



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 17, 2022 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 Regular Meeting on the 17th day of August 2022 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:

Due to the COVID-19 status in Travis County, any citizens or applicants that wish to speak at the meeting are encouraged to attend virtually, as the number of people in the chambers will be limited due to physical distancing. Facial Coverings are not required, but highly recommended, and will be available for any that need one.

The City of West Lake Hills is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/3499549035>

Meeting ID: 349 954 9035

Password: 387042

If you wish to listen to the meeting via telephone: Dial (346) 248-7799, Meeting ID 349 954 9035, Password: 387042.

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to pzsec@westlakehills.gov by 1:00 P.M. on August 17, 2022.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing pzsec@westlakehills.gov. Comments must be received by 1:00 P.M. on August 17, 2022.

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 items unless a Commission Member or citizen so requests.

- a. Approval of the July 20, 2022 Regular Zoning and Planning Commission Meeting Minutes.
 - b. Report on Board of Adjustment and City Council Results.
 - c. **POSTPONE 803 Westlake Drive**: Discussion/Recommendation on a proposed subdivision to be known as the Moore Subdivision. (Chapter 36 of the West Lake Hills Code). Applicants Doyle and Colleen Moore.
3. **Land Use 902 Yaupon Valley** - Discussion/Recommendation on the removal of three trees with trunk diameters of 14" or greater and a driveway setback encroachment. (Sections 22.03.304 and 22.03.175 of the West Lake Hills Code). Applicant Jerry Hooker, Yaupon Valley 902, LLC.
4. **Land Use 211 Reveille Road** - Discussion/Recommendation on a variance request to encroach of a driveway setback. (Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.
5. **Land Use 604 Rocky River Road** - Discussion/Recommendation on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.
6. Adjournment. Chairman Robert Meisel.

Robert Meisel, Chairman
By Mark Littrell, Zoning & Planning
Secretary

Certificate

I certify that the above Notice of the August 17, 2022 Zoning & Planning Commission Meeting was posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills, Texas on 12th day of August, 2022 at 5:00 pm. and will remain posted continuously until said meeting is convened.

By Mark Littrell, Zoning & Planning Secretary

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
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, July 20, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

Chairman Meisel calls the meeting to Order at 6:30 p.m.

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 May 18, 2022 Regular Meeting Minutes.
 - b. Board of Adjustment and City Council results.

Vice-Chairman Pledger moves to approve the consent agenda. Seconded by Commissioner Vaughan. Unanimous (3-0) approval.

Commission goes into Executive Session at 6:32 p.m.

Commissioners return from Executive Session at 6:38 p.m.

3. **803 Westlake Drive:** Discussion/Recommendation on an application for variances for side setback reduction, a conservation easement reduction, driveway setback encroachment and minimum lot width variance for a proposed subdivision. (West Lake Hills Code Section 22.03.281, Section 3.01.007, 22.03.249). Applicants Doyle and Colleen Moore.

Staff Briefing

Director Grundman: Staff briefing is given. Staff recommendation: None at this time.

Commissioner Maccini: What is the concept plan?

Director Grundman: Exhibit C is the layout.

Presentation by Applicant

Michael Linehan is representing the application and gives a history of the property. They are requesting 7 one-acre lots. We want to meet the intent of West Lake Hills. Each variance request is explained. The 7 lots would be narrow and have 2 access driveways for the property.

Public Hearing

Chairman Meisel opened the meeting for public comments.

Robert Kleeman is the attorney representing some adjacent property owners and references the letter he sent. This sounds like a Zoning Application. The Board of Adjustment has strict state law requirements. Robert references the pending lawsuit. Special conditions don't exist on the property. What can be developed without variances? I urge you to not recommend approval.

Jack Downing lives at 905 Westlake Drive which is next door to City Hall. The setbacks are 10' in the plans. 50 Live Oak trees would be destroyed in this application. This is not the right site to be approved. The hardship is created by the applicants.

George Payton lives at 7 Rocky River Cove which is directly behind this property. My comments were mailed in. ZAPCO has a good history of requesting hardships.

Randy Lee lives at 6 Rocky River Cove since 1989. It doesn't fit with the character of the city. Make this a preserve. It would add value to the community.

Chairman Meisel closes the Public Hearing

Discussion/Recommendation

Vice-Chairman Pledger: I didn't hard about a hardship.

Commissioner Vaughan: I'm conflicted because of the agreement. I see no hardship.

Commissioner Maccini: I'm concerned by the size of the houses as a hardship and also concerned about the setbacks.

VICE-CHAIRMAN PLEDGER MOVES TO RECOMMEND DENIAL DUE TO LACK OF HARDSHIP. SECONDED BY COMMISSIONER MACCINI. UNANIMOUS (3-0) DENIAL.

4. 301 Buckeye Trail - Discussion/Recommendation on an application for variance to remove one tree of fourteen inches or greater (Tree #199 - 14" Live Oak) to remodel and expand an existing garage (Section 22.03.304 of the West Lake Hills Code). Applicant Ben Brieger.

Staff Briefing

Director Grundman: Staff Recommendation is approval conditioned on tree replacements.

Presentation by Applicant

Ben Brieger is the applicant and property owner and explains his previous variance request that was denied. ZAPCO recommended he remodel. It is not visible from the street.

Alfredo is the architect. The impervious cover was reduced and the design protects the larger trees.

Public Hearing

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

Discussion/Recommendation

Vice-Chairman Pledger: If we expand the driveway, will there be a line of cars waiting to be worked on?

Ben: No. It will be out of sight. We will be beautifying the yard.

Commissioner Maccini: Your safety is compelling. The replacement should be trees that grow well.

Commissioner Vaughan: This is a 1,379 sq. ft. house? The garage is over 1,000 sq. ft.? I'm for the variance.

Vice-Chairman Pledger: There are four 10" Live Oak and four 11" Live Oak on the property.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL. SECONDED BY COMMISSIONER MACCINI. UNANIMOUS (3-0) APPROVAL.

5. 803 Forest View - Discussion/Recommendation on a variance application for a front setback encroachment (West Lake Hills Code Section 22.03.281). Applicants Sam and Katie Owen.

Staff Briefing

Director Grundman: Staff Recommendation: Approval.

Presentation by Applicant

Not present.

Public Hearing

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

Discussion/Recommendation

Commissioner Maccini: This property is for sale? I have a problem granting variance for a house for sale.

ITEM IS TABLED.

6. 300 Hillcrest Court - Discussion/Recommendation on an After-the-Fact variance to locate pool equipment in a setback. (West Lake Hills Code Section 22.03.281). Applicant Robert Stephen Homes.

Staff Briefing

Director Grundman: Staff Recommendation: Denial due to no hardship.

Presentation by Applicant

Robert Swett is the applicant. After the snow storm they needed to relocate the equipment. Photos are handed out for reference. When relocating we didn't know it would be a building issue.

Public Hearing

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

Discussion/Recommendation

Chairman Meisel: Was this permitted?

Director Grundman: After-the-fact.

Vice-Chairman Pledger: References a location inside the setback.

COMMISSIONER VAUGHAN MOVES TO DENY THE VARIANCE. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (3-0) DENIAL.

7. 707 Butler Cove - Discussion/Recommendation on numerous after-the-fact tree removals, accessory structure in a side building setback and cut and fill in a setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code.) Applicant Justin Zucurelli.

Staff Briefing

Director Grundman: Staff Recommendation: Denial due to lack of hardship.

Vice-Chairman Pledger: Are Cherry Laurels appropriate?

Director Grundman: Code states like for like.

Vice-Chairman Pledger: Planters in the setback are an issue?

Director Grundman: Yes.

Presentation by Applicant

Chris Johns is the attorney for the applicant. They were unaware of the tree regulations. The owners regret cutting trees. We are seeking a path to correct everything. Explains the 59" removed off of the neighbor's property. Russell Cain approved the Cherry Laurels. Total of 600" of replacement. We are trying to resolve the situation with the neighbors, the Patels. We are going above and beyond the ordinance requirements. We need guidance. The planters help with run-off.

Public Hearing

Vijay Patel resides at 711 Butler Cove. Large photos are presented. The attorney gave incorrect information. We reported our trees being cut. Before and after photos are presented.

Keely Denenberg lives at 719 Butler Cove. There is no hardship. The trees referenced were put in last week. Why would they plant last week? They know the rules. Why is the homeowners not here but has 3 paid employees? The run-off issue was created when they removed cedars.

Dina Patel resides at 711 Butler Cove. The word I can think of that is appropriate is "respect" the community. I request you deny. The owners knew what they were doing. Today is the first day the attorney contacted us.

James Ferguson lives at 501 Redbud Trail. When we built we had to plant Live Oaks and Red Oaks to make it a forest.

Steve Butler lives at 3 Limerick Lane. I'm against the variances. This is a like a small condo unit. They clear cut. Whatever you are required to replace will never mitigate to how it was.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Commissioner Vaughan: Where is this agreement with Russell Cain?

Director Grundman: It would have been on e-mail. No formal agreement.

Commissioner Maccini: i find these actions awful. Ignorance of the law is no excuse. Putting Cherry Laurels in a planter is not planting a tree. I'm sad for the Patels. Absolutely no on the request.

Chairman Meisel: After-the-fact variances require like-for-like?

Director Grundman: References the Code.

Chairman Meisel: Staff is not authorized to grant variances. We need to enforce Code. Replacement needs.

Vice-Chairman Pledger: References the planting last week?

Commissioner Vaughan: If we deny and they come back, we just deny?

Chairman Meisel: We are policy keepers.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND DENIAL ON ALL VARIANCES. SECONDED BY COMMISSIONER MACCINI. UNANIMOUSLY (3-0) DENIAL.

8. 212 Buckeye Trail - Discussion/Recommendation on an encroachment into a building setback to replace old retaining walls. (Section 22.03.281 of the West Lake Hills Code.) Applicant Darush Rahmani.

Staff Briefing

Director Grundman: Approval based on the existing non-conforming.

Commissioner Maccini: Is there a future gate?

Director Grundman: Gate columns are not part of the approval.

Presentation by Applicant

Darush Rahmani is the applicant and homeowner. I don't know when they were built. The wall was rebuilt inside the footprint. Height is the same. We hopefully will build a gate in the future.

Public Hearing

Al Bessin lives at 216 Buckeye Trail. We share the driveway. I have concerns about the wall comes out to the street. The narrowness is a concern. Having a long wall is not in character.

Darush: It is replacing what was there. We did not decrease the width.

Vice-Chairman Pledger: This sounds like an after-the-fact?

Director Grundman: We issued a stop work order but the wall was finished. That is code enforcement.

Commissioner Vaughan: Staff recommends for approval?

Director Grundman: There is a more appropriate solution.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL OF THE EXISTING RETAINING WALLS WITH NO INCREASE IN HEIGHT OR GATE POSTS. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (3-0) APPROVAL WITH CONDITIONS.

9. 902 Yaupon Valley - Discussion/Recommendation on tree removals (Tree #3008 - 20" Cedar, Tree #3027 - 15" Cedar and Tree #3025 - 16" Live Oak) for construction of a single family residence. (Section 22.03.304 of the West Lake Hills Code.) Applicant Shayne Horne

Staff Briefing

Director Grundman: Denial due to no hardship.

Presentation by Applicant

James is one of the contractors. We want to demo. Time is important.

Public Notice

Joe Loehman lives at 900 Yaupon for 28 years. The proposed 9,100 sq. ft. home is a concern for flooding problems. It's going to be a year and a half to build that large of a house.

Erica Nelson lives at 904 Yaupon Valley. It will not fit in with the neighborhood. I have concerns about the trees. I moved here for the trees.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Vice-Chairman Pledger: I hate reposting variances.

Chairman Meisel: We'll deal with all the variances with the August meeting.

10. 706 Terrace Mountain - Discussion/Recommendation on variances to encroach a front building setback, fence height, cut and fill, front yard fence visibility, landscape wall in a building setback and removal of a 17" Cedar Tree for the construction of a new single family residence. (Sections 22.03.281, 22.03.173, 22.03.125, 22.03.173 and 22.03.304 of the West Lake Hills Code.) Applicant Ashley Knight.

Staff Briefing

Director Grundman: Staff Recommendation: Approval of the setbacks and tree. Denial all others.

Presentation by Applicant

Ashley Knight is the applicant and addresses the front setbacks and slopes. The design is done to go with the slope of the lot. The cut and fill is for drainage improvements.

Public Hearing

John Kato lives on Basin Ledge. This suggests a setback variance. Are the drawings wrong? The fence directs the water run-off and the current grade is toward my garage. They are asking to remove one tree. Removing the tree will cause more water problems.

Jared Haas: The updated plans were not provided to the neighbors but added to the packet. This lot has many trees.

Chairman Meisel closes the Public Hearing.

Discussion/Recommendation

Commissioner Vaughan: The updated design meets code.

Chairman Meisel: The drawings submitted give me concern. The setback should be limited to the building footprint.

Commissioner Maccini: I agree with that.

Director Grundman: Drainage is addressed at the building stage.

COMMISSIONER VAUGHAN MOVES TO RECOMMEND APPROVAL ON THE SETBACK IN STRUCTURE ONLY AND THE TREE VARIANCE. NO ON THE OTHERS. SECONDED BY COMMISSIONER MACCINI. UNANIMOUS (3-0) APPROVAL WITH CONDITIONS.

11. Adjournment. Chairman Robert Meisel.

Meeting is adjourned at 9:09 p.m.



**BUILDING & DEVELOPMENT SERVICES DEPARTMENT
BOARD OF ADJUSTMENT AND CITY COUNCIL
ACTION REPORT**

AUGUST 17, 2022

Agenda Item: Consent Agenda: Board of Adjustment and City Council Results

Requested Action: No action required.

Background & Purpose:

At the September 15, 2021, Zoning and Planning Commission a request was made for staff to provide the results of items from the Board of Adjustment and City Council on items that were discussed and reviewed by the Zoning and Planning Commission.

Items on May ZAPCO Agendas	ZAPCO Recommendation	City Council/BOA Action
301 Buckeye Trail	Approval	Approved
707 Butler Cove (Trees, Wall, Cut/Fill)	Denial	Postponed to September 14
300 Hillcrest Court (Pool Eq. in Setback)	Denial	Withdrawn
212 Buckeye Trail (Wall in Setback)	Partial Approval	Approved
706 Terrace Mountain (Setbacks, Cut/Fill, Tree and Fence)	Partial Approval	Partial Approval
803 Westlake Drive (Moore Tract Subdivision)	Denial	Denial

Should any ZAPCO Commissioner have any questions or feedback on the report, please contact the Interim City Administrator.



**TREE VARIANCE AND DRIVEWAY SETBACK ENCROACHMENT
STAFF REPORT**

AUGUST 17, 2022

Project Address: 902 Yaupon Valley Road

Project Number: 2022-1069 & 1072

Agenda Item: Land Use: **902 Yaupon Valley Road:** Discussion/Recommendation on variance request to remove three trees with trunk diameters of fourteen inches or greater and encroach in a driveway setback for a proposed new residence. (West Lake Hills Code Section 22.03.304 and 22.03.175). Applicant Jerry Hooker, Yaupon Valley 902 LLC.

Applicant Information: Jerry Hooker, Yaupon Valley 902 LLC

Hearing Dates:

July 20, 2022, ZAPCO (Postponed)

August 17, 2022 ZAPCO

September 14, 2022, Board of Adjustment/City Council

Location: The subject property is located at the north side of Yaupon Valley Road, between Laurel Valley Road and Live Oak Ridge Road.

Property Information, Zoning & Site Characteristics:

Owner: Yaupon Valley 902 LLC

Legal Description: Lot 26 Mayo Addition

Lot Size: 1.09 acres (47,480.40 square feet)

Zoning: R1 – One Family Residential

The site is surrounded by a single-family residential property on all sides.

Background & Analysis:

There is currently a single-family residence on the lot. The applicant is proposing to demolish the existing house and construct a new single-family residence. The proposed new residence is around 9,100 square feet, compared to the current residence that is about 3,000 square feet.

The trees being proposed for removal are:

T3025 – 16-Inch Live Oak

T3027 – 15-Inch Cedar

T3008 – 20-Inch Cedar

The required replacement per code would be 76.5 inches for the three proposed variance three trees.

There is no mention of hardship in the application, only that they could not design around the trees.

The driveway that exists today is existing non-conforming as it encroaches in the driveway setback. The applicant is requesting a variance to keep the driveway in the same location when it is rebuilt with the proposed new residence.

All that is stated in the application related to this is “WOULD LIKE TO KEEP DRIVEWAY LOCATION OF EXISTING DRIVEWAY WHICH IS LOCATED WITHIN THE SETBACK. WHEN WE ALL MET ON SITE THIS WAS WHAT WE DISCUSSED AS BEING THE IDEAL SITUATION AS IT WOULD PRESERVE TREES AND THE EXISTING CHARACTER OF THE PROPERTY.”

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.
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states “NO”
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states “WOULD NOT BE ABLE TO REDESIGN AROUND ALL OF THE LARGER TREES”
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

Outdoor Lighting

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

Compliance with Adopted Uniform 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 is in conformance with the City of West Lake Hills Master Plan.

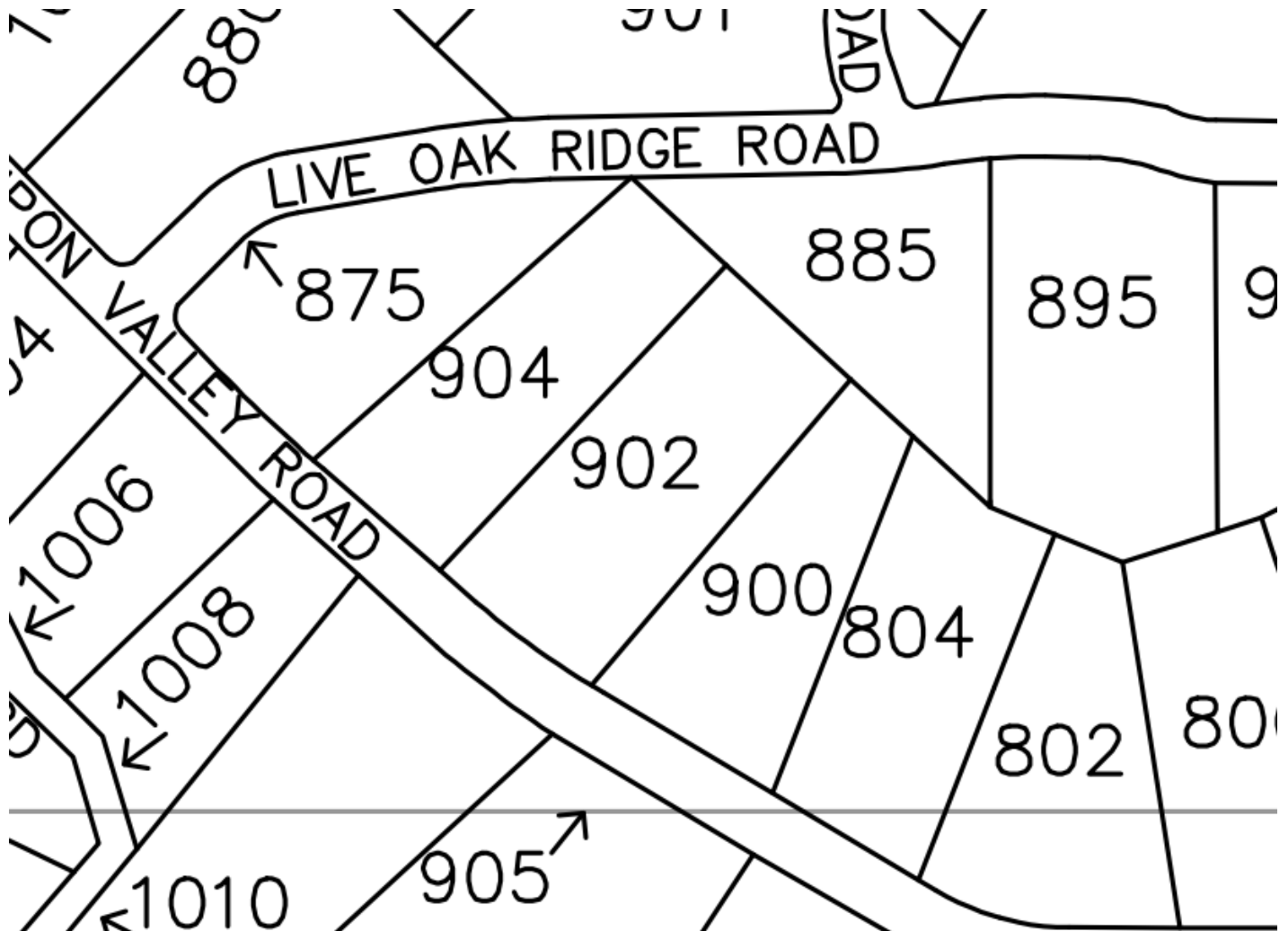
Staff Recommendation

Staff recommends: Denial of the requested tree variances as there is no hardship present, but approval of the driveway setback encroachment. This is an existing non-conforming driveway and with the creek and floodplain under the driveway, staff recommends allowing them to keep the driveway to lessen potential disturbance

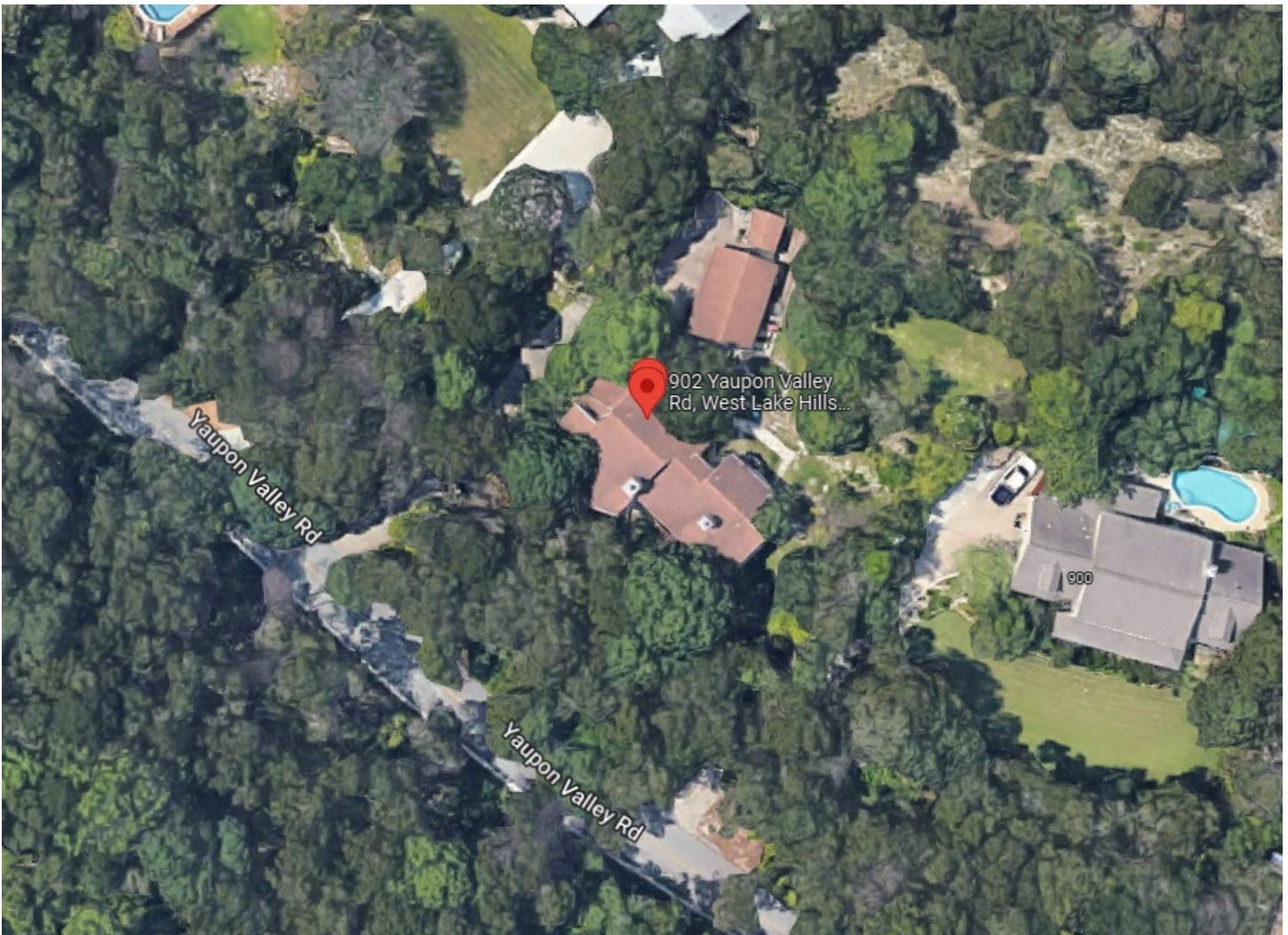
Links to Relevant Code:

- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and vegetation removal and replacement](#)

ZONING MAP



AERIAL PHOTO



NOTES

- GENERAL NOTES:
- THIS TOPOGRAPHIC MAP DOES NOT REPRESENT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONVEYANCE. THE LINES AND OTHER INFORMATION REPRESENTING THE PERIMETER OF THE PROPERTY ARE FOR GENERAL DESCRIPTIVE PURPOSES ONLY.
 - EASEMENTS, RESTRICTIONS AND OTHER ENCUMBRANCES WHICH MAY AFFECT THE SUBJECT TRACT, WERE NOT RESEARCHED BY THE SURVEYOR AND A TITLE COMMITMENT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS SHOWN HEREON ARE IN THE APPROXIMATE LOCATION PER THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.T.X..
 - ACCORDING TO THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.T.X., THIS LOT IS SUBJECT TO THE DEED RESTRICTIONS THAT LIMIT THE UTILIZATION OF THE PROPERTY WITHIN TWENTY-FIVE (25) FEET EITHER SIDE OF THE CENTER OF THE CREEK.
 - LIMITED DETAILS OF THE HOUSE AND IMPROVEMENTS WERE LOCATED. WOOD DECKS, MINOR LANDSCAPING BORDERS, AND OTHER MINOR FEATURES WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.
 - THE CONTOURS SHOWN HEREON, REPRESENT 1-FOOT CONTOUR INTERVALS.
 - SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.
 - ONLY ABOVE-GROUND AND VISIBLE EVIDENCE OF THE UTILITIES WERE OBSERVED AND SHOWN HEREON.
 - FENCE LINES & OVERHEAD UTILITY LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE POSTS.

BASIS OF BEARINGS:

BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

ELEVATION REFERENCE:

VERTICAL POSITIONS WERE DETERMINED USING THE "LEICA SMARTNET" AND GPS REAL-TIME SURVEY METHODS AND ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (NAVD) 88, USING GEOID 12B.

TREE NOTES:

- TREES HAVING A DBH (DIAMETER AT BREAST HEIGHT) OF 3-INCHES AND GREATER WERE LOCATED. OTHER TREES AND VEGETATION EXIST ON SITE.
- TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.
- "MULTI" – TREE DIAMETER OF MULTI-TRUNK TREES ARE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK.

DATE OF FIELD WORK:
THIS SURVEY WAS MADE ON THE GROUND IN NOVEMBER OF 2021 AND REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

SURVEY DRAWING FILES AND PDF ISSUED:
NOVEMBER 19, 2021

LEGEND

- ⊕ BENCHMARK SET
Ⓜ WATER METER
Ⓢ SEPTIC LID
Ⓢ SEPTIC ALARM
⊘ POWER POLE
—OHU— OVERHEAD UTILITY LINES
—W— WIRE FENCE
—CL— CHAINLINK FENCE
P.R.T.C.T.X. PLAT RECORDS, TRAVIS CO., TX

BENCHMARKS

NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
7	10079899.85	3091704.33	763.87	60D NAIL SET
8	10079816.13	3091777.41	789.88	60D NAIL SET
647	10079788.47	3091637.89	788.27	X-SET IN CONCRETE
734	10079649.20	3091517.90	755.27	60D NAIL SET
740	10079709.03	3091594.85	756.83	60D NAIL SET

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BENCHMARKS

NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
7	10079899.85	3091704.33	763.87	60D NAIL SET
8	10079816.13	3091777.41	789.88	60D NAIL SET
647	10079788.47	3091637.89	788.27	X-SET IN CONCRETE
734	10079649.20	3091517.90	755.27	60D NAIL SET
740	10079709.03	3091594.85	756.83	60D NAIL SET

BENCHMARKS

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734	10079649.20	3091517.90	755.27	60D NAIL SET
740	10079709.03	3091594.85	756.83	60D NAIL SET

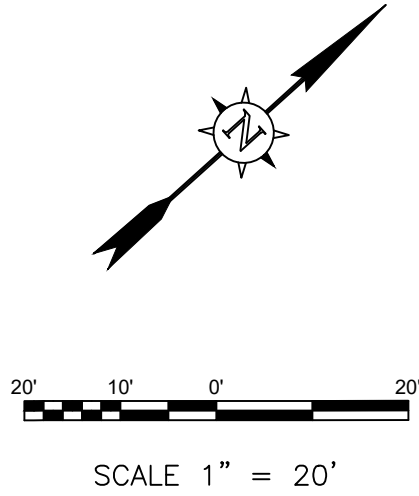
BENCHMARKS

NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
7	10079899.85	3091704.33	763.87	60D NAIL SET
8	10079816.13	3091777.41	789.88	60D NAIL SET
647	10079788.47	3091637.89	788.27	X-SET IN CONCRETE
734	10079649.20	3091517.90	755.27	60D NAIL SET
740	10079709.03	3091594.85	756.83	60D NAIL SET

TOPOGRAPHIC AND TREE SURVEY OF

LOT 26, MAYO ADDITION, A SUBDIVISION OF RECORD IN BOOK 70, PAGE 95, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND SITUATED IN THE CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS.

ADDRESS: 902 YAUPON VALLEY ROAD, CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS



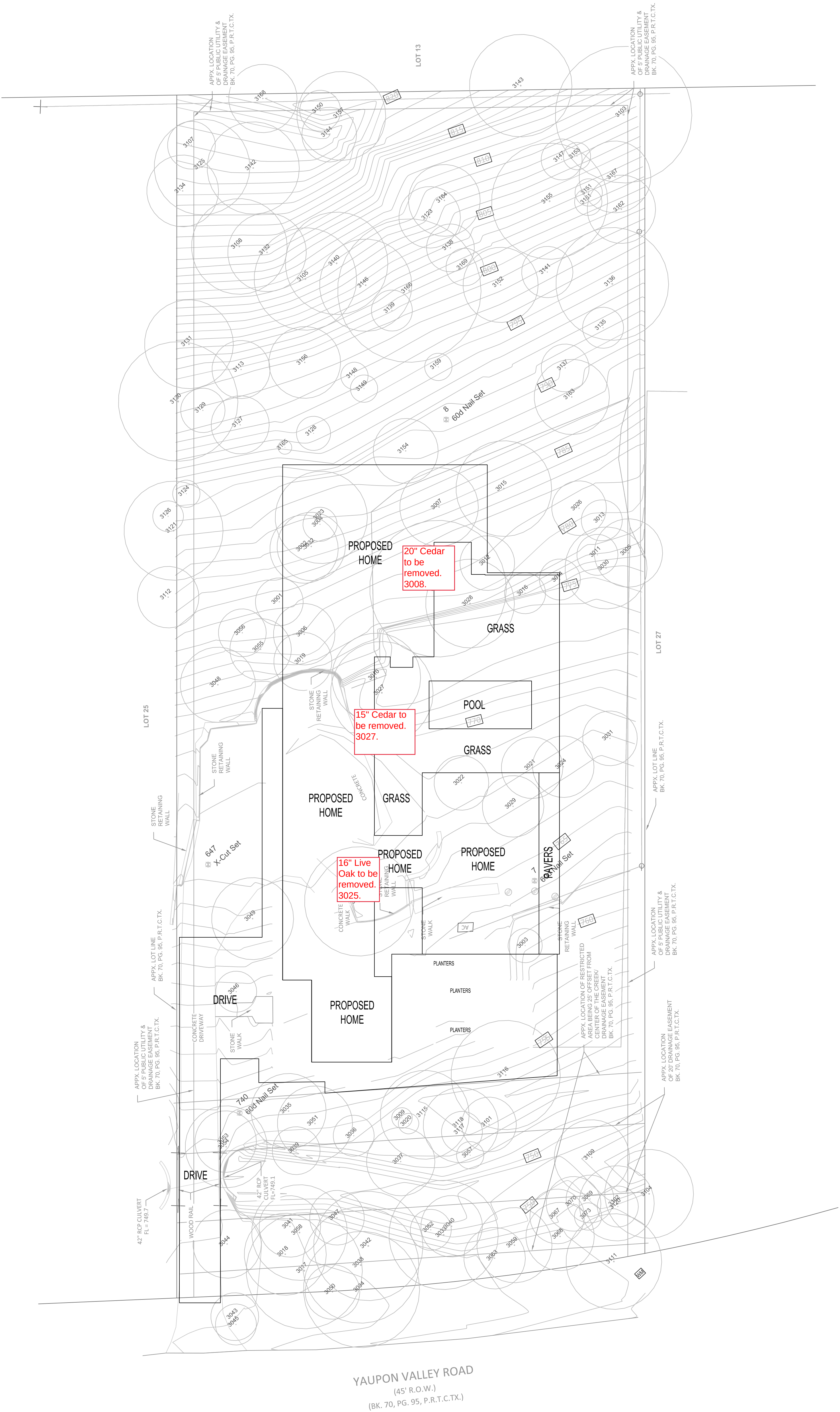
SHEET 1 OF 1

TREE LIST

TAG NO.	SIZE & TYPE
3001	7" CEDAR
3002	10" (7" + 6") CEDAR
3003	5" RED OAK
3004	5" RED OAK
3005	10" CEDAR
3006	9" LIVE OAK
3007	11.5" (7" + 5" + 4") CEDAR
3008	20" (14" + 12") CEDAR
3009	3" YAUPON
3010	13" LIVE OAK
3011	6" CEDAR
3012	8" CEDAR
3013	6" CEDAR
3014	6" CEDAR
3015	14" LIVE OAK
3016	6" CEDAR
3017	17" CEDAR
3018	12" CEDAR
3019	8.5" (4" + 4" + 3" + 2") CEDAR
3020	3" YAUPON
3021	9" CEDAR
3022	8" RED OAK
3023	13.5" (6" + 6" + 5" + 4") CEDAR
3024	9" CEDAR
3025	16" LIVE OAK
3026	8" CEDAR
3027	15" (11" + 8") CEDAR
3028	13" RED OAK
3029	9" RED OAK
3030	12" CEDAR
3031	8" (4" + 3" + 3" + 2") CREPE MYRTLE
3032	10" RED OAK
3033	16" CEDAR
3034	17" CEDAR
3035	11" RED OAK
3036	6" CEDAR
3037	10" CEDAR
3038	17" CEDAR
3039	7" CEDAR
3040	9" CEDAR
3041	9" CEDAR
3042	16" CEDAR
3043	7" RED OAK
3044	10" CEDAR
3045	6" RED OAK
3046	6" RED OAK
3047	8" CEDAR
3048	11" CEDAR
3049	12" CYPRESS
3050	8" CEDAR
3051	11" CEDAR
3052	6" CEDAR
3053	9" CEDAR
3054	12" CEDAR
3055	9" LIVE OAK
3056	7" CEDAR
3057	4" YAUPON
3058	14" CEDAR
3059	11" CEDAR
3063	9" RED OAK
3067	8" CEDAR
3068	10" CEDAR
3069	7" CEDAR
3070	8" CEDAR
3073	4" RED OAK
3101	8" RED OAK
3102	11" CEDAR
3103	20" (10" + 9" + 5" + 3" + 3") CEDAR
3104	13" CEDAR
3105	15" (8" + 7" + 7") CEDAR
3107	7" CEDAR
3108	14" CEDAR
3109	11" CEDAR
3111	14" CEDAR
3112	9" CEDAR
3113	8.5" (5" + 4" + 3") CEDAR
3115	13" CEDAR
3116	16" RED OAK
3117	6" CEDAR
3118	11" CEDAR
3120	6" CEDAR ELM
3121	14.5" (6" + 4" + 4" + 3" + 3") CEDAR
3123	9" CEDAR
3124	4" (3" + 2") CEDAR
3125	14" CEDAR
3126	4.5" (3" + 3") CEDAR
3127	8.5" (4" + 4" + 3") CEDAR
3128	5" (3" + 2") CEDAR
3129	6.5" (5" + 3") CEDAR
3130	17.5" (7" + 6" + 6" + 5" + 4") CEDAR
3131	13" (8" + 6" + 4") CEDAR
3132	11.5" (8" + 4" + 3") RED OAK
3134	10.5" (8" + 5") CEDAR
3135	6" CEDAR
3136	16.5" (8" + 7" + 6" + 4") CEDAR
3137	7" CEDAR
3138	7" CEDAR
3139	6" CEDAR
3140	15" (12" + 6") CEDAR
3141	7.5" (4" + 4" + 3") CEDAR
3142	13.5" (8" + 6" + 5") CEDAR
3143	15" (10" + 10") LIVE OAK
3144	8" CEDAR
3146	13.5" (9" + 5" + 4") CEDAR
3147	6" CEDAR
3148	4" CEDAR
3149	4" LIVE OAK
3150	6" CEDAR
3151	4" LIVE OAK
3152	11" (6" + 4" + 3" + 3") CEDAR
3153	4" CEDAR
3154	9.5" (5" + 4" + 3" + 2") CEDAR
3155	17" CEDAR
3156	10.5" (6" + 5" + 4") CEDAR
3157	13" CEDAR
3159	4" (3" + 2") CEDAR
3161	4" LIVE OAK
3162	10" (7" + 6") CEDAR
3163	11" (9" + 4") CEDAR
3164	10.5" (7" + 7") CEDAR
3165	2" CEDAR
3166	21" (9" + 6" + 6" + 5" + 4" + 3") CEDAR
3167	10.5" (6" + 6" + 3") CEDAR
3168	10" RED OAK
3169	5.5" (4" + 3") CEDAR

AERIOS GEO LLC

601 QUAIL VALLEY DR, STE 318
GEORGETOWN, TEXAS 78626
(512) 200-7713
www.aeriosgeo.com
TBPELS NO. 10194667



5/16/2022 4:08:40 PM

EXISTING IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	1258.9 SF	0%
TOTAL BUILDING AREA	5862.9 SF	0%
TOTAL BUILDING AREA	26534.9 SF	0%
PAVEMENT	181.1 SF	0%
PAVEMENT	29758.9 SF	0%
SITE	187770.8 SF	84%
SITE	47236.7 SF	100%

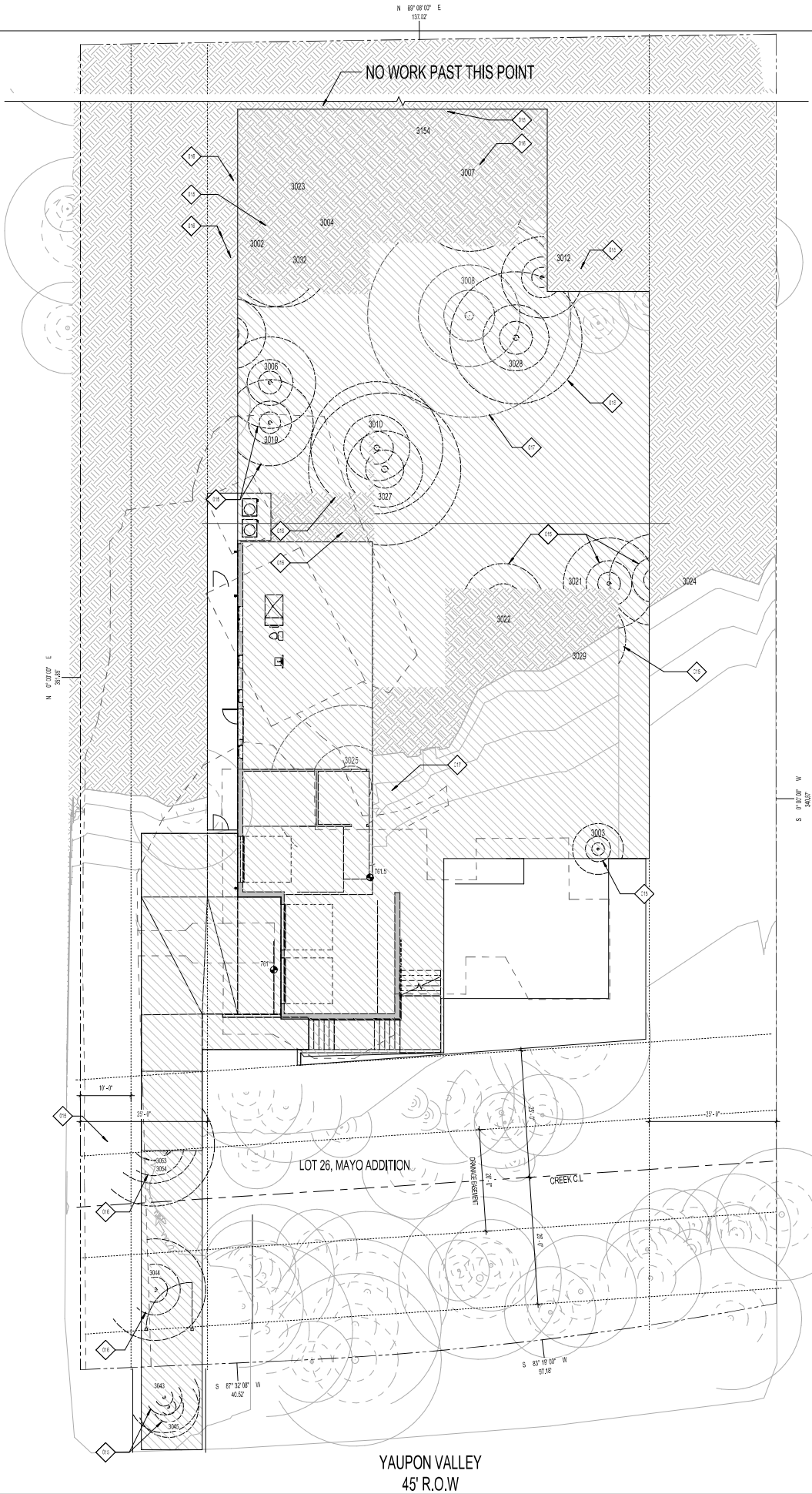
24 EXISTING IMPERVIOUS COVERAGE

IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	48 SF	0%
TOTAL BUILDING AREA	2780 SF	1%
TOTAL BUILDING AREA	5862.9 SF	0%
TOTAL BUILDING AREA	21828.9 SF	0%
TOTAL BUILDING AREA	23163.9 SF	0%
TOTAL BUILDING AREA	24583.9 SF	0%
POOL WATER	420.9 SF	0%
POOL COVERS	62 SF	0%
PAVEMENT	433.1 SF	1%
PAVEMENT	8542 SF	2%
PAVEMENT	8842 SF	2%
PAVEMENT	9223.9 SF	1%
PAVEMENT	11402.2 SF	24%
SITE	1564.9 SF	0%
SITE	2013.9 SF	0%
SITE	2548.1 SF	0%
SITE	33388.1 SF	70%
SITE	82638.9 SF	75%
SITE	47719.9 SF	100%

22 IMPERVIOUS COVERAGE

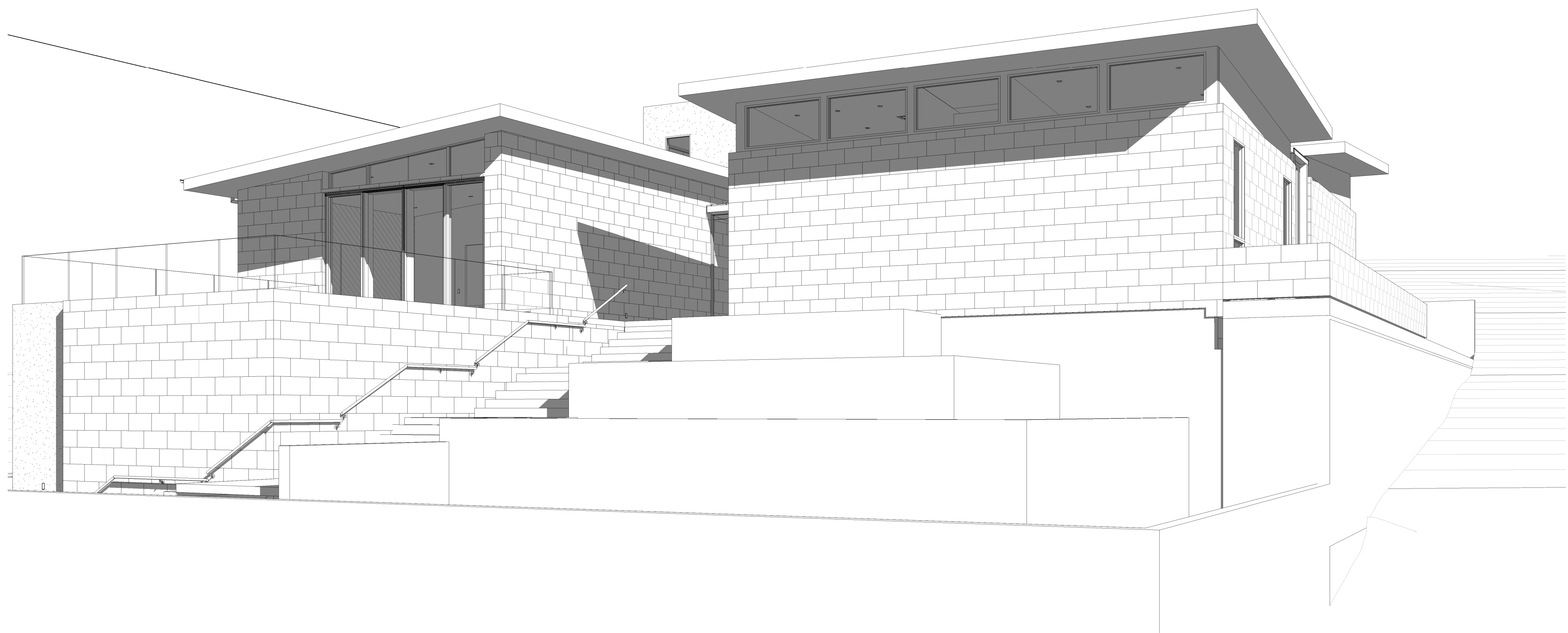
HOME AREA	
NAME	Area
FIRST FLOOR	1345.9 SF
SECOND FLOOR	5344.9 SF
THIRD FLOOR	2734.9 SF
THIRD FLOOR	9711.9 SF
GARAGE	1107.8 SF
LOGIA	471.9 SF
STORAGE	123.9 SF
POOL DECK	518.7 SF
POOL	482.7 SF
ENTRY / STAIR	1722.9 SF
DRIVE	1071.5 SF
DRIVE	6918 SF
DRIVE	18392.2 SF

21 HOME AREAS



902 YAUPON VALLEY

902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

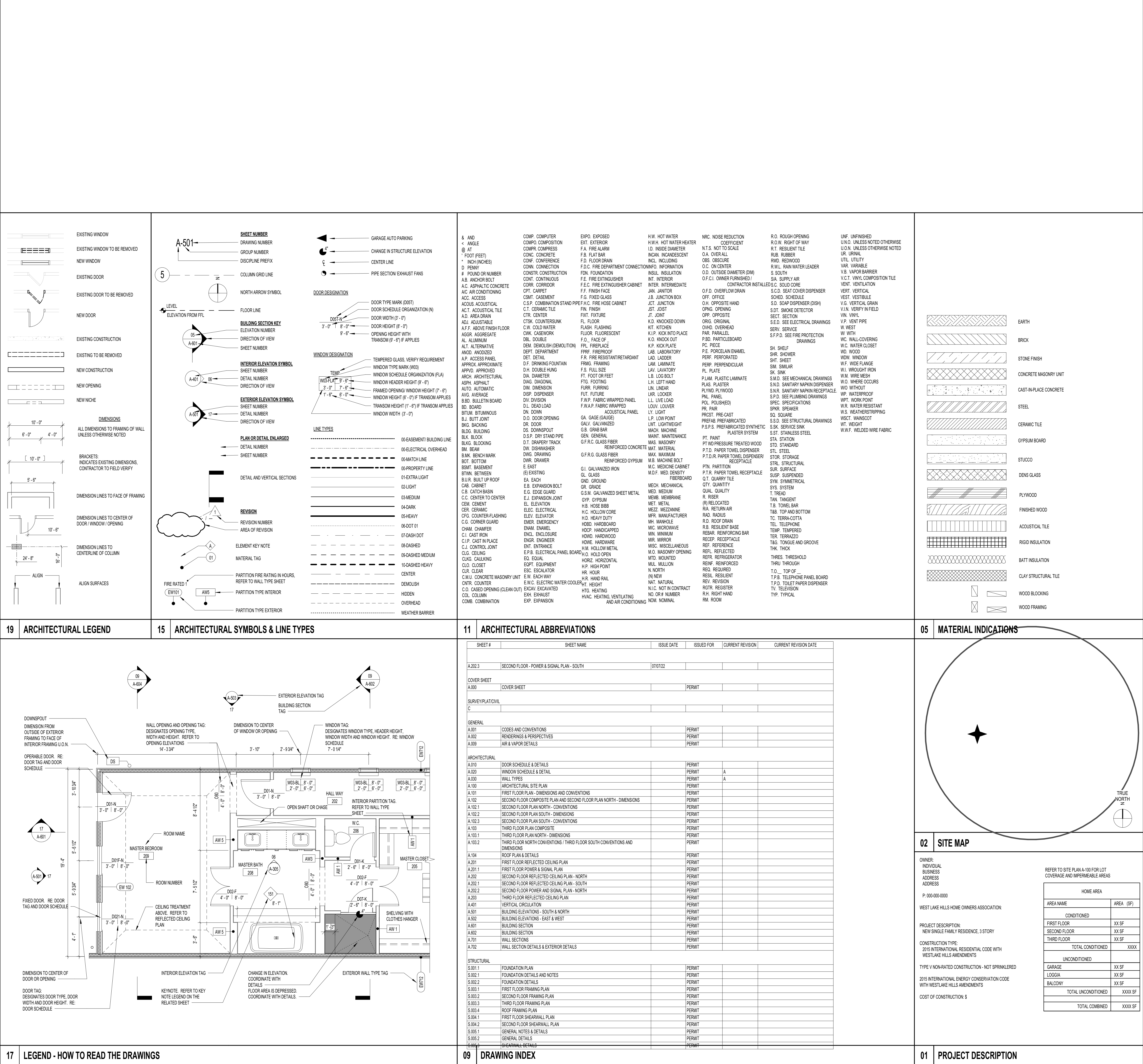
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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO:	21-197
INITIAL PROJECT ISSUE DATE:	DESCRIPTION:
DRAWN BY: AMC	CHECKED BY: TLB
FILE PATH: C:\Users\mirador\Documents\21-197 - 902 Yaupon Valley - Central_mirador\miradorgroup.net	
COVER SHEET	
A.000	



REVISIONS

NO.	DATE	DESCRIPTION
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WEST LAKE HILLS, TEXAS 78746



MIRADOR GROUP

6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO: 21-197

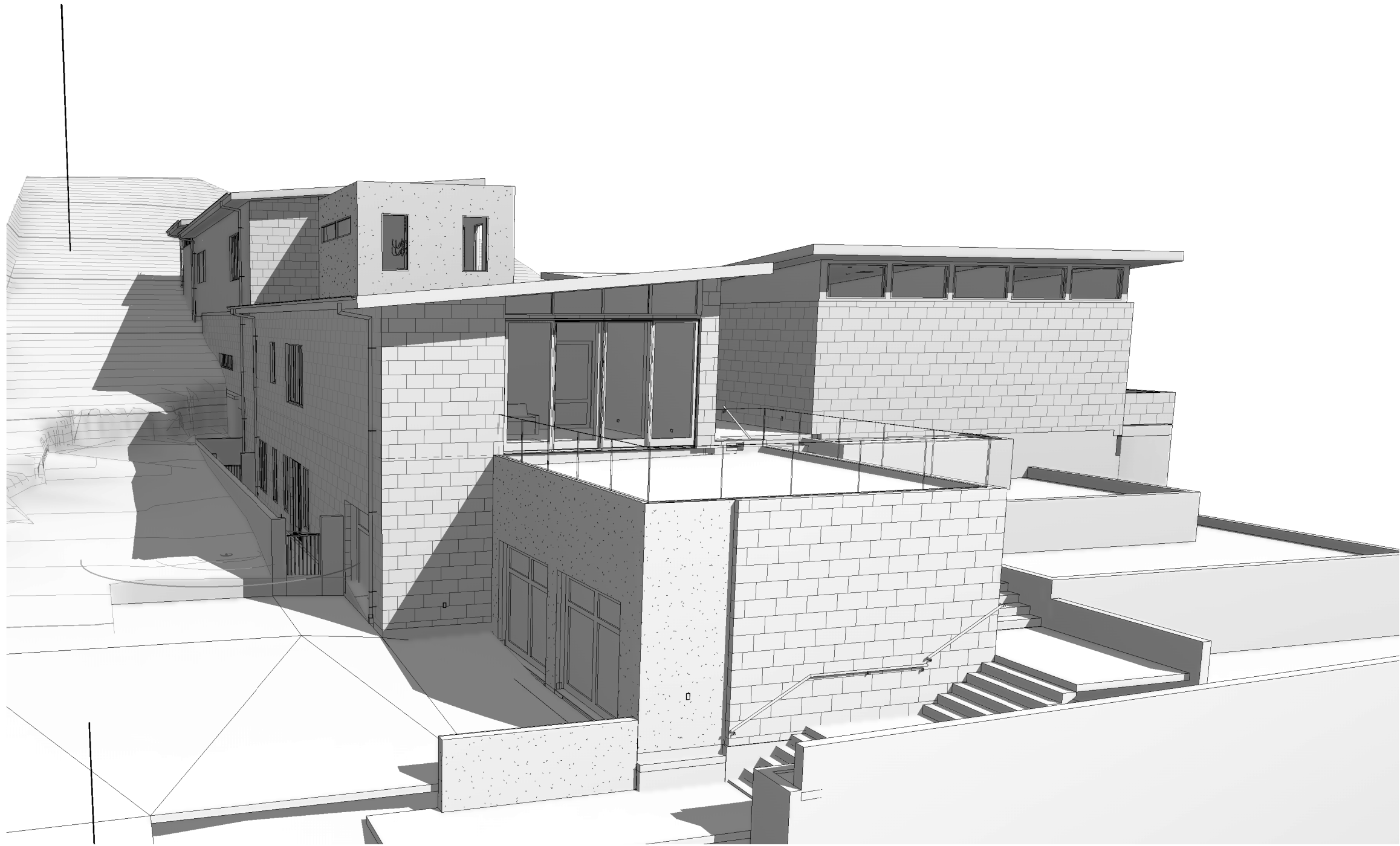
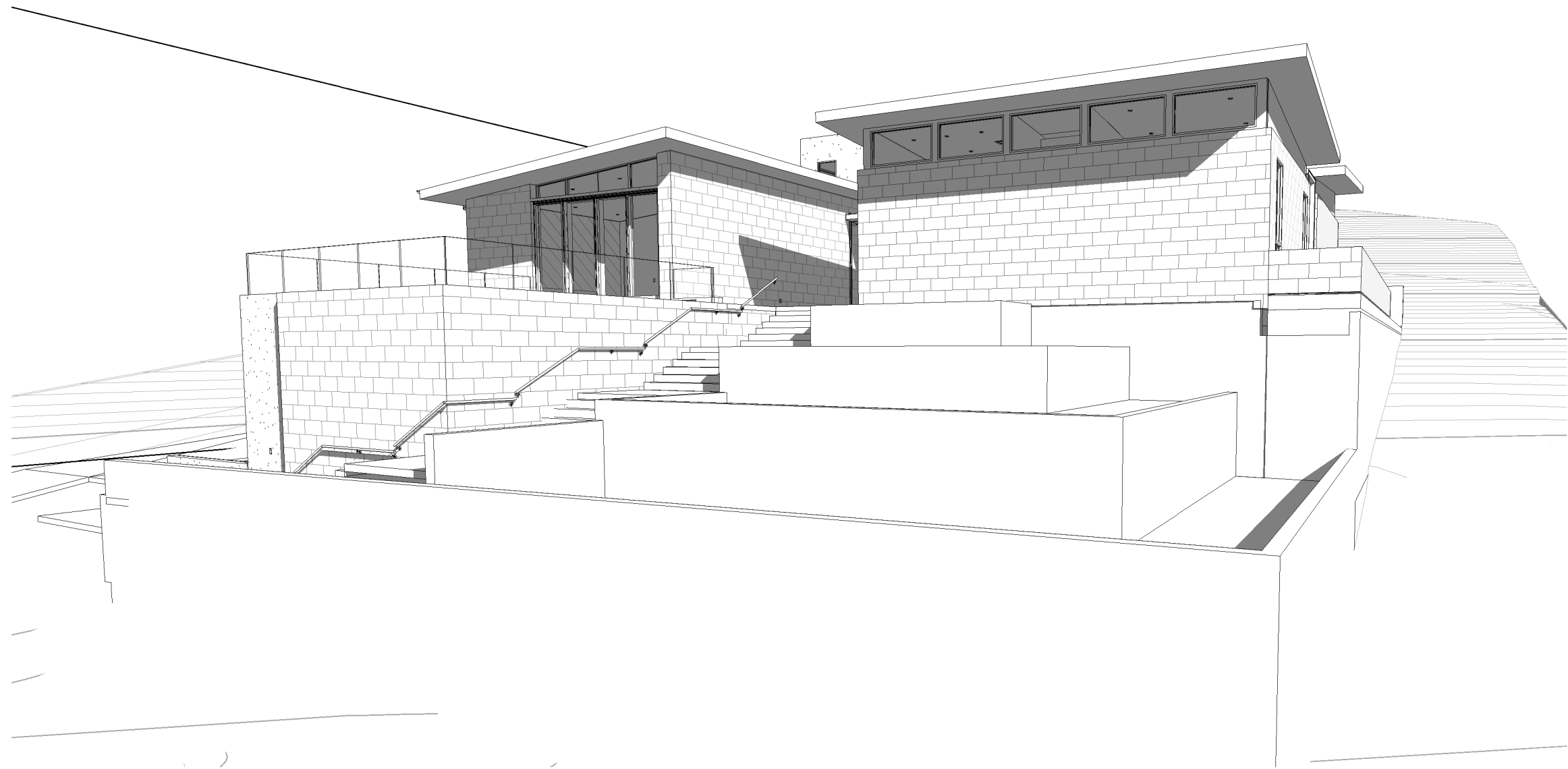
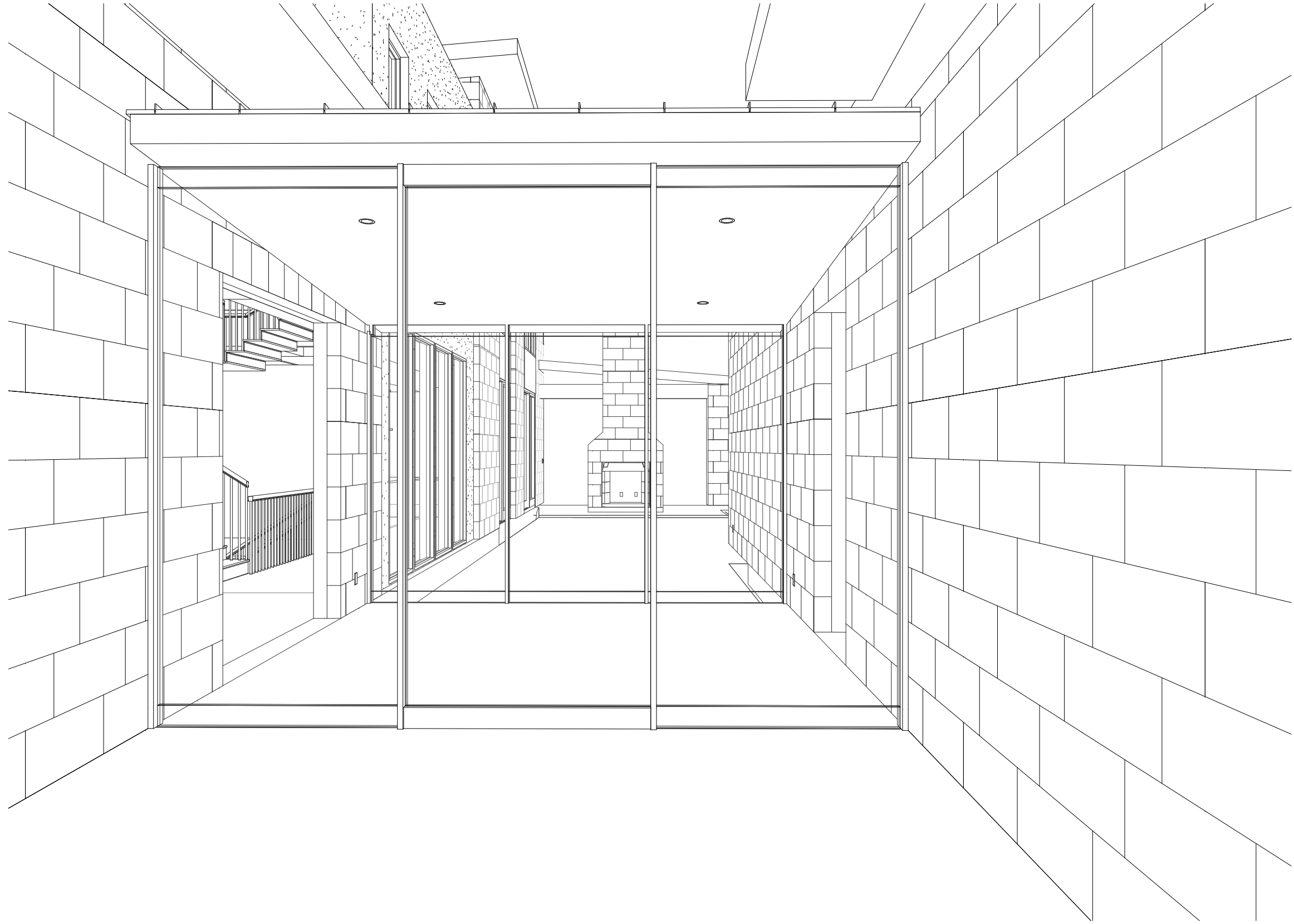
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CODES AND CONVENTIONS

A.001



REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

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WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: -- DESCRIPTION: --

DRAWN BY: AMC CHECKED BY: TLB

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RENDERINGS & PERSPECTIVES

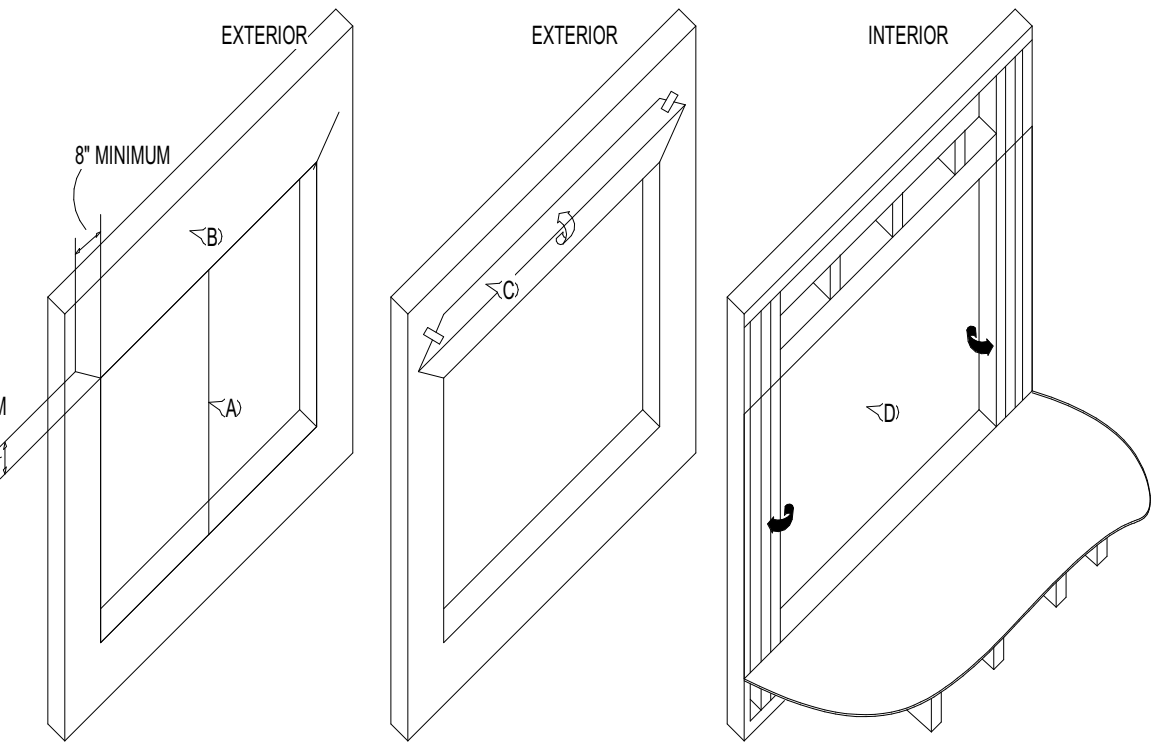
A.002

INTEGRAL FLANGED DOOR AFTER A WATER-RESISTIVE BARRIER (WRB) IS INSTALLED

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

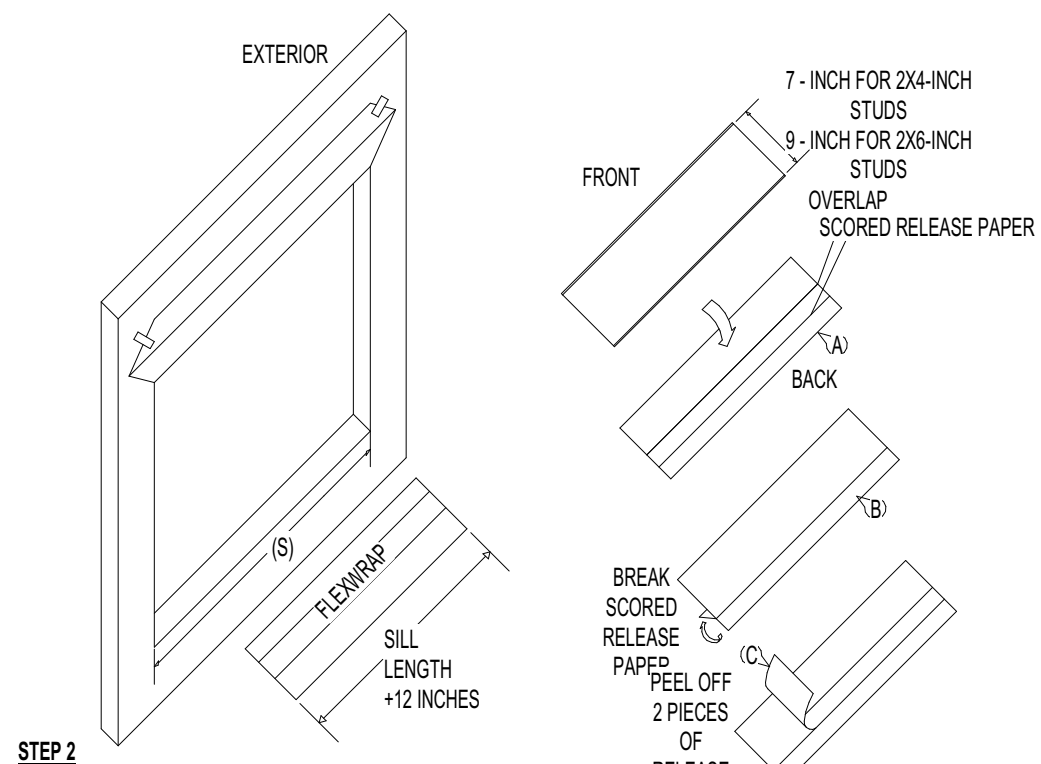
STEP 1

- A. MAKE AN "X" CUT (STANDARD) CUT IN THE WRB. FOR AN "X" CUT, BEGIN WITH A HORIZONTAL CUT ACROSS THE BOTTOM AND THE TOP OF THE WINDOW FRAME. FROM THE CENTER, CUT STRAIGHT DOWN THE SILL.
B. CUT TWO 45 DEGREE SLITS A MINIMUM OF 8" FROM THE CORNER OF THE HEADER TO CREATE A FLAP ABOVE THE ROUGH OPENING TO EXPOSE SHEATHING OR FRAMING MEMBERS TO ALLOW HEAD FLASHING INSTALLATION. FLIP HEAD FLAP UP (B) AND TEMPORARILY SECURE WITH DUPONT TYVEK TAPE. SOME WINDOWS AND FLASHING WIDTHS MAY REQUIRE LONGER SLITS.
C. FLIP HEAD FLAP UP TEMPORARILY SECURE WITH DUPONT TYVEK TAPE. SOME DOORS AND FLASHING WIDTHS MAY REQUIRE LONGER SLITS.
D. FOLD SIDE FLAPS INTO ROUGH OPENING. CUT EXCESS FLAPS AND SECURE.



STEP 2

- A. OUT DUPONT FLEXWRAP AT LEAST 12" LONGER THAN WIDTH OF THE SILL (S).
B. DUPONT FLEXWRAP HAS PERFORATED RELEASE PAPER TO HELP WITH THE FORMATION OF THE BACK DAM. TO ENSURE THAT THE PERFORATION TEARS CLEANLY, FOLD THE PERFORATION 180° AND CREASE THE FLASHING.
C. REMOVE THE TWO WIDEST PIECES OF RELEASE PAPER LEAVING THE NARROWEST RELEASE PAPER ON THE FLASHING. WHEN THE FINISHED FLOOR IS APPLIED, THE RELEASE PAPER CAN BE REMOVED AND THE BACK DAM CAN BE COMPLETED.

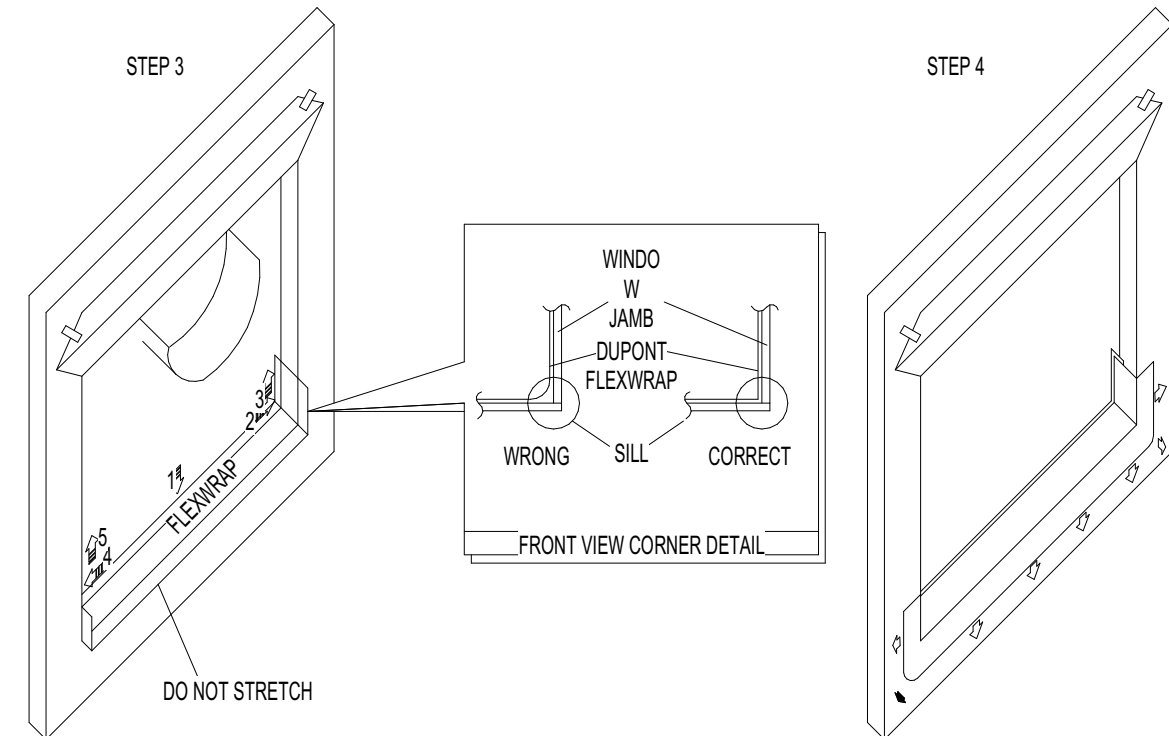


STEP 3

- A. INSTALL THE SILL FLASHING AS INDICATED LEAVING THE 1" OF DUPONT FLEXWRAP WITH RELEASE PAPER EXTENDING IT PAST THE DOOR THRESHOLD ON THE INSIDE. WHEN THE 1" OF RELEASE PAPER IS REMOVED, THERE SHOULD BE 3/4" OF FLASHING TO FORM THE BACK DAM.
OPTIONAL: SOME FLOORING CANNOT ACCOMMODATE A BACK DAM. IN THAT CASE, FOLD THE 1" BACK DAM ON TOP OF DUPONT FLEXWRAP IN THE SILL. DOOR WILL BE INSTALLED ON TOP OF THE 1" FOLD TO CREATE A BACK DAM.

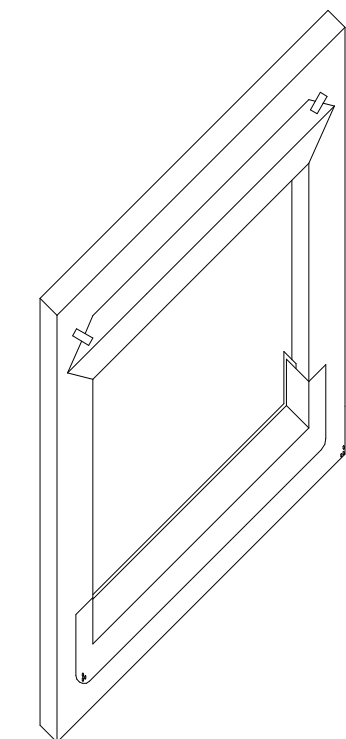
STEP 4

- A. FAN OUT DUPONT FLEXWRAP AT BOTTOM CORNERS ONTO FACE OF WALL. COVERAGE OF DUPONT FLEXWRAP SHOULD BE 2" TO 3" ONTO THE FACE OF THE WALL.



STEP 5

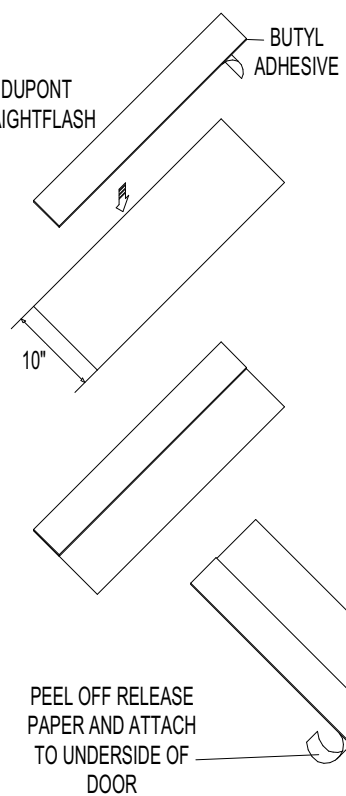
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY A CONTINUOUS BEAD OF SEALANT ACROSS BOTTOM SILL FLANGE TO ALLOW FOR DRAINAGE.



