

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

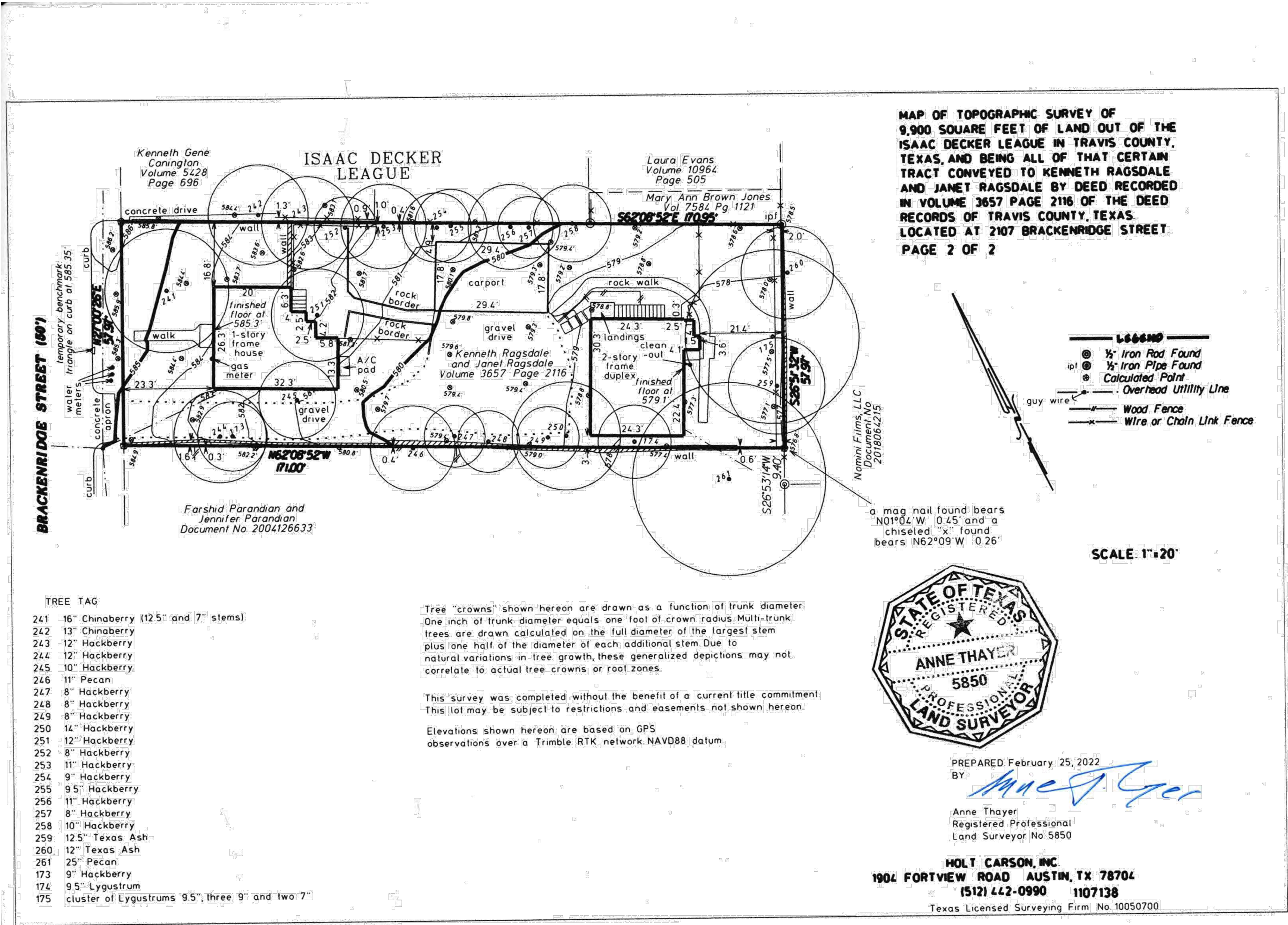
2107 BRACKENRIDGE ST
AUSTIN, TEXAS 78704

