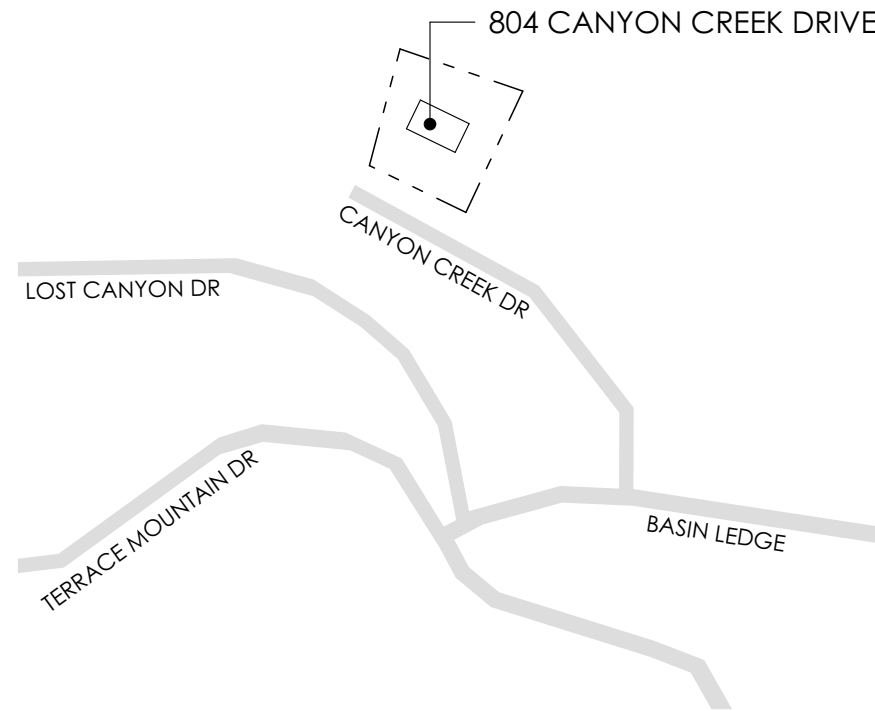


VICINITY MAP



PROJECT INFORMATION

OWNER: JAKE FELLNER
ADDRESS: 804 CANYON CREEK DRIVE
WESTLAKE HILLS, TX 78746

ZONING: R-1

LEGAL DESCRIPTION:
LOT 18 BLK P STONEHEDGE ESTATES BLK P ABS 75
SUR 503 BENHAM A L D ACR .104

MAX IMPERVIOUS COVERAGE: 25%
MAX BLDG HEIGHT: 30'

DESCRIPTION: TOTAL DEMOLITION OF 2,448 SF
WOOD FRAMED RESIDENCE, SLAB ON GRADE
FOUNDATION AND POOL. CONSTRUCTION OF A
WOOD FRAMED TWO-STORY 4 BED/4.5 BATHS SINGLE
FAMILY RESIDENCE WITH AN ATTACHED TWO CAR
GARAGE.

PROJECT TEAM

ARCHITECT:
POINT B DESIGN GROUP
1009 W 6TH ST SUITE 207
AUSTIN, TX 78703
T. 512.568.9803

STRUCTURAL ENGINEER:
STATIX ENGINEERING
T. 512.222.9849

CIVIL ENGINEER:
DUNAWAY | BEC
5707 SOUTHWEST PKWY
BUILDING 2 STE 250
AUSTIN, TX 78735
T. 832.240.4492

ELECTRIC ENGINEER:
VOLTHOUSE ELECTRIC, LLC
PO BOX 1162
MANCHACA, TX 78652

PLUMBING ENGINEER:
DOUBLE AA PLUMBING, LLC
7313 GILBERT RD.
MANOR, TX 78635

MECHANICAL ENGINEER:
ELITE AUSTIN AC
7101 BURLESON RD.
AUSTIN, TX 78744

GENERAL CONTRACTOR:
MATT CARSWELL
CARSWELL BUILDERS, LLC
5901 OAKCLAIRE LN.
AUSTIN, TX. 78735
T. 512.965.5391

SEPTIC ENGINEER:
BETTRIDGE SYSTEMS
128 HIGHLANDER ST.
AUSTIN, TX 78734
T. 512.814.7020

HVAC DESIGNER:
FRESH AIR
3306 DALTON ST
AUSTIN, TX 78745
T. 512.814.7638

IMPERVIOUS COVER CALCULATIONS

Area Description	Existing Sq Ft	Added Sq Ft	Total Sq Ft
1st floor	1134.0	469.0	1603.0
2nd floor	1464.0	1498.0	2962.0
3rd floor	0.0	0.0	0.0
Garage	480.0	168.0	648.0
Covered deck	0.0	0.0	0.0
Covered porch	0.0	0.0	0.0
Covered patio	0.0	0.0	0.0
Balcony	879.0	-590.0	289.0
Other roofed areas	96.0	-96.0	0.0
Total Building Area	4053.0	1449.0	5502.0
Total Building Coverage	1614.0	1642.0	3256.0
Driveway	1902.0	-854.0	1048.0
Sidewalks	257.0	-32.0	225.0
Uncovered patio	537.0	-537.0	0.0
Uncovered deck	586.0	187.0	773.0
Other flatwork (pool coping, retaining walls, etc.)	0.0	0.0	0.0
Pool (surface area)	575.0	-311.0	264.0
Spa (surface area)	18.0	-18.0	0.0
Total Impervious Coverage	5489.0	77.0	5566.0

LOT SIZE 27181.4

Existing Impervious Coverage % Before Demo 20.19%
Added Impervious Coverage % 0.28%
Total Impervious Coverage % 20.48%



FELLNER

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT VIA WRITTEN RFI TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR ANY RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "N.I.S" IS TO BE ACCOMPLISHED BY ANOTHER CONTRACTOR OR HIS/HER SUBCONTRACTORS AND IS NOT BE PART OF THE CONTRACT SUM.
- THE CONTRACT DOCUMENTS CONSIST OF THE ARCHITECTURAL DRAWINGS, SPECIFICATION BOOK OR SPREADSHEET, STRUCTURAL DRAWINGS, GEOTECHNICAL REPORT, SURVEY, AND ANY OTHER RELATED DOCUMENTATION. CONTRACT DOCUMNETS SHALL BE CONSIDERED IN WHOLE AND ARE NOT INTENDED TO BE SEPARATED.
- ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS (CITY, STATE, AND NATIONAL).
- CARE IS TO BE TAKEN AT ALL TIMES TO PROTECT OWNER'S SITE AND PROPERTY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
- PROVIDE FIRESTOPPING IN ALL THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED OUT SPACES, CEILINGS, AND FLOORS.
 - AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, COVE CEILINGS, ETC.
 - IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS, AND FIRE PLACES AT CEILING AND FLOOR LEVEL WITH NON COMBUSTIBLE MATERIALS.
- PROTECT ALL TREES WHICH ARE TO REMAIN (REFERENCE SITE PLAN FOR TREE PROTECTION GUIDELINES).
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS, OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND SECTIONS AND DETAILS.
- SUBMIT TO THE ARCHITECT FOR REVIEW, PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS, SAMPLES AND PRODUCT INFORMATION AS CALLED FOR BY THE PROJECT SPECIFICATIONS.
- REFER TO OWNER'S LEGAL PLAT SURVEY FOR FURTHER INFORMATION REGARDING "IRON RODS FOUND", "BASE CORNERS", "BENCHMARK ELEVATIONS".
- REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOODPLAIN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.
- DESIGN SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS.
- ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.

APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) 2015
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC) 2015
NATIONAL ELECTRICAL CODE (NEC) 2017
INTERNATIONAL MECHANICAL CODE (UMC) 2015
INTERNATIONAL PLUMBING CODE (UPC) 2015
INTERNATIONAL FIRE CODE (IFC) 2015
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015

DRAWING INDEX

NO.	TITLE	ISSUED FOR CONSTRUCTION 1/21/2025
A0.00	COVER SHEET	0
A0.01	ARCHITECTURAL NOTES	0
D1.00	SITE DEMO PLAN	0
A1.00	SITE PLAN	0
A1.01	SITE PLAN - POOL	0
A1.02	SITE PLAN - TREE PLAN	0
A2.00	FOUNDATION PLAN	0
A2.10	FLOOR PLANS	0
A2.11	FLOOR PLANS	0
A2.12	ROOF PLAN	0
A2.20	RCP	0
A2.21	RCP	0
A2.30	POWER + MECHANICAL PLAN	0
A2.31	POWER + MECHANICAL PLAN	0
A2.40	FINISH PLANS	0
A2.41	FINISH PLANS	0
A3.00	BUILDING ELEVATIONS	0
A3.01	BUILDING ELEVATIONS	0
A4.00	BUILDING SECTIONS	0
A4.01	BUILDING SECTIONS	0
A6.00	DOORS SCHEDULES	0
A6.01	WINDOW SCHEDULES	0
A6.02	WINDOW SCHEDULES	0
A6.03	SCHEDULES	0
A7.00	DETAILS	0
A7.01	DETAILS	0
A7.02	DETAILS	0
A7.03	DETAILS	0
A7.04	DETAILS	0
A7.05	DETAILS	0
A7.06	DETAILS	0
A7.07	DETAILS	0
A7.08	DETAILS	0
A7.09	DETAILS	0
A7.10	DETAILS	0
A7.11	DETAILS	0
A7.12	DETAILS	0
A7.13	DETAILS	0
A7.14	DETAILS	0
A7.15	DETAILS	0
A7.16	DETAILS	0
A7.17	DETAILS	0

.b

Point B Design Group

1009 W 6TH ST STE 207
AUSTIN, TX 78703
o. 512-568-9803

FELLNER
804 CANYON CREEK
WEST LAKE HILLS TX 78746

NOT FOR CONSTRUCTION

SEAL

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FOR CONSTRUCTION

DRAWING TITLE:
COVER SHEET

SCALE: AS NOTED

SCALES ARE 50% OF NOTED
WHEN PRINTED ON 11 X 17
PAPER

DATE:
6/19/2025

SHEET NUMBER:
A0.00

ABBREVIATIONS

A			
AB.	ANCHOR BOLT	E	EACH
ABV.	ABOVE	EDF.	ELECTRIC DRINKING FOUNTAIN
ACC.	ACCESS / ACCESSIBLE	EF0B.	EXTERIOR FACE OF BUILDING
ACC. FL.	ACCESS FLOOR	EJ.	EXPANSION JOINT
ACC. PNL.	ACCESS PANEL	ELAS.	ELASTIC / ELASTOMERIC
ACM.	ALUMINUM COMPOSITE METAL	ELEC.	ELECTRICAL
ACOUS.	ACOUSTICAL	ELEV.	ELEVATOR
A.C.T.	ACOUSTICAL CEILING TILE	EL.	ELEVATION
ADJUST.	ADJUSTABLE	EMER.	EMERGENCY
ADJ.	ADJACENT	EP.	EXPLOSION PROOF
A.F.F.	AREA DRAIN	EQUIP.	EQUIPMENT
AGG.	ABOVE FINISH FLOOR	EQ.	EQUAL
ALT.	ALTERNATE	ESR.	ELASTIC SHEET ROOFING
ALUM.	ALUMINUM	E.W.	EACH WAY
ANCH.	ANCHOR / ANCHORAGE	EW.	ELECTRIC WATER COOLER
ANG.	ANGLE	EWH.	ELECTRIC WATER HEATER
ANOD.	ANODIZED	EXH.	EXHAUST
APPROX.	APPROXIMATE	EXIST.	EXISTING
ARCH.	ARCHITECT / ARCHITECTURAL	EXPAN.	EXPANSION
AUTO.	AUTOMATIC	EXP.	EXPOSED
AUX.	AUXILIARY	EXT.	EXTERIOR
AVE.	AVENUE		
AVG.	AVERAGE		
A/C	AIR CONDITIONING		
A/V	AUDIO VISUAL		

B			
BD.	BOARD		
B/F	BOTH FACES		
BITUM.	BITUMINOUS		
BLDG.	BUILDING		
BLKG.	BLOCKING		
BLK.	BLOCK		
BM.	BEAM		
B.M.	BENCH MARK		
BOT.	BOTTOM		
B.O.C.	BOTTOM OF CURB		
BRG.	BEARING		
BRG. PL.	BEARING PLATE		
BRKT.	BRACKET		
B.S.	BOTH SIDES		
BSMT.	BASEMENT		
BTW.	BETWEEN		
B.U.R.	BUILT-UP ROOFING		
B.W.	BOTH WAYS		
B&B	BALLED AND BURLAPPED		
B-B	BACK TO BACK		

C			
CAB.	CABINET		
CB.	CATCH BASIN		
CCTV.	CLOSED CIRCUIT TELEVISION		
CEM.	CEMENT		
CER.	CERAMIC		
CFMF	COLD FORMED METAL FRAMING		
CIP.	CAST IN PLACE		
C.I.	CAST IRON		
CIR.	CIRCLE		
C.J.	CONTROL JOINT		
CKBD.	CHALK BOARD		
CLG.	CEILING		
CLG. HT.	CEILING HEIGHT		
CLR.	CLEAR(ANCE)		
CL.	CLOSET		
CM / cm	CENTIMETER		
CMU.	CONCRETE MASONRY UNIT		
CNTR.	COUNTER		
COL.	COLUMN		
COMPRES.	COMPRESSIBLE		
COMP.	COMPOSITION		
CONC.	CONCRETE		
COND.	CONDITION		
CONF.	CONFERENCE		
CONST.	CONSTRUCTION		
CONTR.	CONTRACTOR		
CONT.	CONTINUOUS		
CORRU.	CORRUGATED		
CORR.	CORRIDOR		
CG.	CORNER GUARD		
CSMT.	CASEMENT		
CTR.	CENTER		
CTSK	COUNTERSUNK		
C.T.	CERAMIC TILE		
CU. FT.	CUBIC FOOT (FEET)		
CU. YD.	CUBIC YARD		
CW.	COLD/CHILLED WATER		
C-C.	CENTER TO CENTER		
C.O.	CASED OPENING		
C.O.A.	CITY OF AUSTIN		
C.W.	COOL WHITE		
C.W.X.	COOL WHITE DELUXE		

D			
DBL.	DOUBLE		
DEFL.	DEFLECTION		
DEPT.	DEPARTMENT		
DF.	DRINKING FOUNTAIN		
D.H.	DOUBLE-HUNG		
DIAG.	DIAGONAL		
DIA.	DIAMETER		
DIM.	DIMENSION		
DISC.	DISCONNECT		
DISP.	DISPENSER		
D.L.	DEAD LOAD		
DMPPFG.	DAMP/PROOFING		
DN.	DOWN		
DR.	DOOR		
DS.	DOWNSPOUT		
DTL.	DETAIL		
DWC.	DRYWALL FURRING CHANNEL		
DWG.	DRAWING		
DWR.	DRAWER		
D. / d.	DEEP / DEPTH		