STEP 6 (OPTIONAL)

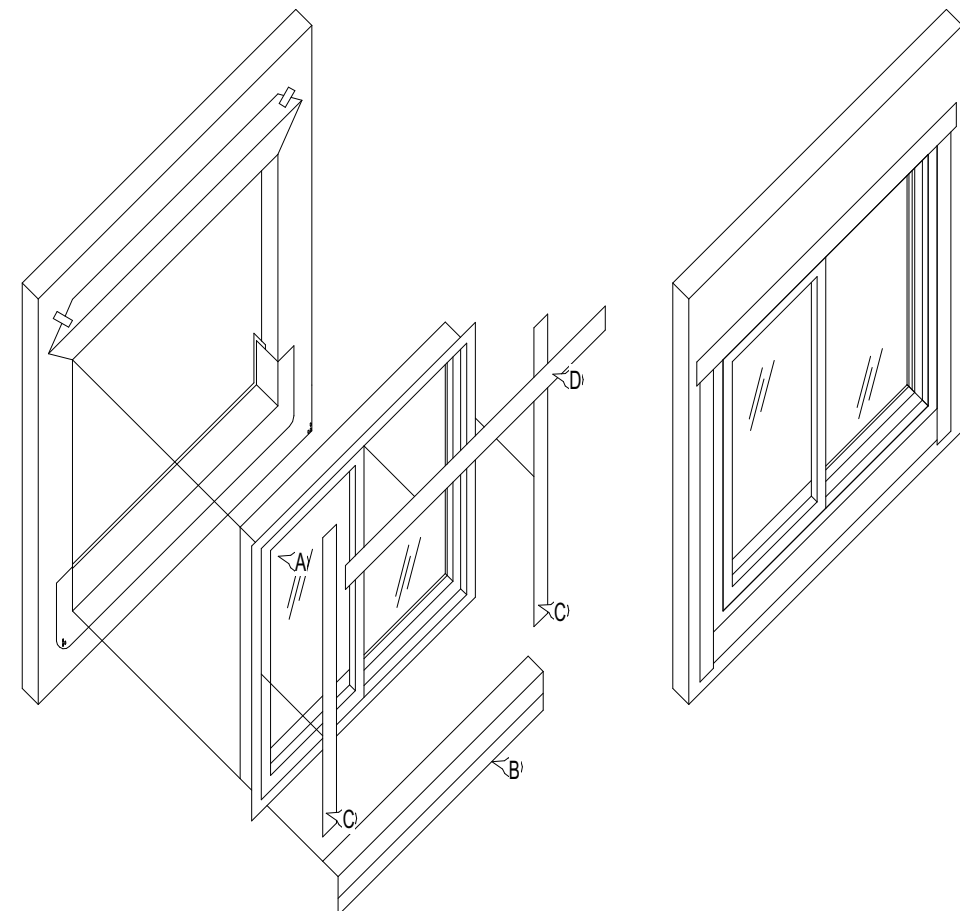
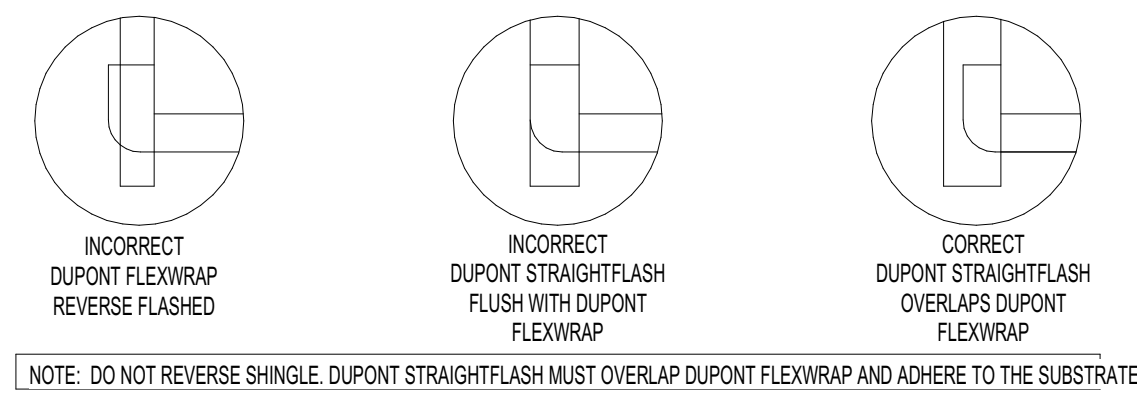
FOR EXTREME WEATHER CONDITIONS, SEE GENERAL INSTRUCTIONS.

- A. CREATE THE HIGH PRESSURE SKIRT BY CUTTING A PIECE OF DUPONT TYVEK 1" WIDER THAN THE WIDTH OF DOOR OPENING AND APPROXIMATELY 10 INCHES IN DEPTH.
B. CUT A 4" PIECE OF DUPONT STRAIGHTFLASH TO THE SAME WIDTH AS THE SKIRT. REMOVE TWO PIECES OF RELEASE PAPER AND ADHERE TO THE DUPONT TYVEK.
C. REMOVE THE LAST PIECE OF RELEASE PAPER AND ATTACH THE SKIRT TO THE UNDERSIDE OF THE DOOR. THIS SKIRT MAY BE MADE WITH DUPONT STRAIGHTFLASH OR DUPONT STRAIGHTFLASH.



STEP 7

- A. INSTALL DOOR ACCORDING TO MANUFACTURERS INSTRUCTIONS.
B. (OPTIONAL) - SEE GENERAL INSTRUCTIONS. ADHERE HIGH PRESSURE SKIRT TO THE BOTTOM THRESHOLD OF THE DOOR.
C. CUT TWO PIECES OF DUPONT STRAIGHTFLASH OR DUPONT FLEXWRAP FOR HEAD FLASHING, WHICH EXTENDS BEYOND OUTER EDGES OF JAMB FLASHING. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF DOOR.
D. CUT A PIECE OF DUPONT STRAIGHTFLASH OR DUPONT FLEXWRAP FOR HEAD FLASHING, WHICH EXTENDS BEYOND OUTER EDGES OF JAMB FLASHING. REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING MOUNTING FLANGE AND ADHERING TO EXPOSED SHEATHING OR FRAMING MEMBERS (SEE D).

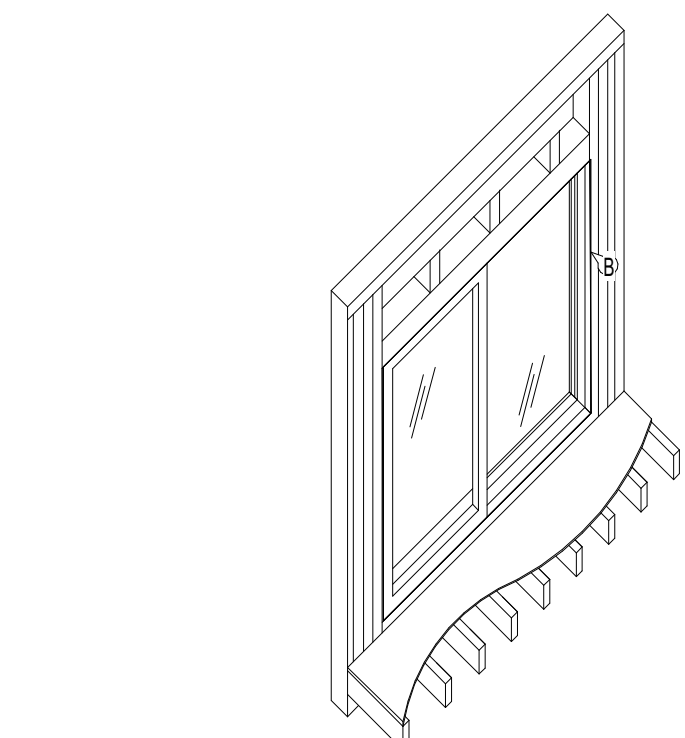


STEP 8

- A. FLIP DOWN UPPER FLAP OF WRB SO IT LAYS FLAT ACROSS HEAD FLASHING.
B. TAPE DOWN DIAGONAL SEAMS OF WRB.
C. TAPE EDGE OF DUPONT TYVEK TO EDGE OF DOOR AT JAMBS. AT THE HEAD, CONTINUOUS TAPE SEAMS AS SHOWN WITH DUPONT TYVEK TAPE. IF AN AIR BARRIER IS NOT REQUIRED OR IF ADDITIONAL DRAINAGE IS DESIRED, THEN SKIP TAPE AT THE HEAD. DO NOT TAPE AT BOTTOM OF DOOR.

STEP 9

- FINAL STEP
A. WHEN THE INTERIOR FLOORING IS READY TO INSTALL, REMOVE RELEASE PAPER AND USE OPTION ONE OR TWO (SHOWN ABOVE) TO FORM BACK DAM.
B. TOOL SEALANT AROUND THE DOOR OPENING AT THE INTERIOR USING DUPONT WEATHER SEALANT OR DUPONT RECOMMENDED LOW EXPANSION FOAM (AND BACKER ROD AS NECESSARY).



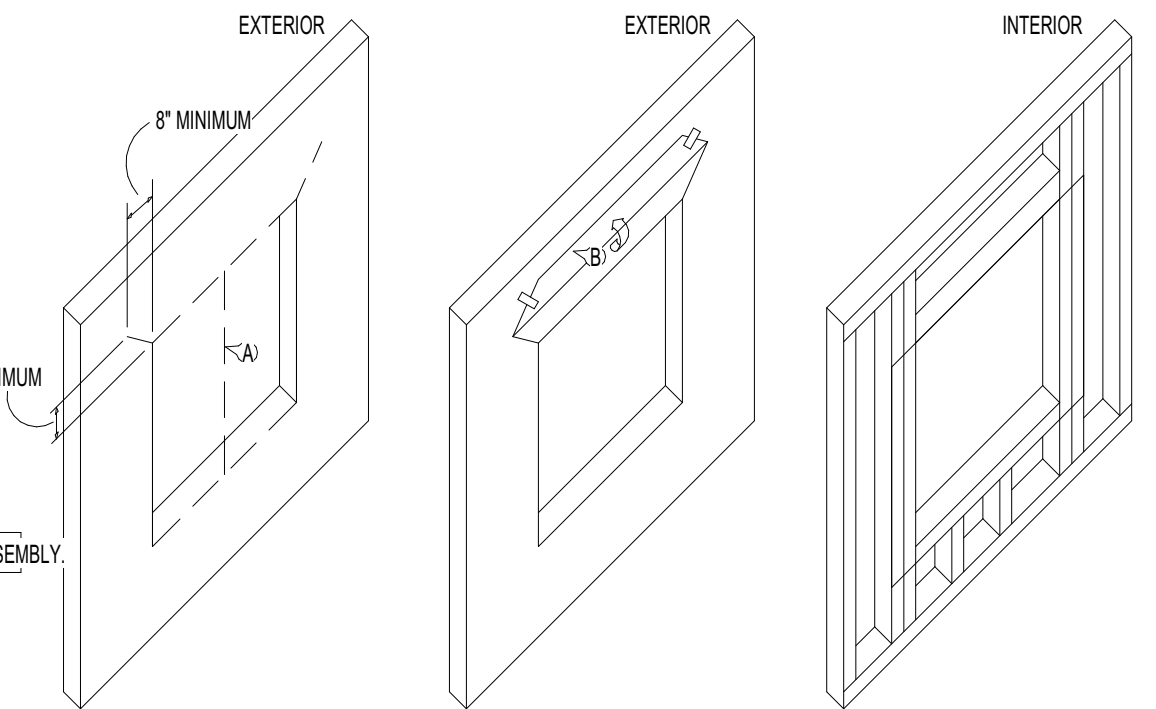
19 WEATHERPROOF FLASHING INSTRUCTIONS FOR DOORS

INTEGRAL FLANGED WINDOW AFTER WATER-RESISTIVE BARRIER (WRB) IS INSTALLED

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

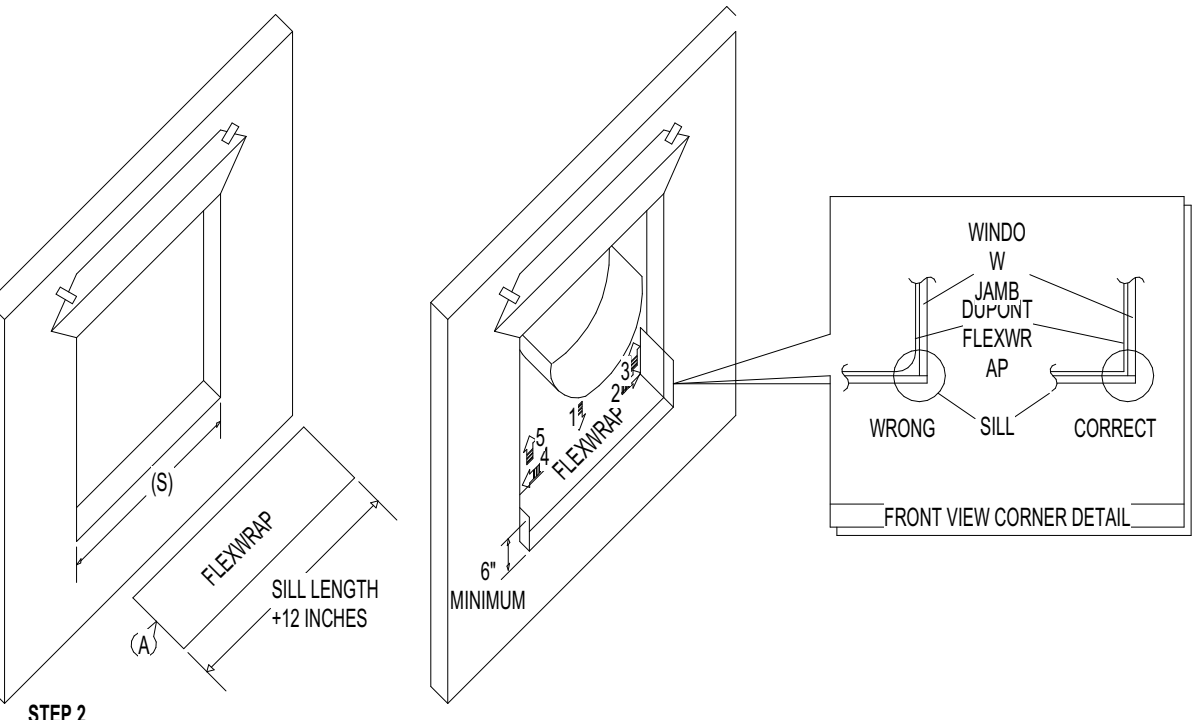
STEP 1

- A. MAKE AN "X" CUT (STANDARD) CUT IN THE WRB. FOR AN "X" CUT, BEGIN WITH A HORIZONTAL CUT ACROSS THE BOTTOM AND THE TOP OF THE WINDOW FRAME. FROM THE CENTER, CUT STRAIGHT DOWN THE SILL.
B. CUT TWO 45 DEGREE SLITS A MINIMUM OF 8" FROM THE CORNER OF THE HEADER TO CREATE A FLAP ABOVE THE ROUGH OPENING TO EXPOSE SHEATHING OR FRAMING MEMBERS TO ALLOW HEAD FLASHING INSTALLATION. FLIP HEAD FLAP UP (B) AND TEMPORARILY SECURE WITH DUPONT TYVEK TAPE. SOME WINDOWS AND FLASHING WIDTHS MAY REQUIRE LONGER SLITS.
C. FOLD SIDE FLAPS INTO ROUGH OPENING. CUT EXCESS FLAPS AND SECURE.



STEP 2

- A. OUT DUPONT FLEXWRAP AT LEAST 12" LONGER THAN WIDTH OF ROUGH OPENING SILL (S).
B. REMOVE FIRST PLAGE OF RELEASE PAPER, COVER HORIZONTAL SILL BY ALIGNING INSIDE EDGE OF SILL, AND ADHERE INTO ROUGH OPENING ALONG SILL AND UP JAMBS (MIN 6" ON EACH SIDE).
C. REMOVE SECOND RELEASE PAPER.
D. FAN OUT DUPONT FLEXWRAP AT BOTTOM CORNERS ONTO FACE OF WALL. COVERAGE OF DUPONT FLEXWRAP SHOULD BE 2" TO 3" ONTO THE FACE OF THE WALL.
E. SECURE EDGES OF DUPONT FLEXWRAP WITH DUPONT RECOMMENDED FASTENERS ALONG THE BOTTOM OUTER EDGE OF THE DUPONT FLEXWRAP AT FINNED CORNERS.



STEP 3

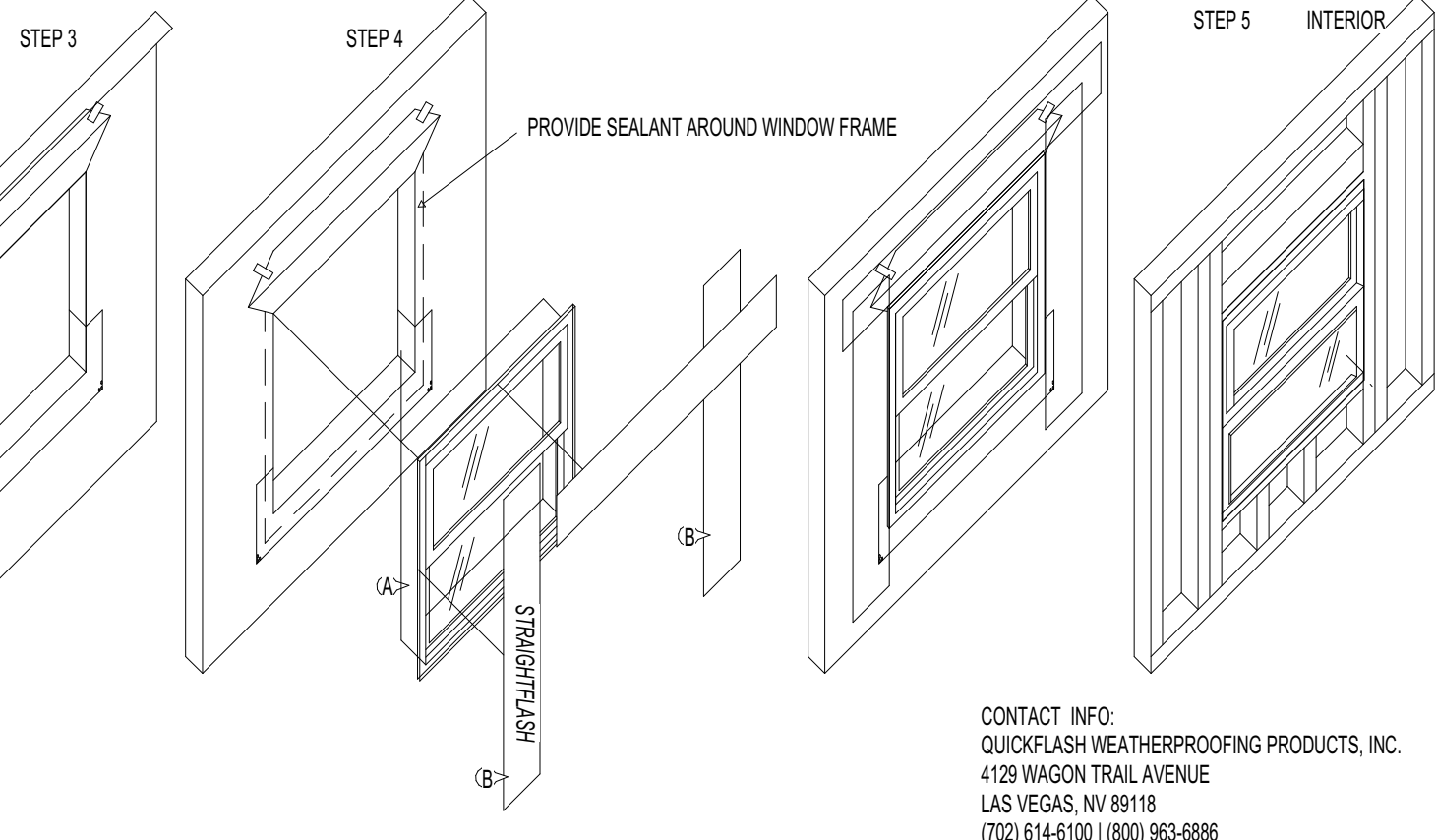
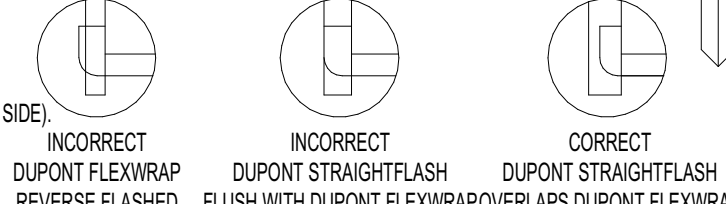
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY CONTINUOUS SEALANT BEAD ACROSS BOTTOM SILL TO ALLOW FOR DRAINAGE.
FOR RECTANGULAR WINDOWS

STEP 4

- A. INSTALL WINDOW ACCORDING TO MANUFACTURERS INSTRUCTIONS.
B. CUT TWO PIECES OF DUPONT STRAIGHTFLASH OR DUPONT FLEXWRAP FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW.
C. CUT A PIECE OF DUPONT STRAIGHTFLASH OR DUPONT FLEXWRAP FOR HEAD FLASHING, WHICH EXTENDS BEYOND OUTER EDGES OF JAMB FLASHING. REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING MOUNTING FLANGE AND ADHERING TO EXPOSED SHEATHING OR FRAMING MEMBERS.

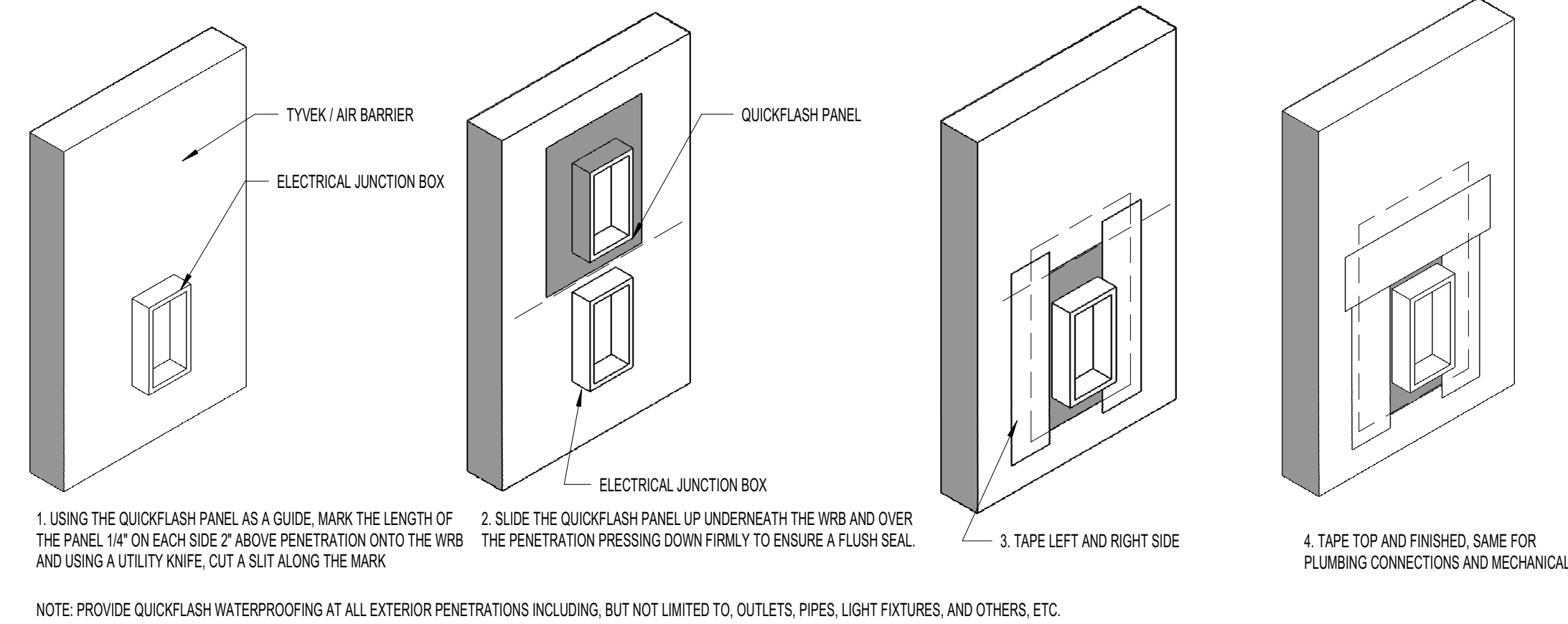
STEP 5

- A. TOOL SEALANT AROUND THE WINDOW OPENING AT THE INTERIOR USING DUPONT WEATHER SEALANT OR DUPONT RECOMMENDED LOW EXPANSION FOAM (AND BACKER ROD AS NECESSARY). SEALANT AND BACKER ROD WILL ALSO SERVE AS A BACK DAM.



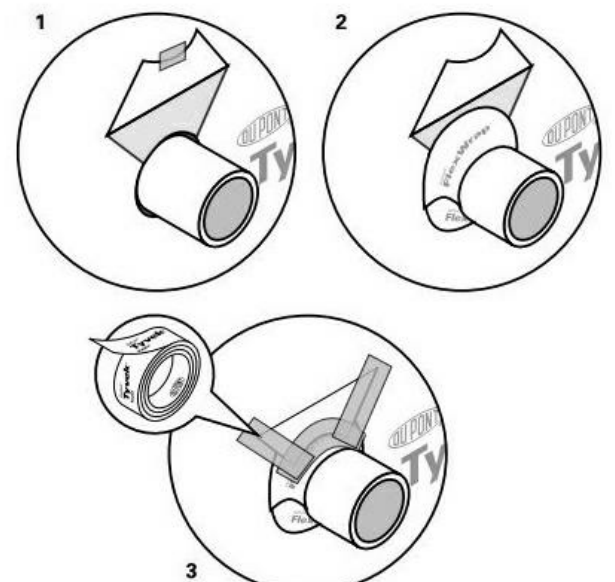
CONTACT INFO:
QUICKFLASH WEATHERPROOFING PRODUCTS, INC.
4129 WAGON TRAIL AVENUE
LAS VEGAS, NV 89118
(702) 614-6100 / (800) 903-8888
FAX: (702) 614-4690

18 DUPONT FLASHING INSTRUCTIONS FOR WINDOWS

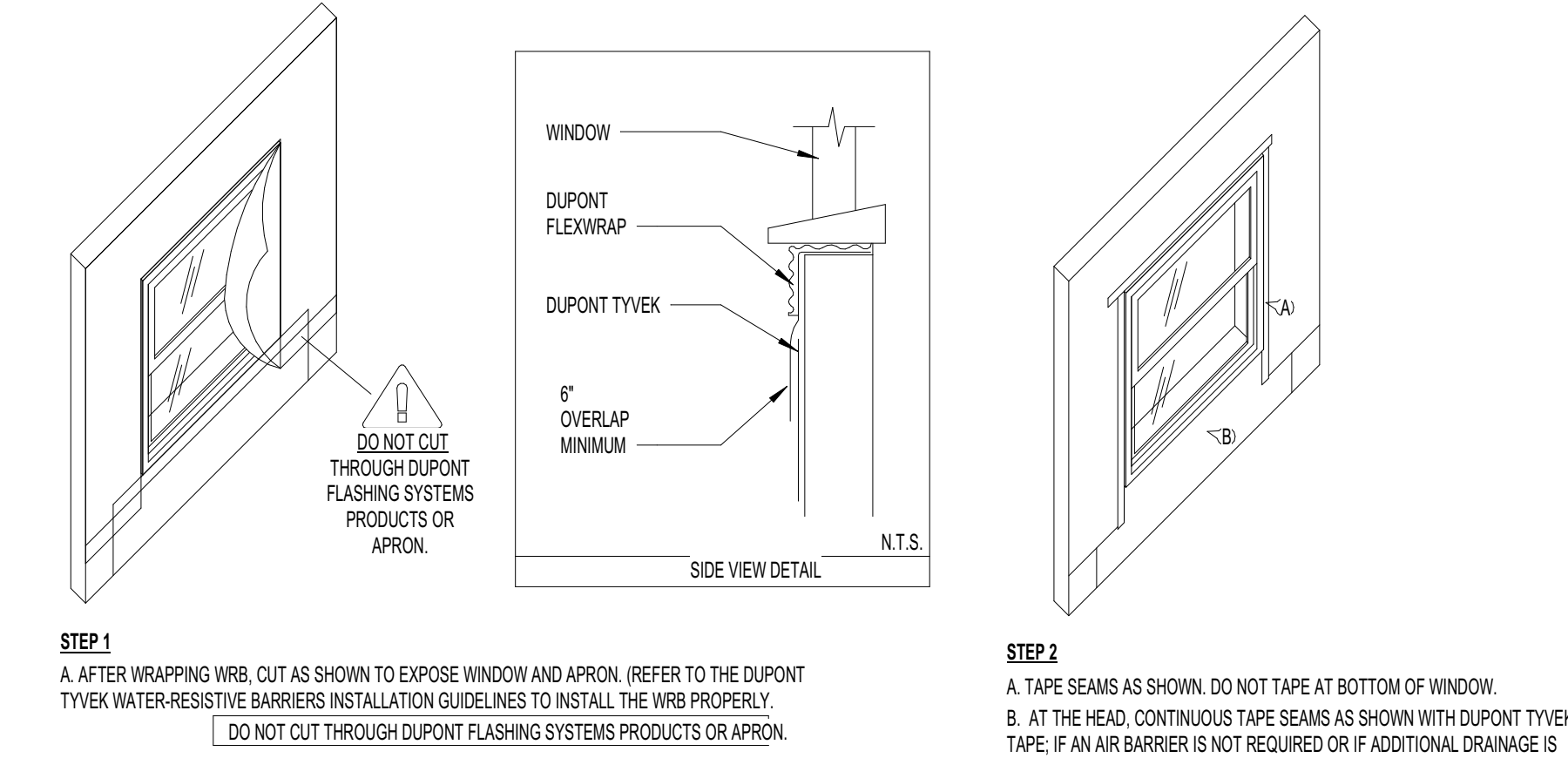


1. USING THE QUICKFLASH PANEL AS A GUIDE, MARK THE LENGTH OF THE PANEL 1/4" ON EACH SIDE 2" ABOVE PENETRATION ONTO THE WRB AND USING A UTILITY KNIFE, CUT A SLIT ALONG THE MARK.
2. SLIDE THE QUICKFLASH PANEL UP UNDERNEATH THE WRB AND OVER THE PENETRATION PRESSING DOWN FIRMLY TO ENSURE A FLUSH SEAL.
3. TAPE LEFT AND RIGHT SIDE.
4. TAPE TOP AND FINISHED, SAME FOR PLUMBING CONNECTIONS AND MECHANICAL.

NOTE: PROVIDE QUICKFLASH WATERPROOFING AT ALL EXTERIOR PENETRATIONS INCLUDING, BUT NOT LIMITED TO, OUTLETS, PIPES, LIGHT FIXTURES, AND OTHERS, ETC.



1. CUT TYVEK CLEANLY AROUND OPENING, CUT UPPER PORTION AT 45 DEGREE ANGLE AS SHOWN.
2. USING FLEXWRAP, ADHERE AROUND PENETRATION STARTING AT THE BOTTOM AND WORKING UP IN A SHINGLING FASHION.
3. FOLD DOWN UPPER PORTION OF TYVEK AND TAPE TO PENETRATION, THEN TAPE THE SIDE SLITS.



STEP 1

- A. AFTER WRAPPING WRB, CUT AS SHOWN TO EXPOSE WINDOW AND APRON. REFER TO THE DUPONT TYVEK WATER-RESISTIVE BARRIERS INSTALLATION GUIDELINES TO INSTALL THE WRB PROPERLY.
DO NOT CUT THROUGH DUPONT FLASHING SYSTEMS PRODUCTS OR APRON.

STEP 2

- A. TAPE SEAMS AS SHOWN. DO NOT TAPE AT BOTTOM OF WINDOW.
B. AT THE HEAD, CONTINUOUS TAPE SEAMS AS SHOWN WITH DUPONT TYVEK TAPE. IF AN AIR BARRIER IS NOT REQUIRED OR IF ADDITIONAL DRAINAGE IS DESIRED, THEN SKIP TAPE AT THE HEAD.

1. PROVIDE TYVEK HOMEWRAP (PROVIDE STUCCOWRAP FOR STUCCO FINISHES) AIR BARRIER WITH WRAP LAP WALKS PER MANUFACTURERS REQUIREMENTS
2. INSTALL AIR BARRIER PER THE MANUFACTURERS REQUIREMENTS
3. USE DUPONT BRAND STRAIGHT FLASH AND FLEX WRAP PRODUCTS
4. AIR BARRIER CONNECTIONS TO BE PRECISELY AND REGULARLY INSPECTED FOR PROBLEMS. HAVE THEM APPLIED WITH ROLLERS
5. HAVE TYVEK REPRESENTATIVE INSPECT THE AIR BARRIER BEFORE, DURING, AND AFTER INSTALLATION
6. ALL EXTERIOR PENETRATIONS INCLUDING, BUT NOT LIMITED TO, OUTLETS, SWITCH BOLTS, LIGHT FIXTURE BOLTS, PIPE PENETRATIONS, ETC., TO BE PROPERLY FLASHED IN USING QUICKFLASH WATERPROOFING PRODUCTS

17 WEATHERPROOFING FLASHING INSTRUCTIONS @ EXTERIOR PENETRATIONS

05 FLASHING INTEGRATION IF WINDOW ALREADY INSTALLED AND FLASHED

01 GENERAL NOTES: AIR BARRIER

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NO.	DATE	DESCRIPTION

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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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INITIAL PROJECT ISSUE DATE: --

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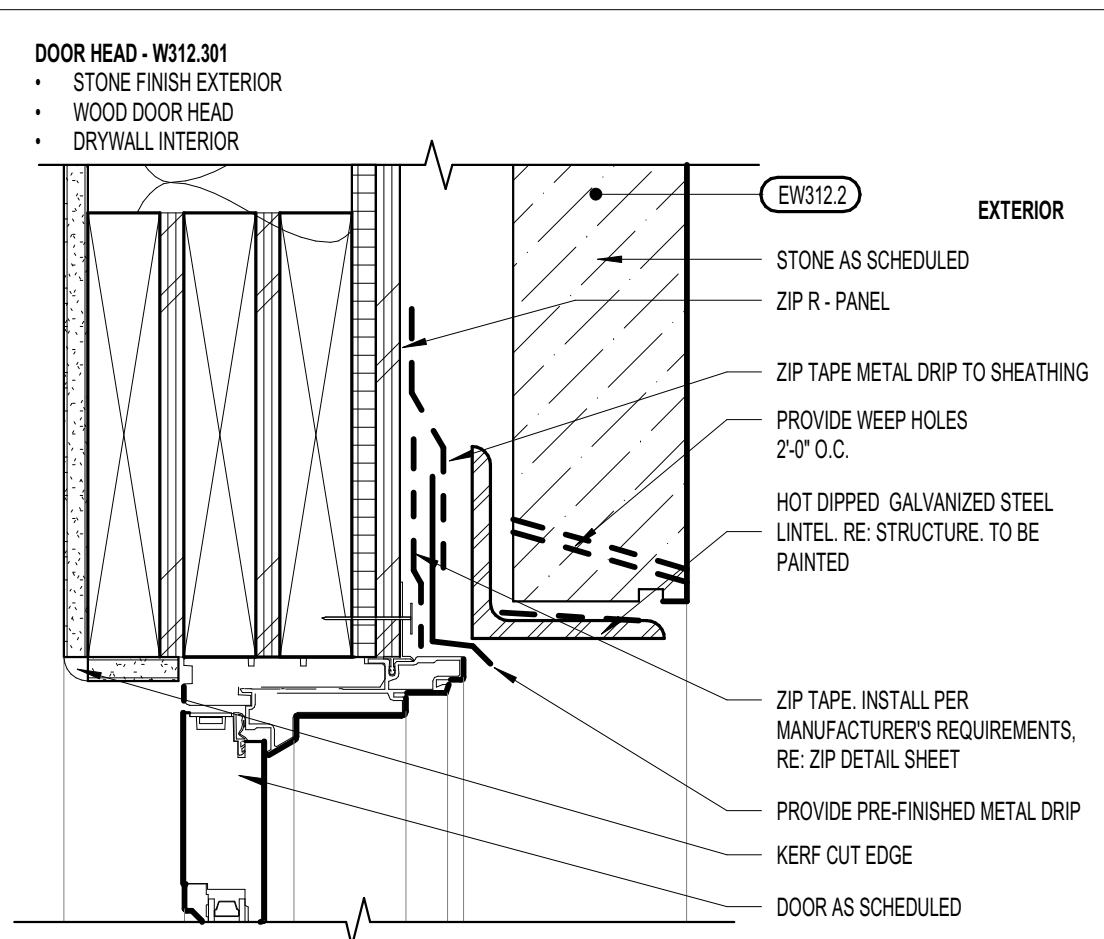
DRAWN BY: AMC

CHECKED BY: TLB

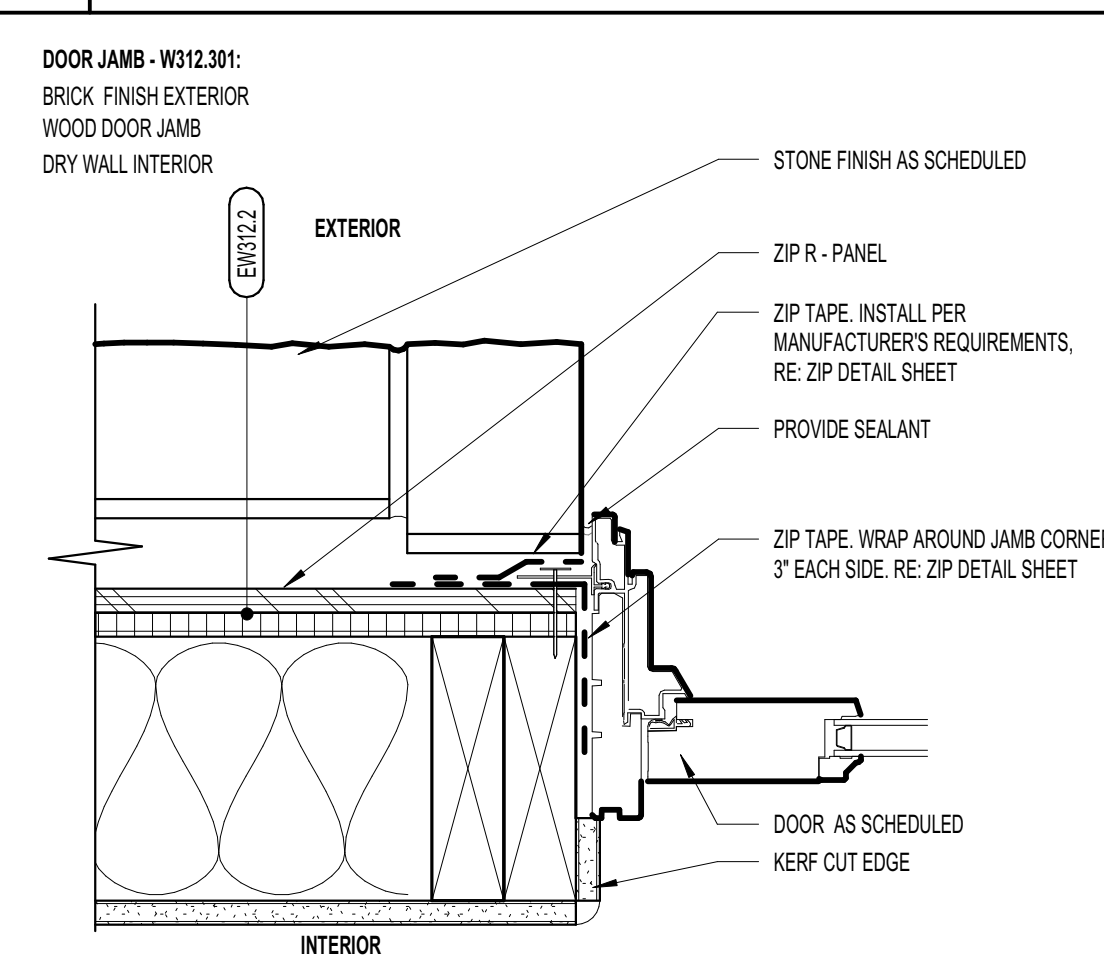
FILE PATH: C:\Users\mmedford\Documents\21-197 - 902 Yaupon Valley - Central_mendocore\mendingrap.rvt

AIR & VAPOR DETAILS

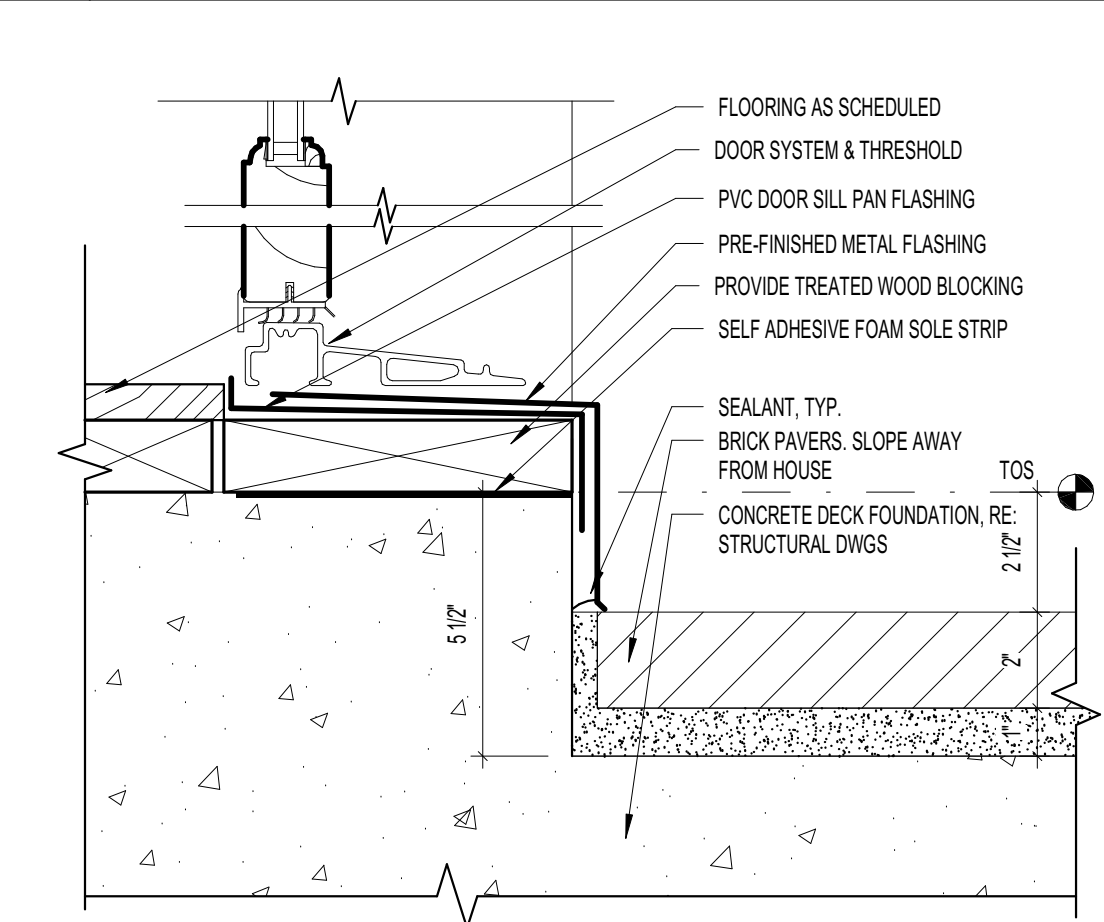
A.009



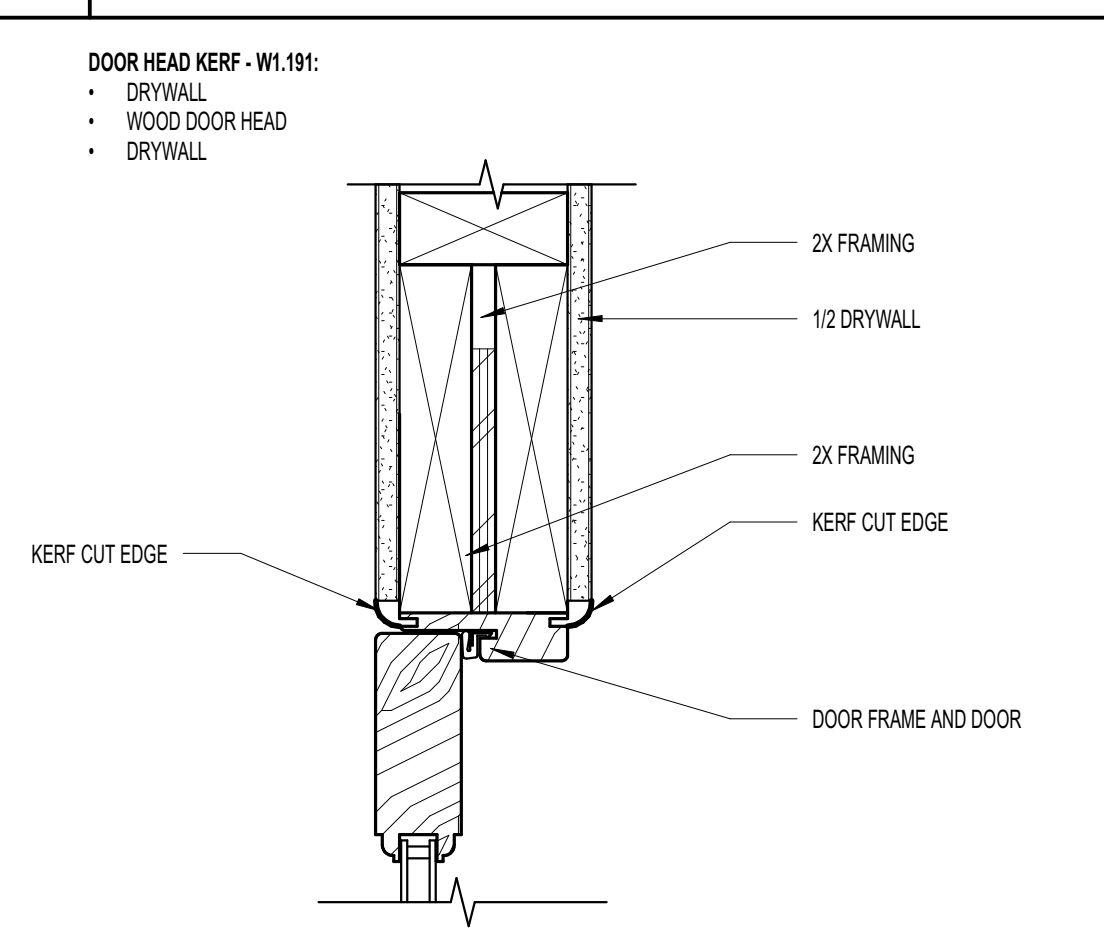
20	DOOR HEAD - W312.2.301	SCALE: 3" = 1'-0"
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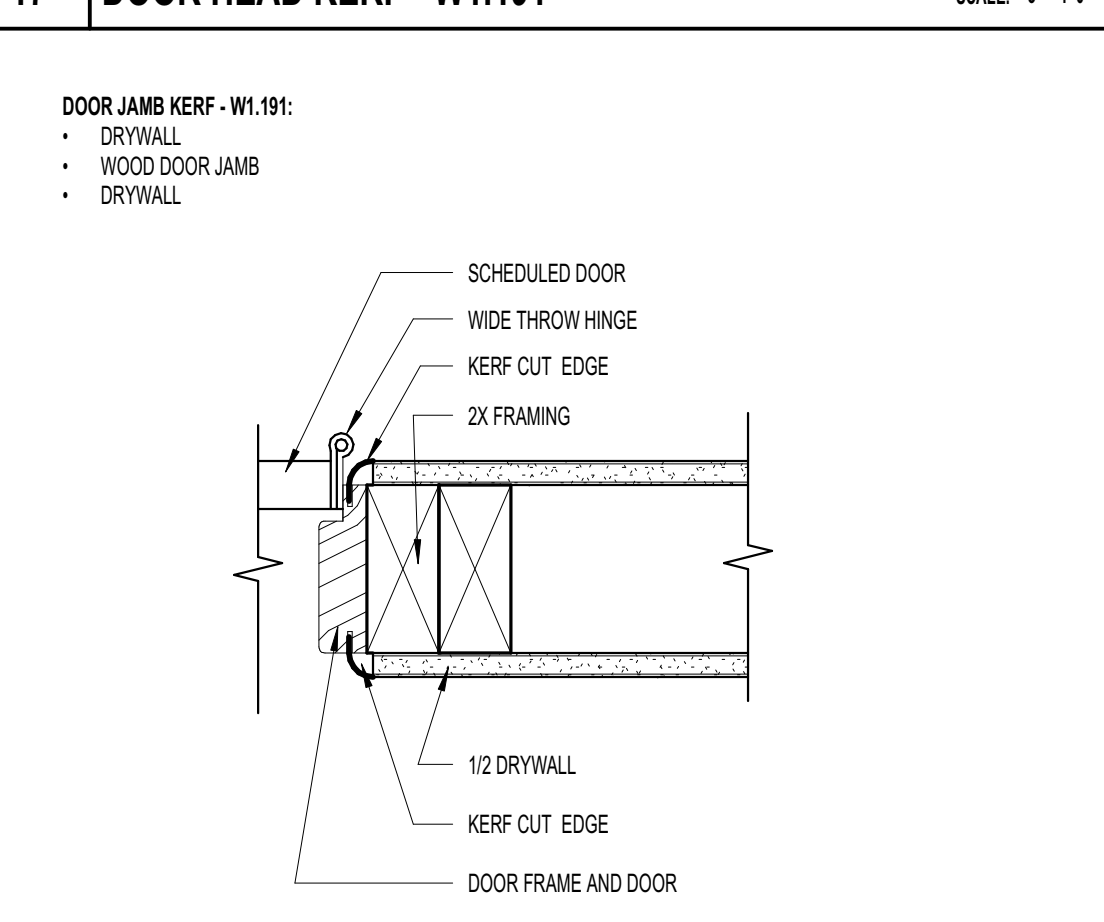
19	DOOR JAMB - W312.2.301	SCALE: 3" = 1'-0"
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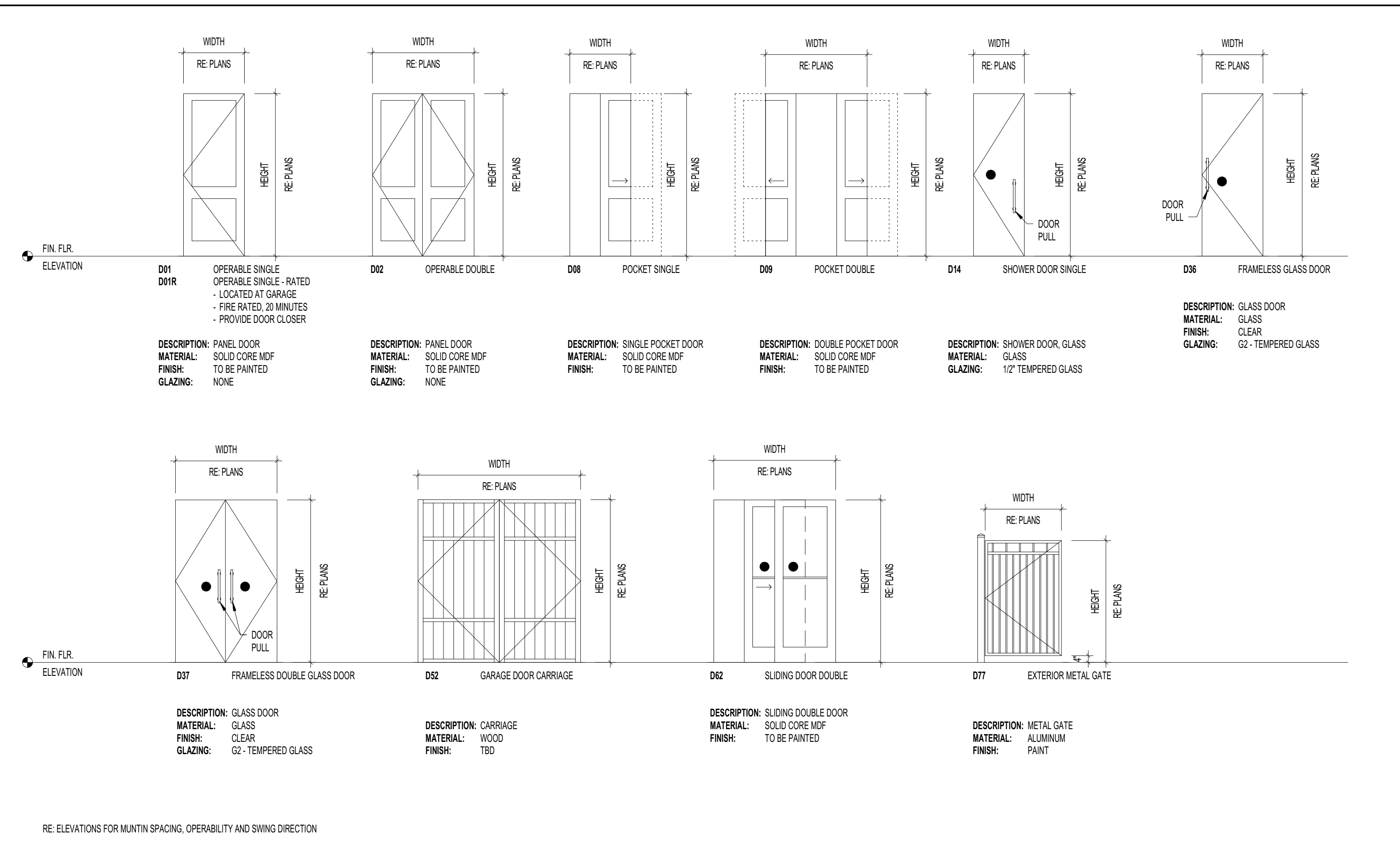
18 DOOR SILL - PATIO SCALE: 3" = 1'-0"



17	DOOR HEAD KERF - W1.191	SCALE: 3" = 1'-0"
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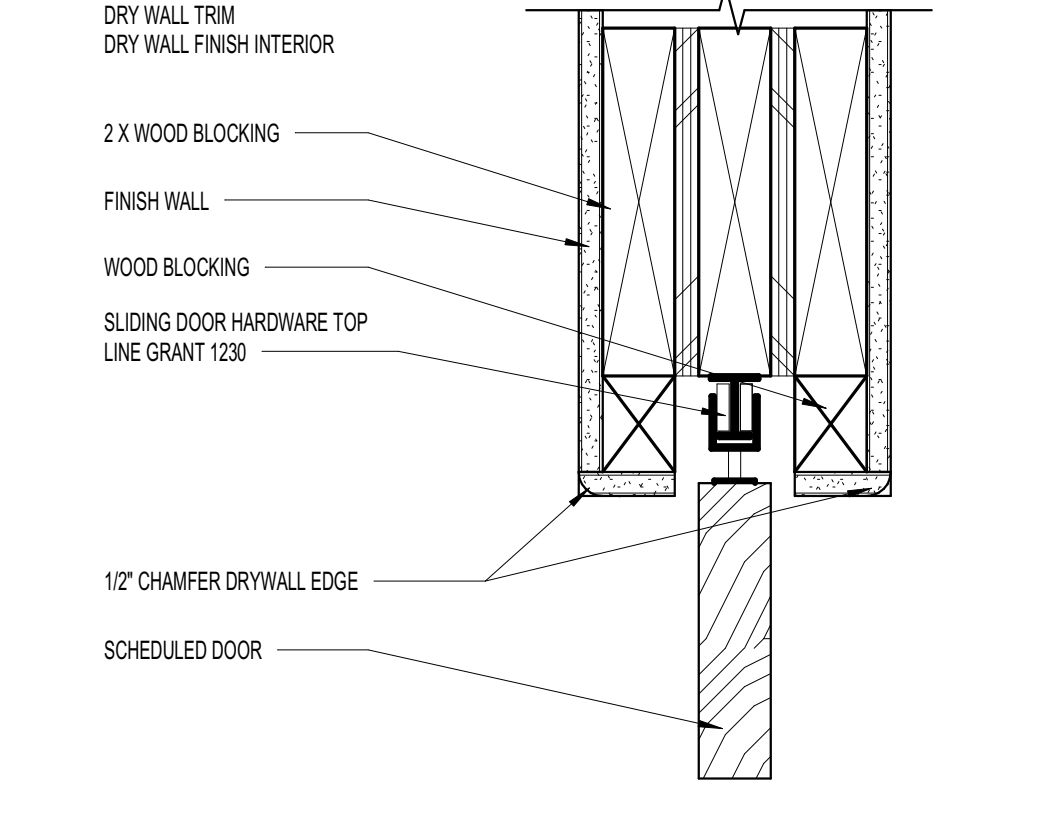


16	DOOR JAMB KERSI W/1 101	
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8 DOOR & OPENING ELEVATIONS

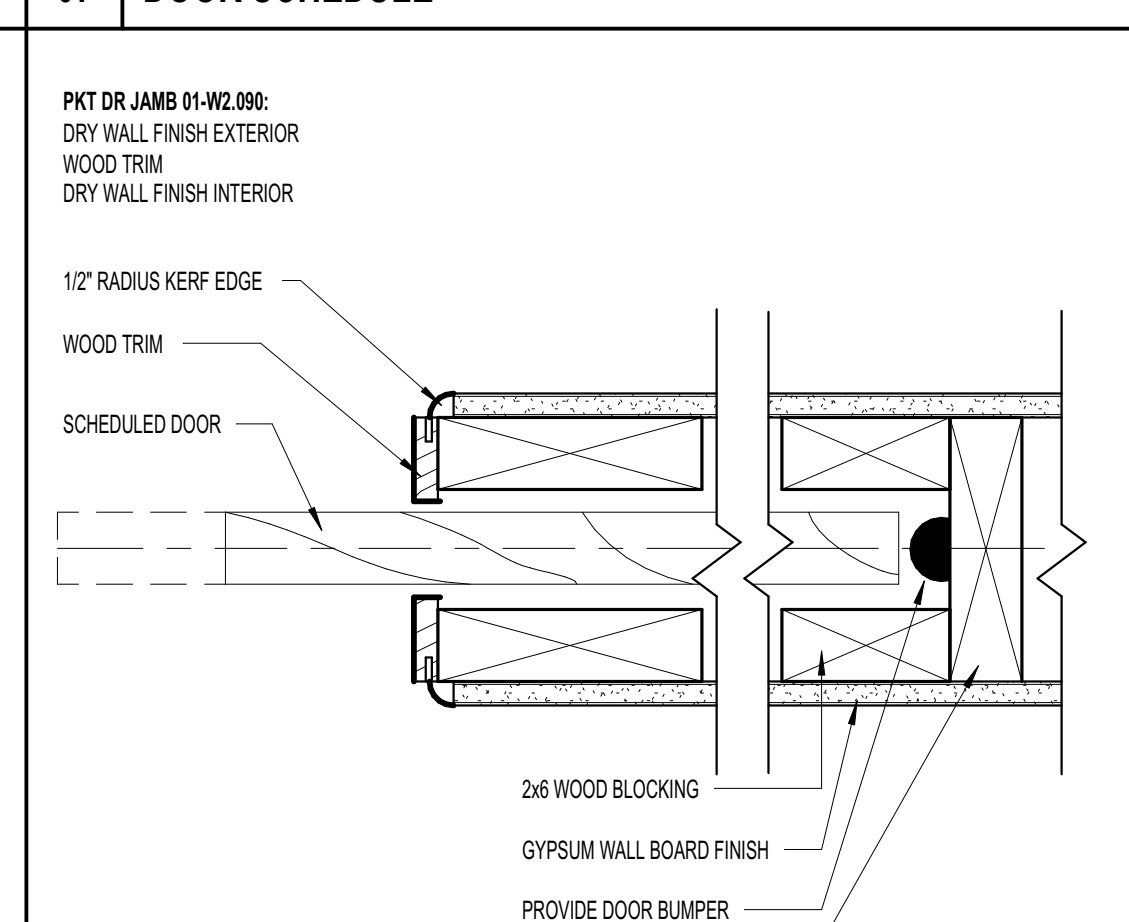
POCKET DOOR HEAD W2.090: DRY WALL FINISH EXTERIOR		DOOR TYPE	DOOR ELEVATION	COUNT	WIDTH	DOOR HEIGHT	HEIGHT W/ TRANSOM	FUNCTION	HEAD	JAMB	THRESHOLD	FIRE RATING	NOTES
--	--	-----------	----------------	-------	-------	-------------	-------------------	----------	------	------	-----------	-------------	-------



PKT DOOR HEAD - W2.090	SCALE: 3" = 1'-0"
------------------------	-------------------

D01-K	D01	18	2'-6"	8'-0"	Interior	17A-010	16A-010			INTERIOR DOOR
D01-L	D01	1	2'-8"	8'-0"	Interior	17A-010	16A-010			INTERIOR DOOR
D01-M	D01	4	2'-10"	8'-0"	Interior	17A-010	16A-010	+		INTERIOR DOOR
D01-N	D01	6	3'-0"	8'-0"	Interior	17A-010	16A-010	+		INTERIOR DOOR
D01R	D01R	1	3'-0"	8'-0"	Interior	17A-010	16A-010	+		INTERIOR DOOR
D01R-N	D01R	1	3'-0"	8'-0"	Interior	17A-010	16A-010	+		RATED GARAGE ENTRY DOOR
D02H	D02	1	4'-0"	8'-0"	Interior	17A-010	16A-010	+		DOUBLE DOOR
D02K	D02	1	3'-0"	8'-0"	Interior	17A-010	16A-010	+		DOUBLE DOOR
D02N	D02	1	4'-0"	8'-0"	Interior	12A-010	11A-010			POCKET DOOR
D02N	D02	1	6'-0"	8'-0"	Interior	12A-010	11A-010			DOUBLE POCKET DOOR
D14-K	D14	6	2'-6"	8'-0"	Interior	-	-			SHOWER DOOR
D06-A	D06	1	4'-6 3/4"	9'-7 11/16"	Exterior	-	-			GLASS PIVOT DOOR
D52-D	D52	3	9'-0"	8'-0"	Exterior	25A-010	24A-010		23A-010	GARAGE DOOR
D62-A	D62	1	6'-0"	8'-0"	Exterior					SLIDING EXTERIOR DOOR
D62-B	D62	2	6'-0"	10'-0"	Exterior					SLIDING EXTERIOR DOOR
D62-C	D62	8	6'-0"	10'-0"	Exterior					SLIDING EXTERIOR DOOR
D71-A	D77	1	9'-0"	8'-0"	Exterior	-	-	+		MOTOR GATE
D77-B	D77	2	3'-0"	0'-0"	Exterior	-	-	+		METAL GATE

07	DOOR SCHEDULE
----	---------------



		2X FRAMING
05	PKT DB JAMB 01 - W3 090	CALL 45 11

GENERAL DOOR TYPES NOTES

- ALL DOORS TO BE SOLID CORE WOOD 1 3/4" THICK U.S.A.
- DOOR DETAILS AS SHOWN ON THIS SHEET UNLESS REFERENCED OTHERWISE IN THE DRAWINGS. REFER TO PARTITION TYPE OR APPLICABLE HALL SECTION AND THEN TO DOOR TYPE DOOR DETAILS FOR APPROPRIATE DETAIL.
- WITH Pairs OF DOORS ALL LEAVES ARE TO BE EQUAL IN WIDTH UNLESS NOTED OTHERWISE
- INTERIOR HALL DOORS TO BE SELF CLOSING, TRUSTEE, INSULATE OR EQUAL BASED ON ONE OF THE OTHER STATED PROFILES.
- EGGARGE DOORS INTO HOME TO BE 20 MIN RATED AND SELF CLOSING
- IF REFER TO HEAD OR DRIFT DETAIL FOR ALL EXTERIOR WINDOW & DOOR CONDITIONS
- ALL GLAZING IN DOORS SHALL BE TEMPERED AS PER THE BUILDING CODE.
- HALL GLAZING SPACERS TO BE BLACK IN COLOR
- GLAZING CONDITIONS WITHIN SPECIFIED CONDITIONED ENVELOPE SHALL BE AIR SEALED AS PER 2015 IECC.
- ALL DOOR SWSG AND U-VALUES TO BE NOT LESS THAN OR EQUAL WHAT IS STATED ON THE ENERGY FORMS.

