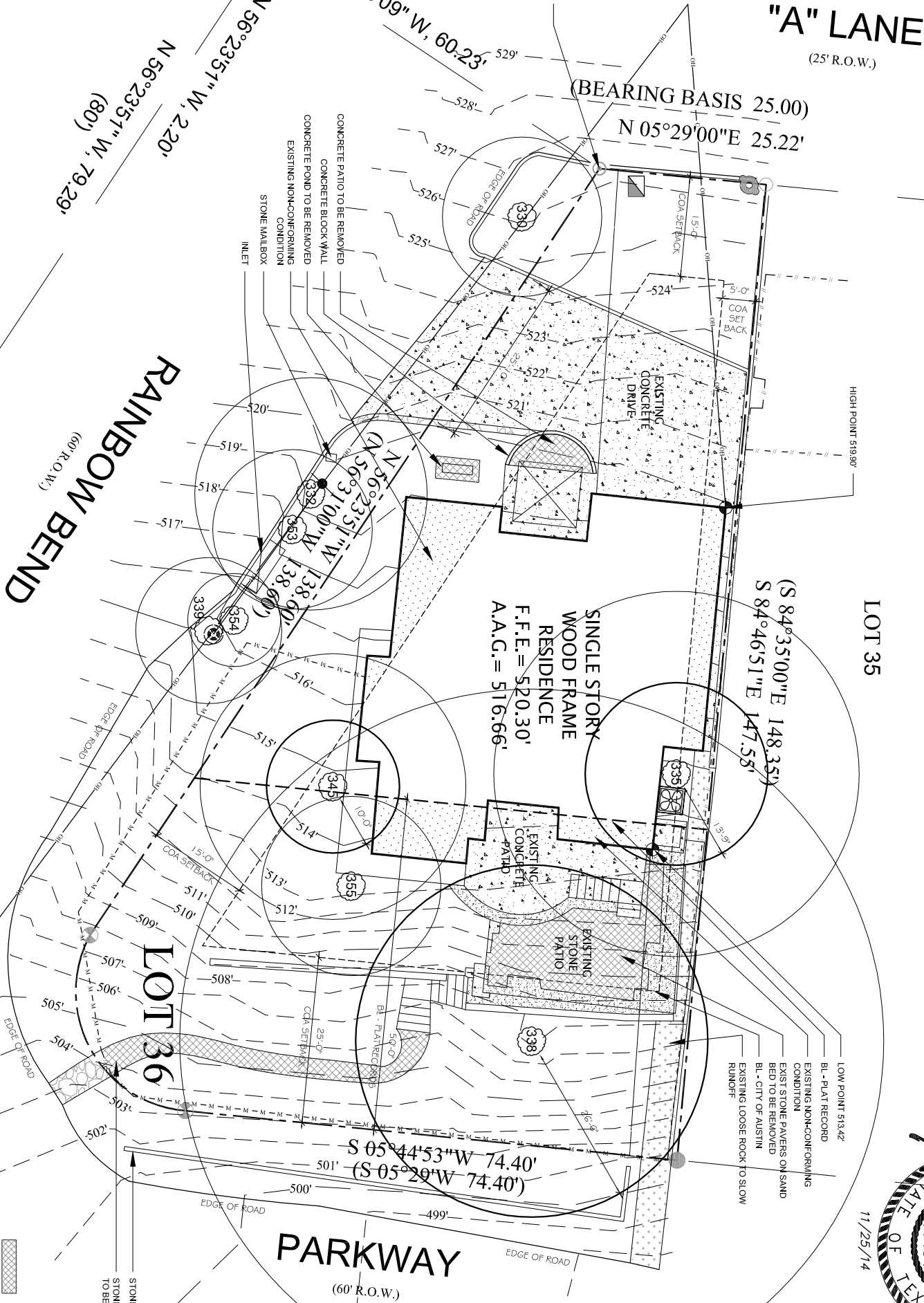
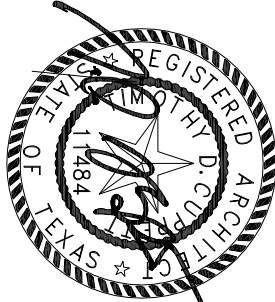




1

SITE PLAN

SCALE: 1" = 20'

TRUE NORTH

LEGEND

TO BE REMOVED

LOOSE ROCK

STONE

CONCRETE

GRAVEL/DIRT

LOT LINE

TOPOGRAPHY

SETBACK

1/2" ROD FOUND

1/2" IRON PIPE FOUND

UTILITY POLE

DOWN GUY

WOOD FENCE

GAS METER

METAL FENCE

MAG NAIL FOUND

1/2" ROD SET

AIR CONDITIONER

| LEGAL DESCRIPTION                                                                                                                                                  |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| LOT 36, "FIELD P", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE TRAVIS COUNTY PLAT RECORDS IN VOLUME 3, PAGE 156, PLAT RECORDS OF TRAVIS COUNTY, TEXAS. |                               |
| ZONING                                                                                                                                                             |                               |
| SF-3                                                                                                                                                               |                               |
| LOT SIZE                                                                                                                                                           |                               |
| 9,361 SF                                                                                                                                                           |                               |
| TREE SCHEDULE                                                                                                                                                      |                               |
| TREE #                                                                                                                                                             | SIZE / TYPE                   |
| 330                                                                                                                                                                | 12" ELM                       |
| 332                                                                                                                                                                | 4 1/4" (6" 10.5" CRETE MYRTLE |
| 335                                                                                                                                                                | 27.5" ELM                     |
| 336                                                                                                                                                                | 53" OAK                       |
| 339                                                                                                                                                                | 11" OAK                       |
| 345                                                                                                                                                                | 20" ELM                       |
| 353                                                                                                                                                                | 6.5" (6" 5" ELM               |
| 354                                                                                                                                                                | 7" OAK                        |
| 355                                                                                                                                                                | 13.5" SHIN OAK                |

| TREE PROTECTION NOTES:                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. DRIP LINE CALCULATION 1'-0" PER 0.1" OF TRUNK                                                                                                                                                |
| 2. ALL TREES & NATURAL AREAS SHOWN ON PLAN TO BE PROTECTED DURING CONSTRUCTION. ACTION TO BE TAKEN TO PROTECT TREES SHALL BE DIRECTED ACCORDING TO CITY OF AUSTIN STANDARDS OF TREE PROTECTION. |
| 3. CONTRACTOR RESPONSIBLE FOR PERMIT APPROVAL FOR REMOVAL OF TREES WITH A DIAMETER OF 1.9" OR MORE.                                                                                             |
| 4. ALL EXCAVATION UNDER TREE DRIP LINE TO BE DONE BY HAND, CUT NO ROOTS WITHOUT ARBORIST CONSULTATION                                                                                           |

| SITE PLAN NOTES:                                                                           |
|--------------------------------------------------------------------------------------------|
| 1. PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES. |
| 2. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER.                        |
| 3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.                           |
| 4. CIVIL ENGINEERING BY OTHERS.                                                            |
| 5. TAKE PRECAUTIONS TO MAINTAIN ALL EXISTING UTILITY SERVICES.                             |
| 6. TAKE MEASURES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.                          |

| TREE LEGEND                      |
|----------------------------------|
| PROTECTED TREE: 19" MIN DIAMETER |
| CRZ                              |
| 1/2" CRZ                         |

