

2107 BRACKENRIDGE

2107 BRACKENRIDGE STREET, AUSTIN, TEXAS 78704

LEGAL DESCRIPTION

58X171.63FT SWISHER ADDN

AREA CALCULATIONS:

LOT SIZE: 9911 SF

COA BUILDING COVERAGE: 3116 SF
(MAX ALLOWABLE 40% = 2452 SF)

COA IMPERVIOUS COVER: 3992 SF
(MAX ALLOWABLE: 45% = 4460 SF)

COA GROSS FLOOR AREA: 3731 SF
(MAX ALLOWABLE 40% = 2452 SF)

Project:
2107 BRACKENRIDGE

MTTR
MGMT
213 590.2868
BEN@MA77ER.COM

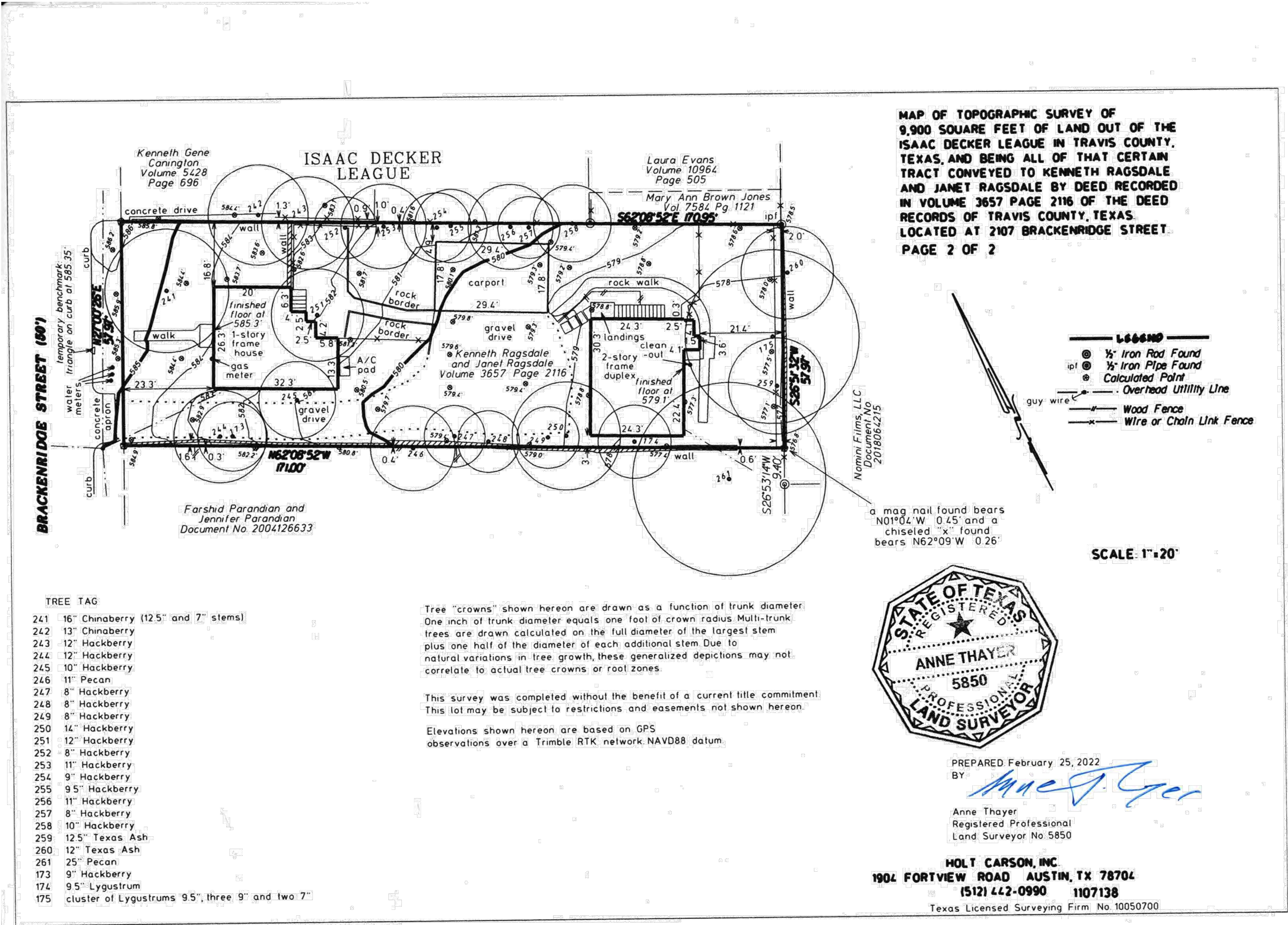
2107 BRACKENRIDGE ST
AUSTIN, TEXAS 78704

DATE: 05/04/22

JOB #: 22.0504

SURVEY

A0.0



GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE
2. FIELD VERIFY AND USE DIMENSIONS AS INDICATED. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS.
3. CONTRACTOR TO LOCATE AND LAY-OUT ALL WALLS AND PARTITIONS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
4. ALL FLOOR PLAN DIMENSIONS ARE TO THE FACE OF THE WOOD FRAME OR INTERIOR PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF THE EXTERIOR/PERIMETER EDGE OF THE CONCRETE SLAB OR FOUNDATION WALLS, GRID LINES OR THE CENTER LINE OF COLUMNS AND BEAMS; THE FACE OF MASONRY WALLS OR VENEERS; THE FACE OF WINDOWS FRAMES OR HOLLOW METAL DOOR FRAMES; THE EXPOSED FACE OF WOOD DOOR FRAMES (JAMBS) AT NOMINAL DOOR OPENINGS; UNLESS NOTED OTHERWISE, (U.N.O).
5. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER WALLS ARE TO THE FACE OF THE SHEATHING (OSB, PLYWOOD, GYPSUM) AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, AND DO NOT INCLUDE THE THICKNESSES OF THE EXTERIOR FINISH MATERIALS; FIBER CEMENT OR WOOD SIDING AND TRIM; STUCCO OR CEMENT PLASTER, AND/OR METAL WALL PANELS AND TRIM, OR OTHER MATERIALS AS INDICATED OR NOTED. FLOOR PLAN DIMENSIONS AT EXTERIOR PERIMETER CAVITY WALLS WITH MASONRY OR STONE VENEERS ARE TO THE FACE OF THE MASONRY OR STONE VENEERS AND THE EDGE OF THE CONCRETE SLAB FOUNDATION, UNLESS NOTED OR INDICATED OTHERWISE.
6. DIMENSIONS NOTED AS CLR. (CLEAR) AND O.T.O. (OUTSIDE TO OUTSIDE) ARE TO FINISH WALL OR PARTITIONS SURFACES.
7. PROVIDE CONCEALED WOOD BLOCKING, WOOD SUPPORT FRAMEWORK AND BRACING, AND ALL MISC. WOOD NAILERS, ETC., AS REQUIRED.
8. PROVIDE CONCEALED WOOD BLOCKING, CONTINUOUS, WHERE REQUIRED IN ALL WOOD STUD PARTITIONS FOR THE PROPER ANCHORAGE OF WALL ATTACHED ITEMS, SUCH AS MIRRORS, TOILET ACCESSORIES, FUTURE GRAB BARS, WALL-HUNG AND BASE CABINETS, COUNTERTOPS, WALL-HUNG LAVATORIES, CLOSET RODS, CLOSET LEDGER STRIPS AND SHELVES, METALS SHELF BRACKETS, OWNER PROVIDED CLOSET SYSTEM ITEMS, FIRE EXTINGUISHERS, BRACING AT CEILING FANS, AND ALL OTHER ITEMS OR MISCELLANEOUS EQUIPMENT.
9. ALL INTERIOR PARTITION WALLS EXTEND TO THE BOTTOM OF THE CEILING/ FLOOR FRAMING OR ROOF FRAMING, UNLESS NOTED OTHERWISE, AND BRACED TO THE STRUCTURE AS REQUIRES TO PREVENT MOVEMENT OR DEFLECTION.
10. ALL INTERIOR PARTITION WALLS EXTEND TO THE STRUCTURE OR THE BOTTOM OF CEILING/FLOOR FRAMING OR CEILING/ROOF FRAMING, UNLESS NOTED OR INDICATED OTHERWISE. ALL INTERIOR PARTITIONS THAT DO NOT EXTEND TO THE FRAMING SHALL BE BRACED TO THE STRUCTURE AS REQUIRED TO PREVENT MOVEMENT OR DEFLECTION.
11. NOTIFY THE ARCHITECT IMMEDIATELY OF DISCREPANCIES IN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED. THE ARCHITECT WILL ISSUE A CLARIFICATION OR PREPARE ALTERNATE DOCUMENTS WHICH MAY BE REQUIRED.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, FOR CHECKING AND COORDINATING ALL CONTRACT DOCUMENTS, SUBMITTALS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY, AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN AND INTENDED, BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT REGARDING THE WORK, OR ANY RELATED WORK, IN QUESTION, BEFORE PROCEEDING WITH THE WORK.
13. AREA QUANTITIES NOTED ON THE PLAN DRAWINGS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND AREA CALCULATIONS UTILIZED TO DETERMINE HIS COSTS AND QUANTITIES NECESSARY TO PROVIDE ALL LABOR, MATERIALS, COMPONENTS, AND ACCESSORIES REQUIRED TO COMPLETE WORK.
14. DIMENSIONS SHOWN ARE FOR NOMINAL OPENINGS; FRAMERS SHALL ALLOW ROUGH OPENING CLEARANCES AS REQUIRED.
15. 12" FLASHING TAPE (PEEL & STICK MEMBRANE), TO BE APPLIED TO SEAL ALL CORNERS AND OPENINGS OF THE BUILDING

VISITABILITY NOTES

1. IN ACCORDANCE WITH R320.6 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE ONE NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF $\frac{1}{2}$ " OR LESS AND A MINIMUM 32" CLEAR OPENING DOOR.
2. IN ACCORDANCE WITH R320.3 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE VISITABLE BATHROOM WITH MINIMUM CLEAR OPENING OF 30 INCHES, LATERAL 2X6 OR LARGER WOOD BLOCKING INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND CENTERLINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO INTERIOR FLOOR LEVEL, EXCEPT PORTION DIRECTLY BEHIND THE LAVATORY.
3. IN ACCORDANCE WITH R320.4 OF THE VISITABILITY ORDINANCE NO.20140130-021, FIRST FLOOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE PLACED AT A MAXIMUM OF 48" ABOVE FINISH FLOOR, OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE FINISH FLOOR, EXCEPT FLOOR OUTLETS AND RECEPTACLES.
4. IN ACCORDANCE WITH R320.5 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE MINIMUM 32" CLEAR PATH ACCESS STARTING FROM ENTRANCE (R320.6) AND ALLOWING ACCESS THROUGHOUT FIRST FLOOR AND TO THE FIRST FLOOR BATHROOM DESIGNATED UNDER R320.3
5. IN ACCORDANCE WITH R320.7 OF THE VISITABILITY ORDINANCE NO.20140130-021, PROVIDE A VISIBLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE.

RCP NOTES

1. CONTRACTOR SHALL FIELD VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOBSITE.
2. DIMENSIONS INDICATED ON THE REFLECTED CEILING PLAN ARE TO THE FACE OF GYPSUM BOARD PARTITIONS OR FURRING ASSEMBLIES, THE FACE OF MASONRY SURFACES, WINDOWS FRAMES, AND GRID LINES, AND TO THE CENTER LINE OF LIGHT FIXTURES, CEILING FANS, SUPPLY AIR DIFFUSERS, EXHAUST AND RETURN AIR GRILLES, ETC., UNLESS NOTED OTHERWISE.
3. CONTRACTOR TO LOCATE AND LAYOUT CEILING SYSTEM AND CEILING MOUNTED FIXTURES AND OTHER ITEMS AS THEY RELATE TO THE STRUCTURE AND OTHER BUILDING ELEMENTS AS SHOWN ON THE DRAWINGS, AND IN CONFORMANCE WITH THE DESIGN CONCEPT AND INTENT.
4. CEILING MOUNTED ELEMENTS, RECESSED LIGHT FIXTURES, MECHANICAL DIFFUSERS AND GRILLES, SPEAKERS, SMOKE DETECTORS, CEILING FANS, SURFACE MOUNTED TRACK LIGHTING SYSTEMS, ETC., SHALL BE CENTERED IN EACH ROOM, UNLESS NOTED OTHERWISE.
5. REFER TO THE MECHANICAL AND ELECTRICAL PLAN SYMBOL SCHEDULES.
6. REFER TO THE ROOM FINISH SCHEDULE FOR CEILING SYSTEM MATERIALS AND FINISHES. CEILING HEIGHTS ARE NOTED ON THE FLOOR AND THE REFLECTED CEILING PLANS AND THE BUILDING SECTIONS.
7. COORDINATE ALL WORK WITH OTHER TRADES. REFER TO THE PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS REQUIRED.
8. TYPICAL CEILINGS TO BE PAINTED GYPSUM BOARD CEILING SYSTEM, UNLESS NOTED OTHERWISE, WITH CEILING OFFSETS AND FURR DOWNS AS INDICATED.
9. PROVIDE RECESSED FLUSH MOUNTED ACCESS PANELS TO PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT LOCATED ABOVE THE FINISH CEILING IN ALL SUSPENDED GYPSUM BOARD CEILINGS AS REQUIRED.
10. NOTIFY ARCHITECT FOR OBSERVATION OF THE ABOVE CEILING MEP WORK PRIOR TO THE INSTALLATION OF GYPSUM BOARD CEILINGS.
11. USE 2"x4" FRAMING FOR ALL FURR DOWNS.

ELECTRICAL NOTES

1. LAYOUT SHOWN IS SCHEMATIC ONLY. ELECTRICAL CONTRACTOR SHALL DESIGN AND FURNISH ELECTRICAL SYSTEM IN CONFORMANCE WITH ALL APPLICABLE CODES.
2. COORDINATE WITH HVAC INSTALLER TO PROVIDE POWER FOR ALL MECHANICAL UNITS.
3. PROVIDE NEW DISTRIBUTION PANELS AS REQUIRED, COORDINATE LOCATION WITH BUILDING DESIGNER.
4. COORDINATE WITH PLUMBING CONTRACTOR TO PROVIDE POWER FOR TANK-LESS WATER HEATER WITH ELECTRIC IGNITION CONTROLS, GARBAGE DISPOSALS, EJECTOR AND OTHER EQUIPMENT WHERE INDICATED OR NOTED.
5. VERIFY POWER REQUIREMENT FOR APPLIANCES WITH ARCHITECT/GENERAL CONTRACTOR.
6. BUILDING SERVICE TO ELECTRICAL PANELS SHALL BE OVERHEAD.
7. CONDUCTORS: COPPER, ROMEX, INSULATED UL APPROVED, PER COA CODE AND NEC.
8. PANELS, SWITCHGEAR: MAIN DISTRIBUTION PANELS SHALL BE EQUIPPED WITH APPROPRIATE NUMBER AND SIZE OF CIRCUIT BREAKERS/ PROVIDE MIN. OF FOUR SPARES, BLANK WITHOUT CIRCUIT BREAKERS.
9. PROVIDE DIRECTORY IDENTIFYING ALL CIRCUITS AND ROOM NAMES FOR COMPLETED ELECTRICAL SYSTEM, MOUNTED ON INSIDE FRONT CORNER OF PANEL.
10. OUTLET BOXES AND BOXES FOR LIGHT FIXTURES AND SWITCH BOXES SHALL BE PLASTIC, UL APPROVED, PER COA CODE, BY PASS AND SEYMOUR OR EQUAL. PROVIDE SPECIAL GALVANIZED METAL BOXES FOR CEILING FANS. PROVIDE GALVANIZED METAL BOXES IN MASONRY OR CEMENT PLASTER WALLS.
11. WIRING DEVICES: SWITCHES AND RECEPTACLES; UL APPROVED BY PASS AND SEYMOUR OR EQUAL. SWITCHES SHALL BE SILENT TYPE, DECORATOR SWITCHES APPROVED BY ARCHITECT. DIMMER SWITCHES, UL APPROVED BY LUTRON, TYPE APPROVED BY ARCHITECT.
12. DEVICE PLATES: PLASTIC, BY PASS AND SEYMOUR OR LUTRON, OR EQUAL, COLOR APPROVED BY ARCHITECT.
13. IN GENERAL, WALL OUTLET BOXES FOR RECEPTACLES SHALL BE MOUNTED AT 15" AFF TO CENTERLINE, TYPICAL AND BOXES FOR SWITCHES AND DIMMERS SHALL BE MOUNTED AT 48" AFF TO CENTERLINE, TYPICAL.
14. FIELD VERIFY AND COORDINATE WITH ARCHITECT REGARDING MOUNTING HEIGHTS AND LOCATIONS AND FINISH THICKNESSES FOR OUTLET BOXES AT KITCHEN AND BATHROOM CABINETS AND COUNTERTOPS, BACK AND END SPLASHES, AND OTHER SPECIAL CONDITIONS.
15. ALL OUTLETS IN ALL LOCATIONS SHOULD BE ARC FAULT PER 210.12 OF NFPA 70 (IBC 2012), UNLESS NOTED OTHERWISE.
16. ALL OUTLETS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, ACCESSORY BUILDINGS AND EXTERIOR TO BE GROUND-FAULT CIRCUIT INTERRUPT. AS WELL AS ALL LOCATIONS IN A KITCHEN THAT SERVICE COUNTERTOP SURFACES AND WITHIN 6FT OF THE EDGE OF SINK, BATHTUB, OR SHOWER STALL.
17. ALL OUTDOOR OUTLETS AND LIGHTS SHOULD BE ON A GROUND FAULT BREAKER.

