



CITY OF WEST LAKE HILLS, TEXAS
NOTICE OF BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, September 14, 2022 at 7:00 PM

Notice is hereby given that the Board of Adjustment (BOA) of the City of West Lake Hills, Texas, will hold a Regular Meeting on the 14th day of September 2022 at 7:00 p.m., in the Council Chamber, Municipal Building, 911 Westlake Drive, West Lake Hills, Texas, at which time the following items will be discussed, to-wit:

REMOTE ACCESS:

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

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 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 10, 2022 Regular Meeting Minutes.

4. **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

5. **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

6. **Land Use 211 Reveille Road:** Discuss and consider action on a variance request to encroach in a driveway setback.(Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.
7. **Land Use 604 Rocky River Road:** Discuss and consider action on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.
8. Adjournment

Approved by: Linda Anthony, Mayor

Certificate

I certify that the above Notice of the September 14, 2022 Board of Adjustment 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 BOARD OF ADJUSTMENT (BOA) REGULAR MEETING
Wednesday, August 10, 2022 at 7:00 PM

1. Call to Order

With a quorum present, Chair Anthony called the meeting to order at 7:02 p.m.

BOARD MEMBERS PRESENT:

Chair Linda Anthony
Gordon Bowman
Rhonda McCollough
Brian Plunkett
Beth South
Darin Walker

CITY STAFF PRESENT:

City Administrator Trey Fletcher
City Secretary Terry Blanchard
Finance Director Vonda Ragsdale
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

Chair Anthony opened the meeting for public comments. Hearing none, 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 Desired by a Council Member or Citizen

- a. Approval of the July 13, 2022 Regular Meeting Minutes.

MOTION: Upon a motion made by Board Member Walker and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

4. Land Use 803 Westlake Drive: Discussion and consider action on an application for variances for side setback reduction, a conservation easement reduction, driveway setback encroachment and minimum lot width variance for a proposed subdivision. (West Lake Hills Code Section 22.03.281, Section 36.01.007, 22.03.249). Applicants Doyle and Colleen Moore.

MOTION: Upon a motion made by Chair Anthony and a second by Board Member

McCollough, the Board voted four (4) for and two (2) opposed to deny the request as presented. Voting against the motion were Board Members South and Bowman. Motion carried.

5. 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

MOTION: Upon a motion made by Chair Anthony and a second by Board Member South, the Board voted six (6) for and none (0) opposed to postpone the item until the meeting on September 14, 2022. Motion carried.

6. Land Use 300 Hillcrest Court - Discuss and consider action on a variance to locate pool equipment in a setback. (West Lake Hills Code Section 22.03.281). Applicant Robert Stephen Homes.

MOTION: Upon a motion made by Board Member Bowman and a second by Board Member Plunkett, the Board voted six (6) for and none (0) opposed to postpone the item until the meeting on September 14, 2022. Motion carried.

7. Land Use 212 Buckeye Trail - Discuss and consider action for an encroachment into a building setback for retaining walls. (Section 22.03.281 of the West Lake Hills Code.) Applicant Darush Rahmani.

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member Walker, the Board voted six (6) for and none (0) opposed to approve the request as presented. Motion carried.

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

DUAL ACTION ITEM

MOTION: Upon a motion made by Board Member Plunkett and a second by Board Member South, the Board voted six (6) for and none (0) opposed to approve requests for setbacks and cut & fill. Motion carried.

9. Adjournment

MOTION: Upon a motion made by Board Member Walker and a second by Board

Member Bowman, the Board voted six (6) for and none (0) opposed to adjourn the meeting at 9:09 p.m. Motion carried.

Respectfully submitted,

LINDA ANTHONY, MAYOR

ATTEST:

Terry Blanchard, TRMC
City Secretary

These minutes were approved on _____, 20__.



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

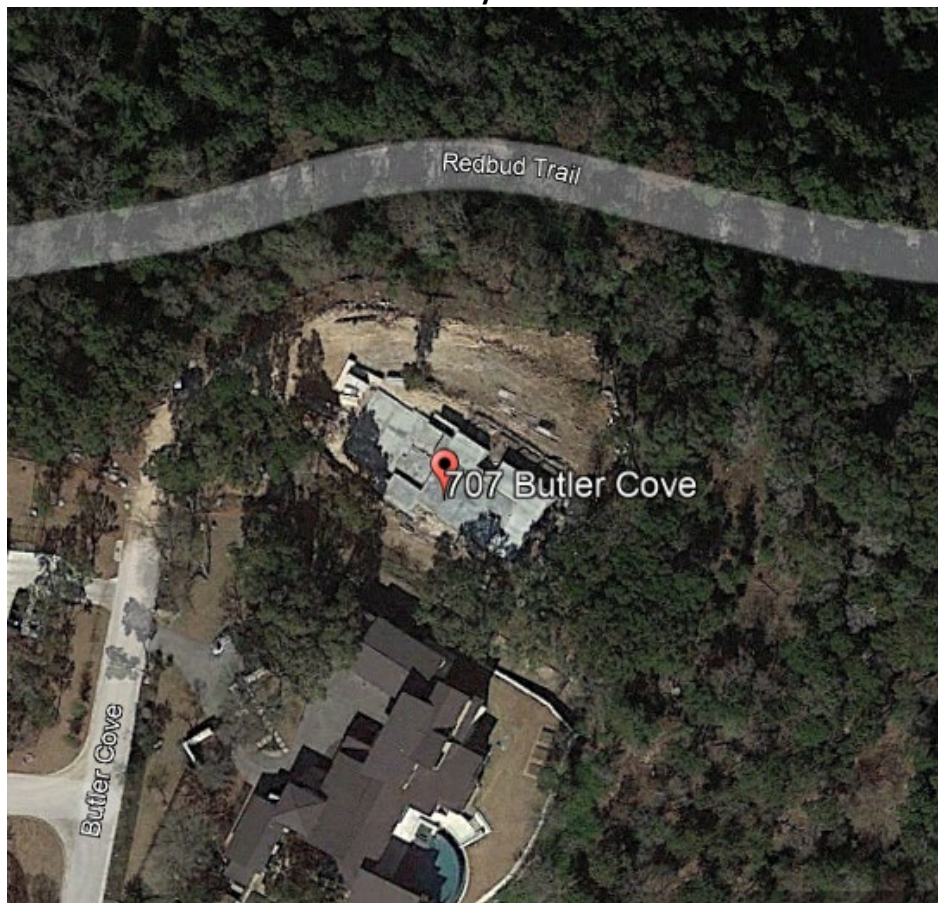
City Administrator

AERIAL PHOTO

January 2022



January 2018



1836 Real Estate LLC

5900 Balcones Dr.

Suite 100

Austin, TX 78731

Date: 1/5/22

Address of Project:

707 Butler Cove

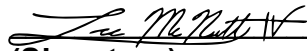
Austin TX, 78746

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.

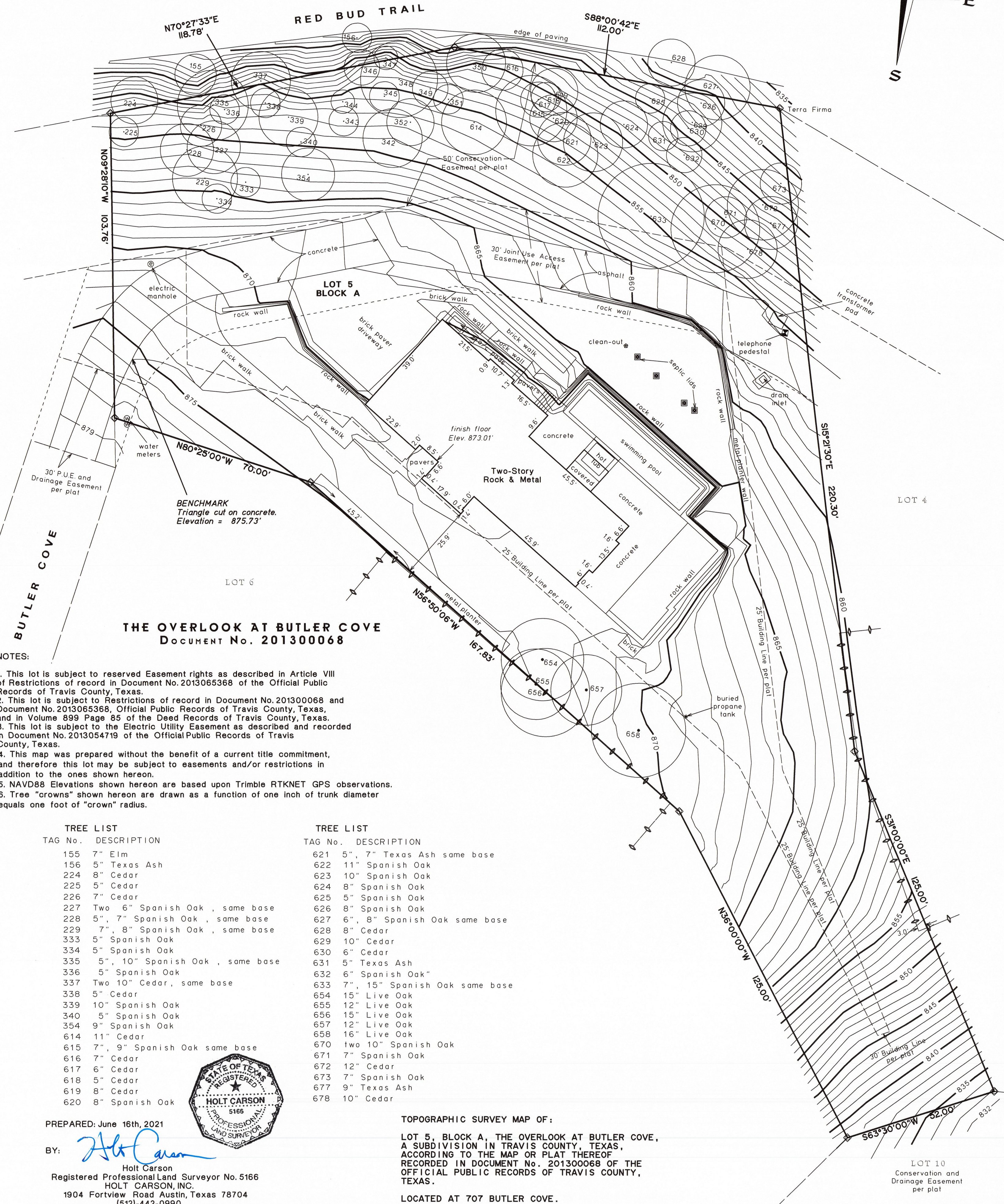
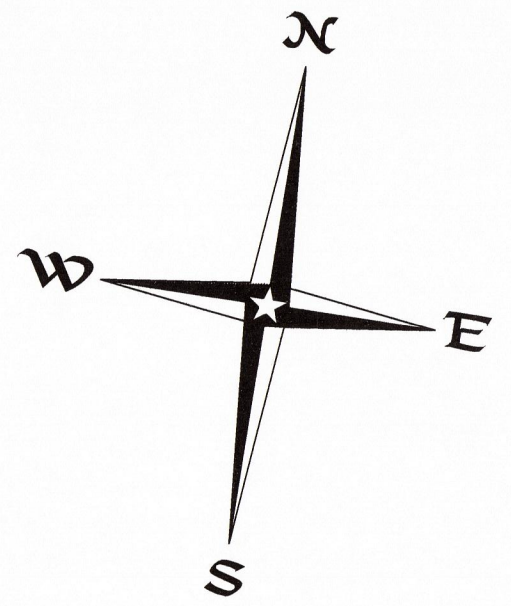
Sincerely,

Guy LeBlanc, Certified Arborist

SCALE 1" = 20'

Legend

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

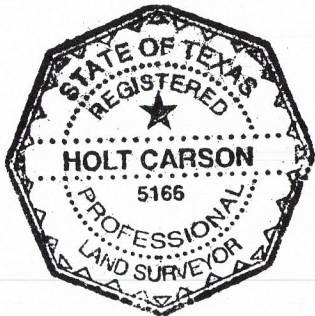


NOTES:

1. This lot is subject to reserved Easement rights as described in Article VIII of Restrictions of record in Document No. 2013065368 of the Official Public Records of Travis County, Texas.
2. This lot is subject to Restrictions of record in Document No. 201300068 and Document No. 2013065368, Official Public Records of Travis County, Texas, and in Volume 899 Page 85 of the Deed Records of Travis County, Texas.
3. This lot is subject to the Electric Utility Easement as described and recorded in Document No. 2013054719 of the Official Public Records of Travis County, Texas.
4. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
5. NAVD88 Elevations shown hereon are based upon Trimble RTKNET GPS observations.
6. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

TREE LIST	
TAG No.	DESCRIPTION
155	7" Elm
156	5" Texas Ash
224	8" Cedar
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
333	5" Spanish Oak
334	5" Spanish Oak
335	5", 10" Spanish Oak, same base
336	5" Spanish Oak
337	Two 10" Cedar, same base
338	5" Cedar
339	10" Spanish Oak
340	5" Spanish Oak
354	9" Spanish Oak
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

TREE LIST	
TAG No.	DESCRIPTION
621	5", 7" Texas Ash same base
622	11" Spanish Oak
623	10" Spanish Oak
624	8" Spanish Oak
625	5" Spanish Oak
626	8" Spanish Oak
627	6", 8" Spanish Oak same base
628	8" Cedar
629	10" Cedar
630	6" Cedar
631	5" Texas Ash
632	6" Spanish Oak
633	7", 15" Spanish Oak same base
654	15" Live Oak
655	12" Live Oak
656	15" Live Oak
657	12" Live Oak
658	16" Live Oak
670	two 10" Spanish Oak
671	7" Spanish Oak
672	12" Cedar
673	7" Spanish Oak
677	9" Texas Ash
678	10" Cedar



PREPARED: June 16th, 2021

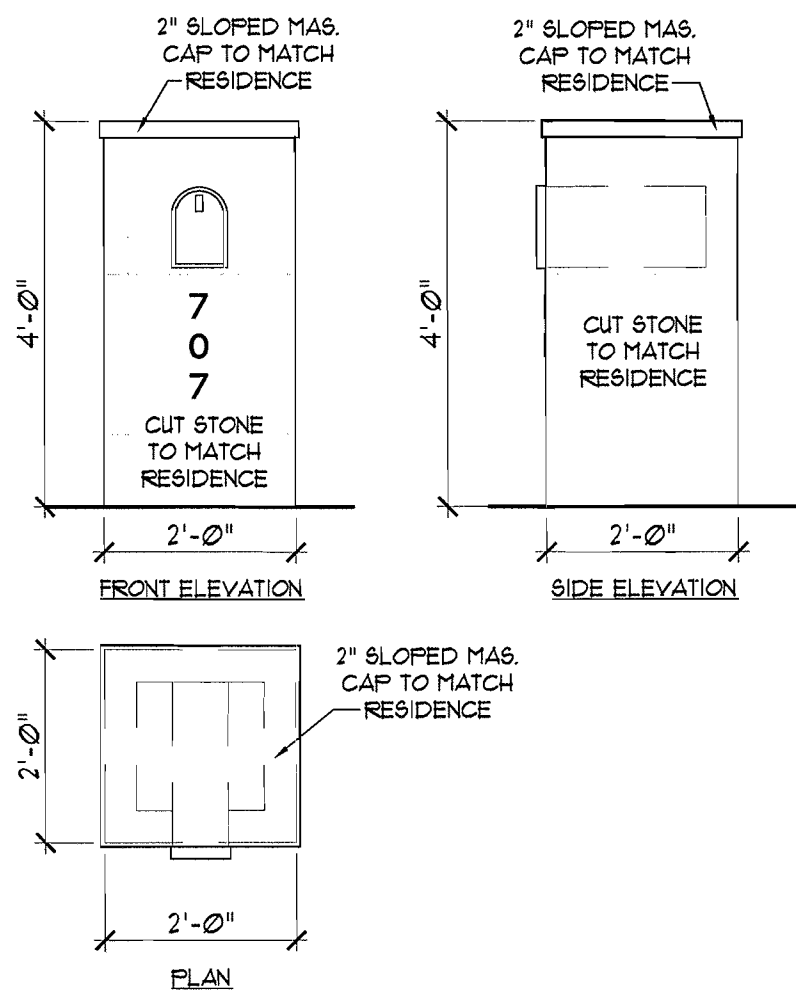
BY: *Holt Carson*
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700

TOPOGRAPHIC SURVEY MAP OF:

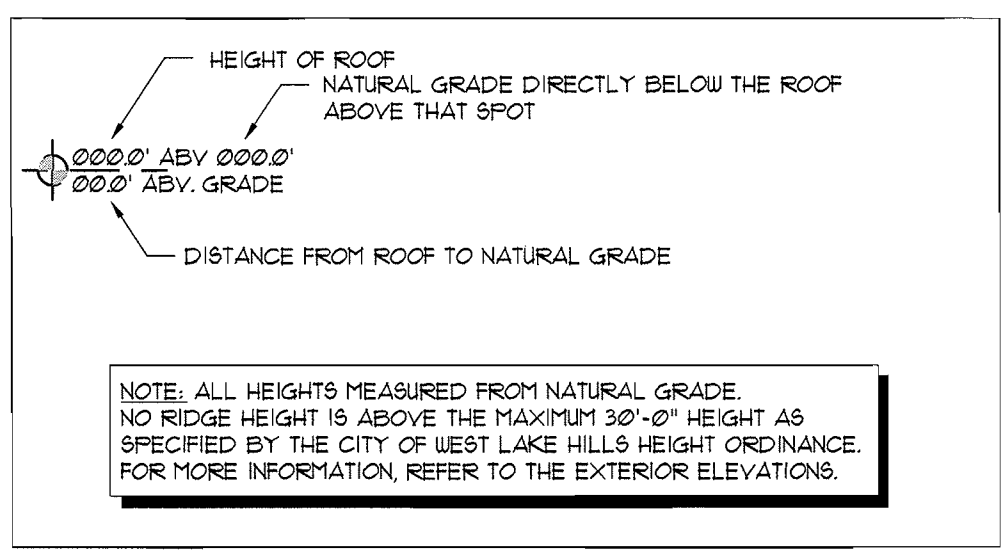
LOT 5, BLOCK A, THE OVERLOOK AT BUTLER COVE,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN DOCUMENT No. 201300068 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
TEXAS.

LOCATED AT 707 BUTLER COVE.

LOT 10
Conservation and
Drainage Easement
per plat



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



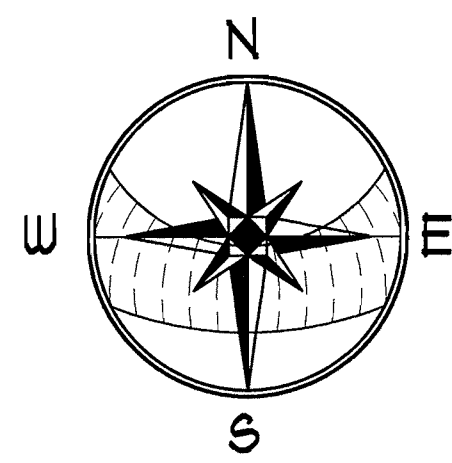
LEGAL DESCRIPTION:
LOT 5
BUTLER COVE
LOT 5
OVERLOOK AT BUTLER COVE
WEST LAKE HILLS, TEXAS
TRAVIS COUNTY

NOTE: PROVIDE FIRE
SUPPRESSION SYSTEM PER CODE

IMPERVIOUS	COVER	CALCULATIONS
RESIDENCE		42624 / 8.4%
POOL DECK		2584 / 0.5%
POOL		5364 / 1.1%
DRIVEWAY		38004 / 15%
ACCESS EASEMENT		18814 / 3.1%
AG PADS		1524 / 0.3%
SITE WALLS		254 / 0.4%
WALKS		5204 / 1.0%
IMPERVIOUS:		116324 / 72.8%
PERVIOUS:		392854 / 11.2%
TOTAL		509174 / 100%
ALLOWED		127284 / 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 UNPAIRED WITH 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



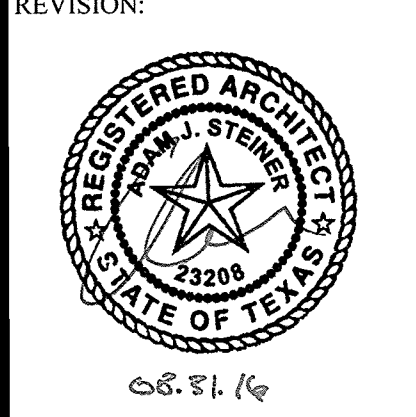
SITE PLAN
SCALE 1/2"

GENERAL SITE NOTES:

10. BUILDER TO RESURFACE 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.



COPYRIGHT © 2016. ALL RIGHTS RESERVED.
THESE DESIGNS/DRAWINGS ARE THE SOLE
PROPERTY OF CORNERSTONE ARCHITECTS
AND MAY NOT BE REPRODUCED IN ANY
FORM, BY ANY METHOD, FOR ANY PURPOSE
WITHOUT PREVIOUS WRITTEN PERMISSION.



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:

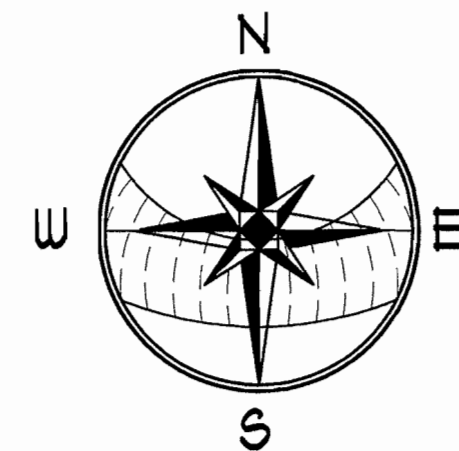
- 225 5' CEDAR -
- 226 7' CEDAR -
- 227 TWO 6" SPANISH OAK , SAME BASE
- 228 5", 7" SPANISH OAK , SAME BASE
- 229 7", 8" SPANISH OAK , SAME BASE
- 230 6' ASH
- 231 16' CEDAR
- 232 6" ASH+ R
- 233 12" CEDAR- R
- 234 11" CEDAR NR
- 235 5" CEDAR- NR
- 236 5" CEDAR- NR
- 237 6" CEDAR
- 238 7" CEDAR
- 239 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 8", 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 9" 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 2x4'S.
MULCH HARDWOOD TREES TO PREVENT SOIL COMPACTION AND DAMAGE TO THE ROOTS.



TREE REPLACEMENT PLAN
SCALE 1/2"

CORNERSTONE ARCHITECTS

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REVISION:

WHEELER DUPONT SPEC.

A-3
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, TEXAS
NOTICE OF ZONING & PLANNING COMMISSION (ZAPCO) REGULAR MEETING
Wednesday, August 17, 2022 at 6:30 PM

1. Call to Order. Chairman Robert Meisel.

With a quorum present, Chairman Meisel called the meeting to order at 6:30 p.m.

Members in attendance were Chairman Robert Meisel, Vice-Chairman Jim Pledger, Commissioners Laurie Maccini, Karen Bartoletti and new Commissioner Patrick Stewart. James Vaughan was not in attendance.

2. Consent Agenda The following items are considered to be self-explanatory by the Commission and will be enacted with one motion. There will be no separate discussion of these item/s unless a Commission Member or citizen so requests.
 - a. Approval of the July 20, 2022 Regular Meeting Minutes.
 - b. Board of Adjustment and City Council results.

Motion for Approval made by Vice-Chairman Pledger with a Second by Commissioner Bartoletti. Motion for Approval carried unanimously by a vote of 4 ayes to 0 nays.

3. **902 Yaupon Valley** - Discussion/Recommendation on the removal of three trees with trunk diameters of 14" or greater and a driveway setback encroachment. (Sections 22.03.304 and 22.03.175 of the West Lake Hills Code). Applicant Jerry Hooker, Yaupon Valley 902, LLC.

Staff Briefing

Director Grundman: Staff Briefing was given. Staff Recommendation: Denial for tree variances; Approval of the driveway.

Vice-Chairman Pledger: Has there been an evaluation on the impervious cover?

Director Grundman: Page 19 shows it complies with Code.

Vice-Chairman Pledger: Is there a height variance? It's such a large house.

Director Grundman: It's not part of the packet.

Presentation by Applicant

Jerry Hooker is the architect for this application. We want to retain the driveway. We are

saving 80% of the trees on the site. We will replace what is needed.

Public Hearing

Jon Loehman lives at 900 Yaupon Valley. I don't have a problem with the house being taken down. It's going to be a very large house being 9,000 sq. ft. I'm amazed it meets the impervious cover. I'm not arguing, just raising concern.

Erika Nelsen lives at 904 Yaupon Valley. I spoke at the last meeting. It is going to be a giant brick next to me. We want to live in a forest and I have a problem with that.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Maccini: I'm good with the driveway; not with the trees. There is no hardship.

Vice-Chairman Pledger: I agree with Commissioner Maccini. No hardship.

Commissioner Bartoletti: The applicant doesn't articulate a hardship.

Commissioner Stewart: I have no issue with the driveway. The application is lacking a hardship.

Chairman Meisel: 50 years from now that tree will still be there.

Commissioner Bartoletti: A house this size, I wish the city would look at height and impervious cover.

Director Grundman: It is at 24% impervious cover that meets Code.

Commissioner Maccini: Would excavation affect that creek?

Director Grundman: We met on site.

COMMISSIONER MACCINI MOVES TO RECOMMEND APPROVAL FOR THE DRIVEWAY AND DENIAL ON ALL THREE TREES. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (4-0).

4. 211 Reveille Road - Discussion/Recommendation on a variance request to encroach of a driveway setback. (Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd., LLC.

Staff Briefing

Director Grundman: Staff Briefing is given. This was previously approved in 2017 but was never initiated so it was considered dormant. Staff Recommendation: Approval.

Commissioner Maccini: I live across the street. References letter from one of the neighbors.

Director Grundman: This is a driveway setback request.

Commissioner Maccini: They are showing a split driveway. I didn't see that addressed?

Presentation by Applicant

Nathan Quiring is the architect for this application. We are not trying to keep the extra driveway cut. We want to stay away from the 21" Live Oak. The pandemic put the project on hold. We are doing driveway runners.

Public Hearing

Andrew Holck lives at 200 Reveille Road. The existing driveway is no longer allowed? References Page 105 of the packet. The letter talks about a second driveway entrance. There appears to be a parking pad.

Chairman Meisel: No grandfathering is allowed.

Director Grundman: The driveway setback is the only request.

Andrew: This could change going to permitting? Thanks for clearing the confusion.

Chairman Meisel: It must meet Code.

Connie from Dallas: What is the hardship?

Director Grundman: The trees.

Chairman Meisel closes the Public Hearing.

Deliberation and Recommendation

Commissioner Stewart: What is the driveway material?

Nathan: I'm not sure on that. Concrete. I'll get that done before permitting.

Commissioner Maccini: This is a wonky application. Going forward, a huge wall was built. Parking is a problem on Reveille. This is an incomplete packet.

Commissioner Bartoletti: I'm in favor but the applicant should be more concise.

Vice-Chairman Pledger: Is a plan approved already?

Director Grundman: It went dormant.

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

5. 604 Rocky River Road - Discussion/Recommendation on a variance to encroach a side building setback (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Commissioner Maccini steps away from the dais.

Staff Briefing

Director Grundman: Staff briefing is given. **Staff Recommendation:** Approval.

Vice-Chairman Pledger: Did the city not identify this during permitting?

Director Grundman: It's not shown on the plans.

Commissioner Stewart: All or part of the roof?

Director Grundman: About 3'9" and is at an angle.

Presentation by Applicant

Mindy Vescovo is the applicant. The second story eave will encroach. It is currently under construction. We requested no variances and designed around the trees. The neighbors have no issues. It will safeguard the wall.

Public Hearing

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

Deliberation and Recommendation

Commissioner Stewart: I appreciate the proposal. With no impact it makes sense.

COMMISSIONER BARTOLETTI MOVES TO RECOMMEND APPROVAL. SECONDED BY VICE-CHAIRMAN PLEDGER. UNANIMOUS (3-0) APPROVAL. HARDSHIP IS HEALTH AND SAFETY.

6. Adjournment. Chairman Robert Meisel.

Meeting is adjourned at 7:37 p.m.



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

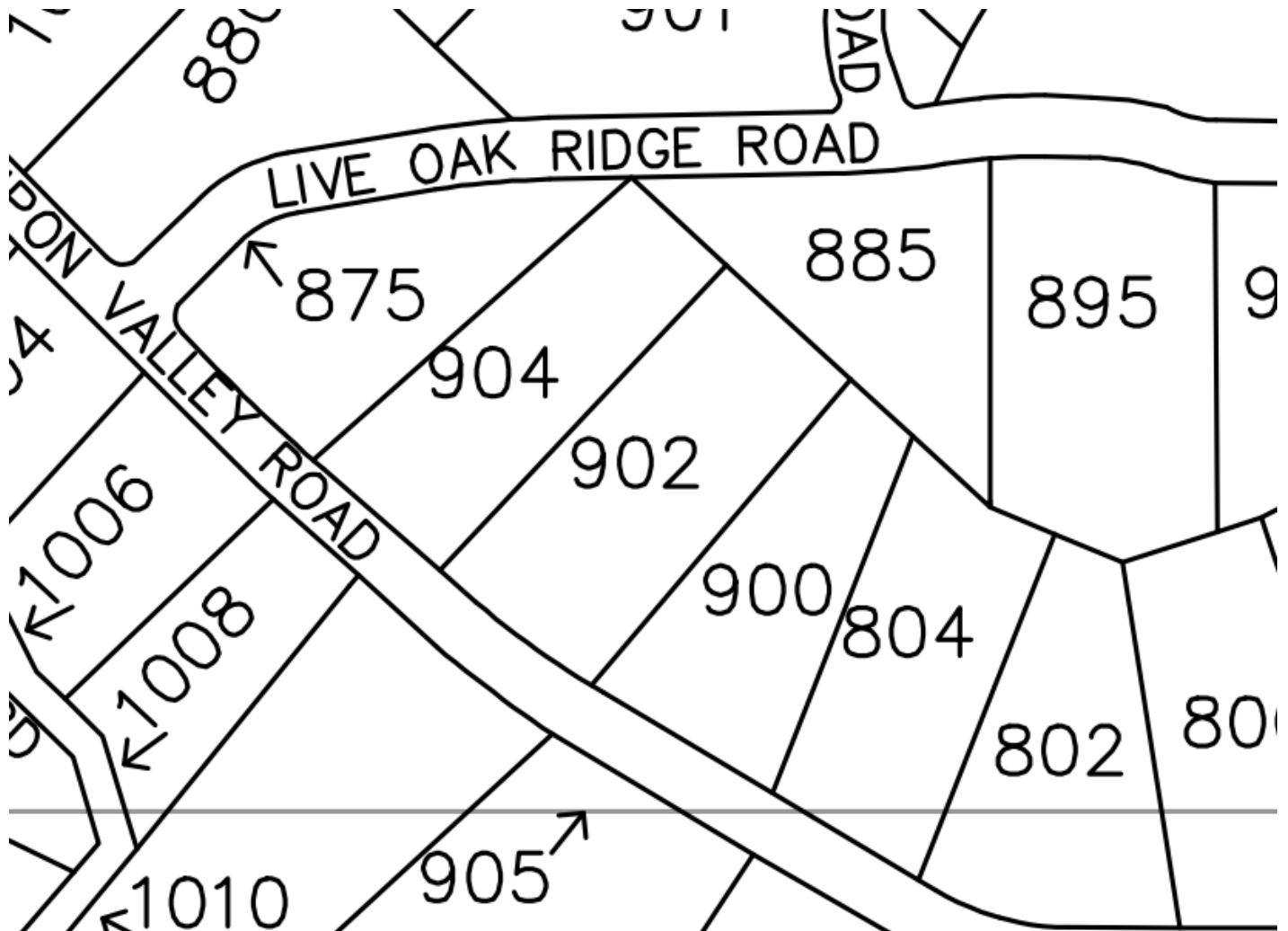
Signature

Date

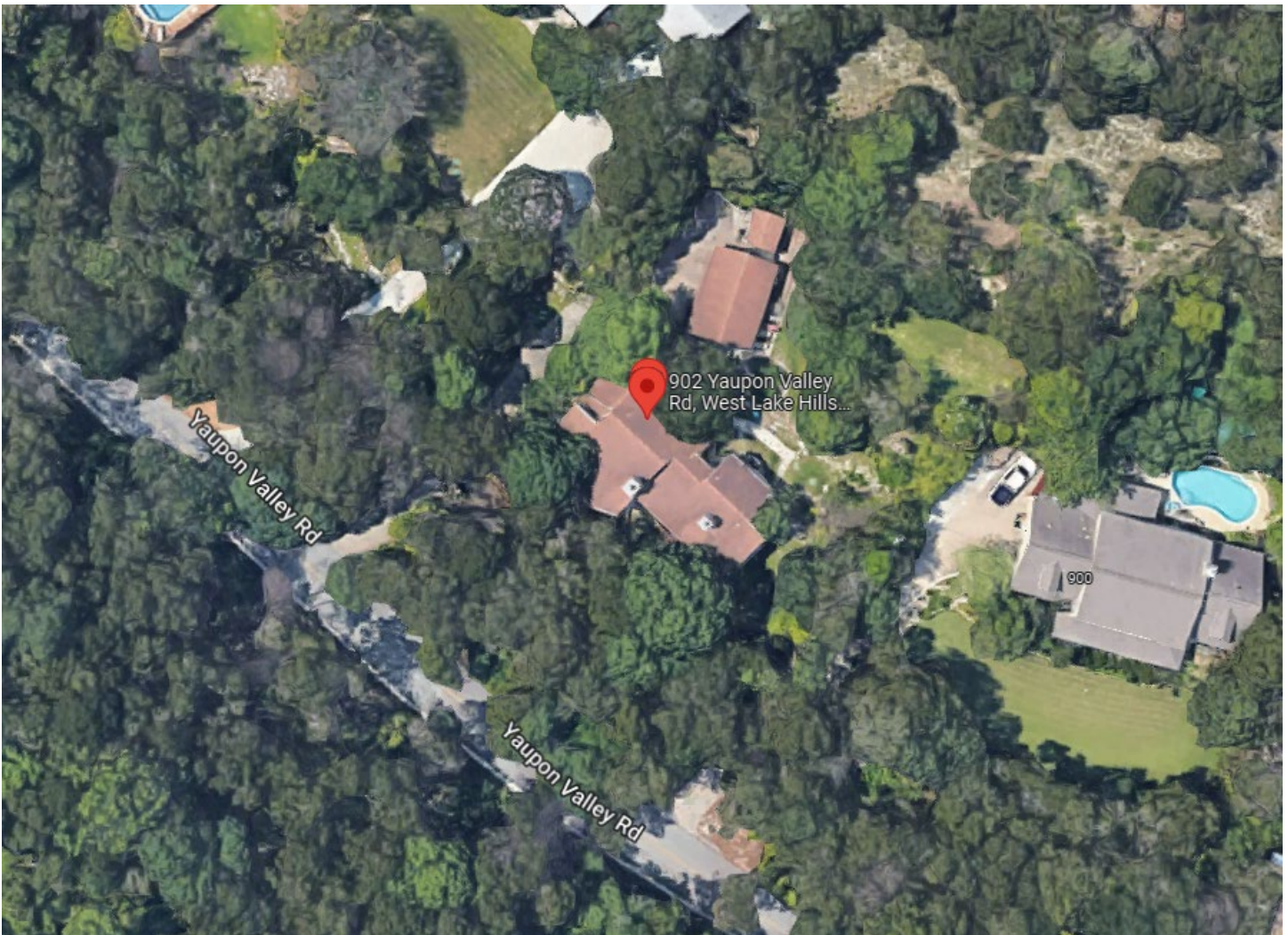
City Administrator

- [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.T.X..
 - ACCORDING TO THE SUBDIVISION PLAT RECORDED IN BOOK 70, PAGE 95, P.R.T.C.T.X., THIS LOT IS SUBJECT TO THE DEED RESTRICTIONS THAT LIMIT THE UTILIZATION OF THE PROPERTY WITHIN TWENTY-FIVE (25) FEET EITHER SIDE OF THE CENTER OF THE CREEK.
 - LIMITED DETAILS OF THE HOUSE AND IMPROVEMENTS WERE LOCATED. WOOD DECKS, MINOR LANDSCAPING BORDERS, AND OTHER MINOR FEATURES WERE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.
 - THE CONTOURS SHOWN HEREON, REPRESENT 1-FOOT CONTOUR INTERVALS.
 - SYMBOLS SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROXIMATE LOCATION TO INDICATE THEIR PRESENCE.
 - ONLY ABOVE-GROUND AND VISIBLE EVIDENCE OF THE UTILITIES WERE OBSERVED AND SHOWN HEREON.
 - FENCE LINES & OVERHEAD UTILITY LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE POSTS.

BASIS OF BEARINGS:

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

ELEVATION REFERENCE:

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

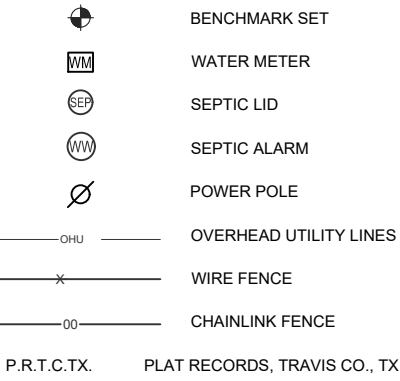
TREE NOTES:

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

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

SURVEY DRAWING FILES AND PDF ISSUED:
NOVEMBER 19, 2021

LEGEND



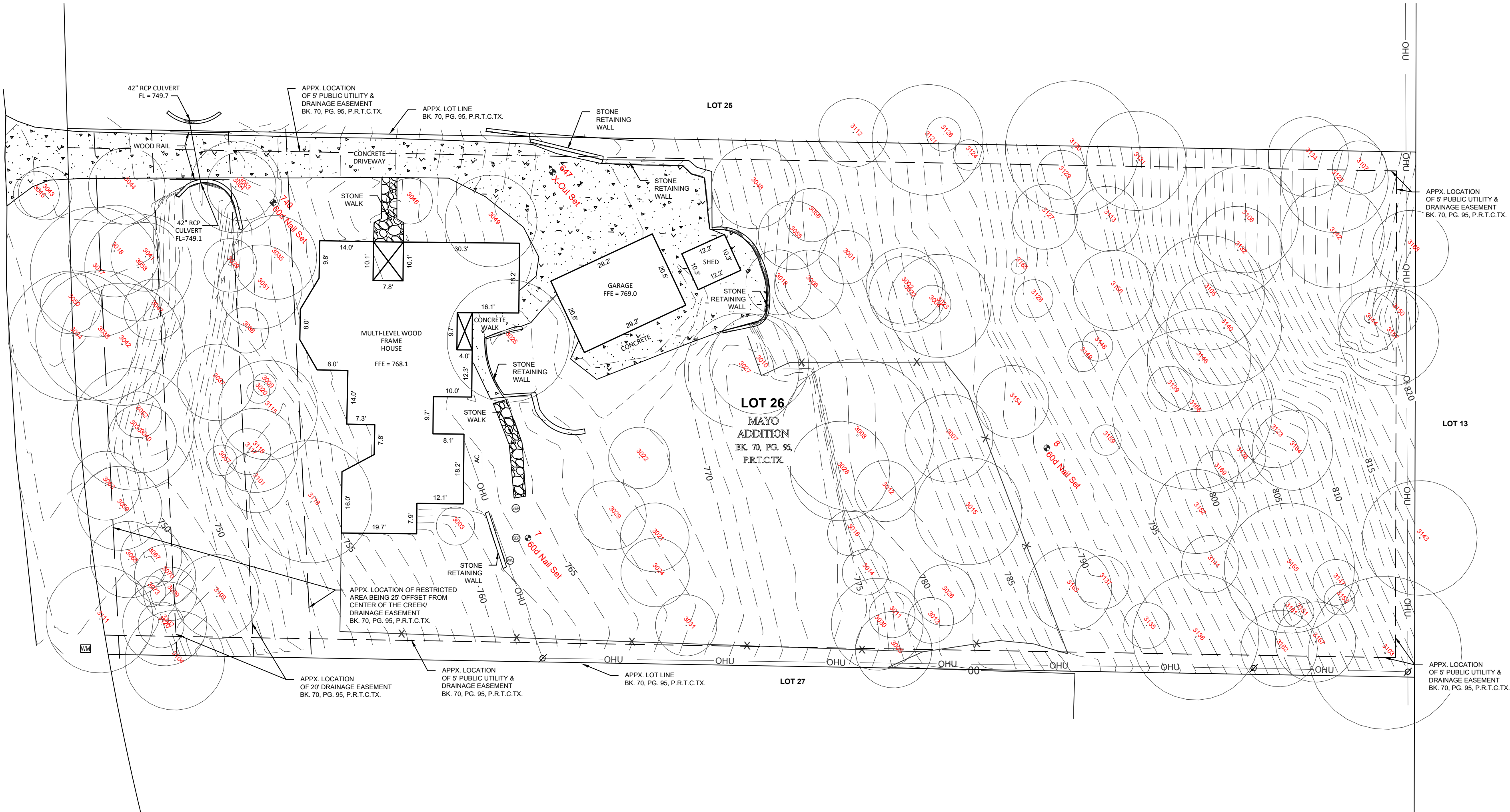
BENCHMARKS

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

734
60d Nail Set

YAUPON VALLEY ROAD
(AS R.O.W.)
(BK. 70, PG. 95, P.R.T.C.T.X.)

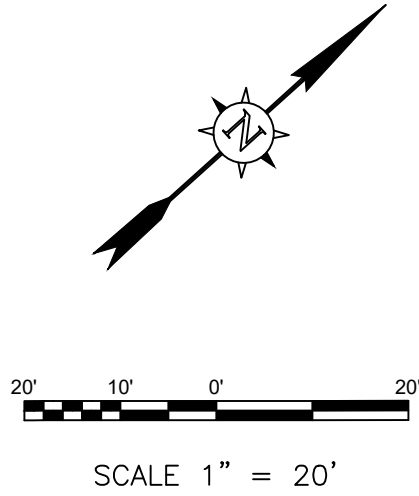
740
60d Nail Set



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
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3103	20" (10" + 9" + 5" + 3" + 3") CEDAR
3104	13" CEDAR
3105	15" (8" + 7" + 7") CEDAR
3107	7" CEDAR
3108	14" CEDAR
3109	11" CEDAR
3111	14" CEDAR
3112	9" CEDAR
3113	8.5" (5" + 4" + 3") CEDAR
3115	13" CEDAR
3116	16" RED OAK
3117	6" CEDAR
3118	11" CEDAR
3120	6" CEDAR ELM
3121	14.5" (6" + 4" + 4" + 3" + 3") CEDAR
3123	9" CEDAR
3124	4" (3" + 2") CEDAR
3125	14" CEDAR
3126	4.5" (3" + 3") CEDAR
3127	8.5" (4" + 4" + 3") CEDAR
3128	5" (3" + 2") CEDAR
3129	6.5" (5" + 3") CEDAR
3130	17.5" (7" + 6" + 6" + 5" + 4") CEDAR
3131	13" (8" + 6" + 4") CEDAR
3132	11.5" (8" + 4" + 3") RED OAK
3134	10.5" (8" + 5") CEDAR
3135	6" CEDAR
3136	16.5" (8" + 7" + 6" + 4") CEDAR
3137	7" CEDAR
3138	7" CEDAR
3139	6" CEDAR
3140	15" (12" + 6") CEDAR
3141	7.5" (4" + 4" + 3") CEDAR
3142	13.5" (8" + 6" + 5") CEDAR
3143	15" (10" + 10") LIVE OAK
3144	8" CEDAR
3146	13.5" (9" + 5" + 4") CEDAR
3147	6" CEDAR
3148	4" CEDAR
3149	4" LIVE OAK
3150	6" CEDAR
3151	4" LIVE OAK
3152	11" (6" + 4" + 3" + 3") CEDAR
3153	4" CEDAR
3154	9.5" (5" + 4" + 3" + 2") CEDAR
3155	17" CEDAR
3156	10.5" (6" + 5" + 4") CEDAR
3157	13" CEDAR
3159	4" (3" + 2") CEDAR
3161	4" LIVE OAK
3162	10" (7" + 6") CEDAR
3163	11" (9" + 4") CEDAR
3164	10.5" (7" + 7") CEDAR
3165	2" CEDAR
3166	21" (9" + 6" + 6" + 5" + 4" + 3") CEDAR
3167	10.5" (6" + 6" + 3") CEDAR
3168	10" RED OAK
3169	5.5" (4" + 3") CEDAR

AERIOS GEO LLC

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

5/16/2022 4:08:40 PM

EXISTING IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	1253.9 SF	0%
TOTAL BUILDING AREA	5862.9 SF	0%
TOTAL BUILDING AREA	26533.9 SF	0%
PAVEMENT	181.1 SF	0%
PAVEMENT	29758.9 SF	0%
SITE	187773.8 SF	84%
SITE	47238.7 SF	100%

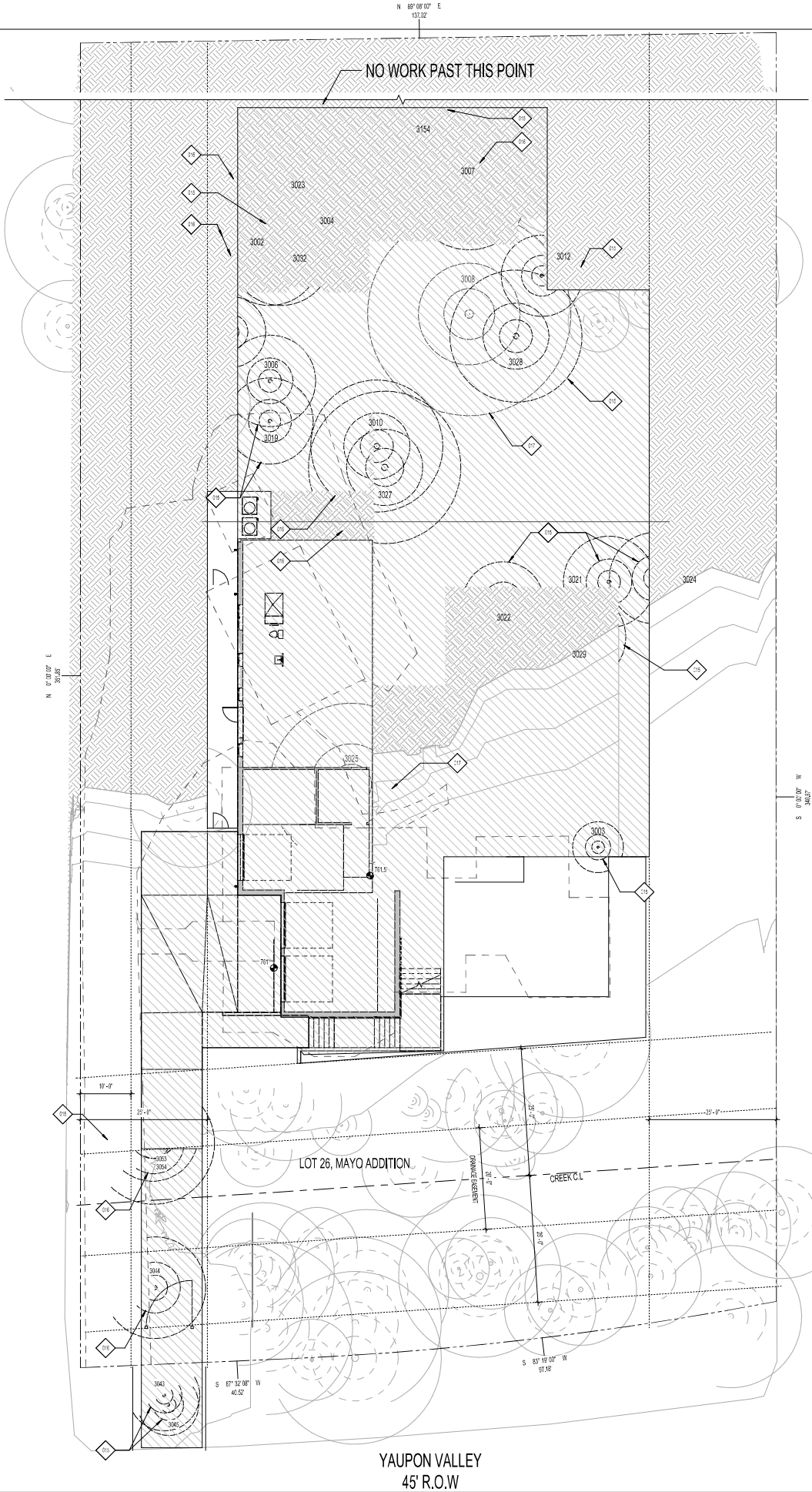
24 EXISTING IMPERVIOUS COVERAGE

IMPERMEABLE COVERAGE		
AREA CATEGORY	AREA	PERCENTAGE
COVERED		
TOTAL BUILDING AREA	48 SF	0%
TOTAL BUILDING AREA	2782 SF	1%
TOTAL BUILDING AREA	5862.9 SF	0%
TOTAL BUILDING AREA	21828.9 SF	0%
TOTAL BUILDING AREA	23153.9 SF	0%
TOTAL BUILDING AREA	24533.9 SF	0%
POOL WATER	425.9 SF	0%
POOL COVERS	82 SF	0%
PAVEMENT	433.1 SF	1%
PAVEMENT	8542 SF	2%
PAVEMENT	8842 SF	2%
PAVEMENT	9223.9 SF	1%
PAVEMENT	11402.2 SF	24%
SITE	1564 SF	0%
SITE	2013.9 SF	0%
SITE	2548.1 SF	0%
SITE	33388.1 SF	70%
SITE	56289.9 SF	75%
SITE	47719.9 SF	100%

22 IMPERVIOUS COVERAGE

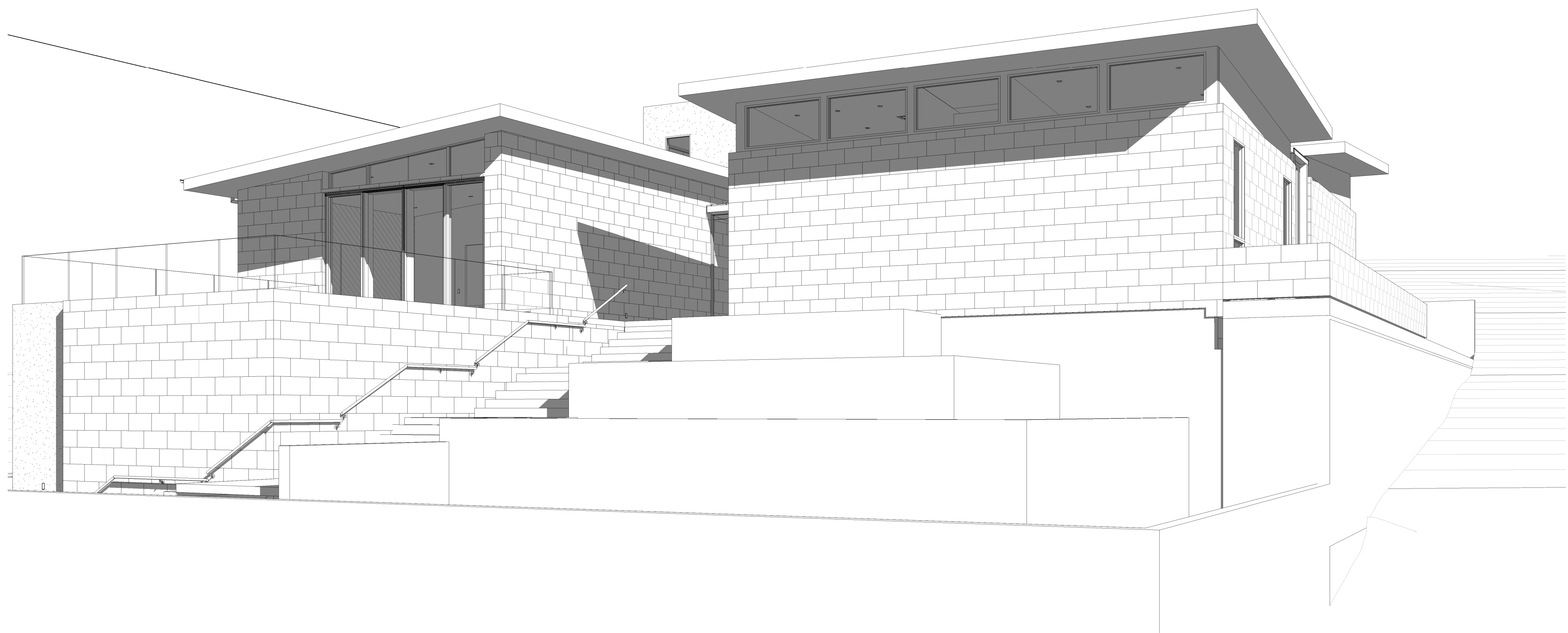
HOME AREA	
NAME	Area
FIRST FLOOR	13453.9 SF
SECOND FLOOR	5344.9 SF
THIRD FLOOR	2734.9 SF
THIRD FLOOR	9711.9 SF
GARAGE	1107.8 SF
LOGIA	4712.9 SF
STORAGE	1212.9 SF
POOL DECK	5187.9 SF
POOL	482.7 SF
POOL	1712.9 SF
ENTRY / STAIR	1071.5 SF
DRIVE	6918 SF
DRIVE	18392.2 SF

