City of Austin
Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Property Information

Project Address: 1613 MOHLE DRIVE | Tax Parcel ID: 0118010205

Legal Description: LOT 2 & AND EAST 10' OF LOT 1 SUBD. BRYKER-WOODS

Zoning District: SF-3-NP | Lot Size (sq ft): 10,125

Neighborhood Plan Area (if applicable): Central West Aus, | Historic District (if applicable): ~~[illegible]~~

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y (N)
(If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.)

Does project have a Green Building requirement? Y (N)
(If yes, contact Austin Energy for Green Building Rating requirements)

Is this site within an Airport Overlay Zone? Y (N)
(If yes, approval through Aviation is required)

Does this site have a septic system? Y (N)
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3600 square feet total under roof? Y (N) (If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y (N) (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y (N)
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? Y (N)
(Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? (Y) N (If yes, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) (Y) N

Does this site currently have: water availability? (Y) N (If no, contact Austin Water Utility to apply for
wastewater availability? (Y) N water/wastewater taps and/or service extension request.)

Are there existing water/waste water infrastructure, appurtenances or existing water/ wastewater easements located on site? (Y) N
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y (N) (If yes, submit approved auxiliary and potable plumbing plans)
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet? (Y) N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? (Y) N
(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? (Y) N
(LDC 25-2-180, 25-2-647)

Does this site front a paved street? (Y) N
(If no, contact Development Assistance Center for Site Plan requirements)

Is this site adjacent to a paved alley? (Y) N
(Public Works approval required to take access from a public alley)

Does this site have a Board of Adjustment (BOA) variance? Y (N) Case # _____ (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y (N)
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

Description of Work

Existing Use: vacant (single-family residential) duplex residential two-family residential other: _____

Proposed Use: vacant (single-family residential) duplex residential two-family residential other: _____

Project Type: new construction addition (addition/remodel) other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? (Y) N
(Note: Removal of all or part of a structure requires a demolition permit application.)

# of existing bedrooms: 4	# of bedrooms upon completion: 4	# of baths existing: 3	# of baths upon completion: 3 1/2

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
Demo Rear portion of home, Addition to include 3 bedrooms, Family room & Bath
Remodel: Entire First Floor

Trades Permits Required (Circle as applicable): (electric) (plumbing) (mechanical (HVAC)) (concrete (R.O.W.))

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 225000.00	$ 125000	$ 100,000
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: $ 125000 Elec: ☑Y ☐N | Plmbg: ☑Y ☐N | Mech: ☑Y ☐N	Bldg: $ 70,000 Elec: $ 10,000 Plmbg: $ 10,000 Mech: $ 10,000
	Amount for Accessory Structure: $ Elec: ☐Y ☐N | Plmbg: ☐Y ☐N | Mech: ☐Y ☐N	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	2098		63		2161	
b) 2nd Floor conditioned area			1382		1382	
c) 3rd Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)						
f) Covered patio, deck, porch, and/or balcony area(s)						
g) Other covered or roofed area			131		131	
h) Uncovered wood decks						
Total Building Area (total a through h)	2098		1576		3674	
i) Pool						
j) Spa						

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. (LDC 25-1-21)

Total Building Coverage (sq ft): 2161 ~~3674~~ % of lot size: 21.3%

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 of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 4027 % of lot size: ~~[illegible]~~ 39.8%

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y (N)

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y (N)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y (N)

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 22.5 ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) (Y) N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? (Y) N

Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): X ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (Y) N
(If yes, drainage review is required)

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

		Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor		2098	63			2161
2nd Floor			1382			1382
3rd Floor						
Area w/ ceilings > 15'				Must follow article 3.3.5		
Ground Floor Porch* (check article utilized)			131	☑ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	131	-0-
Basement				Must follow article 3.3.3B, see note below		
Attic				Must follow article 3.3.3C, see note below		
Garage**: (check article utilized)	Attached			☐ 200 sq ft (3.3.2 B 2b)		
	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)		
Carport**: (check article utilized)	Attached			☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		
	Detached			☐ 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)						
Totals						3687

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3687

(Total Gross Floor Area ÷ lot area)x100 = 36.4 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**** Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1.The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3.It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5.It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Contact Information			
Owner	~~RODNEY GREEN~~ Neal Meinzer	Applicant/Agent	RODNEY BENNETT
Mailing Address	1613 MOHLE DR AUSTIN TX 78703	Mailing Address	12618 Eagle Nest Buda
Phone	627-7227	Phone	512-627-7227
Email		Email	JB.RB CONSULTING@YAHOO.COM
General Contractor	TBD	Design Professional	Jay Corder Architect
Mailing Address		Mailing Address	7000 Easy Wind Dr
Phone		Phone	320-0300
Email		Email	

Authorization

✓ I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

✓ I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

✓ I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

✓ **I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.**

✓ I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

✓ I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

✓ I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

✓ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov . This initiates the septic system permitting requirement needed to proceed with the development review process.

✓ Erosion and Sedimentation Controls are required per Section 25-8-181.

✓ I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

✓ I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

✓ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

Owner's signature: _____ Date: _____

Applicant's signature: Rodney R Bennett Date: 7-15-16

Design Professional's signature: _____ Date: _____

General Contractor's signature: _____ Date: _____

City of Austin
Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Additional Information

Application Process

Please submit all documents single-sided.

Submission requirements:

- ☐ Completed application
- ☐ 2 large-format sets of permit exhibits (11"x17", 12"x18", 18"x24", or 24"x36")
- ☐ 1 small-format set of permit exhibits (11"x17", 8.5"x14", or 8.5"x11")
- ☐ Austin Energy Building Service Plan Application (BSPA)
  Note: The BSPA and the small-format plot plan must be stamped by AE in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- ☐ Austin Water Utility W&WW Service Plan Verification, if water demand is to increase (e.g. addition of a bath)
  Note: The AWU form and the small-format plot plan must be stamped by AWU in the Development Assistance Center on the first (1st) floor of the One Texas Center prior to submittal
- ☐ Completed Demolition application with all required documentation, if any portion of an exterior wall is to be removed or modified. If submitting for a total demolition for new construction, demolition application must be submitted separately.

All drawings must be to a City of Austin verifiable scale, see Residential Building Permit Customer Submittal Checklist for additional details and a list of acceptable scales.

Check for expired permits: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp
If there are expired permits associated with this property, they must be resolved. This can be done in the following ways:
Submit an Acknowledgement of Expired Permits form with this application. OR
If the work qualifies for an express permit, include it in the description of work on this application.
If the Acknowledgement of Expired Permits form is used for this project, information about what will be required to resolve the expired permit(s) can be obtained during Residential Review General Information Walk-in hours.

All new construction must comply with the Visitability Ordinance.

Submit application package during Intake hours. Please note limited hours for total demolition application submittal.
For hours and additional information go to our website at http://www.austintexas.gov/department/residential-building-review

About the Review Disciplines

Technical Review – Any permit exhibits not sealed and signed by a Texas-registered architect or certified building designer will be subject to a limited technical review. The technical review is not intended to be exhaustive of all possible building code requirements.

Floodplain Review – Any work requiring a permit on property located within 150 feet of an identified flood plain will require additional review. If review is anticipated, include supporting information such as FEMA elevation certificate form 086-0-033 and/or topographic surveys referencing NAVD88. To check your property for proximity to a flood plain visit www.ATXFloodPro.com or the City's Floodplain Development Information website.

Historic Review – There is additional review of exterior changes if property is a City Landmark or located in a Local Historic District, National Register Historic District, H or HD zoned district, or partial demolition of exterior features on property over 40 years old.

Erosion Hazard – There is a review of structural design if a property is located in the Erosion Hazard Zone, as defined by the boundaries located on the City of Austin GIS map. These zones align with locations where water flow and watershed could lead to erosion damage of the surrounding land features (e.g creeks, stream beds, ...).

Fire Review – There is additional review of a project if the square footage of a structure exceeds 3,600 square feet in area. The 3,600 sq. ft. includes the total goss building area: all first, second, and additional floor areas; attached covered porches, patios, decks, and balconys; attached garages; and any other attached roofed areas. The review ensures adequate proximity to fire hydrants and sufficient water supply to the hydrants based on the total gross area of the structure. Properties within 200 feet of a hazardous pipeline may also require additional review.

Additional Information, Continued

Documentation Explanations and Definitions

Permit Exhibits:

Plot Plan – Plot Plans must be drawn to a standard scale and are to include but are not limited to the following items: property address and legal description, north arrow, drawing scale, trees within the ROW or trees equal to or greater than 19 inches in diameter located on the property and immediately adjacent to the property, property lines, building lines for both existing and proposed improvements, easements, required zoning setbacks and roof overhangs, water meter and wastewater cleanout locations, underground and overhead utility lines and appurtenances, and water and/or wastewater line size and material.

Floorplan(s) – Floorplans must be drawn to a standard scale and are to include (but are not limited to) the following items: drawing scale, room labels, new wall measurements, new ceiling heights, new door and window schedule, smoke detector* and carbon monoxide detector** specifications and locations, dimensioned locations of new plumbing fixtures, handrail/guardrail locations and room square footages. Please provide Existing and Proposed Floor plan if part of the improvements includes removing or adding any wall, window, door, plumbing fixtures, etc. Clearly differentiate between existing, demolished, and new items.

*provide smoke detector system (hardwired, interconnected, battery back-up) at each sleeping room and vicinity in accordance with IRC R314

**provide carbon monoxide detector in immediate vicinity of sleeping rooms in accordance with IRC R315.

Exterior Elevations – Elevation plans must be drawn to a standard scale are are to include front, rear, and sides of the structure. For additions, elevations are reqired of all sides of the new portion of the structure. Height deminsions are required on all elevations. If ceiling height exceeds 20' or building is multi-story include deminsions of high, low, and average elevations at grade.

Setback Plane Compliance Plan – If subject to Subchapter F – A separate exhibit must be submitted showing topographic elevations on 1-foot intervals on the property, including the top of foundation spot elevation and intersections of the property boundary with the building line segments per Subchapter F, Section 2.6. All topographic information must be prepared and sealed by a Texas-registered professional land surveyor.

Structural Drawing(s) –

Foundation plan of sufficient detail to show conformance to the provisions of the currently adopted IRC including but not limited to: 1) size, spacing and strength of reinforcing steel 2) foundation requirements for braced wall panels required in braced wall plan.

Wall and floor/ceiling/roof sections and details, framing plans and/or framing design information as follows:

General – lumber size, grade, species and spacing of all wood elements.
Wood framed floors – spans and intermediate girders
Wood framed walls – wall type (e.g. 2x4's @ 16 in. o.c.), wall height, headers.
Wood framed roofs – roof framing plan to include rafters and girders as a minimum.

Brace wall plan showing compliance with the currently adopted IRC. The plan shall clearly indicate the braced wall lines and the braced wall method use for compliance to expedite review.

Non-complying Structures (applicable to all work types):
A separate exhibit must be submitted showing the existing building footprint location in relation to the property boundaries and required setbacks. Exterior walls and supporting structural elements must be clearly labeled and dimensioned showing walls to be removed per Land Development Code Section 25-2-963.

Setback Averaging:
If using setback averaging, one copy of the Contextual Site Plan showing four adjacent properties with location of existing buildings and existing front yard setbacks identified for front yard setback averaging per the provisions of Subchapter F, Residential Design and Compatibility Standards, Section 2.3.
Surveys must be provided by a Texas-registered professional land surveyor showing existing buildings and their distance from the front lot line.

Design Professionals:
For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

Localized flooding:
If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

Additional Information, Continued

Calculation Aid

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1st floor conditioned area			
b) 2nd floor conditioned area			
c) 3rd floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)			
f) Detached Covered Parking (garage or carport)			
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio / Porch (separated values: /)			
i) Balcony			
j) Other – Specify:			
Total Building Area (TBA) (add: a. through j)			
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and i)	(A)		(B)
k) Driveway			
l) Sidewalks			
m) Uncovered Patio			
n) Uncovered Wood Decks (counted at 50%)			
o) AC pads and other concrete flatwork			
p) Other (Pool Coping, Retaining Walls)			
Total Site Impervious Coverage (add: TBC and k through p)	(C)		(D)
q) Pool			
r) Spa			

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. (LDC 25-1-21)

Lot Area (sq ft): _____

Existing Building Coverage (see above **A**, sq ft):_____

Existing Coverage % of lot (**A** ÷ **Lot area**)x100 :_____%

Final Building Coverage (see above **B**, sq ft): _____

Final Coverage % of lot (**B** ÷ **Lot area**)x100 :_____%

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. (LDC 25-1-23)

Existing Impervious Coverage (see above **C**, sq ft): _____

Existing coverage % of lot (**C** ÷ **Lot area**)x100 :_____%

Final Impervious Coverage (see above **D**, sq ft): _____

Final coverage % of lot (**D** ÷ **Lot area**)x100 :_____%

AUSTIN ENERGY
One Texas Center | 505 Barton Springs Road
Phone: (512) 974-2632, (512) 974-9112
Email: aebspaespa@austinenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in DAC only

Responsible Person for Service Request: RODNEY Bennett
Email: JB.RBCONSULTING@YAHOO.COM Fax: _____ Phone: 512-627-7227

☑ Residential ○ Commercial ○ New Construction ○ Remodeling

Project Address: LOT 2 & EAST 10' OF LOT 1 SUB. BRYKER-WOOD –OR–
Legal Description: 1613 MOHLE DR Lot: _____ Block: _____

Who is your electrical provider? ☑ AE ☐ Other: _____

○ Overhead Service ○ Underground Service ○ Single-Phase (1Ø) ○ Three-Phase (3Ø)

Location of meter: _____

Number of existing meters on gutter: _____ (show all existing meters on riser diagram)

Expired permit #: _____

Comments: 2nd Story Addition

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED
AUG 03 2016
217-225
JGM

BSPA Completed by (print name) _____ Phone _____

BSPA Completed by (signature) _____ Date _____

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

SAVE Form

Office Use Only

AE Representative _____ Approved ☐ Yes ☐ No _____ Date _____ Phone _____

Austin WATER

Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: 1613 MOHLE DR

Lot: 2 Block: _____ Subdivision: 10' EAST OF LOT 1 SUBD. BRYKER WOODS

Existing Use: SF-3 NP

Proposed Use: (Single-Family Res.) Two-Family Res. Duplex Mobile Home Secondary Apt. Cottage Urban Home

Guest House Accessory Dwelling Accessory Apt. Other _____

Existing # Baths 3 Additional # Baths 1/2 Total number of bathrooms the meter will serve 3 1/2

Rodney Bennett — Applicant's Name & Title | 8-4-16 — Date | 512-627-7227 — Phone

City of Austin Office Use

Water main size 6" Service stub size 3/4 Service stub upgrade required: Y (N)

Shared Dual Service? Y N If yes, state meter size(s) on shared service _____

Existing meter # 35749 Existing meter size 5/8"

Existing water service line/meter location 33.5' R/LLL

Upgrade required: (Y) N New meter(s) size 3/4"

WW main size 8" WW Service line/clean-out location 4' W/ELL

Secondary address needed at property: Y (N)

AWU Pipeline Engineering approval required: Y (N)

Utility Tap Plan required: Y (N)

Comments: Meter upgrade to 3/4"

REVIEWED
AUG 04 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AWU Engineer Representative _____ Date _____ Phone _____

J. Fotino — AWU Taps Representative | 8/4/16 — Date | Phone _____

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.

Relocation of services to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.

If the existing water meter was pulled for non-billing account during demolition contact Customer Care at 512-494-9400 to have account set up and the same size meter reinstalled within 120 days of meter removal (with active building permit) to avoid city re-connect charges being applied.

WATER SERVICE PERMIT
Austin, Texas

№ 12306 61
Sec 61

Received of H. F. Green Date Feb 20, 1939

Address 1613 Mohle Drive

Amount Two and 50/100 - - - - - - - - - - $ 2.50

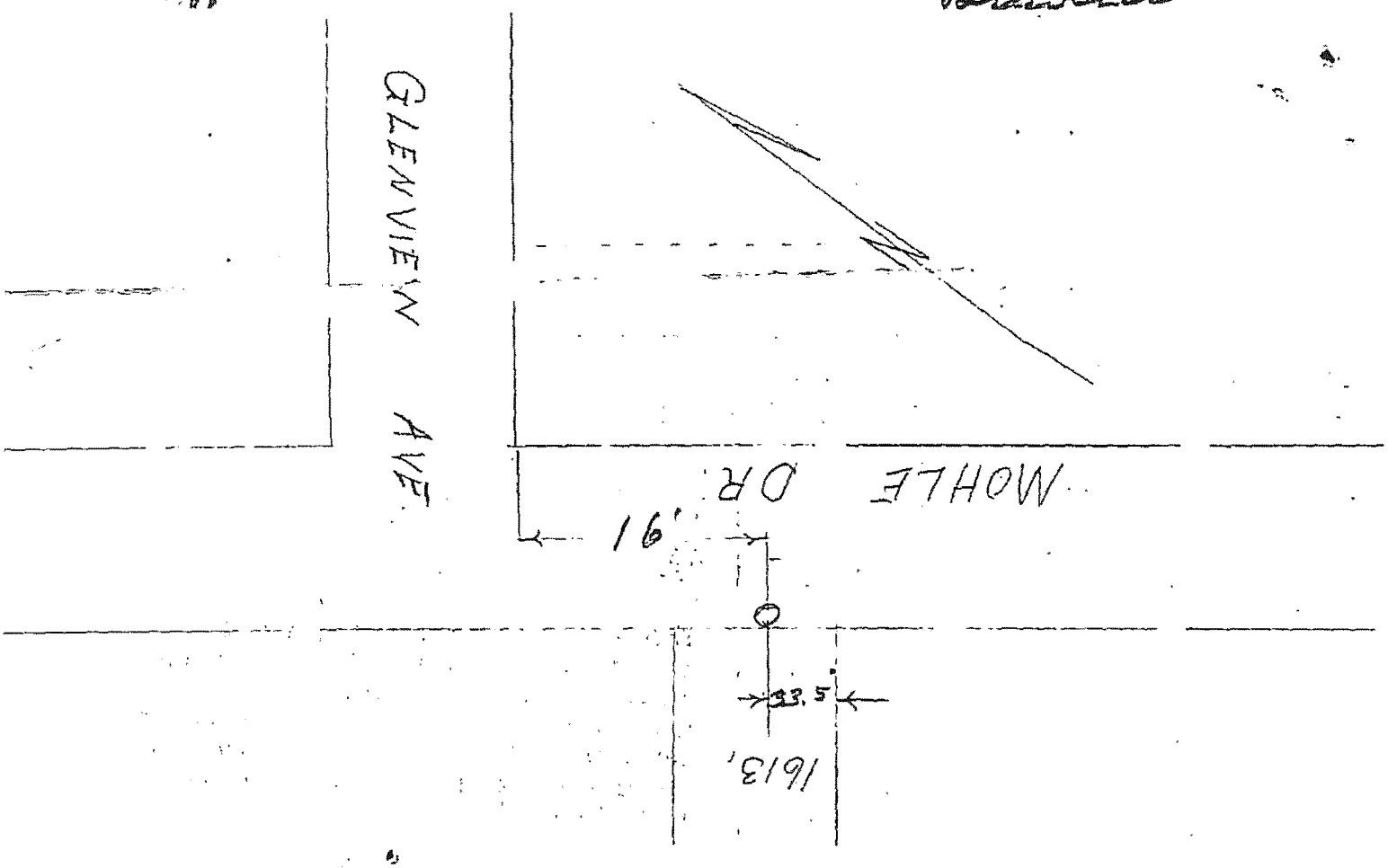
Plumber Gissell Size of Tap ½

Date of Connection 3-11-39
Size of Tap Made ¾"
Size Service Made 1"
Size Main Tapped 6"
From Front Prop. Line to Curb Cock 6'
From E.-Prop. Line to Curb Cock 33.5'
Location of Meter face of curb line
Type of Box Lock
Depth of Main in St. 2.5'
Depth of Service Line 14"
From Curb Cock to Tap on Main 1.5'
Checked by Engr. Dept. 4-11-39 LE

No. Fittings	Size.
1 Curb Cock	1" ⅝
Elbow	
St. Elbow	
1 Bushing	¾" x ½"
1 Reducer	1"
2' Pipe	¾" copper
Lead Comp.	
Nipples	
1 Union	¾" C-to I
1 Plug	¾" copper
Tee	
Stop	
1 Box	
1 Lid	
1 Valves	Tile & cover
Job No.	C 39-101E
Req. No.	33171-33435-39499

INDEXED

Brainerd



RAYS

ulting to act on my behalf for the purpose of securing City of Austin
at 1613 MOHLE DR., AUSTIN, TX 78703.

Respectfully,

SIGN

B. Neal Meinzer
PRINT

DATE of SUBMISSION:

Demolition Application

Adopted December 2012

Application type: **Commercial** ☐ **Residential** ☐ **Fee paid: $**

Permit Information

FOR OFFICE USE ONLY

BP- _____ PR- _____ LHD_NRD_HDP - _____ Ca. _____

REFERRED BY: _____ NRHD/LHD: _____

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW— _____

HISTORIC PRESERVATION OFFICE DATE

Property Information

Address: 1613 Mohle

City/Zip: Austin TX 78703

Current use: Residence

Demolition Type

☐ Total

☒ Partial—identify the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Rear Portion of House

Applicant

Name: Bennett Consulting

Address: 12618 Eagle Nest DR

City/Zip: Buda TX 78610

Phone: 512-627-7227

Email: jborbconsulting@yahoo.com

Owner

Name: B. NEAL MEINZER

Address: 1613 Mohle

City/Zip: Austin TX 78703

Phone: 627-7227

Email:

Demolition Contractor Information

Company: UNKNOWN

Address:

City/Zip:

Phone:

Structural Information

Square Feet:

Building Materials: WOOD

Foundation Type: P/B

Estimated cost of demolition: 4000

IMPORTANT:

Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

DO NOT LET YOUR PERMIT EXPIRE!!!!

HISTORIC LANDMARKS AND DISTRICTS: If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.

Demolition Application

Page 2 of PR- _____

Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page
  OR a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 5. Review Fee (see fee schedule for applicable fees)

Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped site plan OR an approved Site Development Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
2. It is important to verify with the Development Assistance Center (DAC) that new construction will be permitted on the property at this location PRIOR to filing this application.
3. If the structure to be demolished is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
4. If the proposed work will require the removal of any tree protected by ordinance or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A), a Tree Ordinance Review Application is required prior to any such activity. **Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing.** Information can be found at http://www.austintexas.gov/department/city-arborist. Contact the City Arborist Program at (512) 974-1876 or cityarborist@austintexas.gov.
5. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center. For additional information, call 974-7180 or go to http://www.austintexas.gov/department/right-way-management
6. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
7. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.

I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we herby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: Rod K Burt **Date:** 8-11-16
(If different from owner)

Signature of Owner: [illegible] **Date:** 8-11-16

Sworn and subscribed before me this 11 day of Aug., 20 16

Tammy Greenblum
Signature of Public Notary

TAMMY GREENBLUM
Notary Public, State of Texas
My Commission Expires
April 14, 2019

TAX CERTIFICATE NO 2255464

Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

ACCOUNT NUMBER: 01-1801-0205-0000

PROPERTY OWNER:

GREEN RODNEY M
1613 MOHLE DR
AUSTIN, TX 78703-1937

PROPERTY DESCRIPTION:

LOT 2 *& E 10 FT OF LOT 1 BRYKER W OODS

ACRES .2191 MIN% .000000000000 TYPE

SITUS INFORMATION: 1613 MOHLE DR

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2015	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*

TOTAL TAX:	*ALL PAID*
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2015 $11,631.28

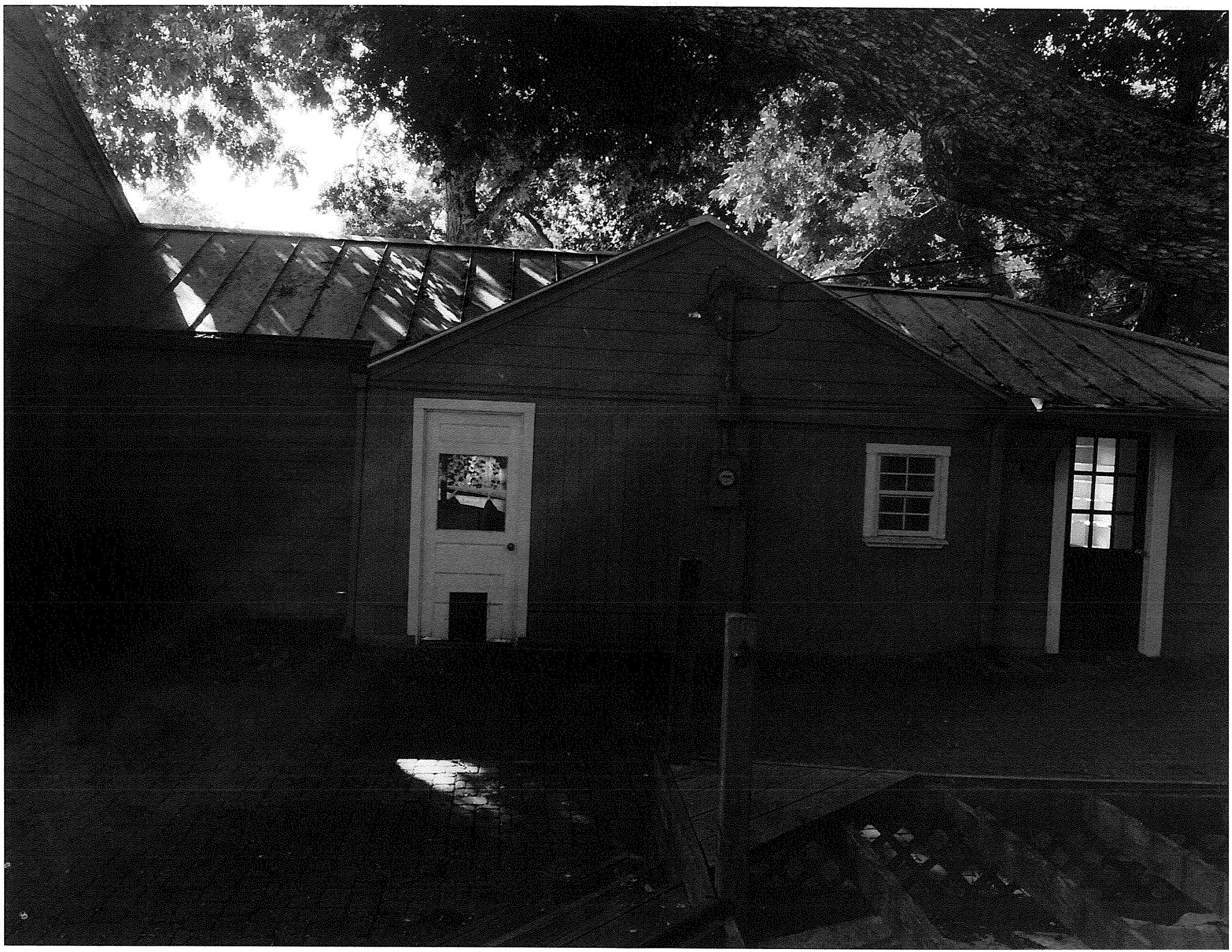
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2015 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of $10.00 for all Tax Certificates.

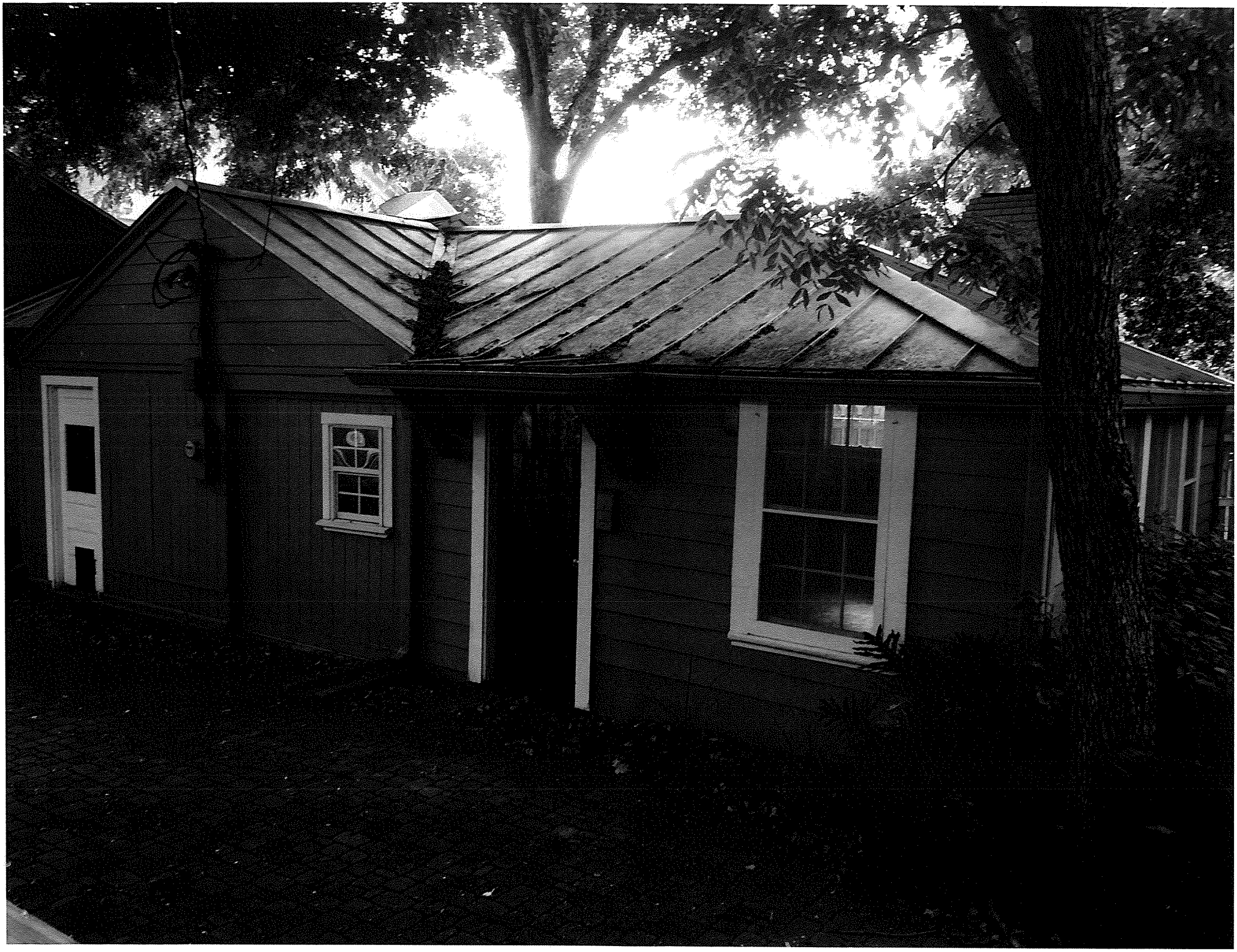
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/03/2016

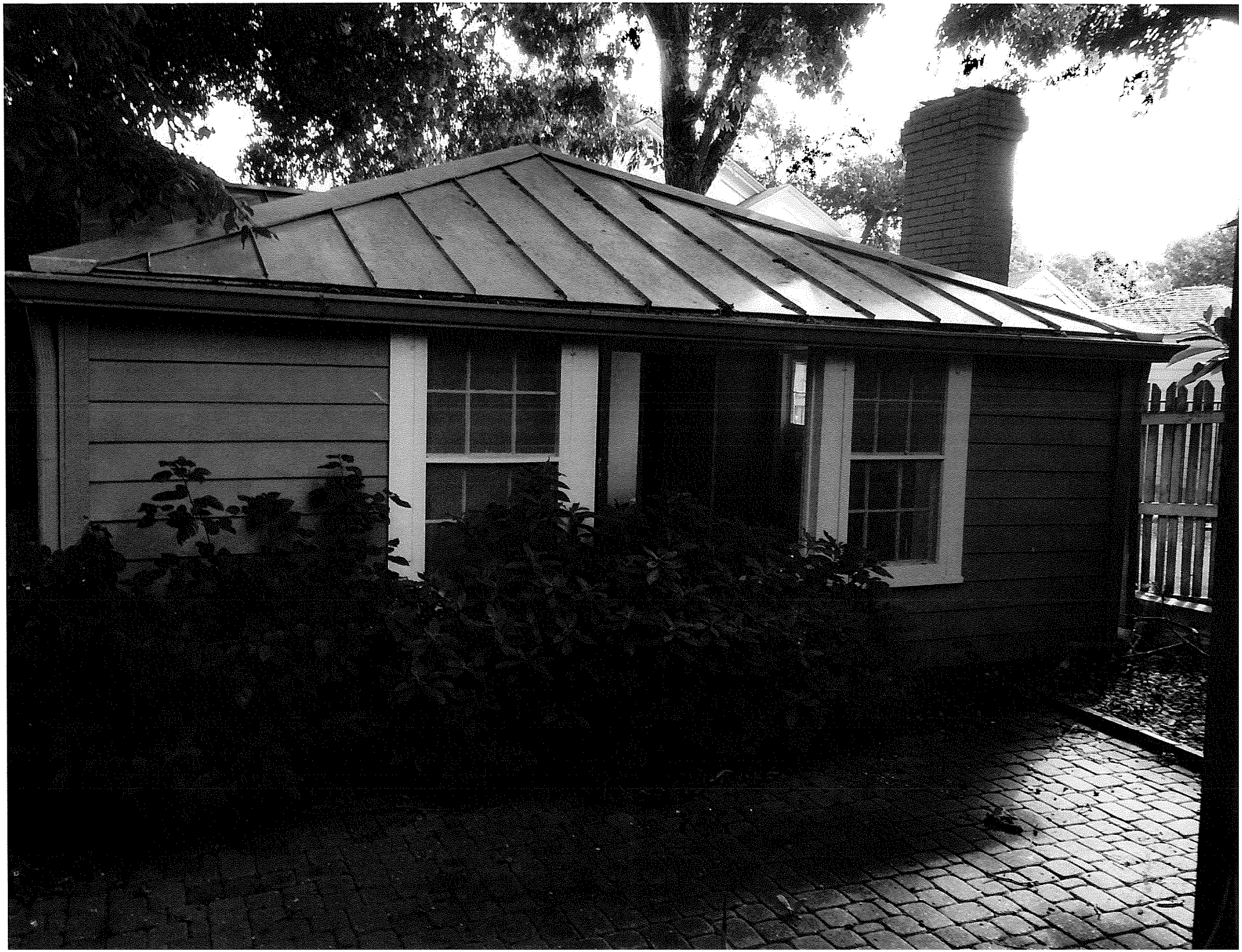
Fee Paid: $10.00

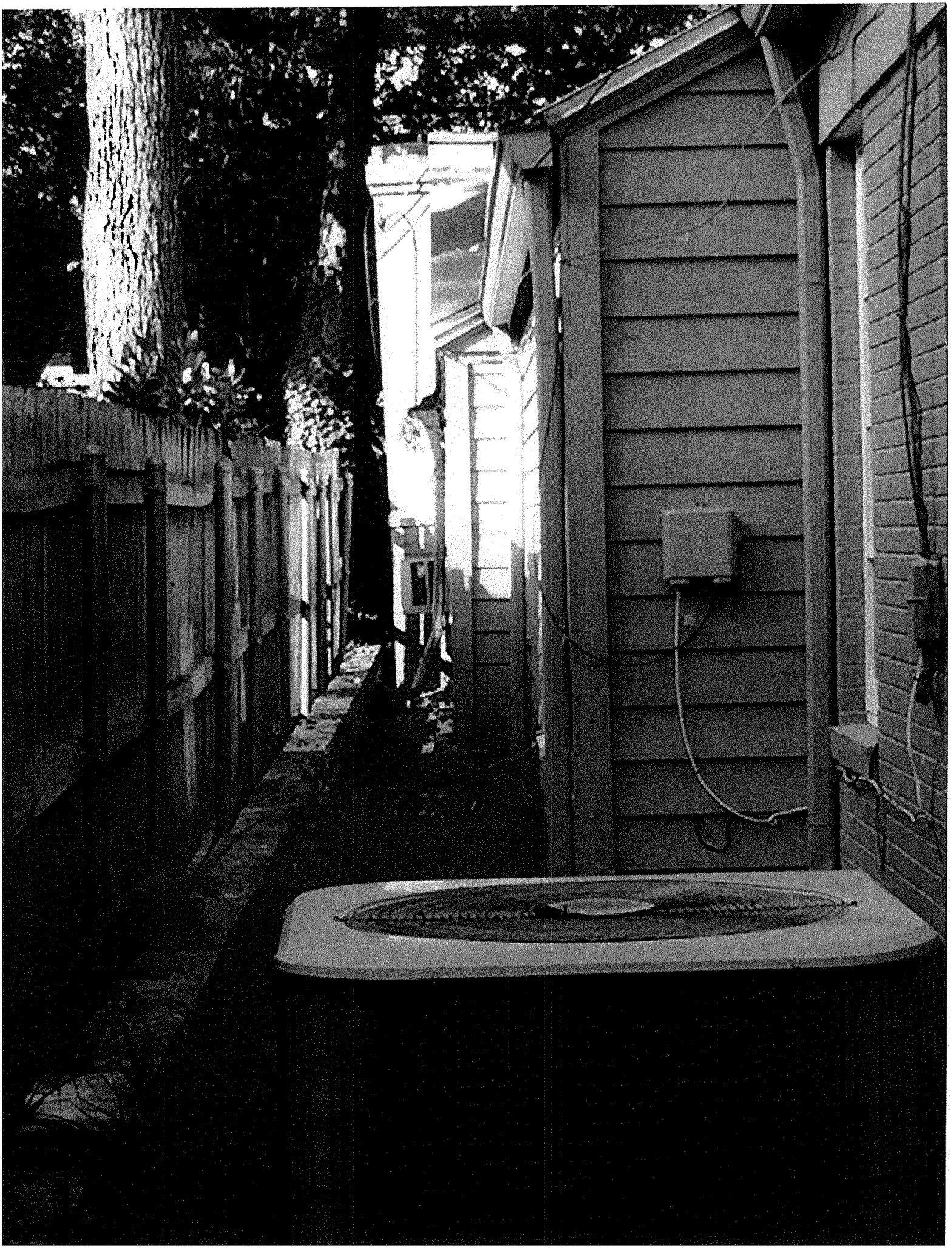
Bruce Elfant
Tax Assessor-Collector

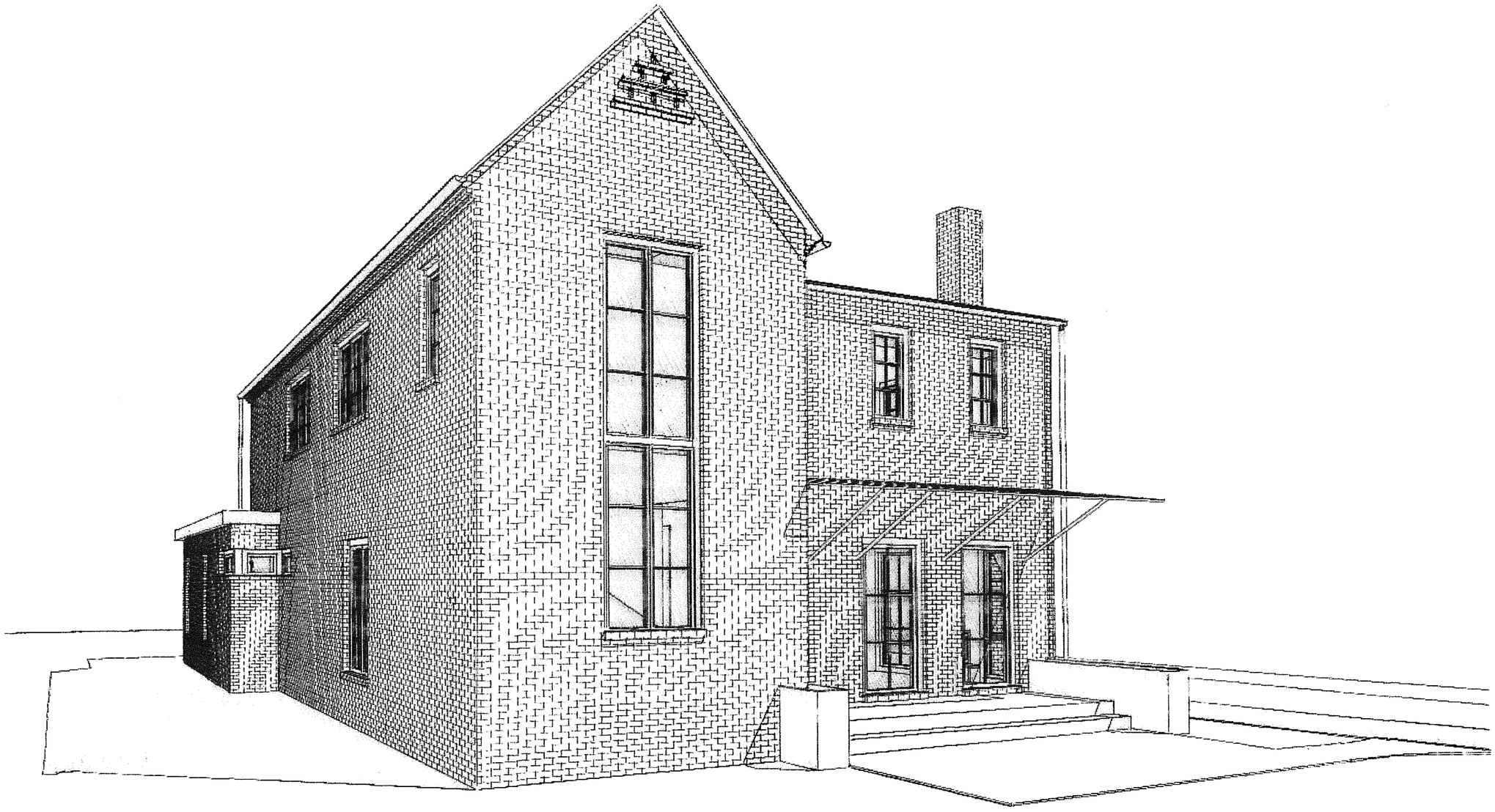
By: Martina Portado











MEINZER RESIDENCE

JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE,
BLD. 4, SUITE 230
AUSTIN, TX 78752

[512] 323.0380
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT
JAY CORDER
STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A0.01