E			
EA.	EACH		
EDF.	ELECTRIC DRINKING FOUNTAIN		
EF0B.	EXTERIOR FACE OF BUILDING		
EJ.	EXPANSION JOINT		
ELAS.	ELASTIC / ELASTOMERIC		
ELEC.	ELECTRICAL		
ELEV.	ELEVATOR		
EL.	ELEVATION		
EMER.	EMERGENCY		
EP.	EXPLOSION PROOF		
EQUIP.	EQUIPMENT		
EQ.	EQUAL		
ESR.	ELASTIC SHEET ROOFING		
E.W.	EACH WAY		
EW.	ELECTRIC WATER COOLER		
EWH.	ELECTRIC WATER HEATER		
EXH.	EXHAUST		
EXIST.	EXISTING		
EXPAN.	EXPANSION		
EXP.	EXPOSED		
EXT.	EXTERIOR		

F			
FA.	FIRE ALARM		
F.C.	FIRE CODE		
FD.	FLOOR DRAIN		
FE.	FIRE EXTINGUISHER		
FEC.	FIRE EXTINGUISHER CABINET		
FHC.	FIRE HOSE CABINET		
FH.	FIRE HYDRANT		
FIN.	FINISH / FINISHED		
FIXT.	FIXTURE		
FLRG.	FLOORING		
FLR.	FLOOR		
FLSHG.	FLASHING		
FLUOR.	FLUORESCENT		
F.P.	FIREPLACE		
F.P.W.	FLOOD PROTECTION WALL		
FL.	FLOOD LINE		
F.M.	FACTORY MUTUAL		
FND.	FOUNDATION		
F.O.	FACE OF		
FRPF.	FIREPROOF(ING)		
FSEC.	FOOD SERVICE EQUIPMENT		
F.S.	FULL SIZE		
FTG.	FOOTING		
FT.	FOOT / FEET		
FURN.	FURNISH		
FURR.	FURRED / FURRING		
F.V.	FIELD VERIFY		
F.V.C.	FIRE VALVE CABINET		
F.W.C.	FABRIC WALL COVERING		

G			
GALV.	GALVANIZED		
GAL.	GALLON		
GA.	GAUGE		
GC.	GENERAL CONTRACTOR		
GD.	GUARD		
GEN.	GENERAL		
G.I.	GALVANIZED IRON		
GL.	GLASS / GLAZING		
GMP.	GUARANTEED MAXIMUM PRICE		
GR.	GRADE / GRADING		
GYP.	GYP SUM		

H			
HB	HOSE BIBB		
H.C.	HOLLOW CORE		
HDCP.	HANDICAPPED		
HDWD.	HARDWOOD		
HDWR.	HARDWARE		
HD.	HEAD		
H.F.S.	HALF FULL-SIZE		
H.M.	HOLLOW METAL		
HORIZ.	HORIZONTAL		
HP.	HORSEPOWER		
HR.	HOOR		
HTR.	HEIGHT		
HVAC.	HEATING / VENTILATING /		
	AIR CONDITIONING		
HW	HOT WATER		
HYD.	HYDRANT		

I			
I.D.	INSIDE DIAMETER		
INCAND.	INCANDESCENT		
INCL.	INCLUDE(D)		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
IN	INCH(ES)		
I.P.S.	INSIDE PIPE SIZE		

J			
JAN	JANITOR		
JST.	JOIST		
JT.	JOINT		

L			
LAM.	LAMINATED		
LAV.	LAVATORY		
LGTH.	LENGTH		
LH	LEFT-HAND		
LV.	LEVEL		
LIN.	LINEAR		
LL	LIVE LOAD		
LT.	LIGHT		
LVR.	LOUVER		
LWT	LIGHT-WEIGHT		

M			
M / m	METER		
MM / mm	MILLIMETER		
MACH.	MACHINE		
MAINT.	MAINTENANCE		
MAS.	MASONRY		
MATL.	MATERIAL		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MEP	MECHANICAL / ELECTRICAL /		
	PLUMBING		
MFR.	MANUFACTURER		
MH	MANHOLE		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.L.	METAL LATH		
MLDG.	MOULDING		
M.O.	MASONRY OPENING		
MTD.	MOUNTED		
MTG.	MOUNTING		
MTL.	METAL		
MULL.	MULLION		

N			
NAT.	NATURAL		
NFHB	NON-FREEZE HOSE BIBB		
N.J.C.	NOT IN CONTRACT		
NOM.	NOMINAL		
NO. or #	NUMBER		
N.R.	NOISE REDUCTION		
N.R.C.	NOISE REDUCTION COEFFICIENT		
N.T.S.	NOT TO SCALE		

O			
OA	OVERALL		
O.C.	ON CENTER		
O.D.	OUTSIDE DIAMETER		
OFCI	OWNER FURNISHED /		
	CONTRACTOR INSTALLED		
OFOI	OWNER FURNISHED /		
	OWNER INSTALLED		
OH	OVERHEAD		
O.P.	OPERABLE PARTITION		
OPH	OPPOSITE HAND		
OPNG.	OPENING		
OPP.	OPPOSITE		
OPQ.	OPAQUE		
OVN	OVEN		
ORD	OVERFLOW ROOF DRAIN		
O.S.	OVERFLOW SCUPPER		
O/A	OUTSIDE AIR		

P			
PART.	PARTITION		
PCF	POUNDS PER CUBIC FOOT		
PCP	PORTLAND CEMENT PLASTER		
PCT	PORCELAIN CERAMIC TILE		
PED.	PEDESTAL		
PERF.	PERFORATED		
P.G.	PLATE GLASS		
PL.	PLATE		
PLAST.	PLASTER		
PLAS.	PLASTIC		
PLF	POUNDS PER LINEAR FOOT		
PLBG.	PLYWOOD		
PLYWD.	PLYWOOD		
PNL.	PANEL		
POL.	POLISHED		
PRKG.	PARKING		
PR.	PAIR		
PSF	POUNDS PER SQUARE FOOT		
PSI	POUNDS PER SQUARE INCH		
PTD.	PAINTED		
P.V.C.	POLYVINYL CHLORIDE		
PVG.	PAVING		
PVMT.	PAVEMENT		
P.L.	PROPERTY LINE		
P.LAM.	PLASTIC LAMINATE		
P/C	PLASTIC		
PFP	PREFINISHED PANEL		

Q			
QT	QUARRY TILE		

R			
RCP	REFLECTED CEILING PLAN		
R.C.P.	REINFORCED CONCRETE PIPE		
RD	ROOF DRAIN		
REBAR	REINFORCING BAR		
RECEPT.	RECEPTION		
RECEP.	RECEPTICLE		
RECOM.	RECOMMENDATION		
REC.	RECESSED		
REF.	REFRIGERATOR		
REG.	REGULATION		
REINF.	REINFORCED		
REQ'D.	REQUIRED		
RES.	RESILIENT		
RET.	RETURN		
REV.	REVERSE / REVISION		
RE	REFER TO		
RFG.	ROOFING		
RH	RIGHT-HAND		
R	RISER		
RM	ROOM		
R.O.	ROUGH OPENING		
R.O.W.	RIGHT OF WAY		
RAD.	RADIUS		
R/AG	RETURN AIR GRILLE		
R/A	RETURN AIR		

S			
SCHED.	SCHEDULE		
S.C.	SOLID CORE		
SD	STORM DRAIN		
SECT.	SECTION		
SF	SQUARE FOOT / FEET		
SH	SINGLE-HUNG		
SHVL.	SHELVES / SHELVING		
SHTHG.	SHEATHING		
SHT.	SHEET		
SHT. GL.	SHEET GLASS		
SHWR.	SHOWER		
SIM.	SIMILAR		
SPEC.	SPECIFICATION		
SPKR.	SPEAKER		
SQ.	SQUARE		
S.S.	STAINLESS STEEL		
SS	SANITARY SEWER		
STAB.	STABILIZE(D)		
STA.	STATION		
S.T.C.	SOUND TRANSMISSION COEFFICIENT		
STD.	STANDARD		
STL.	STEEL		
STOR.	STORAGE		
STRUCT.	STRUCTURE / STRUCTURAL		
SUSP.	SUSPENDED		
SW	SWITCH		
SYM.	SYMMETRICAL		
SYN.	SYNTHETIC		
SYS.	SYSTEM		
S/AD	SUPPLY AIR DIFFUSER		
S/A	SUPPLY AIR		

T			
T.B.	TOWEL BAR		
TCOC	TEXTURE COATING ON CONCRETE		
TEL.	TELEPHONE		
TEMP.	TEMPERED / TEMPORARY /		
	TEMPERATURE		
THK.	THICK(NESS)		
THRES.	THRESHOLD		
TINT.	TINTED		
TKBD.	TACKBOARD		
T.O.C.	TOP OF CURB / CONCRETE		
TOL.	TOLERANCE		
T.O.S.	TOP OF STEEL / SLAB		
T.O.S.S.	TOP OF STRUCTURAL SLAB		
T.O.W.	TOP OF WALL		
T.P.D.	TOILET PAPER DISPENSER		
TRANS.	TRANSFER		
TRZO.	TERRAZZO		
T	TREAD		
T&G	TONGE & GROOVE		
T.S.	TUBE STEEL		
T.T.C.	TELEPHONE TERMINAL CABINET		
TV	TELEVISION		
TYP.	TYPICAL		

U			
UL	UNDERWRITERS LABORATORY		
U.N.O.	UNLESS NOTED OTHERWISE		
UR.	URINAL		

V			
VAC.	VACUUM		
V.C.T.	VINYL COMPOSITION TILE		
VERT.	VERTICAL		
VEST.	VESTIBULE		
V.W.C.	VINYL WALL COVERING		

W			
WC	WATER CLOSET		
WDW.	WINDOW		
WD.	WOOD		
WF	WIDE FLANGE		
WH	WALL-HUNG		
W.J.	WROUGHT IRON		
WP.	WATERPROOF(ING)		
WR.	WATER RESISTENT		
WT.	WEIGHT		
W.W.F.	WELDED WIRE FABRIC		
W.P.	WORK POINT		
W.W.	WARM WHITE		
W.W.X.	WARM WHITE DELUXE		
W/	WITH		
W/I	WITHIN		
W/O	WITHOUT		

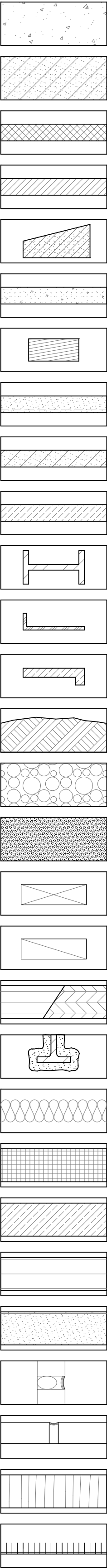
X			
XFMR.	TRANSFORMER		

SYMBOLS

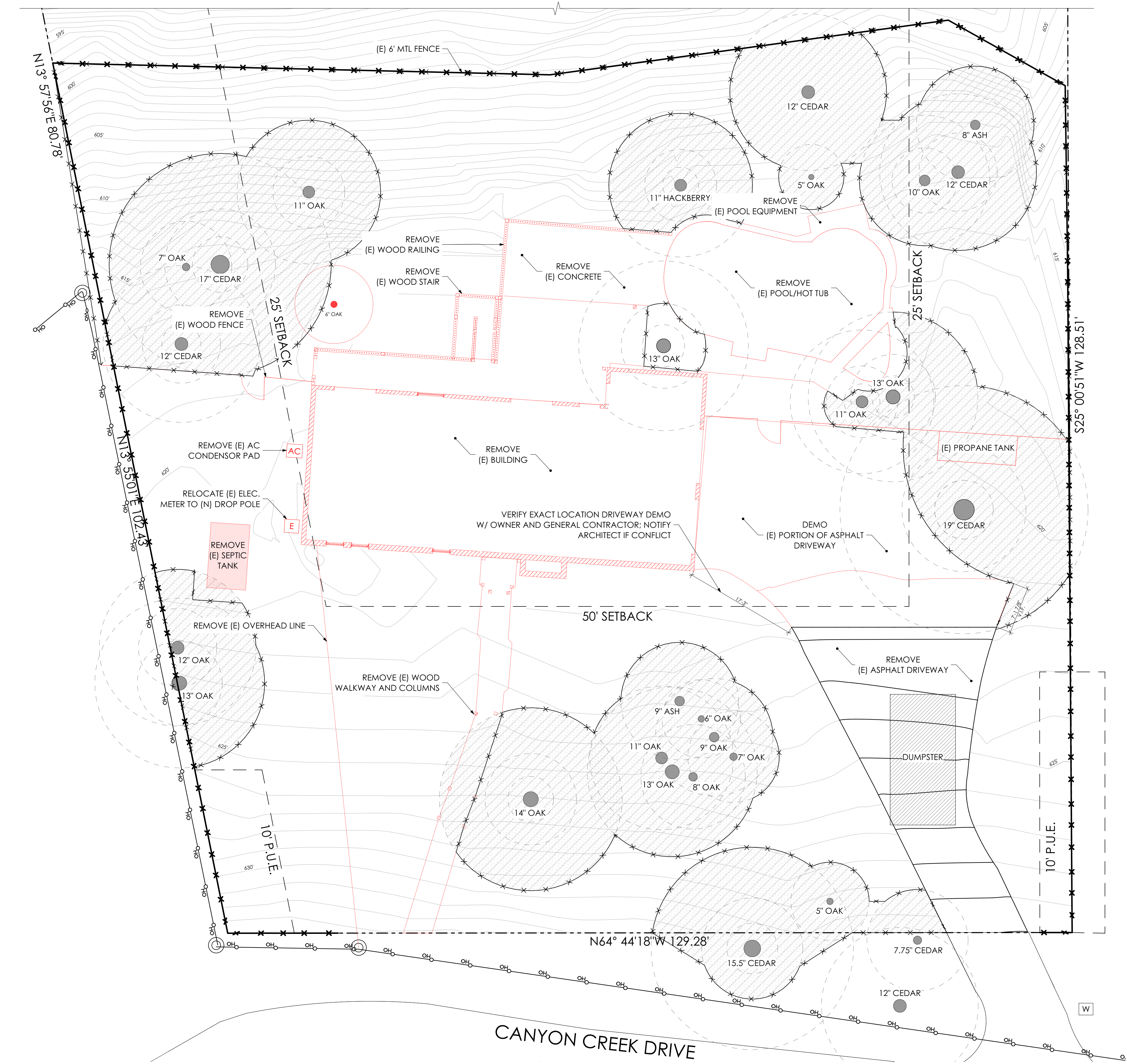
⋮	CENTERLINE
@	AT
[	CHANNEL
/	ROUND/DIAMETER
⌒	PLATE
∠	ANGLE
&	AND
/	PER
⊞	SQUARE
±	PLUS OR MINUS

MATERIAL REPRESENTATIONS

SECTION



CONCRETE



SYMBOL KEY:

EXISTING	
DEMO	
MULCH	
GAS METER	
ELECTRIC METER	
WATER METER	
UTILITY POLE	
A/C UNIT	
PROPERTY LINE	
SETBACK	
EASEMENT	
EROSION FENCE	
FENCE	
PROTECTED TREE	

GENERAL NOTES:

1. TREE PROTECTION FENCING AND MULCH SHALL BE INSTALLED AT APPLICABLE TREES WITHIN THE LIMITS OF CONSTRUCTION AS NOTED. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA WHERE POSSIBLE. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 5 FT. A 6 IN LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.