EXAMPLE OF DOOR IDENTIFICATION ON OTHER

DOOR TYPE MARK (DGT)

DOOR SCHEDULE ORGANIZATION (N)

DOOR WIDTH (B - 0')

DOOR HEIGHT (B - 0')

OPENING HEIGHT WITH TRANSOM (B - 0') IF APPLIES

DOOR

DSTN

3'-0"

8'-0"

8'-0"

DOOR TYPE MARK ABBREVIATIONS

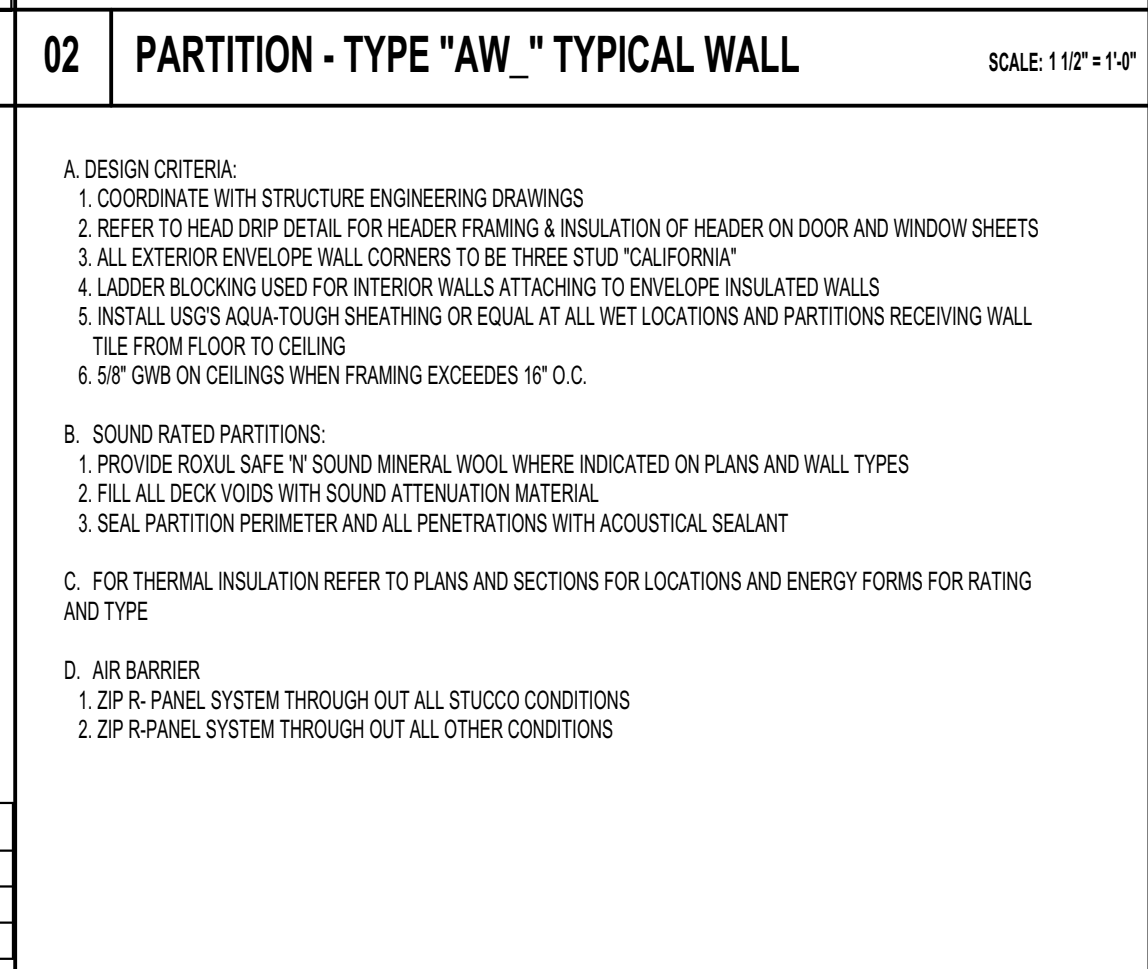
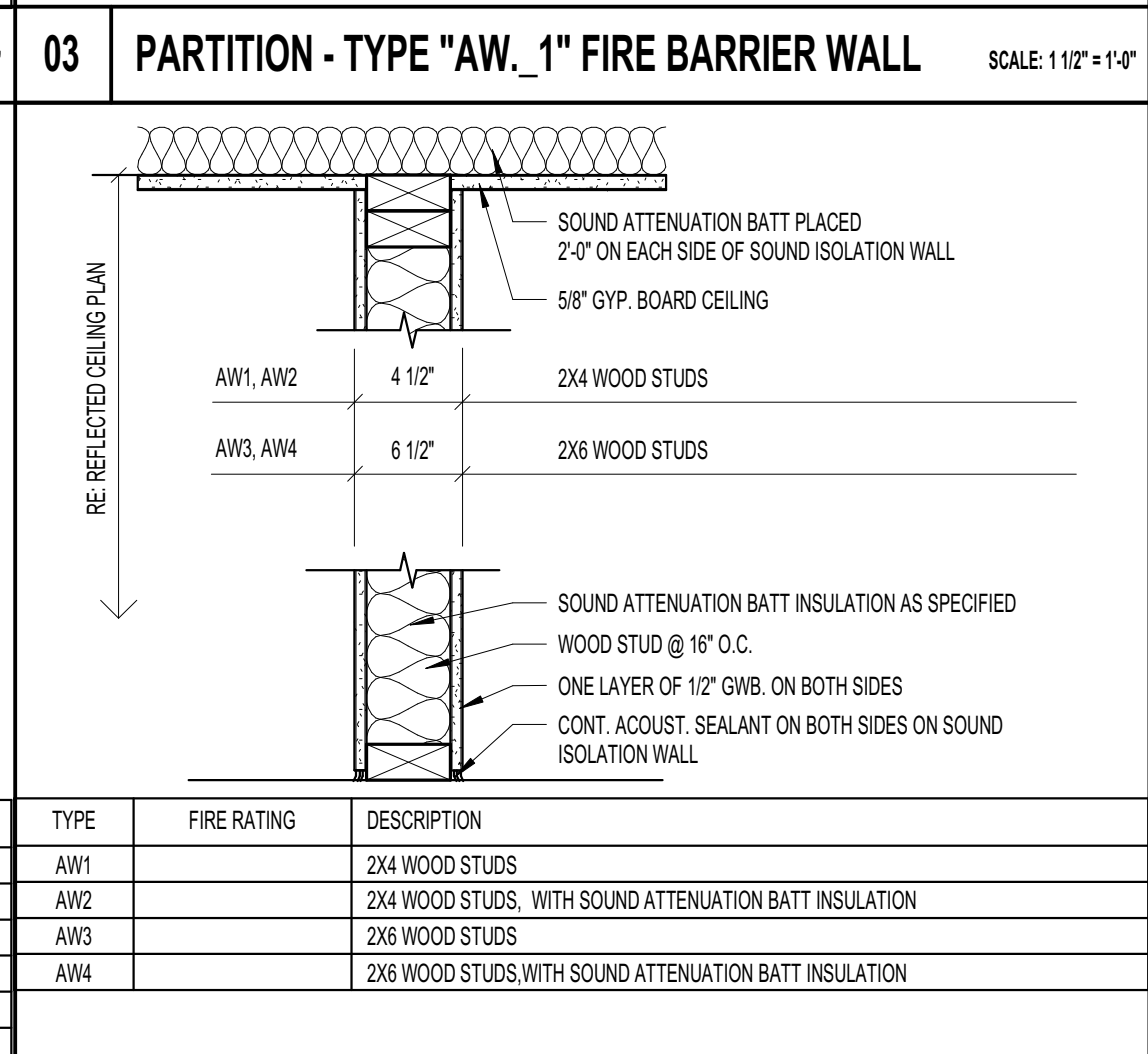
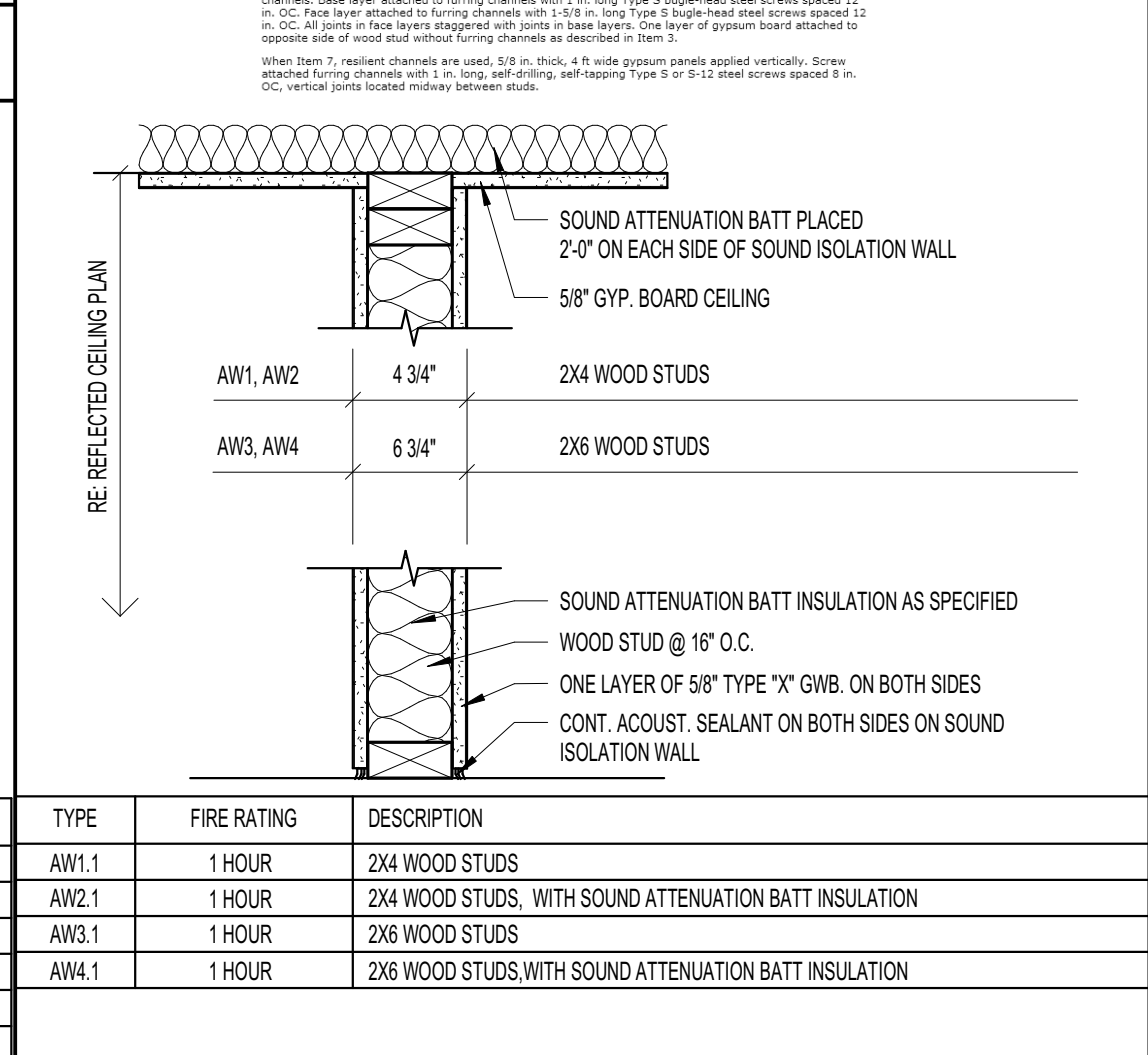
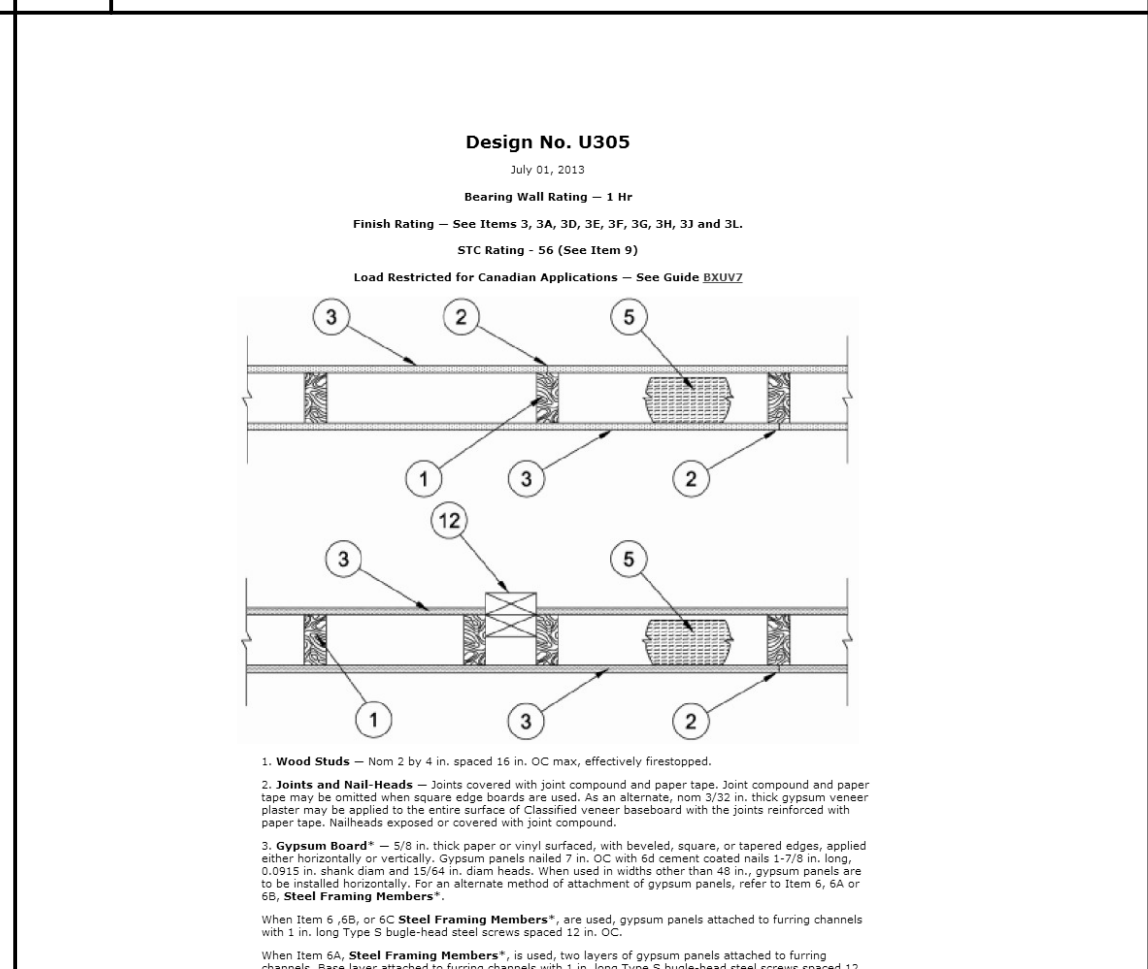
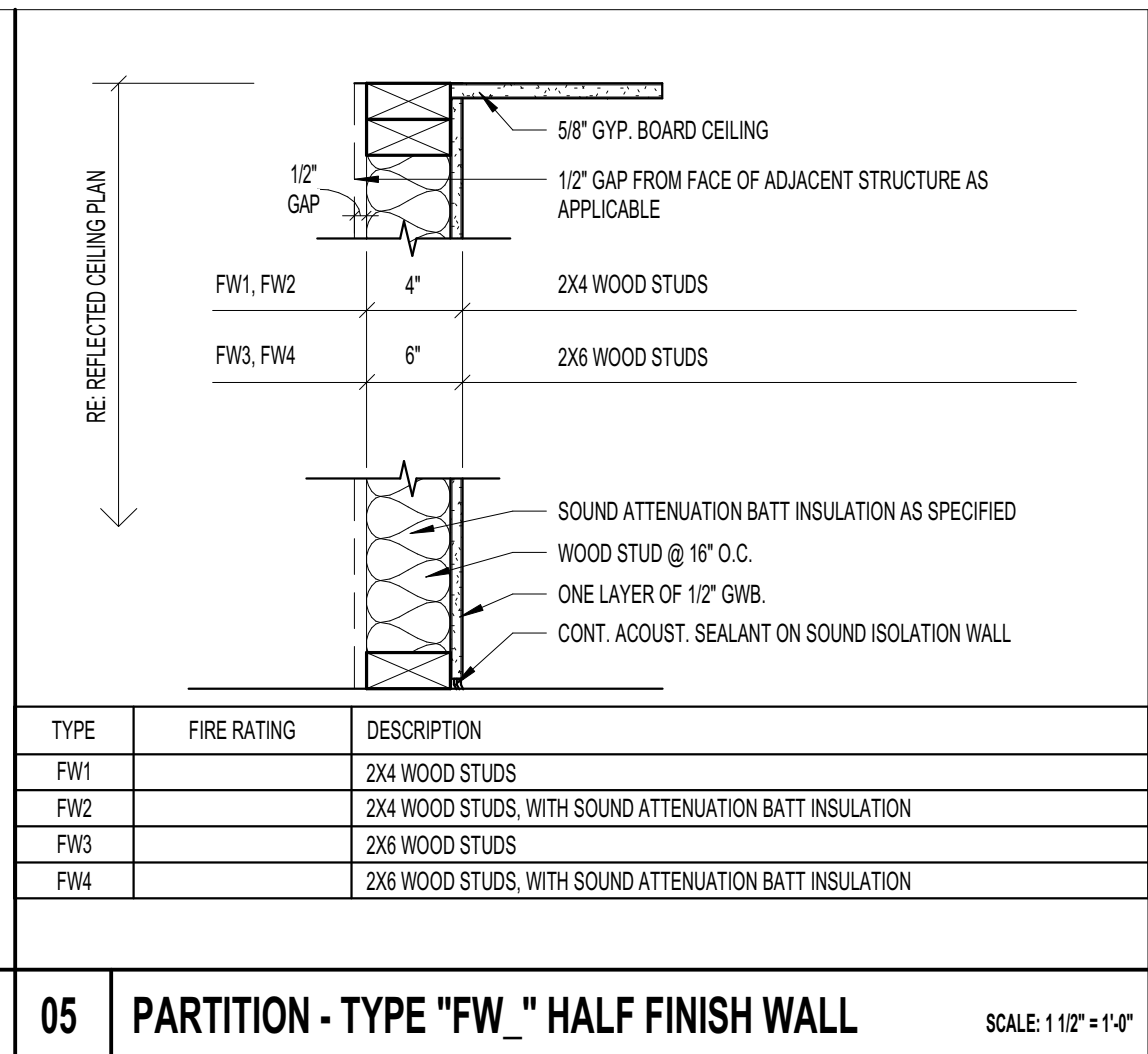
C - CASED	D - DOOR
F - FINED	N - NICH
O - OPENING	R - RATED
S - SLEIGHT	T - TRANSOM

TEMPERED GLASS LEGEND

☐	NON-TEMPERED GLASS
☒	TEMPERED GLASS

[illegible]

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A							
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WINDOW SCHEDULE & DETAIL							
A.020							



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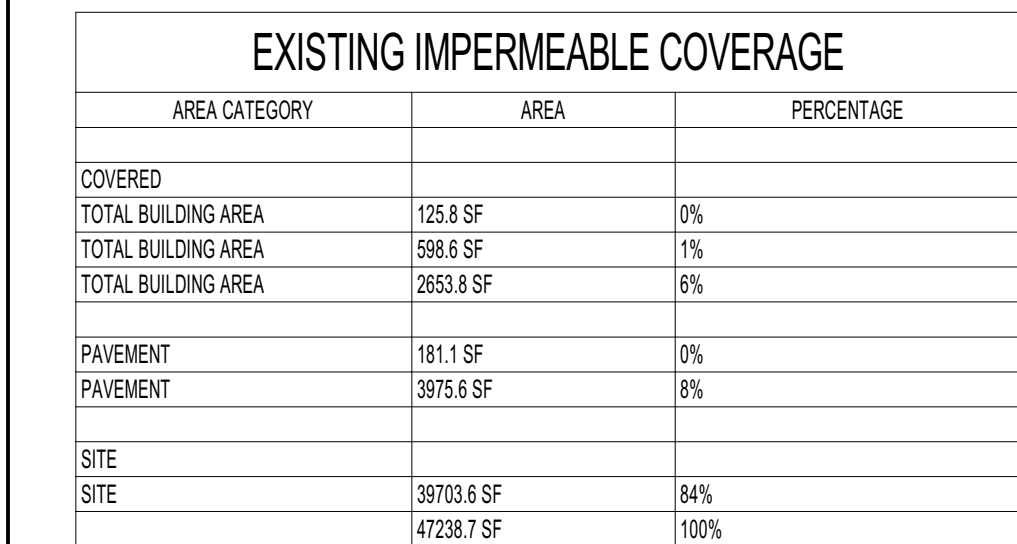
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Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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WALL TYPES	
A.030	

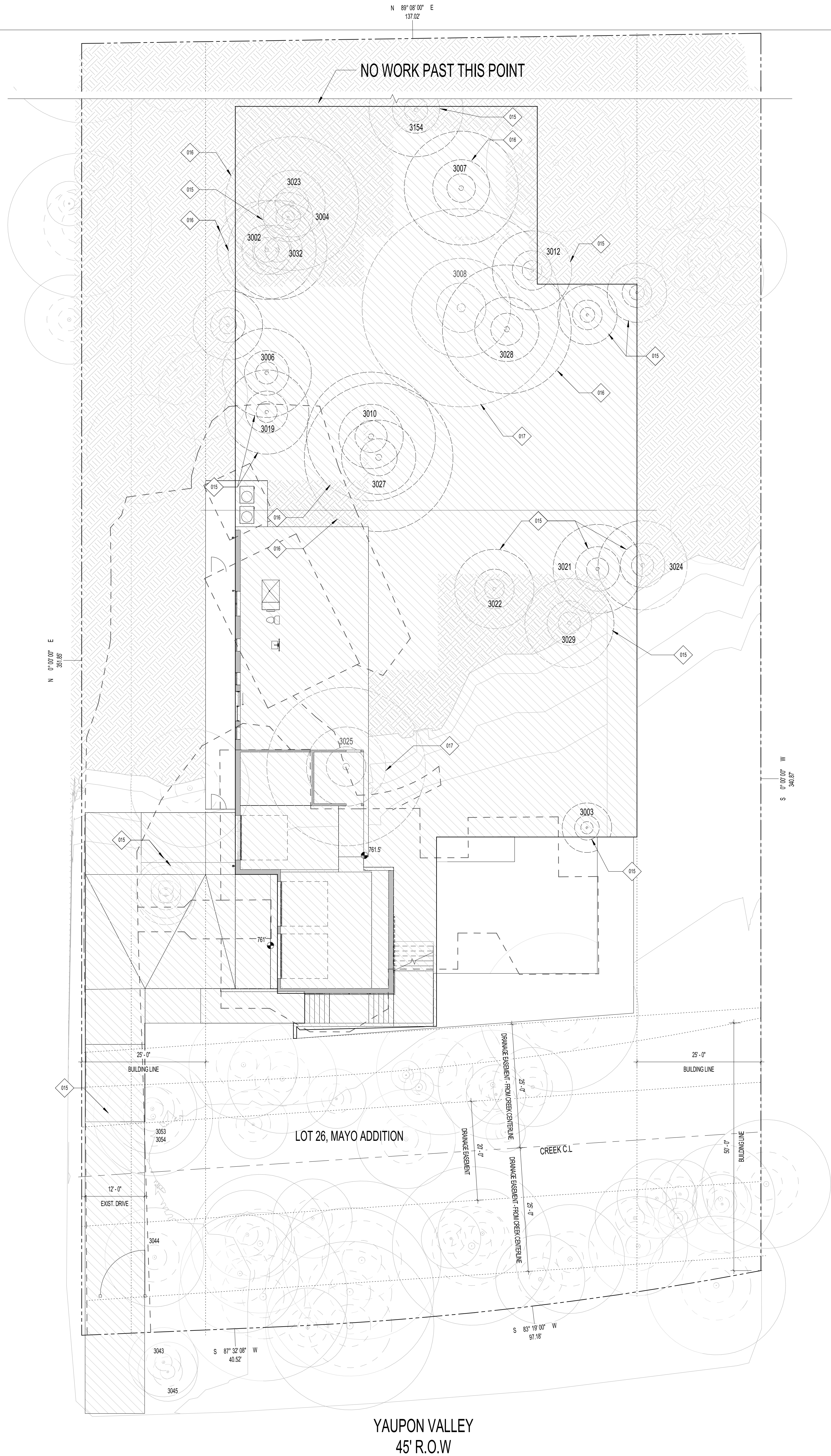


24 EXISTING IMPERVIOUS COVERAGE

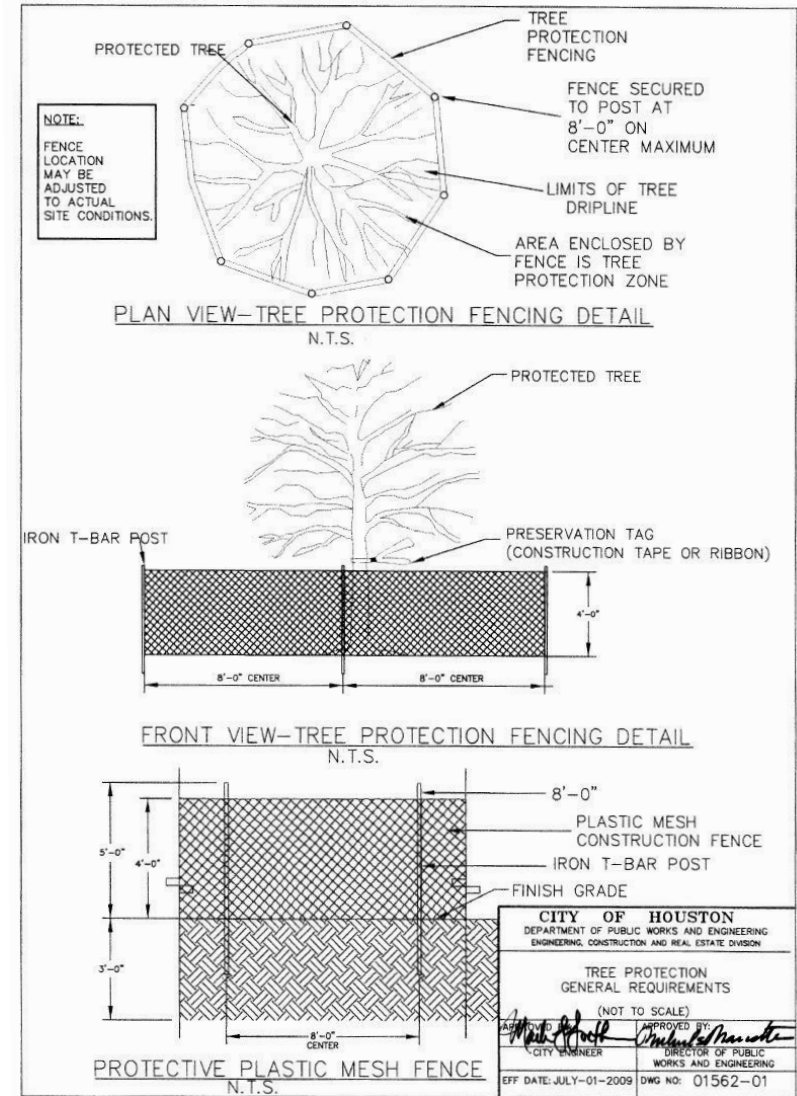
IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	48 SF	0%
TOTAL BUILDING AREA	279.6 SF	1%
TOTAL BUILDING AREA	585.3 SF	1%
TOTAL BUILDING AREA	2162.1 SF	5%
TOTAL BUILDING AREA	2316.5 SF	5%
TOTAL BUILDING AREA	2453.3 SF	5%
POOL WATER	420 SF	1%
POOL COPING	92 SF	0%
PAVEMENT	433.1 SF	1%
PAVEMENT	824.2 SF	2%
PAVEMENT	884.3 SF	2%
PAVEMENT	1023.9 SF	2%
	1142.2 SF	24%
SITE		
SITE	156.4 SF	0%
SITE	201.3 SF	0%
SITE	2544.1 SF	5%
SITE	3338.6 SF	10%
	3628.6 SF	76%
	4772.7 SF	100%

22 IMPERVIOUS COVERAGE

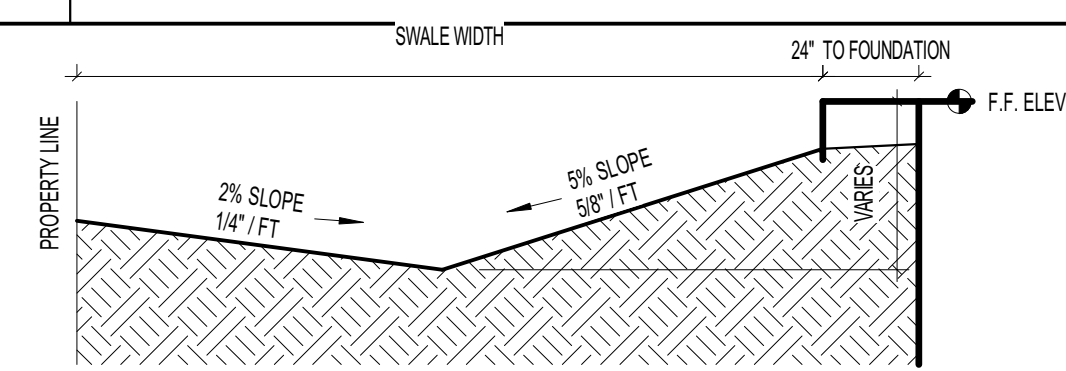
HOME AREA	
NAME	Area
FIRST FLOOR	1343.3 SF
SECOND FLOOR	5044.1 SF
THIRD FLOOR	2597.5 SF
	5884.9 SF
GARAGE	1107.8 SF
LOGGIA	401.6 SF
STORAGE	128.9 SF
POOL DECK	3033 SF
POOL	422.3 SF
ENTRY / STAIR	712.9 SF
PATIO	680.1 SF
	6486.6 SF
	15471.4 SF



KEYNOTE	NOTES
015	EXISTING TREE TO BE REMOVED, LESS THAN 10 INCH DIAMETER. WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.304(2)
016	EXISTING TREE TO BE REMOVED, GREATER THAN OR EQUAL TO 10 INCHES AND LESS THAN 14 INCH DIAMETER. WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.304(3)
017	EXISTING TREE TO BE REMOVED, GREATER THAN OR EQUAL TO 14 INCH DIAMETER, WILL REQUIRE VARIANCE TO REMOVE PER WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.304(4)

[illegible]

03 GENERAL NOTES - TREE PROTECTION



- A. INSTALL A DRAINAGE SWALE ALONG THE SIDE OF BUILDING AS PER THE DRAINAGE SLOPE DETAIL.
- B. SURFACE DRAINAGE SHALL BE OVERTHE TOP OF STURD CONCRETE OR OTHER APPROVED POINT OF CONNECTION THAT DOES NOT RATE A HEADLOSS. SLOPE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS.
- C. FENCING, AC, TOPS, AND DOWNSPUT SHALL NOT CROSS OR NOT OBSTRUCT THE FLOW OF THE SWALE.
- D. DRAINAGE AWAY FROM FOUNDATION SHALL BE TO THE STREET OR TO THE STREET DRAINAGE SYSTEM OR TO THE FOUNDATION WALL OF AT LEAST 2% AND DOES NOT INTERFERE WITH THE FLOW OF THE SWALE (E.G. STEPS).
- E. WHERE THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SWALE, PROVIDE A 1% SLOPE ON BOTH SIDES OF THE SWALE WITH THE CENTERLINE LOCATED AT THE MIDPOINT.
- F. WHERE THERE ARE FOUNDATION WALLS ON ONE SIDE OF THE SWALE WITHIN TEN FEET, DRAIN OR SWALES SHALL BE CONSTRUCTED TO ENCLOSE DRAINAGE AWAY FROM THE STRUCTURE, IMPROVED SURFACES WITHIN TEN FEET OF THE BUILDING FOUNDATIONS SHALL BE SLOPED A MINIMUM OF TWO PERCENT AWAY FROM THE BUILDING.
- G. THE SWALE SHALL BE AT LEAST 18 INCHES WIDE AND SHALL BE CONSTRUCTED TO ENCLOSE DRAINAGE AWAY FROM THE FOUNDATION WALLS WITHIN TEN FEET OF THE BUILDING.
- H. WHEN THE SWALE WIDTH IS GREATER THAN 48 INCHES, LOCATE THE SWALE CENTERLINE 20 (0.69%) FEET AWAY FROM THE FOUNDATION WALL OR 48 INCHES INWARD FROM THE PROPERTY LINE.
- I. ABOVE FINISHED GRADE: FENCE SHALL BE CONSTRUCTED TO ENCLOSE THE FINISHED GRADE A MINIMUM OF 10 FEET FROM THE PROPERTY LINE.
- J. UNLESS MORE SPECIFICATIONS ARE REQUIRED BY THE FINISH MANUFACTURER.

02 GENERAL NOTES - DRAINAGE & SWALES

A. VERIFY LOCATION OF ALL UTILITIES WITH ALL UTILITIES COMPANIES INCLUDING ELECTRICAL, GAS, TELEPHONE, CABLE, ETC. B. VERIFY LOCATION OF ALL EASEMENTS INCLUDING UTILITY EASEMENTS, AIRWAY EASEMENTS, ETC. C. FINISHED FLOOR SHALL BE A MINIMUM 1" ABOVE THE NEAREST SANITARY MANHOLE COVER. COORDINATE WITH THE CIVIL ENGINEER/ARCHITECT. D. ALL SANITARY AND STORM DRAIN LINES TO BE SCHEDULE 40 PIPE LOCATED WITHIN THE PROPERTY LINE. USE CITY APPROVED PIPE IN ALL EASEMENTS OR RIGHT OF WAYS. E. CONCrete ON WATER MAINS SHALL BE 150 PSI MINIMUM STRENGTH. WATER PIPE AND METER SIZE TO BE DETERMINED BY UTILITY PLUMBING CODE AND ALL PLUMBING TO BE TYPE OF UTILITIES WITH LOCAL DRAWINGS. F. DOWNSPOUTS TO BE CONNECTED TO SUB-SURFACE DRAINAGE SYSTEM AS SHOWN PER LOCAL PLUMBING. REFER TO DRAINAGE NOTES FOR MORE INFORMATION. G. PRESERVE & SCHEDULE ALL TREES FOR LANDSCAPING/GRASSATION PURPOSES UNDER ALL DRIVE AND WALKWAYS CONNECTING ALL PLANTERS AND PLANTING BEDS. COORDINATE WITH LANDSCAPE PLANS. H. FURNISH AND INSTALL TREES AND LANDSCAPING AS PER THE LANDSCAPE PLAN. FURNISH AND INSTALL TREES AS NOTED ON THE SUBSIDIARY LANDSCAPE ANALYSIS FOR SPECIES, CRUIT RADIUS, ETC. I. FURNISH AND INSTALL TREES AND LANDSCAPING AS NOTED ON THE SUBSIDIARY LANDSCAPE ANALYSIS TO MANUFACTURER'S RECOMMENDATIONS FOR MINIMUM CLEARANCES OF ALL SIDES TO ANY TREE (VERTICAL, SURFACE, SIDE, ETC.) FENCES OR WALLS. COORDINATE WITH PLANS. J. FENCES AND/OR WALLS TO BE INSTALLED AROUND THE PERIMETER OF PROPERTY AND BETWEEN LOTS. REFER TO THE SUBSIDIARY LANDSCAPE ANALYSIS FOR SPECIES, CRUIT RADIUS, ETC. K. LOCATE FENCES POSTS AND FOUNDATION WITHIN THE PROPERTY LINE.

01 GENERAL NOTES - SITE PLAN

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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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7/8/2022 5:03:52 PM

26 FIRST FLOOR - CONVENTIONS

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

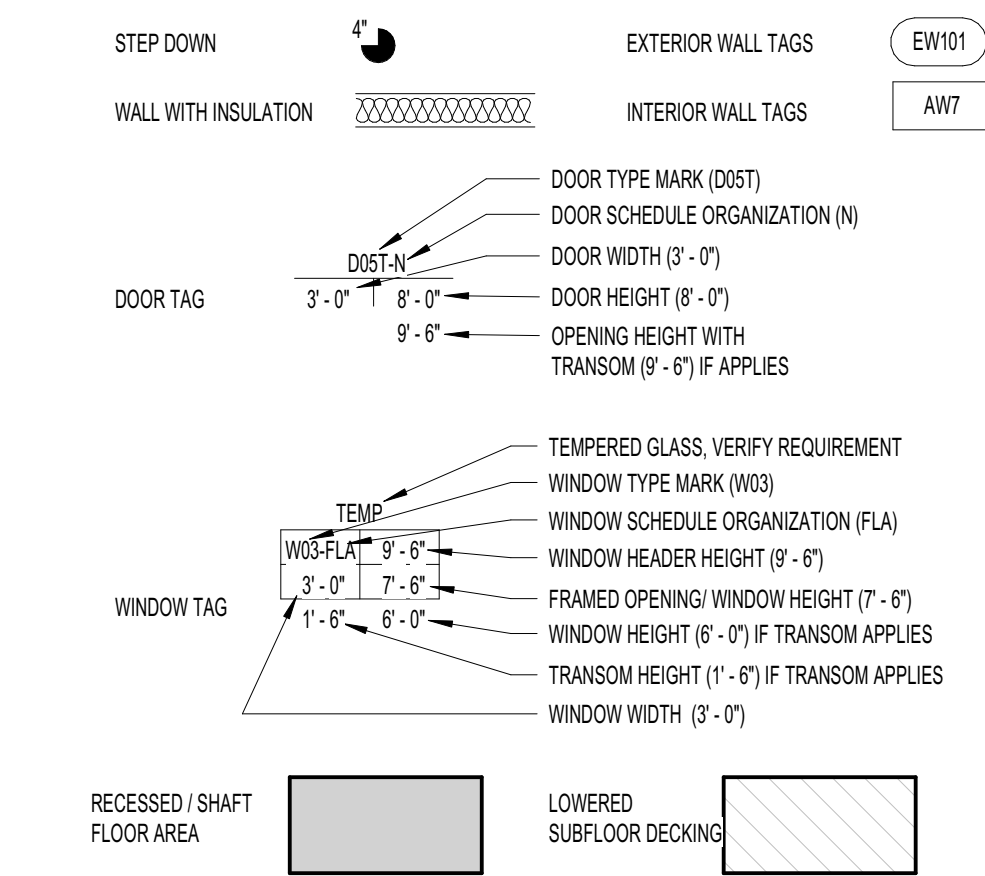
16 FIRST FLOOR - DIMENSIONS

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

01 GENERAL NOTES - FLOOR PLAN

KEYNOTE	NOTES
021	DRIVEWAY AS PER THE CITY OF HOUSTON REQUIREMENTS. PROVIDE EXPANSION JOINT IN THE PAVEMENT, TO BE 20'-0" O.C. MAX. PROVIDE REDWOOD EXPANSION STRIPS OR TRIM A SLAB GASKETS OR EQUAL.
102	RECESSED CONCRETE FLOOR FOR ELEVATOR
107	TILE FLOOR TO BE INSTALLED OVER A PROPER BACKING BOARD BY SCHLITZER SYSTEM OR EQUAL
133	ONE (1) HOUR SEPARATION BETWEEN THE GARAGE AND THE HOME TO BE INSULATED PER THE ENERGY FORM. INSTALL 5/8" TYPE "X" GYP. BOARD IN ALL WALLS & CEILING IN THE GARAGE

13 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.N.
D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUNDED EDGE.
G. GLAZING IN HAZARDOUS AREAS PER IRC 2408 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF, MUST BE TEMPERED.
H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
J. REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
K. SHOWERS SHALL HAVE WATER-RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON-ABSORBENT SURFAC. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE.
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR.
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED.
Q. AIRSIAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SOFFITS MUST BE BLOCKED.
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.

- PLUMBING:
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO BC SECTION T1Q PENETRATIONS.
B. PROVIDE GAS CONNECTIONS FOR THE DRYER, OVEN, RANGE AND FIREPLACES AND ANY GAS GRILL LOCATIONS.
C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTER.
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450.
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE.
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R403.1.
G. WATER LINES CARRYING FLUID ABOVE 100 DEGREES AND BELOW 50 DEGREES MUST BE INSULATED TO R-3.
H. PIPE INSULATION R-3 IS REQUIRED ON HOT WATER LINES 3/4" DIA OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MANIFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
K. LAUNDRY ROOM WASHER AND DRYER HOOKUPS WITH HOT AND COLD WATER AND DRAIN.
L. REFRIGERATORS & ICE MACHINES TO HAVE COLD WATER LINE.
M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS. COORDINATE WITH THE PLANS.

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WEST LAKE HILLS, TEXAS 78746



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Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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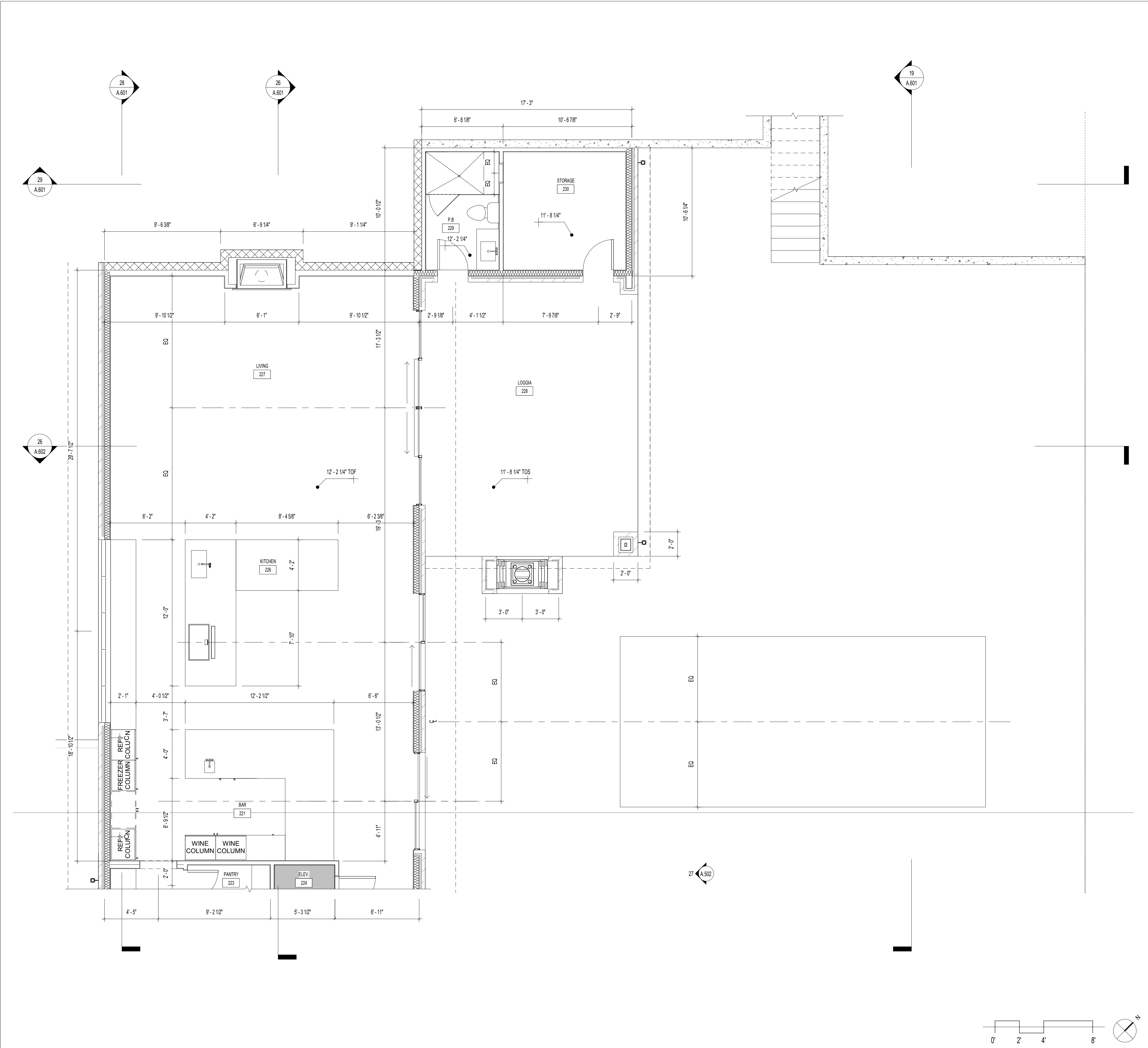
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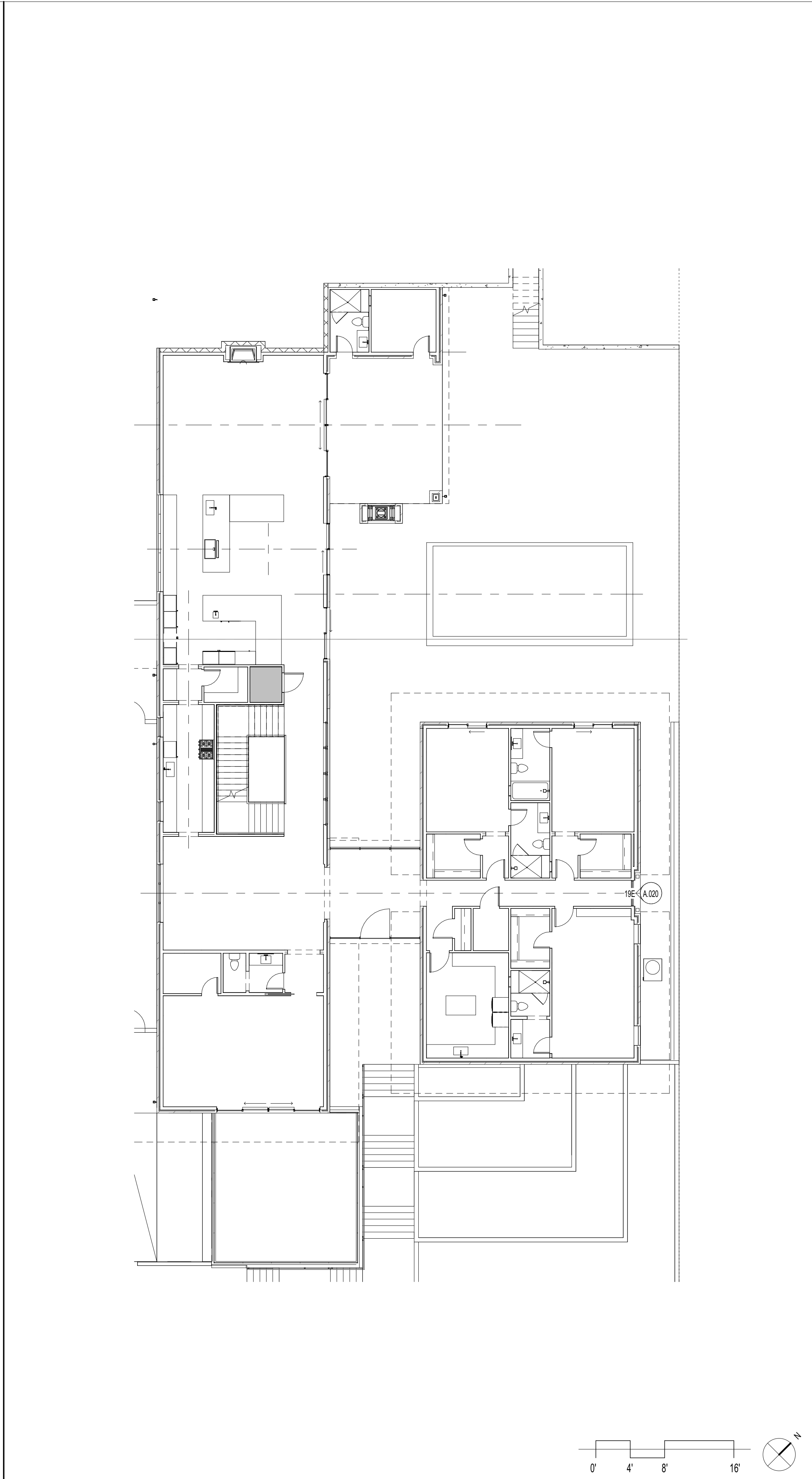
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FIRST FLOOR PLAN - DIMENSIONS AND CONVENTIONS

A.101



27 SECOND FLOOR - NORTH - DIMENSIONS



07 SECOND FLOOR - COMPOSITE

KEYNOTE		NOTES	
16	KEYNOTES		

LEGEND - FLOOR PLAN	
03	LEGEND - FLOOR PLAN

GENERAL NOTES - FLOOR PLAN - H	
06	GENERAL NOTES - FLOOR PLAN - H

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WEST LAKE HILLS, TEXAS 78746

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Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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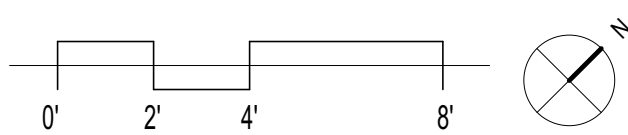
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SECOND FLOOR COMPOSITE PLAN AND
SECOND FLOOR PLAN NORTH - DIMENSIONS

A.102

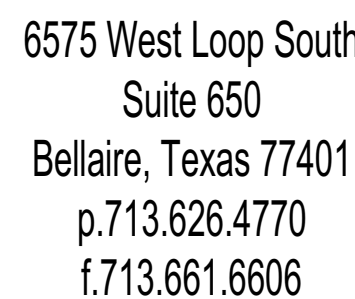
04 KEYNOTES

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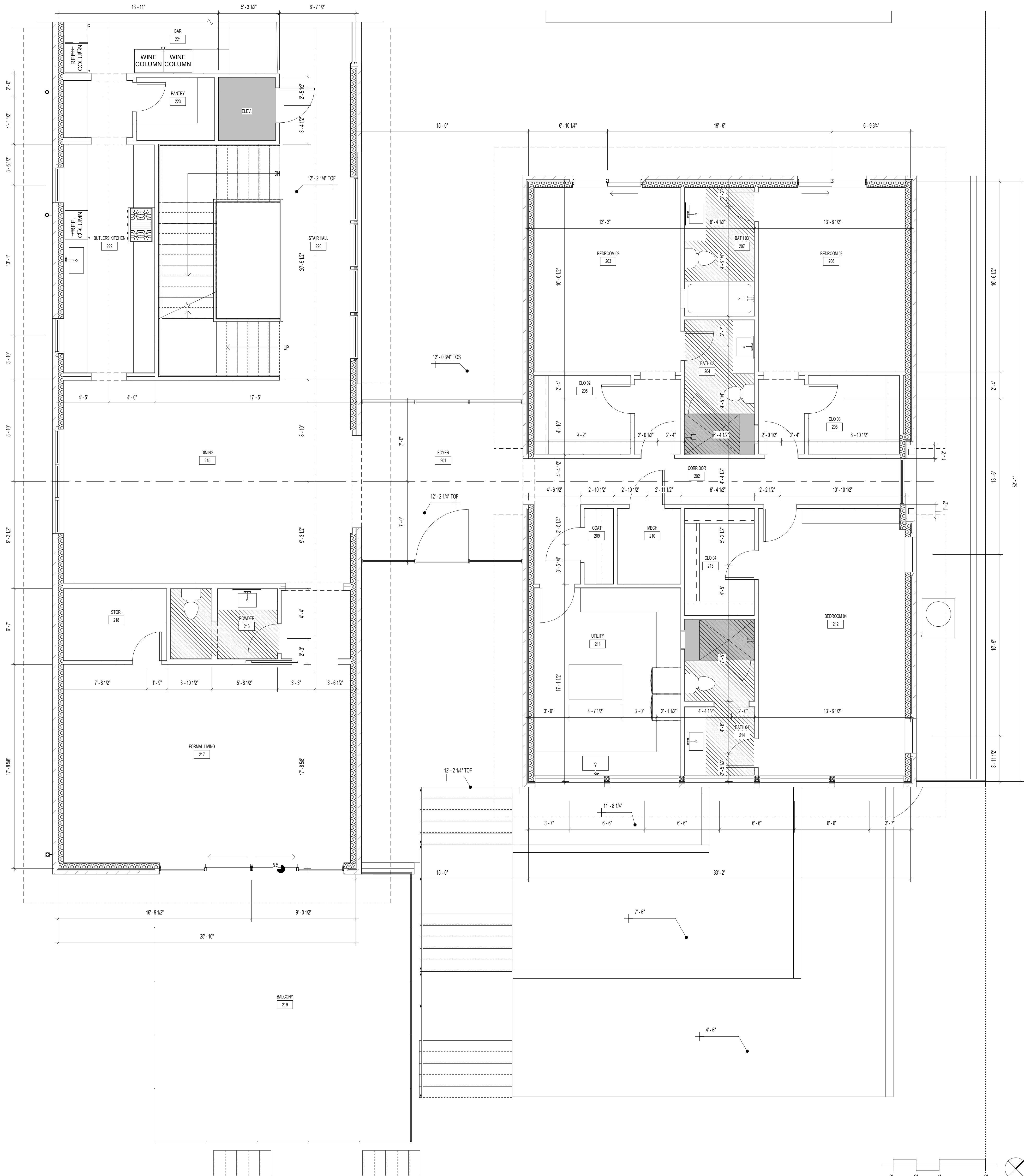
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SECOND FLOOR PLAN NORTH - CONVENTIONS

A.102.1

21 SECOND FLOOR - SOUTH - DIMENSIONS

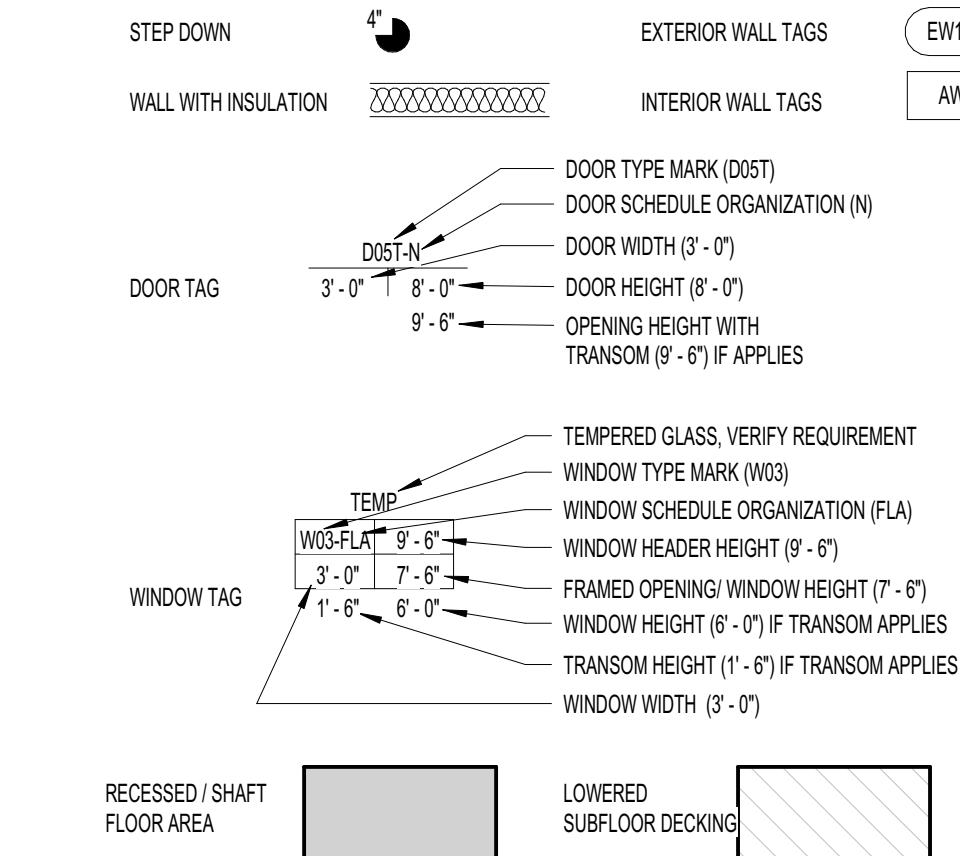


01 GENERAL NOTES - FLOOR PLAN

PLUMBING:
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL.
REFER TO ISC SECTION 7.2 PENETRATIONS
B. PROVIDE GAS CONNECTIONS FOR THE DRYER, OVEN, RANGE AND FIREPLACES AND ANY GAS GRILL LOCATIONS
C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTER
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R602.5.1
G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3
H. PIPE INSULATION R-3 IS REQUIRED ON HOT WATER LINES 3/4" DIA OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MANFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
K. LAUNDRY ROOM WASHERS AND DRYER HOOKUPS WITH HOT AND COLD WATER AND DRAIN
L. REFRIGERATORS & ICE MACHINES TO HAVE COLD WATER LINE
M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS, COORDINATE WITH THE PLANS.

A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.N.O.
D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUNDED RADIUS EDGE
G. GLAZING IN HAZARDOUS AREAS FOR BIC 2408 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS, ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED
H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED
J. REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS
K. SHOWERS SHALL HAVE WATER RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24"
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED
Q. AIRSEAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SOFFITS MUST BE BLOCKED
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL

03 LEGEND - FLOOR PLAN



04 KEYNOTES

KEYNOTE	NOTES
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902 YAUPON VALLEY
902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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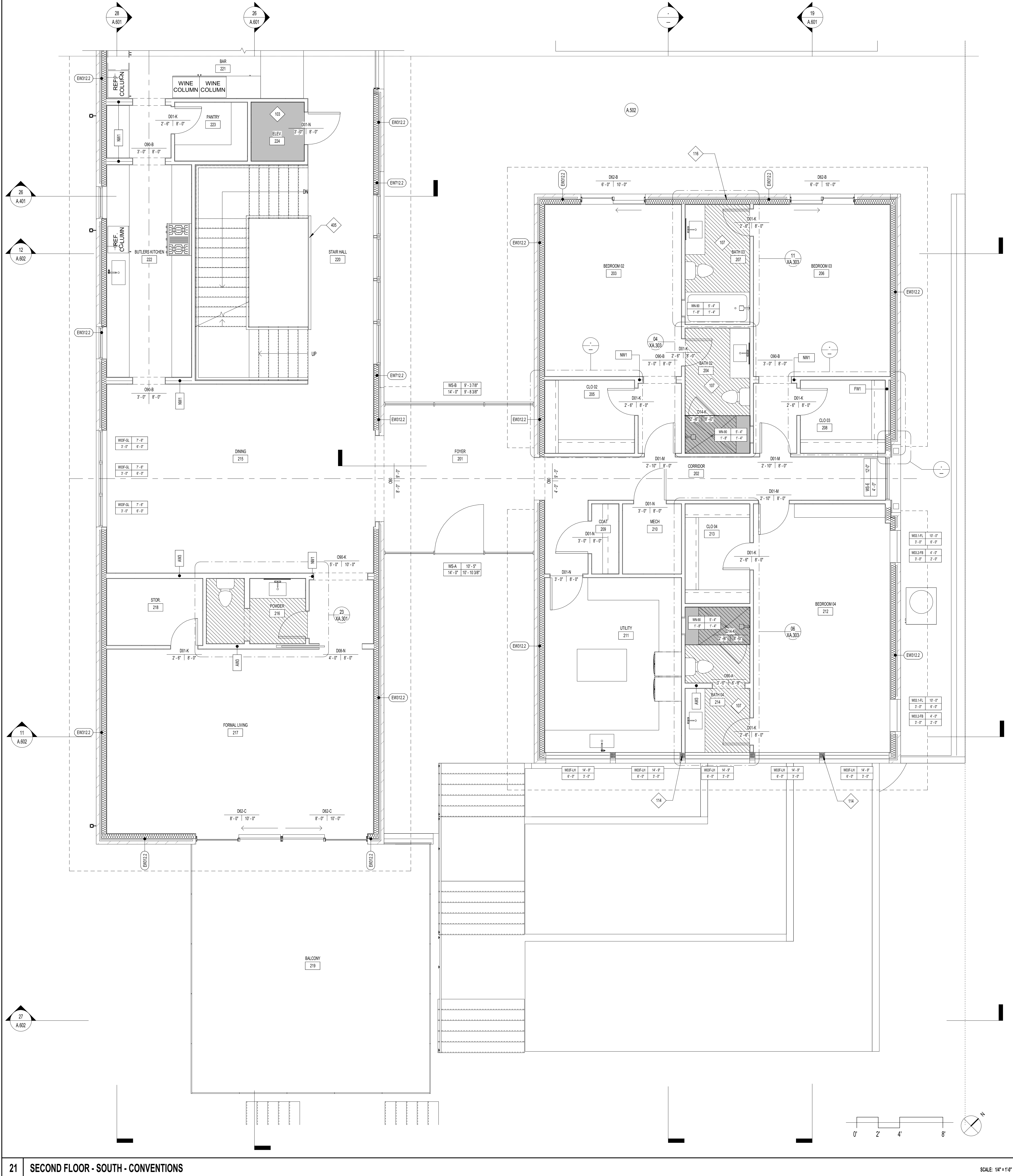
SECOND FLOOR PLAN SOUTH - DIMENSIONS

A.102.2

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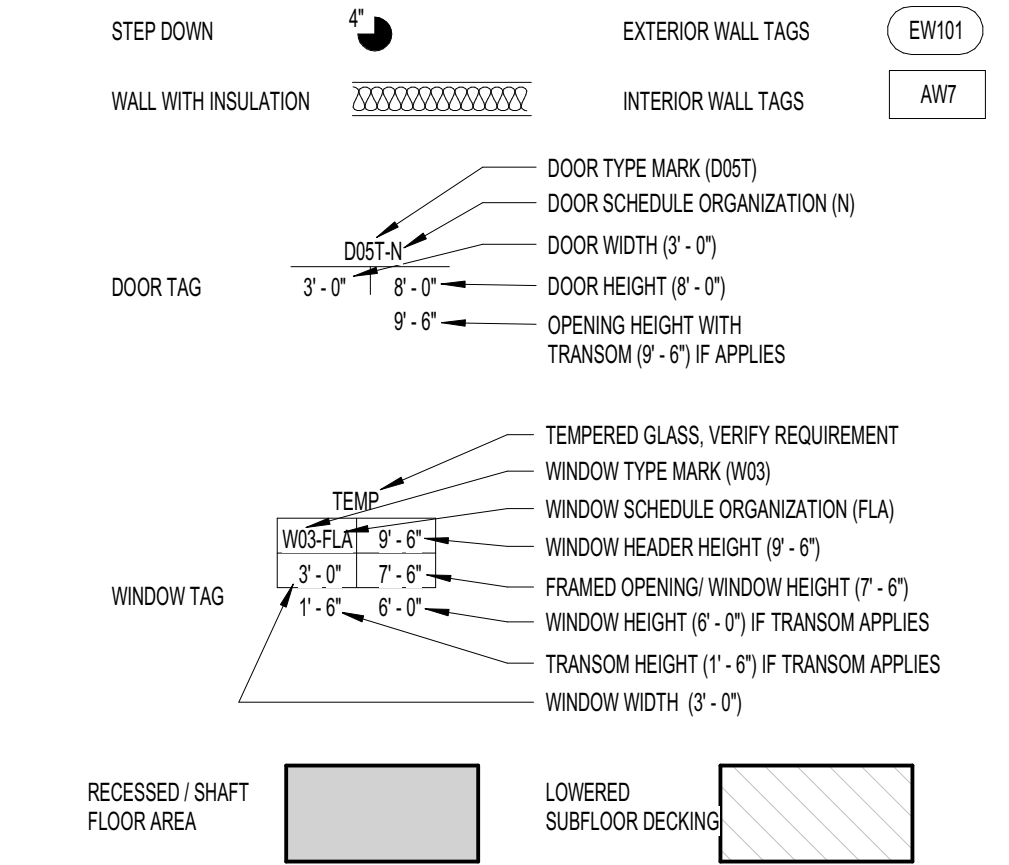
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KEYNOTE	NOTES
103	OPEN FLOOR FRAMING FOR ELEVATOR
107	TILE FLOOR TO BE INSTALLED OVER A PROPER BACKING BOARD BY SCHEDULE SYSTEM OR EQUAL
114	FRAMING COLUMN TO BE COVERED WITH BREAK METAL TO MATCH WINDOW FRAMING
116	COORDINATE WITH STRUCTURAL DRAWINGS & ELEVATIONS
116	CLEAR STORY WINDOWS AT 11'-0" RE. EXTERIOR ELEVATIONS
405	3'-0" (36") HIGH GUARDRAIL AT STAIR AND OPENINGS AS SHOWN, COORDINATE WITH THE RELATED DETAILS. RAILING BALUSTERS SHALL HAVE A MAXIMUM SPACING OF 4" O.C. SO THAT A 4" SPHERE CAN NOT PASS THROUGH

04 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
- B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES
- C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.N.
- D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS
- E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION
- F. DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE
- G. GLAZING IN HAZARDOUS AREAS PER IBC 2606 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED
- H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS
- I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED
- J. REFER TO SCHEDULED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS
- K. SHOWERS SHALL HAVE WATER-RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION
- L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24"
- M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES
- N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE
- O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR
- P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED
- Q. AIRSIL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS
- R. EXPOSED EDGES OF INSULATION AT FLOORS AND ROOFIS MUST BE BLOCKED
- S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL

- PLUMBING:
- A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC SECTION 712 PENETRATIONS
 - B. PROVIDE GAS CONNECTIONS FOR THE WATER, OVEN, RANGE AND FIREPLACES AND ANY GAS GRILL LOCATIONS
 - C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTER
 - D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450
 - E. WATERTIGHT WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A DRAIN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE
 - F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION 903.1.1
 - G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 15 DEGREES MUST BE INSULATED TO R-3
 - H. PIPE INSULATION R-3 IS REQUIRED ON HOT WATER LINES 3/4" DIA OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE WATER TO THE MANIFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS
 - I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE
 - J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS
 - K. LAUNDRY ROOM WASHER AND DRYER HOOKUPS WITH HOT AND COLD WATER AND DRAIN
 - L. REFRIGERATORS & ICE MACHINES TO HAVE COLD WATER LINE
 - M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS. COORDINATE WITH THE PLANS.

01 GENERAL NOTES - FLOOR PLAN

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6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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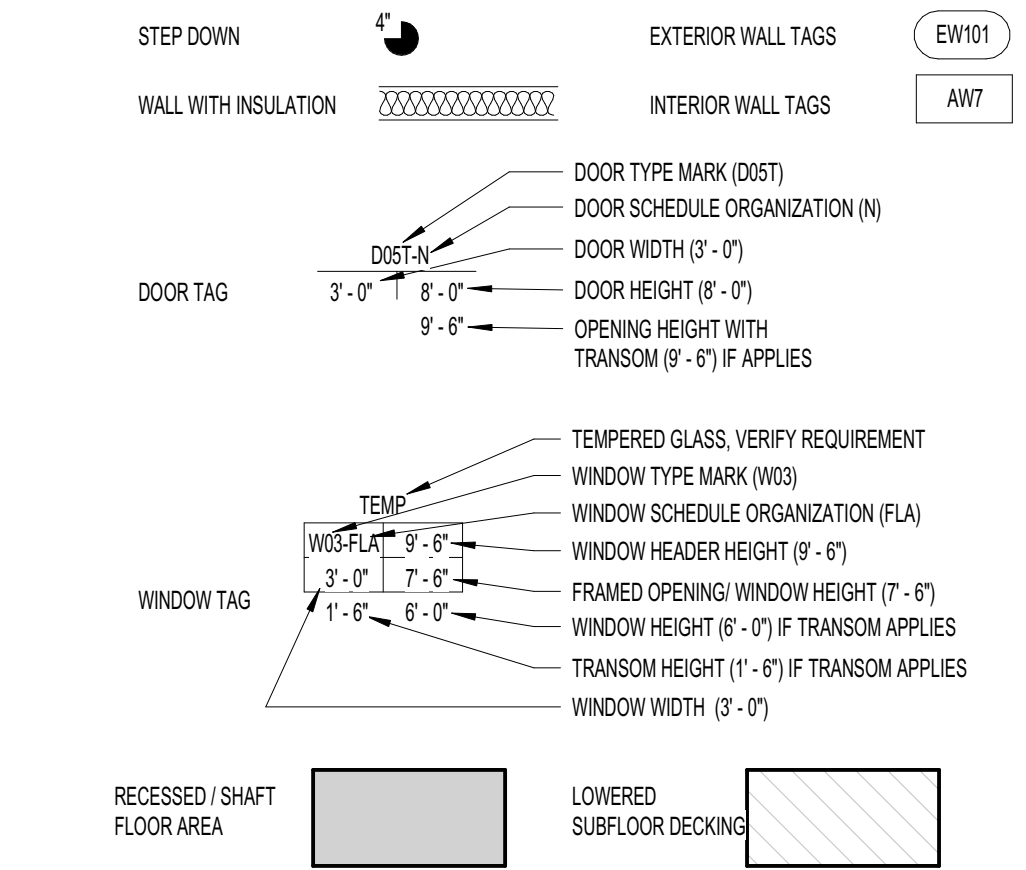
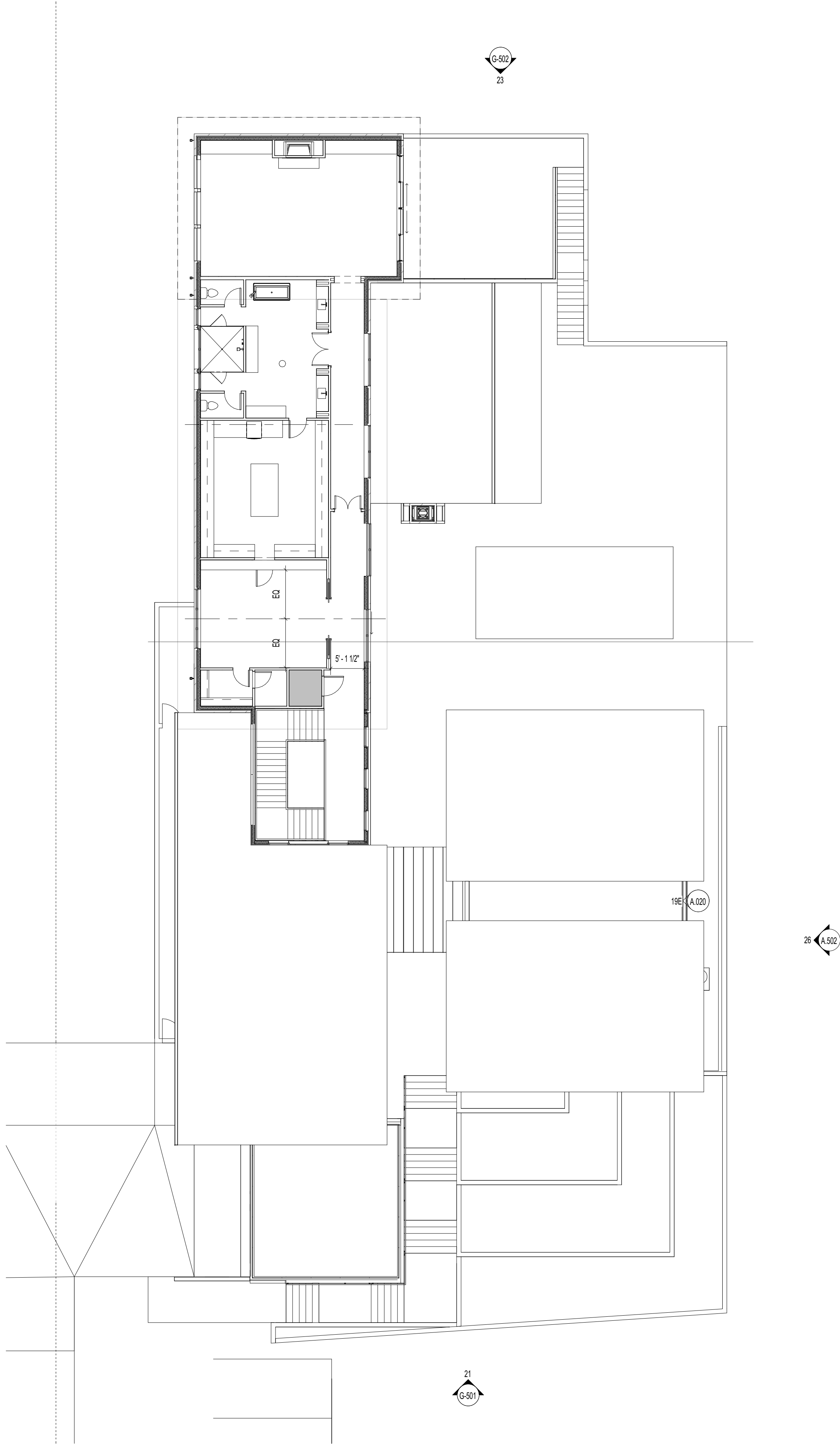
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SECOND FLOOR PLAN SOUTH - CONVENTIONS

A.102.3



A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.N.O.
D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUNDED RADIUS EDGE.
G. GLAZING IN HAZARDOUS AREAS PER IBC 2408 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.
H. WINDOWS & STAIRWELLS TO BE TEMPERED GLASS.
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
J. REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
K. SHOWERS SHALL HAVE WATER-RESISTANT SMOKING BOARDING FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE.
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR.
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED.
Q. AIRSEAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SOFFITS MUST BE BLOCKED.
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.

PLUMBING:
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC SECTION 712 PENETRATIONS.
B. PROVIDE GAS CONNECTIONS FOR THE DRYER, OVEN, RANGE AND PREPACES AND ANY GAS GRILL LOCATIONS.
C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTERS.
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450.
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE.
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R403.1.
G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
H. PIPE INSULATION R-5 IS REQUIRED ON HOT WATER LINES 1/4" DIA. OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MANFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
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Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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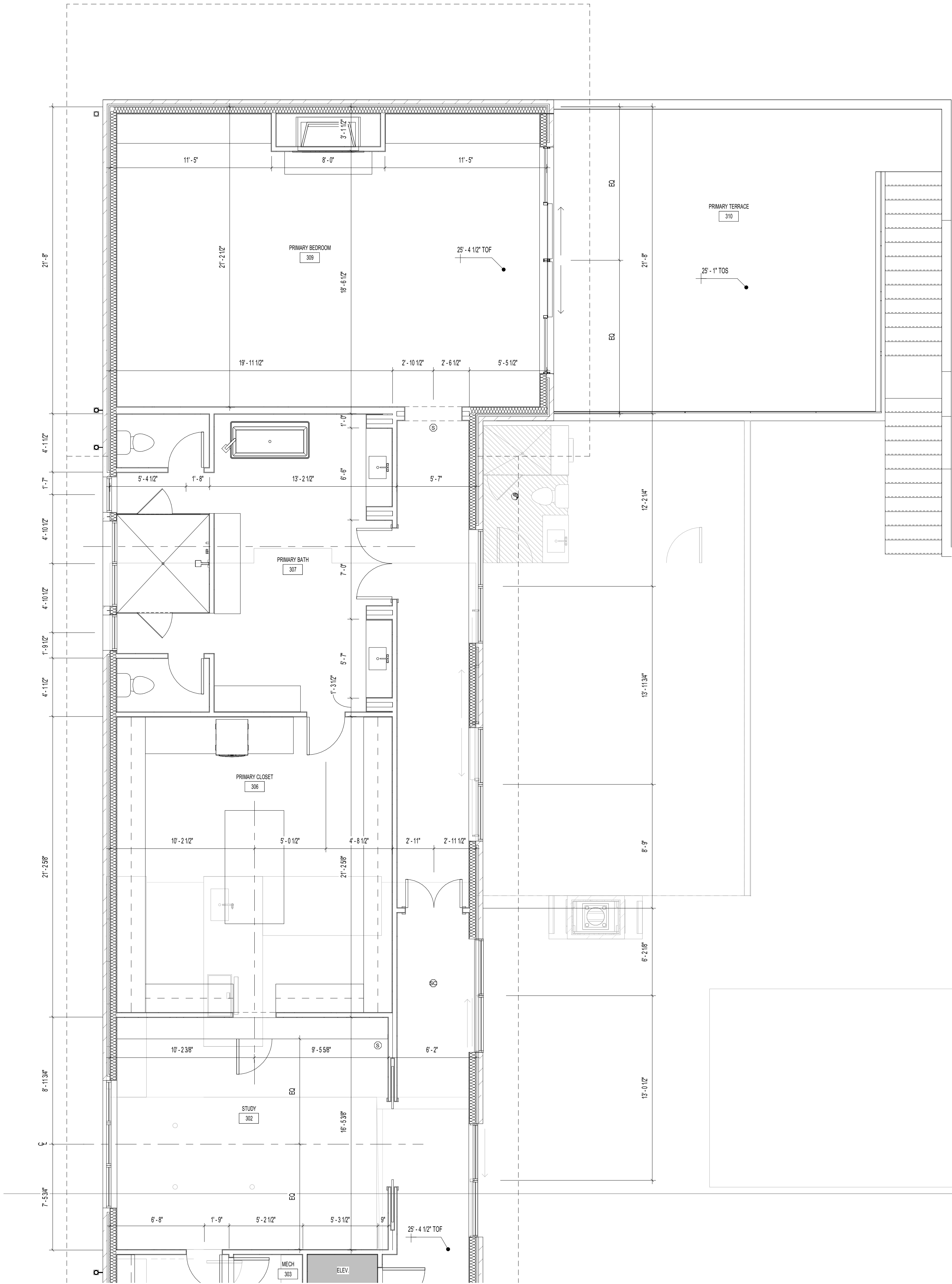
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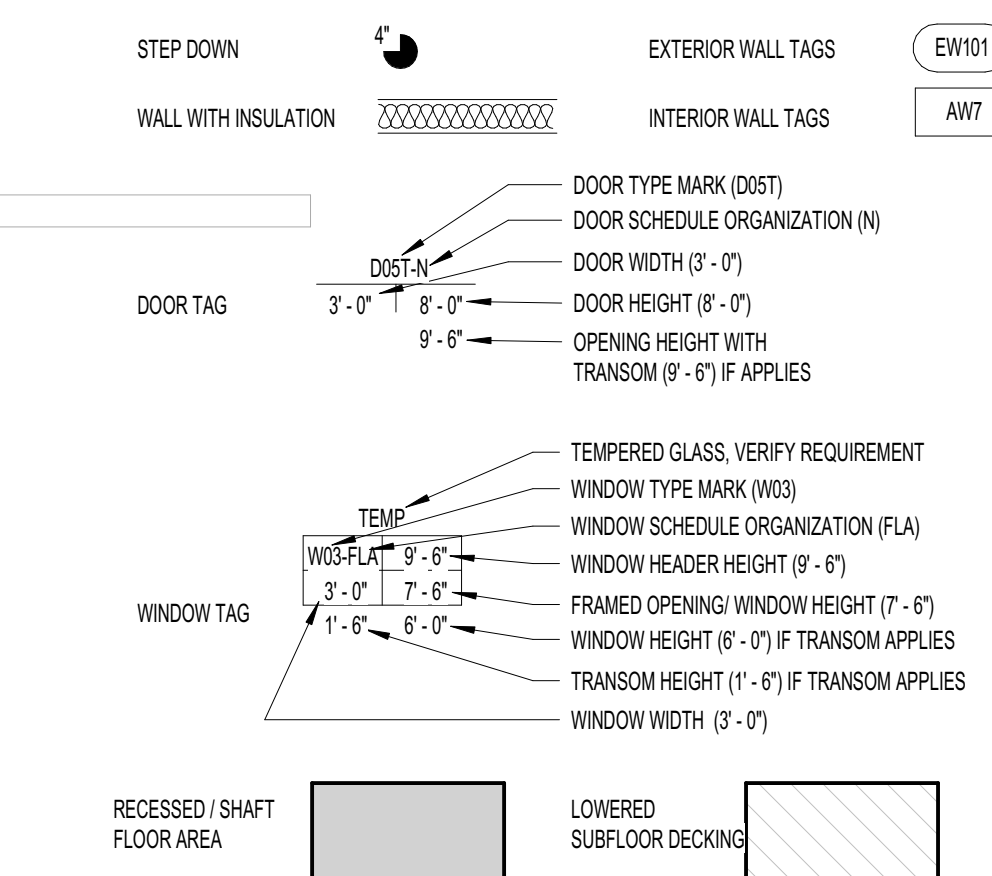
THIRD FLOOR PLAN COMPOSITE

A.103



KEYNOTE	NOTES
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04 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.N.
D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUNDO RADIUS EDGE.
G. GLAZING IN HAZARDOUS AREAS PER IBC-2006 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.
H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
J. REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
K. SHOWERS SHALL HAVE WATER-RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON-ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 5.7 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE.
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION/ SUBFLOOR.
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED.
Q. AIRSEAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SOFFITS MUST BE BLOCKED.
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.
- PLUMBING:
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC SECTION 712 PENETRATIONS.
B. PROVIDE GAS CONNECTIONS FOR THE DRYER, OVEN, RANGE AND FIREPLACES AND ANY GAS GRILL LOCATIONS.
C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTER.
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450.
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE.
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R403.1.
G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
H. PIPE INSULATION R-3 IS REQUIRED ON HOT WATER LINES 3/4" DIA OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MAINFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
K. LAUNDRY ROOM WASHER AND DRYER HOOKUPS WITH HOT AND COLD WATER AND DRAIN.
L. REFRIGERATORS & ICE MACHINES TO HAVE COLD WATER LINE.
M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS, COORDINATE WITH THE PLANS.

