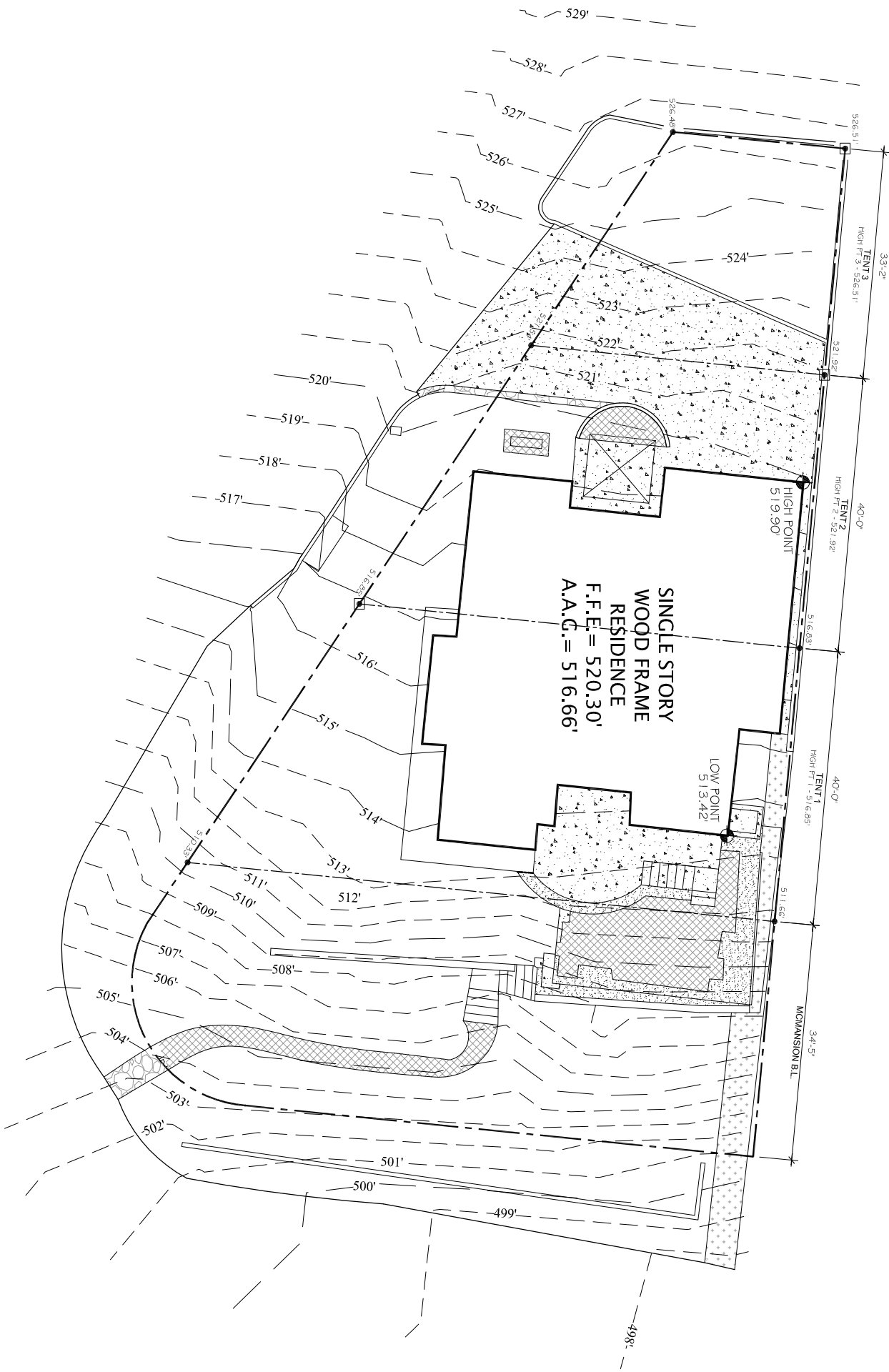


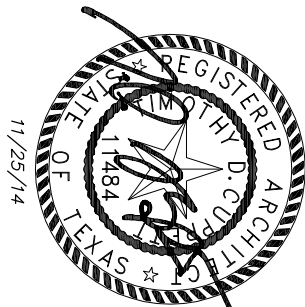
1 SITE PLAN

SCALE: 1" = 10'



LEGEND:

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



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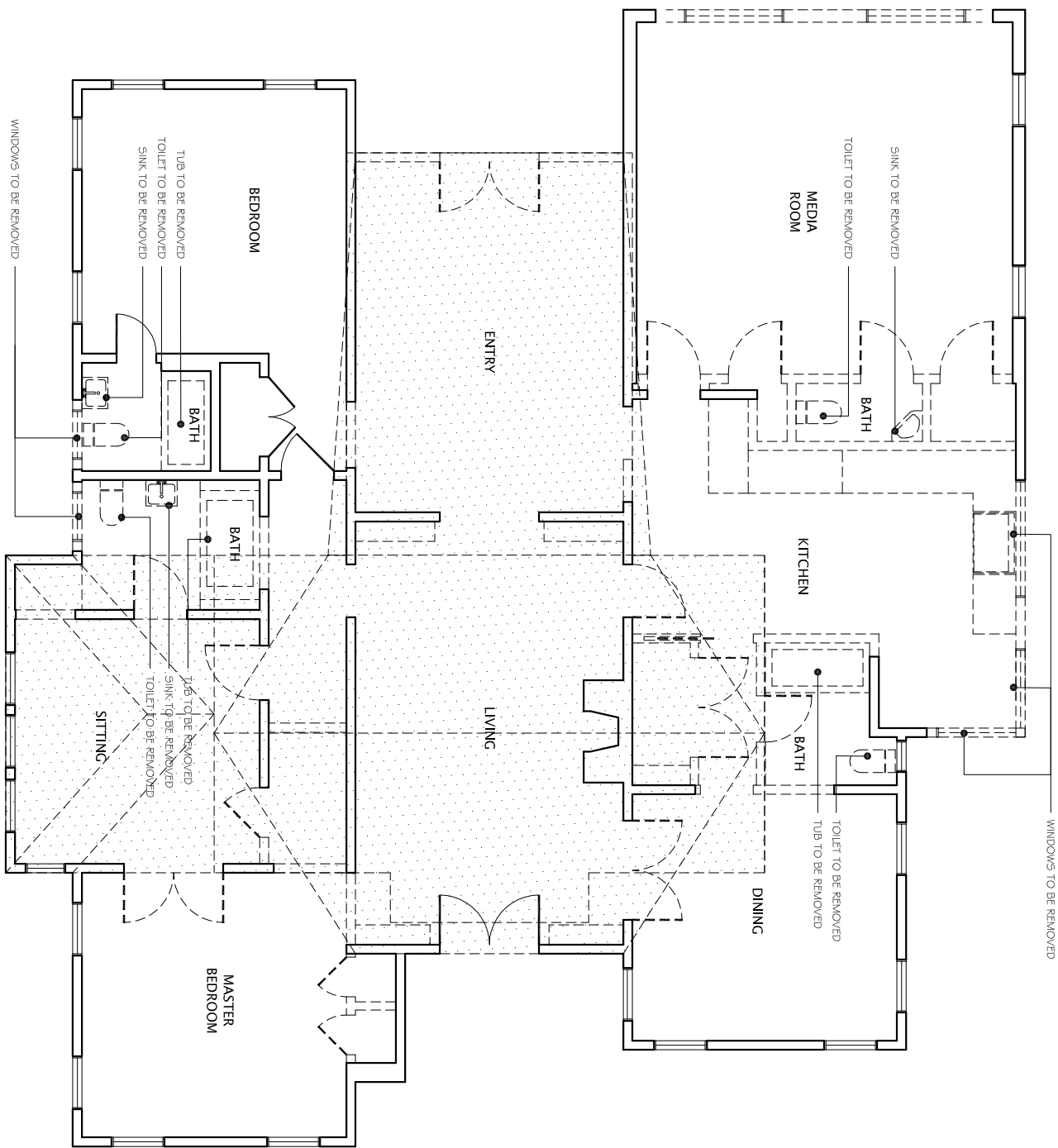
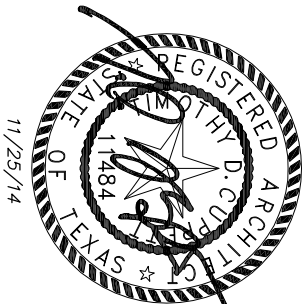
SITE PLAN - TENT DIAGRAM

