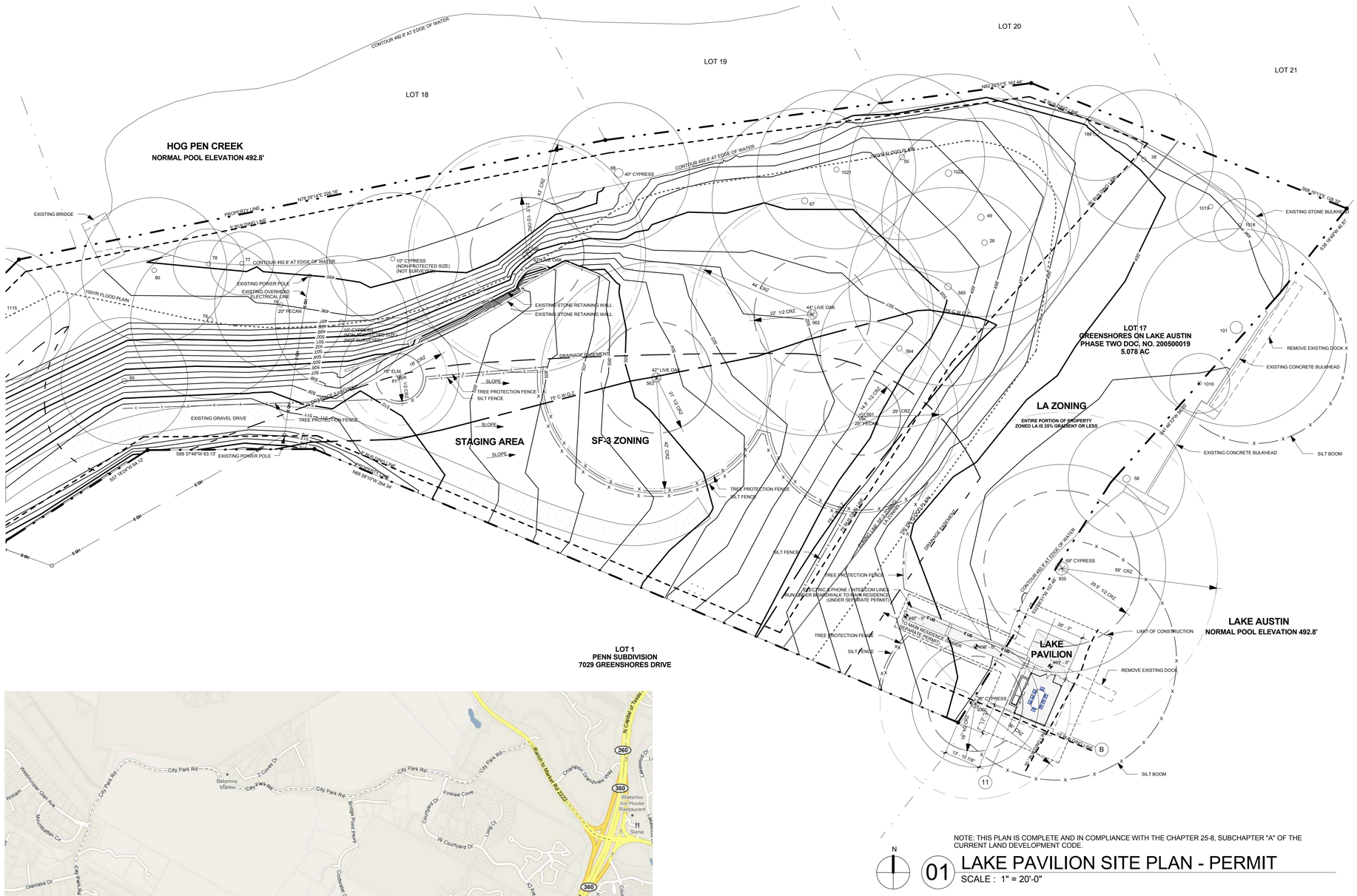


PROJECT DATA - LAKE PAVILION

PROJECT:	HOG PEN CREEK RESIDENCE LAKE PAVILION
ZONING:	LA
ADDRESS:	6919 GREENSHORES DRIVE #1 AUSTIN, TEXAS 78730
LEGAL DESCRIPTION:	LOT 17 GREENSHORES ON LAKE AUSTIN, PHASE 2 DOCUMENT NO. 200500019
LOT SIZE:	5.078 ACRES 221,197.68 SQ FT
WATERSHED:	LAKE AUSTIN
WATERSHED CLASSIFICATION:	WATER SUPPLY RURAL
EDWARDS AQUIFER:	THIS SITE IS NOT LOCATED OVER EDWARDS AQUIFER RECHARGE ZONE
CASE #	SP-2010-0176DS
SUBMITTAL DATE	21 JUNE 2010
PROJECT DURATION DATE	21 JUNE 2013
PRIMARY RESIDENCE CASE #	2010-042386 PR