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SITE PLAN

BP1

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AUSTIN, TX

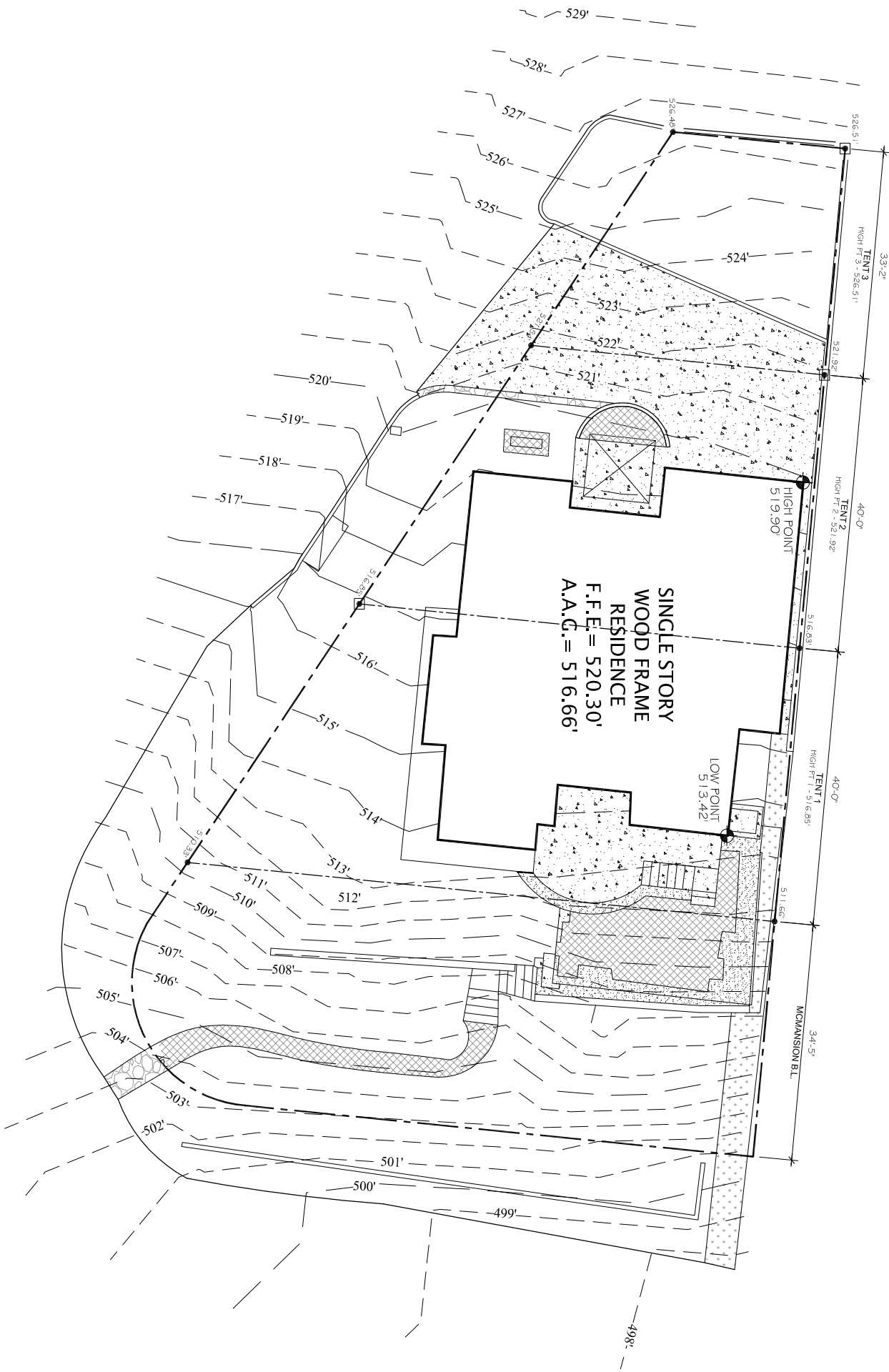
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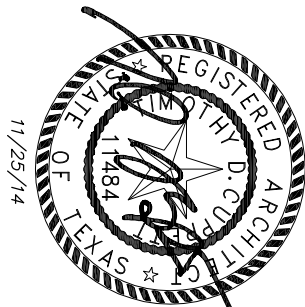
1 SITE PLAN

SCALE: 1" = 10'



LEGEND:

- LOT LINE
- TOPOGRAPHY
- MCMANSON TENT LINE
- TENT HIGH POINT
- TENT POINT



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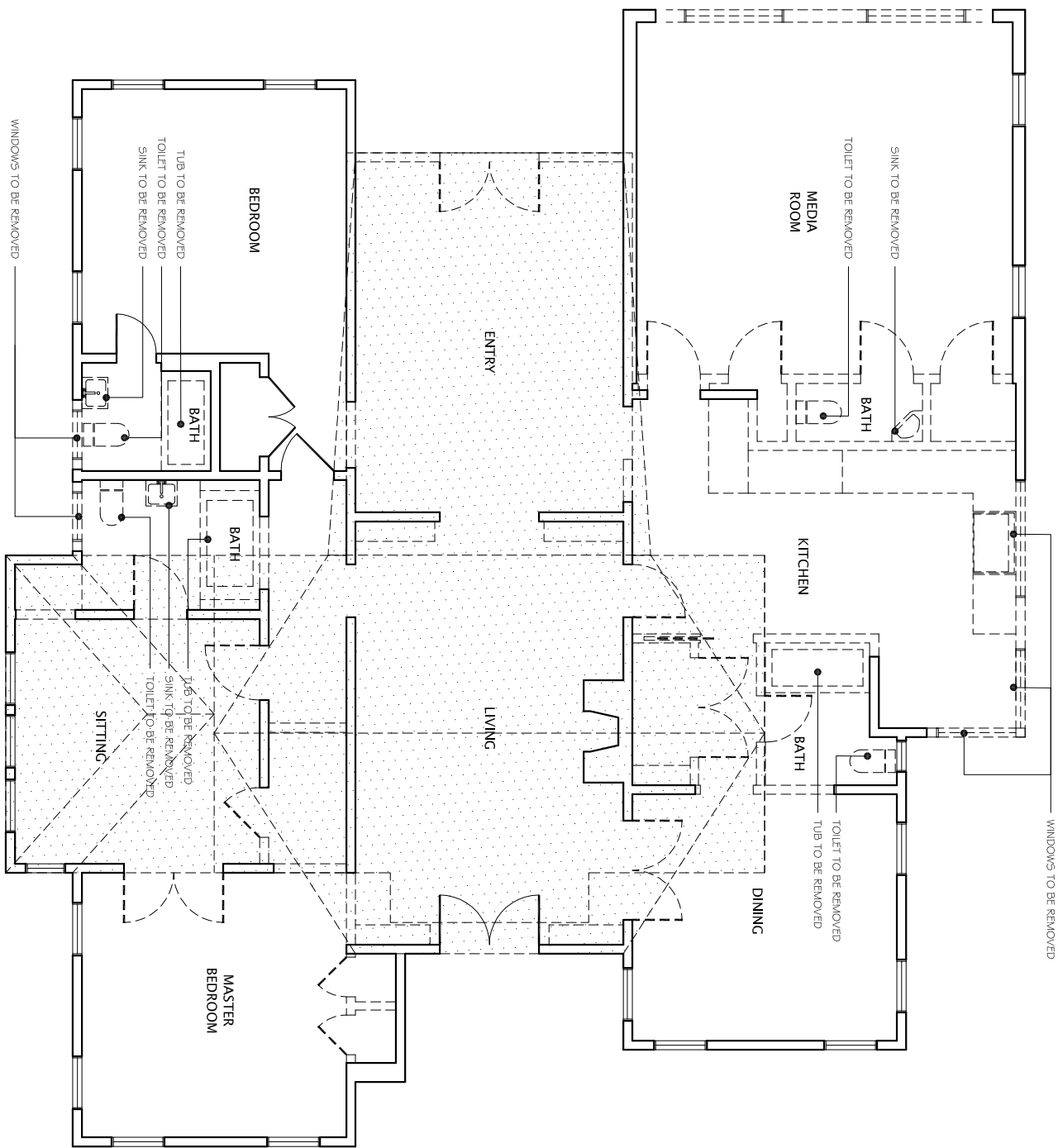
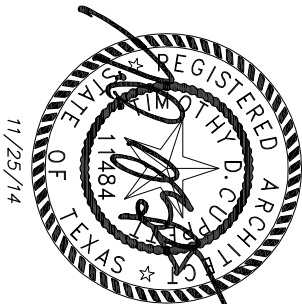
SITE PLAN - TENT DIAGRAM

