



RONN BASQUETTE

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SIGNED & SEALED 07.29.2020

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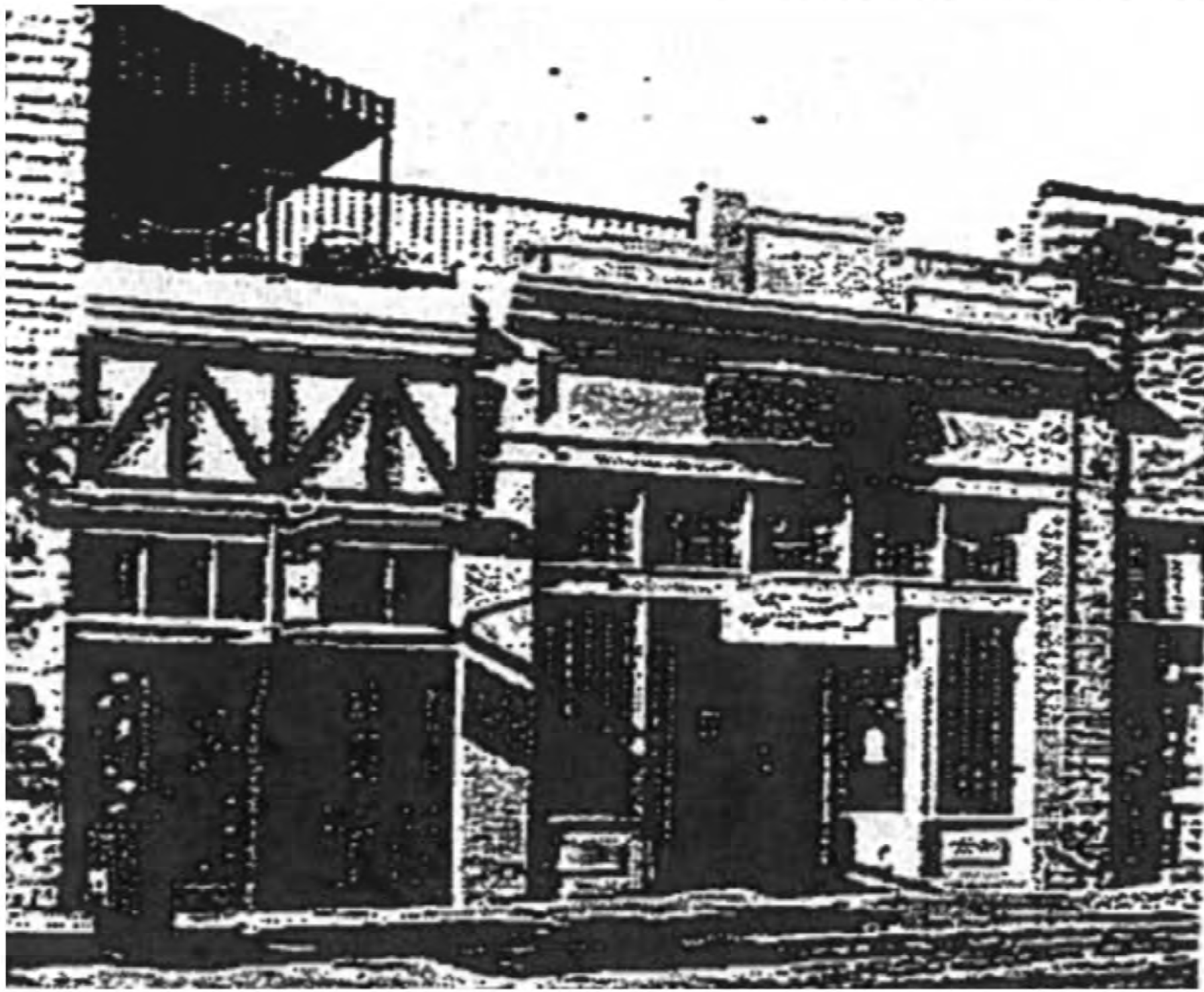
3 HISTORIC PHOTO  
CIRCA 1979-1980

PICH-07545b Austin History Center, Austin Public Library



2 HISTORIC PHOTO  
DATE UNKNOWN

PICH-06547b Austin History Center, Austin Public Library



1 HISTORIC PHOTO  
CIRCA 1994

Architectural Design Guidelines for the 6th Street National Register District

07.29.2020 HISTORIC LANDMARKS  
COMMISSION REVIEW

DATE ISSUED FOR



MAGGIE MAE'S  
323 EAST 6th ST.  
AUSTIN, TEXAS 78701

GENERAL INFO

215

JOB

A0.1





4 VIEW FROM NORTHEAST



2 VIEW FROM NORTHEAST



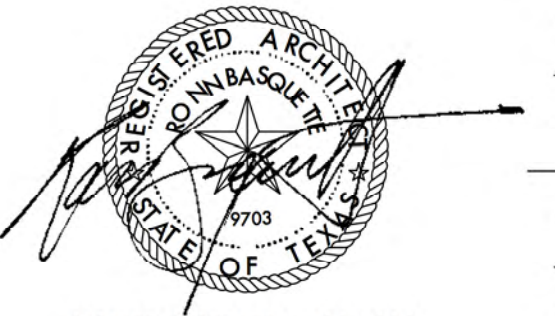
5 EXISTING SIXTH STREET ELEVATION



3 VIEW FROM NORTHWEST



1 VIEW FROM NORTHWEST



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07.29.2020 | HISTORIC LANDMARKS  
COMMISSION REVIEW

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MAGGIE MAE'S  
323 EAST 6th ST.  
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EXISTING CONDITIONS  
PHOTOS





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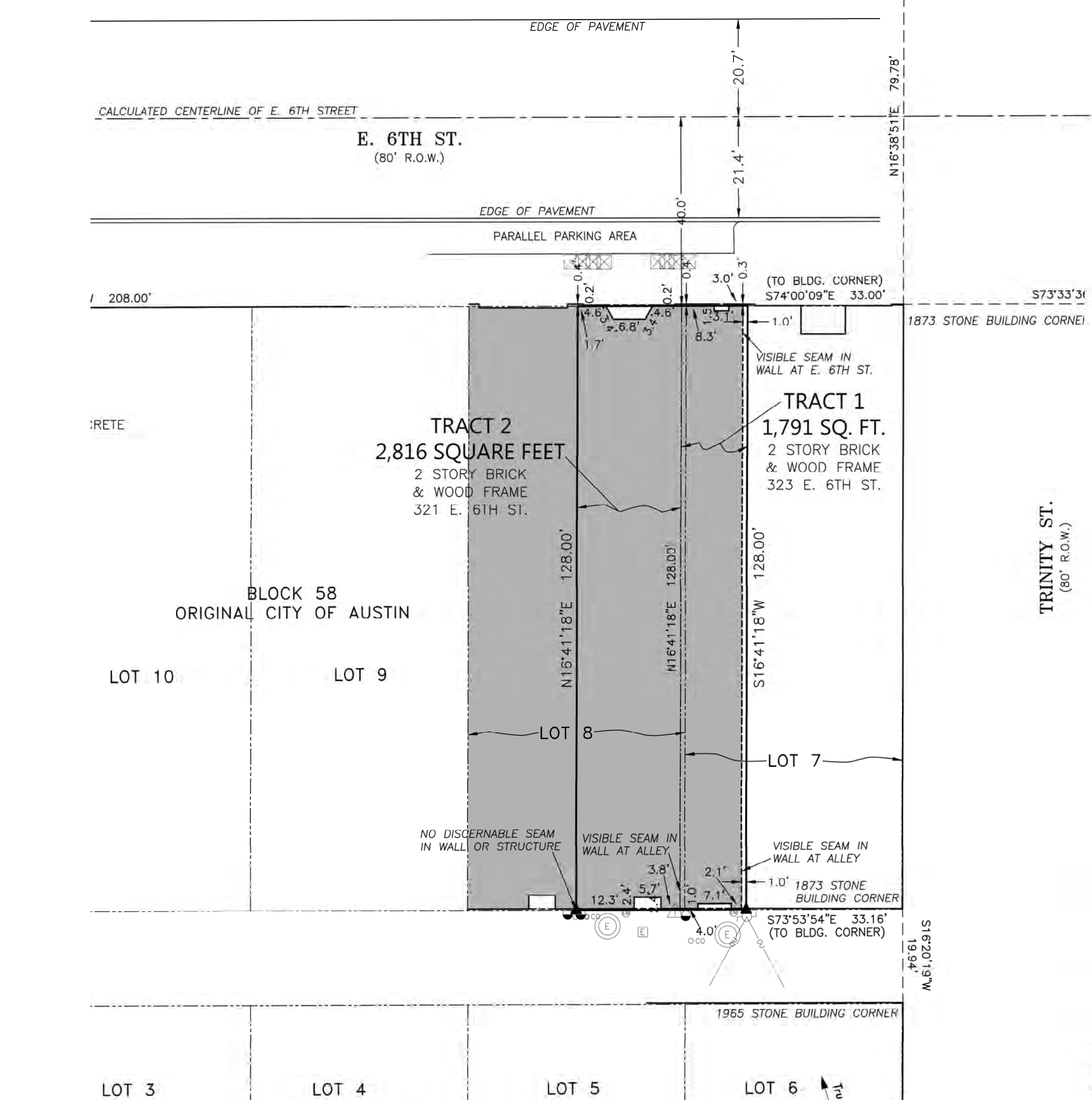


