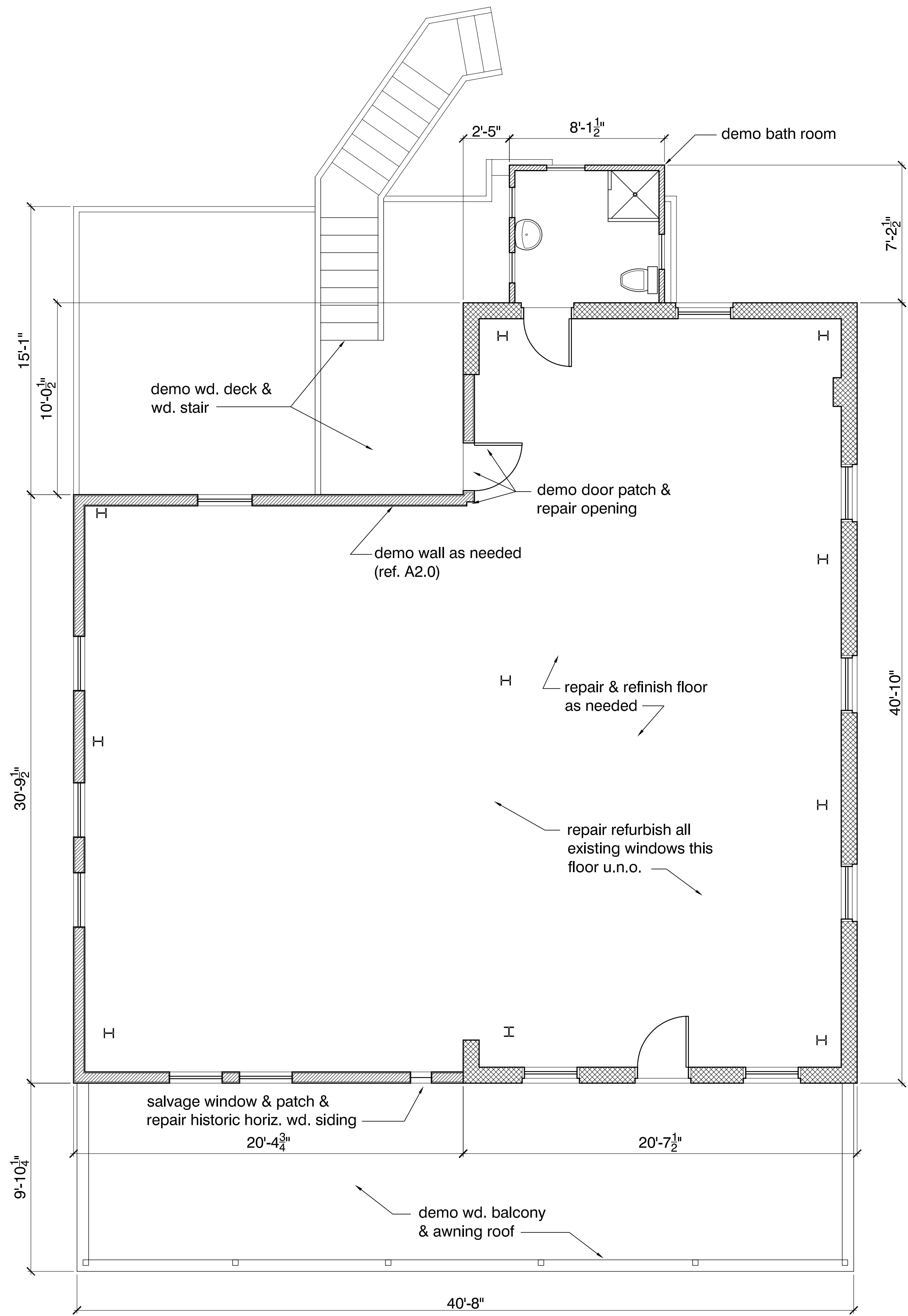
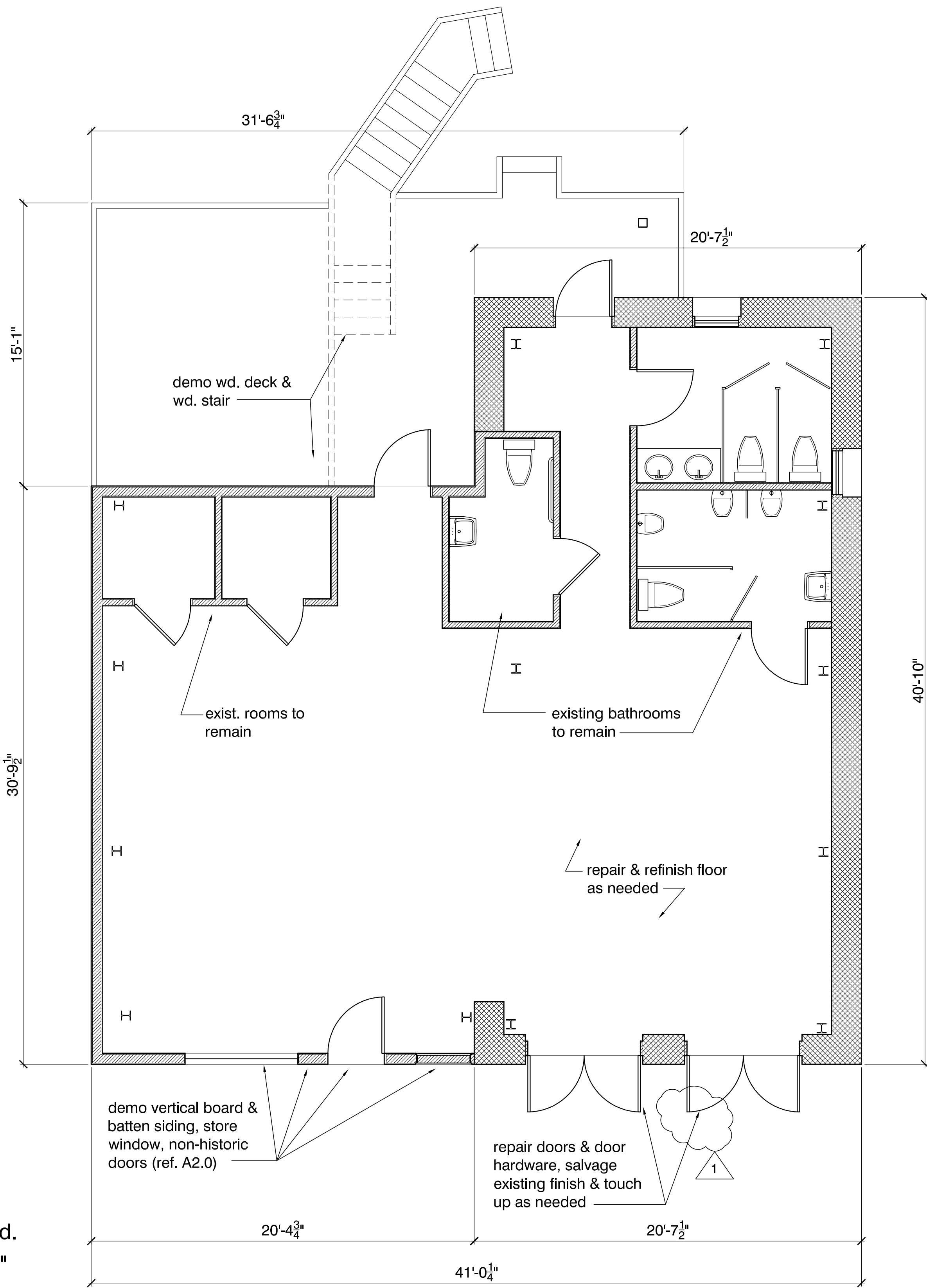