Plotted On: 7/27/16

TITLE SHEET

PROJECT GENERAL NOTES

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION AND SIGNED/SEALED BY THE ARCHITECT.
2. IF THESE DRAWINGS ARE NOTED AS A "BID SET", CONTRACTOR TO PROVIDE A COST ESTIMATE (BID) FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS AT THAT TIME WITH ALLOWANCES PROVIDED FOR TYPICAL ITEMS / FINISHES THAT MAY NOT YET BE NOTED ON THE DRAWINGS. CONTRACTOR TO ASK QUESTIONS OF THE ARCHITECT AS NEEDED TO PROVIDE THE COST ESTIMATE (BID).
3. THE CONTRACTOR THAT IS IS SELECTED TO COMPLETE THE WORK SHALL PROVIDE A REVISED, DETAILED AND COMPLETE PROJECT COST ESTIMATE TO THE OWNER & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS REVISED PROJECT ESTIMATE IS TO BASED UPON THE STAMPED AND SEALED CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECT, STRUCTURAL ENGINEER, LANDSCAPE DESIGNER, INTERIOR DESIGNER, ETC. CONTRACTOR TO INCLUDE A CONTINGENCY COSTOF AT LEAST 10% OF THE ESTIMATED COST OF CONSTRUCTION AS PART OF THE PROJECT ESTIMATE.
4. ALL DEMOLITION SHALL BE DONE NEATLY AND WITHOUT DAMAGE TO THE REMAINING CONSTRUCTION. THE AREA SHALL BE CLEAR OF ALL DEBRIS, FLOOR COVERINGS AND ADHESIVE RESIDUE ETC. AND LEFT CLEAN.
5. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
6. CONTRACTOR TO CONFIRM & VERIFY LOCATION OF ALL STRUCTURES IN RELATION TO BUILDING LINES OR SETBACK PROPERTY LINES AND EASMENTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE DISCOVERED PRIOR TO COMMENCING WORK.
7. ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMATIC PURPOSES ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. IF ANY QUESTIONS ARISE REGARDING DIMENSIONS, CONTACT ARCHITECT.
8. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.
9. CONSTRUCTION MEANS, METHODS AND MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT DESCRIBED IN THISE PLANS, OTHER THAN THE DRAWN DETAILS SHOWN IN THE PLANS BY ARCHITECT AND/OR STRUCTURAL ENGINEER. EXACT DETAILING AND INSTALLATION OF MECHANICAL, ELECTRICAL, WATERPROOFING, FRAMING, GRADING, FLASHINGS, ETC. ARE TO BE DETERMINED BY AND THE RESPONSIBILITY OF THE CONTRACTOR.
10. PROJECT CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR, COORDINATE TRADES, HANDLE SCHEDULING AND INTERFACE WITH THE OWNER AND ARCHITECT.
11. THE CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PRODUCT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, ATTORNEY'S EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-CONTRACTOR HIRED BY THE CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF THE WORK DONE BY THE CONTRACTOR.
12. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
13. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AS IF THEY WERE INDICATED ON THE DRAWINGS. ANY WORK FOR THE PROPER COMPLETION OF THE PROJECT, NOT SHOWN IN THE PLANS OR SPECIFICATIONS, SHALL BE PERFORMED IN A MANNER OF WHICH IS DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
14. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY OR CENTER LINE OF STEEL UNLESS OTHERWISE NOTED. INTERIOR ELEVATION DIMENSIONS ARE FROM FACE OF FINISH FLOOR, WALL OR CEILING, UNLESS OTHERWISE NOTED.
15. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
16. FOR INTERIOR RENOVATION WORK, THE CONTRACTOR SHALL SEAL OFF AREAS OF THE PROJECT THAT ARE NOT UNDER CONSTRUCTION, INCLUDING SEALING OFF HVAC DUCTWORK WHERE POSSIBLE, SO AS TO PROTECT AND PROVIDE A DUST FREE ENVIRONMENT IN NON-WORK AREAS.
17. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND "WET" INTERIOR PLUMBING WALLS TO BE 2X6 STUD FRAMING. ALL INTERIOR WALLS TO BE 2X4 STUD FRAMING, UNLESS OTHERWISE NOTED.
18. UNLESS OTHERWISE NOTED, ALL "FLAT" ROOF TRUSSES TO BE BUILT IN THE MANNER OF A FLOOR TRUSS TO ALLOW FOR MAXIMUM WEB SPACING TO ALLOW FOR MECHANICAL, ELECTRICAL AND PLUMBING RUNS.
19. SUBMIT TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS FOR ALL MILLWORK, BREAK METAL, DECORATIVE / EXPOSED STEEL FABRICATION, PRECAST CONCRETE ELEMENTS, HVAC SUPPLY & RETURN REGISTERS, LIGHTING & POWER CONTROLS, ETC.
20. CONTRACTOR TO COORDINATE MILLWORK AND CABINETS WITH OTHER TRADES BEFORE INSTALLATION. THE CABINET SUBCONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS BEFORE INSTALLATION. VERIFY EQUIPMENT SIZES AND SPECIFICATIONS PRIOR TO FABRICATION AND INSTALLATION.
21. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL FLOOR RECESSES AND SLAB DROPS MATCH BETWEEN ARCHITECTURAL FLOOR PLANS AND STRUCTURALLY ENGINEERED FOUNDATION PLANS.
22. STRUCTURAL ENGINEERING AND DESIGN FOR ALL PARTS OF THIS PROJECT TO BE "DESIGNED BY OTHERS" AND STILL REQUIRES COORDINATION WITH ARCHITECT PRIOR TO INSTALLATION.
23. LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. CONTRACTOR TO PROVIDE CONCEALED WOOD BLOCKING WHERE REQUIRED IN ALL WOOD STUD WALLS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRROS, TOILET ACCESSORIES, FUTURE GRAB BARS, LIGHTING, WALL HUNG AND BASE CABINETS, COUNTERTOPS, CLOSET RODS AND ALL OTHER ITEMS AND EQUIPMENT WHERE BLOCKING IS REQUIRED.
25. CONTRACTOR SHALL VERIFY ALL CONDITIONS AFFECTING STRUCTURAL ELEMENTS AND SHALL NOT CUT OR BORE INTO STRUCTURAL MEMBERS FOR THE INSTALLATION OF PLUMBING OR MECHANICAL SYSTEMS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
26. THE COORDINATION, SIZING AND INSTALLATION OF THE HEATING, AIR CONDITIONING AND VENTILATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS MECHANICAL ENGINEER / SUBCONTRACTOR, PENDING REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
27. CONTRACTOR TO PROVIDE DRAFT STOPPING AT ANY HVAC CHASE.
28. ALL ROOF VENTING, STACKS AND ROOF PENETRATIONS SHOULD BE LOCATED TO THE REAR OF THE STRUCTURE WHERE POSSIBLE AND NOT VISIBLE FROM THE STREET.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS INCLUDING THE BUILDING PERMIT, DEMOLITION PERMIT, HOA APPROVALS, CERTIFICATE OF OCCUPANCY, ETC.
30. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE BUILDING CODE(S) FOR JURISDICTION. CONSTRUCTION MUST ALSO COMPLY WITH ADDITIONAL RULES AND REGULATIONS WHERE PROJECT IS LOCATED WITHIN A HOA DISTRICT.
31. CONTRACTOR SHALL ENSURE THAT ALL DISTURBANCES TO THE EXISTING SITE ELEMENTS AND LANDSCAPING ARE KEPT TO A MINIMUM. DAMAGE TO EXISTING TREES AND/OR OWNER'S LANDSCAPING ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
32. PROVIDE TREE AND CRITICAL ROOT ZONE PROTECTION AS REQUIRED TO MAINTAIN HEALTH OF EXISTING TREES AND TO MEET/EXCEED ANY TREE PROTECTION REQUIREMENTS BY LOCAL CITY JURISDICTIONS.
33. ALL PRE-WIRE DESIGN FOR SOUND, INTERCOM AND INTRUSION ALARM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND A/V SUBCONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER PRIOR TO INSTALL.
34. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK. CONTRACTOR SHALL REPLACE AND / OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
35. THE CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES, WASTE COLLECTION AND CONTROLS AS REQUIRED FOR THE DURATION OF THE PROJECT.
36. THE PROJECT MANAGER (SUPERINTENDENT) IS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. IF THE OWNER IS NOT SATISFIED WITH THE PROJECT MANAGER, THE OWNER MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE EXISTING PROJECT MANAGER AND REPLACEMENT WITH A NEW PROJECT MANAGER THAT IS ACCEPTABLE TO THE OWNER. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER.
37. IF, FOR ANY REASON, THE OWNER OR ARCHITECT IS NOT SATISFIED WITH A SUBCONTRACTOR, THEY MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE SUBCONTRACTOR AND REPLACEMENT WITH A NEW SUBCONTRACTOR THAT IS ACCEPTABLE TO THE OWNER / ARCHITECT. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER AND NOTIFY THE OWNER / ARCHITECT OF ANY POTENTIAL ADDITIONAL COSTS / FEES.
38. FOLLOWING THE OBTAINING OF THE CERTIFICATE OF OCCUPANCY AND THE REQUIRED FINAL INSPECTIONS, THE CONTRACTOR, OWNER, INTERIOR DESIGNER AND ARCHITECT SHALL HAVE A MEETING ON SITE TO COMPLETE A THOROUGH WALK THROUGH PUNCH LIST OF OUTSTANDING CONSTRUCTION ITEMS, CORRECTIONS, NON WORKING ELECTRICAL / MECHANICAL / PLUMBING, DAMAGED AREAS NEEDING REFINISHING, ETC. A THIS TIME, A CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL BE ISSUED TO THE OWNER, FROM WHICH THE WARRANTY PERIOD SHALL COMMENCE. UPON COMPLETION OF ALL PUNCH LIST ITEMS TO THE OWNER'S SATISFACTION, THE FINAL RETAINER SHALL BE RELEASED TO THE CONTRACTOR PER THE CONTRACT TERMS SO THAT THE CONTRACTOR SHALL BE PAID IN FULL UPON COMPLETION OF THE PROJECT.
39. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND PROVIDE A CLEAN AND SANITIZED, MOVE-IN READY ENVIRONMENT FOR THE OWNER.
40. UPON PROJECT COMPLETION, CONTRACTOR TO PROVIDE OWNER WITH A ORGANIZED, PRINTED BINDER RECORD OF ALL PRODUCT AND SUBCONTRACTOR WARRANTIES, PRODUCT DATA, EQUIPMENT MANUALS WITH MANUFACTURER WARRANTIES, A LIST OF PAINT COLOR / CODES PER ROOM AND ANY OTHER RELEVANT PROJECT / PRODUCT INFORMATION. CONTRACTOR TO ALSO PROVIDE OWNER WITH ANY REMAINING NON-RETURNABLE TILES, FLOORING, ETC. FOR FUTURE REPAIRS.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO INCLUDE AND INSTALL ALL ELECTRICAL AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL OR ELECTRICAL PLANS.
2. VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE ELECTRICAL SUPPLY AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW ELECTRICAL FIXTURES, OWNER SUPPLIED APPLIANCES, HVAC EQUIPMENT, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, ETC. AS PER MANUFACTURER'S RECOMMENDATIONS. LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED.
3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH FRAMING MEMBERS WHICH WILL AFFECT THE PLANNED LOCATIONS OF ELECTRICAL FIXTURES AS INDICATED ON THE DRAWINGS.
4. CONTRACTOR TO CONFIRM ALL ELECTRICAL OUTLETS, INCLUDING FLOOR & CEILING OUTLETS AND SWITCH AND FIXTURE LOCATIONS IN PERSON WITH A WALK-THRU MEETING WITH THE OWNER & ARCHITECT PRIOR TO WIRING. PRIOR TO WALK THRU, ELECTRICAL ROUGH BOXES ARE TO BE NAILED IN PLACE, BUT NOT WIRED, UNTIL FINAL LOCATIONS ARE APPROVED BY THE OWNER & ARCHITECT.
5. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. SMOKE ALARMS SHALL BE PROVIDED AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS. IF APPLICABLE, ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
6. PROVIDE CARBON MONOXIDE / SMOKE COMBINATION DETECTORS WHEN GAS FUELED APPLIANCES ARE PROVIDED IN THE PROJECT AND WHEN AN ATTACHED GARAGE IS PRESENT.
7. ALL SMOKE DETECTORS, SPEAKERS AND OTHER LOW VOLTAGE CEILING MOUNTED DEVICES TO ALIGN WITH ADJACENT LIGHT LOCATIONS AS INDICATED ON ELECTRICAL PLANS.
8. ALL SYMBOLS WITH # DESIGNATION SHALL BE MOUNTED AT SPECIFIED # OF INCHES ABOVE FINISH FLOOR.
9. ALL KITCHEN & BATHROOM RECEPTACLES THAT SERVE COUNTERTOPS TO BE ON A GROUND FAULT PROTECTED CIRCUIT. INSTALL CIRCUIT BREAKERS THAT PROVIDE THE GFCI PROTECTION SO THAT IF A PROTECTED OUTLET IS TRIPPED, THE OWNER WILL NEED TO GO TO THE BREAKER PANEL TO RESET THE CIRCUIT. RECEPTACLES TO BE MOUNTED 6" ABOVE THE NOMINAL WORKING SURFACE, UNLESS OTHERWISE NOTED.
10. REFRIGERATOR / FREEZER RECEPTACLES TO BE MOUNTED AT 44" AFF, UNLESS OTHERWISE NOTED.
11. MICROWAVE RECEPTACLES SHALL BE 20 AMP ON A DEDICATED CIRCUIT, LOCATION TO BE DETERMINED IN FIELD.
12. CLOTHES WASHER TO HAVE DEDICATED 20 AMP RECEPTACLE MOUNTED AT 44" AFF, UNLESS OTHERWISE NOTED.
13. CLOTHES DRYER TO HAVE DEDICATED 220V, 30 AMP SINGLE OUTLET AT 44" AFF, UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR RECEPTACLES TO BE GFCI AND WEATHER PROTECTED.
15. ALL RECEPTACLES LOCATED WITHIN 6'-0" OF WET AREAS AND IN GARAGE TO BE GFCI PROTECTED.
16. ELECTRICAL RECEPTACLE HEIGHTS, WHERE NOT INDICATED ON THE DRAWINGS, SHALL BE LOCATED NO HIGHER THAN 15" AFF PER THE CITY OF AUSTIN'S VISITABILITY ORDINANCE.
17. ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE DEDICATED 20 AMP BRANCH CIRCUITS.
18. ALL BEDROOMS MUST HAVE ARC FAULT CIRCUIT INTERRUPTOR PROTECTION
19. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED AT 42" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. REFER TO INTERIOR ELEVATIONS FOR NON STANDARD SPECIFIC MOUNTING HEIGHTS.
20. INSTALL DECORA STYLE SWITCHES, RECEPTACLES AND COVER PLATES AS SHOWN ON ELECTRICAL PLANS UNLESS OTHERWISE NOTED.
21. UNLESS NOTED OTHERWISE, DECORA SWITCHES AND PLATES TO BE WHITE PLASTIC. WHERE DEVICES ARE LOCATED IN / ON MILLWORK, MIRRORS, TILE, CONCRETE, ETC. VERIFY WITH ARCHITECT ALTERNATIVE DEVICE COLOR (IVORY, GRAY, BROWN, BLACK OR METAL) PRIOR TO INSTALL.
22. GANG ADJACENT SWITCHES / RECEPTACLES / DATA / COAXIAL OUTLETS IN SINGLE COVER PLATE WHEREVER MULTIPLE INSTANCES EXIST, WITH A MAXIMUM OF (5) DEVICES PER PLATE. WHERE ADDITIONAL DEVICE PLATES ARE REQUIRED, ALIGN PLATES HORIZONTALLY (SIDE BY SIDE) WHERE WALL SPACE PERMITS.
23. ALL LIGHT FIXTURES WITHOUT LOCATION DESIGNATION TO BE CENTERED IN ROOM. ALL OTHER LIGHT FIXTURES TO ALIGN AS SHOWN ON ELECTRICAL PLANS.
24. ALL RECESSED LIGHT TRIMS TO BE PAINTED TO MATCH CEILING COLOR. RECESSED LIGHT BAFFLES TO BE WHITE OR SPECULAR CLEAR AT OWNERS OPTION UNLESS OTHERWISE NOTED. VERIFY WITH LIGHTING SCHEDULE.
25. PROVIDE 3' OF COILED WIRE AT ALL VANITY LIGHT LOCATIONS TO ALLOW FOR IN FIELD POSITIONING OF WALL MOUNT LIGHT FIXTURES.
26. PROVIDE POWER FOR MOTORIZED SHADES AT OWNER'S OPTION. COORDINATE REQUIRED LOCATIONS WITH OWNER & ARCHITECT PRIOR TO INSTALL.
27. CONTRACTOR TO CONFIRM ALL LOCATIONS OF ELECTRICAL PANELS, SUBPANELS, METERS, ETC WITH ARCHITECT PRIOR TO INSTALL (WHEN NOT LOCATED WITHIN DESIGNATED UTILITY CLOSETS, ATTICS, CRAWL SPACES, ETC). CONTRACTOR TO MAKE BEST EFFORT TO LOCATE EQUIPMENT IN CONCEALED LOCATIONS.
28. CONTRACTOR SHALL PROVIDE A DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM MOUNTED ON INSIDE FRONT CORNER OF ELECTRICAL PANEL.
29. ALL LOW VOLTAGE CONTROLS, PANELS, AND EQUIPMENT ARE TO ALIGN WITH (SIDE BY SIDE) AND BE LOCATED ADJACENT TO SWITCHES. CONFIRM LOCATIONS WITH OWNER & ARCHITECT PRIOR TO WIRING.
30. DOOR BELL CHIME TO BE NuTone LA24WH RECESSED UNIT OR SIMILAR. PAINT GRILL TO MATCH ADJACENT WALL COLOR. COORDINATE LOCATION IN FIELD WITH OWNER + ARCHITECT.

ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANEL
AC	AIR CONDITIONING CONDENSING UNIT
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT
BATH	BATHROOM
BF	BOARD FORMED CONCRETE
BLDG	BUILDING
CAB	CABINET
CH	CEILING HEIGHT
CIP	CAST IN PLACE
CL	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CRPT	CARPET
CT	COUNTERTOP
DF	DOUGLAS FIR
DN	DOWN
DRY	CLOTHES DRYER
DTL	DETAIL
DWG	DRAWING
DW	DISH WASHER
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
EXIST	EXISTING
GFI	GROUND FAULT CIRCUIT INTERUPTER
HM	HOLLOW METAL
FD	FLOOR DRAIN
FIN	FINISH
FLR	FLOOR
FRDG	REFRIGERATOR
FREEZ	FREEZER
FT	FEET
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB - FROST FREE
HM	HOLLOW METAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IC	IN CEILING
INSUL	INSULATION
INT	INTERIOR
KSI	KIPS PER SQUARE INCH
LED	LIGHT-EMITTING DIODE
LIN	LINEN
LVL	LAMINATED VENEER LUMBER
MANF	MANUFACTURER
MARB	MARBLE
MAX	MAXIMUM
MEMB	MEMBRANE
MIN	MINIMUM
MR	MOISTURE RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PLY	PLYWOOD
PNT	PAINT
PT	PRESSURE TREATED
QTY	QUANTITY
REQ	REQUIRED
RM	ROOM
ROB	RUN OF BANK
RTRN	HVAC RETURN
SCF	SATIN CLEAR FINISH
SD	SMOKE DETECTOR
SFG	STORE FRONT GLASS
SHWR	SHOWER
SPF	SPRUCE-PINE-FIR
SP	SPEAKER
SQFT	SQUARE FOOT
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TLT	TOILET
TPO	THERMOPLASTIC POLYOLEFIN ROOF MEMBRANE
TV	TELEVISION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W/	WITH
WASH	CLOTHES WASHER
W / D	STACKED WASHER & DRYER
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
WP	WATER PROOF
WR	WATER RESISTANT

SYMBOLS KEY

PROJECT TEAM

ARCHITECT:

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE, SUITE 230
AUSTIN, TEXAS 78752
PHONE: 512.230.0380
PROJECT MANAGER: EMMIE BRADY

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

SOILS & GEOTECHNICAL ENGINEER:

CIVIL ENGINEER:

SURVEYOR:

B&G SURVEYING, LLC
1404 WEST NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
PHONE: 512-458-6949

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A0.02	GENERAL NOTES + SCHEDULES
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A1.02	SITE PLAN- PROPOSED
A1.03	MEMANSION TENT DIAGRAMS
A1.04	EXISTING FIRST FLOOR PLAN
A1.05	PROPOSED DEMOLRION PLAN
A1.06	PROPOSED FIRST FLOOR PLAN
A1.07	PROPOSED SECOND FLOOR PLAN
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SITE INFORMATION

ZONING TYPE SF-3, NP

LEGAL DESCRIPTION LOT 2, AND THE EAST 10' OF LOT 1, SUBDIVISION: BRYKER-WOODS VOLUME 3, PAGE 242, PLAT RECORDS, TRAVIS COUNTY, TEXAS

AREA CALCULATIONS

MEINZER 1613 MOHLE DRIVE					ZONING: SF-3-NP			
AREA CALCULATIONS					LOT AREA:		10,125	SQFT.
AREA DESCRIPTION	EXISTING SQFT.	EXIST. %	NEW / ADDED SQFT.	TOTAL SQFT.	NEW %	ALLOWED %	COMPLIANCE?	REMAINING AVAIL SQFT.
IMPERVIOUS COVERAGE CALCULATIONS								
A) 1ST FLOOR CONDITIONED AREA	2098		63	2161				
B) 2ND FLOOR CONDITIONED AREA			1382	1382				
C) 3RD FLOOR CONDITIONED AREA				0				
D) BASEMENT				0				
E) ATTACHED COVERED PARKING (GARAGE OR CARPORT)				0				
F) DETACHED COVERED PARKING (GARAGE OR CARPORT)				0				
G) UNCOVERED WOOD DECKS (COUNTED AT 100%)				0				
H-1) COVERED PATIO				0				
H-2) COVERED PORCH	0		131	131				
I) BALCONY				0				
J) OTHER COVERED OR ROOFED AREAS				0				
TOTAL BUILDING AREA	2098		1576	3674				
TOTAL BUILDING COVERAGE	2098	20.7%	194	2161	21.3%	40.0%	YES	1889 SQFT.
K) DRIVEWAY	624		313	1137				
L) SIDEWALKS	152		191	343				
M) UNCOVERED PATIO			257	257				
N) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0		0	0				
O-1) AC PADS	9		9	18				
O-2) FLATWORK				0				
P-1) POOL COPING				0				
P-2) RETAINING WALLS	111		0	111				
P-3) ROOF PROJECTIONS (GREATER THAN 24")				0				
TOTAL SITE IMPERVIOUS COVERAGE	3194	31.5%	964	4027	39.8%	45.0%	YES	529.25 SQFT.
Q) POOL				0				
R) SPA				0				
GROSS FLOOR AREA CALCULATIONS								
1ST FLOOR CONDITIONED AREA	2098		63	2161				
2ND FLOOR CONDITIONED AREA	0		1382	1382				
3RD FLOOR CONDITIONED AREA	0		0	0				
AREA W/ CEILINGS GREATER THAN 15' HIGH				0				
GROUND FLOOR PORCH (FULL EXEMPTION APPLIED)	0		131	0				
GROUND FLOOR PORCH (200 SQFT EXEMPTION)	0		0	0				
BASEMENT	0		0	0				
ATTIC				0				
ATTACHED GARAGE (200 SQFT EXEMPTION)	0		0	0				
DETACHED GARAGE (400 SQFT EXEMPTION)	0		0	0				
ACCESSORY BUILDINGS	144			144				
TOTAL GROSS FLOOR AREA	2242		1576	3687	36.4%	40.0%	Y	363 SQFT.

JAY CORDER ARCHITECT

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

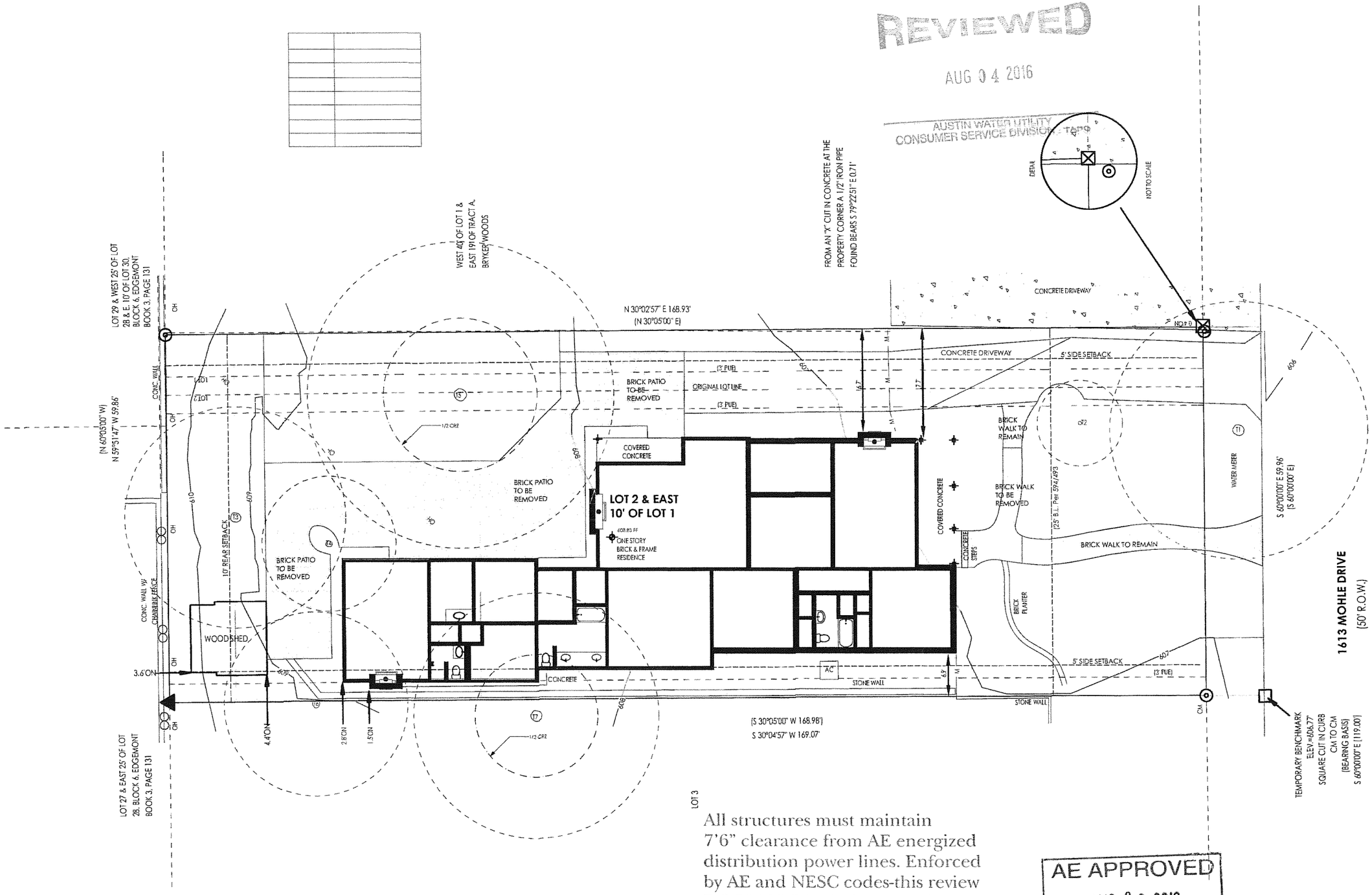
REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A0.02 — L NOTES + SCHEDULES

Plotted On:



All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

REVIEWED
AUG 04 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAP

AE APPROVED
AUG 03 2016
217-225
JGM

1 SITE PLAN - EXISTING
SCALE: ~~1/8"~~ 16 = 1'0"

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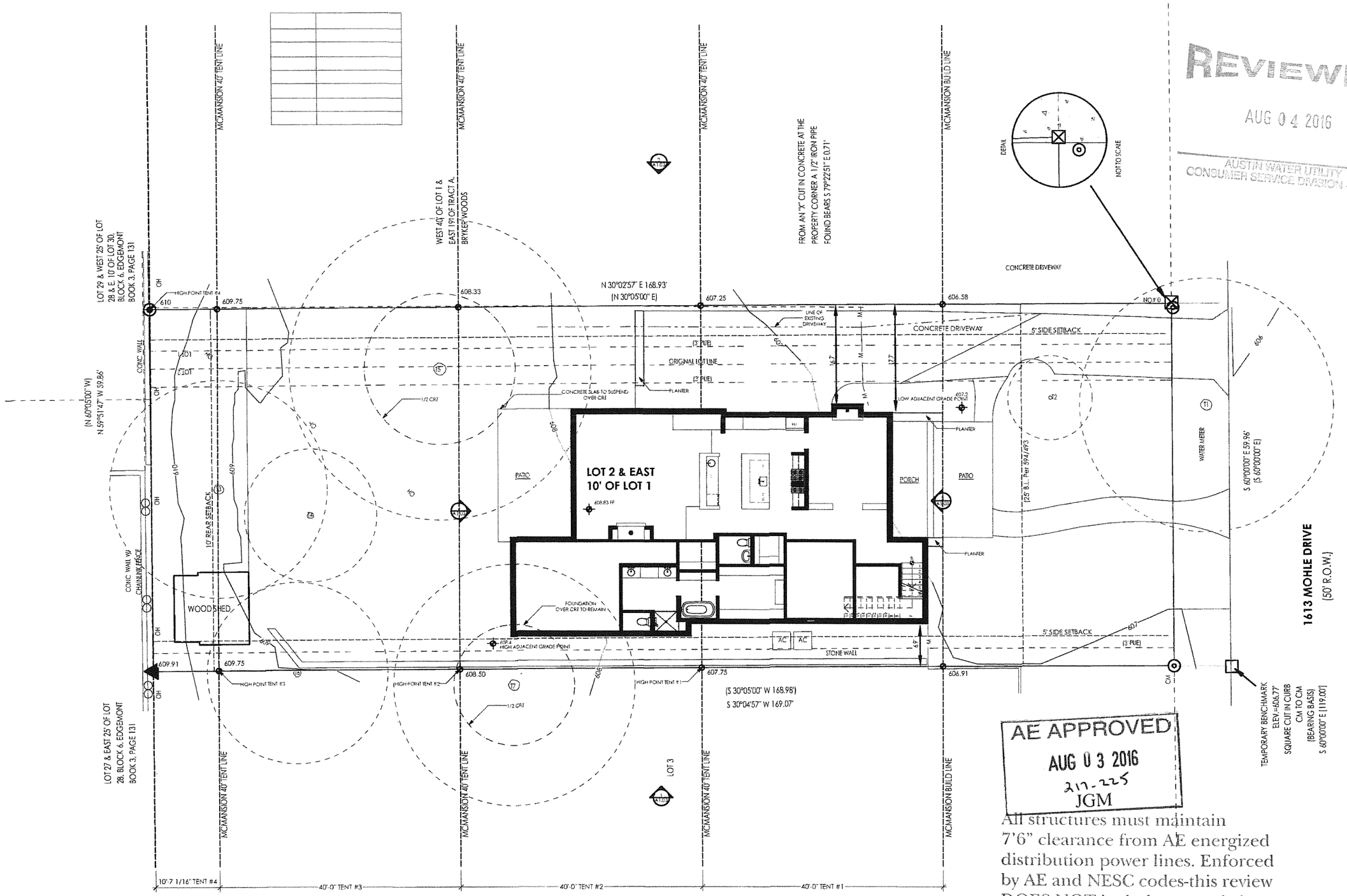
A1.01

Plotted On: 7/27/16

SITE PLAN- EXISTING



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AUG 04 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED
AUG 03 2016
217-225
JGM

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

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

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS 8074
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

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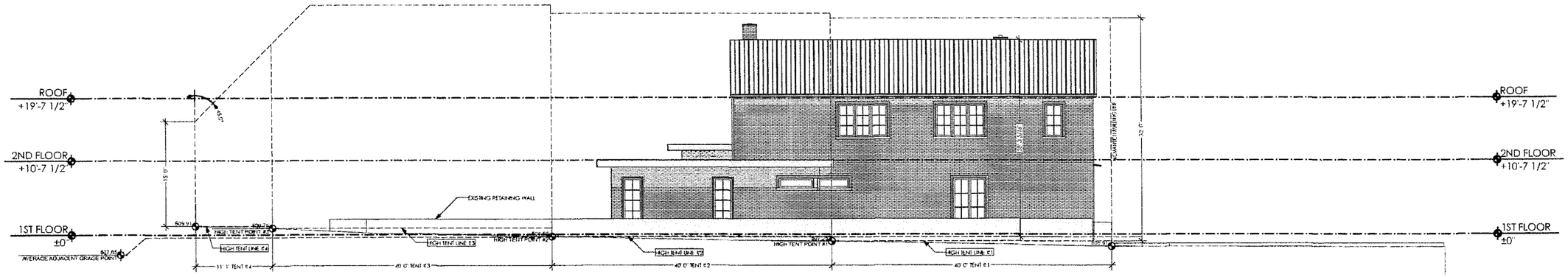
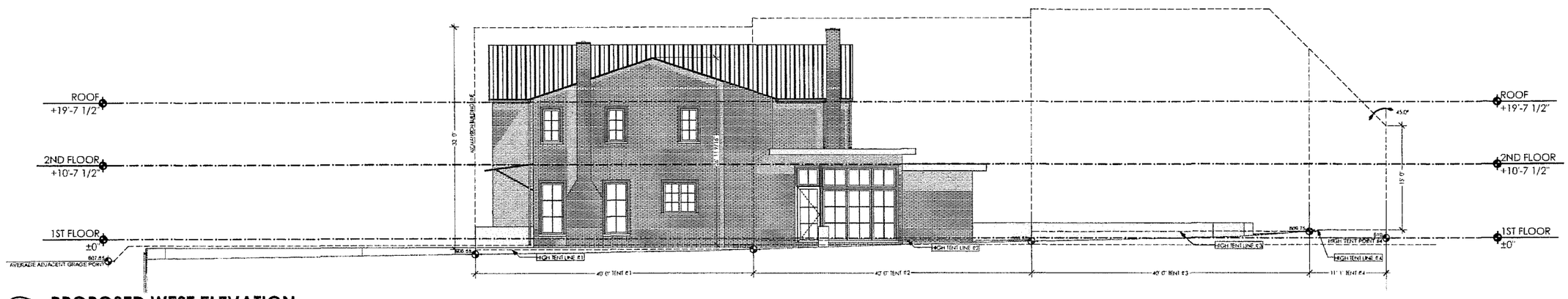
A1.02
Plotted On: 7/27/16

SITE PLAN- PROPOSED



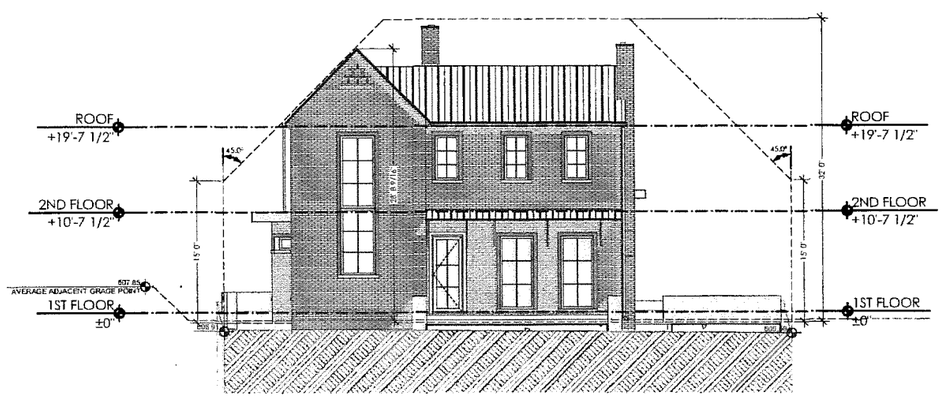
1 PROPOSED EAST ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



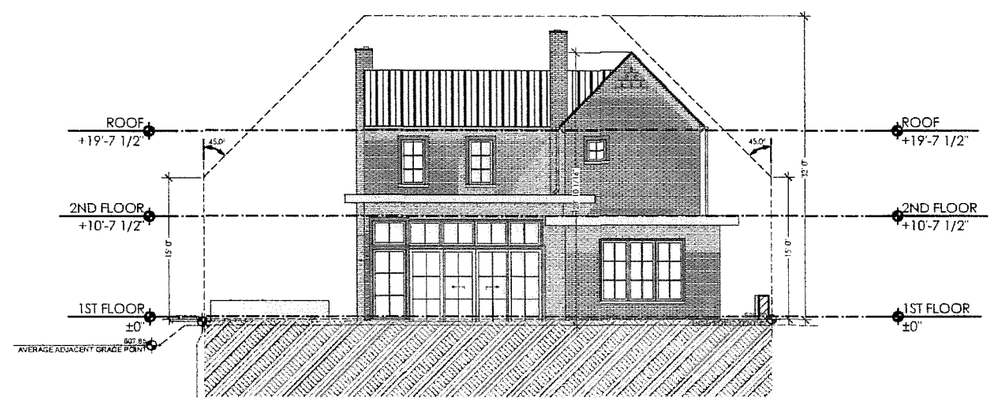
2 PROPOSED WEST ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"

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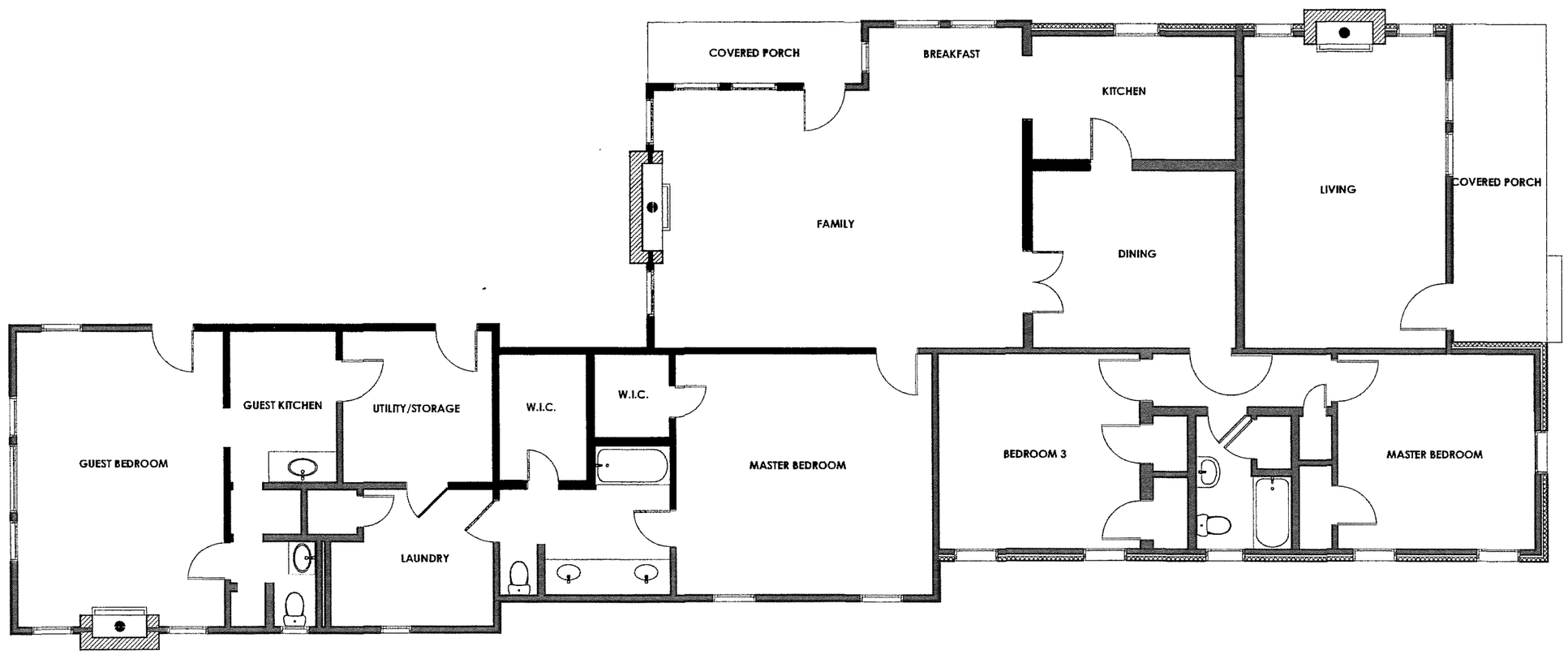
A1.03

Plotted On: 7/27/16

McMANSION TENT DIAGRAMS

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **EXISTING FIRST FLOOR**
SCALE: 1/4" = 1' 0"

N

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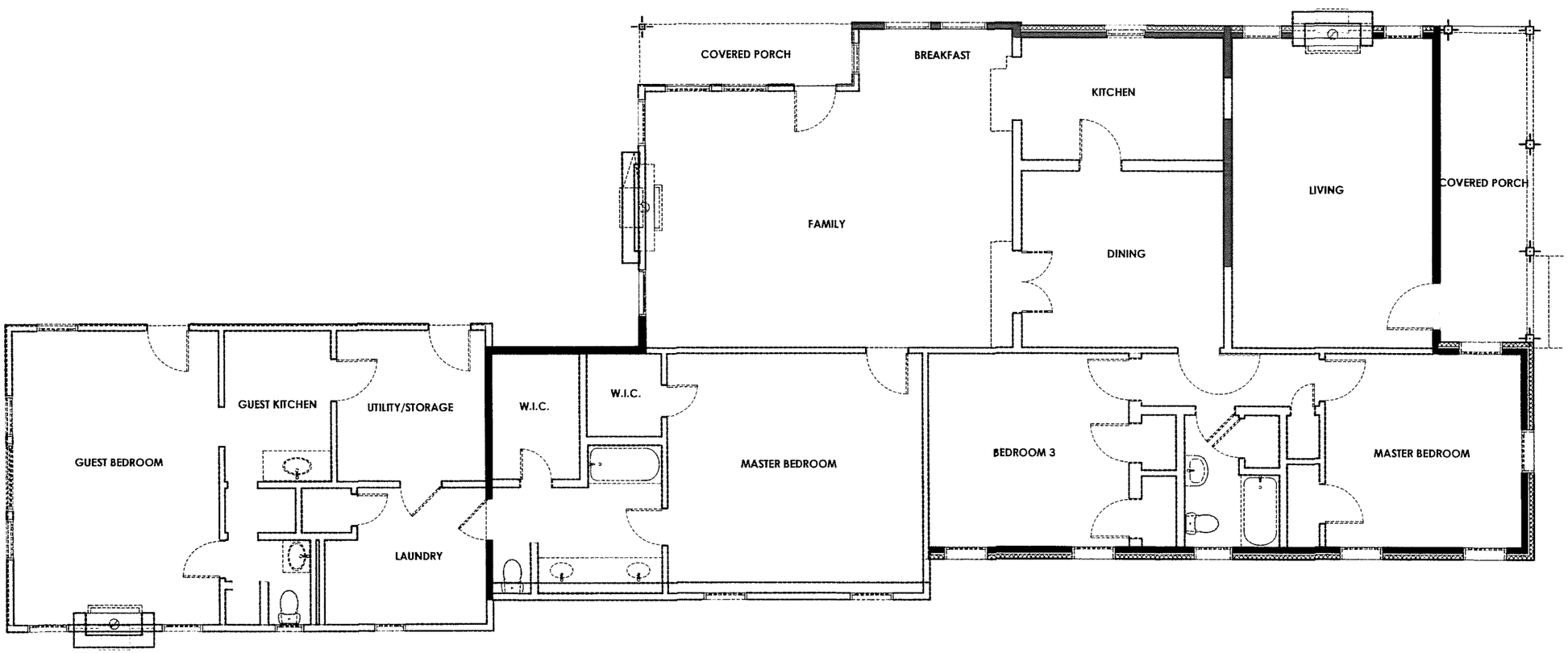
A1.04