MAGGIE MAE'S  
323 EAST 6th ST.  
AUSTIN, TEXAS 78701

SITE PLAN

215  
JOB

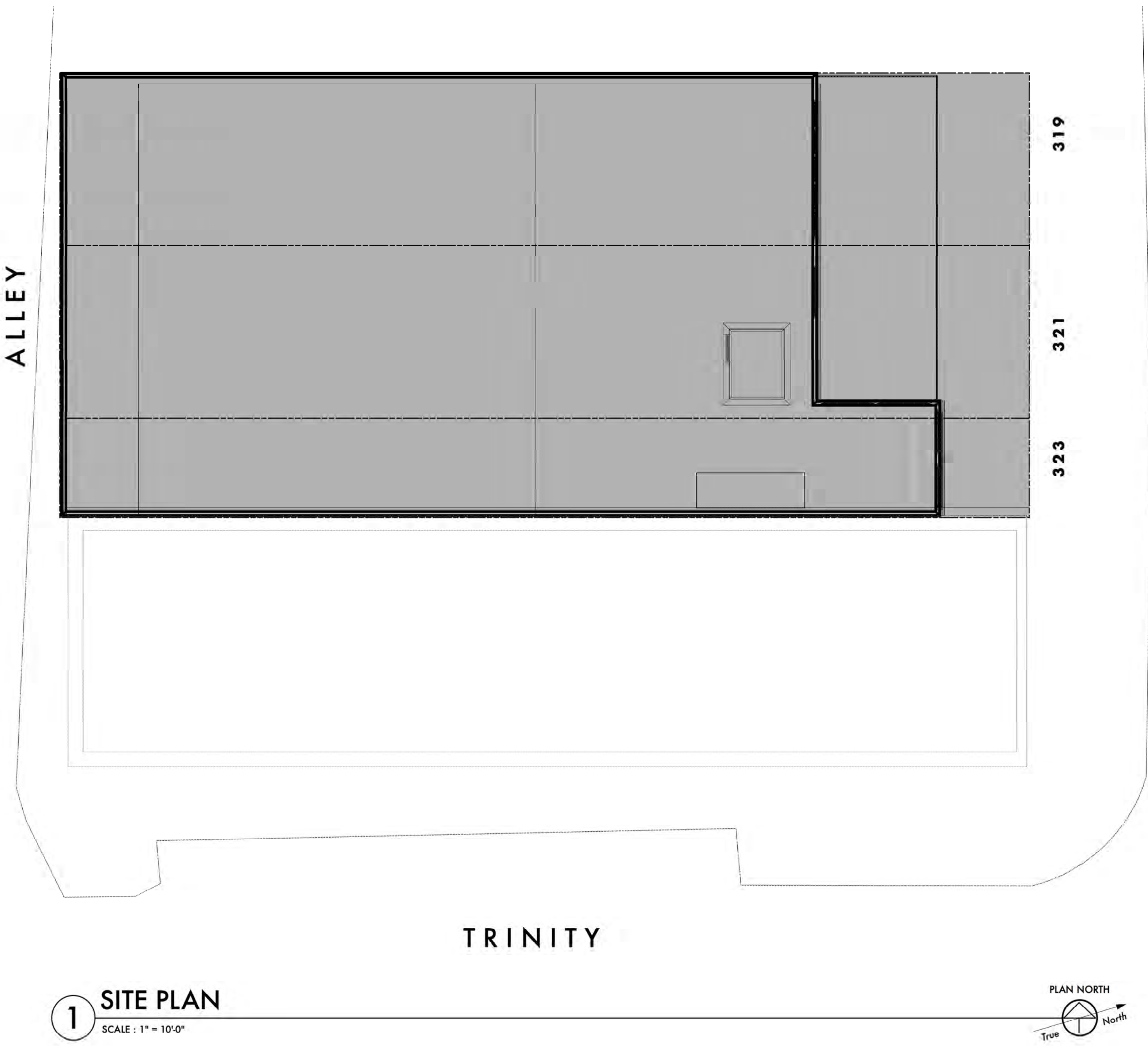
A1.1



3 PARTIAL SURVEY  
NO SCALE



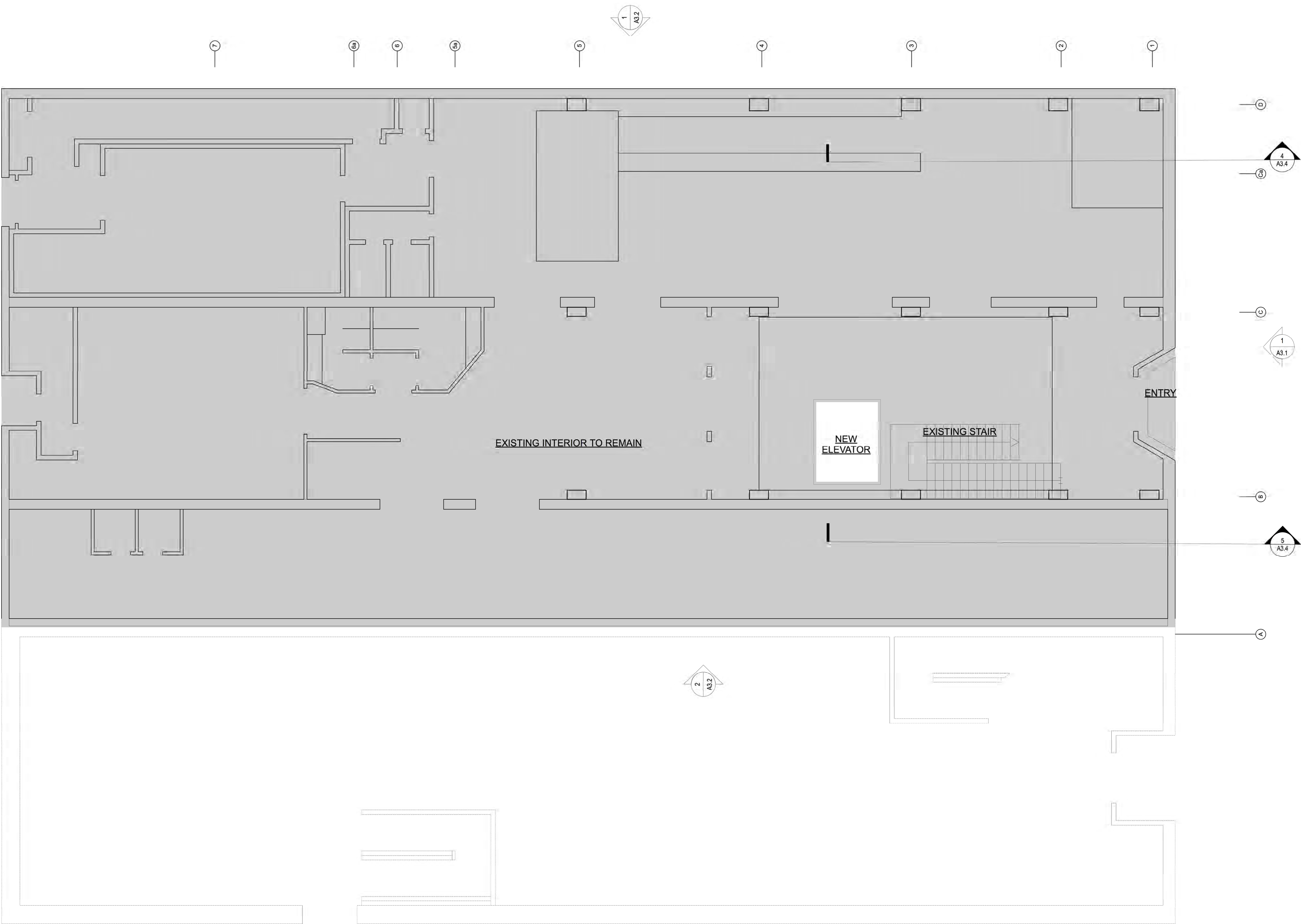
2 VICINITY MAP  
NO SCALE



1 SITE PLAN  
SCALE : 1" = 10'-0"



ALLEY



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EAST SIXTH STREET

07.29.2020 | HISTORIC LANDMARKS  
COMMISSION REVIEW

DATE | ISSUED FOR



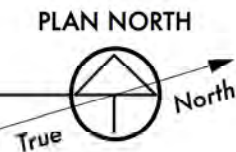
MAGGIE MAE'S  
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EXISTING  
FIRST FLOOR PLAN

