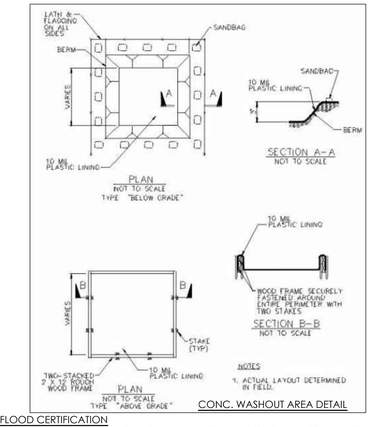
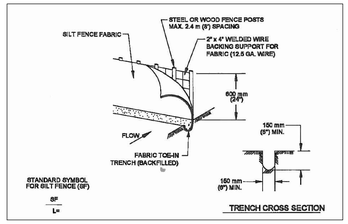


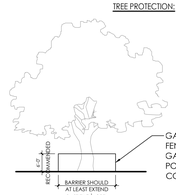
CONC. WASHOUT AREA DETAIL

FLOOD CERTIFICATION

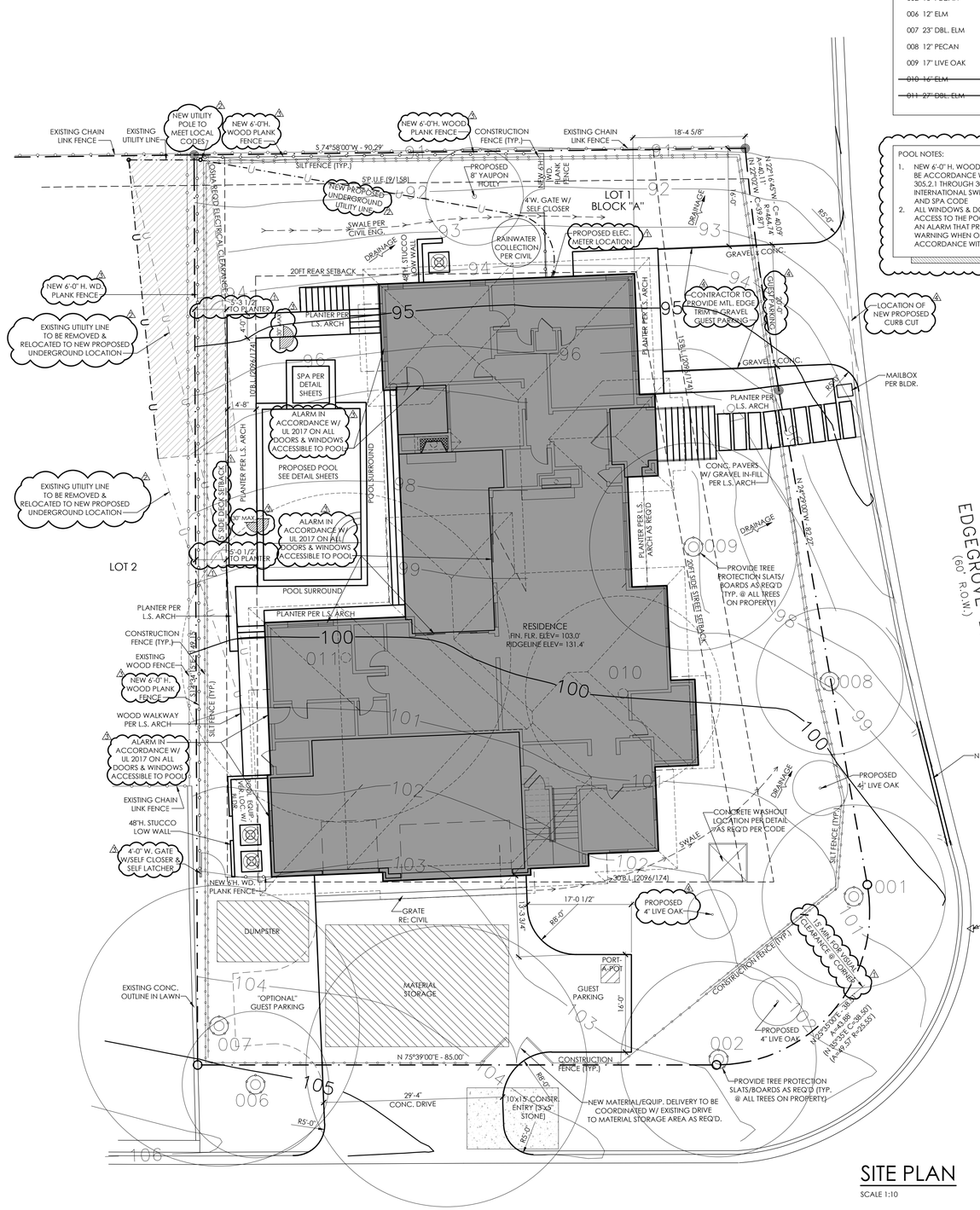
THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0445H, DATED 09/26/08, IT IS REPRESENTED AS IN ZONE "X", HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.