21 HOME AREAS



902 YAUPON VALLEY

902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746



REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

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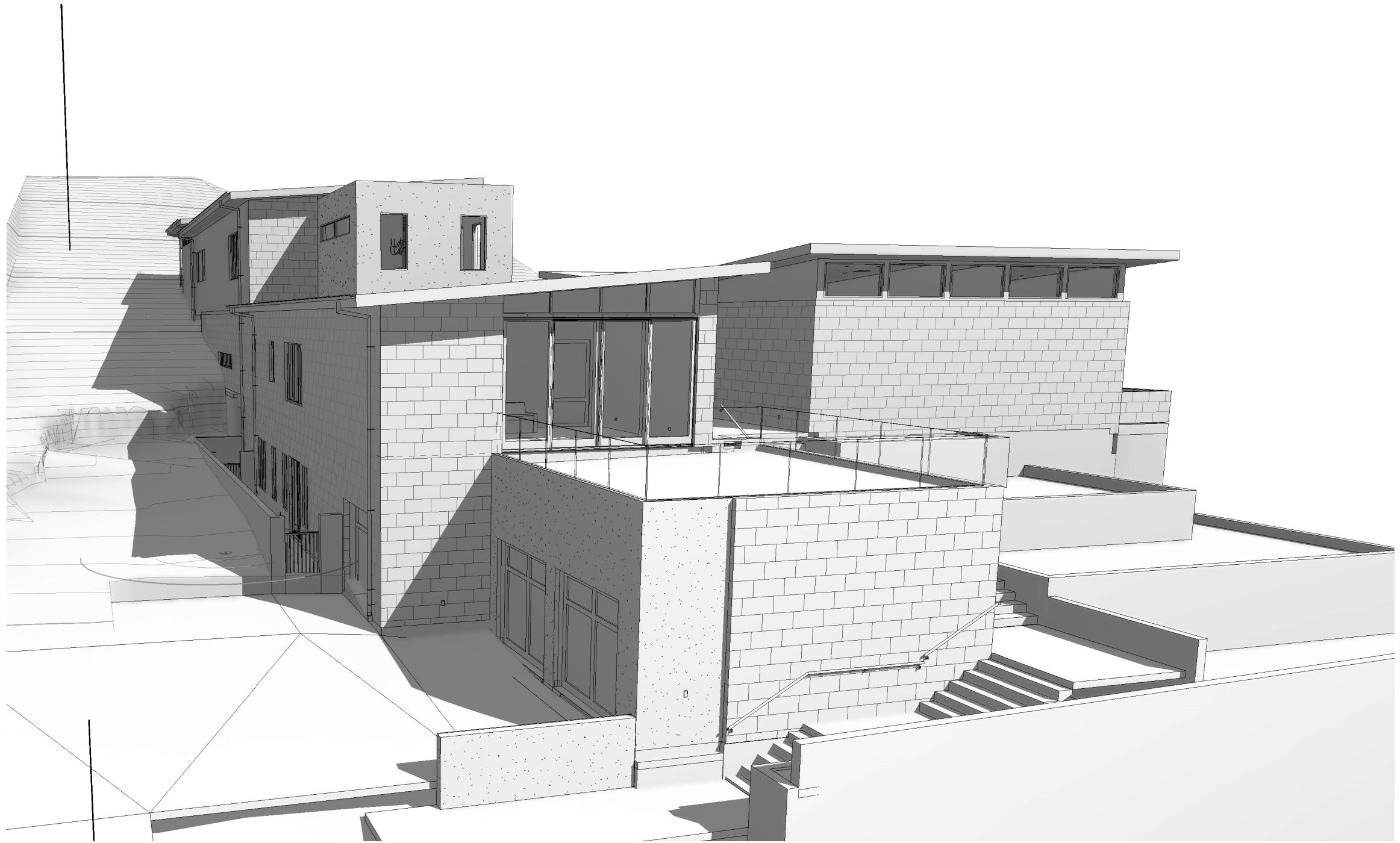
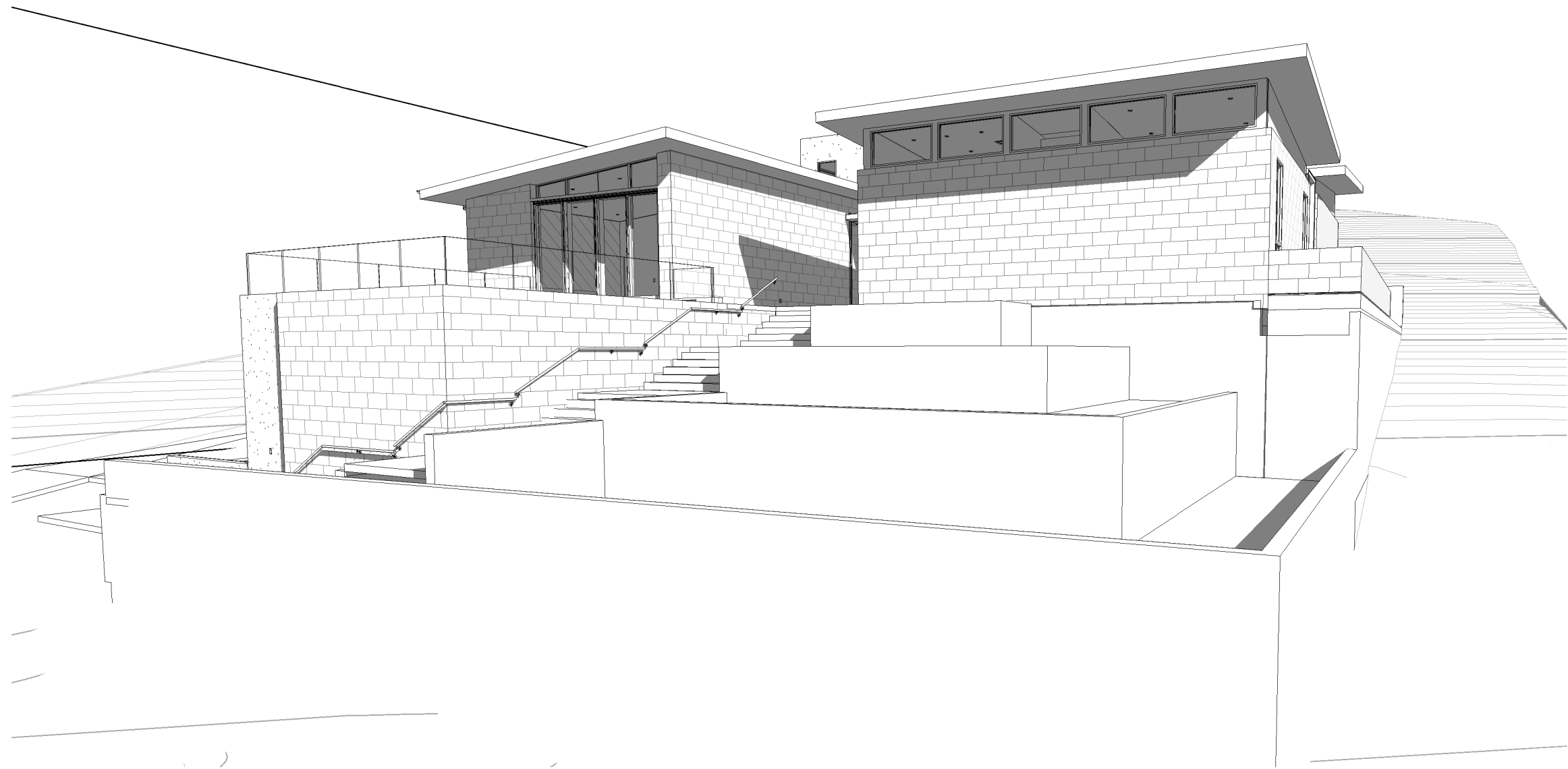
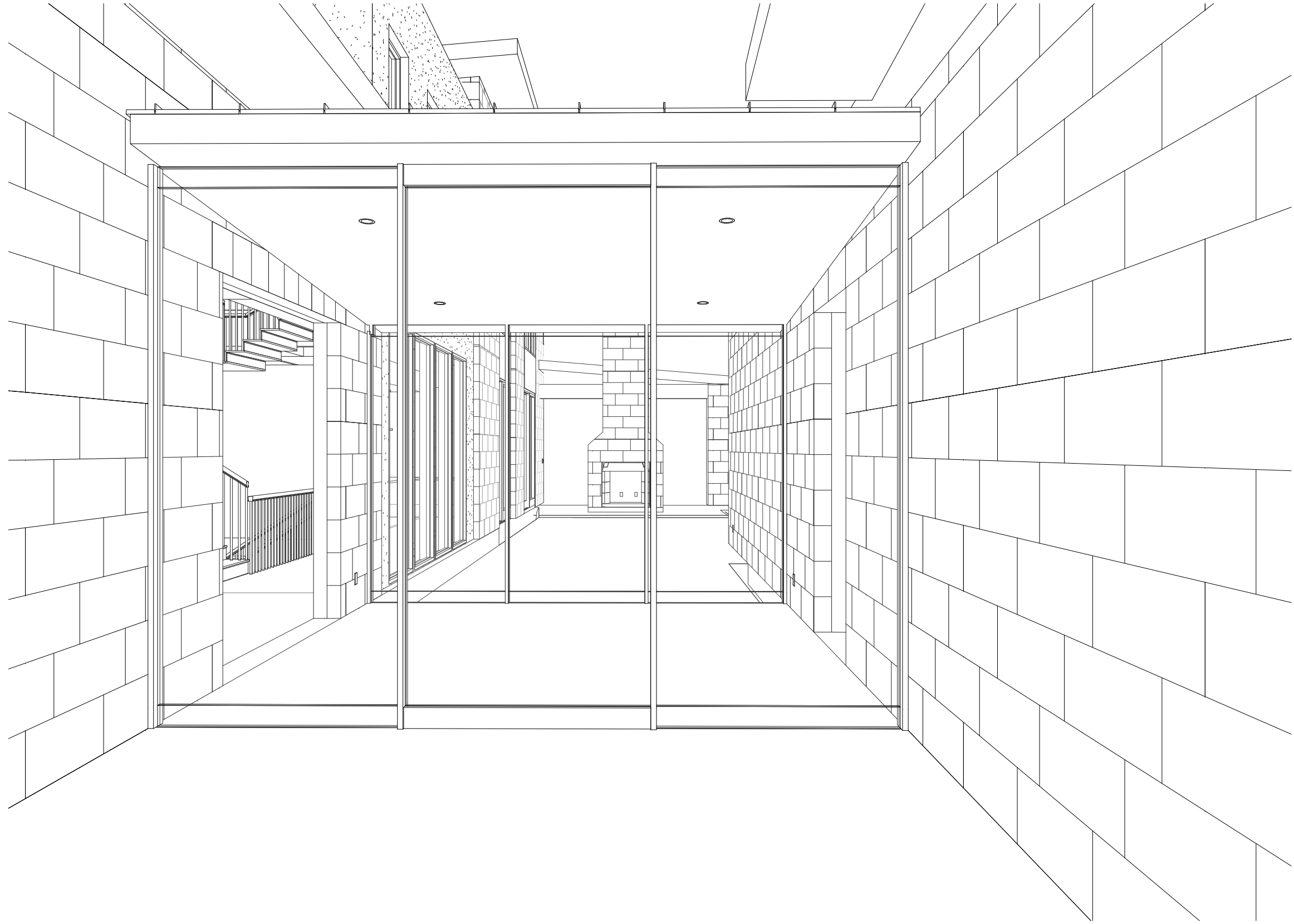
902 YAUPON VALLEY

902 YAUPON VALLEY
WEST LAKE HILLS, TEXAS 78746


MIRADOR GROUP

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

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



REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

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



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

PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: --

DESCRIPTION: --

DRAWN BY: AMC

CHECKED BY: TLB

FILE PATH: C:\Users\mrendon\Documents\21-197 - 902 Yaupon Valley - Central_mrendon\renderings\04

RENDERINGS & PERSPECTIVES

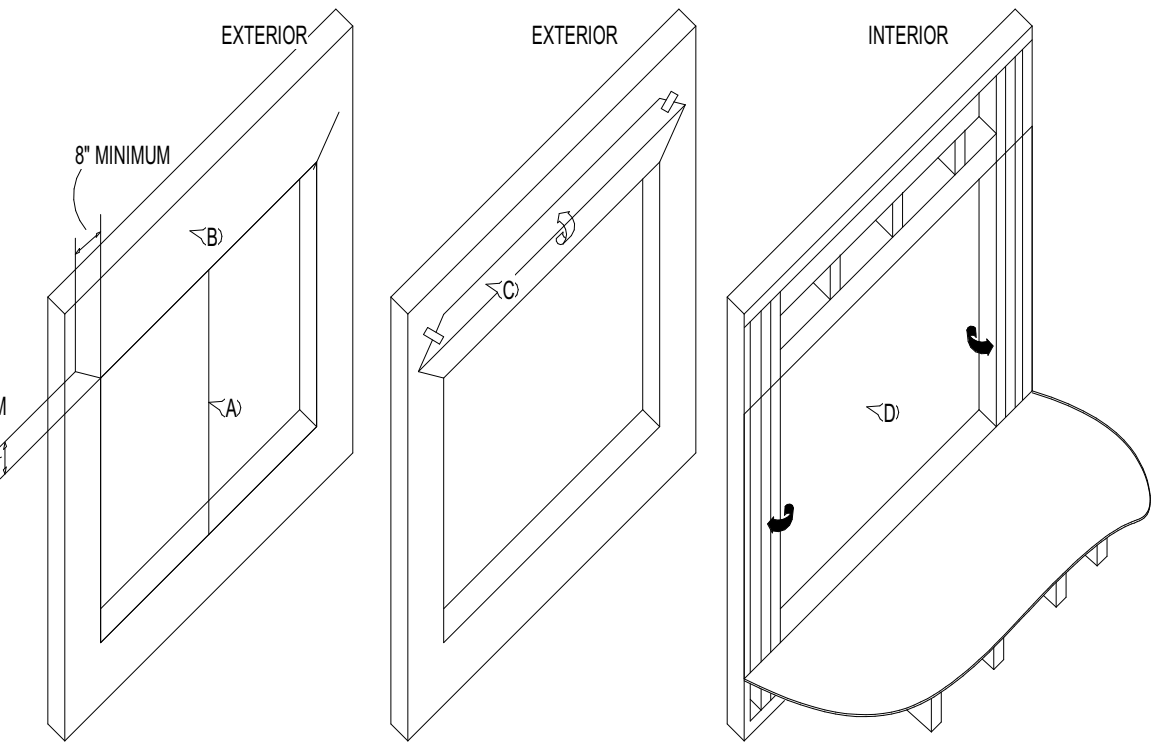
A.002

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

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

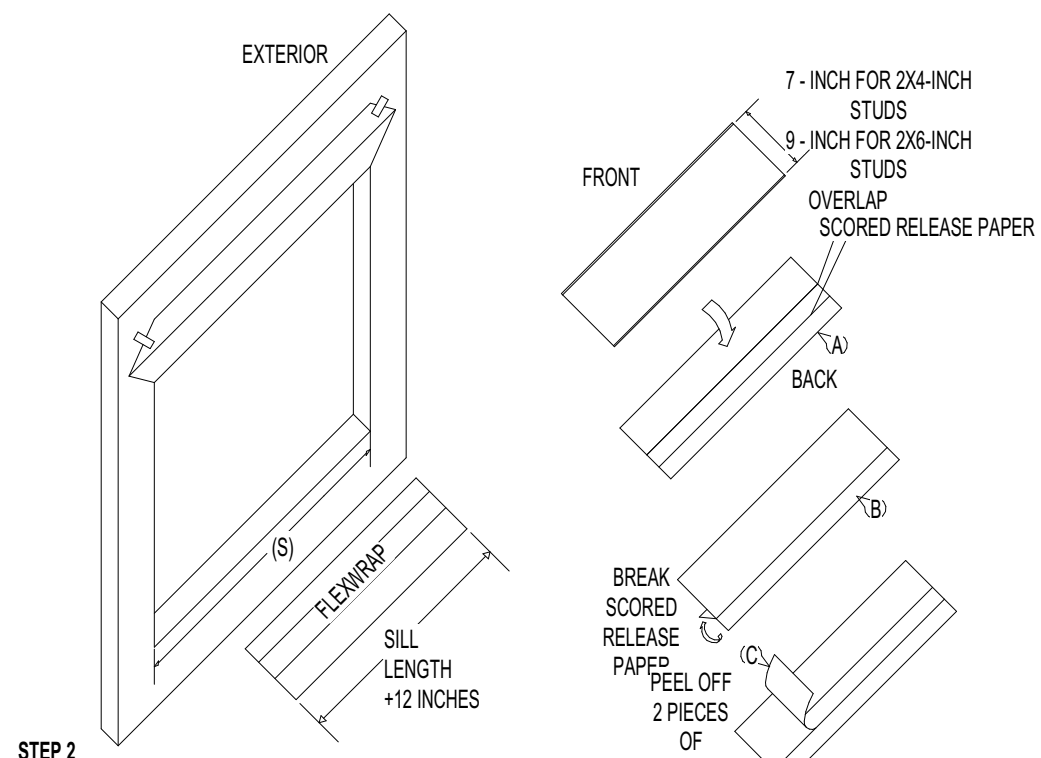
STEP 1

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



STEP 2

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

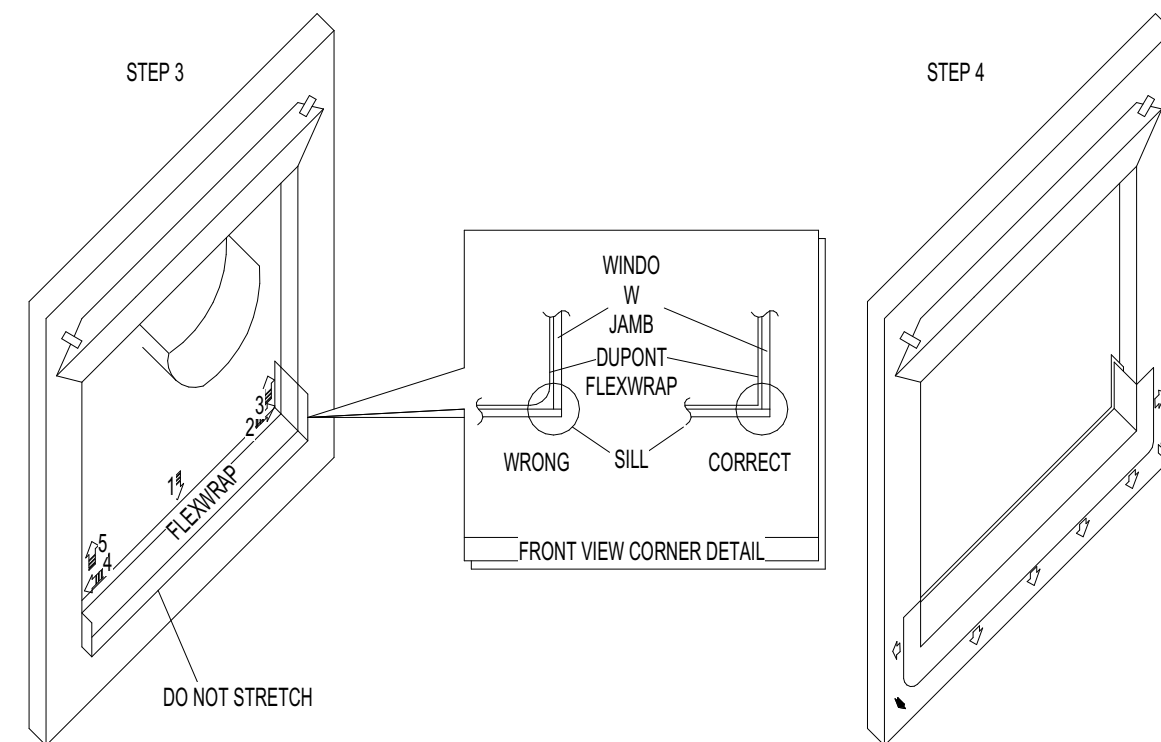


STEP 3

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

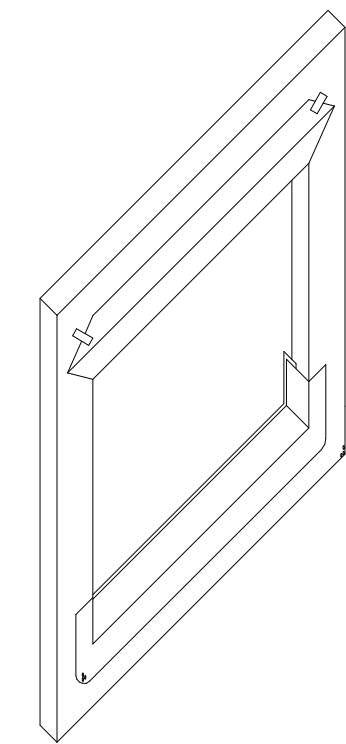
STEP 4

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



STEP 5

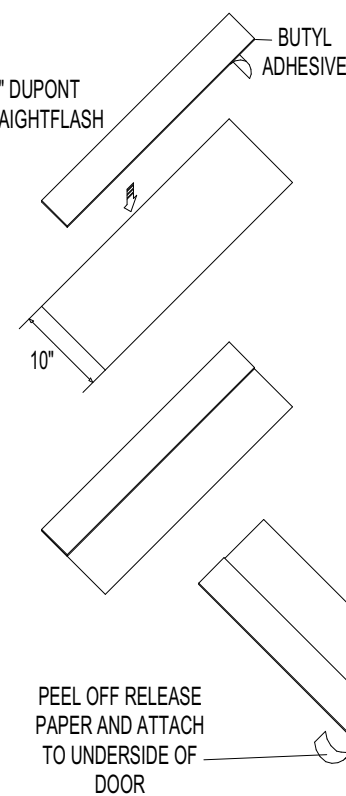
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY A CONTINUOUS BEAD OF SEALANT ACROSS BOTTOM SILL FLANGE TO ALLOW FOR DRAINAGE.



STEP 6 (OPTIONAL)

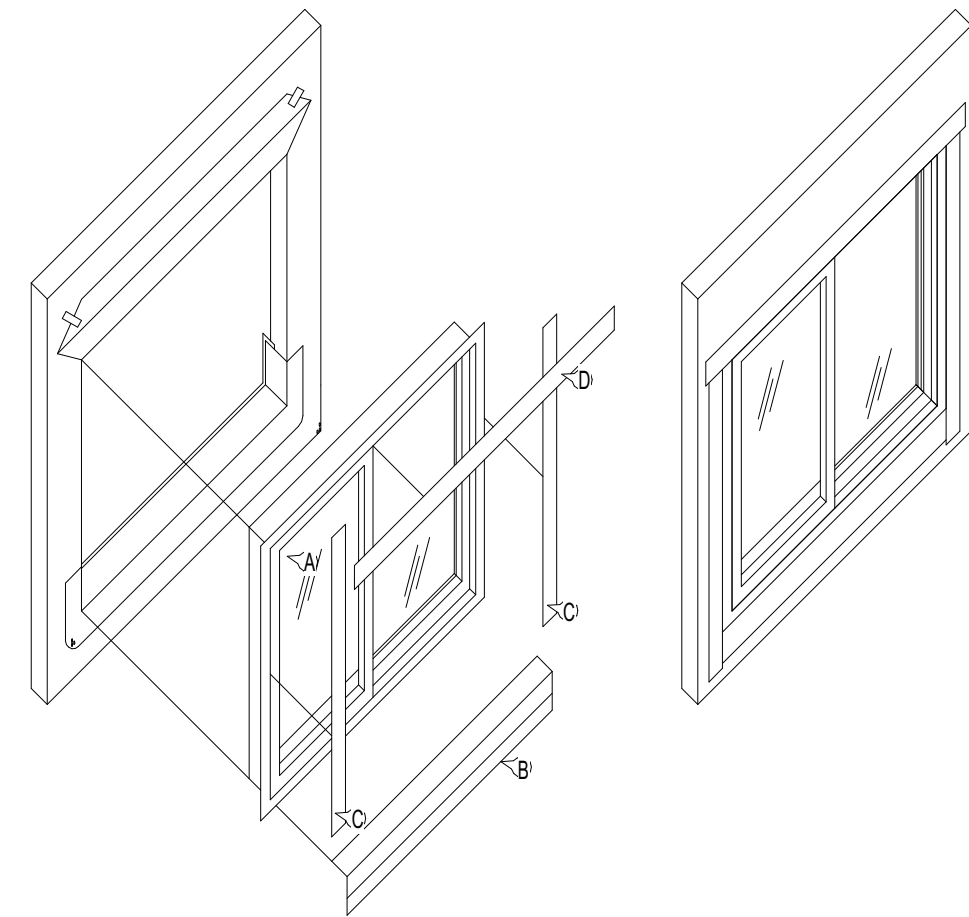
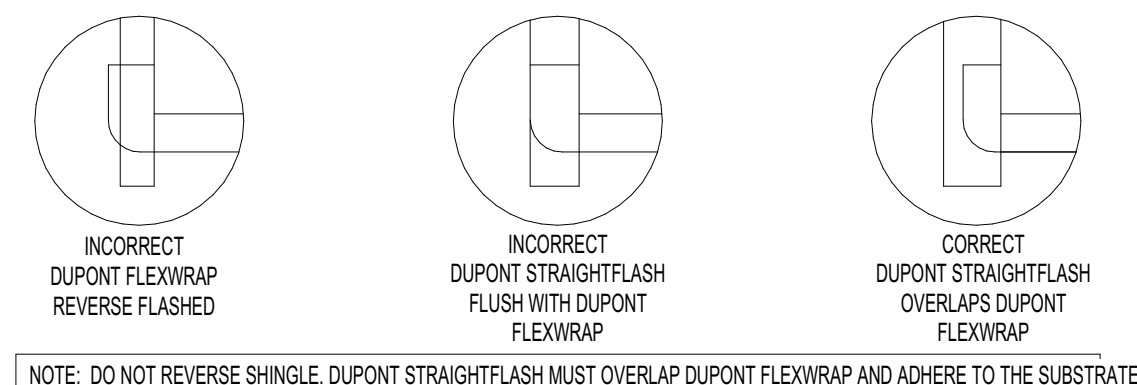
FOR EXTREME WEATHER CONDITIONS, SEE GENERAL INSTRUCTIONS.

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



STEP 7

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

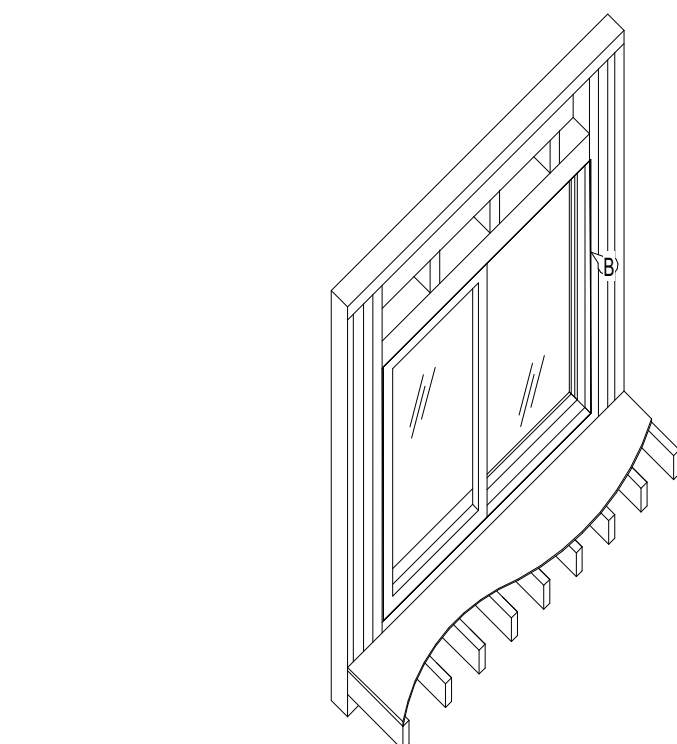


STEP 8

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

STEP 9

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



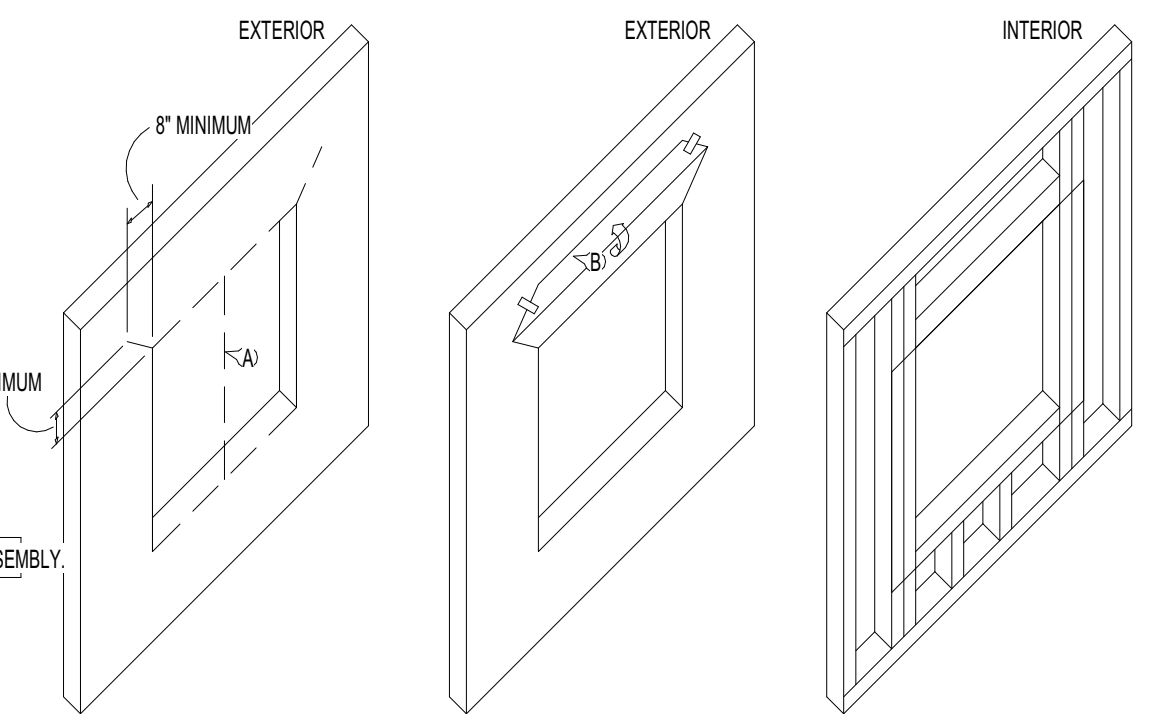
19 WEATHERPROOF FLASHING INSTRUCTIONS FOR DOORS

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

METHOD APPLIES TO THE FOLLOWING PRODUCTS:
DUPONT STRAIGHTFLASH
DUPONT FLEXWRAP

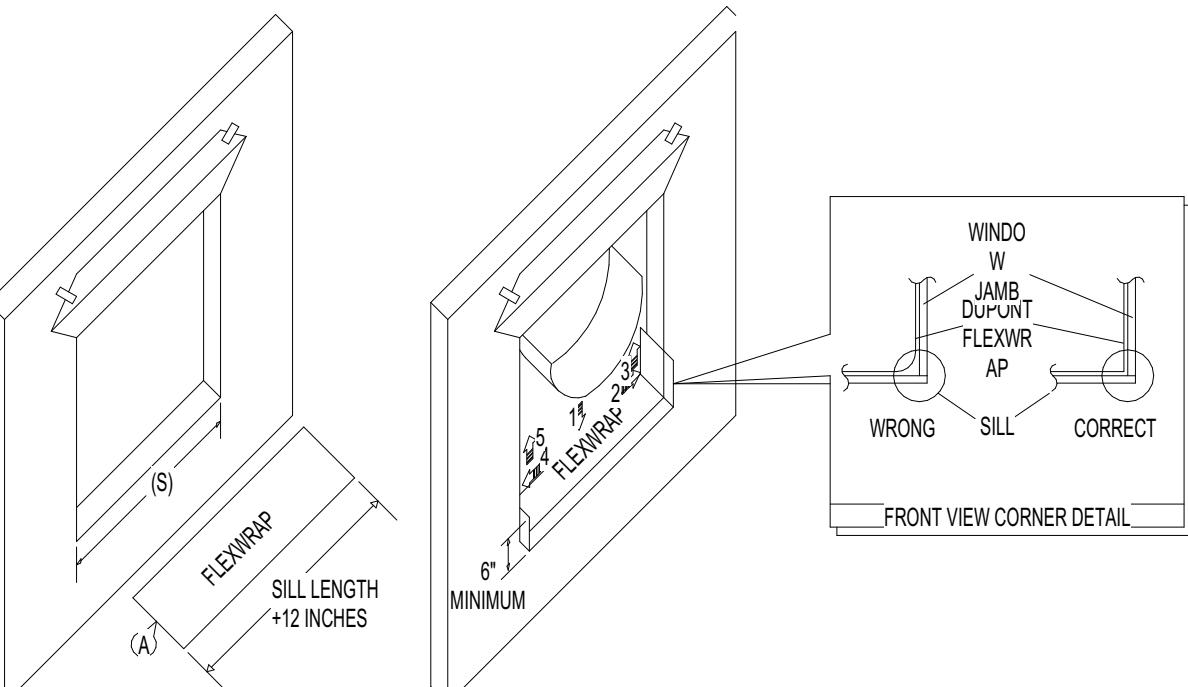
STEP 1

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



STEP 2

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



STEP 3

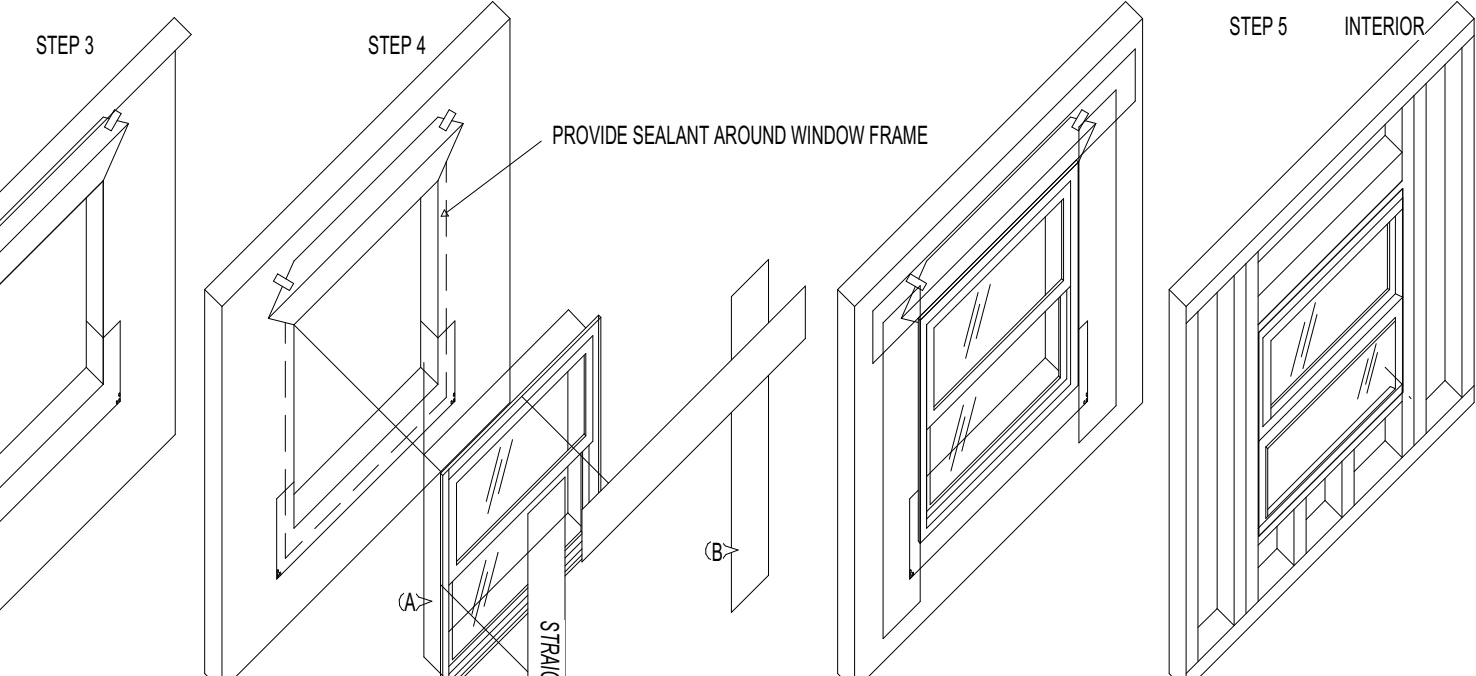
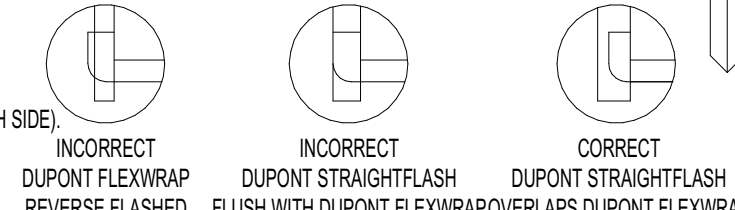
- A. APPLY CONTINUOUS BEAD OF DUPONT WEATHER SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY CONTINUOUS SEALANT BEAD ACROSS BOTTOM SILL TO ALLOW FOR DRAINAGE.
FOR RECTANGULAR WINDOWS

STEP 4

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

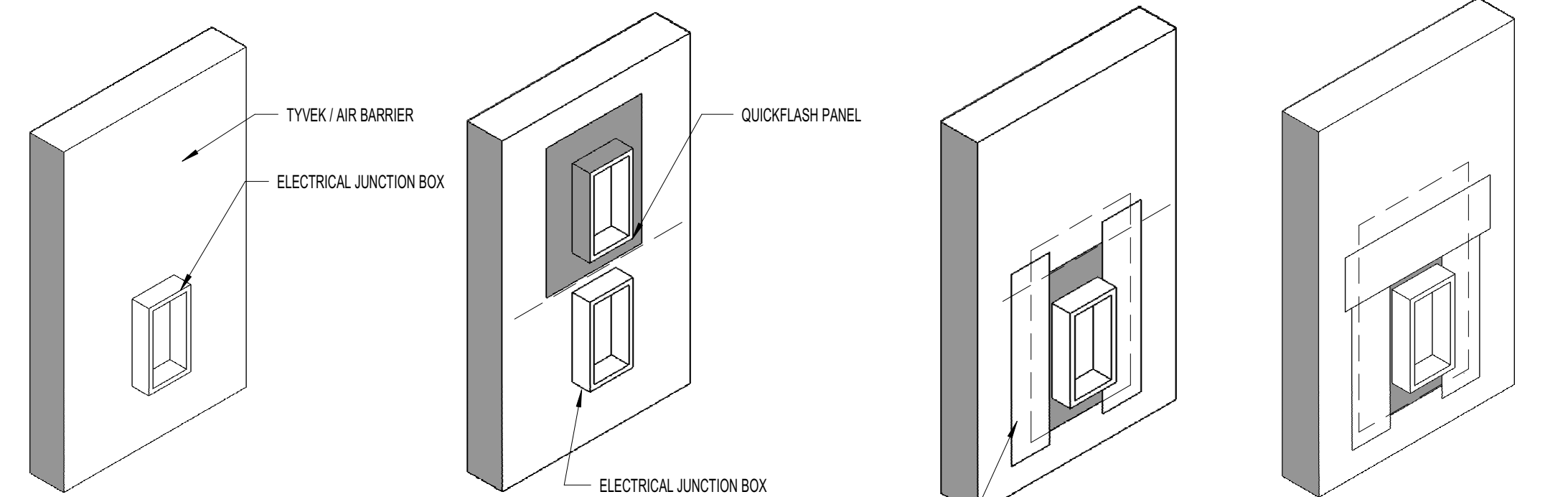
STEP 5

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



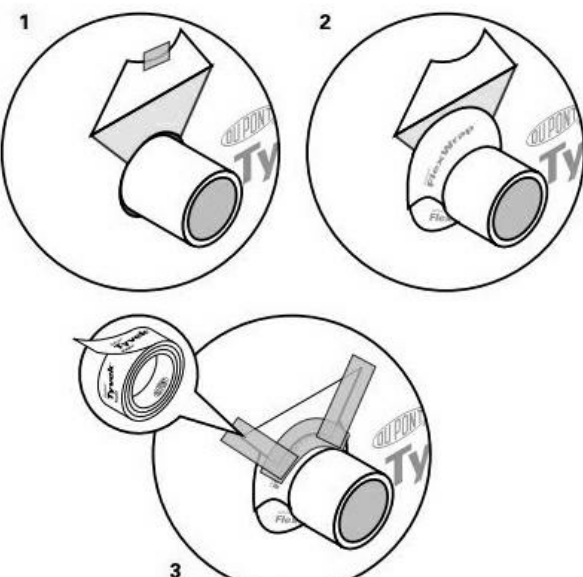
CONTACT INFO:
QUICKFLASH WEATHERPROOFING PRODUCTS, INC.
4129 WAGON TRAIL AVENUE
LAS VEGAS, NV 89118
(702) 614-6100 / (800) 903-8888
FAX: (702) 614-4690

18 DUPONT FLASHING INSTRUCTIONS FOR WINDOWS



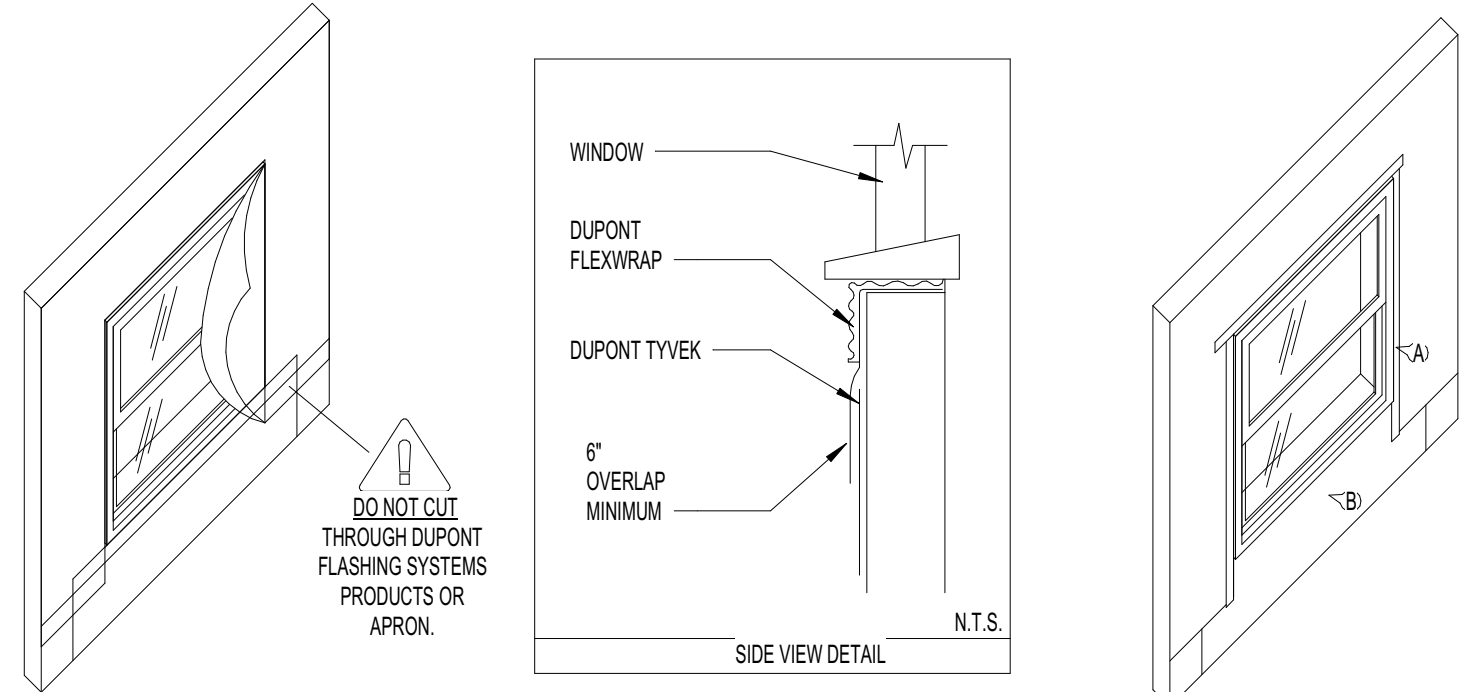
1. USING THE QUICKFLASH PANEL AS A GUIDE, MARK THE LENGTH OF THE PANEL 1/4" ON EACH SIDE 2" ABOVE PENETRATION ONTO THE WRB AND USING A UTILITY KNIFE, CUT A SLIT ALONG THE MARK.
2. SLIDE THE QUICKFLASH PANEL UP UNDERNEATH THE WRB AND OVER THE PENETRATION PRESSING DOWN FIRMLY TO ENSURE A FLUSH SEAL.
3.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

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



ALTERNATE WEATHERPROOFING AT PENETRATIONS TO BE DETERMINED BY OWNER

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.

05 FLASHING INTEGRATION IF WINDOW ALREADY INSTALLED AND FLASHED

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

01 GENERAL NOTES: AIR BARRIER

REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT NO: 21-197

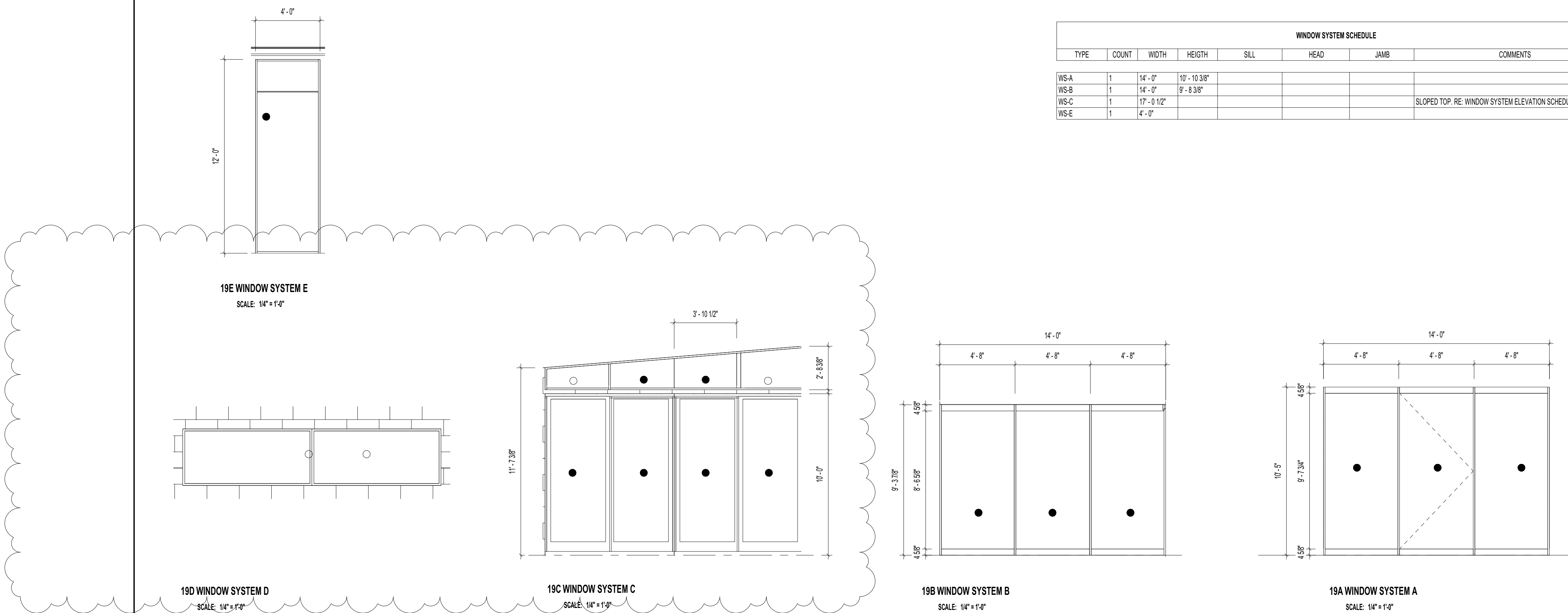
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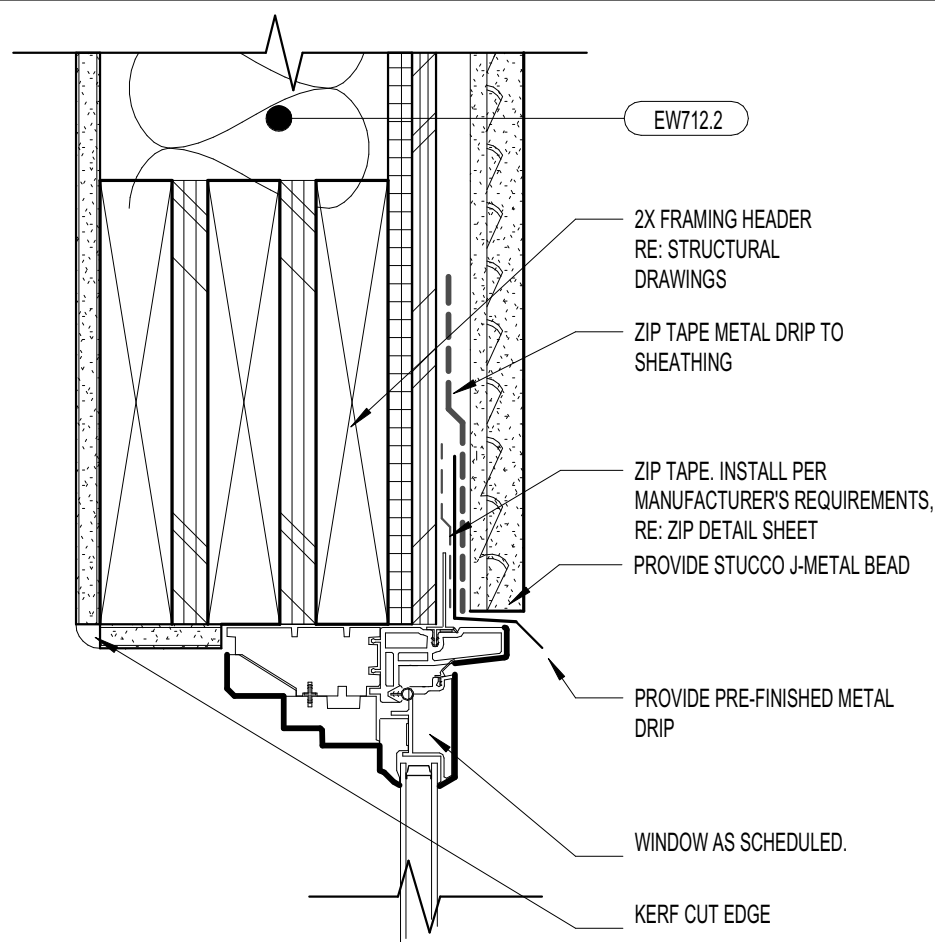
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AIR & VAPOR DETAILS

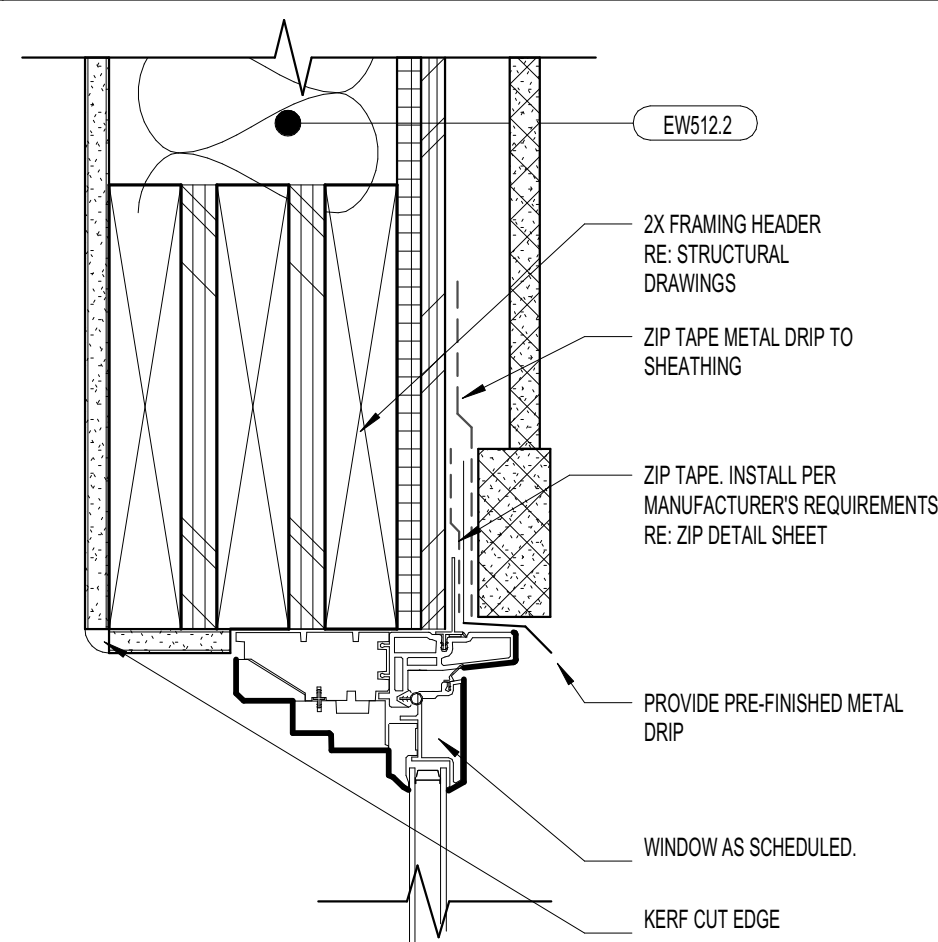
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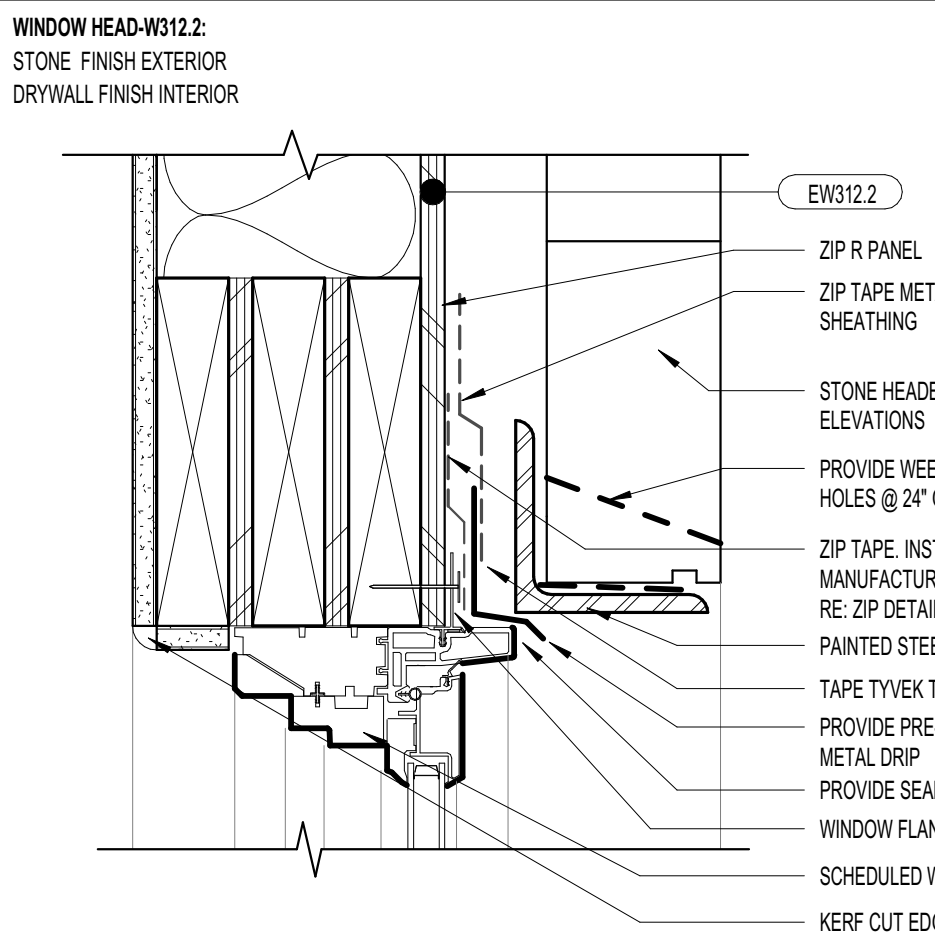
WINDOW SYSTEM SCHEDULE							
TYPE	COUNT	WIDTH	HEIGHT	SILL	HEAD	JAMB	COMMENTS
WS-A	1	14'-0"	10'-10 3/8"				
WS-B	1	14'-0"	9'-8 3/8"				
WS-C	1	17'-0 1/2"					SLOPED TOP. RE: WINDOW SYSTEM ELEVATION SCHEDULE
WS-E	1	4'-0"					

19 | WINDOW SYSTEM ELEVATION SCHEDULE

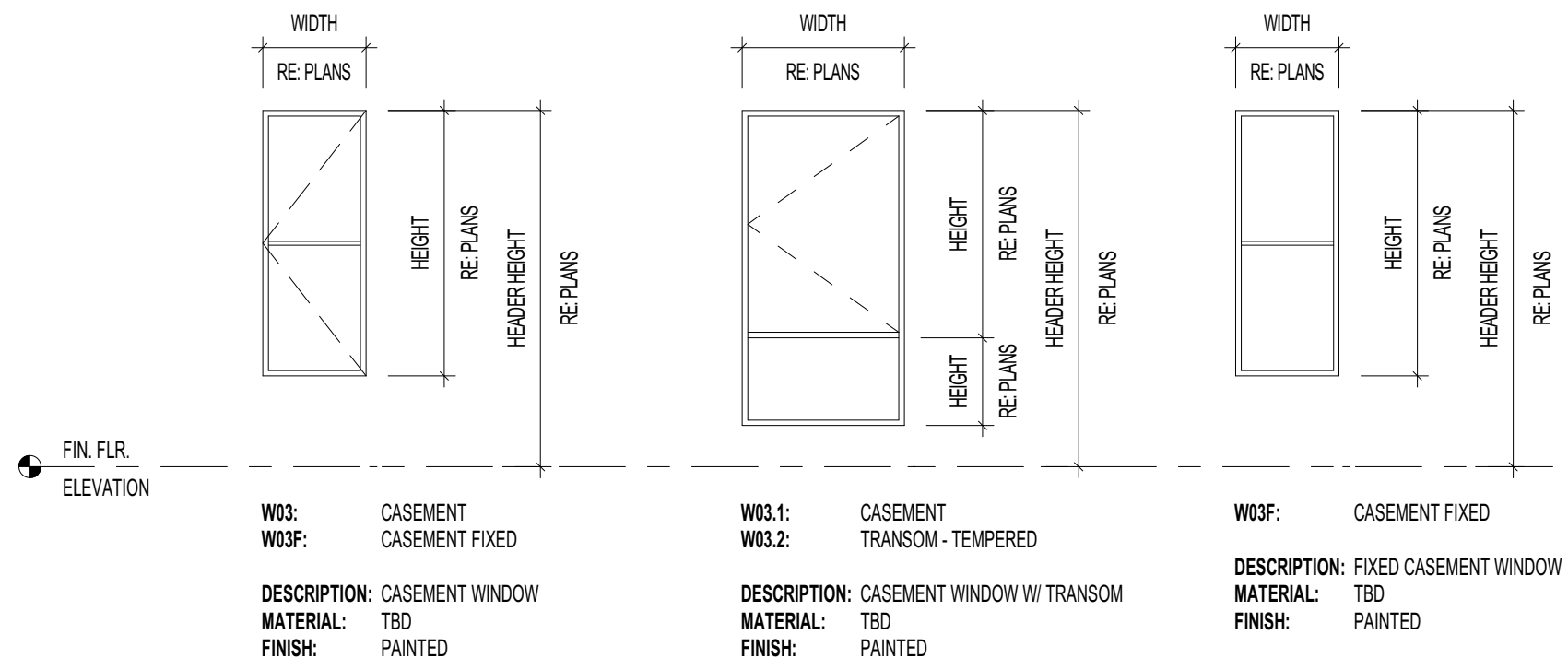
23 WINDOW HEAD - EW712.2 SCALE: 3" = 1'-0"



