



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF CITY COUNCIL REGULAR MEETING
Wednesday, September 14, 2022 at 7:00 PM

Notice is hereby given that the City Council of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of September 2022 at 7:00 p.m., in the Council Chambers, 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.

Join Zoom Meeting:

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

Meeting ID: 349 954 9035

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

If you wish to speak during the meeting or provide written comments, please email your name, phone number, comments, and the item number you wish to speak/comment on to citysec@westlakehills.gov by 1:00 P.M. on September 14, 2022.

1. Call to Order
2. Citizen Communications The City Council Welcomes Public Comments at this Point on any Issue. If the Issue is Listed on the Agenda, the Speaker May Choose to Comment During the Public Comment Period or When the Specific Agenda item is Taken Up by the Council Later in the Meeting. The Council Cannot Respond to Matters Not Listed on the Agenda Until a Future Meeting. Speakers Shall Limit Their Comments to Five (5) Minutes Each
3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of

the items is necessary unless requested by a Council Member.

- a. Approval of the August 24, 2022 Regular Meeting Minutes.
 - b. Approval of the FY 23 Holiday Schedule.
 - c. Approval of fourth renewal of Interlocal Agreement for Public Health Services.
 - d. Approval of an ordinance designating the official newspaper for the City of West Lake Hills.
4. Ceremonial Ceremonial Oath of Office for Police Officers Irmalinda Lopez and Brandon Muniz.
 5. Administration Receive a presentation by Travis County ESD No. 9 regarding the department's new Public Protection Classification rating.
 6. Proclamation Proclamation declaring September 2022 as National Preparedness Month in the City of West Lake Hills.
 7. Land Use **707 Butler Cove:** Discuss and consider action on the removal of fifteen trees with trunk diameters of fourteen inches or greater, 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 Zucarelli.

DUAL ACTION ITEM

8. Land Use **902 Yaupon Valley:** Discuss and consider action on a variance request for 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.

DUAL ACTION ITEM

9. Resolution Discuss and consider action on a resolution regarding the ballistic shield grant.
10. Administration Discuss and consider action to cast votes for the election of Places 6-9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) and to designate an Authorized Official to submit the official ballots.
11. Executive Session Convene into executive session under Section 551.071 of the Texas Government Code and Texas Disciplinary Rules of Professional Conduct Section 1.05 for consultation with attorney regarding:
 - a. Pending litigation on case D-1-GN-21-002632; Moore et al. v. City of West Lake Hills, 98th Judicial District Court, Travis County, Texas;
 - b. Litigation in Cause No. 2019-03-2-01; City of West Lake Hills v. Jaff Ventures, LLC; Douglas Jaffe III, and 1405 Wildcat Hollow, West Lake Hills, Texas,

Defendants and Cause No. D-1-GN-19-007546; City of West Lake Hills,
Plaintiff v. Jaff Ventures, LLC and Douglas Jaffe III; and
c. Pending litigation in Cause No. D-1-GN-21-007357; Alvarez v. City of West
Lake Hills Board of Adjustment, 200th District Court, Travis County Texas -
1505 Wildcat Hollow.

12. Executive Session Reconvene into open session and take action if and as deemed
appropriate in the City Council's discretion regarding consultations with attorney.

13. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the September 14, 2022 City Council Regular Meeting was
posted on the bulletin board at the Municipal Building, 911 Westlake Drive, West Lake Hills,
Texas on September 9, 2022 by 5:00 pm. and will remain posted continuously until said
meeting is convened.

Signed by: Terry Blanchard, City Secretary

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

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

CITY OF WEST LAKE HILLS, TEXAS MINUTES OF A CITY
COUNCIL REGULAR MEETING & ADDENDUM
Wednesday, August 24, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Mayor Anthony called the meeting to order at 7:00 p.m.

CITY COUNCIL PRESENT:

Mayor Linda Anthony
Rhonda McCollough
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Director of BDS Ashby Grundman
Chief of Police Scott Gerdes
City Attorney Patty Akers

2. Citizen Communications The City Council welcomes Public Comments at this point on any issue. If the issue is listed on the agenda, the speaker may choose to comment during the Public Comment period or when the specific agenda item is taken up by the Council later in the meeting. The Council cannot respond to matters not listed on the agenda until a future meeting. Speakers shall limit their comments to five (5) minutes each

Mayor Anthony opened the meeting for public comments. Ja-Mar Prince with Texas Disposal Systems introduced himself and spoke briefly to Council. Hearing no further comments, the public comment section was closed.

3. Consent Agenda All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one (1) motion. No separate discussion or action on any of the items is necessary unless requested by a Council Member.
- a. Approval of the August 10, 2022 Regular Meeting Minutes.
 - b. Approval of the August 16, 2022 Special Called Meeting Minutes.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember South, the Council voted four (4) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Ceremonial Oath of Office for Police Patrol Officer Richard White.

Mayor Anthony administered the Oath of Office to Officer Richard White.

5. Public Works Discuss and consider action to authorize the award for the FY 2022 Maintenance Projects, also known as Maintenance Package No. 3 of Kennan Road, Old

Bee Cave Road, Double Fork Road, Juniper Road and Cedar Oak Drive.

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to approve the bid received from JB Bland Construction in the amount of \$624,316. Motion carried.

6. Administration Discussion and update on Bond Items regarding implementation of Proposition A Street and Drainage Projects and Proposition B New City Hall and discussion of the proposed solicitation of an owner's project representative and public private partnership advisory.

City Administrator Trey Fletcher gave a brief update. Seven (7) bids were received and the review committee has narrowed the list to three (3) firms. Interviews began today and should be completed by the end of this week. The goal is to have an item on the next City Council agenda for the bid award.

7. ADDENDUM: Administration Discuss the establishment of the Police Benevolent Fund.

Chief Scott Gerdes gave a brief summary. The Foundation will be set up similarly to other cities in our surrounding area. The Board will consist of three (3) individuals who are not employed by the City. The Foundation will be a separate 501(c)(3) organization that will be allowed to accept donations and expend funds as allowed by their by-laws. The charitable Foundation should be in effect within one (1) month. The City Council was apprised of the selected Board Members' qualifications. Chief Gerdes will email a copy of the proposed by-laws to the City Council.

8. Adjournment

MOTION: Upon a motion made by Councilmember Walker and a second by Councilmember Plunkett, the Council voted four (4) for and none (0) opposed to adjourn the meeting at 7:27 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on _____, 2022.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date: September 14, 2022
Department: Administration
Prepared By: Terry Blanchard
Exhibits: Memo

Item Number: Consent Agenda 3b
Cost / Budget: _____
Source of Funds: _____

Subject

Approval of the FY 23 Holiday Schedule.

Recommendation

Approve the holiday schedule as presented.

Discussion

The City of West Lake Hills Personnel Manual states that the City Council shall designate ten (10) paid holidays to coincide with the City's fiscal year, with the employees voting to select three (3) of the dates. The FY 23 holiday schedule receiving the most votes is presented on the attached page for consideration.

Historically, Council designates Thanksgiving Day, Christmas Day, New Year's Day, Martin Luther King Jr. Day, Memorial Day, Independence Day, and Labor Day as City holiday. This year, City staff voted to include the day after Thanksgiving, Christmas Eve (observed), and Good Friday as their three (3) selections.

Approved By

	<i>Signature</i>	<i>Date</i>
Department Head	<u>Terry Blanchard</u>	<u>8-26-22</u>
City Administrator	_____	_____

City of West Lake Hills, Texas
MEMORANDUM

DATE: September 6, 2022
TO: City Council
FROM: Terry Blanchard, City Secretary
RE: Selection of FY 23 Holidays

The City of West Lake Hills Personnel Manual states that the City Council shall designate ten (10) paid holidays to coincide with the City's fiscal year, with the employees voting to select three (3) of the dates. The FY 23 holiday schedule receiving the most votes is presented here for consideration. Highlighted in yellow are the dates selected by the employees, with the remainder being Federal holidays historically designated by the City Council.

- | | | |
|-------------|-------------------|--------------------------------|
| 1. THURSDAY | NOVEMBER 24, 2022 | THANKSGIVING DAY |
| 2. Friday | November 25, 2022 | Day after Thanksgiving |
| 3. Friday | December 23, 2022 | Christmas Eve <i>Observed</i> |
| 4. MONDAY | DECEMBER 26, 2022 | CHRISTMAS DAY <i>Observed</i> |
| 5. MONDAY | JANUARY 2, 2023 | NEW YEAR'S DAY <i>Observed</i> |
| 6. MONDAY | JANUARY 16, 2023 | MARTIN LUTHER KING, JR DAY |
| 7. Friday | April 7, 2023 | Spring Holiday (Good Friday) |
| 8. MONDAY | MAY 29, 2023 | MEMORIAL DAY |
| 9. TUESDAY | JULY 4, 2023 | INDEPENDENCE DAY |
| 10. MONDAY | SEPTEMBER 4, 2023 | LABOR DAY |



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>September 14, 2022</u>	Item Number:	<u>3C</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Ashby Grundman</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>N/A</u>

Subject

Approval of the Fourth Renewal of an Interlocal Agreement for Public Health Services with the City of Austin.

Recommendation

Staff recommends approval of the renewal of the Interlocal Agreement.

Discussion

The City of Austin performs all health-related inspections that occur in the City of West Lake Hills. This agreement has previously been renewed, and will run from September 30, 2022, to September 30, 2023.

Approved By

Signature

Date

Department Head

City Administrator

Signature

Date



August 3, 2022

Trey Fletcher, City Administrator
City of West Lake Hills
911 Westlake Drive
West Lake Hills, TX 78746

Dear Mr. Fletcher,

Under the terms of the Interlocal Agreement between the City of Westlake Hills and the City of Austin, for public health services, is set to expire on September 30, 2022. Per Section 2.0, this agreement may be renewed for one (1) additional one-year term upon written approval of the parties.

Please find enclosed two original agreement renewal forms signed by Austin Public Health Director Adrienne Sturup. To finalize the renewal of the agreement, please have the City Manager/Administrator/Secretary as appropriate sign these two forms and return one original copy to the Environmental Health Services Division using the enclosed stamped, self-addressed envelope.

We appreciate the opportunity to work with your city to provide these public health services. Should you have any questions, please do not hesitate to contact Environmental Health Supervisor, Matthew Reid at (512) 978-0336 or by e-mail at Matthew.Reid@austintexas.gov

Respectfully,

Marcel Elizondo, Interim Assistant Director
Environmental Health Services Division
Austin Public Health

Enclosures

Attachment A
Renewal of Interlocal Agreement Forms
Notice of Compliance Schedule

cc: Adrienne Sturup, Director APH
Todd Mers, Interim Program Manager II, APH/EHSD
Nga Dao, Administrative Manager, APH/EHSD
Matthew Reid, Environmental Health Supervisor, APH/ EHSD
Denise Estrada, Customer Solutions Coordinator



**FOURTH RENEWAL OF INTERLOCAL AGREEMENT
FOR PUBLIC HEALTH SERVICES
BETWEEN THE CITY OF AUSTIN AND THE CITY OF WEST LAKE HILLS**

This Fourth Renewal of the Interlocal Agreement for Public Health Services is entered into by and between the City of Austin, a Texas home-rule municipality located in Travis, Hays and Williamson counties (Austin), and City of West Lake Hills, a Texas municipal corporation located in Travis County (West Lake Hills).

Austin and West Lake Hills entered into an interlocal agreement under which Austin provides certain public health services to West Lake Hills in exchange for compensation in the form of inspection, permit and other fees.

The initial term of the Agreement became effective on October 1, 2018 and the first renewal of the Agreement became effective on October 1, 2019.

The terms of the initial Agreement permit the parties to renew the Agreement for up to four successive one-year terms. Austin and West Lake Hills wish to renew the Agreement for a one-year term effective October 1, 2022, and terminating on September 30, 2023.

NOW, THEREFORE, for good and valuable consideration, the amount and sufficiency of which are acknowledged, Austin and West Lake Hills agree to amend the Agreement as follows:

- 1) The Agreement is renewed for an additional one-year term from October 1, 2022, through September 30, 2023 (2023 Term).
- 2) All other terms and conditions of the Agreement shall remain in full force and effect for the 2023 Term.

CITY OF AUSTIN
A Texas Home Rule Municipality

By: 
Title: Director

CITY OF WEST LAKE HILLS

By: _____
Title: _____



City of Austin

**AUSTIN/TRAVIS COUNTY HEALTH AND HUMAN SERVICES DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES DIVISION**

P.O. Box 142529

Austin, TX 78714

Phone 978-0300

FAX 978-0322



Travis County

NOTICE OF COMPLIANCE SCHEDULE

Food Establishment: _____

Address: _____ **Date:** _____

Person in Charge/Permit Holder: _____

Date of Inspection: _____ **Score:** _____

This is to notify you that on this date a scored inspection was conducted at this food establishment and numerous critical violations of the "Texas Food Establishment Rules" were found, resulting in an inspection score below 70. Accordingly, this establishment is now subject to the compliance review process summarized below. You have the right to request a second opinion regarding this inspection. To make such a request, call:

_____, Supervisor, Environmental Health Services Division at 978-0300.

RE-INSPECTIONS

A scored follow-up inspection will be conducted to verify correction of critical violations. A re-inspection fee is required for each compliance follow-up visit. Failure to score 70 or above on this or subsequent re-inspections will result in additional compliance actions including additional re-inspection fees, a criminal complaint being filed in the appropriate Municipal or Justice of the Peace Court, and/or suspension or revocation of your Food Establishment Permit resulting in closure of this establishment. You have the opportunity to appeal any such revocation to the Health Authority for Austin and Travis County. See the Compliance Schedule below:

1st score below 70

- Re-inspection fee and re-inspection after 10 days.

2nd score below 70 within 36 months of first failing score

- Re-inspection fee and re-inspection after 10 days.
- File criminal complaint in appropriate court.

3rd score below 70 within 36 months of first failing score

- Re-inspection fee and re-inspect after 48 hours.
- File criminal complaint in appropriate court.
- Permit suspended, immediate closure for 48 hours.

4th score below 70 within 36 months of first failing score

- Permit suspended, immediate indefinite closure.
- Permit revocation process is started.

Any score below 50

- Re-inspection fee and re-inspect after 48 hours.
- File criminal complaint in appropriate court.
- Permit suspended, immediate closure for 48 hours

NOTE: Any Food Enterprise that scores below 70 or has the permit suspended will be required to verify that all of their Food Handlers have obtain training and are registered with the City of Austin as required, within 30 days of the inspection.

Received By _____
Sanitarian/Phone # _____ Print _____

Received By _____
Sanitarian _____ Signature _____ Signature _____

Attachment A

The purpose of this information is to provide additional clarity to new or existing standards and regulations that affect our operation at Austin Public Health as well as our Interlocal Agreement with your municipality.

- 1) As of August 8, 2021, the State of Texas adopted by reference the U.S. Food and Drug Administration (FDA) Food Code 2017 (Food Code) and the Supplement to the 2017 Food Code; and significantly reduced the Texas Food Establishment Rules (TFER). The new TFER is only about 20 pages but is supplemented by the 2017 FDA Food Code.
- 2) The Austin Public Health Compliance schedule (attached) outlines our internal enforcement procedures for permitted food establishments that obtain scores below a 70 within a rolling 36-month window. APH does not have the authority to perform legal proceedings in other municipalities but will provide the necessary documentation and witnesses in support of the contracted municipalities in their standard processes.



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>September 14, 2022</u>	Item Number:	<u>3d</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Terry Blanchard</u>	Cost / Budget:	<u></u>
Exhibits:	<u></u>	Source of Funds:	<u></u>

Subject

Consent Agenda
d. Approval of an ordinance designating the official newspaper for the City of West Lake Hills.

Recommendation

Approve the ordinance as presented.

Discussion

Due to the Westlake Picayune no longer being in printed circulation, the City of West Lake Hills will need to designate an official newspaper for required publications and notices.

According to our records, Ordinance No. 87 designated the Austin American as the official newspaper for the City on July 20, 1971. Since that time, no other ordinance has been approved to change the official newspaper. There have been several resolutions designating an alternate official newspaper for specific fiscal years, but typically, an ordinance may only be amended or repealed by another ordinance. The most recent resolution designating an official newspaper was for FY 2010.

In order to meet State statute requirements, the City must designate an official newspaper. To remove any confusion as to the validity of prior practices, the attached ordinance designating the Austin American-Statesman as the official newspaper for the City of West Lake Hills would reaffirm the original intent of the City Council in their choice of newspaper and fulfill the State statute requirement.

ORDINANCE NO. 2022-013

**AN ORDINANCE OF THE CITY OF WEST LAKE HILLS, TEXAS,
DESIGNATING AN OFFICIAL NEWSPAPER; PROVIDING FOR
FINDINGS OF FACT, SEVERANCE, CONFLICTS, EFFECTIVE DATE,
AND OPEN MEETING CLAUSE**

WHEREAS, the City of West Lake Hills is an incorporated city operating under the general laws of Texas; and

WHEREAS, the City of West Lake Hills is located entirely within Travis County, Texas, and in close proximity to the City of Austin, Texas; and

WHEREAS, there is no daily or weekly newspaper which is published within the City of West Lake Hills; and

WHEREAS, the newspaper known as the Austin American-Statesman is published in Austin, in Travis County, Texas, and is a newspaper of wide, general, regular and public circulation within the City of West Lake Hills and there is no other newspaper which has a circulation within the City of West Lake Hills which is as wide, or as general or as regular or as public as that of the said Austin American-Statesman and, the said Austin American-Statesman is a public newspaper of the City of West Lake Hills;

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

Section 1. Adoption of Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Designation of Official Newspaper. The Austin American-Statesman is hereby determined, designated and selected to be the official newspaper of the City of West Lake Hills, Texas, effective immediately, and shall continue as such until another is selected. All ordinances, notices and other matters required by law (or ordinance of the City of West Lake Hills) to be published in the official newspaper or in a newspaper of general circulation in the City shall be published in said official newspaper.

Section 3. Definition. “The Austin American-Statesman” as used in this ordinance and as used in any other ordinance or resolution of this City passed this date or on any subsequent date, shall be deemed to include the holiday, Saturday, and Sunday editions thereof carried under the name Austin American-Statesman.

Section 4. Severability. In the event any part of this Ordinance is found to be ineffective as unconstitutional, or unenforceable, the remaining parts shall remain in full force and effect as if the ineffective part no longer existed as part of the Ordinance.

Section 5. Conflicts. All ordinances and resolutions, and parts of ordinances and resolutions, in conflict herewith are hereby repealed to the extent of the conflict only.

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on the 14th day of September 2022.

CITY OF WEST LAKE HILLS

Linda Anthony, Mayor

ATTEST:

Terry Blanchard, TRMC
City Secretary



City of West Lake Hills City Council

AGENDA REPORT

Meeting Date:	<u>September 14, 2022</u>	Item Number:	<u>5</u>
Department:	<u>Administration</u>		
Prepared By:	<u>Trey Fletcher</u>	Cost / Budget:	<u>None</u>
Exhibits:	<u>See Attached</u>	Source of Funds:	<u>N/A</u>

Subject

Presentation by Travis County ESD No. 9 regarding the department's new Public Protection Classification Rating.

Recommendation

Receive presentation. No action required or requested.

Discussion

Travis County Emergency Services District No. 9 (ESD 9), also known as the Westlake Fire Department, has been awarded an improved ISO Public Protection Classification (PPC) rating of a Class 2 in the cities of Rollingwood and West Lake Hills and will continue to maintain a Class 3 rating in the unincorporated areas of the District with fire hydrants. The cities previously held a Class 3 rating. The new ratings are scheduled to be effective on September 1, 2022.

A Class 1 rating represents an exemplary fire suppression program, and a Class 10 indicates that the area's fire suppression program does not meet minimum criteria. The PPC is a system used by ISO to rate the services in a community in three categories; fire department, water system, and 911/dispatch center services. The PPC ratings are obtained after an in-depth evaluation of the fire protection efforts in the community. The assessment process includes an evaluation of:

- Fire Department (staffing level, training, emergency response)
- Community Risk Reduction (code enforcement, fire investigations, community education and outreach)
- Fire Dispatch (handling of 911 calls and dispatch of resources)
- Water Supply Systems (fire water supply in all areas of the District).

A review of the fire dispatch center accounts for 10% of the total classification, the fire department accounts for 50% of the total classification, and a review of the water supply systems in the District account for the remaining 40%.



CITY OF WEST LAKE HILLS, TEXAS

PROCLAMATION **NATIONAL PREPAREDNESS MONTH 2022**

WHEREAS, each year Texas experiences a variety of emergencies and natural disasters that pose significant dangers to our communities and affect the lives of many Texans. Whether facing the pandemic, damaging floods or drought, winter weather, or the lasting effects of Hurricane Harvey, it is vital that Texans remain prepared for any disaster; and

WHEREAS, across Texas, we have seen communities band together to support their fellow neighbors in the face of disaster. Our individual and collective preparedness is vital to handle any threats and reduce the loss of life and property. It is imperative that we all work together to develop preparedness plans which can help minimize the impact of disaster for ourselves, our families, and our communities; and

WHEREAS, individuals and families are encouraged to develop and practice emergency plans to protect their household and property by taking time to create a communication strategy, decide on an emergency meeting location, build a three-day disaster preparedness kit, and sign up for emergency alerts. Additional preparedness considerations should be taken with regards to young children, Texans who are older, individuals with access and functional needs, those with medical devices, and family pets; and

WHEREAS, preparedness plans should also include financial preparedness. Saving money is the best defense against disasters. Individuals, families, and business owners should ensure they have access to financial, insurance, and medical records. Property owners in flood-prone areas are encouraged to research and consider obtaining flood insurance through the National Flood Insurance Program, as well as review any existing policies. By staying prepared, we can mitigate the lasting and damaging effects of disasters; and

WHEREAS, each September, the State of Texas participates in National Preparedness Month and renews our commitment to promoting emergency preparedness in homes, businesses, and communities across the Lone Star State.

NOW, THEREFORE, I do encourage all Texans to remain mindful of both natural and manmade disasters. As the conditions of potential threats can change rapidly, it is essential to understand and heed warnings from local officials and emergency management personnel. In order to ensure a better and brighter future for the state of Texas, we must prepare today for a safer tomorrow.

FURTHER, let it be resolved that I, Linda Anthony, Mayor of the City of West Lake Hills, do hereby declare September 2022 to be “**PREPAREDNESS MONTH**” in the City of West Lake Hills, Texas.

IN WITNESS THEREOF, I have hereto set my hand and cause the seal of the City of West Lake Hills, Texas to affix on this the 14th day of September 2022.

ATTEST:

Linda Anthony, Mayor

Terry Blanchard, TRMC
City Secretary

2022 National Preparedness Theme: A Lasting Legacy



City of West Lake Hills
Board of Adjustment & City Council
AGENDA REPORT

Meeting Date:	September 14, 2022	Item Number:	BOA: 4 & Council: 9
	Building and Development		
Department:	Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See attached	Source of Funds:	N/A

Subject

707 Butler Cove: Discuss and consider action on variances for the removal of fifteen (15) trees with trunk diameters of fourteen inches or greater, accessory structure in a side setback and cut and fill in a side setback. (Sections 22.03.304, 22.03.281 and 22.03.170 of the West Lake Hills Code). Applicant Justin Zucarelli.

DUAL ACTION ITEM

Recommendation

Staff recommends denial of all variances as there is no hardship present.

ZAPCO voted to recommend denial of all variances, unanimously (3-0).

Criteria required to grant a variance:

- (1) The applicant has established by competent evidence that:
 - (A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - (B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - (C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - (D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The Board of Adjustment/City Council may take the following action based on the criteria above:

1. Approval of the variances as requested
2. Conditional/partial approval of the variances requested
3. Denial of the variances requested

Discussion

Location: The subject property is located along the private access easement portion of Butler Cove, south of Redbud Trail.

Property Information, Zoning & Site Characteristics:

Owner: 1836 Real Estate LLC

Legal Description: Lot 5, Block A, Overlook at Butler Cove

Lot Size: 1.1690 acres (50,921.64 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 with a swimming pool on the lot. In early 2021, the property owner removed many trees on their lot without permits and some trees on the neighboring lots as well.

The applicant, then planted over 500 inches of cherry laurels, many along the shared property line with 711 Butler Cove (south side), along with a non-conforming coreten retaining wall/planter (see photos in packet).

Staff met with the agent, property owner's attorney and city attorney to discuss a path forward. The applicant had already planted the cherry laurels along the property line totaling 504 inches. They have agreed in principle to plant an additional 96 inches of oaks, for a total of 600 inches.

There were fifteen (15) trees removed with trunk diameters of fourteen inches or greater. They are:

- T670 – 15" Spanish Oak
- T231 – 16" Cedar
- T659 – 17" Live Oak
- T1258 – 14" Spanish Oak
- T733 – 16.5" Spanish Oak
- T613 – 18.5" Spanish Oak
- T633 – 18.5" Spanish Oak
- T715 – 14" Cedar
- T1267 – 19" Spanish Oak
- T725 – 15" Cedar
- T635 – 18" Spanish Oak
- T664 – 14.5 Spanish Oak
- T634 – 16.5" Spanish Oak
- T1246 – 16" Cedar
- T1247 – 14" Cedar

A total of 242.5 inches, with a required replacement of 363.75 inches.

Variance Criteria Review:

When applying for a variance, the applicant has established by competent evidence that:

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – "The hardship here is that the applicant cannot turn back the hands of time and not cut down the protected trees. The applicant desires to plant more inches of new trees than what were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees what

were cut down. The applicant has met with City staff to formulate a mitigation plan. Even though only 546.75 inches of protected trees were removed, the applicant has already planted 504 inches of trees and has agreed to plant an additional 96 inches (for a total of 600 inches). The remaining 96 inches to be planted will be oak trees.”

“A variance would prevent several hardships. First, the planter prevents or at least mitigates the runoff problem from the neighboring property, and removing the planter would allow water to continue eroding the foundation of the applicant’s home. Second, transplanting the trees currently contained in the planter will likely cause them to die (according to the arborist who inspected them). Third, the neighboring property owner requested that trees be planted to create a privacy screen, which both neighbors desire given the orientation of the houses and windows. Fourth, removing the planter would create a financial hardship for the homeowner, who is already working with City staff to carry out a six-figure mitigation plan to plant 600 inches (diameter) of trees to replace 433 inches (diameter) of trees that the homeowner mistakenly removed, unaware of City regulations. In good faith, the applicant is replanting an extra 53.25 inches beyond what City regulations strictly require.”

2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – “The planter was a continuation of the existing planter already installed by the homebuilder. If we are made to remove the addition to the planter, it will cause more disruption to the area, as we will need to bring in a small front end loader and other machinery to transplant the mitigation trees into the earth. Further, once the trees are put into the ground, there is no guarantee of survival. The applicant is providing photos for the City’s consideration.
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – “The applicant has considered completely removing the planter. But, as described above in the response regarding unnecessary hardship, removal of the planter will be bad both for the land, the surrounding structures, and the trees currently contained in the planter. Removal of the planter will allow erosion to continue, which in turn will weaken the foundation of the applicant’s home. Removal of the planter and replanting of the trees currently contained in it would also likely lead to the death of many of those trees.
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – “The planter already exists, so leaving it in place is the least amount of disruption to the environment. Nothing would need to be done if we were allowed to keep it. Further, keeping the planter is the least-intrusive means of (1) preventing or mitigating erosion from water running off the neighboring property, (2) ensuring the continued health of the trees contained in it, and (3) providing the screening that the owners on both sides of the property boundary desire.
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – “As the applicant understands the City’s intent and objectives, the City’s code was not designed to prevent development; it was put in place to regulate construction and preserve the aesthetics of the community. In this case, the continuation of the preexisting planter provides a nourishing environment for the 288 inches of mitigation cherry laurels and continues the aesthetic that was originally designed. This is not a case where the applicant has built a home or other large structure within the setback; unlike a house or other tall structure, the planter does not create a sense of crowding or a serious risk of danger from the collapse of a tall structure. It is a largely a landscaping device that promotes the health of the trees it contains and provides a screen that neighbors on both sides of the fence desire.
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The application states – “The applicant consulted with the neighboring landowner, who specifically asked for the kind of screening trees contained in the planter. The extension of the planter has accommodated the desires of both the applicant and the neighbors. The planter height and the types of trees planted are providing both properties with the desired privacy and add a natural look from the trees.

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.

Links to Relevant Code:

- [Sec. 22.03.281](#) [Schedule of Regulations](#)
- [Sec. 22.03.514](#) [Criteria and process required for granting variance](#)
- [Sec. 22.03.304](#) [Tree and Vegetation Removal and Replacement](#)
- [Sec. 22.03.170](#) [Site Disturbance \(excavation, grading or filling\)](#)

Approved By

Signature

Date

Department Head

Signature

Date

City Administrator



January 2018



1836 Real Estate LLC

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Date: 1/5/22

Address of Project:

707 Butler Cove

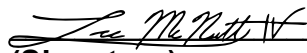
Austin TX, 78746

Re: LETTER OF AUTHORIZATION

Please be advised that 1836 Real Estate LLC authorizes Justin Zucarelli to act as an agent on its behalf in all matters related to requesting, obtaining, and executing municipal permits, approvals, and other related documents.

We further understand and agree that this company shall remain responsible for all permit conditions, permit provisions, fees, deposits, additional charges and collections resulting from permit application processing, permit issuance and inspection of work.

This agreement shall expire on August 1, 2022.


(Signature)

1/5/22
Date

Company Address:

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Inquiry Phone Number:

(512) 522-1060

Arbor Vitae Tree Care

Owned & operated by Guy LeBlanc, Certified Arborist #Tx-0108

P.O. Box 91924 Austin, TX 78709 512-301-8700

December 8, 2021

Justin Zucarelli
707 Butler Cove
Austin, TX 78746

Dear Justin:

Regarding the cherry laurels in the planter along the edge of the property listed above, it is my opinion that they would do quite poorly if you were to remove them from the planter and replant them at the existing grade on that site. This is because first, this species (*Prunus caroliniana*) tends to do poorly in the alkaline soils found throughout west Austin, meaning it really is best for it to be in a planter with amended soil, and secondly, you stated that this would be the third time these plants will have been transplanted recently, meaning that they would undergo a significant amount of “transplant shock”. Between these two factors, primarily due to the former, again my opinion is that these specimens will do very poorly if that is done.

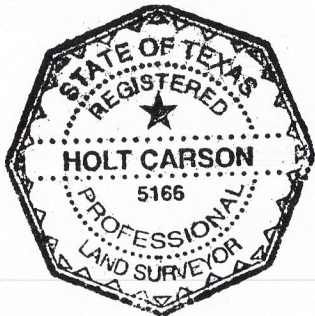
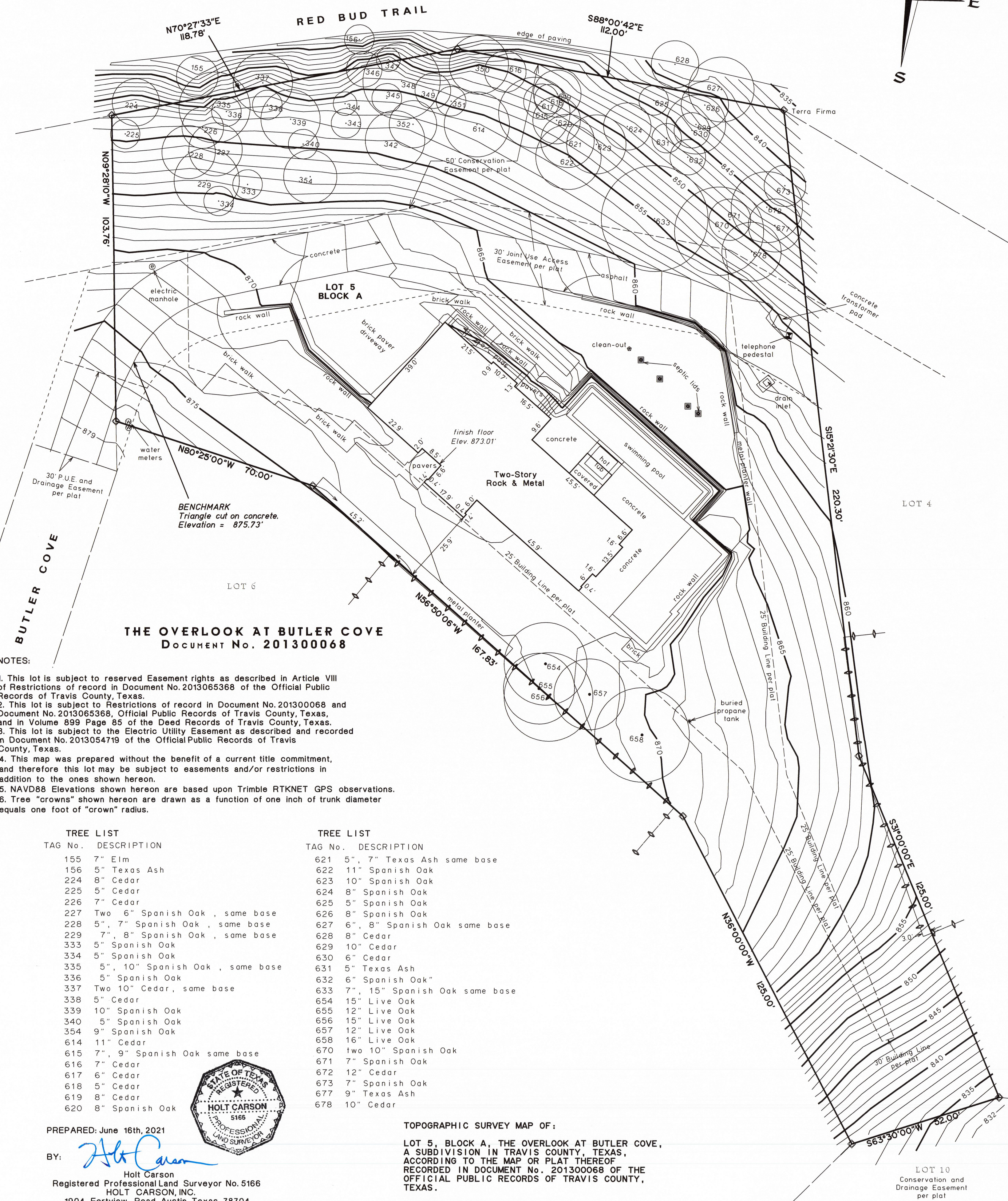
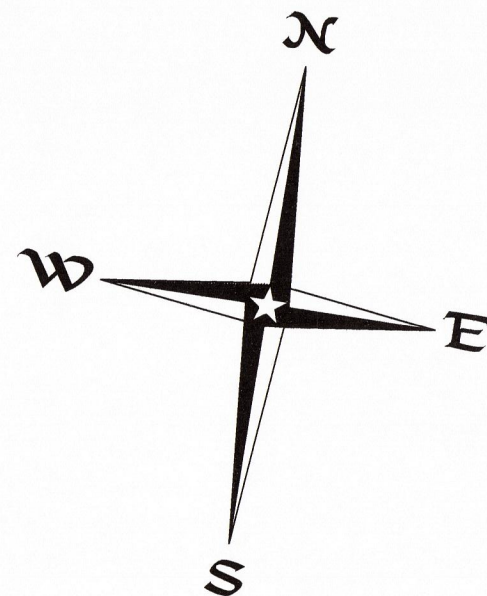
Sincerely,

Guy LeBlanc, Certified Arborist

SCALE 1" = 20'

Legend

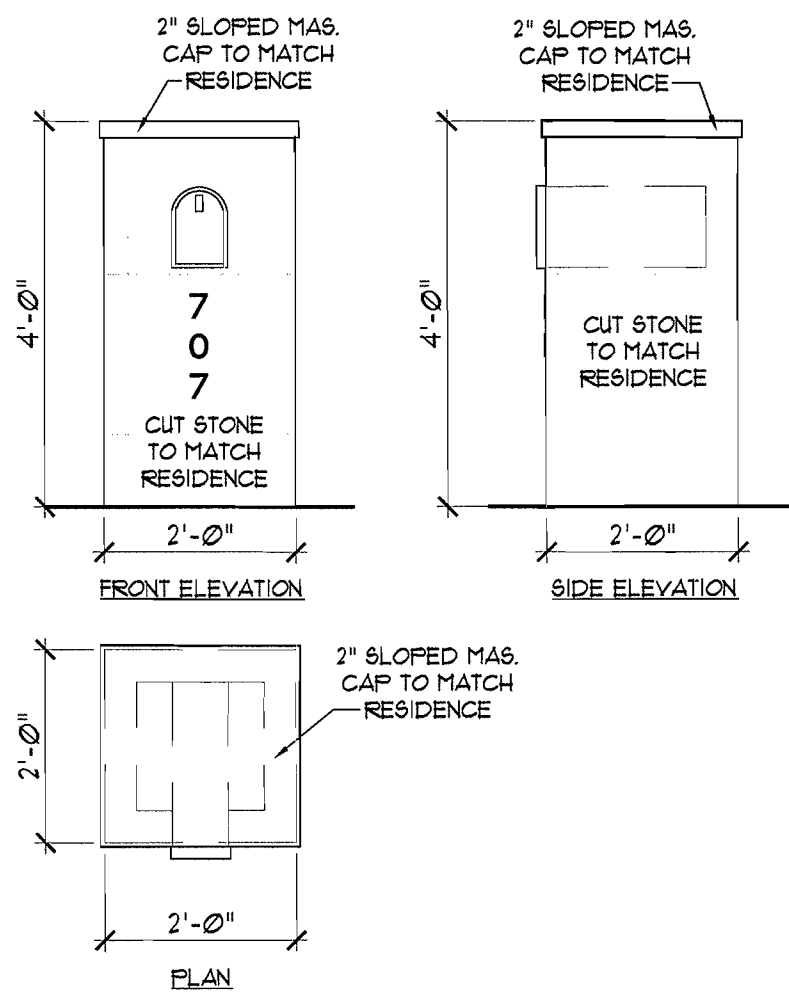
- ◇ ½" Iron Rod Found with plastic cap
imprinted with "Holt Carson, Inc."
— Wrought Iron Fence



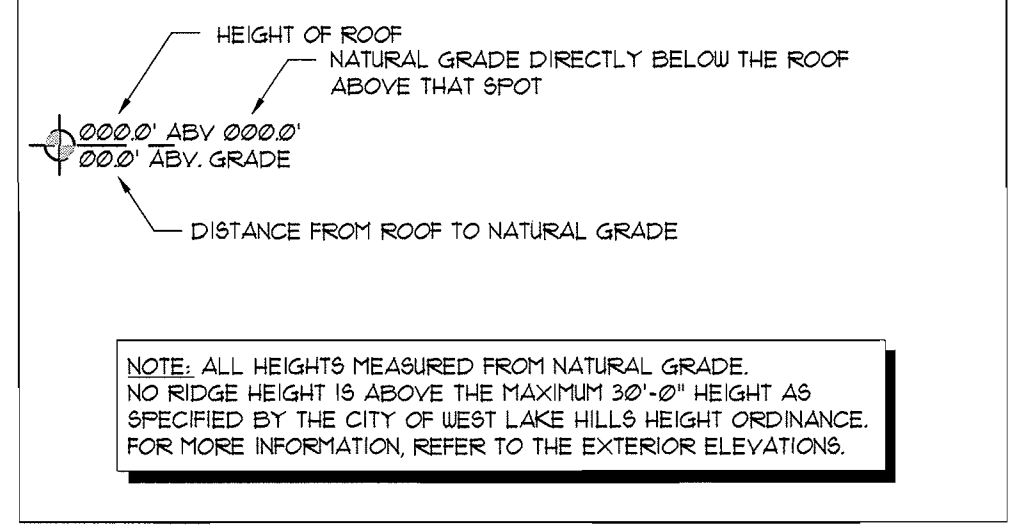
PREPARED: June 16th, 2021

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700



MAILBOX DETAIL
SCALE 1/2"=1'-0"



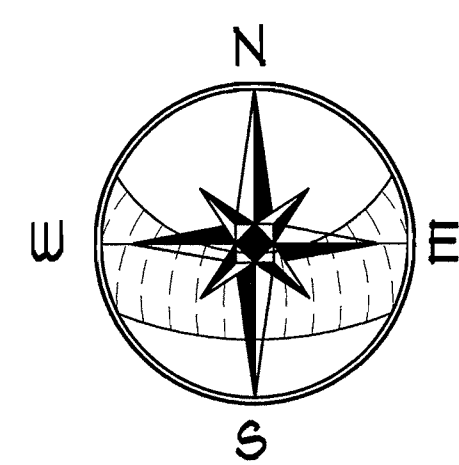
LEGAL DESCRIPTION:
T01 BUTLER COVE
LOT 5
OVERLOOK AT BUTLER COVE
WEST LAKE HILLS, TEXAS
TRAVIS COUNTY

NOTE: PROVIDE FIRE
SUPPRESSION SYSTEM PER CODE

IMPERVIOUS	COVER	CALCULATIONS
RESIDENCE		42624 / 8.4%
POOL DECK		2584 / 0.5%
POOL		5364 / 1%
DRIVEWAY		38004 / 15%
ACCESS EASEMENT		18814 / 3.1%
AG PADS		1524 / 0.3%
SITE WALLS		254 / 0.4%
WALKS		5204 / 10%
IMPERVIOUS:		116324 / 72.8%
PERVIOUS:		392854 / 112%
TOTAL		509174 / 100%
ALLOWED		12,1284 / 25%

TO PROTECT TREES AND TREE ROOTS WITHIN
THE FENCED CRZ, DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR, OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
DAMAGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE UNRAFFED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



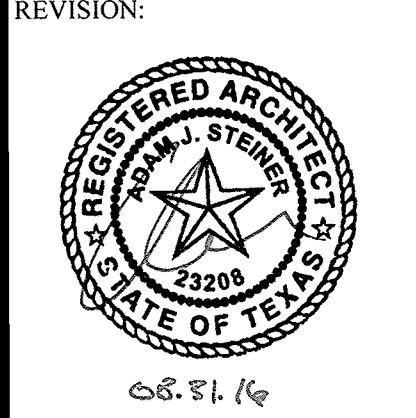
SITE PLAN
SCALE 1/2"

GENERAL SITE NOTES:

10. BUILDER TO RESURFCE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
20. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
30. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 12" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
40. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
50. UTILITY LINE LOCATIONS ARE APPROXIMATE- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
60. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
70. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
80. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
90. CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
100. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
110. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
120. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
130. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
140. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
150. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
160. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
170. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
180. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.



CORNERSTONE
ARCHITECTS



WHEELER DUPONT SPEC.

A-2
2 OF 17
PROJECT NO. 16034
DRAWN BY: AS
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS



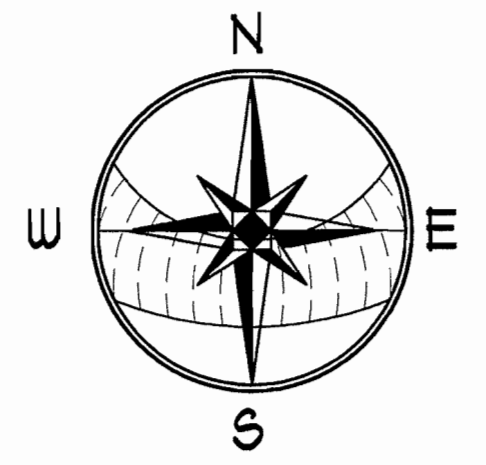
- TREES ON LOT:
- 225 5' CEDAR -
 - 226 7' CEDAR -
 - 227 TWO 6" SPANISH OAK , SAME BASE
 - 228 5", 7" SPANISH OAK , SAME BASE
 - 229 7", 8" SPANISH OAK , SAME BASE
 - 230 6' ASH
 - 231 16' CEDAR
 - 232 6" ASH+ R
 - 233 12" CEDAR- R
 - 234 11" CEDAR NR
 - 235 5" CEDAR- NR
 - 236 5" CEDAR- NR
 - 237 6" CEDAR
 - 238 7" CEDAR
 - 239 4" CEDAR -
 - 240 4" POST OAK -
 - 241 4" CEDAR -
 - 242 8" CEDAR
 - 243 4" CEDAR -
 - 244 5" POST OAK -
 - 245 6" CEDAR
 - 256 7" CEDAR
 - 311 7" LIVE OAK
 - 312 6" CEDAR
 - 313 6" CEDAR
 - 314 8" CEDAR
 - 315 12" CEDAR
 - 316 10" CEDAR
 - 317 7" CEDAR
 - 318 7" CEDAR
 - 319 11" CEDAR
 - 320 8" CEDAR
 - 321 7" CEDAR
 - 322 7" CEDAR NR
 - 323 5" POST OAK -
 - 324 6" POST OAK- NR - IN F5BZ
 - 325 5" POST OAK- NR - IN F5BZ
 - 326 5" POST OAK- NR - IN F5BZ
 - 327 6" CEDAR R
 - 328 9" CEDAR
 - 329 4" CEDAR- NR
 - 330 5" CEDAR NR
 - 331 13" CEDAR R
 - 332 9" CEDAR
 - 333 9" SPANISH OAK -
 - 334 9" SPANISH OAK -
 - 335 5", 10" SPANISH OAK , SAME BASE
 - 336 5" SPANISH OAK
 - 337 TWO 10" , SAME BASE
 - 338 5" CEDAR
 - 339 10" SPANISH OAK
 - 340 5" SPANISH OAK -
 - 341 8", 11" SPANISH OAK , SAME BASE
 - 342 10" SPANISH OAK
 - 343 5" SPANISH OAK
 - 344 4" SPANISH OAK -
 - 345 5" CEDAR
 - 346 6" CEDAR
 - 348 13" CEDAR
 - 349 6" SPANISH OAK
 - 350 10" CEDAR
 - 351 5" CEDAR -
 - 352 5" CEDAR
 - 353 8" SPANISH OAK
 - 354 9" SPANISH OAK
 - 355 11" SPANISH OAK
 - 356 5" ASH NR
 - 357 6" ASH R
 - 358 9" CEDAR- NR - IN F5BZ
 - 359 8" CEDAR- NR - IN F5BZ
 - 360 8" CEDAR
 - 361 3" HACKBERRY -
 - 604 7" CEDAR
 - 605 10" CEDAR
 - 606 7" CEDAR
 - 607 10" CEDAR NR - IN F5BZ
 - 608 9" ELM NR - IN F5BZ
 - 609 5" ASH -
 - 610 7" CEDAR NR - IN F5BZ
 - 611 3" SPANISH OAK NR - IN F5BZ
 - 612 TWO 7" SPANISH OAK SAME BASE
 - 613 5", 8" AND 10" SPANISH OAK SAME BASE
 - 614 11" CEDAR
 - 615 7", 9" SPANISH OAK SAME BASE
 - 616 7" CEDAR
 - 617 6" CEDAR
 - 618 5" CEDAR -
 - 619 8" CEDAR
 - 620 8" SPANISH OAK
 - 621 5", 7" ASH SAME BASE
 - 622 11" SPANISH OAK
 - 623 10" SPANISH OAK
 - 624 8" SPANISH OAK
 - 625 5" SPANISH OAK -
 - 626 8" SPANISH OAK
 - 628 10" CEDAR
 - 630 6" CEDAR
 - 631 5" ASH -
 - 632 6" 9"
 - 633 7", 15" SPANISH OAK SAME BASE
 - 634 9", 12" SPANISH OAK SAME BASE
 - 635 TWO 8", 10" SPANISH OAK SAME BASE
 - 636 8" SPANISH OAK NR
 - 637 7" CEDAR
 - 638 9" CEDAR NR - IN F5BZ
 - 639 6" POST OAK NR - IN F5BZ
 - 640 8" POST OAK NR - IN F5BZ
 - 641 10" CEDAR NR - IN F5BZ
 - 642 5" ASH -
 - 643 6" HACKBERRY NR - IN F5BZ
 - 644 7" CEDAR NR - IN F5BZ
 - 645 10" ELM NR - IN F5BZ
 - 646 9", 14" CEDAR SAME BASE R
 - 647 8" CEDAR NR - IN F5BZ
 - 648 10" CEDAR NR - IN F5BZ
 - 649 8" CEDAR NR - IN F5BZ
 - 650 9" CEDAR NR - IN F5BZ
 - 651 8" CEDAR NR - IN F5BZ
 - 652 4" POST OAK NR - IN F5BZ
 - 653 8" CEDAR NR - IN F5BZ
 - 654 14" LIVE OAK
 - 655 12" LIVE OAK
 - 656 15" LIVE OAK
 - 657 12" LIVE OAK
 - 658 16" LIVE OAK
 - 659 17" LIVE OAK
 - 660 FOUR 3" ASH -
 - 661 7" CEDAR
 - 662 4" HACKBERRY -
 - 663 TWO 9" CEDAR SAME BASE
 - 664 9", 10" SPANISH OAK SAME BASE
 - 665 12" CEDAR
 - 666 12" GUMMI
 - 667 8" CEDAR
 - 668 6" SPANISH OAK
 - 669 12" CEDAR
 - 670 TWO 10" SPANISH OAK
 - 671 7" SPANISH OAK
 - 672 12" CEDAR
 - 673 7" SPANISH OAK
 - 677 9" ASH
 - 678 10" CEDAR
 - 679 9" CEDAR
 - 680 7" SPANISH OAK
 - 707 13" CEDAR
 - 710 10" CEDAR
 - 711 5", 8" CEDAR SAME BASE
 - 712 6" CEDAR
 - 713 7" CEDAR
 - 714 8" CEDAR
 - 715 THREE 7" CEDAR SAME BASE
 - 716 10" CEDAR
 - 717 10" CEDAR
 - 718 11" CEDAR
 - 720 5" BOX ELDER-
 - 721 3" POST OAK -
 - 722 4" POST OAK -
 - 723 7" SPANISH OAK
 - 724 8" CEDAR
 - 725 8", 11" CEDAR SAME BASE
 - 726 9" CEDAR
 - 728 6" CEDAR
 - 729 6" CEDAR
 - 730 9" CEDAR
 - 731 9" CEDAR
 - 732 TWO 7" CEDAR SAME BASE
 - 733 THREE 5" AND TWO 6" SPANISH OAK SAME BASE
 - 1255 5" ASH -
 - 1256 10" SPANISH OAK
 - 1257 9" LIVE OAK
 - 1258 4", AND TWO 8" SPANISH OAK SAME BASE
 - 1259 TWO 5" SPANISH OAK SAME BASE
 - 1260 6" SPANISH OAK
 - 1261 9" CEDAR
 - 1262 5" SPANISH OAK -
 - 1267 TWO 7" AND TWO 8" SPANISH OAK SAME BASE

TOTAL ON SITE = 1,608"
TOTAL REMOVED FROM SITE = 260"
REQUIRES REPLACEMENT WITHIN 5 YRS = 214"
(IN THE FIRE SAFETY BUFFER ZONE)
REQUIRES IMMEDIATE REPLACEMENT = 46"
-REQUIRES 75% REPLACEMENT = 30.5"
-REQUIRES 150% REPLACEMENT = 15.5"
-TOTAL REPLACEMENT REQUIRED = 46.125"

- IMMEDIATE REPLACEMENT OPTIONS
- OP. A - (4) 6" TREES
 - OP. B - (3) 6" TREES & (4) 3" TREES
 - OP. C - (2) 6" TREES & (8) 3" TREES
 - OP. D - (1) 6" TREE & (12) 3" TREES
 - OP. E - (16) 3" TREES

TO PROTECT TREES AND TREE ROOTS WITHIN THE FENCED CRZ DO NOT DO THE FOLLOWING:
STOCKPILE CONSTRUCTION MATERIALS OR DEMOLITION DEBRIS.
PARK VEHICLE OR EQUIPMENT AROUND TREES.
PILE SOIL AND/ OR MULCH.
TRENCH FOR UTILITIES INSTALLATION OR REPAIR OR FOR IRRIGATION SYSTEM INSTALLATION.
CHANGE SOIL GRADE BY CUTTING OR FILLING.
DAMAGE ROOTS BY GRADING, TEARING, OR GRUBBING.
COMPACT SOIL WITH EQUIPMENT, VEHICLES, MATERIAL STORAGE, AND/OR FOOT TRAFFIC.
CONTAMINATE SOIL FROM WASHING OUT EQUIPMENT (ESPECIALLY CONCRETE) AND VEHICLE MAINTENANCE.
INSTALL IMPERVIOUS PARKING LOTS, DRIVEWAYS, AND WALKWAYS.
ATTACH ANYTHING TO TREES USING NAILS, SCREWS, AND/OR SPIKES.
WOUND OR BREAK TREE TRUNKS OR BRANCHES THROUGH CONTACT WITH VEHICLES AND HEAVY EQUIPMENT.
WOUND TRUNKS WITH STRING WEED TRIMMERS AND LAWN MOWERS.
CAUSE INJURY BY FIRE OR EXCESSIVE HEAT.