Plotted On: 7/27/16

EXISTING FIRST FLOOR PLAN

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



LENGTH OF EXISTING EXTERIOR WALLS TO REMAIN: 51.9%

1 PROPOSED FIRST FLOOR DEMO

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

N

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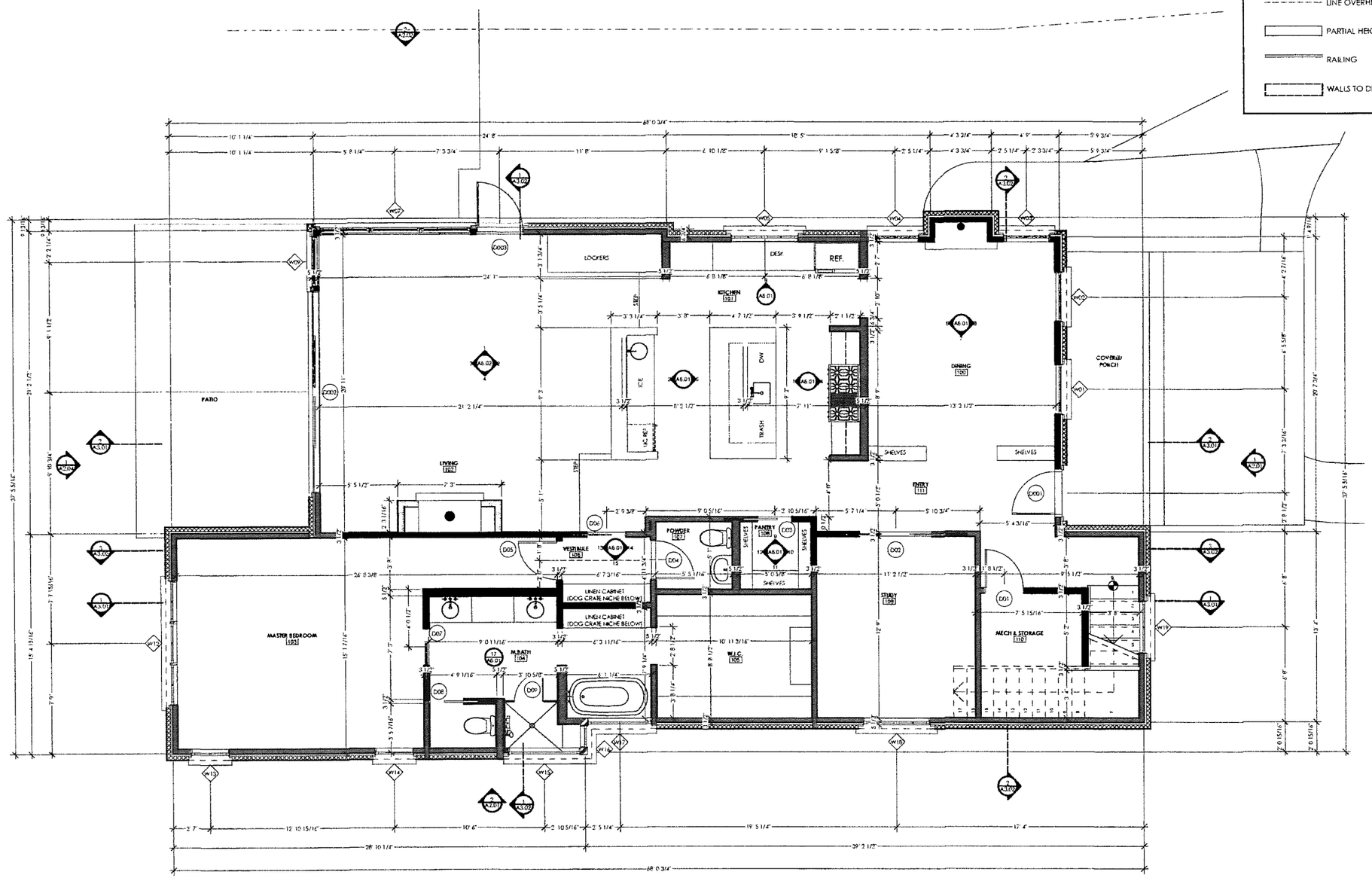
A1.05

Plotted On: 7/27/16

PROPOSED DEMOLITION PLAN

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **PROPOSED FIRST FLOOR**
SCALE: ~~1/4"~~ 1/8" = 1'-0"

N

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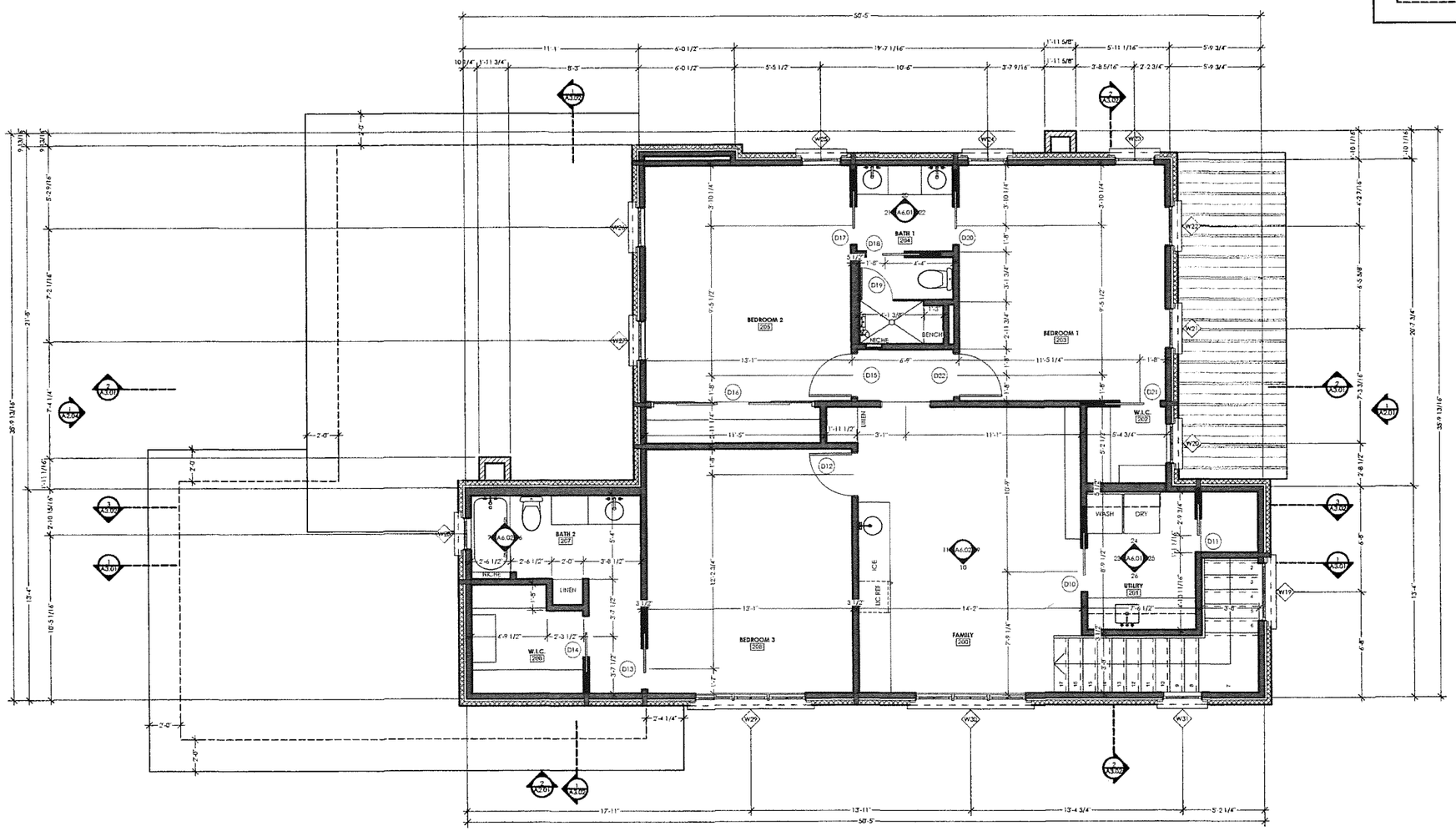
A1.06

Plotted On: 7/27/16

PROPOSED FIRST FLOOR PLAN

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **PROPOSED SECOND FLOOR**
SCALE: 1/8" = 1'-0"

N

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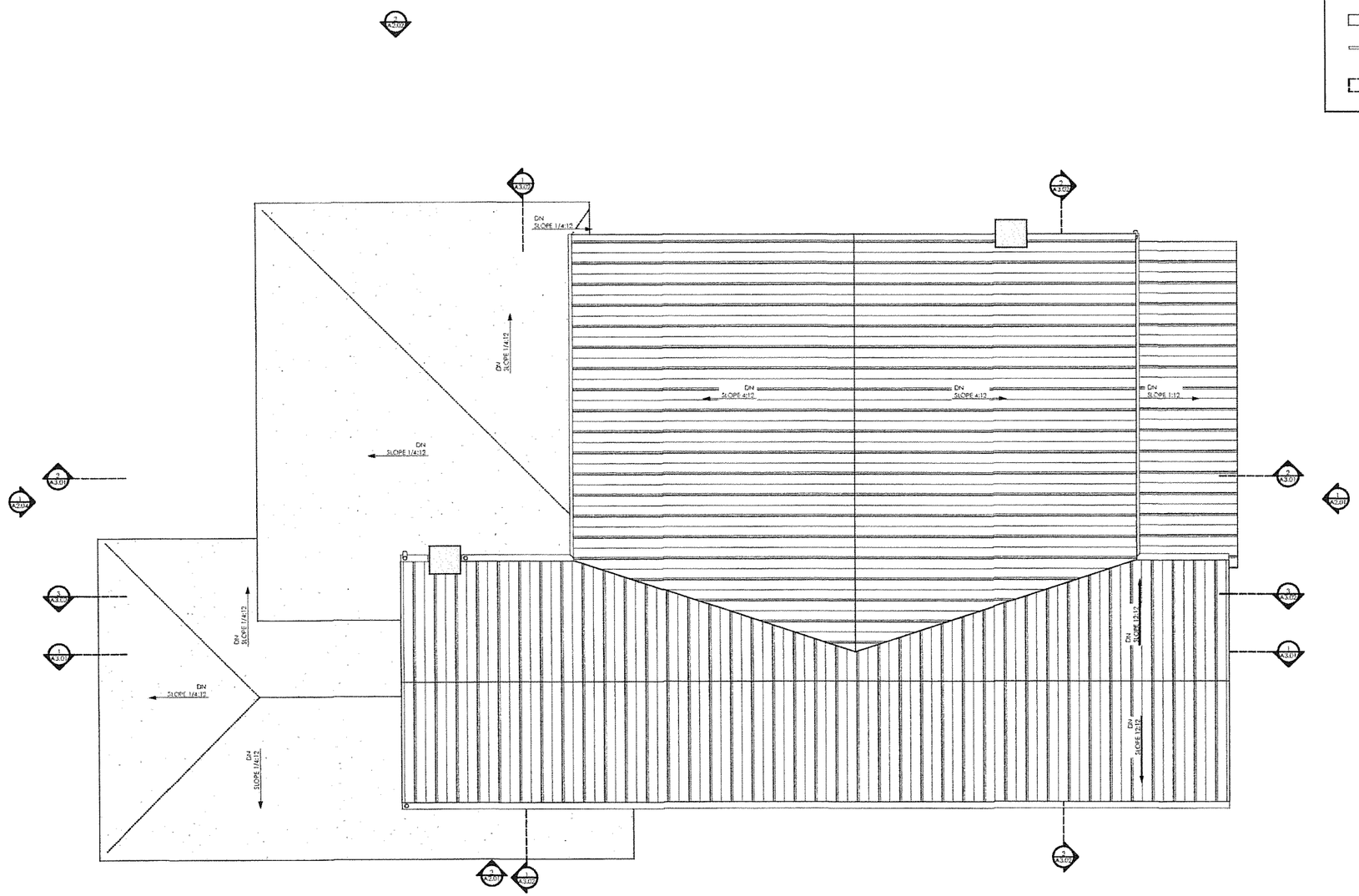
A1.07

Plotted On: 7/27/16

PROPOSED SECOND FLOOR PLAN

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **ROOF**
SCALE: ~~1/8"~~ 1/16" = 1'-0"

N

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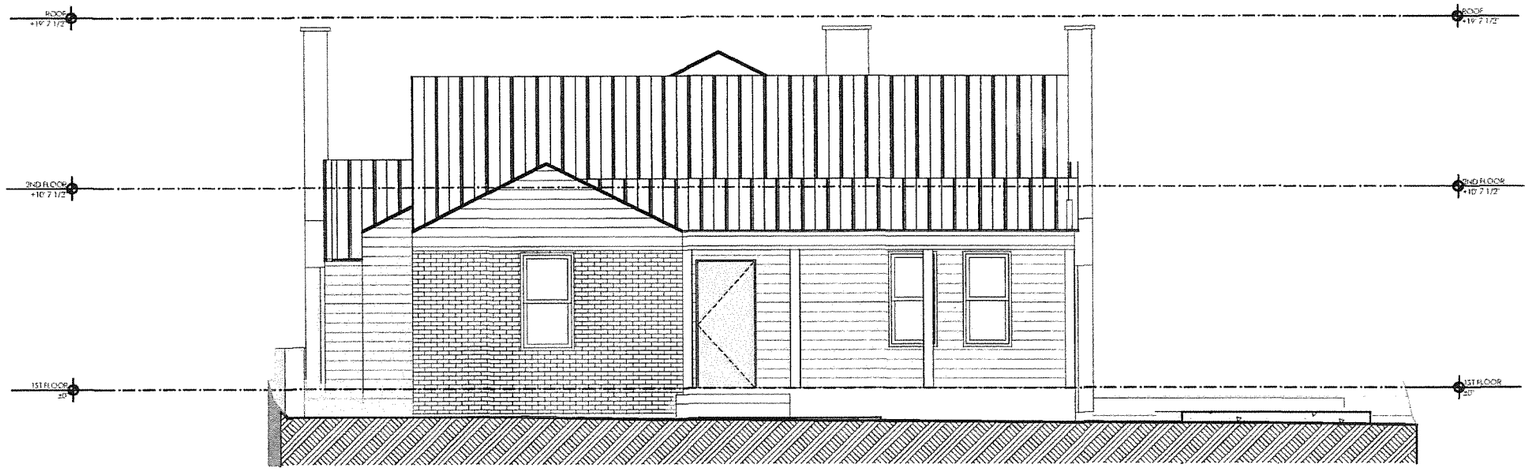
A1.08

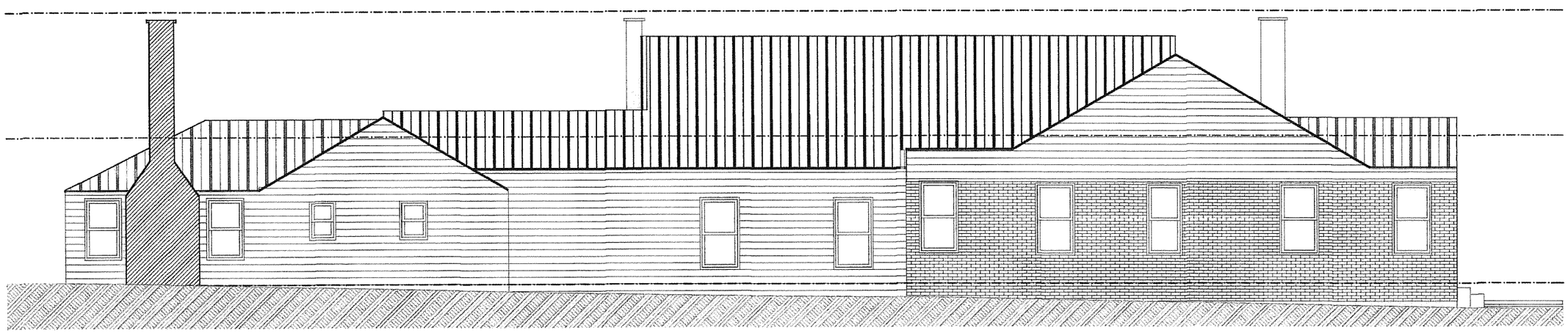
Plotted On: 7/27/16

PROPOSED ROOF PLAN



1 EXISTING NORTH ELEVATION

SCALE: ~~1/4~~ 1/8" = 1'-0"



2 EXISTING EAST ELEVATION

SCALE: ~~1/4~~ 1/8" = 1'-0"

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

7/27/16

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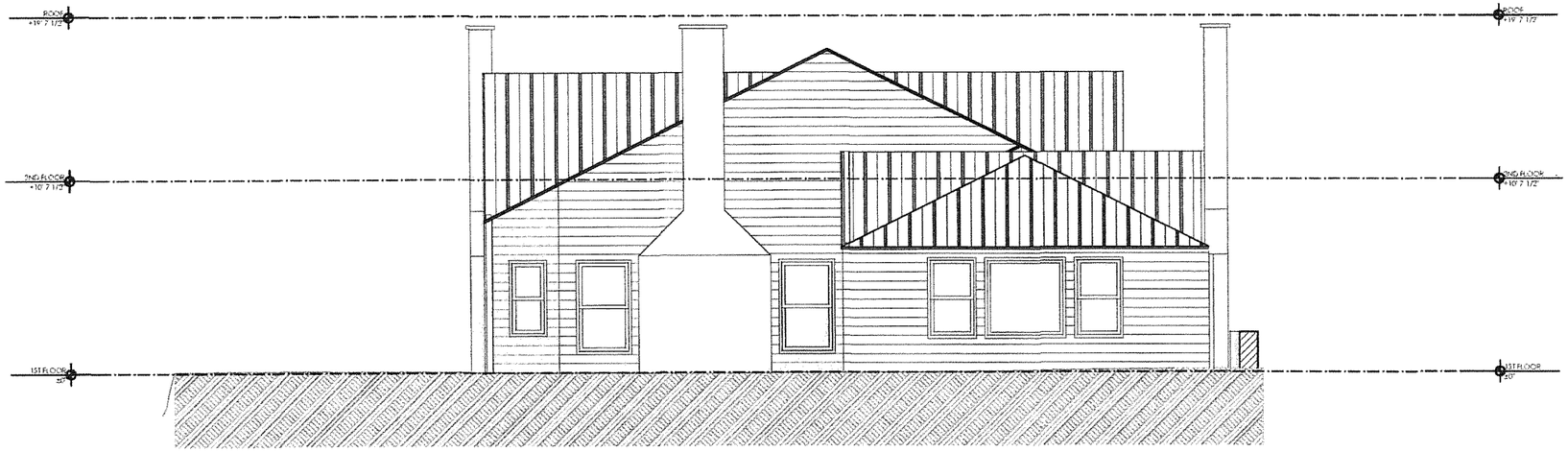
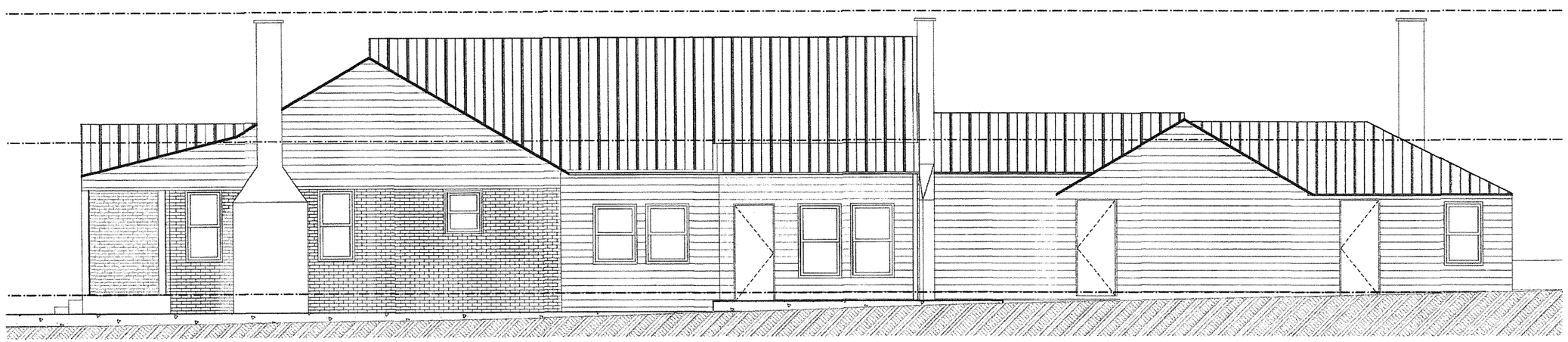
A2.01

Plotted On: 7/27/16

EXISTING EXTERIOR ELEVATIONS



1 **EXISTING SOUTH ELEVATION**
SCALE: ~~1/4"~~ = 1'-0"
1/100



2 **EXISTING WEST ELEVATION**
SCALE: ~~1/4"~~ = 1'-0"
1/100

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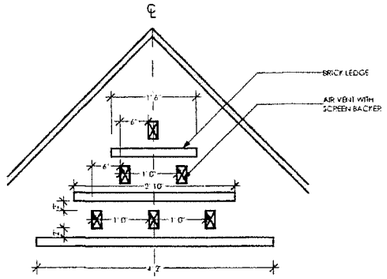
A2.02

Plotted On: 7/27/16

EXISTING EXTERIOR ELEVATIONS

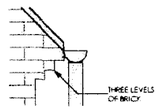
1 NORTH ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"



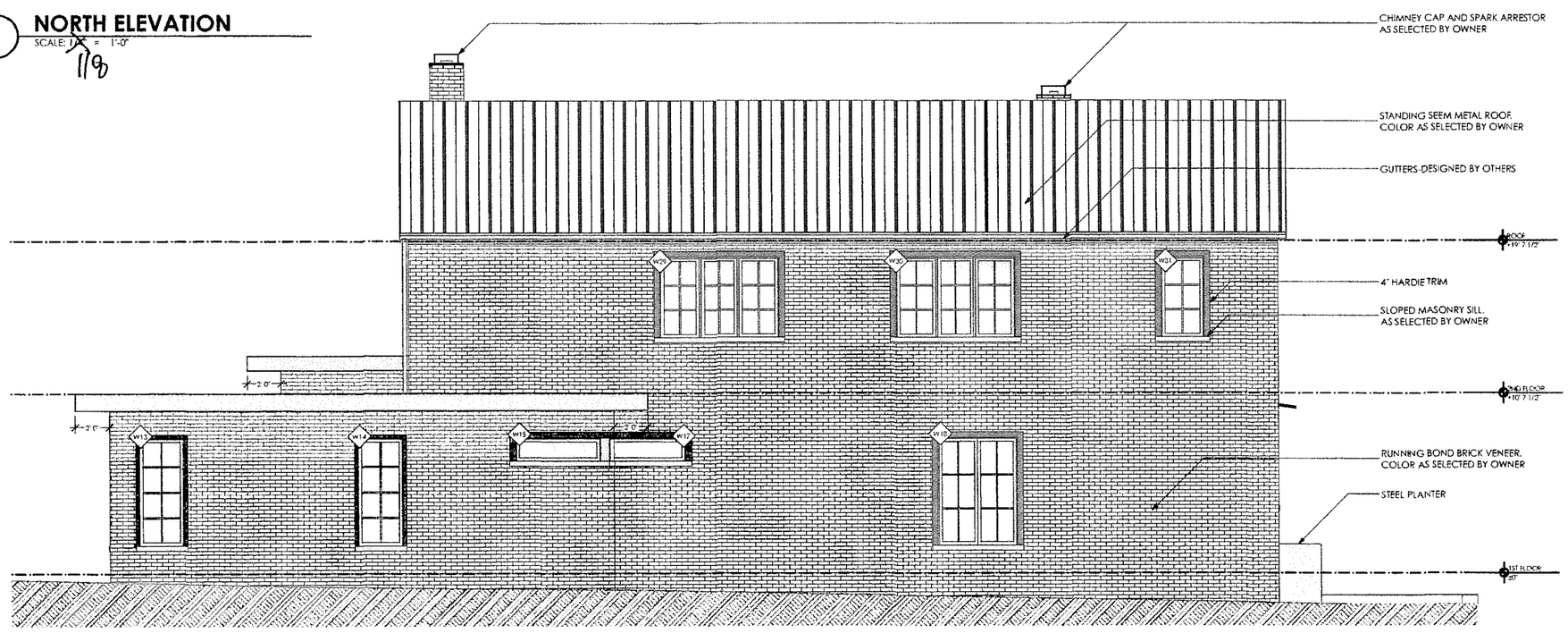
3 GABLE VENT WITH BRICK LEDGE

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



4 BRICK SOFFIT

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



2 EAST ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"

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MEINZER RESIDENCE

1513 MOHLE DRIVE
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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

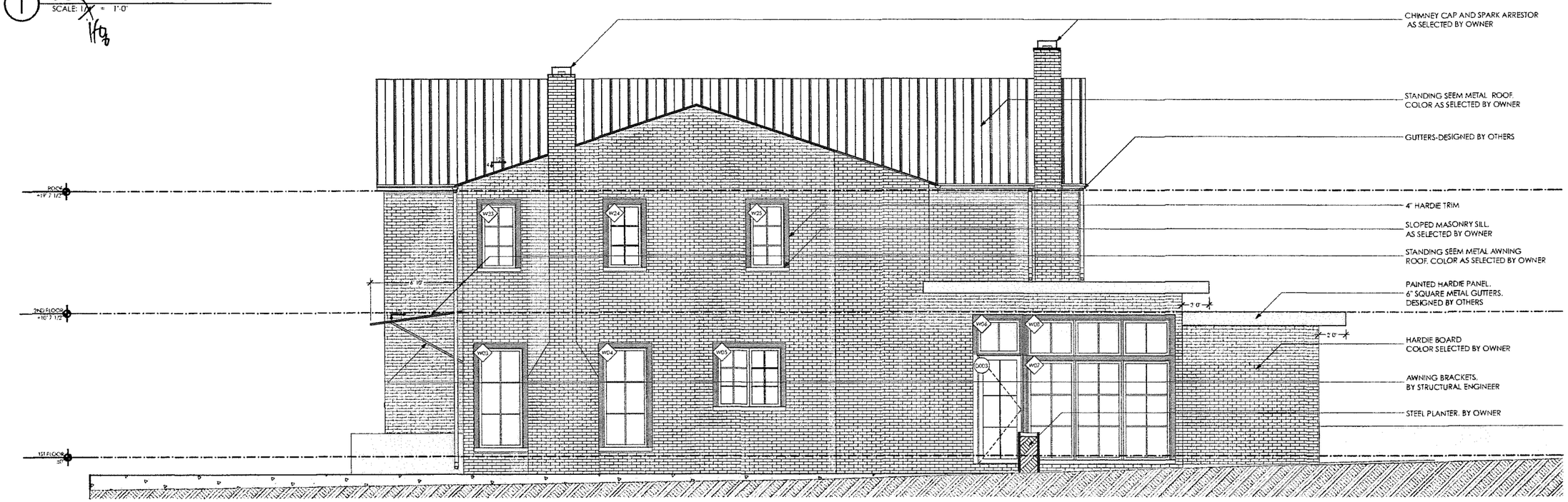
A2.03

Plotted On: 7/27/16

EXTERIOR ELEVATIONS

1 SOUTH ELEVATION

SCALE: ~~1/4"~~ 1/8 = 1' 0"



2 WEST ELEVATION

SCALE: ~~1/4"~~ 1/8 = 1' 0"

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS

7/27/16

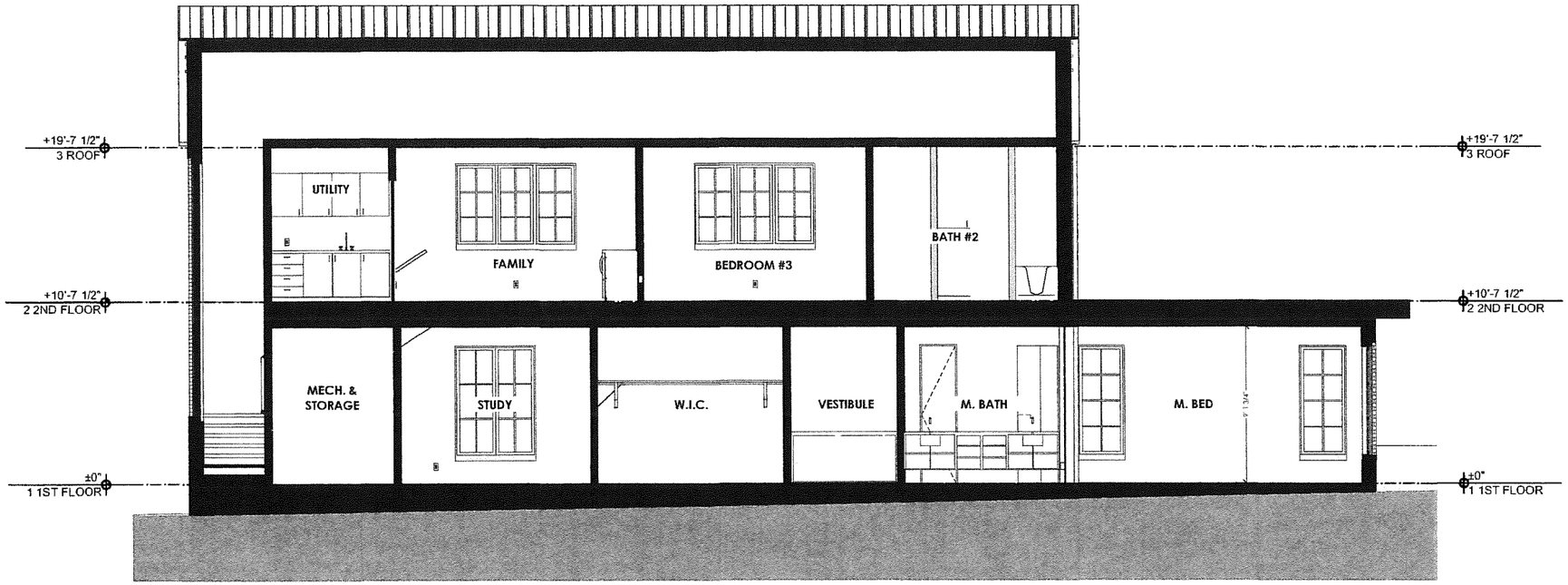
Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

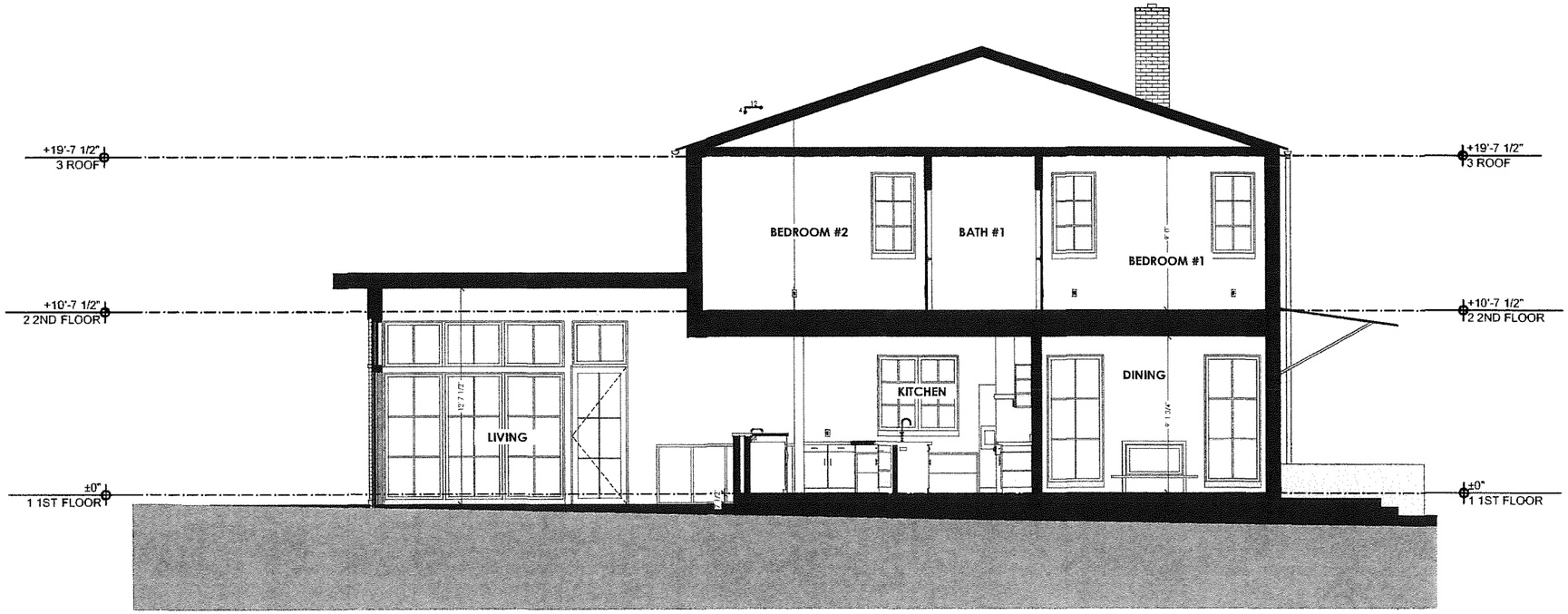
A2.04

Plotted On: 7/27/16

EXTERIOR ELEVATIONS



1 **SECTION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"



2 **SECTION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

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Date:	7/27/16
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Drawn:	ML, EM
Job:	14.004

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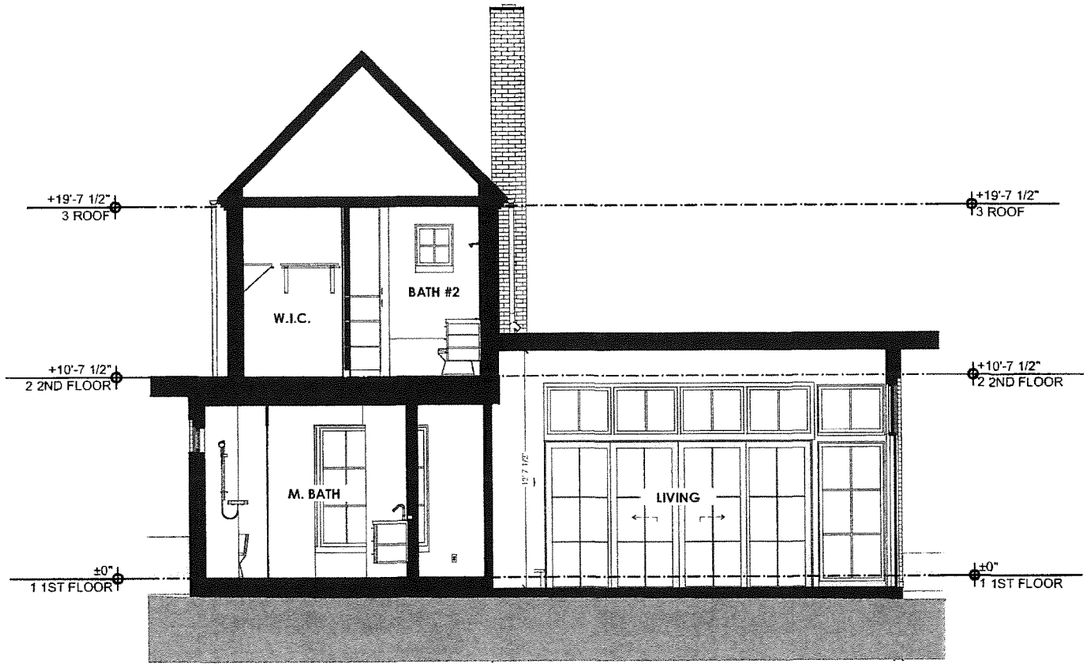
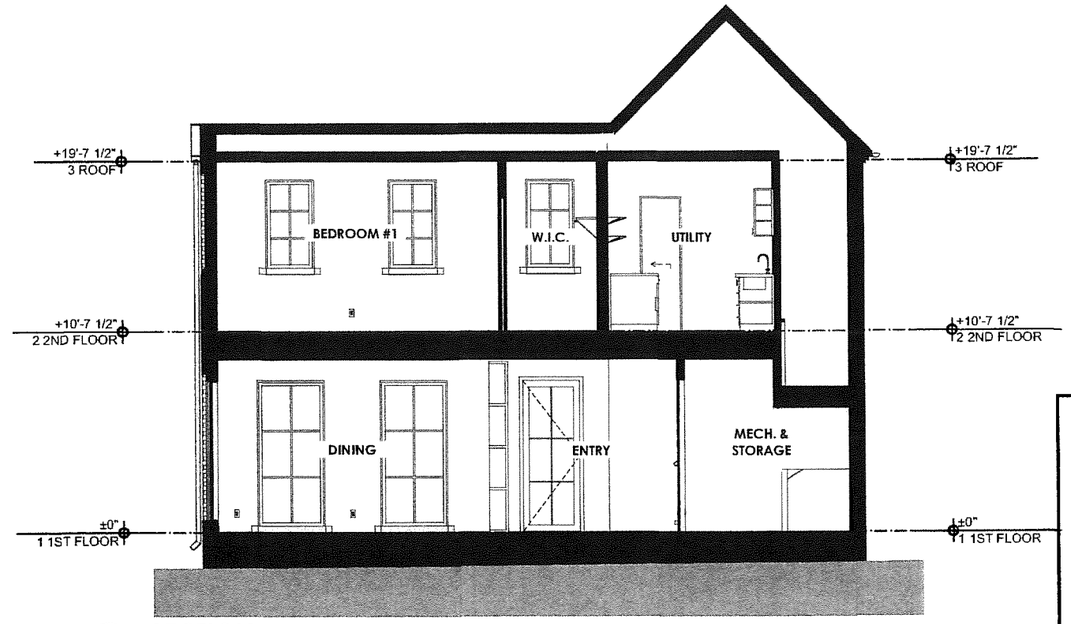
A3.01

Plotted On: 7/27/16

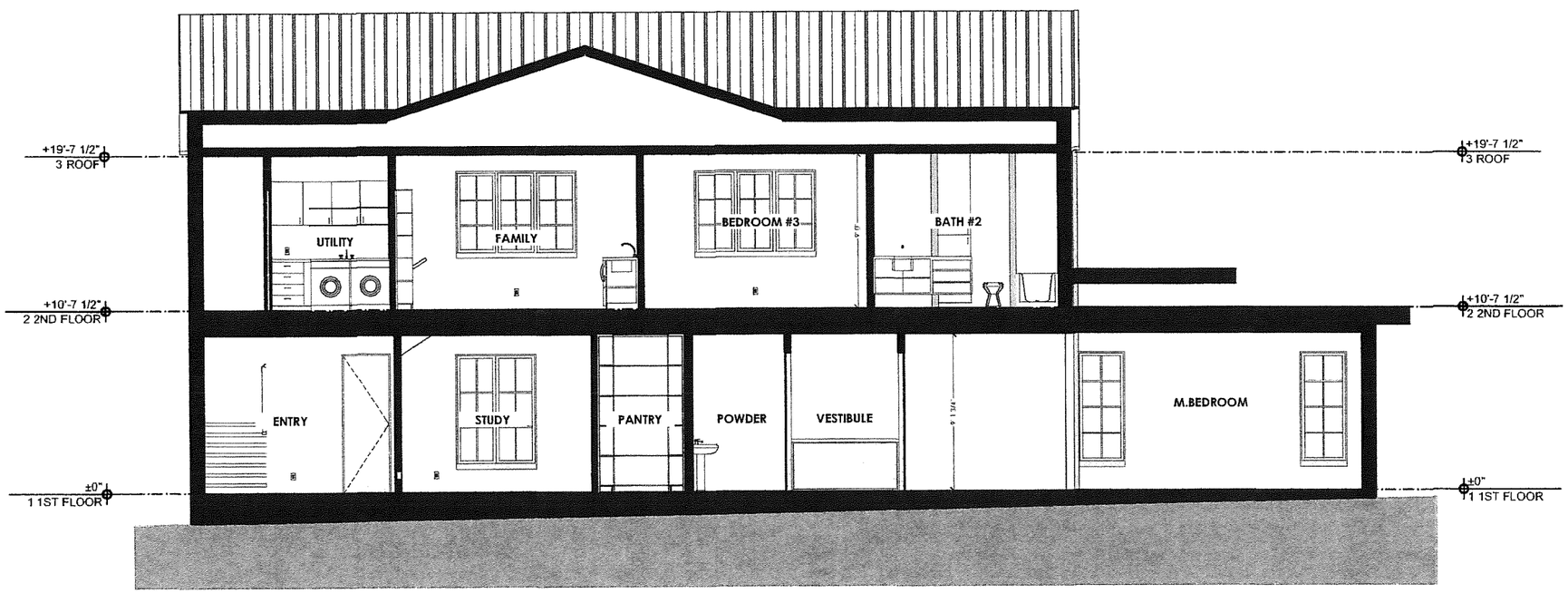
BUILDING SECTIONS



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



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



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

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 11807 STATE OF TEXAS
7/27/16

Date:	7/27/16
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Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"X34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A3.02

Plotted On: 7/27/16

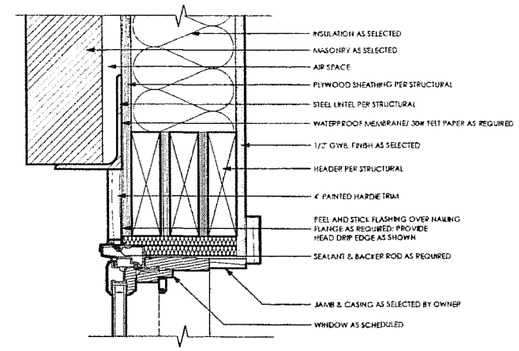
BUILDING SECTIONS

DOOR SCHEDULE

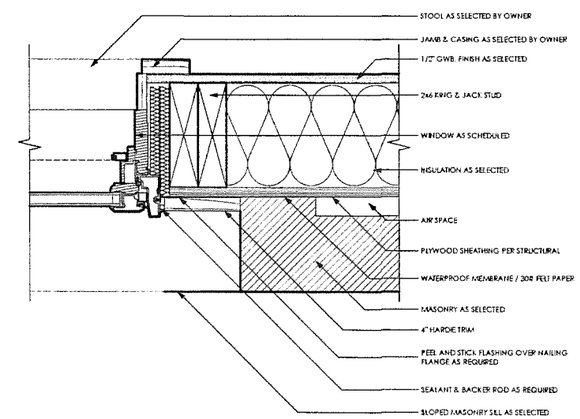
LOCATION	#	WIDTH	HEIGHT	TRANSOM (HEIGHT)	SIDELIGHT (WIDTH)	FLOOR LEVEL	TYPE	FINISH	GLASS	FIRE RATING	NOTES
EXTERIOR											
	D001	3'-0"	8'-0"			1ST FLOOR	SWING				
	D002	14'-0"	8'-0"			1ST FLOOR	SLIDING, 4 PANEL				MULLED TO WINDOW W11 AND W09
	D003	3'-2"	8'-0"			1ST FLOOR	SWING				MULLED TO WINDOW W06 AND W07
INTERIOR											
	D01	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D02	5'-0"	8'-0"			1ST FLOOR	DOUBLE POCKET	PAINT			
	D03	2'-4"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D04	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D05	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D06	2'-8"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D07	2'-6"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D08	2'-4"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D09	2'-0"	8'-0"			1ST FLOOR	SWING	GLASS	TEMPERED		
	D10	2'-8"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D11	2'-0"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D12	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			
	D13	2'-6	7'-0"			2ND FLOOR	POCKET	PAINT			
	D14	2'-6"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D15	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			
	D16	10'-0"	7'-0"			2ND FLOOR	SLDING, 4 PANEL	PAINT			
	D17	2'-4"	7'-0"			2ND FLOOR	SWING	PAINT			
	D18	2'-4"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D19	2'-0"	7'-0"			2ND FLOOR	SWING	GLASS	TEMPERED		
	D20	2'-4"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D21	2'-6"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D22	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			