18 WINDOW HEAD - EW512b.2 SCALE: 3" = 1'-0"



13 WINDOW HEAD - EW312.2 SCALE: 3" = 1'-0"

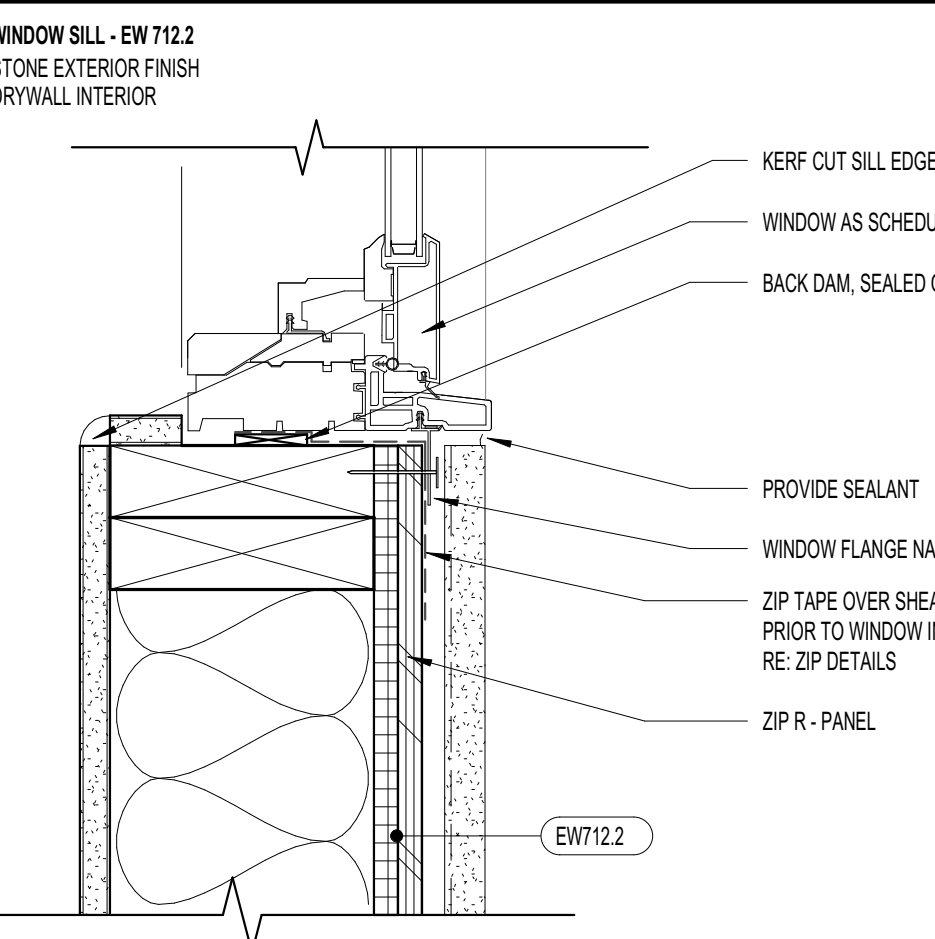


RE: ELEVATIONS FOR MUNTIN SPACING, OPERABILITY AND SWING DIRECTION

08 WINDOW & WINDOW OPENING ELEVATION SCHEDULE

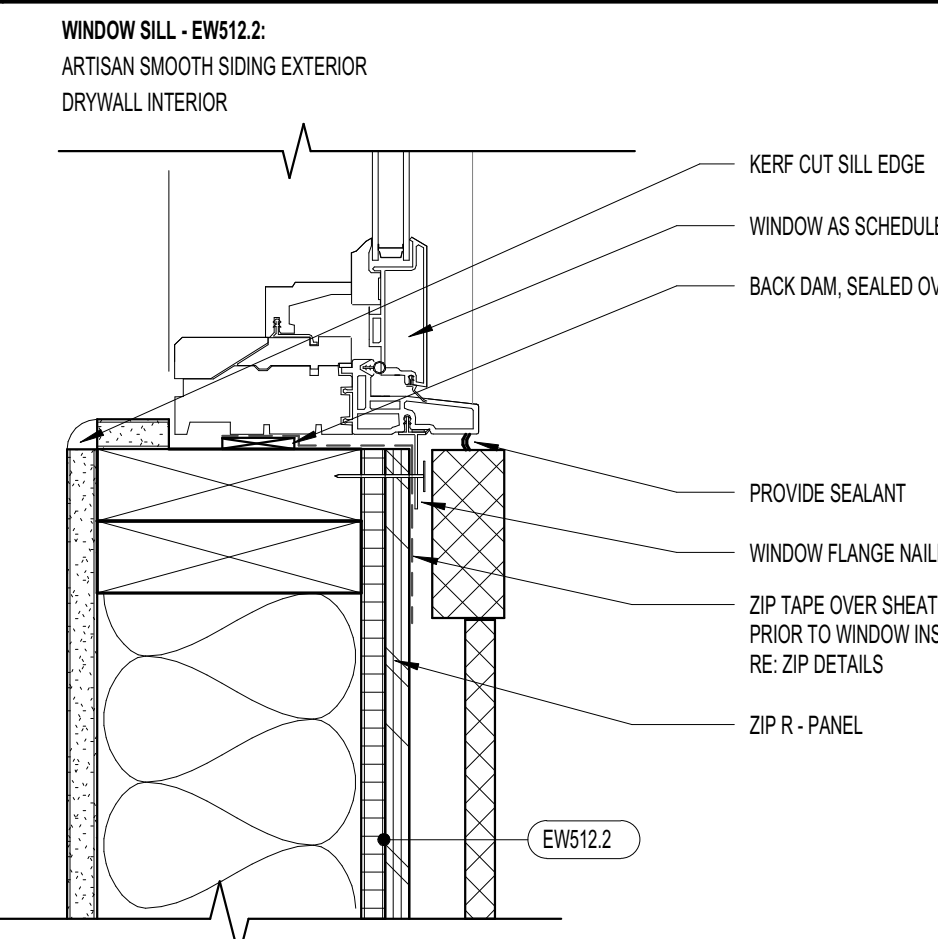
TYPE	ELEVATION	COUNT	WIDTH	HEIGHT	TRANSOM HEIGHT	HEAD	JAMB	SILL	NOTES
W03	W03	3	5'-0"	2'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-DO	W03	2	2'-6"	5'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-LF	W03F	1	2'-6"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-LH	W03F	3	3'-0"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-LM	W03	3	3'-0"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-NM	W03	2	3'-0"	4'-6"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-SSS	W03	2	8'-0"	3'-6"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03-VV	W03	5	3'-0"	2'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-LFL	W03.1	2	3'-0"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	CASEMENT
W03-LFB	W03.2	2	3'-0"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	TEMPERED TRANSOM
W03-LF-L	W03F	4	2'-6"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03-LF-LH	W03F	8	3'-0"	6'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03-LF-LH	W03F	10	6'-0"	2'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03F-MB	W03F	2	7'-8"	2'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03F-SB	W03F	4	4'-0"	10'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03F-LUJ	W03F	4	3'-0"	10'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT
W03F-VV	W03F	4	4'-0"	8'-0"		13.18623A.030	12.17622A.030	11.16621A.030	FIXED CASEMENT

22 WINDOW JAMB - EW 712.2 SCALE: 3" = 1'-0"



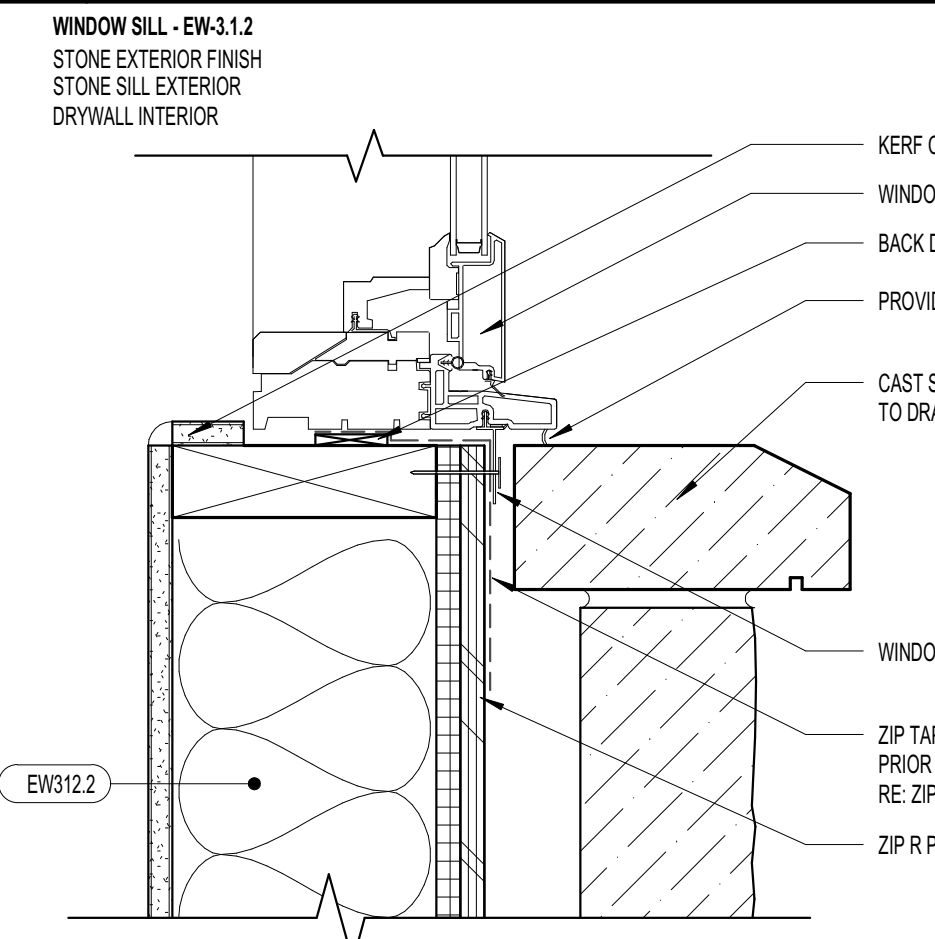
21 WINDOW SILL - EW712.2 SCALE: 3" = 1'-0"

17 WINDOW JAMB - EW512b.2 SCALE: 3" = 1'-0"



16 WINDOW SILL - EW512b.2 SCALE: 3" = 1'-0"

12 WINDOW JAMB - EW312.2 SCALE: 3" = 1'-0"



11 WINDOW SILL - EW312.2 SCALE: 3" = 1'-0"

07 | WINDOW SCHEDULE

A. FOR WINDOW ADJUSTMENTS, REFER TO FLOOR PLANS

B. ALL WINDOW OPENINGS, EXCEPT DOORS, AS TRANSOMS OVER DOORS, OR LOCATED LESS THAN 18" A.F.F. AT STAIRS OR STAIR LANDINGS, SKYLIGHTS OR SLOPED GLAZING AND PANELS OF GLASS OVER 9.5 SQ.F. ARE BE CLIMBING CODE TO BE TEMPERED

C. ALL OPERABLE WINDOWS NOTED ON ELEVATIONS: ENSURE A MINIMUM NET GLASS OPENING WIDTH OF 20" AND A MINIMUM GROSS AREA OF 5.7 SQUARE FEET. ALL GROSS WINDOWS ARE TO BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF TOOLS OR KEYS

D. ALL WINDOWS WITH SLATED DIVIDED GLAZING WITH EXTERIOR AND INTERIOR MUNTINS. REFER TO ELEVATIONS FOR MUNTIN LOCATIONS AND STYLE

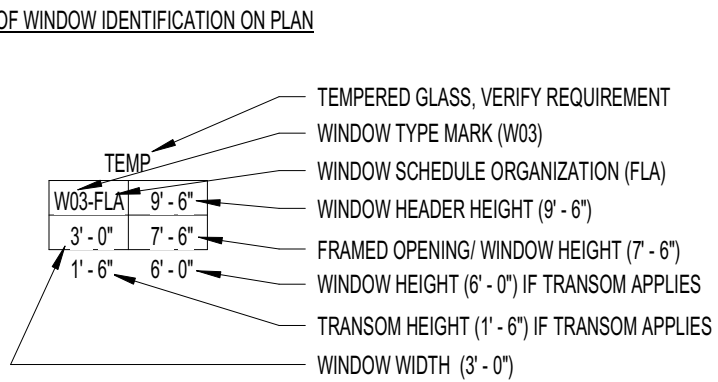
E. ALL WINDOW GLAZING SPACERS TO BE BLACK IN COLOR

F. ALL EXTERIOR WINDOW FINISHES TO BE SELECTED FROM STANDARD MANUFACTURER COLORS AND APPROVED BY OWNER/ARCHITECT

G. REFER TO HEDD DETAIL FOR ALL INTERIOR WINDOW AND DOOR GLAZING CONDITIONS

H. ALL PENETRATIONS WITH THE BUILDINGS' CONDITIONED EXPOSURE SHALL BE AIR SEALED AS PER 2015 EICC

I. ALL WINDOWS SHGC AND U-VALUE TO BE BETTER THAN OR EQUAL WHAT IS STATED ON THE ENERGY FORM



01	GENERAL NOTES - WINDOWS
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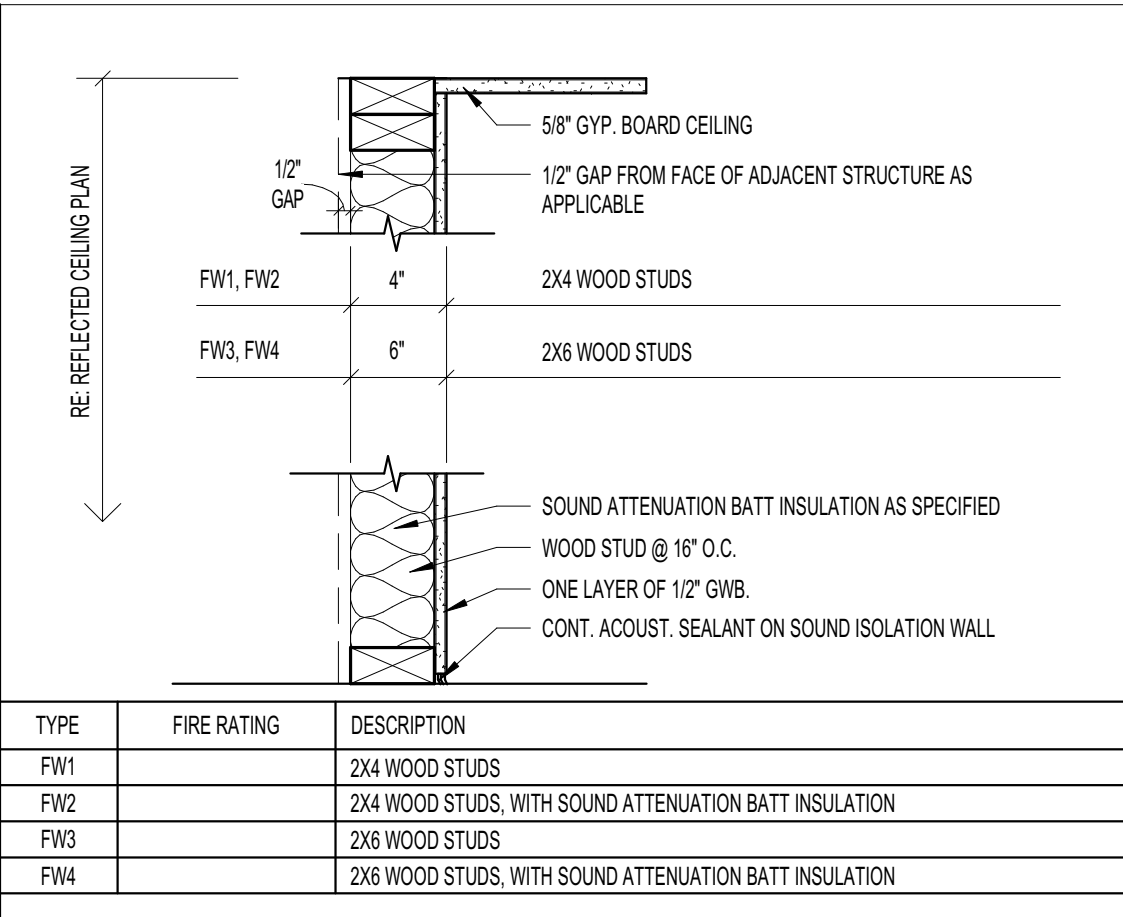
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DRAWN BY: AMC CHECKED BY: TLB

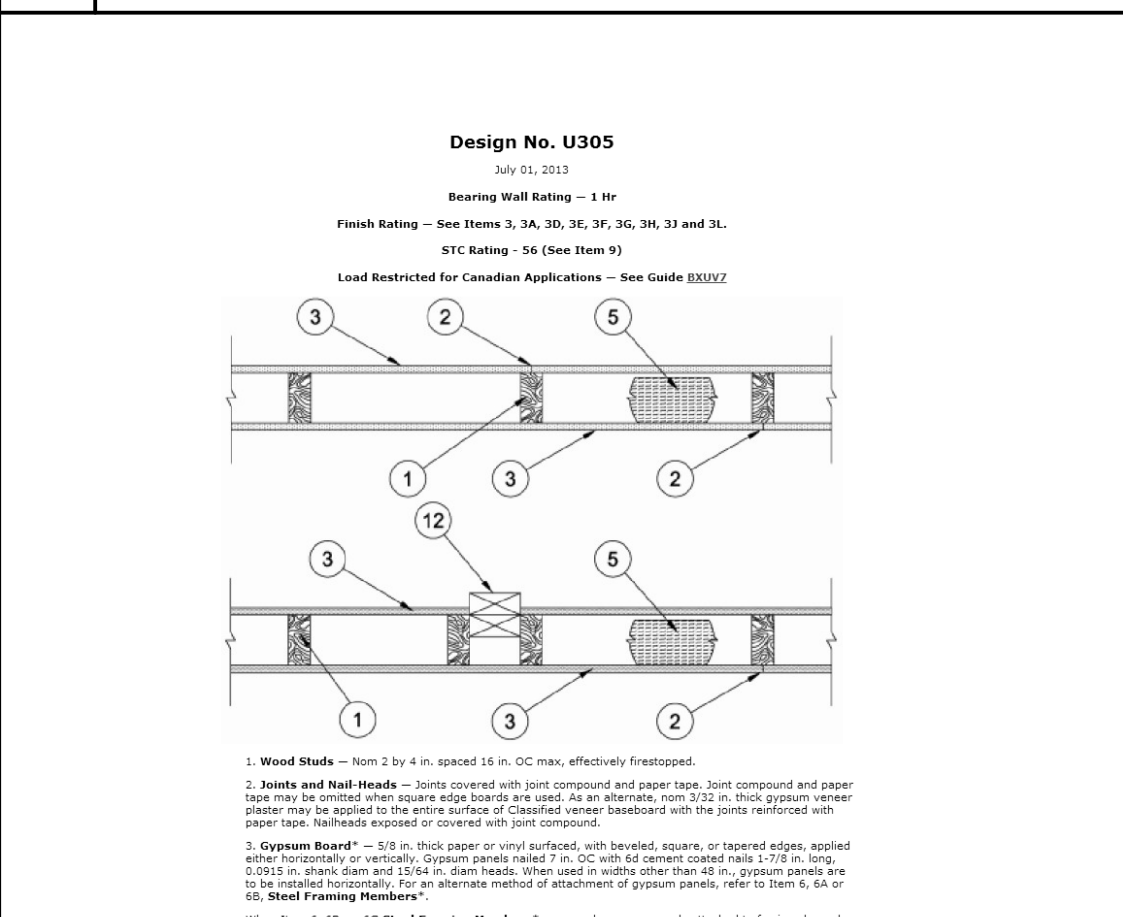
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WINDOW SCHEDULE & DETAIL

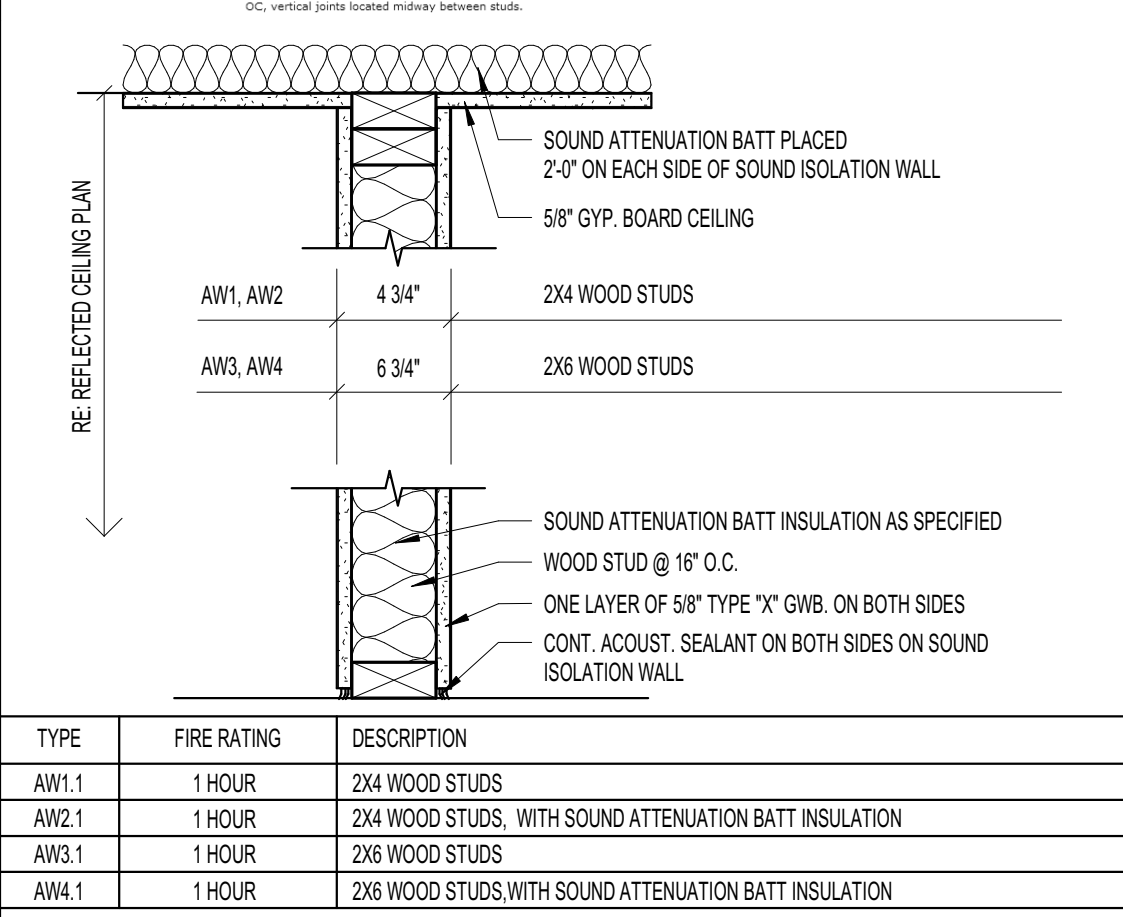
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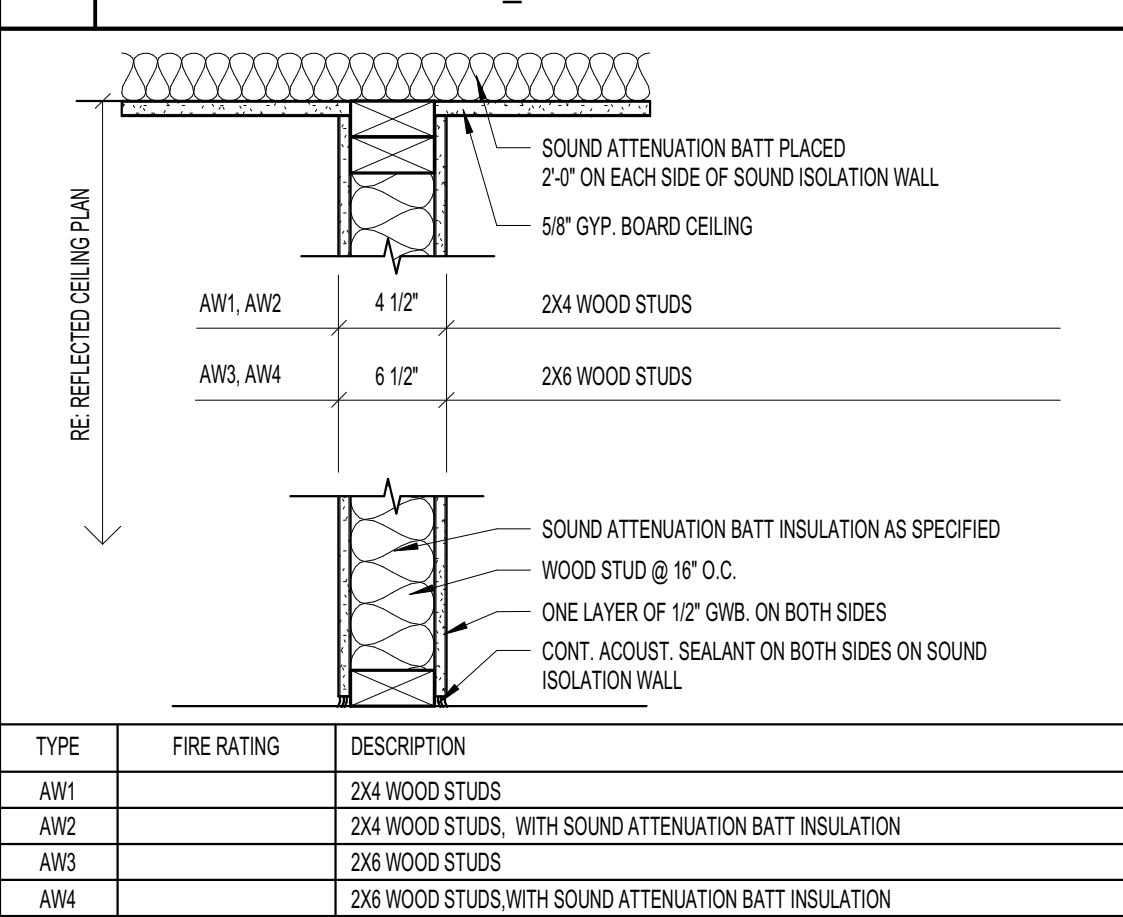
05	PARTITION - TYPE "FW_" HALF FINISH WALL	SCALE: 1 1/2" = 1'-0"
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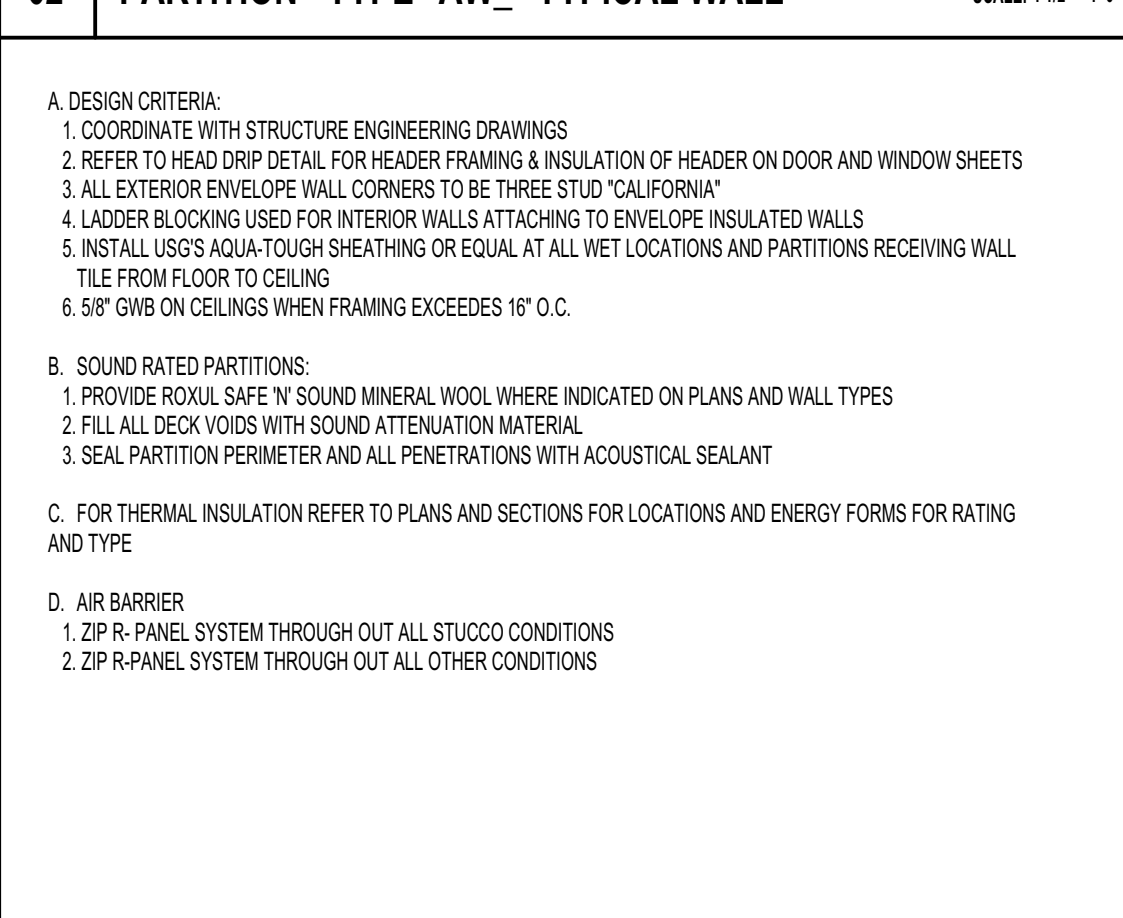
Notes: Base layer attached to furring channels with 1 in. long Type 3 double-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type 3 double-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 2.



03	PARTITION - TYPE "AW 1" FIRE BARRIER WALL	SCALE: 1/4" = 1'-0"
----	---	---------------------



02	PARTITION - TYPE "AW " TYPICAL WALL	00415 4.400 = 415
----	-------------------------------------	-------------------



24	GENERAL NOTES: PARTITIONS
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WALL TYPES
A.030

7/8/2022 5:03:52 PM

26 FIRST FLOOR - CONVENTIONS

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

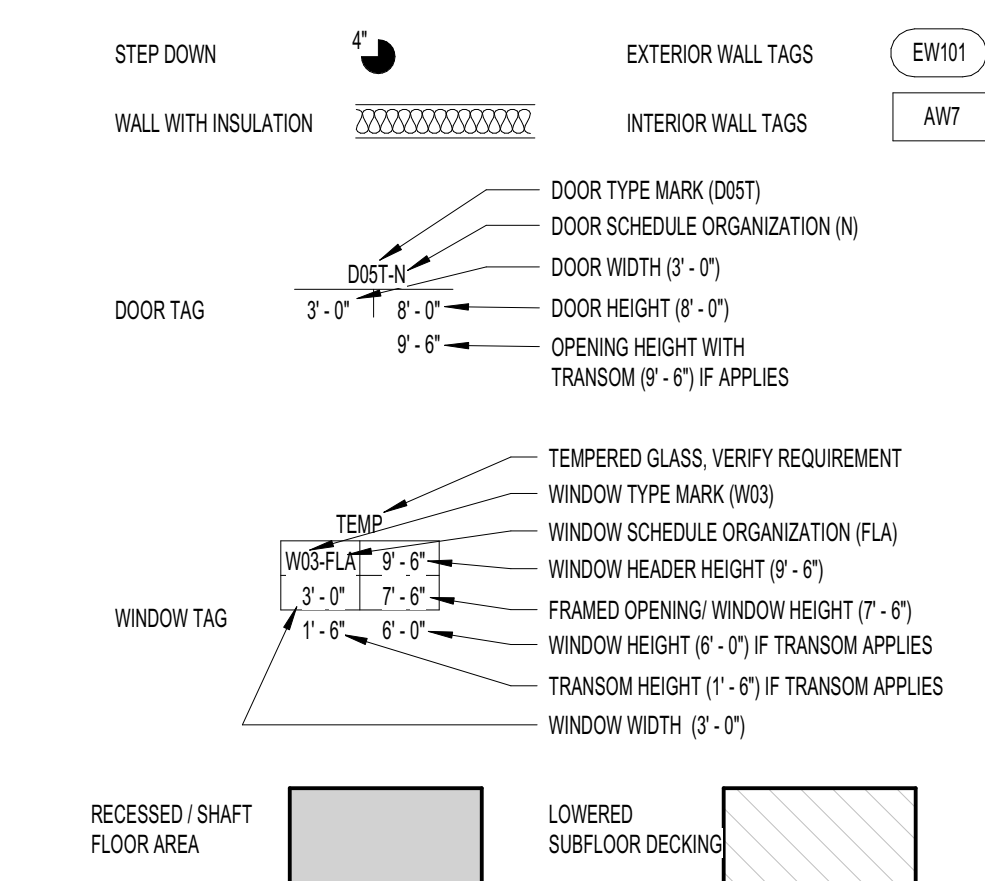
16 FIRST FLOOR - DIMENSIONS

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

01 GENERAL NOTES - FLOOR PLAN

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

13 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
- B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES
- C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.N.
- D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS
- E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION
- F. DRYWALL CORNERS TO HAVE HALF 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 BC SECTION T12 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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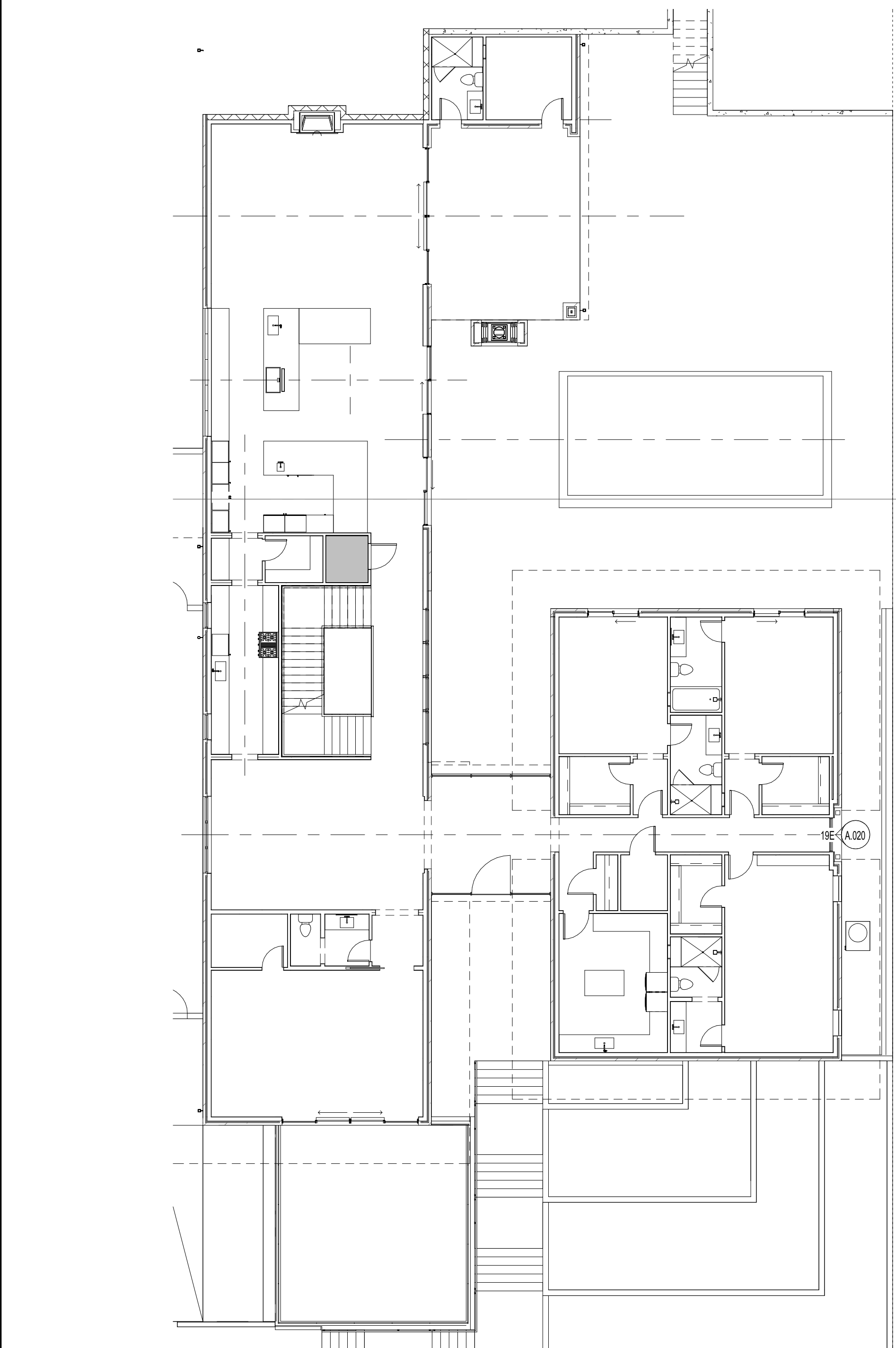
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FIRST FLOOR PLAN - DIMENSIONS AND CONVENTIONS

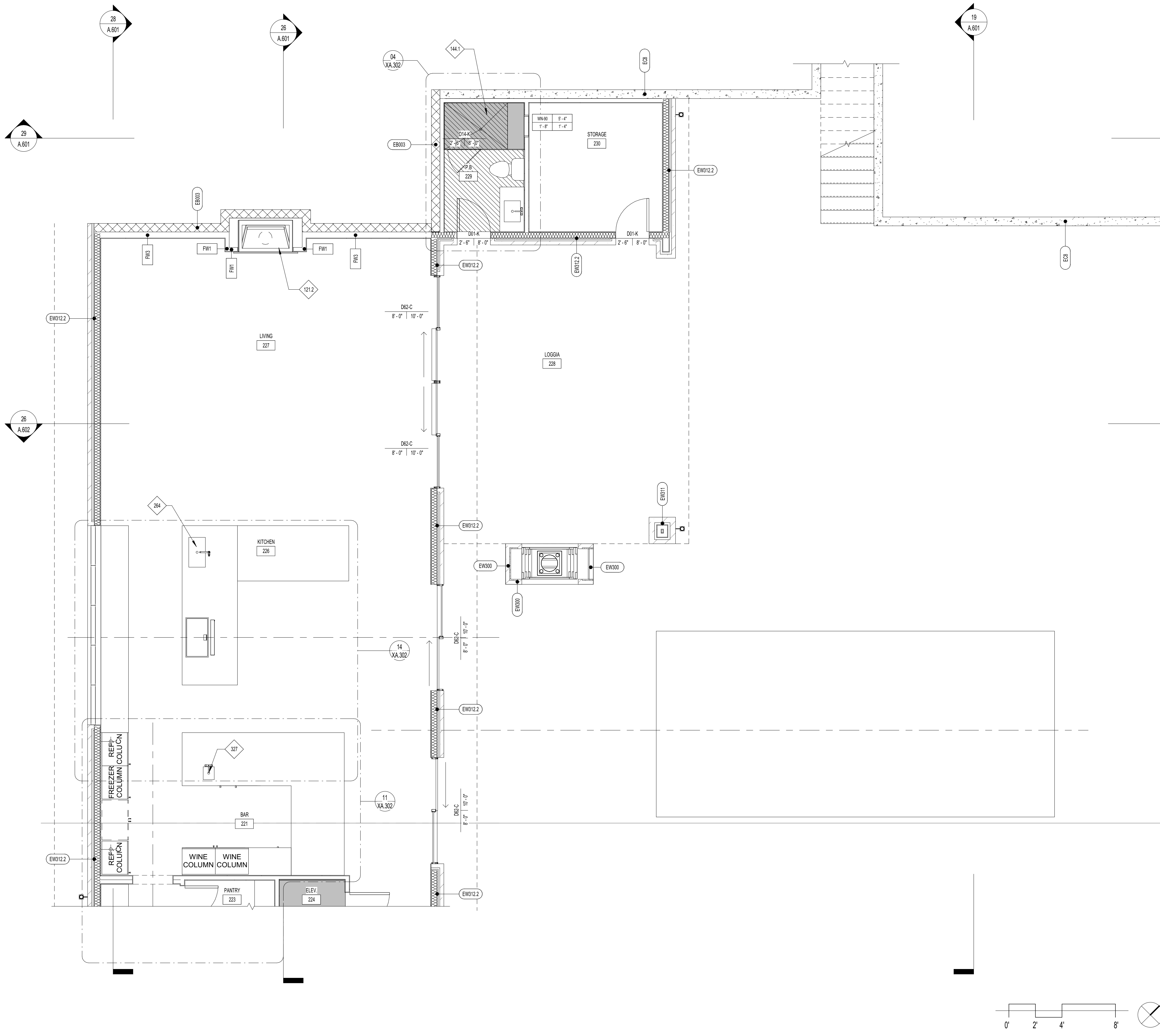
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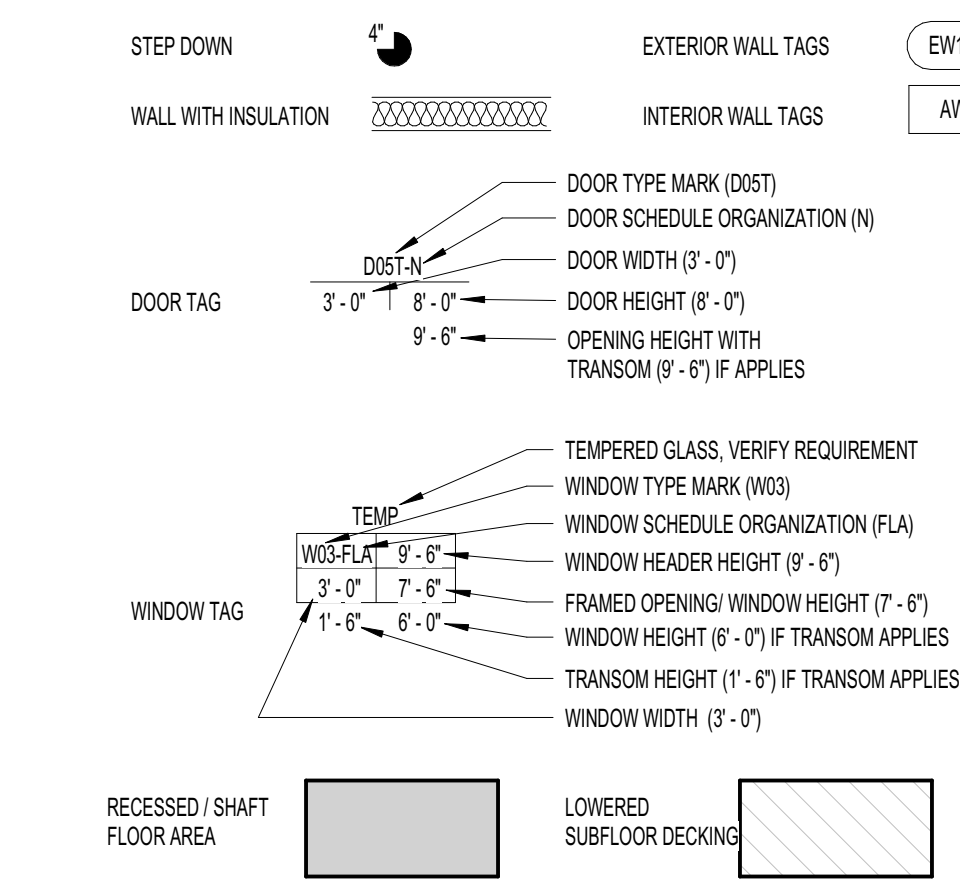


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NO.	DATE	DESCRIPTION



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

04 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.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 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 4".
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.

- 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.

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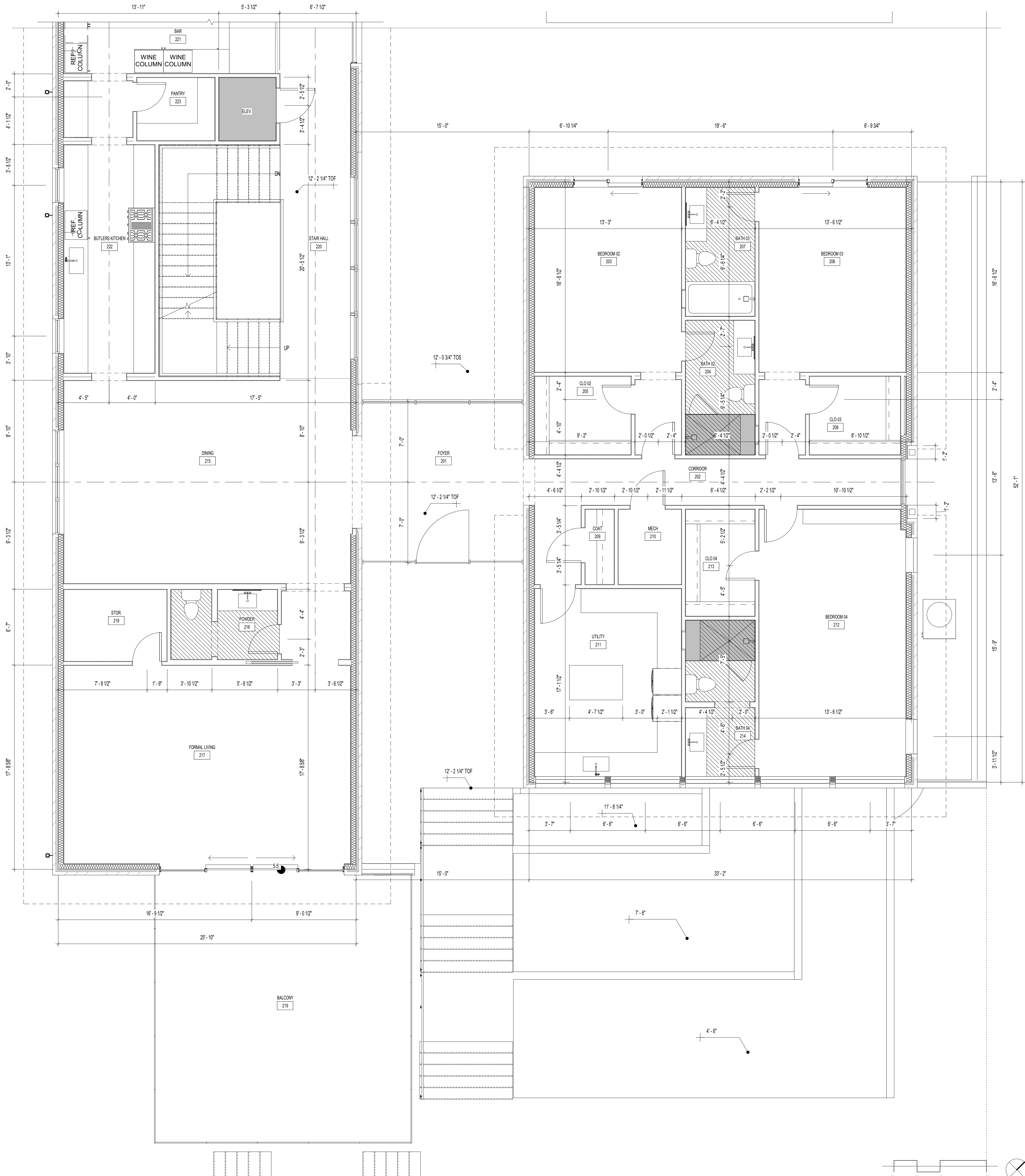
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SECOND FLOOR PLAN NORTH - CONVENTIONS

A.102.1

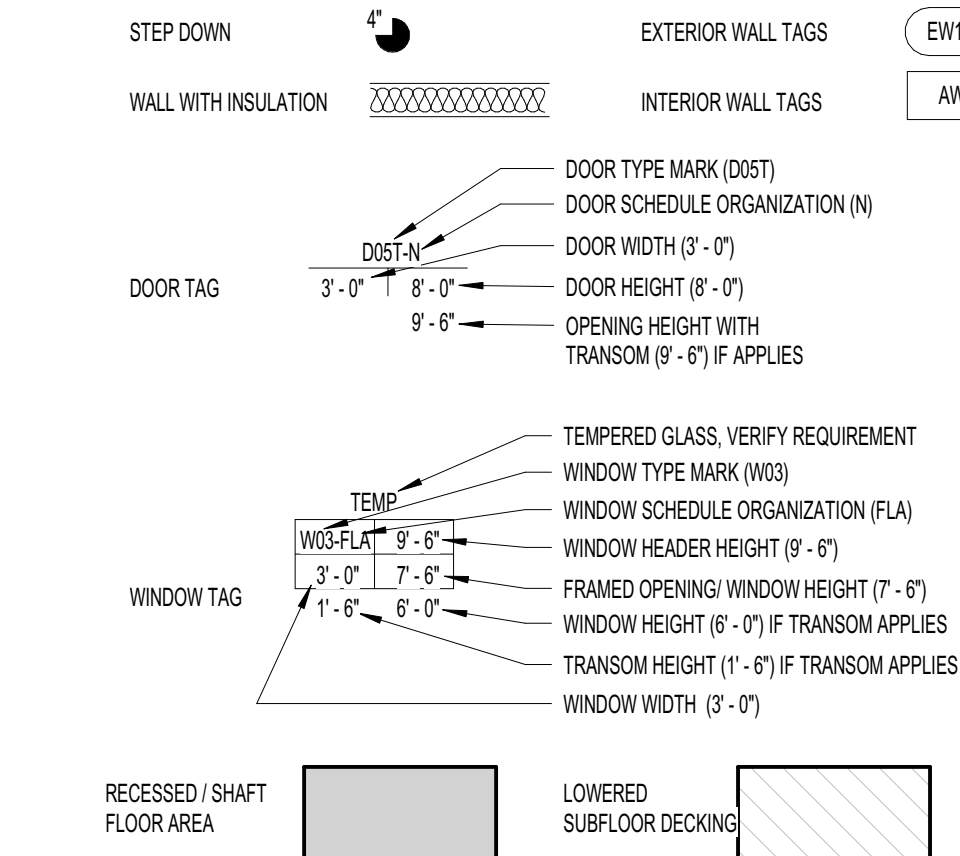
21 SECOND FLOOR - SOUTH - DIMENSIONS



01 GENERAL NOTES - FLOOR PLAN

- PLUMBING:
- A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO 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 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 WASHERS AND DRYER HOOKUPS WITH HOT AND COLD WATER AND DRAIN.
 - L. REFRIGERATORS & ICE MACHINES TO HAVE COLD WATER LINE.
 - M. PROVIDE A MINIMUM OF TWO EXTERIOR HOSE BIBS, COORDINATE WITH THE PLANS.

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
- B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
- C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.N.O.
- D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
- E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
- F. DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.
- G. GLAZING IN HAZARDOUS AREAS FOR BIC 2X8 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.



04 KEYNOTES

KEYNOTE	NOTES
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PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: -- DESCRIPTION: --

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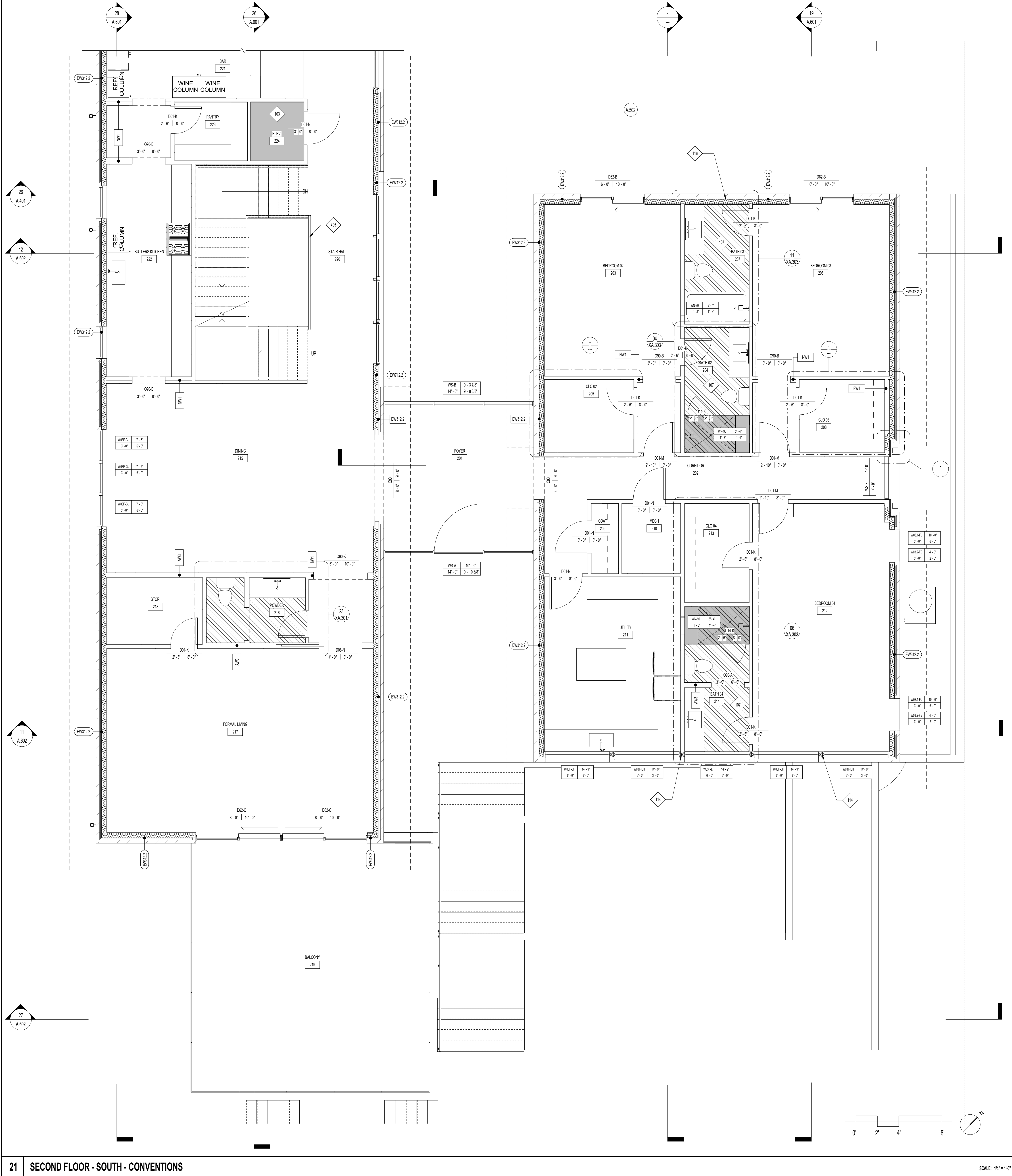
SECOND FLOOR PLAN SOUTH - DIMENSIONS

A.102.2

FOR REVIEW

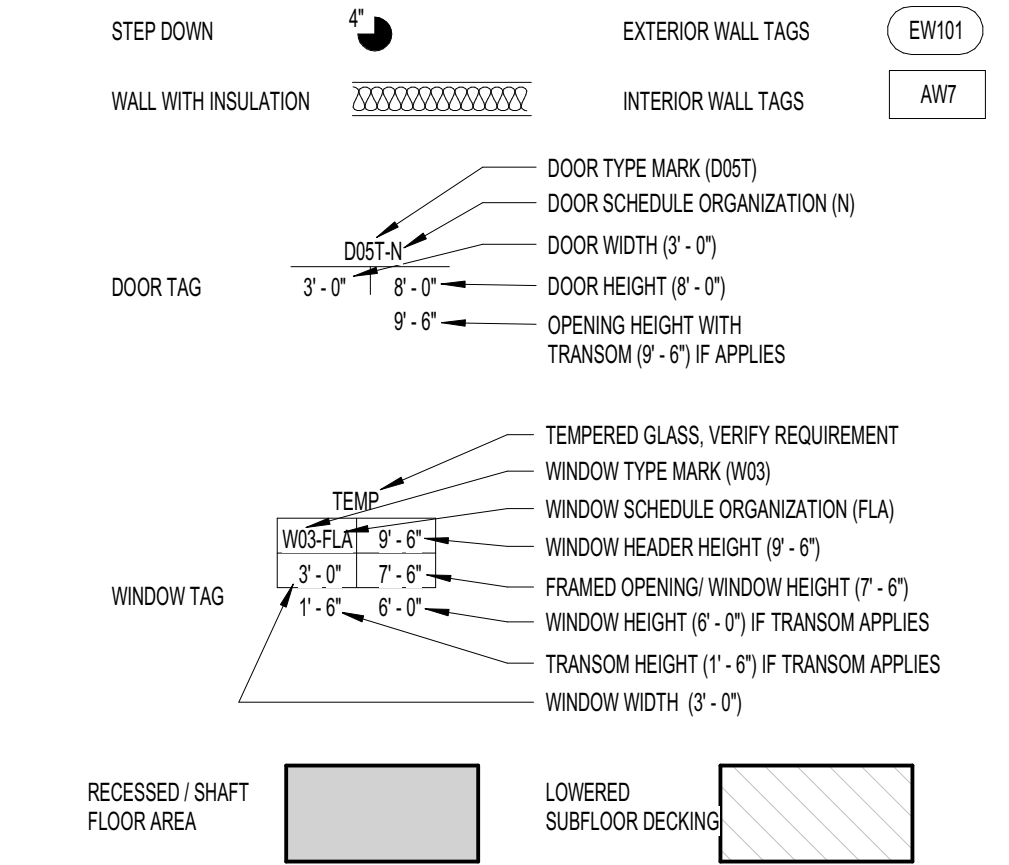
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KEYNOTE	NOTES
103	OPEN FLOOR FRAMING FOR ELEVATOR
107	TILE FLOOR TO BE INSTALLED OVER A PROPER BACKING BOARD BY SOLILITER SYSTEM OR EQUAL
114	FRAMING COLUMN TO BE COVERED WITH BREAK METAL TO MATCH WINDOW FRAMING
	COORDINATE WITH STRUCTURAL DRAWINGS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

04 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.O.N.
D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUND RADIUS EDGE.
G. GLAZING IN HAZARDOUS AREAS PER IBC 2606 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.
H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
J. REFER TO SCHEDULED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
K. SHOWERS SHALL HAVE WATER-RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SF ON FIRST FLOOR AND 7.0 SQUARE FEET ON UPPER FLOORS. THE MINIMUM NET CLEAR OPENING WIDTH OF NO LESS THAN 20" AND HEIGHT NO LESS THAN 24".
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE.
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR.
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED.
Q. AIRSIL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SKIFFS MUST BE BLOCKED.
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.