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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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THIRD FLOOR PLAN NORTH - DIMENSIONS

A.103.1

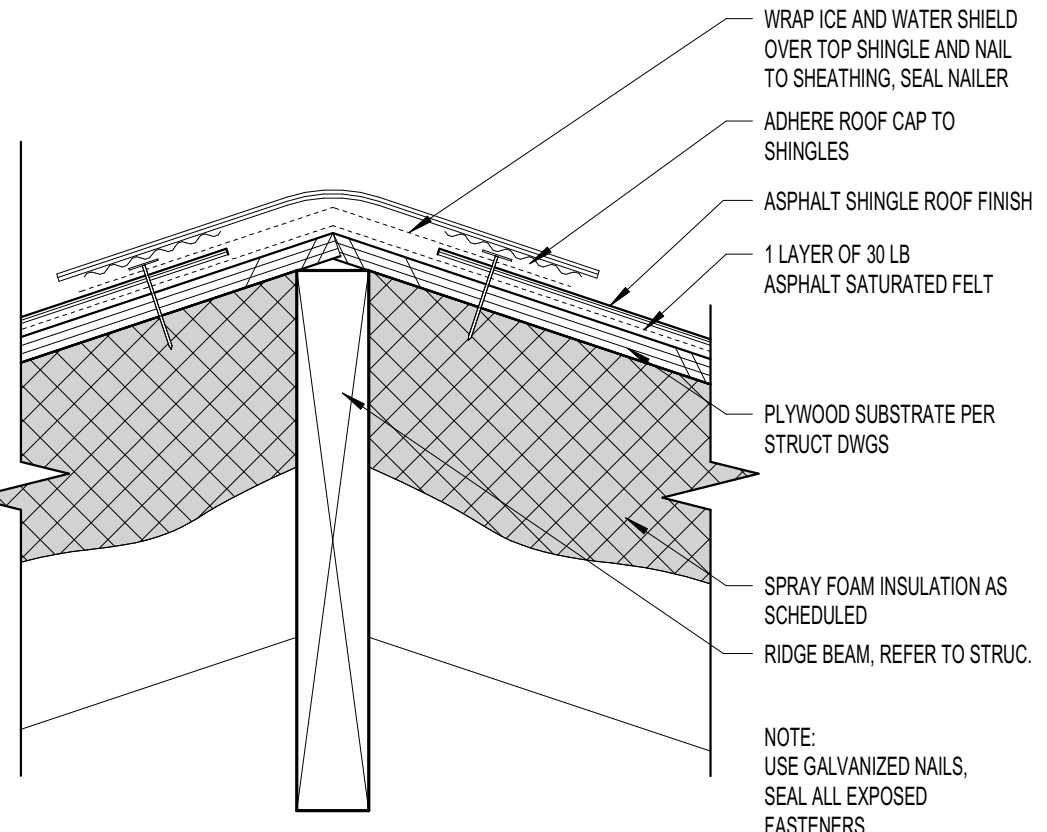
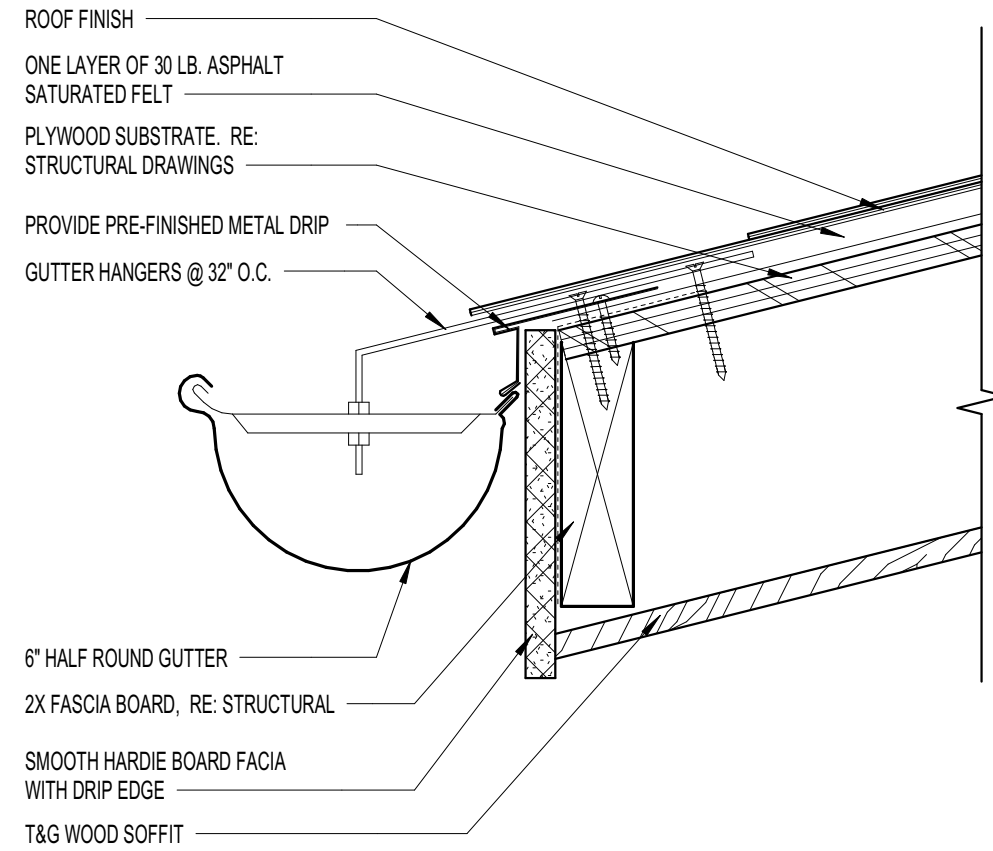
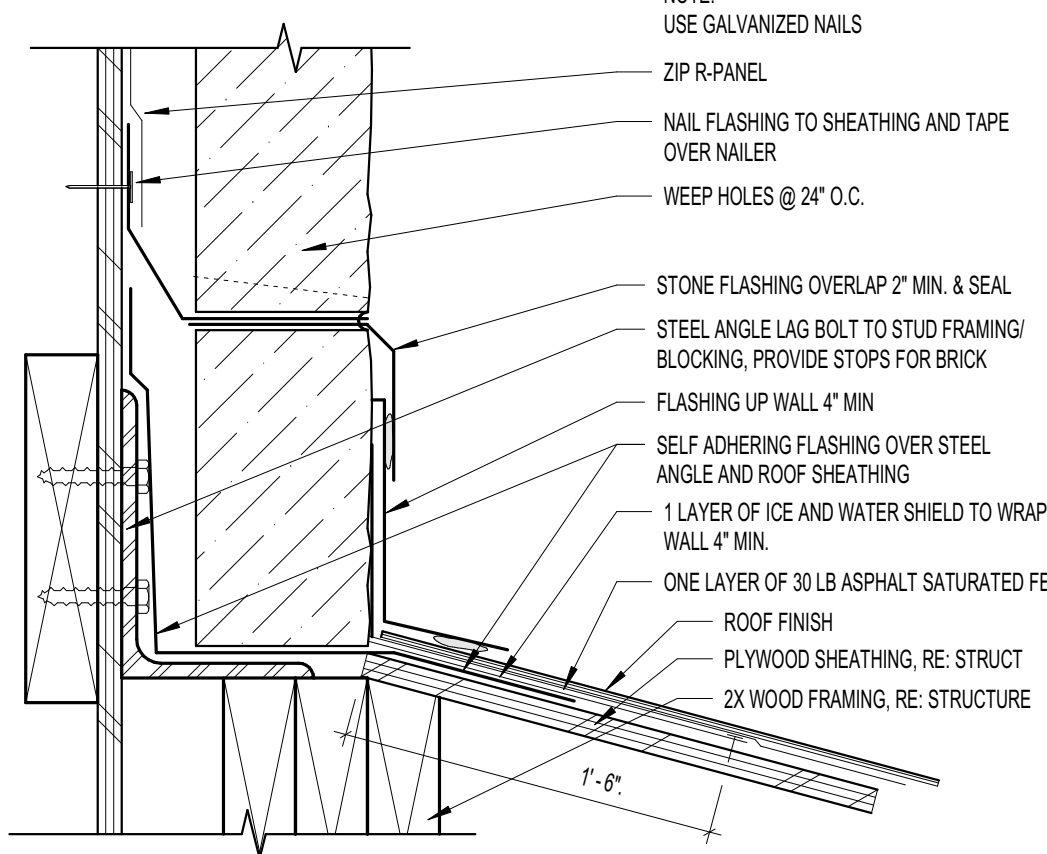
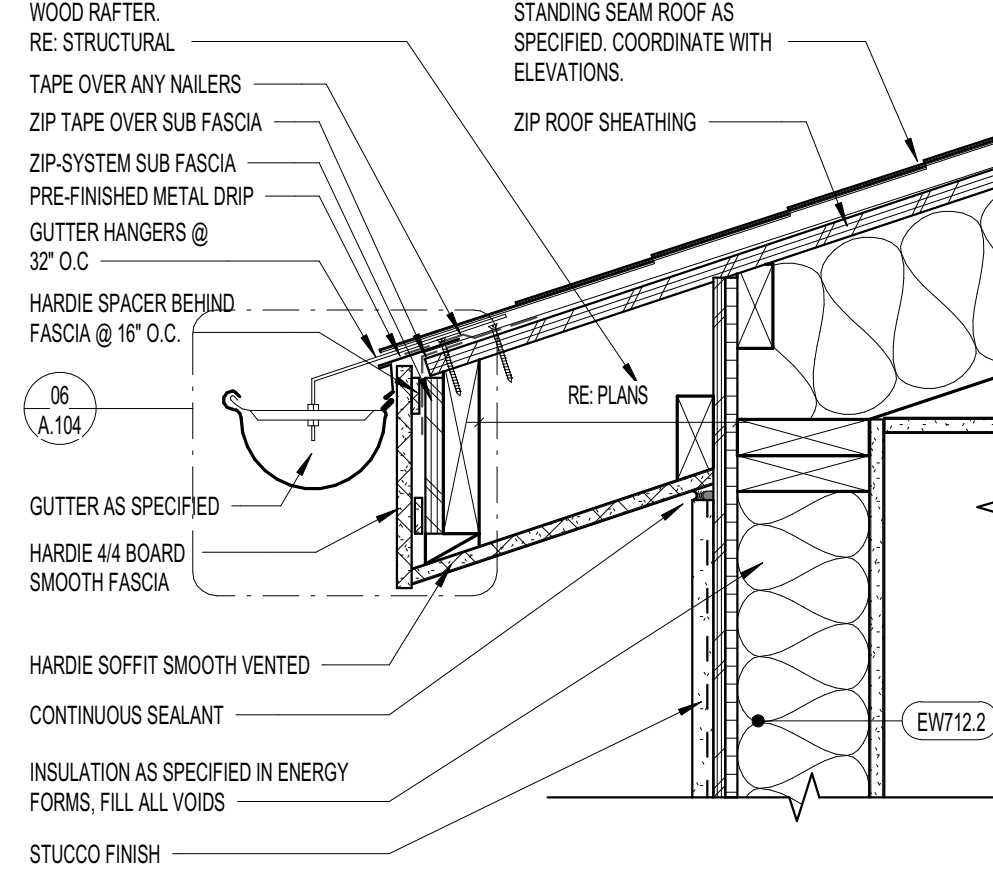
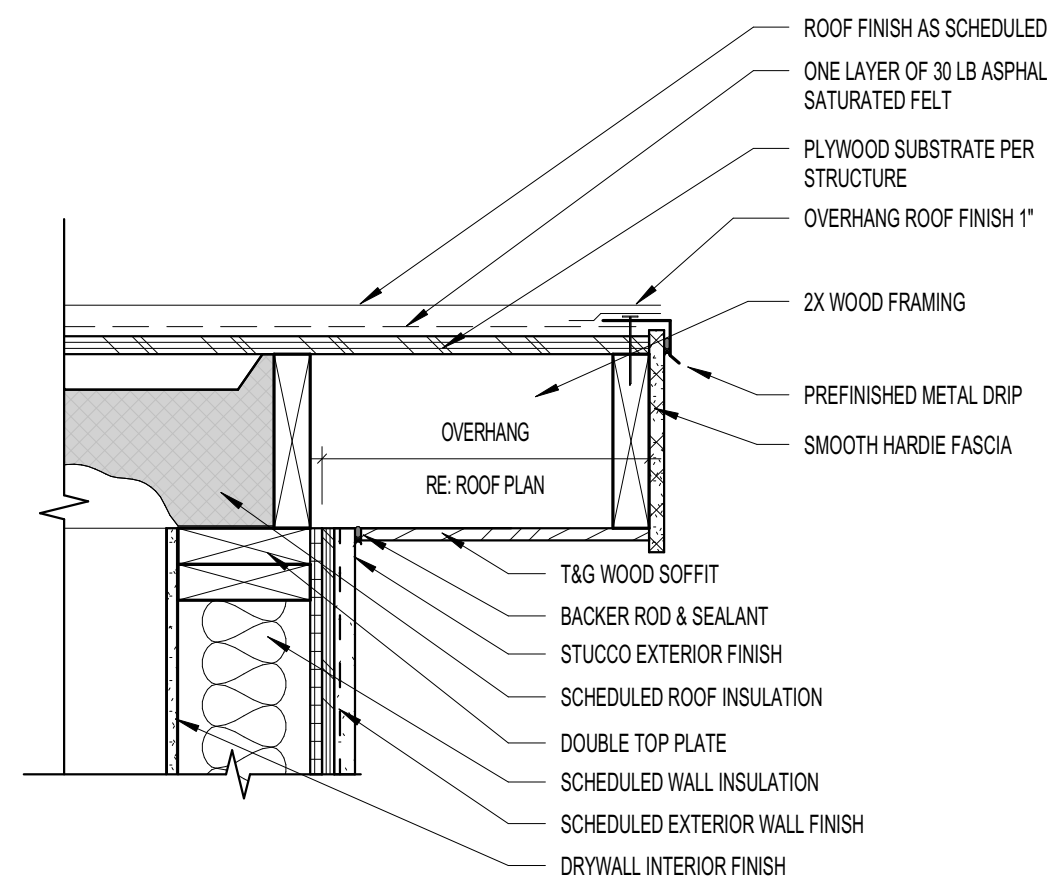
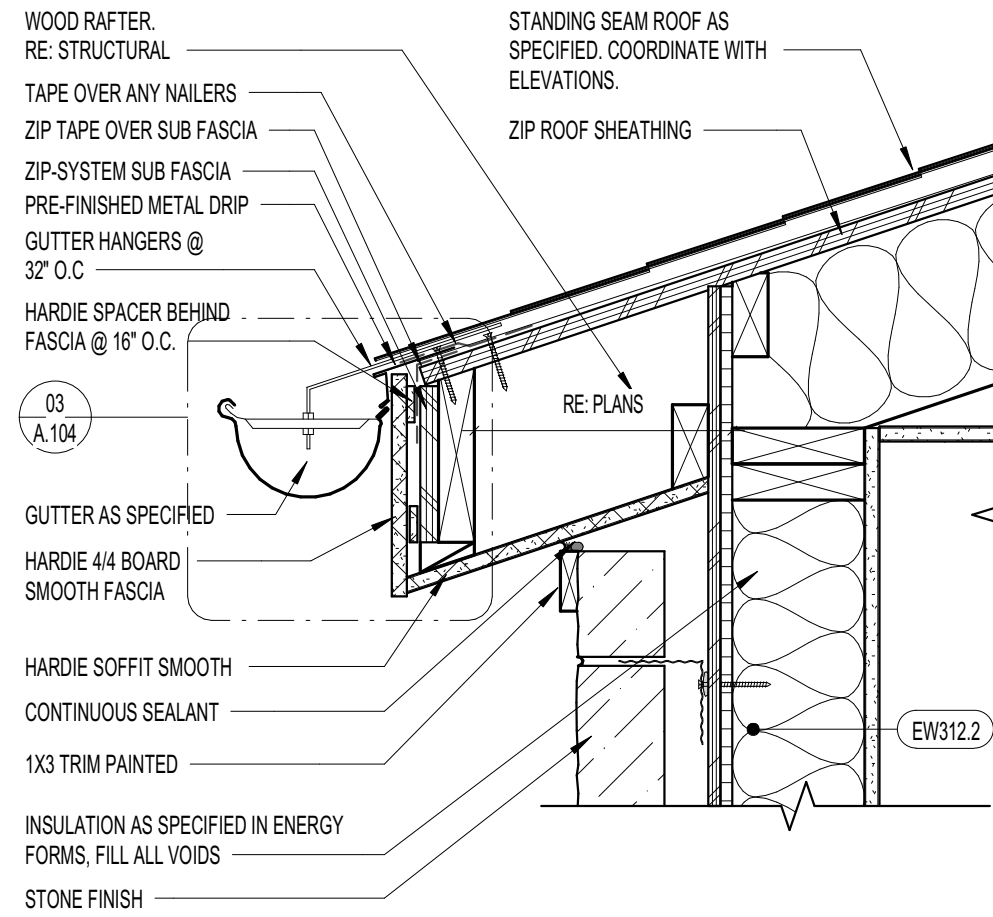
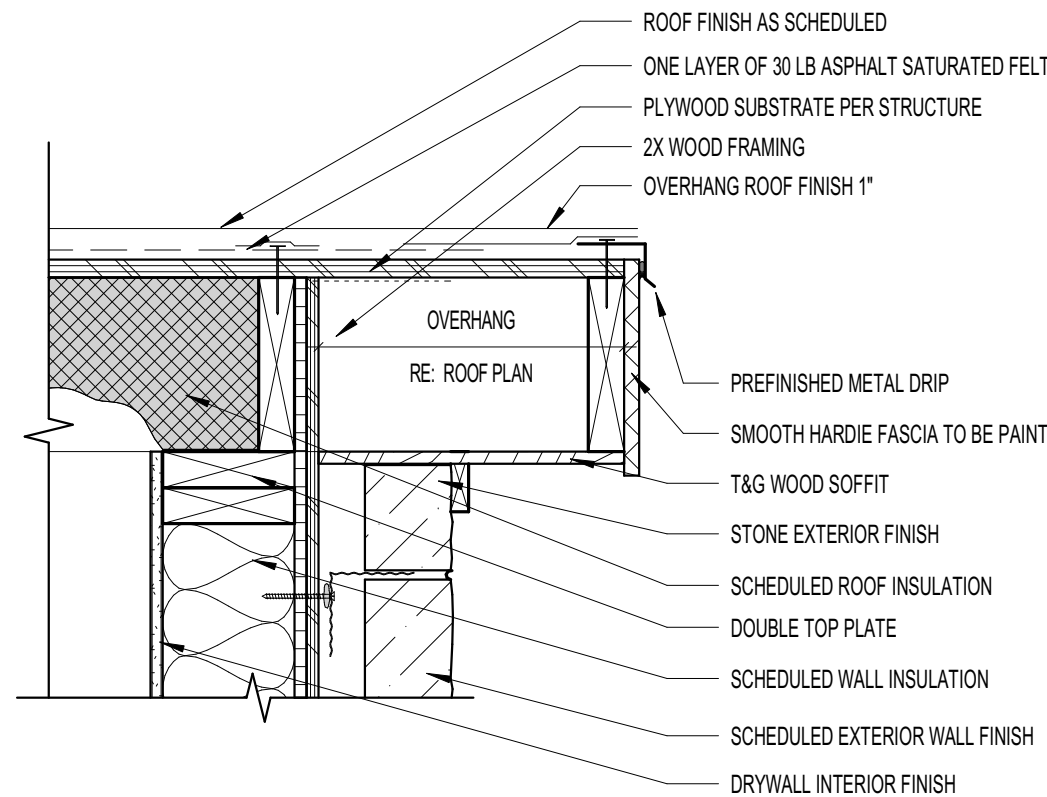
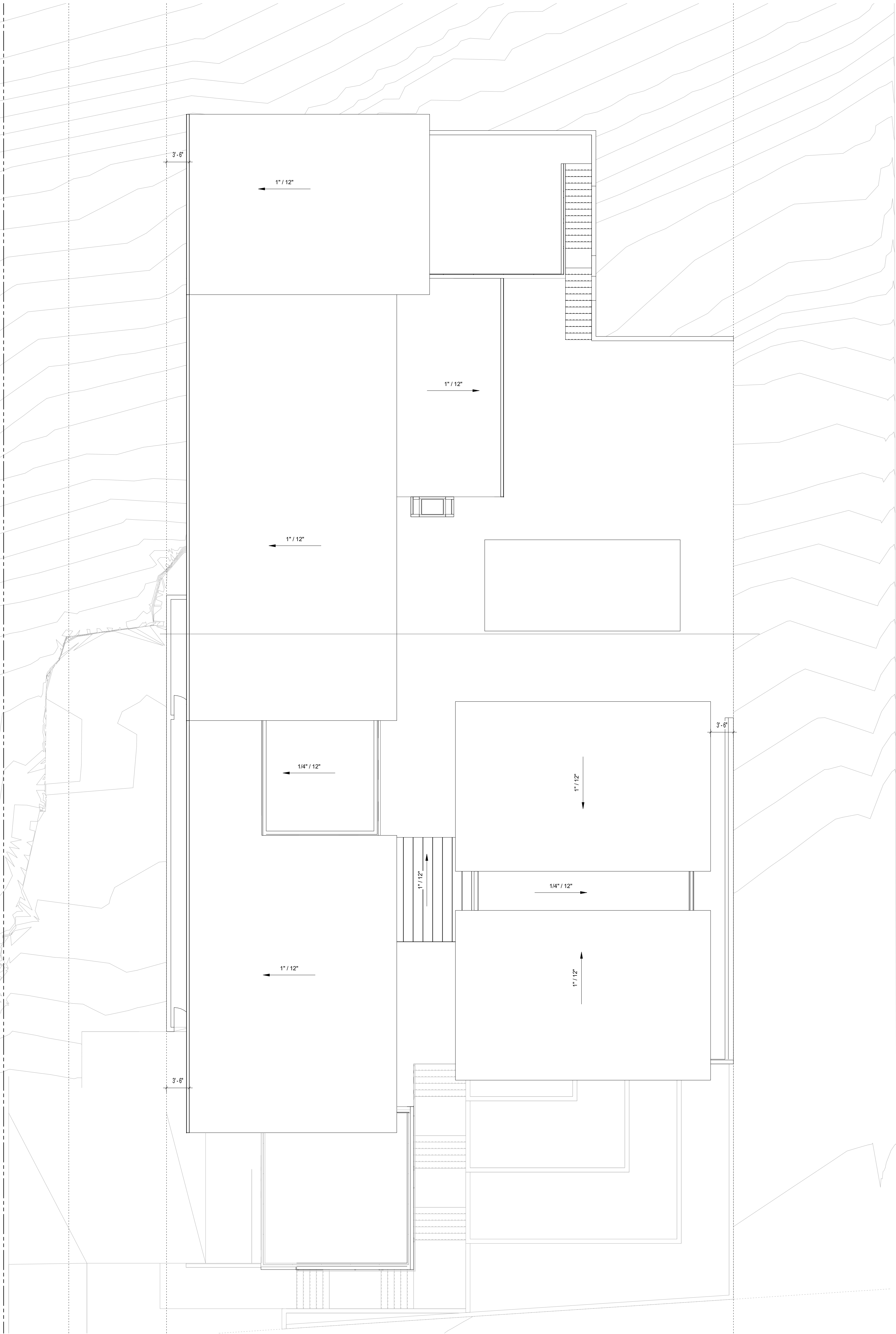
SCALE: 1/4" = 1'-0"

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

16	THIRD FLOOR - NORTH - CONVENTIONS
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A.103.2

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



- A. WHEN USING COMPOSITION SHINGLES PROVIDE ONE LAYER OF GRACE'S BASK OVER ROOF DECKING. ROOFING TO HAVE A 20 YEAR MIN. NO DOLLAR LIMITED WARRANTY
B. WHEN USING METAL ROOFING PROVIDE ONE LAYER OF GRACE'S ICE & WATER SHIELD HT OVER ROOF DECKING
C. WHEN USING SLATE, CLAY TILE OR WHEN ROOF SLOPES ARE LESS THAN 4/12 PROVIDE ONE LAYER OF GRACE'S ICE & WATER SHIELD
D. AT BALCONIES AND EQUIPMENT PLATFORMS, PROVIDE 45 MIL. TPO ROOFING MEMBRANE SYSTEM WITH A 20 YEAR NO DOLLAR LIMITED WARRANTY
E. COORDINATE DOWNSPOUT LOCATIONS WITH SITE PLAN. V.I.F.
F. PROVIDE DOWNSPOUT WITH STAND-OFFS ANCHORED TO THE WALL STRUCTURE. PROVIDE BLOCKING AS NECESSARY. INSTALL WITH SILICONE SEALANT INJECTED IN THE DRILLED HOLE. REFER TO THE DOWNSPOUT DETAIL FOR LOCATIONS & DETAIL
G. GUTTERS AND DOWNSPOUTS TO BE CHOSEN BY OWNER, COORDINATE WITH DETAILS
H. FOR VENTED ATTICS PROVIDE A CONTINUOUS RIDGE & SOFFIT VENT PER WALL SECTIONS & DETAILS
I. IF SPRAY FOAM INSULATION IN RAFTERS IS USED PROVIDE CONTINUOUS BAFFLES TO VENT AIR BETWEEN BAFFLES AND SHEATHING TO THE RIDGE VENT
J. IF BLOWN INSULATION IS USED IN ATTIC FLOOR PROVIDE ROOF BAFFLES 24" UP RAFTERS MIN. DO NOT BLOCK SOFFIT VENTS
K. FOR A SEALED ATTIC DO NOT PROVIDE ANY SOFFIT OR RIDGE VENTS. CONDITION THE SPACE AS NEEDED. COORDINATE SEALED COMBUSTION EQUIPMENT WITH APPROPRIATE TRADES

KEYNOTE	NOTES
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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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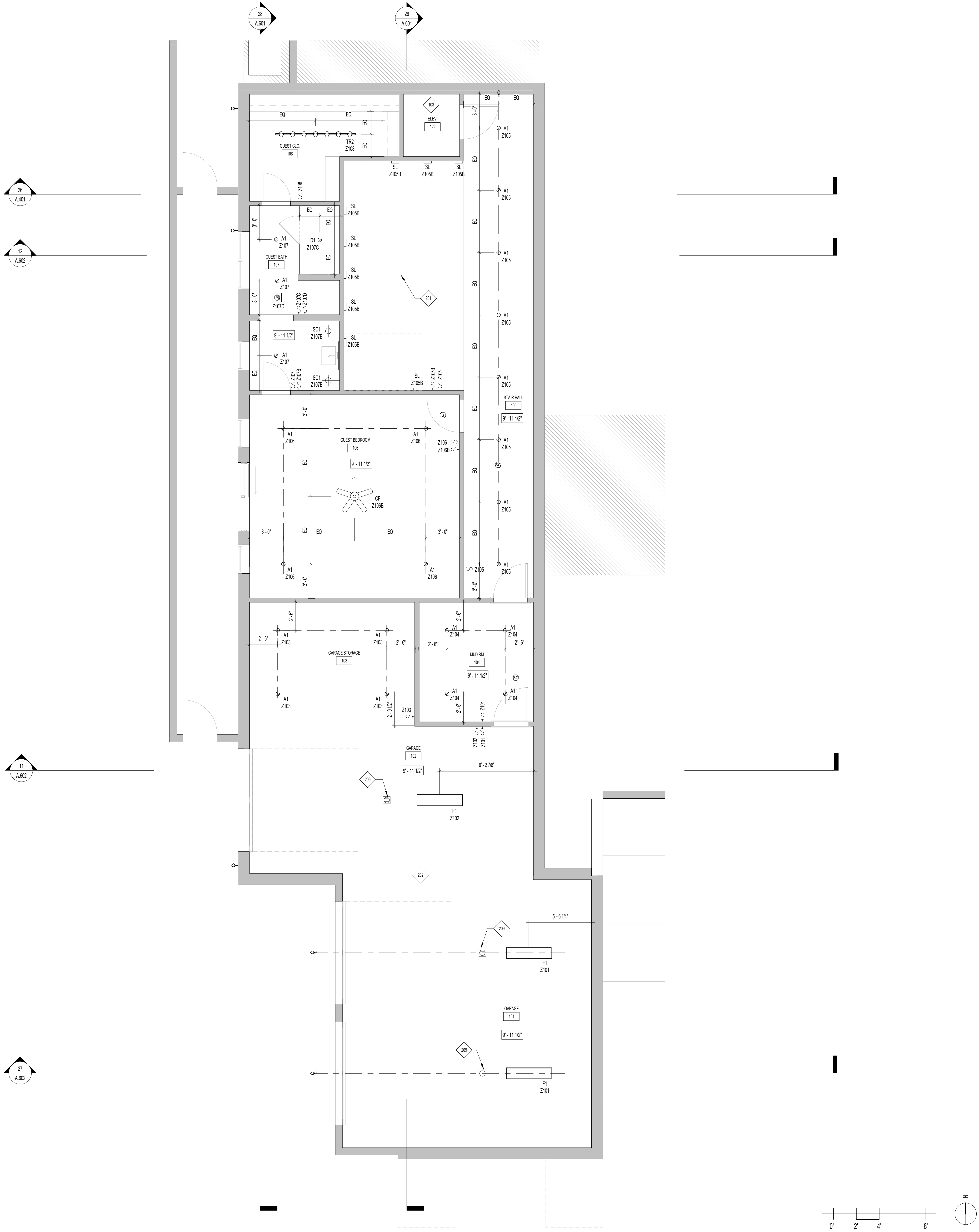
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ROOF PLAN & DETAILS

A.104



KEYNOTE		NOTES
103		OPEN FLOOR FRAMING FOR ELEVATOR
201		UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" TYPE 'X' GYPSUM BOARD
202		5/8" TYPE 'X' GYP. BD. FIRE RATED CEILING 1 HOUR
209		CEILING OUTLET FOR GARAGE DOOR OPENER, RE. PLANS

KEYNOTES	
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO BC SECTION 712 PENETRATIONS	
B. CEILINGS TO BE COVERED IN 5/8" GYPSUM BOARD WHEN FRAMING IS GREATER THAN 16" O.C. U.N.O.	
C. UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" TYPE 'X' GYPSUM BOARD	
D. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP	
E. CARBON MONOXIDE & SMOKE DETECTOR INSTALLED IN HALLWAY AND WITHIN 4'-0" INSIDE AND 12'-0" OUTSIDE OF BEDROOM	
F. USE AIRTIGHT J-BOXES WHEN LOCATED IN THERMAL ENVELOPE	
G. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TVEX DETAIL SHEET	
H. PROVIDE A 110 VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC	
I. ATTIC ACCESS LADDER TO BE A MINIMUM OF 34" WIDE AND 54" LONG TO ACCOMMODATE ALL EQUIPMENT AND A LOAD CAPACITY OF 350 LBS. PROVIDE 1/4" PLYWOOD DOCKING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC	
J. ATTIC HATCH ACCESS AND PULL DOWN STAIRS MUST BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS ATTIC IS A CONDITIONED SPACE	
K. ATTIC DOOR ACCESS MUST MEET THE SAME PENETRATION U-FACTOR AS THE FRONT DOOR	
LIGHTING: A. INSTALL LIGHT FIXTURES PER THE DIMENSIONS FURNISHED. VERIFY LOCATION OF LIGHT FIXTURES WITH TRUSS LOCATIONS. ARCHITECT SHOULD BE CONTACTED IF ADDITIONAL DIMENSIONS ARE NEEDED OR A CONFLICT ARISES TO ALIGN FIXTURES	
B. 75% OF LAMPS TO BE HIGH-EFFICIENCY	
C. SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE. PROVIDE FIRE RESISTANT ROCK WOOL COVERS BY TERNAT OR EQUAL AND FULLY COVER IN INSULATION TO ACHIEVE SPECIFIED R-VALUE	
D. COORDINATE HEIGHT OF WALL SCONCES WITH INTERIOR ELEVATIONS. IF NO DIMENSION IS SHOWN, CONTACT ARCHITECT	
E. MOUNT EXTERIOR WALL SCONCES 84" FROM FINISH GRADE TO THE BOTTOM OF LIGHT FIXTURES, U.N.O.	
F. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE	
G. ALL FIXTURES LOCATED IN CLOSETS ARE TO BE EQUIPPED WITH A DOOR SWITCH, U.N.O.	
H. ALL SWITCH PLATES AND OUTLET COVERS TO HAVE CONCAVE-LED FASTENERS	
I. GAS LAMPS MAY NOT HAVE A CONTINUOUSLY BURNING PILOT	

01 GENERAL NOTES - CEILING PLAN	
*NOTE: SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE:	
A1	LED RECESSED DOWNLIGHT - OPEN BAFFLE TRIM - 3000K - 1000 LUMENS - 90+ CRI
A2	LED RECESSED DOWNLIGHT - PINHOLE TRIM - 3000K - 1000 LUMENS - 90+ CRI
A3	LED RECESSED DOWNLIGHT - ADJUSTABLE GIMBAL TRIM - 3000K - 1000 LUMENS - 90+ CRI
CM	FLUSH CEILING MOUNT LIGHT FIXTURE
D1	VAPOR RESISTANT FIXTURE, TO MATCH DOWNLIGHT FIXTURE
	EXHAUST FAN, DELTA BREEZEMOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS. PROVIDE 4" FLEX R-6, DISCHARGE THROUGH SIDE WALL PREFERRED
CF	CEILING FAN
TR	TRACK LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
SC	WALL SCONCE
UC	UNDER CABINET LIGHT
BL	BACKLIGHTING (WINE CABINET)
LED	LED STRIP LIGHT
F1	1" X 4" STRIP LED LIGHT FIXTURE
SL	STEP LIGHT - TO BE WAC LED100 OR APPROVED EQUAL, TO BE INSTALLED SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS
FD-M	FLOOD LIGHT (WITH MOTION SENSOR)
G	GAS LAMP
	CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
	SMOKE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
	SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
Z-11A Z-11B	SWITCH (ZONE NUMBER) - '20' INDICATES DIMMER SWITCH

02 LEGEND - CEILING PLAN LIGHTING	

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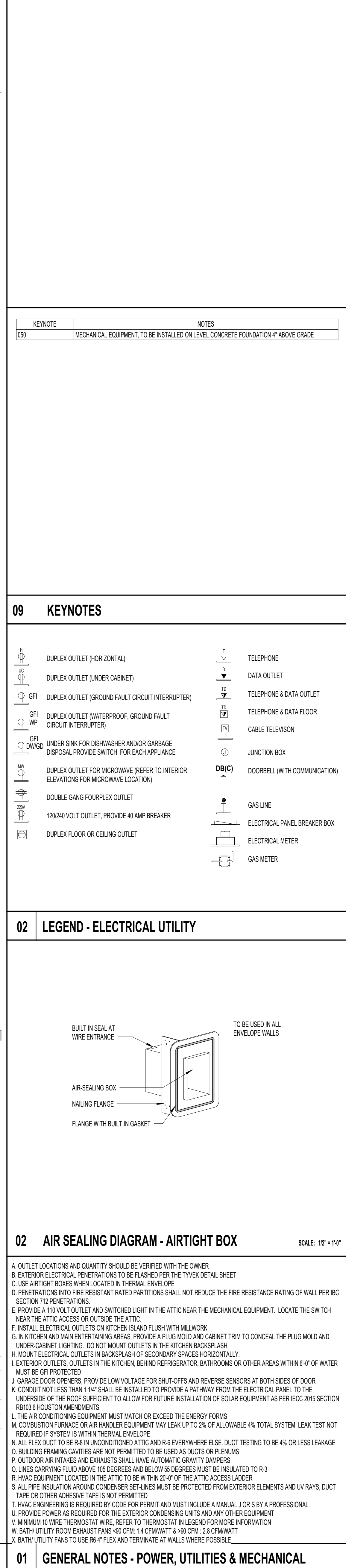
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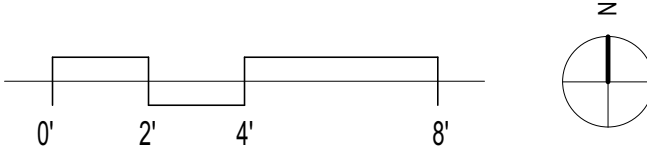
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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746

MIRADOR GROUP
6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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FIRST FLOOR REFLECTED CEILING PLAN
A.201



	
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FIRST FLOOR POWER & SIGNAL PLAN	
A.201.1	



(C) CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)

(S) SMOKE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)

(SC) SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)

Σ 2-10A
20-100B

SWITCH (ZONE NUMBER) : '27' INDICATES DIMMER SWITCH

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6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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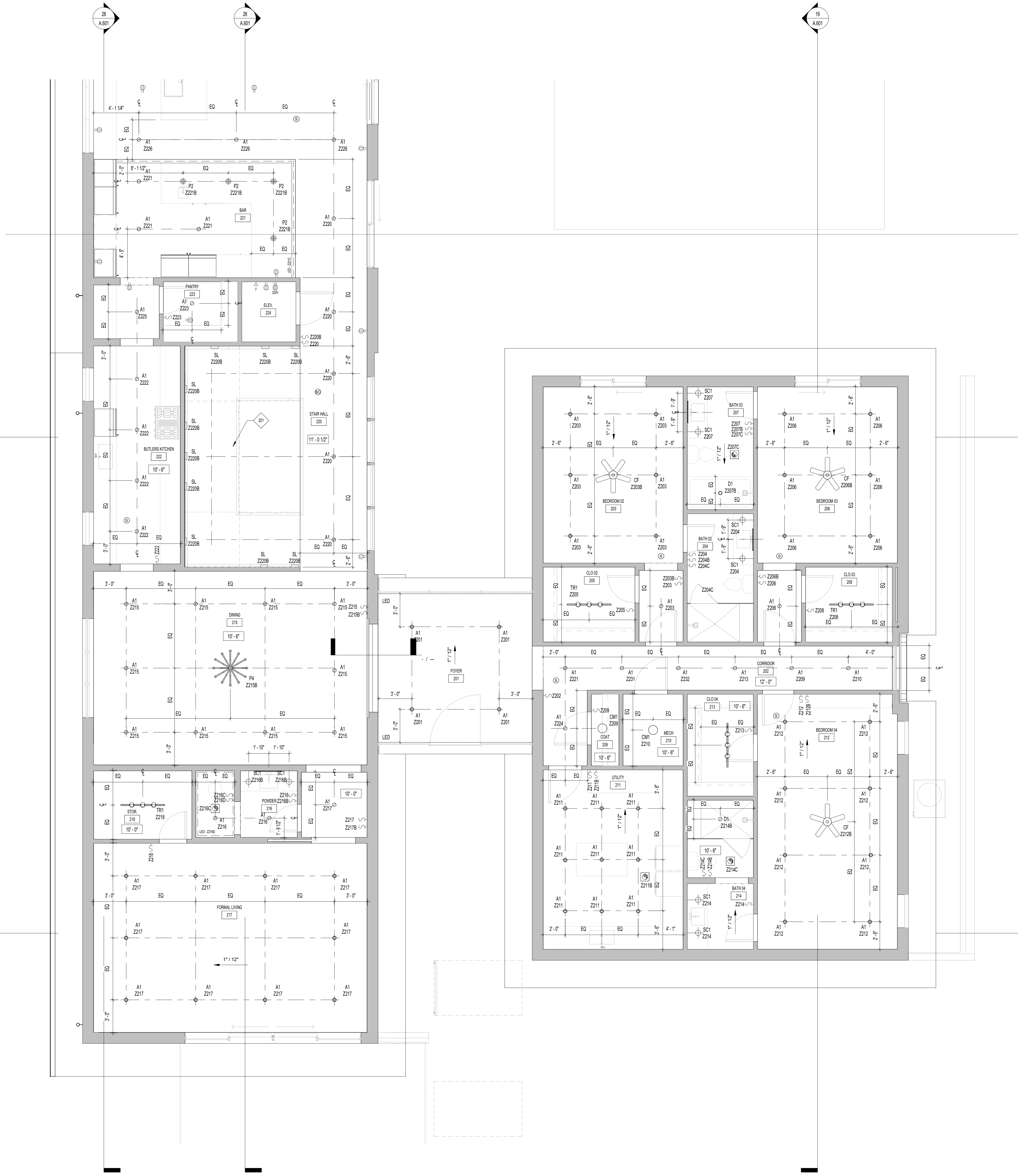
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SECOND FLOOR REFLECTED CEILING PLAN -
NORTH

A.202



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Bellaire, Texas 77401
p.713.626.4770
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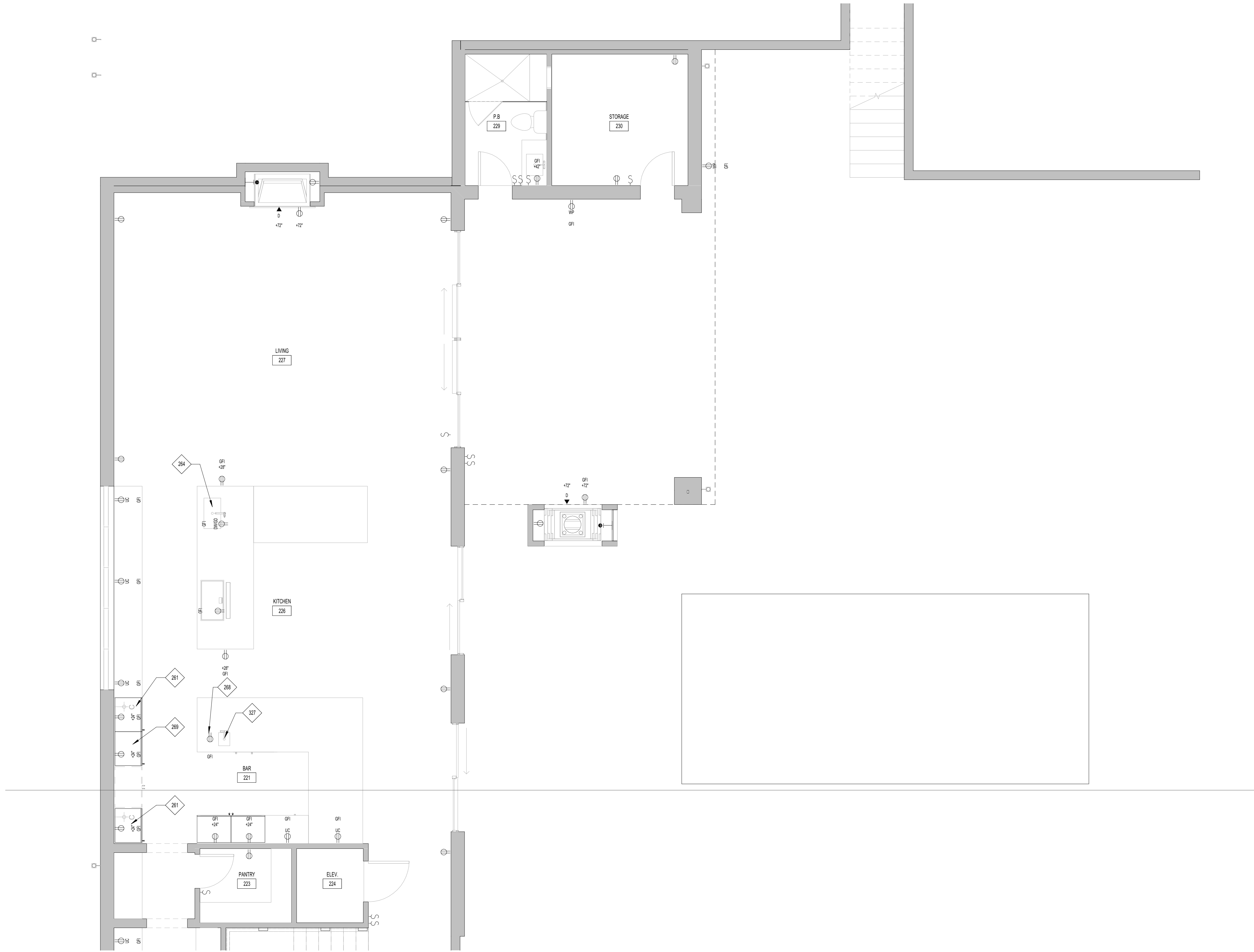
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SECOND FLOOR REFLECTED CEILING PLAN - SOUTH

A.202.1

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KEYNOTE	NOTES
261	REFRIGERATOR, SUPPLY A 120V GFI OUTLET AND COLD WATER LINE
264	GARBAGE DISPOSAL, SUPPLY A SWITCH OR UNDER COUNTER BUTTON TO OUTLET
268	UNDER COUNTER ICE MAKER, SUPPLY A 120V OUTLET
269	FREEZER, SUPPLY A 120V OUTLET
327	UNDER MOUNTED SINK

03 KEYNOTES

	DUPLEX OUTLET (HORIZONTAL)		TELEPHONE
	DUPLEX OUTLET (UNDER CABINET)		DATA OUTLET
	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)		TELEPHONE & DATA OUTLET
	DUPLEX OUTLET (WATERPROOF, GROUND FAULT CIRCUIT INTERRUPTER)		TELEPHONE & DATA FLOOR
	DUPLEX OUTLET (DISHWASHER AND/OR GARBAGE DISPOSAL, PROVIDE SWITCH FOR EACH APPLIANCE)		CABLE TELEVISION
	DUPLEX OUTLET FOR MICROWAVE (REFER TO INTERIOR ELEVATIONS FOR MICROWAVE LOCATION)		JUNCTION BOX
	DOUBLE GANG FOURPLEX OUTLET		DOORBELL (WITH COMMUNICATION)
	120/240 VOLT OUTLET, PROVIDE 40 AMP BREAKER		GAS LINE
	DUPLEX FLOOR OR CEILING OUTLET		ELECTRICAL PANEL BREAKER BOX
			ELECTRICAL METER
			GAS METER

02 LEGEND - ELECTRICAL UTILITY

- A. OUTLET LOCATIONS AND QUANTITY SHOULD BE VERIFIED WITH THE OWNER.
B. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TVEX DETAIL SHEET.
C. USE AIRTIGHT BOXES WHEN LOCATED IN THERMAL ENVELOPE.
D. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL PER IBC SECTION 702 PENETRATIONS.
E. PROVIDE A 110 VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC.
F. INSTALL ELECTRICAL OUTLETS ON KITCHEN ISLAND AND FLUSH WITH MILLWORK.
G. IN KITCHEN AND MAIN ENTERTAINING AREAS, PROVIDE A PLUG MOLD AND CABINET TRIM TO CONCEAL THE PLUG MOLD AND UNDER-CABINET LIGHTING. DO NOT MOUNT OUTLETS IN THE KITCHEN BACKSPLASH.
H. MOUNT ELECTRICAL OUTLETS IN BACKSPLASH OR SECONDARY SPACES HORIZONTALLY.
I. EXTERIOR OUTLETS, OUTLETS IN THE KITCHEN, BEHIND REFRIGERATOR, BATHROOMS OR OTHER AREAS WITHIN 6'-0" OF WATER MUST BE GFI PROTECTED.
J. GARAGE DOOR OPENERS, PROVIDE LOW VOLTAGE FOR SHUT-OFFS AND REVERSE SENSORS AT BOTH SIDES OF DOOR.
K. CONDUIT NOT LESS THAN 1 1/4" SHALL BE INSTALLED TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT AS PER IECC 2015 SECTION RB101.6 HOUSTON AMENDMENTS.
L. THE AIR CONDITIONING EQUIPMENT MUST MATCH OR EXCEED THE ENERGY FORMS.
M. COMBUSTION FURNACE OR AIR HANDLER EQUIPMENT MAY LEAK UP TO 2% OF ALLOWABLE 4% TOTAL SYSTEM LEAK TEST NOT REQUIRED IF SYSTEM IS WITHIN THERMAL ENVELOPE.
N. ALL FLEX DUCT TO BE R-8 IN UNCONDITIONED ATTIC AND R-6 EVERYWHERE ELSE. DUCT TESTING TO BE 4% OR LESS LEAKAGE.
O. BUILDING FRAMING CAVITIES ARE NOT PERMITTED TO BE USED AS DUCTS OR PLENUMS.
P. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC GRAVITY DAMPERS.
Q. LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
R. HVAC EQUIPMENT LOCATED IN THE ATTIC TO BE WITHIN 2'-0" OF THE ATTIC ACCESS LADDER.
S. ALL PIPE INSULATION AROUND CONDENSER SET FISHES MUST BE PROTECTED FROM EXTERIOR ELEMENTS AND UV RAYS, DUCT TAPE OR OTHER ADHESIVE TAPE IS NOT PERMITTED.
T. HVAC ENGINEERING IS REQUIRED BY CODE FOR PERMIT AND MUST INCLUDE A MANUAL J OR S BY A PROFESSIONAL.
U. PROVIDE POWER AS REQUIRED FOR THE EXTERIOR CONDENSING UNITS AND ANY OTHER EQUIPMENT.
V. MINIMUM 10 WIRE THERMOSTAT WIRE. REFER TO THERMOSTAT IN LEGEND FOR MORE INFORMATION.
W. BATH UTILITY ROOM EXHAUST FANS <90 CFM: 14 CFM/WATT & >90 CFM: 2.8 CFM/WATT.
X. BATH UTILITY FANS TO USE R6 4" FLEX AND TERMINATE AT WALLS WHERE POSSIBLE.

01 GENERAL NOTES - POWER, UTILITIES & MECHANICAL

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Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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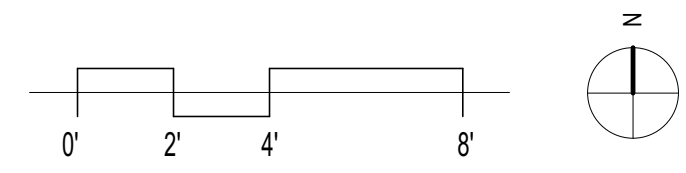
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SECOND FLOOR POWER AND SIGNAL PLAN - NORTH

A.202.2

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KEYNOTE	NOTES
000	MECHANICAL EQUIPMENT, TO BE INSTALLED ON LEVEL CONCRETE FOUNDATION 4" ABOVE GRADE
261	REFRIGERATOR, SUPPLY A 120V GFI OUTLET AND COLD WATER LINE
264	GARBAGE DISPOSAL, SUPPLY A SWITCH OR UNDER COUNTER BUTTON TO OUTLET
266	RANGE, PROVIDE 120V AND GAS SUPPLY

03 KEYNOTES

	DUPLEX OUTLET (HORIZONTAL)		TELEPHONE
	DUPLEX OUTLET (UNDER CABINET)		DATA OUTLET
	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)		TELEPHONE & DATA FLOOR
	DUPLEX OUTLET (WATERPROOF, GROUND FAULT CIRCUIT INTERRUPTER)		CABLE TELEVISION
	UNDER SINK FOR DISHWASHER AND/OR GARBAGE DISPOSAL PROVIDE SWITCH FOR EACH APPLIANCE		JUNCTION BOX
	DUPLEX OUTLET FOR MICROWAVE (REFER TO INTERIOR ELEVATIONS FOR MICROWAVE LOCATION)		DOORBELL (WITH COMMUNICATION)
	DOUBLE GANG FOURPLEX OUTLET		GAS LINE
	120/240 VOLT OUTLET, PROVIDE 40 AMP BREAKER		ELECTRICAL PANEL BREAKER BOX
	DUPLEX FLOOR OR CEILING OUTLET		ELECTRICAL METER
			GAS METER

02 LEGEND - ELECTRICAL UTILITY

- A. OUTLET LOCATIONS AND QUANTITY SHOULD BE VERIFIED WITH THE OWNER
B. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TYVEK DETAIL SHEET
C. USE AIRTIGHT BOXES WHEN LOCATED IN THERMAL ENVELOPE
D. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL PER IRC SECTION 712 PENETRATIONS
E. PROVIDE A 110 VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC
F. INSTALL ELECTRICAL OUTLETS ON KITCHEN ISLAND FLUSH WITH MILLWORK
G. IN KITCHEN AND MAIN ENTERTAINING AREAS, PROVIDE A PLUG MOLD AND CABINET TRIM TO CONCEAL THE PLUG MOLD AND UNDER-CABINET LIGHTING. DO NOT MOUNT OUTLETS IN THE KITCHEN BACKSPLASH
H. MOUNT ELECTRICAL OUTLETS IN BACKSPLASH OF SECONDARY SPACES HORIZONTALLY
I. EXTERIOR OUTLETS, OUTLETS IN THE KITCHEN, BEHIND REFRIGERATOR, BATHROOMS OR OTHER AREAS WITHIN 6'-0" OF WATER MUST BE GFI PROTECTED
J. GARAGE DOOR OPENERS, PROVIDE LOW VOLTAGE FOR SHUT-OFFS AND REVERSE SENSORS AT BOTH SIDES OF DOOR
K. CONDUIT NOT LESS THAN 1/4" SHALL BE INSTALLED TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT AS PER IECC 2015 SECTION RB03.6 HOUSTON AMENDMENTS
L. THE AIR CONDITIONING EQUIPMENT MUST MATCH OR EXCEED THE ENERGY FORMS
M. COMBUSTION FURNACE OR HE-HANDLER EQUIPMENT MAY LEAK UP TO 2% OF ALLOWABLE 4% TOTAL SYSTEM LEAK TEST NOT REQUIRED IF SYSTEM IS WITHIN THERMAL ENVELOPE
N. ALL FLEX DUCT TO BE R-4 IN UNCONDITIONED ATTIC AND R-6 EVERYWHERE ELSE. DUCT TESTING TO BE 4% OR LESS LEAKAGE
O. BUILDING FRAMING CAVITIES ARE NOT PERMITTED TO BE USED AS DUCTS OR PLENUMS
P. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC GRAVITY DAMPERS
Q. LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3
R. HVAC EQUIPMENT LOCATED IN THE ATTIC TO BE WITHIN 20'-0" OF THE ATTIC ACCESS LADDER
S. ALL PIPE INSULATION AROUND CONDENSER SET LINES MUST BE PROTECTED FROM EXTERIOR ELEMENTS AND UV RAYS. DUCT TAPE OR OTHER ADHESIVE TAPE IS NOT PERMITTED
T. HVAC ENGINEERING IS REQUIRED BY CODE FOR PERMIT AND MUST INCLUDE A MANUAL J OR S BY A PROFESSIONAL
U. PROVIDE POWER AS REQUIRED FOR THE EXTERIOR CONDENSING UNITS AND ANY OTHER EQUIPMENT
V. MINIMUM 10 WIRE THERMOSTAT WIRE. REFER TO THERMOSTAT IN LEGEND FOR MORE INFORMATION
W. BATH UTILITY ROOM EXHAUST FANS -60 CFM 1/4 1/2 CFM WATT & 90 CFM 1/2 3/4 CFM WATT
X. BATH UTILITY FANS TO USE 96 4" FLEX AND TERMINATE AT WALLS WHERE POSSIBLE

01 GENERAL NOTES - POWER, UTILITIES & MECHANICAL

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WEST LAKE HILLS, TEXAS 78746

MIRADOR GROUP

6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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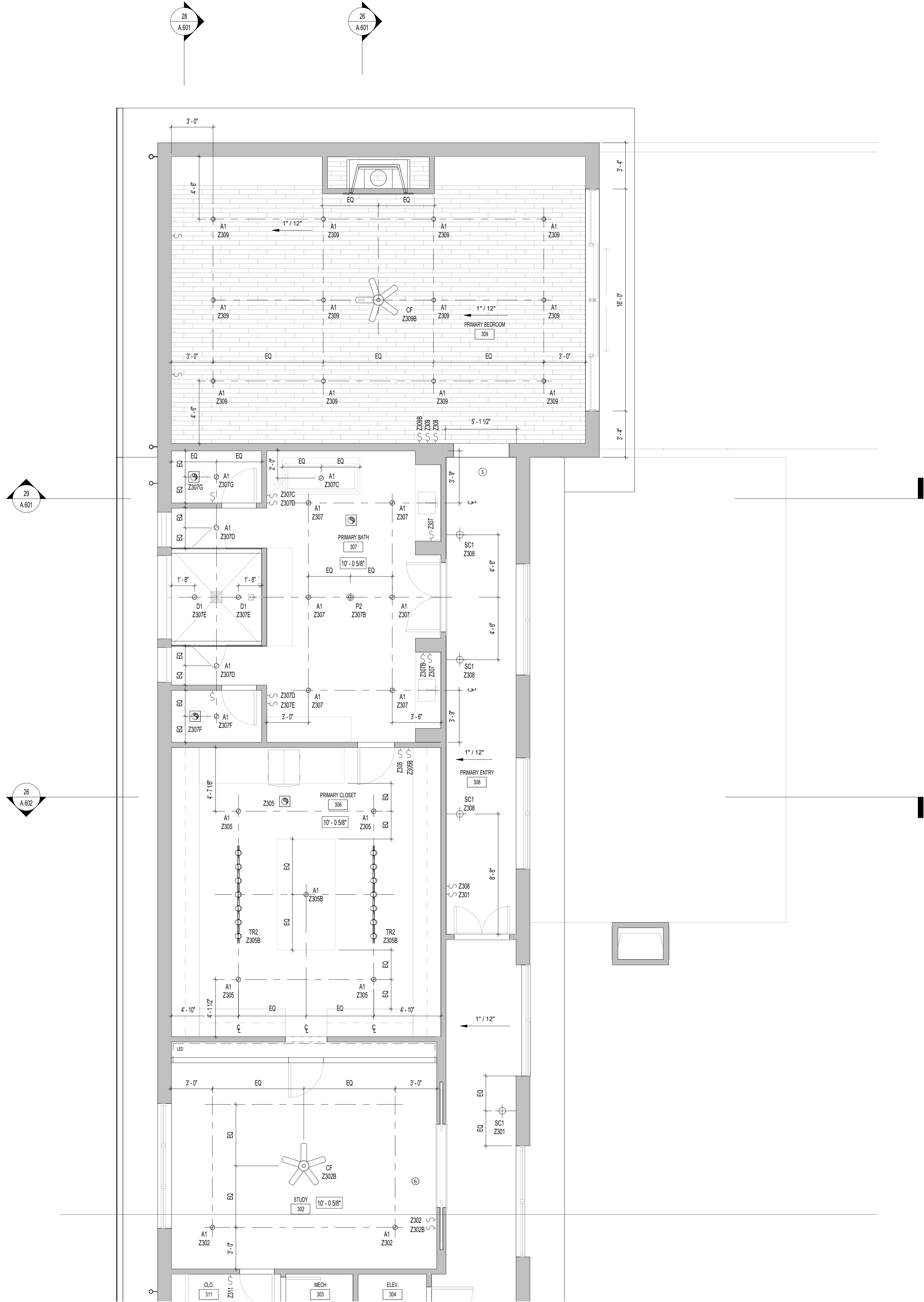
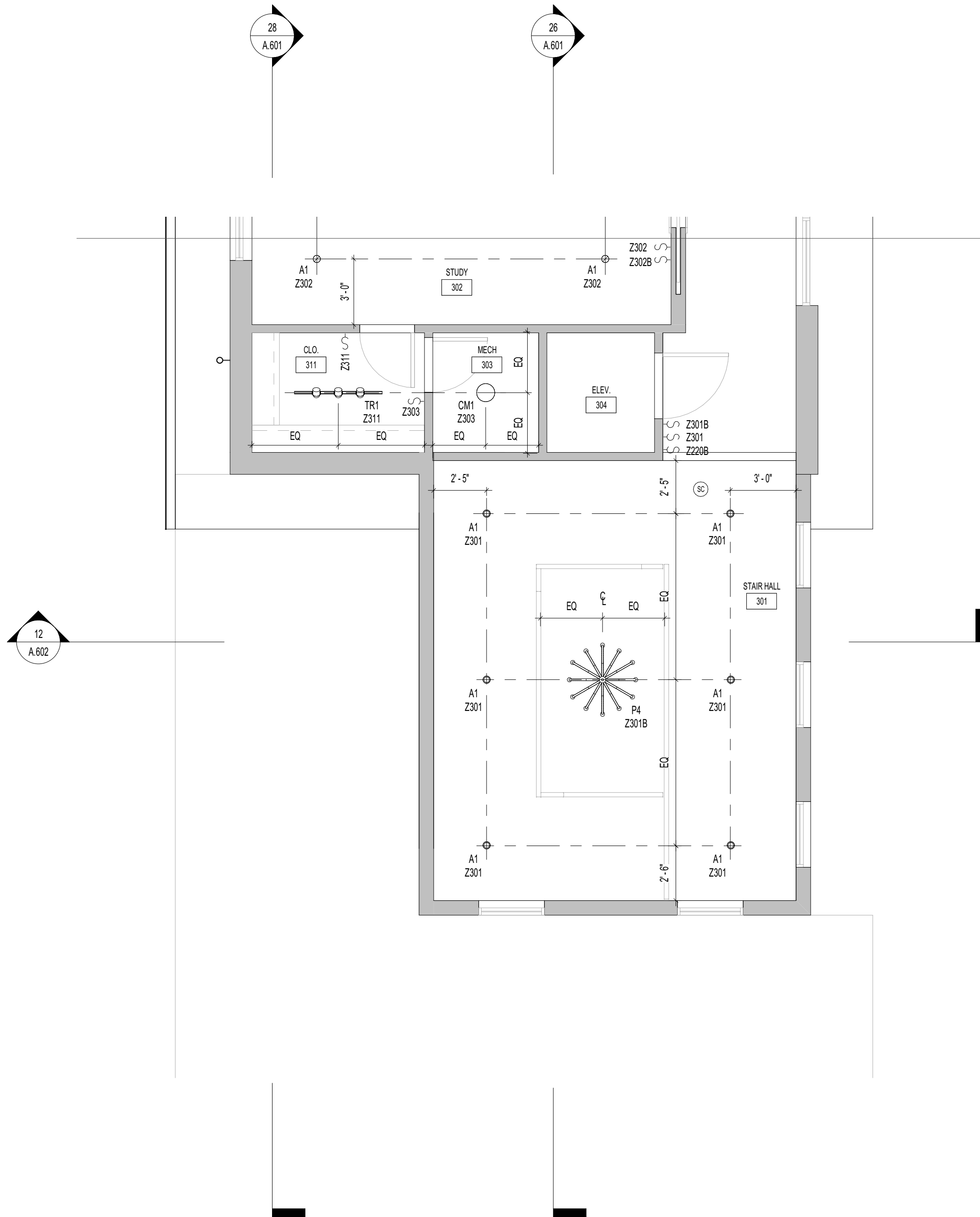
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SECOND FLOOR - POWER & SIGNAL PLAN - SOUTH

A.202.3



KEYNOTE	NOTES
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- *NOTE: SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE
- A1 LED RECESSED DOWNLIGHT - OPEN BAFFLE TRIM - 3000K - 1000 LUMENS - 90+ CRI
 - A2 LED RECESSED DOWNLIGHT - PINHOLE TRIM - 3000K - 1000 LUMENS - 90+ CRI
 - A3 LED RECESSED DOWNLIGHT - ADJUSTABLE GIMBAL TRIM - 3000K - 1000 LUMENS - 90+ CRI
 - QM FLUSH CEILING MOUNT LIGHT FIXTURE
 - D1 VAPOR RESISTANT FIXTURE, TO MATCH DOWNLIGHT FIXTURE
 - EXHAUST FAN, DELTA BREEZ MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS, PROVIDE 4" FLEX R-6, DISCHARGE THROUGH SIDE WALL PREFERRED
 - CEILING FAN
 - TRACK LIGHT FIXTURE
 - P PENDANT LIGHT FIXTURE
 - SC WALL SCONCE
 - UC UNDER CABINET LIGHT
 - BL BACKLIGHTING (WINE CABINET)
 - LED LED STRIP LIGHT
 - F1 1" X 4" STRIP LED LIGHT FIXTURE
 - SL STEP LIGHT - TO BE WAC LED100 OR APPROVED EQUAL, TO BE INSTALLED SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 - FD-M FLOOD LIGHT (WITH MOTION SENSOR)
 - G GAS LAMP
 - CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
 - SMOKE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
 - SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
 - 2-WAY SWITCH (ZONE NUMBER) - 'ZD' INDICATES DIMMER SWITCH

02 LEGEND - CEILING PLAN LIGHTING

A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO ISO SECTION 712 PENETRATIONS.
B. CEILINGS TO BE COVERED IN 5/8" GYPSUM BOARD WHEN FRAMING IS GREATER THAN 16" O.C. U.N.O.
C. UNDER STAR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" TYPE 'X' GYPSUM BOARD
D. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP
E. CARBON MONOXIDE & SMOKE DETECTOR INSTALLED IN HALLWAY AND WITHIN 6'-0" INSIDE AND 12'-0" OUTSIDE OF BEDROOM
F. USE AIRTIGHT J-BOXES WHEN LOCATED IN THERMAL ENVELOPE
G. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TVEN DETAIL SHEET
H. PROVIDE A 110VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC
I. ATTIC ACCESS LADDER TO BE A MINIMUM OF 34" WIDE AND 54" LONG TO ACCOMMODATE ALL EQUIPMENT AND A LOAD CAPACITY OF 550 LBS. PROVIDE 3/4" PLYWOOD DECKING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC
J. ATTIC HATCH ACCESS AND PULL DOWN STAIRS MUST BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS ATTIC IS A CONDITIONED SPACE
K. ATTIC DOOR ACCESS MUST MEET THE SAME PENETRATION U-FACTOR AS THE FRONT DOOR

LIGHTING:
A. INSTALL LIGHT FIXTURES PER THE DIMENSIONS FURNISHED. VERIFY LOCATION OF LIGHT FIXTURES WITH TRUSS LOCATIONS ARCHITECT SHOULD BE CONTACTED IF ADDITIONAL DIMENSIONS ARE NEEDED OR A CONFLICT ARISES TO ALIGN FIXTURES
B. 75% OF LAMPS TO BE HIGH-EFFICIENCY
C. SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE, PROVIDE FIRE RESISTANT ROCK WOOL COVERS BY TENMAT OR EQUAL AND FULLY COVER IN INSULATION TO ACHIEVE SPECIFIED R-VALUE
D. COORDINATE HEIGHT OF WALL SCONCES WITH INTERIOR ELEVATIONS. IF NO DIMENSION IS SHOWN CONTACT ARCHITECT
E. MOUNT EXTERIOR WALL SCONCES 84" FROM FINISH GRADE TO THE BOTTOM OF LIGHT FIXTURES, U.N.O.
F. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE
G. ALL FIXTURES LOCATED IN CLOSETS ARE TO BE EQUIPPED WITH A DOOR SWITCH, U.N.O.
H. ALL SWITCH PLATES AND OUTLET COVERS TO HAVE CONCEALED FASTENERS
I. GAS LAMPS MAY NOT HAVE A CONTINUOUSLY BURNING PILOT

01 GENERAL NOTES - CEILING PLAN

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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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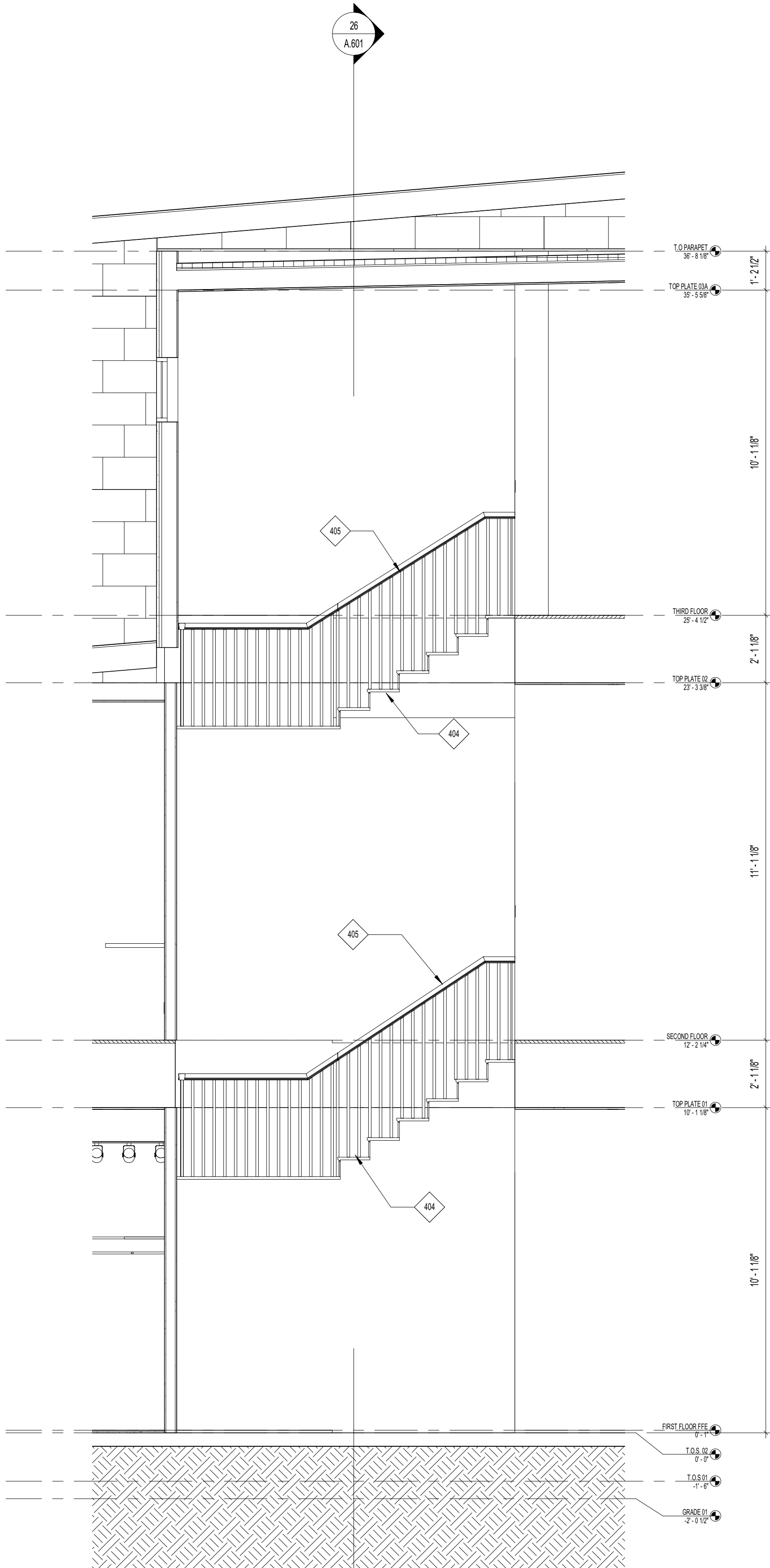
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THIRD FLOOR REFLECTED CEILING PLAN

A.203

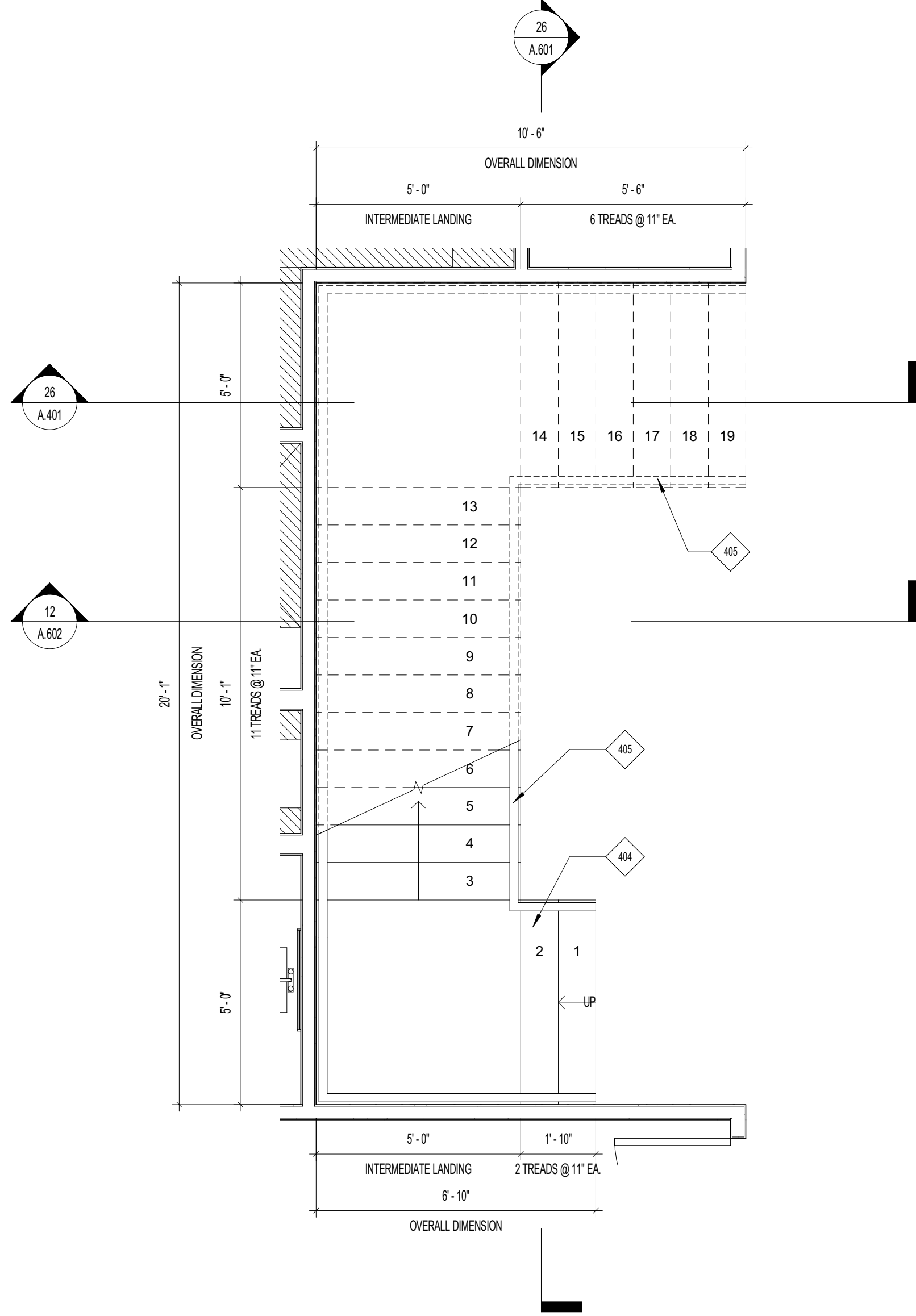
26 STAIR SECTION

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



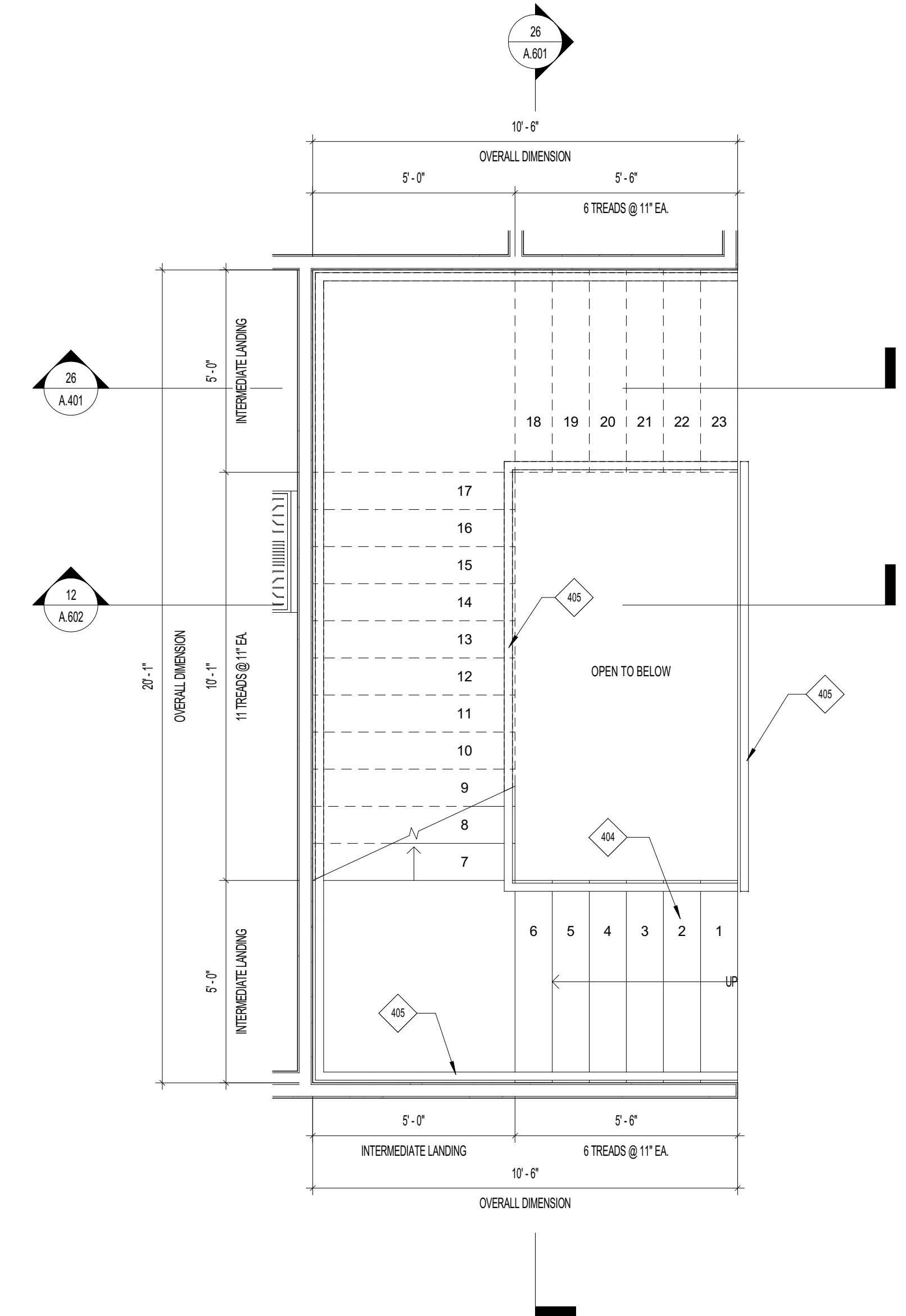
16 ENLARGED STAIR PLAN - 1ST TO 2ND

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



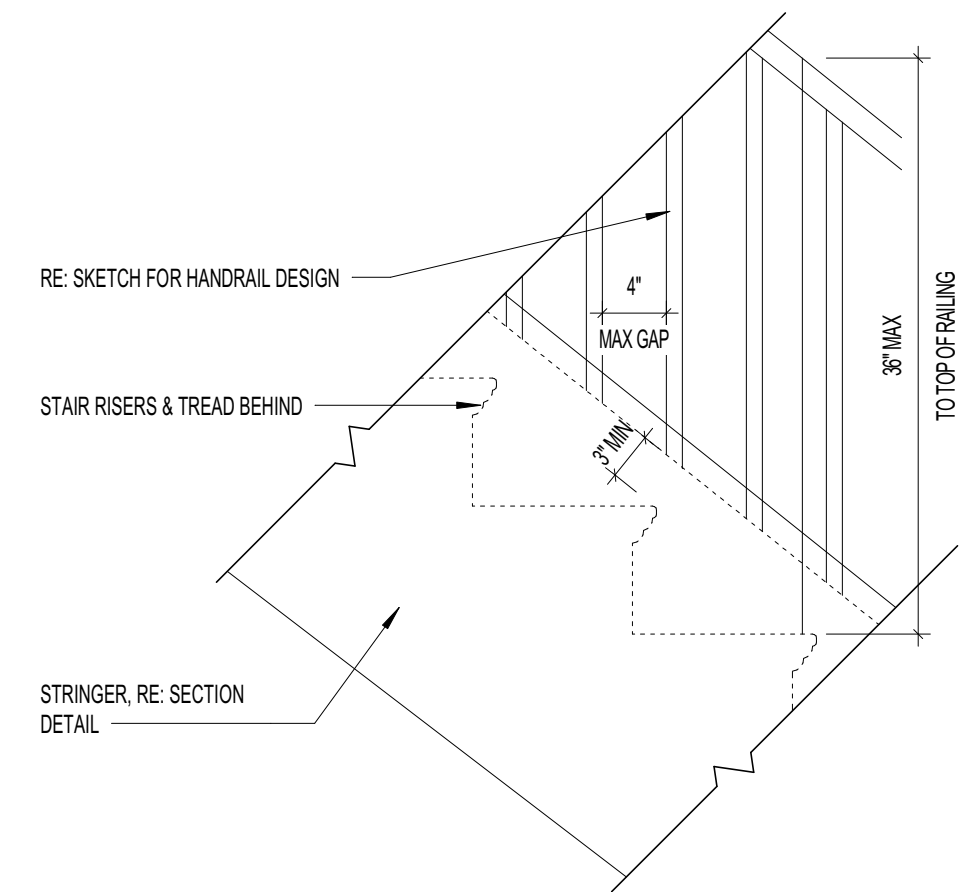
18 ENLARGED STAIRS PLAN - 2ND TO 3RD

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



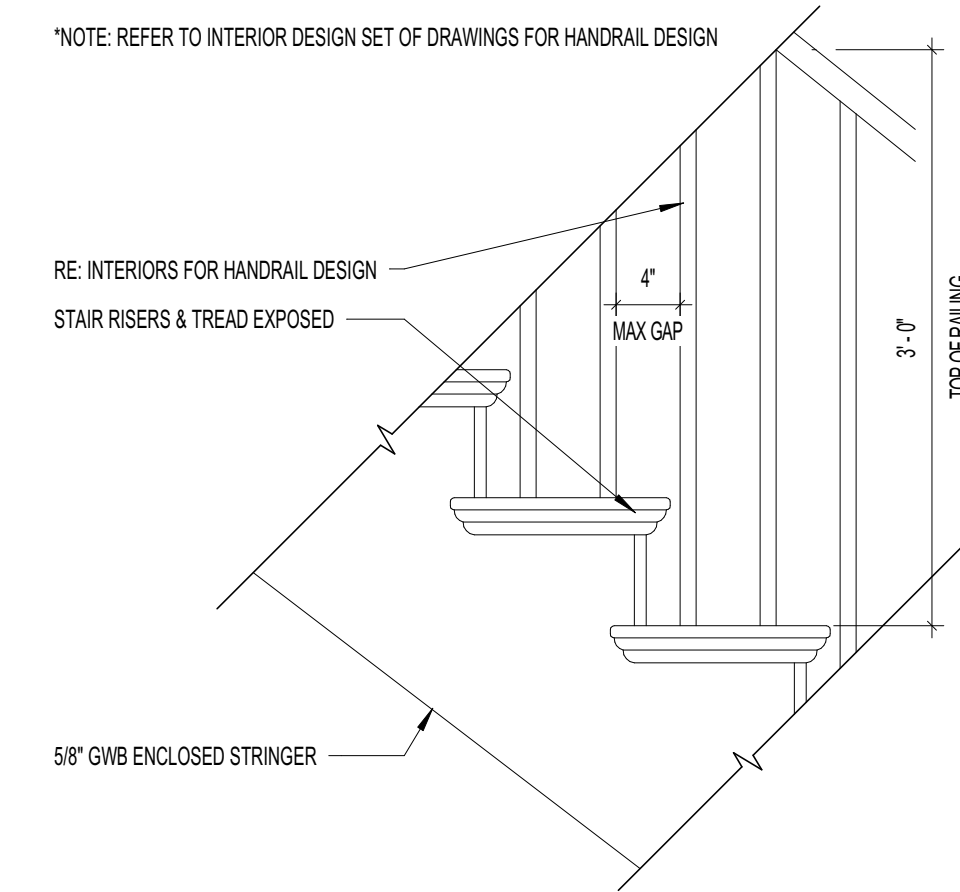
05 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



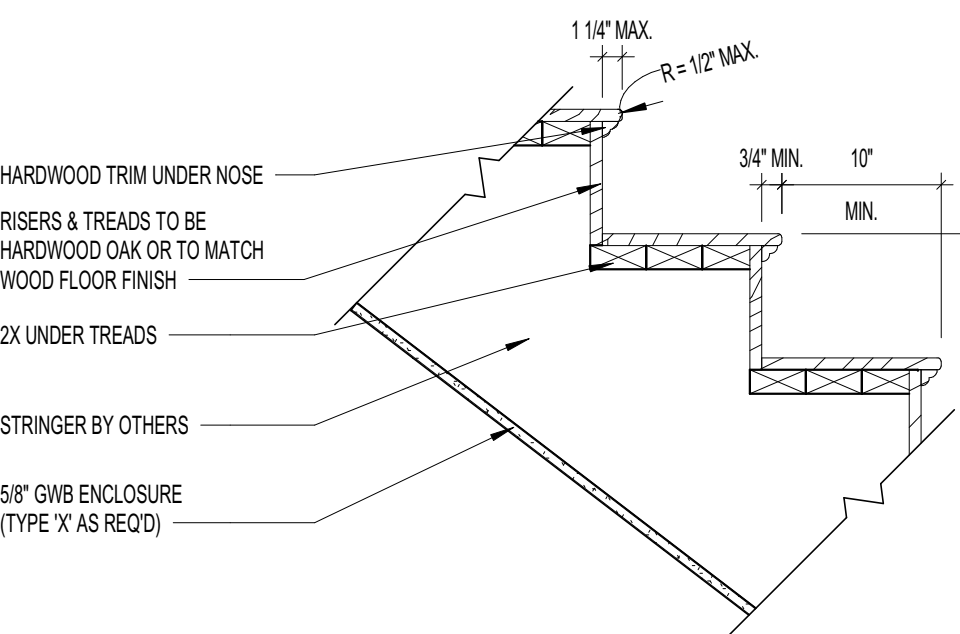
07 STAIR DETAIL SIDE CLOSED

SCALE: 1" = 1'-0"



06 STAIR DETAIL SIDE OPEN

SCALE: 1" = 1'-0"



02 KEYNOTES

KEYNOTE	NOTES
404	STAIR RISERS SHALL BE A MAXIMUM OF 7 3/4". ALL TREADS SHALL BE A MINIMUM OF 10".
405	3'-0" (36") HIGH GUARDRAIL AT STAIR AND OPENINGS AS SHOWN. COORDINATE WITH THE RELATED DETAILS. RAILING BALUSTERS SHALL HAVE A MAXIMUM SPACING OF 4" O.C. SO THAT A 4" SPHERE CAN NOT PASS THROUGH.