PLUMBING NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS, OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
2. ALL WORK, INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES, THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
3. THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
4. WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS, ENERGY EFFICIENT, FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOTWATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: "AQUASTAR 2400EONG" BY BOSCH, OR "AQUASTAR 2505XONG" OR APPROVED EQUAL OR RINNAI MODEL # R85E (2532W).
5. WATER SYSTEM PIPING: PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
6. WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED
7. WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40.

MECHANICAL NOTES

1. ALL MECHANICAL SYSTEMS AND PLANNING BY OTHERS..
2. HVAC SYSTEM DUCTWORK CONSTRUCTION SHALL BE REINFORCED FOIL FACED SEMI-RIGID GLASS FIBER DUCTS (SQUARE, RECTANGULAR). WITH FLEX DUCT CONNECTIONS AT MOST REGISTERS OR DIFFUSERS. SUPPLY AIR AND RETURN AIR DUCTWORK SHALL BE MINIMUM R-8 INSULATION. FLEX DUCTWORK CONNECTIONS SHALL ALSO BE RATED MINIMUM R-8.
3. PROVIDE ENERGY EFFICIENT AIR HANDLING AND CONDENSING UNITS WITH MINIMUM 14 SEER. COMPLY WITH COA STANDARDS.
4. HIGH QUALITY RESIDENTIAL SUPPLY DIFFUSERS AND RETURN AIR GRILLES, AS APPROVED BY THE OWNER, SHALL BE PROVIDED. STAMPED METAL GRILLES WILL NOT BE ACCEPTABLE.
5. VIBRATION ISOLATION AT THE AIR HANDLING UNIT SHALL BE PROVIDED, UTILIZING MINIMUM OF 4 - 1" THICK RUBBER ISOLATION PADS.
6. MECHANICAL DESIGN/BUILD CONTRACTOR TO SUBMIT SHOP DRAWINGS AND PRODUCT DATA INFORMATION, PRIOR TO ORDERING EQUIPMENT OR MATERIALS, FOR APPROVAL BY THE OWNER AND ARCHITECT, DESCRIBING ALL OF THE MECHANICAL EQUIPMENT, DUCTWORK, INSULATION, PIPING, DIFFUSERS, GRILLES AND REGISTERS, THERMOSTATS, ACCESSORIES AND OTHER ITEMS REQUIRED TO COMPLETE THE MECHANICAL SYSTEM WORK. INDICATE ALL DUCTWORK CONSTRUCTION MATERIALS, DUCT SIZES AND AIR VOLUME CAPACITIES IN CFM AT ALL DIFFUSERS, GRILLES AND REGISTERS, TURNING VANES, LOCATIONS OF FLEX AND FIXED CONNECTIONS, VIBRATION ISOLATION DEVICES, AND OTHER APPLICABLE INFORMATION.

WATERPROOFING NOTES

1. ALL WATERPROOFING, INCLUDING FINAL ROOF SLOPES, MATERIALS, ETC. BY OTHERS.

Project:
2107 BRACKENRIDGE

MTTR
MGMT
213.590.2868
BEN@MA77ER.COM

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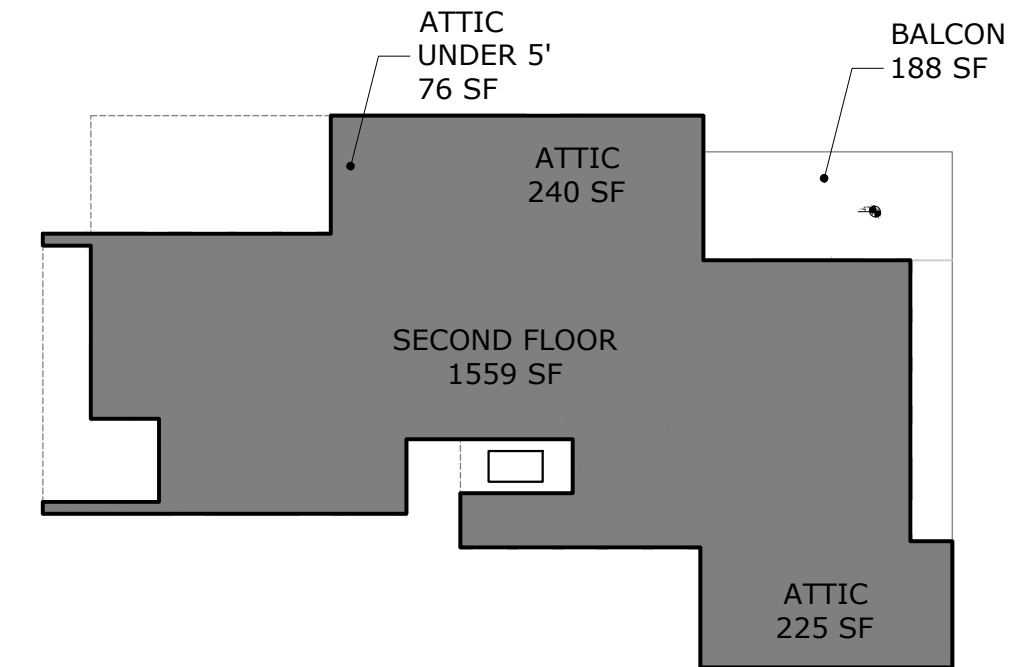
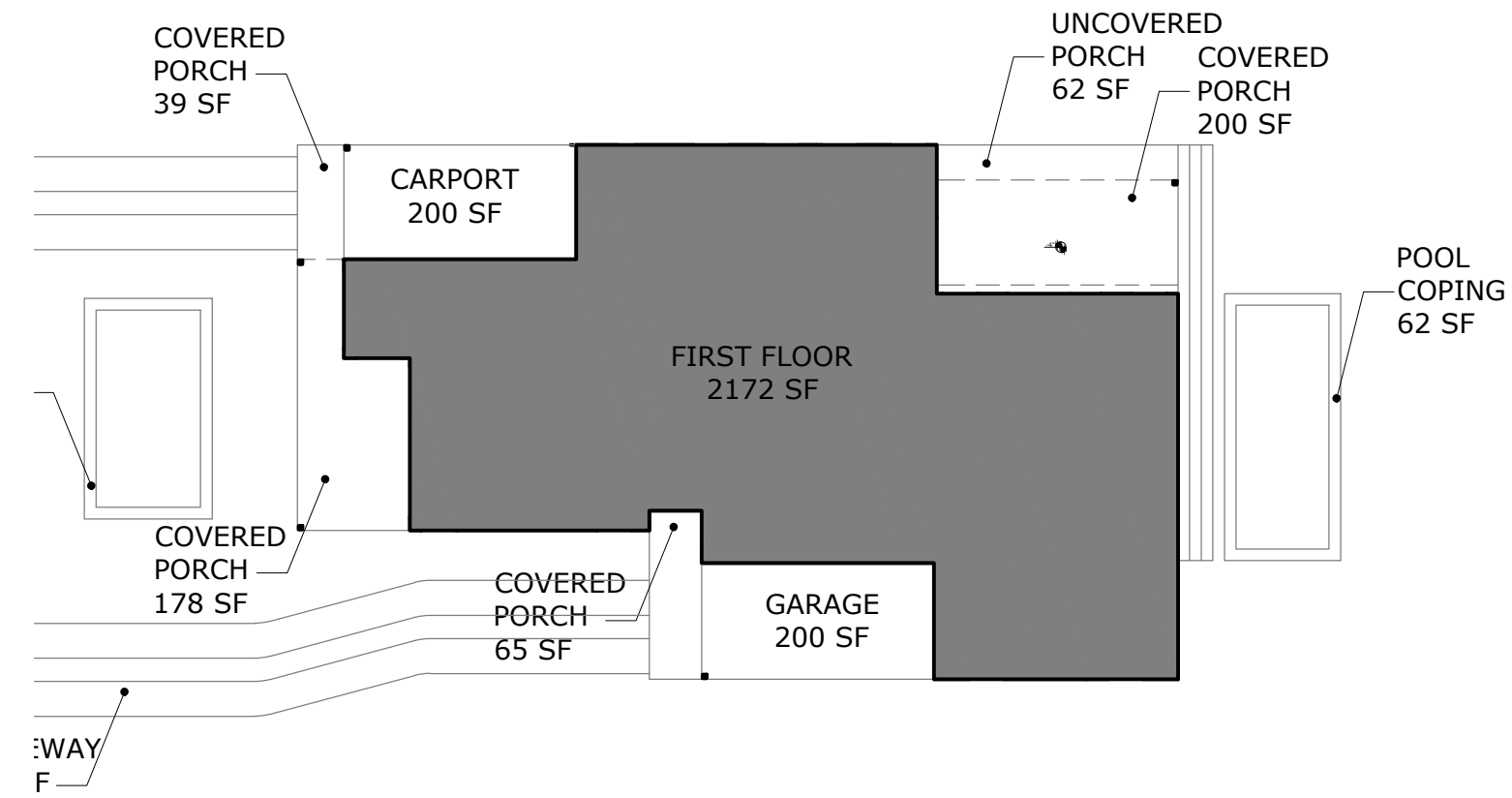
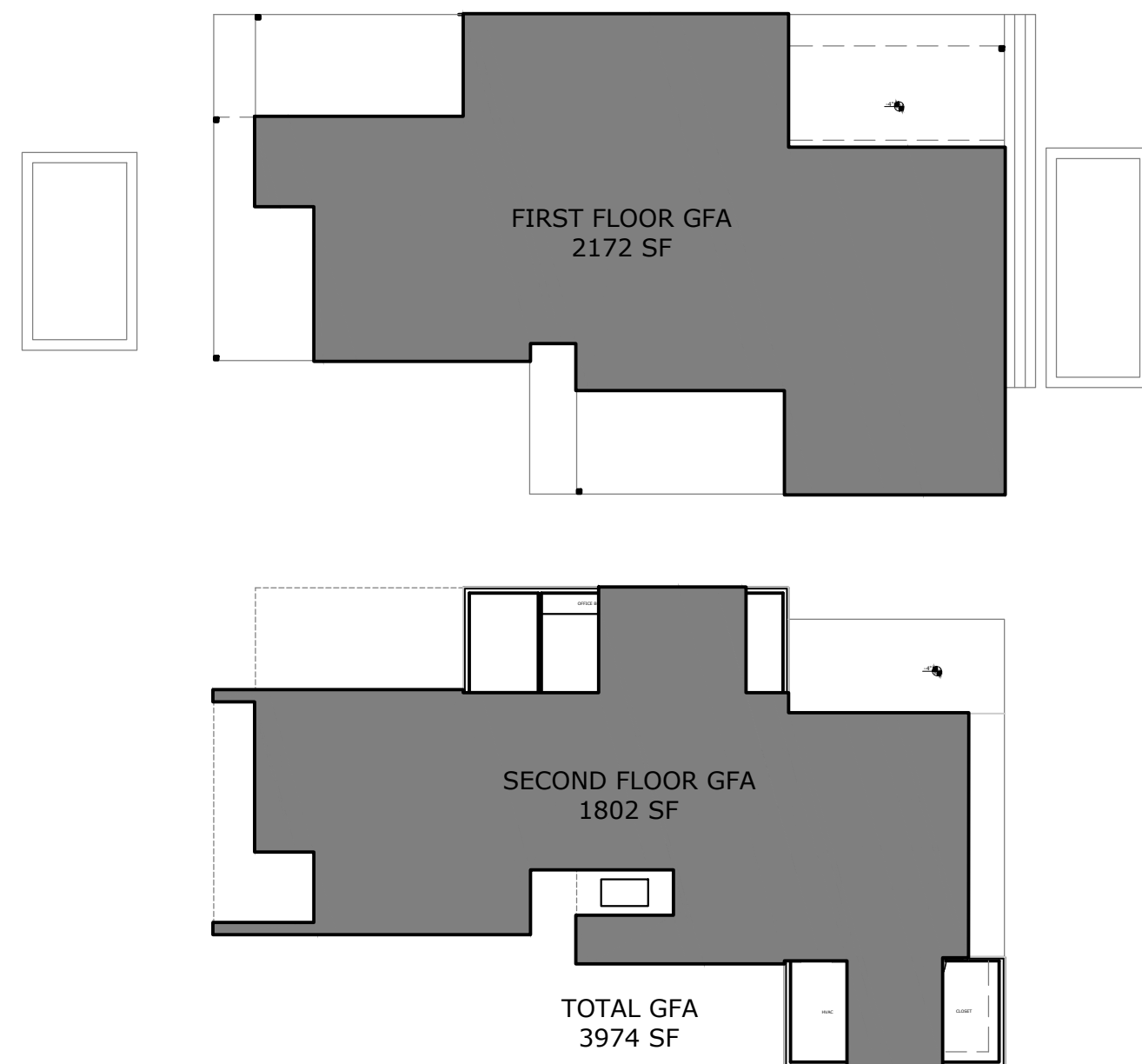
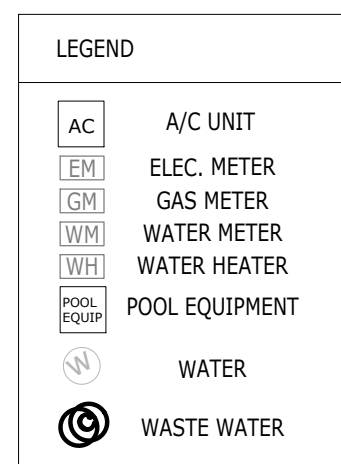
GENERAL NOTES

A0.1

SITE NOTES:

1. ALL F.F.E. HEIGHTS ARE LISTED ON THE ELEVATIONS. PLEASE LOOK TO THE A3 AND STRUCTURAL SHEETS IN ORDER TO COORDINATE.
2. ALL HEIGHTS ARE ESTIMATIONS BASED ON THE SURVEY. VERIFY ALL HEIGHTS IN FIELD WITH A SURVEYOR AND COORDINATE IF ANY DISCREPANCY IS DISCOVERED.
3. ALL UTILITY LOCATIONS ARE SUGGESTIONS ONLY. COORDINATE ALL FINAL UTILITY LOCATIONS AND INSTALLATION TYPE WITH UTILITY CONTRACTORS.
4. FINAL SLAB HEIGHTS ARE BASED ON THE ENGINEERS DRAWINGS. COORDINATE IF ANY DISCREPANCY IS DISCOVERED PRIOR TO FORM WORK BEING INSTALLED.

