

PROJECT:

GREENWOOD RESIDENCE
NEW CONSTRUCTION

1512 PEASE ROAD
AUSTIN, TEXAS 78703

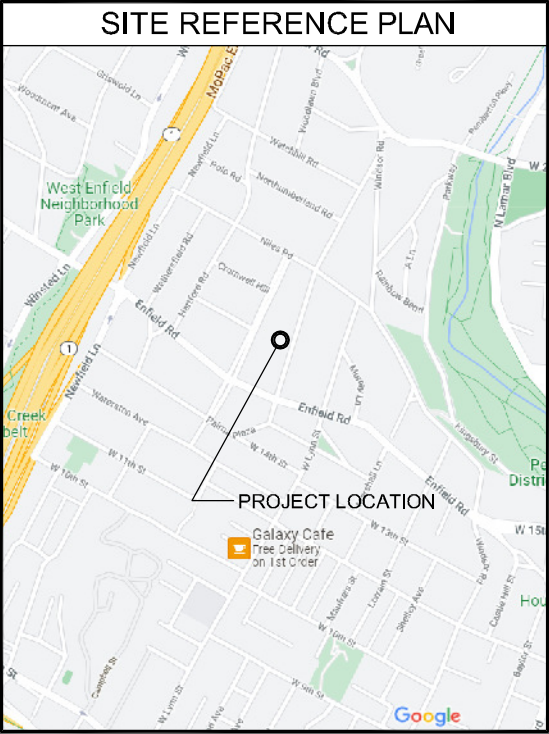
OWNER:

MR. & MRS. GREENWOOD
1512 PEASE ROAD
AUSTIN, TEXAS 78703

ARCHITECT:

MIZNER DESIGN
3823 A BEE CAVE ROAD
WEST LAKE HILLS, TEXAS 78746
(512) 363-3525

STRUCTURAL ENGINEER: GREEN EARTH ENGINEERING
2500 W. WILLIAM CANNON DRIVE #201
AUSTIN, TEXAS 78745
(512) 289-8086



LEGAL DESCRIPTION

SOUTH 50' OF LOT 45 DUPLEX, SUBDIVISION ENFIELD "C", CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

- GENERAL PROJECT NOTES
- ALL FOLLOWING GENERAL NOTES APPLY TO ALL DRAWINGS FOR THIS PROJECT.
 - ALL CONSTRUCTION SHALL CONFORM TO INTERNATIONAL RESIDENTIAL CODE (IRC), UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, NATIONAL ELECTRICAL CODE AND TO O.S.H.A. REQUIREMENTS. REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
 - THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
 - THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
 - THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
 - DO NOT USE PAINTS, PRIMES, SEALERS OR GLUES THAT EMIT FLAMMABLE, TOXIC OR NOXIOUS FUMES. EACH TRADE SHALL BE RESPONSIBLE TO VERIFY THE MATERIALS USED AND COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS FOR THEIR USE.
 - ALL MATERIALS, CONSTRUCTION, AND FINISHES TO BE FIRE RATED, FIRE PROOFED AND FIRE RETARDANT TO MEET LOCAL, STATE AND APPLICABLE NATIONAL FIRE CODES. ALL MATERIALS TO BE NEW AND OF THE BEST QUALITY AVAILABLE AND SHALL BE U.L./F.M. RATED AS REQUIRED.
 - ALL WORK IS TO BE DONE BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE TO ALLOW UNINTERRUPTED PROGRESS OF WORK AND TO COMPLETE PROJECT WITHIN THE ESTABLISHED SCHEDULE. VERIFY DELIVERY DATES FOR ANY LONG LEAD TIME ITEMS AND MATERIALS IN ORDER TO ENSURE THEIR INSTALLATION IN THE PROPER SEQUENCE OF THE JOB.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES INCLUDING WORK NOT IN THE CONTRACT.
 - ALL PERMIT COSTS TO BE PAID FOR BY CONTRACTOR. THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
 - ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OF OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.
 - UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. EXISTING DIMENSIONS MAY BE VERIFIED IN THE FIELD.
 - CONTRACTOR SHALL CAREFULLY EXAMINE ALL ELEMENTS OF EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR DEVIATIONS.
 - ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
 - CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIAL FROM THE SITE UPON COMPLETION OF THE WORK. MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES REMOVE SAID MATERIALS TO APPROVED DUMP SITES ONLY.
 - THE CONTRACTOR IS TO KEEP A FULL SET OF UP-TO-DATE PLANS AVAILABLE AT THE JOBSITE AT ALL TIMES.
 - SPECIFIED ITEMS HAVE BEEN SELECTED BECAUSE THEY REFLECT THE STANDARDS OF QUALITY DESIRED, OR POSSESS OTHER FEATURES REQUIRED TO PRESERVE THE DESIGN CONCEPT. THE DESIGNER AND OWNER THEREFORE PRESERVE THE RIGHT TO REQUIRE THE USE OF THE SPECIFIC ITEMS. ANY REQUESTS FOR ALTERNATIVES FOR SPECIFIED ITEMS MUST BE SUBMITTED TO THE DESIGNER OR OWNER IN WRITING, TOGETHER WITH PROOF OF EQUALITY OF SUCH ITEMS. IN ALL CASES, THE BURDEN OF PROOF OF EQUALITY SHALL BE WITH THE BIDDER AND THE DECISION OF THE DESIGNER OR OWNER SHALL BE FINAL.

