

LEGAL DESCRIPTION

LOT 339, SERENE HILLS, PHASE 4W, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 201700234,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PERCENT IMPERVIOUS COVER			LEGAL DESCRIPTION
TOTAL AREA OF PROPERTY:	49,858	SQ. FT.	Lot 339, Serene Hills
BUILDING FOOTPRINT AREA:	5,566	SQ. FT.	Phase 4W
SIDEWALK AND DRIVEWAY AREA:	2,180	SQ. FT.	
POOL AND POOL DECK:	1,237	SQ. FT.	
MISC. (EQUIP PADS, ETC):	150	SQ. FT.	
TOTAL IMPERVIOUS COVER:			422 Treasure Peak Pass
PERCENT IMPERVIOUS COVER:	18.4	%	

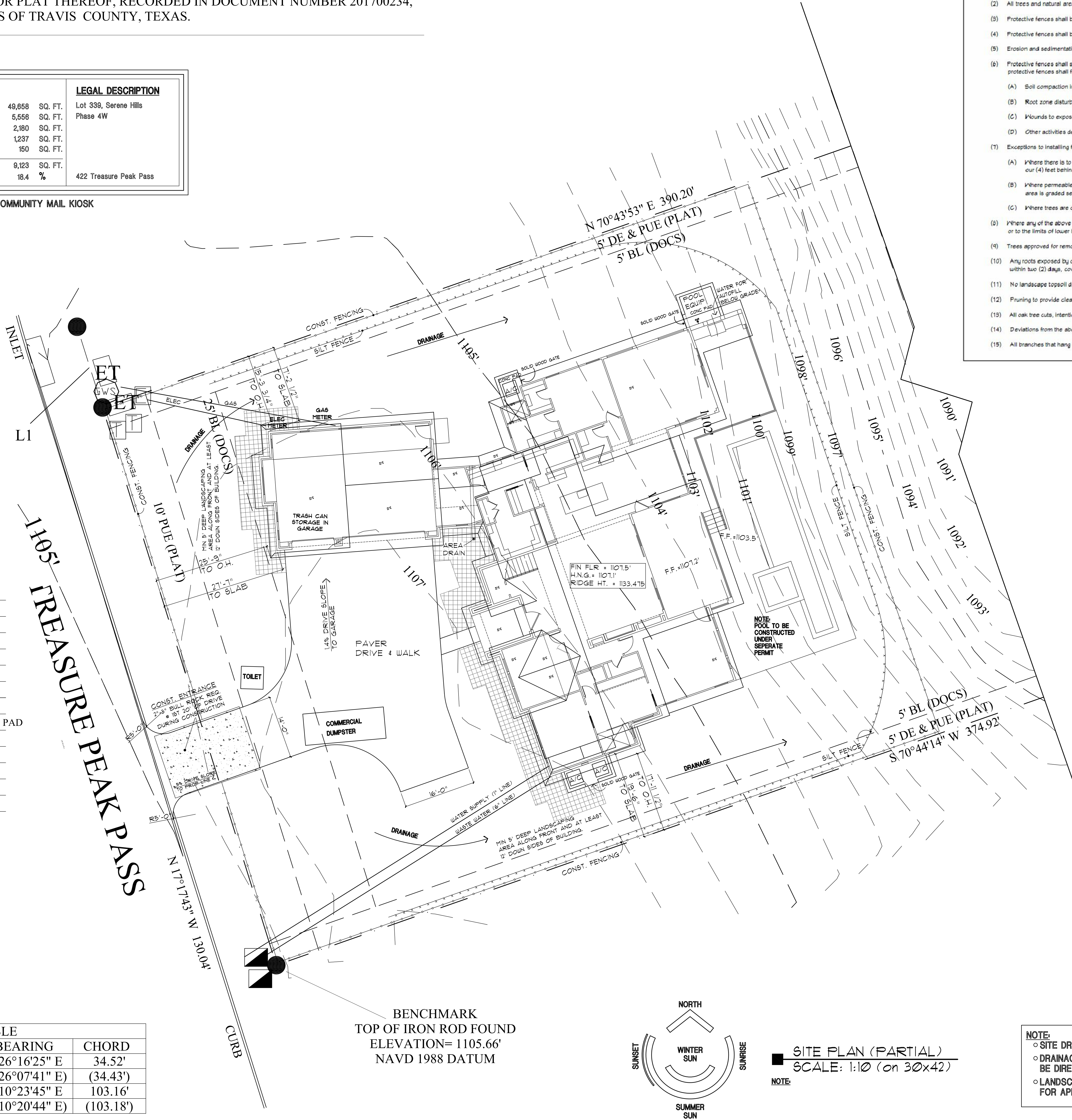
THIS PROPERTY IS SERVED BY A COMMUNITY MAIL KIOSK

LEGEND	
	1/2" ROD FOUND
BL	BUILDING LINE
DE	DRAINAGE ESMT
DOCS	2012105856 & 2013168633
PUE	PUBLIC UTILITY ESMT
()	RECORD INFORMATION
	WATER METER
ET	ELECTRIC TRANSFORMER ON PAD
	CABLE RISER
	ELECTRIC RISER
	TELEPHONE RISER
	MANHOLE
	TREE
(M)	MULTI-STEM TREE

TREE LIST	
234	7.5" MADRONE (M)
240	3" MADRONE
243	6" MADRONE (M)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 17°28'59" W	18.83'
(L1)	(N 17°23'12" W)	(18.87')

CURVE TABLE				
CURVE	RADIUS	ARC	BEARING	CHORD
C1	25.00'	38.10'	N 26°16'25" E	34.52'
(C1)	(25.00')	(37.97')	(N 26°07'41" E)	(34.43')
C2	60.00'	124.15'	N 10°23'45" E	103.16'
(C2)	(60.00')	(124.19')	(N 10°20'44" E)	(103.18')



TREE PROTECTION NOTES

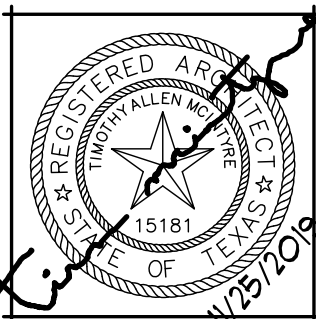
- Protected trees not approved for removal shall be protected in accordance with the following tree protection notes and any other applicable regulations of this article. These notes shall be included in each set of construction drawings for both residential and nonresidential construction.
- All trees not located within the limits of construction and outside of disturbed areas shall be preserved.
 - All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
 - Protective fences shall be erected according to City of Austin Standards for Tree Protection as adopted by the city.
 - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
 - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil buildup within tree driplines.
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbance due to grade changes;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
 - Exceptions to installing fences at tree driplines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface tree well, or other such site development, erect the fence approximately two (2) to four (4) feet behind the area in question;
 - Where permeable paving is to be installed within a tree's dripline, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow six (6) to ten (10) feet of work space between the fence and the building.
 - Where any of the above exceptions result in a fence being closer than four (4) feet to a tree trunk, protect the trunk with strapped-on planking to a height of eight (8) feet (or to the limits of lower branching) in addition to the reduced fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality topsoil as soon as possible. If exposed root areas are not backfilled within two (2) days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - No landscape topsoil dressing greater than four (4) inches shall be permitted within the dripline of trees. No soil is permitted on the root flare of any tree.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
 - All oak tree cuts, intentional or unintentional, shall be painted immediately (within ten (10) minutes). Tree paint must be kept on site at all times.
 - Deviations from the above notes may be considered ordinance violations if there is substantial noncompliance or if a tree sustains damage as a result.
 - All branches that hang over the fence shall be pruned to a minimum height of thirteen and one-half (13.5) feet or higher if required for equipment clearance.

THESE PLANS HAVE BEEN DRAWN IN COMPLIANCE
WITH ALL ADOPTED CODES. (SEE BELOW)

- International Building Code-2015 Edition
- International Residential Code for One and Two Family Dwellings 2015 Edition
- International Energy Conservation Code -2015 Edition
- International Mechanical Code-2015 Edition
- International Fire Code 2015 Edition as amended by Travis County Emergency Service District No. 6
- International Gas Code-2015 Edition
- National Electric Code-2014 Edition
- Uniform Plumbing Code-2015 Edition or as adopted by the service provider.

NOTE:
◦ SITE DRAINAGE WILL NOT ADVERSELY IMPACT ADJOINING LOTS.
◦ DRAINAGE EXITING THE LOT ONTO AN ADJUTING PROPERTY WILL BE DIRECTED TO A COMMON PROPERTY PIN.
◦ LANDSCAPE PLAN TO BE SUBMITTED FOR APPROVAL SEPERATELY

REVISED PER LAKEWAY COMMENTS 1/17/2020
Approved for Construction 11/25/2019

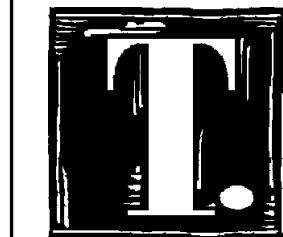


T. McIntyre
Associates
P.C.

Seven Custom Homes
The Bell Residence
422 Treasure Peak Pass Lakeway, TX

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & COORDINATE ALL CONDITIONS, RELATIONSHIPS, ALL DIMENSIONS, AND ASSEMBLIES OF BUILDING COMPONENTS AND THE RESIDENT AND CORRECTNESS OF ALL WORK ON THIS PROJECT.

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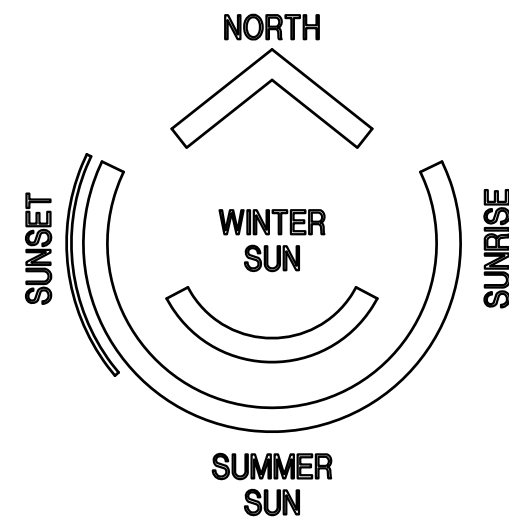
A1.1

LEGEND	
	1/2" ROD FOUND
	BUILDING LINE
	DRAINAGE ESMT
	2012105856 & 2013168633
	PUBLIC UTILITY ESMT
	RECORD INFORMATION
	WATER METER
	ELECTRIC TRANSFORMER ON PAD
	CABLE RISER
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SITE PLAN (PARTIAL)
SCALE: 1:10 (on 30x42)
NOTE:
THIS PROPERTY IS SERVED BY A COMMUNITY MAIL KIOSK

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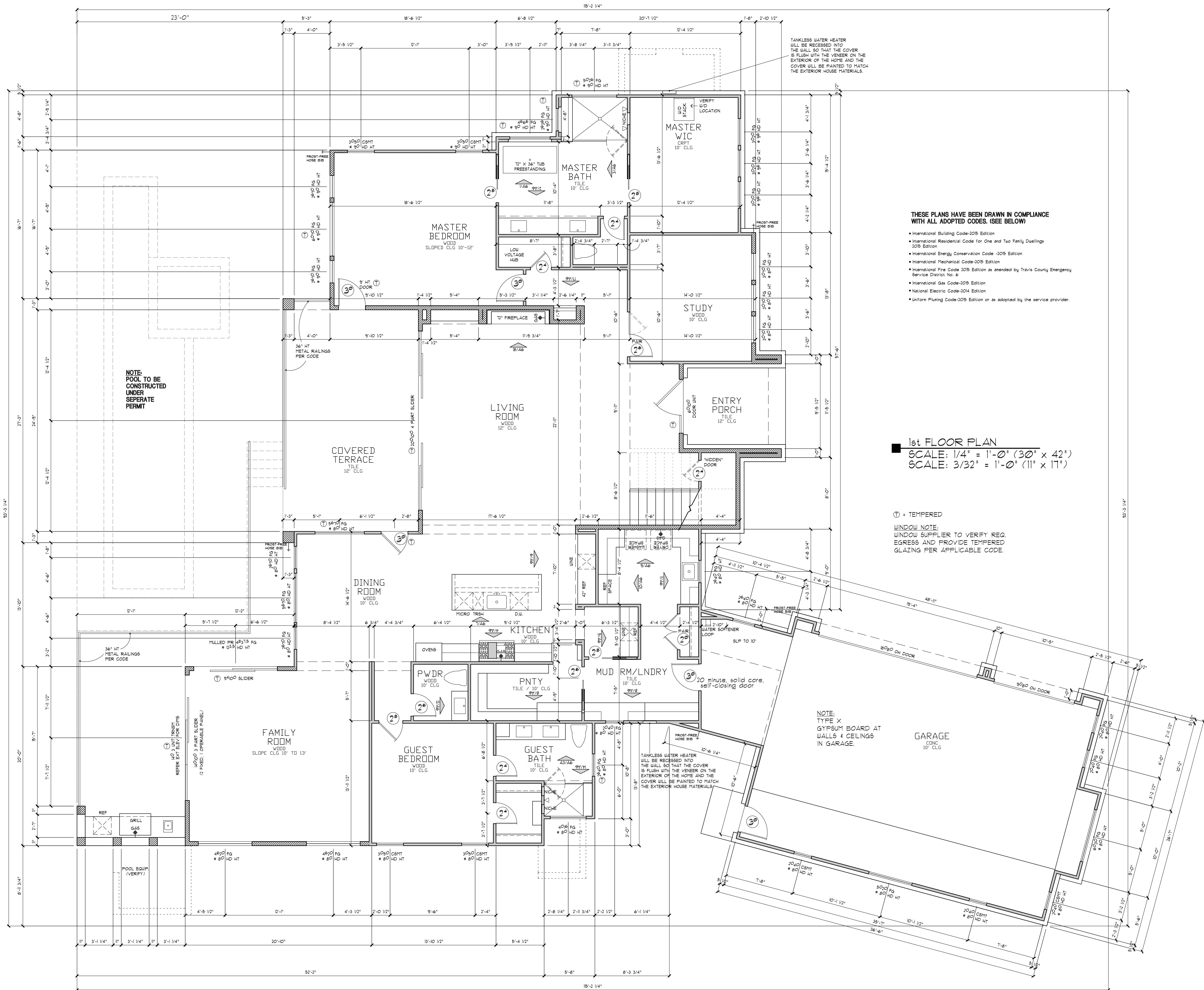
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1st FLOOR PLAN

SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

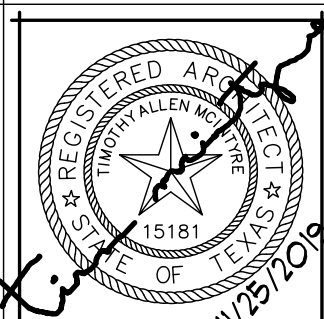
① = TEMPERED

WINDOW NOTE:
WINDOW SUPPLIER TO VERIFY REQ.
EGRESS AND PROVIDE TEMPERED
GLAZING PER APPLICABLE CODE.

WINDOW REVISIONS-Approved for Construction 13/10/2020

REVISED PER LAKEWAY COMMENTS 1/17/2020

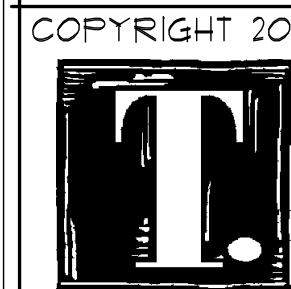
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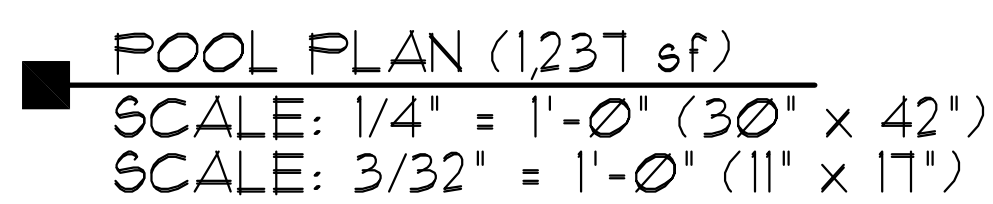
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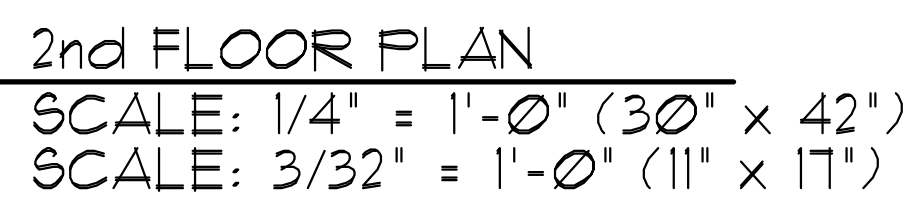
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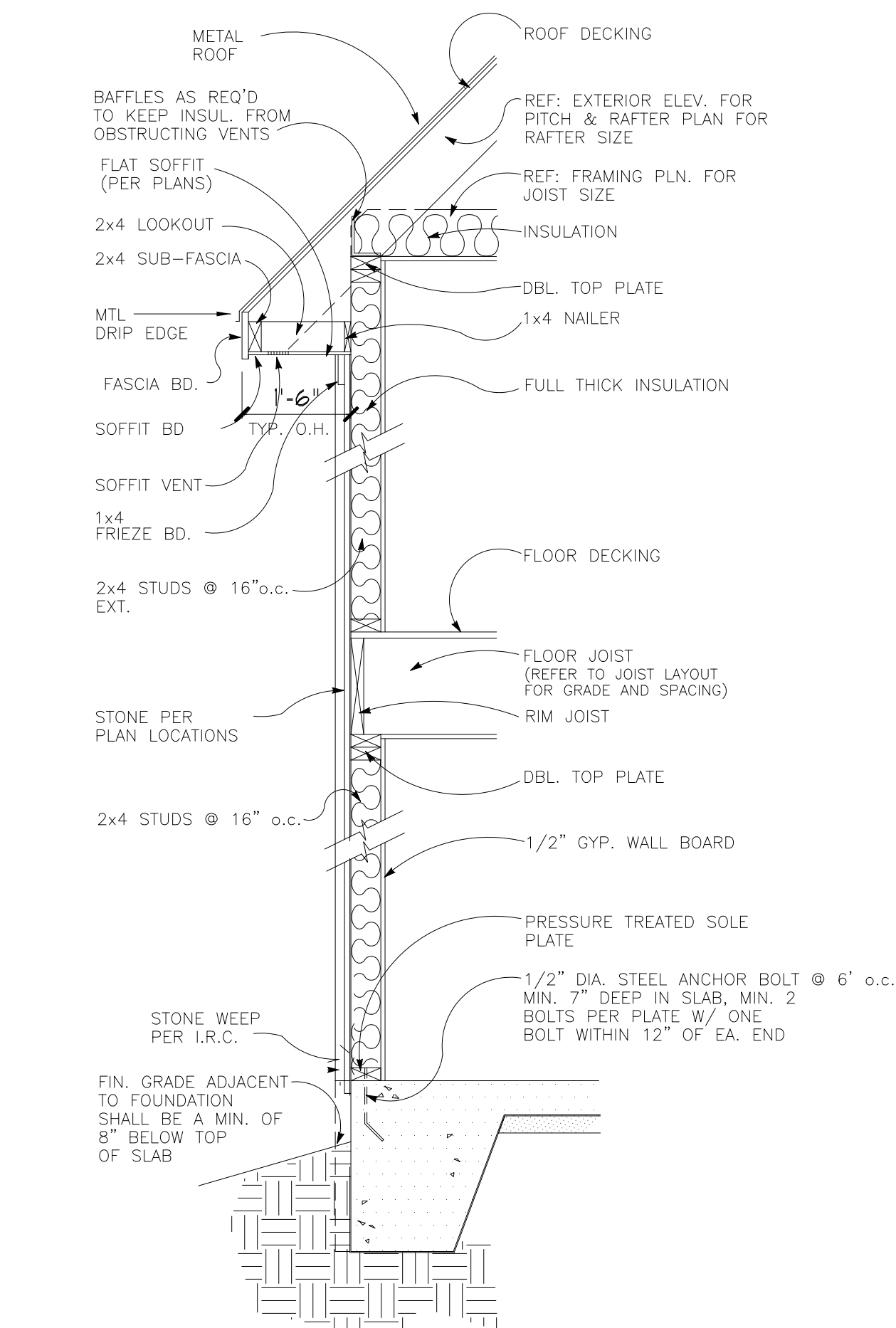


SQUARE FOOTAGE TOTALS	
FIRST FLOOR HEATED	3,467 SF
SECOND FLOOR	1,233 SF
TOTAL HEATED	4,700 SF
ENTRY PORCH	120 SF
REAR TERRACE	382 SF
GARAGE	1,055 SF
TOTAL UNHEATED	1,557 SF
HOUSE SLAB	5,113 SF
PATIO SLAB	443 SF
TOTAL SLAB	5,556 SF
TOTAL CONSTRUCTION	6,257 SF

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TYP. WALL SECTION-STUCCO

TYP. WALL SECTION-STONE

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REVISÉ PER LAKEWAY COMMENTS 1/17/2020

REVISED PER LAKEWAY COMMENTS 11/17/2020
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FRONT ELEVATION
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

EXPOSED FOUNDATION WALLS
SHALL NOT EXTEND MORE THAN
24" ABOVE FINISHED GRADE.

NOTE:
VERTICAL DIMENSIONS @ EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.

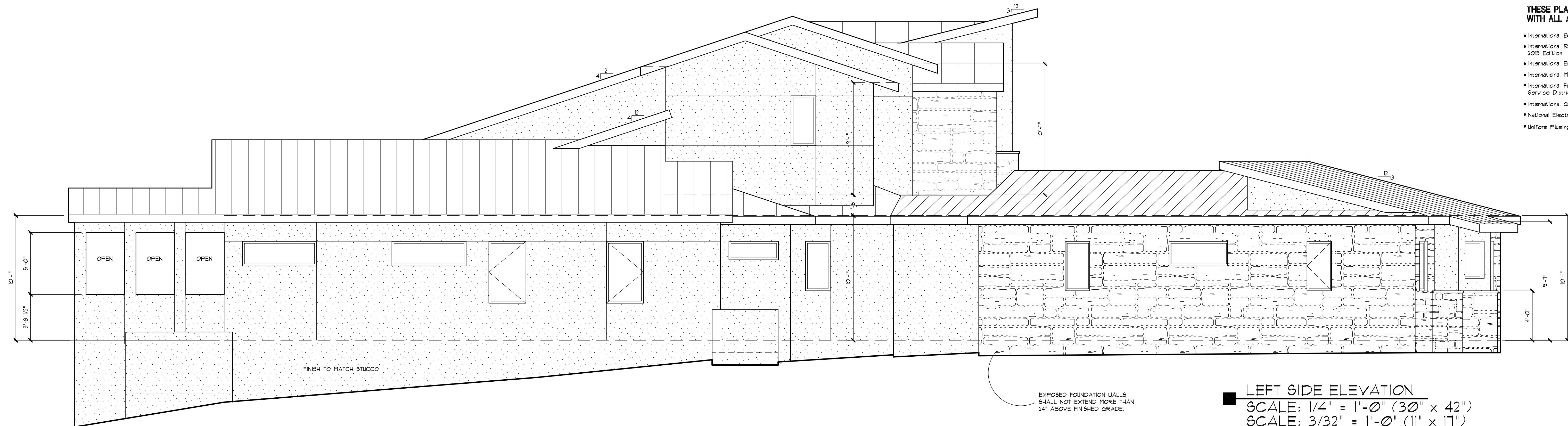
- All exterior metals and plastics on buildings will be painted to match the color of the adjacent exterior finish material.