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

01 GENERAL NOTES - FLOOR PLAN

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NO.	DATE	DESCRIPTION

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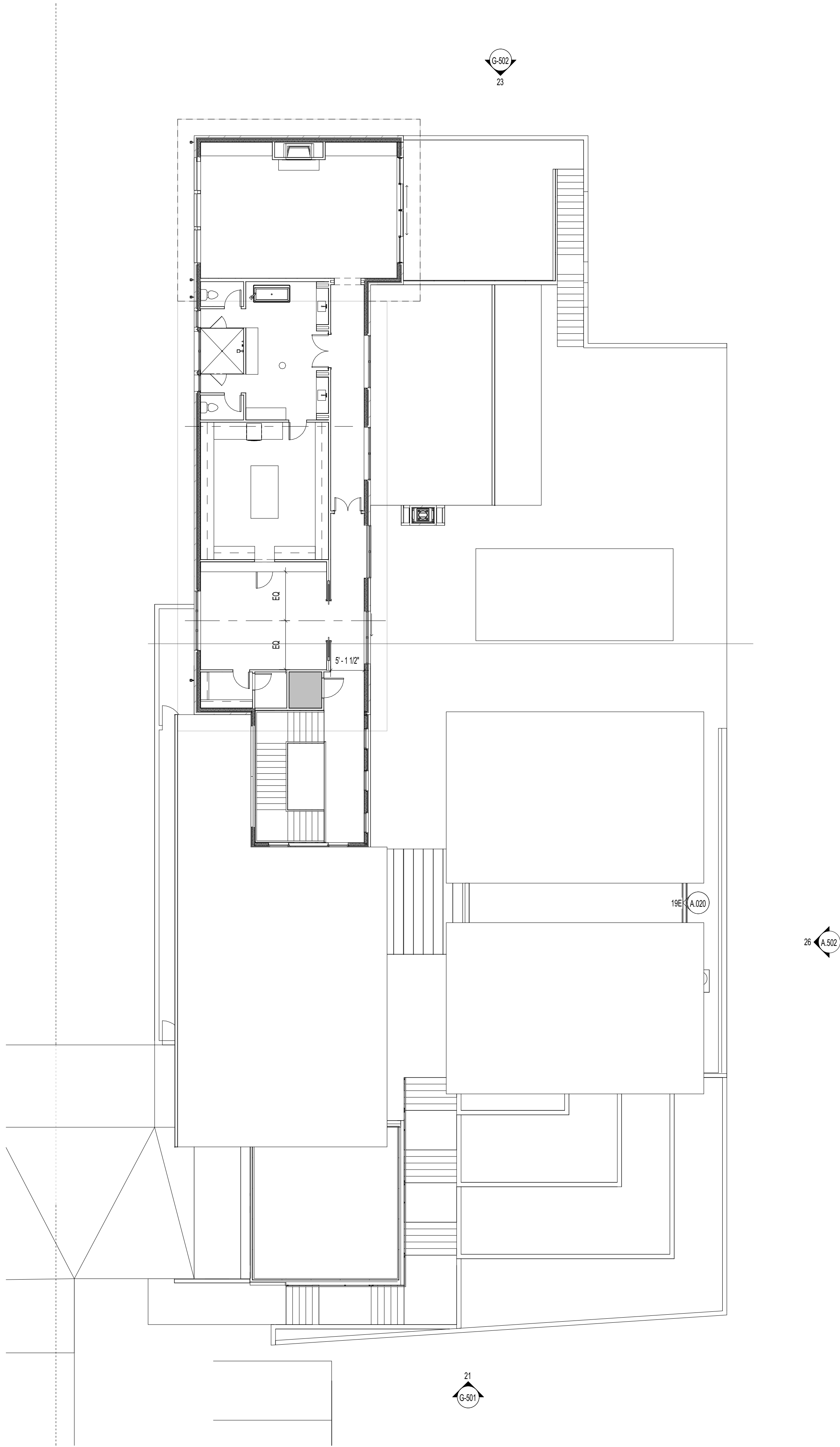
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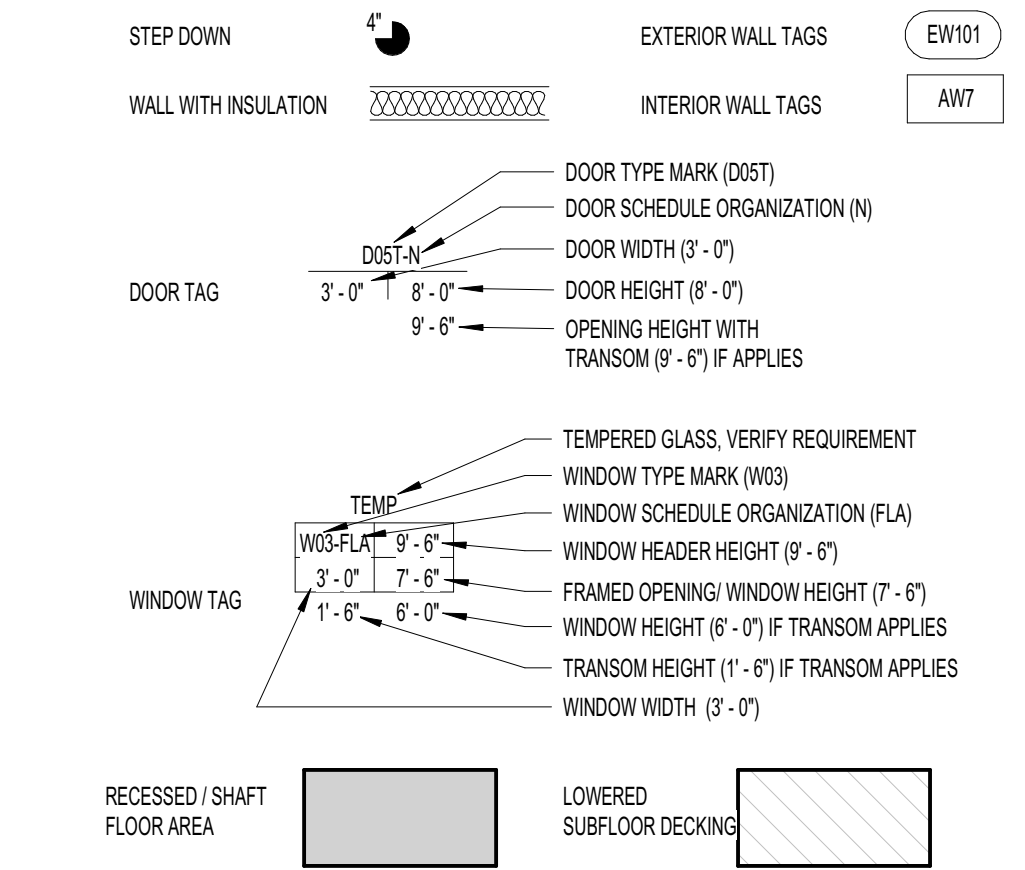
SECOND FLOOR PLAN SOUTH - CONVENTIONS

A.102.3



KEYNOTE	NOTES
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04 KEYNOTES



03 LEGEND - FLOOR PLAN

- A. REFER TO SITE PLAN FOR BUILDING PLACEMENT AND WALK INFORMATION.
B. INTERIOR WALLS TO BE 2X4 WOOD FRAMING U.N.O. ALL EXTERIOR WALLS TO BE 2X6 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
C. INTERIOR & EXTERIOR DIMENSIONS ARE FROM FRAME TO FRAME U.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, 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 24".
M. ALL THERMAL ENVELOPE CORNERS AND TS TO BE INSULATED. REFER TO ADVANCED FRAMING TECHNIQUES.
N. INSULATE ALL THERMAL ENVELOPE HEADERS WITH FOAM INSULATION BOARD TO MATCH WALL INSULATION R-VALUE.
O. BOTTOM PLATE MUST BE AIR SEALED TO FOUNDATION SUBFLOOR.
P. TOP PLATE AT EXTERIOR WALL SHEATHING MUST BE AIR SEALED.
Q. AIRSEAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
R. EXPOSED EDGES OF INSULATION AT FLOORS AND SOFFITS MUST BE BLOCKED.
S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.
- PLUMBING:
A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO IBC SECTION 712 PENETRATIONS.
B. PROVIDE GAS CONNECTIONS FOR THE DRYER, OVEN, RANGE AND PREPACES AND ANY GAS GRILL LOCATIONS.
C. GAS VALVES TO FIREPLACES SHALL BE A MAXIMUM DISTANCE OF 4'-0" AWAY FROM THE LOG LIGHTERS.
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450.
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE.
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R403.1.
G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
H. PIPE INSULATION R-5 IS REQUIRED ON HOT WATER LINES 1/4" DIA. OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MANFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
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PROJECT NO: 21-197

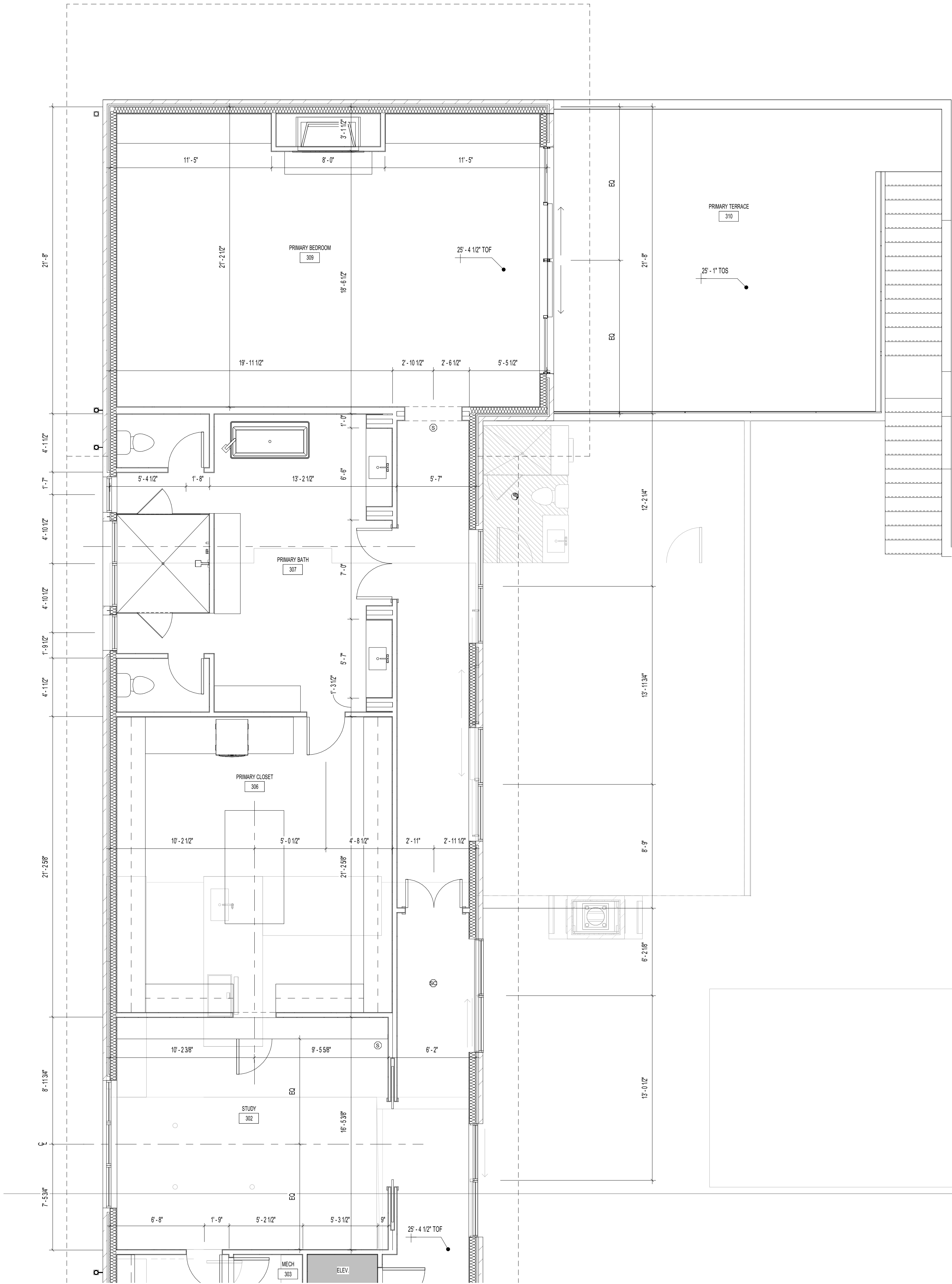
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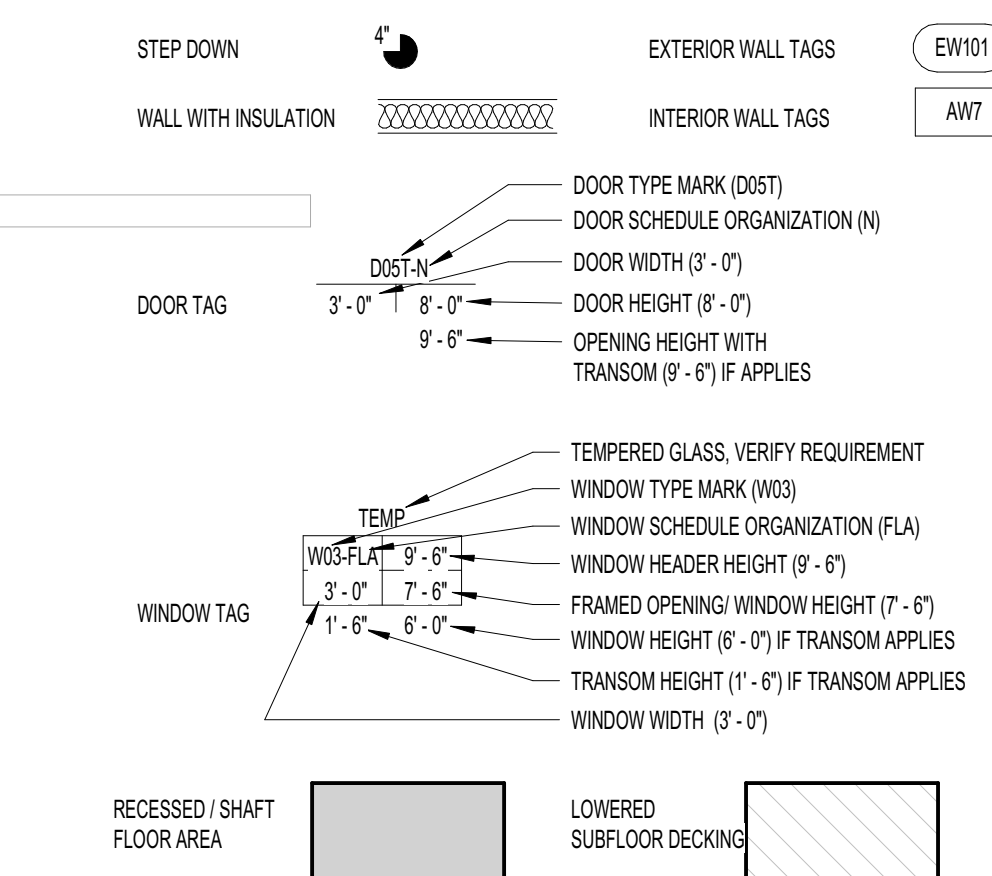
THIRD FLOOR PLAN COMPOSITE

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 2X8 WOOD FRAMING U.N.O. COORDINATE WITH WALL TAGS AND PARTITION TYPES.
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D. COORDINATE CHANGE IN EXTERIOR WALL TYPES WITH EXTERIOR ELEVATIONS & WALL SECTIONS.
E. INSULATION ON THE EXTERIOR PERIMETER OF THE BUILDING TO BE AS PER THE ENERGY REPORTS. ALL INSULATION ON INTERIOR WALLS AS INDICATED THROUGHOUT TO BE BATT INSULATION FOR SOUND ATTENUATION.
F. DRYWALL CORNERS TO HAVE HALF ROUNDO RADIUS EDGE.
G. GLAZING IN HAZARDOUS AREAS PER IBC-2006 MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS. ALL GLAZING IN BATHROOMS, WET AREAS, ADJACENT TO DOORS OR LESS THAN 18" AFF. MUST BE TEMPERED.
H. WINDOWS IN STAIRWELLS TO BE TEMPERED GLASS.
I. GLASS SHOWER DOORS AND ENCLOSURES TO BE TEMPERED.
J. REFER TO ENLARGED STAIR PLANS FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF RAILINGS.
K. SHOWERS SHALL HAVE WATER-RESISTANT BACKING BOARDS FROM FLOOR TO CEILING. INTERIOR AREAS OF DIRECT EXPOSURE TO WATER OR HIGH HUMIDITY SHALL BE FINISHED WITH NON-ABSORBENT SURFACE. TILE IN SHOWERS TO BE FROM FLOOR TO CEILING. REFER TO INTERIORS FOR MORE INFORMATION.
L. AT LEAST ONE WINDOW FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 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.
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Q. AIRSEAL BETWEEN THE GARAGE AND ADJOINING HOUSE AT THE WALLS AND RIMBAND JOISTS.
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S. AN AIR BARRIER MUST BE INSTALLED WHERE TUBS ARE INSTALLED ALONG AN EXTERIOR WALL.

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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'-4" AWAY FROM THE LOG LIGHTER.
D. ALL INSULATION AROUND PIPING NOT TO EXCEED THE FLAME SPREAD RATING OF 25 AND A SMOKE DENSITY OF 450.
E. TANKLESS WATER HEATERS TO BE USED AND LOCATED IN THE ATTIC OVER A PAN WITH A RELIEF LINE TO THE OUTSIDE OR STORM DRAIN LINE. DO NOT CONNECT TO THE SANITARY SEWER LINE.
F. HOT WATER ENERGY CONSERVATION MEASURES SHALL BE IN ACCORDANCE WITH SECTION R403.1.
G. WATER LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
H. PIPE INSULATION R-3 IS REQUIRED ON HOT WATER LINES 3/4" DIA OR LARGER. LINES OUTSIDE THE CONDITIONED SPACE, FROM THE HEATER TO THE MAINFOLD SYSTEM AND ANY UNDER SLAB FOUNDATIONS.
I. ALL FLOOR DRAINS, INCLUDING THE LAUNDRY ROOM DRAIN, ARE TO HAVE A RELIEF LINE TO THE OUTSIDE OR STORM SEWER. DO NOT CONNECT TO THE SANITARY SEWER LINE.
J. PROVIDE A PLUMBING ACCESS PANEL AT THE DRAIN SIDE OF ALL BATHTUBS & SHOWERS.
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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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THIRD FLOOR PLAN NORTH - DIMENSIONS

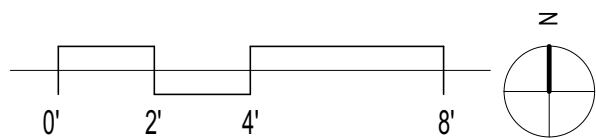
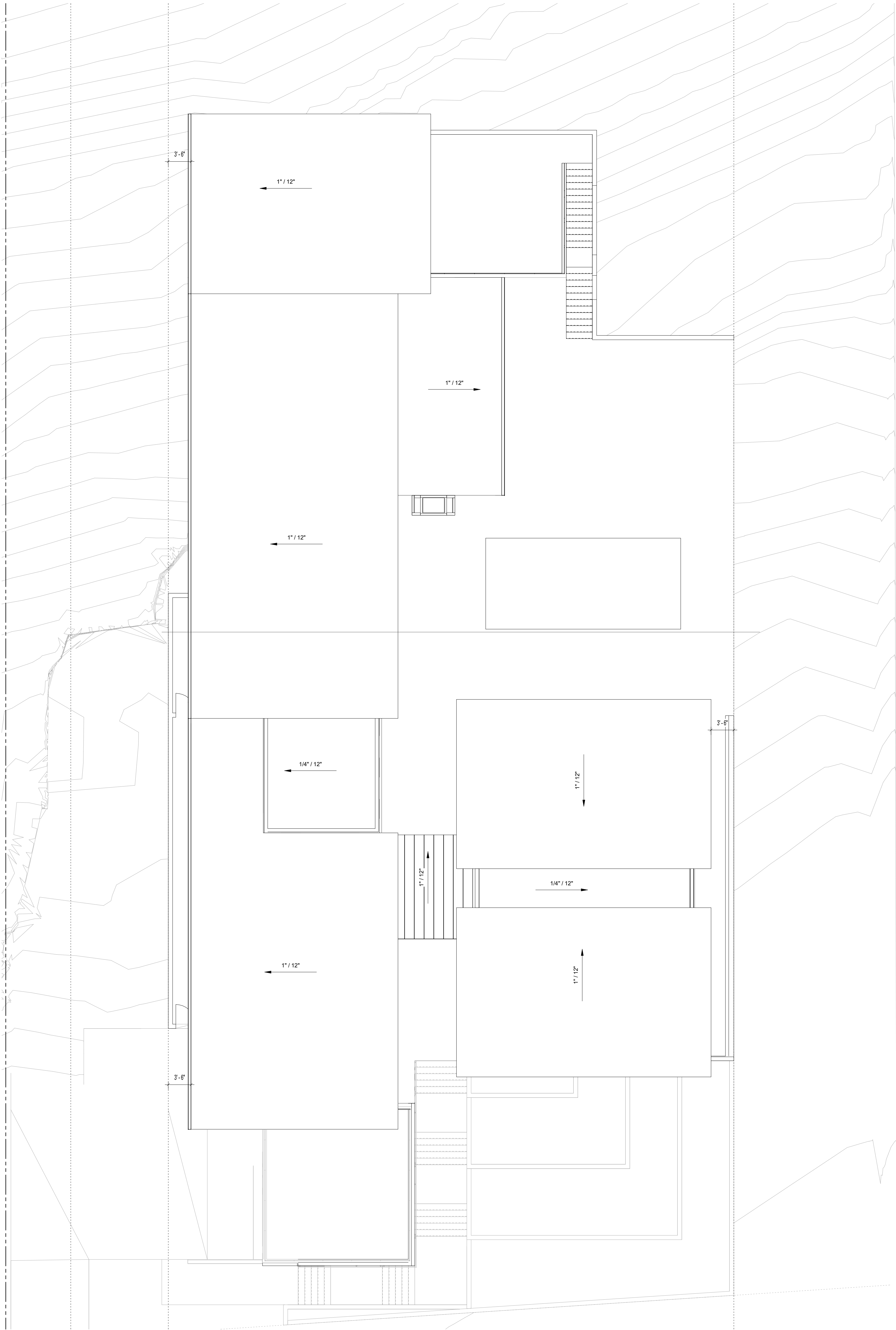
A.103.1

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

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

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

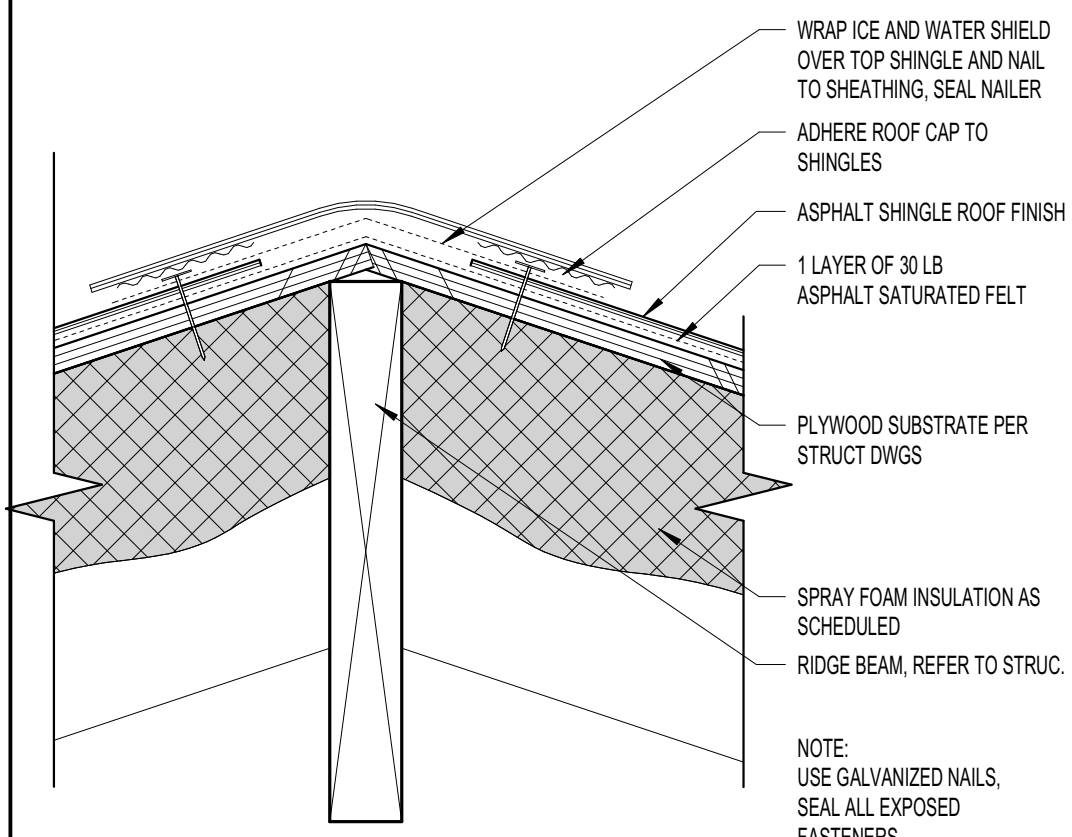
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KEYNOTE	NOTES
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05 KEYNOTES

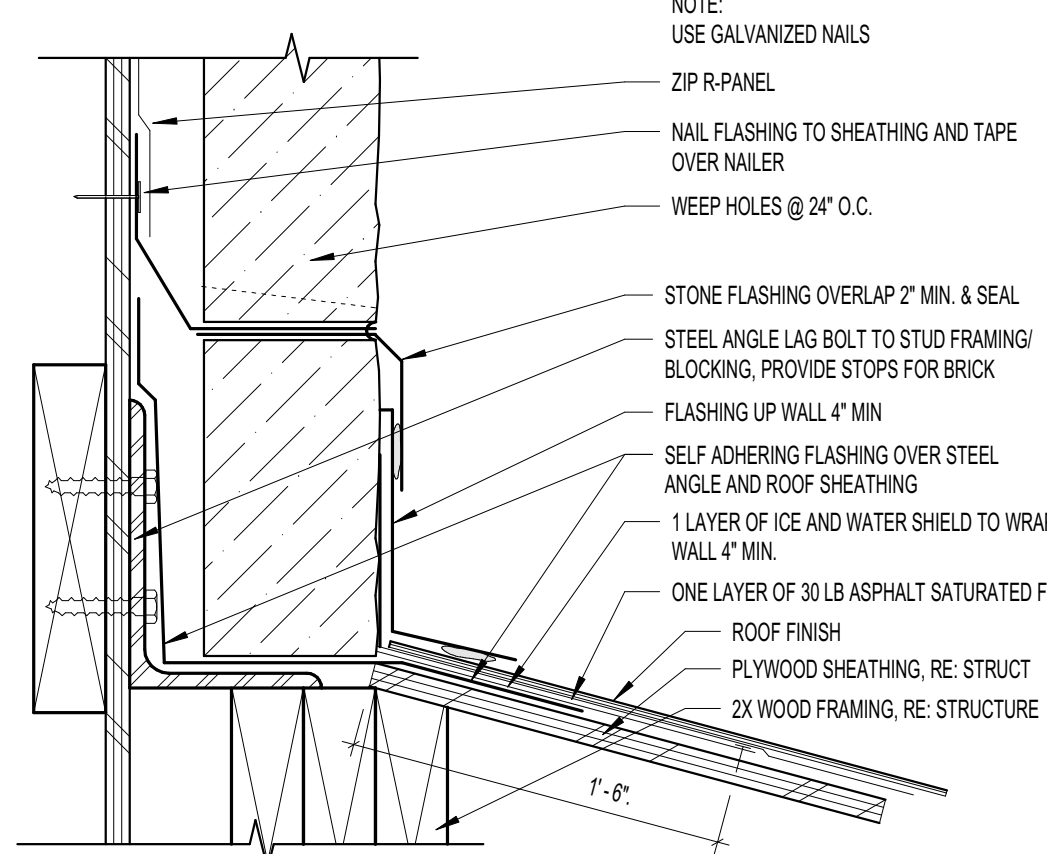
- A. WHEN USING COMPOSITION SHINGLES PROVIDE ONE LAYER OF GRACE'S BASK OVER ROOF DECKING. ROOFING TO HAVE A 20 YEAR MIN. NO DOLLAR LIMITED WARRANTY
B. WHEN USING METAL ROOFING PROVIDE ONE LAYER OF GRACE'S ICE & WATER SHIELD HT OVER ROOF DECKING
C. WHEN USING SLATE, CLAY TILE OR WHEN ROOF SLOPES ARE LESS 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



09 ROOF RIDGE CLOSED - COMPOSITE

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

04 GENERAL NOTES - ROOF PLAN

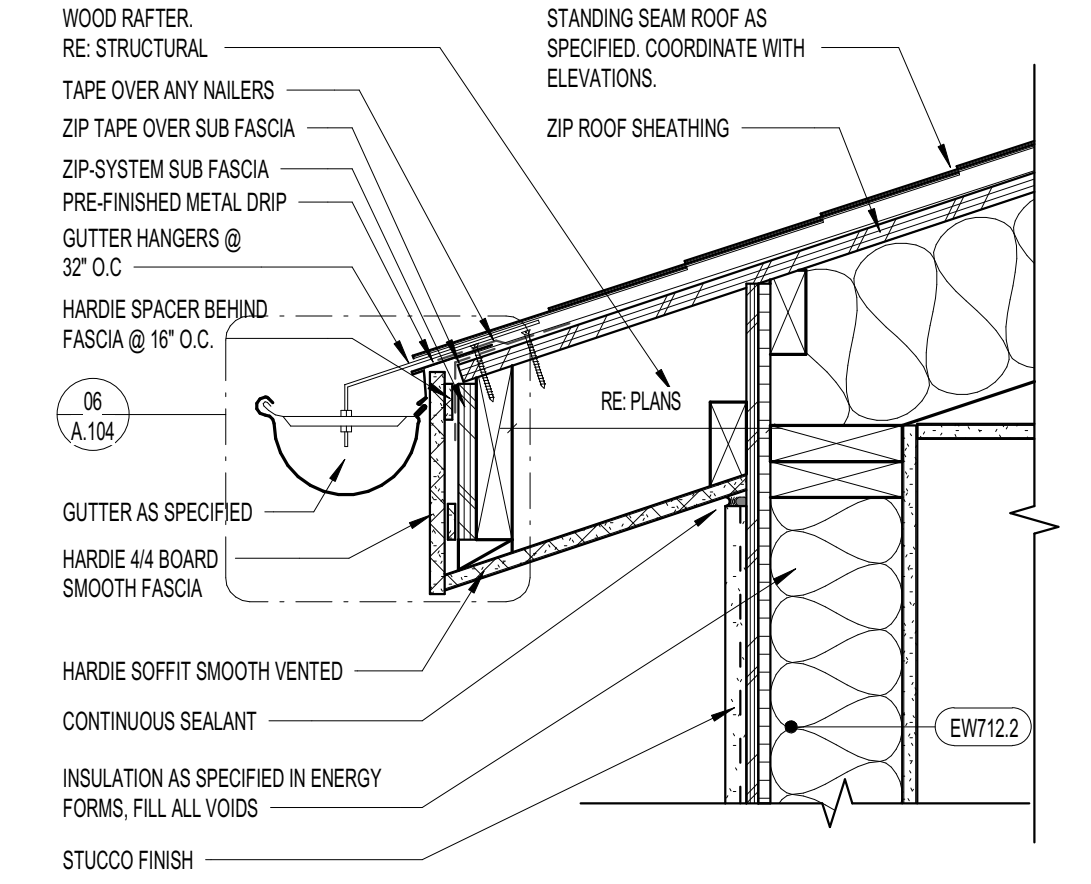
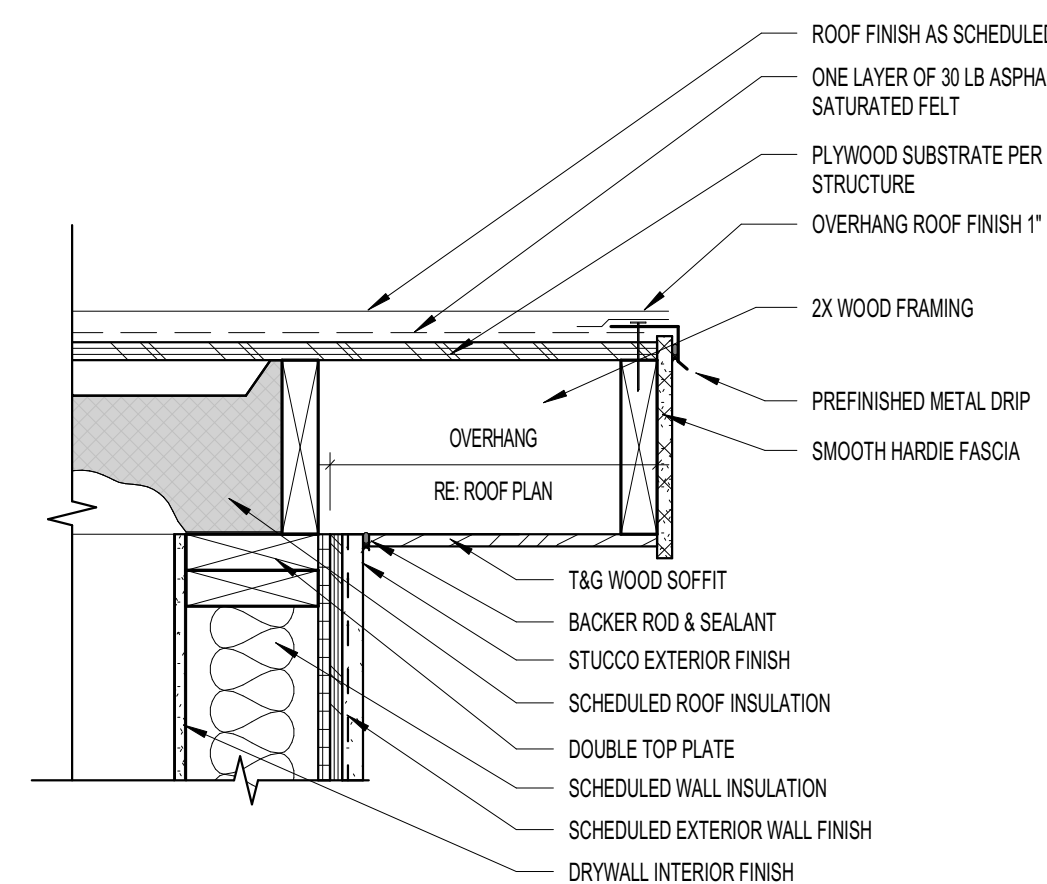


08 ROOF TO STONE WALL FLASHING

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

03 ROOF EAVE EDGE - HALF ROUND HUNG

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

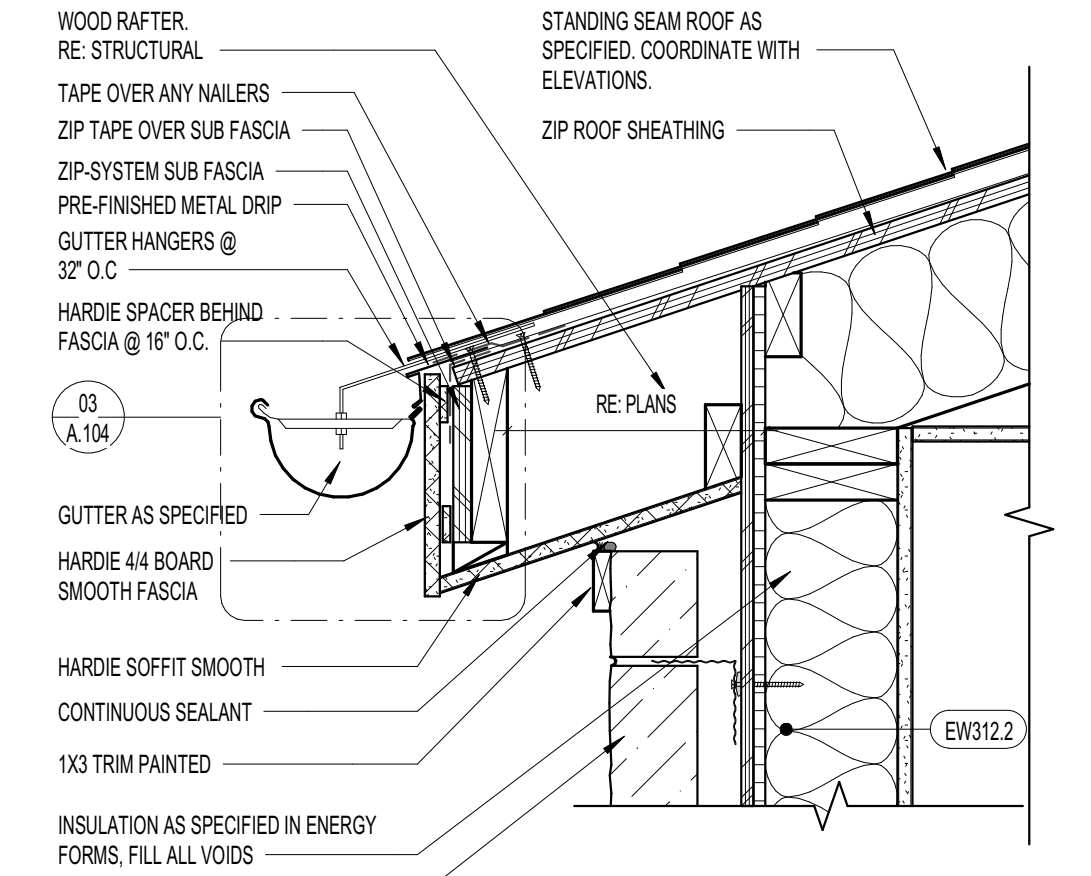
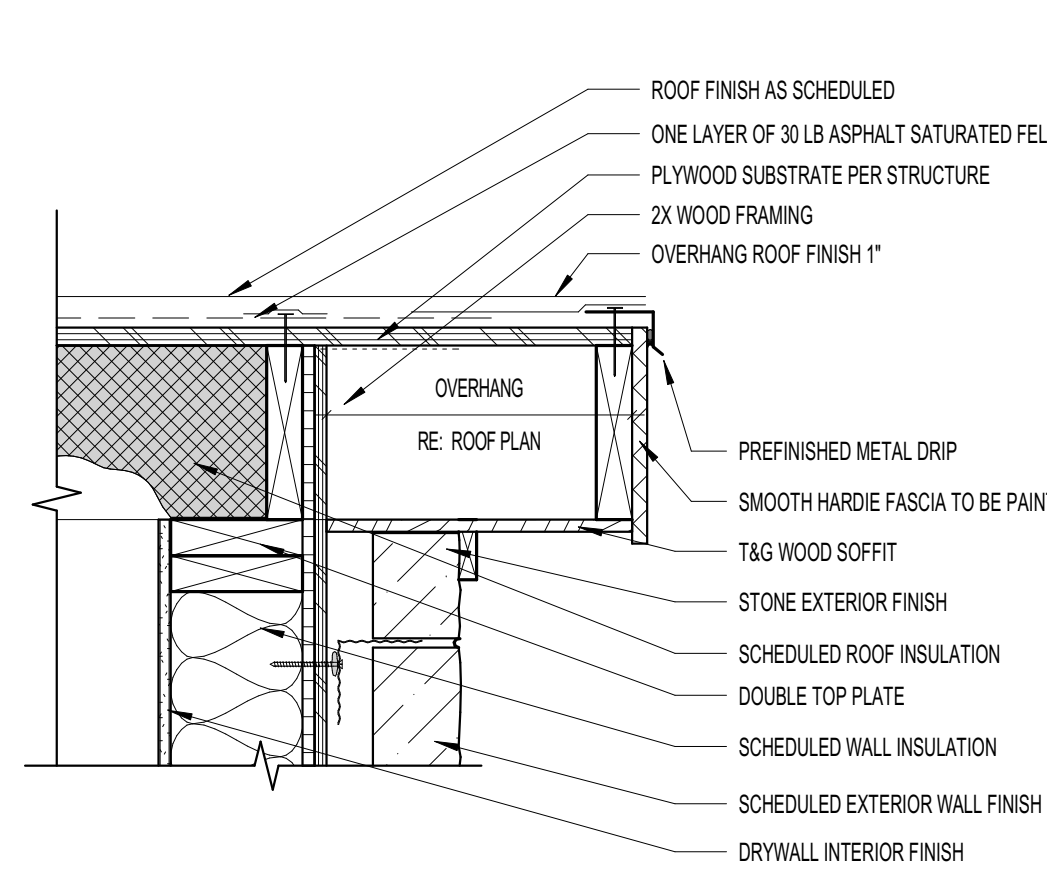


07 ROOF EDGE DETAIL - OVERHANG STUCCO

SCALE: 1/12" = 1'-0"

02 ROOF EAVE DETAIL EW712.2

SCALE: 1/12" = 1'-0"



REVISIONS	
NO.	DATE

DESCRIPTION	
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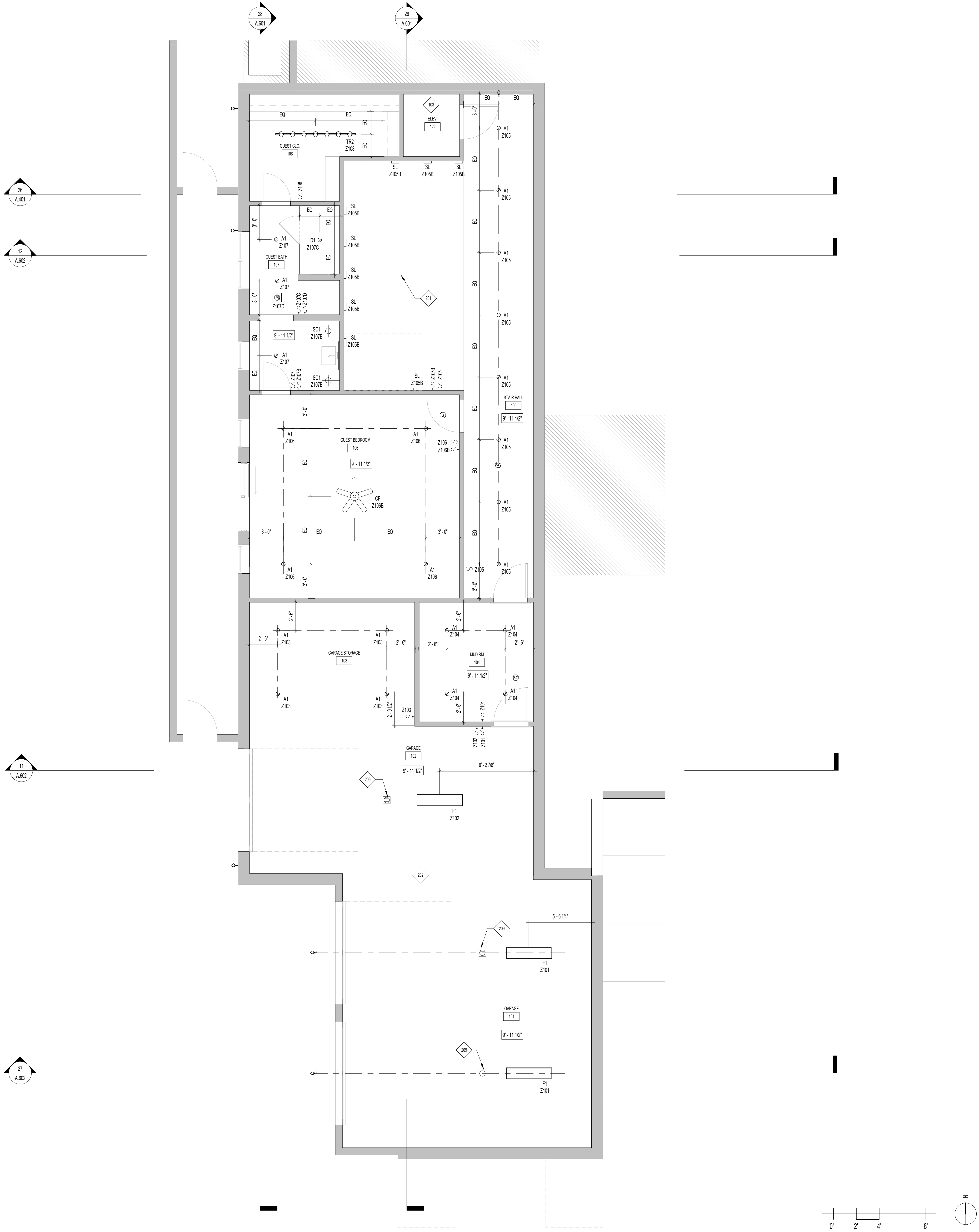
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ROOF PLAN & DETAILS

A.104



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

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 BREEZ MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS. PROVIDE 4" FLEX R-6, DISCHARGE THROUGH SIDE WALL PREFERRED 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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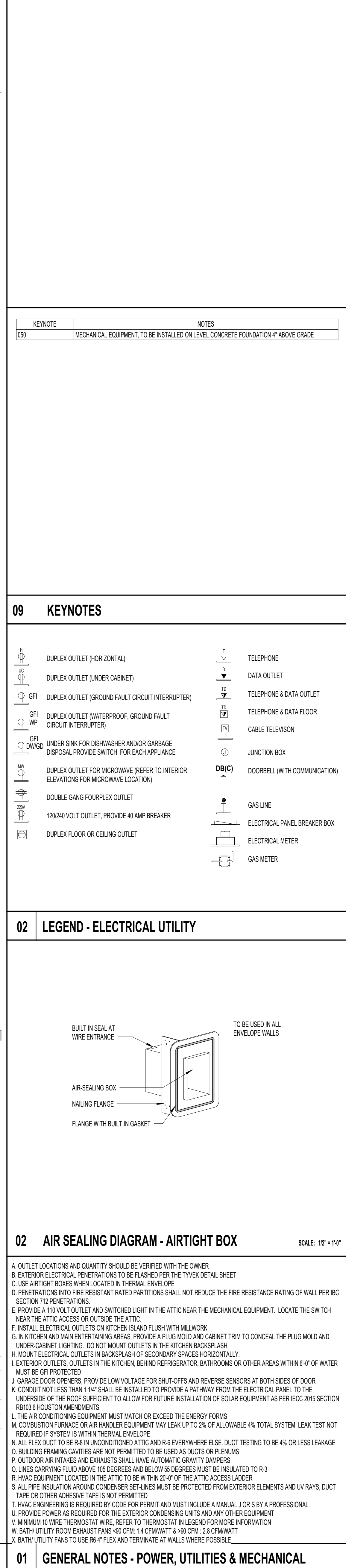
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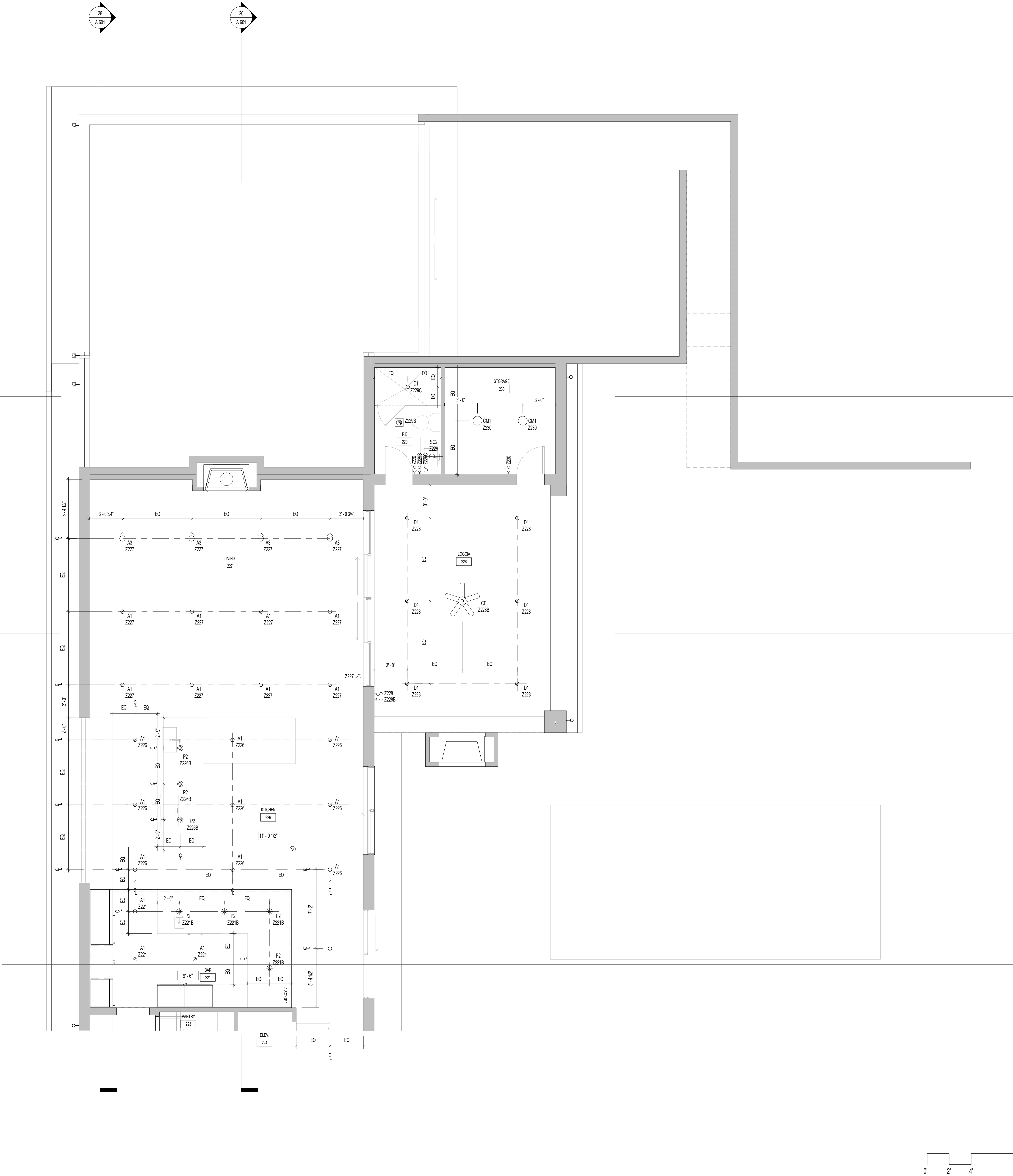
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FIRST FLOOR REFLECTED CEILING PLAN
A.201



	
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FIRST FLOOR POWER & SIGNAL PLAN	
A.201.1	



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KEYNOTE

NOTES

09

KEYNOTES

A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO BIG SECTION 712 PENETRATIONS.
B. CEILINGS TO BE COVERED IN 5/8" GYPSUM BOARD WHEN FRAMING IS GREATER THAN 16" O.C. U.N.O.
C. UNDER STAR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" TYPE 'X' GYPSUM BOARD.
D. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP.
E. CARBON MONOXIDE & SMOKE DETECTOR INSTALLED IN HALLWAY AND WITHIN 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 TYVEK 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 50 LBS. PROVIDE 3/4" PLYWOOD DECKING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT.
J. PROVIDE 4-8" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.
K. ATTIC HATCH ACCESS AND FULL DOWN STAIRS MUST BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS ATTIC IS A CONDITIONED SPACE.
L. 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-EFFICACY.
C. SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE. PROVIDE FIRE RESISTANT ROCK WOOL COVERS BY TENNAT 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
EF	EXHAUST FAN, DELTA BREEZE MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS. PROVIDE 4" FLEX R.B. DISCHARGE THROUGH SIDE WALL PREFERRED
CF	CEILING FAN
TR	TRACK LIGHT FIXTURE
P	PENDANT LIGHT FIXTURE
SC	WALL SCONCE
UC	UNDER CABINET LIGHT
BL	BACK-LIGHTING (WINE CABINET)
LED	LED STRIP LIGHT
F1	1' X 4' STRIP LED LIGHT FIXTURE
SL	STEP LIGHT - TO BE AAC LED1000 OR APPROVED EQUAL, TO BE INSTALLED SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS.
FDM	FLOOD LIGHT (WITH MOTION SENSOR)
G	GAS LAMP
⊙	CARBON MONOXIDE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
⊙	SMOKE DETECTOR (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
⊙	SMOKE/CARBON MONOXIDE DETECTOR COMBINED (TO BE HARD WIRED & CONNECTED TO A BATTERY BACKUP)
Z-20A Z-20B	SWITCH (ZONE NUMBER) - 20' INDICATES DIMMER SWITCH

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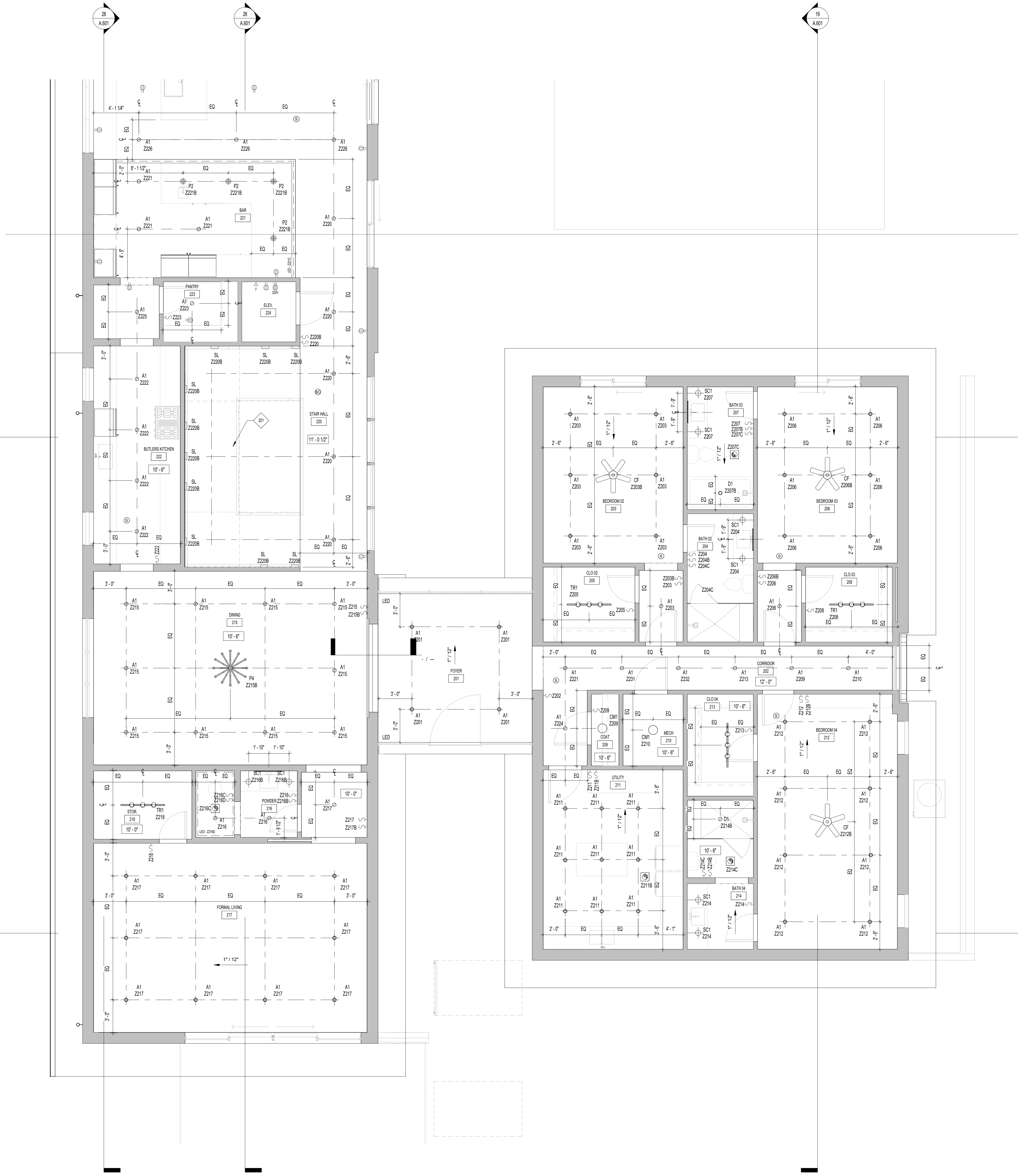
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SECOND FLOOR REFLECTED CEILING PLAN - NORTH