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- ARCHITECTURAL
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 - A3.3 DESIGN STANDARDS
 - A3.4 DESIGN STANDARDS

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 - S200 FOUNDATION DETAILS
 - S300 2ND FLR./ LWR. ROOF FRAMING
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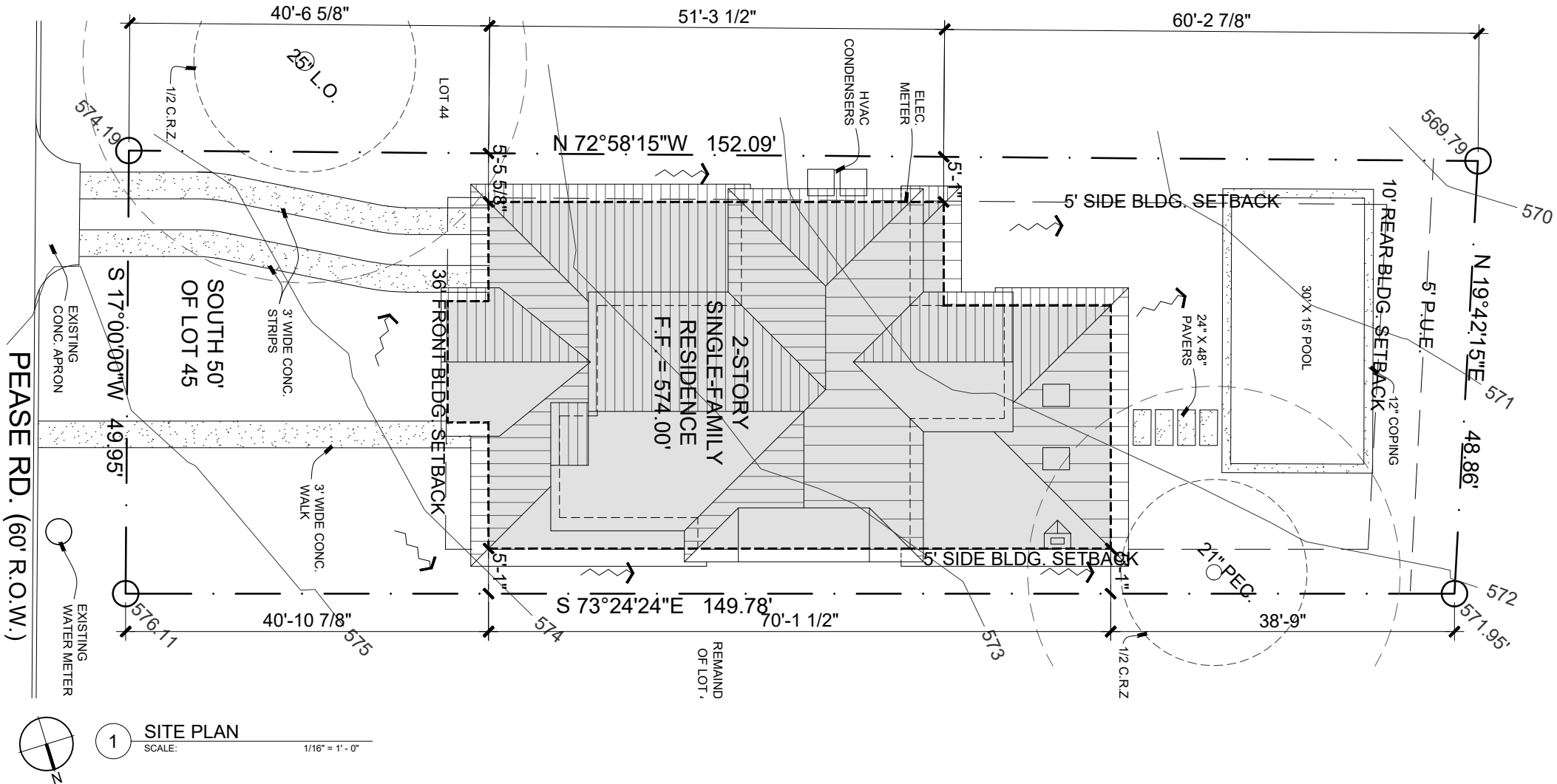
A0

MIZNER DESIGN

CALCULATION AID (CITY OF AUSTIN)			
AREA DESCRIPTION note: provide seprate cal for each distinct area. Measurements are to outside surface of ext. wall	EXISTING SQ. FT.	NEW / ADDED SQ. FT.	TOTAL SQ. FT.
A) 1ST FLOOR CONDITIONED AREA	N/A	1,561	1,561
B) 2ND FLOOR CONDITIONED AREA	N/A	1,332	1,332
C) 3RD FLOOR CONDITIONED AREA	N/A	N/A	N/A
D) BASEMENT	N/A	N/A	N/A
E) ATTACHED COVERED PARKING(carport or garage)	N/A	530.8	530.8
F) DETACHED COVERED PARKING(carport or garage)	N/A	N/A	N/A
G) COVERED WOOD DECKS (counted @ 100%)	N/A	N/A	N/A
H) COVERED PORCH	N/A	117	117
I) COVERED PATIO	N/A	N/A	N/A
Ja) BALCONY FRONT	N/A	N/A	N/A
Jb) BALCONY REAR	N/A	N/A	N/A
K) OTHER - (specify)	N/A	N/A	N/A
TOTAL BUILDING AREA (T.B.A.) (add: a through k)	N/A	3,540.8	3,540.8
TOTAL BUILDING COVERAGE (T.B.C.) (from T.B.A. subtract, if applicable b,c,d,& j)	N/A	2,208.8	2,208.8
L) DRIVEWAY	N/A	246	246
M) SIDEWALK	N/A	123	123
N) UNCOVERED PATIO	N/A	N/A	N/A
O) UNCOVERED WOOD DECK (counted @ 50%)	N/A	N/A	N/A
P) AC PADS AND OTHER CONCRETE FLATWORK	N/A	50	50
Q) OTHER (POOL COPING, RETAINING WALLS)	N/A	94	94
TOTAL SITE IMPERVIOUS COVERAGE (add: T.B.C. and L thru Q)	N/A	2,721.8	2,721.8
R) POOL	N/A	450	450
S) SPA	N/A	N/A	N/A

SITE DEVELOPMENT INFORMATION (CITY OF AUSTIN)			
AREA DESCRIPTION Note: provide separate cal for each distinct area. Measurements are to outside surface of ext. wall	EXISTING SQ. FT.	NEW / ADDED SQ. FT.	TOTAL SQ. FT.
1ST FLOOR CONDITIONED AREA	N/A	1,561	1,561
2ND FLOOR CONDITIONED AREA	N/A	1,332	1,332
BASEMENT	N/A	N/A	N/A
COVERED PARKING (garage or carport)	N/A	530.8	530.8
COVERED PATIO, DECK, AND/OR BALCONY AREAS	N/A	117	117
UNCOVERED WOOD DECKS	N/A	N/A	N/A
TOTAL BUILDING AREA	N/A	3,540.8	3,540.8
POOL	N/A	450	450
SPA	N/A	N/A	N/A
REMODEL FLOOR AREA, EXCLUDING ADDITION / NEW CONSTRUCTION	N/A	N/A	N/A
LOT SIZE: 7,784.02 SQ.FT. (0.179 ACRE)			
BUILDING COVERAGE INFORMATION Note: Building coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds and fountains are not included in this measurement.			
TOTAL BUILDING COVERAGE:		2,208.8 SQ.FT.	% OF LOT SIZE: 28.4%
IMPERVIOUS COVER INFORMATION Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area o the deck is included in the measurement of impervious cover.			
TOTAL IMPERVIOUS COVER:		2,721.8 SQ.FT.	% OF LOT SIZE: 40%