MASONRY CALCULATIONS:

STUCCO = 4,409 SF
STONE = 2,159 SF
TOTAL = 6,568 SF
TOTAL MASONRY = 100%

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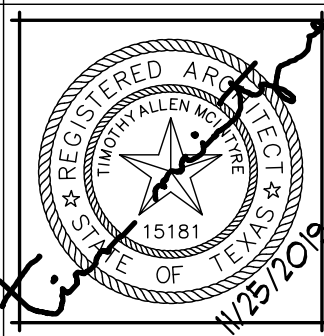
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LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

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REVISED PER LAKEWAY COMMENTS 1/17/2020
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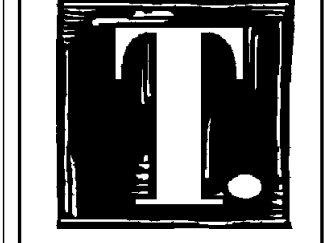


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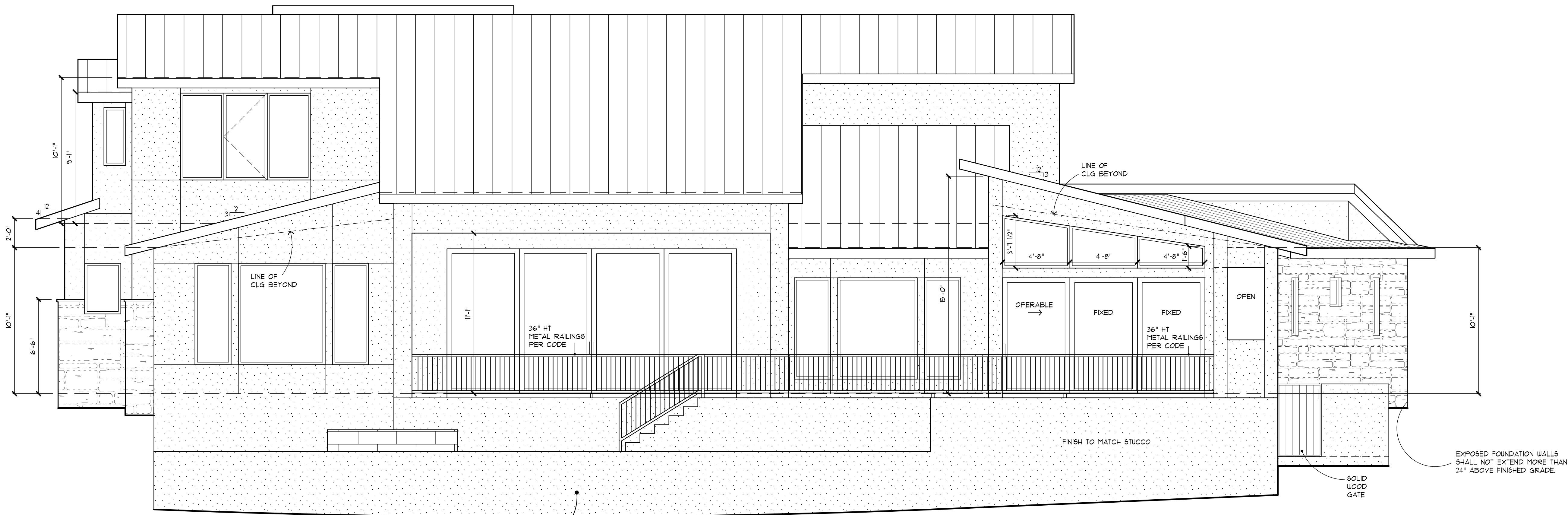
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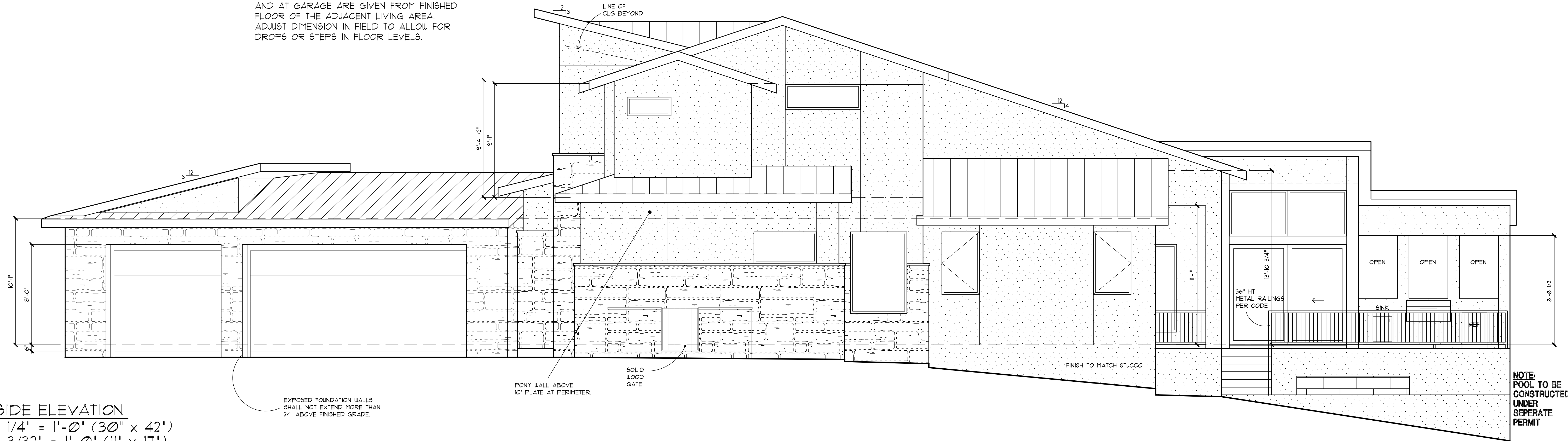
A4



REAR ELEVATION
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

NOTE:
POOL TO BE
CONSTRUCTED
UNDER
SEPERATE
PERMIT

NOTE:
VERTICAL DIMENSIONS @ EXTERIOR PORCHES
AND AT GARAGE ARE GIVEN FROM FINISHED
FLOOR OF THE ADJACENT LIVING AREA.
ADJUST DIMENSION IN FIELD TO ALLOW FOR
DROPS OR STEPS IN FLOOR LEVELS.



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

EXPOSED FOUNDATION WALLS
SHALL NOT EXTEND MORE THAN
24" ABOVE FINISHED GRADE.

PONY WALL ABOVE
10' PLATE AT PERIMETER.

SOLID
WOOD
GATE

FINISH TO MATCH STUCCO

NOTE:
POOL TO BE
CONSTRUCTED
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SEPERATE
PERMIT

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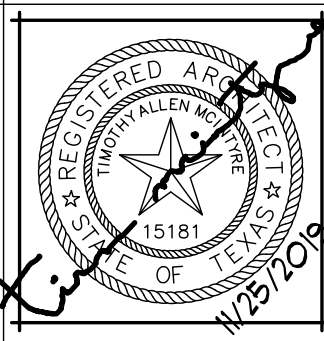
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- All exterior metals and plastics on buildings will be painted to match
the color of the adjacent exterior finish material.

WINDOW REVISIONS-Approved for Construction 13/10/2020

REVISED PER LAKEWAY COMMENTS 1/17/2020

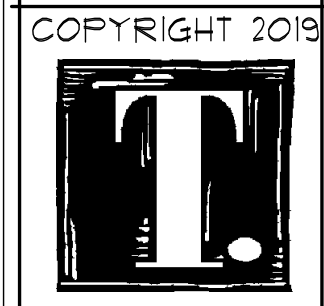
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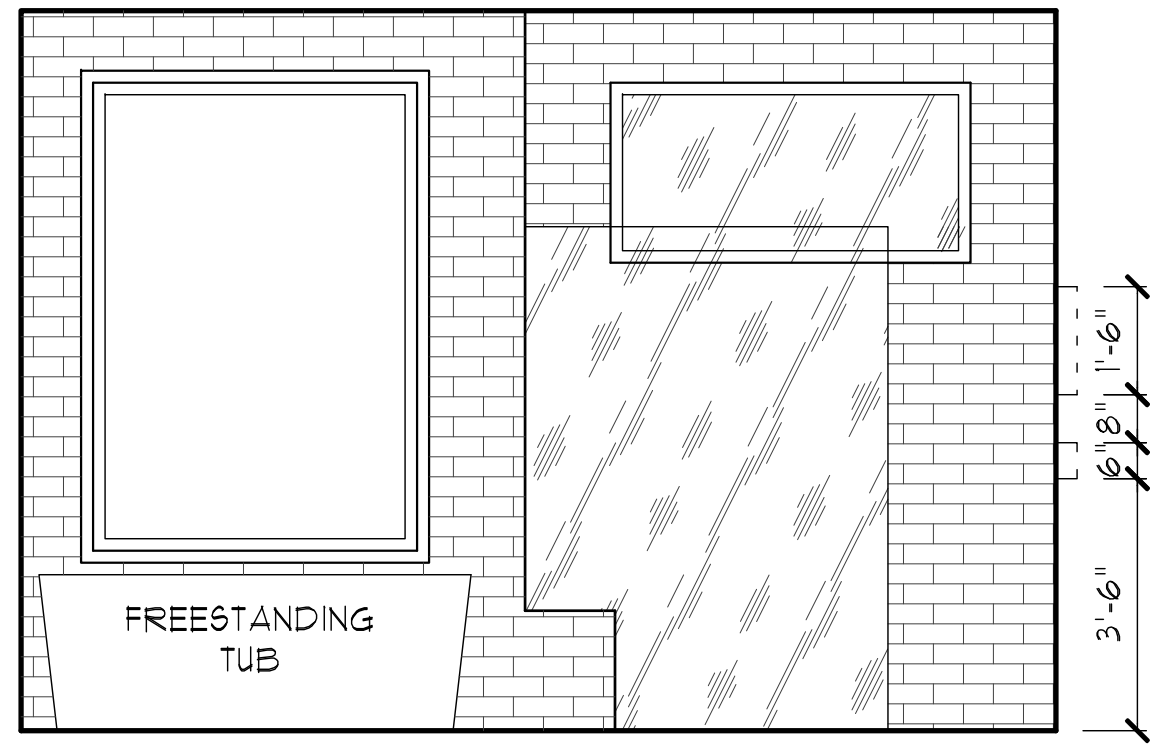
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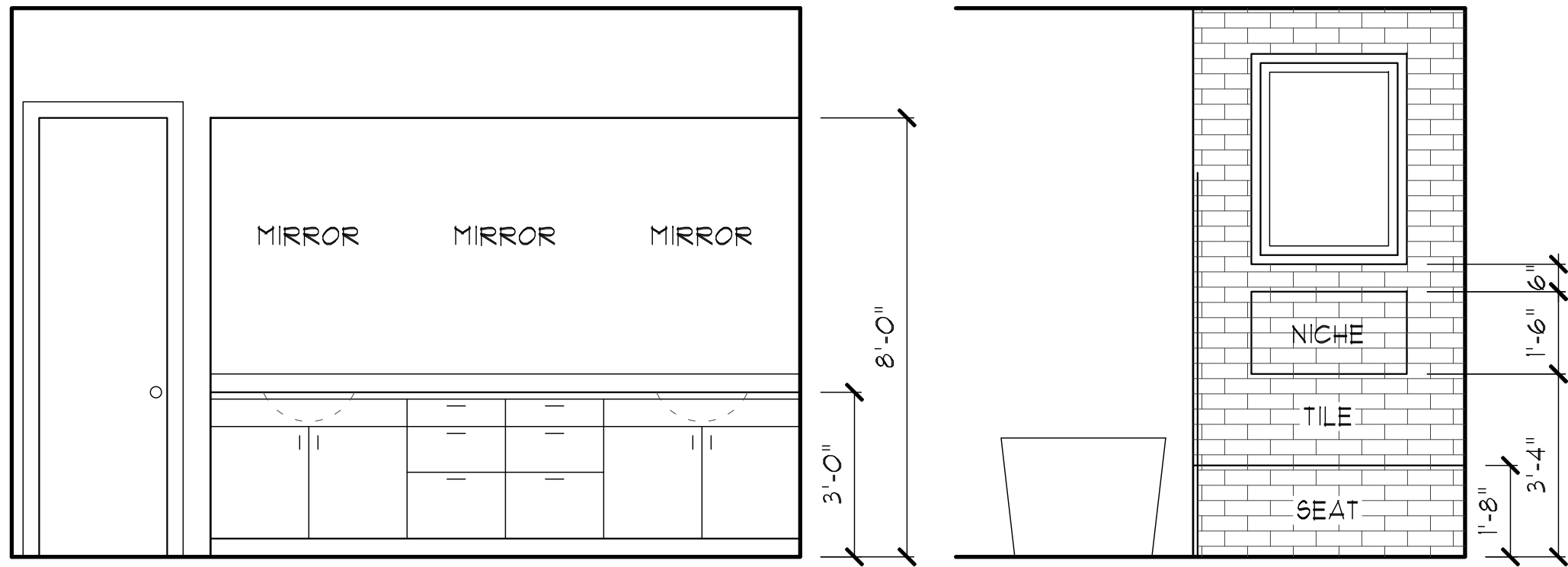


