



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, April 21, 2021 at 6:30 PM

Notice is hereby given that the Zoning and Planning Commission (ZAPCO) of the City of West Lake Hills, Texas, will hold a remote Regular Meeting on the 21st day of April 2021 at 6:30 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the Zoning & Planning Commission of the City of West Lake Hills will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The public may participate in this meeting by dialing in to the following toll-free number **1-346-248-7799, Meeting ID: 869 2074 8313, Password: 626319**

If you wish to speak during the meeting, please submit your **name, phone number and the item #** you wish to speak on at least 6 hours prior to the meeting (12:30 p.m. on Wednesday April 21st) by emailing planner@westlakehills.gov or pzsec@westlakehills.gov.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing planner@westlakehills.gov or pzsec@westlakehills.gov. **Comments must be received by 12:30 P.M. on April 21st.**

1. Call to Order. Chairman Robert Meisel.
2. 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 17, 2021 Regular Meeting Minutes.

3. **Land Use 1437 Circle Ridge Drive:** Discussion/recommendation on an application for a variance request to install septic tanks encroaching a side yard setback (West Lake Hills Code Sec. 22.03.281). Owners Bobby & Ida Floyd/Applicant Kristopher White, Dick Clark + Associates.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
4. **Land Use 701 S. Capital of Texas Highway, Ste. C300 (HEB):** Discussion/recommendation on a building permit application to extend the HEB building footprint to accommodate expanded Curbside services. (West Lake Hills Code Chapter 22). Applicants PermitUsNow & Acuform Architecture.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
5. **Land Use Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Variance for more than 50% of the lot area with slopes greater than 30%; 2) Variance to showing two 6,000sf septic drain fields on each lot on slopes less than 30%; and 3) Variance to allow for driveway and parking on slopes greater than 25%. (West Lake Hills Code Sec. 36.01.009(A)(2)(E), 36.01.011(E), & 36.01.007(f)(2)XV(b)). Owner Ranch Dubois Holdings & Jeffrey Dochen/Power of Attorney Michele Lynch and Ric Thompson.
 - a. Staff Briefing
 - b. Presentation by applicant
 - c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.
 - d. Deliberation and Action
6. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Anjali Naini, Director of Building &
Development Services

Certificate

I certify that the above Notice of the April 21, 2021 Remote Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on Friday, April 16, 2021 by 5:00 pm. and will remain posted continuously until said meeting is convened.

By Anjali Naini, Director of Building &
Development Services

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

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

CITY OF WEST LAKE HILLS, TEXAS
MINUTES OF A ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, March 17, 2021 at 6:30 PM



1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m. Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and James Vaughan. Commissioner Bill Harwell is absent.

Chairman Meisel announces that Item 9 is postponing.

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the January 20, 2021 Regular Meeting Minutes.

VICE-CHAIRMAN PLEDGER MOVES TO APPROVE. SECONDED BY COMMISSIONER BARTOLETTI. UNANIMOUS (4-0) APPROVAL.

3. Land Use 118 Bluff Park Circle: Discussion/recommendation on a variance request to construct a swimming pool encroaching a building setback (West Lake Hills Code Sec. 22.03.281). Owners/Applicants Emily & Matt Franke.
 - a. Staff Briefing

Planner Naini gives the Staff Report. Staff Recommendation: Approval.

- b. Presentation by applicant

Matt and Emily Franke are present and explain why they are requesting the variance.

- c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the meeting for public comments. Hearing none, the public

comment section was closed.

d. Deliberation and Action

Commissioner Maccini: My only concern is the pool size and decking in the encroachment.

Emily Franke: We were concerned about the distance from the drain field. The deck is shallow.

Chairman Meisel: The hardship is terrain and trees which would be effected if not an encroachment.

VICE-CHAIRMAN PLEDGERS MOVES TO RECOMMEND APPROVAL BASED ON THE HARDSHIPS MENTIONED. COMMISSIONER VAUGHAN SECONDS. COMMISSIONER BARTOLETTI OPPOSES. (3-1) APPROVAL.

4. Land Use 808 Westlake Drive: Discussion/recommendation on three variance requests for the construction of a fence: 1) Encroachment into a front yard fence setback (Westlake Drive); 2) Encroachment into a front yard setback (Yaupon Valley); and 3) Construct a solid front yard fence. (West Lake Hills Code Sec. 22.03.173). Owner/Applicant Cynthia Brandimarte.

a. Staff Briefing

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval due to being in the same location and no removal of vegetation. Disapproval for solid fence.

Commissioner Maccini: How tall is the fence?

Planner Naini: 6'.

b. Presentation by applicant

Cynthia Brandimarte is the application. I've waited six months to prepare for this hearing. An attractive wood fence will provide a barrier from noise and pollution.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

d. Deliberation and Action

Commissioner Bartoletti: The degree of noise and traffic does present a hardship.

Chairman Meisel: We can all agree that conditions on Westlake Drive are getting worse.

Commissioner Maccini: I live on Reveille and I understand the traffic. She should be able to enjoy her lot.

Vice-Chairman Pledger. The location of the fence is set back and a fair amount of plants already.

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL AS REQUESTED. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) APPROVAL.

5. Land Use 310 Westhaven Drive: Discussion/recommendation on a variance request to allow a driveway gate to open towards the street (City of West Lake Hills Code Sec. 22.03.173). Applicants/Owners Andrew Schwartz & Sylvia Arabian.

a. Staff Briefing

Planner Naini gives the Staff Briefing. Staff Recommendation: Approval.

b. Presentation by applicant

Andrew Schwartz is the property owner. Right in the middle of our driveway is a huge tree and the fence will wrap around that.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chairman Meisel opened the meeting for public comments. Hearing none, the public comment section was closed.

d. Deliberation and Action

Vice-Chairman Pledger. Given the location, I don't think there is a major issue.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND APPROVAL. COMMISSIONER MACCINI SECONDS. UNANIMOUS (4-0) APPROVAL.

6. Land Use 3423 Bee Cave Road: Discussion/recommendation on a request for several variances in order to construct a new medical office building: 1) removal of six trees 14" or greater (#5040 - 16" Cedar; #5046 - 14" Cedar; #5140 - 15" Live Oak; # 5143 - 14" Live Oak; #5324 - 18" Cedar; & # 5373 - 14" Cedar); 2) building height exceeds maximum

permitted height; and 3) impervious cover exceeds maximum permitted (West Lake Hills Code Sec. 22.03.304 & Sec. 22.03.281). Owner the Keller Group/Applicant Central Austin Management Group-Peter Narvarte.

a. Staff Briefing

Planner Naini gives the Staff Briefing: Staff Recommendation: Commissioner's approval as submitted or subject to conditions.

b. Presentation by applicant

Peter Narvarte is representing the group.

Randy Kunik: I've had my practice in the Schoolyard for 25 years and live on Buckeye. West Lake Hills is a part of all our homes. The location is perfect for patients and future patients. Our goal is to be sensitive to our neighbors.

Peter: There are a lot of details in the application. It will be lower than Sway Restaurant and heavy vegetation. There is a parking agreement in place.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Kristi Berrier lives directly behind the property. There is a drainage structure behind our yard. We have concerns on what effect it will have on our property. We do request we be taken into account.

Olga Kobzar lives on Snowy Owl. The key to me is doing it appropriately. Making sure it is the right size and doesn't create any safety concerns. This application looks incomplete. The proposal is the minimum necessary. There is no traffic study provided.

Kimberly Klein: My two children go to Acton School. We needed to express our concerns about the impact during construction process on the students. The increase in traffic is also a concern.

Jessica Blacklock: I'm opposed to this project. A variance should show a hardship. This development will cause hardship to the neighbors. The entrance to the parking garage is close to the entrance to the school.

David and Laura Linton: We live behind the property. I'm not a lawyer but I know the law. It can only be granted as a hardship.

Mark Barrier: You heard from my wife earlier. We are on the downhill side of the property. Tree removal is a concern. Height of the building is also a concern. This is going to have a huge negative impact on our property. We've been ignored.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Vice-Chairman Pledger. This is not a zoning issue, am I correct?

Planner Naini: No, just variances.

Vice-Chairman Pledger: I'm not sure when a hydrologist report is needed, with the impervious cover involved has that been done?

Peter: We do have an engineer and drainage easement that we are allowed to impact. We will do a Type III drainage. We do have opportunity to improve that runoff.

Vice-Chairman Pledger: Has there been flooding?

Peter: I don't know that. We would go through that in the engineering.

Vice-Chairman Pledger: One concern is, and you're looking at the building during the year, it looks like the building would look into the windows of neighbors.

Peter: We've taken drone photos from every direction. Shepherd of the Hills and others are larger buildings.

Chairman Meisel: The applicant hasn't shown a hardship. Given the building is not buildable by our code.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL. VICE-CHAIRMAN PLEDGER SECONDS.

Commissioner Maccini: I am hopeful the council hasn't already made up their minds. I appreciate what Ms. Blacklock said.

Vice-Chairman Pledger: I have to say I think this building has a lot of positive aspects. There may be some reasonable modifications to the building. There is a possible for design issues to improve the privacy question. Some work needs to be done. Solve the issues and the needs and address the neighbor's issues.

Commissioner Maccini: There needs to be mitigation on the design.

UNANIMOUS (4-0) DENIAL.

7. Land Use 4700 & 4704 Bee Cave Road: Discussion/Consideration of a rezoning request

from One-Family Residential District (R-1) to Government, Utility, & Institutional District (GUI) for two properties with the following variances: 1) cut/fill; 2) driveway and parking setback encroachments; 3) retaining walls encroaching a setback and exceeding maximum permitted height; 4) minimum lot size; 5) rear and side building setback encroachments; 6) consider incentives to have up to 46% impervious cover; 7) variance to minimum lot size required to consider impervious cover incentives; 8) variance to permit nonresidential development on slopes exceeding 25%; and 9) removal of 48 trees 14" or greater (West Lake Hills Code Sec. 38.05.092, Sec. 22.03.210, Sec. 22.03.249, Sec. 22.03.276, Sec. 22.03.281, & Sec. 22.03.304). Owner/Applicant Ramon Aguirre - Young Peoples Workshop.

a. Staff Briefing

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval by the Commission or approval with conditions.

b. Presentation by applicant

Ramon Aguirre is joined with the architect and engineers. A background is given. We want to be a continued asset to the community.

David Polkinghorn is the architect and explains the application and the requests for each variance.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Richard South lives at 103 Swiftcurrent and has for 30 years. We've had 3 rain events that have affected our property. He did approach us to discuss the project. Most concerning is the 40' retaining wall. This is a zoning issue. We're entitled to have reports and studies done that haven't been.

Mike Haberman lives at 107 Swiftcurrent and has for 3 1/2 years. We love the natural surroundings. This will negatively impact all of that. Why haven't the studies been done? This is a residential neighborhood.

Ramesh Jandhyala lives at 101 Swiftcurrent: I am a new member of this community for the past 3 to 4 years. My concern was addressed in a letter.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Vaughan: The neighbors have a right to have concerns.

Commissioner Maccini: I understand the desire to rezone, what they want to build doesn't match the property. Variances are above and beyond. Square peg round hole.

Vice-Chairman Pledger: 40' cuts I don't understand. I believe the impervious cover is excessive. I'm going to recommend denial on all requests.

Chairman Meisel: GUI zoning requires a 2-acre lot and this is not. This is a non-starter.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND DENIAL ENTIRELY. VICE-CHAIRMAN PLEDGER SECONDS. UNANIMOUS (4-0) DENIAL.

8. **Land Use 0 Wild Cat Hollow (Wild Cat Estates):** Discussion/recommendation on a variance request to allow continuation of a private street in lieu of constructing a public street for a new proposed subdivision (West Lake Hills Code Sec. 36.01.009 (a)(3)). Owner David Altounian/Applicant Foursquare builders, LLC.

- a. Staff Briefing

Planner Naini gives the Staff Briefing: Staff Recommendation: Approval.

Commissioner Bartoletti: The existing private road, how far does it go to the paved part of Wildcat Hollow? Is that dirt portion a private road?

David Altounian: That is a private road.

Commissioner Bartoletti: How will access be accomplished?

David: The plan is an extension off a private road.

Vice-Chairman Pledger: In the future can you number e-mails sent?

Wes Wigginton: 20' private access.

- b. Presentation by applicant

Wes Wigginton is the representative. Five of the lots are developable. It is not a public road. The Fire Department recommends a 20' wide road for emergency access. We want to save more trees on the properties.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Chris Gunter lives at 410 Skyline which is directly up the hill. We are opposed to the private street. The applicant has not shown a hardship. Our biggest concern is adequate fire department access. Lots 2 and 3 don't have access by the private street.

Steve Margolin lives next door and have the same concerns with fire department access.

David Altounian: We've owned this property since 1999. We have excellent water pressure now.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

Commissioner Maccini: This is considered a development or just a road?

Wes Wigginton: This is only addressing accessing the property.

Commissioner Maccini: Are you considering this as a construction road?

Wes: It will be addressed under the building permits.

Chairman Meisel: You have lot 4 and 7 is a disaster waiting to happen. The whole project seems inappropriate and design driven. No hardship has been shown.

Wes: Many parts of the city are a hazard. It's all handled by the HOA.

Commissioner Maccini: You're lacking a hardship in this case.

Wes: A public road would take more trees.

Commissioner Bartoletti: The proposed private drive, explain how access to lots 2 and 3 is accomplished?

Wes: Ultimately all will be off the private access.

Vice-Chairman Pledger: You're going to need to give us more information here.

Commissioner Vaughan: We have to assume the applicant wants to build a private drive. We don't have a visual. For me that's something I'd like to see.

Vice-Chairman Pledger: I live on a private access road. I don't understand what

we're being asked to approve.

Chris Gunter: The original site plan showed the road going much further with a turnaround. The fire department has no access to lot 2 and 3.

COMMISSIONER MACCINI MOVES TO RECOMMEND DISAPPROVAL FOR LACK OF HARDSHIP. VICE-CHAIRMAN PLEDGER SECONDS. (3-1) COMMISSIONER VAUGHAN OBSTAINS.

9. Land Use **Seven Point Seven Ranch:** Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Encroachment into a side building setback; 2) Proposed lots have slopes exceeding 30% for 50% or more of the lot; 3) No conservation easement on the south property line; 4) Provide only one location for a proposed on-site sewage facilities septic field smaller than 6,000sf on less than 30% slopes. (West Lake Hills Code Sec. 22.03.281, 36.01.009, 36.01.010, & 36.01.011). Owner Ranch Dubois Holdings/Applicant Jeffrey Dochen.

a. Staff Briefing

THIS ITEM WAS POSTPONED.

b. Presentation by applicant

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

d. Deliberation and Action

10. Land Use **803 Westlake Drive:** Discussion/recommendation on an application to subdivide a tract of land into an eight-lot single family subdivision for a property zoned R-1. (West Lake Hills Code Chapter 36). Owners Doyle & Colleen Moore/Power of Attorney Terry Irion.

a. Staff Briefing

Zoning and Planning Commission went into Executive Session at 9:19 p.m. and reconvened in Open Session at 9:35 p.m.

Planner Naini: No staff recommendation.

b. Presentation by applicant

Terry Irion represents the applicants. Ric Thompson is the engineer. Terry explains the history of the property.

c. Public Hearing: All Persons Wishing to Speak for or Against Shall be Heard.

Bobby Levinski is with SOS and is opposed to the application. This is a very important environmental property and has caves on this property.

Robert Kleeman: I don't see any variances and referenced his letter submitted earlier.

Randy Lee lives at 6 Rocky River Cove which is right across the valley and objects to this application and references his letter submitted.

George Peyton lives at 7 Rocky River Cove and also submitted a letter of objection. Any development would be directly in our back yards.

Doris Robitaille lives at 806 Rocky River Road which is across the creek. I'm concerned about the environment and tree removal. It's difficult to be built on. I would love to see it being preserved.

Karen Downing is concern about the lots under an acre and traffic on Westlake Drive.

Chairman Meisel closes the Public Hearing.

d. Deliberation and Action

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO NON-COMPLIANCE WITH CITY CODE. COMMISSIONER BARTOLETTI SECONDS. UNANIMOUS (4-0). DENIAL.

11. Adjournment. Chairman Robert Meisel.

**Motion to adjourn the meeting made at 10:07 p.m. by Chairman Meisel.
Motion to Adjourn carried unanimously by a vote of 4 ayes to 0 nays.**

Respectfully submitted,

ROBERT MEISEL, CHAIRMAN

ATTEST:

ZAPCO Secretary Mark Littrell

These minutes were approved on _____, 2021.

DRAFT



SETBACK VARIANCE STAFF REPORT

APRIL 21, 2021

Project Address: 1437 Circle Ridge Drive

Project Number: 16528

Agenda Item: Land Use: 1437 Circle Ridge Drive: Discussion/recommendation on an application for a variance request to install septic tanks encroaching a side yard setback (West Lake Hills Code Sec. 22.03.281). Owners Bobby & Ida Floyd/Applicant Kristopher White, Dick Clark + Associates.

Applicant Information: Owners Bobby & Ida Floyd/Applicant Kristopher White, Dick Clark + Associates.

Hearing Dates:

April 21, 2021 ZAPCO

May 12, 2021 Board of Adjustment

Location: The subject property is located south of Wild Basin Ledge, west of Kennan Road, and north of Redbud Trail.

Zoning & Site Characteristics:

The subject property is zoned R-1 – One-Family Residential and is approximately 1.25 acres and backs up to the Wild Basin Wilderness Preserve. A new home is currently under construction.

Background & Analysis:

The applicant is requesting a side setback encroachment variance for the location of the septic tanks. The home is under construction, and during the construction phase it was discovered that the original location of the tanks proved to be challenging due to the topography and density of trees and vegetation. The septic engineer/designer suggested burying the tanks up the hill under the driveway in the side setback. This location will have less impact on vegetation and provides easier access for installation and maintenance. The tanks should only encroach approximately five feet into the side setback.

Variance Criteria Review:

When applying for a variance, 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.
The application states – “These septic tanks were originally designed to be near the septic field on the lower half of the property. This seemed reasonable while using the survey to design and engineer the septic system. But after assessing on site during the construction process, the reality of the site’s slope, the thick trees and the long distance from the street have made the original submitted location more difficult and disruptive than anticipated. It was suggested by the Engineer and the installer to move the septic tanks up the hill and bury them under the driveway for ease of installation, less impact on tree removal and ease of maintenance. When we approached the City Inspector, he gave a verbal acceptance to the new location contingent upon approval of this variance.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “We anticipate that we will be disrupting less of the existing landscape by placing the new location under where the new portion of the driveway will be poured.”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “We considered a second location, still on the lower half that had less tree removal than the original design, but still was impeded by the incredible slope on the lower half of the property.”
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “After consultation with the Builder, Engineer, the Septic Installer and the City Inspector, we felt it was a viable solution for not only ease of construction, but also less site disruption with the added benefit of easier long term maintenance.”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “The propose location for the tanks reduces the overall site disturbance and reduces the number of trees impacted by the design overall. Although the tanks will be partially outside of the building setbacks, they will be visually concealed beneath the driveway, thus maintaining the visual and spatial buffer created by the building setbacks.”
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – “Although the septic tanks will be 5’ closer to the north eastern neighbor than allowed by Code, it will not be noticeable above ground. The

new location area that we propose to place the tanks will be hidden by the new driveway and within the area already allowed for the driveway.”

Lighting

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

Building Code

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

Subdivision

This request will not change the subdivision.

Comprehensive Planning Analysis

The existing and future land use comply with the Master Plan.

Staff Recommendation

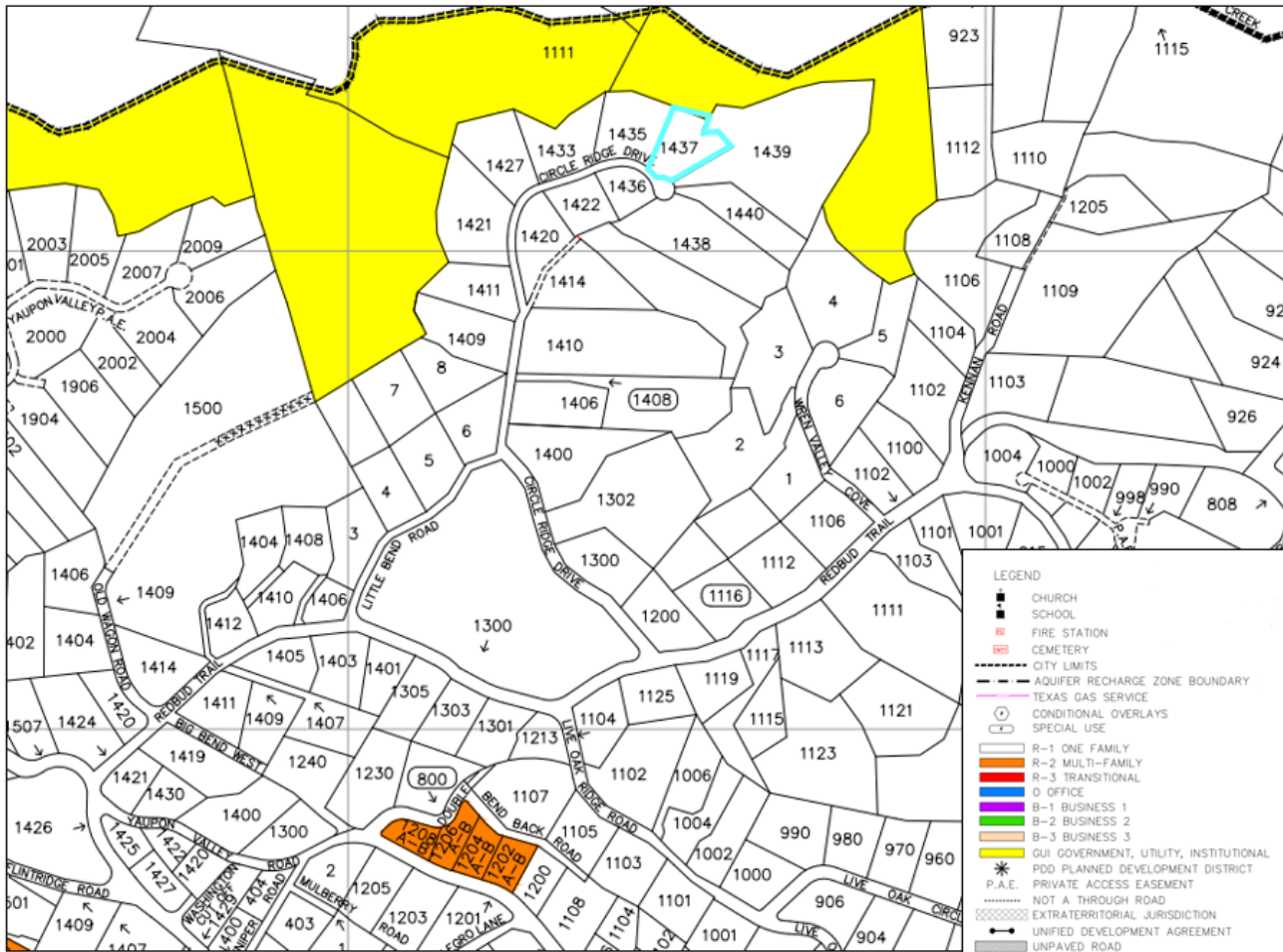
Staff recommends approval of the requested variance due to the topography.

Links to Relevant Code:

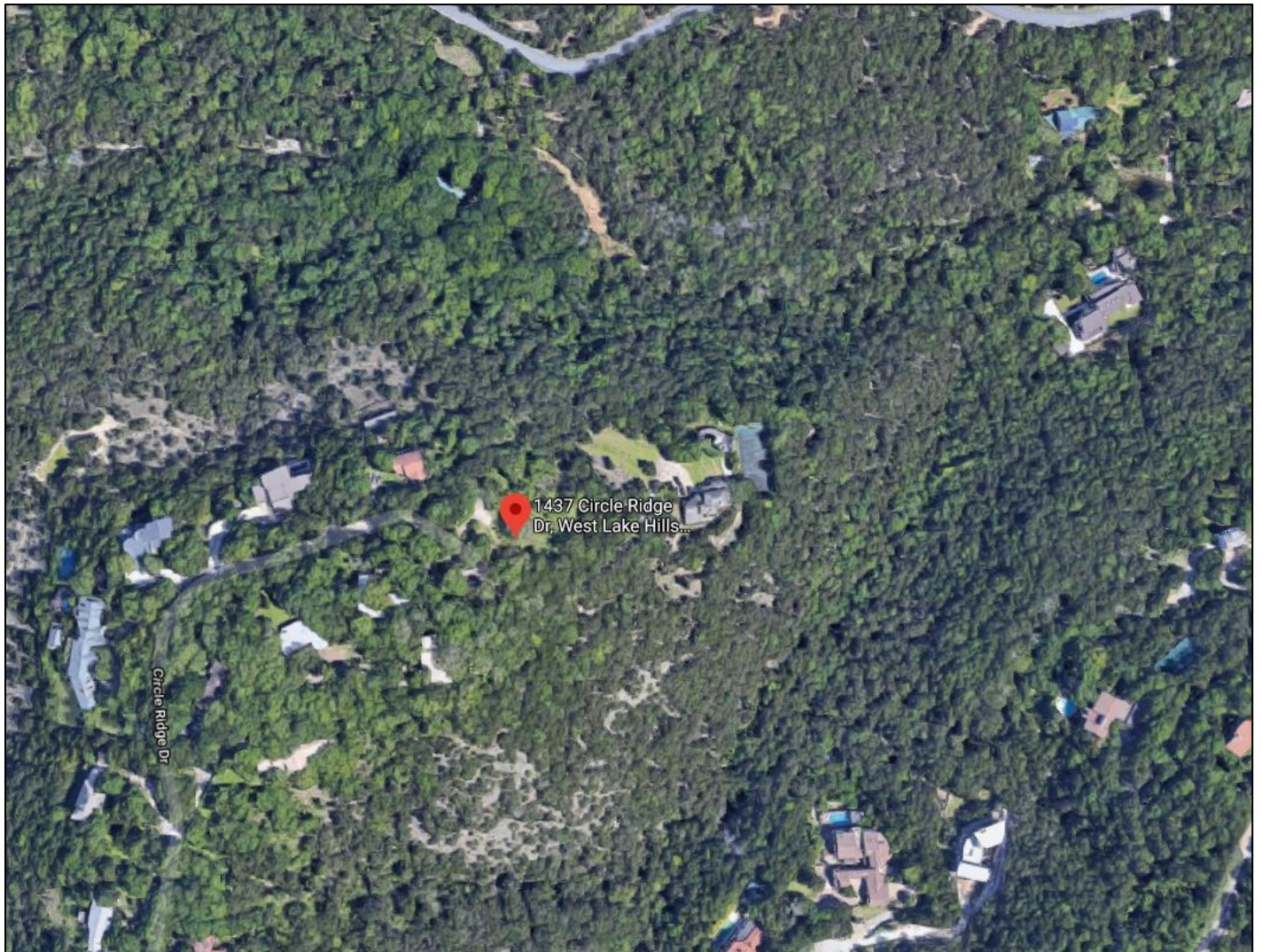
- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)

(Maps to follow)

Zoning:



Aerial:



VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

*****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org*****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Bobby & Ida Floyd Phone: 727.418.0338

Email: _____

Address: 1437 Circle Ridge Drive City: West Lake Hills State: TX Zip: 78702

Agent*: Dick Clark + Associates Phone: 512.472.4980

Email: - Kristopher White

Address: 2120 E. 7th Street City: Austin State: TX Zip: 78702

Property Address: 1437 Circle Ridge Drive City: West Lake Hills State: TX Zip: 78746

Property Information

Subdivision Name: _____

Block: _____ Lot: _____ TCAD Tax Parcel ID: 120011

Current Zoning Classification: R.1 Total Lot Size (Acres): 1.25

**Please submit Power of Attorney form designating authorized agent.*

PROJECT INFORMATION

Please list all variances being applied for: *(Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)*

- 1) Request to put septic tanks into side yard setback. Encroachment will be no more than 5'
- 2) _____
- 3) _____
- 4) _____
- 5) _____



VARIANCE APPLICATION

- 6) _____
- 7) _____
- 8) _____
- 9) _____
- 10) _____

Brief Description of project/why variances are needed: Easier access for installation, less impact on tree removal, and easier long term maintenance.

Our design team evaluated and created a septic design from a Septic Engineer/Designer at the beginning of the Project that we used for Permit. But after assessing the location of the tanks on-site during construction, the reality of the site's slope on the downward side of the lot, the existing thickness of the trees and landscape and the distance from the street have made the original submitted location much more difficult and disruptive to install than previously anticipated by the designer.

Due to this difficulty, it was suggested by the Engineer/Designer and Installer to move the septic tanks up the hill and bury them under where the permitted driveway is being poured. This will have an easier access for installation, less impact on tree removal, and subsequently an easier approach to long term maintenance.

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.*)

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

These septic tanks were originally designed to be near the septic field on the lower half of the property. This seemed reasonable while using the survey to design and engineer the septic system. But after assessing on site during the construction process, the reality of the site's slope, the thick trees and the long distance from the street have made the original submitted location more difficult and disruptive than anticipated.

It was suggested by the Engineer and the installer to move the septic tanks up the hill and bury them under the driveway for ease of installation, less impact on tree removal and ease of maintenance. When we approached the City Inspector, he gave a verbal acceptance to the new location contingent upon approval of this Variance.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

We anticipate that we will be disrupting less of the existing landscape by placing the new location under where the new portion of the driveway will be poured.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

We considered a second location, still on the lower half that had less tree removal than the original design, but still was impeded by the incredible slope on the lower half of the property.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

After consultation with the Builder, Engineer, the Septic Installer and the City Inspector, we felt it was a viable solution for not only ease of construction, but also less site disruption with the added benefit of easier long term maintenance.



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

~~The proposed location for the tanks reduces the overall site disturbance and reduces the number of trees impacted by the design overall. Although the tanks will be partially outside of the building setbacks, they will be visually concealed beneath the driveway, thus maintaining the visual and spatial buffer created by the building setbacks.~~

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

~~Although the septic tanks will be 5' closer to the north-eastern neighbor than allowed by Code, it will not be noticeable above ground. The new location area that we propose to place the tanks will be hidden by the new driveway and within the area already allowed for the driveway.~~

AUTHORIZATION & ACKNOWLEDGEMENT

The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).

Digitally signed by Kristopher White
Date: 2021.04.12 11:29:29 -05'00'

04.12.21

Signature

Date

Kristopher White

Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☐ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☒ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☒ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☐ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☒ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:

LETTER TO ZAPCO CHAIRPERSON

March 05, 2021

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

Dear Mr. Chairman:

The property located at 1437 Circle Ridge Dr. is a home that is being built on 1.25 acres on a cul-de-sac near the end of Circle Ridge Drive. Bobby and Ida Floyd have been building their personal residence for themselves of approximately 4,600 sq ft.

The lot has a significant downward slope away from the street, with an existing relatively flat area where the home is being built. Just behind this flat area, there is a stunning 27" Live Oak tree about a third of the way into the lot. And after this tree the slope becomes incredibly steep. Admittedly, more steep in person than the survey has revealed.

Our design team evaluated and created a septic design from a Septic Engineer/Designer at the beginning of the Project that we used for Permit. But after assessing the location of the tanks on-site during construction, the reality of the site's slope on the downward side of the lot, the existing thickness of the trees and landscape and the distance from the street have made the original submitted location much more difficult and disruptive to install than previously anticipated by the designer.

Due to this difficulty, it was suggested by the Engineer/Designer and Installer to move the septic tanks up the hill and bury them under where the permitted driveway is being poured. This will have an easier access for installation, less impact on tree removal, and subsequently an easier approach to long term maintenance. The City Inspector was engaged in this conversation and has given his verbal acceptance of the new location contingent upon approval of this Variance.

In order to accommodate this location, a variance is required: the ability to put our septic tanks (structure) into a required yard by 5':

- After consultation with the Septic Engineer/Designer, the Septic Installer and the City Inspector, they determined this new location would allow ease of construction, less site disturbance and the benefit of easier long term maintenance.

We very much appreciate your consideration and look forward to your comments.

Sincerely,



Kristopher White, AIA
Partner - Dick Clark + Associates

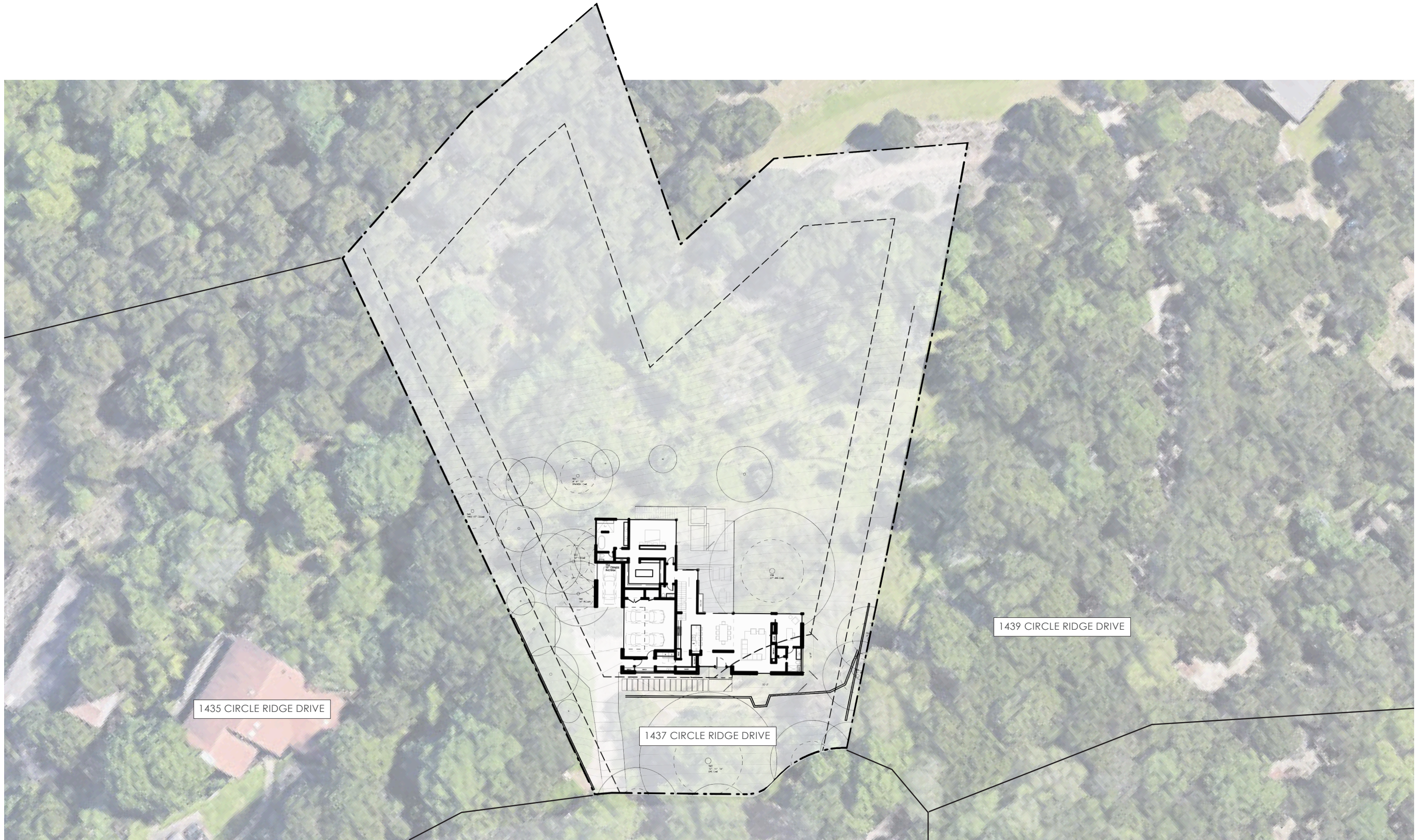


DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

Image Name:
Aerial Plan

Date:
March 2021

FLOYD RESIDENCE
1437 CIRCLE RIDGE DRIVE



NOTE: EXISTING CONTOURS SHOWN FROM THE ORIGINAL SURVEY. CONTRACTOR TO PROVIDE FINISHED GRADING TO SLOPE WATER AWAY FROM HOUSE.

NOTE: REFER TO ORIGINAL SURVEY "03817119" DONE BY ALL POINTS SURVEYING ON MAY 5TH OF 2019 OF EXISTING SITE FOR EXACT MEASUREMENTS AND LOCATIONS OF PROPERTY LINES, UTILITIES, CONTOURS, LANDSCAPING AND ELEVATIONS.

SITE INFORMATION		
IMPERVIOUS COVER BREAKDOWN		
SITE AREA	54,450	100%
BUILDING FOOTPRINT	2,515	4.6%
GARAGE	648	1.2%
DRIVE ON PROPERTY W/ CARPORT	2,145	3.9%
FRONT ENTRY / WALK	271	0.5%
WOOD DECK UNCOVERED (611 x .5)	305	0.56%
WOOD DECK COVERED	208	0.38%
BASEMENT PATIO	278	0.51%
UTILITY PATIO	115	0.21%
POOL	532	0.97%
CATCH BASIN COPING AREA	140	0.26%
LANDSCAPE + RETAINING WALLS	311	0.57%
POOL EQUIPMENT PADS	50	0.09%
MAX ALLOWED IMPERVIOUS COVER	13,651 SF	25%
TOTAL IMPERVIOUS COVER	7,679 SF	14%

BUILDING AREAS	
TOTAL COND. AREA	
HOUSE: LEVEL 1	2,515
HOUSE: LEVEL 2	1,335
BASEMENT	910
UNCONDITIONED AREA	
648 GARAGE	
114 STORAGE @ BASEMENT	

FIRE SPRINKLER NOTE:
INSTALLATION OF AN APPROVED 13D NFPA FIRE SPRINKLER SYSTEM, WITHOUT EXEMPTIONS, THROUGHOUT THE ENTIRE STRUCTURE (INCLUDING IN ACCESSORY STRUCTURES AND COVERED OUTDOOR AREAS ATTACHED TO THE MAIN) IS REQUIRED.

DEMONSTRATION AND MAINTAINING COMPLIANCE WITH THE FUEL MITIGATION MEASURES PROVIDED IN DIVISION 9 OF THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES IS REQUIRED.

FIRE FLOW DATA:

LEVEL 1:	2,515
LEVEL 2:	1,335
BASEMENT:	910

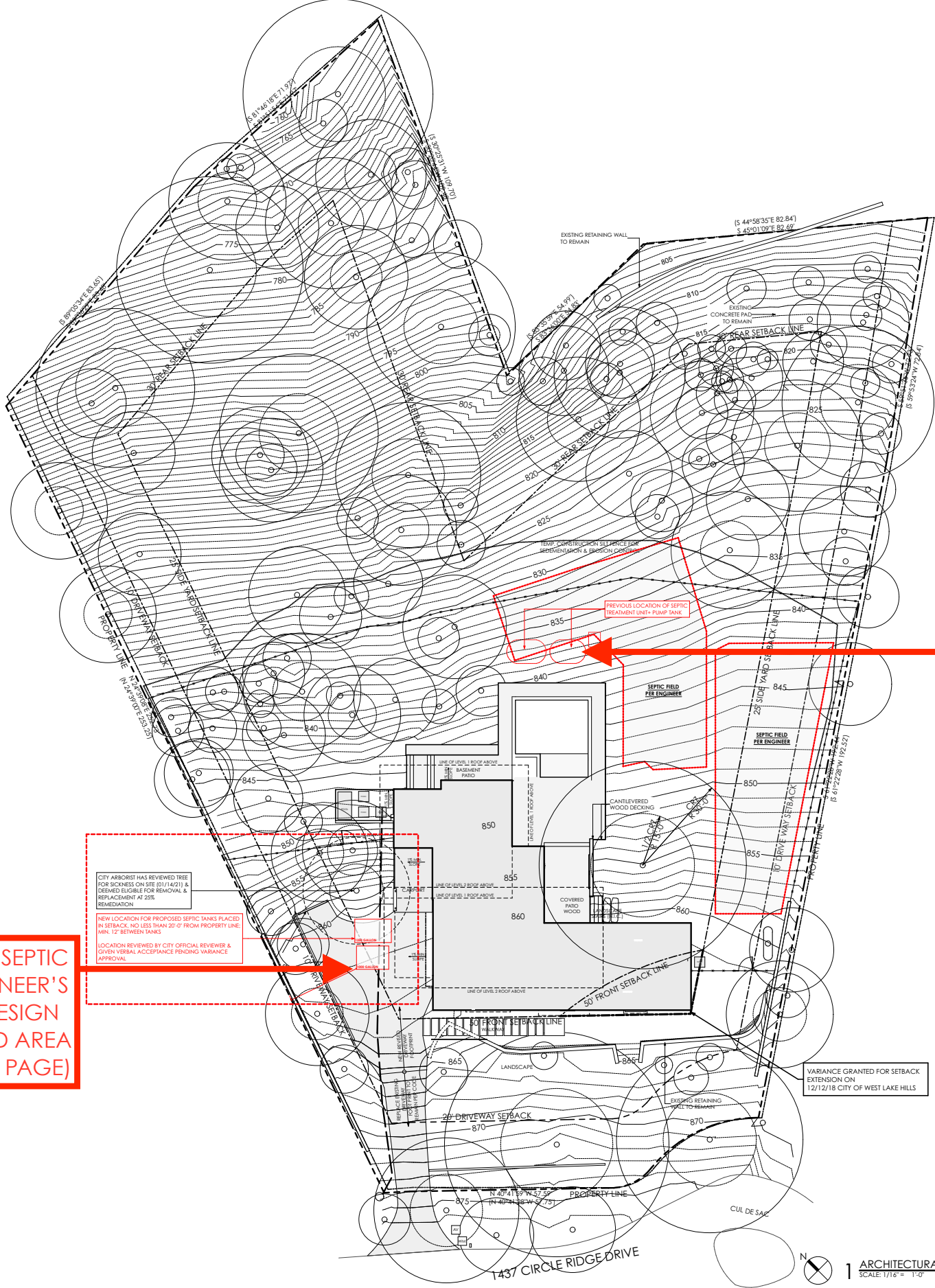
TOTAL AREA UNDER ROOF : 6,169

FIRE FLOW (06/13/2019): 927GPM

ALLOWABLE AREA FOR FIRE FLOW AND TYPE V-B CONSTRUCTION 4,201-7,700 SQ FT (WITH 59% REDUCTION PER THE CITY OF WEST LAKE HILLS CODE OF ORDINANCES 8.04.003)

FIRE AREA SQUARE FOOTAGES	
4,760 HVAC (HOUSE)	
648 NON-HVAC (GARAGE+ STORAGE)	
54 BASEMENT PATIO - COVERED	
67 FRONT ENTRY WALK - COVERED	
208 WOOD DECK -COVERED	
432 CARPORT -COVERED	
6,169 TOTAL BUILDING AREA UNDER ROOF	

LOCATION OF SEPTIC TANKS IN ENGINEER'S PROPOSED DESIGN (SEE ENLARGED AREA PLAN ON NEXT PAGE)



LOCATION OF SEPTIC TANKS IN ENGINEER'S ORIGINAL DESIGN (SEE SLOPE PHOTOS ON LAST PAGE)



DICK CLARK + ASSOCIATES
ARCHITECTURE • INTERIORS

Image Name:
Septic Tank Original & Proposed

Date:
March 2021

FLOYD RESIDENCE
1437 CIRCLE RIDGE DRIVE



SCALE: 1"=30'

LEGEND

- WIRE FENCE
- UTILITY LINE
- AIR RELEASE VALVE
- WATER METER
- IRON ROD FND.
- SPINDLE FND.
- X FOUND
- UTILITY POLE
- GUY ANCHOR
- FIRE HYDRANT

MICHAEL P. &
MARGARET MEDINA
DOC.# 2004081602

TRAVIS COUNTY
TRUSTEE

TREE TABLE

500	32.5" TRP LIVE OAK
501	5" PEACH
502	4" QUAD MT LAUREL
503	5" ST MT LAUREL
504	4" DBL MT LAUREL
505	7" TRP MT LAUREL
506	7" CEDAR
507	15" DBL SHIN OAK
508	7.5" SHIN OAK
509	9.5" SPANISH OAK
510	17" DBL UNKNOWN
511	4" TRP MT LAUREL
512	6.5" DBL YAUPON
513	6" DBL YAUPON
514	30" LIVE OAK
515	8" 6T Crape MYRTLE
516	5.5" TRP YAUPON
517	11" CEDAR
518	7" CEDAR
519	7.6" CEDAR
520	5.7" CEDAR
521	7.5" CEDAR
522	5.4" CEDAR
523	14" TRP SPANISH OAK
524	8" SPANISH OAK
525	17" CEDAR
526	4" CEDAR
527	5.5" CEDAR
528	9" SPANISH OAK
529	7" DBL SPANISH OAK
530	9" SPANISH OAK
531	14" DBL CEDAR
532	5" ST YAUPON
533	10" TRP SPANISH OAK
534	7.5" SPANISH OAK
535	3" YAUPON
536	6" SPANISH OAK
537	5" QUAD YAUPON
538	7.3" SPANISH OAK
539	12" CEDAR
540	9" CEDAR
541	7" DBL CEDAR
542	13" CEDAR
543	8" TRP CEDAR
544	19" QUAD SPANISH OAK
545	12" DBL SPANISH OAK
546	17" CEDAR
547	6.4" SPANISH OAK
548	9" CEDAR
549	12.5" DBL CEDAR
550	9" TRP CEDAR
551	8" CEDAR
552	3" SPANISH OAK
553	15" TRP CEDAR
554	6" ASH
555	6" CEDAR
556	9" TRP CEDAR
557	4" DBL CEDAR
558	3" CEDAR
559	5" DBL CEDAR
560	4.7" CEDAR
561	6" CEDAR
562	19" QUAD CEDAR
563	16" DBL SPANISH OAK
564	18" TRP CEDAR
565	13" TRP CEDAR
566	7" CEDAR
567	10" TRP CEDAR
568	4" CEDAR
569	6" CEDAR
570	4.5" CEDAR
571	4" DBL CEDAR
572	4.5" DBL CEDAR
573	5" DBL CEDAR
574	3" CEDAR
575	8.8" DBL SPANISH OAK
576	5.3" CEDAR
577	6" QUAD CEDAR
578	4.5" DBL CEDAR
579	4" TRP CEDAR
580	4" DBL CEDAR
581	13.3" TRP CEDAR
582	4.5" SPANISH OAK
583	5.5" DBL CEDAR
584	4.3" CEDAR
585	22" 5T CEDAR
586	6" DBL CEDAR
587	5.7" TRP CEDAR
588	4" CEDAR
589	4" SPANISH OAK
590	3" CEDAR
591	21.5" 5T CEDAR
592	7" DBL CEDAR
593	5" CEDAR
594	7" DBL CEDAR
595	7" DBL CEDAR
596	15" TRP CEDAR
597	7" CEDAR
598	27.5" 7T CEDAR
599	4" CEDAR
600	3" CEDAR
601	21" LIVE OAK
602	11.7" DBL SPANISH OAK
603	12.5" LIVE OAK
604	16" DBL ASH
605	7" DBL SPANISH OAK
606	5" CEDAR
607	21" TRP CEDAR
608	6" DBL SPANISH OAK
609	14" CEDAR
610	12" DBL SPANISH OAK
611	14" CEDAR
612	12" CEDAR
613	23" TRP CEDAR
614	10" CEDAR
615	23" TRP CEDAR
616	14" CEDAR
617	15" TRP CEDAR
618	27" TRP CEDAR
619	17" DBL CEDAR
620	12" CEDAR
621	19" TRP CEDAR
622	15" DBL CEDAR
936	11" CEDAR
937	27" TRP CEDAR
941	7.5" SPANISH OAK
945	7.5" SHIN OAK
946	15.5" PECAN
949	10" CEDAR
950	10" CEDAR
951	14" CEDAR
952	14.5" CEDAR
955	15.5" LIVE OAK
956	6.4" CEDAR
957	12.2" DBL LIVE OAK
959	13" 6T YAUPON
963	12" CEDAR
964	5" TRP HACKBERRY
965	7" ASH

WILD RIDGE SUBDIVISION
VOL. 76, PG. 63
LOT 6

CURVE TABLE

- ①
C=N64°42'51"W 34.16'
A=35.30' R=40.00'
(C=N64°39'40"W 34.21')
(A=35.35')
- ②
C=N64°56'56"W 13.84'
A=14.39' R=15.00'
(C=N65°38'12"W 13.87')
(A=14.42')
- ③
C=N42°36'52"W 7.39'
A=7.39' R=8000.00'
(C=N42°28'10"W 7.32')
(A=7.32')

LEGAL DESCRIPTION:

1.25 ACRES, MORE OR LESS, OUT OF THE AUSTIN L.D. BENHAM SURVEY NO. 503, ABSTRACT NO. 75, AND THE THOMAS JEFFERSON CHAMBERS SURVEY NO. 504, ABSTRACT NO. 198, AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 1.25 ACRES OF LAND AS DESCRIBED IN VOL. 8143, PG. 237, DEED RECORDS, TRAVIS COUNTY, TEXAS.

REFERENCE: DICK CLARK ARCHITECTS

1437 CIRCLE RIDGE DRIVE
(VARIABLE WIDTH R.O.W.)

IMPORTANT NOTICE *

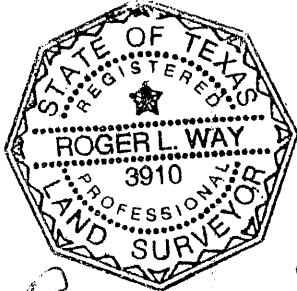
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT THIS LOT.

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

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.



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
DRAFTING	SCN

SURVEY DATE: 05-09-19
Job No. 03B17119
SCALE: 1"=30'

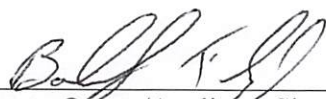


SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Bobby Floyd
have made, constituted and appointed Dick Clark + Associates
to be my duly authorized representative in connection with an application dated 03.05.2021,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

Bobby Floyd

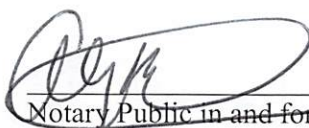
Property Owner/Applicant Name


Property Owner/Applicant Signature

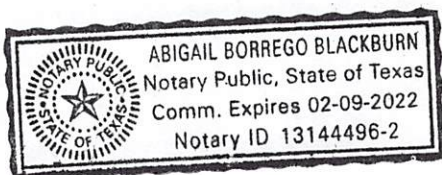
1437 Circle Ridge Drive West Lake Hills, TX 78746
Street Address City State Zip Code

727.418.0338
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 5 day of March, 20 21.



Notary Public in and for the State of Texas





COMMERCIAL BUILDING APPLICATION STAFF REPORT

APRIL 21, 2021

Project Address: 701 S. Capital of Texas Highway, C300

Project Number: 16479

Agenda Item: Land Use: **701 S. Capital of Texas Highway, Ste. C300 (HEB):**

Discussion/recommendation on a building permit application to extend the HEB building footprint to accommodate expanded Curbside services. (West Lake Hills Code Chapter 22). Applicants PermitUsNow & Acuform Architecture.

Applicant Information: Applicants PermitUsNow & Acuform Architecture.

Hearing Dates:

April 21, 2021	ZAPCO
April 28, 2021	City Council

Location: The subject property is located near the southeast corner of Bee Cave Road and South Capital of Texas Highway/Loop 360.

Zoning & Site Characteristics:

The subject property is zoned B – 3-Business 3 District, located in the Village at Westlake. The overall property is 48 acres.

Background & Analysis:

HEB is planning to expand the existing building footprint to expand Curbside services. The proposed expansion is approximately 1,086sf and will be located in an already paved courtyard, so no new additional impervious cover will be added.

The City's Code requires Council approval and ZAPCO review for non-residential building permits for new construction or significant remodels/additions.

The building plans have been conditionally approved by Emergency Services District No. 9 and ATS (structural reviewer). Final approval is granted after construction and final inspections are passed.

Lighting

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

Building Code

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

Staff Recommendation

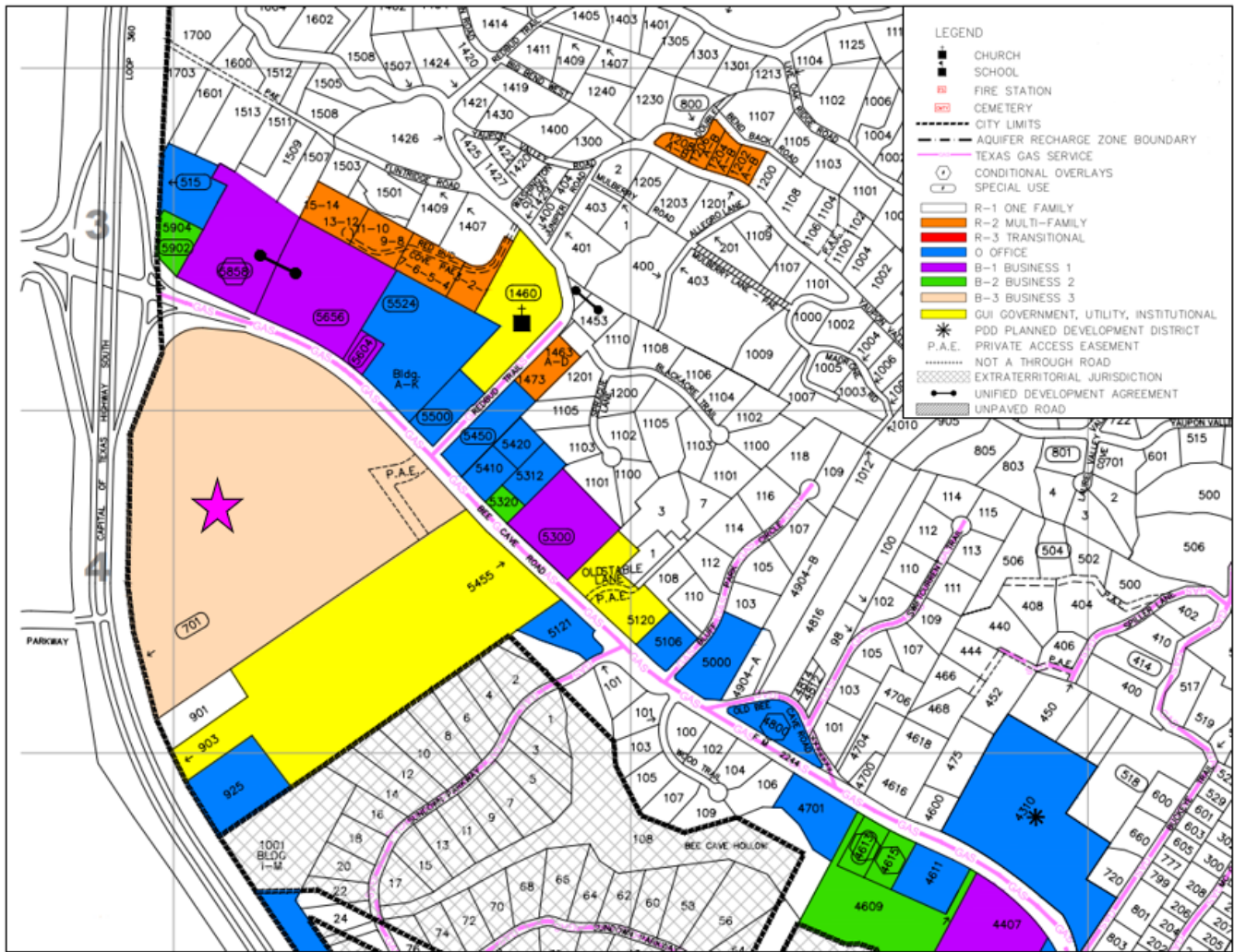
Staff recommends approval of the permit application as presented. The next step is permit issuance after City Council approval.

Links to Relevant Code:

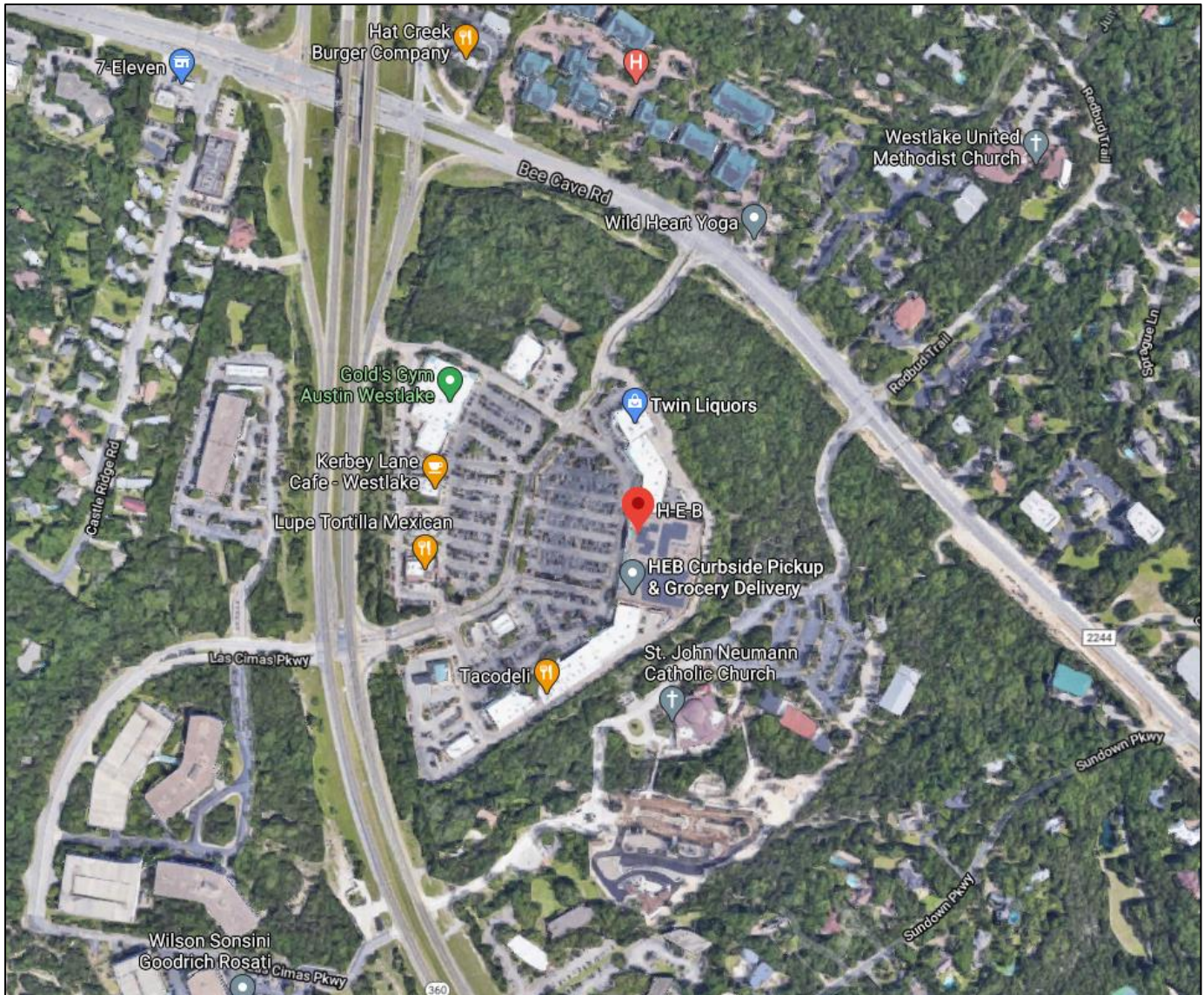
- [Sec. 22.03.053 Council approval for non-R-1 and non-MUR4 permits](#)
- [Article 22.03, Division 6. Minimum Standards for Nonresidential Buildings](#)

(Maps to follow)

Zoning:



Aerial:





COMMERCIAL PERMIT APPLICATION FOR DEVELOPMENT

Date Application Received: _____ Received By: _____
Amount due \$ _____ Amt. Recd, _____ Date _____
Permit No. _____ Admin Completeness Date: _____

PROJECT INFORMATION:

Project Name: HEB AUSTIN 29 CURBSIDE EXPANSION

Property Address: 701 N. CAPITAL OF TEXAS HWY. BLDG C, CB WEST LAKE HILLS, TEXAS 78746

Block: _____ Lot: _____ Tax Parcel ID: _____

Zoning Classification: C3 Planned Development District Name: _____

Total Lot Area: _____ acres Net Site Area Calculation: _____ acres

Edwards Aquifer: ☐ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

FEMA Floodplain: ☐ Yes ☒ No

Inside City Limits? ☒ Yes ☐ No

Present use of Property: MERCANTILE

Additional Impervious Cover: 0 sf Total Impervious Cover: 0 %

Total Disturbed Area: _____ acres Estimated Construction Cost: \$ 100,000

Total House Size: _____ sf Total Improvements: 1,086 sf

Wastewater/Septic Information

Please identify which type of system applies to you: ☐ Septic ☐ Wastewater – Gravity or low pressure
☐ Wastewater – Grinder Pump

Are you planning to retire a septic system? ☐ Yes ☒ No

Are you planning to connect to the City's wastewater system? ☐ Yes ☒ No

Will this project trigger requiring a new grinder pump? ☐ Yes ☒ No

*PROJECT NARRATIVE: (Please be descriptive):

THIS PROJECT CONSISTS OF A CURBSIDE EXPANSION (1,086 SF) TO EXISTING BUILDING. THESE DOCUMENTS INCLUDES ALL NECESSARY IMPROVEMENTS INCLUDING STRUCTURAL, ELECTRICAL, REFRIGERATION AND PLUMBING.



COMMERCIAL PERMIT APPLICATION FOR DEVELOPMENT

APPLICANT INFORMATION*:

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: HEB GROCERY COMPANY Phone: (210) 938-8000 Email: _____

Address: 646 SOUTH FLORES STREET City: SAN ANTONIO State: TX Zip: 78204

Agent: MORUF JIMOH Phone: 281.883.6886 Email: _____

Address: 700 Lavaca Street Suite 1400 City: Austin State: TX Zip: 78701

Licensed Engineer/Surveyor: NA Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Architect: Acuform Architecture Phone: 210.829.1600 Email: _____

Address: 10223 McAllister Fwy., Suite 205 City: San Antonio State: TX Zip: 78216

General Contractor: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Sub-Contractor: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

Electrical Contractor: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

License # _____

Plumbing Contractor: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

License # _____

Mechanical Contractor: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

License # _____

Licensed Irrigator: TBD Phone: _____ Email: _____

Address: _____ City: _____ State: _____ Zip: _____

License # _____



COMMERCIAL PERMIT APPLICATION FOR DEVELOPMENT

*For projects valued at \$25,000 or greater, General Contractor registration is required and subject to City of West Lake Hills Code, Section 22.03.130

PERMIT TYPE:

Construction Type: ☐ New Construction ☒ Remodel/Addition
 Permit Type*: ☒ Building ☐ Grading ☐ Pool ☐ Use of Street ☐ Utility
 Development Category: ☒ Type I ☐ Type II ☐ Type III

* See related codes sections to determine if additional information is required.

1. Is a pool proposed with the project? Yes ☐ No ☒
 If yes, a pool permit approval is required prior to permit issuance per Sec. 22.03.167.
2. Is excavation within existing City of West Lake Hills right-of-way included? Yes ☐ No ☒
 If yes, a Street Cut permit approval is required prior to permit issuance per Sec. 22.03.482.
3. Does the project require the removal of any regulatory trees? Yes ☐ No ☒
 If yes, a tree permit approval is required prior to permit issuance per Sec. 22.03.303.
4. Is the project proposing connection to the city wastewater system? Yes ☐ No ☒
 If yes, a utility development permit approval is required prior to permit issuance per Sec. 22.03.128.
5. Is the project located within the Edwards Aquifer Recharge Zone? Yes ☐ No ☒
 If yes, a TCEQ permit approval is required prior to permit issuance
6. Is the project located within any FEMA regulated floodplain? Yes ☐ No ☒
 If yes, a Floodplain permit approval is required prior to permit issuance
7. Is TxDOT Right-of-way included? Yes ☐ No ☒
 If yes, a TxDOT permit approval is required prior to permit issuance

IMPORTANT NOTE:

This permit or application for permit does not relieve the applicant from any construction requirements that may need to be addressed with outside agencies. It is highly recommended that a permit be submitted to any outside agencies prior to submitting this permit application.