WINDOW SCHEDULE

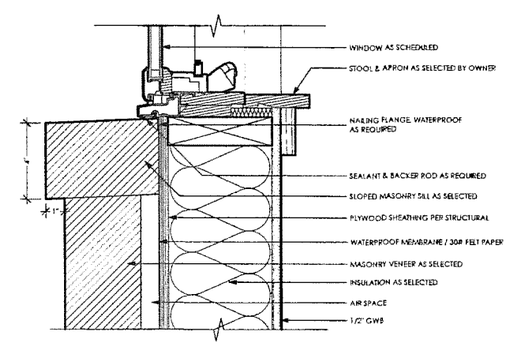
#	SIZE		LEFT PANEL WIDTH	RIGHT PANEL WIDTH	HEAD HEIGHT (AFF)	TYPE	FINISH	EGRESS WINDOW	TEMPERED GLASS	NOTES
	WIDTH	HEIGHT	WIDTH	WIDTH	(AFF)					
W01	3'-6"	8'-0"			8'-0"	FIXED	ALUM. CLAD			
W02	3'-6"	8'-0"			8'-0"	FIXED	ALUM. CLAD			
W03	3'-3"	7'-8"			8'-0"	FIXED	ALUM. CLAD			
W04	3'-3"	7'-8"			8'-0"	FIXED	ALUM. CLAD			
W05	4'-8"	4'-8"			8'-0"	CASEMENT	ALUM. CLAD			
W06	3'-2"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W05 AND DOOR D003
W07	10'-6"	7'-8"			7'-0 1/2"	FIXED	ALUM. CLAD			MULLED TO WINDOW W08 AND DOOR D003
W08	10'-6"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W07 AND W06
W09	3'-6"	7'-8"			7'-0 1/2"	FIXED	ALUM. CLAD			MULLED TO WINDOW W10 AND DOOR D002
W10	3'-6"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W09 AND W11
W11	14'-0"	2'-10 1/2"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W10 AND DOOR D002
W12	8'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W13	2'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W14	2'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W15	5'-0"	1'-8"			8'-0"	FIXED	ALUM. CLAD			MULLED TO WINDOW W16
W16	1'-6 7/16"	1'-8"			8'-0"	FIXED	ALUM. CLAD			MULLED TO WINDOW W15 AND W17
W17	4'-6"	1'-8"			8'-0"	FIXED	ALUM. CLAD		YES	MULLED TO WINDOW W16
W18	4'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD			
W19	3'-8"	15'-0"			18'-8"	FIXED	ALUM. CLAD		YES	(2) EQUAL UNITS STACKED/MULLED HEIGHT
W20	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD			
W21	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W22	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W23	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W24	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W25	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W26	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W27	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W28	2'-0"	2'-6"			8'-0"	FIXED	ALUM. CLAD			
W29	7'-0"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W30	7'-0"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD			
W31	2'-6"	5'-0"			8'-0"	FIXED	ALUM. CLAD			



1 **TYPICAL HEAD DETAIL**
SCALE: 3" = 1'-0"



2 **TYPICAL JAMB DETAIL**
SCALE: 3" = 1'-0"



3 **TYPICAL SILL DETAIL**
SCALE: 3" = 1'-0"

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 13801 STATE OF TEXAS
7/27/16

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Job:	14.004

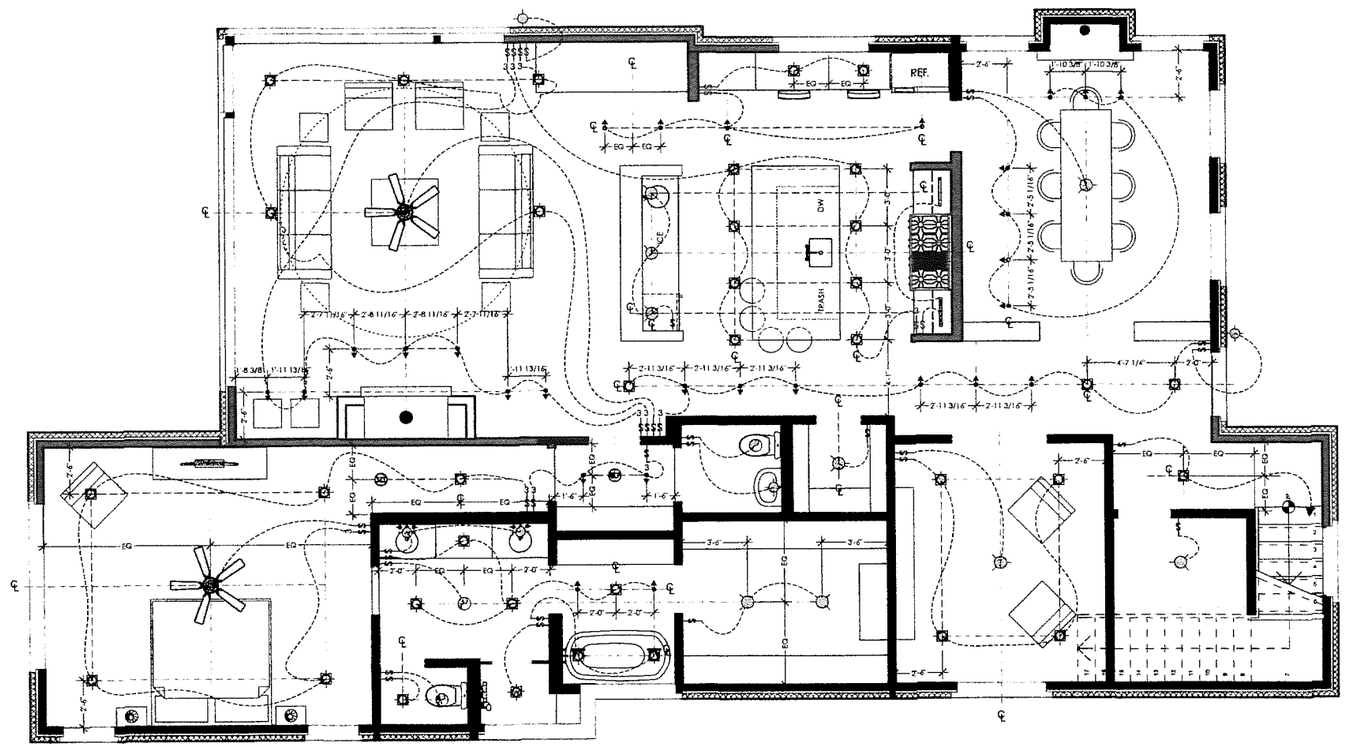
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A4.01

Plotted On: 7/27/16

WINDOW-DOOR SCHEDULES

ELECTRICAL EQUIPMENT SCHEDULE					
	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE	SD	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT: WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
GD	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **FIRST FLOOR LIGHTING**
SCALE: 1/4" = 1'-0"

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CONSTRUCTION SET

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Job:	14.004

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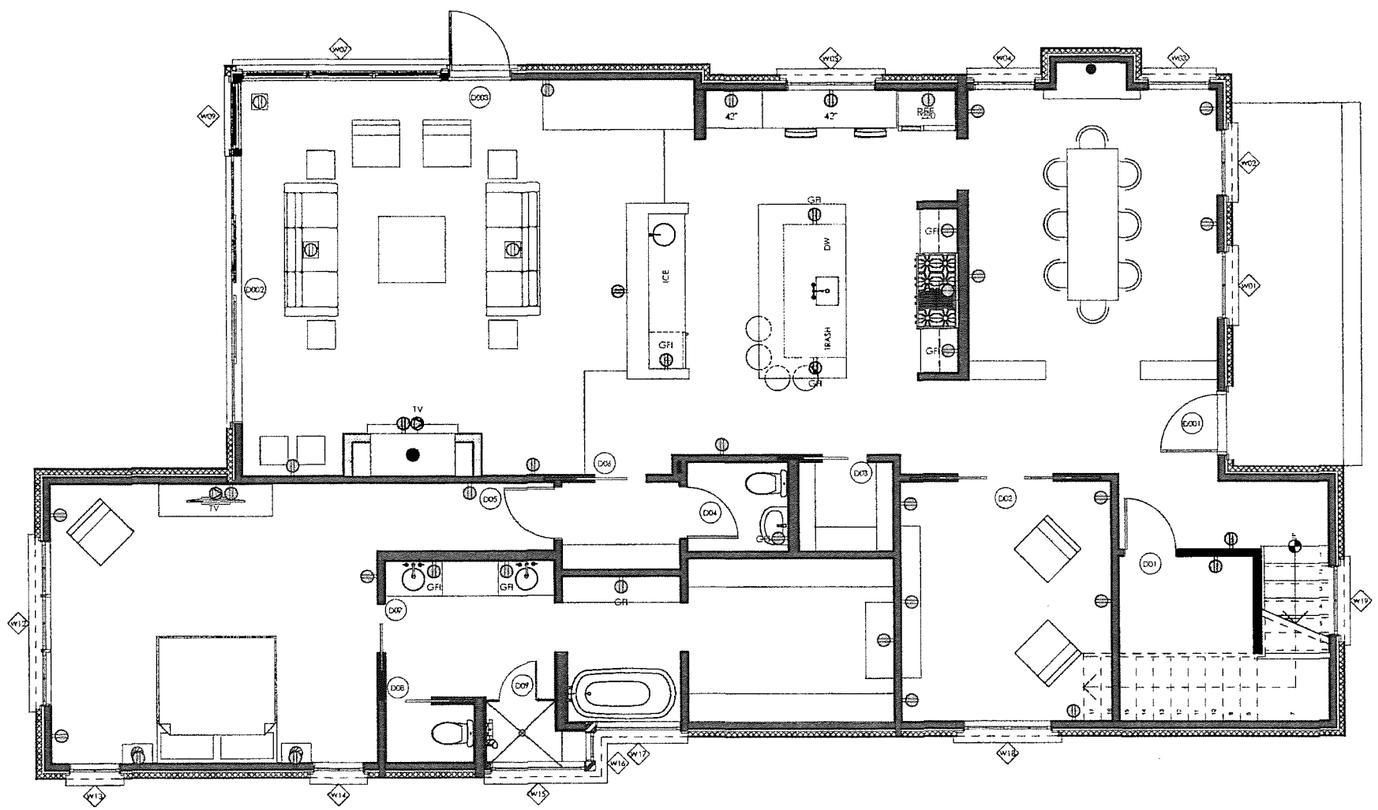
A5.01

Plotted On: 7/27/16

FIRST FLOOR RCP / LIGHTING PLAN

ELECTRICAL EQUIPMENT SCHEDULE

	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUNDING FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (TO BE HEIGHT ALERT)		WALL MOUNT SCONCE	SC	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE, WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET COAXIAL & CAT6		RECESSED LIGHT, WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **FIRST FLOOR POWER**
SCALE: 1/4" = 1'-0"

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Austin, TX. 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS 18071
7/27/16

Date:	7/27/16
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Job:	14.004

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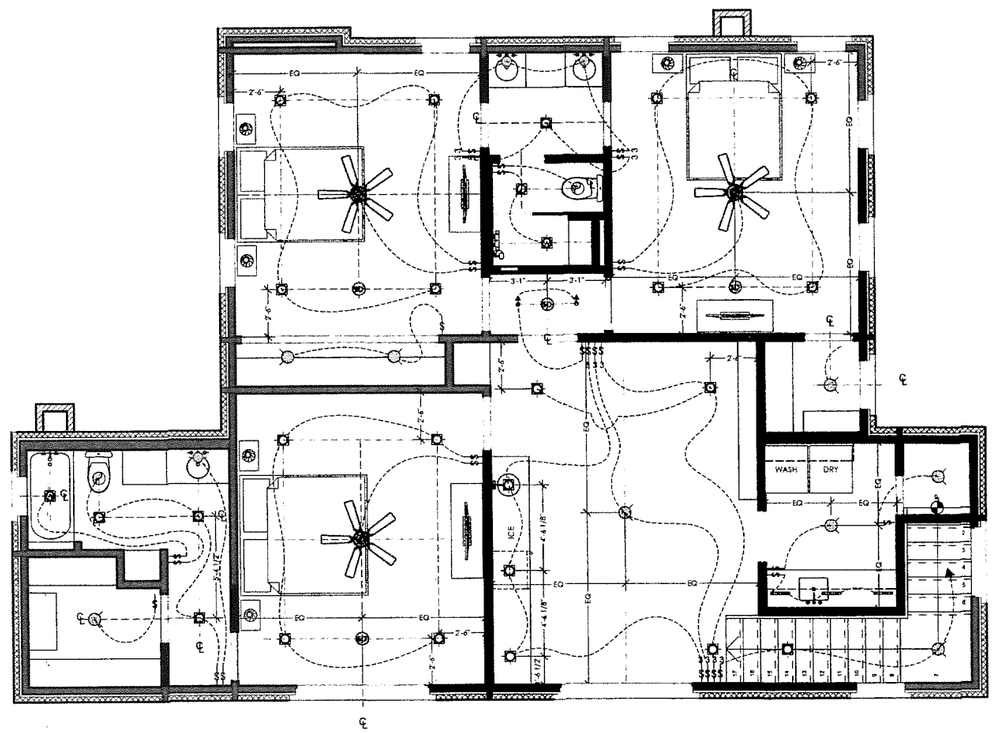
A5.02

Plotted On: 7/27/16

FIRST FLOOR POWER PLAN

ELECTRICAL EQUIPMENT SCHEDULE					
	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE		SMOKE / CARBON MONOXIDE DETECTOR
WF	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT, WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **SECOND FLOOR LIGHTING**
SCALE: 1/4" = 1'-0"

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Drawn:	ML, EM
Job:	14.004

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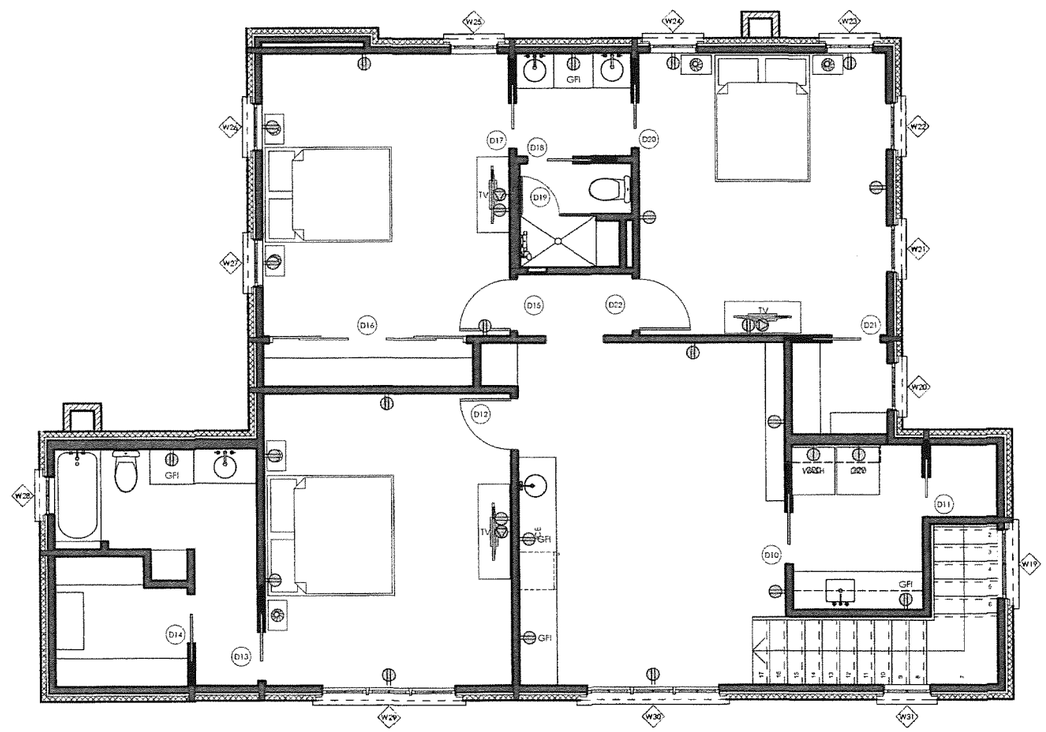
A5.03

Plotted On: 7/27/16

SECOND FLOOR RCP / LIGHTING PLAN

ELECTRICAL EQUIPMENT SCHEDULE					
	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE	SD	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE. WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT. WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **SECOND FLOOR POWER**
SCALE: 1/4" = 1'-0"

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Austin, TX. 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
7/27/16

Date:	7/27/16
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Job:	14.004

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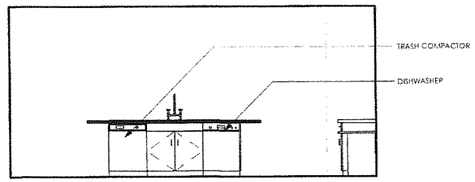
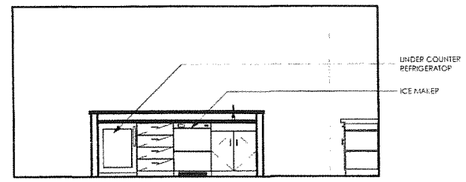
A5.04

Plotted On: 7/27/16

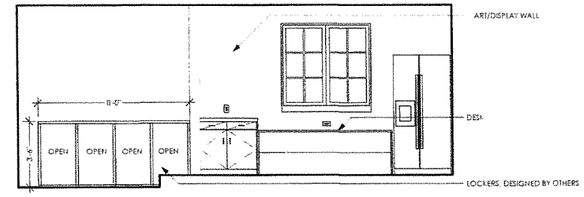
SECOND FLOOR POWER PLAN



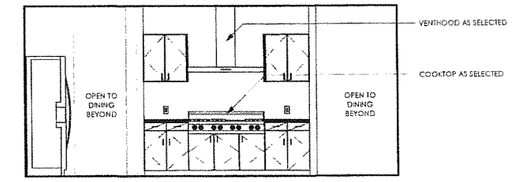
1 **KITCHEN North**
SCALE: 1/4" = 1'-0"



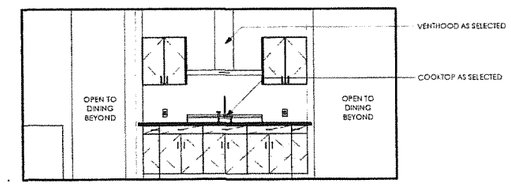
2 **KITCHEN North**
SCALE: 1/4" = 1'-0"



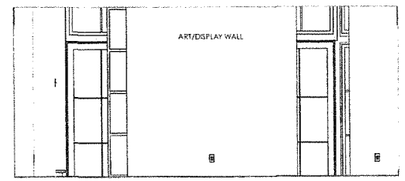
3 **KITCHEN East**
SCALE: 1/4" = 1'-0"



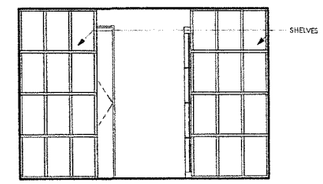
4 **KITCHEN South**
SCALE: 1/4" = 1'-0"



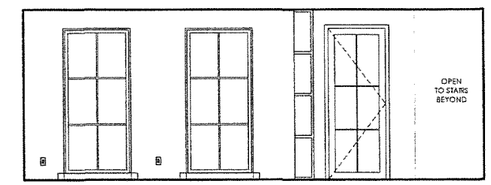
5 **KITCHEN South**
SCALE: 1/4" = 1'-0"



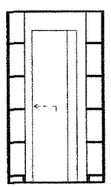
6 **DINING North**
SCALE: 1/4" = 1'-0"



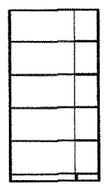
7 **DINING West**
SCALE: 1/4" = 1'-0"



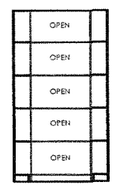
8 **DINING South**
SCALE: 1/4" = 1'-0"



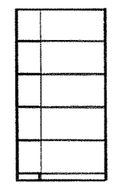
9 **PANTRY East**
SCALE: 1/4" = 1'-0"



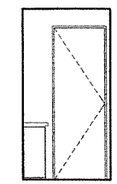
10 **PANTRY South**
SCALE: 1/4" = 1'-0"



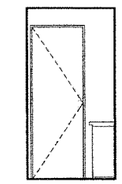
11 **PANTRY West**
SCALE: 1/4" = 1'-0"



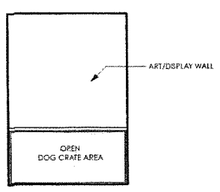
12 **PANTRY North**
SCALE: 1/4" = 1'-0"



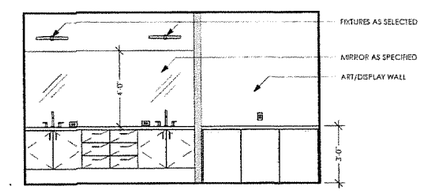
13 **VESTIBULE North**
SCALE: 1/4" = 1'-0"



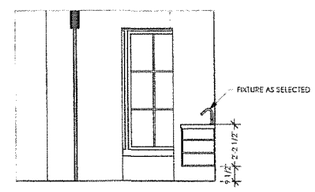
14 **VESTIBULE South**
SCALE: 1/4" = 1'-0"



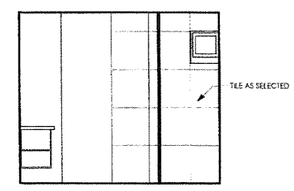
15 **VESTIBULE West**
SCALE: 1/4" = 1'-0"



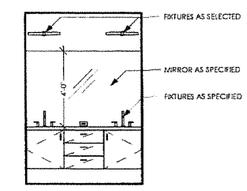
17 **M.BATH East**
SCALE: 1/4" = 1'-0"



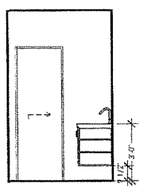
18 **M.BATH North**
SCALE: 1/4" = 1'-0"



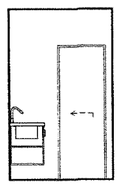
19 **M.BATH South**
SCALE: 1/4" = 1'-0"



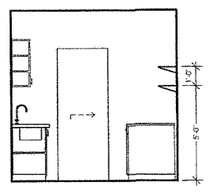
20 **BATH 1 East**
SCALE: 1/4" = 1'-0"



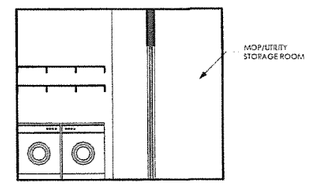
21 **BATH 1 North**
SCALE: 1/4" = 1'-0"



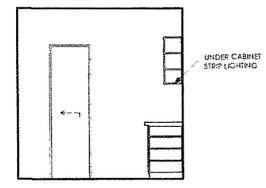
22 **BATH 1 South**
SCALE: 1/4" = 1'-0"



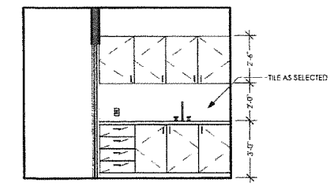
23 **UTILITY North**
SCALE: 1/4" = 1'-0"



24 **UTILITY East**
SCALE: 1/4" = 1'-0"



25 **UTILITY South**
SCALE: 1/4" = 1'-0"



26 **UTILITY West**
SCALE: 1/4" = 1'-0"

JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE,
BLD. 4, SUITE 250
AUSTIN, TX 78752

(512) 323-0580
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 17-18074 STATE OF TEXAS

7/27/16

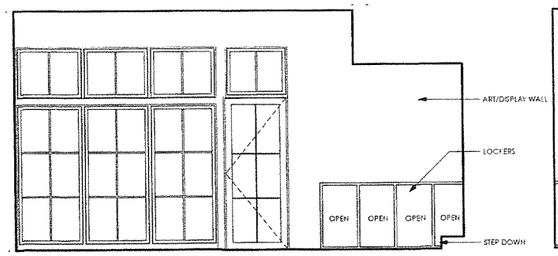
Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"X34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

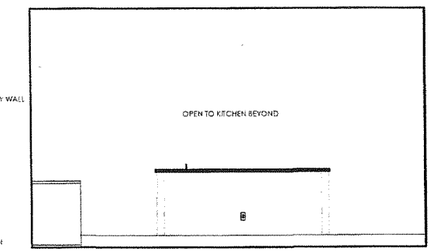
A6.01

Plotted On: 7/27/16

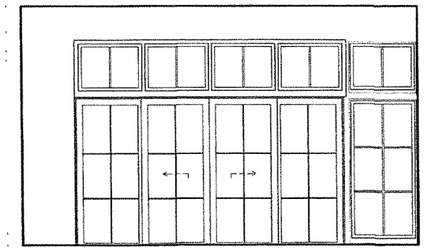
INTERIOR ELEVATIONS



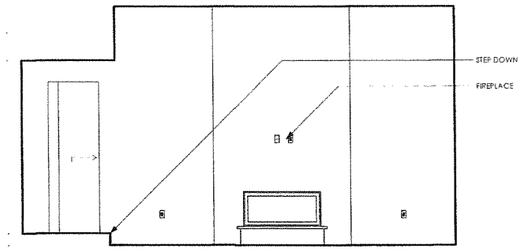
1 **LIVING East**
SCALE: 1/4" = 1'-0"



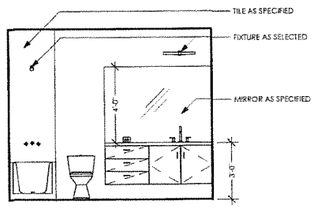
2 **LIVING South**
SCALE: 1/4" = 1'-0"



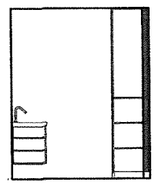
3 **LIVING North**
SCALE: 1/4" = 1'-0"



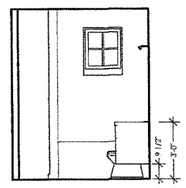
4 **LIVING West**
SCALE: 1/4" = 1'-0"



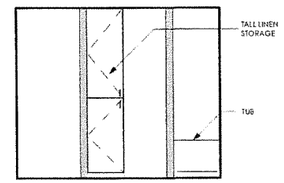
5 **BATH 2 East**
SCALE: 1/4" = 1'-0"



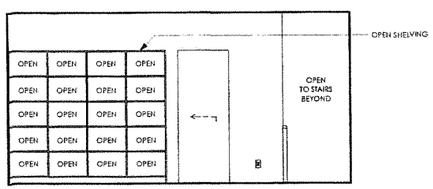
6 **BATH 2 South**
SCALE: 1/4" = 1'-0"



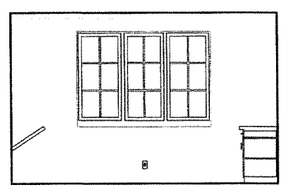
7 **BATH 2 North**
SCALE: 1/4" = 1'-0"



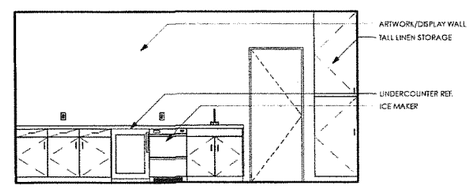
8 **BATH 2 West**
SCALE: 1/4" = 1'-0"



9 **FAMILY South**
SCALE: 1/4" = 1'-0"



10 **FAMILY West**
SCALE: 1/4" = 1'-0"



11 **FAMILY North**
SCALE: 1/4" = 1'-0"

JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE,
BLD. 4, SUITE 230
AUSTIN, TX 78752

[512] 323.0380
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A6.02

Plotted On: 7/27/16

INTERIOR ELEVATIONS

ENSURE CODE COMPLIANT DRAINAGE AWAY FROM FOUNDATION AND OFFSITE.

EXISTING SLAB-ON-GRADE OF UNKNOWN CONSTRUCTION. CAPPING SLAB PER LEON CHANDLER ASSOCIALTES PLAN DATED 9-20-84

DURING DEMOLITION, ENGINEER'S INSPECTION REQUIRED TO CONFIRM PRESENCE AND CONFIGURATION OF GRADE BEAM UNDER EXISTING SLAB. IF BEAM NOT PRESENT OR IS INADEQUATE TO SUPPORT COLUMN LOAD, 3'x3' FOOTING REINFORCED PER FOOTING DETAIL 1 WILL BE REQUIRED. NEW FOOTING TO EXTEND TO BOTTOM OF EXISTING GRADE BEAM BUT NOT LESS THAN 24" BELOW GRADE.

NEW CAPPING SLAB PER DETAIL 3.

NEW BRICK LEDGE PER DETAIL 2.

EXISTING 10"x20" (APPROX.) STRIP FOOTING. REINFORCING UNKNOWN.

HIDDEN FOOTING PER BRICK LEDGE DETAIL (TOP OF LEDGE MAY BE BELOW GRADE).

VAPOR BARRIER, DRAINAGE AND SUMP BELOW PIER AND BEAM PORTIONS OF FOUNDATION BY OTHERS.

EXISTING SLAB-ON-GRADE OF UNKNOWN CONSTRUCTION.

ADD STEP TO EXISTING SLAB-ON-GRADE PER DETAIL 5.

EXISTING SLAB-ON-GRADE PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

EXISTING STRIP FOOTING PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

NEW CAPPING SLAB PER DETAIL

2x10 @ 18" O.C. ADD 2x10 TO EACH EXISTING JOIST.

ADD GRADE #1 2x8 TO EACH SIDE OF EXISTING (2) 2x8 BEAM.

NEW POST AND FOOTING PER DETAIL (TYP.)

ADD 1 GRADE #1 2x10 TO EXISTING(2) 2x10 BEAM.

DOWEL NEW FOOTING STEEL 6" INTO INTO EXISTING FOOTING WITH EPOXY CEMENT.

ADD 2 GRADE #1 2x10 TO EXISTING (2) 2x10 BEAM.

(4) 2x10 BEAM

2x6 @ 16" O.C. ADD 2x6 TO EACH EXISTING JOIST.

REMOVE EXISTING FOOTING.

ENSURE DOUBLE JOIST UNDER PARALLEL WALLS (TYP.)

ADD 1 GRADE #1 2x8 TO EXISTING (2) 2x8 BEAM.

ADD 1 GRADE #1 2x8 TO EXISTING (2) 2x8 BEAM.

2x10 @ 18" O.C. ADD 2x10 TO EACH EXISTING JOIST.

(3) 2x10

NEW STRIP FOOTING PER DETAIL 4.

DOWEL NEW FOOTING STEEL 6" INTO INTO EXISTING FOOTING WITH EPOXY CEMENT.

EXISTING 10"Ø CONCRETE POST ON APPROXIMATE 24"x24"x6" THICK CONCRETE FOOTING. REINFORCING UNKNOWN.

EXISTING PIER AND BEAM FOUNDATION PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

REMOVE EXISTING FOOTING (TYP. THIS ROW)

HIDDEN FOOTING PER BRICK LEDGE DETAIL (TOP OF LEDGE MAY BE BELOW GRADE).

REPLACE ALL EXISTING WATER AND INSECT DAMAGED AND CRACKED FRAMING MEMBERS.

ATTACH EACH SIDE OF BEAMS TO EXISTING AND NEW POSTS WITH SIMPSON MSTA 15Z STRAPS. UNLESS POSITIVE CONNECTION PRESENT. (MINIMUM TWO REQUIRED PER POST. IF GIRDER SLPICED OVER POST FOUR STRAPS REQUIRED.

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955

MLAW FORENSICS, INC.

12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

(512) 366-5545

8-11-16

STATE OF TEXAS

DEAN R. READ

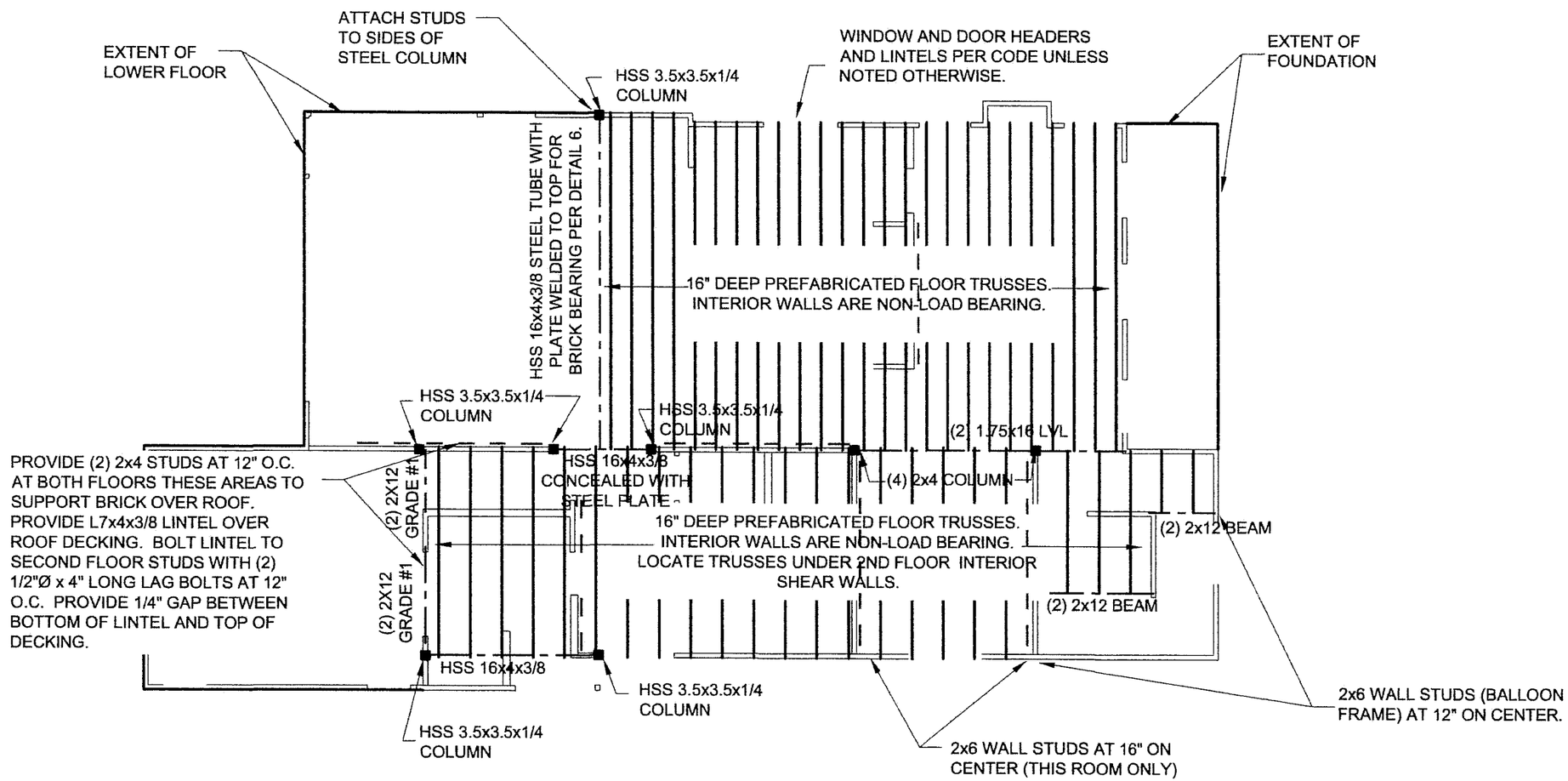
93533

LICENSED PROFESSIONAL ENGINEER

FOUNDATION PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

FLOOR DECKING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

LATERAL BRACING

PROVIDE 7/16" PLYWOOD STRUCTURAL PANELS TO ALL EXTERIOR WALLS. PANELS TO BE BLOCKED AND NAILED AT 4/8 WITH 8D COMMON NAILS. USE FULL SHEET WHERE EVER POSSIBLE.

— — 1x4 LET-IN, METAL LET-IN OR "X" STRAP. INSTALLATION ANGLE TO BE BETWEEEN 45° AND 60° FROM HORIZONTAL

STEEL COLUMNS TO EXTEND THROUGH FIRST FLOOR FRAMING AND BEAR DIRECTLY ON CONCRETE.

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955
MLAW FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750
(512) 306-5545

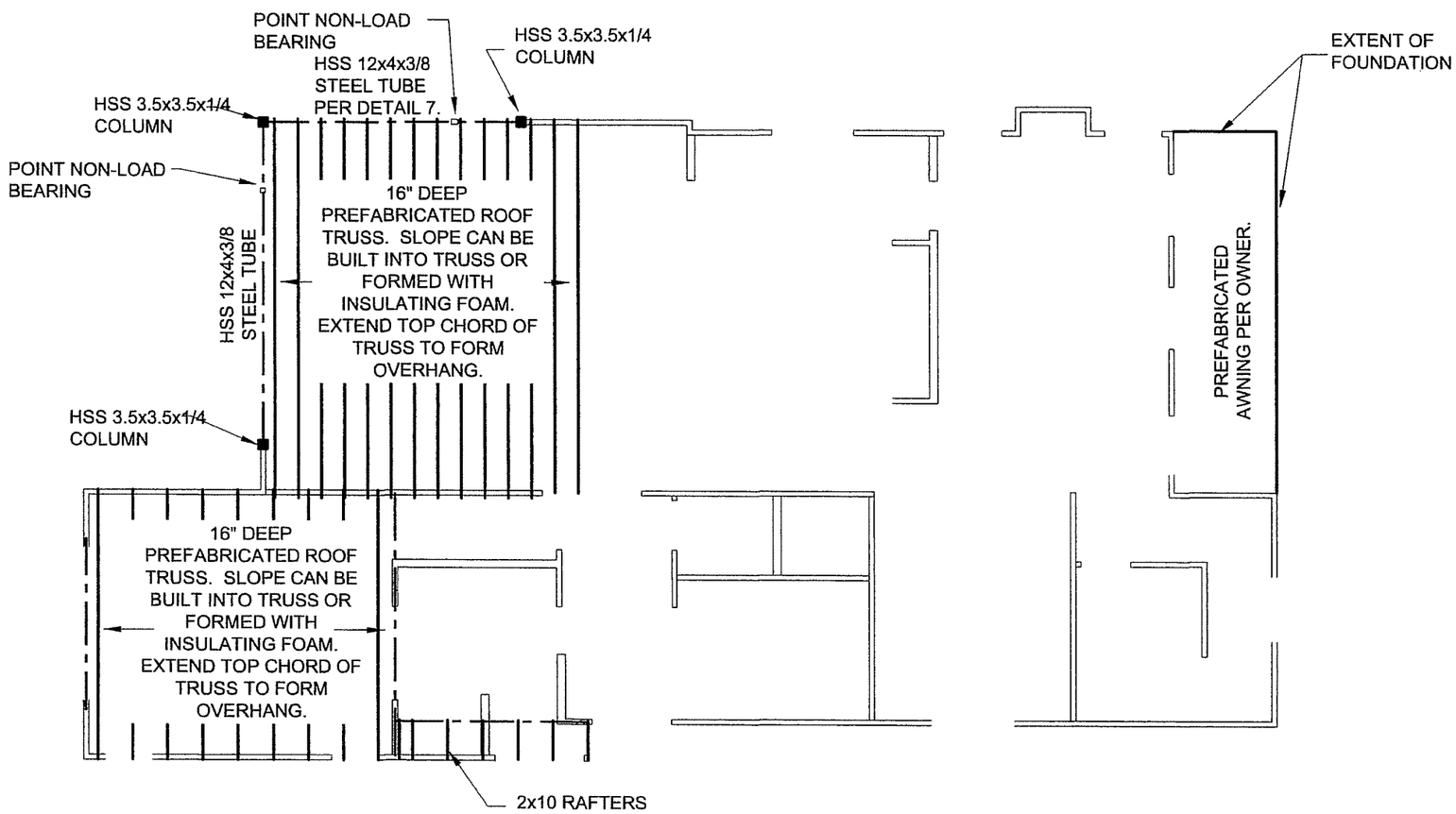
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

2ND FLOOR FRAMING PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

ROOF SHEATHING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955
MLAW FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750
(512) 366-5545

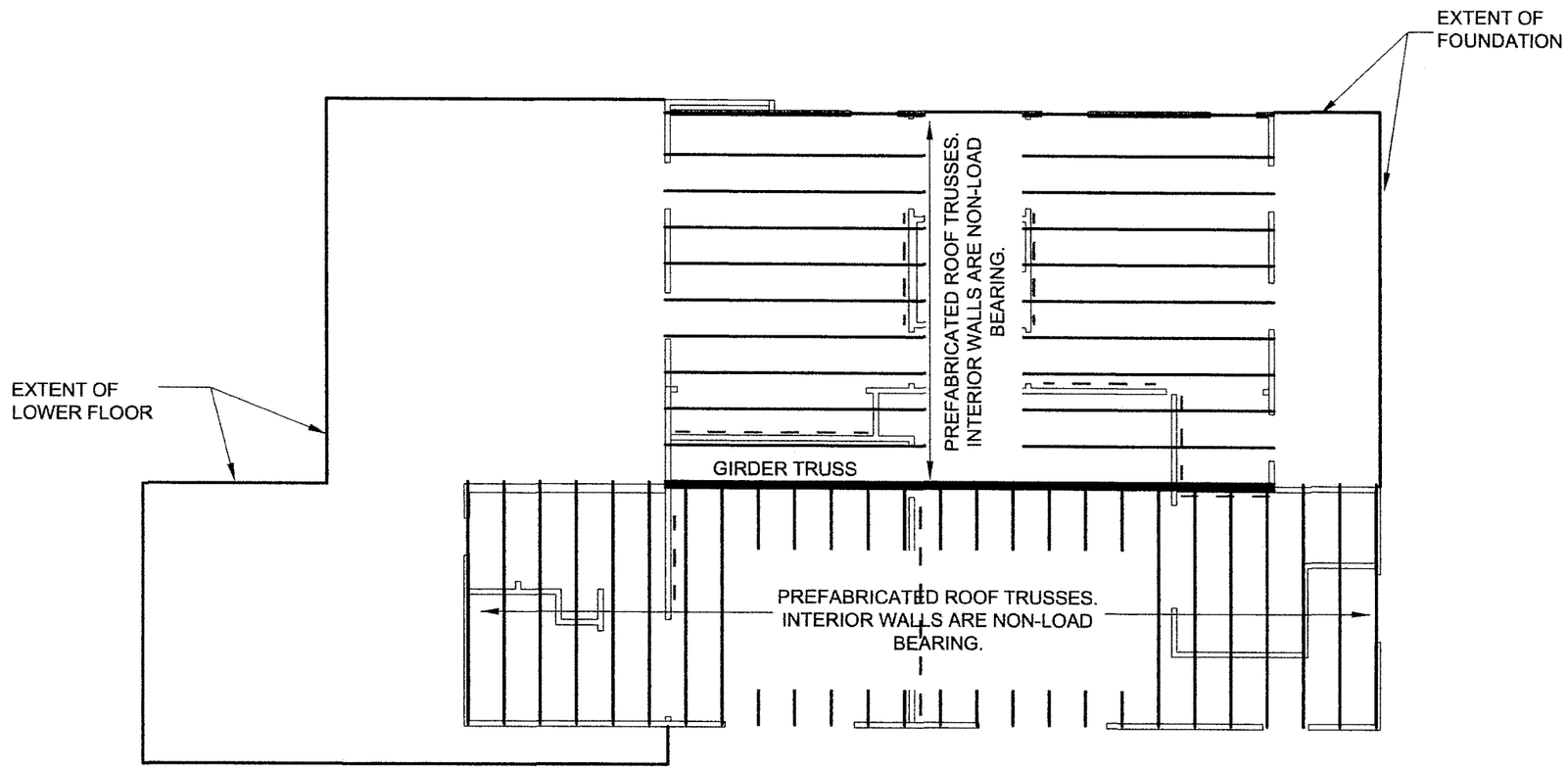
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

LOWER ROOF PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

ROOF SHEATHING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

LATERAL BRACING

PROVIDE 7/16" PLYWOOD STRUCTURAL PANELS TO ALL EXTERIOR WALLS. PANELS TO BE BLOCKED AND NAILED AT 4/8 WITH 8D COMMON NAILS. USE FULL SHEET WHERE EVER POSSIBLE.