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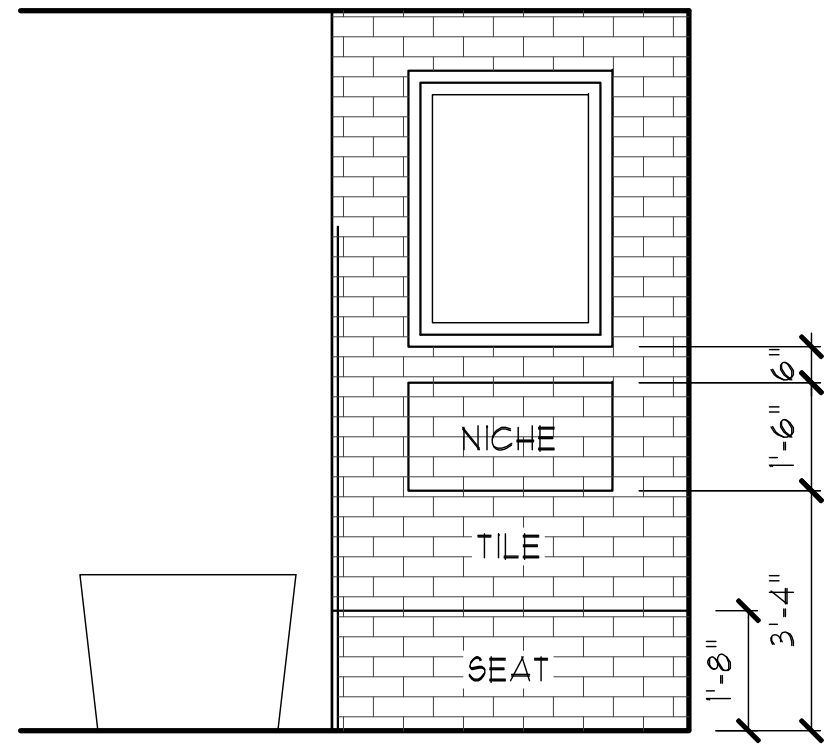
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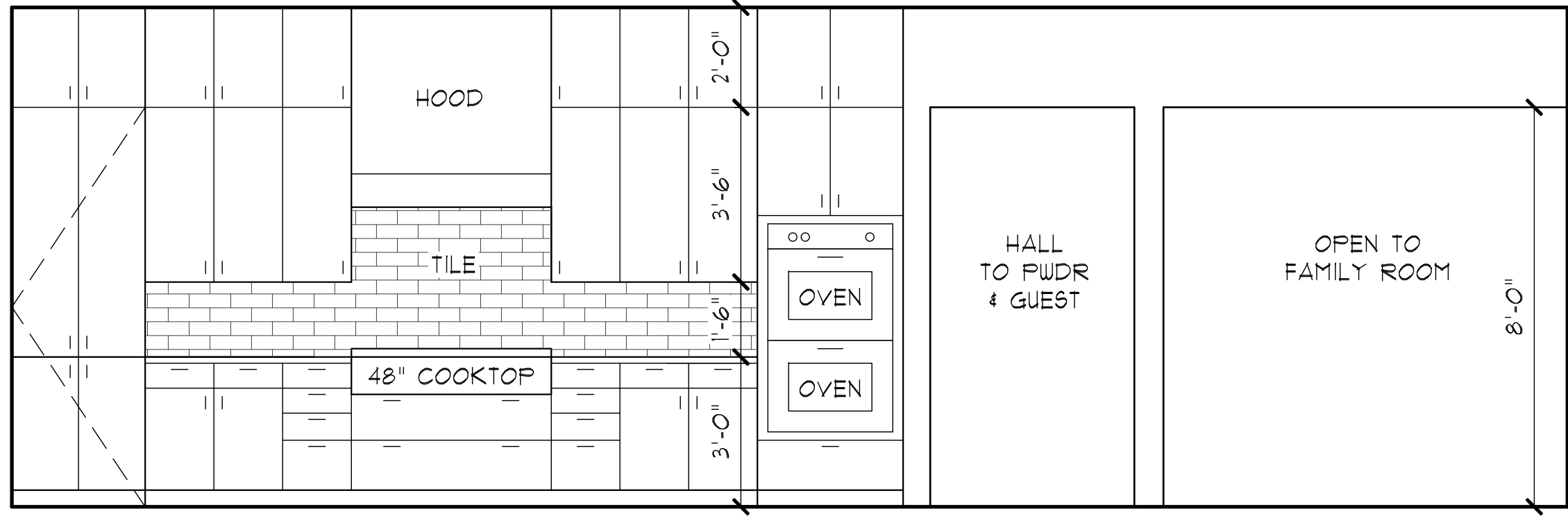
1 MASTER BATH
A6 SCALE: 3/8" = 1'-0"



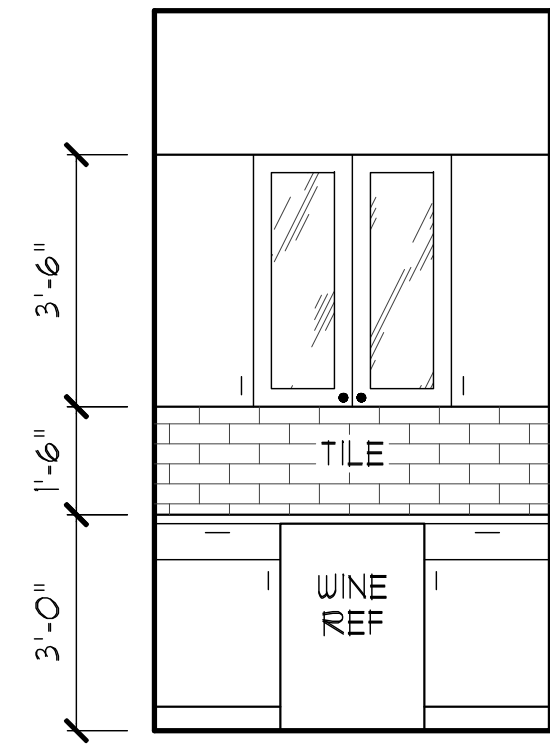
2 MASTER BATH
A6 SCALE: 3/8" = 1'-0"



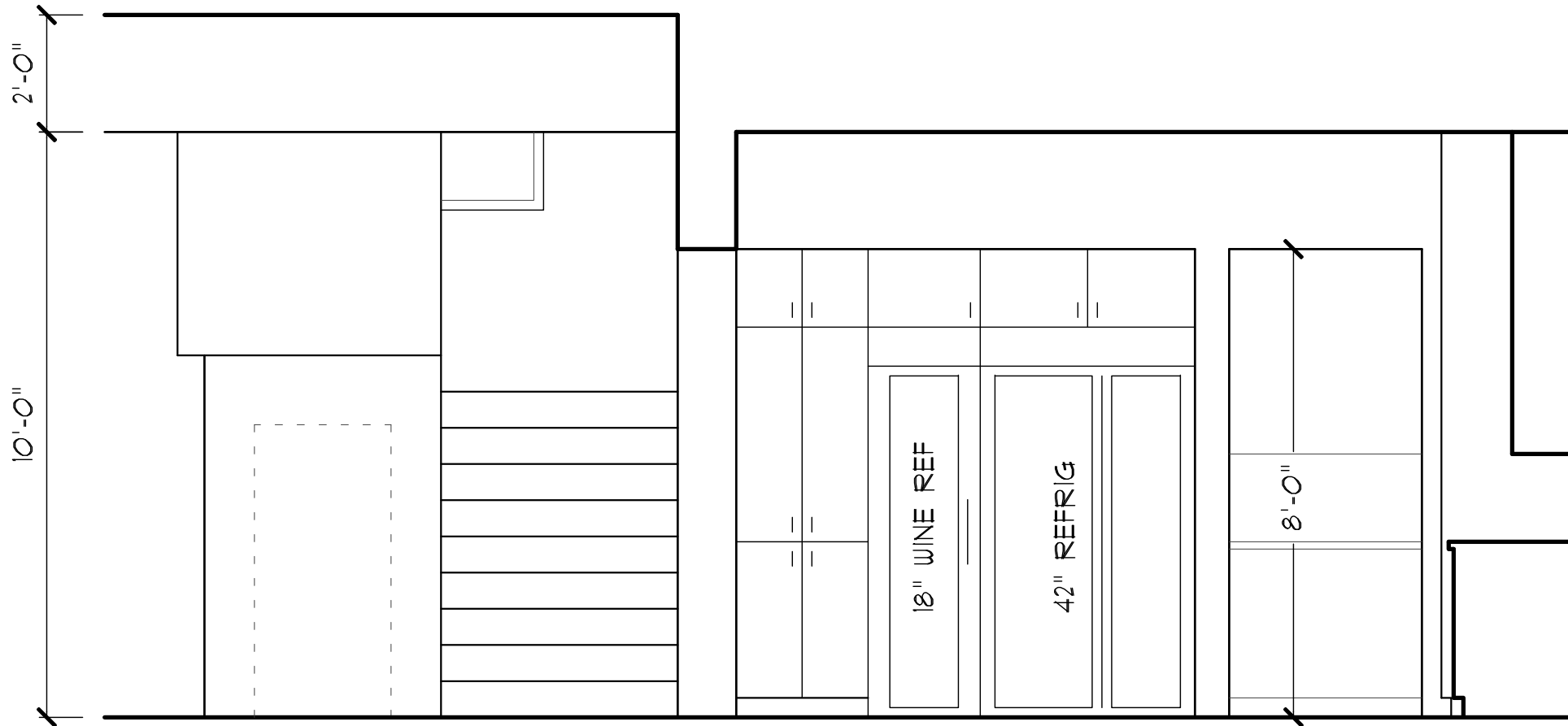
3 MASTER BATH
A6 SCALE: 3/8" = 1'-0"



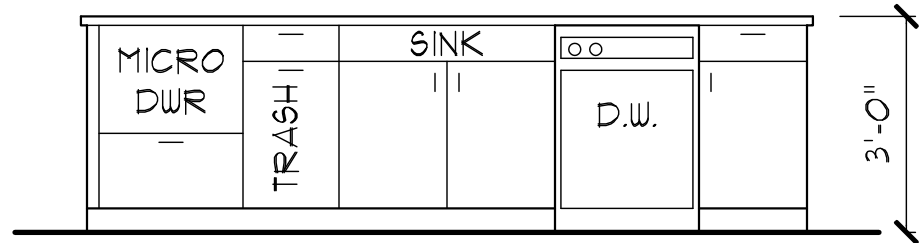
4 KITCHEN
A6 SCALE: 3/8" = 1'-0"



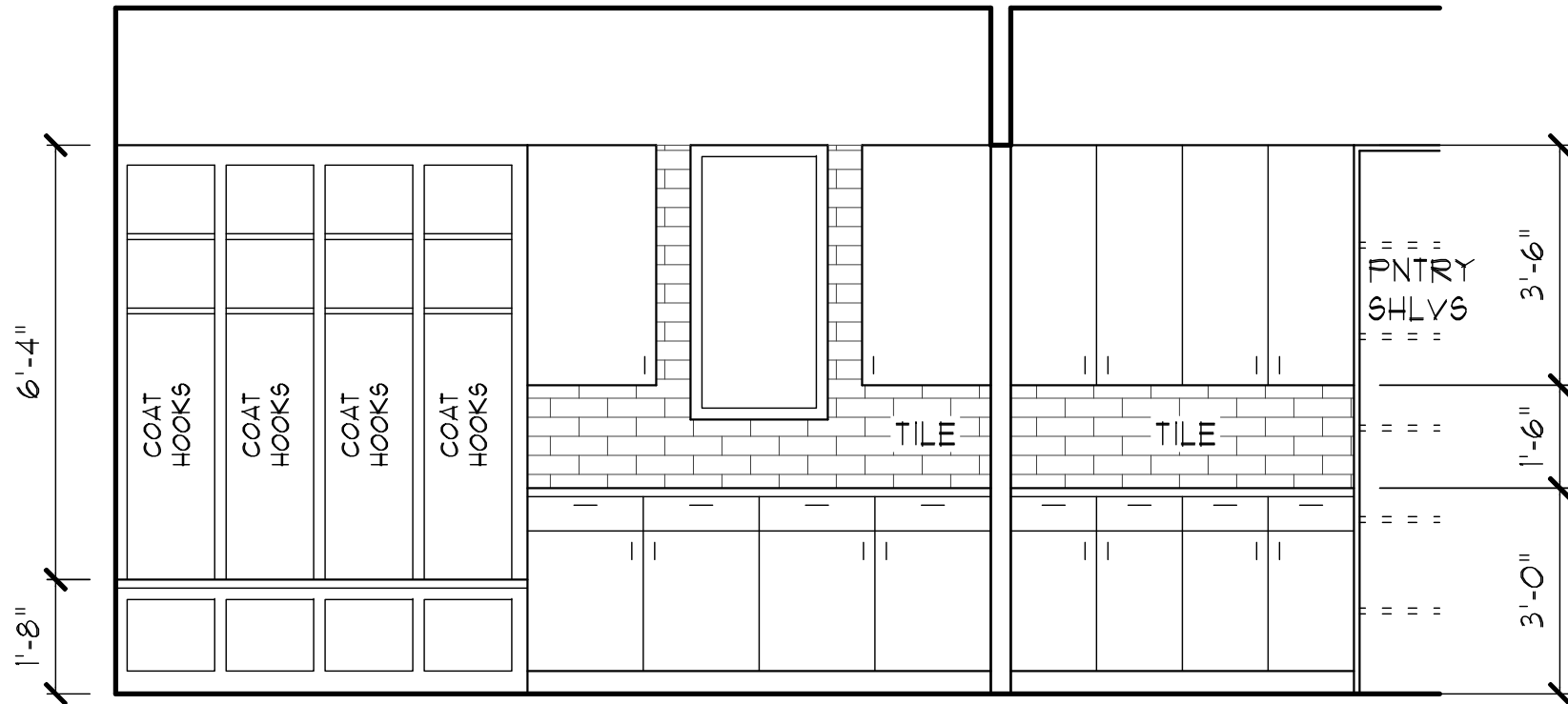
5 BUTLER'S PANTRY
A6 SCALE: 3/8" = 1'-0"