CONSTRUCTION SEQUENCE

01 INSTALL TEMPORARY EROSION CONTROL SILT FENCES AND TREE PROTECTION FENCES AS SHOWN.
02 HOLD PRE-CONSTRUCTION MEETING WITH ENVIRONMENTAL INSPECTOR (PHONE: 512-974-2278). PROVIDE 72 HOUR NOTIFICATION TO THE CITY OF AUSTIN ENVIRONMENTAL INSPECTOR PRIOR TO THE MEETING.
03 INSTALL SILT BOOMS FOR EXISTING DOCK AND PIER DEMOLITION AS SHOWN.
04 DEMOLISH EXISTING DOCKS AND PIERS AND REMOVE PILES FROM BARGE ON WATER.
05 DRIVE STEEL PILE FOUNDATION AND CONSTRUCT FLOOR PLATFORM FROM BARGE ON WATER.
06 CONSTRUCT STEEL COLUMNS AND ROOF STRUCTURE FROM FLOOR PLATFORM.
07 RESTORE SITE.
08 OBTAIN FINAL INSPECTION RELEASE.

LAKE STRUCTURE SITE NOTES

01 ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF AUSTIN STANDARDS FOR TREE PROTECTION.
02 ALL BUILDING SETBACKS, EASEMENTS, FLOODPLAINS, SHORELINE, AND CRITICAL WATER QUALITY ZONES WERE TAKEN DIRECTLY FROM SURVEY PREPARED BY BURY+PARTNERS
03 SEE SURVEY FOR ALL EASEMENTS AND PROPERTY LINE BEARINGS AND DIMENSIONS ON UNBUILDABLE WESTERN PORTION OF PROPERTY
04 ALL SITE WORK MUST COMPLY WITH THE APPLICABLE ENVIRONMENTAL REQUIREMENTS
05 ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER/DESIGNER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE ENGINEER/DESIGNER.
06 CONTRACTOR SHALL FOLLOW THE CITY OF AUSTIN STANDARD EROSION CONTROL NOTES AS FOUND IN APPENDIX P-1 OF THE ENVIRONMENTAL CRITERIA MANUAL WHEN APPLICABLE
07 CONTRACTOR SHALL FOLLOW THE CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AS FOUND IN APPENDIX P-2 OF THE ENVIRONMENTAL CRITERIA MANUAL WHEN APPLICABLE
08 CITY OF AUSTIN SITE PLAN RELEASE NOTES: ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMMENDMENT AND APPROVAL BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. B) APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
09 RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER IS SOLEY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWD FOR CODE COMPLIANCE BY CITY ENGINEERS.
10 THIS STRUCTURE IS AN ACCESSORY USE FOR A SINGLE FAMILY RESIDENCE AND SHALL BE USED AS SUCH. IN NO WAY IS THIS STRUCTURE ALLOWED TO BE USED COMMERCIALLY WITHOUT THIS PROPERTY SECURING A ZONING CHANGE. NO LIVING AREAS WILL BE PROVIDED ON THE BOAT DOCK.
11 A DUMPSTER WILL NOT BE REQUIRED ON SITE. ALL SCRAP MATERIALS AND WASTE WILL BE REMOVED BY BARGE
12 ALL STEEL PILINGS SHALL BE PRIMED WITH "NO LEAD" P624 RED IRON PRIMER
13 ALL TREES ON SITE WILL BE PRESERVED. NO TREES SHALL BE REMOVED
14 THERE WILL NOT BE ANY SHORELINE MODIFICATIONS OR CUTS
15 THERE WILL NOT BE ANY NEW BULKHEADS OR RETAINING WALLS
16 THE EXISTING DOCKS TO BE REMOVED ON SITE ARE NOT ATTACHED TO THE SHORE AND THEIR REMOVAL WILL NOT EXPOSE SOIL AT THE SHORE LINE. E/S CONTROLS ARE NOT REQUIRED.
17 THERE WILL NOT BE ANY CUTTING OR FILLING ON SITE
18 THERE WILL NOT BE ANY DREDGING IN LAKE AUSTIN OR HOG PEN CREEK
19 THERE ARE NO WATER/WASTEWATER UTILITIES ASSOCIATED WITH THIS DEVELOPMENT