- A. ALL RISERS SHALL BE A MAXIMUM OF 7 3/4". ALL TREADS SHALL BE A MINIMUM OF 10" PER IBC 2012.
B. ALL RAILINGS BALUSTERS SHALL HAVE A MAXIMUM SPACING OF 4" O.C. SO THAT A 4" SPHERE CAN NOT PASS THROUGH.
C. GUARDRAILS SHALL BE A MINIMUM 36" ABOVE FINISHED FLOOR FOR 3 STORY UNITS AND 42" AFF FOR 4 STORY UNITS.
D. GUARDRAILS AND RAILINGS ARE TO BE DESIGNED SO AS TO COMPLY WITH THE MINIMUM LIVE LOAD OF 200 LB/FT.
E. HANDRAILS SHALL BE CONTINUOUS AND MUST START FROM THE FIRST RISER.
F. PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.

01 GENERAL NOTES - STAIRS & RAILINGS

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902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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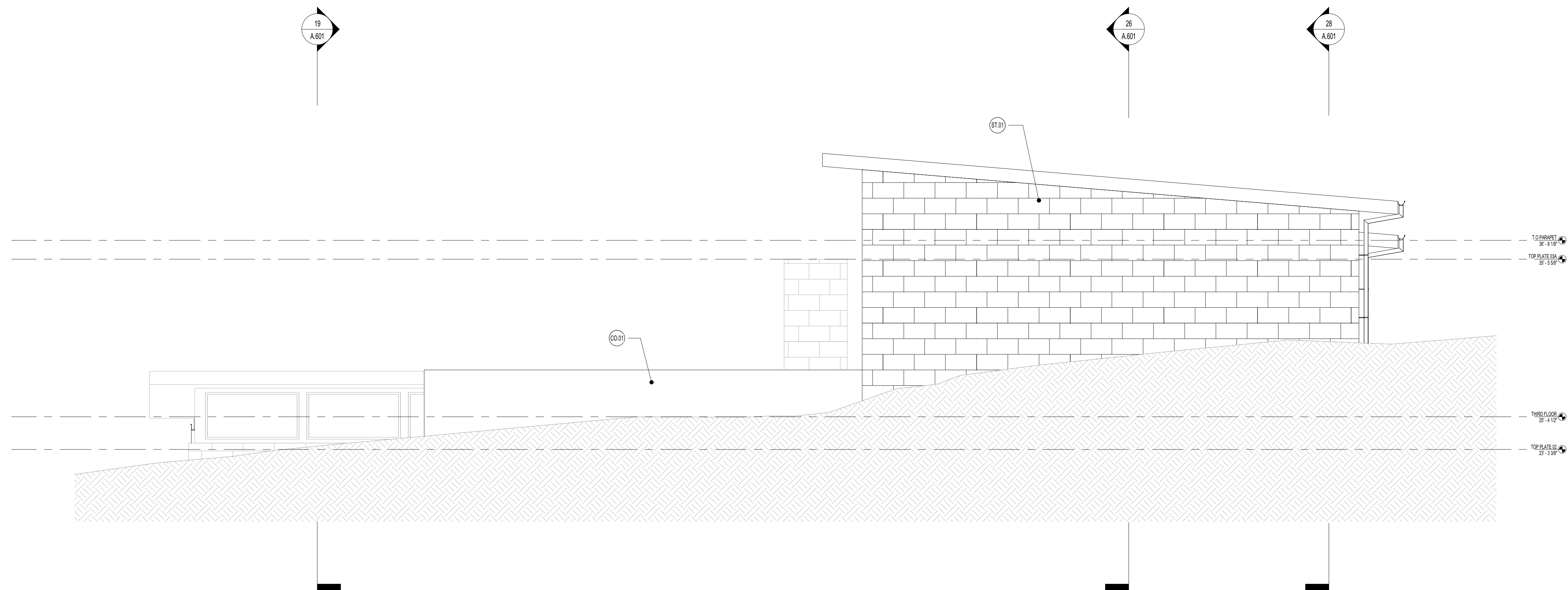
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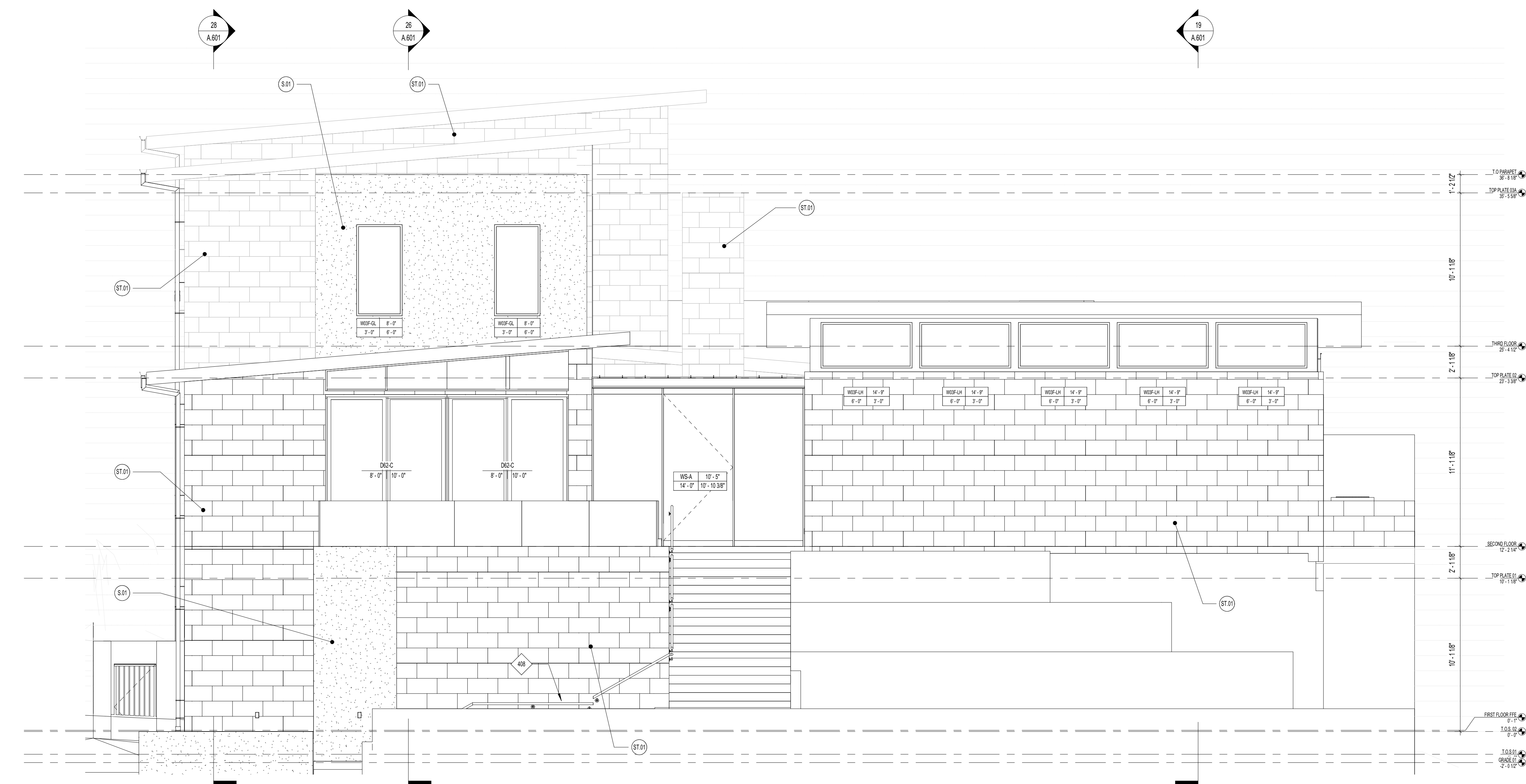
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VERTICAL CIRCULATION

A.401



23	NORTH ELEVATION	SCALE: 1/8" = 1'-0"
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21	SOUTH ELEVATION	SCALE: 1/4" = 1'-0"
----	-----------------	---------------------

LEGEND - MATERIALS	
KEYNOTE	MATERIAL
CO.01	CONCRETE
S.01	STUCCO
ST.01	STONE FINISH

03		EXTERIOR MATERIALS	
KEYNOTE		NOTES	
408	WALL-MOUNTED HANDRAIL, LOCATED AT 3'-0" ABOVE FINISHED TREAD. REFER TO WALL-MOUNTED HANDRAIL DETAIL.		

02 KEYNOTES

A. ALL STUCCO, WOOD, AND INSIDE SURFACES TO BE PRIMED AND PAINTED PER MANUFACTURER'S REQUIREMENTS

B. ALL INTERIORS ARE TO BE FULLY PRIMED AND PAINTED WITH ACRYLIC FINISH PERMANENTLY TO INSTALLATION, A SECOND FINISH COAT TO BE APPLIED AFTER INSTALLATION

C. PROVIDE SAMPLES OF ALL COLORS ON MATERIALS TO BE INSTALLED AND FINISHED. IE. ON THE STUCCO WALL, WOOD FINISH, ETC. OWNER/ARCHITECT TO REVIEW AND APPROVE

D. PROVIDE STUCCO CONTROL JOINTS IN THE STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO MANUFACTURERS ASSOCIATION (HW WWW.NSTUCCOASSOCIATION.COM, COORDINATE WITH THE ELEVATIONS AS SHOWN)

E. PROVIDE EXPANSION JOINTS W/ IRON AND STONE AS PER THE BRICK INDUSTRY ASSOCIATION. SPACING SHALL BE NO GREATER THAN THAT SHOWN IN THE ELEVATIONS

F. PROVIDE STUCCO CONTROL JOINTS AT WALL INTERSECTIONS, INSIDE CORNERS, OPENINGS, SETBACKS AND CHANGES IN WALL OR WHEN WALL EXISTING SYSTEM CHANGES OR SUPPORT CHANGES, WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. TEND TO TOP OF BRICKWORK OR PARAPETS

G. PROVIDE SEALANT AT ALL INTERIORS OF STUCCO WALLS

H. CHIMNEYS TO BE A MINIMUM 24" ABOVE ANY RAISED OR 14" ABOVE RADIUS ROOF LINE, 36" ABOVE ANY ROOF LINE. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE NEWS IS TO HAVE A MAXIMUM GAP OF 17" MINIMUM GAP OF 38"

I. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOORLINE. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FLOORLEVEL OF THE STAIRWELL

CONFIRM ALL NOTES ARE PERTINENT
TO YOUR PROJECT

01	GENERAL NOTES - EXTERIOR ELEVATIONS
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WEST LAKE HILLS, TEXAS 78746



MIRADOR GROUP

6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

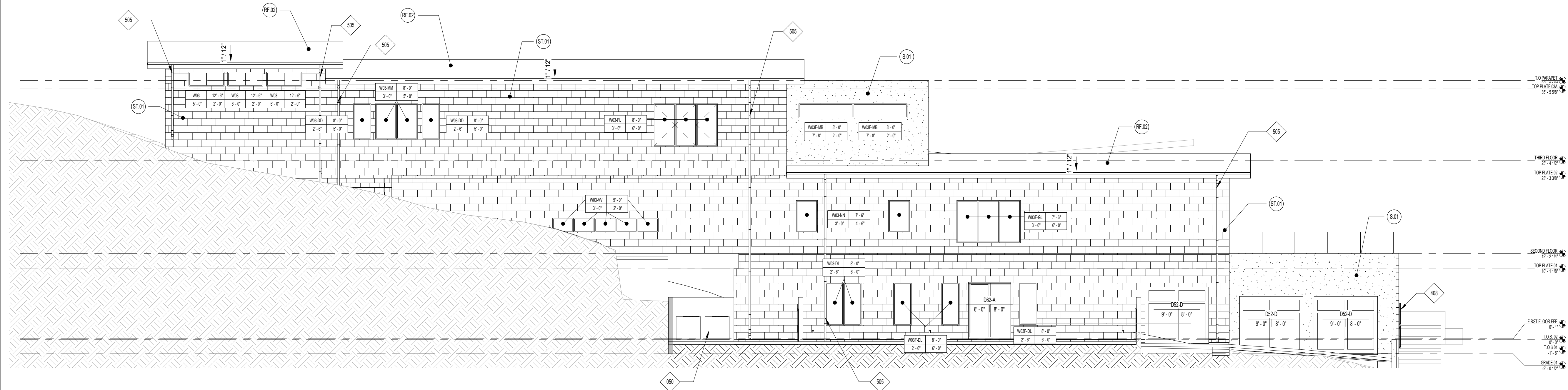
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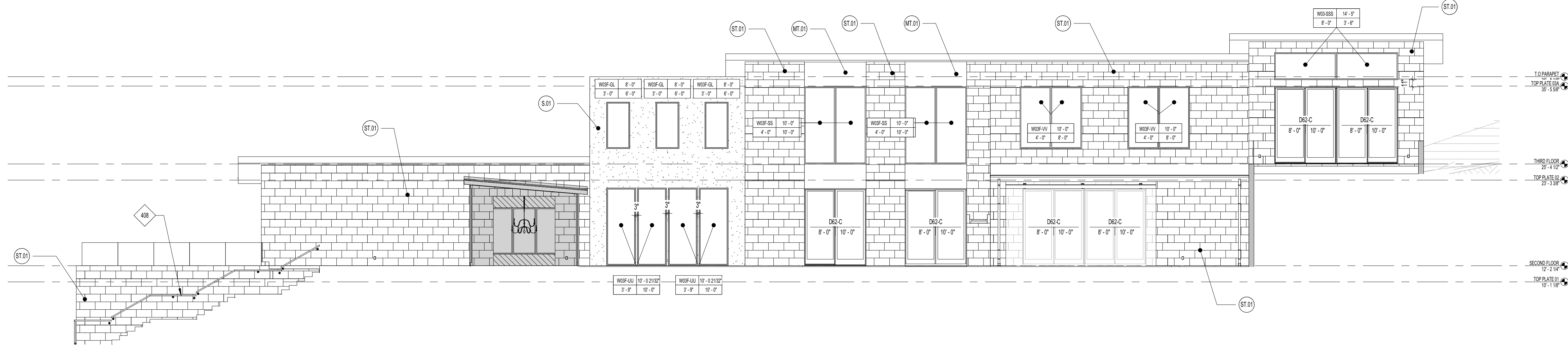
BUILDING ELEVATIONS - SOUTH & NORTH

A.501



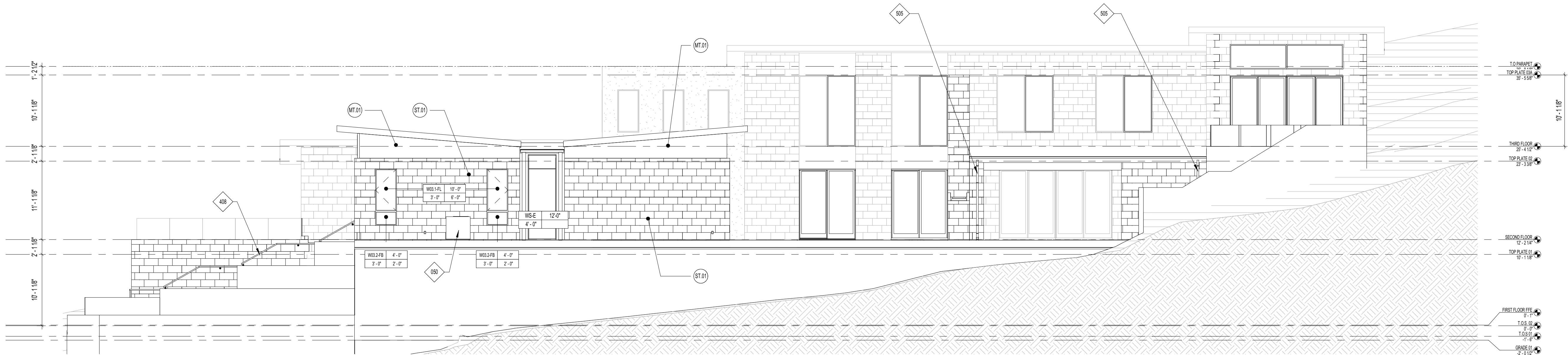
28 WEST ELEVATION

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



27 EAST ELEVATION 02

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



26 EAST ELEVATION

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

LEGEND - MATERIALS	
KEYNOTE	MATERIAL
MT.01	CORRUGATED METAL SIDING
RF.02	STANDING SEAM METAL ROOF
S.01	STUCCO
ST.01	STONE FINISH

03 EXTERIOR MATERIALS

KEYNOTE	NOTES
150	MECHANICAL EQUIPMENT, TO BE INSTALLED ON LEVEL CONCRETE FOUNDATION 4" ABOVE GRADE. COAT TO BE APPLIED AFTER INSTALLATION.
408	WALL-MOUNTED HANDRAIL, LOCATED AT 3'-0" ABOVE FINISHED TREAD. REFER TO WALL-MOUNTED HANDRAIL DETAIL.
505	DOWNSPOUT, TO BE CONNECTED TO SUBSURFACE DRAINAGE SYSTEM. COORDINATE WITH DOWNSPOUT DETAILS AND NOTES.

02 KEYNOTES

- A. ALL STUCCO, WOOD, AND HARDIE SURFACES TO BE PRIMED AND PAINTED PER MANUFACTURERS REQUIREMENTS.
- B. ALL STEEL LINTELS TO BE FULLY PRIMED AND PAINTED WITH ACRYLIC FINISH PRIOR TO INSTALLATION. A SECOND FINISH COAT TO BE APPLIED AFTER INSTALLATION.
- C. PROVIDE SAMPLES OF ALL COLORS ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED, I.E. ON THE STUCCO WALL, WOOD FENCE, ETC. OWNER/ARCHITECT TO REVIEW AND APPROVE.
- D. PROVIDE STUCCO CONTROL JOINTS IN THE STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO MANUFACTURERS ASSOCIATION ([HTTP://WWW.STUCCOCONFAMASSOC.COM](http://www.stuccoconfamassoc.com)). COORDINATE WITH THE ELEVATIONS AS SHOWN.
- E. PROVIDE EXPANSION JOINTS IN BRICK AND STONE AS PER THE BRICK INDUSTRY ASSOCIATION. SPACING SHALL BE NO MORE THAN 25 FEET APART AND SHALL BE INSTALLED AT WALL INTERSECTIONS, INSIDE CORNERS, OFFSETS, SETBACKS AND CHANGES IN WALL HEIGHT OR WHEN WALL BACKING SYSTEM CHANGES OR SUPPORT CHANGES, WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. EXTEND TO TOP OF BRICKWORK OR PARAPETS.
- F. PROVIDE SEALANT AT ALL INTERSECTIONS OF DIFFERENT MATERIALS.
- G. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF WITHIN A 12'-0" RADIUS OR 3'-0" ABOVE ANY ROOF LINE RIDGE. CHIMNEY PIPES SHALL EXTEND THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE MESH IS TO HAVE A MAXIMUM GAP OF 1/2". MINIMUM GAP OF 3/8".
- H. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FLOOR LEVEL OF THE STAIRWELL.

01 GENERAL NOTES - EXTERIOR ELEVATIONS

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WEST LAKE HILLS, TEXAS 78746

MIRADOR GROUP

6575 West Loop South
Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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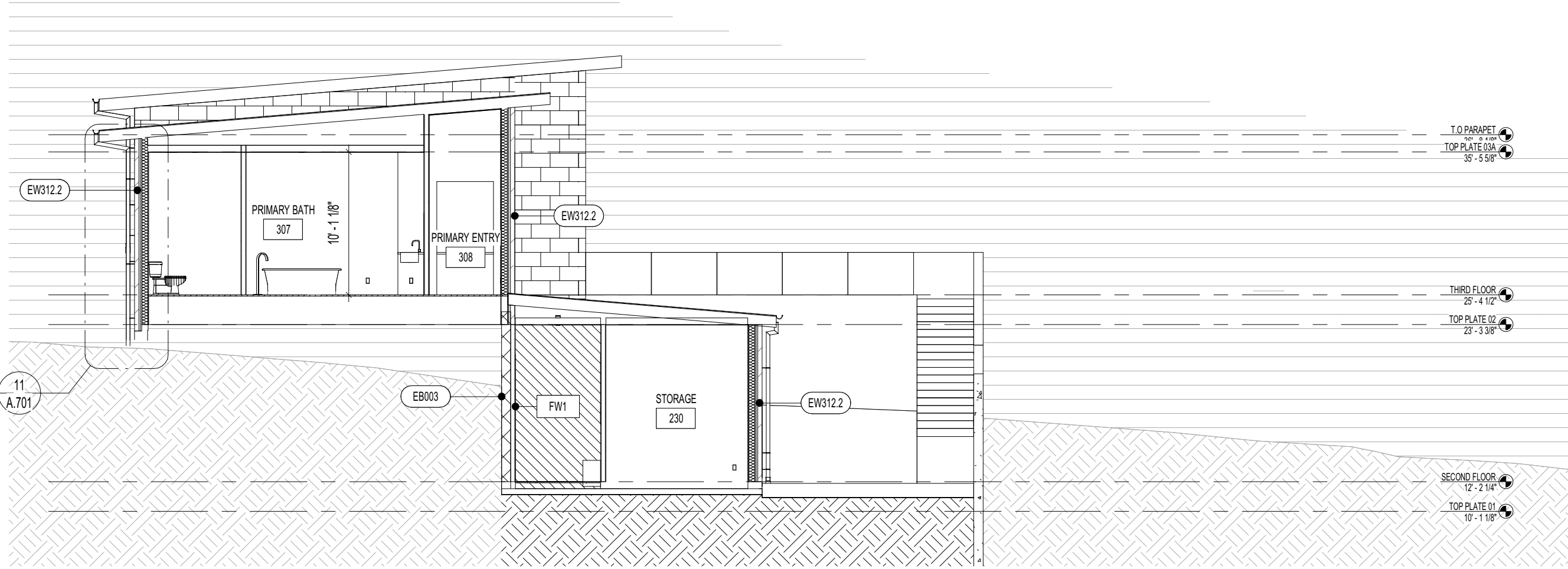
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BUILDING ELEVATIONS - EAST & WEST

A.502

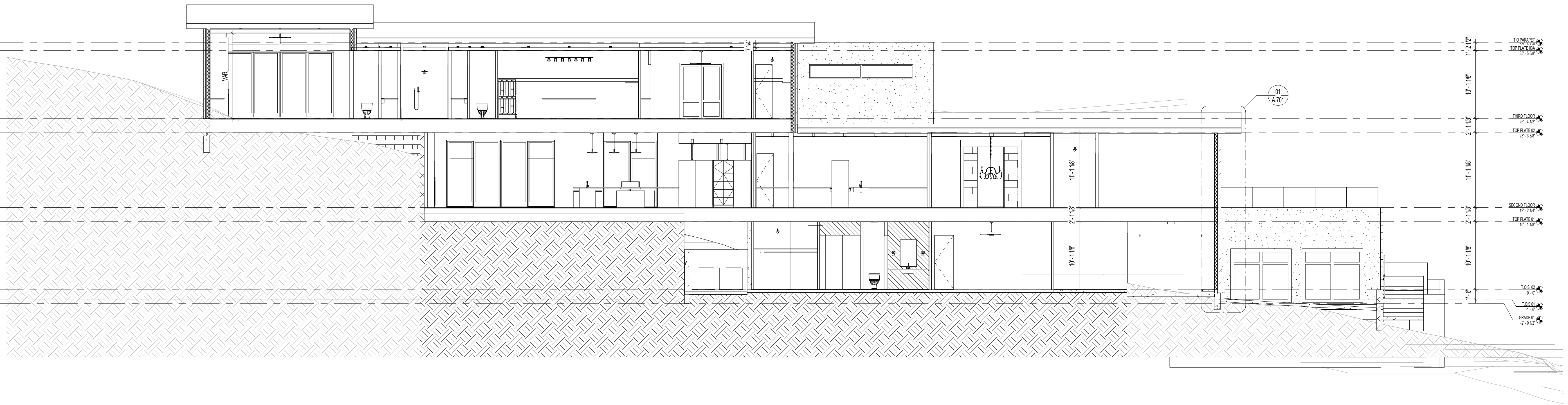


29 EAST - WEST BUILDING SECTION 01

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

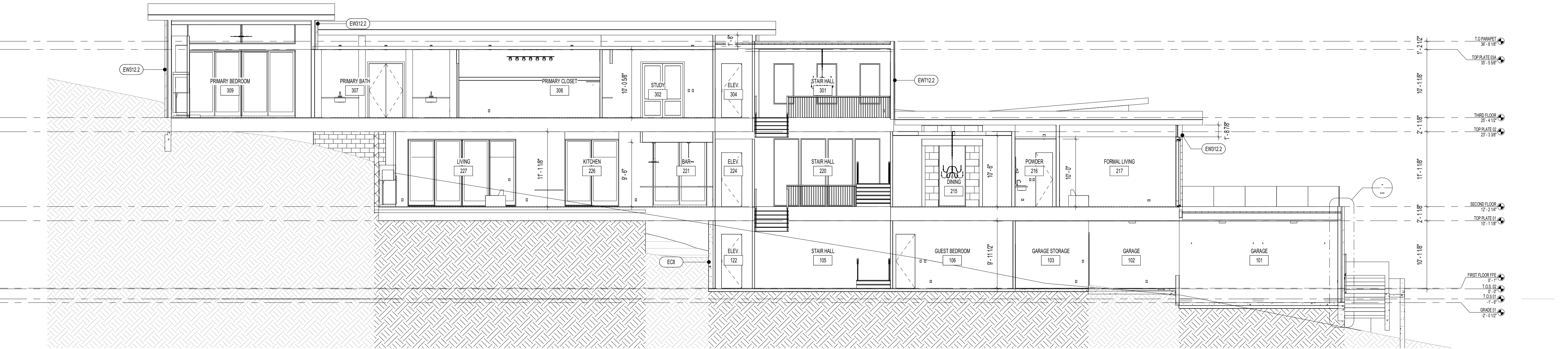
19 NORTH - SOUTH BUILDING SECTION 03

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



28 NORTH - SOUTH BUILDING SECTION 02

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



26 NORTH - SOUTH BUILDING SECTION 01

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

LEGEND - MATERIALS	
KEYNOTE	MATERIAL

KEYNOTE	NOTES
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Suite 650
Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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BUILDING SECTION

A.601



LEGEND - MATERIALS	
KEYNOTE	MATERIAL

05 EXTERIOR MATERIALS

KEYNOTE	NOTES
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04 KEYNOTES

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6575 West Loop South
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Bellaire, Texas 77401
p.713.626.4770
f.713.661.6606

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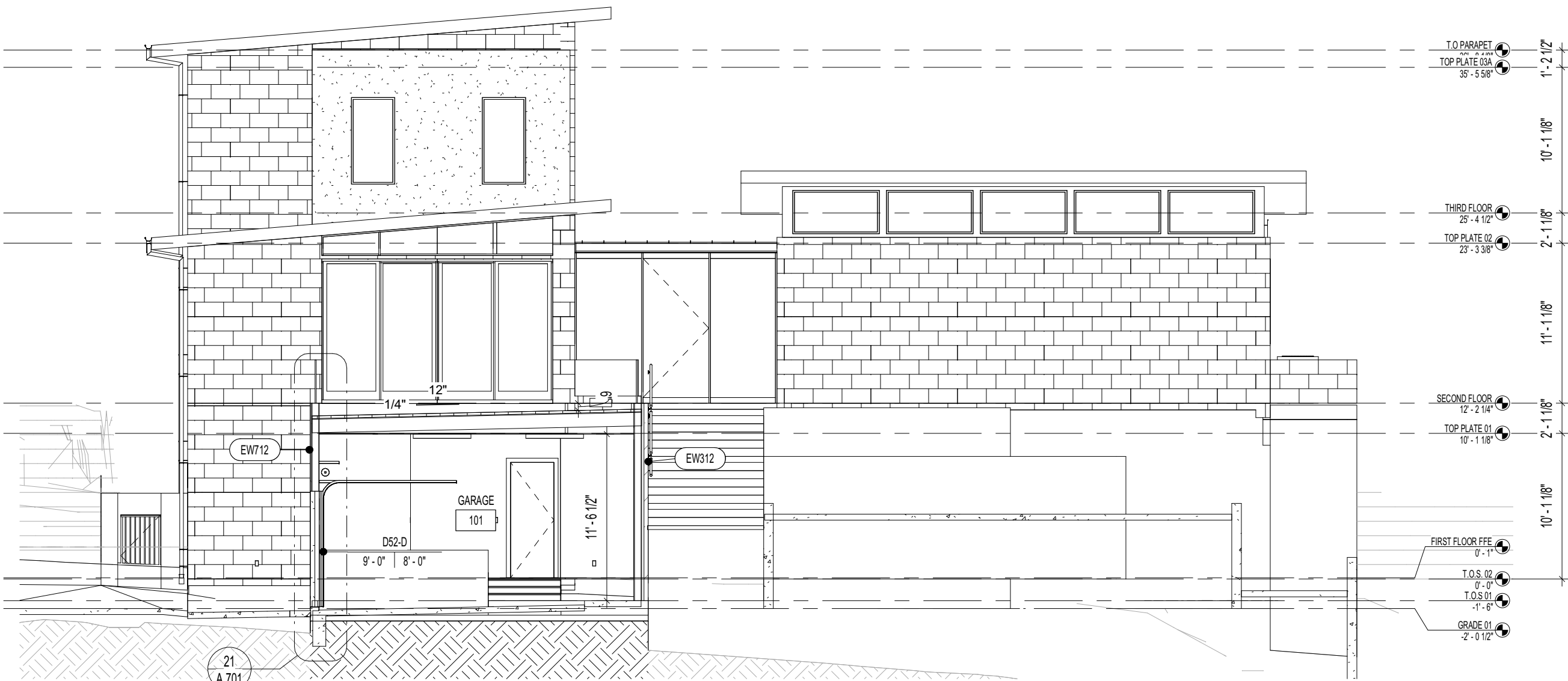
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BUILDING SECTION

A.602



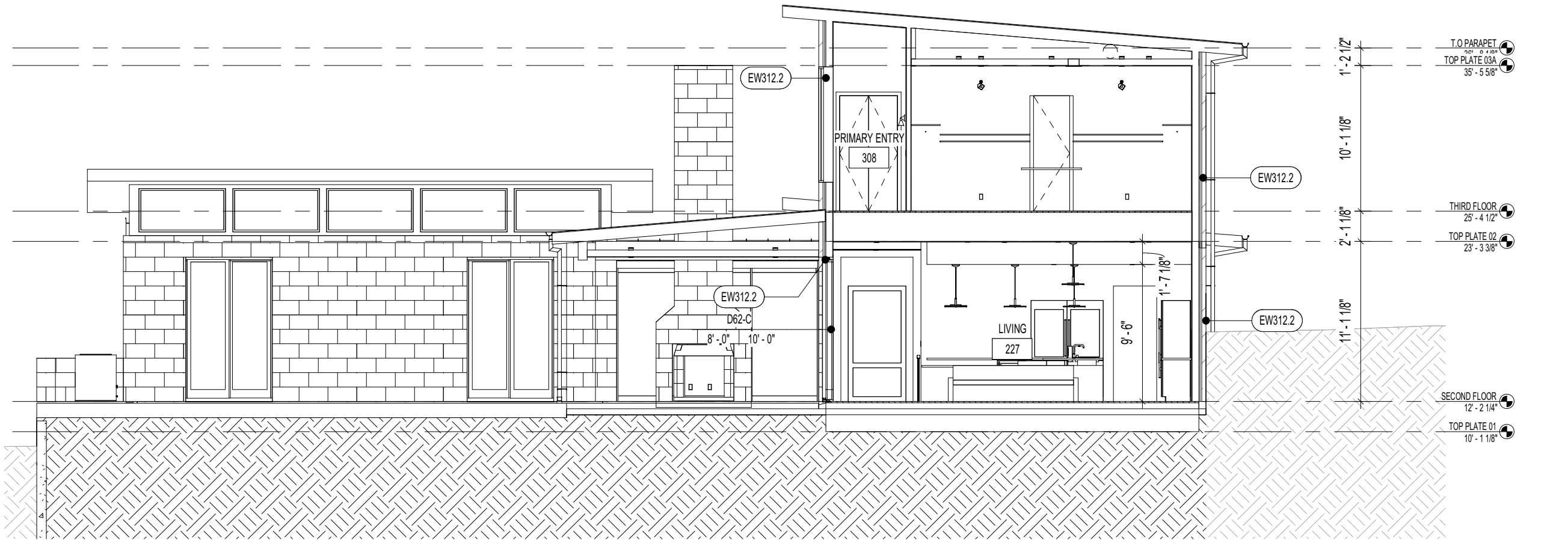
27 EAST - WEST BUILDING SECTION 05

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



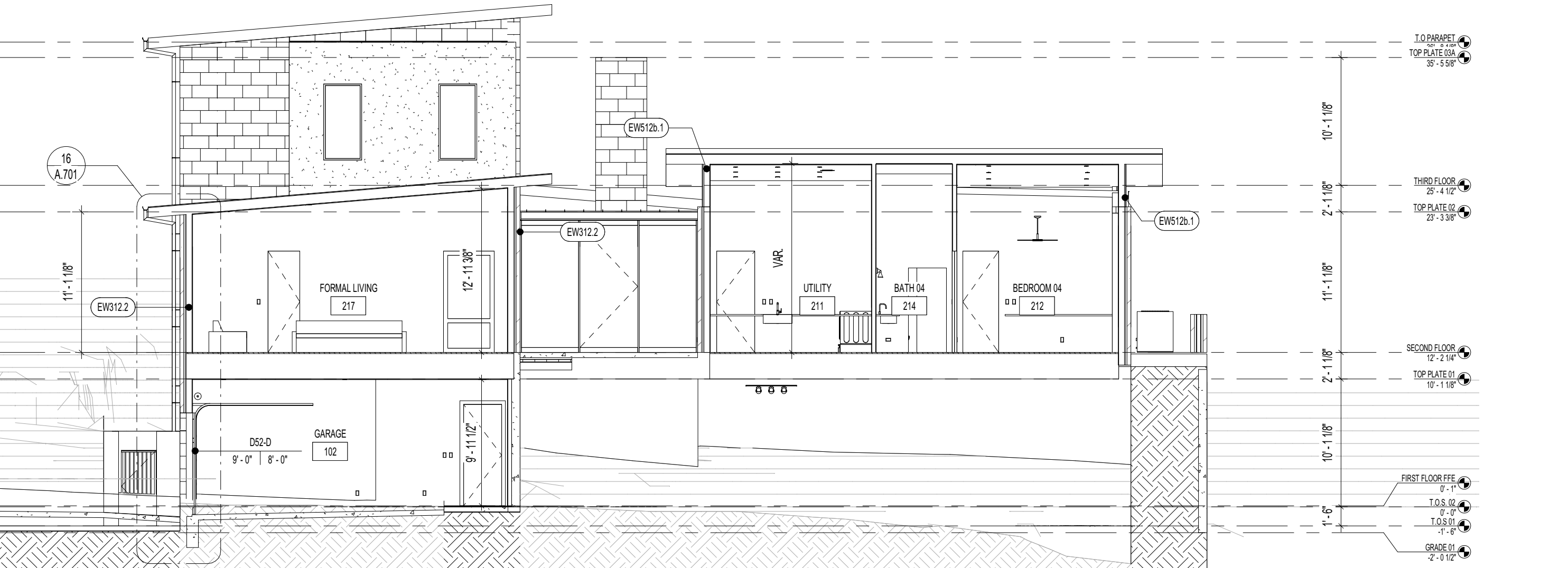
12 EAST - WEST BUILDING SECTION 04

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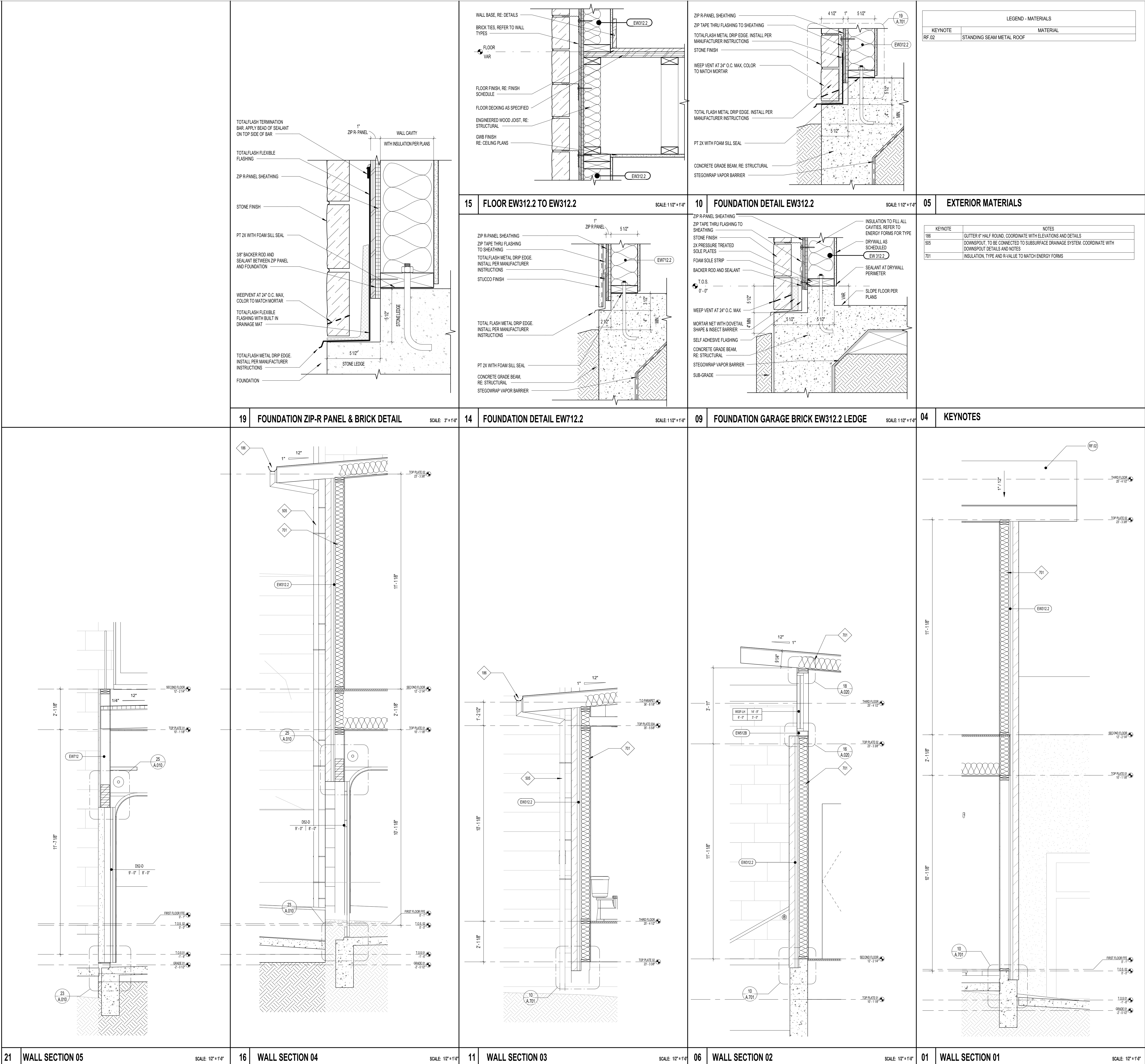
26 EAST - WEST BUILDING SECTION 03

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



11 EAST - WEST BUILDING SECTION 02

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



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f.713.661.6606

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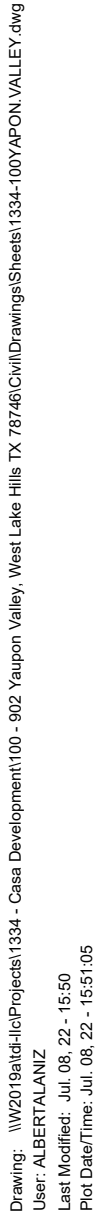
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WALL SECTIONS

A.701



A graphic scale bar is shown below the map, with markings for 0, 10, 15, and 20 feet. Below the bar, the text reads "GRAPHIC SCALE" and "1" = 10'". A north arrow is located in the upper left corner of the map area, pointing towards the top-left.

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
<i>S 45°56'24" W</i>	<i>526.54'</i>	SUBJECT PROPERTY BOUNDARY
<i>S XXX'XXX" W</i>	<i>129.25'</i>	ADJACENT PROPERTY LINES
---	---	BUILDING SETBACK EASEMENT
---	---	STORM SEWER LINE
---	---	CURB & GUTTER EDGE OF PAVEMENT
---	---	RETAINING WALL (BY OTHERS)
---	---	SILT FENCE
---	---	CONTOUR
---	---	LIMITS OF CONSTRUCTION
---	---	STEM WALL
---	---	PRIVACY FENCE
→ ←	→ ←	FLOW DIRECTION
(X)	(X)	TREE TO BE REMOVED
(○)	(○)	TREE TO BE SAVED
□	■	GRATE INLET

YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

GRADING PLAN

PROJECT MGR:	R IRION
DESIGNER:	J PETLEY
DRAWN BY:	D CARDENAS

SHEET
1
1 OF 5

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Austin, TX 78749
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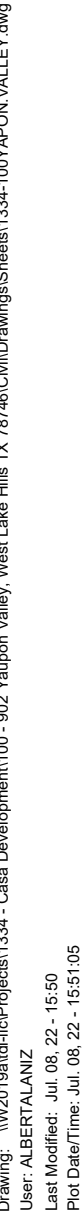
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7/8/2022



The seal is circular with a double-lined border. Inside the border, the words "STATE OF TEXAS" are at the top and "REGISTERED PROFESSIONAL ENGINEER" are at the bottom, separated by a horizontal line. In the center is a five-pointed star. Below the star, the name "RYAN LANG IRON" is written in a bold, sans-serif font. Below the name is the number "106076". The seal is signed with a cursive signature across the top and sides.

FIRM REG. # F-8601



0 10 15 20
1 2
GRAPHIC SCALE
1" = 10'

7/8/2022



STATE OF TEXAS
RYAN LANG IRION
106076
REGISTERED
PROFESSIONAL ENGINEER

FIRM REG. # F-8601

YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

DATE 3/22
PROJECT 1334-1

PROJECT MGR:	R IRION
DESIGNER:	J PETLEY
DRAWN BY:	D CARDENAS

SHEET
1
1 OF 5

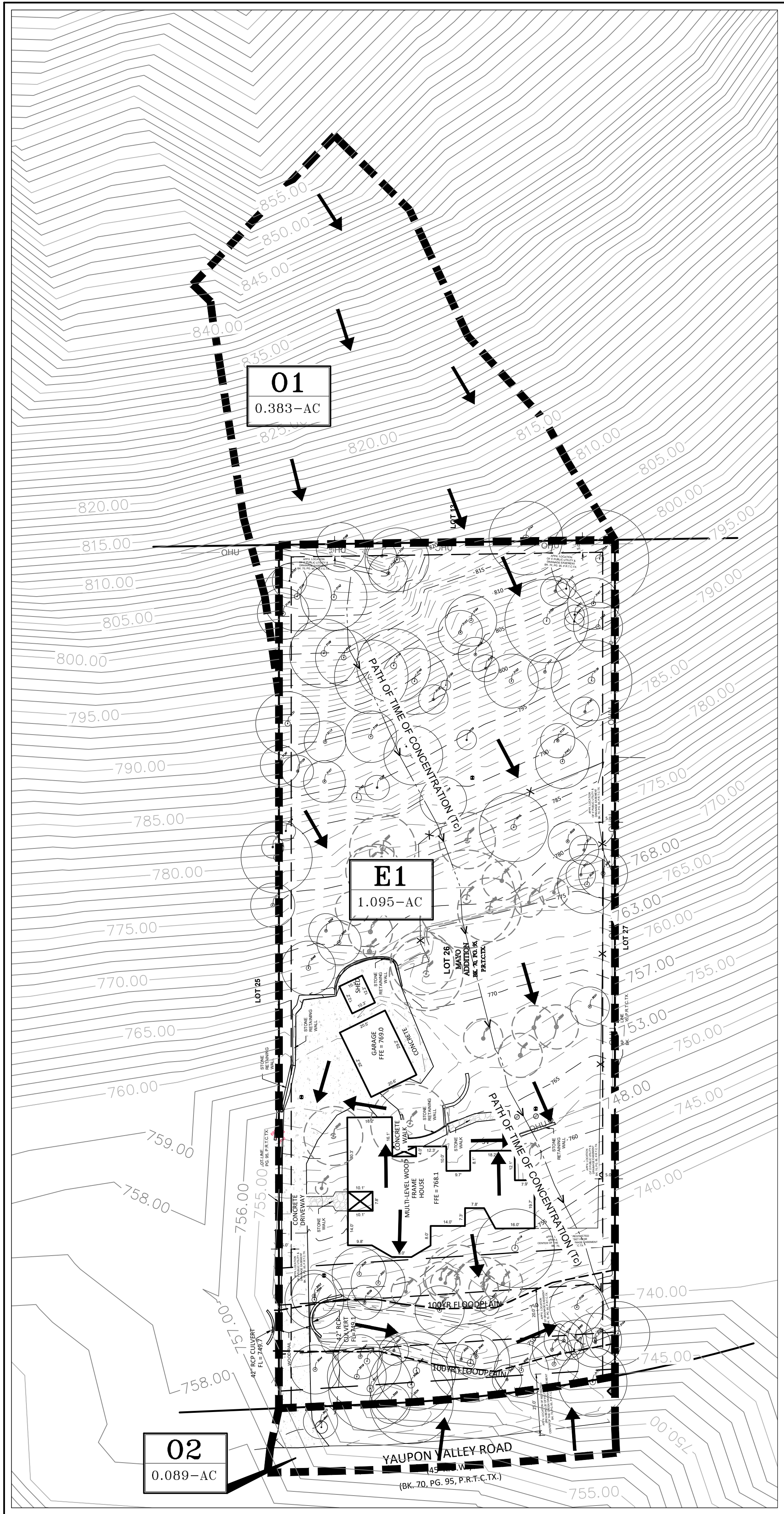
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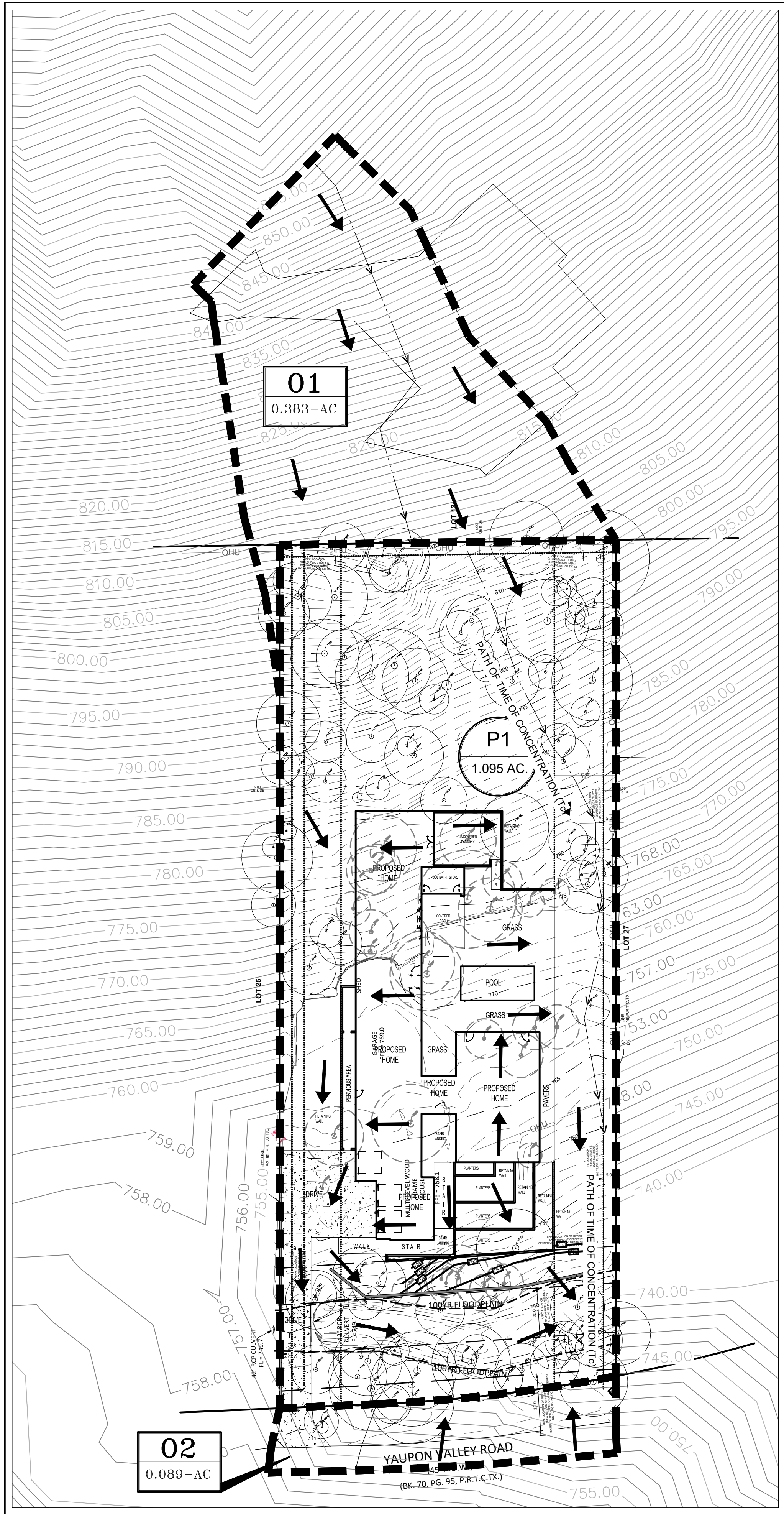
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Drawing: W020 (2024-08-22) 1334 - Civil Development/1334 - 902 Yaupon Valley, West Lake Hills, TX 78746/2024-08-22/1334-002/902 YAUPON VALLEY, TX
User: ALBERTALANZ
Last Modified: Jul 08, 2024 11:50
File Path: \\s01\proj\1334\1334.dwg

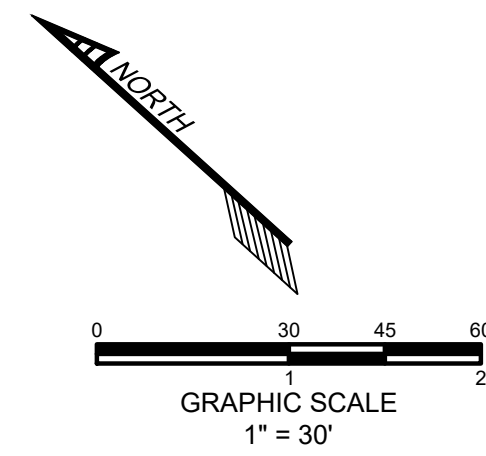
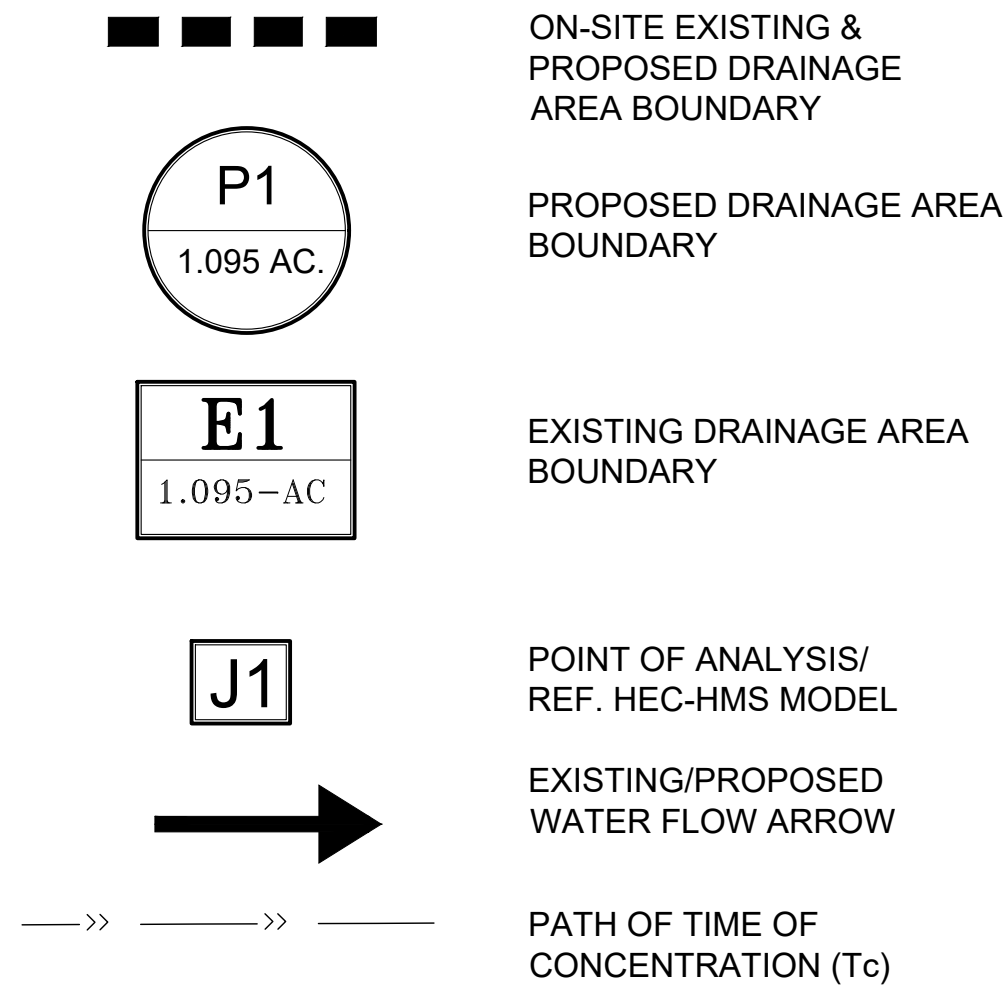


EXISTING DRAINAGE AREA MAP
SCALE: 1"=30'



DEVELOPED DRAINAGE AREA MAP
SCALE: 1"=30'

DRAINAGE LEGEND



NOTES

- TIME OF CONCENTRATIONS ASSUMED TO BE 10 MINUTES AS THIS IS THE MINIMUM ALLOWED BY CITY OF WEST LAKE HILLS DRAINAGE CRITERIA MANUAL.
- THIS SITE RECEIVES OFFSITE FLOWS FROM THE PROPERTY JUST TO THE NORTH OF THE SITE IN EXISTING AND DEVELOPED CONDITIONS.
- RUNOFF FROM DRAINAGE BASINS P1 AND O1 SHALL BE DIRECTED TO BE CAPTURED BY DOWNSTREAM DETENTION WALL.
- ALL RUNOFF FOR THE 2-YR, 10-YR, 25-YR AND 100-YR STORM EVENTS WILL REMAIN AT OR BELOW EXISTING. ALL RUNOFF IN BOTH THE EXISTING AND DEVELOPED CONDITIONS ENDS UP IN THE LITTLE BEE CREEK.
- THE SITE IMPROVEMENTS WILL NOT ADVERSELY IMPACT THE EXISTING AND FUTURE DRAINAGE SYSTEMS IN THE AREA OR THE NATURAL CHARACTERISTICS OF THE LAND AND WATERWAYS.

DRAINAGE SUMMARY CALCULATIONS - NRCS METHODOLOGY							
Existing Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)							
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
E1	1.095	81.89	10.00	11.8	8.4	6.5	3.4
O1	0.383	84.55	10.00	4.2	3.1	2.4	1.3
O2	0.089	85.94	10.00	1.0	0.7	0.6	0.3
J1	Downstream Junction			16.9	12.2	9.4	5.1

$T_c = [4.2(Ln)^{0.8}]/[(4.06 \times 0.5)(S)^{0.4}] + Ln/60S^{0.5}$
 $T_c(E1) = [4.2(0.40 \times 100)^{0.8}]/[(4.06 \times 0.5 \times 0.38)^{0.4}] + (221 \times 0.4)/[60 \times 0.19^{0.5}] = 4.75 \text{ Min}$
 $T_c(O1) = [4.2(0.40 \times 47)^{0.8}]/[(4.06 \times 0.5 \times 0.34)^{0.4}] + [4.2(0.015 \times 53)^{0.8}]/[(4.06 \times 0.5 \times 0.28)^{0.4}] + (68 \times 0.4)/[60 \times 0.25^{0.5}] = 4.55 \text{ Min; Use 10 Min}$
 $T_c(O2) = [4.2(0.015 \times 10)^{0.8}]/[(4.06 \times 0.5 \times 0.02)^{0.4}] + [4.2(0.40 \times 16)^{0.8}]/[(4.06 \times 0.5 \times 0.19)^{0.4}] = 2.01 \text{ Min; Use 10 Min}$

Proposed Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)							
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
P1	1.095	83.54	10.00	11.9	8.6	6.7	3.6
O1	0.383	84.55	10.00	4.2	3.1	2.4	1.3
O2	0.089	85.94	10.00	1.0	0.7	0.6	0.3
D1	Downstream Release from Pond			15.9	11.5	8.8	4.8
J1	Downstream Junction			16.9	12.2	9.3	5.1

$T_c = [4.2(Ln)^{0.8}]/[(4.06 \times 0.5)(S)^{0.4}] + Ln/60S^{0.5}$
 $T_c(P1) = [4.2(0.40 \times 100)^{0.8}]/[(4.06 \times 0.5 \times 0.31)^{0.4}] + (148 \times 0.4)/[60 \times 0.18^{0.5}] = 8.69 \text{ Min}$
 $T_c(O1) = [4.2(0.40 \times 47)^{0.8}]/[(4.06 \times 0.5 \times 0.34)^{0.4}] + [4.2(0.015 \times 53)^{0.8}]/[(4.06 \times 0.5 \times 0.28)^{0.4}] + (68 \times 0.4)/[60 \times 0.25^{0.5}] = 4.55 \text{ Min; Use 10 Min}$
 $T_c(O2) = [4.2(0.015 \times 10)^{0.8}]/[(4.06 \times 0.5 \times 0.02)^{0.4}] + [4.2(0.40 \times 16)^{0.8}]/[(4.06 \times 0.5 \times 0.19)^{0.4}] = 2.01 \text{ Min; Use 10 Min}$

Run-Off Curve Numbers (RCN)			
Existing Conditions			
Area #	Area (Ac.)		RCN
E1	1.095	$0.152(98) + 0.848(79) =$	81.89
O1	0.383	$0.292(98) + 0.708(79) =$	84.55
O2	0.089	$0.365(98) + 0.635(79) =$	85.94
Soils Brf: Hydrologic type "D" Soils			
Woods-grass Combination: Good Condition			
Run-Off Curve Numbers (RCN)			
Proposed Conditions			
Area #	Area (Ac.)		RCN
P1	1.095	$0.239(98) + 0.761(79) =$	83.54
O1	0.383	$0.292(98) + 0.708(79) =$	84.55
O2	0.089	$0.365(98) + 0.635(79) =$	85.94

SUMMARY STORM DATA FOR 902 YAUPON VALLEY, WEST LAKE HILLS, TX					
Storm Event	Existing Q	Uncontrolled Q W/Out Pond	Proposed Released Q After Pond	Stage Storage Elevation Pond	Storage Volume (C.F.) Pond
2 year	5.1	5.2	5.1	752.1	279
10 year	9.4	9.7	9.3	752.5	519
25 year	12.2	12.4	12.2	752.7	639
100 year	16.9	17.1	16.9	753.1	900

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YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX
LITTLEJOHN

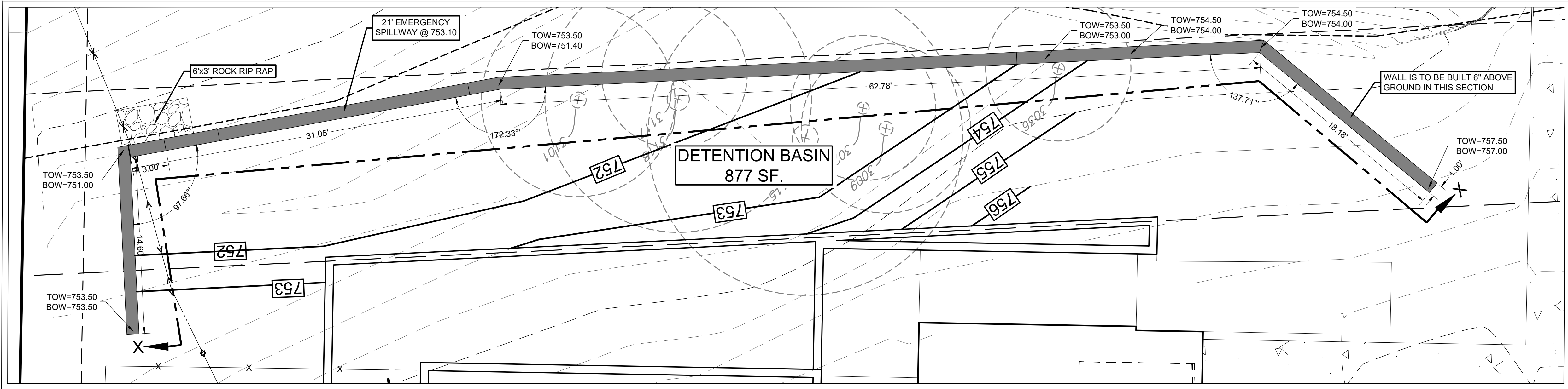
DRAINAGE PLAN

PROJECT #
1334-100

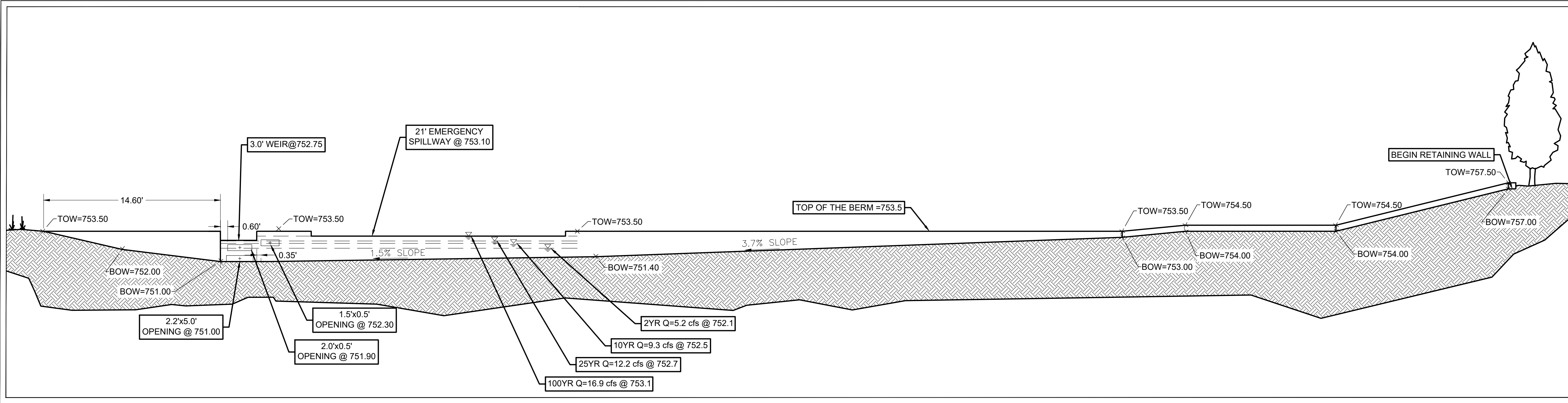
ISSUE DATE
7/8/22

PROJECT MGR: R. IRION
DESIGNER: J. PETLEY
DRAWN BY: D. CARDENAS

SHEET
2
2 OF 5



DETENTION POND PLAN
SCALE 1"=5'



DETENTION POND VIEW X-X
SCALE 1"=5'

DRAINAGE SUMMARY CALCULATIONS - NRCS METHODOLOGY							
Existing Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)							
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
E1	1.095	81.89	10.00	11.8	8.4	6.5	3.4
O1	0.383	84.55	10.00	4.2	3.1	2.4	1.3
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J1	Downstream Junction			16.9	12.2	9.4	5.1
$Tc = [4.2(Ln)^{0.81}]/[(4.06^{0.5})(S^{0.4})] + Ln/60S^{0.5}$							
$Tc(E1) = [4.2(0.40x100)^{0.81}]/[(4.06^{0.5} \times 0.38^{0.4}) + (2.21x0.4)/(60x0.18^{0.5})] = 4.75 \text{ Min}$							
$Tc(O1) = [4.2(0.40x47)^{0.81}]/[(4.06^{0.5} \times 0.34^{0.4}) + [4.2(0.015x53)^{0.81}]/(4.06^{0.5} \times 0.28^{0.4})] + (68x0.4)/(60x0.25^{0.5}) = 4.55 \text{ Min: Use 10 Min}$							
$Tc(O2) = [4.2(0.015x10)^{0.81}]/[(4.06^{0.5} \times 0.02^{0.4}) + [4.2(0.40x16)^{0.81}]/(4.06^{0.5} \times 0.19^{0.4})] = 2.01 \text{ Min: Use 10 Min}$							
Proposed Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)							
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
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$Tc(P1) = [4.2(0.40x100)^{0.81}]/[(4.06^{0.5} \times 0.31^{0.4}) + (148x0.4)/(60x0.18^{0.5})] = 8.69 \text{ Min}$							
$Tc(O1) = [4.2(0.40x47)^{0.81}]/[(4.06^{0.5} \times 0.34^{0.4}) + [4.2(0.015x53)^{0.81}]/(4.06^{0.5} \times 0.28^{0.4})] + (68x0.4)/(60x0.25^{0.5}) = 4.55 \text{ Min: Use 10 Min}$							
$Tc(O2) = [4.2(0.015x10)^{0.81}]/[(4.06^{0.5} \times 0.02^{0.4}) + [4.2(0.40x16)^{0.81}]/(4.06^{0.5} \times 0.19^{0.4})] = 2.01 \text{ Min: Use 10 Min}$							

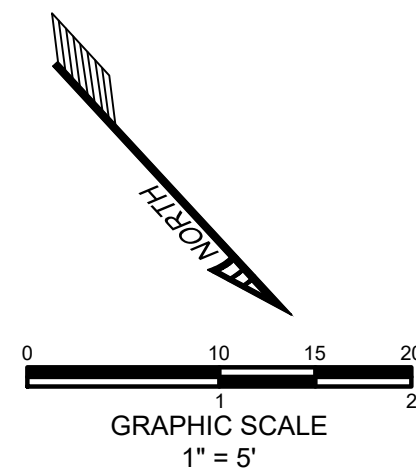
Run-Off Curve Numbers (RCN)		
Existing Conditions	Area (Ac.)	RCN
E1	1.095	0.152(98) + 0.848(79) = 81.89
O1	0.383	0.292(98) + 0.708(79) = 84.55
O2	0.089	0.365(98) + 0.635(79) = 85.94
Soils Brf: Hydrologic type "D" Soils		
Woods-grass Combination: Good Condition		
Run-Off Curve Numbers (RCN)		
Proposed Conditions	Area (Ac.)	RCN
P1	1.095	0.239(98) + 0.761(79) = 83.54
O1	0.383	0.292(98) + 0.708(79) = 84.55
O2	0.089	0.365(98) + 0.635(79) = 85.94
Note: NRCS Parameters per City of West Lake Hills DECM		

SUMMARY STORM DATA FOR 902 YAPON VALLEY, WEST LAKE HILLS, TX					
Storm Event	Existing Q	Uncontrolled Q W/Out Pond	Proposed Released Q After Pond	Stage Storage Elevation Pond	Storage Volume (C.F.) Pond
2 year	5.1	5.2	5.1	752.1	279
10 year	9.4	9.7	9.3	752.5	519
25 year	12.2	12.4	12.2	752.7	639
100 year	16.9	17.1	16.9	753.1	900

EMERGENCY SPILLWAY CALCULATIONS
Q₁₀₀=CL (H)^{3/2}
Q₁₀₀=15.9cfs, C=3; H= 0.4'
15.9=3xL (0.4^{3/2})
L=20.95' < 21' Good

POND PLAN NOTES:

- ALL EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95%OF MAXIMUM DENSITY IN ACCORDANCE WITH COUNTY STANDARD SPECIFICATIONS.
- STRUCTURAL RETAINING WALLS ARE NOT A PART OF THESE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL SUPPLY IN THEIR BID AS SHOP DRAWINGS.