SUB CHAPTER F GROSS FLOOR AREA (CITY OF AUSTIN) chapter 25-2 zoning					
	EXISTING SQ. FT.	NEW/ ADDED SQ. FT.	PROPOSED EXEMPTION (check article utilized)	APPLIED EXEMPTION SQ. FT.	TOTAL SQ. FT.
1ST FLOOR	N/A	1,561 SQ. FT.			1,561 SQ. FT.
2ND FLOOR	N/A	1,332 SQ. FT.			1,332 SQ. FT.
AREA W/ CLG. > 15'	N/A	0 SQ. FT.			0 SQ. FT.
GROUND FLOOR PORCH	N/A	329 SQ. FT.	<input checked="" type="checkbox"/> FULL PORCH SQ. FT. <input type="checkbox"/> 200 SQ. FT.	329 SQ. FT.	0 SQ. FT.
BASEMENT	N/A	N/A		N/A	0 SQ. FT.
ATTIC	N/A	387 SQ. FT.		387 SQ. FT.	0 SQ. FT.
GARAGE	ATTACHED	N/A	<input checked="" type="checkbox"/> 200 SQ. FT.	200 SQ. FT.	45 SQ. FT.
	DETACHED	N/A	<input type="checkbox"/> 450 SQ. FT. <input type="checkbox"/> 200 SQ. FT.	N/A	N/A
CARPORT	ATTACHED	N/A	<input type="checkbox"/> 450 SQ. FT. <input checked="" type="checkbox"/> 200 SQ. FT.	200 SQ. FT.	85.80 SQ. FT.
		N/A	<input type="checkbox"/> 450 SQ. FT.		N/A
ACCESSORY BUILDING	N/A	N/A			N/A
TOTAL	0	3,752.80 SQ. FT.			3,023.80 SQ. FT.
(TOTAL GROSS FLOOR AREA / LOT AREA) x 100 = FLOOR -TO-AREA RATIO (FAR) 3,023.80 SQ. FT. / 7,784.02 SQ. FT.) x 100 = 38.8% (F.A.R.)					
CONSTRUCTION NOTE: 1. INSTALL FIREBLOCKING FROM WALL TOP PLATE TO UNDERSIDE OF THE ROOF SHEATHING. 2. SOFFIT OR GABLE VENT OPENINGS ARE NOT TO BE INSTALLED ALONG PROJECTIONS LESS THAN 5' FROM PROPERTY LINE.					