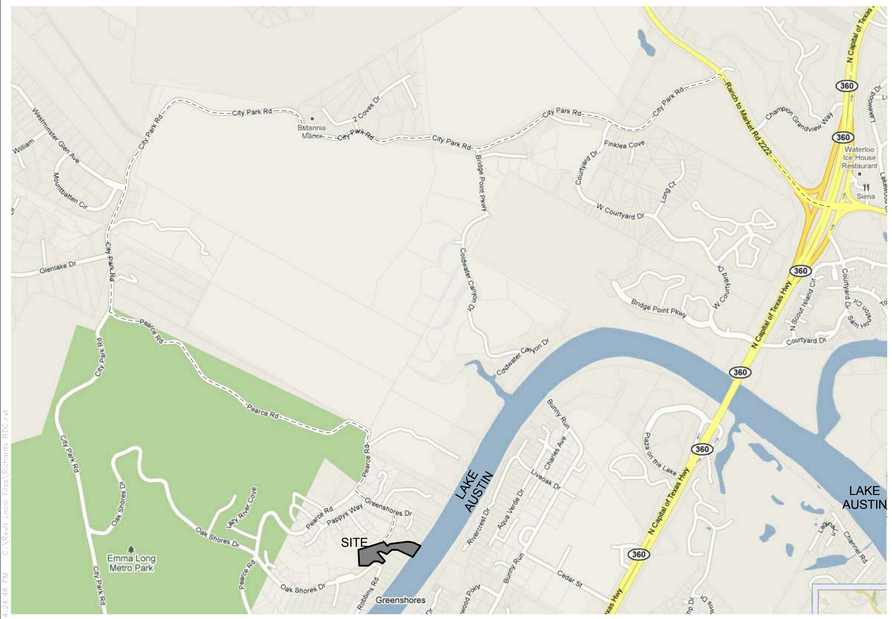
TREE SCHEDULE:

TREE 930	36" SINGLE TRUNK BALD CYPRESS
TREE 935	59" SINGLE TRUNK BALD CYPRESS

NOTE: THIS PLAN IS COMPLETE AND IN COMPLIANCE WITH THE CHAPTER 25-8, SUBCHAPTER "A" OF THE CURRENT LAND DEVELOPMENT CODE.

N

01 LAKE PAVILION SITE PLAN - PERMIT
SCALE : 1" = 20'-0"



LAKE PAVILION VICINITY MAP - PERMIT

SITE PLAN REVISION / CORRECTION C.O.A. #: _____

NUMBER	DESCRIPTION OF REVISION / CORRECTION	REVISE (R) ADD (A) VOID (V) SHEET #	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMPERVIOUS COVER (SQ. FT & %)	CITY OF AUSTIN APPROVAL DATE	DATE IMAGED

FOR THE CONSTRUCTION OF THE PROPOSED BOAT DOCK, THIS SITE PLAN REQUIRED NO VARIANCES FROM THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

Approved By:

_____
Parks & Recreation Board Date

Approved By:

_____
Director, Planning & Development Review Department Date

_____
Site Plan Development Permit No.

INDEX OF DRAWINGS:

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET 78205
SAN ANTONIO, TEXAS
P 210.227.3335 F 210.224.9515
www.lakeflato.com