BP2

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2/BP7

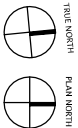
1/BP6

2/BP6

1/BP7

# FIRST FLOOR DEMO PLAN

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



## FLOOR PLAN WALL KEY:

- WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN
- HATCHING INDICATES PORTION OF ROOF TO BE REMOVED

## GENERAL NOTES:

- TAKE PRECAUTION TO PROTECT EXISTING STRUCTURE. TEMP. SHORING AS REQ'D BY OTHERS.
- TAKE PRECAUTION TO MAINTAIN UTILITIES
- RECYCLE MATERIAL WHERE POSSIBLE.
- DRAWINGS INDICATED EXISTING CONDITIONS TO THE EXTENT THEY ARE VISIBLE. REPORT DISCREPANCIES AND/OR DISCOVERIES TO ARCHITECT.

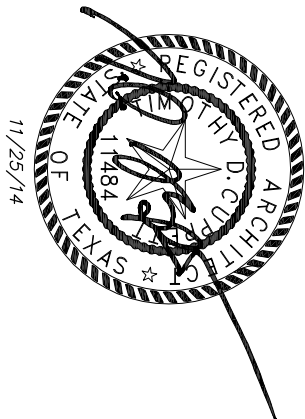
DEMO PLAN

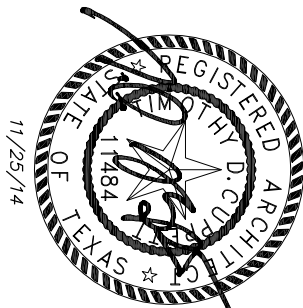
BP3

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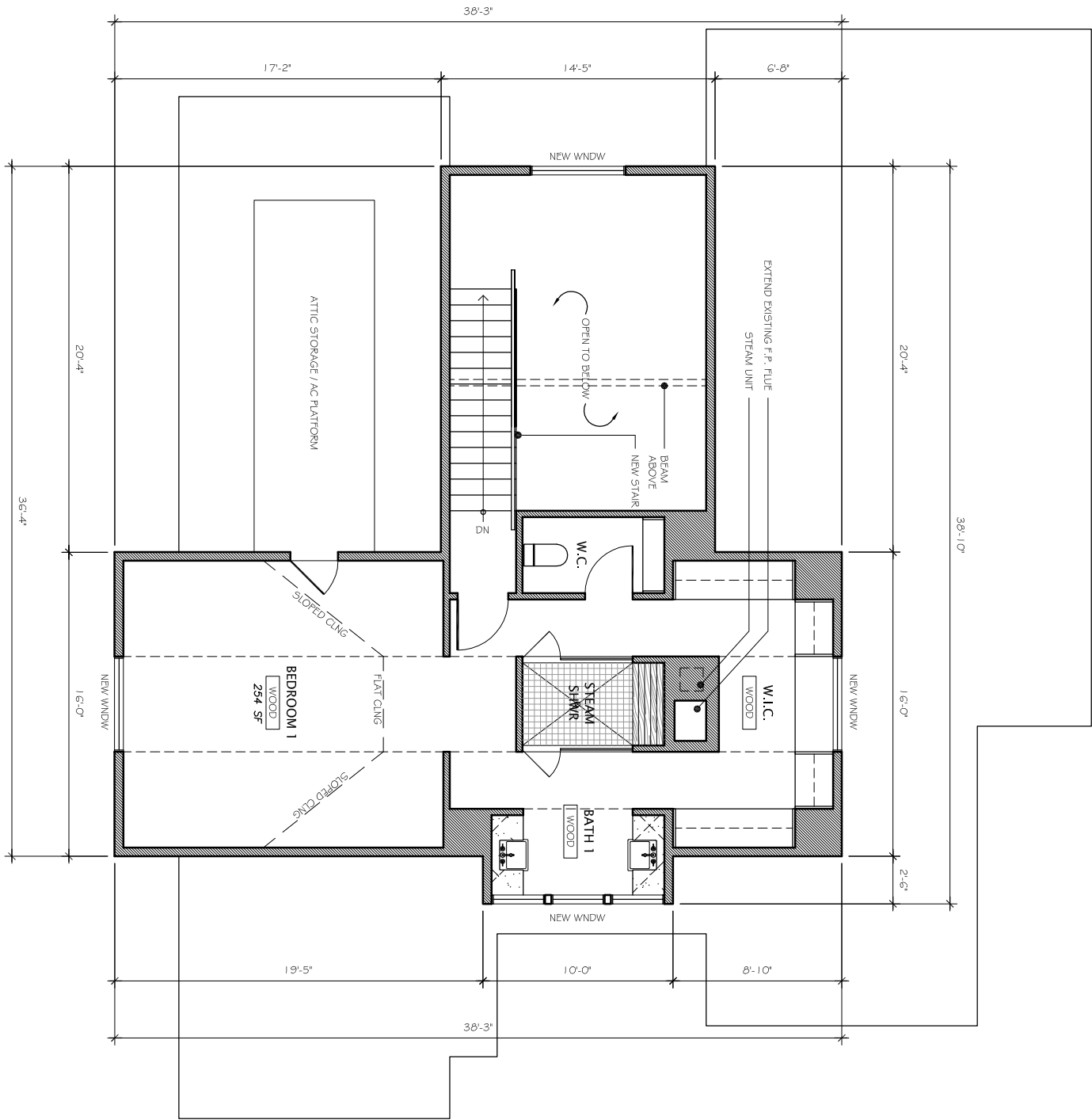
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1/BP6

2/BP7

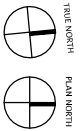


2/BP6

1/BP7

## SECOND FLOOR PLAN

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



### FLOOR PLAN WALL KEY:

- NEW WOOD STUDS
- EXISTING WOOD STUDS

### GENERAL NOTES:

- PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS INDICATED.
- HOSE BIBS TO BE LOCATED AT 24" ABOVE FINISHED GRADE.
- DO NOT SCALE DRAWINGS. DIMENSIONS AS INDICATED TAKE PRECEDENCE OVER DRAWINGS.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY FIELD CONDITIONS WHICH DO NOT PERMIT CONSTRUCTION OR INSTALLATION AS DRAWN.