— — 1x4 LET-IN, METAL LET-IN OR "X" STRAP. INSTALLATION ANGLE TO BE BETWEEEN 45° AND 60° FROM HORIZONTAL

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955
MLAW FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750
(512) 386-5545

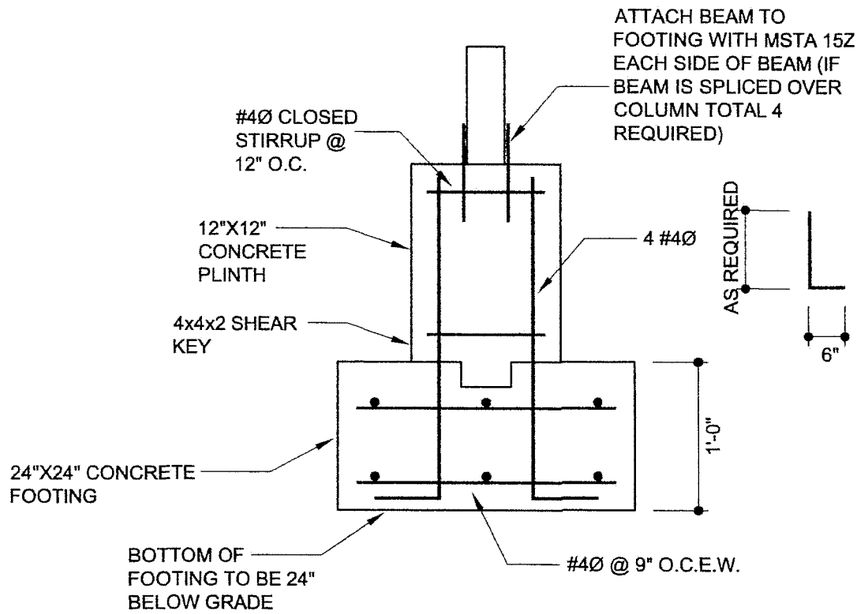
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

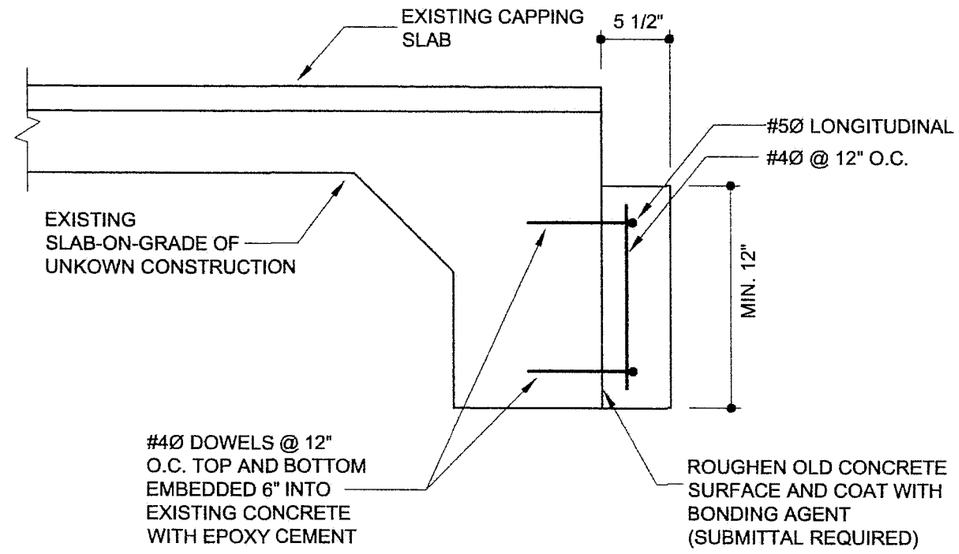
UPPER ROOF PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

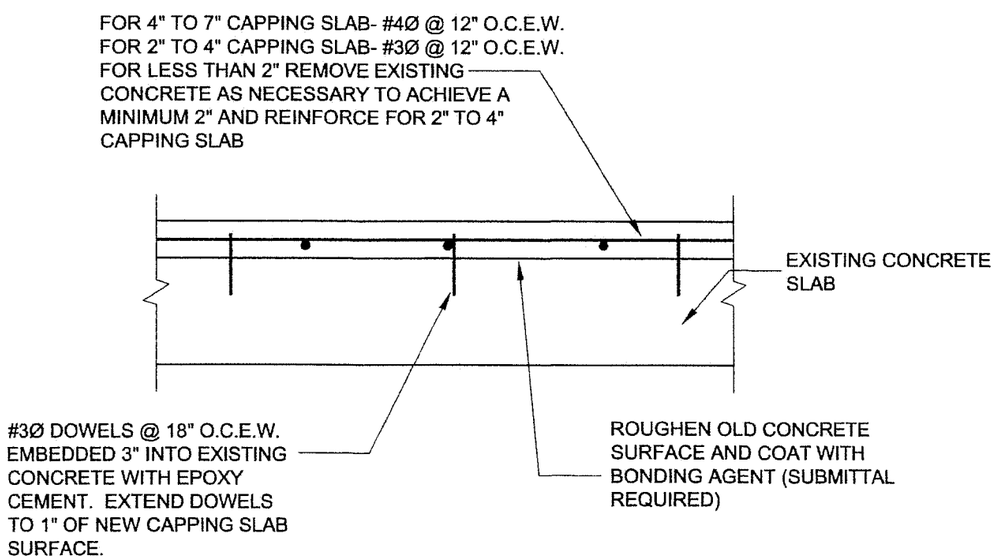
Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



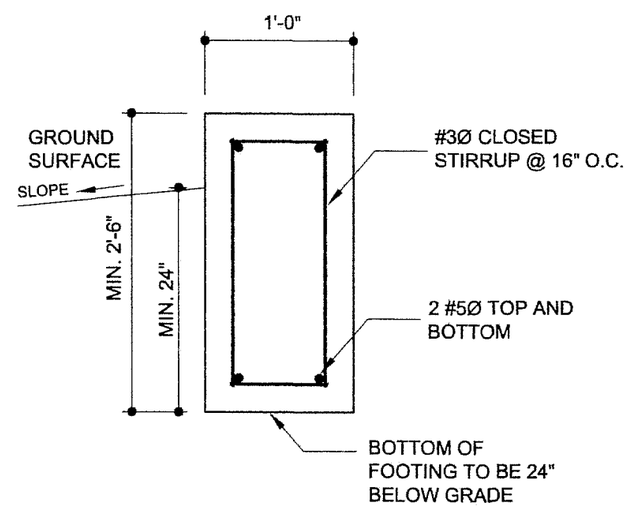
1 FOOTING DETAIL



2 BRICK LEDGE DETAIL



3 CAPPING SLAB DETAIL



4 STRIP FOOTING DETAIL

TEXAS REGISTERED ENGINEERING FIRM F-15955
MLAW FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750
(512) 306-5545

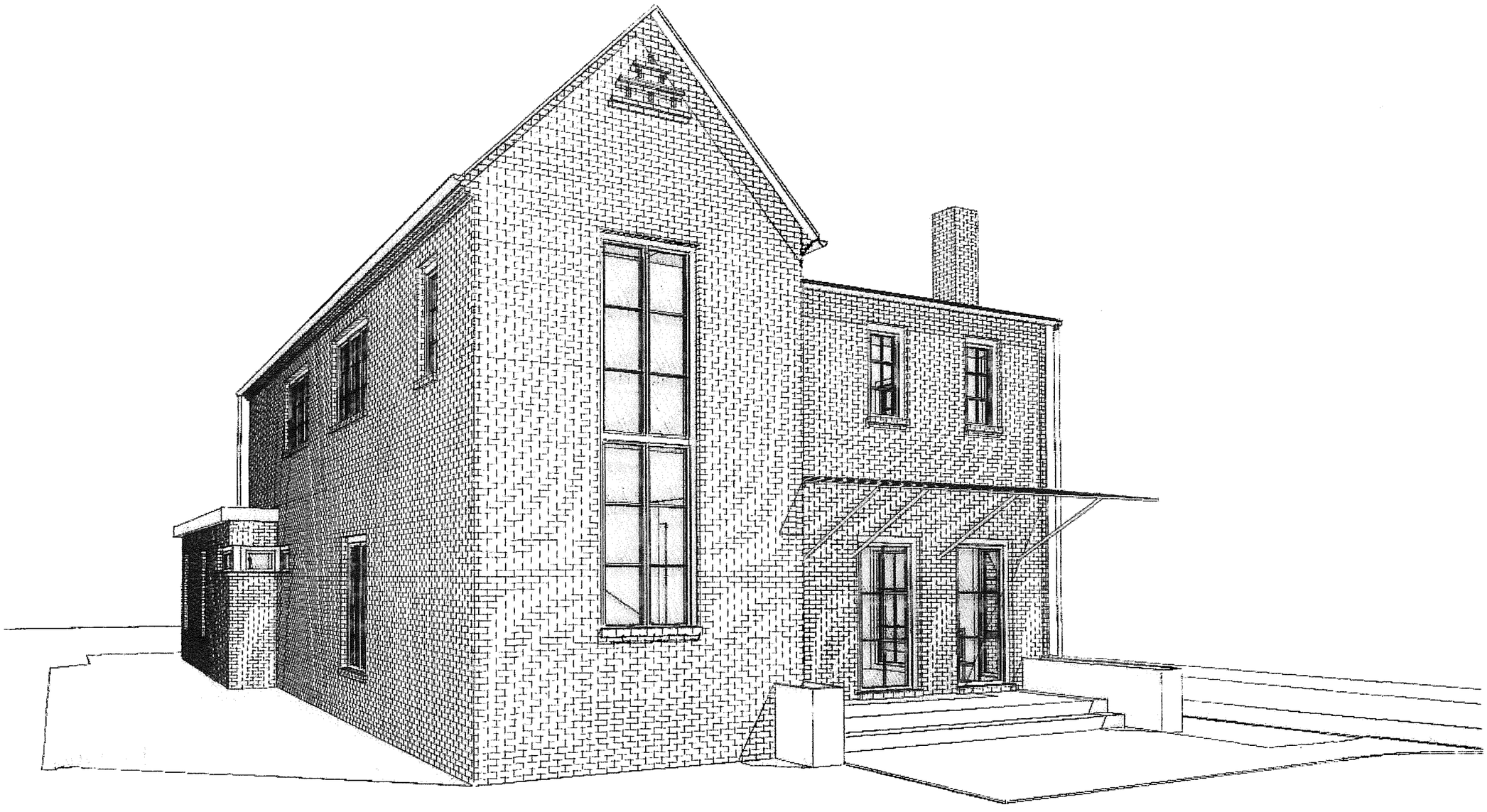
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

DETAILS

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



MEINZER RESIDENCE

JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE,
BLD. 4, SUITE 230
AUSTIN, TX 78752

(512) 323.0380
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A0

Plot

PROJECT GENERAL NOTES

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS DATED AND NOTED AS ISSUED FOR CONSTRUCTION AND SIGNED/SEALED BY THE ARCHITECT.
2. IF THESE DRAWINGS ARE NOTED AS A "BID SET", CONTRACTOR TO PROVIDE A COST ESTIMATE (BID) FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS AT THAT TIME. WITH ALLOWANCES PROVIDED FOR TYPICAL ITEMS / FINISHES THAT MAY NOT YET BE NOTED ON THE DRAWINGS. CONTRACTOR TO ASK QUESTIONS OF THE ARCHITECT AS NEEDED TO PROVIDE THE COST ESTIMATE (BID).
3. THE CONTRACTOR THAT IS IS SELECTED TO COMPLETE THE WORK SHALL PROVIDE A REVISED, DETAILED AND COMPLETE PROJECT COST ESTIMATE TO THE OWNER & ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. THIS REVISED PROJECT ESTIMATE IS TO BASED UPON THE STAMPED AND SEALED CONSTRUCTION DOCUMENTS PROVIDED BY THE ARCHITECT, STRUCTURAL ENGINEER, LANDSCAPE DESIGNER, INTERIOR DESIGNER, ETC. CONTRACTOR TO INCLUDE A CONTINGENCY COSTOF AT LEAST 10% OF THE ESTIMATED COST OF CONSTRUCTION AS PART OF THE PROJECT ESTIMATE.
4. ALL DEMOLITION SHALL BE DONE NEATLY AND WITHOUT DAMAGE TO THE REMAINING CONSTRUCTION. THE AREA SHALL BE CLEAR OF ALL DEBRIS, FLOOR COVERINGS AND ADHESIVE RESIDUE, ETC. AND LEFT CLEAN.
5. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.
6. CONTRACTOR TO CONFIRM & VERIFY LOCATION OF ALL STRUCTURES IN RELATION TO BUILDING LINES OR SETBACK, PROPERTY LINES AND EASMENTS. NOTIFY ARCHITECT IF DISCREPANCIES ARE DISCOVERED PRIOR TO COMMENCING WORK.
7. ARCHITECTURAL DRAWINGS ARE FOR DIAGRAMATIC PURPOSES ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. IF ANY QUESTIONS ARISE REGARDING DIMENSIONS, CONTACT ARCHITECT.
8. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR ACTUAL JOB CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORK AS INTENDED.
9. CONSTRUCTION MEANS, METHODS AND MATERIALS ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND ARE NOT DESCRIBED IN THESE PLANS, OTHER THAN THE DRAWN DETAILS SHOWN IN THE PLANS BY ARCHITECT AND/OR STRUCTURAL ENGINEER. EXACT DETAILING AND INSTALLATION OF MECHANICAL, ELECTRICAL, WATERPROOFING, FRAMING, GRADING, FLASHINGS, ETC. ARE TO BE DETERMINED BY AND THE RESPONSIBILITY OF THE CONTRACTOR.
10. PROJECT CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL PROVIDE ALL NECESSARY MATERIALS AND LABOR, COORDINATE TRADES, HANDLE SCHEDULING AND INTERFACE WITH THE OWNER AND ARCHITECT.
11. THE CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PRODUCT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, ATTORNEYS EXPENSES AND FEES, WHERE CLAIMS ARE FILED BY THEIR OWN EMPLOYEES OR ANY SUB-CONTRACTOR HIRED BY THE CONTRACTOR AND/OR THEIR EMPLOYEES. THIS INDEMNITY SHALL ALSO APPLY TO ANY CLAIMS FILED BY OTHERS BECAUSE OF THE WORK DONE BY THE CONTRACTOR.
12. THE ARCHITECT HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND DOES NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
13. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AS IF THEY WERE INDICATED ON THE DRAWINGS. ANY WORK FOR THE PROPER COMPLETION OF THE PROJECT, NOT SHOWN IN THE PLANS OR SPECIFICATIONS, SHALL BE PERFORMED IN A MANNER OF WHICH IS DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
14. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, FACE OF MASONRY OR CENTER LINE OF STEEL UNLESS OTHERWISE NOTED. INTERIOR ELEVATION DIMENSIONS ARE FROM FACE OF FINISH FLOOR, WALL OR CEILING, UNLESS OTHERWISE NOTED.
15. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
16. FOR INTERIOR RENOVATION WORK, THE CONTRACTOR SHALL SEAL OFF AREAS OF THE PROJECT THAT ARE NOT UNDER CONSTRUCTION, INCLUDING SEALING OFF HVAC DUCTWORK WHERE POSSIBLE, SO AS TO PROTECT AND PROVIDE A DUST FREE ENVIRONMENT IN NON-WORK AREAS.
17. UNLESS OTHERWISE NOTED, ALL EXTERIOR WALLS AND "WET" INTERIOR PLUMBING WALLS TO BE 2X6 STUD FRAMING. ALL INTERIOR WALLS TO BE 2X4 STUD FRAMING, UNLESS OTHERWISE NOTED.
18. UNLESS OTHERWISE NOTED, ALL "FLAT" ROOF TRUSSES TO BE BUILT IN THE MANNER OF A FLOOR TRUSS TO ALLOW FOR MAXIMUM WEB SPACING TO ALLOW FOR MECHANICAL, ELECTRICAL AND PLUMBING RUNS.
19. SUBMIT TO ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS FOR ALL MILLWORK, BREAK METAL, DECORATIVE / EXPOSED STEEL FABRICATION, PRECAST CONCRETE ELEMENTS, HVAC SUPPLY & RETURN REGISTERS, LIGHTING & POWER CONTROLS, ETC.
20. CONTRACTOR TO COORDINATE MILLWORK AND CABINETS WITH OTHER TRADES BEFORE INSTALLATION. THE CABINET SUBCONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS BEFORE INSTALLATION. VERIFY EQUIPMENT SIZES AND SPECIFICATIONS PRIOR TO FABRICATION AND INSTALLATION.
21. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL FLOOR RECESSES AND SLAB DROPS MATCH BETWEEN ARCHITECTURAL FLOOR PLANS AND STRUCTURALLY ENGINEERED FOUNDATION PLANS.
22. STRUCTURAL ENGINEERING AND DESIGN FOR ALL PARTS OF THIS PROJECT TO BE "DESIGNED BY OTHERS" AND STILL REQUIRES COORDINATION WITH ARCHITECT PRIOR TO INSTALLATION.
23. LOCATIONS OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN ON PROVIDED PLANS ARE DIAGRAMMATIC ONLY. ENGINEERING, DETAILS AND TECHNICAL DETAILING REQUIRED BY PERMITTING AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
24. CONTRACTOR TO PROVIDE CONCEALED WOOD BLOCKING WHERE REQUIRED IN ALL WOOD STUD WALLS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, LIGHTING, WALL HUNG AND BASE CABINETS, COUNTERTOPS, CLOSET RODS AND ALL OTHER ITEMS AND EQUIPMENT WHERE BLOCKING IS REQUIRED.
25. CONTRACTOR SHALL VERIFY ALL CONDITIONS AFFECTING STRUCTURAL ELEMENTS AND SHALL NOT CUT OR BORE INTO STRUCTURAL MEMBERS FOR THE INSTALLATION OF PLUMBING OR MECHANICAL SYSTEMS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.
26. THE COORDINATION, SIZING AND INSTALLATION OF THE HEATING, AIR CONDITIONING AND VENTILATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS MECHANICAL ENGINEER / SUBCONTRACTOR, PENDING REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.
27. CONTRACTOR TO PROVIDE DRAFT STOPPING AT ANY HVAC CHASE.
28. ALL ROOF VENTING, STACKS AND ROOF PENETRATIONS SHOULD BE LOCATED TO THE REAR OF THE STRUCTURE WHERE POSSIBLE AND NOT VISIBLE FROM THE STREET.
29. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS INCLUDING THE BUILDING PERMIT, DEMOLITION PERMIT HOA APPROVALS, CERTIFICATE OF OCCUPANCY, ETC.
30. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE BUILDING CODE(S) FOR JURISDICTION. CONSTRUCTION MUST ALSO COMPLY WITH ADDITIONAL RULES AND REGULATIONS WHERE PROJECT IS LOCATED WITHIN A HOA DISTRICT.
31. CONTRACTOR SHALL ENSURE THAT ALL DISTURBANCES TO THE EXISTING SITE ELEMENTS AND LANDSCAPING ARE KEPT TO A MINIMUM. DAMAGE TO EXISTING TREES AND/OR OWNER'S LANDSCAPING ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
32. PROVIDE TREE AND CRITICAL ROOT ZONE PROTECTION AS REQUIRED TO MAINTAIN HEALTH OF EXISTING TREES AND TO MEET/EXCEED ANY TREE PROTECTION REQUIREMENTS BY LOCAL CITY JURSIDICTIONS.
33. ALL PRE-WIRE DESIGN FOR SOUND, INTERCOM AND INTRUSION ALARM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND A/V SUBCONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT AND OWNER PRIOR TO INSTALL.
34. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK. CONTRACTOR SHALL REPLACE AND / OR RESTORE ALL MATERIALS STORED OR INSTALLED ON THE SITE SUBJECT TO DAMAGE OR THEFT.
35. THE CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES, WASTE COLLECTION AND CONTROLS AS REQUIRED FOR THE DURATION OF THE PROJECT.
36. THE PROJECT MANAGER (SUPERINTENDENT) IS TO BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION. IF THE OWNER IS NOT SATISFIED WITH THE PROJECT MANAGER, THE OWNER MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE EXISTING PROJECT MANAGER AND REPLACEMENT WITH A NEW PROJECT MANAGER THAT IS ACCEPTABLE TO THE OWNER. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER.
37. IF, FOR ANY REASON, THE OWNER OR ARCHITECT IS NOT SATISFIED WITH A SUBCONTRACTOR, THEY MAY REQUEST, AT ANY TIME, THE REMOVAL OF THE SUBCONTRACTOR AND REPLACEMENT WITH A NEW SUBCONTRACTOR THAT IS ACCEPTABLE TO THE OWNER / ARCHITECT. IF SUCH REQUEST IS MADE, THE CONTRACTOR IS TO COMPLY WITH THE REQUEST IN A TIMELY MANNER AND NOTIFY THE OWNER / ARCHITECT OF ANY POTENTIAL ADDITIONAL COSTS / FEES.
38. FOLLOWING THE OBTAINING OF THE CERTIFICATE OF OCCUPANCY AND THE REQUIRED FINAL INSPECTIONS, THE CONTRACTOR, OWNER, INTERIOR DESIGNER AND ARCHITECT SHALL HAVE A MEETING ON SITE TO COMPLETE A THOROUGH WALK THROUGH PUNCH LIST OF OUTSTANDING CONSTRUCTION ITEMS, CORRECTIONS, NON WORKING ELECTRICAL / MECHANICAL / PLUMBING, DAMAGED AREAS NEEDING REFINISHING, ETC. A THIS TIME, A CERTIFICATE OF SUBSTANTIAL COMPLETION SHALL BE ISSUED TO THE OWNER, FROM WHICH THE WARRANTY PERIOD SHALL COMMENCE. UPON COMPLETION OF ALL PUNCH LIST ITEMS TO THE OWNER'S SATISFACTION, THE FINAL RETAINER SHALL BE RELEASED TO THE CONTRACTOR PER THE CONTRACT TERMS SO THAT THE CONTRACTOR SHALL BE PAID IN FULL UPON COMPLETION OF THE PROJECT.
39. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND PROVIDE A CLEAN AND SANITIZED, MOVE-IN READY ENVIRONMENT FOR THE OWNER.
40. UPON PROJECT COMPLETION, CONTRACTOR TO PROVIDE OWNER WITH A ORGANIZED PRINTED BINDER RECORD OF ALL PRODUCT AND SUBCONTRACTOR WARRANTIES, PRODUCT DATA, EQUIPMENT MANUALS WITH MANUFACTURER WARRANTIES, A LIST OF PAINT COLOR / CODES PER ROOM AND ANY OTHER RELEVANT PROJECT / PRODUCT INFORMATION. CONTRACTOR TO ALSO PROVIDE OWNER WITH ANY REMAINING NON-RETURNABLE TILES, FLOORING, ETC. FOR FUTURE REPAIRS.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO INCLUDE AND INSTALL ALL ELECTRICAL AS REQUIRED BY ALL APPLICABLE CODES, WHETHER OR NOT INDICATED ON ARCHITECTURAL OR ELECTRICAL PLANS.
2. VERIFY ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT SHOWN IN ATTACHED PLANS AND SCHEDULES PRIOR TO COMMENCEMENT OF THE WORK. PROVIDE ELECTRICAL SUPPLY AS REQUIRED BY MANUFACTURER TO ACCOMMODATE NEW ELECTRICAL FIXTURES, OWNER SUPPLIED APPLIANCES, HVAC EQUIPMENT, EXHAUST FANS, STEAM GENERATORS, POOL EQUIPMENT, WATER HEATERS, ETC. AS PER MANUFACTURER'S RECOMMENDATIONS. LOCATION OF OUTLETS TO BE COORDINATED WITH EQUIPMENT AND INSTALLER, UNLESS OTHERWISE NOTED.
3. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS OR CONFLICTS WITH FRAMING MEMBERS WHICH WILL AFFECT THE PLANNED LOCATIONS OF ELECTRICAL FIXTURES AS INDICATED ON THE DRAWINGS.
4. CONTRACTOR TO CONFIRM ALL ELECTRICAL OUTLETS, INCLUDING FLOOR & CEILING OUTLETS AND SWITCH AND FIXTURE LOCATIONS IN PERSON WITH A WALK-THRU MEETING WITH THE OWNER & ARCHITECT PRIOR TO WIRING. PRIOR TO WALK THRU, ELECTRICAL ROUGH BOXES ARE TO BE NAILED IN PLACE, BUT NOT WIRED, UNTIL FINAL LOCATIONS ARE APPROVED BY THE OWNER & ARCHITECT.
5. SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE DWELLING UNIT. SMOKE ALARMS SHALL BE PROVIDED AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, IF APPLICABLE. ON EACH ADDITIONAL STORY, INCLUDING BASEMENTS AND HABITABLE ATTICS.
6. PROVIDE CARBON MONOXIDE / SMOKE COMBINATION DETECTORS WHEN GAS FUELED APPLIANCES ARE PROVIDED IN THE PROJECT AND WHEN AN ATTACHED GARAGE IS PRESENT.
7. ALL SMOKE DETECTORS, SPEAKERS AND OTHER LOW VOLTAGE CEILING MOUNTED DEVICES TO ALIGN WITH ADJACENT LIGHT LOCATIONS AS INDICATED ON ELECTRICAL PLANS.
8. ALL SYMBOLS WITH # DESIGNATION SHALL BE MOUNTED AT SPECIFIED # OF INCHES ABOVE FINISH FLOOR.
9. ALL KITCHEN & BATHROOM RECEPTACLES THAT SERVE COUNTERTOPS TO BE ON A GROUND FAULT PROTECTED CIRCUIT. INSTALL CIRCUIT BREAKERS THAT PROVIDE THE GFCI PROTECTION SO THAT IF A PROTECTED OUTLET IS TRIPPED, THE OWNER WILL NEED TO GO TO THE BREAKER PANEL TO RESET THE CIRCUIT. RECEPTACLES TO BE MOUNTED 6" ABOVE THE NOMINAL WORKING SURFACE, UNLESS OTHERWISE NOTED.
10. REFRIGERATOR / FREEZER RECEPTACLES TO BE MOUNTED AT 44" AFF, UNLESS OTHERWISE NOTED.
11. MICROWAVE RECEPTACLES SHALL BE 20 AMP ON A DEDICATED CIRCUIT, LOCATION TO BE DETERMINED IN FIELD.
12. CLOTHES WASHER TO HAVE DEDICATED 20 AMP RECEPTACLE MOUNTED AT 44" AFF, UNLESS OTHERWISE NOTED.
13. CLOTHES DRYER TO HAVE DEDICATED 220V, 30 AMP SINGLE OUTLET AT 44" AFF, UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR RECEPTACLES TO BE GFCI AND WEATHER PROTECTED.
15. ALL RECEPTACLES LOCATED WITHIN 6'-0" OF WET AREAS AND IN GARAGE TO BE GFCI PROTECTED.
16. ELECTRICAL RECEPTACLE HEIGHTS, WHERE NOT INDICATED ON THE DRAWINGS, SHALL BE LOCATED NO HIGHER THAN 15" AFF PER THE CITY OF AUSTIN'S VISITABILITY ORDINANCE.
17. ALL BATHROOMS AND LAUNDRY ROOMS TO HAVE DEDICATED 20 AMP BRANCH CIRCUITS.
18. ALL BEDROOMS MUST HAVE ARC FAULT CIRCUIT INTERRUPTOR PROTECTION
19. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE MOUNTED AT 42" ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. REFER TO INTERIOR ELEVATIONS FOR NON STANDARD SPECIFIC MOUNTING HEIGHTS.
20. INSTALL DECORA STYLE SWITCHES, RECEPTACLES AND COVER PLATES AS SHOWN ON ELECTRICAL PLANS UNLESS OTHERWISE NOTED.
21. UNLESS NOTED OTHERWISE, DECORA SWITCHES AND PLATES TO BE WHITE PLASTIC. WHERE DEVICES ARE LOCATED IN / ON MILLWORK, MIRRORS, TILE, CONCRETE, ETC. VERIFY WITH ARCHITECT ALTERNATIVE DEVICE COLOR (IVORY, GRAY, BROWN, BLACK, OR METAL) PRIOR TO INSTALL.
22. GANG ADJACENT SWITCHES / RECEPTACLES / DATA / COAXIAL OUTLETS IN SINGLE COVER PLATE WHEREVER MULTIPLE INSTANCES EXIST, WITH A MAXIMUM OF (5) DEVICES PER PLATE. WHERE ADDITIONAL DEVICE PLATES ARE REQUIRED, ALIGN PLATES HORIZONTALLY (SIDE BY SIDE) WHERE WALL SPACE PERMITS.
23. ALL LIGHT FIXTURES WITHOUT LOCATION DESIGNATION TO BE CENTERED IN ROOM. ALL OTHER LIGHT FIXTURES TO ALIGN AS SHOWN ON ELECTRICAL PLANS.
24. ALL RECESSED LIGHT TRIMS TO BE PAINTED TO MATCH CEILING COLOR. RECESSED LIGHT BAFFLES TO BE WHITE OR SPECULAR CLEAR AT OWNERS OPTION UNLESS OTHERWISE NOTED. VERIFY WITH LIGHTING SCHEDULE.
25. PROVIDE 3' OF COILED WIRE AT ALL VANITY LIGHT LOCATIONS TO ALLOW FOR IN FIELD POSITIONING OF WALL MOUNT LIGHT FIXTURES.
26. PROVIDE POWER FOR MOTORIZED SHADES AT OWNER'S OPTION. COORDINATE REQUIRED LOCATIONS WITH OWNER & ARCHITECT PRIOR TO INSTALL.
27. CONTRACTOR TO CONFIRM ALL LOCATIONS OF ELECTRICAL PANELS, SUBPANELS, METERS, ETC WITH ARCHITECT PRIOR TO INSTALL (WHEN NOT LOCATED WITHIN DESIGNATED UTILITY CLOSETS, ATTICS, CRAWL SPACES, ETC). CONTRACTOR TO MAKE BEST EFFORT TO LOCATE EQUIPMENT IN CONCEALED LOCATIONS.
28. CONTRACTOR SHALL PROVIDE A DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF ELECTRICAL PANEL.
29. ALL LOW VOLTAGE CONTROLS, PANELS, AND EQUIPMENT ARE TO ALIGN WITH (SIDE BY SIDE) AND BE LOCATED ADJACENT TO SWITCHES. CONFIRM LOCATIONS WITH OWNER & ARCHITECT PRIOR TO WIRING.
30. DOOR BELL CHIME TO BE NuTone LA14WH RECESSED UNIT OR SIMILAR. PAINT GRILL TO MATCH ADJACENT WALL COLOR. COORDINATE LOCATION IN FIELD WITH OWNER + ARCHITECT.

ABBREVIATIONS

ACP	ACOUSTICAL CEILING PANEL
AC	AIR CONDITIONING CONDENSING UNIT
ADA	AMERICANS WITH DISABILITIES ACT
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
ARCH	ARCHITECT
BATH	BATHROOM
BF	BOARD FORMED CONCRETE
BLDG	BUILDING
CAB	CABINET
CH	CEILING HEIGHT
CIP	CAST IN PLACE
CL	CLOSET
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CRPT	CARPET
CT	COUNTERTOP
DF	DOUGLAS FIR
DN	DOWN
DRY	CLOTHES DRYER
DTL	DETAIL
DWG	DRAWING
DW	DISH WASHER
ELEC	ELECTRIC / ELECTRICAL
ELEV	ELEVATION
EQ	EQUAL
ETR	EXISTING TO REMAIN
EXT	EXTERIOR
EXIST	EXISTING
GFI	GROUND FAULT CIRCUIT INTERUPTER
HM	HOLLOW METAL
FD	FLOOR DRAIN
FIN	FINISH
FLR	FLOOR
FRDG	REFRIGERATOR
FREEZ	FREEZER
FT	FEET
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB - FROST FREE
HM	HOLLOW METAL
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IC	IN CEILING
INSUL	INSULATION
INT	INTERIOR
KSI	KIPS PER SQUARE INCH
LED	LIGHT-EMITTING DIODE
LIN	LINEN
LVL	LAMINATED VENEER LUMBER
MANF	MANUFACTURER
MARB	MARBLE
MAX	MAXIMUM
MEMB	MEMBRANE
MIN	MINIMUM
MR	MOISTURE RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PLY	PLYWOOD
PNT	PAINT
PT	PRESSURE TREATED
QTY	QUANTITY
REQ	REQUIRED
RM	ROOM
ROB	RUN OF BANK
RTRN	HVAC RETURN
SCF	SATIN CLEAR FINISH
SD	SMOKE DETECTOR
SFG	STORE FRONT GLASS
SHWR	SHOWER
SPF	SPRUCE-PINE-FIR
SP	SPEAKER
SQFT	SQUARE FOOT
STD	STANDARD
STL	STEEL
SUSP	SUSPENDED
TBD	TO BE DETERMINED
T&G	TONGUE AND GROOVE
TLT	TOILET
TPO	THERMOPLASTIC POLYOLEFIN ROOF MEMBRANE
TV	TELEVISION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
W/	WITH
WASH	CLOTHES WASHER
W / D	STACKED WASHER & DRYER
WD	WOOD
WH	WATER HEATER
WIN	WINDOW
WP	WATER PROOF
WR	WATER RESISTANT

SYMBOLS KEY

1 A1.01 — BUILDING SECTION KEY

1 A1.01 — DETAILED WALL SECTION KEY

1 A1.01 — EXTERIOR ELEVATION KEY

1 A1.01 2 3 4 — INTERIOR ELEVATION KEY

A 1 A501 — PARTITION TYPE KEY

1 A1.01 — ENLARGED PLAN OR DETAIL REFERENCE KEY

D1 — DOOR TYPE KEY

W5 — WINDOW TYPE KEY

100 — SPOT ELEVATION MARKER

FIRST FLOOR 0'-0" — LEVEL MARKER

03 — REVISION CLOUD

PROJECT TEAM

ARCHITECT:
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7010 EASY WIND DRIVE, SUITE 230
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PHONE: 512.230.0380
PROJECT MANAGER: EMMIE BRADY

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

SOILS & GEOTECHNICAL ENGINEER:

CIVIL ENGINEER:

SURVEYOR:
B&G SURVEYING, LLC
7404 WEST NORTH LOOP BLVD.
AUSTIN, TEXAS 78756
PHONE: 512-458-6969

SHEET INDEX

ID	SHEET TITLE
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A0.02	GENERAL NOTES + SCHEDULES
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A1.02	SITE PLAN - PROPOSED
A1.03	MOMANSION TENT DIAGRAMS
A1.04	EXISTING FIRST FLOOR PLAN
A1.05	PROPOSED DEMOLITION PLAN
A1.06	PROPOSED FIRST FLOOR PLAN
A1.07	PROPOSED SECOND FLOOR PLAN
A1.08	PROPOSED ROOF PLAN
A2.01	EXISTING EXTERIOR ELEVATIONS
A2.02	EXISTING EXTERIOR ELEVATIONS
A2.03	EXTERIOR ELEVATIONS
A2.04	EXTERIOR ELEVATIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A4.01	WINDOW/DOOR SCHEDULES
A5.01	FIRST FLOOR RCP / LIGHTING PLAN
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A5.03	SECOND FLOOR RCP / LIGHTING PLAN
A5.04	SECOND FLOOR POWER PLAN
A6.01	INTERIOR ELEVATIONS
A6.02	INTERIOR ELEVATIONS

SITE INFORMATION

ZONING TYPE — SF-3, NP

LEGAL DESCRIPTION — LOT 2, AND THE EAST 10' OF LOT 1, SUBDIVISION: BRYKER WOODS
VOLUME 3, PAGE 242, PLAT RECORDS, TRAVIS COUNTY, TEXAS

AREA CALCULATIONS

MEINZER 1613 MOHLE DRIVE					ZONING: SF-3-NP			
AREA CALCULATIONS					LOT AREA:		10,125	SQFT.
AREA DESCRIPTION	EXISTING SQFT.	EXIST. %	NEW / ADDED SQFT.	TOTAL SQFT.	NEW %	ALLOWED %	COMPLIANCE?	REMAINING AVAIL. SQFT.
IMPERVIOUS COVERAGE CALCULATIONS								
A) 1ST FLOOR CONDITIONED AREA	2098		63	2161				
B) 2ND FLOOR CONDITIONED AREA			1382	1382				
C) 3RD FLOOR CONDITIONED AREA				0				
D) BASEMENT				0				
E) ATTACHED COVERED PARKING (GARAGE OR CARPORT)				0				
F) DETACHED COVERED PARKING (GARAGE OR CARPORT)				0				
G) UNCOVERED WOOD DECKS (COUNTED AT 100%)				0				
H-1) COVERED PATIO				0				
H-2) COVERED PORCH	0		131	131				
I) BALCONY				0				
J) OTHER COVERED OR ROOFED AREAS				0				
TOTAL BUILDING AREA	2098		1576	3674				
TOTAL BUILDING COVERAGE	2098	20.7%	194	2161	21.3%	40.0%	YES	1889 SQFT.
K) DRIVEWAY	624		313	1127				
L) SIDEWALKS	152		191	343				
M) UNCOVERED PATIO			257	257				
N) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0		0	0				
O-1) AC PADS	9		9	18				
O-2) FLATWORK				0				
P-1) POOL COPING				0				
P-2) RETAINING WALLS	111		0	111				
P-3) ROOF PROJECTIONS GREATER THAN 24"				0				
TOTAL SITE IMPERVIOUS COVERAGE	3194	31.5%	964	4027	39.8%	45.0%	YES	529.25 SQFT.
Q) POOL				0				
R) SPA				0				
GROSS FLOOR AREA CALCULATIONS								
1ST FLOOR CONDITIONED AREA	2098		63	2161				
2ND FLOOR CONDITIONED AREA	0		1282	1382				
3RD FLOOR CONDITIONED AREA	0		0	0				
AREA W/ CEILINGS GREATER THAN 15' HIGH				0				
GROUND FLOOR PORCH (FULL EXEMPTION APPLIED)	0		131	0				
GROUND FLOOR PORCH (200 SQFT EXEMPTION)	0		0	0				
BASEMENT	0		0	0				
ATTIC				0				
ATTACHED GARAGE (200 SQFT EXEMPTION)	0		0	0				
DETACHED GARAGE (450 SQFT EXEMPTION)	0		0	0				
ACCESSORY BUILDINGS	144			144				
TOTAL GROSS FLOOR AREA	2242		1576	3687	36.4%	40.0%	Y	363 SQFT.

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 14807 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

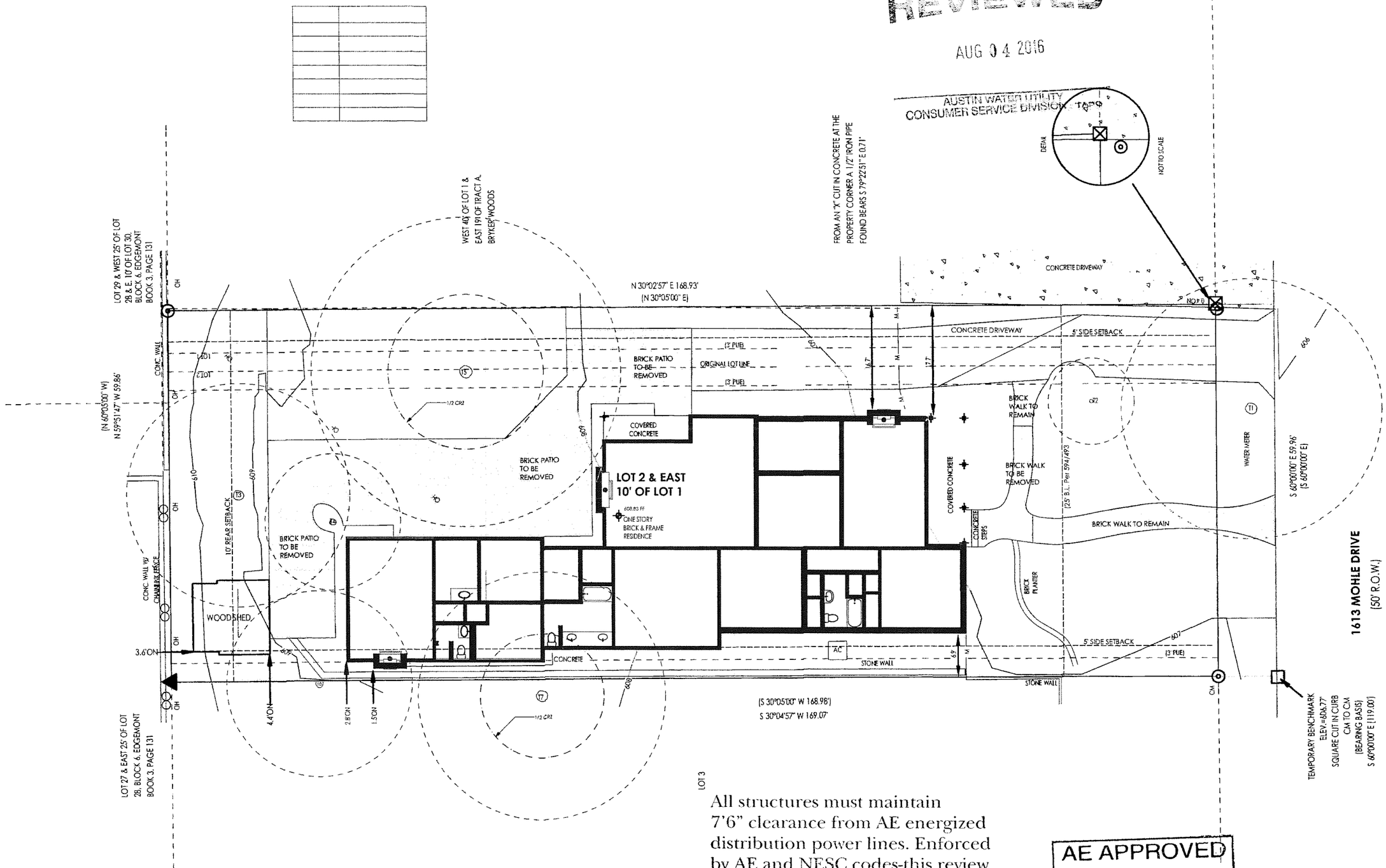
A0.02

Plotted On:

REVIEWED

AUG 04 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION



All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED
AUG 03 2016
217-225
JGM

1 SITE PLAN - EXISTING
SCALE: ~~1/8"~~ 16 = 1'0"

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS 807

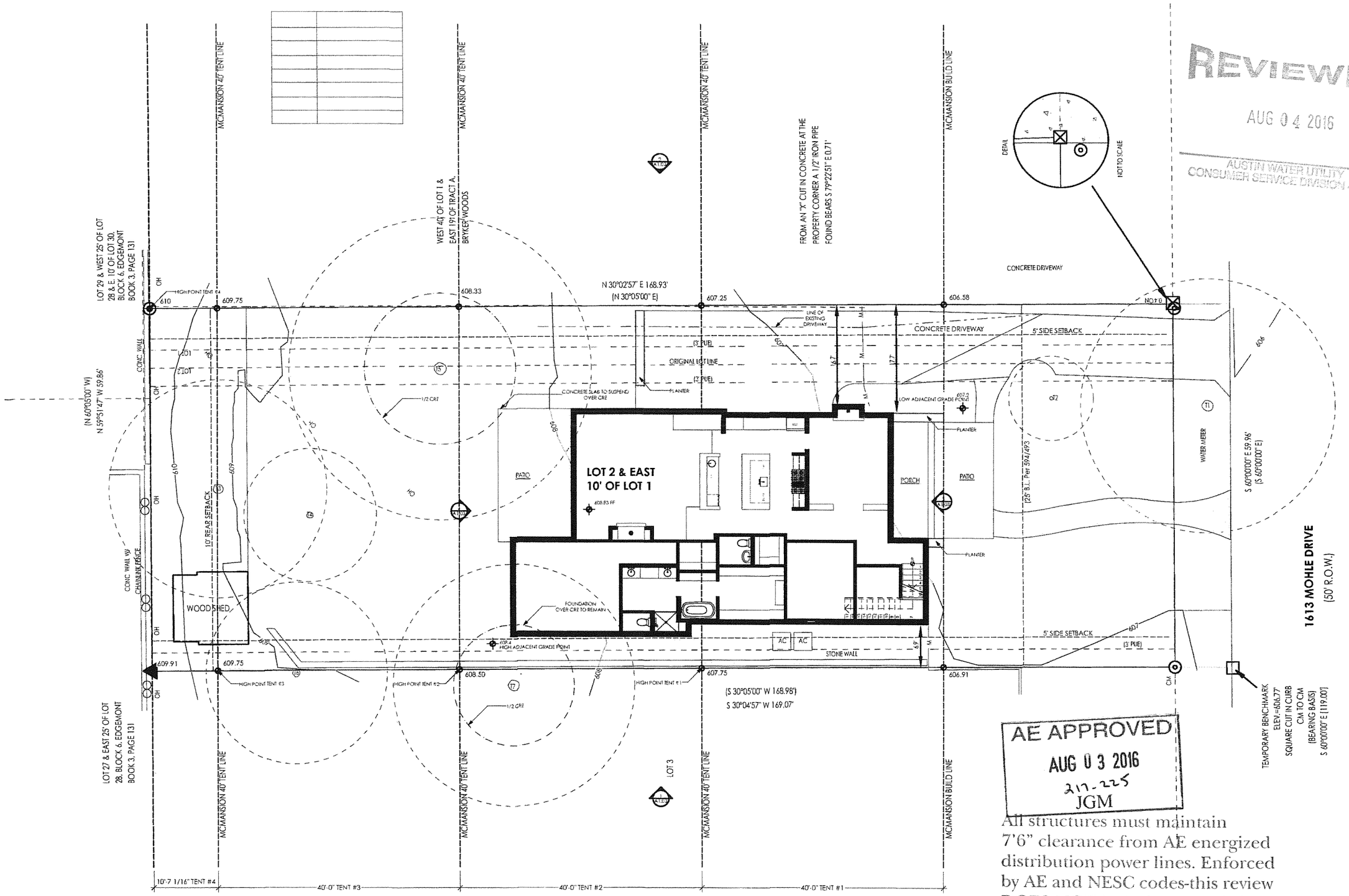
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.01

