. Adjournment

Approved by: James Vaughan, Chair

Certificate

I certify that the above Notice of the May 13, 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 Thursday, May 7, 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) REGULAR MINUTES
Wednesday, Apil 8, 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 was not in attendance.

CITY STAFF PRESENT: City Administrator Trey Fletcher, City Secretary Makayla Rodriguez, Director of Building and Development Service Jennifer Bills, Public Works Director Evan Groeschel, 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 7:06 p.m.

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.

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 March 11, 2026 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Gordon Bowman and seconded by Board Member Darin Walker, the Board of Adjustment voted 5-0 to approve the Consent Agenda.

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

   Applicant Hughes Holland gave an overview of his Special Use Permit request for the restaurant Taqueria De Diez.

   MOTION: Upon a motion made by Board Member Darin Walker and seconded by Vice Chair Brian Plunkett, the Board of Adjustment voted 5-0 to approve the Special Use Permit request.

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

   Director of Building and Development Service Jennifer Bills briefed City Council on the Special Use Permit requesting, noting that staff recommended approval.

   MOTION: Upon a motion made by Vice Chair Brian Plunkett and seconded by Board Member Beth South, the Board of Adjustment voted 5-0 to approve the request.

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

   Director of Building and Development Service Jennifer Bills briefed City Council on the Special Use Permit to allow a commercial coach on the property.

   Matthew Sharon of Revent Builds provided additional information regarding the commercial coach as it relates to the building project. City Council asked questions regarding the commercial coach and the overall project.

   MOTION: Upon a motion made by Board Member Darin Walker and seconded by Vice Chair Brian Plunkett, the Board of Adjustment voted 5-0 to approve.

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

Director of Building and Development Service Jennifer Bills gave a historical overview of the properties involved and the variance request for an additional driveway to allow property access for 100 Swiftcurrent Trail.

Applicant Catherine Wilkes presented additional information regarding the variance request and that 98 and 102 Swiftcurrent Trail are in support of the request.

Joseph Lucas of 100 Swiftcurrent Trail spoke in support of the variance and requested conditions related to personal matters with neighboring properties. Chair James Vaughan clarified that the requested conditions were outside the scope of City authority and could not be included as part of the variance.

MOTION: Upon a motion made by Board Member James Vaughan and seconded by Board Member Brian Plunkett, the Board of Adjustment voted 5-0 to approve the variance as requested for 98 and 102 Swiftcurrent Trail.

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

Director of Building and Development Services Jennifer Bills briefed City Council on construction activity at the property and provided background on the variance requests. She also noted public comments in opposition and that the Zoning and Planning Commission voted to deny the requests.

There was discussion regarding the property, side setbacks, and possible placement of the driveway. City Council deliberated and shared their feedback regarding the variance requests.

Chair James Vaughan recessed the meeting at 8:15 p.m.

Chair James Vaughan reconvened the meeting at 8:21 p.m.

MOTION: Upon a motion made by Chair James Vaughan and seconded by Board Member Gordon Bowman, the Board of Adjustment voted 5-0 to deny variance item a.

MOTION: Upon a motion made by Chair James Vaughan and seconded by Board Member Gordon Bowman, the Board of Adjustment voted 5-0 to approve variance item b.

MOTION: Upon a motion made by Chair James Vaughan and seconded by Board Member Gordon Bowman, the Board of Adjustment voted 5-0 to deny variance item c.

9. Adjournment

Chair James Vaughan adjourned the meeting at 8:24 p.m.

Respectfully submitted:

_____
James Vaughan, Chair

ATTEST:

_____
City Secretary, Makayla Rodriguez

The minutes were approved on the 13th day of May, 2026.

City *of* West Lake Hills
Board of Adjustment
AGENDA REPORT

Meeting Date:	May 13, 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

507 Konstanty Circle: Discuss and consider action on Special Use Permit 157-2026-E for a guest quarters (Section 38.03.032 of the West Lake Hills Code).

Applicant: Mark Lakins, Dahlin Group

Recommendation

Staff recommend approval of the Special Use Permit for an 800 square foot guest quarters.

Discussion

Property Information, Zoning & Site Characteristics:
Owner: Stephanie Usener & Daniel Cooley
Legal Description: Lot 3 Stoney Wood Subdivision
Lot Size: 1.4880 Acres
Zoning: R-1
Wastewater: On-site Sewage Facility (OSSF)

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

Background & Analysis:
The property owners are requesting a Special Use Permit to construct an 800-square-foot dwelling that will serve as a guest quarter (Attachment 2). The code requires the quarters to be located on the same lot as the principal dwelling and used for seasonal habitation of guests. Such accessory dwelling shall not be permitted on lots of less than one acre. The guest quarters shall not exceed 800 square feet in size and shall contain only one bedroom. The applicant has yet to submit a building application for the demolition of the primary structure and new construction of a new primary house and guest house.

SUP Criteria:
The applicant has provided a letter and exhibit in Attachments 1 and 2.

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.
5) The proposed use shall comply with all other applicable ordinances and regulations.
6) The guest quarters shall be located on the same lot as the principal dwelling and used for habitation of guests of the primary residence.
7) The quarters cannot exceed 800 square feet in size, shall contain only one bedroom, and cannot be located on a lot less one acres in size.

Public Comment:
At the time of this report, no comments have been received.

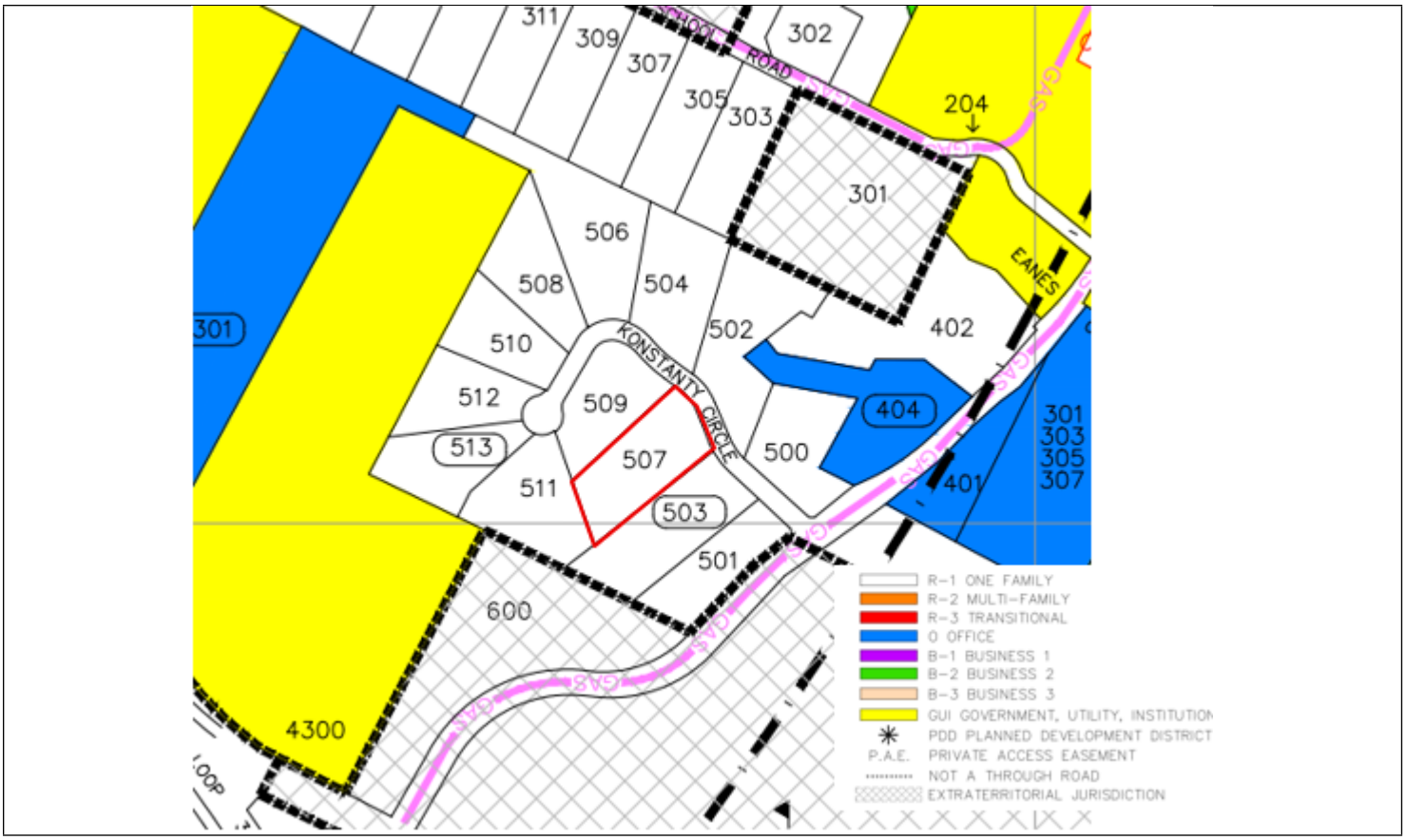
Outdoor Lighting
Any outdoor lighting will comply with the City's Code.
Compliance with Adopted International Building Code
The property and future construction will have to comply with all applicable City codes.
Subdivision
There is no change to the subdivision proposed with this application.
Comprehensive Planning Analysis
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:
8) **Section 38.04.032: Special use permit**
9) **Section 38.03.032 (c): Special uses permitted in R-1 One Family**

Aerial:



Zoning:


311
309
307
305
303
302
204
301
506
508
504
502
402
510
512
509
404
513
507
500
511
503
501
600
4300
KONSTANTY CIRCLE
EANES
GAS
301
303
305
307
401
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, INSTITUTION
PDD PLANNED DEVELOPMENT DISTRICT
P.A.E. PRIVATE ACCESS EASEMENT
NOT A THROUGH ROAD
EXTRATERRITORIAL JURISDICTION

Mark Lakins
98 San Jacinto Blvd, #400
Austin, TX 78701

Email: Mark.Lakins@dahlingroup.com
Phone: (682) 554-0331 (cell)

Date: 3/9/2026

To:
Zoning and Planning Commission (ZAPCO)
City of West Lake Hills
4010 Bee Cave Road

Westlake Hills, TX 78746

Re: Request for Special Use Permit – Guesthouse
Property Address: 507 Konstanty Circle
Legal Description / Lot: LOT 3 STONEY WOOD SUBD

Dear Chairperson and Members of ZAPCO:

On behalf of Daniel and Stephanie Cooley, I respectfully submit this letter to request a special use permit from the City of West Lake Hills to allow an **800 sf guesthouse** on the property referenced above.

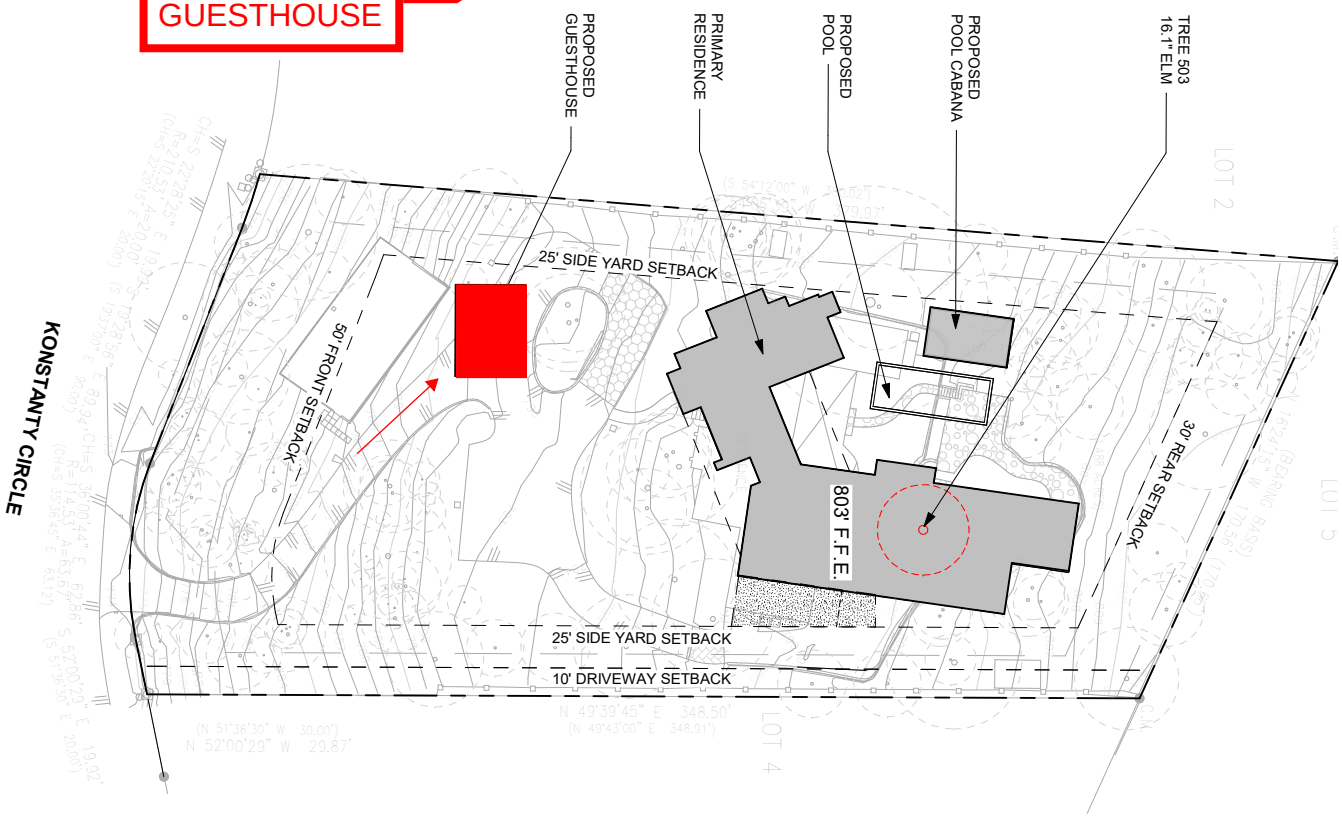
We respectfully ask ZAPCO to grant the special use permit as described. We feel that the special use meets the standards found in the ordinance.

Thank you for your consideration. We are available to answer any questions and appear before the commission as needed.

Sincerely,

Mark Lakins
Director of Project Development


PROPOSED
GUESTHOUSE


PROPOSED GUESTHOUSE
PRIMARY RESIDENCE
PROPOSED POOL
PROPOSED POOL CABANA
TREE 503
16.1" ELM
25' SIDE YARD SETBACK
50' FRONT SETBACK
803' F.F.E.
30' REAR SETBACK
25' SIDE YARD SETBACK
10' DRIVEWAY SETBACK
KONSTANTY CIRCLE
LOT 2
LOT 5
LOT 4

SPECIAL USE PERMIT 157-2026-E

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, Daniel Cooley & Stephanie Usener (Mark Lakins, Authorized Agent), owners of the herein described parcel of land at 507 Konstanty Circle, has requested a Special Use Permit for a guest quarters; 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, Public Hearings have been held by the Board of Adjustment as required by law; and

WHEREAS, there has not been a valid objection in the Public Hearings 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 38.03.032 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:

Lot 3 Stoney Wood Subd

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

6. The guest quarters shall be located on the same lot as the principal dwelling and used for habitation of guests of the primary residence; and

7. The quarters cannot exceed 800 square feet in size, shall contain only one bedroom, and cannot be located on a lot less one acres in size.

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 domestic employee quarters is granted to Daniel Cooley & Stephanie Usener, property owners, at 507 Konstanty Circle.

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 May 13, 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 507 Konstanty Circle.

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

PASSED AND APPROVED this 13th day of May, 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.

_____
Daniel Cooley & Stephanie Usener

507 Konstanty Circle

4. Discuss and consider action on Special Use Permit 157-2026-E for a guest quarters (Section 38.03.032 of the West Lake Hills Code).

Applicant: Mark Lakins, Dahlin Group

507 Konstanty Circle



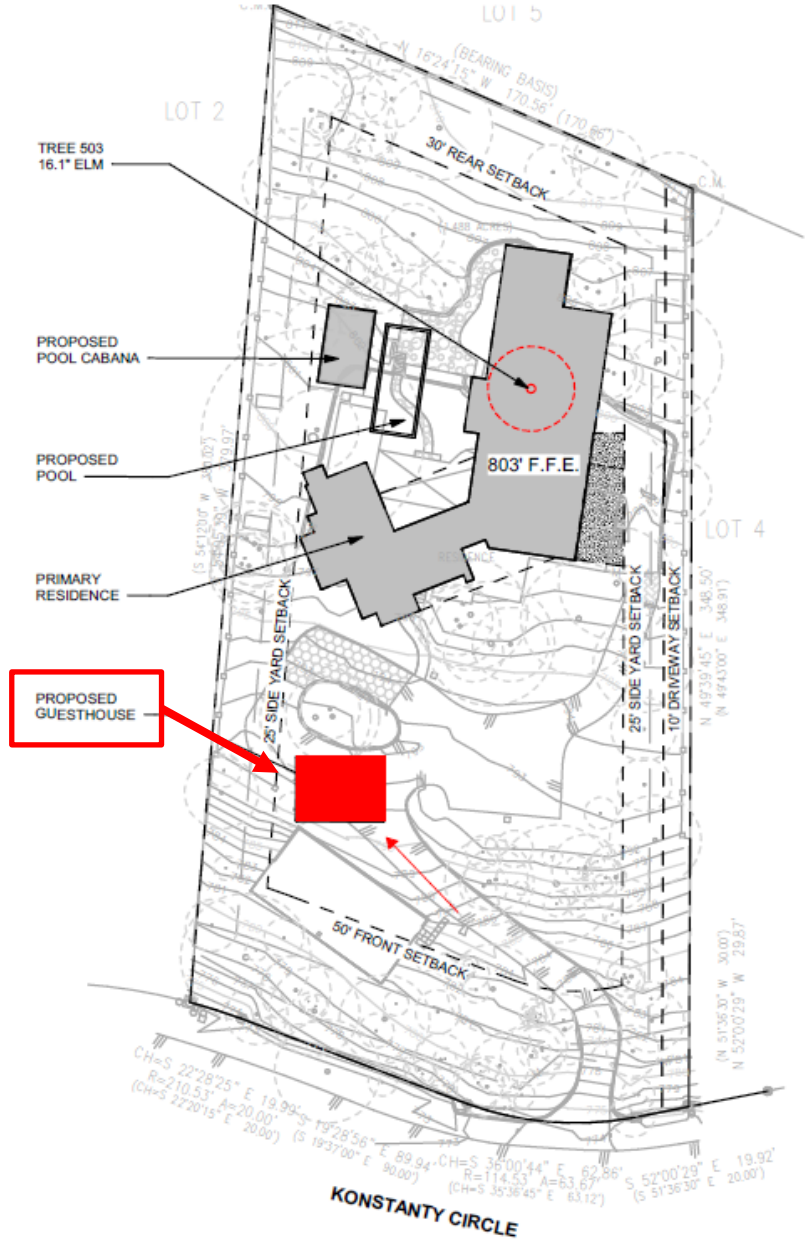
507 Konstanty Circle

- Request is for a SUP for an 800 square foot accessory guest quarters.

- The applicant is proposing to demolish eh existing pool and home, and rebuild a new home, pool, pool cabana, and a guesthouse. Existing Sport court is proposed to remain.

507 Konstanty Circle

Conceptual site plan for reference



507 Konstanty Circle



507 Konstanty Circle

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.
5) The proposed use shall comply with all other applicable ordinances and regulations.
6) The guest quarters shall be located on the same lot as the principal dwelling and used for habitation of guests of the primary residence.
7) The quarters cannot exceed 800 square feet in size, shall contain only one bedroom, and cannot be located on a lot less one acres in size.

507 Konstanty Circle

- Staff recommends approval of the special use permit.
- Public Comment:
  - No comment have been received.
- Special Use Permits are not reviewed by ZAPCO.

City *of* West Lake Hills
Board of Adjustment
AGENDA REPORT

Meeting Date:	May 13, 2026	**Item Number:**	5
Department:	Building & Development		
Prepared By:	Jennifer C. Bills, Director of Building & Development	**Cost / Budget:**	None
Exhibits:	See Attached	**Source of Funds:**	N/A

Subject

1906 Yaupon Valley Rd.: Discuss and consider action on a recommendation from ZAPCO on the following variances:

a. Allow grading greater than 18 inches in the building setbacks (Section 22.03.170 (f))
b. Allow construction of retaining walls greater than 6 feet in height above natural grade (Section 22.03.170(g))
c. Allow construction of retaining walls greater than 3 feet in height without vegetative screening (Section 22.03.170(i))
d. Allow for fill of over 6 feet on a slope less than 35%. (Drainage and Erosion Control Design Manual Section 7.4.1)

Applicant: Linda Sullivan, CleanTag Permits

Recommendation

Discuss and consider action on if 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 April 15, 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.

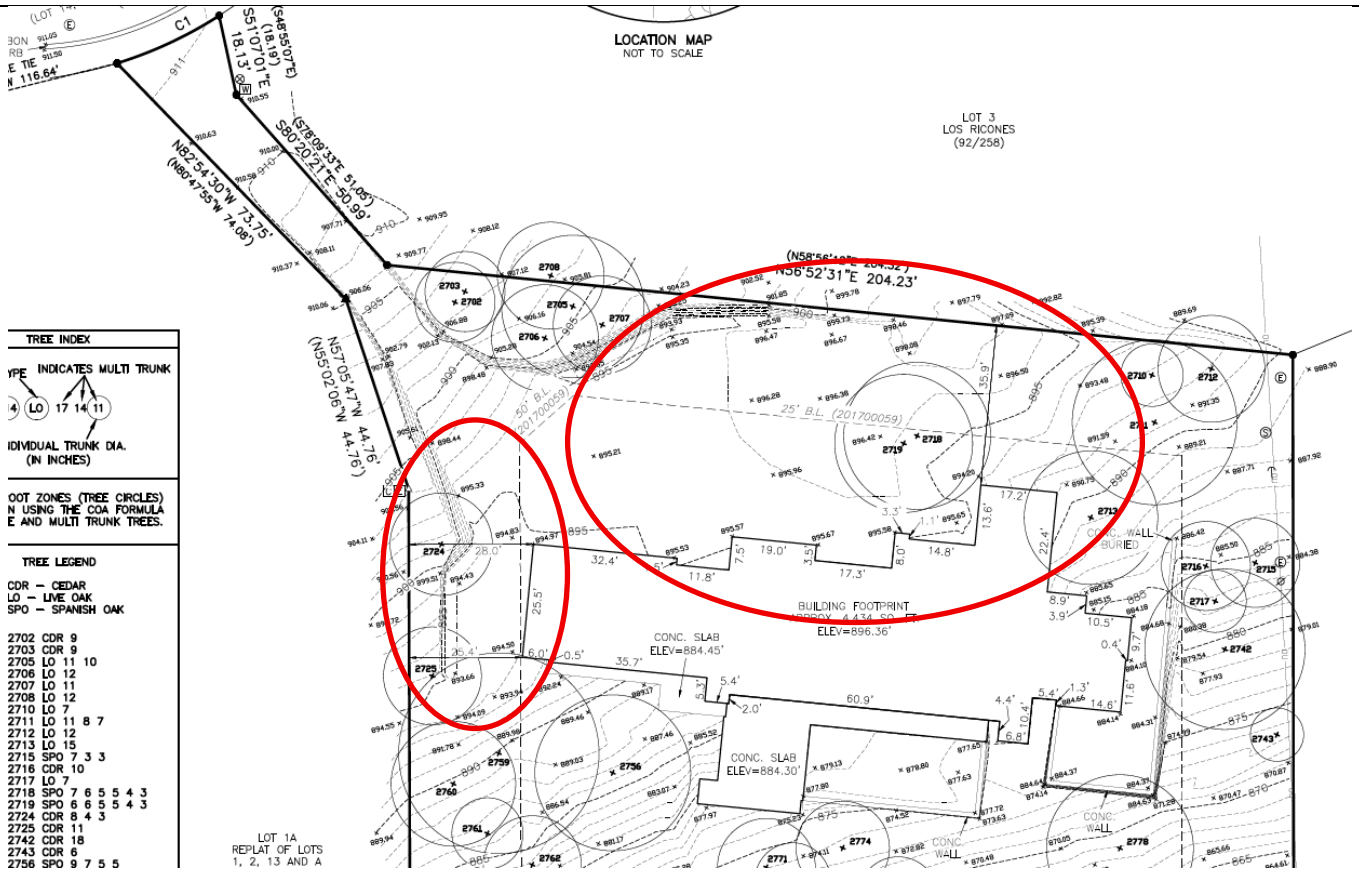
ZAPCO recommended **approval** of all proposed variances 5-0 (Attachment 9).

Discussion

Property Information, Zoning & Site Characteristics:
Owner: 1906 Yaupon Valley Road LLC
Legal Description: LOT 2A LOS RINCONES SUBD REPLAT LTS 1, 2, 13 & PT 14
Lot Size: 1.7804 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.

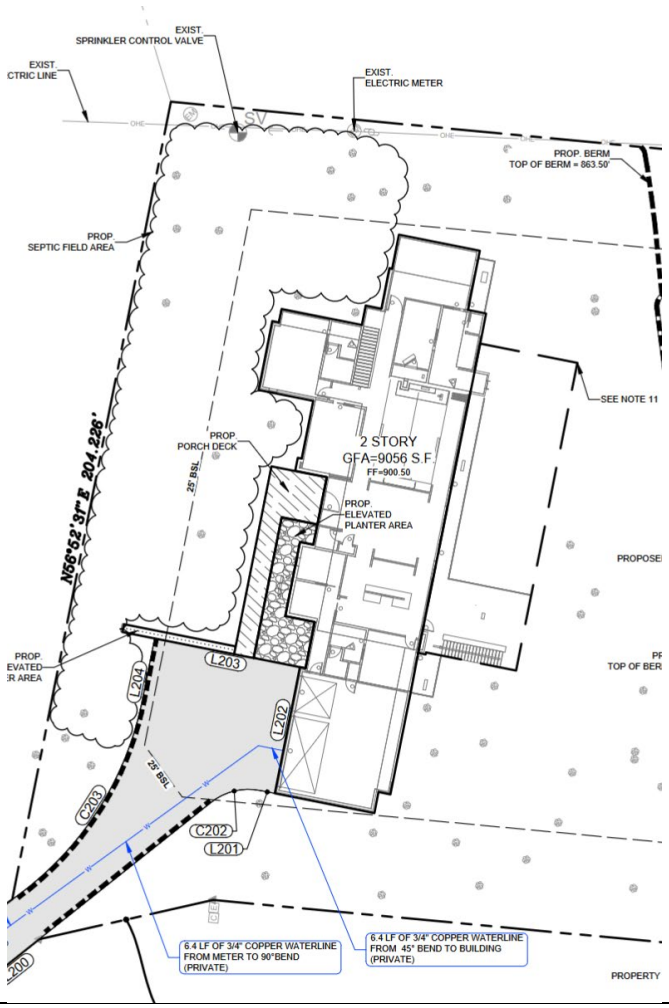
Background & Analysis:
This property submitted an application and received a permit for a new residential construction in 2022. The permit was initially approved but was placed back into review in February 2026 after staff noticed a cutting/filling discrepancy between the architectural plans and the drainage plans in November 2025 (Attachment 7). The architectural plans show the proposed finished floor elevation of 896.5 feet on sheet A1.02 but contain no other grading information. The approved drainage plans show a finished floor elevation of 900.5 feet, along with site grading for the driveway and parking area. The contractor built to the architectural plans for the FFE and continued grading beyond the scope approved in the drainage plans, both horizontally and vertically. The result is the parking area is 4 feet lower than proposed, requiring the grading for the driveway to be greater than approved. The existing site survey from December 30, 2025, shows the site has been over-graded, with grading going beyond the approved limits into the northwest side setback and into the existing trees. Additionally, it shows the actual finished floor elevation of 896.36 feet.



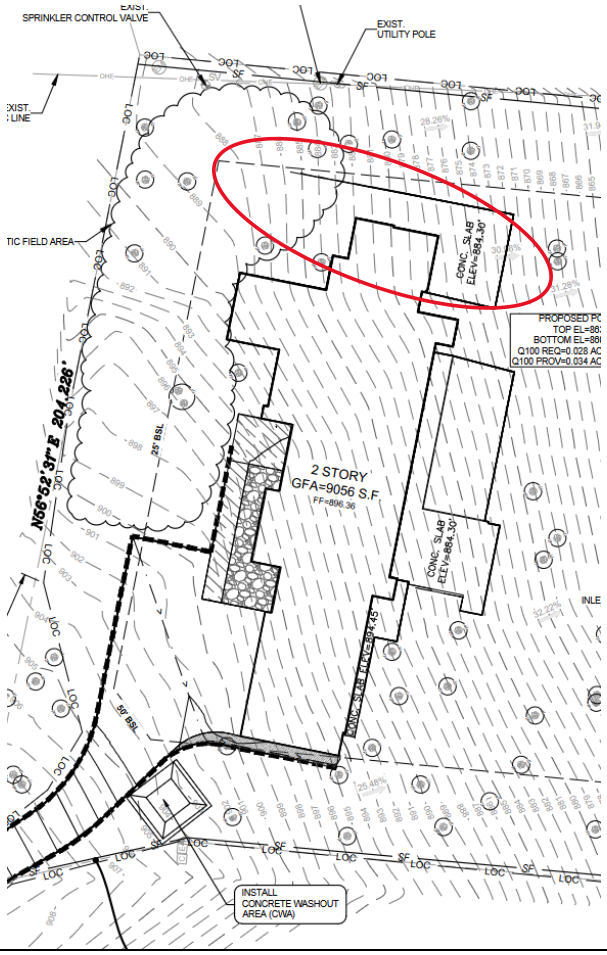
Existing Site Survey as of 12-30-2025 (Attachment 2)

Furthermore, a revision to the initial plans showed an additional retaining wall that has already been constructed, not shown on the approved architectural or drainage plans. This area has retaining walls and associated fill of approximately 13 feet, greater than the 6 feet allowed by code. The applicant has submitted revised drainage plans, however, has not provided revision clouds to accurately identify all of the elements that have changed from the approved set.

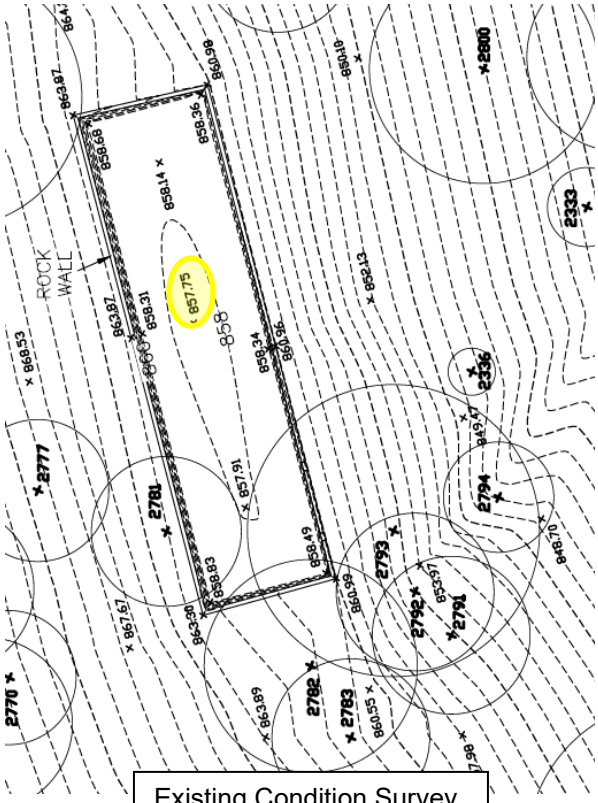
Approved Plans



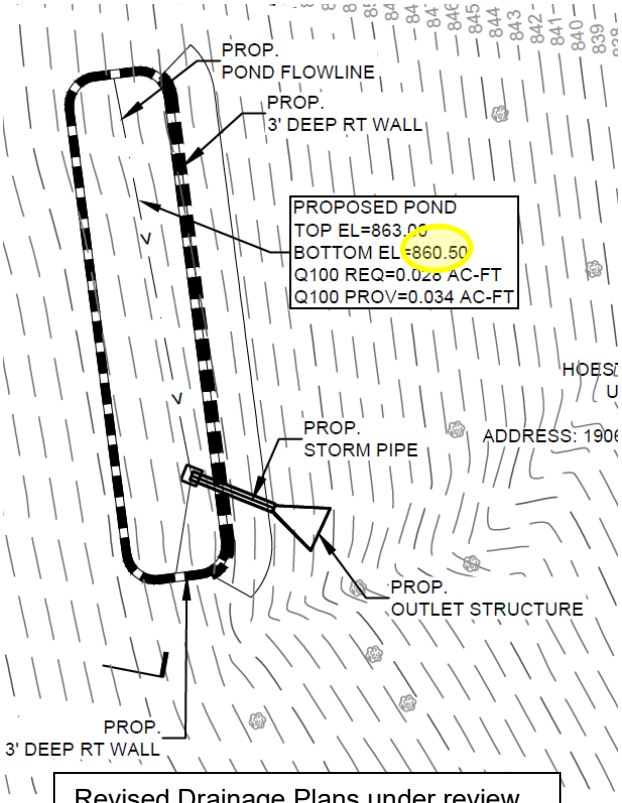
Revised Plans



The revised plans show changes to the drainage pond, but per the existing site survey, it appears that there are additional changes not reflected. This survey was not provided with the revision submittal, but only with the variance application on March 23, 2026.



Existing Condition Survey



Revised Drainage Plans under review

Analysis:

1. Grading in the Setback

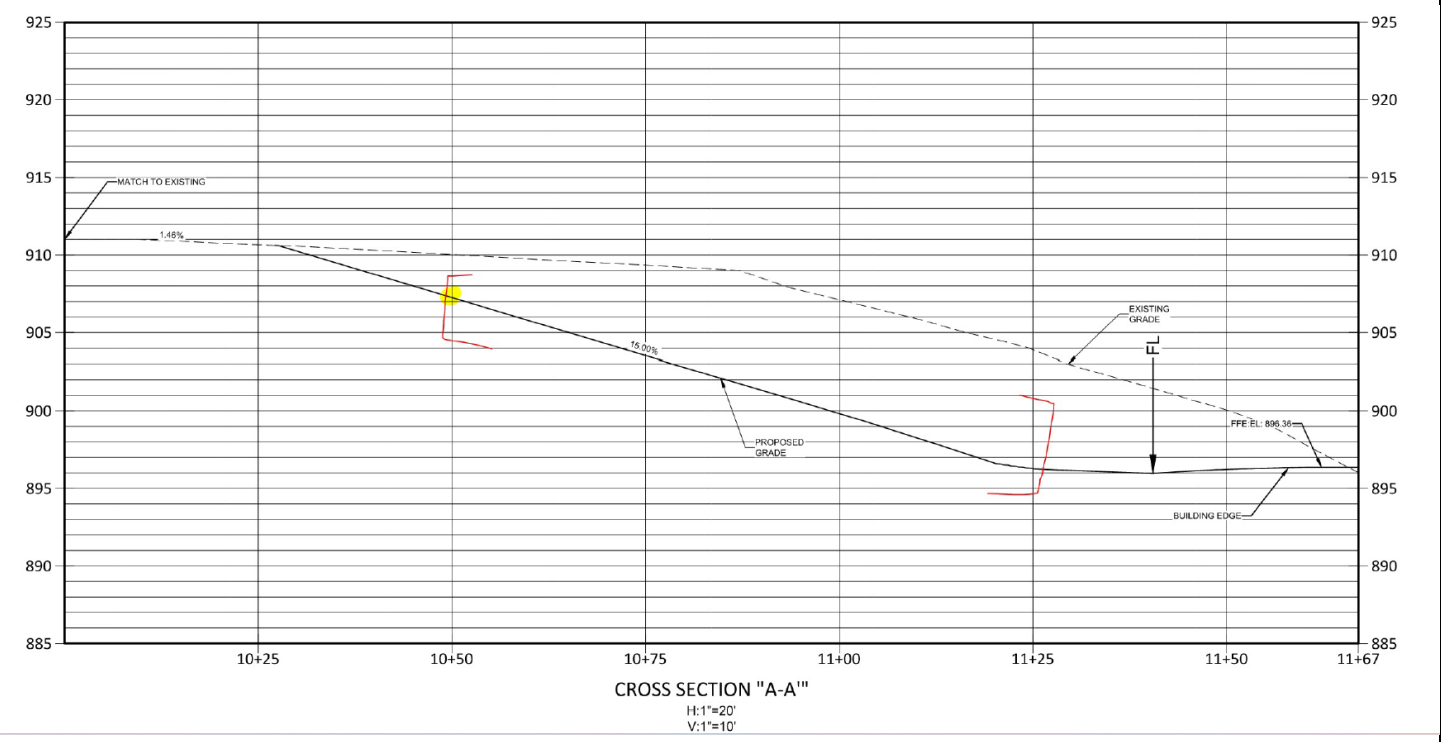
Code Requirement:

- Section 22.03.170

(f) No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.

Request:

To grade up to 8 feet in the building setback where only 18 inches is allowed.



Attachment 6 – Driveway Profile

2. Retaining wall height above grade & 4. Fill of more than 6 feet.

Code Requirement:

- Section 22.03.170: Site disturbance (excavation, grading or filling).

(g) Any wall shall not exceed six (6) feet in height above natural grade.

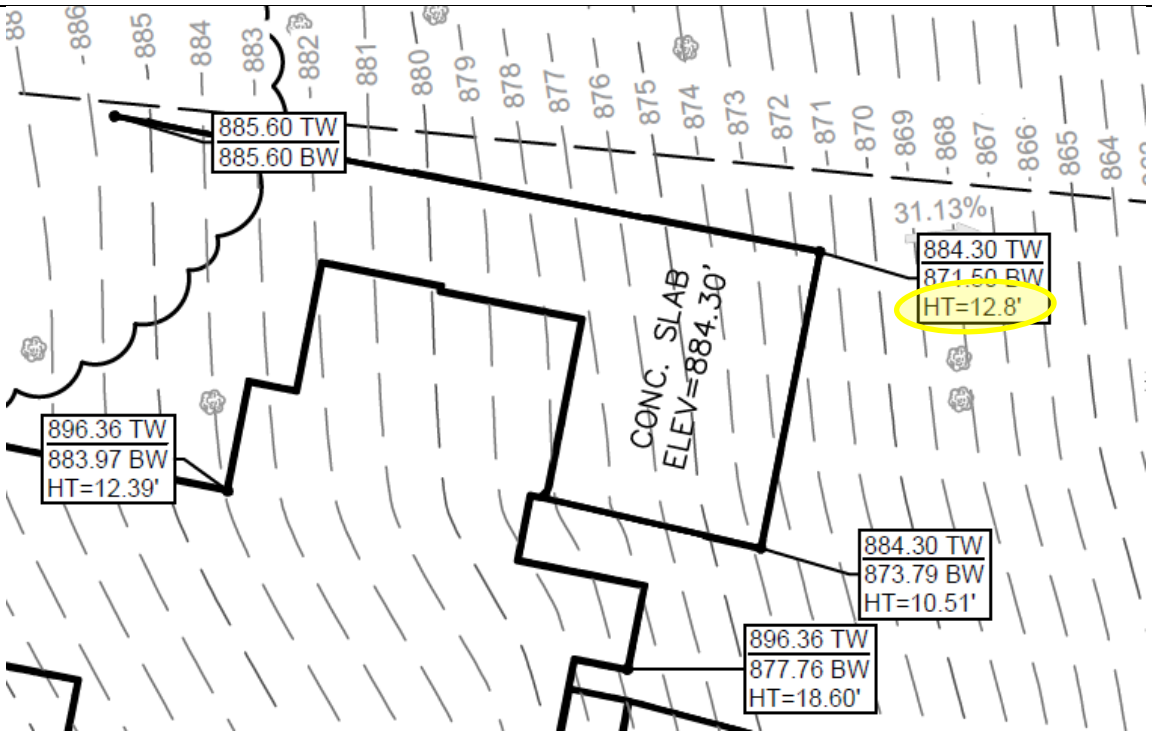
- Drainage and Erosion Control Design Manual 7.4.1 (Section 22.03.170 (b))

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

As constructed (not in request):

Retaining wall 12.8 feet above natural grade. The applicant did not include this in their request letter, but it is shown in the revised plans and in the existing conditions survey. No structural information was provided as it is not in the architectural plans.



3. Retaining wall vegetative screening

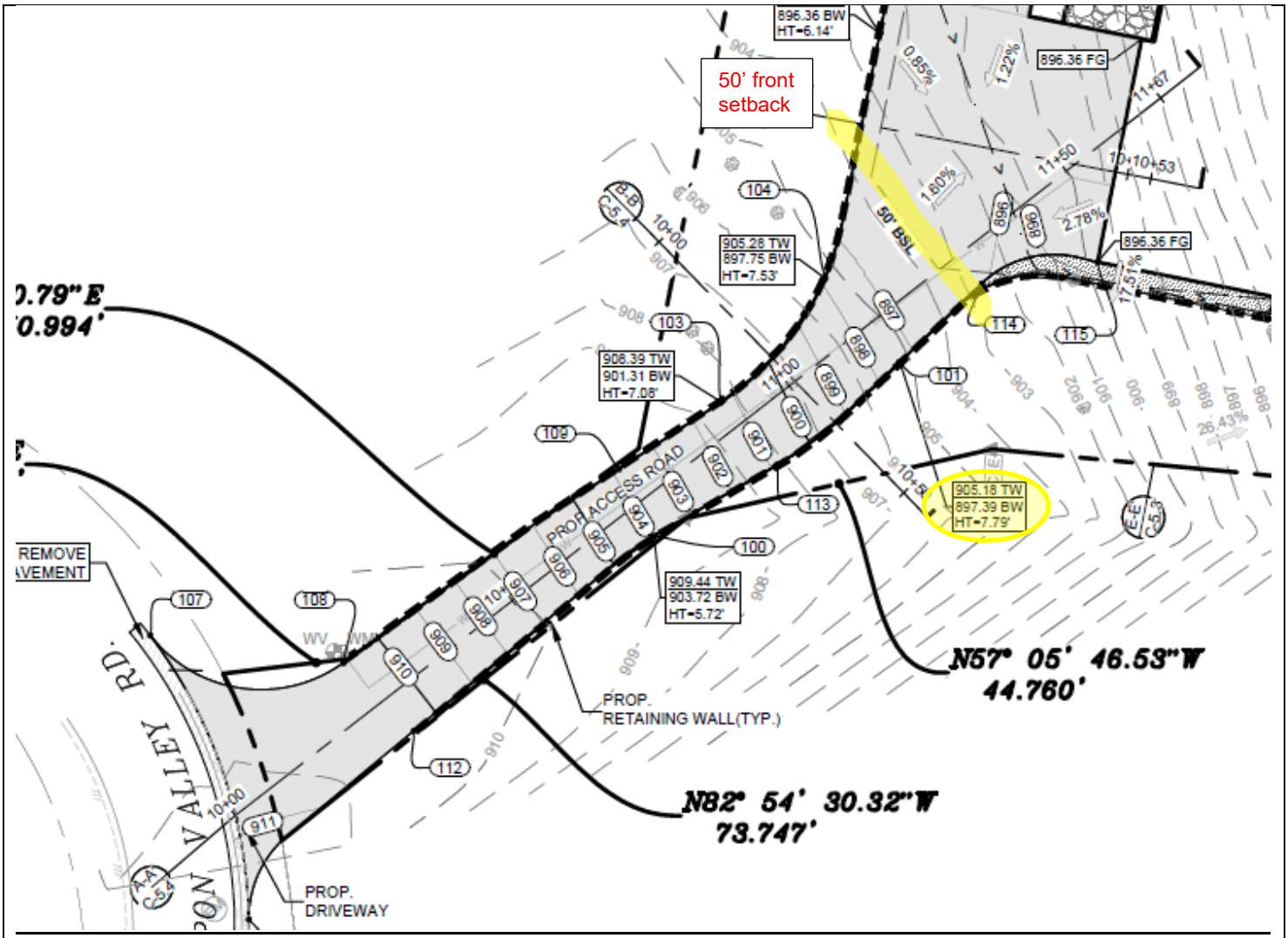
Code Requirement:

- Section 22.03.170

(i) 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.

Screening not shown in plan (not requested):

The revised plans do not show any vegetative screen proposed. It is not clear if, after the width of the driveway and walls are built, that there will be enough green space available for planting either at the top of the wall or at the bottom of the wall. Additionally, walls over 4 feet require structural engineering which has not yet been provided.



Public Comments:

As of the date of the report, five public comments in support have been received (Attachment 8).

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.

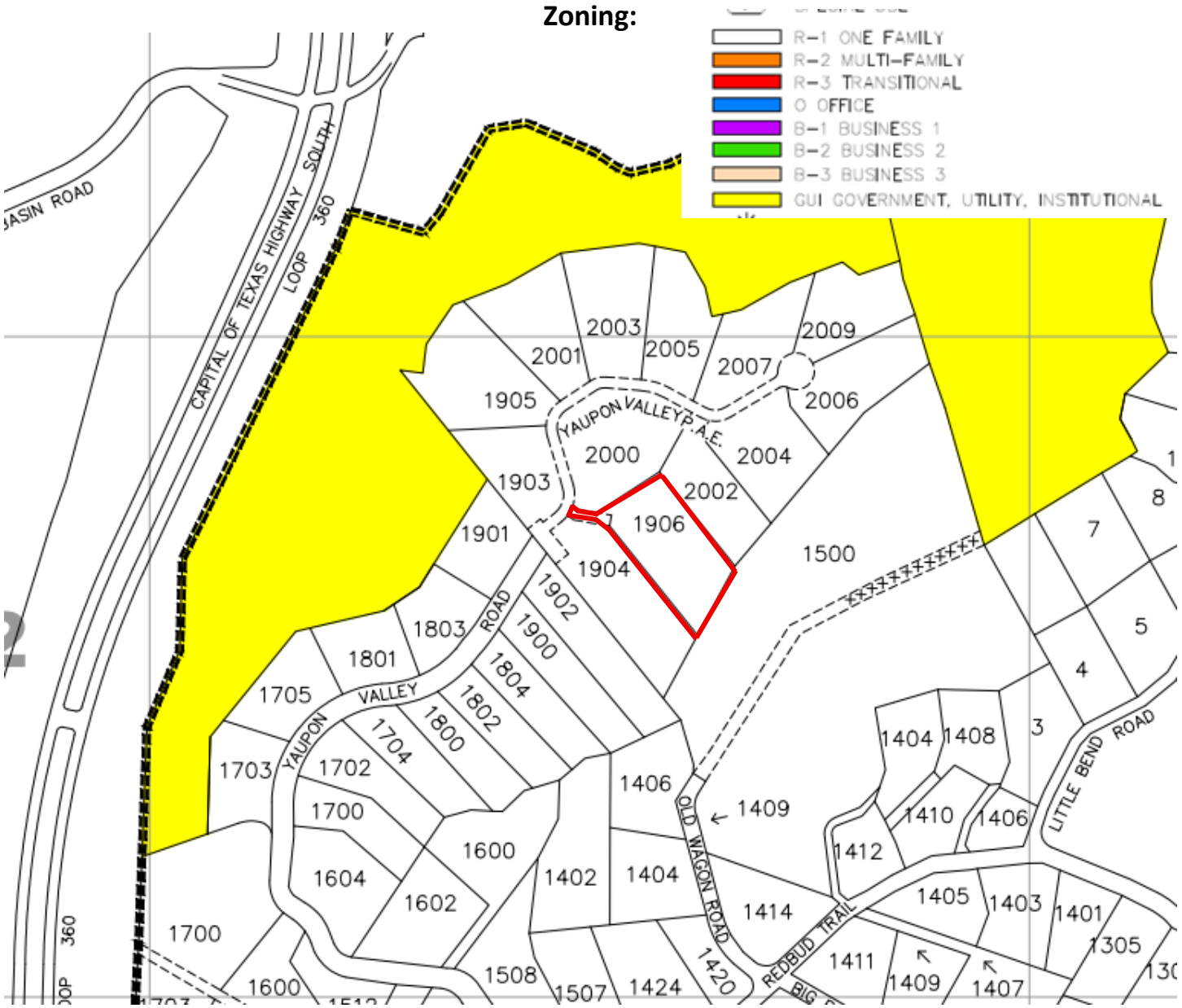
Comprehensive Planning Analysis

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

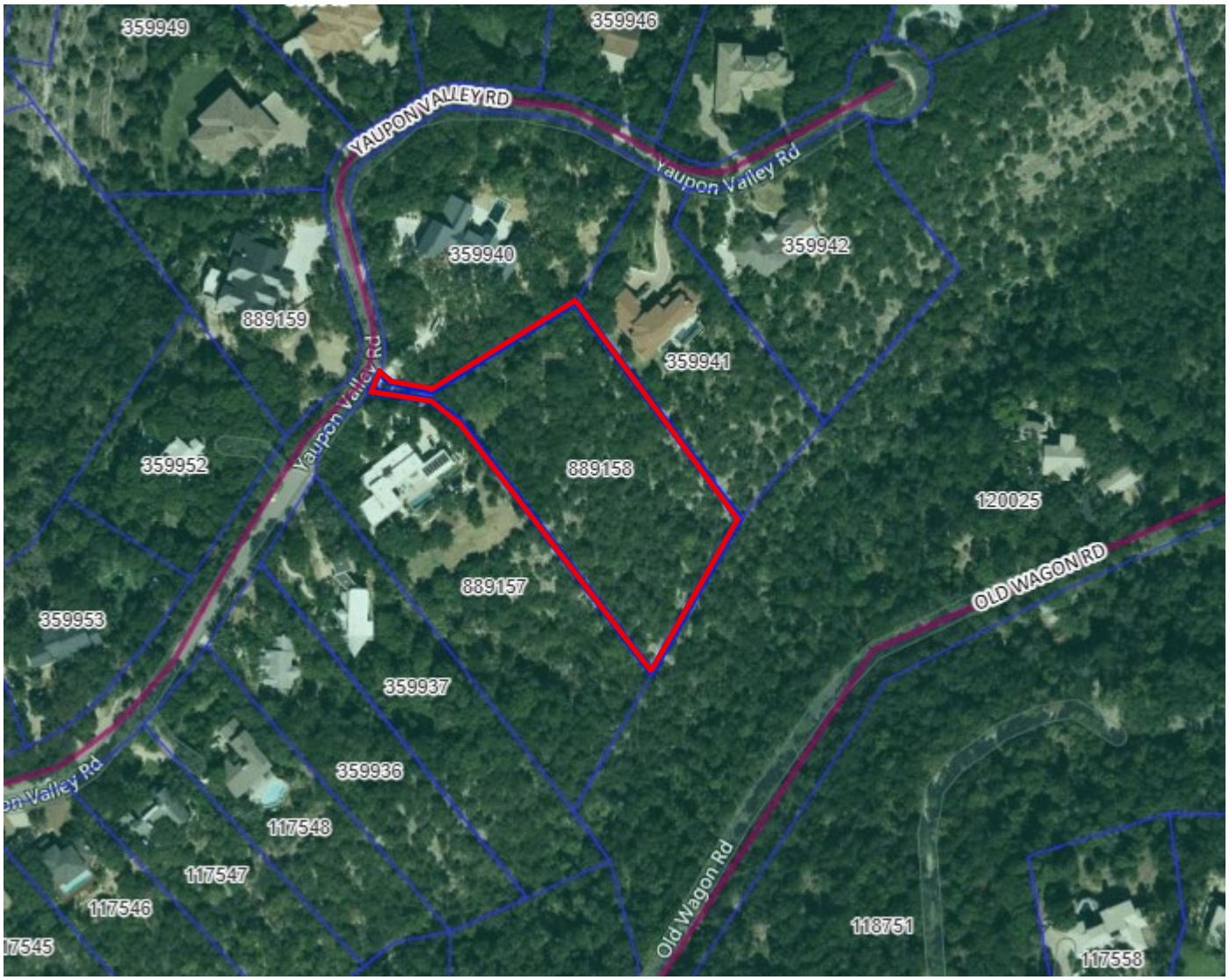
Links to Relevant Code:

- **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
CAPITAL OF TEXAS HIGHWAY SOUTH
LOOP 360
YAUPON VALLEY P.A.E.
YAUPON VALLEY ROAD
OLD WAGON ROAD
REDBUD TRAIL
LITTLE BEND ROAD
1500
1409

Aerial:


359949
359946
YAUPON VALLEY RD
Yaupon Valley Rd
359940
359942
889159
359941
Yaupon Valley Rd
359952
889158
120025
889157
OLD WAGON RD
359953
359937
359936
117548
117547
117546
Old Wagon Rd
118751
117558

March 23, 2026

City of West Lake Hills
Zoning and Planning Commission
Chairperson Robert Meisel

Dear Chairperson Meisel,

We purchased the property at 1906 Yaupon Valley Road with City-approved permits and are excited to complete construction and join the West Lake Hills community. We are requesting a variance from the Driveway Grade Code (Sec. 7.4.1 – Cut/Fill Limits and Driveway Slope Ordinance) and 22.03.170(f) – Site Disturbance (excavation, grading, or filling) due to a discrepancy in the originally approved plans. This issue was not identified during the City's review process or by the prior owner or design team. We did not own the property at the time of approval and inherited this condition upon purchase.

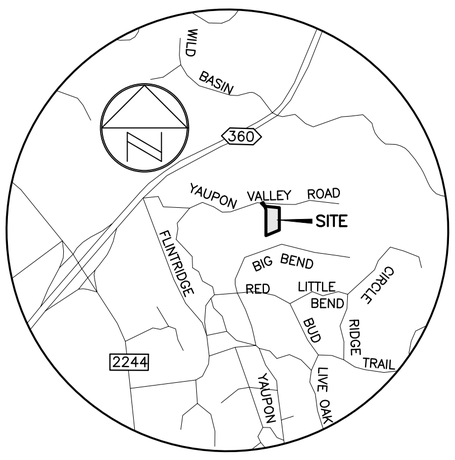
The issue stems from a mismatch between the approved architectural plans (FFE 896.5') and the grading plans (900'), resulting in grading within the setback exceeding the 18-inch limit. The requested variance is necessary to achieve a compliant driveway slope while maintaining the approved finished floor elevation and height restrictions. No changes have been made to the home's footprint, layout, or overall site disturbance—this request is solely to reconcile the inconsistency in the approved plans.

Because this condition was not self-created and the project is nearing completion, approval of this variance is our only practical path forward. We respectfully request your consideration.

Thank you for your time.

Sincerely,
Mark and Carolina Haddad
1906 Yaupon Valley Road
Austin, Texas 78746

A TOPOGRAPHIC AND TREE SURVEY OF 1.765 ACRES (APPROXIMATELY 76,876 SQ. FT.), BEING ALL OF LOT 2A REPLAT OF LOTS 1, 2, 13 & A PORTION OF 14, LOS RICONES SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700059 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE
20 10 0 20

LEGEND
- ● 1/2" REBAR FOUND (OR AS NOTED)
- ▲ 80D NAIL FOUND
- ⌖ CONTROL POINT/BENCHMARK LOCATION
- [C] CABLE TV RISER
- [E] ELECTRIC UTILITY
- [W] WATER METER
- ⊗ WATER VALVE
- Ⓢ SPRINKLER CONTROL VALVE
- ⌀ UTILITY POLE
- ← GUY WIRE
- —ou— OVERHEAD UTILITIES
- Ⓔ ELECTRIC MANHOLE
- B.L. BUILDING SETBACK LINE
- ( ) RECORD INFORMATION

BENCHMARK INFORMATION:

TBM#1: SQUARE CUT ON THE WEST SIDE OF YAUPON VALLEY DRIVE, IN THE CONCRETE RIBBON CURB.

ELEVATION = 911.16' VERTICAL DATUM: NAVD 88 (GEOID 18)

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH56".

MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE

TEXAS STATE PLANE GRID COORDINATES:
N 10082495.399
E 3088598.432

ELEVATION = 913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

SCALED ABOUT 0,0
THETA ANGLE: 01°17'34"

TREE INDEX

TAG NO. (514) TYPE (LO) INDICATES MULTI TRUNK (17 14) INDIVIDUAL TRUNK DIA. (IN INCHES) (11)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

TREE LEGEND

CDR – CEDAR
LO – LIVE OAK
SPO – SPANISH OAK

2702 CDR 9
2703 CDR 9
2705 LO 11 10
2706 LO 12
2707 LO 11
2708 LO 12
2710 LO 7
2711 LO 11 8 7
2712 LO 12
2713 LO 15
2715 SPO 7 3 3
2716 CDR 10
2717 LO 7
2718 SPO 7 6 5 5 4 3
2719 SPO 6 6 5 5 4 3
2724 CDR 8 4 3
2725 CDR 11
2742 CDR 18
2743 CDR 6
2756 SPO 9 7 5 5
2759 CDR 13 10 9
2760 CDR 14
2761 CDR 6 4
2762 CDR 6 4 3 3
2764 CDR 11 6 5 4 4
2765 CDR 7 5 5 4 3 3
2766 CDR 7 3 3
2767 CDR 6 6 4 3 3
2768 CDR 6 3
2769 CDR 6
2770 CDR 6 5
2771 CDR 6 4 3 3
2774 CDR 9 3
2777 CDR 9
2778 CDR 10 7 6
2781 CDR 8 3
2782 CDR 7 5 5 3
2783 CDR 7 3 3
2784 CDR 7 5 3
2785 CDR 6 5 3
2786 CDR 6 5 5 4
2787 CDR 6 5 5 5 4 3
2788 CDR 6
2789 CDR 7 6 3 3 3
2790 CDR 10 7 6 5
2791 CDR 7 3 3
2792 CDR 7 3 3
2793 CDR 8 8 7 6 5
2794 CDR 7
2795 CDR 7 5
2796 SPO 6
2797 CDR 10
2798 CDR 6 6
2799 CDR 6
2800 SPO 10 9
2801 CDR 12
2803 CDR 14
2804 CDR 13
2805 CDR 15
2806 CDR 7

SHOT NO. (2514) EXISTING TREE TAG NO. (514) TYPE (LO) INDICATES MULTI TRUNK (17 14) INDIVIDUAL TRUNK DIA. (IN INCHES) (11)

2333 333–CDR 5
2336 336–CDR 3
2410 410–LO 4
2414 414–CDR 5 3

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

IMPERVIOUS COVER CALCULATIONS:

TOTAL LOT AREA.....76,876 SQ.FT.
BUILDING.....4,434 SQ.FT.
CONCRETE.....865 SQ.FT.
CONCRETE WALLS.....144 SQ.FT.
ROCK WALL.....82 SQ.FT.

TOTAL IMPERVIOUS COVERAGE = 5,525 SQ.FT.
TOTAL IMPERVIOUS COVERAGE = 7.2%

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	93.11'	15°34'44"	25.32'	N26°15'40"E	25.24'
(C1)	(93.11')		(25.38')	(N28°05'11"E)	(25.31')

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY: *12/15/2025*

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category 6, Condition I, Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Patrick Quiring *12/30/2025*

Patrick A. Quiring Date
Registered Professional Land Surveyor
State of Texas No. 7172

STATE OF TEXAS REGISTERED PATRICK A. QUIRING 7172 PROFESSIONAL LAND SURVEYOR

Patrick A. Quiring
R.P.L.S. No. 7172

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5725 West Hwy 290, Suite 103
Austin, Texas 78735–7822
512–443–1724
Firm No. 10124500

PROJECT NO.: 1656–003
DRAWING NO.: 1656–003–T02.dwg
PLOT DATE: 12/30/2025
PLOT SCALE: 1"=20'
DRAWN BY: DJ/TEJ

SHEET 01 OF 01

YAUPON VALLEY RESIDENCE



PROJECT GENERAL NOTES

CODES, APPROVALS + INSURANCE

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE AS WELL AS ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OVERSEE ALL WORK TO GUARANTEE COMPLIANCE WITH GOVERNING BUILDING CODES. SHOULD ANY DISCREPANCY BETWEEN ARCHITECTURAL DRAWINGS AND GOVERNING CODES, THE GOVERNING CODES SHALL GOVERN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY SUCH DISCREPANCIES AND TO CALL THEM TO THE ARCHITECTS IMMEDIATE ATTENTION FOR RESOLUTION.
2. PERMIT EXPEDITER TO BE COORDINATED WITH OWNER, ARCHITECT + CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS INCLUDING THE BUILDING PERMIT, DEMOLITION PERMIT, HOA APPROVALS, CERTIFICATE OF OCCUPANCY, ETC.
3. THE GENERAL CONTRACTOR SHALL CARRY INSURANCE AS OUTLINED BELOW, PRIOR TO COMMENCING WORK. CERTIFICATES OF POLICIES AS PROOF OF COVERAGE SHALL BE PROVIDED TO THE OWNER:

1. EMPLOYER'S ACCIDENT INSURANCE:	$1,000,000.00
2. COMMERCIAL GENERAL LIABILITY INSURANCE:	$1,000,000.00 PER OCCURRENCE
3. BUILDER'S RISK INSURANCE:	MINIMUM OF CONTRACT SUM
4. WORKER'S COMPENSATION:	GENERAL CONTRACTOR TO PROVIDE OWNER WAIVERS FROM ALL SUBCONTRACTOR'S FOR WORKERS COMPENSATION.

4. THE CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-CONTRACTOR HIRED BY THE CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF THE WORK DONE BY THE CONTRACTOR.

GENERAL CONDITIONS

1. ARCHITECTURAL DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION AND SIGNED/SEALED BY THE ARCHITECT.
5. CONTRACTOR TO CONFIRM & VERIFY LOCATION OF ALL STRUCTURES IN RELATION TO BUILDING LINES OR SETBACK PROPERTY LINES AND EASEMENTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE DISCOVERED PRIOR TO COMMENCEMENT OF WORK.
6. ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMMATIC PURPOSES ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. IF ANY QUESTIONS ARISE REGARDING DIMENSIONS, CONTACT ARCHITECT.
7. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.
8. CONSTRUCTION MEANS, METHODS AND MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT DESCRIBED IN THESE PLANS, OTHER THAN THE DRAWN DETAILS SHOWN IN THE PLANS BY ARCHITECT AND/OR STRUCTURAL ENGINEER. EXACT DETAILING AND INSTALLATION OF MECHANICAL, ELECTRICAL, WATERPROOFING, FRAMING, GRADING, FLASHINGS, ETC. ARE TO BE DETERMINED BY AND THE RESPONSIBILITY OF THE CONTRACTOR.
9. PROJECT CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR. COORDINATE TRADES. HANDLE SCHEDULING AND INTERFACE WITH THE OWNER AND ARCHITECT.
11. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFETY METHODS OR MEANS OF THE WORK, JOB RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
12. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AS IF THEY WERE INDICATED ON THE DRAWINGS. ANY WORK FOR THE PROPER COMPLETION OF THE PROJECT, NOT SHOWN IN THE PLANS OR SPECIFICATIONS, SHALL BE PERFORMED IN A MANNER OF WHICH IS DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
13. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY OR CENTER LINE OF STEEL UNLESS OTHERWISE NOTED. INTERIOR ELEVATION DIMENSIONS ARE FROM FACE OF FINISH FLOOR, WALL OR CEILING, UNLESS OTHERWISE NOTED.
14. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
15. FOR INTERIOR RENOVATION WORK, THE CONTRACTOR SHALL SEAL OFF AREAS OF THE PROJECT THAT ARE NOT UNDER CONSTRUCTION, INCLUDING SEALING ANY HVAC DUCTWORK WHERE POSSIBLE, SO AS TO PROTECT AND PROVIDE A DUST FREE ENVIRONMENT IN NON-WORK AREAS.
16. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND 'WET' INTERIOR PLUMBING WALLS TO BE 2X6 STUD FRAMING. ALL INTERIOR WALLS TO BE 2X4 STUD FRAMING, UNLESS OTHERWISE NOTED.
17. UNLESS OTHERWISE NOTED, ALL "FLAT" ROOF TRUSSES TO BE BUILT IN THE MANNER OF A FLOOR TRUSS TO ALLOW FOR MAXIMUM WEB SPACING TO ALLOW FOR MECHANICAL, ELECTRICAL AND PLUMBING RUNS.
18. SUBMIT TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS FOR ALL MILLWORK, BRAKE METAL, DECORATIVE / EXPOSED METAL FABRICATION, PRECAST CONCRETE ELEMENTS, HVAC SUPPLY & RETURN REGISTERS, LIGHTING & POWER CONTROLS, ETC.
19. CONTRACTOR TO COORDINATE MILLWORK AND CABINETS WITH OTHER TRADES BEFORE INSTALLATION. THE CABINET SUBCONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS BEFORE INSTALLATION. VERIFY EQUIPMENT SIZES AND SPECIFICATIONS PRIOR TO FABRICATION AND INSTALLATION.
20. CONTRACTOR TO PROVIDE CONCEALED WOOD BLOCKING WHERE REQUIRED IN ALL WOOD STUD WALLS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, LIGHTING, WALL HUNG AND BASE CABINETS, COUNTERTOPS, CLOSET RODS AND ALL OTHER ITEMS AND EQUIPMENT WHERE BLOCKING IS REQUIRED.
21. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE BUILDING CODE(S) FOR JURISDICTION. CONSTRUCTION MUST ALSO COMPLY WITH ADDITIONAL RULES AND REGULATIONS WHERE PROJECT IS LOCATED WITHIN A HOA DISTRICT.
22. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK. CONTRACTOR SHALL REPLACE AND / OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
23. THE CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES, WASTE COLLECTION AND CONTROLS AS REQUIRED FOR THE DURATION OF THE PROJECT.
24. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE. PROVIDE CONTINUOUS WATER RESISTIVE BARRIER AND FRENCH DRAIN AS REQUIRED FOR SITE WATER MITIGATION.
25. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER AND OTHER MATERIALS TO PREVENT MOLECULAR BREAKDOWN AND GALVANIC ACTION.
26. CONTRACTOR SHALL COORDINATE ALL SLAB OPENINGS REQUIRED BY MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS PRIOR TO CONCRETE INSTALLATION.
27. THE PROJECT MANAGER (SUPERINTENDENT) IS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. IF THE OWNER IS NOT SATISFIED WITH THE PROJECT MANAGER, THE OWNER MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE EXISTING PROJECT MANAGER AND REPLACEMENT WITH A NEW PROJECT MANAGER THAT IS ACCEPTABLE TO THE OWNER. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER.
28. IF, FOR ANY REASON, THE OWNER OR ARCHITECT IS NOT SATISFIED WITH A SUBCONTRACTOR, THEY MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE SUBCONTRACTOR AND REPLACEMENT WITH A NEW SUBCONTRACTOR THAT IS ACCEPTABLE TO THE OWNER / ARCHITECT. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER AND NOTIFY THE OWNER /ARCHITECT OF ANY POTENTIAL ADDITIONAL COSTS / FEES.
31. FOLLOWING THE OBTAINING OF THE CERTIFICATE OF OCCUPANCY AND THE REQUIRED FINAL INSPECTIONS, THE CONTRACTOR, OWNER, INTERIOR DESIGNER AND ARCHITECT SHALL HAVE A MEETING ON SITE TO COMPLETE A THOROUGH WALK THROUGH PUNCH LIST OF OUTSTANDING CONSTRUCTION ITEMS, CORRECTIONS, NON- WORKING ELECTRICAL / MECHANICAL / PLUMBING, DAMAGED AREAS NEEDING REFINISHING, ETC. A THIS TIME, A CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL BE ISSUED BY THE ARCHITECT AND A FINAL PUNCH LIST WITH PERIOD SHALL COMMENCE. UPON COMPLETION OF ALL PUNCH LIST ITEMS TO THE OWNER'S SATISFACTION, THE FINAL RETAINER SHALL BE RELEASED TO THE CONTRACTOR PER THE CONTRACT TERMS SO THAT THE CONTRACTOR SHALL BE PAID IN FULL UPON COMPLETION OF THE PROJECT.
32. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND PROVIDE A CLEAN AND SANITIZED, MOVE-IN-READY ENVIRONMENT FOR THE OWNER.
33. UPON PROJECT COMPLETION, CONTRACTOR TO PROVIDE OWNER WITH A ORGANIZED PRINTED BINDER RECORD OF ALL PRODUCT AND SUBCONTRACTOR WARRANTIES. PRODUCT DATA, EQUIPMENT MANUALS WITH MANUFACTURER WARRANTIES, A LIST OF PAINT COLOR / CODES PER ROOM AND ANY OTHER RELEVANT PROJECT / PRODUCT INFORMATION. CONTRACTOR TO ALSO PROVIDE OWNER WITH ANY REMAINING NON-RETURNABLE TILES, FLOORING, ETC. FOR FUTURE REPAIRS.

BIDDING

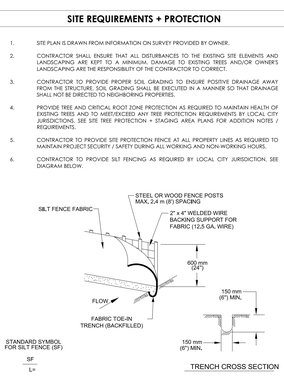
1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION AND SIGNED/SEALED BY THE ARCHITECT AFTER PROPER BUILDING PERMITS HAVE BEEN SECURED .
2. IF THESE DRAWINGS ARE NOTED AS A "BID SET", CONTRACTOR TO PROVIDE A COST ESTIMATE (BID) FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS AT THAT TIME, WITH ALLOWANCES PROVIDED FOR TYPICAL/ ITEMS / FINISHES THAT MAY NOT YET BE NOTED ON THE DRAWINGS. CONTRACTOR TO ASK QUESTIONS OF THE ARCHITECT AS NEEDED TO PROVIDE THE COST ESTIMATE (BID).
3. THE CONTRACTOR THAT IS IS SELECTED TO COMPLETE THE WORK SHALL PROVIDE A REVISED, DETAILED AND COMPLETE PROJECT COST ESTIMATE TO THE OWNER & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS REVISED PROJECT ESTIMATE IS TO BASED UPON THE STAMPED AND SEALED CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECT, STRUCTURAL ENGINEER, LANDSCAPE DESIGNER, INTERIOR DESIGNER, ETC. CONTRACTOR TO INCLUDE A CONTINGENCY COST OF AT LEAST 5% OF THE ESTIMATED COST OF CONSTRUCTION AS PART OF THE PROJECT ESTIMATE.

DEMOLITION

1. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS INDICATED IN THE DRAWINGS.
4. ALL DEMOLITION SHALL BE DONE NEATLY AND WITHOUT DAMAGE TO THE REMAINING CONSTRUCTION. THE AREA SHALL BE CLEAR OF ALL DEBRIS, FLOOR COVERINGS AND ADHESIVE RESIDUE, ETC. AND LEFT CLEAN.
2. DEMOLITION NOT DESCRIBED HERE BUT NECESSARY FOR THE COMPLETION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEMOLITION DRAWINGS ARE ISSUED FOR INFORMATION ONLY AND SHOW THE GENERAL EXTENT OF THE DEMOLITION REQUIRED. THESE DRAWINGS DO NOT NECESSARILY SHOW EVERYTHING TO BE REMOVED IN ORDER TO PREPARE THE EXISTING BUILDING ELEMENTS FOR REMODELING OR NEW CONSTRUCTION.
3. THE WORK OF THIS PROJECT MAY INCLUDE ALTERATIONS OF THE EXISTING BUILDING TO ACHIEVE THE ARRANGEMENT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF DEMOLITION WORK REQUIRED BY THE CONSTRUCTION ACTIVITIES. THE ARCHITECTURAL DRAWINGS FOR THESE AREAS SHOW THE CHANGES AND ADDITIONS, BUT DO NOT PROVIDE DEMOLITION DETAILS. CONTRACTOR SHALL PROVIDE SERVICES FOR THOSE EXISTING PORTIONS OF THE PROJECT WHICH ARE TO REMAIN OPERATIONAL.
4. ALL DEMOLITION CONSTRUCTION DEBRIS TO BE SHALL BE SORTED SO AS TO COMPLY WITH THE CITY OF AUSTIN'S CONSTRUCTION & DEMOLITION RECYCLING ORDINANCE.
5. CONTRACTOR TO PROVIDE OWNER / ARCHITECT WITH A COMPLETE INVENTORY OF ALL ITEMS THAT CAN BE RE-USED AND/OR STORED IN BUILDING STOCK.
6. IN ALL AREAS WHERE DEMOLITION (REMOVAL) OF TILE, CARPETING, PARTITIONS, ETC.) CAUSE AN UNEVENNESS IN FLOOR SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
7. CONTRACTOR SHALL PROVIDE A SEALED PARTITION / BARRIER FROM FLOOR TO CEILING AT ALL INTERFACES WITH EXISTING PART OF STRUCTURE TO REMAIN.
8. ELECTRICAL, MECHANICAL AND PLUMBING TO BE REMOVED TO THE FURTHEST TERMINATION POINT ON THE FLOOR. REMOVE ALL UNUSED AND DISCONNECTED HVAC, ELECTRICAL, PLUMBING AND PHONE / DATA CABLING ABOVE CEILING AND REMOVE TO THE FURTHEST TERMINATION POINT ON THE FLOOR. COORDINATE EXTENT OF REMOVAL WITH MECHANICAL / ELECTRICAL / PLUMBING DRAWINGS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE REPAIRS TO ANY AND ALL DAMAGE TO 'EXISTING TO REMAIN' EQUIPMENT, FIXTURES, WALLS, FLOORS, CEILING, DOORS, WINDOWS, OR ANY OTHER BUILDING ELEMENT THAT MAY OCCUR DURING THE DEMOLITION AND / OR CONSTRUCTION PHASES. ALL REPAIRS SHALL BE MADE PRIOR TO SUBSTANTIAL COMPLETION.
10. CONTRACTOR TO VERIFY ALL LOAD BEARING CONDITIONS AND PROVIDE SHORING AS REQUIRED IN ALL AFFECTED AREAS PRIOR TO ANY DEMOLITION AND / OR CONSTRUCTION.
11. PRIOR TO REMOVAL OFF SITE, CONTRACTOR TO EVALUATE ANY DEMOLISHED CONCRETE, MASONRY, HARDSCAPING, COPING, GRAVEL, EARTH, ETC. WITH LANDSCAPE DESIGNER / ARCHITECT FOR POSSIBLE RE-USE AS LANDSCAPE FILL IN OTHER AREAS OF THE PROJECT.