CONSTRUCTION FENCING AROUND TREES 14" OR GREATER SHOULD BE OUT OF THE CRZ OR DRIPLINE.
TREE TRUNKS ON ALL HARDWOODS TO BE WRAPPED WITH 2x4S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



TREE REPLACEMENT PLAN

SCALE 1:20

CORNERSTONE ARCHITECTS

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REVISION:

WHEELER DUPONT SPEC.

A-3

SHEET 3 OF 17

PROJECT NO. 16034
DRAWN BY: CRR
DATE: 08.31.16
CHECKED BY: AS/PC
PROJECT MGR: AS







City of West Lake Hills
Received
JUN 28 2022

2 Limerick Lane
Austin TX 78746

27 June 2022

To Whom it May Concern:

I am writing in opposition to the After-the-Fact Variance request by 1836 Real Estate, LLC for the property at 707 Butler Cove in West Lake Hills. I moved to West Lake in 1947 and have always loved the wooded environment of the neighborhoods that I grew up in. I was shocked to see what had happened at 707 Butler Cove. The clearing of so many trees is totally out of keeping with the essence of life in West Lake Hills. It saddens my heart that so many large oaks have been cut down. It is a tragedy.

Thank you,

A handwritten signature in cursive script that reads "Meta Butler Hunt". The signature is fluid and elegant, with a large initial "M" and a long, sweeping underline.

Meta Butler Hunt

2 Limerick Lane
West Lake Hills

Ashby Grundman

From: David Dormady [REDACTED]
Sent: Wednesday, July 13, 2022 12:34 PM
To: Ashby Grundman
Cc: vjpatel13@gmail.com
Subject: variance for 707 Butler Cove

Hello Mr. Grundman,

We walk our neighborhood each morning and have become acquainted with Vijay and Dina Patel at 711 Butler Cove. They built one of our favorite homes in the city about 7 years ago. The residents next door at 707 Butler Cove did a wholesale removal of trees (without a permit) in their backyard. They also removed **many** trees from the backyard of the Patel's. This outrageous act literally and figuratively stripped bare the ability of the Patel family to peacefully enjoy their lives in WLH. The valuation per the city code of the improperly removed trees at 707 Butler Cove is over 150K. The damage to the Patel's property (per code) is likewise more than \$150K. The residents of 707 Butler Cove have requested an **after the fact variance** to retroactively allow the removal of trees from their property. Additionally, they clear cut a section of the property at 710 Butler Cove and put in a parking area. This is against everything that WLH is about. Adherence to the rules is paramount in maintaining the essence of our city. We strongly oppose granting this variance. I hope you will give this matter your full attention.

Sincerely,

David and Joyce Dormady
911 Terrace Mountain Drive



City of West Lake Hills
Board of Adjustment & City Council
AGENDA REPORT

Meeting Date:	September 14, 2022	Item Number:	BOA: 5 City Council: 9
Department:	Building and Development Services		
Prepared By:	Ashby Grundman	Cost / Budget:	None
Exhibits:	See Attached	Source of Funds:	N/A

Subject

Land Use: **902 Yaupon Valley Road:** Discuss and Consider Action 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.

DUAL ACTION ITEM

Recommendation

Staff recommends denial of the tree variances as there is no hardship present, but approval of the driveway setback encroachment. The driveway is existing non-conforming, and current has a bridge of a floodplain and creek. Staff recommends approval of this variance to reduce the potential disturbance.

ZAPCO voted to recommend approval of the driveway setback encroachment, but denial of the tree variances, unanimously, 3-0.

Criteria required to grant a variance:

- (1) The applicant has established by competent evidence that:
 - (A) The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
 - (B) There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
 - (C) There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
 - (D) The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.

The Board of Adjustment/City Council may take the following action based on the criteria above:

1. Approval of the variances as requested
2. Conditional/partial approval of the variances requested
3. Denial of the variances requested

Discussion

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.

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](#)

Approved By

Signature

Date

Department Head

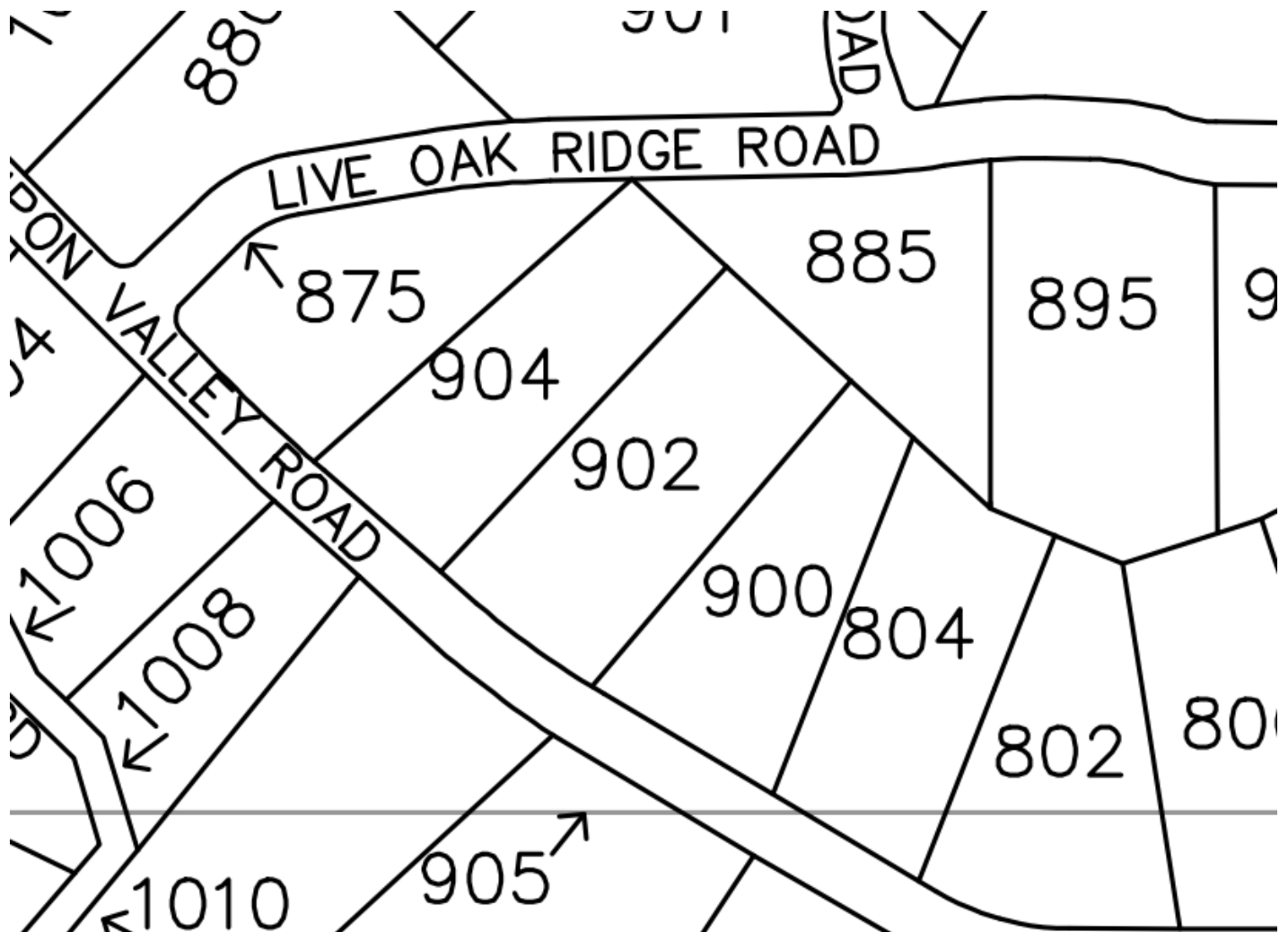
Signature

Date

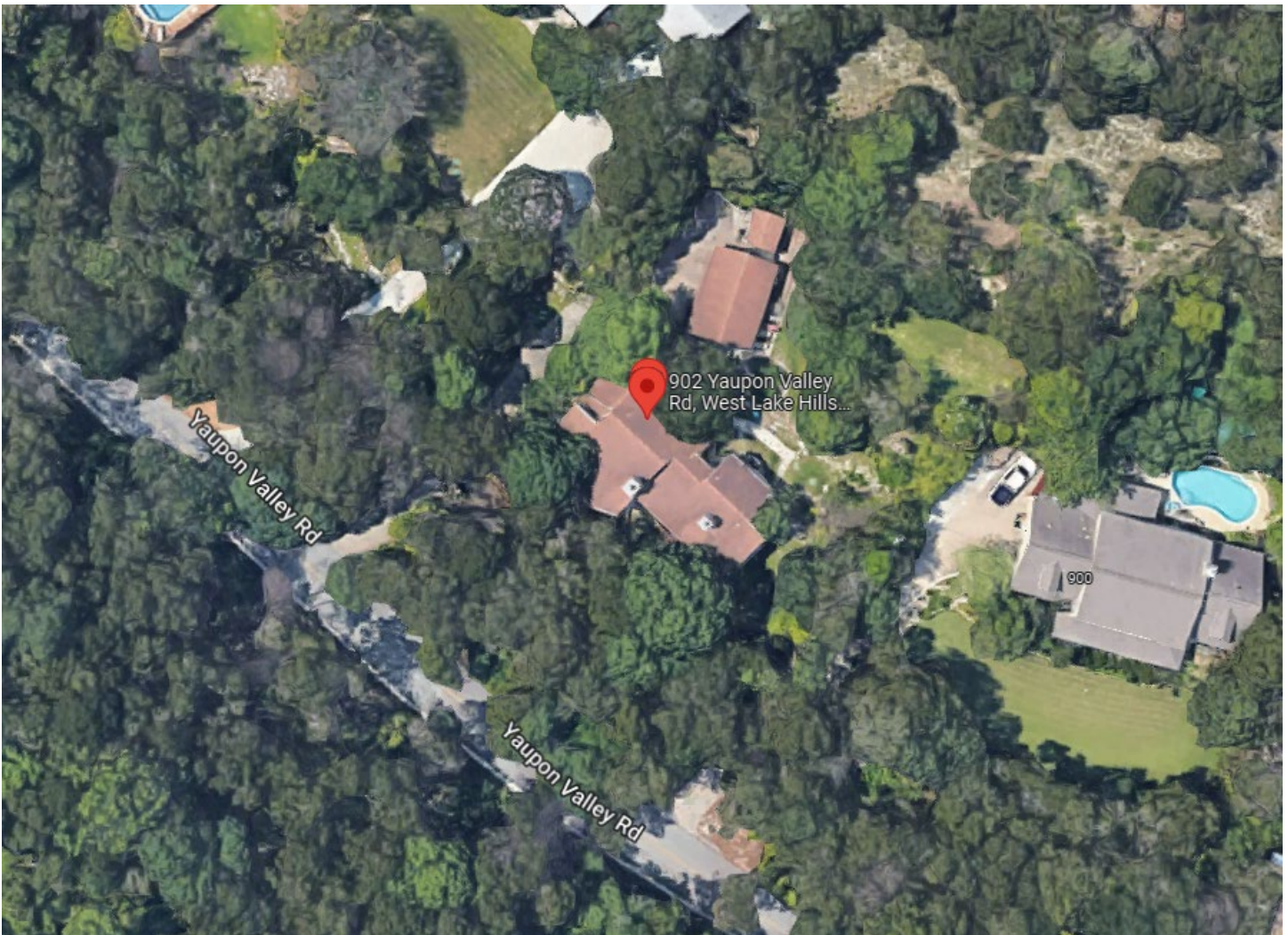
City Administrator

- [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.TX..
 - ACCORDING TO THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.TX., 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.

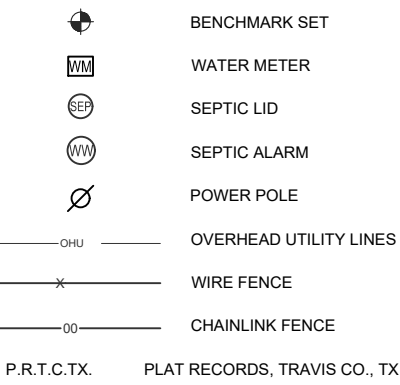
TREE NOTES:

- 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



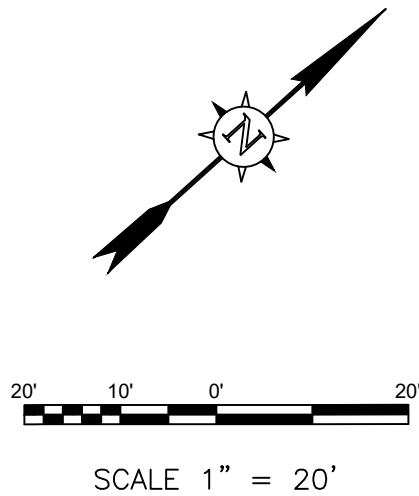
BENCHMARKS

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.

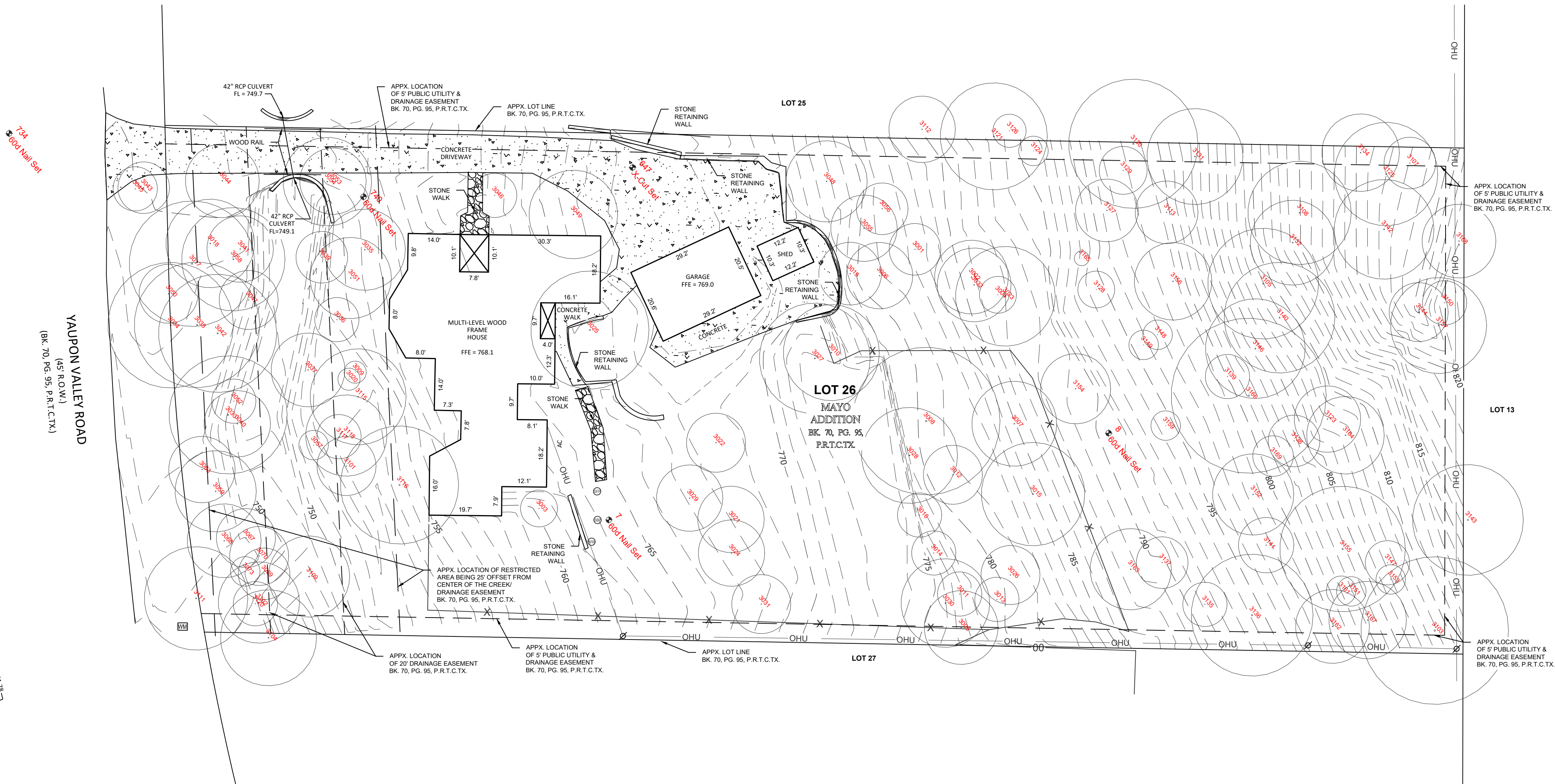
ADDRESS: 902 YAUPON VALLEY ROAD, CITY OF WEST LAKE HILLS, TRAVIS COUNTY, TEXAS



SHEET 1 OF 1

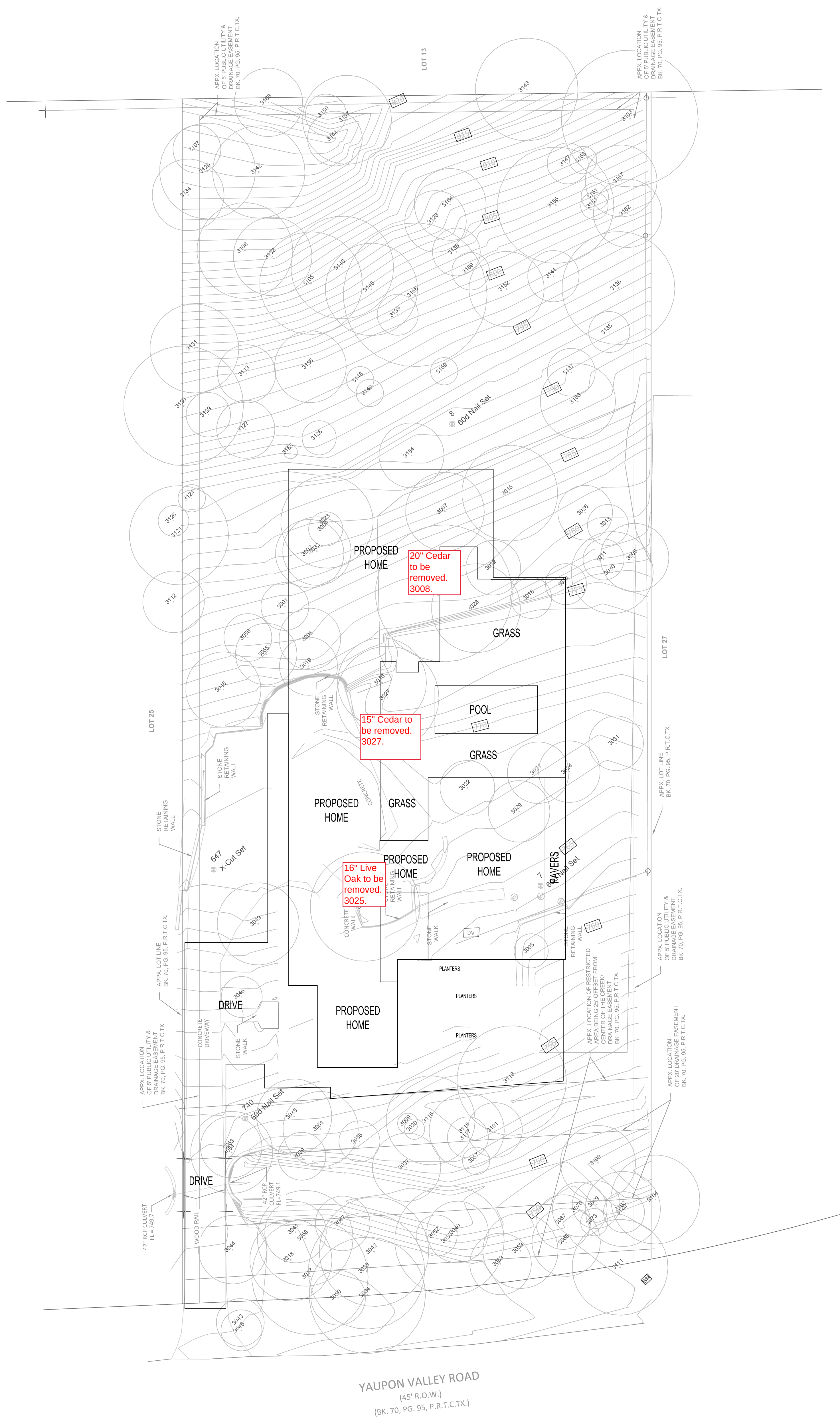
TREE LIST

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" + 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

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GEORGETOWN, TEXAS 78626
(512) 200-7713
www.aeriosgeo.com
TBPELS NO. 10194667



EXISTING IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	175.8 SF	0%
TOTAL BUILDING AREA	568.0 SF	1%
TOTAL BUILDING AREA	2653.8 SF	85%
PAVEMENT	181.2 SF	0%
PAVEMENT	3973.8 SF	8%
SITE		
SITE	39713.6 SF	84%
	47260.7 SF	100%

EXISTING IMPERVIOUS COVERAGE

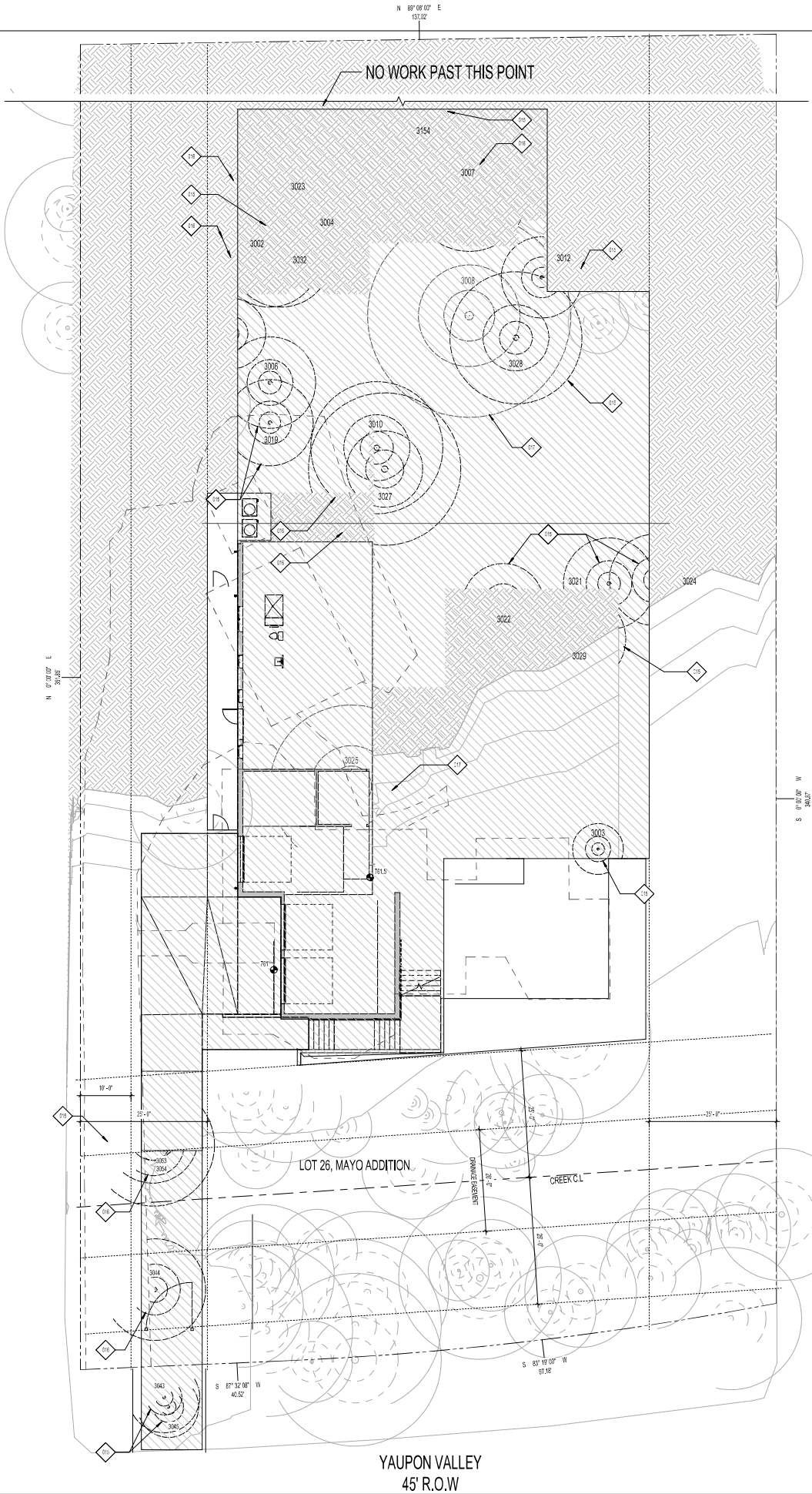
IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
CONCRETE		
TOTAL BUILDING AREA	48 SF	0%
TOTAL BUILDING AREA	2782 SF	0%
TOTAL BUILDING AREA	2782 SF	0%
TOTAL BUILDING AREA	21824 SF	0%
TOTAL BUILDING AREA	23131 SF	0%
TOTAL BUILDING AREA	24233 SF	0%
POOL WATER	432 SF	0%
POOL COVERING	62 SF	0%
PAVEMENT	4331 SF	0%
PAVEMENT	2424 SF	2%
PAVEMENT	6243 SF	0%
PAVEMENT	9223 SF	2%
PAVEMENT	11422 SF	24%
GRASS		
GRASS	16524 SF	0%
GRASS	2011 SF	0%
GRASS	25461 SF	0%
GRASS	33202 SF	0%
GRASS	92263 SF	76%
GRASS	14712 SF	100%

IMPERVIOUS COVERAGE

HOME AREA	
NAME	Area
FIRST FLOOR	1345.3 SF
SECOND FLOOR	944.1 SF
THIRD FLOOR	2734.4 SF
	9121.7 SF
GARAGE	1107.8 SF
LOGGIA	401.6 SF
STORAGE	128.9 SF
POOL DECK	3018.7 SF
POOL	462.7 SF
ENTRY / STAIR	712.9 SF
PATIO	1071.5 SF
	6916 SF
	16937.2 SF

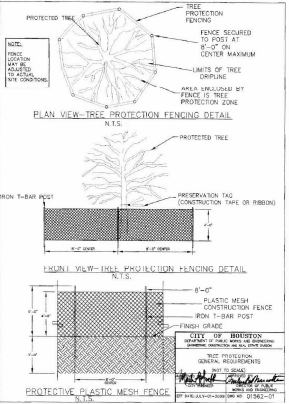
HOME AREAS

SITE PLAN - LOWER

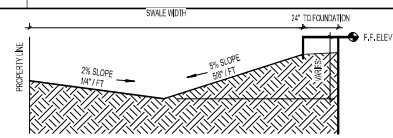


KEY/NOTE	NOTES
D15	EXISTING TREE TO BE REMOVED, LESS THAN 10 INCH DIAMETER, WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.04(2)
D16	EXISTING TREE TO BE REMOVED, GREATER THAN OR EQUAL TO 10 INCHES AND LESS THAN 14 INCH DIAMETER, WESTLAKE HILLS CODE ARTICLE 22 DIVISION 9 SEC.22.03.04(3)
D17	EXISTING 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.22.03.04(4)

- A. ALL EXISTING TREES THAT REMAIN ARE TO BE PROTECTED. IT MAY NOT BE CUT OR REMOVED.
- B. CONTRACTORS, SUB-CONTRACTORS AND SUPPLIERS ARE TO BE INFORMED AND HELD RESPONSIBLE TO PROTECT THE EXISTING TREES.
- C. A MINIMUM OF CHAIN LINK FENCE IS TO BE INSTALLED AROUND THE BASES OF ALL TREES THAT ARE TO REMAIN ALONG THE DOWNLINE OF THE TRAIL.
- D. NO SOIL MATERIAL, EQUIPMENT, MACHINERY, TRUCKS, DISPOSED PRODUCTS, LITTERS, OR OTHER ITEMS ARE TO BE PLACED, DUMPED, STORED WITHIN THE DOWNLINE AND FENCE LINE AROUND TREES. NO FENCING IS TO BE MAINTAINED AT ANY POINT UNDER THE TREE WITHIN THE FENCE LINE AND DOWNLINE OF THE TRAIL.
- E. ALL PREPARING FOR FOUNDATION WORK, ELECTRICAL, PLUMBING, OR INSTALLATION OF OTHER UTILITIES THAT RUN CLOSE TO OR OVERHANG THE FENCE LINE OR DOWNLINE OF ANY OF THE TREES ARE TO BE STOPPED IMMEDIATELY. WORKERS ARE TO BE INSTRUCTED TO BE UNDER ROOTS OF THE TREE AND TO BE IN THE TRAIL AROUND TREES AS NECESSARY.
- F. THE WASHING OF CONCRETE, PAINT, CHEMICALS, OR OTHER LIQUIDS WITH THE FENCE LINE AND DOWNLINE OF A TREE AT ANY SPOT OR AREAS ARE TO BE PROHIBITED. IT IS THE RESPONSIBILITY OF THE PLANTERS, OR ANY OTHER PERSONS ARE STRICTLY PROHIBITED, PAINT SPRAYERS ARE TO BE WASHED IN A PUMP SKIM CONNECTED TO THE SANITARY SYSTEM OR PUMPED INTO A DRAINAGE TO CONTAINERS AND PROPERLY DISPOSED.
- G. DO NOT HAVE THE SOIL LEVEL OF THE EARTH AROUND THE TRAIL WITHIN ANY SOIL OFFICE, IT WILL BE SAVED THROUGH THE TRAIL AND STRESS IT OUT.



03 GENERAL NOTES - TREE PROTECTION

[illegible]

02 GENERAL NOTES - DRAINAGE & SWALES

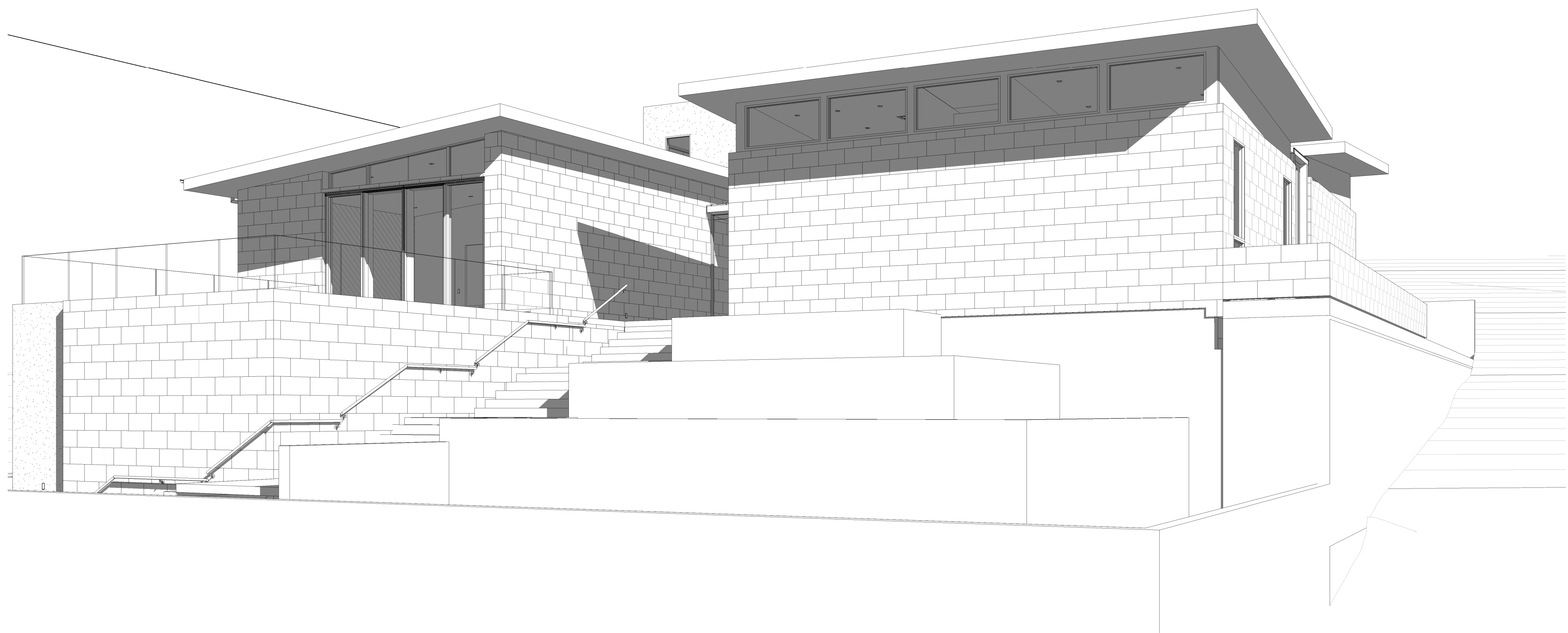
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01 GENERAL NOTES - SITE PLAN

[illegible]

902 YAUPON VALLEY

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WEST LAKE HILLS, TEXAS 78746



REVISIONS		
NO.	DATE	DESCRIPTION

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MIRADOR GROUP

6575 West Loop South
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PROJECT NO: 21-197

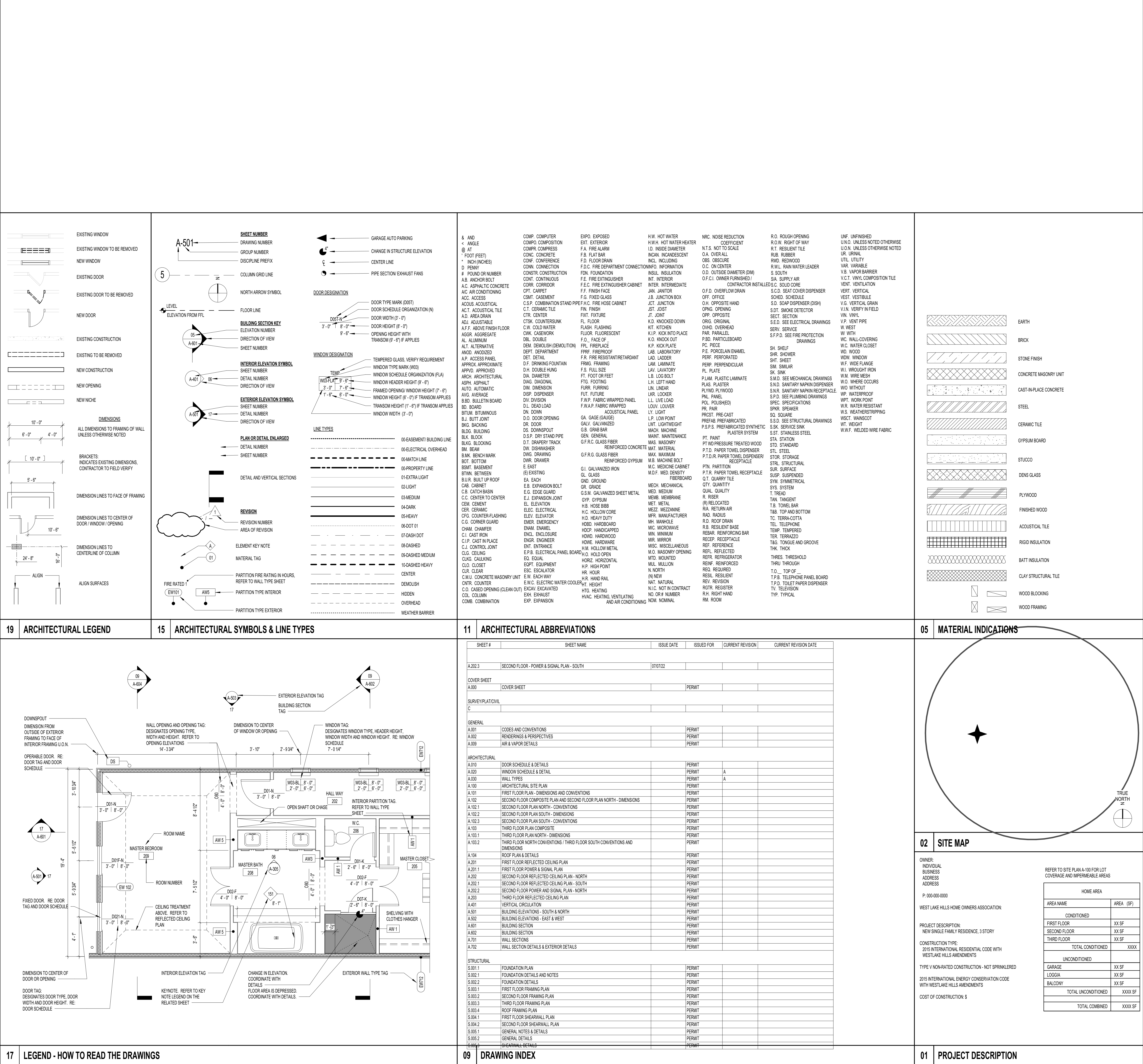
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DRAWN BY: AMC CHECKED BY: TLB

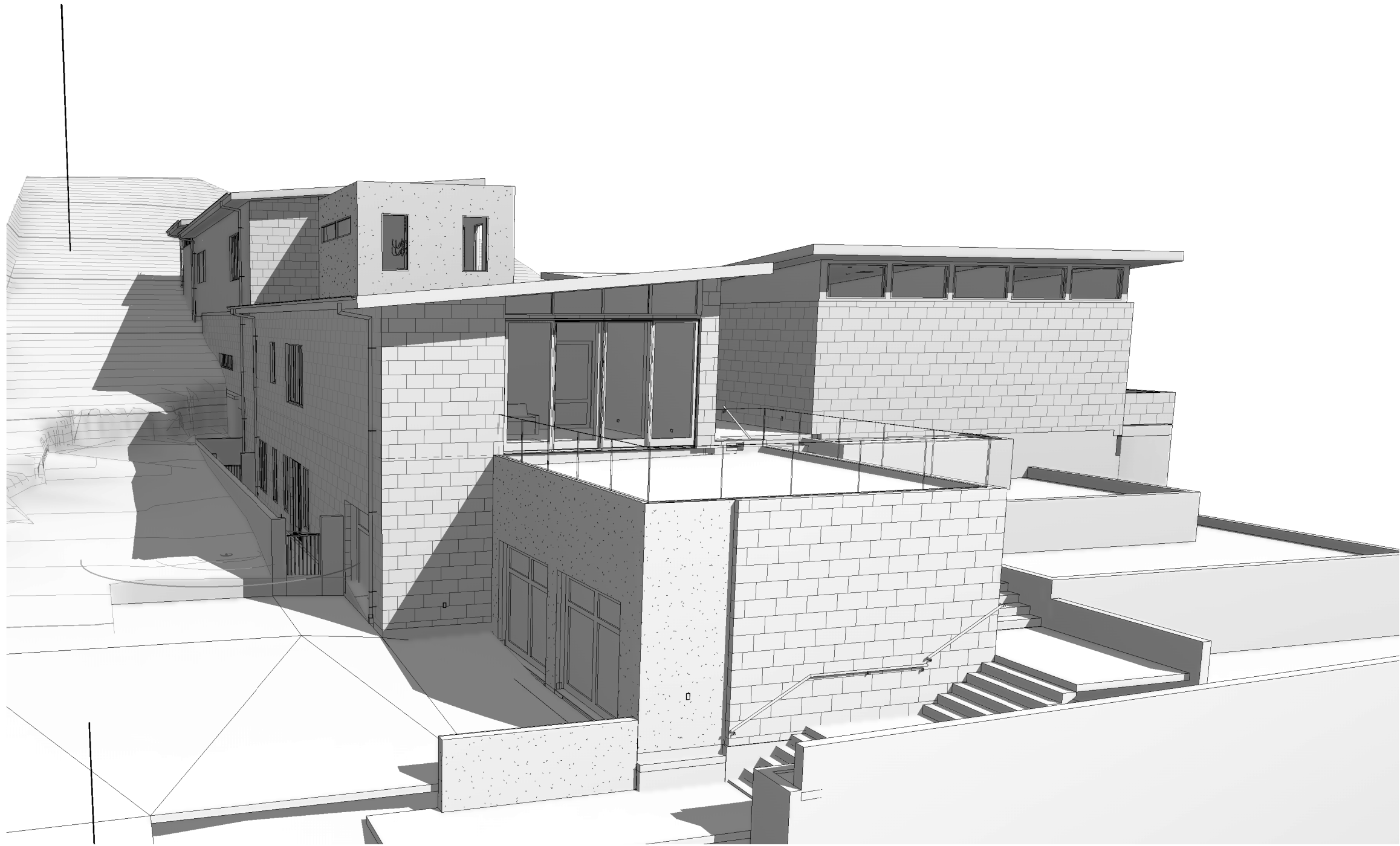
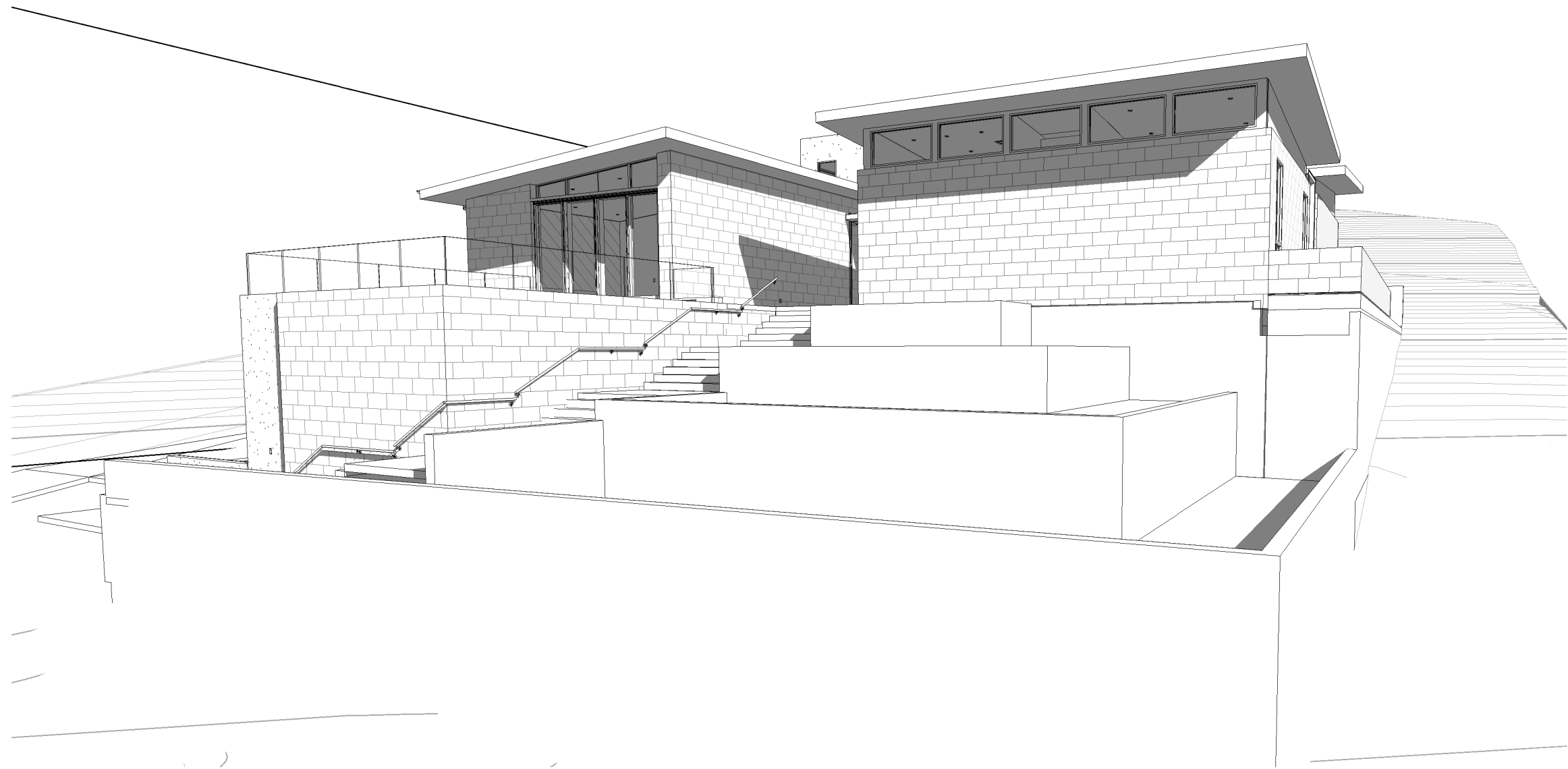
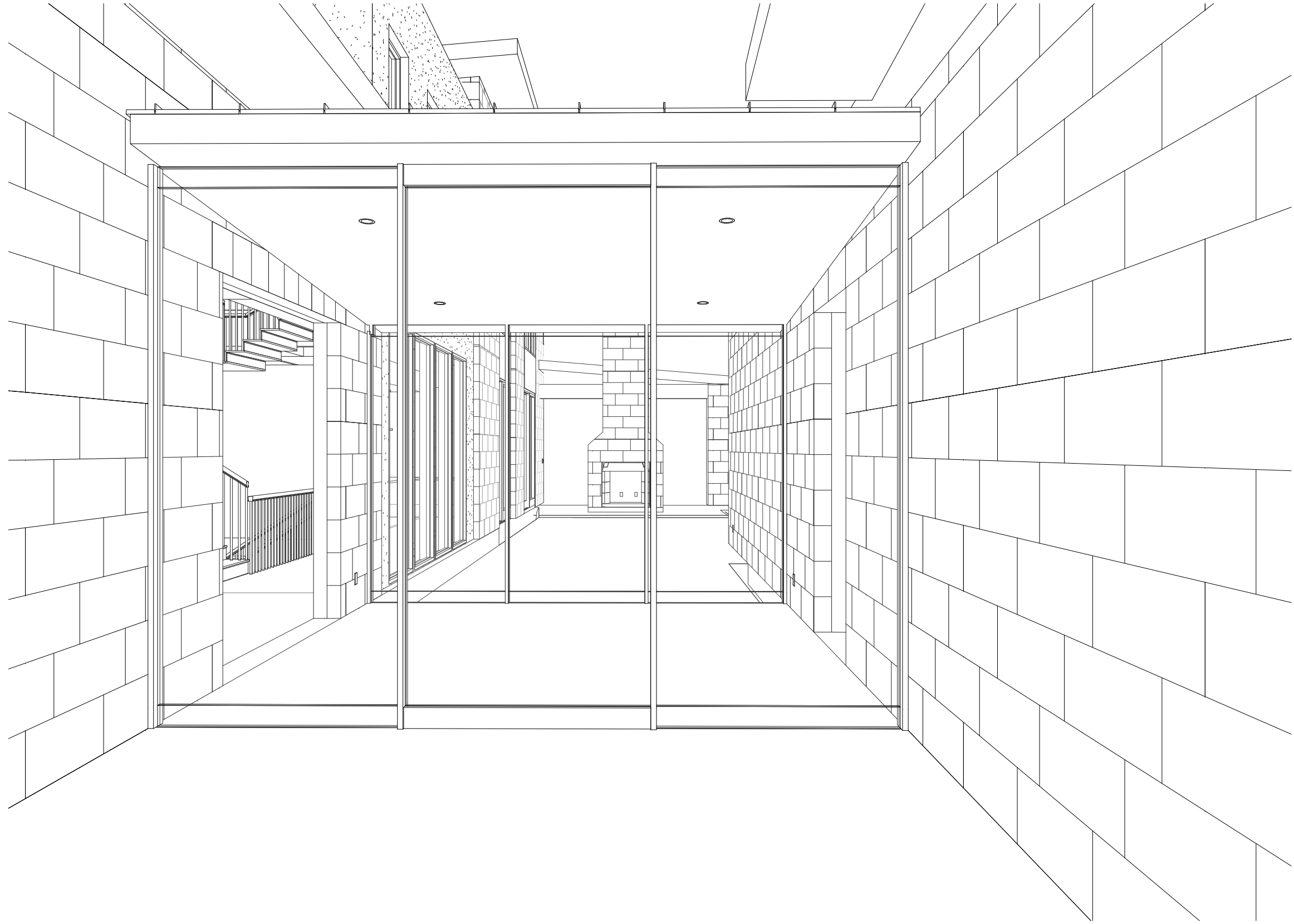
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COVER SHEET