BP2

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2/BP7

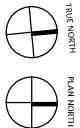
1/BP6

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.

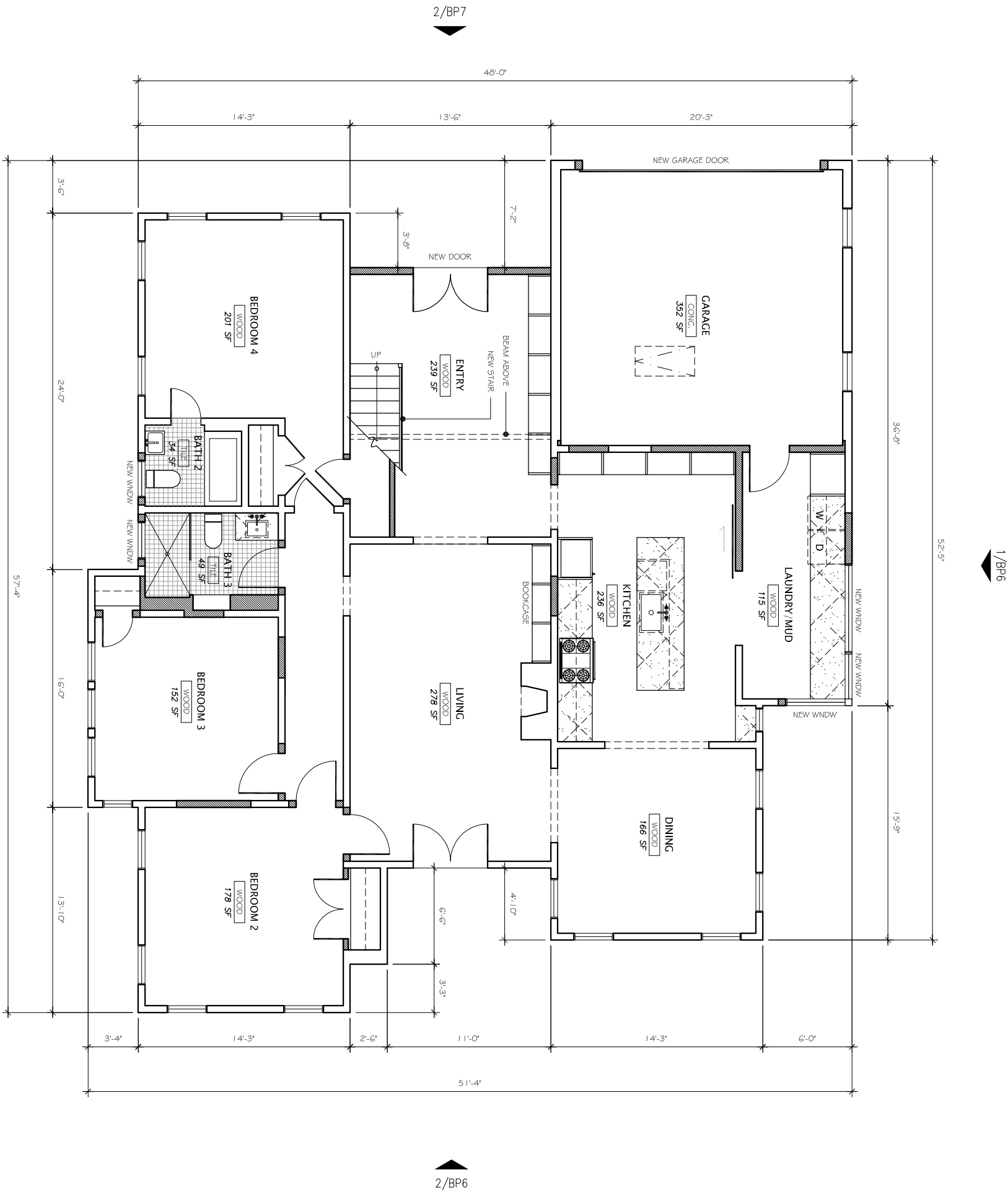
DEMO PLAN

BP3

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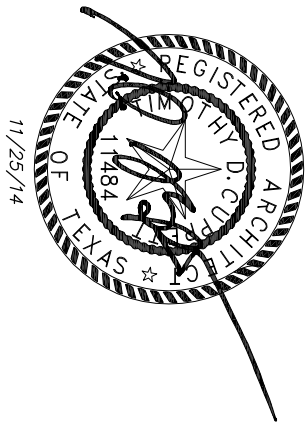
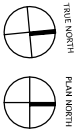
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1

FIRST 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 OTHERWISE.
- 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