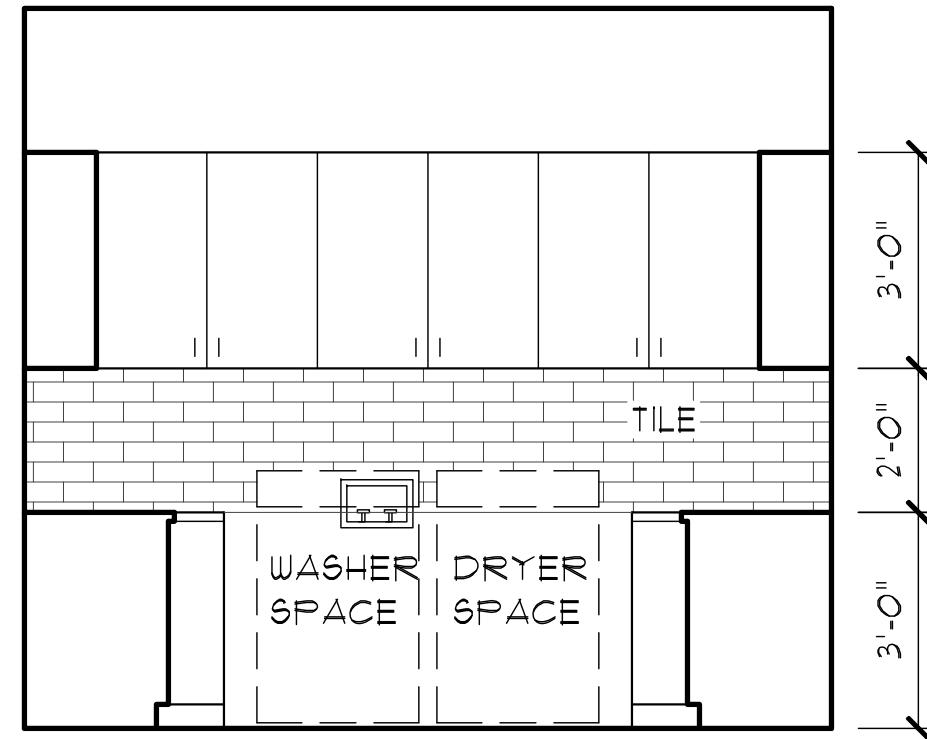
6 KITCHEN
A6 SCALE: 3/8" = 1'-0"



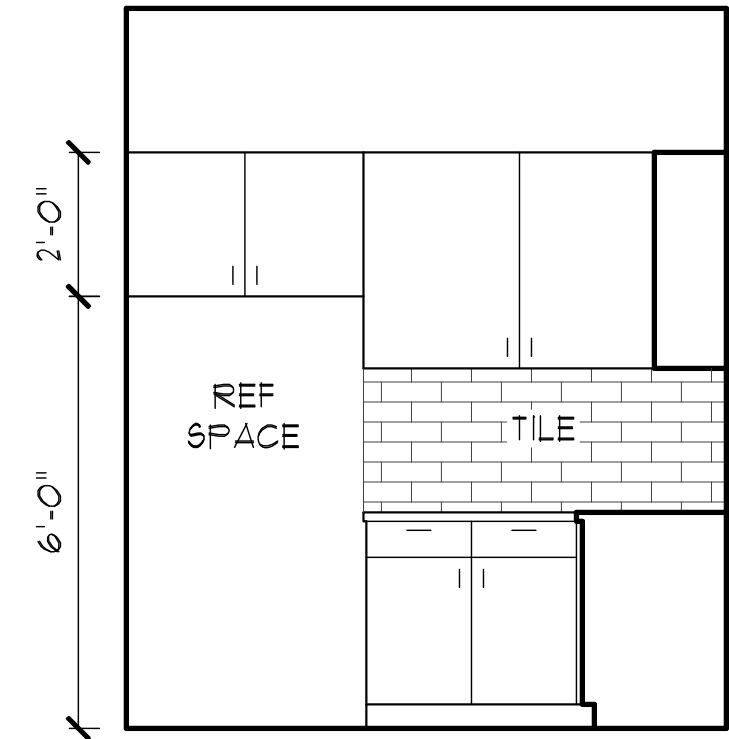
7 KITCHEN ISLAND
A6 SCALE: 3/8" = 1'-0"



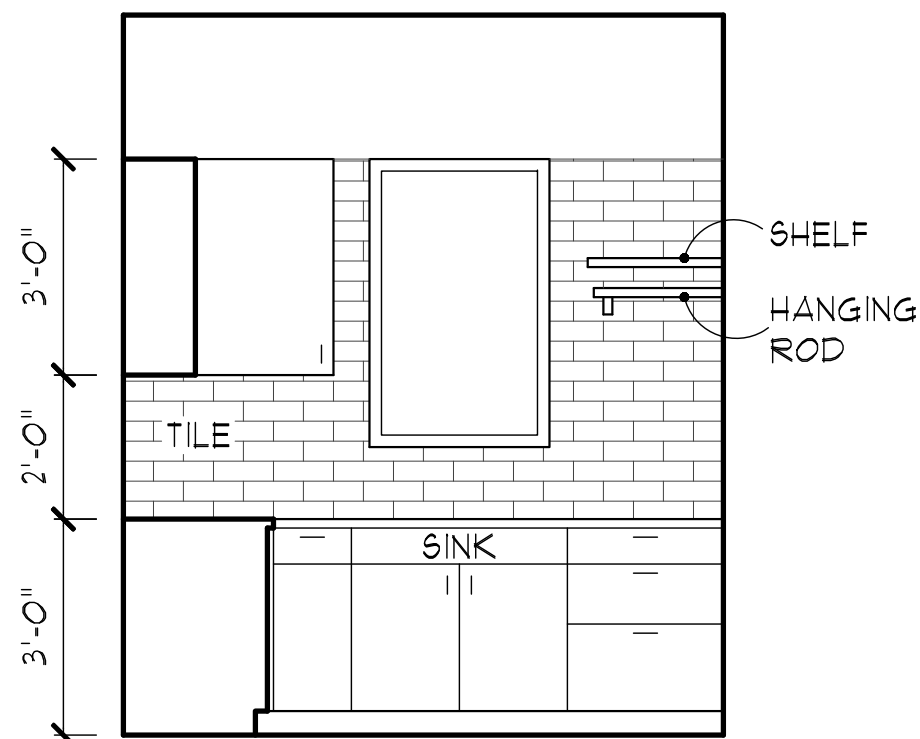
8 MUD RM / PANTRY
A6 SCALE: 3/8" = 1'-0"



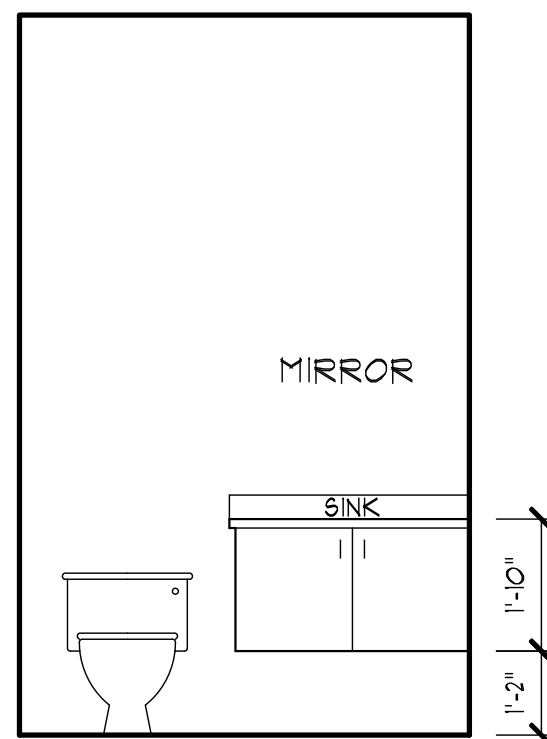
9 LAUNDRY
A6 SCALE: 3/8" = 1'-0"



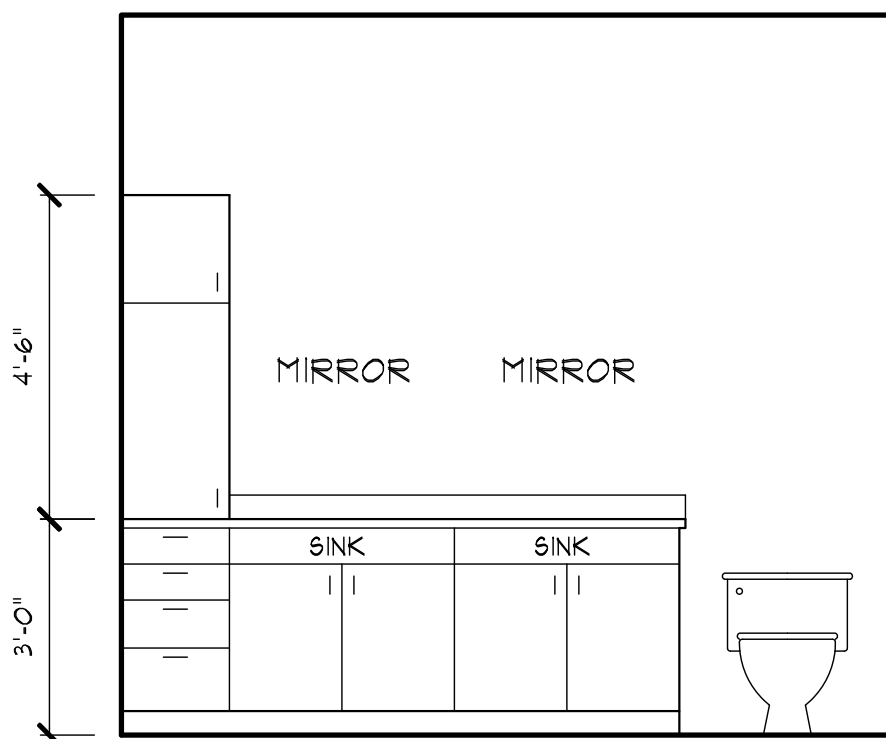
10 LAUNDRY
A6 SCALE: 3/8" = 1'-0"



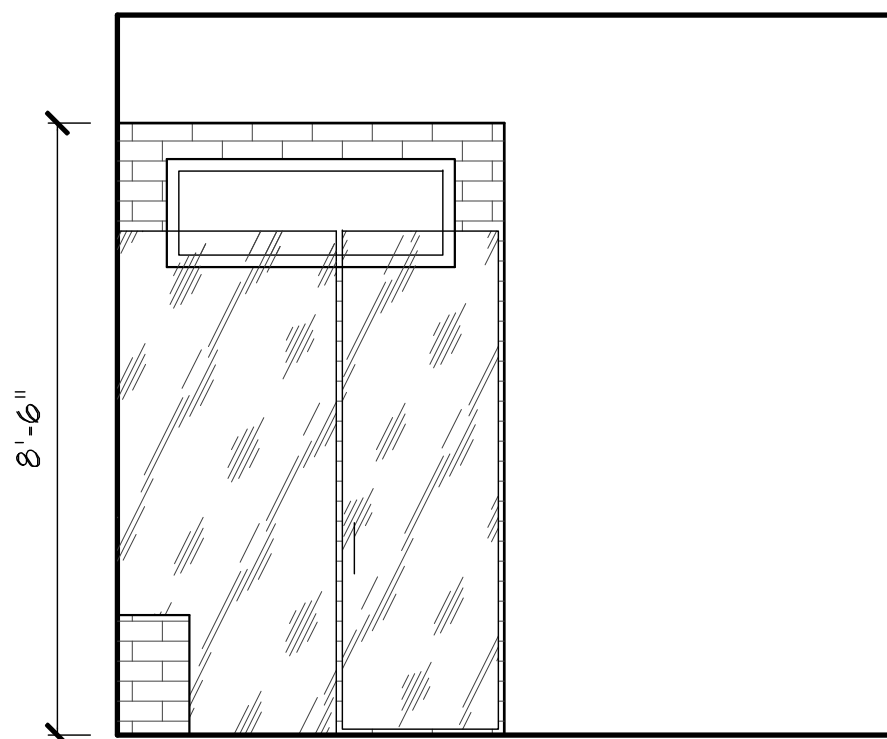
11 LAUNDRY
A6 SCALE: 3/8" = 1'-0"