A.202



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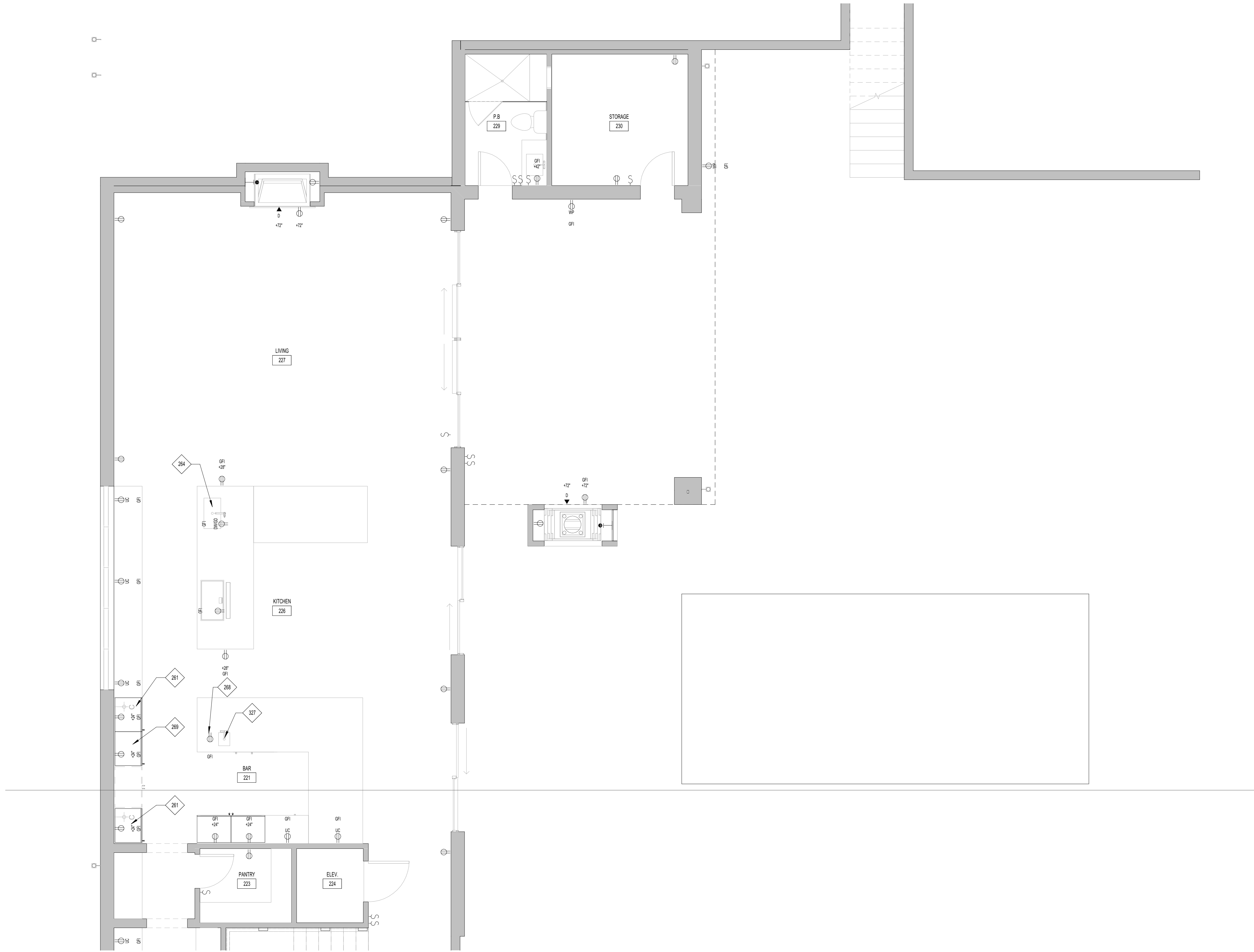
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SECOND FLOOR REFLECTED CEILING PLAN - SOUTH

A.202.1

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KEYNOTE	NOTES
281	REFRIGERATOR, SUPPLY A 120V GFI OUTLET AND COLD WATER LINE
284	GARBAGE DISPOSAL, SUPPLY A SWITCH OR UNDER COUNTER BUTTON TO OUTLET
288	UNDER COUNTER ICE MAKER, SUPPLY A 120V OUTLET
289	FREEZER, SUPPLY A 120V OUTLET
327	UNDER MOUNTED SINK

03 KEYNOTES

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

02 LEGEND - ELECTRICAL UTILITY

- A. OUTLET LOCATIONS AND QUANTITY SHOULD BE VERIFIED WITH THE OWNER.
B. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TVEX DETAIL SHEET.
C. USE AIRTIGHT BOXES WHEN LOCATED IN THERMAL ENVELOPE.
D. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL PER IBC SECTION 702 PENETRATIONS.
E. PROVIDE A 110 VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC.
F. INSTALL ELECTRICAL OUTLETS ON KITCHEN ISLAND AND FLUSH WITH MILLWORK.
G. IN KITCHEN AND MAIN ENTERTAINING AREAS, PROVIDE A PLUG MOLD AND CABINET TRIM TO CONCEAL THE PLUG MOLD AND UNDER-CABINET LIGHTING. DO NOT MOUNT OUTLETS IN THE KITCHEN BACKSPLASH.
H. MOUNT ELECTRICAL OUTLETS IN BACKSPLASH OR SECONDARY SPACES HORIZONTALLY.
I. EXTERIOR OUTLETS, OUTLETS IN THE KITCHEN, BEHIND REFRIGERATOR, BATHROOMS OR OTHER AREAS WITHIN 6'-0" OF WATER MUST BE GFI PROTECTED.
J. GARBAGE DOOR OPENERS, PROVIDE LOW VOLTAGE FOR SHUT-OFFS AND REVERSE SENSORS AT BOTH SIDES OF DOOR.
K. CONDUIT NOT LESS THAN 1 1/4" SHALL BE INSTALLED TO PROVIDE A PATHWAY FROM THE ELECTRICAL PANEL TO THE UNDERSIDE OF THE ROOF SUFFICIENT TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT AS PER IECC 2015 SECTION RB101.6 HOUSTON AMENDMENTS.
L. THE AIR CONDITIONING EQUIPMENT MUST MATCH OR EXCEED THE ENERGY FORMS.
M. COMBUSTION FURNACE OR AIR HANDLER EQUIPMENT MAY LEAK UP TO 2% OF ALLOWABLE 4% TOTAL SYSTEM LEAK TEST NOT REQUIRED IF SYSTEM IS WITHIN THERMAL ENVELOPE.
N. ALL FLEX DUCT TO BE R-8 IN UNCONDITIONED ATTIC AND R-6 EVERYWHERE ELSE. DUCT TESTING TO BE 4% OR LESS LEAKAGE.
O. BUILDING FRAMING CAVITIES ARE NOT PERMITTED TO BE USED AS DUCTS OR PLENUMS.
P. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC GRAVITY DAMPERS.
Q. LINES CARRYING FLUID ABOVE 105 DEGREES AND BELOW 55 DEGREES MUST BE INSULATED TO R-3.
R. HVAC EQUIPMENT LOCATED IN THE ATTIC TO BE WITHIN 2'-0" OF THE ATTIC ACCESS LADDER.
S. ALL PIPE INSULATION AROUND CONDENSER SET FISHES MUST BE PROTECTED FROM EXTERIOR ELEMENTS AND UV RAYS, DUCT TAPE OR OTHER ADHESIVE TAPE IS NOT PERMITTED.
T. HVAC ENGINEERING IS REQUIRED BY CODE FOR PERMIT AND MUST INCLUDE A MANUAL J OR S BY A PROFESSIONAL.
U. PROVIDE POWER AS REQUIRED FOR THE EXTERIOR CONDENSING UNITS AND ANY OTHER EQUIPMENT.
V. MINIMUM 10 WIRE THERMOSTAT WIRE. REFER TO THERMOSTAT IN LEGEND FOR MORE INFORMATION.
W. BATH UTILITY ROOM EXHAUST FANS -40 CFM: 14 CFM/WATT & +60 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

H	DUPLEX OUTLET (HORIZONTAL)	T	TELEPHONE
OC	DUPLEX OUTLET (UNDER CABINET)	DO	DATA OUTLET
GFI	DUPLEX OUTLET (GROUND FAULT CIRCUIT INTERRUPTER)	TS	TELEPHONE & DATA FLOOR
GFI WP	DUPLEX OUTLET (WATERPROOF, GROUND FAULT CIRCUIT INTERRUPTER)	TV	CABLE TELEVISION
GFI DWG	UNDER SINK FOR DISHWASHER AND/OR GARBAGE DISPOSAL PROVIDE SWITCH FOR EACH APPLIANCE	J	JUNCTION BOX
MM	DUPLEX OUTLET FOR MICROWAVE (REFER TO INTERIOR ELEVATIONS FOR MICROWAVE LOCATION)	DB(C)	DOORBELL (WITH COMMUNICATION)
220V	DOUBLE GANG FOURPLEX OUTLET	GL	GAS LINE
120/240	120/240 VOLT OUTLET, PROVIDE 40 AMP BREAKER	EPB	ELECTRICAL PANEL BREAKER BOX
DF	DUPLEX FLOOR OR CEILING OUTLET	EM	ELECTRICAL METER
		GM	GAS METER

02 LEGEND - ELECTRICAL UTILITY

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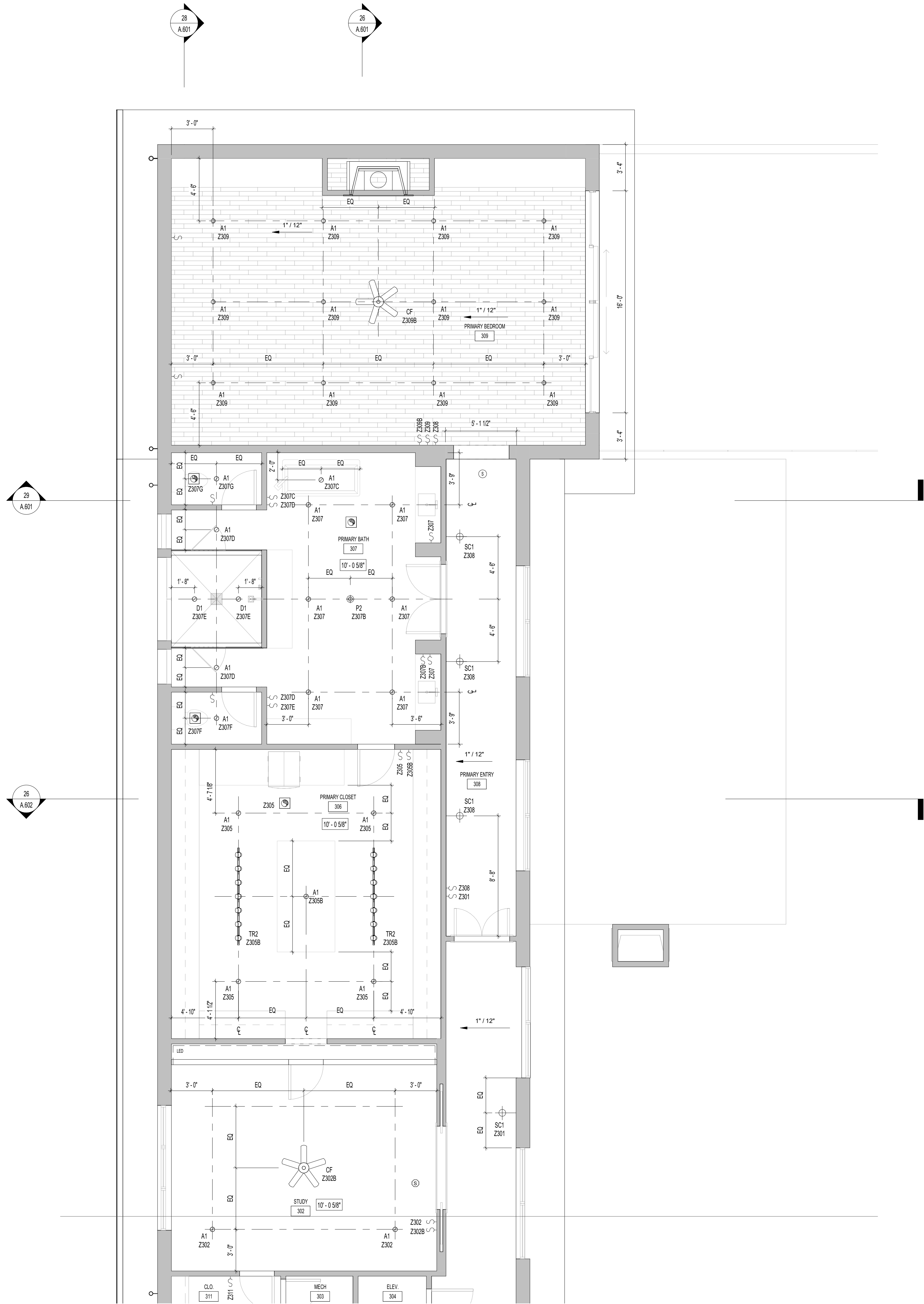
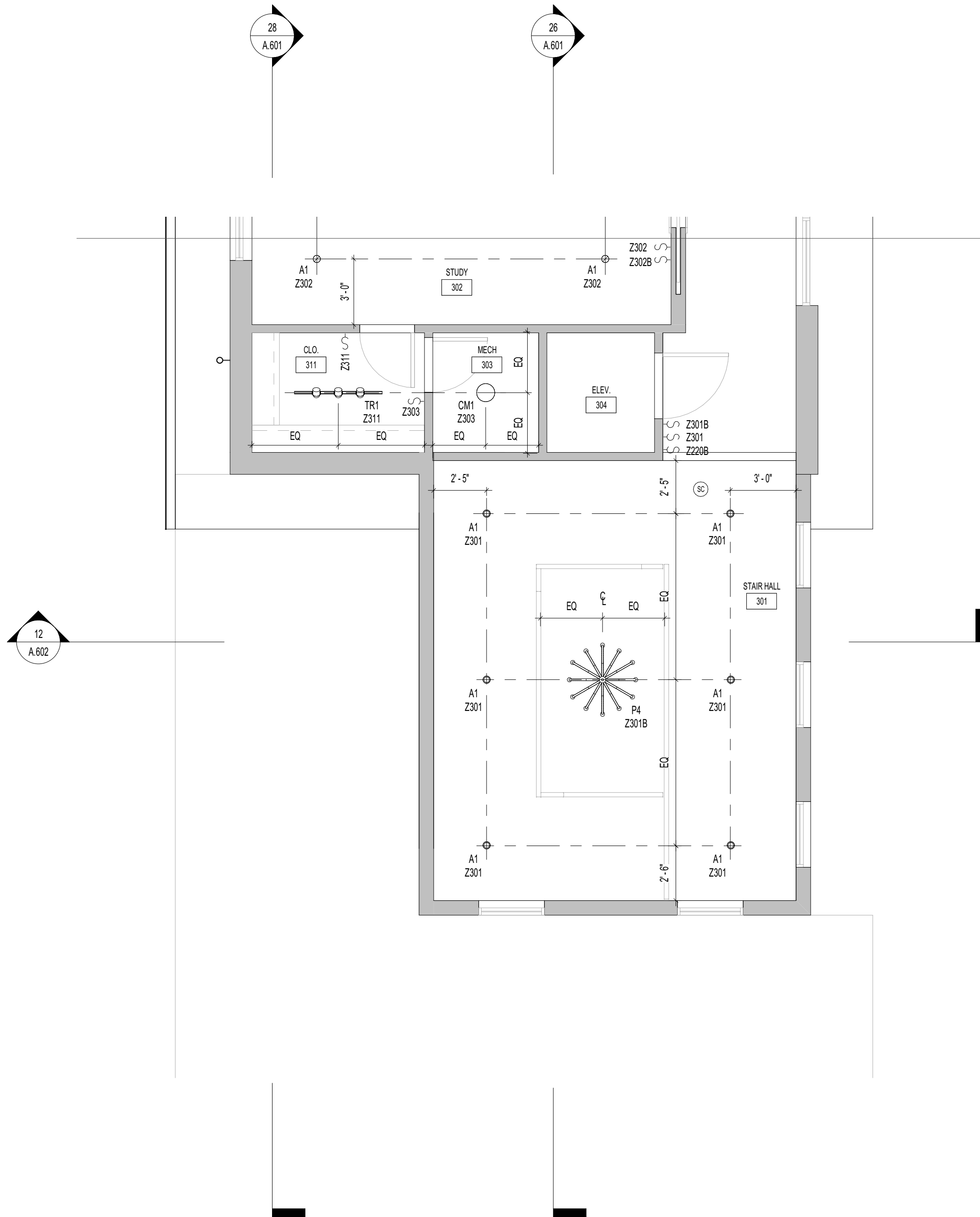
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SECOND FLOOR - POWER & SIGNAL PLAN - SOUTH

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 - 1000 LUMENS - 90+ CRI
 - A2 LED RECESSED DOWNLIGHT - PINHOLE TRIM - 3000K - 1000 LUMENS - 90+ CRI
 - A3 LED RECESSED DOWNLIGHT - ADJUSTABLE GIMBAL TRIM - 3000K - 1000 LUMENS - 90+ CRI
 - QM FLUSH CEILING MOUNT LIGHT FIXTURE
 - D1 VAPOR RESISTANT FIXTURE, TO MATCH DOWNLIGHT FIXTURE
 - EXHAUST FAN, DELTA BREEZ MOTION SENSING FOR DRY AREAS AND HUMIDITY SENSING IN WET AREAS, PROVIDE 4" FLEX R-6, DISCHARGE THROUGH SIDE WALL PREFERRED
 - CEILING FAN
 - TRACK LIGHT FIXTURE
 - P PENDANT LIGHT FIXTURE
 - SC WALL SCONCE
 - UC UNDER CABINET LIGHT
 - BL BACKLIGHTING (WINE CABINET)
 - LED LED STRIP LIGHT
 - F1 1" X 4" STRIP LED LIGHT FIXTURE
 - SL STEP LIGHT - TO BE WAC LED100 OR APPROVED EQUAL, TO BE INSTALLED SPACED ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 - FD-M FLOOD LIGHT (WITH MOTION SENSOR)
 - G GAS LAMP
 - 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)
 - Z100A SWITCH (ZONE NUMBER) - ZD INDICATES DIMMER SWITCH

02 LEGEND - CEILING PLAN LIGHTING

- A. PENETRATIONS INTO FIRE RESISTANT RATED PARTITIONS SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF WALL. REFER TO ISO SECTION 712 PENETRATIONS.
- B. CEILINGS TO BE COVERED IN 5/8" GYPSUM BOARD WHEN FRAMING IS GREATER THAN 16" O.C. U.N.O.
- C. UNDER STAR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" TYPE 'X' GYPSUM BOARD
- D. SMOKE DETECTORS TO BE HARD WIRED AND INTERCONNECTED WITH BATTERY BACK UP
- E. CARBON MONOXIDE & SMOKE DETECTOR INSTALLED IN HALLWAY AND WITHIN 6'-0" INSIDE AND 12'-0" OUTSIDE OF BEDROOM
- F. USE AIRTIGHT J-BOXES WHEN LOCATED IN THERMAL ENVELOPE
- G. EXTERIOR ELECTRICAL PENETRATIONS TO BE FLASHED PER THE TVEN DETAIL SHEET
- H. PROVIDE A 110VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC
- I. ATTIC ACCESS LADDER TO BE A MINIMUM OF 34" WIDE AND 54" LONG TO ACCOMMODATE ALL EQUIPMENT AND A LOAD CAPACITY OF 550 LBS. PROVIDE 1/4" PLYWOOD DECKING 24" WIDE FROM THE ATTIC ACCESS LADDER TO THE EQUIPMENT. PROVIDE A 30" WIDE SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC
- J. ATTIC HATCH ACCESS AND PULL DOWN STAIRS MUST BE SEALED AND INSULATED TO MATCH ADJACENT R-VALUE UNLESS ATTIC IS A CONDITIONED SPACE
- K. ATTIC DOOR ACCESS MUST MEET THE SAME PENETRATION U-FACTOR AS THE FRONT DOOR
- LIGHTING:
- A. INSTALL LIGHT FIXTURES PER THE DIMENSIONS FURNISHED. VERIFY LOCATION OF LIGHT FIXTURES WITH TRUSS LOCATIONS ARCHITECT SHOULD BE CONTACTED IF ADDITIONAL DIMENSIONS ARE NEEDED OR A CONFLICT ARISES TO ALIGN FIXTURES
- B. 75% OF LAMPS TO BE HIGH-EFFICIENCY
- C. SEALED RECESSED CAN LIGHT FIXTURES ARE REQUIRED WHEN INSTALLED IN THE THERMAL ENVELOPE. PROVIDE FIRE RESISTANT ROCK WOOL COVERS BY TENMAT OR EQUAL AND FULLY COVER IN INSULATION TO ACHIEVE SPECIFIED R-VALUE
- D. COORDINATE HEIGHT OF WALL SCONCES WITH INTERIOR ELEVATIONS. IF NO DIMENSION IS SHOWN CONTACT ARCHITECT
- E. MOUNT EXTERIOR WALL SCONCES 84" FROM FINISH GRADE TO THE BOTTOM OF LIGHT FIXTURES, U.N.O.
- F. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE
- G. ALL FIXTURES LOCATED IN CLOSETS ARE TO BE EQUIPPED WITH A DOOR SWITCH, U.N.O.
- H. ALL SWITCH PLATES AND OUTLET COVERS TO HAVE CONCEALED FASTENERS
- I. GAS LAMPS MAY NOT HAVE A CONTINUOUSLY BURNING PILOT

01 GENERAL NOTES - CEILING PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

FOR REVIEW

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PROJECT NO: 21-197

INITIAL PROJECT ISSUE DATE: -- DESCRIPTION: --

DRAWN BY: AMC CHECKED BY: TLB

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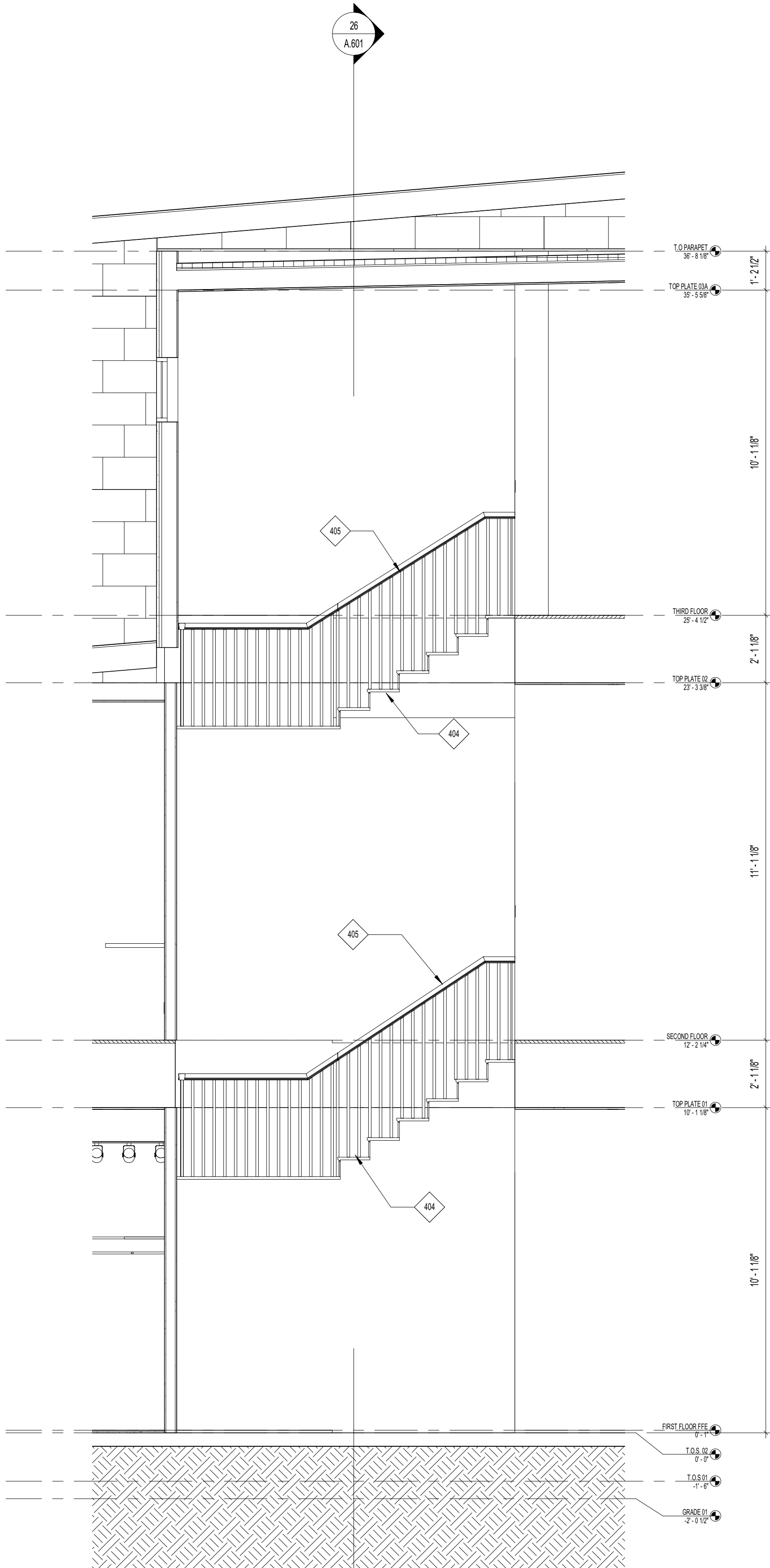
THIRD FLOOR REFLECTED CEILING PLAN

A.203

7/8/2022 5:04:12 PM

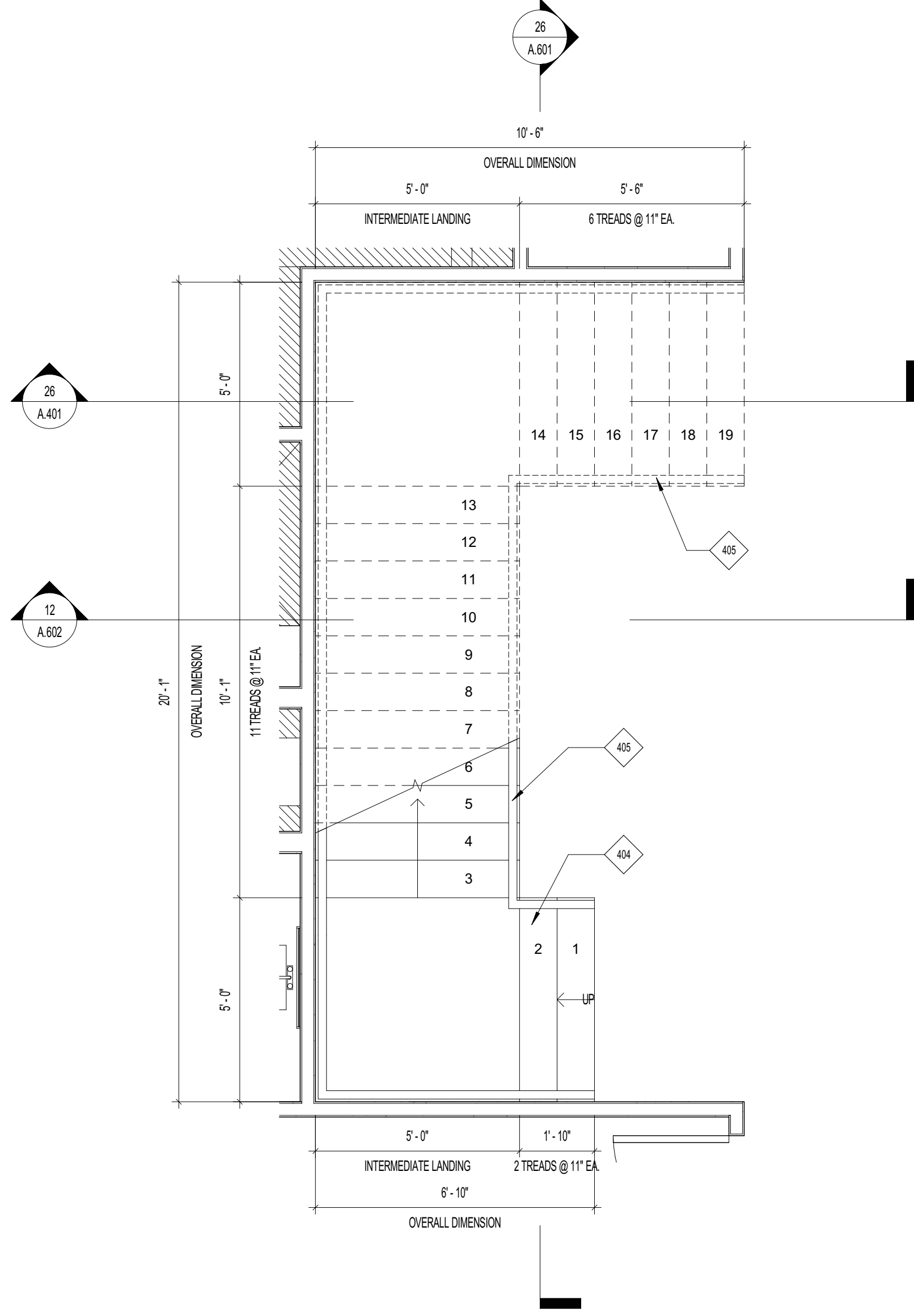
26 STAIR SECTION

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



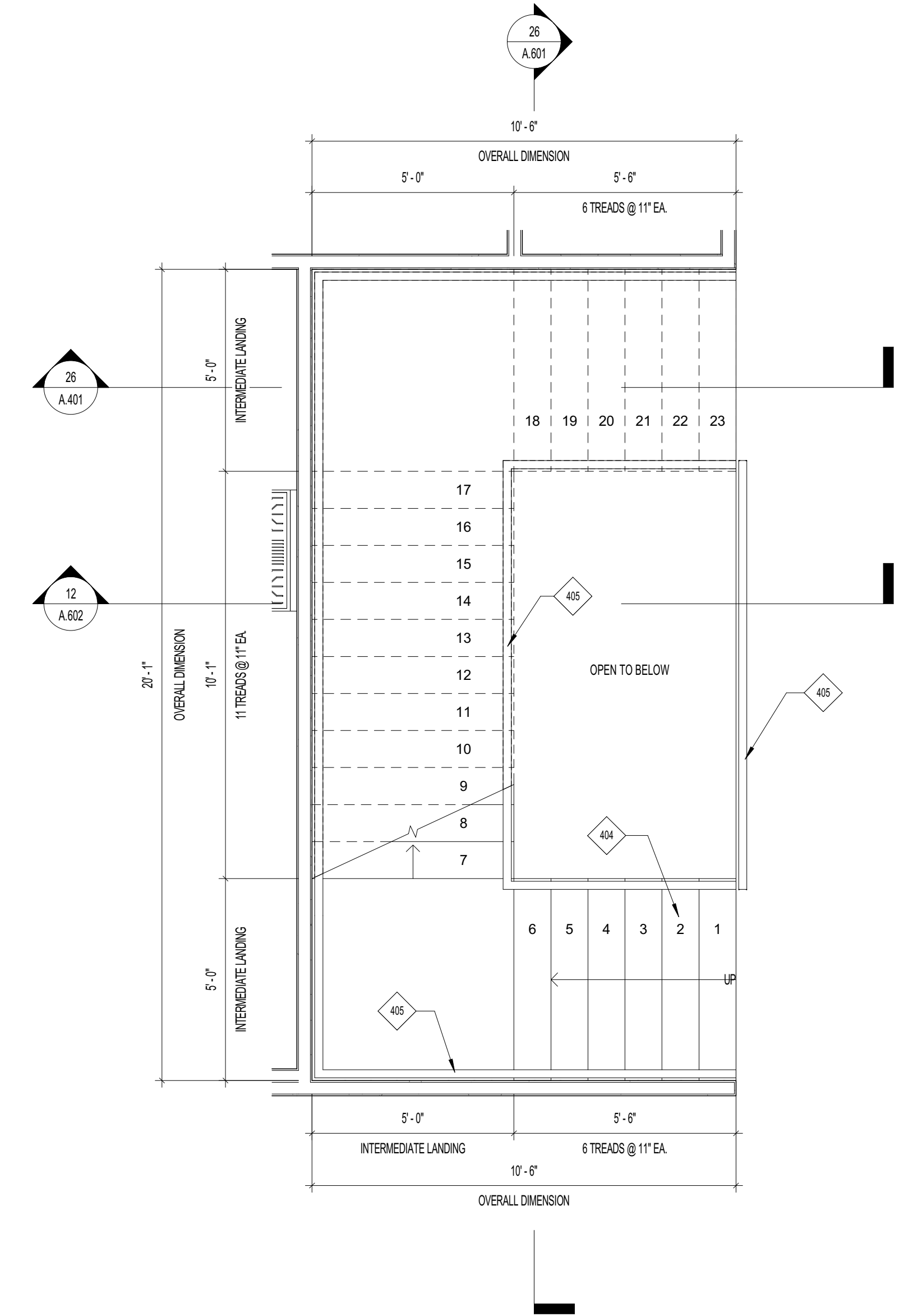
16 ENLARGED STAIR PLAN - 1ST TO 2ND

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



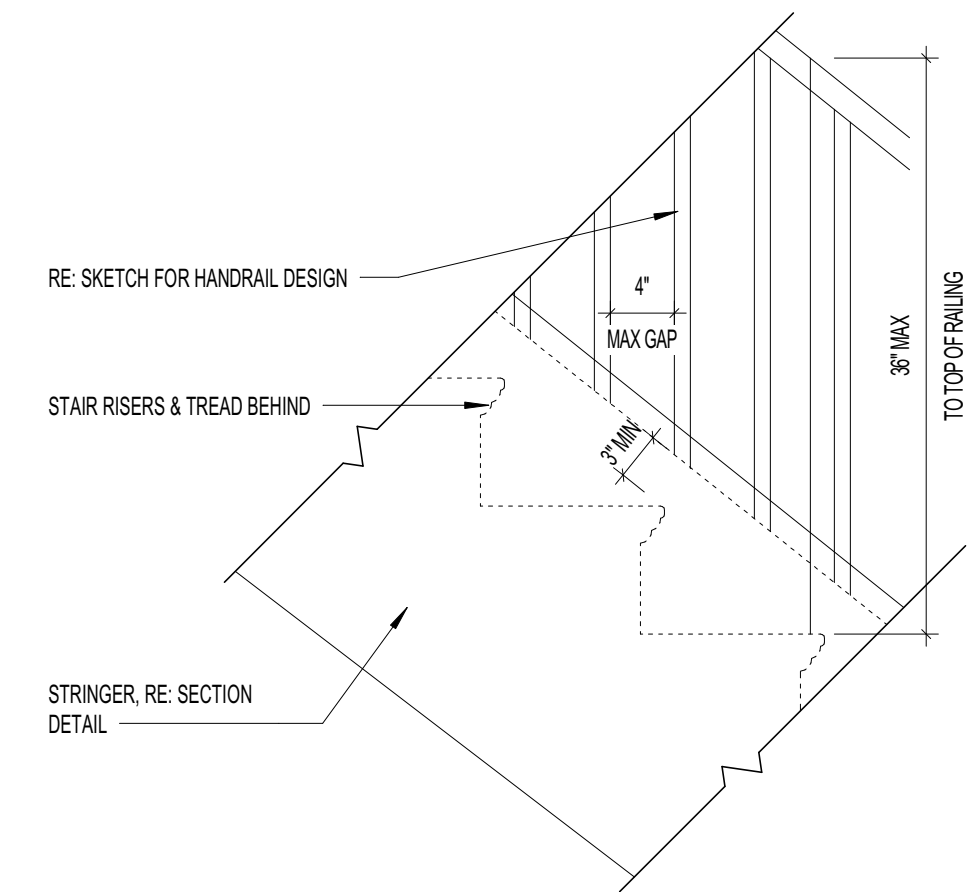
18 ENLARGED STAIRS PLAN - 2ND TO 3RD

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



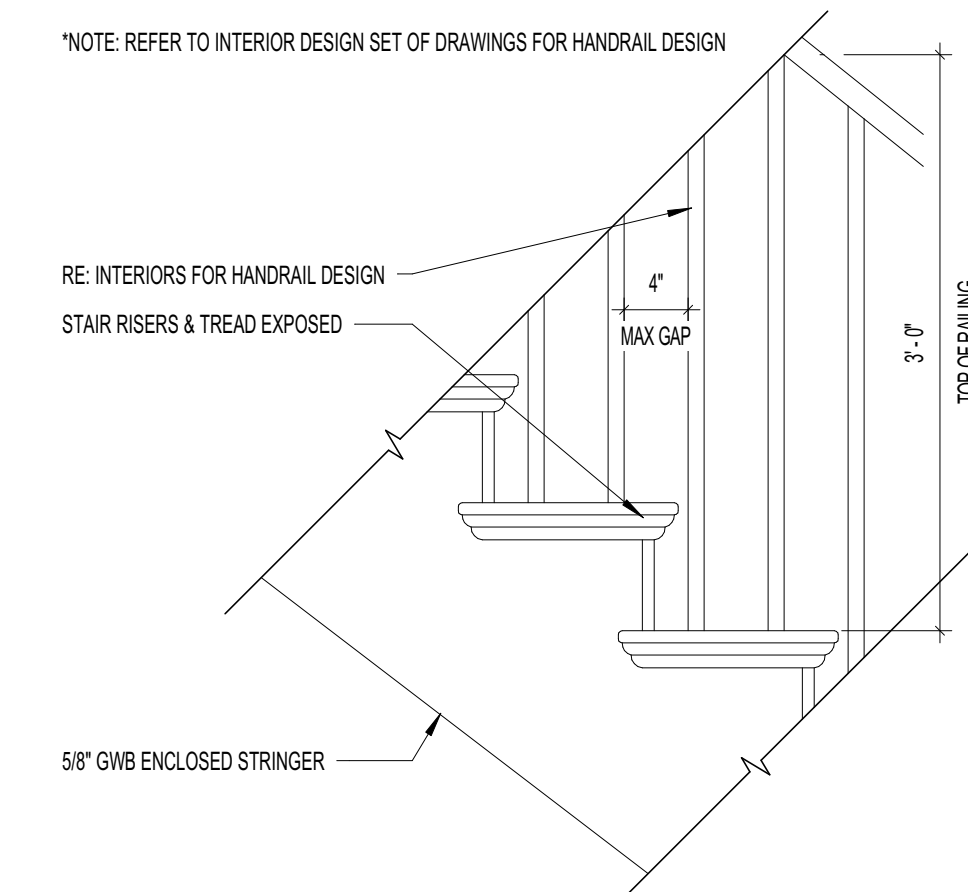
05 STAIR DETAIL SECTION

SCALE: 1" = 1'-0"



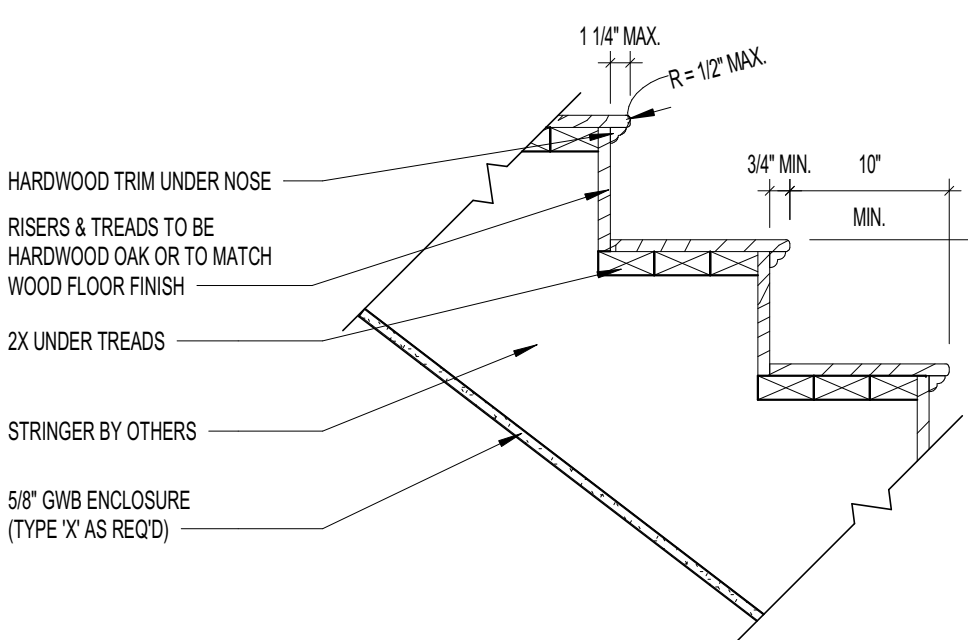
07 STAIR DETAIL SIDE CLOSED

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. HANDRAILS AND RAILINGS ARE TO BE DESIGNED SO AS TO COMPLY WITH THE MINIMUM LIVE LOAD OF 200 LB/F.
E. HANDRAILS SHALL BE CONTINUOUS AND MUST START FROM THE FIRST RISER.
F. PROVIDE UNDER STAIR PROTECTION TO ENCLOSED ACCESSIBLE SPACE WITH 5/8" GYPSUM BOARD.

01 GENERAL NOTES - STAIRS & RAILINGS

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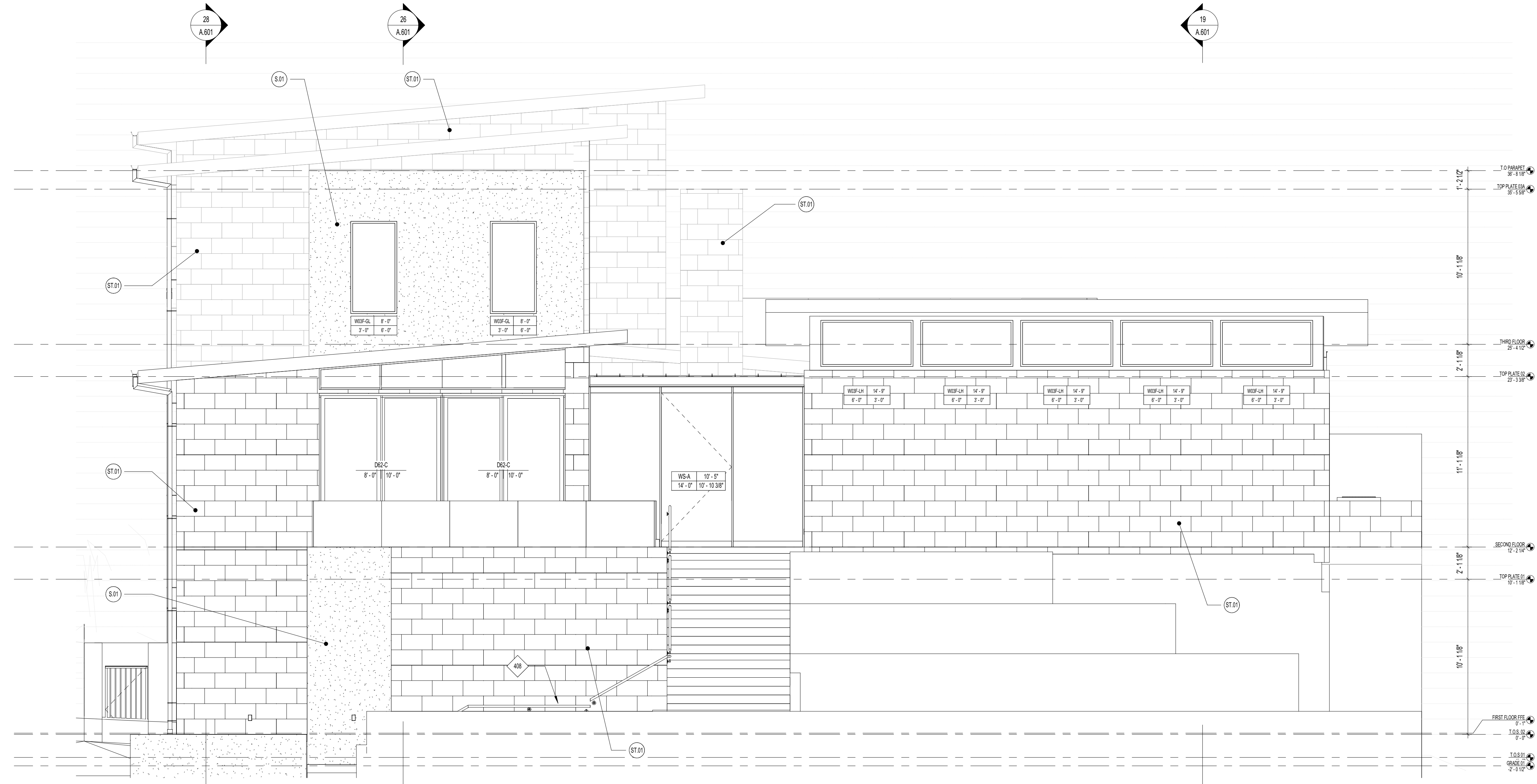
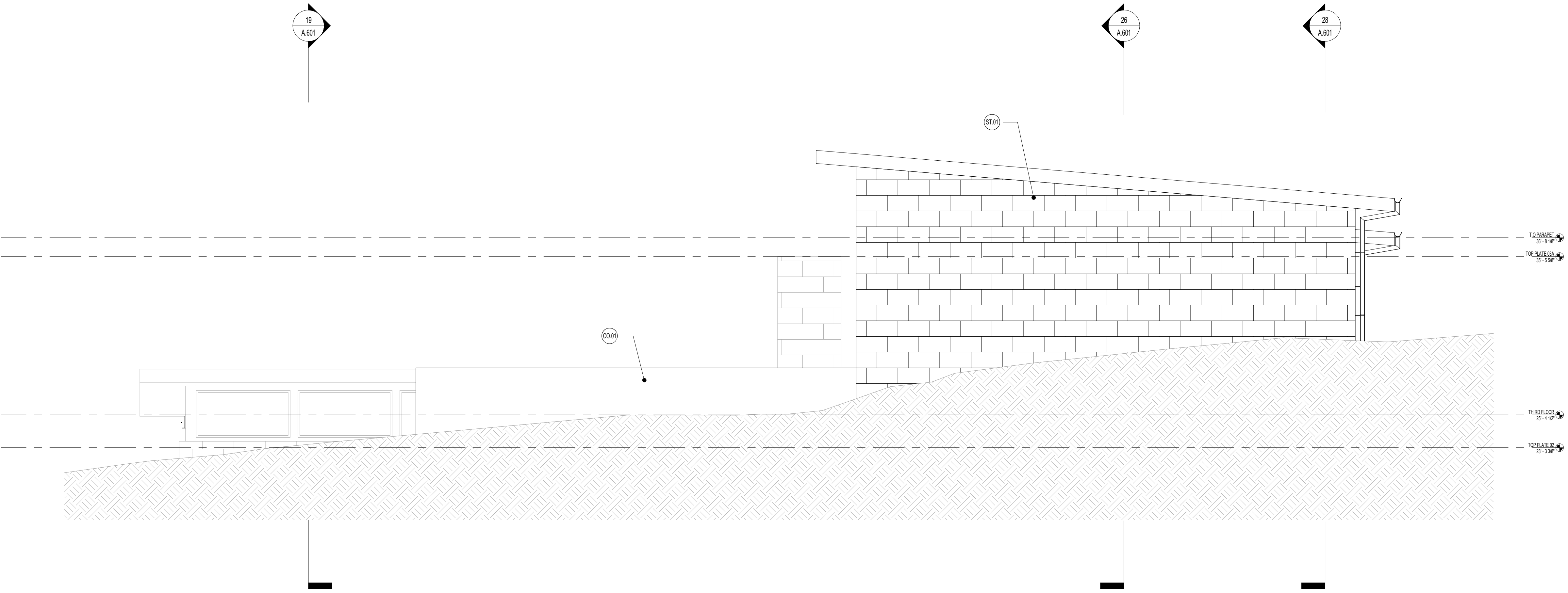
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VERTICAL CIRCULATION

A.401



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 HARDIE SURFACES TO BE PRIMED AND PAINTED PER MANUFACTURERS REQUIREMENTS.
B. ALL STEEL UNITS TO BE FULLY PRIMED AND PAINTED WITH ACRYLIC FINISH PRIOR TO INSTALLATION, A SECOND FINISH COAT TO BE APPLIED AFTER INSTALLATION.
C. PROVIDE SAMPLES OF ALL COLORS ON ACTUAL MATERIALS TO BE INSTALLED AND FINISHED, I.E. ON THE STUCCO WALL, WOOD FENCE, ETC. OWNER/ARCHITECT TO REVIEW AND APPROVE.
D. PROVIDE STUCCO CONTROL JOINTS IN THE STUCCO AS PER THE RECOMMENDATION OF THE NATIONAL STUCCO MANUFACTURERS ASSOCIATION (HTTP://WWW.STUCCOMFGASSOC.COM). COORDINATE WITH THE ELEVATIONS AS SHOWN.
E. PROVIDE EXPANSION JOINTS IN BRICK AND STONE AS PER THE BRICK INDUSTRY ASSOCIATION. SPACING SHALL BE NO MORE THAN 25 FEET APART AND SHALL BE INSTALLED AT WALL INTERSECTIONS, INSIDE CORNERS, OFFSETS, SETBACKS AND CHANGES IN WALL HEIGHT OR WHEN WALL BACKING SYSTEM CHANGES OR SUPPORT CHANGES, WHERE WALL FUNCTION CHANGES OR CLIMATE EXPOSURE CHANGES. EXTEND TO TOP OF BRICKWORK OR PARAPETS.
F. PROVIDE SEALANT AT ALL INTERSECTIONS OF DIFFERENT MATERIALS.
G. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF WITHIN A 10'-0" RADIUS OR 3'-0" ABOVE ANY ROOF LINE RIDGE. CHIMNEY PIPES SHALL EXIT THROUGH THE ROOF BECKING INSIDE ALL BUILDING AND SETBACK LINES. PROVIDE A SPARK ARRESTOR AT THE CHIMNEY. THE MESH IS TO HAVE A MAXIMUM GAP OF 1/2" MINIMUM GAP OF 3/8".
H. ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FLOOR LEVEL OF THE STAIRWELL.