REGISTERED ARCHITECT GEORGE D. FLATO 70901 STATE OF TEXAS
04.28.10

HOG PEN CREEK RESIDENCE

6919 GREENSHORES DR #1
AUSTIN, TEXAS 78730

OWNER
GRANT RICHARDS & KAREN KOFOD
88 CAZNEAU AVE
SAUSALITO, CA 94965
415 887 9600 P

STRUCTURAL ENGINEER
DATUM ENGINEERS, INC.
5929 BALCONES DRIVE, SUITE 100
AUSTIN, TX 78731
512 469 9490 P

LIGHTING DESIGNER
BROWN DESIGN CONSULTANTS
430 ELMHURST AVENUE
SAN ANTONIO, TX 78209
210 362 1080 P

LANDSCAPE ARCHITECT
GARDEN DESIGN STUDIO
701 TILLERY, BOX 2
AUSTIN, TX 78702
512 385 0011 P

08.06.2010 L/F PROJ. NO. 29011
PROJ. ARCHITECT bdc DRAWN BY:

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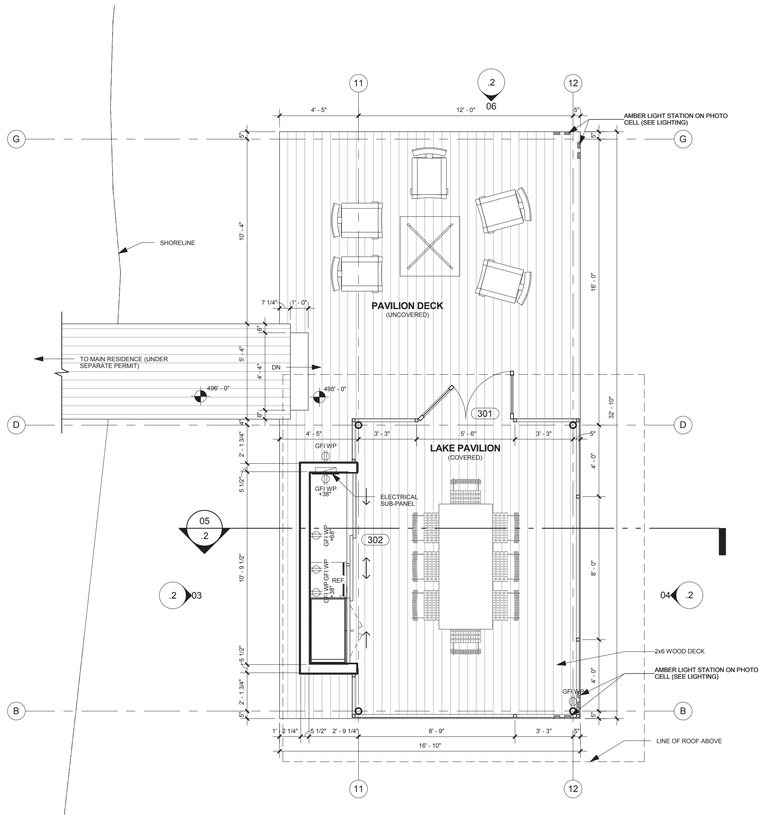
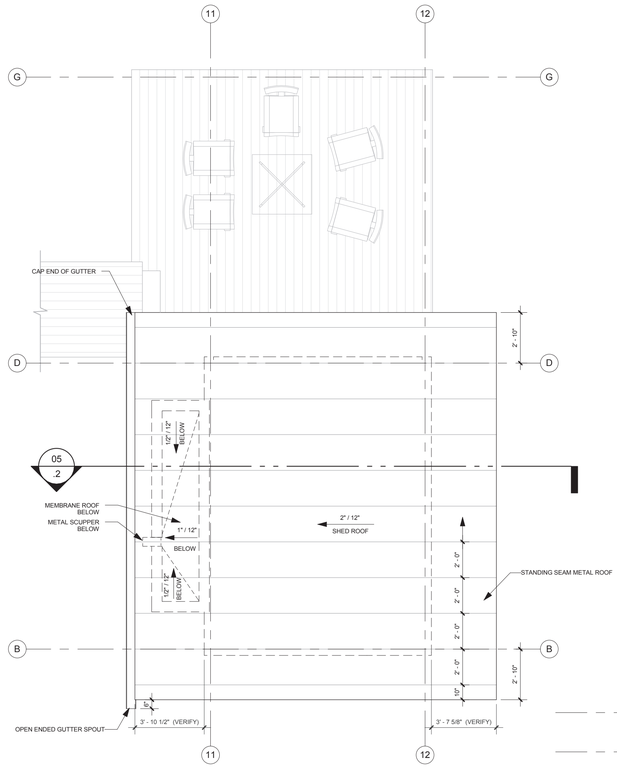
LAKE PAVILION SITE PLAN