SITE REQUIREMENTS + PROTECTION

1. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
2. CONTRACTOR SHALL ENSURE THAT ALL DISTURBANCES TO THE EXISTING SITE ELEMENTS AND LANDSCAPING ARE KEPT TO A MINIMUM. DAMAGE TO EXISTING TREES AND/OR OWNER'S LANDSCAPING ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
3. CONTRACTOR TO PROVIDE PROPER SOIL GRADING TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. SOIL GRADING SHALL BE EXECUTED IN A MANNER SO THAT DRAINAGE SHALL NOT BE DIRECTED TO NEIGHBORING PROPERTIES.
4. PROVIDE TREE AND CRITICAL ROOT ZONE PROTECTION AS REQUIRED TO MAINTAIN HEALTH OF EXISTING TREES AND TO WEATHERIZED ANY TREE PROTECTION REQUIREMENTS BY LOCAL CITY JURISDICTIONS. SEE SITE TREE PROTECTION + STAGING AREA PLANS FOR ADDITION NOTES / REQUIREMENTS.
5. CONTRACTOR TO PROVIDE SITE PROTECTION FENCE AT ALL PROPERTY LINES AS REQUIRED TO MAINTAIN PROJECT SECURITY / SAFETY DURING ALL WORKING AND NON-WORKING HOURS.
6. CONTRACTOR TO PROVIDE SILT FENCING AS REQUIRED BY LOCAL CITY JURISDICTION. SEE DIAGRAM BELOW.



TRENCH CROSS SECTION

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 PROMPTLY 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.

LOW IMPACT DRIVEWAY DETAILS (WHEN APPLICABLE)

FIGURE 3-13 (2 OF 2) LOW IMPACT DRIVEWAY DETAIL

HEATING, VENTILATION + AIR CONDITIONING

1. LOCATIONS OF MECHANICAL SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. MECHANICAL CONTRACTOR TO INCLUDE AND INSTALL ALL MECHANICAL EQUIPMENT, DUCTING, VENTING, ETC. AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL PLANS.
3. THE COORDINATION, SIZING AND INSTALLATION OF THE HEATING, AIR CONDITIONING AND VENTILATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS MECHANICAL ENGINEER / SUBCONTRACTOR.
4. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL, A SCHEMATIC LAYOUT OF ALL EQUIPMENT, DUCTING, GRILL SIZES AND LOCATIONS, PRIOR TO INSTALLATION.
5. CONTRACTOR TO PROVIDE EXPANSION TANK AT ANY HVAC CHASE
6. LOCATION OF THERMOSTATS AND CONDENSING UNITS MUST BE APPROVED BY ARCHITECT, PRIOR TO INSTALLATION.
7. ALL EXPOSED RETURN AIR DUCTS / JUMPERS TO BE J-BEAD FRAME GRILLES BY ADVANCES ARCHITECTURAL GRILLES (OR SIMILAR). GRILLES TO BE ALUMINUM EXTRUDED GRILLES: TRADITIONAL STYLE - AAG100 J-BEAD TRADITIONAL 1/8". GRILLE IS TO BE PAINTED TO MATCH ADJACENT WALL COLOR.
8. PROVIDE OWNER A BID ALTERNATE FOR LINEAR BAR GRILLES AT SUPPLY DUCTS.

ELECTRICAL

1. ELECTRICAL CONTRACTOR TO INCLUDE AND INSTALL ALL ELECTRICAL DEVICES AND EQUIPMENT AS REQUIRED BY THE CURRENT NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES, WHETHER OR NOT INDICATED ON THE ARCHITECTURAL OR ELECTRICAL PLANS.
2. VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE ELECTRICAL SUPPLY AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW ELECTRICAL FIXTURES. OWNER SUPPLIED APPLIANCES, HVAC EQUIPMENT, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, AS PER MANUFACTURER'S SPECIFICATIONS. COORDINATION LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED.
3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH PLANNED MEMBERS WHICH MAY AFFECT THE PLANNED LOCATIONS OF PLUMBING FIXTURES AS INDICATED ON THE DRAWINGS.
4. LOCATIONS OF PLUMBING SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL ROOF VENTING, STACKS AND ROOF PENETRATIONS SHOULD BE LOCATED TO THE REAR OF THE STRUCTURE WHERE POSSIBLE AND NOT VISIBLE FROM THE STREET. REVIEW ALL LOCATIONS IN FIELD WITH ARCHITECT DURING PLUMBING ROUGH-IN.
6. COORDINATE LOCATION OF ALL SHOWER AND BATH CONTROLS, SPOUTS, BODY SPRAYS, ETC. IN FIELD WITH ARCHITECT, OWNER AND INTERIOR DESIGNER DURING PLUMBING ROUGH-IN AND PRIOR TO INSTALLATION.
7. ALL PLUMBING, WASTE LINES AND VENTS THAT PENETRATE FLOOR SLABS, STRUCTURAL BEAMS, RAFTERS, COLUMNS, ETC SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE STRUCTURAL INTEGRITY OF THE BUILDING. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
8. PLUMBING CONTRACTOR TO COORDINATE WITH THE ARCHITECT ALL REQUIRED ACCESS PANELS. ACCESS PANELS TO BE CONCEALED AND LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION.
9. DRYER VENTING OR EXTERIOR WALLS TO BE BY SEMCO INTERNATIONAL MODEL # SB-P. PAINT TO MATCH ADJACENT EXTERIOR FINISHES.
10. EXHAUST VENT CAP ON EXTERIOR WALLS TO BE BY SEMCO INTERNATIONAL, MODEL # SX. PAINT TO MATCH ADJACENT EXTERIOR FINISHES.

STRUCTURAL ENGINEERING

1. STRUCTURAL ENGINEERING AND DESIGN FOR ALL PARTS OF THIS PROJECT TO BE "DESIGNED BY OTHERS" AND SHALL REQUIRED COORDINATION WITH ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AFFECTING STRUCTURAL ELEMENTS AND SHALL NOT CUT OR BORE INTO STRUCTURAL MEMBERS FOR THE INSTALLATION OF PLUMBING OR MECHANICAL EQUIPMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL FOOTER RECESSES AND SLAB DROPS MATCH BETWEEN ARCHITECTURAL FLOOR PLANS AND STRUCTURALLY ENGINEERED FOUNDATION PLANS PRIOR TO INSTALLATION OF CONCRETE.
4. REFER TO STRUCTURAL ENGINEERING DRAWINGS FOR ALL STRUCTURAL STEEL NOTES AND SPECIFICATIONS, AS INCLUDING TO BE RESPONSIBLE FOR ADHERING TO ALL THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY. ALL VISIBLE WELDS TO BE DRESSED SMOOTH AND FIELD PRIMED.
5. CONTRACTOR TO NOTIFY STRUCTURAL ENGINEER TO SCHEDULE ON SITE INSPECTIONS AS REQUIRED BY THE GOVERNMENTAL BODY FOR THIRD PARTY INSPECTIONS. STANDARD INSPECTIONS TO OCCUR: PRIOR TO CONCRETE POUR, TO INSPECT THE PLACEMENT OF STRUCTURAL STEEL AND UPON COMPLETION OF ROUGH FRAMING.

PLUMBING

1. PLUMBING CONTRACTOR TO INCLUDE AND INSTALL ALL PLUMBING AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL PLANS.
2. VERIFY PLUMBING REQUIREMENTS FOR ALL EQUIPMENT AND FIXTURES SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE PLUMBING SUPPLY LINES AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW FIXTURES. OWNER SUPPLIED APPLIANCES, HVAC EQUIPMENT, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, ETC. AS PER MANUFACTURER'S SPECIFICATIONS. LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED.
3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH PLANNED MEMBERS WHICH MAY AFFECT THE PLANNED LOCATIONS OF PLUMBING FIXTURES AS INDICATED ON THE DRAWINGS.
4. LOCATIONS OF PLUMBING SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL ROOF VENTING, STACKS AND ROOF PENETRATIONS SHOULD BE LOCATED TO THE REAR OF THE STRUCTURE WHERE POSSIBLE AND NOT VISIBLE FROM THE STREET. REVIEW ALL LOCATIONS IN FIELD WITH ARCHITECT DURING PLUMBING ROUGH-IN.
6. COORDINATE LOCATION OF ALL SHOWER AND BATH CONTROLS, SPOUTS, BODY SPRAYS, ETC. IN FIELD WITH ARCHITECT, OWNER AND INTERIOR DESIGNER DURING PLUMBING ROUGH-IN AND PRIOR TO INSTALLATION.
7. ALL PLUMBING, WASTE LINES AND VENTS THAT PENETRATE FLOOR SLABS, STRUCTURAL BEAMS, RAFTERS, COLUMNS, ETC SHALL BE INSTALLED IN A MANNER THAT WILL PRESERVE THE STRUCTURAL INTEGRITY OF THE BUILDING. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT PRIOR TO INSTALLATION.
8. PLUMBING CONTRACTOR TO COORDINATE WITH THE ARCHITECT ALL REQUIRED ACCESS PANELS. ACCESS PANELS TO BE CONCEALED AND LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION.
9. DRYER VENTING OR EXTERIOR WALLS TO BE BY SEMCO INTERNATIONAL, MODEL # SB-P. PAINT TO MATCH ADJACENT EXTERIOR FINISHES.
10. EXHAUST VENT CAP ON EXTERIOR WALLS TO BE BY SEMCO INTERNATIONAL, MODEL # SX. PAINT TO MATCH ADJACENT EXTERIOR FINISHES.

GYPSUM BOARD + PAINTING

1. GYPSUM WALL BOARD FINISH TO BE INSTALLED PER ASTM C 840-04. INDUSTRY STANDARDS OF FINISH LEVEL BELOW AS INDICATED ON DRAWINGS / SPECIFICATIONS. FINISH LEVEL FOR PROJECT TO BE DETERMINED WITH OWNER, ARCHITECT + INTERIOR DESIGNERS. ASSUME LEVEL 4 FOR BIDDING PURPOSES ONLY.

LEVEL 3

ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THATS EMBEDDED IN JOINT COMPOUND PLUS ONE ADDITIONAL COAT OF JOINT COMPOUND. ACCESSORIES AND THE HEADS OF FASTENERS MUST BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND MUST BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS.

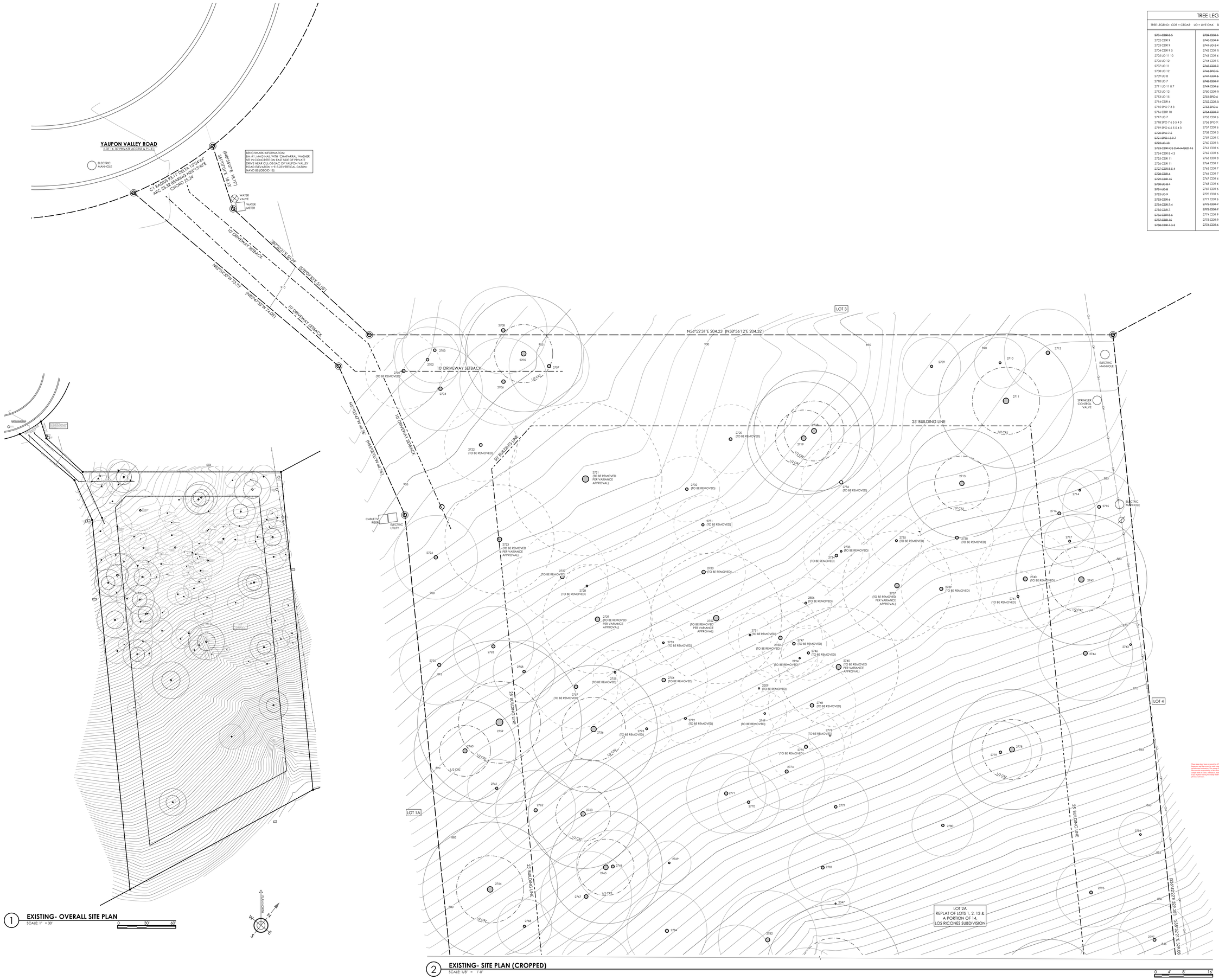
LEVEL 4

ALL JOINTS AND INTERIOR ANGLES SHOULD HAVE TAPE THATS EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OVER INTERIOR ANGLES. ACCESSORIES AND FASTENER HEADS ARE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT OF JOINT COMPOUND IS APPLIED OVER THE ENTIRE SURFACE. THE SURFACE SHOULD BE SMOOTH AND FREE OF RIDGES AND TOOL MARKS.

LEVEL 5

AT LEVEL 5, ALL JOINTS AND INTERIOR ANGLES HAVE TAPE THATS EMBEDDED IN JOINT COMPOUND PLUS TWO SEPARATE COATS OF COMPOUND (OR SIMILAR). GRILLES TO BE PAINTED TO MATCH ADJACENT WALL COLOR. TRADITIONAL STYLE - AAG100 J-BEAD TRADITIONAL 1/8". GRILLE IS TO BE PAINTED TO MATCH ADJACENT WALL COLOR.

2. UNLESS OTHERWISE SPECIFIED, ALL AREAS TO BE PRIMED AND PAINTED IN ACCORDANCE WITH FINISH PLANS / INTERIOR ELEVATIONS. IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISH AS INDICATED IN THE DRAWINGS AND / OR SPECIFICATIONS.
3. ALL WALLS AND CEILING SHALL B



1 **EXISTING- OVERALL SITE PLAN**
SCALE: 1" = 30'
0 30' 60'

2 **EXISTING- SITE PLAN (CROPPED)**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

TREE LEGEND:

TREE LEGEND: CDR = CEDAR LO = LIVE OAK SPO = SPANISH OAK ~~2701~~ = TO BE REMOVED

~~2701 CDR 8 5~~	~~2739 CDR 11~~	2777 CDR 9
2702 CDR 9	~~2740 CDR 9 5 4~~	2778 CDR 10 7 6
2703 CDR 9	~~2741 LO 5 4~~	2779 SPO 4 5
2704 CDR 9 5	2742 CDR 18	2780 CDR 6 5
2705 LO 11 10	2743 CDR 6	2781 CDR 8 3
2706 LO 12	2744 CDR 13	2782 CDR 7 5 5 3
2707 LO 11	~~2745 CDR 7 7 5 4 4 3~~	2783 CDR 7 3 3
2708 LO 12	~~2746 SPO 5 5~~	2784 CDR 7 5 3
2709 LO 8	~~2747 CDR 4 4~~	2785 CDR 4 5 3
2710 LO 7	~~2748 CDR 7 4 3 3~~	2786 CDR 6 5 5 4
2711 LO 11 8 7	~~2749 CDR 4~~	2787 CDR 6 5 5 5 4 3
2712 LO 12	~~2750 CDR 10 3~~	2788 CDR 6
2713 LO 15	~~2751 SPO 6~~	2789 CDR 7 6 3 3 3
2714 CDR 6	~~2752 CDR 10 9 2~~	2790 CDR 10 7 6 5
2715 SPO 7 3 3	~~2753 SPO 4~~	2791 CDR 7 3 3
2716 CDR 10	~~2754 CDR 7 4 3 3~~	2792 CDR 7 3 3
2717 LO 7	2755 CDR 6	2793 CDR 8 8 7 6 5
2718 SPO 7 6 5 5 4 3	2756 SPO 9 7 5 5	2794 CDR 7
2719 SPO 6 6 5 5 4 3	2757 CDR 6 4 4 3	2795 CDR 7 5
~~2720 SPO 7 5~~	2758 CDR 5 4 3	2796 SPO 6
~~2721 SPO 13 9 7~~	2759 CDR 13 10 9	2797 CDR 10
~~2722 LO 10~~	2760 CDR 14	2798 CDR 6 6
~~2723 CDR ICE DAMAGED 15~~	2761 CDR 6 4	2799 CDR 6
2724 CDR 8 4 3	2762 CDR 6 4 3 3	2800 SPO 10 9
2725 CDR 11	2763 CDR 8 5 5 4 3	2801 CDR 12
2726 CDR 11	2764 CDR 11 6 5 4 4	2803 CDR 14
~~2727 CDR 8 5 4~~	2765 CDR 7 5 5 4 3 3	2804 CDR 15
~~2728 CDR 6~~	2766 CDR 7 3 3	2805 CDR 15
~~2729 CDR 15~~	2767 CDR 6 6 4 3 3	~~2806 CDR 7~~
~~2730 LO 8 7~~	2768 CDR 6 3	~~2194 194 CDR 5~~
~~2731 LO 8~~	2769 CDR 9	~~2009 209 CDR 5~~
~~2732 LO 9~~	2770 CDR 6 5	2333 333-CDR 5
~~2733 CDR 6~~	2771 CDR 6 4 3 3	2336 336-CDR 3
~~2734 CDR 7 4~~	~~2772 CDR 7~~	2347 347-CDR 4
~~2735 CDR 7~~	~~2773 CDR 7~~	2410 410-LO 6
~~2736 CDR 8 6~~	2774 CDR 9 3	2414 414-CDR 5 3
~~2737 CDR 15~~	~~2775 CDR 9 3~~	
~~2738 CDR 7 3 3~~	~~2776 CDR 6~~	

JAY CORDER ARCHITECT

JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

8/2/22

DATE:	8/2/22
PM:	TH
DRAWN:	JC, TH

SHEET IS FORMATTED TO 36"x48". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (18x24)

A1.01

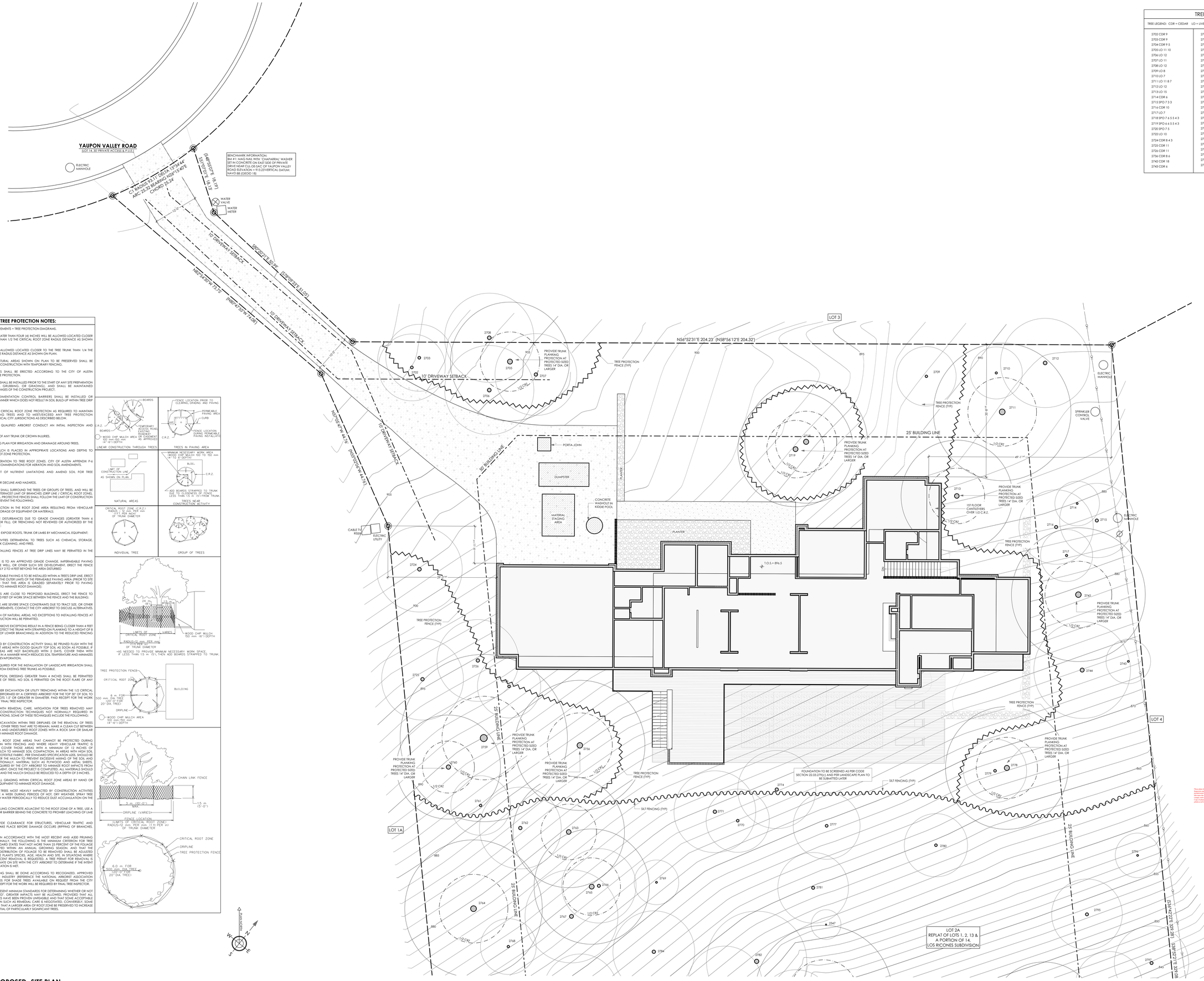
EXISTING- SITE PLAN

These plans have been received by AT's Engineers, Inspectors and Surveyors for plan compliance and general professional reference. The receipt of review is in no way intended to relieve the Owner or Contractor from any compliance with all rules, ordinances, laws and Codes that may in any way affect having the review held for a deadline on the plans as drawn.

TREE LEGEND:

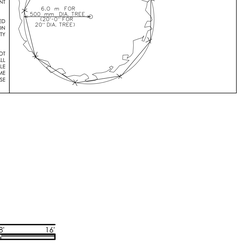
TREE LEGEND: CDR = CEDAR LO = LIVE OAK SPO = SPANISH OAK 2704 = TO BE REMOVED

2702 CDR 9	2744 CDR 13	2784 CDR 7 5 3
2703 CDR 9	2755 CDR 6	2785 CDR 6 5 3
2704 CDR 9 5	2756 SPO 9 7 5 5	2786 CDR 6 4 5 5 4
2705 LO 11 10	2757 CDR 6 4 4 3	2787 CDR 6 5 5 5 4 3
2706 LO 12	2758 CDR 5 4 3	2788 CDR 6
2707 LO 11	2759 CDR 13 10 9	2789 CDR 7 6 3 3 3
2708 LO 12	2760 CDR 14	2790 CDR 10 7 6 5
2709 LO 8	2761 CDR 6 4	2791 CDR 7 3 3
2710 LO 7	2762 CDR 6 4 3 3	2792 CDR 7 3 3
2711 LO 11 8 7	2763 CDR 8 5 5 4 3	2793 CDR 8 8 7 6 5
2712 LO 12	2764 CDR 11 6 5 4 4	2794 CDR 7
2713 LO 15	2765 CDR 7 5 5 4 3 3	2795 CDR 7 5
2714 CDR 6	2766 CDR 7 3 3	2796 SPO 6
2715 SPO 7 3 3	2767 CDR 6 6 4 3 3	2797 CDR 10
2716 CDR 10	2768 CDR 6 3	2798 CDR 4 6
2717 LO 7	2769 CDR 6	2799 CDR 6
2718 SPO 7 6 5 5 4 3	2770 CDR 6 5	2800 SPO 10 9
2719 SPO 6 6 5 5 4 3	2771 CDR 6 4 3 3	2801 CDR 12
2720 SPO 7 5	2774 CDR 9 3	2803 CDR 14
2722 LO 10	2777 CDR 9	2804 CDR 13
2724 CDR 8 4 3	2778 CDR 10 7 6	2805 CDR 15
2725 CDR 11	2779 SPO 6 5	2333 333-CDR 5
2726 CDR 11	2780 CDR 6 5	2336 336-CDR 3
2736 CDR 8 6	2781 CDR 8 3	2347 347-CDR 4
2742 CDR 18	2782 CDR 7 5 5 3	2410 410-LO 4
2743 CDR 6	2783 CDR 7 3 3	2414 414-CDR 5 3



TREE PROTECTION NOTES:

1. REFER TO SITE REQUIREMENTS + TREE PROTECTION DIAGRAMS.
2. NO CUT OR FILL GREATER THAN FOUR (4) INCHES WILL BE ALLOWED LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE CRITICAL ROOT ZONE RADIUS DISTANCE AS SHOWN ON PLAN.
3. NO CUT OR FILL IS ALLOWED LOCATED CLOSER TO THE TREE TRUNK THAN 1/4 THE CRITICAL ROOT ZONE RADIUS DISTANCE AS SHOWN ON PLAN.
4. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
5. PROTECTION FENCES SHALL BE ERECTED ACCORDING TO THE CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
6. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
7. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
8. PROVIDE TREE AND CRITICAL ROOT ZONE PROTECTION AS REQUIRED TO MAINTAIN HEALTH OF EXISTING TREES AND TO MEET/EXCEED ANY TREE PROTECTION REQUIREMENTS BY LOCAL CITY JURISDICTIONS AS DESCRIBED BELOW.
   1. HAVE A QUALIFIED ARBORIST CONDUCT AN INITIAL INSPECTION AND ASSESSMENT.
   2. TREATMENT OF ANY TRUNK OR CROWN INJURIES.
   3. MONITORING PLAN FOR IRRIGATION AND DRAINAGE AROUND TREES.
   4. ENSURE MULCH IS PLACED IN APPROPRIATE LOCATIONS AND DEPTHS TO MAXIMIZE ROOT ZONE PROTECTION.
   5. IMPROVE AERATION TO TREE ROOT ZONES. CITY OF AUSTIN APPENDIX P-6 PROVIDES RECOMMENDATIONS FOR AERATION AND SOIL AMENDMENTS.
   6. ASSESSMENT OF NUTRIENT LIMITATIONS AND AMEND SOIL FOR TREE OPTIMIZATION.
   7. MONITOR FOR DECLINE AND HAZARDS.
9. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUPS OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE / CRITICAL ROOT ZONE). FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE. IN ORDER TO PREVENT THE FOLLOWING:
   1. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   2. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 4 INCHES CUT OR FILL); OR TRENCHING NOT REVIEWED OR AUTHORIZED BY THE CITY ARBORIST;
   3. WOUNDS TO EXPOSE ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   4. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
10. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   1. WHERE THERE IS TO AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE. TREE WELL, OR OTHER SUCH SITE DEVELOPMENT. ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED
   2. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
   3. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   4. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
11. FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION WILL BE PERMITTED.
12. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
13. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITH 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
14. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
15. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
16. ANY FOUNDATION PIER EXCAVATION OR UTILITY TRENCHING WITHIN THE 1/2 CRITICAL ROOT ZONE TO BE PERFORMED BY A CERTIFIED ARBORIST FOR THE TOP 30" OF SOIL TO AVOID CUTTING ROOTS 1.5" OR GREATER IN DIAMETER. PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY FINAL TREE INSPECTOR.
17. IN CONJUNCTION WITH REMEDIAL CARE, MITIGATION FOR TREES REMOVED MAY INCLUDE SPECIAL CONSTRUCTION TECHNIQUES NOT NORMALLY REQUIRED IN STANDARD SPECIFICATIONS. SOME OF THESE TECHNIQUES INCLUDE THE FOLLOWING:
   1. PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY, GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
   3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
   4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
   5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.)
19. PRUNING IS TO BE IN ACCORDANCE WITH THE MOST RECENT ANSI A300 PRUNING STANDARD. ADDITIONALLY, THE FOLLOWING IS THE MINIMUM CRITERION FOR TREE CROWNS. THIS STANDARD STATES THAT NOT MORE THAN 25 PERCENT OF THE FOLIAGE SHOULD BE REMOVED WITHIN AN ANNUAL GROWING SEASON, AND THAT THE PERCENTAGE AND DISTRIBUTION OF FOLIAGE TO BE REMOVED SHALL BE ADJUSTED ACCORDING TO THE PLANT'S SPECIES, AGE, HEALTH AND SITE. IN SITUATIONS WHERE MORE THAN 25 PERCENT REMOVAL IS REQUESTED, A TREE PERMIT FOR REMOVAL IS REQUIRED. COORDINATE ON SITE WITH THE CITY ARBORIST TO DETERMINE IF THE INTENT OF CROWN PRESERVATION IS MET.
20. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST). PAID RECEIPT FOR THE WORK WILL BE REQUIRED BY FINAL TREE INSPECTOR.
21. THESE CRITERIA REPRESENT MINIMUM STANDARDS FOR DETERMINING WHETHER OR NOT A TREE IS "PRESERVED". GREATER IMPACTS MAY BE ALLOWED, PROVIDED THAT ALL DESIGN ALTERNATIVES HAVE BEEN PROVEN UNFEASIBLE AND THAT SOME ACCEPTABLE FORM OF MITIGATION SUCH AS REMEDIAL CARE IS NEGOTIATED. CONVERSELY, SOME CASES MAY REQUIRE THAT A LARGER AREA OF ROOT ZONE BE PRESERVED TO INCREASE THE SURVIVAL POTENTIAL OF PARTICULARLY SIGNIFICANT TREES.



1 **PROPOSED- SITE PLAN**
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

JAY CORDER ARCHITECT

JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

8/2/22

DATE:	8/2/22
PM:	TH
DRAWN:	JC, TH

SHEET IS FORMATTED TO 36"x48". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (18x24)

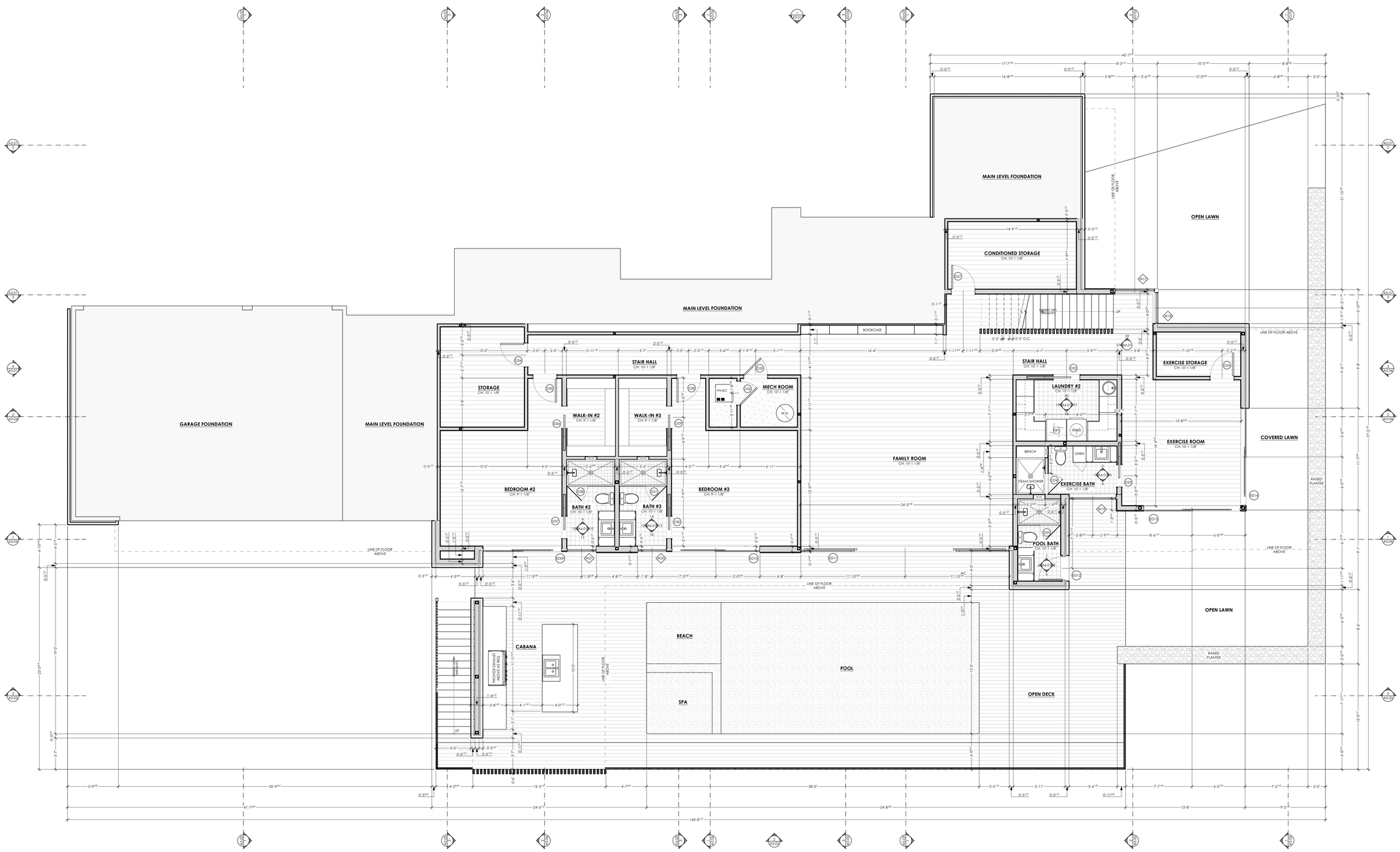
A1.02

PROPOSED- SITE PLAN

These plans have been reviewed by AIA's Engineers Joint Contract Documents Committee and recommended for bidding and construction as indicated by the date. It indicates the responsibility of the Owner or contractor to obtain all necessary permits and approvals and to make all changes required by the review authorities so that a set of plans meeting the review authority's requirements can be issued for construction.

WALL KEY

- NEW FRAME WALLS
- NEW FRAME WALLS W/ MASONRY VENEER
- NEW BOARD FORMED CONCRETE WALLS
- PARTIAL HEIGHT WALLS



PLAN NORTH

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

These plans have been reviewed by AEN Engineers Department and the review has code compliance and enhanced energy requirements in mind. However, AEN Engineers does not take the responsibility of the review as construction documents. Any deviation from the approved plans will be a copy of plans bearing this stamp shall be invalid to use the plans at all times.

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A1.03

LOWER LEVEL PLAN

AREA CALCULATIONS			
NAME	FLOOR FINISH	CALCULATED AREA	CEILING PLATE HEIGHT
ENTRY HALL	WOOD	134.90	10'-1 1/8"
POWDER	WOOD	29.50	10'-1 1/8"
GUEST BEDROOM	WOOD	168.06	10'-1 1/8"
BEDROOM #3	WOOD	213.20	9'-1 1/8"
LIVING ROOM	WOOD	472.36	20'-9 3/8"
WALK-IN #2	WOOD	50.64	9'-1 1/8"
EXERCISE ROOM	WOOD	201.19	10'-1 1/8"
STAIR HALL	WOOD	142.58	10'-1 1/8"
CONDITIONED STORAGE	WOOD	114.81	10'-1 1/8"
PRIMARY WALK-IN CLOSET	WOOD	173.74	10'-1 1/8"
HALL	WOOD	251.64	10'-1 1/8"

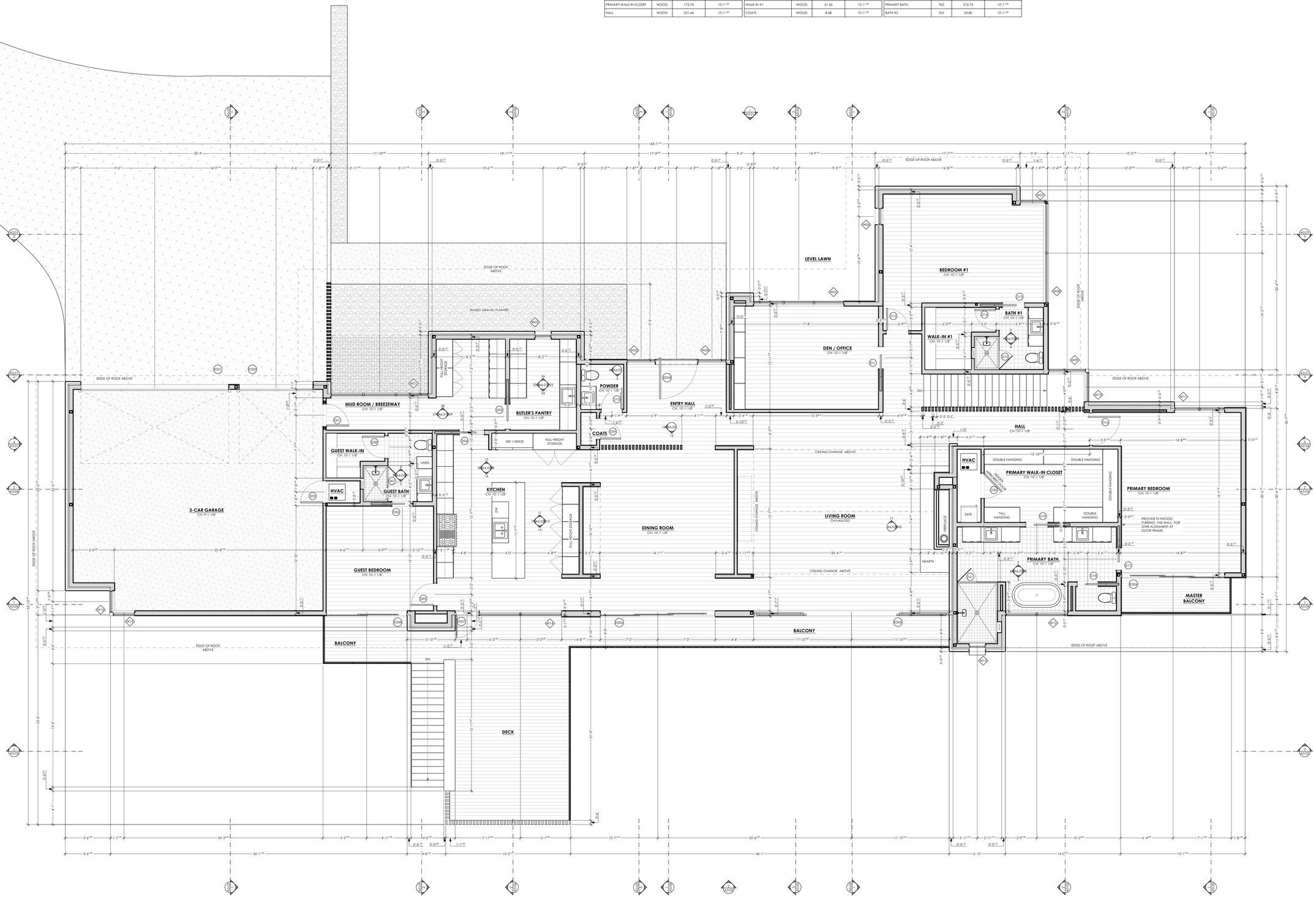
AREA CALCULATIONS			
NAME	FLOOR FINISH	CALCULATED AREA	CEILING PLATE HEIGHT
DEN / OFFICE	WOOD	221.98	10'-1 1/8"
DINING ROOM	WOOD	377.91	10'-1 1/8"
EXERCISE STORAGE	WOOD	49.89	10'-1 1/8"
PRIMARY BEDROOM	WOOD	282.69	10'-1 1/8"
BEDROOM #1	WOOD	271.58	10'-1 1/8"
BEDROOM #2	WOOD	206.61	9'-1 1/8"
FAMILY ROOM	WOOD	549.27	10'-1 1/8"
STORAGE	WOOD	111.08	10'-1 1/8"
STAIR HALL	WOOD	218.14	10'-1 1/8"
WALK-IN #1	WOOD	51.45	10'-1 1/8"
COATS	WOOD	8.58	10'-1 1/8"

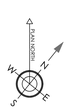
AREA CALCULATIONS			
NAME	FLOOR FINISH	CALCULATED AREA	CEILING PLATE HEIGHT
WALK-IN #3	WOOD	50.18	9'-1 1/8"
KITCHEN	WOOD	312.59	10'-1 1/8"
BUTLER'S PANTRY	WOOD	89.34	10'-1 1/8"
MUD ROOM / BREEZEWAY	WOOD	146.67	10'-1 1/8"
GUEST WALK-IN	WOOD	32.44	10'-1 1/8"
BATH #1	TILE	52.56	10'-1 1/8"
LAUNDRY #2	TILE	81.53	10'-1 1/8"
BATH #3	TILE	53.28	10'-1 1/8"
EXERCISE BATH	TILE	63.17	10'-1 1/8"
PRIMARY BATH.	TILE	215.75	10'-1 1/8"
BATH #2	TILE	53.80	10'-1 1/8"

AREA CALCULATIONS			
NAME	FLOOR FINISH	CALCULATED AREA	CEILING PLATE HEIGHT
POOL BATH	TILE	46.67	10'-1 1/8"
GUEST BATH	TILE	57.56	10'-1 1/8"
HVAC	T.B.D.	25.74	0'-0"
MECH ROOM	SEALED CONCRETE	56.09	10'-1 1/8"
HVAC	CONCRETE	11.00	10'-1 1/8"
3-CAR GARAGE	CONCRETE	803.86	9'-1 1/8"

WALL KEY

- NEW FRAME WALLS
- NEW FRAME WALLS W/ MASONRY VENEER
- NEW BOARD FORMED CONCRETE WALLS
- PARTIAL HEIGHT WALLS





1 **PROPOSED- FIRST FLOOR PLAN**
SCALE: 1/4" = 1'-0"

These plans have been reviewed by GFE Engineers. Engineers will Not assume the code compliance and detailed dimensional accuracy of these plans. Review of these plans does not relieve the responsibility of the owners or contractors to comply with all codes and property lines and check all the dimensions. Contractors are to verify all dimensions before they begin work. Do not scale drawings.

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REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1906 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

8/2/22

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A1.04

FIRST FLOOR PLAN

GUTTER / DOWNSPOUT NOTES

1. IF NO GUTTERS / DOWNSPOUTS ARE SHOWN OR CALLED OUT ON ARCHITECTURAL DRAWINGS, IT IS POSSIBLE THAT GUTTERS ARE NOT DESIRED FOR THE PROJECT. COORDINATE WITH OWNER + ARCHITECT TO DETERMINE.
2. CUSTOM FABRICATED BOX GUTTERS TO USE 24 GAUGE GALVANIZED METAL WITH KYNAR FINISH, COLOR T.B.D. ON SITE. GUTTERS TO INCLUDE SLOPED INSERTS, PERFORATED LEAF GUARDS (COLOR TO MATCH GUTTER) AND BRACKETS SPACED AT 24" ON CENTER. TIGHT FITTING COVER PLATES TO BE PROVIDED AT SEAMS SO THAT NO EXPOSED FASTENERS OR RIVETS ARE VISIBLE FROM EXTERIOR. SEAMS TO BE LOCATED IN EQUAL LENGTH SECTIONS BASED UPON OVERALL GUTTER LENGTH.
3. ALL DOWNSPOUTS TO BE LOCATED IN FIELD WITH CONTRACTOR, INSTALLER AND ARCHITECT PRIOR TO INSTALL. DOWNSPOUT GEOMETRY (ROUND OR RECTANGULAR) TO BE DETERMINED IN FIELD. INSTALLATION TO BE COMPLETED USING BLIND FASTENERS / STRAPPING AS REQUIRED.
4. INSTALLER TO PROVIDE RAIN CHAIN OPTIONS FOR SELECTION PURPOSES. RAIN CHAINS TO BE SELECTED BY OWNER + ARCHITECT PRIOR TO INSTALLATION.

ROOF AREA CALCULATIONS

LOCATION	SURFACE AREA PER PLAIN	ROOF TYPE
ROOF	1,653.02	Roof- Standing Seam- Bronze
ROOF	162.80	Roof- Standing Seam- Bronze
ROOF	311.59	Roof- Standing Seam- Bronze
ROOF	281.21	Roof- Standing Seam- Bronze
ROOF	108.58	Roof- Standing Seam- Bronze
ROOF	281.21	Roof- Standing Seam- Bronze
ROOF	1,271.40	Roof- Standing Seam- Bronze
ROOF	162.80	Roof- Standing Seam- Bronze
ROOF	54.54	Landscape- Gravel
ROOF	116.56	Landscape- Gravel
ROOF	98.13	Landscape- Gravel
ROOF	107.99	Landscape- Gravel
ROOF	95.41	Landscape- Gravel
ROOF	126.60	Landscape- Gravel
ROOF	438.38	Landscape- Gravel
ROOF	116.51	Landscape- Gravel
ROOF	127.47	Landscape- Gravel
ROOF	1,016.35	Landscape- Gravel
ROOF	82.38	Landscape- Gravel
	6,612.93 ft²	

1 PROPOSED- ROOF PLAN

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

0 2' 4' 8'

These plans have been reviewed for ADA Diagrams, Accessibility Requirements, Fair Housing Requirements, and general construction compliance. The review of plans is to be for general conformance with the design concept and to comply with all codes, ordinances, laws and Federal Acts. The review is not to relieve the Owner, Builder or Architect of their responsibility for the design and for compliance with all codes, ordinances, laws and Federal Acts. Any changes made during the review shall be re-submitted for review on all sheets.

JAY CORDER ARCHITECT

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REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

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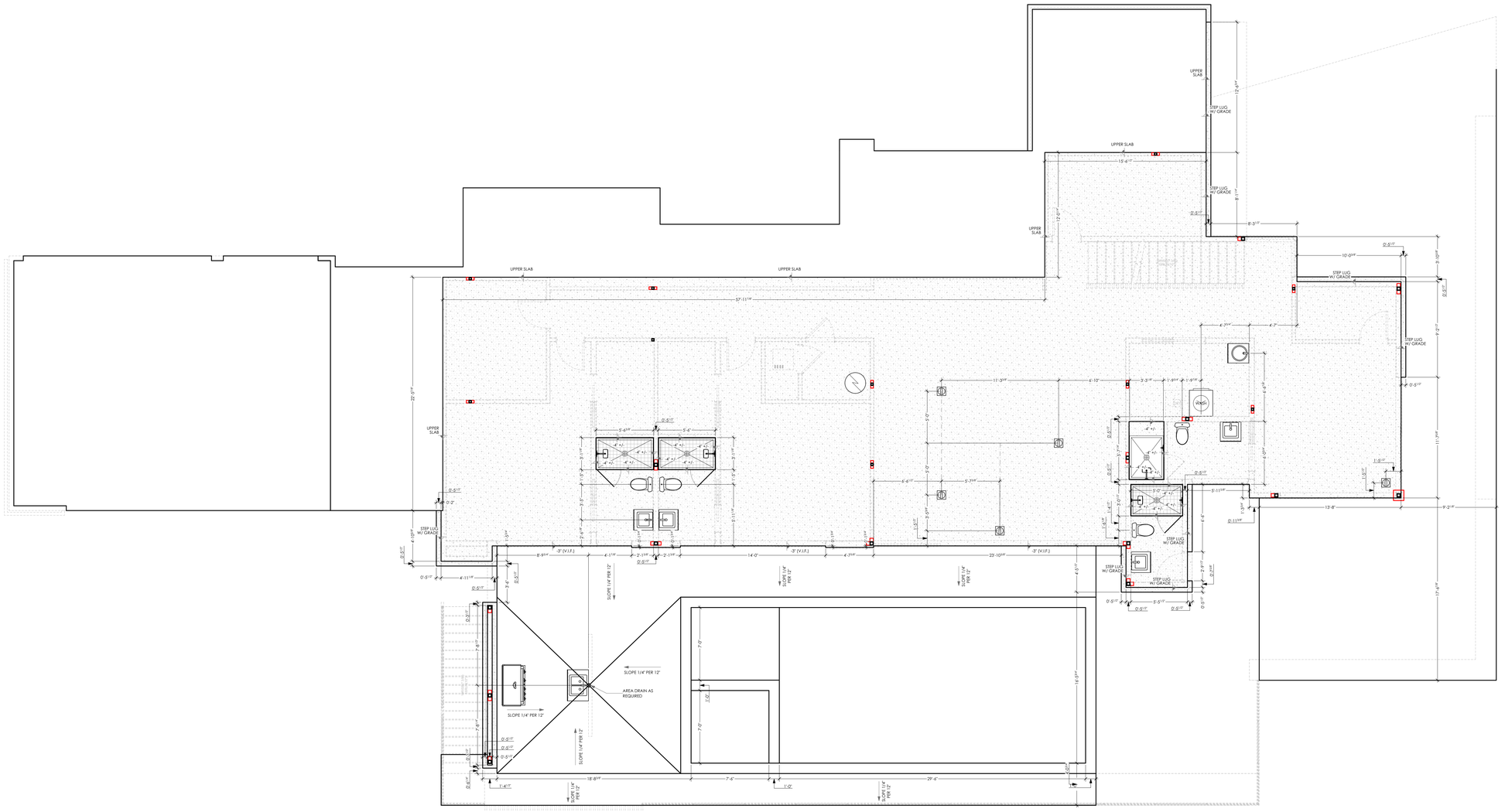
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A1.05

ROOF PLAN



1 **LOWER LEVEL- FOUNDATION + PLUMBING LAYOUT PLAN**
SCALE: 1/4" = 1'-0"

FOUNDATION + PLUMBING LOCATIONS GENERAL NOTES:

1- FOUNDATION LAYOUT AND PLUMBING LOCATION PLAN IS INTENDED TO AID IN LOCATING PLUMBING ROUGH-IN LOCATIONS, ELECTRICAL FLOOR PLUGS AND EXTERIOR CORNERS OF FOUNDATION AND IS TO BE USED IN ASSOCIATION WITH THE ARCHITECTURAL FLOOR PLAN DRAWINGS AND STRUCTURAL ENGINEERED FOUNDATION DRAWINGS TO DETERMINE LAYOUT.
2- CONTRACTOR AND PLUMBING / ELECTRICAL SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING THE ACCURACY OF THE FINAL ROUGH IN LOCATIONS IN FIELD.
3- ALL PLUMBING FIXTURES AS SELECTED BY OWNER, INTERIOR DESIGNER AND ARCHITECT AND SHALL BE REVIEWED PRIOR TO PLUMBING ROUGH IN AND CONCRETE POUR.
4- DIMENSIONS SHOWN ARE TAKEN FROM EXTERIOR SIDE OF STUD. EXTERIOR EDGE OF CONCRETE SLAB OR EDGE OF SLAB DROP AT MASONRY LUG AS INDICATED.
5- DIMENSIONS SHOWN ARE TAKEN TO CENTERLINE OF PLUMBING FIXTURE.
6- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITH STRUCTURAL DESIGN PRIOR TO INSTALLATION OF CONCRETE SLAB OR FLOOR JOISTS.
7- FOUNDATION DESIGN PER STRUCTURAL ENGINEERING DRAWINGS + SPECIFICATIONS. NO DEVIATIONS ALLOWED WITHOUT EXPRESS PERMISSION FROM STRUCTURAL ENGINEER.
8. STEEL COLUMNS + EMBED PLATES (REQ INK) SHOWN ARE TO BE CONSIDERED DIAGRAMMATIC ONLY. REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS.

These plans have been reviewed by AHA Engineers Inspection staff for exterior flat slab compliance and adopted residential code requirements. AHA Engineers does not otherwise take responsibility of the design or construction. Contractor is responsible for all dimensions and conditions. Copy of plans bearing this stamp shall be available on the jobsite at all times.

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REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

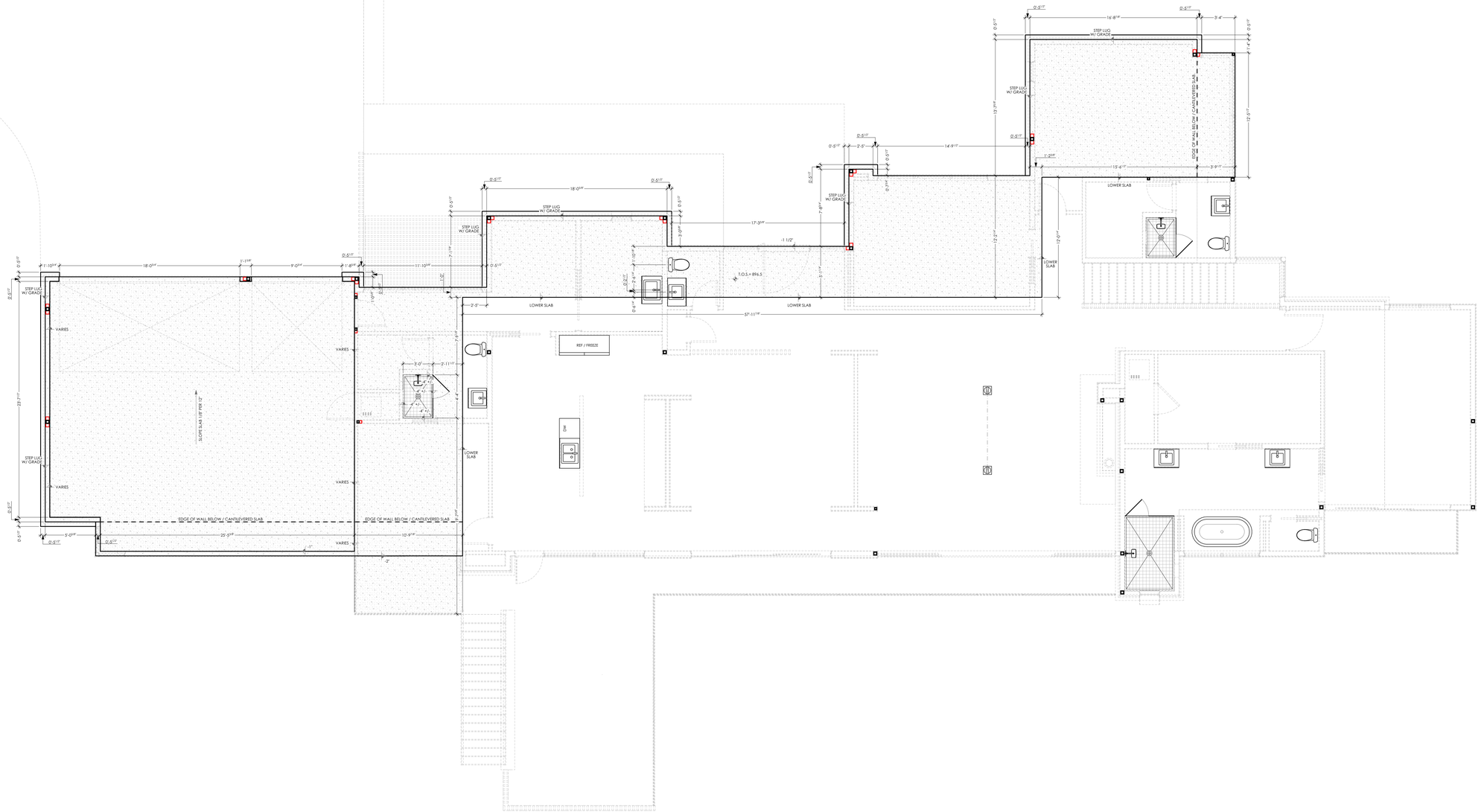
8/2/22

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A2.01

LOWER LEVEL- FOUNDATION + PLUMBING LAYOUT PLAN



1 **FIRST FLOOR- FOUNDATION + PLUMBING LAYOUT PLAN**
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

FOUNDATION + PLUMBING LOCATIONS GENERAL NOTES:

1- FOUNDATION LAYOUT AND PLUMBING LOCATION PLAN IS INTENDED TO AID IN LOCATING PLUMBING ROUGH-IN LOCATIONS, ELECTRICAL FLOOR PLUGS AND EXTERIOR CORNERS OF FOUNDATION AND IS TO BE USED IN ASSOCIATION WITH THE ARCHITECTURAL FLOOR PLAN DRAWINGS AND STRUCTURAL ENGINEERED FOUNDATION DRAWINGS TO DETERMINE LAYOUT.
2- CONTRACTOR AND PLUMBING / ELECTRICAL SUBCONTRACTOR ARE RESPONSIBLE FOR ENSURING THE ACCURACY OF THE FINAL ROUGH-IN LOCATIONS IN FIELD.
3- ALL PLUMBING FIXTURES AS SELECTED BY OWNER, INTERIOR DESIGNER AND ARCHITECT AND SHALL BE REVIEWED PRIOR TO PLUMBING ROUGH IN AND CONCRETE POUR.
4- DIMENSIONS SHOWN ARE TAKEN FROM EXTERIOR SIDE OF STUD, EXTERIOR EDGE OF CONCRETE SLAB OR EDGE OF SLAB DROP AT MASONRY LUG AS INDICATED.
5- DIMENSIONS SHOWN ARE TAKEN TO CENTERLINE OF PLUMBING FIXTURE.
6- NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITH STRUCTURAL DESIGN PRIOR TO INSTALLATION OF CONCRETE SLAB OR FLOOR JOISTS.
7- FOUNDATION DESIGN PER STRUCTURAL ENGINEERING DRAWINGS + SPECIFICATIONS. NO DEVIATIONS ALLOWED WITHOUT EXPRESS PERMISSION FROM STRUCTURAL ENGINEER.
8. STEEL COLUMNS + EMBED PLATES (RED INK) SHOWN ARE TO BE CONSIDERED DIAGRAMMATIC ONLY. REFER TO STRUCTURAL DRAWINGS FOR REQUIREMENTS.

These plans have been reviewed for ADA Regulation Compliance and are approved as noted. Owner assumes all jurisdictional reference. Their review of covers is as is, and alleviates the responsibility of the owner or contractor to comply with all ADA Regulations. Any deviations discovered in the field during construction must be brought to the attention of and approved by the ADA Compliance Officer prior to completion of work.

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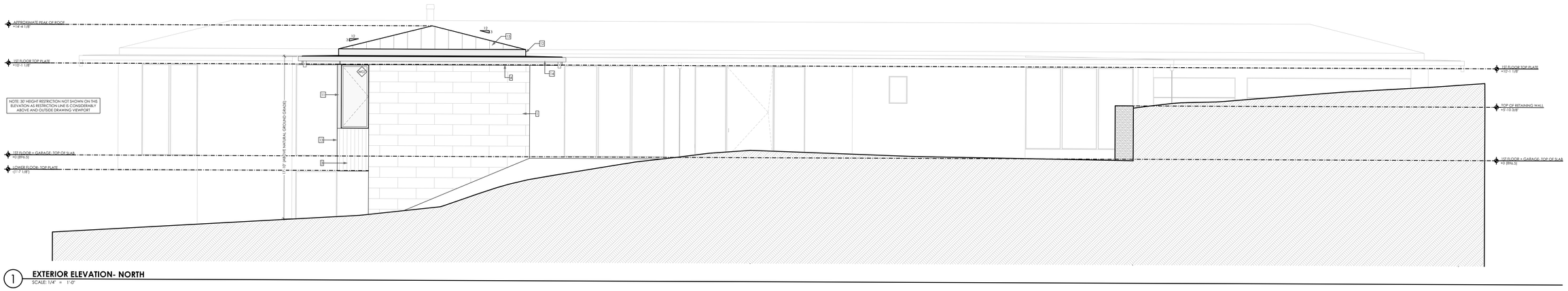
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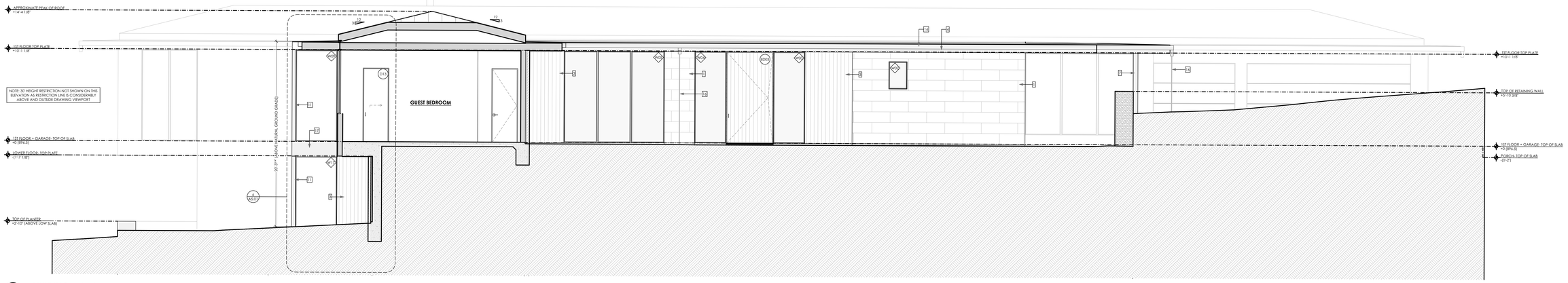
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A2.02

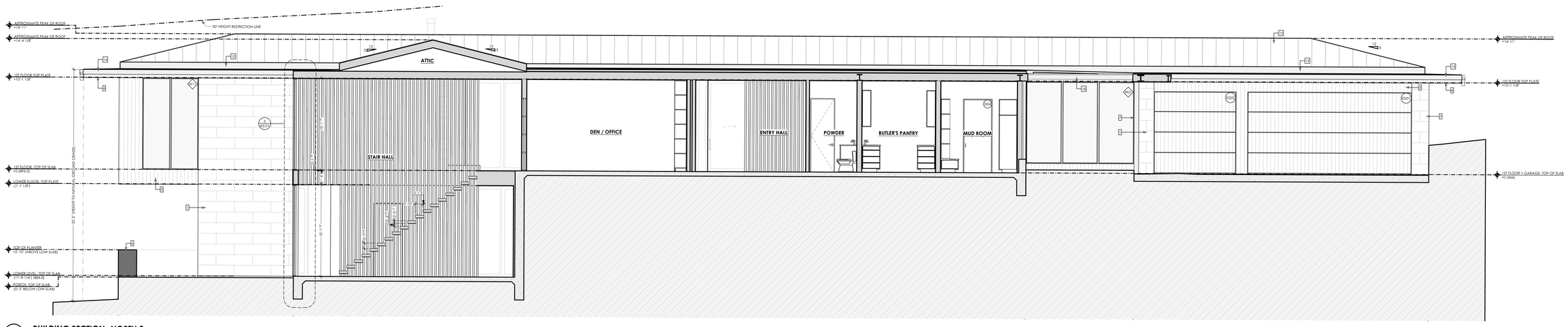
FIRST FLOOR- FOUNDATION + PLUMBING LAYOUT PLAN



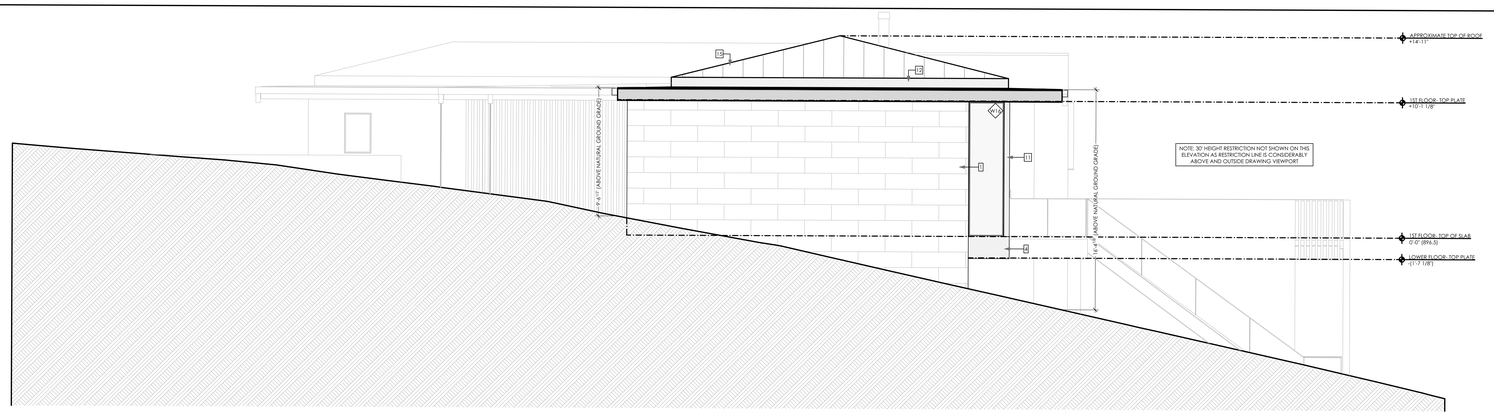
1 **EXTERIOR ELEVATION- NORTH**
SCALE: 1/4" = 1'-0"



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



3 **BUILDING SECTION- NORTH 3**
SCALE: 1/4" = 1'-0"



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

EXTERIOR MATERIALS - KEYED NOTES:	
1	MASONRY AS SELECTED
2	INTEGRAL COLORED, 3-PART, SMOOTH STUCCO, COLOR T.B.D.
3	1x6 VERTICAL T+G ALASKAN CEDAR SIDING W/ PENNY GAP + STAIN FINISH
4	SMOOTH HARDIE FASCIA W/ TAPED + FLOATED JOINTS + FASTENERS, COLOR TO MATCH ROOF
5	PAINTED STEEL CHIMNEY CAP, COLOR TO MATCH ROOF
6	1/4" STEEL PLANTER, REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
7	PAINTED STEEL COLUMN / SCREEN, COLOR T.B.D.
8	PAINTED STEEL STRINGER, COLOR T.B.D.
9	GLASS HANDRAIL W/ BASE SHOE + MINIMAL CAP, COLOR AS SELECTED
10	BRAKE METAL DRIP FLASHING, COLOR AS SELECTED
11	BRAKE METAL CORNER WRAP, COLOR TO MATCH WIN. / DOOR.
12	BRAKE METAL FLASHING, COLOR TO MATCH ROOF
13	BRAKE METAL CORNER TRIM, COLOR T.B.D. ON SITE, SEE DETAIL, SHEET A5.02
14	BRAKE METAL BOX GUTTER, COLOR T.B.D.
15	STANDING SEAM METAL ROOF, COLOR AS SELECTED
16	RAIN CHAIN, COLOR + STYLE AS SELECTED
17	3/16 STEEL PANEL, PAINTED TO MATCH WINDOWS / DOORS
18	TUBE STEEL BEAMS / PERGOLA, COLOR AS SELECTED
19	HVAC CONDENSOR
20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR.

These plans have been reviewed by VII Engineered Solutions and they assume the code compliance and prepared construction documents. VII Engineered Solutions will not otherwise be responsible, in any manner or construction for the performance of the work by the contractor or any of other having any design shall be available on the jobsite at all times.

JAY CORDER ARCHITECT

JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

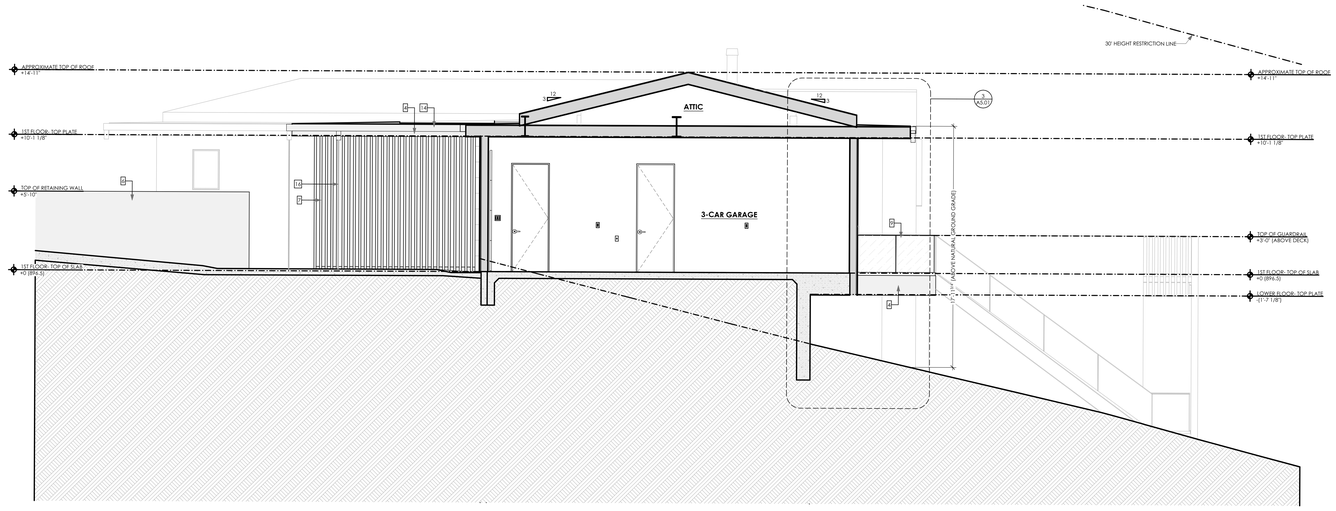
8/2/22

DATE:	8/2/22
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DRAWN:	JC, TH

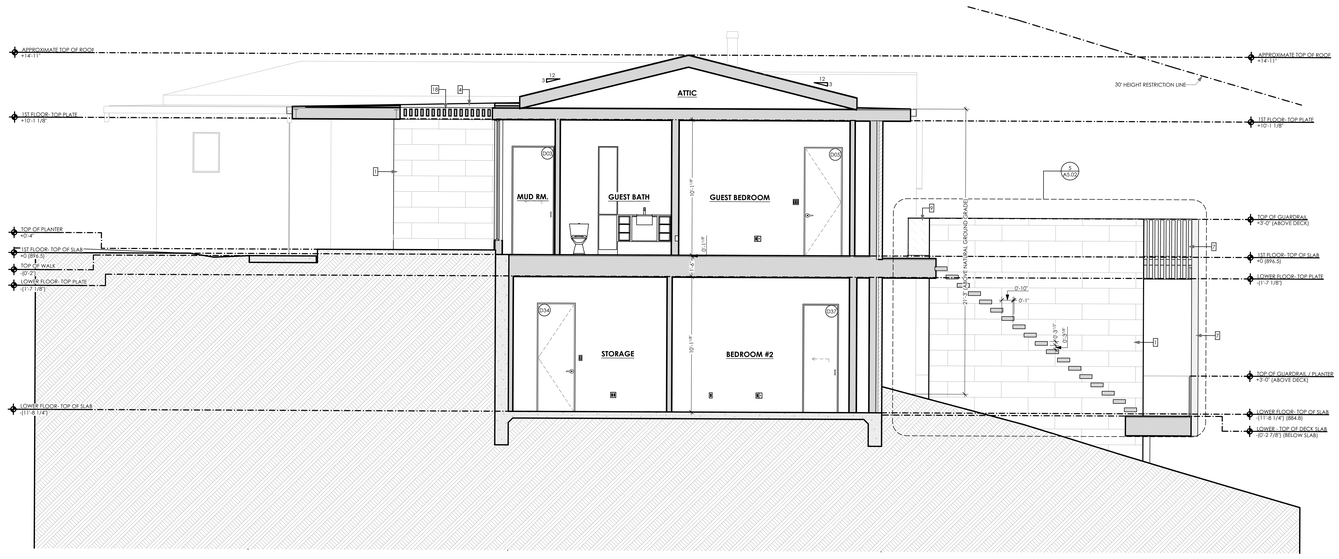
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A3.01

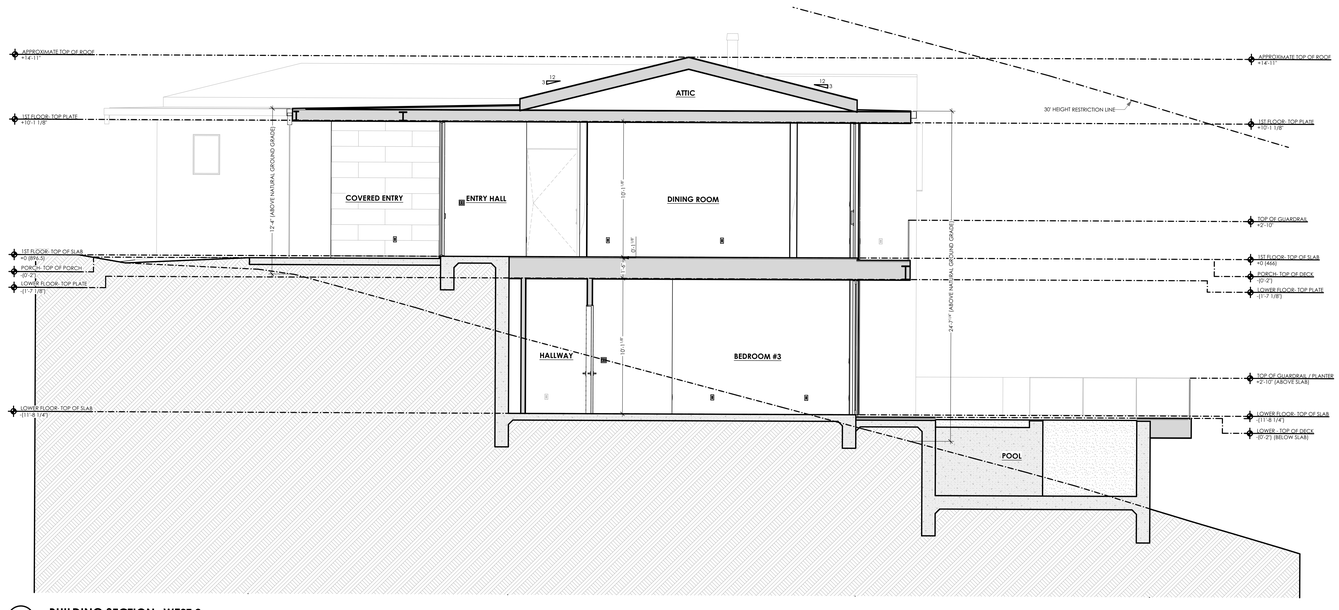
EXTERIOR ELEVATIONS + BUILDING SECTIONS



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



2 **BUILDING SECTION- WEST 2**
SCALE: 1/4" = 1'-0"



3 **BUILDING SECTION- WEST 3**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS - KEYED NOTES:	
1	MASONRY AS SELECTED
2	INTEGRAL COLORED, 3-PART, SMOOTH STUCCO, COLOR T.B.D.
3	1x6 VERTICAL T+G ALASKAN CEDAR SIDING W/ PENNY GAP + STAIN FINISH
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15	STANDING SEAM METAL ROOF, COLOR AS SELECTED
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17	3/16 STEEL PANEL, PAINTED TO MATCH WINDOWS / DOORS
18	TUBE STEEL BEAMS / PERGOLA, COLOR AS SELECTED
19	HVAC CONDENSOR
20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR.