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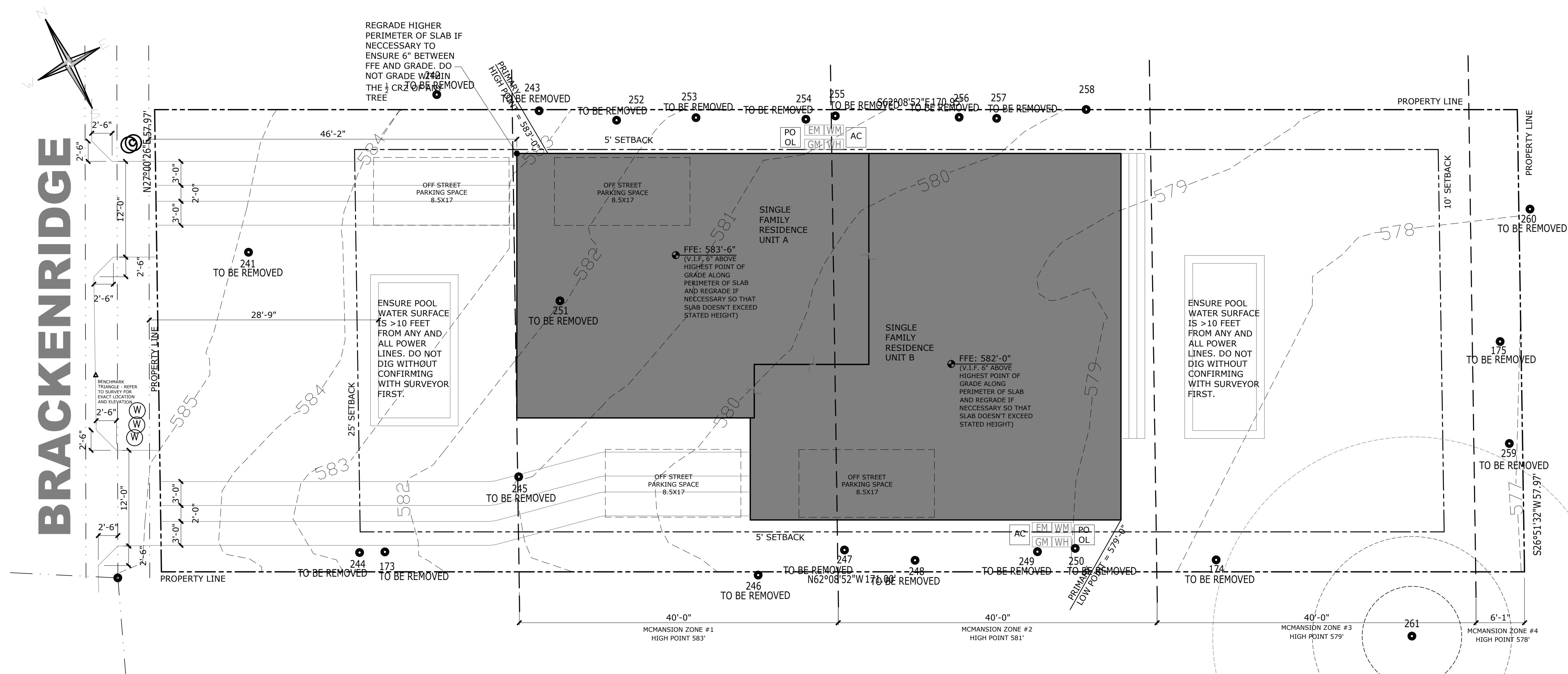


2 AREA CALCULATIONS

24X36 SIZE SCALE: 1/16" = 1'-0"
(11X17 SIZE SCALE: 1/32"=1'-0")

3 GFA CALCULATIONS

24X36 SIZE SCALE: 1/16" = 1'-0"
(11X17 SIZE SCALE: 1/32"=1'-0")



1 SITE PLAN

24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

MTTR
MGMT
213.590.2868
BEN@MA77ER.COM

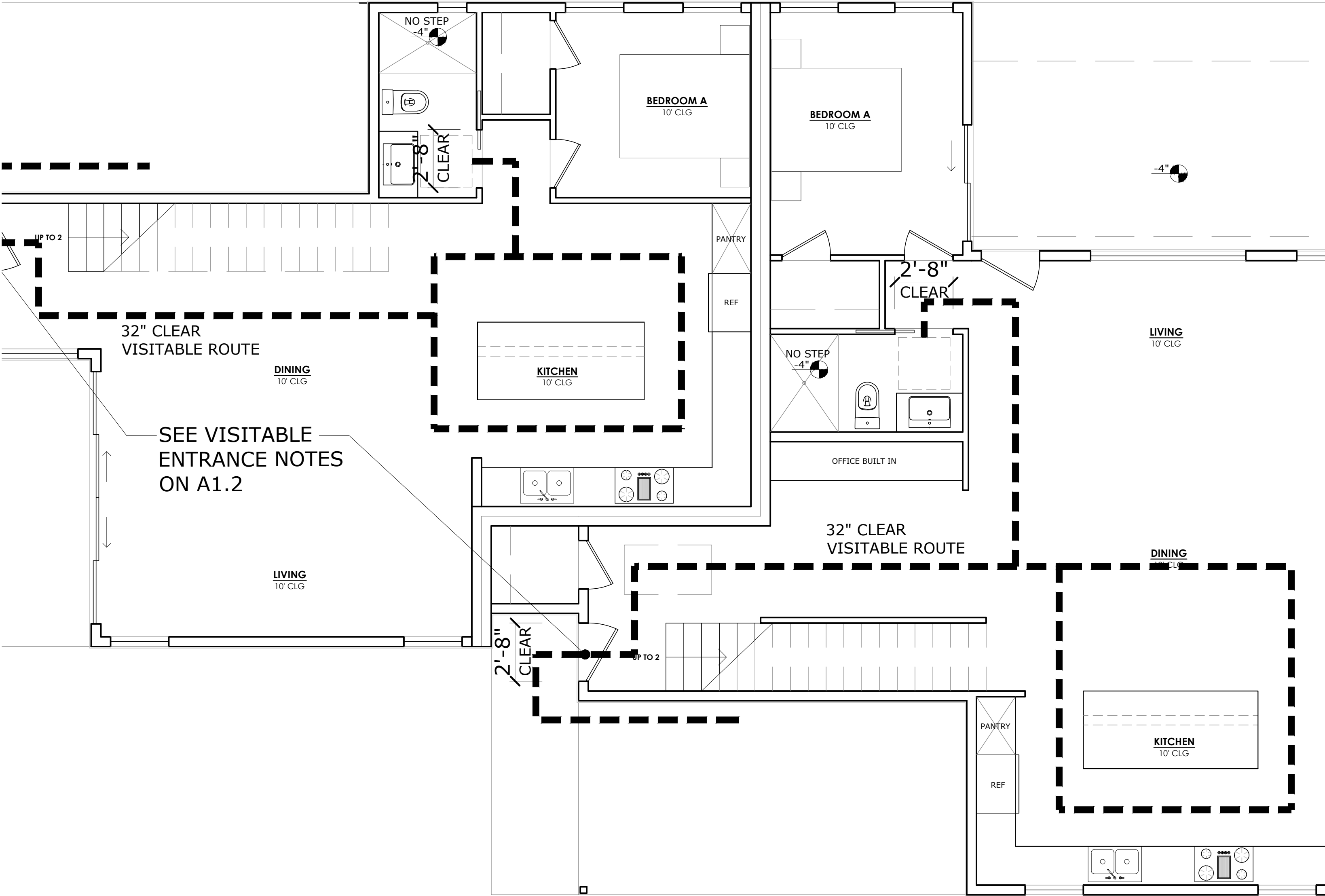
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SITE PLAN

A1.0



1 PRIMARY VISABILITY PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

VISITABILITY NOTES:
REFER TO ORDINANCE NO. 20140130-021 - SECTION R320 AND BUILDING CRITERIA MANUAL SECTION 4.4.7 FOR ADDITIONAL REQUIREMENTS

VISITABLE BATHROOMS (R320.3) - A visitable dwelling must have at least one bathroom group or a half bath on the first floor that must have the following:
1. A minimum clear opening of 32"
2. Door shall not impede 30" x 30" clear floor space
3. Lateral 2x6 or larger wood blocking must be installed flush with the stud edges of bathroom walls; and
4. the blocking must have a centerline 34" from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

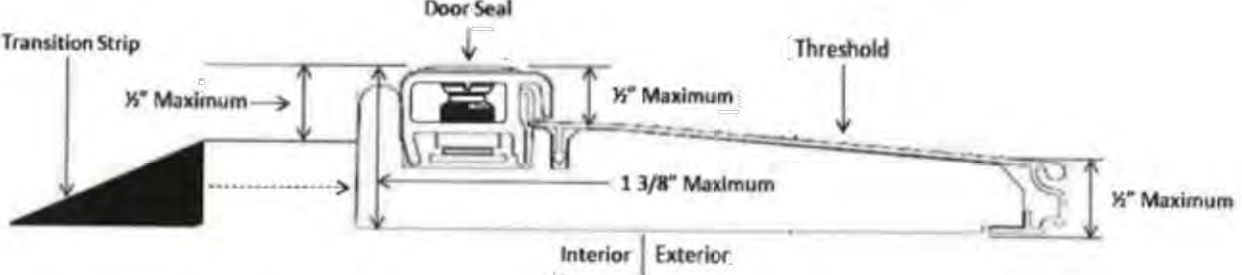
VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS (R320.4) - The first floor of a visitable dwelling must have the following:
1. Light switches and environmental controls must be installed no greater than 48 inches above the finish floor level; and
2. Outlets and receptacles must be installed no less than 15 inches above the finish floor level, except for floor outlets and receptacles.

A. VISITABILITY BATHROOM ROUTE (R320.5) - a bathroom group or half bath designated for visitability on the first floor must be accessible by a route with a minimum clear pathway of 32" beginning at the visitable entrance and continuing through the living room, dining room, and kitchen.

B. VISITABLE DWELLING ENTRANCE (R320.6) - A dwelling must be accessible by at least one no-step entrance and a door with a minimum clear opening 36". The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.

C. EXTERIOR VISITABLE ROUTE (R320.7) An entrance that complies with R320.6 (Visitable Dwelling Entrance) must be accessible using a route with a cross slope of no greater than two percent (1:50) that originates from a garage, driveway, public street, or public sidewalk. An exterior route that includes a ramp must comply with the Residential Code.

4 VISITILTY NOTES



3 THRESHOLD DETAIL @ ENTRANCE
24X36 SIZE SCALE: 1" = 1'-0" (11X17 SIZE SCALE: 1/2"=1'-0")

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VISITABILITY

A1.2

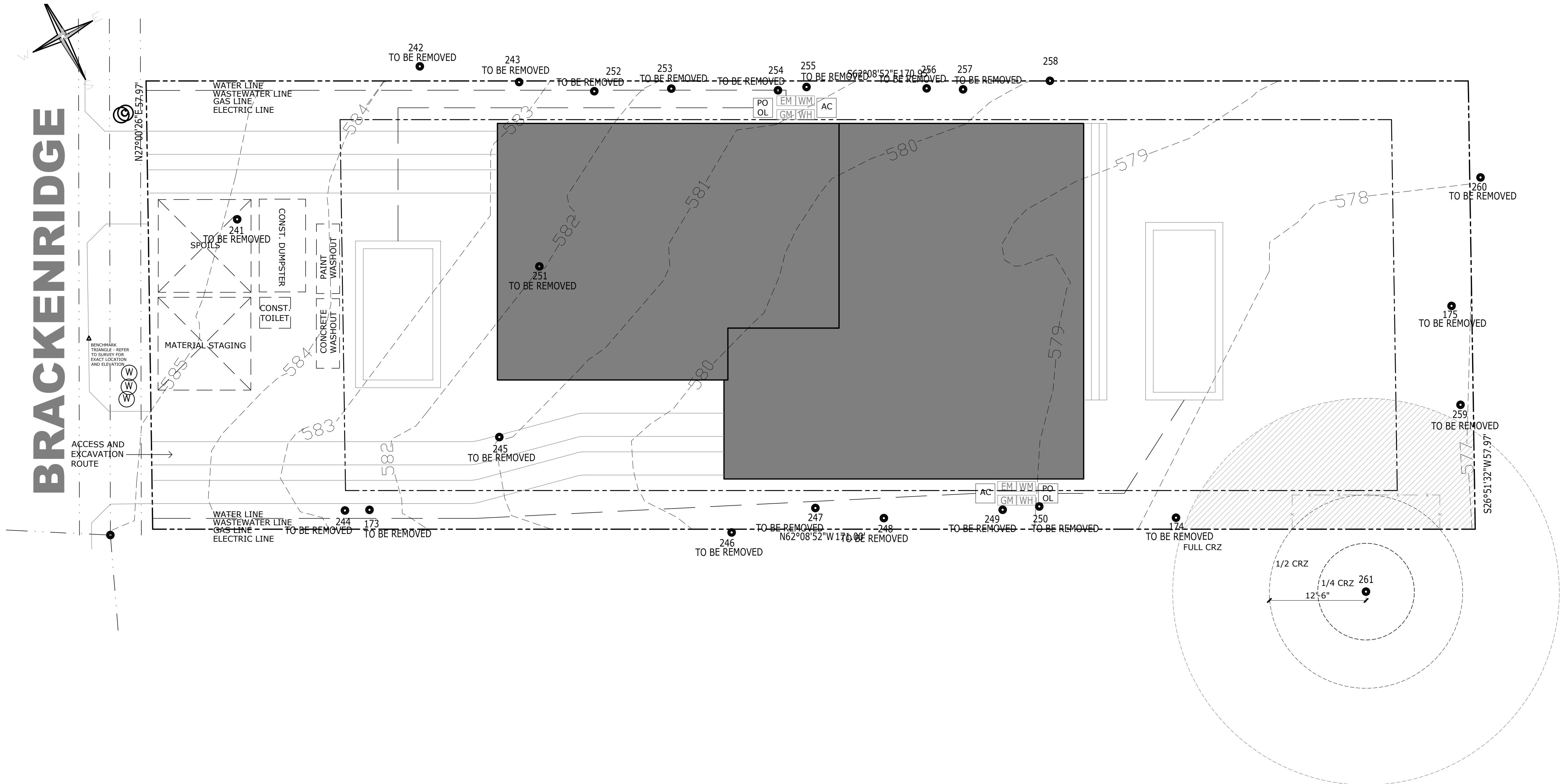
TREE LIST

Tag No.	Description
241	16" Chinaberry (12.5" and 7" stems)
242	13" Chinaberry
243	12" Hackberry
244	12" Hackberry
245	10" Hackberry
246	11" Pecan
247	8" Hackberry
248	8" Hackberry
249	8" Hackberry
250	14" Hackberry
251	12" Hackberry
252	8" Hackberry
253	11" Hackberry
254	9" Hackberry
255	9.5" Hackberry
256	11" Hackberry
257	8" Hackberry
258	10" Hackberry
259	12.5" Texas Ash
260	12" Texas Ash
261	25" Pecan
173	9" Hackberry
174	9.5" Lygustrum
175	cluster of Lygustrums 9.5", three 9" and two 7"