Plotted On: 7/27/16



REVIEWED
AUG 04 2016
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED
AUG 03 2016
217-225
JGM

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

1 **SITE PLAN - PROPOSED**
SCALE: ~~1/8"~~ 1/16" = 1'-0"

N

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

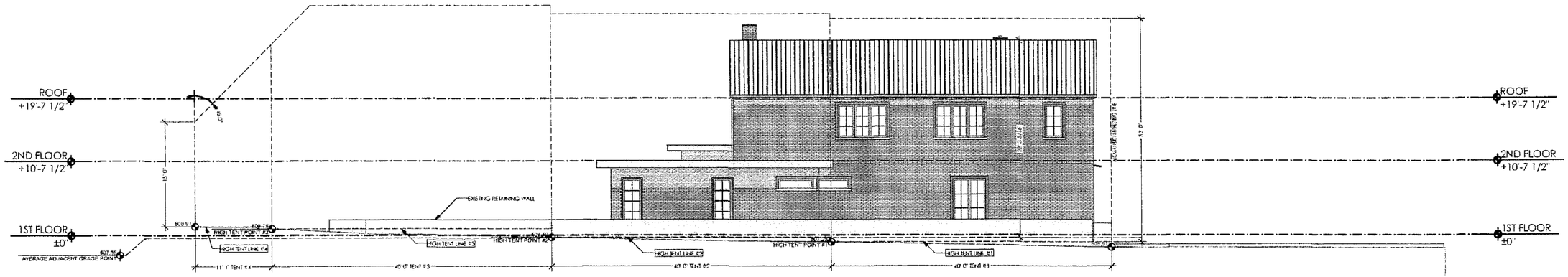
REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

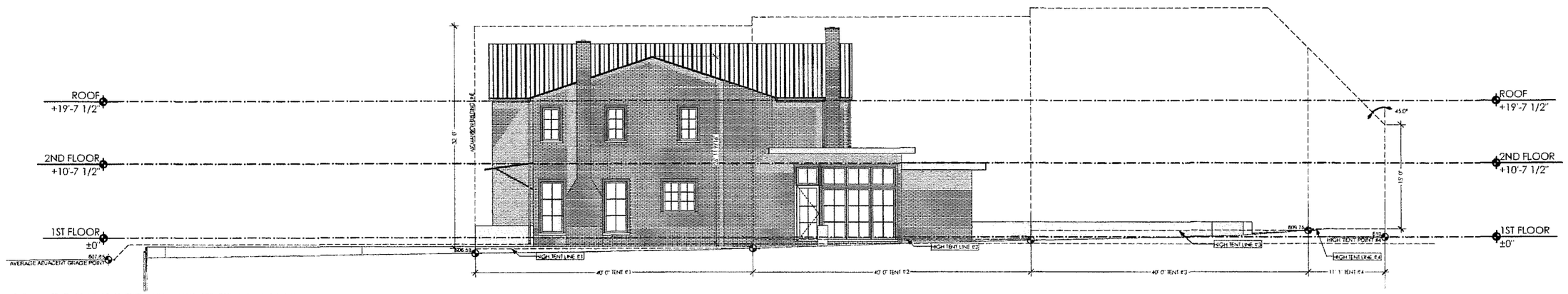
A1.02

Plotted On: 7/27/16



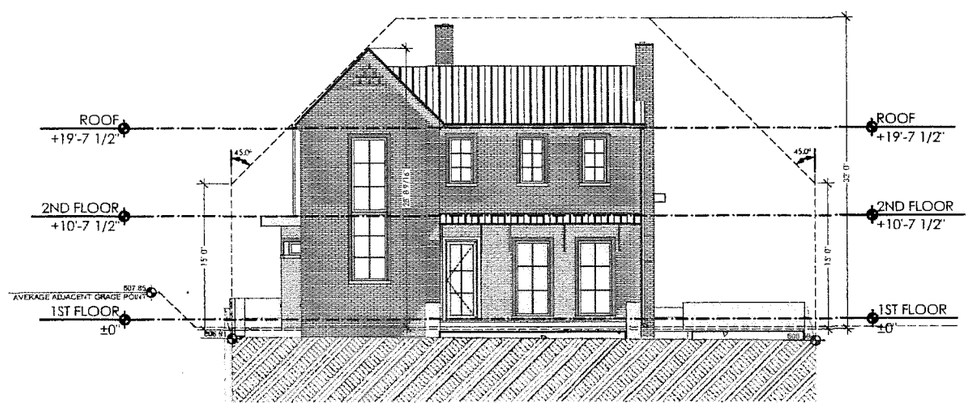
1 PROPOSED EAST ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



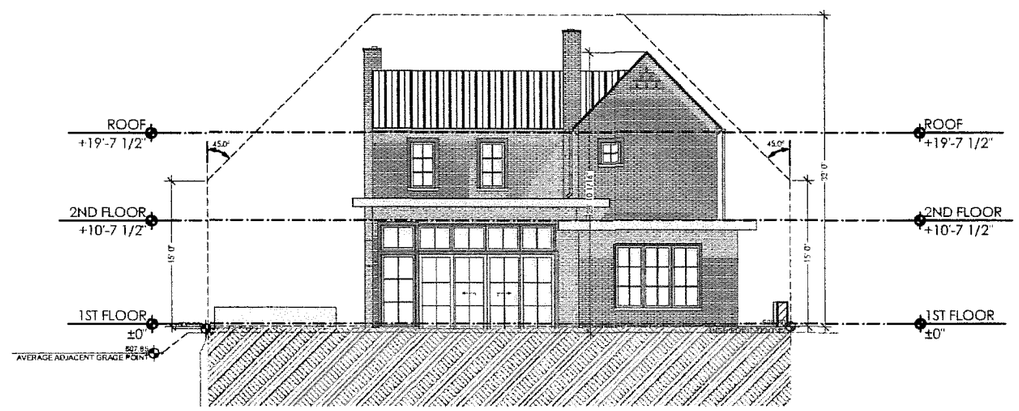
2 PROPOSED WEST ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



3 PROPOSED NORTH ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"



4 PROPOSED SOUTH ELEVATION

SCALE: ~~1/8"~~ 1/16" = 1'-0"

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MEINZER RESIDENCE

1013 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

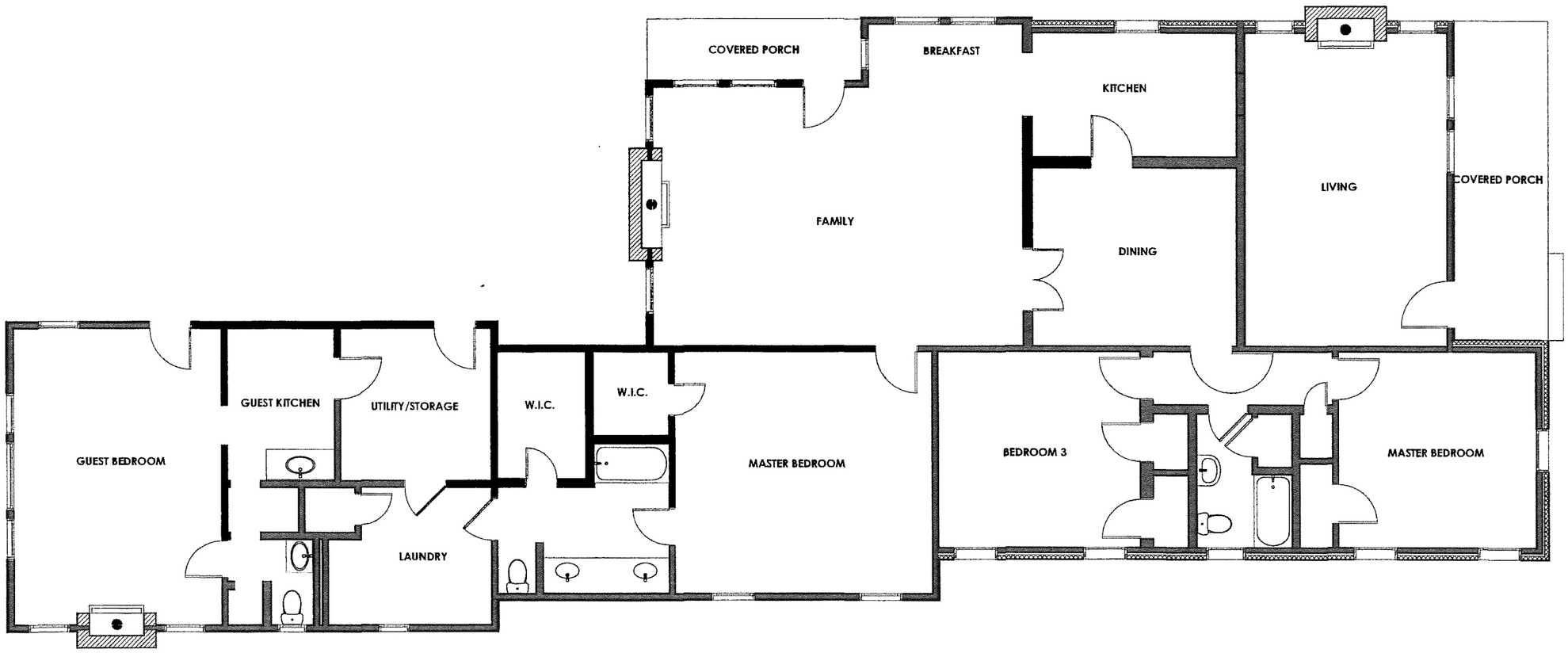
SHEET IS FORMATTED TO 22"X34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.03

Plotted On: 7/27/16

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **EXISTING FIRST FLOOR**
SCALE: 1/4" = 1'-0"

N

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1613 MOHLE DRIVE
Austin, TX. 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 18074 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

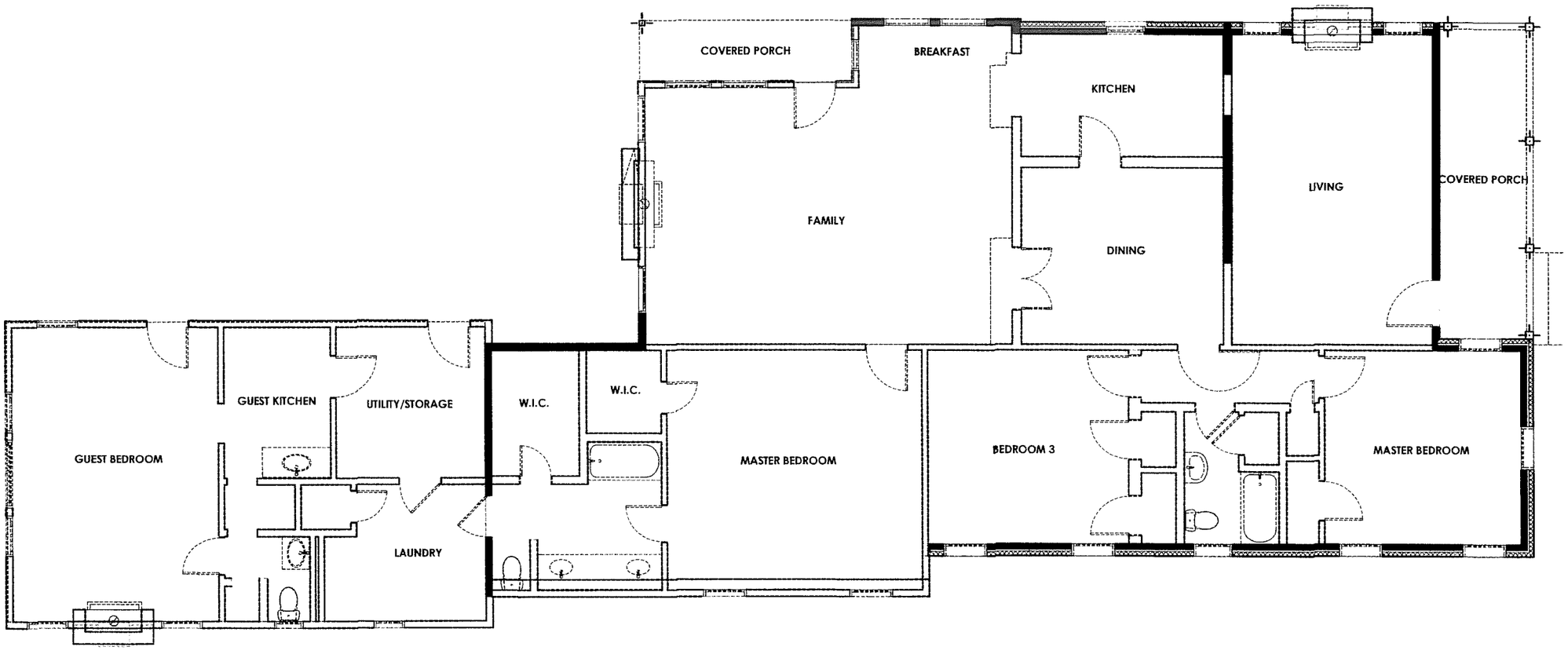
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.04

Plotted On: 7/27/16

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



LENGTH OF EXISTING EXTERIOR WALLS TO REMAIN: 51.9%

1 PROPOSED FIRST FLOOR DEMO

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

N

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8017 STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

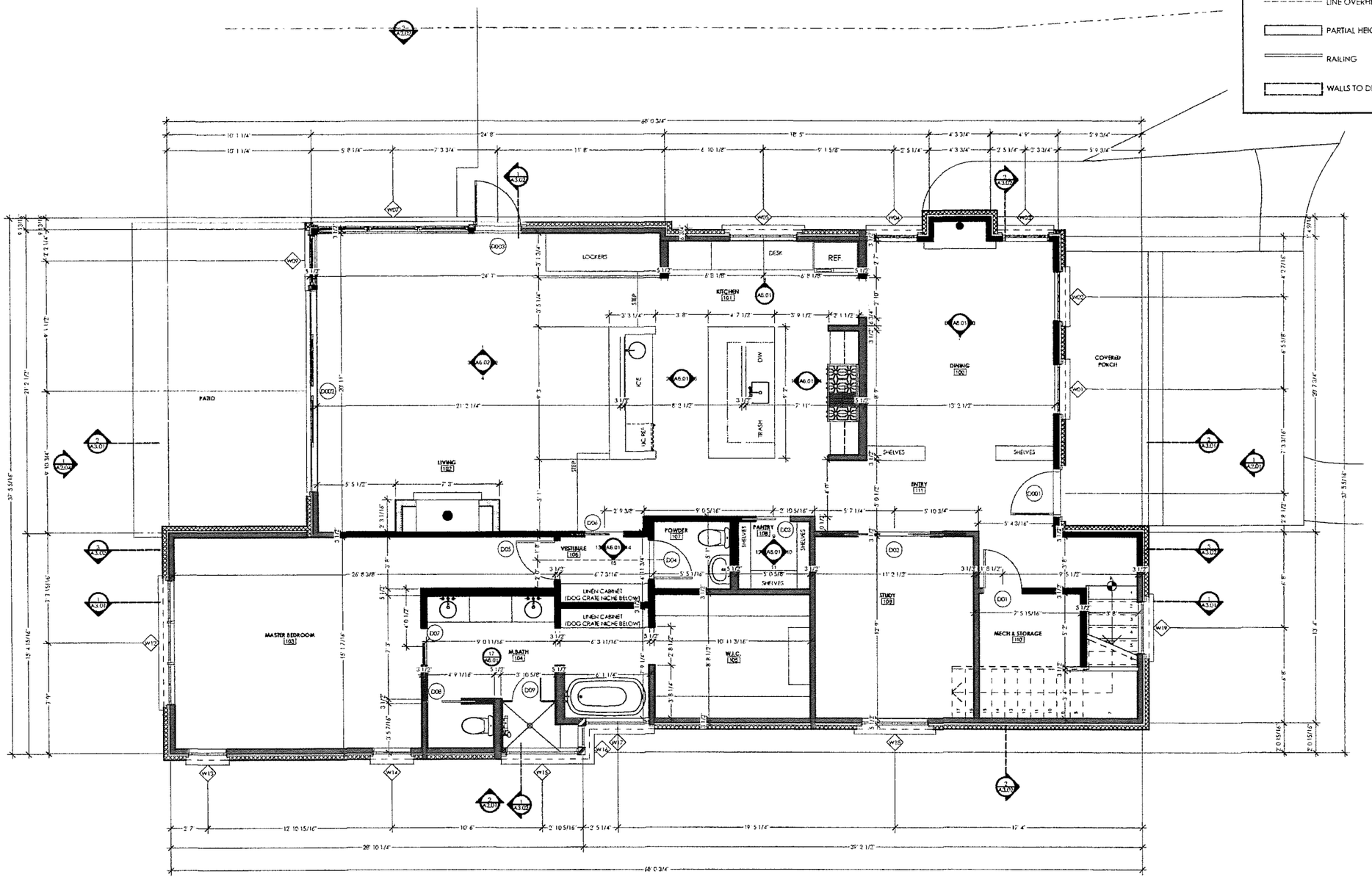
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.05

Plotted On: 7/27/16

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 PROPOSED FIRST FLOOR

SCALE: ~~1/4~~ 1/8" = 1'-0"

N

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

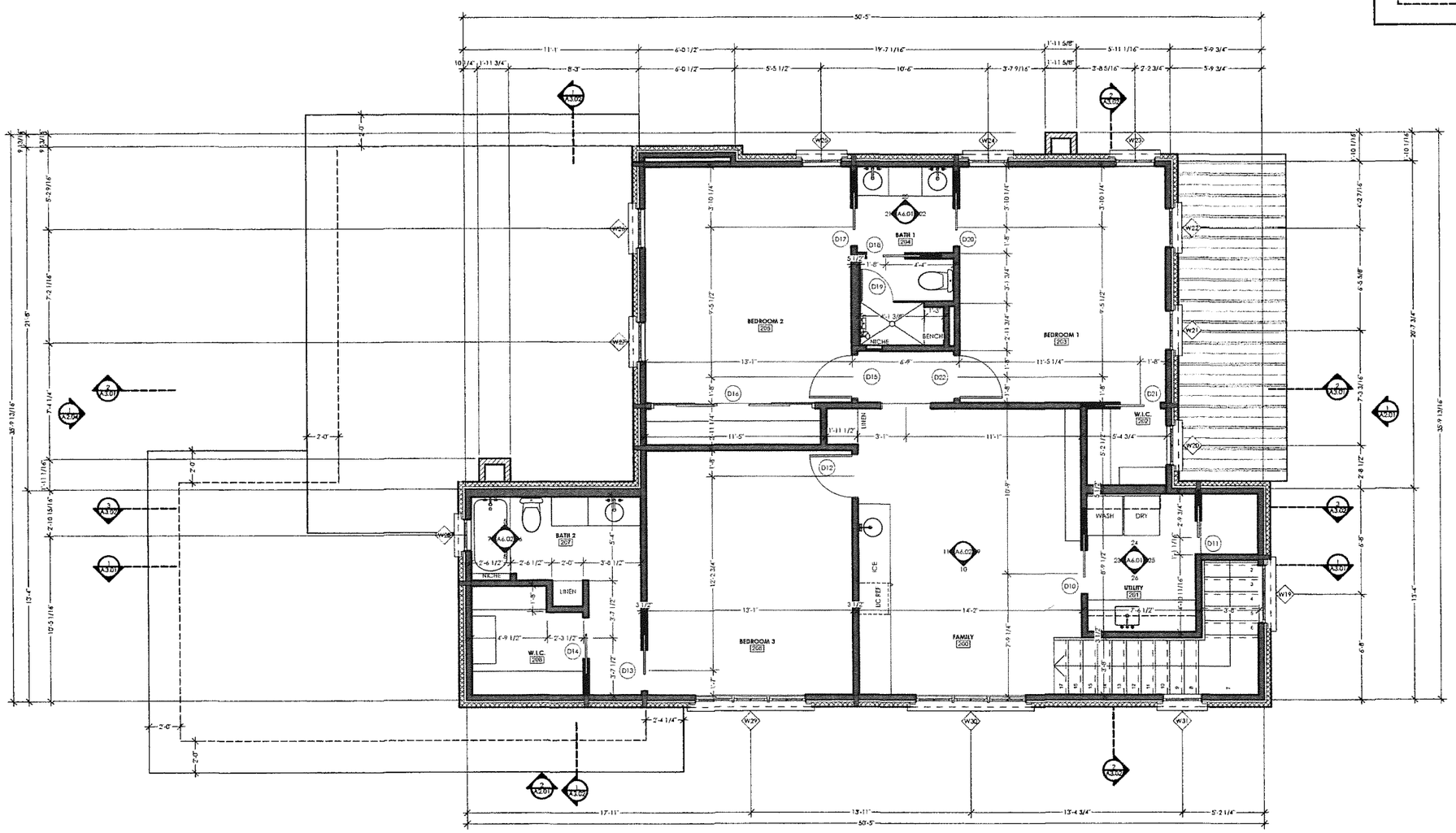
SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.06

Plotted On: 7/27/16

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **PROPOSED SECOND FLOOR**

SCALE: ~~1/4~~ 1/8" = 1'-0"

N

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

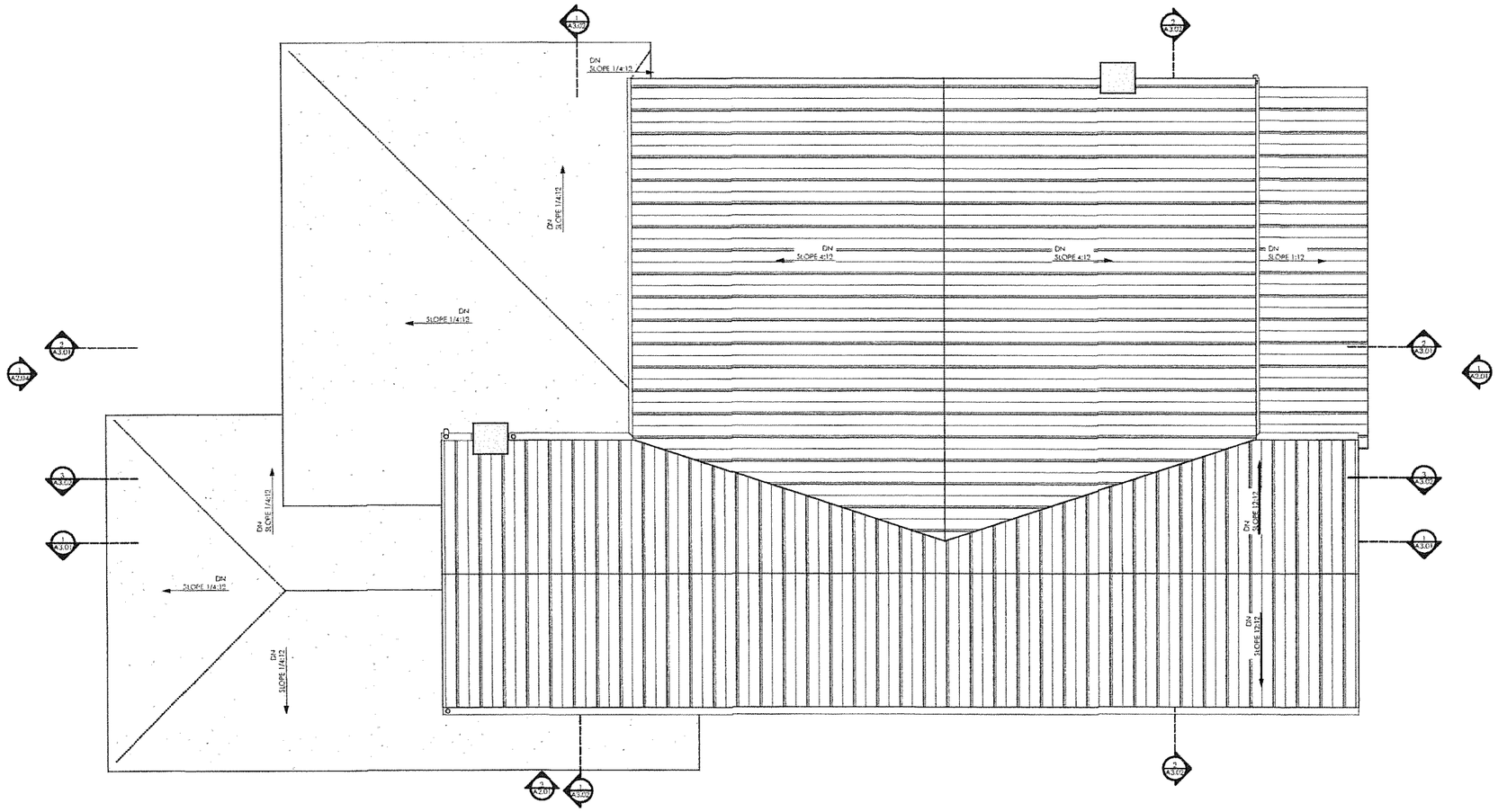
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.07

Plotted On: 7/27/16

FLOOR PLAN LEGEND

- 2X FRAMING
- BRICK 2X FRAMING
- MASONRY WALL
- LINE OVERHEAD
- PARTIAL HEIGHT WALL
- RAILING
- WALLS TO DEMO



1 **ROOF**
SCALE: ~~1/4"~~ 1/8" = 1'-0"

N

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CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8077 STATE OF TEXAS

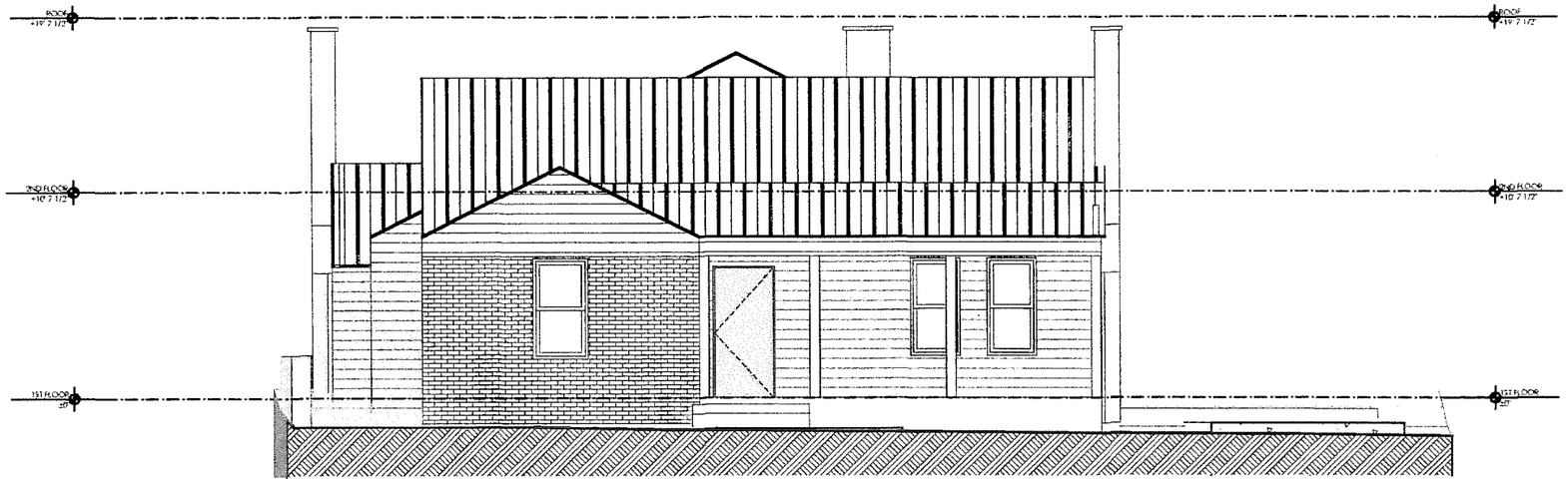
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

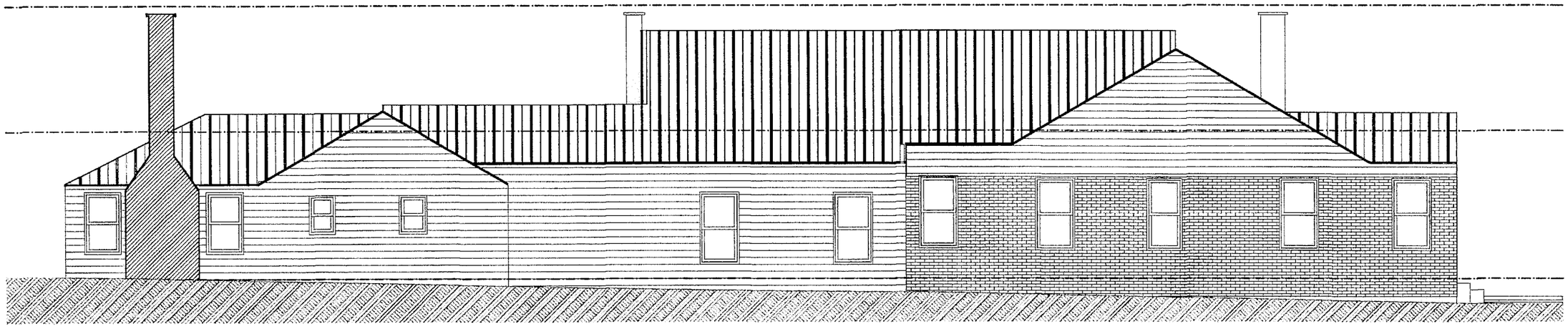
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A1.08

Plotted On: 7/27/16



1 **EXISTING NORTH ELEVATION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"



2 **EXISTING EAST ELEVATION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"

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MEINZER RESIDENCE
1913 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

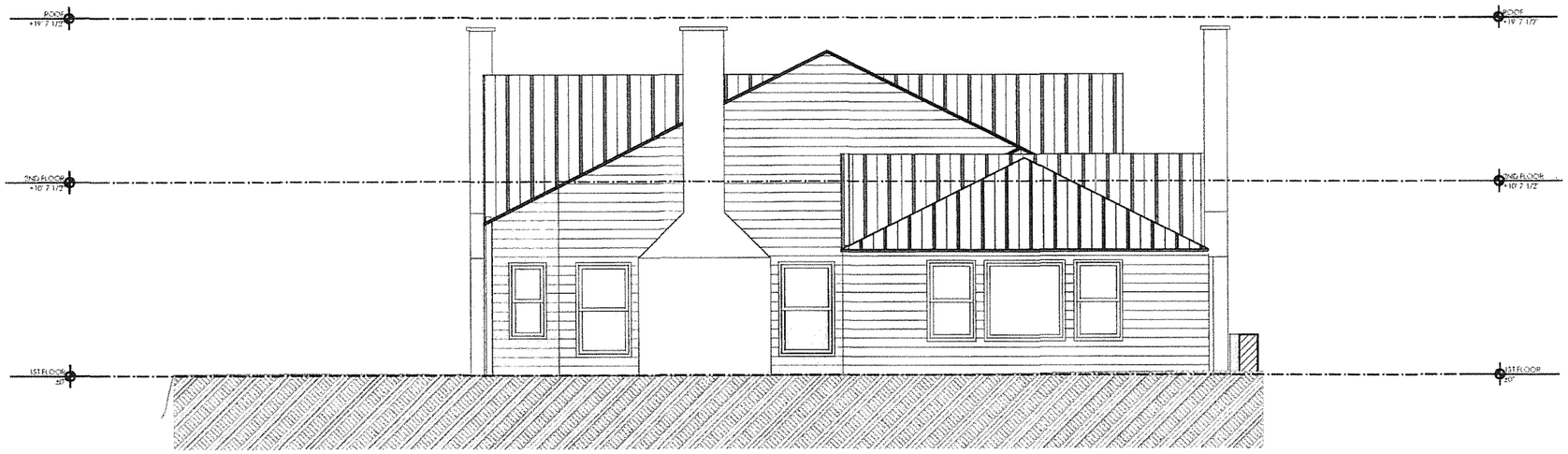
REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

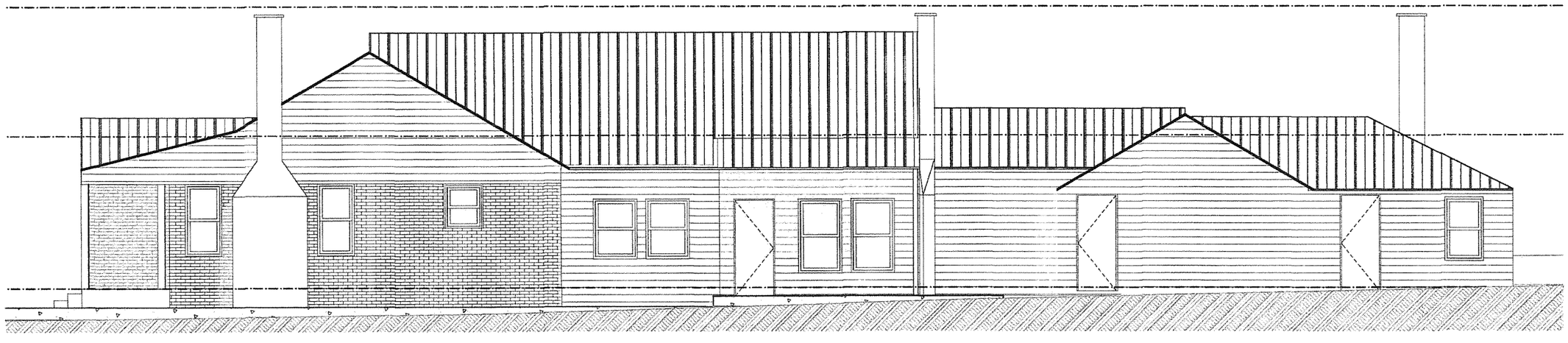
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A2.01

Plotted On: 7/27/16



1 **EXISTING SOUTH ELEVATION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"



2 **EXISTING WEST ELEVATION**
SCALE: ~~1/4"~~ 1/8" = 1'-0"

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Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

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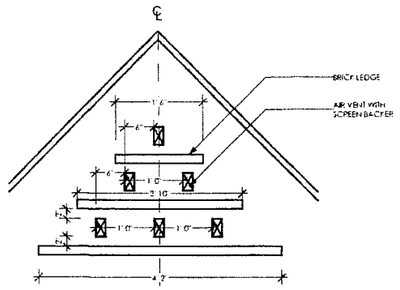
A2.02

Plotted On: 7/27/16

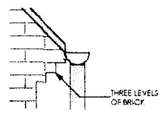
1 NORTH ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"



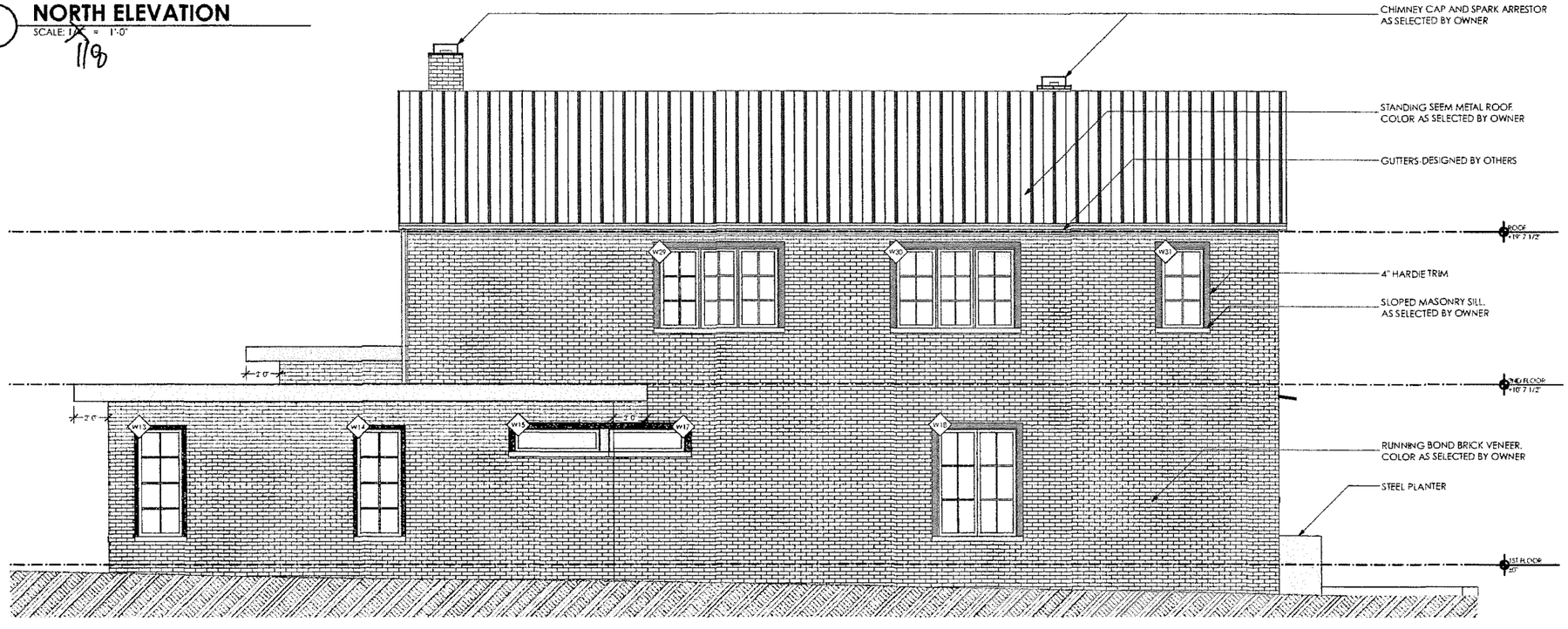
3 GABLE VENT WITH BRICK LEDGE

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



4 BRICK SOFFIT

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



2 EAST ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"

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7030 EASY WIND DRIVE,
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MEINZER RESIDENCE

1513 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

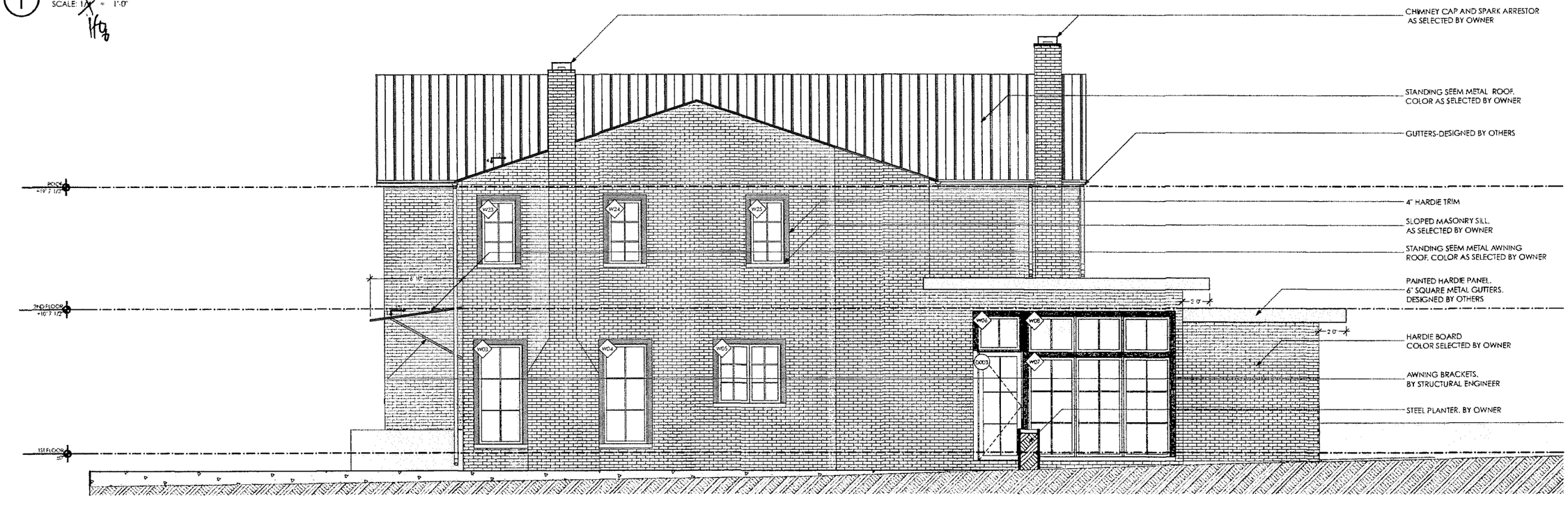
SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A2.03

Plotted On: 7/27/16

1 SOUTH ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"



2 WEST ELEVATION

SCALE: ~~1/4"~~ 1/8" = 1'-0"

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MEINZER RESIDENCE

1513 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER STATE OF TEXAS

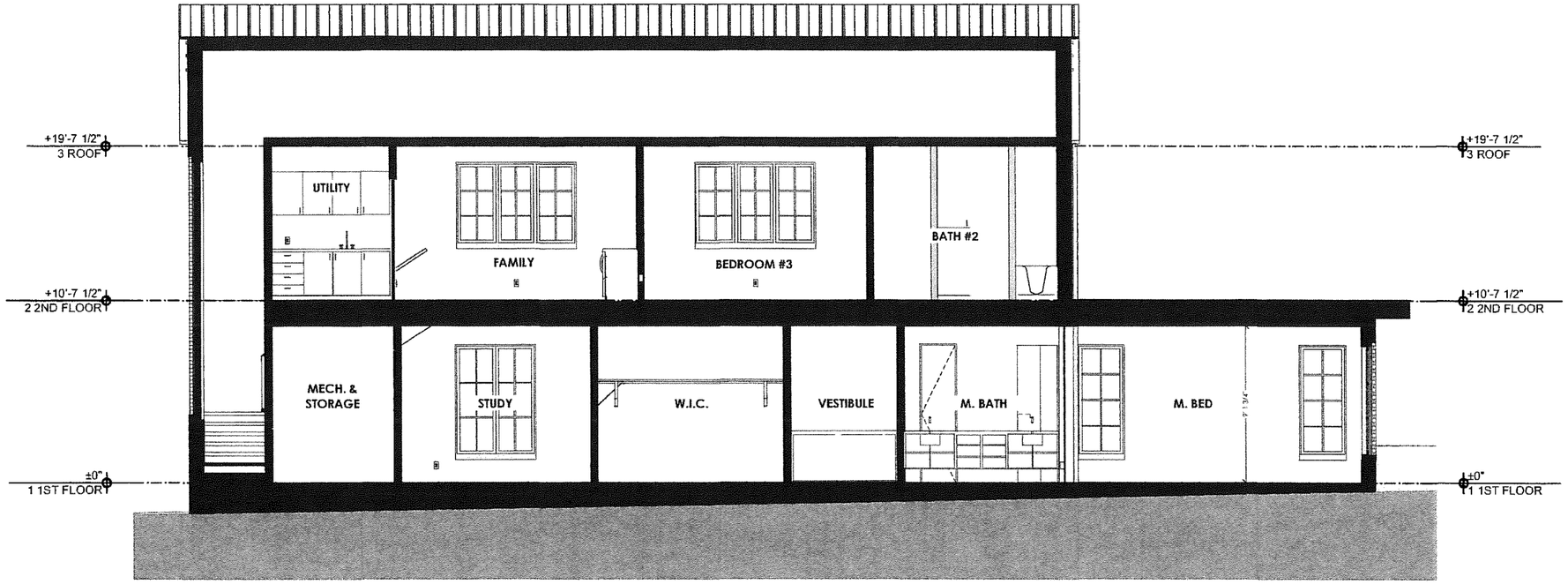
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