These plans have been reviewed by VII Engineers, however we will become the sole compliance and related professional colleagues. The design of which is to not be used for construction purposes, alterations, or credit, with all rights, reference, fees and licenses to it by or under hereby the design shall be the property of the person of whom.

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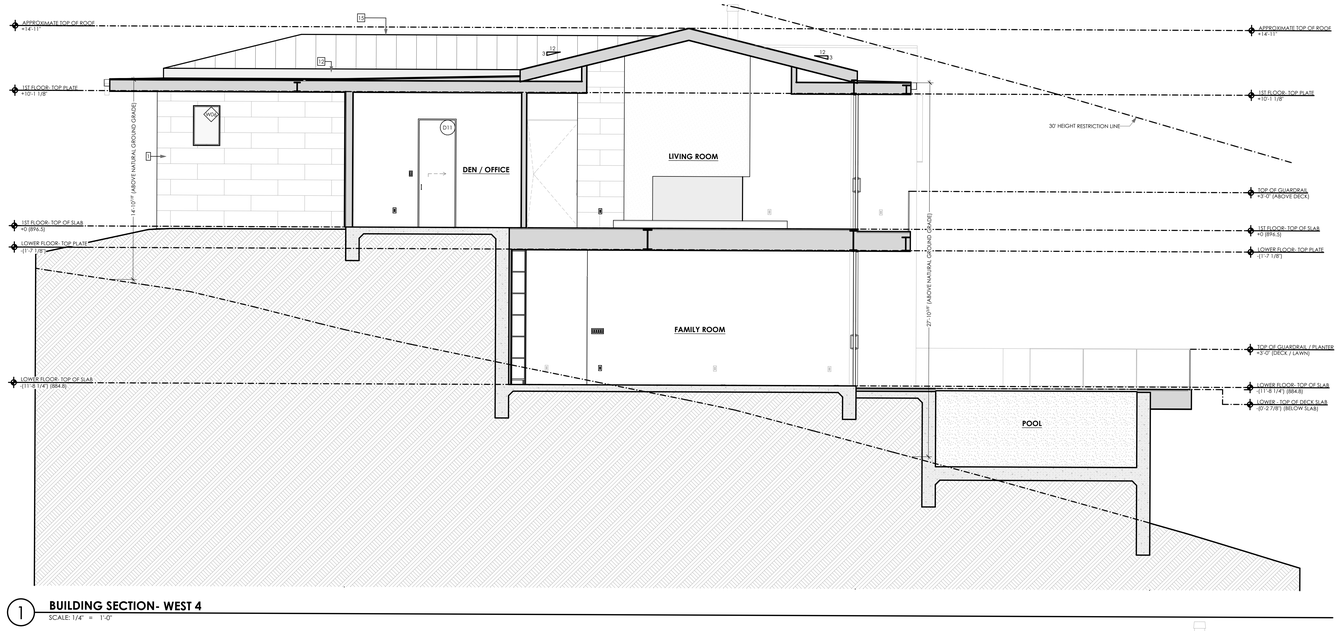
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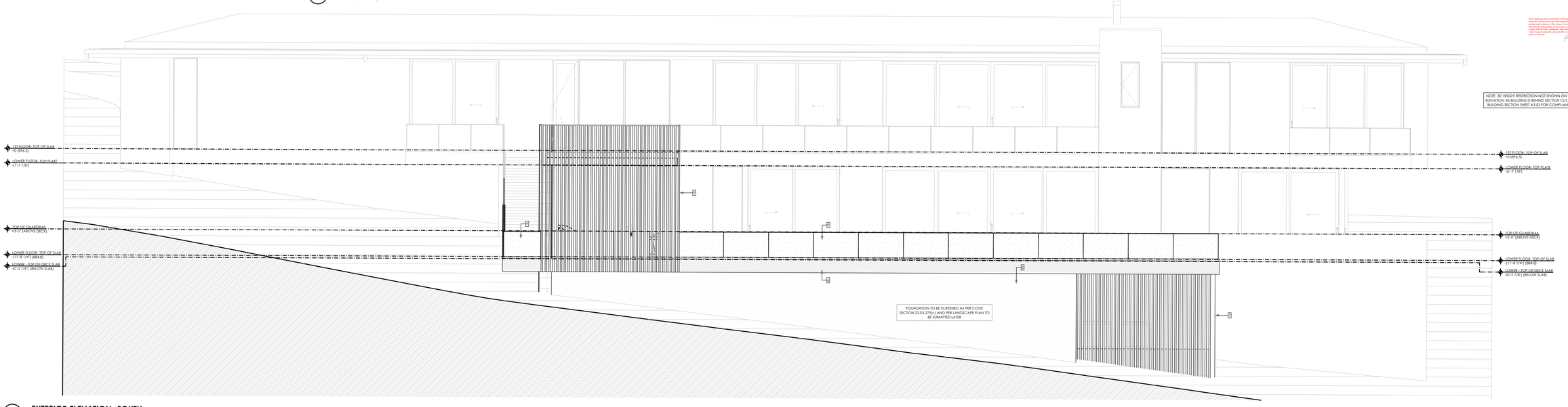
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EXTERIOR ELEVATIONS + BUILDING SECTIONS

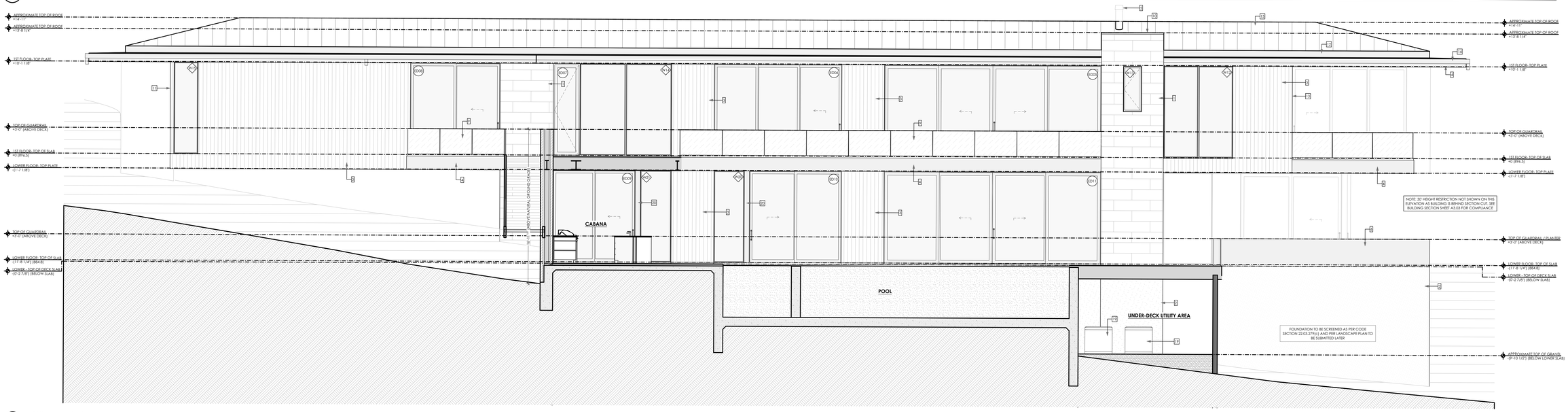


1 **BUILDING SECTION- WEST 4**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS - KEYED NOTES:	
1	MASONRY AS SELECTED
2	INTEGRAL COLORED, 3-PART, SMOOTH STUCCO, COLOR T.B.D.
3	1x6 VERTICAL THD ALASKAN CEDAR SIDING W/ PENNY GAP + STAIN FINISH
4	SMOOTH HARDIE FASCIA W/ TAPED + FLOATED JOINTS + FASTENERS, COLOR TO MATCH ROOF
5	PAINTED STEEL CHIMNEY CAP, COLOR TO MATCH ROOF
6	1/4" STEEL PLANTER, REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
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14	BRAKE METAL BOX GUTTER, COLOR T.B.D.
15	STANDING SEAM METAL ROOF, COLOR AS SELECTED
16	RAIN CHAIN, COLOR + STYLE AS SELECTED
17	3/16 STEEL PANEL, PAINTED TO MATCH WINDOWS / DOORS.
18	TUBE STEEL BEAMS / PERGOLA, COLOR AS SELECTED
19	HVAC CONDENSOR
20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR.



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



3 **BUILDING SECTION- SOUTH 1**
SCALE: 1/4" = 1'-0"

These plans have been reviewed by JAY Engineers, Architects and Surveyors, PLLC for general structural conformance only. The design of errors, and the omissions the responsibility of the owner or contractor to review and take responsibility before any construction. Copy or photo hosting this strategy shall be in violation as the release of all ideas.

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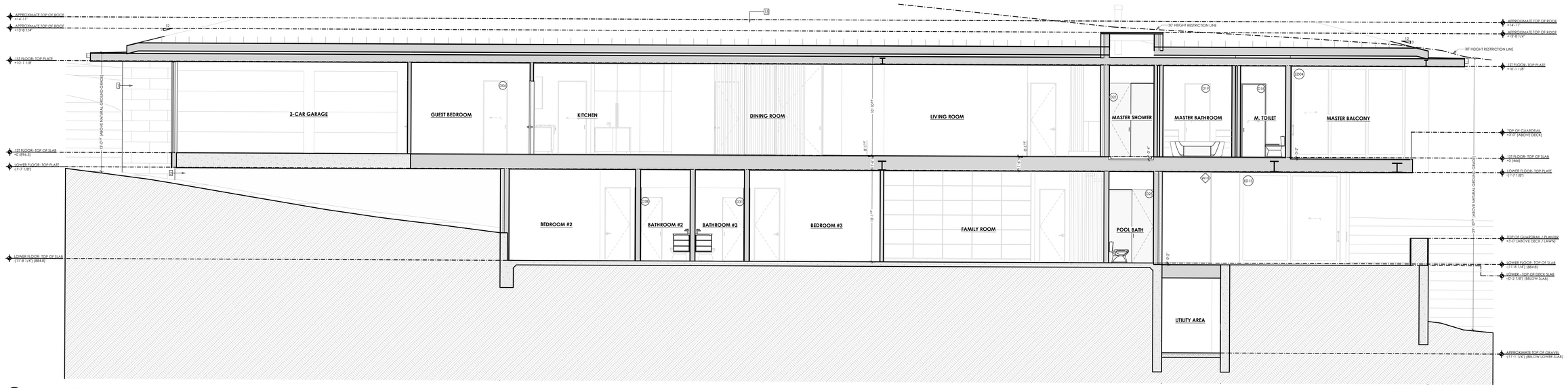
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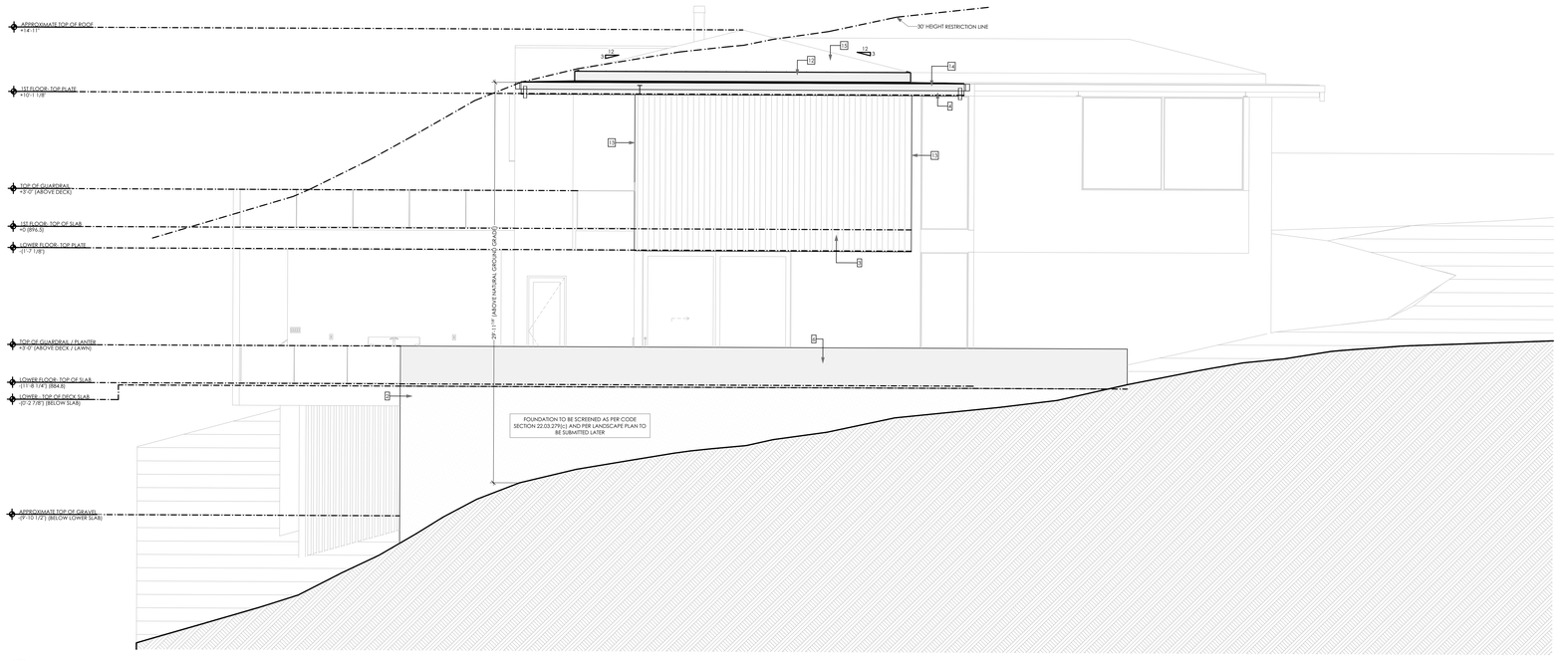
EXTERIOR ELEVATIONS + BUILDING SECTIONS



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



2 **BUILDING SECTION- SOUTH 3**
SCALE: 1/4" = 1'-0"



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

EXTERIOR MATERIALS - KEYED NOTES:	
1	MASONRY AS SELECTED
2	INTEGRAL COLORED, 3-PART, SMOOTH STUCCO, COLOR T.B.D.
3	1x6 VERTICAL T+G ALASKAN CEDAR SIDING W/ PENNY GAP + STAIN FINISH
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13	BRAKE METAL CORNER TRIM, COLOR T.B.D. ON SITE, SEE DETAIL, SHEET A5.02
14	BRAKE METAL BOX GUTTER, COLOR T.B.D.
15	STANDING SEAM METAL ROOF, COLOR AS SELECTED
16	RAIN CHAIN, COLOR + STYLE AS SELECTED
17	3/16 STEEL PANEL, PAINTED TO MATCH WINDOWS / DOORS
18	TUBE STEEL BEAMS / PERGOLA, COLOR AS SELECTED
19	HVAC CONDENSOR
20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR.

These plans have been reviewed for ADA Fingerprint Compliance and are approved for construction with the attached amendments and notations. The review of plans is in no way intended to relieve the responsibility of the owner or contractor to comply with the ADA Fingerprint Law. If any discrepancies or errors of plans become later noted, they must be rectified to the satisfaction of the law.

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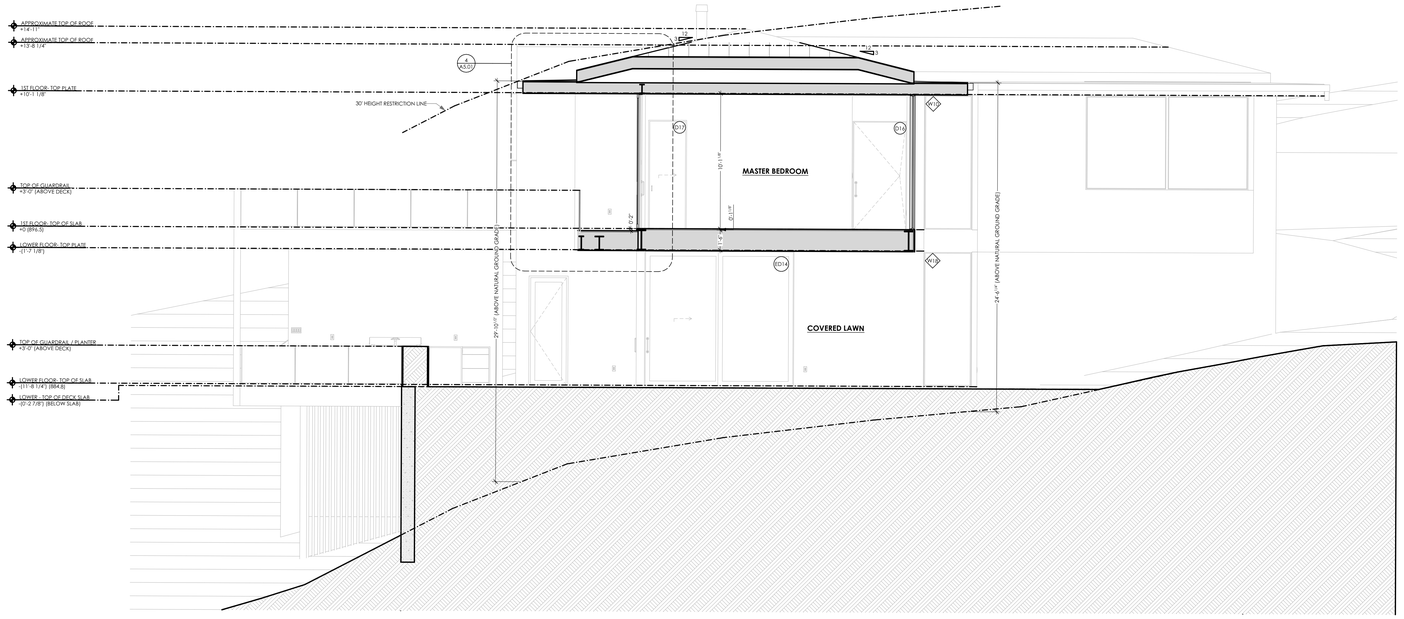
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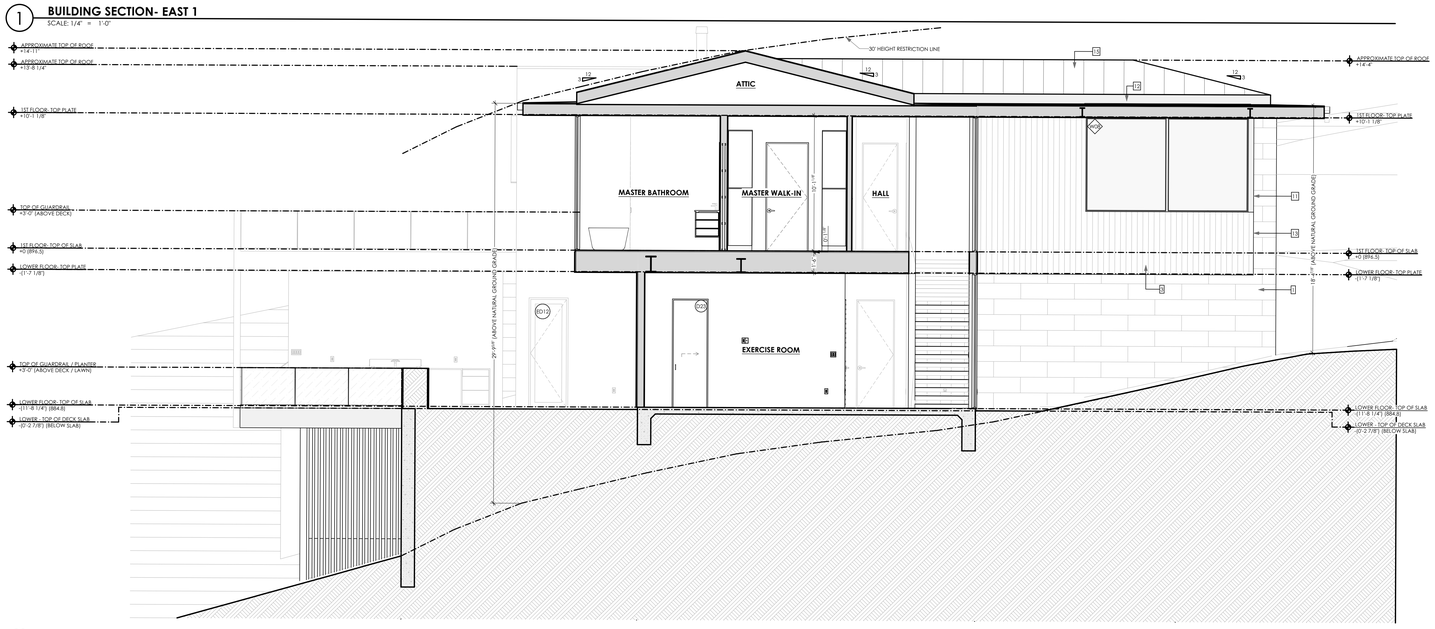
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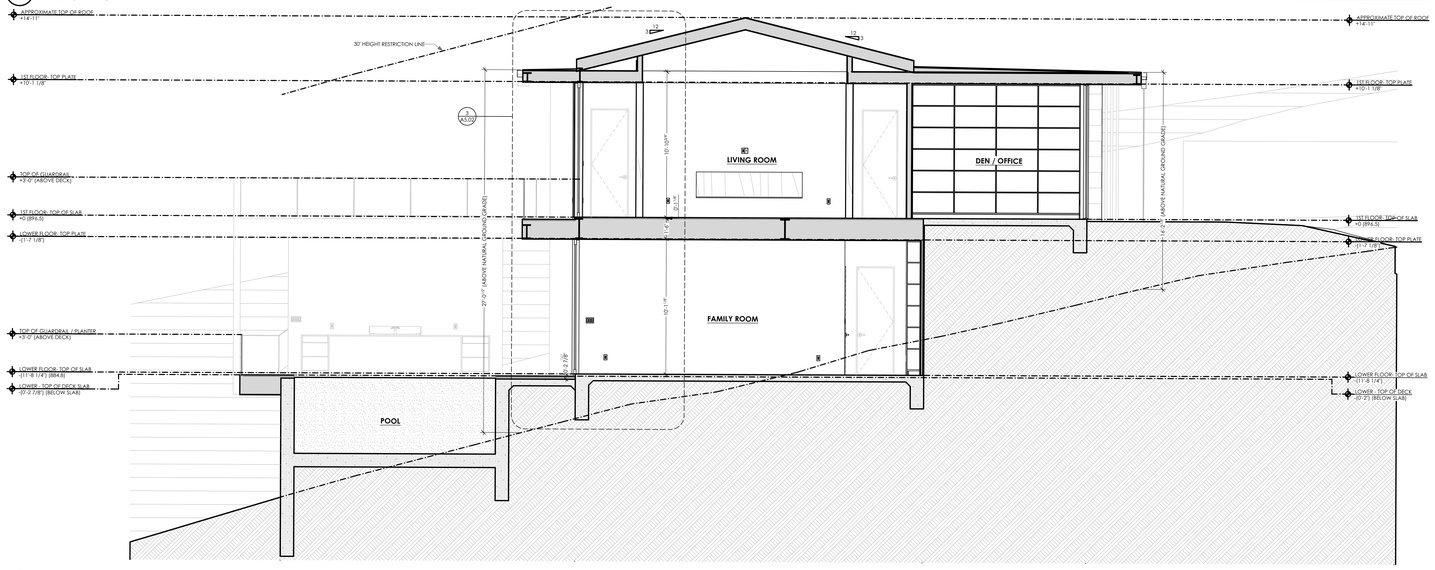
EXTERIOR ELEVATIONS + BUILDING SECTIONS



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



2 **BUILDING SECTION- EAST 2**
SCALE: 1/4" = 1'-0"



3 **BUILDING SECTION- EAST 3**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS - KEYED NOTES:	
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5	PAINTED STEEL CHIMNEY CAP, COLOR TO MATCH ROOF
6	1/4" STEEL PLANTER. REINFORCE AS REQ. FOR STRAIGHT / PLUMB INSTALL
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8	PAINTED STEEL STRINGER, COLOR T.B.D.
9	GLASS HANDRAIL W/ BASE SHOE + MINIMAL CAP, COLOR AS SELECTED
10	BRAKE METAL DRIP FLASHING, COLOR AS SELECTED
11	BRAKE METAL CORNER WRAP, COLOR TO MATCH WIN. / DOOR
12	BRAKE METAL FLASHING, COLOR TO MATCH ROOF
13	BRAKE METAL COPPER TRIM, COLOR T.B.D. ON SITE. SEE DETAIL, SHEET A5.02
14	BRAKE METAL BOX GUTTER, COLOR T.B.D.
15	STANDING SEAM METAL ROOF, COLOR AS SELECTED
16	RAIN CHAIN, COLOR + STYLE AS SELECTED
17	3/16 STEEL PANEL, PAINTED TO MATCH WINDOWS / DOORS
18	TUBE STEEL BEAMS / PERGOLA, COLOR AS SELECTED
19	HVAC CONDENSER
20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR

These plans have been reviewed by ATX Engineers' Resources and found to be code compliant, and shaped provided listed statements. The design of trusses, to be by truss fabricator. Truss fabricator to submit truss design sheets with all data, calculations, fees and details here, to the building official during the review and before the start of all trees.

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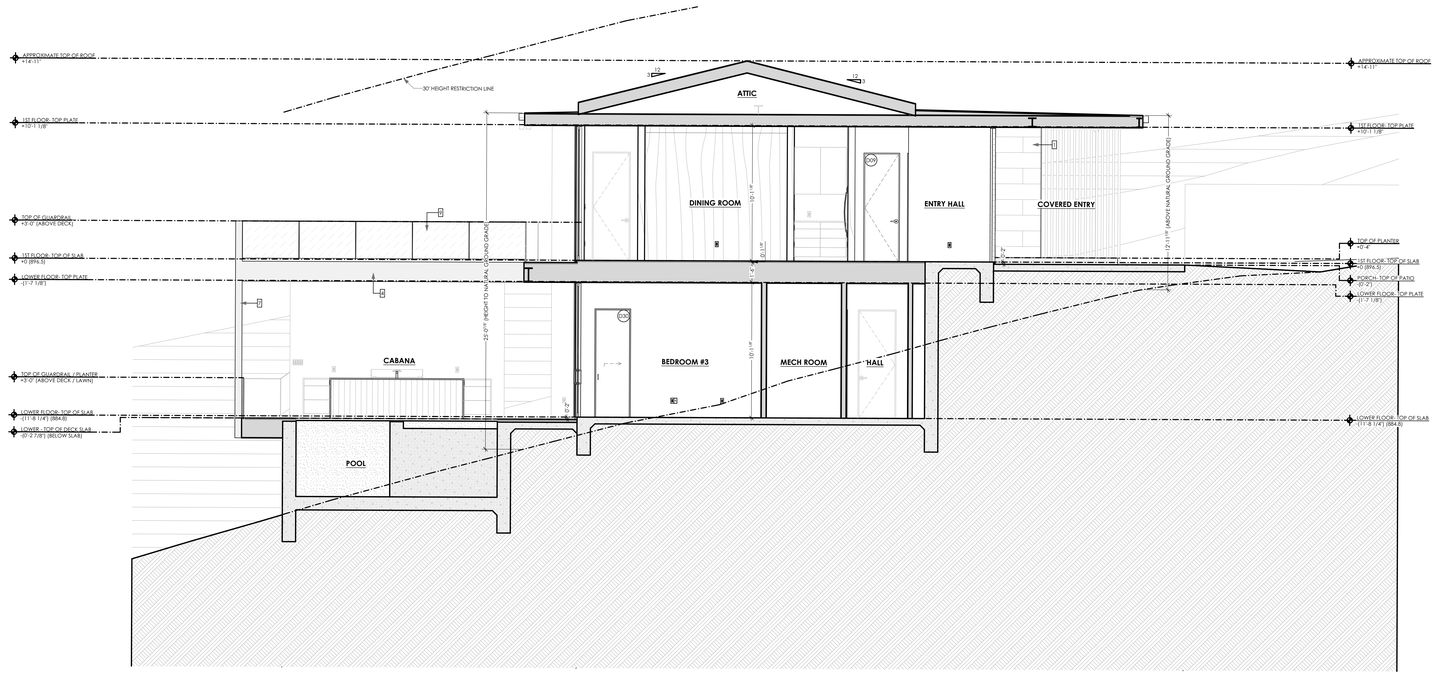
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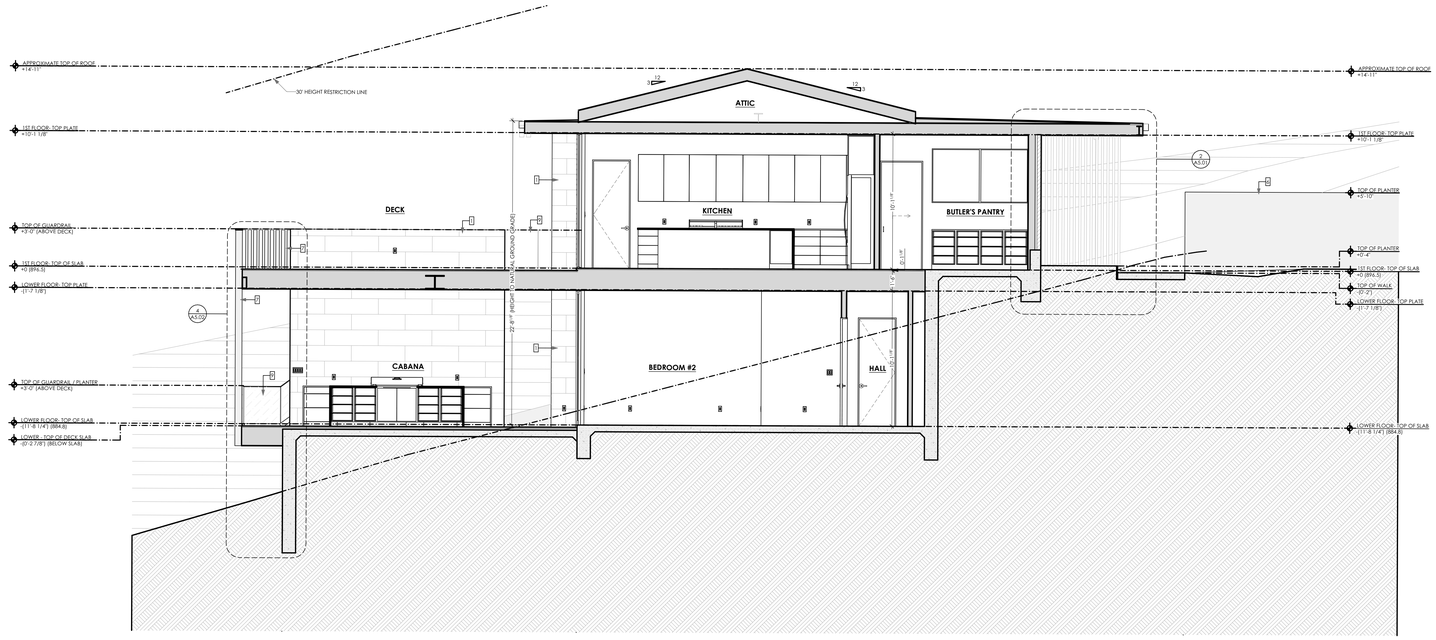
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A3.05

EXTERIOR ELEVATIONS + BUILDING SECTIONS



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



2 **BUILDING SECTION- EAST 5**
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS - KEYED NOTES:	
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20	BRAKE METAL MULLION FLASHING, COLOR TO MATCH WIN. / DOOR.

These plans have not been reviewed by AES Engineers. Inspection and Permission for code compliance and adequacy of construction is the responsibility of the owner. It also remains the responsibility of the owner or contractor to secure all necessary permits before work begins. A copy of plans bearing this stamp shall be available on the jobsite at all times.

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A3.06

EXTERIOR ELEVATIONS + BUILDING SECTIONS

DOOR SCHEDULE

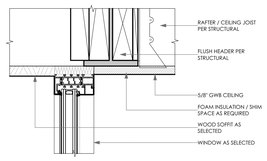
LOCATION	#	ROOM	LEAF WIDTH	LEAF HEIGHT	FRAME DIMENSIONS	FLOOR LEVEL	TYPE	GLASS	FINISH	FIRE RATING	NOTES
EXTERIOR											
	ED01	GARAGE	18'-0"	9'-0"	18'-6"x9'-3"	FIRST FLOOR	SECTIONAL GARAGE				
	ED02	GARAGE	9'-0"	9'-0"	9'-6"x9'-3"	FIRST FLOOR	SECTIONAL GARAGE				
	ED03	ENTRY	5'-0"	9'-11 1/2"	5'-2"x10'-0 1/2"	FIRST FLOOR	PIVOT		STAIN		PROVIDE A CONCEALED SOFT AUTO CLOSURE. CLAD DOOR TO MATCH WOOD SIDING
	ED04		12'-5 1/8"	9'-11 5/8"	12'-6 5/8"x10'-0 1/2"	FIRST FLOOR	3 PANEL BYPASS SLIDING	Y			
	ED05		23'-8 1/8"	9'-11 5/8"	23'-9 5/8"x10'-0 1/2"	FIRST FLOOR	MULTI FOLD	Y			
	ED06		13'-10 7/8"	9'-11 5/8"	14'-0"x10'-0 1/2"	FIRST FLOOR	DUAL BYPASS SLIDING	Y			
	ED07	KITCHEN	2'-8"	9'-11"	2'-11"x10'-0 1/2"	FIRST FLOOR	SWING	Y			
	ED08	GUEST BEDROOM	9'-8 1/8"	9'-11 5/8"	9'-10 1/8"x10'-0 1/2"	FIRST FLOOR	2 PANEL SLIDING	Y			
	ED09	BEDROOM #2	8'-10 7/8"	9'-11 5/8"	9'-0 1/8"x10'-0 1/2"	LOWER LEVEL	2 PANEL SLIDING	Y			
	ED10	BEDROOM #3	9'-11 5/8"	9'-11 5/8"	10'-1 1/8"x10'-0 1/2"	LOWER LEVEL	2 PANEL SLIDING	Y			
	ED11	FAMILY ROOM	23'-8 1/8"	9'-11 5/8"	23'-9 5/8"x10'-0 1/2"	LOWER LEVEL	4 PANEL DUAL BYPASS SLIDING	Y			
	ED12	POOL BATH	2'-8"	8'-0"	2'-11"x8'-3 1/2"	LOWER LEVEL	SWING	Y			PROVIDE OBSCURED GLASS AT OWNER'S OPTION
	ED13	EXERCISE ROOM	11'-0"	9'-11 5/8"	11'-1 1/8"x10'-0 1/2"	LOWER LEVEL	2 PANEL SLIDING	Y			
	ED14	EXERCISE ROOM	11'-0"	9'-11 5/8"	11'-1 1/8"x10'-0 1/2"	LOWER LEVEL	2 PANEL SLIDING	Y			
INTERIOR											
	D01	GARAGE	2'-8"	8'-0"	2'-10"x8'-3"	FIRST FLOOR	SWING		PAINT	20 MINUTE	PROVIDE A CONCEALED CLOSURE BY RIXSON MODEL 91DCP (OR SIMILAR)
	D02	GARAGE HVAC CL.	2'-8"	8'-0"	2'-10"x8'-3"	FIRST FLOOR	SWING		PAINT	20 MINUTE	PROVIDE A CONCEALED CLOSURE BY RIXSON MODEL 91DCP (OR SIMILAR)
	D03	BUTLER'S PANTRY	3'-0"	8'-0"	6'-3 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D04	KITCHEN	3'-0"	8'-0"	6'-3 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D05	GUEST BEDROOM	2'-8"	8'-0"	2'-10"x8'-3"	FIRST FLOOR	SWING		PAINT		
	D06	GUEST BATHROOM	2'-6"	8'-0"	5'-1 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D07	GUEST SHOWER	2'-4"	7'-0"	2'-4"x7'-0"	FIRST FLOOR	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D08	GUEST WALK-IN	2'-8"	8'-0"	2'-10"x8'-3"	FIRST FLOOR	SWING		PAINT		
	D09	COAT CLOSET	2'-6"	8'-0"	2'-8"x8'-1"	FIRST FLOOR	SWING		PAINT		
	D10	POWDER ROOM	2'-6"	8'-0"	2'-8"x8'-1"	FIRST FLOOR	SWING		PAINT		
	D11	DEN / OFFICE	2'-8"	8'-0"	5'-5 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D12	BEDROOM #1	2'-8"	8'-0"	2'-10"x8'-3"	FIRST FLOOR	SWING		PAINT		
	D13	BATHROOM #1	2'-8"	8'-0"	5'-5 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D14	WALK-IN #1	2'-6"	8'-0"	2'-8"x8'-1"	FIRST FLOOR	SWING		PAINT		
	D15	BATH #1 SHOWER	2'-4"	7'-0"	2'-4"x7'-0"	FIRST FLOOR	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D16	PRIMARY BEDROOM	3'-10 7/8"	8'-0"	4'-0 7/8"x8'-0 1/4"	FIRST FLOOR	PIVOT		PAINT		
	D17	PRIMARY BATHROOM	2'-8"	8'-0"	5'-5 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D18	PRIMARY TOILET ROOM	2'-6"	8'-0"	5'-1 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D19	PRIMARY WALK-IN	2'-8"	8'-0"	5'-5 1/4"x8'-3"	FIRST FLOOR	POCKET		PAINT		
	D20	HVAC CLOSET	3'-0"	8'-0"	3'-2"x8'-1"	FIRST FLOOR	SWING		PAINT		HIDDEN DOOR BEHIND MIRROR W/ PUSH LATCH
	D21	PRIMARY SHOWER	2'-4"	8'-1"	2'-4"x8'-1"	FIRST FLOOR	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D22	LAUNDRY #2	3'-0"	8'-0"	6'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D23	EXERCISE BATH	2'-6"	8'-0"	5'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D24	EXERCISE SHOWER	2'-4"	8'-0 1/4"	2'-4"x8'-0 1/4"	LOWER LEVEL	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D25	POOL BATH SHOWER	2'-4"	8'-0 1/4"	2'-4"x8'-0 1/4"	LOWER LEVEL	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D26	EXERCISE STORAGE	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D27	CONDITIONED STORAGE	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D28	BEDROOM #3	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D29	WALK-IN #3	2'-6"	8'-0"	5'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D30	BATHROOM #3	2'-6"	8'-0"	5'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D31	BATH #3 SHOWER	2'-4"	7'-0"	2'-4"x7'-0"	LOWER LEVEL	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM
	D32	MECH ROOM	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D33	MECH ROOM	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D34	STORAGE ROOM	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D35	BEDROOM #2	2'-8"	8'-0"	2'-10"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D36	WALK-IN #2	2'-6"	8'-0"	5'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D37	BATHROOM #2	2'-6"	8'-0"	5'-1 1/4"x8'-3"	LOWER LEVEL	SWING		PAINT		
	D38	BATH #2 SHOWER	2'-4"	7'-0"	2'-4"x7'-0"	LOWER LEVEL	SWING	Y			FRAMELESS GLASS SHOWER DOOR SYSTEM

WINDOW SCHEDULE

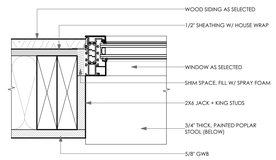
#	FRAME SIZE WIDTH	FRAME SIZE HEIGHT	LEFT PANEL WIDTH	RIGHT PANEL WIDTH	HEAD HEIGHT	TYPE	FINISH	EGRESS WINDOW	TEMPERED GLASS	NOTES
W01	11'-10 5/8"	9'-0"	EQUAL	EQUAL	10'-0 1/2"	FIXED			Y	3-UNIT FIXED
W02	2'-0"	3'-0"			9'-0 1/4"	CASEMENT				
W03	3'-5 1/2"	10'-0 1/2"			10'-0 1/2"	FIXED				FIXED SIDELIGHT
W04	3'-5 1/2"	10'-0 1/2"			10'-0 1/2"	FIXED				FIXED SIDELIGHT
W05	11'-0"	10'-0 1/2"	EQUAL	EQUAL	10'-0 1/2"	FIXED				3-UNIT FIXED
W06	2'-0"	3'-0"			9'-0 1/4"	CASEMENT				
W07	3'-0 5/8"	7'-0"			10'-0 1/2"	CASEMENT		Y		
W08	12'-11 1/4"	7'-0"	EQUAL	EQUAL	10'-0 1/2"	FIXED				3-UNIT FIXED
W09	4'-6 7/8"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W10	3'-7"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W11	6'-3 7/8"	10'-0 1/2"	EQUAL	EQUAL	10'-0 1/2"	FIXED			Y	2-UNIT FIXED
W12	7'-6 7/8"	10'-0 1/2"	EQUAL	EQUAL	10'-0 1/2"	FIXED			Y	3-UNIT FIXED
W13	2'-0"	5'-0"			10'-0"	CASEMENT			Y	
W14	10'-0 7/8"	10'-0 1/2"	EQUAL	EQUAL	10'-0 1/2"	FIXED			Y	3-UNIT FIXED
W15	2'-7 1/4"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W16	2'-7 1/4"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W17	4'-6 7/8"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W18	3'-3"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W19	5'-4 1/4"	10'-0 1/2"	EQUAL	EQUAL	10'-0 1/2"	FIXED			Y	2-UNIT FIXED
W20	3'-4"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	
W21	3'-4 7/8"	10'-0 1/2"			10'-0 1/2"	FIXED			Y	

DOOR + WINDOW GENERAL NOTES:

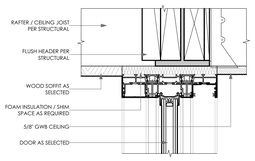
1- ALL NEW WINDOWS TO BE MANUFACTURED BY REYNAERS OR EQUAL.
2- ALL NEW EXTERIOR DOORS TO BE MANUFACTURED BY CORTIZO OR EQUAL
3- ALL INTERIOR DOORS TO BE SOLID CORE, 1 3/4" THICK.
4- DOOR SWINGS, SLIDING DIRECTION AND WALL POCKETS AS SHOWN ON FLOOR PLANS & ELEVATIONS.
5- CONTRACTOR TO VERIFY SIZES OF ALL DOORS & WINDOWS PRIOR TO ORDERING.
6- ALL EXTERIOR DOORS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT & 5/8" ROUGH OPENING AT HEAD OF UNIT.
7- ALL FULL HEIGHT WINDOWS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT & 5/8" ROUGH OPENING AT HEAD OF UNIT.
8- ALL WINDOW JAMBS ADJACENT TO STEEL COLUMNS TO ALLOW FOR 1/4" ROUGH OPENING AT STEEL CONNECTION SIDE.
9- ALL PUNCHED OPENING WINDOWS TO ALLOW FOR 1/2" ROUGH OPENING AT EITHER SIDE OF UNIT, 5/8" OPENING AT HEAD AND 1/4" AT SILL OF UNIT.
10- ALL ROUGH WINDOW SILL FRAMING TO BE SLOPED 5° TOWARDS EXTERIOR TO CREATE POSITIVE SILL DRAINAGE.
11- CONTRACTOR TO VERIFY ALL REQUIRED EGRESS CLEAR OPENING SIZES AND SILL HEIGHTS PRIOR TO ORDERING.
12- CONTRACTOR TO VERIFY ALL WINDOW UNITS THAT REQUIRE TEMPERED GLASS PRIOR TO ORDERING.



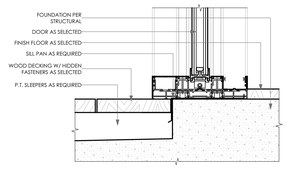
1 **WOOD SOFFIT- WINDOW HEAD DETAILS**
SCALE: 3" = 1'-0"



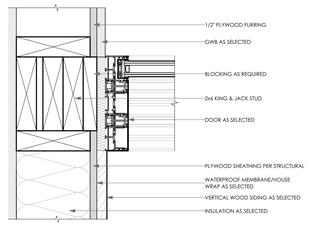
2 **WOOD SIDING- WINDOW JAMB DETAIL**
SCALE: 3" = 1'-0"



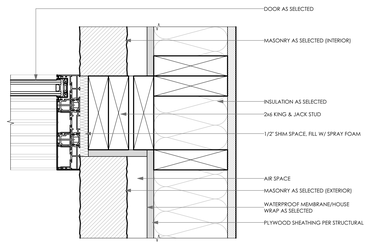
3 **WOOD SOFFIT- DOOR HEAD DETAIL**
SCALE: 3" = 1'-0"



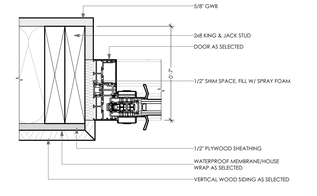
4 **DOOR- STANDARD SILL DETAIL**
SCALE: 3" = 1'-0"



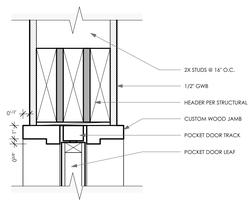
5 **WOOD SIDING- DOOR INSIDE CORNDER DETAIL**
SCALE: 3" = 1'-0"



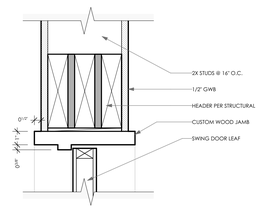
6 **MASONRY- DOOR INSIDE CORNER DETAIL**
SCALE: 3" = 1'-0"



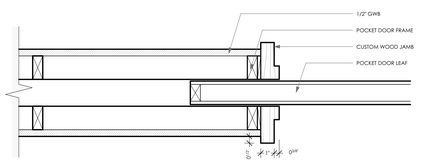
7 **WOOD SIDING 2x8 WALL- DOOR JAMB DETAIL**
SCALE: 3" = 1'-0"



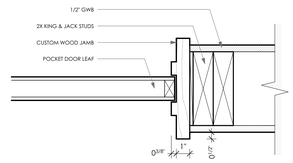
8 **INTERIOR DOOR- POCKET HEAD- JAMB EXTENSION**
SCALE: 3" = 1'-0"



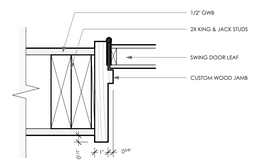
11 **INTERIOR DOOR- SWING HEAD- EXTENSION JAMB**
SCALE: 3" = 1'-0"



9 **INTERIOR DOOR- POCKET JAMB- JAMB EXTENSION**
SCALE: 3" = 1'-0"



10 **INTERIOR DOOR- POCKET STRIKE JAMB- JAMB EXTENSION**
SCALE: 3" = 1'-0"



12 **INTERIOR DOOR- SWING JAMB- EXTENSION JAMB**
SCALE: 3" = 1'-0"

JAY CORDER ARCHITECT

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REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

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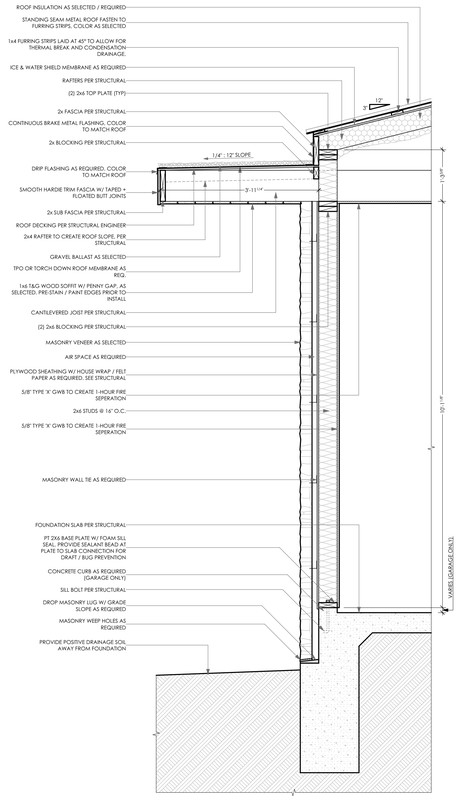
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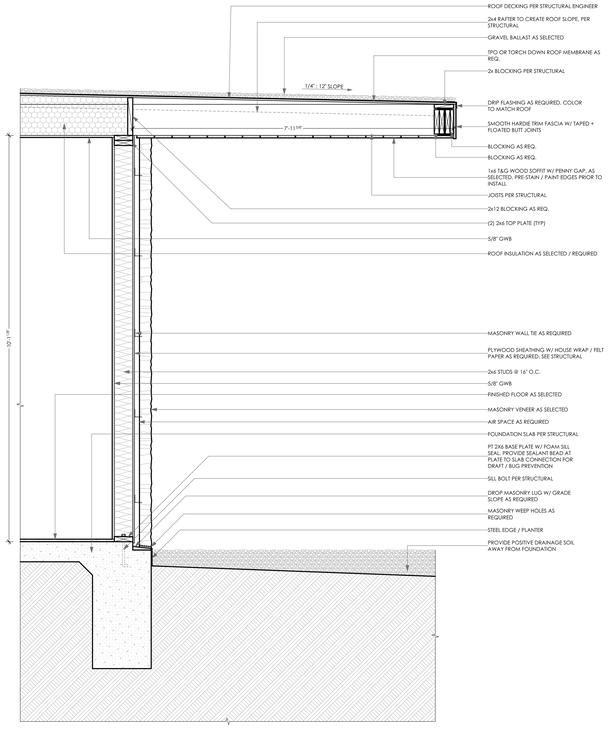
A4.01

DOOR / WINDOW SCHEDULES + DETAILS

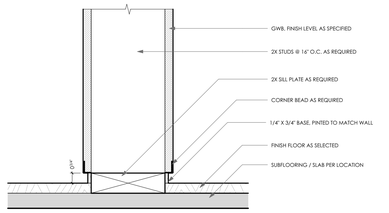
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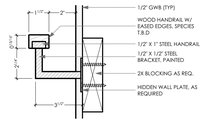
1 DETAILED WALL SECTION- TYPICAL
SCALE: 3/4" = 1'-0"



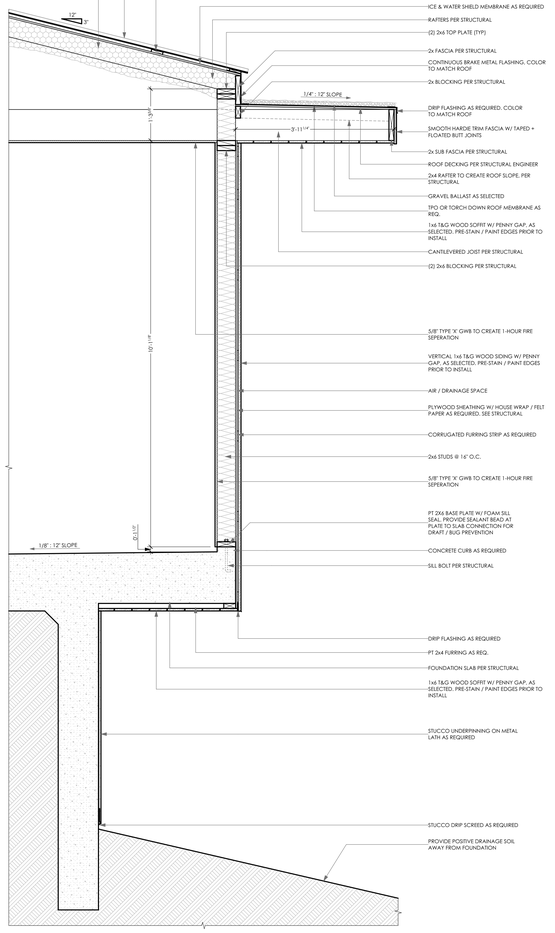
2 DETAILED WALL SECTION @ BUTLER'S PANTRY
SCALE: 3/4" = 1'-0"



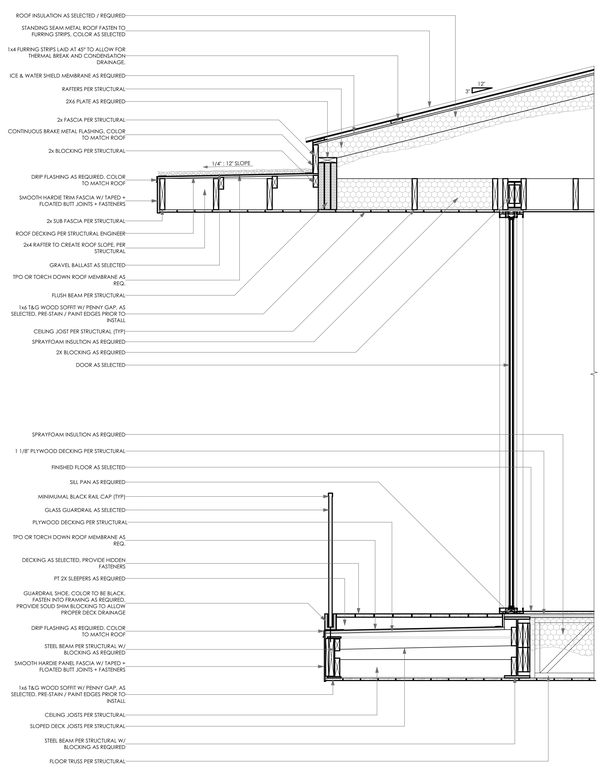
7 BASE TRIM- 3/4" BASE REVEAL
SCALE: 3" = 1'-0"



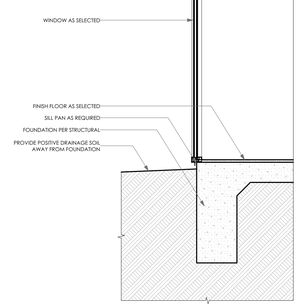
8 HANDRAIL- WALL MOUNTED
SCALE: 3" = 1'-0"



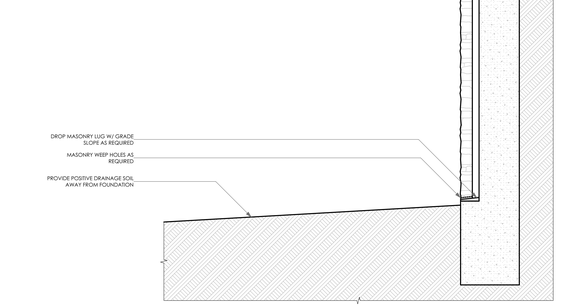
3 DETAILED WALL SECTION @ GARAGE
SCALE: 3/4" = 1'-0"



4 DETAILED SECTION @ MASTER BALCONY
SCALE: 3/4" = 1'-0"



5 DETAILED WALL SECTION @ STAIR WINDOW
SCALE: 3/4" = 1'-0"



6 DETAILED WALL SECTION @ GUEST BEDROOM
SCALE: 3/4" = 1'-0"

These plans have been processed by AIA Engineers Inspection and Services' life safe compliance and adopted jurisdictional codes. AIA Engineers Inspection and Services assumes no responsibility of the owner or contractor to comply with any applicable codes, ordinances, regulations, or rules in place during the owner, tenant or installer in the process of all times.

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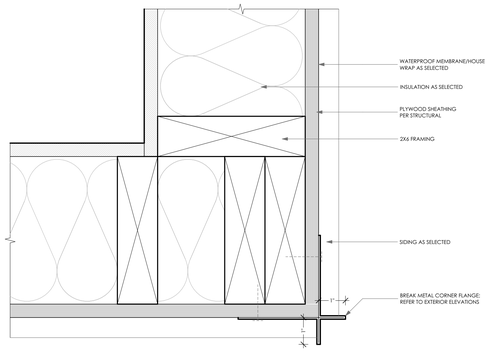
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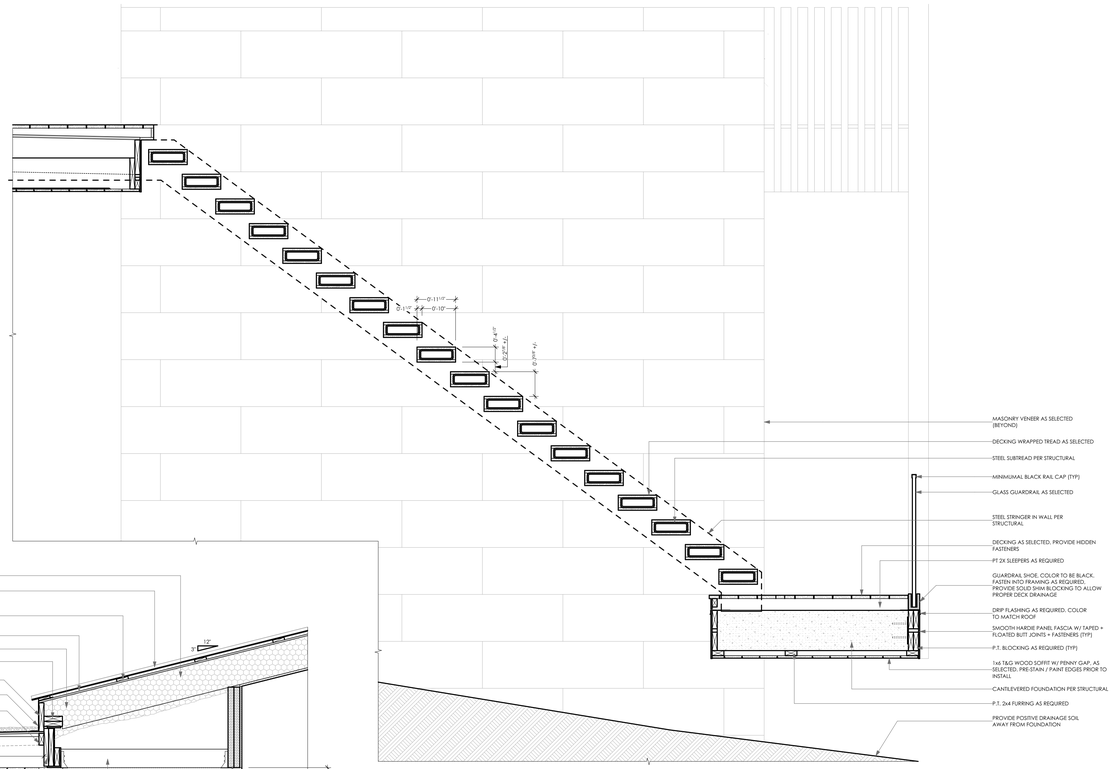
A5.01

SECTIONS + DETAILS



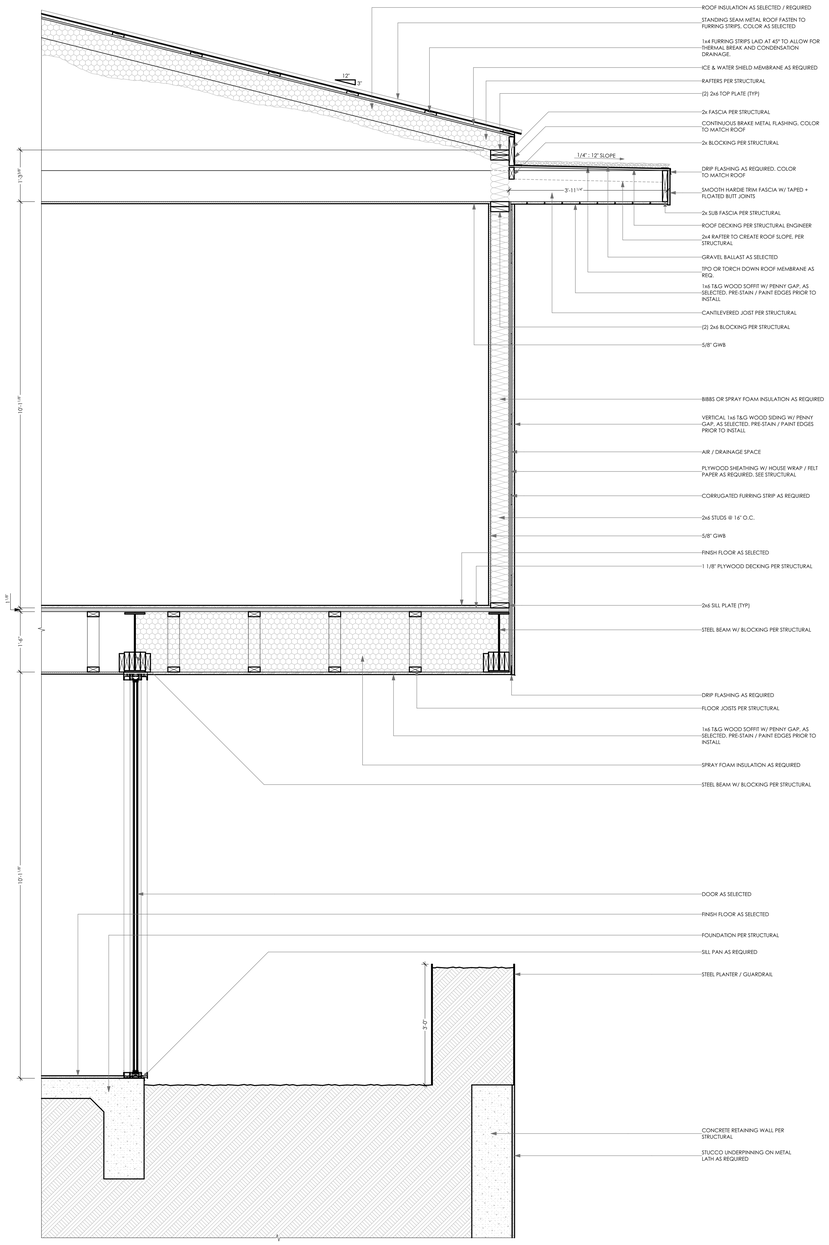
1 EXTERIOR TRIM- BREAK METAL CORNER TRIM

SCALE: 6" = 1'-0"



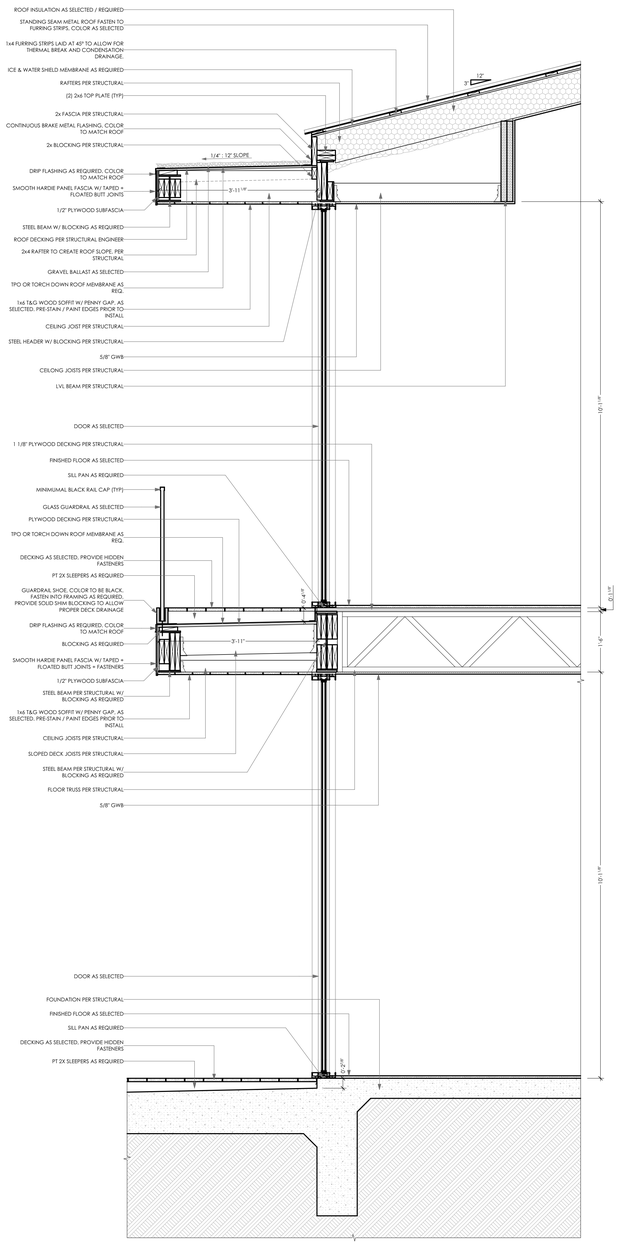
5 DETAILED SECTION @ EXTERIOR STAIR

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



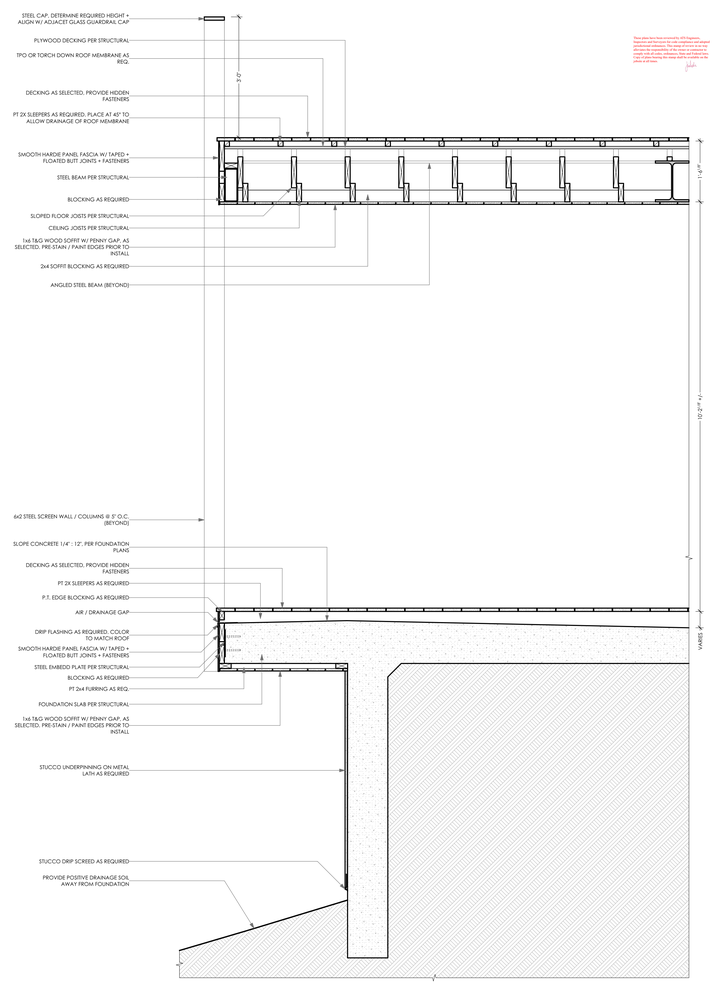
2 DETAILED WALL SECTION @ MASTER BEDROOM

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



3 DETAILED WALL SECTION @ LIVING / FAMILY RM.

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



4 DETAILED SECTION @ CABANA SCREEN WALL

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

These plans have been reviewed by VII Engineers. Contractor shall verify all dimensions and report discrepancies to VII Homes. The contractor shall be responsible for constructability of the means as contained in the plans. Contractor shall verify all dimensions and field conditions before framing. No design shall be scalable on the plans at all times.

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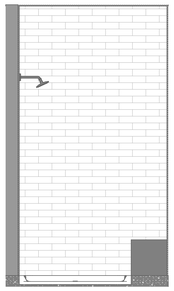
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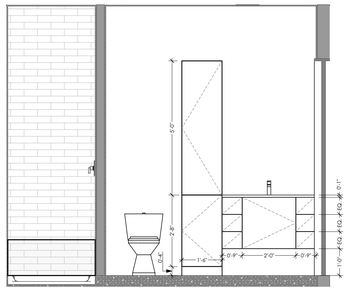
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A5.02

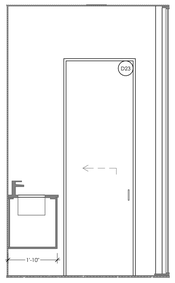
SECTIONS + DETAILS



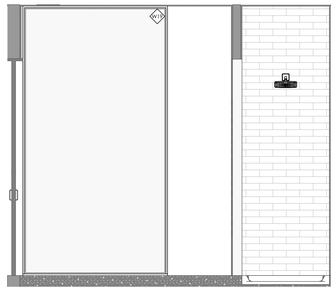
1 **EXERCISE BATH- WEST**
SCALE: 1/2" = 1'-0"



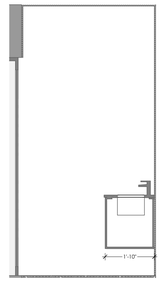
2 **EXERCISE BATH- NORTH**
SCALE: 1/2" = 1'-0"



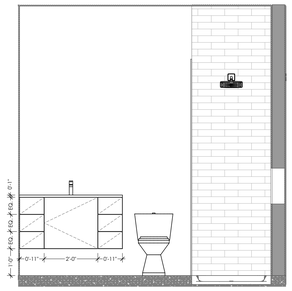
3 **EXERCISE BATH- EAST**
SCALE: 1/2" = 1'-0"



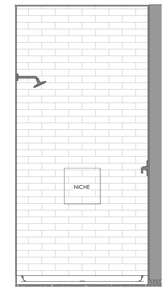
4 **EXERCISE BATH- SOUTH**
SCALE: 1/2" = 1'-0"



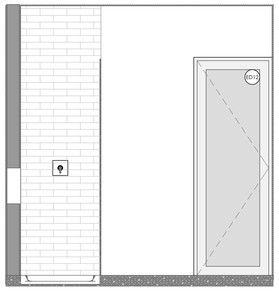
5 **POOL BATH- SOUTH**
SCALE: 1/2" = 1'-0"



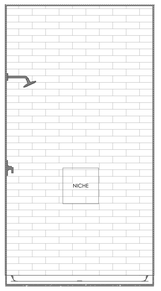
6 **POOL BATH- WEST**
SCALE: 1/2" = 1'-0"



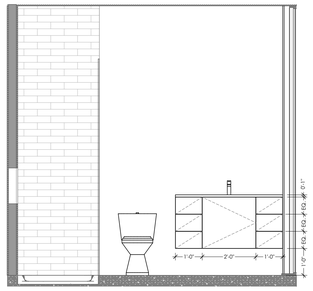
7 **POOL BATH- NORTH**
SCALE: 1/2" = 1'-0"



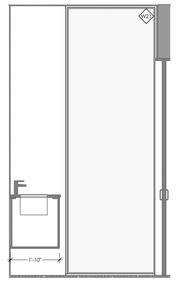
8 **POOL BATH- EAST**
SCALE: 1/2" = 1'-0"



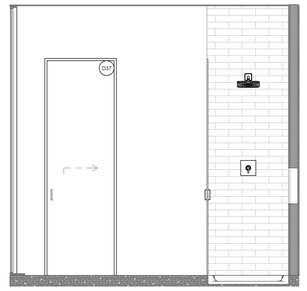
9 **BATH #2- NORTH**
SCALE: 1/2" = 1'-0"



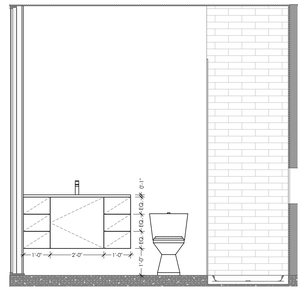
10 **BATH #2- EAST**
SCALE: 1/2" = 1'-0"



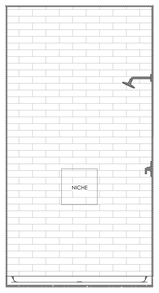
11 **BATH #2- SOUTH**
SCALE: 1/2" = 1'-0"



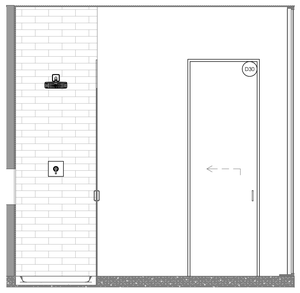
12 **BATH #2- WEST**
SCALE: 1/2" = 1'-0"



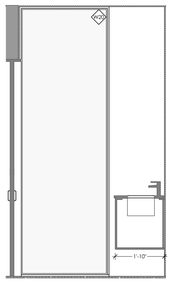
13 **BATH #3- WEST**
SCALE: 1/2" = 1'-0"



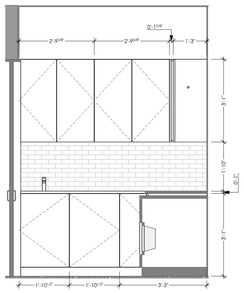
14 **BATH #3- NORTH**
SCALE: 1/2" = 1'-0"



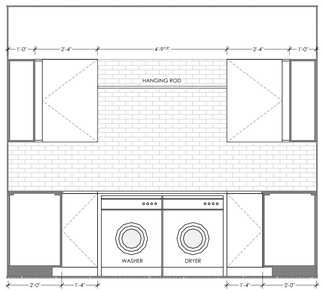
15 **BATH #3- EAST**
SCALE: 1/2" = 1'-0"



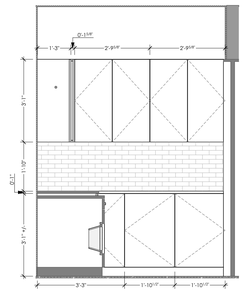
16 **BATH #3- SOUTH**
SCALE: 1/2" = 1'-0"



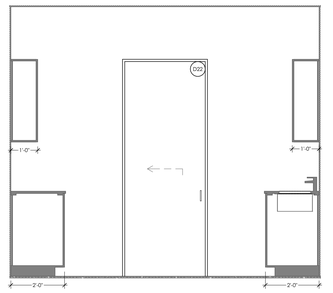
17 **LAUNDRY #2- EAST**
SCALE: 1/2" = 1'-0"



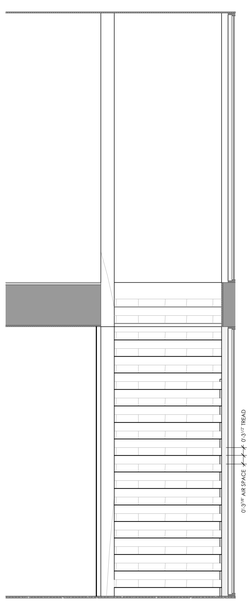
18 **LAUNDRY #2- SOUTH**
SCALE: 1/2" = 1'-0"



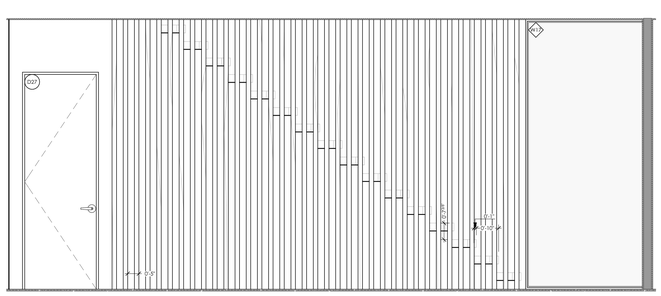
19 **LAUNDRY #2- WEST**
SCALE: 1/2" = 1'-0"



20 **LAUNDRY #2- NORTH**
SCALE: 1/2" = 1'-0"

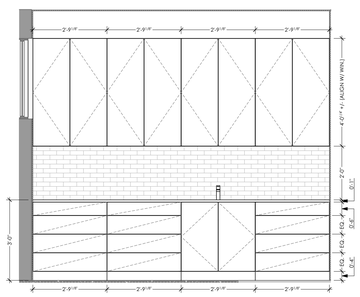


21 **STAIR- WEST**
SCALE: 1/2" = 1'-0"

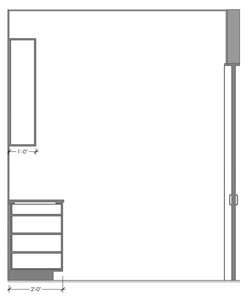


22 **STAIR- NORTH**
SCALE: 1/2" = 1'-0"

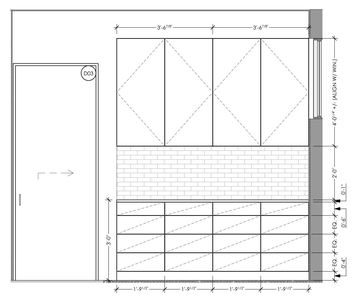
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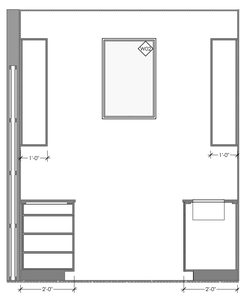
23 **BUTLER'S PANTRY- EAST**
SCALE: 1/2" = 1'-0"



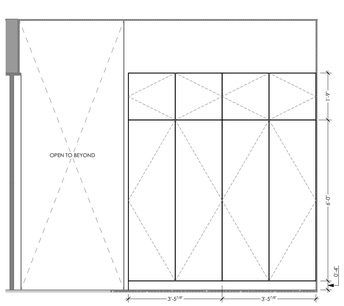
24 **BUTLER'S PANTRY- SOUTH**
SCALE: 1/2" = 1'-0"



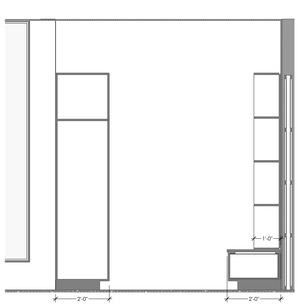
25 **BUTLER'S PANTRY- WEST**
SCALE: 1/2" = 1'-0"



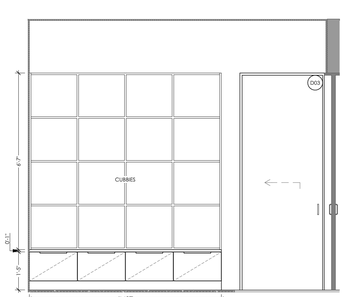
26 **BUTLER'S PANTRY- NORTH**
SCALE: 1/2" = 1'-0"



27 **MUD ROOM- WEST**
SCALE: 1/2" = 1'-0"



28 **MUD ROOM- NORTH**
SCALE: 1/2" = 1'-0"



29 **MUD ROOM- EAST**
SCALE: 1/2" = 1'-0"

These plans have been reviewed by AEN Engineers. Diagnostics and Services Inc. only compliance and adopted energy conservation codes as noted in the report. This letter allows the implementation of the owner or contractor to obtain permits and construct only the work noted in the report. A copy of letters having this energy shall be available on the jobsite at all times.