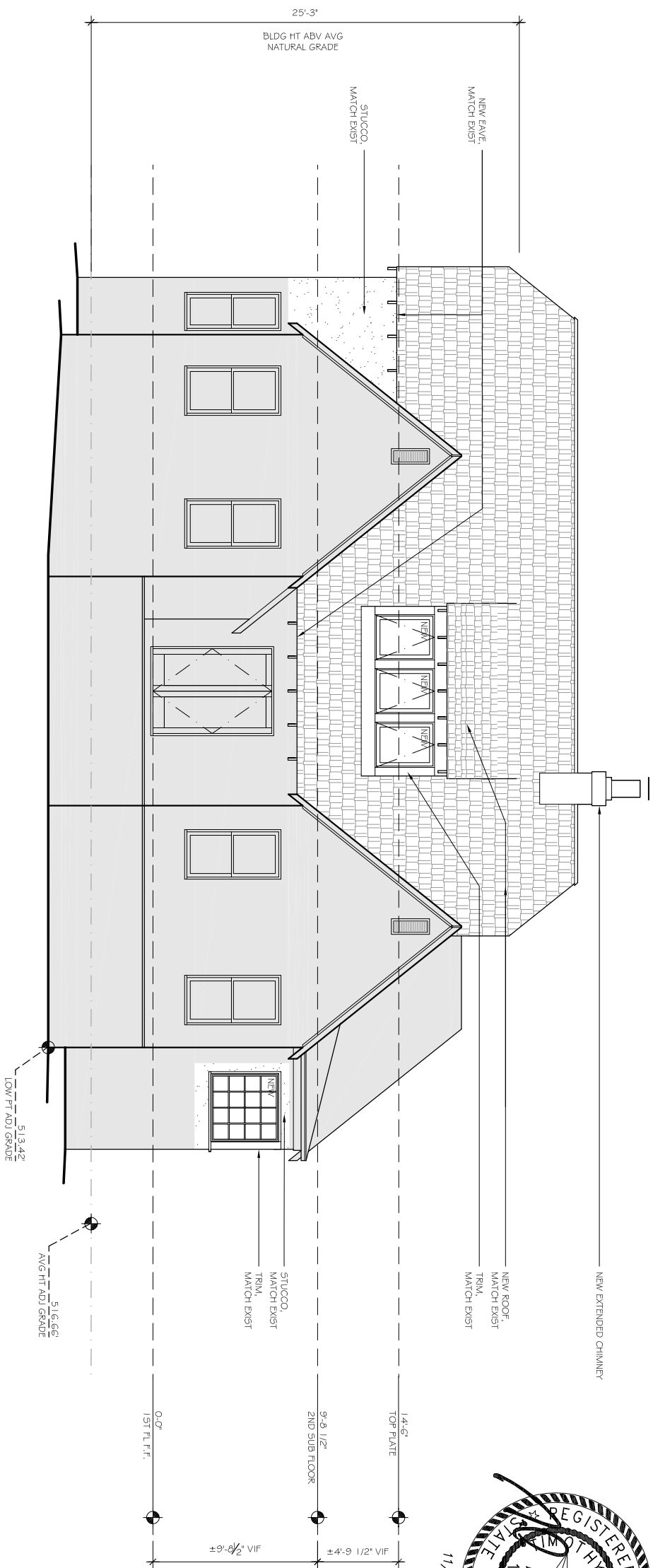
FLOOR PLAN

BP5

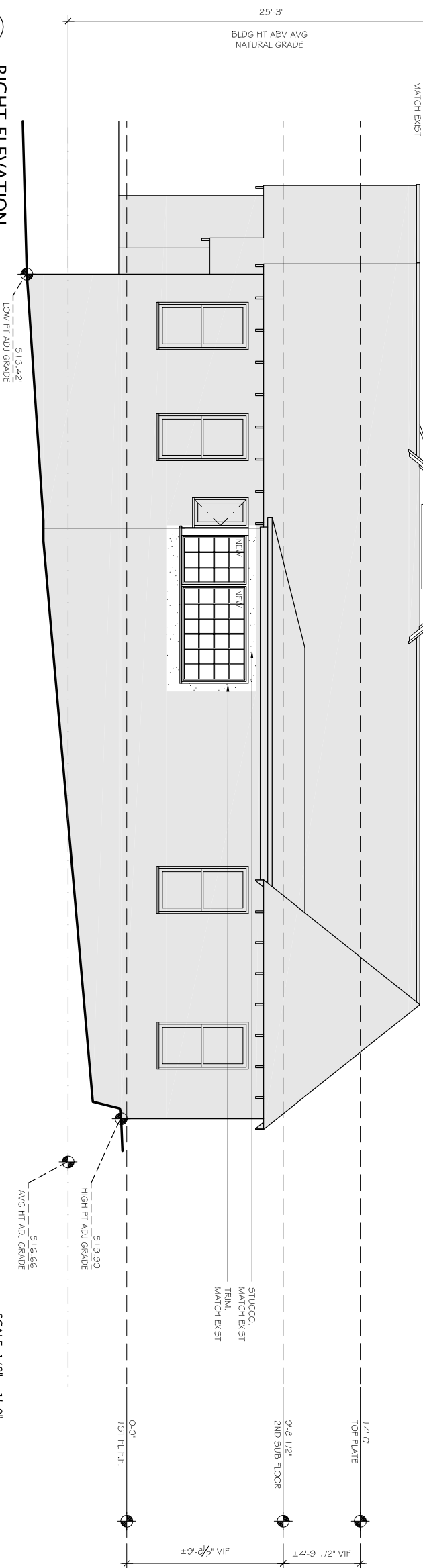
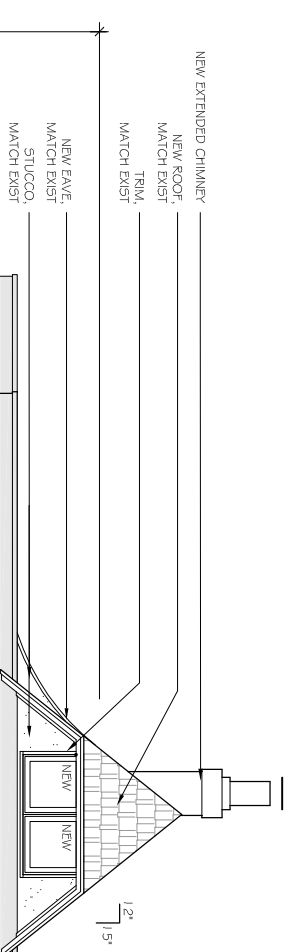
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SCALE: 1/8" = 1'-0"



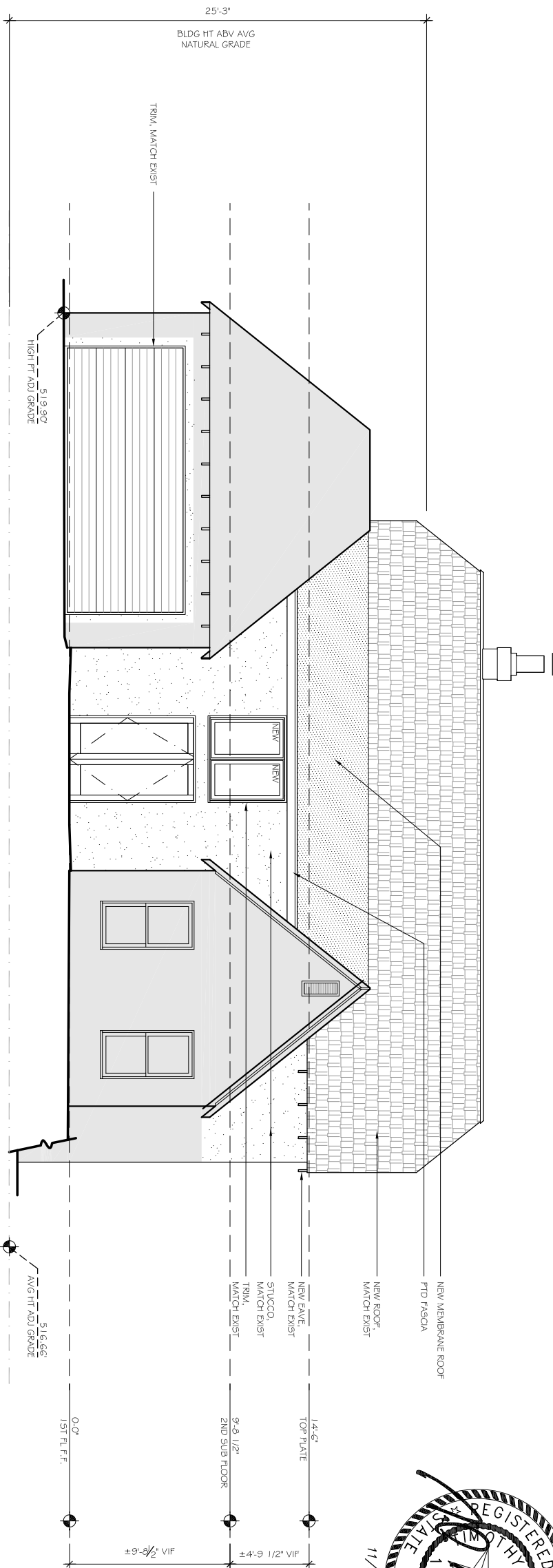
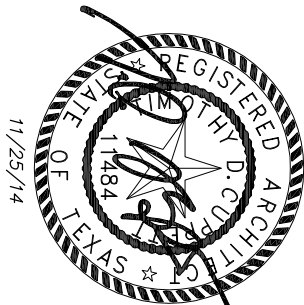
SCALE: 1/8" = 1'-0"