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
S 45°56'24" W 526.54'		SUBJECT PROPERTY BOUNDARY
S XXX'XX" W 125.25'		ADJACENT PROPERTY LINES
---		BUILDING SETBACK EASEMENT
---		CURB INLET (SIZE VARIES)
---		CONTOUR
---		DRAINAGE AREA BOUNDARY
EX 1 X.XX AC	PR 1 X.XX AC	DRAINAGE AREA LABEL
OS 1 X.XX AC	OS 1 X.XX AC	OFFSITE DRAINAGE AREA LABEL
FR 1 X.XX AC	FR 1 X.XX AC	FREE RELEASE DRAINAGE AREA LABEL
←	←	FLOW DIRECTION
J1	J1	DOWNSTREAM JUNCTION - REF. HEC-HMS
A1	A1	POINT OF ANALYSIS
---		EXISTING TIME OF CONCENTRATION
---		PROPOSED TIME OF CONCENTRATION

YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

POND PLAN

PROJECT #
1334-100

ISSUE DATE
7/8/22

SHEET

3

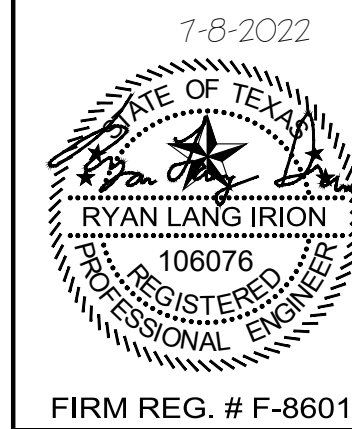
3 OF 5

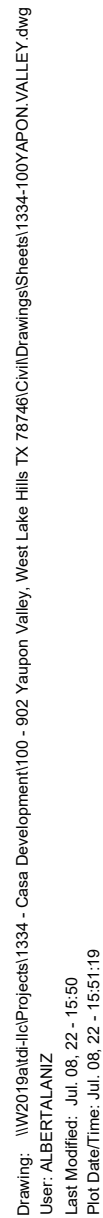
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ALL MATERIALS AND CONSTRUCTION METHODS FOR SITE GRADING, PAVING, SITEWORK, AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF AUSTIN STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODES, ORDINANCES, SAFETY CODES, AND RULES AND PROCEDURES OF THE CITY OF WEST LAKE HILLS.

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

3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

4. BLASTING OR BURNING SHALL NOT BE PERMITTED ON THIS PROJECT.

5. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE AND SUBMITTING A REVISION TO THE CITY.

6. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT, AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT, OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.

7. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL OR OTHER PUBLIC INFRASTRUCTURE DAMAGED OR REMOVED WILL BE BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE PROJECT.

8. AFTER THE CONSTRUCTION PERMIT HAS BEEN ISSUED AND PRIOR TO THE BEGINNING CONSTRUCTION, THE OWNER OR HIS REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF WEST LAKE HILLS, DESIGN ENGINEER, CONTRACTOR(S), OTHER UTILITY COMPANIES, AND ANY OTHER AFFECTED PARTIES. THE CITY OF WEST LAKE HILLS SHALL BE CONTACTED TO SET UP THE MEETING AT LEAST 48 HOURS PRIOR TO THE PROPOSED MEETING TIME.

9. ANY CHANGES OR REVISIONS TO THESE APPROVED PLANS MUST BE SUBMITTED BY THE DESIGN ENGINEER AND APPROVED BY THE CITY OF WEST LAKE HILLS PRIOR TO CONSTRUCTION OF THE REVISION.

10. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

EROSION CONTROL NOTES:

1. EVERY LOT IN THIS SUBDIVISION IS SUBJECT TO THE CITY OF WEST LAKE HILLS' SITE CLEARANCE PROCEDURES. NO SITE CLEARANCE, EXCAVATION, GRADING OR LANDFILL SHALL COMMENCE UNLESS A PERMIT SHALL HAVE FIRST BEEN ISSUED FOR SUCH WORK IN ACCORDANCE WITH THE PROVISIONS OF APPLICABLE ORDINANCES. IMPERVIOUS COVER SHALL NOT EXCEED THE MAXIMUM PERCENTAGE PERMITTED UNDER CITY ORDINANCE.

2. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.

3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.

4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.

5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.

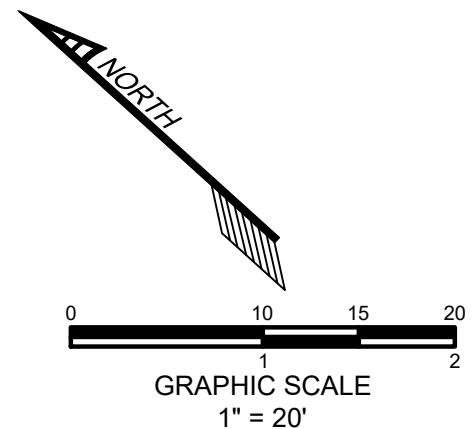
7. APPROVED REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAY SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC. 7.1(f).

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

TAG NO.	SIZE & TYPE
3031	8" (4" x 3" + 3"
3032	10" RED OAK *
3033	16" CEDAR
3034	17" CEDAR
3035	11" RED OAK *
3036	6" CEDAR
3037	10" CEDAR
3038	17" CEDAR
3039	7" CEDAR
3040	9" CEDAR
3041	9" CEDAR
3042	16" CEDAR
3043	7" RED OAK *
3044	10" OAK
3045	6" RED OAK *
3046	6" RED OAK *
3047	8" CEDAR
3048	11" CEDAR
3049	12" CYPRESS
3050	8" CEDAR
3051	11" CEDAR
3052	6" CEDAR
3053	9" CEDAR
3054	12" CEDAR
3055	9" LIVE OAK *
3056	7" CEDAR
3057	4" YAUPON
3058	14" CEDAR
3059	11" CEDAR
3060	9" RED OAK *
3063	8" CEDAR

TAG NO.	SIZE & TYPE
3134	10.5" (8" + 5") CEDAR
3135	6" CEDAR
3136	16.5" (8" + 7" + 6" + 4") CEDAR
3137	7" CEDAR
3138	7" CEDAR
3139	6" CEDAR
3140	15" (12" + 6") CEDAR
3141	7.5" (4" + 4" + 3") CEDAR
3142	13.5" (8" + 6" + 5") CEDAR
3143	15" (10" + 10") LIVE OAK
3144	8" CEDAR
3146	13.5" (5" + 5" + 4") CEDAR
3147	6" CEDAR
3148	4" CEDAR
3149	4" LIVE OAK
3150	6" CEDAR
3151	4" LIVE OAK
3152	11" (6" + 4" + 3" + 3") CEDAR
3153	4" CEDAR
3154	9.5" (5" + 4" + 3" + 2") CEDAR
3155	17" CEDAR
3156	10.5" (6" + 5" + 4") CEDAR
3157	13" CEDAR
3159	4" (3" + 2") CEDAR
3161	4" LIVE OAK
3162	10" (7" + 6") CEDAR
3163	11" (9" + 4") CEDAR
3164	10.5" (7" + 7") CEDAR
3165	2" CEDAR
3166	21" (9" + 6" + 6" + 5" + 4" + 3") CEDAR
3167	10.5" (6" + 6" + 3") CEDAR
3168	10" RED OAK
3169	5.5" (4" + 3") CEDAR



LEGEND		DESCRIPTION
EXISTING	PROPOSED	
<i>S 45°56'24" W 526.54'</i>		SUBJECT PROPERTY BOUNDARY
<i>S XXX'XXX" W</i>	<i>125.25'</i>	ADJACENT PROPERTY LINE
		BUILDING SETBACK EASEMENT
		STORM SEWER LINE
		CURB & GUTTER
		EDGE OF PAVEMENT
		RETAINING WALL (BY OTHERS)
		LIMITS OF CONSTRUCTION
		STEM WALL
		PRIVACY FENCE
		FLOW DIRECTION
		TREE TO BE REMOVED
		TREE TO BE SAVED
		GRATE INLET

***THINK DESIGN innovate, integrate, implement...**

TDi  **ENGINEERING**



FIRM REG. # F-8601

YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

EROSION & SEDIMENTATION CONTROL PLAN

PROJECT #
1334-100

ISSUE DATE
7/8/22

PROJECT MGR: R IRION
DESIGNER: J PETLEY
DRAWN BY: D CARDENAS

SHEET

4

4 OF 5

July 8, 2022

City of West Lake Hills Building & Development
911 Westlake Drive
West Lake Hills, Texas 78746
Phone 512-327-3628

RE: 902 Yaupon Valley Residential Remodel Permit No. xxxx
Residential Drainage Report

Applicant: Shayne Horne
Casa Developments
2800 Kirby Drive, Suite B-100
Houston, TX 77098
713-714-8105
shorne@csa-houston.com



Attachments: **Exhibit I – Survey of 902 Yaupon Valley (by others)**
Exhibit II – Site Plan Sheets (by others)
Exhibit III – Drainage Area Map & Detention Pond (on plans)
Exhibit IV – Erosion Control Plan (on plans)
Exhibit V – Drainage Calculations
Exhibit VI – FEMA Firmette
Exhibit VII – Soil Survey

Dear Mr. Ashby Grundman:

This Residential Type II Drainage Report, for the above-mentioned property, is being submitted to the City for the purposes of receiving a Residential Construction Permit. The existing home structure on the property is being demolished and the new proposed building will be raised in the location of the former. This report will detail the limits of the proposed home construction and assess the impact on the existing drainage of the property. While the final proposed impervious cover of this project is just over 20% at 23.909%, the total disturbance is well under 1/3 of an acre and therefore does meet the standards of a Type II Residential Development.

Existing Site Drainage

The property surface drains storm water runoff to the front of the property and to the Little Bee Creek that parallels the Yaupon Valley Road ROW. Little Bee Creek flows from west to east. The majority of the 1.095-acre property drains unobstructed through the back of the lot as the house sits close to Yaupon Valley. The front half of the lot simply drains around the structure and directly into the creek. There are no storm pipes on the property to convey storm water around the house. (See **Exhibit I – Survey** and **Photos 1-8**). There are no storm water controls on the property and the total existing impervious cover is 7,239 sf, or 15.17%. Little Bee Creek is contained within a 20' drainage easement at the front of the property and both interior lot lines

have 5' drainage easements along their lengths. Little Bee Creek is in a FEMA studied floodplain and the 100year floodplain elevations have been added to the plan. The FEMA floodplain panel number is 48453C0440J dated January 22, 2020 (**Exhibit VI**). There is an approximate 0.383-acre drainage basin upstream of the property, Offsite Drainage Basin O1, that sheet flows onto the property and also drains to Little Bee Creek. There is also an offsite drainage basin, O2, that is comprised of half the Yaupon Valley ROW that also drains back to Little Bee Creek inside of the property. (See **Exhibit III Drainage Area Map**).

The storm water calculations were performed using the NRCS methodology and using HEC-HMS software. Current Atlas 14 Zone 2 Depth of Precipitation values were used in the parameters. **Exhibit V** of this application, Drainage Calculations, summarizes the hydrology for both the existing and proposed conditions. In the existing conditions a curve number of 81.89 was used for the property denoting the good condition wood-grass vegetative coverage over type "D" soils and 15.2% impervious cover. The time of concentration was calculated to be the minimum 10 minutes. The exiting storm flows at the downstream junction, including offsite basins O1 and O2, as runoff leaves the property are as follows: 100yr flow rate = 16.9cfs, 25yr flow rate = 12.2cfs, 10yr flow rate = 9.4cfs, and the 2yr flow rate = 5.1cfs.

Proposed Improvements

The proposed plan calls for erecting a brand-new house in the location of the former along with an associated pool and decks. The existing driveway will remain intact. (See **Exhibit II – Site Plans**). With the proposed improvements the drainage pattern will not change as the new structure will be located in same as the former and runoff will continue to sheet flow around the structure just like in the existing conditions. (See **Exhibit III – Drainage Area Map**). Just downstream of the house and before the Little Bee Creek drainage easement will be a detention catchment facility. Stormwater routed around the home, and stormwater from the roof gutters will be collected in the catchment basin that will parallel the creek. In total, the site impervious cover will have a net increase of roughly 4,169 sf and the overall proposed improvements on the property will have a total impervious cover of 11,408 sf, or 23.909%. (See **Photos 1-8 & Exhibit III – Drainage Area Map**).

Proposed Site Drainage

Again, the proposed house will be in roughly the same location as the original house. Because of this and the arrangement of the gutters and driveway there will be no change in the proposed drainage pattern from the existing. Therefore, everything from a drainage perspective remains exactly the same as in the existing site conditions as it relates to these proposed improvements.

With the proposed development, runoff will continue to sheet flow across the property in much the same manner. A curve numbers of 83.54 was used for the proposed basin P1 based upon an impervious cover percentage of 23.9% and good condition wood-grass vegetative cover over type "D" soils for the remaining 76.1% of the site. The time of concentration calculated for the proposed basin was still the minimum 10.00 minutes. The proposed release rates from the site at the downstream junction yielded increases over existing for all storm events. As such detention will be required in order to bring the flow rates back down to existing levels. To attenuate the increase in storm flows we are proposing to detain runoff collected from the site via a one to two-foot-high concrete wall that will catch runoff just downstream of the home along the creek. The proposed detention facility has a capacity of 1,228 cubic feet and was modeled in the proposed HEC-HMS program. The Detention Pond Sheet (**Exhibit III**) shows the outlet openings within the concrete

wall for the allowance of storm water release. Downstream of the openings is a 6'x3' rock riprap area to calm the released stormwater before entering Little Bee Creek. The proposed released storm flows at the downstream junction as runoff leaves the property after having been routed through the detention basin, and including offsite basins O1 and O2 are as follows: 100yr flow rate = 16.9cfs, 25yr flow rate = 12.2cfs, 10yr flow rate = 9.3cfs, and for the 2yr flow rate 5.1cfs.

Once runoff enters Little Bee Creek it leaves the property in the exact same manner at it currently does. Note: all of the Drainage Calculations for the property can be seen on the Drainage Area Map (**Exhibit III**). All calculations fall within the guidelines of the City of West Lake Hills Drainage and Erosion Control Manual.

It is our opinion that the proposed improvements will have negligible measurable change in the drainage pattern and no increase in storm water runoff. The general character of the property is being preserved with the proposed improvements.

Prepared by:



Ryan Irion, P.E.

Photo 1: Upper Backyard



Photo 2: Lower Backyard



Photo 3: Driveway Looking Towards Yaupon Valley Rd



Photo 4: Driveway at Yaupon Valley ROW



Photo 5: Driveway from ROW Looking Towards House



Photo 6: Little Bee Creek Looking Upstream at Driveway



Photo 7: Little Bee Creek Looking Downstream



Photo 8: House along Little Bee Creek and area for Detention



Drainage Calculations
902 Yaupon Valley
West Lake Hills, TX

DRAINAGE SUMMARY CALCULATIONS - NRCS METHODOLOGY						
Existing Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)						
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10
E1	1.095	81.89	10.00	11.8	8.4	6.5
O1	0.383	84.55	10.00	4.2	3.1	2.4
O2	0.089	85.94	10.00	1.0	0.7	0.6
J1	Downstream Junction			16.9	12.2	9.4
$Tc = [.42(Ln)^{0.8}]/[(4.06^{0.5})x(S)^{0.4})] + Ln/60S^{0.5}$						
$Tc(E1) = [42(0.40x100)^{0.8}]/(4.06^{0.5} \times 0.36^{0.4}) + (221x0.4)/(60x0.19^{0.5}) = 4.75 \text{ Min}$						
$Tc(O1) = [42(0.40x47)^{0.8}]/(4.06^{0.5} \times 0.34^{0.4}) + [42(0.015x53)^{0.8}]/(4.06^{0.5} \times 0.28^{0.4}) + (68x0.4)/(60x0.25^{0.5})= 4.55 \text{ Min: Use 10 Min}$						
$Tc(O2) = [42(0.015x10)^{0.8}]/(4.06^{0.5} \times 0.02^{0.4}) + [42(0.40x16)^{0.8}]/(4.06^{0.5} \times 0.19^{0.4}) = 2.01 \text{ Min: Use 10 Min}$						
= 2.01 Min: Use 10 Min						
Proposed Drainage Area -902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)						
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10
P1	1.095	83.54	10.00	11.9	8.6	6.7
O1	0.383	84.55	10.00	4.2	3.1	2.4
O2	0.089	85.94	10.00	1.0	0.7	0.6
D1	Downstream Release from Pond			15.9	11.5	8.8
J1	Downstream Junction			16.9	12.2	9.3
$Tc = [.42(Ln)^{0.8}]/[(4.06^{0.5})x(S)^{0.4})] + Ln/60S^{0.5}$						
$Tc(P1) = [42(0.40x100)^{0.8}]/(4.06^{0.5} \times 0.31^{0.4}) + (148x0.4)/(60x0.18^{0.5}) = 8.69 \text{ Min}$						
$Tc(O1) = [42(0.40x47)^{0.8}]/(4.06^{0.5} \times 0.34^{0.4}) + [42(0.015x53)^{0.8}]/(4.06^{0.5} \times 0.28^{0.4}) + (68x0.4)/(60x0.25^{0.5})= 4.55 \text{ Min: Use 10 Min}$						
$Tc(O2) = [42(0.015x10)^{0.8}]/(4.06^{0.5} \times 0.02^{0.4}) + [42(0.40x16)^{0.8}]/(4.06^{0.5} \times 0.19^{0.4}) = 2.01 \text{ Min: Use 10 Min}$						
= 2.01 Min: Use 10 Min						

<u>Run-Off Curve Numbers (RCN)</u>				
<u>Existing Conditions</u>				
Area #	Area (Ac.)			RCN
E1	1.095		$0.152(98) + 0.848(79) =$	81.89
O1	0.383		$0.292(98) + 0.708(79) =$	84.55
O2	0.089		$0.365(98) + 0.635(79) =$	85.94
Soils BrF: Hydrologic type "D" Soils				
Woods-grass Combination: Good Condition				
<u>Run-Off Curve Numbers (RCN)</u>				
<u>Proposed Conditions</u>				
Area #	Area (Ac.)			RCN
P1	1.095		$0.239(98) + 0.761(79) =$	83.54
O1	0.383		$0.292(98) + 0.708(79) =$	84.55
O2	0.089		$0.365(98) + 0.635(79) =$	85.94

Note: NRCS Parameters per City of West Lake Hills DECM

SUMMARY STORM DATA FOR 902 YAUPON VALLEY, WEST LAKE HILLS, TX					
Storm Event	Existing Q	Uncontrolled Q W/Out Pond	Proposed Released Q After Pond	Stage Storage Elevation Pond	Storage Volume (C.F.) Pond
2 year	5.1	5.2	5.1	752.1	279
10 year	9.4	9.7	9.3	752.5	519
25 year	12.2	12.4	12.2	752.7	639
100 year	16.9	17.1	16.9	753.1	900

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Legend

SPECIAL FLOOD HAZARD AREAS	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, V1
	Regulatory Floodway

0.2% Annual Chance Flood Hazard: Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

**Future Conditions 1% Annual
Chance Flood Hazard Zone X**

OTHER AREAS OF FLOOD HAZARD

NO SCREEN	Area of Minimal Flood Hazard	Zone X
☐	Effective LOMRs	

OTHER AREAS	Area of Undetermined Flood Hazard
GENERAL	Channel, Culvert, or Storm Sewer
STRUCTURES	Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance
 Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study

OTHER FEATURES	Profile Baseline	Hydrographic Feature
Coastal Transect Baseline		

MAP PANELS

-  Digital Data Available
-  No Digital Data Available
-  Unmapped

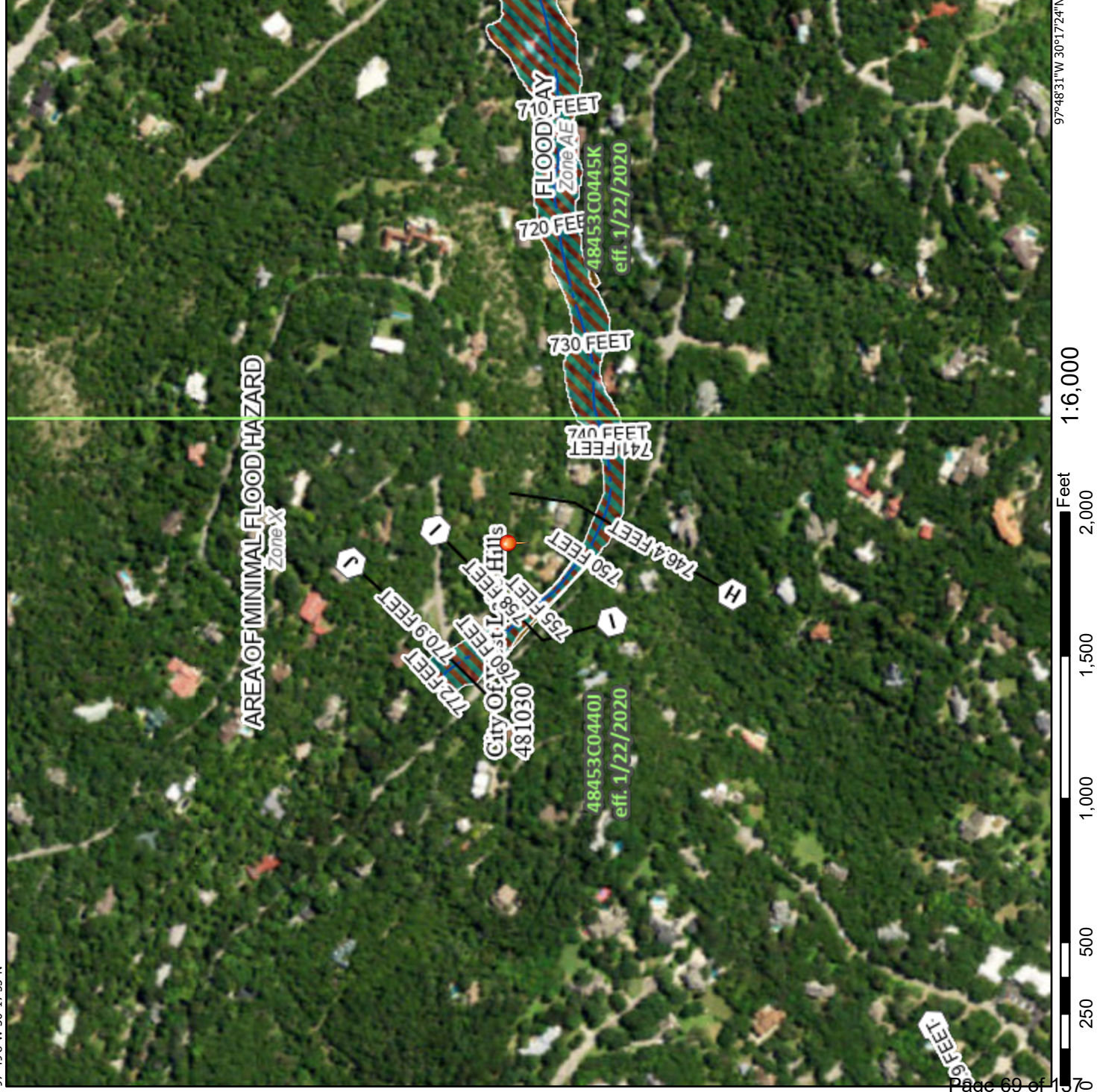
N

 The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/7/2022 at 5:40 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

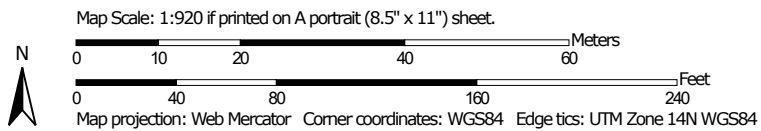
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmoldernized areas cannot be used for regulatory purposes.



Soil Map—Travis County, Texas
(Soil Map -902 yaupon valley)



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features				Other
		Blowout		Special Line Features
		Borrow Pit		Water Features
		Clay Spot		Streams and Canals
		Closed Depression		Transportation
		Gravel Pit		Rails
		Gravelly Spot		Interstate Highways
		Landfill		US Routes
		Lava Flow		Major Roads
		Marsh or swamp		Local Roads
		Mine or Quarry		Background
		Miscellaneous Water		Aerial Photography
		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 23, Sep 10, 2021

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

Date(s) aerial images were photographed: Nov 15, 2020—Dec 1, 2020

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	4.5	100.0%
Totals for Area of Interest		4.5	100.0%

Travis County, Texas

BrF—Brackett soils and Urban land, 12 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2ylty
Elevation: 620 to 900 feet
Mean annual precipitation: 33 to 37 inches
Mean annual air temperature: 65 to 69 degrees F
Frost-free period: 220 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Brackett and similar soils: 48 percent
Urban land: 20 percent
Minor components: 32 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Brackett

Setting

Landform: Ridges
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

A - 0 to 6 inches: gravelly clay loam
Bw - 6 to 18 inches: clay loam
Cr - 18 to 60 inches: bedrock

Properties and qualities

Slope: 12 to 30 percent
Depth to restrictive feature: 10 to 20 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 90 percent
Gypsum, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: D
Ecological site: R081CY362TX - Steep Adobe 29-35 PZ
Hydric soil rating: No

Description of Urban Land

Typical profile

M - 0 to 10 inches: material

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Minor Components

Eckrant

Percent of map unit: 14 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Convex
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Rock outcrop

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Volente

Percent of map unit: 8 percent
Landform: Ridges
Landform position (two-dimensional): Footslope, toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Travis

Percent of map unit: 2 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Linear
Ecological site: R087AY001TX - Gravelly

Hydric soil rating: No

Data Source Information

Soil Survey Area: Travis County, Texas

Survey Area Data: Version 23, Sep 10, 2021



902 Yaupon Valley
West Lake Hills, TX 78746

Tree Preservation and Mitigation Plan

PREPARED FOR:

CASA
Attn: Shayne Horne, Director
2800 Kirby Drive
Suite B100
Houston, TX 77098
281-793-3517
shorne@casa-houston.com

PREPARED AND PROVIDED BY:

Michael Embesi
Arborist Representative
ISA Certified Arborist TX-3239M
ASCA Registered Consulting Arborist #71
ISA Tree Risk Assessment Qualified
2403 Howard Lane
Austin, TX 78728
Business: 512-310-7545
Fax: 512-310-8074
membesi@bartlett.com



BARTLETT
TREE EXPERTS

SCIENTIFIC TREE CARE SINCE 1907

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Summary

Bartlett Tree Experts provided arboricultural consulting services in the form of a Visual Tree Assessment for trees designated by the client located at 902 Yaupon Valley, West Lake Hills, TX 78746. The following items are noteworthy:

- Table 1 identifies the data collected for 3 trees assessed in the subject area for City of West Lake Hills variance purposes.
- A tree preservation plan is recommended for preserved trees (including proactive care including root collar excavation, prescriptive fertilization, pruning, and regular plant health care monitoring).

Introduction

This report provides a visual tree assessment in response to the client's request. The property was located at 902 Yaupon Valley Drive, West Lake Hills, TX 78746. It is presumed that the property is subject to the City of West Lake Hills, Texas most current land development requirements. The site was a residential property in central West Lake Hills in Travis County. Aerial, tree survey, photographs and tree preservation code are in the Appendix.

Assignment

The report is designed to provide the client information to assist with preliminary tree preservation planning. Data was collected for 3 trees identified by the client (which require variances from the City of West Lake Hills, TX), the assessment included:

- Identification of species,
- trunk diameter measurement (dbh in inches),
- a general condition assessment of health and structure,
- suitability for code compliant development,
- practical preservation/mitigation options, and
- care recommendations for preserved trees.

Limits of the Assignment

The tree assessment was performed from the ground and based on accessible visual conditions. This was not a tree risk assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this report.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

Illustrations, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plans or property in question may not arise in the future.

There is no guarantee for the preservation of the trees contained in this report, however, the preservation report is made with the best interest intended for the trees being preserved.

Methods

Trees were assessed on July 5, 2022. Methodology included:

1. Identifying the species of tree;
2. Measuring the trunk diameter at a point 54 inches above grade;

3. Evaluating the health, form, and structural condition:

- Good** A healthy tree that may have a slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected;
- Fair** Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care;
- Poor** Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated;

4. Suitability for code compliant development:

- High** A tree with fair or good health, structure or form that has the potential for longevity at the site;
- Moderate** Tree with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those classified as 'high' suitability;
- Low** Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Tree Preservation Regulations

The City of West Lake Hills requires trees to be shown on a tree survey for development projects. All trees with trunks greater than 3 inches in diameter at 12 inches above grade.

Observations

The area includes single-family home lots. Clearing of understory vegetation had occurred for the construction and maintenance of nearby properties. The following items are noteworthy:

- Table 1 identifies the data collected for 3 trees requiring a variance from City Council of West Lake Hills, Texas for removal.
- Proactive tree care would greatly benefit the woody vegetation on the property.

TABLE 1: VISUAL TREE ASSESSMENT FINDINGS

Tag #	Species	DBH (inches)	Structure	Health	Suitability for Preservation	Preserve or Remove	Notes
3008	Ashe Juniper	11, 11	Fair	Fair	Low	Remove	Located within wildfire defensible space, , near 4 feet grade brake
3027	Ashe Juniper	11, 7	Fair	Fair	Low	Remove	Located within wildfire defensible space, poor form
3025	Live oak	15	Good	Good	Low	Remove	Located within wildfire defensible space, existing root zone impacts within 1-foot of root flare

*Based upon tree information from client's plan (dated 6/20/22)

Recommendations

Over 80% of the trees on the property are identified to be preserved within the pending development. All preserved trees would benefit from a pro-active tree care plan. The proposed

development capitalizes on their benefits and these benefits would be enhanced with professional care. The care and maintenance mostly pertains to pruning, soil invigoration and fertilization and pest/disease management.

Specific Needs:

Pruning for Weight Reduction – Pruning to reduce weight branch ends to minimize likelihood of branch failure

Structural Pruning – Pruning to develop a strong central stem, establish proper branch spacing, and/or develop branch structure.

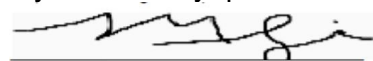
Root Flare Excavation – Having an exposed root collar is essential to tree health. Many trees have a buried root collar and should be excavated to find and expose the root flare.

General Needs:

All preserved trees would benefit from a proactive plant health care regime that includes pruning to increase structural integrity, pest and disease monitoring, and regular fertilization and mulching to improve soil health.

- **Root Invigoration™** - this program reduces soil compaction and incorporates organic matter and nutrients to promote root growth. This program is effective in maintaining healthy trees and reversing tree decline due to the compaction from foot traffic.
- **Soil Sampling and Prescribed Fertilization** - A key component of tree health is good soil. A sustainable treatment improves the soil for the trees whether an adjustment to minor problems or large-scale soil enhancements are needed. This is performed by visiting the site, collecting a soil sample, having the sample analyzed at a laboratory, assessing the results, and prescribing the appropriate fertilization. The fertilizers should use a regionally specific blend of necessary macronutrients (nitrogen, phosphorus and potassium) with key micronutrients (iron, manganese, copper and zinc) to give the best results under typical soil conditions. Due to the environmental sensitivity of the area, the application should be injected in the soil to reduce the risk of runoff and to counteract competition from turf roots. Prescription Fertilization combines soil analysis, the trees' needs, and the management team's goals to create a unique fertilizer for each tree.
- **Pest/Disease Management** – Healthy trees make for more beautiful landscapes—one of the important elements of the project. A pest management program cares for the entire tree; from the roots to the shoots. It includes regular inspections of the tree(s) followed by necessary treatments and a report. A customized program, with regularly scheduled inspections, to detect insects, mites, and diseases to evaluate plant health. When needed, we carefully select biodegradable materials for targeted treatment. These can include organic, natural-based and conventional pesticides, cultural practices, and beneficial insect releases. We will send a report that lists our findings, treatments, and plant health care recommendations.

If you have any questions about my observations or recommendations, please contact me.



Michael Embesi
membesi@bartlett.com

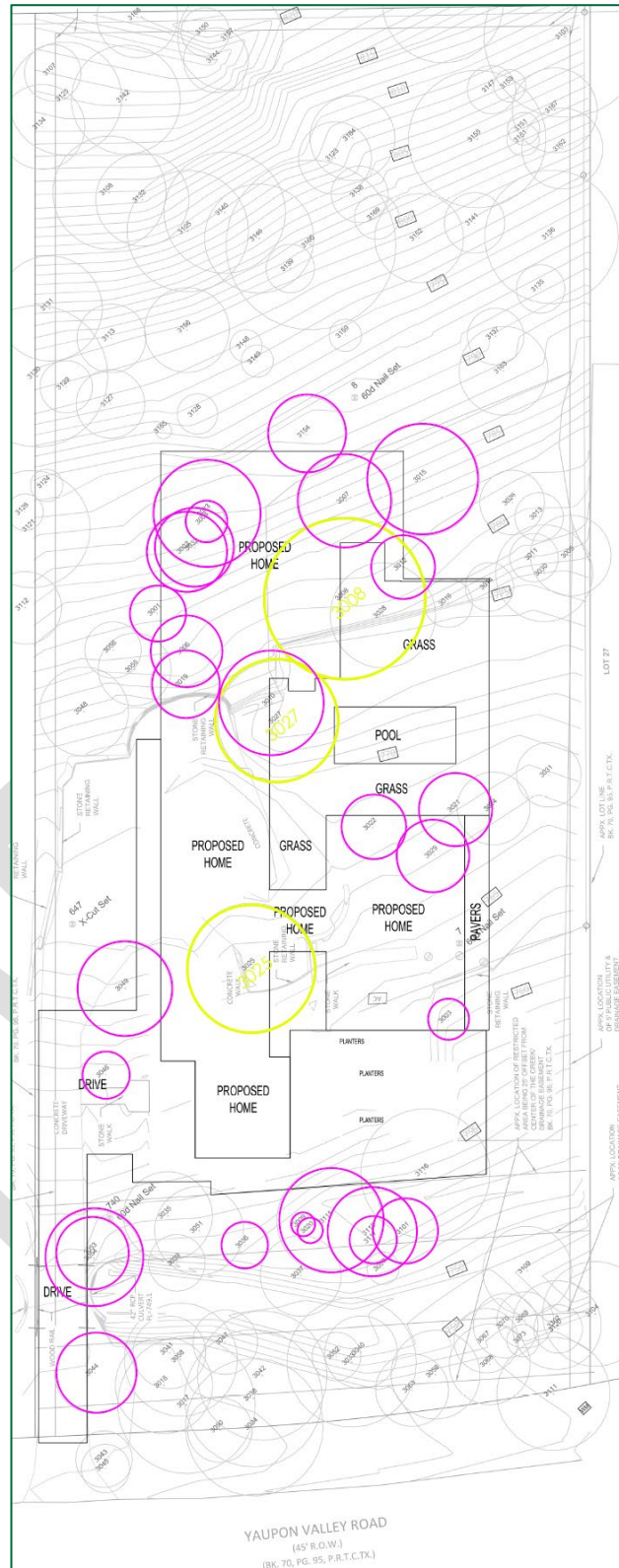
Appendix I – Aerial Photograph

Google Imagery 2022



Appendix II – Conceptual Design

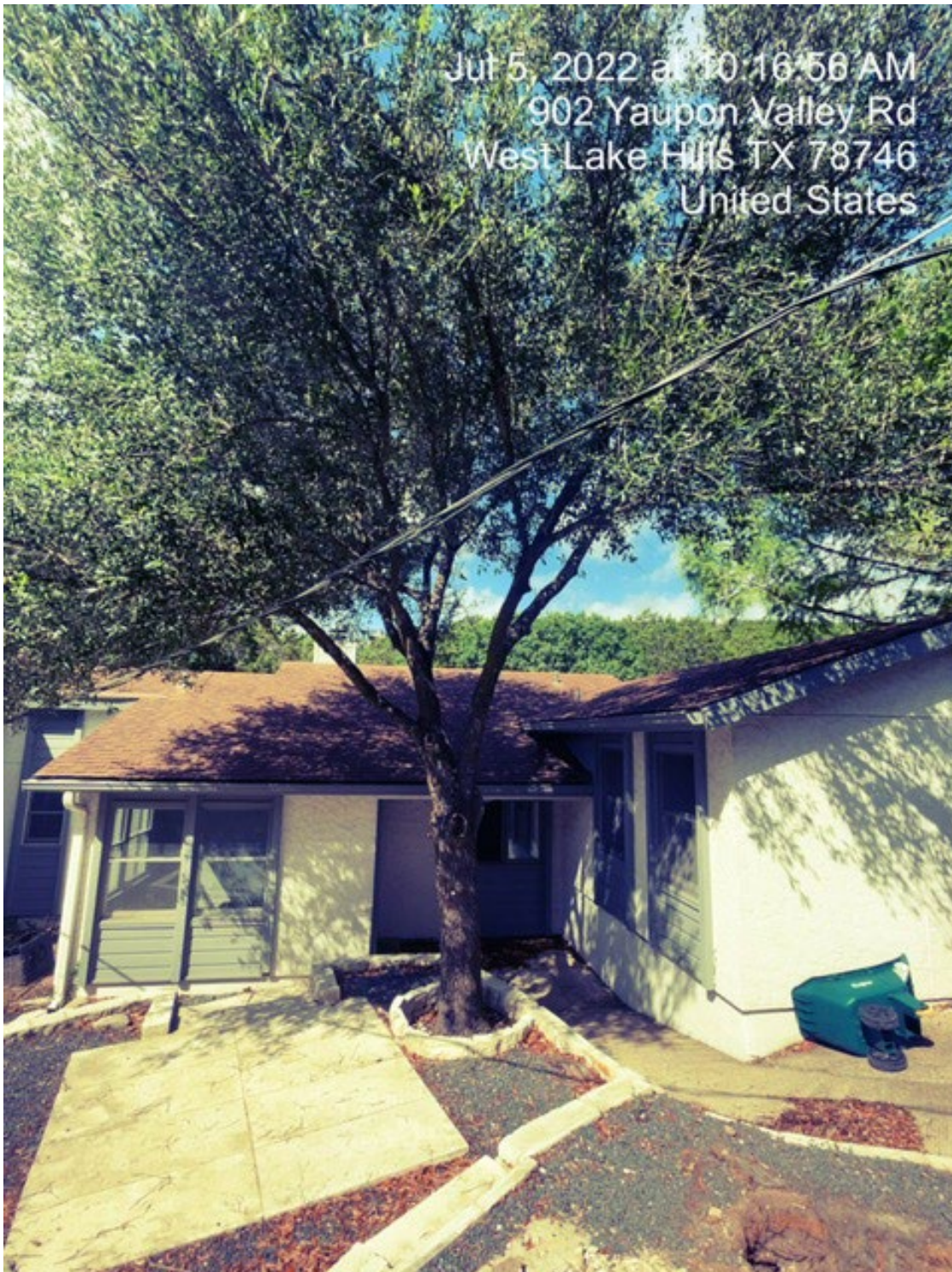
Provided by the Client.



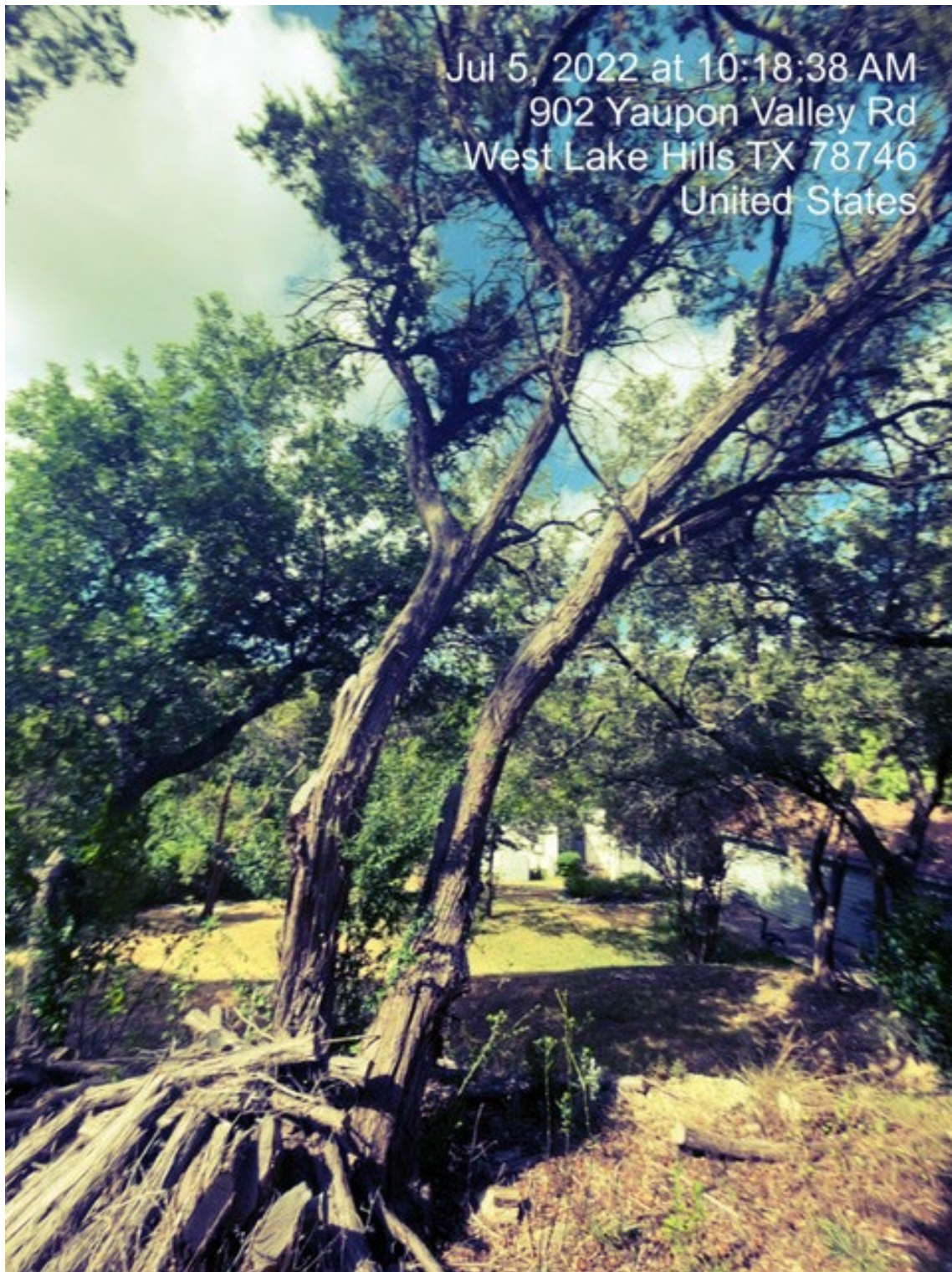
Appendix III – Photographs



Photograph 1: Notice for Public Hearing at 902 Yaupon Valley Road



Photograph 2. Live Oak #3025
Good Condition
15-inch Diameter Trunk
Disturbance within 1-foot of trunk (grade change, planter wall, sidewalk, concrete slab)



Photograph 3. Ashe Juniper #3008
Fair Condition
Co-dominant Trunks (11-inch and 11-inch Diameter Trunk)
Four feet grade break two feet to the southwest



Photograph 4. Ashe Juniper #3008
Fair to Poor Condition
Co-dominant Trunks (11-inch and 7-inch Diameter Trunk)

Appendix IV – Preservation Guidelines

Tree preservation is intended to not only foster tree survival during development, but also to promote maintenance of tree health and beauty into the future. Retained trees that are injured or damaged during construction or are insufficiently maintained afterward become a liability rather than an asset. How individual trees respond to disturbances will depend on the extent of excavation and grading, the care with which demolition is undertaken, and the construction methods employed. Coordinating any construction activity inside the Tree Protection Zone (TPZ) can minimize these impacts.

The following recommendations will reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design Recommendations

1. Any changes to the plans involving the trees should be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter will occur within the **TREE PROTECTION ZONE**.
3. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
4. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
5. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
6. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved on the Tree Protection Plan prepared by the project arborist.
 - a. Tree protection fences shall be installed to encompass the entire, undisturbed Critical Root Zone. Fences shall be a minimum of 5 feet in height, chain link, and supported by 2" x 6' steel posts installed 8' o.c.
 - b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
 - c. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

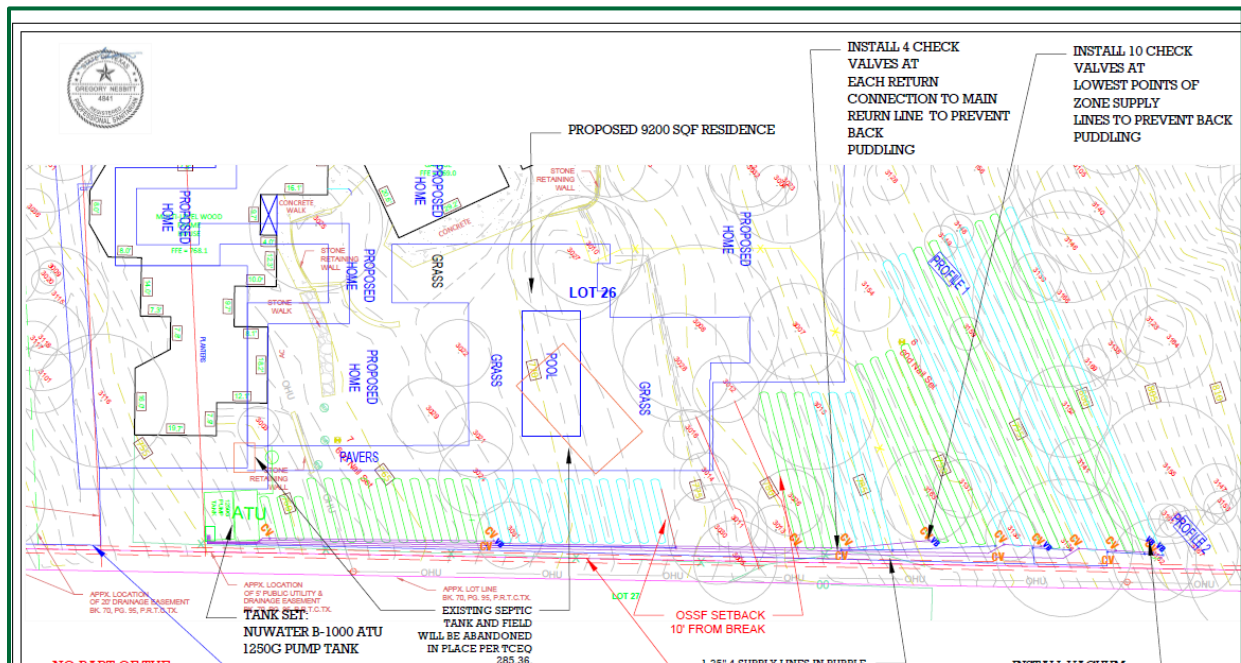
Pre-demolition and Pre-construction Treatments and Recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing or grading. Fences are to remain until all grading and construction is completed. The Tree protection zones are shown on Tree Inventory Map (Appendix I) with distances from the trunk listed in Tree Inventory Data (Appendix II).
2. Apply and maintain 4-6 inches wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2 feet from the base of tree trunk.
3. Prune trees to be preserved to remove dead branches 2 inches and larger in diameter, raise canopies as needed for construction activities.
 - a. All pruning shall be done by an ISA Certified Arborist® or ISA Certified Tree Worker® in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2019) and adhere to the most recent editions of the American National Standard Z133.1 Safety Requirements 2017 for Tree Care Operations and ANSI A300 (Part 1)- Pruning 2017.
 - b. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.

Recommendations for Tree Protection during Construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots are 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.

8. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
9. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
10. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.



The following items are recommend for the septic field:

- Modify disturbance no closer than 10-feet from any preserved tree.
- Mulch the entire septic field.
- Ensure that trunks are not being sprayed.

Maintenance of Impacted Trees

Preserved trees will experience a physical environment different from that of the pre-development conditions. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Replanting Native Trees

Fully plant the lot with small deciduous or evergreen trees (per City of West Lake Hills), see following list:

Small Trees/ Large Shrubs, Deciduous

American Smoketree (Cotinus obovatus)
 Anacacho Orchid-tree (Bauhinia congesta)
 Carolina Buckthorn (Rhamnus caroliniana)
 Common Hoptree (Ptelea trifoliata)
 Desert-Willow (Chilopsis linearis)
 Goldenball Leadtree (Leucaena retusa)
 Honey Mesquite (Prosopis glandulosa)
 Huisache (Acacia farnesiana)
 Mexican Buckeye (Ungnadia speciosa)
 Mexican Plum (Prunus mexicana)
 Mexican Redbud (Cercis canadensis var. mexicana)
 Paloverde (Parkinsonia aculeata)
 Possum-Haw Holly (Ilex decidua)
 Prairie Flameleaf Sumac (Rhus lanceolata)
 Prickly Ash (Zanthoxylum hirsutum)
 Red Buckeye (Aesculus pavia)
 Rusty Blackhaw (Viburnum rufidulum)
 Rough-Leaf Dogwood (Cornus drummondii)
 Texas Buckeye (Aesculus glabra var. arguta)
 Texas Redbud (Cercis canadensis var. texensis)
 Woolly Bumelia (Bumelia lanuginosa)

Small Trees/ Large Shrubs, Evergreen

Eve's Necklace (Sophora affinis)
 Yaupon Holly (Ilex vomitoria)
 Texas Mountain-Laurel (Sophora secundiflora)
 Texas Persimmon (Diospyros texana) (semi-evergreen)
 Texas Pistache (Pistacia texana)
 Cherry Laurel (Prunus caroliniana)
 Spanish Bayonet (Yucca treculeana)
 Torrey Yucca (Yucca torreyi)

Appendix V - Glossary of Terms

arborist: 1. An individual engaged in the profession of arboriculture who, through experience, education and related training, possesses the competence to provide for, or supervise the management of, trees and other woody ornamentals. [ANSI A300 (Part 1, 2, 4, 5, 6)] 2. An individual engaged in the profession of arboriculture. [ANSI Z133.1-2000 Safety Requirements for Arboricultural Operations] bracing: The installation of lag-thread screw or threaded-steel rods in limbs, leaders, or trunks to provide supplemental support. [ANSI A300 (Part 3)-2000 Support Systems] branch: An outgrowing shoot, stem or twig that grows from the main stem or trunk. [ANSI Z60.1-2004 Nursery Stock] buttress roots: Lateral surface roots that aid in stabilizing the tree. cable: 1) Zinc coated strand per ASTM A-475 for dead-end grip applications. 2) Wire rope or strand for general applications. 3) Synthetic-fiber rope or synthetic-fiber webbing for general applications. [ANSI A300 (Part 3)-2000 Support Systems] cabling: The installation of a steel wire rope, steel strand, or synthetic-fiber system within a tree between limbs or leaders to limit movement and provide supplemental support. [ANSI A300 (Part 3)-2000 Support Systems] canopy: collective branches and foliage of a tree or group of trees' crowns cation exchange capacity(CEC): The ability of soil to absorb nutrients. cavity: An open wound characterized by the presence of decay and resulting in a hollow. cleaning: Selective pruning to remove one or more of the following parts: dead, diseased, and/ or broken branches (5.6.1). [ANSI A300 (Part 1)-2001 Pruning] co-dominate branches: Equal in size and importance, usually associated with either the trunks, stems, or scaffold limbs. conk: fruiting body or nonfruiting body of a fungus. Often associated with decay. crown: 1. The leaves and branches of a tree measured from the lowest branch on the trunk to the top of the tree. [ANSI A300 (Part 1)-2001 Pruning] [ANSI A300 (Part 6)-2005 Transplanting] 2. The portion of a tree comprising the branches. [ANSI Z60.1-2004 Nursery Stock] D.B.H. [diameter at breast height]: Measurement of trunk diameter taken at 4.5 feet (1.4 m) off the ground. [ANSI A300 (Part 6)- 2005 Transplanting] decay: The degradation of woody tissue caused by microorganisms. [ANSI A300 (Part 1)-2001 Pruning]	geographic information system (GIS): is any system for capturing, storing, analyzing and managing data and associated attributes which are spatially referenced to earth. girdling root: A root that may impede proper development of other roots, trunk flare, and/or trunk. [ANSI A300 (Part 6)-2005 Transplanting] Global Positioning System (GPS): A constellation of at least 24 Medium Earth Orbit satellites that transmit precise microwave signals, the system enables a GPS receiver to determine its location, speed, direction, and time. Global Positioning System receiver (GPSr): A receiver that receives its input from GPS satellites to determine location, speed, direction, and time. heading: cutting a shoot back to a bud or cutting branches back to buds, stubs, or lateral branches not large enough to assume apical dominance. Cutting an older branch or stem back to meet a structural objective integrated pest management (IPM): A pest control strategy that uses an array of complementary methods: mechanical devices, physical devices, genetic, biological, legal, cultural management, and chemical management. These methods are done in three stages of prevention, Observation, and finally Intervention. It is an ecological approach that has its main goal is to significantly reduce or eliminate the use of pesticides. lateral branch: A shoot or stem growing from a parent branch or stem. [ANSI A300 (Part 1)- 2001 Pruning] leader: A dominant or co-dominant, upright stem. [ANSI A300 (Part 1)-2001 Pruning] lean: Departure from vertical of the stem, beginning at or near the base of the trunk. limb: A large, prominent branch. [ANSI A300 (Part 1)- 2001 Pruning] lion's tailing: The removal of an excessive number of inner, lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice (5.5.7). [ANSI A300 (Part 1)- 2001 Pruning] macronutrient: Nutrient required in relatively large amounts by plants, such as nitrogen (N), phosphorus (P), potassium (K), and sulfur (S). [ANSI A300 (Part 2)-2004 Fertilization] micronutrient: Nutrient required in relatively small amounts by plants, such as iron (Fe), manganese (Mn), zinc (Zn), copper (Cu), and boron (B). [ANSI A300 (Part 2)-2004 Fertilization] nutrient: Element or compound required for growth, reproduction or development of a plant. [ANSI A300 (Part 2)-2004 Fertilization] organic matter: material derived from the growth (and death) of living organisms. The organic components of soil.
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pH: unit of measurement that describes the alkalinity or acidity of a solution. Measured on a scale of 0 to 14. Greater than 7 is alkaline, less than 7 is acid, and 7 is neutral (pure water). pruning: The selective removal of plant parts to meet specific goals and objectives. [ANSI A300 (Part 1)-2001 Pruning] qualified arborist: An individual who, by possession of a recognized degree, certification, or professional standing, or through related training and on-the-job experience, is familiar with the equipment and hazards involved in arboricultural operations and who has demonstrated ability in the performance of the special techniques involved. [ANSI Z133.1-2000 Safety Requirements for Arboricultural Operations] raising: Selective pruning to provide vertical clearance (5.6.3). [ANSI A300 (Part 1)-2001 Pruning] reduction: Selective pruning to decrease height and/or spread (5.6.4). [ANSI A300 (Part 1)-2001 Pruning] risk assessment: process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees. root collar: 1. The transition zone between the trunk and the root system. [ANSI A300 (Part 6)-2005 Transplanting] 2. See COLLAR. [ANSI Z60.1-2004 Nursery Stock] root flare or trunk flare: The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk. [ANSI Z60.1-2004 Nursery Stock] [ANSI A300 (Part 6)-2005 Transplanting] root zone: The volume of soil containing the roots of a plant. [ANSI A300 (Part 5)-2005] secondary nutrient: Nutrient required in moderate amounts by plants, such as calcium (Ca) and magnesium (Mg). [ANSI A300 (Part 2)-2004 Fertilization] seam: Vertical line that appears where two edges of wound wood or callus ridge meet. soil amendment: Any material added to soil to alter its composition and structure, such as sand, fertilizer, or organic matter. [ANSI A300 (Part 6)-2005 Transplanting] soil pH: A measure of the acidity or alkalinity of the soil. structural support system: hardware installed in tree, may be; cables, braces, or guys, to provide supplemental support. sweep: Departure from vertical of the stem, beginning above the base of the trunk.	thinning: Selective pruning to reduce density of live branches (5.6.2). [ANSI A300 (Part 1)- 2001 Pruning] tree risk assessment: Closer inspection of visibly damaged, dead, defected diseased, leaning or dying tree to determine management needs. topping: The reduction of a tree's size using heading cuts that shorten limbs or branches back to a predetermined crown limit. Topping is not an acceptable pruning practice (5.5.7). [ANSI A300 (Part 1)-2001 Pruning] parent branch or stem: A tree trunk, limb, or prominent branch from which shoots or stems grow. [ANSI A300 (Part 1)-2001 Pruning] tree inventory: A comprehensive list of individual trees providing descriptive information on all or a portion of the project area. [ANSI A300 (Part 5)-2005 Management during site planning, site development, and construction] tree protection zone: A space above and belowground within which trees are to be retained and protected. [ANSI A300 (Part 5)2005Management during site planning, site development, and construction] structural support system: A support system used to provide supplemental support to leaders, individual limbs, and/or the whole plant. [ANSI A300 (Part 4)-2002 Lightning Protection Systems] trunk: That portion of a stem or stems of a tree before branching occurs. [ANSI Z60.1-2004 Nursery Stock] wound: An opening that is created when the bark of a live branch or stem is penetrated, cut, or removed. [ANSI A300 (Part 1)-2001 Pruning]
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Appendix VI – City of Westlake Hills, Texas; Division 9. Trees and Vegetation

Sec. 22.03.301 Purpose

(a) This division is adopted to promote and enhance a superior community environment, to maintain the rural character, to maintain air quality and ecologic balance, to maintain property values, and to ensure the maximum preservation of the valuable natural features and scenic rural/wooded character as contemplated in the master plan of the city by establishing minimum standards and requirements relating to the protection of trees and natural vegetation.

(b) It is intended that this division be administered with the foregoing purposes in mind and specifically so as to:

(1) Ensure, insofar as practical in permitting development of land and minimizing fire hazard, the maximum retention of natural vegetation to aid in protection against erosion of top soil, preservation of natural scenic qualities and healthy ecosystems of the city through good conservation practices, protection from flooding or landslides, noise absorption, maintenance of privacy, and in providing habitat, shade and color; and

(2) Protect mature trees and significant stands of trees in order to retain as many as possible consistent with the purposes set forth herein and also consistent with reasonable economic enjoyment of private property. In this context, privately owned trees have an impact on the quality of life for the entire community. **Sec. 22.03.302 Preservation of existing landscape vegetation and natural features**

(a) Landscape shall be preserved in its natural state to the greatest extent possible.

(b) Vegetative screening shall be maintained to the greatest extent possible, especially along the perimeter of all properties in order to maximize the screening and buffering of structures, driveways and parking areas from adjacent properties.

(c) Structures, driveways, and parking areas shall be designed and located to fit harmoniously with the natural terrain and to minimize the necessity for removing trees, vegetation, and soil, or the addition of fill.

(d) In order to reduce the risk of fire on all properties, dead trees and brush piles shall be cleared and removed in accordance with section 22.03.303 below.

Sec. 22.03.303 Permits

(a) Prohibition. No trees or vegetation may be removed from any property except as allowed under subsections (b), (c) or (d) below. Anyone wishing to remove trees or vegetation under any other conditions must receive a variance from the city.

(b) No-fee permit. A no-fee permit issued by a city inspector is required under the following conditions:

(1) When removing a single tree per 12-month period with a trunk diameter of less than 6 inches as measured at a point 54 inches above the ground.

(2) When pruning multiple live trees. In such cases, the removal of limbs and foliage more than 9 feet above the ground is prohibited without the prior written approval of the city inspector. The city

inspector may require additional screening to be installed along the periphery of the property to when at the city inspector's discretion the screening is necessary and reasonable to mitigate the community impact of the pruning and to maintain the rural feel of the neighborhood.

- (3) When removing "understory vegetation" which is defined as the naturally occurring brush, shrubs and small trees that typically grow under the canopy of larger trees in a wooded area.
- (4) When removing trees or vegetation as necessary to provide locations for the new construction or expansion of structures, driveways, parking areas or a small yard not visible from streets or adjacent properties at a similar elevation consistent with a site plan and or building permit previously approved by the city. In such cases, an additional building permit is required under article 22.03 of this code.
- (5) When removing live conifers and Juniperus species (commonly referred to as "cedars") of less than 12 inches in diameter as measured at a point 54 inches above the ground as a fire prevention measure in order to establish a "fire safety buffer zone" which is defined as an area of land extending up to 30 feet from the perimeter of habitable structures established for fire prevention purposes. This zone may be expanded, upon approval of the city inspector, to include an area up to 100 feet from the perimeter of habitable structures for those lots having down slopes in excess of 25% below the habitable structure. Trees removed in accordance with this subsection (b)(5) do not require replacement.
- (6) When removing live conifers and Juniperus species (commonly referred to as "cedars") of 3 inches in diameter or less as measured at a point 54 inches above the ground as a fire prevention measure whether inside or outside of a fire safety buffer zone. Trees removed in accordance with this subsection (b)(6) do not require replacement.
- (7) When removing diseased, dying or dead trees with a trunk diameter larger than 6 inches as measured at a point 54 inches above the ground under the following conditions:
 - (A) The property owner must submit a request for the permit to the city inspector specifying the affected species, location and trunk diameter.
 - (B) If the city inspector concurs with the property owner's assessment of the condition of the tree, then the permit shall be issued.
 - (C) If the city inspector does not concur with the property owner's assessment of the condition of the tree, then the property owner shall have the right to submit a signed letter from a certified arborist identifying the specific disease or condition from which the tree suffers and providing a professional justification for the tree's removal. The city administrator shall then consider the arborist's letter and determine if a permit is warranted. If the city administrator does not approve the permit, then the applicant may appeal the decision to the city council.
 - (D) In all cases, the permit for removal must be received prior to removal of the tree except as otherwise provided for in subsection (c) below.
- (c) Timing for no-fee permit. The no-fee permit must be received prior to removal except when said trees or vegetation have naturally fallen onto a structure and/or are blocking a driveway, sidewalk or other means of egress from a property or structure. In such cases, the permit must be secured by the end of the next business day. Any tree stump(s) must be left in place until the city inspector has come on-site to measure the stump(s) for the purpose of determining the replacement requirements (if any).

(d) Exception. A permit is not required to remove trees or vegetation under the following conditions:

- (1) When the vegetation removal is considered common household gardening or ground care.
- (2) When removing dead branches or pruning a single live tree.
- (3) When removing existing piles of dead brush or dead vegetation.

(e) Permit application process. Each application for a tree removal permit shall be made by the owner of the property or by the owner's authorized agent. Applicants may contact the city by phone, U.S. mail, fax, email or in person to request an appointment with the city inspector who will conduct an on-site meeting with the applicant in order to document the size, species, location and condition of the tree(s) to be removed. If granted by the city inspector in accordance with subsection (f) below, the applicant will receive a copy of an approved application to serve as the permit for display per subsection (g) below and the city shall retain a copy for its records.

(f) Issuance. The city inspector shall issue the proper permit once the relevant criteria defined in this division have been met.

(g) Display. The property owner must display the permit near the mailbox or primary entrance to the property for the duration of the vegetation removal process.

(h) Expiration. Tree removal permits issued in accordance with this section for new construction shall expire 2 years from the date of issuance. If the associated building permit issued for the new construction expires or is revoked for any reason, then the tree removal permit shall expire as well. All other permits issued for removal in accordance with this section shall expire in 90 days.

Sec. 22.03.304 Tree and vegetation removal and replacement

(a) Removal policy.

- (1) Existing vegetation shall be left undisturbed to the maximum extent possible. In most circumstances, if a tree must be removed, it should be replaced with a noninvasive species so that the native, natural landscape of the city is preserved for future generations.
- (2) Trees less than 6 inches in diameter measured at a point 54 inches above the ground may be removed with a permit in accordance with section 22.03.303(b).
- (3) Trees greater than or equal to 6 inches and less than 14 inches in diameter measured at a point 54 inches above the ground may be removed with a permit in accordance with section 22.03.303(b)(4).
- (4) The removal of trees greater than or equal to 14 inches in diameter measured at a point 54 inches above the ground is prohibited except as allowed under section 22.03.303(b)(7) and therefore such removal requires a variance from the city council.

(b) Removal procedure.

(1) Tree survey.

- (A) For all new construction on an undeveloped lot without existing structures, the property owner must provide the city inspector with a tree survey of the entire property.

- (B) For all new construction on a developed lot with existing structures, the city administrator at his sole discretion may allow the property owner to submit a

tree survey of less than the entire property.

- (C) All tree surveys must be conducted by a state-registered surveyor or engineer prior to a permit being issued and must include all trees with trunk diameters of 3 inches or greater at 12 inches above the ground.

- (D) All trees to be removed must be highlighted or marked on the survey.

(2) Trunk diameters of the trees that the property owner proposes to remove shall be measured at a point 54 inches above the ground. If a tree trunk splits at a height of less than 54 inches, the tree diameter shall be calculated by adding the sum of the diameter of the largest stalk, plus 1/2 of the diameter of all remaining smaller stalks all measured at a point 54 inches above the ground.

(c) Violation of removal procedure.

- (1) No person shall remove a tree in violation of this division.

- (2) The diameter of trees removed in violation of this division shall be measured at the widest portion of the exposed base of the trunk for purposes of calculating replacement requirements. If no exposed base of trunk exists, then the city inspector shall estimate the diameter of trees that were removed for purposes of calculating replacement requirements.

- (3) Any person removing tree(s) or vegetation in violation of the regulations provided in this division shall replace the tree(s) removed with tree(s) of equivalent species and size (caliper inches and canopy diameter). If tree(s) removed are not exhibit A tree(s), then exhibit A tree(s) must be used as replacements.

- (4) Any person violating any of the provisions of this division shall be deemed guilty of a class C misdemeanor, and such offense shall be punishable by a fine not to exceed two thousand dollars (\$2,000.00) per offense. Each tree removed in violation of this division shall be considered a separate offense. A person does not commit an offense under this section unless the person intentionally, knowingly, recklessly, or with criminal negligence engages in conduct as the definition of the offense requires.

- (5) It is a separate offense to fail to replace trees or vegetation, or remit to the city cash-in-lieu, as provided in this code, within 60 days of issuance of a final order by the city.

- (6) Criminal fines imposed under this code are in addition to replacement requirements and any other remedies available at law or in equity.

(d) Calculating tree replacement requirements.

- (1) Trees of any species with a trunk diameter of less than 6 inches do not require replacement.

- (2) Conifer and Juniper trees (commonly referred to as "cedars") with a trunk diameter of less than 12 inches that are removed to establish a fire safety buffer zone in accordance with section 22.03.303(b)(5) do not require replacement.

(3) Conifer and Juniper trees (commonly referred to as “cedars”) with a trunk diameter of 3 inches or less that are removed as a fire prevention measure in accordance with section 22.03.303(b)(6) do not require replacement.

(4) To compensate for the removal of live trees that are not diseased, dying or dead (as defined in accordance with section 22.03.303(b)(6)) and that are removed in accordance with this section, the property owner must install replacement trees according to the following requirements:

(A) All trees with trunk diameters equal to or greater than six inches and less than 14 inches must be replaced on a 75% basis. In such cases, the replacement trees planted must have trunk diameters of at least 3 inches. For example, if a 12-inch tree is removed, then a total of 9 replacement inches must be planted using trees with a minimum trunk diameter of 3 inches.

(B) All trees with trunk diameters greater than or equal to 14 inches require a variance to section 22.03.304(a)(4) and must be replaced on a 150% basis. In such cases, the replacement trees planted must have trunk diameters of at least 6 inches. For example, if a 16-inch tree is removed, then a total of 24 replacement inches must be planted using trees with a minimum trunk diameter of 6 inches.

Trunk diameter <6": No replacement required.

From 6" to <14": 75% replacement required: Must use replacement trees with trunk diameters of at least 3".

14" and larger: Requires variance; 150% replacement required: Must use replacement trees with trunk diameters of at least 6"

(5) To compensate for the loss of diseased or dying trees removed in accordance with this section and with section 22.03.303(b)(6), the property owner must install replacement trees on a 50% basis. In such cases, the replacement trees planted must have trunk diameters of at 1-1/2 inches. For example, if a 9-inch tree is removed, then a total of 4-1/2 replacement inches must be planted using trees with a minimum trunk diameter of 1-1/2 inches.

(6) In the case of dead trees removed in accordance with this section and with section 22.03.303(b)(7), no replacement is required.

(7) For purposes of calculating the replacement inches as required above, the trunk diameters of all replacement trees shall be measured at a point 12 inches above the ground.

(8) Replacement trees shall count on an inch-for-inch basis unless the replacement tree trunk diameter is 6 inches or greater, in which case the replacement tree shall count double toward the replacement requirements.

(9) When using a species with multiple trunks (e.g., Texas Mountain-Laurel, Yaupon Holly, etc.) for replacement purposes, the following chart shall be used to convert the planting container measurement to the equivalent trunk diameter for the purposes of this section:

Planting Container Size Equivalent Trunk Diameter

20 gallons	3 inches
30 gallons	4 inches
40 gallons	5 inches

(9) The planting of native grasses or ground cover is encouraged, but shall not satisfy any tree replacement requirement.

(e) Replacement procedure.

- (1) The replacement trees shall be planted in appropriate locations with species listed in exhibit A only. When installing replacement trees, priority should be given to the setback areas and other locations in order to maximize the visible screening of buildings and structures on the property from adjacent properties.
- (2) Whenever replacement is required, the property owner shall submit to the city inspector for approval a replacement site plan showing the locations, species and sizes of all replacement trees and vegetation prior to their installation. If during installation, the property owner is reasonably unable to conform to the approved replacement site plan, then the property owner must submit an amended site plan to the city inspector within 7 days of installation and ultimately subject to the city inspector's approval.
- (3) Installation of the replacement trees must be completed prior to the expiration of the tree removal permit and within 90 days of receiving the approval of the replacement site plan from the city inspector. The city inspector may allow for additional time upon request due to weather or other circumstances beyond the property owner's control.
- (4) The property owner shall notify the city inspector upon completion of installation. The city inspector shall then verify that the installation conforms to the approved replacement site plan.
- (5) All replacement and relocated trees must survive at least 3 years. The city inspector may contact the property owner during this 3-year period to arrange for a site visit by the city inspector in order to confirm that the trees have survived. Trees that do not survive for 3 years must be replaced.

(f) Landscape fund.

- (1) There is hereby created a landscape fund for the city.
- (2) To qualify for the exceptions enumerated under this subsection (f), an applicant must provide a tree replacement site plan that accommodates at least 90% of the tree replacement inches otherwise required under this section. An applicant who has demonstrated the ability to replace this minimum threshold has qualified as "substantially complete."

(Ordinance 171, att. A, adopted 2/10/10)

- (3) When the city administrator determines that tree replacement requirements of this section cannot be reasonably satisfied on site, and the applicant has met the threshold of substantially complete, the remaining required replacement inches may be satisfied by the payment in the amount as provided in appendix A to this code to the city and placed in the city's landscape fund in lieu of planting additional required replacement trees. In making the discretionary determination, the city administrator shall consider the topography, existing and proposed structures, and condition of remaining vegetation. (Ordinance 171, att. A, adopted 2/10/10; Ordinance adopting Code)
- (4) In the event the applicant's replacement plan is not substantially complete (i.e., it cannot meet the 90% threshold set forth above), the city council will have the sole authority to determine what, if any, monetary funds may be accepted in lieu of tree replacement. The city council reserves the right to require the applicant to comply with all tree replacement requirements under this section.

- (5) Proceeds accumulated in the landscape fund shall be expended solely on tree preservation or landscaping projects on public property throughout the city.

Sec. 22.03.305 Tree care and maintenance

- (a) Tree pruning must not be done in a manner that is detrimental to the tree. Any action undertaken which intentionally or recklessly causes or tends to cause injury, death, or disfigurement to a tree is considered to be detrimental. Examples of detrimental actions which are prohibited may include cutting, poisoning, burning, over-watering, relocating, or transplanting a tree.
- (b) Tree protection that meets City of Austin standards must be provided during any construction project. City of Austin standards can be found online at http://www.ci.austin.tx.us/trees/preserve_code.htm.
- (c) Compliance with all oak wilt regulations found within this code is required, including, but not limited to, the immediate application of an appropriate pruning sealant on all fresh cuts. For more information about oak wilt diagnosis, treatment and prevention, please visit the Texas Forest Service's website at <http://www.texasoakwilt.org/>.

EXHIBIT A

ELIGIBLE SPECIES FOR TREE REPLACEMENT

Small Trees/ Large Shrubs, Deciduous

American Smoketree (*Cotinus obovatus*)
 Anacacho Orchid-tree (*Bauhinia congesta*)
 Carolina Buckthorn (*Rhamnus caroliniana*)
 Common Hoptree (*Ptelea trifoliata*)
 Desert-Willow (*Chilopsis linearis*)
 Goldenball Leadtree (*Leucaena retusa*)
 Honey Mesquite (*Prosopis glandulosa*)
 Huisache (*Acacia farnesiana*)
 Mexican Buckeye (*Ungnadia speciosa*)
 Mexican Plum (*Prunus mexicana*)
 Mexican Redbud (*Cercis canadensis* var. *mexicana*)
 Paloverde (*Parkinsonia aculeata*)
 Possum-Haw Holly (*Ilex decidua*)
 Prairie Flameleaf Sumac (*Rhus lanceolata*)
 Prickly Ash (*Zanthoxylum hirsutum*)
 Red Buckeye (*Aesculus pavia*)
 Rusty Blackhaw (*Viburnum rufidulum*)
 Rough-Leaf Dogwood (*Cornus drummondii*)
 Texas Buckeye (*Aesculus glabra* var. *arguta*)
 Texas Redbud (*Cercis canadensis* var. *texensis*)
 Woolly Bumelia (*Bumelia lanuginosa*)

Small Trees/ Large Shrubs, Evergreen

Eve's Necklace (*Sophora affinis*)
 Yaupon Holly (*Ilex vomitoria*)
 Texas Mountain-Laurel (*Sophora secundiflora*)
 Texas Persimmon (*Diospyros texana*) (semi-evergreen)
 Texas Pistache (*Pistacia texana*)
 Cherry Laurel (*Prunus caroliniana*)
 Spanish Bayonet (*Yucca treculeana*)

Torrey Yucca (Yucca torreyi)

Medium-Large Trees, Deciduous

Escarpment Black Cherry (Prunus serotina var. eximia)

Bald Cypress (Taxodium distichum)

American Elm (Ulmus americana)

Cedar Elm (Ulmus crassifolia)

Texas Madrone (Arbutus texana)

Bur Oak (Quercus macrocarpa)

Chinquapin Oak (Quercus muehlenbergii)

Durand Oak (Quercus sinuata var. sinuata)

Lacey Oak (Quercus laceyi)

Post Oak (Quercus stellata)

Monterrey Oak

Shin Oak (Quercus sinuata var. breviloba)

Shumard Red Oak (Quercus shumardii)

Texas Red Oak (Quercus texana)

Pecan (Carya illinoensis)

Texas Ash (Fraxinus texensis)

Sycamore (Platanus occidentalis)

Texas Walnut (Juglans microcarpa)

Western Soapberry (Sapindus drummondii)

Medium-Large Trees, Evergreen

Live Oak (Quercus virginiana)

Plateau Live Oak (Quercus fusiformis)

(Ordinance 171, att. A, adopted 2/10/10)

Secs. 22.03.306–22.03.330 Reserved

Mark Littrell (PZSec)

From: Ashby Grundman
Sent: Friday, July 22, 2022 6:07 AM
To: Mark Littrell (PZSec)
Subject: FW: Jon Loehman. My contact info

Please attach to MPN.