215  
JOB

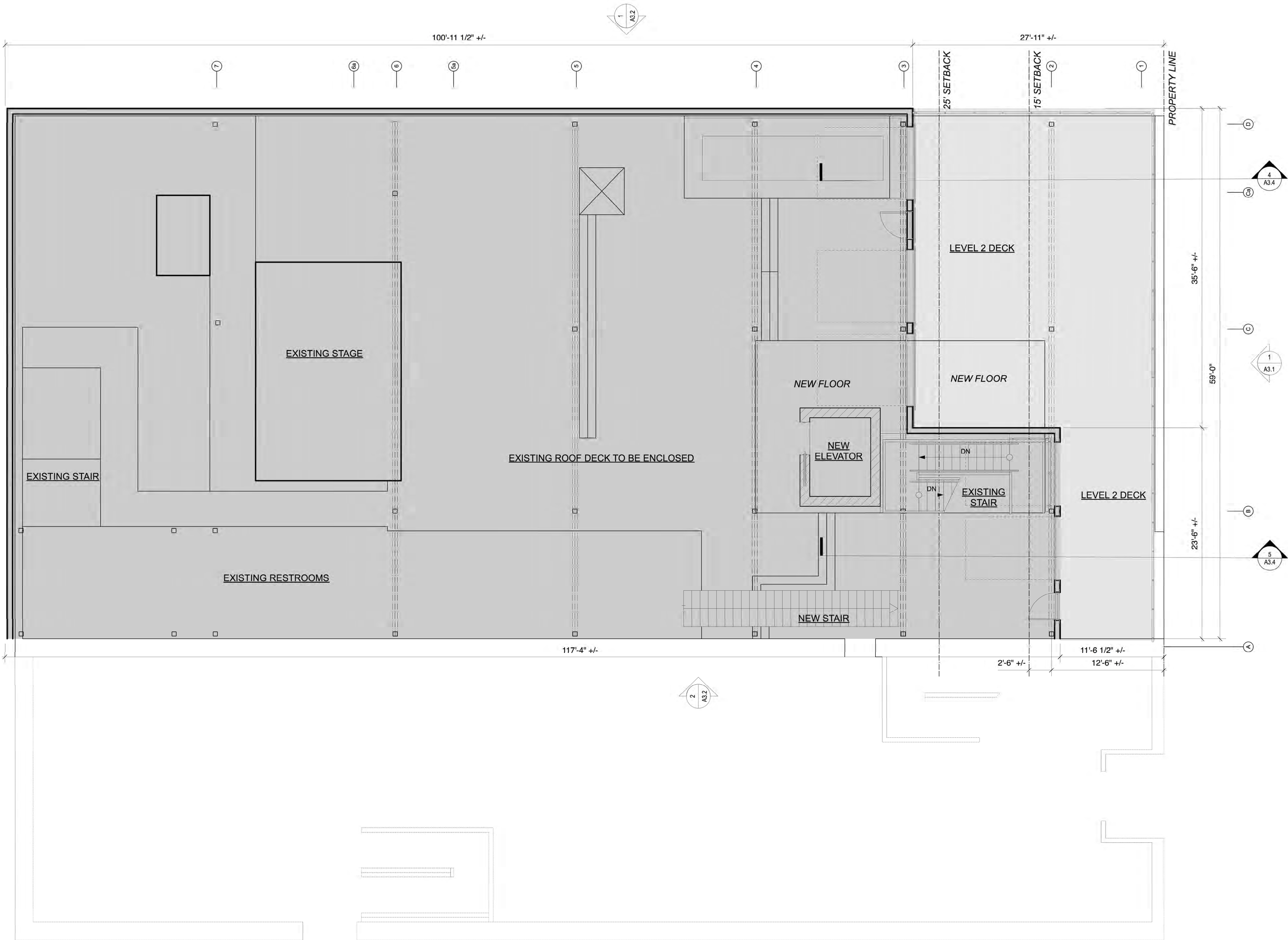
A2.1

1 FIRST FLOOR PLAN  
SCALE : 1/4" = 1'-0"





ALLEY



EAST SIXTH STREET



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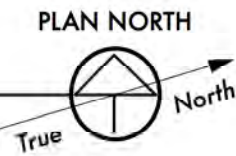
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PROPOSED  
SECOND FLOOR PLAN