TREE PROTECTION:



IT IS THE ARCHITECTS AND OWNER'S INTENT TO PROTECT ALL TREES IN PROXIMITY TO CONSTRUCTION AREA FROM DAMAGE OR INJURY DUE TO CONSTRUCTION. THE SUGGESTIONS FOR TREE PROTECTION PROVIDED ABOVE ARE EXPLICITLY NOT GUARANTEED TO FULLY PROTECT THE TREES. IT IS HIGHLY RECOMMENDED THAT A TREE SPECIALIST BE HIRED AND THAT SUCH COST BE REVIEWED WITH OWNER FOR APPROVAL. PRIOR TO PROCUREMENT OF TREE SPECIALISTS SERVICES, IF CONTRACTOR DOES NOT REVIEW WITH OWNER HIS OR HER WILLINGNESS OR NON-WILLINGNESS TO HIRE SUCH SPECIALIST, THEN IT WILL BE CONSTRUED AS CONTRACTORS WILLINGNESS TO ACCEPT LIABILITY FOR PROTECTING THE TREES FROM ANY DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.



SITE PLAN

SCALE 1:10

TREE LIST:

001 15" PECAN
002 16" PECAN
006 12" ELM
007 23" DBL. ELM
008 12" PECAN
009 17" LIVE OAK
~~010 16" ELM~~ TO BE REMOVED
~~011 27" DBL. ELM~~ TO BE REMOVED

POOL NOTES:

1. NEW 6'-0" H. WOOD PLANK FENCE TO BE ACCORDANCE WITH SECTIONS 305.2.1 THROUGH 305.7 IN 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE
2. ALL WINDOWS & DOORS WITH DIRECT ACCESS TO THE POOL / SPA TO HAVE AN ALARM THAT PRODUCES AUDIBLE WARNING WHEN OPENED IN ACCORDANCE WITH UL 2017.

GENERAL SITE NOTES:

1. BUILDER TO RESCULPTURE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
2. FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.
3. EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.
4. THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
5. UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
6. VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
7. EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
10. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
11. ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
12. GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
13. LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHT(S) TO BE VERIFIED PRIOR TO INSTALLATION.
14. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
15. LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
16. NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.
17. 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.
18. CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

19.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND INSPECTING, ON A REGULAR BASIS, ALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES INCLUDING THE SILT FENCES, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC. DURING CONSTRUCTION/DEMOLITION AND INCLUDING THE REMOVAL AND PROPER DISPOSAL OF ANY ACCUMULATED SILT AND DEBRIS.

20.0 THE CONTRACTOR SHALL NOT BEGIN ANY WORK UNTIL TREE PROTECTION AND INSTALLED. THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SUCH AS SILT FENCE, CONSTRUCTION ENTRANCES, ROCK FILTER DAMS, ETC. HAVE BEEN INSTALLED.

21.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE STREETS FREE OF MUD, DIRT, DEBRIS AND MATERIAL AT ALL TIMES AND SHALL CLEAN/SWEEP THE STREETS ON A REGULAR BASIS AND AT THE DIRECTION OF THE CITY.

22.0 INCREASED STORMWATER PEAK FLOWS DURING CONSTRUCTION MUST BE MITIGATED WITH TEMPORARY BEST MANAGEMENT PRACTICES TO PREVENT HARM TO NEIGHBORING PROPERTIES.

IMPERVIOUS COVER CALCS

RESIDENCE	5,003'
DRIVEWAYS	1,308'
WALKWAYS	111'
WD. POOL SURROUND/STEPS	323'
POOL COPING	112'
A/C PADS/SCREEN WALLS	47'
IMPERVIOUS:	6,904' / 45.8%
PERVIOUS:	8,166' / 54.2%
TOTAL	15,070' / 100%

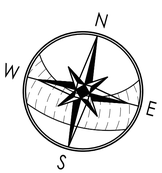
LEGAL DESCRIPTION:

4830 ROLLINGWOOD DRIVE
LOT 1, BLOCK A
TIMBERLINE TERRACE, SECTION 3
WEST LAKE HILLS, TX 78746
TRAVIS COUNTY

LEGEND:

SILT FENCE
CONSTRUCTION FENCE
TREE PROTECTION
PROPOSED NEW WOOD PLANK FENCE

A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE NFPA 13D OR THE 2015 IRC F2904 STANDARDS WILL BE INSTALLED IN THE PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULITPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.



CORNERSTONE ARCHITECTS
CORNERSTONEARCHITECTSLLP.COM
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

A CUSTOM RESIDENCE FOR:
EDGEGROVE HOMES
4830 ROLLINGWOOD DR.
WESTLAKE HILLS, TX 78746

PERMIT SET - 29 AUGUST 2019

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REVISION:
1 CITY COMMENTS - 10.23.19
2 CITY COMMENTS - 11.04.19
3 POOL COMMENTS - 07.07.20
4 GUEST PARKING - 09.21.20

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECT:
RODNEY PALMER

EDGEGROVE HOMES SPEC.
4830 ROLLINGWOOD DR.

SHEET A-1
1 of 14

PROJECT NO:	19161
DRAWN BY:	WW
DATE:	08.29.19
CHECKED BY:	-X
PROJECT MGR:	W.W.