ELEVATION

**BP6**

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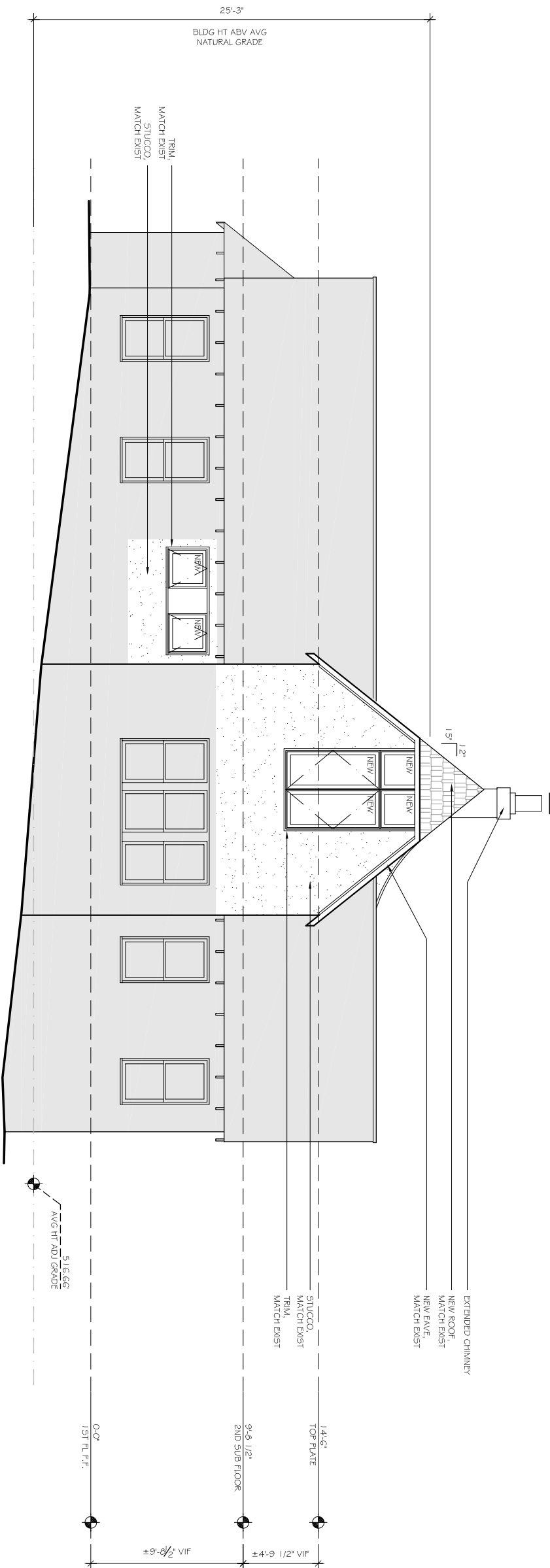
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2

REAR ELEVATION

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



1

LEFT ELEVATION

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

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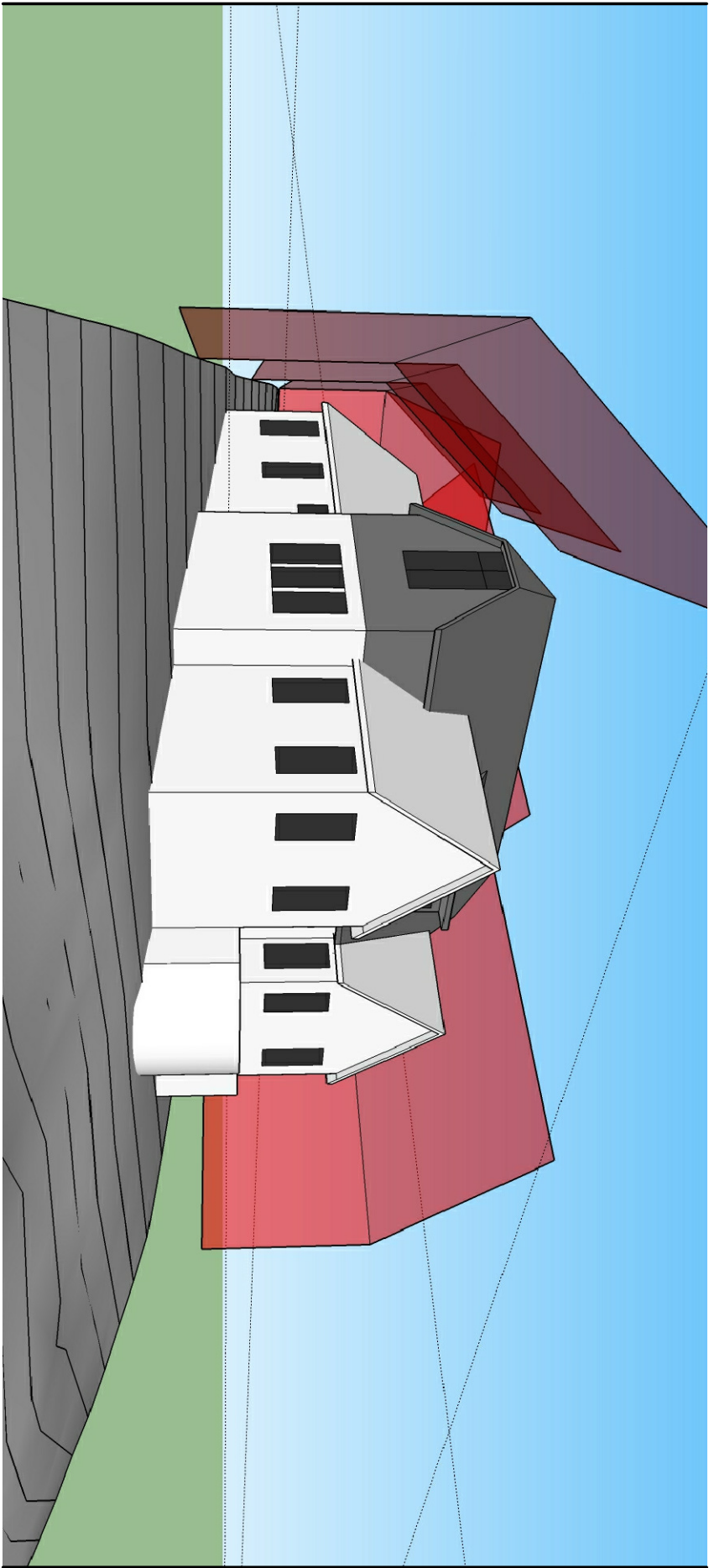
ELEVATION