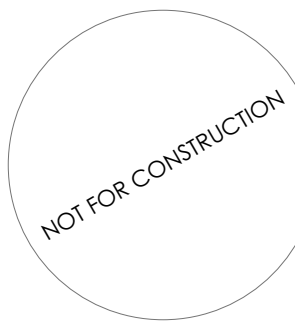
2. CONTRACTOR TO REVIEW PLAN FOR SITE ACCESS AND TREE PROTECTION WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.

3. NO CUT OR FILL 4" OR GREATER WITHIN THE 1/2 CRZ OF PROTECTED TREES. NO IMPACT ALLOWED IN THE 1/4 CRZ.

4. REFER TO SEPTIC DESIGN FOR INSTRUCTION ON REMOVING EXISTING SEPTIC SYSTEM

5. HAND DIGGING OR AIR SPADE SHALL BE USED FOR SOIL EXCAVATION WITHIN AREAS OF RESTRICTED ROOT ZONE WITHOUT DAMAGE TO SIGNIFICANT ROOTS PER CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 3.5.2

6. EROSION SEDIMENT CONTROL TO BE PROVIDED ALONG DOWNSLOPE OF SITE



SEAL

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FOR CONSTRUCTION

DRAWING TITLE:
SITE DEMO PLAN

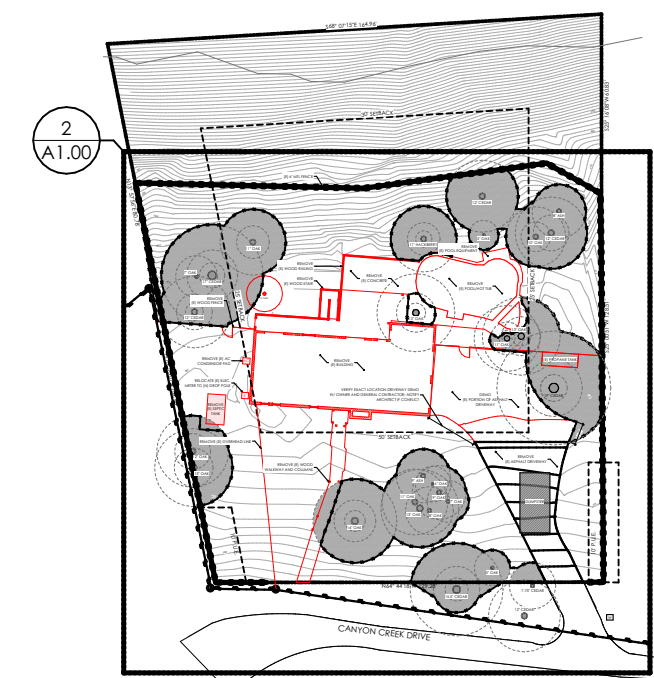
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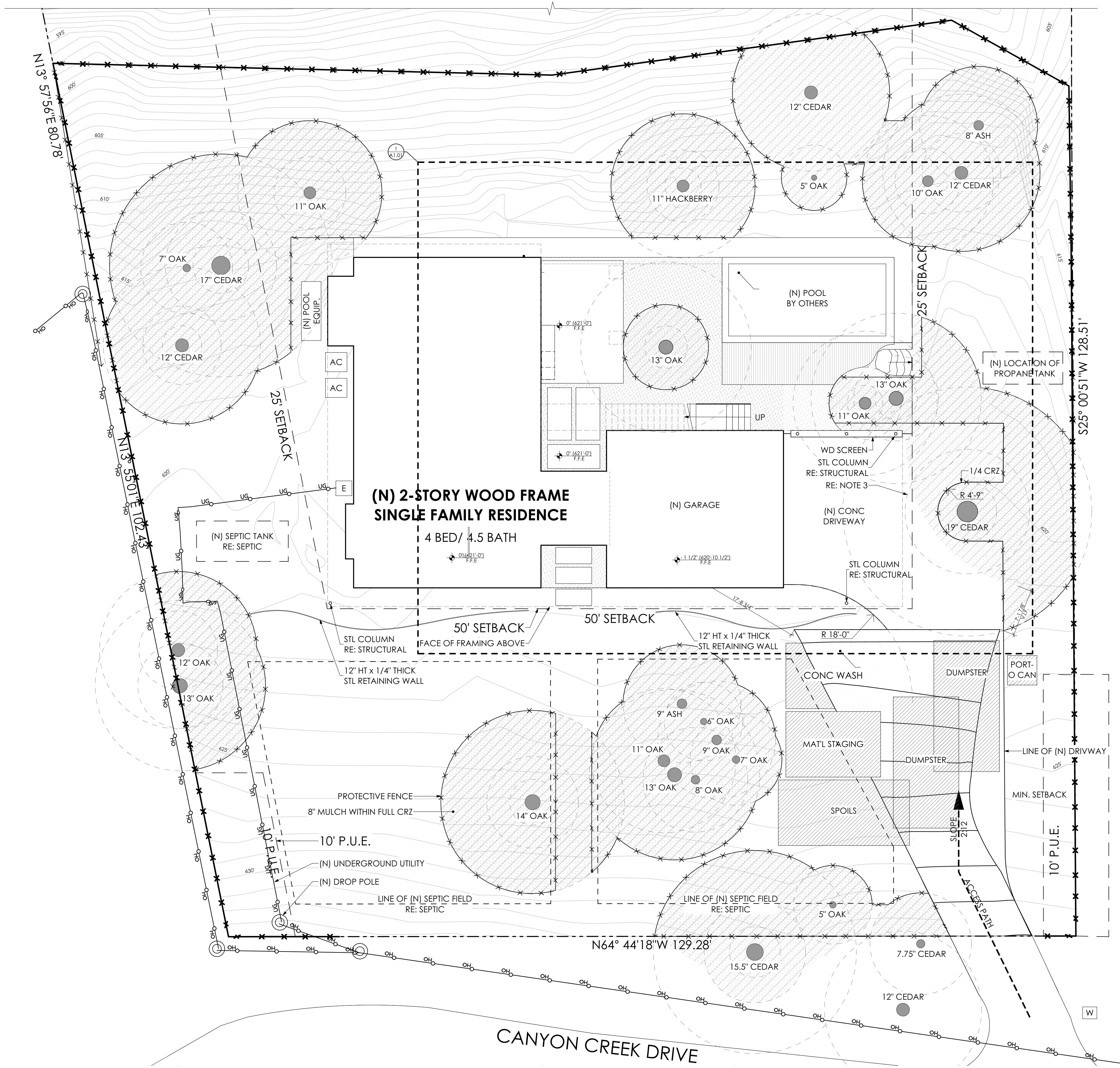
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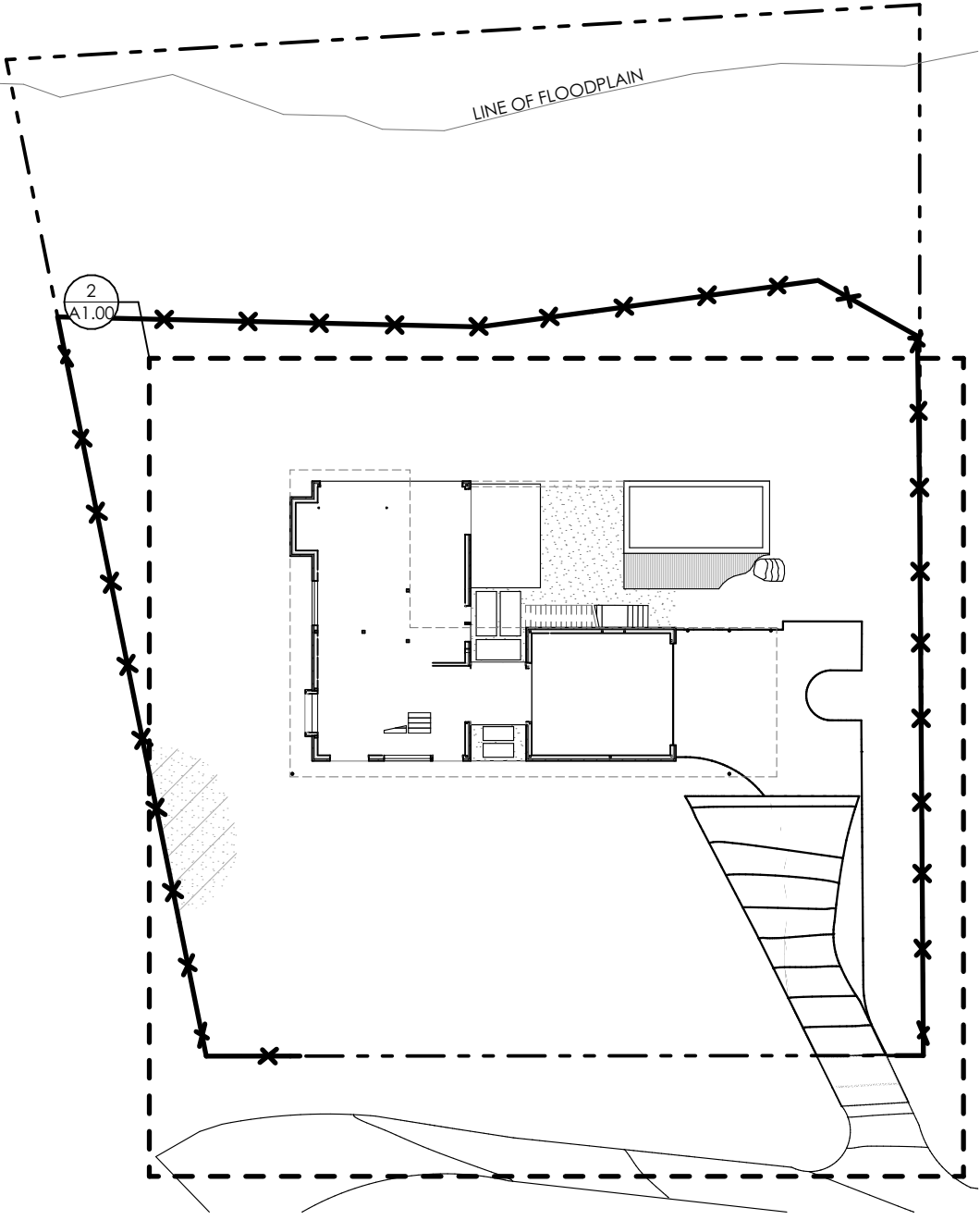


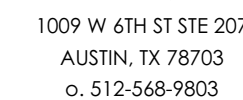


SYMBOL KEY:

GAS METER	G
ELECTRIC METER	E
WATER METER	W
UTILITY POLE	⊙
A/C UNIT	AC
PROPERTY LINE	---
SETBACK	---
EASEMENT	---
PROTECTED TREE	

- GENERAL NOTES:**
1. TREE PROTECTION FENCING AND MULCH SHALL BE INSTALLED AT APPLICABLE TREES WITHIN THE LIMITS OF CONSTRUCTION AS NOTED. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA WHERE POSSIBLE. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 5 FT. AN 8 IN LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
 2. CONTRACTOR TO REVIEW PLAN FOR SITE ACCESS AND TREE PROTECTION WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.
 3. NO CUT OR FILL 4" OR GREATER WITHIN THE 1/2 CRZ OF PROTECTED TREES. NO IMPACT ALLOWED IN THE 1/4 CRZ.
 4. REFER TO SEPTIC DESIGN FOR SIZE AND LOCATION OF NEW SYSTEM
 5. ALL TREES ON SITE SHALL BE PRESERVED PER 22.03.305. NO TREES ARE TO BE REMOVED WITH MITIGATION
 6. TREE PROTECTION: HAND DIGGING OR AIR SPADE SHALL BE USED FOR SOIL EXCAVATION WITHIN AREAS OF RESTRICTED ROOT ZONE WITHOUT DAMAGE TO SIGNIFICANT ROOTS PER CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 3.5.2
 7. BUILDING WILL BE PROTECTED THROUGHOUT WITH RESIDENTIAL FIRE SUPPRESSION SYSTEM PER TRAVIS COUNTY WCID NO. 10





GAS METER	
ELECTRIC METER	
WATER METER	
UTILITY POLE	
A/C UNIT	
PROPERTY LINE	-----
SETBACK	-----
EASEMENT	-----
PROTECTED TREE	

1. TREE PROTECTION FENCING AND MULCH SHALL BE INSTALLED AT APPLICABLE TREES WITHIN THE LIMITS OF CONSTRUCTION AS NOTED. FENCING SHALL PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA WHERE POSSIBLE. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 5 FT. AN 8 IN LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
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3. NO CUT OR FILL 4" OR GREATER WITHIN THE 1/2 CRZ OF PROTECTED TREES. NO IMPACT ALLOWED IN THE 1/4 CRZ.
4. REFER TO SEPTIC DESIGN FOR SIZE AND LOCATION OF NEW SYSTEM
5. ALL DOWNSPOUTS DIRECT WATER TO RAINWATER COLLECTION TANK. RE: A2.00 FOR DOWNSPOUT LOCATIONS
6. TREE PROTECTION: HAND DIGGING OR AIR SPADE SHALL BE USED FOR SOIL EXCAVATION WITHIN AREAS OF RESTRICTED ROOT ZONE WITHOUT DAMAGE TO SIGNIFICANT ROOTS PER CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 3.5.2
7. BUILDING WILL BE PROTECTED THROUGHOUT WITH RESIDENTIAL FIRE SUPPRESSION SYSTEM PER TRAVIS COUNTY WCID NO. 10