DATE: 05/04/22

JOB #: 22.0504

SURVEY

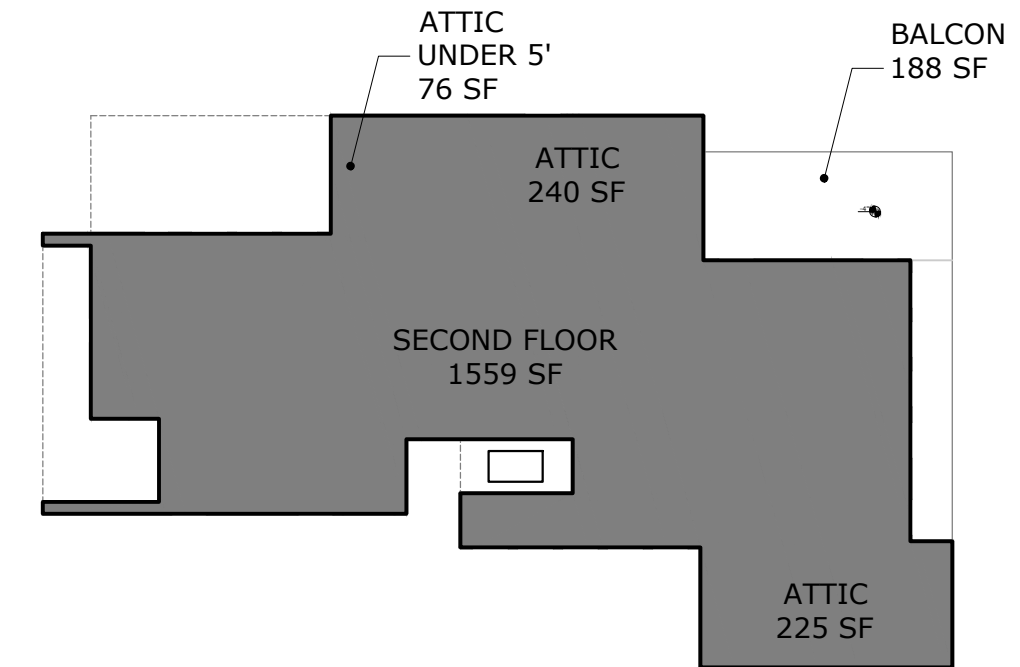
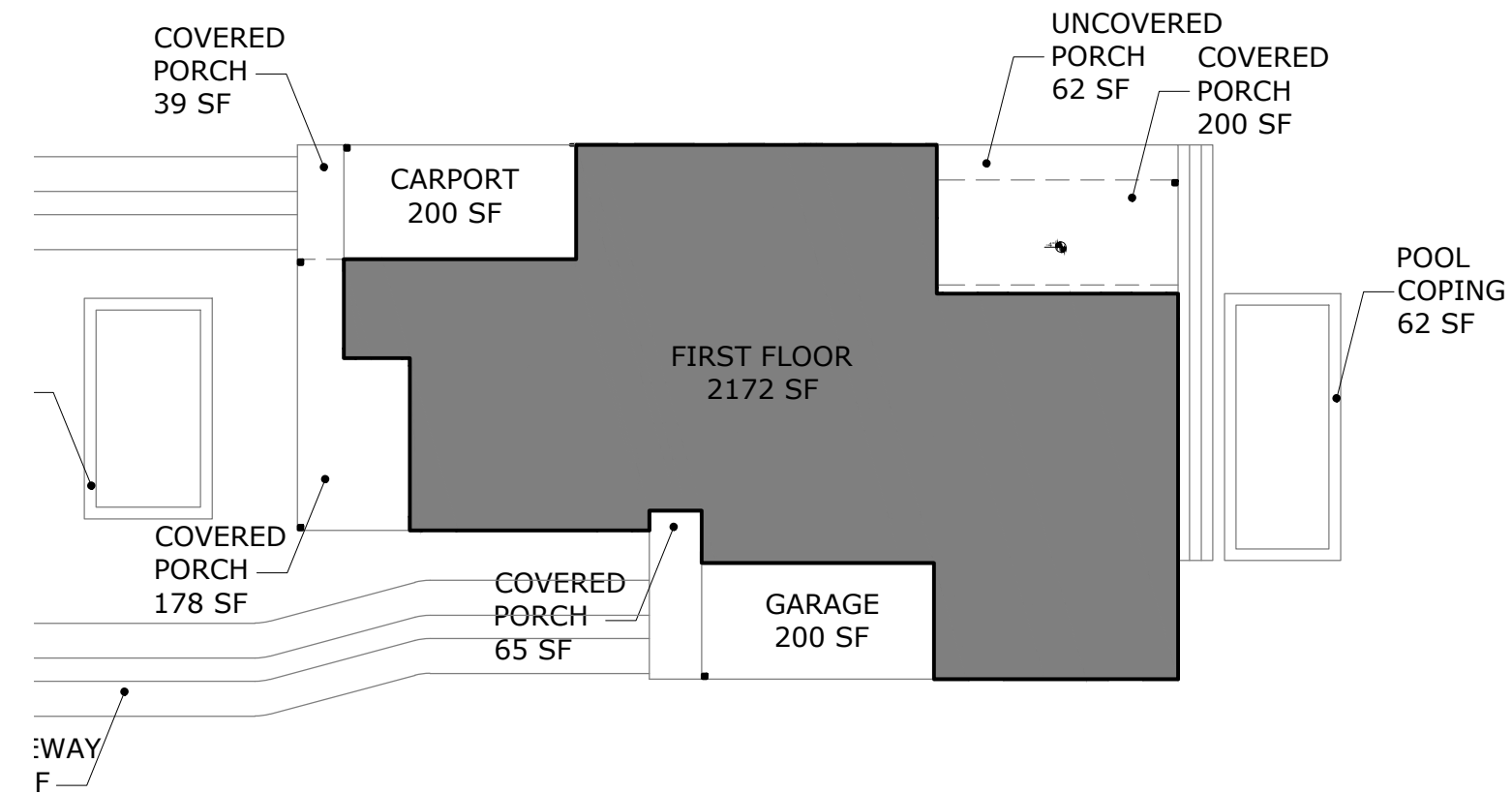
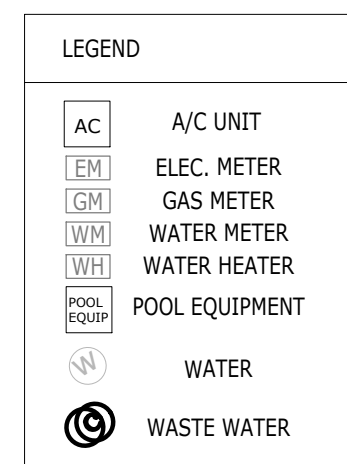
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SITE NOTES:

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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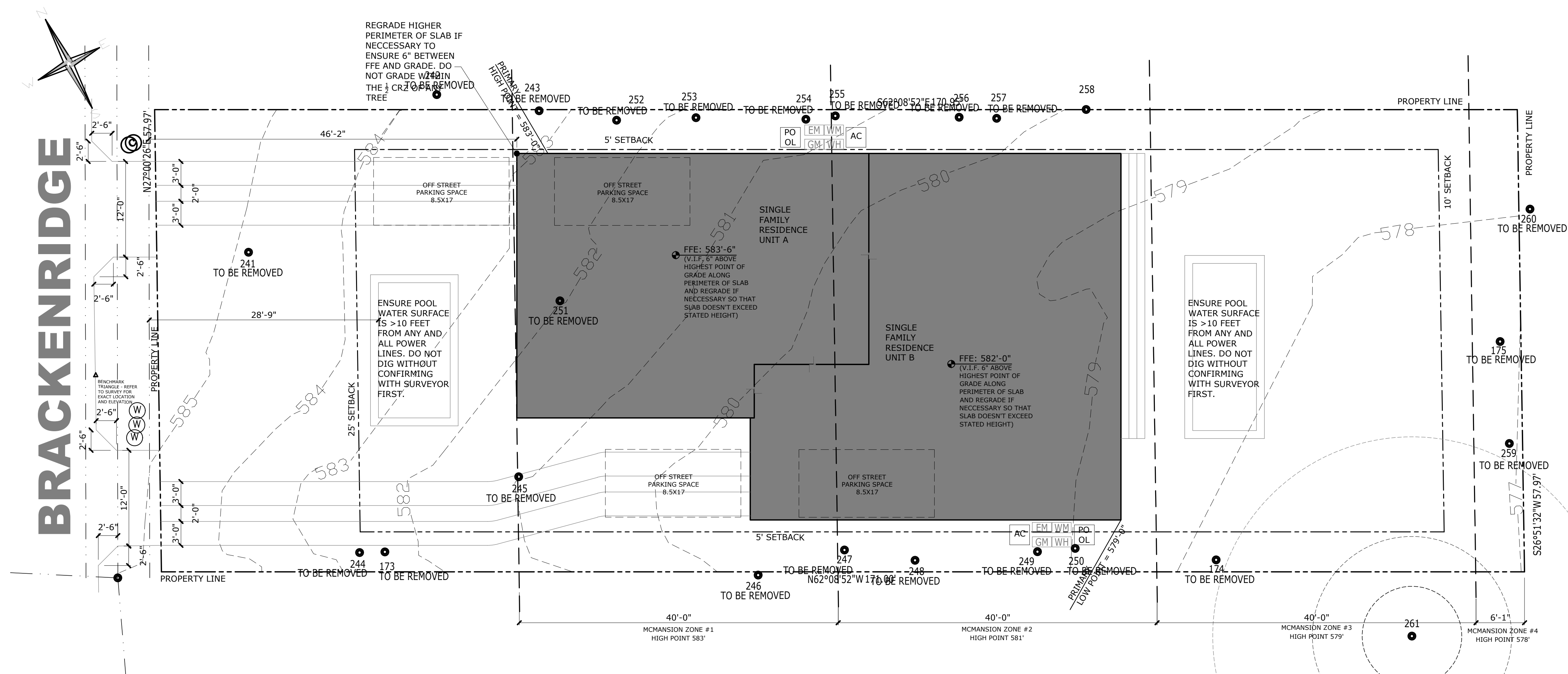