BP7

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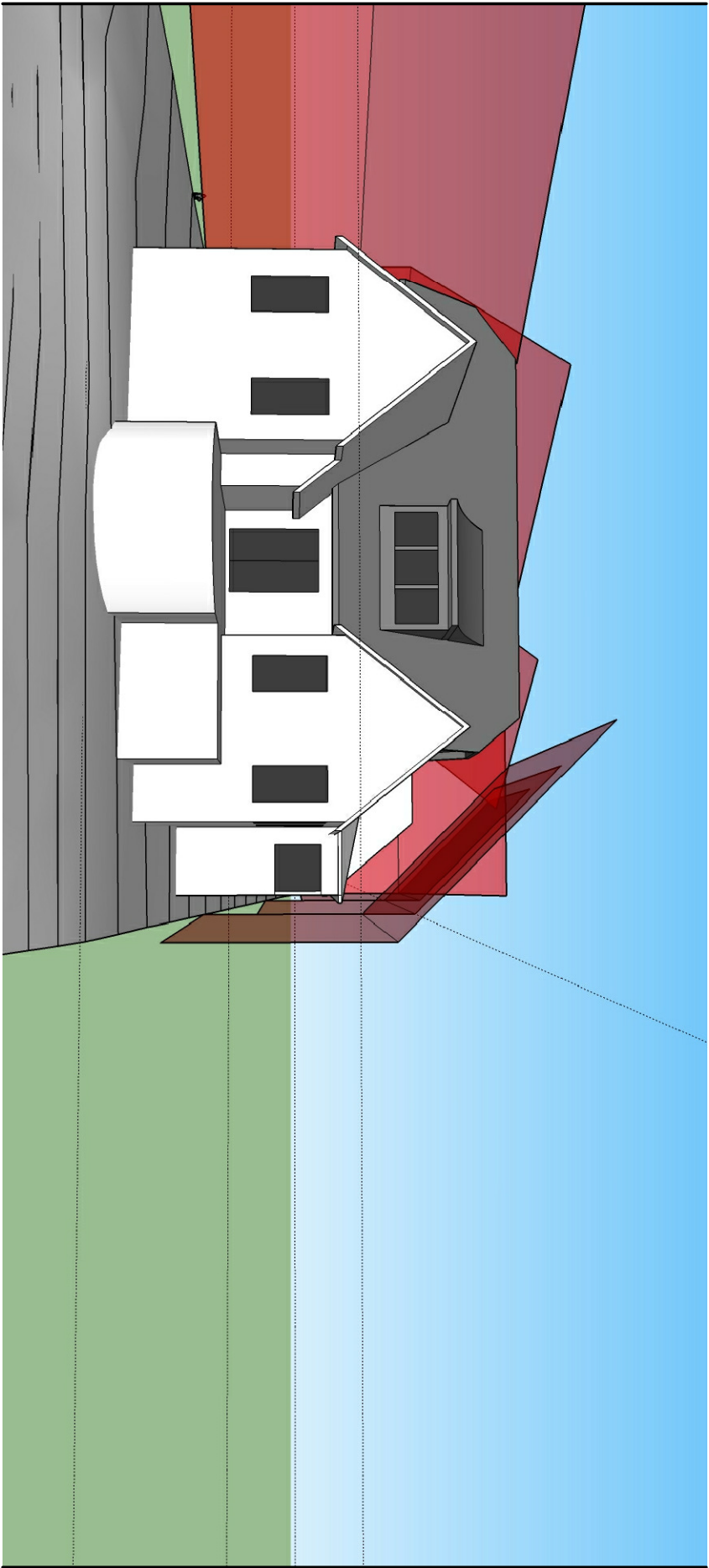
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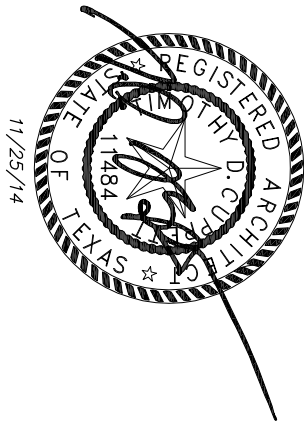
2 SETBACK PLANES - STREET VIEW 1

SCALE: NOT TO SCALE



1 SETBACK PLANES - STREET VIEW 2

SCALE: NOT TO SCALE



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SETBACK PLANE

BP8

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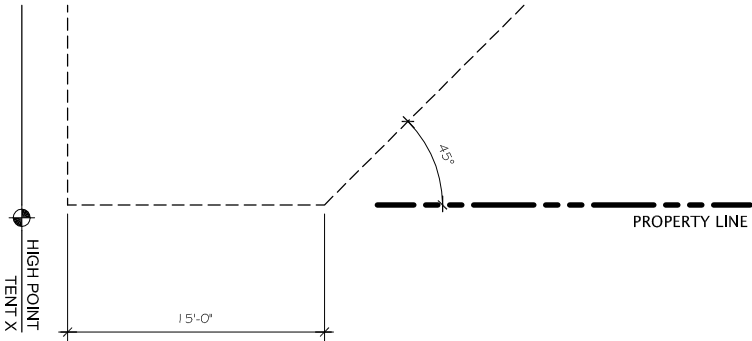
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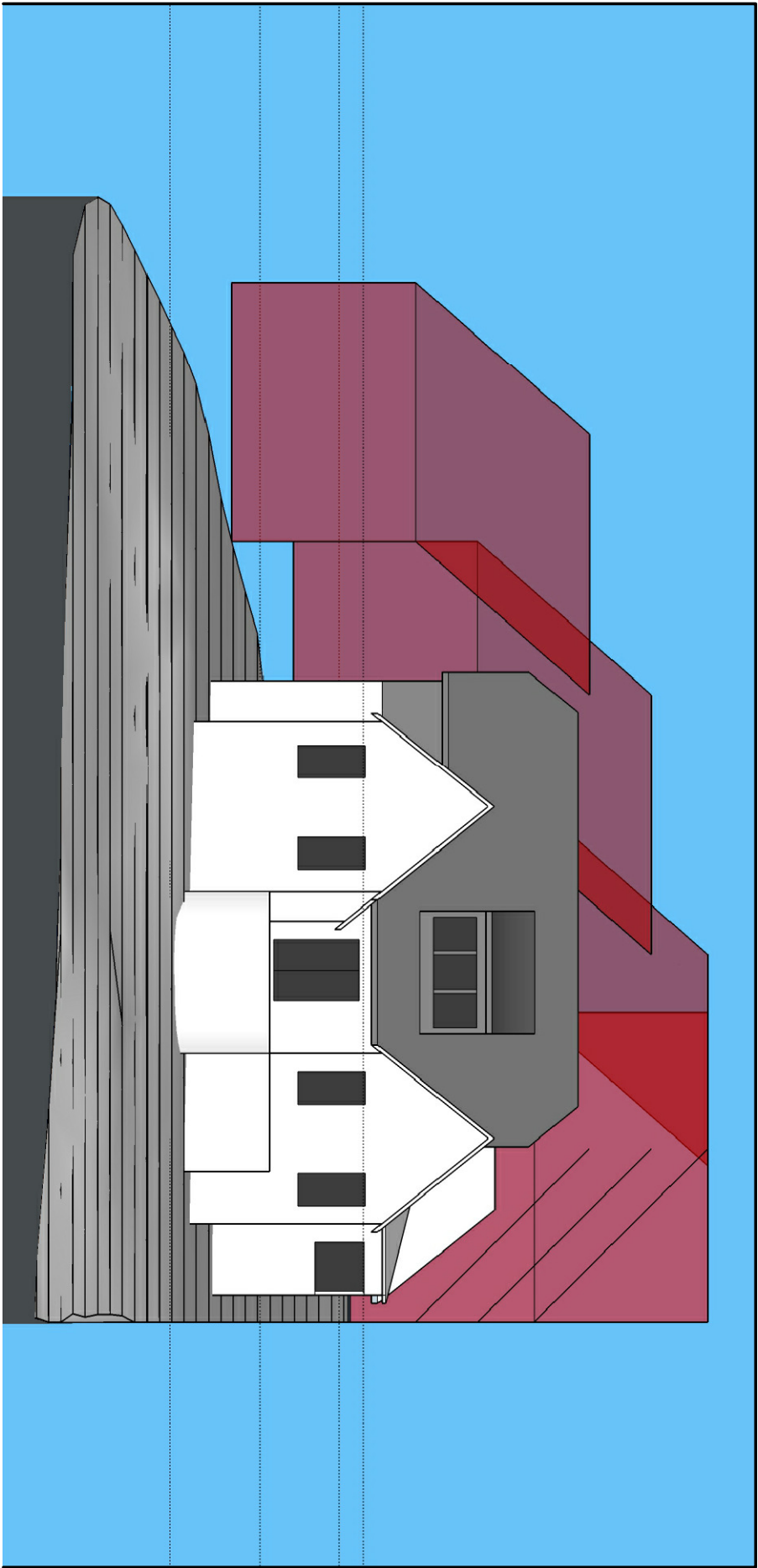
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NO SIDE  
SETBACK PLANE  
ENCROACHMENT