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SEAL

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FOR CONSTRUCTION

DRAWING TITLE:
SITE PLAN - POOL

SCALE: AS NOTED

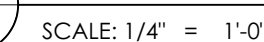
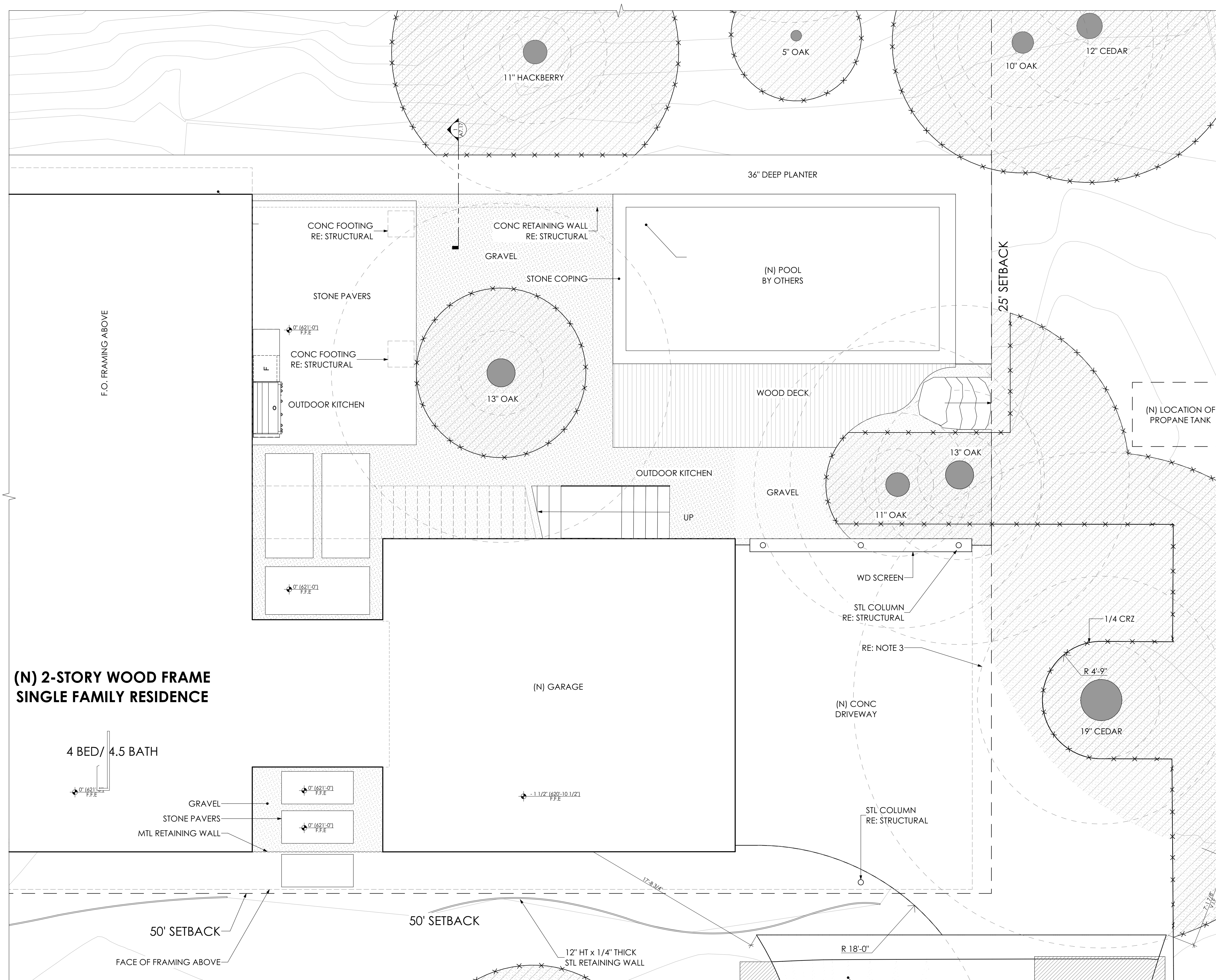
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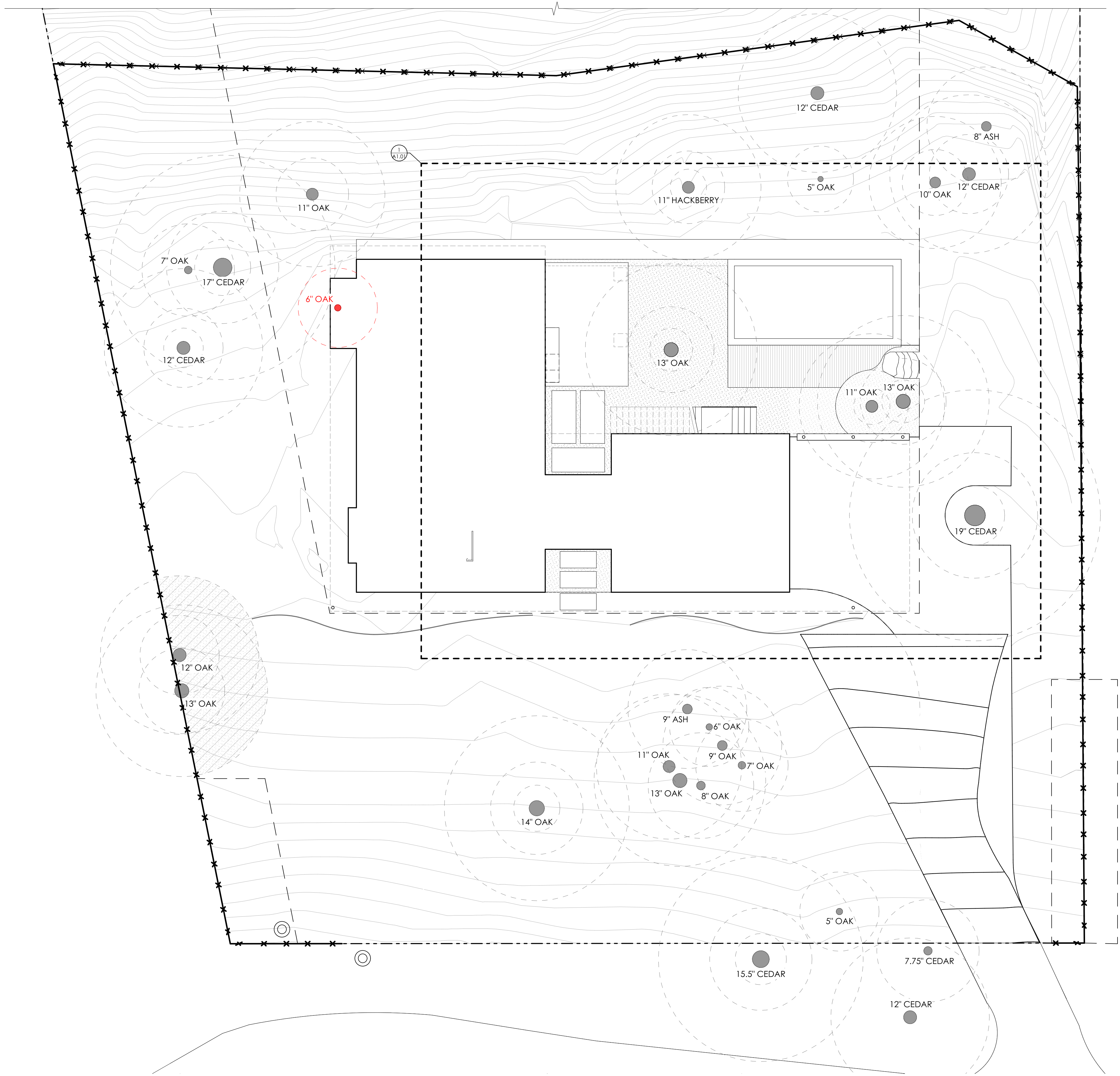
DATE:
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SHEET NUMBER:

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SITE PLAN - TREE PLAN
SCALE: 1/8" = 1'-0"

SYMBOL KEY:

EXISTING	
DEMO	

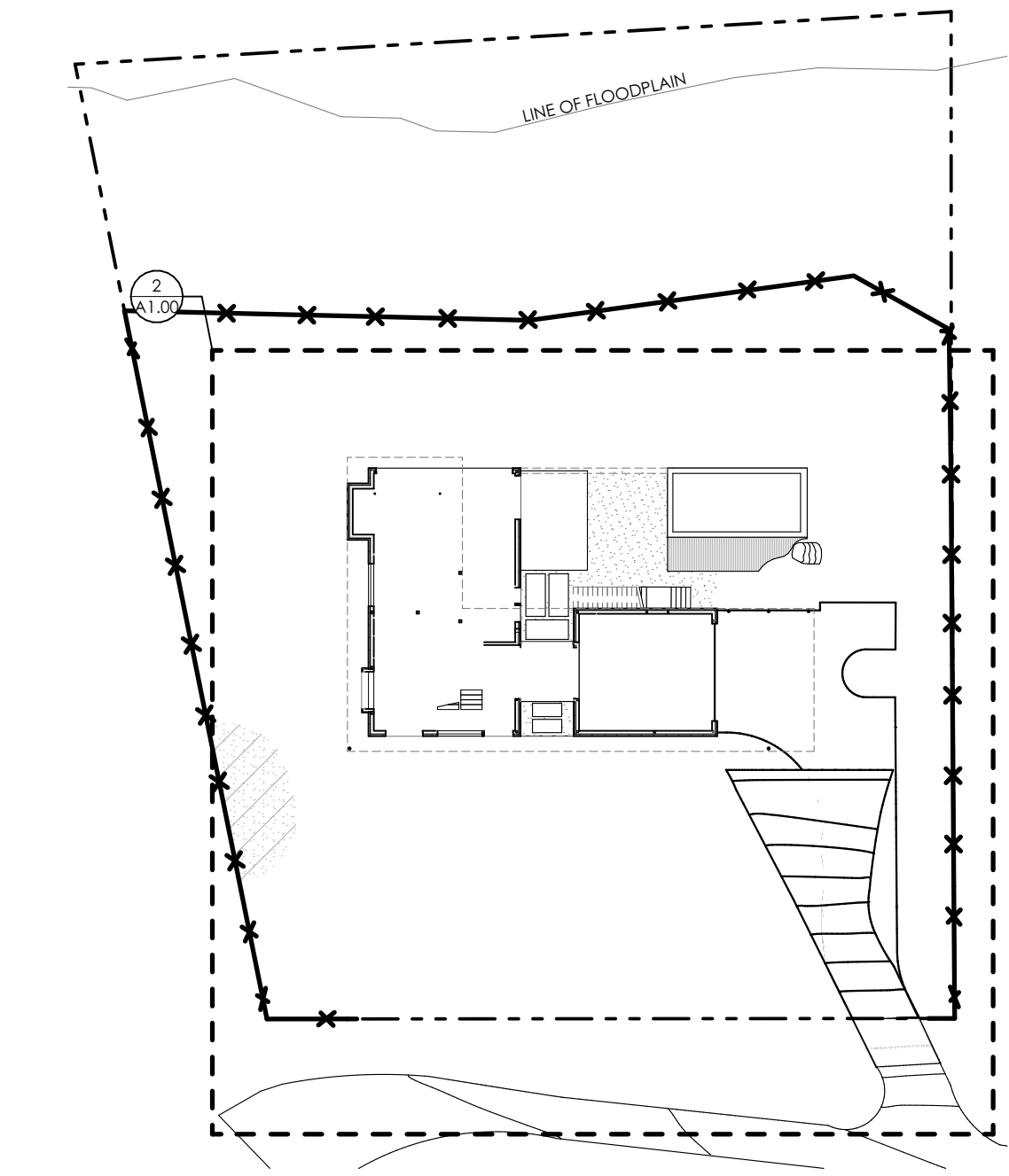
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2. CONTRACTOR TO REVIEW PLAN FOR SITE ACCESS AND TREE PROTECTION WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.
3. ALL TREES ON SITE SHALL BE PRESERVED PER 22.03.305. NO TREES ARE TO BE REMOVED WITH MITIGATION
4. TREE PROTECTION: HAND DIGGING OR AIR SPADE SHALL BE USED FOR SOIL EXCAVATION WITHIN AREAS OF RESTRICTED ROOT ZONE WITHOUT DAMAGE TO SIGNIFICANT ROOTS PER CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 3.5.2

TREE LIST:

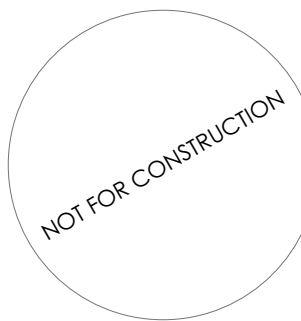
PRESERVING:		REMOVING:
19" CEDAR	11" OAK	6" OAK
9" ASH	13" OAK	
6" OAK	11" HACKBERRY	
11" OAK	5" OAK	
9" OAK	10" OAK	
7" OAK	12" CEDAR	
13" OAK	8" ASH	
8" OAK	12" CEDAR	
14" OAK	11" OAK	
15.5" CEDAR	7" OAK	
5" OAK	17" CEDAR	
7.75" CEDAR	12" CEDAR	
12" CEDAR	12" OAK	
13" OAK	13" OAK	
11" OAK		
13" OAK		

TOTAL REPLACEMENT INCHES = 6" x 75% = 4.5"
PER 22.03.304: MUST USE REPLACEMENT TREES WITH TRUNK DIAMETER OF AT LEAST TWO (2) INCHES.