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.

Moruf Jimoh

Signature of Owner/Applicant

02.05.21

Date

Moruf Jimoh, Technical Manager

Print Name & Title

SUBMITTAL REQUIREMENTS

- ☒ Completed and signed application
- ☒ Completed and signed Acknowledgement of Code of Ordinances (all 3 parties)
- ☐ General Contractor Registration Form (required for projects valued at \$25,000 and greater)
- ☐ 1 hard copy of application submittal package
- ☒ PDFs of entire application submittal package
- ☐ Application Fee: \$_____
- ☐ Detailed Narrative of Work including description of variances if applicable
- ☐ Copy of the deed showing current ownership
- ☐ Copy of driver and state licenses for all contractors (general and sub)
- ☐ Proof of Liability Insurance (minimum \$600,000 unless otherwise specified)
- ☒ RESCheck or COMMCheck for Energy Code
- ☐ HVAC JLoad
- ☐ Outdoor lighting plan and manufacturer cut-sheets, if applicable
- ☒ Building elevations showing height measured from natural ground grade
- ☒ Plan showing location of port-a-potty, tree protection, construction dumpster, materials staging
- ☐ Traffic Impact Assessment (if more than 200 trips per day)
- ☐ Project Drainage Report
- ☐ Copy of recorded plat
- ☐ Tree and topo survey
- ☒ Property survey including building setbacks (platted setbacks and City Zoning setbacks)
- ☐ Location of septic fields and tanks, if property on septic
- ☐ Location of grinder pump on plans and proposed location if to be moved, if applicable
- ☐ Roof sample if metal roof is proposed
- ☐ Subdivision Master Plan (if applicable) (1 pdf)
- ☐ Planned Development District standards and requirements (if applicable) (1 pdf)
- ☐ Variance approval letter, if applicable
- Letters of Approval from other entities (as applicable)
 - ☐ TxDOT
 - ☐ ESD #9
 - ☐ TCEQ
 - ☐ Travis County
 - ☐ WCID #10
 - ☐ City of Austin



CURBSIDE

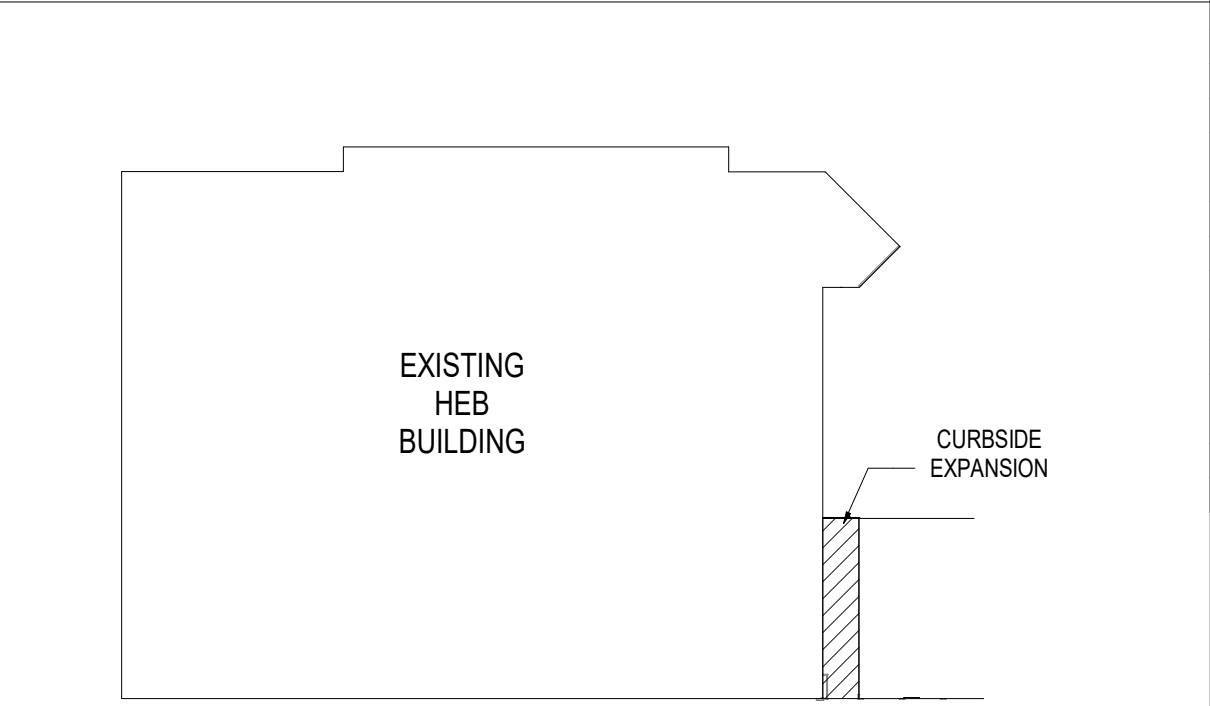
HEB AUSTIN 29 (029)

701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

VICINITY MAP



KEY PLAN



SHEET INDEX

REVISION	SHEET ISSUE DATE	SHEET NUMBER	SHEET NAME
01 COVER SHEET	02/01/2021	CS	COVER SHEET
07 ARCHITECTURE	02/01/2021	A-1.0	SITE PLAN
2	02/01/2021	A-1.1	CODE ANALYSIS PLAN
02/01/2021	A-1.0	DIRECTIONAL PLAN	
2	02/01/2021	A-10.1	OVERALL PLAN
02/01/2021	A-10.2	ENLARGED PLANS	
02/01/2021	A-10.3	ELEVATIONS	
02/01/2021	A-10.4	TYPICAL DETAILS	
08 EQUIPMENT	02/01/2021	Q-1.0	EQUIPMENT PLAN
09 STRUCTURAL	02/01/2021	S-1.1	CURBSIDE EXPANSION FOUNDATION PLAN & SECTIONS
12 MECHANICAL	02/01/2021	DM-2.1	DEMOLITION MECHANICAL ENLARGED FLOOR PLAN
02/01/2021	M-2.1	MECHANICAL ENLARGED FLOOR PLAN	
13 REFRIGERATION	02/01/2021	DR-1.2	DEMOLITION REFRIGERATION PARTIAL FLOOR PLAN
02/01/2021	R-1.2	REFRIGERATION PARTIAL FLOOR PLAN	
02/01/2021	R-1.9	REFRIGERATION CONTROLS FLOOR PLAN	
02/01/2021	R-2.2	REFRIGERATION SCHEDULE	
02/01/2021	R-4.1	REFRIGERATION CONDENSATE ROUTING FLOOR PLAN	
02/01/2021	R-5.1	REFRIGERATION DETAILS	
02/01/2021	R-5.2	REFRIGERATION DETAILS	
02/01/2021	R-5.3	REFRIGERATION DETAILS	
15 ELECTRICAL	02/01/2021	DE-3.1	DEMOLITION ELECTRICAL ENLARGED PLANS
02/01/2021	E-3.1	ELECTRICAL ENLARGED PLANS	
02/01/2021	E-4.1	ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES	
02/01/2021	E-8.1	ELECTRICAL ENLARGED COMMUNICATIONS PLAN	
16 ENERGY MANAGEMENT SYSTEMS	02/01/2021	DEMS-1.3	DEMOLITION EMS PARTIAL FLOOR PLAN
02/01/2021	EMS-1.3	EMS PARTIAL FLOOR PLAN	
17 SECURITY	02/01/2021	SEC-1.1	SECURITY PARTIAL FLOOR PLAN
19 FIRE PROTECTION	02/01/2021	FP-1.2	FIRE PROTECTION PARTIAL FLOOR PLAN
TOTAL: 28			

ROLES AND RESPONSIBILITIES

DESCRIPTION	GC SUPPLIED GC INSTALLED	OWNER SUPPLIED OWNER INSTALLED	OWNER SUPPLIED OWNER INSTALLED	OWNER SUPPLIED OWNER INSTALLED	REMARKS
INSULATED PANEL BUILDING (COOLER BOX)			MSM		INCL. COLUMNS, BEAMS & L ANGLES
STOREFRONT WINDOWS ON COOLER BOX			MSM		ARCH. TO PROVIDE ROUGH OPENING DIMS.
STOREFRONT WINDOWS NON-COOLER BOX	CSOI				
HOLLOW METAL DOORS & FRAMES	CSOI				BUTTON & AIR CURTAIN BY OTHERS
AUTOMATIC SLIDING DOOR	CSOI				
ROOFING ATOP COOLER BOX			MSM		INCL. TAPERED INSULATION & FLASHING
ROOFING NOT ATOP COOLER BOX	CSOI				
PENETRATIONS THRU COOLER BOX			MSM		ELECTRICAL PENETRATIONS BY OTHERS
ELECTRICAL PENETRATIONS	CSOI				
MERAWINING	CSOI				
CUSTOM EYEBROW CANOPY	CSOI				
HVAC EQUIPMENT	CSOI				
DUCTWORK IN COOLER BOX			MSM		
DUCTWORK NOT IN COOLER BOX	CSOI				MANUFACTURER TO PROVIDE TRAINING
HVAC STARTUP IN COOLER BOX			MSM		
HVAC IN NON-COOLER BOX	CSOI				
HVAC CONDENSATE IN COOLER BOX			MSM		
HVAC CONDENSATE NOT IN COOLER BOX	CSOI				COOLER DRAINS DO NOT TIE INTO HVAC
ROOF-TOO CURBS ON COOLER BOX			OSM		
ROOF-TOO CURBS NOT ON COOLER BOX	CSOI				
LIGHT FIXTURES	CSOI				
ASSET PROTECTION HARDWARE	CSOI				
BUILT-IN REFRIGERATION			MSM		
REFRIGERATION ROOF RUNNERS ON COOLER BOX			MSM		
REF. ROOF RUNNERS ATOP COOLER BOX			MSM		
REF. ROOF RUNNERS NOT ON COOLER BOX	CSOI				
REFRIGERATION CONDENSATE LINES			MSM		
REFRIGERATION EQUIPMENT & STARTUP			MSM		
REACH-IN FREEZERS	CSOI				
REACH-IN COOLERS	CSOI				
PLASTEX & PLYWOOD WAINSCOT	CSOI				AETNA SIGNS
GRAPHICS & SIGNAGE	CSOI				
FIXTURES & FURNISHINGS	CSOI				
GONDOLAS & METROSHELVES	CSOI				
LADDERS AFFIXED TO COOLER BOX			MSM		
LADDERS NOT AFFIXED TO COOLER BOX	CSOI				
DRYWALL PARTITION AND ACCESS PANEL ATOP COOLER	CSOI				
AIR CURTAIN ABOVE AUTOMATIC DOOR	CSOI				
LEAK DETECTION			MSM		
EMS DOOR ALARM & PANIC	CSOI				
CLOSURE TRIM AT COOLER BOX			MSM		ALL CASED OPENINGS AND EXTERIOR
CLOSURE TRIM NOT AT COOLER BOX	CSOI				
GENERAL NOTES					
UNLESS SPECIFICALLY NOTED ABOVE, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE WORK DEFINED IN THE CONTRACT DOCUMENTS.					
GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE GENERAL CONDITIONS OF THE CONTRACT INCLUDING SCHEDULE OF ACTIVITIES IN ORDER TO MEET OWNER REQUIRED TIMEFRAME.					
GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS AND TECHNIQUE REQUIRED TO EXECUTE THE WORK IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS.					

GENERAL NOTES

- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATE, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY CODE OF ORDINANCES.
- THE SIZE AND LOCATION OF UTILITY ELEMENTS AND FINISH MATERIALS, IF SHOWN, MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.
- APPROVAL OF THESE PLANS BY THE AUTHORITY HAVING JURISDICTION INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
- ALL CONSTRUCTION HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH CITY AND TADOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTES. NOT SEPARATE SPECIFICATIONS WILL BE PROVIDED.
- CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN WRITING PRIOR TO SUBMITTING PROPOSAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, AND ARCHITECT'S CONSULTANTS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- ALL WORK SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL ALSO COMPLETE THE TEXAS HEALTH DEPARTMENT NOTIFICATIONS AND SUBMIT FORMS AND REQUIRED INFORMATION TO MEET TEXAS COMMISSION OF ENVIRONMENTAL QUALITY REQUIREMENTS PRIOR TO START OF PROJECT.
- CONTRACTOR SHALL OBTAIN GENERAL BUILDING PERMIT AS WELL AS LICENSES, INSURANCE, BONDS, AND TRADE PERMITS REQUIRED TO CONSTRUCT THIS PROJECT.
- WHEN ANY EXISTING UTILITY REQUIRED ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY PROVIDER AND COORDINATE WORK ACCORDINGLY. CONTRACTOR SHALL PROVIDE ALL TRAFFIC AND PUBLIC SAFETY MEASURES AS REQUIRED FOR UTILITY RELOCATION. NO CLAIMS FOR COSTS OR DELAYS SHALL BE MADE BY CONTRACTOR FOR EVIDENT UTILITY RELOCATIONS.
- CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE AS AGREEABLE BY OWNER. CONTRACTOR TO COORDINATE WORK TO BE PERFORMED IN RIGHT-OF-WAY, EASEMENTS AND SETBACKS WITH BENEFICIARIES OF SUCH. CONTRACTOR SHALL NOT TRESPASS UPON OTHER PROPERTY OWNERS' PROPERTY WITHOUT THEIR EXPRESS CONSENT.
- SHOULD CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF ANY AND ALL MATERIALS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SURPLUS EXCAVATION MATERIALS IN A LEGAL MANNER AND PROVIDE SUITABLE FILL MATERIAL AS APPROPRIATE BY GEOTECHNICAL REPORT. COSTS FOR ALL NEW FILL MATERIAL SHALL BE INCLUDED WITHIN CONTRACTORS BASE BID AMOUNT.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY CONTRACTOR TO NOT CAUSE MUD, SILT OR DEBRIS ONTO PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTIES.
- CONTRACTOR SHALL VERIFY THE PLANS BEING USED ARE THE LATEST PLANS AND SPECIFICATIONS AVAILABLE FOR THE PROJECT AND SHALL FURTHER VERIFY THE PLANS ARE SIGNED, SEALED AND HAVE BEEN REVIEWED AND APPROVED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL REVIEW ANY AUI MARKUPS FOUND ON THE APPROVED SET OF DOCUMENTS AND REPORT SUCH COMMENTS, GENERAL NOTES OR DIRECTION TO THE ARCHITECT.
- FLOOR PLAN DIMENSIONS ARE TO THE CENTER LINE OF COLUMNS AND FACE OF CONCRETE, MASONRY OR METAL STUDS, UNLESS NOTED OTHERWISE. VERIFY ALL DIMENSIONS PRIOR TO ORDERING MATERIALS AND PROCEEDING WITH WORK. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WORK.
- CONTRACTOR SHALL SEEK CLARIFICATION OF CONFLICTS AMONG DRAWINGS AND SPECIFICATIONS FROM OWNER AND/OR ARCHITECT PRIOR TO BID OR COMMENCEMENT OF CONSTRUCTION. WORK PERFORMED WITHOUT PROPER CLARIFICATION THAT MUST BE REDONE WILL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- LIGHTING FIXTURES THAT ARE NOT FULL SIZE OF CEILING PANEL SHALL BE LOCATED IN CENTER OF CEILING PANEL OR CENTERED WITHIN SPACES APPARENT ON REFLECTED CEILING PLAN. DIFFUSERS, LIGHTING FIXTURES, ETC. ARE INDICATED ON THE REFLECTED CEILING PLANS FOR LOCATION AND COORDINATION.
- REFER TO MEPP DRAWINGS FOR ADDITIONAL INFORMATION. CONTRACTOR IS REQUIRED TO CUT AND REPAIR EXISTING CONSTRUCTION AS REQUIRED TO COMPLETE MEPP WORK.
- PATCH, REPAIR AND PREPARE FLOOR, CEILING AND WALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES CONSISTENT WITH ADJACENT NEW CONSTRUCTION. WHERE NEW FLOORING IS TO BE INSTALLED ON TOP OF EXISTING FLOOR SLAB, PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED TO PROVIDE A LEVEL WORKABLE SURFACE FOR FINISHES.
- INSTALL ALL MANUFACTURED ITEMS, MATERIAL AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS, EXCEPT WHERE WRITTEN SPECIFICATIONS REQUIRE MORE STRINGENT REQUIREMENTS WHICH SHALL THEN GOVERN.
- CONTRACTOR SHALL MAINTAIN AND UPDATE ONE RECORD SET OF DRAWINGS THROUGHOUT CONSTRUCTION. UPON SUBSTANTIAL COMPLETION OF THE PROJECT, CONTRACTOR SHALL REMIT MARKED UP DOCUMENTS TO OWNER STAMPED OR LABELED "RECORD DRAWINGS".
- ALL WORK SHALL BE WARRANTED FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR ONE YEAR OR AS OTHERWISE STIPULATED WITHIN THE PROJECT SPECIFICATIONS.

ABBREVIATIONS

A/C	AIR CONDITIONER	H.B.	HOSE BIB	STRUCT'L	STRUCTURAL
A.C.	ALTERNATING CURRENT	HT.	HEIGHT	STY.	STORY
ADDN	ADDITION	H.M.	HOLLOW METAL	SUP.	SUPPLY
A.F.F.	ABOVE FINISHED FLOOR	HORIZ.	HORIZONTAL	SUSP.	SUSPENDED
A.H.U.	AIR HANDLING UNIT	H.P.	HORSEPOWER	SYM.	SYMBOL
ALUM.	ALUMINUM	HTG.	HEATING	SYS.	SYSTEM
APPROX.	APPROXIMATE	HTR.	HEATER		
ARCH'T.	ARCHITECT	H.W.	HOT WATER	T.	TILE
AVG.	AVERAGE	I.D.	INSIDE DIAMETER	T.	THERMOSTAT
		IN.	INCH	T.S.G.	TONGUE AND GROOVE
BD.	BOARD	INCL.	INCLUDE(ING)	TAN.	TANGENT
BIT.	BITUMINOUS	INCL.	INCLUDE(ING)	TBD	TO BE DETERMINED
BLDG.	BUILDING	INSUL.	INSULATION	TEL.	TELEPHONE
BRDG.	BRIDGING	INTER.	INTERIOR	TECH.	TECHNICAL
BRG.	BEARING	JAN.	JANITOR	TEMP.	TEMPERATURE
BSMT.	BASEMENT	JST.	JOIST	THK.	THICKNESS
B.T.U.	BRITISH THERMAL UNIT	JOINT	JOINT	TOPO.	TOPOGRAPHY(ICAL)
B.U.R.	BUILT-UP ROOFING	JT.	JOINT	TR.	TREAD
		KIT.	KITCHEN	TRANS.	TRANSOM
C.	COURSE(S)			TYP.	TYPICAL
CABT	CABINET	LAM.	LAMINATE	UNFIN.	UNFINISHED
C&G	CURB AND GUTTER	CEM.	CEMENT(IOUS)	UNGR.	UNDERGROUND
CER.	CERAMIC	LAB.	LAVATORY	U/S	UNDERSIDE
C.F.M.	CUBIC FEET PER MINUTE	LB.	POUND		
CKT.	CIRCUIT	LTG.	LIGHTING	V.	VOLTS
C/L	CENTER LINE	MAX.	MAXIMUM	VAC.	VACUUM
CLG.	CEILING	MECH.	MECHANICAL	VAP.	VAPOR
CLK.	CAULKING	MEMB.	MEMBRANE	VAR.	VARIABLE
CLD.	CLOSET	MTL.	METAL	VAR.	VARIES
CLR.	CLEAR	MEZZ.	MEZZANINE	VCT.	VAPOR BARRIER
C.M.U.	CONCRETE MASONRY UNIT	MFD.	MANUFACTURED	VCT.	VINYL COMPOSITION TILE
C.O.	CLEANOUT	MFR.	MANUFACTURER	VENT.	VENTILATION
COLUMN	COLUMN	MNL.	MINIMUM	VERT.	VERTICAL
COM.	COMMON	M.O.	MASONRY OPENING	V.F.	VERY IN FIELD
CONC.	CONCRETE	N.	NORTH	VOL.	VOLUME
CONN.	CONNECTION	N.I.C.	NOT IN CONTRACT	V.V.	VINYL TILE
CONSTR.	CONSTRUCTION	NOM.	NOMINAL	V.T.R.	VENT THRU ROOF
CORR.	CORRIDOR	NO.	NUMBER	V.V.C.	VINYL WALL COVERING
CS	CASEMENT (WINDOWS)				
C.T.	CERAMIC TILE				
C.W.	COLD WATER	O.C.	ON CENTER	W.	WASTE LINE
		OPP'G	OPENING	W/	WITH
DBL.	DOUBLE	OPP.	OPPOSITE	W/O	WITHOUT
D.C.	DIRECT CURRENT	O.H.D.	OVERHEAD DOOR	W.C.	WATER CLOSET
DIG.	DEGREE			WD.	WOOD
DET.	DETAIL	/	PER	W.H.	WATER HEATER
DH	DOUBLE HUNG (WINDOW)	P.B.	PUSH BUTTON	WVCT.	WAINSCOT
DIA.	DIAMETER	P.H.	PHASE	W.W.F.	WELDED WIRE MESH
DIAG.	DIAGONAL	PL.	PLATE		WELDED WIRE FABRIC
DIFF.	DIFFUSER	P/L	PROPERTY LINE	YD.	YARD
DIM.	DIMENSION	PLAM.	PLASTIC LAMINATE		
DISC.	DISCONNECT	PLAS.	PLASTER		
DIST.	DISTANCE	PLYW.	PLYWOOD		
DN.	DOWN	PR.	PAIR		
DOOR	DOOR	PREFAB.	PREFABRICATED		
D.O.	DOWNSPOUT	PRESS.	PRESSURE		
DOORSTOP	DOORSTOP	PROJ.	PROJECT		
DISHWASH.	DISHWASH	PROPD	PROPOSED		
D.W.G.	DRAWING	P.S.I.	POUNDS PER SQUARE INCH		
		PTD.	PAINTED		
EA.	EACH	Q.T.	QUANTITY		
EL.	ELEVATION (HEIGHT)	QTY.	QUANTITY		
ELEV.	ELEVATION (FACE)				
EMER.	EMERGENCY	R.	RADIUS		
ENGR.	ENGINEER	R.	RISER		
EQUIP.	EQUIPMENT	REF.	REFERENCE		
EXISTING	EXISTING	REFR.	REFRIGERATOR		
EXH.	EXHAUST	REG.	REGISTER		
EXP.	EXPOSED	REINF.	REINFORCEMENT(ING)		
EXT.	EXTERIOR	REQD	REQUIRED		
		RET.	RETURN		
		REV.	REVISION		
		RH.	ROUGH		
F.D.	FLOOR DRAIN	S.	SEWER LINE		
FIN.	FINISH	SAN.	SANITARY		
FIX.	FIXTURE	SCHD.	SCHEDULE		
FL.	FLOOR	SEW.	SEWER		
FLUOR.	FLUORESCENT	SH	SINGLE HUNG (WINDOWS)		
F.P.M.	FEET PER MINUTE	SHT.	SHEET		
FRCS	FRENCH CASEMENT	SPEC.	SPECIFICATION(S)		
FOOT	FOOT	SQ.	SQUARE		
G.	GAS	S.S.	STAINLESS STEEL		
GA.	GAUGE	STAG.	STAGGERED		
GAL.	GALLON	STD.	STANDARD		
GYP.	GYPSON WALLBOARD	STO.	STORAGE		
GEN'L	GENERAL	STL.	STEEL		
GL.	GLASS				
GL.T.F.	GLASS/TEMPERED				
GND.	GROUND				
GYP.	GYPSON				

PROJECT TEAM

OWNER: HEB 646 SOUTH FLORES STREET SAN ANTONIO, TX 78204 (210) 938-8000	ARCHITECT: ACUFORM ARCHITECTURE 10223 MCALLISTER FWY, STE 205 SAN ANTONIO, TEXAS 78216 (210) 510-2300
STRUCTURAL ENGINEER: BECKER CONSULTANTS 2702 TX-1804 LOOP SAN ANTONIO, TX 78232 (210) 824-2608	M.E.P.R. ENGINEER: COOLSYS 7330 SAN PEDRO AVE #910, SAN ANTONIO, TX 78216 (210) 510-2300
CONTRACTOR: TBD	CIVIL ENGINEER: ---
COOLER MANUFACTURER: CROWN TONKA WALK-INS 15600 37TH AVE N, SUITE 100 PLYMOUTH, MN 55446 (763) 541-1410	SIGNAGE VENDOR: AETNA SIGN GROUP 2438 FREEDOM DR SAN ANTONIO, TX 78217 (210) 826-2800

PROJECT DESCRIPTION

PM IS SCOPE OF WORK SUMMARY
THIS PROJECT CONSISTS OF A CURBSIDE EXPANSION (1,086 SF) TO EXISTING BUILDING. THESE DOCUMENTS INCLUDES ALL NECESSARY IMPROVEMENTS INCLUDING STRUCTURAL, ELECTRICAL, REFRIGERATION AND PLUMBING.

*IN AREAS OF THE STATE WHERE THE LOCALLY ADOPTED CODES ARE OLDER THAN STATE ADOPTED CODES, THE MORE STRINGENT REQUIREMENTS HAVE BEEN UPHOLD.

*THIS SPACE IS FOR STAGING OF PREPACKAGED FOOD ITEMS ONLY. NO COOKING NOR FOOD PREPARATION WILL OCCUR IN SPACE. ALL MERCHANDISE WILL BE PREPACKAGED FOOD AND BEVERAGE ITEMS THAT WILL REMAIN IN ORIGINAL CONTAINERS FROM APPROVED SOURCE.

*CURBSIDE SPACE IS NOT INTENDED FOR LOADING OR RECEIVING AND INCLUDES NO DOCK-STYLE DOORS. MECHANICAL SYSTEMS IN NEW SPACE HAVE BEEN DESIGNED TO OPERATE WITH DOOR(S) IN USE.

DESIGN CRITERIA

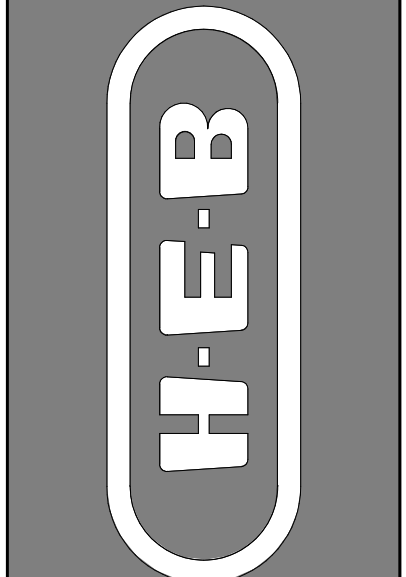
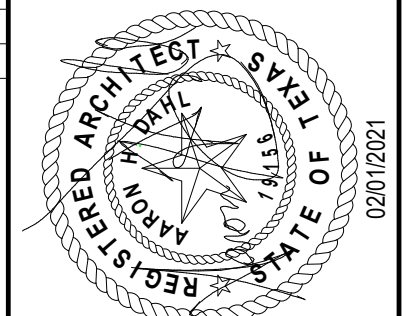
GOVERNING JURISDICTION	WEST LAKE HILLS, TX
CONZING	COMMERCIAL
BUILDING CODE*	2018 INTERNATIONAL BUILDING CODE
FIRE CODE*	2018 INTERNATIONAL FIRE CODE
PLUMBING CODE*	2018 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE*	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE*	2017 NATIONAL ELECTRIC CODE
ACCESSIBILITY CODE	TEXAS ACCESSIBILITY STANDARDS 2016
BUILDING OWNER	HEB GROCERY COMPANY
TENANT	HEB GROCERY COMPANY
ARCHITECT OF RECORD	ACUFORM ARCHITECTURE
CIVIL ENGINEER	---
STRUCTURAL ENGINEER	BECKER ENGINEERING
PLUMBING/MECHANICAL ENGINEER	COOLSYS
ELECTRICAL ENGINEER	COOLSYS

RETAIL CODE ANALYSIS

AUTHORITY HAVING JURISDICTION	CITY OF WEST LAKE HILLS, TEXAS
GOVERNING BUILDING CODE	2018 INTERNATIONAL BUILDING CODE
BUILDING ADDITION ANALYSIS	
BUILDING STRUCTURAL SYSTEM	LOAD BEARING CMU WITH STEEL K-JOIST ROOF STRUCTURE
CONSTRUCTION CLASSIFICATION	TYPE IIB
SPRINKLED	NON-SPRINKLED
ALLOWABLE AREA (TABLE 508.2)	23,000 SF
EXISTING BUILDING AREA	15,354 SF
PROPOSED BUILDING ADDITION	1,086 SF
TOTAL PROPOSED BUILDING AREA	16,440 SF
OVERALL BUILDING PERIMETER	615'
FIRE LANE ACCESS (TOTAL)	468' (203' FRONT, 265' REAR)
FIRE LANE ACCESS	769'
RIGID INSULATION	SINGLE STORY (1)
PROPOSED BUILDING FLOORS	SINGLE STORY (1) NO CHANGE
TENANT CODE ANALYSIS	
NEIGHBORING OCCUPANT CLASS	B - BUSINESS
HEB OCCUPANT CLASS	M - MERCANTILE
RECORD SEPARATION (TABLE 508.4)	NONE REQUIRED
SEPARATION PROVIDED	1 HR. PARTITION TO U/S OF DECK

CODE ANALYSIS

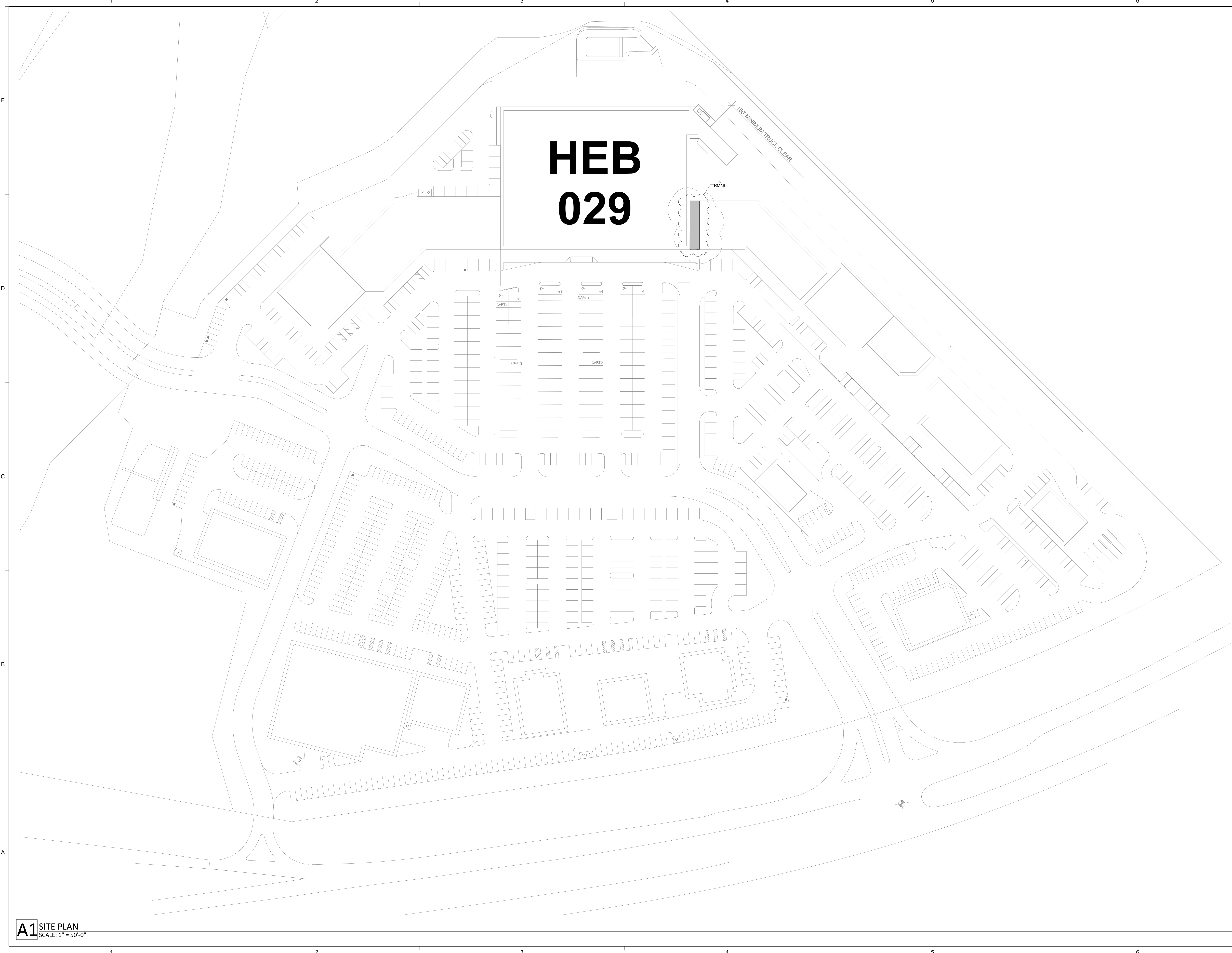
PROJECT TYPE	REMODEL
USE AND OCCUPANCY (CHAPTER 3)	MERCANTILE GROUP "M"
EFFECTIVE AREA OF WORK	NEW 1086 SF CURBSIDE EXPANSION
FUNCTION OF SPACE	MERCANTILE STOCK, SHIPPING AREAS, SALES FLOOR
OCCUPANT LOAD FACTOR	4 PER 300
CALCULATED OCCUPANT LOAD	4
CONSTRUCTION TYPE (TABLE 504)	IIB
SPRINKLED/NON-SPRINKLED	SPRINKLED
AREA SEPARATION REQUIRED (TABLE 508.4)	NONE
AREA SEPARATION PROVIDED	N/A
REQUIRED NO. OF EXITS (SECTION 1008)	250'-0"
MAX. TRAVEL DISTANCE (TABLE 1017.2)	96'-0"
CALCULATED MAX. TRAVEL DISTANCE	96'-0"



COVER SHEET

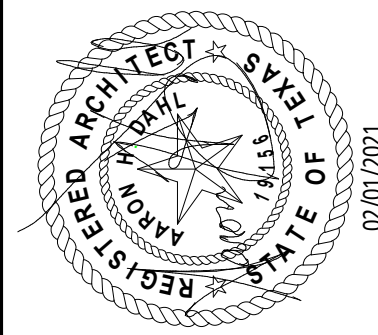
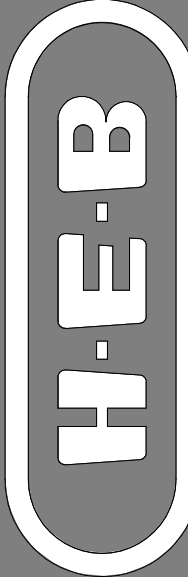
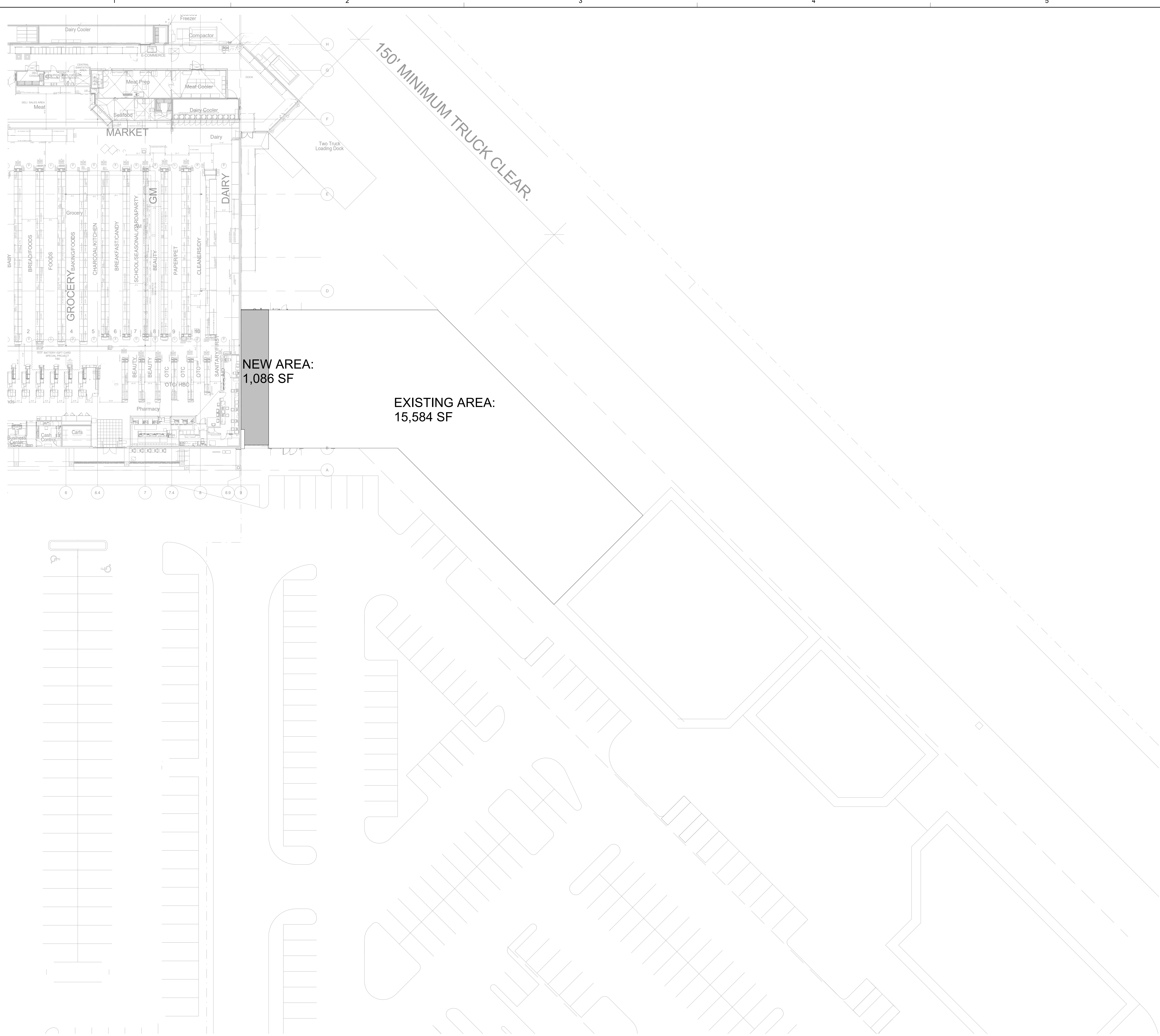
HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

SCALE: AS NOTED
PROJ. NO.: 1208-001
DATE: 02/01/2021
CS



A
B
C
D
E

SCALE: AS NOTED		SITE PLAN		H-E-B		aciform ARCHITECTURE		REGISTERED ARCHITECT STATE OF TEXAS 02/07/2021		PM16 PLAN MOD 16 CURBSIDE EXPANSION AA 02/02/2021		PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE INFORMATION. IT IS THE PROPERTY OF ACIFORM ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ACIFORM ARCHITECTURE, P.C. THIS DOCUMENT IS THE PROPERTY OF ACIFORM ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ACIFORM ARCHITECTURE, P.C. THIS DOCUMENT IS THE PROPERTY OF ACIFORM ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ACIFORM ARCHITECTURE, P.C.	
PROJ. NO: 1129.051		HEB AUSTIN 29 (029)		701 N. CAPITAL OF TEXAS HWY. BLDG C, CB		10223 MALDEN RD., SUITE 105 SAN ANTONIO, TEXAS 78216		1200 BPS-1000 ACIFORM.COM					
DATE: 02/02/2021		A-1.0		WEST LAKE HILLS, TEXAS 78746									



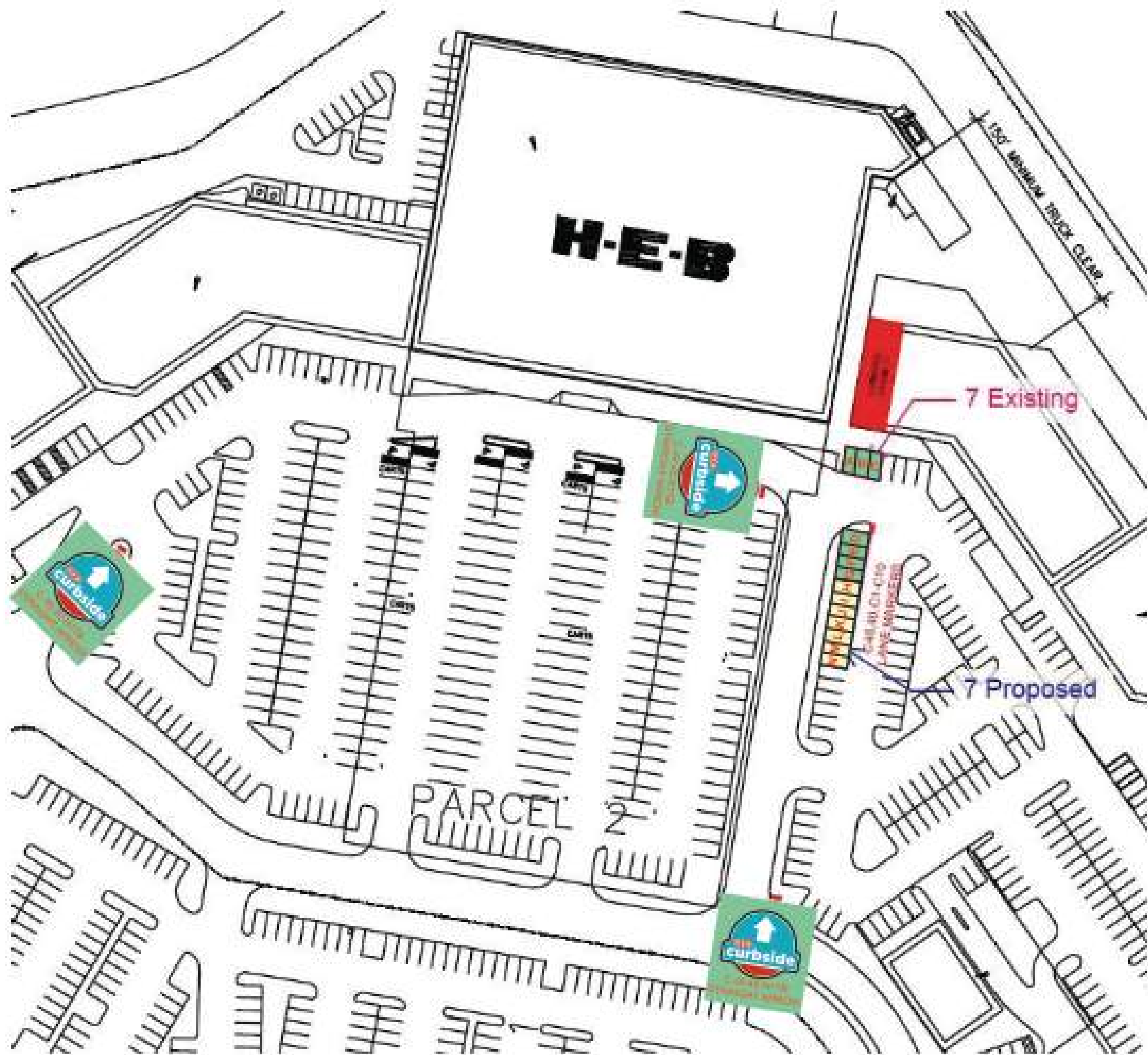
PMSE	PLAN MOD. 15 - CURBSIDE EXPANSION	AA	03/02/2021

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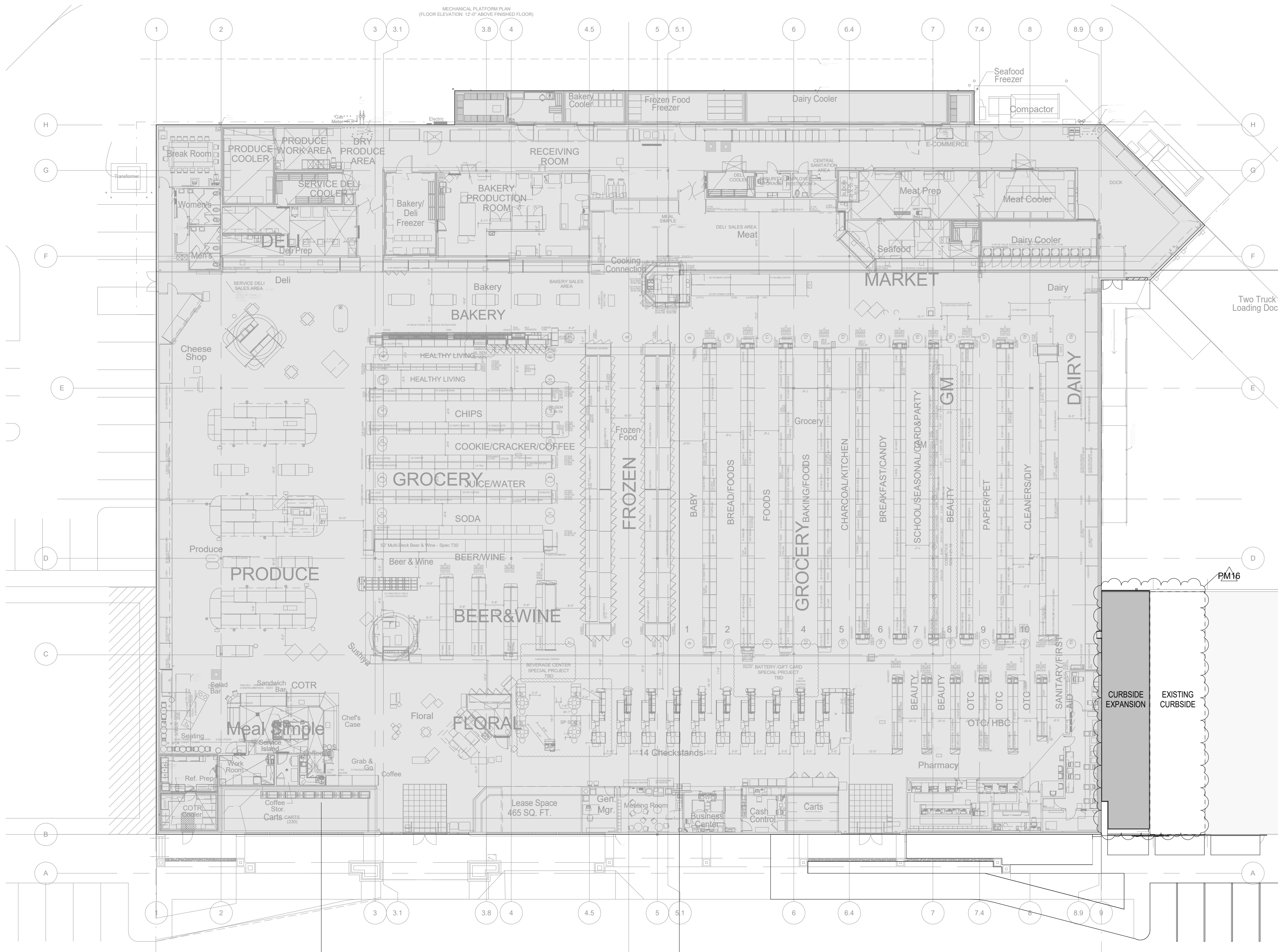
AUSTIN 29 #029
701 N CAPITAL OF TEXAS HWY
WEST LAKE HILLS, TX 78746

SITE PLAN

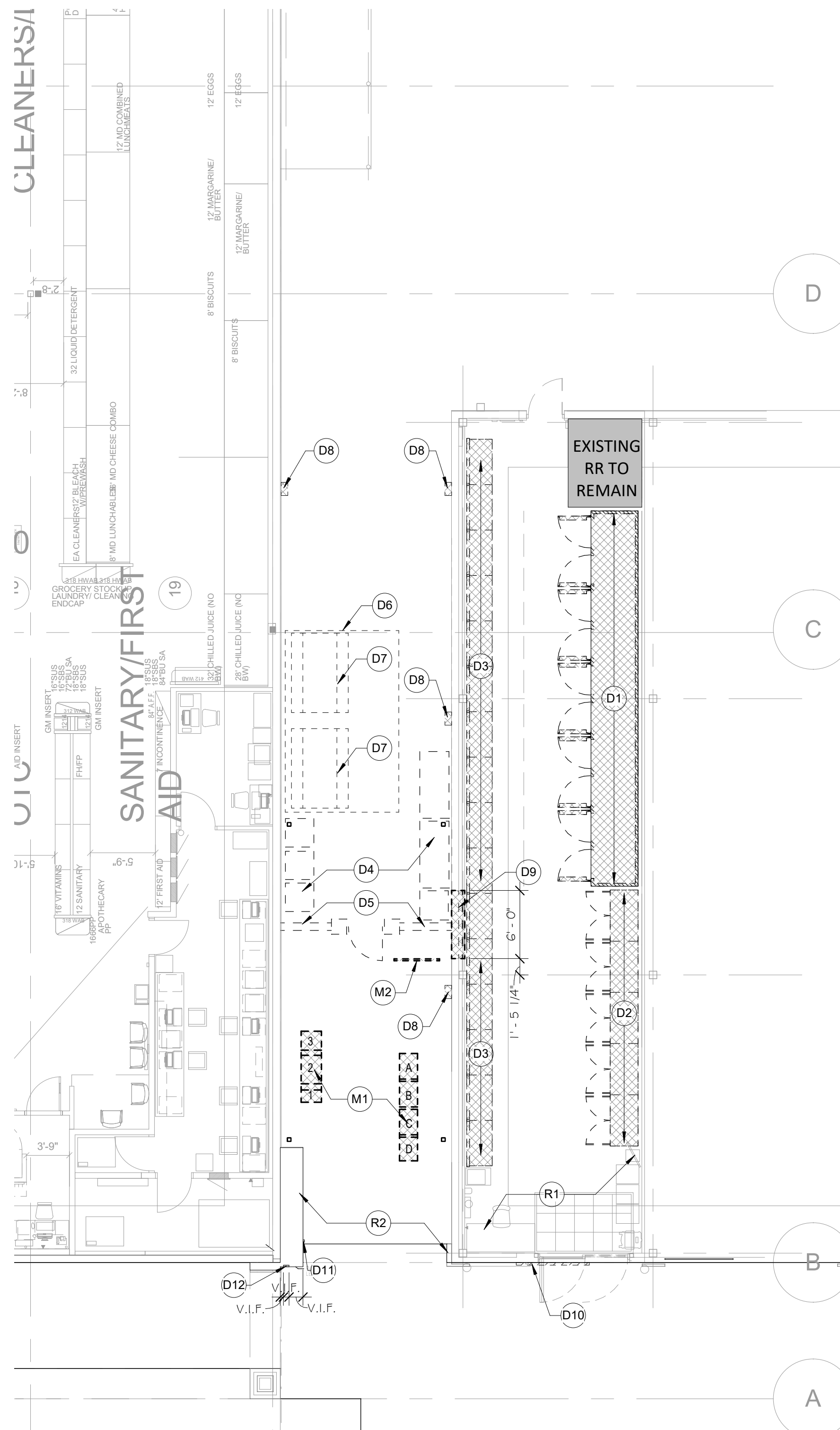


* FOR ILLUSTRATION ONLY. PLAN PREPARED BY OTHERS

SCALE: AS NOTED		DIRECTIONAL PLAN		HEB AUSTIN 29 (029) 701 N. CAPITAL OF TEXAS HWY. BLDG C, CB WEST LAKE HILLS, TEXAS 78746	A-10.0
PROJ. NO: 123456					
DATE: 02/02/2021					



C1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"



A4 DEMO. PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. CONTRACTOR SHALL VISIT PROJECT SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK, AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY AMBIGUOUS ITEMS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING PRIOR TO SUBMITTING PROPOSAL.
2. THE CONTRACTOR IS TO COMPLY WITH FEDERAL, STATE AND LOCAL CODE REQUIREMENTS. ADDITIONALLY, THE CONTRACTOR IS TO COMPLETE TEXAS HEALTH DEPARTMENT NOTIFICATIONS AND SUBMIT FORMS AND REQUIRED INFORMATION TO MEET "TEXAS COMMISSION OF ENVIRONMENTAL QUALITY" REQUIREMENTS PRIOR TO START OF PROJECT.
3. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING THE WORK.
4. NOTIFY ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSIONS NOTED FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING WITH THE WORK.
5. VERIFY DIMENSIONS BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK.
6. FLOOR PLAN(S) DIMENSIONS ARE TO THE CENTER LINE OF COLUMNS, FACE OF CONCRETE OR MASONRY WALLS AND FACE OF METAL STUDS, UNLESS NOTED OTHERWISE.
7. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
8. LIGHTING FIXTURES THAT ARE NOT THE FULL SIZE OF A CEILING PANEL SHALL BE LOCATED IN THE CENTER OF THE CEILING PANEL.
9. DIFFUSERS, LIGHTING FIXTURES, ETC., ARE INDICATED ON THE REFLECTED CEILING PLAN(S) FOR LOCATION AND COORDINATION. REFER TO M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION.
10. COORDINATE ROOF PENETRATIONS WITH M.E.P. PENETRATIONS SHALL BE FLASHED TO MEET "SMACNA" DETAIL REQUIREMENTS.
11. PATCH, REPAIR AND PREPARE FLOORS, CEILINGS AND WALL SURFACES AS REQUIRED TO RECEIVE NEW FINISHES THAT ARE CONSISTENT WITH ADJACENT NEW CONSTRUCTION.
12. SHOULD THE CONTRACTOR SUSPECT THAT HAZARDOUS MATERIALS ARE PRESENT, IMMEDIATELY NOTIFY OWNER TO ARRANGE FOR PROPER REMOVAL OF ANY AND ALL HAZARDOUS MATERIALS.
13. REFER TO M.E.P. DRAWINGS FOR ADDITIONAL NOTES AND INSTRUCTIONS.
14. WHERE EXISTING MASONRY MEETS EXISTING OR NEW DISSIMILAR MATERIALS, PROVIDE CAULK/SEALANT JOINT(S).
15. WHERE NEW FLOORING IS TO BE INSTALLED ON TOP OF EXISTING FLOOR SLAB, PROVIDE FLOOR LEVELING COMPOUND AS REQUIRED TO PROVIDE A LEVEL WORKABLE SURFACE FOR NEW FINISHES.
16. CONTRACTOR SHALL REMOVE DELETERIOUS MATERIALS AND DEBRIS FROM PROJECT SITE ON A DAILY BASIS, AND DISPOSE OF ITEMS IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.
17. GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO SCHEDULE AND COMPLETE THEIR WORK SO AS TO KEEP MECHANICAL, ELECTRICAL, TELEPHONE, DATA, HVAC CONTROL(S), INTERCOM AND OTHER EXISTING SYSTEMS OPERATIONAL IN AREAS OCCUPIED BY THE OWNER DURING RENOVATION AND CONSTRUCTION OF THIS PROJECT.
18. NEW SIGNAGE PACKAGE TO BE SUPPLIED BY HEB AND INSTALLED BY CONTRACTOR. ALL EXISTING SIGNAGE TO REMAIN UNLESS OTHERWISE NOTED BY HEB.
19. REFER TO MECH. ELECT. PLUMB AND REFRIGERATION DRAWINGS FOR ADDITIONAL INFORMATION. CONTRACTOR IS REQUIRED TO CUT AND REPAIR EXISTING CONSTRUCTION AS REQUIRED TO COMPLETE MEPR WORK.
20. ALL S.S. CLOSURE PIECES AND TRIM TO BE 24GA. UNLESS OTHERWISE INSTRUCTED BY HEB. ALL ADDITIONAL CASE PROTECTION (STARGUARD OR HEB APPROVED EQUAL) NOT ALREADY INDICATED ON THESE DRAWINGS ARE TO BE DETERMINED BY HEB. REFER TO PLANS. PATCH AND REPAIR FLOORING AT AREAS WHERE EXISTING PROTECTION IS REMOVED.
21. CONTRACTOR TO CONSOLIDATE ALL UTILITY DROPS TOGETHER INTO AS FEW OF DROPS AS POSSIBLE TO MAINTAIN CLEAR AND UNOBSTRUCTED VIEWS. HIDE AND CONCEAL WHEN POSSIBLE. COORDINATE ALL DROPS AND VERIFY LOCATIONS WITH HEB PRIOR TO INSTALL. REFER TO MEPR DRAWINGS FOR GENERAL MAPPING LAYOUT AND CONSOLIDATION INSTRUCTIONS.
22. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOBSITE BEFORE COMMENCING ANY PHASE OF THE WORK. ADJUSTMENTS FOR FIT AND COORDINATION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF ANY CONTRACT WORK.
23. IT IS THE INTENT OF THE ARCHITECT THAT ALL CONTRACT DOCUMENTS, INCLUDING ARCHITECTURAL AND CONSULTANTS BE CROSS REFERENCED TO OBTAIN THE INFORMATION NECESSARY TO CONSTRUCT THIS PROJECT IN AN ORDERLY AND TIMELY MANNER. REFER TO THOSE DOCUMENTS FOR ADDITIONAL INFORMATION.
24. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE OF WALL OR COLUMN CENTERLINE, UNLESS OTHERWISE NOTED.
25. PROVIDE BLOCKING IN WALLS WHERE SHELVING, CABINETS, COUNTERS, CHAIR RAIL, CORNICE TRIM, WOOD BASE AND/OR OTHER MISCELLANEOUS ITEMS THAT REQUIRE A RIGID AND SECURE ATTACHMENT TO WALL.
26. REFER TO ENLARGED PLAN SHEET FOR ADDITIONAL INFORMATION.

DEMOLITION GENERAL NOTES

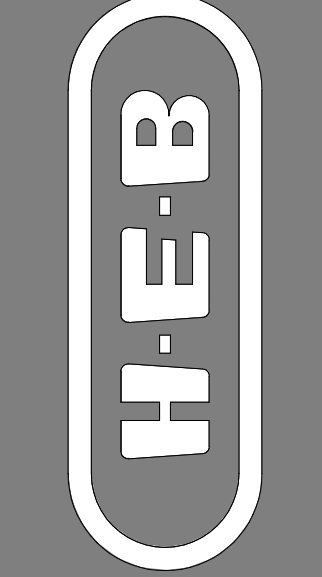
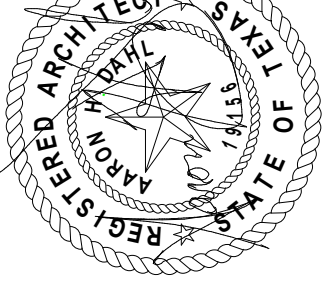
1. COORDINATE DEMOLITION WORK WITH NEW WORK PRIOR TO ANY SELECTIVE DEMOLITION. ARCHITECTURAL DEMOLITION PLAN IS NOT ALL-INCLUSIVE. REFER TO CIVIL, STRUCTURAL AND MEPR PLANS FOR ADDITIONAL DEMOLITION WORK. CONTRACTOR SHALL BRING TO ATTENTION OF OWNER ANY OBSERVED DISCREPANCIES FOR CLARIFICATION.
2. PROTECT ALL ADJACENT STRUCTURES, EQUIPMENT AND FURNISHINGS FROM DAMAGE, DUST AND DEBRIS.
3. WHERE MEPR SYSTEMS (WIRING, PIPES, DUCTS, ETC.) ARE SCHEDULED TO BE REMOVED, REPAIR OPENINGS THRU WALLS, FLOORS AND ROOF TO MATCH ADJACENT SURFACES.
4. PROVIDE BARRICADES AND OTHER SUITABLE BARRIERS AS REQUIRED TO PROVIDE PROTECTION TO THE PUBLIC AND WORKERS DURING ALL DEMOLITION ACTIVITIES.
5. WHERE CEILINGS ARE SCHEDULED TO BE REMOVED, ALL ITEMS ASSOCIATED WITH THAT CEILING (LIGHTS, GRID, DIFFUSERS, SUSPENSION WIRES, ETC.) SHALL ALSO BE REMOVED.
6. WHERE WALLS ARE SCHEDULED TO BE REMOVED, ALL ITEMS ASSOCIATED WITH THAT WALL (DOORS, WINDOWS, CABINETS, FINISHES, ETC.) SHALL ALSO BE REMOVED.
7. RELOCATE EXISTING OUTLET BOXES, CONDUITS, CONDUCTORS, ETC. AS REQUIRED TO CLEAR NEW CONSTRUCTION OPENINGS CUT THROUGH WALLS, FLOORS, CEILINGS AND ROOF, AND AS REQUIRED ACCOMMODATE INSTALLATION OF NEW SYSTEMS. ROUTE CONCEALED RACEWAYS WHEREVER POSSIBLE.
8. REMOVE ALL FOUNDATION, SUPPORTS AND PADS SERVING REMOVED EQUIPMENT.
9. COORDINATE REPAIRS OF ALL DAMAGED/UNFINISHED WALLS, FLOORS, CEILINGS AND ROOF SURFACES AND PENETRATIONS WITH ARCHITECT.
10. CONTRACTOR SHALL PROPERLY REMOVE DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS. ANY HAZARDOUS MATERIALS TO BE LEGALLY DISPOSED OF ACCORDING TO OSHA, FEDERAL, STATE, COUNTY AND CITY REQUIREMENTS.