BP4

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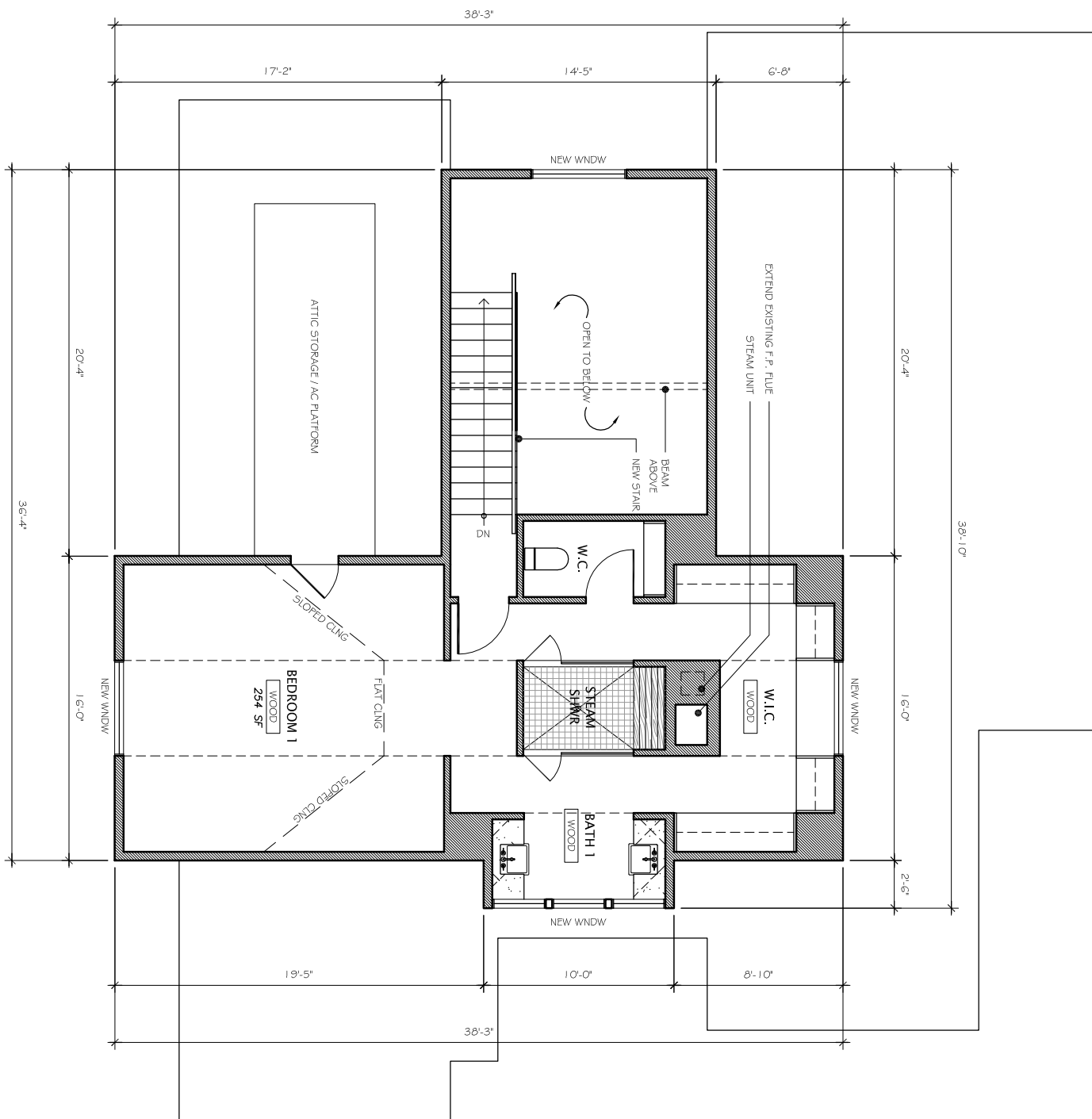
1/BP6



2/BP7



2/BP6



1 SECOND FLOOR PLAN

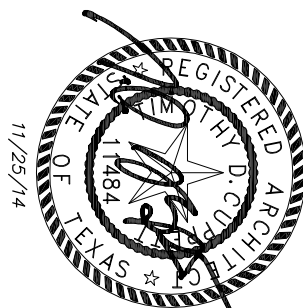
SCALE: 1/8" = 1'-0"





TRUE NORTH



PLAN NORTH



11/25/14

<p>FLOOR PLAN WALL KEY:</p>	<p> NEW WOOD STUDS</p> <p> EXISTING WOOD STUDS</p>
<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> - PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES. - ALL DIMENSIONS ARE TO FACE OF FRAMING UNO FINISHED GRADE. - HOSE BIBS TO BE LOCATED AT 2'4" 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 	

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FLOOR PLAN

BP5

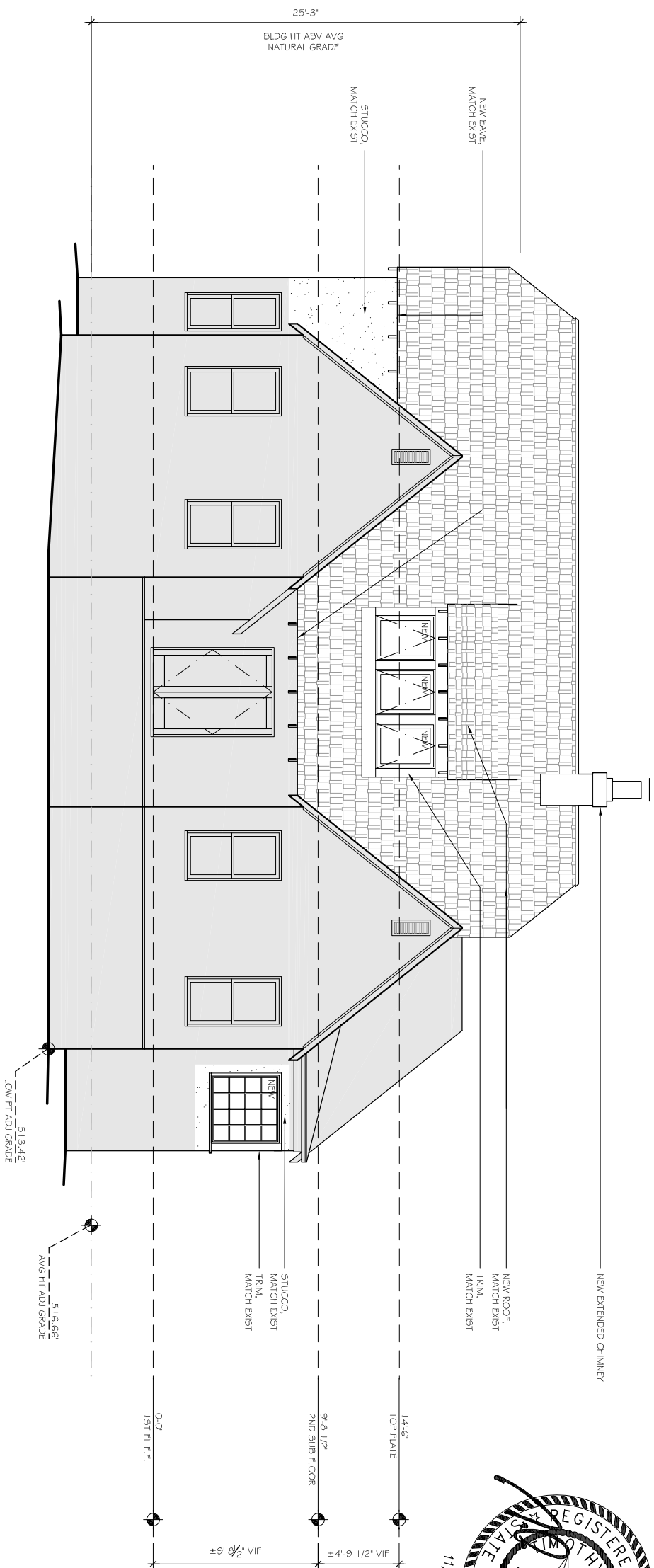
ISSUE
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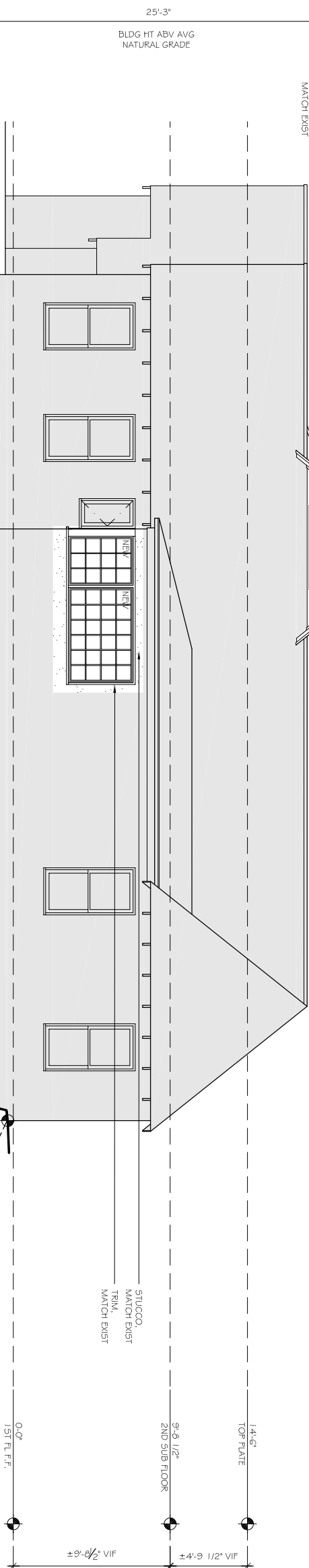
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SCALE: 1/8" = 1'-0"