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MTTR
MGMT

213.590.2868
BEN@MA77ER.COM



1

TREE PLAN

24X36 SIZE SCALE: 1/8" = 1'-0" (11X17 SIZE SCALE: 1/16"=1'-0")

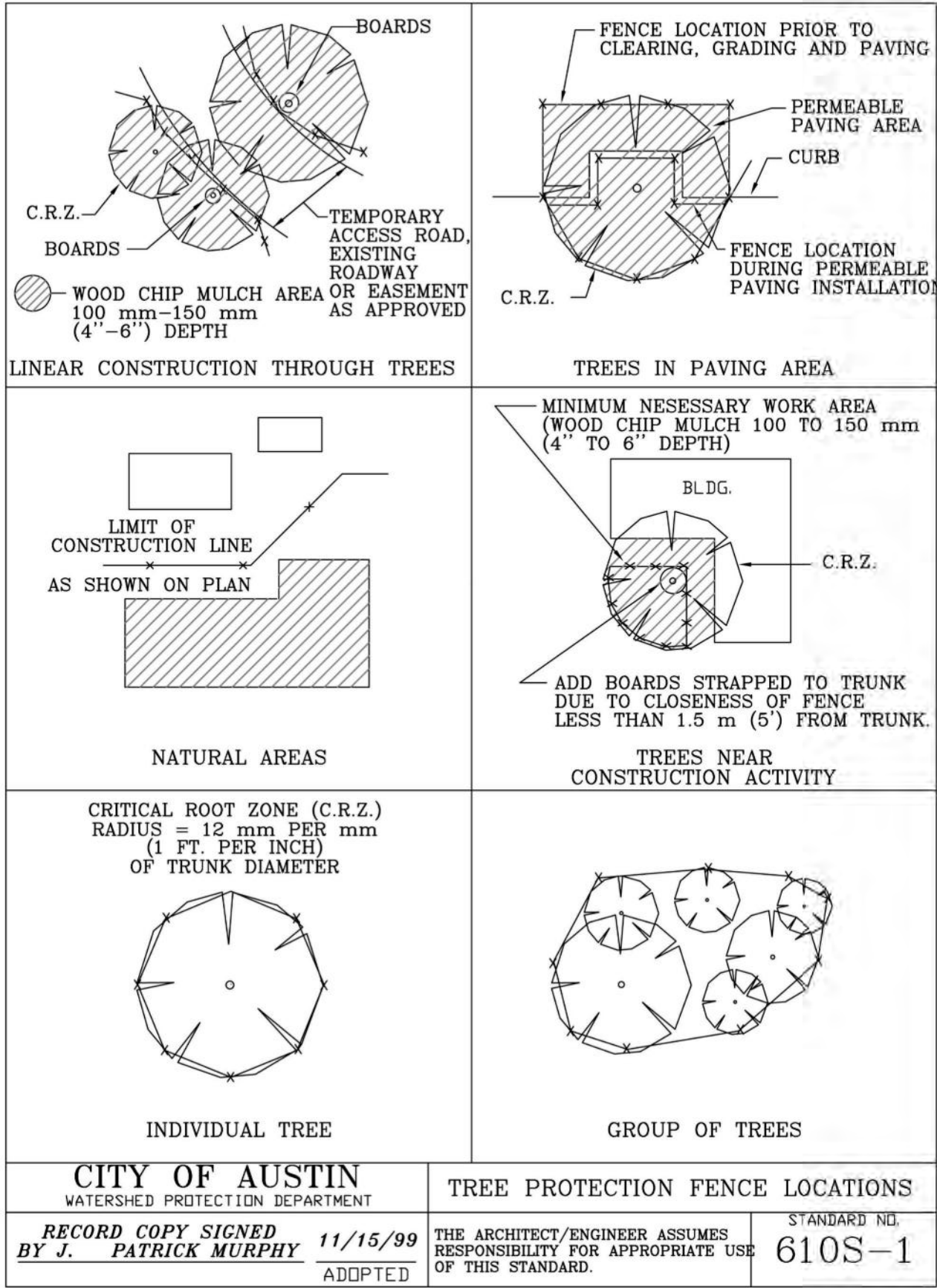
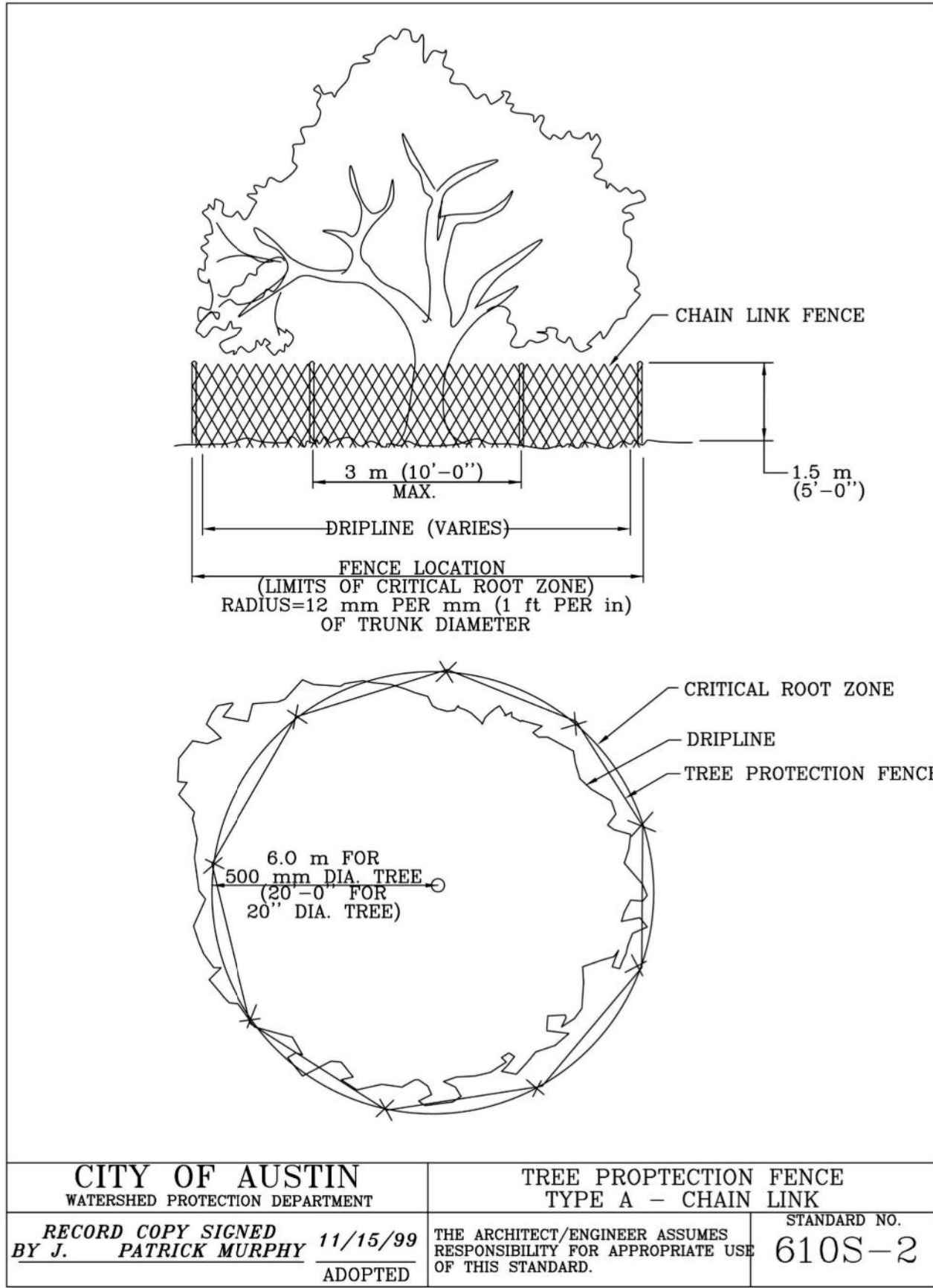
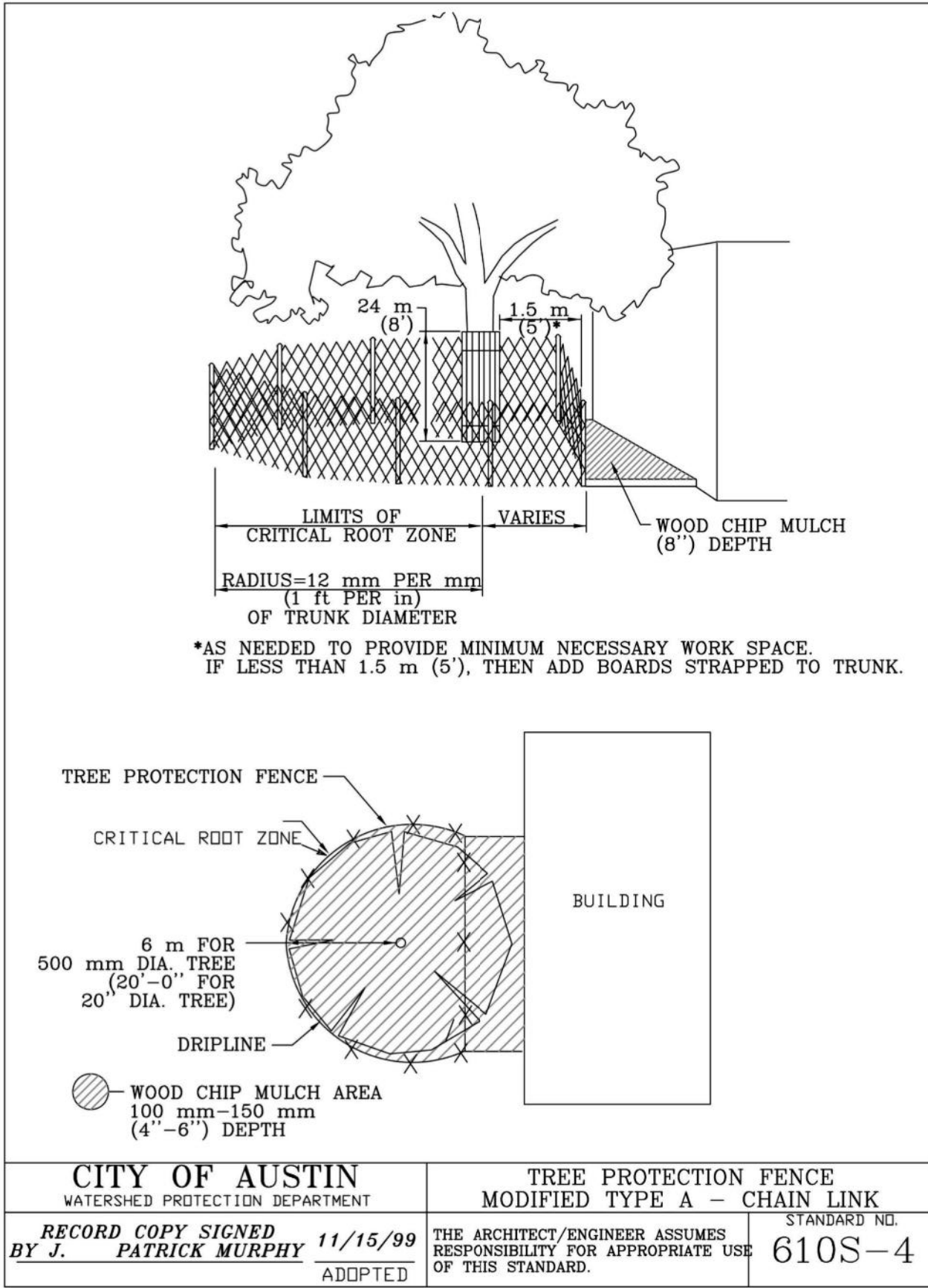
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TREE SURVEY

A1.3



STANDARD NOTES- TREE AND NATURAL AREA PROTECTION:

ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.

PROTECTIVE FENCES SHALL BE ERECTED AS DETAILED FOR THE TREE PROTECTION, THE FENCE SHALL CONSIST OF 5 FT. TALL CHAIN LINK FENCING MATERIAL AND NON-MOVABLE POSTS INSTALLED AT 8 FT. INTERVALS OR LESS.

PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, AND GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE PROJECT.

EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.

PROTECTIVE FENCES SHALL COMPLETELY SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE). SIGNS IN ENGLISH AND SPANISH, VISIBLE FROM ALL DIRECTIONS, SHALL BE PLACED ON THE FENCE TO INFORM WORKERS OF THE PURPOSE FOR THE BOUNDARY. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:

- SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
- ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT INDICATED ON PLANS;
- WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT
- OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRE.

EXCEPTIONS TO INSTALLING PROTECTIVE FENCES AT CRITICAL ROOT ZONES (THE CRITICAL ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE OR 12' RADIAL DISTANCE FROM THE TRUNK FOR EACH INCH OF TRUNK DIAMETER MEASURED AT 54" ABOVE GRADE) MAY BE PERMITTED IN THE FOLLOWING CASES:

- WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED.
- WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OTHER LIMITS OF THE PERMEABLE PAVING AREA;
- WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6' TO THE BUILDING;

SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 5 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCH) IN ADDITION TO THE REDUCED FENCING.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES, THOSE AREAS SHOULD BE COVERED WITH 8 INCHES OF COARSE ORGANIC MULCH TO MINIMIZE SOIL COMPACTION

ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH AN AIR SPACE TOOL TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCES TO 2 FEET BEHIND THE GRADE CHANGE AREA, IN NO CASE SHALL THE FENCING BE LOCATED CLOSER TO THE TREE TRUNK THAN SIX TIMES THE DIAMETER OF THE TRUNK.

ANY ROOTS EXPOSED, CUT, OR TORN BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND THE WOUND SHALL BE PAINTED WITH STANDARD TREE WOUND DRESSING. TREE WOUND DRESSING SHALL BE EITHER TREEKOTE AEROSOL OR TANGLEFOOT PRUNING SEALER (OR APPROVED EQUAL). BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZED WATER LOSS DUE TO EVAPORATION.

PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS. SEVERED ROOTS ON THE UNDISTURBED SIDE OF THE EXCAVATION SHALL BE CUT CLEANLY AND PAINTED WITH STANDARD TREE WOUND DRESSING.

TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING THE GROWING SEASON. THE WEEKLY TOTAL OF NATURAL RAINFALL AND SUPPLEMENTAL WATER SHOULD BE THE EQUIVALENT OF 1 INCH OR 750 GAL./1000 SQ. FT. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. TRENCHING WITHIN THE 1/2 CRITICAL ROOT ZONE SHALL BE PERFORMED BY HAND EXCAVATION OR WITH AN AIR SPACE TOOL.