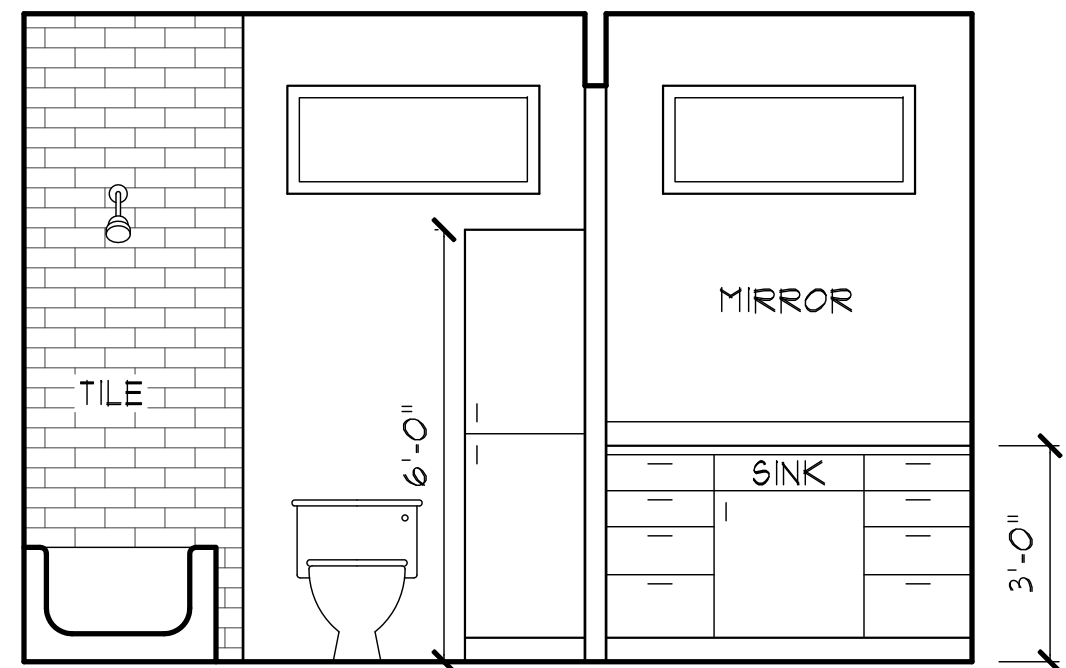
12 POWDER RM
A6 SCALE: 3/8" = 1'-0"