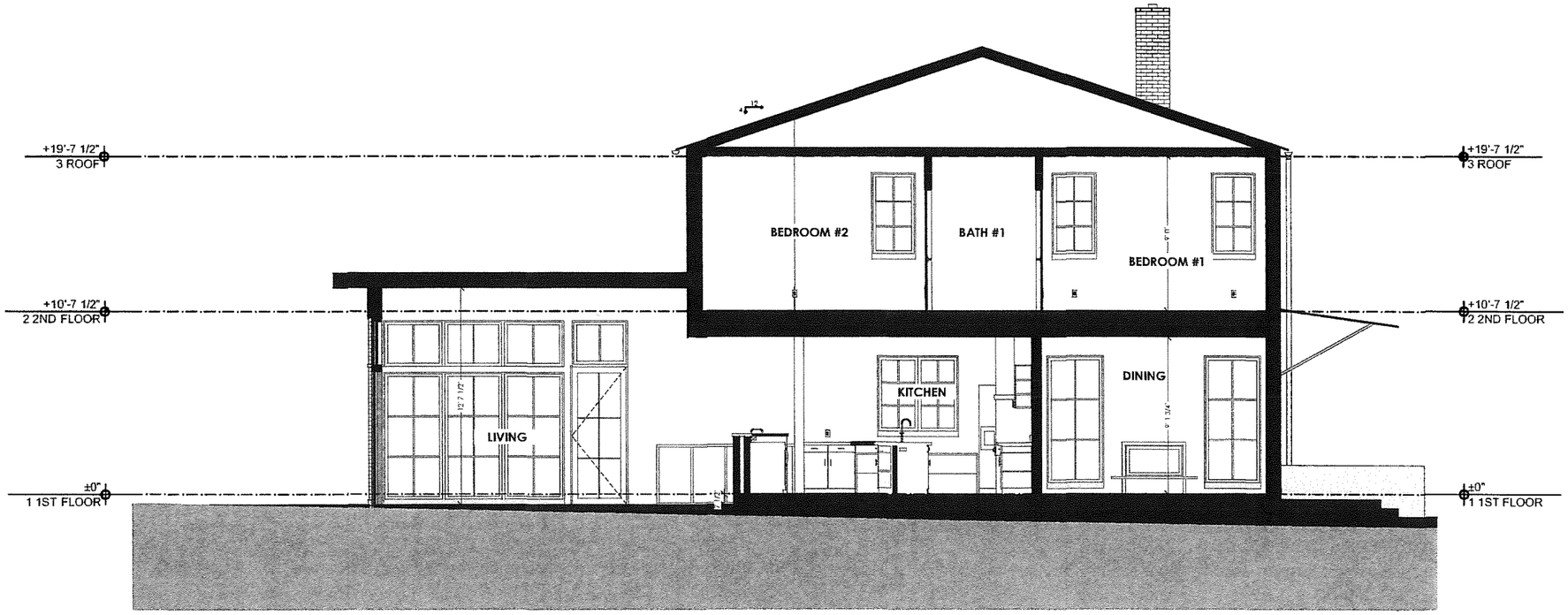
SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A2.04

Plotted On: 7/27/16



1 **SECTION**
SCALE: ~~1/4"~~ = 1'-0"
1/8



2 **SECTION**
SCALE: ~~1/4"~~ = 1'-0"
1/8

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

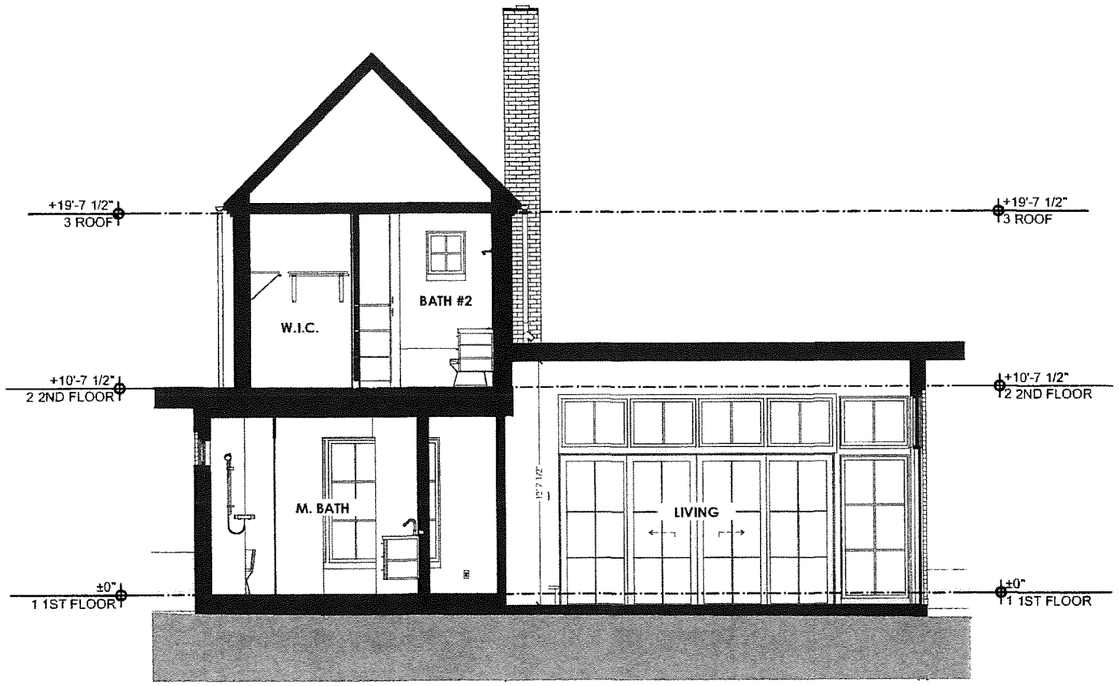
REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

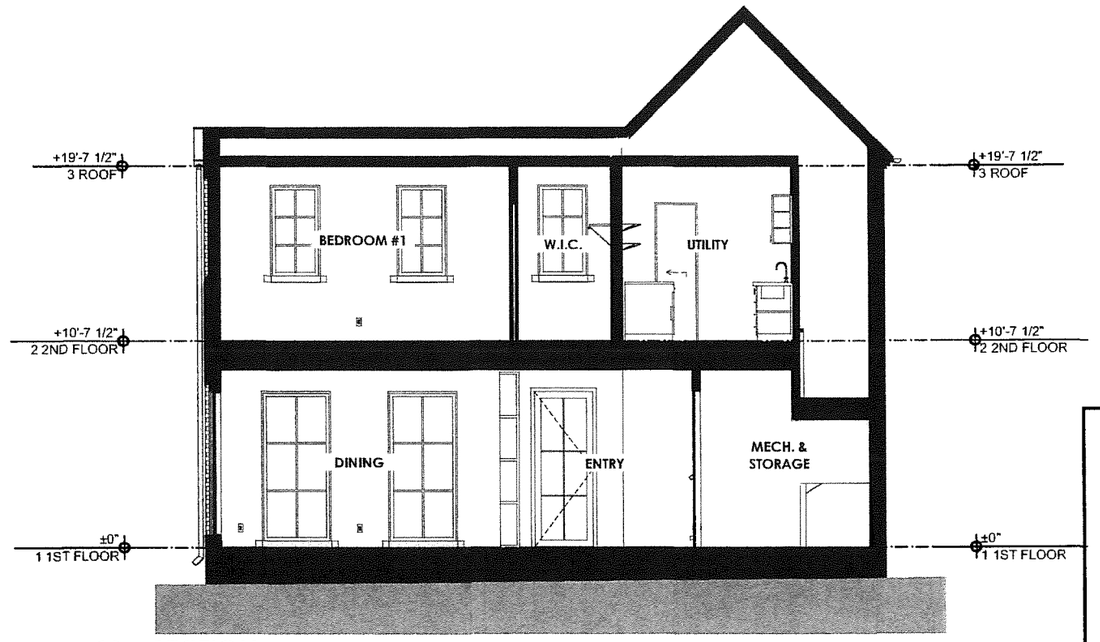
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A3.01

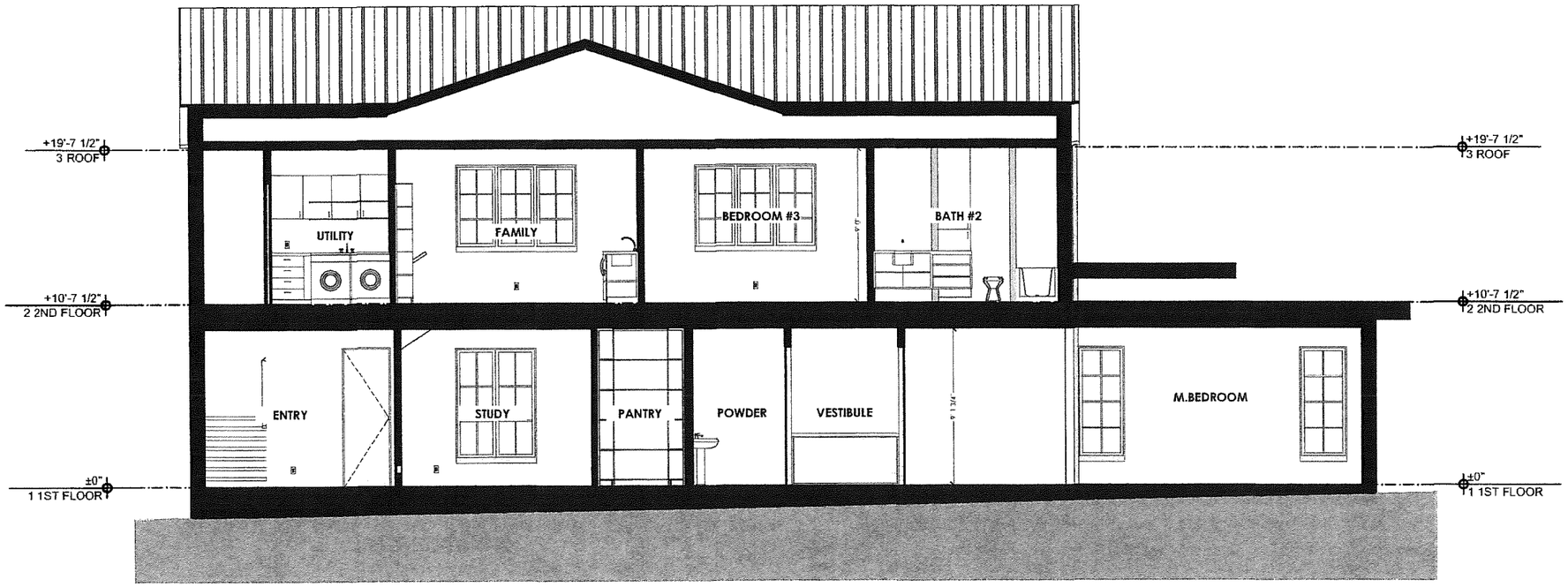
Plotted On: 7/27/16



1 SECTION
SCALE: ~~1/4"~~ 1/8" = 1'-0"



2 SECTION
SCALE: ~~1/4"~~ 1/8" = 1'-0"



3 SECTION
SCALE: ~~1/4"~~ 1/8" = 1'-0"

JAY CORDER ARCHITECT

JAY CORDER ARCHITECT
7010 EASY WIND DRIVE,
BLD. 4, SUITE 250
AUSTIN, TX 78752

(512) 323-0380
jaycorder.com

MEINZER RESIDENCE
1615 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 17808 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34" SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A3.02

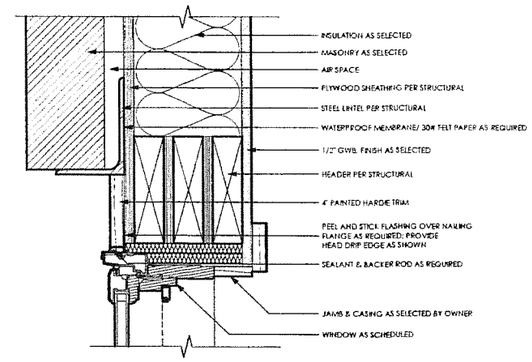
Plotted On: 7/27/16

DOOR SCHEDULE

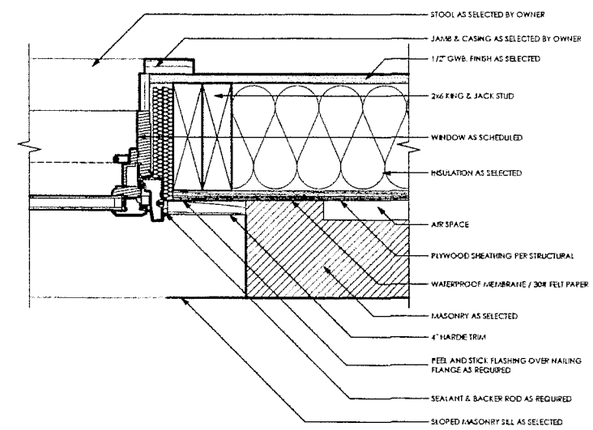
LOCATION	#	WIDTH	HEIGHT	TRANSOM (HEIGHT)	SIDELIGHT (WIDTH)	FLOOR LEVEL	TYPE	FINISH	GLASS	FIRE RATING	NOTES
EXTERIOR											
	D001	3'-0"	8'-0"			1ST FLOOR	SWING				
	D002	14'-0"	8'-0"			1ST FLOOR	SLIDING, 4 PANEL				MULLED TO WINDOW W11 AND W09
	D003	3'-2"	8'-0"			1ST FLOOR	SWING				MULLED TO WINDOW W06 AND W07
INTERIOR											
	D01	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D02	5'-0"	8'-0"			1ST FLOOR	DOUBLE POCKET	PAINT			
	D03	2'-4"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D04	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D05	2'-8"	8'-0"			1ST FLOOR	SWING	PAINT			
	D06	2'-8"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D07	2'-6"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D08	2'-4"	8'-0"			1ST FLOOR	POCKET	PAINT			
	D09	2'-0"	8'-0"			1ST FLOOR	SWING	GLASS	TEMPERED		
	D10	2'-8"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D11	2'-0"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D12	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			
	D13	2'-6	7'-0"			2ND FLOOR	POCKET	PAINT			
	D14	2'-6"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D15	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			
	D16	10'-0"	7'-0"			2ND FLOOR	SLDING, 4 PANEL	PAINT			
	D17	2'-4"	7'-0"			2ND FLOOR	SWING	PAINT			
	D18	2'-4"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D19	2'-0"	7'-0"			2ND FLOOR	SWING	GLASS	TEMPERED		
	D20	2'-4"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D21	2'-6"	7'-0"			2ND FLOOR	POCKET	PAINT			
	D22	2'-8"	7'-0"			2ND FLOOR	SWING	PAINT			

WINDOW SCHEDULE

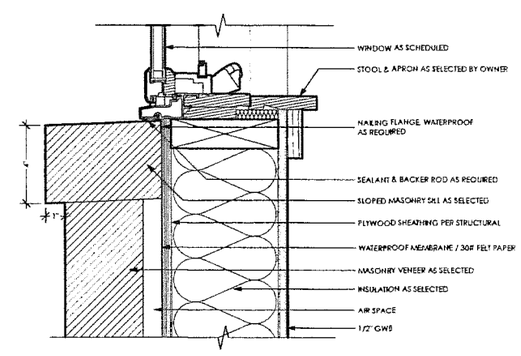
#	SIZE		LEFT PANEL WIDTH	RIGHT PANEL WIDTH	HEAD HEIGHT (AFF)	TYPE	FINISH	EGRESS WINDOW	TEMPERED GLASS	NOTES
	WIDTH	HEIGHT								
W01	3'-6"	8'-0"			8'-0"	FIXED	ALUM. CLAD			
W02	3'-6"	8'-0"			8'-0"	FIXED	ALUM. CLAD			
W03	3'-3"	7'-8"			8'-0"	FIXED	ALUM. CLAD			
W04	3'-3"	7'-8"			8'-0"	FIXED	ALUM. CLAD			
W05	4'-8"	4'-8"			8'-0"	CASEMENT	ALUM. CLAD			
W06	3'-2"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W08 AND DOOR D003
W07	10'-6"	7'-8"			7'-0 1/2"	FIXED	ALUM. CLAD			MULLED TO WINDOW W08 AND DOOR D003
W08	10'-6"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W07 AND W06
W09	3'-6"	7'-8"			7'-0 1/2"	FIXED	ALUM. CLAD			MULLED TO WINDOW W10 AND DOOR D002
W10	3'-6"	2'-8"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W09 AND W11
W11	14'-0"	2'-10 1/2"			10'-0 3/4"	FIXED	ALUM. CLAD			MULLED TO WINDOW W10 AND DOOR D002
W12	8'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W13	2'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W14	2'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W15	5'-0"	1'-8"			8'-0"	FIXED	ALUM. CLAD			MULLED TO WINDOW W16
W16	1'-6 7/16"	1'-8"			5'-0"	FIXED	ALUM. CLAD			MULLED TO WINDOW W15 AND W17
W17	4'-6"	1'-8"			8'-0"	FIXED	ALUM. CLAD		YES	MULLED TO WINDOW W16
W18	4'-8"	6'-8"			8'-0"	CASEMENT	ALUM. CLAD			
W19	3'-8"	15'-0"			18'-8"	FIXED	ALUM. CLAD		YES	(2) EQUAL UNITS STACKED/MULLED HEIGHT
W20	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD			
W21	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W22	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W23	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W24	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W25	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W26	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W27	2'-6"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W28	2'-0"	2'-6"			8'-0"	FIXED	ALUM. CLAD			
W29	7'-0"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD	YES		
W30	7'-0"	5'-0"			8'-0"	CASEMENT	ALUM. CLAD			
W31	2'-6"	5'-0"			8'-0"	FIXED	ALUM. CLAD			



1 **TYPICAL HEAD DETAIL**
SCALE: 3" = 1'-0"



2 **TYPICAL JAMB DETAIL**
SCALE: 3" = 1'-0"



3 **TYPICAL SILL DETAIL**
SCALE: 3" = 1'-0"

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS
7/27/16

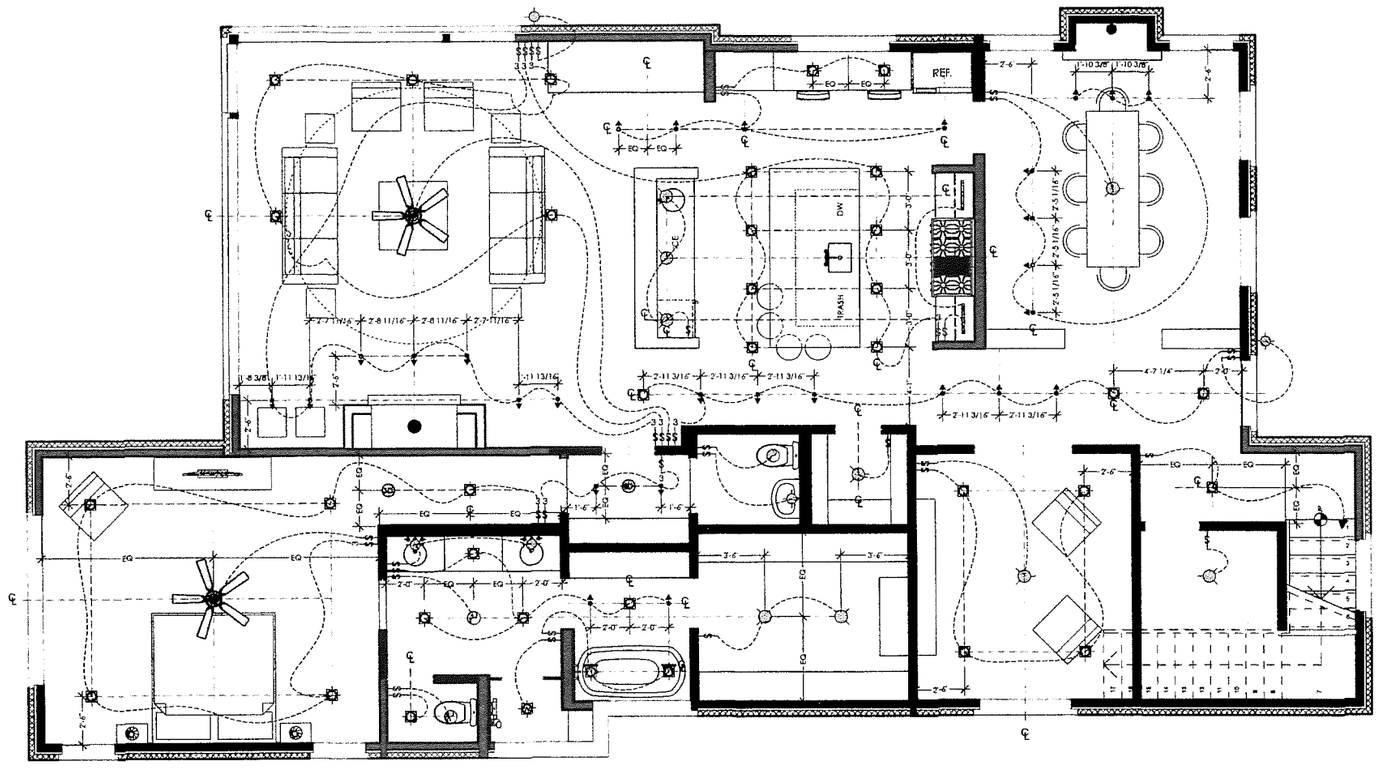
Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A4.01

Plotted On: 7/27/16

ELECTRICAL EQUIPMENT SCHEDULE					
	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE	SD	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **FIRST FLOOR LIGHTING**
SCALE: 1/4" = 1'-0"

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Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS
7/27/16

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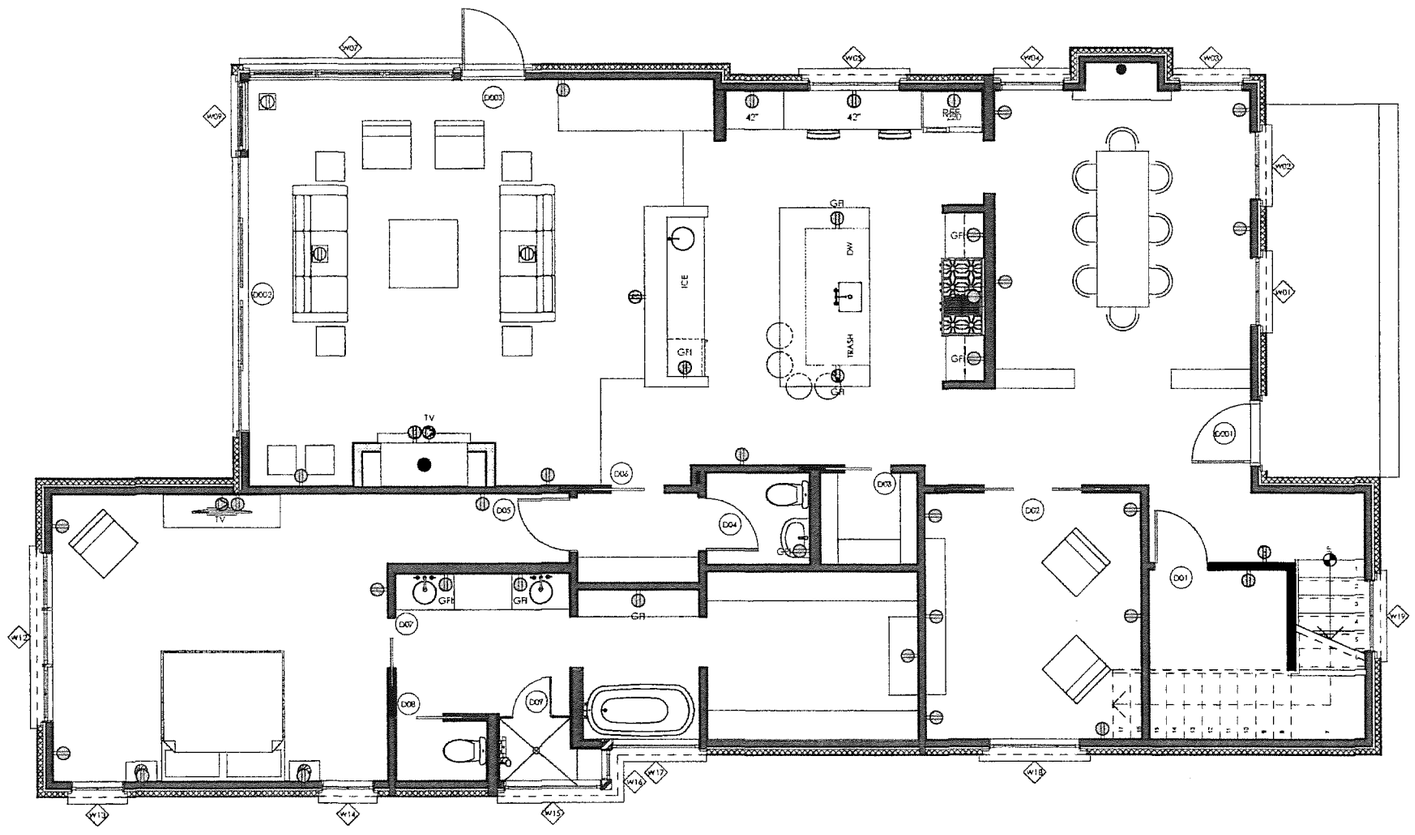
A5.01

Plotted On: 7/27/16

ELECTRICAL EQUIPMENT SCHEDULE

	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE	SD	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE, WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET COAXIAL & CATX		RECESSED LIGHT, WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **FIRST FLOOR POWER**
SCALE: 1/4" = 1'-0"

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1613 MOHLE DRIVE
Austin, TX. 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS

7/27/16

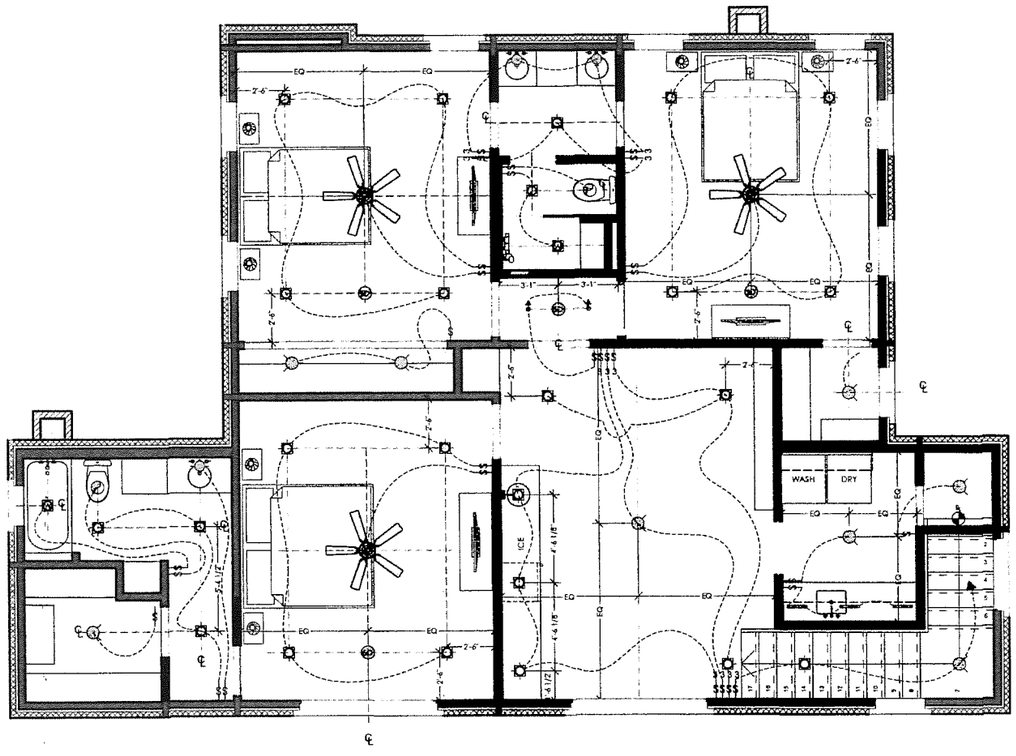
Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A5.02

Plotted On: 7/27/16

ELECTRICAL EQUIPMENT SCHEDULE					
	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (IF TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE		SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **SECOND FLOOR LIGHTING**
SCALE: 1/4" = 1'-0"

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 18014 STATE OF TEXAS

7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

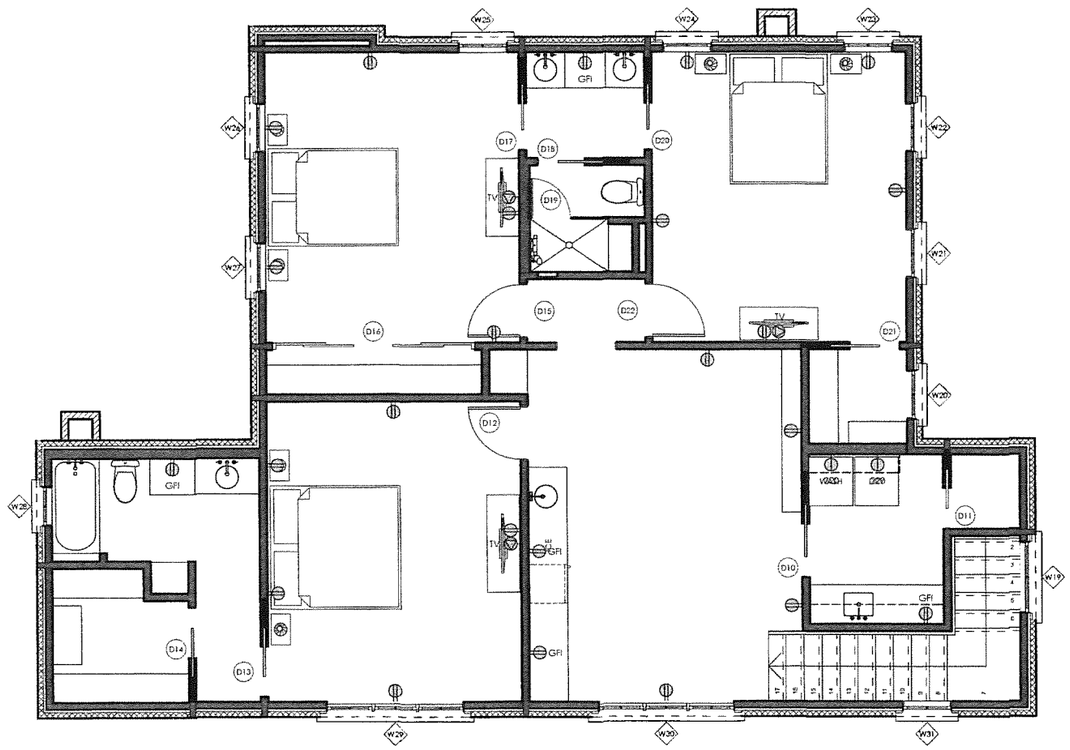
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A5.03

Plotted On: 7/27/16

ELECTRICAL EQUIPMENT SCHEDULE

	DUPLEX RECEPTACLE		DIRECT CONNECT WIRING (AS REQUIRED)		EXHAUST FAN
GFI	GROUND FAULT INTERRUPTER RECEPTACLE		CEILING MOUNT LIGHT		UNDER CABINET STRIP LIGHTING
42"	DUPLEX RECEPTACLE (# TO BE HEIGHT A.F.F.)		WALL MOUNT SCONCE	SD	SMOKE / CARBON MONOXIDE DETECTOR
WP	WEATHER PROOF DUPLEX RECEPTACLE		WALL MOUNT SCONCE, WET LOCATION		SINGLE POLE SWITCH
220	220 V RECEPTACLE		RECESSED LIGHT		THREE WAY SWITCH
TV	TELEVISION OUTLET - COAXIAL & CAT6		RECESSED LIGHT, WET LOCATION		SINGLE POLE DIMMER SWITCH
	FLOOR OUTLET		CEILING FAN		THREE WAY DIMMER SWITCH
	TELEPHONE OUTLET				
GD	GARBAGE DISPOSAL				SWITCH TO FIXTURE WIRING LINE
	RECESSED DIRECTIONAL				FIXTURE ALIGNMENT LINE



1 **SECOND FLOOR POWER**
SCALE: 1/4" = 1'-0"

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AUSTIN, TX 78752

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MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

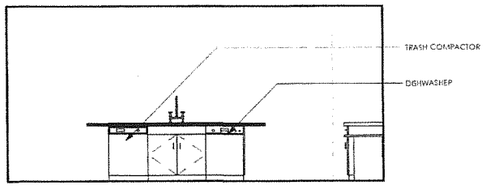
REGISTERED ARCHITECT JAY CORDER 8077 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

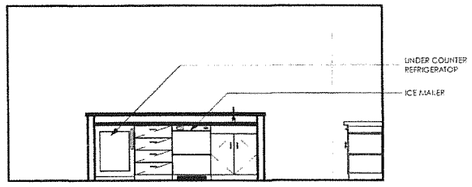
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A5.04

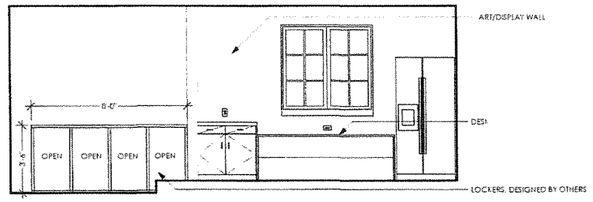
Plotted On: 7/27/16



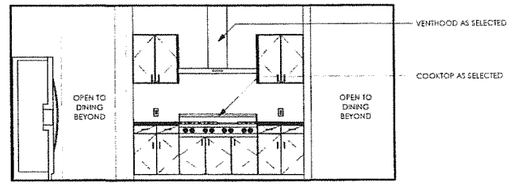
1 **KITCHEN North**
SCALE: 1/4" = 1'-0"



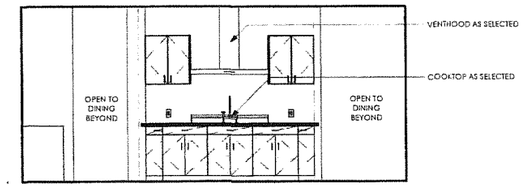
2 **KITCHEN North**
SCALE: 1/4" = 1'-0"



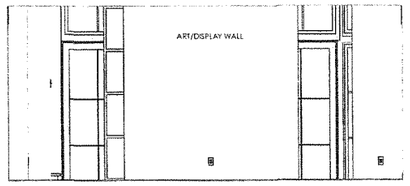
3 **KITCHEN East**
SCALE: 1/4" = 1'-0"



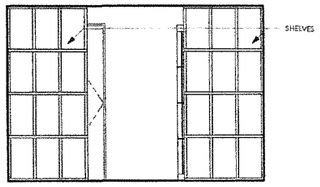
4 **KITCHEN South**
SCALE: 1/4" = 1'-0"



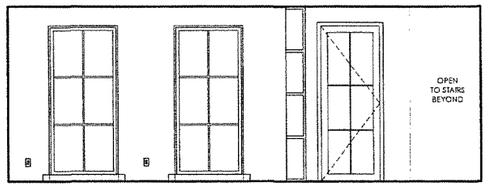
5 **KITCHEN South**
SCALE: 1/4" = 1'-0"



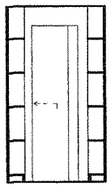
6 **DINING North**
SCALE: 1/4" = 1'-0"



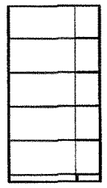
7 **DINING West**
SCALE: 1/4" = 1'-0"



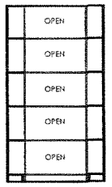
8 **DINING South**
SCALE: 1/4" = 1'-0"



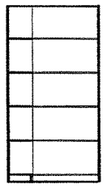
9 **PANTRY East**
SCALE: 1/4" = 1'-0"



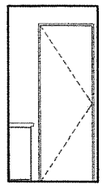
10 **PANTRY South**
SCALE: 1/4" = 1'-0"



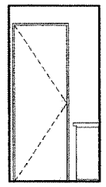
11 **PANTRY West**
SCALE: 1/4" = 1'-0"



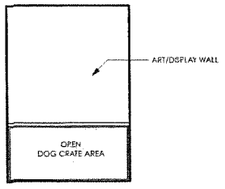
12 **PANTRY North**
SCALE: 1/4" = 1'-0"



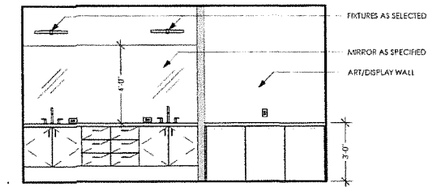
13 **VESTIBULE North**
SCALE: 1/4" = 1'-0"



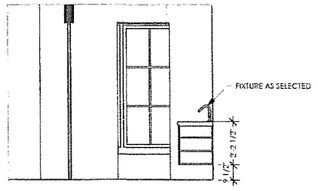
14 **VESTIBULE South**
SCALE: 1/4" = 1'-0"



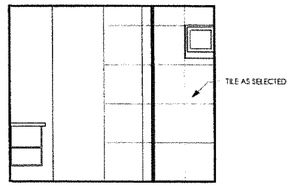
15 **VESTIBULE West**
SCALE: 1/4" = 1'-0"



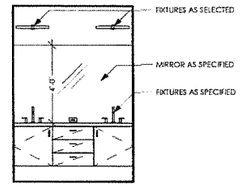
17 **M.BATH East**
SCALE: 1/4" = 1'-0"



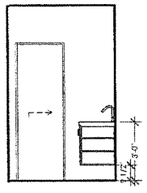
18 **M.BATH North**
SCALE: 1/4" = 1'-0"



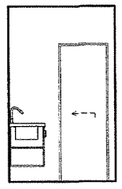
19 **M.BATH South**
SCALE: 1/4" = 1'-0"



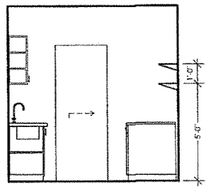
20 **BATH 1 East**
SCALE: 1/4" = 1'-0"



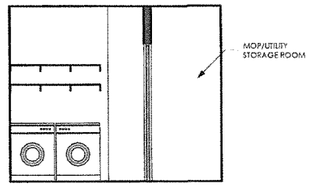
21 **BATH 1 North**
SCALE: 1/4" = 1'-0"



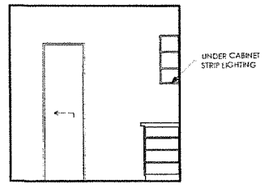
22 **BATH 1 South**
SCALE: 1/4" = 1'-0"



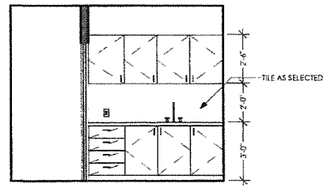
23 **UTILITY North**
SCALE: 1/4" = 1'-0"



24 **UTILITY East**
SCALE: 1/4" = 1'-0"



25 **UTILITY South**
SCALE: 1/4" = 1'-0"



26 **UTILITY West**
SCALE: 1/4" = 1'-0"

JAY CORDER ARCHITECT

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7010 EASY WIND DRIVE,
BLD. 4, SUITE 250
AUSTIN, TX 78752

(512) 323-0380
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 8074 STATE OF TEXAS

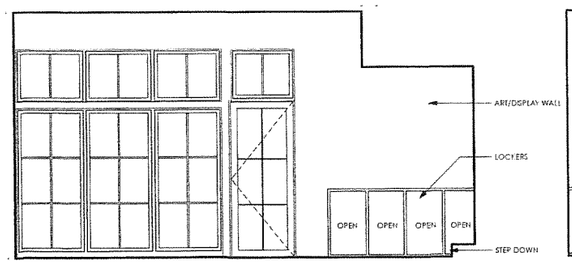
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

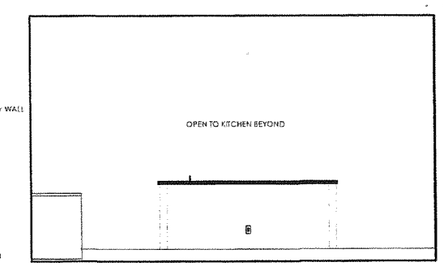
SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A6.01

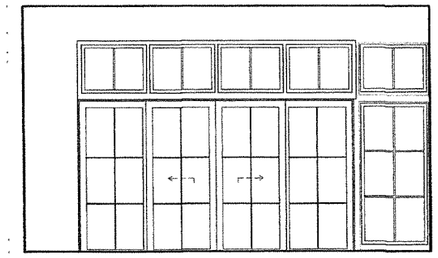
Plotted On: 7/27/16



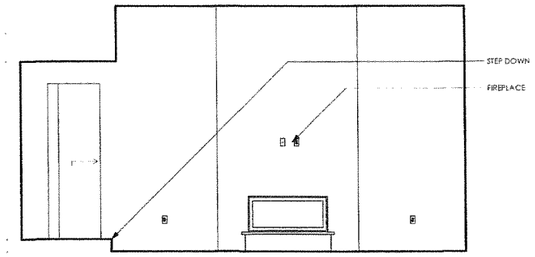
1 **LIVING East**
SCALE: 1/4" = 1'-0"



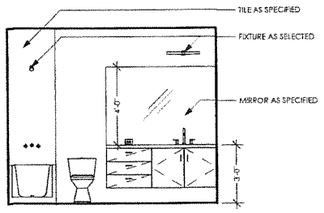
2 **LIVING South**
SCALE: 1/4" = 1'-0"



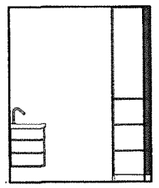
3 **LIVING North**
SCALE: 1/4" = 1'-0"



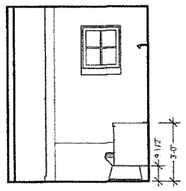
4 **LIVING West**
SCALE: 1/4" = 1'-0"



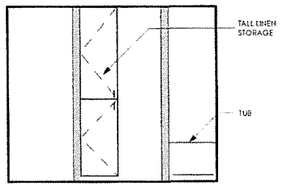
5 **BATH 2 East**
SCALE: 1/4" = 1'-0"



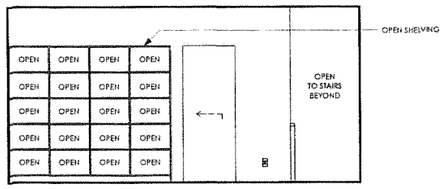
6 **BATH 2 South**
SCALE: 1/4" = 1'-0"



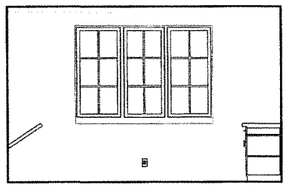
7 **BATH 2 North**
SCALE: 1/4" = 1'-0"



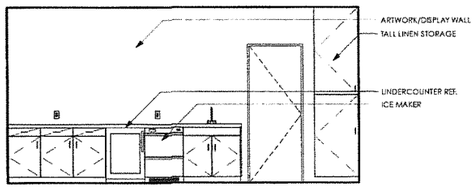
8 **BATH 2 West**
SCALE: 1/4" = 1'-0"



9 **FAMILY South**
SCALE: 1/4" = 1'-0"



10 **FAMILY West**
SCALE: 1/4" = 1'-0"



11 **FAMILY North**
SCALE: 1/4" = 1'-0"

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BLD. 4, SUITE 230
AUSTIN, TX 78752

[512] 323-0380
jaycorder.com

MEINZER RESIDENCE
1613 MOHLE DRIVE
Austin, TX, 78703

CONSTRUCTION SET

REGISTERED ARCHITECT JAY CORDER 18807 STATE OF TEXAS
7/27/16

Date:	7/27/16
PM:	TH, EM
Drawn:	ML, EM
Job:	14.004

SHEET IS FORMATTED TO 22"x34". SCALES ARE ONE HALF OF NOTED WHEN PRINTED AT HALF SIZE (11x17)

A6.02

Plotted On: 7/27/16

ENSURE CODE COMPLIANT DRAINAGE AWAY FROM FOUNDATION AND OFFSITE.