JAY CORDER ARCHITECT

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2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

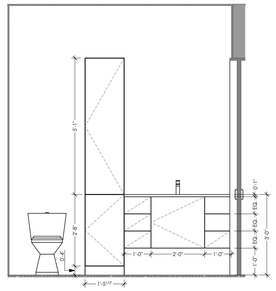
8/2/22

DATE:	8/2/22
PM:	TH
DRAWN:	JC, TH

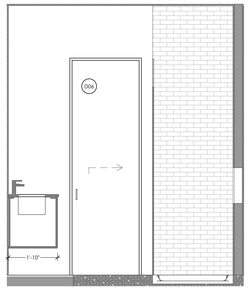
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A6.01

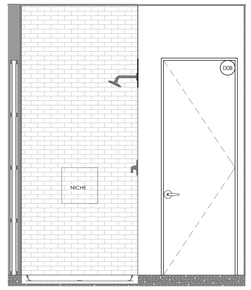
INTERIOR ELEVATIONS



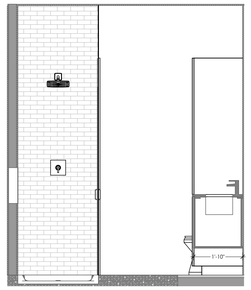
1 **GUEST BATH- EAST**
SCALE: 1/2" = 1'-0"



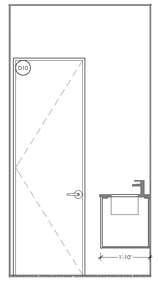
2 **GUEST BATH- SOUTH**
SCALE: 1/2" = 1'-0"



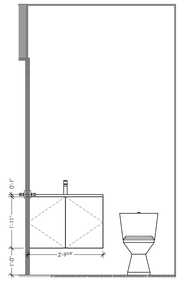
3 **GUEST BATH- WEST**
SCALE: 1/2" = 1'-0"



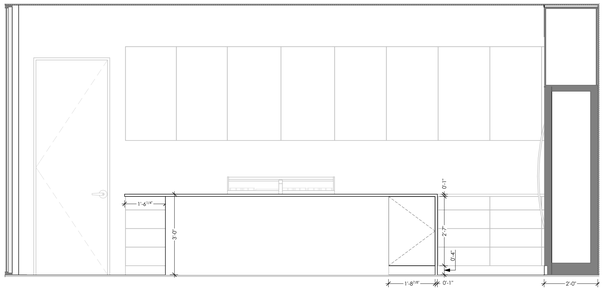
4 **GUEST BATH- NORTH**
SCALE: 1/2" = 1'-0"



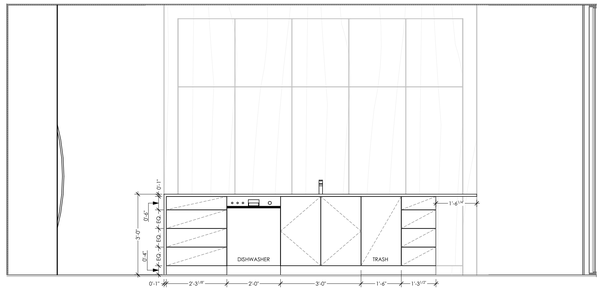
5 **POWDER- SOUTH**
SCALE: 1/2" = 1'-0"



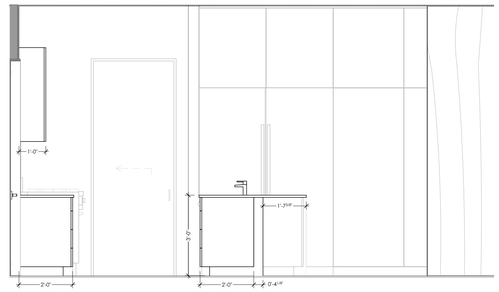
6 **POWDER- WEST**
SCALE: 1/2" = 1'-0"



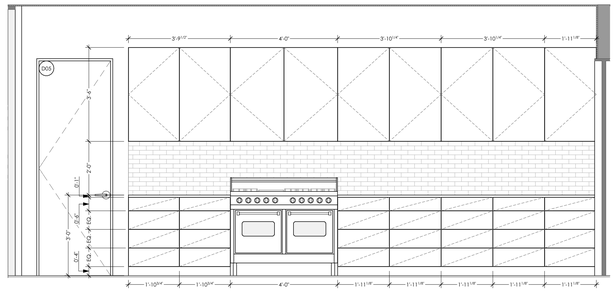
7 **KITCHEN- WEST**
SCALE: 1/2" = 1'-0"



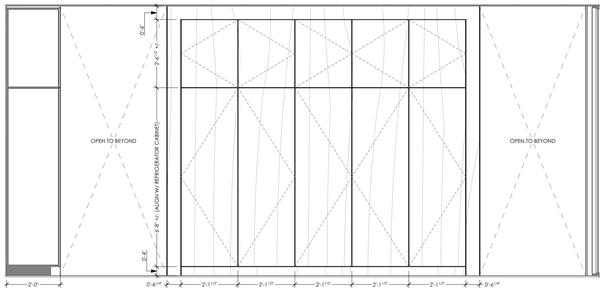
9 **KITCHEN- EAST**
SCALE: 1/2" = 1'-0"



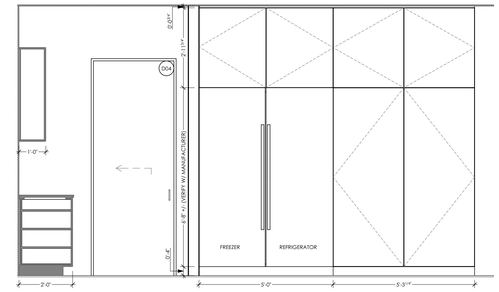
11 **KITCHEN- NORTH**
SCALE: 1/2" = 1'-0"



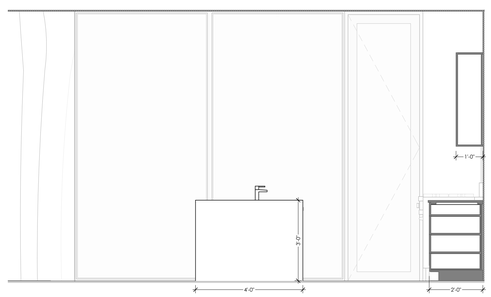
8 **KITCHEN- WEST**
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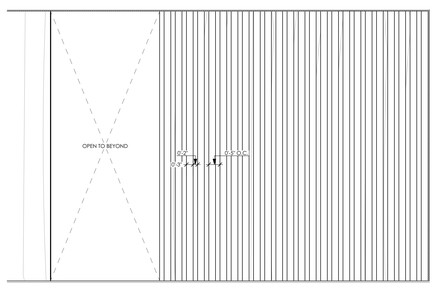
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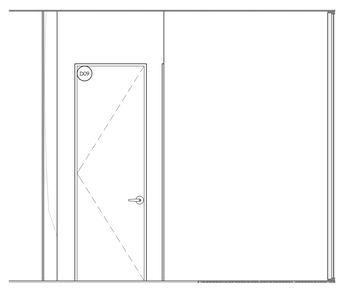
12 **KITCHEN- NORTH**
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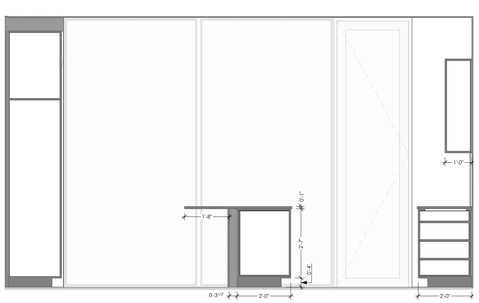
13 **KITCHEN- SOUTH**
SCALE: 1/2" = 1'-0"



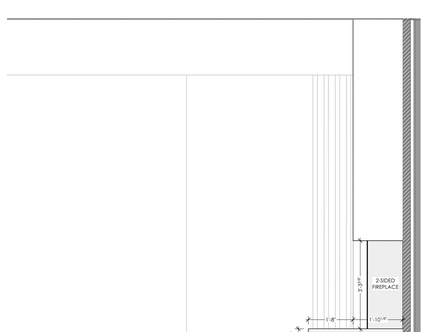
15 **ENTRY HALL- SOUTH**
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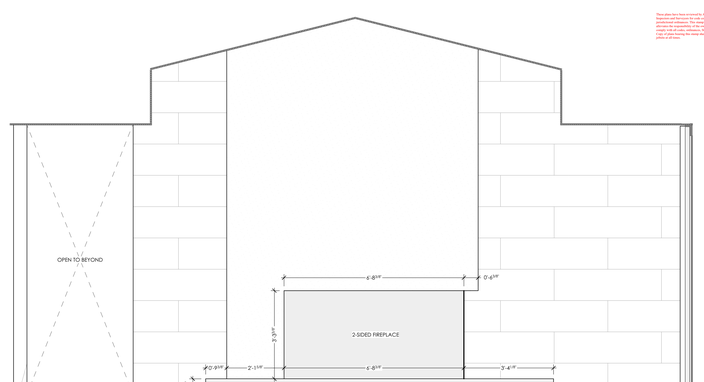
16 **ENTRY HALL- WEST**
SCALE: 1/2" = 1'-0"



14 **KITCHEN- SOUTH**
SCALE: 1/2" = 1'-0"



17 **LIVING ROOM- NORTH**
SCALE: 1/2" = 1'-0"



18 **LIVING ROOM- EAST**
SCALE: 1/2" = 1'-0"

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These plans have been reviewed by AES Engineers. Inspection and Services for code compliance will utilized these reviewed plans as a guideline. The contractor is to assume the responsibility of the issue or omission to comply with all codes, ordinances, State and Federal laws. Any discrepancies found in the review shall be brought to the attention of the...

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AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

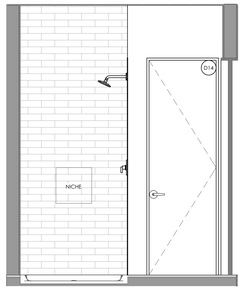
8/2/22

DATE:	8/2/22
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DRAWN:	JC, TH

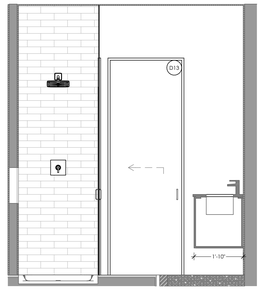
SHEET IS FORMATTED TO 36"x48", SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (18x24)

A6.02

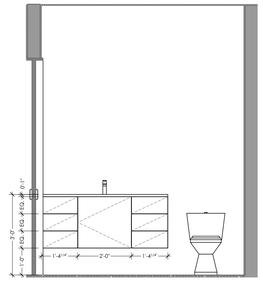
INTERIOR ELEVATIONS



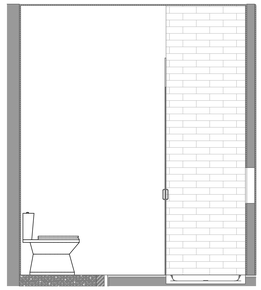
1 **BATH #1- WEST**
SCALE: 1/2" = 1'-0"



2 **BATH #1- NORTH**
SCALE: 1/2" = 1'-0"

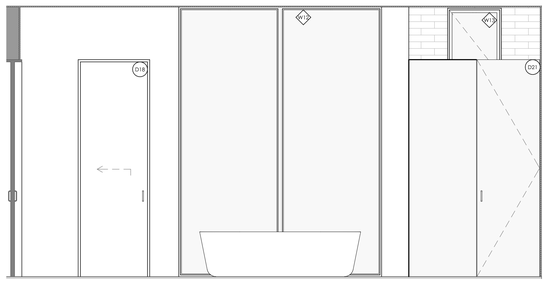


3 **BATH #1- EAST**
SCALE: 1/2" = 1'-0"

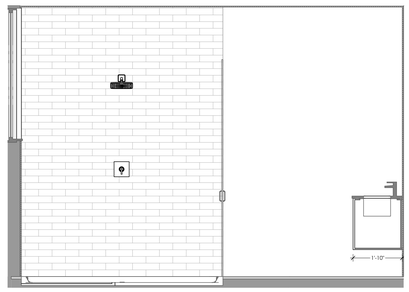


4 **BATH #1- SOUTH**
SCALE: 1/2" = 1'-0"

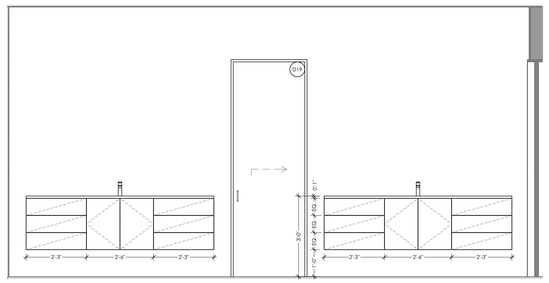
NOTE:
CABINETRY / MILLWORK SHOWN IN ELEVATIONS IS DIAGRAMMATIC ONLY. COORDINATE CABINETRY / MILLWORK DESIGN WITH OWNER, INTERIOR DESIGNER AND CABINET MANUFACTURER. PROVIDE ARCHITECT WITH SHOP DRAWINGS FOR REVIEW + APPROVAL, PRIOR TO MANUFACTURING + INSTALLATION. VERIFY ALL MEASUREMENTS IN FIELD.



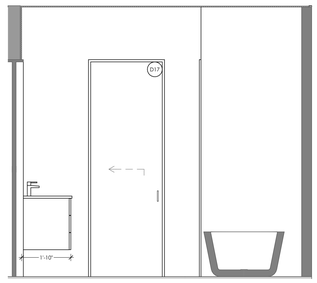
5 **MASTER BATHROOM- SOUTH**
SCALE: 1/2" = 1'-0"



6 **MASTER BATHROOM- WEST**
SCALE: 1/2" = 1'-0"



7 **MASTER BATHROOM- NORTH**
SCALE: 1/2" = 1'-0"



8 **MASTER BATHROOM- EAST**
SCALE: 1/2" = 1'-0"

These plans have been entered by ADS Engineers, Inspectors and Surveyors for code compliance and adopted jurisdictional ordinances. The design professional in responsible charge has prepared these plans in full compliance with all codes, ordinances, State and Federal laws. Any omissions or conflicts must be brought to the attention of the design professional.

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REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 VAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

8/2/22

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A6.03

INTERIOR ELEVATIONS

ELECTRICAL EQUIPMENT SCHEDULE

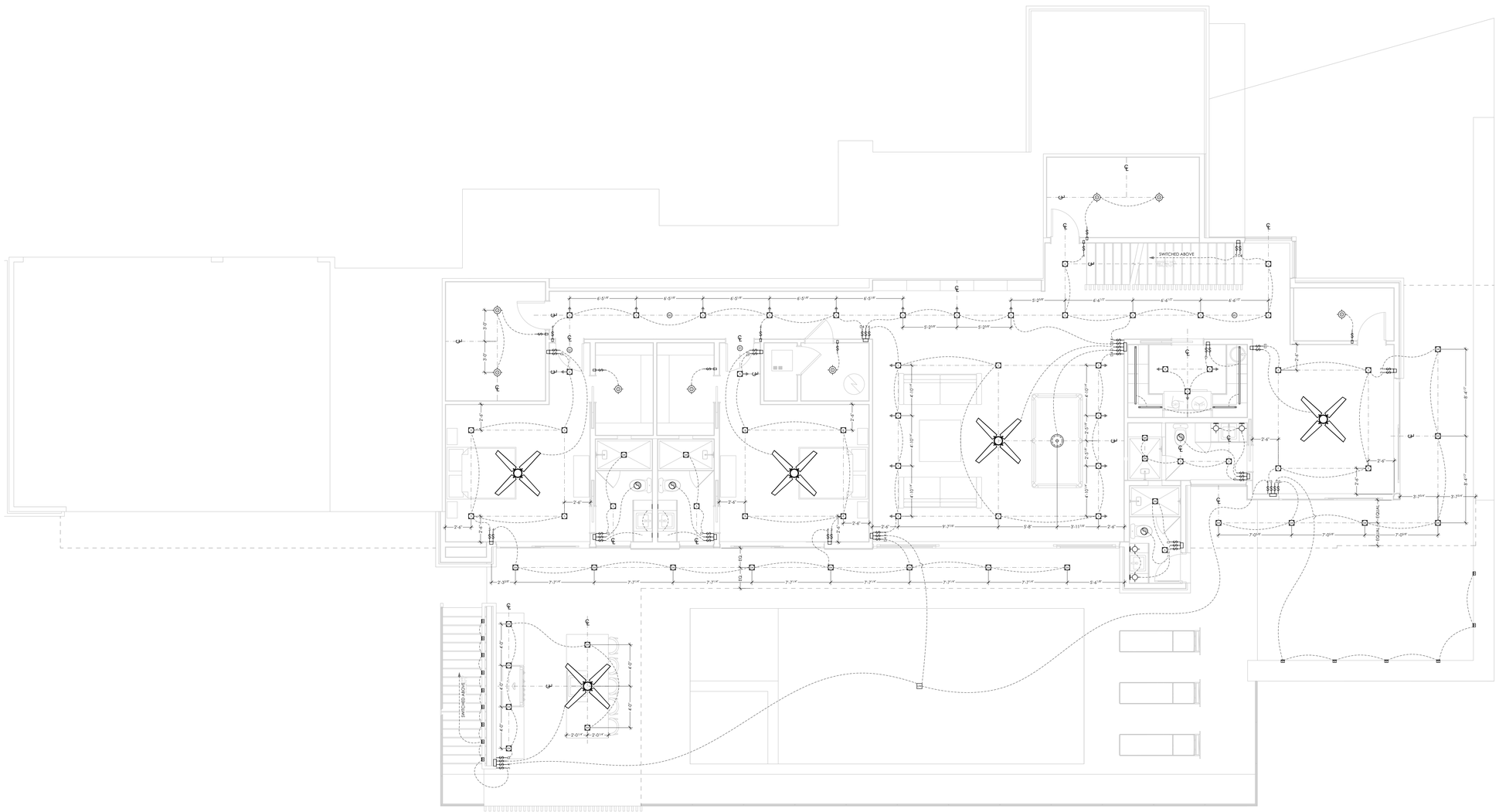
SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOR RECEPTACLE		
EE	DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
42" EE	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
EE	QUAD RECEPTACLE (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
EE GFI	GROUND FAULT CIRCUIT INTERRUPTER @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
EE WP	WEATHER PROOF DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	
EE USB	DUPLEX RECEPTACLE W/ USB CHARGING @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
EE SW	SWITCHED LEG DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
EE SP 30"	SPECIALTY RECEPTACLE (# TO BE HEIGHT A.F.F.)	TRUEIG	PLATE TO BLEND W/ ADJACENT SURFACE
220	220 V RECEPTACLE	AS REQ.	
CAR	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.	
DRW	DRAWER RECEPTACLE - GFCI PROTECTED	DOCK DRAWER (OR EQUAL)	$300 ALLOWANCE
TV	TELEVISION OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
TV EE	GANGED TELEVISION OUTLET + RECESSED DUPLEX RECEPTACLE @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
DATA	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	STRIP OUTLET (UNDERCABINET)		
	CEILING MOUNTED DUPLEX RECEPTACLE	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	IN SOFFIT MOUNTED WEATHER PROOF RECEPTACLE (SWITCHED)	LUTRON (OR EQUAL)	PLATE COLOR TO MATCH SOFFIT
	J-BOX RECEPTACLE	AS REQ.	
	DIRECT CONNECT WIRING (AS REQUIRED)	AS REQ.	
	ELECTRICAL METER	AS REQ.	
ELEC PANEL	ELECTRICAL PANEL	AS REQ.	
	DOOR BELL	SELECTED BY OWNER / ID	
	DOOR BELL CHIME	NuTone LA149WH	PAINT PLATE TO MATCH WALL
	SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY SWITCH @ 48" A.F.F. (4 = FOUR WAY SWITCH)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	SINGLE POLE DIMMER SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER
	EXHAUST FAN		
	UNDER WATER POOL LIGHT - PER POOL CONTRACTOR		

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOD LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	LANDSCAPE / PATH LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	IN GROUND - TREE UPLIGHT - WATERPROOF	LUMIERE BOCA 696	
	UNDER CABINET STRIP LIGHTING		3000K LED
	COVE LIGHTING		3000K LED
	SMOKE / CARBON MONOXIDE DETECTOR		
	SPEAKER (IN CEILING)	SELECTED BY OWNER / AV	
	SURFACE MOUNT LIGHT	SELECTED BY OWNER / ID	$75 ALLOWANCE
	WALL MOUNT SCONCE (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$150 ALLOWANCE
	WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$200 ALLOWANCE
	RECESSED LIGHT (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, WET LOCATION (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, SLOPE CEILING (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED (V.I.F. TRIM COLOR)
	RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16
	RECESSED STEP LIGHT (HEIGHT V.I.F.)		$200 ALLOWANCE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	ATTIC FIXTURE - PORCELAIN BASE W/ CAGE		
	RECESSED STEP LIGHT, WET LOCATION (HEIGHT V.I.F.)		$200 ALLOWANCE
	4' FLUORESCENT LIGHT	SELECTED BY OWNER / ID	$100 ALLOWANCE
	PENDANT LIGHT (SMALL)	SELECTED BY OWNER / ID	$250 ALLOWANCE
	PENDANT LIGHT (LARGE)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	TV PROJECTOR IN CEILING	SELECTED BY OWNER / AV	
	TRACK LIGHTING	SELECTED BY OWNER / ID	$200 ALLOWANCE
	CEILING FAN (WET RATED AT EXTERIOR)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	SWITCH TO FIXTURE WIRING LINE		FIXTURE ALIGNMENT LINE + CENTER LINE

NOTE: REFER TO ELECTRICAL GENERAL NOTES, PRIOR TO BIDDING, ORDERING AND INSTALLATION. CONTACT ARCHITECT + CONTRACTOR W/ QUESTIONS. CONTRACTOR / ELECTRICIAN TO PROVIDE RECESSED CAN TRIM SAMPLES TO ARCHITECT TO REVIEW, PRIOR TO ORDERING. EXTERIOR CAN TRIM COLOR MAY DIFFER FROM INTERIOR CANS. SWITCHING ORDER IS SHOWN FOR CLARITY ONLY AND SHALL BE DETERMINED ON SITE W/ OWNER + ARCHITECT.



1 **LOWER LEVEL- ELECTRICAL LIGHTING PLAN**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

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A7.01

LOWER LEVEL- ELECTRICAL LIGHTING PLAN

ELECTRICAL EQUIPMENT SCHEDULE

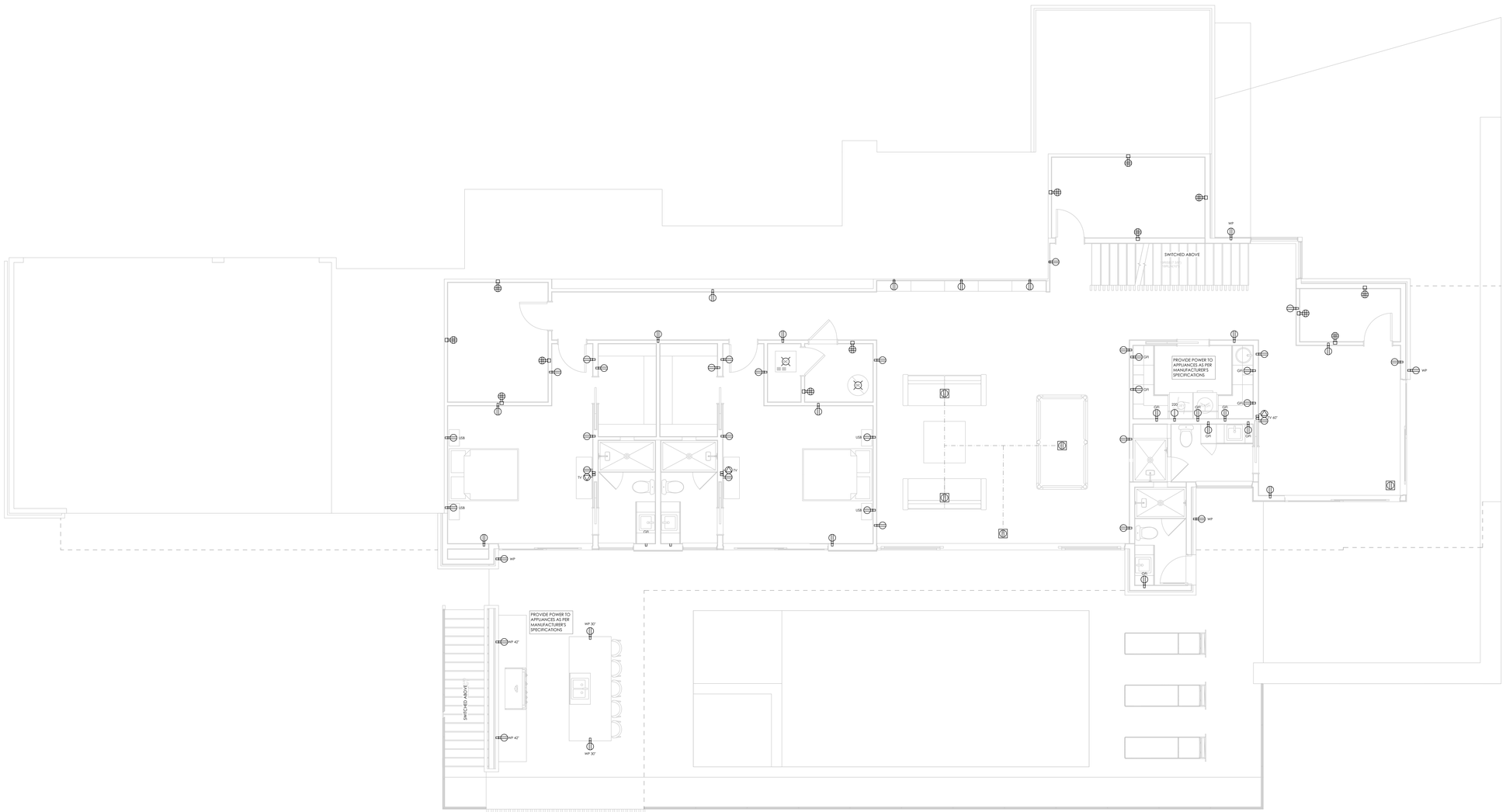
SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOR RECEPTACLE		
220	DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	QUAD RECEPTACLE (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
GFI	GROUND FAULT CIRCUIT INTERRUPTER @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
WP	WEATHER PROOF DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	
USB	DUPLEX RECEPTACLE W/ USB CHARGING @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SW	SWITCHED LEG DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SP 30"	SPECIALTY RECEPTACLE (# TO BE HEIGHT A.F.F.)	TRUEQ	PLATE TO BLEND W/ ADJACENT SURFACE
220	220 V RECEPTACLE	AS REQ.	
CAR	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.	
DRW	DRAWER RECEPTACLE - GFCI PROTECTED	DOCK DRAWER (OR EQUAL)	$300 ALLOWANCE
TV	TELEVISION OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
TV 60"	GANGED TELEVISION OUTLET + RECESSED DUPLEX RECEPTACLE @ 60" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
DATA	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	STRIP OUTLET (UNDERCABINET)		
	CEILING MOUNTED DUPLEX RECEPTACLE	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	IN SOFFIT MOUNTED WEATHER PROOF RECEPTACLE (SWITCHED)	LUTRON (OR EQUAL)	PLATE COLOR TO MATCH SOFFIT
	J-BOX RECEPTACLE	AS REQ.	
	DIRECT CONNECT WIRING (AS REQUIRED)	AS REQ.	
	ELECTRICAL METER	AS REQ.	
ELEC PANEL	ELECTRICAL PANEL	AS REQ.	
	DOOR BELL	SELECTED BY OWNER / ID	
	DOOR BELL CHIME	NuTone LA149WH	PAINT PLATE TO MATCH WALL
	SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY SWITCH @ 48" A.F.F. (4 = FOUR WAY SWITCH)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	SINGLE POLE DIMMER SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER
	EXHAUST FAN		
	UNDER WATER POOL LIGHT - PER POOL CONTRACTOR		

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOD LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	LANDSCAPE / PATH LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	IN GROUND - TREE UPLIGHT - WATERPROOF	LUMIERE BOCA 696	
	UNDER CABINET STRIP LIGHTING		3000K LED
	COVE LIGHTING		3000K LED
	SMOKE / CARBON MONOXIDE DETECTOR		
	SPEAKER (IN CEILING)	SELECTED BY OWNER / AV	
	SURFACE MOUNT LIGHT	SELECTED BY OWNER / ID	$75 ALLOWANCE
	WALL MOUNT SCONCE (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$150 ALLOWANCE
	WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$200 ALLOWANCE
	RECESSED LIGHT (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, WET LOCATION (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, SLOPE CEILING (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED (V.I.F. TRIM COLOR)
	RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16
	RECESSED STEP LIGHT (HEIGHT V.I.F.)		$200 ALLOWANCE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	ATTIC FIXTURE - PORCELAIN BASE W/ CAGE		
	RECESSED STEP LIGHT, WET LOCATION (HEIGHT V.I.F.)		$200 ALLOWANCE
	4' FLUORESCENT LIGHT	SELECTED BY OWNER / ID	$100 ALLOWANCE
	PENDANT LIGHT (SMALL)	SELECTED BY OWNER / ID	$250 ALLOWANCE
	PENDANT LIGHT (LARGE)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	TV PROJECTOR IN CEILING	SELECTED BY OWNER / AV	
	TRACK LIGHTING	SELECTED BY OWNER / ID	$200 ALLOWANCE
	CEILING FAN (WET RATED AT EXTERIOR)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	SWITCH TO FIXTURE WIRING LINE		FIXTURE ALIGNMENT LINE + CENTER LINE

NOTE: REFER TO ELECTRICAL GENERAL NOTES, PRIOR TO BIDDING, ORDERING AND INSTALLATION. CONTACT ARCHITECT + CONTRACTOR W/ QUESTIONS. CONTRACTOR / ELECTRICIAN TO PROVIDE RECESSED CAN TRIM SAMPLES TO ARCHITECT TO REVIEW, PRIOR TO ORDERING. EXTERIOR CAN TRIM COLOR MAY DIFFER FROM INTERIOR CANS. SWITCHING ORDER IS SHOWN FOR CLARITY ONLY AND SHALL BE DETERMINED ON SITE W/ OWNER + ARCHITECT.



1 **LOWER LEVEL- ELECTRICAL POWER PLAN**
SCALE: 1/4" = 1'-0"

These plans have been reviewed for ATX Engineers, Inspectors and Surveyors for code compliance with stated architectural tolerances. The review of errors in as-not-to-scale drawings, omissions, or the use of these plans to comply with all codes, ordinances, laws and related issues is the responsibility of the owner and contractor. Review does not relieve all.

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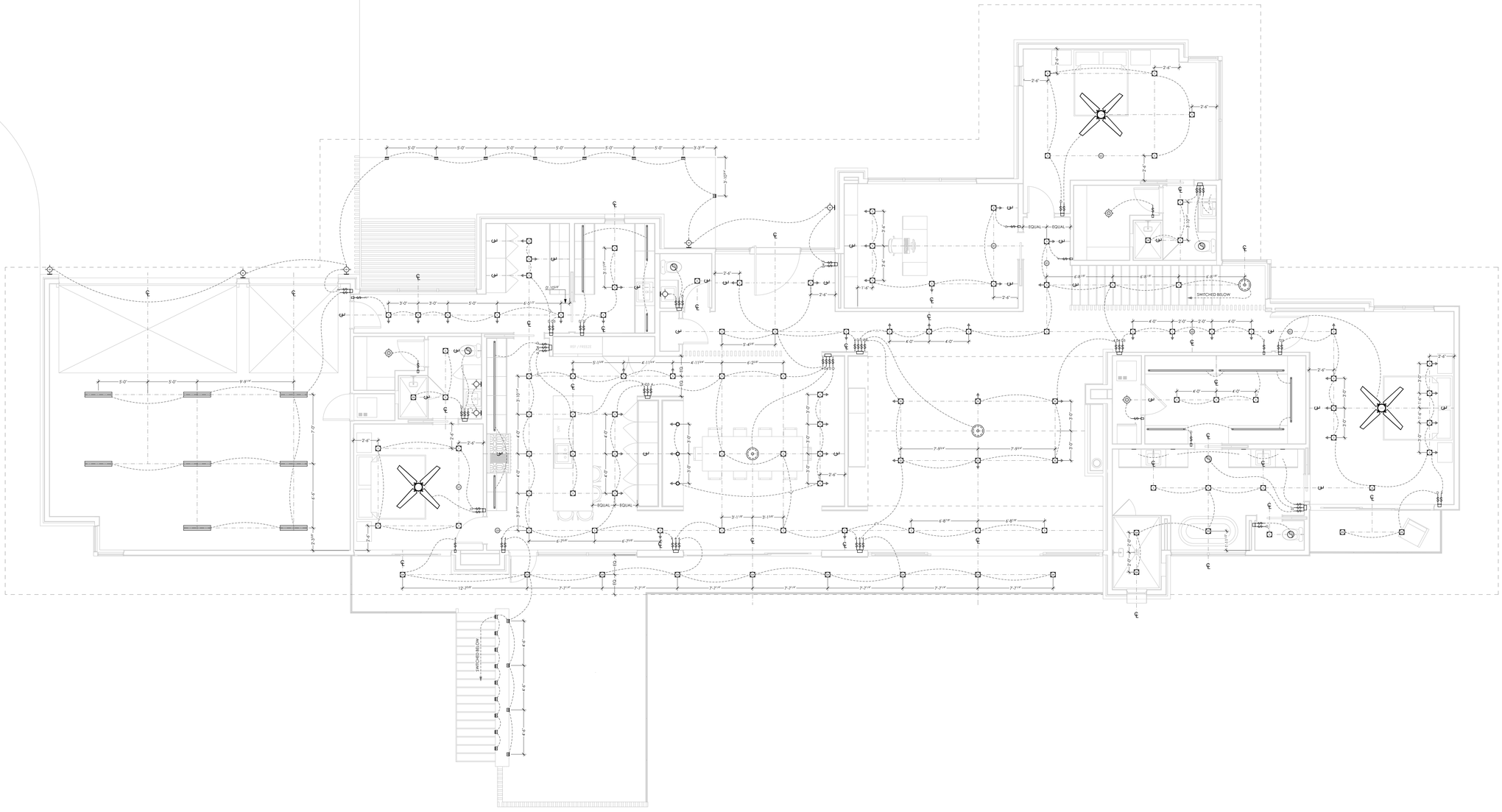
A7.02

LOWER LEVEL- ELECTRICAL POWER PLAN

ELECTRICAL EQUIPMENT SCHEDULE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOR RECEPTACLE		
220	DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	QUAD RECEPTACLE (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
GFI	GROUND FAULT CIRCUIT INTERRUPTER @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
WP	WEATHER PROOF DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	
USB	DUPLEX RECEPTACLE W/ USB CHARGING @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SW	SWITCHED LEG DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SP 30"	SPECIALTY RECEPTACLE (# TO BE HEIGHT A.F.F.)	TRUEQ	PLATE TO BLEND W/ ADJACENT SURFACE
220	220 V RECEPTACLE	AS REQ.	
CAR	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.	
DRWR	DRAWER RECEPTACLE - GFCI PROTECTED	DOCK DRAWER (OR EQUAL)	$300 ALLOWANCE
TV	TELEVISION OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
TV 60"	GANGED TELEVISION OUTLET + RECESSED DUPLEX RECEPTACLE @ 60" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
DATA	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	STRIP OUTLET (UNDERCABINET)		
	CEILING MOUNTED DUPLEX RECEPTACLE	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	IN SOFFIT MOUNTED WEATHER PROOF RECEPTACLE (SWITCHED)	LUTRON (OR EQUAL)	PLATE COLOR TO MATCH SOFFIT
	J-BOX RECEPTACLE	AS REQ.	
	DIRECT CONNECT WIRING (AS REQUIRED)	AS REQ.	
	ELECTRICAL METER	AS REQ.	
ELEC PNL	ELECTRICAL PANEL	AS REQ.	
	DOOR BELL	SELECTED BY OWNER / ID	
	DOOR BELL CHIME	Nutone LA14WH	PAINT PLATE TO MATCH WALL
	SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY SWITCH @ 48" A.F.F. (4 = FOUR WAY SWITCH)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	SINGLE POLE DIMMER SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER
EXH	EXHAUST FAN		
	UNDER WATER POOL LIGHT - PER POOL CONTRACTOR		
	FLOOD LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	LANDSCAPE / PATH LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	IN GROUND - TREE UPLIGHT - WATERPROOF	LUMIERE BOCA 696	
	UNDER CABINET STRIP LIGHTING		3000K LED
	COVE LIGHTING		3000K LED
	SMOKE / CARBON MONOXIDE DETECTOR		
	SPEAKER (IN CEILING)	SELECTED BY OWNER / AV	
	SURFACE MOUNT LIGHT	SELECTED BY OWNER / ID	$75 ALLOWANCE
	WALL MOUNT SCONCE (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$150 ALLOWANCE
	WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$200 ALLOWANCE
	RECESSED LIGHT (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, WET LOCATION (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, SLOPE CEILING (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED (V.I.F. TRIM COLOR)
	RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16
	RECESSED STEP LIGHT (HEIGHT V.I.F.)		$200 ALLOWANCE
	ATTIC FIXTURE - PORCELAIN BASE W/ CAGE		
	RECESSED STEP LIGHT, WET LOCATION (HEIGHT V.I.F.)		$200 ALLOWANCE
	4' FLUORESCENT LIGHT	SELECTED BY OWNER / ID	$100 ALLOWANCE
	PENDANT LIGHT (SMALL)	SELECTED BY OWNER / ID	$250 ALLOWANCE
	PENDANT LIGHT (LARGE)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	TV PROJECTOR IN CEILING	SELECTED BY OWNER / AV	
	TRACK LIGHTING	SELECTED BY OWNER / ID	$200 ALLOWANCE
	CEILING FAN (WET RATED AT EXTERIOR)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	SWITCH TO FIXTURE WIRING LINE		FIXTURE ALIGNMENT LINE + CENTER LINE

NOTE: REFER TO ELECTRICAL GENERAL NOTES, PRIOR TO BIDDING, ORDERING AND INSTALLATION. CONTACT ARCHITECT + CONTRACTOR W/ QUESTIONS. CONTRACTOR / ELECTRICIAN TO PROVIDE RECESSED CAN TRIM SAMPLES TO ARCHITECT TO REVIEW, PRIOR TO ORDERING. EXTERIOR CAN TRIM COLOR MAY DIFFER FROM INTERIOR CANS. SWITCHING ORDER IS SHOWN FOR CLARITY ONLY AND SHALL BE DETERMINED ON SITE W/ OWNER + ARCHITECT.



1 **FIRST FLOOR- ELECTRICAL LIGHTING PLAN**
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

JAY CORDER ARCHITECT

JAY **CORDER** ARCHITECT
[512] 243.8507

2700 W. ANDERSON LN.
SUITE 309
AUSTIN, TX 78757

JAY**CORDER**.COM

REV#	DESCRIPTION	ISSUED

VII CUSTOM HOMES

1006 YAUPON VALLEY
AUSTIN, TEXAS

REVISED CONSTRUCTION DOCUMENTS

8/2/22

DATE:	8/2/22
PM:	TH
DRAWN:	JC, TH

SHEET IS FORMATTED TO 36"x48". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (18x24)

A7.03

FIRST FLOOR- ELECTRICAL LIGHTING PLAN

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ELECTRICAL EQUIPMENT SCHEDULE

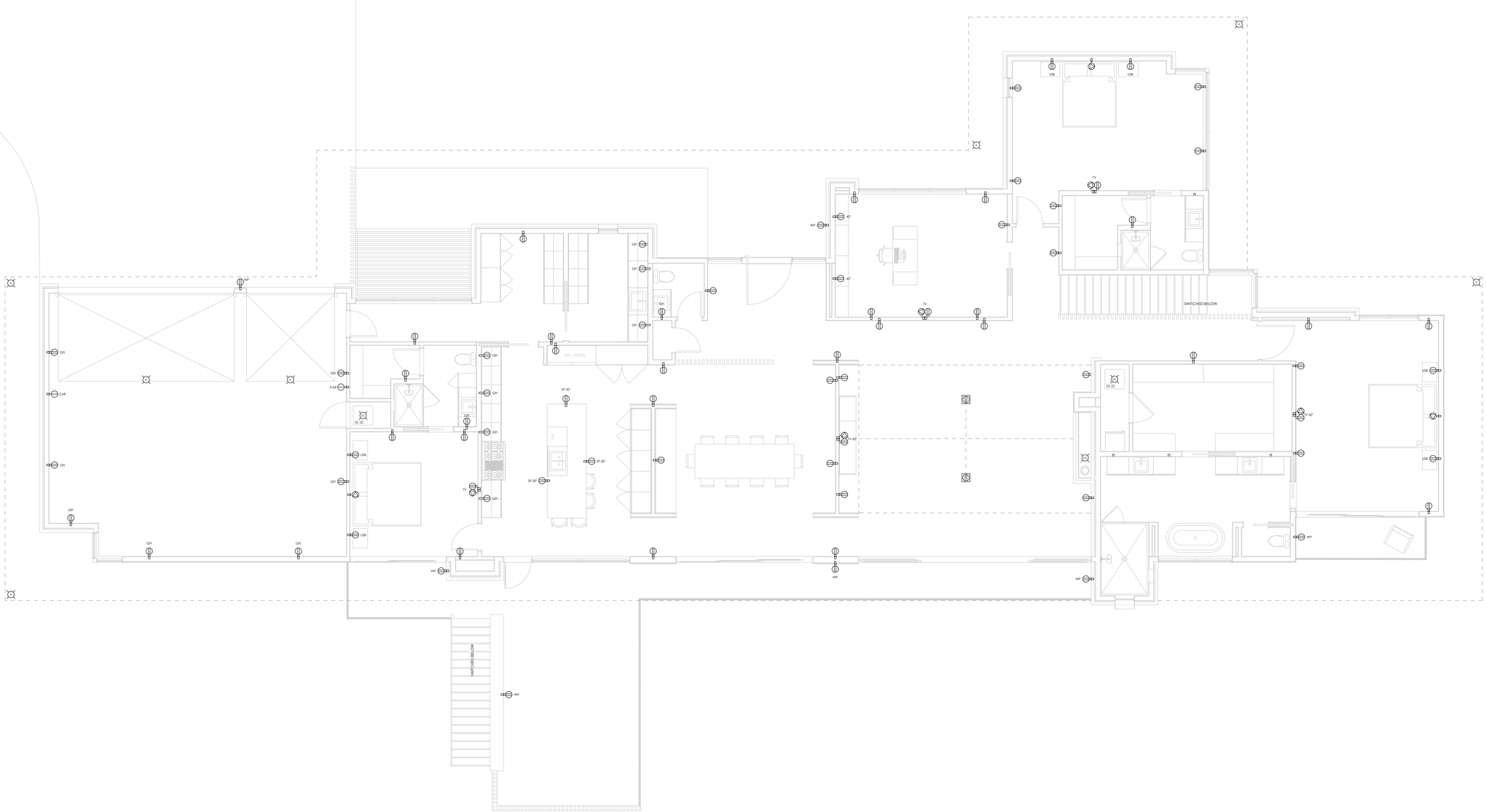
SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOR RECEPTACLE		
GFI	DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	QUAD RECEPTACLE (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
GFI	GROUND FAULT CIRCUIT INTERRUPTER @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
WP	WEATHER PROOF DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	
USB	DUPLEX RECEPTACLE W/ USB CHARGING @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SW	SWITCHED LEG DUPLEX RECEPTACLE @ 15" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
SP 30"	SPECIALTY RECEPTACLE (# TO BE HEIGHT A.F.F.)	TRUEQ	PLATE TO BLEND W/ ADJACENT SURFACE
220	220 V RECEPTACLE	AS REQ.	
CAR	240 V RECEPTACLE / PER MANUFACTURER SPECS	AS REQ.	
DRWR	DRAWER RECEPTACLE - GFCI PROTECTED	DOCK DRAWER (OR EQUAL)	$300 ALLOWANCE
TV	TELEVISION OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
TV 42"	GANGED TELEVISION OUTLET + RECESSED DUPLEX RECEPTACLE @ 42" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
DATA	DATA / TELEPHONE OUTLET (15" OR # TO BE HEIGHT A.F.F.)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	STRIP OUTLET (UNDERCABINET)		
	CEILING MOUNTED DUPLEX RECEPTACLE	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	IN SOFFIT MOUNTED WEATHER PROOF RECEPTACLE (SWITCHED)	LUTRON (OR EQUAL)	PLATE COLOR TO MATCH SOFFIT
	J-BOX RECEPTACLE	AS REQ.	
	DIRECT CONNECT WIRING (AS REQUIRED)	AS REQ.	
	ELECTRICAL METER	AS REQ.	
ELEC PANEL	ELECTRICAL PANEL	AS REQ.	
	DOOR BELL	SELECTED BY OWNER / ID	
	DOOR BELL CHIME	NuTone LA14WH	PAINT PLATE TO MATCH WALL
	SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY SWITCH @ 48" A.F.F. (4 = FOUR WAY SWITCH)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	SINGLE POLE DIMMER SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	THREE WAY DIMMER SWITCH @ 48" A.F.F. (D4 = FOUR WAY)	LUTRON (OR EQUAL)	DECORA STYLE W/ SCREWLESS PLATE
	EXTERIOR (WET LOCATION) SINGLE POLE SWITCH @ 48" A.F.F.	LUTRON (OR EQUAL)	WEATHER RESISTANT COVER
	EXHAUST FAN		
	UNDER WATER POOL LIGHT - PER POOL CONTRACTOR		

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	FLOOD LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	LANDSCAPE / PATH LIGHT	SELECTED BY OWNER / ID	$50 ALLOWANCE
	IN GROUND - TREE UPLIGHT - WATERPROOF	LUMIERE BOCA 696	
	UNDER CABINET STRIP LIGHTING		3000K LED
	COVE LIGHTING		3000K LED
	SMOKE / CARBON MONOXIDE DETECTOR		
	SPEAKER (IN CEILING)	SELECTED BY OWNER / AV	
	SURFACE MOUNT LIGHT	SELECTED BY OWNER / ID	$75 ALLOWANCE
	WALL MOUNT SCONCE (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$150 ALLOWANCE
	WALL MOUNT SCONCE, WET LOCATION (HEIGHT V.I.F.)	SELECTED BY OWNER / ID	$200 ALLOWANCE
	RECESSED LIGHT (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, WET LOCATION (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED LIGHT, SLOPE CEILING (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED (V.I.F. TRIM COLOR)
	RECESSED LIGHT, DIRECTIONAL (# TO BE FIXTURE DIAMETER)	HALO (OR EQUAL)	3000K LED
	RECESSED ADJUSTABLE GIMBAL LIGHT	HALO (OR EQUAL)	3000K LED MR-16
	RECESSED STEP LIGHT (HEIGHT V.I.F.)		$200 ALLOWANCE

SYMBOL	FIXTURE TYPE	MANUF.	TRIM / LAMP /ALLOWANCE
	ATTIC FIXTURE - PORCELAIN BASE W/ CAGE		
	RECESSED STEP LIGHT, WET LOCATION (HEIGHT V.I.F.)		$200 ALLOWANCE
	4' FLUORESCENT LIGHT	SELECTED BY OWNER / ID	$100 ALLOWANCE
	PENDANT LIGHT (SMALL)	SELECTED BY OWNER / ID	$250 ALLOWANCE
	PENDANT LIGHT (LARGE)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	TV PROJECTOR IN CEILING	SELECTED BY OWNER / AV	
	TRACK LIGHTING	SELECTED BY OWNER / ID	$200 ALLOWANCE
	CEILING FAN (WET RATED AT EXTERIOR)	SELECTED BY OWNER / ID	$500 ALLOWANCE
	SWITCH TO FIXTURE WIRING LINE		FIXTURE ALIGNMENT LINE + CENTER LINE

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1 **FIRST FLOOR- ELECTRICAL POWER PLAN**
SCALE: 1/4" = 1'-0"

These plans have been reviewed by AHJ Engineers. Inspectors will be looking for code compliance and attached jurisdictional comments. The review of errors or any other deficiencies in the plans does not relieve the contractor of the need to comply with all codes, ordinances, these and attached laws. If any, it is plans bearing that review shall be of problem on the plans for all errors.

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REV#	DESCRIPTION	ISSUED

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REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
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A7.04

FIRST FLOOR- ELECTRICAL POWER PLAN

LANDSCAPE LIGHTING CALCULATIONS:	
ALLOWED LUMENS PER SITE:	
	SITE GREATER THAN 1 ACRE = 12,000 BASE LUMENS EXTERIOR DOORS (10 x 800 PER DOOR) = 8,000 LUMENS PERIMETER LENGTH OF STRUCTURE (456 FEET x 10 PER FOOT) = 4,560 LUMENS
	TOTAL LUMENS ALLOWED FOR SITE= 24,560 LUMENS
LIGHT FIXTURES:	
	MAIN FLOOR RECESSED LIGHTING = 11 FIXTURES x 600 LUMENS / FIXTURE = 6,600 LUMENS LOWER FLOOR RECESSED LIGHTING = 20 FIXTURES x 600 LUMENS / FIXTURE = 12,000 LUMENS POOL / SPA LIGHTS = 1 FIXTURES x 1500 LUMENS / FIXTURE = 3,600 LUMENS SCONCES = 5 FIXTURES x 450 LUMENS / FIXTURE = 2,250 LUMENS STEP LIGHTS = 36 FIXTURES x 3 LUMENS / FIXTURES = 108 LUMENS
	TOTAL EXTERIOR LIGHTING FIXTURE LUMENS = 24,531 LUMENS REMAINING LUMENS ALLOWED PER SITE = 2 LUMENS

LAMPS PLUS
THE NATION'S LARGEST LIGHTING RETAILER

Sale ⌄ Shop by Room/Trends ⌄ Store Locations ⌄ Rate Us Chat **800-782-1967**

Lamps Plus | Outdoor Lighting | Contemporary | Wall Light | Kichler Elba 12 1/4"H LED Bronze Outdoor Up/Down Wall Light

< Go Back



Kichler Elba 12 1/4"H LED Bronze Outdoor Up/Down Wall Light - Style # 4N184

$174.00

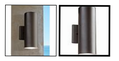
FREE SHIPPING & **FREE RETURNS*** | Low Price Guarantee
IN STOCK – Ships in 3 to 5 Days

1 ADD TO CART ♡ SAVE

Check Store Availability

Architectural Bronze finish gives this outdoor LED wall light a warm and inviting contemporary look.

MORE DETAILS >



CHAT VIEW IN YOUR ROOM

MORE YOU MAY LIKE


$149.95


$149.99


$169.99


$149.99


$69.99

PRODUCT DETAILS

This stylish modern outdoor wall light is illuminated with energy-saving LEDs. The chic metal cylindrical housing of this Dark Sky compliant up and down light features a warm and inviting Architectural Bronze finish that will complement many home styles with its graceful contemporary look. An invigorating design from Kichler outdoor lighting.

KICHLER

Shop all Kichler

- 12 1/4" high x 5" wide. Extends 6 1/2" from the wall.
- Built-in 9.78 LED, comparable to a 40 watt incandescent bulb.
- 450 lumens. 3000K. 80 CRI. LED is not dimmable.
- Modern LED outdoor wall light from the Kichler brand. Down light design with no glass.
- Textured architectural bronze finish. Metal construction.
- Wet location outdoor rated. Dark Sky compliant. Can be installed vertically or horizontally.

1 SCONCE - 450 LUMENS
NOT TO SCALE

IntelliBrite® 5G Underwater Color-Changing LED Pool and Spa Lights



THE MOST ENERGY-EFFICIENT LED POOL LIGHTING AVAILABLE

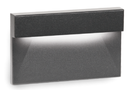
The incredibly efficient IntelliBrite 5g color-changing lights are made up of combinations of individual, colored lights that are automatically sequenced at varying speeds, producing a vibrant spectrum of hues. The superior design allows for uniform light intensity and color while avoiding hot spots and glare.

- Pool lens can be rotated to 180° to provide wide beam pattern (standard) or narrow beam pattern
- IntelliBrite technology makes use of the brightest and most energy-efficient LEDs available in underwater pool and spa lights
- Consumes up to 50% less energy than competitors' lights
- Choose from 5 predetermined fixed colors (blue, green, magenta, white and red) or 7 popular preprogrammed "color shows"
- Designed to work with IntelliTouch® and EasyTouch® Control Systems
- Backwards compatible with first generation IntelliBrite lights
- Available in 120-V and 12-V versions

2 POOL LIGHT - 3,600 LUMENS
NOT TO SCALE

Model: WL-LED140
Step Light

WAC LIGHTING
Responsible Lighting®





Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Horizontal rectangle Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES
- Geometric design with downward illumination
- Die Cast Aluminum construction with abrasion resistant powder coat finish
- Magnetized design for easy installation and maintenance
- Title 24 Compliant (120V only)
- 50,000 hour rated life

SPECIFICATIONS
Construction: Die-cast aluminum
Input: 120V or 277VAC 50/60Hz
Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz
Lumens: Up to 3 lm
Mounting: Fits into a switch box or a 3" x 4" Junction Box with minimum inside dimensions of 3"L x 2"W x 2.5"D
Dimming: 100% - 10% *ELV (120V only)*
CRI: 90
Standards: IP66, ETL & cETL Listed for wet locations

Voltage	*Power*	*Model*	*Color Temp*	*Finishes*
120V	3.5W	**WL-LED140-C** **WL-LED140-AM**	3000K *Amber*	**BK** *Black on Aluminum* **BZ** *Bronze on Aluminum* **WT** *White on Aluminum*
277V	3W	**WL-LED140F-C** **WL-LED140F-AM**	3000K *Amber*	

Example: **WL-LED140-C-BK**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUN 2017

3 STEP LIGHT - 3 LUMENS
NOT TO SCALE

HALO

Description
The H550ICAT is a dedicated LED new construction housing to be used with Halo LED Modules and trims. The H550ICAT is designed for insulated ceilings and comes with a "no-can-to-code" option. This Air-Tite housing design restricts airflow between insulated spaces and unconditioned areas. The H550ICAT connector system provides high efficacy code compliance when used with a compatible Halo LED lighting systems.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

Specification Features

Housing
- Single wall aluminum housing
- Designed for insulated ceilings in direct contact with insulation* (May also be installed in non-insulated ceilings)
- Downspay protector included

Plaster Frame
- Galvanized steel die-formed construction
- Housing adjusts in plaster frame to accommodate up to 1-3/8" ceiling thickness
- Plaster frame features include:
  - Patented-tegressed locking screw positioned for securing hanger bars from below the ceiling
  - Cutouts for easily crimping hanger bars in position
  - Air-Tite™ aperture gasket is pre-installed
  - Halo identity embossed on plaster frame

Got Nail!™ Bar Hanger Bracket
Bar Hanger Features include:
- Pre-installed nail-easily installs installs in regular lumber, engineered lumber and laminated beams
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary
- Automatic leveling flange aligns the housing and lets you hold the housing in place with one hand while driving nails
- Five additional mounting points
- Mounting point on top for hanger wire connection
- Integral T-bar clips snaps onto T-bars - no additional clips required

q-Channel bars with Pass-N-Thru™
- q-Channel bars feature an unique inverted "q" interlocking channel for rigidity and stability
- Pass-N-Thru™ feature allows bars to cross-over for tool-less shortening in light-weight less than 12" without removing from the plaster frame.
- Bar hangers are reversible and flex at score hole break points
- Housing can be positioned at any point within 24" joist span
- Bar hangers may be repositioned 90° on the frame

Slide-N-Side™ Junction Box
Junction box features include:
- Slide-N-Side™ clamps allow non-metallic sheathed cable for both U.S. and Canada to be installed without tools and without removing knockouts
  - Allows wiring connections to be made outside the junction box
  - Simply insert the cable directly into the trap after connections are made
  - Accommodates the following standard non-metallic sheathed cable types:
    (US) #14/2 , #14/3, #12/2, #12/3
    (Canada) #14/2, #14/3, #12/2
- Positioned to accommodate straight conduit runs
- Seven 1/2" trade size conduit knockouts with true pry-out slots
- cULus Listed 26 in3 box volume
- Listed for through branch (B) No. 12 AWG branch circuit 90° C conductors through the box

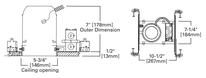
Quick Connect™
- Three 4-port push-in "Quick Connect" wire nuts included in junction box
- Speed installation and increase reliability
- No additional wire nuts required
- Simply strip and insert supply wires

LED Module Connection
- Halo LED modules install with a plug-in 120V/277V rated line voltage wiring connector (UL and CSA Listed) luminaire disconnect
- This innovative splice connection preserves the high efficacy rating and prevents use of low efficacy sources (see LED module specifications)
- LED connection is rated for 120V and 277V input. Installer must verify that the LED voltage is compatible with the applicable voltage input. If uncertain, consult a qualified electrician.

Compliance
- cULus Listed 1598 luminaire
- cULus Listed for feed through
- cULus Listed for damp location
- cULus Listed for wet location, covered ceiling, with select trims
- cULus Listed for direct contact with insulation and combustible material*
- Air-Tite code compliant. Certified under ASTM E283; not exceeding 2.0 cfm (0.944 L/s) air leakage rate tested at a 1.57 psf (75 Pa) pressure differential
- Rated for 20W maximum
- Use with designated HALO LED modules. ENERGY STAR® certification
- Can be used for State of California Title 24 high efficacy compliance with Title 20 Certified when used with designated Halo LED modules and trims
- Can be used for International Energy Conservation Code (IECC) high efficacy compliance with designated Halo LED modules and trims
- Refer to LED Product specification sheets online for additional compliance information
- RoHS compliant

*Not to be used in direct contact with spray foam insulation (Consult NEMA LSD57-2013)

Dimensions





H550ICAT

5" IC, New Construction, LED Housing

FOR USE IN INSULATED CEILINGS

FOR DIRECT CONTACT WITH INSULATION*

Special Features
Got Nail!™ bar hangers
q-Channel bars with Pass-N-Thru™
Slide-N-Side™ junction box
Quick Connect™ push wire nuts
Air-Tite™ code compliant

TD518146EN
5/30/2016

HALO

Ordering Information H550ICAT

Sample Number: H550ICAT - ML500930 - 930WB
Order housing, LED module, and trim separately.

Housing
H550ICAT – 5" IC, Air-Tite, New Construction, LED Housing

ML56 with 59x Series Trims

ML56 LED 5" Trims

500 Series - 5" LED Trims
591WB– 6" LED Trim, Polymer "Dead-Front," Shallow White Baffle & Flange – Shallow and Standard housings (Compatible with 500 Series LED Light Modules only)

Reflectors
592RC– 5" LED Trim, Specular Reflector & White Flange
592HL– 5" LED Trim, Haze Reflector & White Flange
592WH– 5" LED Trim, White Reflector & Flange

Baffles
593WB– 5" LED Trim, White Micro-Step Baffle & Flange
593BB– 5" LED Trim, Black Micro-Step Baffle & White Flange
593NB– 5" LED Trim, Satin Nickel Micro-Step Baffle & Flange
593TBZB– 5" LED Trim, Tuscan Bronze Micro-Step Baffle & Flange

Semi-Regressed Eyeballs
594WB– 5" LED Directional Trim, White Eyeball, Baffle & Flange – Shallow and Standard Housings
594NB– 5" LED Directional Trim, Satin Nickel Eyeball, Baffle & Flange – Shallow and Standard Housings
594TBZB– 5" LED Directional Trim, Tuscan Bronze Eyeball, Baffle & Flange – Shallow and Standard Housings

Wall Wash
595WW– 6" LED Trim, Wall Wash - Specular Reflector, Reposolumite Specular Kick Reflector, White Flange

Shallow Baffle
596WB– 6" LED Trim, White Shallow Baffle & Flange – Shallow and Standard Housings

ML56 System Accessories
TRM590WH– 5" LED Oversize Trim Ring for use with 500 Series LED Light Modules trims, White. 6.3" I.D., 12" O.D. Ring slips over LED trim. Inset design allows 5" trim to fit into oversize ring for an even trim surface
WW595C– 5" Well wash insert - Kick reflector for 595WW (1/included with trim) doublle or corner wall wash

ML56 Beam Forming Optic / Media
1200 Series Accessories***
BFR06NFL– Beam forming reflector kit, narrow flood, 29°nominal
BFR06MH– Media holder, accepts one 3.46" BFR06NFL or BFR06WFL & LM45E order separately.
LM45E– 3.45" diameter soft focus lens. Requires BFR06NFL & BFR06MH, order separately.

***Beam forming optics/media not recommended for use with ML561D/W(W) LED module.

Ordering Information
The H550ICAT housing may also be used with Halo LED Modules and Surface LED Series.
LED Modules
Compatible LED Series
RA56
RL56
LT56
SL06

For details and ordering information refer to LED product specifications at www.eaton.com/lighting.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

4 RECESSED FIXTURE - 600 LUMENS
NOT TO SCALE

JAY CORDER ARCHITECT
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AUSTIN, TEXAS

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8/2/22

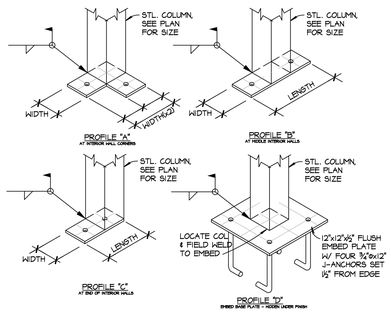
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A7.05

ELECTRICAL CUT SHEETS

These plans have been reviewed by AES Engineers. Inspection and Services for code compliance and adopted energy conservation standards. The review by AES does not alleviate the responsibility of the owner or contractor to comply with all applicable codes. AES is not responsible for errors or omissions that may exist for scalability on the plans or all sheets.

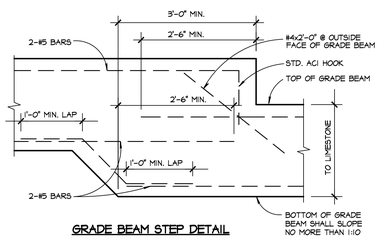


	COLUMN SIZE	PLATE DIMENSIONS	
		WIDTH	LENGTH
"A"	HSS 3x3	3"	NA
	HSS 4x4	4"	NA
"B"	HSS 3x3	3"	9"
	HSS 4x4	4"	12"
"C"	HSS 3x3	3"	6"
	HSS 4x4	4"	8"

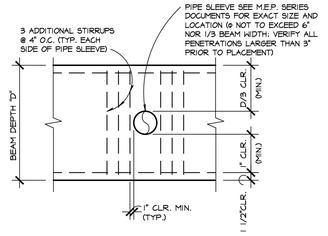
ALL BASE PLATES ARE MADE FROM ½" THK. A36 STEEL
W/ ¾"ø x8" HILTI HY200 EPOXY BOLTS FOR ANCHORING OR EQUIV.
DO NOT USE WEDGE ANCHORS WITHIN 8" OF A CONCRETE EDGE

TYPICAL RESIDENTIAL BASE PLATES

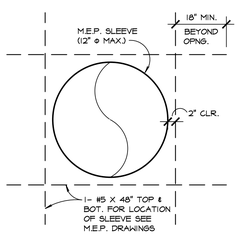
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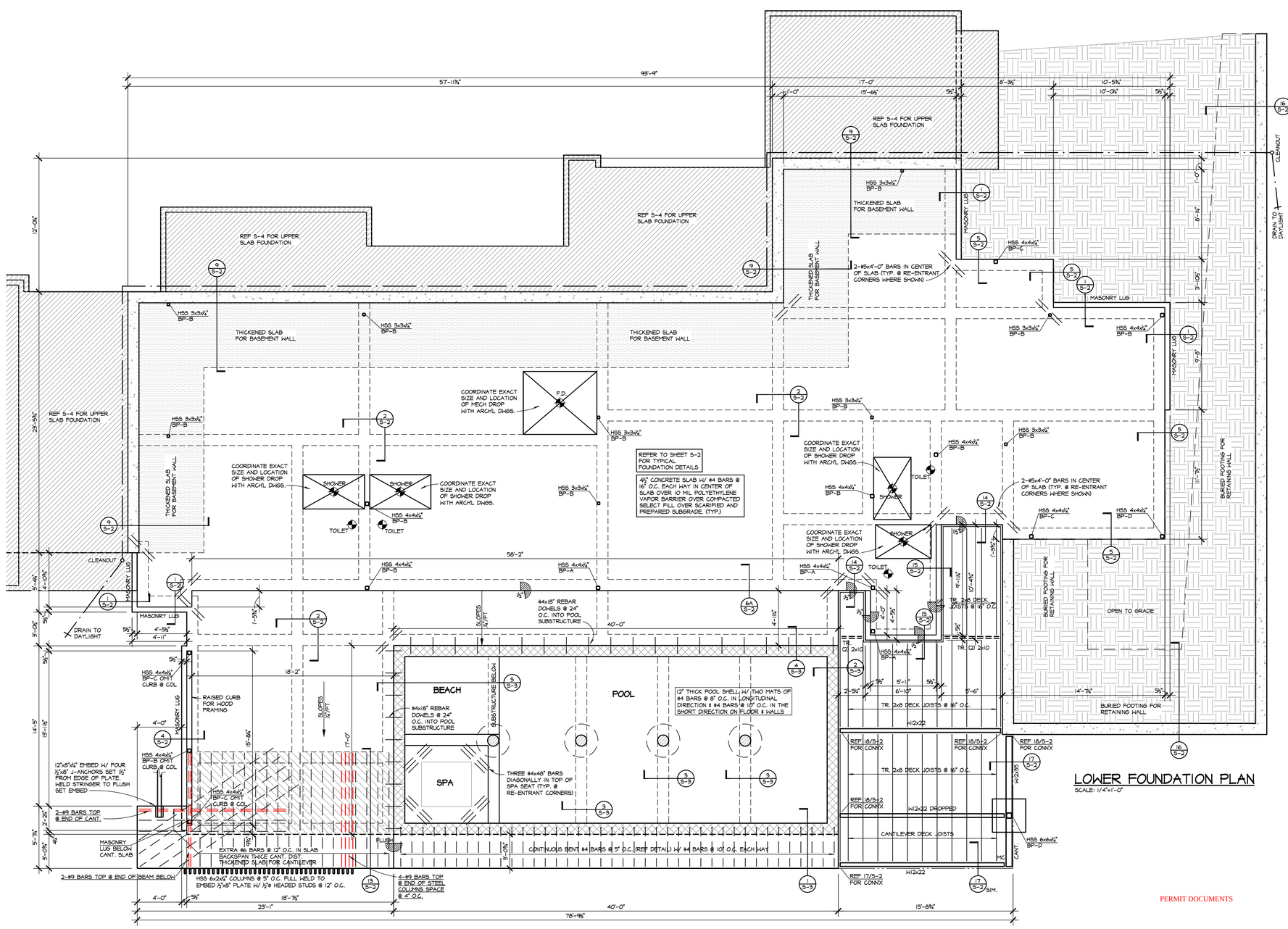
GRADE BEAM STEP DETAIL



TYPICAL GRADE BEAM PENETRATION : ELEVATION (SIMILAR @ VERTICAL PENETRATIONS)



TYPICAL ROUND OPENING IN CONCRETE SLAB



LOWER FOUNDATION PLAN

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

FOUNDATION NOTES

CODES

1. Building Code: International Residential Code 2021 Edition.
2. Structural Concrete: Building Code Requirements for Reinforced Concrete, American Concrete Institute, ACI 318-14.

SUBSTITUTIONS

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

DESIGN LOADS

1. Live Loads
   a. Single FaMILy Residential
      Typical u.n.o. 40 psf
      Sleeping Areas 30 psf
      Attic Space 10 psf
   b. Balconies 60 psf
   c. Stairs 100 psf
   d. Wind Lateral Load on Structural Frame: as per IBC requirements.

BUILDING PAD

1. Prior to placing any fill material, remove all vegetation, clay and deleterious material to clean intact limestone. Bottom of exterior grade beams shall be founded on clean intact limestone. Bottom of grade beams shall have a slope less than or equal to 1 in 10. Under no circumstances shall concrete beams be placed on sloping limestone greater than 1 in 10 or limestone that is covered with loose deleterious fill material including topsoil, loose rocks, cruched rock or base material.
2. Grade adjustments within the building limits shall be accomplished with select fill soils meeting TxDOT standard specifications Item 247, Type A, Grade 4 (Crushed Limestone Base Material). All structural fill shall be placed on prepared surfaces in lifts not to exceed eight inches loose measure with compacted thickness not to exceed six inches. The fill shall be compacted to at least 95 percent of the ASTM 698 maximum dry density at a moisture content ranging between -2 and +3 percent of optimum moisture content.
3. Structural Fill shall be hard durable particles of gravel or crushed stone, with no organic material and shall meet the following criteria:

a. Retained on 1 1/4" screen	0%
b. Retained on 1" screen	0% to 5%
c. Retained on 3/4" screen	0% to 30%
d. Retained on 3/8" screen	5% to 70%
e. Retained on No. 4 mesh sieve	20% to 70%
f. Retained on No. 40 mesh sieve	30% to 85%

Material passing the No. 40 sieve shall meet the following plasticity requirements:

Maximum PI	Minimum PI	Maximum LL
15	3	35

4. Provide a 10 MIL vapor barrier placed according to manufacturer's recommendations between the bottom of slab and the top of the select fill. Moisture barrier shall not be draped continuous across the bottom of grade beams.

CAST IN PLACE CONCRETE

1. Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Aggregate Size	Slump	Use
A	3000 psi	NW	1 1/2" max	3 to 5"	Beams, Walls, Piers

2. Fly ash shall not be used in architecturally exposed concrete.
3. Provide 5 percent plus or minus 1 1/2 percent of entrained air in concrete permanently exposed to the weather and elsewhere at the contractors option.
4. Horizontal construction joints in concrete placements shall be permitted only where indicated on the drawings. All vertical construction joints shall be made in the center of spans in accordance with the typical details. Contractor shall submit proposed locations for construction joints not shown on drawings for review by the Architect and Structural Engineer. Additional construction joints may require additional reinforcing as specified by the Engineer which shall be provided by the contractor at no additional cost to the owner.
5. Embedded conduits, pipes, and sleeves shall meet the requirements of ACI 318-14, Section 6.3, including the following:
   a. Conduits and pipes embedded within a slab, wall, or beam (other than those passing through) shall not be larger in outside dimension than 1/3 the overall thickness of the slab, wall or beam in which they are embedded.
   b. Conduits, pipes and sleeves shall not be spaced closer than three diameters or widths on center.
   c. Embedded conduits, pipes and sleeves shall be of uncoated or galvanized iron or steel not thinner than standard Schedule 40 steel pipe.
6. Concrete placements shall not exceed 5000 square feet or 100 linear feet on each side without prior approval by the Architect for each pour.
7. Contractor shall coordinate all exposed concrete with architectural finish and specifications. Contractor shall submit concrete curing procedure for all architecturally exposed concrete.
8. Contractor shall submit a concrete placement sequence submittal to the engineer and architect for review.