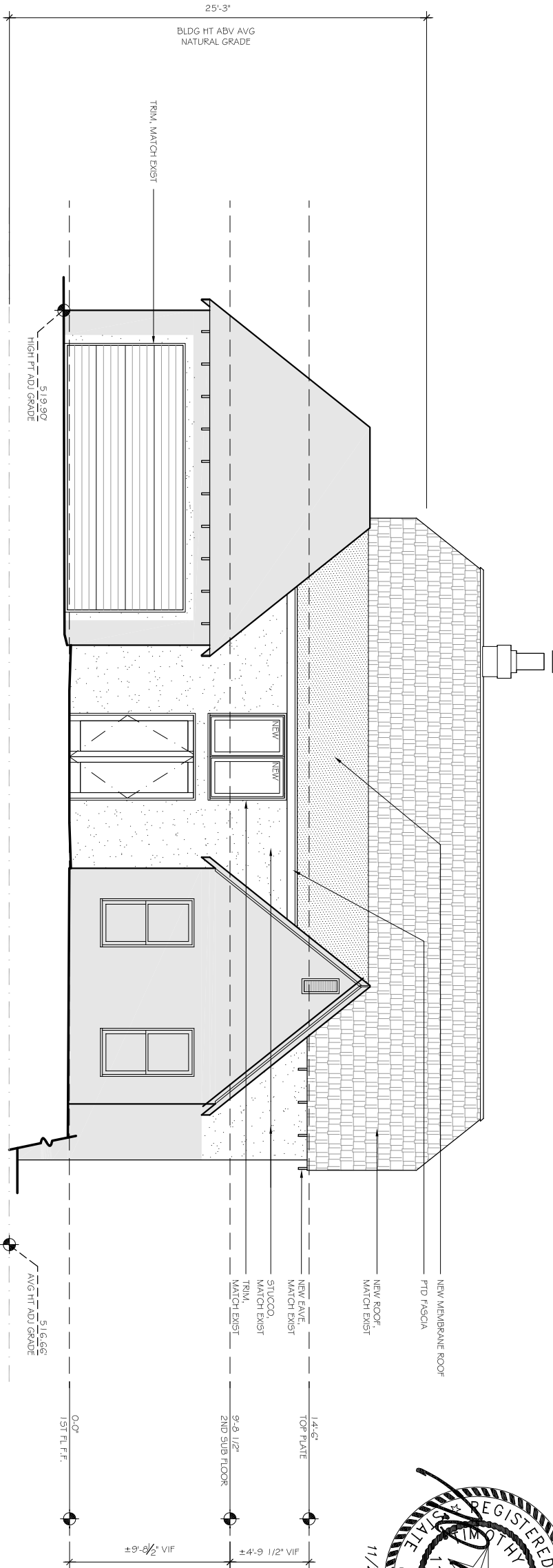
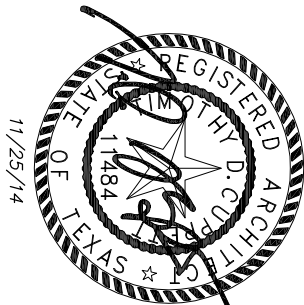


SCALE: 1/8" = 1'-0"

ELEVATION
BP6

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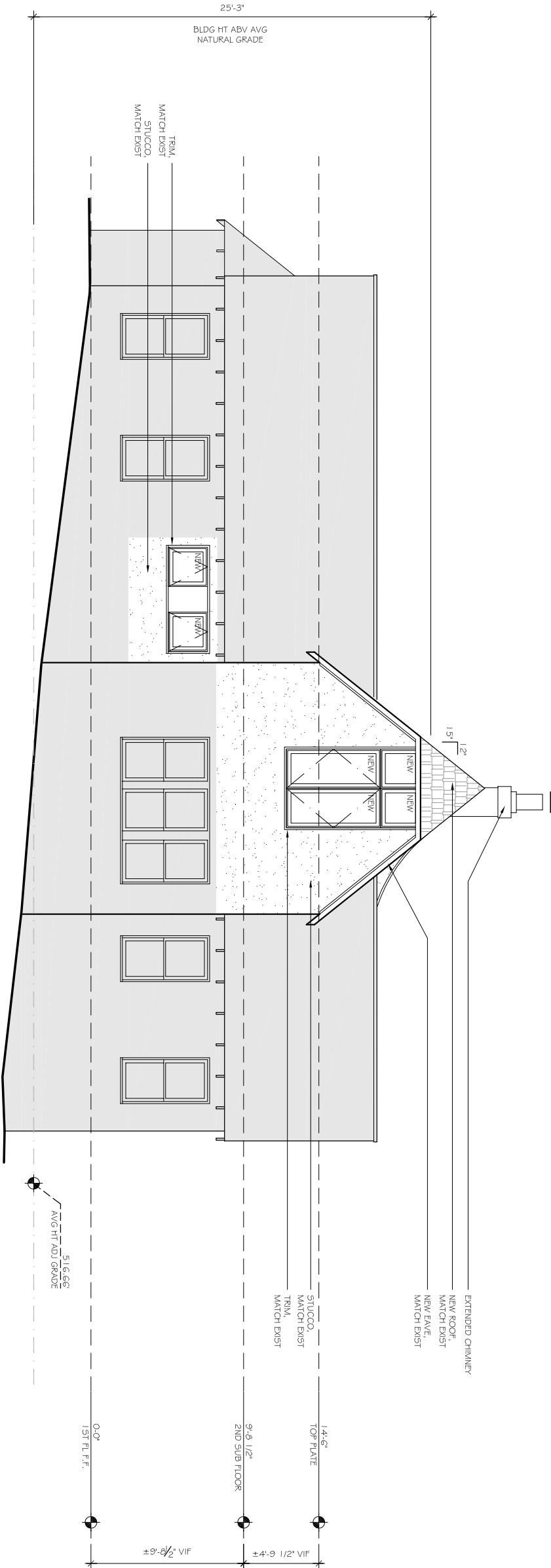
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2