215  
JOB

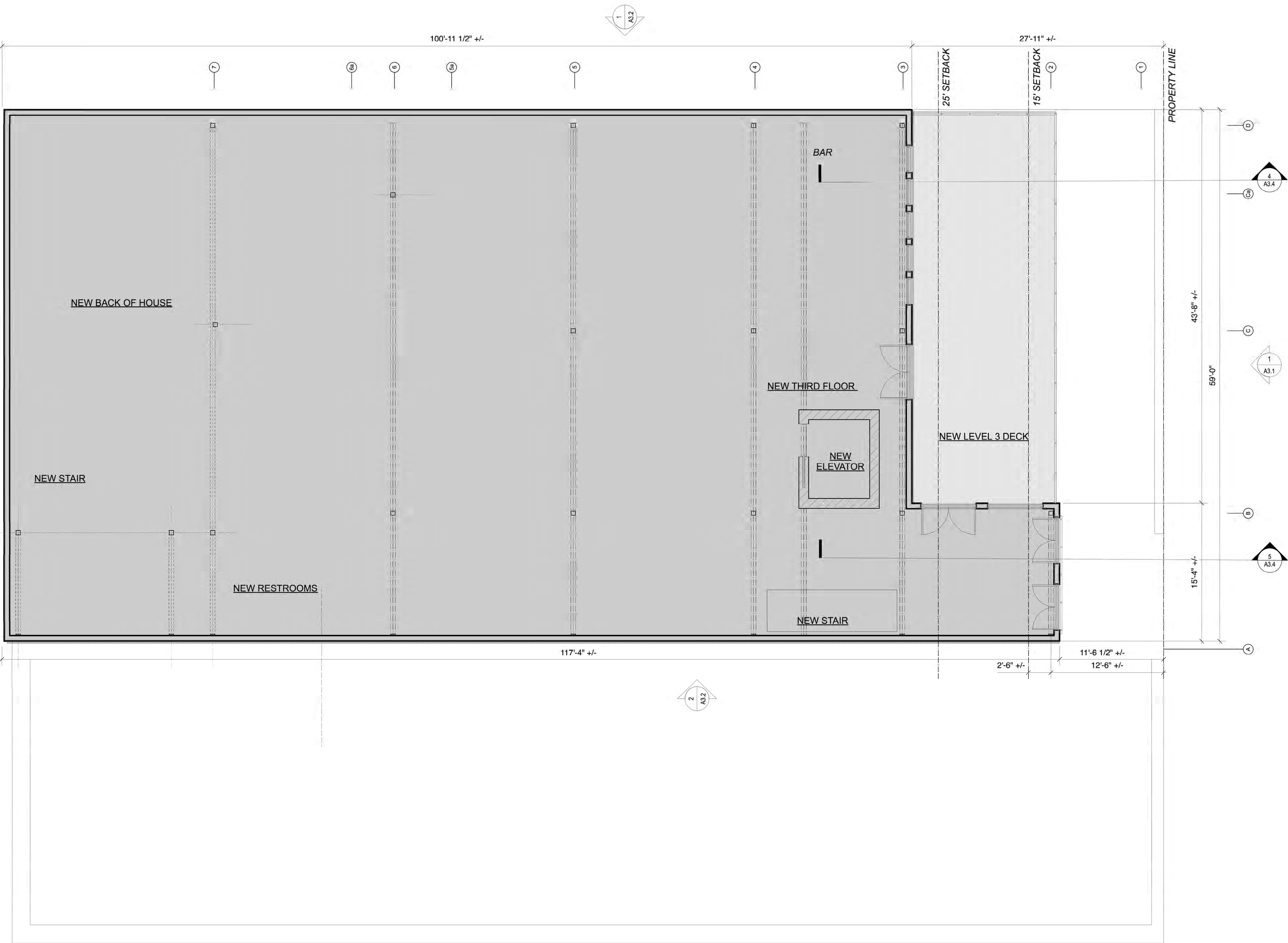
A2.2

1 SECOND FLOOR PLAN  
SCALE : 1/4" = 1'-0"

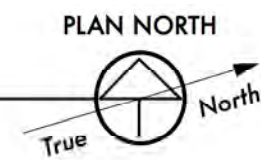




ALLEY



1 THIRD FLOOR PLAN  
SCALE : 1/4" = 1'-0"



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EAST SIXTH STREET

|            |                                      |
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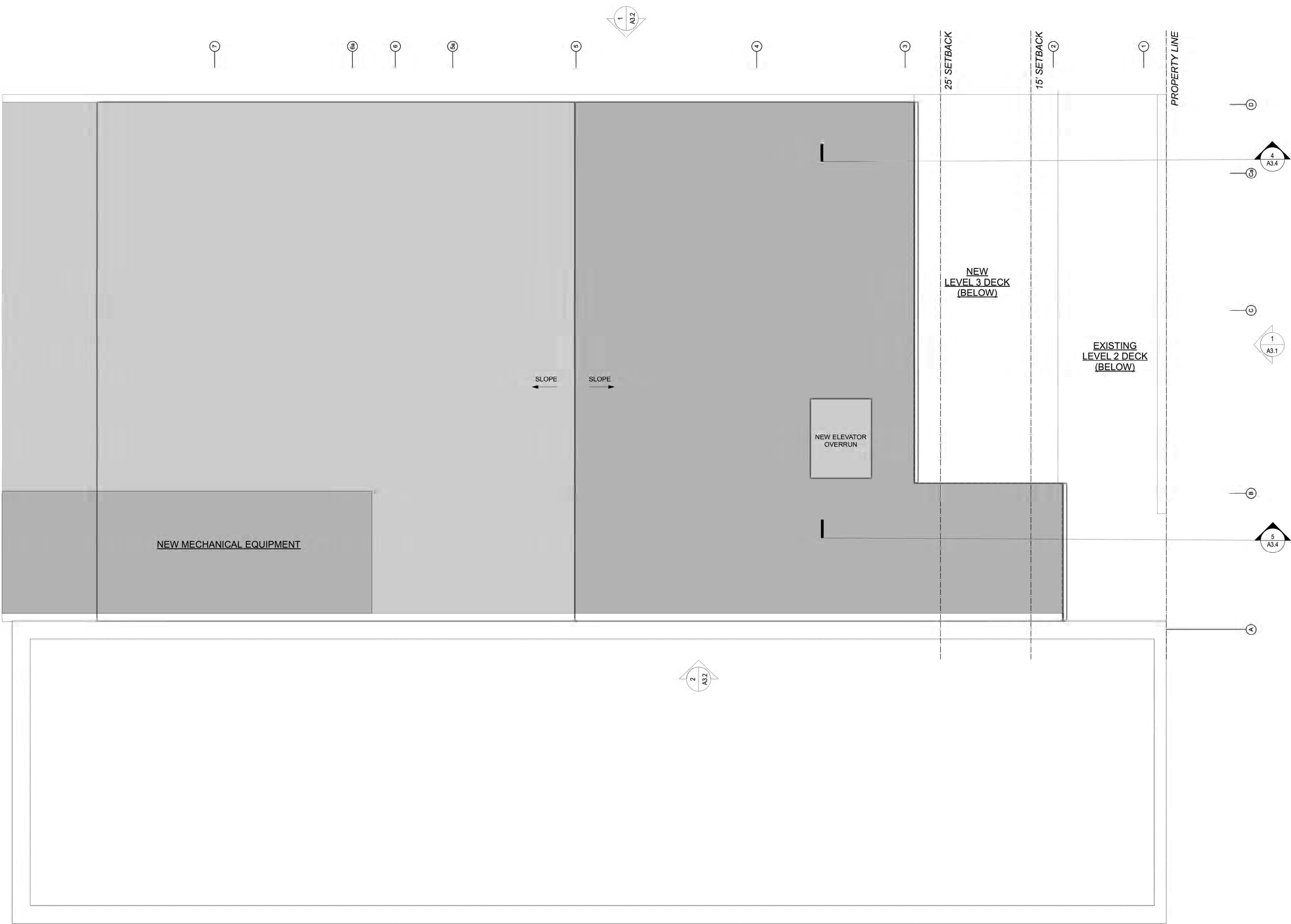
PROPOSED  
THIRD FLOOR PLAN

215  
JOB

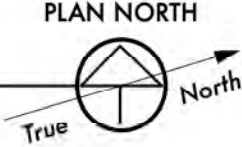
A2.3



ALLEY



1 ROOF PLAN  
SCALE : 1/4" = 1'-0"



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EAST SIXTH STREET

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PROPOSED  
ROOF PLAN

215  
JOB

A2.4





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1 PROPOSED FRONT ELEVATION  
SCALE : 1/4" = 1'-0"

|            |                                         |
|------------|-----------------------------------------|
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| DATE       | ISSUED FOR                              |



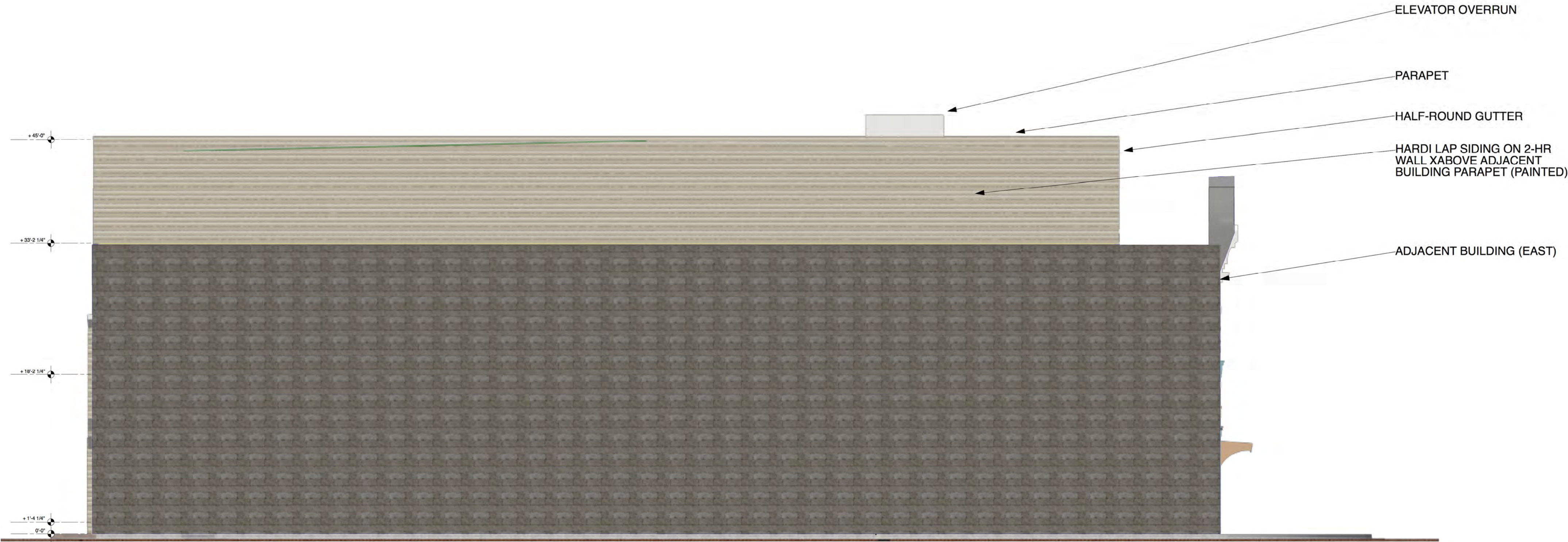
MAGGIE MAE'S  
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PROPOSED  
FRONT ELEVATION