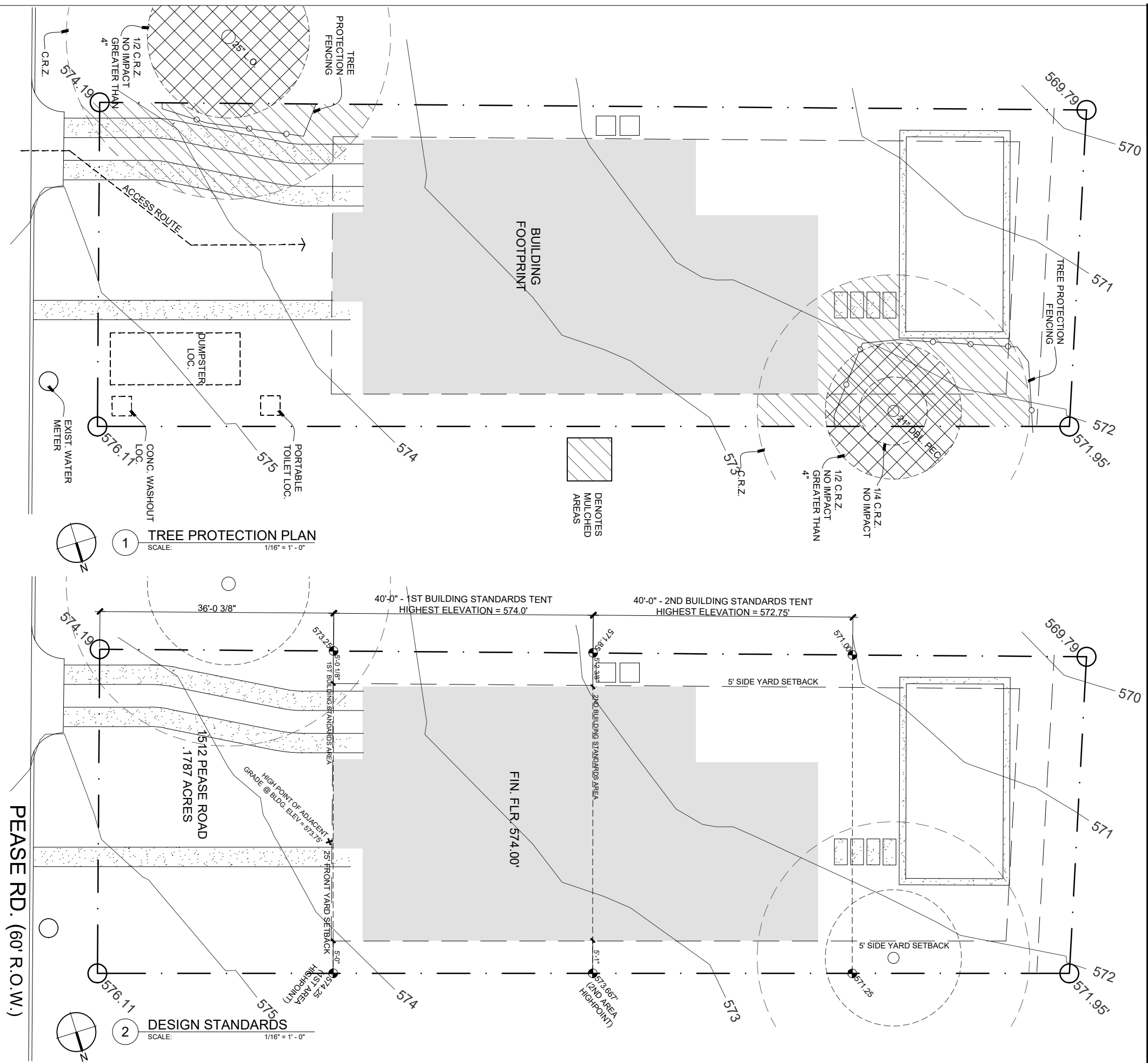


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A1.0
MIZNER DESIGN



1 TREE PROTECTION PLAN
SCALE: 1/16" = 1' - 0"

2 DESIGN STANDARDS
SCALE: 1/16" = 1' - 0"

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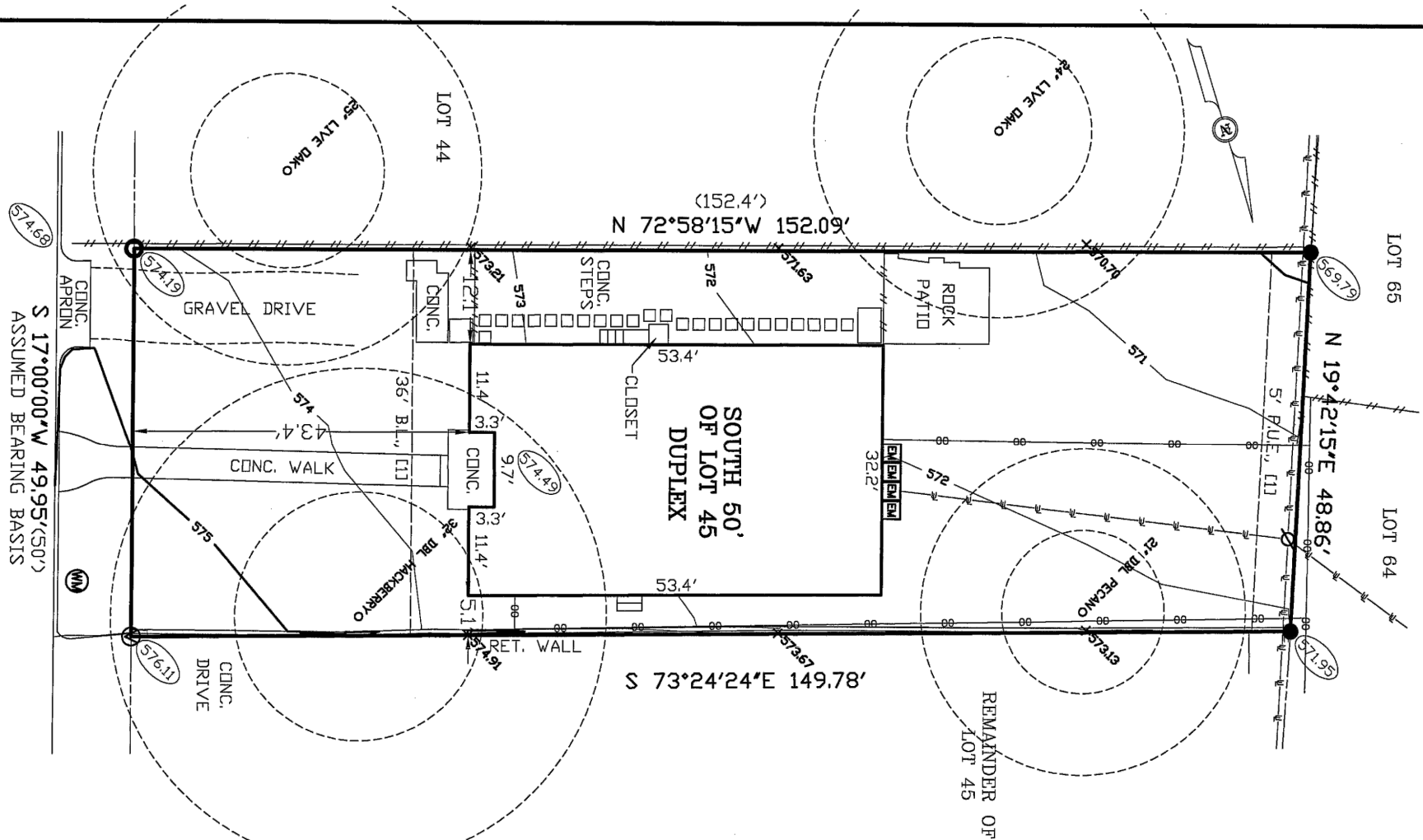
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A1.2

MIZNER DESIGN

SCALE: 1"=20'



LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	UTILITY LINE
	ELEC. METER
	WATER METER
	IRON ROD FND.
	PIPE FND.
	7' SET
	UTILITY POLE
	BUILDING LINE
	DRAINAGE EASEMENT
	PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
[1] PER VOL. 523, PG. 58.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY TITLE RESOURCES GUARANTY COMPANY PER COMMITMENT G.F. #2002273-ARB, EFFECTIVE JANUARY 7, 2020; SCHEDULE B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 523, PG. 58

THIS LOT IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 523, PG. 58.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT AREA SUMMARY

TOTAL LOT AREA.....7452 SQ.FT.

LOT No. ** BLOCK ** SUBMISSION / ADDITION ENFIELD "C"
SECTION ** PHASE ** Book 3 Page(s) 106 Cabinet Slide - PLAT RECORDS
COUNTY, TEXAS Volume 3 Document No. - Official Public Records of County, Texas
CITY AUSTIN Reference: TBD

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR

TITLE RESOURCES GUARANTY COMPANY

The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.