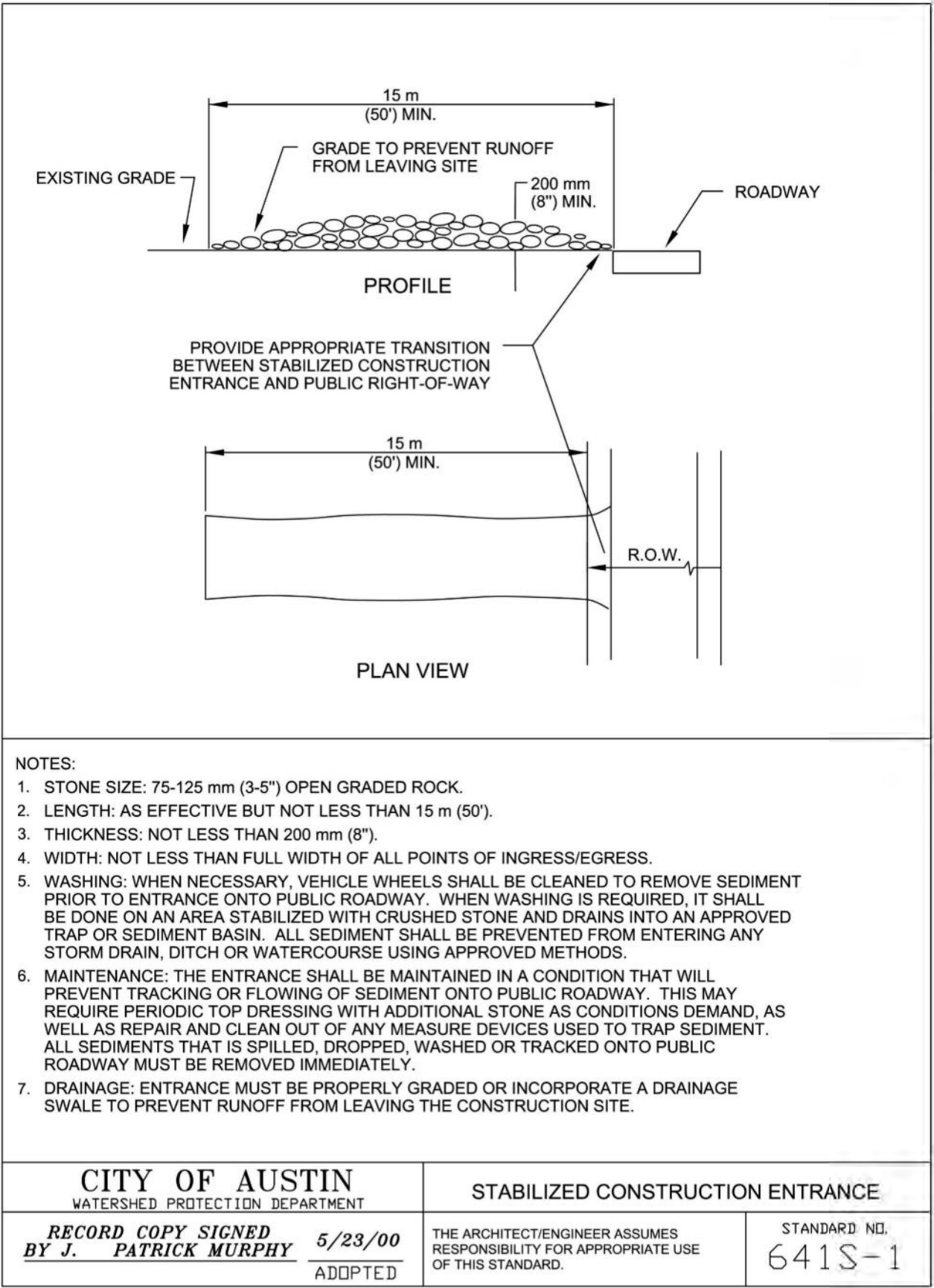
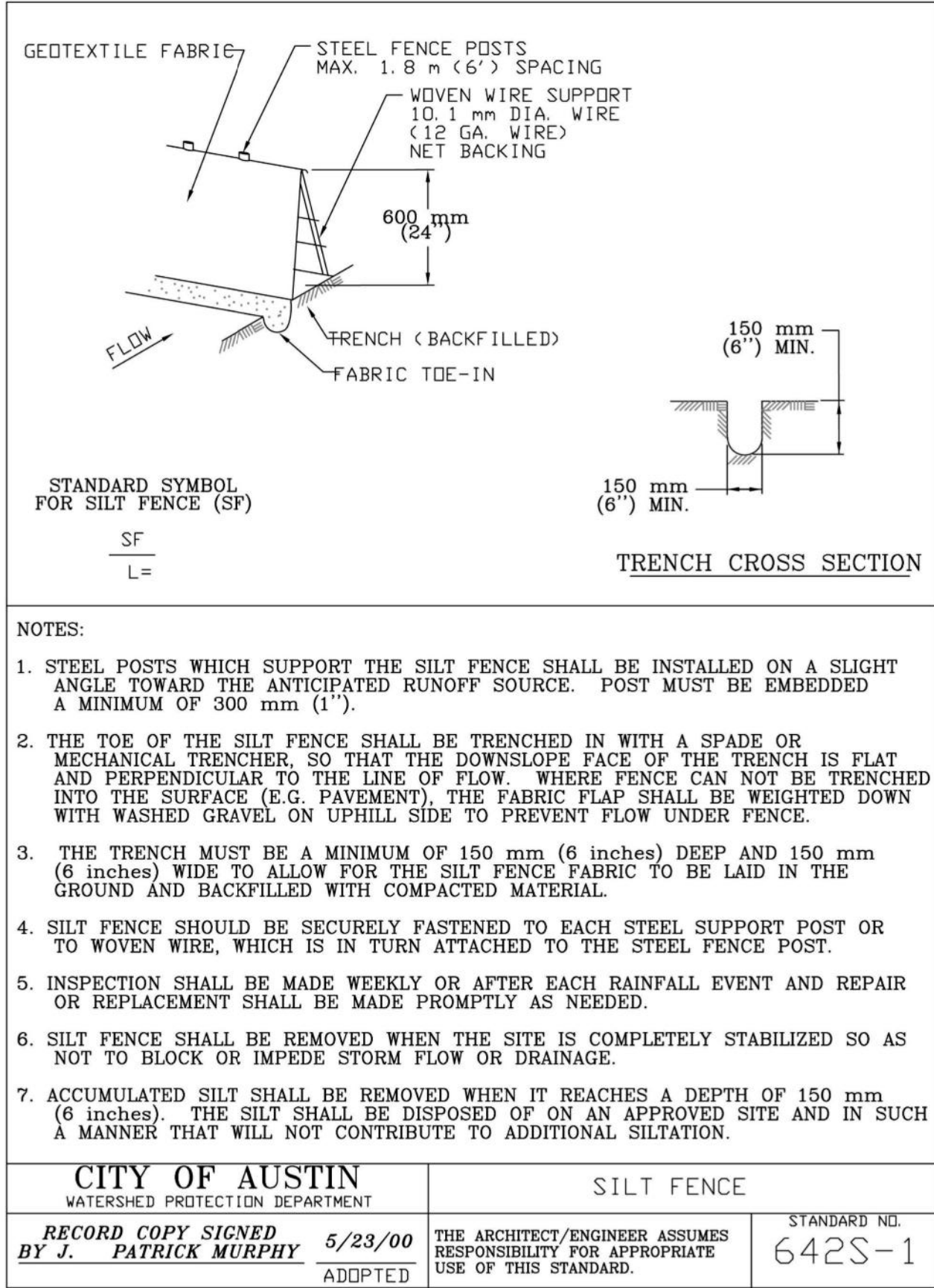
NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OF TREES. NO SOIL OR MULCH IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES)

DEVIATIONS FROM THE ABOVE NOTES MAY RESULT IN FINES IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED OR THEIR ROOT ZONES.



FIRE-RESISTANCE DESIGN

Assembly Usage Disclaimer

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances

Design No. U373

March 05, 2018

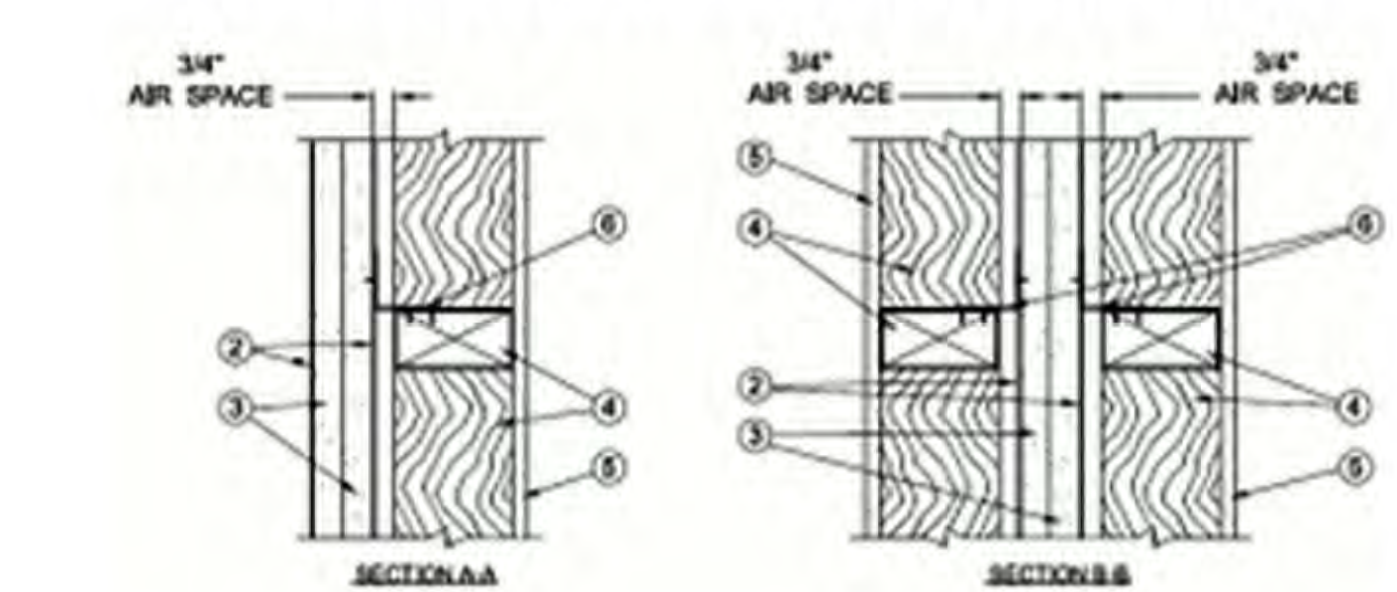
Nonbearing Wall Rating - 2 Hr (Area Separation Wall, See items 1, 2 and 3)

Bearing Wall Rating 2 Hr (Protected Wall, See Items 4, 4A and 4B)

Nonbearing Wall Rating 2 Hr (Protected Wall, See Item 4B)

Finish Rating - 120 Min (See Item 4)

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



http://productspec.ul.com/document.php?id=BXUV.U373

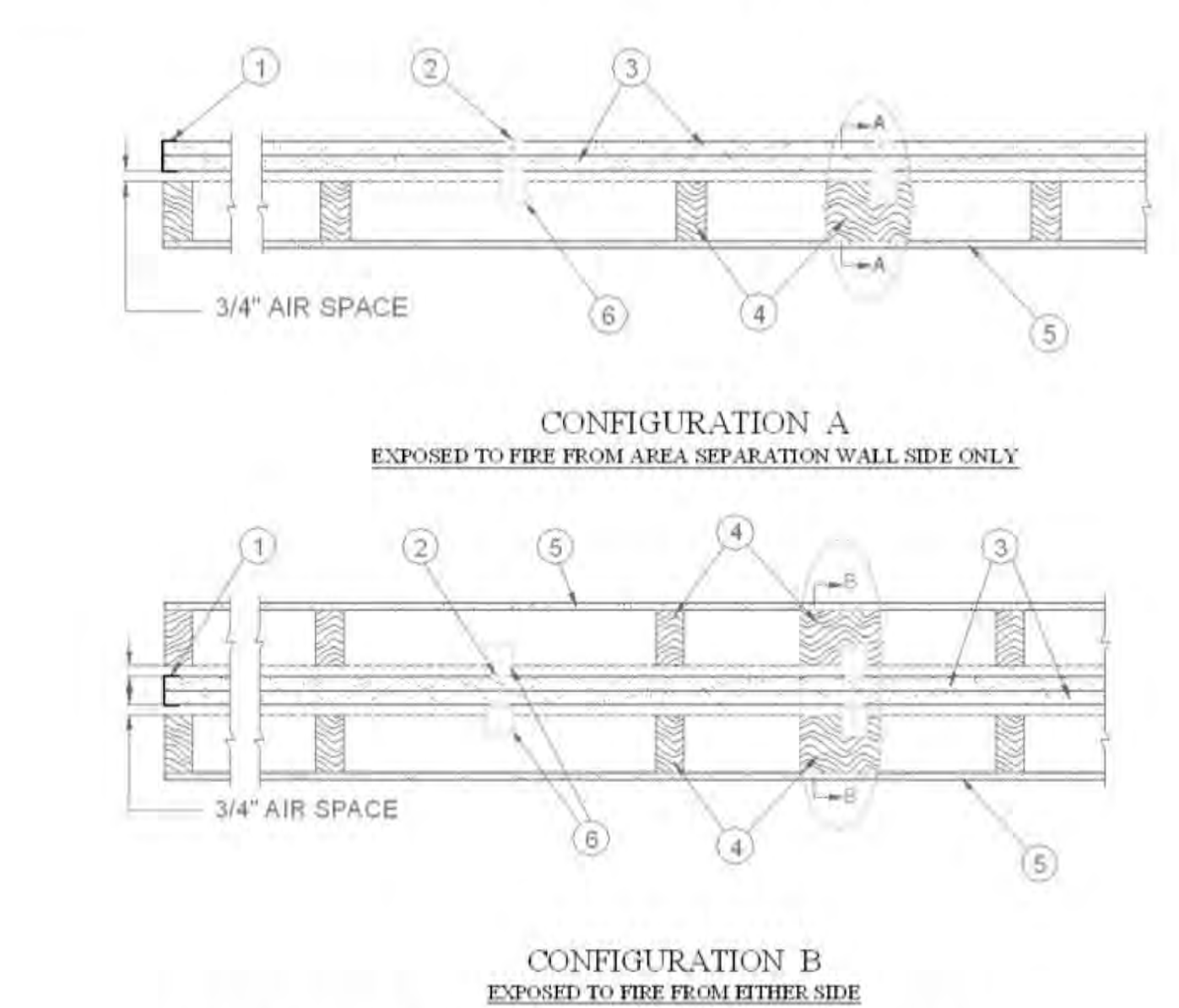
4. Wood Studs — For 2 Hr. Bearing or Nonbearing Wall Rating - Nom 2 by 4 in., max spacing 24 in. OC. Studs cross-braced at midheight where necessary for clip attachment. Min 3/4 in. separation between wood framing and area separation wall. Finish rating evaluated for wood studs only.

4A. Steel Studs — (As an alternate to Item 4, not shown) — For 2 Hr. Bearing Wall Rating - Corrosion protected steel studs, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

4B. Steel Studs — (As an alternate to Items 4 and 4A, for use in Configuration B only, not shown) — For 2 Hr. Nonbearing Wall Rating - Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.

5. Gypsum Board — Classified or Unclassified - Min 1/2 in thick, 4 ft wide, applied either horizontally or vertically. Wallboard attached to wood studs (Item 4) with 1-1/4 in. long steel drywall nails spaced 12 in. OC. Wallboard attached to steel studs (Item 4A or 4B) with 1 in. long Type S steel screws spaced 12 in. OC. Vertical joints located over studs. (Optional) Joints covered with paper tape and joint compound. Nail or screw heads covered with joint compound.

5A. Plywood Sheathing or OSB — (Not shown) — As an alternate to Item 5, Nominal 1/2 in. thick or greater plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 6.



AREA SEPARATION WALL: — (Nonbearing, Max Height - 44 ft)

1. Floor, Intermediate or Top Wall — 2-3/16 in. wide channel shaped with 1 in. long legs formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.

2. Steel Studs — Steel members formed from No. 25 MSG galv steel having "H" - shaped flanges spaced 24 in. OC; overall depth 2-1/8 in. and flange width 1-1/2 in.