13 GUEST BATH
A6 SCALE: 3/8" = 1'-0"

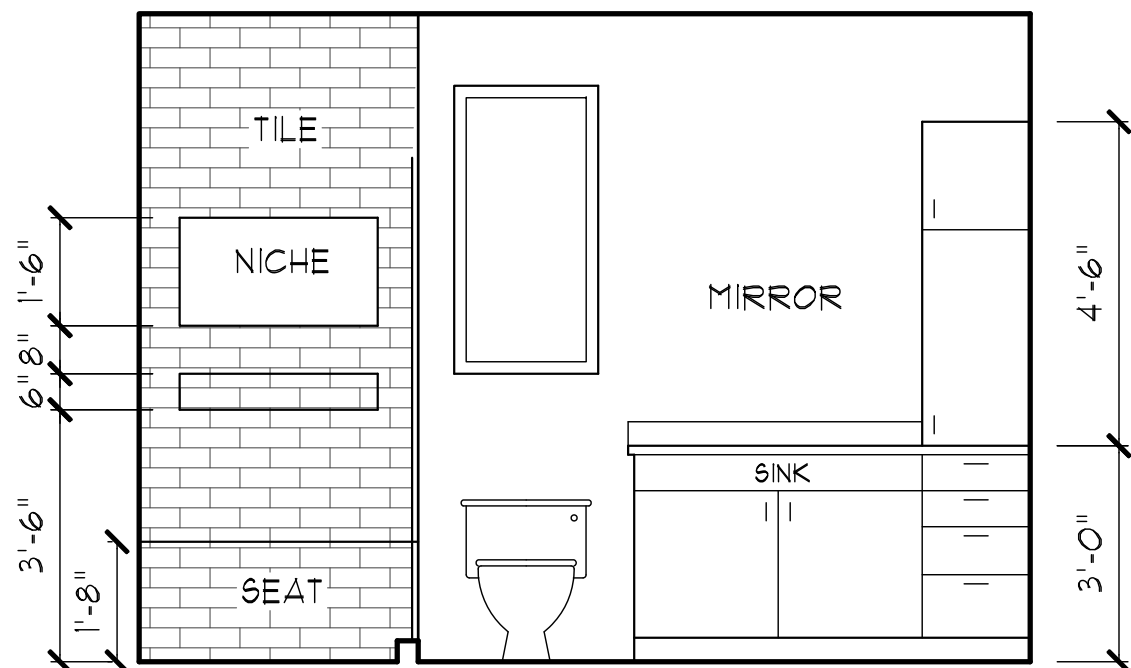


14 GUEST BATH
A6 SCALE: 3/8" = 1'-0"

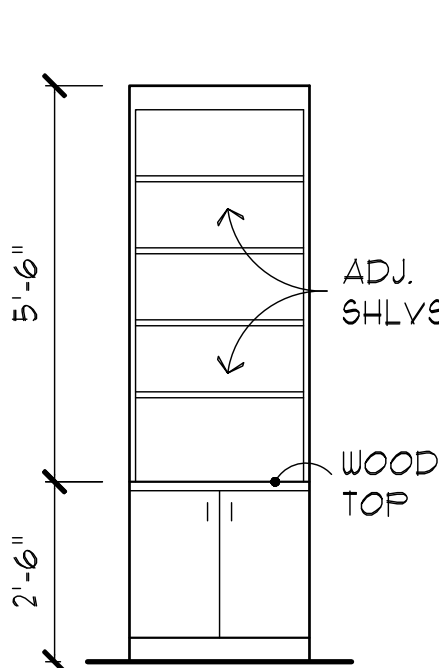


15 BATH 3
A6 SCALE: 3/8" = 1'-0"

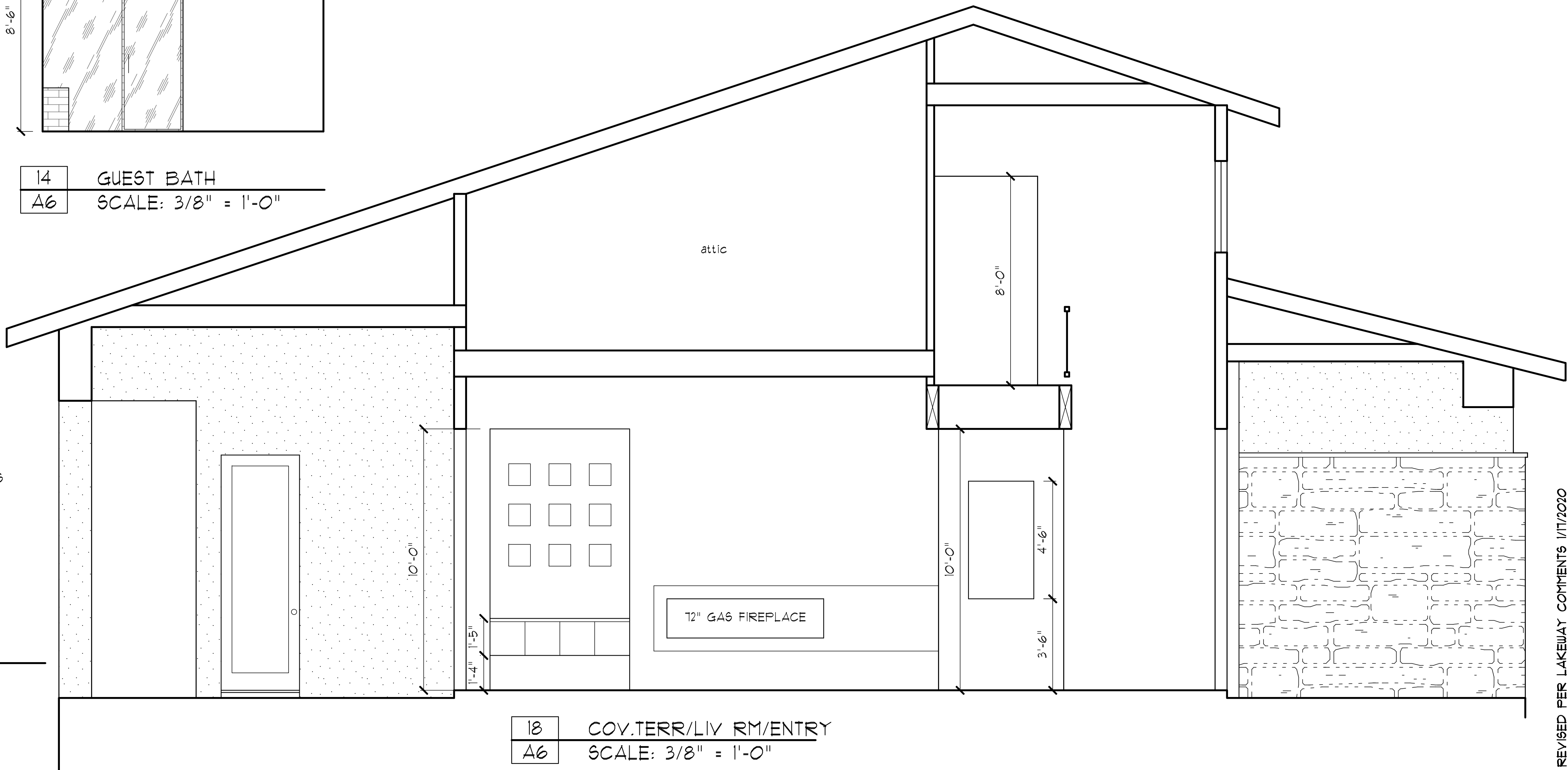
SIMILAR AT BOTH BATH 3 VANITIES



16 BATH 4
A6 SCALE: 3/8" = 1'-0"

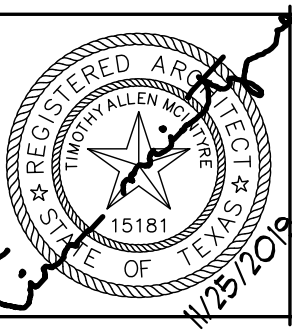


17 HALL CABINET
A6 SCALE: 3/8" = 1'-0"



18 COV. TERR / LIV RM / ENTRY
A6 SCALE: 3/8" = 1'-0"

REVISED PER LAKEWAY COMMENTS 1/17/2020
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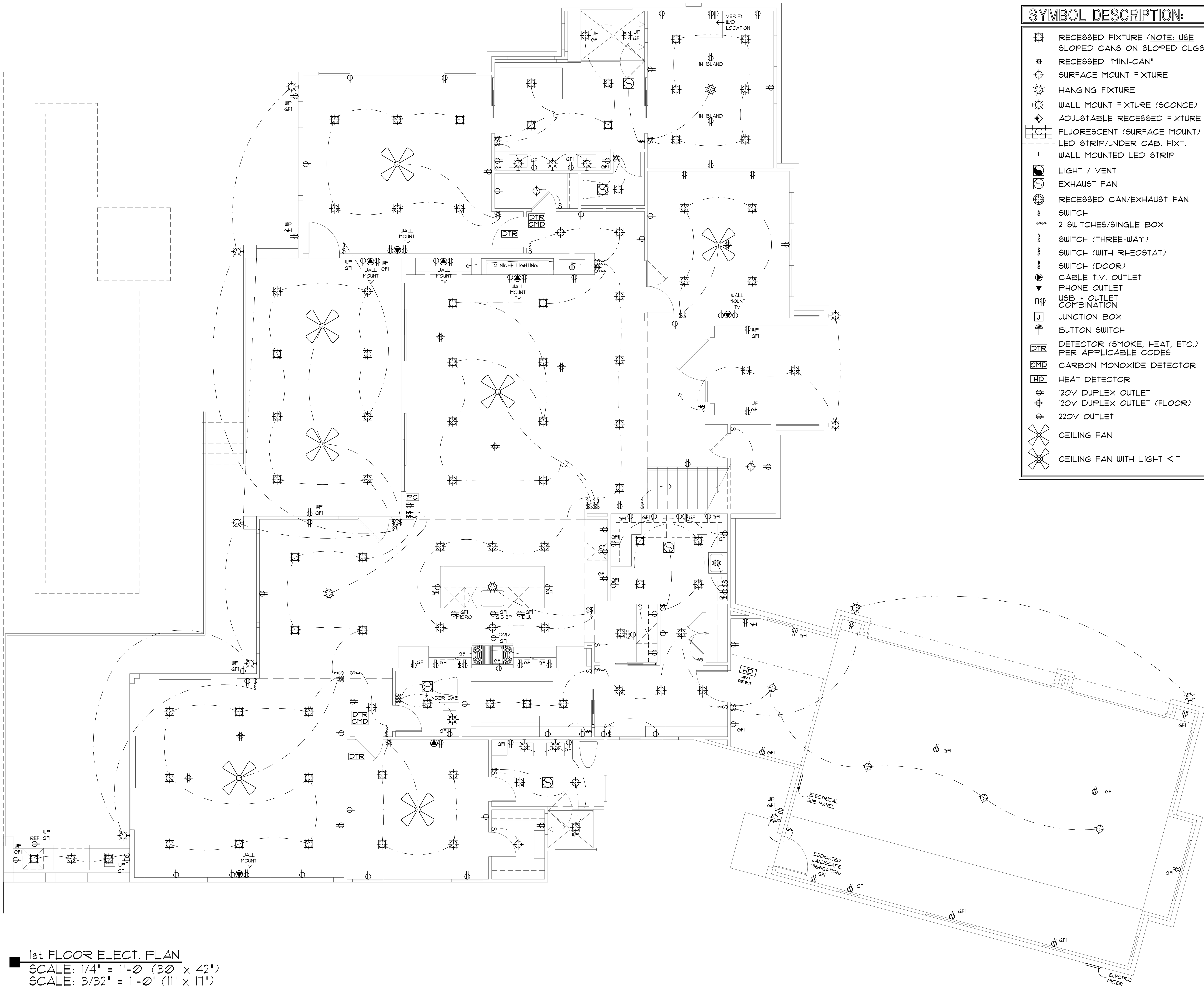
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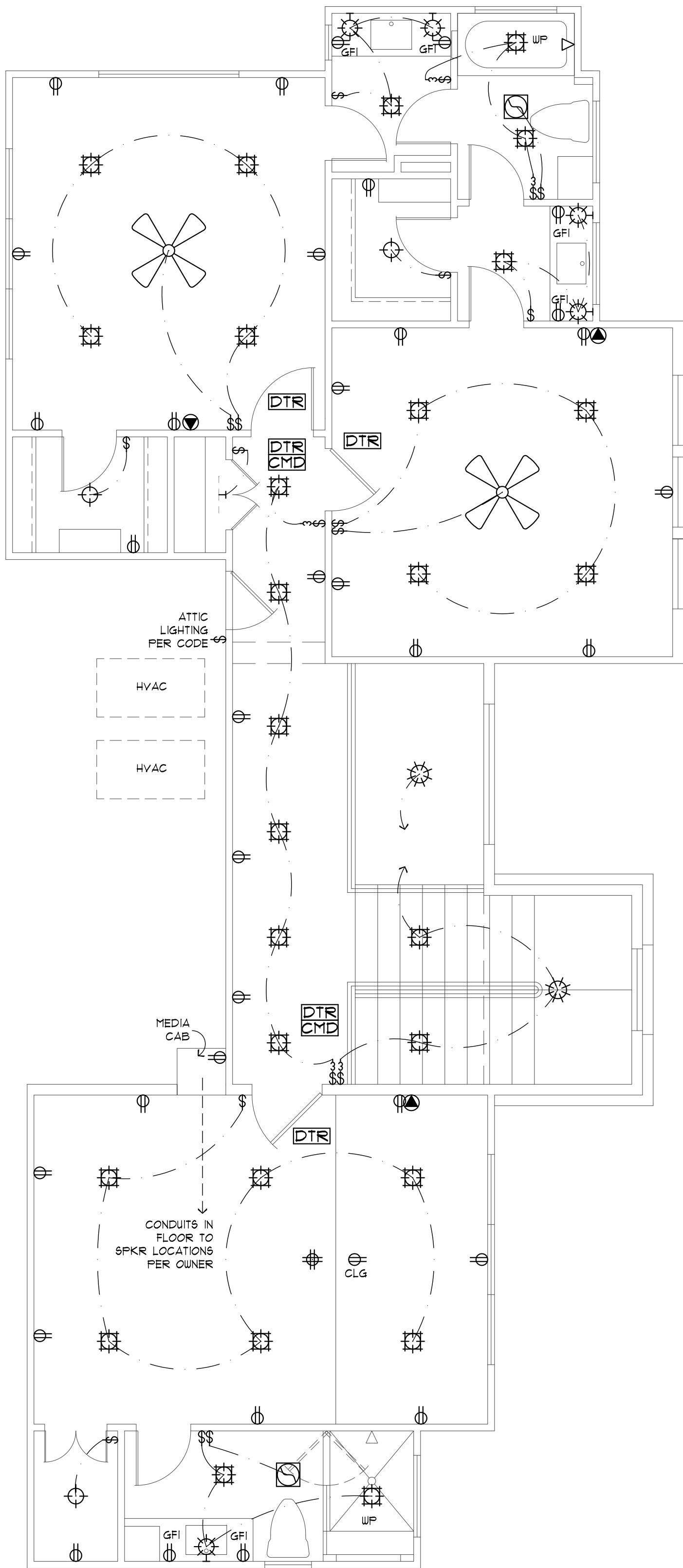
A6



SYMBOL DESCRIPTION:	
	RECESSED FIXTURE (NOTE: USE SLOPED CANS ON SLOPED CLGS)
	RECESSED "MINI-CAN"
	SURFACE MOUNT FIXTURE
	HANGING FIXTURE
	WALL MOUNT FIXTURE (SCONCE)
	ADJUSTABLE RECESSED FIXTURE
	FLUORESCENT (SURFACE MOUNT) LED STRIP/UNDER CAB. FIXT.
	WALL MOUNTED LED STRIP
	LIGHT / VENT
	EXHAUST FAN
	RECESSED CAN/EXHAUST FAN
	SWITCH
	2 SWITCHES/SINGLE BOX
	SWITCH (THREE-WAY)
	SWITCH (WITH RHEOSTAT)
	SWITCH (DOOR)
	CABLE T.V. OUTLET
	PHONE OUTLET
	USB + OUTLET COMBINATION
	JUNCTION BOX
	BUTTON SWITCH
	DETECTOR (SMOKE, HEAT, ETC.) PER APPLICABLE CODES
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	120V DUPLEX OUTLET
	120V DUPLEX OUTLET (FLOOR)
	220V OUTLET
	CEILING FAN
	CEILING FAN WITH LIGHT KIT

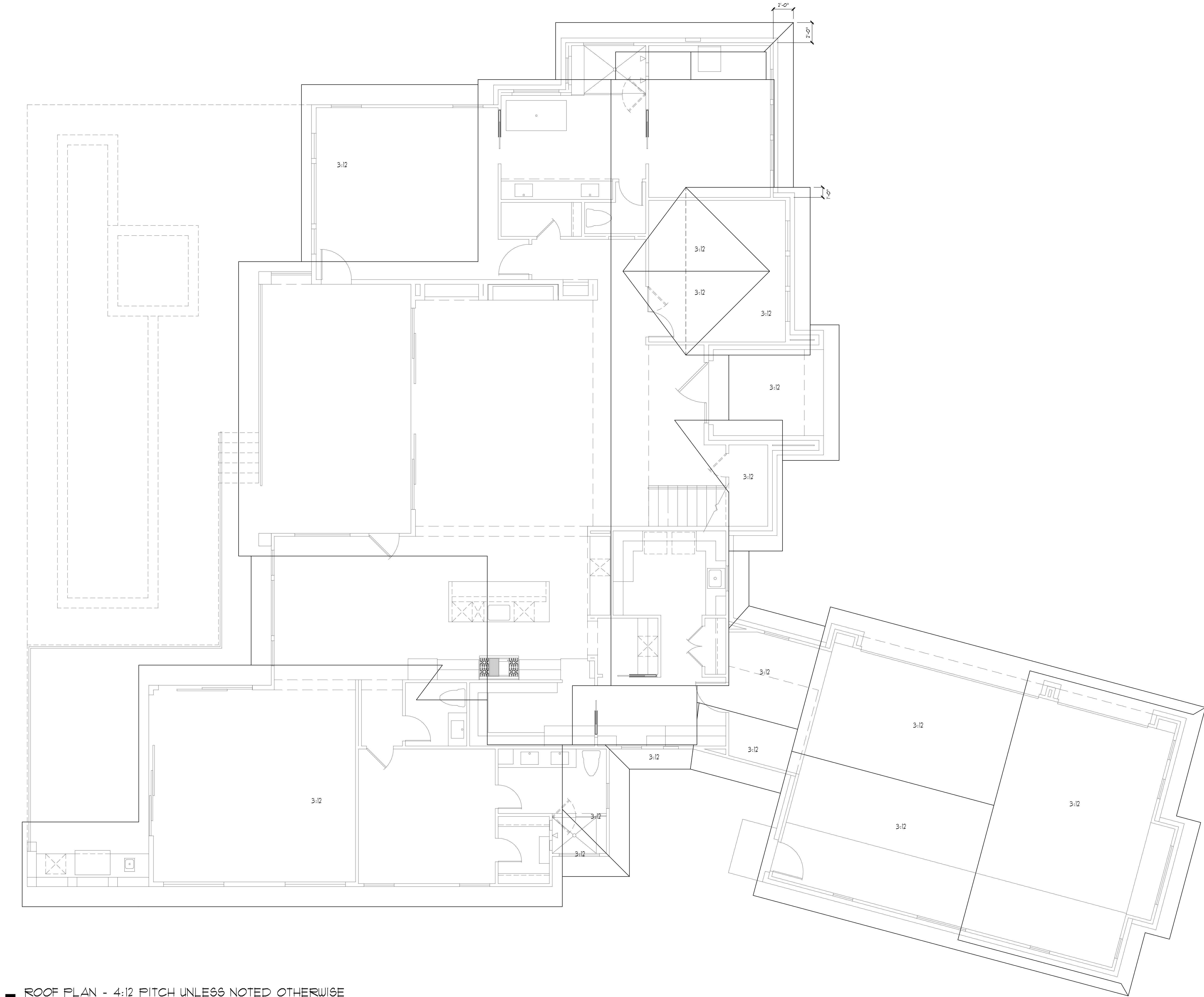
ELECTRICAL NOTES:	
ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, POWER TO HVAC EQUIP, WATER HEATERS, SEPTIC SYSTEM (IF ANY) AND ALL OTHER ITEMS REQUIRING ELECTRICITY.	
1.	ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE.
2.	THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.
3.	CONVENIENCE OUTLETS TO BE MOUNTED # 12" A.F.F. UNLESS NOTED OTHERWISE.
4.	OUTLETS MOUNTED ABOVE CABINETS TO BE 6" ABOVE THE NOMINAL WORKING SURFACE. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE IF NOT OTHERWISE NOTED.
5.	REFRIGERATOR AND APPLIANCES OUTLETS TO BE # 60" A.F.F.
6.	BATHROOM OUTLETS SHALL BE GFCI AND MOUNTED 8" ABOVE COUNTER. SEPARATE GFCI CIRCUITS FOR EACH BATHROOM.
7.	ALL OUTLETS IN KITCHEN OR WITHIN 6' OF WET AREA TO BE GFCI.
8.	MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTICLE # 18" A.F.F. UNLESS OTHERWISE NOTED.
9.	SWITCH BOXES TO BE MOUNTED # 42" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
10.	ARC FAULT PROTECTED OUTLETS REQUIRED AT ALL LOCATIONS.
11.	ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS.
12.	WASHER TO HAVE SEPARATED 20 AMP. DUPLEX OUTLET # 44" A.F.F.
13.	DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET # 44" A.F.F.
14.	ALL OUTLETS IN GARAGE TO BE GFCI.
15.	ALL EXTERIOR OUTLETS TO BE GFCI AND WEATHER PROTECTED.
16.	TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. # 12" A.F.F. OR 6" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, CATEGORY 5 WIRE, ALL LINES TO BE HOME RUNS.
17.	GANG SWITCHES / OUTLETS WHENEVER POSSIBLE.