REAR ELEVATION

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



1

LEFT ELEVATION

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

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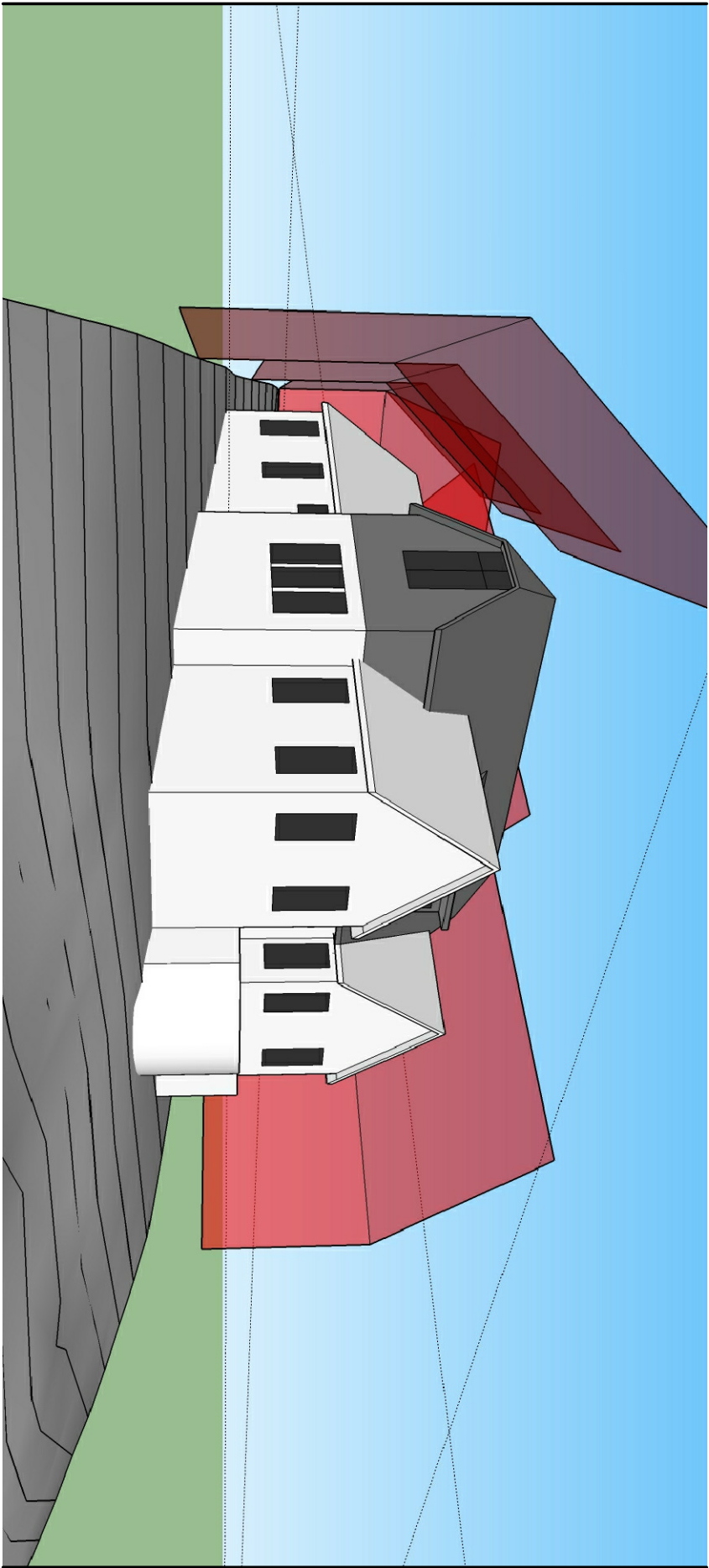
ELEVATION

BP7

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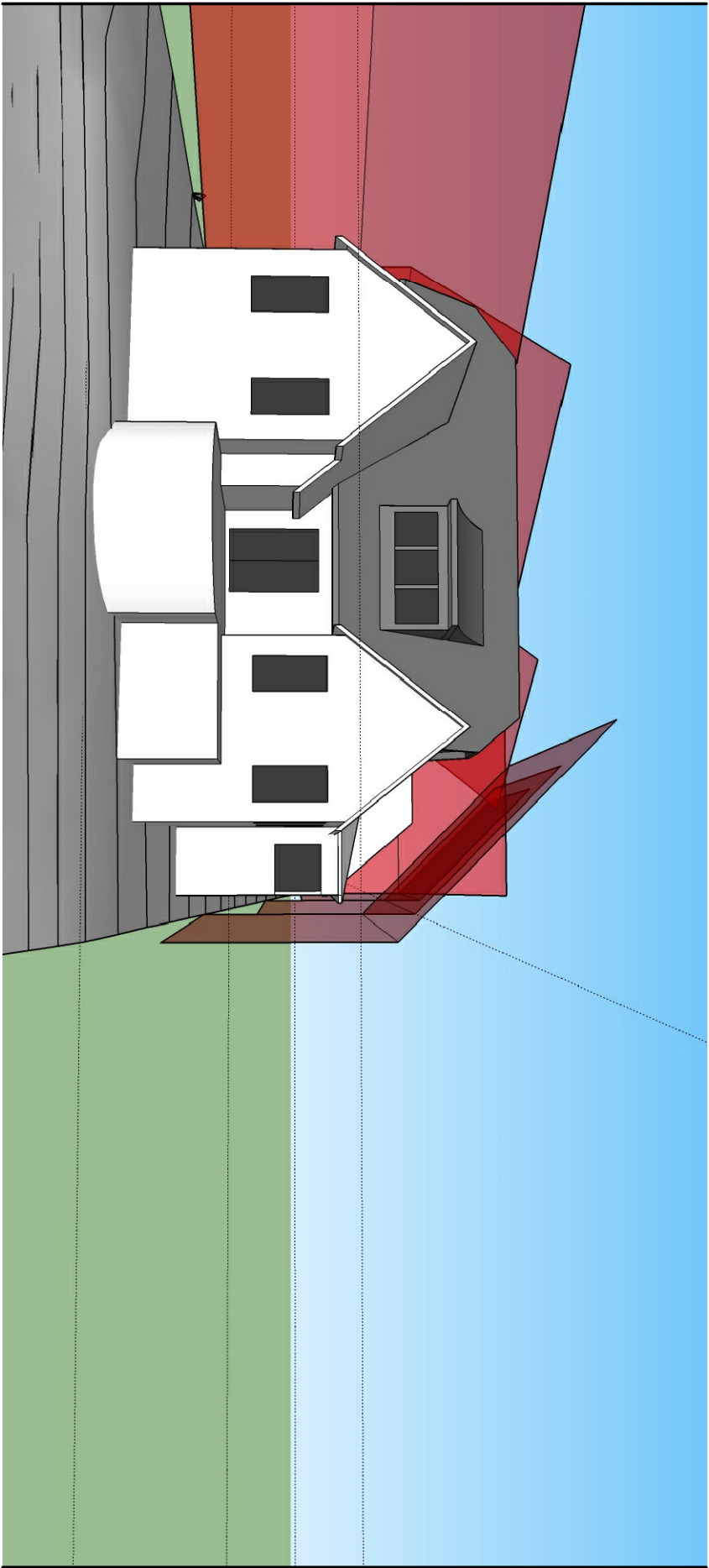
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2