1
OF 3 SHEETS

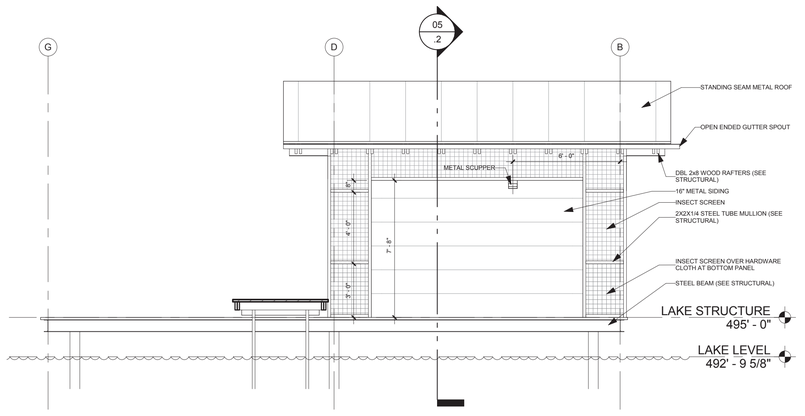
CASE #: SP-2010-0176DS



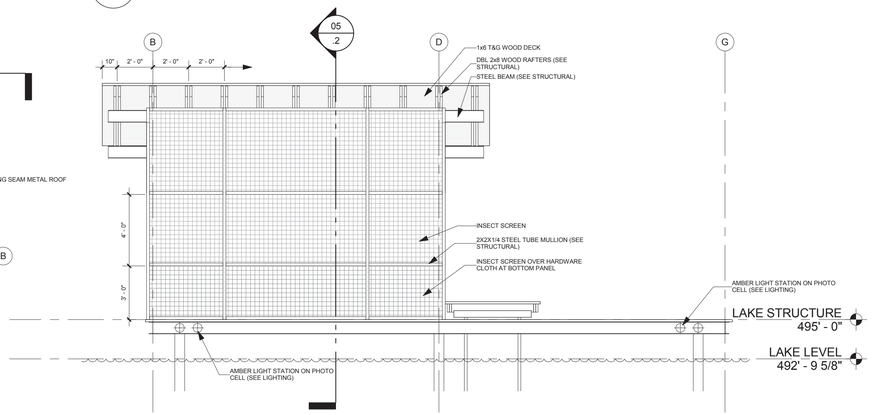
01 LAKE PAVILION FLOOR PLAN - PERMIT
SCALE : 1/4" = 1'-0"



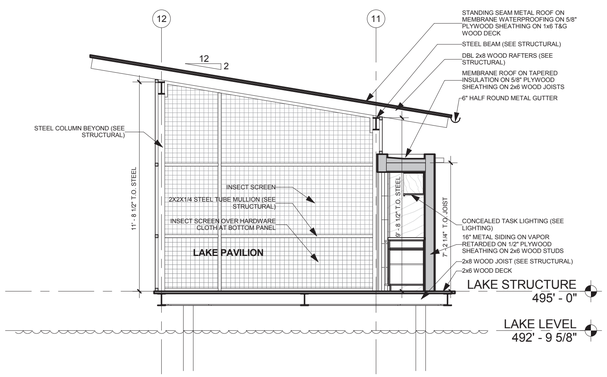
02 LAKE PAVILION ROOF PLAN - PERMIT
SCALE : 1/4" = 1'-0"



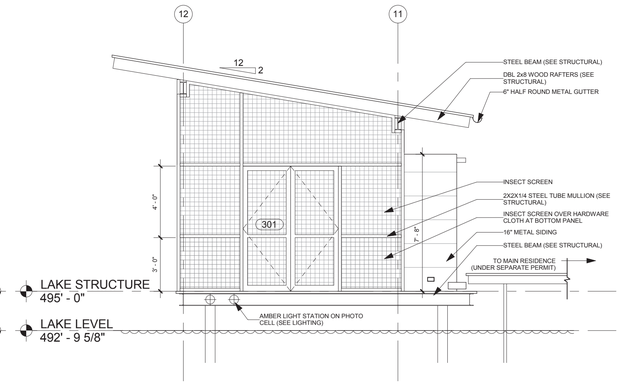
03 LAKE PAVILION WEST ELEVATION - PERMIT
SCALE : 1/4" = 1'-0"



04 LAKE PAVILION EAST ELEVATION - PERMIT
SCALE : 1/4" = 1'-0"



05 LAKE PAVILION SECTION LOOKING SOUTH - PERMIT
SCALE : 1/4" = 1'-0"



06 LAKE PAVILION NORTH ELEVATION - PERMIT
SCALE : 1/4" = 1'-0"

LAKE STRUCTURE NOTES

01 COORDINATE 2X6 WOOD DECK BOARD SPACING WITH ARCHITECT IN FIELD. DO NOT RIP BOARDS.
02 COORDINATE BOAT BUMPER SELECTION AND MOUNTING LOCATIONS WITH ARCHITECT IN FIELD