A.000



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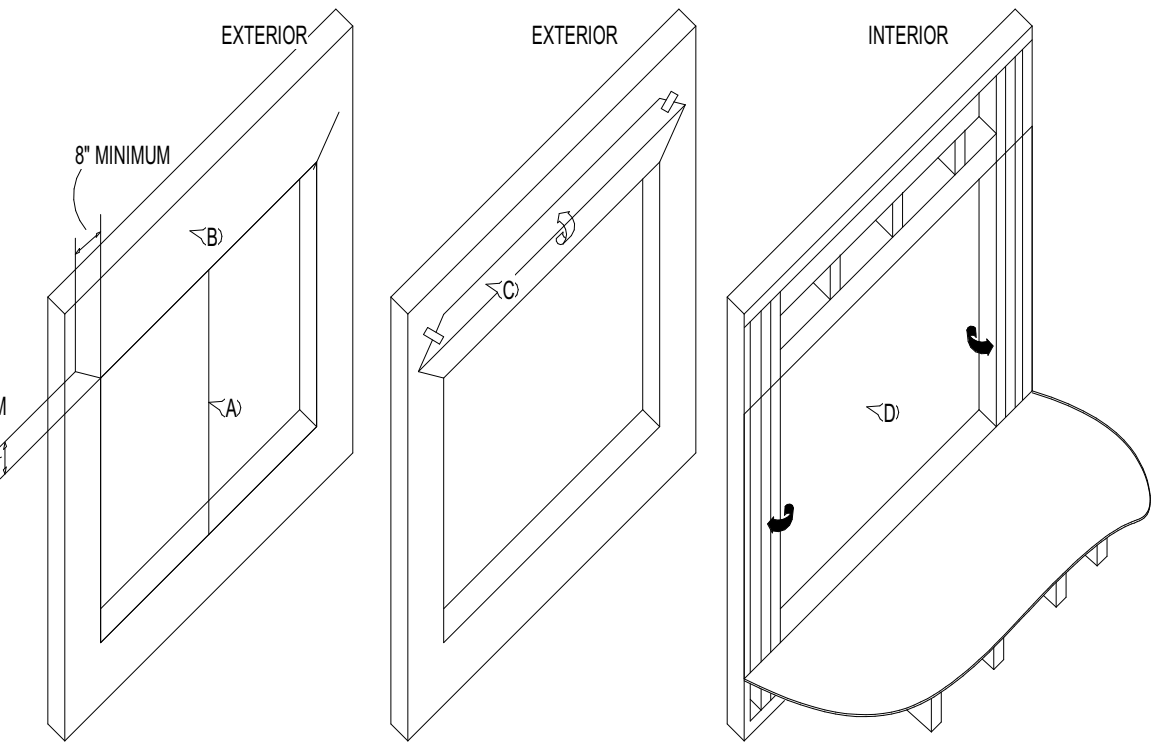
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RENDERINGS & PERSPECTIVES	
A.002	

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

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

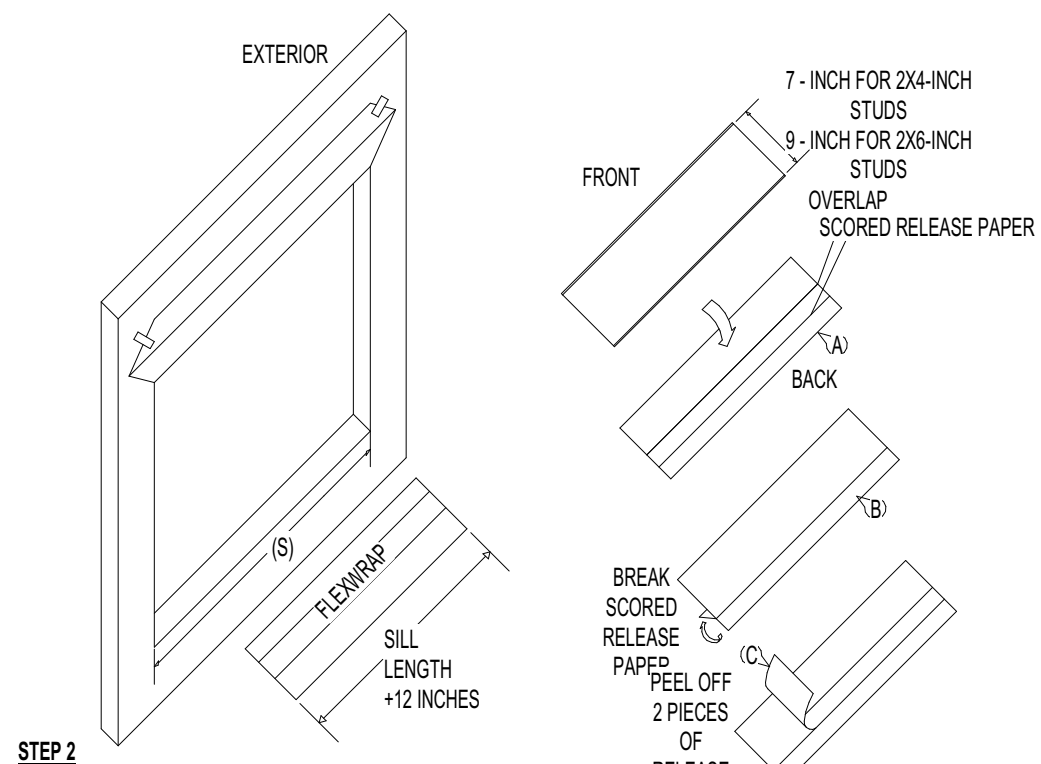
STEP 1

- 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 SLOTS.
C. FLIP HEAD FLAP UP TEMPORARILY SECURE WITH DUPONT TYVEK TAPE. SOME DOORS AND FLASHING WIDTHS MAY REQUIRE LONGER SLOTS.
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.
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.

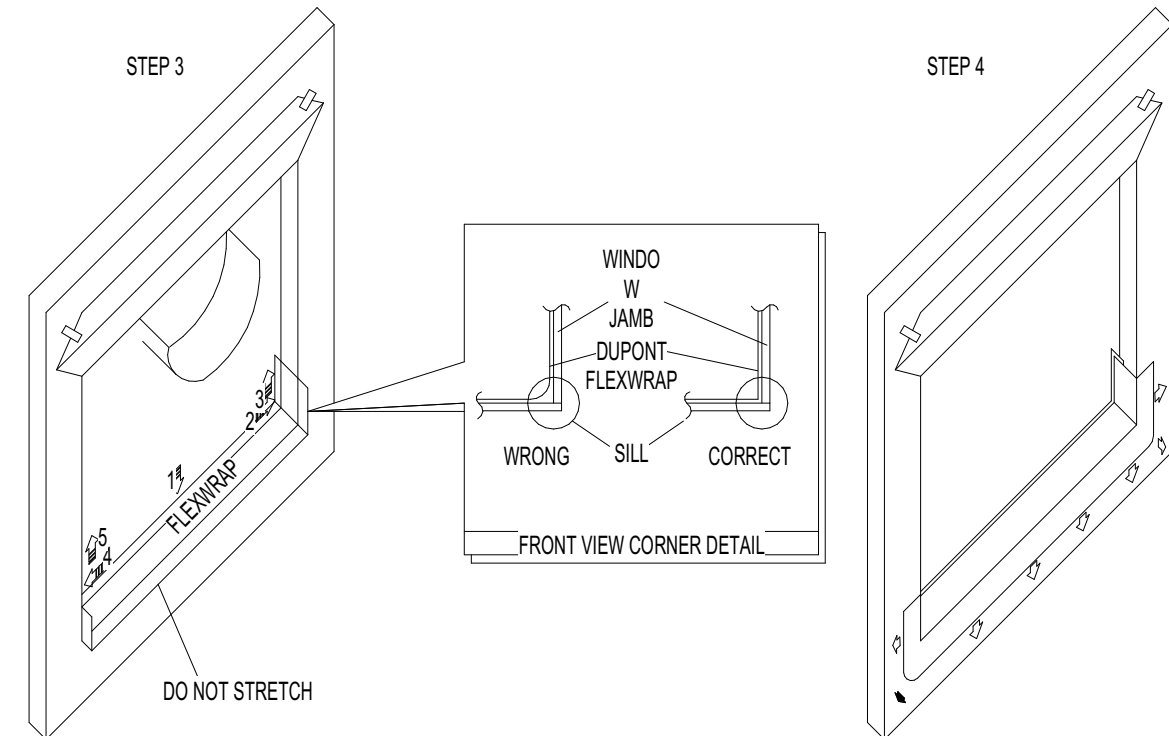


STEP 3

- 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.

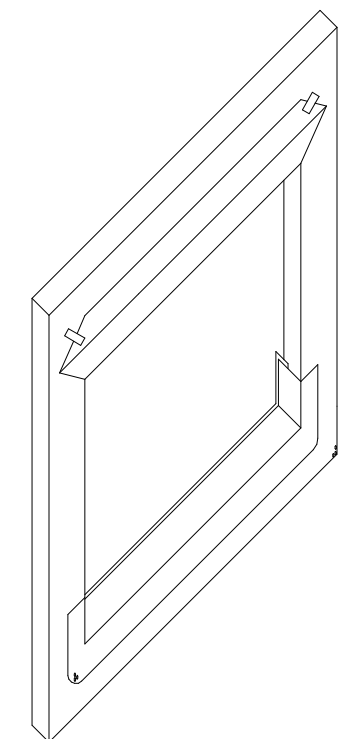
STEP 4

- 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

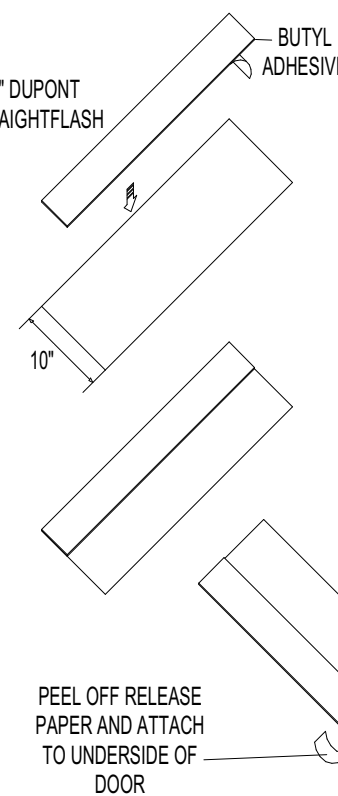
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY A CONTINUOUS BEAD OF SEALANT ACROSS BOTTOM SILL FLANGE TO ALLOW FOR DRAINAGE.



STEP 6 (OPTIONAL)

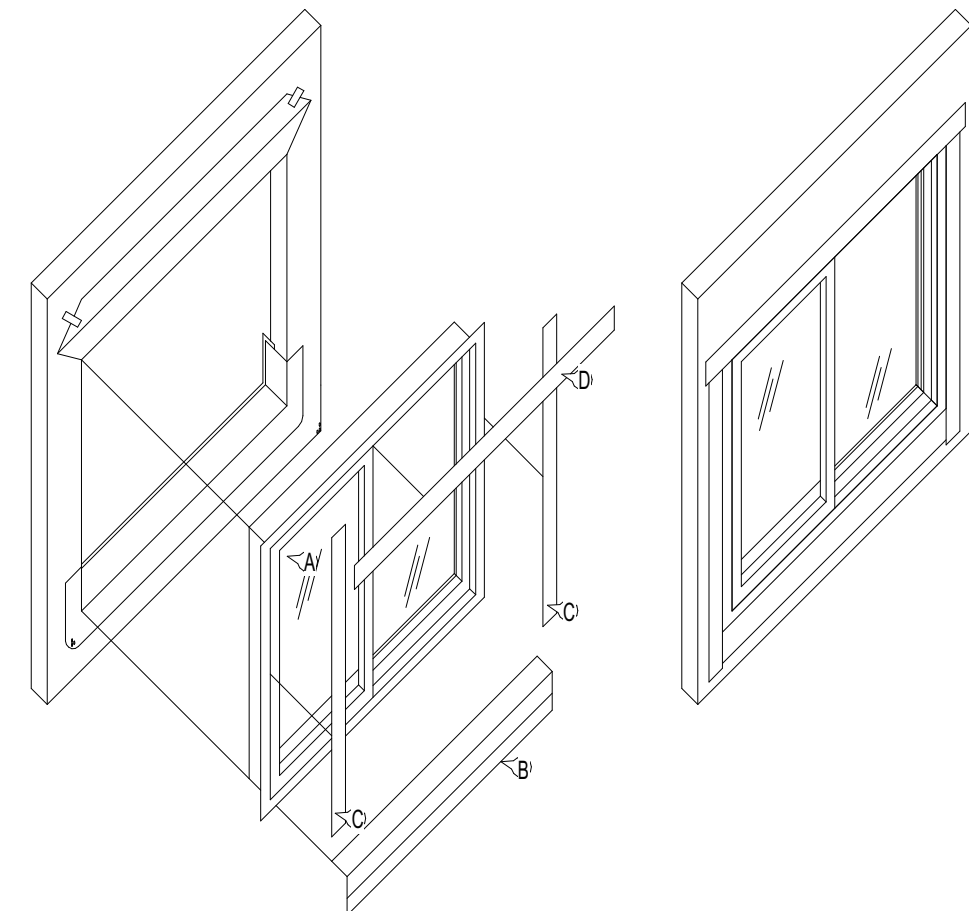
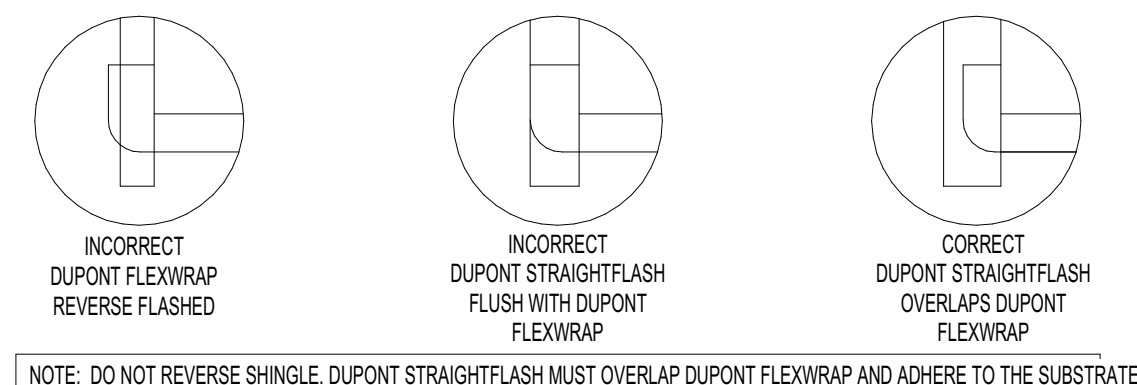
FOR EXTREME WEATHER CONDITIONS, SEE GENERAL INSTRUCTIONS.

- 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).

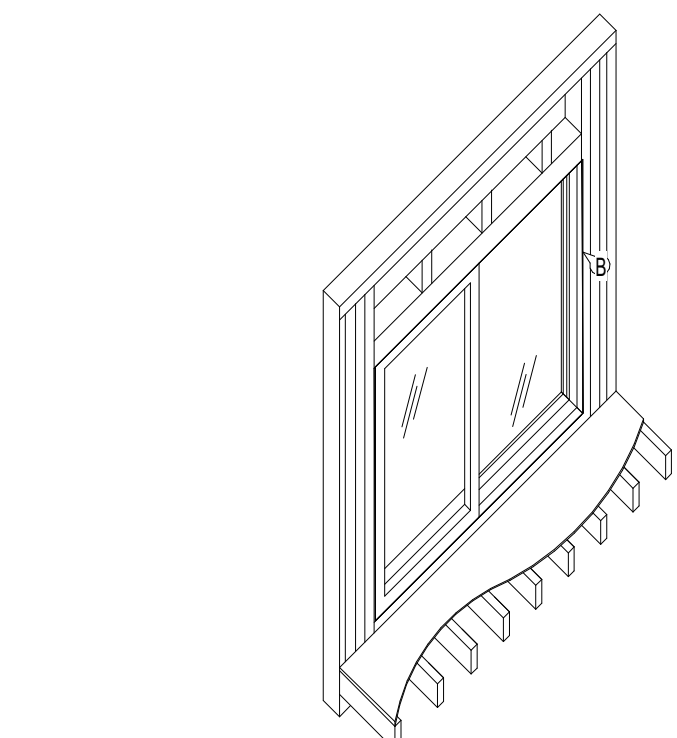


STEP 8

- 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).



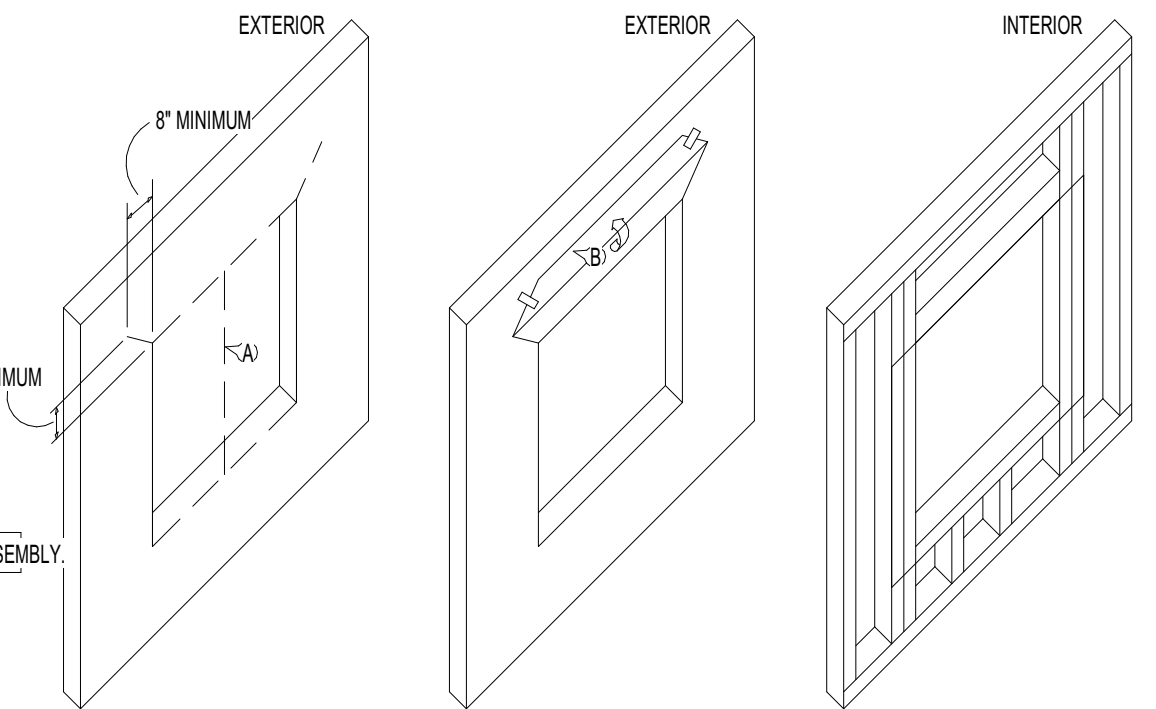
19 WEATHERPROOF FLASHING INSTRUCTIONS FOR DOORS

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

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

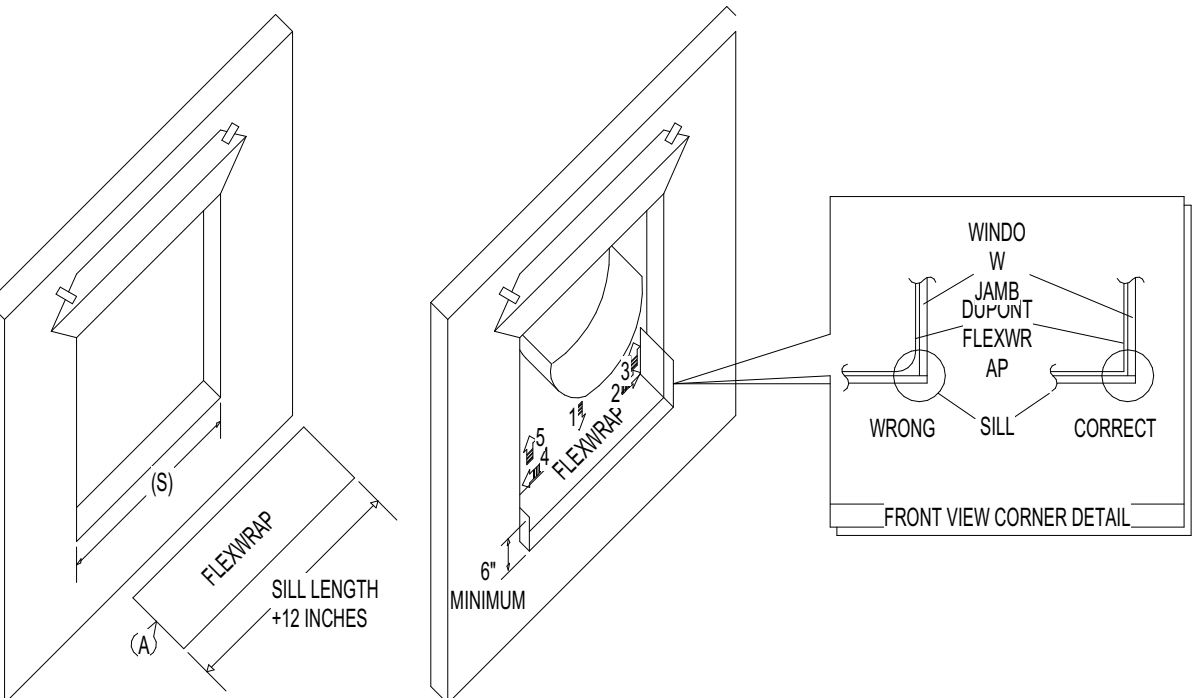
STEP 1

- 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 SLOTS.
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

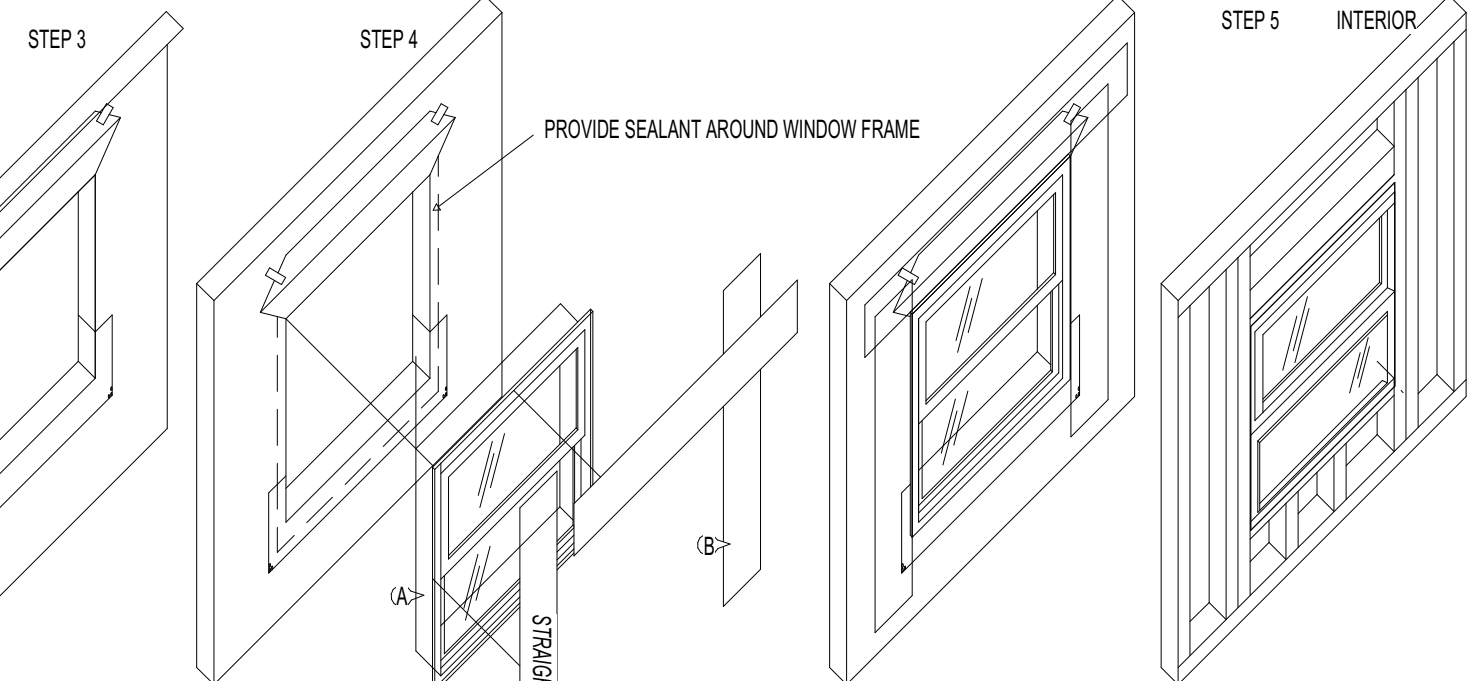
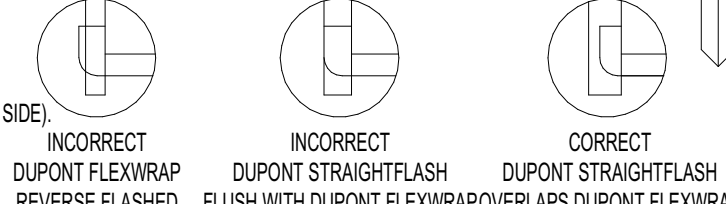
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY CONTINUOUS SEALANT BEAD ACROSS BOTTOM SILL TO ALLOW FOR DRAINAGE.
FOR RECTANGULAR WINDOWS

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.

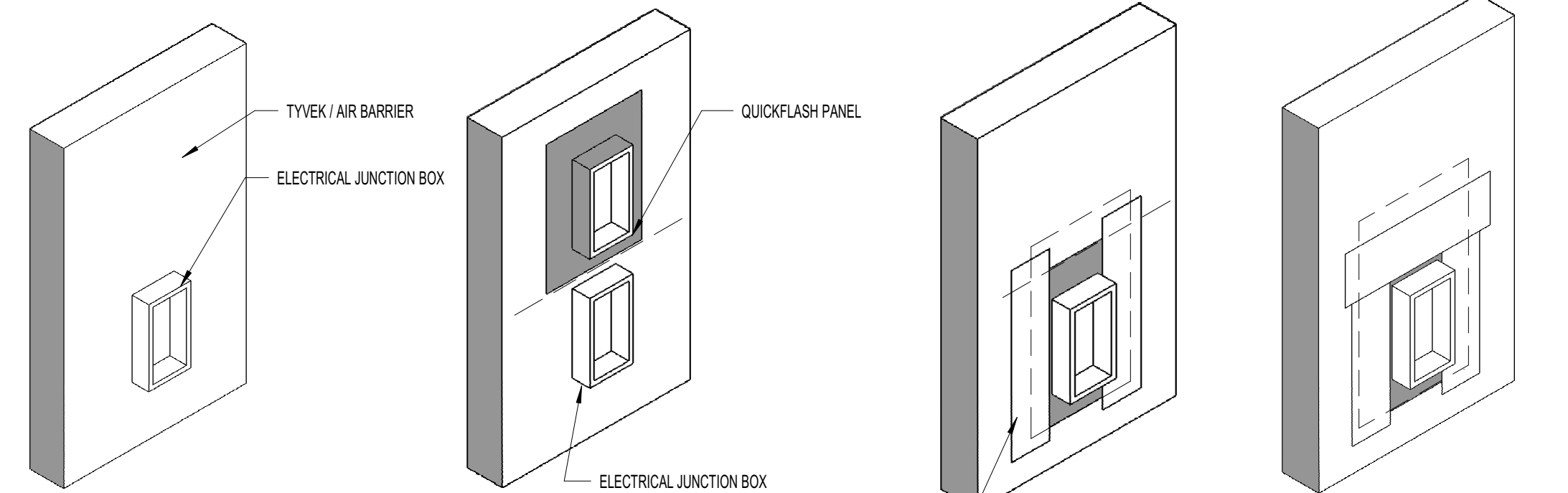
STEP 5

- 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.



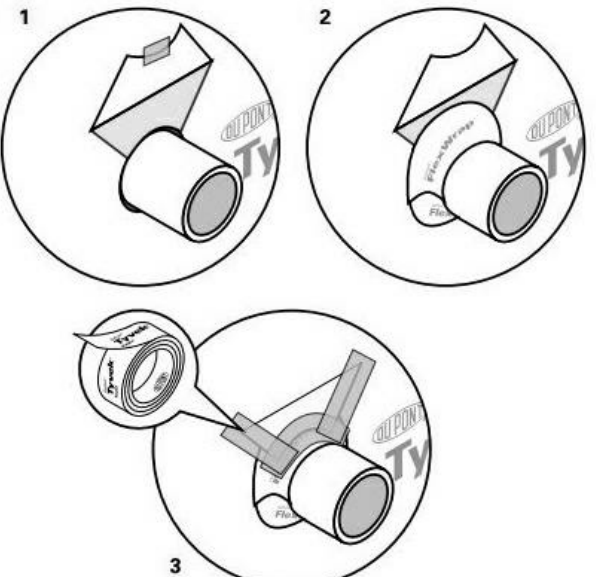
CONTACT INFO:
QUICKFLASH WEATHERPROOFING PRODUCTS, INC.
4129 WAGON TRAIL AVENUE
LAS VEGAS, NV 89118
(702) 614-6100 / (800) 903-8888
FAX: (702) 614-4690

18 DUPONT FLASHING INSTRUCTIONS FOR WINDOWS

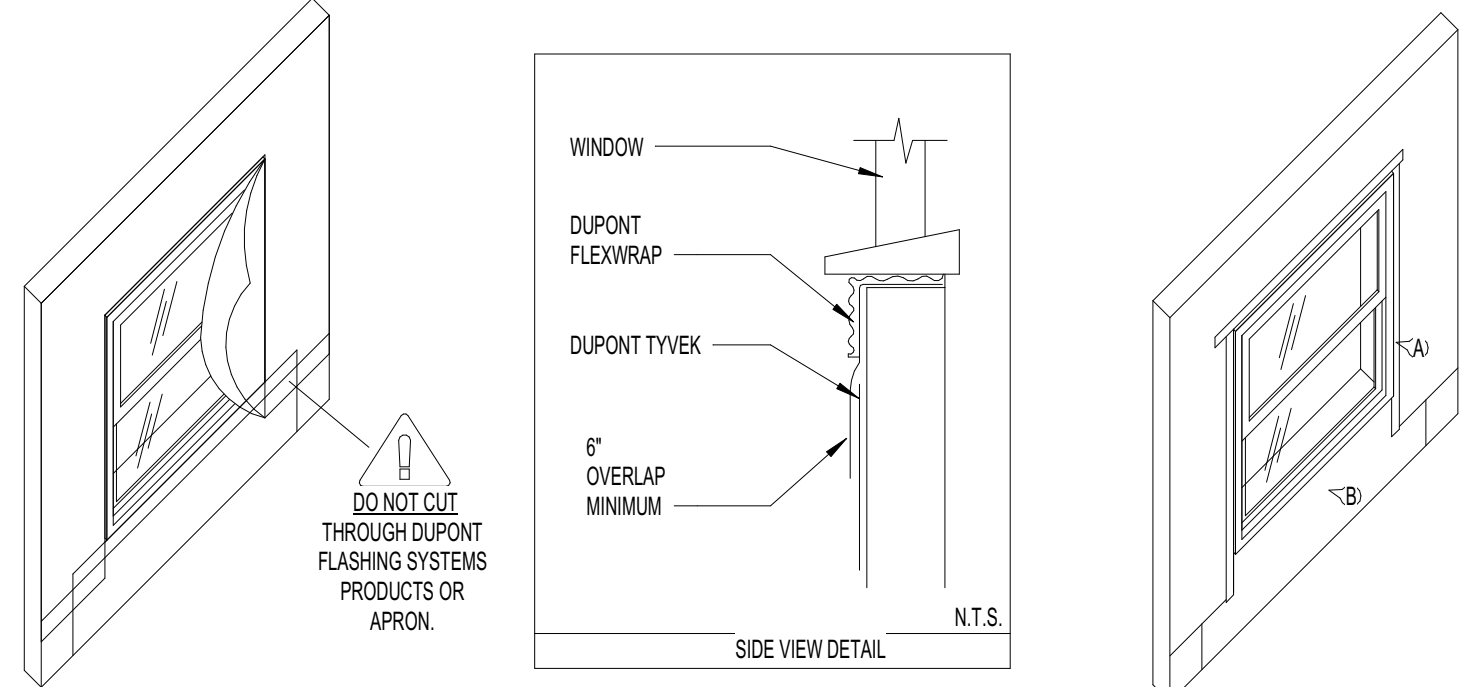


1. USING THE QUICKFLASH PANEL AS A GUIDE, MARK THE LENGTH OF THE PANEL 1/4" ON EACH SIDE 2" ABOVE PENETRATION ONTO THE WRB AND USING A UTILITY KNIFE, CUT A SLIT ALONG THE MARK.
2. SLIDE THE QUICKFLASH PANEL UP UNDERNEATH THE WRB AND OVER THE PENETRATION PRESSING DOWN FIRMLY TO ENSURE A FLUSH SEAL.
3. 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 PRECIDENTLY 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

REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: --

DESCRIPTION: --

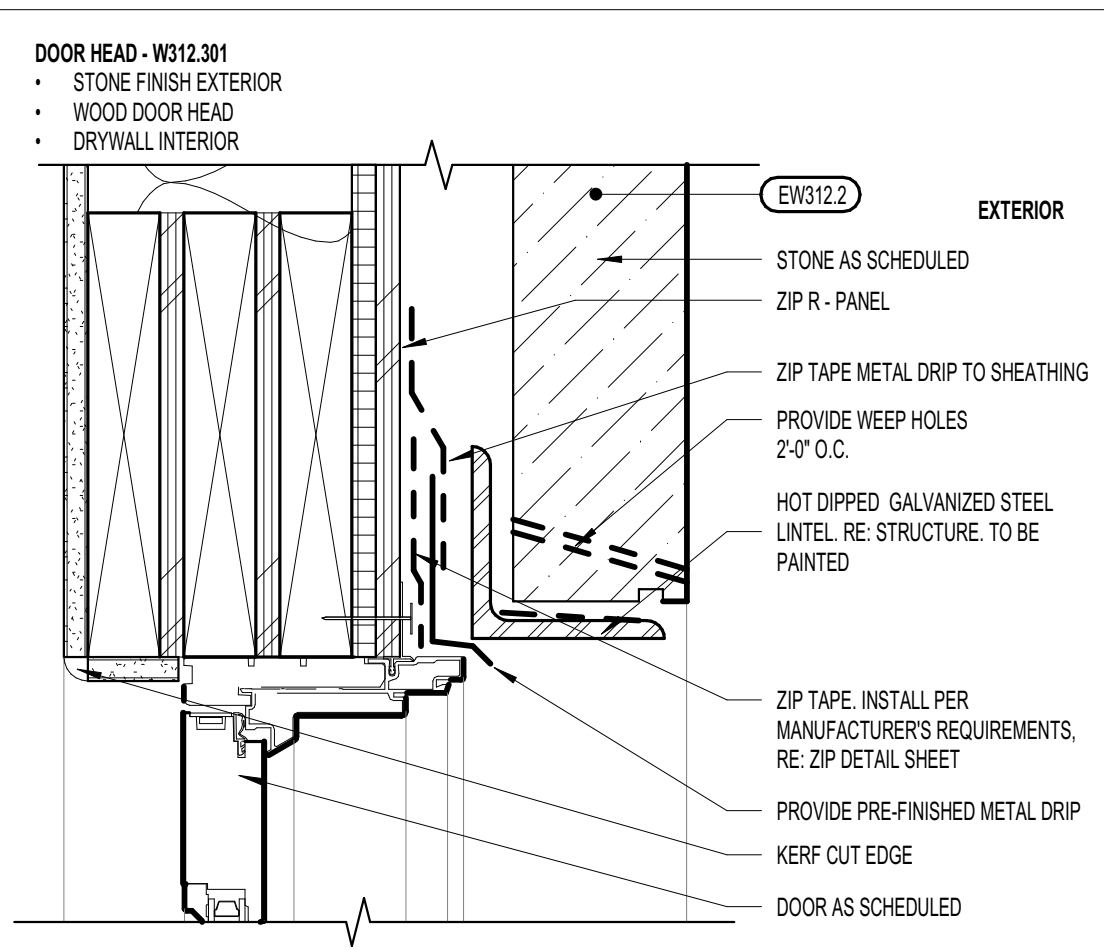
DRAWN BY: AMC

CHECKED BY: TLB

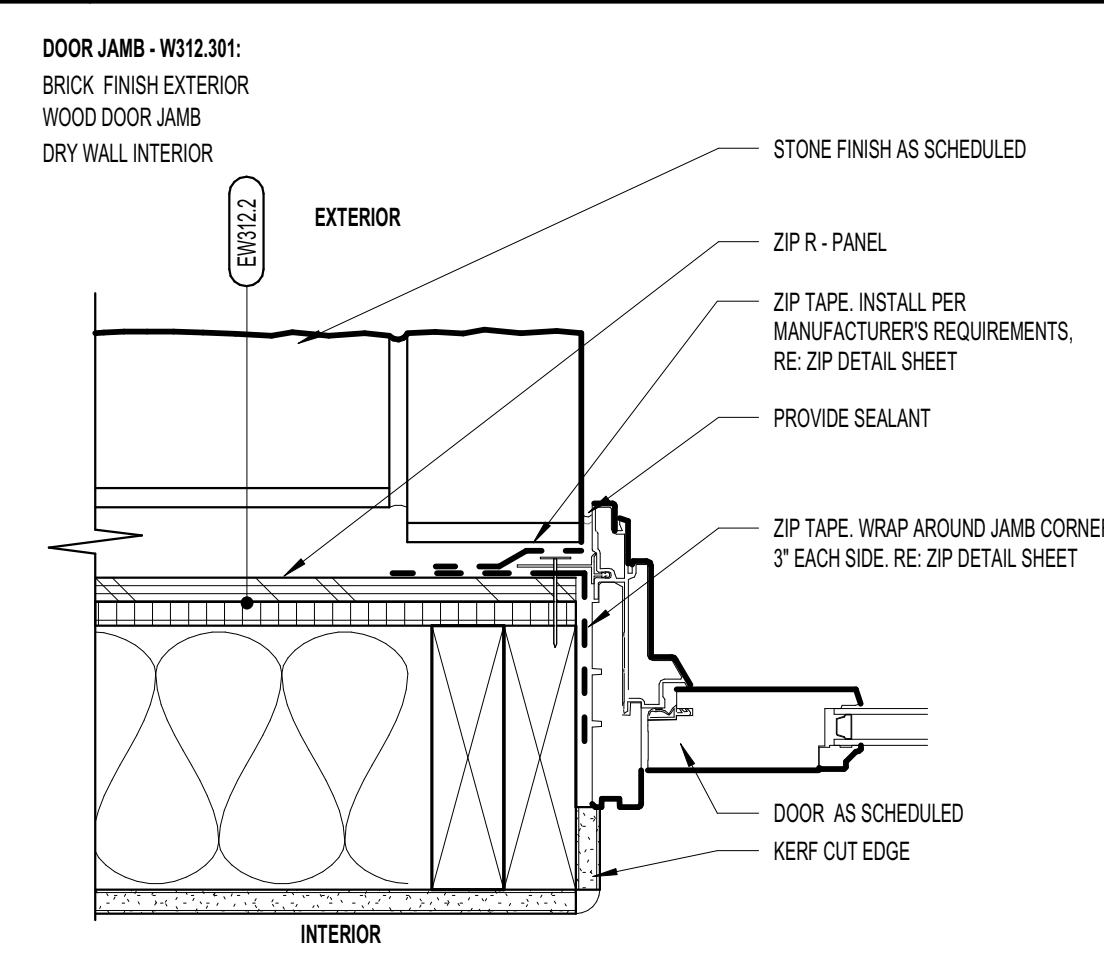
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AIR & VAPOR DETAILS