DEMO NOTE SCHEDULE

NOTE NUMBER	NOTE TEXT
ITEMS EXISTING TO REMAIN	
R1	MANAGER STATION & EQUIPMENT
ITEMS TO BE DEMOLISHED AND DISPOSED OF	
D1	EXISTING WALL
D2	EXISTING COOLER WITH DOORS
D3	EXISTING FREEZER
D4	EXISTING CONDOLAS
D5	EXISTING TRASH CANS AND VENDING MACHINE
D6	EXISTING WALL AND DOOR
D7	EXISTING CANOPY AND STRUCTURE
D8	EXISTING BENCH
D9	EXISTING WALL PACK, REF. ELECTRICAL PROVIDE NEW J BOX COVER PLATE
D10	NEW OPENING TO MEET COARSING REF. STRUCT.
D11	EXISTING SIGN, PATCH HOLES TO MATCH EXTG.
D12	EXISTING FIRE PROTECTION DRAIN LINE, REF. MEPR
ITEMS TO BE RELOCATED OR SALVAGED FOR REINSTALLATION	
M1	SECTION OF MASONRY WALL TO RELOCATE EXISTING FIRE PROTECTION DRAIN LINE, REF. MEPR
M2	EXISTING MAIL BOXES
M3	EXISTING BIKE RACK

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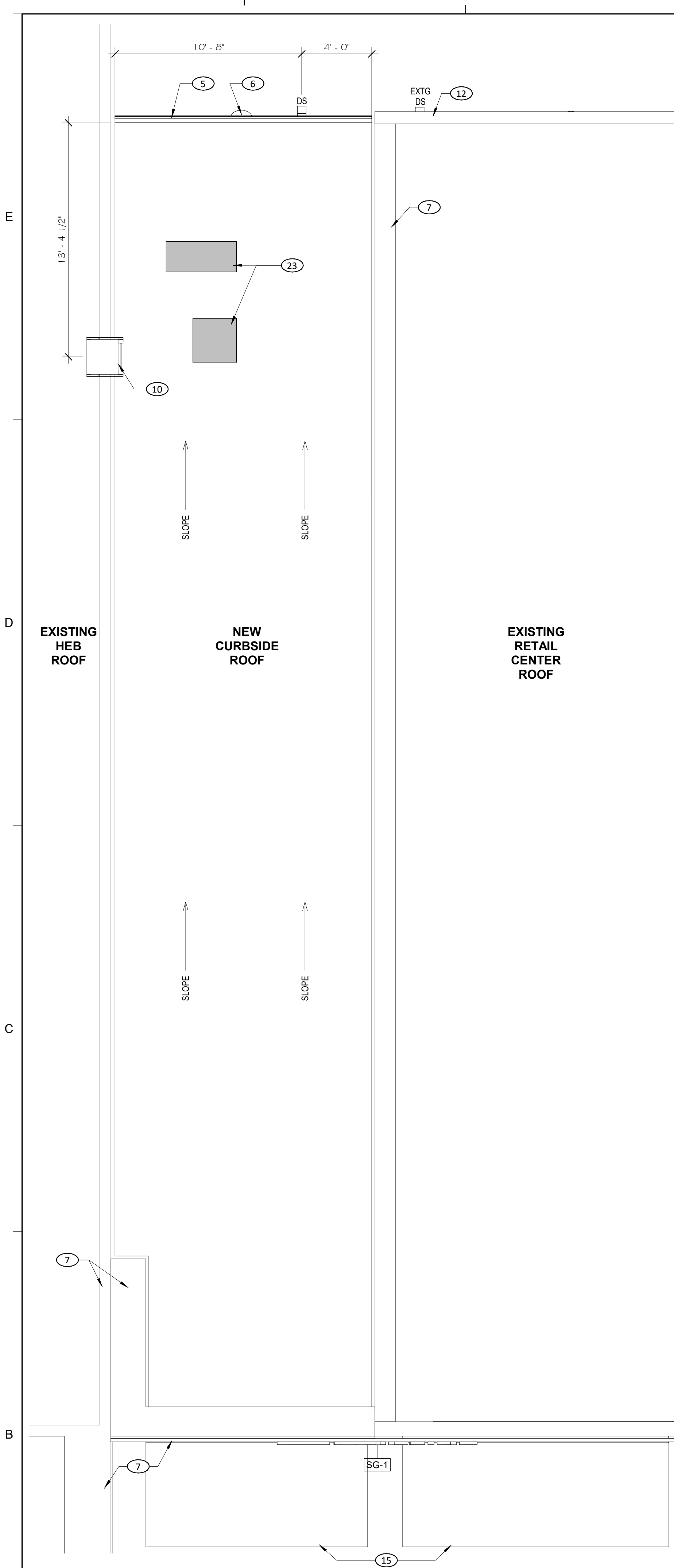
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PROJECT	HEB AUSTIN 29 (029)
PROJECT NO.	1208 029-1000
PROJECT NAME	HEB AUSTIN 29 (029)
PROJECT LOCATION	701 N. CAPITAL OF TEXAS HWY. BLDG C, CB WEST LAKE HILLS, TEXAS 78746



OVERALL PLAN

HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

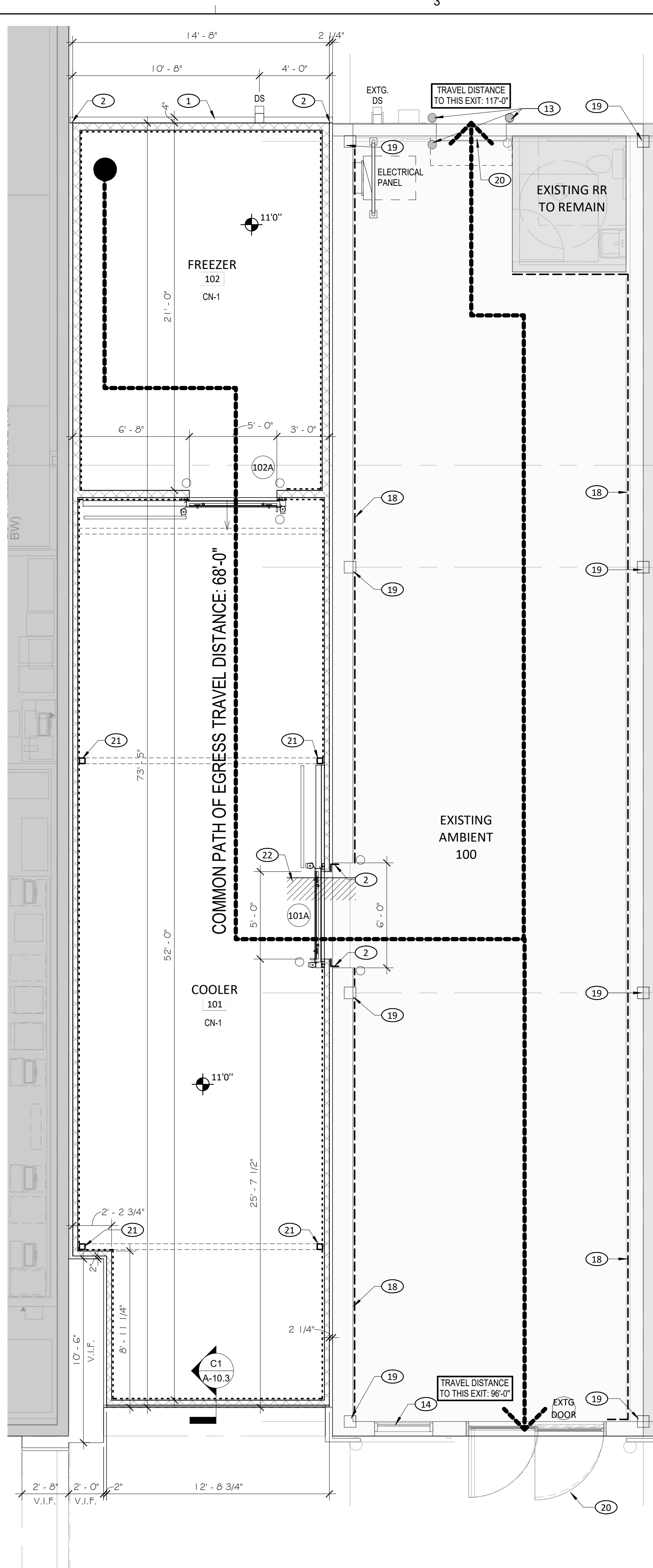
SCALE	AS NOTED
PROJ. NO.	1208 029-1
DATE	02/02/2021
PROJECT NAME	HEB AUSTIN 29 (029)
PROJECT LOCATION	701 N. CAPITAL OF TEXAS HWY. BLDG C, CB WEST LAKE HILLS, TEXAS 78746



B1 ROOF PLAN
SCALE: 1/4" = 1'-0"

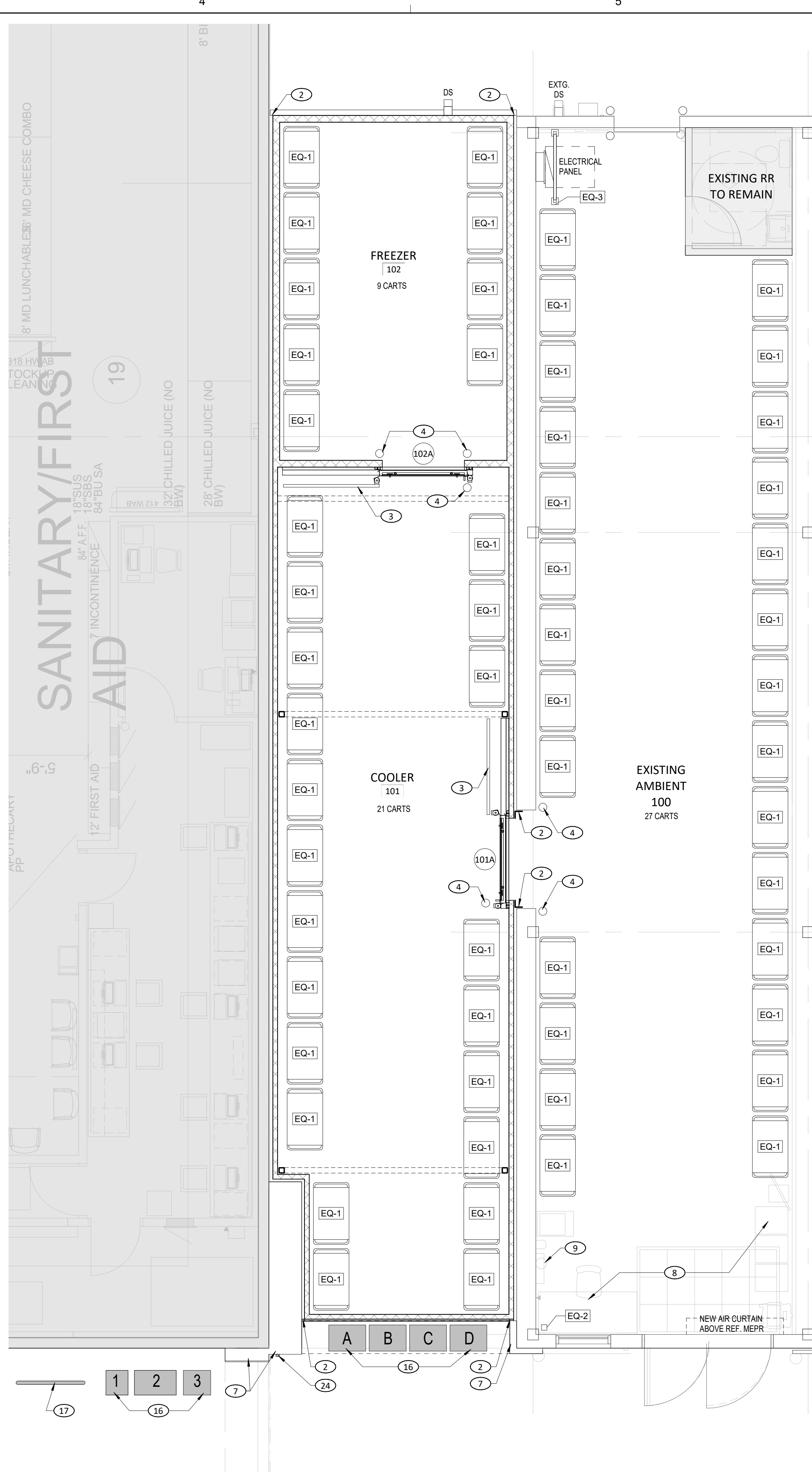
NOTE:
ROOF PLAN IS FOR ARCHITECTURAL GRAPHIC PRESENTATION ONLY. REF. MEPR FOR MORE INFORMATION.

ROOF PLAN:
- ROOFING: NEW ROOFING TO BE INSTALLED BY COOLER MANUF. COMPLY WITH MANUFACTURER'S INSTALLATION REQUIREMENTS TO ACHIEVE MANUFACTURER'S WARRANTY. REFER TO SHEET A-10.4 FOR ADDITIONAL DETAILS.
- COORDINATE LOCATION FOR NEW REFRIGERATION UNITS AND MECHANICAL ROOF UNITS. REFER TO RESPECTIVE DISCIPLINE SHEETS FOR INFORMATION.
- PITCH PANS: COOLER MANUF. TO MOUNT ALL PITCH PANS ON 4" CURB. GC TO PROTECT OPEN PANS FROM WATER INFILTRATION UNTIL FINAL WALK-THROUGH. AT WHICH TIME PAN IS TO BE FILLED BY COOLER MANUF WITH MANUF. RECOMMENDED SEALANT SLOPED TO PAN EDGE AT 1/4" PER FT MIN. COOLER MANUF. TO PRE-TREAT SURFACE OF ALL PENETRATING ELEMENTS PER SEALANT MANUFACTURER'S RECOMMENDATIONS.



B3 NEW WORK PLAN
SCALE: 1/4" = 1'-0"

NEW WORK PLAN:
- THIS SPACE IS FOR STAGING OF PREPACKAGED FOOD ITEMS ONLY. NO COOKING NOR FOOD PREPARATION WILL OCCUR IN SPACE. ALL MERCHANDISE WILL BE PREPACKAGED FOOD AND BEVERAGE ITEMS THAT WILL REMAIN IN ORIGINAL CONTAINERS FROM APPROVED SOURCE.



B4 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

(WORKSHEET TO BE VERIFIED BY EM ON EACH PROJECT PRIOR TO CONSTRUCTION)

MARK	COUNT	HEB ITEM #	DESCRIPTION
New Construction			
EQ-1	58	1208984	CURBSIDE CART
EQ-2	1	1205093 & 1026124	DIGITAL SCALE & MOUNT
EQ-3	1	XXXXXX	MOUSE SYSTEMS PROTECTOR CUT TO 36"
EQ-4	1	XXXXXX	AIR CURTAIN

DIGITAL SCALE & MOUNT NOTE:

GC TO FIELD VERIFY THE EXACT LOCATION WITH THE STORE LEADERSHIP.

ROOM FINISH SCHEDULE

RM #	FLR	CEILING	WALLS								REMARKS	
			NORTH		EAST		SOUTH		WEST			
			HEIGHT	FINISH	FINISH	WANS/COT	FINISH	WANS/COT	FINISH	WANS/COT		FINISH
100	EXTG.	EXTG.	EXTG.	EXTG.	PLY-1	EXTG.	PLY-1	EXTG.	PLY-1	EXTG.	PLY-1	
101	ON-1	11'-0"	CFW-1	CFW-1	PP-1	CFW-1	PP-1	CFW-1	PP-1	CFW-1	PP-1	
102	ON-1	11'-0"	CFP-1	CFW-1	PP-1	CFW-1	PP-1	CFW-1	PP-1	CFW-1	PP-1	

FINISH LEGEND

FLOOR	
ON-1	FLOOR POLISH (AMBIENT STAGING): 1. VACUUM FLOOR THOROUGHLY, THEN CLEAN WITH AUTO-SCRUBBER AND WATER 2. APPLY PIONEER HARDCORE DENSIFIER, TO REJECTION 3. MINIMUM DWELL TIME OF 30 MINUTES, REAPPLY AS DENSIFIER IS ABSORBED 4. VACUUM FLOOR THOROUGHLY, THEN CLEAN WITH AUTO-SCRUBBER AND WATER 5. APPLY TWO LIGHT COATS OF PIONEER LOCKOUT FLOOR PROTECTOR 6. USE A CLEAN MICROFIBER APPLICATOR A. APPLY FIRST COAT AND ALLOW TO DRY TO THE TOUCH (APPROX. 7-12 MINUTES) B. APPLY SECOND COAT AND ALLOW TO DRY TO THE TOUCH
CEILING	
CFP-1	WHITE COOLER PANEL
COOLER/FREEZER WALLS	
CFW-1	WHITE EMBOSSED COOLER PANEL
CFW-2	EMBOSSED SANDSTONE (EXTERIOR ONLY)
WAINSCOT	
PLY-1	48" HIGH 5/8" FIRE RETARDANT-TREATED PLYWOOD WALL PANEL WITH CLEAR SEAL FINISH
PP-1	48" HIGH 1/4" PLAS-TEX WALL PANEL

KEY NOTES

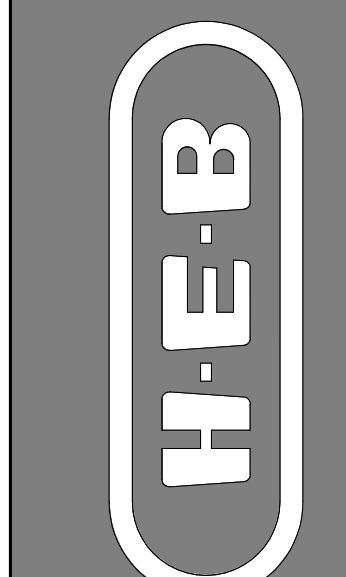
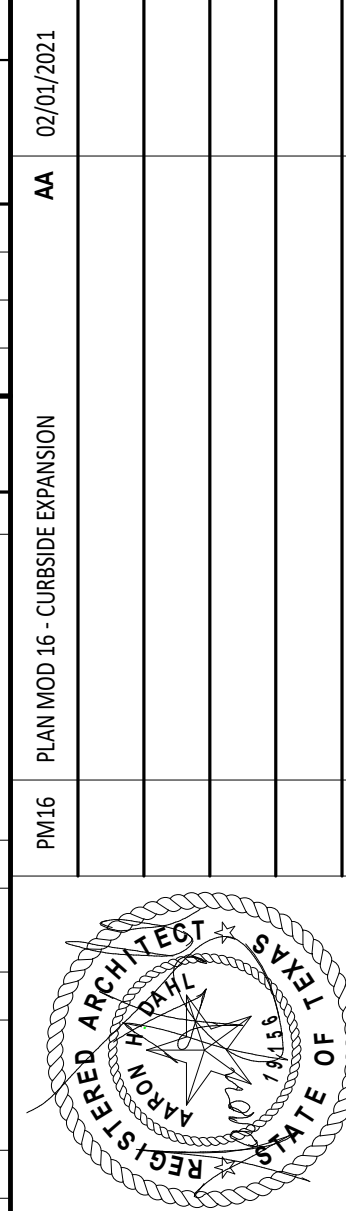
- CONCRETE CURB
- PREFIN. CLOSURE PANEL
- GALVANIZED BOX RAIL BY HEB VENDOR
- BOLLARD BY HEB VENDOR
- NEW GUTTER, PAINT TO MATCH EXTG.
- WALL PACK, REF. ELECTRICAL
- EXISTING BUILDING TO REMAIN
- EXISTING MANAGER STATION TO REMAIN
- EXISTING FIRE EXTINGUISHER TO REMAIN
- PREFIN. ROOF ACCESS LADDER, VERIFY FIELD CONDITIONS PRIOR TO ORDER
- EXISTING LIGHT FIXTURE TO REMAIN
- EXISTING GUTTER & DOWNSPOUT TO REMAIN
- EXISTING BOLLARD TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING CANOPY TO REMAIN
- EXISTING RELOCATED USPS FIXTURES. THE EXISTING FIXTURES TO BE PLACED IN THE SAME ORDER WHEN RELOCATED. REFER TO PLAN
- EXISTING RELOCATED BIKE RACK
- NEW PLYWOOD WAINSCOT
- EXISTING COLUMN TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW STRUCTURAL SUPPORT, REF. COOLER MANUF.
- NEW FAST PATCH FLAT TRANSITION, REF. DETAIL
- NEW ROOF TOP UNITS REF. MEP
- RELOCATED FIRE PROTECTION DRAIN LINE. REF. MEPR. CONTRACTOR SHALL MODIFY, CUT AND REPLACE ANY DAMAGED MASONRY UNITS TO MATCH EXISTING WALL

NOTE:
ALL PLYWOOD AND WOOD BLOCKING SHALL BE FIRE-RETARDANT-TREATED WOOD.

LEGEND

— EXISTING WALL TO REMAIN	----- PLASTEX WAINSCOTT (PP-1)
- - - - - WALL TO BE DEMOLISHED	- - - - - FIRE RETARDANT-TREATED PLYWOOD WAINSCOTT (PLY-1)
— NEW WALL TO BE CONSTRUCTED, REF. PARTITION SCD.	— PREFIN. CLOSURE PANEL
— EXISTING EQUIPMENT	
— NEW EQUIPMENT	
— RELOCATED EQUIPMENT	
- - - - - REMOVE EQUIPMENT AND RETURN TO OWNER UNLESS NOTED OTHERWISE	

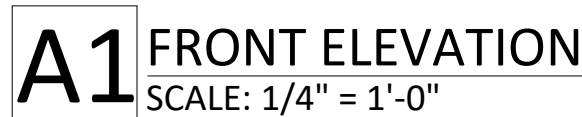
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ENLARGED PLANS

HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

SCALE: AS NOTED
PROJ. NO.: 1129.051
DATE: 02/07/2021
A-10.2



SIGN PACKAGE SCHEDULE

TYPE MARK	COUNT	DESCRIPTION	PACKAGE CONTENTS
SG-1	1	3' SIGN PACKAGE - LIT	REF. SIGNAGE

DOOR SCHEDULE

MARK	COUNT	DESCRIPTION	TYPE	WIDTH	HEIGHT	THICKNESS	FRAME TYPE	FRAME MATERIAL	GLAZING	HARDWARE SET
101A	1	FOAMED IN PLACE INSULATED METAL PANEL- COOLER/FREEZER SINGLE SLIDE DOOR	A	5'-0"	7'-0"	0'-4"	MANUF.	MANUF.	N/A	MANUF.
102A	1	FOAMED IN PLACE INSULATED METAL PANEL- COOLER/FREEZER SINGLE SLID DOOR	A	5'-0"	7'-0"	0'-4"	MANUF.	MANUF.	N/A	MANUF.

DOOR REMARKS

1. VERIFY MANUFACTURER PROVIDED HARDWARE SET# AS NOTED ON SPEC SHEETS.
2. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT.
3. NEW COOLER DOOR TO BE PROVIDED AND INSTALLED BY COOLER MANUFACTURER/INSTALLER. REF. TO MEPR SHEETS.
4. CONNECT ALL ALARMS AND SWITCHES AS REQUIRED.
5. REFER TO DOOR TYPE FOR LOCATION AND TYPE OF GLASS.
6. MANUFACTURER PROVIDED WINDOW TO BE INSTALLED AT 43" TO BOTTOM OF GLAZING.

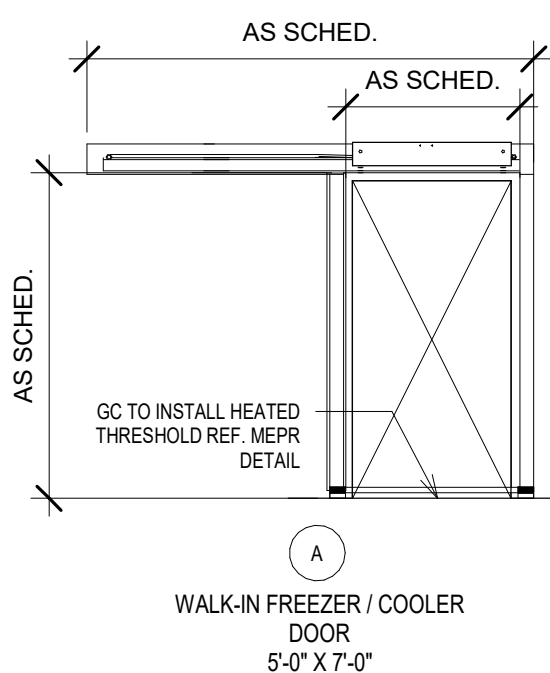
DOOR GENERAL
NOTES

- A. REFER TO SHEET A0.2, SECTION 08710 DOOR HARDWARE FOR DOOR HARDWARE SETS.

DOOR GLAZING
NOTES

- A. REFER TO SHEET A0.3, SECTION 08 80 00 FOR GLAZING SPEC.
- B. ALL GLAZING TO BE G-4 TINTED U.N.O.

DOOR TYPE



EXTERIOR PAINT LEGEND

PRE-MANUFACTURED COOLER PANEL PAINTED

XPT	TO MATCH ADJACENT BLOCK (REAR)
EXT	TO MATCH EXISTING STUCCO (FRONT)

KEY NOTES

- 1 CONCRETE CURB REF. STRUCT.
- 2 PREFIN. CLOSURE PANEL
- 3 NEW GUTTER PAINT TO MATCH EXTG
- 4 WALL PACK, REF. MEPR
- 5 PREFIN. MTL. PARAPET CAP FLASHING, REF. DETAILS
- 6 PREFIN. MTL. DOWNSPOUT AND SCUPPER. COORD. FINISH W/ OWNER
- 7 EXISTING BUILDING TO REMAIN
- 8 EXISTING ROLL-UP DOOR TO REMAIN
- 9 EXISTING BUILDING BEYOND
- 10 PREFIN. ROOF ACCESS LADDER, VERIFY FIELD CONDITIONS PRIOR TO ORDER
- 11 EXISTING LIGHT FIXTURE TO REMAIN
- 12 EXISTING GUTTER & DOWNSPOUT TO REMAIN
- 13 EXISTING BOLLARD TO REMAIN
- 14 EXISTING WINDOW TO REMAIN
- 15 EXISTING CANOPY TO REMAIN
- 16 EXISTING RELOCATED USPS FIXTURES
- 17 EXISTING RELOCATED BIKE RACK
- 18 NEW STUCCO FINISH TO MATCH EXISTING ADJACENT WALL
- 19 EXISTING DOOR TO REMAIN

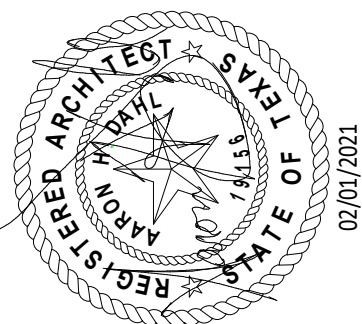
LEGEND

=====	EXISTING WALL TO REMAIN		PLASTER WAINSCOT (PP-1)
=====	WALL TO BE DEMOLISHED	----	FIRE RETARDANT, TREATED PLYWOOD WAINSCOT (PLY-1)
=====	NEW WALL TO BE CONSTRUCTED, REF. PARTITION SCH'D	=====	PRFIN. CLOSURE PANEL
-----	EXISTING EQUIPMENT		
-----	NEW EQUIPMENT		
-----	RELOCATED EQUIPMENT		
-----	REMOVE EQUIPMENT AND RETURN TO OWNER UNLESS NOTED OTHERWISE		

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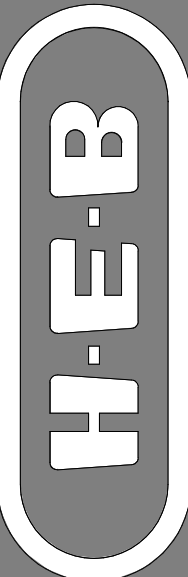
2/01/2021

PM16	PLAN MOD 16 - CURBSIDE EXPANSION
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ELEVATIONS

HEB AUSTIN 29 (029)
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WEST LAKE HILLS, TEXAS 78746

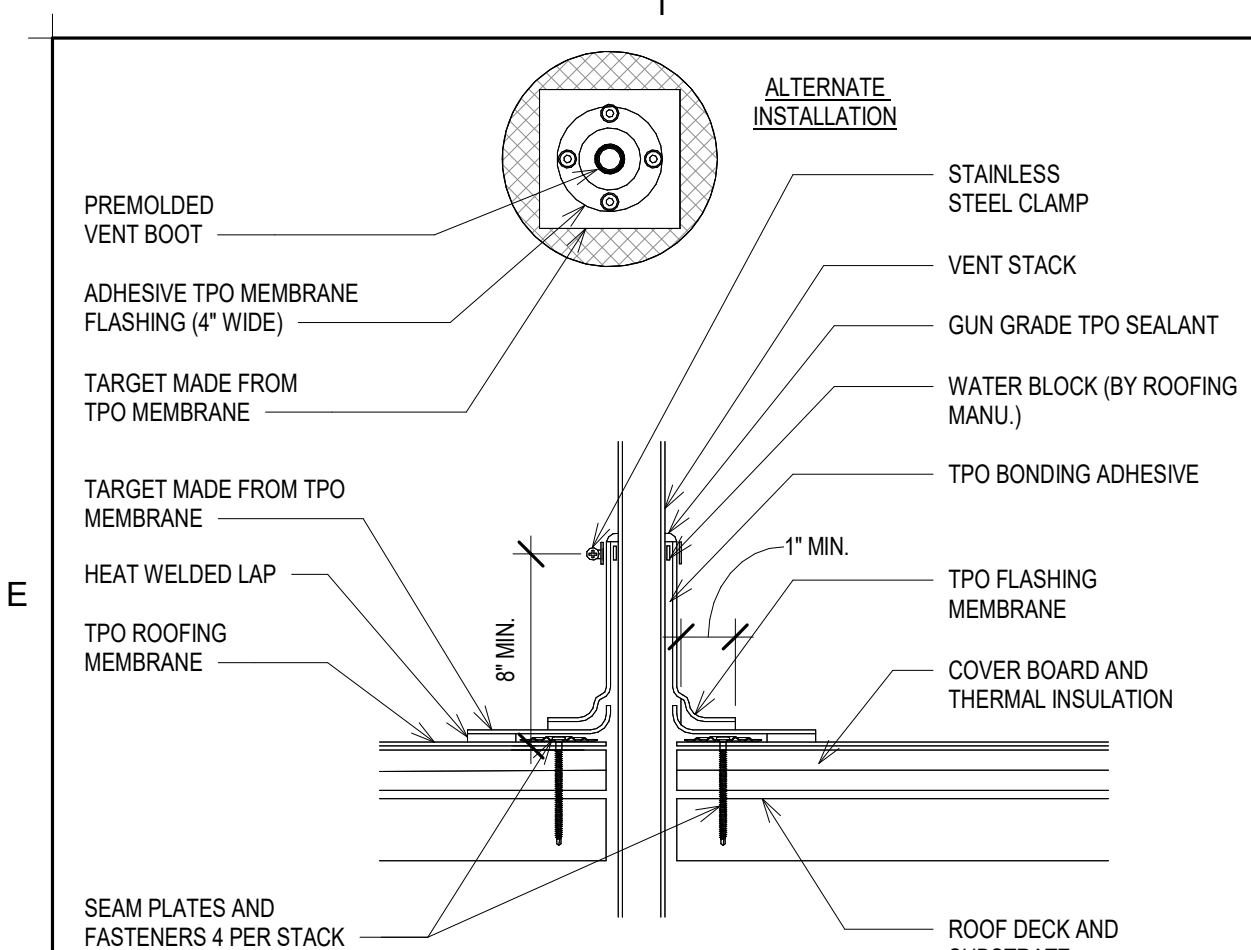
WEST LAKE HILLS, TEXAS 78746

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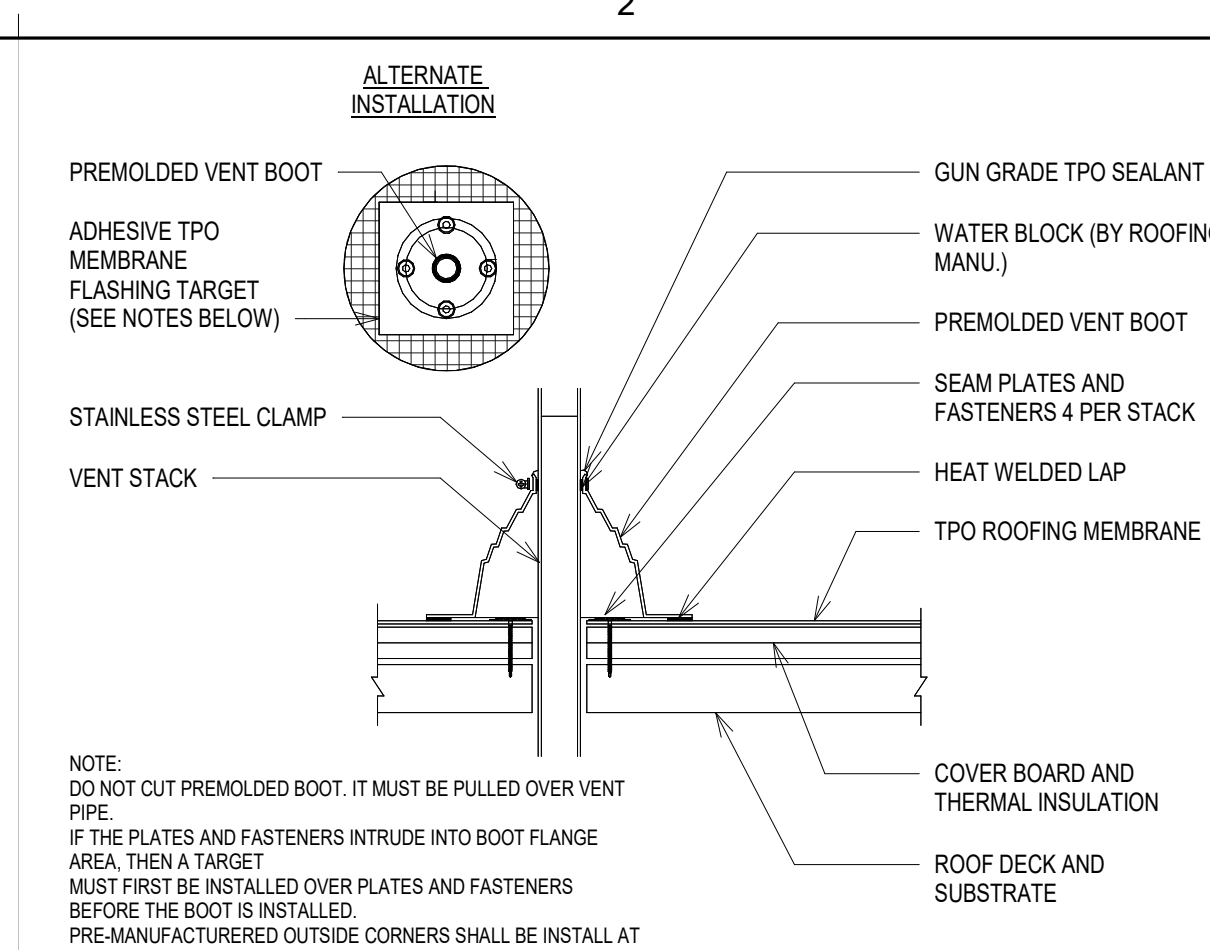
RE: AS NOTED

J. NO: 1709 091

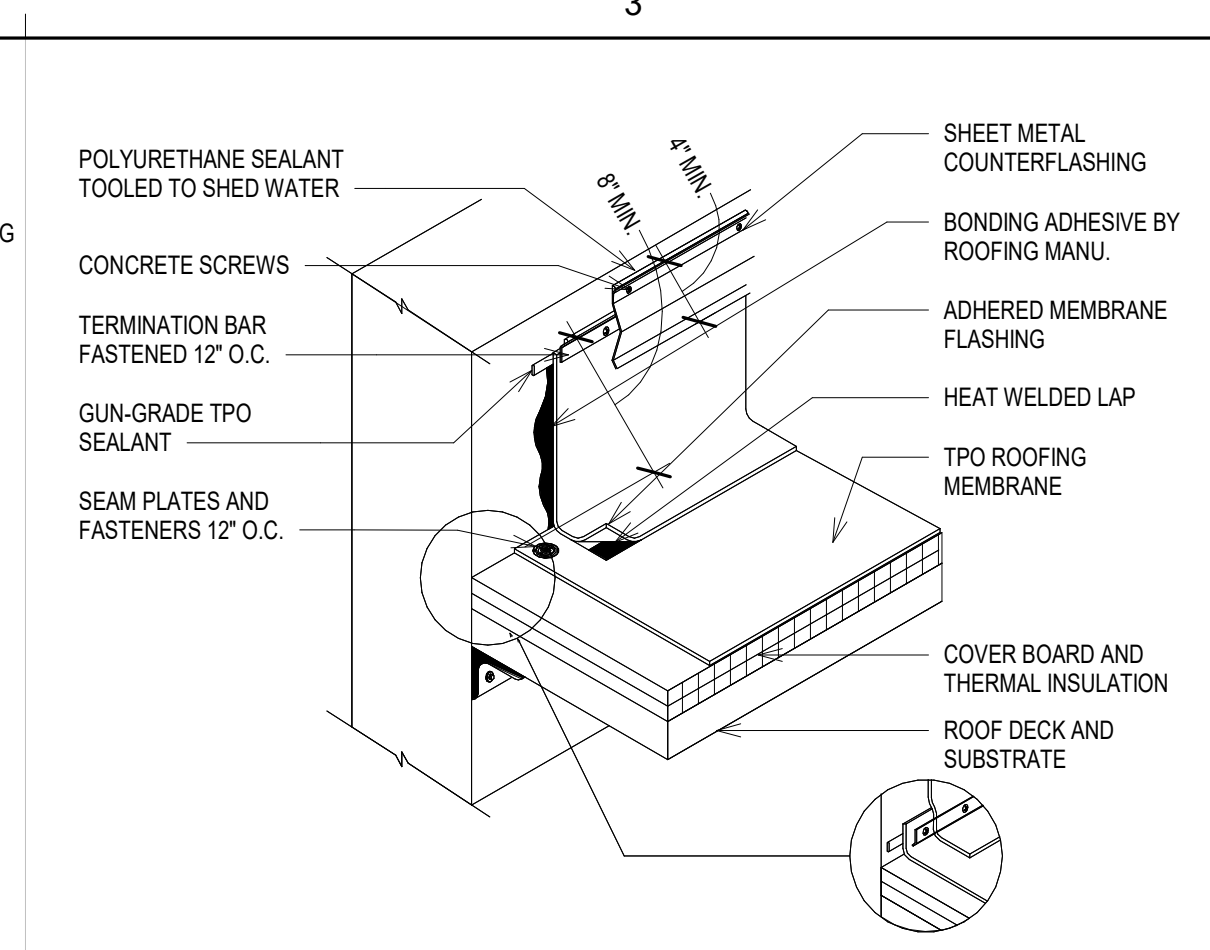
5. 07/01/2021



E1 FIELD PENETRATION
SCALE: 1 1/2" = 1'-0"

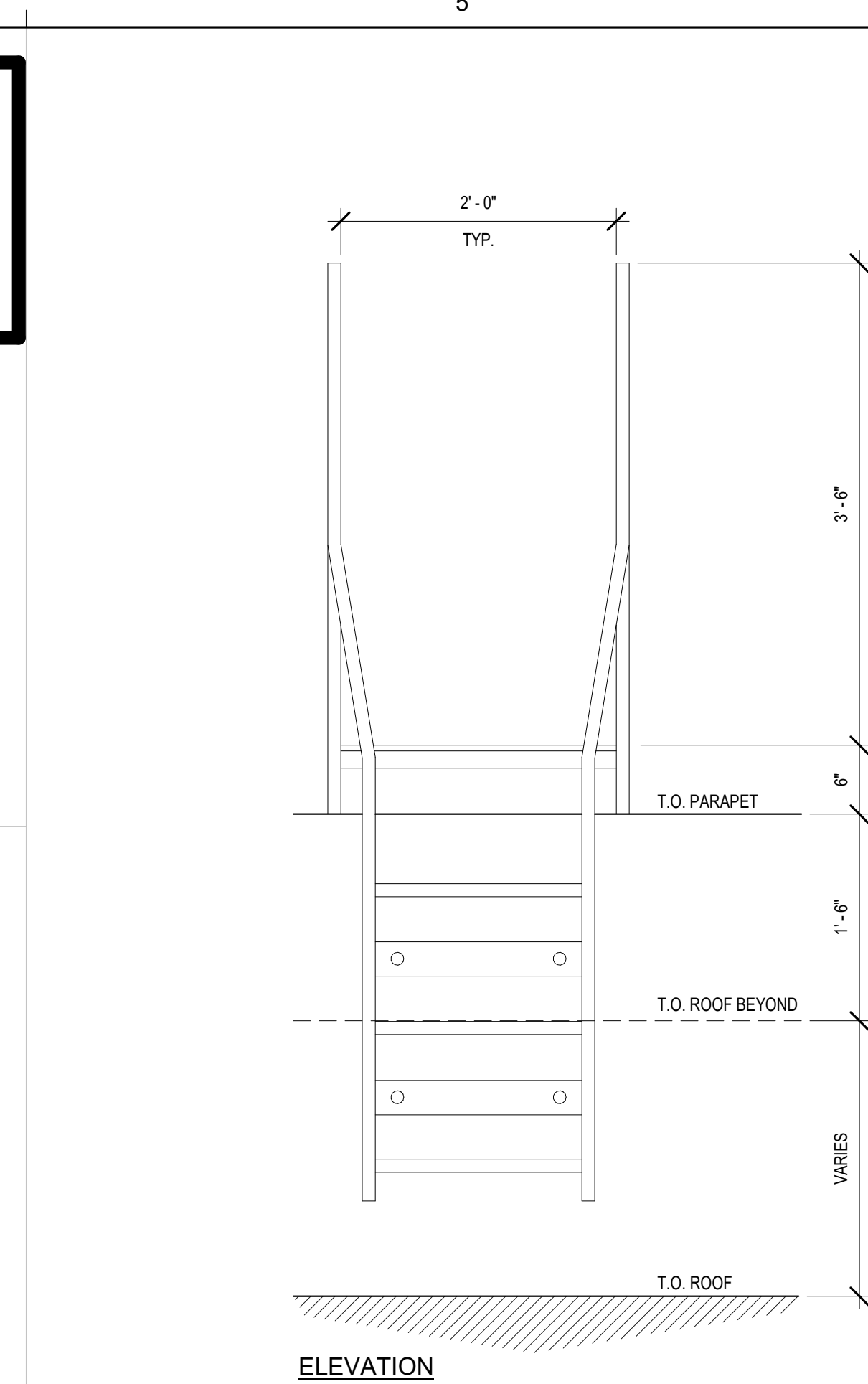


E2 PREMOLDED VENT BOOT
SCALE: 1 1/2" = 1'-0"

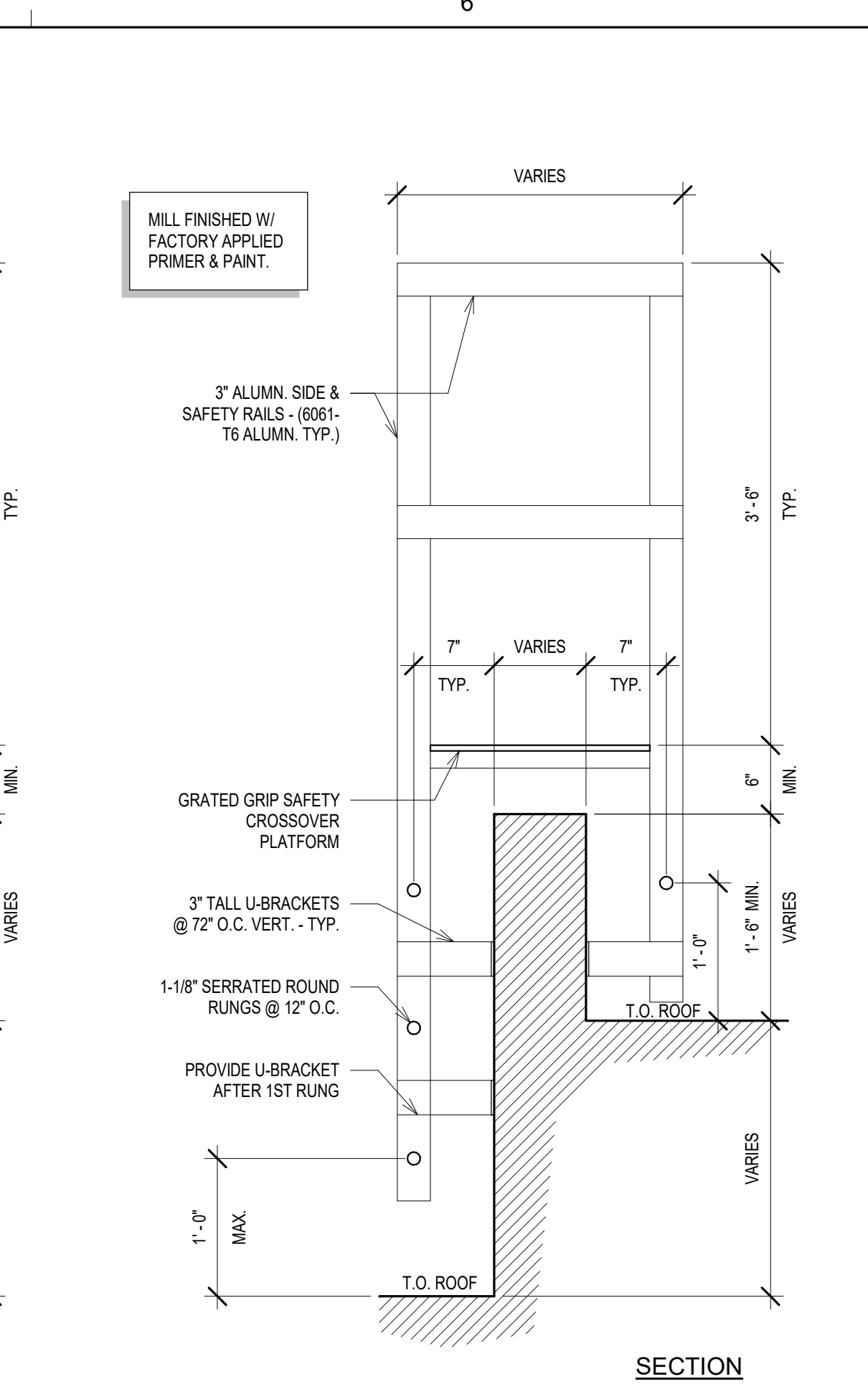


E3 WALL COUNTERFLASHING
SCALE: 1 1/2" = 1'-0"

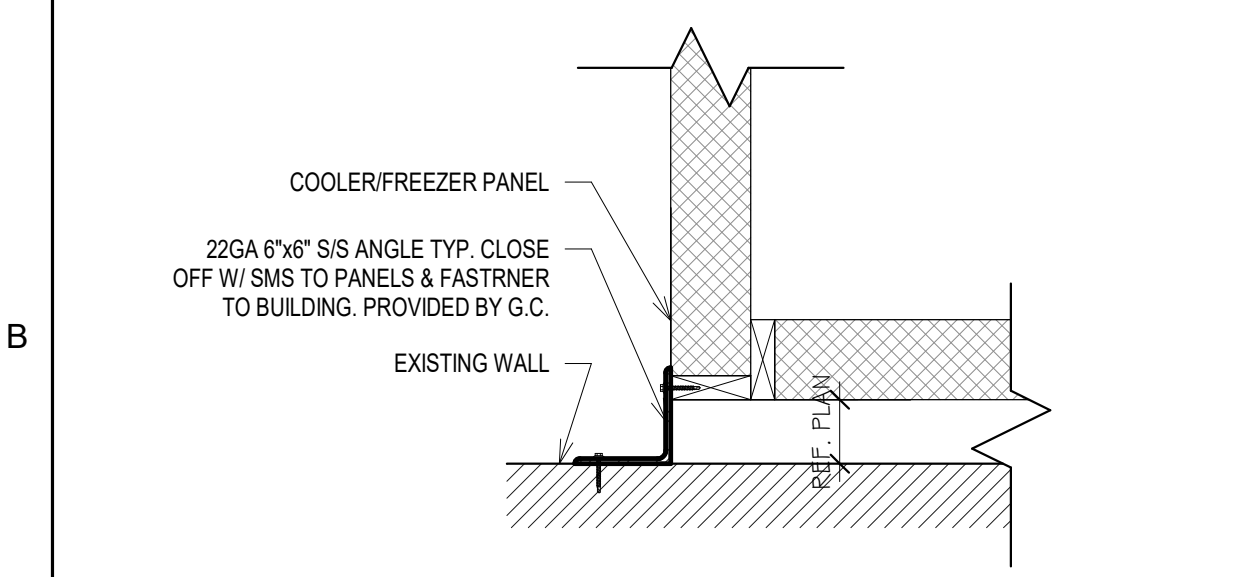
NOTE:
ALL PLYWOOD AND WOOD
BLOCKING SHALL BE FIRE-
RETARDANT-TREATED WOOD.



D5 ROOF LADDER DTL. - ROOF TO ROOF TRANSITION (TYP.)
SCALE: 1" = 1'-0"



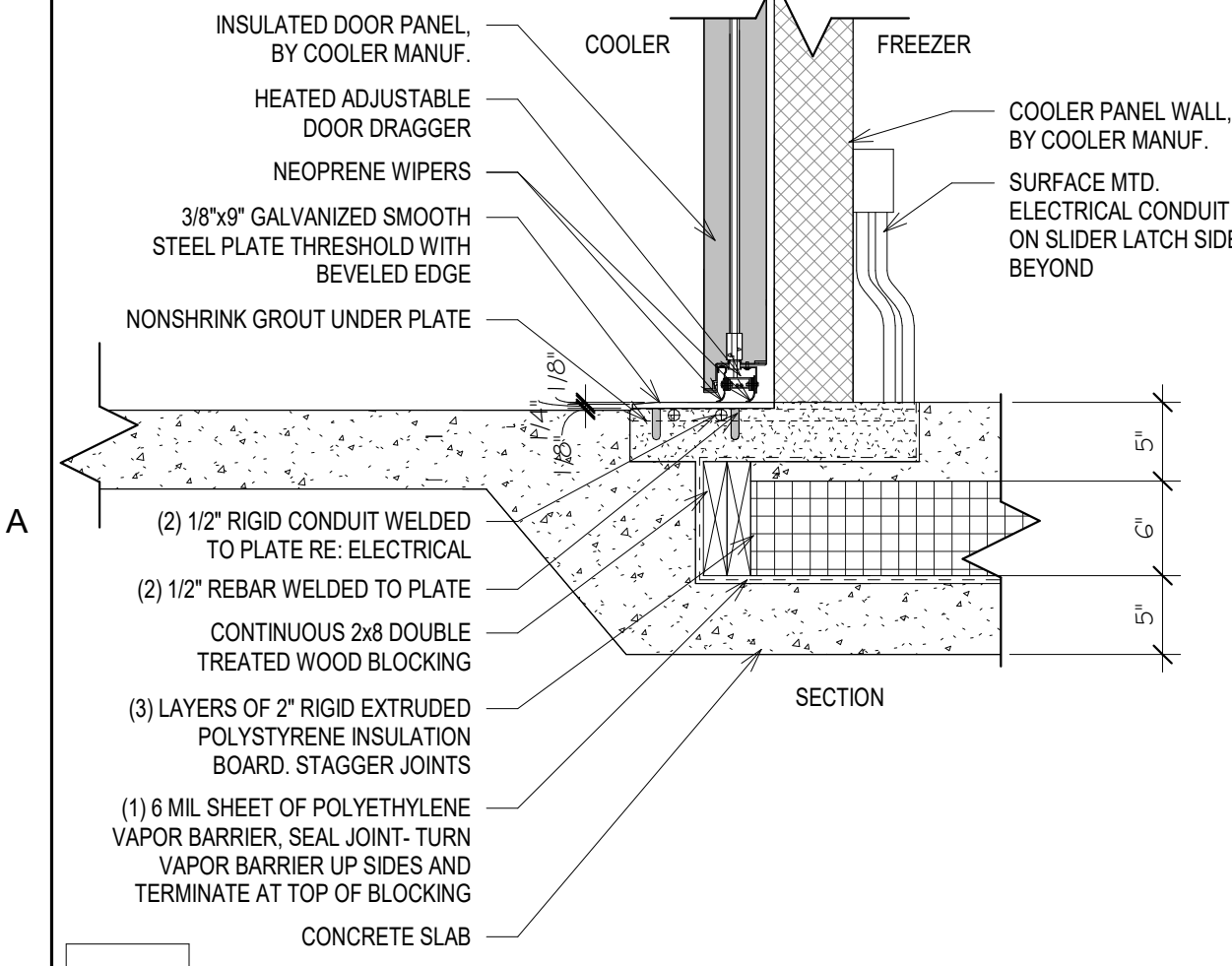
C6 ROOF FLASHING DETAIL
SCALE: 1" = 1'-0"



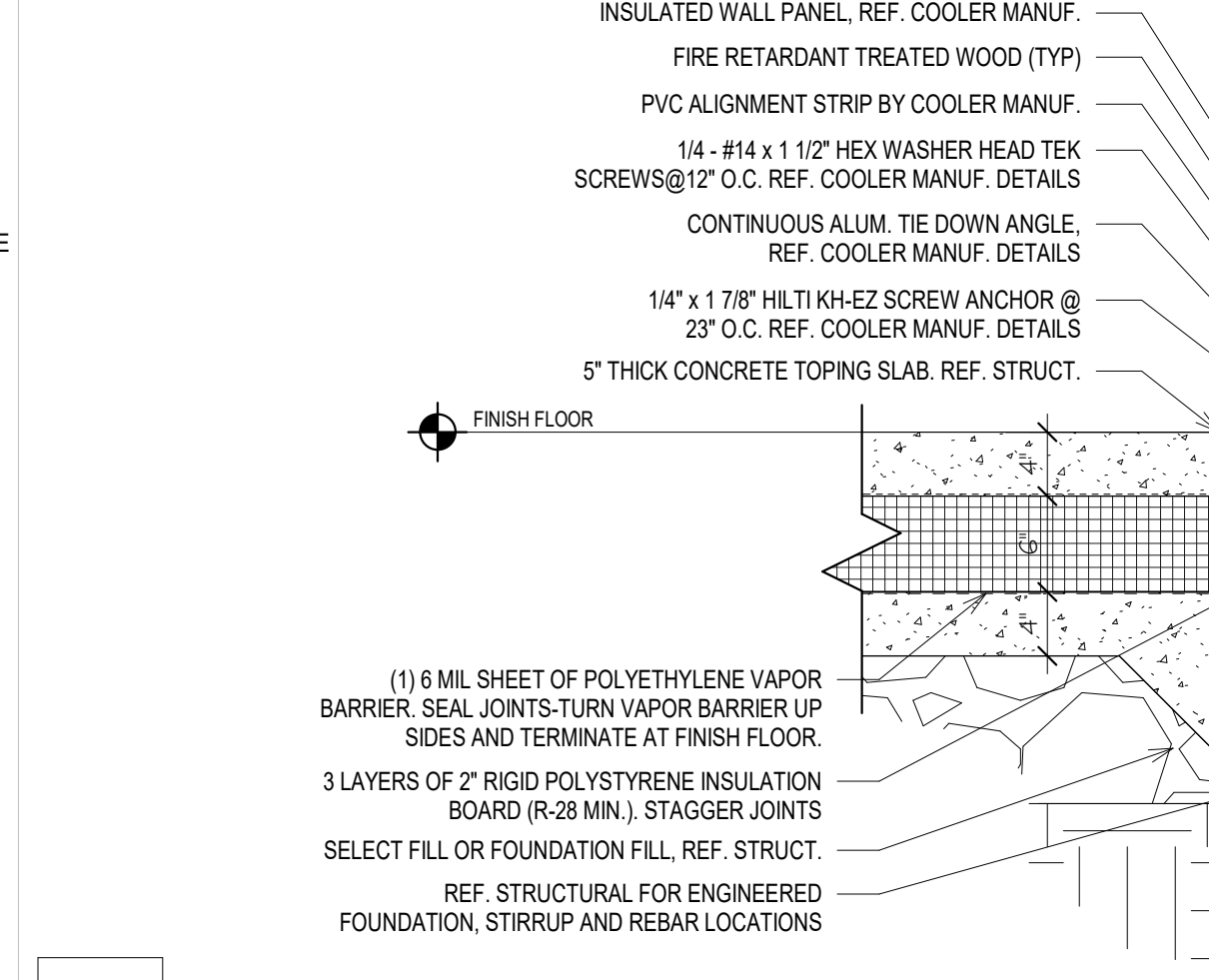
B1 CLOSURE DETAIL
SCALE: 1" = 1'-0"



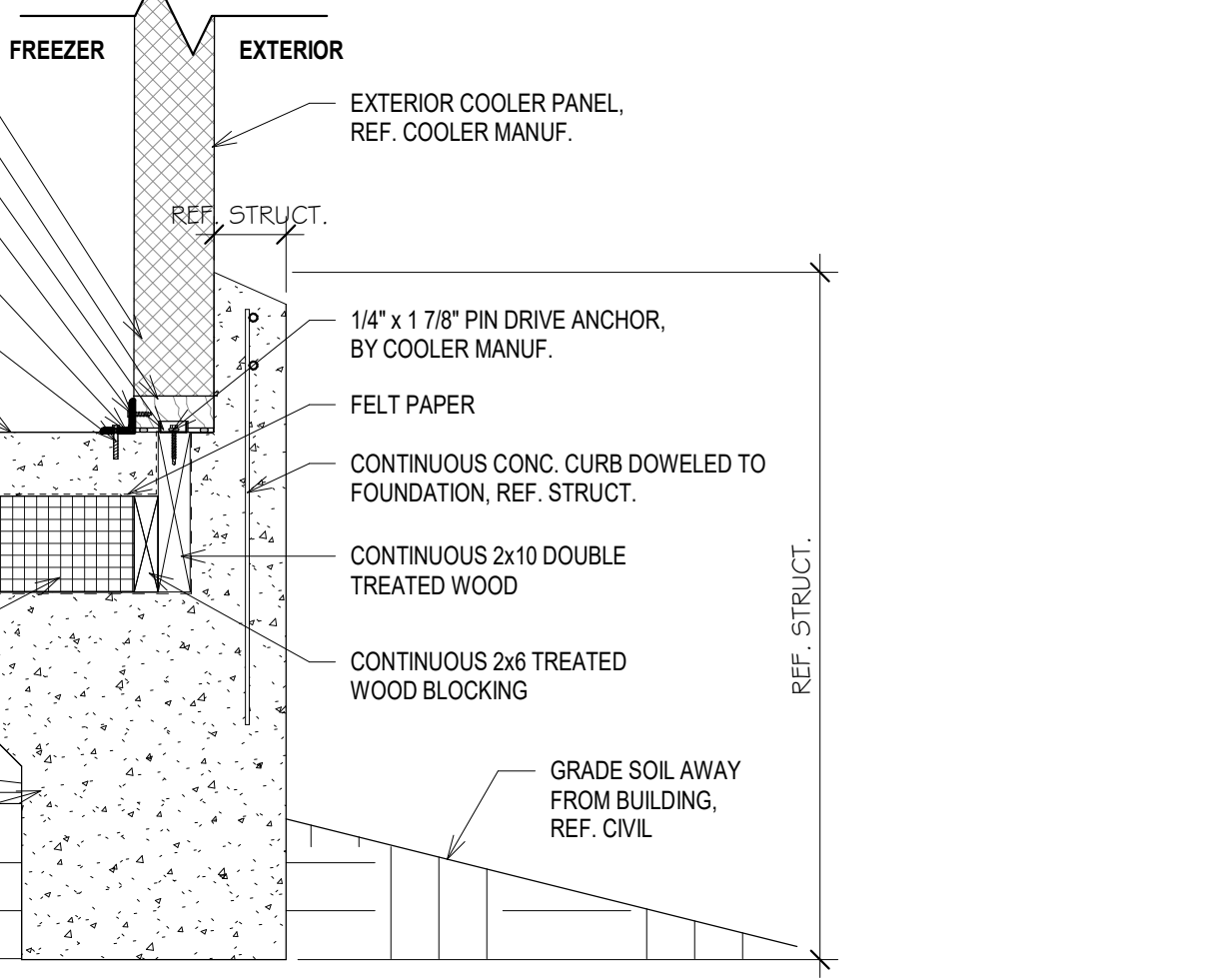
B6 COOLER PANEL WALL TO EXTG. OPENING DTL
SCALE: 1" = 1'-0"



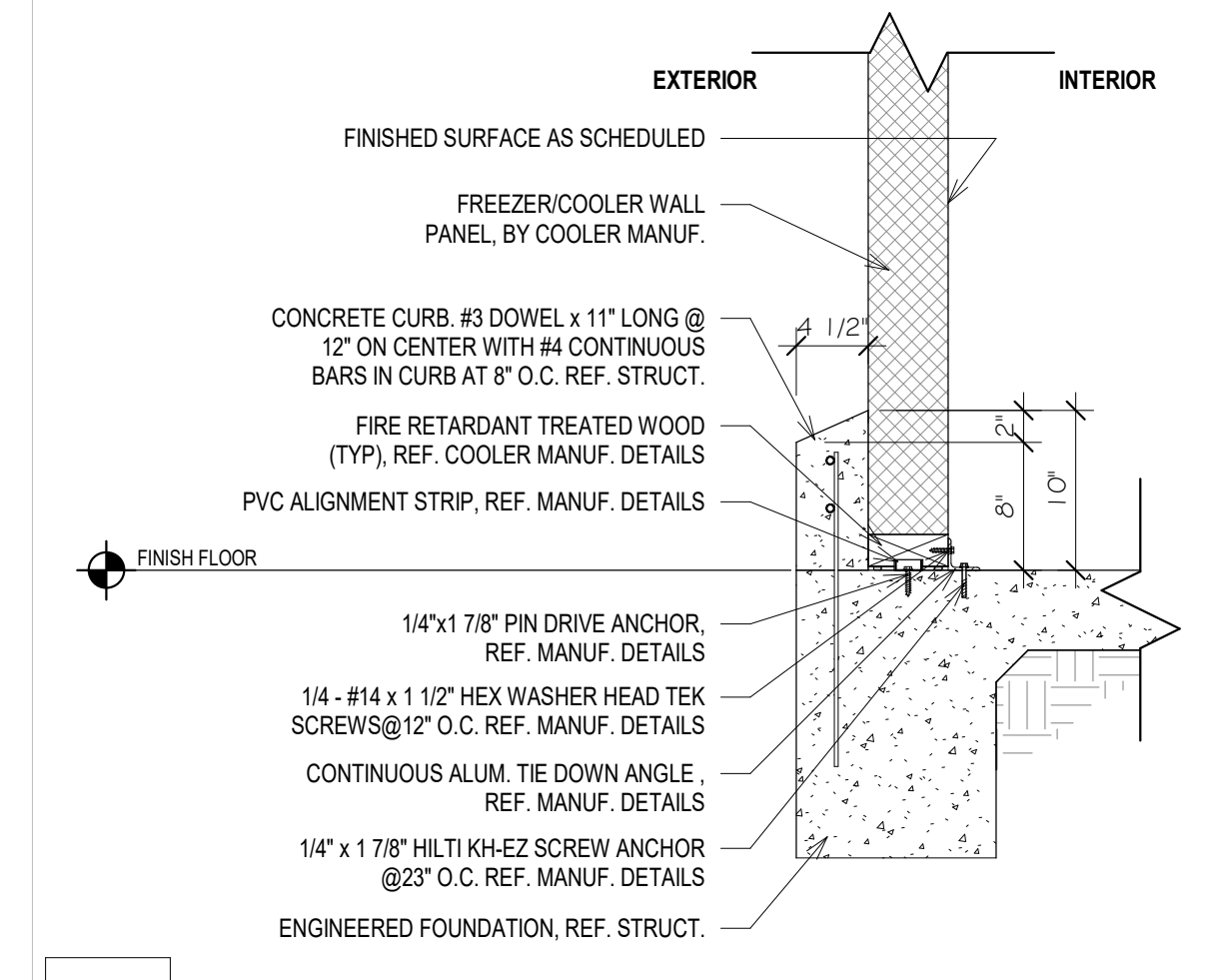
A1 FREEZER THRESHOLD 1
SCALE: 1" = 1'-0"



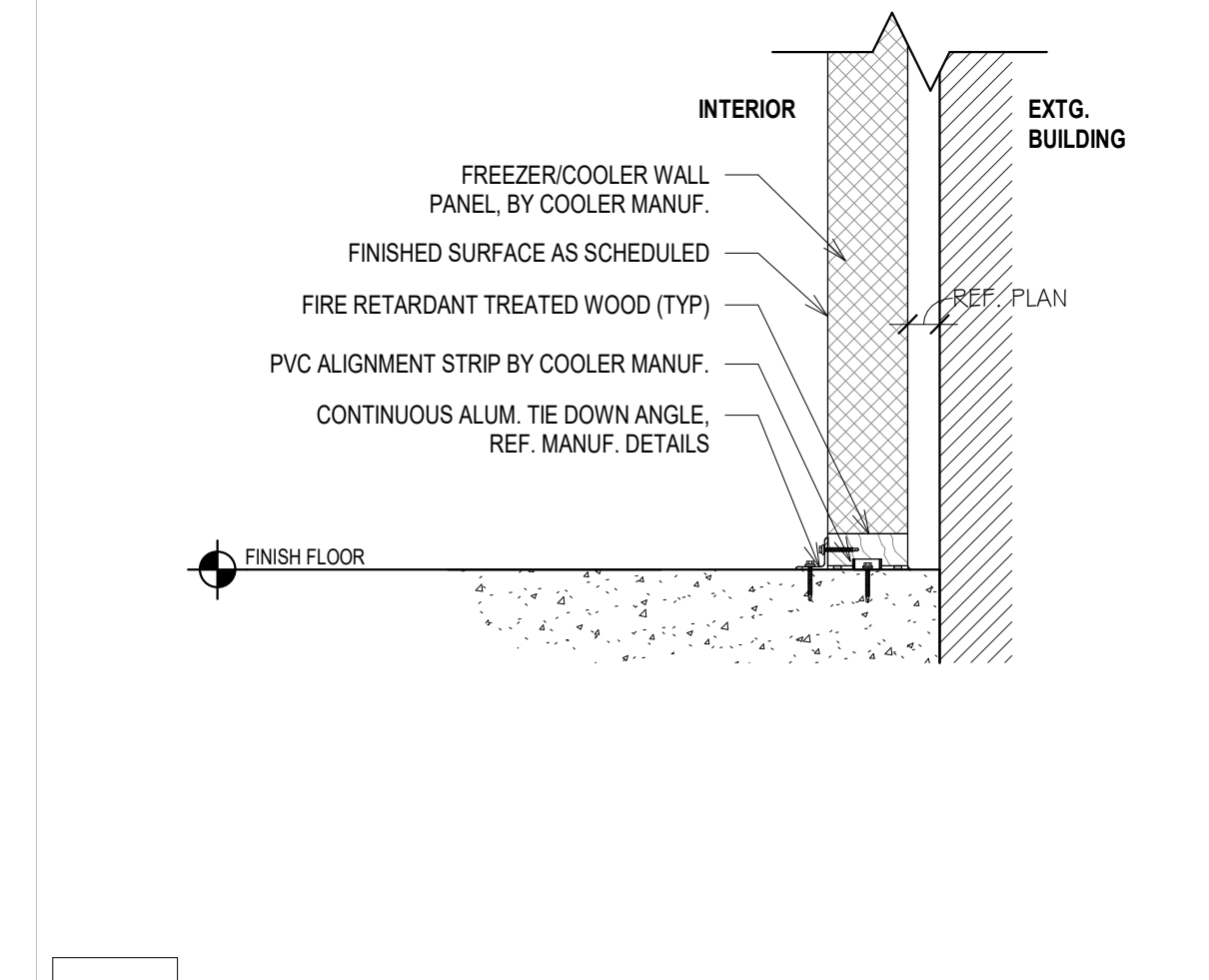
A2 FREEZER SLAB AT EXTERIOR BEAM. TYP
SCALE: 1" = 1'-0"



A4 COOLER BASE TO EXTERIOR DETAIL
SCALE: 1" = 1'-0"



A5 COOLER BASE- EXTG. WALL1
SCALE: 1" = 1'-0"



A6 FAST PATCH TRANSITION DETAIL - FLAT
SCALE: 1" = 1'-0"

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PROJ. NO: 1228/091
DATE: 02/02/2021
SCALE: AS NOTED

HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

A-10.4

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TYPICAL DETAILS

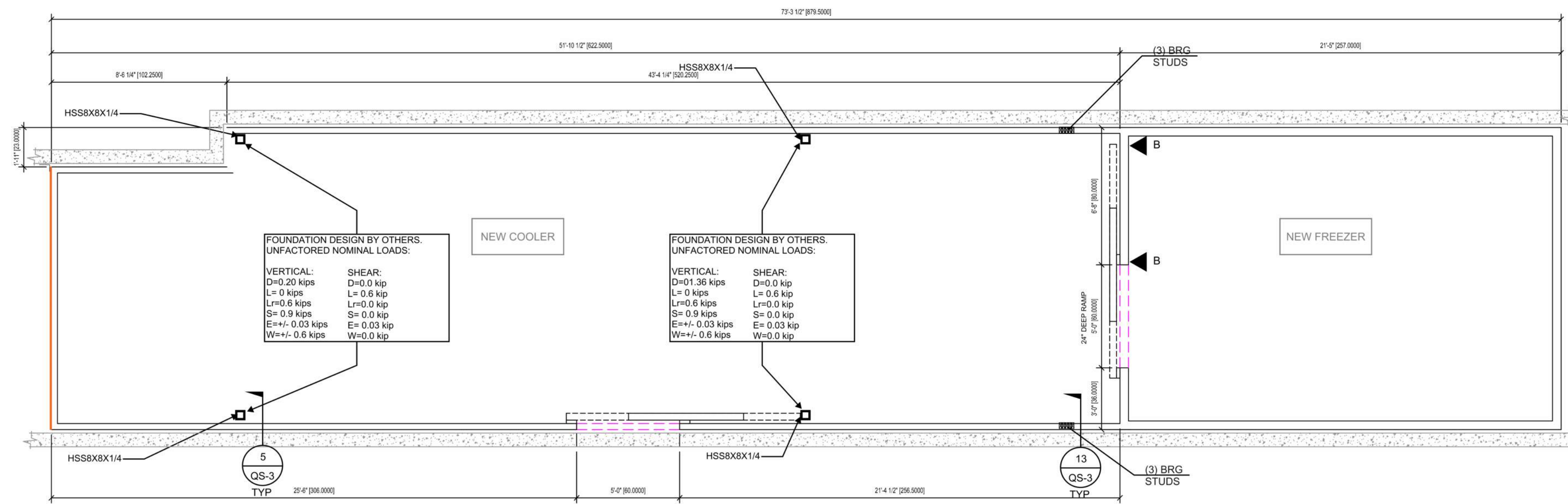
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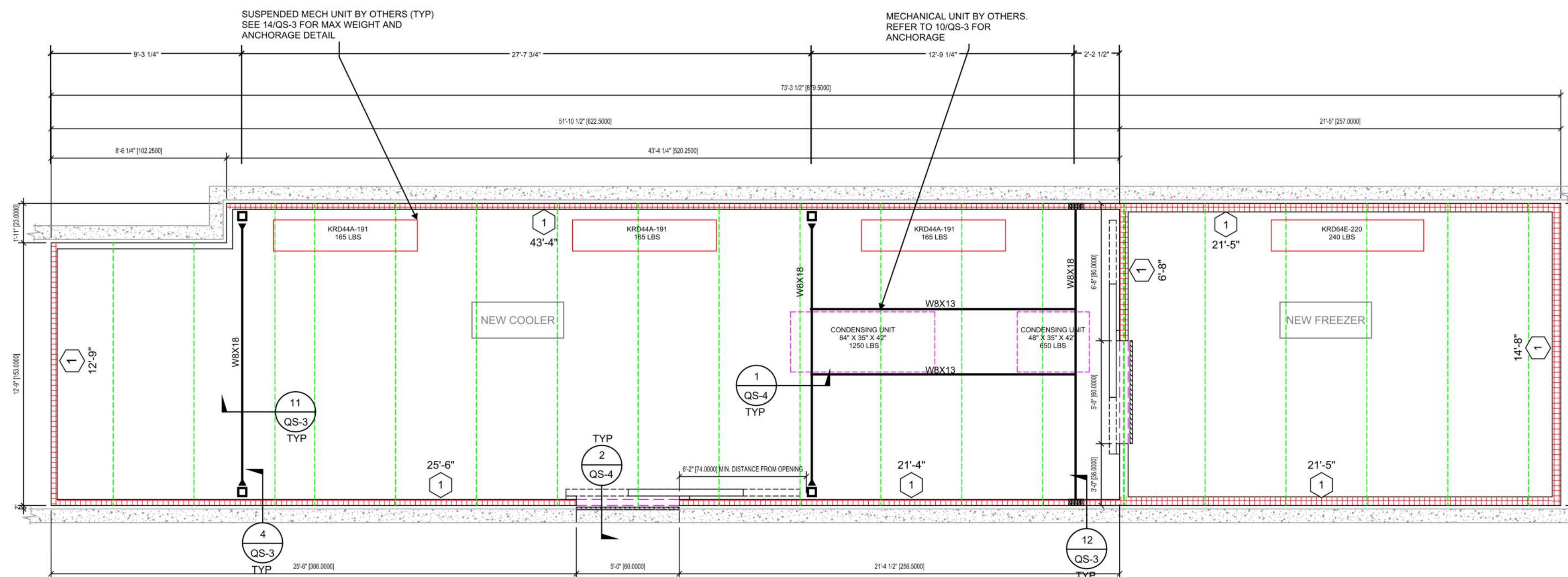
C

B

A



SLAB/FLOOR PANEL PLAN 1/4"=1'-0" 1



WALL/CEILING PANEL PLAN 1/4"=1'-0" 2

STRUCTURAL NOTES

GENERAL

- WALK-IN COOLERS AND FREEZERS ARE MANUFACTURED BY:
CROWNTONKA
15600 37TH AVENUE N., SUITE 100
PLYMOUTH, MN 55446
PANELS ARE CONSTRUCTED IN ACCORDANCE WITH LARR 24543.
- ANCHORAGE DETAILS PROVIDED MAY ONLY BE USED IF THE OWNER VERIFIES THE REQUIREMENTS OF THE DETAILS CAN BE MET. OTHERWISE, ANCHORAGE SHALL BE PRESCRIBED BY A REGISTERED DESIGN PROFESSIONAL TO MEET SITE CONDITIONS.
- POST INSTALLED ANCHORS REQUIRE SPECIAL INSPECTION PER SECTION 1705.1 OF THE APPLICABLE CODE.
- FOUNDATION DESIGN AND DOCUMENTATION BY OTHERS.
- DESIGN OF SOIL (BEARING, PASSIVE RESISTANCE, ETC...) SHALL BE BY OTHERS.