CONFIRM ALL NOTES ARE PERTINENT
TO YOUR PROJECT

01 GENERAL NOTES - EXTERIOR ELEVATIONS

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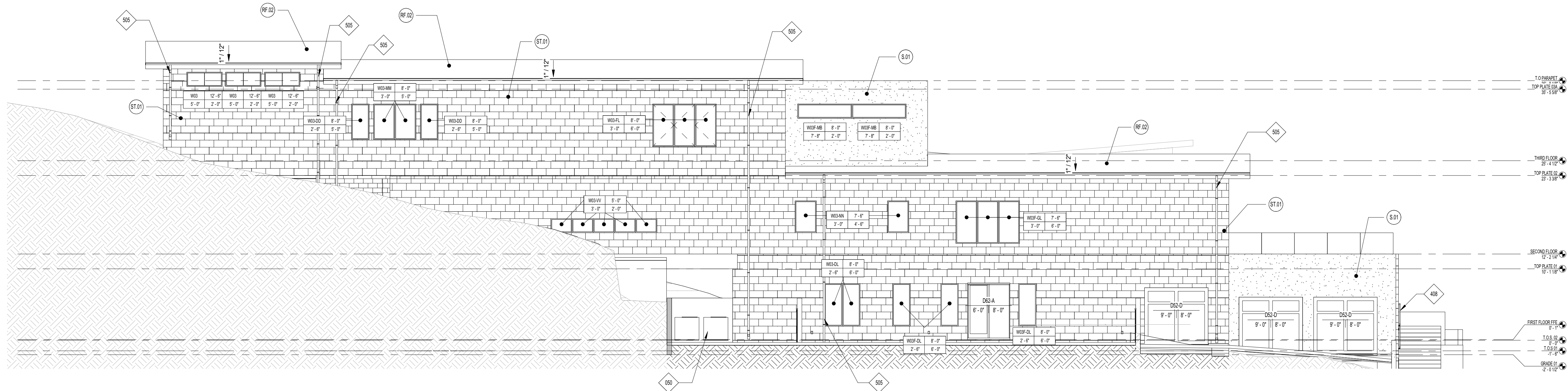
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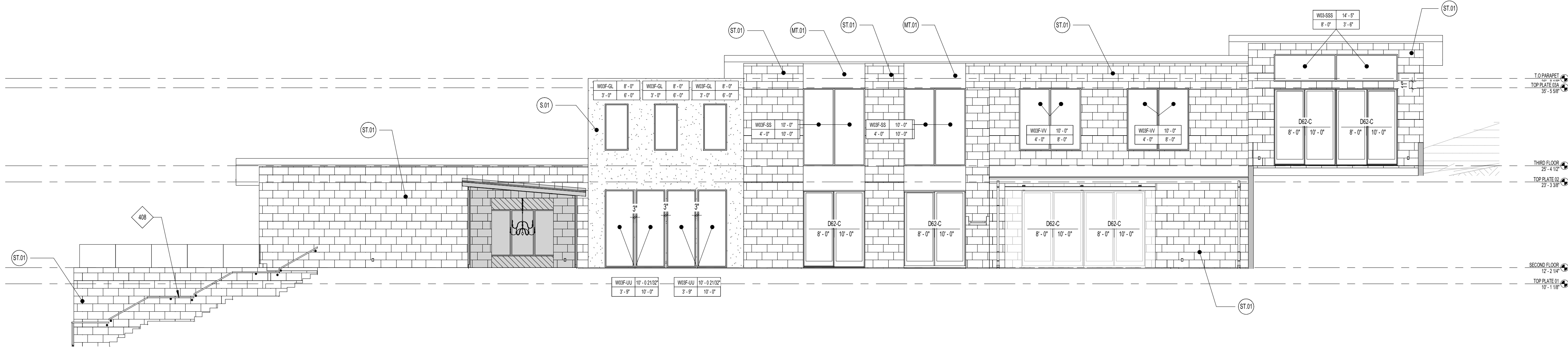
BUILDING ELEVATIONS - SOUTH & NORTH

A.501



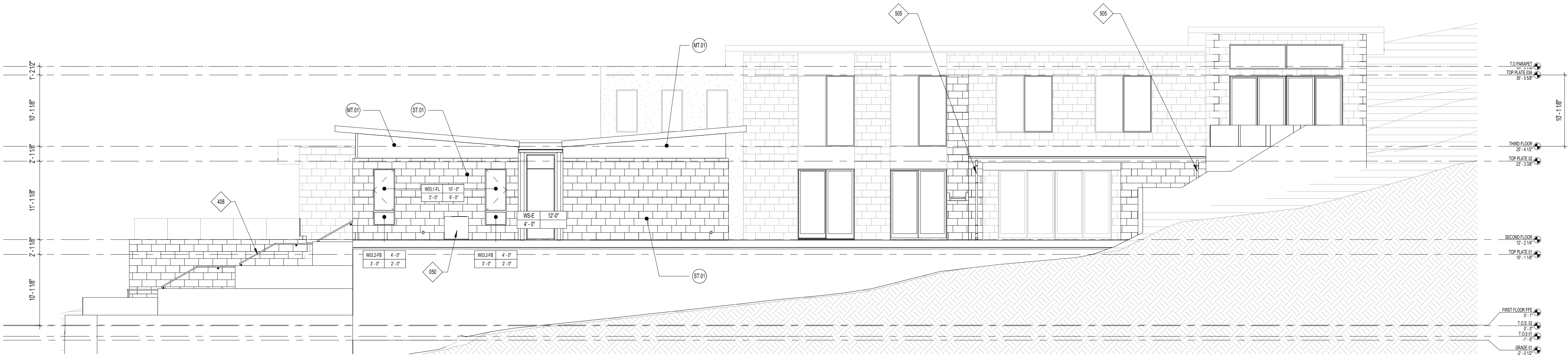
28 WEST ELEVATION

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



27 EAST ELEVATION 02

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



26 EAST ELEVATION

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

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

03 EXTERIOR MATERIALS

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

02 KEYNOTES

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

01 GENERAL NOTES - EXTERIOR ELEVATIONS

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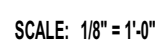
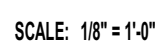
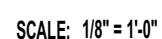
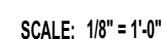
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BUILDING ELEVATIONS - EAST & WEST

A.502





LEGEND - MATERIALS	
KEYNOTE	MATERIAL

05 EXTERIOR MATERIALS

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

04 KEYNOTES

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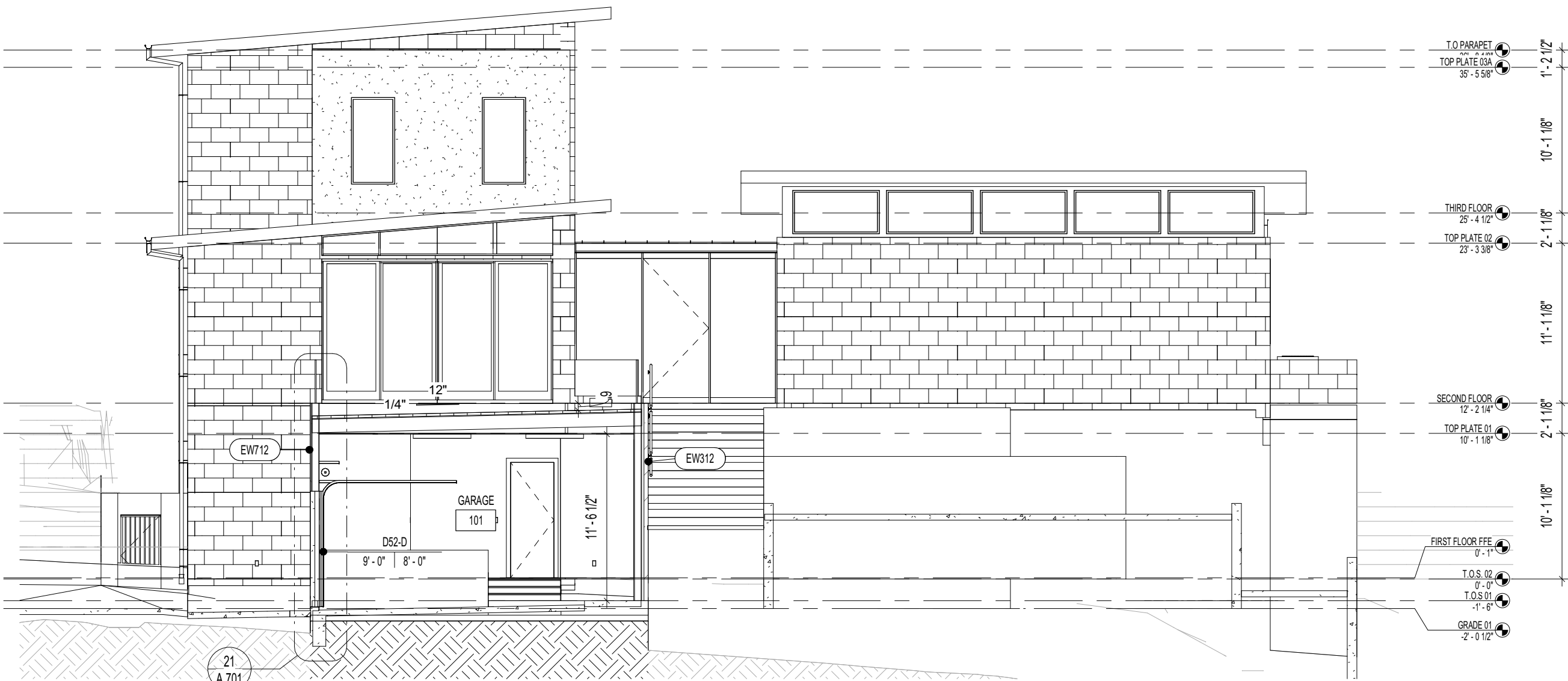
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BUILDING SECTION

A.602



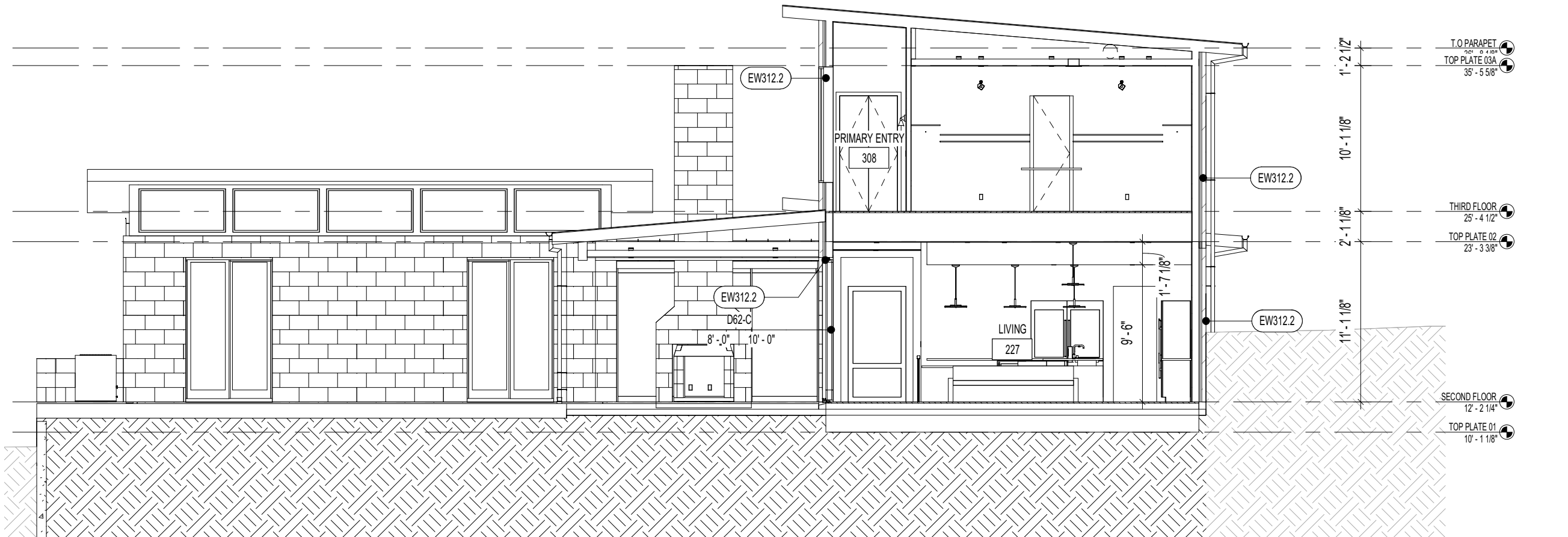
27 EAST - WEST BUILDING SECTION 05

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



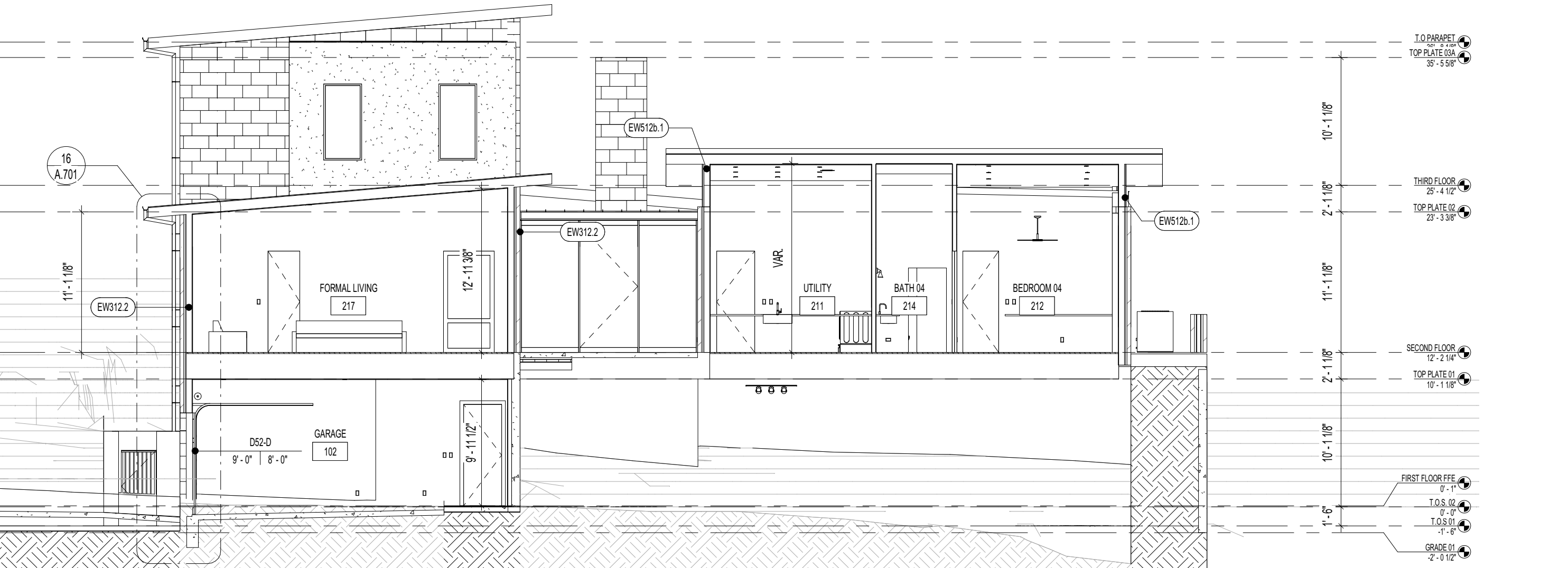
12 EAST - WEST BUILDING SECTION 04

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



26 EAST - WEST BUILDING SECTION 03

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

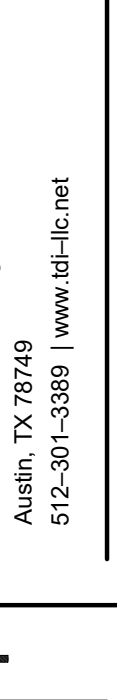


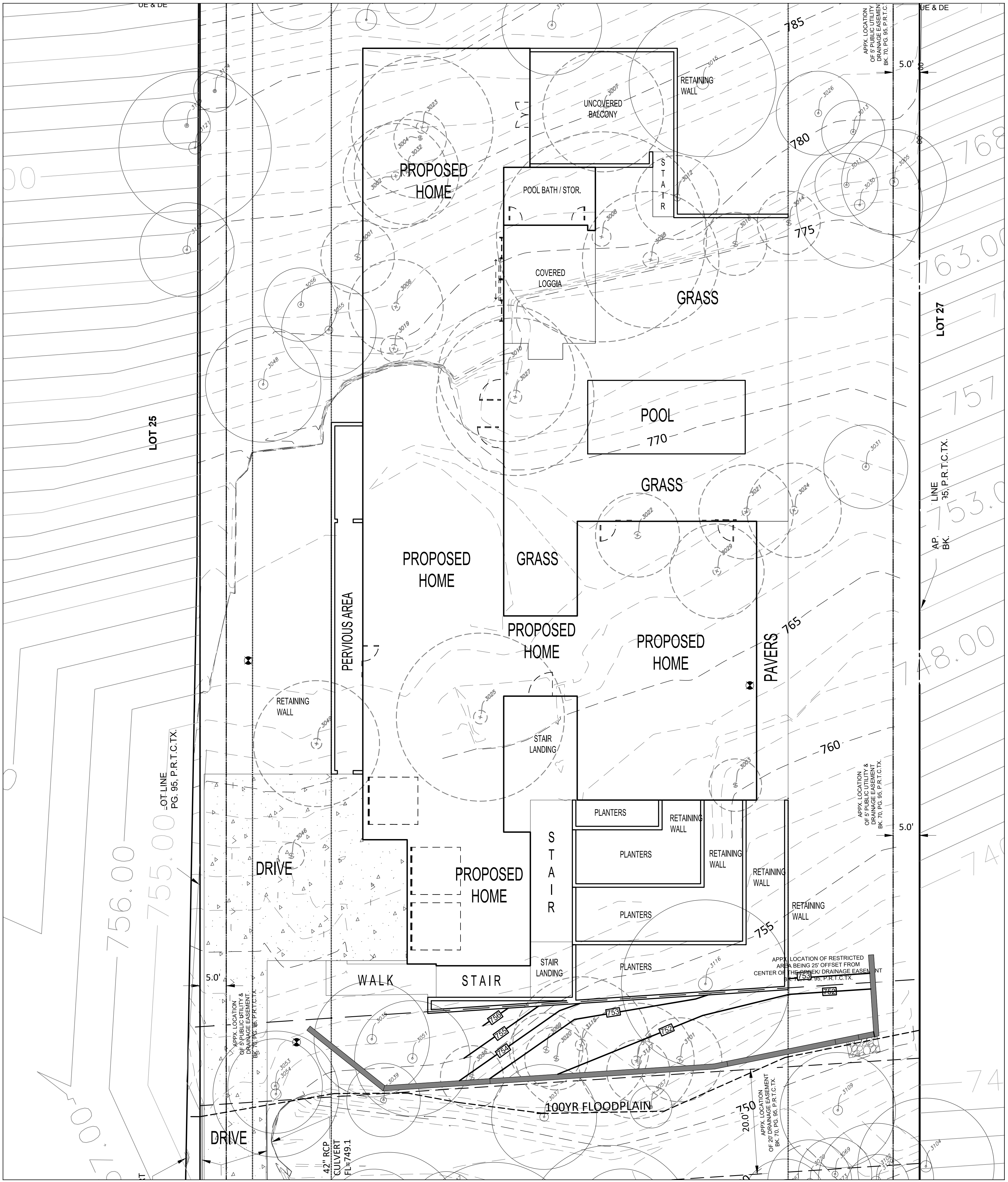
11 EAST - WEST BUILDING SECTION 02

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



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, pointing towards the top-left.

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11/8/2022  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 RION DESIGNER: J PEPLEY DRAWN BY: D CARDENAS			
SHEET 1 1 OF 5			



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'

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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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



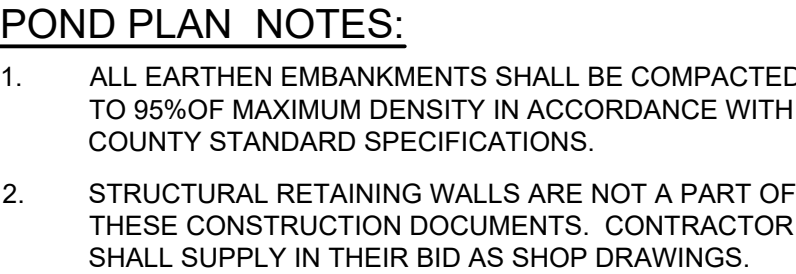
SUMMARY STORM DATA FOR 902 YAUPON VALLEY, WEST LAKE HILLS, TX					
Storm Event	Existing Q	Uncontrolled Q W/Out Pond	Controlled Released Q After Pond	Stage Storage Elevation Pond	Storage Volume (C.F.) Pond
2 year	5.1	5.2	5.1	752.1	279
10 year	9.4	9.7	9.3	752.5	519
25 year	12.2	12.4	12.2	752.7	639
100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

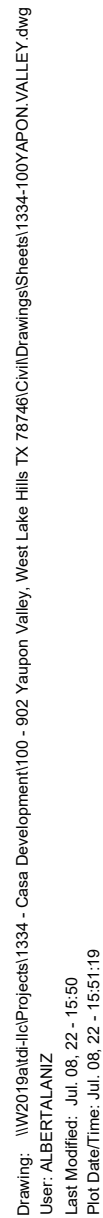


EMERGENCY SPILLWAY CALCULATIONS

$Q_{100} = CL (H_2^3)$
 $Q_{100} = 15.9 \text{ cfs}; C=3; H=0.4'$
 $15.9 = 3 \times L (0.4^3)$
 $L = 20.95' < 21' \text{ Good}$

902 YAUPON VALLEY DETENTION POND																			
Elevation	Area (sf)	(Acres)	Volume (C.F.)	Total Vol. (C.F.)	Opening 1 (C=0.6, A=1.1sf, G=32.2lf/2) 0.5' x 2.2' at 751.00				Opening 2 (C=0.6, A=1.0sf, G=32.2lf/2) 0.5' x 2.0' at 751.90				Opening 3 (C=0.6, A=0.75sf, G=32.2lf/2) 0.5' x 1' at 752.30				Weir 1 (C=3, L=3.0, Q=C _L [(H ^{3/2})/2] at 752.75		Total
					A (sq ft)	H (ft)	Q=C A (2gH) ^{1/2}	A (sq ft)	H (ft)	Q=C A (2gH) ^{1/2}	A (sq ft)	H (ft)	Q=C A (2gH) ^{1/2}	Length (ft)	H (ft)	Q			
751	0	0.00000	0.0	0.0	1.1	0.00	0.00	1.0	0.00	0.00	0.75	0.00	0.00	3	0.0	0.0	0.00		
752	439	0.01008	219.5	219.5	1.1	0.75	4.59	1.0	0.00	0.75	0.00	0.00	3	0.0	0.0	4.59			
753	759	0.01742	599.0	818.5	1.1	1.75	7.01	1.0	0.85	4.44	0.75	0.45	2.42	3	0.25	1.125	14.90		
753.5	877	0.02013	409.0	1227.5	1.1	2.25	7.94	1.0	1.35	5.59	0.75	0.95	3.25	3	0.75	5.845671	22.99		





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

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

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

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

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

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

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

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

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

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

EROSION CONTROL NOTES:

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

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

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

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

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

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

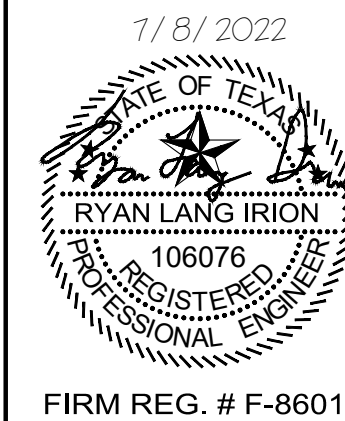
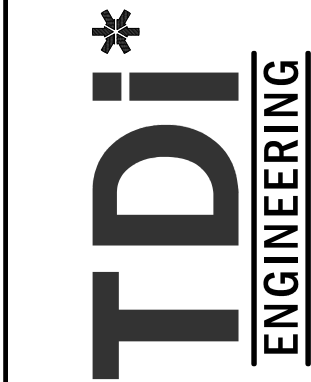
7. APPROVED REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAY SEEDING DOES NOT CONSTITUTE AS STABILIZATION.

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

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

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

TAG NO.	SIZE & TYPE
3134	10.5" (8" + 5") CEDAR
3135	6" CEDAR
3136	16.5" (8" + 7" + 6" + 4") CEDAR
3137	7" CEDAR
3138	7" CEDAR
3139	6" CEDAR
3140	15" (12" + 6") CEDAR
3141	7.5" (4" + 4" + 3") CEDAR
3142	13.5" (8" + 6" + 5") CEDAR
3143	15" (10" + 10") LIVE OAK
3144	8" CEDAR
3146	13.5" (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



YAPON VALLEY
902 TIMBERLINE
WEST LAKE HILLS, TX

LITTLEJOHN

EROSION & SEDIMENTATION CONTROL PLAN

PROJECT #
1334-100

ISSUE DATE
7/8/22

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

SHEET
4
4 OF 5

July 8, 2022

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

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

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



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

Dear Mr. Ashby Grundman:

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

Existing Site Drainage

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

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

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

Proposed Improvements

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

Proposed Site Drainage

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

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

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

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

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

Prepared by:



Ryan Irion, P.E.

Photo 1: Upper Backyard



Photo 2: Lower Backyard



Photo 3: Driveway Looking Towards Yaupon Valley Rd



Photo 4: Driveway at Yaupon Valley ROW



Photo 5: Driveway from ROW Looking Towards House



Photo 6: Little Bee Creek Looking Upstream at Driveway



Photo 7: Little Bee Creek Looking Downstream



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



Drainage Calculations
902 Yaupon Valley
West Lake Hills, TX

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

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

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

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
- 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

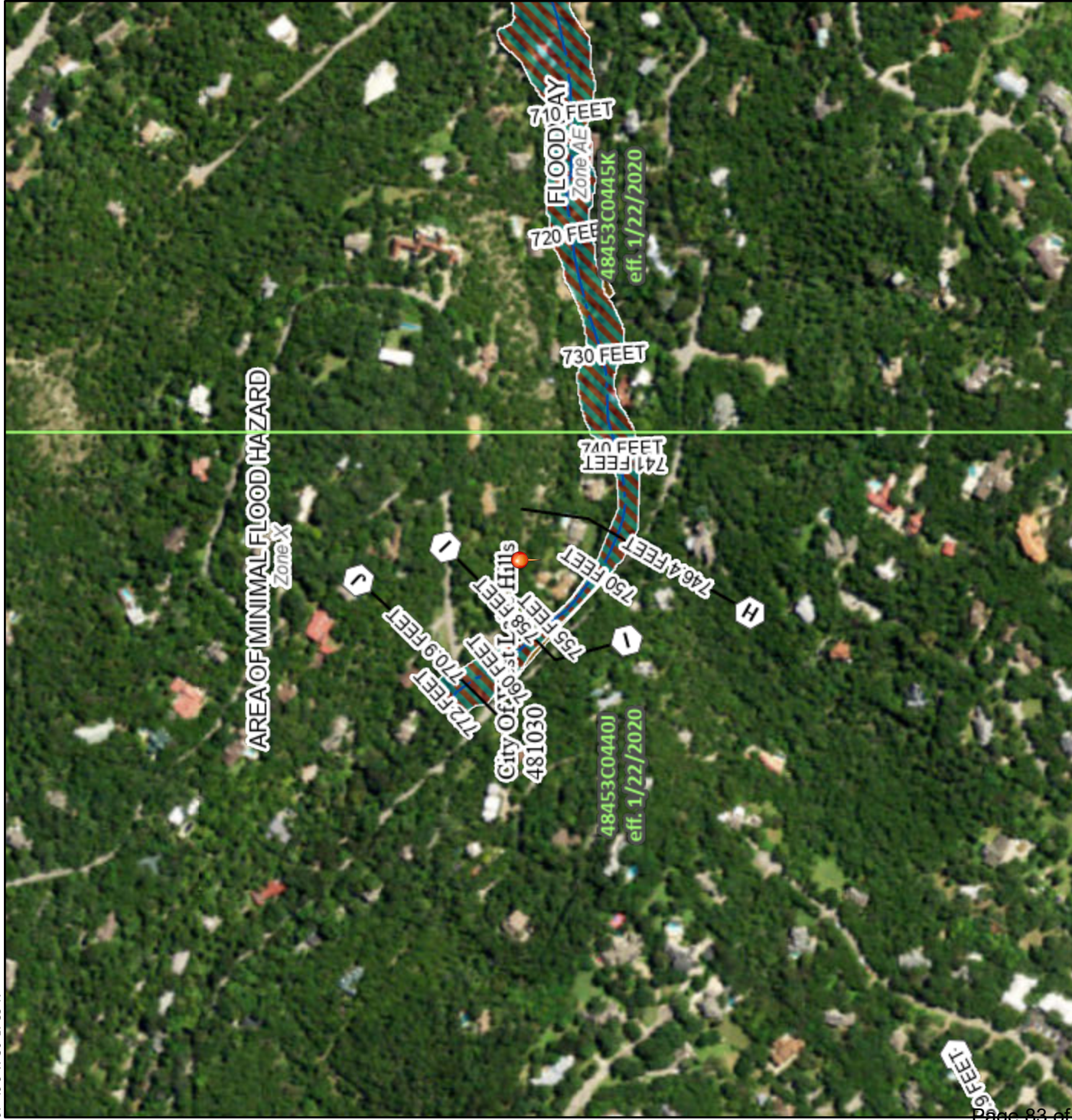
MAP PANELS

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

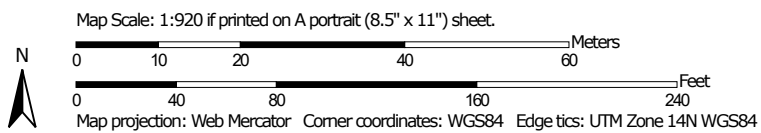
250

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

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



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features				Other
		Blowout		Special Line Features
		Borrow Pit		
		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

Table of Contents

Introduction	5
Assignment	5
Limits of the Assignment	5
Methods	5
Tree Preservation Regulations.....	6
Observations	6
Recommendations	6
Appendix I – Aerial Photograph	8
Appendix II – Conceptual Design	9
Appendix III – Photographs	10
Appendix IV – Preservation Guidelines.....	14
The following items are recommend for the septic field:.....	16
• Modify disturbance no closer than 10-feet from any prerved tree.....	16
• Mulch the entire septic field.....	16
Appendix V - Glossary of Terms	18
Appendix VI – City of Westlake Hills, Texas; Division 9. Trees and Vegetation.....	20

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.

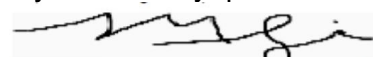
Root Flare Excavation – Having an exposed root collar is essential to tree health. Many trees have a buried root collar and should be excavated to find and expose the root flare.

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

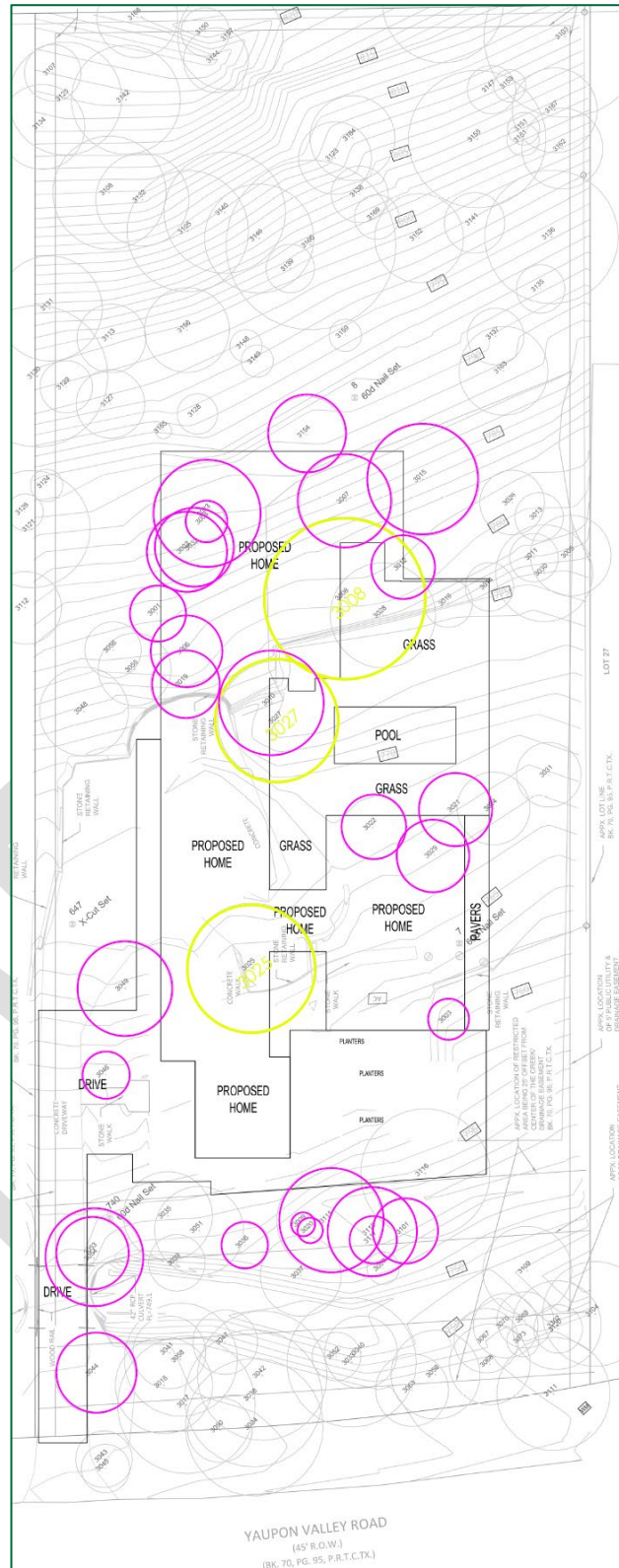
Appendix I – Aerial Photograph

Google Imagery 2022



Appendix II – Conceptual Design

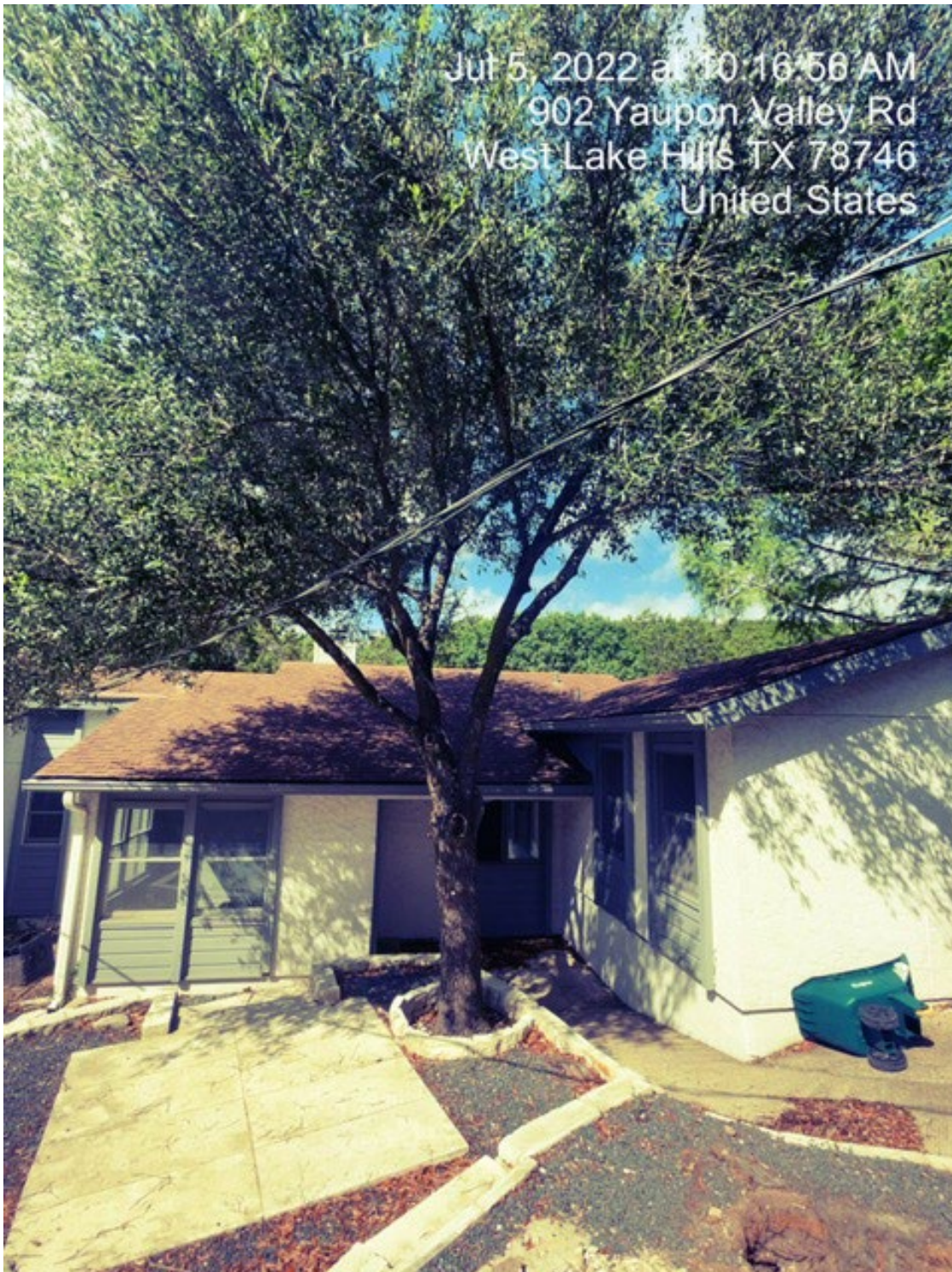
Provided by the Client.



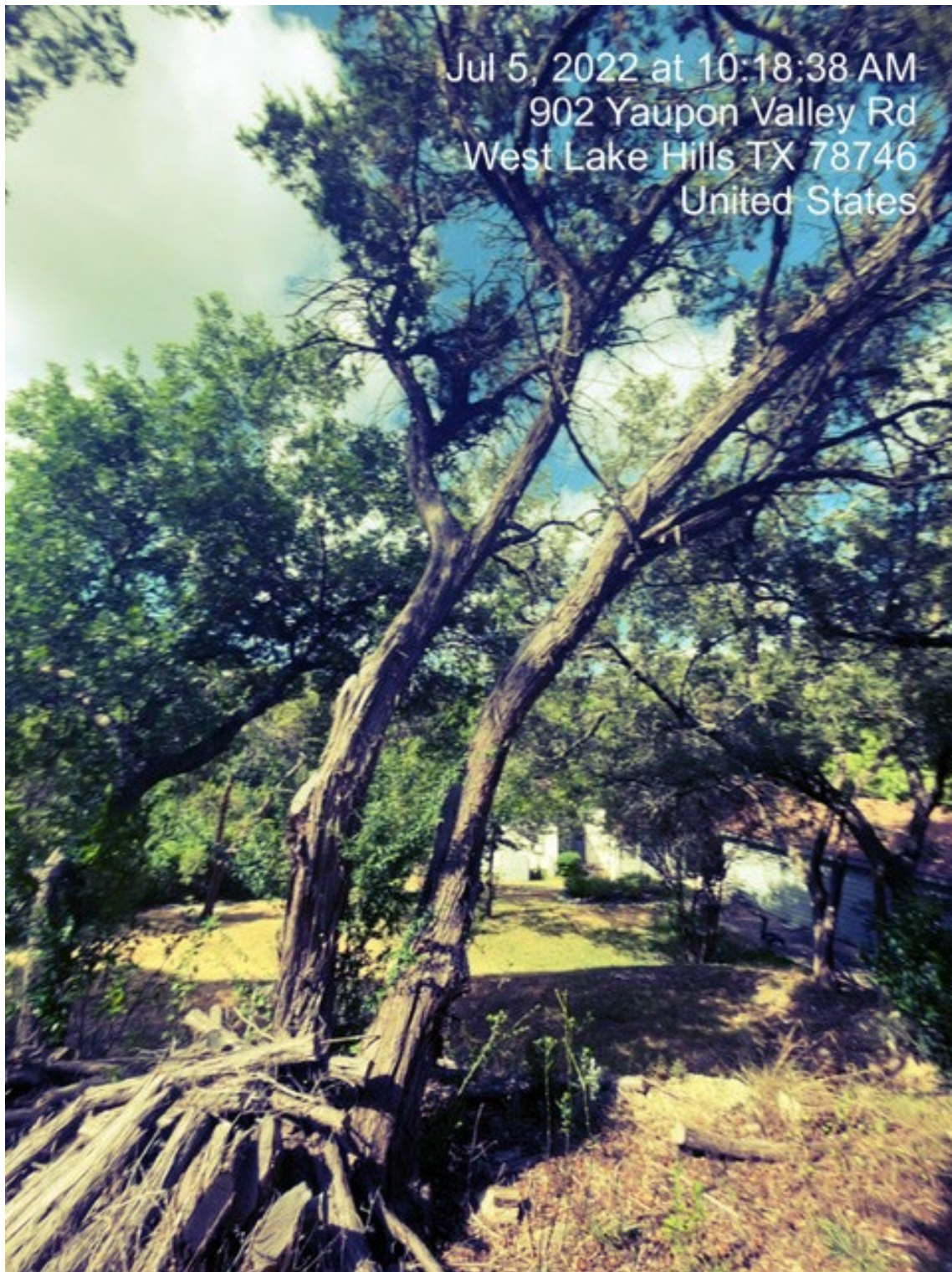
Appendix III – Photographs



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**.

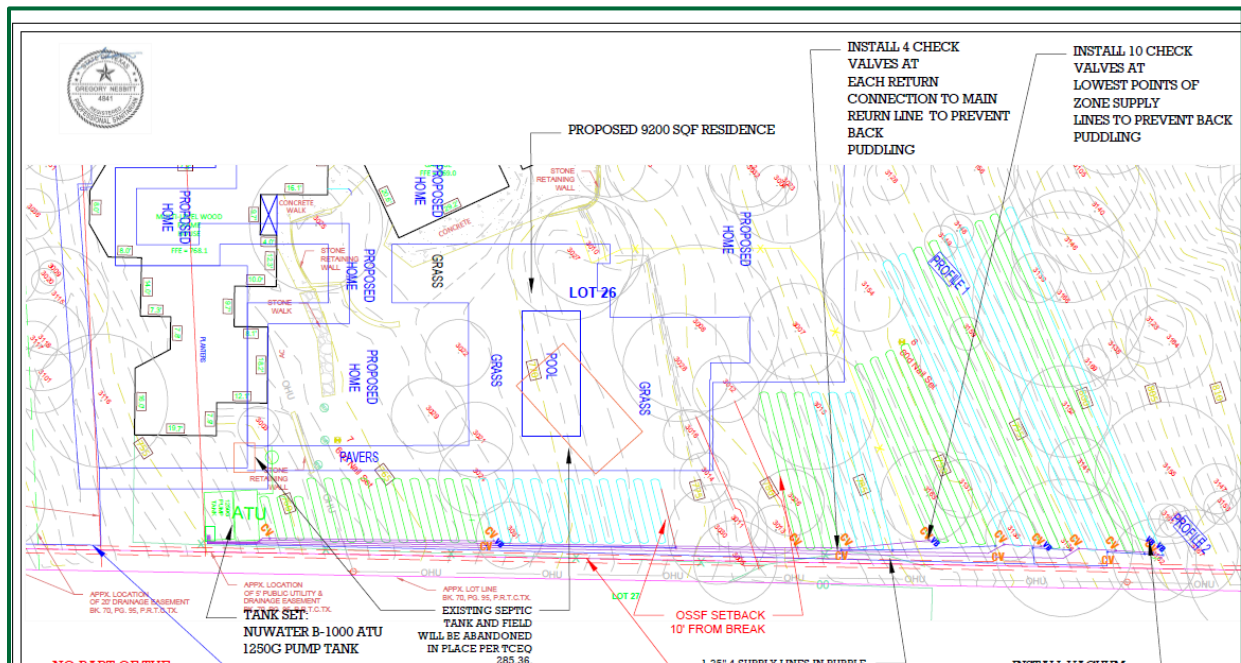
Pre-demolition and Pre-construction Treatments and Recommendations

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.



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>September 14, 2022</u>	Item Number:	<u>6</u>
Department:	<u>Building and Development Services</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

Land Use: **211 Reveille Road:** Discuss and consider action on a variance request to encroach in a driveway setback. (Section 22.03.175 of the West Lake Hills Code). Applicant 211 Reveille Rd. LLC.

Recommendation

Staff recommends approval of the driveway setback encroachment.

ZAPCO voted to recommend approval, 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 on Reveille Road, on the east side, about halfway between Bee Cave Road and Rocky River Road.

Property Information, Zoning & Site Characteristics:

Owner: 211 Reveille Rd., LLC

Legal Description: Lot 9 Block B, Joe Smith Resubdivision

Lot Size: 0.6681 acres (29,101.95 square feet)

Zoning: R1 – One Family Residential

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

Background & Analysis:

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

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

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *“We would like to request a Setback Variance for the Driveway Setback. The proposed driveway encroaches into the setback about 3'-9". We are asking for this Variance in order to protect the existing Heritage Trees on this side of the property. Both the northern and southern sides of the property have this same condition making it difficult to access a side facing garage, which we feel is more aesthetically pleasing and more in keeping with the neighborhoods scale and proportions..”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“Our current driveway proposal provides access to the new garage while protecting the Heritage Trees on the property.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“We have considered moving the driveway to the north side; however the same condition exists with the protected 17" Elm.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“We believe it is important to protect the 21" Oak. we would like to recommend permeable pavers to reduce run-off as well as providing screening trees to ensure that there is minimal visual impact to the neighbors.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The proposed improvements preserve the existing vegetation and reduce the articulation of garage doors on the facade of the home which we feel is compatible with the neighborhood. We believe there is an existing precedent in this neighborhood to have driveways on the side of the property to help preserve the natural environment.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.

The application states – *“We would like to protect the 21" Oak in order to preserve the natural environment as well as the character of the neighborhood. Our hope is that because our neighbors also have a driveway and carport/garage on this side of their property the impact will be minor.”*

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

There is no change to the subdivision with this request.

Comprehensive Planning Analysis

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

Links to Relevant Code:

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

Approved By

Signature

Date

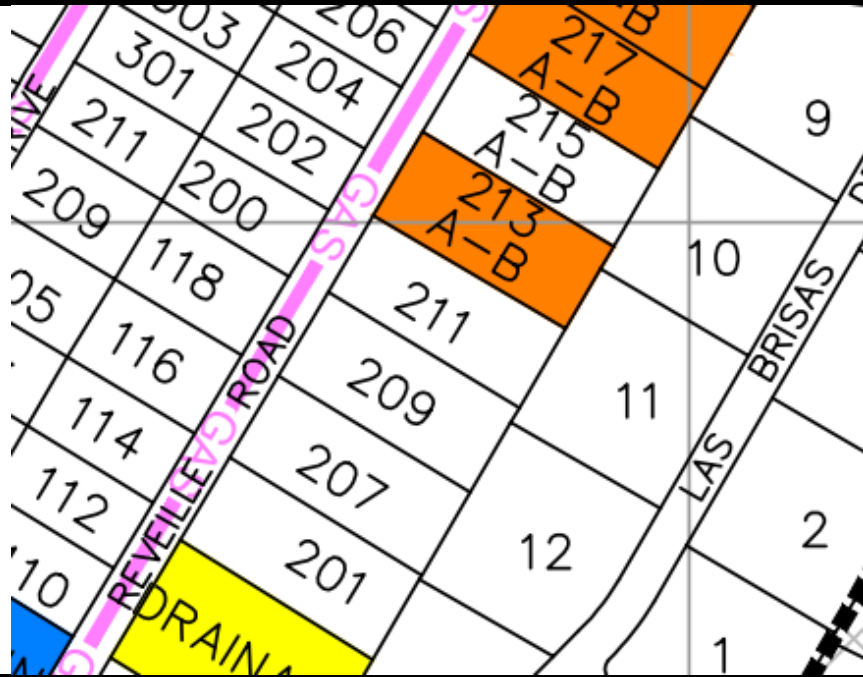
Department Head

Signature

Date

City Administrator

ZONING MAP



AERIAL PHOTO



LETTER TO ZAPCO CHAIRPERSON

September 6, 2022

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

Dear Mr. Chairman:

Thank you for reviewing our driveway setback variance request at the August 17 ZAPCO Meeting. This letter is to clarify some of the language in our previously provided letter.

The site boasts numerous oak trees across the front (west) of the site, including a 21" multi-stem Oak, T15 variance tree in the required north side yard, and near the proposed driveway. In order to protect this tree and stay clear of the ½ critical root zone, we propose locating the driveway within the 10-ft driveway setback. This option is in keeping with the character of the street as 118, 202, and 288 Reveille Road have driveways that encroach in the 10' setback. To further minimize impact to the neighbors we will provide screening trees along the north property line.

There is no variance request for multiple drive entrances.

Sincerely,

Cara Bristow | Project Designer

Clayton Korte
2201 N. Lamar Blvd.
Austin, Texas 78705

END

PRELIMINARY
NOT FOR CONSTRUCTION

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

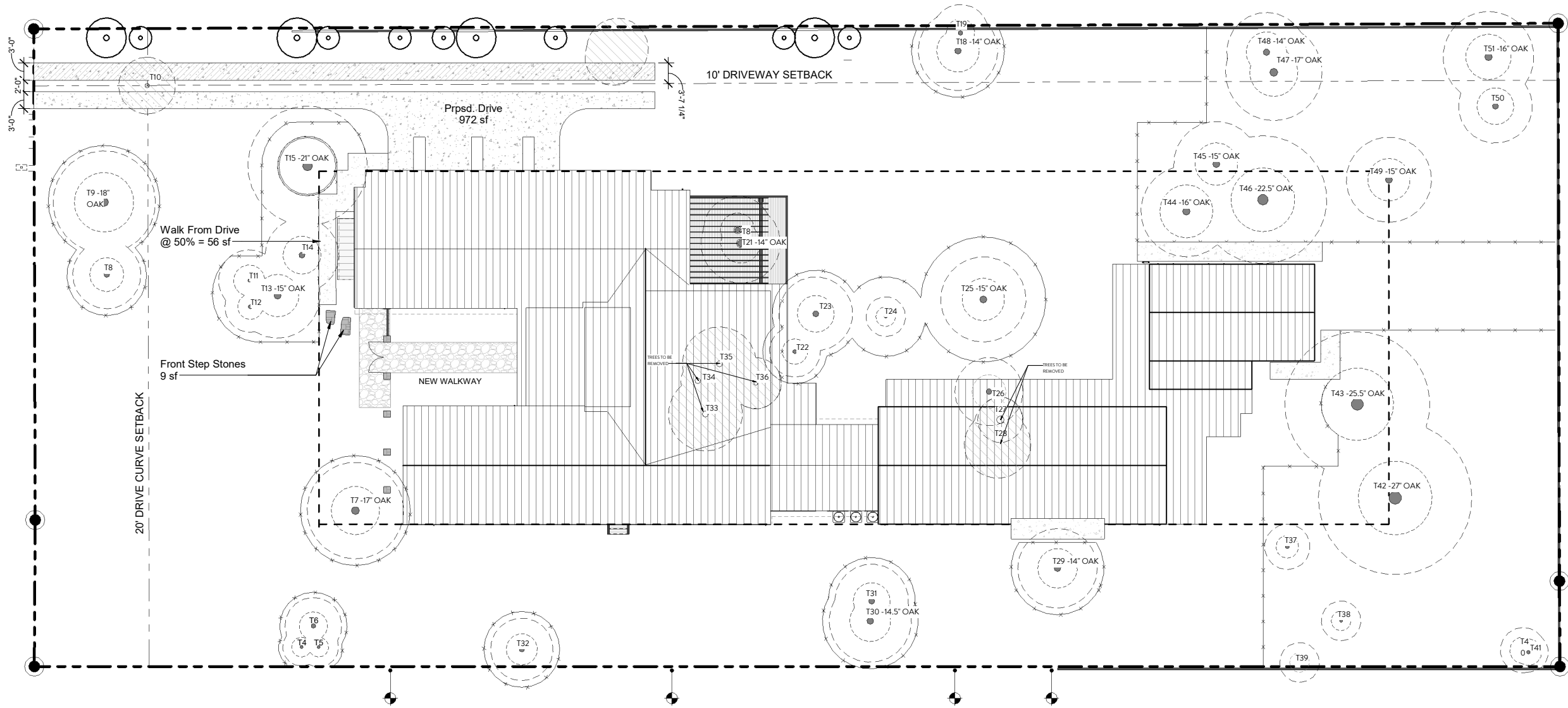
2022-09-06

ISSUED DATE

PROJECT NUMBER

20005

PERMITTING



SITE INFORMATION

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

SITE PLAN NOTES

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

EXISTING TREES TO REMAIN

* INDICATES PROTECTED TREES

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

TREE REMOVAL & REPLACEMENT

- RE: LANDSCAPE

TREE PROTECTION NOTES

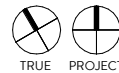
- PROVIDE TREE PROTECTION FENCING PER CITY OF WESTLAKE HILLS REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.
- PROVIDE PLYWOOD OVER WOOD PALETTES AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.
- WRAP 2x4 BOARDS AROUND TREE TRUNKS DURING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

NOTES:

VARIANCE REQUEST FOR DRIVEWAY IN THE DRIVEWAY SETBACK

IMPERVIOUS COVER CALCULATION:

DRIVEWAY 972 SF	
WALK FROM DRIVE 56 SF @ 50%	28
WALKWAY 214 SF @ 50%	107
HOUSE 4,970 SF	
FRONT STEP STONES 9 SF	
CENTRAL PORCH DECK 984 @ 50%	492
FRONT PORCH 208 SF	
WOOD STAIRS 33 SF @ 50%	16
FRONT FENCE 14 SF	
TOTAL	6,816
TOTAL ALLOWABLE	7,535.75



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

WOODY RESIDENCE

211 REVEILLE ROAD
WEST LAKE HILLS, TEXAS 78746

A1.0A

SITE PLAN -
IMPERVIOUS

COVER
Page 121 of 155

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

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

There is no change to the subdivision with this request.

Comprehensive Planning Analysis

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

Staff Recommendation

Staff recommends approval of the proposed driveway setback encroachment.

Links to Relevant Code:

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

LETTER TO ZAPCO CHAIRPERSON

January 26, 2017

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

Dear Mr. Chairman:

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

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

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

Sincerely,

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



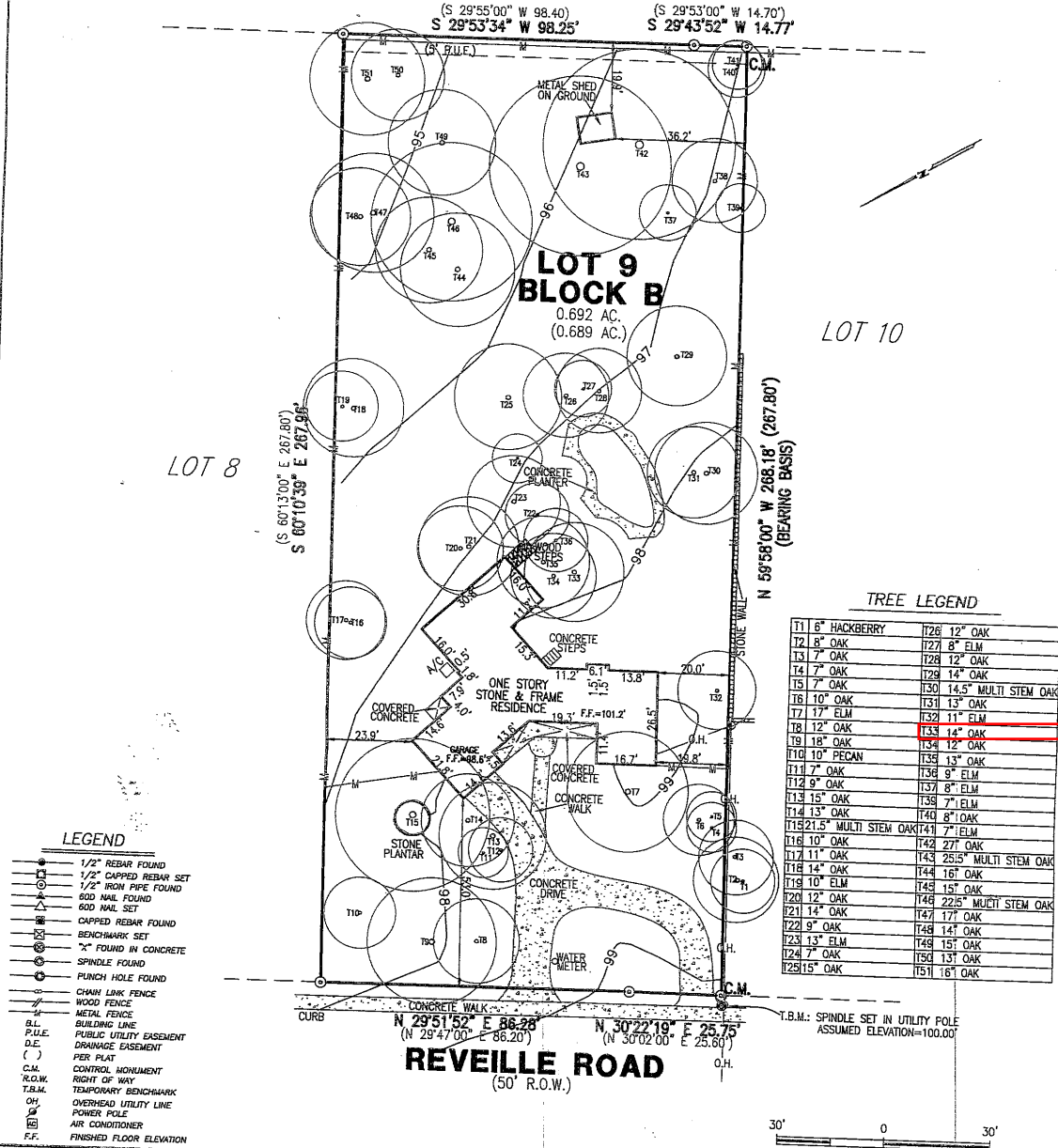
TWO DRIVES EXAMPLES ON REVIELLE RD



DRIVEWAYS WITH IN THE SETBACK ON REVIELLE RD

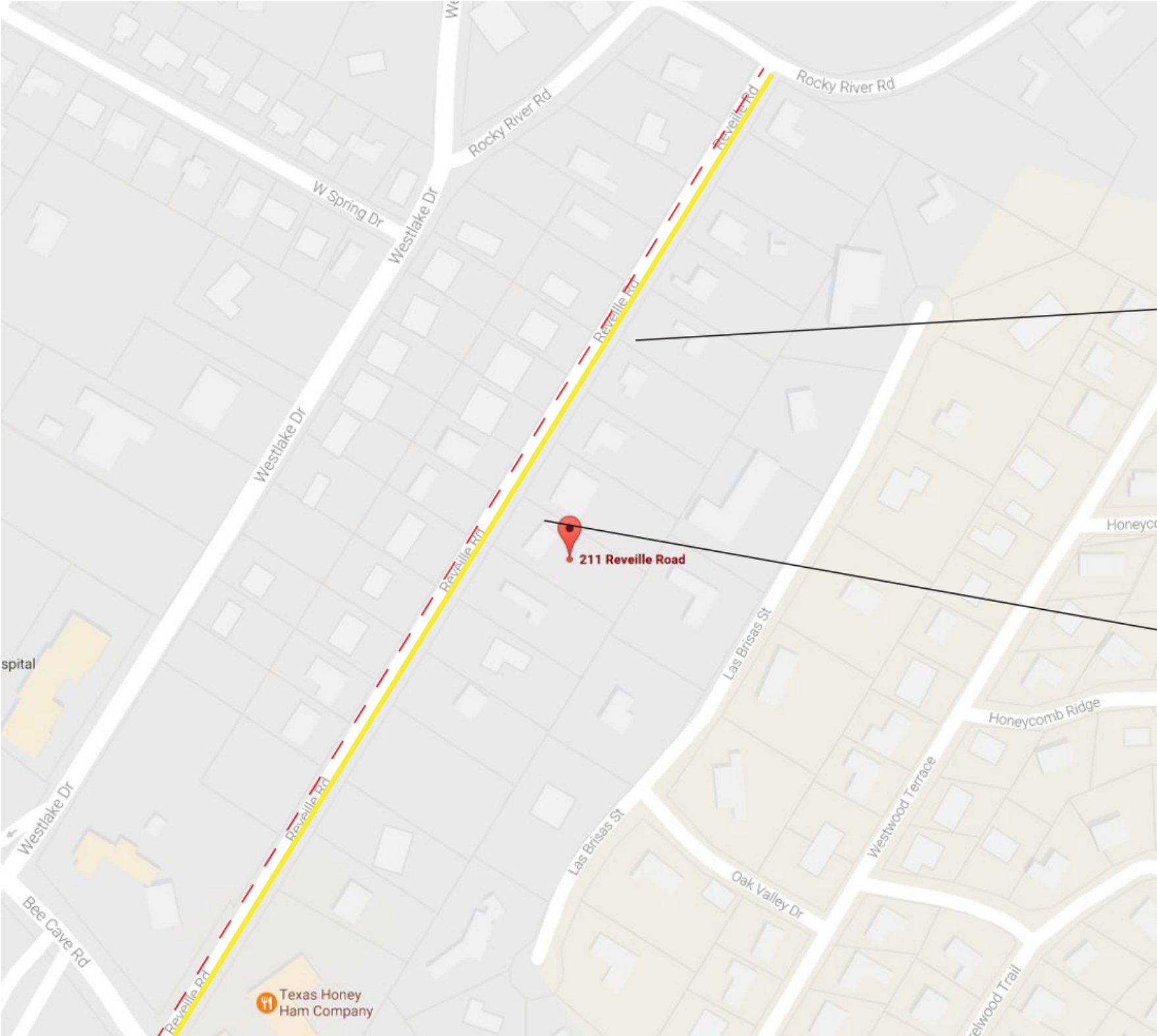


LOT 11
LAS BRISAS, VOL. 75, PG. 146



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

NEIGHBORHOOD SCALE



DRIVEWAY IN SETBACK PRECEDENTS ON REVEILLE RD



DRIVE IN THE SETBACK - 288 REVEILLE



DRIVE IN THE SETBACK - 202 REVEILLE

NEIGHBORHOOD SCALE HARDSHIPS

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

211 REVEILLE RD
VARIANCE REQUEST



City of West Lake Hills Board of Adjustment

AGENDA REPORT

Meeting Date:	<u>September 14, 2022</u>	Item Number:	<u>7</u>
Department:	<u>Building and Development Services</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

Land Use: **604 Rocky River Road:** Discuss and consider action on a variance to encroach in a side building setback. (Section 22.03.281 of the West Lake Hills Code). Applicants Philip and Mindy Vescovo.

Recommendation

Staff recommends approval of the variance.

ZAPCO voted to recommend approval 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 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 on the west side of Rocky River Road Reveille Road, just north of Rocky Ledge.

Property Information, Zoning & Site Characteristics:

Owner: Philip and Mindy Vescovo

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

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

Zoning: R1 – One Family Residential

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

Background & Analysis:

The applicant has submitted a variance request to allow a roof eave to encroach in the side building setback.