EXISTING SLAB-ON-GRADE OF UNKNOWN CONSTRUCTION. CAPPING SLAB PER LEON CHANDLER ASSOCIALTES PLAN DATED 9-20-84

DURING DEMOLITION, ENGINEER'S INSPECTION REQUIRED TO CONFIRM PRESENCE AND CONFIGURATION OF GRADE BEAM UNDER EXISTING SLAB. IF BEAM NOT PRESENT OR IS INADEQUATE TO SUPPORT COLUMN LOAD, 3'x3' FOOTING REINFORCED PER FOOTING DETAIL 1 WILL BE REQUIRED. NEW FOOTING TO EXTEND TO BOTTOM OF EXISTING GRADE BEAM BUT NOT LESS THAN 24" BELOW GRADE.

NEW CAPPING SLAB PER DETAIL 3.

NEW BRICK LEDGE PER DETAIL 2.

EXISTING 10"x20" (APPROX.) STRIP FOOTING. REINFORCING UNKNOWN.

HIDDEN FOOTING PER BRICK LEDGE DETAIL (TOP OF LEDGE MAY BE BELOW GRADE).

VAPOR BARRIER, DRAINAGE AND SUMP BELOW PIER AND BEAM PORTIONS OF FOUNDATION BY OTHERS.

EXISTING SLAB-ON-GRADE OF UNKNOWN CONSTRUCTION.

ADD STEP TO EXISTING SLAB-ON-GRADE PER DETAIL 5.

EXISTING SLAB-ON-GRADE PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

EXISTING STRIP FOOTING PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

NEW CAPPING SLAB PER DETAIL

2x10 @ 18" O.C. ADD 2x10 TO EACH EXISTING JOIST.

ADD GRADE #1 2x8 TO EACH SIDE OF EXISTING (2) 2x8 BEAM.

NEW POST AND FOOTING PER DETAIL (TYP.)

ADD 1 GRADE #1 2x10 TO EXISTING(2) 2x10 BEAM.

DOWEL NEW FOOTING STEEL 6" INTO INTO EXISTING FOOTING WITH EPOXY CEMENT.

ADD 2 GRADE #1 2x10 TO EXISTING (2) 2x10 BEAM.

(4) 2x10 BEAM

2x6 @ 16" O.C. ADD 2x6 TO EACH EXISTING JOIST.

REMOVE EXISTING FOOTING.

ENSURE DOUBLE JOIST UNDER PARALLEL WALLS (TYP.)

ADD 1 GRADE #1 2x8 TO EXISTING (2) 2x8 BEAM.

ADD 1 GRADE #1 2x8 TO EXISTING (2) 2x8 BEAM.

2x10 @ 18" O.C. ADD 2x10 TO EACH EXISTING JOIST.

(3) 2x10

NEW STRIP FOOTING PER DETAIL 4.

DOWEL NEW FOOTING STEEL 6" INTO INTO EXISTING FOOTING WITH EPOXY CEMENT.

EXISTING 10"Ø CONCRETE POST ON APPROXIMATE 24"x24"x6" THICK CONCRETE FOOTING. REINFORCING UNKNOWN.

EXISTING PIER AND BEAM FOUNDATION PER LEON CHANDLER ASSOCIATES PLAN DATED 9-20-84.

REMOVE EXISTING FOOTING (TYP. THIS ROW)

HIDDEN FOOTING PER BRICK LEDGE DETAIL (TOP OF LEDGE MAY BE BELOW GRADE).

REPLACE ALL EXISTING WATER AND INSECT DAMAGED AND CRACKED FRAMING MEMBERS.

ATTACH EACH SIDE OF BEAMS TO EXISTING AND NEW POSTS WITH SIMPSON MSTA 15Z STRAPS. UNLESS POSITIVE CONNECTION PRESENT. (MINIMUM TWO REQUIRED PER POST. IF GIRDER SLPICED OVER POST FOUR STRAPS REQUIRED.

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955

MLAW FORENSICS, INC.

12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

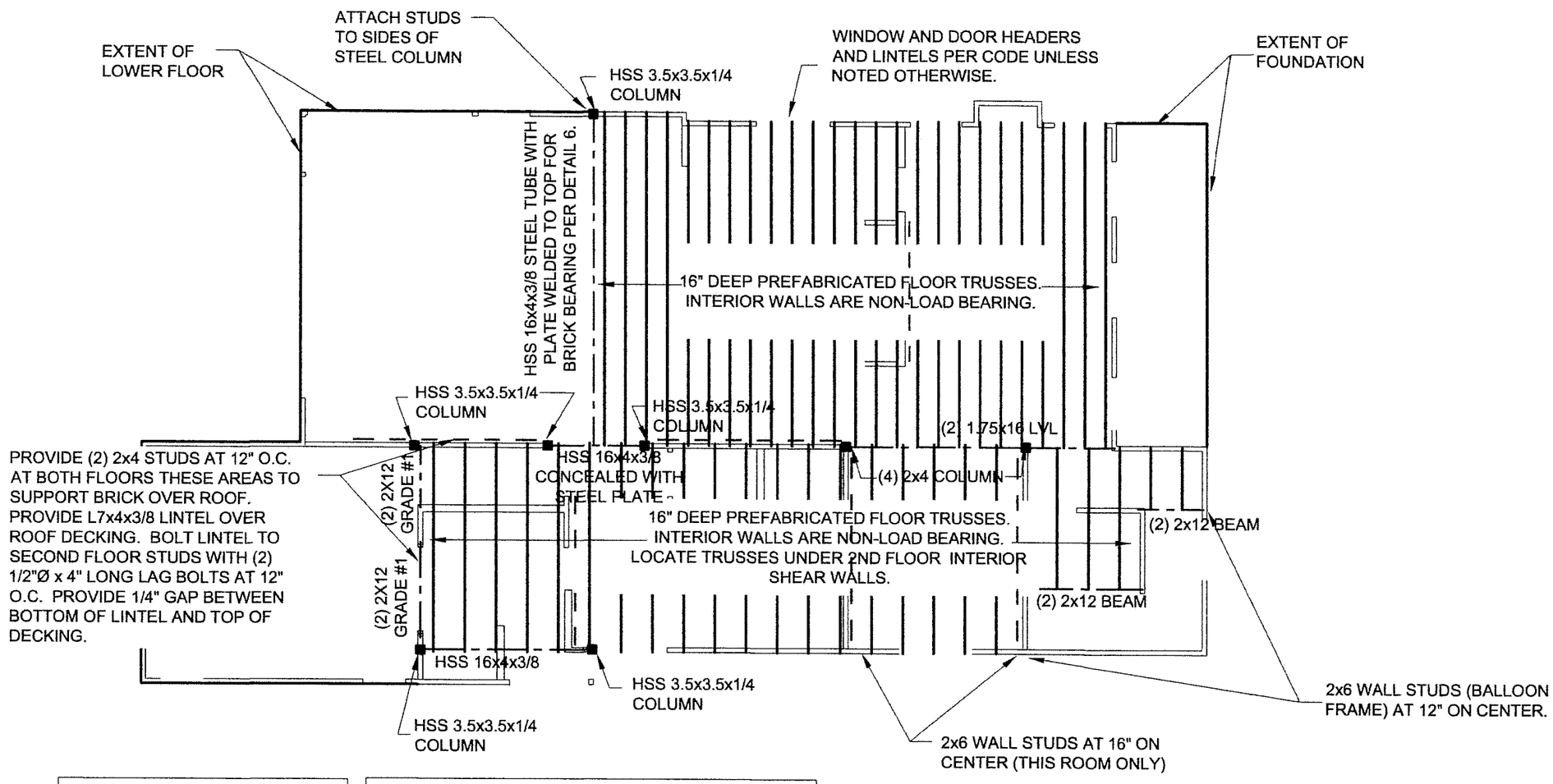
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

FOUNDATION PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

FLOOR DECKING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

LATERAL BRACING

PROVIDE 7/16" PLYWOOD STRUCTURAL PANELS TO ALL EXTERIOR WALLS. PANELS TO BE BLOCKED AND NAILED AT 4/8 WITH 8D COMMON NAILS. USE FULL SHEET WHERE EVER POSSIBLE.

— — 1x4 LET-IN, METAL LET-IN OR "X" STRAP. INSTALLATION ANGLE TO BE BETWEEEN 45° AND 60° FROM HORIZONTAL

STEEL COLUMNS TO EXTEND THROUGH FIRST FLOOR FRAMING AND BEAR DIRECTLY ON CONCRETE.

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955

MLAW FORENSICS, INC.

12888 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

8-11-16

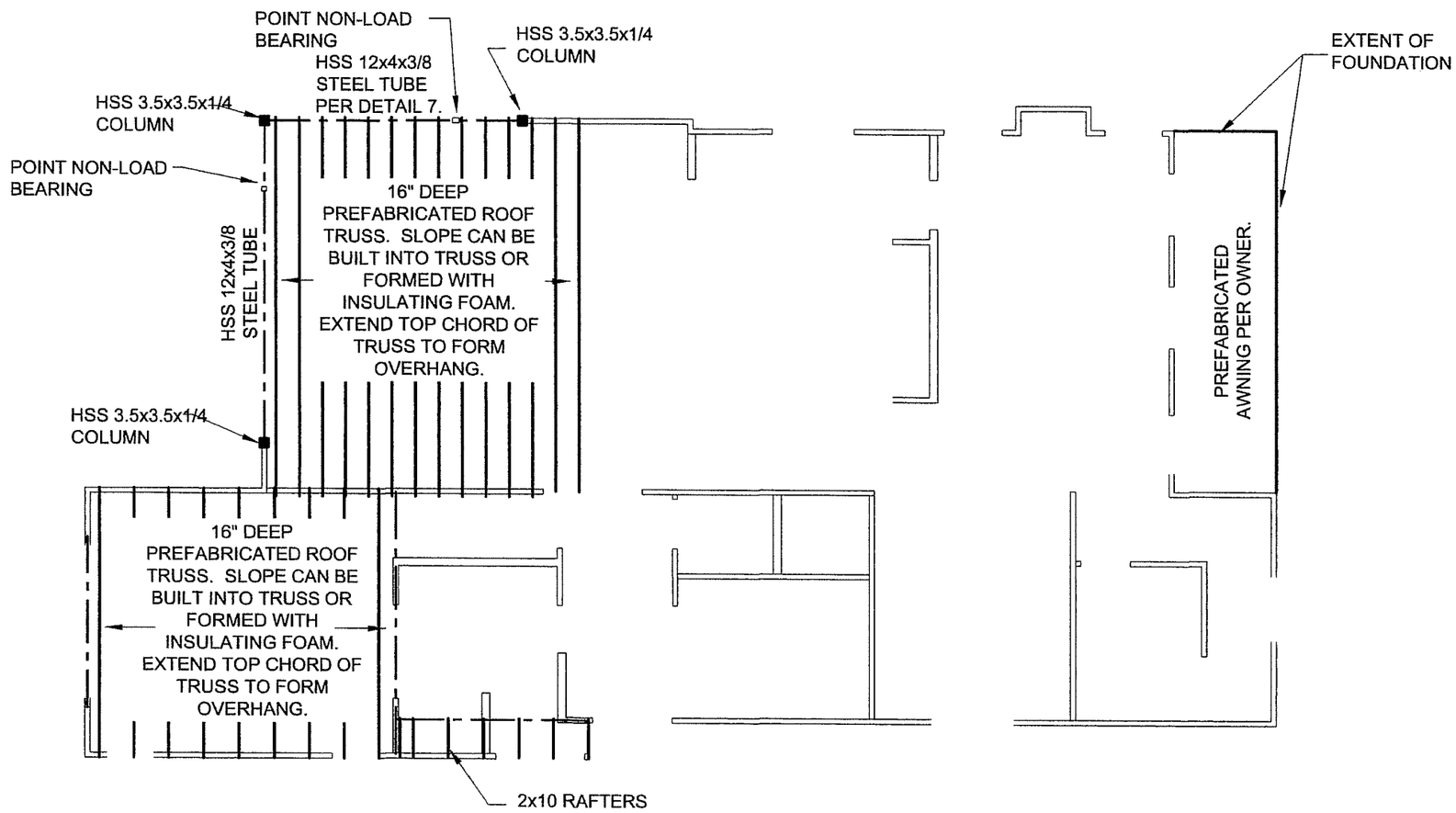
STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

2ND FLOOR FRAMING PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001

SHEET 2 OF 8



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

ROOF SHEATHING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955

MLAW FORENSICS, INC.

12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

8-11-16

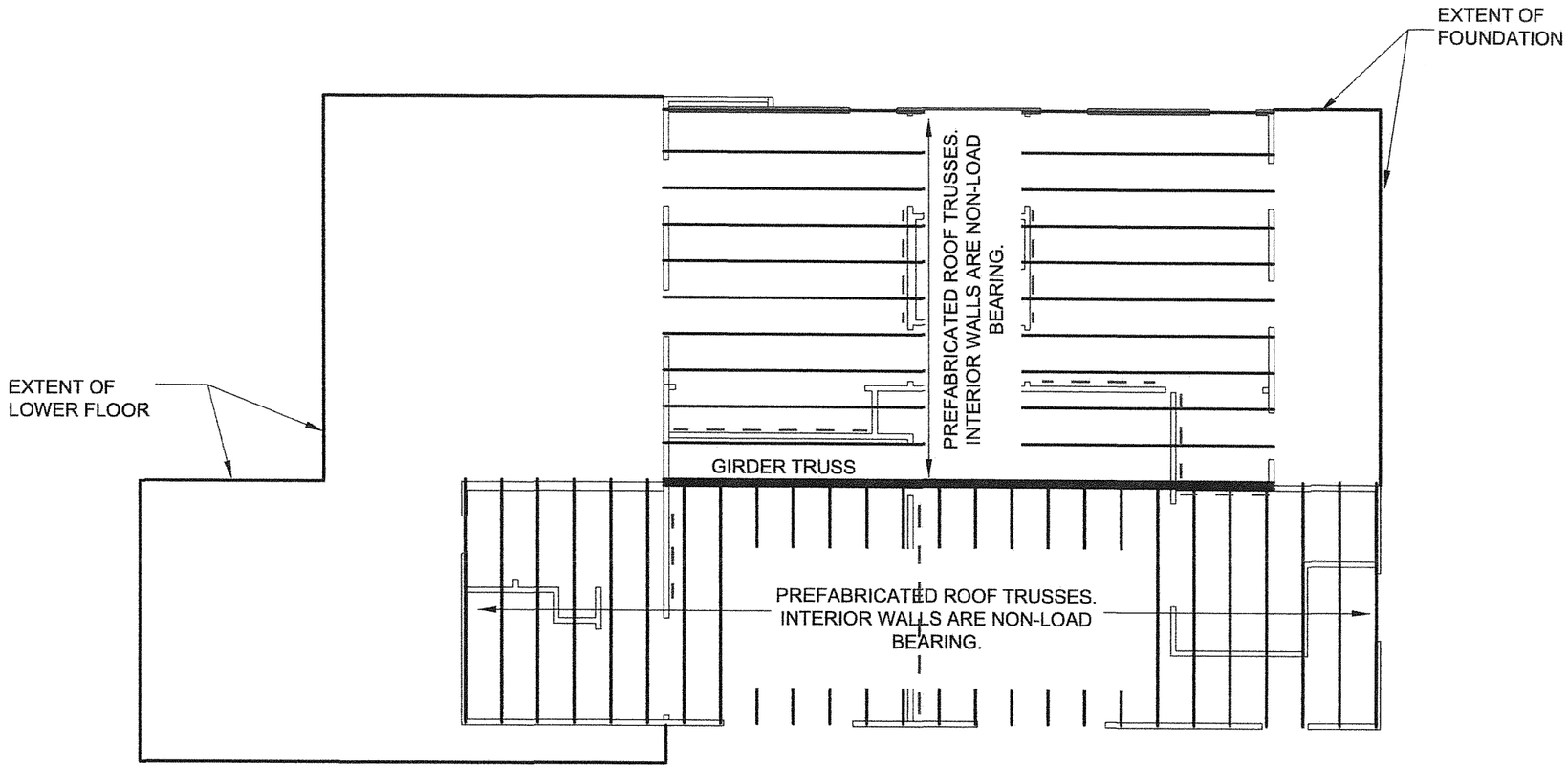
STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

LOWER ROOF PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001

SHEET 3 OF 8



PROVIDE SIMPSON H2.5A TIES AT TRUSS TO TOP PLATE CONNECTIONS.

ROOF SHEATHING TO BE 3/4" STRUCTURAL SHEATHING NAILED AT 4/8 WITH 8D COMMON NAILS

LATERAL BRACING

PROVIDE 7/16" PLYWOOD STRUCTURAL PANELS TO ALL EXTERIOR WALLS. PANELS TO BE BLOCKED AND NAILED AT 4/8 WITH 8D COMMON NAILS. USE FULL SHEET WHERE EVER POSSIBLE.

— — 1x4 LET-IN, METAL LET-IN OR "X" STRAP. INSTALLATION ANGLE TO BE BETWEEEN 45° AND 60° FROM HORIZONTAL

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

0' 2' 4' 6' 8' 10'

TEXAS REGISTERED ENGINEERING FIRM F-15955
MLAW FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

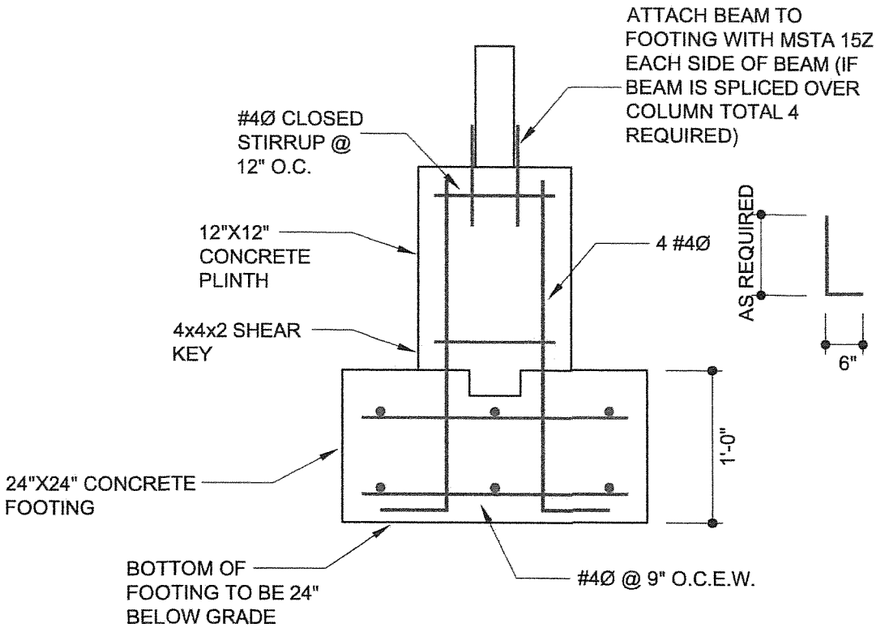
8-11-16

STATE OF TEXAS
DEAN R. READ
93533
LICENSED PROFESSIONAL ENGINEER

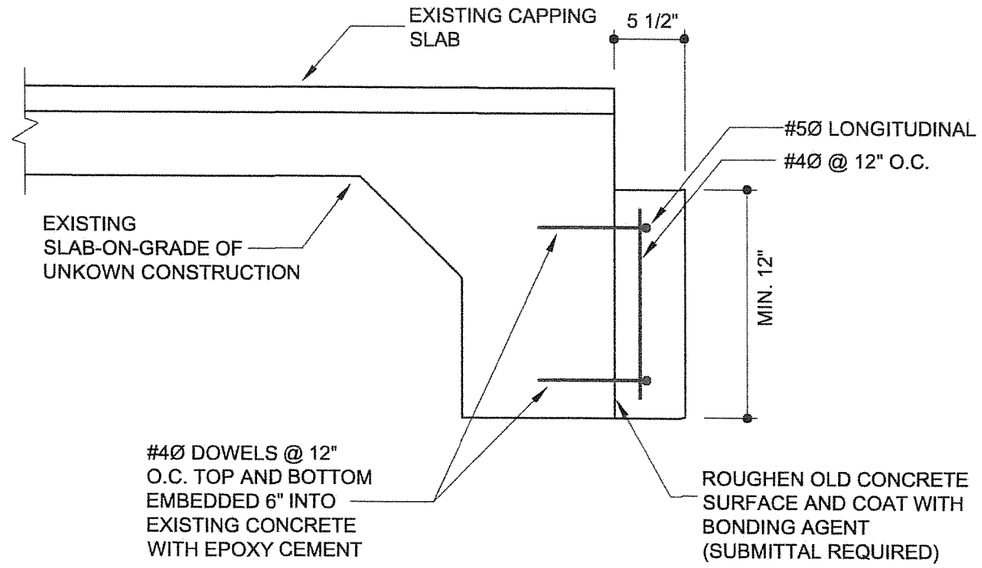
UPPER ROOF PLAN

1613 MOHLE DRIVE
AUSTIN, TEXAS

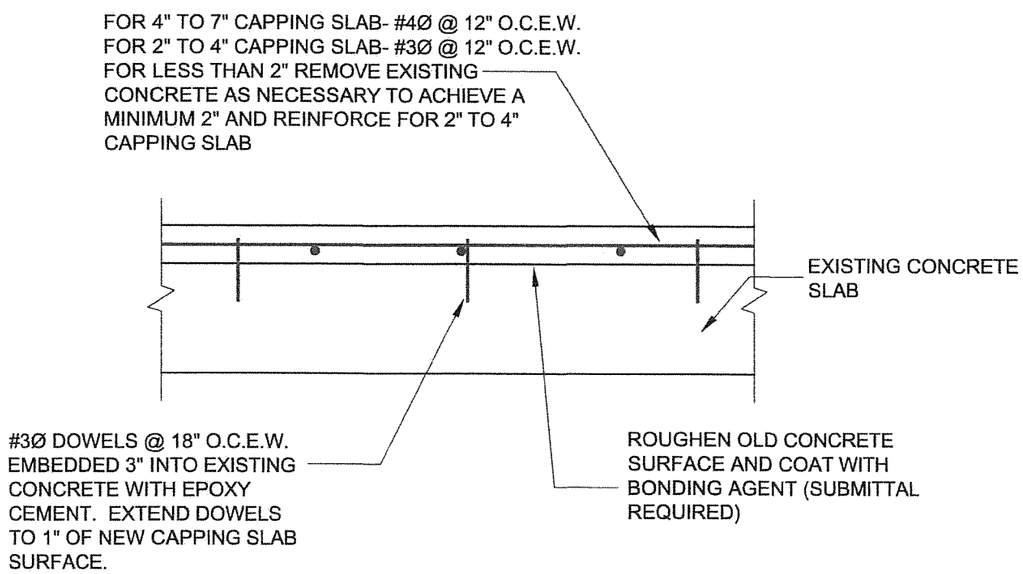
Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



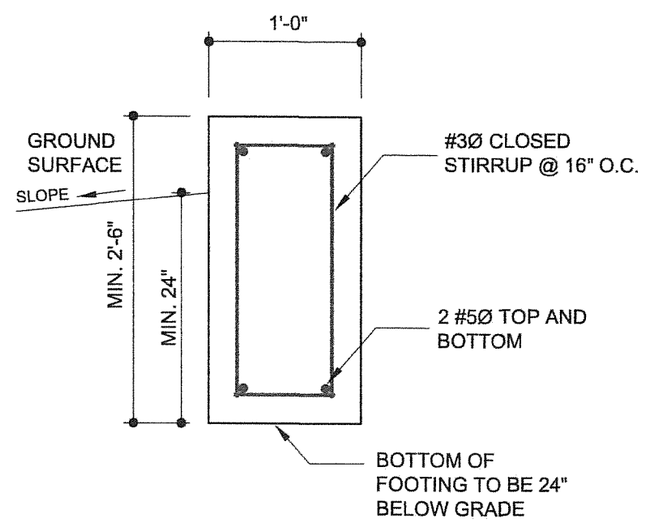
1 FOOTING DETAIL



2 BRICK LEDGE DETAIL



3 CAPPING SLAB DETAIL



4 STRIP FOOTING DETAIL

MLAW FORENSICS, INC.
TEXAS REGISTERED ENGINEERING FIRM F-15955
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

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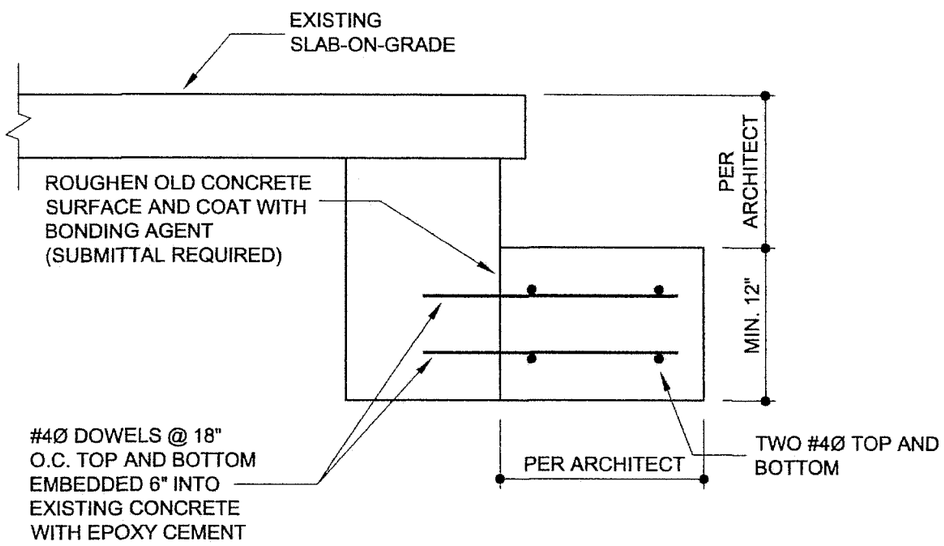
LICENSED PROFESSIONAL ENGINEER

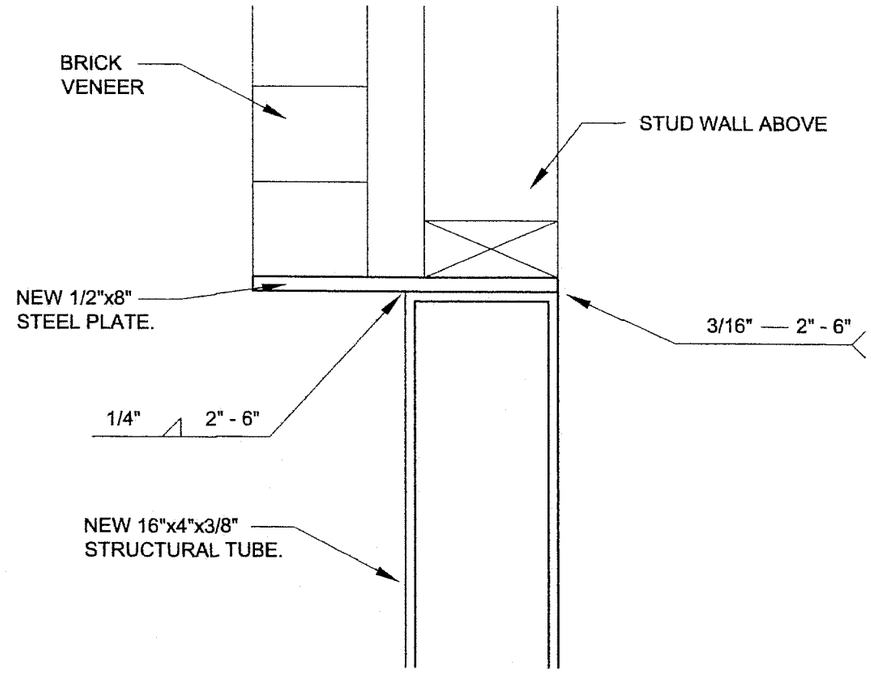
DETAILS

1613 MOHLE DRIVE
AUSTIN, TEXAS

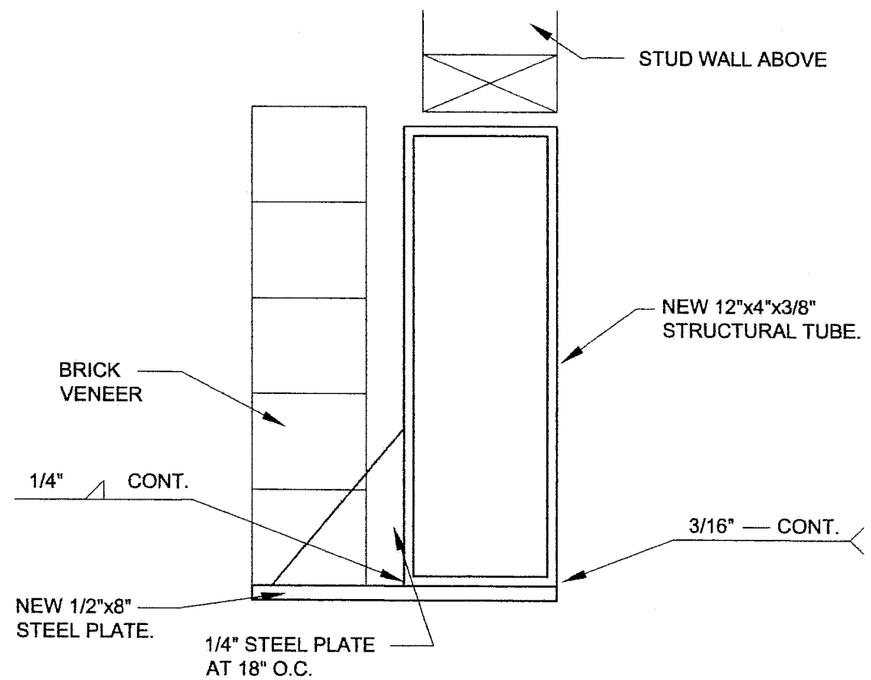
Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001



5 CONCRETE STEP DETAIL



6 STEEL BEAM / LINTEL DETAIL



7 STEEL BEAM / LINTEL DETAIL ALT.

TEXAS REGISTERED
ENGINEERING FIRM F-15955
MLAW
FORENSICS, INC.
12885 RESEARCH BLVD., SUITE 209 AUSTIN, TEXAS 78750

8-11-16

STATE OF TEXAS
DEAN R. READ
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LICENSED
PROFESSIONAL ENGINEER

DETAILS

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001

GENERAL NOTES:

1. DRAWINGS ARE SCHEMATIC AND NOT TO BE SCALED. THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS AND DO NOT ILLUSTRATE EVERY CONDITION. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

2. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE DRAWINGS AND SPECIFICATIONS DO NOT INDICATE THE METHOD OF CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY TO LEGALLY COMMENCE WITH THIS WORK.

4. THE CONTRACTOR SHALL PERFORM ALL WORK, INCLUDING ITEMS NOT SPECIFICALLY ADDRESSED BY THE PLANS, IN COMPLIANCE WITH THE LATEST BUILDING CODE AND LOCAL ORDINANCES ADOPTED BY THE CITY OF AUSTIN, TEXAS AND IN CONFORMANCE WITH BEST PRACTICE.

5. THE CONTRACTOR SHALL CONTACT THE ENGINEER AT ONCE FOR INSTRUCTION OR CLARIFICATION SHOULD CONDITIONS ARISE WHICH ARE NOT ADDRESSED BY THESE PLANS OR CONDITIONS BE DISCOVERED THAT ARE SUBSTANTIALLY DIFFERENT THAN THOSE THAT ARE ASSUMED IN THE PLANS.

6. THE CONTRACTOR SHALL OBSERVE ALL APPLICABLE LAWS AND WORKER SAFETY REGULATIONS.

7. THE CONTRACTOR SHALL MAKE PROVISIONS AT ALL TIMES TO ENSURE THE PUBLIC IS NOT EXPOSED TO DANGEROUS CONDITIONS IN THE WORK AREA.

8. THE CONTRACTOR SHALL DISPOSE OF ALL SPOILS AND DEBRIS LEGALLY AT AN OFFSITE LOCATION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO ALL UTILITY LINES, TV CABLES, TELEPHONE LINES, IRRIGATION LINES, CONCRETE FLAT WORK, CURBS, BUILDING OR LANDSCAPING DAMAGED BY THIS WORK. ALL REPAIRS TO BE PERFORMED BY A LICENSED PROFESSIONAL FOR THAT SPECIALTY.

10. ENGINEER'S INSPECTION AND APPROVAL REQUIRED FOR ALL PHASES OF WORK. REQUIRED INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO:
    CONCRETE PRE-POUR
    CONCRETE PLACEMENT AND MATERIAL TESTING
    FRAMING (PRIOR TO INSTALLATION OF SHEATHING, INSULATION AND SHEETROCK
    SHEATHING
    POST-LEVELING SURVEY

CONCRETE NOTES:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS, A MAXIMUM AGGREGATE SIZE OF 11/2" AND MEET ALL APPLICABLE PROVISIONS OF ACI 318.

2. SUBMITTAL OF CONCRETE MIX DESIGN WITH BREAK HISTORY REQUIRED.

3. ALL REINFORCING STEEL TO COMPLY WITH A.S.T.M. A-615, GRADE 60 AND LAP NOT LESS THAN 30 INCHES (UNO) AT ANY SPLICE. ONLY DOMESTIC STEEL ALLOWED.

4. REINFORCING STEEL COVER TO BE:
   3" WHERE CONCRETE IN CONTACT WITH SOIL.
   1.5" WHERE EXPOSED TO THE ENVIRONMENT
   3/4" WHERE PROTECTED FROM THE ENVIRONMENT

5. PROVIDE SAME SIZE CORNER BARS AT ALL LONGITUDINAL STEEL IN FOOTINGS.

6. EPOXY CEMENT TO BE HILTI RE-500V3

MASONRY NOTES:

1. ALL MASONRY VENEER TO BE CONSTRUCTED PER CODE (INCLUDING AIR GAP, TIES, FLASHING, WEEPS, ETC.).

2. PROVIDE MASONRY EXPANSION JOINTS AT 15 FEET O.C. AND WITHIN 7 FEET OF ALL CORNERS.

3. EXPANSION JOINTS TO COMPLY WITH THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTE 18A.

PREFABRICATED TRUSSES

1. ROOF TRUSSES TO BE DESIGNED FOR:
   TOP CHORD DEAD LOAD = 7 PSF
   TOP CHORD LIVE LOAD = 20 PSF
   BOTTOM CHORD DEAD LOAD = 10 PSF
   BOTTOM CHORD LIVE LOAD = 20 PSF (UNINHABITABLE WITH LIMITED STORAGE)

2. FLOOR TRUSSSES TO BE DESIGNED FOR:
   TOP CHORD DEAD LOAD = 10 PSF
   TOP CHORD LIVE LOAD = 40 PSF
   BOTTOM CHORD DEAD LOAD = 10 PSF
   BOTTOM CHORD LIVE LOAD = 5 PSF
   TOTAL LOAD DEFLECTION = L/360
   LIVE LOAD DEFLECTION = L/480

3. ALL TRUSSES TO BE DESIGNED BY TEXAS PROFESSIONAL ENGINEER.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL DESIGN, FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL, 13TH EDITION, ASD SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS; AND CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

2. STRUCTURAL STEEL SHALL BE AS FOLLOWS:
   HSS TUBES: ASTM A500 GRADE B, Fy = 46 KSI
   ANGLES AND PLATES: ASTM A36, FY = 36 KSI

3. ALL STEEL TO BE CLEANED OF RUST, PAINT AND DIRT (WIRE BRUSHING MINIMUM REQUIREMENT), PRIMED AND FINISH COAT APPLIED. PRIMER TO BE ONE COAT OF IRON OXIDE CORROSION INHIBITIVE MEETING THE PERFORMANCE REQUIREMENTS OF TTP-636. COLOR OF FINISH COAT TO BE APPROVED BY OWNER.

4. SUBMITTAL OF ALL STEEL CONNECTIONS AND PLATES REQUIRED.

WELDING

1. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1.

2. UNLESS NOTED OTHERWISE, ELECTRODES FOR WELDING SHALL CONFORM TO E70XX (SMAW)

3. WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS. SUBMITTAL OF CERTIFICATE REQUIRED.

GENERAL FRAMING NOTES:

1. GRADE MARKS ON ALL LUMBER SHALL BE VISIBLE AT TIME OF INSPECTION.

2. DO NOT USE END JOINTED LUMBER FOR HORIZONTAL FRAMING MEMBERS.

3. ALL CONNECTIONS TO BE FASTENED PER CODE

4. ALL FRAMING CREATING CONCENTRATED LOADS TO BE INSTALLED EXACTLY IN THE LOCATIONS SHOWN ON PLAN TO PROVIDE A CONTINUOUS LOAD TRANSFER PATH TO CONCRETE.

5. UNLESS NOTED OTHERWISE, ALL LUMBER TO BE SOUTHERN YELLOW PINE #2 GRADE.

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8-11-16

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

NOTES

1613 MOHLE DRIVE
AUSTIN, TEXAS

Client: NEAL AND AMBER MEINZER
Job Number: 1619000034.001

WOOD WALL FRAMING:

1. MATERIALS THAT COMPRESS MORE THAN 1/32 INCH WHEN SUBJECTED TO 50 PSI SHALL NOT EXTEND BENEATH WALLS.

2. GRADE. ALL LOAD BEARING WALL STUDS TO BE #2 S.Y.P. NON-LOAD BEARING WALL STUDS MAY BE STUD GRADE S.P.F.

3. STUD SIZE, HEIGHT, AND SPACING.
MAX. ALLOWABLE LATERALLY UNSUPPORTED LENGTHS OF WOOD WALL STUDS FOR THE GIVEN STUD SIZE AND SPACING:

SUPPORTING ROOF ONLY

2x4 @ 16" O.C.	12'-0"
2x6 @ 16" O.C.	18'-0"
2x6 @ 12" O.C.	20'-0"
2x6 @ 8" O.C.	24'-0"

SUPPORTING ONE FLOOR AND A ROOF

2x4 @ 16" O.C.	10'-0"
2x6 @ 16" O.C.	18'-0"
2x6 @ 12" O.C.	20'-0"
2x6 @ 8" O.C.	24'-0"

SUPPORTING TWO FLOORS AND A ROOF

2x6 @ 16" O.C.	14'-0"
2x6 @ 12" O.C.	16'-0"
2x6 @ 12" O.C.	18'-0"
2x6 @ 8" O.C.	20'-0"

4. CAP WOOD STUD WALLS WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". JOINTS NEED NOT OCCUR OVER STUDS. PLATES TO BE SAME SIZE AS STUDS AND MIN UTILITY GRADE S.P.F.

5. WHEN TOP PLATE WIDTH IS REDUCED BY MORE THAN 50%, INSTALL SIMPSON RPS/USP *KRPS* TIES ACROSS THE NOTCH AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 16d NAILS AT EACH SIDE.

6. BOTTOM PLATES.
PLATES IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE ANCHORED TO CONCRETE BY THE FOLLOWING METHODS:
(a) EXTERIOR PLATES IN CONTACT WITH CONCRETE:
(i) 1/2" ANCHOR BOLTS, MIN. 7" EMBED SPACED 6'-0" ON CENTER, MAX. WITH .229x3x3 STEEL PLATE WASHERS BETWEEN THE BOTTOM PLATE AND NUT.
(ii) SIMPSON MAS/USP *FA3* MUDSILL ANCHORS INSTALLED PER MANUFACTURERS SPECIFICATIONS, AND SPACED PER MASA DETAIL.
IF ONE OF THE ABOVE METHODS CANNOT BE PLACED BETWEEN 4" AND 12" FROM THE ENDS OF EACH PLATE SECTION, USE (2) HILTI X-CP72 (OR EQUAL) PLACED @ 6" AND 10" FROM EACH END OF SILL PLATES.
(b) INTERIOR NON-SHEARWALL PLATES IN CONTACT WITH CONCRETE SHALL BE ANCHORED TO CONCRETE W/ HILTI X-CP72 (OR EQUAL) @ 32" O.C.
(c) INTERIOR SHEARWALL PLATES SHALL BE ANCHORED TO CONCRETE W/ HILTI X-CP72 (OR EQUAL) @ 8" O.C., U.N.O.

7. PLATE HEIGHT. UNLESS NOTED OTHERWISE, WALLS ARE PLATFORM FRAMED WHEREVER APPLICABLE. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSION.

8. OPENINGS. OPENINGS SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. THE HEADER AND TRIMMERS SHALL BE DOUBLED AND JOIST HANGERS SHALL BE INSTALLED.

ENGINEERED BEAMS:

1. CAPACITY.
ALL STRUCTURAL COMPOSITE LUMBER (SCL) USED IN CONSTRUCTION MUST HAVE THE FOLLOWING MINIMUM CAPACITIES:

	FIBER BENDING Fb (PSI)	MODULUS OF ELASTICITY E (PSI)	SHEAR STRENGTH Fv (PSI)	COMPRESSION PERPENDICULAR Fcp (PSI)
LVL	2,500	2,000,000	285	750
LSL	2,325	1,550,000	310	900
PSL	2,900	2,000,000	290	750
PSL plus	1,827	1,460,000	197	368

LVL = LAMINATED VENEER LUMBER
LSL = LAMINATED STRAND LUMBER
PSL = PARALLEL STRAND LUMBER
PSL plus = TREATED PARALLEL STRAND LUMBER (SERVICE LEVEL 2)

2. SUPPORT. FOR BEAMS BEARING ON STUD WALLS, THERE SHALL BE THE SAME NUMBER OF STUDS LOCATED DIRECTLY UNDER THE BEAM AS THE NUMBER OF BEAM PLYS.

3. ELEVATION. BEAMS SHOWN ON PLAN ARE DROPPED BEAMS OR HEADERS UNLESS NOTED AS CLD (CONCEALED) OR FLT (FLOATING).

4. FLOATING BEAMS. FLOATING BEAMS SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" FROM BOTTOM OF BEAM.

5. LATERAL RESTRAINT. ALL BEAMS SHALL BE LATERALLY BRACED AT ALL SUPPORT POINTS. FLOATING BEAMS SHOULD HAVE ADDITIONAL LATERAL SUPPORT AT 1/3 SPAN POINTS. ALL KICKERS SHOULD BE PLACED AT AN ANGLE BETWEEN 45° AND HORIZONTAL.

6. SUBSTITUTIONS. GLU-LAM BEAMS OR OTHER APPROVED ENGINEERED SCL MAY BE SUBSTITUTED FOR BEAMS NOTATED ON PLAN, PROVIDED THAT THE STRENGTH VALUES ARE EQUAL TO OR GREATER THAN THE VALUES LISTED ABOVE AND ARE OF EQUAL DEPTH AND WIDTH.

7. MECHANICAL EQUIPMENT SUPPORT. IF NOT DESIGNATED ON PLAN, ALL MECHANICAL EQUIPMENT AND WATER HEATERS SHALL BE SUPPORTED BY MIN. DOUBLE 2x10 JOISTS @ 24" O.C.

8. TABLE R301.5b ATTICS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOIST AND RAFTER IS LESS THAN 42".

9. A ROUGH FRAMED OPENING NOT LESS THAN 22"x30" SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR MORE.

10. SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH TABLES R802.4(1) AND R802.4(2) UNLESS NOTED OTHERWISE ON PLANS.

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