2 AREA CALCULATIONS

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")

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SITE PLAN

A1.0

- 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.

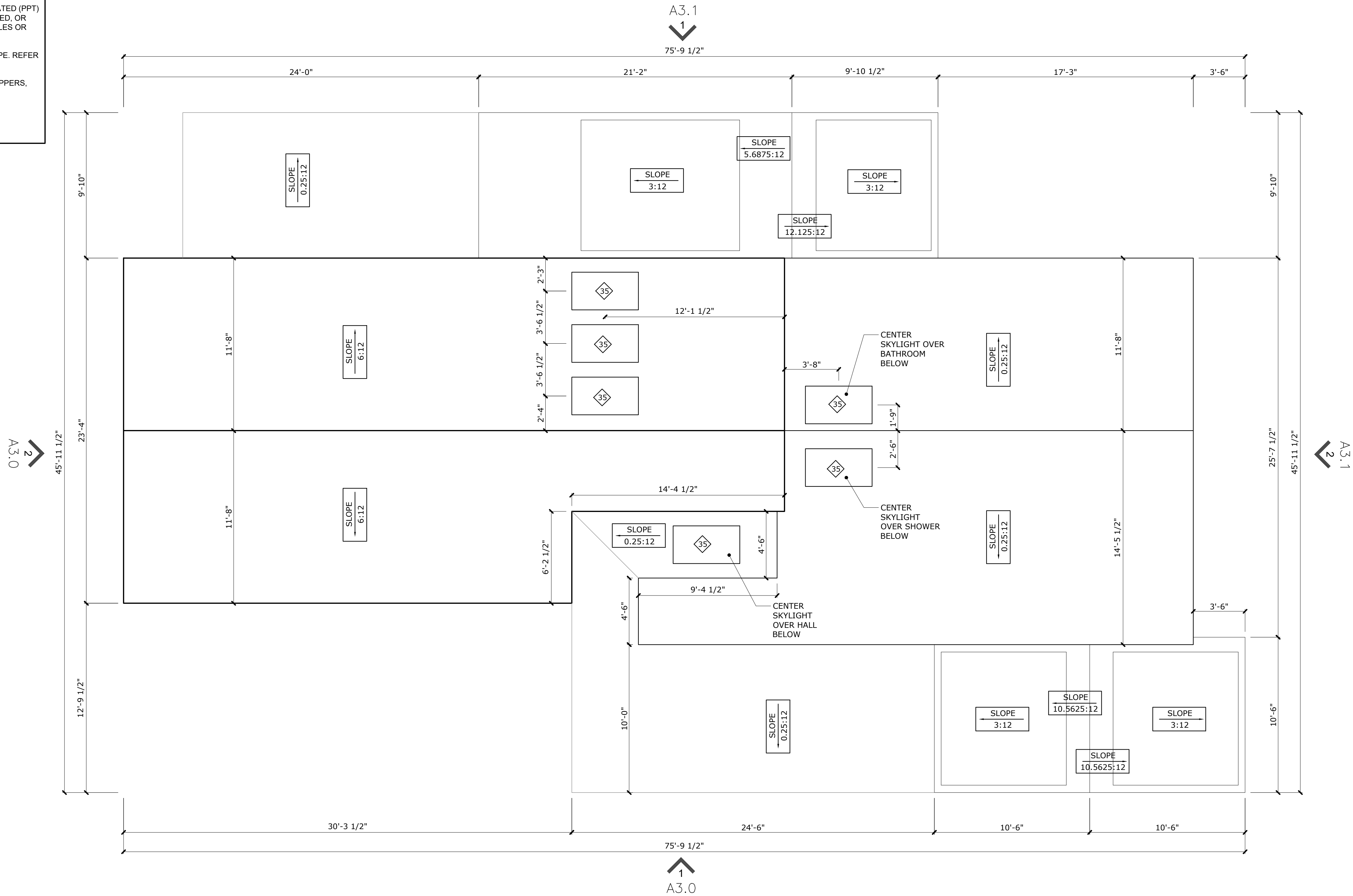
8. ALL HARDWARE IN CONTACT WITH PRESERVATIVE PRESSURE TREATED (PPT) LUMBER SHALL BE STAINLESS STEEL, DOUBLE HOT DIPPED GALVANIZED, OR TRIPLE ZINC (ZMAX), INCLUDING STRUCTURAL METAL ANCHORS, ANGLES OR TIES, BOLTS, NAILS, LAG SCREWS AND SCREWS.