Variance Criteria Review:

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

1. The strict or literal enforcement of the terms of this chapter, because of special conditions, will result in unnecessary hardship to the applicant.
The application states – *“Should this variance request be denied, the potential for damage to the house in the event of a severe storm, whether rain or frozen precipitation, is high. The house is already well into construction.”*
2. There will not be unreasonable disruption of the natural terrain or unreasonable destruction of existing flora.
The application states – *“There is no natural terrain or existing flora that will be affected in any way by adding this second story eave.”*
3. There is no reasonable alternative to the requisite variance that will alleviate the difficulty or hardship complained of.
The application states – *“Unfortunately, because I didn't realize exactly what this situation was prior to applying for our building permit and beginning construction, there is no alternative now. Had I been made more aware of this before we started, some adjustments could have been made in either the orientation of that section of the house or in the dimensions of that section. However, we would have to completely demolish this now and start over to do that.”*
4. The variance will not be greater than the minimum required to alleviate the difficulty or hardship complained of.
The application states – *“The requested variance is the minimum recommended by the architect and the builder to protect the wall from moisture damage.”*
5. The variance does not violate the intent of the Zoning Ordinance or goals of the Comprehensive Plan.
The application states – *“The requested variance is minimal. It is an overhang/eave on a second story that is meant to enhance the integrity of the building, contributing to another high-quality house within the WLH city limits. I intend that this is the sole and only request that will be submitted for this project.”*
6. The variance will not adversely affect neighboring properties or interfere with the enjoyment of these properties by their owners.
The application states – *“Our house is situated at the end of a shared driveway and is somewhat of the 'hole of a donut'. Our house is not easily visible from the street or by any neighbors except one. The*

Mangums at 510/512 Rocky River Road have agreed that this variance, if approved, would be fine with them. No other neighbors can see the west end of the new house from their homes; the requested variance in no way affects drainage or light for any other property."

Outdoor Lighting

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

Compliance with Adopted Uniform Building Code

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

Subdivision

There is no change to the subdivision with this request.

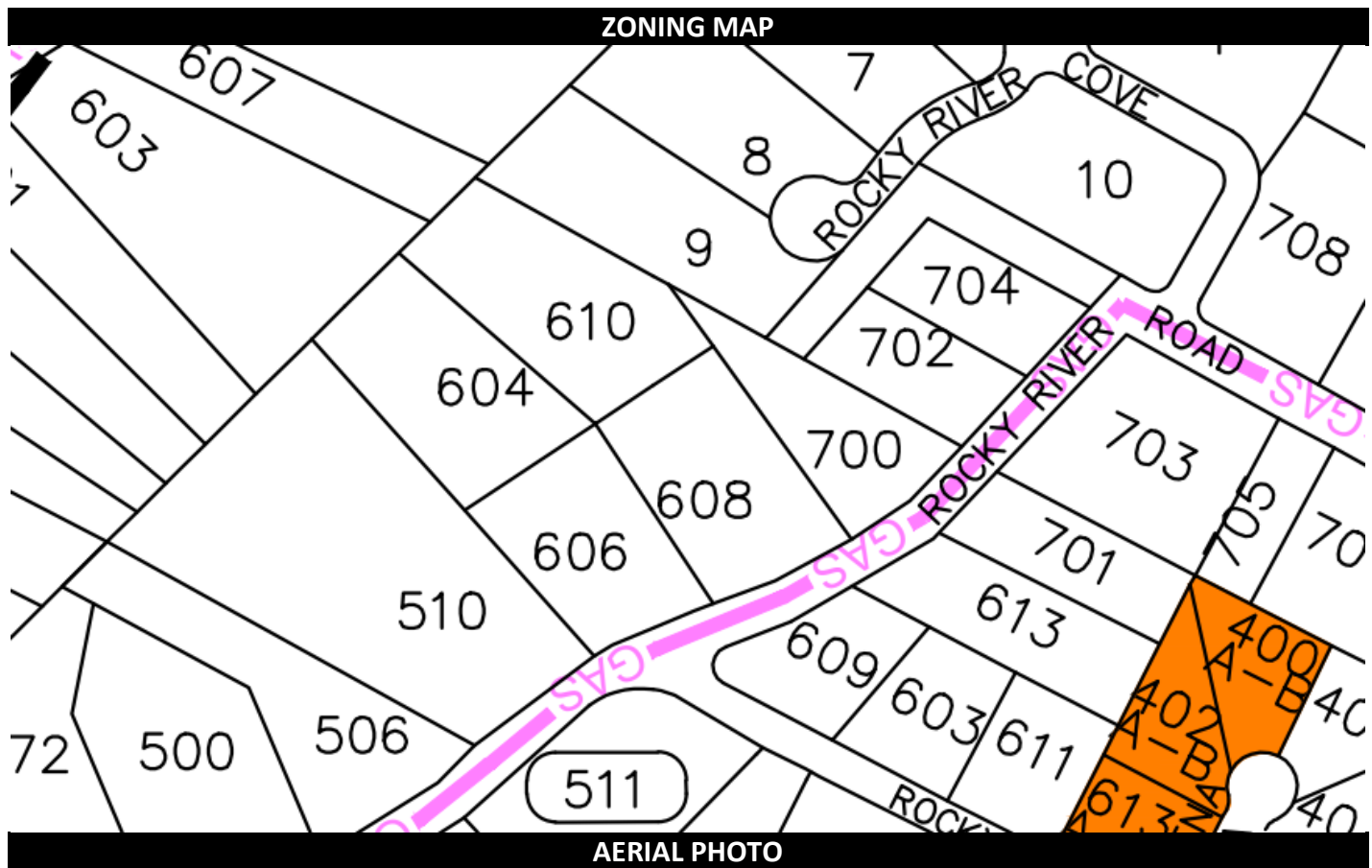
Comprehensive Planning Analysis

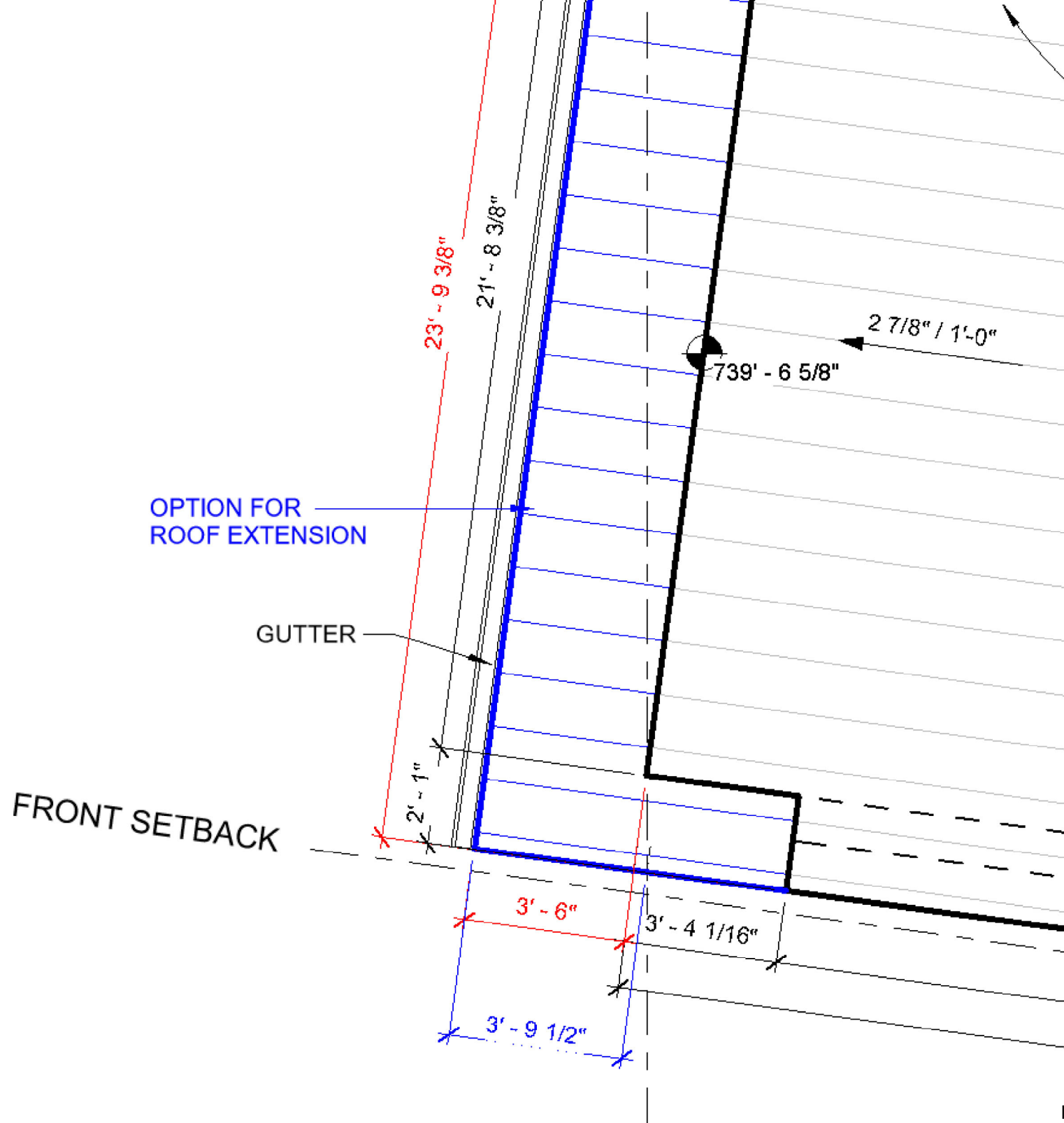
The existing and future land use is in conformance with the City of West Lake Hills Master Plan.

Links to Relevant Code:

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

Approved By		
	<i>Signature</i>	<i>Date</i>
Department Head	_____	_____
	<i>Signature</i>	<i>Date</i>
City Administrator	_____	_____







Vescovo Residence

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

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VINCENT DEBROCK

ARBORIST

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T: 512.796.4001
CONTACT:
HUGH JEFFERSON RANDOLPH OR
BLAIR LANGLINAIS

ARCHITECT

VICINTY MAP

PROJECT DESCRIPTION

DEMOLITION OF EXISTING 2-STORY DETACHED SINGLE FAMILY RESIDENCE AND,

NEW CONSTRUCTION OF A 2-STORY RESIDENCE IN THE CITY OF WEST LAKE HILLS. THE HOME HAS 4 BEDROOMS AND 6 BATHS WITH AN OFFICE AND REC ROOM. THERE IS ALSO AN ATTACHED GARAGE, WORKSHOP, AND OUTDOOR BBQ AND DINING PATIO.

FRAMING STRUCTURE IS A COMBINATION OF WOOD AND STEEL.

THE HOME WILL HAVE A NEW TAP INTO EXISTING CITY SEPTIC LINES AND EXISTING WATER & POWER LINES.

TREE PROTECTION MEASURES DESCRIBED HERE TO PREVENT ANY DAMAGE TO LIMBS OR ROOTS.

SITE DRAINAGE WITHIN PROPERTY IS TO REMAIN LARGELY UNCHANGED, BUT CONTROLLED MORE CAREFULLY WITH AREA DRAINS AND SWALES.

LEGAL DESCRIPTION

LOT 1A, A RESUBDIVISION OF PART OF TRACT A OF BEN JONES SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 60 PAGE 2 OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS. (TCAD PARCEL #113329)

ZONING

R-1 - ONE-FAMILY RESIDENTIAL
NO NEIGHBORHOOD GROUP

GENERAL PROJECT NOTES

PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF WEST LAKE HILLS CODES, REGULATIONS & ORDINANCES

DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS

SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER

STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS

MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT

VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START

CAREFULLY REMOVE AND DONATE REUSABLE ITEMS. RECYCLE WHERE POSSIBLE DURING DEMOLITION. COORDINATE WITH OWNER

WATER POLLUTION ABATEMENT PLAN

THIS PROJECT IS IN THE EDWARDS AQUIFER RECHARGE ZONE, HOWEVER, UNDER TITLE 30 TAC 213.5 (h)(2), SITE IS 14.46% IMPERVIOUS COVER

FIRE PROTECTION

THIS PROJECT EXCEEDS 3,600 SF AND THEREFORE IS REQUIRED TO BE REVIEWED BY THE FIRE DEPARTMENT

FULL NFPA 13D SPRINKLER SYSTEM BY OTHERS TO BE INSTALLED ON ALL LEVELS PENDING RESULTS OF NEAREST HYDRANT FLOW TEST

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

03.30.2021

Drawn by BL

Checked by BL

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

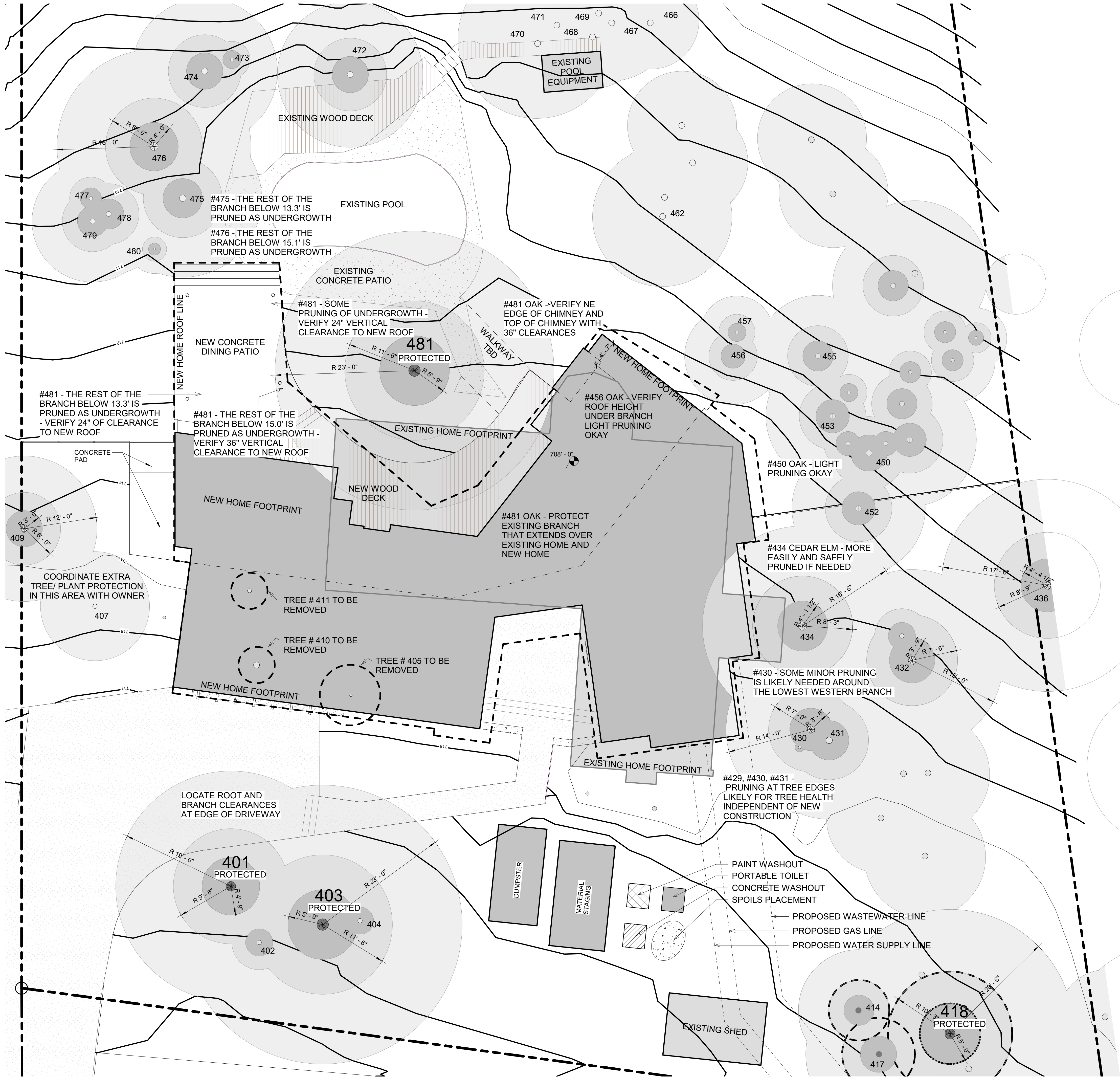
hugh jefferson randolph architects

Date: 03.30.2021

Issue: PERMIT SET

Revision:

A0.0
COVER SHEET



① TREE PROTECTION PLAN
1/8" = 1'-0"

TREE PROTECTION NOTES

1. ALL TREES & NATURAL AREAS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY OF WEST LAKE HILLS STANDARDS OF PROTECTION
2. TREE PRUNING AND PROTECTION PLAN MADE IN CONJUNCTION WITH VINCENT DEBROCK, ARBORIST
3. BRANCH LOCATIONS ARE APPROXIMATE - VERIFY IN FIELD AND NOTIFY ARCHITECT WHERE ANY ADDITIONAL PRUNING IS REQUIRED

PROTECTED TREE LIST

401	12" AND 13" LIVE OAK (19" TOTAL)
403	23" LIVE OAK
409	15" PEAR
418	7" AND 17" CEDAR ELM (20.5" TOTAL)
422	TWO-6" AND TWO-8" LIVE OAK (18" TOTAL)
430	14" LIVE OAK
432	15" CEDAR ELM
434	5" AND TWO-3" CEDAR ELM (16.5" TOTAL)
436	TWO-6", 7" AND 6" CEDAR ELM (17.5" TOTAL)
438	15" CEDAR ELM
476	8" AND 12" LIVE OAK (16" TOTAL)
481	23" LIVE OAK
REMAINING TREES ARE <14" OR OTHERWISE UNPROTECTED	

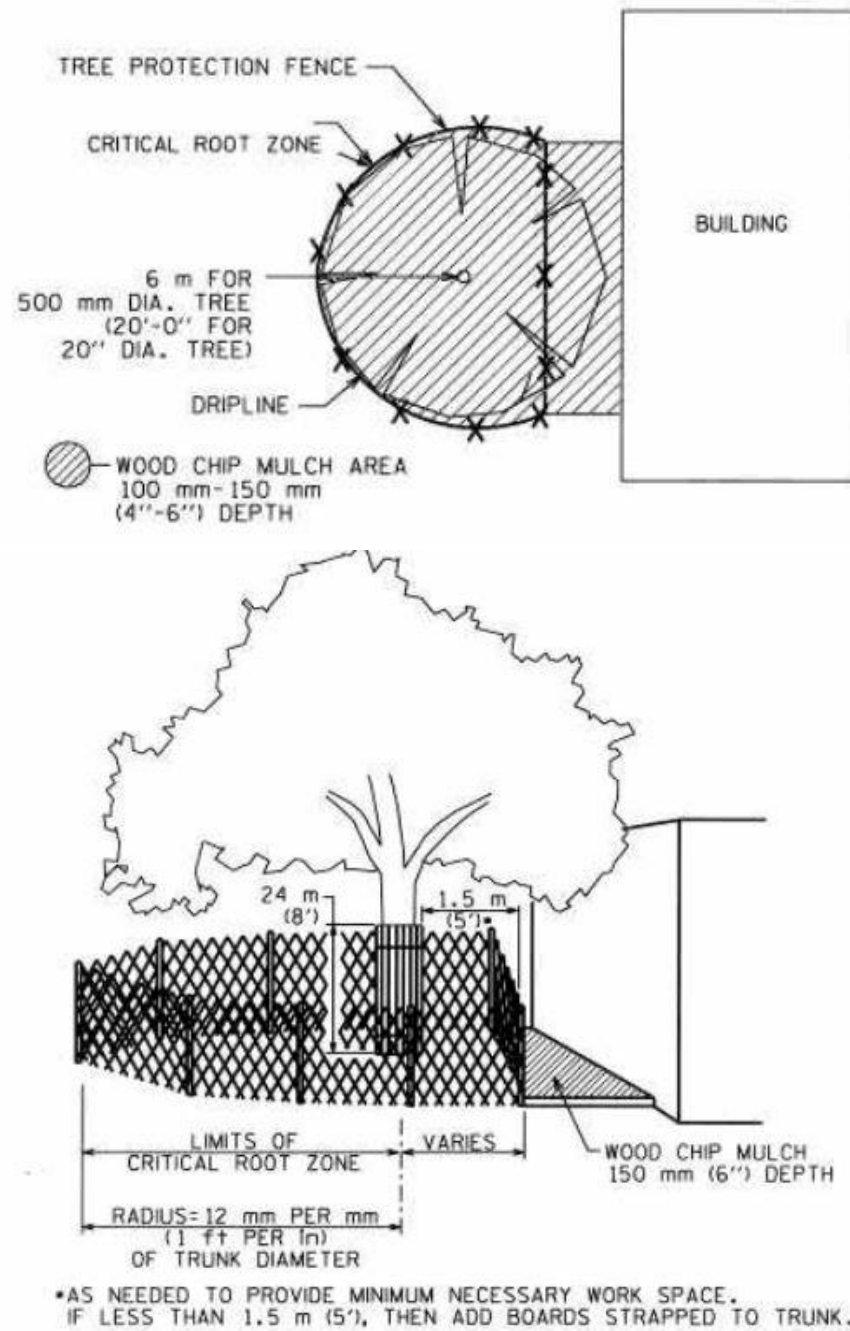


Drawn by BL
Checked by BL

03.30.2021

VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746



TREE PROTECTION DIAGRAM

NTS

TRUE NORTH
PROJECT NORTH

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

A1.2

TREE PROTECTION

BUILDING COVERAGE				
SITE AREA				43970
	EXISTING SF TO REMAIN	ADDED SF	TOTAL SF	
AREA	SF	SF	SF	
1ST FLOOR CONDITIONED	0	3050	3050	
2ND FLOOR CONDITIONED	0	2087	2087	
GARAGE	0	780	780	
COVERED PATIO, DECK	0	908	908	
OTHER COVERED/ROOFED	59	0	59	
TOTAL GROSS BUILDING AREA	0	6825	6884	
ALL TOGETHER				6884

FLOOR AREA RATIO			
SITE AREA			43970
AREA	ADDED SF	APPLIED EXEMPTION	
1ST FLOOR CONDITIONED	3050		
2ND FLOOR CONDITIONED	2087		
CEILINGS OVER 15 FT	0		
COVERED PORCH W/ HABITABLE SPACE ABOVE	0		
BASEMENT	0		
ATTIC	0		
GARAGE (ATTACHED)	780		
CARPORT (ATTACHED)			
ACCESSORY BUILDINGS	59		
TOTAL F A R		5976	0
PERCENTAGE OF SITE (40% MAX.)		13.59%	

IMPERVIOUS COVER			
SITE AREA SF			
AREA	EXISTING SF	ADDED SF	TOTAL SF
MAIN HOUSE - 1ST FLOOR CONDITIONED (a)	0	3050	3050
MAIN HOUSE - 2ND FLOOR BEYOND 1ST (b)	0	30	30
GARAGE (c)	0	780	780
OVERHANGS > 2'-0"	0	1002	1002
CONCRETE FLATWORK	1191	1907	3098
POOL	454	0	454
WOOD DECKS (50%)	325	607	932
TOTAL BUILDING COVERAGE (a+b+c)	0	3860	3860
TOTAL IMPERVIOUS COVER	1970	7376	8880
PERCENTAGE OF SITE (25% MAX. OR 10,992.5 SF)			
20.20%			

SITE PLAN LEGEND	
	NEW 1ST FLOOR
	NEW 2ND FLOOR
	PROPERTY LINE
	SETBACK LINE
	OUTLINE OF ROOF
	EXISTING FENCE
	WOOD DECK
	EXISTING POOL DECK
	EXISTING DRIVEWAY TO BE REMOVED
	UNDERGROUND DRAINAGE OR UTILITY LINE CAP
D.S.	DOWNSPOUT

- SITE PLAN NOTES**
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
 - CONTRACTOR TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING
 - CIVIL ENGINEERING & LANDSCAPING BY OTHERS
 - SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER
 - FOR A COMPLETE LIST OF TREES, SPECIES AND DIAMETERS, REFERENCE SURVEY ON A1.1. FOR TREE PROTECTION, CRITICAL ROOT ZONES AND REMOVAL/TRIMMING/PRUNING NOTES, REFERENCE TREE PLAN ON A1.2
 - ABANDON OLD SEPTIC SYSTEM



09.08.2021

Drawn by BL / NEU

Checked by BL

VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

Date: 09.08.2021

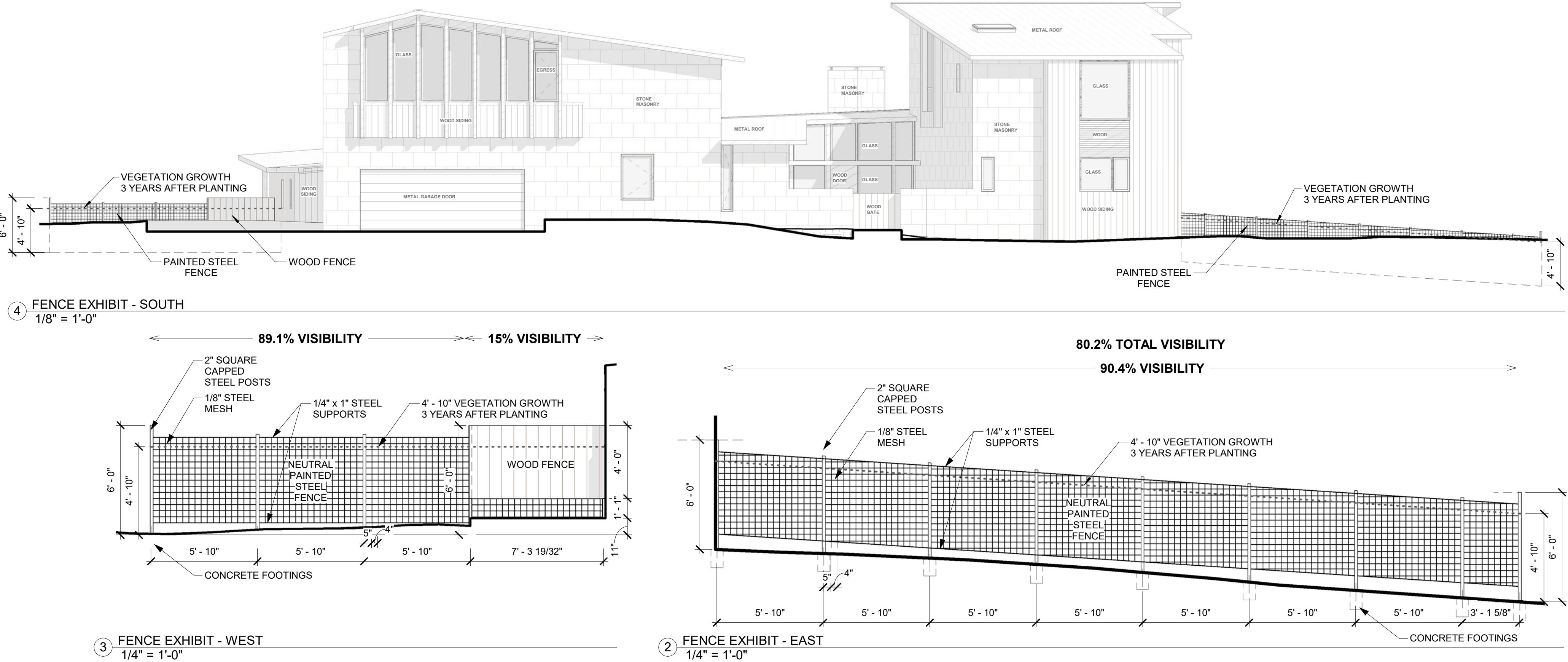
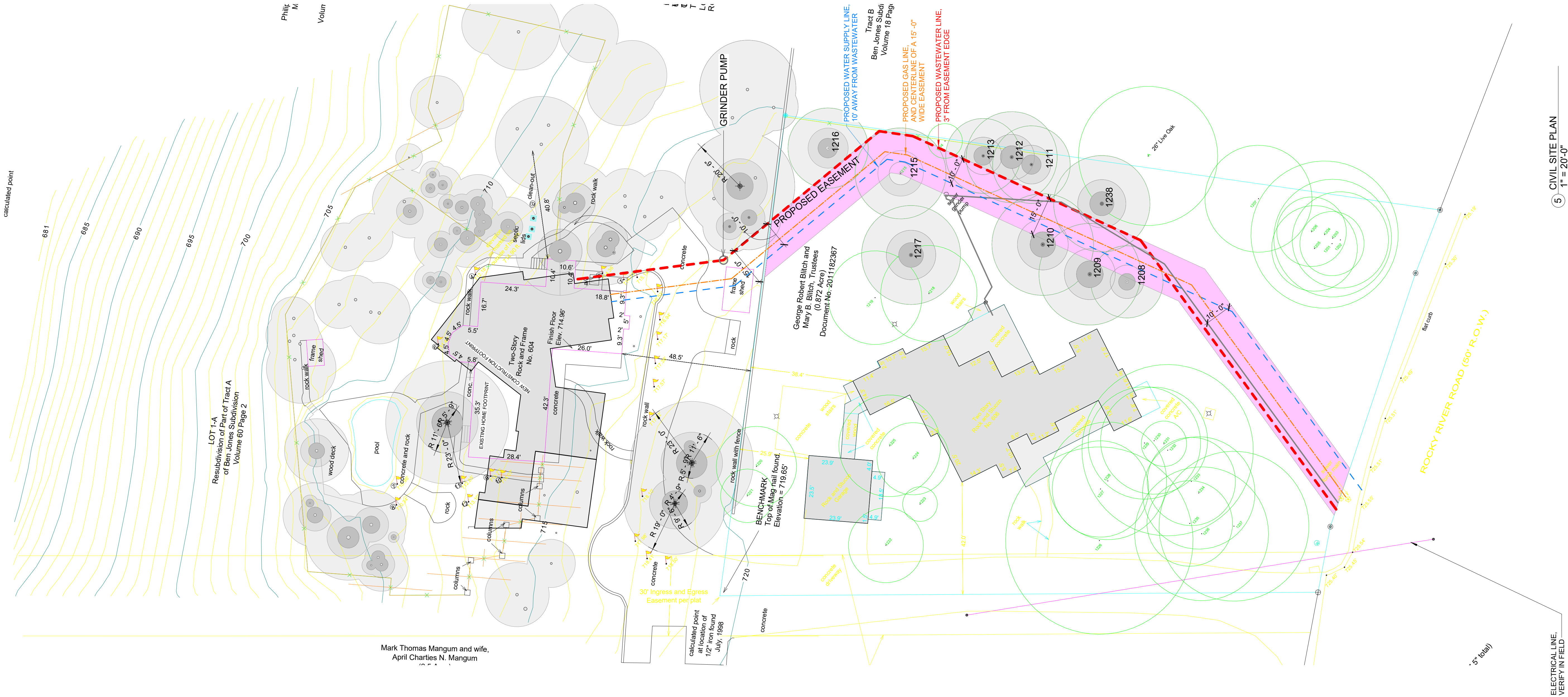
Issue: PERMIT SET

Revision:

A1.3

SITE PLAN AND AREA CALCULATIONS

4 OF 23





EXISTING HOME, WEST ELEVATION



EXISTING HOME, SW CORNER



EXISTING HOME, SOUTH ELEVATION



EXISTING HOME, NE CORNER



EXISTING HOME, NE CORNER



EXISTING HOME, NORTH ELEVATION



EXISTING HOME, NW CORNER



EXISTING HOME, NORTH ELEVATION



03.30.2021
Drawn by BL
Checked by BL

VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

A1.5

SITE PHOTOS

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

FLOOR PLAN NOTES

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

DIMENSION NOTES

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



03.30.2021
Drawn by BL
Checked by BL

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

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

A2.1
ENTRY LEVEL
PLAN

7 OF 22

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

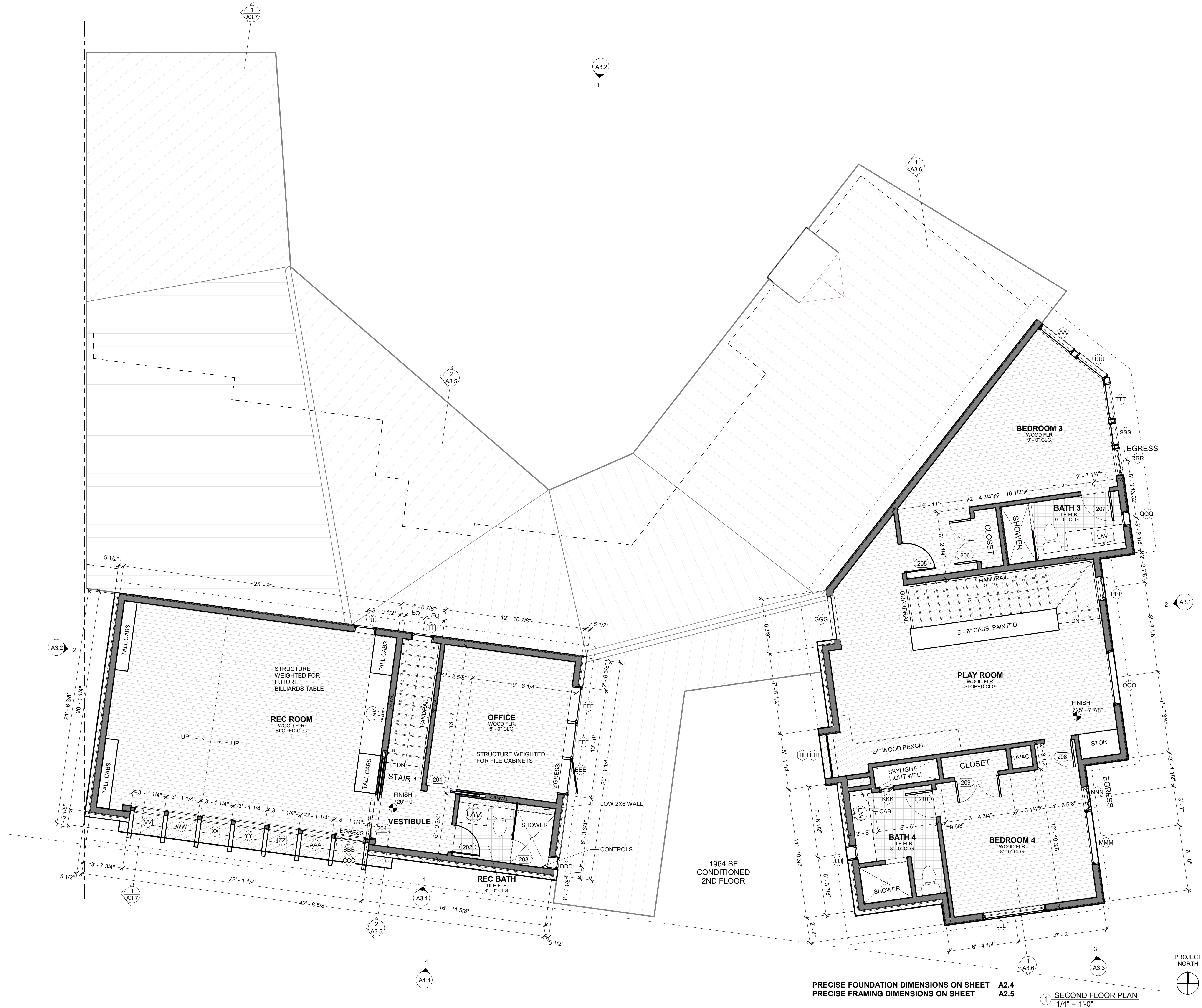
1 ENTRY PLAN
1/4" = 1'-0"

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

FLOOR PLAN NOTES

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

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

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



Drawn by BL
Checked by BL

03.30.2021

VESCOVO RESIDENCE

604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

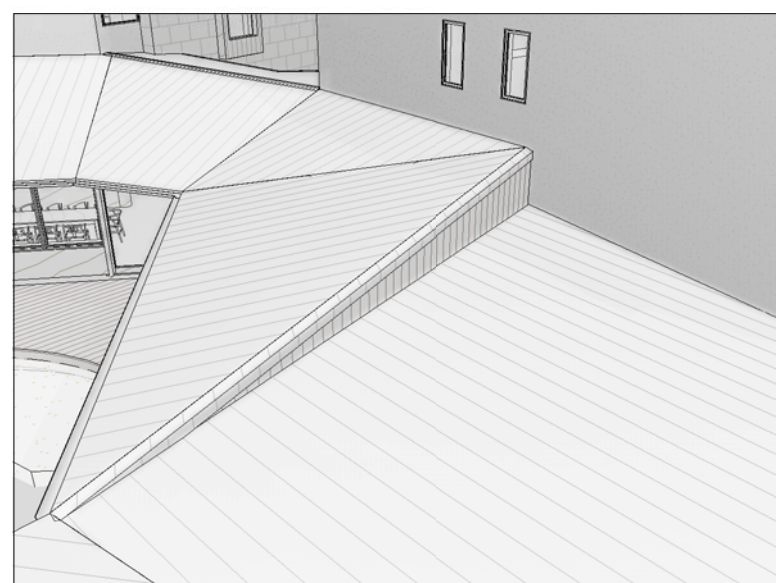
A2.2

SECOND LEVEL PLAN

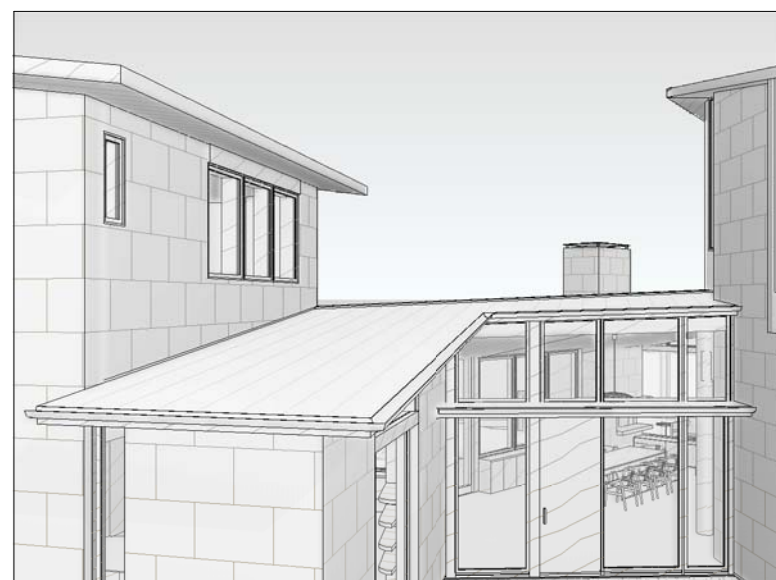
8 OF 22

NEW ROOF
OUTLINE OF WALLS BELOW
D.S. DOWNSPOUT

1. VENT ALL MECH/ PLUMBING FIXTURES
2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
3. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING
4. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER. INSTALLER TO VERIFY WITH ARCHITECT
5. 6" HALF ROUND GALVANIZED GUTTERS. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION



PATIO ROOF - FOR REFERENCE ONLY



ENTRY ROOF - FOR REFERENCE ONLY

REAR PATIO FRAMING FROM BELOW



LIVING / GUEST - FOR REFERENCE ONLY



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A2.3

ROOF PLAN

9 OF 22

Page 141 of 155



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VESCOVO RESIDENCE

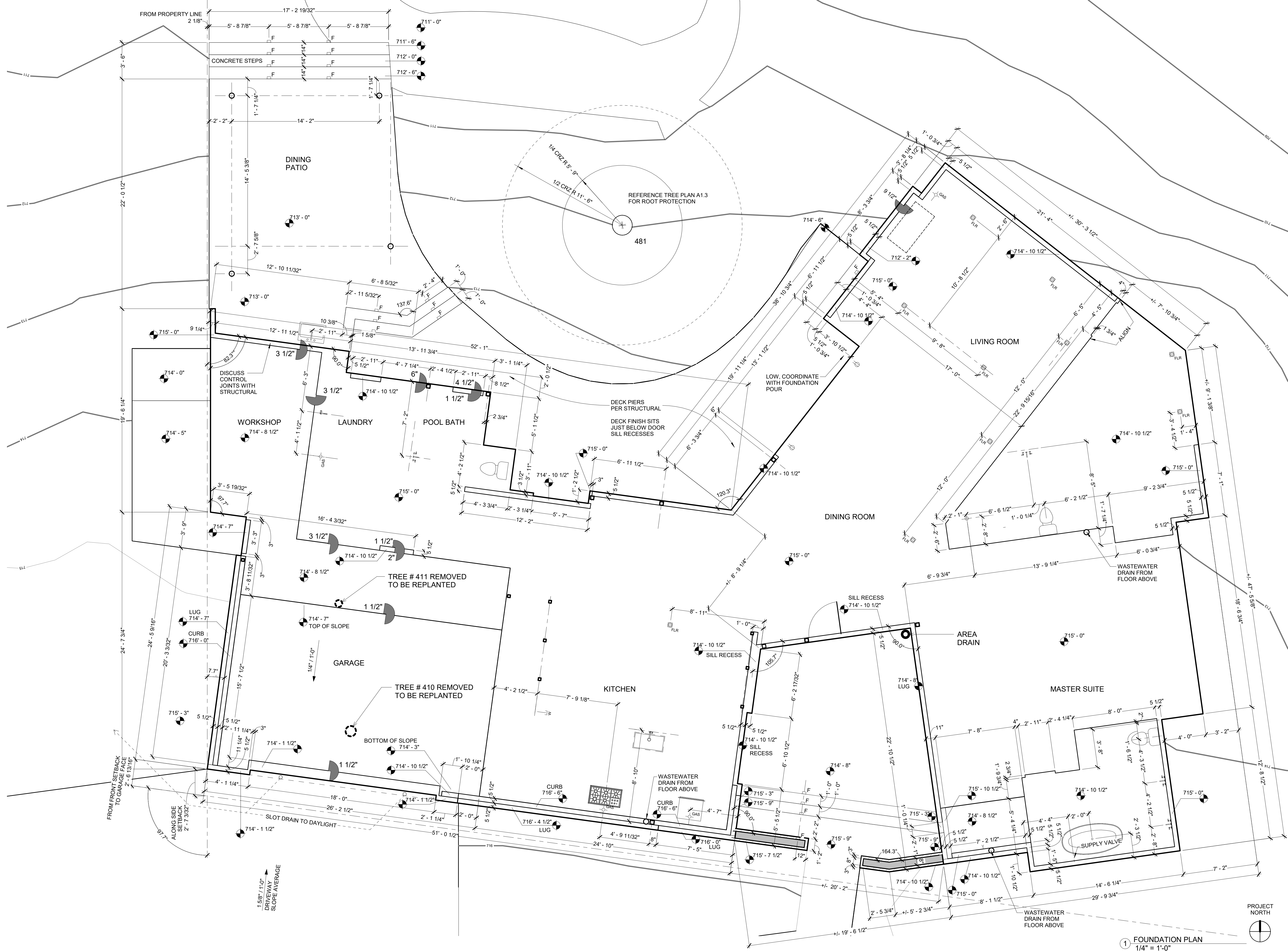
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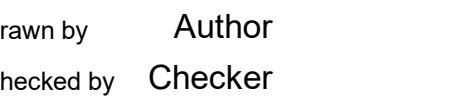
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A2.4 FOUNDATION PLAN

10 OF 22



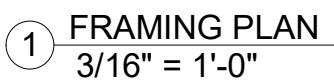


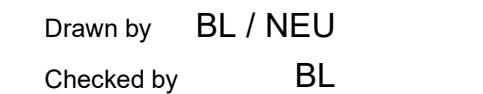
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11 OF 22

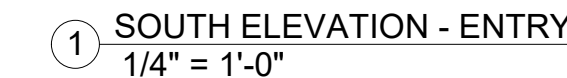
Page 143 of 155





604 ROCKY RIVER ROAD, WEST LAKE HILLS,
TEXAS 78746

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



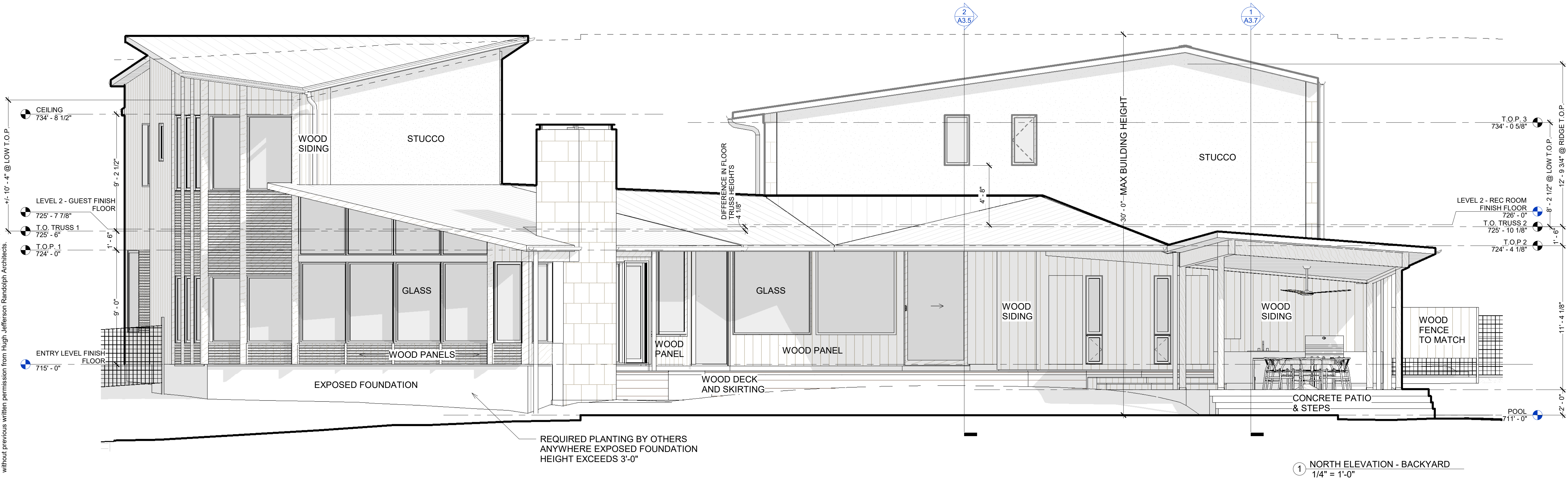
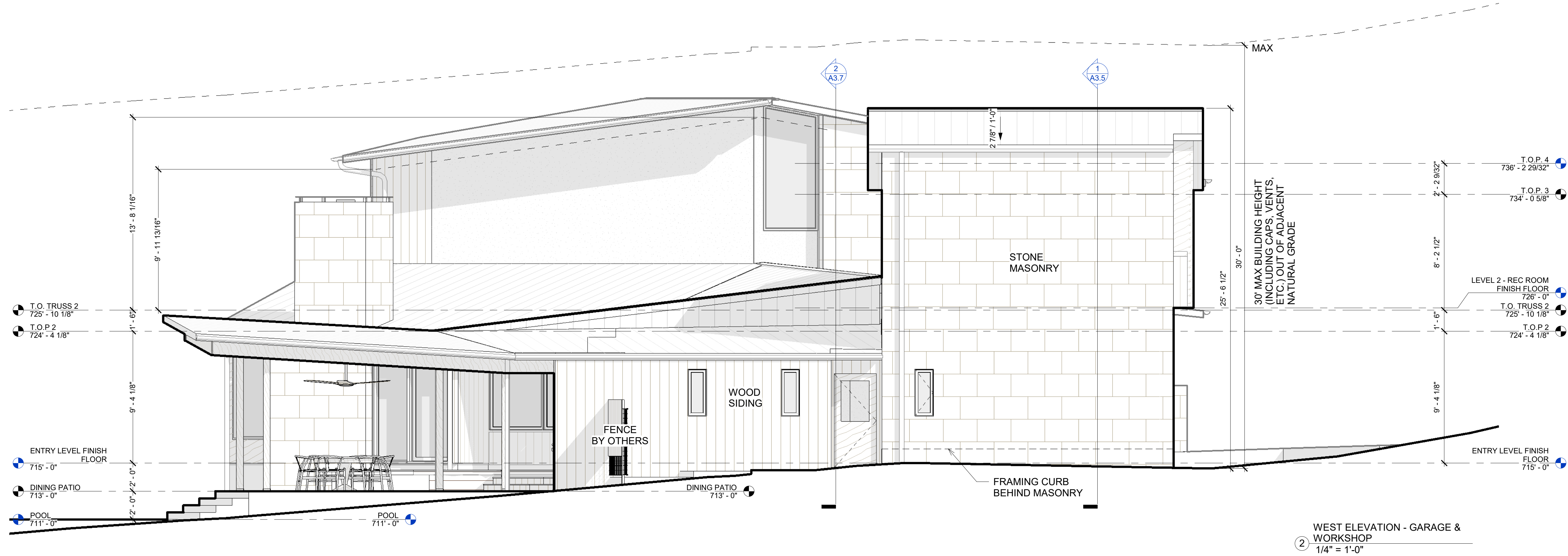
Date: 09.08.2021
Issue: PERMIT SET
Revision:

12 OF 23



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



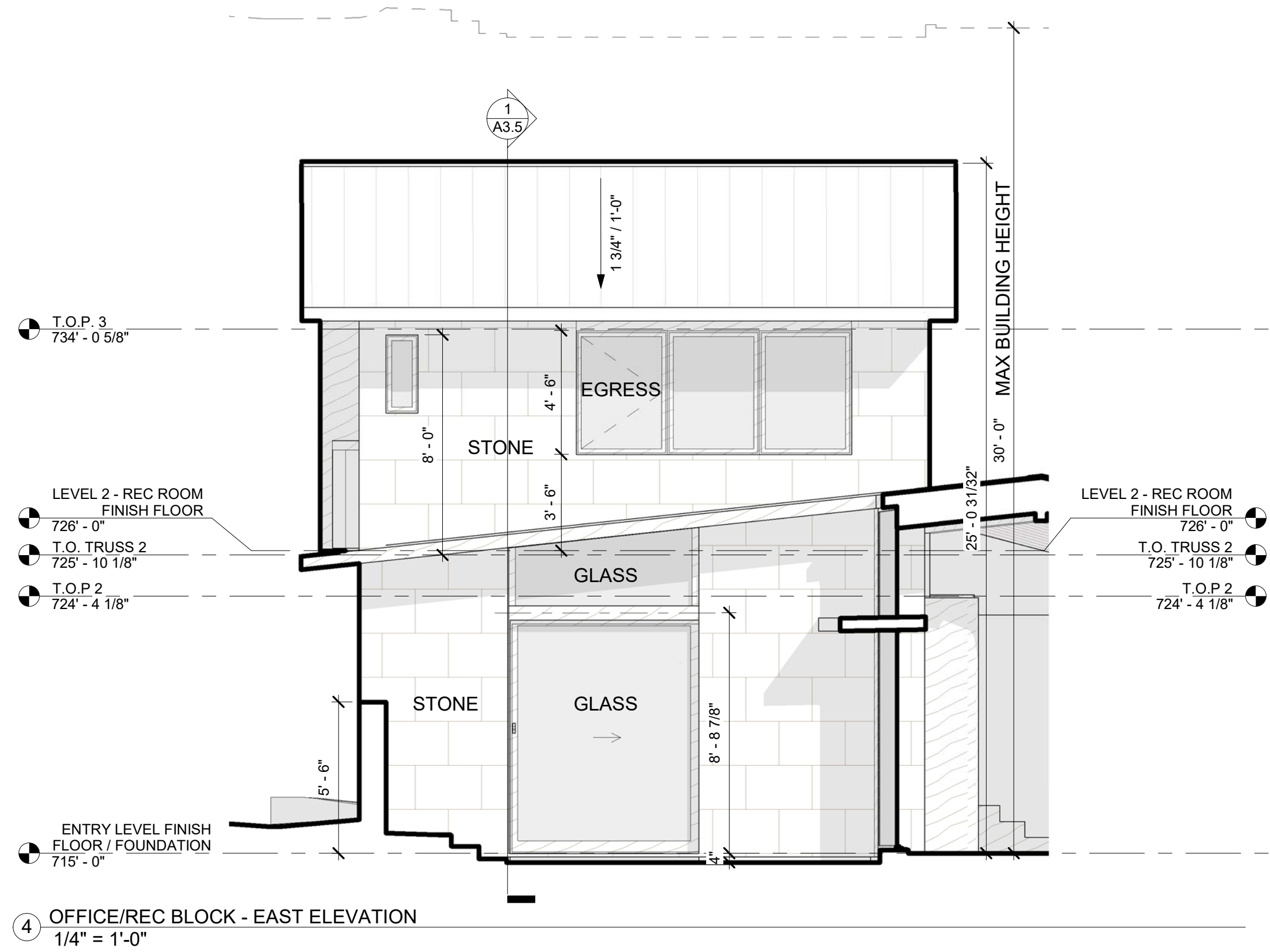


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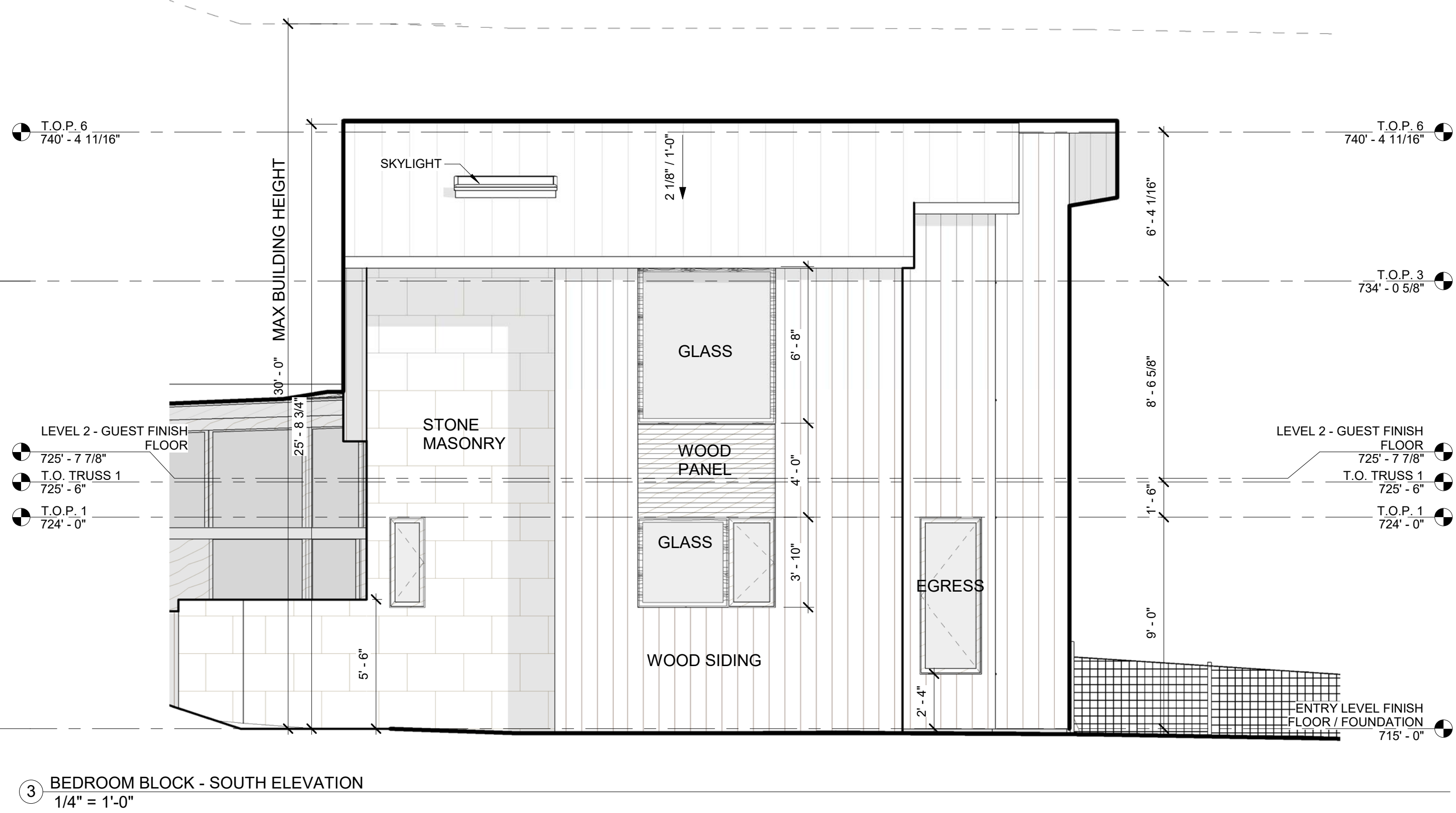
03.30.2021