SETBACK PLANES - STREET VIEW 1

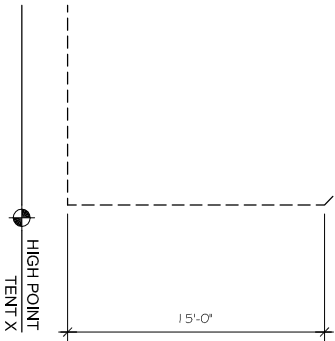
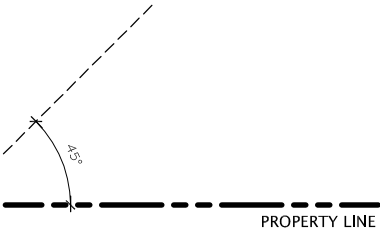
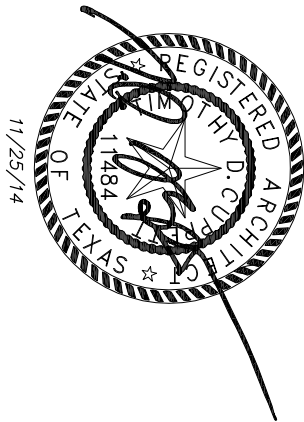
SCALE: NOT TO SCALE



1

SETBACK PLANES - STREET VIEW 2

SCALE: NOT TO SCALE



NO SIDE
SETBACK PLANE
ENCROACHMENT

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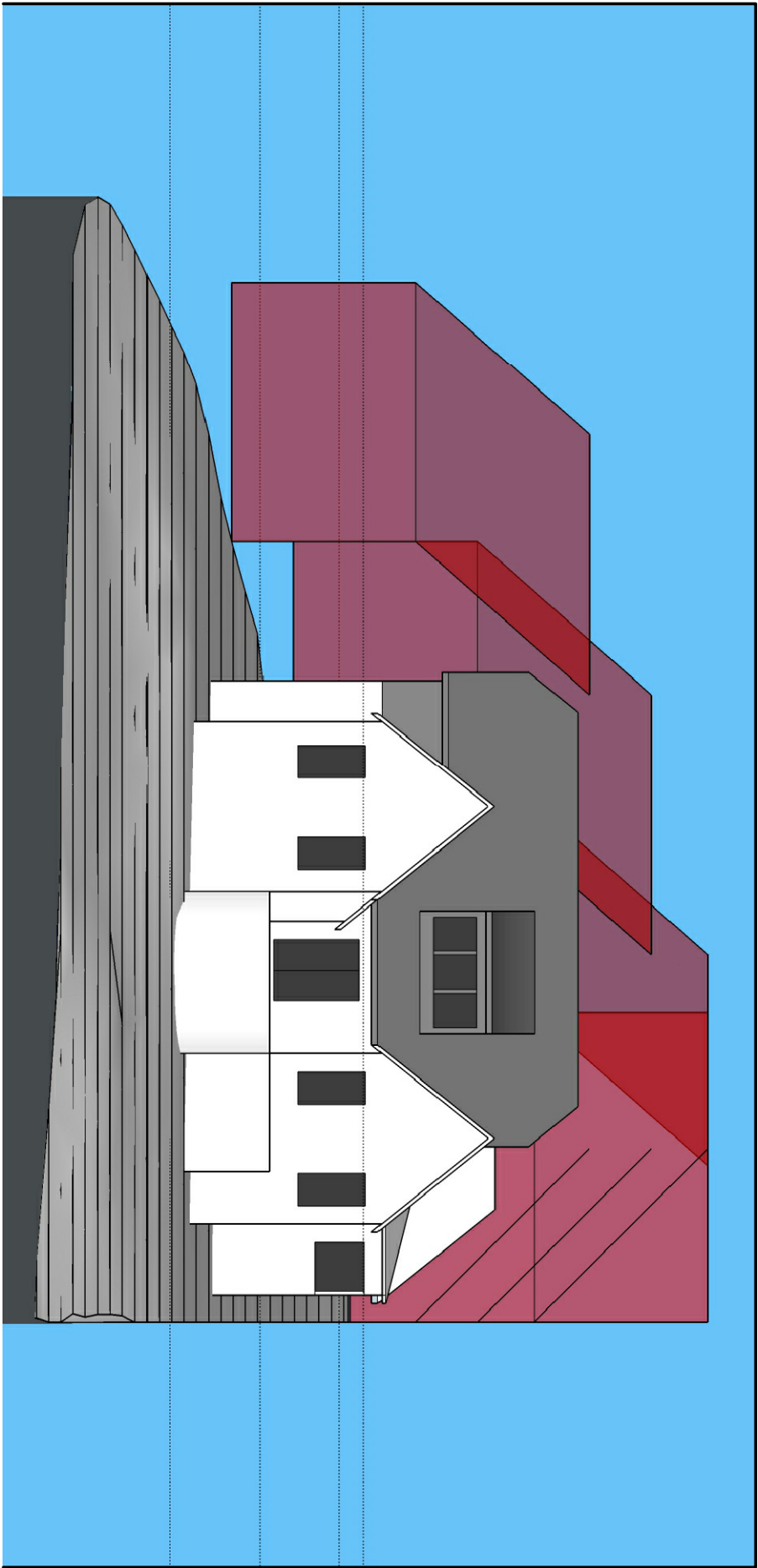
SETBACK PLANE