LAKE | FLATO ARCHITECTS INC.
311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
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SAN ANTONIO, TX 78209
210 362 1080 P

LANDSCAPE ARCHITECT
PATRICK WIDE
701 TILLERY, BOX 2
AUSTIN, TX 78702
512 385 0011 P

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LAKE PAVILION

2
OF 3 SHEETS

CASE #: SP-2010-0176DS

DESIGN LOADS

1. DEAD LOADS INCLUDE THE WEIGHT OF THE STRUCTURAL COMPONENTS AND ALLOWANCES FOR PERMANENT PARTITIONS, PERMANENT FIXTURES, FINISHES, ROOFING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MATERIALS SHOWN OR SPECIFIED.
2. DESIGN LIVE LOADING IS AS FOLLOWS:

ROOF	20 PSF
RESIDENTIAL	40 PSF

3. DESIGN WIND LOADING IS AS FOLLOWS:

DESIGN WIND SPEED (3-SECOND GUST)	90 MPH
EXPOSURE CATEGORY	C
OCCUPANCY FACTOR	II
UPLIFT LOAD (NET @ OVERHANG CORNER)	34 PSF
WALL DESIGN PRESSURE/SUCTION	12/16 PSF

4. SEISMIC DESIGN DATA (IBC):

SEISMIC IMPORTANCE FACTOR	1.0
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE ACCELERATIONS, S_S & S_1	0.07/0.03
SITE CLASS	D
SPECTRAL RESPONSE COEFFICIENTS S_{DS} /S_{D1}	0.112/0.032
SEISMIC DESIGN CATEGORY	A

CODES AND DESIGN SPECIFICATIONS

1. BUILDING CODE: 2006 IBC/IRC.
2. STRUCTURAL STEEL: AISC 360-05 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND AISC 341-05 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS."

WOOD FRAMING

1. UNLESS OTHERWISE INDICATED, WOOD FRAMING SHALL COMPLY WITH SECTION 2308 "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" AND TABLE 2304.9.1 "FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. THE CONTRACTOR SHALL MAINTAIN A COPY FOR REFERENCE AT THE JOBSITE. NAILS SHALL BE COMMON NAILS U.N.O.
2. NON-EXPOSED STRUCTURAL FRAMING SHALL BE NO. 1 GRADE DOUGLAS FIR, NO. 2 GRADE SOUTHERN YELLOW PINE OR EQUIVALENT BOISE-CASCADE ENGINEERED LUMBER OR EQUAL. EXPOSED LUMBER SHALL BE DOUGLAS FIR, SELECT STRUCTURAL OR NO. 1 GRADE AS SHOWN ON THE PLANS AND DETAILS. SEE ARCHITECTURAL TO DETERMINE WHICH BEAMS ARE EXPOSED.
3. ALL BOLTS AND LAG SCREWS SHALL HAVE STANDARD WASHERS.
4. ROOF SHEATHING: UNLESS NOTED OTHERWISE, SHALL BE 5/8" APA RATED SHEATHING WITH AN EXPOSURE 1 RATING. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE SPANS, WITH THE LONG DIMENSION ORIENTED PERPENDICULAR TO THE FRAMING MEMBERS. PROVIDE 1/8" GAP BETWEEN SHEATHING PANELS ON ALL SIDES. SEE 300.
5. CONNECTION HARDWARE: ALL METAL CONNECTORS AND STRAPS SHALL BE FURNISHED WITH GALVANIZED FINISH. ALL CONNECTION ASSEMBLIES FABRICATED FROM STEEL STRUCTURAL SHAPES AND PLATES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. FASTENERS USED IN EXTERIOR LOCATIONS SHALL BE GALVANIZED. FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL AS RECOMMENDED BY THE MANUFACTURER.