3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fitted into "H" - shaped studs.
GEORGIA-PACIFIC GYPSUM L L C — Types TRSL, DGUSL

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV7.)

http://productspec.ul.com/document.php?id=BXUV.U373

6. Attachment Clips — Aluminum angle, 0.062 in. thick, min 2 in. wide with min 2 in. and 2-1/2 in. legs. Clips secured with minimum one Type S screw 3/8 in. long to "H" studs and with minimum one Type W screw 1-1/4 in. long to wood framing or steel framing through holes provided in clip. Clips spaced a max of 10 ft OC vertically between wood or steel framing and "H" studs for separation walls up to 23 ft high. For separation walls up to 44 ft high, clips spaced as described above for the upper 24 ft. and the remaining wall area below requires clips spaced a max 5 ft OC vertically between wood or steel framing and "H" studs.

7. Batts and Blankets* — (Optional, not shown) — Placed in stud cavities, any glass fiber or mineral wool insulation, max 3.0 pcf density, bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2018-03-05

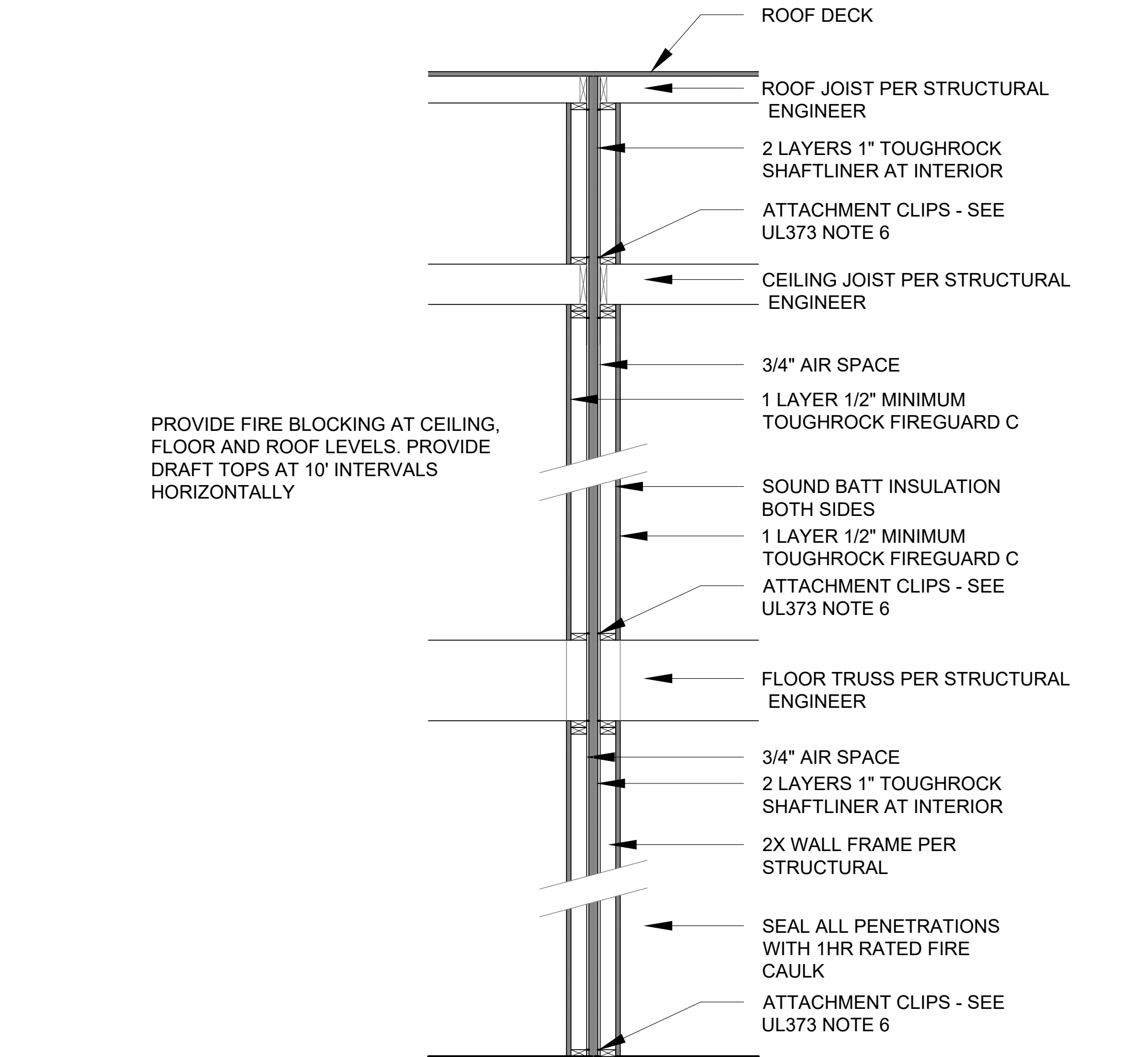
Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Certified and covered under UL's Follow-Up Service. Always look for the Mark on the product.

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2 FIREWALL LENGTH DIAGRAM
24X36 SIZE SCALE: NTS



1 UL373 WALL DETAIL
24X36 SIZE SCALE: 1/2" = 1'-0" (11X17 SIZE SCALE: 1/4"=1'-0")

MTTR
MGMT
213.590.2868
BEN@MA77ER.COM

2107 BRACKENRIDGE ST
AUSTIN, TEXAS 78704

DATE: 05/04/22
JOB #: 22.0504

PARTY WALL

A1.5

<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> - ALL EXTERIOR WALLS 2X6; INTERIOR WALLS 2X4; PLUMBING WALLS 2X6. INSULATE EXTERIOR WALLS R-19 MIN. - FORM INSULATE ROOF, R-38 MIN. - ENTIRE HOUSE IS TRIMLESS WITH DRYWALL REVEAL THROUGHOUT. 	<p>PLAN NOTES:</p> <ol style="list-style-type: none"> 1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2021 IRC 2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2021 IRC 3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL CITY VISITABILITY STANDARDS. 4. INSTALL ALL SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
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Project:
2107 BRACKENRIDGE

MTTR
MGMT
213.590.2868
BEN@MA77ER.COM

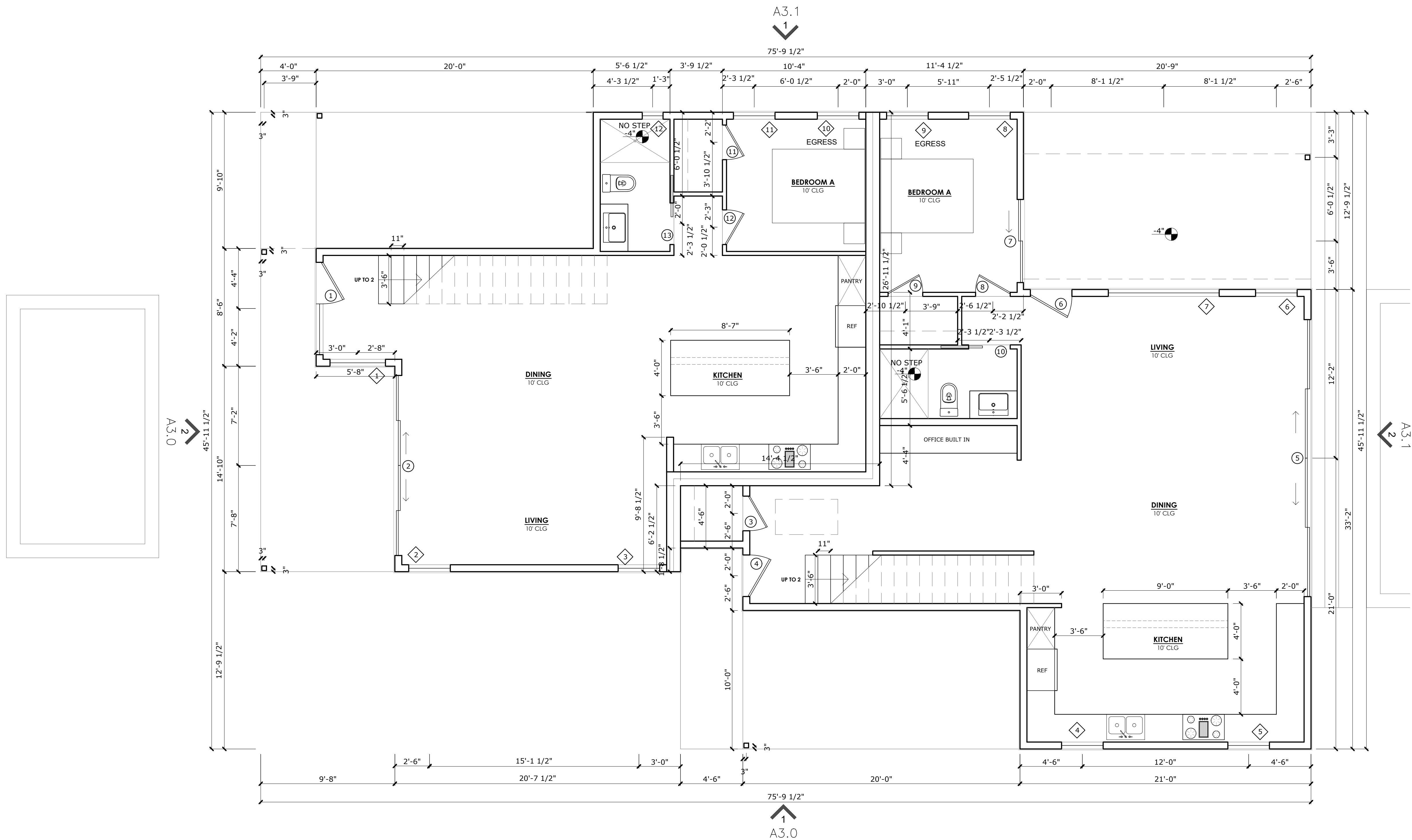
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AUSTIN, TEXAS 78704

DATE: 05/04/22

JOB #: 22.0504

PRIMARY PLANS

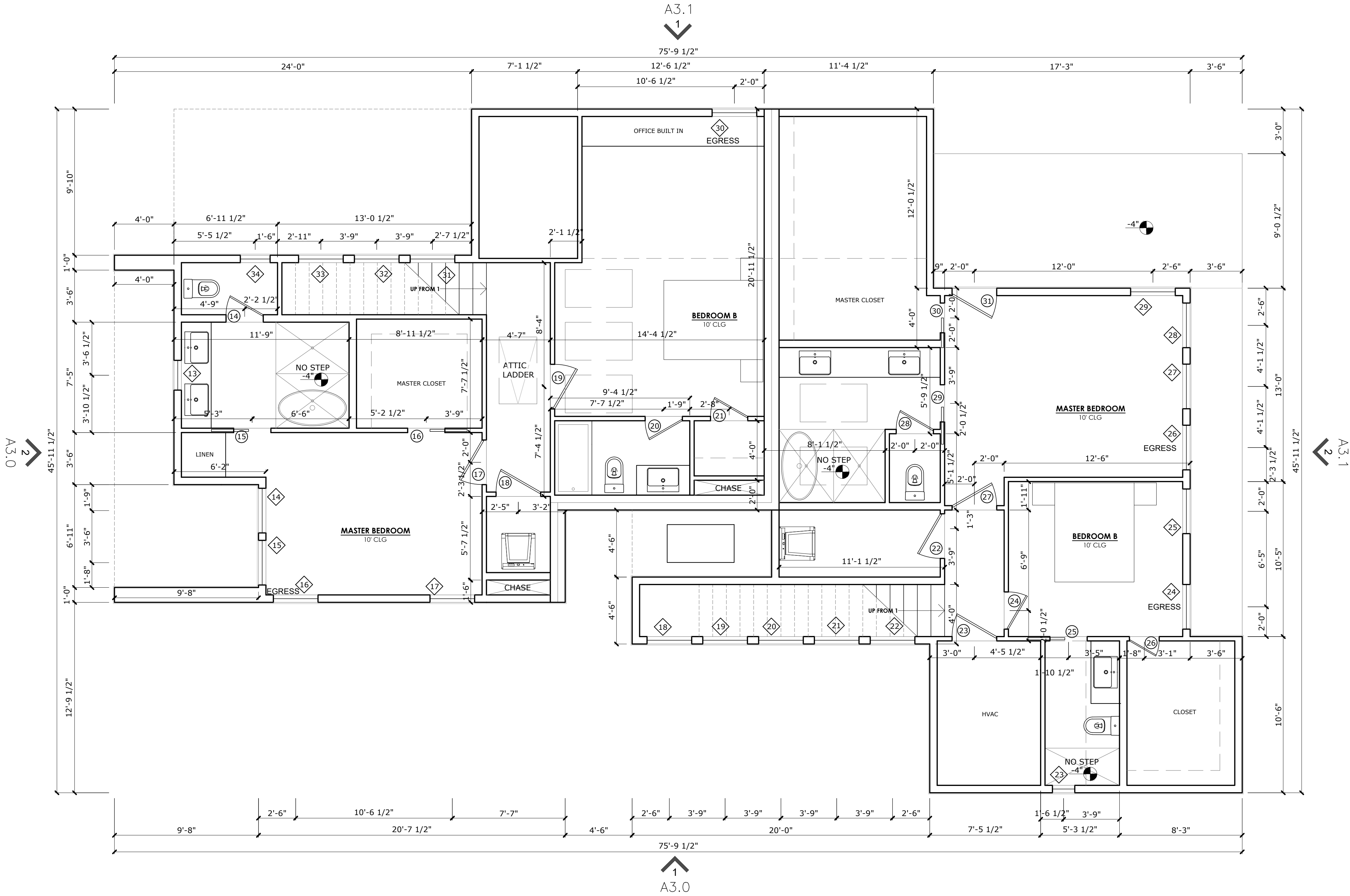
A2.0



1 FIRST FLOOR PLAN

24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

GENERAL NOTES:	PLAN NOTES:
<ul style="list-style-type: none">- ALL EXTERIOR WALLS 2X6; INTERIOR WALLS 2X4; PLUMBING WALLS 2X6. INSULATE EXTERIOR WALLS R-19 MIN.- FORM INSULATE ROOF, R-38 MIN.	<ol style="list-style-type: none">1. ALL EGRESS WINDOWS AND DOORS TO COMPLY WITH 2021 IRC2. STAIRS, HANDRAILS, AND GUARDRAILS TO COMPLY WITH 2021 IRC3. FIRST FLOOR OF NEW CONSTRUCTION WITH ANY LIVING SPACE TO COMPLY WITH ALL CITY VISITABILITY STANDARDS.4. INSTALL ALL SMOKE AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.



1 SECOND FLOOR PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

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DATE: 05/04/22
JOB #: 22.0504

PRIMARY
PLANS

A2.1

- ROOF GENERAL NOTES:
1. DIMENSIONS INDICATED ARE HORIZONTAL PLAN DIMENSIONS.

2. REFER TO REFLECTED CEILING PLAN FOR EXTENT OF SOFFITS.

3. ROOF VENT LOCATIONS ARE NOT SHOWN. COORDINATE WITH OTHER TRADES FOR EXACT LOCATION OF ALL ROOF PENETRATIONS CENTERED IN METAL ROOF PANEL SYMMETRICAL WITH STANDING SEAMS AT 12" O.C., AND COORDINATE WITH RAFTERS AT 16" O.C.

4. ROOF ASSEMBLY: METAL ROOF SYSTEM

5. BREATHABLE, HIGH TEMP ROOF UNDERLAYMENT PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE 1" UNDER-DECK VENTILATION / AIR SPACE WHEN USING POLYURETHANE FOAM INSULATION.