BP8

ISSUE
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AUSTIN, TX

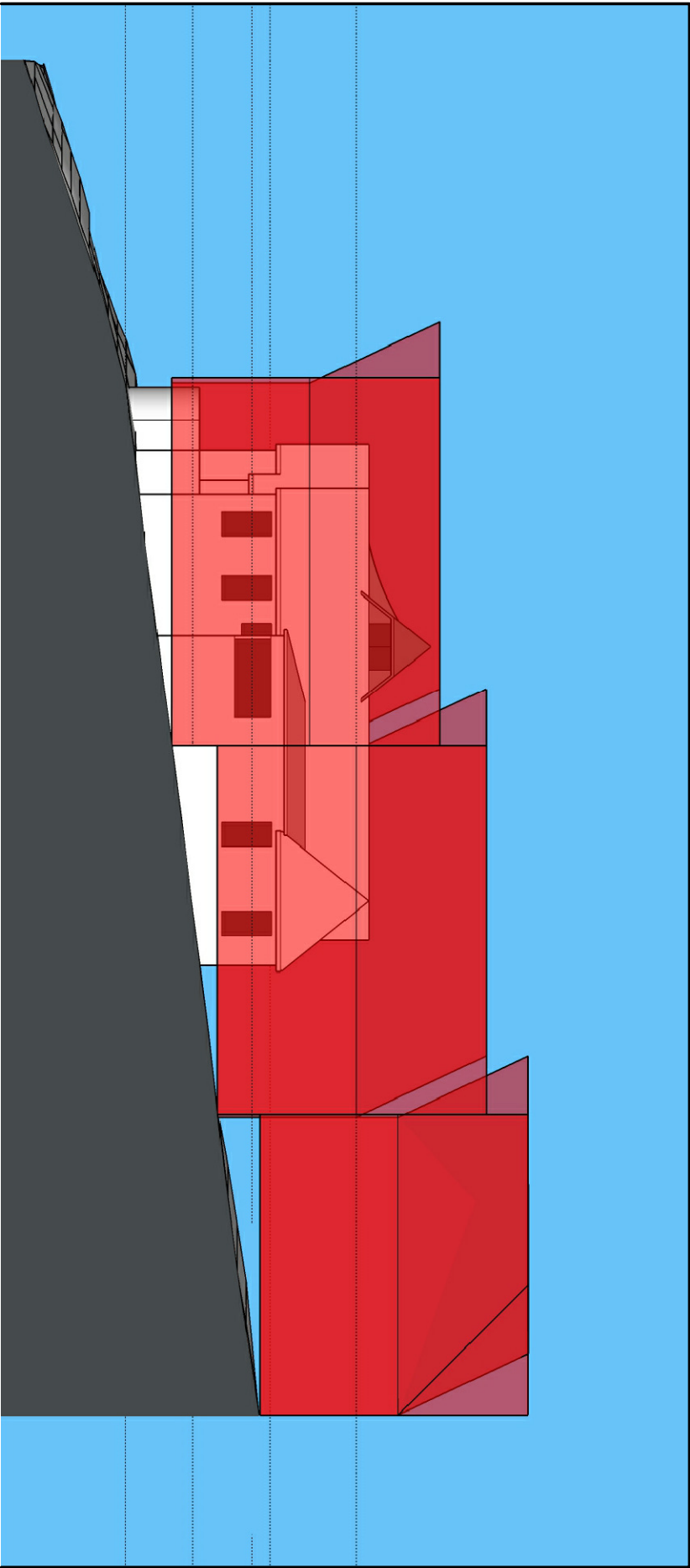
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2

SETBACK PLANES - FRONT ELEVATION

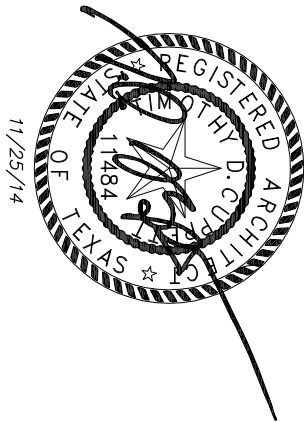
SCALE: NOT TO SCALE



1

SETBACK PLANES - RIGHT ELEVATION

SCALE: NOT TO SCALE



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SETBACK PLANE

BP9

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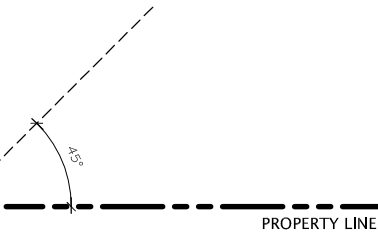
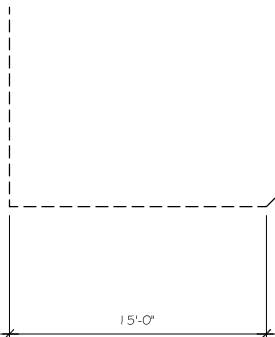
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NO SIDE
SETBACK PLANE
ENCROACHMENT