DESIGN DATA

SITE LOCATION: WEST LAKE HILLS, TX
APPLICABLE CODE: 2018 INTERNATIONAL BUILDING CODE (2018 IBC)
AND LATEST REVISIONS

DESIGN LOADS

- ROOF LIVE LOAD = 20 PSF
- SEISMIC ANALYSIS PER CHAPTER 16 OF THE CODE UTILIZING THE FOLLOWING PROCEDURE:
- EQUIVALENT LATERAL FORCE PROCEDURE
RISK CATEGORY = II
IMPORTANCE FACTOR = 1.00
SITE CLASS = D (DEFAULT)
 $S_{pg} = 0.055$
SEISMIC DESIGN CATEGORY = A
GROUND MOTION USED:
- CODE DESIGN RESPONSE SPECTRUM
- WIND ANALYSIS PER CHAPTER 16 OF THE CODE
RISK CATEGORY = II
BASIC WIND SPEED = 107 MPH
WIND EXPOSURE = B
- SNOW ANALYSIS PER CHAPTER 16 OF THE CODE:
RISK CATEGORY = II
IMPORTANCE FACTOR = 1.00
GROUND SNOW LOAD = 5 PSF

MATERIAL SPECIFICATIONS

ALL STRUCTURAL STEEL SHALL CONFORM TO THE ASTM DESIGNATION AS INDICATED BELOW (UNO):

STEEL SHAPES	ASTM DESIGNATION
WF & WT SHAPES	A992
ANGLES, CHANNELS, PLATES AND MISC	A36
HSS SECTIONS	A500, GRADE C
BOLTS	A307 (UNO)

SHEET NOTES

- INDICATES TYPICAL WALL PER DETAIL 1/QS-2.
- INDICATES RESISTIVE WALL TYPE PER DETAIL 2/QS-2.
X-X' INDICATES MINIMUM RESISTIVE WALL LENGTH.
- INDICATES CEILING PANEL JOINT.
- INDICATES FLOOR PANEL JOINT.
- NOT USED
- INDICATES HOLDOWN STRAP TYPE PER DETAIL 6/QS-2.
- NOT USED
- NOT USED
- INDICATES STEEL BEAM PER PLAN.
- INDICATES HSS COLUMN PER PLAN.
- NOT USED
- NOT USED
- NOT USED
- NOT USED



CROWNTONKA
15600 37TH AVE N, SUITE 100
PLYMOUTH, MN 55446
PHONE (763) 541-1410 FAX (763) 541-1563
http://www.crowntonka.com



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F: 949.252.8082
www.kpff.com

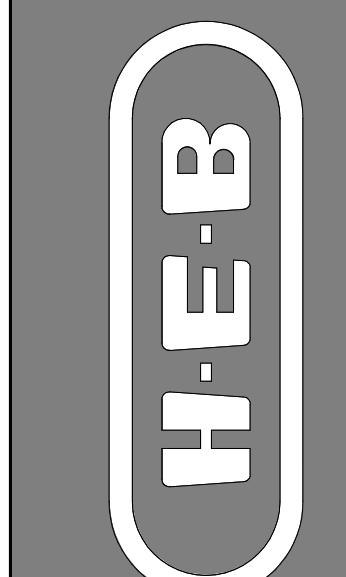
Seal/Signature



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SCALE	AS NOTED
PROJ. NO.	1129.051
DATE	02/02/2021

ATTACHED
EQUIPMENT
SHEET STAMPS
BY OTHERS



EQUIPMENT PLAN
HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

Q-1.0

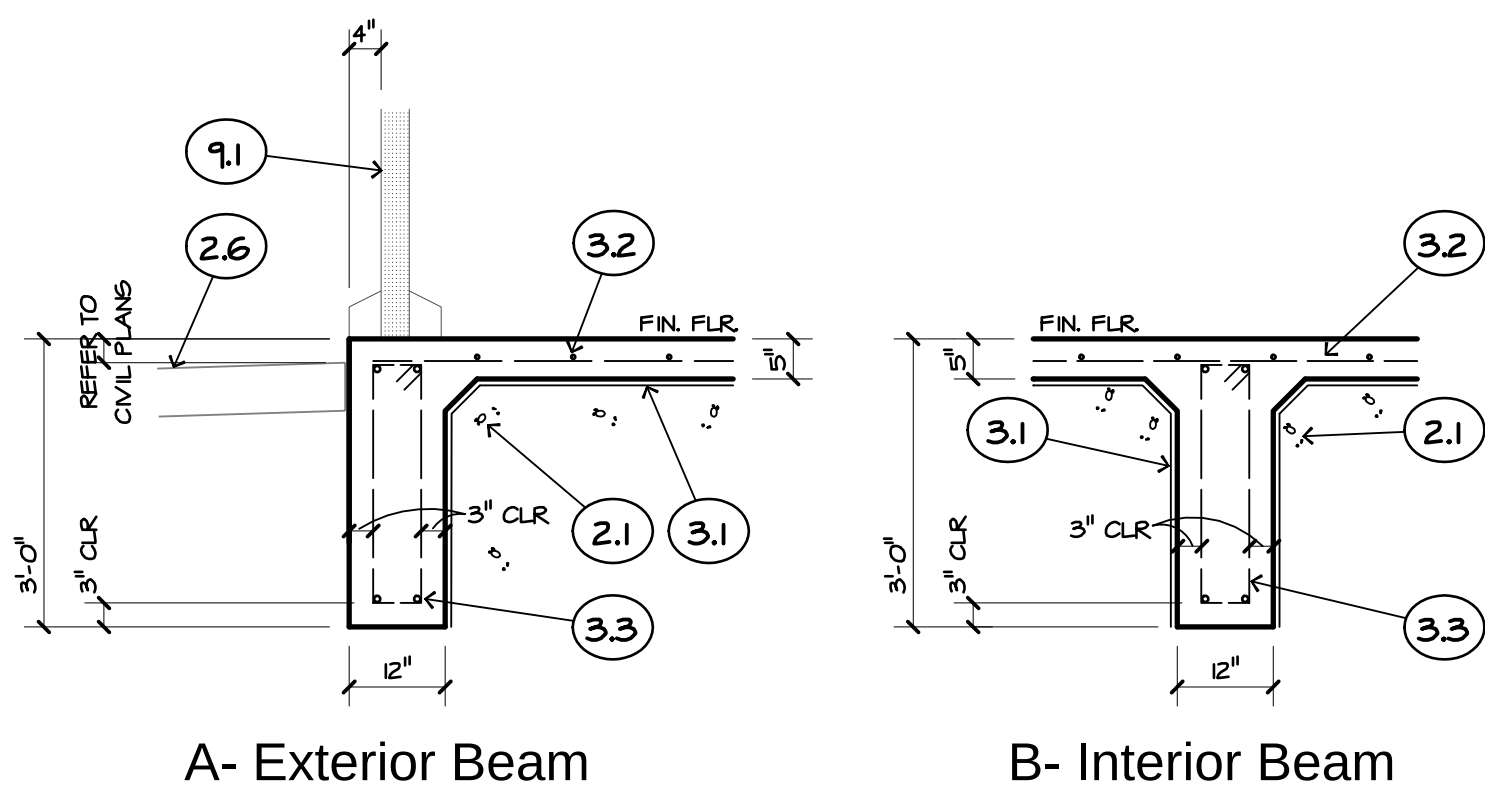
E

D

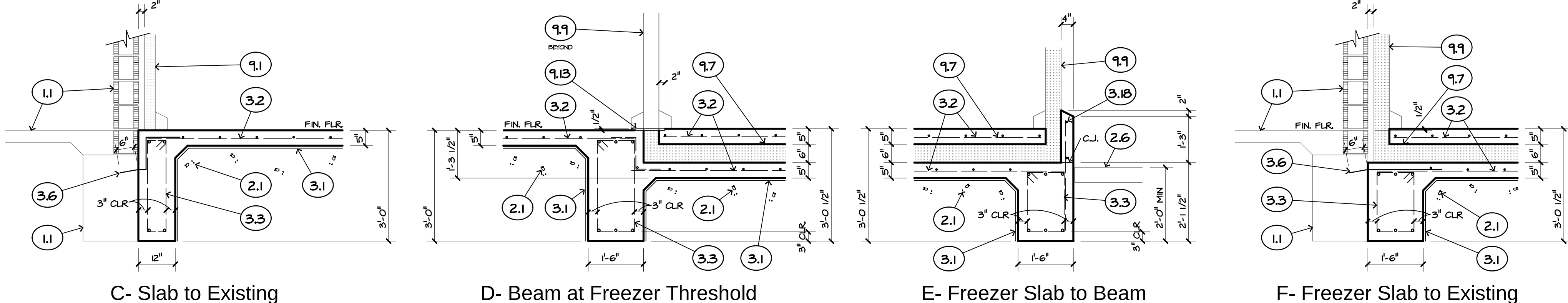
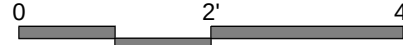
C

B

A



Typical Structural Sections



THE STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE, TOTAL PROJECT DEFINITION (AND THEREFORE THE DEFINITION OF ALL REQUIREMENTS) WILL BE PROVIDED BY COMBINING ALL DOCUMENTS WITH THE STRUCTURAL DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS WHICH WILL AFFECT THE FABRICATION OF COMPONENTS FOR NEW CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION. UNLESS OTHERWISE INDICATED THE DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC ALONG WITH THE SAFETY OF THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING AND SHORING OF DEAD LOADS, CONSTRUCTION LOADS AND WIND LOADS. THE CONTRACTOR WILL BE REQUIRED TO CORRECT AT HIS OWN EXPENSE ANY SUBSEQUENT, STRUCTURAL DAMAGE OR OTHER OBJECTIONABLE CONDITIONS CAUSED BY HIS OPERATIONS.

Structural Design Criteria

- The Building Code Requirements for 2018 International Building Code is the basic code document used in the preparation of these structural documents. Additional codes and references are as noted. All structural work shall be according to all local codes in addition to this basic code document.
- The structural engineer-of-record prepared specifications for structural related portions of the project and has included these specifications on the structural drawings. Architectural specifications for non-structural portions of the project are included in the project manual.
- The Contractor shall familiarize himself with the site and subsurface conditions. Ignorance of conditions is not a basis for a claim for additional compensation. Layout the building by a licensed surveyor.
- Drawings of specific details on the drawings indicate the intent of the structural design and in most cases, are typical conditions or very similar to other details. Consider typical conditions not necessarily noted as typical as typical for other conditions.
- Understanding the structural requirements shown on the structural documents requires cooperation among all parties involved. Design and construction are complex. Although Becker Consultants designed the project with due care and diligence, we do not guarantee perfection. Communication is necessary. Immediately report structural discrepancies for our interpretation. Consider unresolved discrepancies as the more costly interpretation of the discrepancy.
- Structural design is based on the following:
 - Floor live loads are as follows:
 - Grocery and general merchandise areas = 150 psf
 - Sidewalks = 150 psf
 - Stockroom and work areas = 200 psf
 - Equipment pads and loading dock truck ramp = 400 psf
 - Roof live load = 20 psf, Tributary area considered, Ponding not considered.
 - Roof dead load = 16 psf
 - Ground Snow Load = 5 psf, Importance Factor (I) = 1.0

Design Load Combinations (Allowable Stress Design Method)

D
D + L
D + L + L
D + 0.75(L1 + 0.75(Lr or S or R)
D + (0.6W or 0.7E)
D + 0.75(0.6W) + 0.75 L + 0.75(Lr or S or R)
D + 0.75 (0.7E) + 0.75 L + 0.75 S
0.6D + 0.6W
0.6D + 0.7E

Wind Loads
ASCE 7-10 Chapter 27 Part 1 - Enclosed, Partially Enclosed, & Open Buildings of All Heights
Basic wind speed (3-second gust) = 115 mph, Basic wind pressure, qf = 20.2 psf
Structure Type = Building
Structure Classification Category II, Exposure Category B
Topographic Effects (Kzt) = 1.0, Gust Effect Factor (Gf) = 0.85, Rigid Structure
Enclosure Classification: Enclosed (MWF-RS)
Partially Enclosed (Components and Cladding)
Importance Factor: 1.0

Soil Design Parameters:
Min ext beam depth below final grade = 18"
Allowable soil bearing capacity (q) = 2,000 psf total load (assumed)

Structural Submittals

Submit to the Structural Engineer for review appropriate schedules, shop drawings, samples, test reports, and product data that is related to the structural portion of the Work according to AIA Document A201 General Conditions of the Contract for Construction. No work shall be fabricated until Structural Engineer's review has been obtained. A list of structural submittals required for this project is:

Fabrication / Erection Drawings:	DATE	BY	REMARKS
Foundation reinforcing steel			
Reports:	DATE	BY	REMARKS
Concrete mix design:			
Concrete test results:			
Concrete monitoring during concrete placement reports:			

Special Inspections and Testing

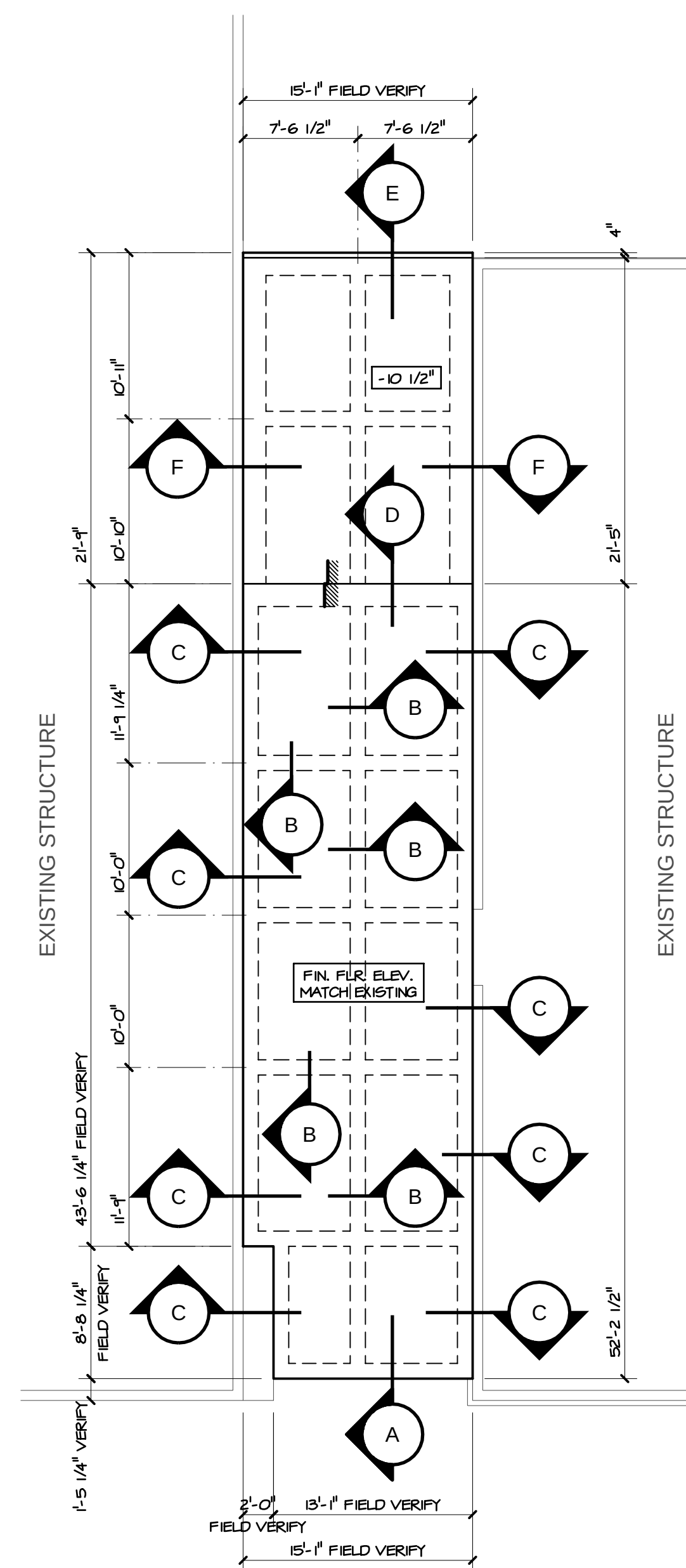
- The registered design professional in responsible charge (RDPIRC) for this project is the Architect. Submit all special inspection reports directly to the RDPIRC for review. Also, submit the structurally related special inspection reports to the structural engineer for his review.
- The general contractor is responsible for coordinating all testing, inspections and notifying the Architect/Engineer and Special Inspectors of work ready for inspection. The general contractor must provide access to and means for proper inspection of such work.
- A qualified independent testing laboratory (meeting the qualifications of ASTM-329 and accredited by American Association of State Highway and Transportation Officials (AASHTO) and/or the American Association for Laboratory Accreditation (A2LA) and inspected by the Cement and Concrete Reference Laboratory (CCRL) of the National Bureau of Standards) shall perform the inspection and testing services as the special inspector(s) as required by laws, ordinances, rules, regulations, orders or approvals of public authorities, and also additional inspections, sampling and testing required for his own convenience and for retesting when Work does not comply with the requirements of the Contract Documents.
- Each Special Inspector is responsible to verify and inspect the work for compliance with the approved plans, plan revisions and supporting documents. The Special Inspector shall submit a field report to the Architect/Engineer and to the general contractor for each inspection/test made.
- Special inspectors shall meet the qualification requirements set forth in ASTM C1077 for concrete inspection and testing, ASTM D-3740 for soils inspection and testing, ASTM C1095 for masonry inspection and testing.
- Submit the name of the licensed professional engineer with responsible charge of his firm's activities on the project and his background in management of quality assurance for the type of work involved.
- Furnish to the Testing Laboratory(s) two complete sets of project Contract Documents to facilitate monitoring, inspections and testing.
- The RDPIRC is responsible to prepare, sign and submit the "Final Report of Required Inspections" for submittal to the Building Official after the general contractor completes his work according to the approved plans.

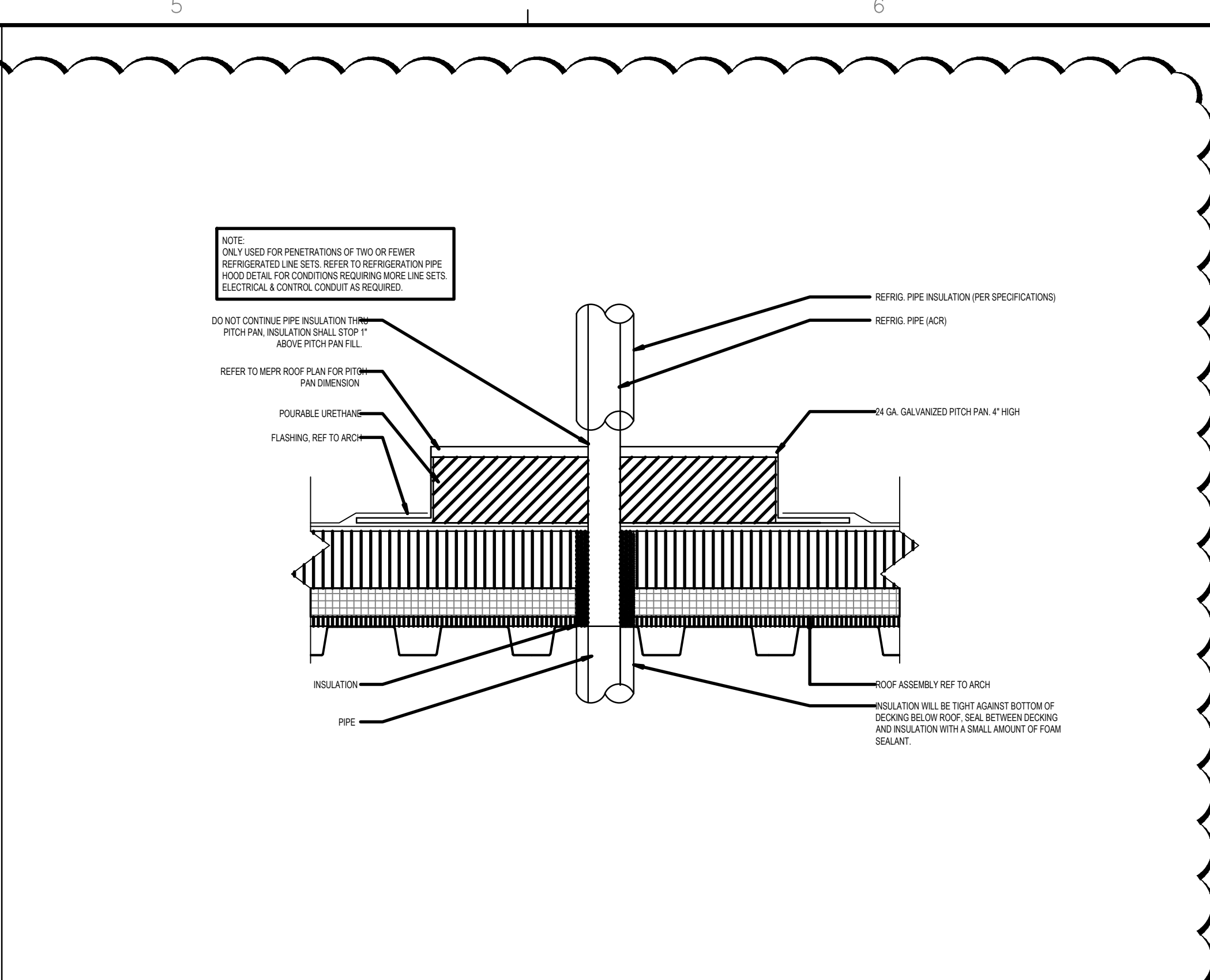
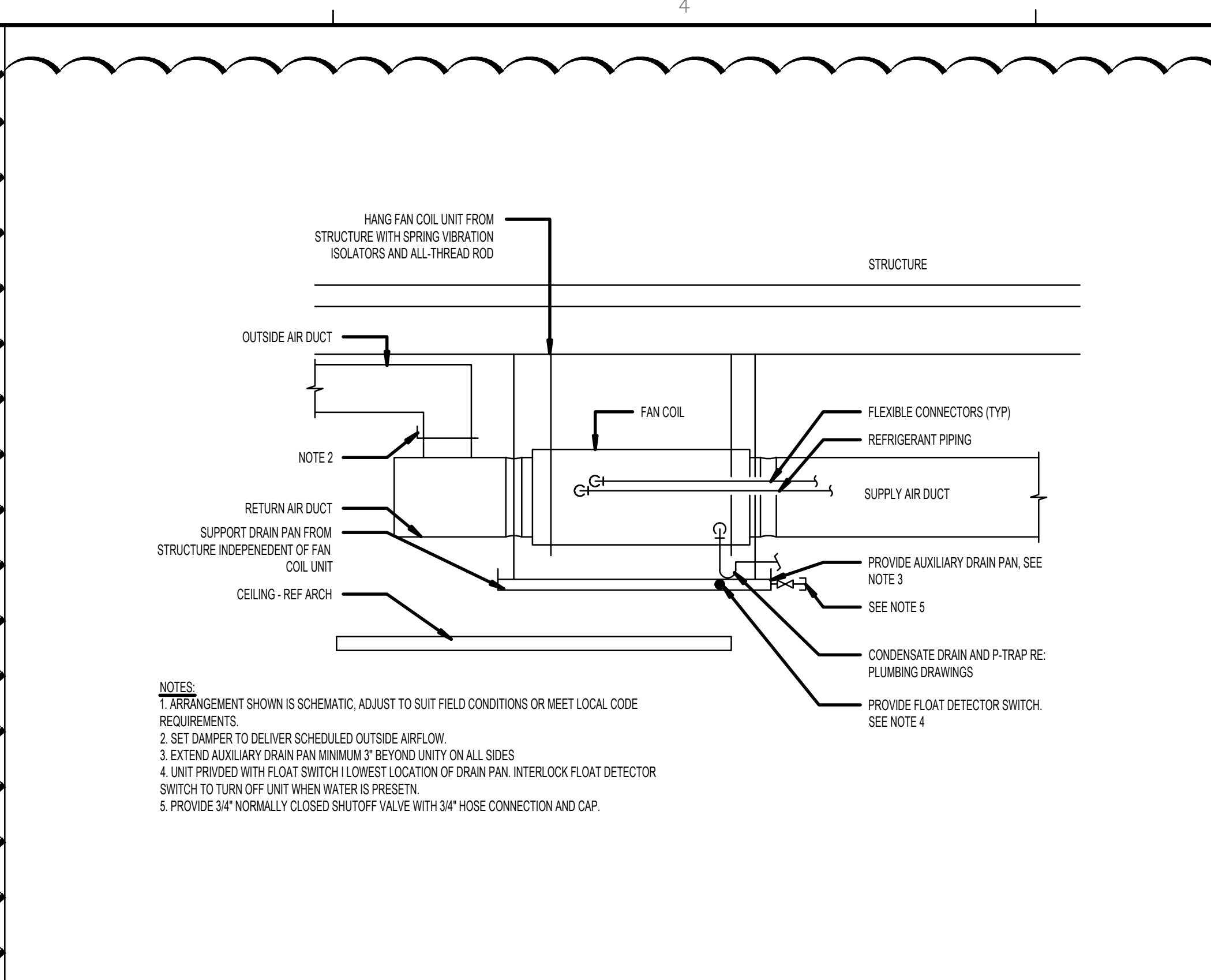
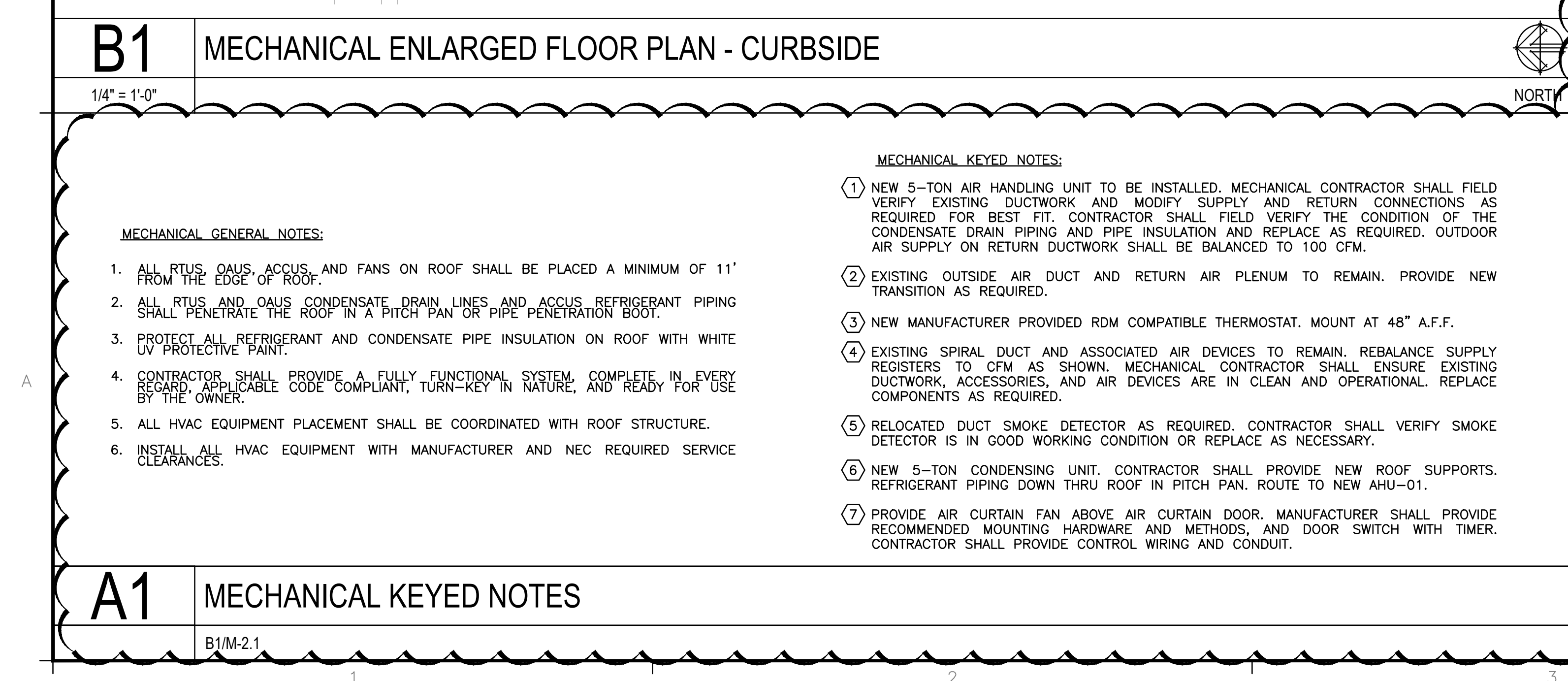
Earthwork Below Building

- Soil supporting the building foundation is used to earthform the gradebeams and slab and not intended to provide a non-expansive building pad.
- As a minimum, strip the building pad area of vegetation, topsoil and other unsuitable material including the roots of trees. Excavate to the elevation required for placement of select fill pad and foundation floor slab. Earthwork shall extend a minimum of 3 feet beyond the building.
- Proofroll the subgrade exposed surface. Remove all soft or loose soils and replace with select fill.
- The finish surface grading around the building should be graded to insure adequate drainage of surface water away from the building.
- Fill used to raise the subgrade to proper elevation shall be a compacted 3/8" maximum size manufactured sandstone subgrade, low P (less than 15) material placed in 4" maximum lifts.

Concrete

- Construct formwork to maintain tolerances as outlined in ACI 347. Reuse formwork according to ACI 347. Extend formwork at least six (6) inches below the finish grade elevation on perimeter beams. Cut temporary port openings in order to drain exposed trenches during construction in case of inclement weather.
- Trench grade beams in order to provide the beam cross section indicated. Beam and slab depths and widths indicated are minimum acceptable sizes. Larger size beams and slabs formed by less accurate trenching may require additional reinforcing not shown which shall be determined by the structural engineer during construction review. All loose dirt from sides and bottoms of trenches shall be removed. Cut haunches on each side of trenches of adequate size to maintain the vertical sides of the trench. Penetrate exterior beam soffits a minimum of 18" below the final exterior grade.
- Trench below the slab thickness for placing electrical conduit and plumbing lines. Bury electrical conduit and plumbing lines below the slab thickness and outside of the grade beam trenches. Do not place conduit or plumbing pipes under and parallel to grade beams. Wrap any sewer, storm, water or electrical piping lines crossing grade beams with PVC sleeves for protection from ground movements. Extend sleeves at least 6 inches past the trench width. Isolate concrete-encased grounding electrode from structural reinforcing.
- Reinforcing steel shall comply with the requirements of ASTM A-615, grade 60. Reinforcing steel shall be continuous with splices lapped at least 40 diameters. Stirrups and ties may be grade 40 for bars #3 and smaller.
- Inspection of Fabricators (IBC Chapter 1704.2.5) The reinforcing steel fabricator shall submit to the RDPIRC with a copy to the owner and the general contractor a certificate of compliance stating that he fabricated his work either under the inspection services of a special inspector or under the inspection services of his nationally recognized trade organization that requires quality control inspections.
- Fabricate bent bars according to ACI 315. Install reinforcing with clearance for concrete coverage around reinforcing steel according to ACI 310. Submit for review fabrication and placement shop drawings indicating bar sizes, spacings, lengths, laps, locations, and quantities of reinforcing steel, bending and cutting schedules, and supporting and spacing devices.
- Concrete shall develop a 28-day compressive stress (fc) of at least 4,000 psi. Mix concrete according to ACI 301. Use a maximum aggregate size according to ACI 310.
- The proportions of materials and use of admixtures influence the concrete strength along with the means and methods of construction. The contractor is responsible to determine that the concrete is suitable for its intended purpose. The engineer recommends the contractor consider the following in determining the concrete for this project: Cement shall be Type 1 (gray). Fly ash shall be Boral Materials, Class C or F. If fly ash is used, do not exceed 20% of the total fly ash and cement used by weight. Do not add an air entrainment additive in any mix design. Polymetric compound water reducing admixtures shall comply with ASTM C494. Mix shall result in a finished concrete product with moisture contents necessary to properly cure the concrete. Floor sealers, hardeners, finishes and coverings shall be compatible with concrete properties (i.e. but not limited to, moisture and alkalinity properties).
- Before placement of any concrete, submit concrete mix design(s) to be used on the project. Concrete shall be in strict accordance with the mix design.
- Place and cure concrete according to ACI 302. IR. Do not use curing compound on store floor slab. Do not use concrete that has not been placed in the forms before 1.5 hours after the initial mixing water was added, regardless of temperature or slump - No Exceptions. Finish according to ACI 117 tolerances. Finish the slab surface to at least an F Number value of FF-40/FL-30.
- Coordinate structural engineer's review, the building official inspection and the special inspector inspection and testing services before each concrete placement.
 - The Building Official shall inspect footings and foundations (IBC Section 110.3.1).
 - Before concrete placement, the special inspector (SI) shall inspect all reinforcing steel, verify quantities and placement along with proper concrete protection for reinforcement, inspect welded reinforcing steel, inspect all bolts installed in concrete, and verify the use of the reported mix design(s) at the beginning of each day's pour for each type of concrete.
 - During concrete placement, the special inspector (SI) shall monitor and test the concrete according to ACI 311.5R. Batch plant inspection is not required. Test according to frequency requirements in ACI 318, Section 5.6.2.1. Test number of test specimens according to ACI 311.5R, Section 2.4.13. Reject or accept concrete based on the results of tests.
 - During concrete placement, the special inspector (SI) shall witness proper application techniques. Verify and inspect for maintenance of the curing temperature and techniques.
- The Special Inspector shall prepare, sign and submit to the RDPIRC with a copy to the owner and the general contractor (and to the Building Official if he requests) his "Report of Required Special Inspections" after the general contractor completes his work according to the approved plans.





D3	SPLIT SYSTEM FAN COIL UNIT - CEILING CONCEALED
NOT TO SCALE	

D5	PITCH PAN / REFRIGERATION PIPE DETAIL
NOT TO SCALE	

AIR COOLED CONDENSING UNIT SCHEDULE										
MARK	AREA SERVED	AMB. TEMP. F	TOTAL CAP. BTU/H	SEER	VOLTAGE	PHASE	MCA	MOPP	WEIGHT LBS	MANUFACTURER
ACCUJ-01	AHUJ-01	105	60.0	15.0	208	1	100	125	375	LEN

NOTES:

1. PURCHASED BY HEB PROCUREMENT. INSTALLED BY MECHANICAL CONTRACTOR. CONTACT LENNOX AT (972)-752-4071 FOR HEB NATIONAL ACCOUNT INFORMATION.
2. UNIT TO BE LABELED WITH ENGRAVED PLASTIC TAG.
3. PROVIDE FACTORY SIZED ACCUMULATOR WITH CONDENSING UNIT.
4. WEATHERPROOF DISCONNECTS BY ELECTRICAL CONTRACTOR.
5. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL HARD-START KIT WITH CONDENSING UNIT.
6. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL LIQUID LINE SOLENOID VALVE WITH CONDENSING UNIT.
7. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL HEAD PRESSURE CONTROL WITH CONDENSING UNIT.
8. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL SIGHT GLASS AT INDOOR AND OUTDOOR UNIT, FILTER/DRYER AT OUTSIDE UNIT.
9. MECHANICAL CONTRACTOR WILL INSTALL LOW-AMBIENT KITS PROVIDED WITH UNITS.
10. CAPPED RUNNER EQUIPMENT ROOF SUPPORTS MODEL #RPES-3 SHALL BE PROVIDED BY GENERAL CONTRACTOR (VIA ROOF CURB W/IN MANUFACTURER'S CONTRACTOR UNIT SHALL SIT LEVEL. MECHANICAL CONTRACTOR SHALL SECURE UNIT TO ROOF RUNNERS TO COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS).
11. MECHANICAL CONTRACTOR SHALL COORDINATE WITH MANUFACTURER FOR REFRIGERANT LINE SIZING. INSULATE ALL PIPING WITH 1" THICK WHITE ARMED AND FIBERGLASS TIE-ON MINERBEX. UTILIZE 1-METER BOX TO ENSURE PROPER 45/90 DEGREE ANGLES ARE OBTAINED. ALL REFRIGERANT COVERED WITH ALUMINUM JACKET SEE SPECIFICATION. PROVIDE LINE SIZES, ROUTINGS AND ACCESSORIES IN SUBMITTALS. INSULATION FOR VRF SYSTEM.
12. PROVIDE WITH HALL GUARDS.
13. MANUFACTURER SHALL PROVIDE CONTROL BOX FOR SINGLE POINT POWER SOURCE.

C3	NEW CONDENSING UNIT SCHEDULES
	B1/M-2.1

AIR HANDLING UNIT SCHEDULE												
MARK	AREA SERVED	TOTAL CFM	OA CFM	EXT. S.P.	ELECTRICAL			COOLING		ELECTRIC HEATING		
					VOLTAGE/ PHASE	MCA	MCCP	ENT. DB F	ENT. WB F	TOTAL CAP. MBH	HEAT CAP. KW	WEIGHT
AHU-01	CURBSIDE	1800	100	0.8	208/1	100	125	75.0	63.0	60.0	20	20

NOTES:

1. PURCHASED BY HEB PROCUREMENT. INSTALLED BY MECHANICAL CONTRACTOR. CONTACT LENNOX AT (972)-752-4071 FOR HEB NATIONAL ACCOUNT INFO.
2. INTERLOCK WITH ASSOCIATED CONDENSING UNIT. MECHANICAL CONTRACTOR SHALL INSTALL AND TERMINATE ALL COMMUNICATION/CONTROL WIRING AHUS AND FROM AHUS TO ACCUS AS REQUIRED PER MANUFACTURER TO PROVIDE A FULLY OPERATING SYSTEM.
3. VERIFY REFRIGERANT LINE SIZES WITH MANUFACTURER PRIOR TO INSTALLATION. INSULATE ALL PIPING WITH 1" WHITE ARMAFLEX. PROVIDE MITERED JOINTS.
4. DISCONNECTS, STARTERS, AND ENCLOSURES BY ELECTRICAL CONTRACTOR.
5. UNIT TO BE LABELED WITH ENGRAVED PLASTIC TAG.
6. PROVIDE WITH CONDENSING PUMP.
7. MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL WIRED REMOTE WALL THERMOSTAT. AND CONTROL WIRING TO EQUIPMENT.
8. PROVIDE PVC CONDENSATE DRAIN LINE. ROUTE PER PLAN. INSULATE WITH 1" THICK WHITE ARMAFLEX. THE INSULATION AT ALL 45 AND 90 DEGREE ELBOWS PROPER 45/90 DEGREE ANGLES ARE OBTAINED.
9. PROVIDE AUXILIARY DRAIN PAN WITH FLOAT SWITCH TO SHUT OFF UNIT IF PAN FILLS WITH WATER.
10. PROVIDE FLEXIBLE CONNECT BETWEEN UNIT TO CONNECT TO EXISTING SUPPLY AND RETURN DUCTS.
11. SMOKE DETECTORS IN S/A AND R/A DUCTS SHALL BE PROVIDED, INSTALLED AND TESTED BY FIRE ALARM CONTRACTOR. HIRED BY ORIGINAL CONTRACTOR.
12. MOUNT WITH ALL THREAD AND NEOPRENE/SPRING ISOLATORS.
13. DURING THE CONSTRUCTION PERIOD, MECHANICAL CONTRACTOR SHALL REPLACE AIR FILTERS IN UNITS ONCE A WEEK UP TO FINAL ACCEPTANCE. THE CLEANING OF THE COIL WILL BE BORNE BY THE CONTRACTOR. FILTERS SHALL BE 2" THICK, PLEATED, MERV 8, NONFLAMMABLE BY FARR OR AAF INTERNAL PLEATED FILTERS.
14. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE AMOUNT AND CHARGE THE DX SPLIT SYSTEMS WITH REFRIGERANT BASED ON INSTALLATION INSTRUCTIONS.
15. MANUFACTURER SHALL PROVIDE CONTROL BOX FOR SINGLE POINT POWER SOURCE.

B3	NEW AIR HANDING UNIT SCHEDULES
	B1/M2.1

FORMING. IN CONDUIT INSTALLED BY ELECTRICAL CONTRACTOR, AND PIPING FROM AHUS TO ELBOWS FOR INSULATION ON 45° AND 90° ELBOWS.			AND DESIGN CFM (QUANTITY)FACE SIZE & DEVICE TYPE
NG MT LBS	MANUFACTURER AND MODEL #	NOTES	2)222222 RG
00	LENNOX CBA27LHE-080	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15	20/16
			DUCT WITH DIMENSION – WIDTHxDEPTH
			SUPPLY AIR S.A.
			RETURN OR TRANSFER AIR R.A.
			EXHAUST AIR E/T
			ELBOW, SMOOTH WITH TURNING VANES
			ELBOW, MITERED WITH TURNING VANES
			THERMOSTAT SERVING XXXXX
			HUMIDISTAT SERVING XXXXX
			SMOKE DETECTOR
			DENOTES HVAC KEYED NOTE
			FLEXIBLE DUCT
			MANUAL VOLUME DAMPER VD
			MOTORIZED DAMPER MD
			ROOFTOP UNIT
			CONDENSATE DRAIN PIPING
			BLANK OFF AIR FLOW IN THIS DIRECTION
IN SYSTEM CONFIGURATION, LINE LENGTHS, AND VOLUME PER MANUFACTURER			

AIR CURTAIN DOOR FAN SCHEDULE						
MARK	MAX. CFM	MAX. VELOCITY FPM	ELECTRICAL DATA			AREA SERVED CURBSIDE
			MOTOR HP	AMPS	VOLTS/PHASE	
ACD-05	1385	3256	1/5	4.4	120/1	

NOTES:

1. POWERED-AIRE OR MARS. COLOR-GRAY. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR.
2. MOUNT ON BUILDING PER MANUFACTURERS RECOMMENDATIONS. MOUNTING BRACKETS BY MANUFACTURER.
3. PROVIDE MAGNETIC DOOR SWITCH. MODEL SM-300 WITH TIME DELAY RELAY. TO ACTIVATE FAN MOTOR WHEN DOOR IS OPEN.
4. DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR.
5. STARTERS BY ELECTRICAL CONTRACTOR.
6. UNIT SHALL BE LABELED WITH ENGRAVED PLASTIC TAG.
7. MECHANICAL CONTRACTOR SHALL FOR EVERY 1" THE BOTTOM OF THE AIR CURTAIN IS MOUNTED ABOVE THE DOOR BE MOVED AWAY FROM THE WALL 1/2". VERIFY WITH MANUFACTURER.
8. MECHANICAL CONTRACTOR SHALL MOUNT FAN ON INTERIOR FACE OF EXTERIOR WALL. USE UNISTRUT. MOUNTING BRACKET.

<



F

D

C

B

A

B1 REFRIGERATION PARTIAL FLOOR PLAN

1/8" = 1'-0"



SOLENOID VALVE SCHEDULE						(SEE KEYED NOTE # 4)
TYPE	VALVE O.D. CONNECTION SIZE	SPORLAN MODEL	PORT SIZE	COIL TYPE	VOLTAGE	SYSTEM NUMBERS
LIQUID LINE	3/8" O.D.	ES5130	0.150	MKC1	120/208V	S104
						RA02, RA16, RA17, RA18, RA21, RB08, RB13, RB14, RB16, RB17, RB18, RC12, RD01, RD03
LIQUID LINE	5/8" O.D.	ME9S250	9/32"	MKC2	120/208V	S103
						RA02, RA05, RA11, RA12, RA16, RA17, RA19, RA20, RB01, RB03, RB04, RB05, RB06, RB07, RB09, RB10, RB11, RB12, RD05
LIQUID LINE	7/8" O.D.	ME19S270	19/32"	MKC2-24V	24 VOLTS	RA13, RD04

NOTE: ALL VALVES ARE "NORMALLY CLOSED" WITH MANUAL LIFT STEMS. SPORLAN MODELS AS INDICATED, NO EQUIV. MAY BE SUBSTITUTED.

REFRIGERATION SYMBOLS

- ⑤ - LIQUID LINE SOLENOID (RE: KEYED NOTE #4).
- ④ - SECTION OF LIQUID LINE BALL VALVES. FULL "PORT" BALL VALVES AS INDICATED. (RE: KEYED NOTES 10, 11 & 12).
- EEPR - ELECTRONIC EVAPORATOR PRESSURE REGULATOR (24V) SEE SCHEDULE (R-2.1) FOR SIZES.(RE: KEYED NOTE #4).
- EPR - MECHANICAL EVAPORATOR PRESSURE REGULATOR.
- EEV - ELECTRONIC EXPANSION VALVE, INSTALLED BY EVAPORATOR COIL MANUFACTURER.

PIPING LEGEND:

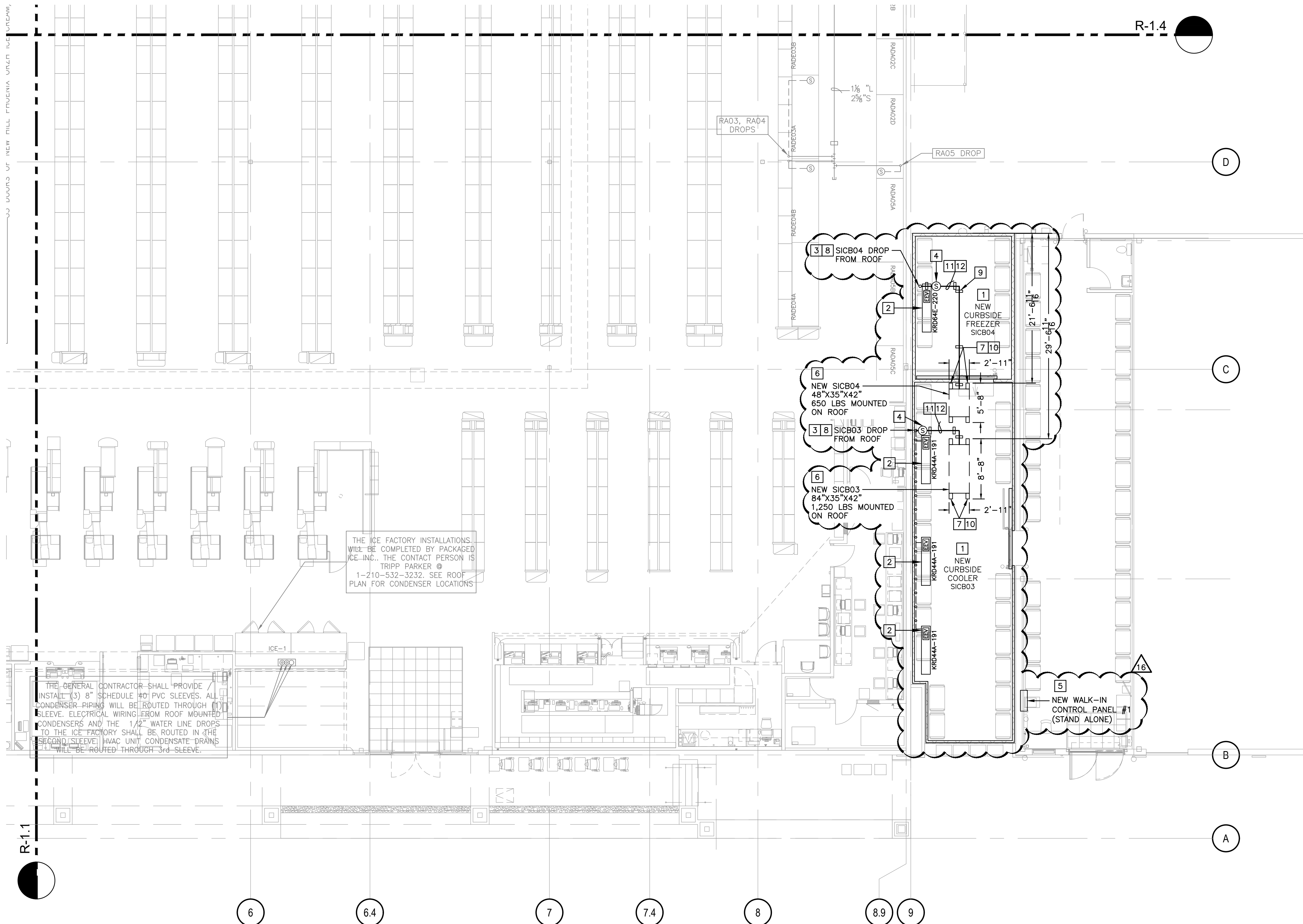
- PIPING BEHIND CASES @ FLOOR LEVEL, OR ON TOP OF WALK-INS (RE: DETAILS ON SHEET R-5.1)
- OVERHEAD PIPING: ALL OVER HEAD PIPING WILL BE INSTALLED IN JOIST STRUCTURE. OVERHEAD PIPING WILL BE MOUNTED ON APPROVED HANGERS (RE: DETAILS #C1 AND/OR #B5 SHEET R-5.1).
- UNDER FLOOR REFRIGERATION PIPING
- REFRIGERATION PIPING MOUNTED ON INTERIOR OF WALK-IN COMPLEX (RE: DETAILS #16 ON SHEET R-5.1)

A3 SYMBOLS AND NOTES

B1/R-1.2

A4 REFRIGERATION KEYED NOTES

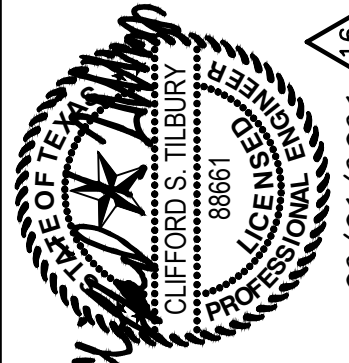
B1/R-1.2



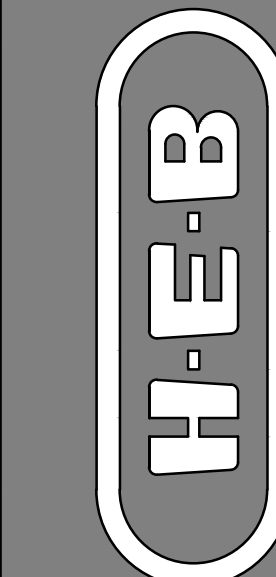
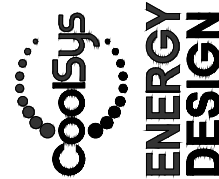
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PLAN MOD 16 - CURBSIDE EXPANSION



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REFRIGERATION
PARTIAL FLOOR PLAN

HEB AUSTIN 29 (029)
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WEST LAKE HILLS, TEXAS 78746

SCALE: AS INDICATED

CONSULT: NO. 20-0083.01

DATE: 02/01/2021

SHEET NO.

R-1.2



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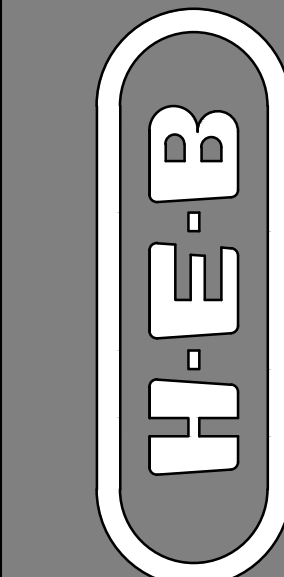
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7

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TRPE Firm No. E-19023



SCALE: AS INDICATED

SHEET NO.

SCALE: AS INDICATED

$$1/8'' = 1'-0''$$
$$1/8'' = 1'-0''$$

1. WALK-IN CONTROL PANEL #1 WILL BE PROVIDED BY HEB VIA EMS VENDOR AND INSTALLED IN LOCATION SHOWN ON 3/4" PLYWOOD MOUNTED TO WALL BY ELECTRICAL CONTRACTOR. ALL LOW VOLTAGE AND HIGH VOLTAGE WIRING FROM EVAPORATOR COIL WILL BE ROUTED TO THIS CONTROL PANEL. SEE ELECTRICAL DRAWINGS FOR ALL HIGH VOLTAGE WIRING BY ELECTRICAL CONTRACTOR. AND SEE REFRIGERATION SHEETS FOR LOW VOLTAGE BY REFRIGERATION CONTRACTOR.
2. THE REFRIGERATION CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING ALL ASPECTS OF RDM "CONTROL WIRING" INSTALL WITH DATA CONTRACTOR. ELECTRICAL CONTRACTOR, GENERAL CONTRACTOR AND EMS VENDOR TO ENSURE THAT SYSTEM IS INSTALLED TO THE REQUIREMENTS OF THE ELECTRICAL DRAWINGS TO BE PROVIDED BY EMS VENDOR. ALL WORK TO BE COMPLETED IN A TIMELY MANNER SO SYSTEM IS OPERATIONAL PRIOR TO SCHEDULED START OF EQUIPMENT.
3. ALL WIRING FOR (A) (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) FROM SENSOR TO WALK-IN CONTROL PANEL #1 WILL BE PROVIDED BY REFRIGERATION CONTRACTOR UNLESS OTHERWISE NOTED. NO WIRING SUBSTITUTIONS FROM WHAT IS SPECIFIED WITHOUT PRIOR APPROVAL FROM EMS VENDOR. REFER TO THE ELECTRICAL DRAWINGS AND REFRIGERATION SHEET FOR WIRING ASSIGNMENTS. THE FREEZER ENTRANCE/PAINT SWITCH WIRING ROUTES TO WALK-IN CONTROL PANEL VIA (A) DOOR ALARM.
4. WHERE WIRING CANNOT BE TIED TO INSULATED REFRIGERANT LINES OR NEARLY SECURED TO STRUCTURE IT WILL BE REQUIRED TO BE IN CONDUIT.
5. THE REFRIGERATION CONTRACTOR WILL BE RESPONSIBLE FOR LAYOUT ALL CABLES IN ACCORDANCE WITH EMS VENDOR SHOP DRAWINGS.

- SYMBOLS KEY:**

- NOTE:** THE (SA), (RA), (DA), (LS), (LI), (T), (ES), & (EI) COMPONENTS/SENSORS WILL BE PROVIDED BY HEB VIA EMS VENDOR AND INSTALLED BY THE REFRIGERATION CONTRACTOR.