6. ALL ROOF PENETRATIONS, CURBS, FLUES, VENTS, VENT CAPS, HOODS, FAN HOUSINGS, ETC. SHALL BE FINISHED OR PAINTED TO MATCH ROOF

7. PROVIDE FLEXIBLE PIPE FLASHINGS UNITS AT ALL PLUMBING, COOKTOP/RANGE, AND DRYER VENT PENETRATIONS THROUGH THE ROOF.

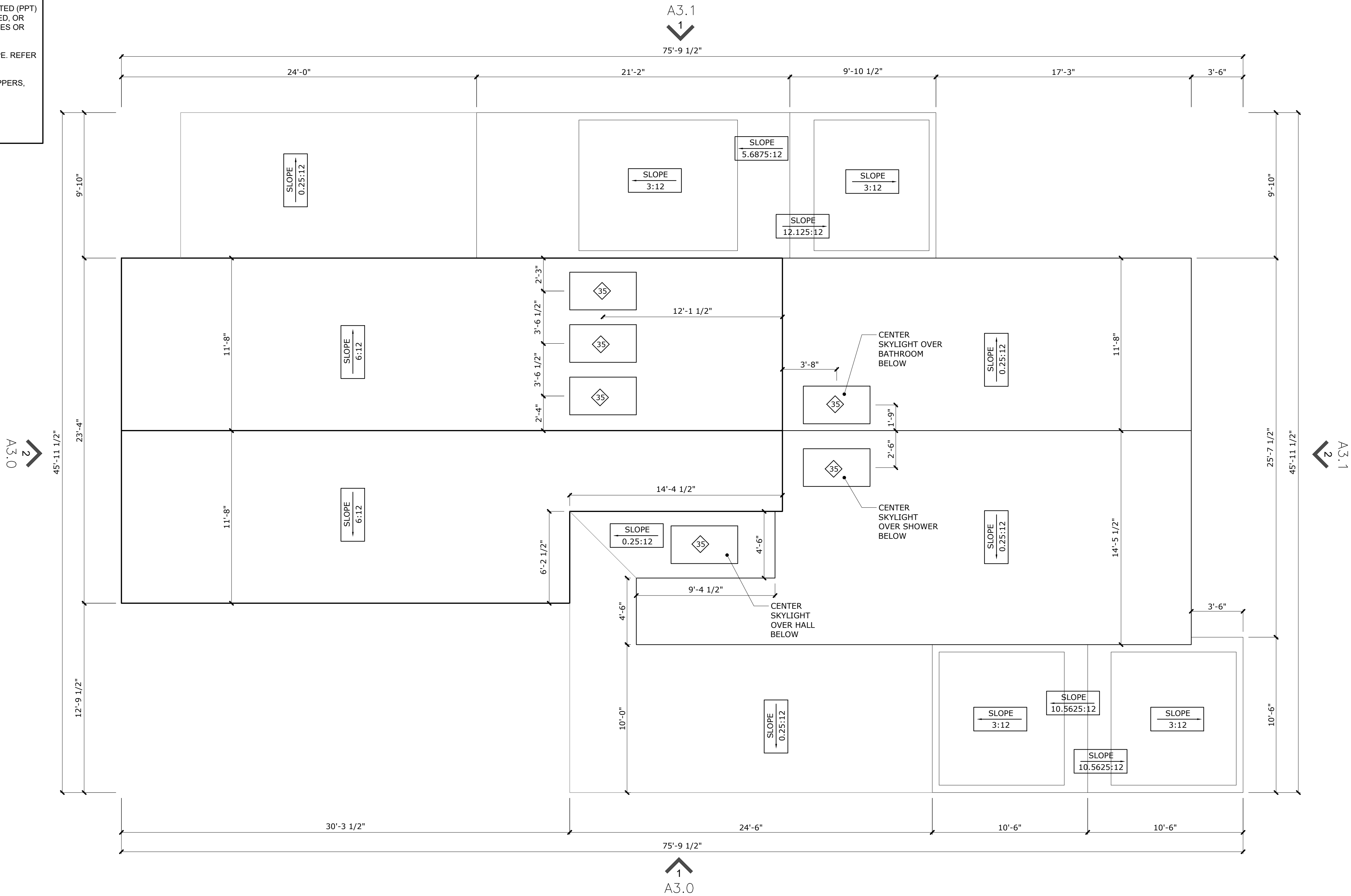
8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

9. ALL SKYLIGHTS ARE FLAT AND SLIGHTLY ANGLED TO PROVIDE SLOPE. REFER TO MANUFACTURER DETAILS FOR SPECIFICATIONS.

10. COORDINATE WITH WATERPROOFING PROFESSIONAL ON ALL SCUPPERS, CRICKETS, AND ANY OTHER ROOF WATERPROOFING REQUIREMENTS.

Project:
2107 BRACKENRIDGE

MTTR
MGMT
213 590.2868
BEN@MA77ER.COM



1 ROOF PLAN
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

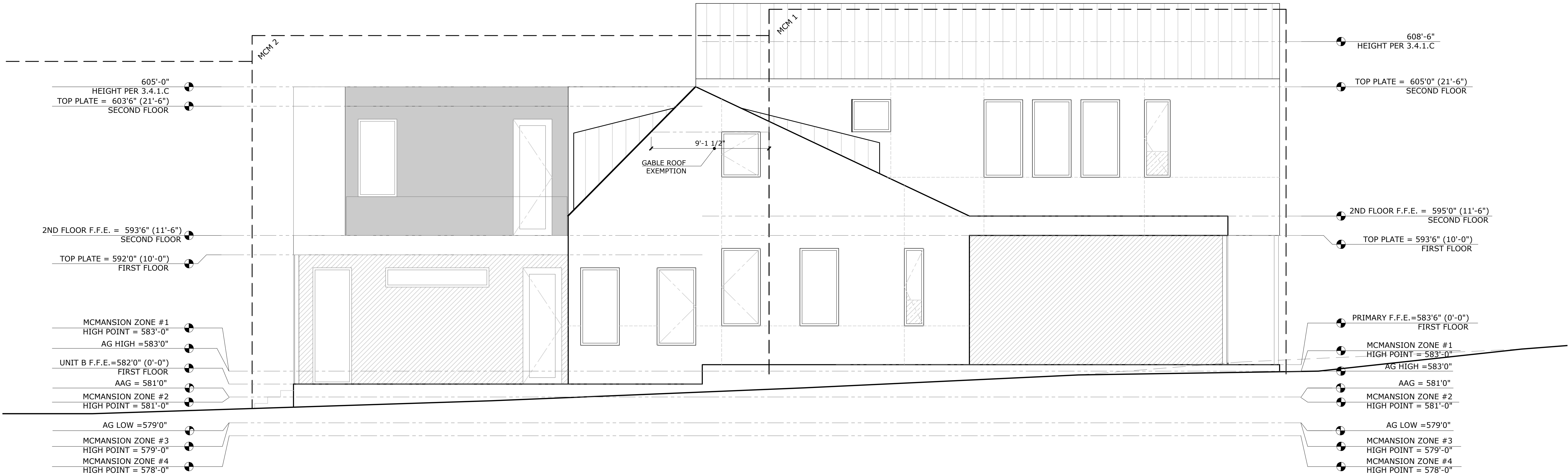
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DATE: 05/04/22

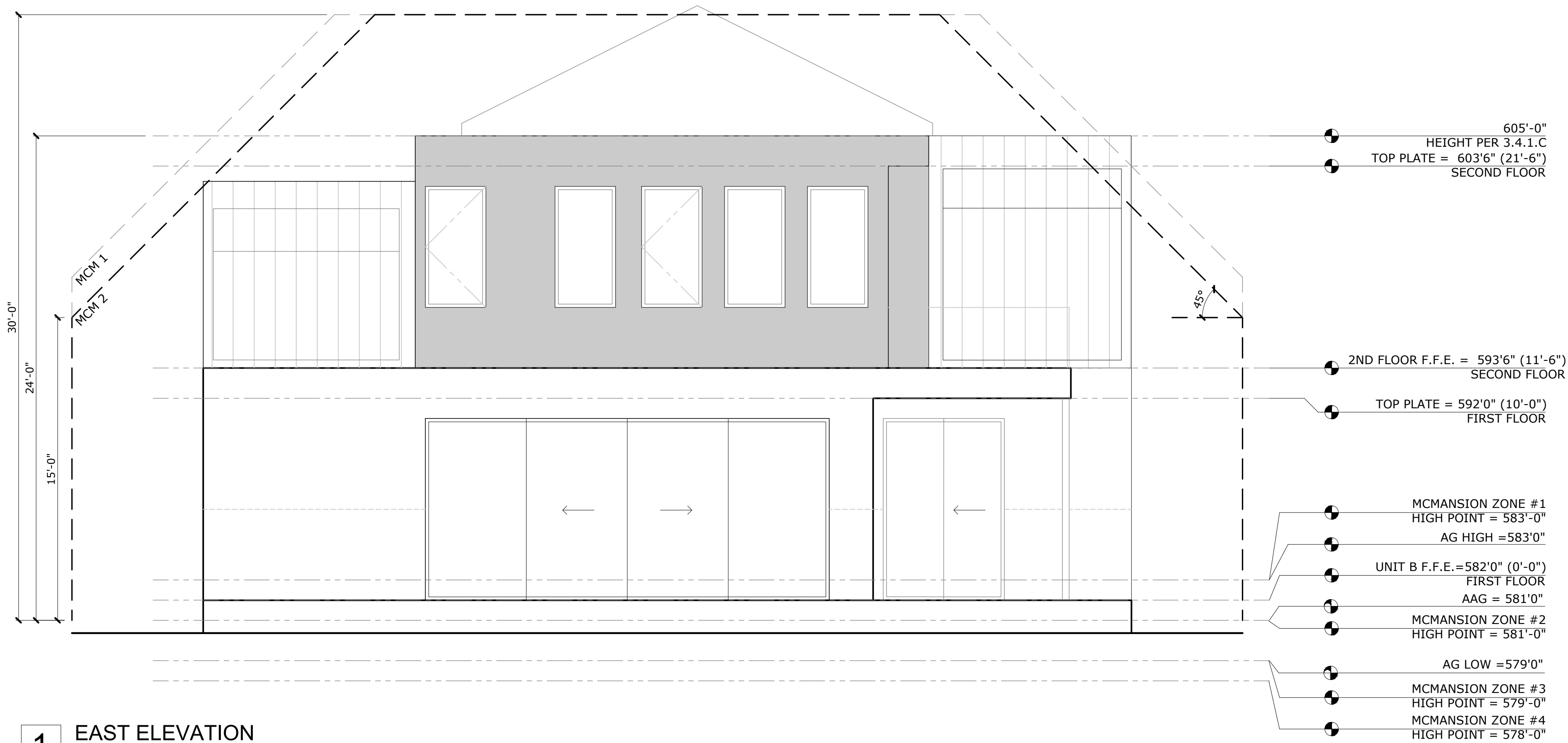
JOB #: 22.0504

PRIMARY
PLANS

A2.2



2 NORTH ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



1 EAST ELEVATION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")

FINISH NOTES:

- ALL SIDING, FASCIA, AND EXTERIOR ELEMENTS TO BE SMOOTH FINISH
- EXTERIOR OUTSIDE AND INSIDE CORNERS TO BE FINISHED USING TAMLYN REVEAL XOCR AND TAMLYN REVEAL XICLP

STUCCO COLOR 1 - WHITE

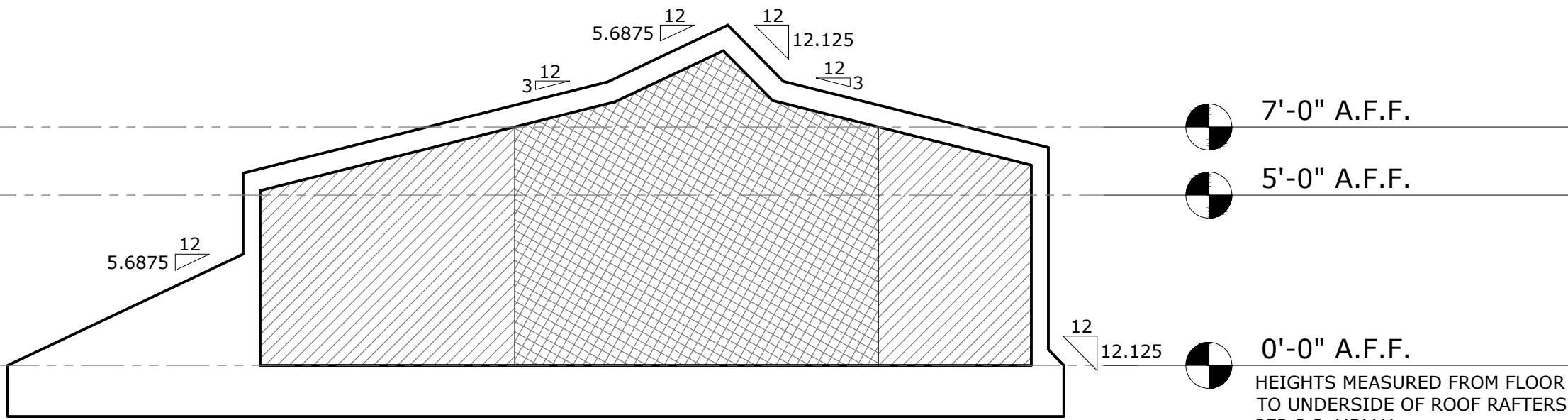
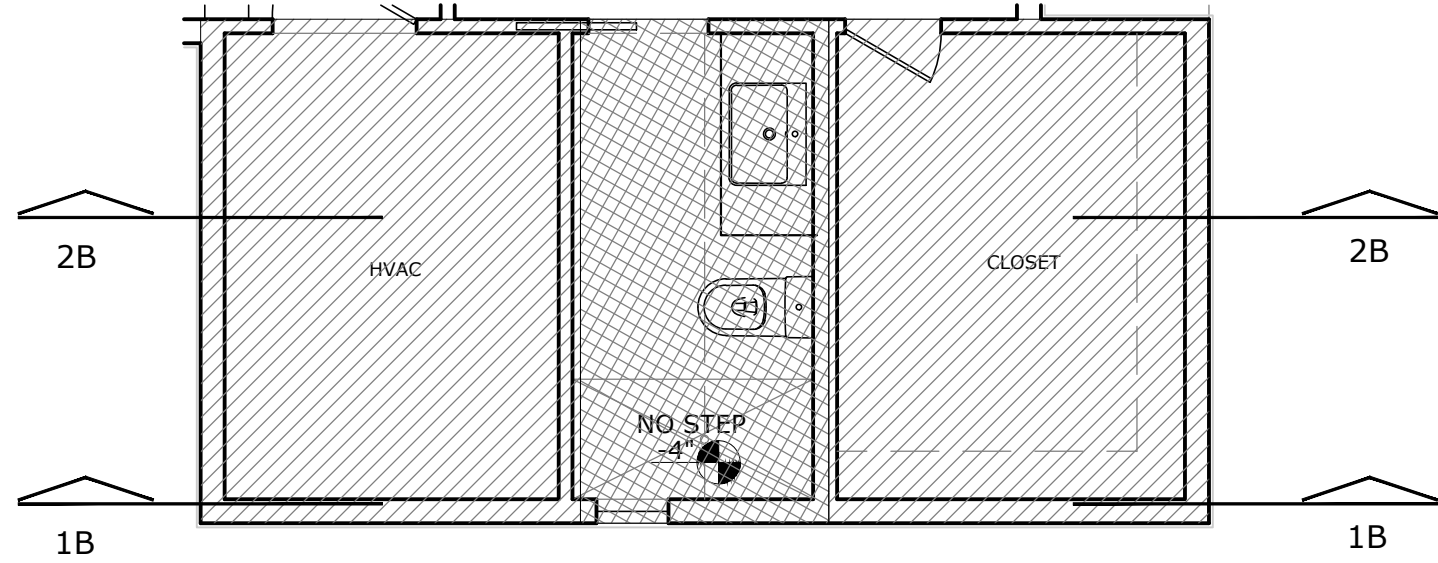
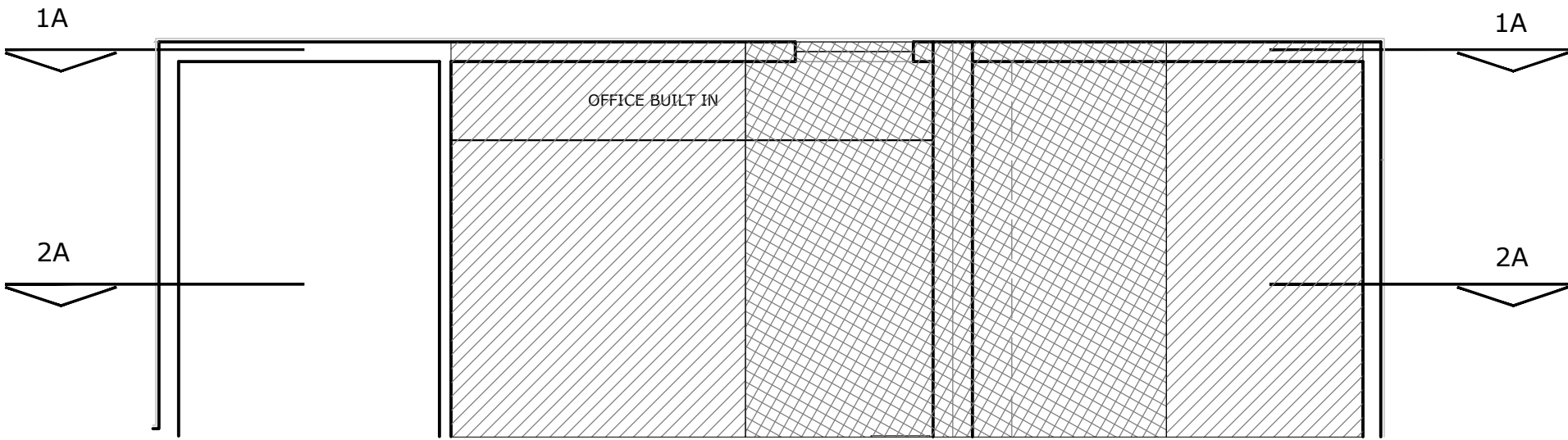
STUCCO COLOR 2 - CHARCOAL