SIDE SETBACK PLANE

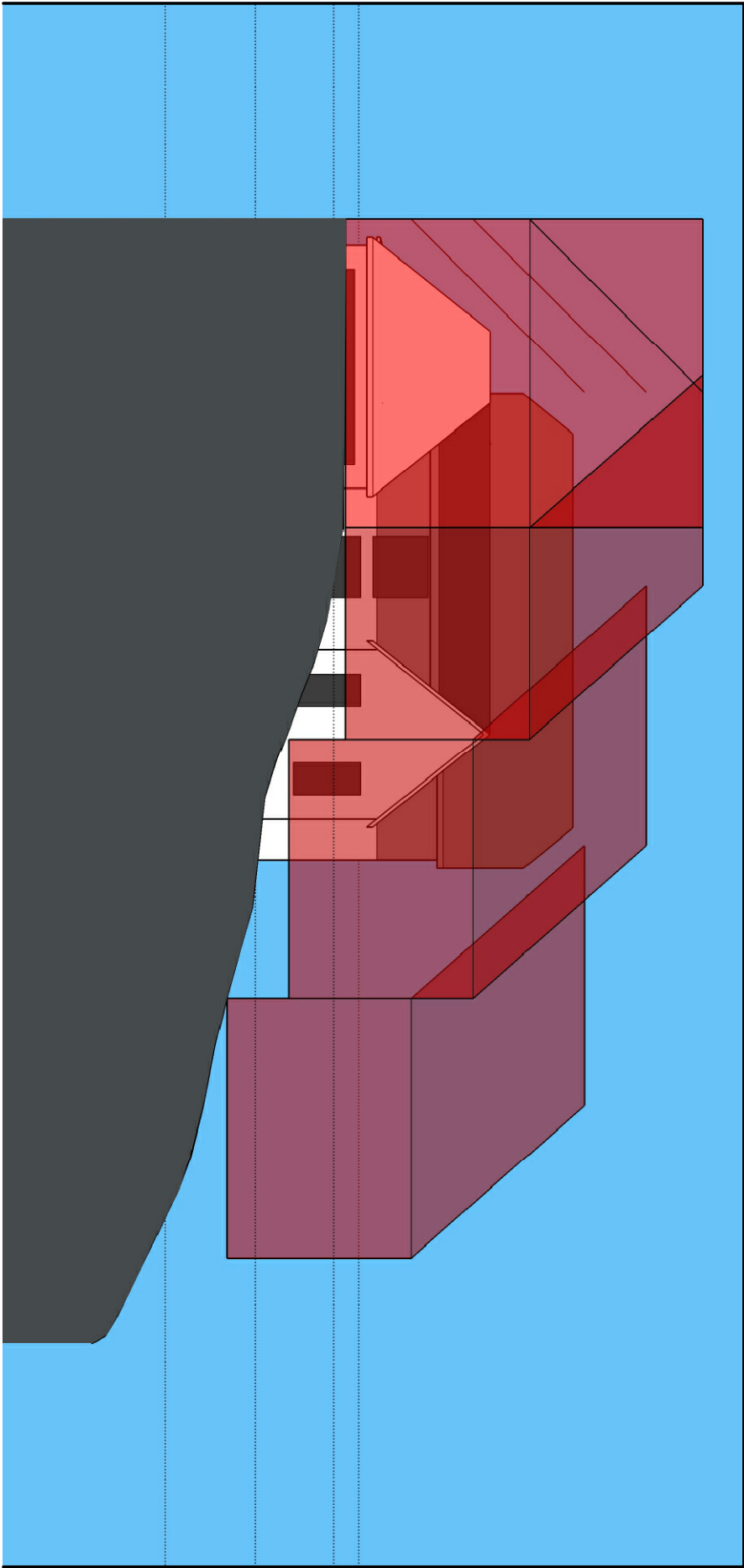
TYPICAL SIDE SETBACK PLANE

HIGH POINT
TENT X



2

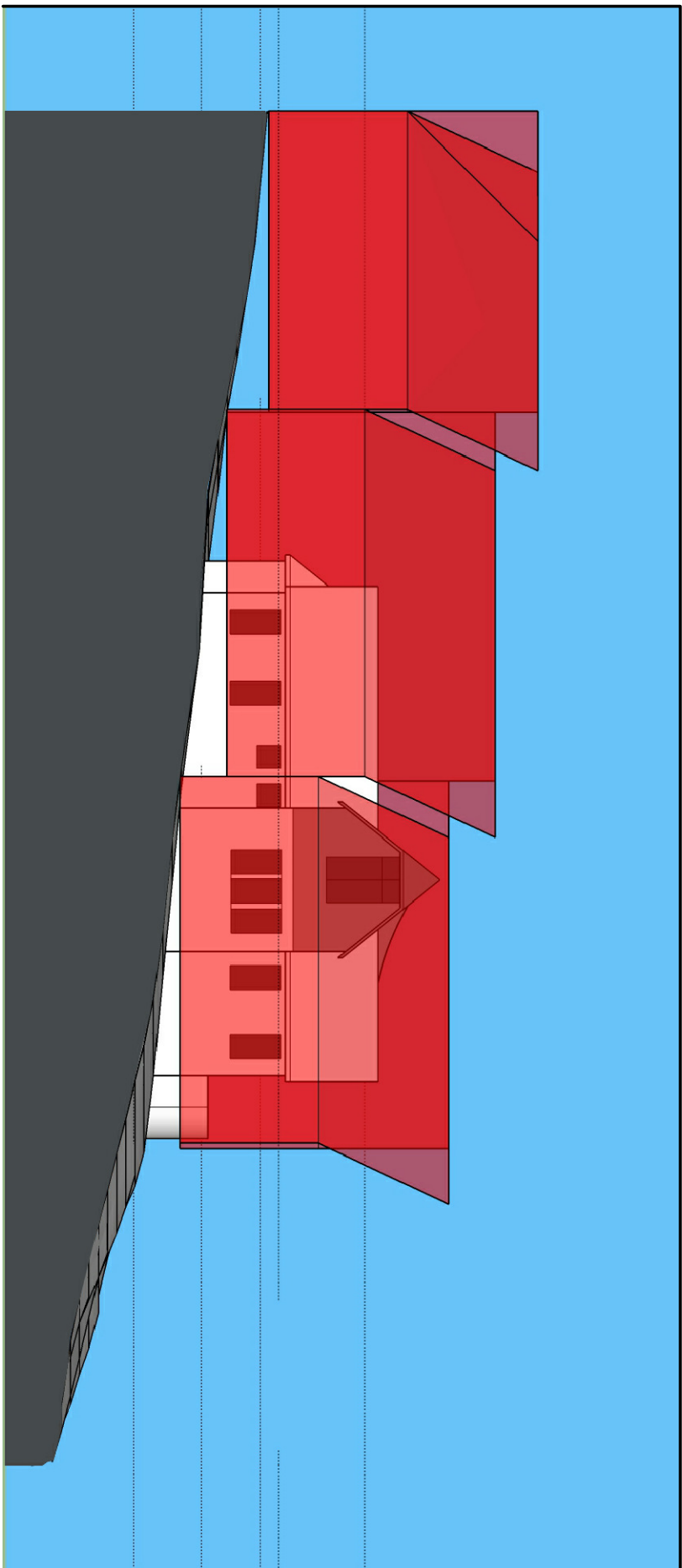
SETBACK PLANES – REAR ELEVATION



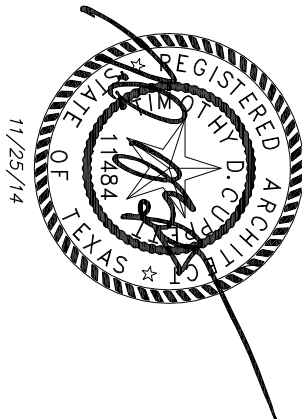
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1

SETBACK PLANES – LEFT ELEVATION



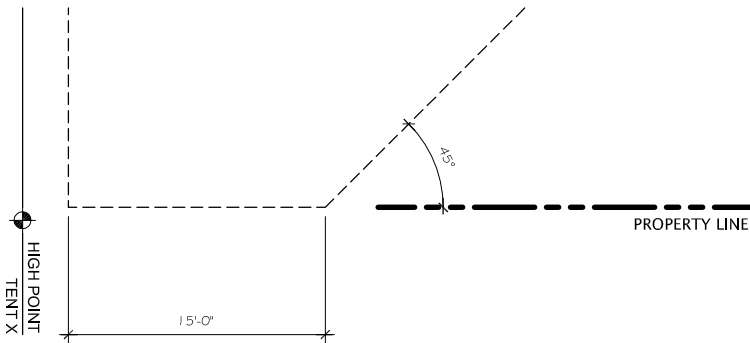
SCALE: NOT TO SCALE



NO SIDE
SETBACK PLANE
ENCROACHMENT



TYPICAL SIDE SETBACK PLANE



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SETBACK PLANE

BP10

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