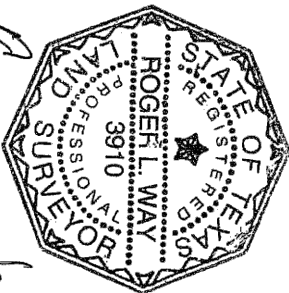
ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200

AUSTIN TX, 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIRM REGISTRATION # 10118900



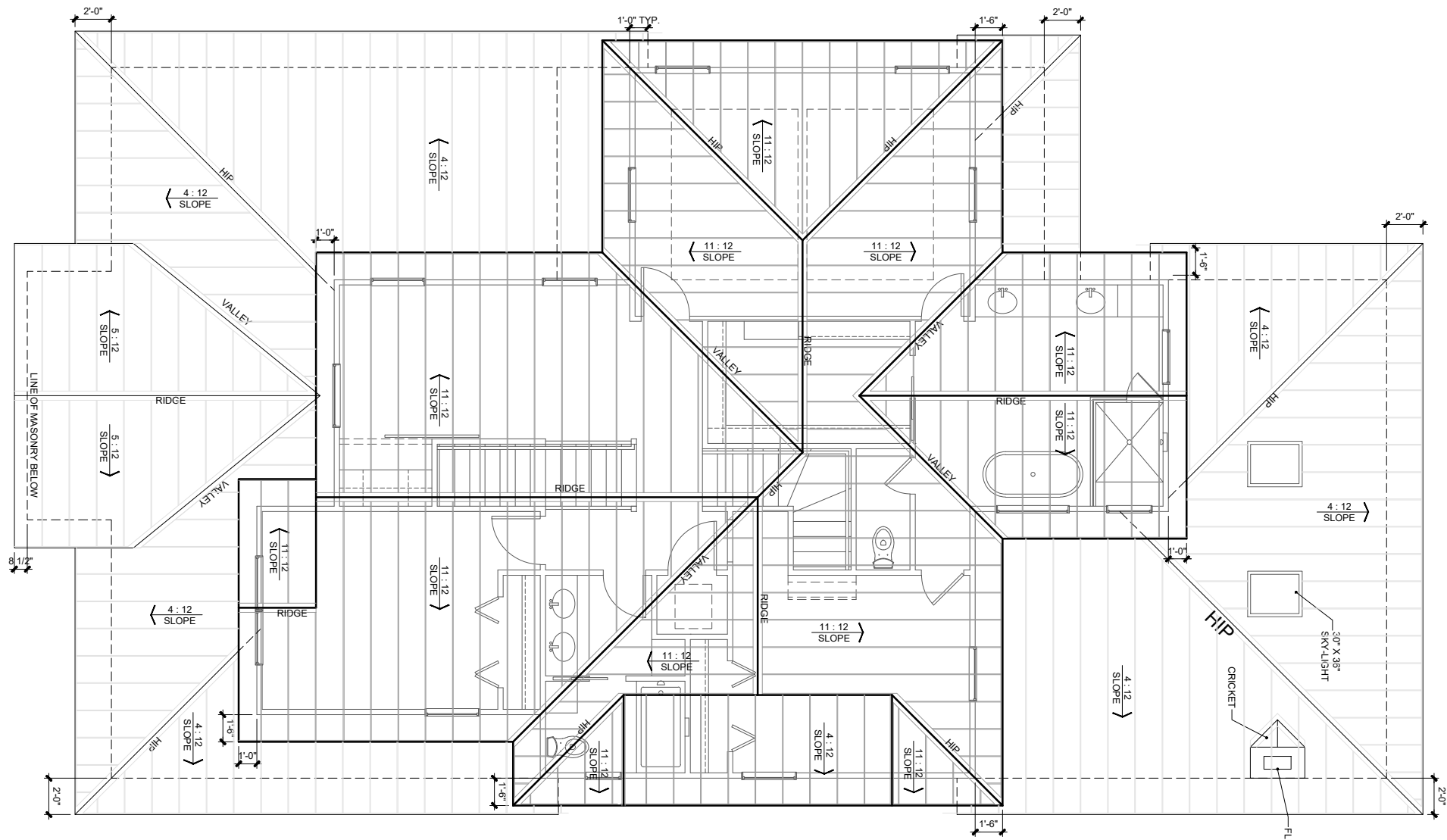
Roger L. Way



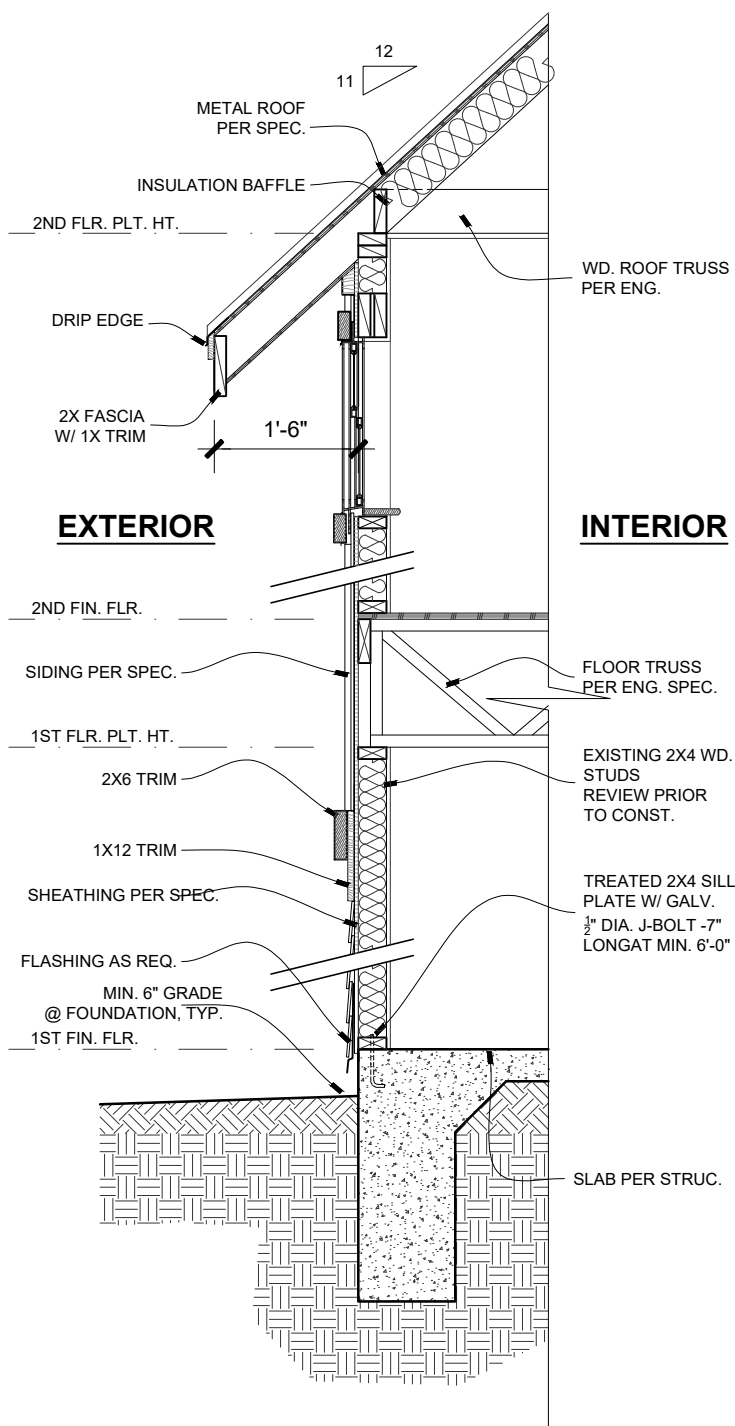
EXISTING SURVEY

SCALE:

N.T.S.