BLACK METAL ROOFING

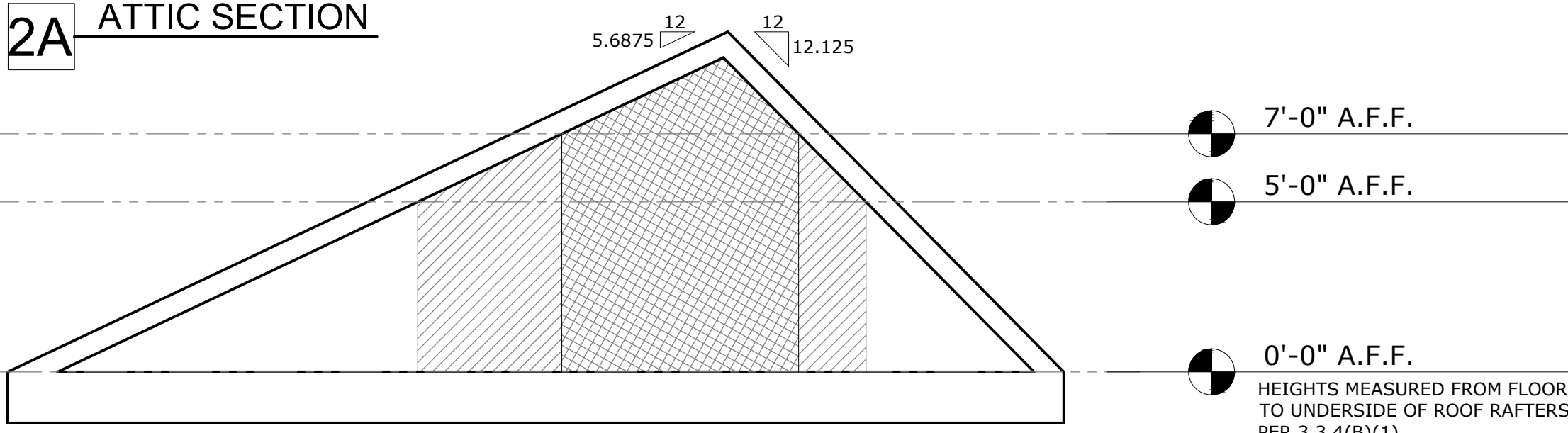
WOOD SIDING INSTALLED TO MATCH ROOF PITCH

BLACK STONE

STUCCO JOINTS - ALL FINAL JOINT LOCATIONS BY STUCCO PROFESSIONAL

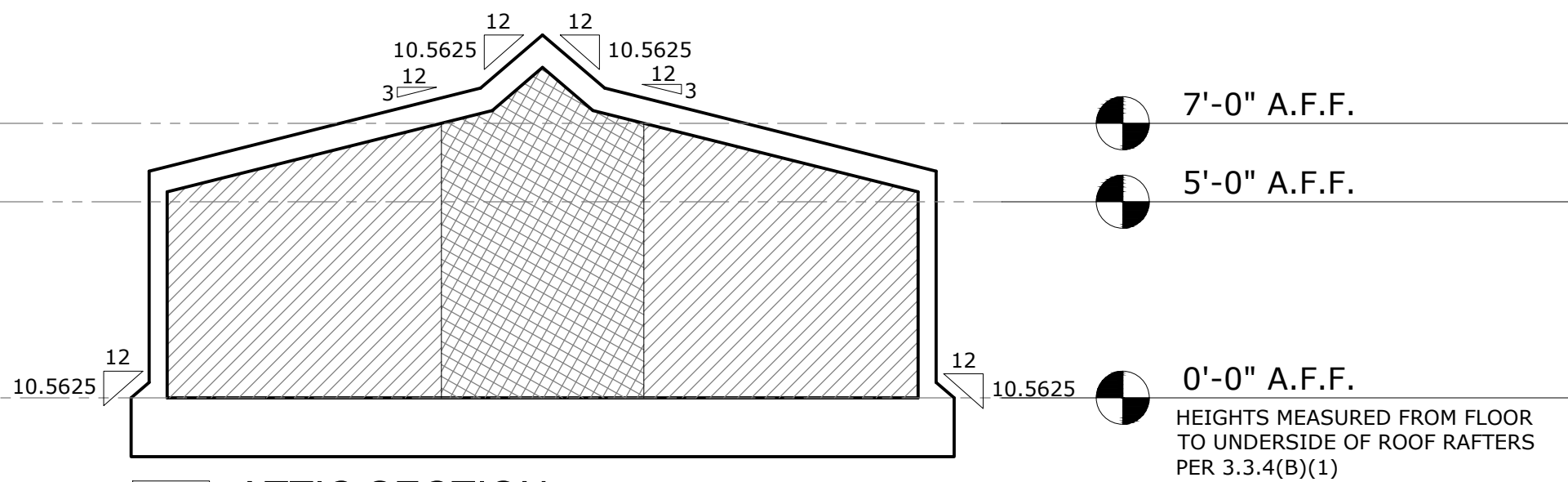


2A ATTIC SECTION

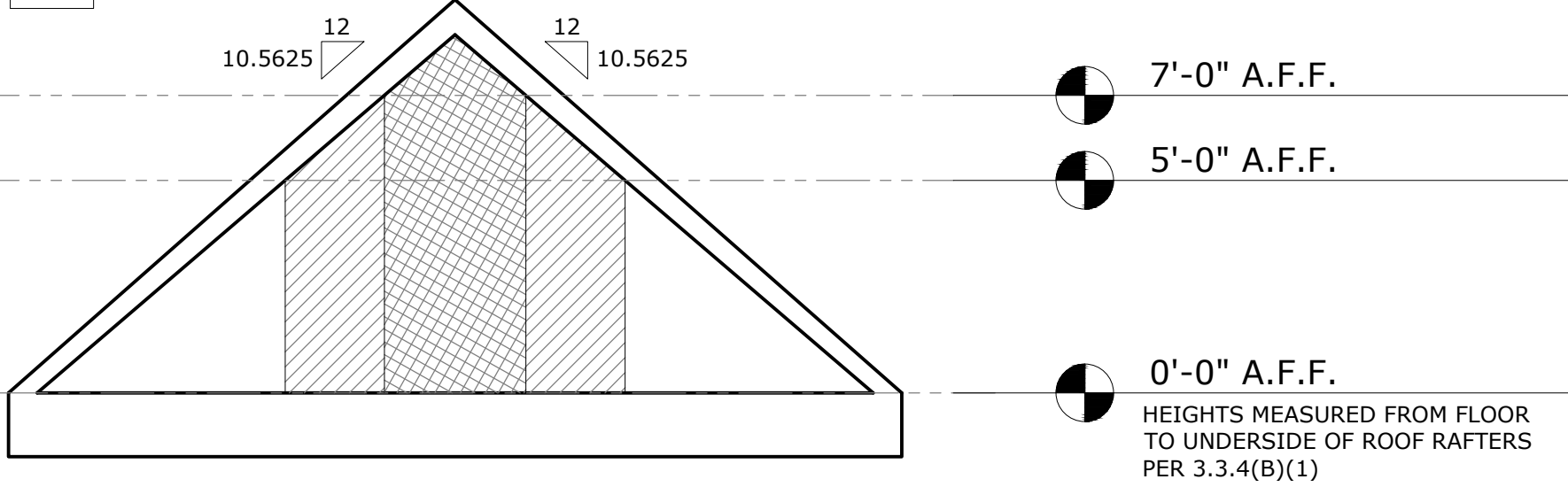


1A ATTIC SECTION

1 HOUSE ATTIC EXEMPTION
24X36 SIZE SCALE: 1/4" = 1'-0" (11X17 SIZE SCALE: 1/8"=1'-0")



2B ATTIC SECTION



1B ATTIC SECTION

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AUSTIN, TEXAS 78704

DATE: 05/04/22

JOB #: 22.0504

ATTIC EXEMPTION

A4.0

WINDOW SCHEDULE															
	WINDOW #	ROUGH OPENING		INT / EX	SAFETY	H.H.	COMMENTS		WINDOW #	ROUGH OPENING		INT / EX	SAFETY	H.H.	COMMENTS
	1	4'0"X6'0"		EX	-	9'			23	1'6"X4'0"		EX		6'	
	2	3'0"X6'0"		EX	-	9'			24	3'0"X6'0"		EX	-	9'	CASEMENT
	3	3'0"X6'0"		EX	-	9'			25	3'0"X6'0"		EX	-	9'	
	4	3'0"X5'6"		EX	-	9'			26	3'0"X6'0"		EX	-	9'	CASEMENT
	5	3'0"X5'6"		EX	-	9'			27	3'0"X6'0"		EX	-	9'	
	6	3'0"X9'0"		EX	Y	9'			28	3'0"X6'0"		EX	-	9'	
	7	8'0"X1'6"		EX	-	9'			29	3'0"X6'0"		EX	-	9'	
	8	3'0"X6'0"		EX	Y	9'			30	3'0"X3'6"		EX	-	6'6"	CASEMENT
	9	3'0"X6'0"		EX	-	9'	CASEMENT		31	3'0"X6'0"		EX	-	9'	
	10	3'0"X6'0"		EX	-	9'	CASEMENT		32	3'0"X6'0"		EX	-	9'	
	11	3'0"X6'0"		EX	-	9'			33	3'0"X6'0"		EX	-	9'	
	12	1'6"X6'0"		EX	-	9'	CASEMENT		34	2'0"X6'0"		EX	-	9'	
	13	2'0"X5'6"		EX	-	9'	2'0"X1'6" AWNING W 2'0"X4" TRANSOM		35	4'6"X2'6"		EX	-	-	SKYLIGHT X6
	14	3'0"X5'6"		EX	-	9'									
	15	3'0"X5'6"		EX	-	9'									
	16	3'0"X5'6"		EX	-	9'	CASEMENT								
	17	3'0"X5'6"		EX	-	9'									
	18	3'0"X6'0"		EX	-	9'									
	19	3'0"X6'0"		EX	-	9'									
	20	3'0"X6'0"		EX	-	9'									
	21	3'0"X6'0"		EX	-	9'									
	22	3'0"X6'0"		EX	-	9'									
WINDOW NOTES															
- ALL WINDOWS ARE MEASURED FROM TOP OF SLAB ON FIRST FLOOR AND TOP OF SUBFLOOR ON SECOND FLOOR - SEE MANUFACTURER'S SPECS FOR NOMINAL DIMENSIONS - HEADER HEIGHTS ARE ESTIMATES AND SHOULD BE ALL MADE TO ALIGN WITH SURROUNDING WINDOWS AND DOORS - ALL WINDOWS HAVE BLACK FRAME UNLESS OTHERWISE NOTED - ALL WINDOWS FIXED UNLESS OTHERWISE NOTED															

2

WINDOW SCHEDULE

DOOR SCHEDULE															
UNIT A	DOOR #	SIZE		INT / EX	TEMP	COMMENTS		DOOR #	SIZE		INT / EX	TEMP		COMMENTS	
	1	6'8"X9'0"		EX	Y	3' FULL LITE DOOR W 3'8" SIDE LITE		23	3'0"X5'0"		INT	-		OUTSWING	
	2	13'0"X9'0"		EX	Y	4 PANEL SLIDER OXXO		24	2'6"X9'0"		INT	-			
	3	2'6"X9'0"		INT	-	OUTSWING		25	2'6"X6'8"		INT	-		POCKET	
	4	3'0"X9'0"		EX	Y	FULL LITE		26	2'6"X6'8"		INT	-			
	5	20'0"X9'0"		EX	Y	4 PANEL SLIDER OXXO		27	3'0"X9'0"		INT	-			
	6	3'0"X9'0"		EX	Y	FULL LITE		28	2'6"X9'0"		INT	-		OUTSWING	
	7	6'0"X9'0"		EX	Y	2 PANEL SLIDER XO		29	2'6"X9'0"		INT	-		POCKET	
	8	2'6"X9'0"		INT	-	-		30	2'0"X9'0"		INT	-			
	9	2'6"X9'0"		INT	-	OUTSWING		31	3'0"X9'0"		INT	-		FULL LITE	
	10	3'0"X9'0"		INT	-	POCKET									
	11	2'6"X9'0"		INT	-	OUTSWING									
	12	2'6"X9'0"		INT	-	-									
	13	3'0"X9'0"		INT	-	POCKET									
	14	2'6"X9'0"		INT	-	-									
	15	2'6"X9'0"		INT	-	POCKET									
	16	2'6"X9'0"		INT	-	POCKET									
	17	3'0"X9'0"		INT	-	-									
	18	3'0"X9'0"		INT	-	OUTSWING									
	19	3'0"X9'0"		INT	-	-									
	20	2'6"X9'0"		INT	-	-									
	21	2'6"X9'0"		INT	-	OUTSWING									
	22	3'0"X9'0"		INT	-	-									
DOOR NOTES															
- UNLESS OTHERWISE NOTED ALL DOORS TO BE HOLLOW CORE AND FLUSH PANEL.															
- ALL BASEBOARDS AND DOORS ARE TRIMLESS WITH A 1/4" REVEAL															
- ALL DOORS HAVE BLACK FRAME UNLESS OTHERWISE NOTED															

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DOOR SCHEDULE

2107 BRACKENRIDGE ST
AUSTIN, TEXAS 78704

DATE: 05/04/22

JOB #: 22.0504

DOOR
SCHEDULE

A8.0