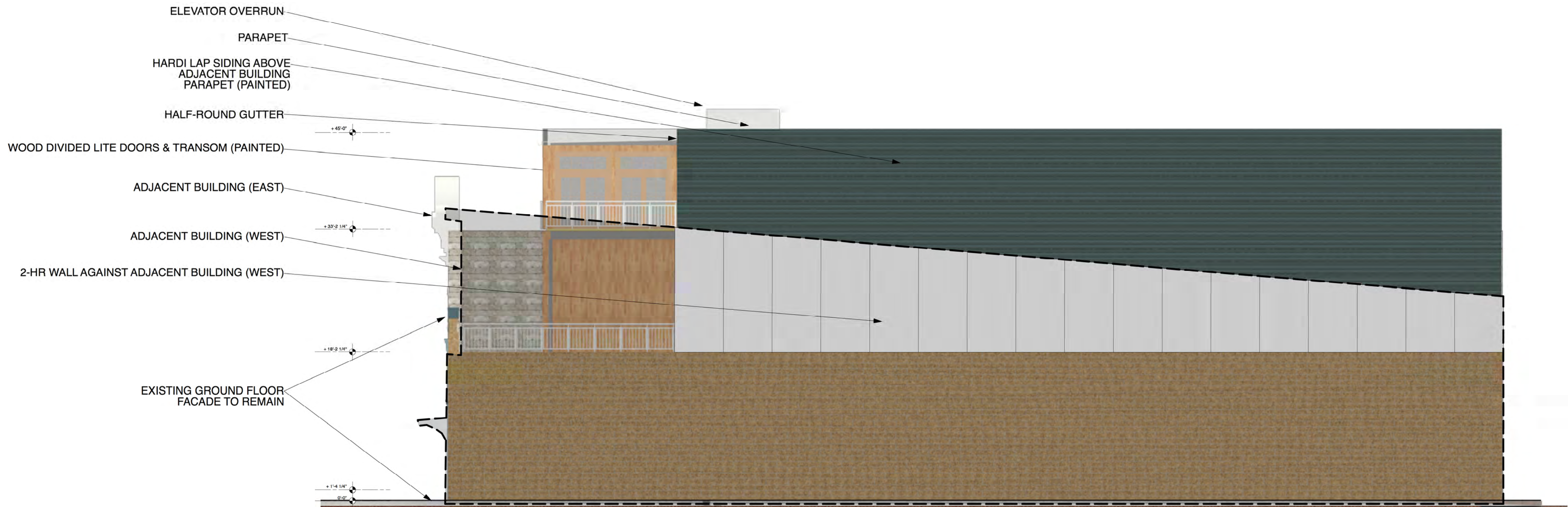
215  
JOB

A3.1





**2 PROPOSED WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



**1 PROPOSED EAST ELEVATION**  
SCALE : 1/8" = 1'-0"

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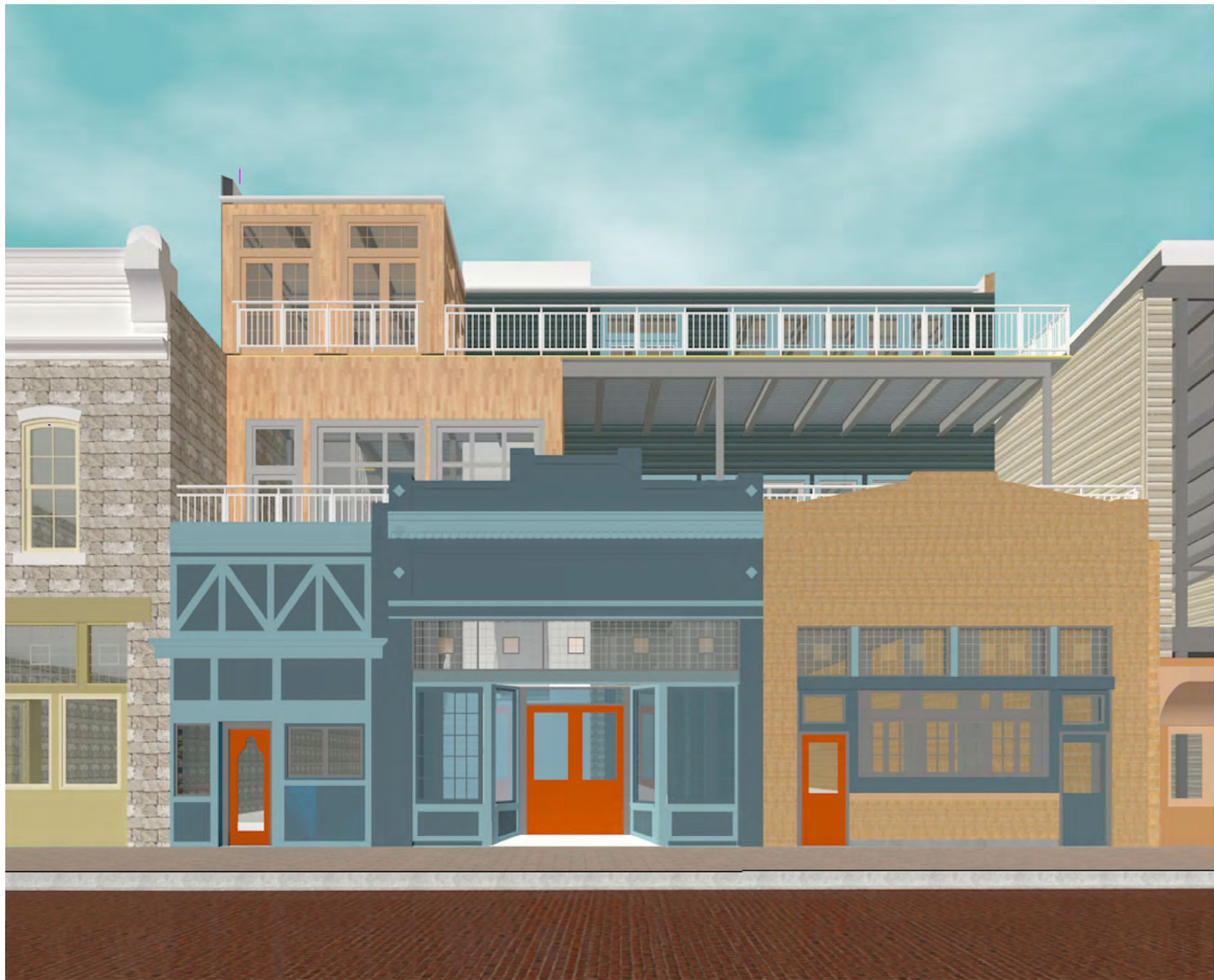
**MAGGIE MAE'S**  
323 EAST 6th ST.  
AUSTIN, TEXAS 78701