CONCRETE REINFORCING

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
4. Provide reinforcing bars in accordance with the bar bending diagram if bar types are specified. In unscheduled beams, slabs, columns and walls detail reinforcing as follows:
   a. Lap top reinforcing bars at mid span.
   b. Lap bottom reinforcing bars at the supports.
   c. Lap vertical bars in columns and walls only at floor lines, unless noted otherwise.
   d. Lap reinforcing bars 36 bar diameters minimum, unless noted otherwise.
   e. Provide standard hooks in top bars at cantilever and discontinuous ends of beams, walls and slabs.
   f. Provide corner bars for all horizontal bars at the inside and outside faces of intersecting beams or walls. Corner bars are not required if horizontal bars are hooked.
5. The welding of reinforcing steel will not be permitted.
6. Heat shall not be used in the fabrication or installation of reinforcement.
7. Reinforcing steel clear cover shall be as follows:
   A. Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)

Butkin Engineering, Inc.
2309 West 8th Street Austin, Texas 78703
Ph. (512) 236-8070 Firm #9955 Cell: (512) 914-2659

JAMES E. BUTKIN 89222 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
June 2, 2022

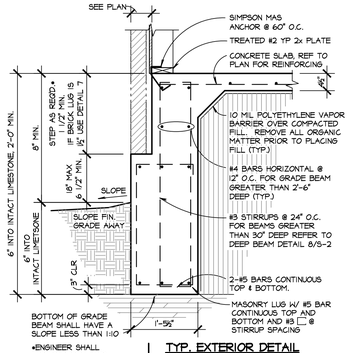
Jay Corder Architect
7010 Easy Wind Dr
Bld. 4, Suite 230
Austin, TX 78752
(512) 323-0380

New Residence

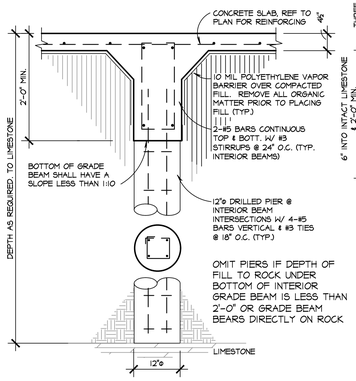
1906 Yaupon Valley Road Austin, Texas 78746

Job #	202206020I
Drn.	C. FRANKLIN
Chk.	J. BUTKIN
Date	06-02-2022
Rev	

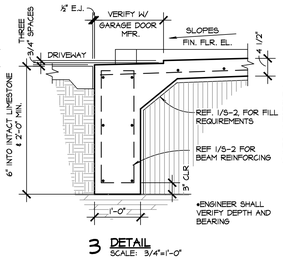
Sheet S-1 Of 7



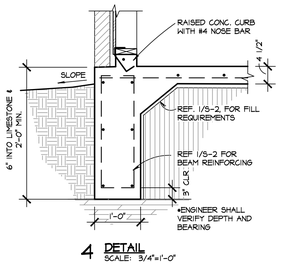
1 TYP. EXTERIOR DETAIL
SCALE: 3/4"=1'-0"



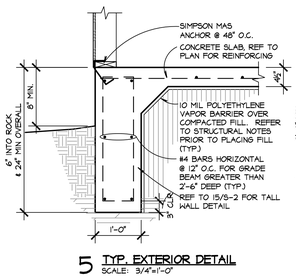
2 TYP. INTERIOR DETAIL
SCALE: 3/4"=1'-0"



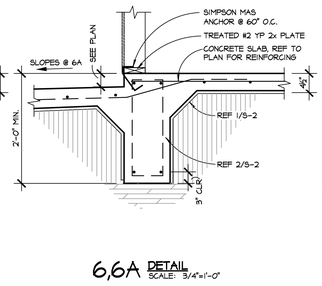
3 DETAIL
SCALE: 3/4"=1'-0"



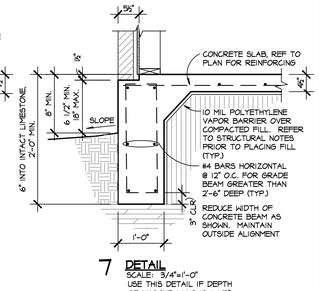
4 DETAIL
SCALE: 3/4"=1'-0"



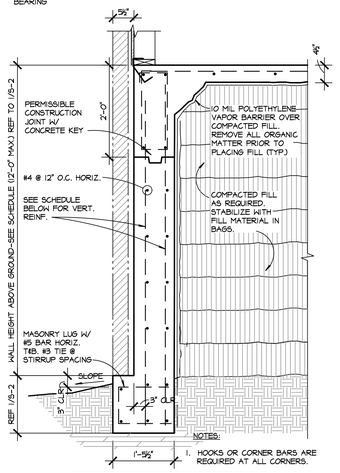
5 TYP. EXTERIOR DETAIL
SCALE: 3/4"=1'-0"



6,6A DETAIL
SCALE: 3/4"=1'-0"



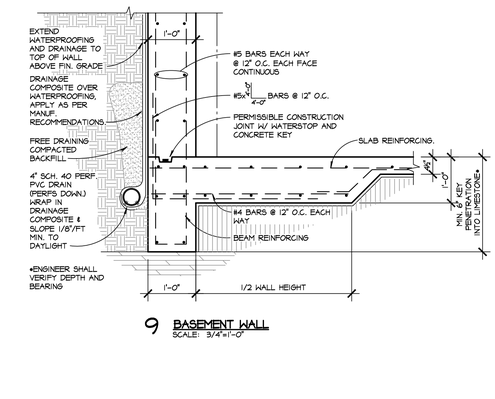
7 DETAIL
SCALE: 3/4"=1'-0"
USE THIS DETAIL IF DEPTH OF MASONRY LUG IS 1 1/2"



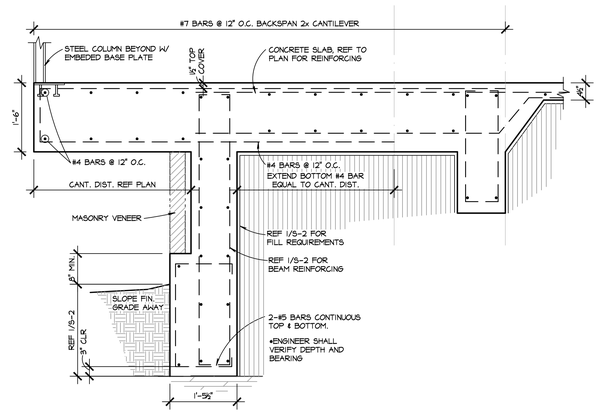
WALL HEIGHT	VERT. REINF.	MIN. PENETRATION ROCK
3'-1" TO 5'-0"	#4 @ 24" O.C.	6"
5'-1" TO 7'-0"	#4 @ 18" O.C.	6"
7'-1" TO 9'-0"	#4 @ 16" O.C.	6"
9'-1" TO 12'-0"	#4 @ 12" O.C.	6"
12'-1" TO 15'-0"	#5 @ 12" O.C.	6"

IF WALL HEIGHT EXCEEDS 15'-0" CONTACT ENGINEER

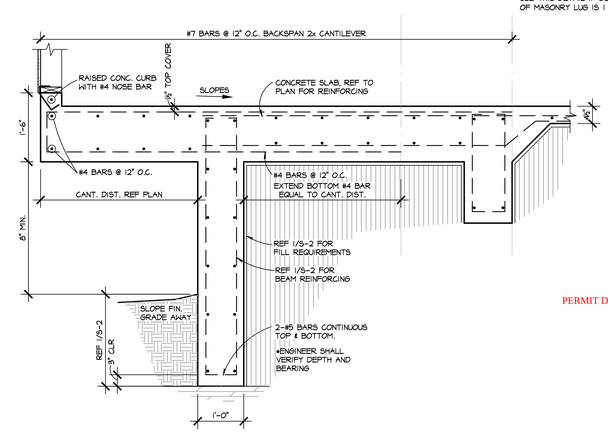
8 TYPICAL TALL PERIMETER WALL SECTION
SCALE: 3/4"=1'-0"



9 BASEMENT WALL
SCALE: 3/4"=1'-0"

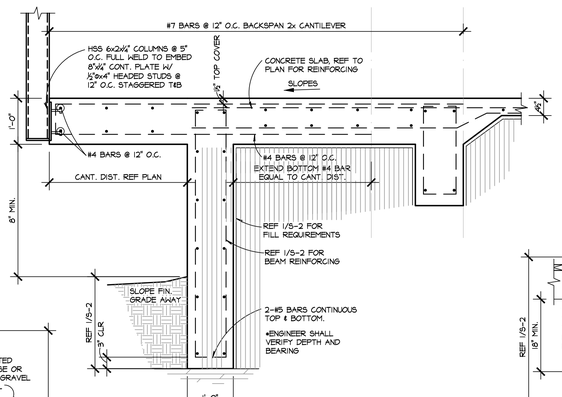


10 TYP. CANT. CONCRETE DETAIL
SCALE: 3/4"=1'-0"

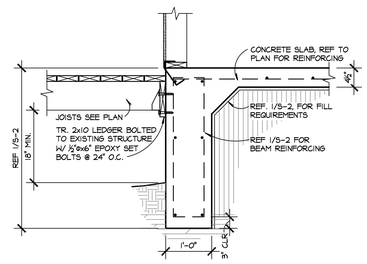


11 TYP. CANT. CONCRETE DETAIL
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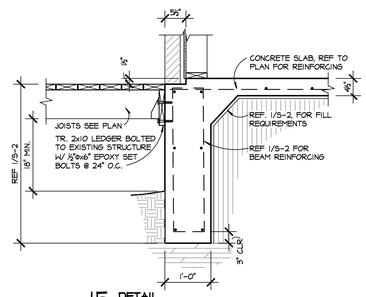
12 TYP. CANT. CONCRETE DETAIL
SCALE: 3/4"=1'-0"



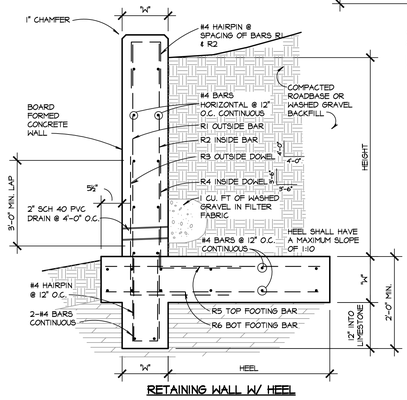
13 TYP. CANT. CONCRETE DETAIL
SCALE: 3/4"=1'-0"



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



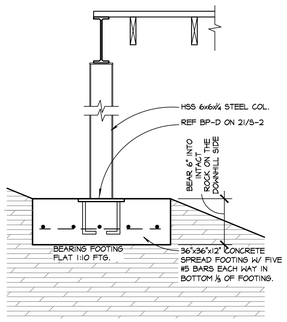
15 DETAIL
SCALE: 3/4"=1'-0"



RETAINING WALL W/ HEEL

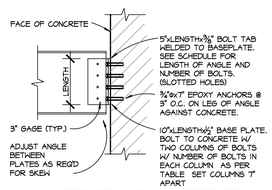
HEIGHT	WIDTH ¾"	HEEL	R1	R2	R3	R4	R5	R6
< 4'-0"	10"	2'-0"	NONE	#4 @ 12" O.C.	NONE	#4 @ 12" O.C.	#4 @ 12" O.C.	NONE
TO 6'-0"	12"	3'-0"	#4 @ 16" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 12" O.C.	#4 @ 16" O.C.
TO 8'-0"	12"	4'-0"	#4 @ 16" O.C.	#5 @ 12" O.C.	#4 @ 12" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.	#4 @ 16" O.C.
TO 10'-0"	12"	5'-0"	#4 @ 12" O.C.	#6 @ 12" O.C.	#4 @ 12" O.C.	#6 @ 12" O.C.	#6 @ 12" O.C.	#5 @ 12" O.C.
TO 12'-0"	12"	6'-0"	#5 @ 12" O.C.	#6 @ 12" O.C.	#5 @ 12" O.C.	#6 @ 12" O.C.	#6 @ 12" O.C.	#6 @ 12" O.C.

16 TYPICAL SITE RETAINING WALL DETAIL
SCALE: 3/4"=1'-0"

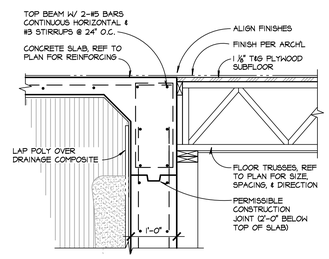


17 DETAIL
SCALE: 3/4"=1'-0"

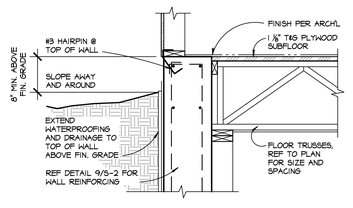
EMBED CONNECTION SCHEDULE		
BEAM DEPTH	LENGTH OF ANGLE	# OF BOLTS
8" & 10"	6"	2
12" & 14"	9"	3



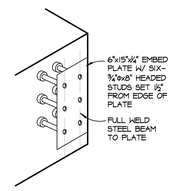
18 STEEL BEAM TO CONCRETE DETAIL
SCALE: 3/4"=1'-0"



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



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



21 STEEL BEAM TO CONCRETE W/ EMBED PLATE DETAIL
SCALE: 3/4"=1'-0"

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JAMES E. BUTKIN 89222 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
June 2, 2022

Jay Corder Architect
7010 Easy Wind Dr
Bld. 4, Suite 230
Austin, TX 78752
(512) 323-0380

PERMIT DOCUMENTS

New Residence

1906 Yaupon Valley Road Austin, Texas 78746

Job #	202206020I
Drn.	C. FRANKLIN
Chk.	J. BUFKIN
Date	06-02-2022
Rev	

Sheet S-2 Of 7

PERMIT DOCUMENTS

POOL MIX NOTES

Contractor shall verify that all dimensions shown on this plan are in conformance with pool drawings and existing conditions. Contractor shall promptly notify engineer at 512-236-8070 with questions, concerns, and/or any discrepancies prior to proceeding with affected work.

All concrete shall have a minimum compressive strength of 4000 PSI in 28 days as verified by delivery tickets. Flyash shall not be used in exposed concrete.

All reinforcing steel shall in accordance with ASTM A615 grade 60, except #3 rebar which shall be grade 40.

Contractor shall notify engineer a minimum of 24 hours in advance for all inspections. A reinforcing inspection will be required prior to placing concrete. Contact engineer for notification of inspections at office 512-236-8070.

See special notes regarding gunite and shotcrete.

Provide extra matt of #4 bars @ 10" o.c. for every additional 6" of pool wall thickness.

GUNITE

1. Gunite in this specification is a mixture of portland cement and sand mixed dry, passed through a cement gun and conveyed by air through a flexible tube, hydrated at the nozzle end of the tube and deposited by air pressure in its final repose.
2. Gunite shall be mixed in the proportions of 1 part cement to 6 parts sand and gravel based on weight. Resulting in a 28 day compression strength of at least 4000 psi.
3. Portland cement shall comply with ASTM C150-67 and shall be Type I or Type II portland cement unless noted otherwise.
4. Sand shall comply with ASTM C33-67 and shall be washed, clean and free of organic matter. Moisture content of sand shall be between 3-6% of weight. Gradation of Sand shall be as follows:

a. Passing a ⅜" screen	100%
b. Passing a No. 4 mesh sieve	95-100%
c. Passing a No. 8 mesh sieve	65-90%
d. Passing a No. 16 mesh sieve	45-75%
e. Passing a No. 30 mesh sieve	30-50%
f. Passing a No. 50 mesh sieve	10-22%
g. Passing a No. 100 mesh sieve	2-8%

5. Water used for hydration at the nozzle shall be potable and maintained at a pressure of at least 15 psi above air pressure at the nozzle. Water content of gunite shall be maintained at 0.40. Excess water of convenience added for workability or flow should be avoided as excess shrinkage cracks will develop in the pool shell during the curing process.
6. Rebound shall be discarded and not used in the walls or floor of the pool. Spraying the floor of the pool first will allow rebound to shoveled out.
7. Flyash shall be Class F only. Slag Cement shall not be used in Gunite as per Slag Cement Association

SHOTCRETE (NO STREET MIX ALLOWED)

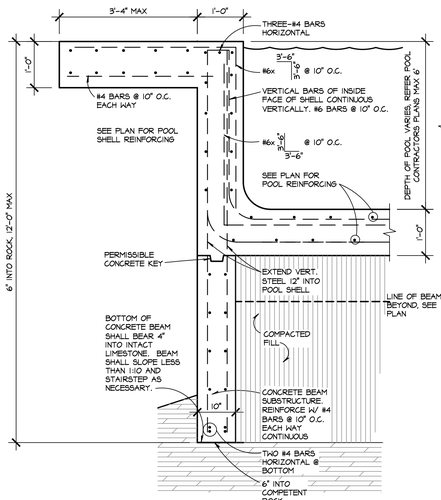
1. Water content of Shotcrete shall be maintained at 0.40. Excess water of convenience added for workability or flow should be avoided as excess shrinkage cracks will develop in the pool shell during the curing process. Shotcrete mix shall be submitted to the engineer for approval. Street mixed Concrete is NOT ALLOWED for Shotcrete applications as street mixed concrete's water content cannot be adequate or quickly adjusted until verified at the nozzle which has no water control. Required to use barrel trucks only with Shotcrete with superplasticizers added for workability and sprayability as allowed by the American Shotcrete Association. NO STREET MIX ALLOWED.
2. Contractor shall shoot one production Test panel at start of job as per ASTM C1140. Test Panel shall be unreinforced 24"x24"x5½". Production Test panel shall be kept on jobsite for 28 days and cured in similar manner to pool, after which it shall be stored by contractor until end if needed.
3. Rebound shall be discarded and not used in the walls or floor of the pool. Spraying the floor of the pool first will allow rebound to shoveled out.
4. Portland cement shall comply with ASTM C150-67 and shall be TYPE II portland cement unless noted otherwise.
5. Sand shall comply with ASTM C33-67 and shall be washed, clean and free of organic matter. Moisture content of sand shall be between 3-6% of weight. Gradation of Sand shall be as follows:

a. Passing a ⅜" screen	100%
b. Passing a No. 4 mesh sieve	95-100%
c. Passing a No. 8 mesh sieve	65-90%
d. Passing a No. 16 mesh sieve	45-75%
e. Passing a No. 30 mesh sieve	30-50%
f. Passing a No. 50 mesh sieve	10-22%
g. Passing a No. 100 mesh sieve	2-8%

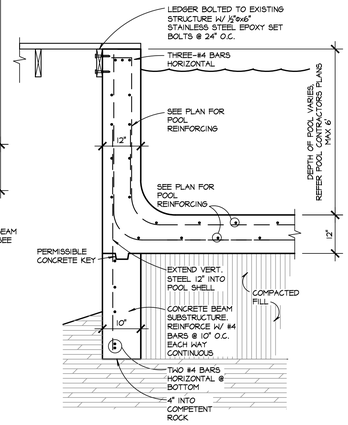
6. Shotcrete shall be mixed in the proportions of 1 part cement to 7 parts sand and gravel based on weight. Resulting in a 28 day compression strength of at least 5000 psi.
7. Flyash shall be Class F only. Slag Cement shall not be used in Gunite as per Slag Cement Association
8. Use Air-entrained concrete

ASR AND AAR

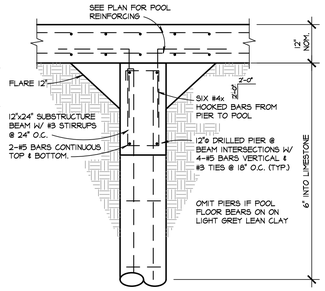
1. It is the responsibility of the gunite or shotcrete supplier to provide concrete which does not create an Alkalinity Silica Reaction (ASR) or Alkalinity Aggregate Reaction (AAR) with ambient humidity or pool water. Pool water will have elevated alkalinity levels and salt levels which will interact with ASR gel causing expansion and cracks in the pool shell. To prevent this items 2 and 3 are required by supplier. Items listed in 4 is recommended as ASR is difficult to fully prevent due to variations in aggregate types in the source pits.
2. Gunite or Shotcrete course aggregate shall be proven non-reactive aggregates. Aggregates shall be tested using ASTM C227, ASTM C289, ASTM C295 or ASTM C1293.
3. Class F flyash only shall be used: up to 25% replacement of cement by mass.
4. Optional Preventative measures shall be considered by homeowner and builder at their cost to prevent ASR or AAR.
   a. Pool may be immediately waterproofed using a crystalline waterproofing product either applied directly or added as an admixture. Manufacturer's recommendations should be followed. Waterproofing will prevent ASR from interacting with alkalinity or salts in pool water and expansion of any ASR gel.
   b. Low alkali cement with a Na2O content less that 0.60% may be used which will reduce ASR.
   c. Use lithium or barium salt admixtures to reduce ASR.
   d. Concrete supplier may substituted up to 30% of course aggregate with crushed limestone which is not Reactive. This is highly recommended for pool applicatitons.
   e. Use coarse aggregate with porous microstructure.
   f. Use Air-entrained concrete



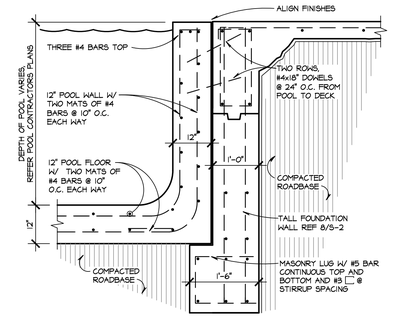
1 **ABOVE GRADE POOL WALL DETAIL**
SCALE: 3/4"=1'-0"



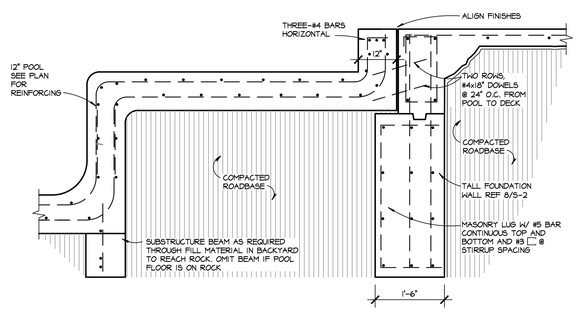
2 **ABOVE GRADE POOL WALL DETAIL**
SCALE: 3/4"=1'-0"



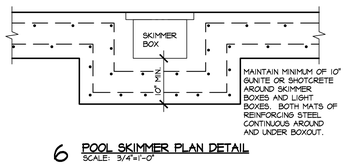
3 **DETAIL**
SCALE: NTS



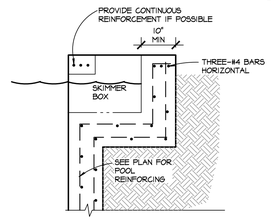
4 **POOL WALL DETAIL**
SCALE: 3/4"=1'-0"



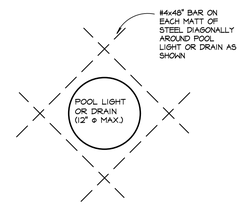
5 **BEACH POOL WALL DETAIL**
SCALE: 3/4"=1'-0"



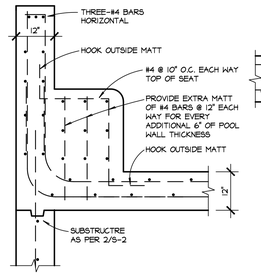
6 **POOL SKIMMER PLAN DETAIL**
SCALE: 3/4"=1'-0"



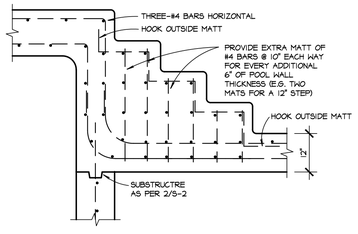
7 **POOL SKIMMER WALL DETAIL**
SCALE: 3/4"=1'-0"



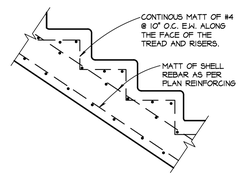
8 **POOL LIGHT OR DRAIN DETAIL**
SCALE: 3/4"=1'-0"



9 **TYP BENCH WALL DETAIL**
SCALE: 3/4"=1'-0"
EXTRA REINFORCING STEEL FOR ADDITIONAL CONCRETE STRENGTH TO MAINTAIN MINIMUM STEEL RATIO FOR TEMPERATURE AND SHRINKAGE CRACK CONTROL OF THICK CONCRETE SECTIONS



10 **TYP STEPS WALL DETAIL**
SCALE: 3/4"=1'-0"
EXTRA REINFORCING STEEL FOR ADDITIONAL CONCRETE STRENGTH TO MAINTAIN MINIMUM STEEL RATIO FOR TEMPERATURE AND SHRINKAGE CRACK CONTROL OF THICK CONCRETE SECTIONS



11 **TYP STEPS IN DOUBLE MAT WALL DETAIL**
SCALE: 3/4"=1'-0"

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JAMES E. BUTKIN 89222 LICENSED PROFESSIONAL ENGINEER
June 2, 2022

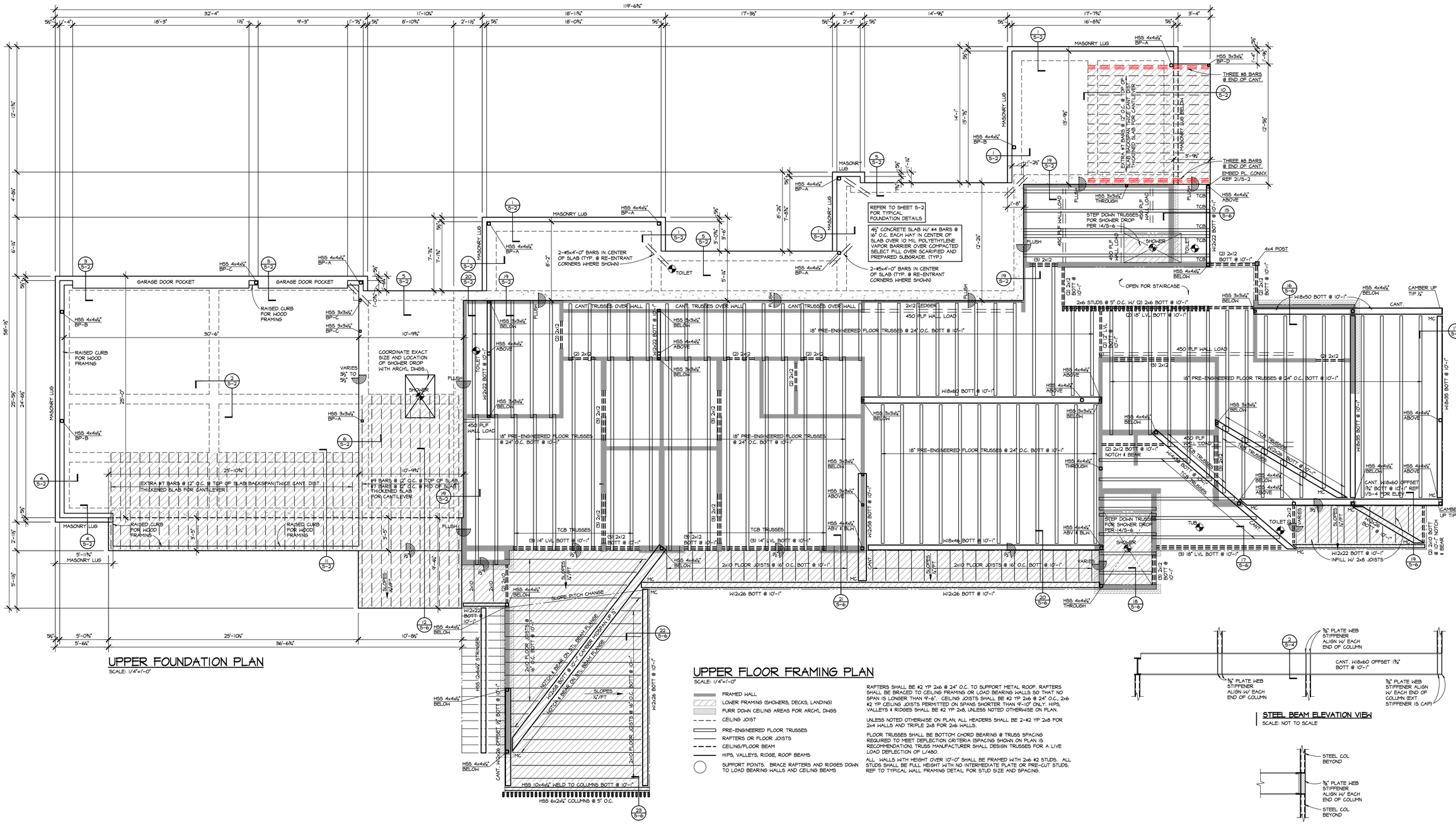
Jay Corder Architect
7010 Easy Wind Dr
Bld. 4, Suite 230
Austin, TX 78752
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New Residence
1906 Yaupon Valley Road Austin, Texas 78746

Job #	2022060201
Drn.	C. FRANKLIN
Chk.	J. BUTKIN
Date	06-02-2022
Rev	

Sheet S-3 Of 7

PERMIT DOCUMENTS



UPPER FOUNDATION PLAN

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

UPPER FLOOR FRAMING PLAN

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

- FRAMED WALL
- LOWER FRAMING (SHOWERS, DECKS, LANDING)
- FURR DOWN CEILING AREAS FOR ARCHL DWGS
- CEILING JOIST
- PRE-ENGINEERED FLOOR TRUSSES
- RAFTERS OR FLOOR JOISTS
- CEILING/FLOOR BEAM
- HIPS, VALLEYS, RIDGE, ROOF BEAMS
- SUPPORT POINTS. BRACE RAFTERS AND RIDGES DOWN TO LOAD BEARING WALLS AND CEILING BEAMS

RAFTERS SHALL BE #2 YP 2x6 @ 24" O.C. TO SUPPORT METAL ROOF. RAFTERS SHALL BE BRACED TO CEILING FRAMING OR LOAD BEARING WALLS SO THAT NO SPAN IS LONGER THAN 9'-6". CEILING JOISTS SHALL BE #2 YP 2x6 @ 24" O.C., 2x6 #2 YP CEILING JOISTS PERMITTED ON SPANS SHORTER THAN 9'-10" ONLY. HIPS, VALLEYS & RIDGES SHALL BE #2 YP 2x8, UNLESS NOTED OTHERWISE ON PLAN.

UNLESS NOTED OTHERWISE ON PLAN, ALL HEADERS SHALL BE 2-#2 YP 2x8 FOR 2x4 WALLS AND TRIPLE 2x8 FOR 2x6 WALLS.

FLOOR TRUSSES SHALL BE BOTTOM CHORD BEARING @ TRUSS SPACING REQUIRED TO MEET DEFLECTION CRITERIA (SPACING SHOWN ON PLAN IS RECOMMENDATION). TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR A LIVE LOAD DEFLECTION OF L/480.

ALL WALLS WITH HEIGHT OVER 10'-0" SHALL BE FRAMED WITH 2x6 #2 STUDS. ALL STUDS SHALL BE FULL HEIGHT WITH NO INTERMEDIATE PLATE OR PRE-CUT STUDS. REF TO TYPICAL WALL FRAMING DETAIL FOR STUD SIZE AND SPACING.

STEEL BEAM ELEVATION VIEW

SCALE: NOT TO SCALE

2 STEEL BEAM SECTION VIEW

SCALE: NOT TO SCALE

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ROOF FRAMING PLAN

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

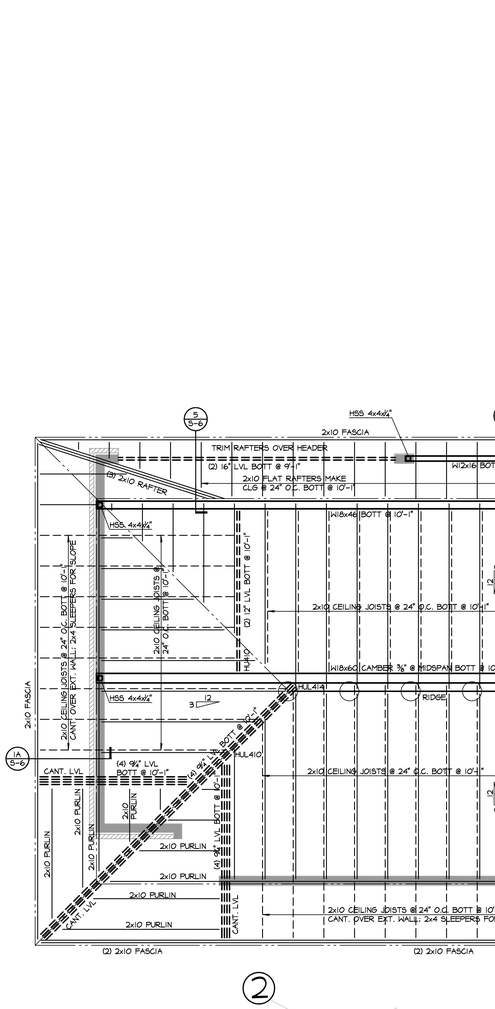
- FRAMED WALL
- LOWER FRAMING (SHOWERS, DECKS, LANDING)
- FURR DOWN CEILING AREAS FOR ARCH'L DWGS
- CEILING JOIST
- PRE-ENGINEERED FLOOR TRUSSES
- RAFTERS OR FLOOR JOISTS
- CEILING/FLOOR BEAM
- HIPS, VALLEYS, RIDGE, ROOF BEAMS
- SUPPORT POINTS. BRACE RAFTERS AND RIDGES DOWN TO LOAD BEARING WALLS AND CEILING BEAMS

RAFTERS SHALL BE #2 YP 2x6 @ 24" O.C. TO SUPPORT METAL ROOF. RAFTERS SHALL BE BRACED TO CEILING FRAMING OR LOAD BEARING WALLS SO THAT NO SPAN IS LONGER THAN 9'-6". CEILING JOISTS SHALL BE #2 YP 2x6 @ 24" O.C., 2x6 #2 YP CEILING JOISTS PERMITTED ON SPANS SHORTER THAN 9'-10" ONLY. HIPS, VALLEYS & RIDGES SHALL BE #2 YP 2x8, UNLESS NOTED OTHERWISE ON PLAN.

UNLESS NOTED OTHERWISE ON PLAN, ALL HEADERS SHALL BE 2-#2 YP 2x8 FOR 2x4 WALLS AND TRIPLE 2x8 FOR 2x6 WALLS.

ALL WALLS WITH HEIGHT OVER 10'-0" SHALL BE FRAMED WITH 2x6 #2 STUDS. ALL STUDS SHALL BE FULL HEIGHT WITH NO INTERMEDIATE PLATE OR PRE-CUT STUDS. REF TO TYPICAL WALL FRAMING DETAIL FOR STUD SIZE AND SPACING.

PERMIT DOCUMENTS



5 OPEN CORNER FIREPLACE FRAME
SCALE: NOT TO SCALE

FRAMING NOTES

CODES

1. Building Code: International Residential Code 2021 Edition.
2. Wood Framing: National Design Specifications for Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
3. Structural Plywood: Plywood Design Specifications, American Plywood Association, Latest Edition.

DESIGN LOADS

1. Live Loads

a.	Single Family Residential	
	Typical u.n.o.	40 psf
	Sleeping Areas	30 psf
	Attic Space	10 psf
b.	Balconies	60 psf
c.	Stairs	100 psf
d.	Roof	16 psf
e.	Wind Lateral Load on Structural Frame: as per IBC requirements. 15 psf, Projected Area Method	

2. Dead Loads include the self weight of the structural elements.
   a. Roofing (Metal) 8 psf

LAMINATED VENEER LUMBER

1. All LVL's shall be fabricated to standards set forth in the National Evaluation Service (NES) report no. NER-481 and shall provide minimum allowable design values of 2400 PSI in bending, 285 PSI in shear perpendicular to the glue line and 1,800,000 PSI in Modulus of Elasticity
2. Multiple LVL (more than 3) beams shall be bolted together full length with 1/2"ø through bolts at a spacing of 1.5 times the depth of the beam. Bolts shall be placed at top and bottom. All other multiple LVL beams shall be nailed together from each face with (2) 16d at 12" o.c. top and bottom.

WOOD FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir.
2. All wood stud walls shall be full height without intermediate plate line unless detailed otherwise.
3. Provide double studs at all wall corners and on each side of all openings.
4. Floor sheathing: 1 1/8" grade tongue&groove SturdiFloor with exterior glue. Floor sheathing shall be adhered to the wood support members with a wet use subfloor adhesive, in addition to being nailed to the supports with 10d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
5. Roof sheathing: ½" sheathing with exterior glue. Panels shall be continuous over two or more spans with the long dimension oriented perpendicular to the framing members. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports. Stagger joints in sheathing.
6. Solid sheath entire building in 7/16" OSB. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
7. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
8. All framing members framing into the side of a header shall be attached using metal joist hangers sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
9. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative. All horizontal plates shall be #2 yellow pine.
10. Provide double joists under all interior partition walls oriented parallel to the joists.
11. All bolts and lag screws shall have standard washers. All anchor and expansion bolts used in wood to concrete connections in crawlspace areas shall be hot dip galvanized or stainless steel.
12. Refer to the architectural drawings for additional wood framing members. Provide additional wood framing members shown on the architectural drawings even though they may not be shown on the structural drawings.

STRUCTURAL STEEL

1. Structural Steel shall conform to ASTM A36 Gr. 50. Steel pipe shall conform to ASTM Specification A 501 or ASTM A 53, Type E or S, Grade B. Steel tube shall conform to ASTM Specification A 500, Grade B, F_y 46 ksi.
2. Column base plates shall be grouted with a nonshrink, high strength nonmetallic grout.
3. 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 splice not shown and detailed on shop drawings will be rejected.
4. All welds denoted as moment connection or full penetration weld shall be ultrasonically or x-ray certified by an independent testing agency.
5. Contractor shall coordinate structural steel fireproofing requirements. All interior structural steel, including steel joists, scheduled or indicated to receive spray applied fireproofing shall be delivered to the project site unprimed. Steel exposed to corrosive conditions after installation shall be primed with a protective coating which does not diminish the bond between the spray applied fireproofing, and the steel substrate. Any primer, and/or coating applied to structural steel shall be approved for use in the applicable U.L. Fire Resistance Assembly used on the project. Contractor shall protect any unprimed structural steel from detrimental effects of corrosion, as required, until the steel is enclosed and protected by the new construction.

STRUCTURAL STEEL CONNECTIONS

1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.
3. Structural steel connections not specifically detailed on the Drawings shall be designed and detailed by the Contractor under the direct supervision of a registered engineer licensed in the State of Texas. Sealed calculations for all connections designed by the Contractor shall be submitted for the Architect's files.
4. Beam connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
   a. Connections shall be AISC type 2 simple framing connections. Shear tab connections shall not be used.
   b. In general, shop connections shall be bolted or welded and field connections shall be bolted or field welded.
   c. Where indicated, connections shall be designed for the scheduled shear force, the shear force indicated on the Drawings as "V= ", and the horizontal force indicated as "H= ".
   d. If not indicated on the Drawings, connections shall be designed for 55 percent of the total load capacity for the beam span shown in the beam tables in Section 2 of the AISC Manual, ninth edition.
   e. The minimum number of rows of bolts shall be 1/6 of the beam depth with any fraction be rounded to the next higher number.
5. Wind brace and truss connections shall be designed and detailed as follows, unless noted otherwise on the Drawings:
   a. Connections shall be welded.
   b. Connections shall be designed and detailed for the forces shown on the Drawings.
   c. If forces are not indicated on the Drawings, connections shall be designed to develop the full tensile capacity of the members.
6. For connections not specifically addressed by these notes or the Drawings, provide fillet welds at all contact surfaces sufficient to develop the tensile strength of the smaller member at the joint.
7. Moment connections indicated on Drawings as "MC" shall be welded to develop the full capacity of the member.
8. Roof edge angles shall be continuous and shall be spliced only at supports. Splices shall be butt welded to develop full capacity of the member.
9. Fillet welds with no size specified shall be 3/16" or minimum size required by AISC, whichever is larger.

RAFTER SIZE, #2 YP	MAXIMUM HORIZ SPAN• LIGHT ROOF, NO CLG	HEAVY ROOF, NO CLG	LIGHT ROOF, W/ SHT ROCK CEILING	HEAVY ROOF, W/ SHT ROCK CEILING
2x6 @ 24" O.C.	10'-7"	9'-2"	9'-2"	6'-11"
2x8 @ 24" O.C.	13'-4"	11'-7"	11'-7"	8'-9"
2x6 @ 16" O.C.	12'-11"	11'-2"	11'-2"	8'-6"
2x8 @ 16" O.C.	16'-4"	14'-2"	14'-2"	10'-8"
2x10 @ 24" O.C.	15'-10"	13'-9"	13'-9"	10'-7"
2x10 @ 16" O.C.	19'-5"	16'-10"	16'-10"	13'-0"
2x12 @ 24" O.C.	18'-9"	17'-4"	17'-4"	16'-3"
2x12 @ 16" O.C.	23'-10"	21'-3"	21'-3"	19'-11"

*SPAN IS HORIZONTAL DISTANCE AS MEASURED BETWEEN BEARING WALLS, STRONGBACK BRACING OR RIDGE, HIP OR VALLEY
HEAVY ROOF IS CONCRETE OR CERAMIC TILE
LIGHT ROOF IS COMPOSITION SHINGLES OR METAL ROOF

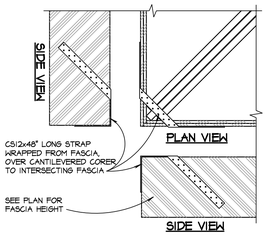
1 RAFTER SPAN TABLE
SCALE: NOT TO SCALE

JOIST SIZE, #2 YP	MAXIMUM HORIZ SPAN• NO STORAGE ATTIC < 4' NO MEP	LT STORAGE OR ATTIC > 4'	HVY STORAGE & ATTIC > 4'
2x6 @ 24" O.C.	13'-11"	9'-10"	8'-6"
2x8 @ 24" O.C.	17'-7"	12'-6"	10'-10"
2x6 @ 16" O.C.	16'-11"	12'-0"	10'-3"
2x8 @ 16" O.C.	21'-7"	15'-3"	13'-3"
2x10 @ 24" O.C.	20'-11"	14'-9"	12'-10"
2x10 @ 16" O.C.	25'-7"	18'-1"	15'-8"
2x12 @ 24" O.C.	EXCEEDS AVAILABILITY	17'-4"	15'-1"
2x12 @ 16" O.C.	EXCEEDS AVAILABILITY	21'-3"	18'-6"

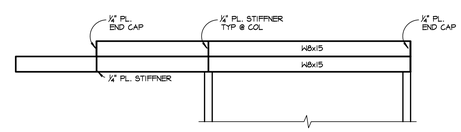
*SPAN IS HORIZONTAL DISTANCE AS MEASURED BETWEEN BEARING WALLS, BEAMS

CEILING JOISTS DO NOT CARRY ANY ROOF LOADING
LT STORAGE IS 20 PSF
HVY STORAGE IS 30 PSF

2 CEILING JOIST SPAN TABLE
SCALE: NOT TO SCALE



3 DETAIL
SCALE: ¾"=1'-0" ON 22"x34"
SCALE: ⅜"=1-0" ON 11"x17"



4 STACKED STEEL BEAMS
SCALE: NOT TO SCALE

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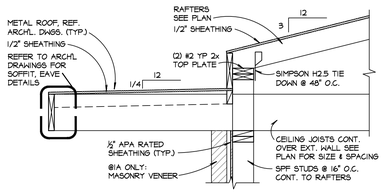
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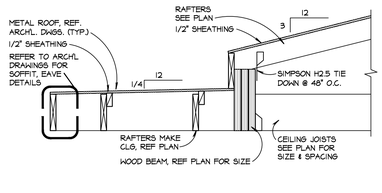
New Residence
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Job # 202206020I
Drn. C. FRANKLIN
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Date 06-02-2022
Rev

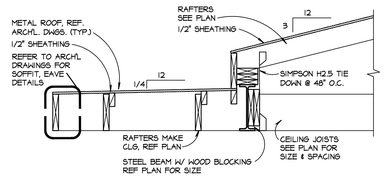
Sheet S-5 Of 7



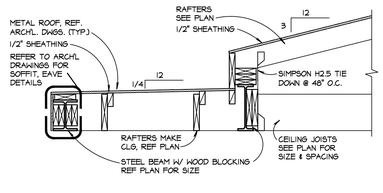
1,1A DETAIL
SCALE: 3/4"=1'-0"



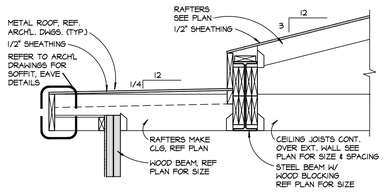
2 DETAIL
SCALE: 3/4"=1'-0"



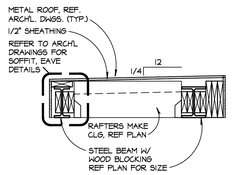
3 DETAIL
SCALE: 3/4"=1'-0"



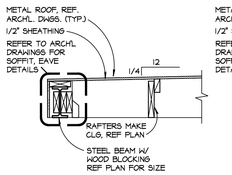
4 DETAIL
SCALE: 3/4"=1'-0"



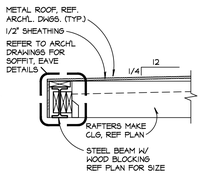
5 DETAIL
SCALE: 3/4"=1'-0"



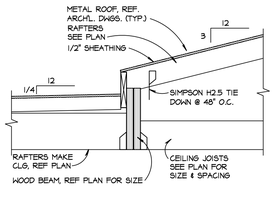
6 DETAIL
SCALE: 3/4"=1'-0"



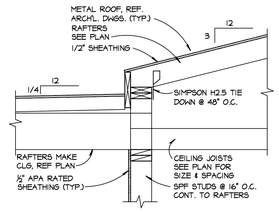
7 DETAIL
SCALE: 3/4"=1'-0"



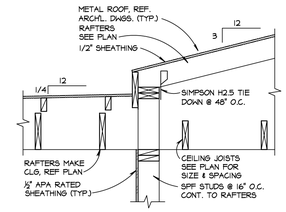
8 DETAIL
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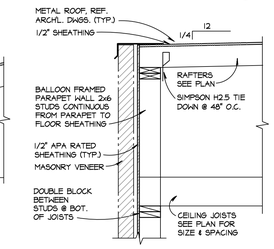
9 DETAIL
SCALE: 3/4"=1'-0"



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

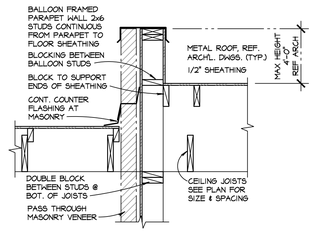


11 DETAIL
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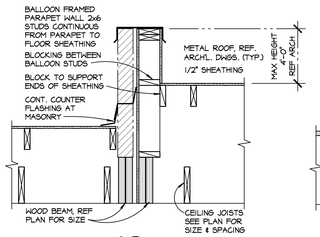


12 DETAIL
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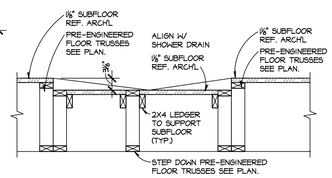
PERMIT DOCUMENTS



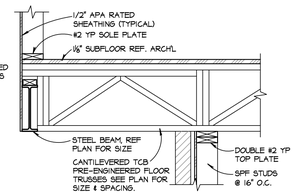
12 DETAIL
SCALE: 3/4"=1'-0"



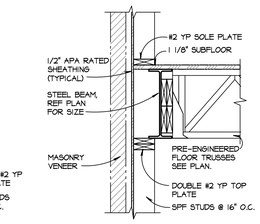
13 DETAIL
SCALE: 3/4"=1'-0"



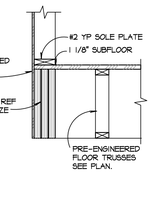
14 TYP. FLUSH SHOWER DETAIL
SCALE: 3/4"=1'-0"



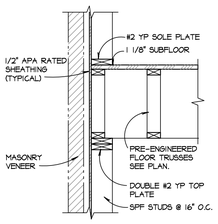
15 DETAIL
SCALE: 3/4"=1'-0"



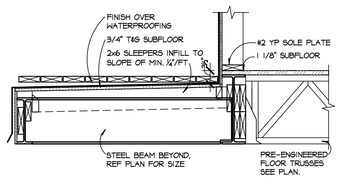
16 DETAIL
SCALE: 3/4"=1'-0"



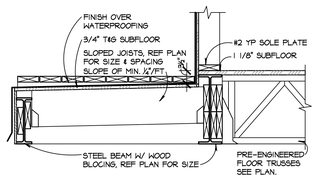
17 DETAIL
SCALE: 3/4"=1'-0"



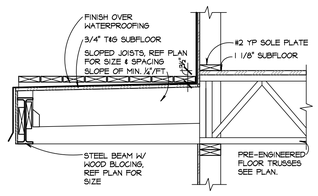
18 DETAIL
SCALE: 3/4"=1'-0"



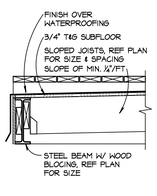
19 DETAIL
SCALE: 3/4"=1'-0"



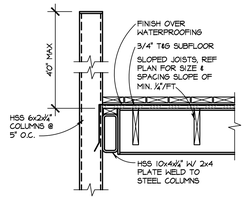
20 DETAIL
SCALE: 3/4"=1'-0"



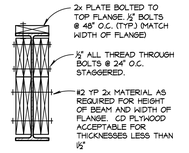
21 DETAIL
SCALE: 3/4"=1'-0"



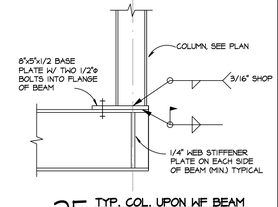
22 DETAIL
SCALE: 3/4"=1'-0"



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

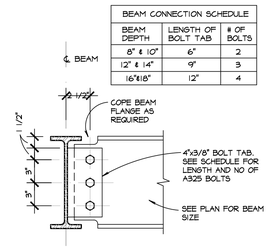


24 TYP. STEEL BEAM PACK OUT
SCALE: 1"=1'-0"

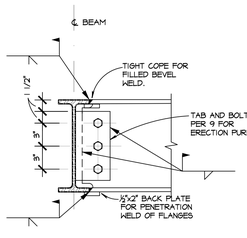


25 TYP. COL. UPON WF BEAM END CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

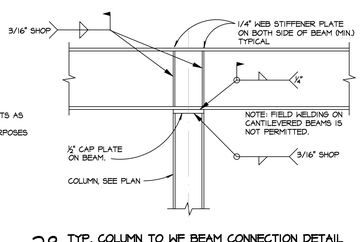
BEAM CONNECTION SCHEDULE		
BEAM DEPTH	LENGTH OF BOLT TAB	# OF BOLTS
8" & 10"	6"	2
12" & 14"	9"	3
16"&18"	12"	4



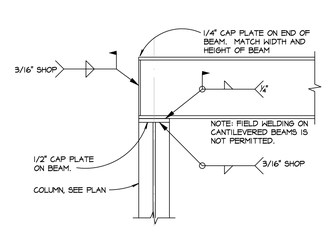
26 TYP. BEAM TO BEAM CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



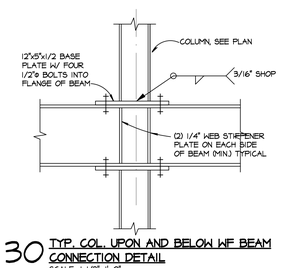
27 TYP. MOMENT CONNECTION
SCALE: 1 1/2"=1'-0"



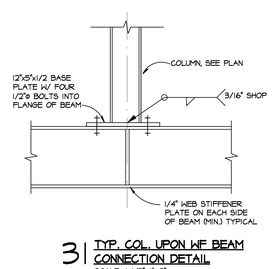
28 TYP. COLUMN TO WF BEAM CONNECTION DETAIL CONTINUOUS OVER TOP FOR CANTILEVER
SCALE: 1 1/2"=1'-0"



29 TYP. COLUMN TO WF BEAM CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



30 TYP. COL. UPON AND BELOW WF BEAM CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

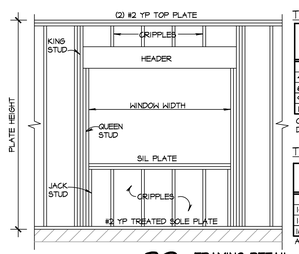


31 TYP. COL. UPON WF BEAM CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"

LOOSE LINTEL SCHEDULE

NOTE: PROVIDE 8" MINIMUM BEARING EACH END FOR STEEL LOOSE LINTELS. ONE ANGLE SHALL BE PROVIDED FOR EACH WYTHE OF BRICK. SEE ARCHITECTURAL DRAWINGS FOR LOCATION. STEEL LINTELS SHALL BE GALVANIZED EXCEPT AT THOSE LOCATIONS NOTED OTHERWISE.

MASONRY OPENING	SIZE	DETAIL
LESS THAN 5'-0"	L3½"x3½"x¼" LLV	
5'-0" BUT LESS THAN 6'-6"	L4"x3½"x¼" LLV	
6'-6" BUT LESS THAN 8'-0"	L5"x3½"x¼" LLV	
8'-0" BUT LESS THAN 10'-0"	L6"x3½"x¼" LLV	
10'-0" BUT LESS THAN 11'-0"	C6X8.2 W/ ¼" PL.	
11'-0" BUT LESS THAN 13'-0"	C7X9.8 W/ ¼" PL.	
13'-0" BUT LESS THAN 15'-0"	C8X11.5 W/ ¼" PL.	
15'-0" BUT LESS THAN 17'-0"	C9X13.4 W/ ¼" PL.	
17'-0" BUT LESS THAN 19'-0"	C10X15.3 W/ ¼" PL.	
19'-0" BUT LESS THAN 23'-0"	C12X20.7 W/ ¼" PL.	
23'-0" BUT LESS THAN 24'-0"	C12X25 W/ ¼" PL.	
24'-0" BUT LESS THAN 25'-0"	C12X30 W/ ¼" PL.	
25'-0" BUT LESS THAN 30'-0"	C15X33.9 W/ ¼" PL.	



32 FRAMING DETAIL
SCALE: NTS

TYPICAL FRAMED OPENING SCHEDULE

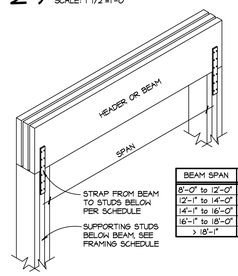
WINDOW WIDTH	NUMBER OF STUDS AT EACH SIDE OF WINDOW		# SIL PLATE
	KING	QUEEN	JACK	
< 3'-11"	1	1	1	1
4'-0" to 6'-5"	2	1	1	1
6'-6" to 9'-0"	3	2	1	1
9'-1" to 11'-11"	4	2	1	2
12'-0" to 14'-8"	5	2	1	2

CHART IS FOR 16" O.C. STUD SPACING. DOUBLE ALL COUNTS FOR 8" O.C. SPACING

TYPICAL WALL FRAMING SCHEDULE

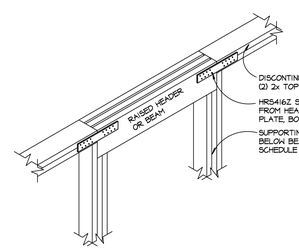
PLATE HEIGHT	SUPPORTING ROOF ONLY		SUPPORTING FLOOR AND ROOF	
	@ 16" O.C.	@ 8" O.C.	@ 16" O.C.	@ 8" O.C.
< 10'-2"	2x4	2x4	2x4	2x4
10'-2" to 14'-2"	2x6	2x4	2x6	2x6
14'-2" to 16'-2"	2x6	2x6	2x6	2x6
16'-2" to 20'-0"	N/A	2x6	N/A	2x6

ALL STUDS ARE SPF OR #2 YP.

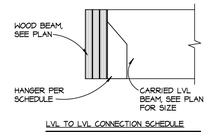


BEAM SPAN	REQ. STRAP
8'-0" to 12'-0"	LSTA12
12'-1" to 14'-0"	LSTA15
14'-1" to 16'-0"	LSTA21
16'-1" to 18'-0"	ST2122
> 18'-1"	LSTA30

33 TYPICAL PERIMETER STRAPPING DETAIL FOR PORCH BEAMS & GARAGE HEADERS
SCALE: NTS



34 TYPICAL RAISED HEADER SPLICE DETAIL
SCALE: NTS



LVL TO LVL CONNECTION SCHEDULE

CARRIED MEMBER	SIMPSON HANGER
(2) 2x12	HU210-2
(3) 2x12	HU210-3
(4) 2x12	HU210-4
(2) 12" LVL	HU410
(3) 12" LVL	HU612
(4) 12" LVL	HU810
(2) 14" LVL	HU412
(3) 14" LVL	HU612
(4) 14" LVL	HU812
(2) 16" LVL	HU414
(3) 16" LVL	HU614
(4) 16" LVL	HU814
(2) 18" LVL	HU416
(3) 18" LVL	HU616
(4) 18" LVL	HU816

NOTE: INSTALL ACCORDING TO MANUFACTURER SPECIFICATIONS. SUBSTITUTION MUST MEET EQUIVALENT LOADING, AND CONFIRMED WITH ENGINEER. USE SCHEDULE FOR ALL HANGERS UNLESS OTHERWISE SPECIFIED ON PLAN.

35 LVL TO LVL BEAM CONNECTION DETAIL
SCALE: 3/4"=1'-0"

Butkin Engineering, Inc.
2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Cell: (512) 914-2659
Firm #9955

James E. Butkin 89222 LICENSED PROFESSIONAL ENGINEER
June 2, 2022

Jay Corder Architect
7010 Easy Wind Dr
Bld. 4, Suite 230
Austin, TX 78752
(512) 323-0380

New Residence
1906 Yaupon Valley Road
Austin, Texas 78746

Job # 2022060201
Drn. C. FRANKLIN
Chk. J. BUFKIN
Date 06-02-2022
Rev

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S-6
Of 7

PERMIT DOCUMENTS

WALL BRACING NOTES

CODES

1. Building Code: International Residential Code 2021 Edition. Section R602.10

WALL BRACING LEGEND

CS-WSP — Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4 staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.

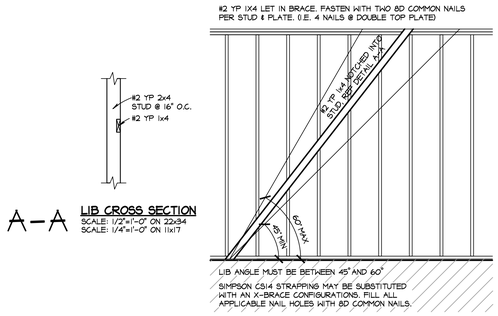
BWL = BRACED WALL LINE
##'-#"=TOTAL LENGTH OF CONTRIBUTING PANELS ON BRACED WALL LINE

BWL — Braced wall line

CS-PF — Continuous portal frame braced wall panels, refer to plan for pre-engineered frame. Solid sheath entire building in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4 staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.

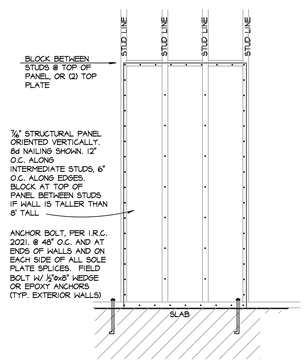
CS-G — Install structural panel adjacent to garage openings as per manufacturer's requirements. Solid sheath exterior wall in 7/16" to 1/2" wood paneling and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 ga. 1 3/4 staples at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block all wood panels.

LIB — 1x4 diagonal wood bracing continuous from top plate to bottom plate or approved metal straps at 45 to 60 degree angles for 16" stud spacing. Install straps as per manufacturer's requirements. Intermittent braced walls must have 1/2" gypsum wall board installed on side of wall opposite the bracing material.

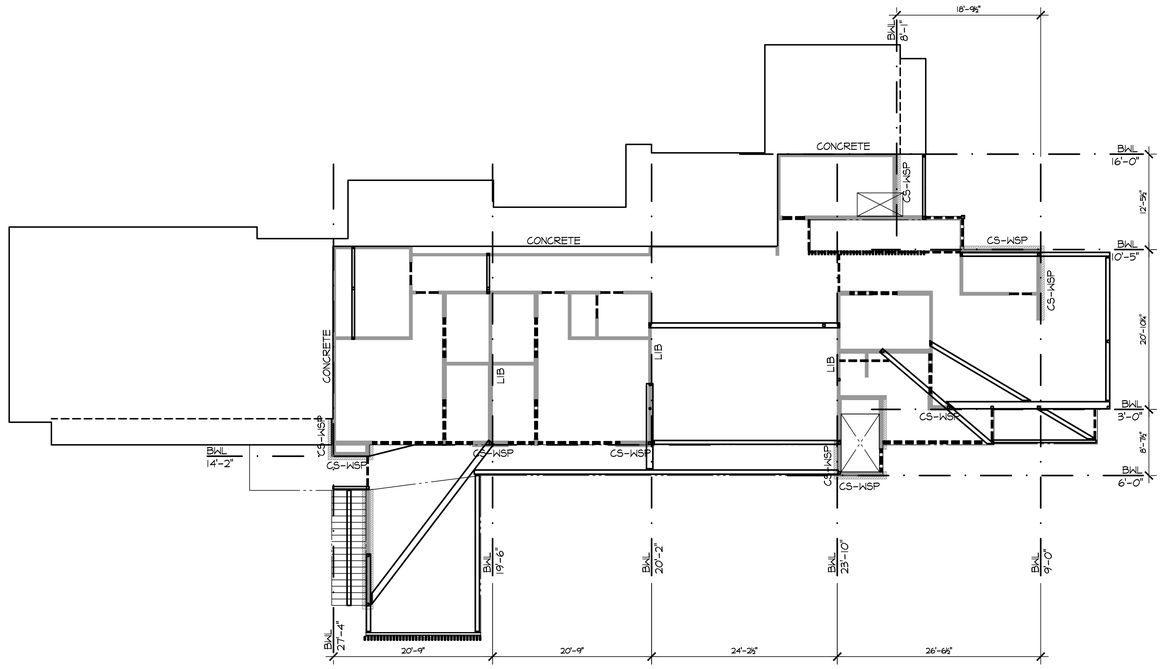


A-A **LIB CROSS SECTION**
SCALE: 1/2"=1'-0" ON 22x34
SCALE: 1/4"=1'-0" ON 11x17

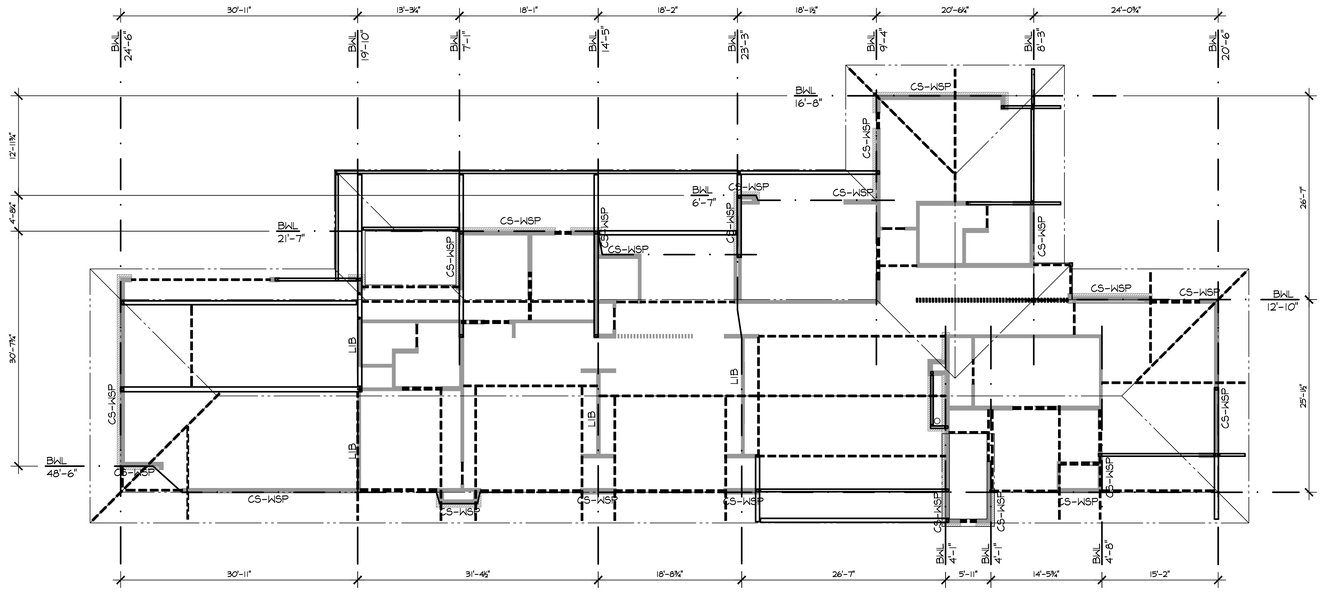
1 **LIB DETAIL**
SCALE: 1/4"=1'-0" ON 22x34
SCALE: 1/8"=1'-0" ON 11x17



2 **CS-WSP VERTICAL APPLICATION**
SCALE: 1/2"=1'-0" ON 22x34
SCALE: 1/4"=1'-0" ON 11x17
REFER TO PLAN FOR LOCATION OF ANY REQUIRED HOLDDOWNS



LOWER LEVEL BRACED WALL PLAN
SCALE: 1/8"=1'-0"



UPPER LEVEL BRACED WALL PLAN
SCALE: 1/8"=1'-0"

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James E. Butkin 89222 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS
June 2, 2022

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Bld. 4, Suite 230
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New Residence
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Job #	2022060201
Drn.	C. FRANKLIN
Chk.	J. BUFKIN
Date	06-02-2022
Rev	

Sheet S-7 Of 7

PLEASE RECYCLE

CONSTRUCTION PLANS

FOR

1906, YAUPON VALLEY

A PART OF YAUPON VALLEY ROAD,92/258

WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

SHEET INDEX

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C	COVER SHEET
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C-1.2	LEGEND & ABBREVIATIONS
C-2.0	DEMOLITION PLAN
C-3.1	EROSION AND SEDIMENTATION CONTROL PLAN
C-3.2	EROSION AND SEDIMENTATION CONTROL NOTES
C-3.3	EROSION AND SEDIMENTATION CONTROL DETAILS-I
C-3.4	EROSION AND SEDIMENTATION CONTROL DETAILS-II
C-4.0	SITE PAVING AND UTILITY LAYOUT PLAN
C-5.1	GRADING PLAN
C-5.2	GRADING SECTION-I
C-5.3	GRADING SECTIONS -II
C-5.4	GRADING SECTIONS -III
C-5.5	DETENTION POND PLAN & SECTION
C-6.1	EXISTING DRAINAGE AREA MAP
C-6.2	PROPOSED DRAINAGE AREA MAP

OWNER/DEVELOPER
SEVEN CUSTOM HOMES
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AUSTIN, TX. 78734
PHONE: (512) 662-1349
CONTACT: DAVID LYNE
EMAIL: DLYNE@VIIHOMES.COM

ENGINEER
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY, TX 75071
TBPE FIRM #20221
PHONE: (214) 734-2305
CONTACT: MICHAEL GROSELLE
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SURVEYOR
CHAPARRAL
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SURVEYING AND MAPPING
3500 McCALL LANE
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CONTACT: PAUL J. FLUGEL
FIRM NO. 10124500

CITY OF WEST LAKE HILLS UTILITY PROVIDER

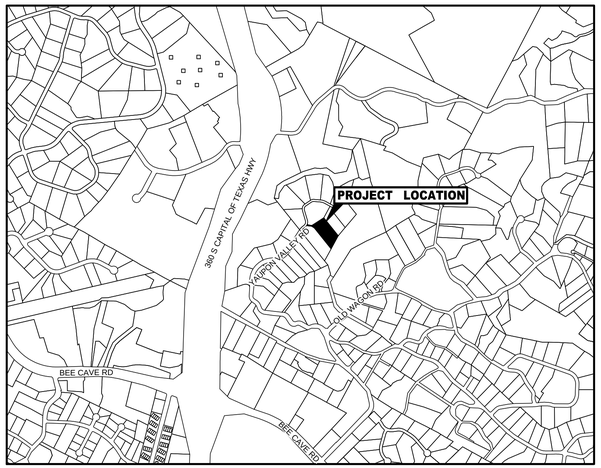
TRAVIS COUNTY ELECTRIC PROVIDER
AUSTIN ENERGY (512)-322-9100

TRAVIS COUNTY GAS PROVIDER
TEXAS GAS (800)-700-2443

TRAVIS COUNTY WATER PROVIDER
WATER DISTRICT 10 (512)-322-9100

TRAVIS COUNTY WASTEWATER PROVIDER
WEST LAKE HILLS (512)-322-9100

TRAVIS COUNTY TRASH PROVIDER
TEXAS DISPOSAL SERVICE (512)-322-9100



LOCATION MAP
SCALE: N.T.S.

MES MODERN ENGINEERING SOLUTIONS

Texas 811 Know what's below. Call before you dig.

MARCH 2023

OWNER CERTIFICATION

AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/ TRUSTEE **DATE**

ENGINEERS CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, (LICENSED PROFESSIONAL ENGINEER), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.

(SEAL & SIGNATURE OF PROFESSIONAL ENGINEER)

NAME OF PROFESSIONAL ENGINEER **DATE**

CITY ACCEPTANCE BLOCK

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

CITY ADMINISTRATOR **DATE**

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

I HEREBY CONFIRM THAT THIS APPLICATION IS COMPLETE AND ALL REQUIRED INFORMATION IS ATTACHED. I FURTHER AGREE TO COMPLY WITH ALL PLATTING AND SUBDIVISION DESIGN REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. I UNDERSTAND THAT THE PERMIT WILL NOT BE ISSUED UNLESS STAFF COMMENTS ARE SATISFACTORILY ADDRESSED.

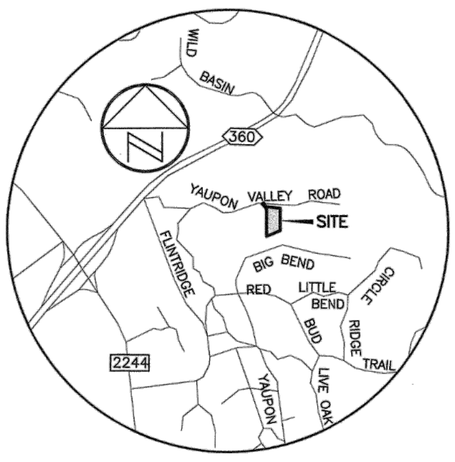
SIGNATURE OF OWNER/APPLICANT DATE

PRINT NAME & TITLE

Drawing: N:\Modern Engineering Solutions\MES - Files\21-010 Yaupon SF Home\CAD\21-010-C-COVER
Last Saved: 3/20/2023 11:18 AM
Last Plotted: 3/20/2023 11:19 AM
Plot By/Date/Time: Michael Howarth 3/20/2023 11:19 AM

1906, YAUPON VALLEY

A TOPOGRAPHIC AND TREE SURVEY OF 1.765 ACRES (APPROXIMATELY 76,919 SQ. FT.), BEING ALL OF LOT 2A REPLAT OF LOTS 1, 2, 13 & A PORTION OF 14, LOS RICONES SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700059 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 20'
GRAPHIC SCALE
20 10 0 20

LEGEND

- ● 1/2" REBAR FOUND (OR AS NOTED)
- ▲ 80D NAIL FOUND
- CONTROL POINT/BENCHMARK LOCATION
- [C] CABLE TV RISER
- [E] ELECTRIC UTILITY
- [W] WATER METER
- ⊗ WATER VALVE
- Ⓢ SPRINKLER CONTROL VALVE
- ⌀ UTILITY POLE
- ← GUY WIRE
- —OU— OVERHEAD UTILITIES
- Ⓔ ELECTRIC MANHOLE
- B.L. BUILDING SETBACK LINE
- ( ) RECORD INFORMATION

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION = 913.23'VERTICAL DATUM: NAVD 88 (GEOID 18)

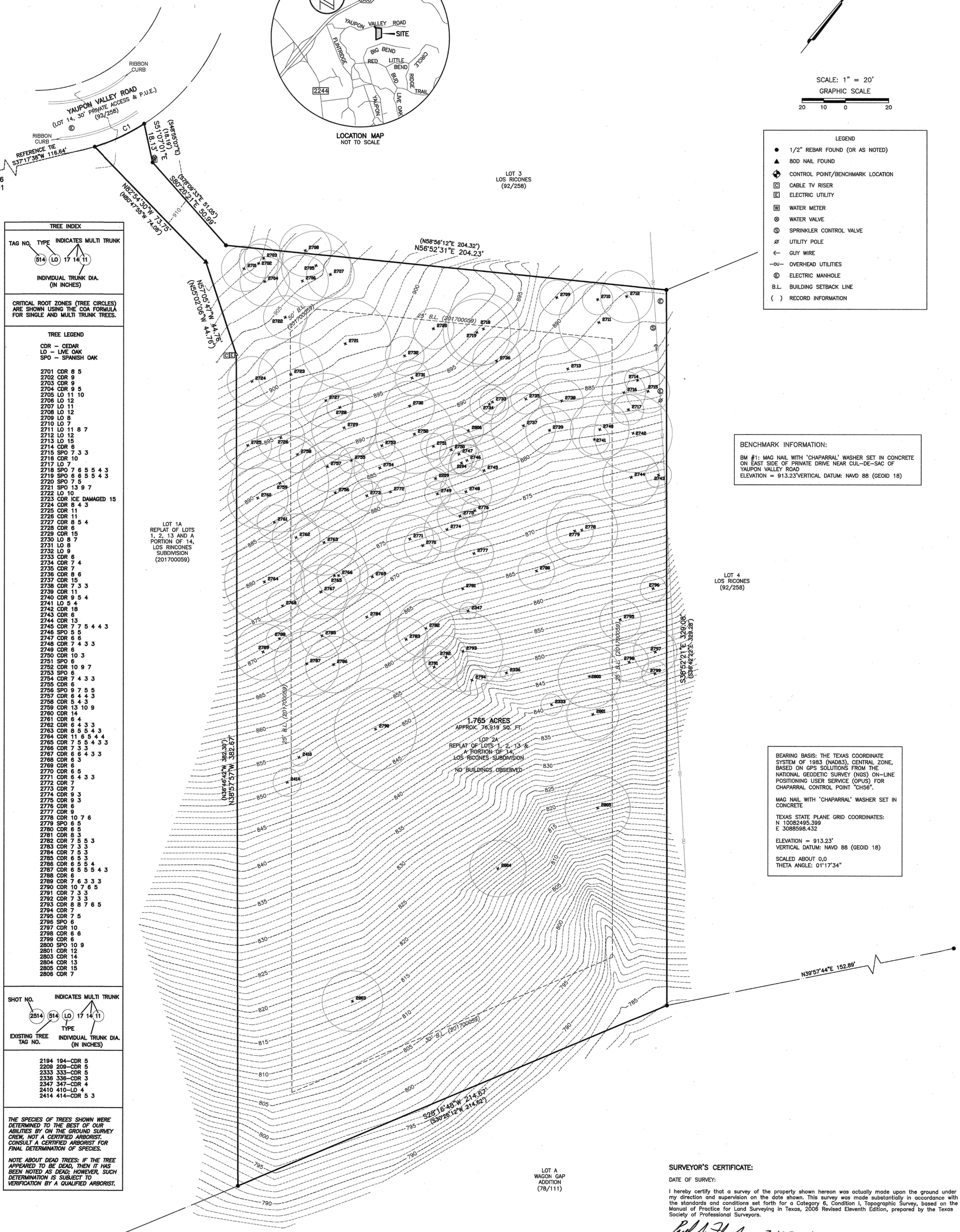
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH56".

MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE

TEXAS STATE PLANE GRID COORDINATES:
N 10082495.399
E 3088598.432

ELEVATION = 913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

SCALED ABOUT 0,0
THETA ANGLE: 01°17'34"



TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK
514 LO 17 14 11
INDIVIDUAL TRUNK DIA. (IN INCHES)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

TREE LEGEND

CDR – CEDAR
LO – LIVE OAK
SPO – SPANISH OAK

2701 CDR 8 5
2702 CDR 9
2703 CDR 9
2704 CDR 9 5
2705 LO 11 10
2706 LO 12
2707 LO 11
2708 LO 12
2709 LO 8
2710 LO 7
2711 LO 11 8 7
2712 LO 12
2713 LO 15
2714 CDR 6
2715 SPO 7 3 3
2716 CDR 10
2717 LO 7
2718 SPO 7 6 5 5 4 3
2719 SPO 6 6 5 5 4 3
2720 SPO 7 5
2721 SPO 13 9 7
2722 LO 10
2723 CDR ICE DAMAGED 15
2724 CDR 8 4 3
2725 CDR 11
2726 CDR 11
2727 CDR 8 5 4
2728 CDR 6
2729 CDR 15
2730 LO 8 7
2731 LO 8
2732 LO 9
2733 CDR 6
2734 CDR 7 4
2735 CDR 7
2736 CDR 8 6
2737 CDR 15
2738 CDR 7 3 3
2739 CDR 11
2740 CDR 9 5 4
2741 LO 5 4
2742 CDR 18
2743 CDR 6
2744 CDR 13
2745 CDR 7 7 5 4 4 3
2746 SPO 5 5
2747 CDR 6 6
2748 CDR 7 4 3 3
2749 CDR 6
2750 CDR 10 3
2751 SPO 6
2752 CDR 10 9 7
2753 SPO 6
2754 CDR 7 4 3 3
2755 CDR 6
2756 SPO 9 7 5 5
2757 CDR 6 4 4 3
2758 CDR 5 4 3
2759 CDR 13 10 9
2760 CDR 14
2761 CDR 6 4
2762 CDR 6 4 3 3
2763 CDR 8 5 5 4 3
2764 CDR 11 6 5 4 4
2765 CDR 7 5 5 4 3 3
2766 CDR 7 3 3
2767 CDR 6 6 4 3 3
2768 CDR 6 3
2769 CDR 6
2770 CDR 6 5
2771 CDR 6 4 3 3
2772 CDR 7
2773 CDR 7
2774 CDR 9 3
2775 CDR 9 3
2776 CDR 6
2777 CDR 9
2778 CDR 10 7 6
2779 SPO 6 5
2780 CDR 6 5
2781 CDR 8 3
2782 CDR 7 5 5 3
2783 CDR 7 3 3
2784 CDR 7 5 3
2785 CDR 6 5 3
2786 CDR 6 5 5 4
2787 CDR 6 5 5 5 4 3
2788 CDR 6
2789 CDR 7 6 3 3 3
2790 CDR 10 7 6 5
2791 CDR 7 3 3
2792 CDR 7 3 3
2793 CDR 8 8 7 6 5
2794 CDR 7
2795 CDR 7 5
2796 SPO 6
2797 CDR 10
2798 CDR 6 6
2799 CDR 6
2800 SPO 10 9
2801 CDR 12
2803 CDR 14
2804 CDR 13
2805 CDR 15
2806 CDR 7

SHOT NO. INDICATES MULTI TRUNK
2514 514 LO 17 14 11
EXISTING TREE TAG NO. TYPE INDIVIDUAL TRUNK DIA. (IN INCHES)

2194 194–CDR 5
2209 209–CDR 5
2333 333–CDR 5
2336 336–CDR 3
2347 347–CDR 4
2410 410–LO 4
2414 414–CDR 5 3

THE SPECIES OF TREES SHOWN WERE DETERMINED TO THE BEST OF OUR ABILITIES BY ON THE GROUND SURVEY CREW, NOT A CERTIFIED ARBORIST. CONSULT A CERTIFIED ARBORIST FOR FINAL DETERMINATION OF SPECIES.

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	93.11'	15°34'44"	25.32'	N26°15'40"E	25.24'
(C1)	(93.11')		(25.38')	(N28°05'11"E)	(25.31')

SURVEYOR'S CERTIFICATE:

DATE OF SURVEY:

I hereby certify that a survey of the property shown hereon was actually made upon the ground under my direction and supervision on the date shown. This survey was made substantially in accordance with the standards and conditions set forth for a Category 6, Condition I, Topographic Survey, based on the Manual of Practice for Land Surveying in Texas, 2006 Revised Eleventh Edition, prepared by the Texas Society of Professional Surveyors.

Paul J. Flugel 3-15-2021
Paul J. Flugel Date
Registered Professional Land Surveyor
State of Texas No. 5096

STATE OF TEXAS REGISTERED PAUL J. FLUGEL 5096 PROFESSIONAL LAND SURVEYOR

Paul J. Flugel
R.P.L.S. No. 5096

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 1656-003
DRAWING NO.: 1656-003-BASE.dwg
PLOT DATE: March 15, 2021
PLOT SCALE: 1"=20'
DRAWN BY: DJ

SHEET TS01 OF 01

PLEASE RECYCLE

1906, YAUPON VALLEY

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITE WORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS 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. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

TRENCH SAFETY 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.

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.

STREET AND 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 TOP SOIL 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. BASE THICKNESS	HMAC THICKNESS	LIME STAB.THICKNESS

5. LOTS IN THIS SUBDIVISION ARE 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.(IF APPLICABLE)

6. THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL 48453C0440J, DATED 2020-01-22."

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 CONFIRM 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.

1. THE TERM MUNICIPALITY REFERS TO THE TEXAS COUNTY.

2. ALL WORK SHALL CONFIRM TO THE REQUIREMENTS OF THE MUNICIPALITY AND SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION. ALL WORK NOT COVERED IN THE CONTRACT DOCUMENTS AND MUNICIPAL STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION SHALL BE GOVERNED BY TEXAS COUNTY STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

3. EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. EXISTING UTILITIES SHOWN HAVE BEEN BASED ON AVAILABLE RECORD DRAWINGS AND SURFACE APPURTENANCE FIELD TIES ONLY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATIONS AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES WHETHER SHOWN OR NOT, DAMAGED BY THE CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATIONS OF EXISTING UTILITIES SHALL NOT BE BASIS FOR ADDITIONAL COMPENSATIONS TO THE CONTRACTOR.

4. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY MONUMENTATION AND PRIMARY CONTROL. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT CONTRACTORS EXPENSE BY A REGISTERED PROFESSIONAL LAND SURVEYOR.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO: A.) PREVENT ANY DAMAGES TO PRIVATE PROPERTY AND PROPERTY OWNER'S POLES, FENCES, SHRUBS, ETC. B.) PROTECT ALL UNDERGROUND UTILITIES. C.) NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION IN ACCORDANCE WITH COLORADO LAW. D.) FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES IN THE VICINITY OF CONSTRUCTION ACTIVITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY UNIDENTIFIED POTENTIAL CONFLICTS THAT MAY EXIST BETWEEN THE EXISTING UTILITIES AND CONSTRUCTION PLANS.

6. ANY DAMAGES THAT MAY OCCUR TO REAL PROPERTY OR EXISTING IMPROVEMENTS, INCLUDING EXISTING PRIVATE AND PUBLIC LANDSCAPE IRRIGATION SYSTEMS, SHALL BE RESTORED BY THE CONTRACTOR TO AT LEAST THE SAME CONDITION THAT THE REAL PROPERTY OR EXISTING IMPROVEMENT WERE IN PRIOR TO THE DAMAGES. THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR THE ADJUSTMENT OF SPRINKLER HEADS TO FINAL GRADE AND RELOCATION IF NECESSARY.

7. THE CONTRACTOR SHALL MAINTAIN DRAINAGE AT ALL TIMES DURING CONSTRUCTION. THE PONDING OF WATER IN STREETS, DRIVES, TRENCHES, ETC, WILL NOT BE ALLOWED. THE CONTRACTOR SHALL MAINTAIN EXISTING DRIVEWAYS ACCESS AT ALL TIME.

8. THE CONTRACTOR SHALL MAINTAIN EXISTING SANITARY SEWER AND WATER SERVICES AT ALL TIMES DURING CONSTRUCTION.

9. AREAS OF THE SITE THAT WILL UNDERLIE FILL SHALL BE SCARIFIED TO A DEPTH OF 8 INCHES, FILL SHALL BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS. ALL FILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY WITH A MOISTURE CONTENT FROM -3% TO +1% OF OPTIMUM OR PER GEOTECH RECOMMENDATION. FIELD DENSITY TESTS PER MUNICIPAL REQUIREMENTS.

10. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS GOVERNING EXCAVATION. THE CONTRACTOR SHALL PROVIDE DETAILED PLANS AND SPECIFICATION FOR TRENCH SAFETY SYSTEMS THAT COMPLY WITH APPLICABLE LAWS GOVERNING EXCAVATION. THESE PLANS SHALL BE SEALED BY AN ENGINEER EXPERIENCED IN THE DESIGN OF TRENCH SAFETY SYSTEM, REGISTERED IN THE STATE OF COLORADO. THE CONTRACTOR SHALL SUBMIT COMPLETED TRENCH SAFETY PLANS TO THE MUNICIPALITY PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF WORK RELATED TO EXCAVATION. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS".

11. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL IT HAS BEEN INSPECTED BY THE MUNICIPALITY.

12. ALL EXCAVATION ON THE PROJECT IS UNCLASSIFIED.

13. ALL CURB AND GUTTER SHALL BE INTEGRAL WITH THE CONCRETE PAVEMENT.

14. CONTRACTOR SHALL COORDINATE THE PROTECTION OF EXISTING FRANCHISE UTILITIES AND APPURTENANCES INCLUDING EXISTING UTILITY POLES IN THE VICINITY OF CONSTRUCTION OPERATIONS WHETHER UTILITIES ARE SHOWN ON PLANS OR NOT. ANY DAMAGE INCURRED TO EXISTING FRANCHISE UTILITIES, APPURTENANCES, UTILITY POLES, LIGHT STANDARDS, ETC., BY CONSTRUCTION RELATED ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

15. THE CONTRACTOR SHALL LOCATE AND RECORD EXISTING IRRIGATION SYSTEMS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL TEMPORARILY REMOVE AND CAP IRRIGATION SYSTEM AS NECESSARY FOR CONSTRUCTION AND SHALL REPLACE THE PORTION REMOVED WITH EQUIVALENT SYSTEMS. CONTRACTOR SHALL COORDINATE ANY IRRIGATION WORK WITH THE MUNICIPALITY AND PROPERTY OWNER'S REPRESENTATIVES.

16. THE CONTRACTOR MUST CEASE ALL CONSTRUCTION OPERATIONS IMMEDIATELY IF A SUSPECTED ARCHEOLOGICAL OBJECT/ARTIFACT IS UNCOVERED DURING CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY CONTACT THE COLORADO HISTORICAL COMMISSION AND THE MUNICIPALITY. PROJECT WORK WILL NOT COMMENCE UNTIL PROPER PERMITS ARE IN PLACE AND PROVIDED TO THE MUNICIPALITY.

17. ALL PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

18. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH ALL HANDICAPPED ACCESSIBILITY REQUIREMENTS INCLUDING SIGNAGE, TEXTURES, COLORING, MARKINGS, AND SLOPES OF ADA/TAS 2012 ACCESSIBLE ROUTES & RAMPS, AND PARKING SPACES.

19. ALL PIPE LENGTHS MEASURED FROM STATION TO STATION BASED ON THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES ARISE.

GENERAL CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE TRAVIS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.

2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER MESH.

3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED,BY THE ENGINEER OF RECORD, AND SUBMITTED TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.

4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR.

5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING,AND IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE TRAVIS COUNTY CONSTRUCTION INSPECTOR.

6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.

7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOW FILL, AND PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.

8. A COPY OF THE GEO-TECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.

9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.

10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.

11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.

12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.

13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

GENERAL NOTES FOR PAVING IMPROVEMENTS

14. THE SUB GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB-GRADE STABILIZATION.

15. INDIVIDUAL WATER AND SEWER SERVICES AND WATER VALVES SHALL BE MARKED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.

16. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY/MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY A REGISTERED TESTING FIRM. COPIES OF THE TEST RESULTS SHALL BE FURNISHED TO THE MUNICIPALITY. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO (72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

17. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING.

18. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET OR FIRE LANE CENTERLINE AT THE LOCATION OF EACH FIRE HYDRANT.

19. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS AND SUBMIT TO THE MUNICIPALITY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE MUNICIPALITY. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.U.T.C.D AND AS MODIFIED BY THE TxDOT SUPPLEMENT TO THE M.U.T.C.D. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

20. CONCRETE SEALANT TO BE PER THE MUNICIPALITIES STANDARDS.

PROJECT GENERAL NOTES

1. THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MUST APPROVE ANY WORK TO BE DONE IN THE STATE HIGHWAY RIGHT-OF-WAY. AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED TO THE MUNICIPALITY AND THE MUNICIPALITY WILL SUBMIT THE APPLICATION TO TxDOT FOR REVIEW AND APPROVED BY THE MUNICIPALITY WHERE THE WORK WILL BE PERFORMED.

2. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF THE EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

3. WHERE EXISTING UTILITIES, SERVICE LINES OR IRRIGATION LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES, SERVICE LINES OR IRRIGATION LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENTS.

4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS." VOL. 29, SUBPART P. PG. 128-137, AND ANY AMENDMENTS THERETO. THE CONTRACTOR SHALL PREPARE AND IMPLEMENT A TRENCH SAFETY PLAN FOR THIS PROJECT.

5. THE CONTRACTOR SHALL RESTORE ALL AREAS, ONSITE AND OFFSITE, DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE SWALES, STAGING AREAS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE DRAWINGS, RESTORATION SHALL INCLUDE HYDROMULCHING ALL DISTURBED AREAS WITH A SLOPE OF LESS THAN 20% (1.5) AND SODDING AREAS WITH A SLOPE OF 20% (1.5) OR GREATER. ESTABLISHMENT OF GRASS THROUGH PROPER WATERING IS LEFT UP TO THE CONTRACT'S MEANS AND METHODS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE/IRRIGATION DRAWINGS.

6. THE CONTRACTOR SHALL KEEP RECORDS FOR AS-BUILTS DRAWINGS AND SHALL SUBMIT MARK-UPS TO THE MUNICIPALITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALK THROUGH INSPECTION.

7. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM ALL CONTRACTORS, THE ENGINEER, AND THE MUNICIPALITY.

8. ALL CONSTRUCTION MUST ADHERE TO THE TREE PRESERVATION REQUIREMENTS OF THE MUNICIPALITY.

9. THE CONTRACTOR, AND HIS AGENTS, AND SUB-CONTRACTOR, ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, ENGINEER AND THEIR AGENTS, ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTAL AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL BE REPORTED, IN WRITING, TO THE OWNER IMMEDIATELY FOR RECONCILIATION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PREPARE, IMPLEMENT AND MAINTAIN THE SWPPP IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENT TCEQ AND NPDES GENERAL PERMIT AS DESCRIBED IN THE FEDERAL REGISTER, PAGES 36489 THROUGH 36519.

GENERAL NOTES FOR WATER IMPROVEMENTS

1. ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO A.W.W.A. STANDARD C-900 SDR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH MUNICIPAL AND/OR NCTCOG STD. SPECS., UNLESS OTHERWISE NOTED WITHIN THE CONSTRUCTION PLANS.

GENERAL NOTES FOR SANITARY SEWER IMPROVEMENTS

1. SANITARY SEWER PVC PIPE SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
2. AFTER COMPLETION OF ALL SANITARY SEWER TESTING (I.E. MANDREL AND AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE MUNICIPALITY. ALL MANHOLES SHALL BE VACUUM TESTED.
3. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED AND CENTERED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
4. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.
5. ANY CONNECTION TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
6. ALL CLEAN-OUTS TO BE PROVIDED PER MUNICIPAL REQUIREMENTS.

GENERAL NOTES FOR STORM DRAIN IMPROVEMENTS

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH COMPRESSIVE TYPE JOINTS UNLESS NOTED OTHERWISE.
2. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL ENSURE THAT ALL DEBRIS AND SILTATION HAS BEEN REMOVED.
3. ALL PUBLIC CURB INLETS ARE TO BE CAST IN PLACE.

MISCELLANEOUS NOTES AND CONSTRUCTION ITEMS

1. ALL EXISTING MAILBOXES IN CONFLICT WITH THE PROPOSED IMPROVEMENTS SHALL BE RELOCATED AND REPLACED WITH AN EQUIVALENT MAILBOX AT NO COST UNLESS SPECIFIED AS A BID ITEM.

1. PROJECT DESCRIPTION NOTES:

2. PROJECT IS A TYPE 3 DEVELOPMENT.

3. WE CERTIFY THAT ALL EASEMENTS A+C20+C21:C29+C21:C28

4. NO CONCENTRATED STORM WATER FLOWS WILL LEAVE THIS LOT ONTO ADJACENT PROPERTIES, UNLESS THEY DISCHARGE DIRECTLY INTO AN APPROVED CHANNEL THAT IS WITHIN A DRAINAGE EASEMENT.

5. NO FENCES OR STRUCTURES ARE ALLOWED ACROSS ANY DRAINAGE EASEMENT.

6. 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.

7. 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.

8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR CLEANING AND REMOVING ALL SEDIMENT THAT IS WASHED FROM THE SITE AND IN DEDICATED STREETS, ALLEYS, WATERWAYS, OR OTHER PROPERTIES.

9. 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(I)

10 THE FEMA MAPS FOR THE CITY OF WEST LAKE HILLS, TEXAS, INDICATE THAT THE PROPERTY SHOWN HEREON DOES/DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY FIRM PANEL 48453C0440J, DATED 2020-01-22.

11. THE PROJECT IS LOCATED WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED
PROFESSIONAL ENGINEER

2023-03-20

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-08-03	ISSUED FOR PERMITTING
2	2022-11-22	ISSUED FOR PERMITTING
3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GENERAL NOTES

MODERN ENGINEERING SOLUT

PLEASE RECYCLE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 6" SANITARY SEWER LINE
- PROPOSED 4" SANITARY SEWER TAP
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED CULVERT
- PROPOSED OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER LINE
- PROPOSED UNDERGROUND PHONE/DATA LINE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE SWALE
- PROPOSED RETAINING/SCREENING WALL
- PROPOSED FENCE
- PROPOSED CEDAR WOOD FENCE
- 100 YEAR FLOODPAIN LINE
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING 8" SANITARY SEWER LINE
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 4" SANITARY SEWER TAP
- EXISTING WATER SERVICE LINE
- EXISTING CULVERT
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING UNDERGROUND PHONE/DATA LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING STORM SEWER LINE
- EXISTING DRAINAGE SWALE
- EXISTING RETAINING/SCREENING WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING CEDAR WOOD FENCE
- EXISTING UTILITY PIPING OR FENCING TO BE REMOVED

- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED LIGHT POLE 2-FIXTURES
- PROPOSED TRANSFORMER PAD
- PROPOSED FIREHYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED WATER METER AND VAULT
- PROPOSED SEWER SINGLE CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER DOUBLE CLEANOUT
- PROPOSED SIGN
- PROPOSED GRATE INLET
- PROPOSED JUNCTION BOX
- PROPOSED CURB INLET
- EXISTING LIGHT POLE 1-FIXTURE
- EXISTING LIGHT POLE 2-FIXTURES
- EXISTING TRANSFORMER PAD
- EXISTING FIREHYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE DEPT. CONNECTION
- EXISTING WATER METER AND VAULT
- EXISTING SEWER SINGLE CLEANOUT
- EXISTING SEWER MANHOLE
- EXISTING SEWER DOUBLE CLEANOUT
- EXISTING SIGN
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING CURB INLET
- EXISTING LIGHT POLE
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING MAIL BOX

SIDEWALKS
(PUBLIC SIDEWALK AREAS)
6" 4,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE

SIDEWALKS
(PRIVATE SIDEWALK AREAS)
4" 4,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE.

MEDIUMUM PAVING
(DRIVEWAY)
6" 4,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS.

LIGHT PAVING
(PARKING AREAS)
5" 4,000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS.

GRAVEL
1"-2" CRUSHED ROCK
(REFER TO LANDSCAPING PLANS)

ASPHALT PAVEMENT
2 1/2" HMAC TYPE "D"
4" ASPHALTIC BASE TYPE "B"
6" COMPACTED STABILIZED SUBGRADE TO 95% STD. PROCTOR DENSITY

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED RIPRAP @ U/S & D/S
D_{50}=6"

EXISTING PAVEMENT TO BE REMOVED

PERMANENT SEEDING

TEMPORARY SEEDING

100YR FLOODWAY LIMITS

500 YR FLOODPLAIN LIMIT

× 5355.50 EX. SPOT GRADE

TG 5352.50
FL 5352.00 TOP OF CURB GUTTER

TP 5352.50 TOP OF PAVEMENT

FG 5352.50 FINISHED GRADE

TI 5352.50 TOP OF INLET

LP 5352.50 LOW POINT

HP 5352.50 HIGH POINT

TW 5352.50
BW 5350.50 TOP OF WALL BOTTOM OF WALL

FF=5352.50 FINISHED FLOOR

ABBREVIATIONS

SYMBOLS

'	FEET (WHEN USED WITH LENGTHS)
"	INCHES (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS (WHEN USED WITH ANGLES)
%	PERCENT
@	AT

A

AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
ADT	AVERAGE DAILY TRAFFIC
AADT	ANNUAL AVERAGE DAILY TRAFFIC
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
AWWA	AMERICAN WATER WORKS ASSOCIATION

B

BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BCPA	BITUMINOUS COATED PIPE ARCH CULVERT
BE	BURIED ELECTRIC
BFP	BACKFLOW PREVENTER
BL	BASE LINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BOP	BEGIN OF PAVEMENT
BT	BURIED TELEPHONE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL

C

CAC	COLORADO ADMINISTRATIVE CODE
CBR	COLORADO BEARING RATIO
CDEP	COLORADO DEPARTMENT OF ENVIRONMENTAL PROTECTION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
C&G	CURB AND GUTTER
C/O	CLEANOUT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CUBIC FOOT
CFS	CUBIC FEET PER SECOND
CHWA	COLORADO HIGHWAY ADMINISTRATION
CI	CAST IRON
CIP	CAST IRON PIPE
CIPL	CAST IN PLACE
CKT	CIRCUIT
CL	CENTER LINE
CL	COVER LEVEL
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT OR CONSTRUCTION
COORD	COORDINATE
CPE	CORRUGATED POLYETHYLENE PIPE
CR	COUNTY ROAD
CS	COLORADO STATUE
CY	CUBIC YARD OR CUBIC YARDS

D

D	DEGREE OF CURVATURE
DBH	DIAMETER AT BREAST HEIGHT
DBI	DITCH BOTTOM INLET
DE	DRAINAGE EASEMENT
DECEL	DECELERATION
DEG	DEGREE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DTL	DETAIL
DWG	DRAWING

E

e	RATE OF SUPERELEVATION
E	EAST
EA	EACH
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING

F

FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FL	FLOW LINE
FLA	FLORIDA
FOC	FACE OF CURB
FS	FLORIDA STATUES
FT	FOOT OR FEET

G

GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE

H

HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HWY	HIGHWAY
HYD	HYDRANT

I

ID	IDENTIFICATION
IL	INVERT LEVEL
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE

J

JB	JUNCTION BOX
JCT	JUNCTION

K

K	VERTICAL CURVE RATE OF CHANGE

L

L	LENGTH
LB	POUND
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
L OR LT	LEFT

M

MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

N

N/A	NOT APPLICABLE OR NOT AVAILABLE
N-E	NORTHING - EASTING
N&C	NAIL AND CAP
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NE	NORTHEAST
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NGS	NATIONAL GEODETIC SURVEY
NIC	NOT IN CONTRACT
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
NW	NORTHWEST

O

OC	ON CENTER
OE	OVERHEAD ELECTRIC
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OT	OVERHEAR TELEPHONE

P

PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PED	PEDESTRIAN
PERF	PERFORATED
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PKG	PARKING
PL	PROPERTY LINE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PR OR PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION

Q

Q	PEAK DISCHARGE OR FLOW VOLUME (CFS)

R

R/W	RIGHT-OF-WAY
R OR RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RCWM	RECLAIMED WATER MAIN
RCPA	REINFORCED CONCRETE PIPE ARCH
RDWY	ROADWAY
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RR	RAILROAD
R OR RT	RIGHT

S

S	SOUTH
SAN	SANITARY
SE	SOUTHEAST
SECT	SECTION
SERV	SERVICE
SF	SILT FENCE
SF	SQUARE FOOT OR SQUARE FEET
SH	SHEET
SHWE	SEASONAL HIGH WATER ELEVATION
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SW	SOUTHWEST
SY	SQUARE YARD OR SQUARE YARDS

T

T	TANGENT LENGTH OF CURVE
TAC	TEXAS ADMINISTRATIVE CODE
TBM	TEMPORARY BENCHMARK
TBR	TEXAS BEARING RATIO
TC	TANGENT TO CURVE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TERRA-COTTA PIPE
TCZ	TRAFFIC CONTROL ZONE
TDEP	TEXAS DEPARTMENT OF ENVIRONMENT PROTECTION
TEMP	TEMPORARY
TEL	TELEPHONE
TI	TOP OF INLET
TN	TON
TOB	TOP OF BANK
TOC	TOP OF CURB
TP	TOP OF PAVEMENT
TP	TELEPHONE POLE
TV	TELEVISION
TW	TOP OF WALL
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TYP	TYPICAL

U

UG	UNDERGROUND
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY

V

V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VTC	VEHICLE TRACKING COUNT

W

W	WITH
W	WEST
WM	WATER MAIN OR WATER METER
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
WWTP	WASTEWATER TREATMENT PLANT

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-08-03	ISSUED FOR PERMITTING
2	2022-11-22	ISSUED FOR PERMITTING
3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY
YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

LEGEND & ABBREVIATIONS

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-1.2
REVIEWER: MGR			

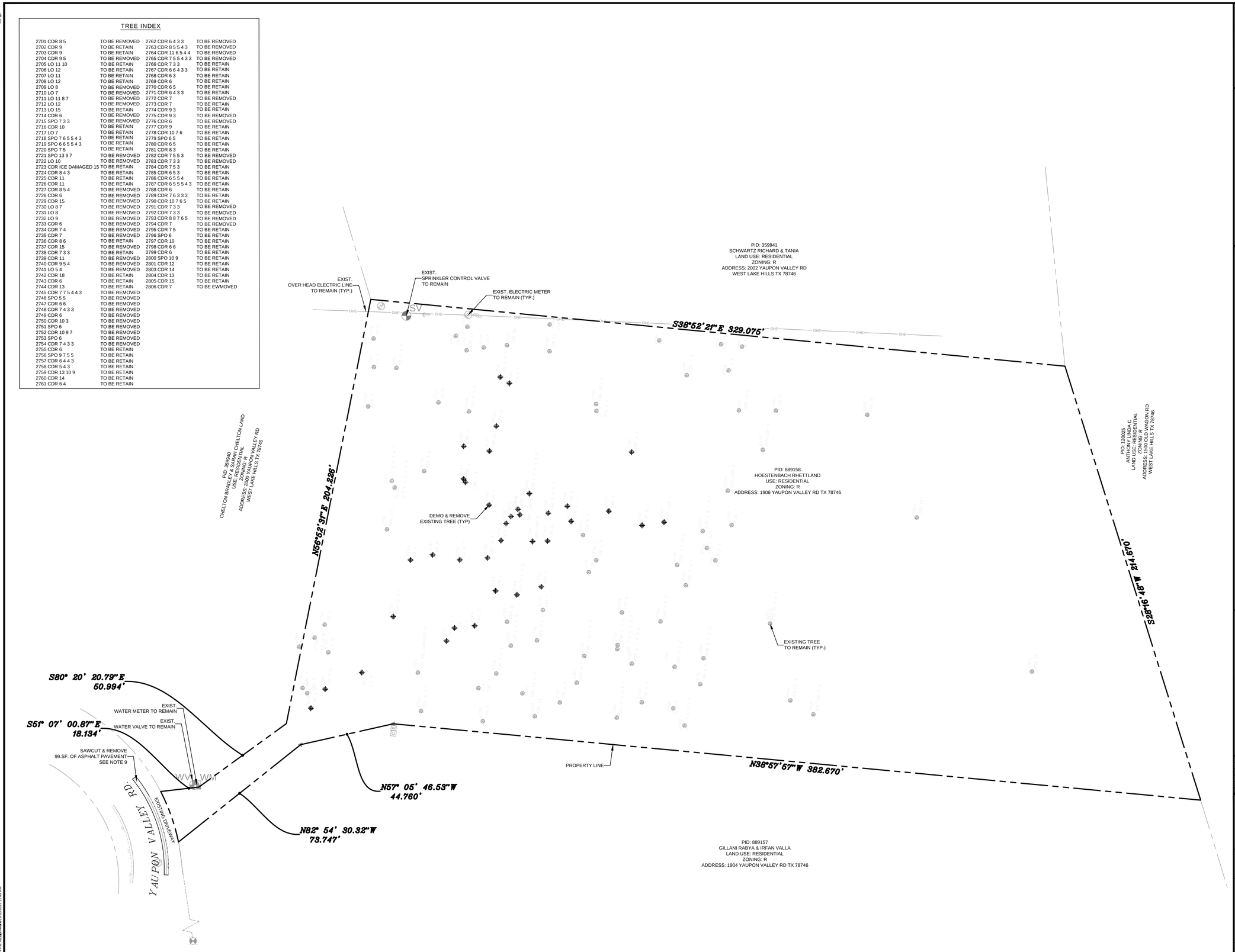
1906, YAUPON VALLEY

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TREE INDEX

2701 CDR 8 5	TO BE REMOVED	2762 CDR 6 4 3 3	TO BE REMOVED
2702 CDR 9	TO BE RETAIN	2763 CDR 8 5 5 4 3	TO BE REMOVED
2703 CDR 9	TO BE RETAIN	2764 CDR 11 6 5 4 4	TO BE REMOVED
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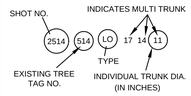
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DEMOLITION NOTES

1. CONTRACTOR MUST APPLY AND RECEIVED APPROVED FOR THE DEMOLITION PERMIT BY THE CITY OF LAKEWOOD PRIOR TO ANY DEMOLITION ON SITE.
2. REFER TO EROSION CONTROL PLAN FOR ALL TREE PROTECTION, AND EROSION AND DRAINAGE CONTROL.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATION DIMENSIONS, VERTICAL CONTROL ELEVATIONS, AND PROPERTY LINE LOCATIONS PRIOR TO DEMOLITION OPERATIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WITH DEMOLITION WORK.
5. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
6. COORDINATED WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
7. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL UNSUITABLE MATERIALS FROM THE PROJECT SITE, CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
9. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING ASPHALT FROM CONCRETE CURB AND GUTTER SECTION. CITY INSPECTOR SHALL MAKE A FINAL DETERMINATION IF THE EXISTING CONCRETE CURB AND GUTTER SECTION WILL NEED TO BE REPLACED IN-KIND.

TREE LEGEND

CDR - CEDAR
LO - LIVE OAK
SPO - SPANISH OAK



BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED
PROFESSIONAL ENGINEER
2023-03-20

NO.	DATE	REVISION
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1	2022-08-03	ISSUED FOR PERMITTING
2	2022-11-22	ISSUED FOR PERMITTING
3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

DEMOLITION PLAN

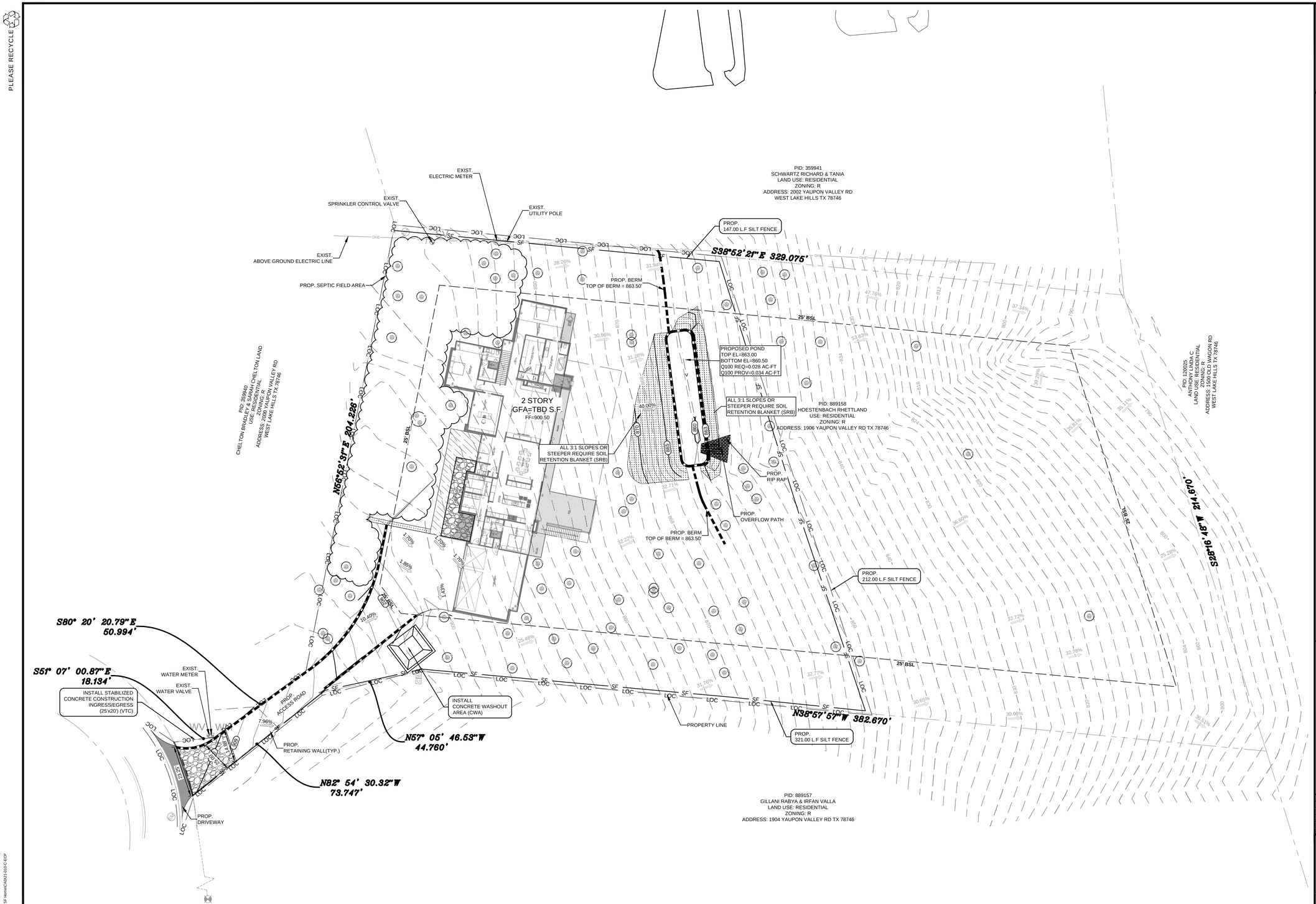
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-2.0
REVIEWER: MGR			

1906, YAUPON VALLEY

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EROSION CONTROL GENERAL NOTES

1. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILL'S 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 TREE/NATURAL 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 ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
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 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(L).
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.

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT THE RISK OF CONTRACTORS. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGES CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE.
2. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAYS, AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AND DEPOSITED AS A RESULT OF EROSION CONTROL MEASURE.
3. ALL EROSION CONTROL MEASURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE TRAVIS COUNTY STANDARD CONSTRUCTION DETAILS AND URBAN STORM DRAINAGE CRITERIA MANUAL.

DISTURBED AREA = 69,979.03 S.F. (1.61 Ac.)

CONSTRUCTION SEQUENCING

1. CONTRACTOR TO OBTAIN CITY OF WESTLAKE HILL'S BMP PERMIT.
2. CONTRACTOR TO INSTALL BMP PER EROSION CONTROL PLAN AND ANY ADDITIONAL BMP REQUESTED BY THE CITY INSPECTOR.
3. RECEIVE GRADING PERMIT FROM COUNTY TO START EARTHWORK.
4. INSTALL WATER AND SEWER UTILITIES WITH THE COORDINATION OF THE WATER & SEWER UTILITY DISTRICTS.
5. CONCRETE POURING OF DRIVEWAY AND SIDEWALKS.
6. CONCRETE POURING OF HOUSE FOUNDATION PADS.
7. BEGIN HOUSE CONSTRUCTION.
8. SODDING AND HYDROSEEDING SITE.
9. FINALIZE BUILDING INTERIOR.
10. INSTALL LOT FENCING.
11. OBTAIN CERTIFICATE OF OCCUPANCY.
12. REMOVE BMP'S.

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

1906, YAUPON VALLEY

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1906, YAUPON VALLEY

PERFORMANCE STANDARD NOTES:

1. STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN-OFF AT ITS SOURCE.
2. PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE).LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE- EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
3. SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
4. ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT.
5. DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
6. INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
7. CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
8. INSTALL CMS, SUCH AS CHECK DAMS, PERPENDICULAR TO THE CONCENTRATED FLOWS TO REDUCE FLOW VELOCITY.
9. STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
10. INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.
11. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
12. OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
13. TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14-DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE MAP).
14. RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
15. WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS.
16. WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.
17. INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
18. IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
19. PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
20. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS.
21. REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
22. FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE- DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
23. PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS.

MAINTENANCE STANDARD NOTES:

1. MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
2. CMS/BMPS REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
3. CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
4. SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD, IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE.
5. MAINTAIN VEHICLE TRACKING CONTROL (VTC), IF SEDIMENT TRACKING OCCURS, CLEAN- UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM). FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
6. CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES ⅓ OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON SITE.
7. CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
8. REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION. THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL NOTES

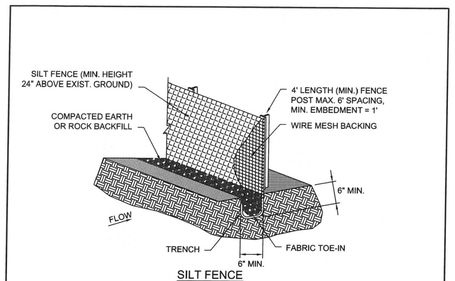
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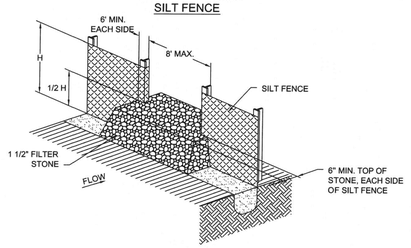
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Plot By: Andrea Rosales

PLEASE RECYCLE



SILT FENCE



STONE OVERFLOW STRUCTURE

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

SILT FENCE GENERAL NOTES:

1. 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 ONE FOOT.

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. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

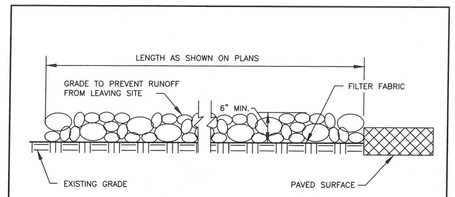
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

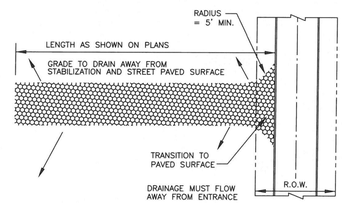
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER

2023-03-20

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-08-03	ISSUED FOR PERMITTING
2	2022-11-22	ISSUED FOR PERMITTING
3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL DETAILS-I

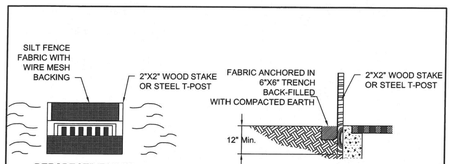
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-3.3
REVIEWER: MGR			

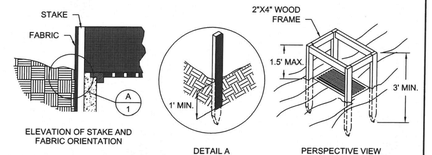
1906, YAUPON VALLEY

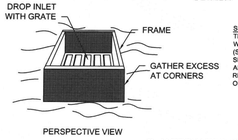
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I. STANDARD INSTALLATION



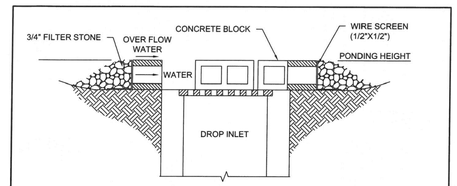


SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5 %) WHERE THE INLET SHEET OR OVER-LAND FLOWS (NOT TO EXCEED 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREETS OR HIGHWAY MEDIANS.

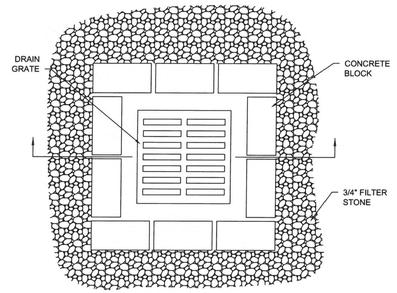
II. ALTERNATE INSTALLATION

INLET PROTECTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
FILTER BARRIER		202.14 *	
		DATE: OCT. '04	STANDARD DRAWING NO.: 1120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



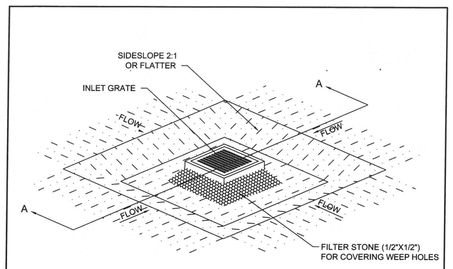
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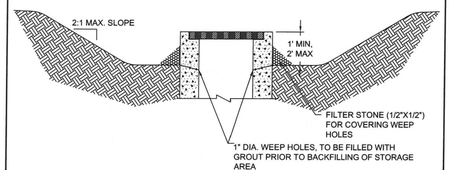
PLAN VIEW

INLET PROTECTION–DROP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
		202.14 *	
		DATE: OCT. '04	STANDARD DRAWING NO.: 1130

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



ISOMETRIC PLAN VIEW



SECTION A-A

INLET PROTECTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
		202.14 *	
		DATE: OCT. '04	STANDARD DRAWING NO.: 1150

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL DETAILS-II

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-3.4
REVIEWER: MGR			

1906, YAUPON VALLEY

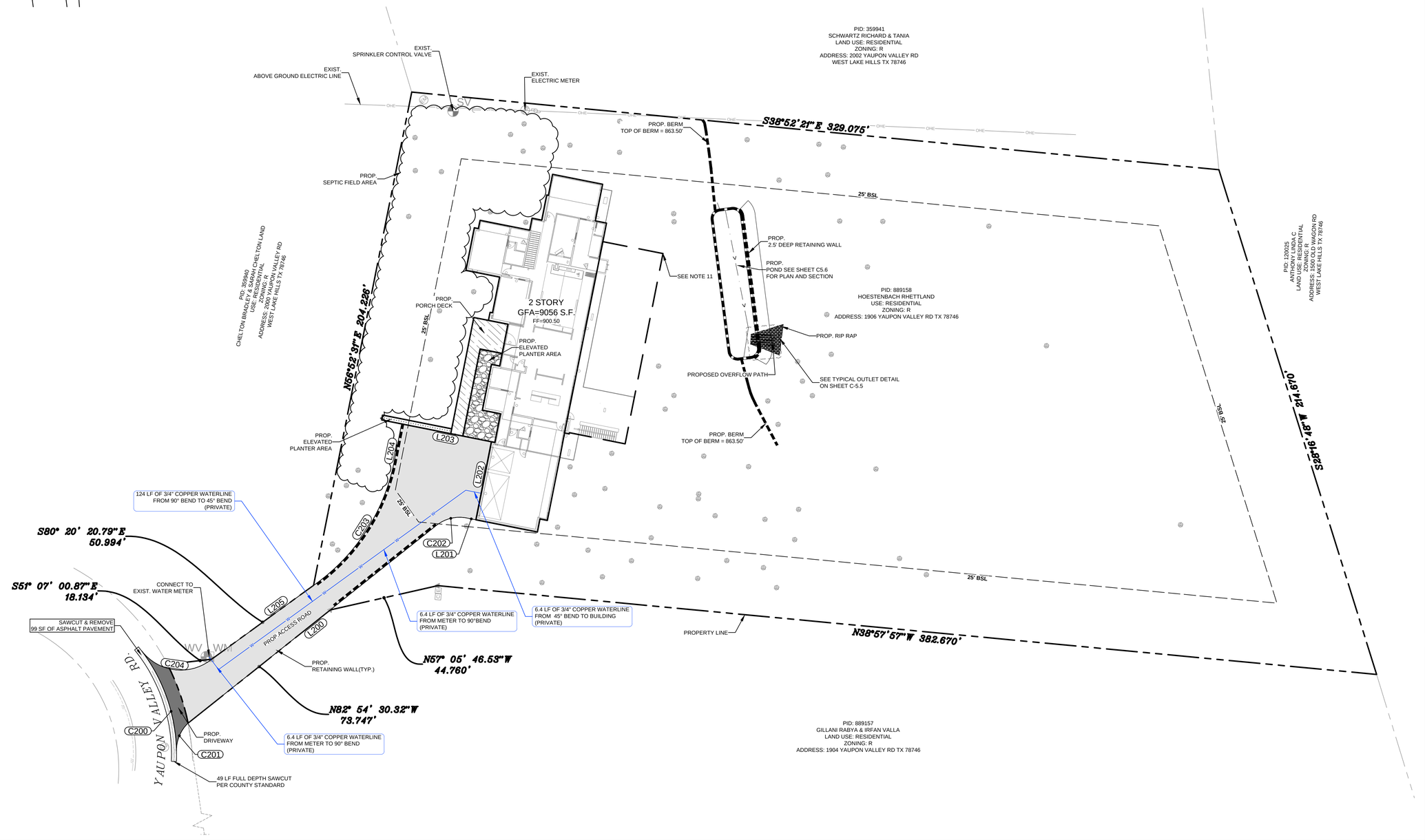
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Plot By: Adam Krueth 3/20/2023 11:50 AM

PLEASE RECYCLE

LINE TAG	LENGTH	DIRECTION	START NORTHING	END NORTHING	START EASTING	END EASTING
L200	128.88	S82°54'27"E	10082588.1931	10082572.281	3088669.1068	3088796.9968
L201	3.78	S33°07'30"E	10082565.5902	10082562.421	3088807.7069	3088809.7747
L202	32.32	N56°52'29"E	10082562.4212	10082580.082	3088809.7747	3088836.8406
L203	37.14	N33°07'31"W	10082580.0823	10082611.185	3088836.8406	3088816.5456
L204	15.88	S56°52'29"W	10082611.1847	10082602.504	3088816.5456	3088803.2426
L205	53.52	N80°20'21"W	10082590.6369	10082599.618	3088746.0994	3088693.3417

EDGE OF PAVEMENT CURVE TABLE

CURVE TAG	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING	START DIRECTION	END DIRECTION
C200	43.61	69.45	35.98	S26°30'00"W	42.90	10082622.0690	10082583.6760	3088676.8859	3088657.7437	S8°30'37"W	S44°29'24"W
C201	12.58	15.29	47.14	N68°18'57"E	12.23	10082583.6740	10082588.1931	3088657.7417	3088669.1068	N44°44'45"E	S88°06'52"E
C202	13.03	15.01	49.74	S58°00'27"E	12.63	10082572.2806	10082565.5902	3088796.9968	3088807.7069	S82°52'47"E	S33°08'08"E
C203	59.74	80.00	42.79	S78°16'04"W	58.36	10082602.5042	10082590.6369	3088803.2426	3088746.0994	S56°52'29"W	N80°20'21"W
C204	30.79	20.00	88.20	N36°14'24"W	27.84	10082599.6179	10082622.0690	3088693.3417	3088676.8859	N80°20'21"W	N7°51'33"E



0 20 40 Feet

NOTES

1. CITY OF WEST LAKE HILLS ENGINEERING, CONSTRUCTION AND SPECIFICATIONS DESIGN STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. PAVEMENT DESIGN STANDARDS FROM TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WAS ALSO USED.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
5. REFER TO ARCHITECTURAL PLANS FOR CARPORT DETAILS.
6. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN, AND TREES.
7. ALL MECHANICAL EQUIPMENT, DUMPSTER, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
8. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
9. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
10. ALL PROPOSED RAMPS TO FOLLOW THE TEXAS ACCESSIBILITY STANDARDS.
11. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS AND CARPORT DETAILS.

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

SITE PAVING AND UTILITY LAYOUT PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-4.0
REVIEWER: MGR			

1906, YAUPON VALLEY

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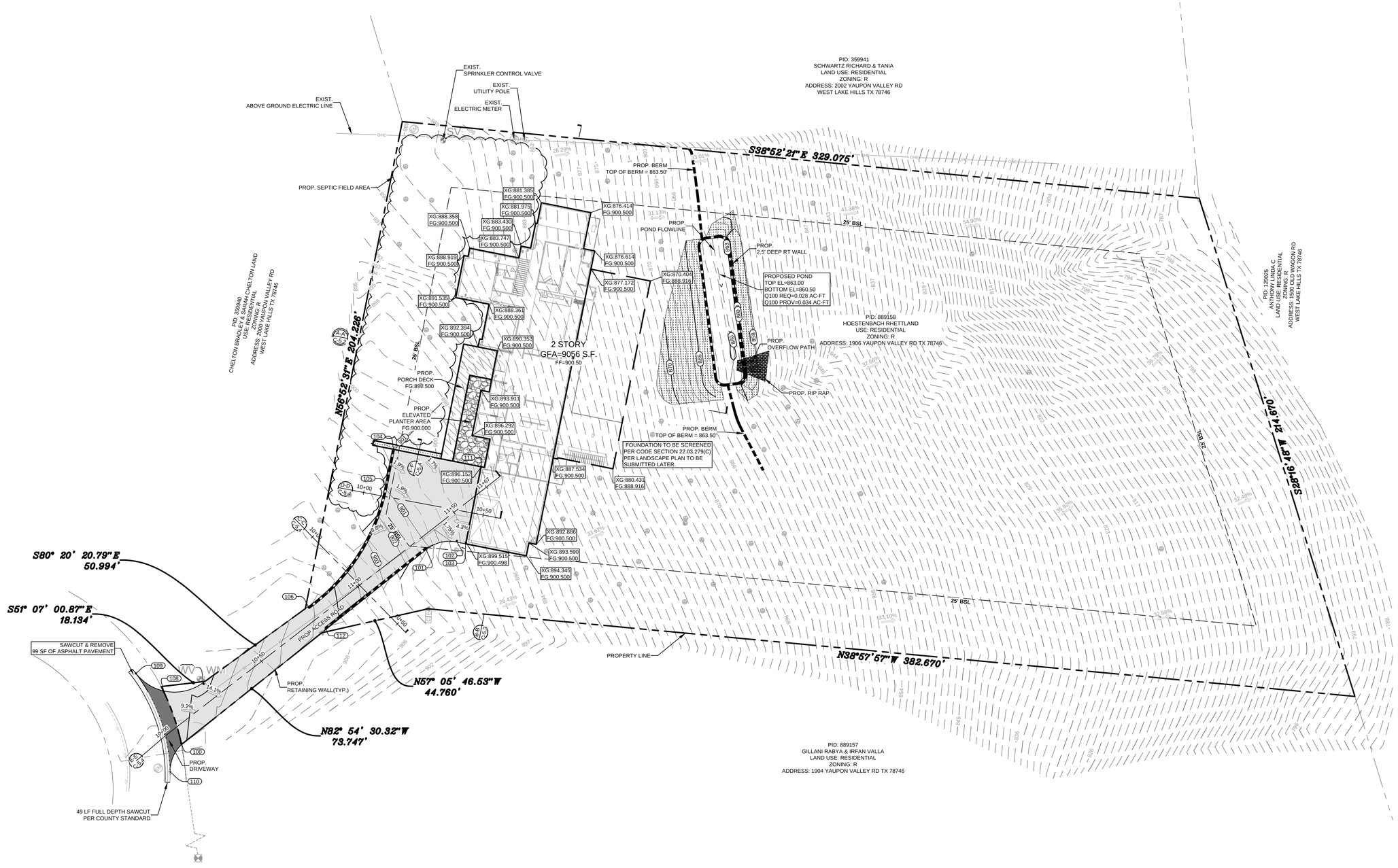
PLEASE RECYCLE

RETAINING WALL TABLE

POINT	NORTHING	EASTING	RT WALL BOTTOM	RT WALL TOP
101	10082572.78	3088797.06	901.10	903.10
104	10082610.71	3088816.77	902.05	902.13
105	10082602.09	3088803.52	900.90	903.90
106	10082590.14	3088746.02	906.17	909.17
112	10082579.19	3088744.67	905.64	908.64

EDGE OF PAVEMENT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	10082588.66	3088669.42	911.00	EOP/START OF RT WALL
101	10082572.78	3088797.06	901.10	EOP
102	10082565.86	3088808.13	900.44	EOP
103	10082562.69	3088810.19	900.50	EOP/END OF RT WALL
104	10082610.71	3088816.77	902.05	EOP/END OF RT WALL
105	10082602.09	3088803.52	900.90	EOP
106	10082590.14	3088746.02	906.17	EOP
107	10082599.12	3088693.26	907.26	EOP
108	10082608.33	3088679.40	910.45	EOP/STRAT OF RT WALL
109	10082622.07	3088676.89	911.00	MATCH TO EXISTING
110	10082583.68	3088657.74	911.00	MATCH TO EXISTING
111	10082580.08	3088836.84	900.50	EOP/BUILDING EDGE



0 20 40 Feet

NOTES

1. CITY OF WESTLAKE HILLS ENGINEERING, CONSTRUCTION AND SPECIFICATIONS DESIGN STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. PAVEMENT DESIGN STANDARDS FROM TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WAS ALSO USED.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
5. REFER TO ARCHITECTURAL PLANS FOR CARPORT DETAILS.
6. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN, AND TREES.
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9. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
10. ALL PROPOSED RAMPS TO FOLLOW THE ADA STANDARDS.

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
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3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-5.1
REVIEWER: MGR			

1906, YAUPON VALLEY

Drawing: N:\Modern Engineering Solutions\MES - Files\21-010 Yaupon SF Home\CAD\21-010-C-GRADING
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PLEASE RECYCLE



CROSS SECTION "A-A'"

H:1"=20'
V:1"=10'

N

0 10 20 Feet

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTION-I

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

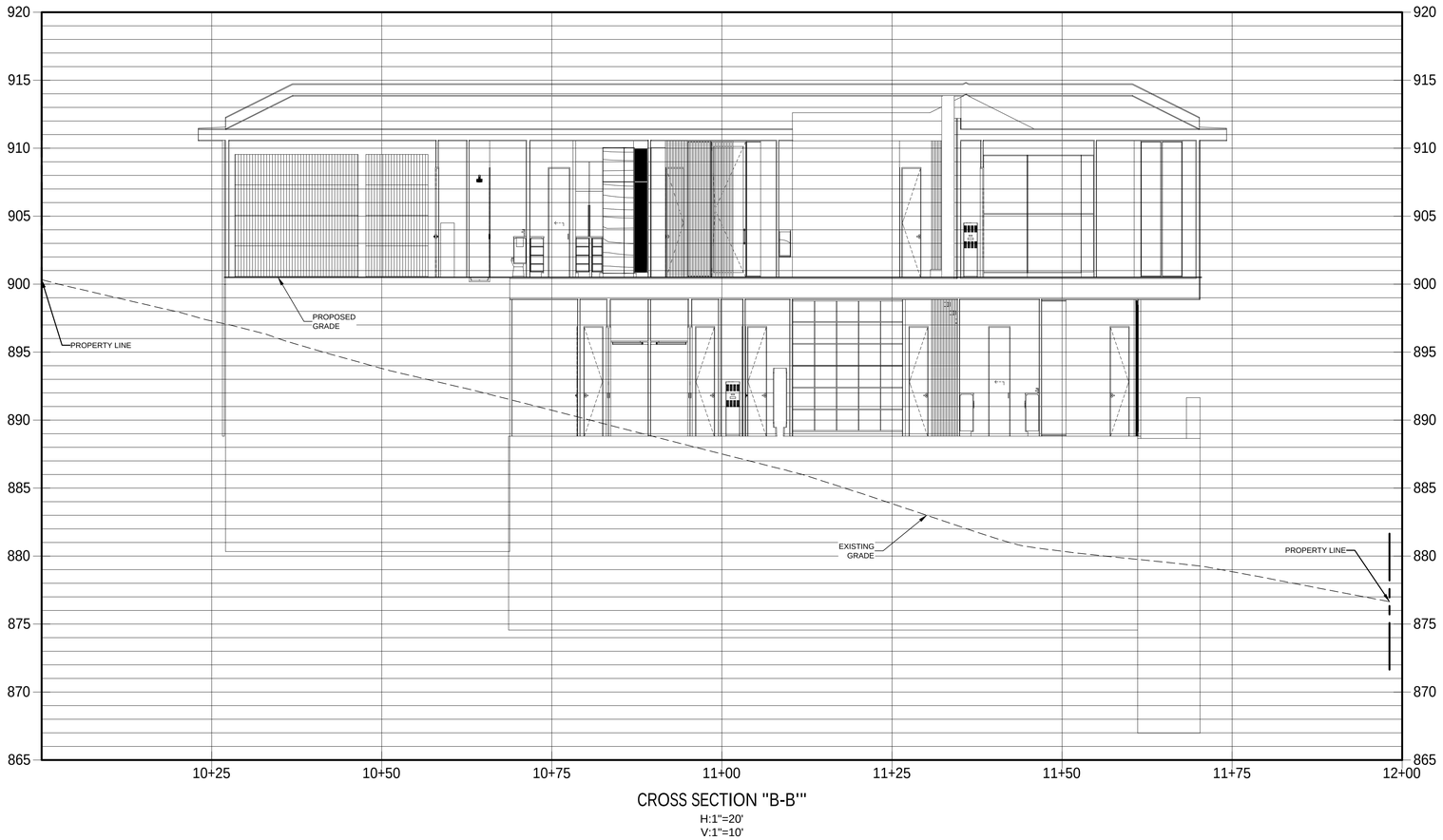
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REVIEWER: MGR			

1906, YAUPON VALLEY

1906, YAUPON VALLEY

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File Plotted From: Akash Kavia 3/20/2023 11:09 AM

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CROSS SECTION "B-B'"

H:1"=20'

V:1"=10'

N

0 10 20 Feet

1906, YAUPON VALLEY

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTIONS -II

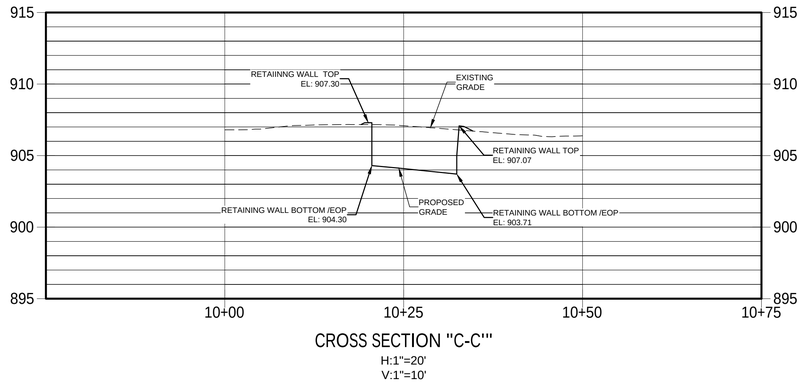
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FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-5.3
REVIEWER: MGR			

1906, YAUPON VALLEY

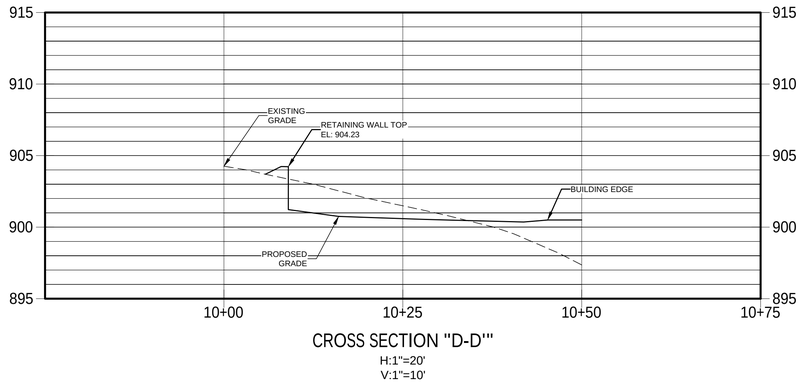
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PLEASE RECYCLE



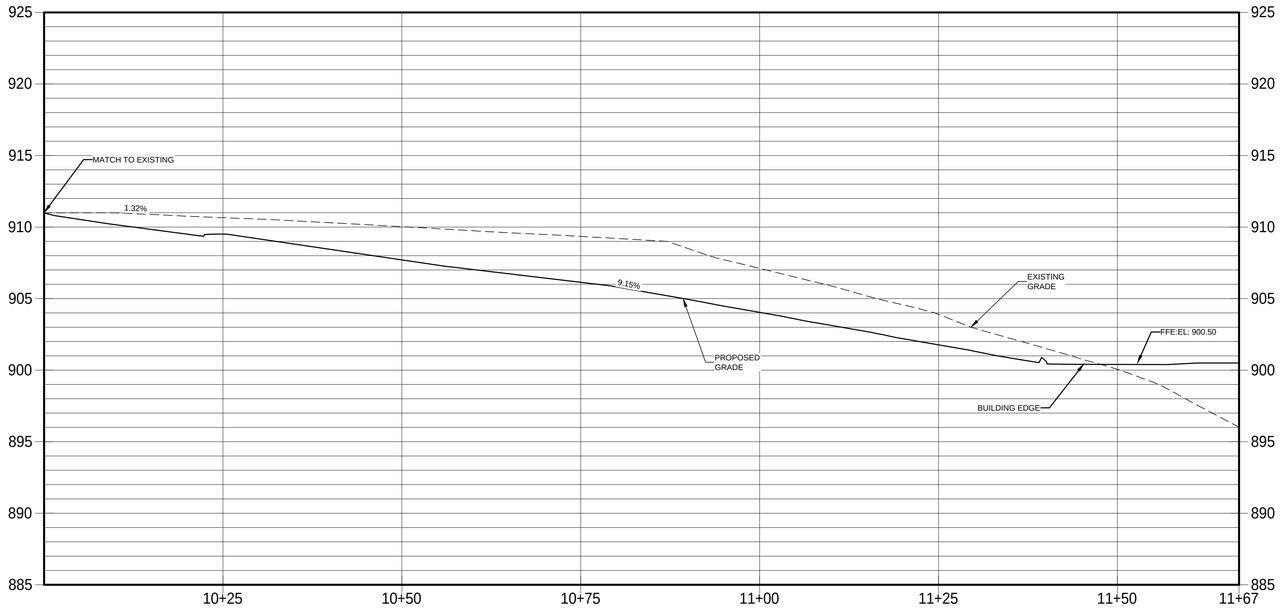
CROSS SECTION "C-C'"

H:1"=20'
V:1"=10'



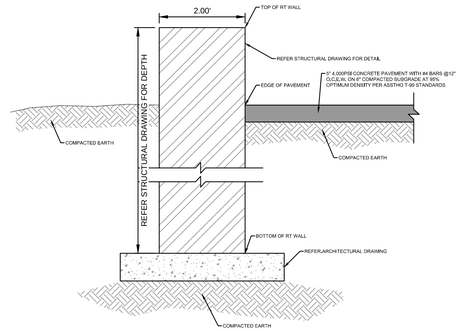
CROSS SECTION "D-D'"

H:1"=20'
V:1"=10'



CROSS SECTION "E-E'"

H:1"=20'
V:1"=10'



SECTION F-F'

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2023-03-20

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-08-03	ISSUED FOR PERMITTING
2	2022-11-22	ISSUED FOR PERMITTING
3	2022-12-13	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTIONS -III

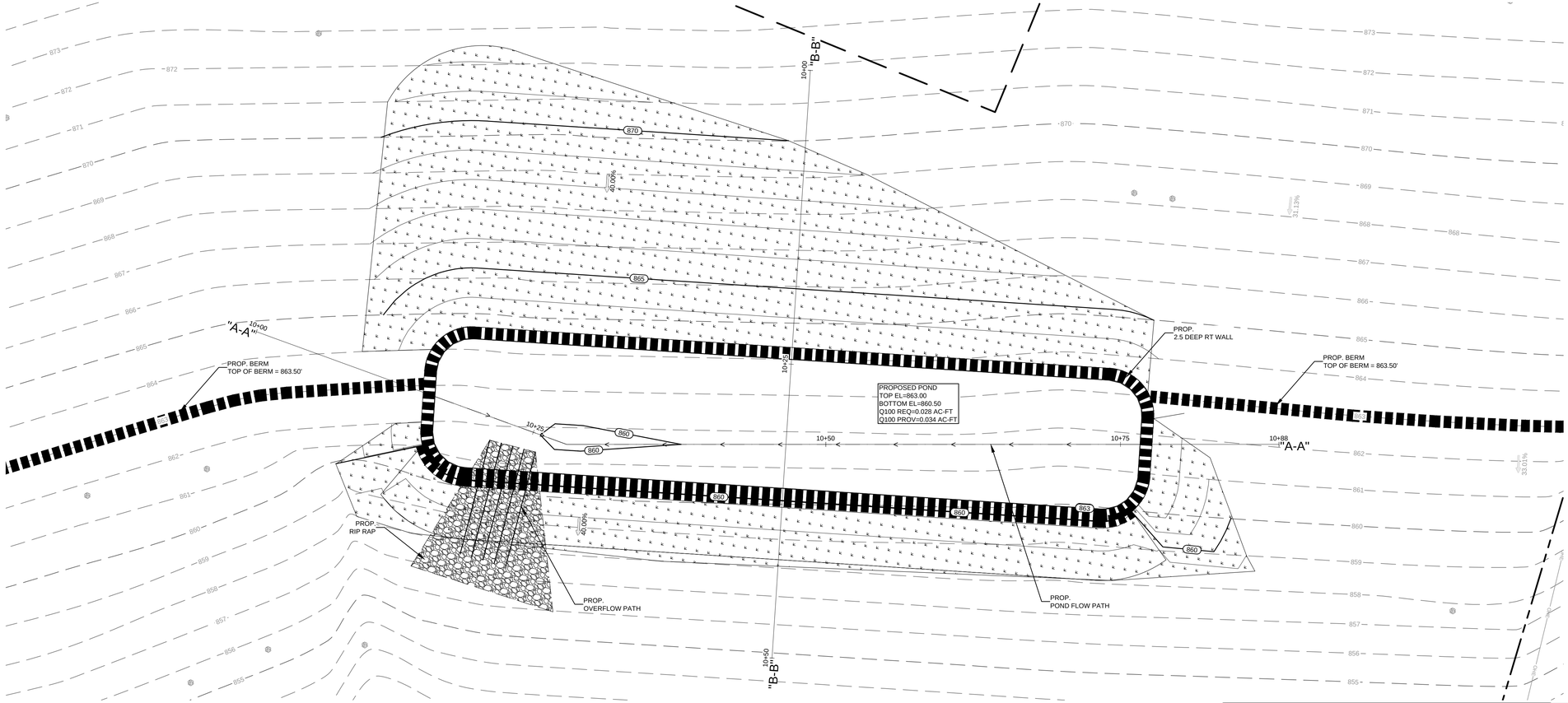
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

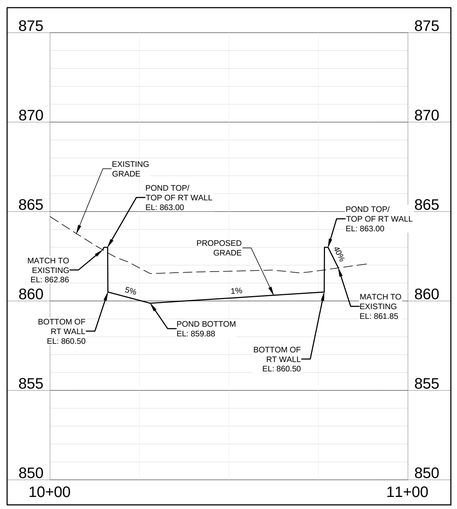
1906, YAUPON VALLEY

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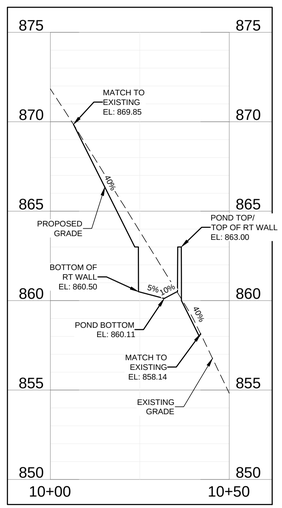
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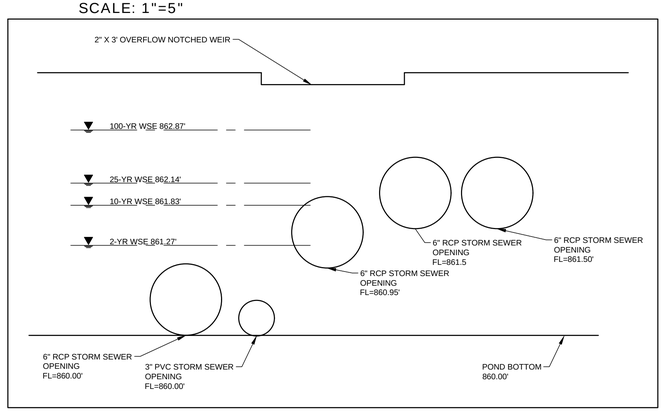
PLAN
SCALE: 1"=5"



POND "SECTION-A-A"
HORZ. SCALE:1"=20'
VERT. SCALE:1"=4'



POND "SECTION-B-B"
HORZ. SCALE:1"=20'
VERT. SCALE:1"=4'



TYPICAL OUTLET STRUCTURE
N.T.S

Storm	WSE	Height (ft)	Storage (cuft)	Discharge at Pre Out (cfs)	Discharge at Pond (cfs)	Discharge Post Out 2 (cfs)	Drawdown (hours)	Controling Structure
2	861.3	1.3	349	3.34	1.67	3.28	24.8	Pipe and Weir
10	861.8	1.8	503	7.09	2.32	7.07	24.8	Pipe and Weir
25	862.1	2.1	588	10.04	3.29	10.02	24.8	Pipe and Weir
100	862.9	2.9	789	15.57	4.52	14.96	24.8	Pipe and Weir

	Outfall pipe	Pond Bottom	2 Year	10 Year	25 Year	100 Year	Pond Top	Total Height	100-Year Required Volume (ft)^3
	(in)		WSE	WSE	WSE	WSE	(ft)	(ft)	
Pond A	1-3" Pipe	860	86127	861.83	862.14	862.87	863	3	1,200
	4-6" Pipe	860	861.27	861.83	862.14	862.87	863	3	1,200

Proposed Pond_Stage Storage Volume

Elevation	Depth	Area (Sft)	Stage Volume (cft)	Cumulative Volume (cft)	Volume (acft)	
860.50	0.00	0.00	0.00	0.00	0.00	Pond Bottom
861.00	0.50	652.27	163.07	163.07	0.00	
862.00	1.50	652.27	652.27	815.34	0.02	
863.00	2.50	652.27	652.27	1467.61	0.03	

Required volume (cft)	**1,200**	Status	**OK**
Provided volume (cft)	**1,468**		
Extra volume (cft)	**268**		

Weir Report

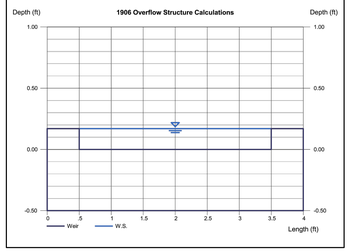
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Nov 22 2022

1906 Overflow Structure Calculations

Rectangular Weir
Crest = Sharp
Bottom Length (ft) = 3.00
Total Depth (ft) = 0.17

Calculations
Weir Coeff. Cw = 3.33
Compute by: Known Depth
Known Depth (ft) = 0.17

Highlighted
Depth (ft) = 0.17
Q (cfs) = 0.700
Area (sqft) = 0.51
Velocity (ft/s) = 1.37
Top Width (ft) = 3.00



BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
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STATE OF TEXAS
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125681
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