DRIVEN PILES

1. DESIGN RECOMMENDATIONS FOR DRIVEN PILES IS BASED ON THE SOIL REPORT PREPARED BY TERRACON, DATED OCTOBER 20. 2009.
2. PILES SHALL BE CLOSE-ENDED 6" STANDARD STEEL PIPE (6.625" O.D., 0.280" WALL). PILES SHALL BE DRIVEN TO REFUSAL INTO THE STRATUM II GLEN ROSE LIMESTONE FORMATION. ALL PILES SHALL BE DRIVEN IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER NOTED ABOVE. PILES SHALL BE CUT TO THE PROPER ELEVATION AFTER DRIVING AND FILLED WITH CONCRETE. PLACE DOWELS OR CAP PLATE AS REQUIRED BY THE DETAILS.
3. ULTIMATE PILE CAPACITY PER REPORT IS 60 KIPS. AT LEAST TWO PILES SHALL BE TESTED TO CONFIRM CAPACITY. SAFETY FACTOR OF THREE HAS BEEN USED FOR DESIGN (20 KIPS).
4. PILES SHALL BE PROVIDED AND INSTALLED BY SIGNOR ENTERPRISES IN GENERAL ACCORDANCE WITH THE PILE DRIVING CONTRACTORS ASSOCIATION (PDCA) SPECIFICATION 102-07.
5. WHERE THE BEARING STRATUM IS TOO SHALLOW FOR PILE INSTALLATION, CONCRETE FOOTINGS MAY BE USED. PILES MY BE USED IN CONJUCTION WITH FOOTINGS ACROSS THE SAME BUILDING, PROVIDED THAT ALL FOUNDATION UNITS BEAR ON STRUM II LIMESTONE.