**PROPOSED  
EXTERIOR ELEVATIONS**

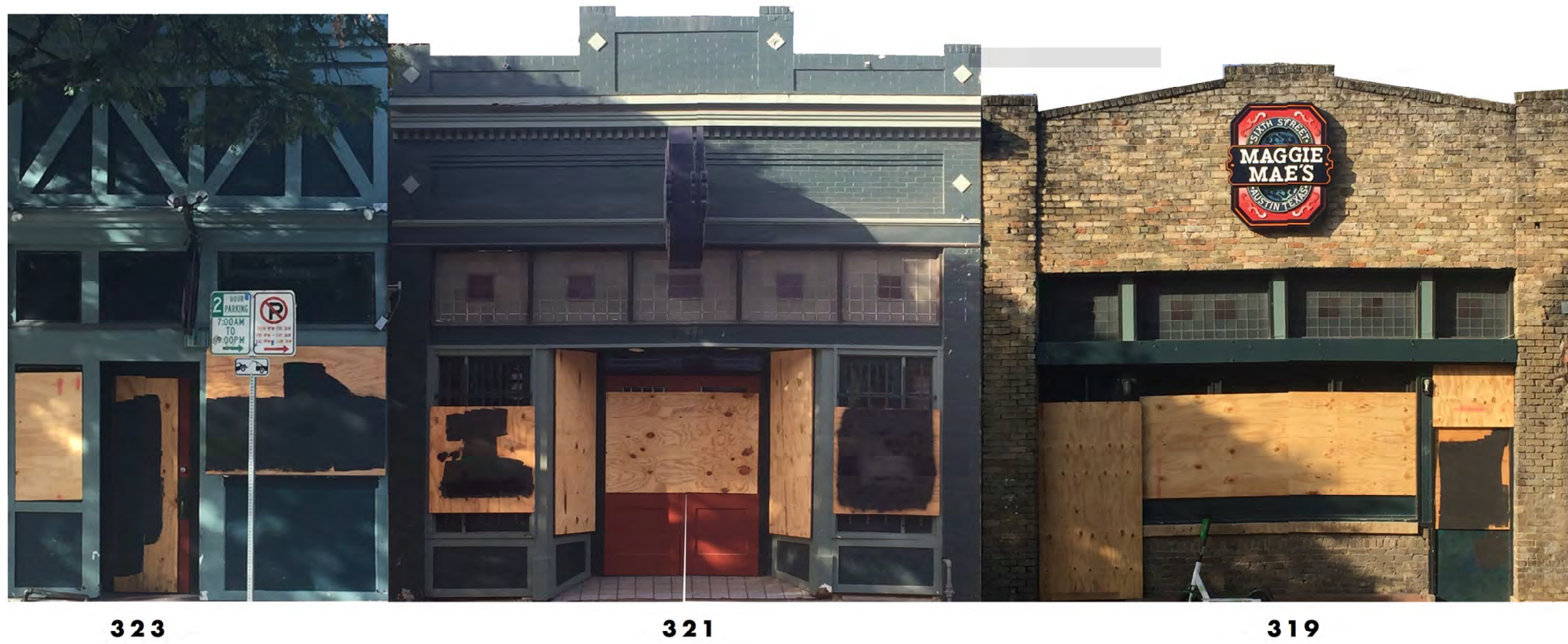
215  
JOB

**A3.2**





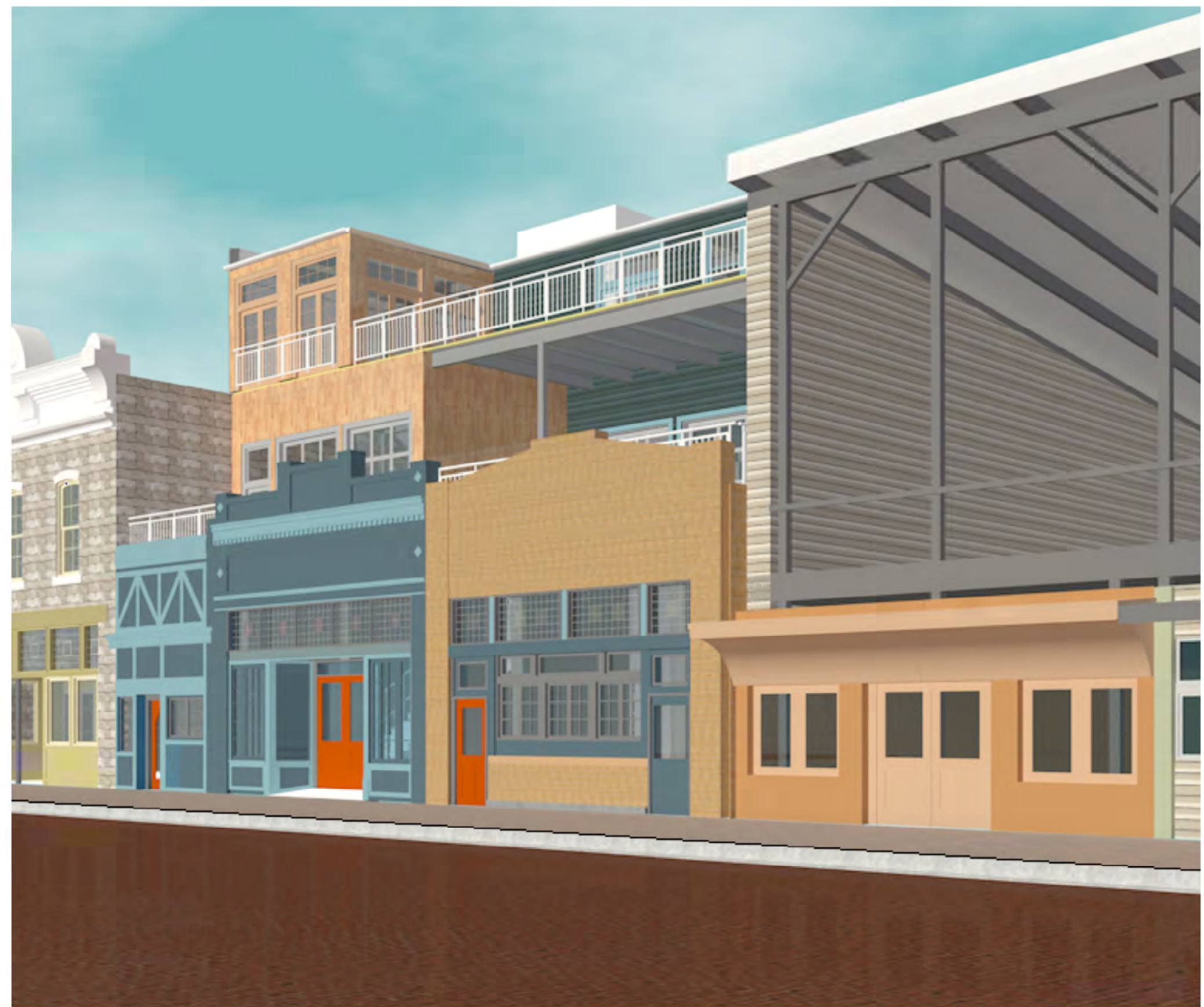
4 VIEW FROM ACROSS THE STREET



2 EXISTING SIXTH STREET ELEVATION



3 VIEW FROM NORTHEAST

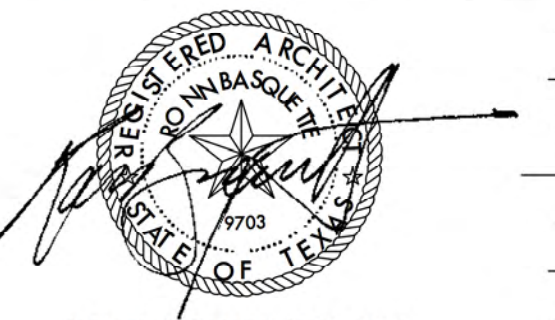


1 VIEW FROM NORTHWEST

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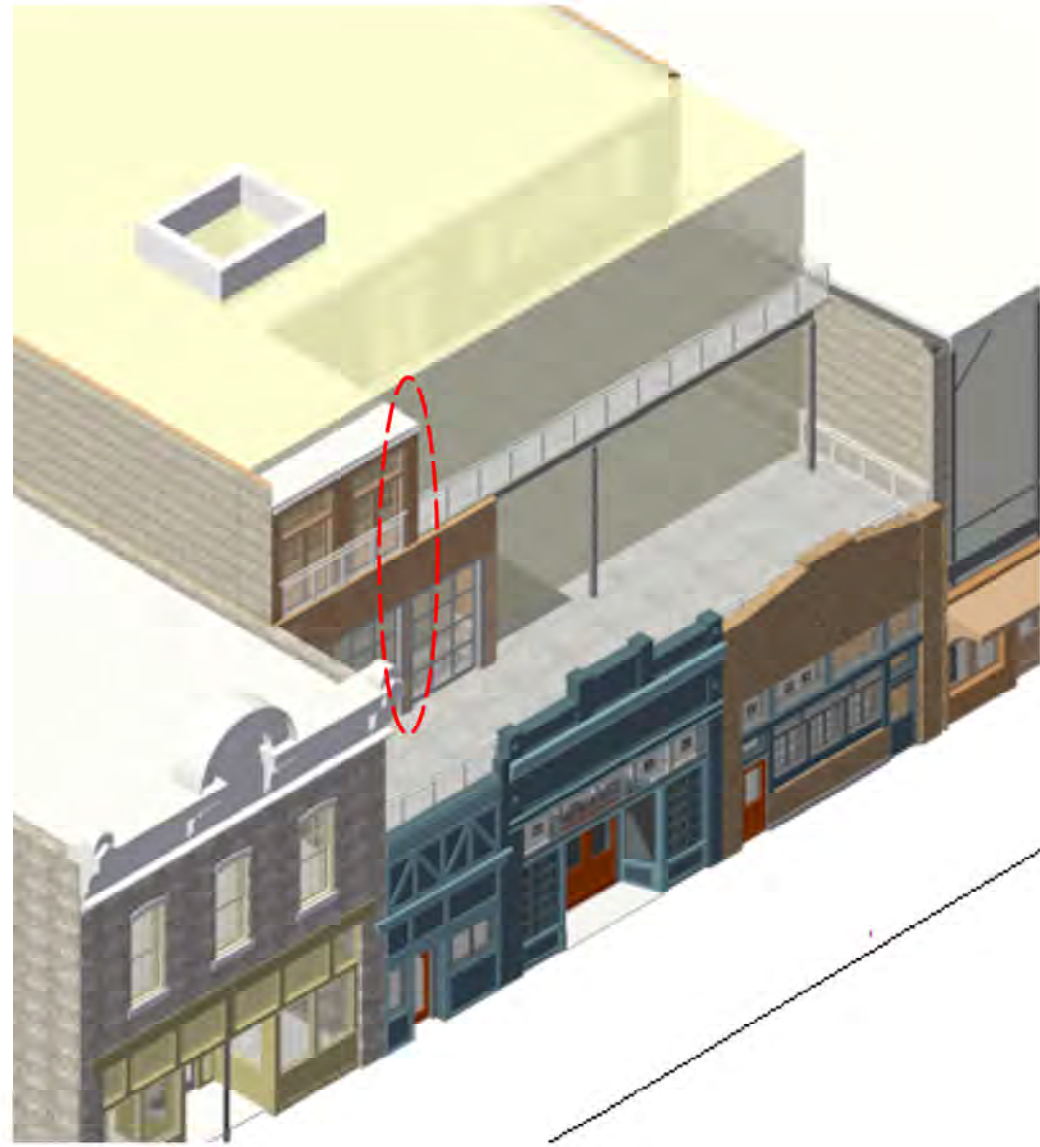
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323 EAST 6th ST.  
AUSTIN, TEXAS 78701