REFRIGERATION CONTROLS KEYED NOTES:

--

- | | |
|----|------------------------------------|
| A4 | WALK-IN CONTROL
PANEL SCHEDULES |
|----|------------------------------------|

B1/R-1.9

LINE SIZES				
SYSTEM NO.	LIQUID	SUCTION	SUCTION RISER	EQUIV. LINE LENGTH
SIC803	5/8	1-5/8	1-3/8	53'
SIC804	1/2	1-3/8	1-1/8	30'

CONTROL NOTES

1)	ALL NEW CASES(WALK-IN EVAPORATOR COOLERS) WILL BE EQUIPPED WITH ELECTRONIC EXPANSION VALVES FOR TEMPERATURE AND SUPERHEAT CONTROL.
2)	WALK-IN FREEZER WILL ELECTRIC DEFROST. DEFROST WILL BE INITIATED BY THE REMOTE CONTROLLER IN THE WALK-IN CONTROL PANELS AND WILL TERMINATE ONCE ALL DEFROST TERMINATION TEMPERATURE SENSORS HAVE REACHED TERMINATION TEMP. THERE THE REMOTE CONTROLLER WILL RESUME REFRIGERATION MODE. DURING DEFROST DEFROST VALVE WILL BE OPENED AND THE DEFROST CYCLE COMPLETE AND IT WILL OPEN THE EVAPORATOR FANS VIA CONTRACTOR WALK-IN CONTROL PANELS DURING DEFROST MODE AND RESTART FANS ONCE DEFROST IS COMPLETE. WALK-IN COOLERS AND PREP ROOMS W/ OFF-CYCLE DEFROST WILL BE INITIATED BY THE REMOTE CONTROLLER IN THE WALK-IN CONTROL PANELS AND WILL TERMINATE ONCE ALL DEFROST TERMINATION TEMPERATURE SENSORS HAVE REACHED TERMINATION TEMPERATURE. THERE THE REMOTE CONTROLLER WILL RESUME REFRIGERATION MODE. DURING DEFROST MODE THE ELECTRONIC EXPANSION VALVE WILL BE DRIVEN CLOSED. SINGLE CONDENSING UNIT DEFROST SEQUENCE: DEFROST CYCLE WILL BE INITIATED BY THE TIME CLOCK IN THE CONDENSING UNIT AND THE ELECTRONIC EXPANSION VALVES WILL BE DRIVEN CLOSED. THE COMPRESSOR WILL PUMP DOWN FOR 20 MIN. AND SHUT OFF. THE DEFROST SWITCH ON THE UNIT (ON THE DEFROST CYCLE IS COMPLETE AND IT WILL OPEN THE CONDENSING UNIT WILL RESUME REFRIGERATION MODE. THE DEFROST VALVE WILL REMAIN RELAY BE WIRING IN PARALLEL WITH THE DEFROST STATUS INPUT TO THE REMOTE CONTROLLER. HUB WILL PROVIDE REMOTE WALK-IN CONTROL PANELS VIA EMS VENDING. THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR MOUNTING PANELS WHERE SHOWN ON DRAWINGS. ALL FAN POWER DEFROST WIRING WILL BE ROUTED TO THE PANELS OF ELECTRICAL CONTRACTOR. ALL CONTRACTOR WIRING FOR LVL'S AND REQUIRED SENSORS WILL BE ROUTED TO THE REMOTE CONTROL LOCATED IN THE WALK-IN CONTROL PANELS BY THE REFRIGERATION CONTRACTOR.

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16	PLAN MOD '16 - CURBSIDE EXPANSION	02.01.2021

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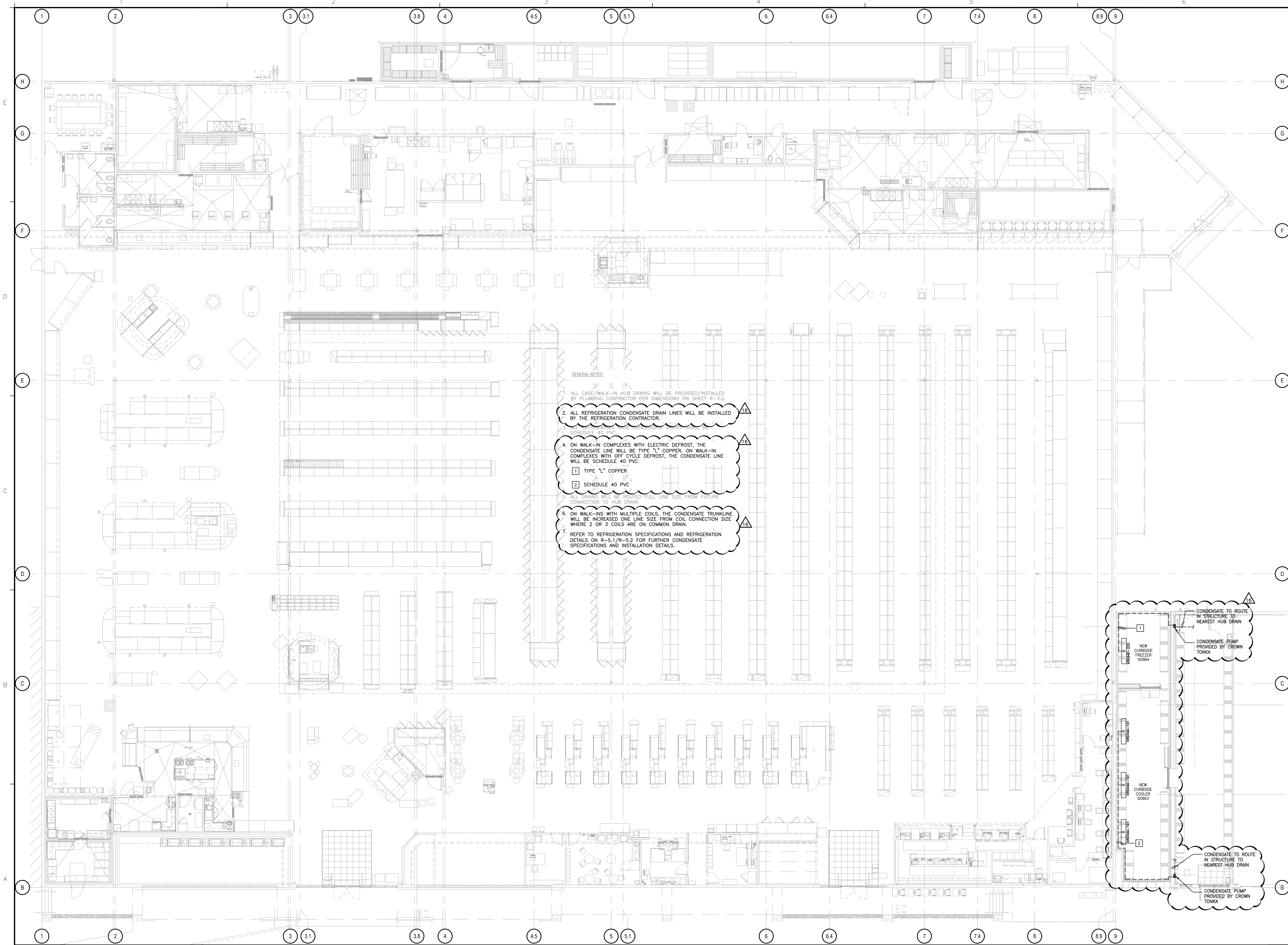
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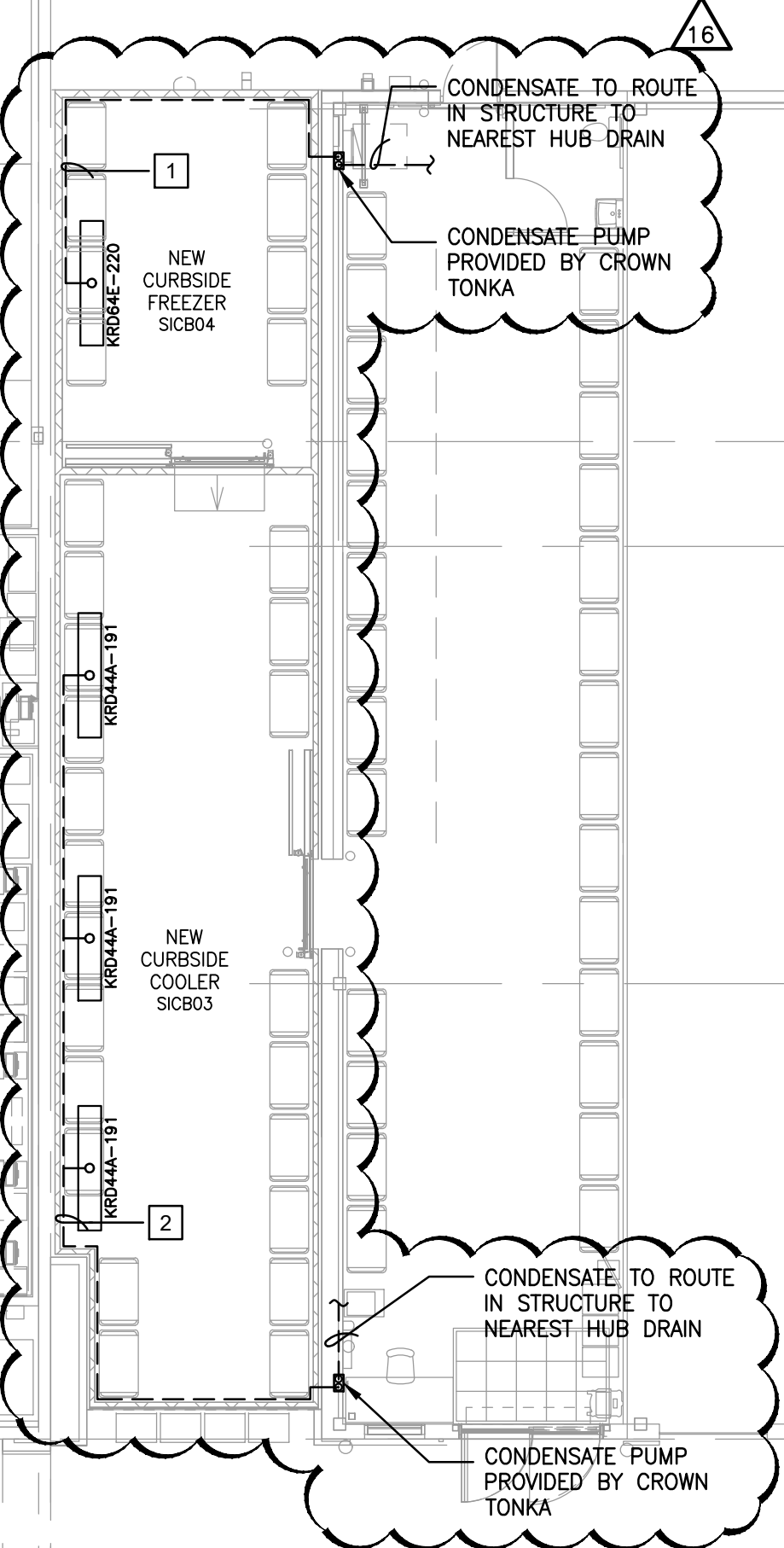
REFRIGERATION SCHEDULE

HEB AUSTIN 29 (029)
 701 N. CAPITAL OF TEXAS HWY. BLDG C; CB
 WEST LAKE HILLS, TEXAS 76746

SCALE: AS INDICATED	
CONSUL. PROJ. NO., 20.TX093.01	
DATE: 02/01/2021	 SHEET NO.



- GENERAL NOTES:
1. ALL CASE/WALK-IN HUB DRAINS WILL BE PROVIDED/INSTALLED BY PLUMBING CONTRACTOR PER DIMENSIONS ON SHEET R-3.2.
 2. ALL REFRIGERATION CONDENSATE DRAIN LINES WILL BE INSTALLED BY THE REFRIGERATION CONTRACTOR.
 3. ON WALK-IN FREEZERS, CONDENSATE DRAINS SHALL BE SCHEDULE 40 PVC.
 4. ON WALK-IN COMPLEXES WITH ELECTRIC DEFROST, THE CONDENSATE LINE WILL BE TYPE "L" COPPER. ON WALK-IN COMPLEXES WITH OFF CYCLE DEFROST, THE CONDENSATE LINE WILL BE SCHEDULE 40 PVC.
 - 1 TYPE "L" COPPER
 - 2 SCHEDULE 40 PVC
 5. ALL DRAINS WILL BE ROUTED FULL LINE SIZE FROM FIXTURE CONNECTION TO HUB DRAIN.
 6. ON WALK-INS WITH MULTIPLE COILS, THE CONDENSATE TRUNKLINE WILL BE INCREASED ONE LINE SIZE FROM COIL CONNECTION SIZE WHERE 2 OR 3 COILS ARE ON COMMON DRAIN.
 7. REFER TO REFRIGERATION SPECIFICATIONS AND REFRIGERATION DETAILS ON R-5.1/R-5.2 FOR FURTHER CONDENSATE SPECIFICATIONS AND INSTALLATION DETAILS.



A1 REFRIGERATION CONDENSATE ROUTING FLOOR PLAN

NOT TO SCALE

SCALE: AS SHOWN
CONSIL. NO. 20-0000-01
PROJ. NO. 20-0000-01
DATE: 02/01/2021
SHEET NO. R.4.1

HEB AUSTIN 29 (029)
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WEST LAKE HILLS, TEXAS 78746

REFRIGERATION CONDENSATE ROUTING FLOOR PLAN

HEB

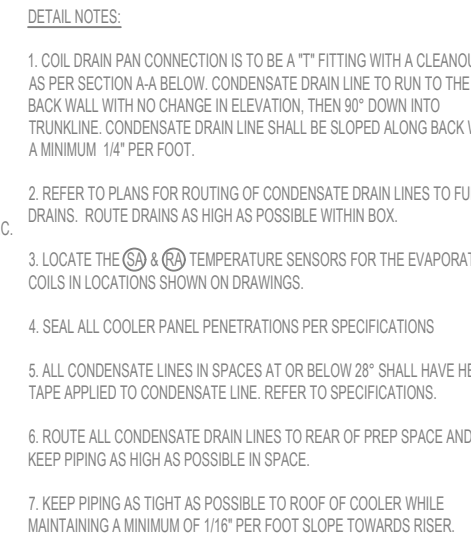
ENERGY DESIGN

02/01/2021

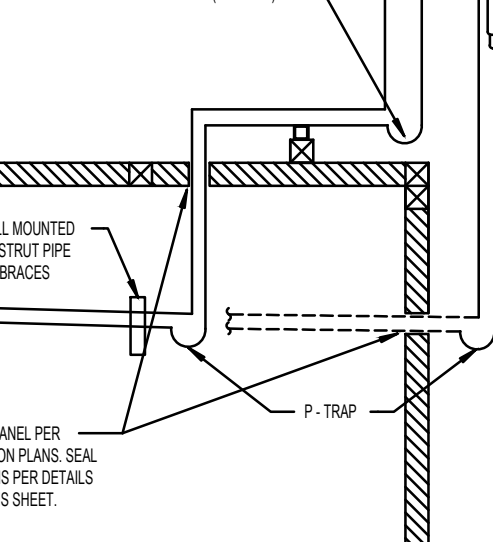
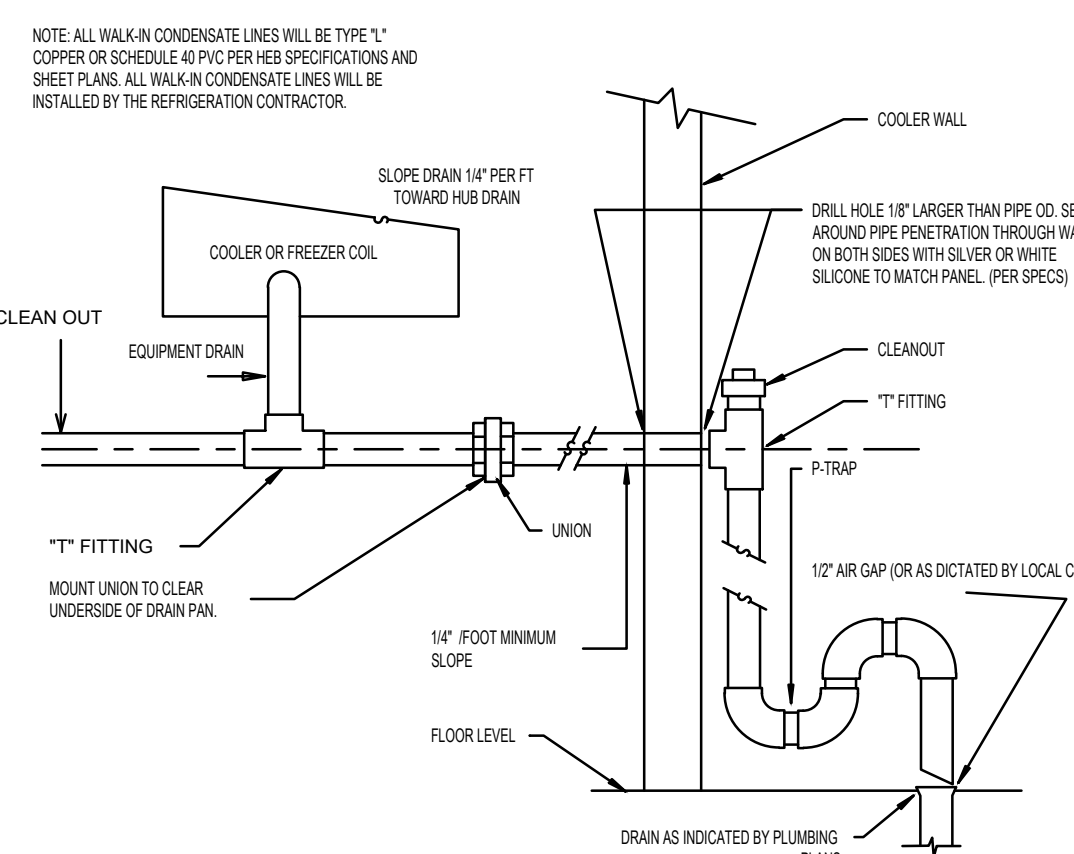
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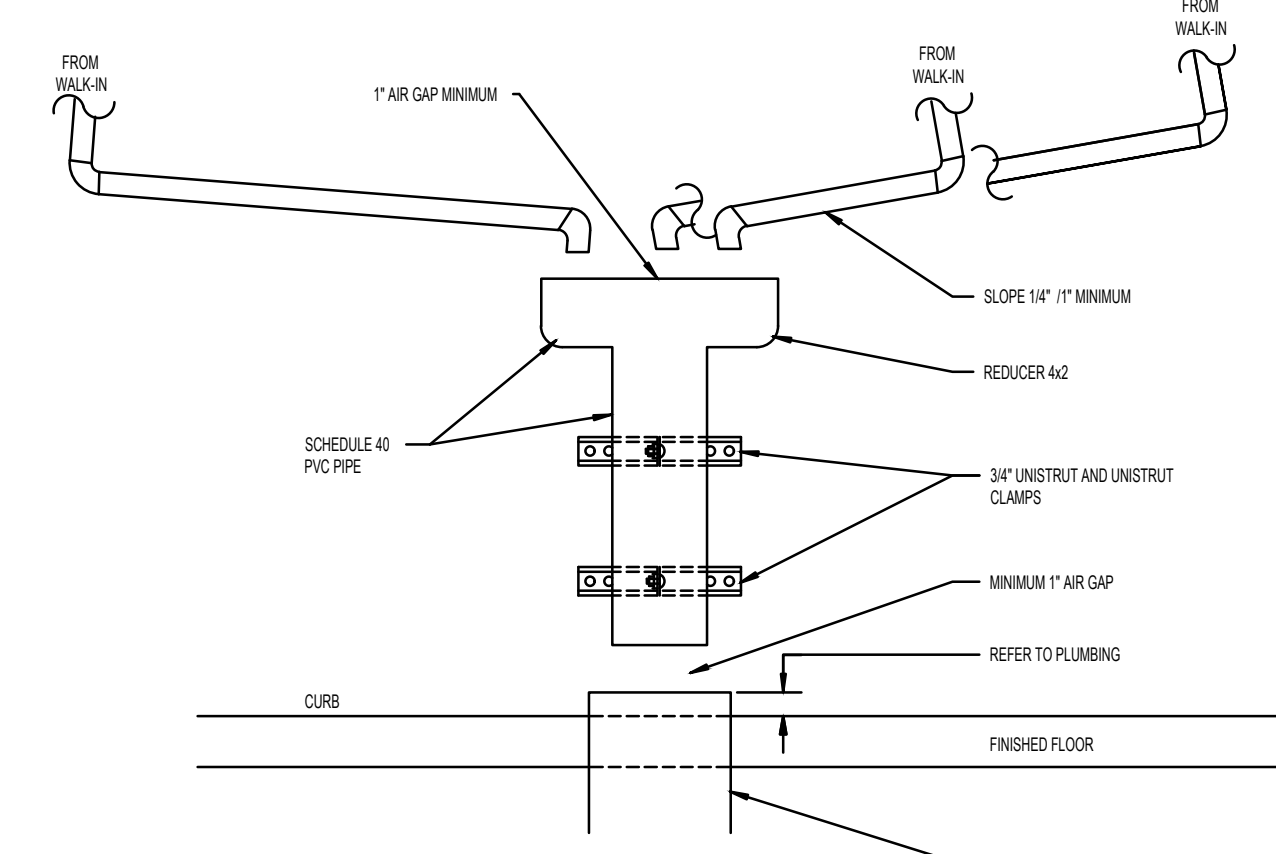
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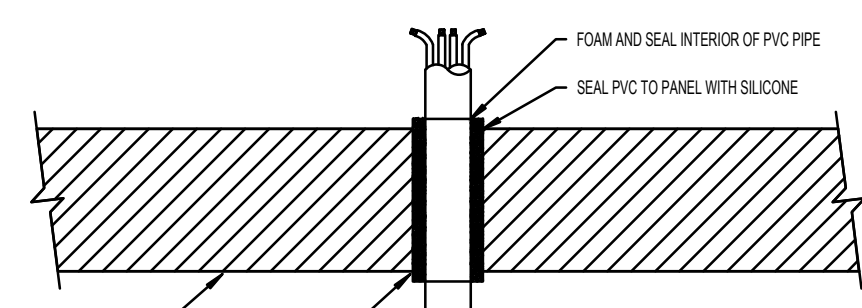
7. KEEP PIPING AS TIGHT AS POSSIBLE TO ROOF OF COOLER WHILE MAINTAINING A MINIMUM OF 1/16" PER FOOT SLOPE TOWARDS RISER.

WALL)

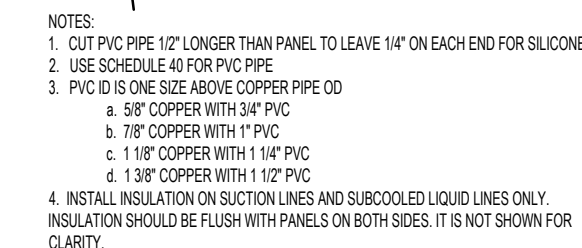
WALK IN COIL CONDENSATE DRAIN
NOT TO SCALE



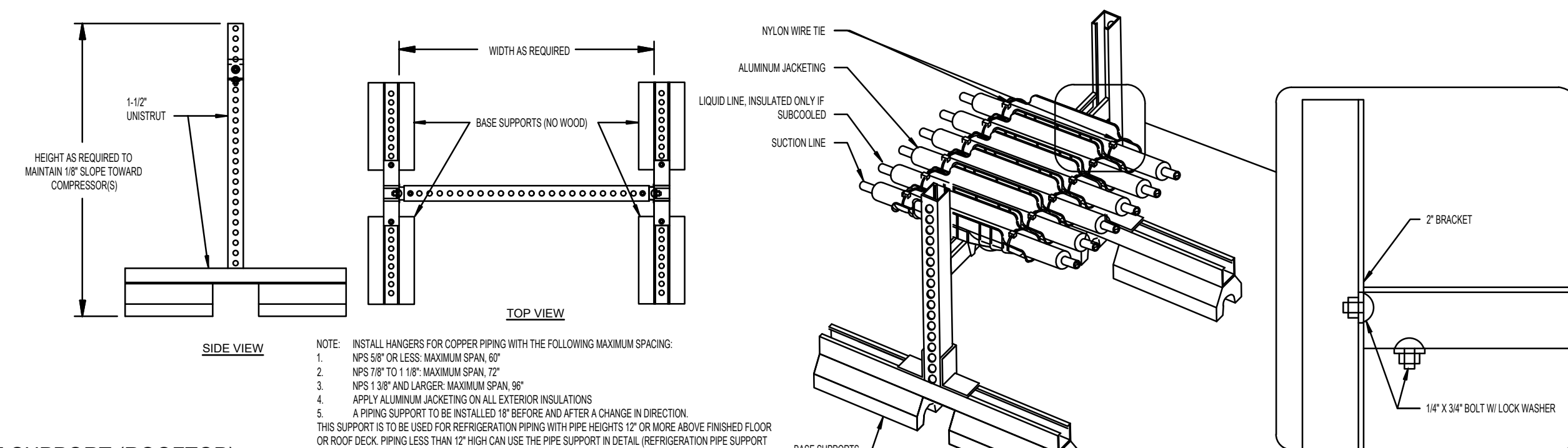
WALK-IN CONDENSATE DETAIL: MULTIPLE DRAINS TO SINGLE DRAIN
TO SCALE



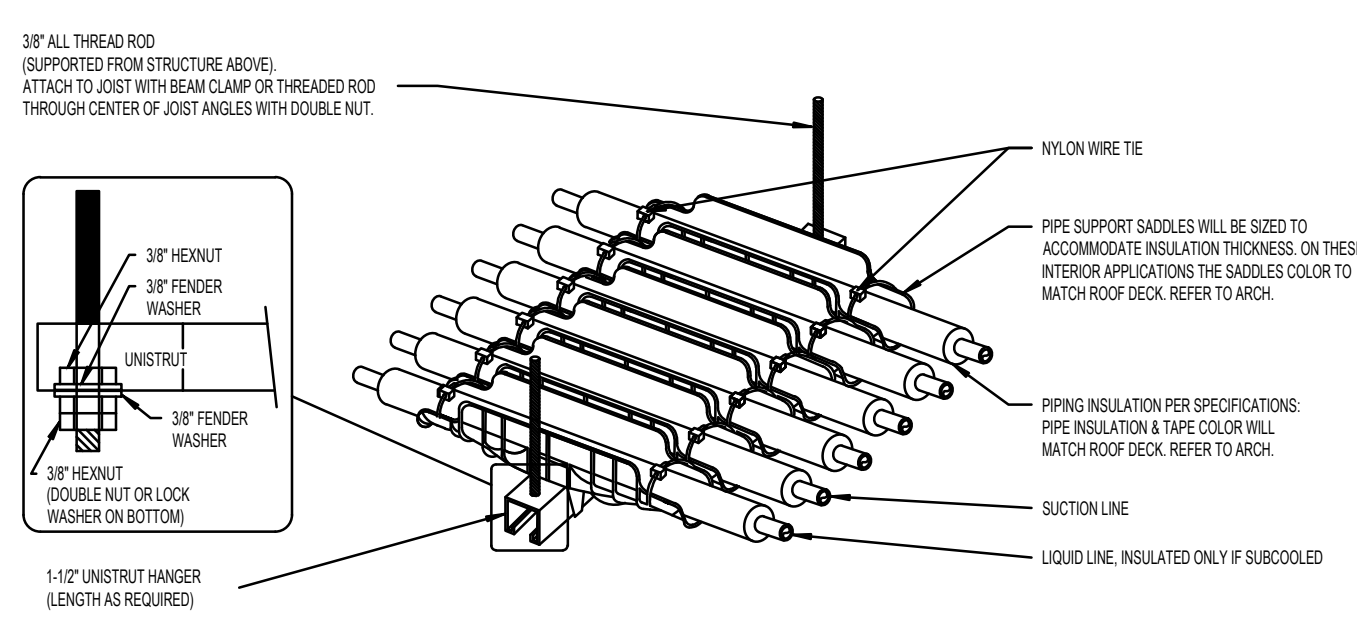
COOLER/FREEZER DETAIL



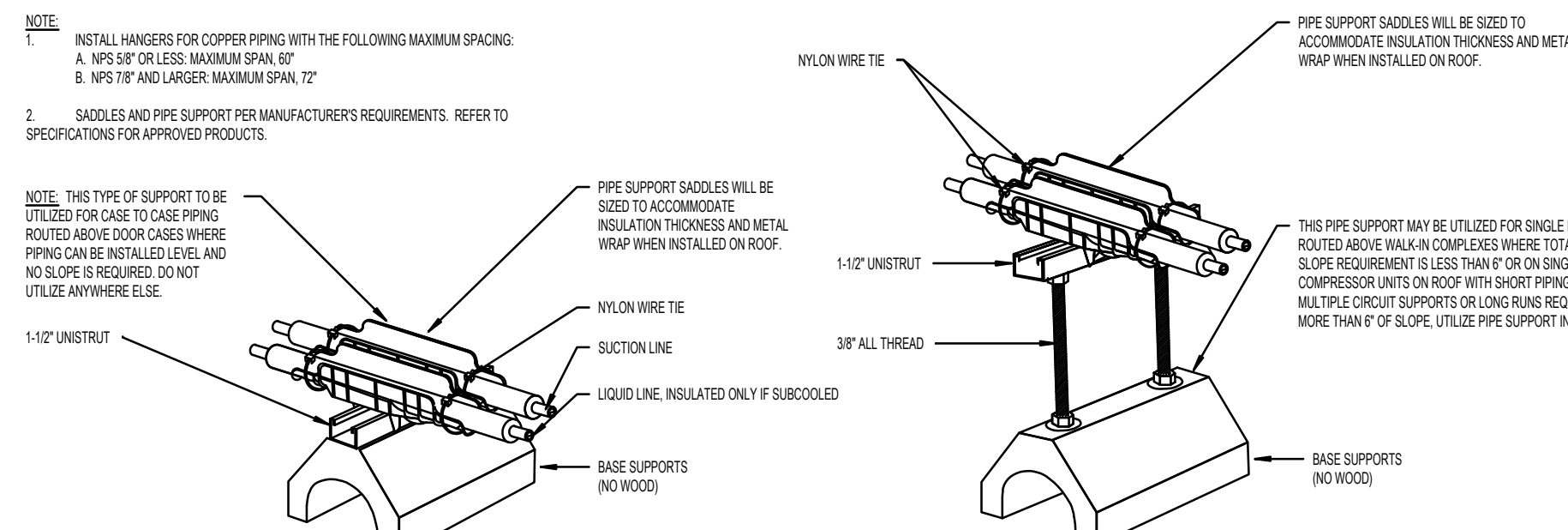
COOLER/FREEZER DETAIL



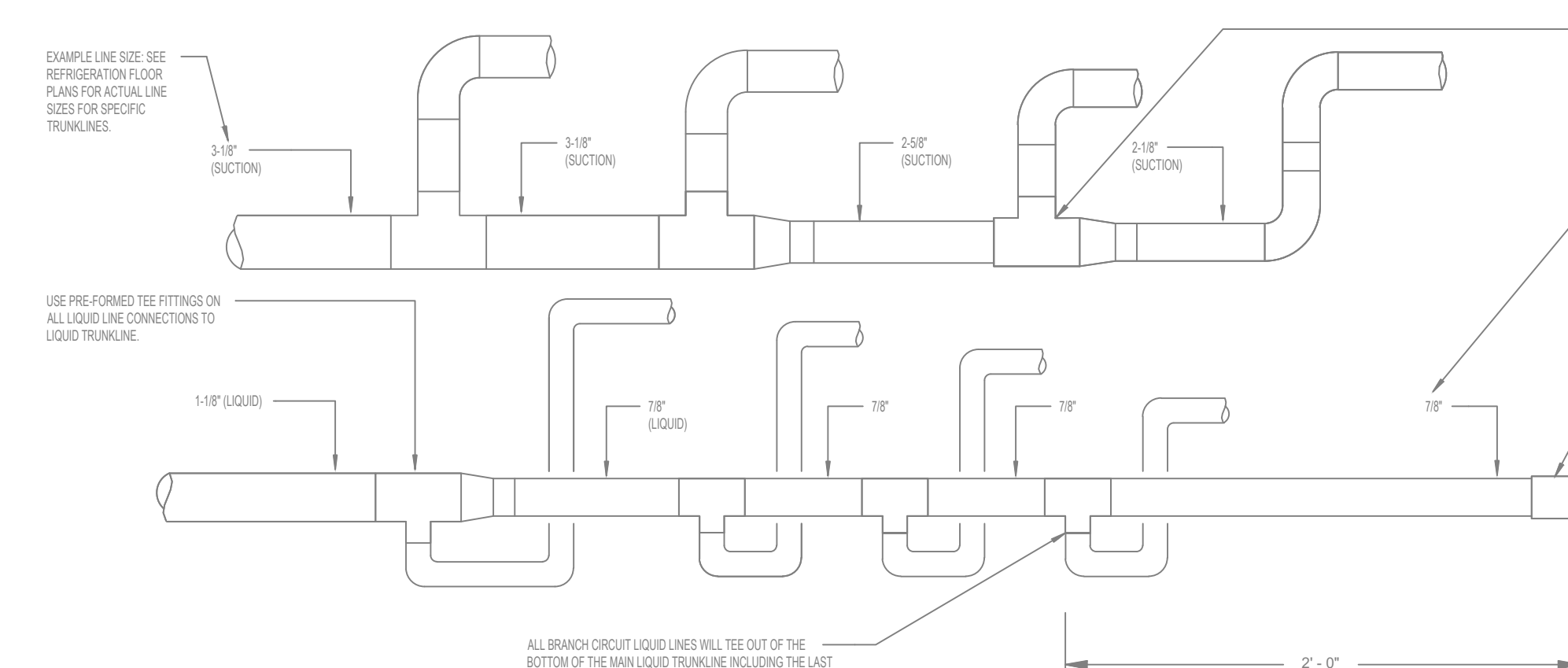
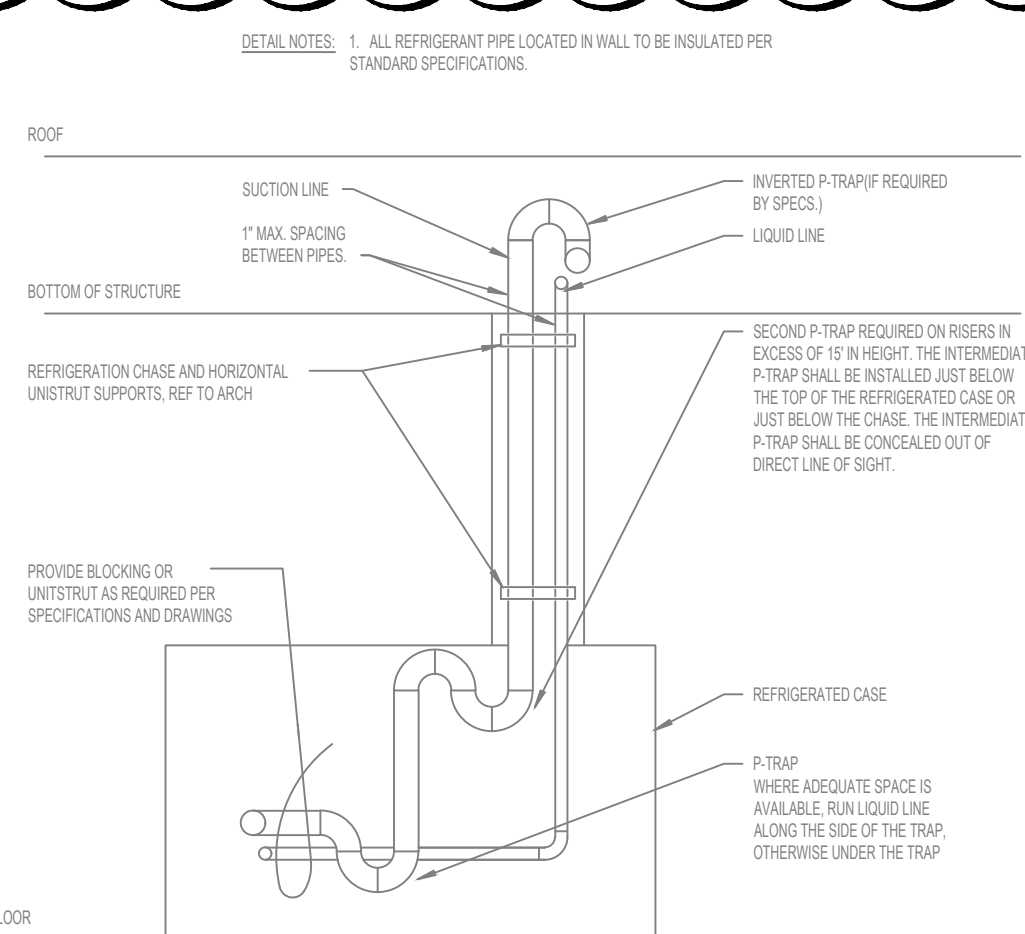
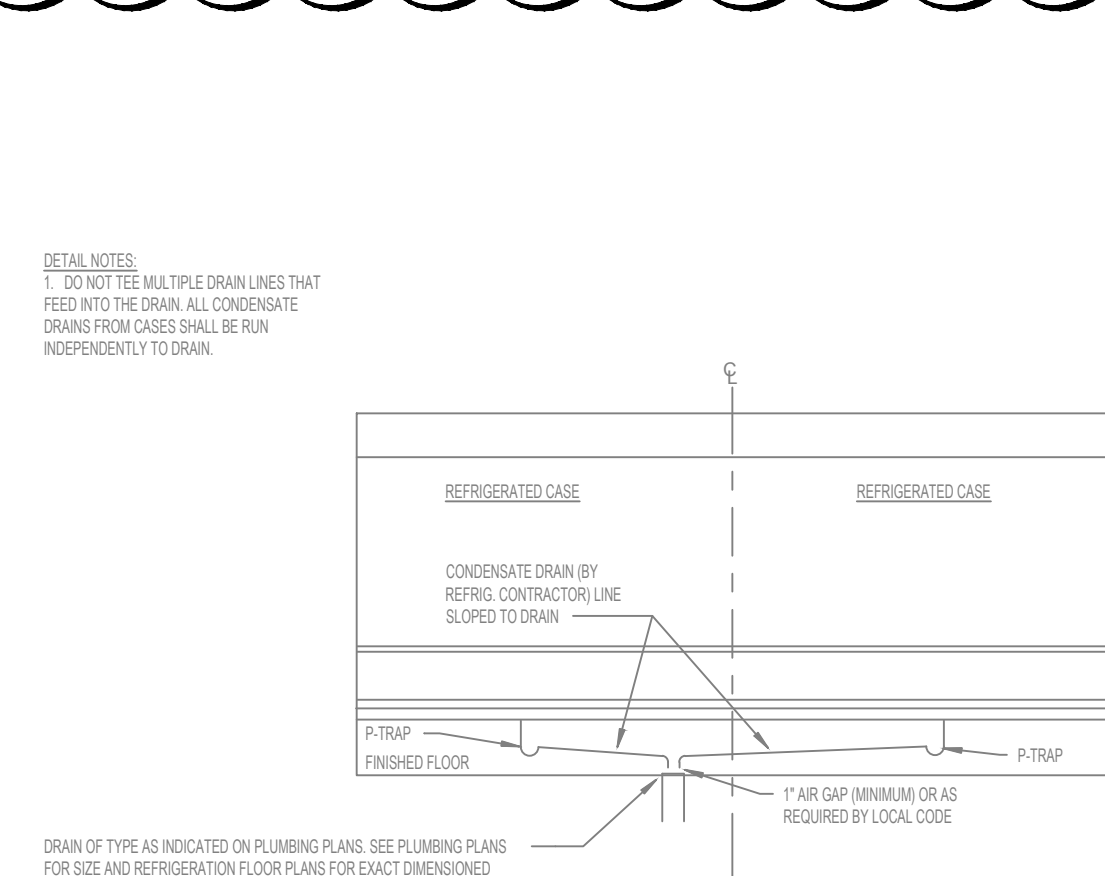
E SUPPORT (ROOFTOP)



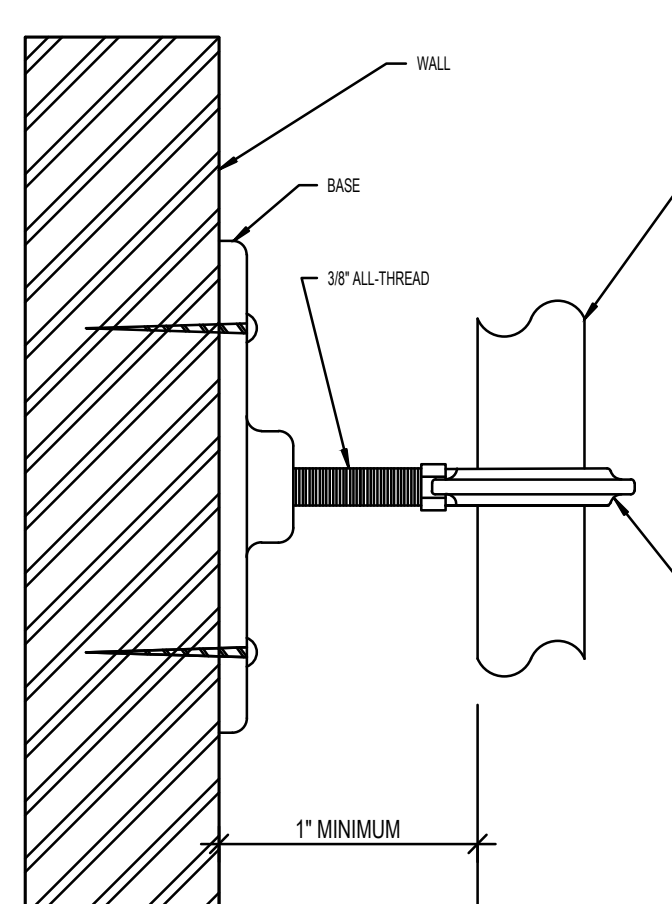
ION PIPE SUPPORT DETAIL



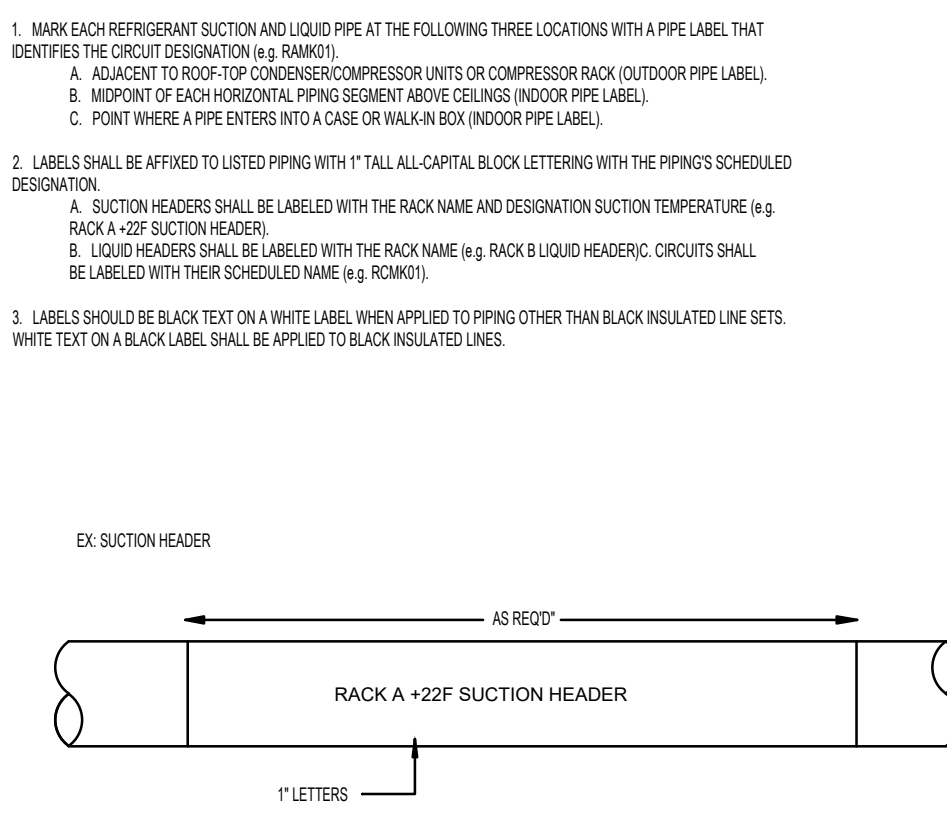
10 REFRIGERATION PIPE SUPPORT (STANDARD)
NOT TO SCALE

LIQUID / SUCTION TRUNKLINE PIPING
 ALEIMMEDIATE P-TRAP)

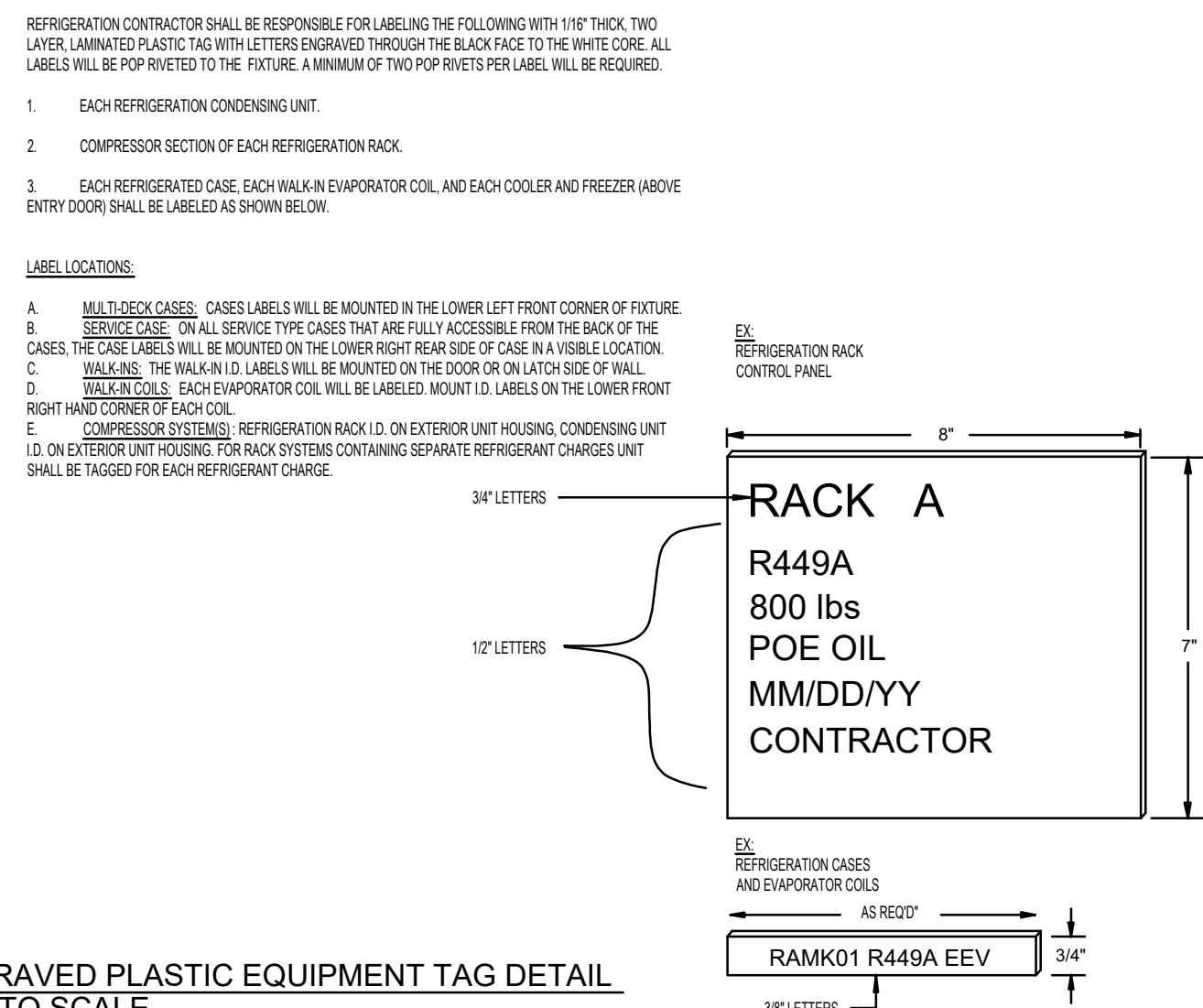
⑤ REFRIGERATED CASE CONDENSATE DRAIN DETAIL
NOT TO SCALE



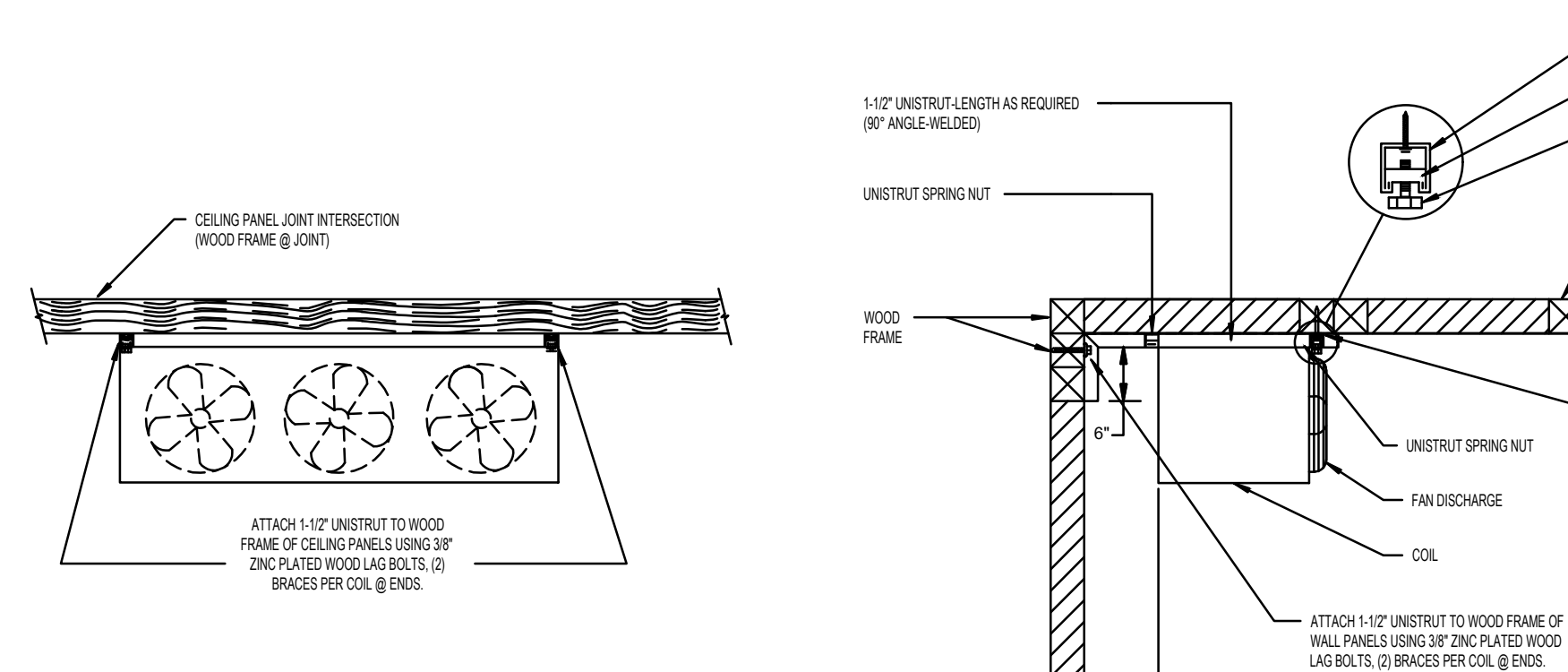
CONDENSATE DRAIN LINE
STAND-OFF IN PREP AREAS
⑥ NOT TO SCALE



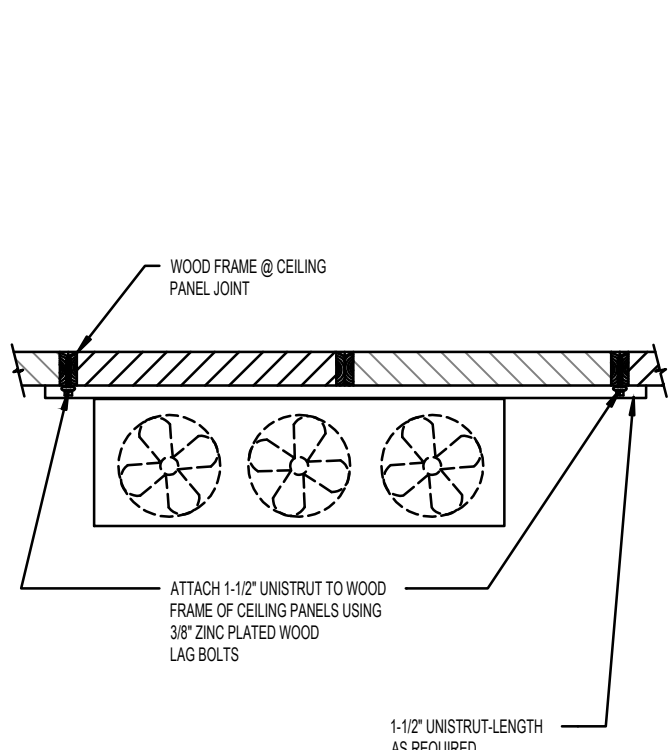
7) REFRIGERANT PIPING LABELS
NOT TO SCALE



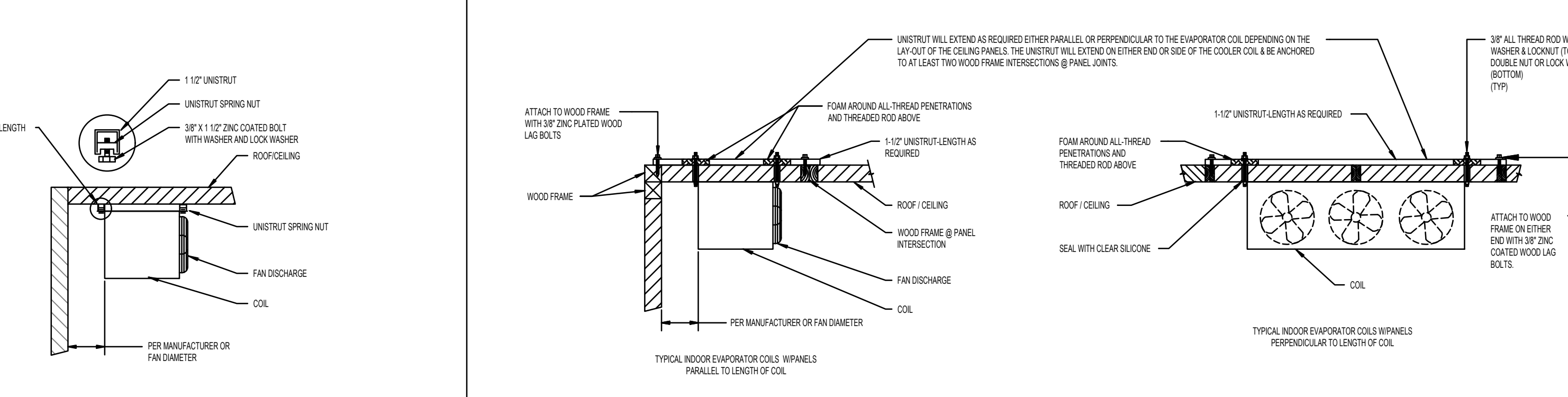
GRAVED PLASTIC EQUIPMENT TAG DETAIL
TO SCALE



INTERIOR UNISTRUT SUPPORT, WALK-IN PANELS PARALLEL TO COILS



COIL HANGING DETAIL - INTERIOR UNISTRUT SUPPORT, WALK-IN PANELS PERPENDICULAR TO COILS
NOT TO SCALE



WALK-IN PANELS PERPENDICULAR TO COILS

3 COIL HANGING DETAIL - EXTERIOR UNISTRUT SUPPORTS, WALK-IN PANELS PARALLEL OR PERPENDICULAR TO COILS
NOT TO SCALE



⑨ AIR GAP AT REFRIGERATED CASES
NOT TO SCALE

10 AMBIENT TEMPERATURE SENSOR MOUNTING DETAIL
NOT TO SCALE

11 TYPICAL COOLER / FREEZER MAGNETIC WIRING AND MOUNTING DETAIL/OUTSIDE SECTION
NOT TO SCALE

12 LEAK DETECTION UNIT / SENSOR LOCATION MOUNTING AND WIRE ROUTE (WALK-IN)
NOT TO SCALE

⑦ GENTLE AIR SERIES COILS TEMP SENSOR MOUNTING DETAIL
NOT TO SCALE

⑧ COMPACT SERIES COILS TEMP SENSOR MOUNTING DETAIL
NOT TO SCALE

④ DOUBLE SUCTION RISER DETAIL
NOT TO SCALE

⑤ REFRIGERATION VAULT DETAIL - ADJUSTOR MODEL - UNDER CASE
NOT TO SCALE

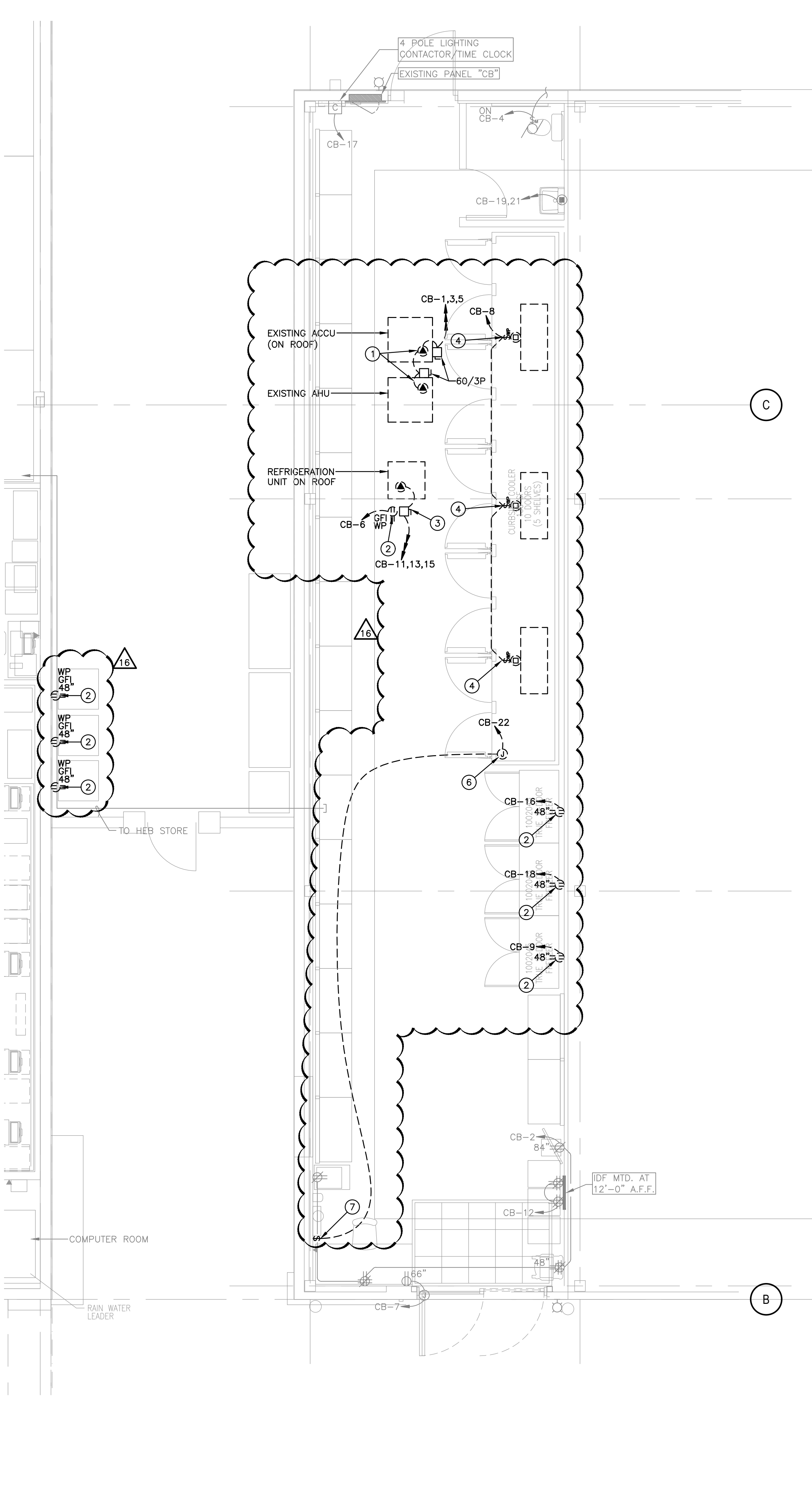
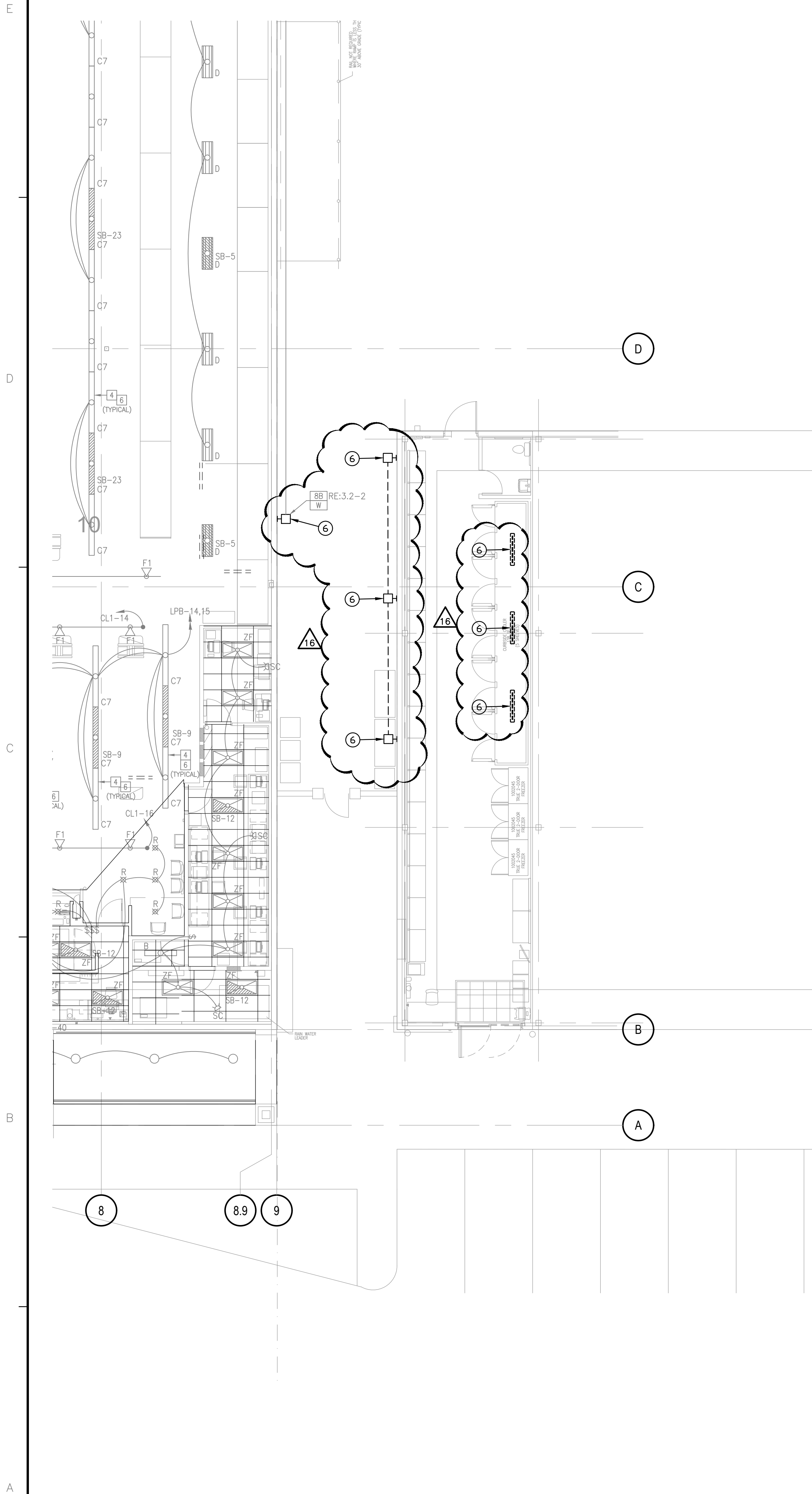
⑥ REFRIGERATION PIPE VAULT DETAIL ADJUSTOR WALL MODEL - DROPS ON WALL
NOT TO SCALE

① REFRIGERATION PIPE VAULT DETAIL POUR-OVER MODEL FOR USE IN PREP/WET AREAS ONLY
NOT TO SCALE

② REFRIGERATION PIPE VAULT DETAIL - ADJUSTOR MODEL - DROPS IN WALL
NOT TO SCALE

③ REFRIGERATION PIPE VAULT - CONNECTIONS
NOT TO SCALE

SCALE: AS INDICATED
CONSUL. PROJ. NO., 20.TX093.01
DATE: 02/01/2021
SHEET NO. R-5.3



A1 DEMOLITION ELECTRICAL ENLARGED LIGHTING PLAN - CURBSIDE 1/8" = 1'-0"	A3 DEMOLITION ELECTRICAL ENLARGED POWER PLAN - CURBSIDE 1/4" = 1'-0"	A5 GENERAL AND KEYED NOTES A1,A3/DE-3.1
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02.01.2021

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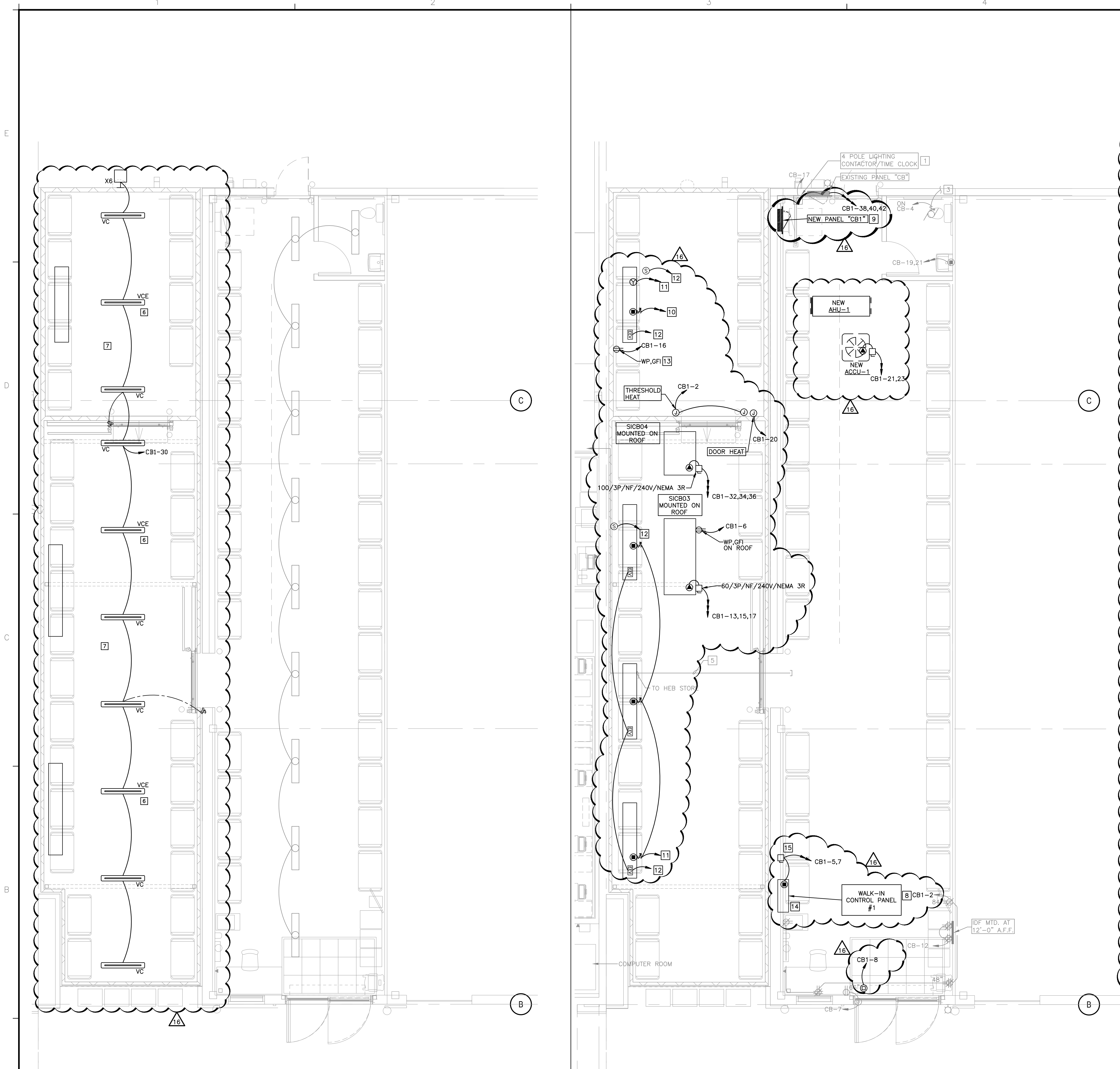
DEMOLITION ELECTRICAL
ENLARGED PLANS

HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C, CB
WEST LAKE HILLS, TEXAS 78746

DE-3.1

02/01/2021

02/01/2021



A1 ELECTRICAL ENLARGED LIGHTING PLAN - CURBSIDE 1/4" = 1'-0" NORTH	A3 ELECTRICAL ENLARGED POWER PLAN - CURBSIDE 1/4" = 1'-0" NORTH
---	--

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	VOLTAGE	LAMPS NO. TYPE	MOUNTING	REMARKS
A	4' FT. LINEAR DIMMABLE LED PENDANT SUSPENDED WITH AIRCRAFT CABLE ABOVE JOIST LINE	PHILIPS #LF4-FR-60-40-U-DZT	120/277	1 4000K 53W LED	MOUNTED AT 12'-0" A.F.F. WITH AIRCRAFT CABLE	
B	4' FT. LINEAR DIMMABLE LED	PHILIPS #LF4-FR-60-40-U-DZT	120/277	4000K 53W LED	SURFACE MTD. CEILING	
EM	EXIT LIGHT WITH BATTERY PACK, WHITE HOUSING	LITHONIA #ELM2-LED-SD	120/277	2 3.6V, 1.5W LED	SURFACE WALL @ 9'-0" A.F.F. OR AS NOTED ON PLANS	
EX1	EXIT LIGHT WITH BATTERY PACK, LIGHTS AND REMOTE HEAD	LITHONIA #ELM2-LED-SD	120/277	- LED	SURFACE WALL ABOVE DOOR	
VC	4' FREEZER/COOLER LED LIGHT (4000K)	COOPER/METALUX AAPVLD-40-L840	120/277	1 4000K 39W LED	SURFACE CEILING	PROVIDED AND INSTALLED BY G.C.'S E.C.
VCE	4' FREEZER/COOLER LED LIGHT (4000K) WITH EMERGENCY BATTERY BACKUP	COOPER/METALUX AAPVLD-40-L840	120/277	1 4000K 39W LED	SURFACE CEILING	PROVIDED AND INSTALLED BY G.C.'S E.C.
X6	EXTERIOR LED WALL-PACK, FULL CUT-OFF, BRONZE FINISH	COOPER/LUMARK AXCL6A	120/277	1 4000K 56W LED	SURFACE WALL @ 15'-0" A.F.F.	PROVIDED AND INSTALLED BY G.C.'S E.C.