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



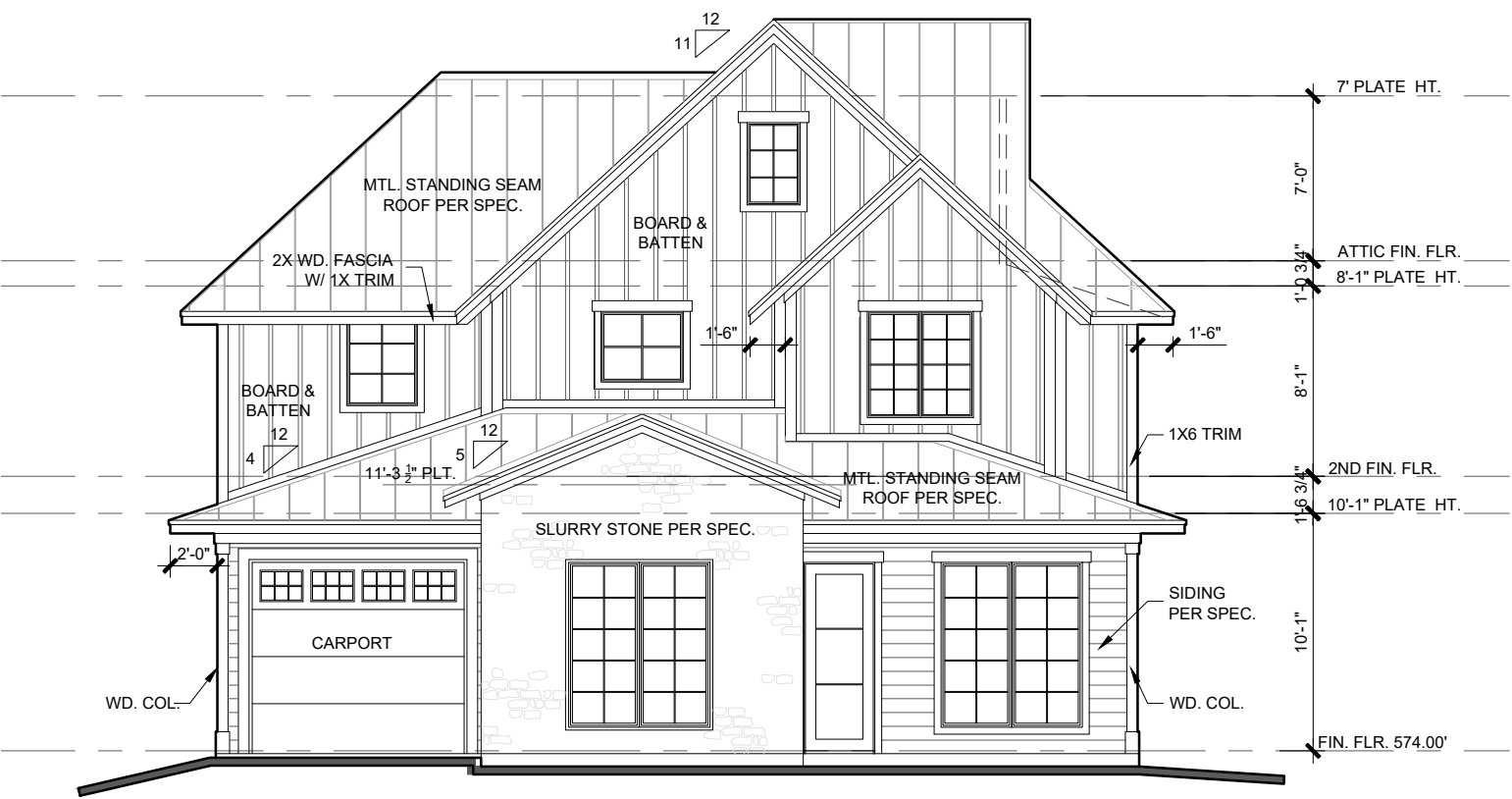
2 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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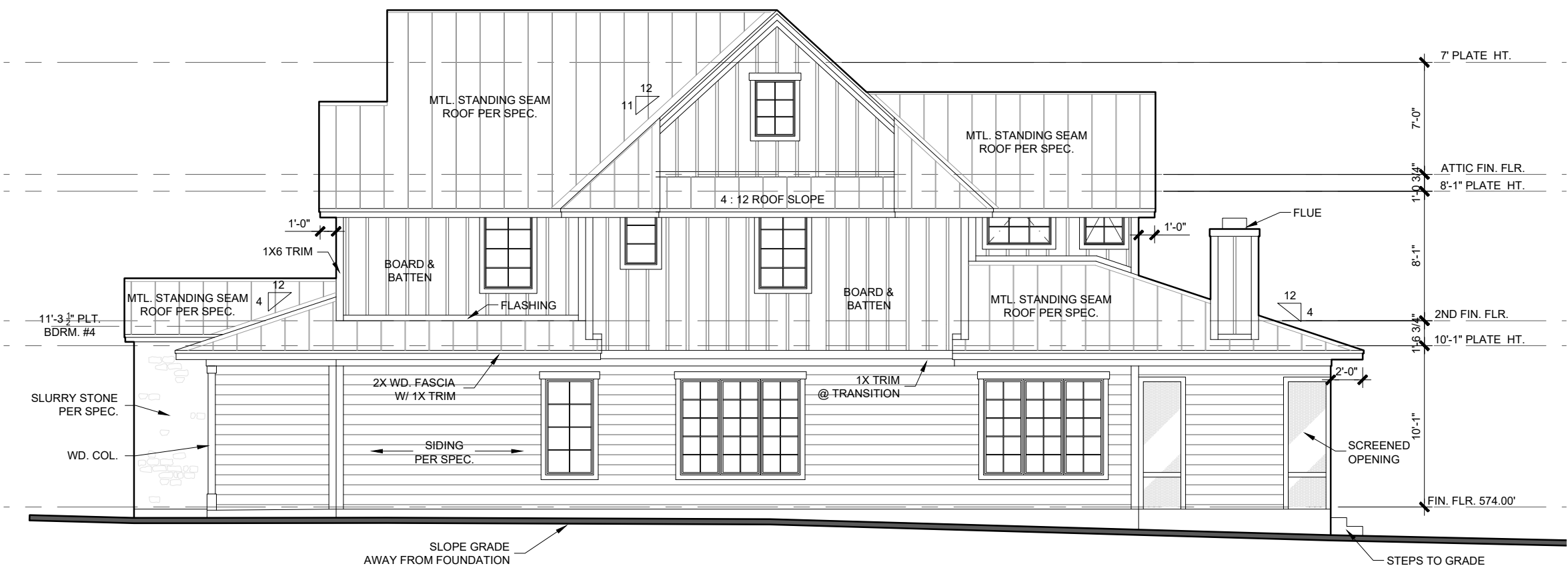