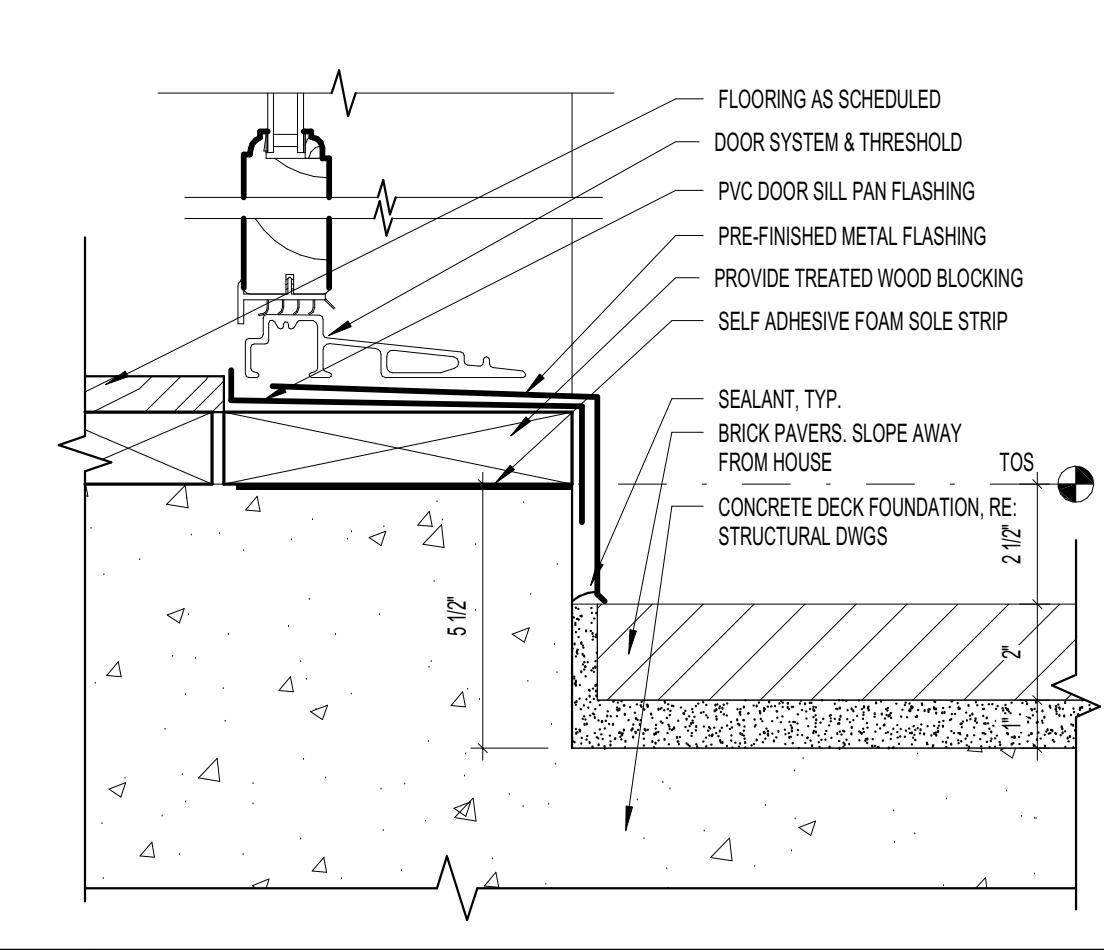
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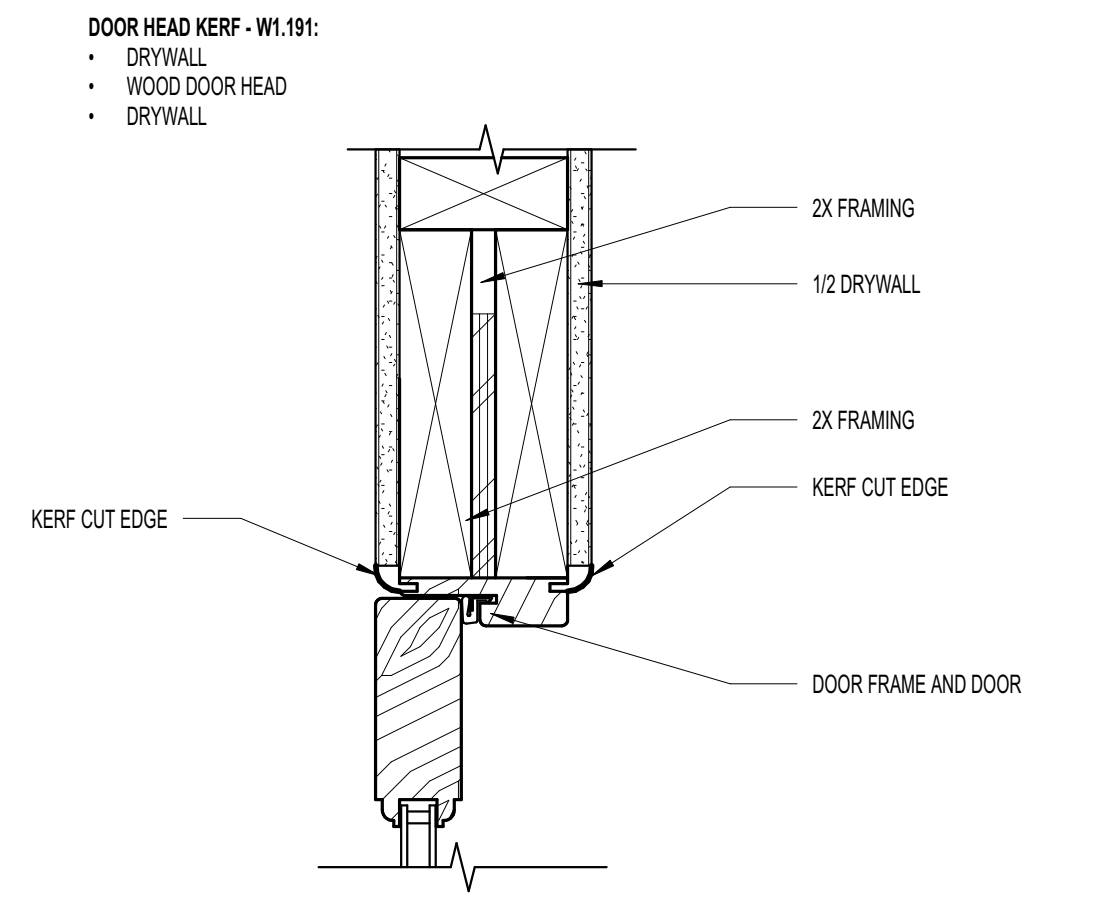
20	DOOR HEAD - W312.2.301	SCALE: 3" = 1'-0"
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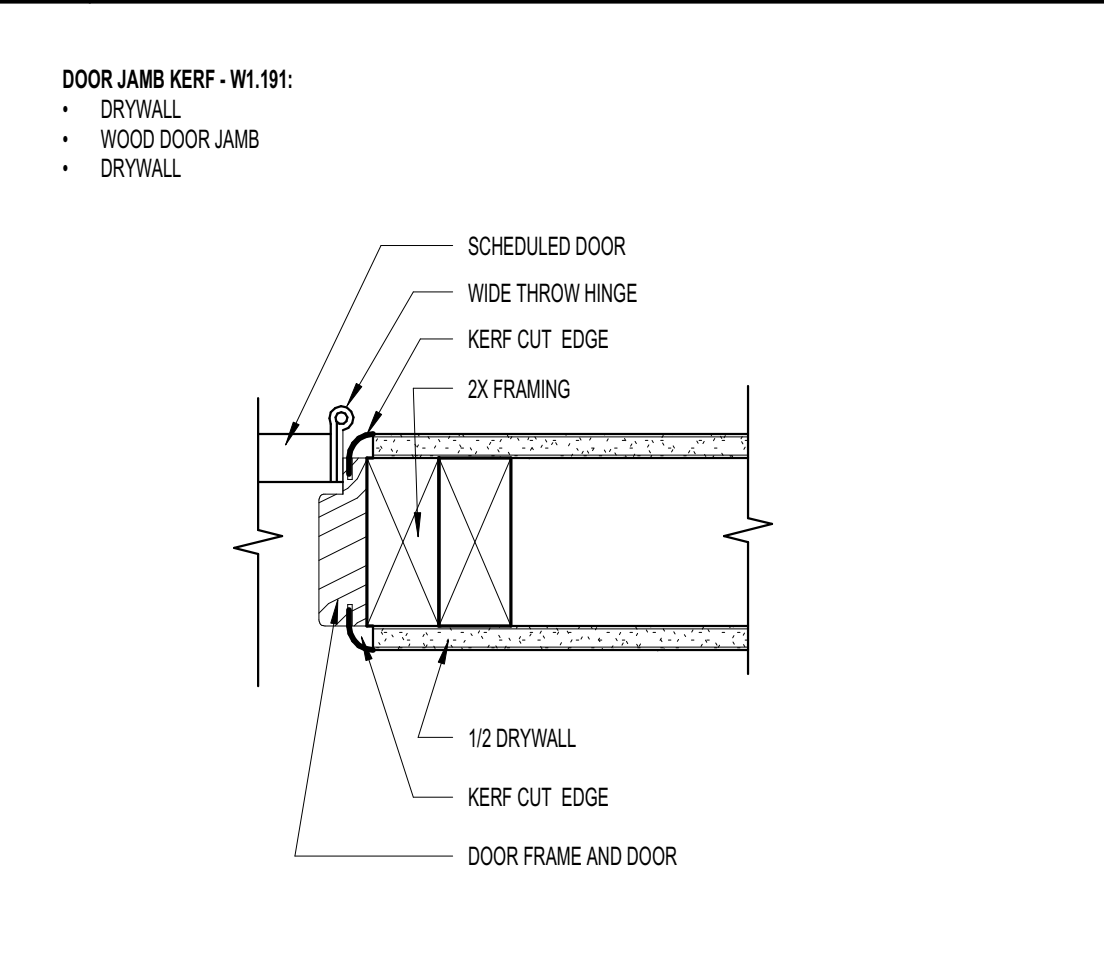
19	DOOR JAMB - W312.2.301	SCALE: 3" = 1'-0"
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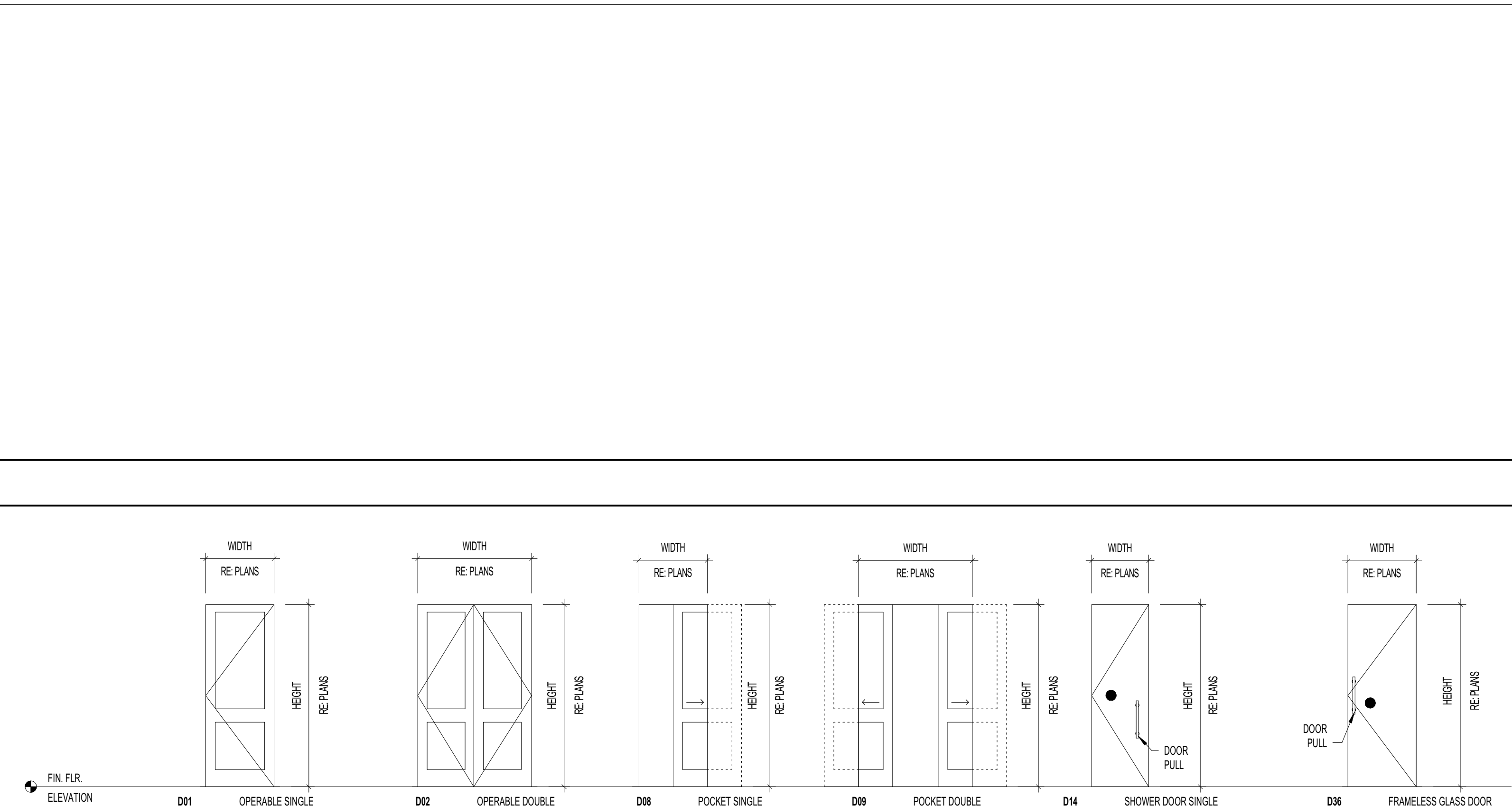
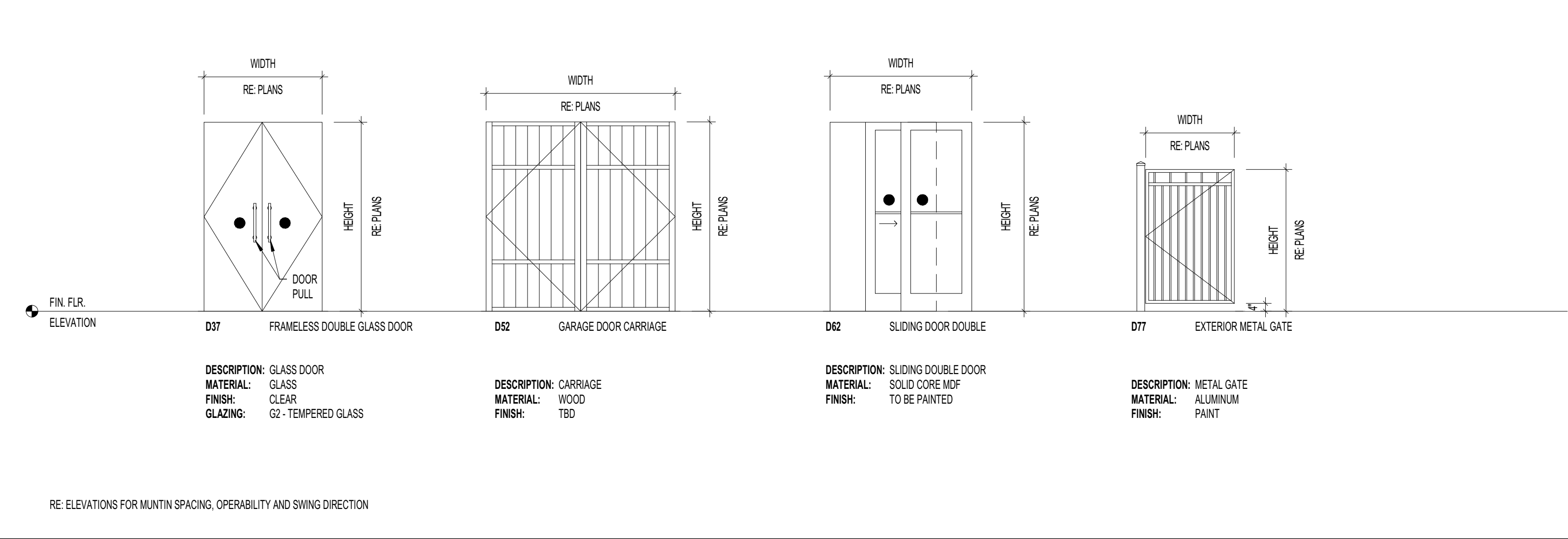
18 DOOR SILL - PATIO SCALE: 3" = 1'-0"



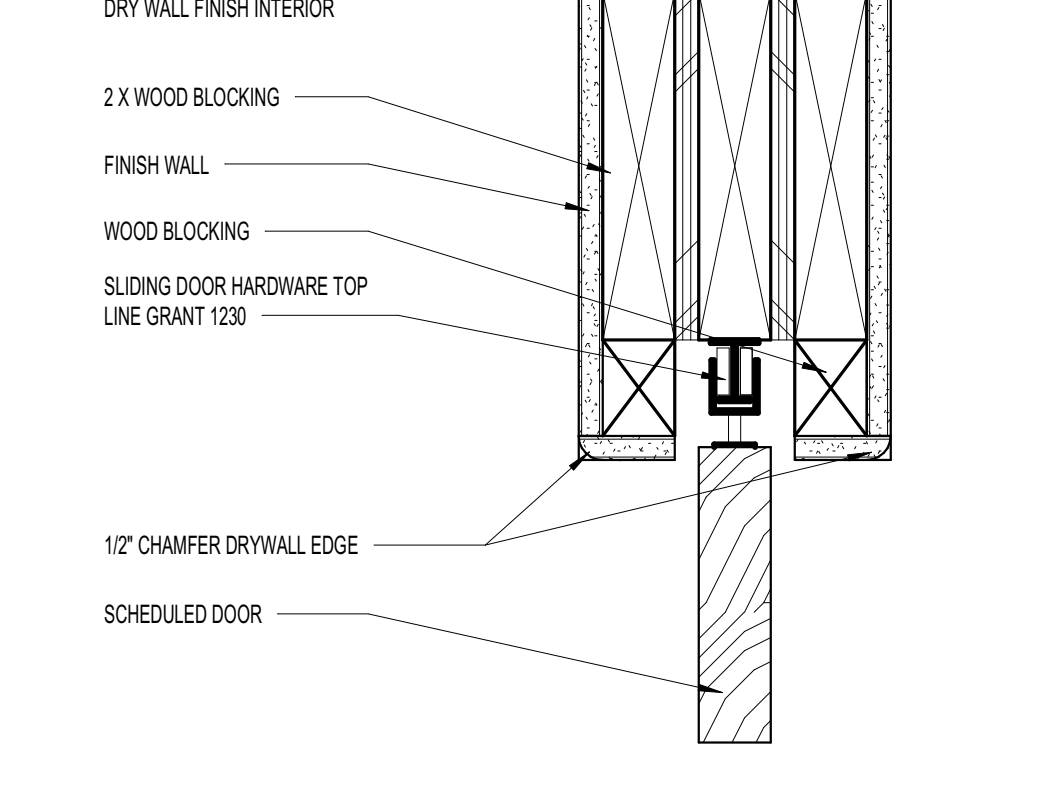
17	DOOR HEAD KERF - W1.191	SCALE: 3" = 1'-0"
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16	DOOR JAMB KERF - W1.191	SCALE: 3" = 1'-0"
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[illegible]

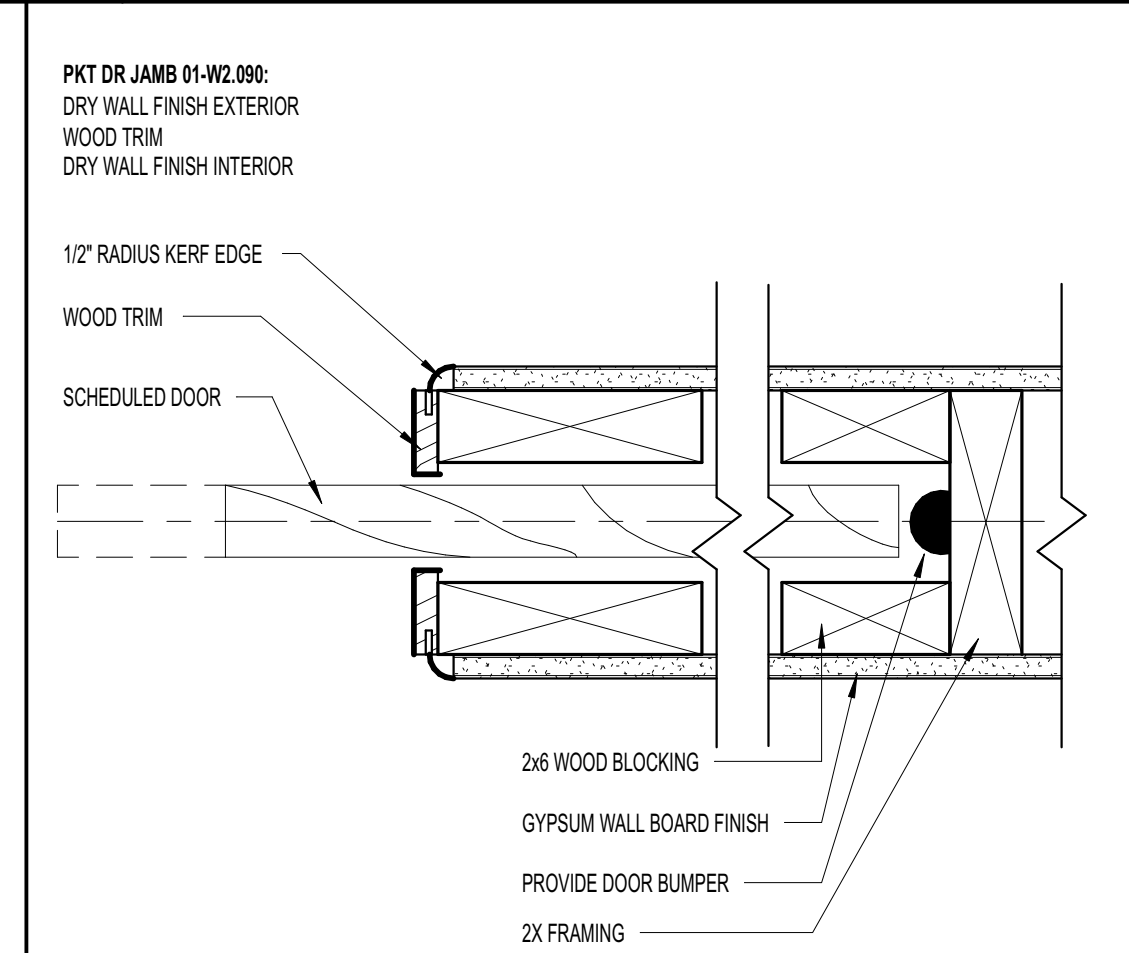
8	DOOR & OPENING ELEVATIONS
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[illegible]

PKT DOOR HEAD - W2.090

D01R	D01	16	2'-6"	8'-0"	Interior	17A.010	16A.010	-	INTERIOR DOOR
D01L	D01	1	2'-6"	8'-0"	Interior	17A.010	16A.010	-	INTERIOR DOOR
D01-N	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
D01-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
D02-K	D02	1	5'-0"	8'-0"	Interior	17A.010	16A.010	-	DOUBLE DOOR
D08-N	D08	1	4'-0"	8'-0"	Interior	12A.010	11A.010	-	POCKET DOOR
D08-N	D08	1	6'-0"	8'-0"	Interior	12A.010	11A.010	-	DOUBLE POCKET DOOR
D14-K	D14	6	2'-6"	8'-0"	8'-0"	Interior	-	-	SHOWER DOOR
D08-A	D08	1	4'-6 3/4"	8'-7 11/16"	Exterior	-	-	-	GLASS PIVOT DOOR
D62-D	D62	3	9'-0"	8'-0"	0'-0"	Exterior	26A.010	24A.010	23A.010
D62-A	D62	1	8'-0"	8'-0"	8'-0"	Exterior	-	-	-
D62-B	D62	2	8'-0"	10'-0"	10'-0"	Exterior	-	-	-
D62-C	D62	8	8'-0"	10'-0"	10'-0"	Exterior	-	-	-
D71-A	D77	1	9'-0"	8'-0"	Exterior	-	-	-	MOTOR GATE
D77-B	D77	2	3'-0"	8'-0"	Exterior	-	-	-	METAL GATE

07	DOOR SCHEDULE
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05	PKT DR JAMB 01 - W2.090	SCALE: 3" = 1'
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GENERAL DOOR TYPES NOTES

A. ALL DOORS TO BE SOLID CORE WOOD 1 3/4" THICK U.O.N.

B. DOOR DETAILS ARE TYPICAL AS SHOWN ON THIS SHEET. UNLESS REFERENCED OTHERWISE FOR THE DRAWING TO PARTITION TYPE OR APPLICATIONS (HALL SECTION) AND THEN TO TYPICAL. DOOR DETAILS ARE APPROXIMATE.

C. WITH PAIR OF DOORS ALL LEAFS ARE TO BE EQUAL IN LENGTH AND IN LENGTH UNLESS NOTED OTHERWISE.

D. INTERIOR DOOR SHALL BE TO BE 51 1/2" SQUARE, TRUSTLE, MASONITE OR EQUAL, BASED ON ONE OF THEIR STAND PROFILES.

E. GARAGE DOORS INTO HOME TO BE 20 MIN RATED AND SELF CLOSING.

F. REFER TO HEAD DRIP DETAIL FOR ALL EXTERIOR WINDOW & DOOR CONDITIONS.

G. ALL GLAZING IN DOORS SHALL BE TEMPERED AFTER THE BUILDING CODE.

H. ALL GLAZING SPACERS TO BE BLACK IN COLOR.

I. ALL PREDICATIONS WITH THE BUILDINGS CONDITION ENVELOPE SHALL BE AIR SEALED AS PER THE 2015 I.A.C. DOOR SCHEDULING AND VALUES TO BE BETTER THAN OR EQUAL WHAT IS STATED IN THE ENVELOPE.

DOOR TYPE MARK ABBREVIATIONS

C - CASED	D - DOOR
F - FINED	N - NONE
O - OPENING	R - RATED
S - SILETTE	T - TRANSOM

TEMPERED GLASS LEGEND

○	NONE TEMPERED GLASS
◐	TEMPERED GLASS

r
01 GENERAL NOTES - DOORS

REVISIONS		
NO.	DATE	DESCRIPTION

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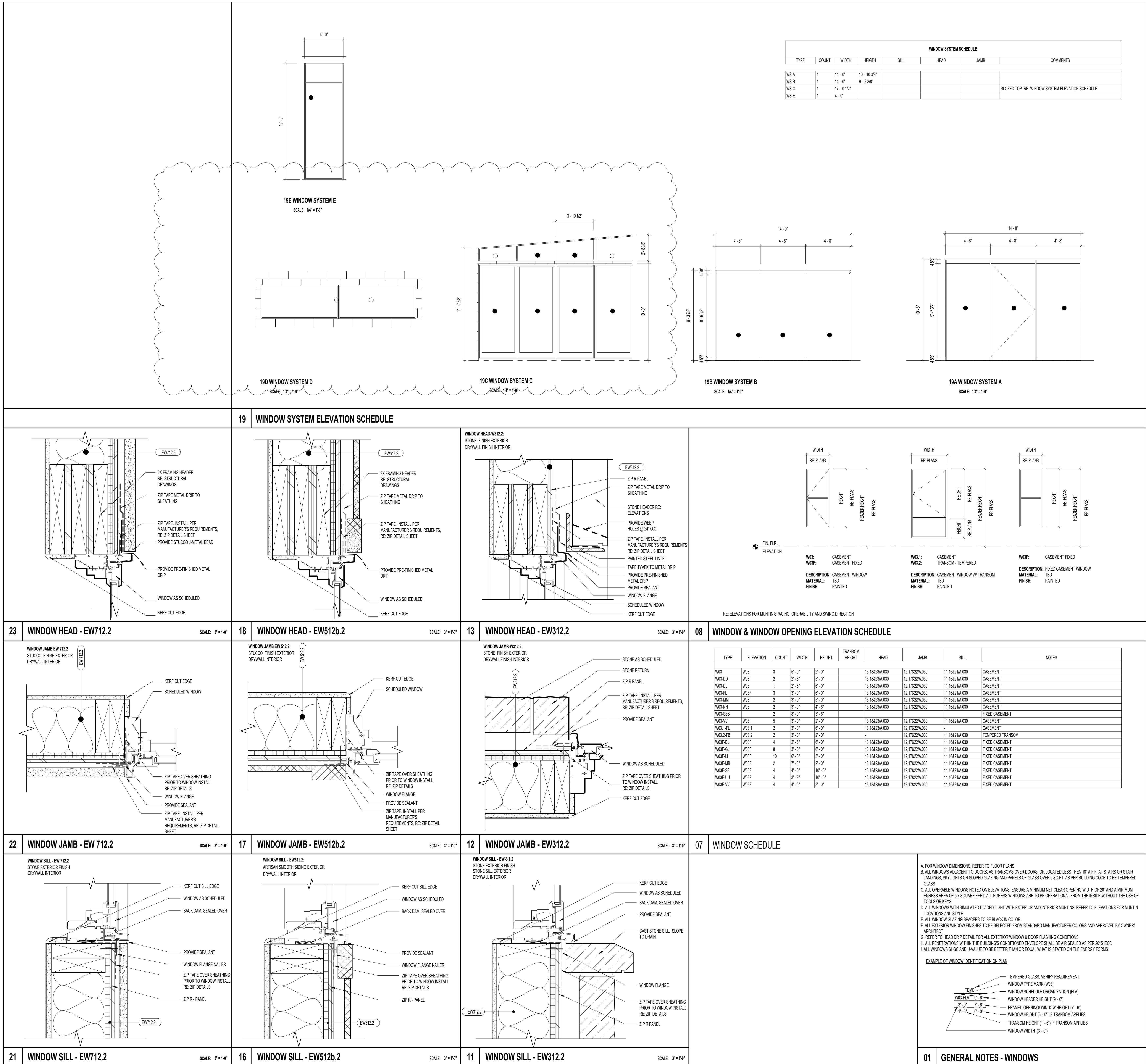
WEST LAKE HILLS, TEXAS 78746



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PROJECT NO: 21-197	
INITIAL PROJECT ISSUE DATE: --	DESCRIPTION: --
DRAWN BY: AMC	CHECKED BY: TLB
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DOOR SCHEDULE & DETAILS	
A.010	

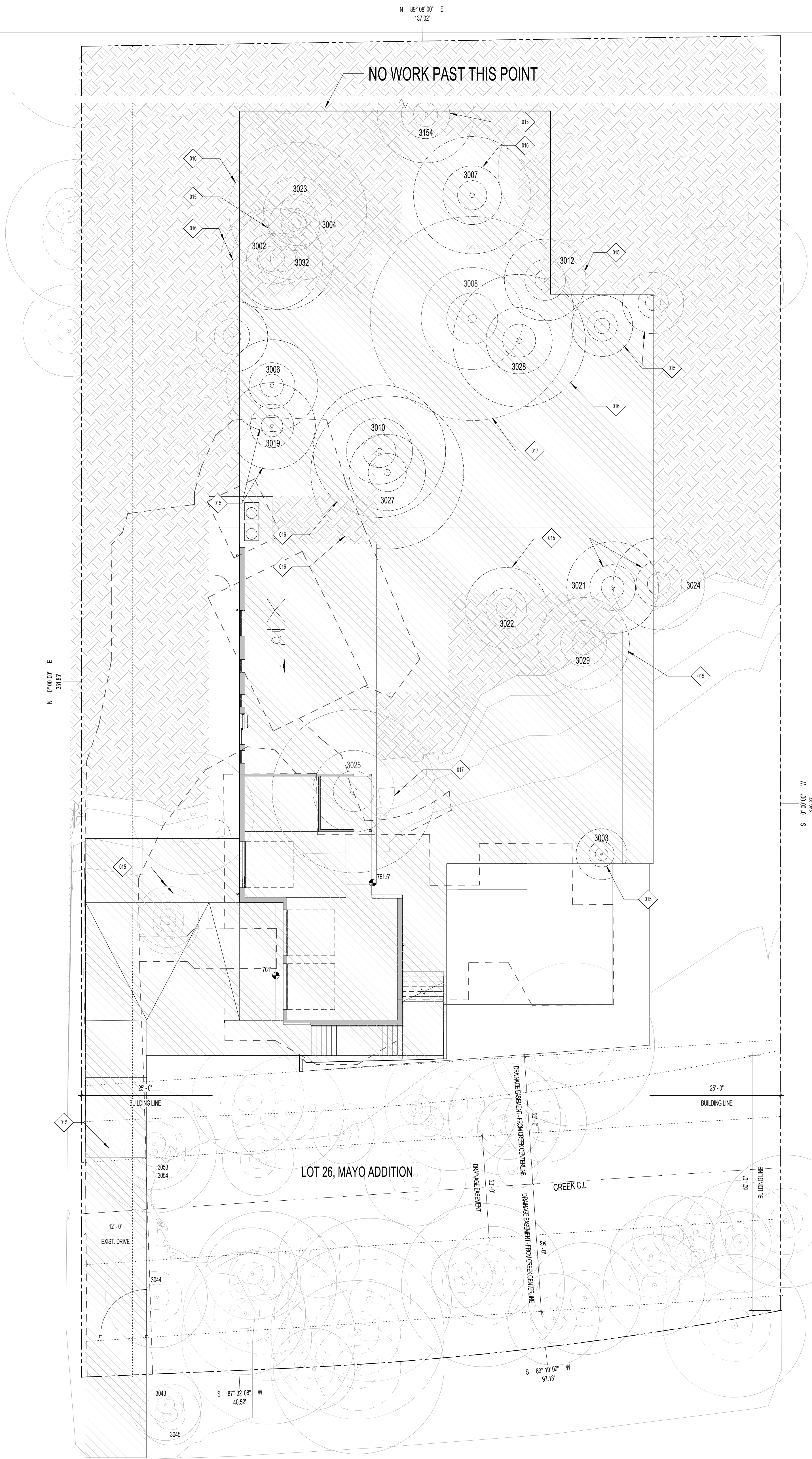


11	EXT WALL - EW332

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EXISTING IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	125.8 SF	0%
TOTAL BUILDING AREA	598.6 SF	1%
TOTAL BUILDING AREA	2633.8 SF	8%
PAVEMENT	561.1 SF	0%
PAVEMENT	3675.6 SF	9%
SITE		
SITE	36703.6 SF	84%
	47238.7 SF	100%

24 | EXISTING IMPERVIOUS COVERAGE

IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	48 SF	0%
TOTAL BUILDING AREA	2798 SF	0%
TOTAL BUILDING AREA	2983 SF	1%
TOTAL BUILDING AREA	2145.1 SF	0%
TOTAL BUILDING AREA	2315 SF	5%
TOTAL BUILDING AREA	2453.3 SF	5%
POOL WATER	420 SF	1%
POOL COVERING	92 SF	0%
PAVEMENT	431 SF	1%
PAVEMENT	824 SF	2%
PAVEMENT	884 SF	3%
PAVEMENT	1023.9 SF	4%
PAVEMENT	1142.2 SF	24%
SITE		
SITE	155.4 SF	0%
SITE	201.3 SF	0%
SITE	2541 SF	5%
SITE	3338.1 SF	70%
SITE	3628.8 SF	76%
SITE	4771.3 SF	100%

22 | IMPERVIOUS COVERAGE

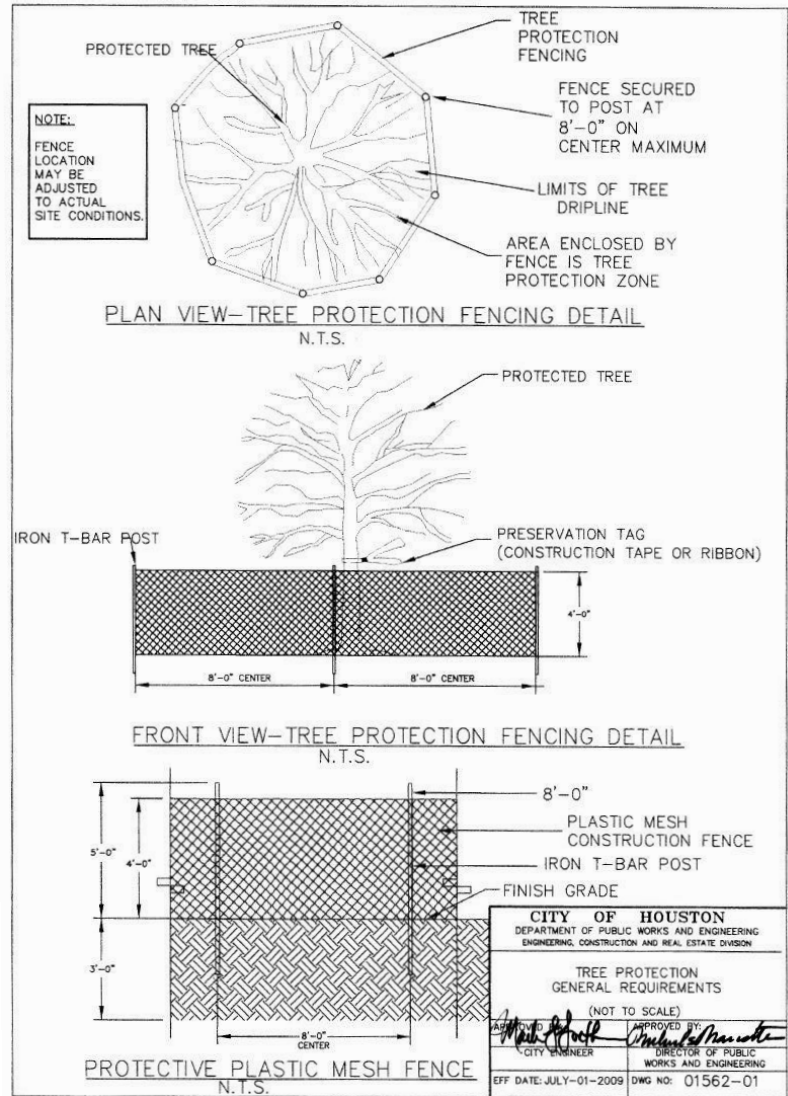
HOME AREA	
NAME	Area
FIRST FLOOR	1343.3 SF
SECOND FLOOR	5044.1 SF
THIRD FLOOR	2597.5 SF
	8984.9 SF
GARAGE	1107.8 SF
LOGGIA	401.6 SF
STORAGE	128.9 SF
POOL DECK	3033 SF
POOL	422.3 SF
ENTRY / STAIR	712.9 SF
PATIO	680.1 SF
	6486.6 SF
	15471.4 SF

21 | HOME AREAS

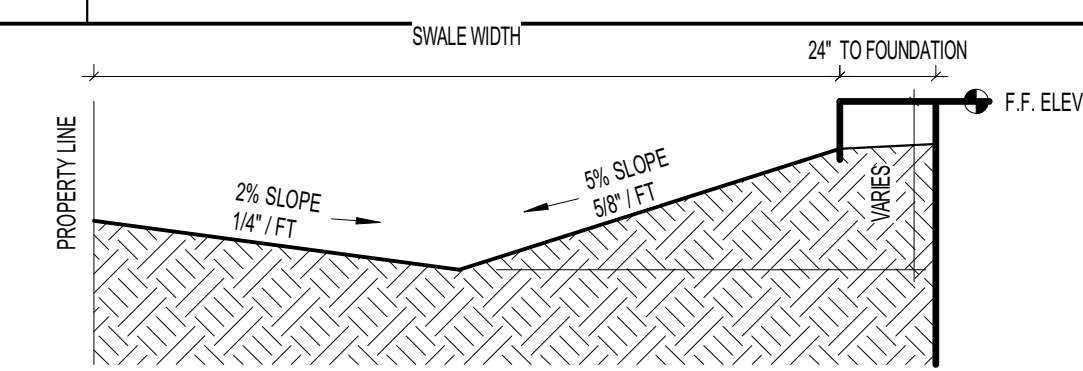
SITE PLAN - LOWER

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)

- A. ALL EXISTING TREES THAT REMAIN ARE TO BE PROTECTED. IT TAKES VARYING TIMES TO STRESS A TREE.
- B. ALL TREES, SHRUBS, AND SUPPLIERS ARE TO BE INFORMED AND HELD RESPONSIBLE TO PROTECT THE EXISTING TREES.
- C. A MINIMUM 2" CHAIN LINK TO BE INSTALLED AROUND THE BASE OF ALL TREES THAT ARE TO REMAIN AROUND THE DRILL LINE OF THE TREE.
- D. NO BULKY MATERIAL, EQUIPMENT, MACHINERY, TRUCKS, DUMPSTERS, LIQUIDS, OR OTHER ITEMS ARE TO BE PLACED DUMPED, STORED WITHIN THE TREE AND FENCE LINE.
- E. ALL TREES TO BE REMOVED ARE TO BE CUT OFF AT LEAST UNDER THE TREE WITH THE FENCE LINE AND DRILL LINE OF THE TREE.
- F. E.A. TREENCHING FOR FOUNDATION WORK, ELECTRICAL, PLUMBING, IRRIGATION LINES, OR OTHER UTILITIES THAT RUN CLOSE TO OR BEHIND THE FENCE LINE AND DRILL LINE OF ANY OF THE TREES IS TO BE PROHIBITED. ANY SUCH UTILITIES ARE TO BE MOVED TO BE CUT OFF, BORE CONCRETE PILES OR REROUTED UTILITIES AROUND TREE.
- F. THE WASHING OF CONCRETE, PAINT, CHEMICALS OR OTHER LIQUIDS WITH THE FENCE LINE AND DRILL LINE OF A TREE (AN GRASSY AREAS) ARE TO BE PROHIBITED. ANY SUCH LIQUIDS ARE TO BE WASHED IN PLANTERS, OR AN OTHER APPROPRIATE AREAS IS STRICTLY PROHIBITED. PAINT BRUSHES ARE TO BE WASHED IN A PROPER SINK OR CONTAINER. ANY LIQUIDS ARE TO BE DISPOSED IN A MANNER CONSISTENT TO CONTAINERS AND PROPER DISPOSAL.
- G. DO NOT RAKE THE SOIL ELEVATION OF THE AREA AROUND THE TREE TO BE REMOVED. THE SOIL ELEVATION WILL SUPPORT THE TREE AND STRESS IT OUT.



03 | GENERAL NOTES - TREE PROTECTION



A. INSTALL A DRAINAGE SLOPE ALONG THE SIDE OF BUILDING AS PER THE DRAINAGE SLOPE DETAIL.

B. SURFACE DRAINAGE SHALL BE INVOLVED TO A STORM SEWER CONNECTION OR OTHER APPROVED POINT OF CONNECTION THAT DOES NOT REQUIRE A HEAD. DOWNS SLOPE IS GRABED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS.

C. FENCING ACROSS DOWN SLOPE SHALL NOT OBSTRUCT THE FLOW OF THE SLOPE.

D. SLOPE SHALL BE MINIMUM 1/4" PER FOOT TO THE POINT OF CONNECTION.

E. FOUNDATION WALLS SHALL BE CONSTRUCTED TO A MINIMUM OF 12" TO THE FOUNDATION WALL OF AT LEAST 2", AND DOES NOT INTERFERE WITH THE FLOW OF THE SLOPE (IE. NO STEPS).

F. WHERE THERE ARE FOUNDATION WALLS ON BOTH SIDES OF THE SLOPE, PROVIDE A SLOPE ON BOTH SIDES OF THE SLOPE.

G. FINISH SLOPE CENTER LINE SHALL BE AT THE EXISTING FINISH GRADE.

H. FINISH SLOPE SHALL BE CONSTRUCTED TO A MINIMUM OF 1/4" PER FOOT WITHIN 10' FEET OF DRAIN OR SINKS SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES SHALL BE WITHIN 10' FEET OF THE BUILDING FOUNDATIONS SHALL BE SLOPED A MINIMUM OF TWO PERCENT AWAY FROM THE BUILDING.

I. WHERE THE SLOPE WIDTH IS GREATER THAN 48" LOCATE THE SLOPE CENTERLINE 20" (0.61M) FROM THE FOUNDATION WALL.

J. WHEN THE SLOPE WIDTH IS GREATER THAN 48" LOCATES LOCATE THE SLOPE CENTERLINE 20" (0.61M) FROM THE SLOPE WIDTH FROM THE FOUNDATION WALL OR 24" (0.61M) MINIMUM FROM THE PROPERTY LINE.

K. EIGHT (8) FEET MINIMUM CROWN. FOUNDATION WALLS SHALL BE FINISHED GRADE OR FINISHED GRADE PLUS 8" UNLESS MORE DISTANCE IS REQUIRED BY THE FINISH MANUFACTURER.

02 GENERAL NOTES - DRAINAGE & SWALES

[illegible]

01 | GENERAL NOTES - SITE PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: -- DESCRIPTION: --

DRAWN BY: AMC CHECKED BY: TLB

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ARCHITECTURAL SITE PLAN

A.100

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26 FIRST FLOOR - CONVENTIONS

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

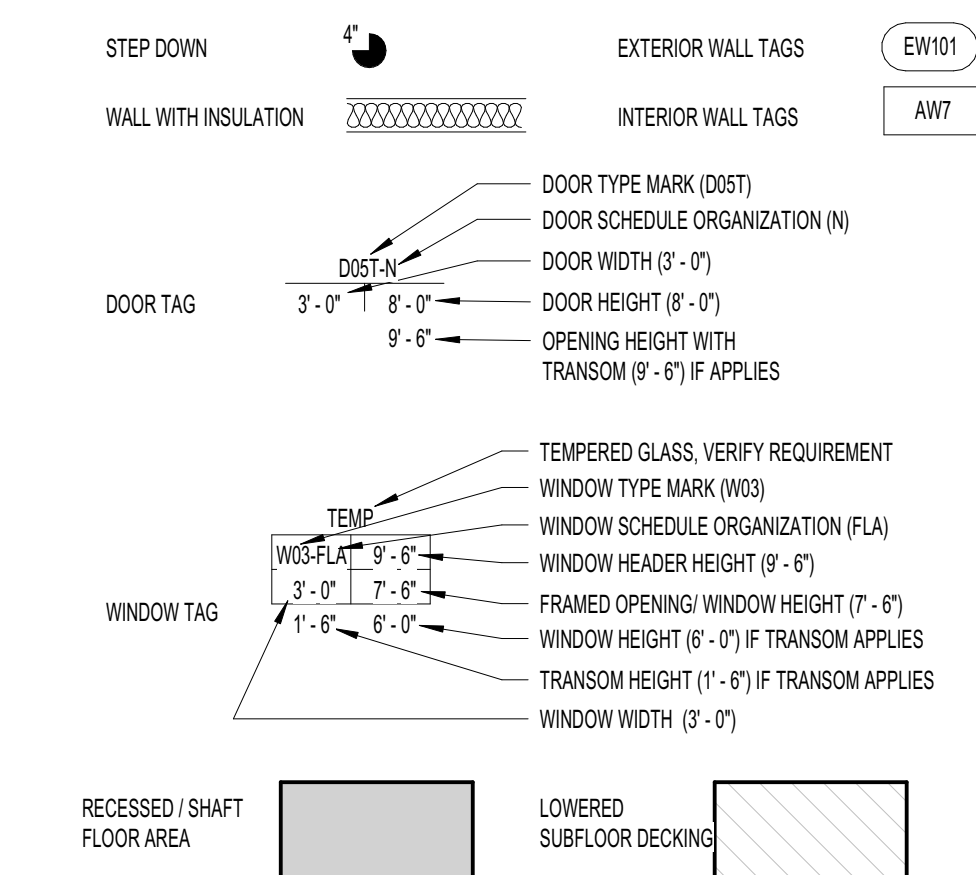
16 FIRST FLOOR - DIMENSIONS

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 ROUND RADIUS 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 IBC SECTION 710 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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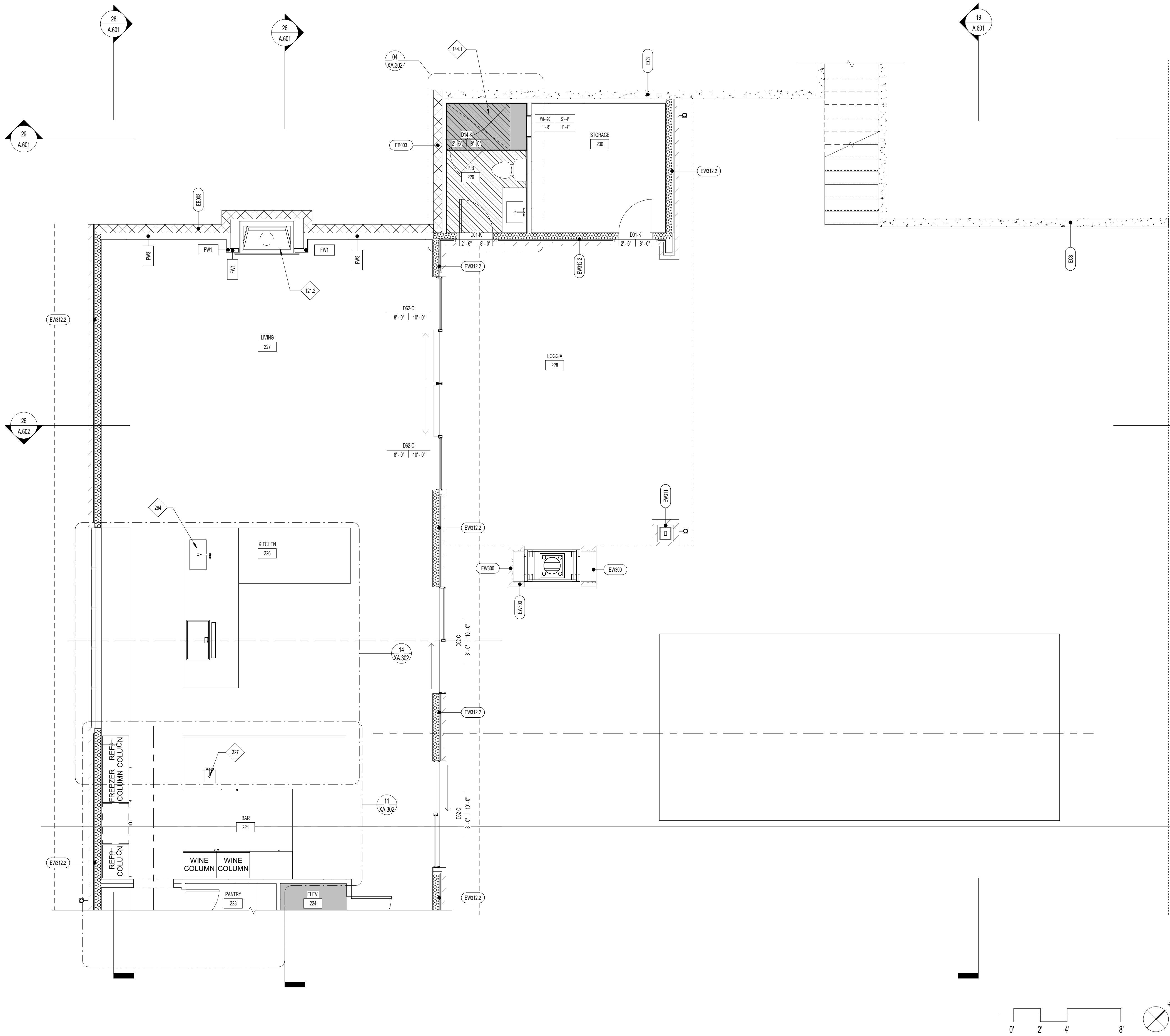
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FIRST FLOOR PLAN - DIMENSIONS AND CONVENTIONS

A.101

21 SECOND FLOOR - NORTH - CONVENTIONS



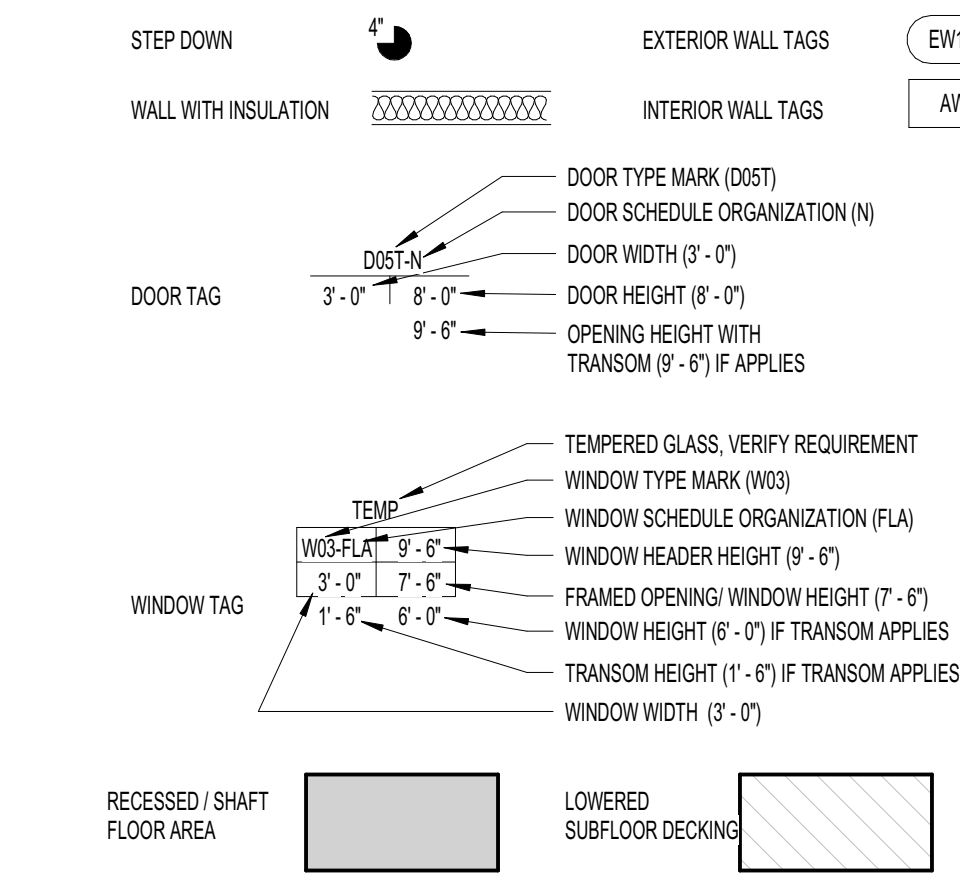
SCALE: 1/4" = 1'-0"

01 GENERAL NOTES - FLOOR PLAN

- 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 400
 - 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 903.5.1
 - G. WATER LINES CARRYING FLUID ABOVE 100 DEGREES AND BELOW 90 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.