LIGHTING FUNCTIONAL TESTING/COMMISSIONING PLAN	
THE CONTRACTOR SHALL COMPLETE THE TASKS BELOW TO COMMISSION THE LIGHTING CONTROL SYSTEM AND SUBMIT WRITTEN DOCUMENTATION DETAILING THE TASKS BELOW. FOR EACH TASK, LIST THE DATE PERFORMED, PERSON COMPLETING THE TASK, THE INITIAL SETTING/CONDITION, ACTIONS PERFORMED, AND FINAL SETTING CONDITION. SUBMIT DOCUMENTATION AT OR BEFORE SUBSTANTIAL COMPLETION TO FACILITATE OBTAINING THE CERTIFICATE OF OCCUPANCY.	
1. ENSURE ALL LIGHTING FIXTURES HAVE LAMPS INSTALLED AND ARE FUNCTIONAL. 2. TEST ALL EXIT SIGNS, EMERGENCY LIGHTING FIXTURES, AND EMERGENCY BALLASTS FURNISHED INTEGRAL TO FIXTURES. 3. ENSURE ALL OCCUPANCY SENSORS HAVE BEEN INSTALLED AND ARE OPERATIONAL. 4. ENSURE ALL WALLBOX AND SCENE CONTROLLERS ARE INSTALLED AND OPERATIONAL. 5. TEST EACH INDIVIDUAL DEVICE FOR OCCUPANCY SENSOR TYPES: SA,SB 6. TEST 10% OF DEVICES FOR OCCUPANCY SENSOR TYPES: WALLBOX TYPE WSD-PDT 7. VERIFY THE FOLLOWING: 7.1. SENSORS HAVE BEEN LOCATED AND AIMED PER THE MANUFACTURER'S RECOMMENDATIONS 7.2. STATUS INDICATORS ON DEVICES ARE OPERATIONAL AND CORRECT. 7.3. DEVICES CONTROL LIGHTING FIXTURES AS INDICATED ON DRAWINGS. 7.4. TIME DELAYS HAVE BEEN SET AS INDICATED ON THE DRAWINGS. 7.5. MOVEMENT IN ADJACENT AREAS AND/OR CYCLING OF HVAC SYSTEMS DOES NOT FALSE TRIGGER SENSORS	

D5 LIGHT FIXTURE SCHEDULE	
C5 COOLER & FREEZER LIGHTING CONDUIT DETAIL	
NOT TO SCALE	
C6 EVAP. COIL RECEPTACLE AND DISCONNECT DETAIL	
NOT TO SCALE	

NOTE: ENTIRE ASSEMBLY, INCLUDING CONDUIT AND FROSTEX 120 VAC HEATER CABLE (6 WATTS PER FOOT) BETWEEN BELL BOXES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR	

B5 FREEZER DOOR HEATED THRESHOLD	
NOT TO SCALE	
GENERAL NOTES: 1. ITEMS IN BOLD FACE TYPE ARE NEW, UNLESS NOTED OTHERWISE. 2. SHADED ITEMS (GRAY SCALE) ARE EXISTING TO REMAIN. KEYED NOTES: 1 PROVIDE NEW 24 HR/7 DAY TORK TIME CLOCK AND 4 POLE LIGHTING CONTACTOR AND ENCLOSURE. MOUNT ON WALL ADJACENT TO PANEL. 2 30A/3P/NF NEMA 3R DISCONNECT SWITCH MOUNTED ADJACENT TO UNIT. 3 INTERLOCK WITH LIGHT SENSOR. 4 PROVIDE DIMMING SWITCH TO COMPLY WITH 2015 IECC REQUIREMENTS. 5 PROVIDE 1" CONDUIT SLEEVE THRU BUILDING WALL FOR FIBER OPTIC CABLE. FIRE STOP AS REQUIRED. 6 NEW EMERGENCY LIGHT FIXTURE TO BE WIRED AHEAD OF ANY SWITCHING. REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. 7 REFER TO C5/E-3.1 FOR INSTALLATION DETAIL. 8 EXTEND EXISTING BRANCH CIRCUIT TO NEW ELECTRICAL PANEL "CB1" AS SHOWN. 9 FURNISH AND INSTALL NEW ELECTRICAL PANEL AS SHOWN. INSTALL NEW ELECTRICAL PANEL FEED TO EXISTING ELECTRICAL PANEL "CB" AS INDICATED, ACCORDING TO NEW PANEL SCHEDULE. COORDINATE SERVICE SHUTDOWN WITH STORE OPERATIONS. 10 2#12(FANS), 1#12G., 1/2"C. TO WICP #1. 11 2#8(DEF), 1#10G., IN 3/4"C. TO WICP #1. 12 2#12(CNTRL), 1#12G., IN 1/2"C. TO WICP #1. 13 REFER TO C6/E-3.1 FOR INSTALLATION DETAIL. 14 2#12, 1/2"C FROM DEFROST TIME CLOCK ON UNIT SICB04 ON ROOF TO "WICP #1". CONDUIT RUN WITH REFRIGERATION PIPING. 15 60A/240V/2P/NF/NEMA 1 DISCONNECT SWITCH, PROVIDED AND INSTALLED BY E.C.	

A5 GENERAL AND KEYED NOTES	
A1,A3/E-3.1	

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ELECTRICAL ENLARGED PLANS

HEB AUSTIN 29 (029)

701 N. CAPITAL OF TEXAS HWY. BLDG C, CB

WEST LAKE HILLS, TEXAS 78746

SCALE: AS INDICATED

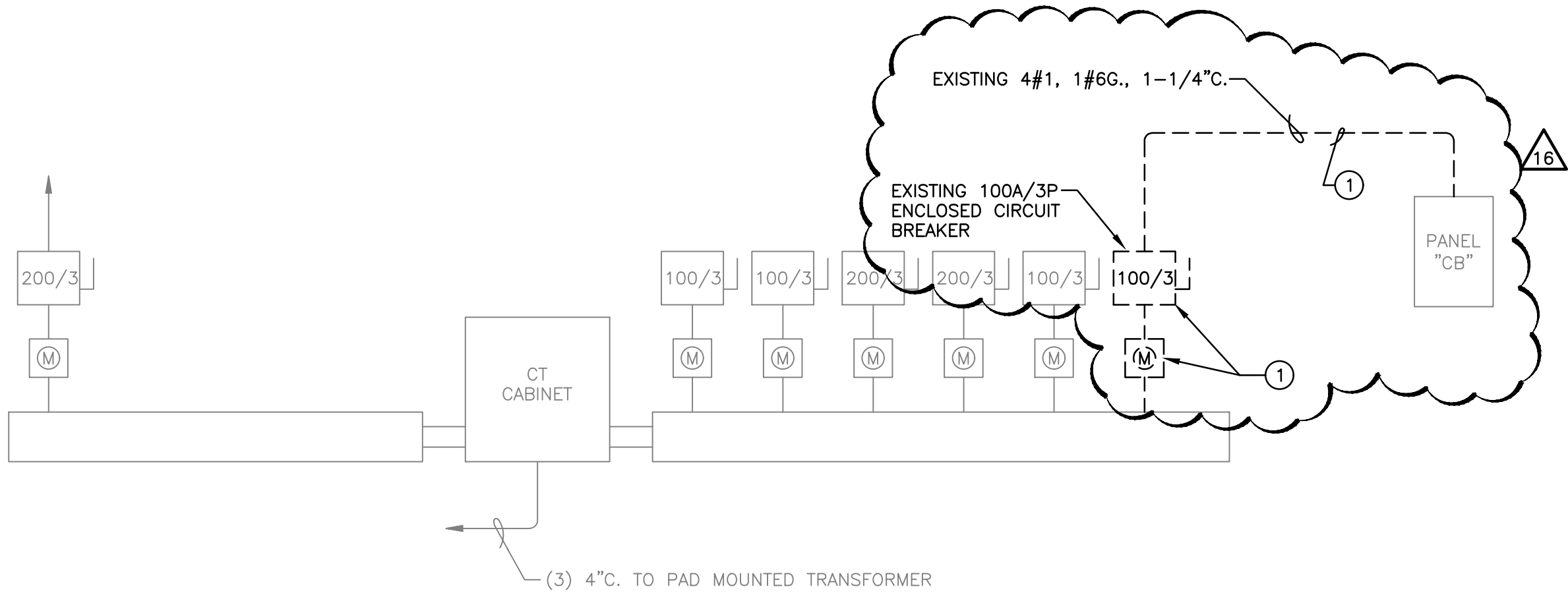
CONSULT. NO. 201608301

DATE: 02/01/2021

SHEET NO.

E-3.1

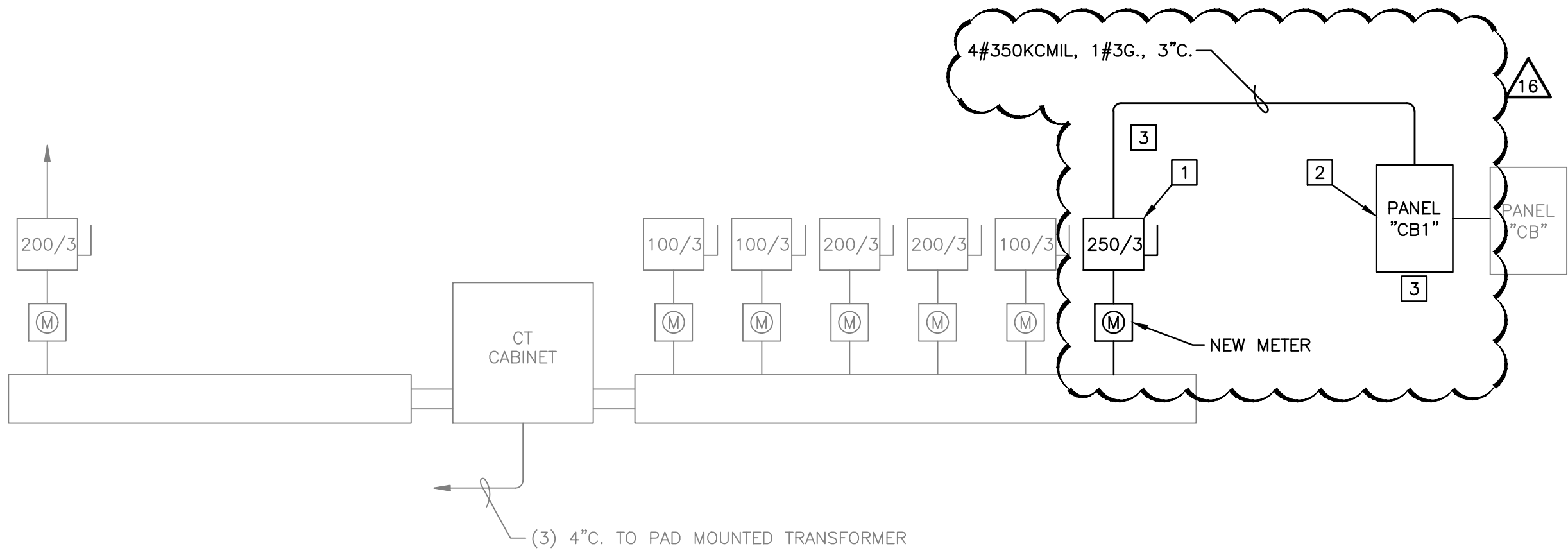
Page 62 of 160



1 ELECTRICAL ONE-LINE DIAGRAM - DEMOLITION
NOT TO SCALE

DEMOLITION KEYED NOTES:

- 1 VERIFY NEW PANEL "CB1" IS INSTALLED BEFORE DISCONNECTING EXISTING ELECTRICAL PANEL "CB". ONCE PANEL "CB1" IS INSTALLED, ROUTE FEEDER FOR EXISTING PANEL "CB" TO NEW PANEL "CB1". REMOVE ASSOCIATED FEEDERS, CONDUIT AND WIRE. DISCONNECT SWITCH AND METER FOR EXISTING "CB" BACK TO SOURCE.



2 ELECTRICAL ONE-LINE DIAGRAM - NEW
NOT TO SCALE

NEW KEYED NOTES:

- 1 FURNISH AND INSTALL NEW 250A/240V/3P/FUSED/NEMA 3R DISCONNECT SWITCH WITH 3 250A CURRENT LIMITING FUSES.
- 2 NEW 250 AMP M.L.O ELECTRICAL PANEL.
- 3 CONTRACTOR SHALL PRE INSTALL CONDUIT, WIRE AND NEW PANEL "CB1" PRIOR TO THE INSTALLATION OF NEW METER AND DISCONNECT SWITCH. SCHEDULE DOWNTIME FOR CUT IN WITH H-E-B PRIOR TO SHUTDOWN.

PANEL	CB1	SCHEDULE	COMMENTS	400	AMPS	MAIN LUGS ONLY
LOCATION:	CURBSIDE (NEW)			250	AMPS	UP-STREAM BREAKER RATING
120/208	VOLTS, 3 Ø, 4 WIRE				65	KAIC
C.B. LOAD VA	C.B. POLE NO.	C.B. TRIP AMPS	LOAD DESCRIPTION	CIR NO.	FEEDER DATA	PHASE A
3776	2	50	WICP#1	5	2	8
3776	2	50	WICP#1	7	2	8
500	1	20	CONTRACTOR CONTROLS	11	2	12
4992	3	60	SICB03	13	3	6
4992	1	20	SPARE	17	3	6
10400	2	125	NEW ACQUAHU	21	2	1
1	20	SPARE		25		
1	20	SPARE		27		
1	20	SPARE		29		
1	20	SPARE		31		
1	20	SPARE		33		
1	20	SPARE		35		
1	20	SPARE		37		
1	20	SPARE		39		
1	20	SPARE		41		
MOUNTING: SURFACE				PH-LOAD	20926	23425
FED FROM: GUTTER				CONNECTED LOAD	71.1	KVA
PANEL TYPE: NEMA 1						
WITH GROUND TERMINALS						
FULLY RATED BUS						
				197.4	AMPS	208
CALCULATIONS				CO AND		
				TOTAL		
				LOAD	71.1	KVA
				LOAD	71.1	KVA
				LOAD	197.4	AMP
					0	%SPARE CAPACITY
					100	%DEMAND FACTOR
					12.9	%UN-BALANCED

PANEL	CB	SCHEDULE (EXISTING)	COMMENTS	100	AMPS	MAIN LUGS ONLY
LOCATION:	CURBSIDE			100	AMPS	UP-STREAM BREAKER RATING
120/208	VOLTS, 3 Ø, 4 WIRE				24	POLES
C.B. LOAD VA	C.B. POLE NO.	C.B. TRIP AMPS	LOAD DESCRIPTION	CIR NO.	FEEDER DATA	PHASE A
3	60	SPARE		3	3	6
3	20	SPARE		13	3	12
1498	2	20	WATER HEATER	19	2	12
1498	2	20	WATER HEATER	21	2	12
1498	2	20	WATER HEATER	23	2	12
MOUNTING: RECESSED				PH-LOAD	3798	2801
FED FROM: CB1				CONNECTED LOAD	8.1	KVA
PANEL TYPE: NEMA 1						
WITH GROUND TERMINALS						
FULLY RATED BUS						
				22.4	AMPS	208
CALCULATIONS				CO AND		
				TOTAL		
				LOAD	8.1	KVA
				LOAD	8.1	KVA
				LOAD	22.4	AMP
					0	%SPARE CAPACITY
					100	%DEMAND FACTOR

C5 ELECTRICAL PANEL SCHEDULE

ELECTRICAL LOAD ANALYSIS			
LOAD DESCRIPTION		LOAD IN AMPS	
120 / 208V 3Ø 4W			
LIGHTING: CONNECTED:		390 @ 125 % =	488 VA
RECEPTACLES: 1ST 10KVA CONNECTED:		0 @ 100 % =	0 VA
REMAINDER:		0 @ 50 % =	0 VA
KITCHEN EQUIPMENT:		0 @ 65 % =	0 VA
MISCELLANEOUS:		10,707 @ 100 % =	10,707 VA
REFRIGERATION:		38,224 @ 90 % =	34,402 VA
HVAC:		16,640 @ 100 % =	16,640 VA
25% LARGEST MOTOR 3/4 HP		1,332 @ 25 % =	333 VA
		TOTAL VA:	62,569 VA
TOTAL DEMAND LOAD:			173.8
SPARE CAPACITY			0.0
TOTAL SERVICE:			173.8

A1 ELECTRICAL ONE-LINE DIAGRAMS

1/4" = 1'-0"

A5 LOAD ANALYSIS

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ELECTRICAL ONE-LINE DIAGRAM AND SCHEDULES

HEB AUSTIN 29 (029)

701 N. CAPITAL OF TEXAS HWY. BLDG C, CB

WEST LAKE HILLS, TEXAS 78746

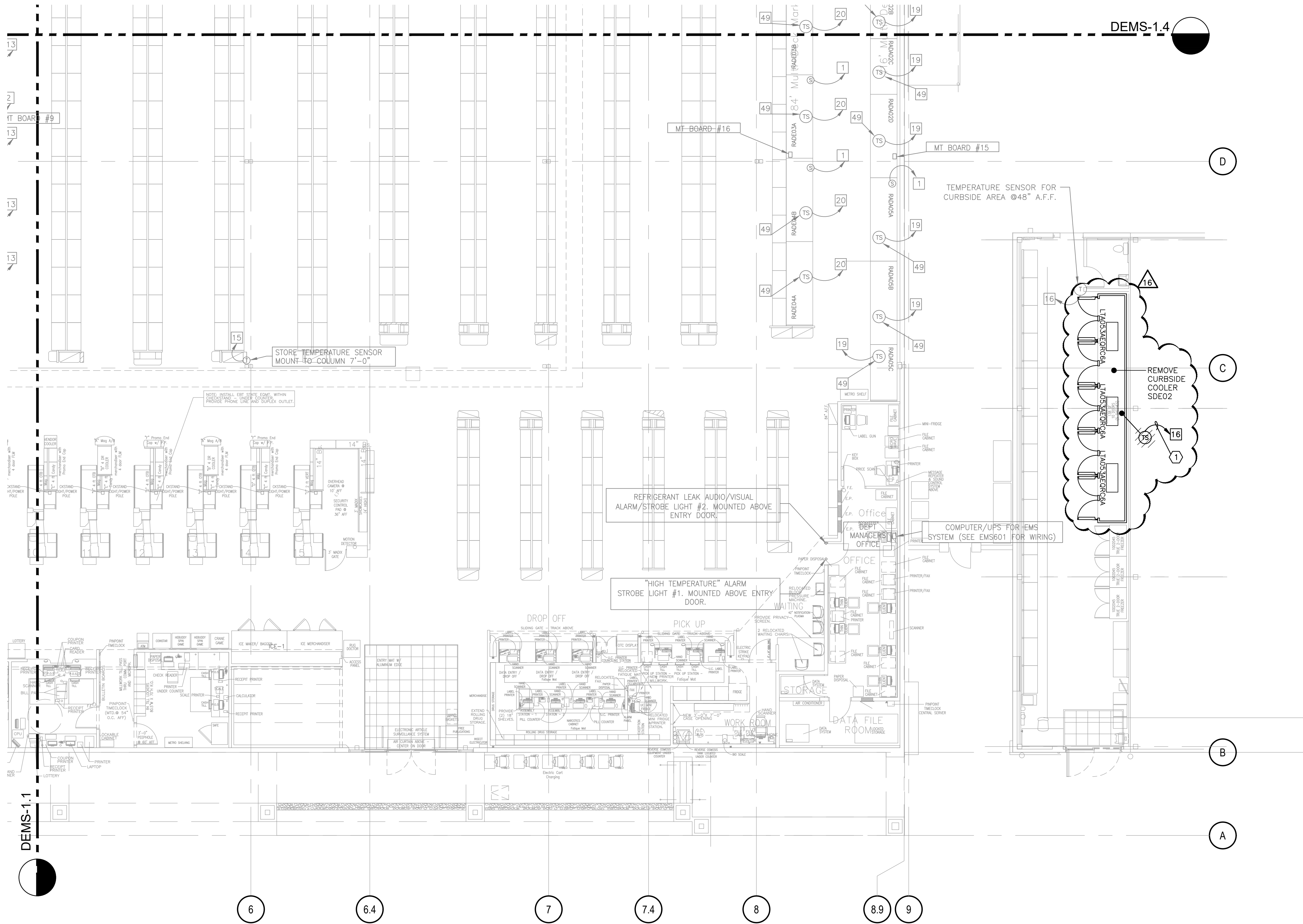
E4.1

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CONSUL. NO. 20190803.01

DATE: 02/01/2021

SHEET NO.



B1 DEMOLITION EMS PARTIAL FLOOR PLAN

1/8" = 1'-0"



DEMOLITION EMS KEYED NOTES:

- 1 THE EXISTING MICRO THERMO SENSOR TO BE REMOVED. THE REFRIGERATION CONTRACTOR WILL DISCONNECT ALL SENSOR(S) AND REMOVE WIRING BACK TO SOURCE.

DEMOLITION GENERAL NOTE:

1. ALL REFRIGERATION CONTROLS DEMOLITION WORK FOR THIS PROJECT SHALL BE PROVIDED BY THE REFRIGERATION CONTRACTOR. SCOPE AS NOTED ON DRAWINGS.

A1 DEMOLITION EMS KEYED NOTES

B1 / DEMS-1.3

A6 DEMOLITION GENERAL NOTES

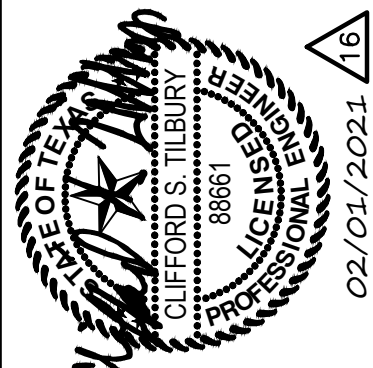
B1 / DEMS-1.3

**DEMOLITION EMS
PARTIAL FLOOR PLAN**

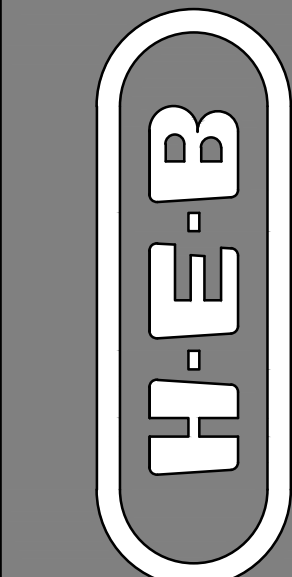
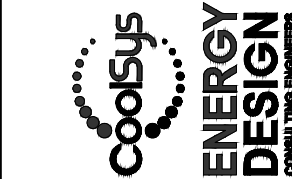
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DEMOS-1.3



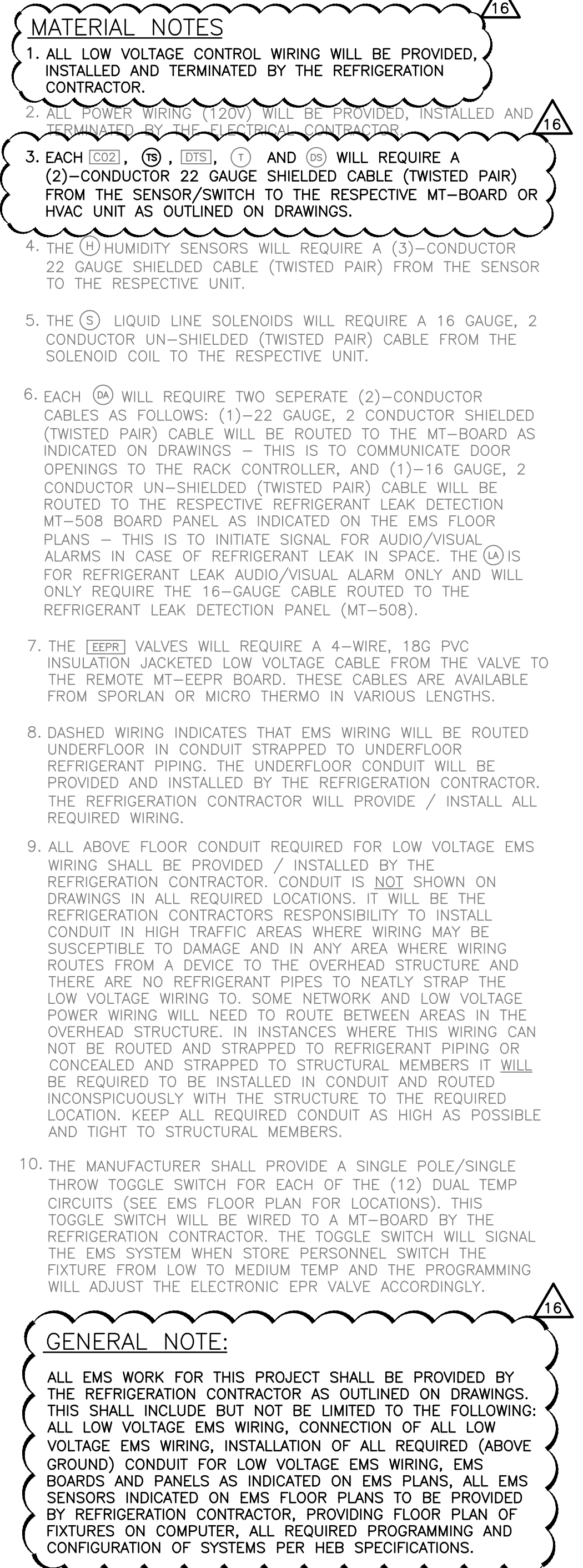
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$$1/8" = 1'-0"$$

SYMBOL LEGEND

(CS)	CLEANING SWITCH
(AS)	AIR SUPPLY SYSTEM STOP-AIR/ENTRAPMENT ALARM SYSTEM/LEAK DETECTION ALARM
(TS)	NEW TEMPERATURE SENSOR
(PS)	REFRIGERANT PRESSURE REGULATOR
(DS)	DEFROST TERMINATION TEMP. SENSOR (WALK-IN'S)
(DTS)	DOUBLE POLE/DOUBLE THROW SWITCH FOR DUAL TEMP OPERATION
(T)	MT HVAC TEMPERATURE SENSOR
(S)	LIQUID LINE SOLENOID
(SS)	SUCTION LINE SOLENOID
(LS)	LEAK DETECTION SENSOR (SAMPLING TUBE / FILTER)
(PC)	PHOTO CELL
(WN)	WATT NODE

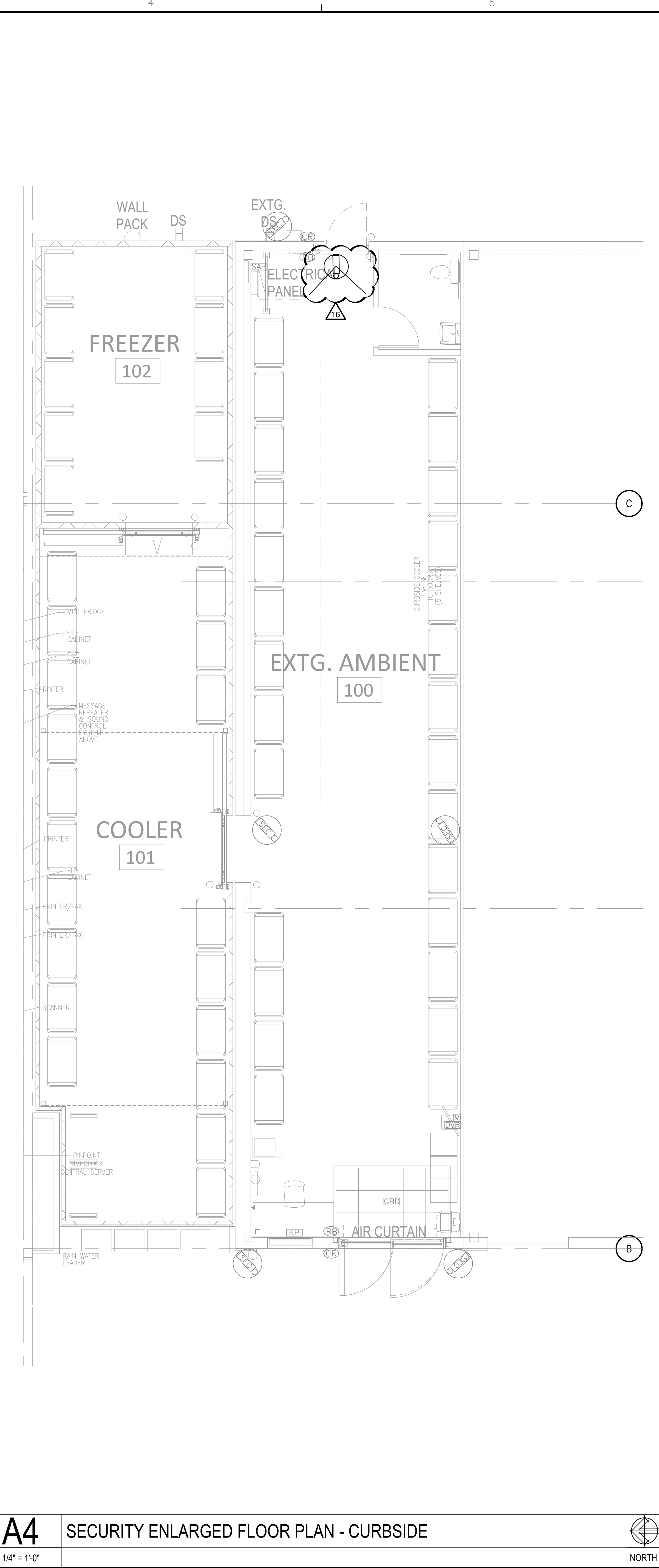
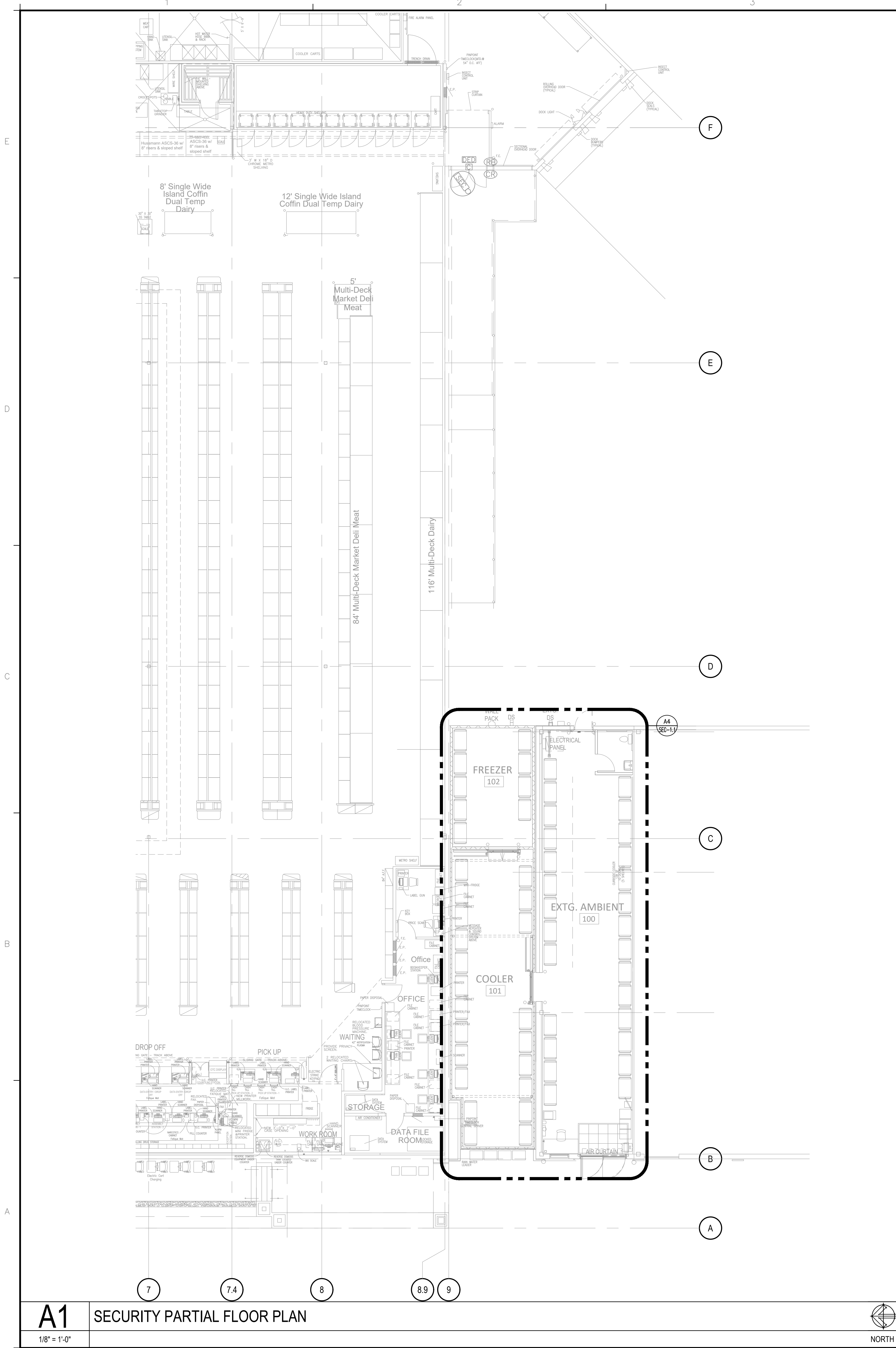
KEYED NOTES

- | | | | | | |
|----|---------------------------|-----|---------------------------|----|---|
| 1 | TO RACK RA CONTROL PANEL. | 220 | TO MT BOARD #16 | 40 | TO EEPR BOARD #9 |
| 2 | TO RACK RB CONTROL PANEL. | | | 41 | NOT USED |
| 3 | TO RACK RC CONTROL PANEL. | 22 | TO MT BOARD #18 | 42 | NOT USED |
| 4 | TO RACK RD CONTROL PANEL. | 23 | TO MT BOARD #19 | 43 | NOT USED |
| 5 | TO EXISTING MT BOARD #1 | 24 | TO MT BOARD #20 | 44 | 1/4" PLASTIC TUBING FROM (S) LEAK DETECTION SENSOR IN WALK-IN TO LEAK DETECTION PANEL #1. |
| 6 | TO EXISTING MT BOARD #2 | 25 | TO MT BOARD #21 | 45 | 1/4" PLASTIC TUBING FROM (S) LEAK DETECTION SENSOR IN WALK-IN TO LEAK DETECTION PANEL #2. |
| 7 | TO EXISTING MT BOARD #3 | 26 | TO MT BOARD #22 | 46 | (1)-2 CONDUCTOR 16 GAUGE SHIELDED CABLE (TWISTED PAIR) FROM TERMINAL 11 & 12 ON DOOR ALARM TO MT-508 OUTPUT BOARD ADJACENT TO LEAK DETECTION PANEL #1. (THIS IS TO ACTIVATE AUDIO/ VISUAL ALARMS IN THE EVENT OF A REFRIGERANT LEAK). |
| 8 | TO EXISTING MT BOARD #4 | 27 | TO MT BOARD #23 | | |
| 9 | TO MT BOARD #5 | 28 | TO MT BOARD #24 | | |
| 10 | TO MT BOARD #6 | 29 | NOT USED | | |
| 11 | TO MT BOARD #7 | 30 | NOT USED | | |
| 12 | TO MT BOARD #8 | 31 | NOT USED | | |
| 13 | TO MT BOARD #9 | 32 | TO EXISTING EEPR BOARD #1 | | |
| 14 | TO MT BOARD #10 | 33 | TO EXISTING EEPR BOARD #2 | | |
| 15 | TO MT BOARD #11 | 34 | TO EXISTING EEPR BOARD #3 | | |
| 16 | TO MT BOARD #12 | 35 | TO EEPR BOARD #4 | | |
| 17 | TO MT BOARD #13 | 36 | TO EEPR BOARD #5 | | |
| 18 | TO MT BOARD #14 | 37 | TO EEPR BOARD #6 | | |
| 19 | TO MT BOARD #15 | 38 | TO EEPR BOARD #7 | | |
| | | 39 | TO EEPR BOARD #8 | | |

- 47) (1)-2 CONDUCTOR 16 GAUGE SHIELDED CABLE (TWISTED PAIR) FROM TERMINAL 11 & 12 ON (A) DOOR ALARM TO MT-508 OUTPUT BOARD ADJACENT TO LEAK DETECTION PANEL #2. (THIS IS TO ACTIVATE AUDIO/ VISUAL ALARMS IN THE EVENT OF A REFRIGERANT LEAK).
- 48) (1) 16 GAUGE, 2-WIRE UNSHIELDED TWISTED PAIR BELDEN "8471" OR EQUIVALENT "NETWORK" WIRE FROM WATT NODE TO MT-BOARD IN RTU-08 UNIT ON ROOF.

	B1 / EMS-1.3
--	--------------

B1 / EMS-1.3



1. THE GENERAL CONTRACTOR SHALL CONTACT THE HEB LOSS PREVENTION MANAGER, FOURTEEN DAYS PRIOR TO BEGINNING WORK.

THE GENERAL CONTRACTOR SHALL CONTACT HEB CENTRAL STATION AT 210-938-8031 FOURTEEN DAYS BEFORE ANY SECURITY, FIRE OR CAMERA SYSTEMS WORK IS DONE.

THE GENERAL CONTRACTOR SHALL CONTACT HEB ELECTRONIC SECURITY AT 210-938-3218 (JAY BAKER 1-210-938-8523) FOURTEEN DAYS BEFORE ANY SECURITY, FIRE OR CAMERA SYSTEMS WORK IS DONE.

2. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING, INSTALLING, EXTENDING AND RELOCATING ALL SECURITY CABLING CONDUIT AS REQUIRED.

3. COORDINATE EXACT LOCATION OF ALL SECURITY EQUIPMENT, WITH HEB LOSS PREVENTION, BEFORE ROUTING CABLE.

C6 GENERAL NOTES

A1.A4/SEC-1.1

CCTV LEGEND

SEC SECURITY CAMERA

SECURITY LEGEND

C DOOR CONTACT
DED 15 SECOND DELAYED
DVR DIGITAL VIDEO RECORDER
GBD EGRESS DEVICE GLASS BREAK DETECTOR
KP D1255 AREA KEYPAD
M MONITOR
SAP SECURITY ALARM PANEL

ACCESS CONTROL LEGEND

CR CARD READER
RB RELEASE BUTTON
C DOOR CONTACT

A6 SYMBOLS AND LEGEND

A1.A4/SEC-1.1

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TBPPE Firm No. F-18023

COOSUS

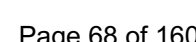
ENERGY DESIGN

SECURITY PARTIAL FLOOR PLAN

HEB AUSTIN 29 (029)
701 N. CAPITAL OF TEXAS HWY. BLDG C. CB
WEST LAKE HILLS, TEXAS 78746

SCALE: AS INDICATED
CONSULT: NO. 2010083.01
DATE: 02/01/2021
SHEET NO.

SEC-1.1





Founded 1953

Incorporated 1953

911 Westlake Drive, West Lake Hills, TX 78746

Phone (512) 327-3628

Fax (512) 327-1863

Permit #:

Date: 3/17/2021

COMMERCIAL PLAN REVIEW RECORD 2015 IBC/ IECC/ IMC/ IPC/ IFGC 2014 NEC

PERMIT APPLICANT: Moruf Jimoh

BUILDING LOCATION: HEB Austin Store 29, 701 S. Capital of Texas Hwy., Bldg. C

SCOPE OF WORK: Selective demolition and remodel to the Curbside expansion of approximately 1,086sf. Insulate and pour steel reinforced monolithic concrete slab foundation, install prefinished closure panels, bollard, gutter, roof access ladder, FRT plywood wainscot, cooler structural support, patch flat transition between Curbside spaces, rooftop units and replace damaged masonry units to match existing wall.

Construction Type: II-B

Use Group: M (Mercantile)

Separated: No

Sprinklered: NFPA-13

Occupant Load: Additional 11

REVIEWED BY: Richard Emerson, ATS Engineers, Inspectors & Surveyors (512) 328-6995

REVIEW – APPROVED with Comments

Documentation Submitted

	Document Date	Sheet(s)	A/E Name	Registration
Site Plan	2/1/2021	A-1.0, A-1.1, A-10.0, A-10.1	Aaron Dahl	19156
Architecture	2/1/2021	CS, A-10.2, A-10.3, A-10.4, Q-1.0	Aaron Dahl	19156
Accessibility	2/21/2021	TABS2021008665	Josue Burgette	RAS-1489
ACM Report	On record			
Structural	2/1/2021	S-1.1	Nicholas Dudley, PE	116850
Fire Protection	Review by Others			
Mechanical	2/1/2021	DM-2.1, M-2.1, DR-1.2, R-1.2, R-1.9, R-2.2, R-4.1, R-5.1, R-5.2, R-5.3	Clifford Tilbury, PE	88661
Plumbing	N/A			

Electrical	2/1/2021	DE-3.1, E-3.1, E-4.15, E-8.1	Don McCloud, PE	133936
Energy	2/1/2021	2018 IECC - IL	Joey Sanchez	

Required Inspections

1. Foundation pre-pour and Special Inspections by design engineer (turn in letter from engineer to city)
2. Frame, Mechanical, and Electrical rough-in inspection
3. Re-frame and Energy 1 inspection
4. Drywall inspection
5. Final inspection (Building, Energy 2, Mechanical, and Electrical)

Plan Review Limitations

This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features, and components.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.

Numerals indicated in parenthesis are applicable code sections of the 2015 *International Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgment in evaluating construction documents for code compliance.

Items identified as "**Response required**" shall comply with IBC, Section 107.2.1: Information on construction documents. Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations, as determined by the building official.

REVIEW COMMENTS		
No.	Description	Code Section
GENERAL & ADMINISTRATIVE		
1	This plan review has been performed in accordance with the City of West Lake Hills adopted codes: 2015 Edition of the International Building, Energy Conservation, Fuel-Gas, Mechanical, Plumbing and 2014 National Electric Code. Sheet CS: It was noted that the Basis of Design is the 2018 IBC, 2018 UPC, 2018 UMC and 2017 NEC. The Building Official has determined this is an equivalent Basis of Design to the adopted code This plan review does not cover Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning. Items in this review stating, “Response required” shall be provided as Construction documents and shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules, and regulations, as determined by the building official.	Ord. Title II, Ch. 22, Art. 22.03, Sec. 22.03.091, 22.03.093, 22.03.094, 22.03.095, 22.03.096, 22.03.098
ARCHITECTURE		
2	Regarding Address Identification: The minimum size for exterior premises identification numbers (master street address numbers) for complexes such as strip centers, malls, apartment complexes, etc. shall be eight (8) inches in height. Exterior business suite and office numbers shall not be less than four (4) inches in height. These numbers shall be clearly distinguishable from the point of Fire Department access. Whenever a building is set back from a servicing street or roadway at a distance preventing reasonably sized numerals or letters from being distinguished, the address may be posted at the street entrance on a substantial sign when approved by the Fire Department. However, when more than one (1) building is located at the same numerical street address, each building must display a complete address including particular alphabetical or numerical building listings and individual occupancy numbers which must be clearly distinguishable from the access road servicing the building. The complete address must contrast with the background to which it is attached. Multi-occupant buildings shall have all rear entrance(s) to each tenant space individually identified with proper suite/address numbers. The street address of all projects under construction shall be posted in a conspicuous location prior to the beginning of construction at a particular building site. Temporary numbers may be painted over contrasting background on plywood or other suitable wood boards and clearly displayed on the public street frontage on which the project is addressed. Permanent numbers are required on buildings at completion and must be approved by the Fire Department during the certificate of occupancy inspection. Inspector will site verify.	IBC 501.2
3	Please note the following regarding allowable materials in Type II construction, please ensure compliance with the following: Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: 1. Fire-retardant-treated wood shall be permitted in: 1.1. Nonbearing partitions where the required fire-resistance rating is 2 hours or less. 1.2. Nonbearing exterior walls where fire-resistance rated construction is not required.	603.1

1.3. Roof construction, including girders, trusses, framing and decking.

Exception: In buildings of Type IA construction exceeding two stories above grade plane, fire-retardant-treated wood is not permitted in roof construction where the vertical distance from the upper floor to the roof is less than 20 feet (6096 mm).

2. Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25.

Exceptions:

1. Insulation placed between two layers of noncombustible materials without an intervening airspace shall be allowed to have a flame spread index of not more than 100.
2. Insulation installed between a finished floor and solid decking without intervening airspace shall be allowed to have a flame spread index of not more than 200.
3. Foam plastics in accordance with Chapter 26.
4. Roof coverings that have an A, B or C classification.
5. Interior floor finish and floor covering materials installed in accordance with Section 804.
6. Millwork such as doors, door frames, window sashes and frames.
7. Interior wall and ceiling finishes installed in accordance with Sections 801 and 803.
8. Trim installed in accordance with Section 806.
9. Where not installed greater than 15 feet (4572 mm) above grade, show windows, nailing or furring strips and wooden bulkheads below show windows, including their frames, aprons and show cases.
10. Finish flooring installed in accordance with Section 805.
11. Partitions dividing portions of stores, offices or similar places occupied by one tenant only and that do not establish a corridor serving an occupant load of 30 or more shall be permitted to be constructed of fire-retardant-treated wood, 1-hour fire-resistance-rated construction or of wood panels or similar light construction up to 6 feet (1829 mm) in height.
12. Stages and platforms constructed in accordance with Sections 410.3 and 410.4, respectively.
13. Combustible exterior wall coverings, balconies and similar projections and bay or oriel windows in accordance with Chapter 14.
14. Blocking such as for handrails, millwork, cabinets and window and door frames.
15. Light-transmitting plastics as permitted by Chapter 26.
16. Mastics and caulking materials applied to provide flexible seals between components of exterior wall construction.
17. Exterior plastic veneer installed in accordance with Section 2605.2.
18. Nailing or furring strips as permitted by Section 803.4.
19. Heavy timber as permitted by Note c to Table 601 and Sections 602.4.7 and 1406.3.
20. Aggregates, component materials and admixtures as permitted by Section 703.2.2.
21. Sprayed fire-resistant materials and intumescent and mastic fire-resistant coatings, determined on the basis of fire-resistance tests in accordance with Section 703.2 and installed in accordance with Sections 1705.13 and 1705.14, respectively.
22. Materials used to protect penetrations in fire-resistance-rated assemblies in accordance with Section 714.
23. Materials used to protect joints in fire-resistance-rated assemblies in accordance with Section 715.
24. Materials allowed in the concealed spaces of buildings of Types I and II construction in accordance with Section 718.5.
25. Materials exposed within plenums complying with Section 602 of the International Mechanical Code.

603.1.1 Ducts.

The use of nonmetallic ducts shall be permitted where installed in accordance with the limitations of the International Mechanical Code.

603.1.2 Piping.

The use of combustible piping materials shall be permitted where installed in accordance with the limitations of the International Mechanical Code and the International Plumbing Code.

	603.1.3 Electrical. The use of electrical wiring methods with combustible insulation, tubing, raceways, and related components shall be permitted where installed in accordance with the limitations of this code. Inspector will site verify.	
4	Regarding the Means of Egress: Walking surfaces of the <i>means of egress</i> shall have a slip-resistant surface and be securely attached. Inspector will site verify.	1003.4
5	Regarding Means of Egress Doors. Except as specifically permitted by this section, egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. 1008.1.9.1 Hardware. Door handles, pulls, latches, locks, and other operating devices on doors required to be <i>accessible</i> by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate. 1008.1.9.2 Hardware height. Door handles, pulls, latches, locks, and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height. 1008.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists: 1. Places of detention or restraint. 2. In buildings in occupancy Group A having an <i>occupant load</i> of 300 or less, Groups B, F, M and S, and in <i>places of religious worship</i>, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided: 2.1. The locking device is readily distinguishable as locked. 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch (25 mm) high on a contrasting background; and 2.3. The use of the key-operated locking device is revocable by the <i>building official</i> for due cause. 3. Where egress doors are used in pairs, <i>approved</i> automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware. 1008.1.9.4 Bolt locks. Manually operated flush bolts or surface bolts are not permitted. Inspector will site verify.	1008.1.9
ACCESSIBILITY		
6	It was noted that this project has been registered in compliance with the Texas Architectural Barriers Act Submission for Review and Approval. 469.102(d) A public official of a political subdivision who is legally authorized to issue building construction permits may not accept an application for a building construction permit for a building or facility subject to Section 469.101 unless the official verifies that the building or facility has been registered with the department as provided by rule. All plans and specifications for the construction of or for the substantial renovation or modification of a building or facility must be submitted to the department for review and approval if: (1) the building or facility is subject to this chapter; and (2) the estimated construction cost is at least \$50,000. It is the Owners responsibility to ensure compliance with the Texas Accessibility Standards for an Accessibility Plan Review and Inspection within the time frame prescribed by law.	Texas Government Code, Chapter 469, Elimination of Architectural Barriers, and Texas Occupations Code, Chapter 51.
7	Regarding Accessibility and Employee work areas: Spaces and elements within employee work areas shall only be required to comply with Sections 907.9.1.2, 1007 and 1104.3.1 and shall be designed and constructed so that	1103.2.3

	individuals with disabilities can approach, enter and exit the work area. Work areas, or portions of work areas, that are less than 300 square feet (30 m²) in area and located 7 inches (178 mm) or more above or below the ground or finish floor where the change in elevation is essential to the function of the space shall be exempt from all requirements. No response required.	
	STRUCTURAL	
8	Contractor is to notify city of damage to any structural member(s) while in the course of demolition and/ or construction.	110.3.8
9	Special Inspections by the Design Engineer require Letters of Concurrence to be submitted to the City of West Lake Hills prior to Final Inspections. 1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the building official and to the registered design professional in responsible charge. Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the Building Official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and tests, and correction of any discrepancies noted in the inspections or tests, shall be submitted at a point in time agreed upon prior to the start of work by the owner or the owner's authorized agent to the building official. No response required.	1704.2.4
10	The statement of Special Inspections shall identify the following: 1. The materials, systems, components, and work required to have special inspections or tests by the Building Official or by the registered design professional responsible for each portion of the work. 2. The type and extent of each special inspection. 3. The type and extent of each test. 4. Additional requirements for special inspections or tests for seismic or wind resistance as specified in Sections 1705.11, 1705.12 and 1705.13. 5. For each type of special inspection, identification as to whether it will be continuous special inspection, periodic special inspection or performed in accordance with the notation used in the referenced standard where the inspections are defined. No response required.	1704.3.1
	FIRE	
11	Fire review by Fire Marshal.	
	ENERGY	
12	COMcheck report for the Interior Lighting written for the 2015 International Energy Conservation Code have been provided for review. C407.6 Calculation software tools. Calculation procedures used to comply with this section shall be software tools capable of calculating the annual energy consumption of all building elements that differ between the standard reference design and the proposed design and shall include the following capabilities. 1. Building operation for a full calendar year (8,760 hours). 2. Climate data for a full calendar year (8,760 hours) and shall reflect approved coincident hourly data for temperature, solar radiation, humidity, and wind speed for the building location. 3. Ten or more thermal zones. 4. Thermal mass effects. 5. Hourly variations in occupancy, illumination, receptacle loads, thermostat settings, mechanical ventilation, HVAC equipment availability, service hot water usage and any process loads. 6. Part-load performance curves for mechanical equipment. 7. Capacity and efficiency correction curves for mechanical heating and cooling equipment.	IECC C407.6

	8. Printed code official inspection checklist listing each of the proposed design component characteristics from Table C407.5.1(1) determined by the analysis to provide compliance, along with their respective performance ratings including, but not limited to, R-value, U-factor, SHGC, HSPF, AFUE, SEER, EF. Please provide plans and COMcheck reports to the Inspector upon request. No response required.	
	PLUMBING	
13	Plumbing work is not under the scope of this project.	
	MECHANICAL	
14	All Mechanical work shall comply with the City of West Lake Hills ordinances and adopted 2015 International Mechanical Code.	
15	Regarding mechanical work, please note the following: Additions, alterations, renovations, or repairs to a mechanical system shall conform to that required for a new mechanical system without requiring the existing mechanical system to comply with all of the requirements of this code. Additions, alterations, or repairs shall not cause an existing mechanical system to become unsafe, hazardous, or overloaded. Minor additions, alterations, renovations, and repairs to existing mechanical systems shall meet the provisions for new construction, unless such work is done in the same manner and arrangement as was in the existing system, is not hazardous and is approved. Inspector will site verify.	IMC 102.4
	ELECTRICAL	
16	All Electrical work shall comply with the City of West Lake Hills ordinances and adopted 2014 National Electrical Code.	NEC 90.7, 110.3, IBC 714
17	Please note the following: The use of electrical wiring methods with combustible insulation, tubing, raceways, and related components shall be permitted when installed in accordance with the limitations of this code. Inspector will site verify.	IBC 603.1
18	Please ensure compliance with the following regarding Working Space at the Electrical Panel(s). (A) Working Space. Working space for equipment operating at 600 volts, nominal, or less to ground and likely to require examination, adjustment, servicing, or maintenance while energized shall comply with the dimensions of 110.26(A)(1), (A)(2), and (A)(3) or as required or permitted elsewhere in this Code. (1) Depth of Working Space. The depth of the working space in the direction of live parts shall not be less than 3-feet. Distances shall be measured from the exposed live parts or from the enclosure or opening if the live parts are enclosed. (2) Width of Working Space. The width of the working space in front of the electrical equipment shall be the width of the equipment or 762 mm (30 in.), whichever is greater. In all cases, the workspace shall permit at least a 90-degree opening of equipment doors or hinged panels. (3) Height of Working Space. The workspace shall be clear and extend from the grade, floor, or platform to a height of 2.0 m (6½ ft.) or the height of the equipment, whichever is Greater. Within the height requirements of this section, other equipment that is associated with the electrical installation and is located above or below the electrical equipment shall be Permitted to extend not more than 150 mm (6 in.) beyond the front of the electrical equipment. (B) Clear Spaces. Working space required by this section shall not be used for storage. When normally enclosed live parts are exposed for inspection or servicing, the working Space, if in a passageway or general open space, shall be suitably guarded. Inspector will site verify.	NEC 110.26
19	Regarding Permissible Loads: In no case shall the load exceed the branch-circuit ampere rating. An individual branch circuit shall be permitted to supply any load for which it is rated. A branch circuit supplying two or more outlets or receptacles shall supply only the loads specified according to its size as	NEC 210.23

	specified in 210.23(A) through (D) and as summarized in 210.24 and Table 210.24.	
	Inspector will site verify.	
20	Regarding Field Identification Required: (A) Circuit Directory or Circuit Identification. Every circuit and circuit modification shall be legibly identified as to its clear, evident, and specific purpose or use. The identification shall include sufficient detail to allow each circuit to be distinguished from all others. Spare positions that contain unused overcurrent devices or switches shall be described accordingly. The identification shall be included in a circuit directory that is located on the face or inside of the panel door in the case of a panelboard and located at each switch or circuit breaker in a switchboard. No circuit shall be described in a manner that depends on transient conditions of occupancy. Inspector will site verify.	NEC 408.4

END OF REPORT



EMERGENCY PREVENTION DIVISION

Travis County Emergency Services District No. 9
1301 S. Capital of Texas Hwy, Suite B-123
West Lake Hills, TX 78746

Headquarters 512-539-3400
Facsimile 512-327-2780
P. O. Box 162170 Austin, TX 78716-2170

www.WestlakeFD.org

Plan Review Comments

OCCUPANCY: HEB Curbside Pickup

ADDRESS: 701 S. Capital of Texas Hwy.
Building D, Suite 430

REVIEW TYPE: Architectural & MEP
(Addition)

ARCHITECT: Aaron H. Dahl
TX 19156

REVIEWER: District Chief Michael Lacey
Fire Marshal

DATE: 04/02/2021

REVIEW STATUS: APPROVED WITH COMMENTS

NOTE: Comments are based on submitted plans only. Final approval is contingent upon all comments being addressed and the final inspection. All references are to the 2015 International Building Code, 2015 International Fire Code, NFPA 101-2015.

COMMENTS

1. A firewall shall be constructed between the large HEB (sprinklered) and the new addition (non-sprinklered) due to one side being sprinklered and the other not. Firewalls without openings are required to consider the two buildings separate from the other.
2. Our records indicate the address for this suite is Building D, Suite 430. Please update associated documents to reflect the accurate building and suite number for the Curbside Pickup Suite.
3. Provide the details and cut sheets on the emergency opening features proposed on the rear roll up door. These can be emailed to MLacey@WestLakeFD.org.
4. Provide cut sheets on the cooler emergency features and alarms. These can be emailed to MLacey@WestLakeFD.org.
5. Portable fire extinguisher coverage shall be one per 3,000 square feet and 75 feet horizontal travel distance throughout the building. Extinguishers shall have a minimum rating of 2A 10 BC and mounted in a cabinet or on the wall at a height of not less than 4 inches and not more than 4 feet from the floor.
6. Any electrical hazards (existing or new) noted during the renovation above grid or within the walls shall be corrected in full compliance with the NEC. (A pre-cover above ceiling inspection will be required to verify compliance).
7. Please ensure that the breaker panel schedules are accurately updated to reflect the proposed modifications and additions.
8. Suite numbers shall be posted on the front and rear doors in an approved manner.

9. The Fire Department Knox Box on the front of the building shall be updated with current contact info and access keys in an approved manner prior to C of O / Fire Final Inspection.

THESE PLAN REVIEW COMMENTS MUST REMAIN ATTACHED TO THE ON-SITE COPY OF THE PLANS.