SITE PLAN
SCALE: 1/32" = 1'-0"

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FOR CONSTRUCTION

DRAWING TITLE:
SITE PLAN - TREE PLAN

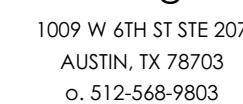
SCALE: AS NOTED

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DRAWING TITLE:
FOUNDATION PLAN

SCALE: AS NOTED

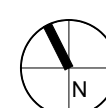
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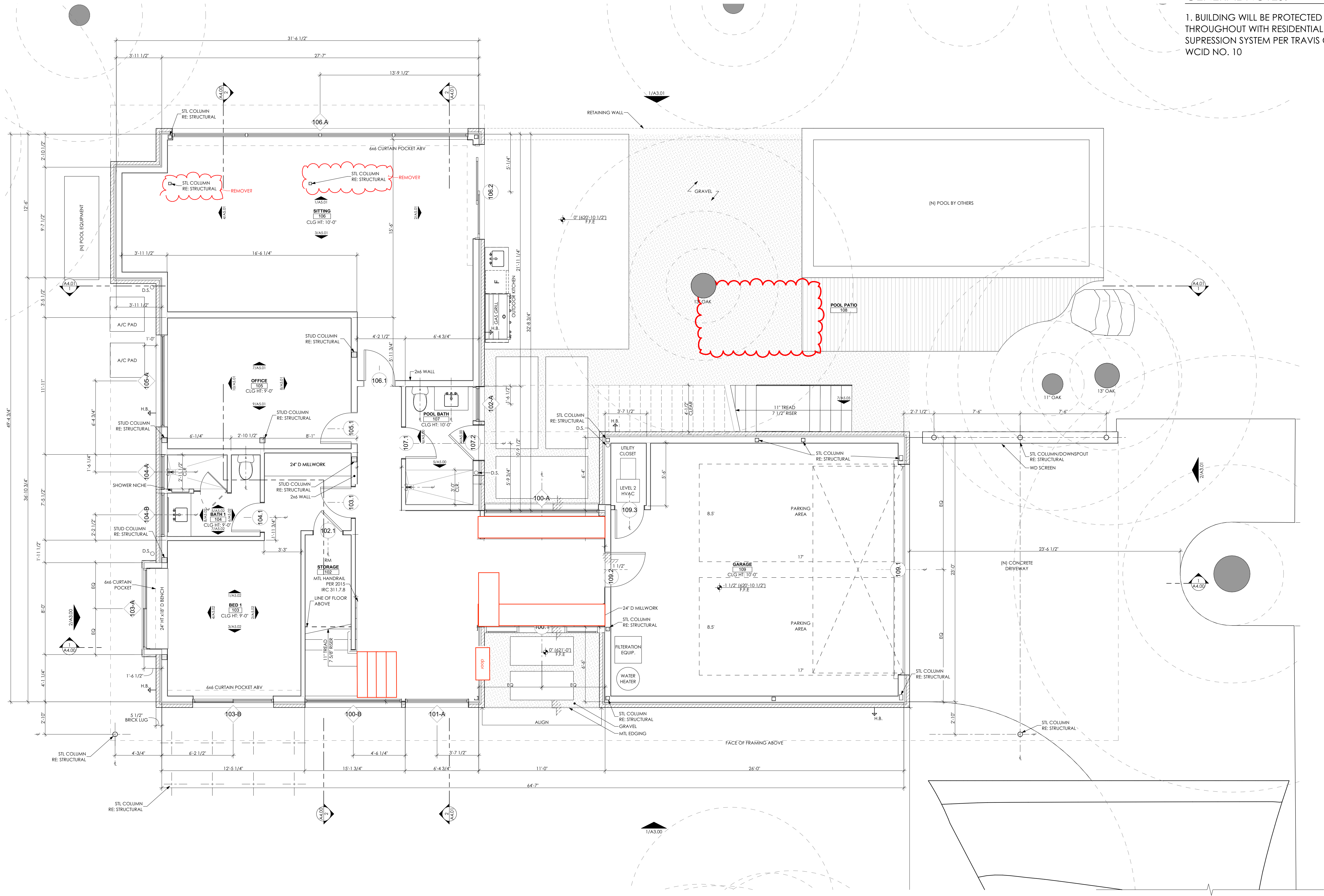
SHEET NUMBER:

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



GENERAL NOTES:

1. BUILDING WILL BE PROTECTED THROUGHOUT WITH RESIDENTIAL FIRE SUPPRESSION SYSTEM PER TRAVIS COUNTY WCID NO. 10

.b
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FOR CONSTRUCTION

DRAWING TITLE:
FLOOR PLANS

SCALE: AS NOTED

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

GENERAL NOTES:

1. BUILDING WILL BE PROTECTED
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WCID NO. 10

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FOR CONSTRUCTION

DRAWING TITLE:
FLOOR PLANS

SCALE: AS NOTED

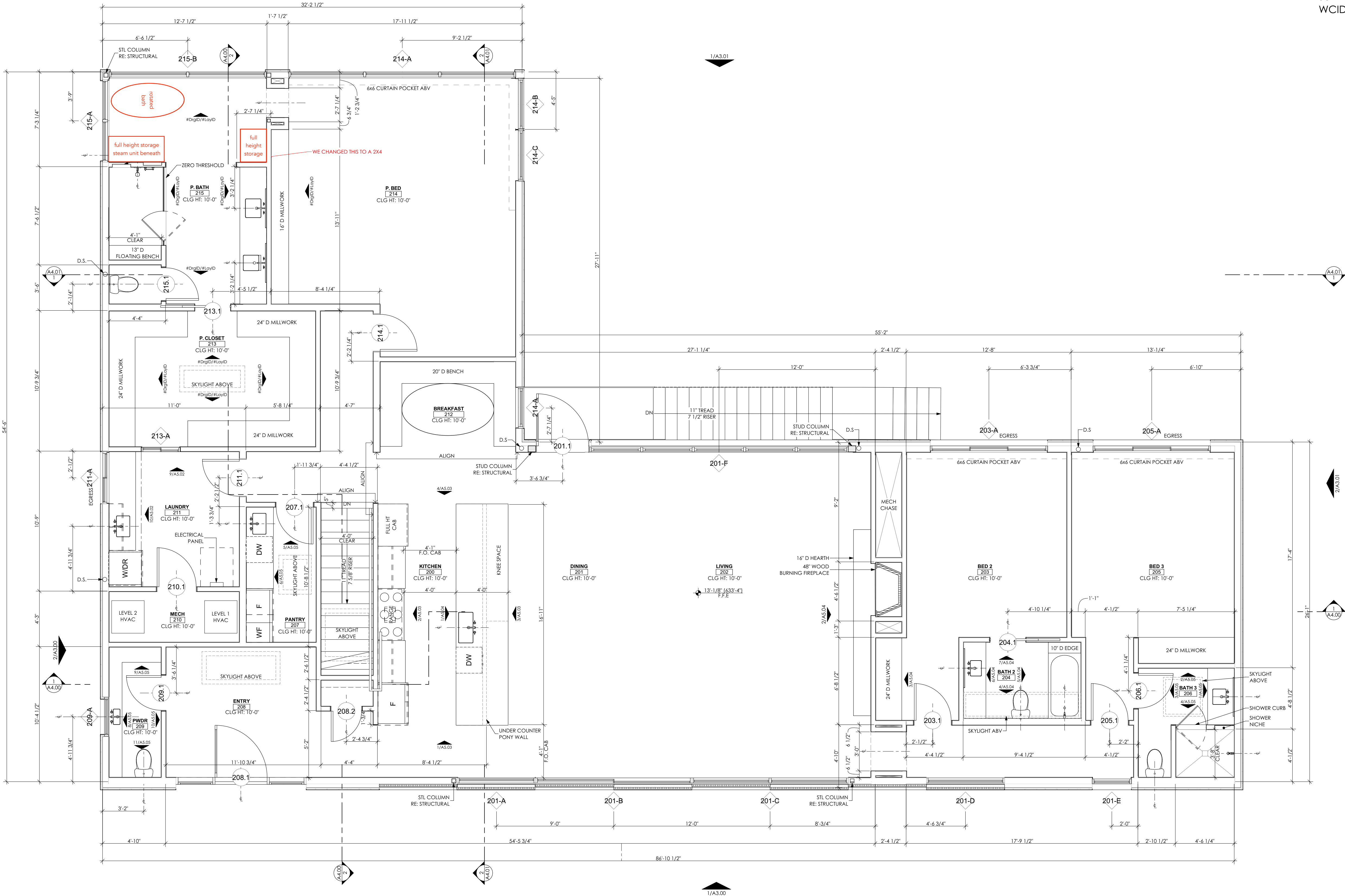
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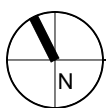
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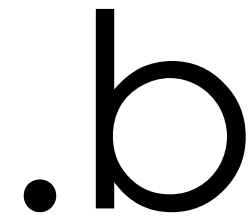
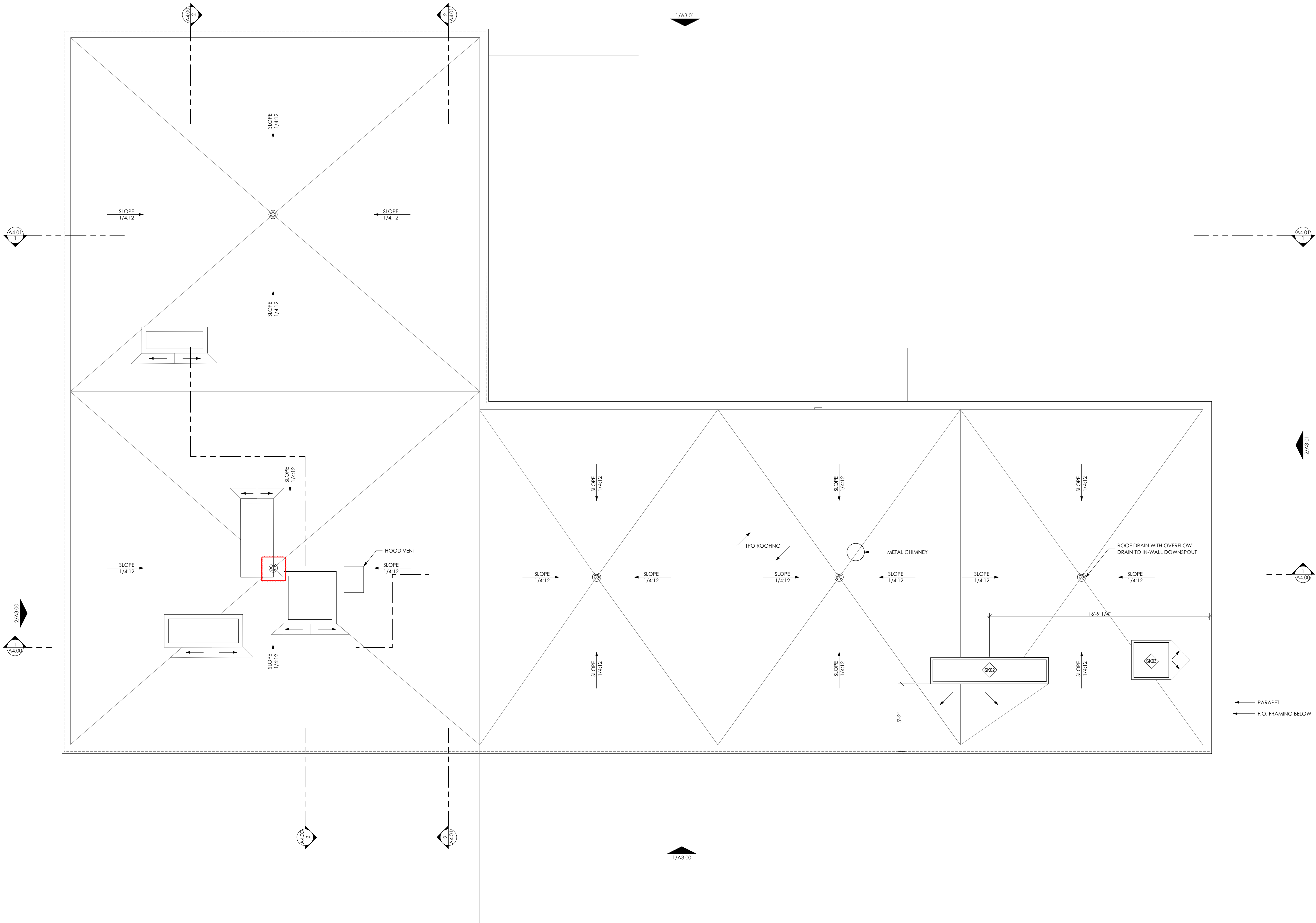
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ROOF PLAN

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

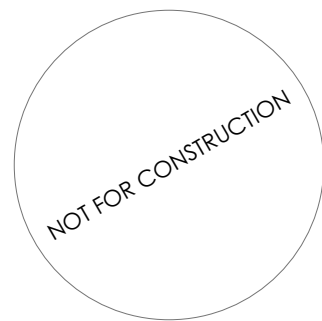


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FOR CONSTRUCTION

DRAWING TITLE:
ROOF PLAN

SCALE: AS NOTED

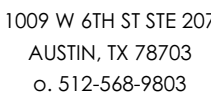
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SEA

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FOR CONSTRUCTION

DRAWING TITLE:
RCP

SCALE: AS NOTED

SCALES ARE 50% OF NOTED
WHEN PRINTED ON 11 X 17
PAPER

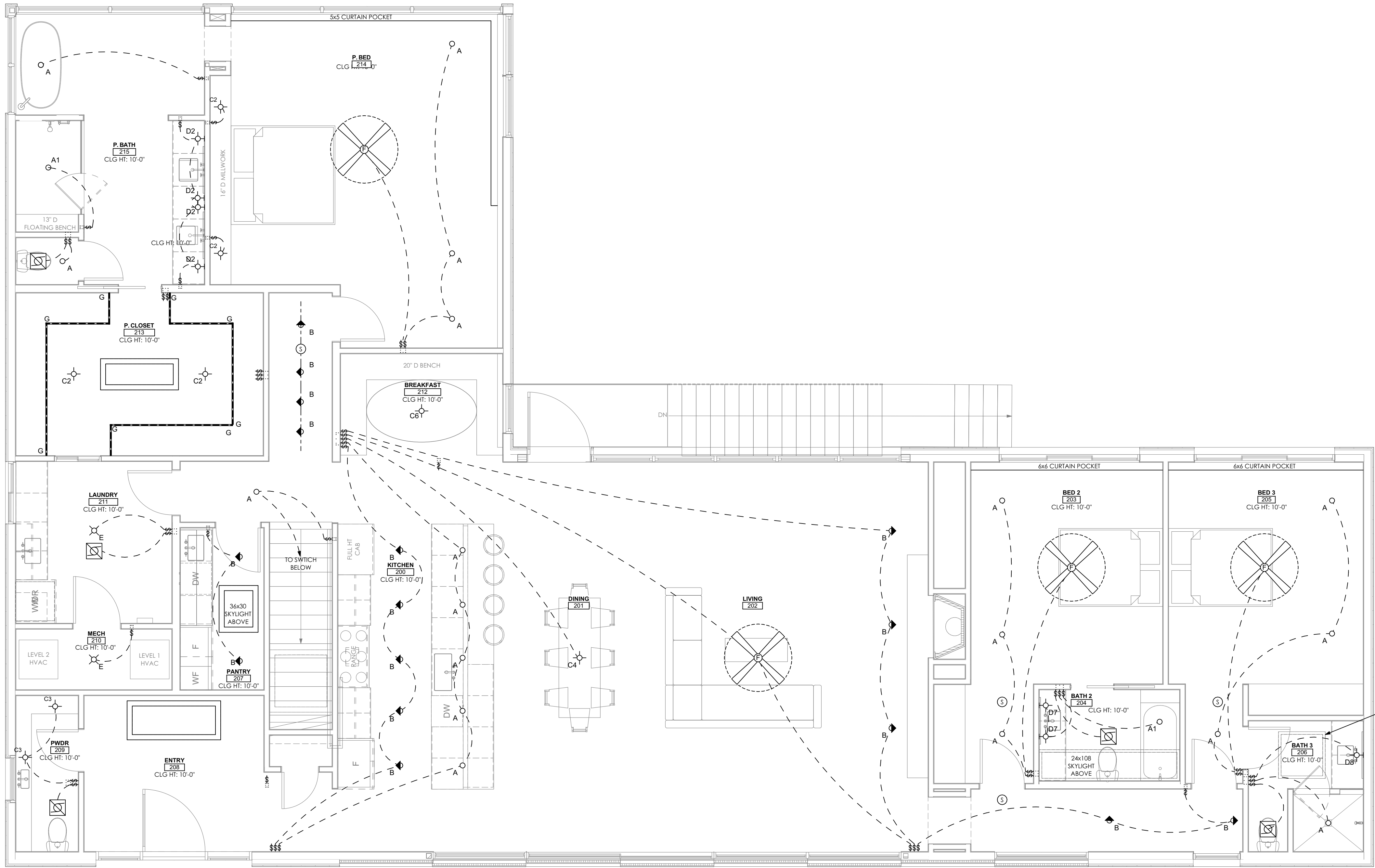
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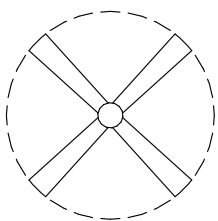
- ☒ S/A DIFFUSER
- ☐ R/A GRILLE
-  WALL MOUNTED S/A
DIFFUSER
-  WALL MOUNTED R/A
GRILL