1st FLOOR ELECT. PLAN
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")



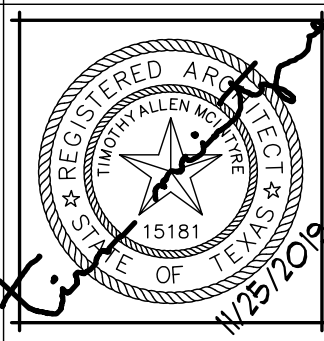
2nd FLOOR ELECT. PLAN
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

SYMBOL DESCRIPTION:	ELECTRICAL NOTES:
RECESSED FIXTURE (NOTE: USE SLOPED CANS ON SLOPED CLGS) RECESSED "MINI-CAN" SURFACE MOUNT FIXTURE HANGING FIXTURE WALL MOUNT FIXTURE (SCONCE) ADJUSTABLE RECESSED FIXTURE FLUORESCENT (SURFACE MOUNT) LED STRIP/UNDER CAB. FIXT. WALL MOUNTED LED STRIP LIGHT / VENT EXHAUST FAN RECESSED CAN/EXHAUST FAN SWITCH 2 SWITCHES/SINGLE BOX SWITCH (THREE-WAY) SWITCH (WITH RHEOSTAT) SWITCH (DOOR) CABLE T.V. OUTLET PHONE OUTLET USB + OUTLET COMBINATION JUNCTION BOX BUTTON SWITCH DETECTOR (SMOKE, HEAT, ETC.) PER APPLICABLE CODES CARBON MONOXIDE DETECTOR HEAT DETECTOR 120V DUPLEX OUTLET 120V DUPLEX OUTLET (FLOOR) 220V OUTLET CEILING FAN CEILING FAN WITH LIGHT KIT	ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRING, CONDUIT, POWER TO HVAC EQUIP. WATER HEATERS, SEPTIC SYSTEM (IF ANY) AND ALL OTHER ITEMS REQUIRING ELECTRICITY. - ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE. - THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS. - CONVENIENCE OUTLETS TO BE MOUNTED # 12" A.F.F. UNLESS NOTED OTHERWISE. - OUTLETS MOUNTED ABOVE CABINETS TO BE 6" ABOVE THE NOMINAL WORKING SURFACE. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD PRACTICE IF NOT OTHERWISE NOTED. - REFRIGERATOR AND APPLIANCES OUTLETS TO BE # 60" A.F.F. - BATHROOM OUTLETS SHALL BE GFCI AND MOUNTED 8" ABOVE COUNTER. SEPARATE GFCI CIRCUITS FOR EACH BATHROOM. - ALL OUTLETS IN KITCHEN OR WITHIN 6' OF WET AREA TO BE GFCI. - MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTICLE # 18" A.F.F. UNLESS OTHERWISE NOTED. - SWITCH BOXES TO BE MOUNTED # 42" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES. - ARC FAULT PROTECTED OUTLETS REQUIRED AT ALL LOCATIONS. - ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED CONVENIENT TO ACCESS. - WASHER TO HAVE SEPARATED 20 AMP. DUPLEX OUTLET # 44" A.F.F. - DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLET # 44" A.F.F. - ALL OUTLETS IN GARAGE TO BE GFCI. - ALL EXTERIOR OUTLETS TO BE GFCI AND WEATHER PROTECTED. - TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. # 12" A.F.F. OR 6" ABOVE COUNTER UNLESS NOTED OTHERWISE), COVER PLATE, CATEGORY 5 WIRE, ALL LINES TO BE HOME RUNS. - GANG SWITCHES / OUTLETS WHENEVER POSSIBLE.



■ ROOF PLAN - 4:12 PITCH UNLESS NOTED OTHERWISE
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

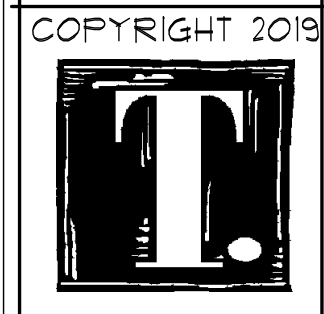
REVISED PER LAKEWAY COMMENTS 1/17/2020
Approved for Construction 11/25/2019



T. McIntyre
Associates

Seven Custom Homes
The Bell Residence
422 Treasure Peak Pass Lakeway, TX

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY & COORDINATE ALL CONDITIONS, RELATIONSHIPS, ALL DIMENSIONS, AND ASSEMBLIES OF BUILDING COMPONENTS, AND THE ACCURACY AND CORRECTNESS OF ALL WORK ON THIS PROJECT.



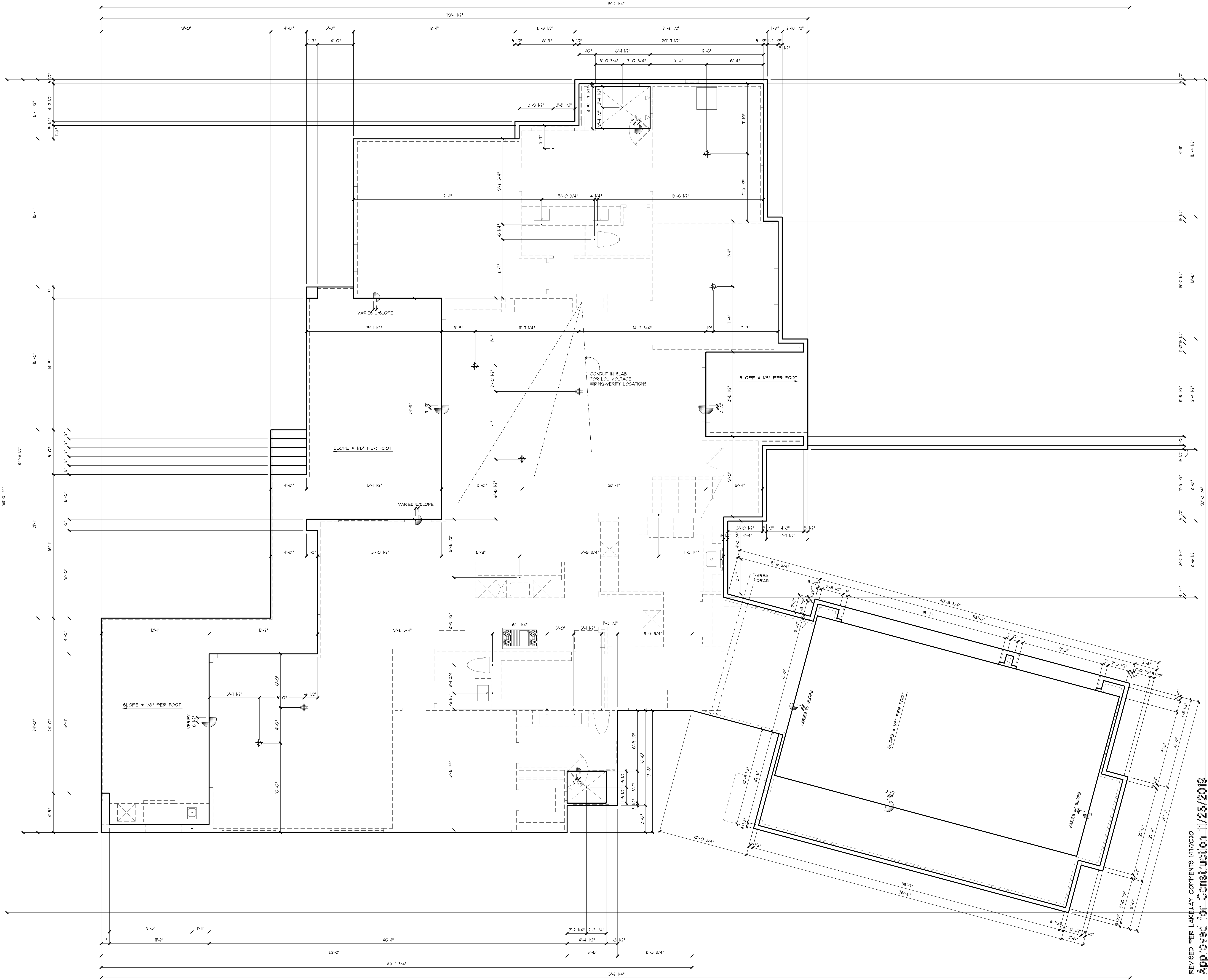
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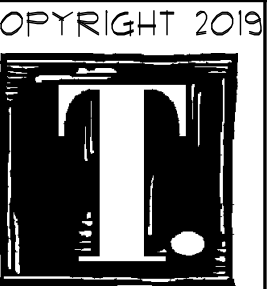
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REF. ENGINEERING DRAWINGS

FOUNDATION DIMENSION PLAN
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")



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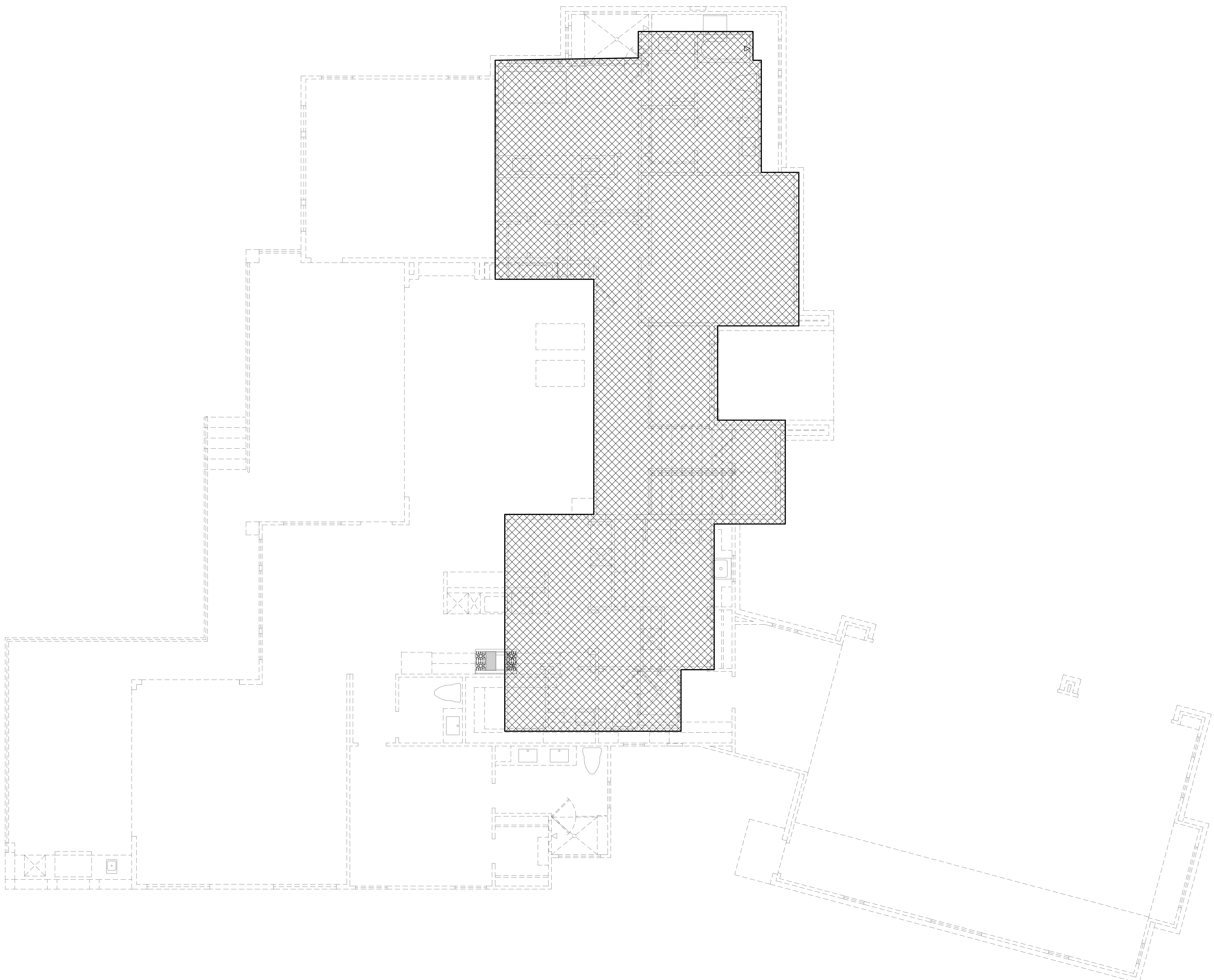
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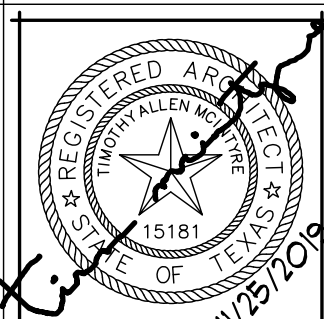
McIntyre
Associates





2nd FLOOR OVERLAY
SCALE: 1/4" = 1'-0" (30" x 42")
SCALE: 3/32" = 1'-0" (11" x 17")

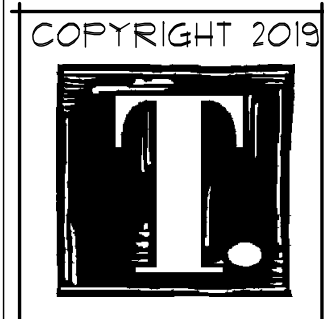
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