******END OF DOCUMENT******



VARIANCES STAFF REPORT

APRIL 21, 2021

Project Address: Caravan Circle

Project Number: 16407

Agenda Item: Land Use: Seven Point Seven Ranch: Discussion/recommendation on an application for several variance requests for a proposed subdivision located at Caravan Circle between Kennan Road and Terrace Mountain: 1) Variance for more than 50% of the lot area with slopes greater than 30%; 2) Variance to showing two 6,000sf septic drain fields on each lot on slopes less than 30%; and 3) Variance to allow for driveway and parking on slopes greater than 25%. (West Lake Hills Code Sec. 36.01.009(A)(2)(E), 36.01.011(E), & 36.01.007(f)(2)XV(b)). Owner Ranch Dubois Holdings and Jeffrey Dochen/Power of Attorney Michele Lynch and Ric Thompson.

Applicant Information: Jeffrey Dochen

Hearing Dates:

February 17, 2021	ZAPCO – <i>meeting cancelled</i>
March 17, 2021	ZAPCO – applicant requested postponement
April 21, 2021	ZAPCO
May 12, 2021	Board of Adjustment/City Council

Location: The subject properties are located east of Kennan Road, west of Terrace Mountain Drive, north of Redbud Trail.

Zoning & Site Characteristics:

The subject properties and surrounding neighborhood are zoned R – 1 – One-Family Residential. The total acreage is approximately 7.58 acres.

Background & Analysis:

The applicant is requesting several variances in order to reconfigure/subdivide two tracts into a two-lot subdivision. The properties are steeply sloped, with the majority of it being on slopes 30% or greater.

The application was revised to reduce the number of variances and types of variances requested compared to the original application. The original application included side setback variance requests and a conservation easement variation request, in addition to the same variances currently contemplated for the slopes exceeding 30% and ability to show two

potential septic fields on each lot on slopes less than 30%. The removal of the setback and conservation easement variance requests causes relocation of the building footprints, requiring a variance for driveways/parking areas to be located on slopes exceeding 25%.

Variance Requests

Below is a summary of each of the requested variances:

- Proposed lots having slopes exceeding 30% for 50% or more of lot: the Subdivision Ordinance requires at least 50% of the area of all lots to be situated on land having natural slopes of less than 30%. The slope map shows that much of the land exceeds 30% slopes and therefore unusable/requires a variance.
- Septic field location: requesting a variance for showing two locations for 6,000sf on-site septic drain field on natural slopes less than 30%. Applicant is proposing instead to show one septic field between 4,000sf-6,000sf for each lot due to the topography.
- Variance to allow for driveway and parking on slopes greater than 25%: The placement of driveways and parking areas would need to be on slopes greater than 25%.

Variance Criteria Review:

When applying for a variance, 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.
The application states – “The two properties are currently legally divided but cannot be developed without variances due to irregular and narrow shapes as well as they being comprised of mostly steep slopes. The variances have been reduced by associating this request with a subdivision plat which will seek to adjust the property lines between the two tracts to lessen the overall impact of building on steep slopes.”
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The original four variances were intended to put development on the more flat slopes and open areas (less trees). The alternative plan proposed to address concerns of nearby neighbors reduces the number of variances, but causes a shift to slightly steeper slopes. However, this will not unreasonably disrupt or destroy the natural terrain and existing flora as it is a moderate shift.”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.

The application states – “We could think of none. These variances, simply put, are to allow work to be done in the more open and more level areas.”

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

The application states – “As noted in #2, an alternative plan is now being proposed in an effort to address concerns of nearby neighbors. This alternative plan is shown as red/orange areas and text on the slope map exhibit. Either plan results in variances and does not alleviate the overall hardships.”

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

The application states – “The Code encourages development on more flat slopes with less disturbance. The original plan and four variances sought to accomplish this goal. The Code also encourages separation between developments through the use of setbacks. The alternative plan now proposed honors those setbacks and reduces the number of variances. The property cannot be developed without some kind of variances, but putting only one house on each 3.78 acre lot (two total houses) leaves a great deal of buffer between nearby homes and preserves substantial tree cover with minimal impact.”

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

The application states – “Reference response to question #5. With both original variances and the alternative variances, there will still be a great deal of undisturbed land that will be a natural buffer to neighboring properties.”

Lighting

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

Building Code

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

Subdivision

It is required to file any necessary variance requests prior to filing a subdivision application. After the variances are considered, the applicant intends to submit a subdivision application.

Comprehensive Planning Analysis

The proposed current and future land use complies with the City’s Comprehensive Plan.

Staff Recommendation

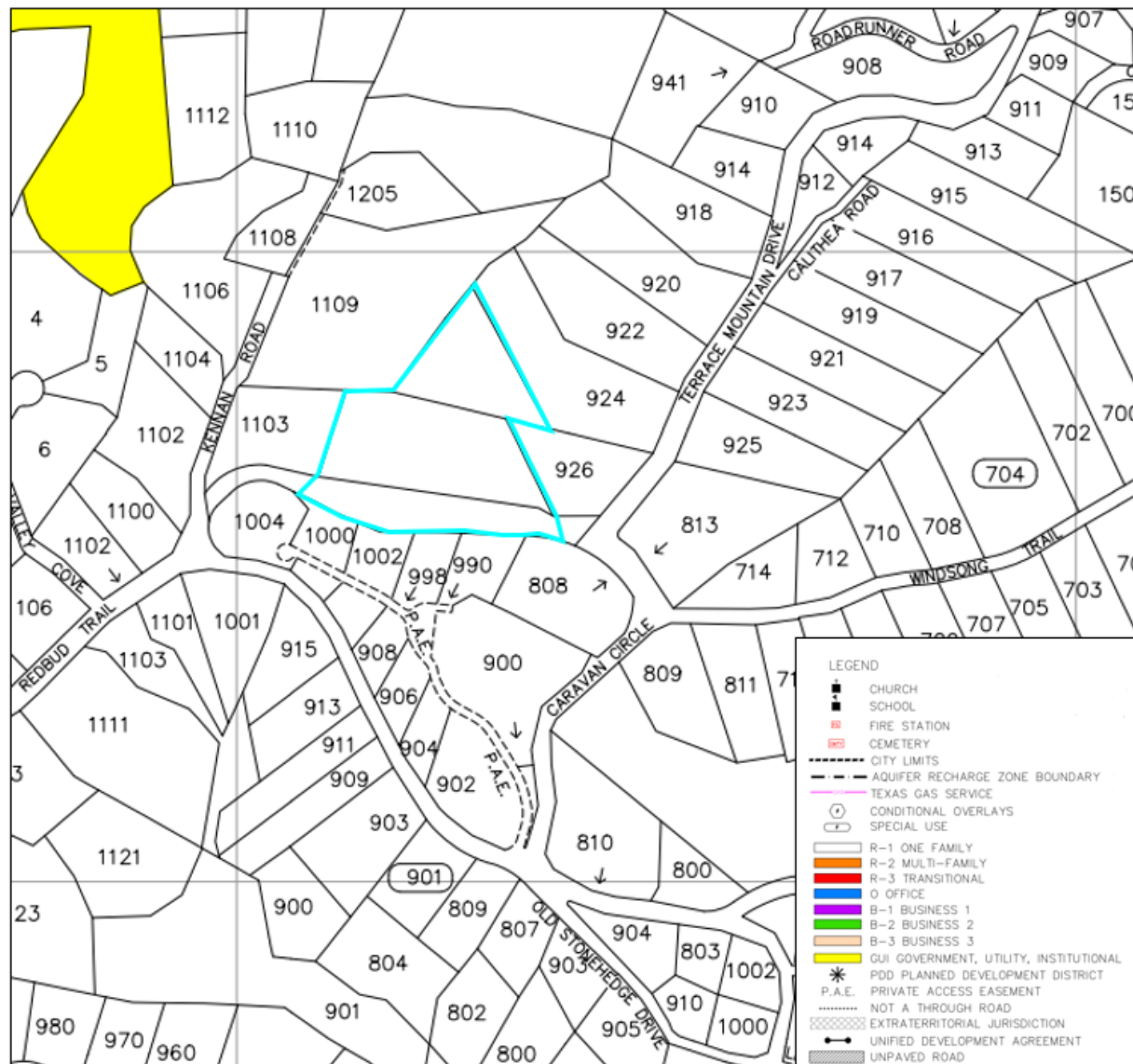
Due to the steep topography, the staff recommendation is approval.

Links to Relevant Code:

- [Sec. 22.03.281 Schedule of Regulations](#)
- [Sec. 22.03.514 Criteria and process required for granting variance](#)
- [Sec. 36.01.011 Private sewage facilities](#)
- [Sec. 36.01.009 General rules and regulations](#)
- [Sec. 36.01.07 Plat preparation, contents, and submittal](#)

(Maps to follow)

Zoning:



Aerial:



VARIANCE APPLICATION



Date Received: _____ Received By: _____
Amount Due \$ _____ Date Payment Received: _____
Admin Complete Date: _____ Permit No: _____

****All applications and supporting documents should be submitted electronically to
pzsec@westlakehills.org and planner@westlakehills.org****

APPLICANT & PROPERTY INFORMATION

The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

Property Owner: Jeffrey Dochen & Ranch Phone: 512-328-2500

Email: [REDACTED]

Address: _____ City: _____ State: _____ Zip: 78733

Agent*: Ric Thompson & Michele Lync Phone: 512-328-0002 and 512-797-2129

Email: [REDACTED]

Address: 904 N. Cuernavaca City: Austin State: Texas Zip: 78733

Property Address: Caravan Circle between Keenan Rd and Terrace Mtn Rd City: Westlake Hills State: Texas Zip: 78746

Property Information

Subdivision Name: _____

Block: _____ Lot: _____ TCAD Tax Parcel ID: _____

Current Zoning Classification: _____ Total Lot Size (Acres): 7.44 acres

***Please submit Power of Attorney form designating authorized agent.**

PROJECT INFORMATION

Please list all variances being applied for: (Please be detailed-for tree variances, must include tree #, size, species; setback variances-which setback and how far is requested encroachment; for height specify how much height being requested; etc.)

- 1) 36.01.009(A)(2)(E) – Variance for more than 50%with slope >30%.
- 2) 36.01.011(E) – Variance to showing two 6,000 square feet septic drain fields on each lot for slopes less than <30%.
- 3) 36.01.007(f)(2)(XV)(b) – Variance to allow for driveway and parking on slopes greater than >25%.
- 4) _____
- 5) _____



VARIANCE APPLICATION

- 6) _____
7) _____
8) _____
9) _____
10) _____

Brief Description of project/why variances are needed: _____

Variance Questionnaire (*Applicant must demonstrate a hardship for variance request. The ZAPCO Commissioners, Board of Adjustment/City Council consider these responses when evaluating your application.*)

1) Describe in detail any special conditions you believe will result in unnecessary hardship to you if the terms of this ordinance are strictly or literally enforced.

The two properties are currently legally divided but cannot be developed without variances due to irregular and narrow shapes as well as being comprised of mostly steep slopes. The variances have been reduced by associating this request with a subdivision plat which will seek to adjust the property lines between the two tracts to lessen the overall impact of building on steep slopes.

2) Why do you think the natural terrain and existing flora will not be unreasonably disrupted or destroyed if the variance you are requesting is granted?

The original four variances were intended to put development on the more flat slopes and open areas (less trees). The alternative plan proposed to address concerns of nearby neighbors reduces the number of variances, but causes a shift to slightly steeper slopes. However, this will not unreasonably disrupt or destroy the natural terrain and existing flora as it is a moderate shift.

3) What other alternatives have you considered? Why won't those other options alleviate the difficulty or hardship that you think exists?

As noted in #2, an alternative plan is now being proposed in an effort to address concerns of nearby neighbors. This alternative plan is shown as red/orange areas and text on the slope map exhibit. Either plan results in variances and does not alleviate the overall hardships.

4) Why do you believe the variance you are requesting is the minimum required to alleviate the difficulty or hardship you think exists?

If the three variances with the alternative plan are approved, they will be the minimum necessary as there is no development option that eliminates variance requests completely due to the existing site conditions.



VARIANCE APPLICATION

5) Why do you believe your variance does not violate the intent of the Zoning Ordinance or the goals of the City's Comprehensive Plan?

The Code encourages development on more flat slopes with less disturbance. The original plan and four variances sought to accomplish this goal. The Code also encourages separation between developments through the use of setbacks. The alternative plan now proposed honors those setbacks and reduces the number of variances. The property cannot be developed without some kind of variances, but putting only one house on each 3.78 acre lot (two total houses) leaves a great deal of buffer between nearby homes and preserves substantial tree cover with minimal impact.

6) Why do you believe your variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners?

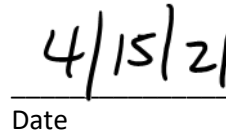
Reference response to question #5. With both the original variances and the alternative plan variances, there will still be a great deal of undisturbed land that will be a natural buffer to neighboring properties.

AUTHORIZATION & ACKNOWLEDGEMENT

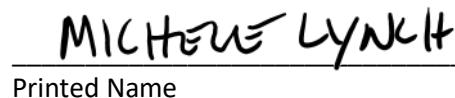
The above information is true to the best of my knowledge. I attest that the real property described is owned by me and all others as signed below. If the below is signed by the authorized agent of said property, the signature of the property owner must be included below or consent must be attached (Power of Attorney Form).



Signature



Date



Printed Name



VARIANCE APPLICATION

APPLICATION CHECKLIST

Zoning Change Application Checklist

- ☒ Completed, signed application
- ☒ Power of Attorney form, if applicable
- ☒ Proof of ownership of subject property
- ☒ Completed Variance Hardship Questionnaire
- ☒ Letter addressed to ZAPCO Chairperson explaining zoning change request and proposed use
- ☒ Property survey
- ☒ Proposed site plan with building setbacks clearly labeled
- ☐ Building elevations, if applicable
- ☐ Tree and topo survey, if applicable
- ☐ Preliminary plans for proposed project (pool plans, building plans, fence design, etc.)
- ☒ Photos of property showing existing conditions (for tree variances, include photos of proposed variance trees)
- ☐ Letters/emails of support from neighbors, if able to obtain
- ☒ Payment of application fees (*refer to Appendix A: Fee Schedule in the Code of Ordinances for current fees. Fees are due upfront with application.*)
- ☐ Other relevant information, as determined necessary by staff (for example, if variance is for cut/fill/retaining wall, you may be requested to provide a drainage report)

Variance Process and Information

- City staff will prepare public notification letters and will provide you a public notice sign to place on the property. You will be notified when the public notice sign is available to be picked-up.
- If you want to see example variance applications, please see the Agenda page on the City website at <https://www.westlakehills.org/> to view the latest ZAPCO, Council and BOA packets
- All variance applications are first considered by the Zoning and Planning Commission (ZAPCO), which is an advisory commission only. Final action is then determined by either City Council or Board of Adjustment, depending on the type of variance being requested.
- Agenda packets are digital and posted on the website the Friday prior to the meeting by 5pm. Staff will send you a meeting reminder email after the agenda and packet are posted.
- Applicants or a designated representative are required to attend/speak at each public hearing; otherwise you will risk postponement or denial for no-show. Applicants should keep remarks brief and the typical time allotment is 5 minutes for ZAPCO and 5 – 10 minutes for City Council/BOA.
- Please note ZAPCO is an advisory commission only – final action must be taken by City Council or BOA, depending on the type of variance. If ZAPCO recommends denial, you can still move forward to City Council/BOA unless you decide to withdraw or postpone your variance request.
- If City Council/BOA denies your variance, you have to wait one year before you can reapply for the same variance.
- If approved by City Council/BOA, variances expire within one year of the approval date if a permit application has not been filed to perform the scope of work related to the variance.



VARIANCE APPLICATION

STAFF NOTES

For Completion by Staff Only

Date public notification letters mailed: _____

Date of ZAPCO Meeting: _____

ZAPCO Recommendation: _____

Date of City Council/BOA Meeting: _____

City Council/BOA

Action: _____

Notes:



April 15, 2021

Chairman Robert Meisel
West Lake Hills Zoning and Planning Commission
911 Westlake Drive
West Lake Hills, Texas 78746

RE: Seven Point Seven Circle Subdivision – Request for Variances
TLE Job No. 1705

Dear Mr. Chairman:

We are writing to submit an update to the pending variance requests as noted below for what is being called the Alternative Plan proposed to address concerns from nearby neighbors:

1. 36.01.009(A)(2)(E) – Variance for more than 50% of the lot area with slopes >30%.

Most of the property is comprised of slopes >30% and therefore most of the property is unusable without a variance.

2. 36.01.011(E) – Variance to showing two 6,000 square feet septic drain fields on each lot on slopes less than <30%.

Propose showing one 4,000-6,000 square feet of septic drain fields for each lot (total of two).

3. 36.01.007(f)(2)(XV)(b) – Variance to allow for driveway and parking on slopes >25%.

Moving out of the setbacks noted on the Original Variances #3 and #4 below will cause for the driveway and parking to be on slopes >25%.

For reference, the Original Plan Variances requested are as follows:

1. 36.01.009(A)(2)(E) – Variance for more than 50% of the lot area with slopes >30%.

Most of the property is comprised of slopes >30% and therefore most of the property is unusable without a variance.

2. 36.01.011(E) – Variance to showing two 6,000 square feet septic drain fields on each lot for slopes greater than >30%.

Propose showing one 4,000-6,000 square feet of septic drain fields for each lot.

3. 22.03.381(B) – Variance to 25 foot side setback.

Almost all of the slopes are within 50 feet of the property line, therefore we request to reduce the setback to 15 feet to allow for construction on the flattest slopes.

4. 36.01.010(E) – Variance to 50 foot conservation easement setback.

The variance is needed for the same reason as Variance #3 above.

There are pros and cons to either the Alternative Plan variances or the Original Plan variances, but the end result is that some type of variances must be approved in order to allow for any development. For example, the Original Plan has less development on slopes but encroaches in setbacks and the Alternative Plan variances may require future variances to height due to steeper slopes as well as tree removal. We are open to feedback from the Zoning and Planning Commission as to which path to take that resolves the most concerns while being the least intrusive to the neighbors and the environment.

Thank you for your assistance in completing this request, please let us know if you have any questions.

Sincerely,

THOMPSON LAND ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Robert C. Thompson".

Robert C. (Ric) Thompson, P.E.
M.S., C.F.M., C.P.E.S.C.



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, Roseana Auten owner of Ranch Dubois Holdings have made, constituted and appointed Jeffrey Dochen to be my duly authorized representative in connection with an application dated See Below to be heard by the Building Design Committee, Zoning & Planning Commission, and City Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether oral or written, made by the representative in support of the request have the full force and effect of the applicant's approval. I do by this document constitute the above named representative as my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act in connection with such application which I myself might perform or do if I was personally present.

Roseana Auten

Property Owner/Applicant Name

Roseana Auten

Property Owner/Applicant Signature

1507 Yaupon Valley Rd West Lake Hills

Street Address

City

Texas

State

78746

Zip Code

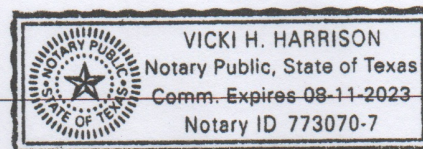
512-784-6314

Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this 29th day of July, 20 20.

Vicki H. Harrison

Notary Public in and for the State of Texas



* The application referenced above is for the development and subdivision platting of a 6.36 acre +/- tract along with an adjacent tract into two lots. The legal description for the 6.36 acre tract is shown on Exhibit "A" attached hereto.

Exhibit "A"

Legal Description to accompany Special POA Form whereas Roseana Auten, owner of Ranch Dubois Holdings appoints Jeffrey Dochen as a duly authorized representative.

ABS 198 SUR 504 CHAMBERS T J & ABS 75 SUR 503 BENHAM A L D ACR 6.36



SPECIAL POWER OF ATTORNEY FORM

KNOW ALL PERSONS BY THIS DOCUMENT that I, JEFFREY DOCHEN
have made, constituted and appointed MICHELE LYNCH AND RIC THOMPSON
to be my duly authorized representative in connection with an application dated SEE BELOW,
to be heard by the Building Design Committee, Zoning & Planning Commission, and City
Council/Board of Adjustment of the City of West Lake Hills, Texas. All representations, whether
oral or written, made by the representative in support of the request have the full force and effect
of the applicant's approval. I do by this document constitute the above named representative as
my true and lawful attorney-in-fact to act in my name, place and stead, to do and perform any act
in connection with such application which I myself might perform or do if I was personally present.

JEFFREY DOCHEN
Property Owner/Applicant Name

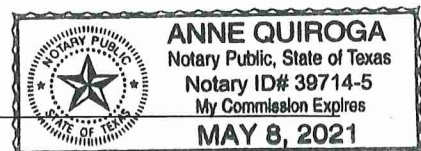
Jeffrey Dochen
Property Owner/Applicant Signature

1011 WESTLAKE DR WESTLAKE, TX 78746
Street Address City State Zip Code

512-784-4115
Property Owner/Applicant Phone Number

This instrument was acknowledged before me on this the 15th day of APRIL, 20 21.

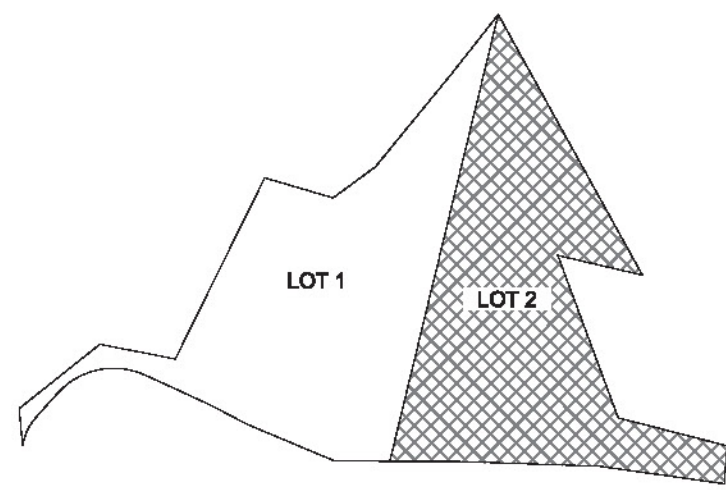
Anne Quiroga
Notary Public in and for the State of Texas



* The application referenced above is for the development
and subdivision platting of a 6.36 ac +/- tract along with
an adjacent tract into two lots. The legal description
for the 6.36 ac tract is shown on "EXHIBIT A" Attached
hereto.

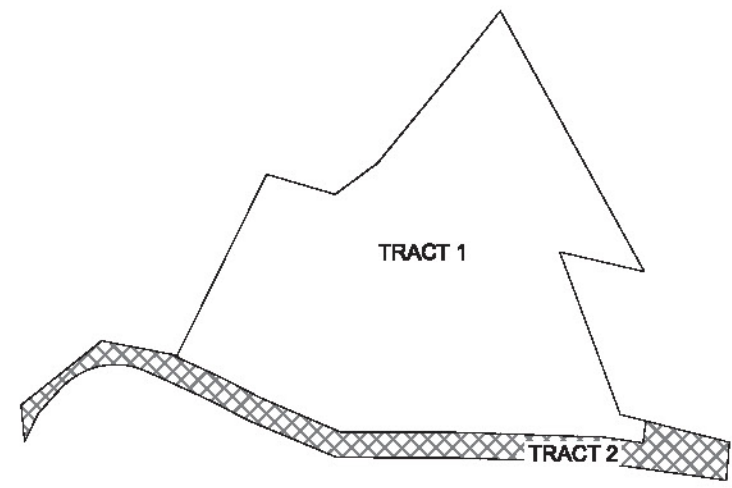
The name of the Proposed Plat is Seven Point Seven
Ranch

SLOPE ANALYSIS			
Lot 1	3.74 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	126859	2.91	78.0
25%-30% SLOPE	7136	0.16	4.4
15%-25% SLOPE	7700	0.18	4.7
0%-15% SLOPE	21045	0.48	12.9
TOTAL	162740	3.74	100.0
Lot 2	3.70 A.C.		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	110034	2.53	68.2
25%-30% SLOPE	11049	0.25	6.8
15%-25% SLOPE	9001	0.21	5.6
0%-15% SLOPE	31237	0.72	19.4
TOTAL	161321	3.70	100.0

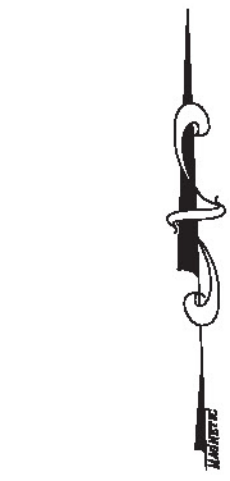


LOT KEY MAP
NTS

SLOPE ANALYSIS			
TRACT 1	6.36 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	232308	5.33	83.8
25%-30% SLOPE	16238	0.37	5.9
15%-25% SLOPE	17493	0.40	6.3
0%-15% SLOPE	11084	0.25	4.0
TOTAL	277123	6.36	100.0
TRACT 2	1.08 A.C		
Category	Sq. Ft.	Acreage	% Of Total
30%+ SLOPE	1648	0.04	3.5
25%-30% SLOPE	715	0.02	1.5
15%-25% SLOPE	226	0.01	0.5
0%-15% SLOPE	44349	1.02	94.5
TOTAL	46938	1.08	100.0



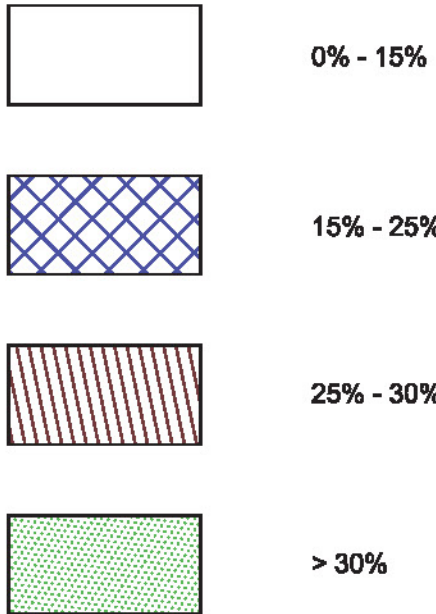
TRACT KEY MAP
NTS



SCALE: 1" = 40'



LEGEND



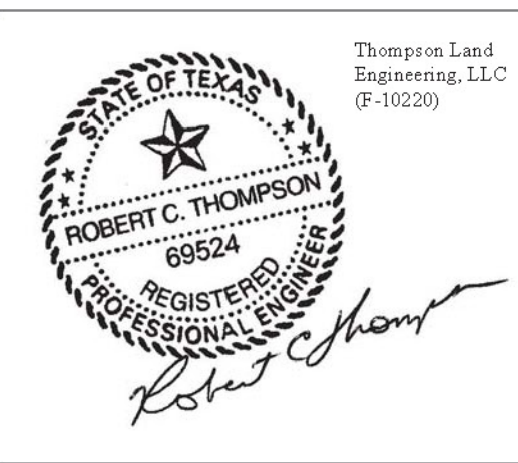
UPDATED VARIANCE LIST FOR ALTERNATIVE PLAN

1. SAME VARIANCE AS BELOW FOR #1
2. SAME VARIANCE AS BELOW FOR #2
3. ALLOWANCE OF DRIVEWAY AND PARKING ON SLOPE >25% (38.01.07)(1)(2)(F)(XV)(b) AND 38.01.008(b)

ORIGINAL VARIANCE LIST

1. VARIANCE FOR MORE THAN 50% OF LOT WITH SLOPE > 30% (38.01.009 (A)(2)(E)). MOST OF THE PROPERTY IS COMPRISED OF SLOPES > 30%
2. VARIANCE TO SHOWING TWO 6,000 S.F. OF SEPTIC DRAIN FIELDS ON A < 30% (38.01.011(E)) PER LOT. SINCE MOST OF THE PROPERTY IS COMPRISED OF SLOPES > 30%, SHOWING 12,000 S.F. OF SEPTIC AREA (TWO 6,000 S.F. FIELDS) PER LOT IS NOT POSSIBLE. INSTEAD WE PROPOSE SHOWING A LARGE FIELD (4,000 TO 6,000 S.F.) PER LOT WHICH IS EXPECTED TO BE SUITABLE FOR A TYPICAL WESTLAKE HOME.
3. VARIANCE TO THE SIDE SETBACK (22.03.281(B)). VIRTUALLY ALL OF THE LEVEL SLOPES ARE WITHIN 50 FEET OF THE SOUTH PROPERTY LINE. THEREFORE, TO NOT CAUSE THERE TO BE MORE CONSTRUCTION ON SLOPES > 30 PERCENT, AND TO HOPEFULLY AVOID THE NEED FOR A HEIGHT VARIANCE, WE WOULD LIKE TO REDUCE THE SIDE SETBACK FROM 25 FEET TO 15 FEET TO THEN ALLOW THERE TO BE MORE CONSTRUCTION ON THE FLATTEST SLOPES.
4. VARIANCE FROM HAVING A CONSERVATION EASEMENT ON THE SOUTH PROPERTY LINE FOR THE SAME REASON AS THE SIDE SETBACK (38.01.010 (E)). THIS VARIANCE IS NEEDED FOR THE SAME REASON AS THE REQUEST FOR A REDUCTION IN THE SIDE SETBACK VARIANCE.

NOTE: GIS BOUNDARY SIGNIFICANTLY DIFFERENT THAN SURVEY BOUNDARY. SLOPE MAP PREPARED ASSUMED BEST FIT OF PROPERTY ON TOPOGRAPHY (STILL SIGNIFICANT DIFFERENCE). HOWEVER, TOPOGRAPHY TREND BETWEEN THE SURVEY AND GIS DID NOT VARY SIGNIFICANTLY SO SLOPE CATEGORIES SHOULD BE REASONABLY SIMILAR



4/15/21



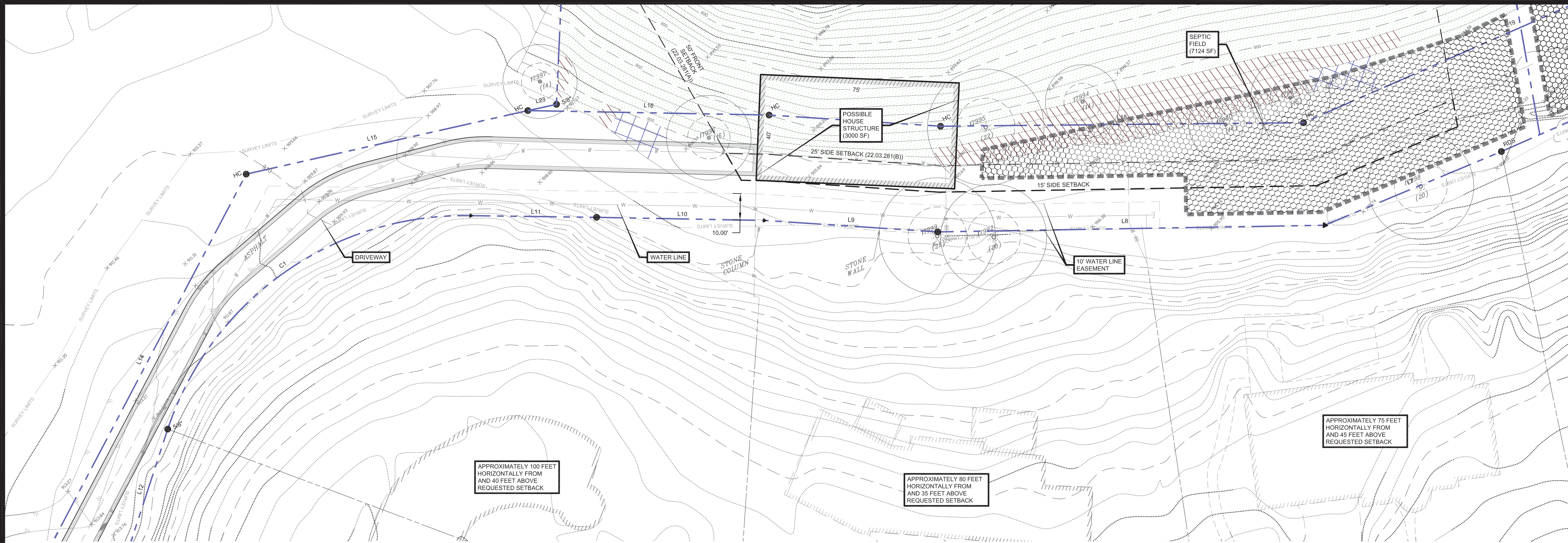
1 SLOPE MAP
SCALE: 1" = 40'

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rct@tleng.net
www: tleng.net

DATE	REVISION

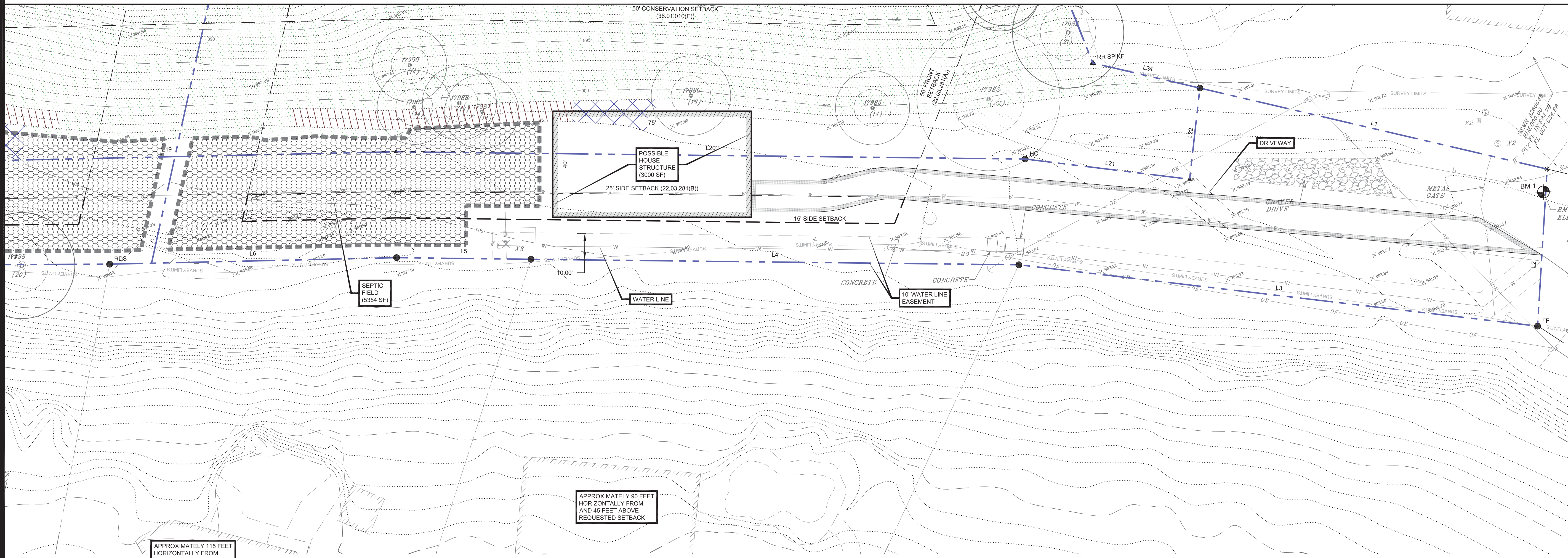
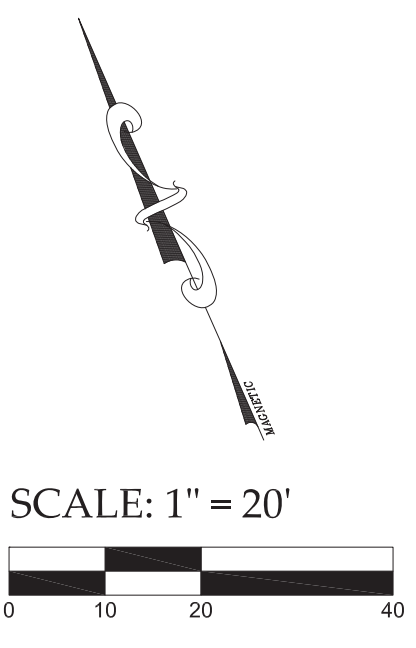
SEVEN POINT SEVEN RANCH
CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746
SLOPE MAP

PROJECT	DATE ISSUED
	April, 2021
DRAWN BY	DRAWN BY
RCT	BLM/H
JOB NUMBER	1705
SHEET	1 OF 3



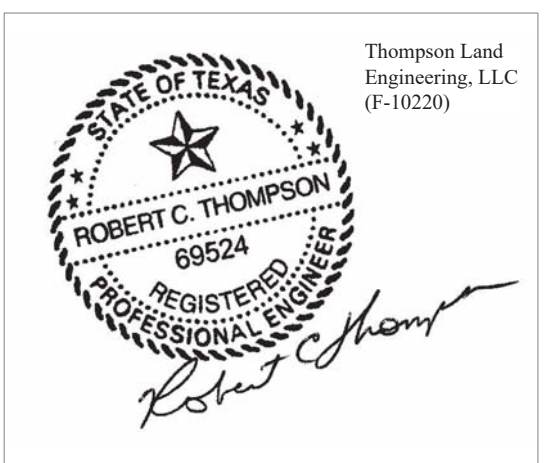
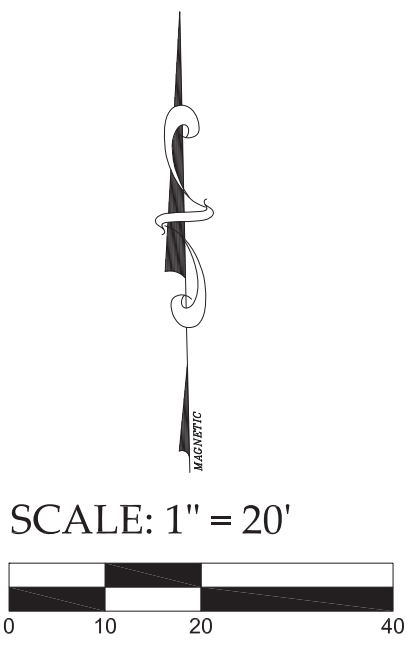
1 LOT 1 CONCEPT LAYOUT

SCALE: 1:20



2 LOT 2 CONCEPT LAYOUT

SCALE: 1:20



2/6/21

THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
P.O. Box 160062, Austin, Texas 78716 (512-328-0002)
email: rct@tleng.net
www.tleng.net

DATE	REVISION

SEVEN POINT SEVEN RANCH
CARAVAN CIRCLE, WEST LAKE HILLS, TX 78746

LOTS 1 AND 2 CONCEPT LAYOUTS

PROJECT	DATE ISSUED
	February, 2021

DESIGNED BY	DRAFTED BY
RCT	JEH

JOB NUMBER	SHEET
1705	2 OF 3

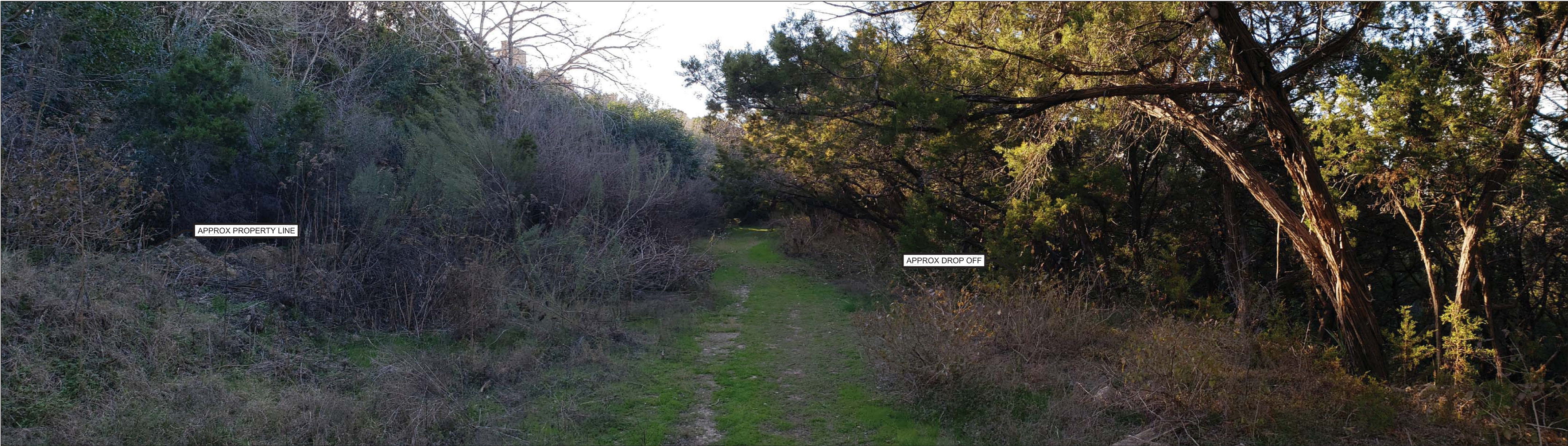
Page 95 of 160



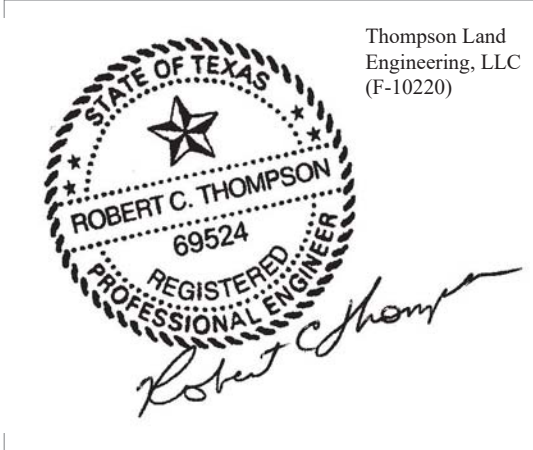
1 APPROXIMATE LOT 1 HOME & SEPTIC AREA
SCALE: NTS



2 APPROXIMATE LOT 1 & LOT 2 JOINT PROPERTY LINE
SCALE: NTS



3 APPROXIMATE LOT 2 HOME & SEPTIC AREA
SCALE: NTS



2/8/21

DATE	REVISION

DATE ISSUED February, 2021	DESIGNED BY RCT	DRAFTED BY JEHURCT	JOB NUMBER 1705	SHEET 3 OF 3
-------------------------------	--------------------	-----------------------	--------------------	-----------------

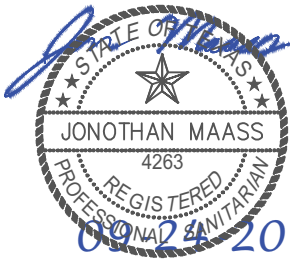
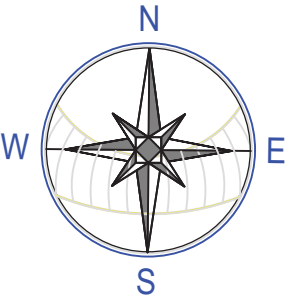
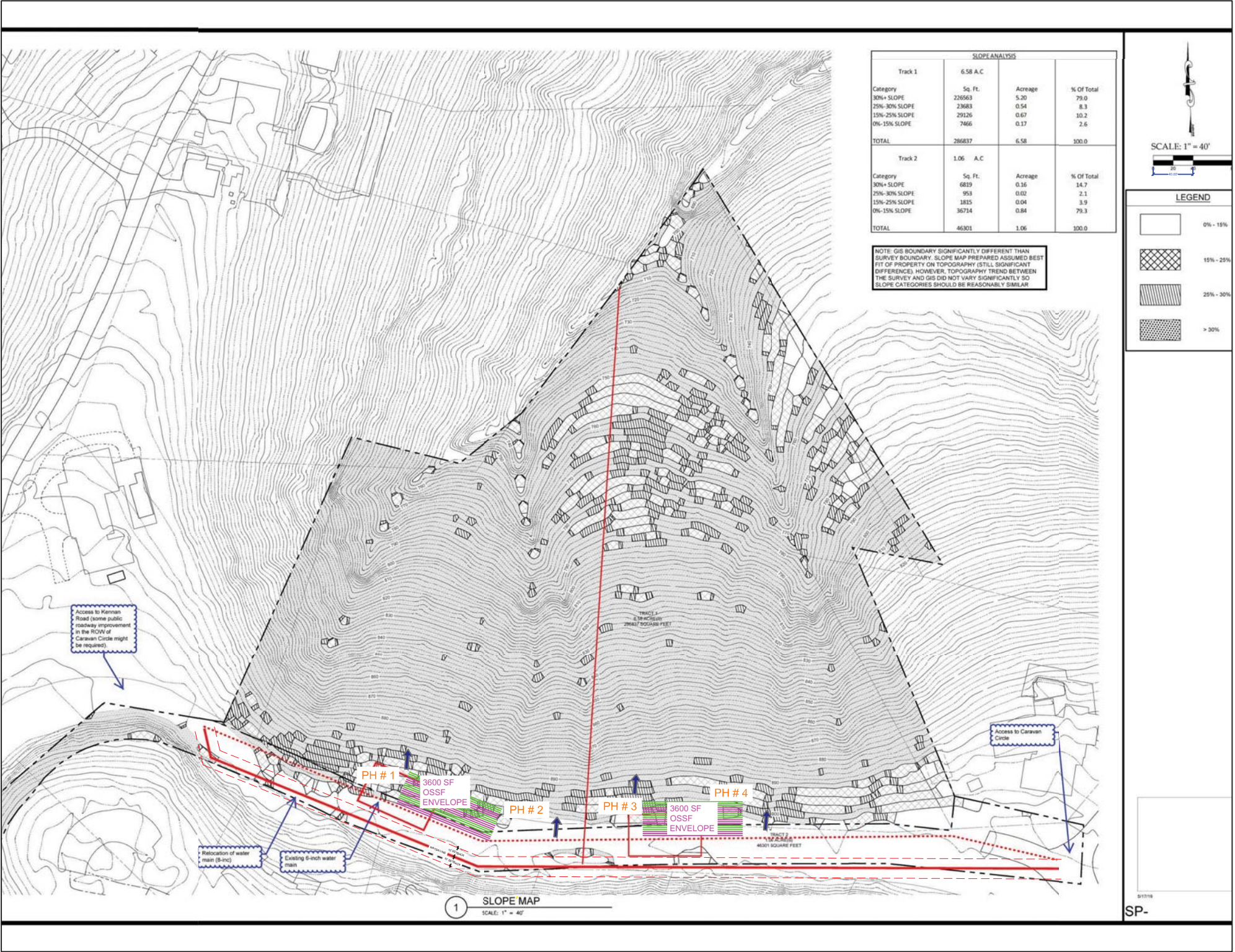


Austin Community College, City of Austin, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, NPS, US Census Bureau

DRAINAGE
DIRECTION



Any potable water line must maintain
10" separation to any ossf component.



Location of Installation:

Caravan Circle
Subdivision

PAGE # 1

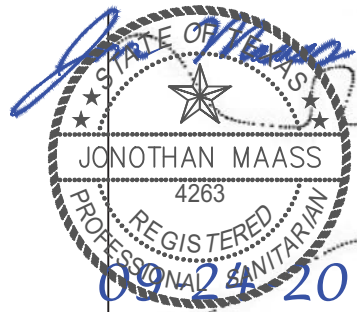
Drawn BY:

JON MAASS, RS 4263
6513 THOMAS SPRINGS ROAD
AUSTIN, TEXAS 78736
512-297-2346

SCALE: 1" : 40'

PAGE # 2

Caravan Circle Subdivision



Access to Kennan Road (some public roadway improvement in the ROW of Caravan Circle might be required).

Relocation of water main (8-inc)

Existing 6-inch water main

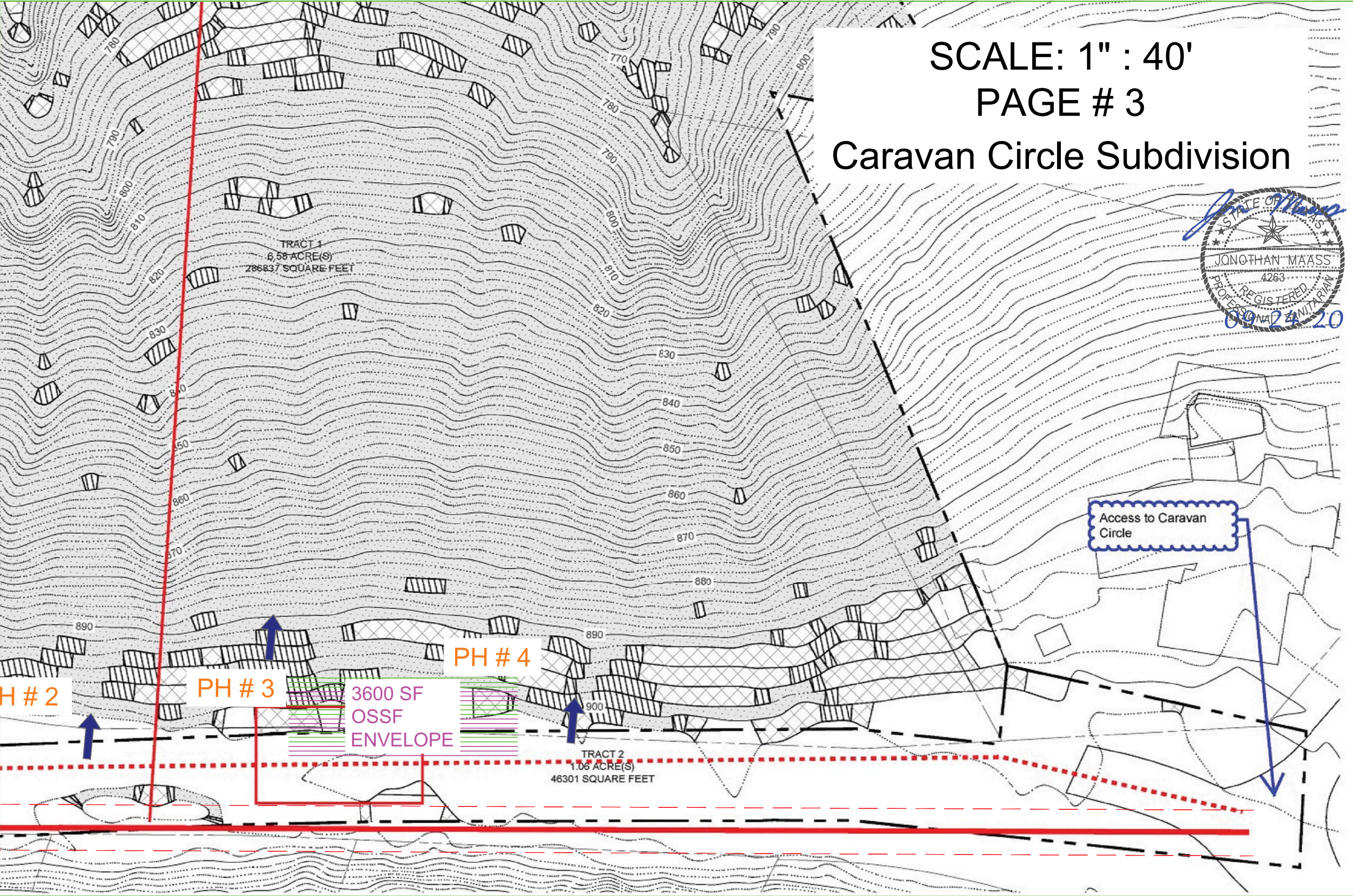
PH # 1

3600 SF OSSF ENVELOPE

PH # 2

WATER LINE
10' SETBACK
10' SETBACK

SCALE: 1" : 40'
PAGE # 3
Caravan Circle Subdivision



On-Site Sewage Facility

Soil Evaluation Report Information

Date Soil Survey Performed: 09-24-2020

County: Bastrop

Name of Site Evaluator: Jon Maass

Proposed Excavation Depth: .NA

Registration Number: SE 0028165

Requirements:

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area.

Soil boring locations or dug pits must be shown on the site drawing.

For subsurface disposal, soil evaluations must be performed to depth of at least two feet below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

Describe each soil horizon. Identify any restrictive features and indicate depths where features appear

Soil Boring Number .						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky,platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0" to 18"	III	Silty Clay Loam	Blocky		Gravel < 30%
1				No evidence of groundwater.	19" Rock	
2						
3						
4						
5						
Soil Boring Number .						
Depth (Feet)	Texture Class	Soil Texture	Structure (For Class III blocky,platy or massive)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
0	0" to 21"	IV	Clay	Massive		Gravel < 30%
1				No evidence of groundwater.	22" Rock	
2						
3						
4						
5						

Features of Site Area

Presence of 100 year flood zone

Presence of adjacent ponds, streams, water impoundments

Existing or proposed water well in nearby area

Organized sewage service available to lot or tract

Yes

Yes

Yes

Yes

No X

No X

No X

No X

I certify that the findings of this report are based on my field observations and are accurate to The best of my ability.

Jon Maass

Signature of Site Evaluator

09-24-20

Date

Drainage Statement

Site has slope ranging from 2% to 45% that conveys shete flow drainage over the majority of the property including possible OSSF areas, positive drainage should be able to be provided around any OSSF by berming or swales. Groundwater would be expected to be found at a depth of 300' in this area, there is suitable soil expected to provide adequate treatment of secondary treated effluent to protect groundwater.

Based on this site evaluation, the following systems may be utilized , these types of OSSFs will be compatible with area-wide drainage on the created lots.

☐ CONVENTIONAL

☒ DRIP

☐ ET

☐ GRAVELESS

☐ SURFACE IRRIGATION

☐ LEACHING CHAMBER

☐ LPD AEROBIC

☐ MOUND

☐ SOIL SUBSTITUTION

☐ OTHER

POSITIVE DRAINAGE MUST BE PROVIDED FOR ANY TYPE OSSF TANKS & FIELD

2' MINIMUM SEPARATION MUST BE PROVIDED BETWEEN CONFIRMED

SURFACE GROUNDWATER & BOTTOM OF EXCAVATION

Site has slope ranging from 2% to 45%, drainage features are present, minimum drainage requirements should be able to be provided.

JON MAASS, RS 4263 6513 THOMAS SPRINGS ROAD AUSTIN, TEXAS 78736 512-297-2346 jon@jmiossf.com	Proposed Caravan Circle Subdivision
SCALE NOT TO SCALE	
PAGE # 5	
PERMITTING AUTHORITY:	
City of West Lake Hills	Property ID #

Page 102 of 160

Soil Map—Travis County, Texas



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/9/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 27, 2018—Nov 16, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BrF	Brackett soils and Urban land, 12 to 30 percent slopes	10.4	88.7%
UuE	Urban land and Brackett soils, 1 to 12 percent slopes	1.3	11.3%
Totals for Area of Interest		11.8	100.0%

Soil Health - Bulk Density and Texture

Bulk density is a physical soil property measured by the ratio of dry weight of soil to its volume.

Significance

Bulk density is one of several soil properties frequently used as a measure of soil health (Volchko, et al., 2014) and is an indicator for soil compaction and root restriction. Even though bulk density varies with soil texture, it is a dynamic soil property that changes based on soil management with different soil cover, amount of organic matter, soil structure, and porosity (USDA, 2008). It influences water movement in the soil, root growth and penetration and seed germination. Some of the practices that can improve bulk density include increasing organic matter content, reducing soil disturbance when the soil is wet, and maintaining soil surface protection with a cover crop, especially multi-species that can provide a wide range of root penetration.

Bulk density influences plant growth and engineering applications. Within a family level particle-size class, bulk density is an indicator of how well plant roots are able to extend into the soil. Bulk density is used to calculate porosity. Bulk density at a water tension of 1/3 bar (33 kPa) is used for soil classification in the required characteristics for andic soil properties and in the criteria for Andic, Aquandic, and Vitrandic subgroups.

Factors Affecting Bulk Density

Inherent - Bulk density is dependent on soil texture and the densities of soil mineral (sand, silt, and clay) and organic matter particles, as well as their packing arrangement. Generally, loose, porous soils and those rich in organic matter have lower bulk density. Sandy soils have relatively high bulk density since total pore space in sands is less than that of silt or clay soils. Finer-textured soils that have good structure, such as silt loams and clay loams, have higher pore space and lower bulk density compared to sandy soils.

General relationship of soil bulk density to root growth based on soil texture

Soil Texture	Ideal bulk densities for plant growth (g/cm ³)	Bulk densities that restrict root growth (g/cm ³)
Sandy	Less than 1.60	More than 1.80
Loamy	Less than 1.40	More than 1.65
Clayey	Less than 1.10	More than 1.47

Dynamic - Bulk density is changed by crop and land management practices that affect soil cover, organic matter, soil structure, and/or porosity. Cultivation can result in compacted soil layers with increased bulk density. Livestock as well as the use of agricultural and construction equipment exert pressure that compacts the soil and reduces porosity, especially on wet soils. Freeze-thaw action in the soil can lead to lowered bulk density.

Database Entries

Methods: In general, there are two broad groupings of bulk density methods. One group is for soil materials coherent enough that a field sample can be removed, and the other group is for soils that are too fragile to remove a sample and therefore an excavation operation must be performed. In the former group, there are clod methods in which the sample has an undefined volume and is coated and then the volume is determined by submergence. Also under the former there are various methods in which a cylinder of known volume is obtained of soil sufficiently coherent that it remains in the cylinder. The detailed procedures are outlined in Soil Survey Investigations Report No. 42, Soil Survey Laboratory Methods Manual, Version 5.0, November 2014, USDA, NRCS.

Bulk density, one-third bar is the oven-dried weight of the less than 2 millimeter soil material per unit volume of soil at a water tension of 1/3 bar (33 kPa). The bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material. Three columns represent the low, representative value (RV), and high values expected in the soil horizon.

Bulk density is used to convert the results of other soil measurements from a weight to a volume basis.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly." The representative texture of each horizon is displayed.

References:

Soil Survey Staff. 2014. Kellogg Soil Survey Laboratory Methods Manual. Soil Survey Investigations Report No. 42, Version 5.0. R. Burt and Soil Survey Staff (ed.). U.S. Department of Agriculture, Natural Resources Conservation Service.

United State Department of Agriculture, Natural Resources Conservation Service. 2008. Soil Quality Indicators – Bulk Density.

Volchko Y, Norrman J, Ros  n, and Norberg T. 2014. A minimum data set for evaluation the ecological soil functions in remediation projects. J Soils Sediments 14:1850-1860.

Report—Soil Health - Bulk Density and Texture

Soil Health - Bulk Density and Texture--Travis County, Texas							
Map symbol and soil name	Pct. of map unit	Horizon name	Depth (inches)	USDA texture - RV	Bulk density 1/3 bar low (g/cm3)	Bulk density 1/3 bar RV (g/cm3)	Bulk density 1/3 bar high (g/cm3)
BrF—Brackett soils and Urban land, 12 to 30 percent slopes							
Brackett	48	A	0-6	Gravelly clay loam	1.30	1.40	1.50
		Bw	6-18	Clay loam	1.30	1.43	1.55
		Cr	18-60	Bedrock			
Urban land	20	M	0-10	Material			
Ue—Urban land and Brackett soils, 1 to 12 percent slopes							
Urban land	40	M	0-10	Cemented material			
Brackett	35	A	0-6	Gravelly clay loam	1.30	1.40	1.50
		Bw	6-18	Clay loam	1.30	1.43	1.55
		Cr	18-60	Bedrock			

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil Health - Aggregate Stability (West US)

Definition of What is Estimated

Aggregate stability is defined as the stability of macroaggregates (1-2 mm in size) against flowing water and is expressed as percent stable aggregates of the less than 2mm fraction. It is estimated from the organic matter content, total clay, and sodium adsorption ratio. Aggregate stability values are provided for horizons within the upper 6 inches, but not for sandy and organic surface layers.

Significance

Soil aggregate stability is an important soil property affecting soil health and crop production. It is important for stabilizing soil structure, increasing water infiltration, and reducing erosion.

Soil aggregates are the smallest unit of soil structure. They are composed of decaying particulate organic matter, clay particles, microbial products, and fine roots. Aggregates are generally divided into macroaggregates (greater than 250 µm) and microaggregates (less than 250 µm). The size, strength, and stability of aggregates depend upon the stabilizing agents involved. They can be classified as temporary, transient, or persistent. Improved aggregate stability leads to increased water infiltration and storage in the profile, reduced erosion, and soil structure that is resistant to compaction. Increases in soil organic carbon improves aggregation and aggregate stability, which protect carbon compounds enmeshed in the aggregates from decomposition, leading to carbon sequestration.

Factors Affecting Soil Aggregation and Aggregate Stability

Inherent Factors - Microaggregation is generally considered to be an inherent property of the soil. Persistent binding agents include highly decomposed, high molecular weight organic materials (e.g., humic compounds), polymers, and polyvalent cations (e.g., calcium, aluminum, iron) that have a heterogeneous, non-specific structure. These agents are associated with microaggregation as well as soil organic carbon (SOC) sequestration. These persistent compounds are found in the interior of aggregates, forming organo-mineral complexes via the polyvalent cations. These agents are long-lasting, and the degree of aggregation formed by them is considered part of the inherent soil properties. Generally, management does not impact soil microaggregation. Soils naturally high in clay and polyvalent cations are likely to form more microaggregates.

Dynamic Factors - Transient binding agents consist mainly of complex carbohydrates, or polysaccharides, and organic mucilages. As plant residues and compounds extruded by plant roots decompose, bacteria release mucilages that are complex carbon-rich carbohydrates. These carbohydrates serve as binding agents, or “glues,” to which clay particles can be adsorbed and bound together. The polysaccharides are non-humic compounds of high molecular weight and comprise about 20 to 25% of the soil humus. They are critical for binding microaggregates together, via polymer and polyvalent cation bridges, to form larger macroaggregates. Although binding with clay particles does provide some protection against decomposition, these binding agents generally decompose within a few weeks and need to be continually renewed through actively growing plants, decaying residues, or organic amendments.

Temporary binding agents consist of plant roots, especially fine roots and root hairs, fungal hyphae, and bacterial and algal cells. These agents develop along with plant roots, forming a network that entangles mineral particles, through adsorption, to form macroaggregates. As roots cease to grow, the amount of these temporary agents is reduced. Planting cover crops or perennial plants maintains living roots longer in the soil, thus maintaining and strengthening the aggregates. Tillage reduces the amount of roots and the microbial biomass, especially in the surface horizon.

Consequences of Weak Aggregates

The first step in erosion is the breakdown of surface aggregates. Aggregates at the soil surface are weakened if the binding agents degrade at rates exceeding replenishment rates. These aggregates can be broken apart by outside forces, of which raindrops, wind, and tillage are among the most important. Changes in soil chemistry, such as increased sodicity of the soil, can also contribute to aggregate breakdown. As aggregates are broken down, the component particles clog the surface pores and surface sealing and crusting follow. This process results in reduced water infiltration, ponding, increased runoff and erosion, and sediment transport on and off site. Its occurrence can be minimized by strengthening aggregates.

Additionally, reducing the size and strength of the aggregates throughout the profile weakens soil structure so that it is more easily compacted by field operations, especially if the soil is too wet. Poor structure can lead to ponding after rainstorms, which can result in increased evaporation and less water in the profile that might otherwise have been available for crop growth.

Maintaining and increasing aggregation and aggregate strength can be accomplished through the implementation of soil health management systems. These systems may include reduced tillage operations (or preferably no tillage operations) and the incorporation of cover crops or a cash crop (such as winter wheat) into the rotation. Having crops and cover crops with varied rooting structures improves soil structure, as does maintaining living roots in the soil as long as possible. Studies have shown that plants will push into the rhizosphere, via the root system, about 20% of the carbon dioxide is fixed through photosynthesis. Those carbon compounds can support the soil microbial population, which is critical to soil structure, water infiltration, and nutrient cycling. Any management system that leads to increased soil organic carbon is likely to improve aggregate stability.

Measuring Aggregate Stability

Aggregate stability is determined by a wet sieving technique preceded by vacuum saturation of the 1-2 mm size aggregates as described in USDA-ARS (1966). Stable aggregates are corrected for sand greater than 0.25 mm as follows: Aggregate stability (%) = ((wt. of stable aggregates and sand) – (wt. of sand))/((wt. of sample) – (wt. of sand)).

References

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Gale, W.J., C.A. Cambardella, and T.B. Bailey. 2000a. Root-derived carbon and the formation and stabilization of aggregates. Soil Sci. Soc. Am. J. 64:201-207. doi: 10.2136/sssaj2000.641201x

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Six, J., E.T. Elliott, and K. Paustian. 1999. Aggregate and soil organic matter dynamics under conventional and no-tillage systems. Soil Sci. Soc. Am. J. 63:1350-1358.