1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

CONSTRUCTION NOTE:

1. INSTALL FIREBLOCKING FROM WALL TOP PLATE TO UNDERSIDE OF THE ROOF SHEATHING.
2. SOFFIT OR GABLE VENT OPENINGS ARE NOT TO BE INSTALLED ALONG PROJECTIONS LESS THAN 5' FROM PROPERTY LINE.



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

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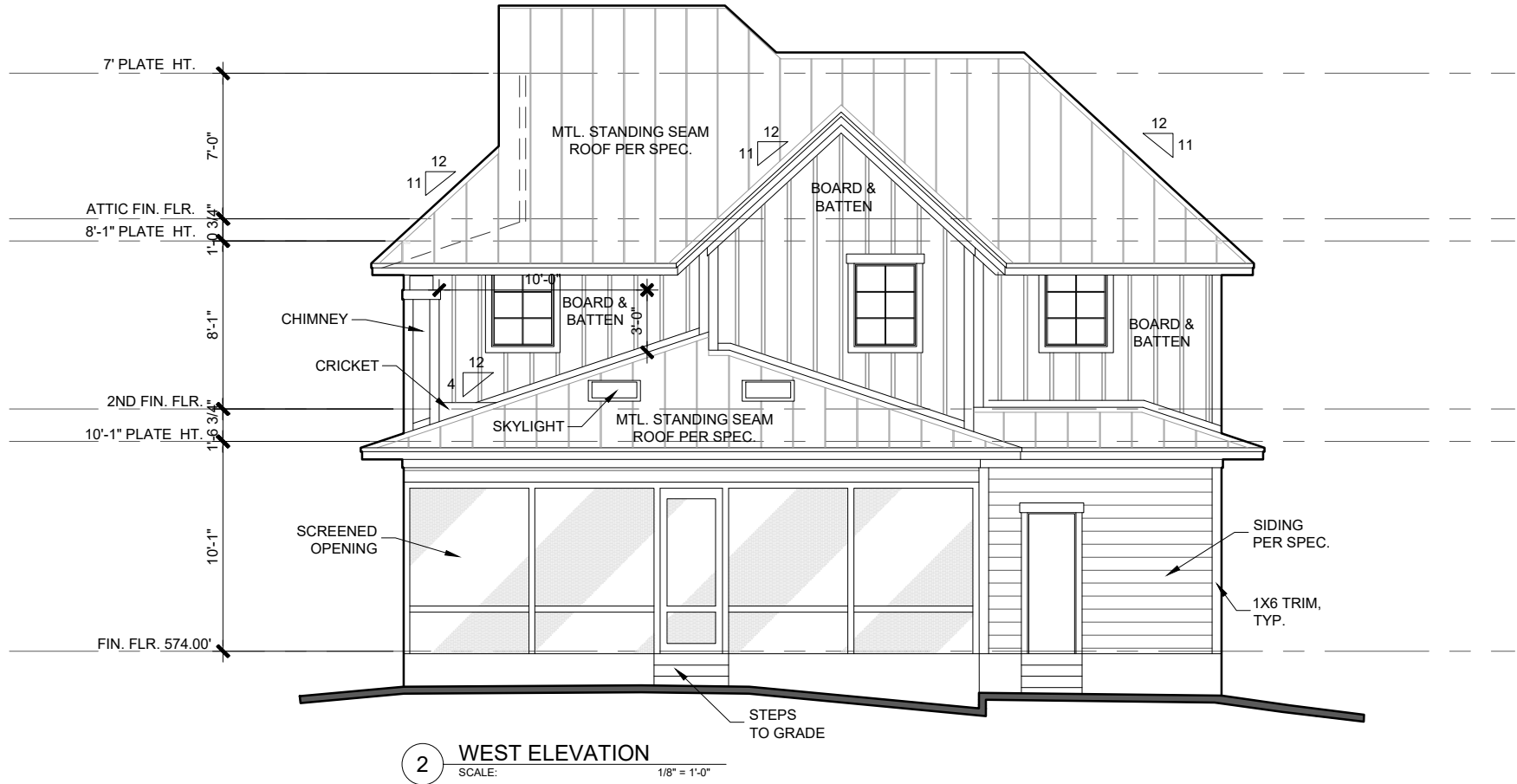
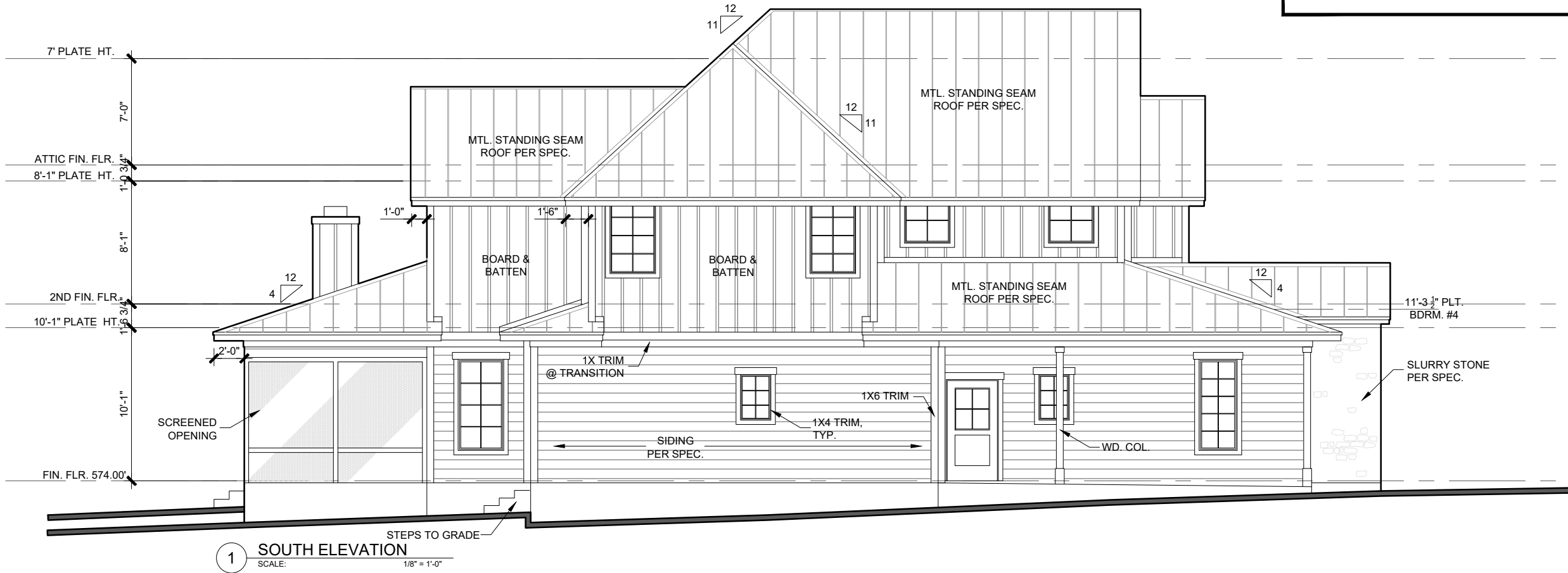