DETENTION POND PLAN & SECTION

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

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REVIEWER: MGR			

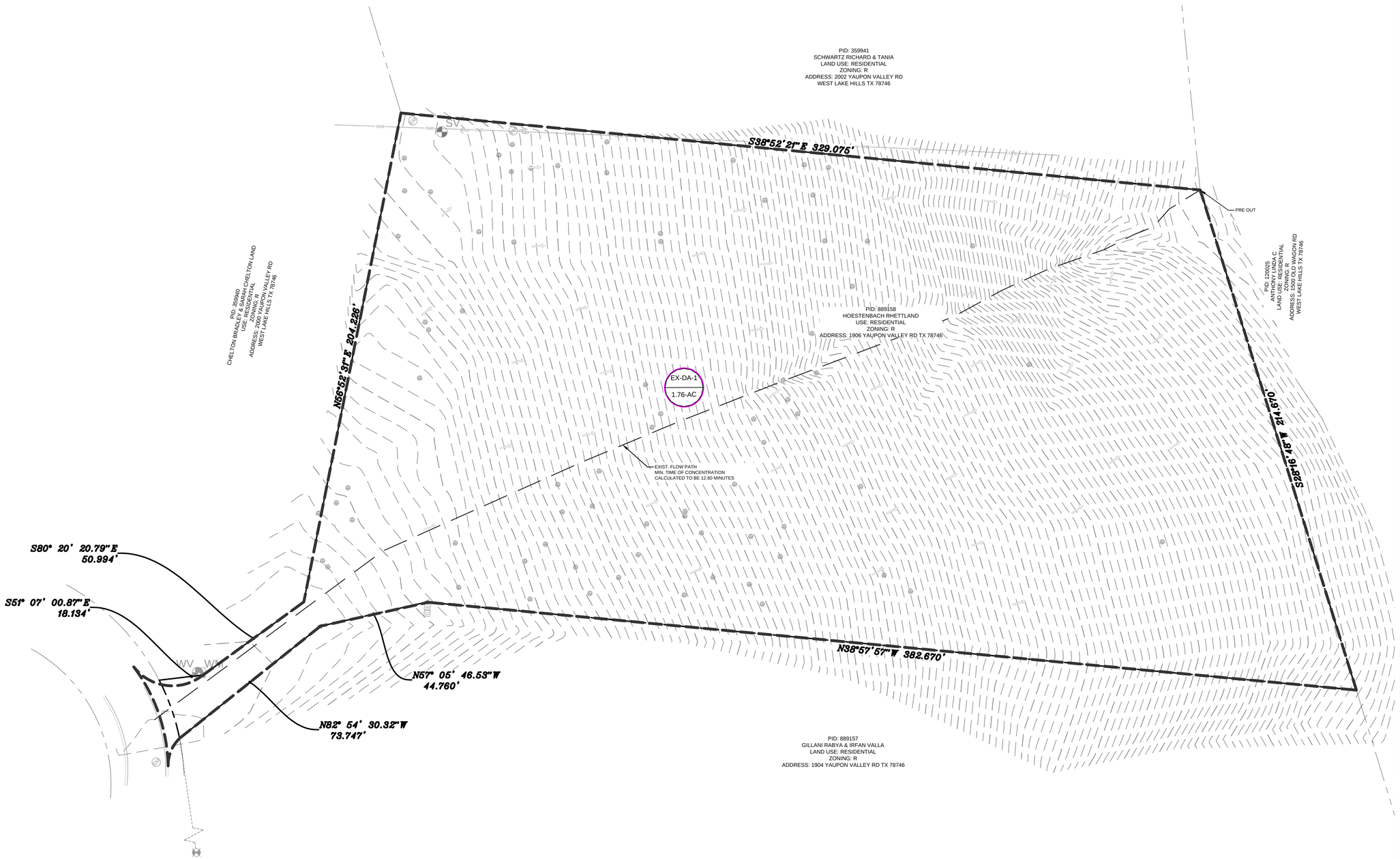
1906, YAUPON VALLEY

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Last Saved By: Akash Kesarkar
Plotted By: Akash Kesarkar 3/2/2023 11:20 AM

PLEASE RECYCLE

Storm Runoff Summary Table (Existing)

Basin	A	T	CN	P_2	Q_2	P_{10}	Q_{10}	P_{25}	Q_{25}	P_{100}	Q_{100}	Comments
	ac	min		in	(cfs)	in	cfs	in	(cfs)	in	cfs	
EX-DA 1	1.76	12.60	79.00	4.14	3.34	6.84	7.09	8.90	10.04	12.80	15.57	Flows To PRE-OUT



0 20 40 Feet

NOTES

1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

DRAINAGE LEGEND

- 5355 — EXISTING CONTOUR
- DRAINAGE BOUNDARY
- PROPERTY LINE
- E-DA 1 / 2.03 AC — DRAINAGE ID / AREA (ACRES)
- DRAINAGE FLOW DIRECTION

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

1906, YAUPON VALLEY

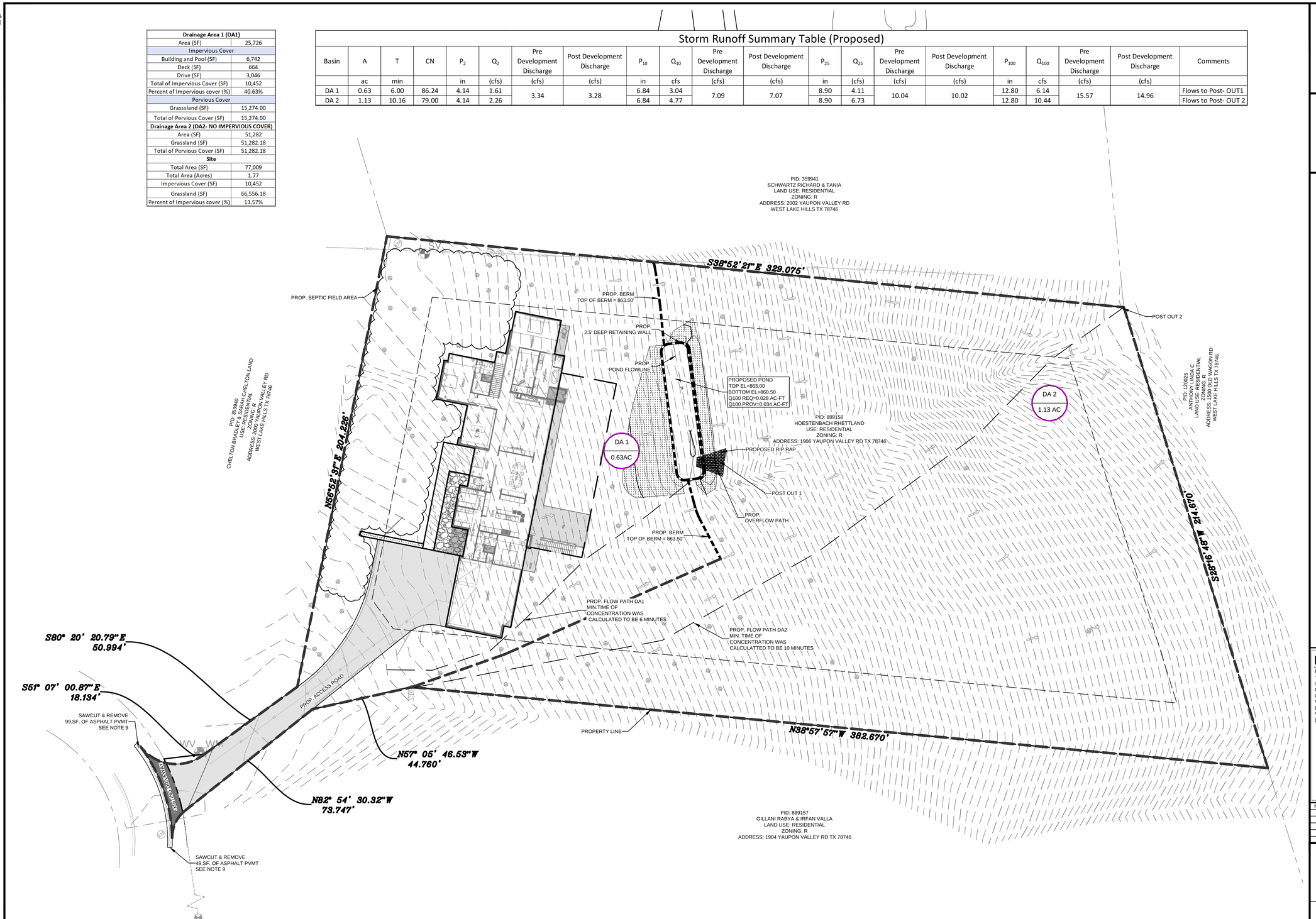
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Last Saved: 3/20/2023 11:17 AM
Last Saved By: Akash Kewlani
Plot By: Akash Kewlani 3/20/2023 11:51 AM

PLEASE RECYCLE

Drainage Area 1 (DA1)	
Area (SF)	25,726
Impervious Cover	
Building and Pool (SF)	6,742
Deck (SF)	664
Drive (SF)	3,046
Total of Impervious Cover (SF)	10,452
Percent of Impervious cover (%)	40.63%
Pervious Cover	
Grassland (SF)	15,274.00
Total of Pervious Cover (SF)	15,274.00
Drainage Area 2 (DA2- NO IMPERVIOUS COVER)	
Area (SF)	51,282
Grassland (SF)	51,282.18
Total of Pervious Cover (SF)	51,282.18
Site	
Total Area (SF)	77,009
Total Area (Acres)	1.77
Impervious Cover (SF)	10,452
Grassland (SF)	66,556.18
Percent of Impervious cover (%)	13.57%

Storm Runoff Summary Table (Proposed)

Basin	A	T	CN	P_2	Q_2	Pre Development Discharge	Post Development Discharge	P_{10}	Q_{10}	Pre Development Discharge	Post Development Discharge	P_{25}	Q_{25}	Pre Development Discharge	Post Development Discharge	P_{100}	Q_{100}	Pre Development Discharge	Post Development Discharge	Comments
	ac	min		in	(cfs)	(cfs)	(cfs)	in	cfs	(cfs)	(cfs)	in	(cfs)	(cfs)	(cfs)	in	cfs	(cfs)	(cfs)	
DA 1	0.63	6.00	86.24	4.14	1.61	3.34	3.28	6.84	3.04	7.09	7.07	8.90	4.11	10.04	10.02	12.80	6.14	15.57	14.96	Flows to Post- OUT1
DA 2	1.13	10.16	79.00	4.14	2.26			6.84	4.77			8.90	6.73			12.80	10.44			Flows to Post- OUT 2



0 20 40 Feet

NOTES

1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

DRAINAGE LEGEND

- 5355 — EXISTING CONTOUR
- 5355 — PROPOSED CONTOUR
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY LINE
- DA 1 / 2.03 AC — DRAINAGE ID, AREA (ACRES)
- 2.5% — DRAINAGE FLOW DIRECTION

BENCHMARK

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MICHAEL R. GROSELLE
125681
LICENSED
PROFESSIONAL ENGINEER
2023-03-20

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	MARCH 2023	21-010	C-6.2
REVIEWER: MGR			

1906, YAUPON VALLEY

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Last Saved By: Abbie Rivers
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PLEASE RECYCLE

CONSTRUCTION PLANS

FOR

1906, YAUPON VALLEY

A PART OF YAUPON VALLEY ROAD,92/258

WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

SHEET INDEX

Sheet Number	Sheet Title
C	COVER SHEET
TS1	EXISTING CONDITION PLAN
C-1.1	GENERAL NOTES
C-1.2	LEGEND & ABBREVIATIONS
C-2.0	DEMOLITION PLAN
C-3.1	EROSION AND SEDIMENTATION CONTROL PLAN
C-3.2	EROSION AND SEDIMENTATION CONTROL NOTES
C-3.3	EROSION AND SEDIMENTATION CONTROL DETAILS-I
C-3.4	EROSION AND SEDIMENTATION CONTROL DETAILS-II
C-4.0	SITE PAVING AND UTILITY LAYOUT PLAN
C-5.1	GRADING PLAN
C-5.2	GRADING SECTION-I
C-5.3	GRADING SECTIONS -II
C-5.4	GRADING SECTIONS -III
C-5.5	DETENTION POND PLAN & SECTION
C-6.1	EXISTING DRAINAGE AREA MAP
C-6.2	PROPOSED DRAINAGE AREA MAP

OWNER/DEVELOPER
MARK HADDAD
SASHA LUXURY HOMES, LLC
617-756-1254
3762 GEORGETOWN STREET, HOUSTON, TX, 77005

ENGINEER
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY, TX 75071
TBPE FIRM #20221
PHONE: (214) 734-2305
CONTACT: MICHAEL GROSELLE
EMAIL: MIKE@MOD-ENG.COM

ARCHITECT
JAY CORDER ARCHITECTS
2700 W. ANDERSON LN., SUITE 309
AUSIT, TX. 78757
PHONE: (512) 243-8507
CONTACT: JAY CORDER
EMAIL: TRAVIS@JAYCORDER.COM

SURVEYOR
CHAPARRAL
PROFESSIONAL LAND SURVEYING. INC.
SURVEYING AND MAPPING
3500 McCALL LANE
AUSTIN, TX 78744
PHONE: (512) 443-1724
CONTACT: PAUL J. FLUGEL
FIRM NO. 10124500

CITY OF WEST LAKE HILLS UTILITY PROVIDER

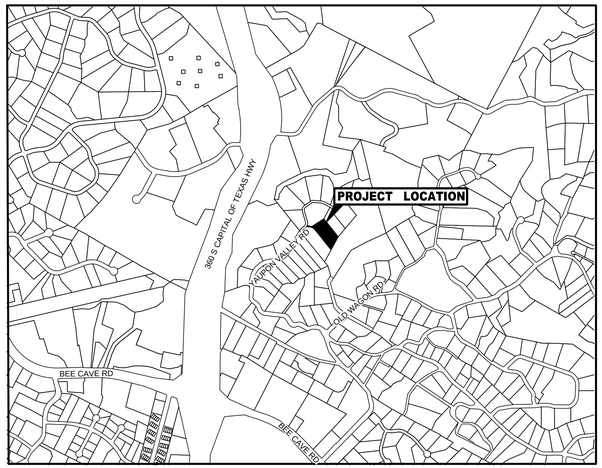
TRAVIS COUNTY ELECTRIC PROVIDER
AUSTIN ENERGY (512)-322-9100

TRAVIS COUNTY GAS PROVIDER
TEXAS GAS (800)-700-2443

TRAVIS COUNTY WATER PROVIDER
WATER DISTRICT 10 (512)-322-9100

TRAVIS COUNTY WASTEWATER PROVIDER
WEST LAKE HILLS (512)-322-9100

TRAVIS COUNTY TRASH PROVIDER
TEXAS DISPOSAL SERVICE (512)-322-9100



LOCATION MAP
SCALE: N.T.S.

MODERN ENGINEERING SOLUTIONS

Texas 811
Know what's below. Call before you dig.

FEB 2026

OWNER CERTIFICATION

AS OWNER OF THIS PROPERTY, I INTEND TO DEVELOP AND MAINTAIN THIS PROPERTY AS DESCRIBED BY THIS PLAN

NAME OF OWNER/ TRUSTEE **DATE**

ENGINEERS CERTIFICATION

STATE OF TEXAS

COUNTY OF TRAVIS

I, (LICENSED PROFESSIONAL ENGINEER), DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES, THE CITY MASTER PLAN AND CITY POLICY.

(SEAL & SIGNATURE OF PROFESSIONAL ENGINEER)

NAME OF PROFESSIONAL ENGINEER **DATE**

CITY ACCEPTANCE BLOCK

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF WEST LAKE HILLS MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

CITY ADMINISTRATOR **DATE**

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

I HEREBY CONFIRM THAT THIS APPLICATION IS COMPLETE AND ALL REQUIRED INFORMATION IS ATTACHED. I FURTHER AGREE TO COMPLY WITH ALL PLATTING AND SUBDIVISION DESIGN REQUIREMENTS OF THE CITY OF WEST LAKE HILLS. I UNDERSTAND THAT THE PERMIT WILL NOT BE ISSUED UNLESS STAFF COMMENTS ARE SATISFACTORILY ADDRESSED.

SIGNATURE OF OWNER/APPLICANT DATE

PRINT NAME & TITLE

Drawing: N:\Modern Engineering Solutions\MES - Files\21-010 Yaupon SF Home\CAD\21-010-C-COVER
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Plot By/Date/Time: Michael Howarth 2/20/2023 11:19 AM

1906, YAUPON VALLEY

PLEASE RECYCLE

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED 8" SANITARY SEWER LINE
- PROPOSED 6" SANITARY SEWER LINE
- PROPOSED 4" SANITARY SEWER TAP
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED CULVERT
- PROPOSED OVERHEAD POWER LINE
- PROPOSED UNDERGROUND POWER LINE
- PROPOSED UNDERGROUND PHONE/DATA LINE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE SWALE
- PROPOSED RETAINING/SCREENING WALL
- PROPOSED FENCE
- PROPOSED CEDAR WOOD FENCE
- 100 YEAR FLOODPAIN LINE
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF CONSTRUCTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING 8" SANITARY SEWER LINE
- EXISTING 6" SANITARY SEWER LINE
- EXISTING 4" SANITARY SEWER TAP
- EXISTING WATER SERVICE LINE
- EXISTING CULVERT
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND POWER LINE
- EXISTING UNDERGROUND PHONE/DATA LINE
- EXISTING FIBER OPTIC CABLE
- EXISTING STORM SEWER LINE
- EXISTING DRAINAGE SWALE
- EXISTING RETAINING/SCREENING WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING CEDAR WOOD FENCE
- EXISTING UTILITY PIPING OR FENCING TO BE REMOVED

- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED LIGHT POLE 2-FIXTURES
- PROPOSED TRANSFORMER PAD
- PROPOSED FIREHYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE DEPT. CONNECTION
- PROPOSED WATER METER AND VAULT
- PROPOSED SEWER SINGLE CLEANOUT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SEWER DOUBLE CLEANOUT
- PROPOSED SIGN
- PROPOSED GRATE INLET
- PROPOSED JUNCTION BOX
- PROPOSED CURB INLET
- EXISTING LIGHT POLE 1-FIXTURE
- EXISTING LIGHT POLE 2-FIXTURES
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- EXISTING SEWER DOUBLE CLEANOUT
- EXISTING SIGN
- EXISTING GRATE INLET
- EXISTING JUNCTION BOX
- EXISTING CURB INLET
- EXISTING LIGHT POLE
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- EXISTING GAS METER
- EXISTING ELECTRIC METER
- EXISTING MAIL BOX

SIDEWALKS
(PUBLIC SIDEWALK AREAS)
6" 4,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE

SIDEWALKS
(PRIVATE SIDEWALK AREAS)
4" 4,500 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W. ON 6" COMPACTED SUBGRADE.

MEDIMUM PAVING
(DRIVEWAY)
6" 4,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS.

LIGHT PAVING
(PARKING AREAS)
5" 4,000 PSI CONCRETE PAVEMENT WITH #4 BARS @ 12" O.C.E.W. ON 6" COMPACTED SUBGRADE AT 95% OPTIMUM DENSITY PER ASSHTO T-99 STANDARDS.

GRAVEL
1"-2" CRUSHED ROCK
(REFER TO LANDSCAPING PLANS)

ASPHALT PAVEMENT
2 1/2" HMAC TYPE "D"
4" ASPHALTIC BASE TYPE "B"
6" COMPACTED STABILIZED SUBGRADE TO 95% STD. PROCTOR DENSITY

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

PROPOSED RIPRAP @ U/S & D/S
D_{50}=6"

EXISTING PAVEMENT TO BE REMOVED

PERMANENT SEEDING

TEMPORARY SEEDING

GRAVEL SIDEWALK

100YR FLOODWAY LIMITS

500 YR FLOODPLAIN LIMIT

× 5355.50 EX. SPOT GRADE

TC 5352.50 / EC 5352.00 TOP OF CURB GUTTER

TP 5352.50 TOP OF PAVEMENT

FG 5352.50 FINISHED GRADE

TI 5352.50 TOP OF INLET

LP 5352.50 LOW POINT

HP 5352.50 HIGH POINT

TW 5352.50 / BW 5350.50 TOP OF WALL BOTTOM OF WALL

FF=5352.50 FINISHED FLOOR

ABBREVIATIONS

SYMBOLS

'	FEET (WHEN USED WITH LENGTHS)
"	INCHES (WHEN USED WITH LENGTHS)
°	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS (WHEN USED WITH ANGLES)
%	PERCENT
@	AT

A

AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICANS WITH DISABILITIES ACT
ADT	AVERAGE DAILY TRAFFIC
AADT	ANNUAL AVERAGE DAILY TRAFFIC
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVE	AVENUE
AWWA	AMERICAN WATER WORKS ASSOCIATION

B

BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BCPA	BITUMINOUS COATED PIPE ARCH CULVERT
BE	BURIED ELECTRIC
BFP	BACKFLOW PREVENTER
BL	BASE LINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BOP	BEGIN OF PAVEMENT
BT	BURIED TELEPHONE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL

C

CAC	COLORADO ADMINISTRATIVE CODE
CBR	COLORADO BEARING RATIO
CDEP	COLORADO DEPARTMENT OF ENVIRONMENTAL PROTECTION
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
C&G	CURB AND GUTTER
C/O	CLEANOUT
CATV	CABLE TELEVISION
CB	CATCH BASIN
CF	CUBIC FOOT
CFS	CUBIC FEET PER SECOND
CHWA	COLORADO HIGHWAY ADMINISTRATION
CI	CAST IRON
CIP	CAST IRON PIPE
CIPL	CAST IN PLACE
CKT	CIRCUIT
CL	CENTER LINE
CL	COVER LEVEL
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CONST	CONSTRUCT OR CONSTRUCTION
COORD	COORDINATE
CPE	CORRUGATED POLYETHYLENE PIPE
CR	COUNTY ROAD
CS	COLORADO STATUE
CY	CUBIC YARD OR CUBIC YARDS

D

D	DEGREE OF CURVATURE
DBH	DIAMETER AT BREAST HEIGHT
DBI	DITCH BOTTOM INLET
DE	DRAINAGE EASEMENT
DECEL	DECELERATION
DEG	DEGREE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DTL	DETAIL
DWG	DRAWING

E

e	RATE OF SUPERELEVATION
E	EAST
EA	EACH
ELEC	ELECTRIC
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING

F

FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FL	FLOW LINE
FLA	FLORIDA
FOC	FACE OF CURB
FS	FLORIDA STATUES
FT	FOOT OR FEET

G

GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE

H

HDPE	HIGH DENSITY POLYETHYLENE
HORIZ	HORIZONTAL
HP	HIGH POINT
HWY	HIGHWAY
HYD	HYDRANT

I

ID	IDENTIFICATION
IL	INVERT LEVEL
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE

J

JB	JUNCTION BOX
JCT	JUNCTION

K

K	VERTICAL CURVE RATE OF CHANGE

L

L	LENGTH
LB	POUND
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
L OR LT	LEFT

M

MAX	MAXIMUM
MES	MITERED END SECTION
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MISC	MISCELLANEOUS
MON	MONUMENT
MOT	MAINTENANCE OF TRAFFIC
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

N

N/A	NOT APPLICABLE OR NOT AVAILABLE
N-E	NORTHING - EASTING
N&C	NAIL AND CAP
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NE	NORTHEAST
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NGS	NATIONAL GEODETIC SURVEY
NIC	NOT IN CONTRACT
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
NW	NORTHWEST

O

OC	ON CENTER
OE	OVERHEAD ELECTRIC
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
OT	OVERHEAR TELEPHONE

P

PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PED	PEDESTRIAN
PERF	PERFORATED
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PKG	PARKING
PL	PROPERTY LINE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PR OR PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION

Q

Q	PEAK DISCHARGE OR FLOW VOLUME (CFS)

R

R/W	RIGHT-OF-WAY
R OR RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCW	RECLAIMED WATER
RCWM	RECLAIMED WATER MAIN
RCPA	REINFORCED CONCRETE PIPE ARCH
RDWY	ROADWAY
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RR	RAILROAD
R OR RT	RIGHT

S

S	SOUTH
SAN	SANITARY
SE	SOUTHEAST
SECT	SECTION
SERV	SERVICE
SF	SILT FENCE
SF	SQUARE FOOT OR SQUARE FEET
SH	SHEET
SHWE	SEASONAL HIGH WATER ELEVATION
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
SW	SOUTHWEST
SY	SQUARE YARD OR SQUARE YARDS

T

T	TANGENT LENGTH OF CURVE
TAC	TEXAS ADMINISTRATIVE CODE
TBM	TEMPORARY BENCHMARK
TBR	TEXAS BEARING RATIO
TC	TANGENT TO CURVE
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TERRA-COTTA PIPE
TCZ	TRAFFIC CONTROL ZONE
TDEP	TEXAS DEPARTMENT OF ENVIRONMENT PROTECTION
TEMP	TEMPORARY
TEL	TELEPHONE
TI	TOP OF INLET
TN	TON
TOB	TOP OF BANK
TOC	TOP OF CURB
TP	TOP OF PAVEMENT
TP	TELEPHONE POLE
TV	TELEVISION
TW	TOP OF WALL
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TYP	TYPICAL

U

UG	UNDERGROUND
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY

V

V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VTC	VEHICLE TRACKING COUNT

W

W	WITH
W	WEST
WM	WATER MAIN OR WATER METER
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
WWTP	WASTEWATER TREATMENT PLANT

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER

2026-02-19

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

LEGEND & ABBREVIATIONS

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-1.2
REVIEWER: MGR			

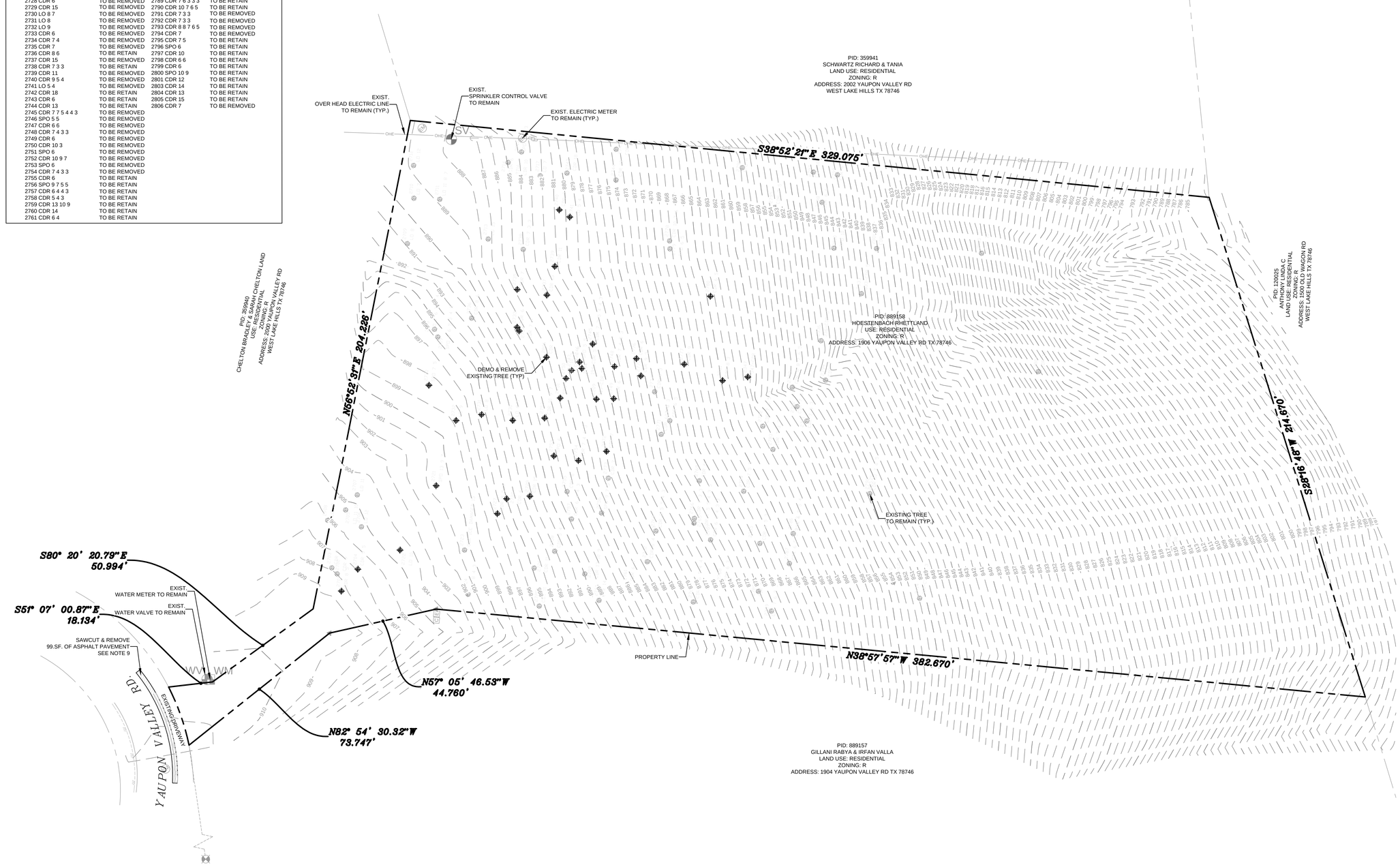
1906, YAUPON VALLEY

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Plot By: Adam Kline 2/19/2026 8:00 PM

PLEASE RECYCLE

TREE INDEX

2701 CDR 8 5	TO BE REMOVED	2762 CDR 6 4 3 3	TO BE REMOVED
2702 CDR 9	TO BE RETAIN	2763 CDR 8 5 5 4 3	TO BE REMOVED
2703 CDR 9	TO BE RETAIN	2764 CDR 11 6 5 4 4	TO BE REMOVED
2704 CDR 9 5	TO BE REMOVED	2765 CDR 7 5 5 4 3 3	TO BE REMOVED
2705 LO 11 10	TO BE RETAIN	2766 CDR 7 3 3	TO BE RETAIN
2706 LO 12	TO BE RETAIN	2767 CDR 6 6 4 3 3	TO BE RETAIN
2707 LO 11	TO BE RETAIN	2768 CDR 6 3	TO BE RETAIN
2708 LO 12	TO BE RETAIN	2769 CDR 6	TO BE RETAIN
2709 LO 8	TO BE REMOVED	2770 CDR 6 5	TO BE RETAIN
2710 LO 7	TO BE REMOVED	2771 CDR 6 4 3 3	TO BE RETAIN
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2713 LO 15	TO BE RETAIN	2774 CDR 9 3	TO BE RETAIN
2714 CDR 6	TO BE REMOVED	2775 CDR 9 3	TO BE REMOVED
2715 SPO 7 3 3	TO BE REMOVED	2776 CDR 6	TO BE REMOVED
2716 CDR 10	TO BE RETAIN	2777 CDR 9	TO BE RETAIN
2717 LO 7	TO BE RETAIN	2778 CDR 10 7 6	TO BE RETAIN
2718 SPO 7 6 5 5 4 3	TO BE RETAIN	2779 SPO 6 5	TO BE RETAIN
2719 SPO 8 6 5 5 4 3	TO BE RETAIN	2780 CDR 6 5	TO BE RETAIN
2720 SPO 7 5	TO BE REMOVED	2781 CDR 8 3	TO BE RETAIN
2721 SPO 13 9 7	TO BE REMOVED	2782 CDR 7 5 5 3	TO BE REMOVED
2722 LO 10	TO BE REMOVED	2783 CDR 7 3 3	TO BE REMOVED
2723 CDR ICE DAMAGED 15	TO BE RETAIN	2784 CDR 7 5 3	TO BE RETAIN
2724 CDR 8 4 3	TO BE RETAIN	2785 CDR 6 5 3	TO BE RETAIN
2725 CDR 11	TO BE RETAIN	2786 CDR 6 5 5 4	TO BE RETAIN
2726 CDR 11	TO BE RETAIN	2787 CDR 6 5 5 5 4 3	TO BE RETAIN
2727 CDR 8 5 4	TO BE REMOVED	2788 CDR 6	TO BE RETAIN
2728 CDR 6	TO BE REMOVED	2789 CDR 7 6 3 3 3	TO BE RETAIN
2729 CDR 15	TO BE REMOVED	2790 CDR 10 7 6 5	TO BE RETAIN
2730 LO 8 7	TO BE REMOVED	2791 CDR 7 3 3	TO BE REMOVED
2731 LO 8	TO BE REMOVED	2792 CDR 7 3 3	TO BE REMOVED
2732 LO 9	TO BE REMOVED	2793 CDR 8 8 7 6 5	TO BE REMOVED
2733 CDR 6	TO BE REMOVED	2794 CDR 7	TO BE REMOVED
2734 CDR 7 4	TO BE REMOVED	2795 CDR 7 5	TO BE RETAIN
2735 CDR 7	TO BE REMOVED	2796 SPO 6	TO BE RETAIN
2736 CDR 8 6	TO BE RETAIN	2797 CDR 10	TO BE RETAIN
2737 CDR 15	TO BE REMOVED	2798 CDR 6 6	TO BE RETAIN
2738 CDR 7 3 3	TO BE RETAIN	2799 CDR 6	TO BE RETAIN
2739 CDR 11	TO BE REMOVED	2800 SPO 10 9	TO BE RETAIN
2740 CDR 9 5 4	TO BE REMOVED	2801 CDR 12	TO BE RETAIN
2741 LO 5 4	TO BE REMOVED	2803 CDR 14	TO BE RETAIN
2742 CDR 18	TO BE RETAIN	2804 CDR 13	TO BE RETAIN
2743 CDR 6	TO BE RETAIN	2805 CDR 15	TO BE RETAIN
2744 CDR 13	TO BE RETAIN	2806 CDR 7	TO BE REMOVED
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2746 SPO 5 5	TO BE REMOVED		
2747 CDR 6 6	TO BE REMOVED		
2748 CDR 7 4 3 3	TO BE REMOVED		
2749 CDR 6	TO BE REMOVED		
2750 CDR 10 3	TO BE REMOVED		
2751 SPO 6	TO BE REMOVED		
2752 CDR 10 9 7	TO BE REMOVED		
2753 SPO 6	TO BE REMOVED		
2754 CDR 7 4 3 3	TO BE REMOVED		
2755 CDR 6	TO BE RETAIN		
2756 SPO 9 7 5 5	TO BE RETAIN		
2757 CDR 6 4 4 3	TO BE RETAIN		
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2761 CDR 6 4	TO BE RETAIN		



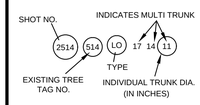
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DEMOLITION NOTES

1. CONTRACTOR MUST APPLY AND RECEIVED APPROVED FOR THE DEMOLITION PERMIT BY THE CITY OF LAKEWOOD PRIOR TO ANY DEMOLITION ON SITE.
2. REFER TO EROSION CONTROL PLAN FOR ALL TREE PROTECTION, AND EROSION AND DRAINAGE CONTROL.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL VERIFY ALL LOCATION DIMENSIONS, VERTICAL CONTROL ELEVATIONS, AND PROPERTY LINE LOCATIONS PRIOR TO DEMOLITION OPERATIONS. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION PLANS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING WITH DEMOLITION WORK.
5. REMOVE ALL EXISTING PAVEMENT AND STRUCTURES WITHIN THE SHADED AREA UNLESS OTHERWISE NOTED.
6. COORDINATED WITH LOCAL POWER, TELEPHONE, CABLE, AND GAS COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
7. CONTRACTOR TO DETERMINE SOURCE OF ALL EXPOSED UTILITIES AND, IF REQUIRED, RECONNECT TO PROPOSED UTILITIES.
8. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ALL UNSUITABLE MATERIALS FROM THE PROJECT SITE, CONTRACTOR SHALL CONTACT ALL LOCAL AUTHORITIES TO DETERMINE DISPOSAL REQUIREMENTS.
9. CONTRACTOR SHALL SAWCUT AND REMOVE EXISTING ASPHALT FROM CONCRETE CURB AND GUTTER SECTION. CITY INSPECTOR SHALL MAKE A FINAL DETERMINATION IF THE EXISTING CONCRETE CURB AND GUTTER SECTION WILL NEED TO BE REPLACED IN-KIND.

TREE LEGEND

CDR - CEDAR
LO - LIVE OAK
SPO - SPANISH OAK



BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

DEMOLITION PLAN

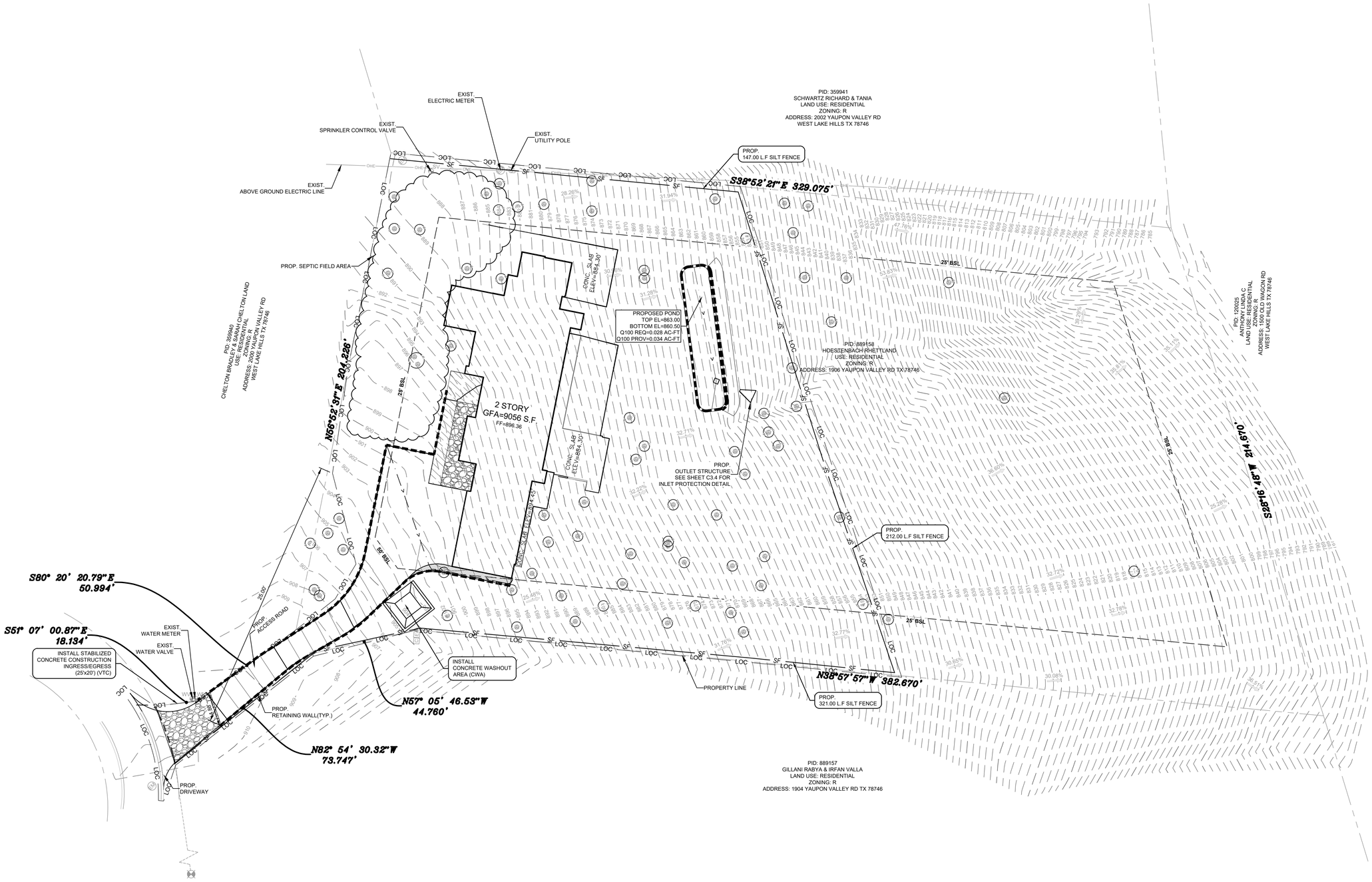
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-2.0
REVIEWER: MGR			

Drawing: D:\CLDE work\MES\002 Yaupon\002 Yaupon\FILES FROM MES DRIVE\002 Yaupon\CAD_Archive\Yaupon\MES\2026-02-17\21-010-C-DEMO
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1906, YAUPON VALLEY

PLEASE RECYCLE



0 20 40 Feet

1906, YAUPON VALLEY

EROSION CONTROL GENERAL NOTES

1. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILL'S 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 TREE/NATURAL 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 ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
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 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(L).
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.

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLAN MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT THE RISK OF CONTRACTORS. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGES CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE.
2. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGE WAYS, AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AND DEPOSITED AS A RESULT OF EROSION CONTROL MEASURE.
3. ALL EROSION CONTROL MEASURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE TRAVIS COUNTY STANDARD CONSTRUCTION DETAILS AND URBAN STORM DRAINAGE CRITERIA MANUAL.

DISTURBED AREA = 69,979.03 S.F. (1.61 Ac.)

CONSTRUCTION SEQUENCING

1. CONTRACTOR TO OBTAIN CITY OF WESTLAKE HILL'S BMP PERMIT.
2. CONTRACTOR TO INSTALL BMP PER EROSION CONTROL PLAN AND ANY ADDITIONAL BMP REQUESTED BY THE CITY INSPECTOR.
3. RECEIVE GRADING PERMIT FROM COUNTY TO START EARTHWORK.
4. INSTALL WATER AND SEWER UTILITIES WITH THE COORDINATION OF THE WATER & SEWER UTILITY DISTRICTS.
5. CONCRETE POURING OF DRIVEWAY AND SIDEWALKS.
6. CONCRETE POURING OF HOUSE FOUNDATION PADS.
7. BEGIN HOUSE CONSTRUCTION.
8. SODDING AND HYDROSEEDING SITE.
9. FINALIZE BUILDING INTERIOR.
10. INSTALL LOT FENCING.
11. OBTAIN CERTIFICATE OF OCCUPANCY.
12. REMOVE BMP'S.

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-3.1
REVIEWER: MGR			

1906, YAUPON VALLEY

Drawing: Z:\MES [Texas]\Backup\2026\000 Yaupon\2026-02-19\2026-02-1921-010-C-ECP Last Saved By: JSchroeder Last Saved: 2/19/2026 3:27 PM Plot By: JSchroeder Plot Date: 2/19/2026 3:31 PM File Name: Sheet1

PLEASE RECYCLE

1906, YAUPON VALLEY

PERFORMANCE STANDARD NOTES:

1. STORMWATER RUNOFF FROM DISTURBED AREAS MUST FLOW TO AT LEAST ONE (1) CM TO MINIMIZE SEDIMENT IN THE DISCHARGE. DO NOT ALLOW SEDIMENT TO LEAVE THE SITE. THE BEST WAY TO PREVENT SEDIMENT OR POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM IS TO STABILIZE THE SITE AS QUICKLY AS POSSIBLE, PREVENTING EROSION AND STOPPING SEDIMENT RUN-OFF AT ITS SOURCE.
2. PHASE CONSTRUCTION TO MINIMIZE DISTURBED AREAS, INCLUDING DISTURBANCE OF STEEP SLOPES. (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION OF THE SITE).LIMIT SOIL EXPOSURE TO THE SHORTEST POSSIBLE PERIOD OF TIME. PROTECT NATURAL FEATURES AND EXISTING VEGETATION WHENEVER POSSIBLE. REMOVAL OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS. MAINTAIN PRE- EXISTING VEGETATION (OR EQUIVALENT CMS) FOR AREAS WITHIN 50 HORIZONTAL FT OF RECEIVING WATERS.
3. SOIL COMPACTION MUST BE MINIMIZED FOR AREAS WHERE INFILTRATION CMS WILL OCCUR OR WHERE FINAL STABILIZATION WILL BE ACHIEVED THROUGH VEGETATIVE COVER.
4. ALL SOIL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT THE LOSS OF MATERIAL DURING TRANSPORT.
5. DUST EMISSIONS RESULTING FROM GRADING ACTIVITIES OR WIND SHALL BE CONTROLLED.
6. INSTALL CONSTRUCTION FENCE (ORANGE) TO PROTECT WETLANDS AND OTHER SENSITIVE AREAS AND TO PREVENT ACCESS, AND TO DELINEATE THE LIMITS OF CONSTRUCTION. DO NOT USE SILT FENCE TO PROTECT WETLANDS SINCE TRENCHING MAY IMPACT THESE AREAS.
7. CMS INTENDED TO CAPTURE OVERLAND, LOW VELOCITY SHEET FLOW AT A FAIRLY LEVEL GRADE SHALL ONLY BE INSTALLED ALONG CONTOURS.
8. INSTALL CMS, SUCH AS CHECK DAMS, PERPENDICULAR TO THE CONCENTRATED FLOWS TO REDUCE FLOW VELOCITY.
9. STORM DRAIN INLETS WITHIN AND ADJACENT TO THE CONSTRUCTION SITE MUST BE PROTECTED. ANY PONDING OF STORMWATER AROUND INLET PROTECTION MUST NOT CAUSE EXCESSIVE FLOODING OR DAMAGE ADJACENT AREAS OR STRUCTURES.
10. INSTALL VEHICLE TRACKING CONTROL (VTC) TO ENTER/EXIT UNPAVED AREA. DO NOT USE RECYCLED CRUSHED CONCRETE OR ASPHALT MILLINGS FOR VEHICLE TRACKING PADS.
11. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
12. OUTLETS SYSTEMS (SUCH AS SKIMMER OR PERFORATED RISER PIPE) SHALL BE INSTALLED TO WITHDRAW WATER FROM OR NEAR THE SURFACE LEVEL WHEN DISCHARGING FROM BASINS. WATER CANNOT DRAIN FROM THE BOTTOM OF THE POND.
13. TEMPORARY STABILIZATION MUST BE IMPLEMENTED FOR EARTH DISTURBING ACTIVITIES ON ANY PORTION OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED (FOR MORE THAN 14 CALENDAR DAYS). TEMPORARY STABILIZATION METHODS EXAMPLES: TARPS, SOIL TACKIFIER, AND HYDROSEED. TEMPORARY STABILIZATION REQUIREMENT MAY EXCEED THE 14-DAY SCHEDULE WHEN EITHER THE FUNCTION OF THE SPECIFIC AREA REQUIRES IT TO REMAIN DISTURBED, OR, PHYSICAL CHARACTERISTICS OF THE TERRAIN AND CLIMATE PREVENT STABILIZATION AS LONG AS THE CONSTRAINTS AND ALTERNATIVE SCHEDULE IS DOCUMENTED ON THE SWMP, AND LOCATIONS ARE IDENTIFIED ON THE EC PLAN (SITE MAP).
14. RUNOFF FROM STOCKPILE AREA MUST BE CONTROLLED. SOILS THAT WILL BE STOCKPILED FOR MORE THAN 30 DAYS SHALL BE PROTECTED FROM WIND AND WATER EROSION WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION. INSTALL CMS/BMPS 5 FT AWAY FROM THE TOE OF THE STOCKPILE'S SLOPE.
15. WATER USE TO CLEAN CONCRETE TRUCKS SHALL BE DISCHARGED INTO A CONCRETE WASHOUT AREA (CWA). THE PREDEFINED CONTAINMENT AREA MUST BE IDENTIFIED WITH A SIGN, AND SHALL ALLOW THE LIQUIDS TO EVAPORATE OR DRY OUT. CWA DISCHARGES THAT MAY REACH GROUNDWATER MUST FLOW THROUGH SOIL THAT HAS BUFFERING CAPACITY PRIOR TO REACHING GROUNDWATER. THE CONCRETE WASHOUT LOCATION SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT AND WOULD RESULT IN BUFFERING CAPACITY NOT BEING ADEQUATE, SUCH AS NEAR NATURAL DRAINAGES, SPRINGS, OR WETLANDS. IN THIS CASE, A LINER UNDERNEATH IS NEEDED FOR AREAS WITH HIGH GROUNDWATER LEVELS. CWA SHALL NOT BE PLACED IN LOW AREAS, DITCHES OR ADJACENT TO STATE WATERS. PLACE CWA 50 FT AWAY FROM STATE WATERS.
16. WASTE, SUCH AS BUILDING MATERIALS, WORKERS TRASH AND CONSTRUCTION DEBRIS, MUST BE PROPERLY MANAGED TO PREVENT STORMWATER POLLUTION.
17. INSTALL STABILIZED STAGING AREA (SSA) TO STORE MATERIALS, CONSTRUCTION TRAILER, ETC.
18. IF CONDITIONS IN THE FIELD WARRANT ADDITIONAL CMS/BMPS TO THE ONES ORIGINALLY APPROVED ON THE SWMP OR EC PLAN (CIVIL DRAWING), THE LANDOWNER OR CONTRACTOR SHALL IMPLEMENT MEASURES DETERMINED NECESSARY, AS DIRECTED BY THE COUNTY.
19. PERMANENT CMS/BMPS FOR SLOPES, CHANNELS, DITCHES, OR DISTURBED LAND AREA SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING. CONSIDER THE USE EROSION CONTROL BLANKETS ON SLOPES 3:1 OR STEEPER AND AREAS WITH CONCENTRATED FLOWS SUCH AS SWALES, LONG CHANNELS AND ROADSIDE DITCHES.
20. THE DISCHARGE OF SANITARY WASTE INTO THE STORM SEWER SYSTEM IS PROHIBITED. PORTABLE TOILETS MUST BE PROVIDED, SECURED AND PLACED ON PERMEABLE SURFACES, AWAY FROM THE CURBSIDE, STORM INLETS AND/OR DRAINAGE WAYS.
21. REMOVE TEMPORARY CMS/BMPS ONCE FINAL STABILIZATION IS REACHED, UNLESS OTHERWISE AUTHORIZED.
22. FINAL STABILIZATION MUST BE IMPLEMENTED. FINAL STABILIZATION IS REACHED WHEN ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED, AND EITHER A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST 70% OF PRE- DISTURBANCE LEVELS, OR EQUIVALENT PERMANENT ALTERNATIVE METHOD HAS BEEN IMPLEMENTED.
23. PROVIDE SPILL PREVENTION AND CONTAINMENT MEASURES FOR CONSTRUCTION MATERIALS, WASTE AND FUEL STORAGE AREAS. BULK STORAGE (55 GALLONS OR GREATER) OF PETROLEUM PRODUCTS AND LIQUID CHEMICALS MUST HAVE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, IN ORDER TO CONTAIN SPILLS AND TO PREVENT SPILLED MATERIAL FROM ENTERING STATE WATERS.

MAINTENANCE STANDARD NOTES:

1. MAINTAIN AND REPAIR CMS ACCORDING TO APPROVED EROSION CONTROL PLAN (CIVIL DRAWING) TO ASSURE THEY CONTINUE PERFORMING AS ORIGINALLY INTENDED.
2. CMS/BMPS REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING BMP.
3. CMS SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN UNLESS OTHERWISE SPECIFIED.
4. SWMP AND EC PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED CMS/BMPS DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, TO ACCURATELY REFLECT THE ACTUAL FIELD CONDITIONS. A NOTATION SHALL BE MADE IN THE SWMP, INCLUDING DATE OF CHANGES IN THE FIELD, IDENTIFICATION OF THE CMS REMOVED, MODIFIED OR ADDED, AND THE LOCATIONS OF THOSE CMS. UPDATES MUST BE MADE WITHIN 72-HOURS FOLLOWING THE CHANGE.
5. MAINTAIN VEHICLE TRACKING CONTROL (VTC), IF SEDIMENT TRACKING OCCURS, CLEAN- UP IMMEDIATELY. SWEEP BY HAND OR THE USE STREET SWEEPERS (WITH VACUUM SYSTEM). FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
6. CWA MUST BE CLEANED ONCE WASTE ACCUMULATION REACHES ⅓ OF THE WET STORAGE CAPACITY OF THE STRUCTURE. LEGALLY DISPOSED OF CONCRETE WASTE. DO NOT BURY ON SITE.
7. CLEAN-UP SPILLS IMMEDIATELY AFTER DISCOVERY, OR CONTAIN UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. FOLLOW MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP, ALONG WITH PROPER DISPOSAL METHODS. RECORDS OF SPILLS, LEAKS, OR OVERFLOWS THAT RESULT IN DISCHARGE OF POLLUTANTS MUST BE DOCUMENTED AND MAINTAINED.
8. REMOVE SEDIMENT FROM STORM SEWER INFRASTRUCTURE (PONDS, STORM PIPES, OUTLETS, INLETS, ROADSIDE DITCHES, ETC.), AND RESTORE VOLUME CAPACITY UPON COMPLETION OF PROJECT OR PRIOR TO INITIAL ACCEPTANCE OF PUBLIC IMPROVEMENTS (IF APPLICABLE). DO NOT FLUSH SEDIMENT OFFSITE, CAPTURE ON-SITE AND DISPOSED OF AT AN APPROVED LOCATION. THESE NOTES ARE NOT INTENDED TO BE ALL-INCLUSIVE, BUT TO HIGHLIGHT THE BASIC STORMWATER POLLUTION PREVENTION REQUIREMENTS FOR CONSTRUCTION ACTIVITIES TO COMPLY WITH CDPS STORMWATER CONSTRUCTION PERMIT AND BE IN CONFORMANCE WITH COUNTY STANDARDS.

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL NOTES

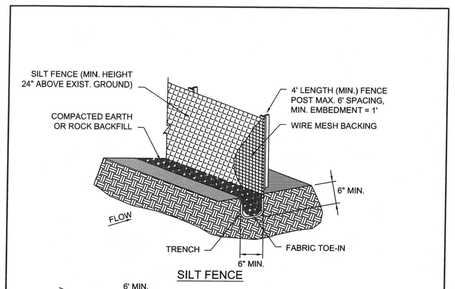
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DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

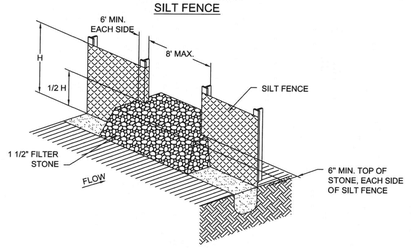
1906, YAUPON VALLEY

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SILT FENCE



STONE OVERFLOW STRUCTURE

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

SILT FENCE GENERAL NOTES:

1. 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 ONE FOOT.

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. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

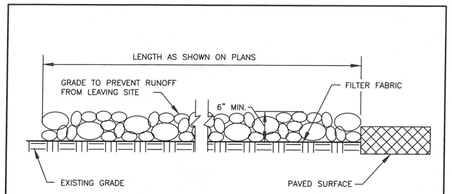
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

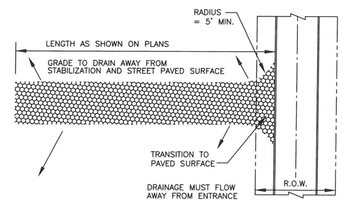
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.5 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 202.11 *
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*

STATE OF TEXAS
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2026-02-19

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL DETAILS-I

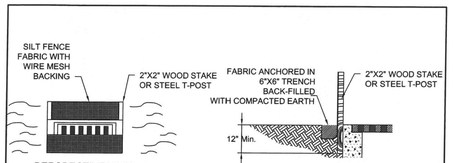
MODERN ENGINEERING SOLUTIONS
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DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

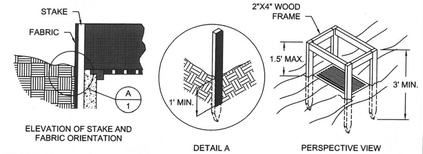
1906, YAUPON VALLEY

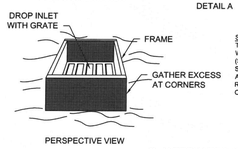
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I. STANDARD INSTALLATION



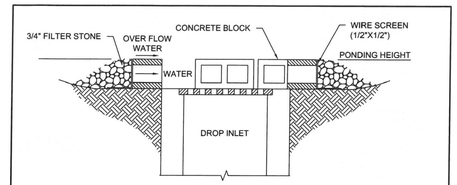


SPECIFIC APPLICATION:
THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5 %) WHERE THE INLET SHEET OR OVER-LAND FLOWS (NOT TO EXCEED 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREETS OR HIGHWAY MEDIANS.

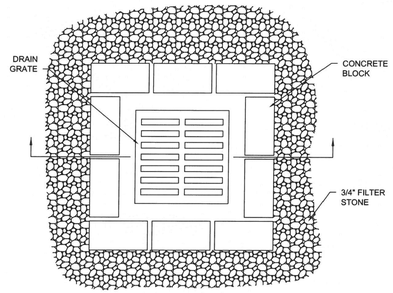
II. ALTERNATE INSTALLATION

INLET PROTECTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
FILTER BARRIER		202.14 *	
		DATE	STANDARD DRAWING NO.
		OCT. '04	1120

*Section II Standard Drawings as of October 2004. Reference number only has been updated for Fifth Edition Specifications. *Public Works Construction Standards North Central Texas, Fifth Edition.*



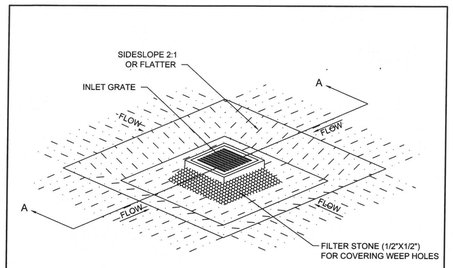
CROSS SECTION



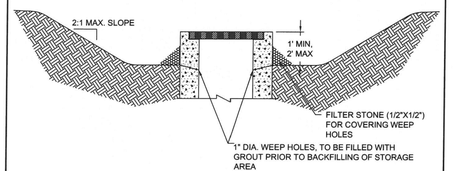
PLAN VIEW

INLET PROTECTION–DROP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
		202.14 *	
		DATE	STANDARD DRAWING NO.
		OCT. '04	1130

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ISOMETRIC PLAN VIEW



SECTION A-A

INLET PROTECTION	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE	
		202.14 *	
		DATE	STANDARD DRAWING NO.
		OCT. '04	1150

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EROSION AND SEDIMENTATION CONTROL DETAILS-II

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DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-3.4
REVIEWER: MGR			

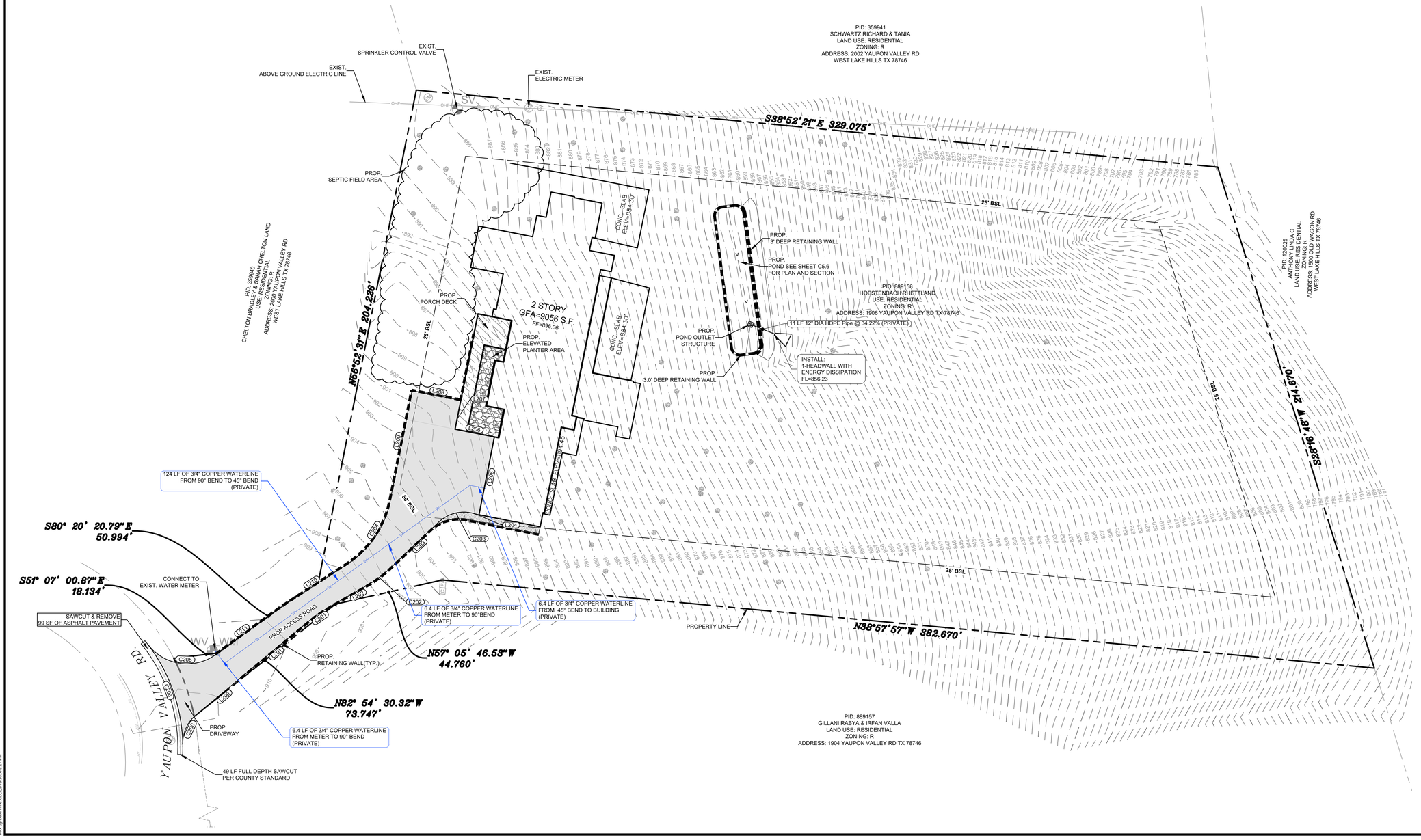
1906, YAUPON VALLEY

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Plot By: Akash Kharel

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L201	34.32	N84°08'53"W	10082582.1910	10082585.690	3088727.6070	3088693.4645
L202	20.30	N74°16'00"W	10082575.1846	10082580.690	3088756.8015	3088737.2587
L203	27.09	N87°56'30"W	10082572.3558	10082573.329	3088795.6887	3088768.6164
L204	2.82	N31°03'42"W	10082562.6872	10082565.105	3088809.4554	3088807.9992
L205	32.40	S56°49'36"W	10082580.4156	10082562.687	3088836.5749	3088809.4554
L206	16.44	S33°19'50"E	10082594.1523	10082580.416	3088827.5410	3088836.5749
L207	12.10	S56°40'10"W	10082600.8005	10082594.152	3088837.6503	3088827.5410
L208	20.23	S33°07'31"E	10082617.7424	10082600.801	3088826.5953	3088837.6503
L209	45.98	N56°52'29"E	10082592.6130	10082617.742	3088788.0842	3088826.5953
L210	31.18	S77°29'13"E	10082593.8170	10082587.062	3088727.1230	3088757.5588
L211	34.28	S80°15'23"E	10082599.6179	10082593.817	3088693.3417	3088727.1230

CURVE TAG	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	START NORTHING	END NORTHING	START EASTING	END EASTING	START DIRECTION	END DIRECTION
C200	12.58	15.32	47.05	S68°19'15"W	12.23	10082588.1931	10082583.6760	3088669.1068	3088657.7437	N88°09'07"W	S44°47'38"W
C201	9.78	57.15	9.81	N81°09'42"W	9.77	10082580.6902	10082582.1910	3088737.2587	3088727.6070	N76°15'33"W	N86°03'51"W
C202	11.99	50.00	13.74	N81°04'22"W	11.96	10082573.3287	10082575.1846	3088768.6164	3088756.8015	N87°56'30"W	N74°12'14"W
C203	14.89	15.00	56.88	N59°30'06"W	14.29	10082565.1049	10082572.3558	3088807.9992	3088795.6887	N31°03'42"W	N87°56'30"W
C204	31.86	40.00	45.64	N79°41'38"E	31.03	10082587.0622	10082592.6130	3088757.5588	3088788.0842	S77°29'13"E	N56°52'29"E
C205	30.79	20.00	88.20	S36°14'24"E	27.84	10082622.0690	10082599.6179	3088676.8859	3088693.3417	S7°51'33"W	S80°20'21"E
C206	43.61	69.45	35.98	N26°30'00"E	42.90	10082583.6760	10082622.0690	3088657.7437	3088676.8859	N44°29'24"E	N8°30'37"E



0 20 40 Feet

NOTES

1. CITY OF WEST LAKE HILLS ENGINEERING, CONSTRUCTION AND SPECIFICATIONS DESIGN STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. PAVEMENT DESIGN STANDARDS FROM TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WAS ALSO USED.
3. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING LAYOUT AND DESIGN.
5. REFER TO ARCHITECTURAL PLANS FOR CARPORT DETAILS.
6. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN, AND TREES.
7. ALL MECHANICAL EQUIPMENT, DUMPSTER, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
8. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
9. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
10. ALL PROPOSED RAMPS TO FOLLOW THE TEXAS ACCESSIBILITY STANDARDS.
11. REFER TO ARCHITECTURAL FLOOR PLANS FOR BUILDING DIMENSIONS AND CARPORT DETAILS.