SIDE SETBACK PLANE

TYPICAL SIDE SETBACK PLANE

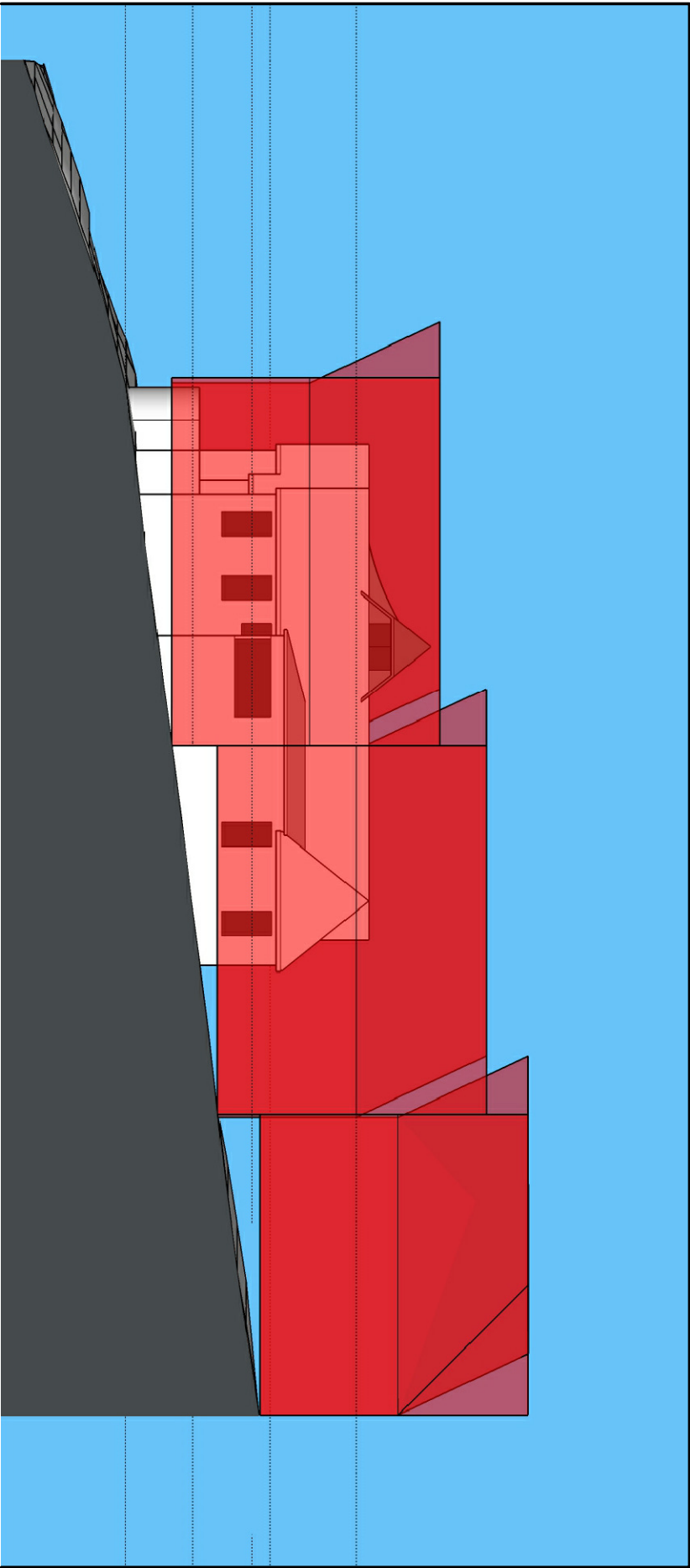




2

SETBACK PLANES - FRONT ELEVATION

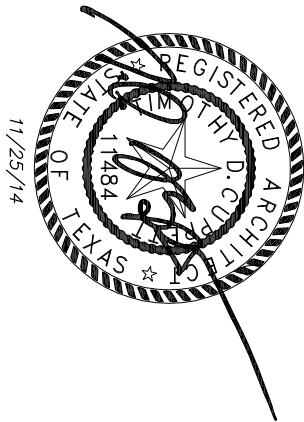
SCALE: NOT TO SCALE



1

SETBACK PLANES - RIGHT ELEVATION

SCALE: NOT TO SCALE



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SETBACK PLANE

BP9

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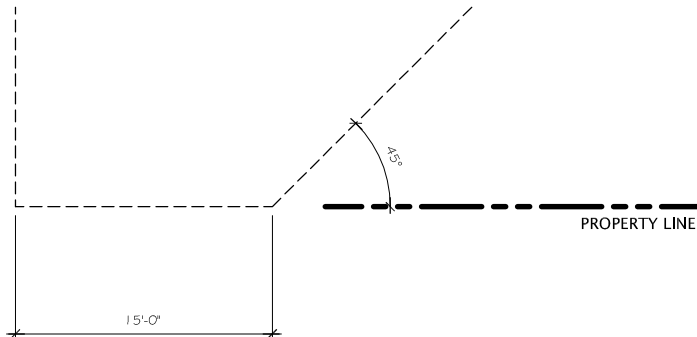
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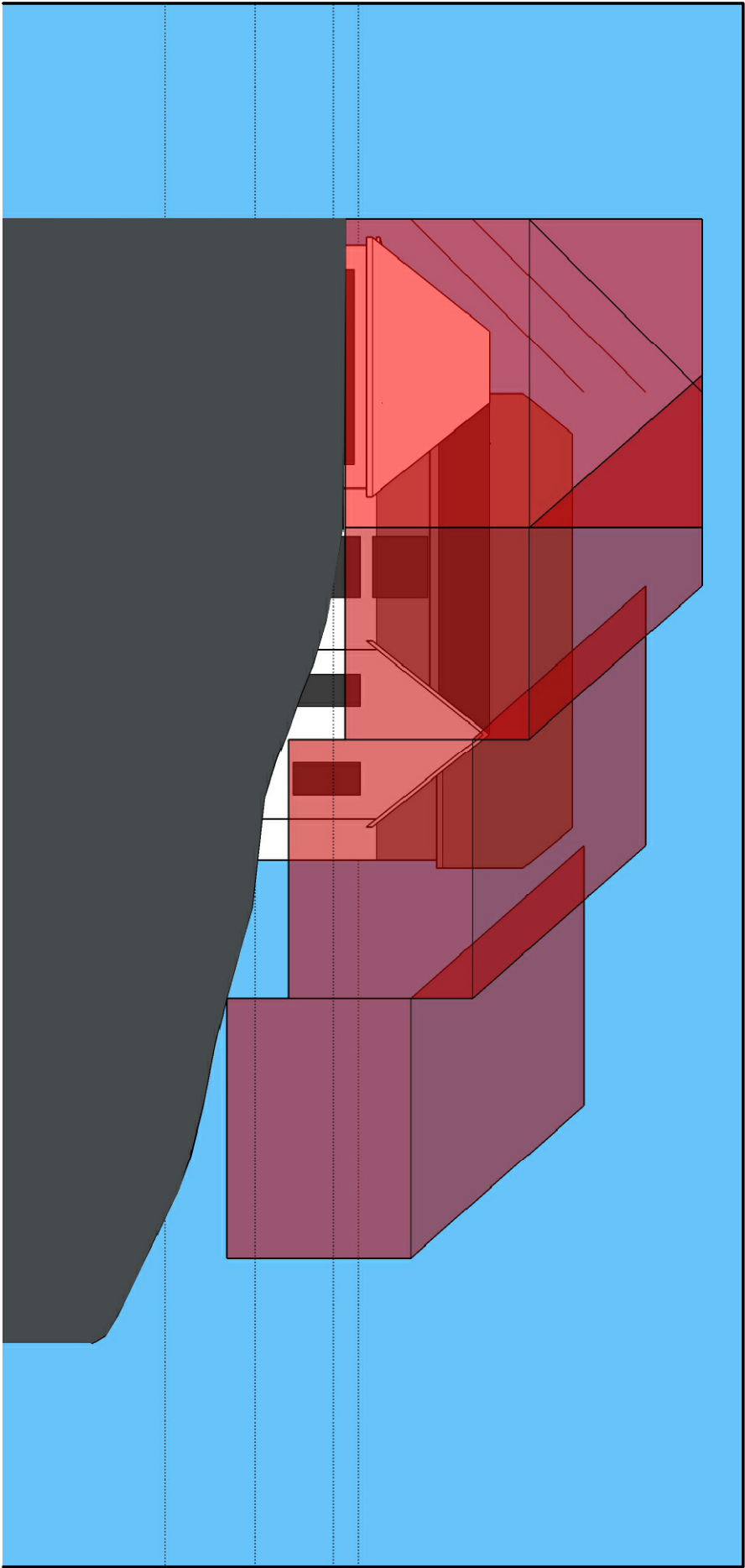
NO SIDE  