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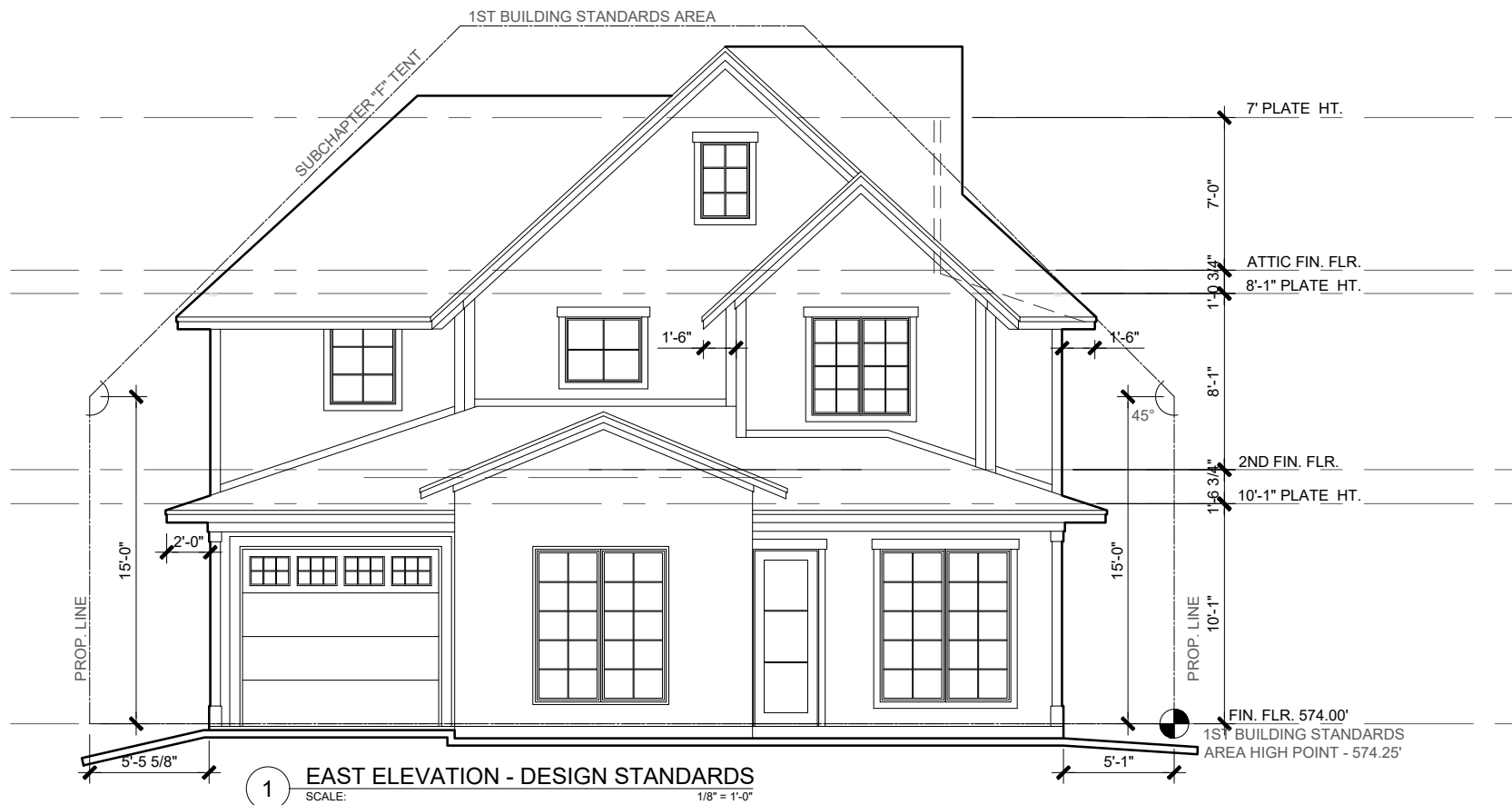
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A3.1

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A3.2

© MIZNER DESIGN



1 SOUTH ELEVATION - DESIGN STANDARDS
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - DESIGN STANDARDS
SCALE: 1/8" = 1'-0"

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A3.3

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