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

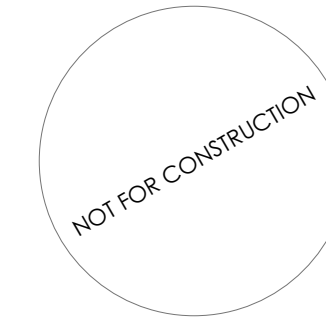


- GENERAL NOTES:
1. ALL OUTLETS TO BE PLACED ACCORDING TO CODE.
 2. ALL SMOKE AND C.O. DETECTORS PLACED ACCORDING TO CODE
 3. CENTERLINE WHERE NOTED
 4. ALIGN CANS WHERE NOTED, IF THERE IS A CONFLICT NOTIFY ARCHITECT
 5. PRE WIRE FOR A/V SOUND SYSTEM
 6. COORDINATE WITH ARCHITECT & AV CONSULTANT FOR WIRING LOCATIONS
 7. ALL EXTERIOR LIGHTING TO CONFORM WITH DARK SKY ORDINANCE

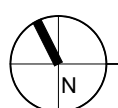
- KEY:
- RECESSED CAN LIGHT FIXTURE
 - ◆ DIRECTIONAL (WALL-WASHER) FIXT
 - ▣ STEP LIGHT
 - LINEAR FIXT.
 - ✱ CHANDELIER
 - PENDANT
 - ⊗ SURFACE MOUNTED
 - ⊕ WALL MOUNTED (SCONCE) FIXT
 - ▮ CLG MOUNTED FIXT
 - ⬮ SECURITY LIGHT FIXTURE
 - ⊠ LANDSCAPE UPLIGHT
 - Ⓢ SMOKE DETECTOR
 - Ⓒ CARBON MONOXIDE DETECTOR
 - Ⓣ THERMOSTAT
 - Ⓢ SPEAKER



- ⊗ CEILING FAN W.O LIGHT KIT
- ⊠ S/A DIFFUSER
- ⊠ R/A GRILLE
- ⬮ WALL MOUNTED S/A DIFFUSER
- ⬮ WALL MOUNTED R/A GRILL

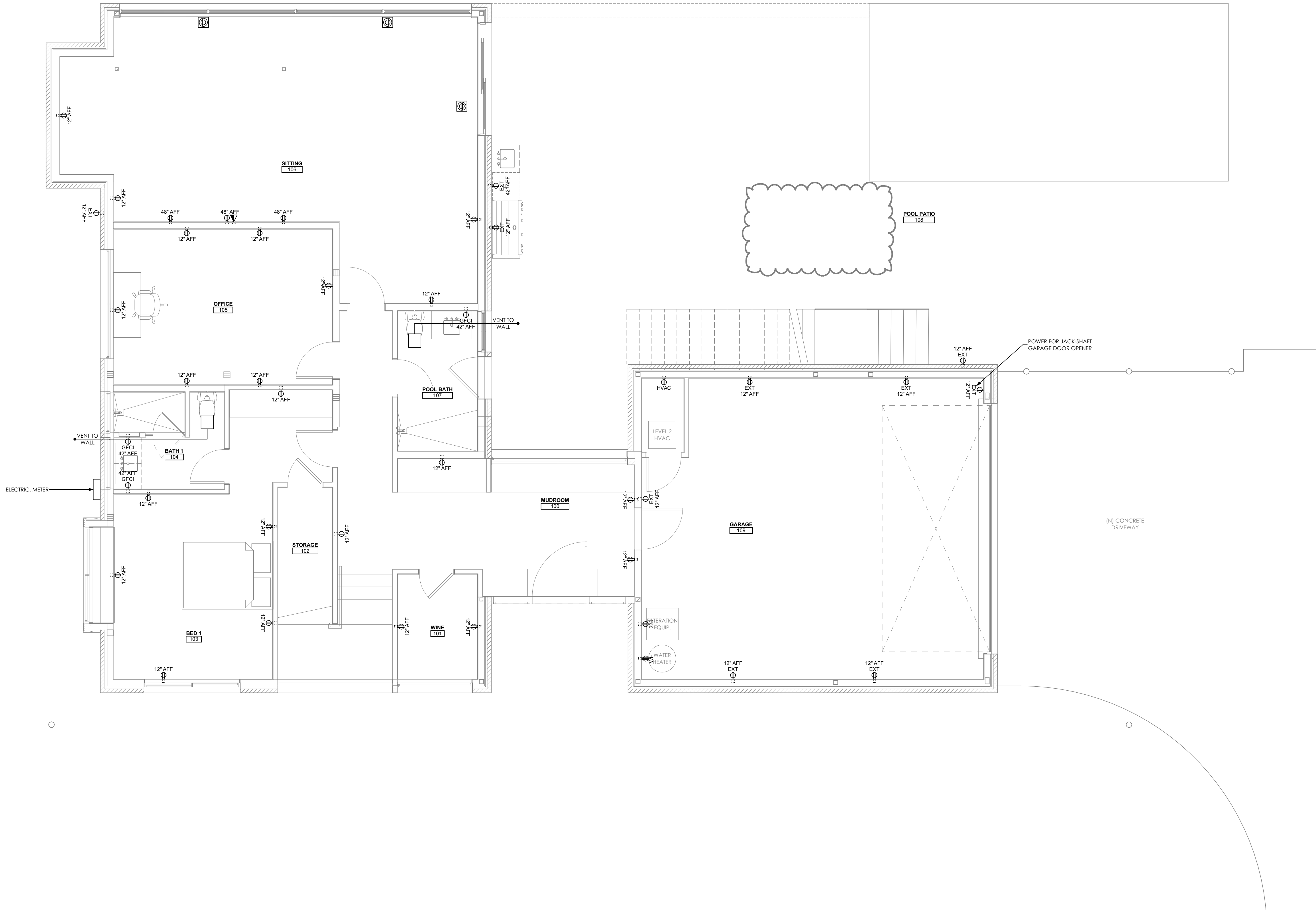


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POWER + MECHANICAL PLAN - LEVEL 1

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

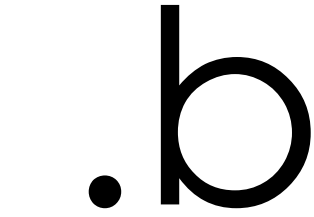


GENERAL NOTES:

1. ALL OUTLETS TO BE PLACED ACCORDING TO CODE.
2. ALL SMOKE AND C.O. DETECTORS PLACED ACCORDING TO CODE
3. CENTERLINE WHERE NOTED
4. ALIGN CANS WHERE NOTED, IF THERE IS A CONFLICT NOTIFY ARCHITECT
5. PRE WIRE FOR A/V SOUND SYSTEM
6. COORDINATE WITH ARCHITECT & AV CONSULTANT FOR WIRING LOCATIONS

KEY:

-



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FOR CONSTRUCTION

DRAWING TITLE:
POWER + MECHANICAL
PLAN
SCALE: AS NOTED

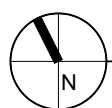
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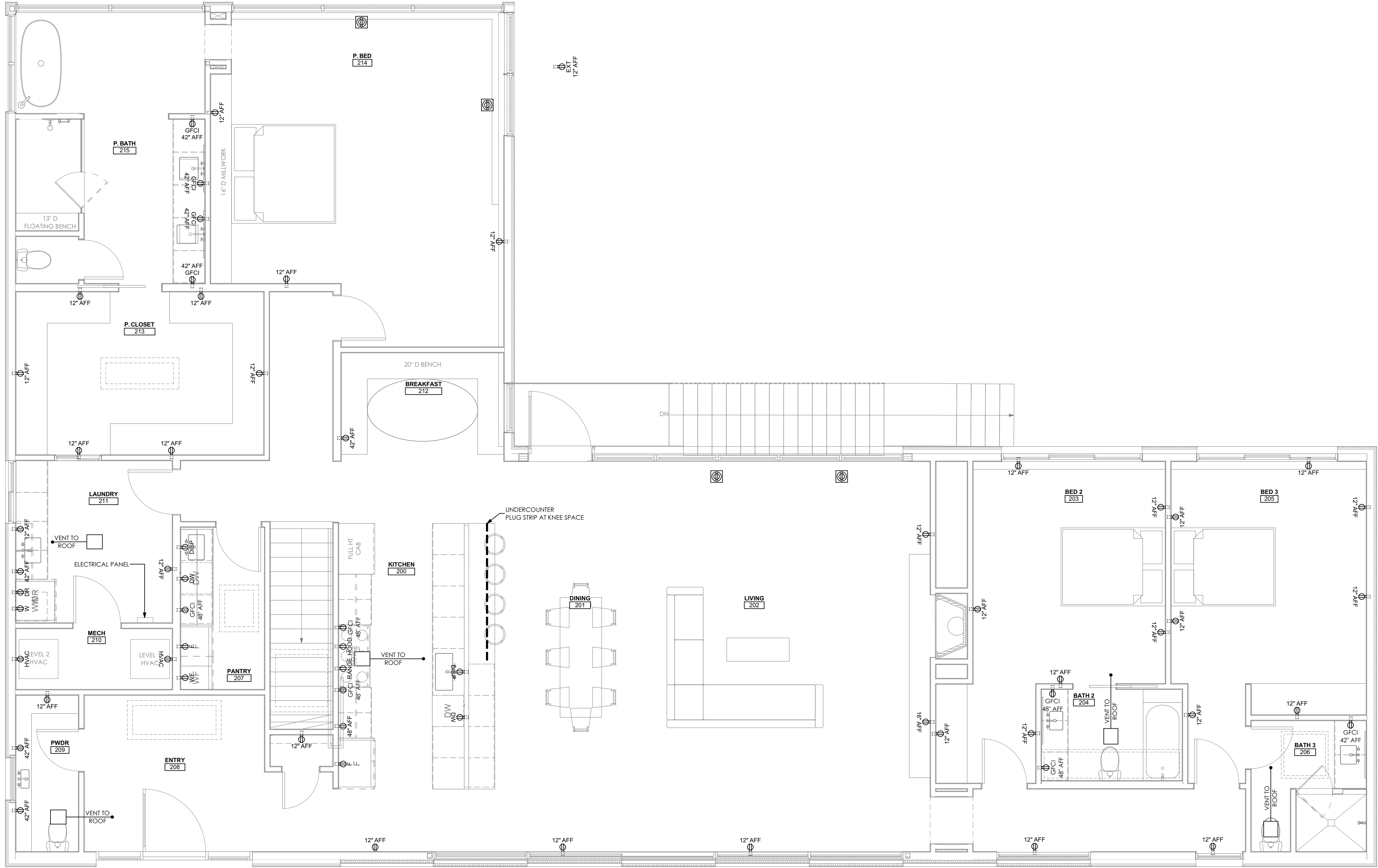
A2.30

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POWER + MECHANICAL PLAN - LEVEL 2

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



GENERAL NOTES:

1. ALL OUTLETS TO BE PLACED ACCORDING TO CODE.
2. ALL SMOKE AND C.O. DETECTORS PLACED ACCORDING TO CODE
3. CENTERLINE WHERE NOTED
4. ALIGN CANS WHERE NOTED, IF THERE IS A CONFLICT NOTIFY ARCHITECT
5. PRE WIRE FOR A/V SOUND SYSTEM
6. COORDINATE WITH ARCHITECT & AV CONSULTANT FOR WIRING LOCATIONS

KEY:

-
-
-
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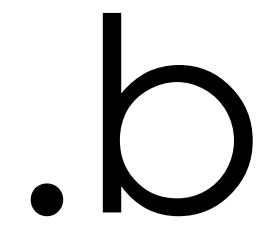
DRAWING TITLE:
POWER + MECHANICAL
PLAN
SCALE: AS NOTED

SCALES ARE 50% OF NOTED
WHEN PRINTED ON 11 X 17
PAPER

DATE:
6/19/2025

SHEET NUMBER:

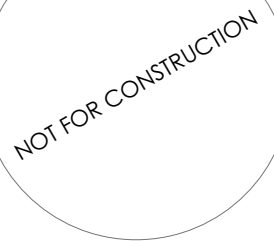
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FOR CONSTRUCTION