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.

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

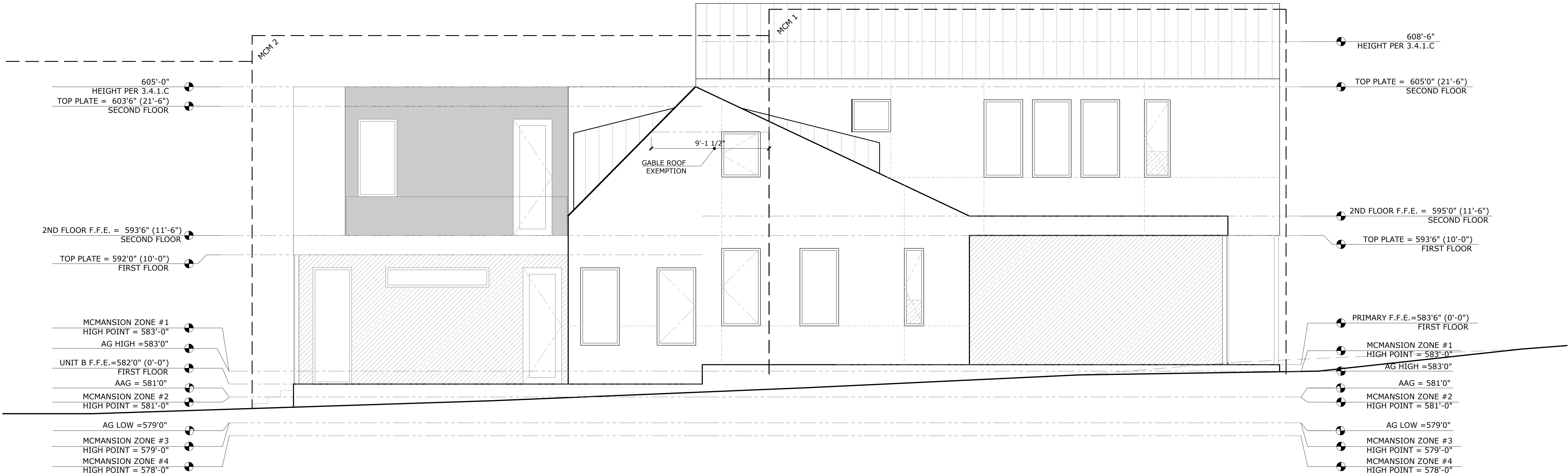
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PRIMARY
PLANS

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

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															

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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

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DOOR
SCHEDULE

A8.0