PROPOSED  
EXTERIOR VIEWS

215  
JOB

A3.3





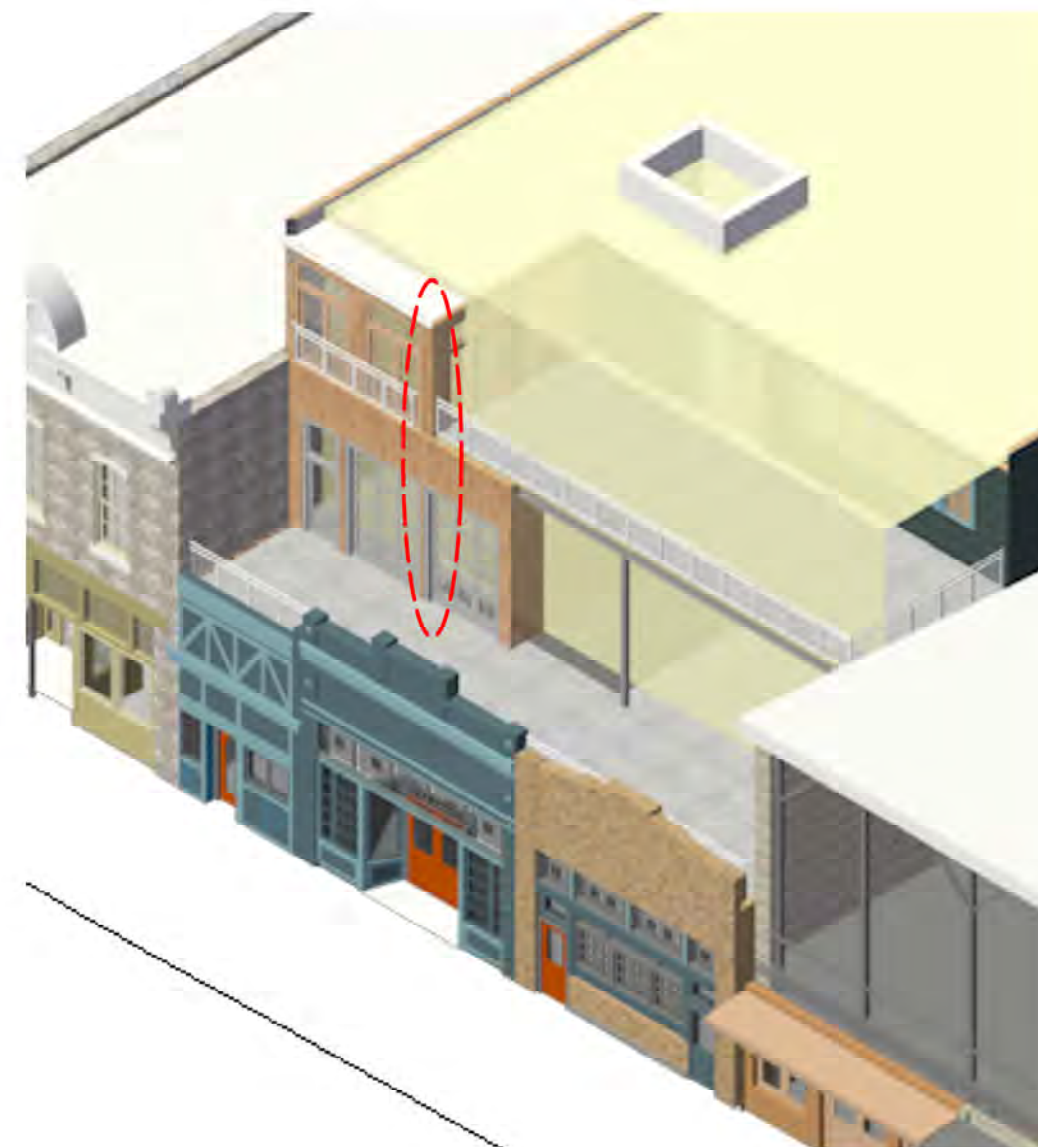
#### PROPOSED SCHEME

WE RESPECTFULLY REQUEST THAT THE PREFERRED ZONING ENVELOPE BE EXCEEDED BY APPROX. 3'-6" IN DEPTH ALONG SIXTH STREET:

APPROX. 24'-0" IN LENGTH OF ENCLOSED SPACE AT LEVEL 2 BASED ON LOCATION OF EXISTING STAIR AND COLUMN LINE B-2 (approx 40% of facade length)

APPROX. 16'-0" IN LENGTH OF ENCLOSED SPACE AT LEVEL 3 BASED ON LOCATION OF COLUMN LINE B-2 (approx 27% of facade length)

THE BALANCE OF THE NORTH FACADE ON BOTH FLOORS IS SET BACK GREATER THAN 25'



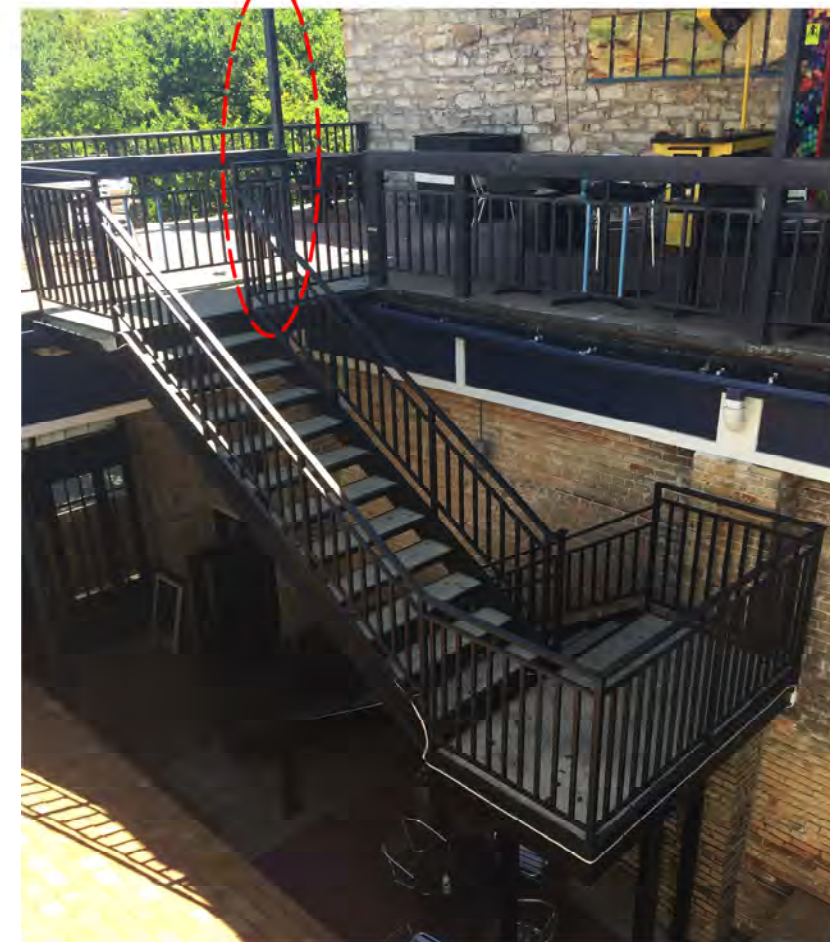
### 6 PREFERRED ZONING ENVELOPE FROM ABOVE

15'-0" SETBACK & 45'-0" MAXIMUM HEIGHT LIMIT



### 3 PREFERRED ZONING ENVELOPE FROM STREET LEVEL

15'-0" SETBACK & 45'-0" MAXIMUM HEIGHT LIMIT



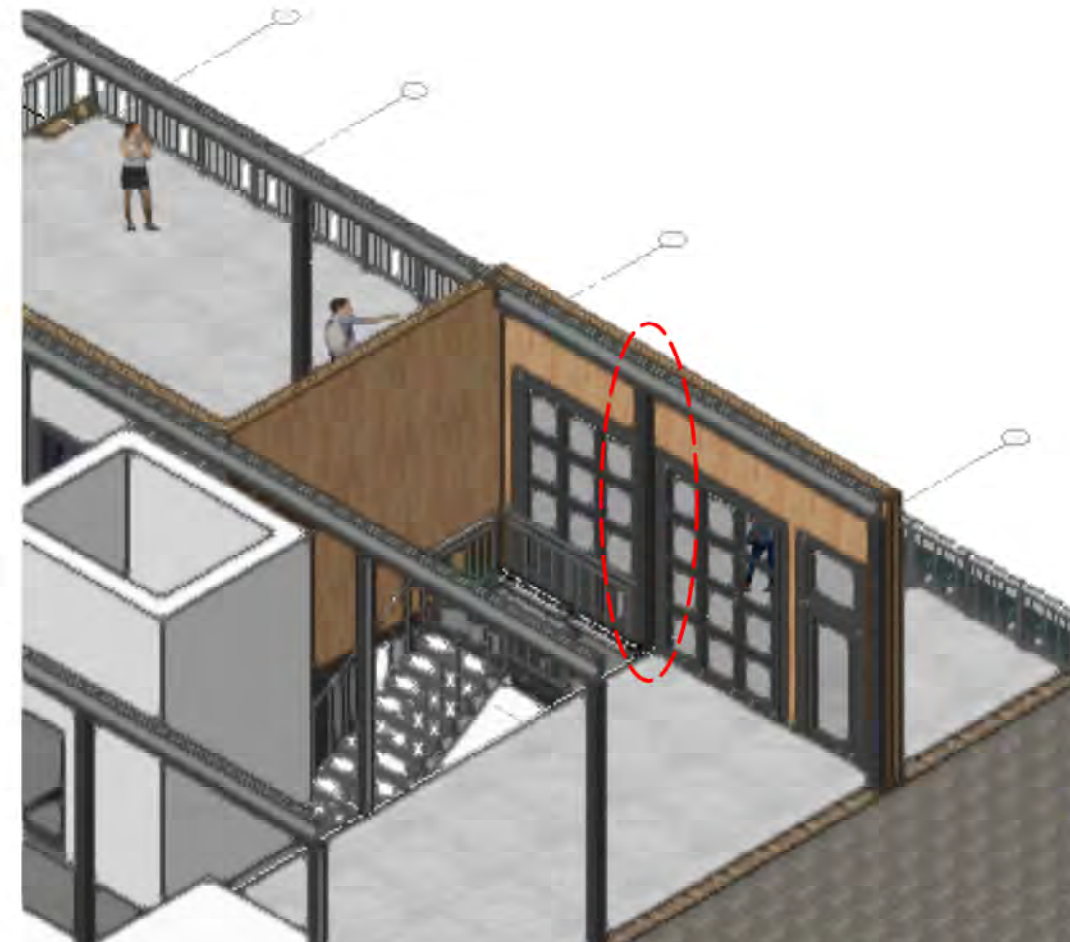
#### PROPOSED SCHEME

WE RESPECTFULLY REQUEST THAT THE PREFERRED ZONING ENVELOPE BE EXCEEDED BY APPROX. 3'-6" IN DEPTH ALONG SIXTH STREET:

APPROX. 24'-0" IN LENGTH OF ENCLOSED SPACE AT LEVEL 2 BASED ON LOCATION OF EXISTING STAIR AND COLUMN LINE B-2 (approx 40% of facade length)