- 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 ROUND RADIUS EDGE.
- G. GLAZING IN HAZARDOUS AREAS PER IBC 2408 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, NET AREAS ADJACENT TO DOORS OR LESS THAN 10' 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 START 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 40"
- 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 ROOFING 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
121.2	4" ISOKERN FIREPLACE WITH CAST STONE MANTLE
144.1	RECESSED SHOWER, COORDINATE WITH SHOWER RECESS DETAIL, STRUCTURAL & TRUSS FRAMING
264	GARBAGE DISPOSAL, SUPPLY A SWITCH OR UNDER COUNTER BUTTON TO OUTLET
327	UNDER MOUNTED SINK

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SECOND FLOOR PLAN NORTH - CONVENTIONS

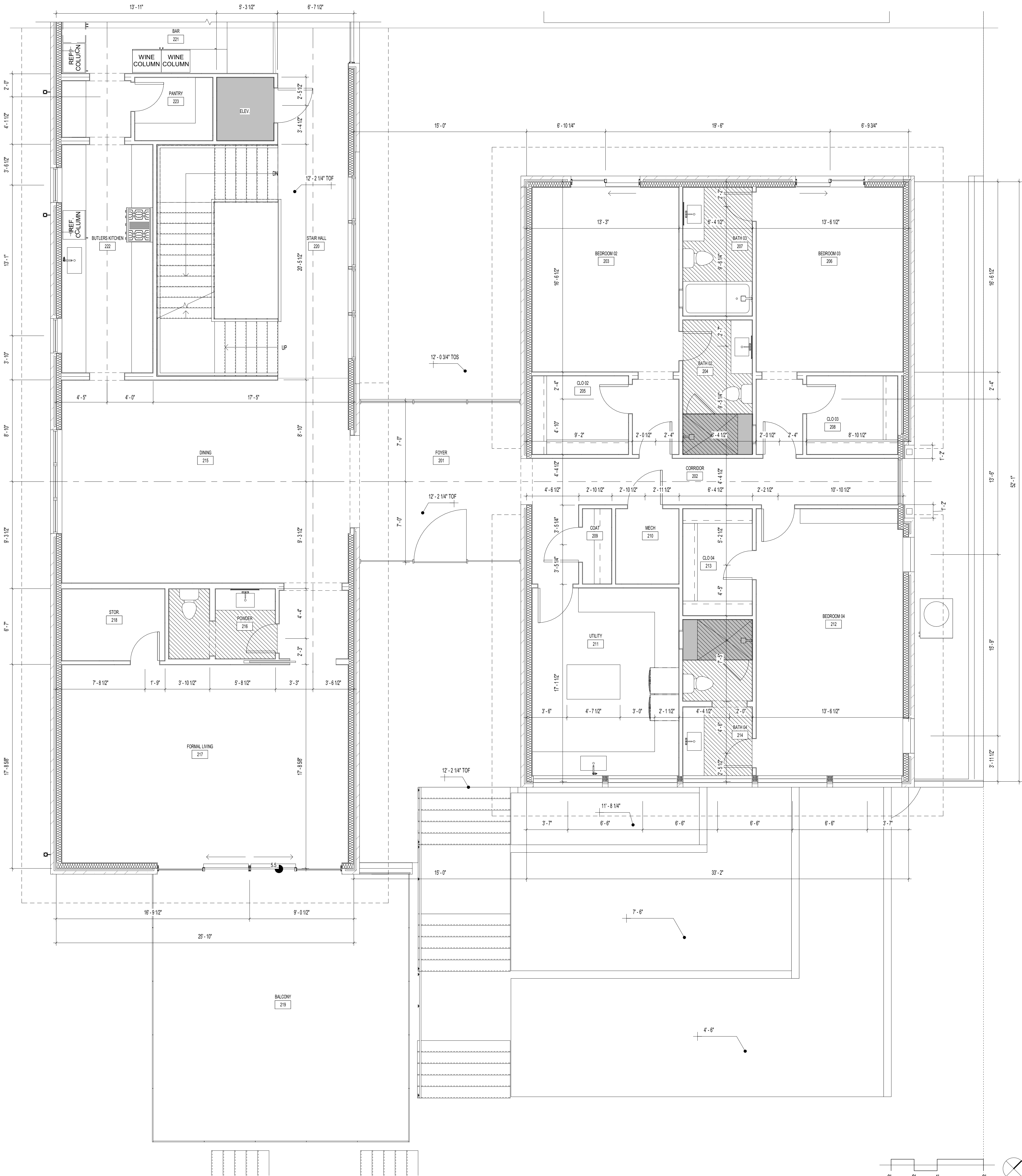
A.102.1

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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 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 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.

04 KEYNOTES

- STEP DOWN
- WALL WITH INSULATION
- DOOR TAG
- WINDOW TAG
- RECESSED / SHAFT FLOOR AREA
- EXTERIOR WALL TAGS
- INTERIOR WALL TAGS
- DOOR TYPE MARK (DOST)
- DOOR SCHEDULE ORGANIZATION (N)
- DOOR WIDTH (6'-0")
- DOOR HEIGHT (8'-0")
- OPENING HEIGHT WITH TRANSOM (8'-6") IF APPLIES
- TEMPERED GLASS, VERIFY REQUIREMENT
- WINDOW TYPE MARK (W03)
- WINDOW SCHEDULE ORGANIZATION (FLA)
- WINDOW HEADER HEIGHT (8'-6")
- FRAMED OPENING WINDOW HEIGHT (7'-6")
- WINDOW HEIGHT (8'-0") IF TRANSOM APPLIES
- TRANSOM HEIGHT (1'-6") IF TRANSOM APPLIES
- WINDOW WIDTH (3'-0")
- LOWERED SUBFLOOR DECKING

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.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.

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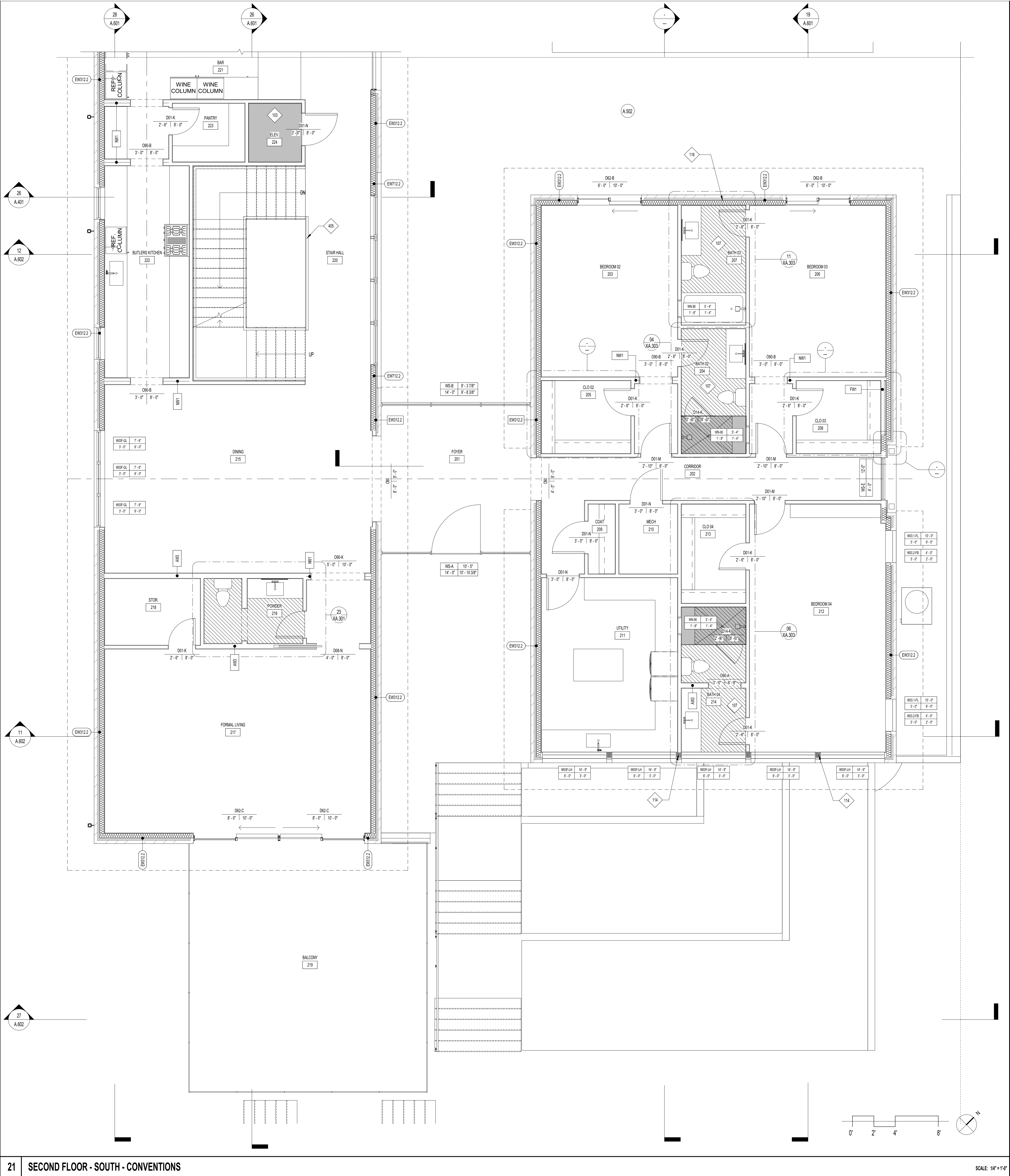
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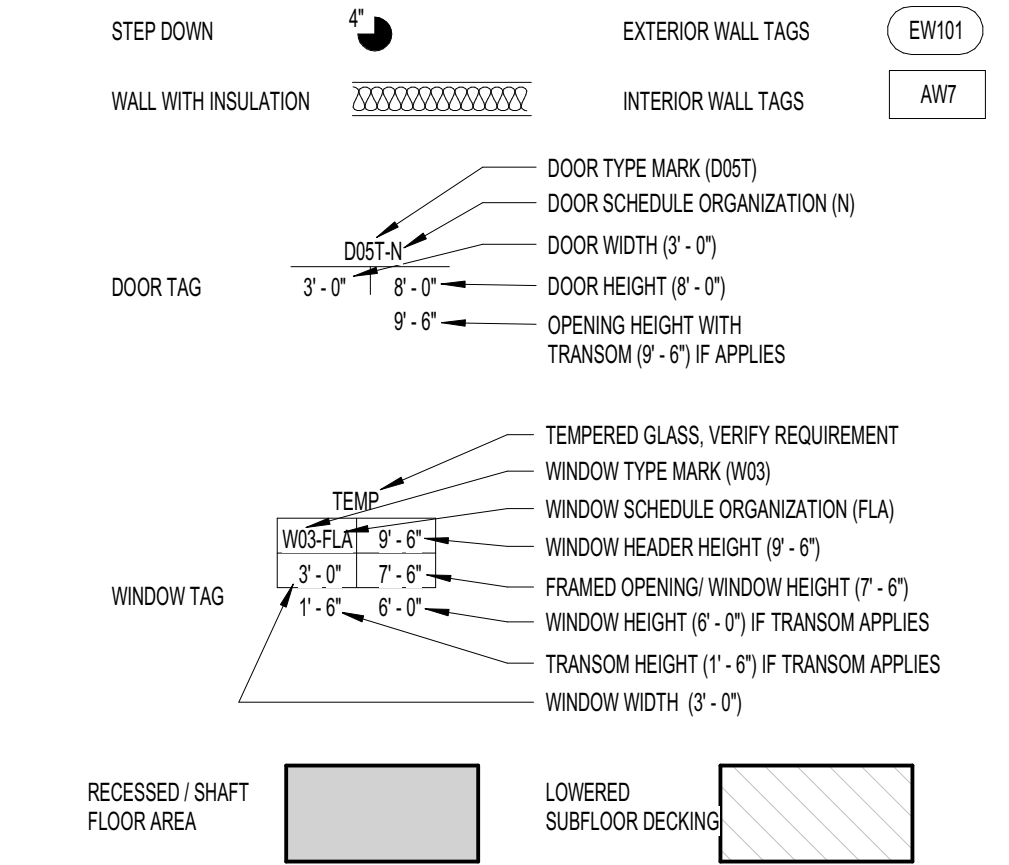
SECOND FLOOR PLAN SOUTH - DIMENSIONS

A.102.2



KEYNOTE	NOTES
103	OPEN FLOOR FRAMING FOR ELEVATOR
107	TILE FLOOR TO BE INSTALLED OVER A PROPER BACKING BOARD BY SCLUTER 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.
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- 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.
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- 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 45 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 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.
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01 GENERAL NOTES - FLOOR PLAN

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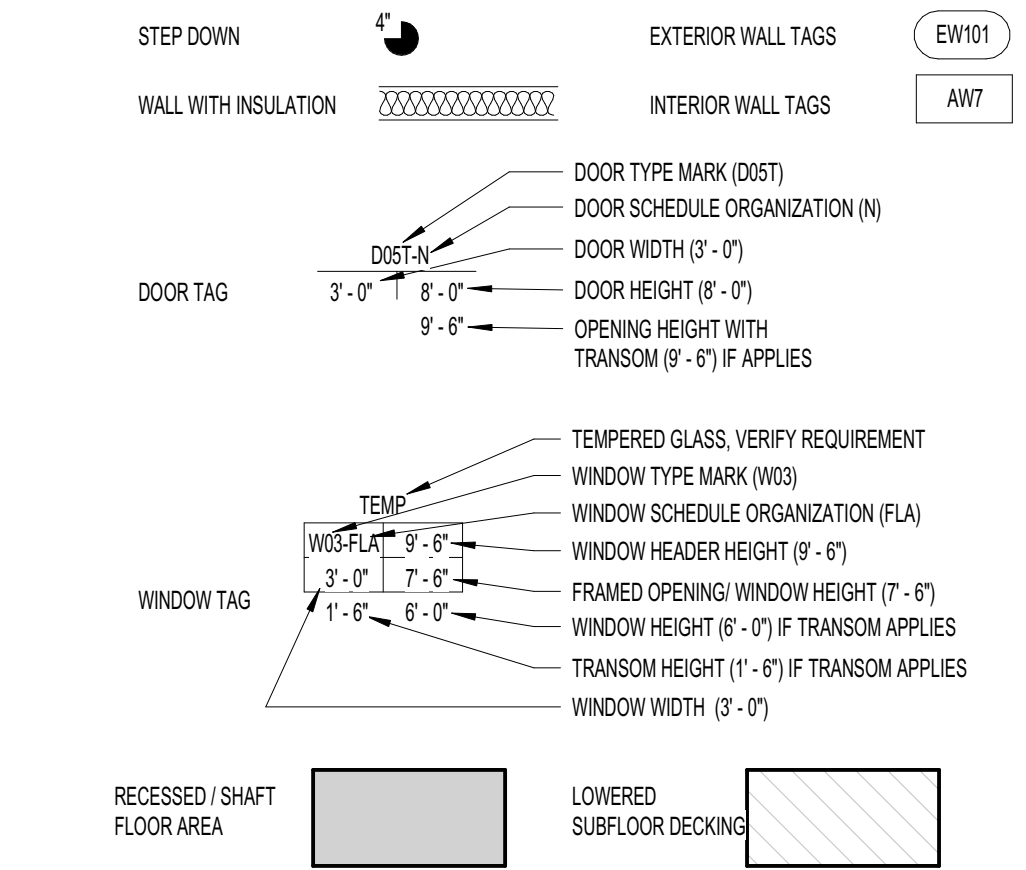
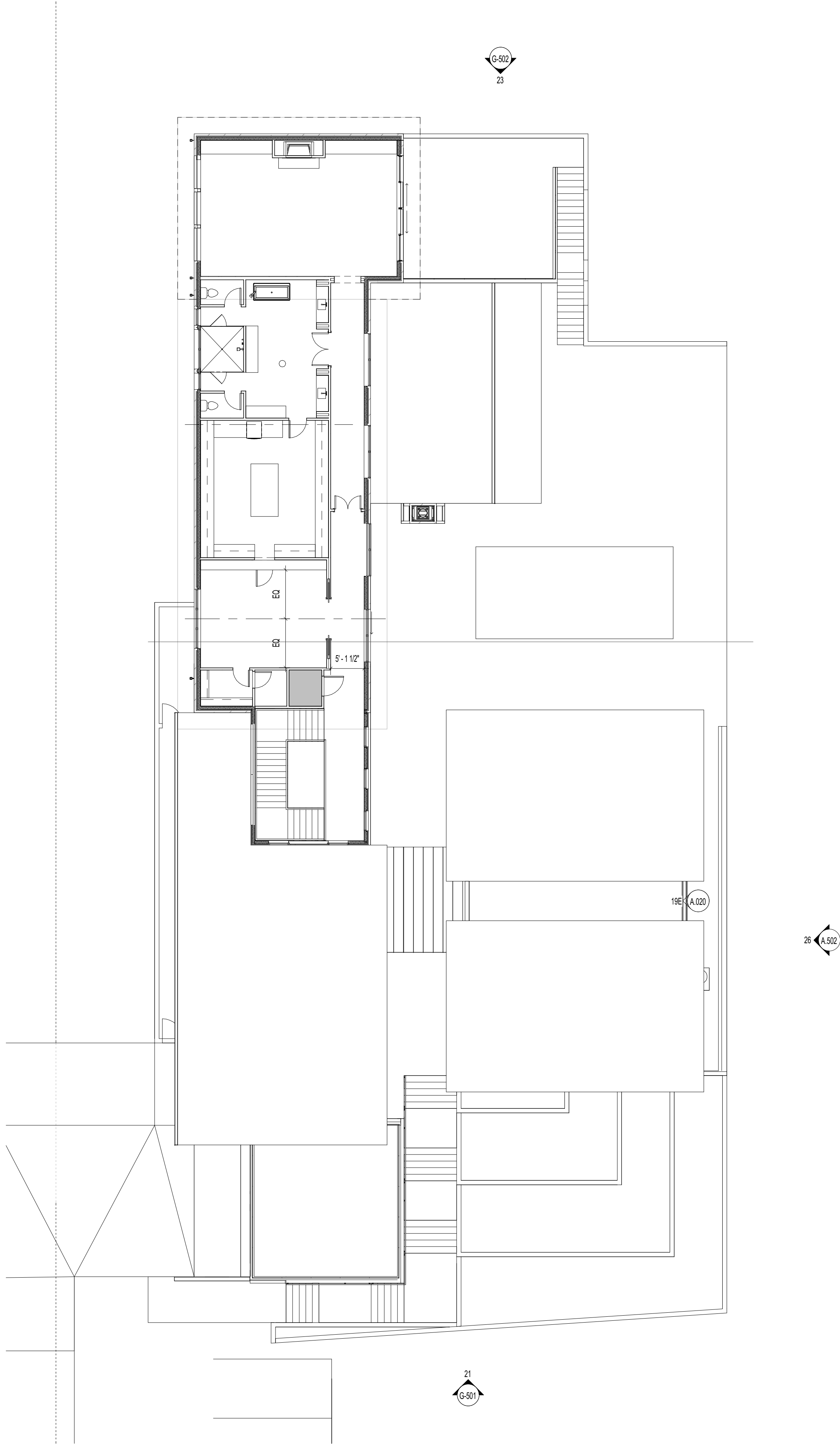
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SECOND FLOOR PLAN SOUTH - CONVENTIONS

A.102.3



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 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 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 BOARD 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 40".
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.
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.

REVISIONS

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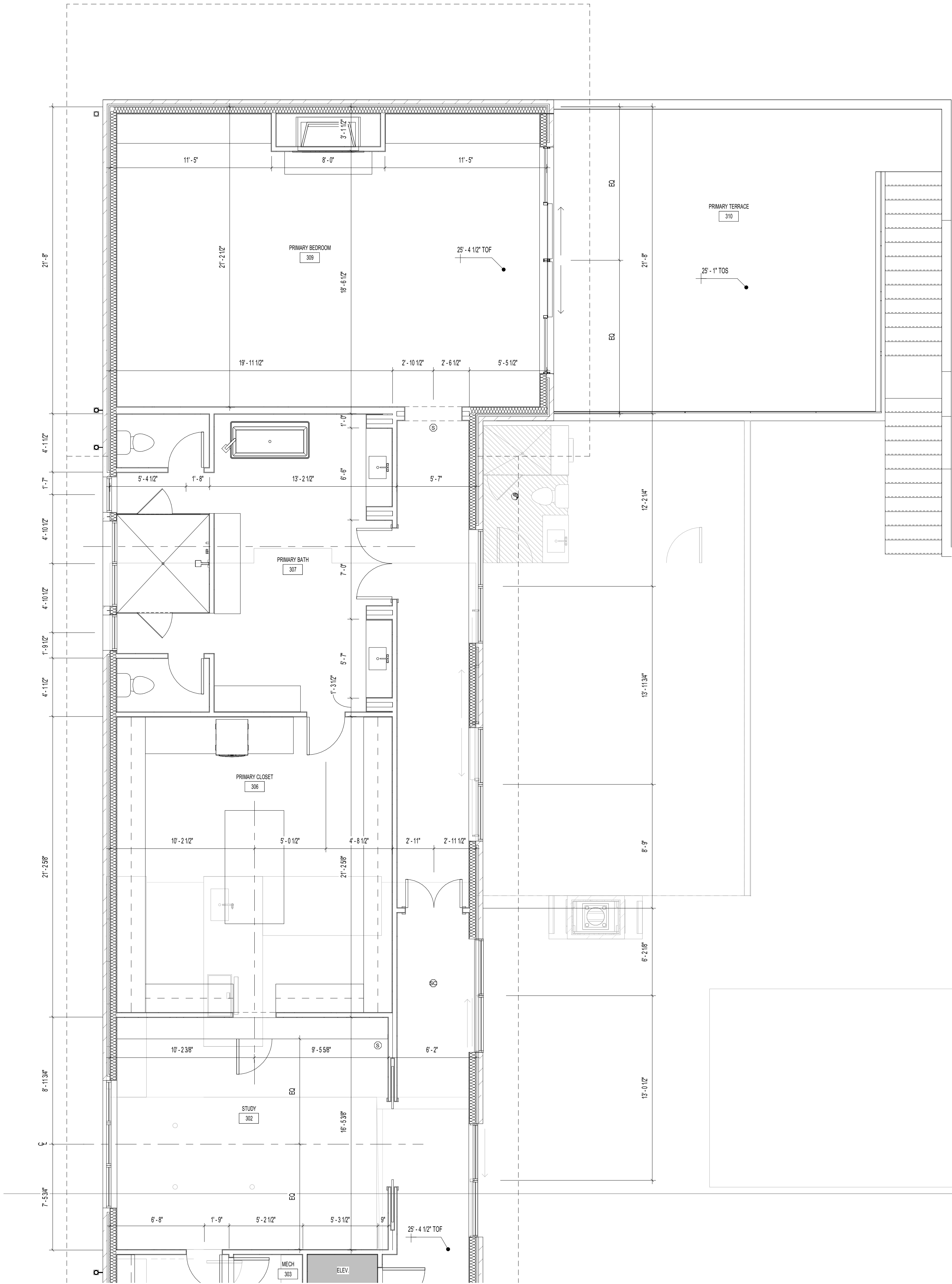
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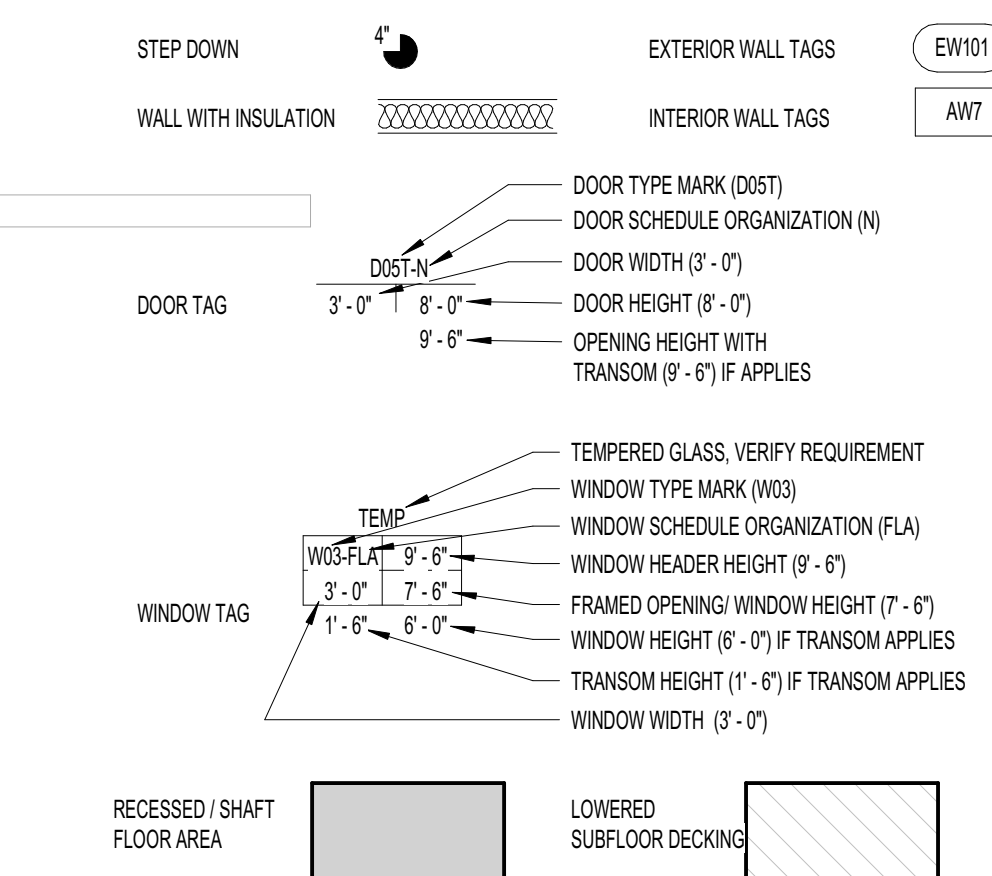
THIRD FLOOR PLAN COMPOSITE

A.103



KEYNOTE NOTES

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.
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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.
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M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
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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.
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M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS, COORDINATE WITH THE PLANS.

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THIRD FLOOR PLAN NORTH - DIMENSIONS

A.103.1

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

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

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

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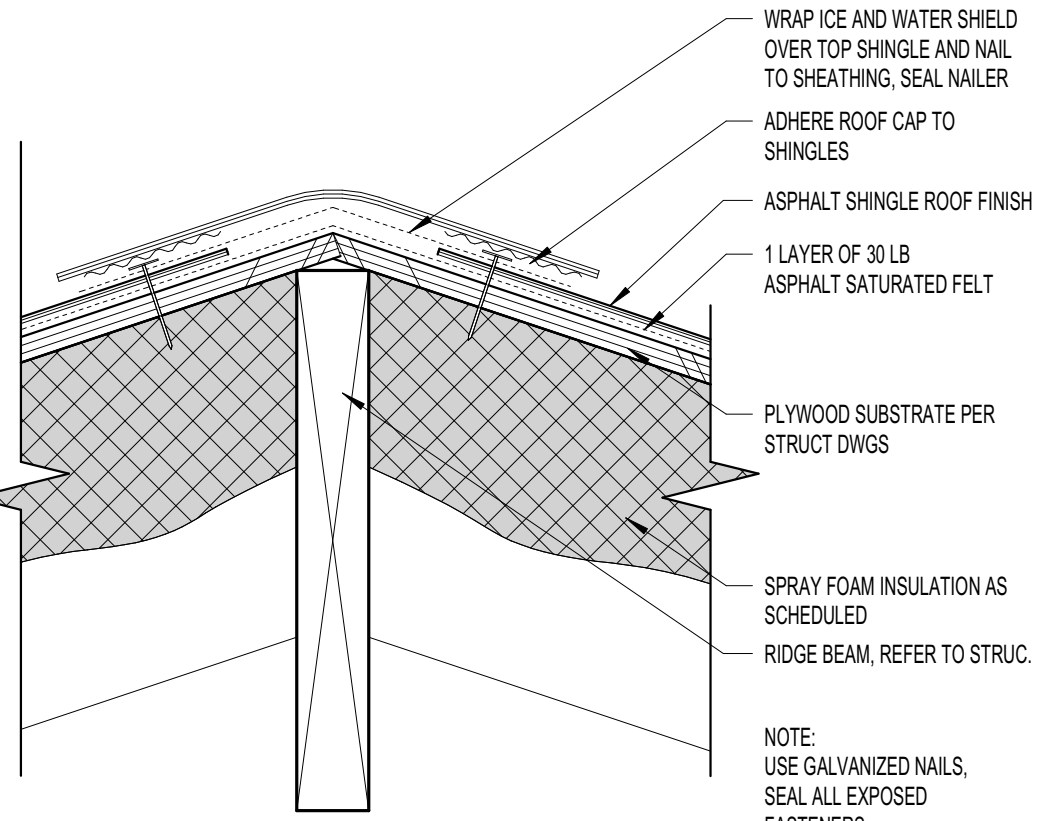
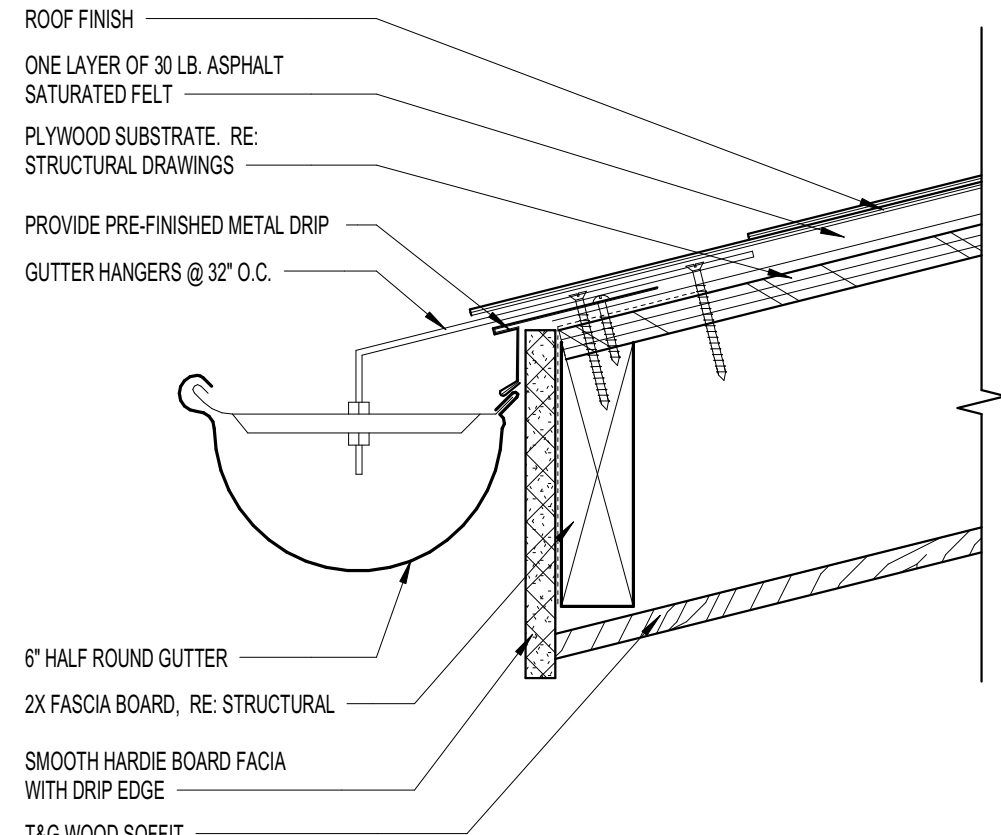
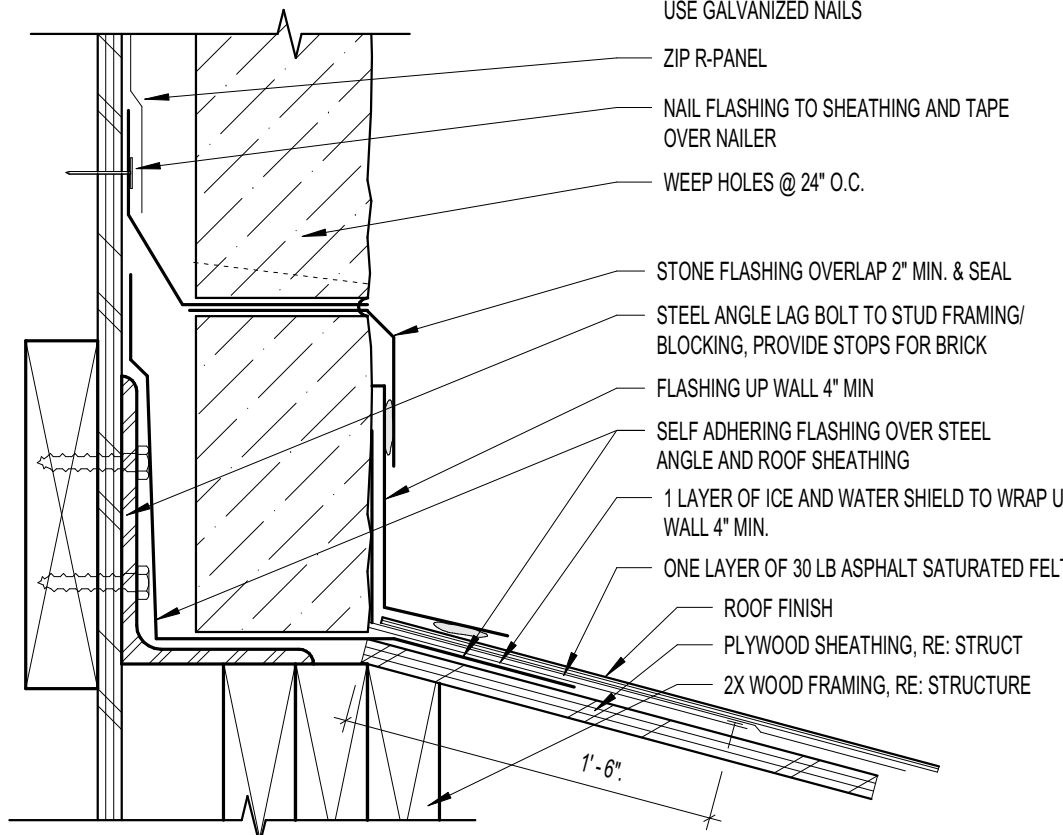
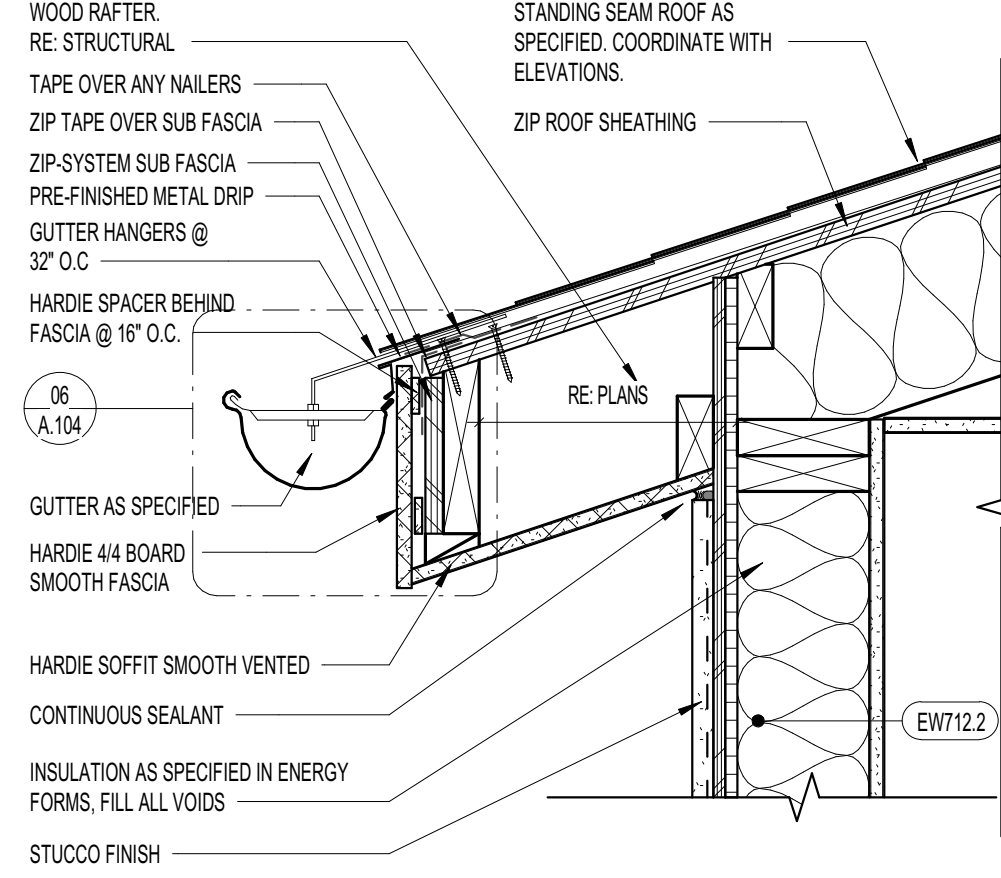
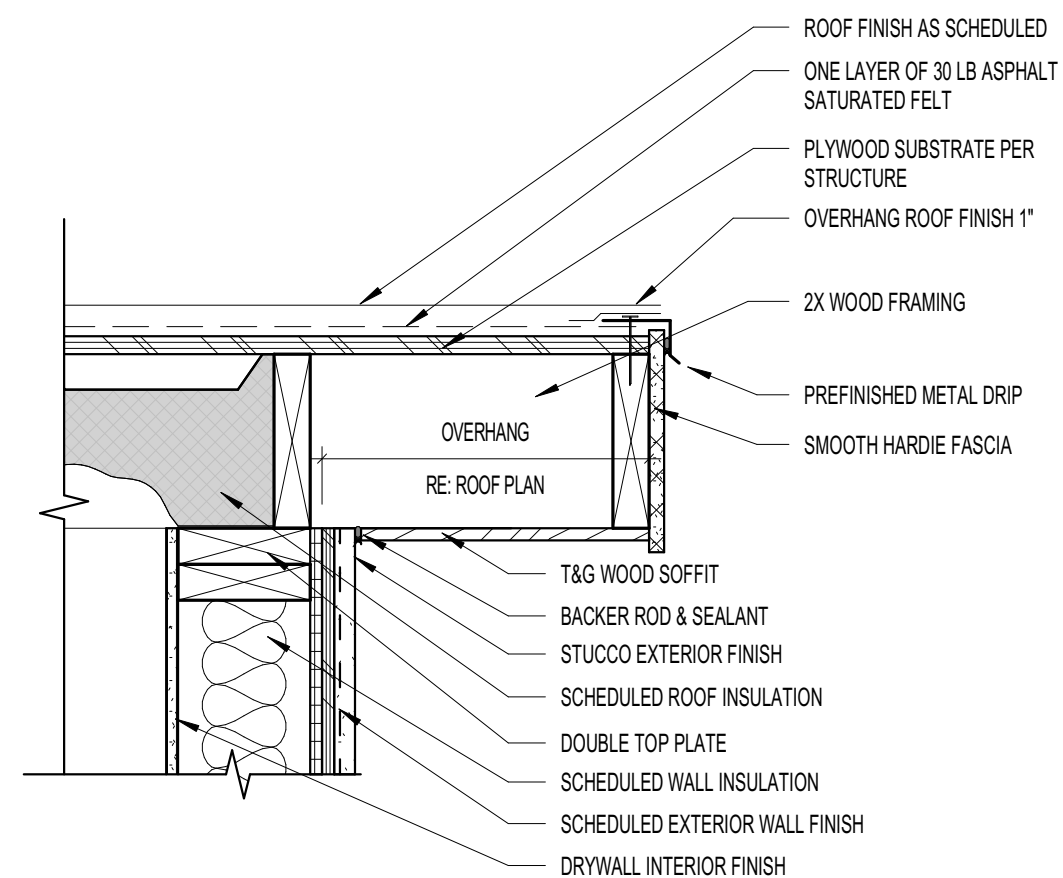
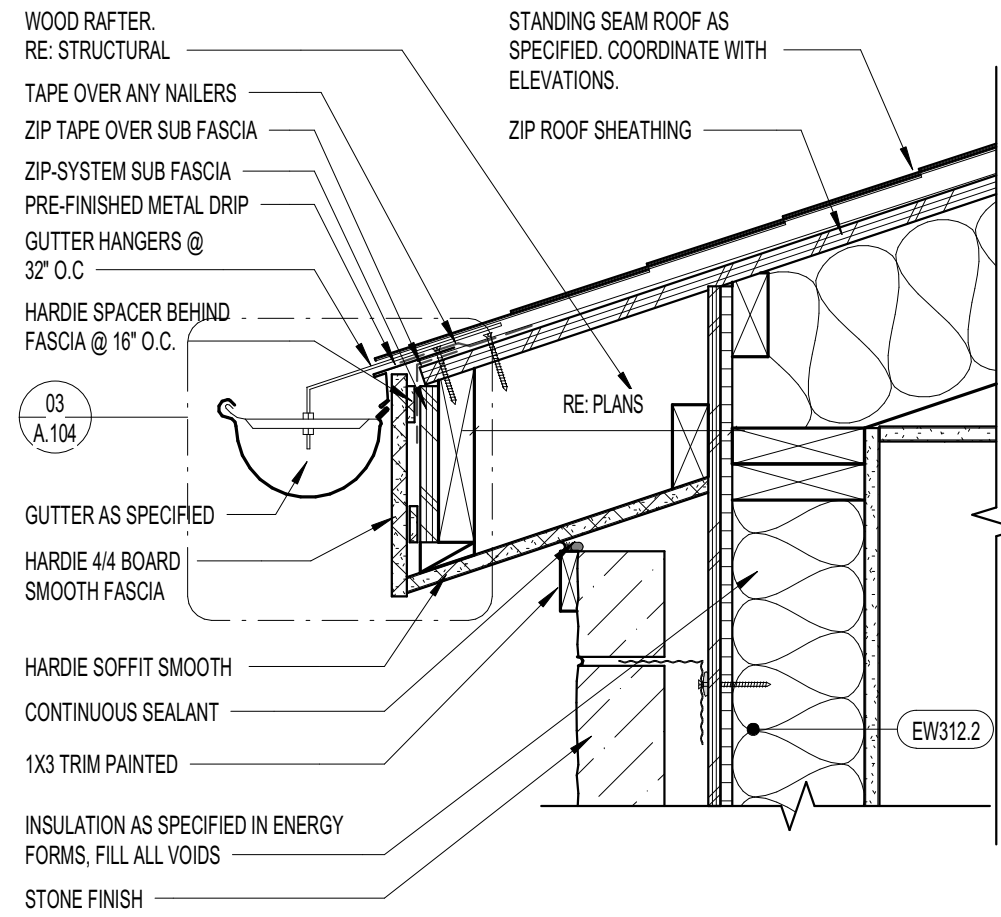
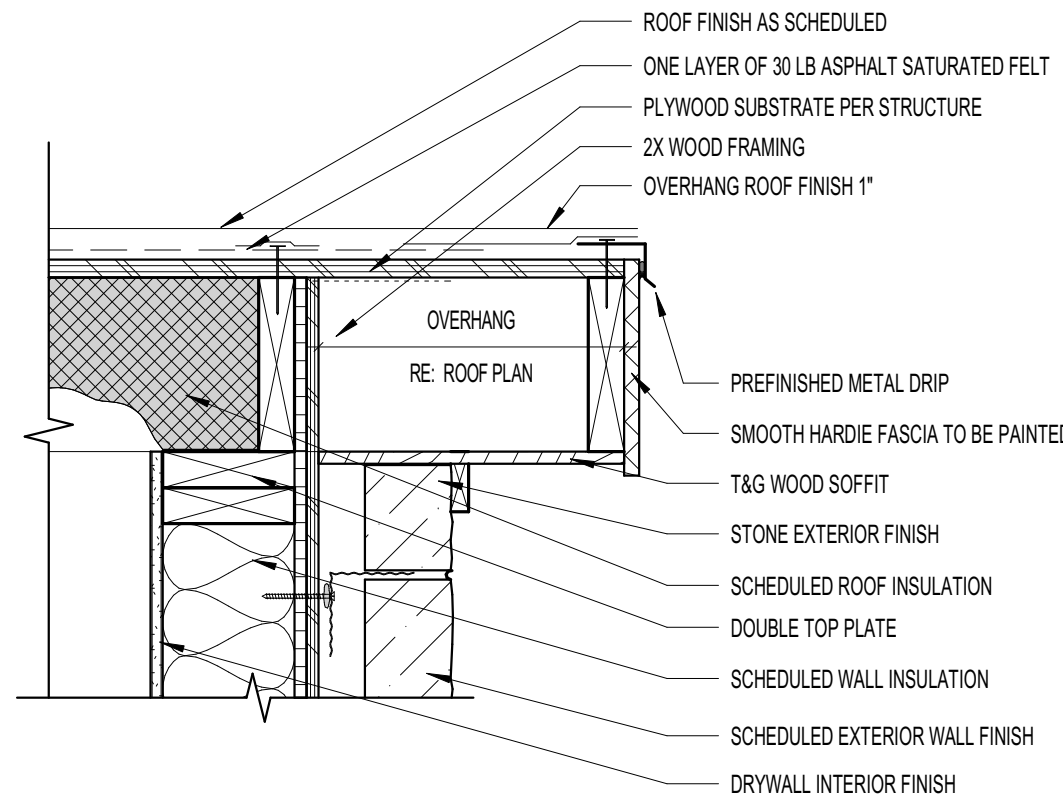
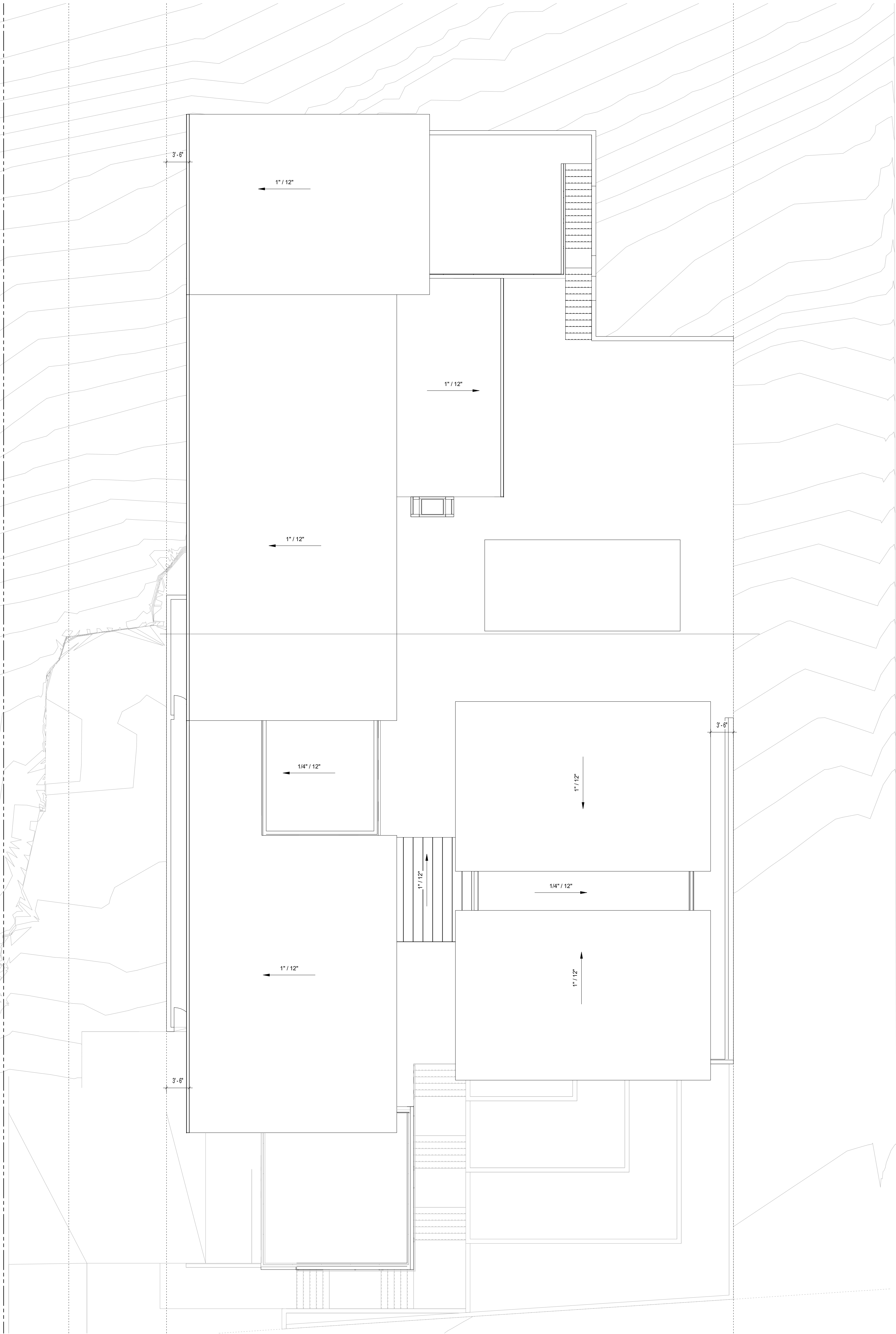
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THIRD FLOOR NORTH CONVENTIONS / THRID
FLOOR SOUTH CONVENTIONS AND DIMENSIONS