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Tisdall, J.M., and J.M. Oades. 1982. Organic matter and water-stable aggregates in soil. J. Soil Sci. 33:141-163.

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Report—Soil Health - Aggregate Stability (West US)

Soil Health - Aggregate Stability (West US)–Travis County, Texas						
Map symbol and soil name	Pct. of map unit	Horizon Name	Depth (Inches)	Aggregate Stability low (Pct)	Aggregate Stability RV (Pct)	Aggregate Stability high (Pct)
BrF—Brackett soils and Urban land, 12 to 30 percent slopes						
	48	A	0-6	63	73	85
Brackett						
Urban land	20	M	0-10	0	0	0
UuE—Urban land and Brackett soils, 1 to 12 percent slopes						
Urban land	40	M	0-10	0	0	0
Brackett	35	A	0-6	63	73	85

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020

Soil Health - Compaction, Surface Sealing

Soil health is primarily influenced by human management, which is not captured in soil survey data at this time. These interpretations provide information on inherent soil properties that influence our ability to build healthy soils through management.

The ratings are both verbal and numerical. Numerical ratings indicate the propensity of individual soil properties to influence specific aspects of soil health management. The ratings are shown in decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest ability to enhance soil health (1.00) and the point at which the soil feature becomes least likely to enhance soil health (0.00).

The ratings for *soil susceptibility to compaction* are based on soil properties in the upper 12 inches of soil. Factors considered are soil texture, soil organic matter content, soil structure, rock fragment content, and the existing bulk density. Each of these factors contributes to the soil's ability to resist compaction. Rating class terms indicate the potential for soil compaction. "Low" indicates that the potential for compaction is insignificant. Soils with a low rating can support standard equipment with minimal compaction. These soils are moisture insensitive, exhibiting only small changes in density with changing moisture content. "Medium" indicates that the potential for compaction is significant. The growth rate of seedlings may be reduced following compaction. After the initial compaction (i.e., the first pass of equipment), soils with a medium rating are able to support standard equipment with only minimal increases in soil density. These soils are intermediate between moisture insensitive and moisture sensitive. "High" indicates that the potential for compaction is significant. The growth rate of seedlings will be reduced following compaction. After initial compaction, soils with a high rating are still able to support standard equipment but will continue to compact with each subsequent pass. These soils are moisture sensitive, exhibiting large changes in density with changing moisture content.

The ratings for*soil susceptibility to surface sealing* are based on soil properties at the soil surface. They are applicable to conditions or times when the soil surface, or any portion of it, is exposed to the impact of raindrops and there is significant rain or sprinkler irrigation. Soil surfaces that are void of vegetative, canopy, residue, litter, or duff cover are the most vulnerable to surface sealing. Factors considered are exchangeable sodium, a silt/crusting index, water dispersible clay, and organic matter. Rating class terms indicate the soil's inherent potential to form a surface seal. "Low" indicates that the soil has a low inherent susceptibility to form a surface seal. These soils are not likely to form a surface seal. "Moderate" indicates that the soil has a moderate inherent susceptibility to form a surface seal. The potential to form a surface seal is significant. "High" indicates that the soil has a high susceptibility to form a surface seal. The inherent soil properties are highly conducive to forming a surface seal. Management that protects the soil from raindrop impact and minimizes soil disturbance helps prevent surface sealing. Plant and mulch cover can shield the soil from raindrop impact and so reduce sealing in otherwise susceptible soils. Soil management practices that increase organic matter content combined with the use of plant or residue cover for protection help prevent the formation of surface seals in most soils. Because tillage disrupts soil structure and aggregates, it accelerates the formation of seals. Management that minimizes soil disturbances and protects the soil from raindrop impact greatly increases infiltration and reduces runoff.

Report—Soil Health - Compaction, Surface Sealing

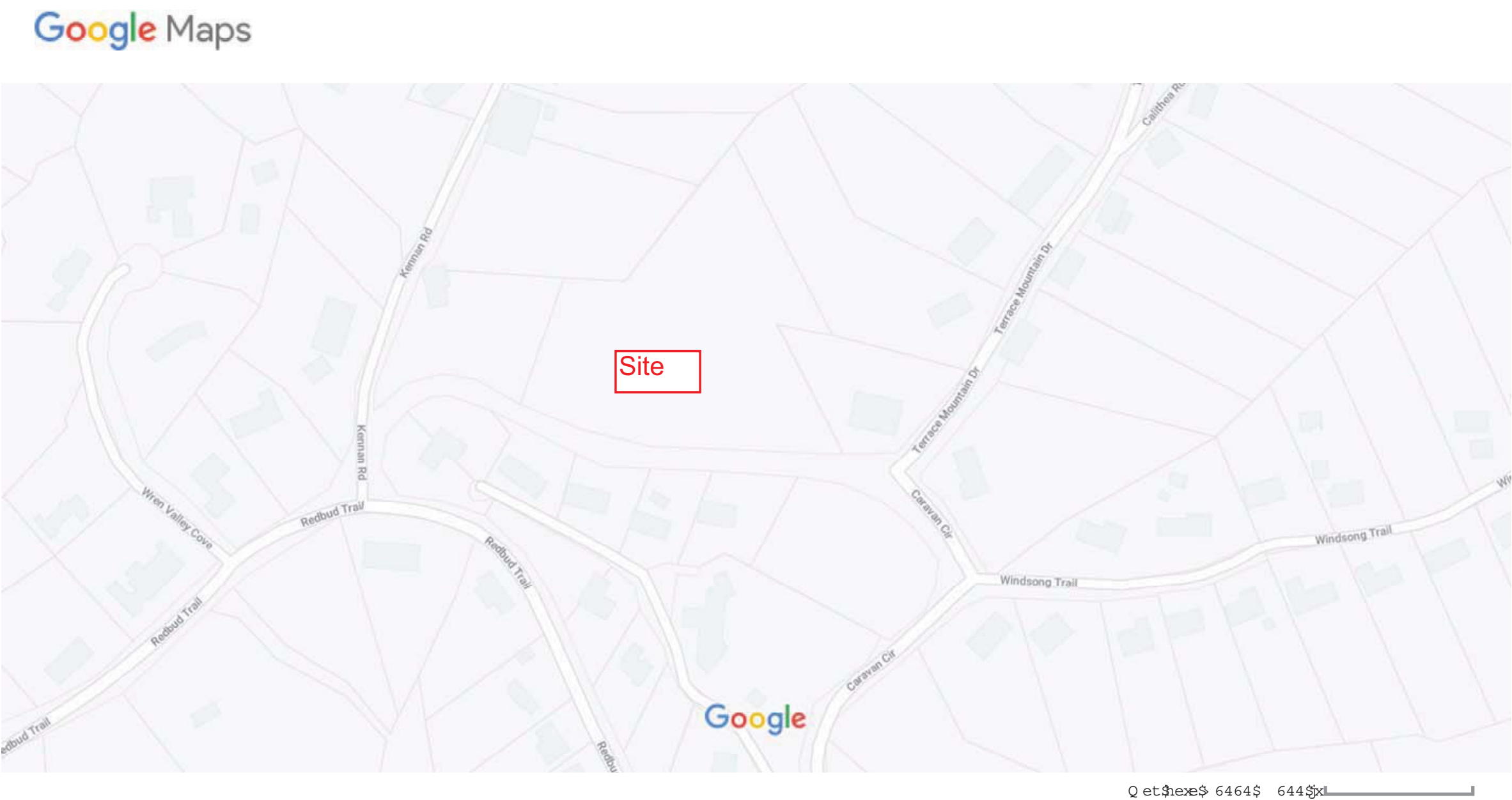
[Onsite investigation may be needed to validate the interpretations in this table and to confirm the identity of the soil on a given site. The numbers in the value columns range from 0.01 to 1.00. The larger the value, the greater the potential limitation. The table shows only the top limitations for any given soil. The soil may have additional limitations]

Soil Health - Compaction, Surface Sealing--Travis County, Texas					
Map symbol and soil name	Pct. of map unit	Soil Susceptibility to Surface Sealing		Soil Susceptibility to Compaction	
		Rating class and limiting features	Value	Rating class and limiting features	Value
BrF—Brackett soils and Urban land, 12 to 30 percent slopes					
Brackett	48	Moderate		Medium	
		Moderate organic matter relative to clay	0.20	Soil texture, 0-12 inches	1.00
		Moderate water dispersible clay	0.20	Rock fragments, 0-12 inches	1.00
		Moderate silt/crusting potential	0.09	Soil structure grade, 0-12 inches	1.00
				Subaerial	1.00
				Organic matter content, 0-30 cm	0.97
Urban land	20	Not rated		Not rated	

Soil Health - Compaction, Surface Sealing--Travis County, Texas					
Map symbol and soil name	Pct. of map unit	Soil Susceptibility to Surface Sealing		Soil Susceptibility to Compaction	
		Rating class and limiting features	Value	Rating class and limiting features	Value
UjE---Urban land and Brackett soils, 1 to 12 percent slopes					
Urban land	40	Not rated		Not rated	
Brackett	35	Moderate		Medium	
		Moderate organic matter relative to clay	0.30	Soil texture, 0-12 inches	1.00
		Moderate water dispersible clay	0.30	Rock fragments, 0-12 inches	1.00
		Moderate silt/crusting potential	0.13	Soil structure grade, 0-12 inches	1.00
				Subaerial	1.00
				Organic matter content, 0-30 cm	0.97

Data Source Information

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 22, Jun 11, 2020





Travis County WC&ID NO. 10

5324 Bee Cave Road Austin, TX 78746

Office (512) 327-2230

Fax (512) 327-6218

CustomerService@WaterDistrict10.org

www.WaterDistrict10.org

January 19, 2021

Jeffrey Dochen
1011 Westlake Drive
Austin, TX 78746

Dear Mr. Dochen:

The District is in receipt of your request for water service availability verification for the following legal property description:

- Property 1: ABS 198 SUR 504 CHAMBERS T J ACR 1.13
Travis County Appraisal District, Property ID #: 422614
- Property 2: ABS 198 SUR 504 CHAMBERS T J & ABS 75 SUR 503 BENHAM A L D
ACR 6.36
Travis County Appraisal District, Property ID #: 852140

Property address: Kennan Road (Unassigned) & Caravan Circle (Unassigned)

The District office at this time can confirm that the above referenced subdivision is within District boundaries and is eligible for water service.

Additional Notes:

This letter only addresses availability verification, prior to receiving water service approval from the Water District, you will be required to:

- Grant all necessary easements
- Submit construction plans for review and approval
- Please note that more comments may be generated during the review of construction plans and future updates.

In the case of inadequate water availability, the developer would be responsible for upgrading the District infrastructure based on measures identified by the District's engineer.

Sincerely,

Carla A. Orts
General Manager
Travis County WC&ID#10

Memorandum

DANNENBAUM

PROJECT: Travis Co WC&ID No 10 Reports
SUBJECT: Caravan Circle Water System Changes
CLIENT: Travis Co WC&ID No 10
DATE: August 25, 2020
DANNENBAUM NO.: 7010-32
ATTACHMENTS: Proposed System Changes

PREPARED BY: Rafael Beckmann, P.E.

BACKGROUND:

The attached Exhibit A is an annotated WCID 10 System Map showing proposed changes water system to allow for potential development on TCAD Property ID# 422614 described as Lot ABS 198 SUR 504 CHAMBERS T J ACR 1.13 development along Caravan Cr

In summary, the proposed changes include the abandonment and relocation of an existing 6" cast iron pipe ("WL-A"). The WL-A abandonment is proposed along the private segment of Caravan Circle from Keenan Rd to Terrance Mountain Dr. Currently, WL-A remains inside an easement encompassed by the old Caravan Circle right-of-way (approximately 1.1.3 acres). To supplement the abandonment of WL-A, the applicant is proposing a new 8" waterline from Red Bud Trail to Windsong Ave.

Dannenbaum Engineering has applied the proposed changes to the WCID 10 system models. Our results are as follow:

ASSUMPTIONS AND EXCLUSIONS:

- (A) Assumes, Dometic Demand will remain relatively constant.
- (B) Assumes new waterline minimum of 8" Diameter.
- (C) Exclude Fire Flow and Fixture Until Analysis
- (D) Exclude the potential for additional relocation of other utilities.
- (E) Excluded added LUE based on the proposed development.

Memorandum

DANNENBAUM

RESULTS

Exhibit B, shows the model pressure results based on the proposed water system changes. At a glance, it seems the water system change does not have a detrimental impact on the overall WCID 10 water system. The existing pressures during normal demand in this area is 60 PSI. With the proposed changes, the pressure remained equal.

DISCLAIMER

Please note that the water system in this area is deficient in fire flow. From the model runs, we were able to determine an unofficial fire flow of less than 750 gpm.

Recommend consulting with West Lake Fire Department. It is unclear if fire hydrants spacing is adequate.

This memo does not, by any means, indicate the likelihood for future approval. It is only meant to show that the proposed system changed without added demand will have little impact on the overall WCID 10 System.

EXHIBIT A

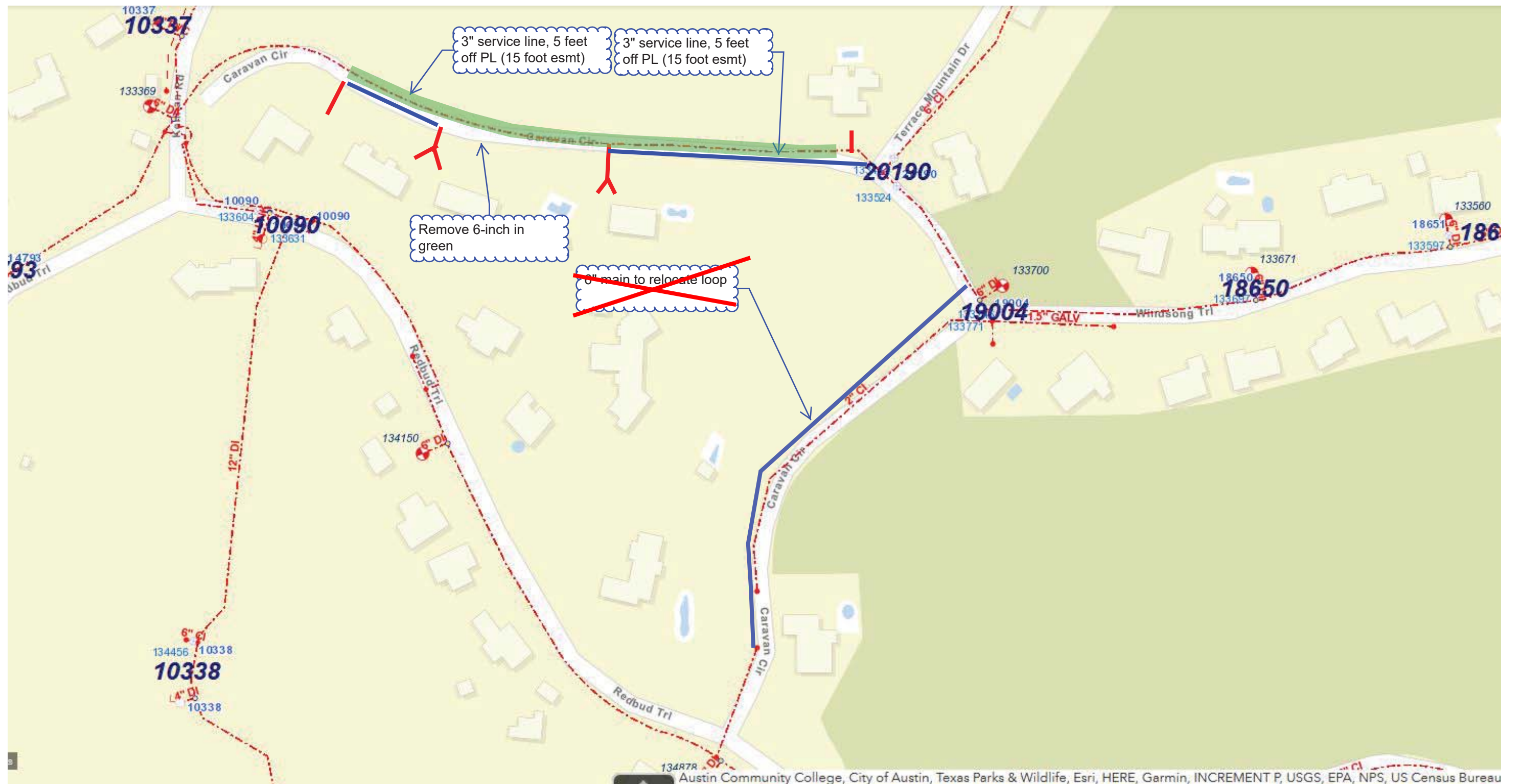


EXHIBIT B



RE: 1705 review/approval of concept plat

1 message

Michael Lacey <mlacey@westlakefd.org>

Wed, Sep 2, 2020 at 9:41 AM

To: R T <ric@tleng.net>

Cc: TLE Office Manager <admin@tleng.net>, Carla Orts <generalmanager@waterdistrict10.org>, Anjali Naini <planner@westlakehills.org>, Kathy Roche <KRoche@westlakehills.org>, Jeffrey Dochen <dochen@texas.net>

Mr. Thompson,

Thanks for making us aware of the proposed future division of the subject properties.

When you get to the stage of “formalizing” the plat, we will need to ensure that you provide adequate fire department access to the subject properties, fire flow to the subject properties, compliant grading along the access roads to the subject properties, and sufficient plat notes that help ensure adequate fire flow is met during the future improvement stage of the vacant properties.

Based on the area proposed for future development, we don’t see immediate concerns where you would not be able design a plat and future civil drawings to meet code.

Since this is such a preliminary and early stage in the development process with nothing formalized other than providing us the image of the two TCAD designated lot boundaries being targeted for improvements, we do not intend to issue any formal letters, recommendations or comments at such an early stage in development.

Sincerely,

District Chief Michael Lacey

Fire Marshal

Travis County Emergency Services District No. 9

P.O. Box 162170

Austin, TX 78716

Office – 512-539-3491

From: R T [mailto:ric@tleng.net]

Sent: Friday, August 28, 2020 3:05 PM

To: Michael Lacey <mlacey@westlakefd.org>

Cc: TLE Office Manager <admin@tleng.net>; Carla Orts <generalmanager@waterdistrict10.org>; Anjali Naini <planner@westlakehills.org>; Kathy Roche <KRoche@westlakehills.org>; Jeffrey Dochen <dochen@texas.net>

Subject: Re: 1705 review/approval of concept plat

Thanks Mike. Valerie works for me so I thought I'd respond to this. See below for some answers. Let me know if these are not sufficient.

Robert C. (Ric) Thompson, PE
MS, CPESC, CFM
Thompson Land Engineering, LLC
[904 N. Cuernavaca, Austin, Tx 78733](http://www.tleng.net)
512-328-0002 (o) 512-585-4448 (c)
www.tleng.net

On Fri, Aug 28, 2020 at 2:27 PM Michael Lacey <mlacey@westlakefd.org> wrote:

Ms. Riels,

What are you needing from me on this one? **We just need to know what, if any, issues you see with the proposed division. With the way the new State law changed the platting process, we have to process variances first with Westlake and then the plat. During that exercise, we will need to be able to answer questions about "has the fire department seen this subdivision have they expressed a problem with it?" (Or something like that.) So just getting ready for that question.**

I don't see any easements for hydrants and water mains shown on the drawings. **Correct. Nothing is shown yet because we were waiting on the WCID for what approach they would like to take. In a nutshell, that right-of-way for Caravan Circle is privately owned; it is not and will not become a road. So the big idea is to combine it with the very large tract "down the hill" and create two lots, one fronting on each road at each end (two tracts now, two lots later).**

We've now heard from the Water District. I believe that I'm understanding that they are agreeable to my proposed solution to the existing line which is going through a private property right now with no easements. See the attached.

Is there an access easement proposed for a road to be created that connects Keenan Road to Caravan Circle? **No. It is private property already so the whole length will be abandoned as it regards any future as a roadway.**

Where will the future houses sit in the lots? **Somewhere along what is currently thought of as Caravan Circle. That is the only flat area. Because of setbacks they may hang off onto the steep slopes, but not**

really sure at this time and no specific homes are proposed.

What's being proposed officially? Do you have any proposed Plat notes? **Just the subdivision (two tracts into two lots) and the alignment water revision. No plat notes yet (not actual plat yet either) since we have to deal with variances first.**

Thanks,

District Chief Michael Lacey

Fire Marshal

Travis County Emergency Services District No. 9

P.O. Box 162170

Austin, TX 78716

Office – 512-539-3491

From: TLE Office Manager [mailto:admin@tleng.net]

Sent: Monday, August 24, 2020 10:48 AM

To: Michael Lacey <mlacey@westlakefd.org>

Cc: R T <ric@tleng.net>

Subject: Re: 1705 review/approval of concept plat

Hi Mike,

The property doesn't have an official address, it is Caravan Circle between Keenan Road and Terrace Mountain Road, see attached screenshot of the property profile for reference. I have also attached the concept plat for review. I went to WFDPermits.com but did not see a good option to submit for review, please advise.

Thanks so much,

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

On Thu, Aug 20, 2020 at 8:47 AM Michael Lacey <mlacey@westlakefd.org> wrote:

What is the address for the project?

Please submit a request for review and all supporting documents to WFDPermits.com.

Thanks,

District Chief Michael Lacey

Fire Marshal

Travis County Emergency Services District No. 9

P.O. Box 162170

Austin, TX 78716

Office – 512-539-3491

From: TLE Office Manager [mailto:admin@tleng.net]

Sent: Wednesday, August 19, 2020 5:24 PM

To: Michael Lacey <mlacey@westlakefd.org>

Subject: 1705 review/approval of concept plat

Hi Mike,

I have been asked to apply for review/approval of a concept plat. What is the process for getting this under review?

Thanks so much,

--

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

--

Valerie Riels

Office Manager

Thompson Land Engineering, LLC

904 N Cuernavaca

Austin, Texas 78733

O: 512-328-0002

Website: tleng.net

Anjali Naini

From: Morgan Angelone [REDACTED] >
Sent: Thursday, January 21, 2021 12:40 PM
To: Anjali Naini
Subject: Opposition to Notice Sent

To Whom it May Concern:

I am writing to express my family's opposition to variance requests submitted by Ranch Dubois Holdings for the property located at "Caravan Circle between Kennan Road and Terrace Mountain Drive" in the City of West Lake Hills. We reside at 1103 Kennan Road. (Morgan, Alfonso and Vito Angelone)

We can be reached via email or phone if needed.

Thank you for your time and consideration,

Morgan Angelone
512-789-0858

Morgan Angelone
New School of Traditional Cookery
512-789-0858

Dai Due Butcher Shop & Supper Club
512-524-0688

Anjali Naini

From: Ed Hargett [REDACTED] >
Sent: Thursday, January 21, 2021 3:03 PM
To: Anjali Naini
Subject: Variance

RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road
and Terrace Mountain Drive

To Mr. Littrell,I am the property owner of 990redbud Trail.My property is next to the above mentioned property.I am opposed to the varinces.My cell is 512 917 6323 if you need to contact me.Thanks Ed Hargett

Ed Hargett
4204 Medical Pkwy.
Austin,Texas 78756
512 454 6249 x111

Anjali Naini

From: Julie Thu [REDACTED] >
Sent: Wednesday, January 20, 2021 9:21 PM
To: Anjali Naini
Subject: Opposition to Variance Request

Follow Up Flag: Follow up
Flag Status: Flagged

Dear City of West Lake Hills,

We are responding to a variance request initiated by Ranch Dubois Holdings for the property located at Caravan Circle between Kennan Rd and Terrace Mountain. Our house is continuous to the property.

We are opposed to the granting of the variances proposed for the tract/subdivision.

Thank you,

Julie & Chris Thu
1002 Redbud Trail

Anjali Naini

From: Mark pzsec
Sent: Tuesday, February 9, 2021 2:16 PM
To: Anjali Naini
Subject: FW: Ranch Dubois Holding Variance Requests

FYI

From: Janet Balser [REDACTED]
Sent: Tuesday, February 9, 2021 2:01 PM
To: Mark pzsec [REDACTED]
Subject: Ranch Dubois Holding Variance Requests

pzsec@westlakehills.org

Mark Littrell, Zoning & Planning Secretary
City of West Lake Hills, Texas

pzsec@westlakehills.org

Dear Mr. Littrell,

Regarding the variance requests by Ranch Dubois Holding, for the property located at Caravan Circle between Kennan Road and Terrace Mountain Drive:

As a 30 year resident of 925 Terrace Mountain Drive, I am opposed to these variances.

Regards,
Janet Balser
925 Terrace Mountain Drive
512-784-4813
[REDACTED]

City of West Lake Hills
Received
JAN 27 2021

John Covert Watson
1004 Redbud Trail
West Lake Hills, Texas 78746

City of West Lake Hills
Zoning & Planning Commission
Attn: Mark Littrell, Secretary
911 Westlake Drive
West Lake Hills, Texas 78746

RE: "Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road
and Terrace Mountain Drive

Dear Mr. Littrell,

As a landowner and resident of a property sharing the southern boundary line of the above referenced property for over 50 years, I have significant concerns about the requested variances to the City's Code of Ordinances.

As a result, please note that I am opposed to these changes.

Sincerely,



John Covert Watson

City of West Lake Hills
Received
JAN 25 2021

John G. & Susan H. Nicklos
1000 Redbud Trail
West Lake Hills, Texas 78746
(512) 924-2937

City of West Lake Hills
Zoning & Planning Commission
Attn: Mark Littrell, Secretary
911 Westlake Drive
West Lake Hills, Texas 78746

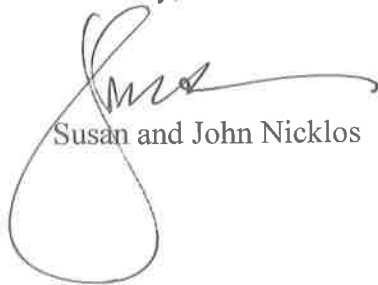
RE: Notice to Neighbors of Variance Requests" dated January 15, 2021
Property Owners: Ranch Dubois Holdings
Subject Property: Caravan Circle between Kennan Road
and Terrace Mountain Drive

Dear Mr. Littrell,

Thank you for your above referenced notification.

Please note that as property owners that share a common boundary line to the south of the Subject Property, we are opposed to the requested variances as listed in the above mentioned Notice.

Sincerely,



Susan and John Nicklos

Anjali Naini

From: Sherry Smith [REDACTED]
Sent: Monday, February 15, 2021 12:28 PM
To: zapco
Cc: Anjali Naini; Mark pzsec
Subject: Objection to West Lake Hills Variances Requested by Jeffrey Dochen

Follow Up Flag: Follow up
Flag Status: Flagged

February 15, 2021

Zoning and Planning Commissioners

City of West Lake Hills

911 Westlake Drive

West Lake Hills, Texas 78746

RE: Variances Requested by Jeffrey Dochen / Seven Point Seven Ranch—Caravan Circle between Kennan Road and Terrace Mountain Drive / ZAPCO Hearing on February 17, 2021

Dear ZAPCO Members,

Longtime residents of West Lake Hills, we live near the proposed subdivision referenced above, and we object to the variances requested.

The natural, rugged environment drew us to buy a lot on Windsong Trail, off Caravan Circle, in 1990 and build our home in 1992. The front of our property rises more than 15 feet above the street and slopes all the way down to the bottom of the canyon. We knew of the building restrictions when we bought our lot, and we adhered to each one that applied to our homesite. As just one example of compliance with the codes, we had to place our septic system 150 feet down the hill, the only flat spot on the land. We also aligned our structures with the topography to reduce the amount of excavation required and to maintain the natural landscape as much as possible.

During the years since we became residents, we've seen larger and larger houses being built around our neighborhood and other areas of the city. We've also seen more and more variances requested and bestowed on both new construction and renovations. These days, it seems that building variances are granted more easily than approval to trim or cut down trees.

What happened to caveat emptor? Anyone who chooses to buy and build or renovate in West Lake Hills, especially in this hilly, heavily wooded area, should either plan their projects according to restrictions, or not buy or renovate.

In his January 4th letter to ZAPCO Chair Meisel, Jeffrey Dochen stated that the "main objective with our (variance) effort is to make two more easily code compliant properties out of two more difficult properties.... unless condemned, both will have to be allowed to be developed but both will require still greater variances than what are being requested

here.” That seems rather disingenuous. It suggests that if he fails to receive these objectionable variances, he will be able to obtain even more objectionable ones. Obviously, Mr. Dochen, who I hear has a contract on the property, knows the existing restrictions. Not only do those restrictions apply, so does caveat emptor. He said in his letter that his plan “is good for West Lake Hills.” To the contrary, what he is seeking goes against the spirit and the common good of the city.

We appreciate your attention and look forward to the hearing this week.

Regards,

Sherry Smith and Bill Allison

700 Windsong Trail

West Lake Hills, TX 78746

512.329.5954

Anjali Naini

From: Chris Thu [REDACTED]
Sent: Tuesday, February 16, 2021 6:00 PM
To: Anjali Naini; Mark pzsec; zapco
Cc: Rose Cardona
Subject: Convey Right to Speak to Rose Cardona (Item #7)

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

Regarding the ZAPCO meeting on Feb. 16, I would like to convey my right to speak to Rose Cardona regarding Item #7. She will be representing my position opposing the variances put forth in the development of Seven Point Seven Ranch Subdivision.

Thank you,

Chris

Anjali Naini

From: Julie Thu [REDACTED]
Sent: Tuesday, February 16, 2021 5:25 PM
To: Anjali Naini; pzsec@westlake.org; zapco
Cc: Rose Cardona
Subject: Convey Right to Speak to Rose Cardona (Item #7)

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

Regarding the ZAPCO meeting on Feb. 16, I would like to convey my right to speak to Rose Cardona regarding Item #7. She will be representing my position opposing the variances put forth in the development of Seven Point Seven Ranch Subdivision.

Thank you,
Julie Thu

Anjali Naini

From: jmscanlan [REDACTED]
Sent: Friday, February 19, 2021 8:59 AM
To: Mark pzsec; Anjali Naini; Rose Cardona
Subject: Re: Agenda Item No. 7 Seven Point Seven Ranch Seven Ranch

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Anjali Naini and Mark Pzsec;

I oppose the project and all variances.

I yield or donate my time to Rose Cardona Hargrave, Esq,

John Scanlan

Anjali Naini

From: Vicki Ross <[REDACTED]>
Sent: Friday, February 19, 2021 7:32 AM
To: Anjali Naini; Mark pzsec; Rose Cardona Hargrave
Subject: Request to donate time to Rose Cardona Hargrave

Follow Up Flag: Follow up
Flag Status: Flagged

I would like to donate my speaking time to Rose Hargrave at today's ZAPCO meeting.

Vicki Ross

Vicki Ross

[REDACTED]
512-917-7115

Anjali Naini

From: Ed Hargett [REDACTED]
Sent: Tuesday, February 16, 2021 4:56 PM
To: Anjali Naini; pzsec@westlale.org; zapco; [REDACTED]
Subject: Rose Cardona

Follow Up Flag: Follow up
Flag Status: Flagged

Please allow Rose Cardona to speak for me concerning the variances that Jeffrey Dochen has sought in regards to the property on Caravan Circile. My address is 990 Redbud Trail. Thanks
Ed Hargett

Ed Hargett
4204 Medical Pkwy.
Austin, Texas 78756
512 454 6249 x111

Anjali Naini

From: Morgan Angelone <[REDACTED]>
Sent: Tuesday, February 16, 2021 4:07 PM
To: zapco; Anjali Naini; Mark pzsec
Cc: Rose Cardona
Subject: ZAPCO variance request hearing 2/17/2021

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it May Concern:

Re: Caravan Circle property between Kennan Road and Terrace Mountain Drive

We, the Angelone family residing on Kennan Road, will be attending the hearing phone call tomorrow where Jeffrey Dochen/Ranch Dubois Holdings will make a case for the variances they have applied for will be heard.

We strongly oppose these variances and wish for our perspective to be heard. However, we prefer to be represented by Rose Cardona Hargrave, and wish to grant our speaking time to her.

We hope you are all safe, well and warm.

With thanks,

Morgan Angelone

512-789-0858

Morgan D Angelone

Anjali Naini

From: Monica Artigas [REDACTED]
Sent: Saturday, March 13, 2021 2:07 PM
To: Mark pzsec; Anjali Naini
Cc: Julian Porras
Subject: RE -Notice to neighbors of variance requests dated January 15, 2021
Attachments: Letter to West Lake Hills- 3.13.2021.pdf

Hello Mr. Littrell,

I trust this email finds you well. Please find attached our letter re: Notice to neighbors of variance requests dated January 15, 2021.

Please let me know if you should require a mailed hard copy of this letter or if you have any questions or concerns.

We can be reached at:

Julian Porras
[REDACTED]

cel. 305-776-3544

Monica Artigas
[REDACTED]

cel. 305-409-8400

Thank you for your help in this matter.

Kind regards,
Monica Artigas & Julian Porras

Anjali Naini

From: Julie Thu [REDACTED]
Sent: Tuesday, March 16, 2021 7:53 AM
To: Mark pzsec; Anjali Naini; Rose Cardona
Subject: Convey Speaking time at Zapco Meeting 3/17/21

To Whom It May Concern,

I would like to convey my speaking time to Rose Cardona Hargrave at the March 17 Zapco meeting. She will represent my position opposing the variances proposed by Jeffrey Dochen (Item 9).

Thank you,
Julie Thu

Anjali Naini

From: Vicki Ross [REDACTED]
Sent: Tuesday, March 16, 2021 3:18 PM
To: Anjali Naini; Mark pzsec; Rose Cardona Hargrave
Subject: Conveyed Speaking Time-ZAPCO Meeting 3/17

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern:

Both Dan and I would like to convey our speaking time to Rose Hargrave.

Thank you,

Dan and Vicki Ross

[REDACTED]
512-917-7115

Anjali Naini

From: Dwight T [REDACTED]
Sent: Tuesday, March 16, 2021 11:03 PM
To: Anjali Naini; Mark pzsec [REDACTED]
Cc: Stephanie Mills; Travis Askey
Subject: Proposed Seven Points subdivision comments and opposition

Follow Up Flag: Follow up
Flag Status: Flagged

Please register our opposition to the granting of any variances to create the Seven Points Subdivision for the following reasons. We yield our allotted time to speak on this item to our attorney Rose Cardona.

1. The proposed subdivision is large enough to develop fully within the city's subdivision ordinance. As a result any variances are designed to convey a purely economic benefit on the applicant by aiding his marketability and pricing of the created lots. It is not the city's responsibility to aid the applicant with their development problems, particularly since any issue connected with this tract is the result of development decisions made in the past, resulting in a problematic tract of land that is a remnant of previous development. As a result, all these hardships are self inflicted.
2. The proposed development includes a tract of land, Caravan Circle, which has been promised through the city's master Plan as a Street, with easements and access previously granted to it. Those property rights would be eviscerated by this proposed subdivision. The characterization of the street as abandoned is factually inaccurate, since the only reason a street was never built was because a party to this subdivision request declined to provide for its construction by granting the necessary property dedication for that purpose. This street is important for the protection of the existing property owners if construction is allowed on this narrow wooded tract.
2. 3. Nothing has been proposed in the subdivision which would enhance fire protections for the neighborhood, even though fire risk will be increased greatly by the construction of homes in this narrow wooded tract.

4. The proposed subdivision is uniformly opposed by all of the adjacent property owners, and any variances granted under these conditions for this problematic tract place all the burden squarely on the shoulders of the adjacent property owners through encroachments reducing privacy and increasing fire danger. The variances requested are excessive and unnecessary. Any variances should only be granted as part of the building permit process after it is known what will be constructed on any created lots. Granting of variances now is premature and creates the risk that future structures will still need additional unanticipated and unknown variances, placing an additional burden on adjacent property owners.
6. 5. The applicants efforts to solicit neighbor concerns has been disingenuous and unnecessarily deceptive. Any subdivision should only be created after a thorough public neighborhood process which addresses to the maximum extent possible the concerns of all neighbors, Since they all purchased their property with the expectation that if anything happened to Caravan Circle it would be a street as indicated on the Master Plan. Any removal of Caravan Circle from the Master Plan should only be accomplished after a proper master plan revision process as prescribed by law. All of this should be done in advance of the creation of any new subdivision.

Thanks for your attention and your service to our city.

Cathy and Dwight Thopson
900 Redbud Trail and 808 Caravan Circle.
5124132496

Anjali Naini

From: Ethel Kunze [REDACTED] >
Sent: Sunday, March 14, 2021 2:07 PM
To: Anjali Naini
Subject: ZAPCO Meeting

Authority to speak on our behalf in opposition to J. Dochen proposed development is granted to Rose Cardona Hargrave, Esq.

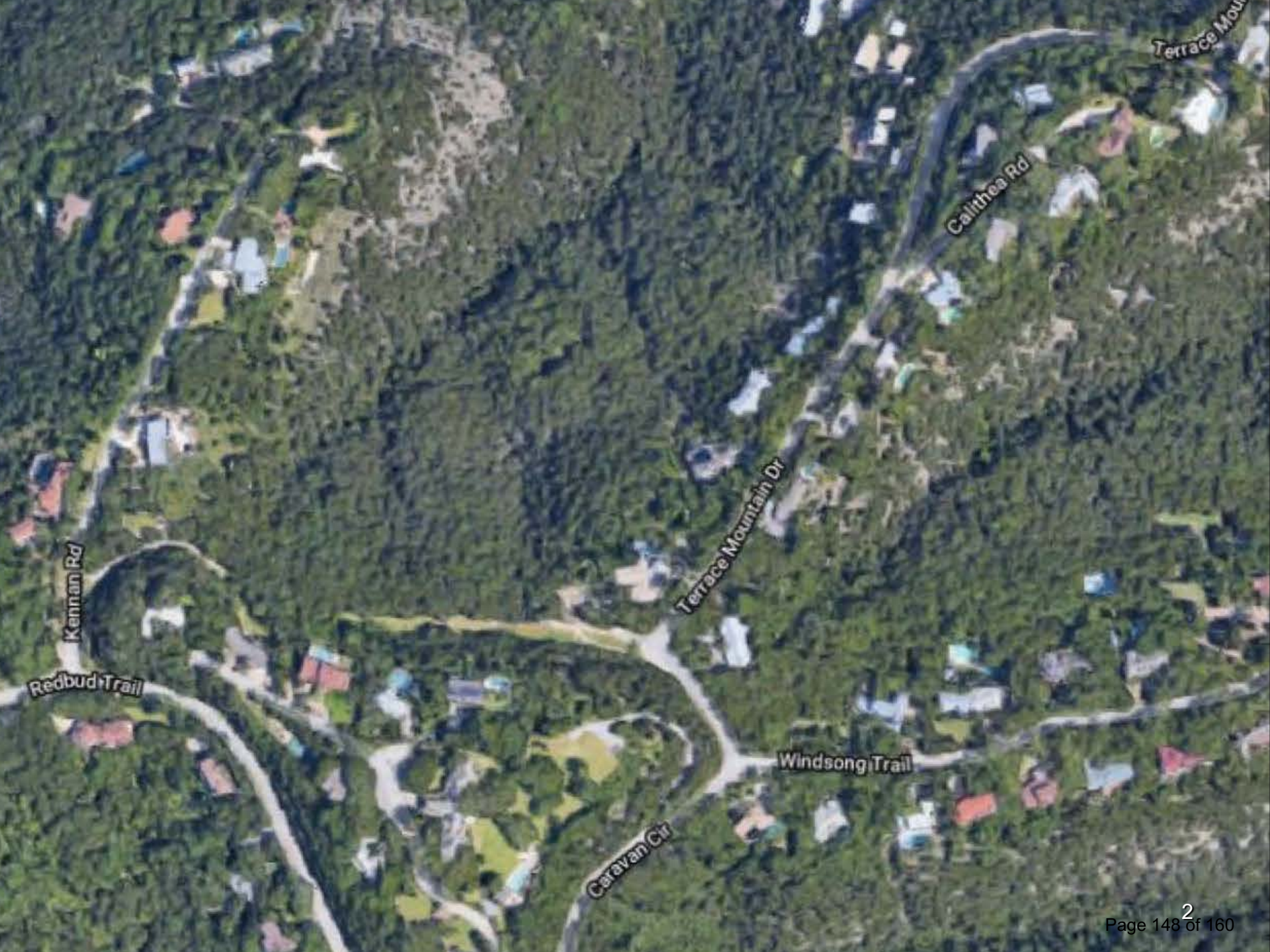
Melton Kunze
Ethel Kunze

Seven Point Seven Ranch

Subdivision Variances

Zoning and Planning Commission

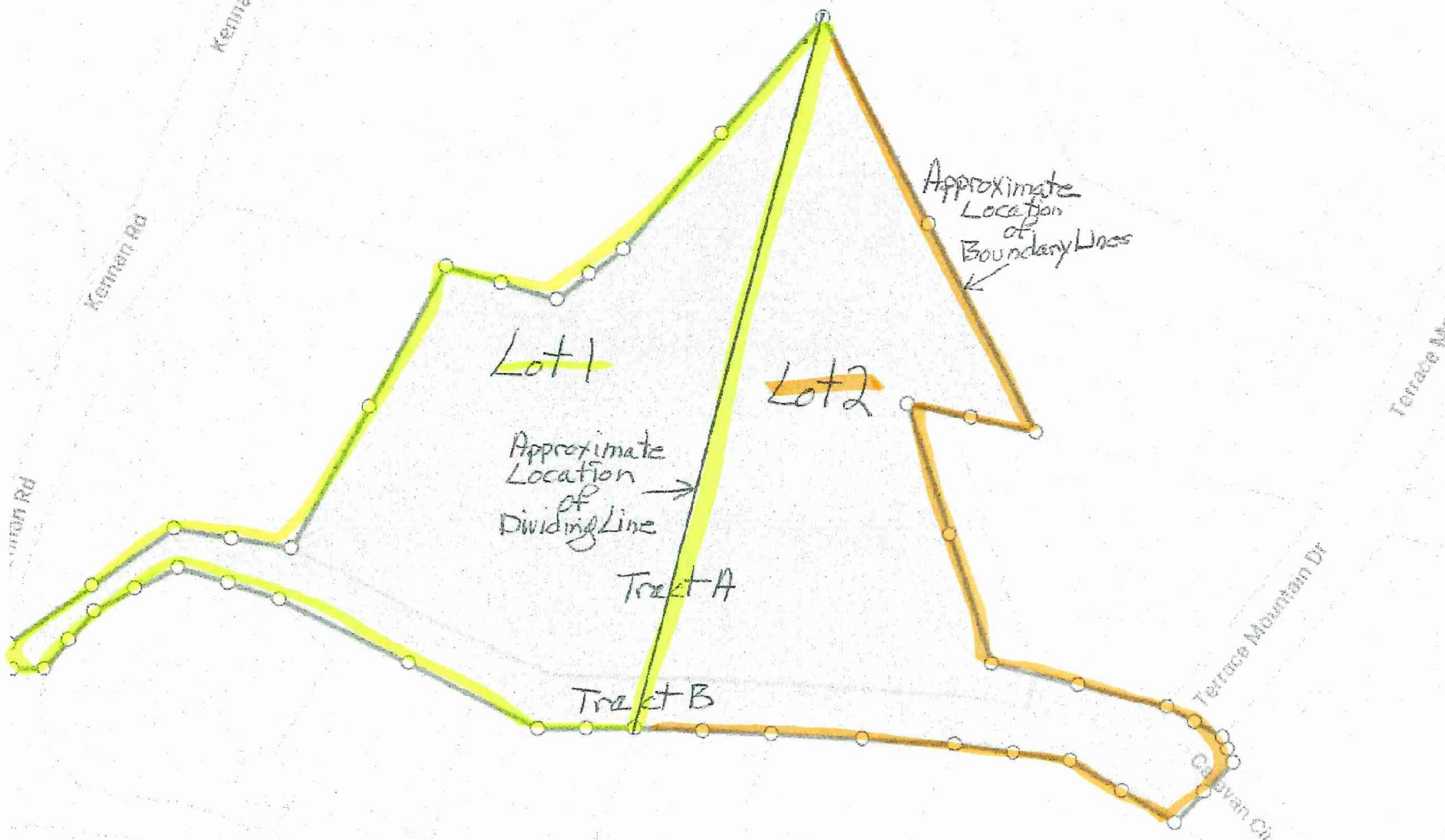
April 21, 2021



Seven Point Seven Subdivision



Seven Point Seven Subdivision



Why plat this way?

- Tract A (Ranch Dubois property) has steepest slopes
- Tract B (Dochen property/Caravan Circle) flattest slopes
- Combining the two with a split down the middle reduces the severity of variances requested overall

Variances

■ Alternative Plan

1. More than 50% with slopes $>30\%$
2. Showing two 6,000 sqft septic drains on each lot
3. Driveway and parking on slopes $>25\%$

■ Original Plan

1. Same as #1 above
2. Same as #2 above
3. Variance to 25 ft side setback
4. Variance to 50 ft conservation easement setback

Neighbor Concerns

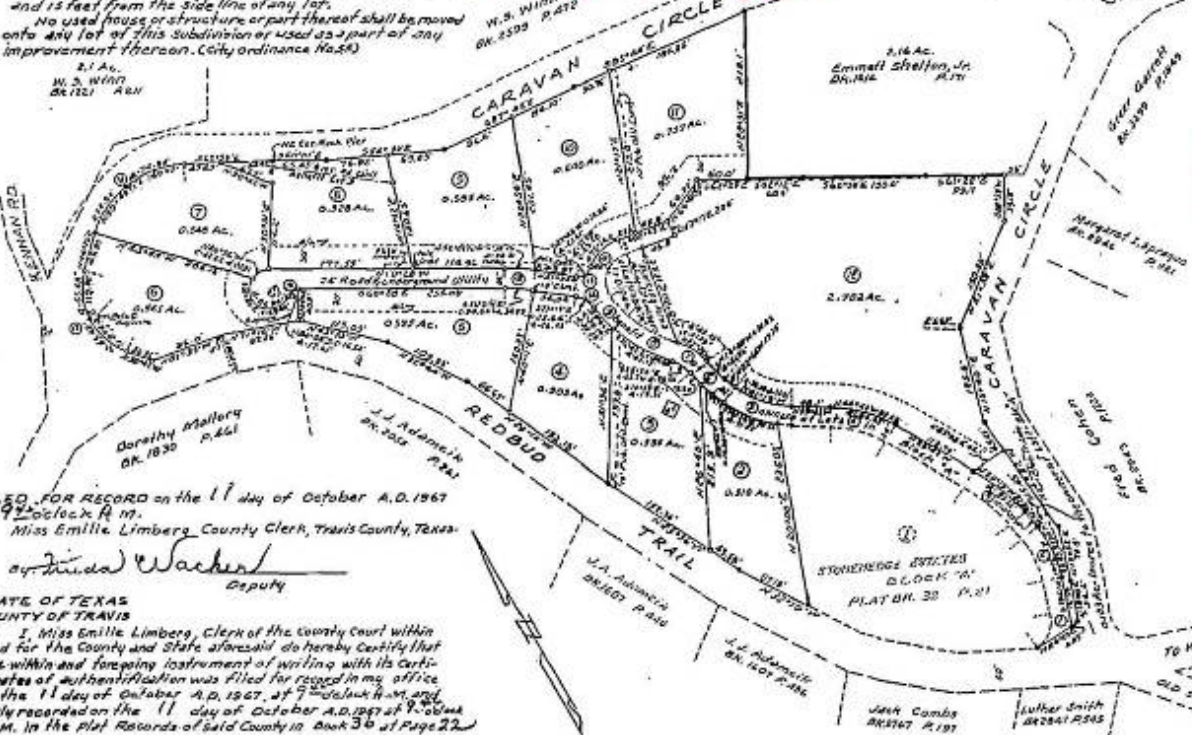
■ Caravan Circle

- dedicated ROW/access easement
 - None exists on title or otherwise
- Historically paved and used for family driveway
- Neighbors and City have asked and been granted permission to access over the years
- City gated (with permission) to deter illegal trash dumping
- Taxes being paid by owner

CURVE DATA																																			
	1	2W	3E	3W	3E	4W	4E	5W	5E	6W	6E	7W	7E	8W	8E	9W	9E	10W	10E	11W	11E	12W	12E	13W	13E	14W	14E	15W	15E	16W	16E	17W	17E		
T	64°41'	20°36'	28°34'	18°48'	18°48'	30°00'	30°00'	34°48'	34°48'	36°48'	36°48'	16°00'	16°00'	38°00'	38°00'	28°04'	28°04'	13°48'	13°48'	30°00'	30°00'	30°00'	30°00'	18°48'	18°48'	48°48'	48°48'	0°00'	0°00'	20°00'	20°00'	23°00'	23°00'	24°00'	24°00'
T	20.14'	22.34'	31.04'	38.04'	41.39'	36.75'	43.21'	46.25'	39.01'	12.44'	16.06'	15.62'	21.05'	41.70'	21.05'	41.70'	19.20'	16.34'	16.05'	21.30'	21.30'	13.01'	13.01'	15.15'	15.15'	18.01'	18.01'	15.15'	15.15'	16.15'	16.15'	20.15'	20.15'	11.58'	11.58'
R	43.18'	119.46'	140.40'	229.42'	251.62'	137.22'	167.22'	141.86'	117.26'	138.30'	114.30'	39.38'	63.38'	173.00'	149.00'	161.03'	157.03'	34.62'	45.57'	58.42'	15.24'	31.12'	245.01'	224.01'	16.15'	16.15'	20.15'	20.15'	16.15'	16.15'	119.30'	119.30'	119.30'	119.30'	
L	47.48'	58.08'	69.38'	75.64'	82.84'	71.04'	83.48'	89.16'	74.02'	38.30'	31.02'	25.76'	41.30'	44.88'	73.10'	35.14'	32.44'	29.14'	38.38'	49.48'	15.34'	25.64'	38.24'	34.56'	16.24'	16.24'	18.24'	18.24'	17.61'	17.61'	130.84'	130.84'	149.80'	149.80'	
A	20.16'	20.63'	70.41'	25.34'	83.22'	71.68'	84.44'	90.75'	79.31'	38.64'	31.94'	26.13'	42.18'	65.71'	79.84'	38.22'	32.53'	30.10'	35.85'	51.05'	21.41'	21.41'	38.31'	34.79'	17.61'	17.61'	130.84'	130.84'	149.80'	149.80'	149.80'	149.80'	149.80'	149.80'	

BUILDING RESTRICTIONS:
No part of any structure erected in this subdivision shall be less than 30 feet from the front line of any lot and 15 feet from the side line of any lot.
No used house or structure or part thereof shall be moved onto any lot of this subdivision or used as a part of any improvement thereon. City ordinance No. 54.

UNIMPROVED AREA
CIRCLE NOT DEDICATED



STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That we, Emmett Shelton, Sr. and Elba May Shelton, a feme sole, being the owners of the portion of that certain tract of land conveyed to Emmett Shelton by deed of record in Book 339 of Pages 382 to 384, inclusive, Travis County Deed Records, not previously conveyed by deeds of record in Travis County, Texas, the portion thereof so owned by the undersigned covering and including the lands shown on the accompanying plat, do hereby designate and subdivide out of said lands a tract of 8.80 acres in accordance with the attached plat, said tract to be known as "STONEHEDGE ESTATES - LOTS 2 thru 12, BLOCK 'A'".
The property covered by this subdivision borders upon a public road and no new public roadway is involved or dedicated by this subdivision.
This subdivision lies within the corporate limits of the city of Westlake Hills, Texas.

WITNESS OUR HANDS, this the 10th day of October A.D. 1967.
Emmett Shelton, Sr.
Emmett Shelton, Sr.
Elba May Shelton
Elba May Shelton
By *James O. Smith*
James O. Smith
Attorneys at Law

STATE OF TEXAS
COUNTY OF TRAVIS
Before me, the undersigned authority on this day personally appeared Emmett Shelton, Sr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of October A.D. 1967.
Berna Yearbrough
Berna Yearbrough
Notary Public in and for Travis County, Texas.

STATE OF TEXAS
COUNTY OF TRAVIS
Before me, the undersigned authority on this day personally appeared Elba May Shelton, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed by her attorneys in fact.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of October A.D. 1967.
Berna Yearbrough
Berna Yearbrough
Notary Public in and for Travis County, Texas.

FILED FOR RECORD on the 11 day of October A.D. 1967 at 9 o'clock A.M.
Miss Emilie Limberg, County Clerk, Travis County, Texas.
Emilie Limberg
Emilie Limberg
Deputy

STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 11 day of October A.D. 1967, at 9 o'clock A.M. and duly recorded on the 11 day of October A.D. 1967 at 9 o'clock A.M. in the Plat Records of said County in Book 38 of Page 22.

WITNESS MY HAND AND SEAL OF the Court of said County, the date last written above.
Miss Emilie Limberg, Clerk County Court, Travis Co., Texas

Emilie Limberg
Emilie Limberg
Deputy

ACCEPTED AND AUTHORIZED FOR RECORD by the City Council of Westlake Hills, Texas, on the 10 day of October A.D. 1967.

Elizabeth M. Gray
Elizabeth M. Gray
Secretary
Hannette Jacobsen
Hannette Jacobsen
Mayor

STONEHEDGE ESTATES LOTS 2 thru 12 BLOCK "A"

LEGEND
• denotes iron stakes found.
• denotes iron stakes placed.
SCALE: 1" = 100 FEET.

EASEMENT NOTE:
In addition to the Easements shown here on the following areas are dedicated for Public Utilities.
Lots 2 & 4 - Northeastly 10' along 28' Road.
Lot 12 - 5'x45' Anchor-adjacent roadway.
Parking Area - Pole, overhang and Anchor.

SEPTIC TANK NOTE:
Each house in this subdivision shall be connected to a septic tank of a design approved by the State Health Dept., and the installation shall be inspected and approved by the Travis County Health Dept.

SURVEYED BY: *J.A. Jackson*
J.A. Jackson, Reg. Public Surveyor.
Date: September 30, 1967

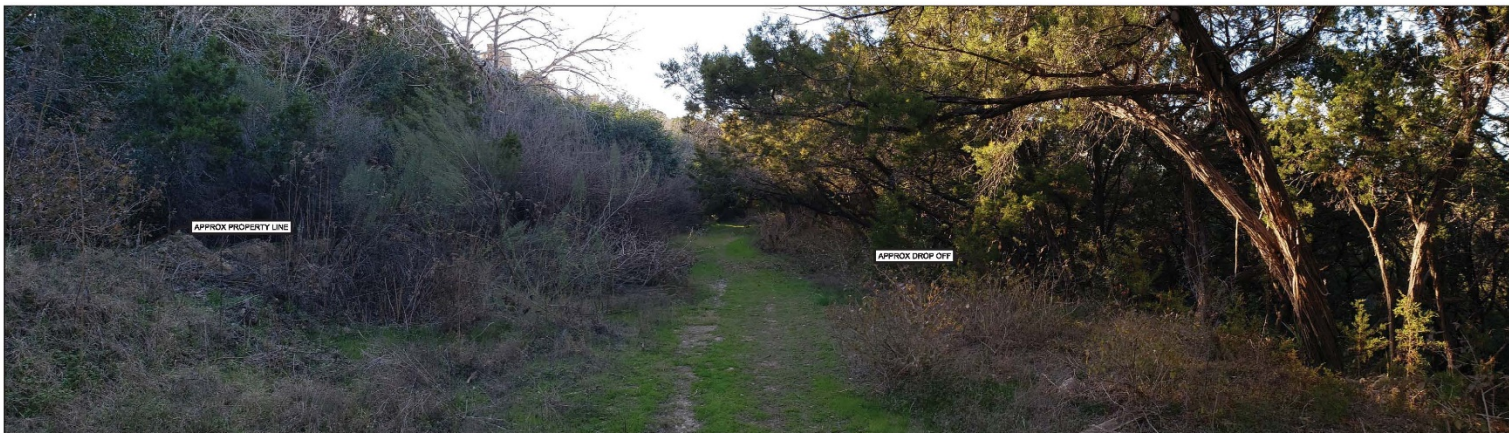




1 APPROXIMATE LOT 1 HOME & SEPTIC AREA
SCALE: NTS



2 APPROXIMATE LOT 1 & LOT 2 JOINT PROPERTY LINE
SCALE: NTS

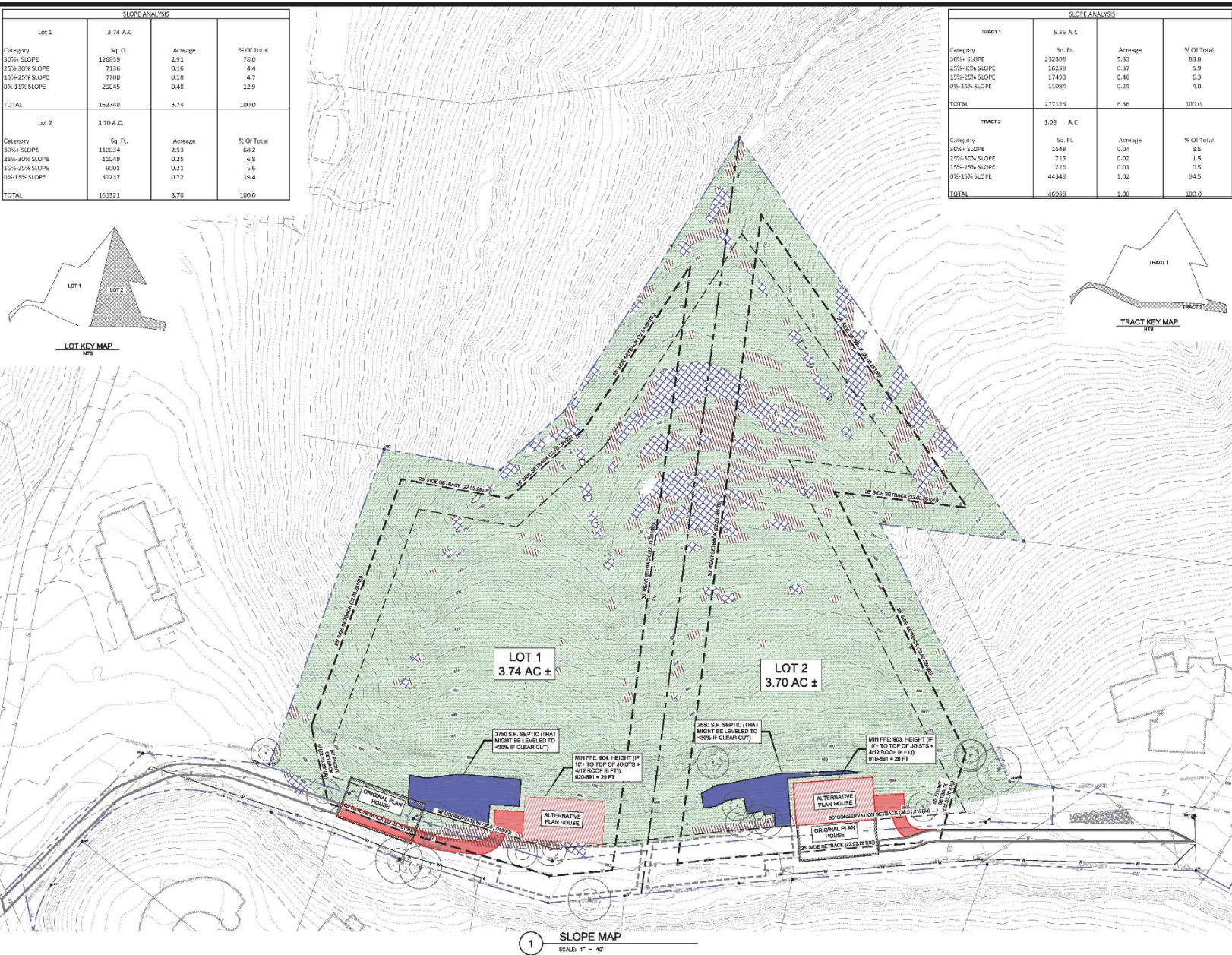
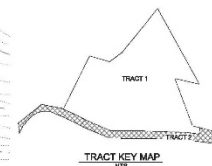


Neighbor Concerns

■ Setback encroachments

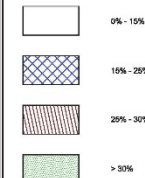
- Alternative Plan moves development out of setbacks and conservation easement
- Preserves potential access via Dochen Property/Caravan Drive area
- Does move development onto slightly steeper slopes

SLOPE ANALYSIS			
TRACT 1		6.36 A.C.	
Category	Sq. Ft.	Acres	% Of Total
30%-50% SLOPE	232,308	5.33	83.8
25%-30% SLOPE	16,428	0.37	5.9
15%-25% SLOPE	17,993	0.40	6.3
0%-15% SLOPE	13,066	0.25	4.0
TOTAL	277,123	6.36	100.0
TRACT 2		1.08 A.C.	
Category	Sq. Ft.	Acres	% Of Total
30%-50% SLOPE	2,646	0.06	4.5
25%-30% SLOPE	715	0.02	1.5
15%-25% SLOPE	226	0.01	0.5
0%-15% SLOPE	44,549	1.02	94.5
TOTAL	46,038	1.08	100.0



SCALE: 1" = 40'

LEGEND



UPDATED VARIANCE LIST FOR ALTERNATIVE PLAN

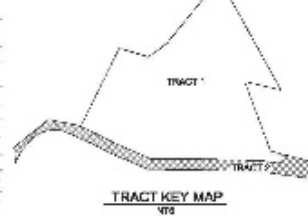
1. SAME VARIANCE AS BELOW FOR #1.
2. SAME VARIANCE AS BELOW FOR #2.
3. ALLOWANCE OF DRIVEWAY AND PARKING ON SLOPE
 $\geq 25\%$ (58.01.0700(2)(f)(i)(v)(c) AND 58.01.0000

ORIGINAL VARIANCE LIST

- [illegible]

NOTE: GIS BOUNDARY SIGNIFICANTLY DIFFERENT THAN SURVEY BOUNDARY. SLOPE MAP PREPARED ASSUMED BEST F OF PROPERTY ON TOPOGRAPHY (STILL SIGNIFICANT DIFFERENCE). HOWEVER, TOPOGRAPHY TREND BETWEEN THE SURVEY AND GIS DID NOT VARY SIGNIFICANTLY SO SLOPE CATEGORIES SHOULD BE RECONSIDERED.





- UPDATED VARIANCE LST FOR ALTERNATIVE PLAN

1. SAME VARIANCE AS BELOW FOR #1.
2. SAME VARIANCE AS BELOW FOR #2
3. ALL VARIANCE OF DRIVEWAY AND PARKING ON 31.0 FT
 SIDE (31.0 FT) (31.0 FT) (31.0 FT) AND 31.0 FT (31.0 FT)

ORIGINAL MANUSCRIPT

- [illegible]

NOTE: GIS BOUNDARY SIGNIFICANTLY DIFFERENT THAN SURVEY BOUNDARY. SLOPE MAP PREPARED ASSUMED BEST OF PROPERTY ON TOPOGRAPHY (STILL SIGNIFICANT DIFFERENCE). HOWEVER, TOPOGRAPHY INLAND BETWEEN THE SURVEY AND GIS DID NOT VARY SIGNIFICANTLY SO SLOPE CATEGORIES SHOULD BE REASONABLY SIMILAR.



Neighbor Concerns

■ Caravan Circle

- dedicated ROW/access easement

- Not dedicated ROW/no access easement

- Alternative Plan adjusted to allow for access/future easement

■ Setback encroachments

- Alternative Plan eliminated setback encroachments

■ Views

- Views not materially impacted – will be if moved further down the hill

■ Assumption of 1 house to be constructed

- 2 houses on 7 acres—lots of open space/buffers

Summary/Justification

- Neither tract can be developed without variances
 - Combining equals less impact
- Alternative plan seeks to address neighbor concerns
 - ROW/easement issue
 - Setbacks
 - Views
- Open to either path of original or alternative variances
- Meets findings/hardship