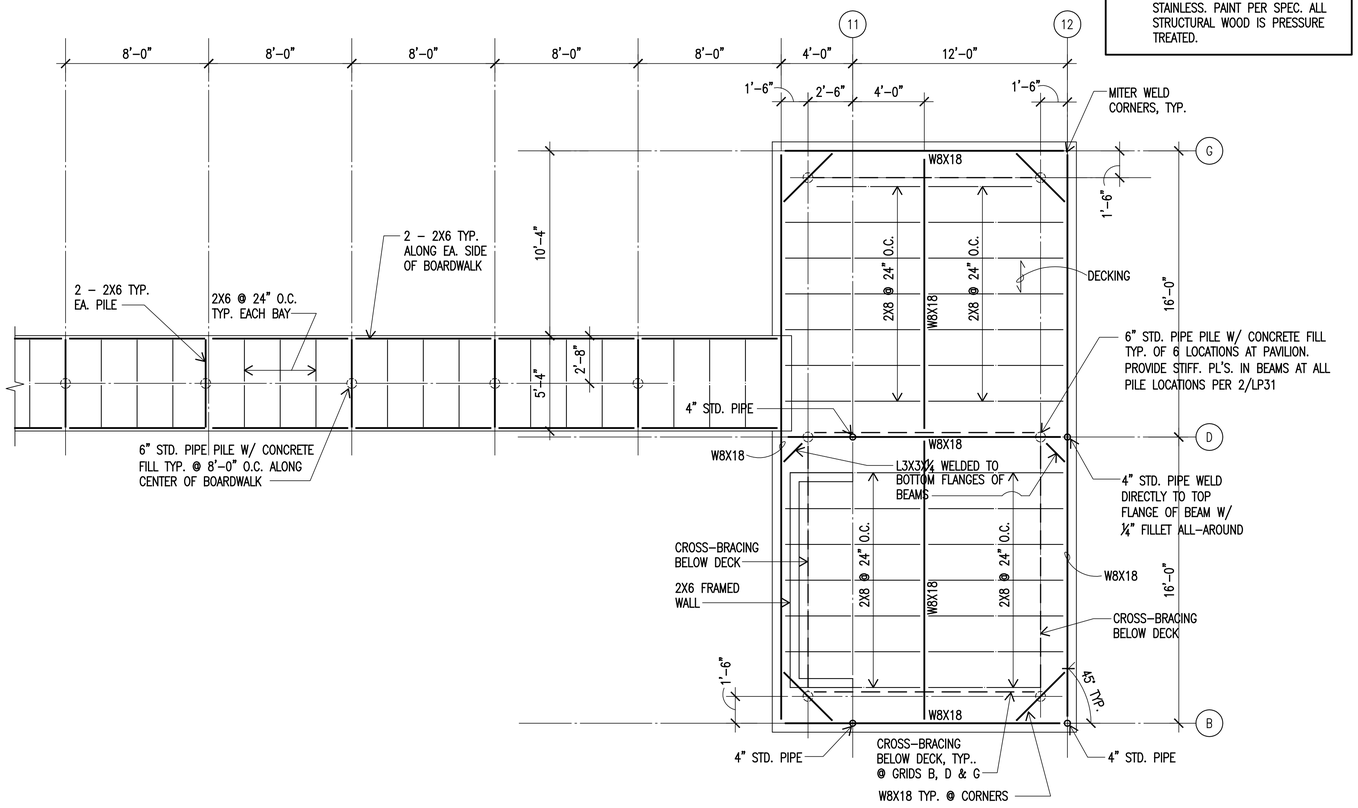
STRUCTURAL STEEL

1. COORDINATION OF THE ROOF STRUCTURE AND THE ARCHITECTURAL SECTIONS AND ELEVATIONS IS CRITICAL TO PROPER STRUCTURAL STEEL FABRICATION. ELEVATIONS OF TOP OF STRUCTURAL STEEL ARE SHOWN ON THE ARCHITECTURAL PLANS AND SECTIONS. REFER TO THESE SECTIONS AND DETAILS TO SET THE STEEL ELEVATIONS AND TO UNDERSTAND THE ARCHITECTURAL INTENT.
2. STRUCTURAL STEEL MATERIAL NOT EXPOSED TO THE WEATHER SHALL CONFORM TO THE FOLLOWING DESIGNATIONS:

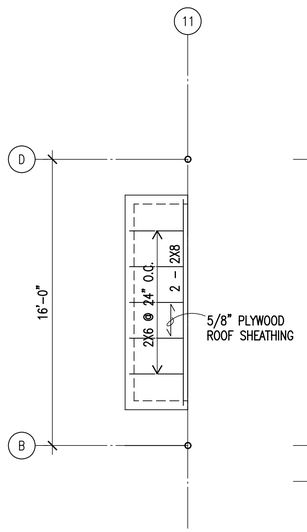
WIDE FLANGE (W) SHAPES AND TEES	A 992 (50 KSI YIELD)
OTHER ROLLED SHAPES, PLATES AND RODS	A 36 (36 KSI YIELD)
HOLLOW STRUCTURAL SHAPES (HSS OR TS) (42 KSI YIELD ROUND/46 KSI YIELD SQUARE)	A 500, GRADE B
PIPE	A 53, GRADE B (35 KSI YIELD)
BOLTS FOR CONNECTIONS	A 325N
ANCHOR BOLTS (ANCHOR RODS)	F 1554 (36 KSI YIELD)

3. ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION.
4. CONNECT MISCELLANEOUS STEEL MEMBERS USING FILLET WELDS SUFFICIENT TO DEVELOP THE TENSILE STRENGTH OF THE SMALLER MEMBER AT THE JOINT UNLESS SHOWN OTHERWISE.

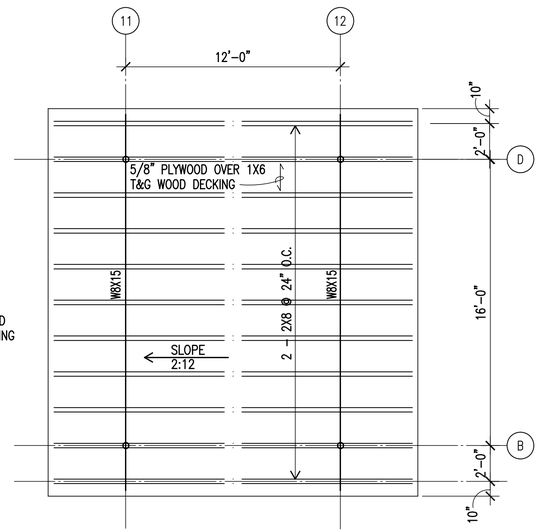
NOTES:
1. SEE ARCH'L. FOR ELEVATIONS.
2. ALL STEEL IS HD GALVANIZED OR STAINLESS. PAINT PER SPEC. ALL STRUCTURAL WOOD IS PRESSURE TREATED.



1 DECK FRAMING PLAN
SCALE : ¼" = 1'-0"



2 LOW ROOF FRAMING PLAN
SCALE : ¼" = 1'-0"



3 ROOF FRAMING PLAN
SCALE : ¼" = 1'-0"

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311 THIRD STREET
SAN ANTONIO, TEXAS 78205
P 210.227.3335 F 210.224.9515
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STATE OF TEXAS
M. SCOTT WILLIAMSON
95955
LICENSED PROFESSIONAL ENGINEER
4/28/10

DATUM JOB NO. 09124
DATUM REG. NO. F-2819

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LAKE PAVILION FRAMING PLAN

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