SETBACK PLANE  
ENCROACHMENT

SIDE SETBACK PLANE

TYPICAL SIDE SETBACK PLANE

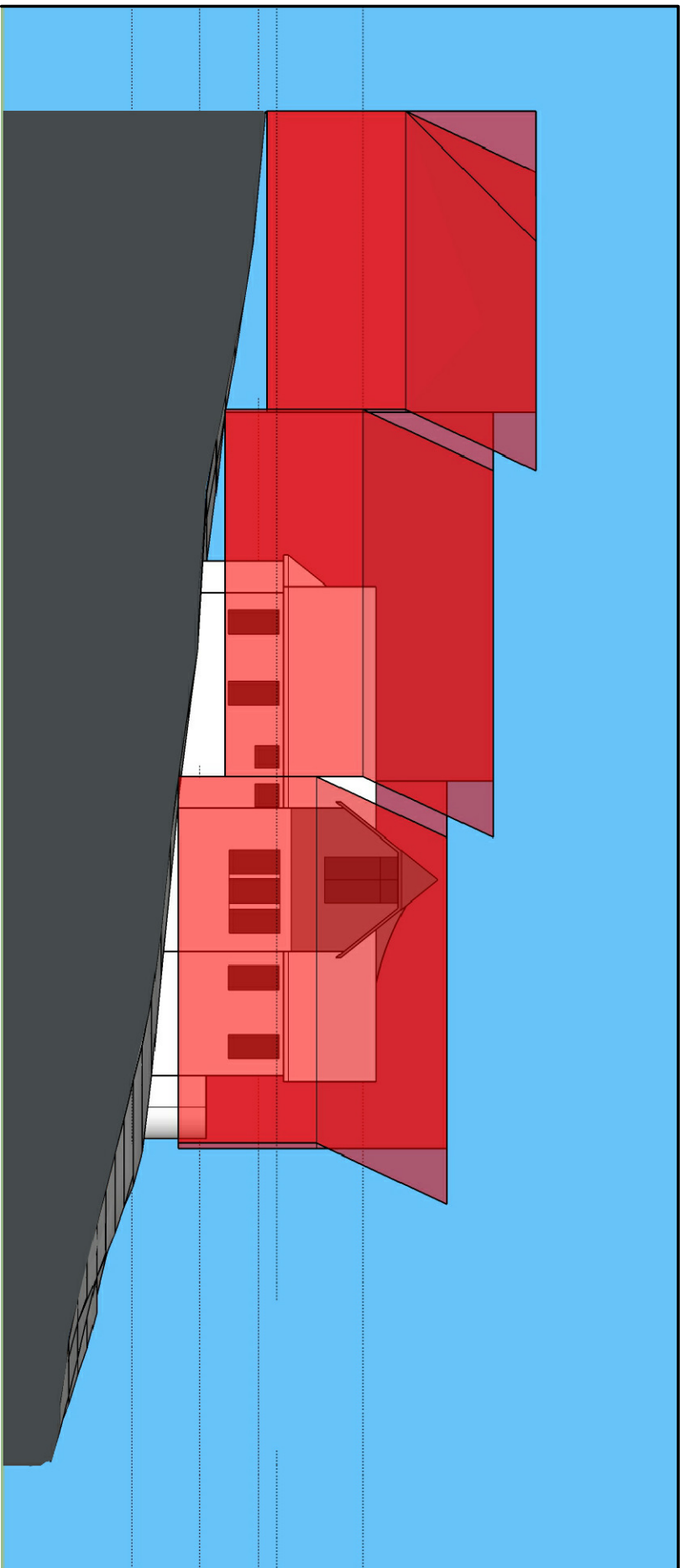
HIGH POINT  
TENT X





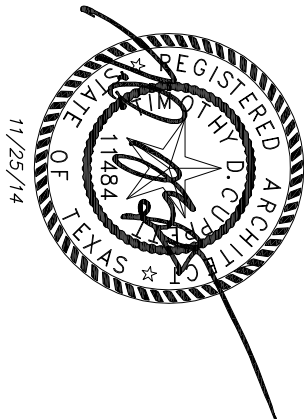
SETBACK PLANES - REAR ELEVATION

SCALE: NOT TO SCALE



SETBACK PLANES - LEFT ELEVATION

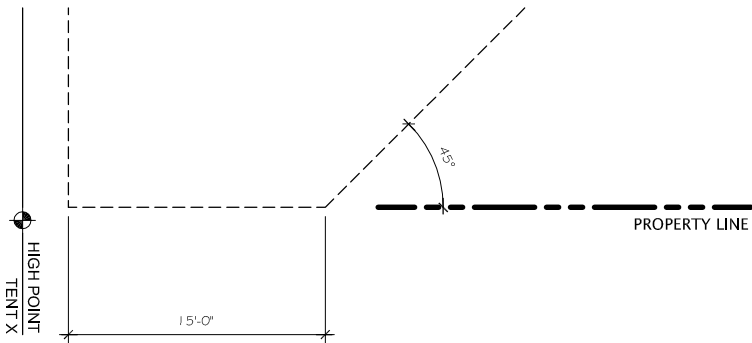
SCALE: NOT TO SCALE



NO SIDE  
SETBACK PLANE  
ENCROACHMENT



TYPICAL SIDE SETBACK PLANE



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SETBACK PLANE  
BP10

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