Ashby Grundman, AICP
Director of Building and Development Services
City of West Lake Hills
agrundman@westlakehills.gov
(512) 327-3628

From: Jon Loehman <jloehman@icloud.com>
Sent: Thursday, July 21, 2022 7:10 PM
To: Ashby Grundman <AGrundman@westlakehills.gov>
Subject: Fwd: Jon Loehman. My contact info

This was kicked back. Trying again.
Jon

Sent from my iPad

Begin forwarded message:

From: Jon Loehman <jloehman@icloud.com>
Date: July 21, 2022 at 11:58:52 AM CDT
To: agrundman@westlakehills.gov
Subject: Jon Loehman. My contact info

Ashby
My info
Jon Loehman
900 Yaupon Valley Rd
Cell &text 5125172600
Email loehmanj@yahoo.com

I'm concerned about building a 9100 sq Ft house at 902.
Send me anything you can as it comes up.

Erica Nelsen at 904 is very concerned too

This cant pass the impervious ground cover restrictions I don't think

This is a spec home.

These guys didn't even make a courtesy contact to me or Erica.
Thanks for your attention to this.



**DRIVEWAY SETBACK
STAFF REPORT**

AUGUST 17, 2022

Project Address: 211 Reveille Road

Project Number: 2022-1073

Agenda Item: Land Use: **211 Reveille Road:** Discussion/Recommendation on a variance application for a driveway setback encroachment. (West Lake Hills Code Section 22.03.175). Applicant 211 Reveille Rd., LLC.

Applicant Information: 211 Reveille Rd., LLC.

Hearing Dates:

August 10, 2022, **ZAPCO**
September 14, 2022, Board of Adjustment

Location: The subject property is located on Reveille Road, on the east side, about halfway between Bee Cave Road and Rocky River Road.

Property Information, Zoning & Site Characteristics:

Owner: 211 Reveille Rd., LLC
Legal Description: Lot 9 Block B, Joe Smith Resubdivision
Lot Size: 0.6681 acres (29,101.95 square feet)
Zoning: R1 – One Family Residential

The site is surrounded by a residential property on all sides, single-family on three sides and a duplex on the north side.

Background & Analysis:

The applicant has submitted a variance request for a driveway setback encroachment.

The same variance was approved in April 2017, however the owner did not apply for permits within one-year and the variance expired.

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 – *“We would like to request a Setback Variance for the Driveway Setback. The proposed driveway encroaches into the setback about 3'-9". We are asking for this Variance in order to protect the existing Heritage Trees on this side of the property. Both the northern and southern sides of the property have this same condition making it difficult to access a side facing garage, which we feel is more aesthetically pleasing and more in keeping with the neighborhoods scale and proportions..”*

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“Our current driveway proposal provides access to the new garage while protecting the Heritage Trees on the property.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“We have considered moving the driveway to the north side; however the same condition exists with the protected 17" Elm.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“We believe it is important to protect the 21" Oak. we would like to recommend permeable pavers to reduce run-off as well as providing screening trees to ensure that there is minimal visual impact to the neighbors.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The proposed improvements preserve the existing vegetation and reduce the articulation of garage doors on the facade of the home which we feel is compatible with the neighborhood. We believe there is an existing precedent in this neighborhood to have driveways on the side of the property to help preserve the natural environment.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“We would like to protect the 21" Oak in order to preserve the natural environment as well as the character of the neighborhood. Our hope is that because our neighbors also have a driveway and carport/garage on this side of their property the impact will be minor.”*

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

There is no change to the subdivision with this request.

Comprehensive Planning Analysis

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

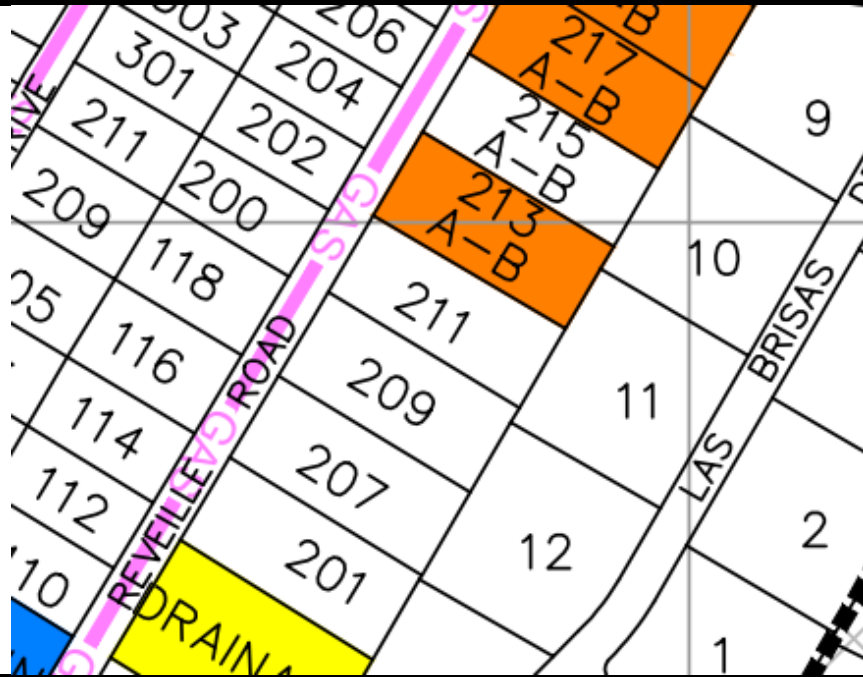
Staff Recommendation

Staff recommends approval of the proposed driveway setback encroachment.

Links to Relevant Code:

- [Sec. 22.03.175](#) [Off-street Parking and Parking Pad Requirements](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)

ZONING MAP



AERIAL PHOTO



LETTER TO ZAPCO CHAIRPERSON

January 26, 2017

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

Dear Mr. Chairman:

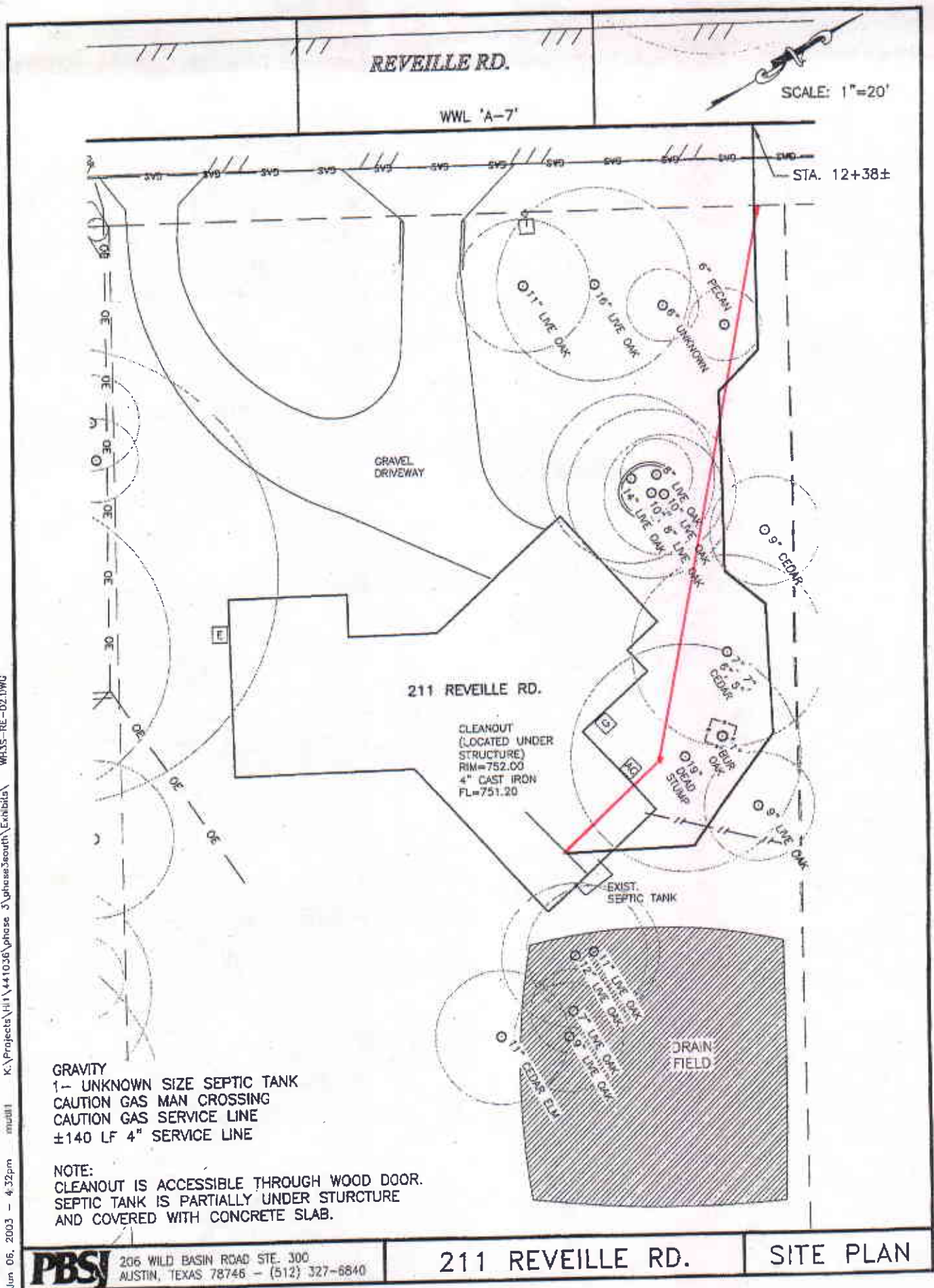
Thank you for reviewing our side yard variance request. We want to briefly summarize the existing conditions and proposed actions.

Our site consists of a 21" multi-stem Oak, T15 variance tree on the South side setback line, and a 17" on the North side setback line. We believe that it is important to protect the 21" Oak. We would like to provide permeable pavers to reduce run-off as well as provide screening trees to ensure that there is minimal visual impact to the neighbors. Our proposed option insures that we maintain the 21" oak and protect the ½" critical root zone. This option is in keeping with the character of the street as 118, 202, 288 Reveille Road has driveways that encroach in the 10' setback.

In addition, we would like to preserve and improve the existing secondary drive entrance. Currently the secondary drive is located within the driveway setback. We would like to maintain the original intent of the drive while relocating the second entrance to be compliant with the driveway setback. This option is in keeping with the character of the street as Reveille Road 118, 120, 207, 252, and 408 have two drive entrances.

Sincerely,

Laura Perez
Project Manager
Clayton & Little Architects
1001 East 8th Street
Austin, Texas 78702





TWO DRIVES EXAMPLES ON REVIELLE RD



DRIVEWAYS WITH IN THE SETBACK ON REVIELLE RD

PRELIMINARY
NOT FOR CONSTRUCTION

This drawing was prepared under the supervision of Paul Clayton. It is not to be used for regulatory approval, permitting, or construction purposes.

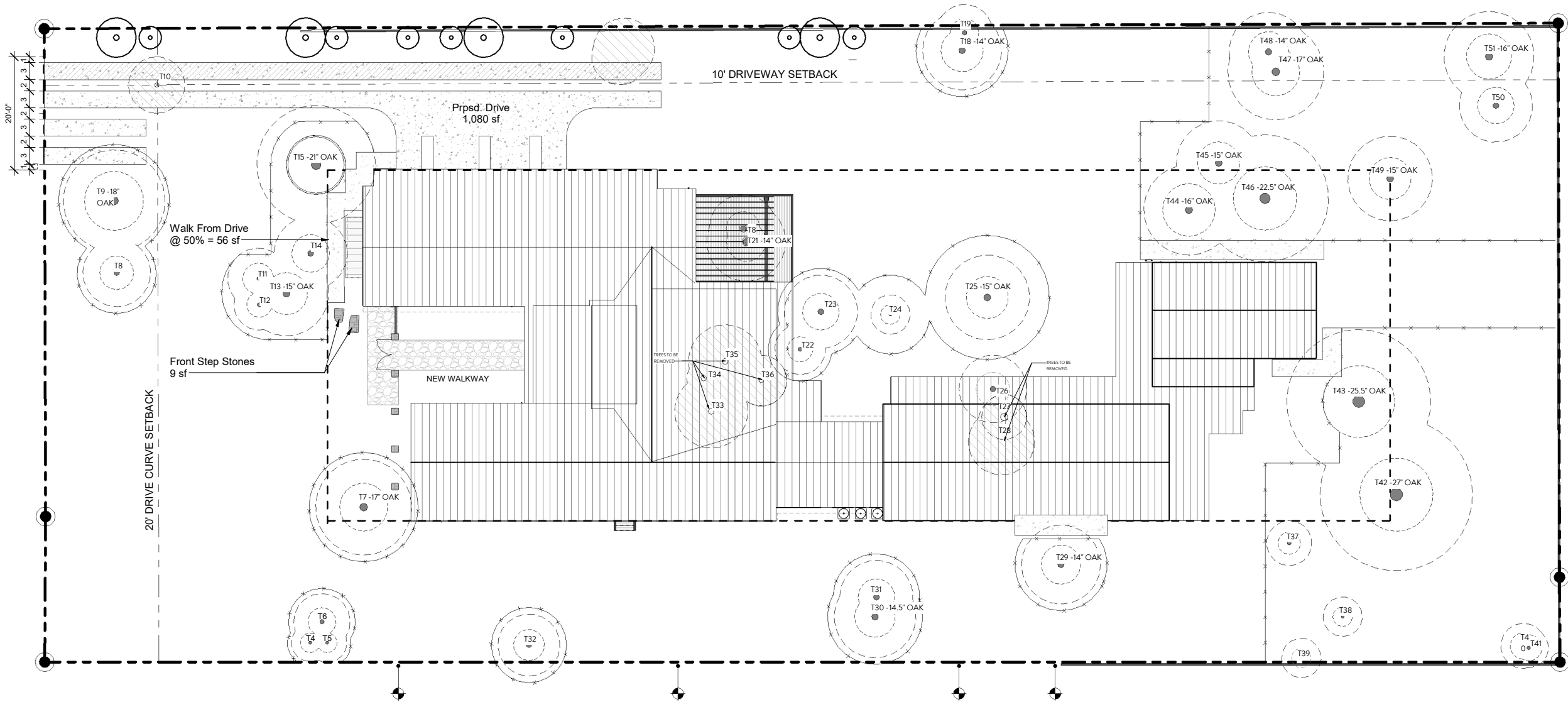
2022-08-12

ISSUED DATE

PROJECT NUMBER

20005

PERMITTING



SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY
PERFORMED BY: B&G SURVEYING BY MICHAEL
J. LANCASTER 5529, ON 08/01/2016.

SITE PLAN NOTES

- EXISTING WATER METER & SUPPLY AND EXISTING GAS METER AND SUPPLY MAY NEED TO BE ENLARGED. COORDINATE WITH TRADES UPON START OF CONSTRUCTION.
- PROTECT TREES PER CITY OF WESTLAKE REQUIREMENTS.
- VERIFY LOCATION OF EXISTING GAS METER & WATERTAP LINE ON SITE. NEW LINES TO AVOID EXISTING CRITICAL ROOTS ZONE.

EXISTING TREES TO REMAIN

* INDICATES PROTECTED TREES

T1 - 6" Hackberry	T22 - 9" Oak	*T46-22" Oak*
T2 - 8" Oak	T23 - 13" Elm	*T47-17" Oak*
T3 - 7" Oak	T24 - 7" Oak	*T48-14" Oak*
T4 - 7" Oak	*T25- 15" Oak*	*T49-15" Oak*
T5 - 7" Oak	T26 - 12" Oak	T50 - 13" Oak
T6 - 10" Oak	*T29- 14" Oak*	*T51-16" Oak*
*T7- 17" Elm	*T30- 14.5 Oak*	
T8 - 12" Oak	T31 - 13" Oak	
T8- 18" Oak	T32 - 11" Elm	
T11 - 7" Oak	T37 - 8" Elm	
T12 - 9" Oak	T38 - 7" Elm	
T13- 15" Oak	T40 - 8" Oak	
T15- 21.5" Oak	T41 - 7" Elm	
T18- 14" Oak	*T42-27" Oak*	
T19 - 10" Elm	*T43-25.5" Oak*	
T20 - 12" Oak	*T44-16" Oak*	
T21- 14" Oak	*T45-15" Oak*	

TREE REMOVAL & REPLACEMENT

- RE: LANDSCAPE

TREE PROTECTION NOTES

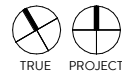
- PROVIDE TREE PROTECTION FENCING PER CITY OF WESTLAKE HILLS REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.
- PROVIDE PLYWOOD OVER WOOD PALETTES AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.
- WRAP 2x4 BOARDS AROUND TREE TRUNKS DURING CONSTRUCTION. POST TO TOUCH GRADE AND BE ANGLED TOWARD TREE.
- ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER PROVIDED ARBORIST.

NOTES:

VARIANCE REQUEST FOR DRIVEWAY IN THE DRIVEWAY SETBACK

IMPERVIOUS COVER CALCULATION:

DRIVEWAY 1,080 SF @ 75%	810
WALK FROM DRIVE 56 SF @ 50%	28
WALKWAY 214 SF @ 50%	107
HOUSE 4,970 SF	
FRONT STEP STONES 9 SF	
POOL SURROUND 122 SF	
POOL 714 SF	
CENTRAL PORCH DECK 984 @ 50%	492
FRONT PORCH 208 SF	
WOOD STAIRS 33 SF @ 50%	16
FRONT FENCE 14 SF	
STONE WALL 42 SF	
TOTAL	7,532
TOTAL ALLOWABLE	7,535.75



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

WOODY RESIDENCE

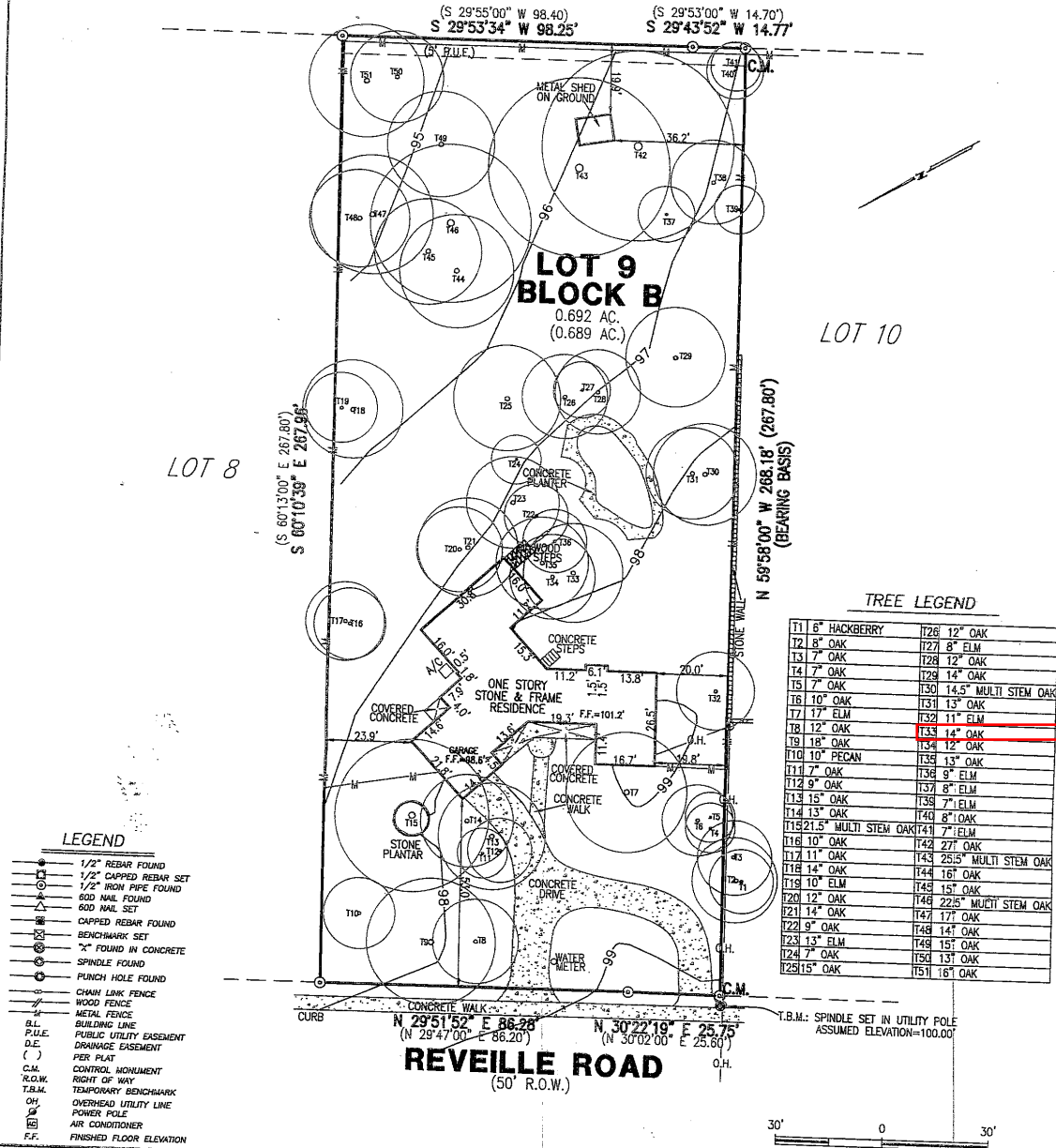
211 REVEILLE ROAD
WEST LAKE HILLS, TEXAS 78746

A1.0A

SITE PLAN -
IMPERVIOUS

COVER
Page 108 of 137

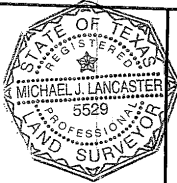
LOT 11
LAS BRISAS, VOL. 75, PG. 146



this tree was reduced to a 13" by the city arborist.

Notes:

1) Subject to restrictions and easement rights as stated in 2218/132, Deed Records and in Vol. 13, Pg. 77, Plat Records.



TO THE LIEHOLDERS AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO STEWART TITLE OF AUSTIN, LLC STEWART TITLE GUARANTY COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445 J, DATED 01/06/16. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.

STREET ADDRESS: 211 REVEILLE ROAD

LOT: 9 BLOCK: B SUBDIVISION: JOE SMITH RESUBDIVISION OF LOTS 37,38,39 & WEST 1/2 OF LOT 40 OF BARTON SPRINGS ESTATES CITY: WESTLAKE COUNTY: TRAVIS STATE OF TEXAS

REFERENCE NAME: 211 REVEILLE RD., LLC VOL/CAB 13 PG/SLD 77 PLAT RECORDS

G.F. #: 01247-60849



B & G SURVEYING, LLC

FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969, Fax 512-458-9845

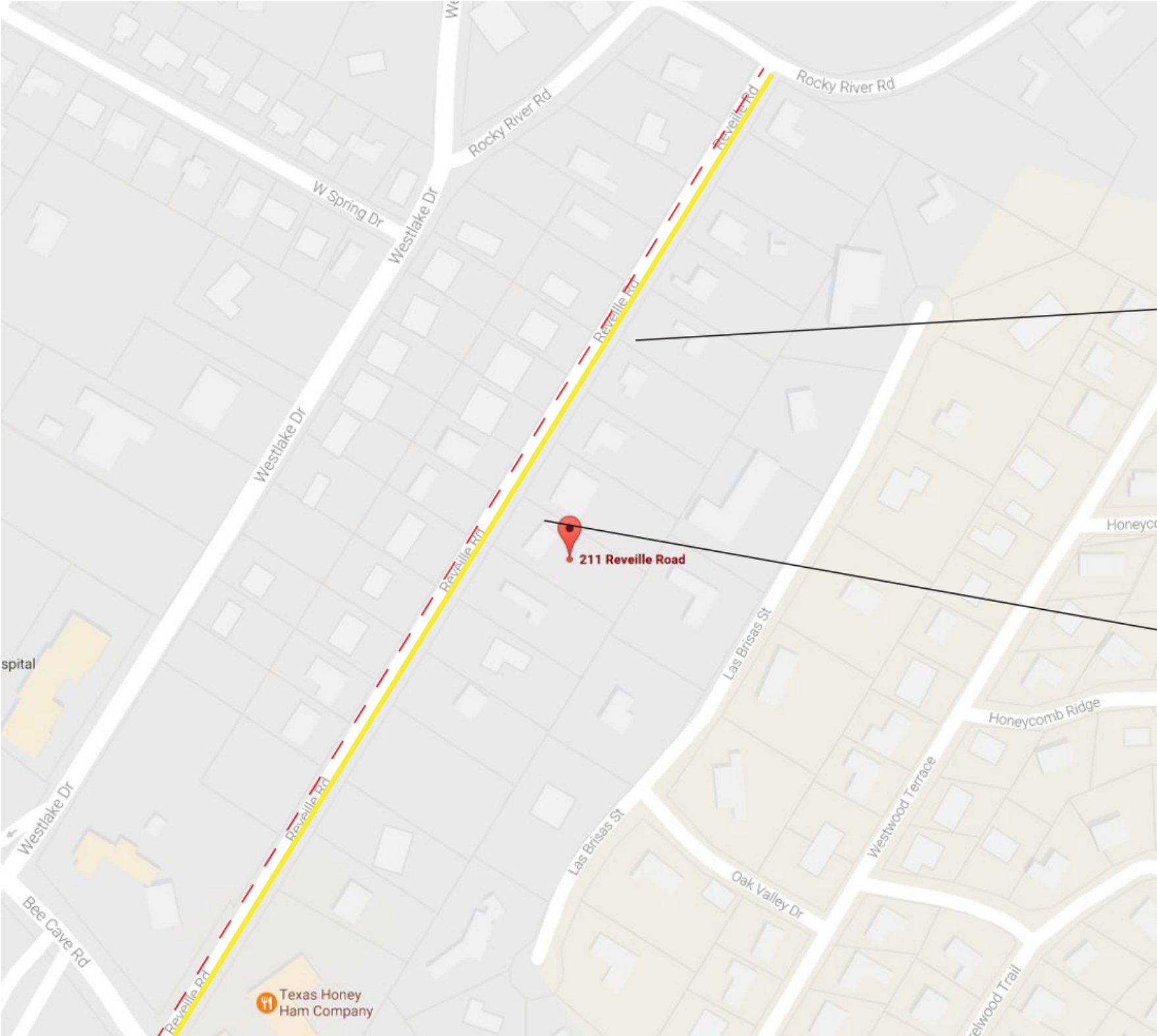
JOB #: B0818816.TWL

DATE: 08/01/16

SCALE: 1"= 30'

FIELD WORK BY: DENIS 08/01/16
CALCD BY: JOSE 08/01/16
DRAFTED BY: JOSE 08/01/16
CHECKED BY: M.L. 08/01/16

NEIGHBORHOOD SCALE



DRIVEWAY IN SETBACK PRECEDENTS ON REVEILLE RD



DRIVE IN THE SETBACK - 288 REVEILLE



DRIVE IN THE SETBACK - 202 REVEILLE

NEIGHBORHOOD SCALE HARDSHIPS

- HIGH TRAFFIC STREET
- NO PARKING ON EAST SIDE OF REVEILLE RD



**BUILDING SETBACK ENCROACHMENT
STAFF REPORT**

AUGUST 17, 2022

Project Address: 604 Rocky River Road

Project Number: 2022-1080

Agenda Item: Land Use: **604 Rocky River Road:** Discussion/Recommendation on a variance application for an encroachment in a building setback for a roof eave. (West Lake Hills Code Section 22.03.175). Applicant Philip and Mindy Vescovo.

Applicant Information: Philip and Mindy Vescovo

Hearing Dates:

August 10, 2022, **ZAPCO**
September 14, 2022, Board of Adjustment

Location: The subject property is located on the west side of Rocky River Road Reveille Road, just north of Rocky Ledge.

Property Information, Zoning & Site Characteristics:

Owner: Philip and Mindy Vescovo

Legal Description: Lot 1A, Resubdivision of Part of Tract A Ben Jones Subdivision and 1.09 acres of Tract A Ben Jones Subdivision

Lot Size: 2.09 acres (91,040 square feet)

Zoning: R1 – One Family Residential

The site is surrounded by single-family residential property on all sides.

Background & Analysis:

The applicant has submitted a variance request to allow a roof eave to encroach in the side building 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 – *“Should this variance request be denied, the potential for damage to the house in the event of a severe storm, whether rain or frozen precipitation, is high. The house is already well into construction.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“There is no natural terrain or existing flora that will be affected in any way by adding this second story eave.”*

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

The application states – *“Unfortunately, because I didn't realize exactly what this situation was prior to applying for our building permit and beginning construction, there is no alternative now. Had I been made more aware of this before we started, some adjustments could have been made in either the orientation of that section of the house or in the dimensions of that section. However, we would have to completely demolish this now and start over to do that.”*

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

The application states – *“The requested variance is the minimum recommended by the architect and the builder to protect the wall from moisture damage.”*

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

The application states – *“The requested variance is minimal. It is an overhang/eave on a second story that is meant to enhance the integrity of the building, contributing to another high-quality house within the WLH city limits. I intend that this is the sole and only request that will be submitted for this project.”*

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

The application states – *“Our house is situated at the end of a shared driveway and is somewhat of the 'hole of a donut'. Our house is not easily visible from the street or by any neighbors except one. The Mangums at 510/512 Rocky River Road have agreed that this variance, if approved, would be fine with them. No other neighbors can see the west end of the new house from their homes; the requested variance in no way affects drainage or light for any other property.”*

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

There is no change to the subdivision with this request.

Comprehensive Planning Analysis

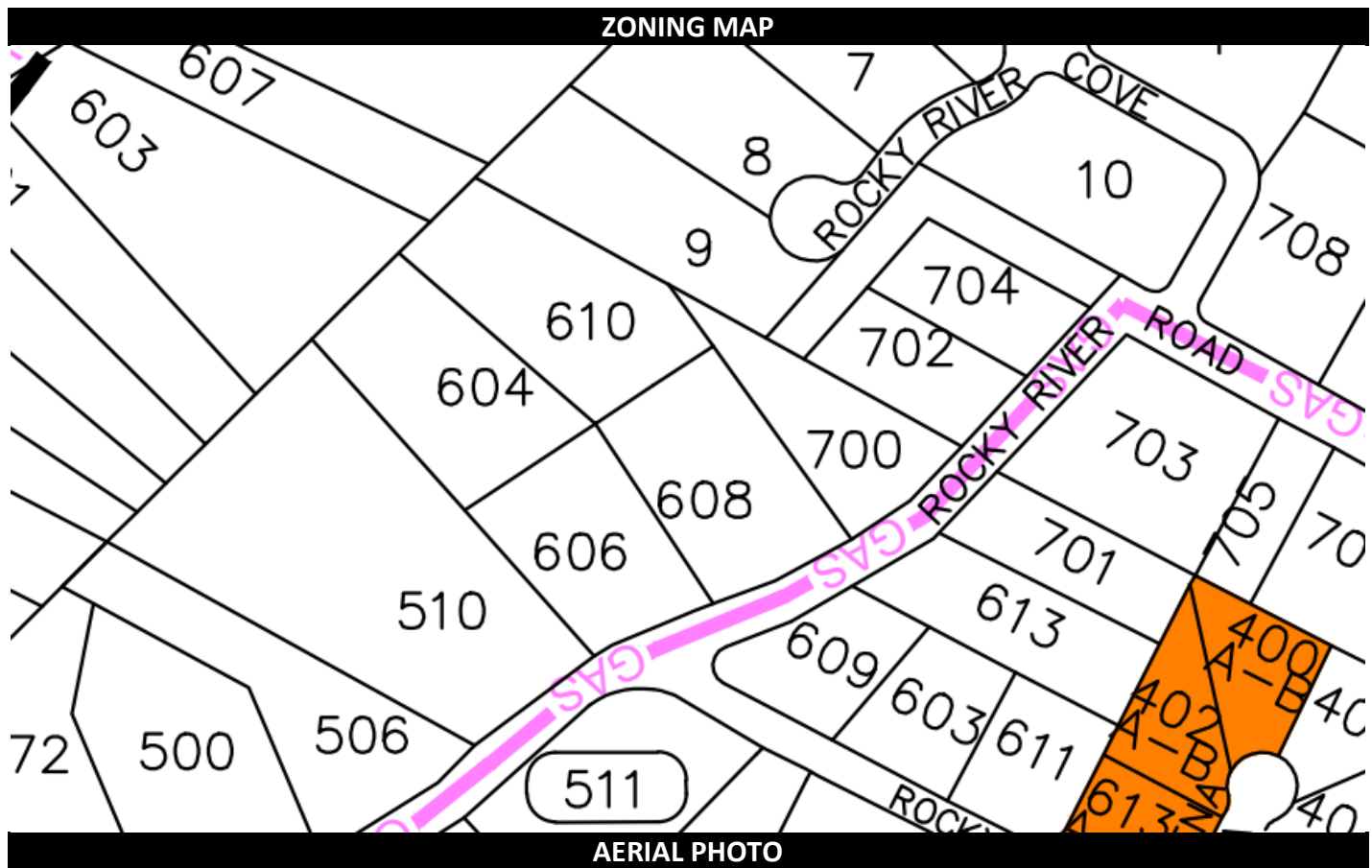
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

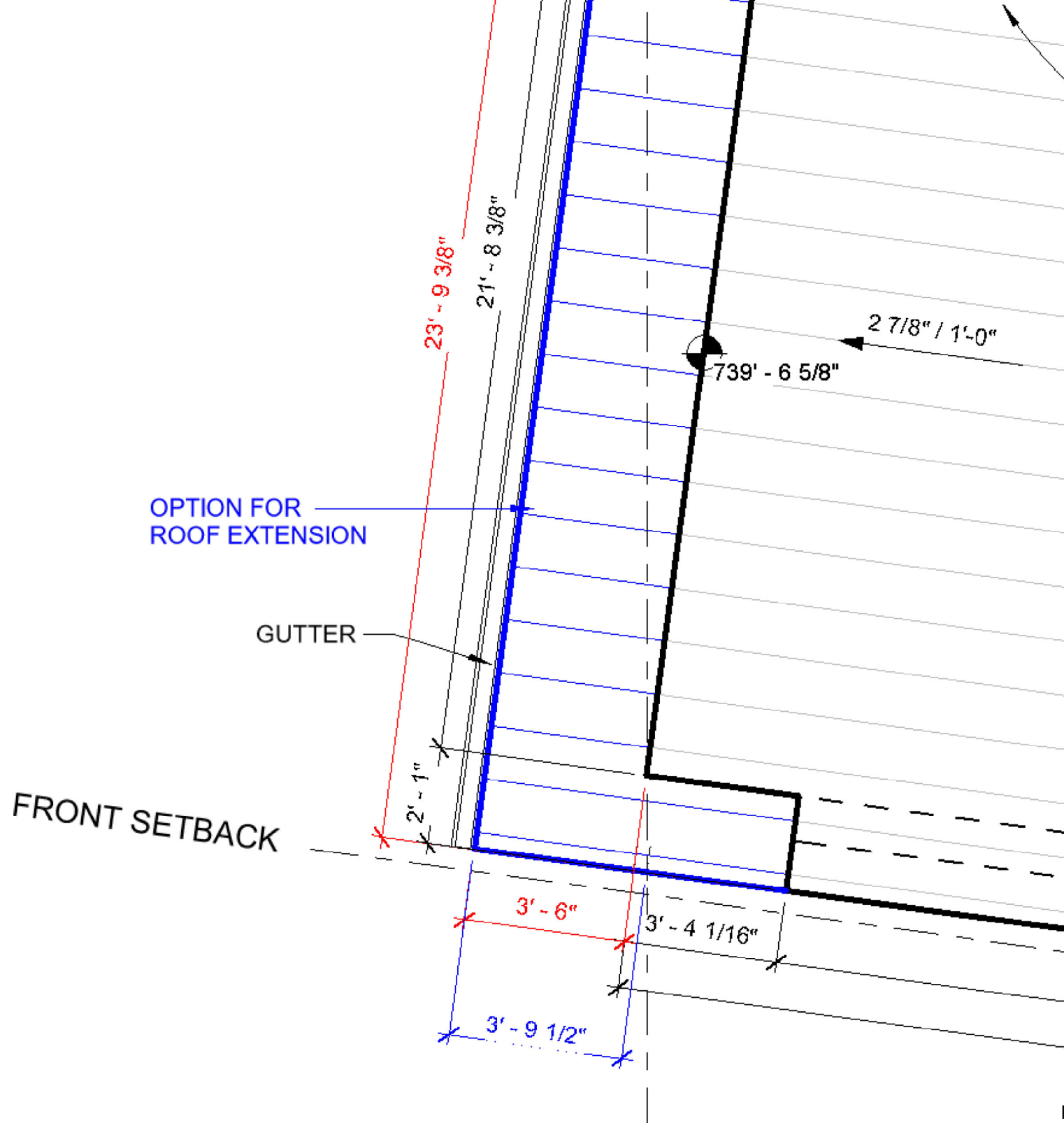
Staff Recommendation

Staff recommends approval of eave encroachment in the setback.

Links to Relevant Code:

- [Sec. 22.03.175](#) [Off-street Parking and Parking Pad Requirements](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)







Vescovo Residence

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

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HERITAGE TREE CARE
5424 W US HWY 290 SERVICE RD; #204-9
AUSTIN, TX 78735
VINCENT@TXHERITAGETREECARE.COM
T: 512-618-2625
CONTACT:
VINCENT DEBROCK

ARBORIST

TRISHA SHEPHARD
1009 W 6TH STREET; SUITE 201
AUSTIN, TEXAS 78703
TRISHA@AUSTINARCHITECT.COM
T: 512.461.7003
CONTACT:
TRISHA SHEPHARD

INTERIOR DESIGNER

SMITH STRUCTURAL ENGINEERS
9701 BRODIE LN
AUSTIN, TEXAS 78748
WHIT@SMITH-STRUCTURAL.COM
T: 512.478.5281
CONTACT:
WHIT SMITH

STRUCTURAL ENGINEER

RISHER + MARTIN
4524 BURNET ROAD.
AUSTIN, TEXAS 78756
CHRIS@RISHERMARTIN.COM
T: 512.495.9090
CONTACT:
CHRIS RISHER

GENERAL CONTRACTOR

HUGH JEFFERSON RANDOLPH ARCHITECTS
1009 W 6TH STREET; SUITE 201
AUSTIN, TEXAS 78703
HUGH@AUSTINARCHITECT.COM
T: 512.796.4001
CONTACT:
HUGH JEFFERSON RANDOLPH OR
BLAIR LANGLINAIS

ARCHITECT

SHEET LIST	
NO.	SHEET NAME
A0.0	COVER SHEET
A1.1	ORIGINAL SIGNED SURVEY
A1.2	TREE PROTECTION
A1.3	SITE PLAN AND AREA CALCULATIONS
A1.4	CIVIL SITE PLAN - BY OTHERS & FENCE EXHIBIT
A1.5	SITE PHOTOS
A2.1	ENTRY LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING ELEVATIONS
A3.4	BUILDING ELEVATIONS
A3.5	BUILDING SECTIONS
A3.6	BUILDING SECTIONS
A3.7	BUILDING SECTIONS
A6.0	WINDOW & DOOR SCHEDULES
MEP1	ENTRY LEVEL MEP PLAN
MEP2	SECOND LEVEL MEP PLAN & SCHEDULE
RCP1	ENTRY LEVEL RCP & LIGHTING PLAN
RCP2	SECOND LEVEL RCP & LIGHTING PLAN



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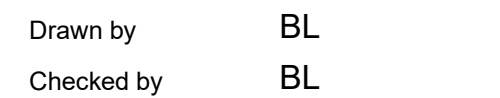
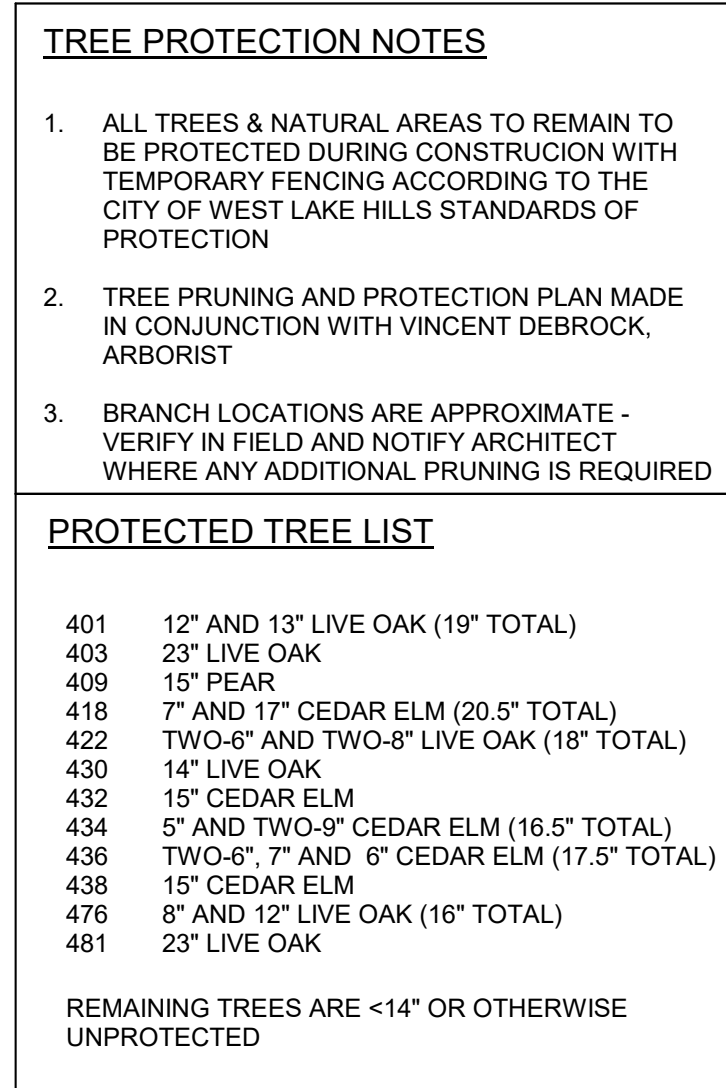
VESCOVO RESIDENCE
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

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Date: 03.30.2021
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A0.0
COVER SHEET

1 OF 22



TREE PROTECTION FENCE

CRITICAL ROOT ZONE

BUILDING

6 m FOR
500 mm DIA. TREE
(20" DIA. TREE)

TRIPLINE

WOOD CHIP MULCH AREA
100 mm-150 mm
(4"-6") DEPTH

24 m
(8')

1.5 m
(5')

LIMITS OF
CRITICAL ROOT ZONE

RADIUS=12 mm PER mm
44 PER (IN)
OF TRUNK DIAMETER

WOOD CHIP MULCH
150 mm (6") DEPTH

NTS

AS NEEDED TO PROVIDE MINIMUM NECESSARY WORK SPACE,
IF LESS THAN 1.5 m (5'), THEN ADD BOARDS STRAPPED TO TRUNK.

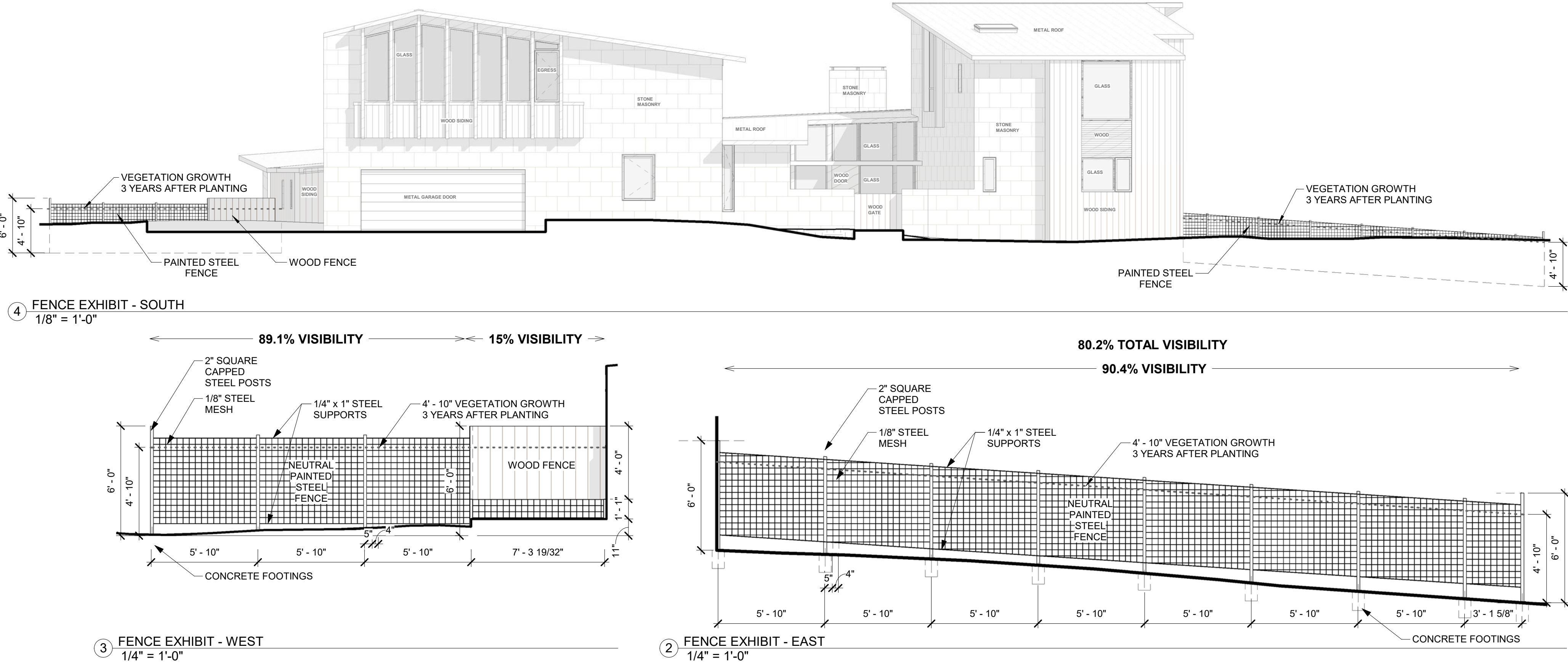
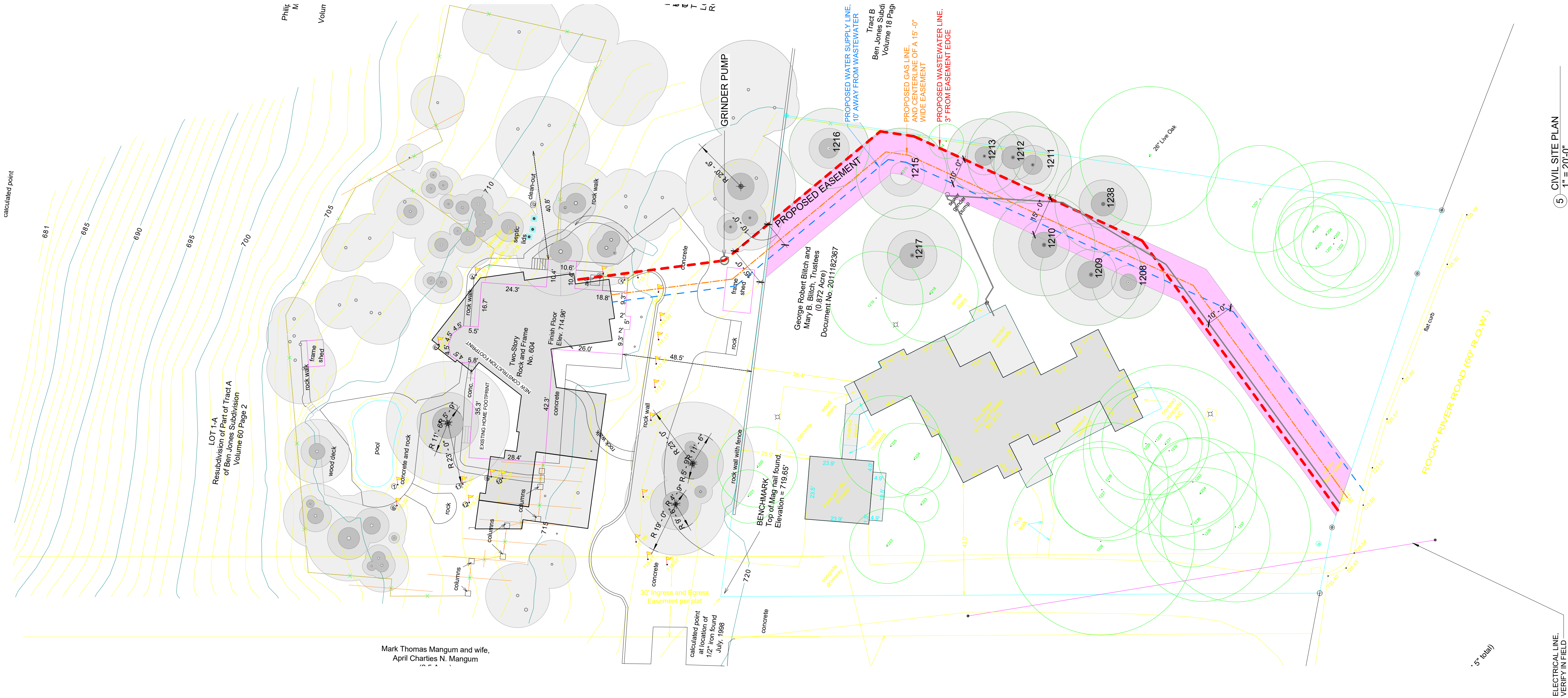
NTS

RAM

TRUE
NORTH

PRO
NO

3 OF 22



VESCOVO RESIDENCE

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EXISTING HOME, WEST ELEVATION



EXISTING HOME, SW CORNER



EXISTING HOME, SOUTH ELEVATION



EXISTING HOME, NE CORNER



EXISTING HOME, NE CORNER



EXISTING HOME, NORTH ELEVATION



EXISTING HOME, NW CORNER

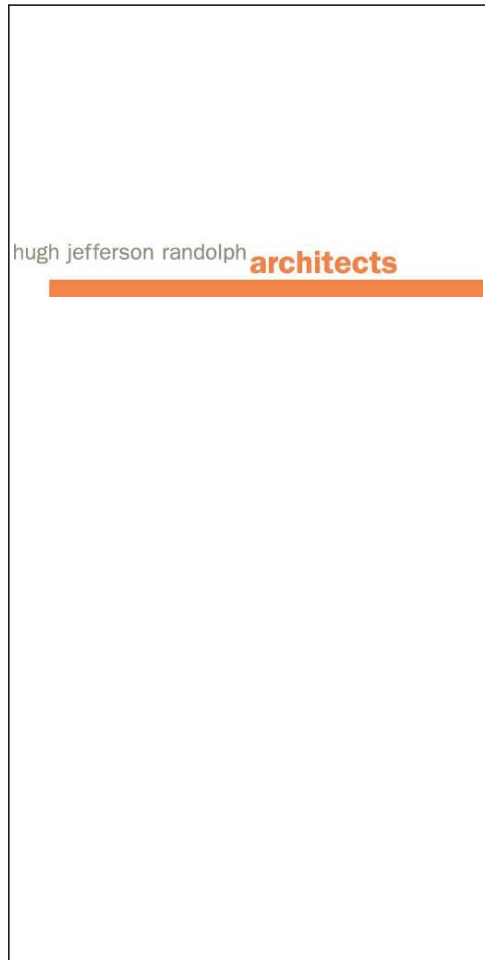


EXISTING HOME, NORTH ELEVATION



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A1.5
SITE PHOTOS

FLOOR PLAN LEGEND	
	MASONRY WALL
	NEW WALL
	NEW GLASS WALL
	OVERHEAD FEATURE / ROOF
	OUTLINE OF WALLS BELOW
	SOUND INSULATION

FLOOR PLAN NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- MINIMUM R-15 INSULATION IN WALLS
- USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR
- ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, UNLESS APPROVED OTHERWISE (PER 402.4.1.1, 303.2 AND 303.1.1.1)
- AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS (PER 403.6)
- BLOWER DOOR TEST @ 50 PA <=5 ACH (PER 402.4.1.2)
- WOOD-BURNING FIREPLACES HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION (PER 402.4.2)
- A PROTECTIVE COVERING IS INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND EXTENDS A MIN. OF 6 IN. BELOW GRADE (PER 303.2.1)
- ATTIC ACCESS HATCH AND DOOR INSULATION ± R-VALUE OF THE ADJACENT ASSEMBLY (PER 402.2.3)

DIMENSION NOTES

- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
- ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O
- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.

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A2.1
ENTRY LEVEL
PLAN

7 OF 22

FLOOR PLAN LEGEND

MASONRY WALL

NEW WALL

NEW GLASS WALL

OVERHEAD FEATURE / ROOF

OUTLINE OF WALLS BELOW

SOUND INSULATION

FLOOR PLAN NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES

2. CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES

3. MINIMUM R-15 INSULATION IN WALLS

4. USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED

5. CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR

6. ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, UNLESS APPROVED OTHERWISE (PER 402.4.1.1, 303.2 AND 303.1.1.1)

7. AUTOMATIC OR GRAVITY DAMPERS ARE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS (PER 403.6)

8. BLOWER DOOR TEST @ 50 PA <=5 ACH (PER 402.4.1.2)

9. WOOD-BURNING FIREPLACES HAVE TIGHT FITTING FLUE DAMPERS AND OUTDOOR AIR FOR COMBUSTION (PER 402.4.2)

10. A PROTECTIVE COVERING IS INSTALLED TO PROTECT EXPOSED EXTERIOR INSULATION AND EXTENDS A MIN. OF 6 IN. BELOW GRADE (PER 303.2.1)

11. ATTIC ACCESS HATCH AND DOOR INSULATION ≥ R-VALUE OF THE ADJACENT ASSEMBLY (PER 402.2.3)

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REGISTERED ARCHITECT

Hugh Jefferson Randolph Architects

14523

STATE OF TEXAS

03.30.2021

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A2.2

SECOND LEVEL PLAN

8 OF 22

PRECISE FOUNDATION DIMENSIONS ON SHEET A2.4
PRECISE FRAMING DIMENSIONS ON SHEET A2.5

1 SECOND FLOOR PLAN
1/4" = 1'-0"

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ROOF LEGEND

NEW ROOF

OUTLINE OF WALLS BELOW

D.S.

DOWNSPOUT

ROOF PLAN NOTES

1. VENT ALL MECH/ PLUMBING FIXTURES

2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR

3. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING

4. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER. INSTALLER TO VERIFY WITH ARCHITECT

5. 6" HALF ROUND GALVANIZED GUTTERS. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION

PATIO ROOF - FOR REFERENCE ONLY

ENTRY ROOF - FOR REFERENCE ONLY

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REAR PATIO FRAMING FROM BELOW

LIVING / GUEST - FOR REFERENCE ONLY

REGISTERED ARCHITECT

HUGH JEFFERSON RANDOLPH

4533

STATE OF TEXAS

03.30.2021

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A2.3

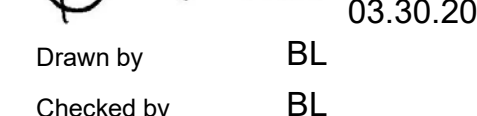
ROOF PLAN

9

OF

22

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

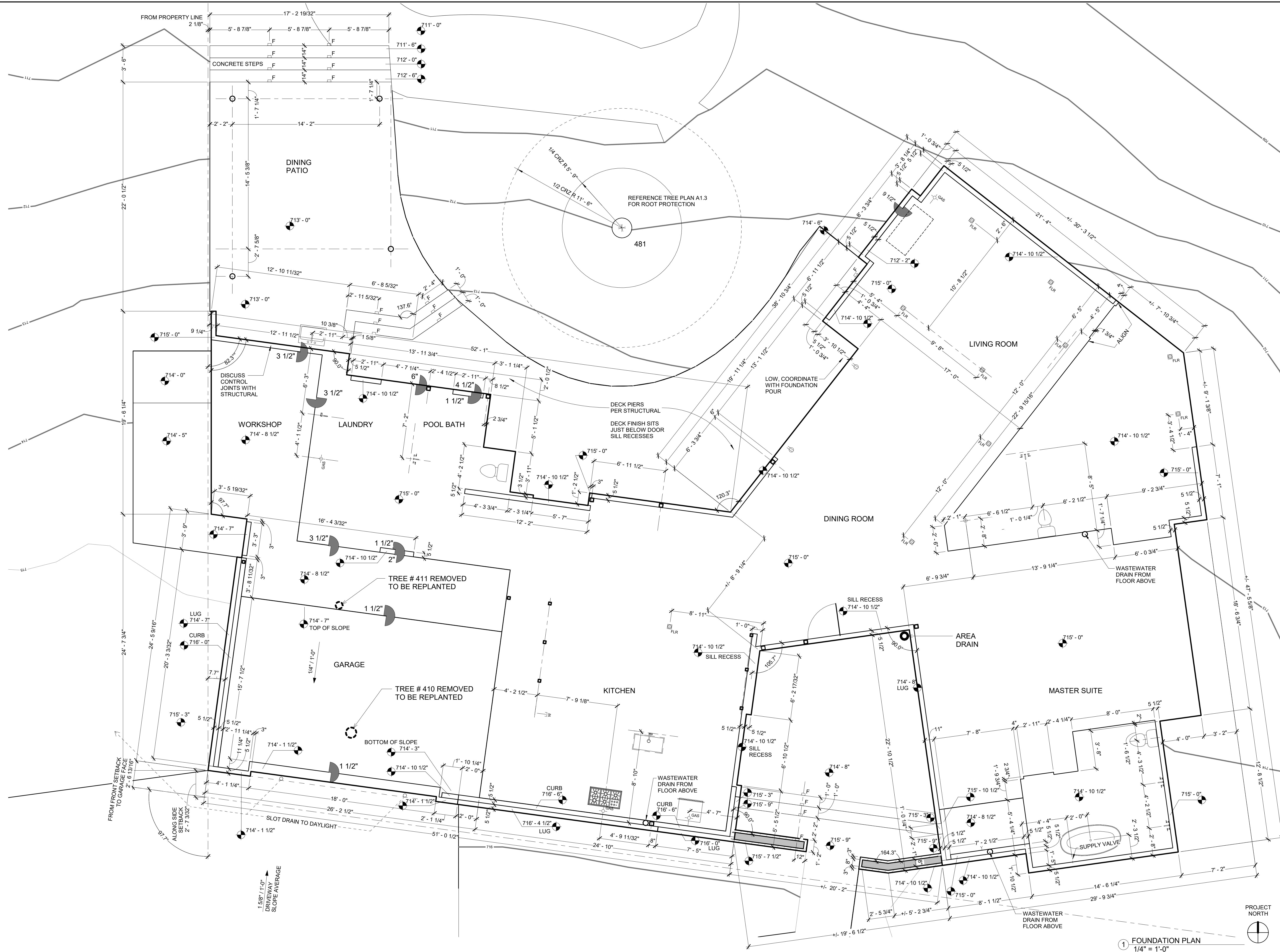


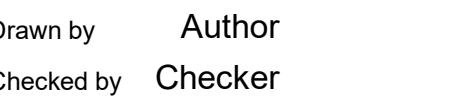
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A2.4

FOUNDATION PLAN

10 OF 22



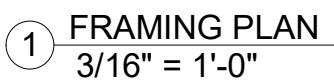


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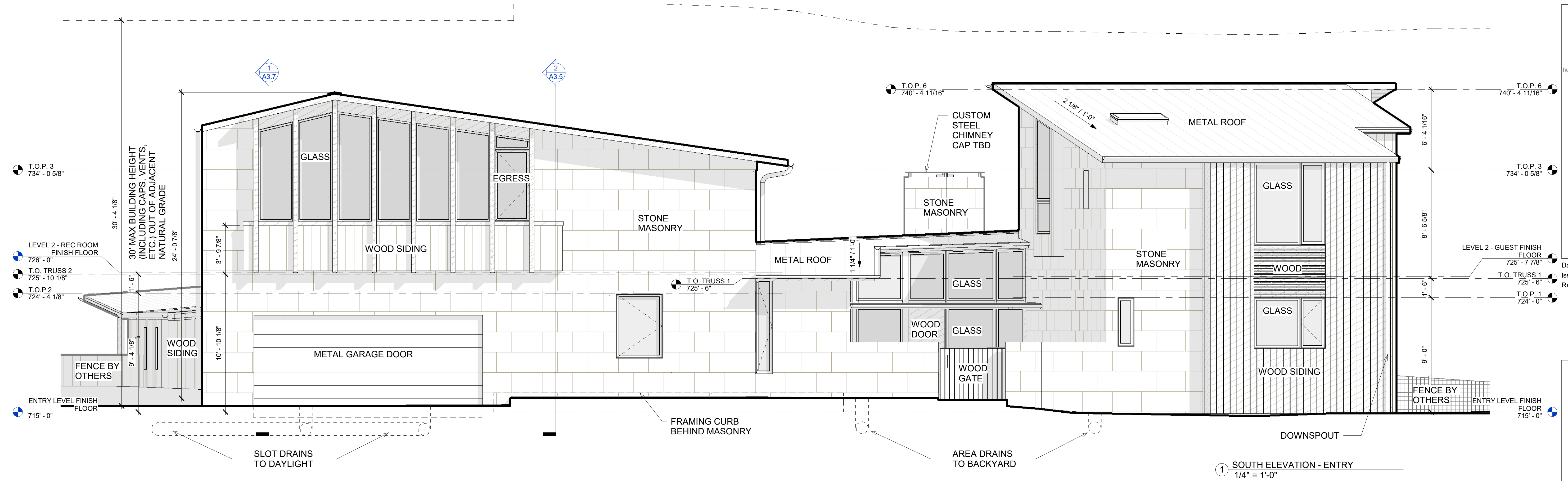
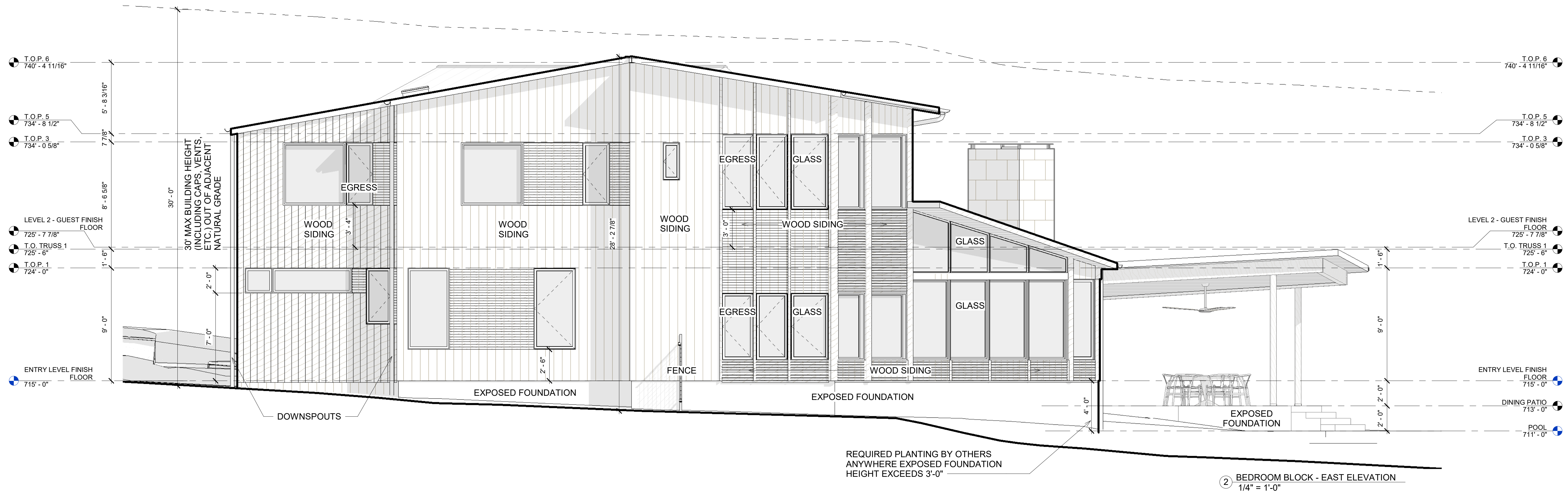
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ELEVATION NOTES

1. GRADE LINES SHOWN ON ELEVATIONS ARE REPRESENTATIONAL ONLY. BUILDER TO VERIFY FINISH GRADE IN FIELD.



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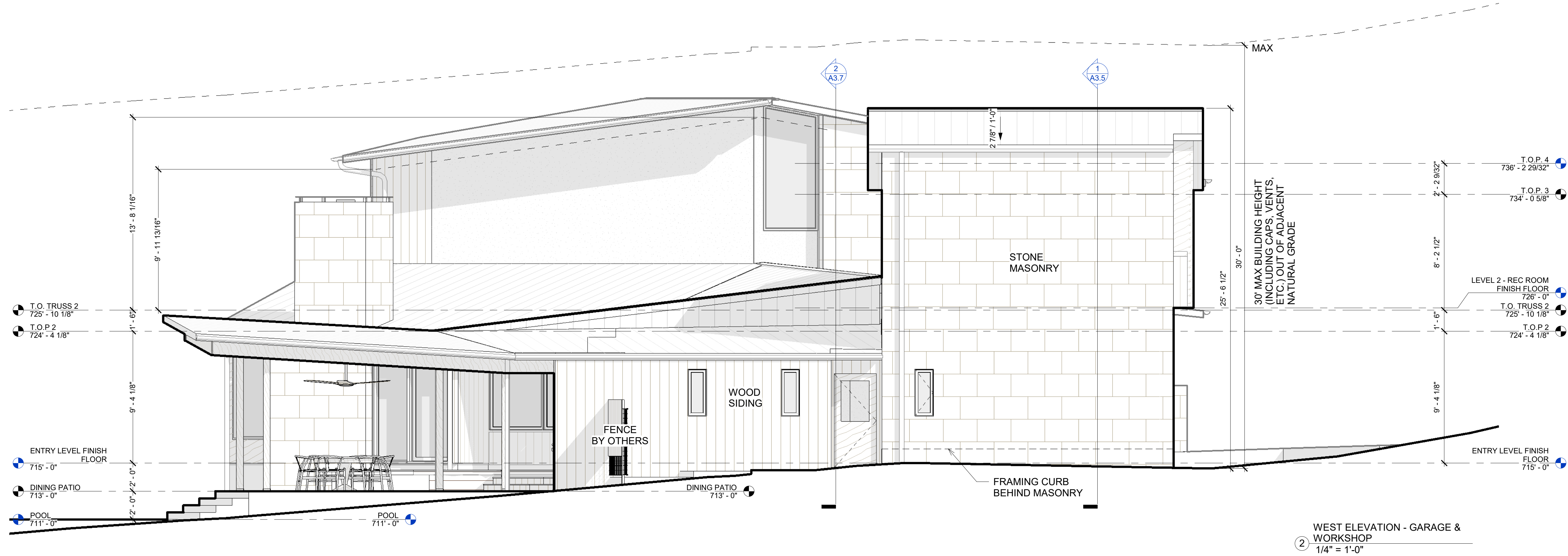
A3.1
EXTERIOR
ELEVATIONS

12 OF 23

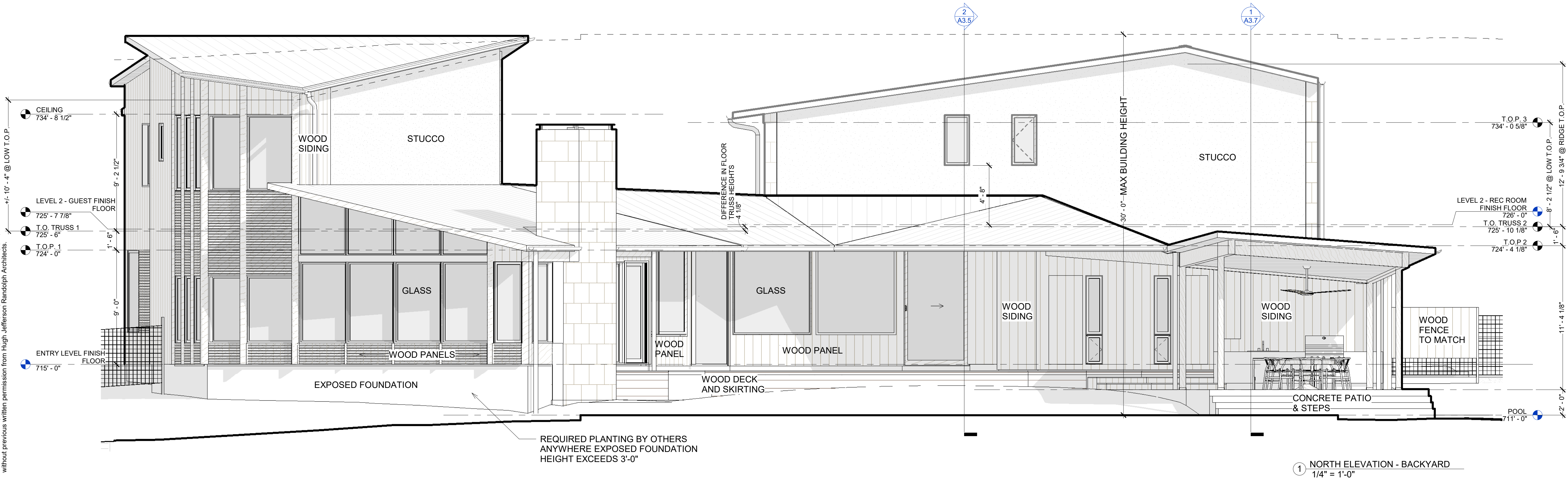


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VESCOVO RESIDENCE
604 ROCKY RIVER ROAD, WEST LAKE HILLS,
TEXAS 78746



WEST ELEVATION - GARAGE & WORKSHOP
1/4" = 1'-0"