A.103.2



- 05 KEYNOTES**
- 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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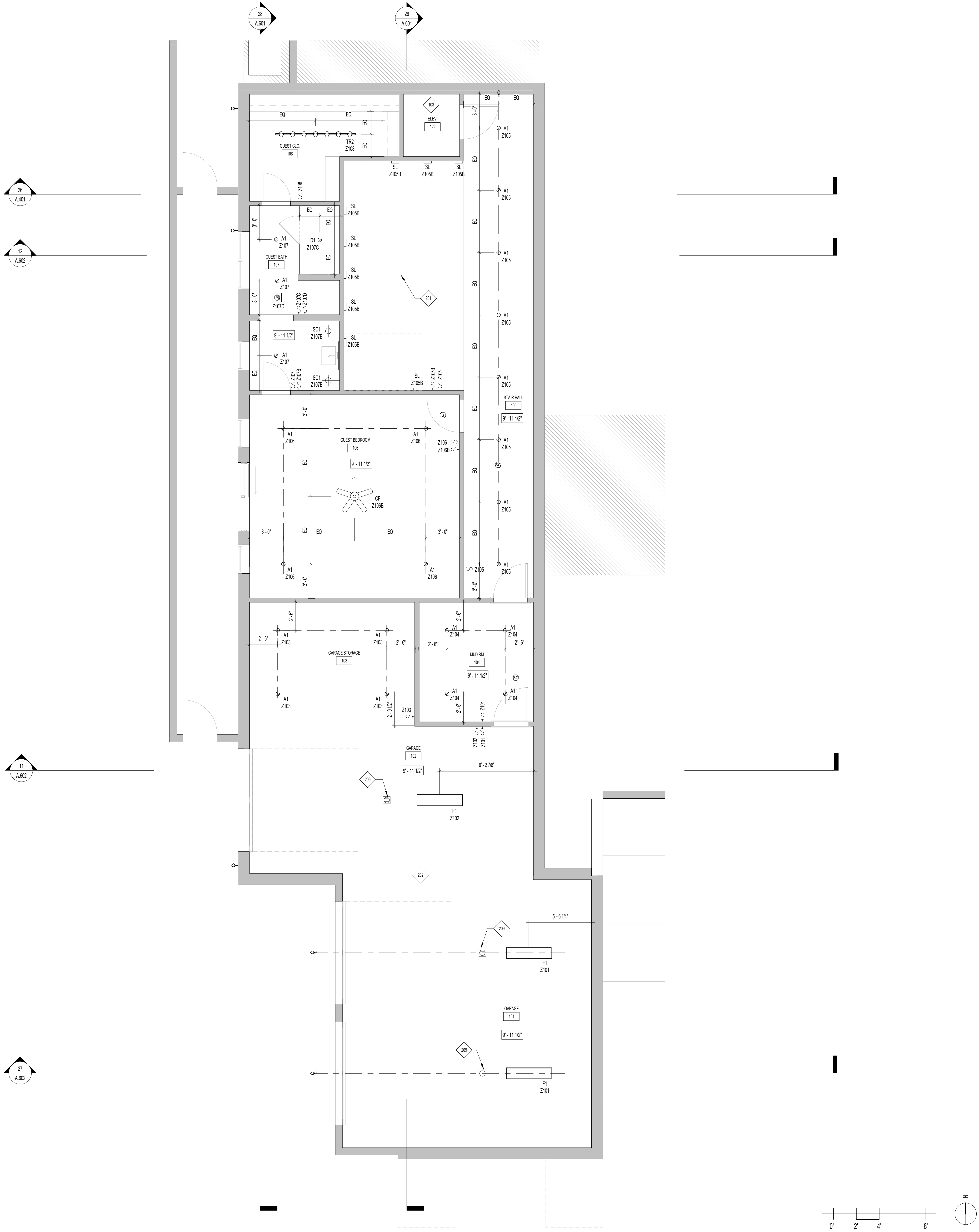
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ROOF PLAN & DETAILS

A.104

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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

09	KEYNOTES
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC 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 CONCEALED 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. FDM FLOOD LIGHT (WITH MOTION SENSOR) G GAS LAMP CD CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP) SD SMOKE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP) SCD SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP) Z-11A SWITCH (ZONE NUMBER); '20' INDICATES DIMMER SWITCH	

02	LEGEND - CEILING PLAN LIGHTING
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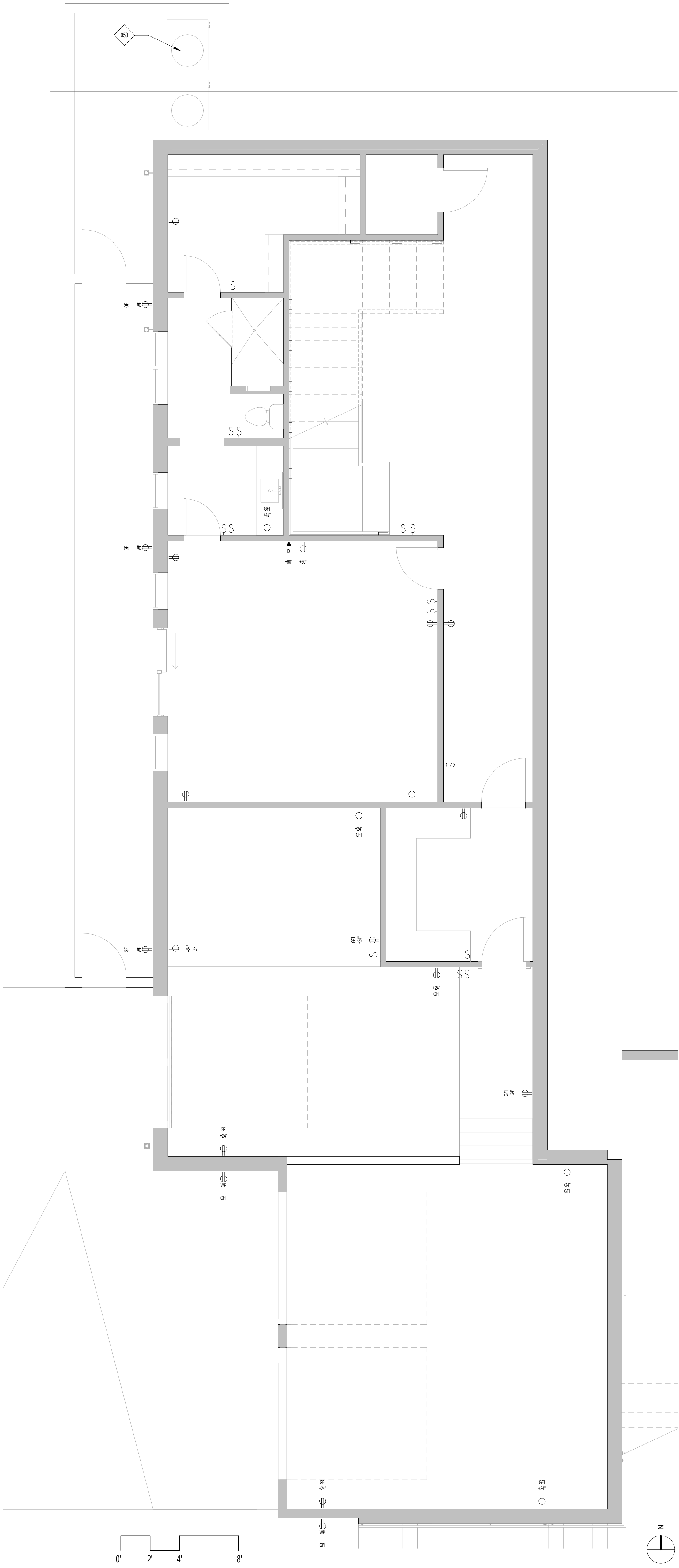
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FIRST FLOOR REFLECTED CEILING PLAN
A.201

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FIRST FLOOR POWER & SIGNAL PLAN

A.201.1

KEYNOTE

NOTES

050MECHANICAL EQUIPMENT, TO BE INSTALLED ON LEVEL CONCRETE FOUNDATION 4" ABOVE GRADE

09KEYNOTES



DUPLEX OUTLET (HORIZONTAL)



DUPLEX OUTLET (UNDER CABINET)



DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)



DUPLEX OUTLET (WATERPROOF, GROUND FAULT CIRCUIT INTERRUPTER)



UNDER SINK FOR DISHWASHER AND/OR GARBAGE DISPOSAL PROVIDE SWITCH FOR EACH APPLIANCE



DUPLEX OUTLET FOR MICROWAVE (REFER TO INTERIOR ELEVATIONS FOR MICROWAVE LOCATION)



DOUBLE GANG FOURPLEX OUTLET



120/240 VOLT OUTLET, PROVIDE 40 AMP BREAKER



DUPLEX FLOOR OR CEILING OUTLET



TELEPHONE



DATA OUTLET



TELEPHONE & DATA FLOOR



CABLE TELEVISION



JUNCTION BOX



DOORBELL (WITH COMMUNICATION)



GAS LINE



ELECTRICAL PANEL BREAKER BOX



ELECTRICAL METER



GAS METER

02LEGEND - ELECTRICAL UTILITY

02AIR SEALING DIAGRAM - AIRTIGHT BOX

SCALE: 1/2" = 1'-0"

BUILT IN SEAL AT WIRE ENTRANCE

AIR SEALING BOX

NAILING FLANGE

FLANGE WITH BUILT IN GASKET

TO BE USED IN ALL ENVELOPE WALLS

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 IBC SECTION 710 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 PLUS 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 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 R901.6 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-4 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 FIRE 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

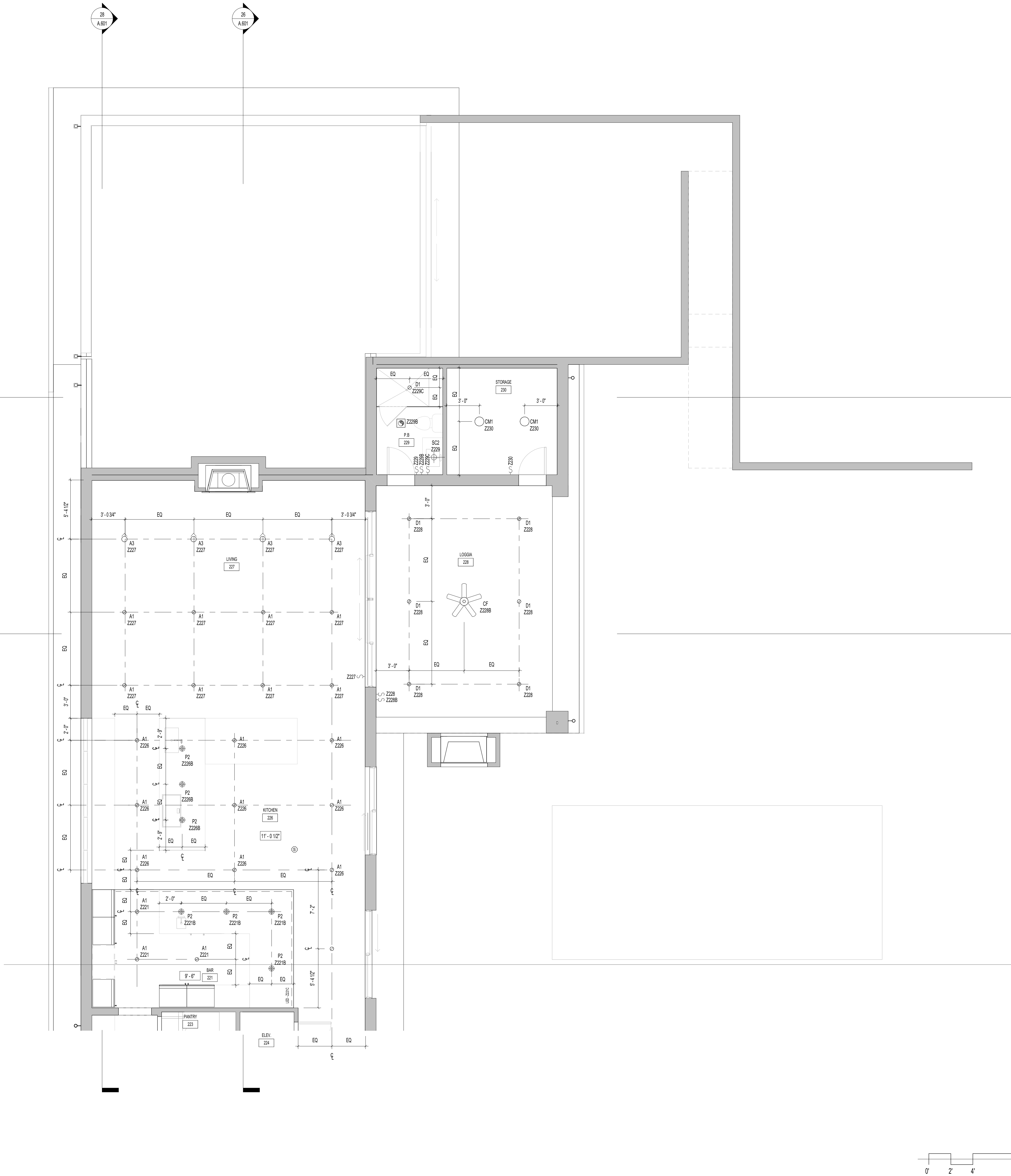
V. MINIMUM 10 WIRE THERMOSTAT WIRE, REFER TO THERMOSTAT IN LEGEND FOR MORE INFORMATION

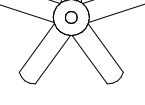
W. BATH UTILITY ROOM EXHAUST FANS <60 CFM: 1.4 CFM/WATT & >60 CFM: 2.8 CFM/WATT

X. BATH UTILITY FANS TO USE RB 4" FLEX AND TERMINATE AT WALLS WHERE POSSIBLE

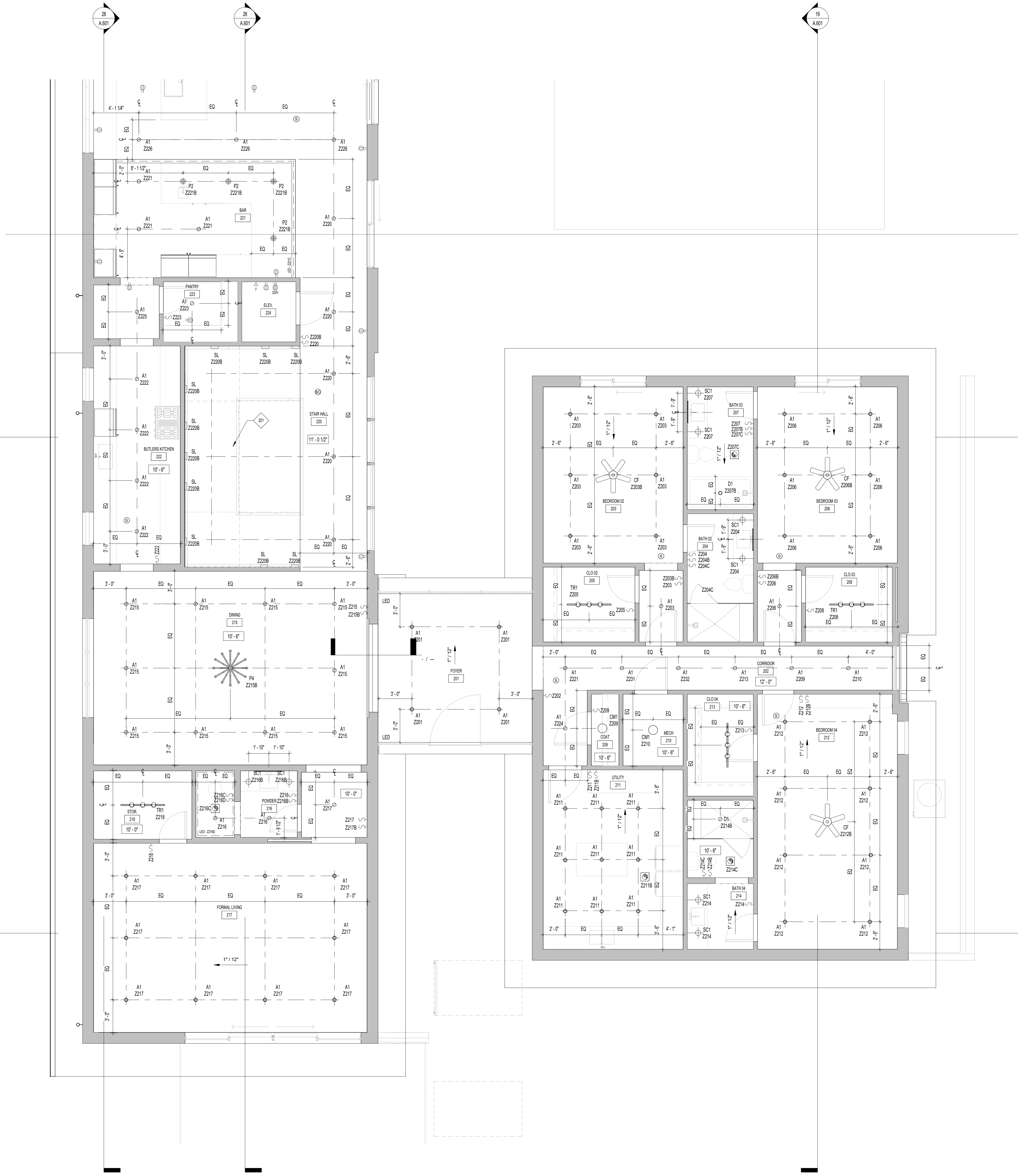
01GENERAL NOTES - POWER, UTILITIES & MECHANICAL

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KEYNOTE		NOTES
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC 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 TYPICAL 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 36" WIDE AND 54" LONG TO ACCOMMODATE ALL EQUIPMENT AND A LOAD CAPACITY OF 30 LBS. PROVIDE 3/4" PLYWOOD DECKING 2" 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 RAIL DOWN STAIRS MUST BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS THE ATTIC IS A CONDITIONED SPACE K. ATTIC DOOR ACCESS MUST MEET THE SAME PENETRATION U-FACTOR AS THE FRONT DOOR		
09	KEYNOTES	
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-EFFICACY C. SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE. PROVIDE FIRE RESISTANT ROCK WOOL COVERS BY TENANT 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 8" 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 DIMMER 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	
*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 - PINNACLE 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 BREZET MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS, PROVIDE 4" FLEX R, DISCHARGE THROUGH SIDE WALL PREFERRED  CEILING FAN  TRACK LIGHT FIXTURE  P PENDANT LIGHT FIXTURE  SC WALL SCONCE  UC UNDER CABINET LIGHT  BL BACKLIGHTING (W/INNE 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.  FDM FLOOD LIGHT (WITH MOTION SENSOR)  G GAS LAMP  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)  CS SMOKE-CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)  2-10A 20-010 SWITCH (ZONE NUMBER); '20' INDICATES DIMMER SWITCH		
02	LEGEND - CEILING PLAN LIGHTING	

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SECOND FLOOR REFLECTED CEILING PLAN - NORTH		
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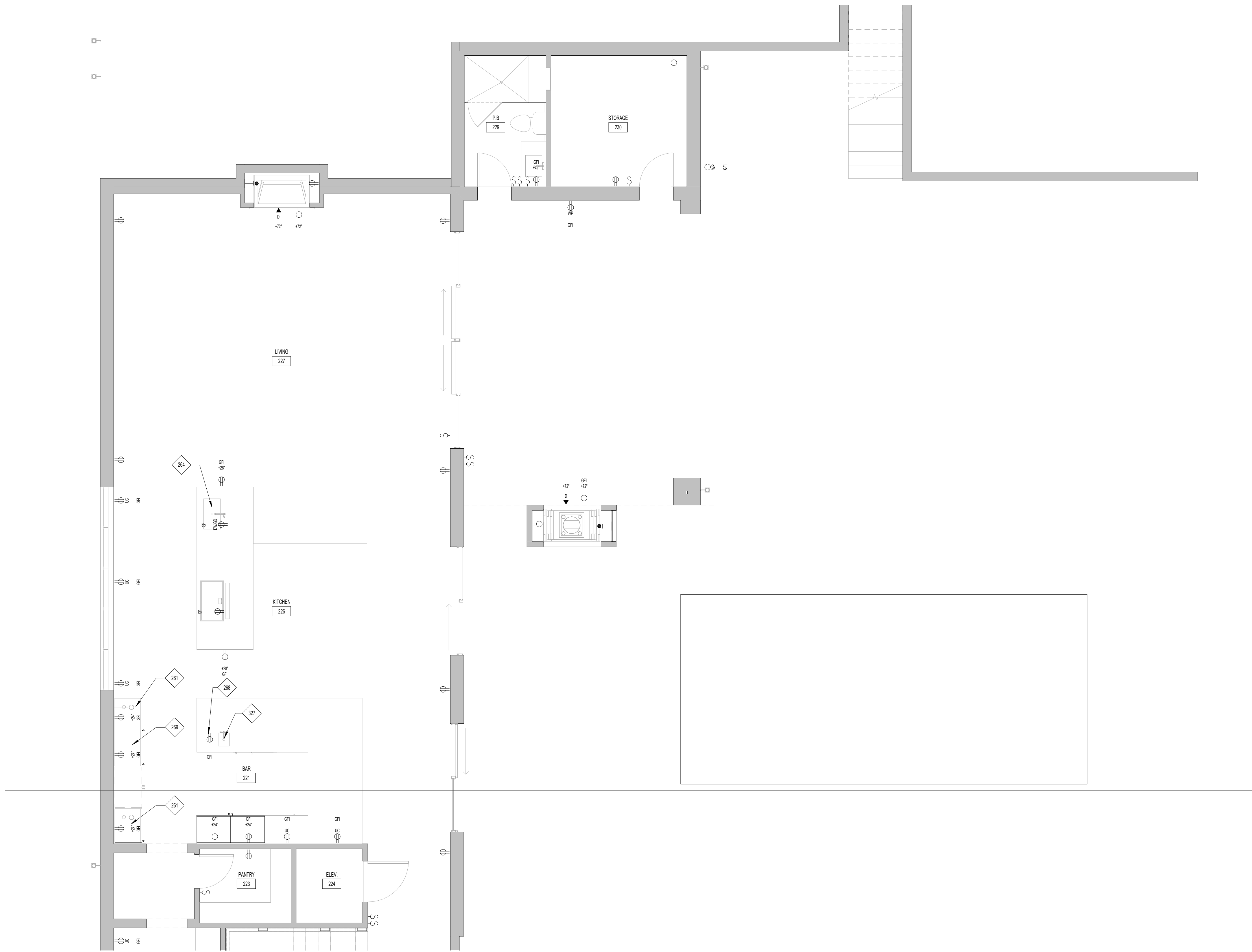
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SECOND FLOOR REFLECTED CEILING PLAN - SOUTH

A.202.1

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26 SECOND FLOOR POWER & SIGNAL PLAN - NORTH



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
	UNDER SINK FOR 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 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 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 SETS 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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SECOND FLOOR POWER AND SIGNAL PLAN - NORTH

A.202.2



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 SURFICENT 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 -90 CFM 1/4 1/2 CFM WATT & 90 CFM 1/4 1/2 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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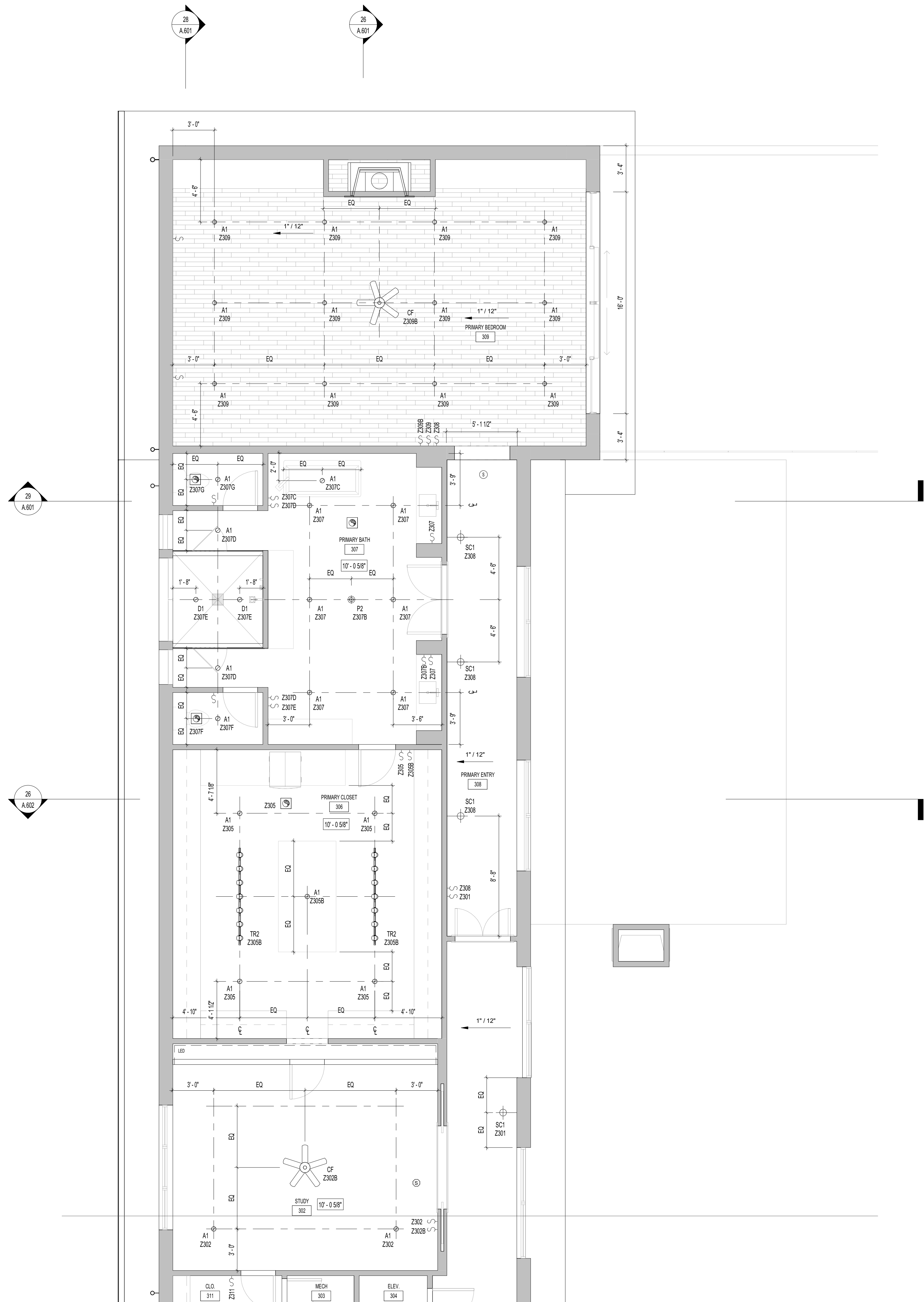
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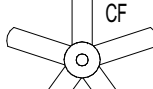
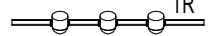
SECOND FLOOR - POWER & SIGNAL PLAN - SOUTH

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 - 100 LUMENS - 90° CRI
⊙ A2	LED RECESSED DOWNLIGHT - PINWOLE TRIM - 3000K - 100 LUMENS - 90° CRI
⊙ A3	LED RECESSED DOWNLIGHT - ADJUSTABLE GIMBAL TRIM - 3000K - 100 LUMENS - 90° CRI
◯ CM	FLUSH CEILING MOUNT LIGHT FIXTURE
⊙ D1	VAPOR RESISTANT FIXTURE, TO MATCH DOWNLIGHT FIXTURE
	EXHAUST FAN, DELTA BREEZE MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS. PROVIDE # 1/2 X 4, DISCHARGE THROUGH SIDE WALL PREFERRED
	CEILING FAN
	TRACK LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL SCONCE
	UNDER CABINET LIGHT
	BACKLIGHTING (WINE CABINET)
	LED STRIP LIGHT
	1' X 4' STRIP LIGHT FIXTURE
	FL - 5' STEP LED LIGHT TO BE WAC LED100 OR APPROVED EQUAL, TO BE INSTALLED SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS.
	FLOOD LIGHT (WITH MOTION SENSOR)
	GAS LAMP
Ⓢ	CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
Ⓢ	SMOKE/HEAT DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
Ⓢ	SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)

2-101A
2-101B

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

02 | LEGEND - CEILING PLAN LIGHTING

A. PENETRATIONS INTO FIRE RESISTANT PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING. REFER TO BC SECTION 712 PENETRATIONS.

B. CEILING TO BE COVERED IN 3/8" OPTIMUM BOARD WHEN FINISHING & GREATER THAN 18" O.C. UNLESS OTHERWISE NOTED.

C. UNDER STAIR PROTECTIVE PARTITION PROVIDE ACCESSIBLE SPACE WITH 60" TYPE 1 CYLINDER.

D. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH BACKUP BATTERY.

E. CARBON MONOXIDE & SMOKE DETECTOR INSTALLED IN HALLWAY AND WITHIN 4" INSIDE AND 12" OUTSIDE OF BEDROOM.

F. USE NIGHTTIME-ARRESTING WHEN LOCATED IN THERMAL VESTIBULE.

G. EXTERIOR ELECTRICAL RECEPTACLES TO BE TYPE 1 AND TYPE 2.

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. PROVIDE 1/2" MIN. CLEARANCE BETWEEN ATTIC ACCESS AND 1/2" LONG TO ACCOMMODATE ALL EQUIPMENT AND A LOAD CAPACITY OF 300 LBS. PROVIDE 3" PLWOOD DECKING @ 24" WIDE FROM THE ATTIC ACCESS LOCATOR. LOCATE THE EQUIPMENT PROVIDE A 3/8" WIDE SERVICE PARTITION AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.

J. ATTIC HATCH ACCESS AND PULL DOWN STAIRS SHALL BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS A DIFFERENT R-VALUE IS SPECIFIED.

K. ATTIC DOOR ACCESS MUST MEET THE SAME FINISHATIONS AS THE FRONT DOOR.

LIGHTING

A. INSTALL LIGHT FIXTURES PER THE DIMENSIONS FURNISHED. VERIFY LOCATION OF LIGHT FIXTURES WITH TRUSS LOCATION. ARTIST SHOULD BE CONTACTED IF ADDITIONAL DIMENSIONS ARE NEEDED OR A CONFLICT ARISES TO ALIGN FIXTURES.

B. 75% OF LAMPS TO BE HIGH-EFFICIENCY.

C. CEILING RECESSED LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE. PROVIDE FIRE-RESISTANT ROOF WALL COVERS BY TEMAAT OR ECLU, AND FULLY COVER IN INSULATION TO ACHIEVE SPECIFIED R-VALUE.

D. COORDINATE HOOK OF WALL SOONCES WITH INTERIOR VENTILATORS. IF NO DIMENSION IS SHOWN CONTACT ARCHITECT/ R.E. MOUNT ENTIRE WALL SOONCES AT BAY FROM FINISH GRADE TO THE BOTTOM OF LIGHT FIXTURES, U.N.O.

E. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE. U.N.O.

F. LIGHT FIXTURES LOCATED IN CLOSETS ARE TO BE EQUIPPED WITH A DOOR SWITCH, U.N.O.

G. ALL SWITCH PLATES AND OUTLET COVERS TO HAVE CONCEALED FASTENERS.

H. GAS LAMPS MAY NOT HAVE A CONTINUOUSLY BURNING PULP

01 GENERAL NOTES - CEILING PLAN

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INITIAL PROJECT ISSUE DATE:

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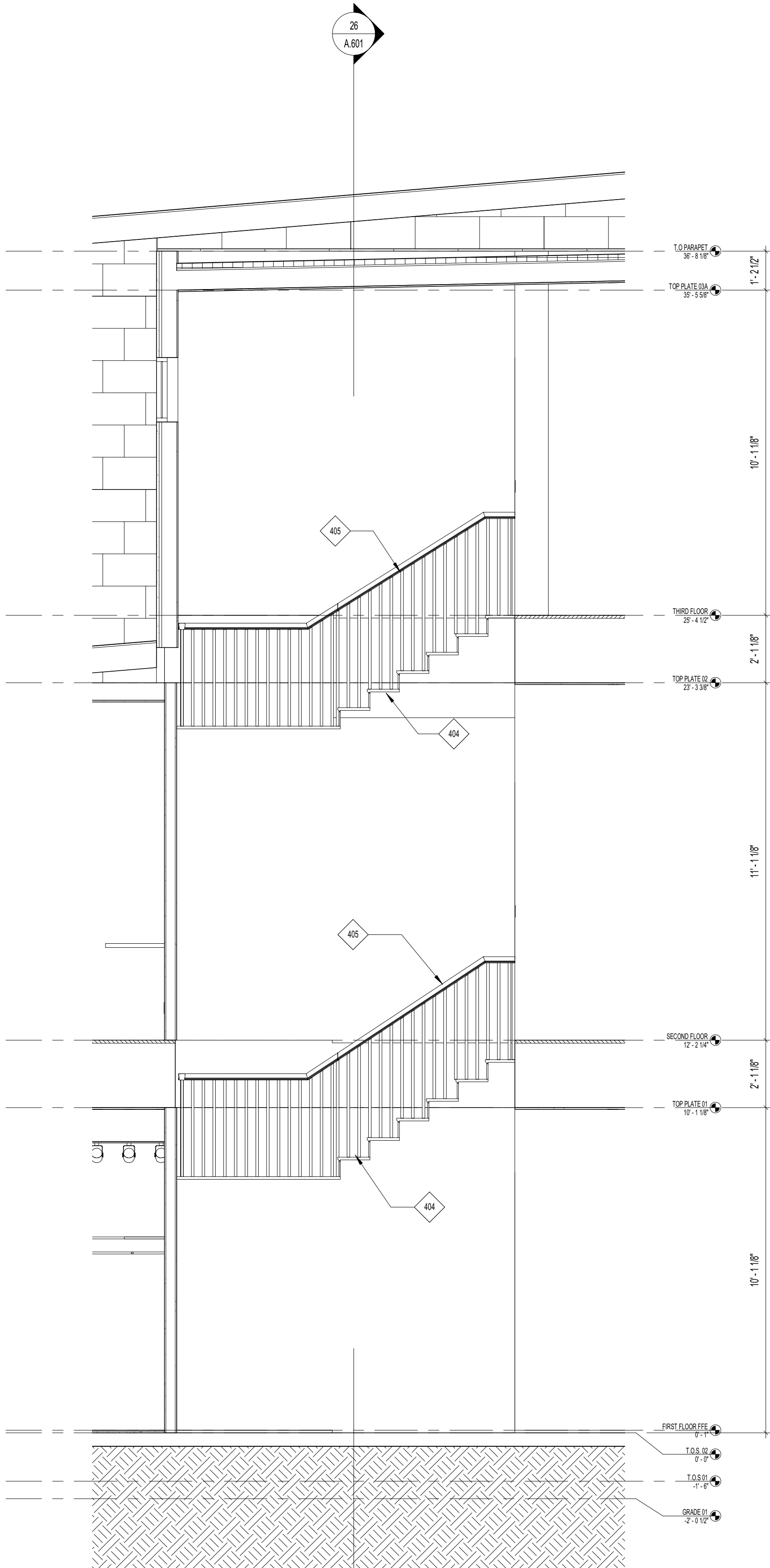
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A.203