DRAWING TITLE:
FINISH PLANS

SCALE: AS NOTED

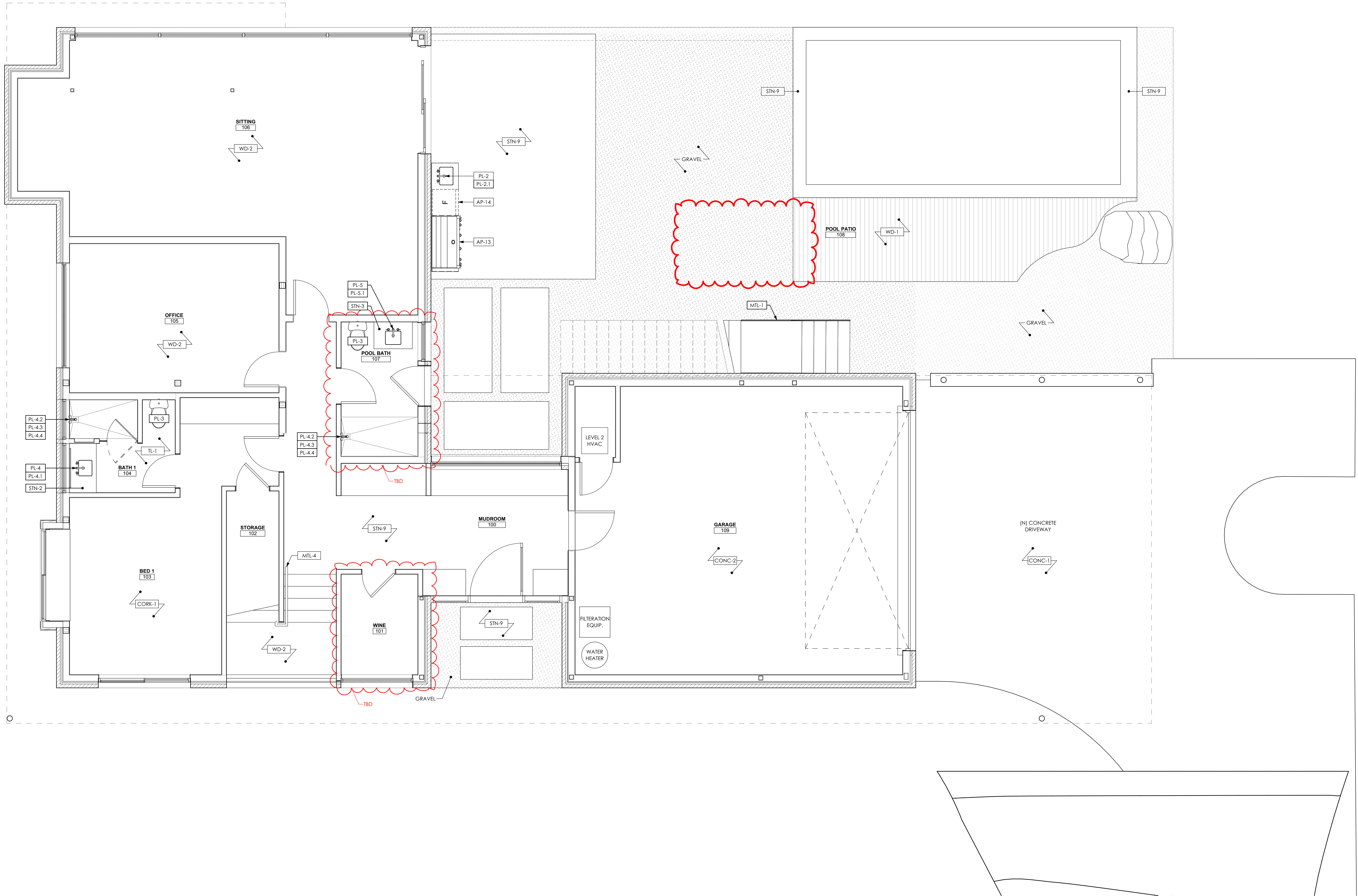
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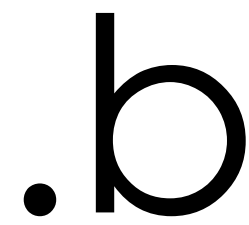
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FOR CONSTRUCTION

DRAWING TITLE:
FINISH PLANS

SCALE: AS NOTED

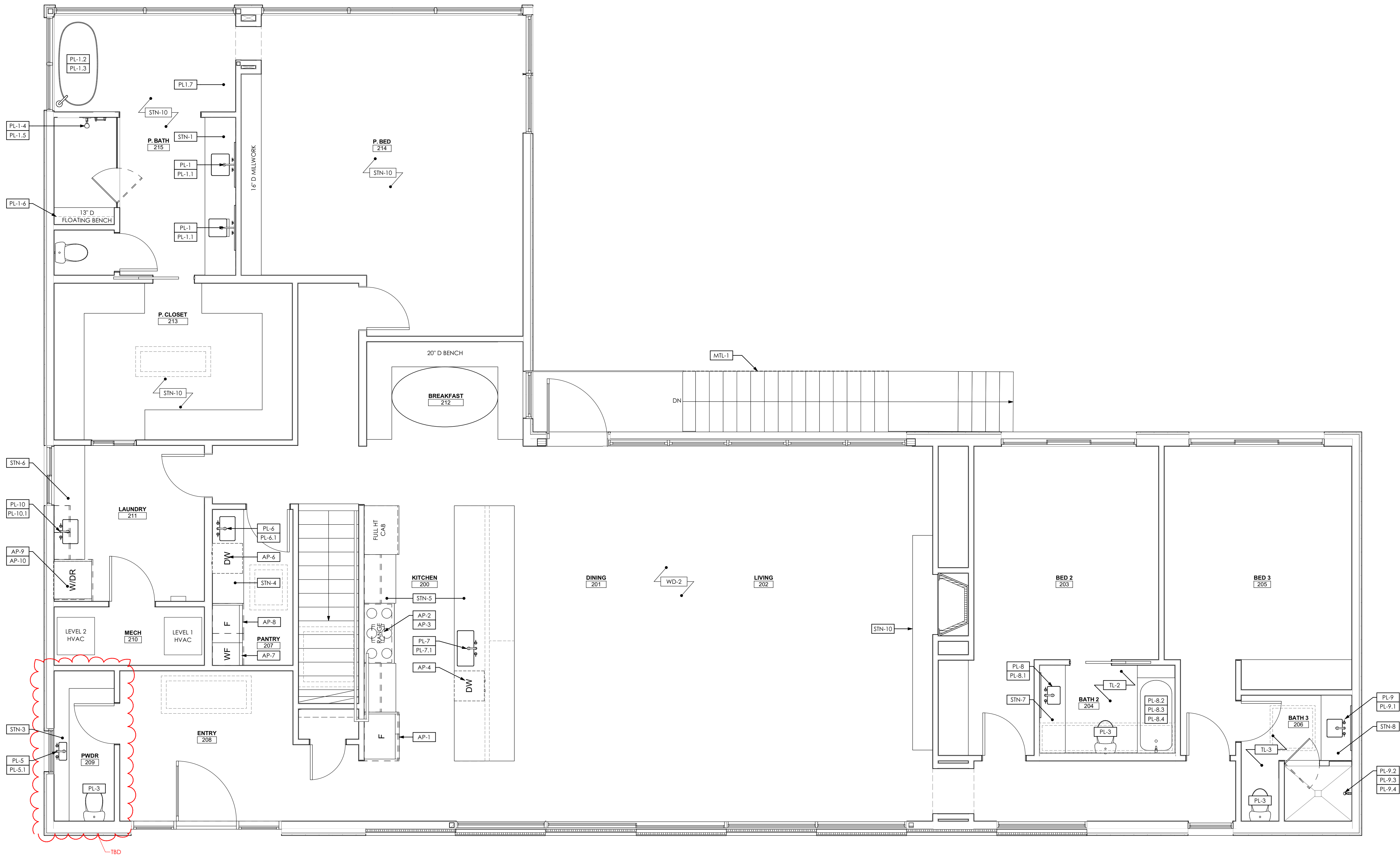
SCALES ARE 50% OF NOTED
WHEN PRINTED ON 11 X 17
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DATE:
6/19/2025

SHEET NUMBER:

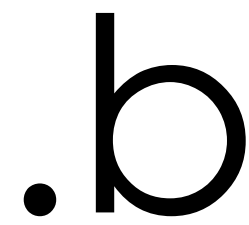
A2.41

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LEVEL 1

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



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AUSTIN, TX 78703
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WEST LAKE HILLS TX 78746

DO NOT SCALE DRAWING



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FOR CONSTRUCTION

DRAWING TITLE:
BUILDING ELEVATIONS

SCALE: AS NOTED

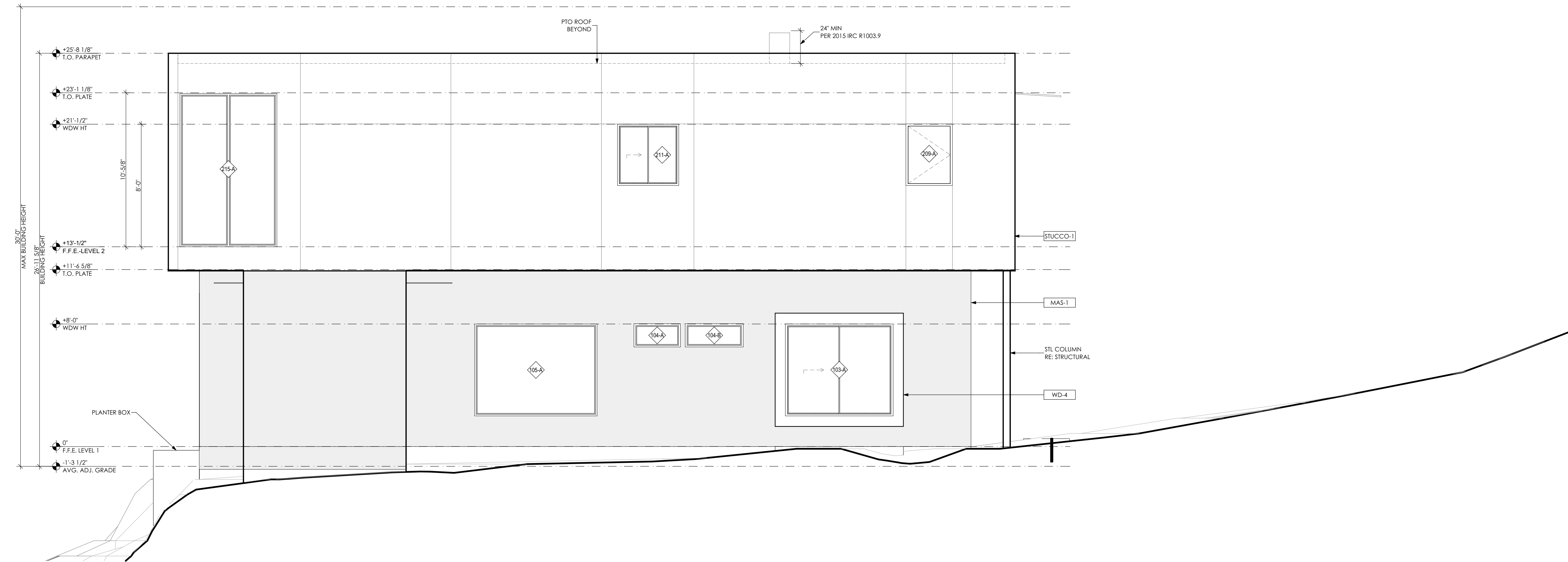
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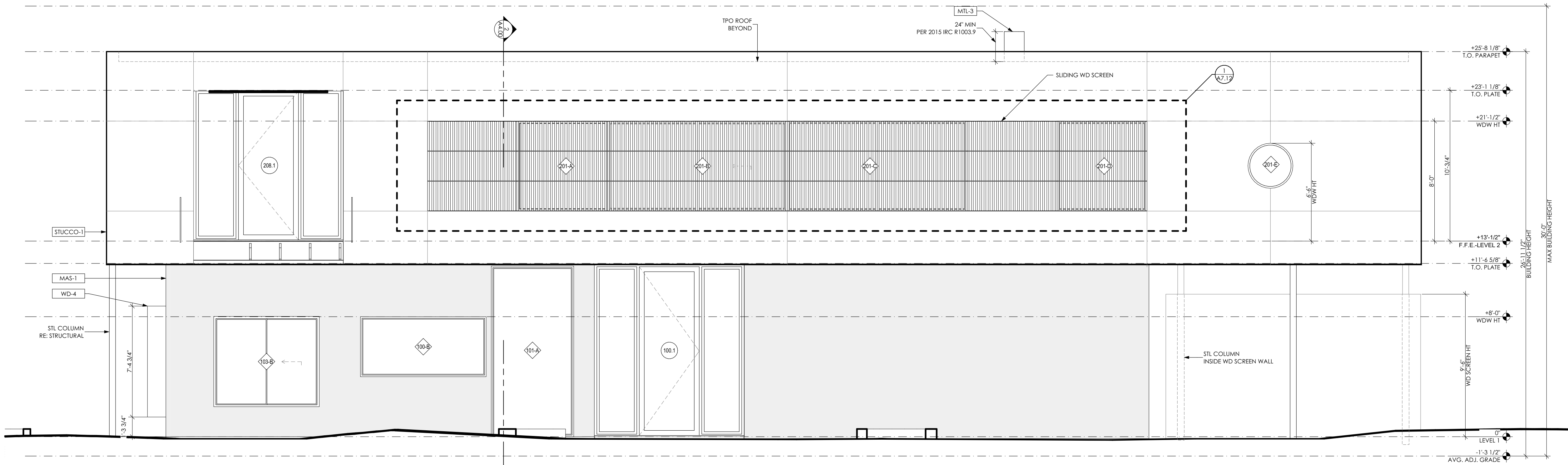
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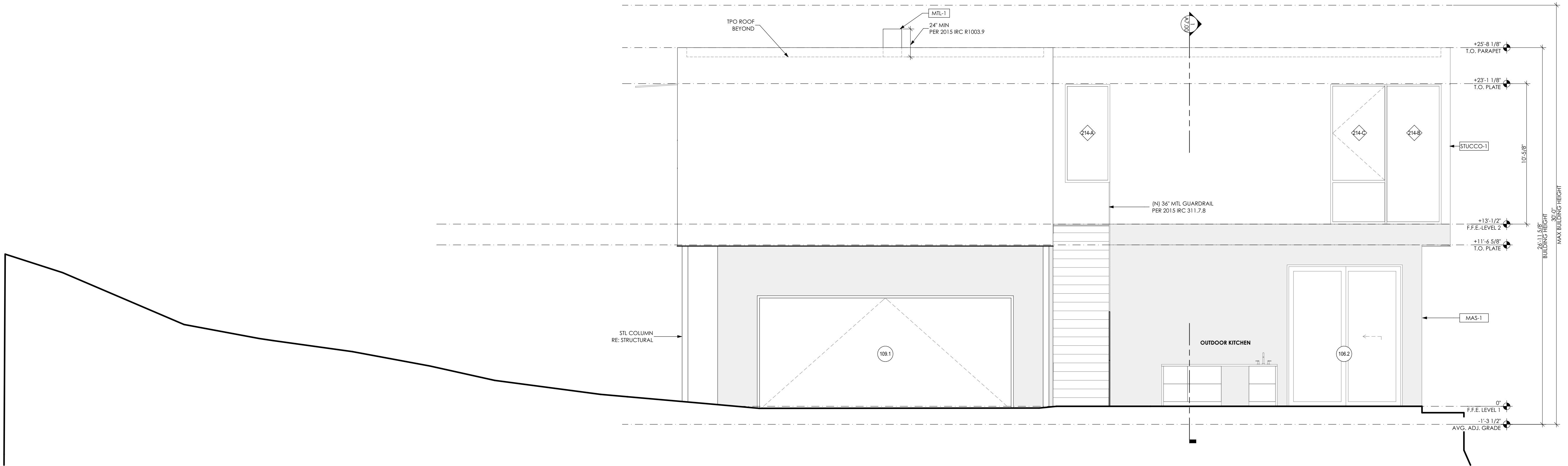
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2 BUILDING ELEVATION - SIDE (WEST)
SCALE: 1/4" = 1'-0"