CONSTRUCTION DOCUMENTS CONSIST OF BOTH DRAWINGS AND SPECIFICATIONS. THIS DOCUMENT IS FOR INTERIM REVIEW - NOT FOR BIDDING, PERMIT, OR CONSTRUCTION PURPOSES - UNLESS ARCHITECT'S SEAL, SIGNATURE, AND DATE APPEAR HEREON. MICHAEL ANDREW BARBER, #16390.



2 Existing 2nd Floor Plan
Scale: 1/4" = 1'-0"



1 Existing 1st Floor Plan
Scale: 1/4" = 1'-0"

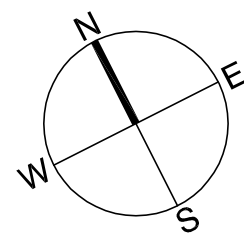
max. exist. bld.
height 30'-1 1/2"

General Notes:

- All dimensions are to face of stud/brick or center line of structure
- Contractor to field verify all dimensions prior to work
- Contractor to salvage where ever possible all millwork, windows & doors. Coordinate storage of salvage materials with Owner
- Contractor to provide temporary weather protection and security during demolition and construction
- All electrical wiring in existing building to be rewired as needed, Contractor to bring electrical service, drop, gutter, breaker panels and wiring up to current code per City of Austin requirements
- If you encounter any errors or omissions in this set, stop work in that area and contact Architect 512-477-2025.