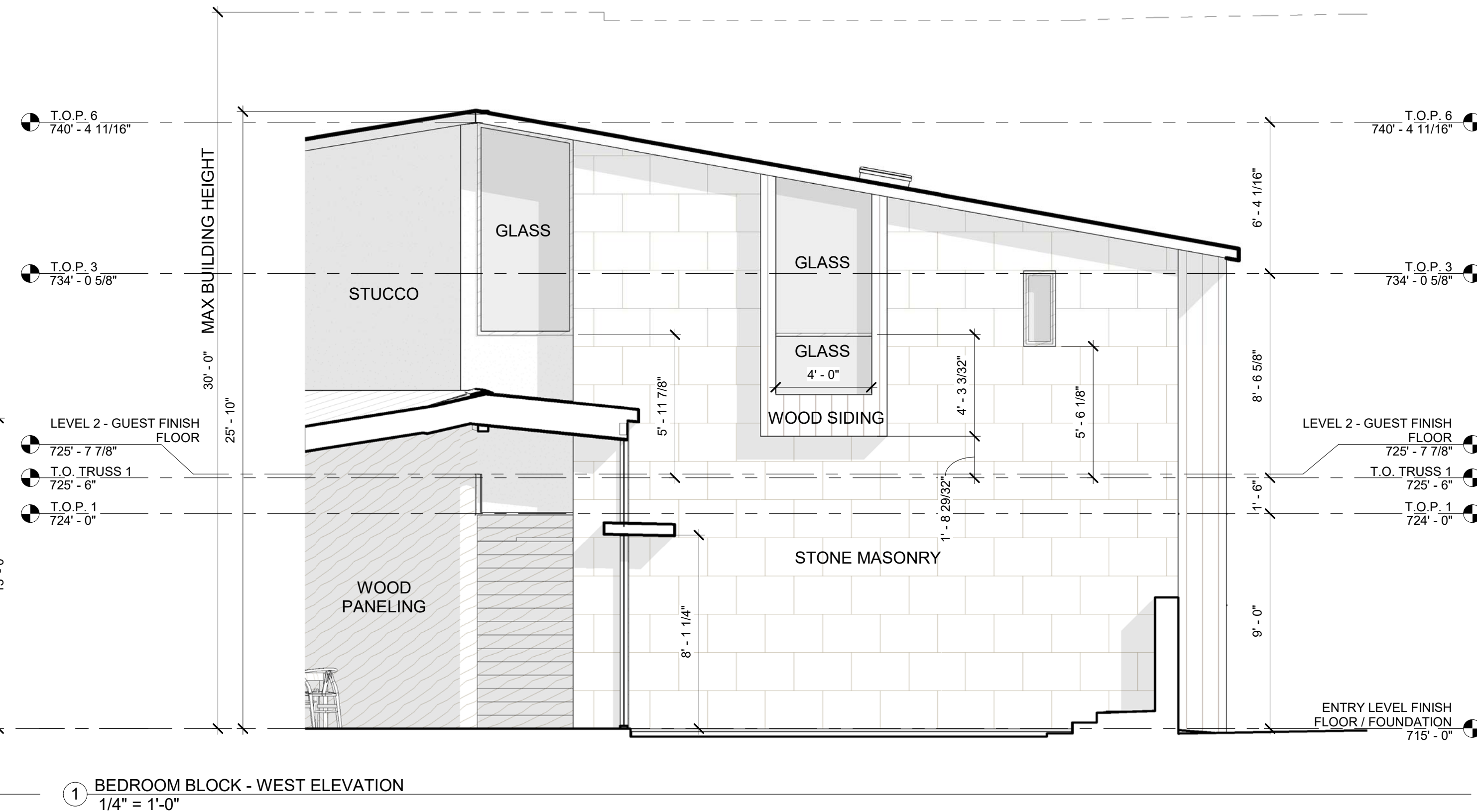
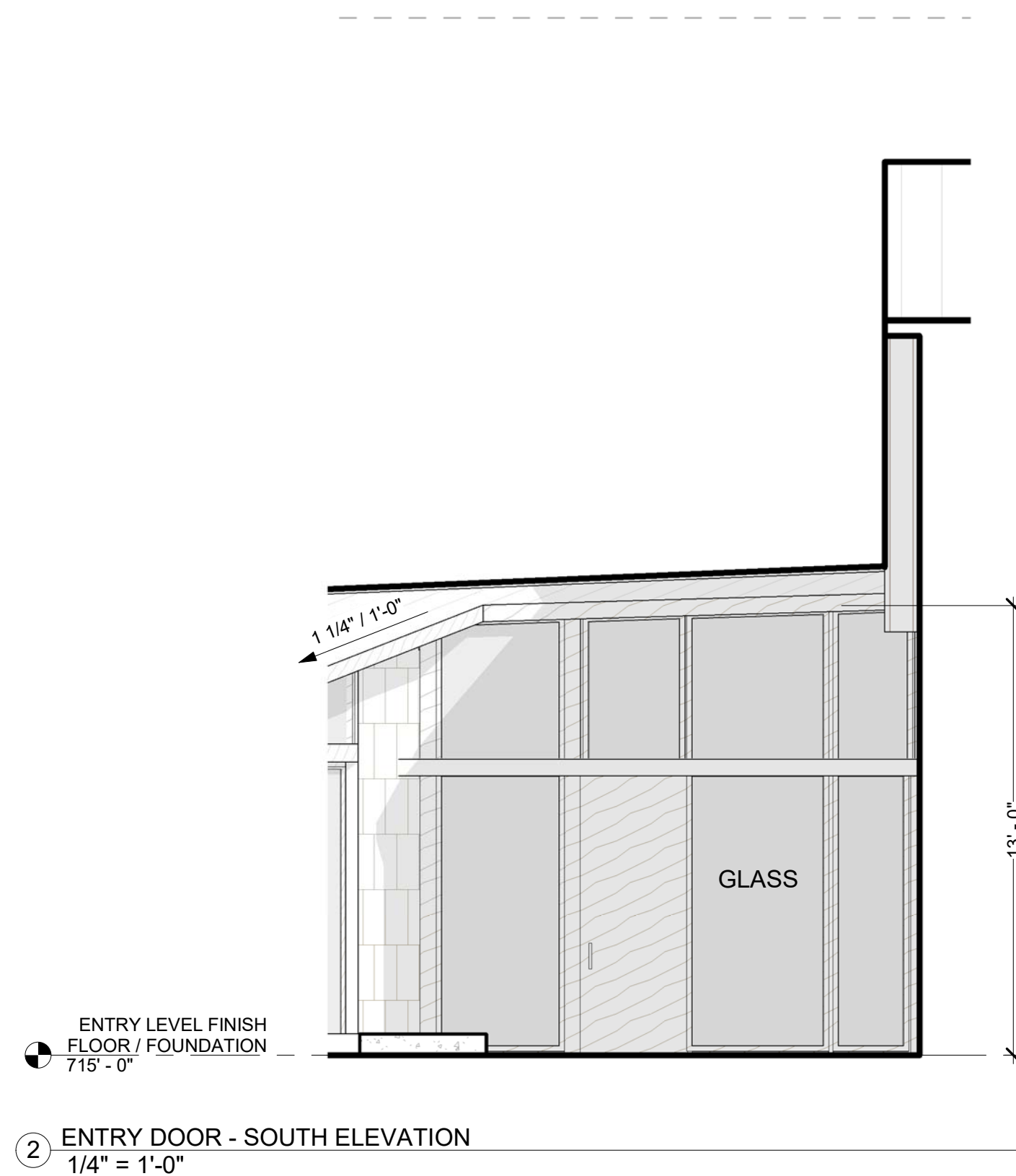
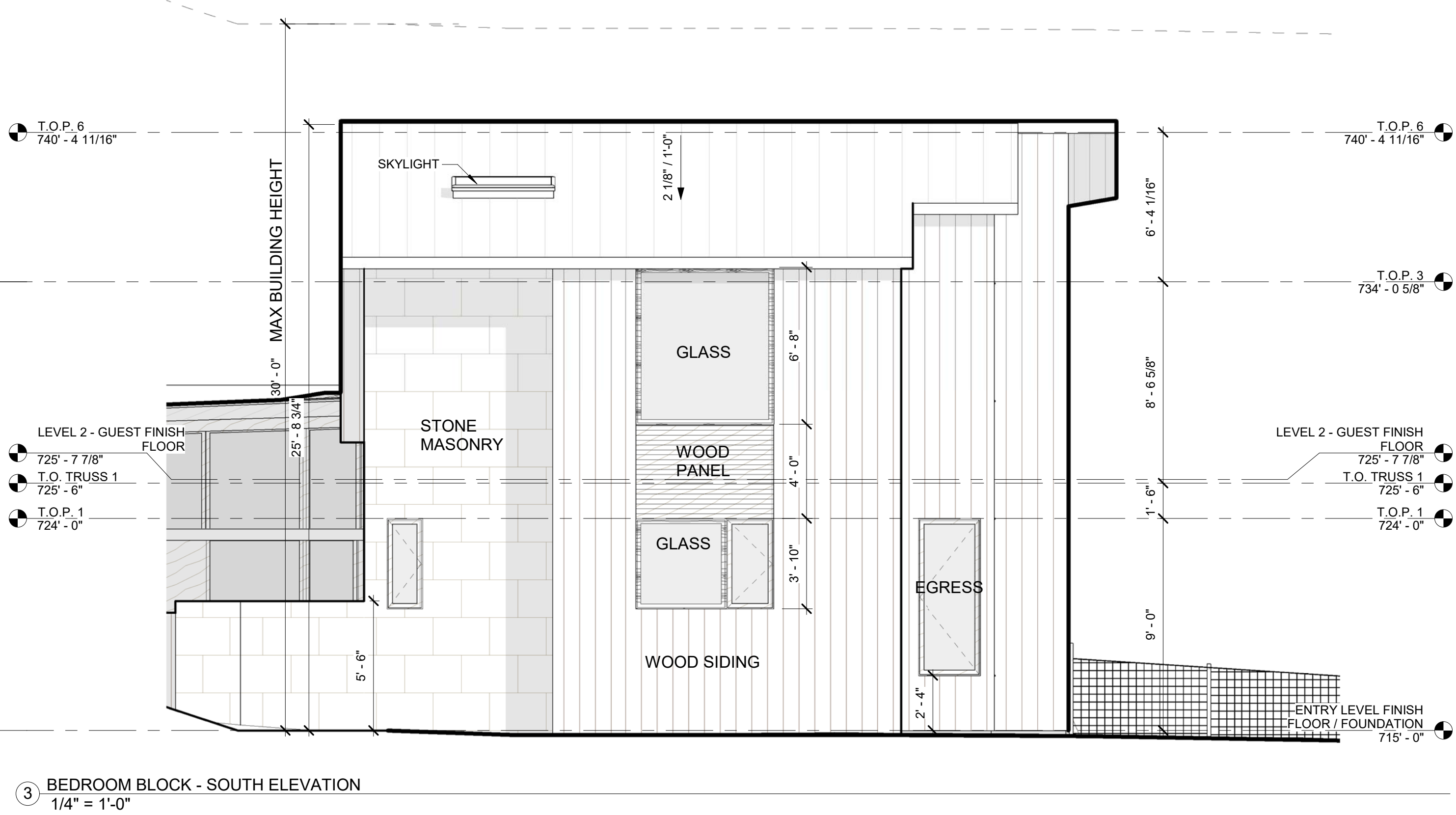
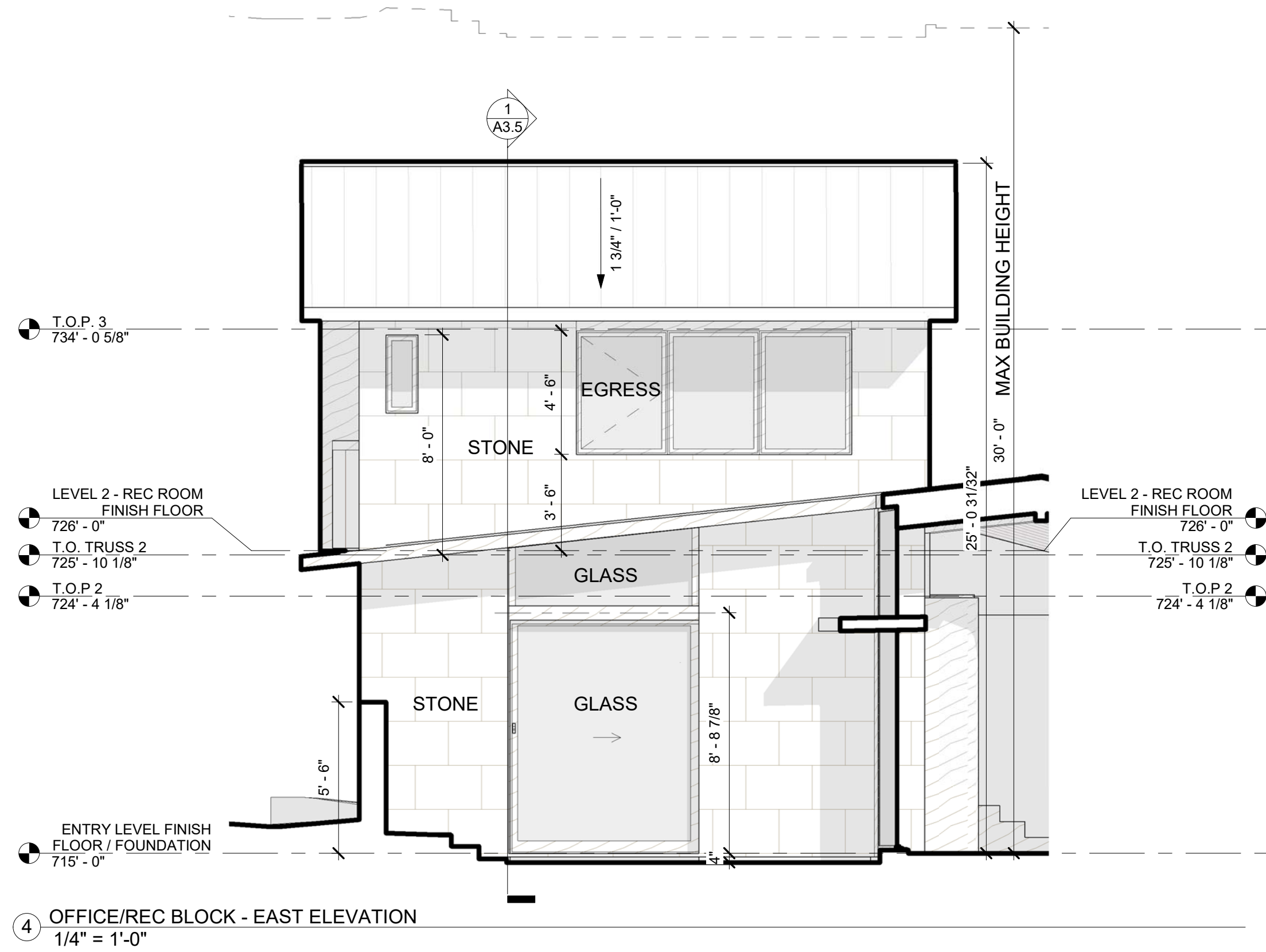


NORTH ELEVATION - BACKYARD
1/4" = 1'-0"

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A3.2
EXTERIOR ELEVATIONS



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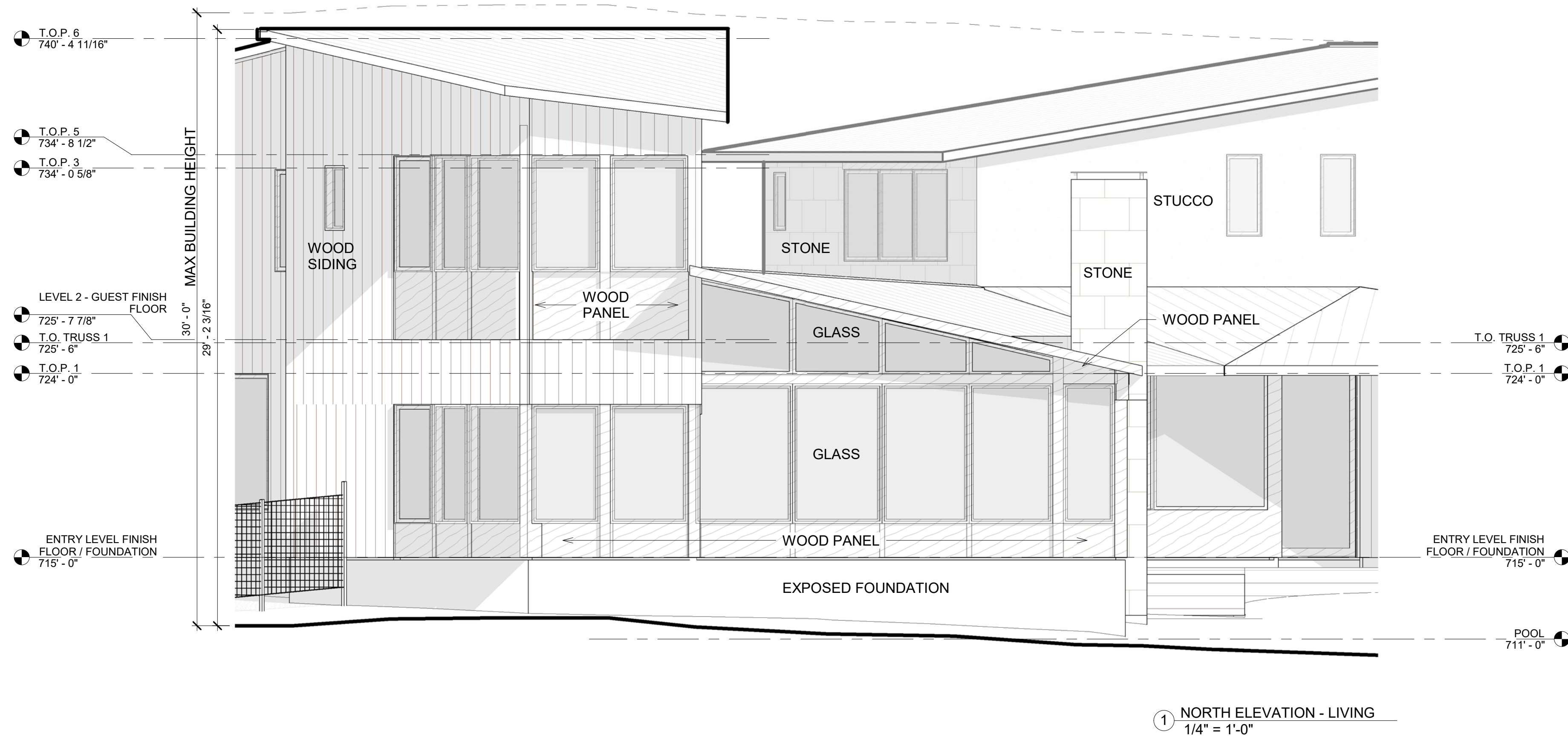
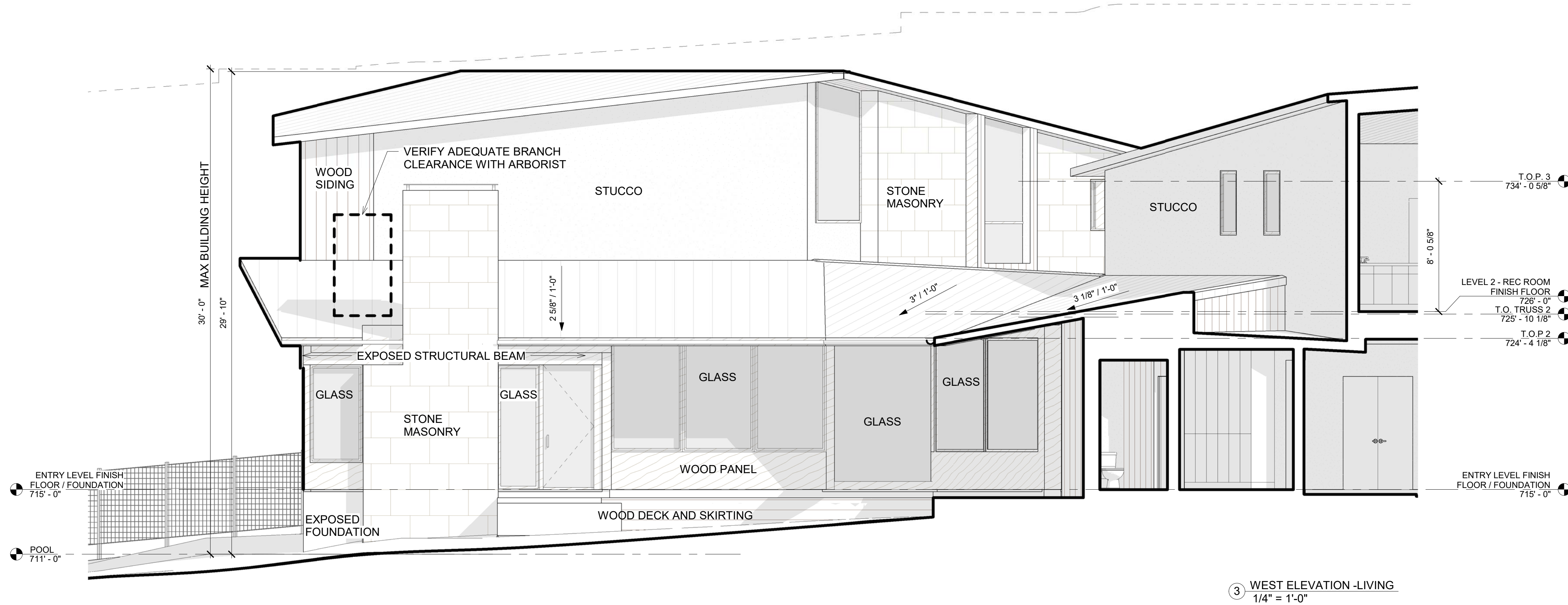
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A3.3

BUILDING
ELEVATIONS



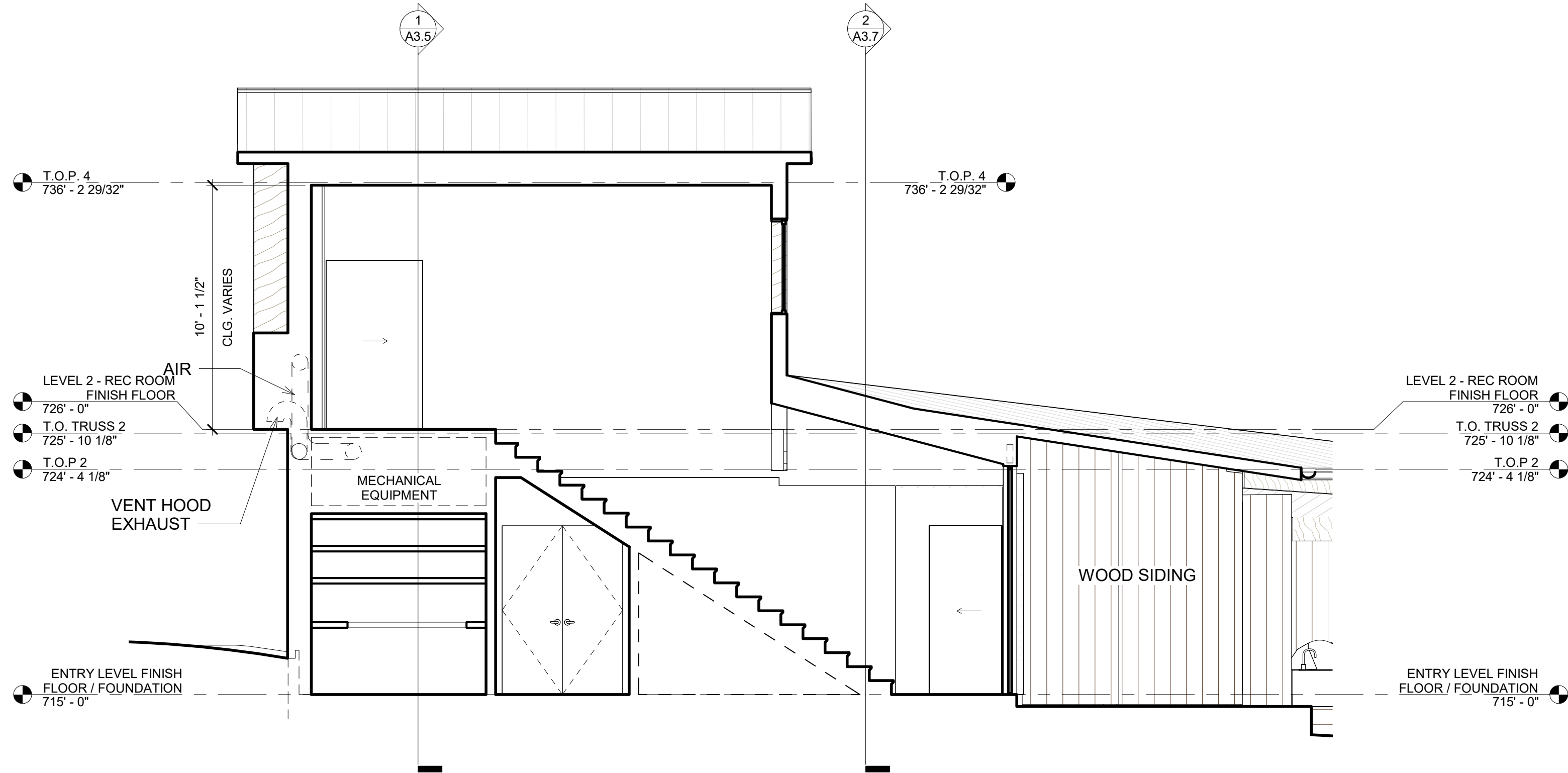
VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

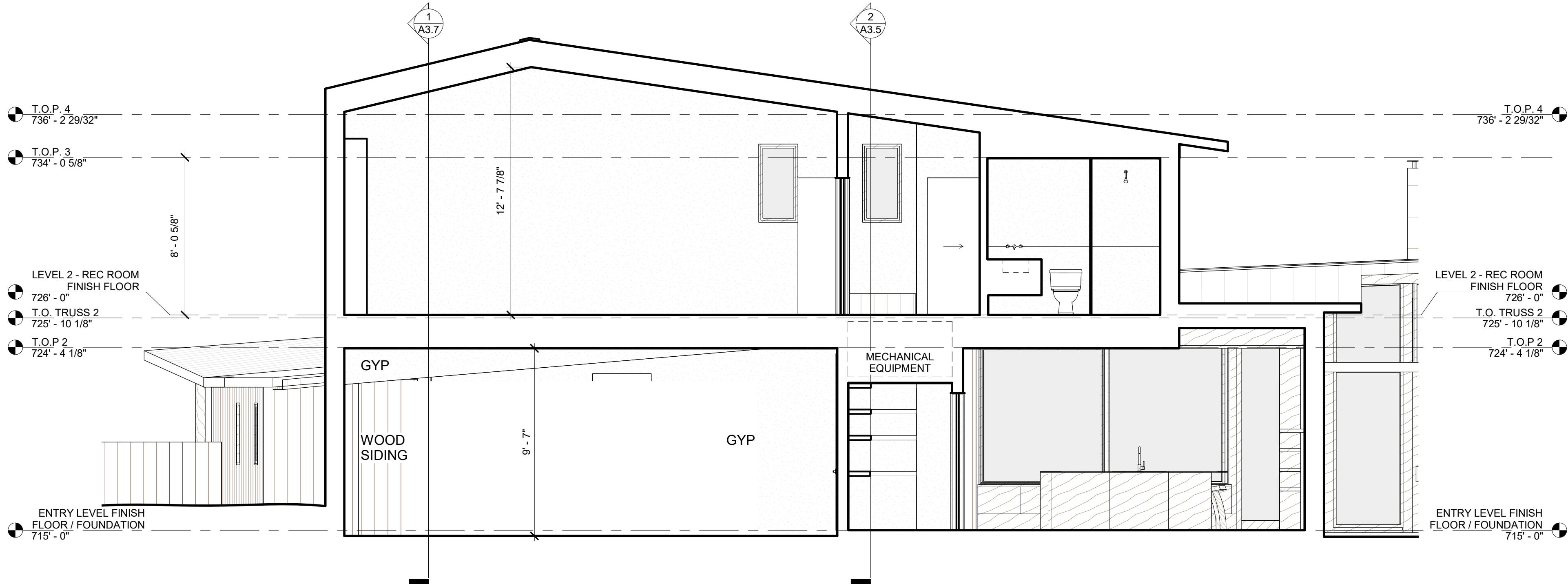
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A3.4
BUILDING
ELEVATIONS



2 SECTION - KITCHEN - WEST
1/4" = 1'-0"

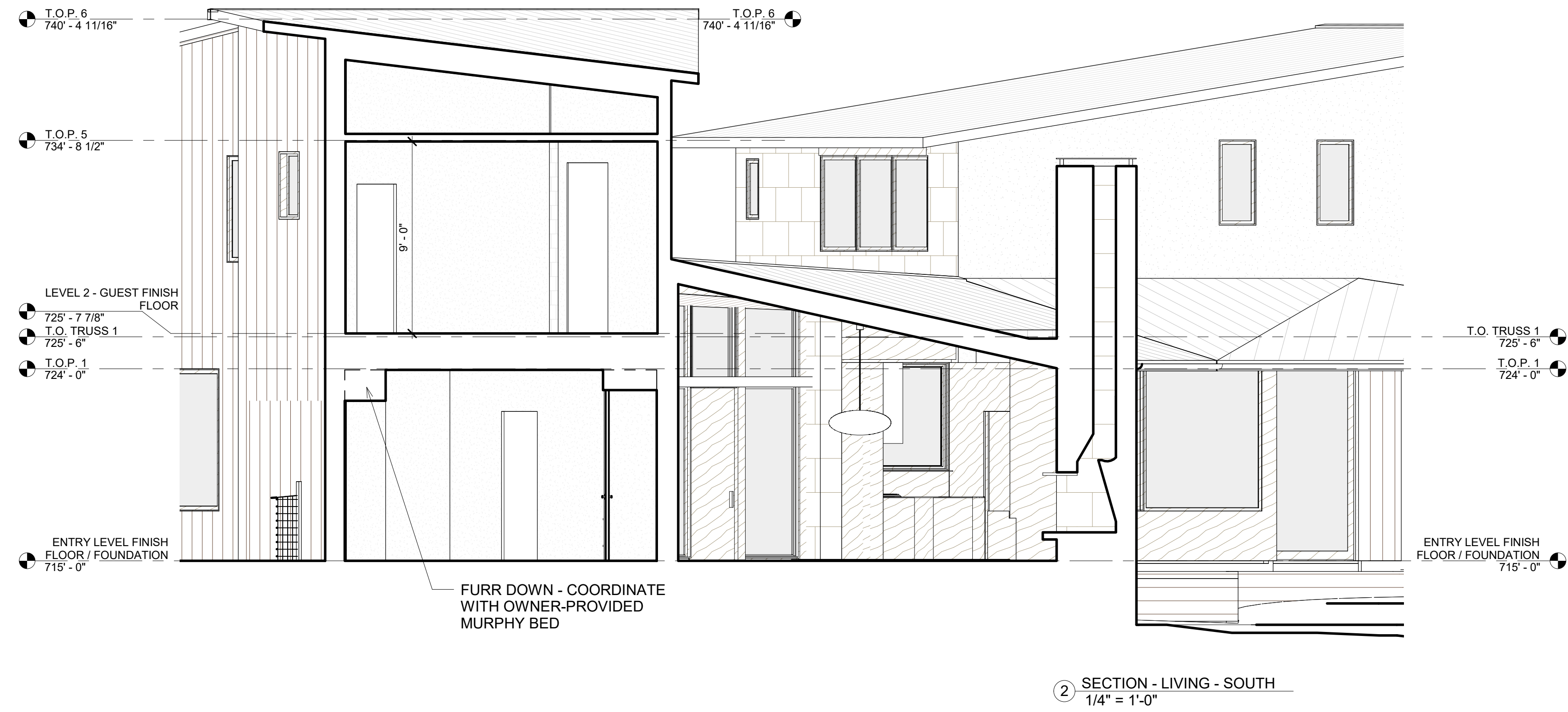


1 SECTION - REC ROOM - NORTH
1/4" = 1'-0"



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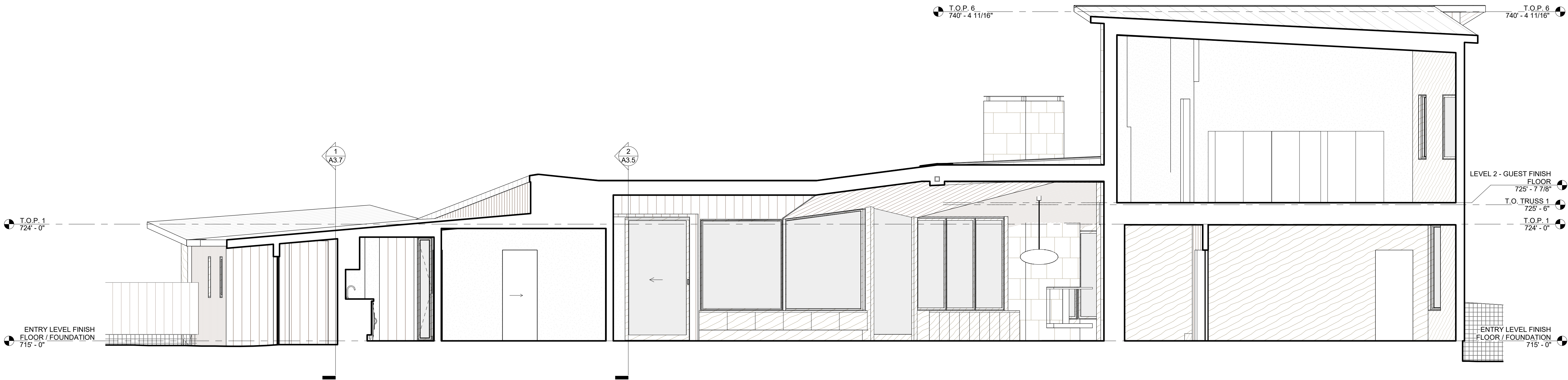
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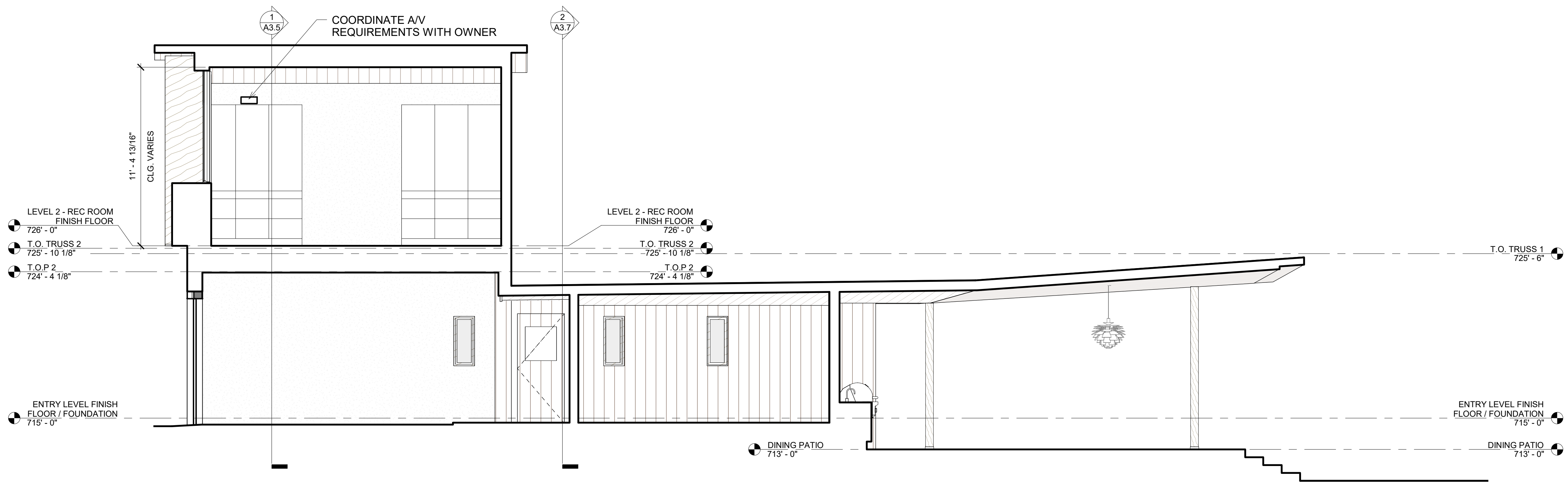
A3.7

BUILDING
SECTIONS

17 OF 22



② SECTION - DROP-OFF - NORTH
1/4" = 1'-0"

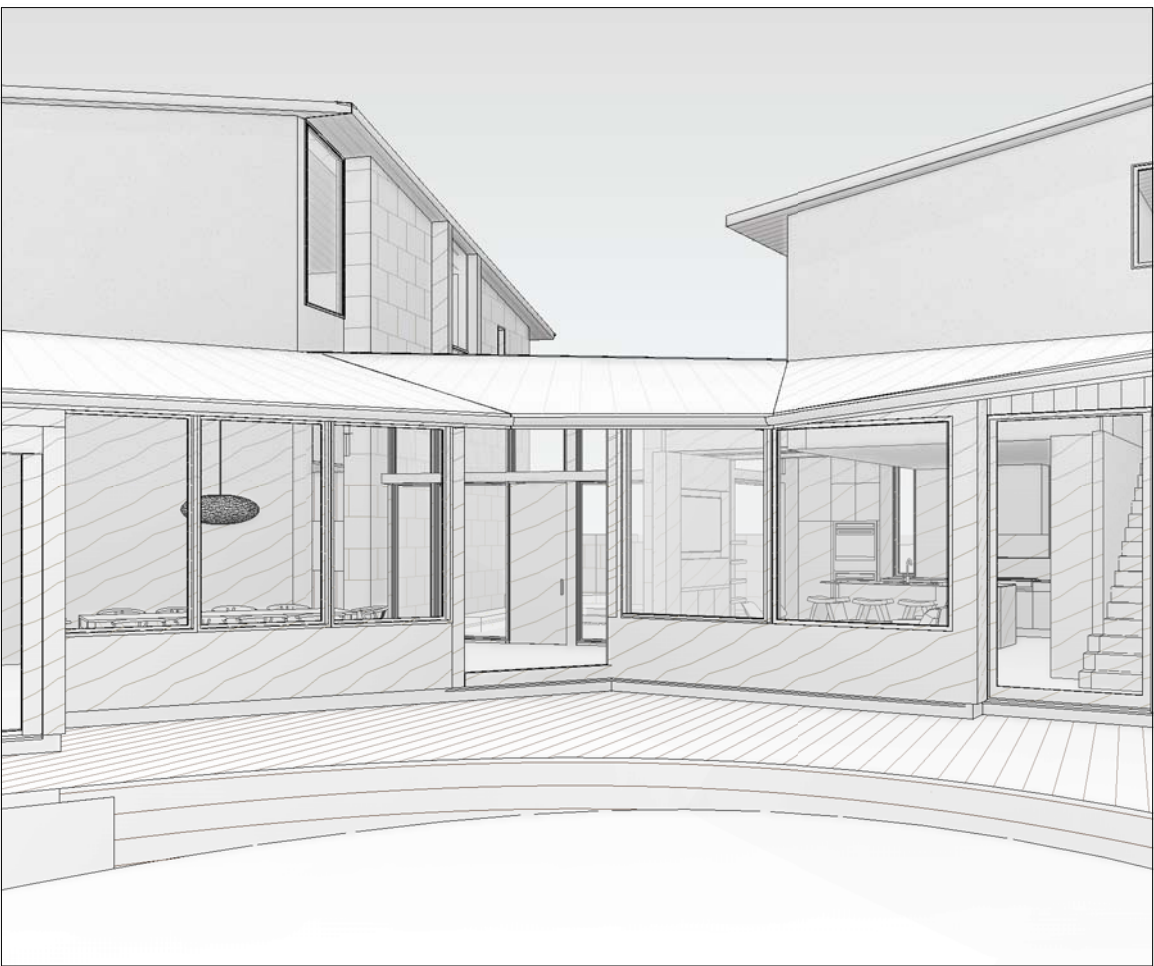


① SECTION - GARAGE - WEST
1/4" = 1'-0"

WINDOW SCHEDULE								
KEY	TYPE	WIDTH	HEIGHT	SILL HT	FINISH	COUNT	MANUFACTURER	COMMENTS
A	CASEMENT	3' - 8"	5' - 0 7/8"	4' - 2 3/4"	WOOD/CLAD	1	Marvin Windows and Doors	
AA	FIXED	4' - 4 15/16"	VARIES	8' - 11 7/16"	WOOD/CLAD	1	Marvin Windows and Doors	
AAA	FIXED	2' - 9"	7' - 7 3/8"	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
B	CASEMENT	1' - 4"	7' - 6"	3' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
BB	FIXED	4' - 3"	6' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
BBB	CASEMENT	2' - 9"	5' - 8"	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
C	FIXED	6' - 11"	VARIES	9' - 0"	WOOD/CLAD	1	CUSTOM	
CC	FIXED	4' - 3"	VARIES	8' - 11 7/16"	WOOD/CLAD	1	Marvin Windows and Doors	
CCC	FIXED	2' - 9"	1' - 2"	9' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
D	FIXED	3' - 8 1/2"	8' - 1 1/4"	0' - 1 1/2"	WOOD/CLAD	1	Marvin Windows and Doors	
DD	FIXED	4' - 1"	6' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
DDD	FIXED	1' - 2"	2' - 10"	5' - 0 1/8"	WOOD/CLAD	1	Marvin Windows and Doors	
E	FIXED	3' - 8 1/2"	VARIES	8' - 5"	WOOD/CLAD	1	Marvin Windows and Doors	
EE	FIXED	4' - 1"	VARIES	8' - 11 7/16"	WOOD/CLAD	1	Marvin Windows and Doors	
EEE	CASEMENT	3' - 4"	4' - 6"	3' - 6"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
F	FIXED	2' - 11 1/4"	VARIES	8' - 5"	WOOD/CLAD	1	Marvin Windows and Doors	
FF	FIXED	2' - 6 5/8"	6' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
FFF	FIXED	3' - 4"	4' - 6"	3' - 6"	WOOD/CLAD	2	Marvin Windows and Doors	
G	FIXED	4' - 1 1/4"	8' - 1 1/4"	0' - 1 1/2"	WOOD/CLAD	1	Marvin Windows and Doors	
GG	FIXED	3' - 3 3/16"	6' - 0 9/16"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
GGG	FIXED	4' - 0"	VARIES	5' - 10"	WOOD/CLAD	1	Marvin Windows and Doors	
H	FIXED	4' - 1 1/4"	VARIES	8' - 5"	WOOD/CLAD	1	Marvin Windows and Doors	
HH	FIXED	2' - 7 21/32"	7' - 8 9/16"	0' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
HHH	FIXED	4' - 0"	2' - 5 3/8"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
I	FIXED	2' - 2 1/4"	8' - 1 1/4"	0' - 1 1/2"	WOOD/CLAD	1	Marvin Windows and Doors	
II	FIXED	4' - 5 9/32"	7' - 2"	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
III	FIXED	4' - 0"	VARIES	5' - 10 7/8"	WOOD/CLAD	1	Marvin Windows and Doors	
J	FIXED	2' - 2 1/4"	VARIES	8' - 5"	WOOD/CLAD	1	Marvin Windows and Doors	
JJ	FIXED	4' - 5 9/32"	7' - 2"	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
JJJ	FIXED	1' - 4"	3' - 2"	5' - 0 1/8"	WOOD/CLAD	1	Marvin Windows and Doors	
K	FIXED	1' - 6"	3' - 10"	5' - 2"	WOOD/CLAD	1	Marvin Windows and Doors	
KK	FIXED	4' - 5 9/32"	7' - 2"	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
KKK	FIXED	1' - 4"	3' - 2"	5' - 0 1/8"	WOOD/CLAD	1	Marvin Windows and Doors	
L	FIXED	3' - 10"	3' - 10"	5' - 2"	WOOD/CLAD	1	Marvin Windows and Doors	
LL	FIXED	5' - 10 3/4"	VARIES	0' - 6"	WOOD/CLAD	1	Marvin Windows and Doors	
LLL	FIXED	5' - 10"	6' - 8"	2' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
M	FIXED	2' - 0"	3' - 10"	5' - 2"	WOOD/CLAD	1	Marvin Windows and Doors	
MM	FIXED	4' - 0"	VARIES	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
MMM	FIXED	5' - 0"	5' - 0"	3' - 4"	WOOD/CLAD	1	CUSTOM	
N	FIXED	2' - 1 3/4"	1' - 11 3/8"	7' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
NN	FIXED	4' - 0"	VARIES	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
NNN	CASEMENT	2' - 2"	5' - 0"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
O	FIXED	6' - 5 1/4"	1' - 11 3/8"	7' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
OO	FIXED	1' - 2"	8' - 0"	0' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
OOO	FIXED	5' - 0"	5' - 0"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
P	FIXED	2' - 0"	4' - 6"	4' - 5 5/8"	WOOD/CLAD	1	Marvin Windows and Doors	
PP	FIXED	1' - 2"	8' - 0"	0' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
PPP	CASEMENT	2' - 2"	5' - 0"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
Q	CASEMENT	2' - 8"	6' - 8"	2' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
QQ	FIXED	1' - 4"	3' - 2"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
QQQ	FIXED	1' - 4"	3' - 2"	5' - 0 1/8"	WOOD/CLAD	1	Marvin Windows and Doors	
R	FIXED	3' - 7"	6' - 8"	2' - 4"	WOOD/CLAD	2	Marvin Windows and Doors	
RR	FIXED	1' - 4"	3' - 2"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
RRR	CASEMENT	2' - 6"	5' - 8"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
S	CASEMENT	2' - 6"	5' - 10"	1' - 7 29/32"	WOOD/CLAD	1	Marvin Windows and Doors	EGRESS
SS	FIXED	1' - 4"	3' - 2"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
SSS	FIXED	2' - 2"	5' - 8"	3' - 4"	WOOD/CLAD	1	Marvin Windows and Doors	
T	FIXED	2' - 2"	5' - 10"	1' - 7 29/32"	WOOD/CLAD	1	Marvin Windows and Doors	
TT	FIXED	2' - 0"	4' - 0"	4' - 8 3/4"	WOOD/CLAD	1	Marvin Windows and Doors	
TTT	FIXED	3' - 4 1/2"	5' - 8"	2' - 11 7/8"	WOOD/CLAD	1	Marvin Windows and Doors	
U	FIXED	3' - 4 1/2"	5' - 10"	1' - 7 29/32"	WOOD/CLAD	1	Marvin Windows and Doors	
UU	FIXED	2' - 0"	4' - 0"	4' - 8 3/4"	WOOD/CLAD	1	Marvin Windows and Doors	
UUU	FIXED	3' - 4 3/16"	5' - 8"	2' - 11 7/8"	WOOD/CLAD	1	Marvin Windows and Doors	
V	FIXED	3' - 4 3/16"	5' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
VV	FIXED	2' - 9"	VARIES	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
VVV	FIXED	3' - 9 11/32"	5' - 8"	2' - 11 7/8"	WOOD/CLAD	1	Marvin Windows and Doors	
W	FIXED	3' - 9 11/32"	VARIES	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
WW	FIXED	2' - 9"	8' - 6 5/8"	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
WWW	SKYLIGHT	1' - 8"	3' - 10"		WOOD/CLAD	1	Marvin Windows and Doors	
X	FIXED	4' - 8 5/8"	6' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
XX	FIXED	2' - 9"	VARIES	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
Y	FIXED	4' - 8 5/8"	VARIES	8' - 11 7/16"	WOOD/CLAD	1	Marvin Windows and Doors	
YY	FIXED	2' - 9"	VARIES	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	
Z	FIXED	4' - 4 15/16"	6' - 10"	1' - 8"	WOOD/CLAD	1	Marvin Windows and Doors	
ZZ	FIXED	2' - 9"	VARIES	4' - 0"	WOOD/CLAD	1	Marvin Windows and Doors	

WINDOW NOTES

- ALL WINDOWS TO HAVE: U-FACTOR OF 0.29 OR BETTER; SHGC TO BE 0.19 OR BETTER (PER IECC 303.1.3)
- FIELD GLAZED DIMENSIONS REPRESENT EXPOSED GLASS - REFERENCE A5 SHEETS' DETAILS FOR TRACK DEPTHS AND VERIFY IN FIELD PRIOR TO ORDERING
- USE SAFETY GLASS IN ALL OPERABLE WINDOWS, ALL WINDOWS LARGER THAN 3 SF IN AREA, ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" AFF, AND ALL WINDOWS ADJACENT TO DOORS
- GLASS ORDERED FOR FIELD GLAZING MUST MATCH MANUFACTURER'S GLASS, IF SPECIFICATION CAN'T BE MATCHED ARCHITECT TO APPROVE ALTERNATIVE



FOR REFERENCE ONLY - WINDOW MM

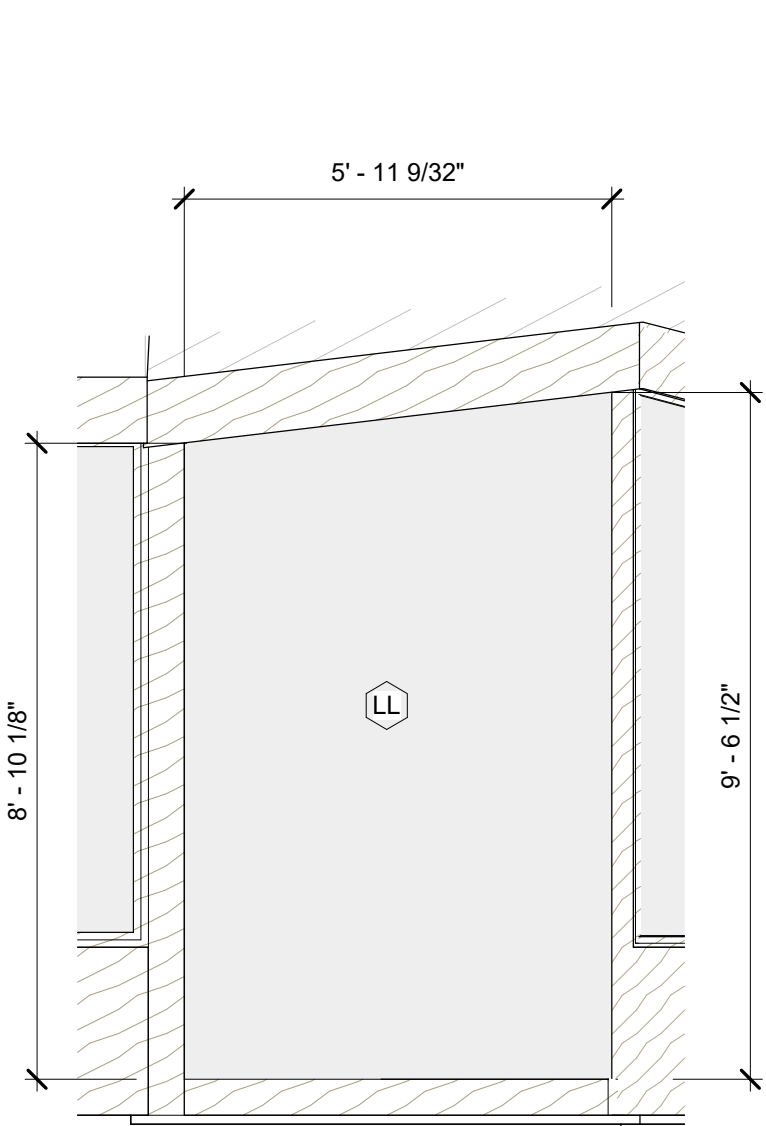


FOR REFERENCE ONLY - WINDOW C

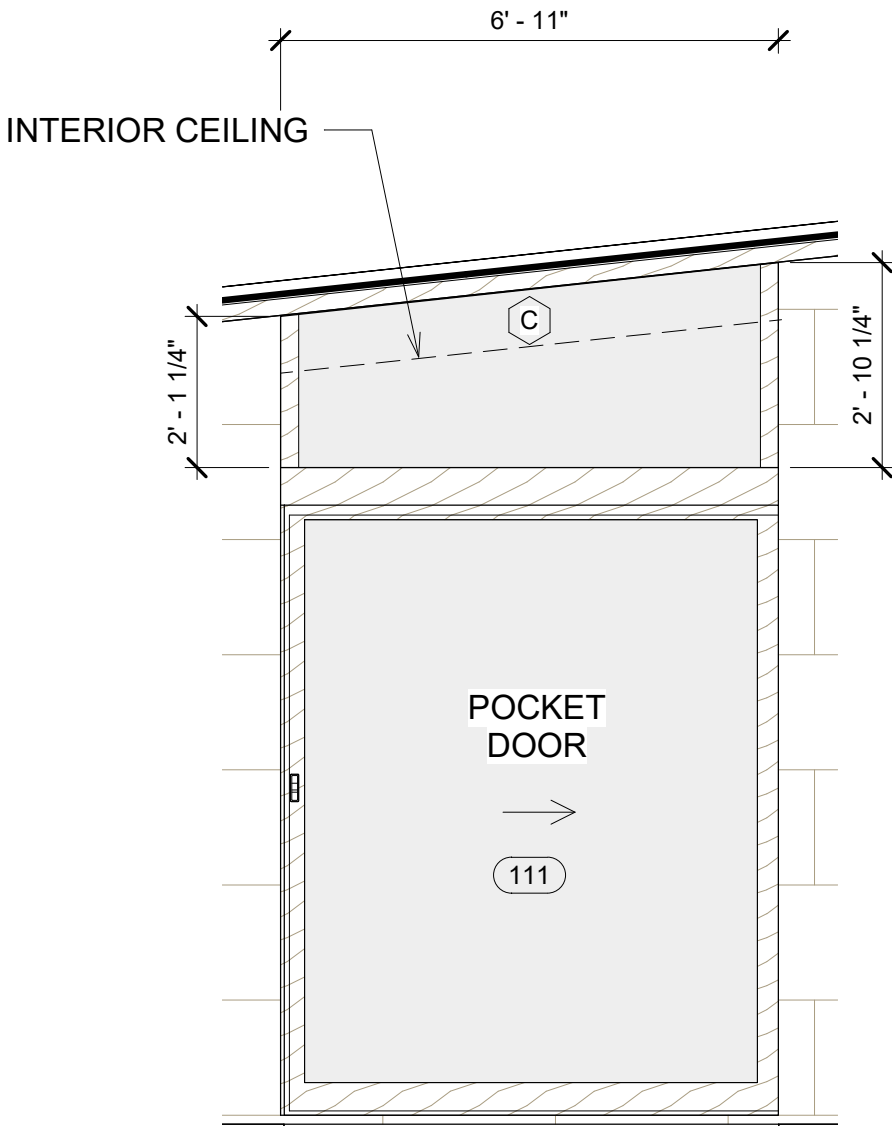
DOOR SCHEDULE						
KEY	TYPE	WIDTH	HEIGHT	THICKNESS	FINISH	COMMENTS
100	OVERHEAD CARRIAGE	18' - 0"	8' - 6"	TBD	PRE-FINISHED METAL	
101	DOUBLE FLUSH	5' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
102	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD/GLASS	
103	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	
104	SINGLE FLUSH	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD	
105	SINGLE FLUSH	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD	
106	POCKET	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
107	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
108	SINGLE FLUSH	3' - 0"	6' - 8"	0' - 1 3/4"	WOOD, PAINTED	
109	POCKET GLASS PANEL	12' - 1"	9' - 6"	0' - 2 1/4"	WOOD/GLASS	
110	POCKET	3' - 0"	7' - 0"	0' - 1 1/2"	WOOD, STAINED	
111	POCKET GLASS PANEL	14' - 1"	8' - 6"	0' - 2 1/4"	WOOD/GLASS	
112	SINGLE FLUSH	3' - 1 7/32"	8' - 1 1/4"	0' - 2 1/4"	WOOD, STAINED	
113	SINGLE FLUSH GLASS PANEL	3' - 1"	7' - 6"	0' - 0 1/2"	WOOD/GLASS	
114	POCKET	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
115	DOUBLE FLUSH	4' - 0"	8' - 0"	0' - 1 3/4"	WOOD, PAINTED	
116	SINGLE FLUSH	2' - 4"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
117	SINGLE FLUSH	2' - 10"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
118	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
119	SINGLE FLUSH	2' - 4"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
120	POCKET	3' - 6"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
121	POCKET	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
122	GLASS SHOWER DOOR	2' - 6"	9' - 0"	0' - 0 1/2"	GLASS	
123	SINGLE FLUSH	2' - 4"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
201	POCKET	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
202	SINGLE FLUSH	2' - 6"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
203	GLASS SHOWER DOOR	2' - 2"	8' - 0"	0' - 0 1/2"	GLASS	
204	POCKET	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD, STAINED	
205	SINGLE FLUSH	2' - 8"	6' - 0"	0' - 1 3/4"	WOOD, PAINTED	
206	DOUBLE FLUSH	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
207	SINGLE FLUSH	2' - 8"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
208	SINGLE FLUSH	2' - 6"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
209	DOUBLE FLUSH	4' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
210	SINGLE FLUSH	2' - 6"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	

DOOR NOTES

- USE SAFETY GLASS IN ALL OPERABLE WINDOWS, ALL WINDOWS LARGER THAN 3 SF IN AREA, ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" AFF, AND ALL WINDOWS ADJACENT TO DOORS.



WINDOW LL



WINDOW C



Drawn by BL
Checked by BL

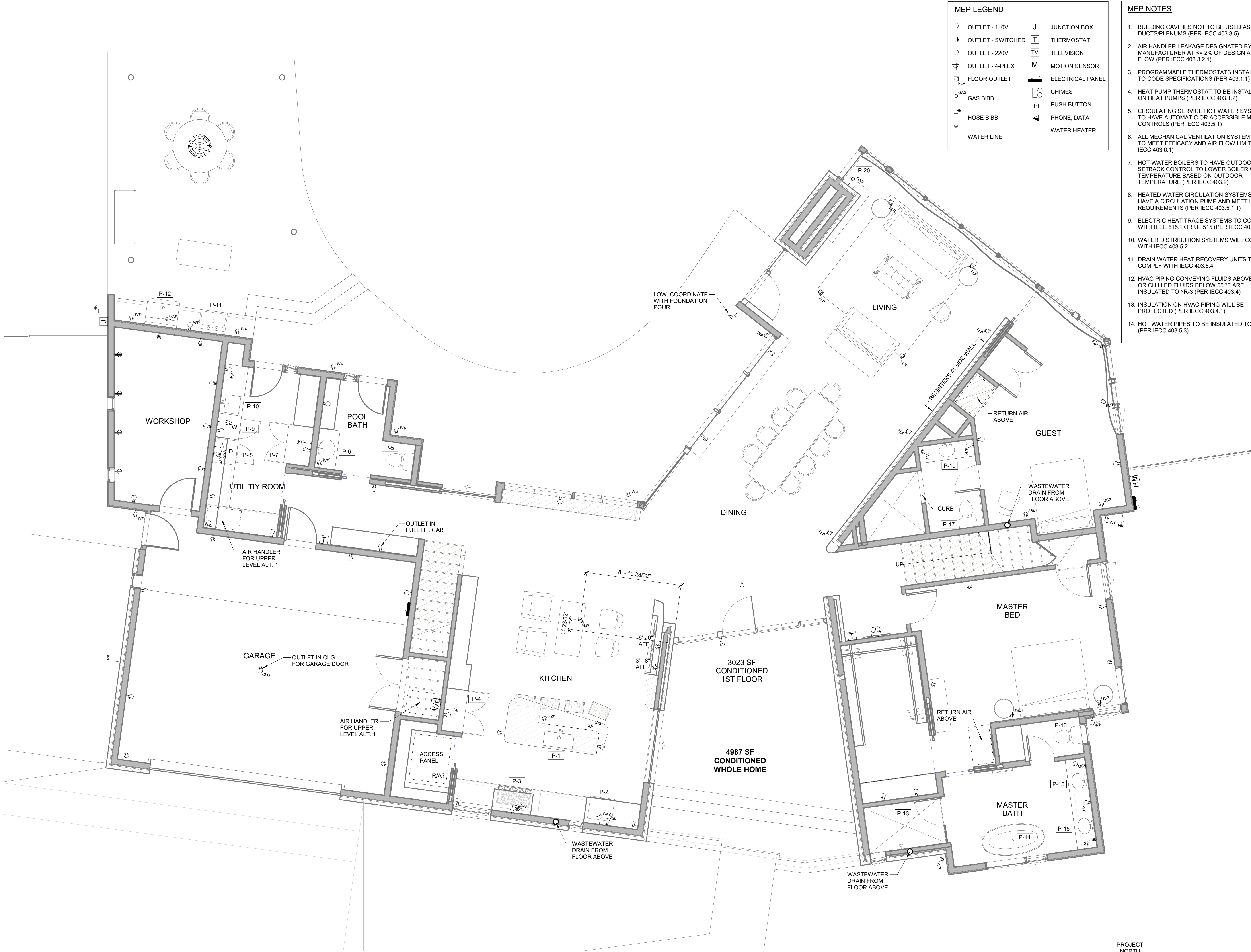
03.30.2021

VESCOVO RESIDENCE
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

A6.0
WINDOW & DOOR
SCHEDULES



MEP LEGEND			
	OUTLET - 110V		JUNCTION BOX
	OUTLET - SWITCHED		THERMOSTAT
	OUTLET - 220V		TELEVISION
	OUTLET - 4-PLEX		MOTION SENSOR
	FLOOR OUTLET		ELECTRICAL PANEL
	GAS BIBB		CHIMES
	HOSE BIBB		PUSH BUTTON
	WATER LINE		PHONE, DATA
			WATER HEATER

- MEP NOTES
- BUILDING CAVITIES NOT TO BE USED AS DUCTS/PLENUMS (PER IECC 403.3.5)
 - AIR HANDLER LEAKAGE DESIGNATED BY MANUFACTURER AT $\leq 2\%$ OF DESIGN AIR FLOW (PER IECC 403.3.2.1)
 - PROGRAMMABLE THERMOSTATS INSTALLED TO CODE SPECIFICATIONS (PER 403.1.1)
 - HEAT PUMP THERMOSTAT TO BE INSTALLED ON HEAT PUMPS (PER IECC 403.1.2)
 - CIRCULATING SERVICE HOT WATER SYSTEMS TO HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS (PER IECC 403.5.1)
 - ALL MECHANICAL VENTILATION SYSTEM FANS TO MEET EFFICACY AND AIR FLOW LIMITS (PER IECC 403.6.1)
 - HOT WATER BOILERS TO HAVE OUTDOOR SETBACK CONTROL TO LOWER BOILER WATER TEMPERATURE BASED ON OUTDOOR TEMPERATURE (PER IECC 403.2)
 - HEATED WATER CIRCULATION SYSTEMS TO HAVE A CIRCULATION PUMP AND MEET IECC REQUIREMENTS (PER IECC 403.5.1.1)
 - ELECTRIC HEAT TRACE SYSTEMS TO COMPLY WITH IEEE 515.1 OR UL 515 (PER IECC 403.5.1.2)
 - WATER DISTRIBUTION SYSTEMS WILL COMPLY WITH IECC 403.5.2
 - DRAIN WATER HEAT RECOVERY UNITS TO COMPLY WITH IECC 403.5.4
 - HVAC PIPING CONVEYING FLUIDS ABOVE 105 °F OR CHILLED FLUIDS BELOW 55 °F ARE INSULATED TO $\geq R-3$ (PER IECC 403.4)
 - INSULATION ON HVAC PIPING WILL BE PROTECTED (PER IECC 403.4.1)
 - HOT WATER PIPES TO BE INSULATED TO $\geq R-3$ (PER IECC 403.5.3)



VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

MEP1

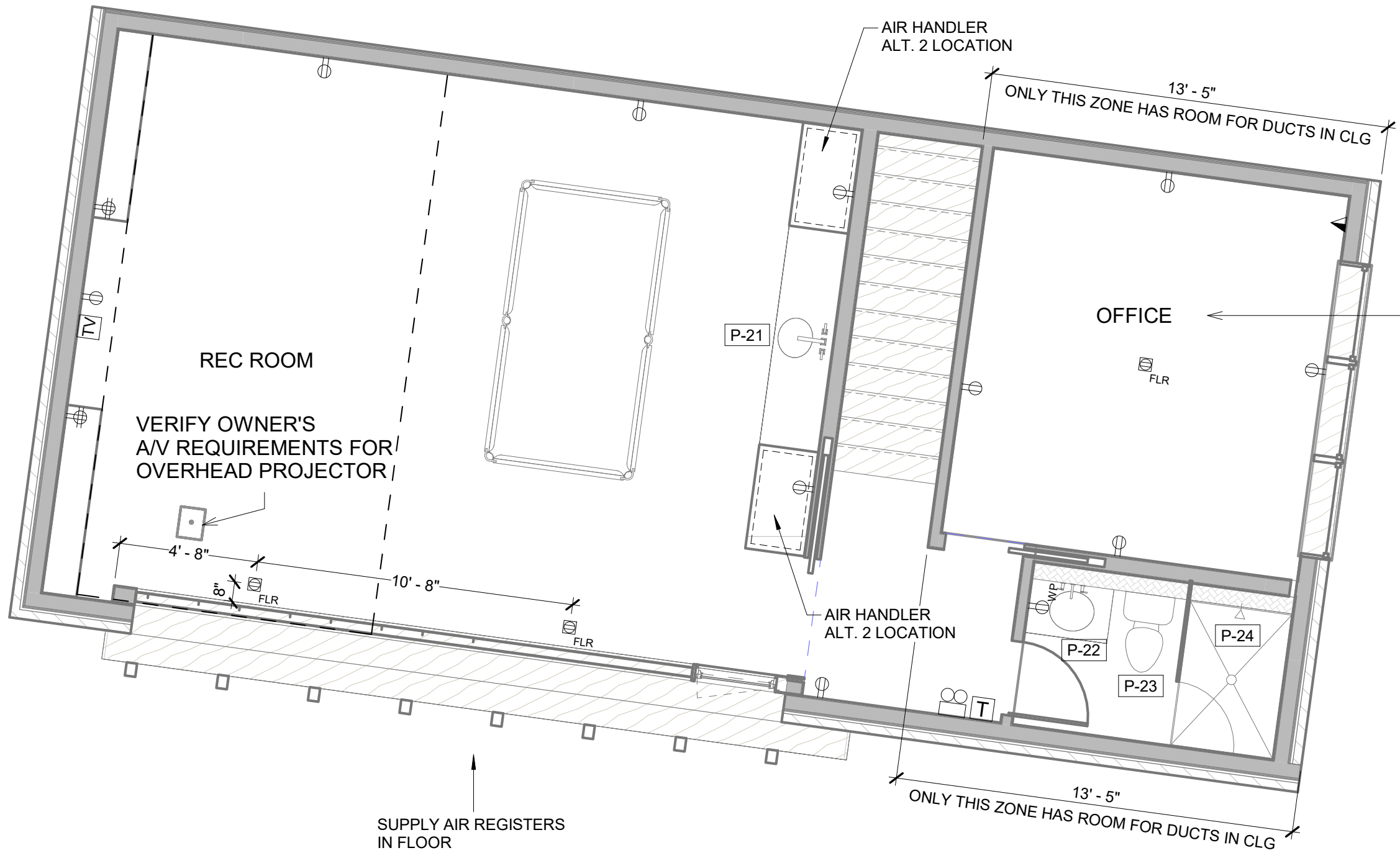
ENTRY LEVEL MEP PLAN

PLUMBING FIXTURE SCHEDULE			
KEY	LOCATION	FIXTURES	COMMENTS
P-1	KITCHEN	SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH	
P-2	KITCHEN	OVEN	
P-3	KITCHEN	RANGE	
P-4	KITCHEN	REFRIGERATOR	
P-5	POOL BATH	TOILET	
P-6	POOL BATH	BASIN, FAUCET, DRAIN	
P-7	UTILITY ROOM	FREEZER	
P-8	UTILITY ROOM	DRYER	
P-9	UTILITY ROOM	WASHING MACHINE	
P-10	UTILITY ROOM	BASIN, FAUCET, DRAIN	
P-11	DINING PATIO	SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH	
P-12	DINING PATIO	GRILL	
P-13	MASTER BATH	SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN	
P-14	MASTER BATH	TUB, TUB FILLER, SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, TRIM, DRAIN	
P-15	MASTER BATH	BASIN, FAUCET, DRAIN	
P-15	MASTER BATH	BASIN, FAUCET, DRAIN	
P-16	MASTER BATH	TOILET	
P-17	GUEST BATH	TOILET	
P-18	GUEST BATH	SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN	
P-19	GUEST BATH	BASIN, FAUCET, DRAIN	
P-20	LIVING	GAS FIREPLACE	
P-21	REC ROOM	SINK, FAUCET, DRAIN, DISPOSAL, PNEUMATIC SWITCH	
P-22	REC BATH	BASIN, FAUCET, DRAIN	
P-23	REC BATH	TOILET	
P-24	REC BATH	SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN	
P-25	BATH 4	BASIN, FAUCET, DRAIN	
P-26	BATH 4	TOILET	
P-27	BATH 4	SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN	
P-28	BATH 3	BASIN, FAUCET, DRAIN	
P-29	BATH 3	TOILET	
P-30	BATH 3	SHOWER HEAD, ARM, TRIM, VALVE(S), DIVERTER, DIVERTER TRIM, DRAIN	

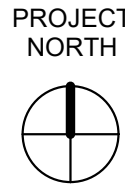
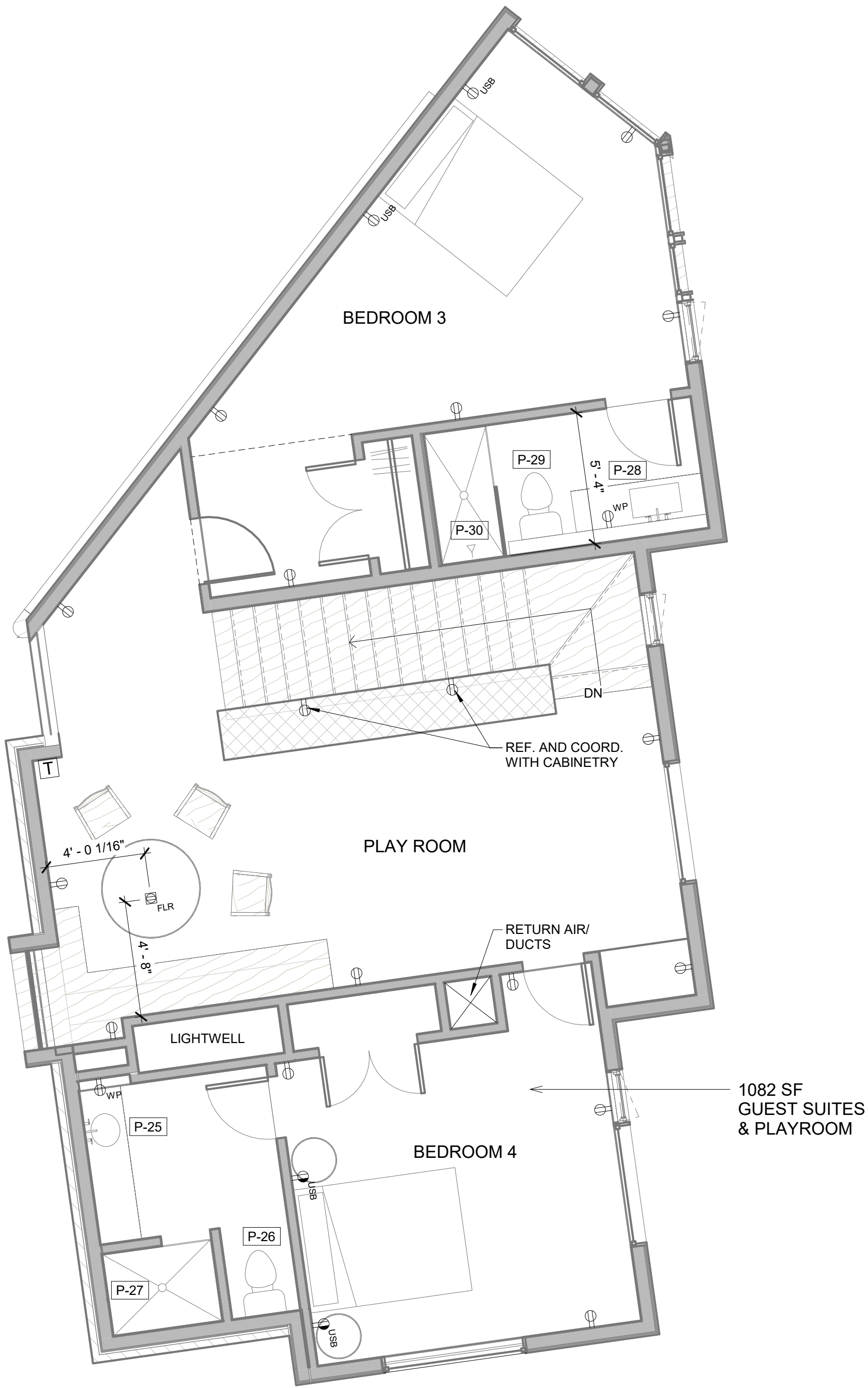
MEP LEGEND			
	OUTLET - 110V		JUNCTION BOX
	OUTLET - SWITCHED		THERMOSTAT
	OUTLET - 220V		TELEVISION
	OUTLET - 4-PLEX		MOTION SENSOR
	FLOOR OUTLET		ELECTRICAL PANEL
	GAS BIBB		CHIMES
	HOSE BIBB		PUSH BUTTON
	WATER LINE		PHONE, DATA
			WATER HEATER



VESCOVO RESIDENCE
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746



1964 SF
CONDITIONED
2ND FLOOR

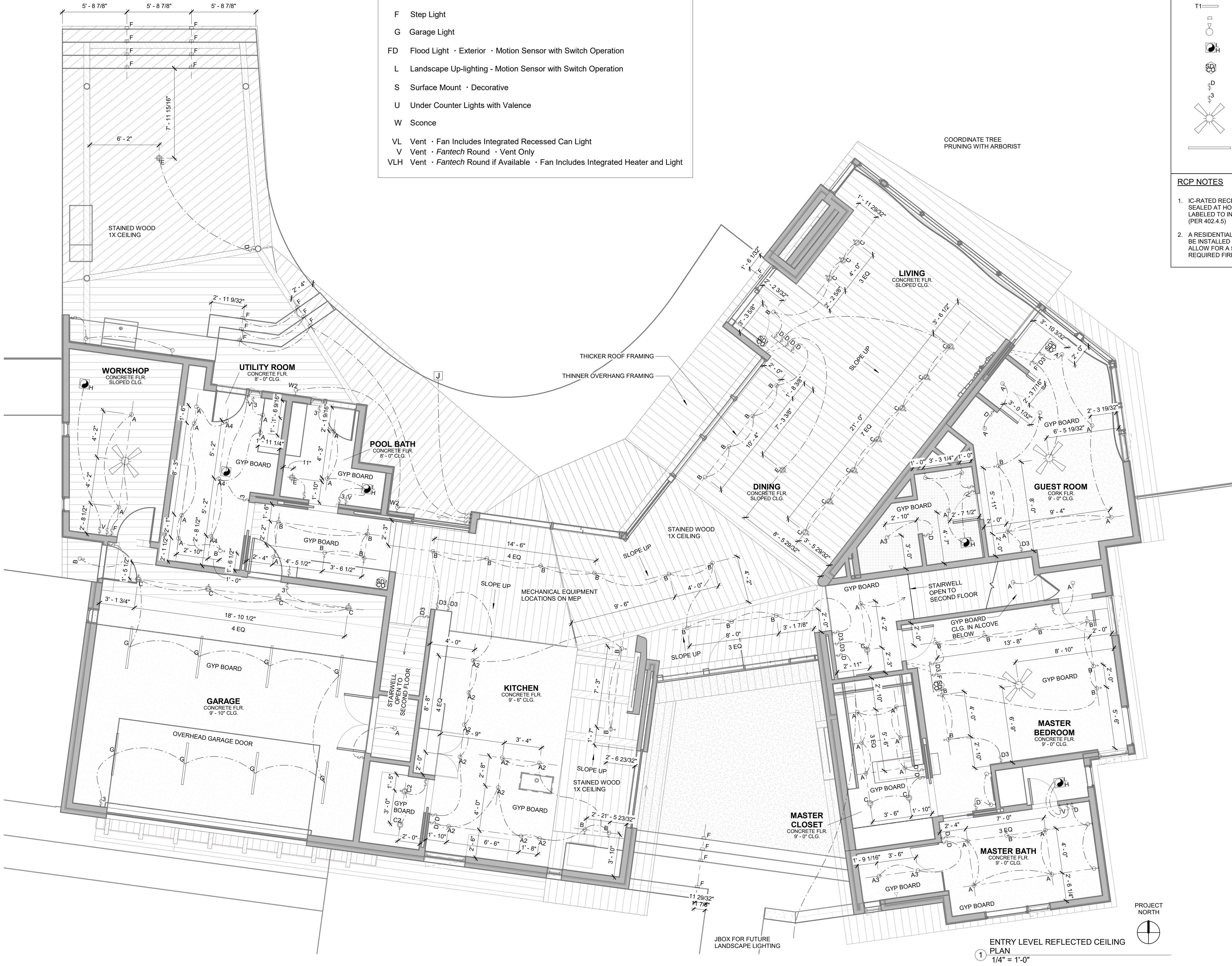


① SECOND LEVEL MEP PLAN
1/4" = 1'-0"

MEP2
SECOND LEVEL
MEP PLAN &
SCHEDULE
20 OF 22

Date: 03.30.2021
Issue: PERMIT SET
Revision:

hugh jefferson randolph architects



LIGHT FIXTURE SCHEDULE	
A	Juno - 4 · Can
B	Juno · 4 · RLA Basic Series Recessed Adjustable Directional
C	Juno · 2 · RLA Basic Series Recessed Adjustable Directional
E	Pendant
F	Step Light
G	Garage Light
FD	Flood Light · Exterior · Motion Sensor with Switch Operation
L	Landscape Up-lighting - Motion Sensor with Switch Operation
S	Surface Mount · Decorative
U	Under Counter Lights with Valence
W	Sconce
VL	Vent · Fan Includes Integrated Recessed Can Light
V	Vent · <i>Fantech</i> Round · Vent Only
VLH	Vent · <i>Fantech</i> Round if Available · Fan Includes Integrated Heater and Light

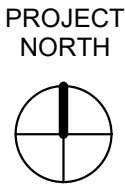
LIGHT FIXTURE LEGEND	
	RECESSED CAN
	RECESSED DIRECTIONAL CAN
	SURFACE MOUNT SPOTLIGHT
	PENDANT LIGHT
	WALL SCONCE
	TRACK LIGHT
	STEP LIGHT
	FLOOD LIGHT
	VENT EXHAUST (WITH LIGHT/HEAT)
	SMOKE/CARBON MONOXIDE DETECTOR
	DIMMER SWITCH
	3-WAY SWITCH
	FAN CEILING FAN
	FLUORESCENT LIGHT

- RCP NOTES**
1. IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE CFM LEAKAGE AT 75 PA (PER 402.4.5)
 2. A RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D STANDARDS TO ALLOW FOR A 50% REDUCTION IN THE REQUIRED FIRE FLOW

GOLF SIMULATOR EQUIP.
VERIFY OVERHEAD ANY
REQUIREMENTS W/
ARCHITECT AND OWNER



SECOND LEVEL REFLECTED CEILING
PLAN
1/4" = 1'-0"



LIGHT FIXTURE LEGEND	
	RECESSED CAN
	RECESSED DIRECTIONAL CAN
	SURFACE MOUNT SPOTLIGHT
	PENDANT LIGHT
	WALL SCONCE
	TRACK LIGHT
	STEP LIGHT
	FLOOD LIGHT
	VENT EXHAUST (WITH LIGHT/HEAT)
	SMOKE/CARBON MONOXIDE DETECTOR
	DIMMER SWITCH
	3-WAY SWITCH
	FAN CEILING FAN
	FLUORESCENT LIGHT