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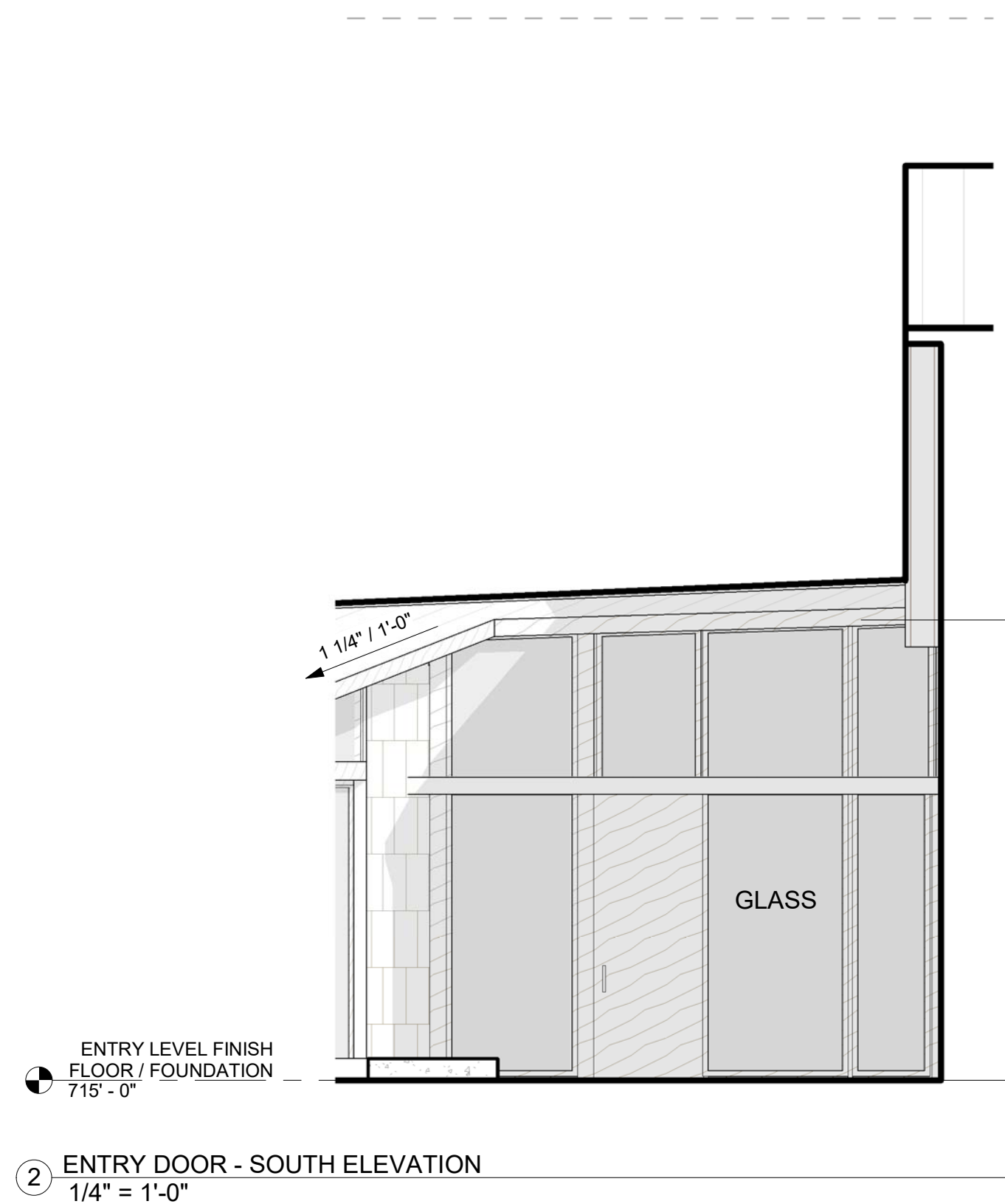
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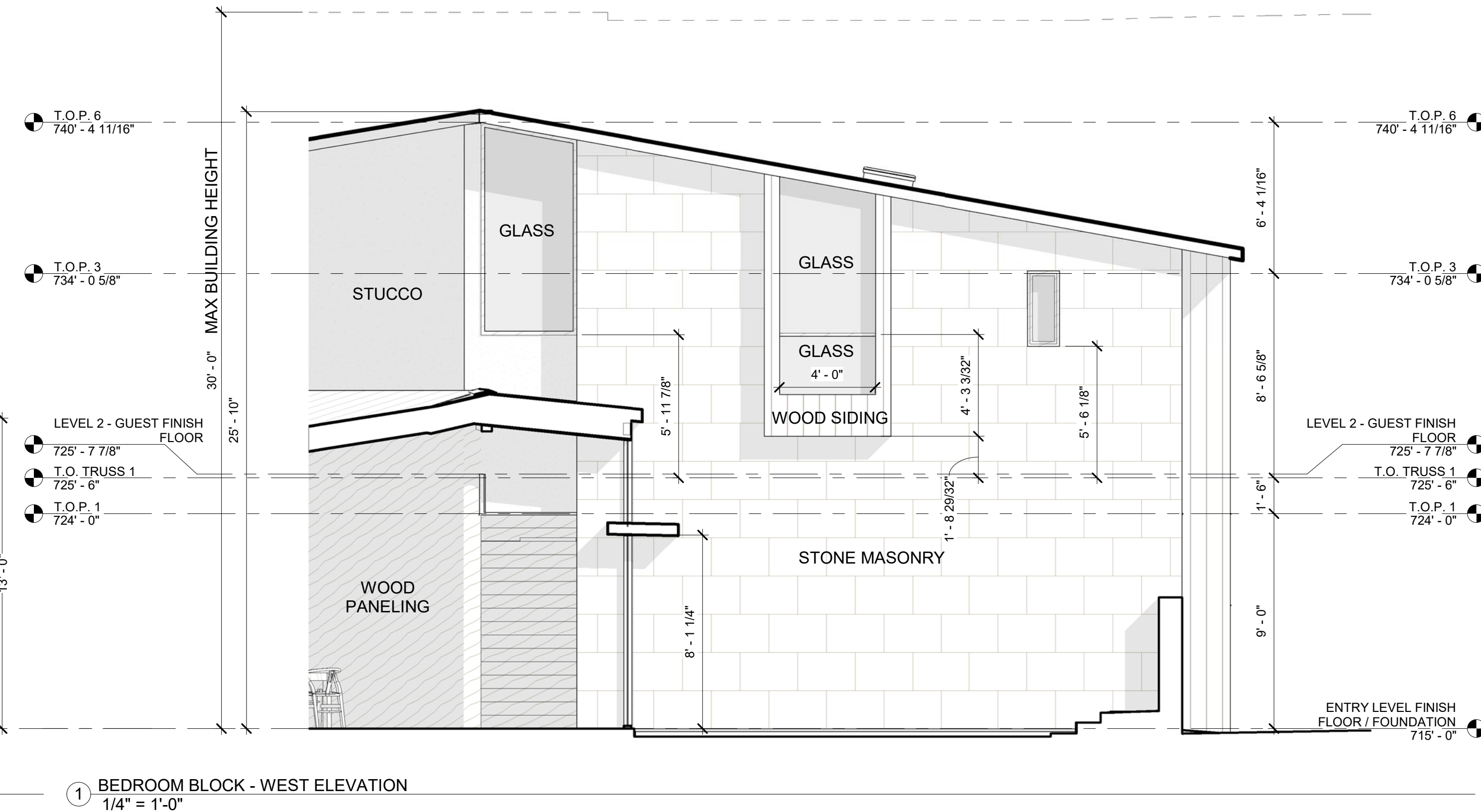
④ OFFICE/REC BLOCK - EAST ELEVATION
1/4" = 1'-0"



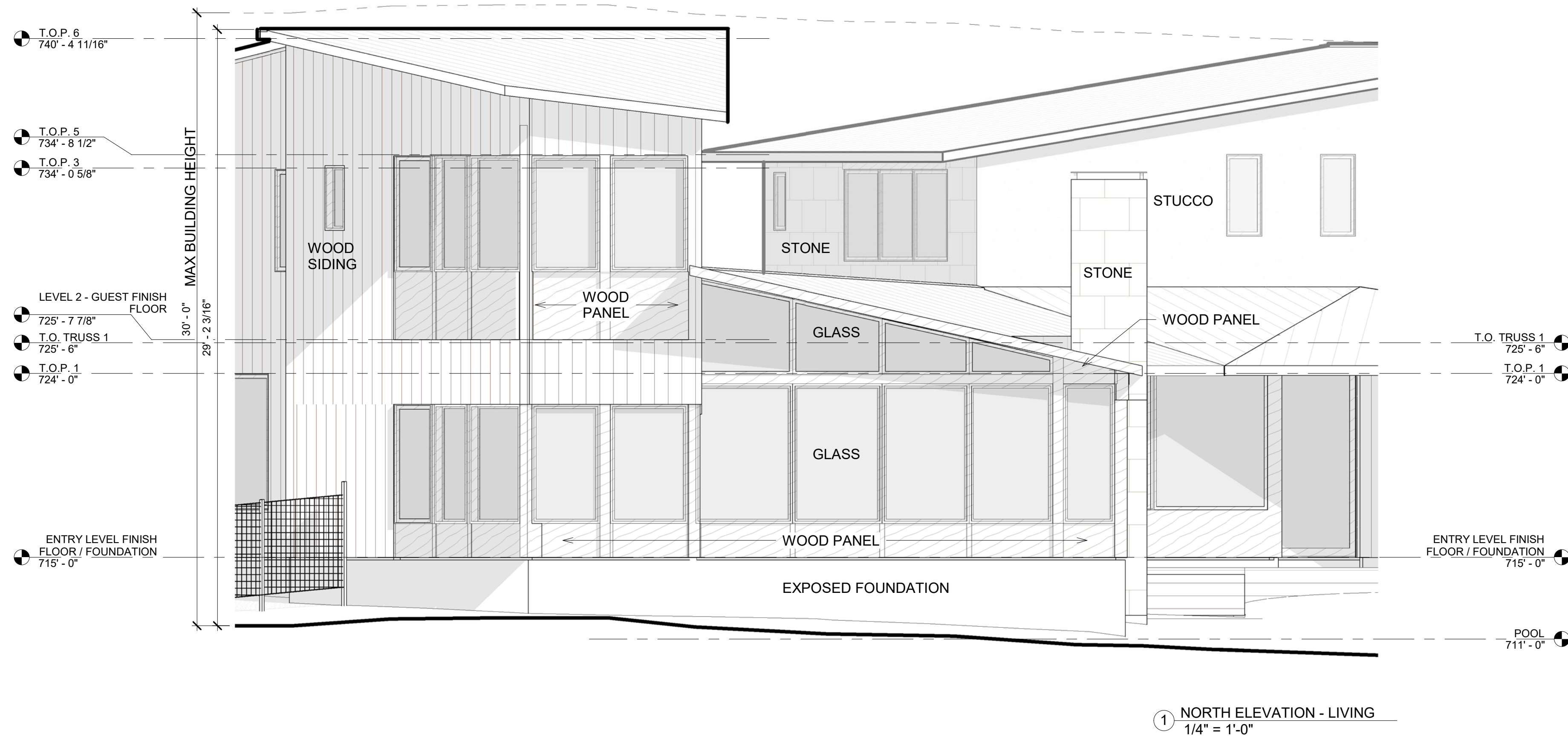
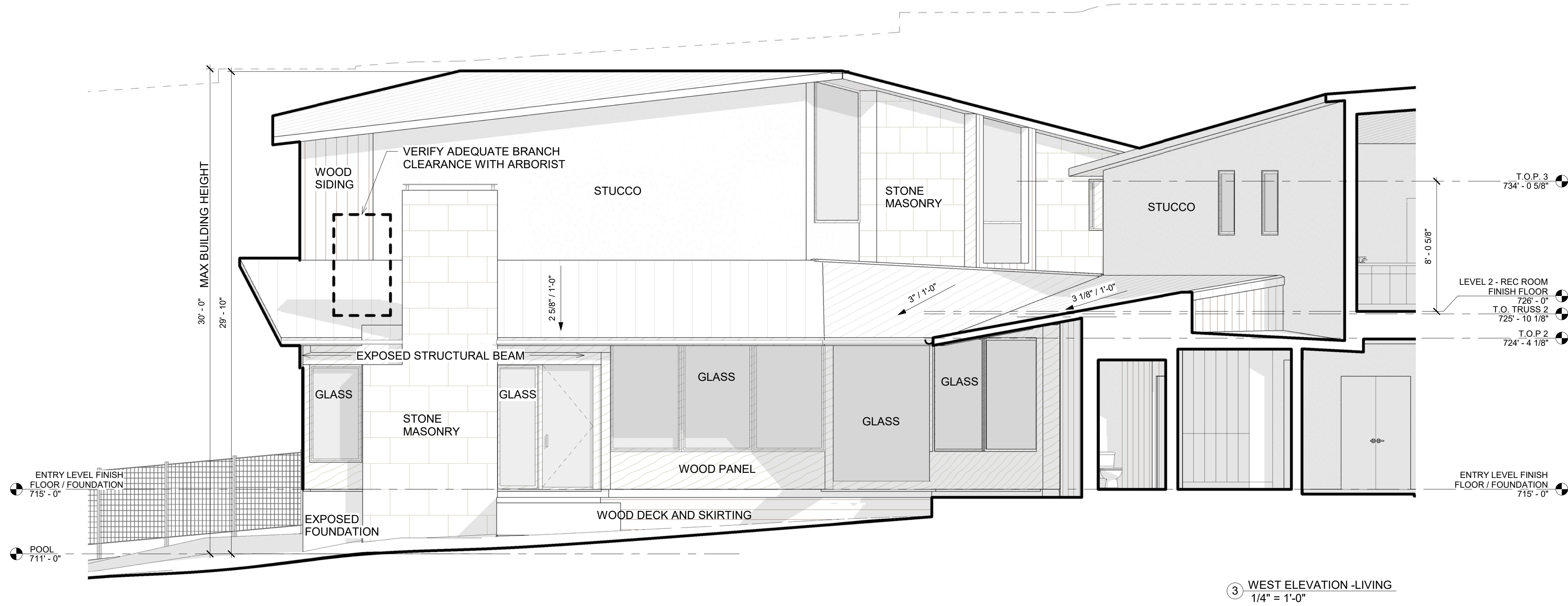
③ BEDROOM BLOCK - SOUTH ELEVATION
1/4" = 1'-0"



② ENTRY DOOR - SOUTH ELEVATION
1/4" = 1'-0"

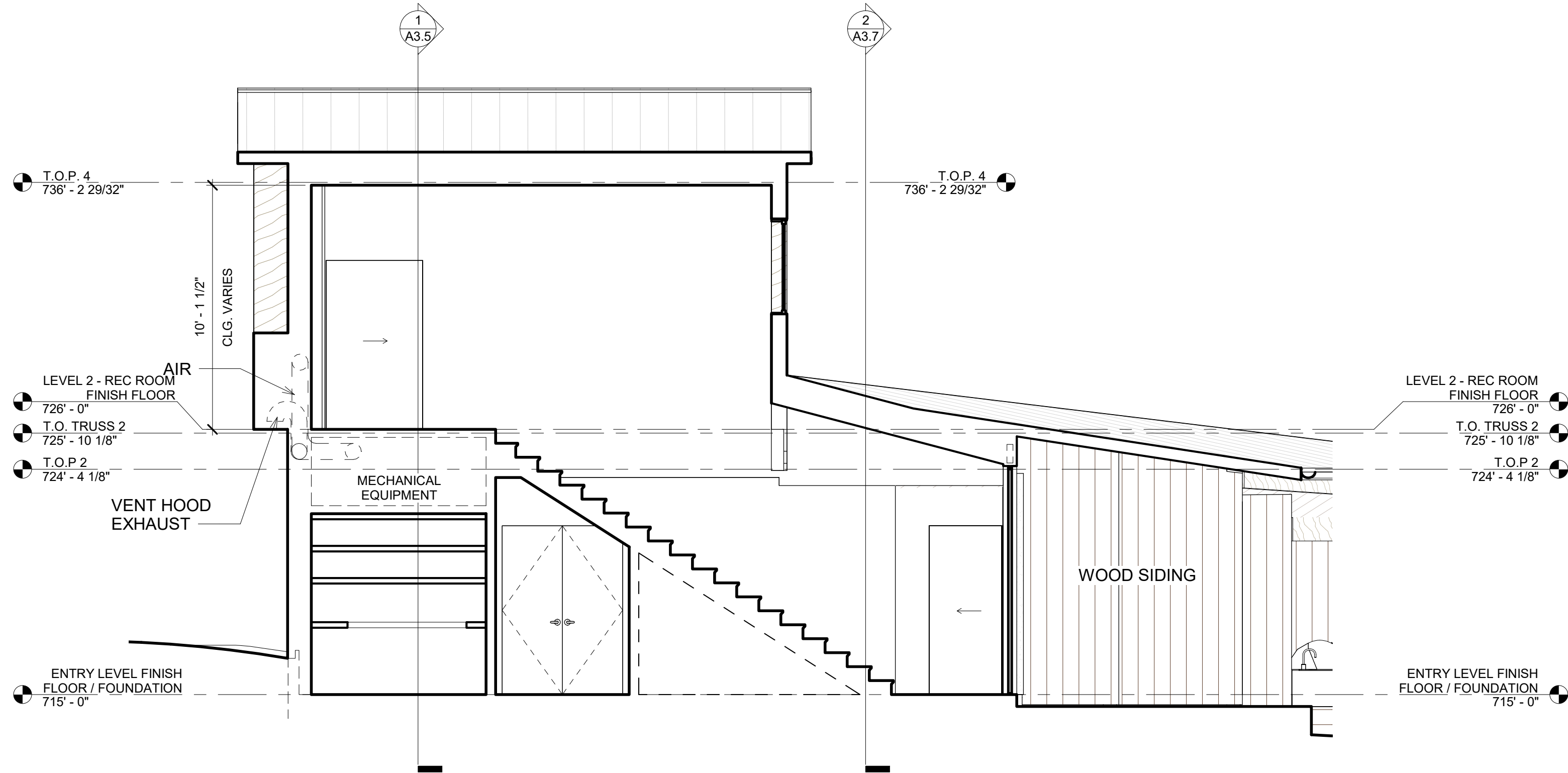


① BEDROOM BLOCK - WEST ELEVATION
1/4" = 1'-0"

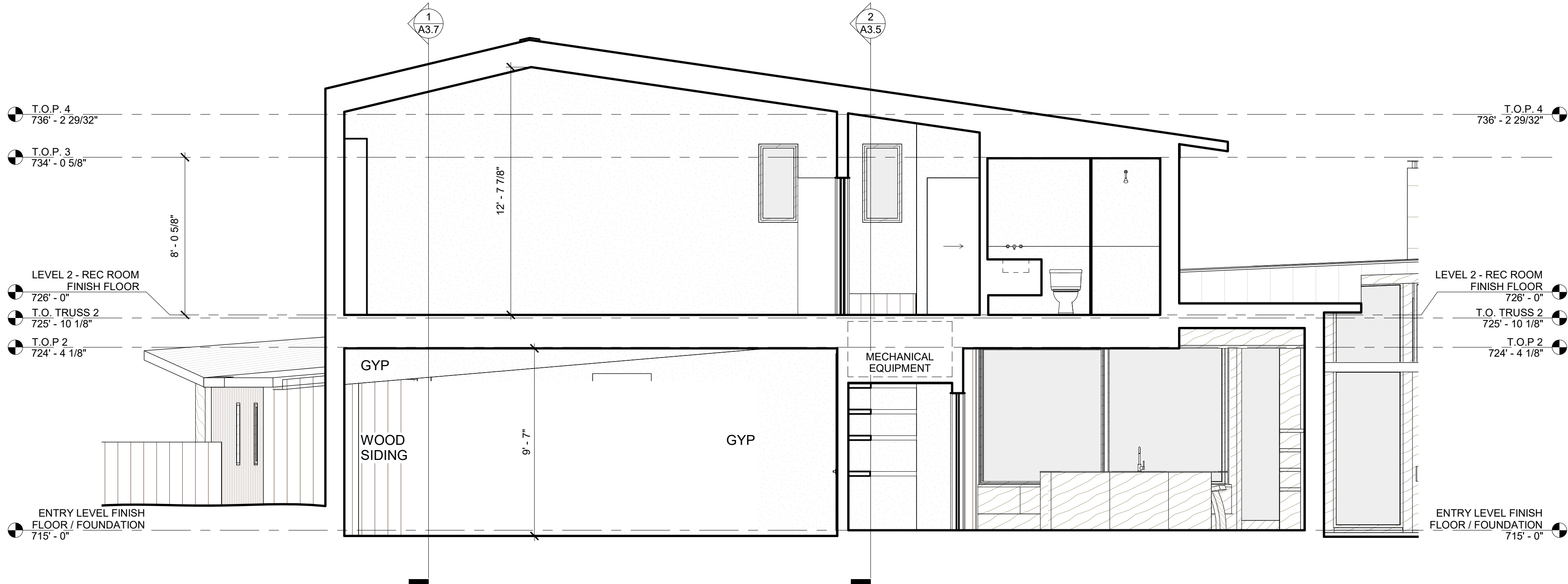




VESCOVO RESIDENCE
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2 SECTION - KITCHEN - WEST
1/4" = 1'-0"



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

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Issue: PERMIT SET
Revision:

A3.5
BUILDING
SECTIONS

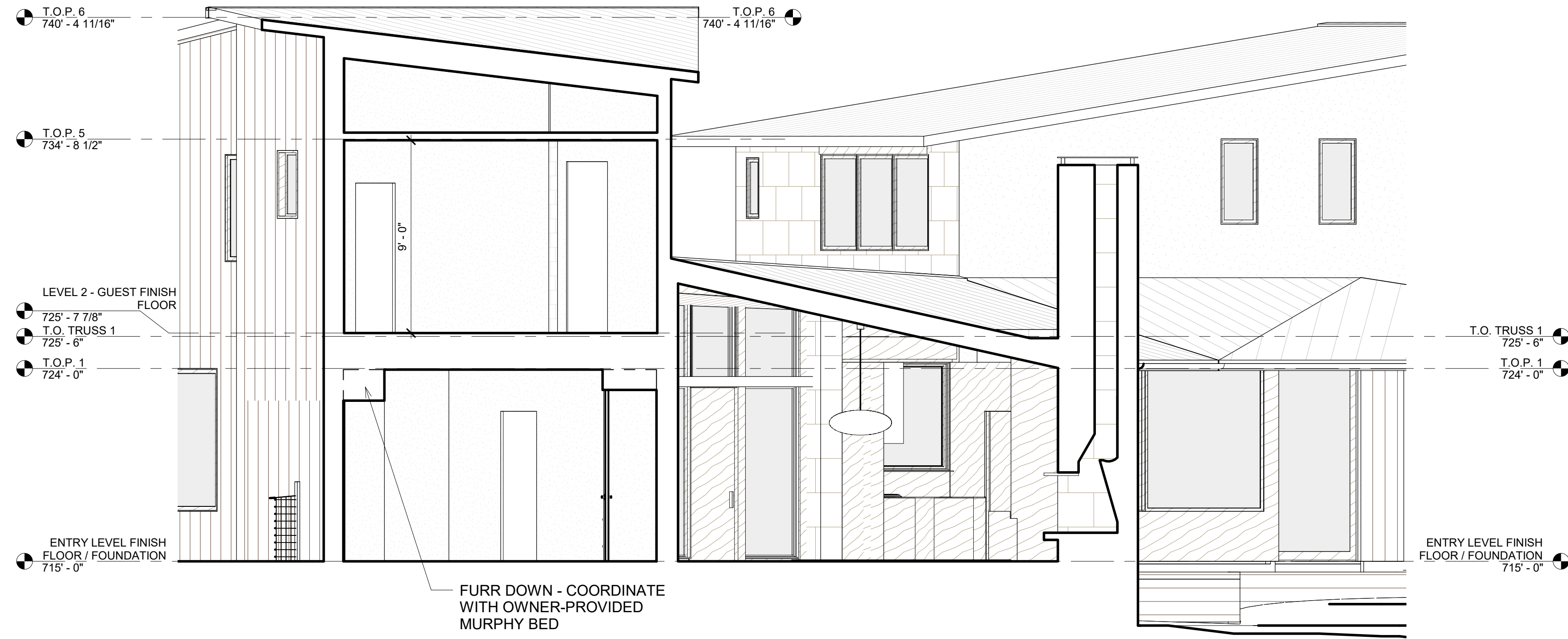


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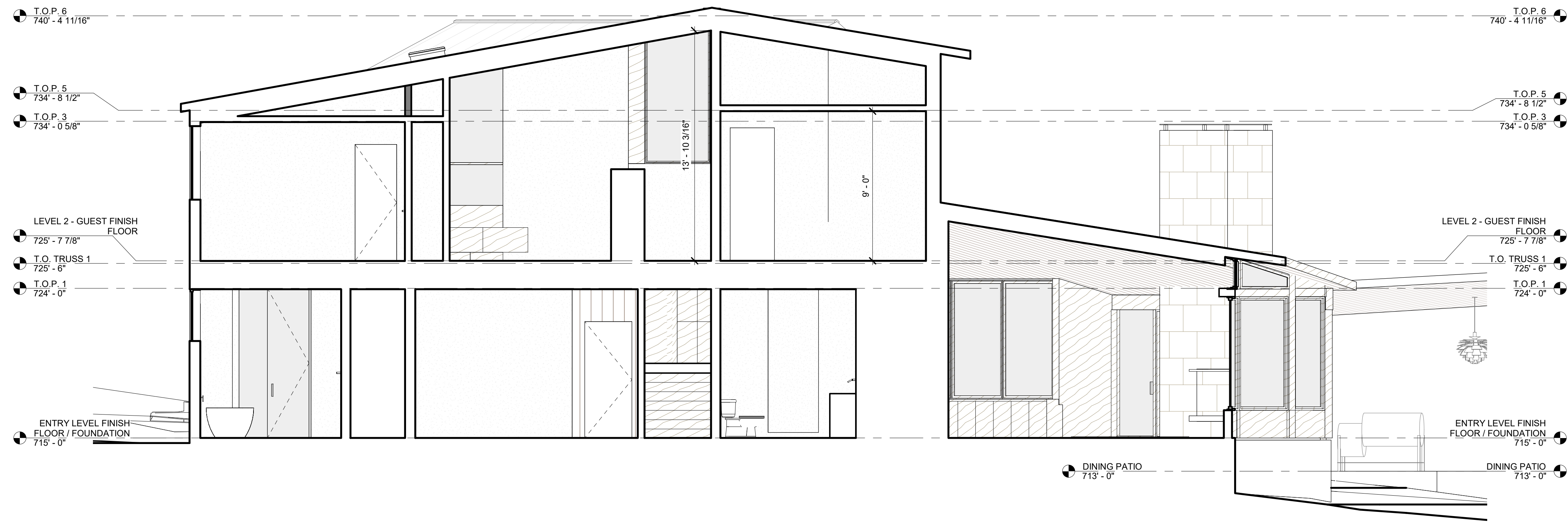
03.30.2021

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② SECTION - LIVING - SOUTH
1/4" = 1'-0"



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



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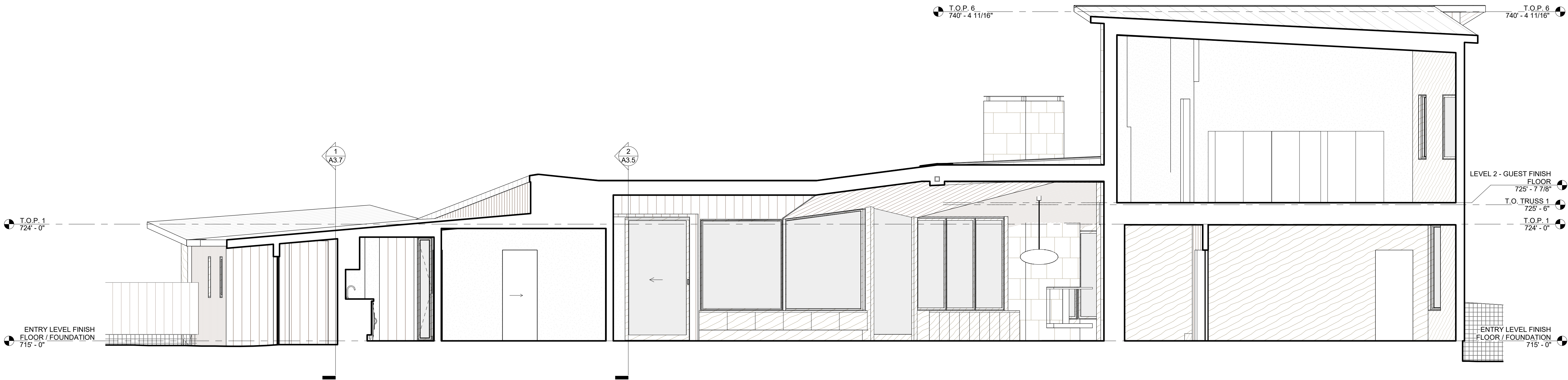
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Issue: PERMIT SET
Revision:

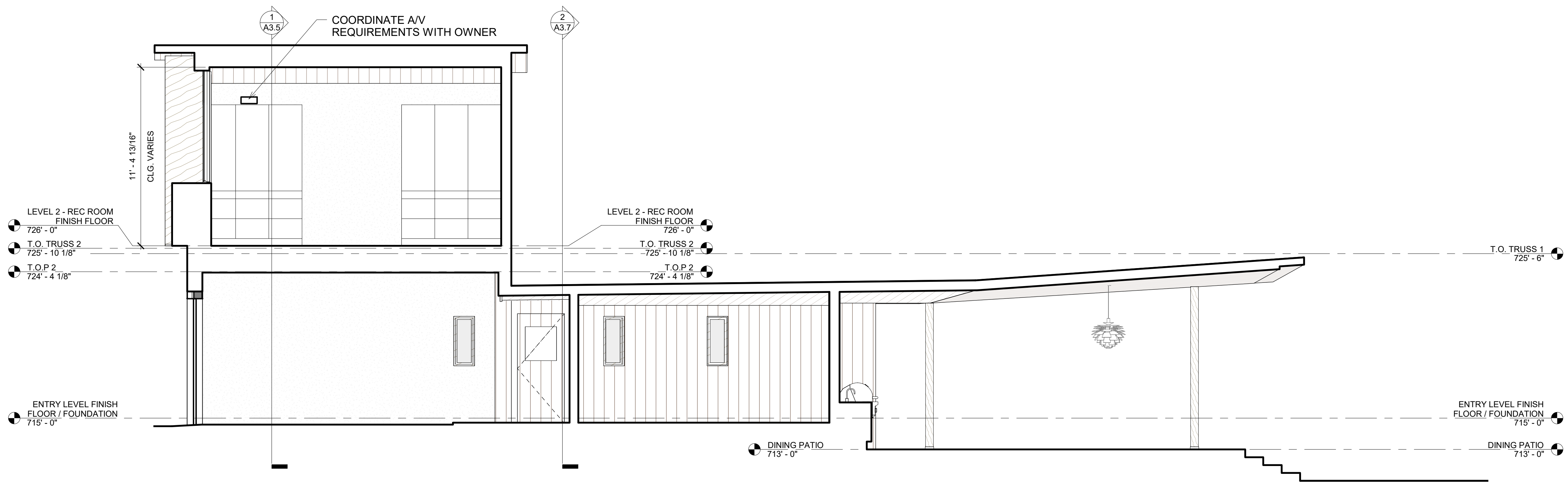
A3.7

BUILDING
SECTIONS

17 OF 22



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

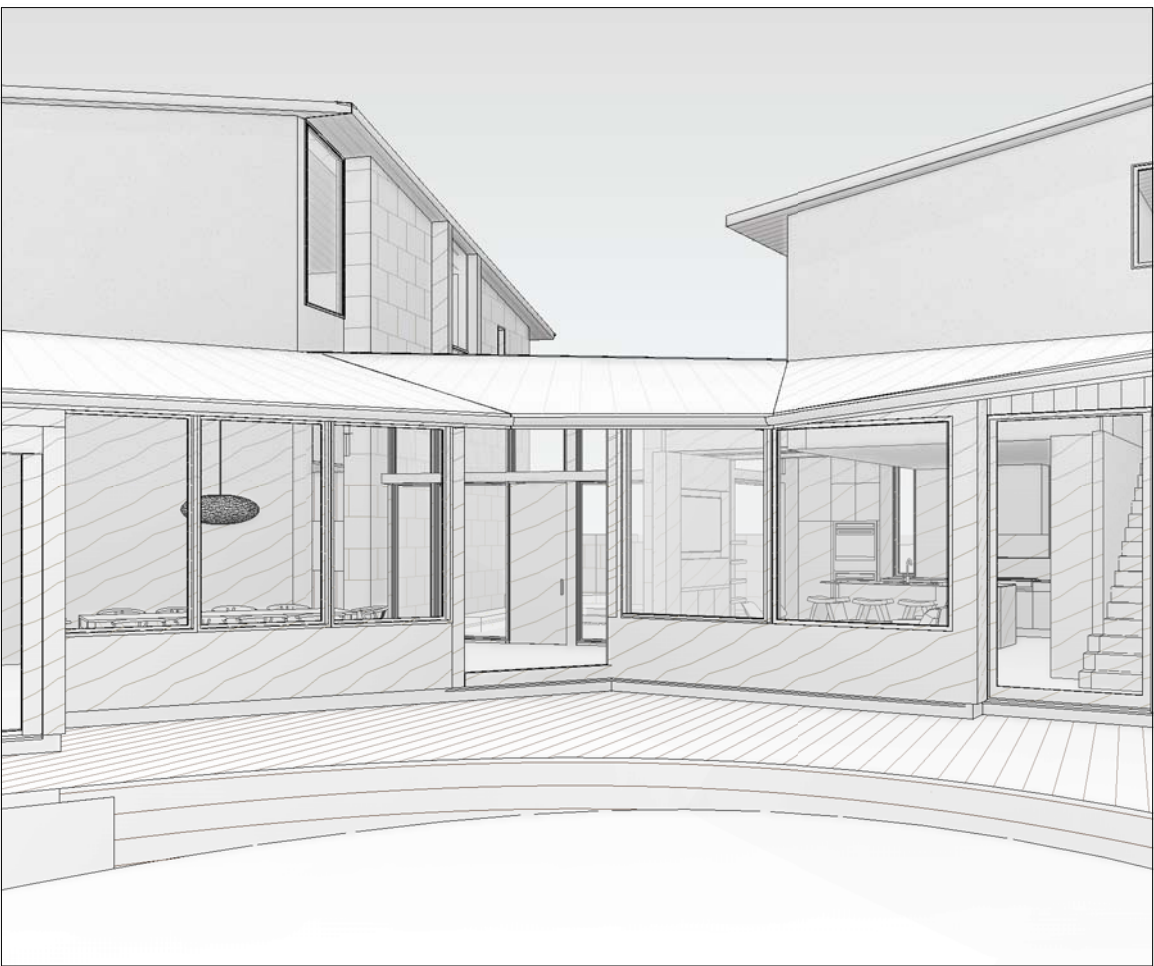


① SECTION - GARAGE - WEST
1/4" = 1'-0"

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

WINDOW NOTES

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



FOR REFERENCE ONLY - WINDOW MM

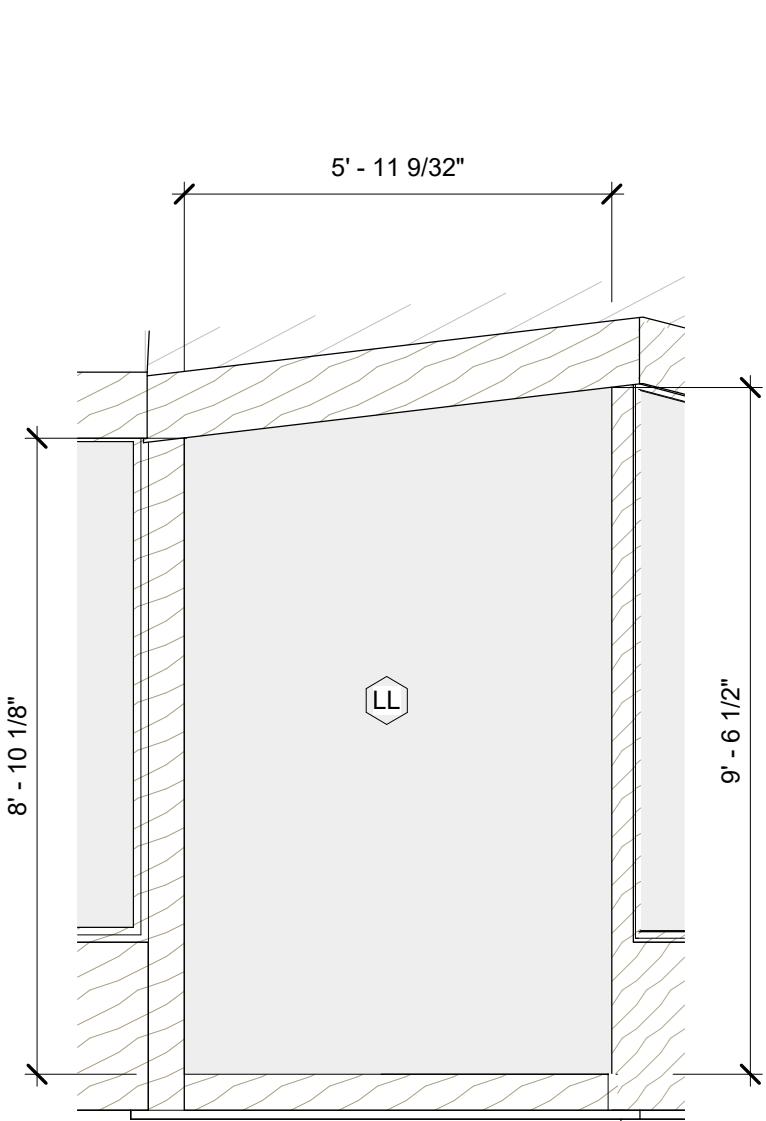


FOR REFERENCE ONLY - WINDOW C

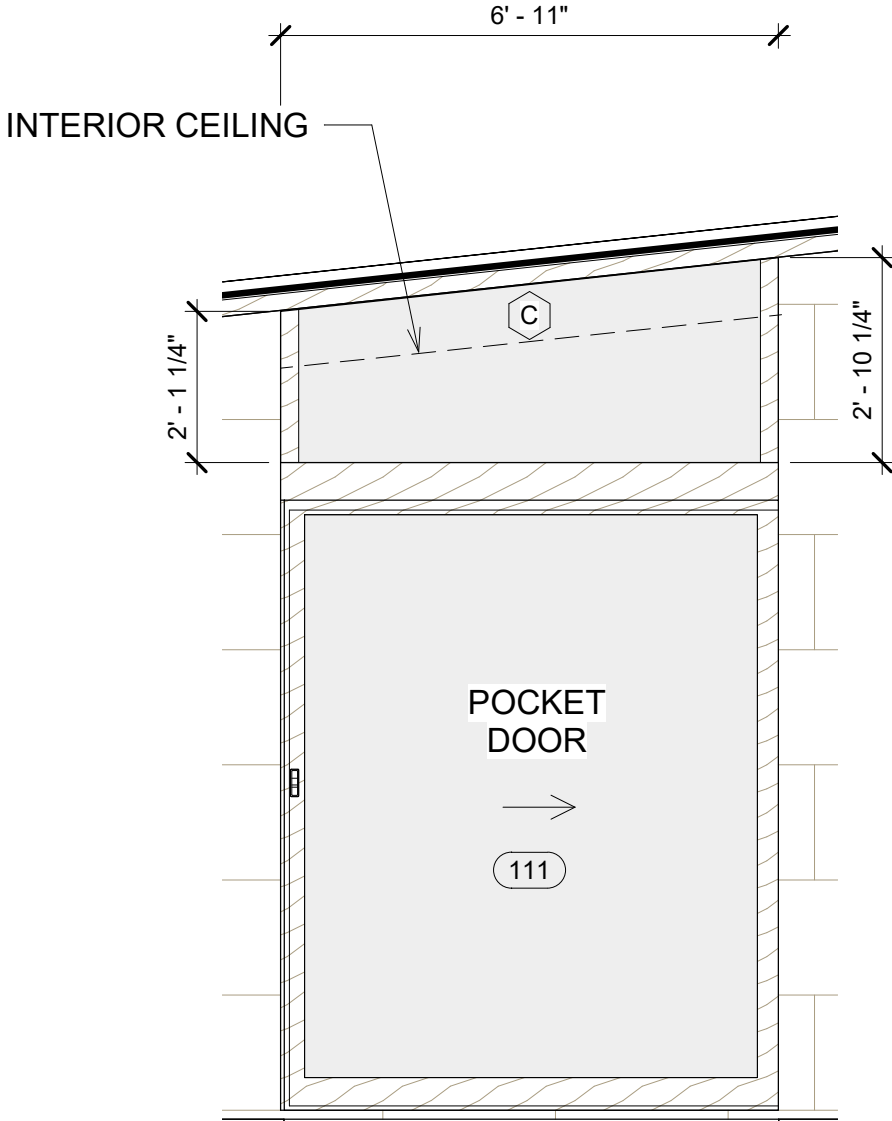
DOOR SCHEDULE						
KEY	TYPE	WIDTH	HEIGHT	THICKNESS	FINISH	COMMENTS
100	OVERHEAD CARRIAGE	18' - 0"	8' - 6"	TBD	PRE-FINISHED METAL	
101	DOUBLE FLUSH	5' - 0"	7' - 0"	0' - 1 3/4"	WOOD, PAINTED	
102	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD/GLASS	
103	SINGLE FLUSH	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	
104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

DOOR NOTES

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



WINDOW LL



WINDOW C



Drawn by BL
Checked by BL

03.30.2021

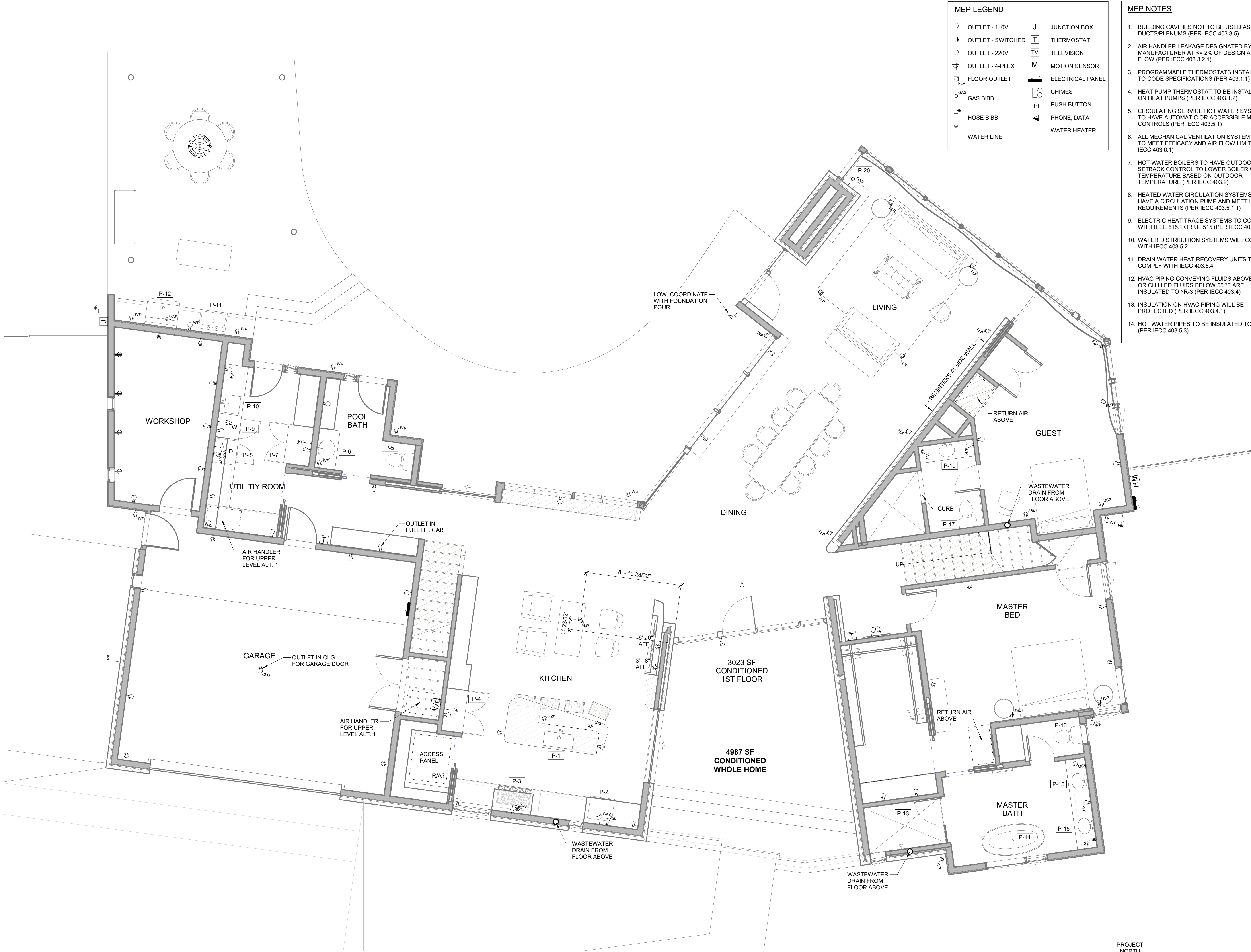
VESCOVO RESIDENCE
604 ROCKY RIVER ROAD, WEST LAKE HILLS, TEXAS 78746

hugh jefferson randolph architects

Date: 03.30.2021
Issue: PERMIT SET
Revision:

A6.0
WINDOW & DOOR
SCHEDULES

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

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



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MEP1

ENTRY LEVEL MEP PLAN

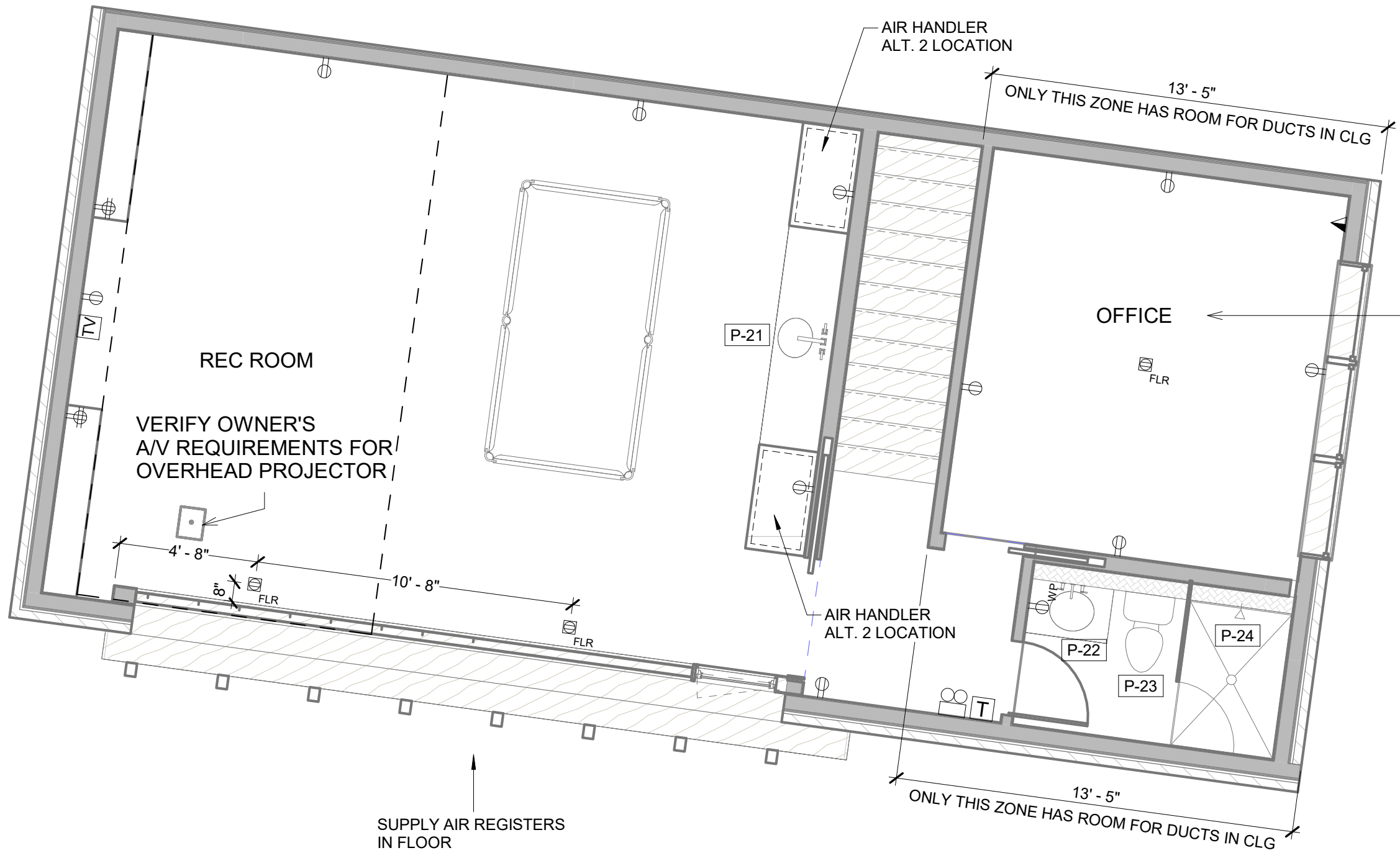
19 OF 22

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

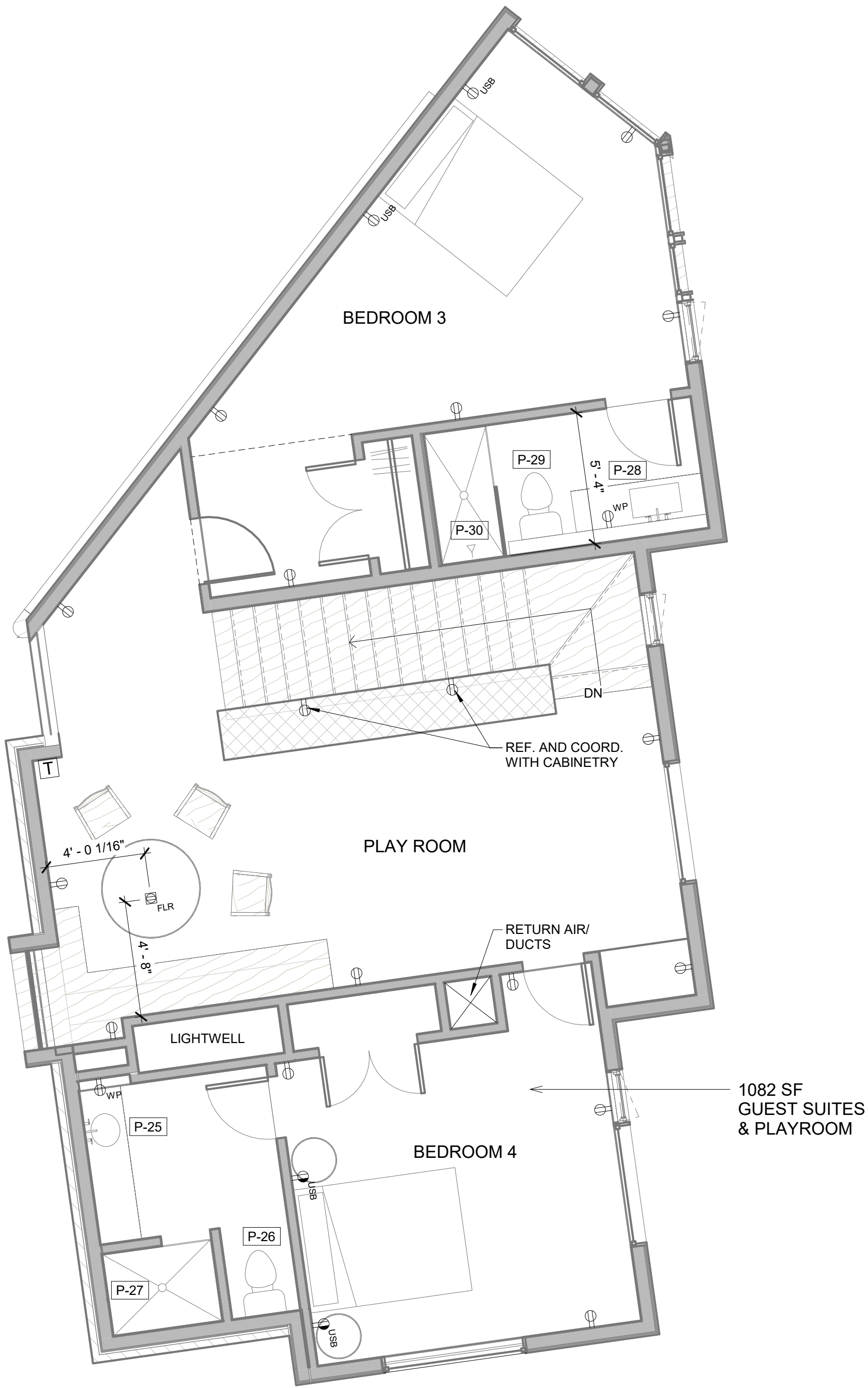
MEP LEGEND			
	OUTLET - 110V		JUNCTION BOX
	OUTLET - SWITCHED		THERMOSTAT
	OUTLET - 220V		TELEVISION
	OUTLET - 4-PLEX		MOTION SENSOR
	FLOOR OUTLET		ELECTRICAL PANEL
	GAS BIBB		CHIMES
	HOSE BIBB		PUSH BUTTON
	WATER LINE		PHONE, DATA
			WATER HEATER



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1964 SF
CONDITIONED
2ND FLOOR



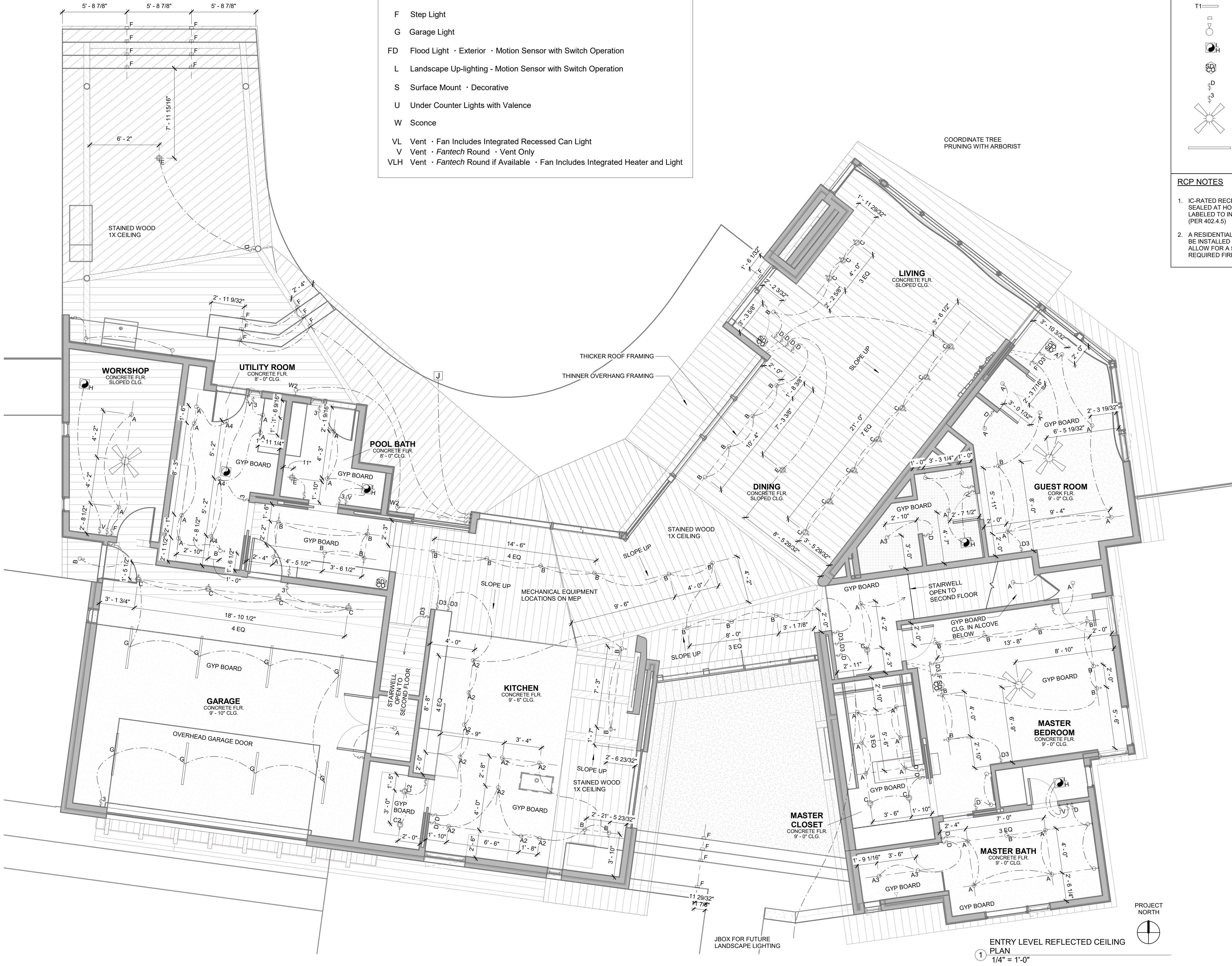
① SECOND LEVEL MEP PLAN
1/4" = 1'-0"

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MEP2

SECOND LEVEL
MEP PLAN &
SCHEDULE
20 OF 22



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

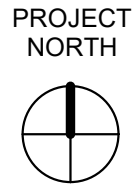
LIGHT FIXTURE LEGEND	
	RECESSED CAN
	RECESSED DIRECTIONAL CAN
	SURFACE MOUNT SPOTLIGHT
	PENDANT LIGHT
	WALL SCONCE
	TRACK LIGHT
	STEP LIGHT
	FLOOD LIGHT
	VENT EXHAUST (WITH LIGHT/HEAT)
	SMOKE/CARBON MONOXIDE DETECTOR
	DIMMER SWITCH
	3-WAY SWITCH
	FAN CEILING FAN
	FLUORESCENT LIGHT

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

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



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



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



03.30.2021
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SECOND LEVEL
RCP & LIGHTING
PLAN

22 OF 22