Legend:

- Existing wood frame walls
- Existing brick walls



1 revision 1: 12/06/2012
Landmark Commission
Committee comments

This drawing is intended for interim review of design content & preliminary cost estimating and is not intended for construction purposes of any kind. Any use of this drawing for purposes other than the intended use is strictly prohibited without the written consent of the Architect.

N.C.P. = Not for Construction Purposes

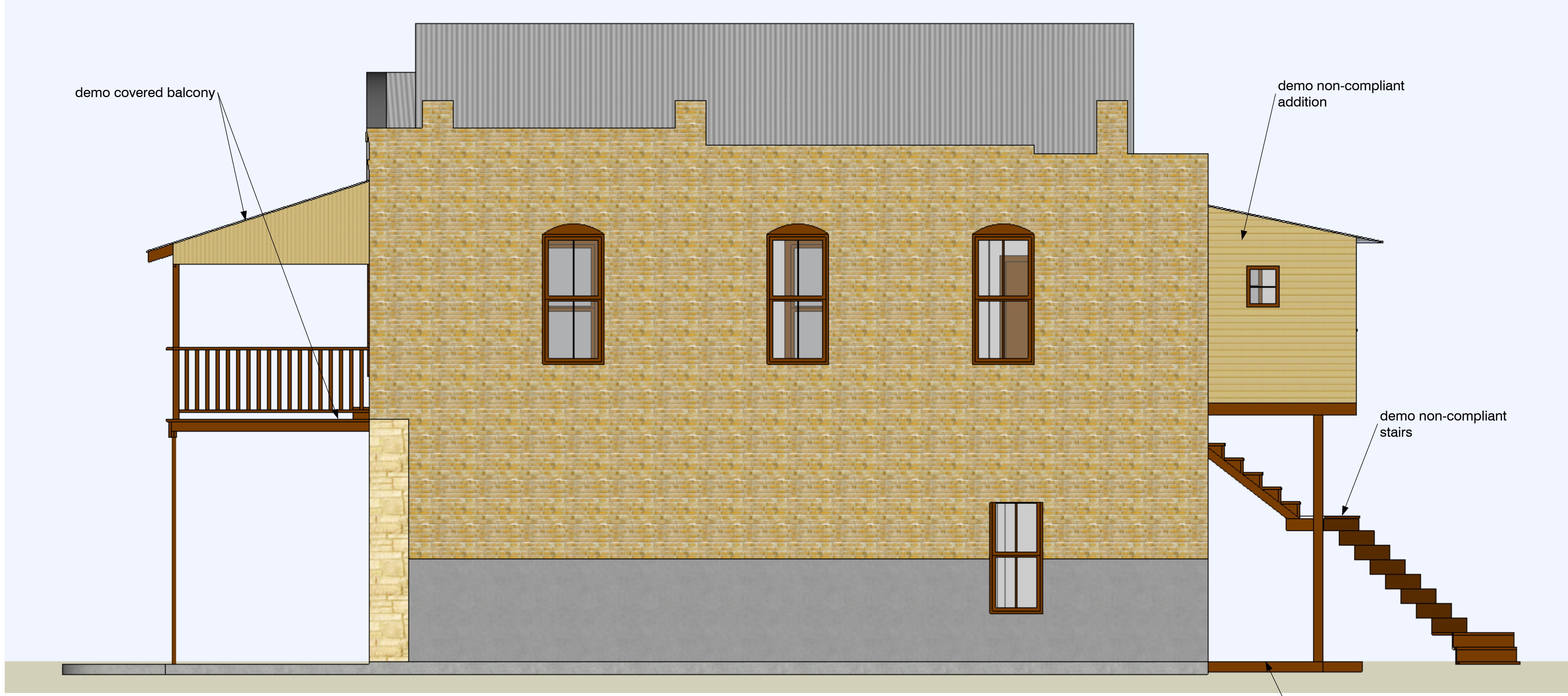


Michael Andrew Barber
Architects

A
1.0

A Remodel for SJMC, LLC
The Gatsby
706 & 708 6th Street, Austin, Texas 78701

P.O.Box 476 Blanco, TX 78606, 88.5 Rainey Street, Austin, TX 78701, p.512.201.3572
www.mabarchd.net, mabarchitects@gmail.com



2 East Elevation
Scale: 1/4" = 1'-0"



1 South Elevation
Scale: 1/4" = 1'-0"



4 West Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"

1 Revision 1: 12/06/2012
Landmark Commission
Committee comments

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A
1.1
Drawn By: MB
Revision: 1
Date: 12/03/2012
12/06/2012