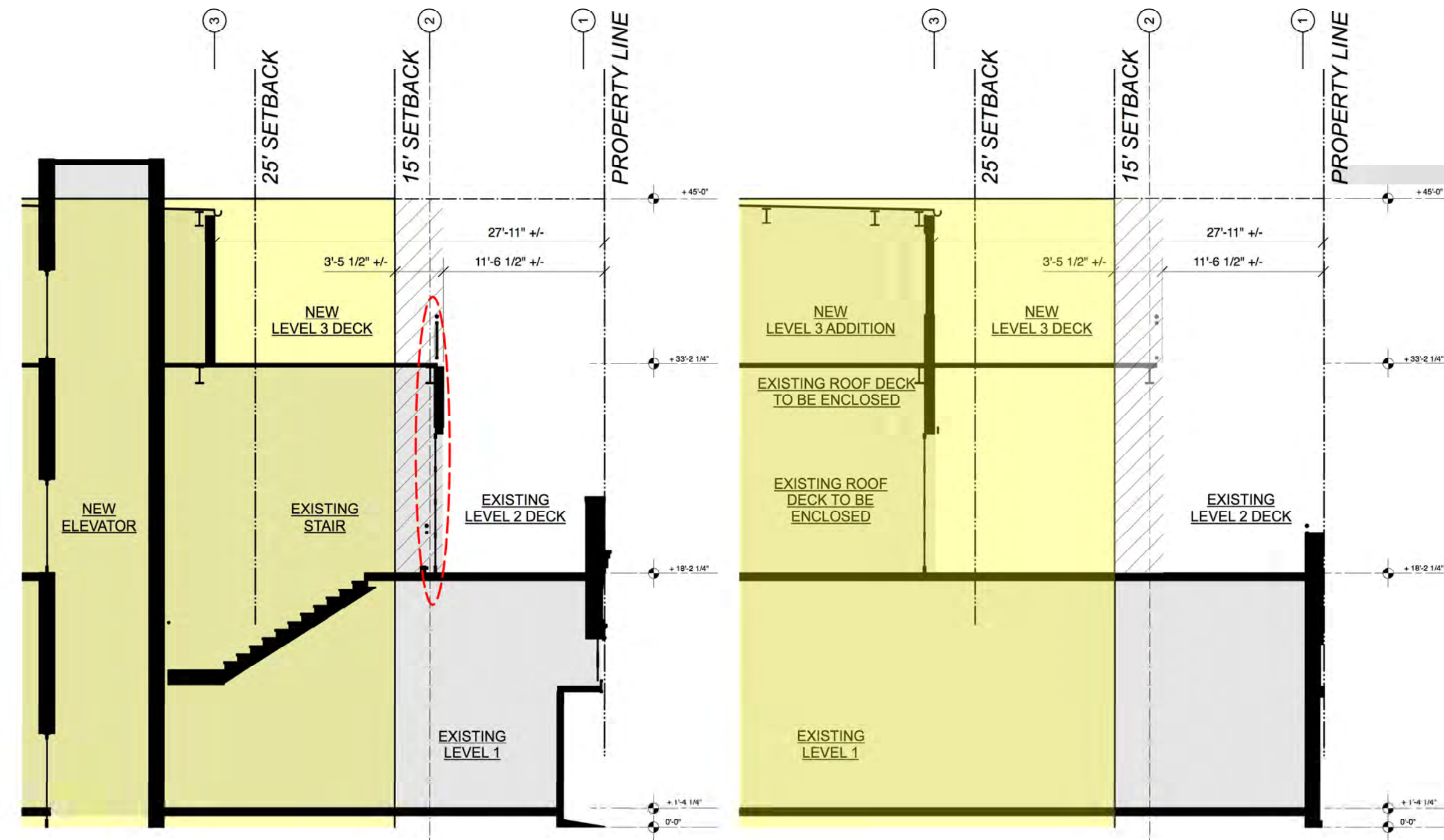
APPROX. 16'-0" IN LENGTH OF ENCLOSED SPACE AT LEVEL 3 BASED ON LOCATION OF COLUMN LINE B-2 (approx 27% of facade length)

THE BALANCE OF THE NORTH FACADE ON BOTH FLOORS IS SET BACK GREATER THAN 25'



### 2 EXISTING STAIR & PARTIAL SECOND FLOOR AXON

NO SCALE

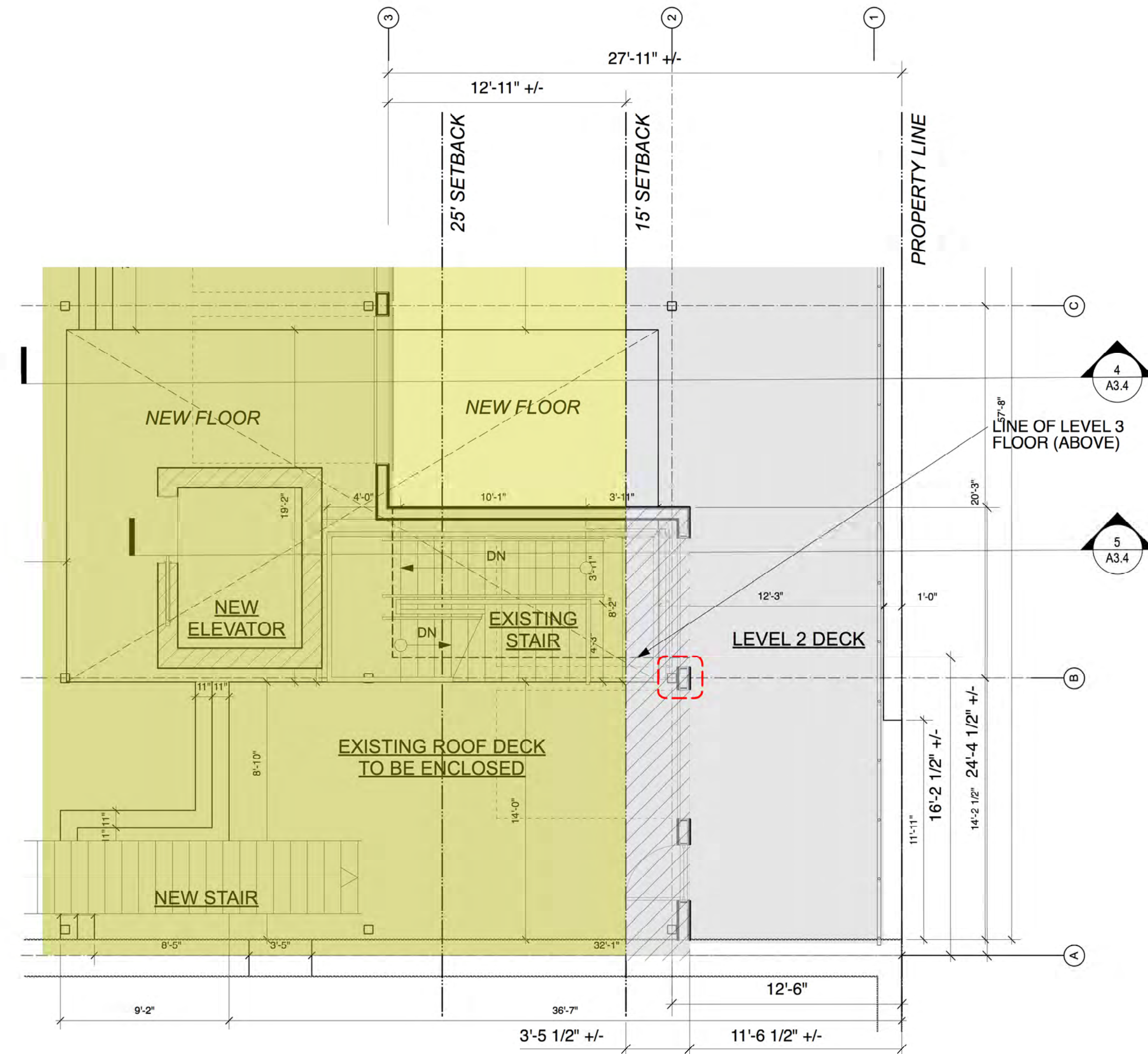


### 5 PARTIAL BUILDING SECTION

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

### 4 PARTIAL BUILDING SECTION

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



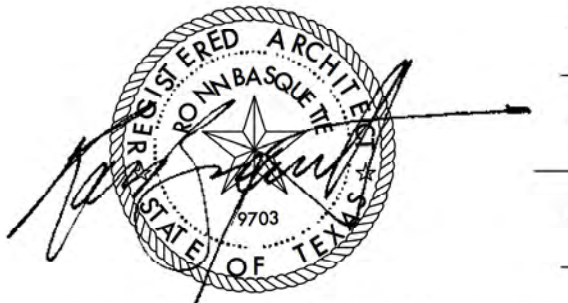
### 1 PARTIAL SECOND FLOOR PLAN

SCALE : 3/16" = 1'-0"

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ZONING ENVELOPE

215  
JOB

A3.4