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-07-29	ISSUED FOR PERMITTING
2	2026-02-17	FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

SITE PAVING AND UTILITY LAYOUT PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-4.0
REVIEWER: MGR			

1906, YAUPON VALLEY

Drawing: Z:\MES (Texas)\Backup\2026\002 Yaupon\2026-02-19\2026-02-19121-010-C-DIM
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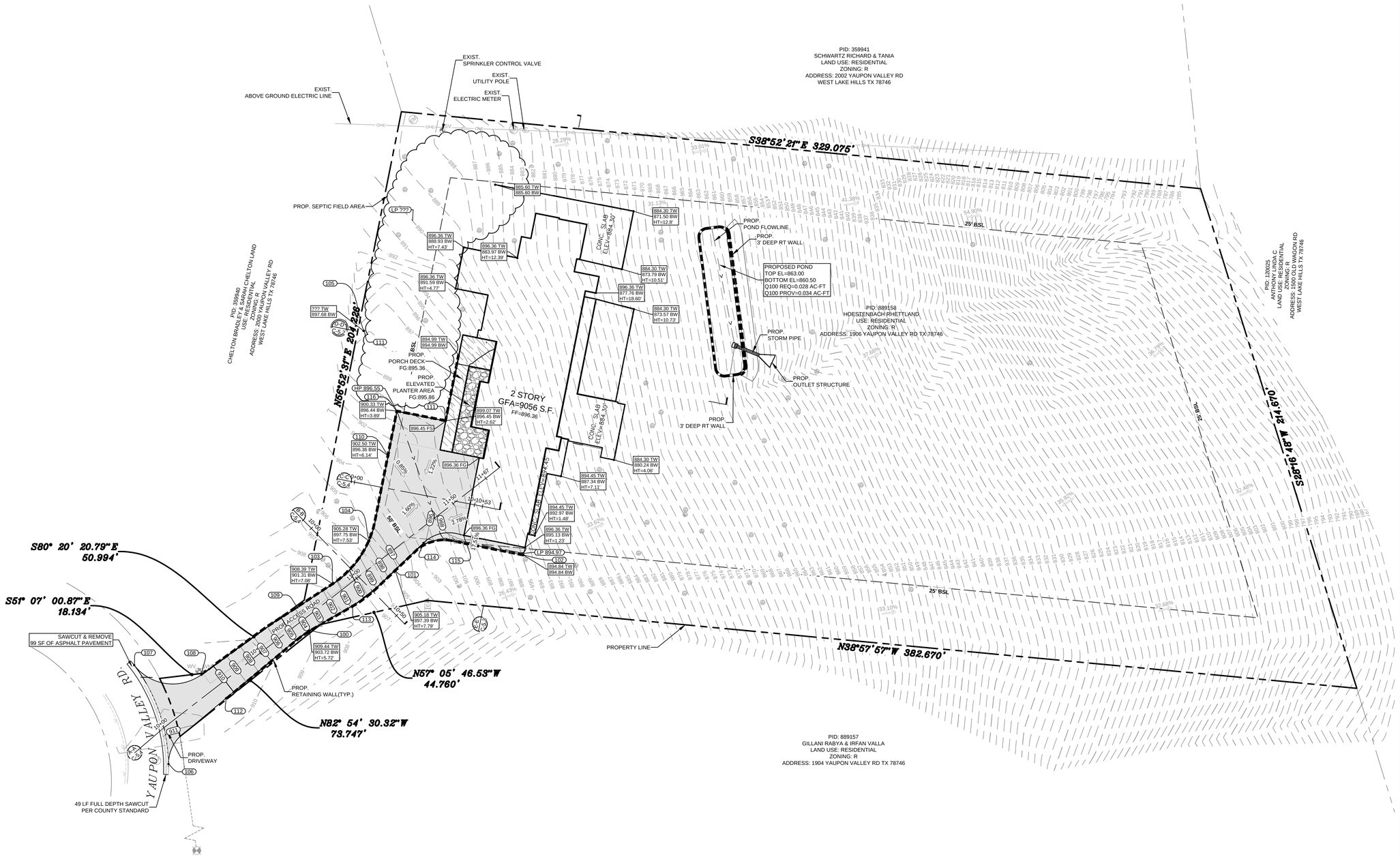
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EDGE OF PAVEMENT TABLE

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
106	10082583.68	3088657.74	911.43	MATCH TO EX.
107	10082622.07	3088676.89	909.78	MATCH TO EX.
108	10082599.62	3088693.34	910.51	EOP/ START OF RT WALL
109	10082590.83	3088740.57	903.85	EOP
110	10082607.67	3088811.15	896.36	EOP
111	10082600.80	3088837.65	896.45	EOP
112	10082585.69	3088693.46	910.62	EOP/ START OF RT WALL
113	10082575.18	3088756.80	900.85	EOP
114	10082572.36	3088795.69	896.03	EOP
115	10082562.69	3088809.46	896.36	EOP/ BUILDING EDGE
116	10082617.74	3088826.60	896.55	EOP

RETAINING WALL TABLE

POINT	NORTHING	EASTING	RT WALL TOP	RT WALL BOTTOM
100	10082580.69	3088737.26	903.72	909.44
101	10082572.94	3088779.41	905.18	897.39
102	10082539.59	3088820.73	894.84	894.84
103	10082587.08	3088757.56	901.31	908.39
104	10082588.82	3088780.70	905.28	897.75
105	10082650.58	3088840.72	897.68	897.68



0 20 40 Feet

NOTES

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BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

NO.	DATE	REVISION
0	2022-06-26	ISSUED FOR PERMITTING
1	2022-07-29	ISSUED FOR PERMITTING
2	2026-02-17	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING PLAN

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-5.1
REVIEWER: MGR			

1906, YAUPON VALLEY

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Plotted: 2/25/2026 1:21 PM
By: Adam Finke

PLEASE RECYCLE



CROSS SECTION "D-D'"
H:1"=20'
V:1"=10'

N

0 10 20 Feet

1906, YAUPON VALLEY

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTION-I

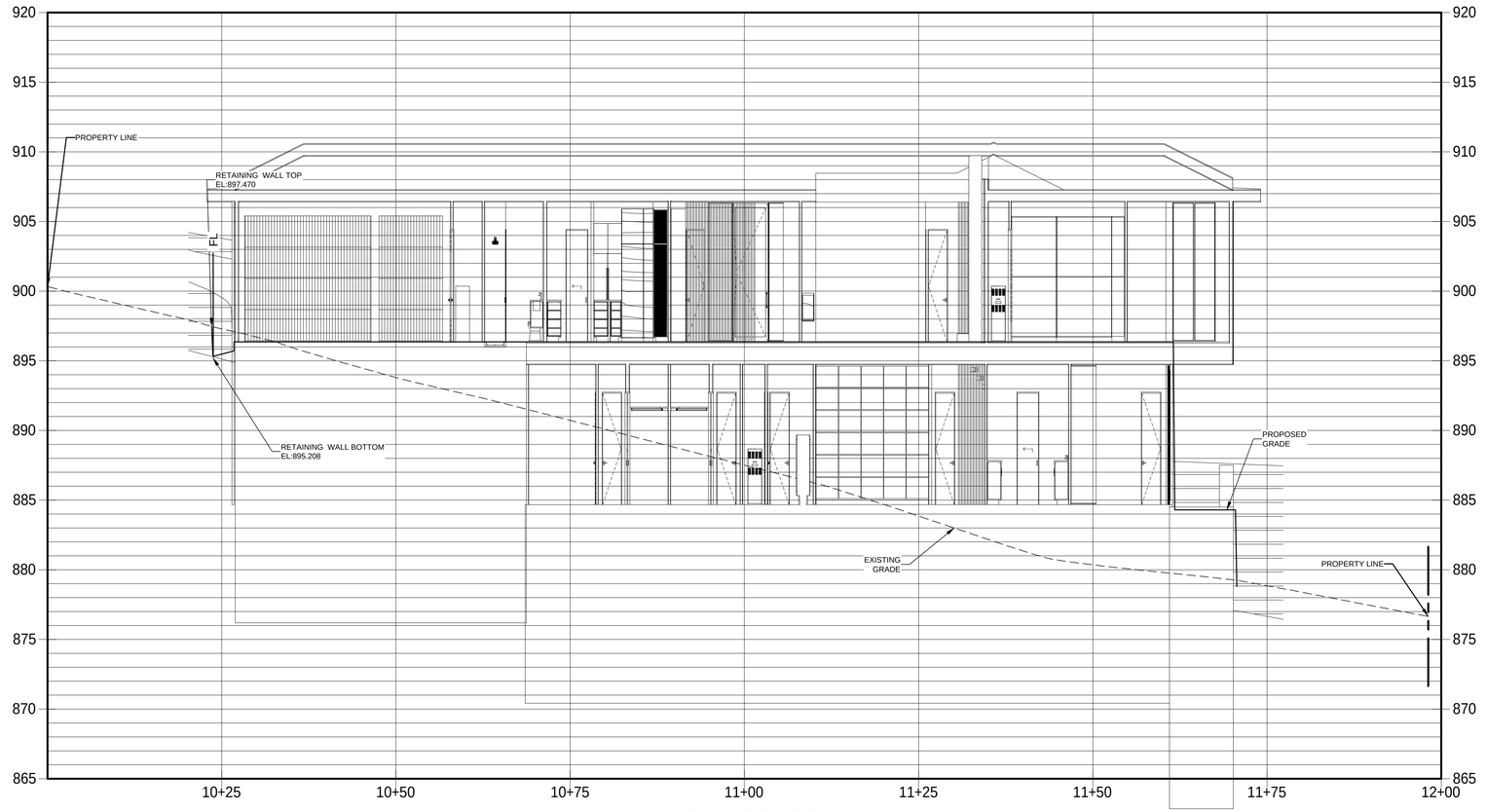
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-5.2
REVIEWER: MGR			

1906, YAUPON VALLEY

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Last Plotted: 2/19/2026 8:21 PM

PLEASE RECYCLE



CROSS SECTION "E-E'"
H:1"=20'
V:1"=10'



1906, YAUPON VALLEY

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED
PROFESSIONAL ENGINEER

2026-02-19

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2	2026-02-17	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTIONS -II

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

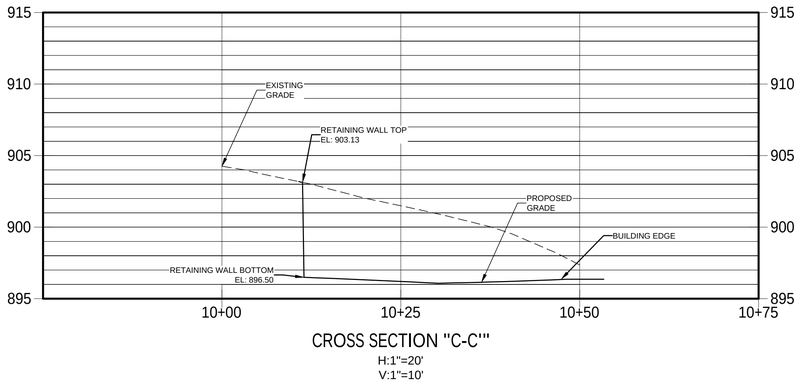
1906, YAUPON VALLEY

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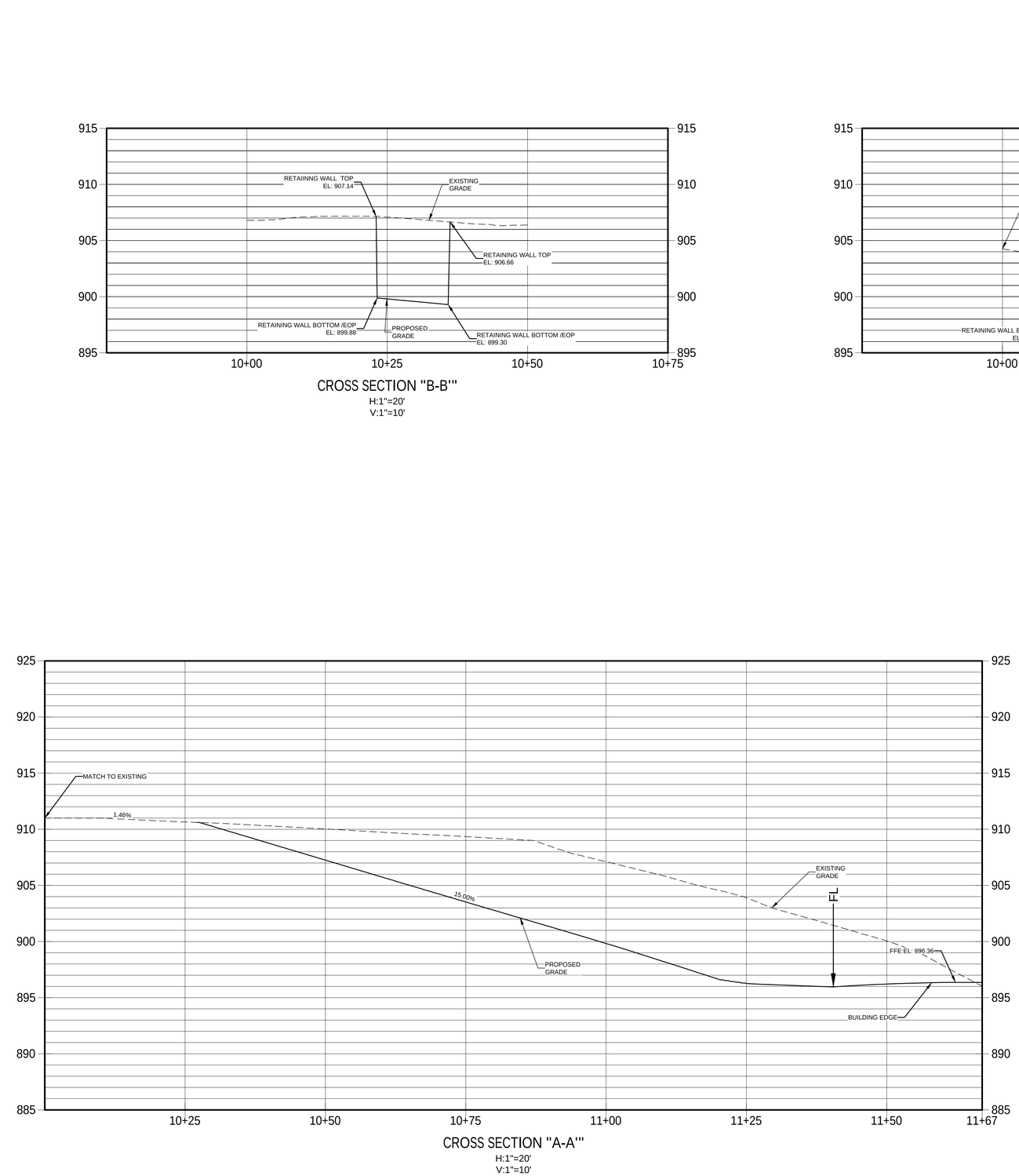
CROSS SECTION "B-B'"

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V:1"=10'



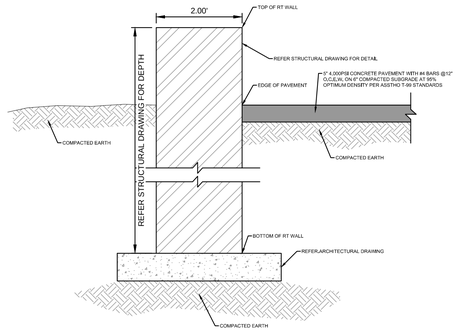
CROSS SECTION "C-C'"

H:1"=20'
V:1"=10'



CROSS SECTION "A-A'"

H:1"=20'
V:1"=10'



SECTION F-F'

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

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2	2026-02-17	ISSUED FOR PERMITTING

1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

GRADING SECTIONS -III

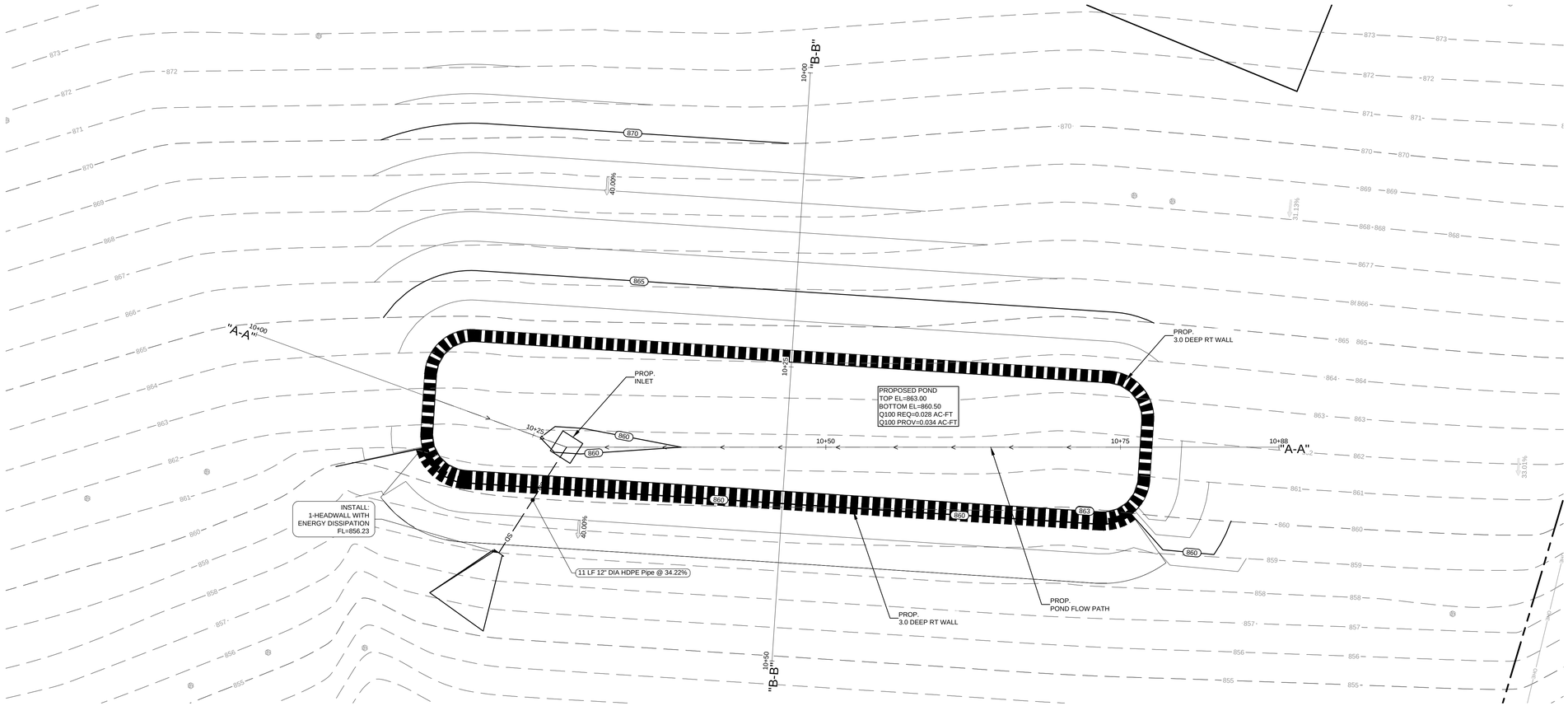
MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
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REVIEWER: MGR			

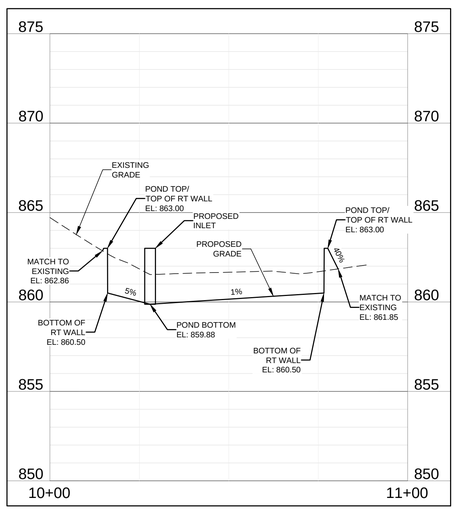
1906, YAUPON VALLEY

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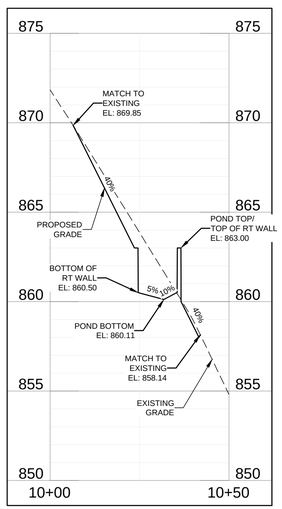
PLEASE RECYCLE



PLAN
SCALE: 1"=5"



POND "SECTION-A-A"
HORZ. SCALE:1"=20'
VERT. SCALE:1"=4'



POND "SECTION-B-B"
HORZ. SCALE:1"=20'
VERT. SCALE:1"=4'

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
125681
LICENSED PROFESSIONAL ENGINEER
2026-02-19

NO.	DATE	REVISION
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

DETENTION POND PLAN & SECTION

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-5.5
REVIEWER: MGR			

1906, YAUPON VALLEY

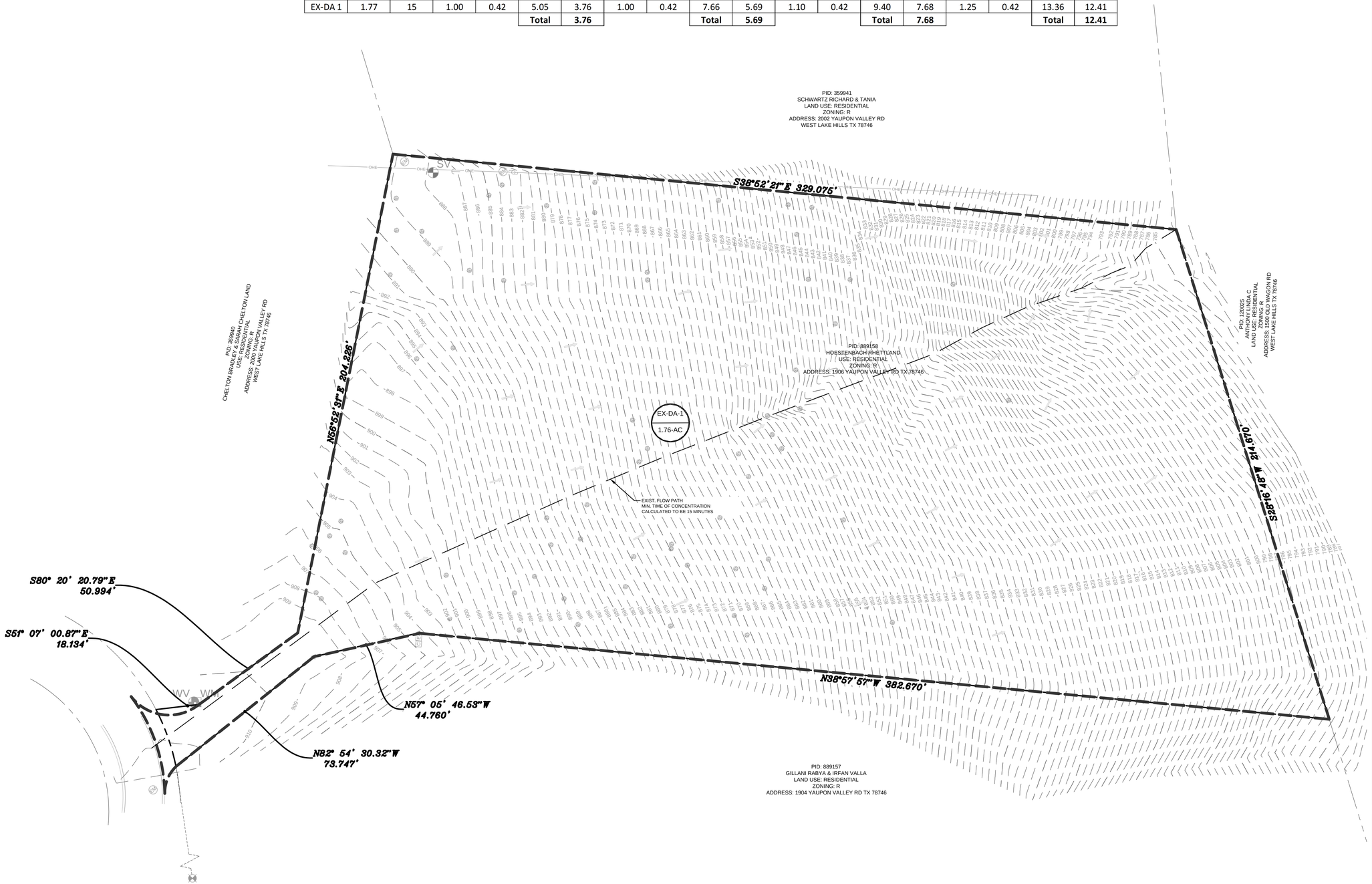
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Last Saved By: Josh Fore
File Name: 21-010-C-GRADING POND
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PLEASE RECYCLE

1906, YAUPON VALLEY

Storm Runoff Summary Table (Existing)

			2 year storm				10 year storm				25 year storm				100 year storm			
Basin	A	T	k	C	I	Q	k	C	I	Q	k	C	I	Q	k	C	I	Q
	ac	min							in/hr	cfs							in/hr	cfs
EX-DA 1	1.77	15	1.00	0.42	5.05	3.76	1.00	0.42	7.66	5.69	1.10	0.42	9.40	7.68	1.25	0.42	13.36	12.41
					Total	**3.76**			**Total**	**5.69**			**Total**	**7.68**			**Total**	**12.41**



0 20 40 Feet

NOTES

1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

DRAINAGE LEGEND

- 5355 — EXISTING CONTOUR
- DRAINAGE BOUNDARY
- PROPERTY LINE
- E-DA 1 / 2.03 AC — DRAINAGE ID / AREA (ACRES)
- 2.2% — DRAINAGE FLOW DIRECTION

BENCHMARK

BM#1: MAG NAIL WITH 'CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88 (GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
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2026-02-19

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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

EXISTING DRAINAGE AREA MAP

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-6.1
REVIEWER: MGR			

1906, YAUPON VALLEY

Drawing: D:\CLDE works\MES\2022 Yaupon\003 Yaupon\FILES FROM MES DRIVE\2022 Yaupon\CADD_Archive\Yaupon\MES\2026-02-17\21-010-C-DAM
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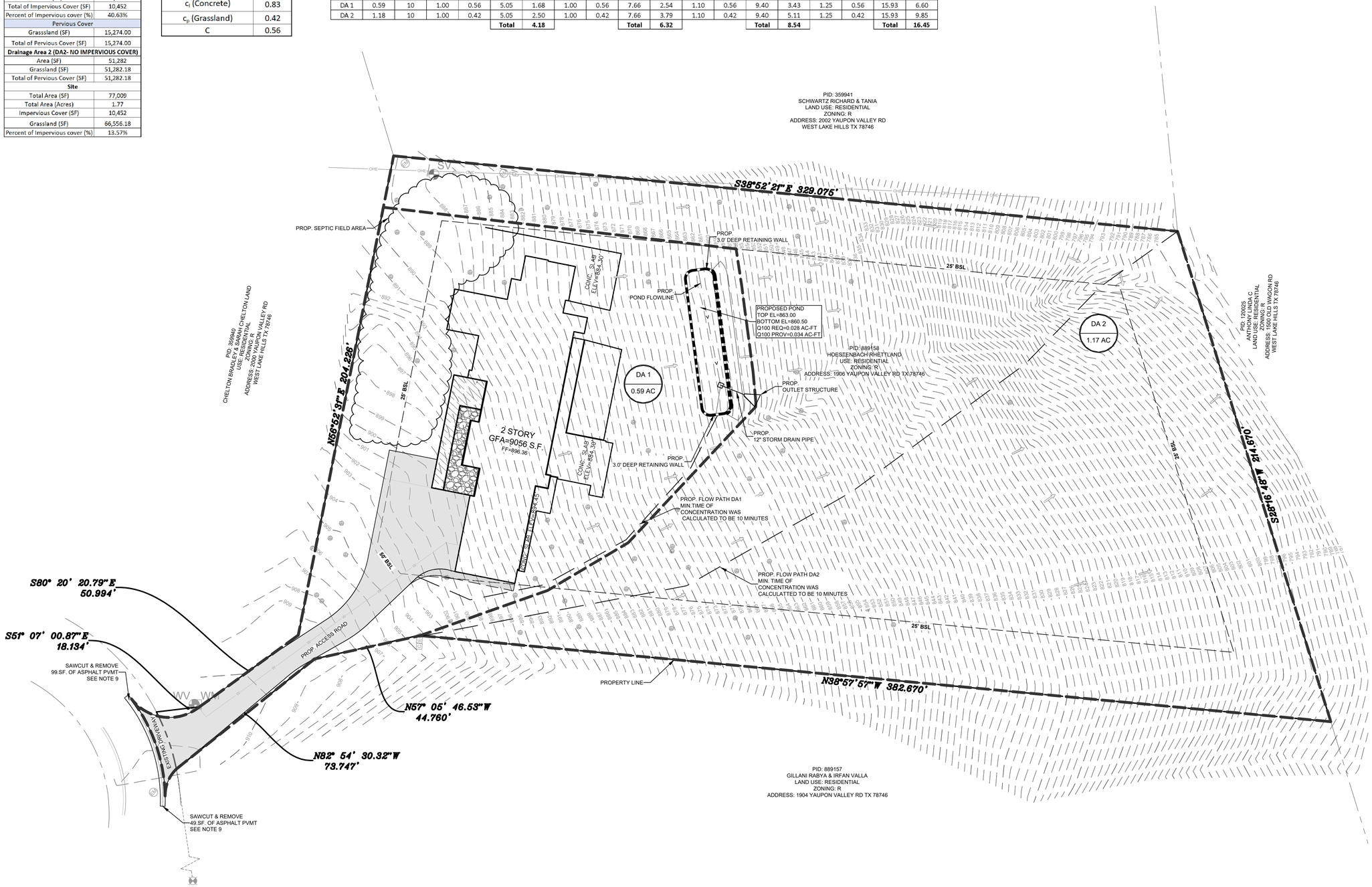
PLEASE RECYCLE

Drainage Area 1 (DA1)	
Area (SF)	25,726
Impervious Cover	
Building and Pool (SF)	6,742
Deck (SF)	664
Drive (SF)	3,046
Total of Impervious Cover (SF)	10,452
Percent of Impervious cover (%)	40.63%
Pervious Cover	
Grasssland (SF)	15,274.00
Total of Pervious Cover (SF)	15,274.00
Drainage Area 2 (DA2- NO IMPERVIOUS COVER)	
Area (SF)	51,282
Grassland (SF)	51,282.18
Total of Pervious Cover (SF)	51,282.18
Site	
Total Area (SF)	77,009
Total Area (Acres)	1.77
Impervious Cover (SF)	10,452
Grassland (SF)	66,556.18
Percent of Impervious cover (%)	13.57%

Composite Runoff Coefficient	
$C=Ic_1+(1-I)c_p$	
I (Impervioues Cover %)	40.63%
c_i (Concrete)	0.83
c_p (Grassland)	0.42
C	0.56

Storm Runoff Summary Table (Proposed)

			2 year storm				10 year storm				25 year storm				100 year storm			
Basin	A	T	k	C	I	Q	k	C	I	Q	k	C	I	Q	k	C	I	Q
	ac	min							in/hr	cfs							in/hr	cfs
DA 1	0.59	10	1.00	0.56	5.05	1.68	1.00	0.56	7.66	2.54	1.10	0.56	9.40	3.43	1.25	0.56	15.93	6.60
DA 2	1.18	10	1.00	0.42	5.05	2.50	1.00	0.42	7.66	3.79	1.10	0.42	9.40	5.11	1.25	0.42	15.93	9.85
					Total	**4.18**			**Total**	**6.32**			**Total**	**8.54**			**Total**	**16.45**



0 20 40 Feet

NOTES

1) REFER TO GENERAL NOTES SHEET FOR COUNTY STANDARD GENERAL NOTES, UTILITY NOTES AND CONSTRUCTION DESIGN NOTES.

DRAINAGE LEGEND

- 5355 — EXISTING CONTOUR
- 5355 — PROPOSED CONTOUR
- PROPOSED DRAINAGE BOUNDARY
- PROPERTY LINE
- DA 1 / 2.03 AC — DRAINAGE ID AREA (ACRES)
- 2.5% — DRAINAGE FLOW DIRECTION

BENCHMARK

BM#1: MAG NAIL WITH "CHAPARRAL' WASHER SET IN CONCRETE ON EAST SIDE OF PRIVATE DRIVE NEAR CUL-DE-SAC OF YAUPON VALLEY ROAD
ELEVATION=913.23'
VERTICAL DATUM: NAVD 88
(GEOID 18)

STATE OF TEXAS
MICHAEL R. GROSELLE
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LICENSED PROFESSIONAL ENGINEER
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1906, YAUPON VALLEY

YAUPON VALLEY ROAD, 92/258
WEST LAKE HILLS, TRAVIS COUNTY, TEXAS

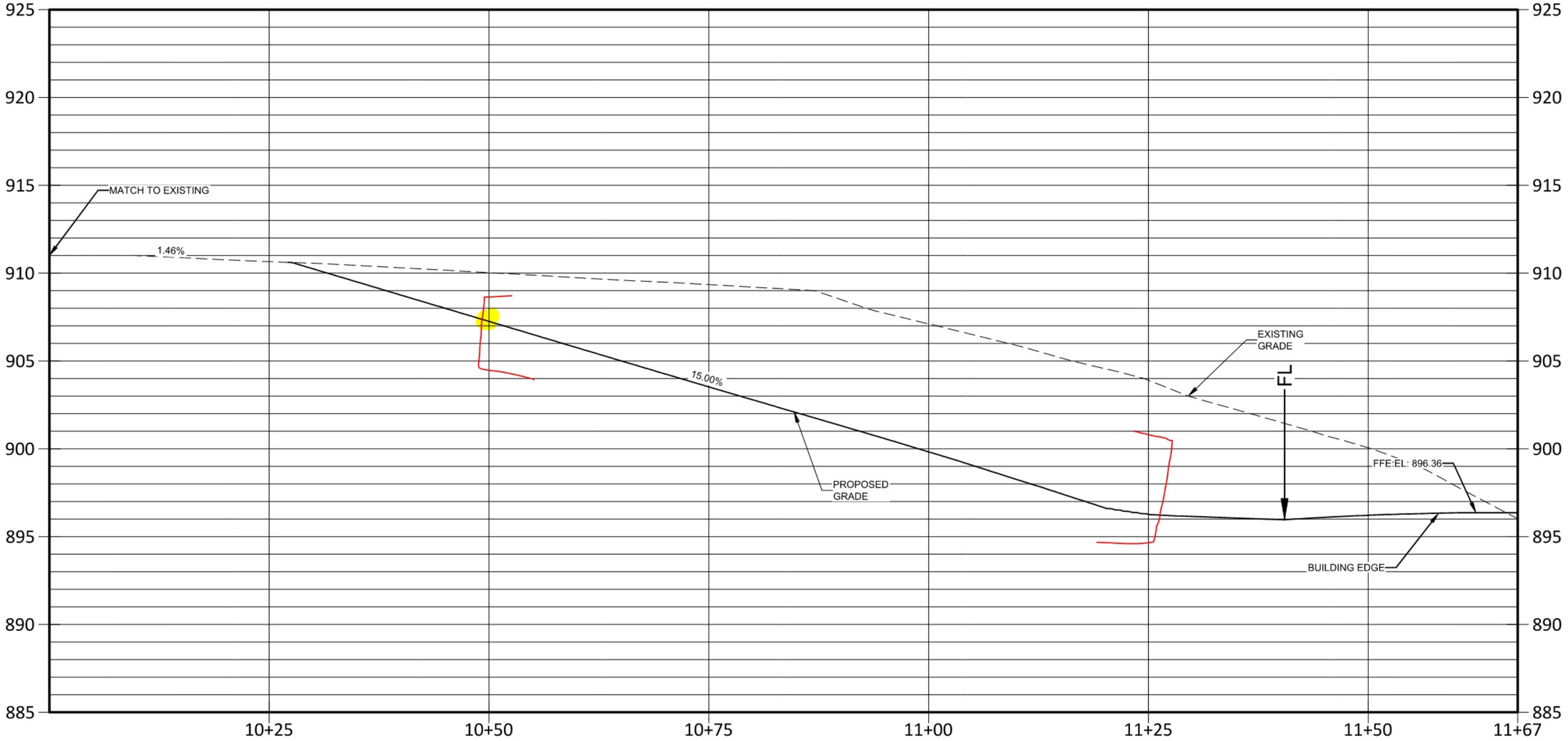
PROPOSED DRAINAGE AREA MAP

MODERN ENGINEERING SOLUTIONS
805 GLENDEVON DRIVE
MCKINNEY TX, 75051
PHONE: (214) 734-2305
FIRM #20221

DESIGNED: JS	DATE	PROJECT #	SHEET
DRAWN: AKR	FEB 2026	21-010	C-6.2
REVIEWER: MGR			

1906, YAUPON VALLEY

Drawing: Z:\MES [Texas]\Backup\2026\002 Yaupon\2026-02-19\2026-02-19 21-010-C-DAM
by: akr
Last Saved: 2/19/2026 7:44 PM
Plot By:Dash,Finn CS=ANSI D 1/2/2026 9:29 PM



CROSS SECTION "A-A'"

H:1"=20'
V:1"=10'

SCALE: 1"=40'

WAGON GAP ADDITION
BOOK 78, PAGE 111
LOT A

LOT 4

LOT 2
VACANT

1.799 ACRES
(CALLED 1.801 ACRES)

LOT 1

LOT 3

LOT 14

790.57

(S 30°23'17"W 214.78')
S 30°21'43"W 214.78'

30' B.L., PLAT

25' B.L., PLAT

25' B.L., PLAT

50' B.L., PLAT

(S 36°46'48"E 329.22')
S 36°48'22"E 329.22'

N 36°51'11"W 382.30'
(N 36°51'11"W 382.35')
BEARING BASIS

N 55°02'06"W 44.76'

N 80°47'55"W 74.08'

N 58°51'43"E 204.32'
(N 58°56'12"E 204.27')

S 78°14'02"E 51.05'
(S 78°25'13"E 51.00')

30.8'

36.2'

24.8'

38.0'

48.8'

66.4'

875.26
877.86
877.86
883.85
884.84
876.24
884.89
884.86
889.34
903.86
910.21
912.11
911.09

POOL FORM

FORM

OPEN

BM 896.50

TC+BM

LEGEND

—Ψ—	UTILITY LINE
ME	ELECTRIC MANHOLE
●	IRON ROD FND.
○	CALCULATED POINT
⌀	UTILITY POLE
(—	GUY ANCHOR
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 2.

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF WEST LAKE HILLS CURRENT ZONING ORDINANCE.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LINE TABLE

L1	N 47°59'13"W 19.65' (N49°15'00"W 20.18')
L2	S 48°59'35"E 18.19' (S49°15'00"E 18.31')

CURVE TABLE

1	C=N28°37'47"E 30.35' A=30.48' R=93.11' (C=N29°33'28"E 30.58') (A=30.72')

LOT No.	2	BLOCK	"–"
SECTION	–	PHASE	–
	TRAVIS	COUNTY, TEXAS	
CITY	WEST LAKE HILLS		

SUBDIVISION / ADDITION: LOS RINCONES
Book 92 Page(s) 158–159 Cabinet – PLAT RECORDS
Volume – Slide –
Document No. – Official Public Records of ---- County, Texas
Reference: SASHA LUXURY HOMES

1906 YAUPON VALLEY ROAD
(P.A.E. & P.U.E.)
(30' R.O.W.)

STATE OF TEXAS
REGISTERED
ROGER L. WAY
3910
PROFESSIONAL
LAND SURVEYOR

Roger L Way

ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440–0071 – FAX: (512) 440–0199
FIRM REGISTRATION # 10118900

	By:	Date:
FIELD WORK	WW	08–26–24
DRAFTING	SCN	

SURVEY DATE: 08–27–24
Job No. 08B03524
SCALE: 1"=40'

PAGE 1 OF 2

Re: Letter of Support — Variance Application for 1906 Yaupon Valley Road

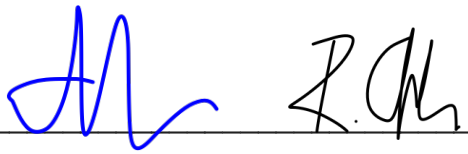
Dear Chairperson and Members of ZAPCO,

As neighboring property owners, we are pleased to offer our support for the variance application filed by Mark and Carolina Haddad at 1906 Yaupon Valley Road.

We support this variance so that the Haddad family may have a functional driveway and alleviate the plan discrepancy. This variance will have no adverse effects on drainage, stormwater flows, or conditions on adjacent properties.

We believe the completed home will be a thoughtful and beautiful addition to our neighborhood and respectfully urge ZAPCO to approve this variance and allow the project to be completed as intended without further delay.

Sincerely,

Signature: 

Irfan & Rabya Valla

1904 Yaupon Valley Road

West Lake Hills, TX 78746

Hatchitt Family
1903 Yaupon Valley Road
West Lake Hills, Texas 78746
(512) 695-5532 • jhatchitt@gmail.com

March 21, 2026

Robert Maisel
Chair, Zoning & Planning Commission
4010 Bee Caves Road
West Lake Hills, Texas 78746

Re: Support letter for the Haddad Family's variance request at 1906 Yaupon Valley Road

Dear Chairman Maisel,

Our new neighbors, Mark and Carolina Haddad, are building a house across the street from us at 1906 Yaupon Valley Road. Mark has provided us with information regarding the discrepancy between the heights on the building permit and the drainage plans, which had previously been reviewed and approved. Mark also told us he was applying for a variance to address the discrepancy.

Our family does not have any objections to the Haddads' request for a variance. We believe the variance request should be approved so the Haddad family may finish their new home and have a fully functional driveway. We are not aware of any adverse effects on drainage, stormwater flows, or any neighboring properties that would occur if the variance is approved.

Our family believes the home that the Haddad family is building will be an attractive addition to our community, and is in keeping with the intent of the City's Zoning Ordinance and Comprehensive Plan. We respectfully request that ZAPCO vote in favor of this variance.

I am available to provide testimony to this effect, if necessary.

Very truly yours,

James Hatchitt

Re: Letter of Support for Variance application for 1906 Yaupon Valley Road

Dear Chairperson and Members of ZAPCO,

We, the undersigned, write to express our support for Mark and Carolina Haddad and their variance application for the property at 1906 Yaupon Valley Road.

It is our view that this variance should be granted so that the Haddad's may resolve the plan discrepancy and have a fully functional driveway. We are not experts, but we see no adverse effects on drainage, stormwater flows, or any neighboring properties resulting from this approval.

The home under construction at 1906 Yaupon Valley Road will be a thoughtful and attractive addition to our community, and we respectfully request that ZAPCO vote in favor of this variance.

Sincerely,



Michael & Julie Minnis
1902 Yaupon Valley Road
West Lake Hills, Texas 78746

Re: Letter of Support for Variance Application (1906 Yaupon Valley Road)

Dear Chairperson & Members of ZAPCO,

I am writing as a neighboring property owner to express my full support for the variance application brought forward by Mark and Carolina Haddad for their property at 1906 Yaupon Valley Road.

This variance will allow the Haddads to resolve a plan discrepancy and provide their home with a functional driveway. We have no concerns regarding adverse effects on drainage, stormwater, or any conditions affecting neighboring properties.

We consider the completed home a beautiful and valuable addition to our neighborhood and respectfully ask that ZAPCO approve this variance so the project may move forward.

Sincerely,

Pat Medlock
2002 Yaupon Valley Road
West Lake Hills, Texas 78746

The Chelton Family

2000 Yaupon Valley Road

West Lake Hills, Texas 78746

Re: Letter of Support for Variance application for 1906 Yaupon Valley Road

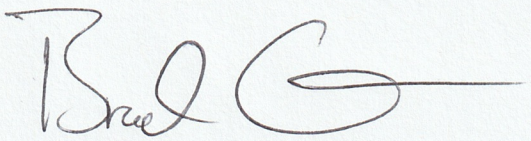
Dear Chairperson and Members of ZAPCO,

We are writing on our own behalf as neighboring property owners to voice our support for the variance application of Mark and Carolina Haddad at 1906 Yaupon Valley Road.

Granting this variance will allow the Haddads to address the plan discrepancy and provide their home with a functional driveway. We have every confidence this variance will have no adverse effects on drainage, stormwater, or the surrounding neighborhood.

The home at 1906 Yaupon Valley Road will be a beautiful and complementary addition to our street and we respectfully urge the commission to approve this variance.

Sincerely,



Brad & Sarah Chelton
2000 Yaupon Valley Road
West Lake Hills, Texas 78746

City of West Lake Hills

MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO)
REGULAR MEETING

Wednesday, April 15, 2026 at 6:30 PM

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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. Stephanie Collinson-Cooper
        1. Spoke about overgrown brush notification and enforcement
            1. Chair Meisel advised public member to contact city staff

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 March 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 (5–0)

4. Public Hearing **1111 Redbud Trail**. Discuss and consider a recommendation to City Council on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)

    1.Tree #729 (15” Cedar)
    2.Tree #698 (15” Live Oak)

Applicant: James Mustillo, Miro Riveria Architects

a. **Staff Report:** Director Bills briefed the commission on variance requests for the removal of 2 protected trees for the construction of a new home.
b. **Public Comment:**
    1. Miguel Rivera– Applicant
        1. Spoke in favor of variance request
    2. Stephanie Collins-Cooper – neighbor
        1. Spoke in favor of variance request
c. **Discussion:**
    1. Commissioners Maccini and Stewart expressed reservations regarding approval of variances at the conceptual phase
    2. Chair Meisel expresses concerns about transferability of variances
d. **Action:** Commissioner Bartoletti moves to recommend that the variance be forwarded to the City Council with a recommendation of **approval**
    1. Commissioner Webber seconds
    2. Motion **carries** 3-2
        1. Commissioners Pledger and Maccini opposed

The recommendation will be forwarded to the May 13 City Council meeting

5. Public Hearing: **507 Konstanty Circle**. Discuss and consider a recommendation to City Council on proposed variances for the removal of the following trees with a trunk diameter of 14 inches or greater (Section 22.03.304 of the West Lake Hills Code)

    1. Tree #503 (16.1" Elm)
    2. Tree #652 (14.1" Oak)

Applicant: Mark Lakins, Dahlin Group

a. **Staff Report:**
    1. Director Bills briefed the commission on variance requests for the removal of 2 protected trees for the construction of a new home.
b. **Public Comment:**
    1. Daniel Cooley – homeowner
        1. Spoke in favor of the variance request
    2. Michael Padavic – Architect
        1. Spoke in favor of the variance request
c. **Discussion:**
    1. Chair Meisel comments that finished floor elevation is higher than existing drive and inquires if site will violate cut/fill requirements.
        1. Michael Padavic indicates no other variances will be requested.

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2. Commissioner Webber asks if pickleball court will remain on site?.
    1. Daniel Cooley: Yes
3. Commissioner Maccini indicates the commission does not have all the details required to show hardship.
4. Commissioner Webber expresses this is different from previous case since the site is more constrained and they are approaching the end of schematic design.
5. Commissioner Webber indicates they are leaning towards opposition of removing the oak, but that the Elm, while it appears healthy, is located in a location that will make keeping the house 1-story difficult.

d. **Action:** Commissioner Webber moves to forward the variance request to City Council with a recommendation of approval for the removal of tree 503 to allow for the construction of a single-story home, but denial of tree 652 for lack of hardship.
    1. Commissioner Stewart seconds
    2. The motion **carries** unanimously (4-1)
        1. Maccini opposed

The recommendation will be forwarded to the May 13th City Council meeting

6. Public Hearing: **1906 Yaupon Valley Road**. Discuss and consider a recommendation to The Board of Adjustments the following variances

    1) Allow grading greater than 18" in the building setbacks (Section 22.03.170(f));
    2) Allow construction Allow construction of retaining walls greater than 6 feet in height above natural grade (Section 22.03.170(g));
    3) Allow construction of retaining walls greater than 3 feet in height without vegetative screening (Section 22.03.170(i)); and
    4) Allow for fill of over 6 feet on a slope of less than 35% (Drainage and Erosion Control Design Manual Section 7.4.1)

Applicant: Linda Sullivan, CleanTag Permits

a. **Staff Report:**
    a. Director Bills briefs ZAPCO on variances for the property related to discrepancies between architectural and site plans resulting in a home being built several feet lower than indicated in site grading plans, resulting in a driveway slope that exceeds multiple variances related to cut/fill, wall height, and vegetative screening. Additionally, during construction several

other portions of site were graded outside the scope of approved drainage and grading plans.

b. **Public Comment:**
    a. Mark Haddad – Owner
        i. Spoke in favor of variance request
    b. Linda Sullivan – Applicant
        i. Requests temporary certificate of occupancy for property.
            1. Applicant is informed that the request is not on the agenda and cannot be discussed.
    c. Michael Grosele – Engineer
        i. Spoke in favor of variance request
c. **Discussion:**
    a. Commissioner Maccini indicates that they are in favor of the variance request.
d. **Action:** Commissioner Stewart moves to forward the variance request to Board of Adjustment with a recommendation of **approval**.
    3. Commissioner Maccini seconds
    4. The motion **carries** unanimously (5-0)

The recommendation will be forwarded to the May 13h Board of Adjustments meeting

7. Public Hearing: Discuss and consider action to make a recommendation to City Council on amendments to the following Code of Ordinances Sections:

    a. General Provisions – Section 1.01.003
    b. Administration and Personnel – Section 2.02.031
    c. Administration – Section 20.02.055
    d. Building Regulations – Article 22.03
    e. Subdivision – Sections 36.01.003-004, 36.01.007, 36.01.009, 36.01.012-013
    f. Zoning – Sections 38.03.032-038, 38.04.031-032, 38.04.034-035, 38.05.032-037, 38.05.098

    a. **Staff Report:**
        a. Director Bills briefed ZAPCO on code changes related to building and development
    b. **Public Comment:**
        a. **None**
    c. **Discussion:**
        a. Commissioner Bartoletti: Why is ZAPCO being consulted. Is it a courtesy, or is it required?

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i. Since many of these items are Zoning related, state code requires Zoning and Planning to be involved in process.

b. Commissioner Meisel: Would staff be able to approve a 5% height regulation?
    i. Yes – any numerical standard
    ii. Commissioner Meisel: this moves a lot of responsibility to staff, who should have the benefit of clear rules.
c. Commissioner Bartoletti asks about how the contextual standard will look in the code when codified.
    i. Director Bills clarifies that it is up to the builder to make a case on whether they should follow the contextual standard, and the city administrator will approve or deny.
d. Chair Meisel: Asks about the Drainage and Erosion Control Design Manual in definitions.
    i. Director Bills clarifies that the reference to the Drainage Manual is to prevent multiple definitions from being in the code that may conflict as portions of code are changed over time. References to the Drainage Manual keeps definitions in a single location.
e. Commissioner Maccini asked for clarifications on temporary storage unit rule changes.
f. Commissioner Webber asks if the 2015 Building Codes are the most current building codes we allow
    i. Director Bills clarifies that the 2015 Building Code is what the city currently has adopted, but that the City is planning to adopt newer codes this year.
g. Commissioner Meisel:
    i. Would these changes have benefited the applicants for 1906 Yaupon?
        1. No – their deviations were larger than the proposed changes would allow.
h. Chair Meisel asks about the grammar and syntax of the code updates and asks if he can fix the errors.
    i. Director Bills states that the code changes still have to go to City Council and the code updates must be legally notified to the public on the following day (4/16/2026).
i. Commissioner Bartoletti
    i. States that the previous weekend was the first time ZAPCO had seen the changes, and shares that ZAPCO has not had time for discussion. Expresses discomfort recommending adoption given the time ZAPCO has had to review these changes.
    ii. Commissioner Webber spoke about the architecture committee who reviewed and recommended changes in the presented code changes, in which the changes have been seen by local developers and architects

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iii. Mayor Vaughan Asks for ZAPCO's opinions on what they feel good about and what they feel needs more time.
iv. Commissioner Pledger expresses agreement with Commissioner Bartoletti regarding discomfort recommending such large changes in the requested timeframe.
v. Commissioner Meisel: Once zoning code is changed, there are consequences that impact other codes. By approving zoning changes, construction code is changed
vi. Director Bills explains that a lot of Chapter 22 (Construction Code) should be in Chapter 38 (Zoning). The next step in this process will include re-codification of many of these items to place them in the correct code sections.

j. Commissioner Webber asks Commissioner Bartoletti what she believes is a better process in the code change amendments and discussion
    i. Commissioner Pledger indicates a workshop on code changes before a vote would help ease discomfort regarding recommendations of the changes.
k. Commissioner Pledger expresses discomfort with contextual standards.
l. Mayor Vaughan recommends that ZAPCO postpone and hold a workshop about the code changes
m. Mayor Vaughan states that the double curb cut on arterial roads should be discarded from the proposed code changes.
n. Commissioner Bartoletti shares that there are problems in defining ambiguity in the code and suggests that the code should be reviewed by a legal team.
o. Commissioner Maccini asks about the double curb cut on arterial roads and wants to give more thought on the standard before adding or excluding it from the code.
p. Chair Meisel expresses that a more complicated, rigid process encourages applicants to try to meet standards, whereas additional allowances encourage developers to push the rules.
q. Commissioner Bartoletti asks the other commissioners what needs to be done before a workshop is held.
r. Commissioner Maccini asks what the deadline is for a recommendation from ZAPCO
    i. Mayor Vaughan states that he wanted the code changes to be presented to City Council before the new Council cycle begins.
    ii. Commissioner Webber asked if ZAPCO and Council can have a combined workshop.
    iii. Commissioner Maccini asks when the new members of City Council are sworn in.
        1. May 13th, 2026

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iv. Commissioner Webber states that the workshop would be helpful if each proposed change could include an example of implementation
v. Commissioner Bartoletti shares that she feels like a lot of the proposed changes, such as the contextual standards, rely more on the city administrator as the ultimate decider.
vi. Mayor Vaughan suggests postponement of the code changes.

s. Commissioner Bartoletti expresses that contextual standards place too much of a burden on the City Administrator.
    i. Commissioner Webber expresses that her understanding of the contextual standards is that they are clear, defined standards that are analyzed by staff.
    ii. Commissioner Bartoletti believes that the contextual standards work better in the more suburban areas of the city.
t. Staff and ZAPCO discuss potential dates for a special workshop dedicated to proposed code changes.
    i. A tentative date of May 4, 2026 at 12:00pm is set for a special workshop.

d. **Action:** None taken

8. **Adjournment**

Chair Meisel adjourns the meeting at 8:51pm

APPROVED:

_____

Robert Meisel, Chair

ATTEST:

_____

Joel Sherrouse, Development Coordinator

These minutes were approved on _____, 2026.

DRAFT

Exhibit A

1906 Yaupon Valley—Grading 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.

   During the original permitting process, two sets of plans were reviewed and approved by the City: the architectural plans, which established a finished floor elevation (FFE) of 896.5', and the drainage and grading plans, which were inadvertently designed to a 900' FFE. This 3.5-foot internal discrepancy between two City-approved documents went undetected through the review process. The house has since been constructed in full conformance with the approved architectural plans at 896.5' FFE. Now that construction is underway, it is not possible to grade a functional, code-compliant driveway connecting the street to the house at its approved elevation without exceeding the 18" cut/fill limit in the setback. Enforcing the cut/fill ordinance strictly under these circumstances would leave the owner without any code-compliant driveway access to the home — a significant hardship that stems directly from an internal inconsistency in the approved plan set, not from any decision made by the owner.

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

   The proposed revised grading plan does not increase the total area of disturbance beyond what was previously approved. The disturbed area remains 1.61 acres, the building footprint and impervious cover are unchanged, and all previously approved tree protection measures remain in place. The revised grading follows the natural contours of the site and is limited strictly to the driveway corridor needed to reconcile the elevation discrepancy. No additional trees are proposed for removal, and all erosion and sedimentation control measures from the approved plans are carried forward in full.

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

   There is no reasonable alternative to the requested variance. The house is permanently constructed at 896.5' FFE

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

The variance requested is the minimum necessary to achieve a functional, code-compliant driveway. The proposed grading is designed solely to allow a driveway with a code-compliant slope connecting the street to the home at its approved FFE of 896.5'. No additional grading, site disturbance, or departures from code requirements are requested beyond what is strictly necessary to reconcile the elevation discrepancy and provide safe vehicular access to the property.

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

   The requested variance is consistent with the intent of the Zoning Ordinance and the City's Comprehensive Plan. The cut/fill limits in the ordinance exist to minimize unnecessary grading, protect slope stability, and reduce stormwater impacts — all goals the applicant shares. The grading adjustment requested here is not a new imposition on the land but a correction necessitated by an internal inconsistency in a previously approved plan set. The home's footprint, setbacks, impervious cover, and drainage infrastructure remain exactly as designed and approved. The revised plans retain the full stormwater detention system, including the approved pond and outlet structure, and remain fully aligned with the City's goals for responsible development.

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

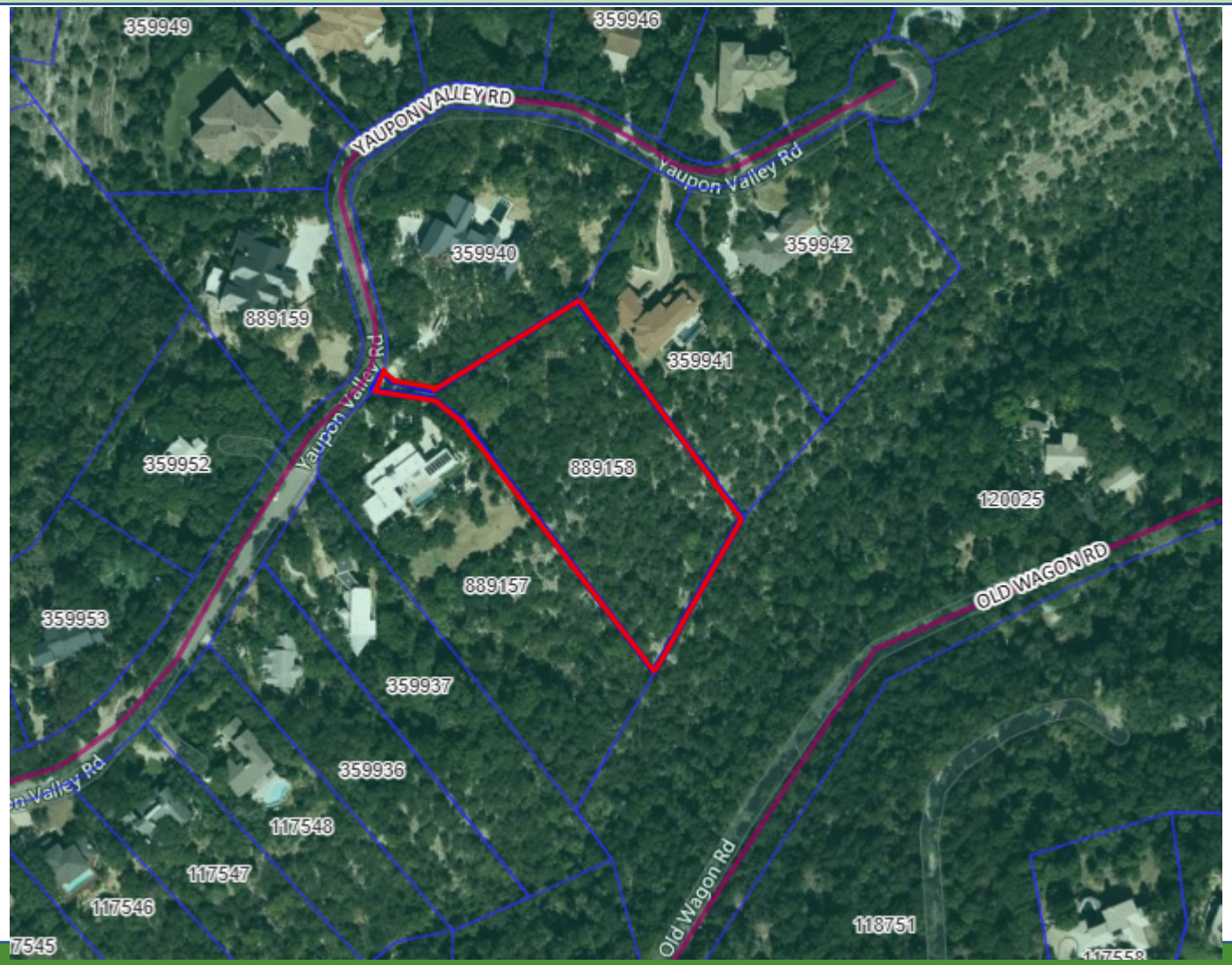
   The revised grading plan will not adversely affect neighboring properties or interfere with their enjoyment. Drainage patterns and stormwater detention remain as designed and approved. The on-site detention pond is sized to handle the 100-year storm event (Q100 provided = 0.034 AC-FT vs. 0.028 AC-FT required), ensuring post-development runoff does not exceed pre-development rates. All silt fencing, erosion controls, and tree protection measures remain active throughout construction. The grading change is confined entirely to the driveway corridor within the subject property boundaries and will not redirect drainage flows onto any adjacent parcel.

1906 Yaupon Valley

5. Discuss and consider action on the following variances:
    a. Allow grading greater than 18 inches in the building setbacks (Section 22.03.170 (f))
    b. Allow construction of retaining walls greater than 6 feet in height above natural grade (Section 22.03.170(g))
    c. Allow construction of retaining walls greater than 3 feet in height without vegetative screening (Section 22.03.170(i))
    d. Allow for fill of over 6 feet on a slope less than 35%. (Drainage and Erosion Control Design Manual Section 7.4.1)

Applicant: Linda Sullivan, CleanTag Permits

1906 Yaupon Valley



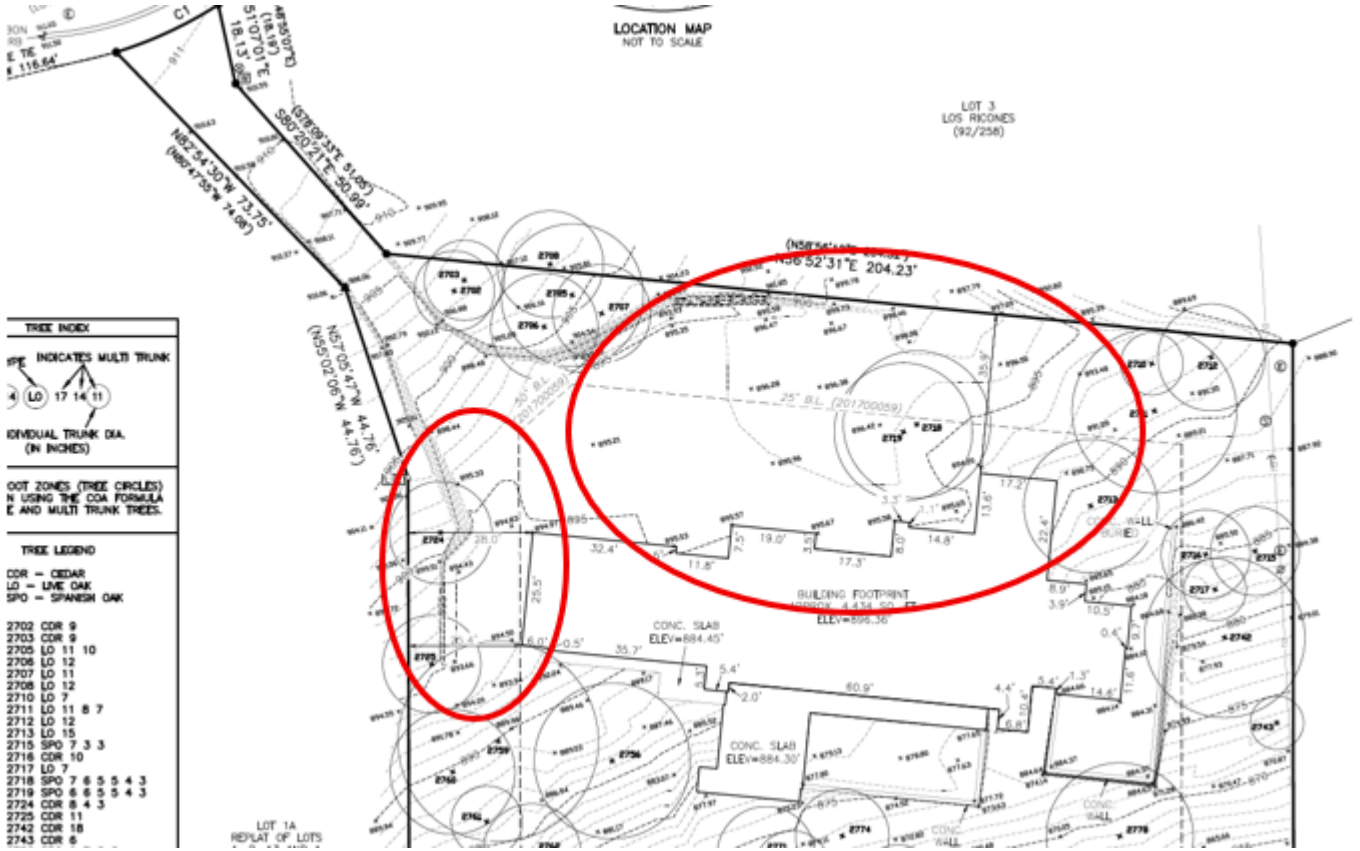
1906 Yaupon Valley

- This property submitted and received a permit for a new residential construction in 2022.
- The permit was initially approved but was placed back into review in February 2026 after staff noticed a cutting/filling discrepancy between the architectural plans and the drainage plans in November 2025
- The architectural plans show a finished floor elevation of 896.5 feet with no other grading information
- The approved drainage plans show a finished floor elevation of 900.5 feet
- The contractor built to the architectural plans and graded beyond the approved scope
- The result is the parking area 4 feet lower than proposed, requiring the grading for the driveway to be greater than approved.

1906 Yaupon Valley

- The existing site survey from December 30, 2025, shows the site has been over-graded, with grading going beyond the approved limits into the northwest side setback and into the existing trees.

- The plans show the actual finished floor elevation to be 896.36 feet



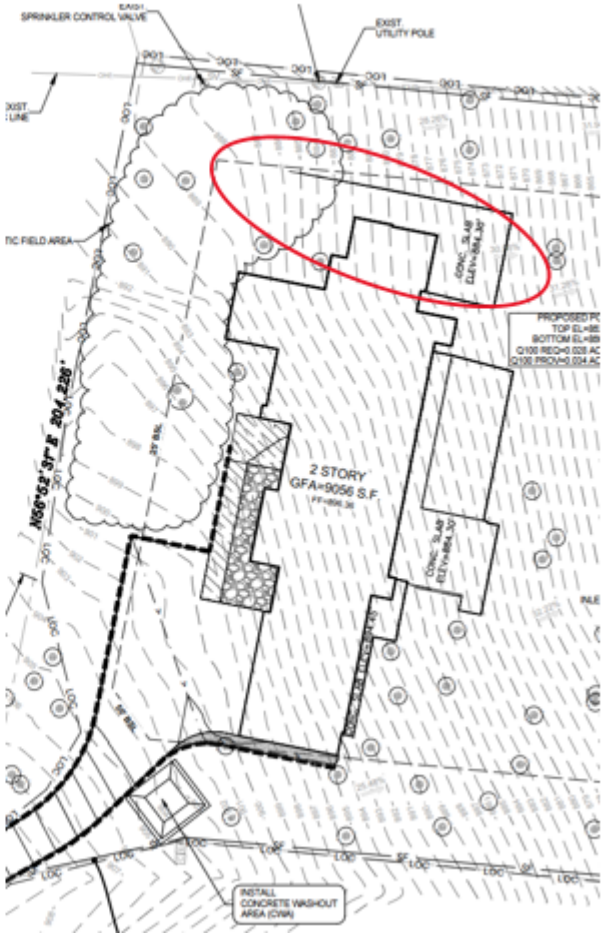
1906 Yaupon Valley

- A revision to the initial plans showed an additional retaining wall/concrete pad that has already been constructed, not shown on the drainage plans.
- This area has retaining walls and associated fill of approximately 13 feet, greater than the 6 feet allowed by code
- The applicant has not clearly shown all elements that have changed in the revised set from the approved set

Approved Plans



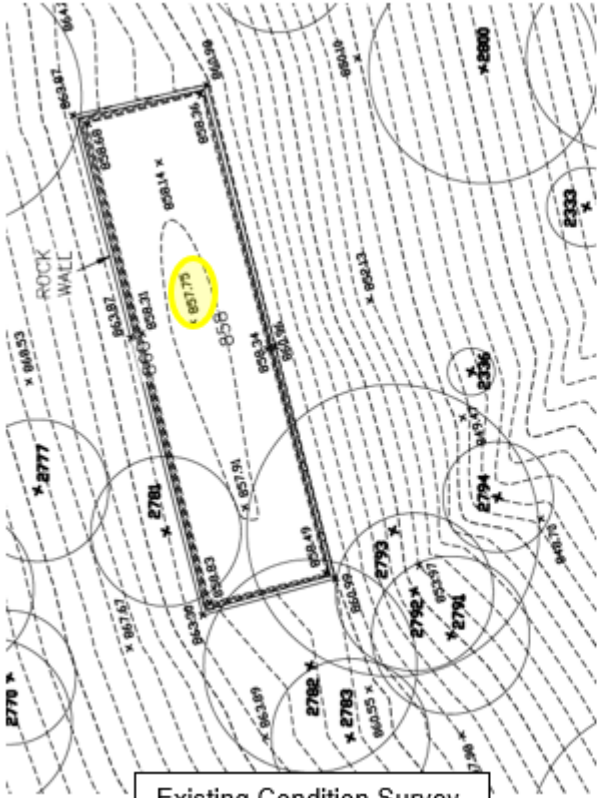
Revised Plans



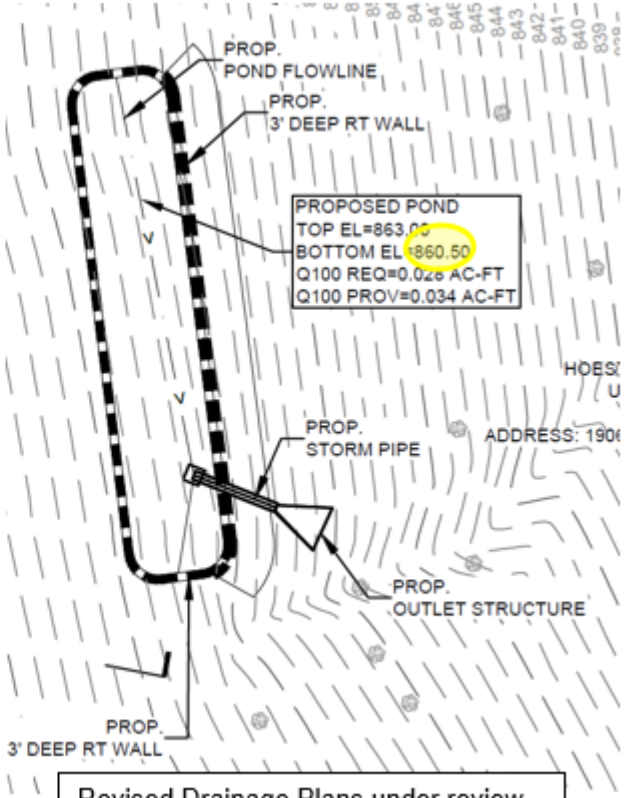
1906 Yaupon Valley

- The revised plans show changes to the drainage pond, but per the existing site survey, it appears that there are additional changes not reflected.

- This survey was only provided with the variance application on March 23, 2026.



Existing Condition Survey



Revised Drainage Plans under review

1906 Yaupon Valley

Grading in the Setback

Code Reference:

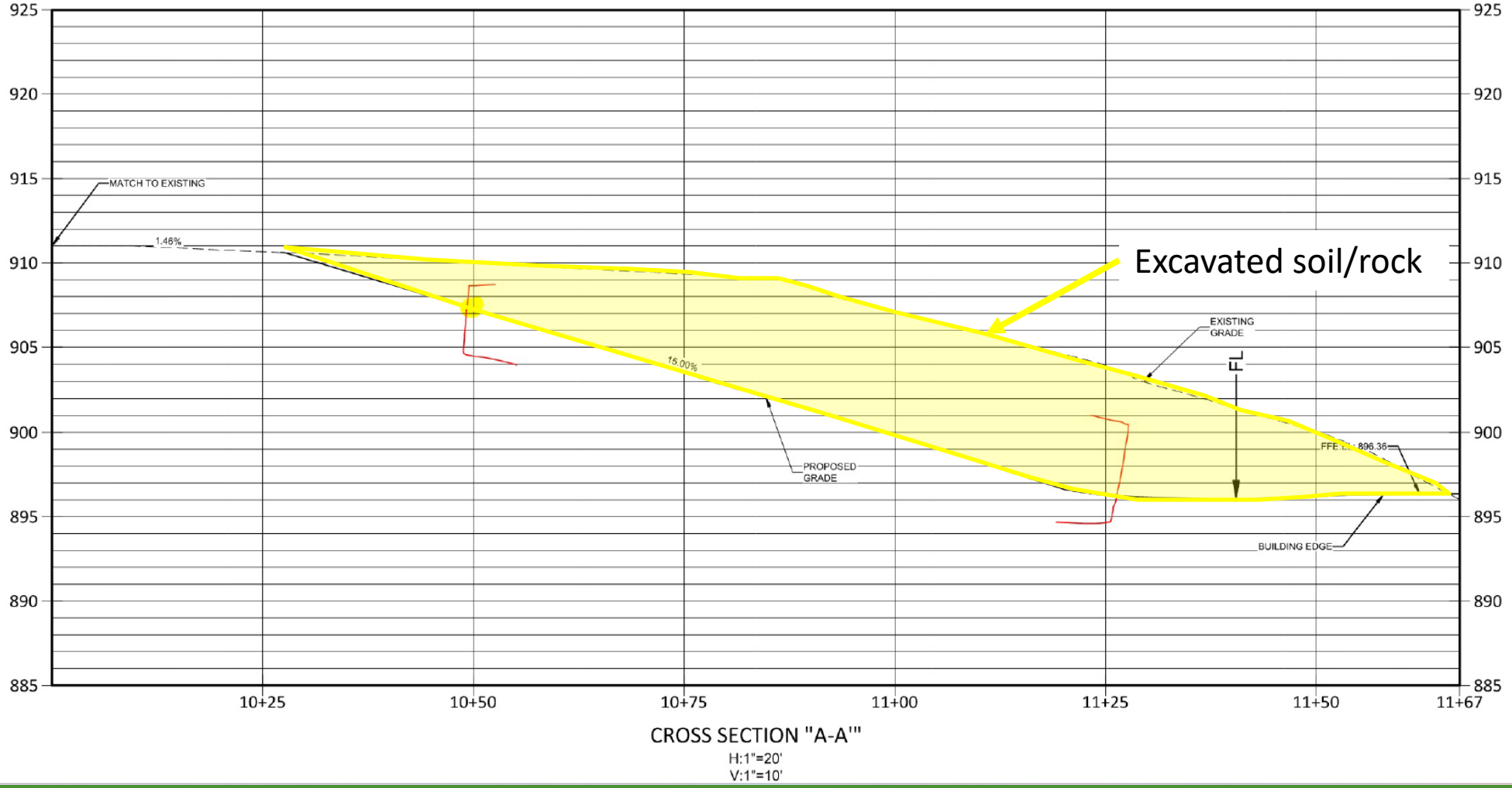
Section 22.03.170

(f) No excavation, grading or filling shall be permitted in setbacks except for up to 18 inches in height or depth.

1906 Yaupon Valley

Request:

Grade up to 8 feet in the building setback where only 18 inches is allowed.



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Retaining Wall Height

Code References:

Section 22.03.170: Site disturbance (excavation, grading or filling).

(g) Any wall shall not exceed six (6) feet in height above natural grade.

And

Drainage and Erosion Control Design Manual 7.4.1 (Section 22.03.170 (b))

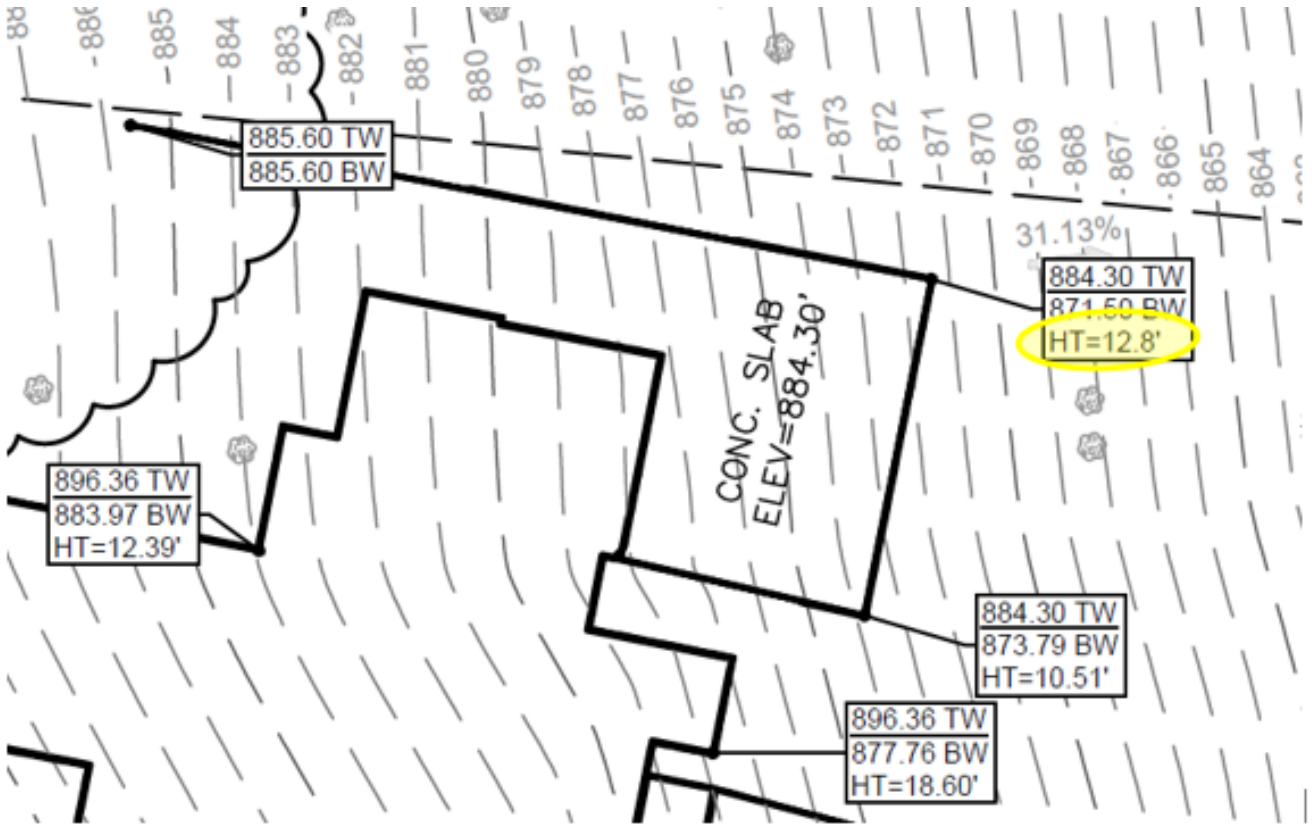
Table 7-1: Maximum Cut and Fill Limits

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

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<u>As constructed (not in request)</u>:

Retaining wall 12.8 feet above natural grade. The applicant did not include this in their request letter, but it is shown in the revised plans and in the existing conditions survey. No structural information was provided as it is not in the architectural plans.



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Retaining Wall Vegetative Screening

Code Reference:

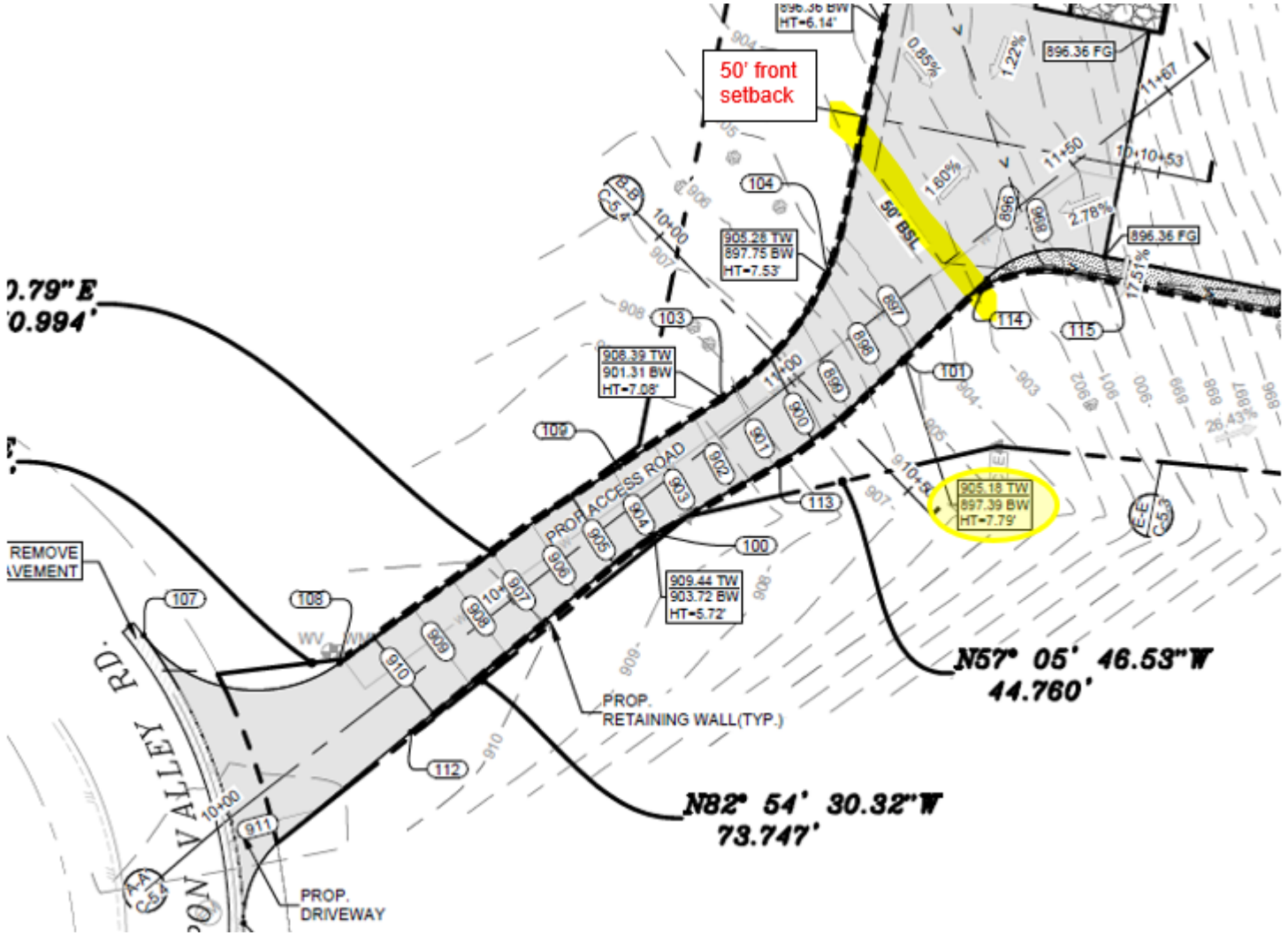
Section 22.03.170

(i) 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.

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Screening not shown in plan (not requested):

The revised plans do not show any vegetative screening proposed. It is not clear if, after the width of the driveway and walls are built, that there will be enough green space available for planting either at the top of the wall or at the bottom of the wall. Additionally, walls over 4 feet require structural engineering which has not yet been provided.



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Public Comments: As of the date of the report, five letters of support have been received.

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Discuss and consider action on if 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.

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This item was reviewed by the Zoning and Planning Commission on April 15, 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 ZAPCO recommended approval by a vote of 5-0.

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Applicable 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.