706 & 708 6th Street, Austin, Texas 78701



1
Revision 1: 12/06/2012
Landmark Commission
Committee comments

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A
2.1
Drawn By: MB
Revision: 1
Date: 12/03/2012
12/06/2012



1 North Elevation
Scale: 1/4" = 1'-0"



2 West Elevation
Scale: 1/4" = 1'-0"

1
Revision 1: 12/06/2012
Landmark Commission
Committee comments

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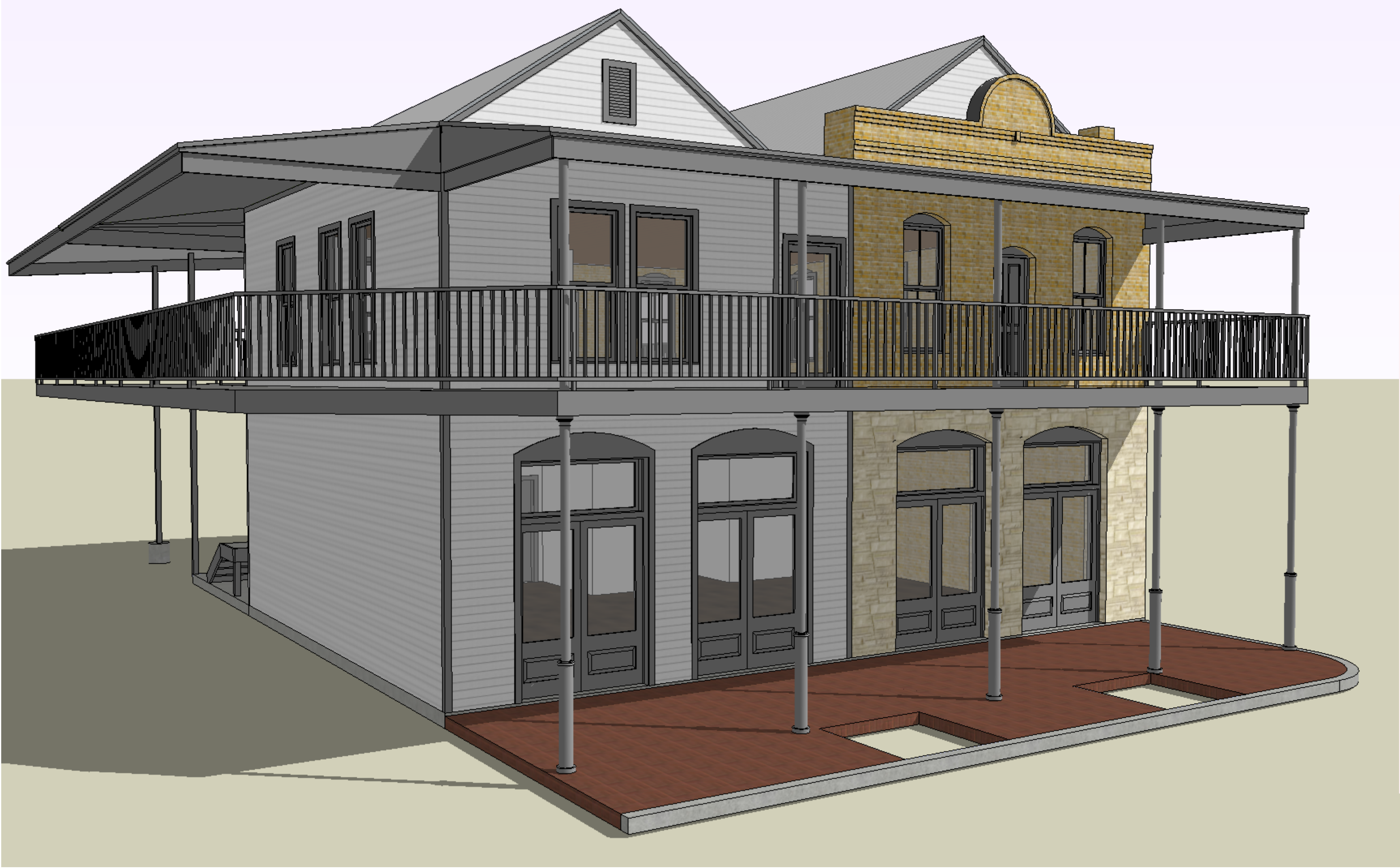
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N.C.P. = Not for Construction Purposes

A
2.2
Drawn By: MB
Revision: 1
Date: 12/03/2012
12/06/2012



Existing Walton-Joseph Building



Remodeled Walton-Joseph

1 Revision 1: 12/06/2012
Landmark Commission
Committee comments

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A
2.3
Drawn By: MB
Revision: 1
Date: 12/03/2012
12/06/2012