7/8/2022 5:04:12 PM

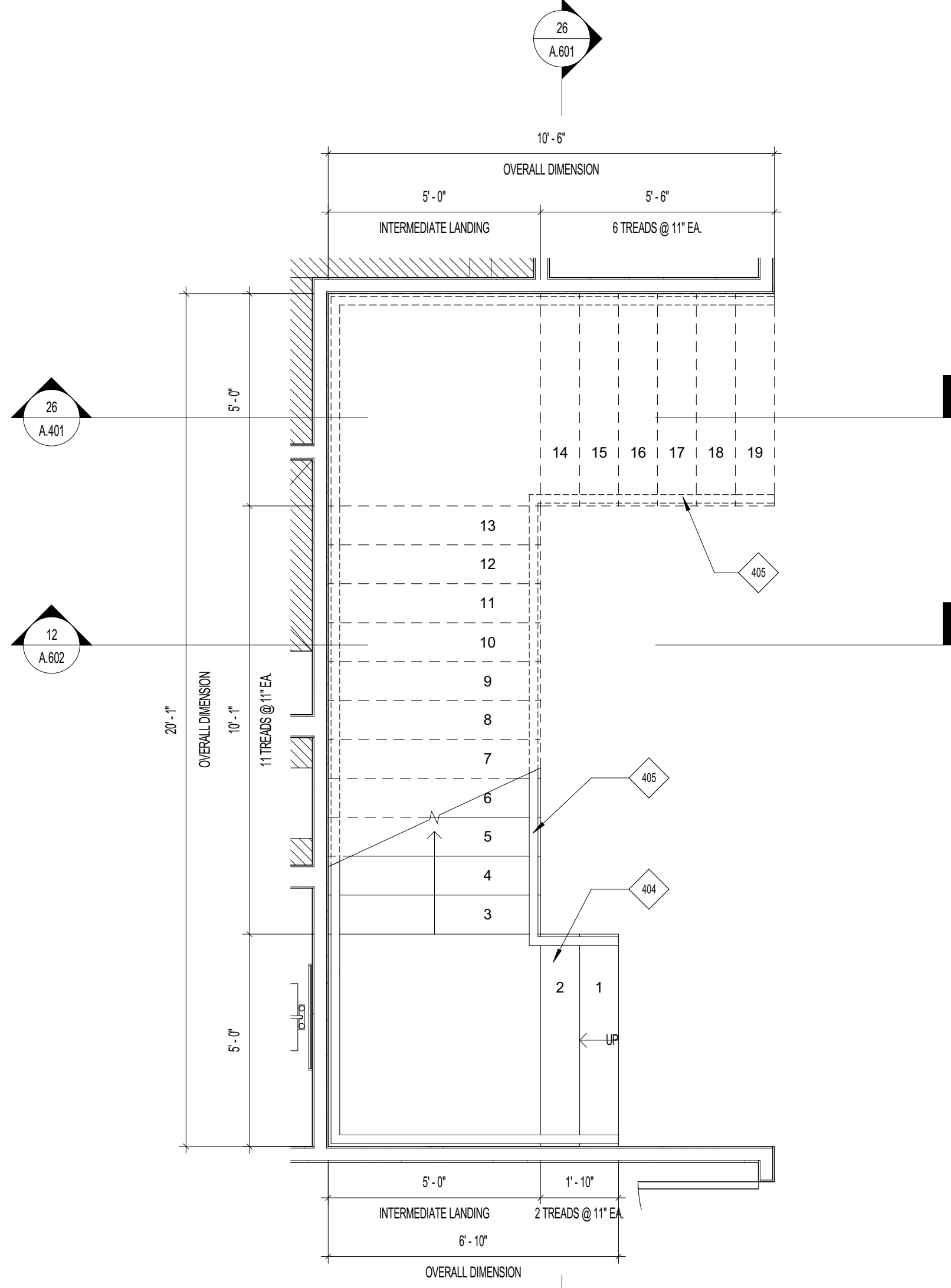
26 STAIR SECTION

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



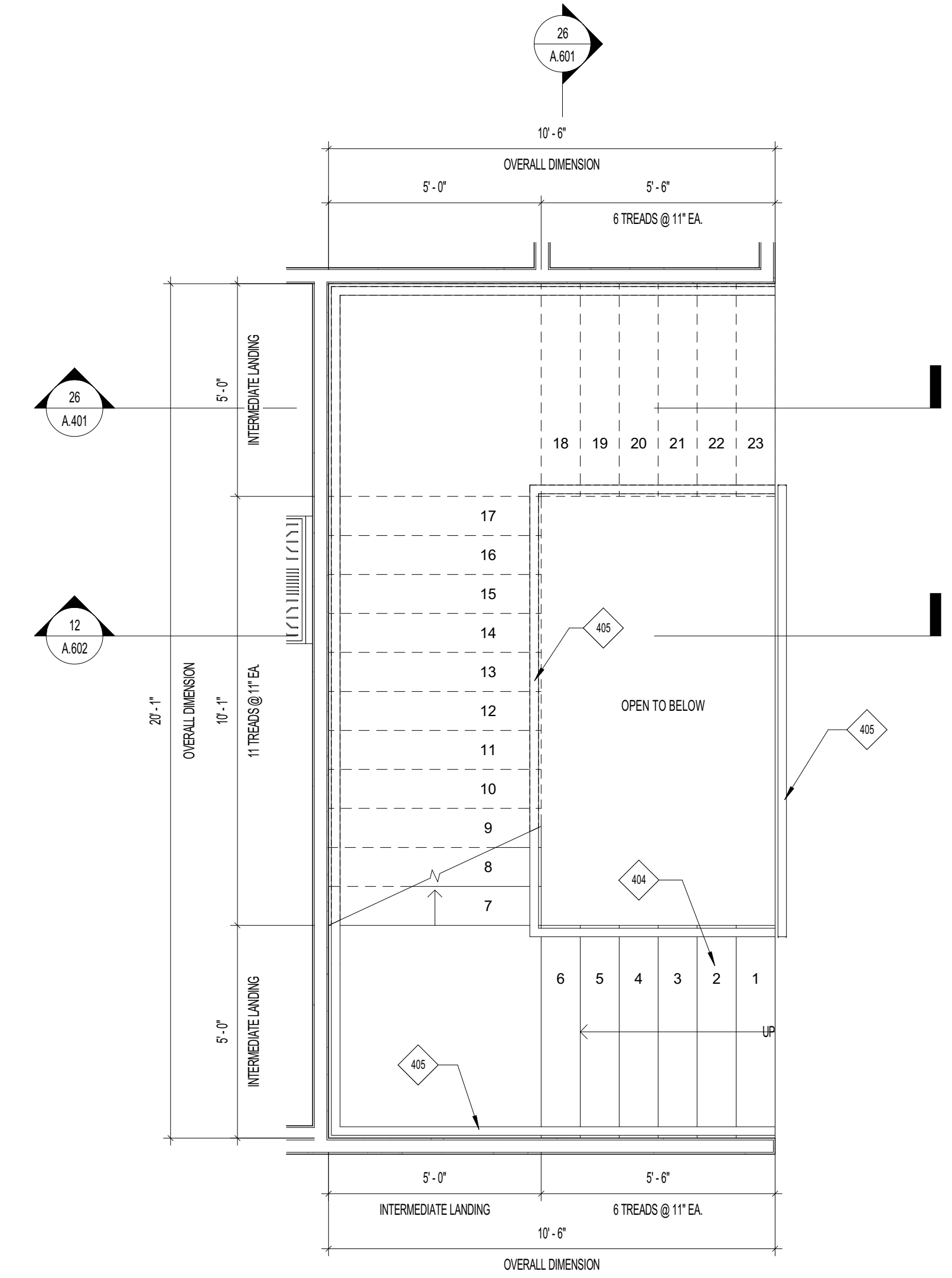
16 ENLARGED STAIR PLAN - 1ST TO 2ND

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



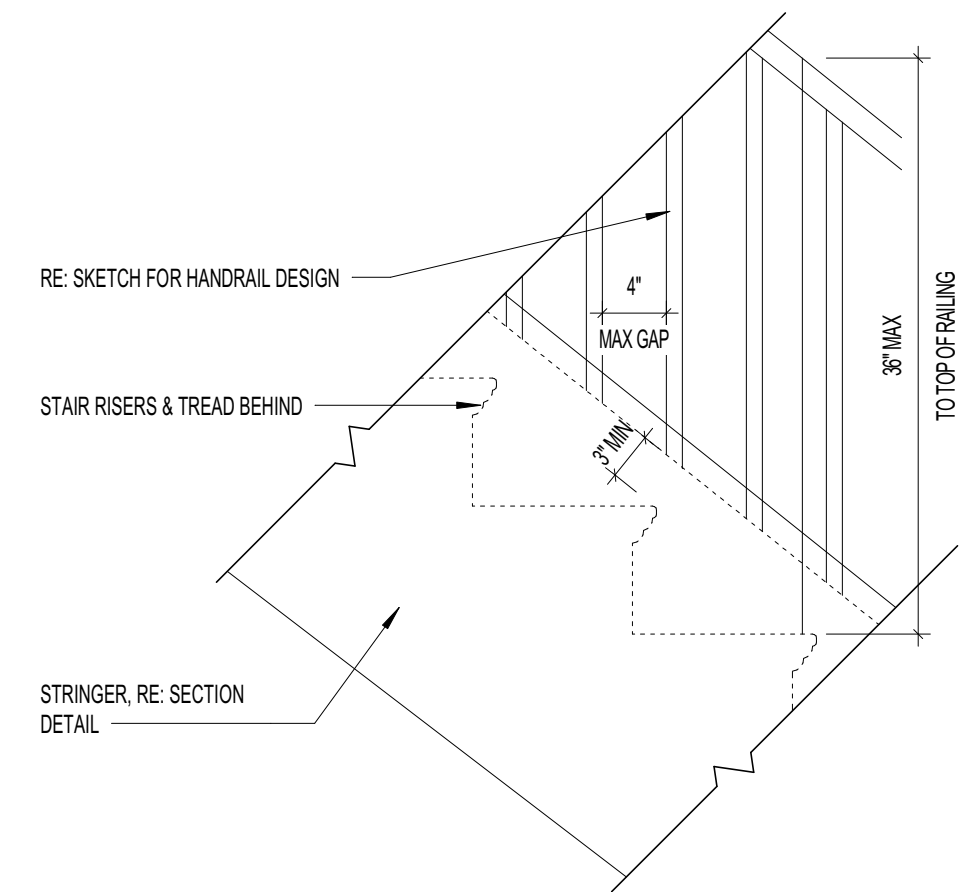
18 ENLARGED STAIRS PLAN - 2ND TO 3RD

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



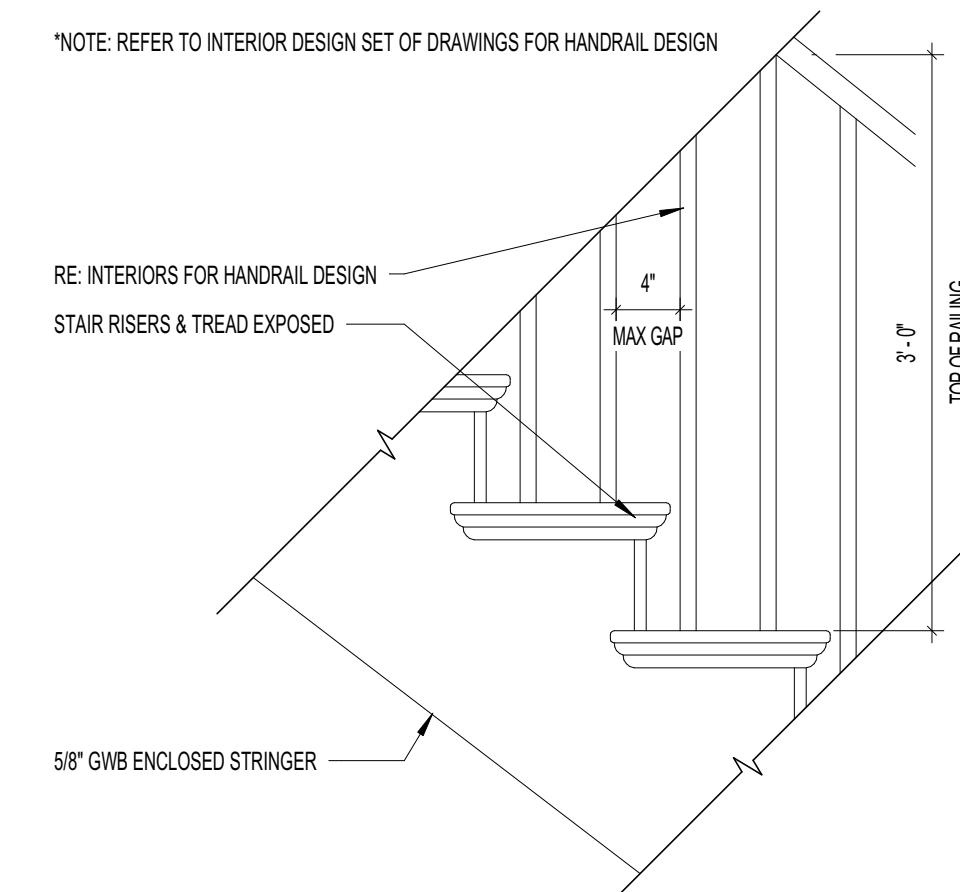
05 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



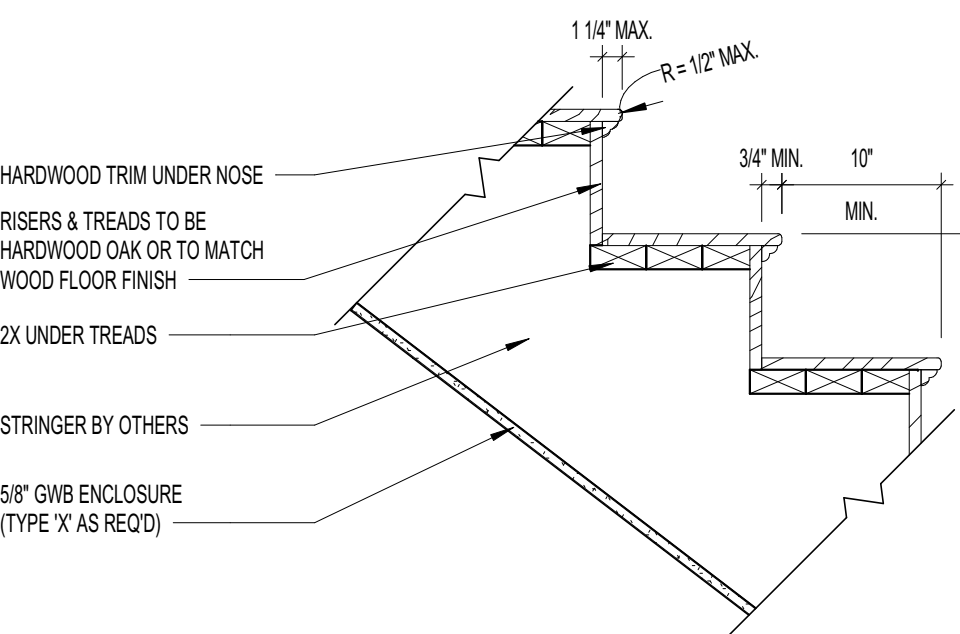
07 STAIR DETAIL SIDE CLOSED

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

REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

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PROJECT NO: 21-197

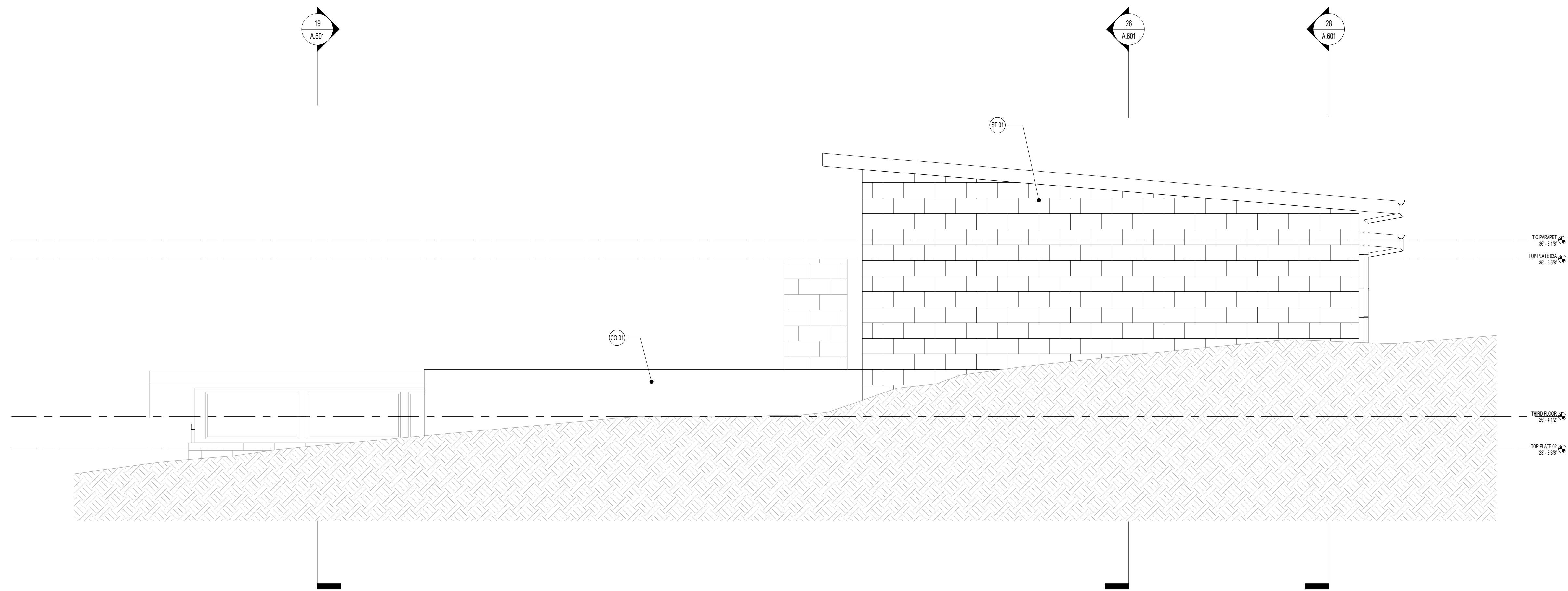
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DRAWN BY: AMC CHECKED BY: TLB

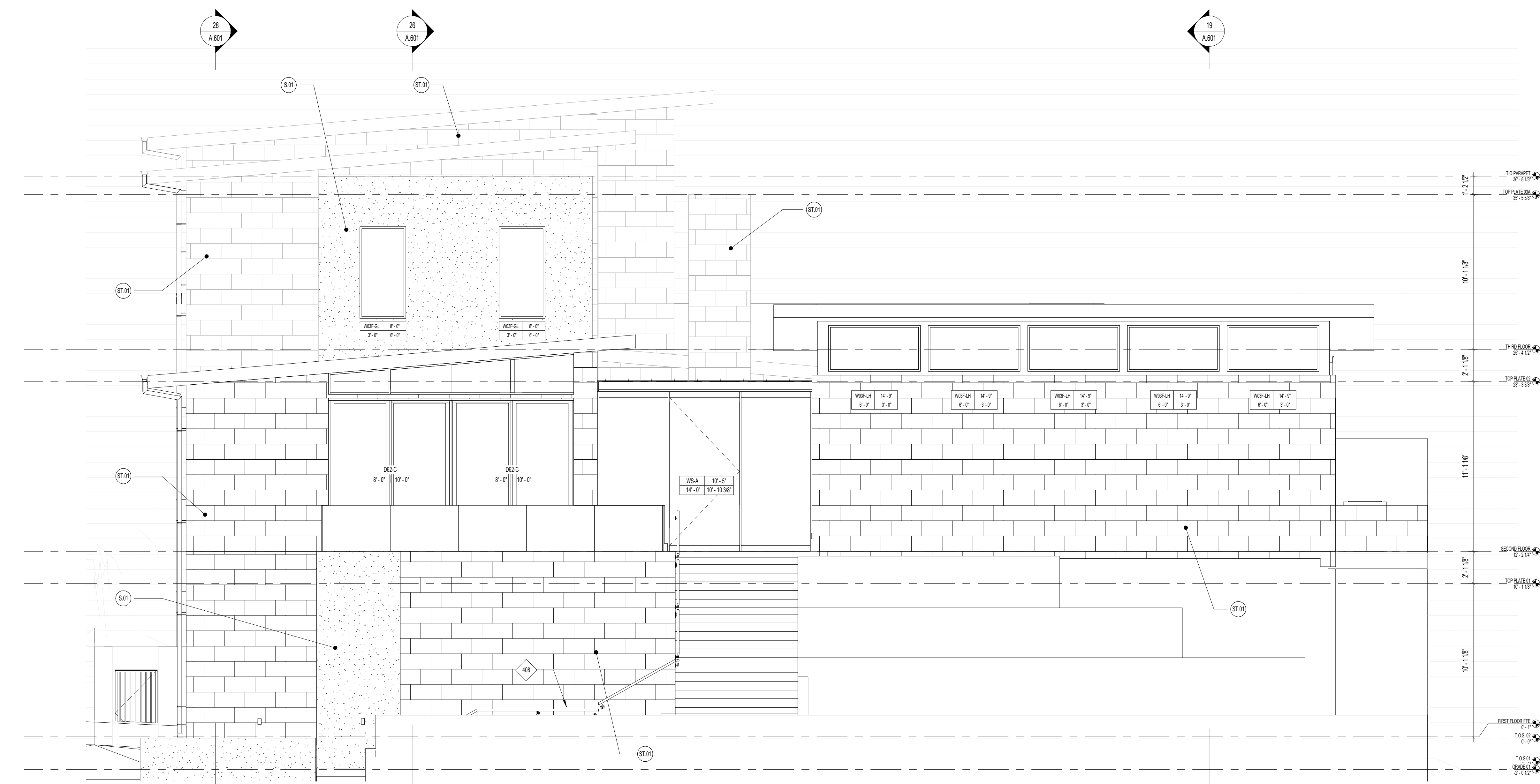
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VERTICAL CIRCULATION

A.401



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



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 HARD SURFACES TO BE PRIMED AND PAINTED PER MANUFACTURERS REQUIREMENTS
- B. ALL STEEL TIE RODS TO BE GALVANEALYD 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. IE. ON THE STUCCO WALL, WOOD FENCE ETC. OWNARCHITECT TO REVIEW AND APPROVE.
- D. PROVIDE STUCCO CONTROL JOINTS. IN ALL STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO ASSOCIATION. PROVIDE ASSOCIATION APPROVED JOINTS. 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 24 FEET APART AND SHALL BE INSTALLED AT WALL INTERSECTIONS, CORNERS, CORNERS, SETBACKS AND CHIMNEY. BRICK AND STONE SHALL BE INSTALLED TO THE FINISH OF THE CHIMNEY WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. EXTEND TO TOP OF BRICKWORK OR CORNERS.
- F. PROVIDE SEALANT AT ALL INTERSECTIONS OF ALL BUILDING MATERIALS.
- G. PROVIDE SEALANT AT ALL INTERSECTIONS OF ALL BUILDING MATERIALS OR JOINTS OR 3" ABOVE ANY NAIL LINE. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE MESH IS TO HAVE A MAXIMUM GAP OF 1/2" MINIMUM GAP OF 3/8"
- H. MINIMUM HEAD HEIGHTS SHALL BE 6'6" FOR INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRS SHALL BE 7'0" FOR FLOOR LEVEL OF THE STAIRWELL.

CONFIRM ALL NOTES ARE PERTINENT
TO YOUR PROJECT

01	GENERAL NOTES - EXTERIOR ELEVATIONS
----	-------------------------------------

REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT NO: 21-197

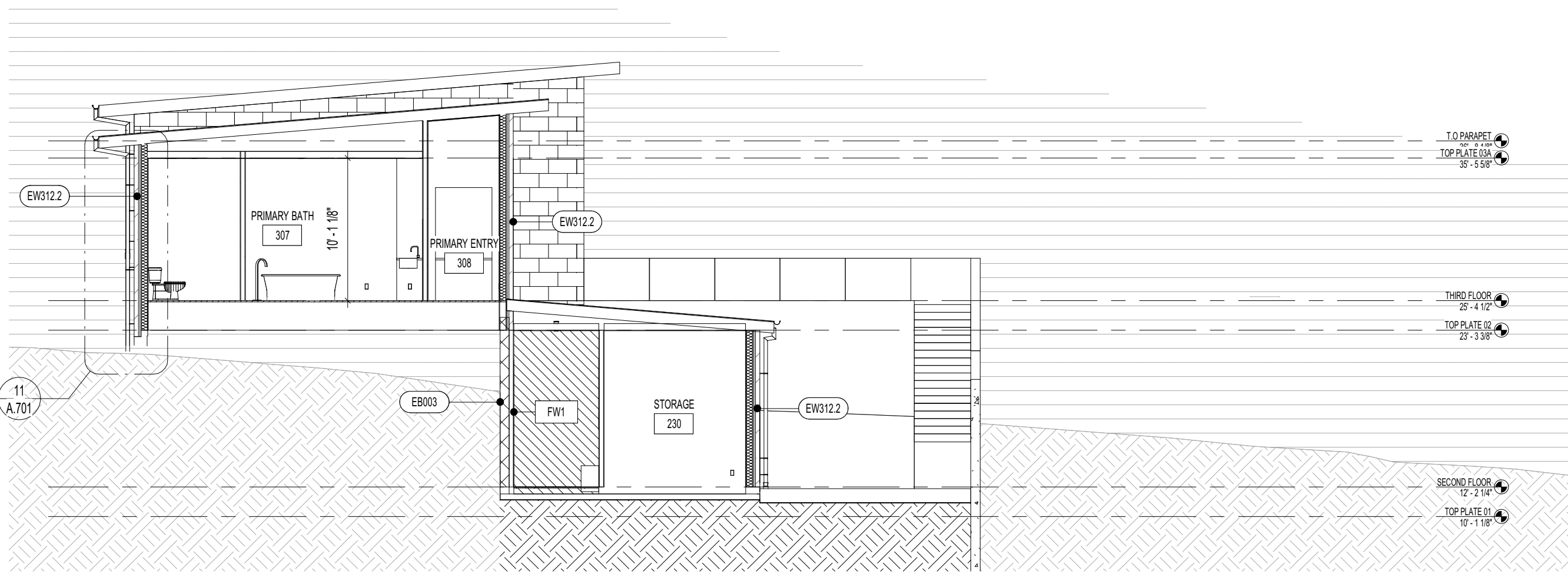
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FILE PATH: C:\Users\mmendoza\Documents\21-197 - 962 Yaupon Valley - Central_mmendocaminadogroup.rvt

BUILDING ELEVATIONS - SOUTH & NORTH

A.501



29 EAST - WEST BUILDING SECTION 01

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

19 NORTH - SOUTH BUILDING SECTION 03

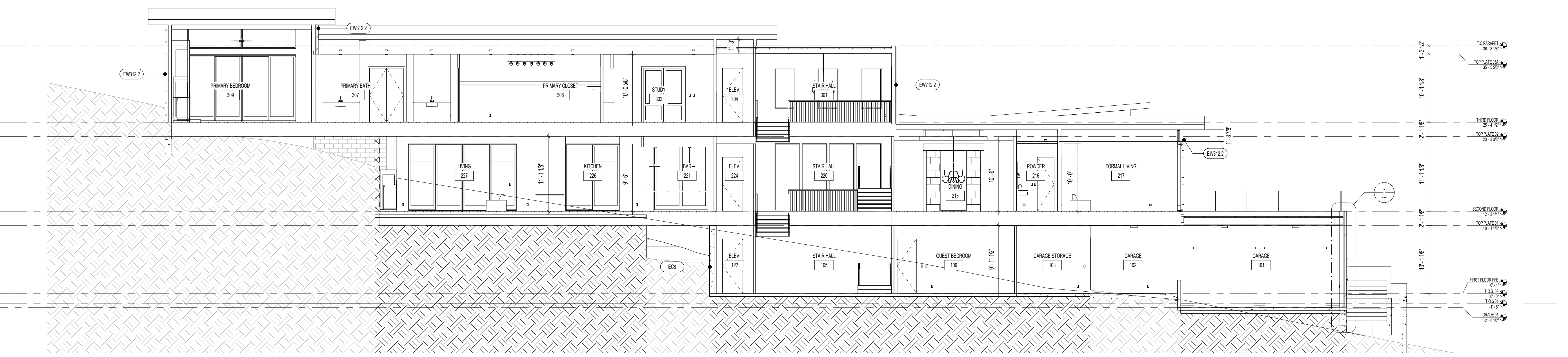
SCALE: 1/8" = 1'-0"



28 NORTH - SOUTH BUILDING SECTION 02

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

07 EXTERIOR MATERIALS



26 NORTH - SOUTH BUILDING SECTION 01

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

03 KEYNOTES

REVISIONS		
NO.	DATE	DESCRIPTION

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BUILDING SECTION

A.601



LEGEND - MATERIALS	
KEYNOTE	MATERIAL

05 EXTERIOR MATERIALS

KEYNOTE	NOTES
---------	-------

04 KEYNOTES

REVISIONS		
NO.	DATE	DESCRIPTION

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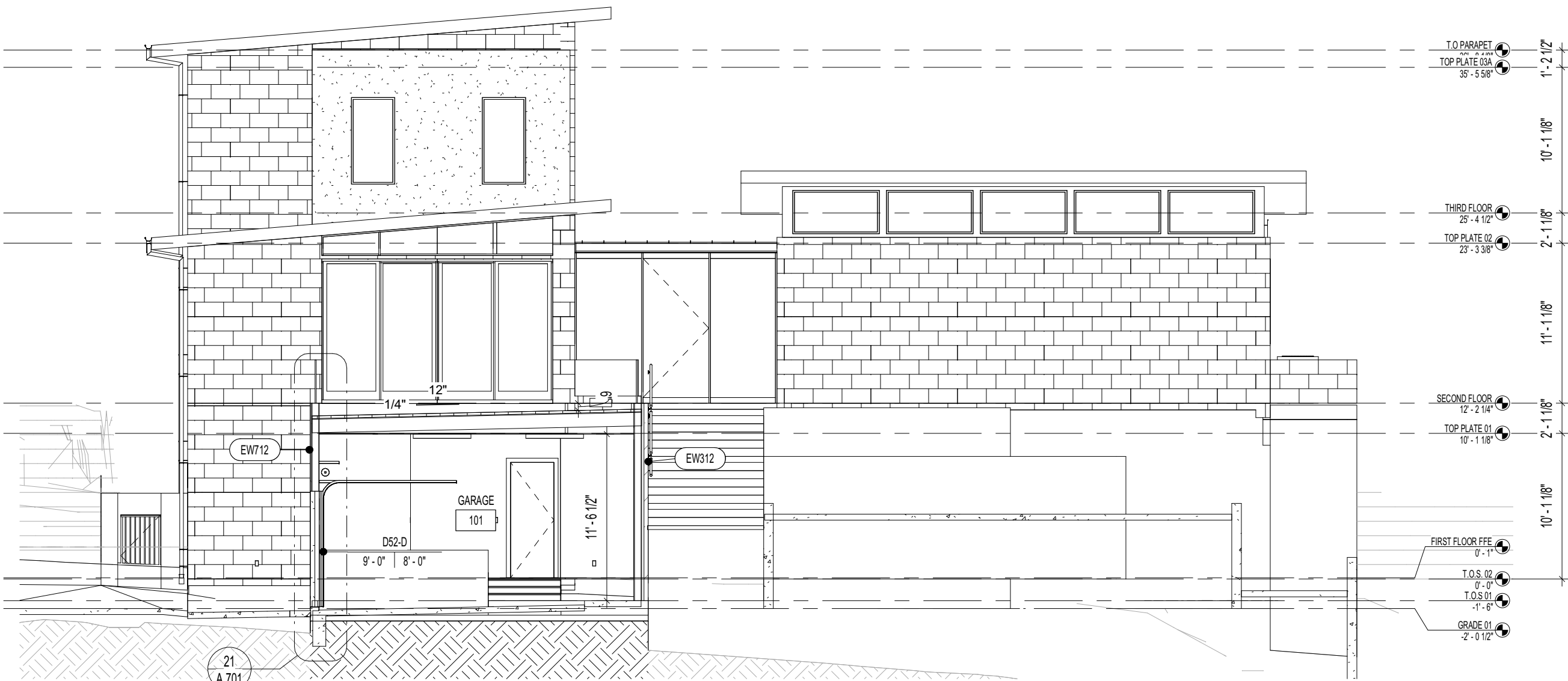
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DRAWN BY: AMC CHECKED BY: TLB

FILE PATH: C:\Users\mmendosa\Documents\21-197 - 902 Yaupon Valley - Central_mendosabringroup.rvt

BUILDING SECTION

A.602



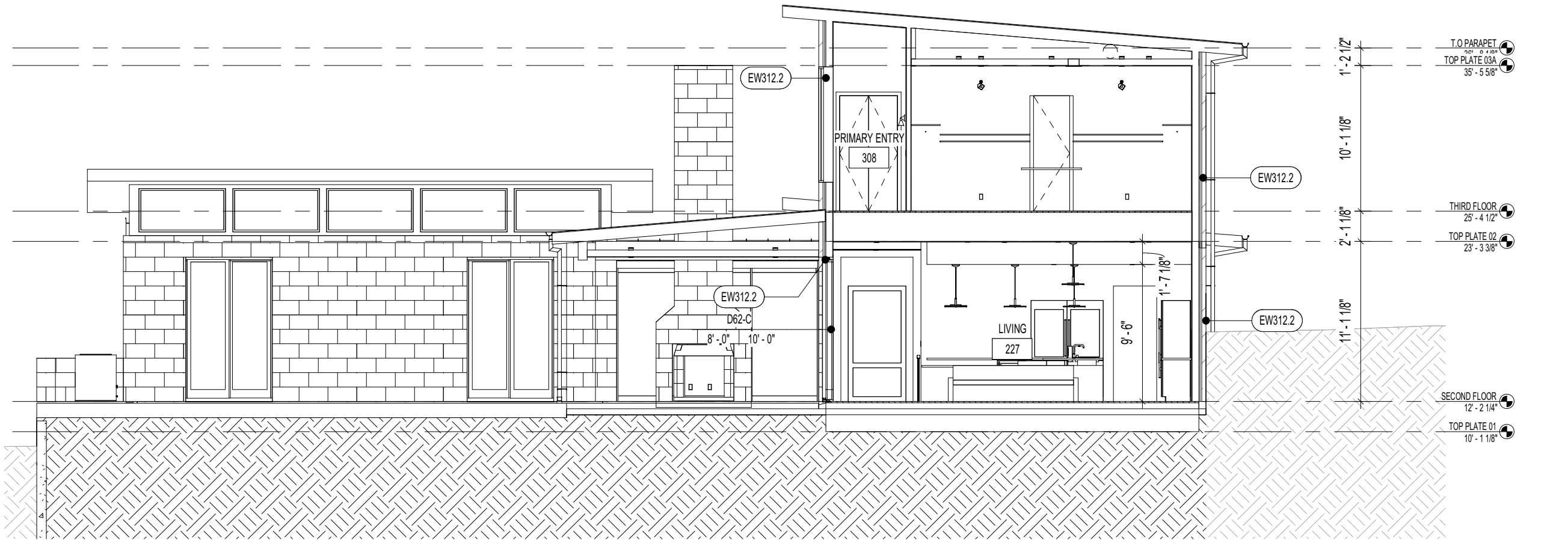
27 EAST - WEST BUILDING SECTION 05

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



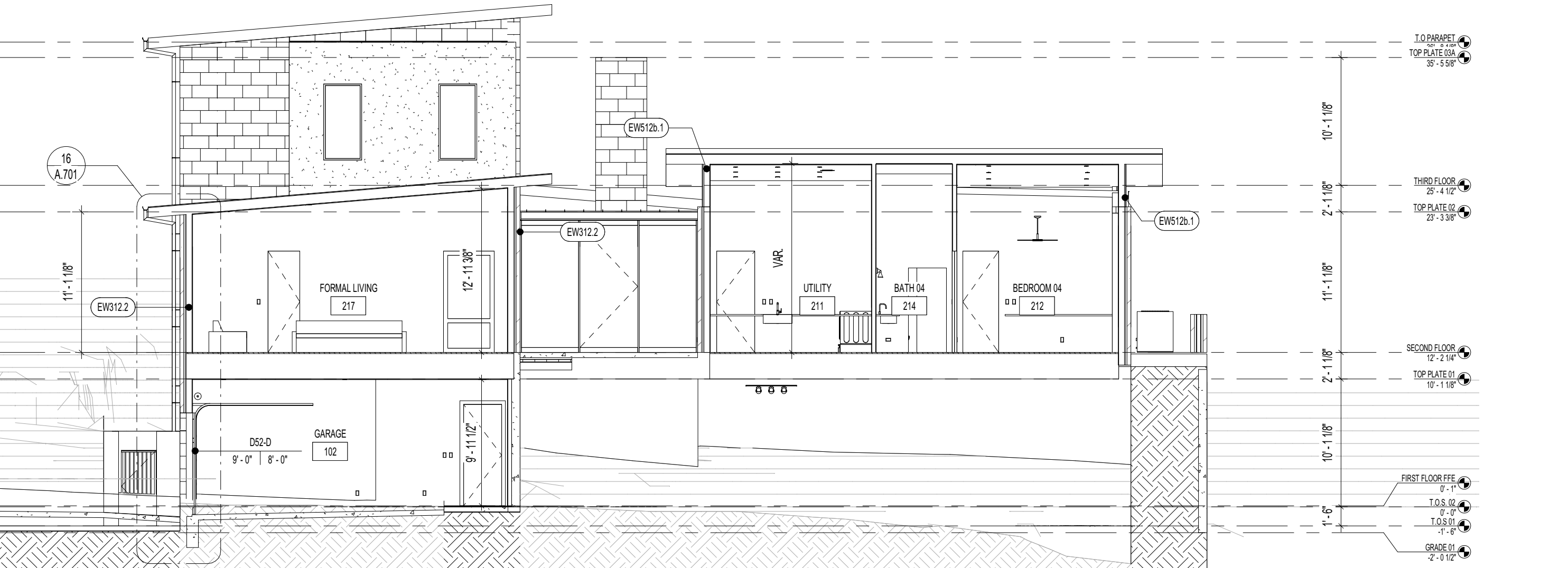
12 EAST - WEST BUILDING SECTION 04

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



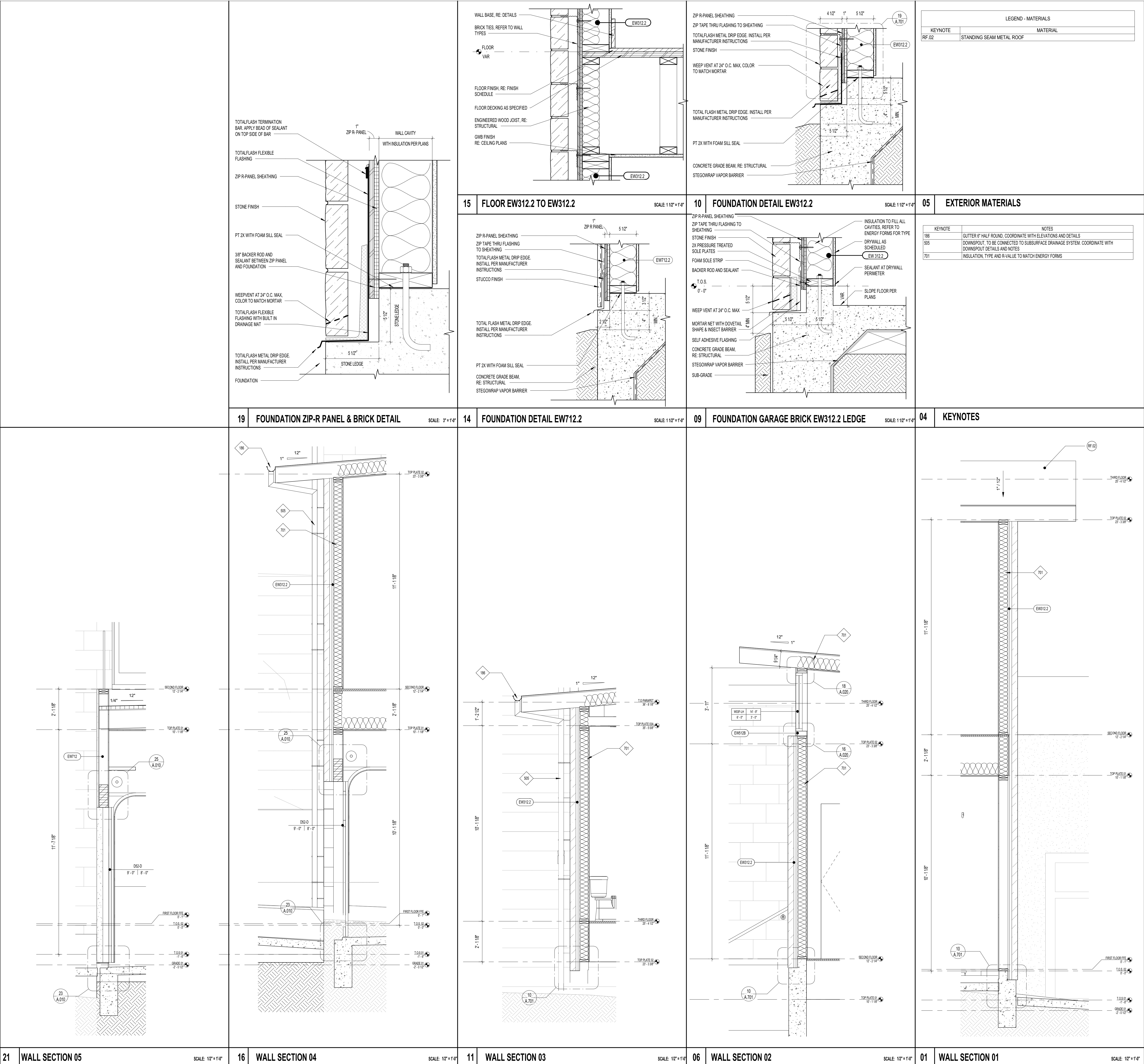
26 EAST - WEST BUILDING SECTION 03

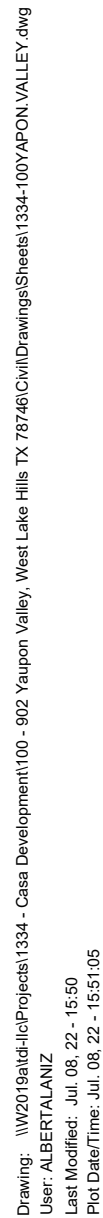
SCALE: 1/8" = 1'-0"



11 EAST - WEST BUILDING SECTION 02

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

[illegible]



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 526.54'</i>		SUBJECT PROPERTY BOUNDARY
<i>S XXX'XXX" W</i>	<i>125.25'</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
		TREE TO BE REMOVED
		TREE TO BE SAVED
		GRATE INLET

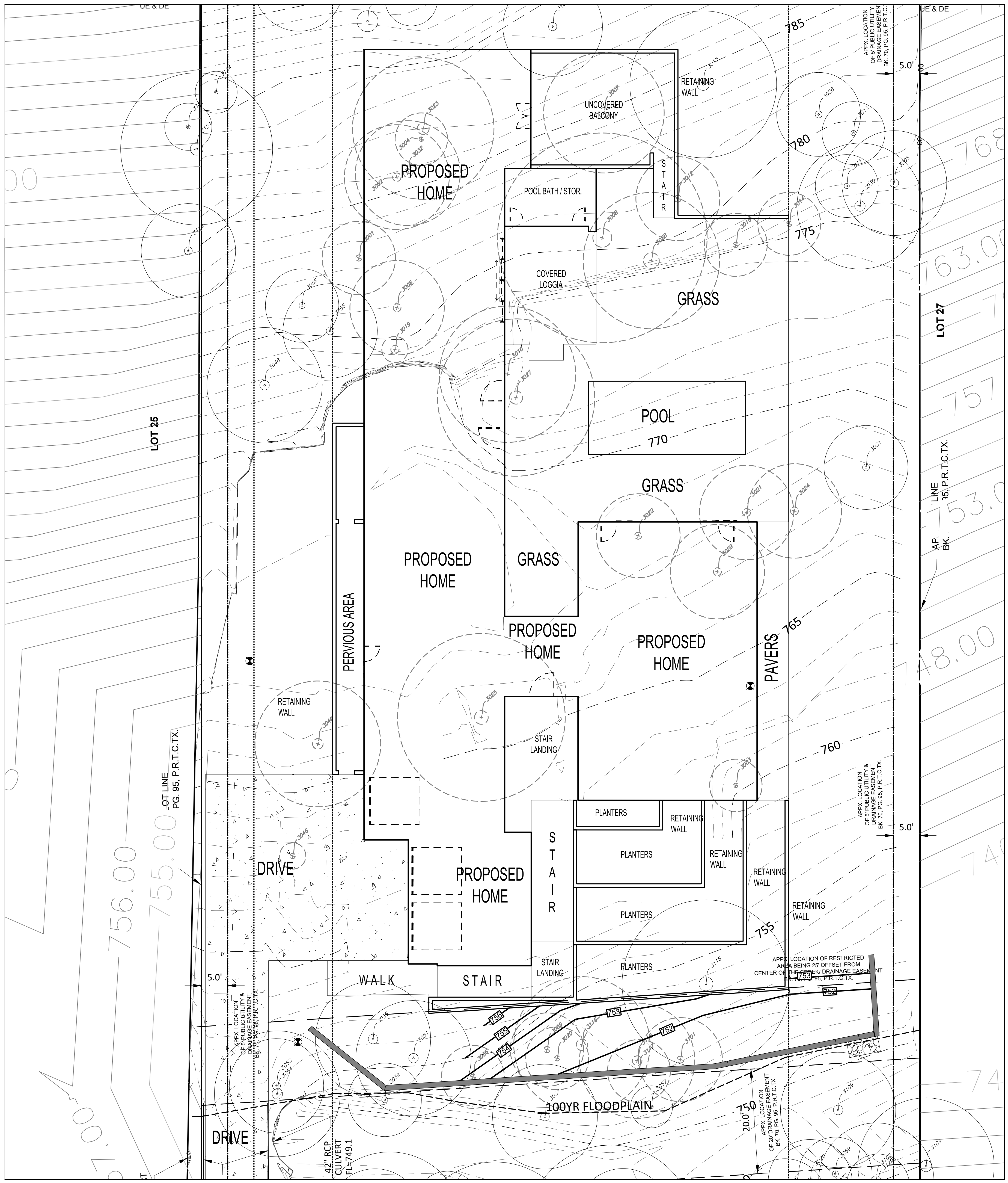
1 OF 5

7/8/2022



A circular professional engineer seal for the State of Texas. The seal features a five-pointed star in the center. The text "STATE OF TEXAS" is at the top, "RYAN LANG IRON" is below the star, "106076" is below the name, and "REGISTERED PROFESSIONAL ENGINEER" is at the bottom. The seal is signed with a cursive signature across the middle.

FIRM REG. # F-8601



RESIDENTIAL HOME SITE			
902 YAUPON VALLEY RD, WEST LAKE HILLS			
Existing Site Data Table			
Item	SF	AC	%
Total Site	47,712	1.095	100.00
Building Area	3,460	0.079	7.25
Driveways	3,416	0.078	7.16
Retaining wall	190	0.004	0.40
Patios and Flatwork	173	0.004	0.36
Total IC	7,239	0.166	15.17
Landscape	40,473	0.929	84.83
Proposed Site Data Table			
Item	SF	AC	%
Total Site	47,712	1.095	100.00
Building Area	6,947	0.159	14.56
Driveways	2,101	0.048	4.40
Retaining Wall	317	0.007	0.67
Patios and Flatwork	1,622	0.037	3.40
Pools	420	0.010	0.88
Total Impervious Cover	11,408	0.262	23.909
Landscape Area	36,304	0.833	76.091

0 10 15 20
GRAPHIC SCALE
1" = 10'

EXISTING	PROPOSED	DESCRIPTION
		SUBJECT PROPERTY BOUNDARY
		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
		TREE TO BE REMOVED
		TREE TO BE SAVED
		GRATE INLET

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THINK DESIGN innovate, integrate, implement.

1/8/2022
FIRM REG. # F-8601

YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

GRADING PLAN

PROJECT #
1334-100

ISSUE DATE
7/8/22

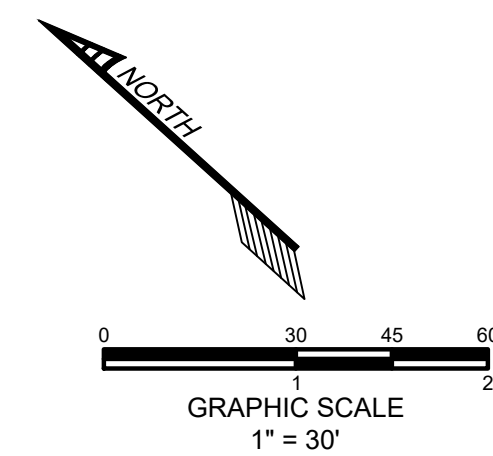
PROJECT MGR: R. IRION
DESIGNER: J. PETLEY
DRAWN BY: D. CARDENAS

SHEET
1
1 OF 5



The legend defines the following symbols used in the HEC-HMS model diagram:

- ON-SITE EXISTING & PROPOSED DRAINAGE AREA BOUNDARY:** Represented by a solid black rectangle.
- PROPOSED DRAINAGE AREA BOUNDARY:** Represented by a circle with a dashed outline. Example: P1, 1.095 AC.
- EXISTING DRAINAGE AREA BOUNDARY:** Represented by a rectangle with a solid outline. Example: E1, 1.095-AC.
- POINT OF ANALYSIS/ REF. HEC-HMS MODEL:** Represented by a square with a solid outline. Example: J1.
- EXISTING/PROPOSED WATER FLOW ARROW:** Represented by a thick black arrow.
- PATH OF TIME OF CONCENTRATION (Tc):** Represented by a thin black line with arrows at both ends.



1. TIME OF CONCENTRATIONS ASSUMED TO BE 10 MINUTES AS THIS IS THE MINIMUM ALLOWED BY CITY OF WEST LAKE HILLS DRAINAGE CRITERIA MANUEL.
2. THIS SITE RECEIVES OFFSITE FLOWS FROM THE PROPERTY JUST TO THE NORTH OF THE SITE IN EXISTING AND DEVELOPED CONDITIONS.
3. RUNOFF FROM DRAINAGE BASINS P1 AND O1 SHALL BE DIRECTED TO BE CAPTURED BY DOWNSTREAM DETENTION WALL.
4. 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.
5. 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.