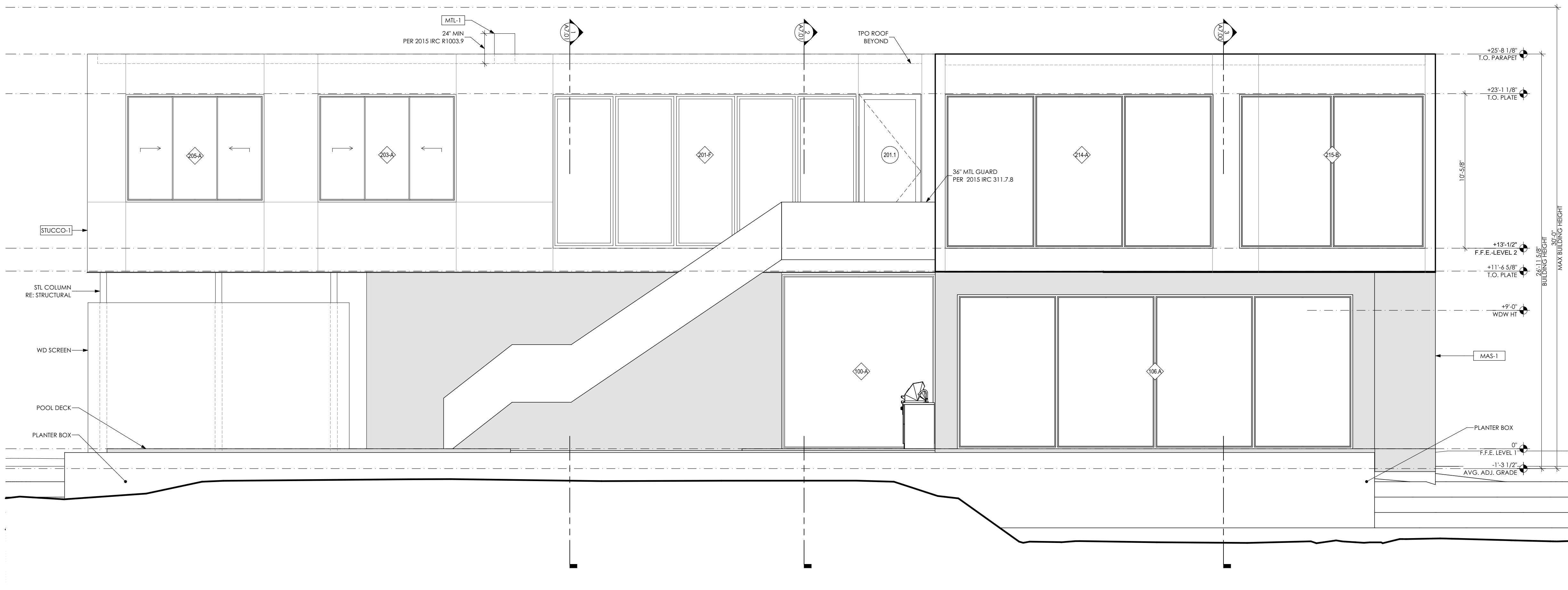


1 BUILDING ELEVATION - FRONT (SOUTH)
SCALE: 1/4" = 1'-0"



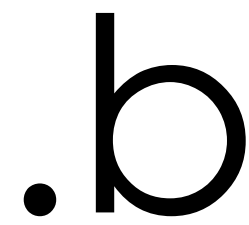
2 BUILDING ELEVATION - SIDE (EAST)

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



1 BUILDING ELEVATION - REAR (NORTH)

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



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FOR CONSTRUCTION

DRAWING TITLE:
BUILDING SECTIONS

SCALE: AS NOTED

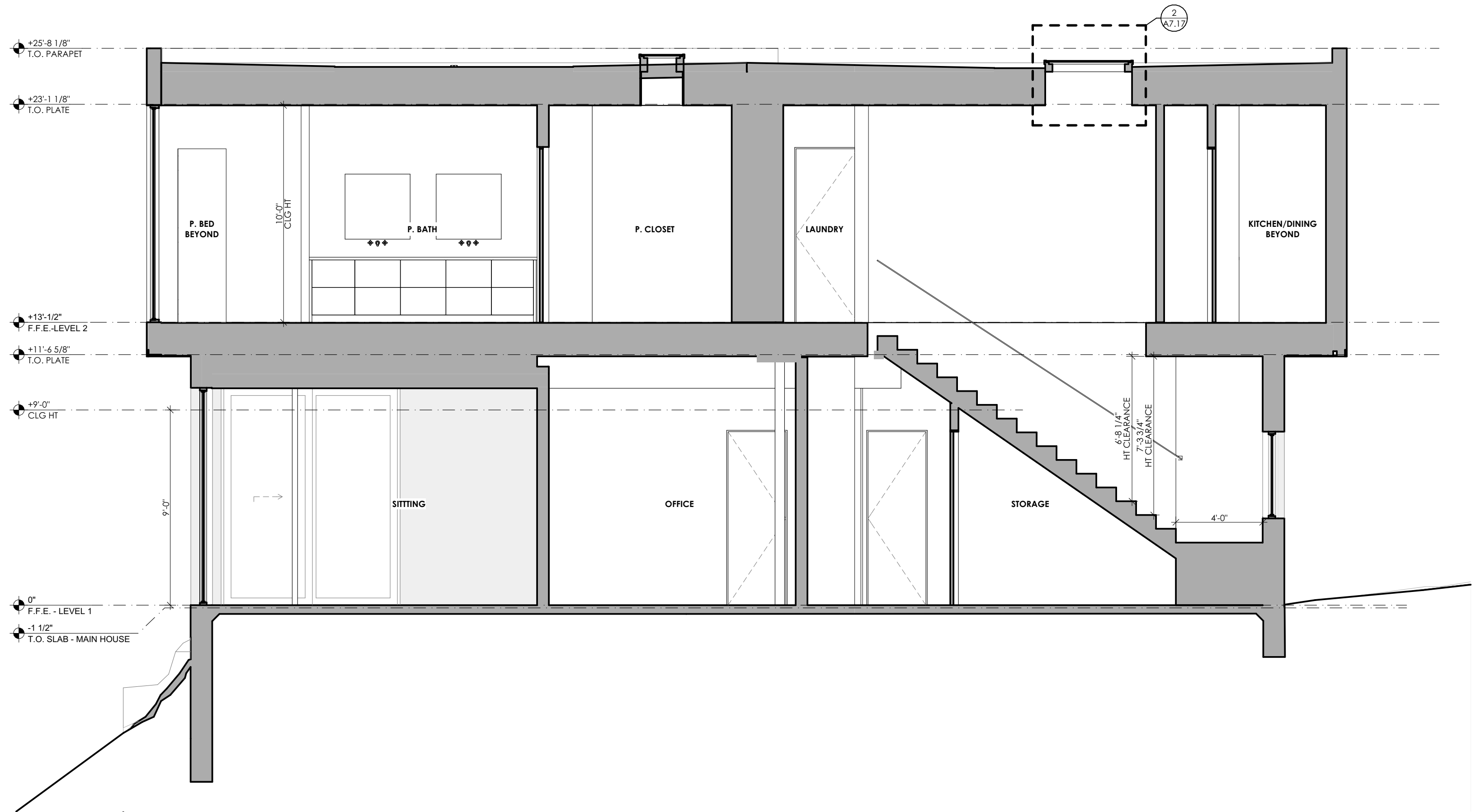
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WHEN PRINTED ON 11 X 17
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DATE:
6/19/2025

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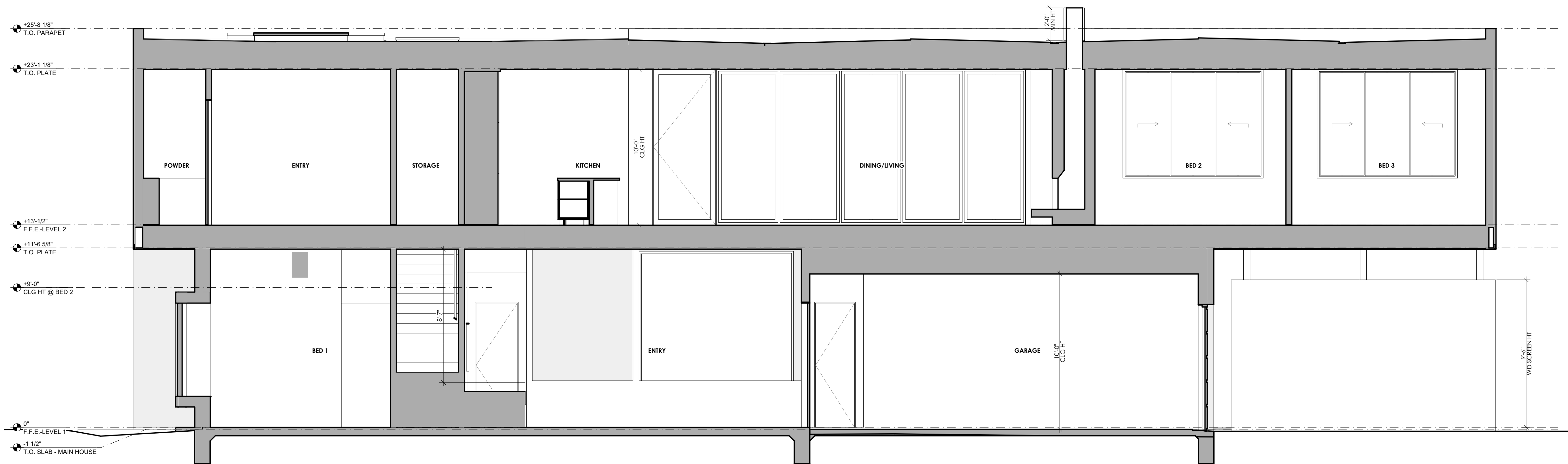
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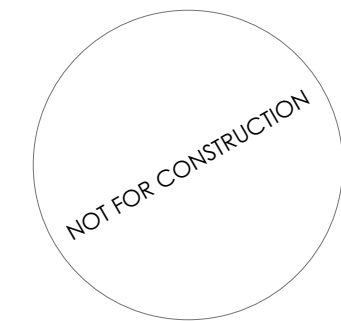
2 BUILDING SECTION - STAIR

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



1 BUILDING SECTION - TRANSVERSE

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



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DRAWING TITLE:
BUILDING SECTIONS

SCALE: AS NOTED

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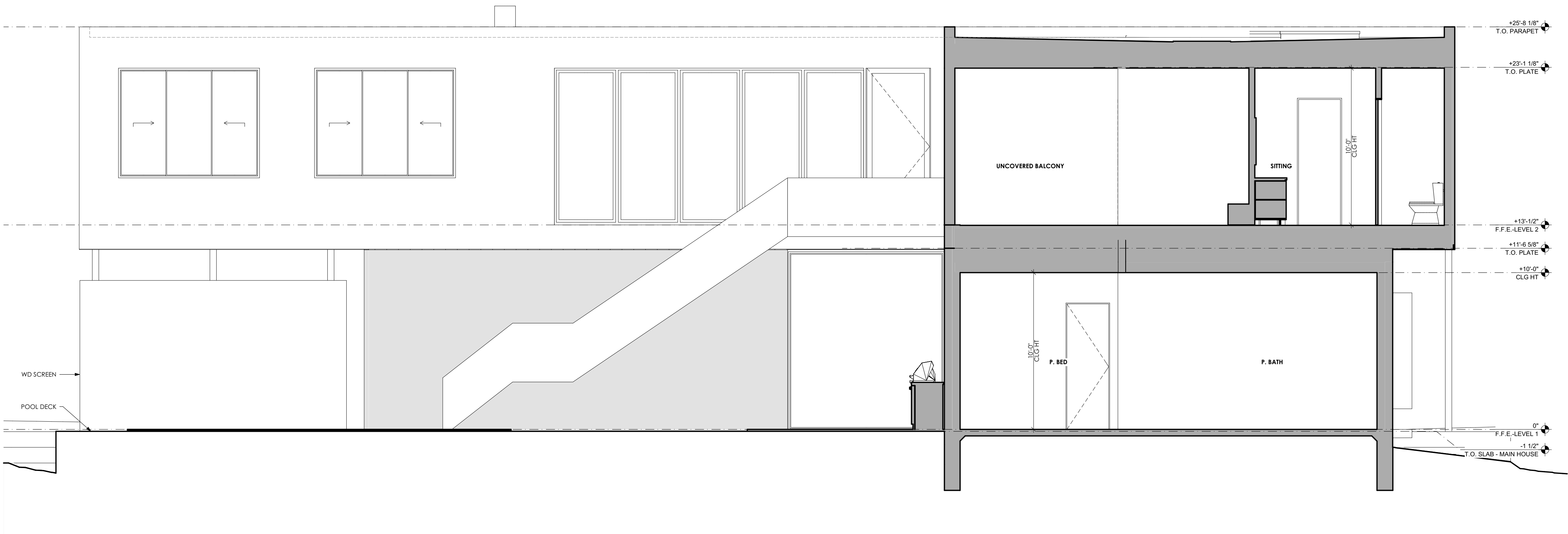
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2 BUILDING SECTION

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



1 BUILDING SECTION - P. BED/BALCONY

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