[illegible]

Run-Off Curve Numbers (RCN)		
Existing Conditions		RCN
Area #	Area (Ac.)	
E1	1.095	$0.152(96) + 0.848(79) =$ 81.89
O1	0.383	$0.292(96) + 0.708(79) =$ 84.55
O2	0.089	$0.355(96) + 0.635(79) =$ 85.94

Soils BrF: Hydrologic type "D" Soils

Woods-grass Combination: Good Condition

Run-Off Curve Numbers (RCN)		
Proposed Conditions		RCN
Area #	Area (Ac.)	
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	$0.355(98) + 0.635(79) =$ 85.94

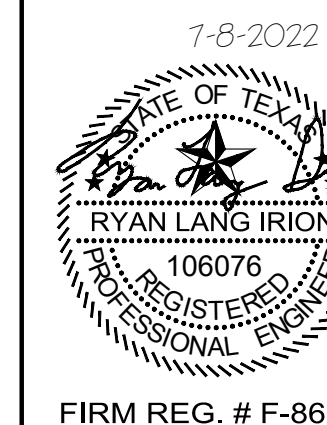
Note: NRCS Parameters per City of West Lake Hills DECM

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	2789
10 year	9.4	9.7	9.3	752.5	5189
25 year	12.2	12.4	12.2	752.7	6389
100 year	16.9	17.1	16.9	753.1	9009

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YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

DRAINAGE PLAN

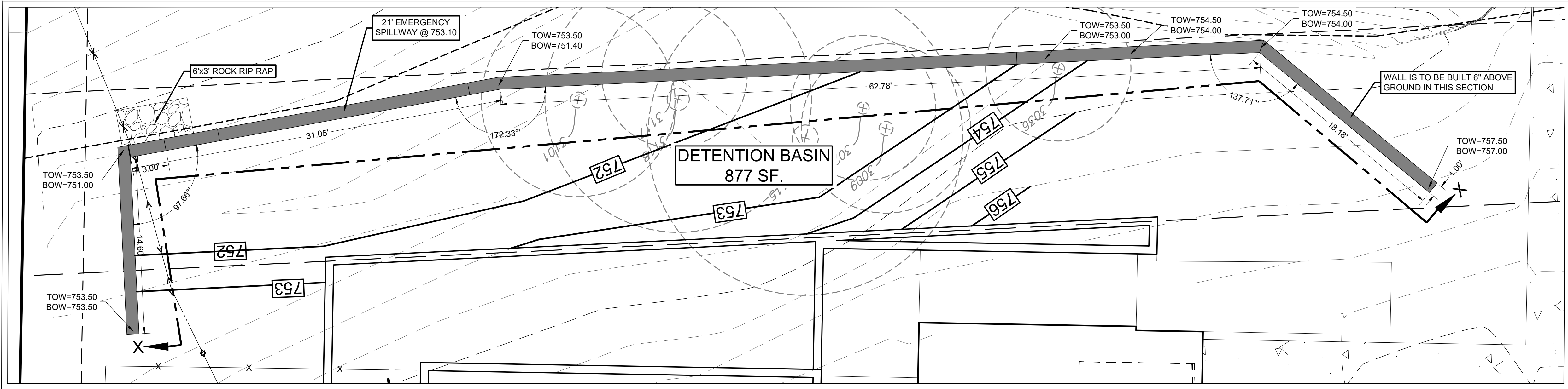
PROJECT #
1334-100

ISSUE DATE
7/8/22

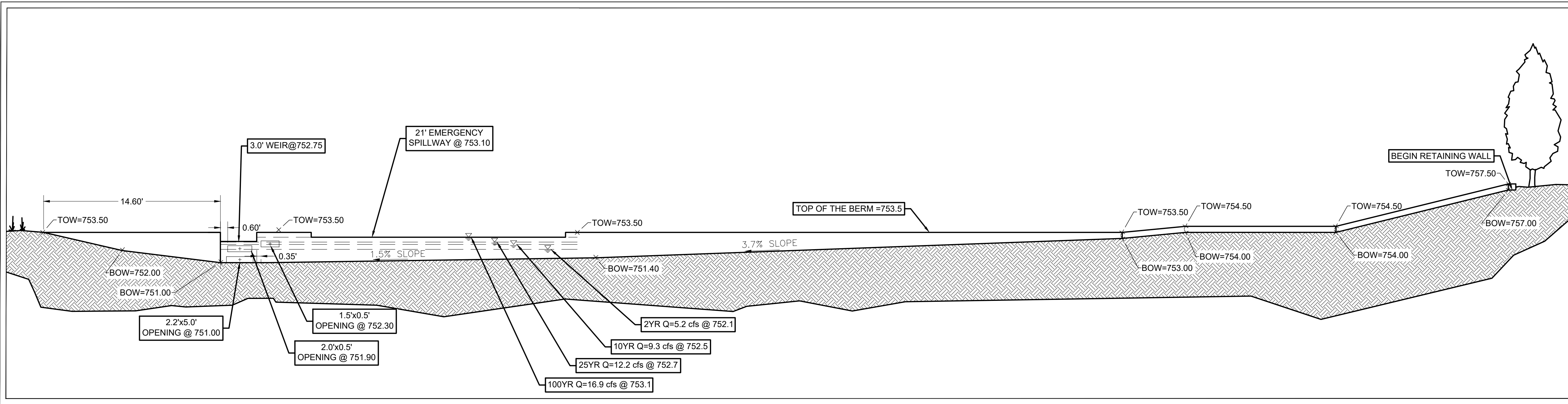
SHEET

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
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
$Tc = [4.2(Ln)^{0.81}/((4.06^{0.5})(S^{0.4})) + Ln/60S^{0.5}$							
$Tc(E1) = [4.2(0.40x100)^{0.81}/(4.06^{0.5} \times 0.38^{0.4}) + (2.21x0.4)/(60x0.19^{0.5}) = 4.75 \text{ Min}$							
$Tc(O1) = [4.2(0.40x47)^{0.81}/(4.06^{0.5} \times 0.34^{0.4}) + [4.2(0.015x53)^{0.81}/(4.06^{0.5} \times 0.28^{0.4}) + (68x0.4)/(60x0.25^{0.5}) = 4.55 \text{ Min; Use 10 Min}$							
$Tc(O2) = [4.2(0.015x10)^{0.81}/(4.06^{0.5} \times 0.02^{0.4}) + [4.2(0.40x16)^{0.81}/(4.06^{0.5} \times 0.19^{0.4}) = 2.01 \text{ Min; Use 10 Min}$							
Proposed Drainage Area - 902 Yaupon Valley, West Lake Hills, Tx (from HEC-HMS)							
Area #	Area (Ac.)	(RCN)	Tc (Min)	Q100	Q25	Q10	Q2
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
$Tc = [4.2(Ln)^{0.81}/((4.06^{0.5})(S^{0.4})) + Ln/60S^{0.5}$							
$Tc(P1) = [4.2(0.40x100)^{0.81}/(4.06^{0.5} \times 0.31^{0.4}) + (148x0.4)/(60x0.18^{0.5}) = 8.69 \text{ Min}$							
$Tc(O1) = [4.2(0.40x47)^{0.81}/(4.06^{0.5} \times 0.34^{0.4}) + [4.2(0.015x53)^{0.81}/(4.06^{0.5} \times 0.28^{0.4}) + (68x0.4)/(60x0.25^{0.5}) = 4.55 \text{ Min; Use 10 Min}$							
$Tc(O2) = [4.2(0.015x10)^{0.81}/(4.06^{0.5} \times 0.02^{0.4}) + [4.2(0.40x16)^{0.81}/(4.06^{0.5} \times 0.19^{0.4}) = 2.01 \text{ Min; Use 10 Min}$							

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		

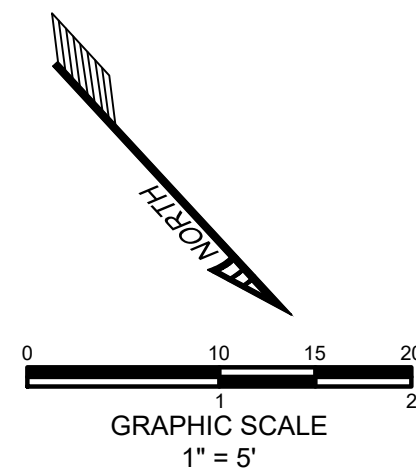
SUMMARY STORM DATA FOR 902 YAPON VALLEY, WEST LAKE HILLS, TX					
Storm Event	Existing Q	Uncontrolled Q W/Out Pond	Proposed Released Q After Pond	Stage Storage Elevation Pond	Storage Volume (C.F.) Pond
2 year	5.1	5.2	5.1	752.1	279
10 year	9.4	9.7	9.3	752.5	519
25 year	12.2	12.4	12.2	752.7	639
100 year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

EMERGENCY SPILLWAY CALCULATIONS

$Q_{100} = CL (H^{\frac{3}{2}})$
 $Q_{100} = 15.9 \text{ cfs}, C=3; H=0.4'$
 $15.9 = 3xL (0.4^{\frac{3}{2}})$
 $L = 20.95' < 21'$ 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
$S 45^{\circ}56'24" W \quad 526.54'$		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

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

SHEET

3

3 OF 5

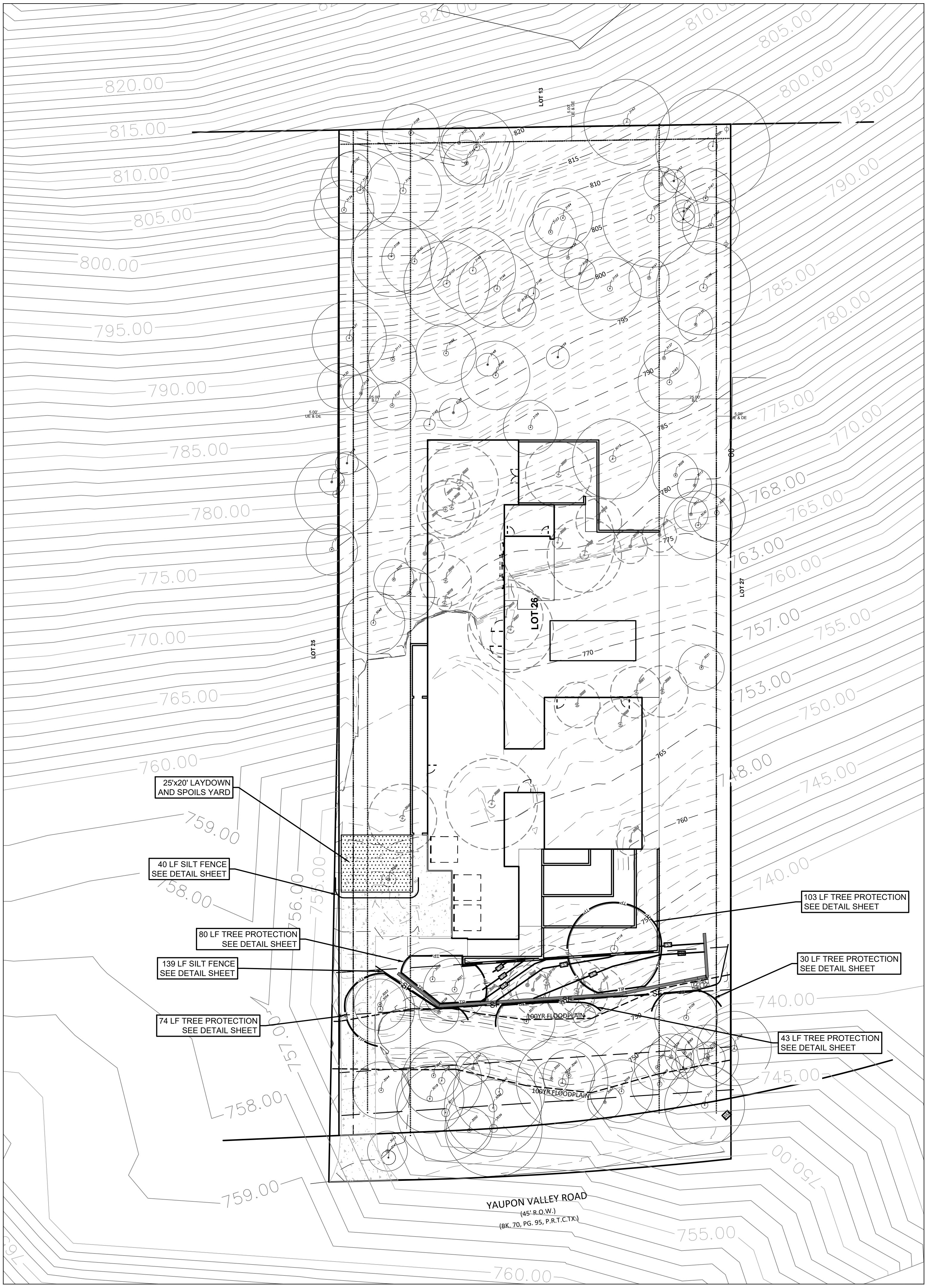
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ENGINEERING

7-8-2022
STATE OF TEXAS
RYAN LANG IRION
106076
REGISTERED PROFESSIONAL ENGINEER
FIRM REG. # F-8601



GENERAL NOTES:

1. 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 WEST LAKE HILLS DRAINAGE AND EROSION CONTROL MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES, OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE ENGINEER. MAJOR REVISIONS MUST BE APPROVED BY THE CITY. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER ANY RAINFALL EVENT TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE CITY INSPECTOR.
7. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21DAY SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
8. STRIPPING OF VEGETATION FROM PROJECT SITES SHALL BE PHASED SO AS TO EXPOSE THE MINIMUM AMOUNT OF AREA TO SOIL EROSION FOR THE SHORTEST POSSIBLE PERIOD OF TIME PER THE DRAINAGE AND EROSION CONTROL DESIGN MANUAL SEC.7.1(L).
9. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED. ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.

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

TAG NO. SIZE & TYPE

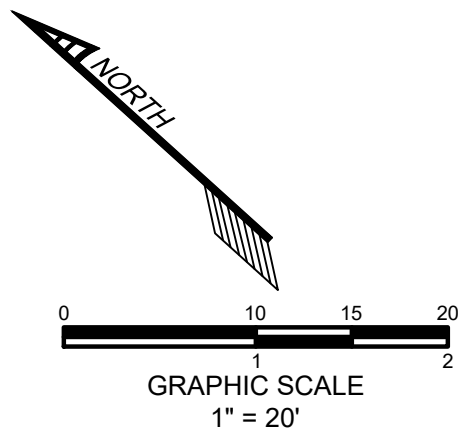
3031	8" (4" + 3" + 3" + 2") CREPE MYRTLE
3032	10" RED OAK
3033	16" CEDAR
3034	17" CEDAR
3035	11" RED OAK
3036	6" CEDAR
3037	10" CEDAR
3038	17" CEDAR
3039	7" CEDAR
3040	9" CEDAR
3041	9" CEDAR
3042	16" CEDAR
3043	7" RED OAK
3044	10" CEDAR
3045	6" RED OAK
3046	6" RED OAK
3047	8" CEDAR
3048	11" CEDAR
3049	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

TAG NO. SIZE & TYPE

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" + 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" + 2") CEDAR
3129	6.5" (5" + 3") CEDAR
3130	17.5" (7" + 6" + 6" + 5" + 4") CEDAR
3131	13" (6" + 6" + 4") CEDAR
3132	11.5" (8" + 4" + 3") RED OAK

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" (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



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		SUBJECT PROPERTY BOUNDARY
		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
		TREE TO BE REMOVED
		TREE TO BE SAVED
		GRATE INLET

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YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX
LITTLEJOHN

EROSION & SEDIMENTATION
CONTROL PLAN

PROJECT #
1334-100

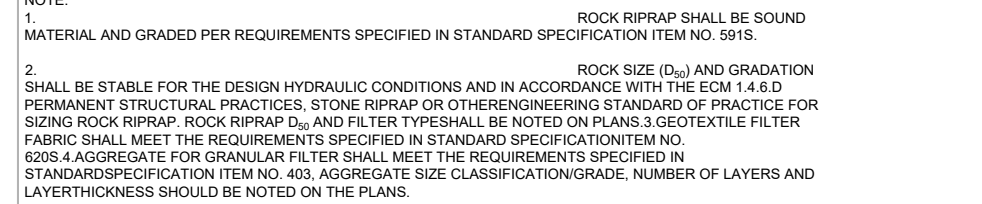
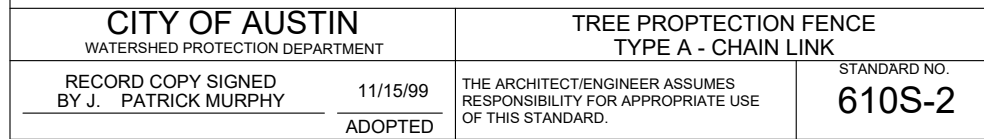
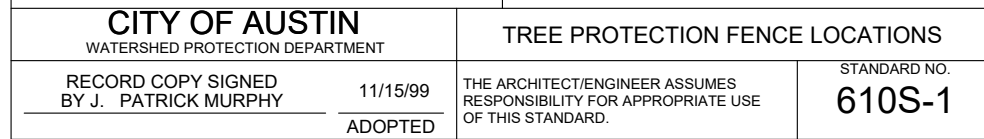
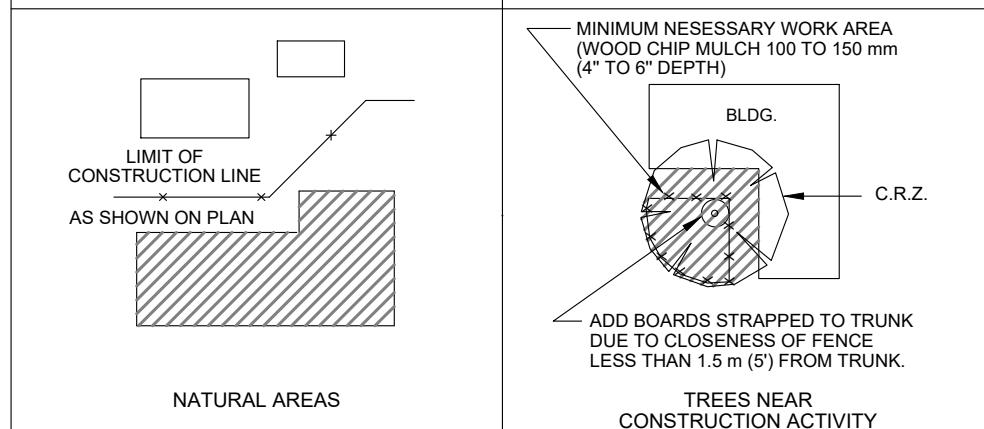
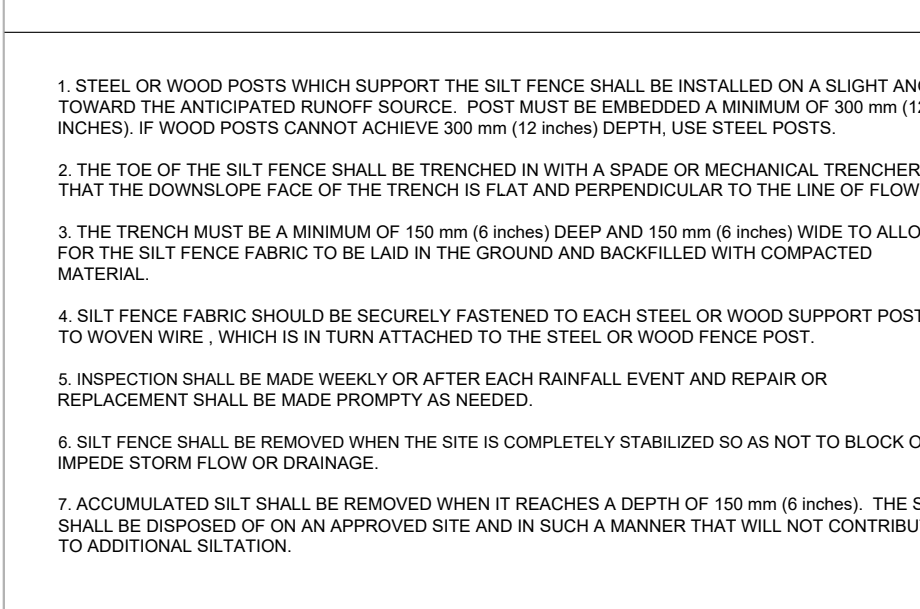
ISSUE DATE
7/8/22

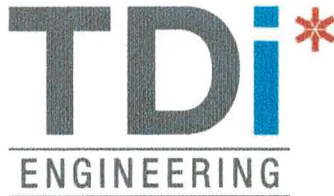
PROJECT MGR: R. IRION
DESIGNER: J. PETLEY
DRAWN BY: D. CARDENAS

SHEET

4

4 OF 5





5906 Old Fredericksburg Road
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www.tdi-llc.net

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 cove 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						
Q2						3.6
3.4						6.7
1.3						2.4
0.3						0.6
4.8						8.8
5.1						9.3

<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

National Flood Hazard Layer FIRMette

97°49'8"W 30°17'55"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- 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

Area with Reduced Flood Risk due to Levee. See Notes.
Zone X

Area with Flood Risk due to Levee
Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN
Area of Minimal Flood Hazard
Zone X

Effective LOMRs
Area of Undetermined Flood Hazard
Zone D

OTHER AREAS

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES

Cross Sections with 1% Annual Chance
Water Surface Elevation
20.2
17.5

Coastal Transect

Base Flood Elevation Line (BFE)
Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS

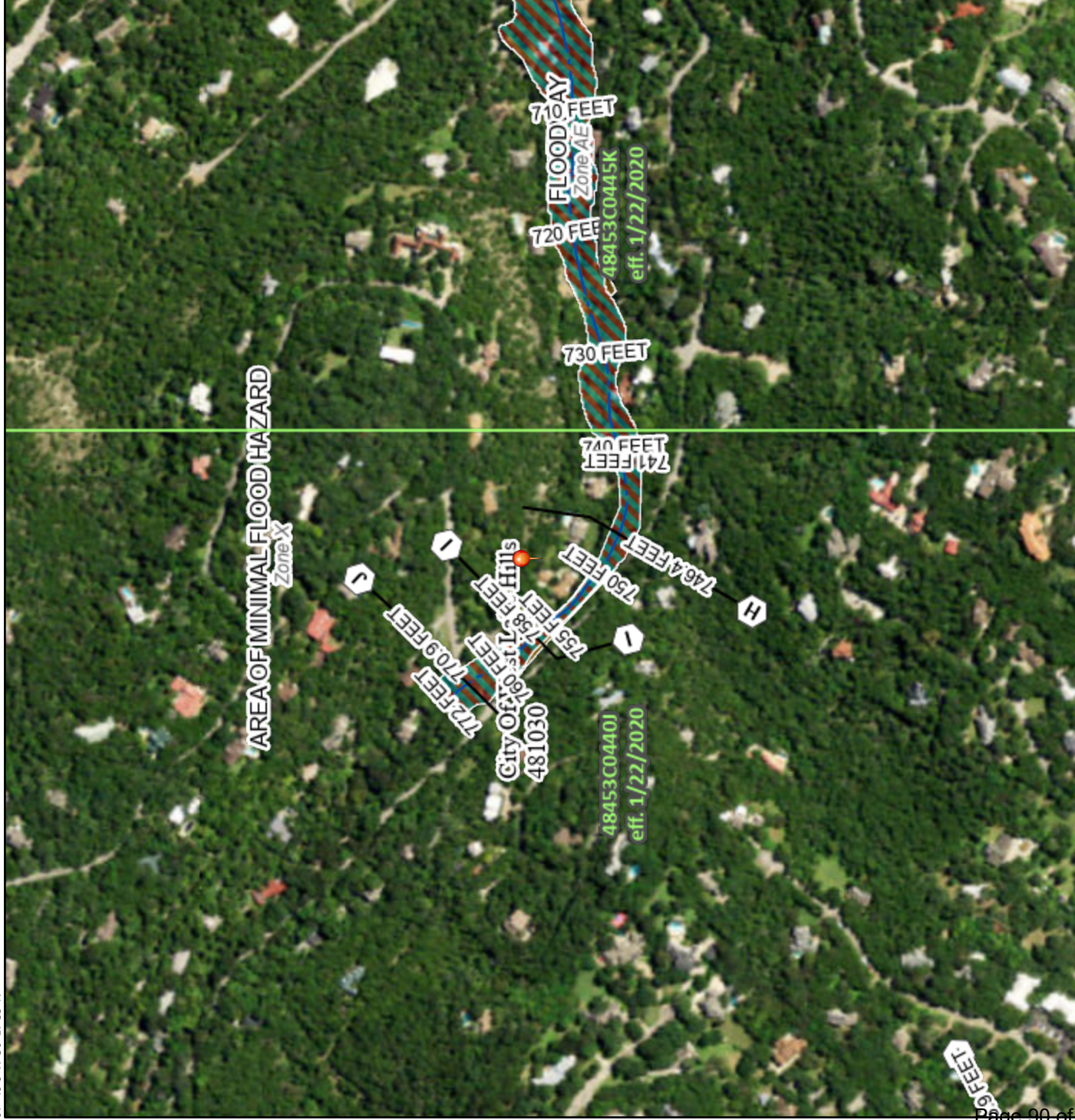


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 unmodernized areas cannot be used for regulatory purposes.



97°48'31"W 30°17'24"N

Feet 1:6,000

2,000

1,500

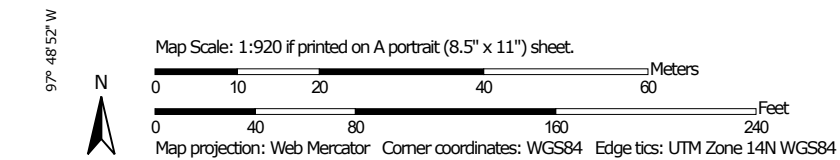
1,000

500

250

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

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



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		
		Clay Spot		Water Features
		Closed Depression		Streams and Canals
		Gravel Pit		Transportation
		Gravelly Spot		Rails
		Landfill		Interstate Highways
		Lava Flow		US Routes
		Marsh or swamp		Major Roads
		Mine or Quarry		Local Roads
		Miscellaneous Water		
		Perennial Water		Background
		Rock Outcrop		Aerial Photography
		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
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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.

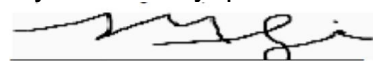
Root Flare Excavation – Having an exposed root collar is essential to tree health. Many trees have a buried root collar and should be excavated to find and expose the root flare.

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

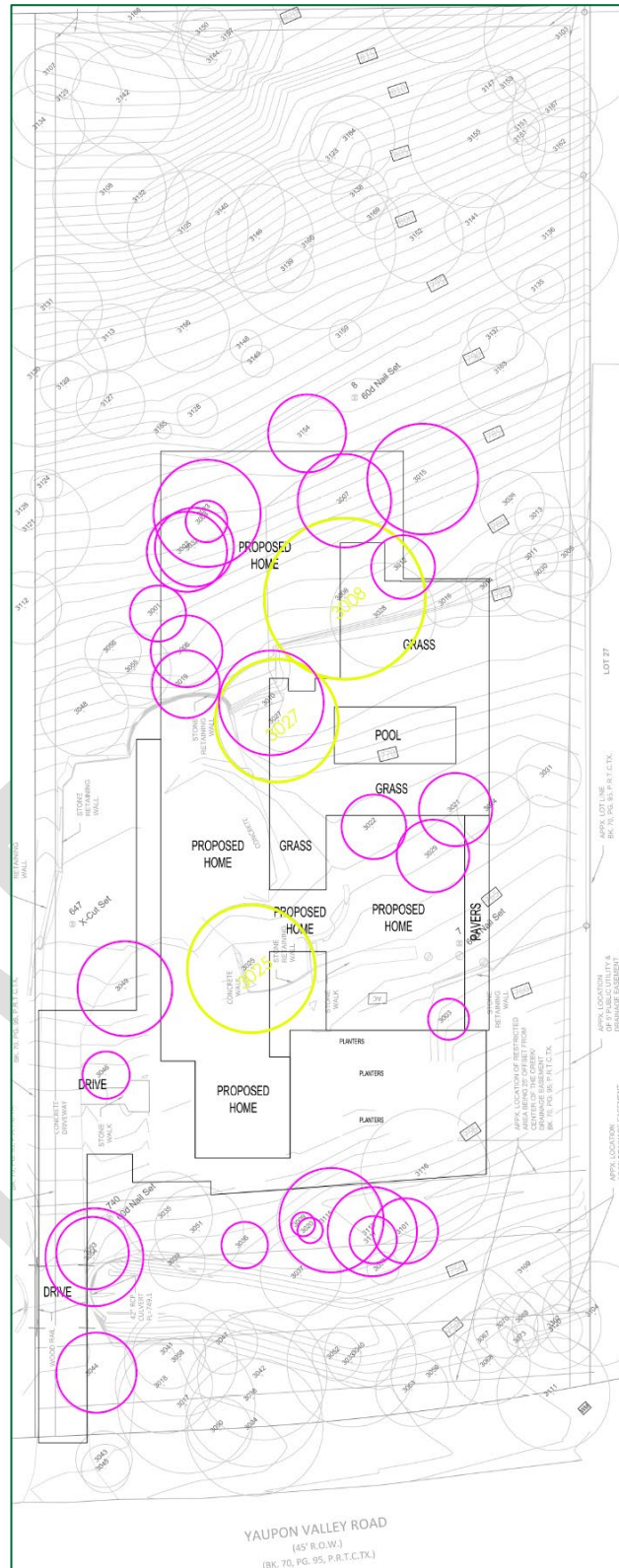
Appendix I – Aerial Photograph

Google Imagery 2022



Appendix II – Conceptual Design

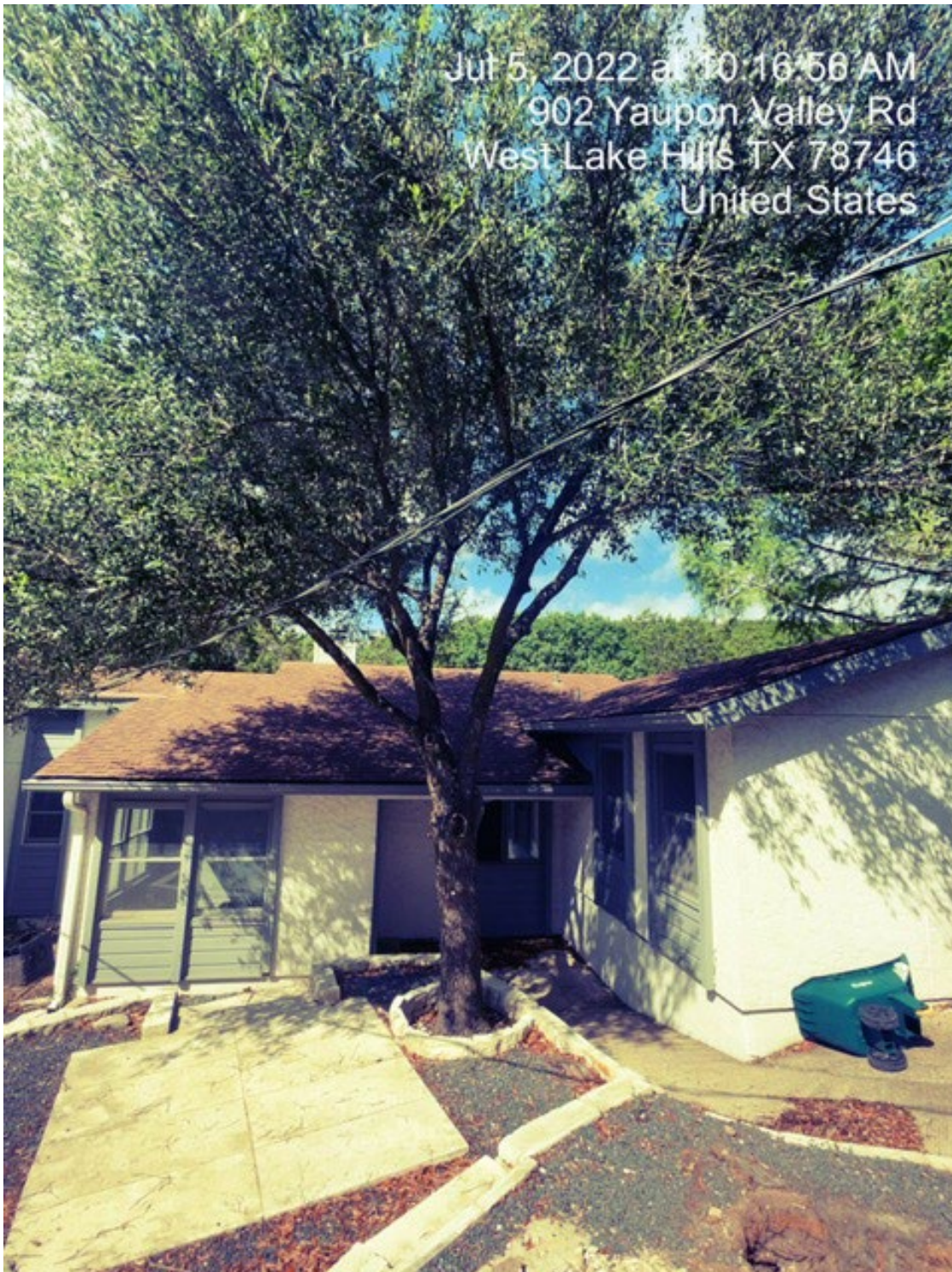
Provided by the Client.



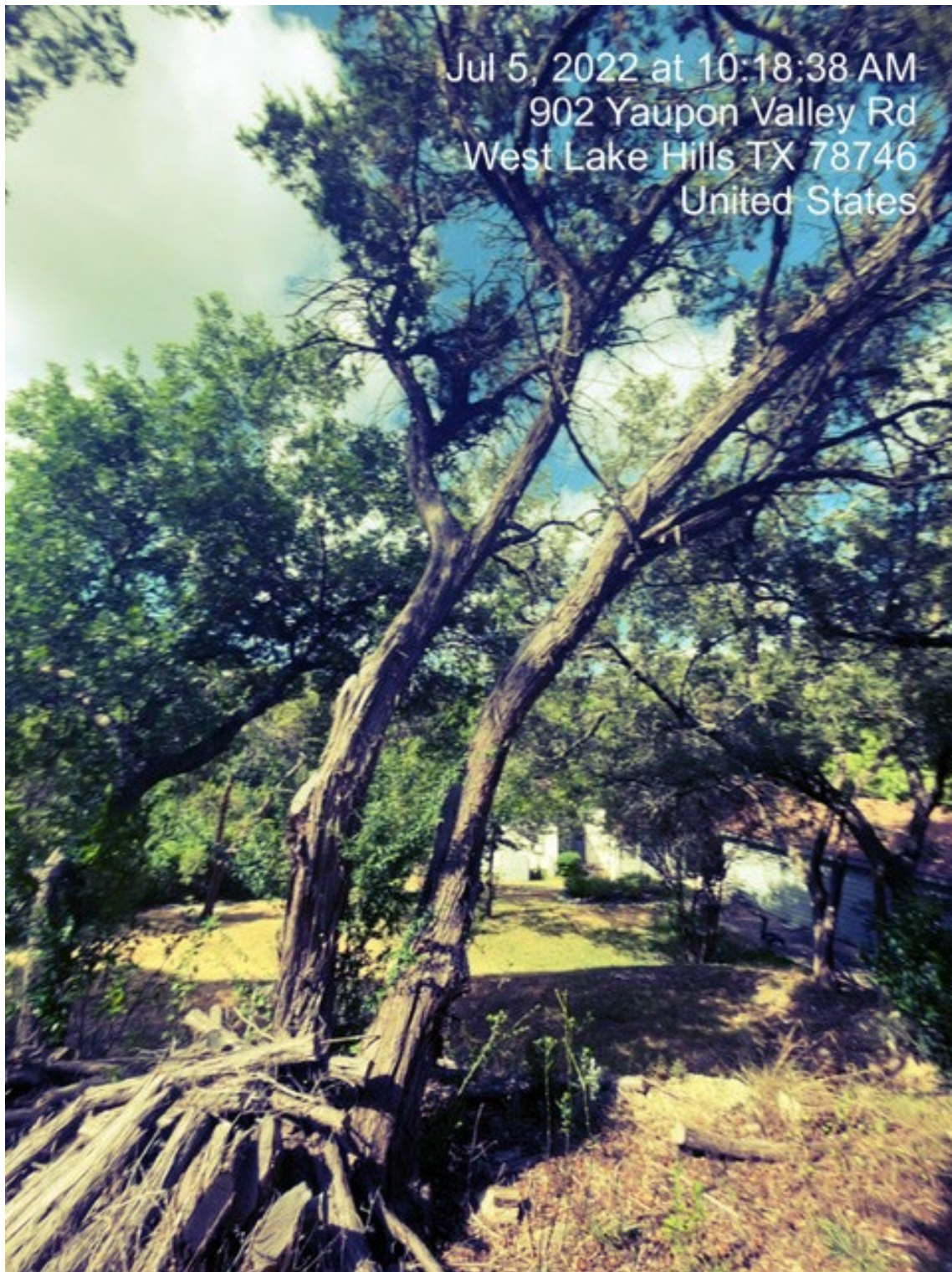
Appendix III – Photographs



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**.

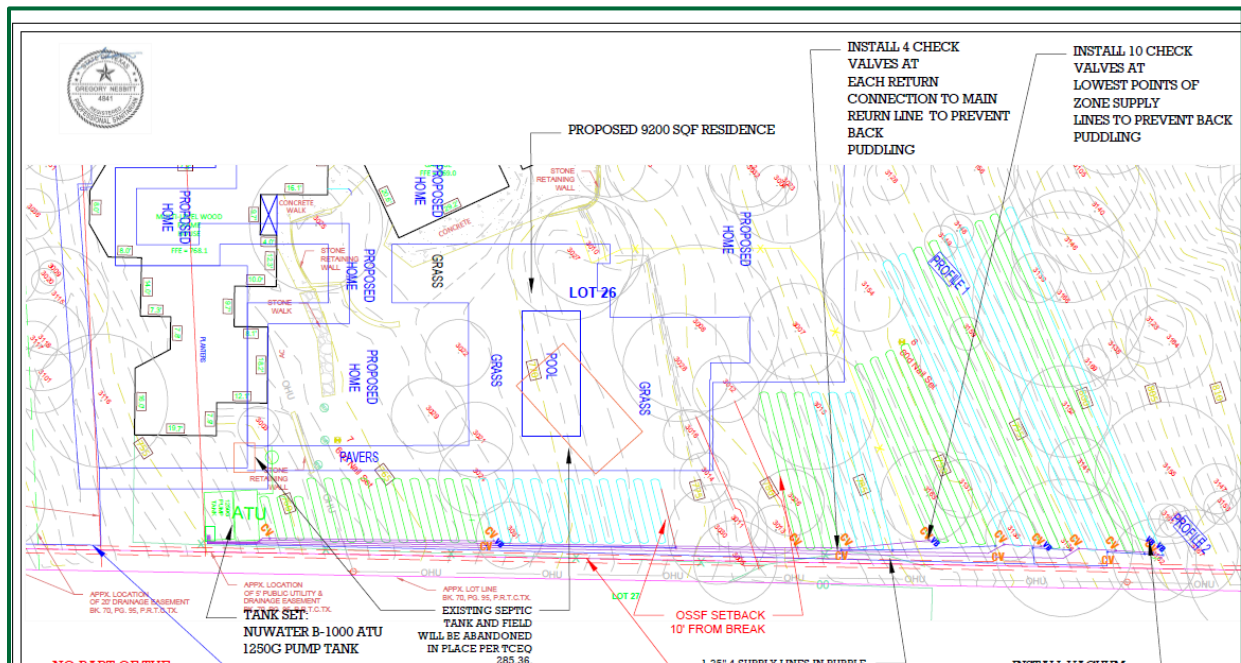
Pre-demolition and Pre-construction Treatments and Recommendations

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.

RESOLUTION 2022-09-01

BULLET-RESISTANT SHIELD GRANT

WHEREAS, the Texas Governor’s Office, Criminal Justice Division, Public Safety Office has allocated up to \$50 million dollars to aid law enforcement agencies in equipping peace officers with bullet-resistant shields; and

WHEREAS, the City of West Lake Hills, Texas (the “City” or “City of West Lake Hills”) is a city with limited financial resources that wants to take advantage of this grant opportunity; and

WHEREAS, the City of West Lake Hills finds it in the best interest of the citizens of West Lake Hills that the Bullet-Resistant Shield Grant Program be operated for FY 2022-2023; and

WHEREAS, the City of West Lake Hills has received preliminary approval for grant funds to equip officers with bullet-resistant shields; and

WHEREAS, the City of West Lake Hills agrees to provide applicable matching funds for the said project as required by the Office of the Governor, Criminal Justice Division, Public Safety Office Bullet-Resistant Shield grant application; and

WHEREAS, the City of West Lake Hills agrees that in the event of loss or misuse of the Office of the Governor funds, The City of West Lake Hills assures that the funds will be returned to the Office of the Governor in full.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Lake Hills, that:

1. The City of West Lake Hills designates City Administrator Trey Fletcher as the grantee’s Authorized Official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency. Chief of Police Scott Gerdes will be the Project Director for this grant project.
2. The City of West Lake Hills approves submission of the grant application for the Bullet-Resistant Shield Grant to the Office of the Governor, Criminal Justice Division, Public Safety Office.

PASSED AND ADOPTED this 14th day of September, 2022.

LINDA ANTHONY, MAYOR
CITY OF WEST LAKE HILLS

ATTEST:

TERRY BLANCHARD, CITY SECRETARY

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 6 – 9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. Each Member of the Pool is entitled to vote for Board of Trustee members. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate for each place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2022. Ballots received after September 30, 2022, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**

PLACE 6

- ☐ **Allison Heyward.** Councilmember for the City of Schertz (Region 7) since 2018. She also serves as the Mayor Pro Tem. Mrs. Heyward was appointed to represent the Texas Municipal League Board of Directors as an ex-officio non-voting member of the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool. She earned a Bachelor's Degree in Accounting from Texas Southern University in 1990 and is a 2020 graduate of the Chamber Leadership Core Program. She is a TML Leadership Fellow, a Certified Municipal Officer (CMO), as well as a member of the TMRS Advisory Board on Benefit Design.
- ☐ **Kimberly Meismer.** Assistant City Manager for the City of Kerrville (Region 7). Ms. Meismer has over 25 years of public service, which includes serving Kerrville and La Porte. She earned a Master's Degree in Public Administration from the University of Texas at Arlington and a Bachelor's Degree in Human Resource Management from Columbia Southern University. She is a member of TCMA and serves on the Ethics Committee as the Region 8 Representative. She is also serving a second year as the Chair of the Ethics and Integrity Award subcommittee.

WRITE IN CANDIDATE:

PLACE 7

- ☐ **Mary Dennis** (Incumbent). Mayor for the City of Live Oak (Region 7) since 2010. Mayor Dennis has served on the TML Risk Pool Board since 2018. She is currently Vice-Chair of the TML Risk Pool Board, and on October 1, 2022, will begin a two-year term as Chair. Among her numerous civic activities are serving as 2016/2017 President for the Texas Municipal League, 2021-2023 NLC Board Director, Treasurer of the Greater Bexar County Council of Governments, Chair of the Judson ISD Facilities Committee, Chair of the Bexar County Suburban Cities Committee, and President of the Live Oak Economic Development Corporation. She is also a 2019 Inductee of the San Antonio Women's Hall of Fame and the 2019 San Antonio Women's Chamber of Commerce "Comet Award."
- ☐ **James A. Douglas, Ph.D.** City Councilmember for the City of Kenedy (Region 7). Dr. Douglas is a current criminal justice instructor at Kenedy ISD. He is a national Law and Public Safety Education Network (LAPSEN) Honor Teacher who, along with some of his students, recently participated in the Washington, D.C. National Academy of Law and Justice. The LAPSEN Honor Teachers were identified from a national application process to identify educators with a passion for law and justice, excellence in leadership and teaching.
- ☐ **Rebecca (Becky) Haas.** Mayor of Richmond (Region 14). Mayor Haas is a business-owner in the historic downtown district of Richmond. She is a direct descendant of one of Stephen F. Austin's first settlers in Texas who are known as the Old Three Hundred. She is Chaplain for and a charter board member of the Descendants of Austin's Old Three Hundred organization. She is passionate about Texas history, a member of the Fort Bend County Historical Commission, a former member of the Richmond Historical Commission, a member of the Fort Bend County Museum, a board member of the Black Cowboy Museum, member of Historic Richmond Association, and is a Fort Bend Docent.
- ☐ **James Hotopp.** City Manager for Weatherford (Region 8) since 2019. Mr. Hotopp joined the City in 2007 as its Director of Water/Wastewater and Engineering and served the City in several capacities, including Utility Engineer, Director of Planning and Development, and Assistant City Manager. He serves as a voting member of Region C Water Planning Group for Texas, which prepares a regional water plan for a 16-county group in North Texas. Mr. Hotopp is a member of the North Texas City Manager's Association, the North Texas Commission, and a board member of the Texas Public Power Association. Previously, he worked in consulting engineering where he designed water treatment plants, wastewater treatment plants, water pump stations, wastewater lift stations, and distribution/collection lines.

WRITE IN CANDIDATE:

PLACE 8

- ☐ **Chris Coffman.** City Manager of Granbury (Region 8). Mr. Coffman has 24 years in public management. He has served as City Manager for Sealy, Borger, the Village of Timbercreek Canyon, and Panhandle. He has also served as the Director of Local Government Services of the Panhandle Regional Planning Commission and served as Interim City Manager for the Cities of Fritch and Stratford. During his time at the Panhandle Regional Planning Commission, he served 26 counties and 62 cities in the Panhandle. He is a past President of the TCMA. Mr. Coffman holds a Bachelor of Science Degree in Public Administration from West Texas A&M University and has a Certified Public Manager designation through Texas Tech University.
- ☐ **Brett Haney.** City Administrator for the City of Cockrell Hill (Region 13) since 2015. Mr. Haney has been with Cockrell Hill since 2006 and was promoted to Assistant City Administrator in 2011. He is originally from Southern California and moved to North Texas in 2000. Mr. Haney earned Bachelor of Applied Arts and Sciences and Master of Public Administration degrees from the University of North Texas. He is a member of TCMA and currently serves on the Public Policy Committee and has served on the TCMA Advocacy Committee in recent years. He is very active as Cubmaster and Den Leader for Cub Scout Pack 717 in Keller, Texas.
- ☐ **Mike Land.** City Manager for the City of Coppell (Region 13) since 2017, and Deputy City Manager from 2012-2017. Previously, he was Town Manager for Prosper, City Manager for Gainesville, and Executive Director for the Southwestern Diabetic Foundation. Mr. Land has served on the International City/County Management (ICMA) Board of Directors, ICMA's Advisory Board on Graduate Education, Texas A&M University's Development Industry Advisory Council, School Board Trustee for Gainesville Independent School District, and President of TCMA. Currently, he serves on the Texas Women's Leadership Institute Advisory Board and the UTA MPA Advisory Board.
- ☐ **Marian Mendoza.** City Administrator for the City of Helotes (Region 7) since 2020. Ms. Mendoza has held positions with the City of Alamo Heights, as Assistant to the City Manager (2005-2020), and with the City of San Antonio as a Management Analyst (2003-2005). Previously she served as a Director overseeing homeless transition housing programs for the Salvation Army. She also serves as the Ex-Officio Board Member of the Helotes Economic Development Corporation. Ms. Mendoza earned a Bachelor's Degree from St. Mary's University and is part of the Certified Public Management program at Texas State University. She is a member of the ICMA, TCMA, and the International Hispanic Network.
- ☐ **Louis R. Rigby.** Mayor of the City of La Porte (Region 14) since 2010. Mayor Rigby previously served as the District 5 Councilperson from 2004 until 2010, before being elected Mayor. He is a member and past Director of the La Porte-Bayshore Chamber of Commerce and has held the offices of Treasurer, Vice-President, and President of the Harris County Mayors and Councils Association. He graduated from San Jacinto College and the University of Houston before earning an MPA from the University of Houston-Clear Lake. Mayor Rigby served in the U.S. Airforce from 1968-1972. He has actively advocated for the La Porte region on issues including heavy haul and solutions for hurricane damage and management.

WRITE IN CANDIDATE:

PLACE 9

- ☐ **Barry Beard.** Commissioner for the City of Richmond (Region 14) since 2016. Mr. Beard retired from Moody National Bank where he was the Senior Vice President. He has served on many civic and community boards. He was President of the Board for Oak Bend Hospital, past Chair of the Central Fort Bend Chamber Alliance, past Chair of Arc of Fort Bend, Congressman Olson's Service Academy Interview Committee and Fort Bend Partnership for Youth. He also served on the original Richmond Charter Commission, Richmond Parks Commission, Richmond Development Corporation, Richmond Historical Commission, Richmond Comprehensive Planning Advisory Committee, and the Richmond Rosenberg Local Government Corporation.
- ☐ **Stephanie Fisher.** Councilmember for Johnson City (Region 7). In 2021, she was appointed as the Johnson City representative to the General Assembly of the Capital Area Council of Governments. The Executive Committee of the Capital Area COG appointed her to represent the COG on the Unified Scoring Committee of the Texas Department of Agriculture's Community Block Grant program. She serves on the Board of Directors for the Hill Country 100 Club and the Johnson City Community Education Foundation. She also is the Commissioner for the Johnson City Youth Football program and sits on an advisory committee for the Johnson City Youth Sports Association. She is active in her church, as well as multiple activities within Johnson City ISD, and is a member of the Blanco County Eclipse Task Force.
- ☐ **Carl Joiner.** Mayor for the City of Kemah (Region 14) since 2015. Prior to that, he served as a Kemah City Councilmember for three years. He has served as President of the Kemah Community Development Corporation, Chairman of the Bay Area Houston Transportation Partnership, member of the Convention and Visitors Bureau Board, Chairman of the Clear Creek Education Foundation, board member of the Chris Reed Foundation, Chairman of the Clear Lake Area Chamber, and Treasurer of the League City Regional Chamber of Commerce. He has received awards such as the Chairman's Award in 2020 for the League City Regional Chamber of Commerce and the Sam Walton Award for Integrity in Business.
- ☐ **Opal Mauldin-Jones (Incumbent).** City Manager for the City of Lancaster (Region 13) since 2011, and in various other roles for Lancaster since 2003. Under her leadership, the City has experienced two consecutive bond rating increases without issuing debt. The City has been designated a 2019 All-America City and received the CiCi Award. It is one of less than 25 communities with all five Transparency Stars awarded by the Texas Comptroller. Ms. Mauldin-Jones earned her Bachelor Business Administration and Master Public Administration degrees from the University of Texas at Arlington. She currently serves on the TCMA Board as Director-at-Large and as Vice President-Elect, and on the Board of the TML Intergovernmental Risk Pool.
- ☐ **William Linn.** City Manager of Kenedy (Region 7). Mr. Linn is a member of TCMA and ICMA. He earned a Bachelor of Science Degree in Business from Indiana University's Southeast campus. Thereafter, he was accepted to several law schools where he intended to specialize in business and intellectual property law. However, Mr. Linn opted to enroll in Southern New Hampshire University where he earned a Master of Business Administration and Master of Science in Organizational Leadership concurrently. He is a Certified Fraud Examiner and a Certified Public Manager. He is working to complete the Lean Six Sigma Black Belt and Project Manager Professional Certifications.

WRITE IN CANDIDATE:

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2022.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Political Entity