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CITY OF AUSTIN

ROW # 10716515

CASE # 2012-012024 R

TCAD # 02200613050000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4107 Avenue G

LEGAL DESCRIPTION: Subdivision - Hyde Park Addn No 1

Lot(s) 5 + 6 Block 27 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Peter Peroto on behalf of myself/ourselves as authorized agent for

Gossett Jones Homes affirm that on _____, _____,

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
____ Maximum Linear feet of Gables protruding from setback plane
____ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

I would like to request a waiver for FAR habitable
attic from the allowable 40%, which is 2,595 sf.
to 45%, which is 2,920 sf.

in a SF3 HD NCCD zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) - case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

This home was designed with an exempt attic and the current Board of Adjustment interpretation has inadvertently ~~been~~ resulted in a moratorium on approving exempt attic space.

REQUEST:

2. The request for the modification is unique to the property in that:

The plans were submitted for Pre-McMansion Review as well as Certificate of Appropriateness Review in December (before Board of Adjustment meeting on 1/6/12) and were approved by both. We had support from Historic Landmark Commission, Certificate of Appropriateness Committee, and Hyde Park Neighborhood Association.

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

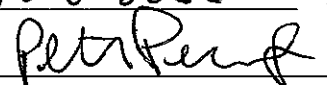
The modification will not alter the exterior of the home and will not add any mass to the home.

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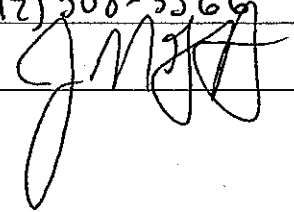
CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1702-B West 6th St.
City, State Austin, TX Zip 78703
Phone (512) 308-3366 Printed Name Peter Peroto - Gossett Jones Homes
Signature  Date _____

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1702-B West 6th St.
City, State Austin, TX Zip 78703
Phone (512) 308-3366 Printed Name Jared Gossett - Gossett Jones Homes
Signature  Date 3-5-12

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Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

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City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	For Departmental Use Only	PR #: 12-012024-R	BP #: 12- -8
		Assigned: 2-7-2012	Due Date: 2-14-2012
		Review Date: 2-14-12	Issue Date:
		Reviewed/Approved:	Issued:

Project Information	
Project Address: 4107 Avenue G	Tax Parcel ID: 215919
Legal Description: Lot 5+6 BIK 27 Hyde Park Addn No 1	
Zoning: SF-3-HD-NCCD ✓	Lot Size (square feet): 6,488
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Y ☐ N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? ☒ Y ☐ N wastewater availability? ☒ Y ☐ N If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.	
Does this site have a septic system? ☐ Y ☒ N If yes, submit a copy of approved septic permit to construct	
Does this site require a cut or fill in excess of four (4) feet? ☐ Y ☒ N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? ☒ Y ☐ N Is this site adjacent to a paved alley? ☐ Y ☒ N	
Does this site have a Board of Adjustment (BOA) variance? ☐ Y ☒ N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☐ Y ☒ N If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.	
Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. ☒ Y ☐ N Note: If yes, application for a tree permit with the City Arborist may be required.	
Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? ☐ Y ☒ N Note: Proximity to a floodplain may require additional review time.	

Description of Work					
Existing Use: <u>vacant</u>	single-family residential	duplex residential	two-family residential	other	
Proposed Use: <u>vacant</u>	<u>single-family residential</u>	duplex residential	two-family residential	other	
Project Type: <u>new construction</u>	addition	addition/remodel	remodel/repair	other	
# of bedrooms existing: 0	# of bedrooms proposed: 5	# of baths existing: 0	# of baths proposed: 4		
Will all or part of an existing exterior wall be removed as part of the project? ☐ Y ☒ N Note: Removal of all or part of a structure requires a demolition permit.					
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary) <u>New Construction of a 2-story single family residence (w/ Attic)</u>					
Trades Permits Required: electric plumbing mechanical (HVAC) concrete (right-of-way)					

Job Valuation		
Total Job Valuation: \$ <u>260,000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>0</u>
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: \$	Bldg: \$ Elec: \$
	Accessory Structure: \$	Plmbg: \$ Mech: \$

① Remove stamp "Not for..."
② Needs tree review
③ Attic space can not be exempted
④ HFA Section 2
⑤ Permitting
⑥ Sign Plans
⑦ (oversee) work
⑧ trees: ✓
⑨ GIS: ✓
⑩ TCA: ✓
⑪ Approch alley
⑫ Annexa: ✓
⑬ work on 1st floor

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Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 0 % of lot size: 0

Proposed Building Coverage (sq ft): 2,076 % of lot size: 32

Max
2595.2

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 0 % of lot size: 0

Proposed Impervious Cover (sq ft): 2,865 % of lot size: 44.1

Max
2919.0

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? Y ☒ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☒ Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Parking (LDC 25-6 Appendix A & 25-6-478)

Building Height: 30 ft Number of Floors: 3

of spaces required: _____ # of spaces provided: _____

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) ☒ Y N

***Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.**

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y N

Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y N

Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 st floor conditioned area		1,239	
2 nd floor conditioned area		1,317	
3 rd floor conditioned area ATTIC		325	
Basement			
Covered Parking (garage or carport) Att. Garage		239	
Covered Patio, Deck or Porch /		598	
Balcony			
Other			
Total Building Coverage		4,518	
Driveway		442	
Sidewalks		39	
Uncovered Patio /		25	
Uncovered Wood Deck (counts at 50%)		147	
AC pads		16	
Other (Pool Coping, Retaining Walls)		120	
Total Site Coverage		5,265	
Pool		552	
Spa			

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Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1 st Floor		1,239		1,239
2 nd Floor		1,317		1,317
3 rd Floor		200		
Basement				
Attic		325	0325	0325
Garage (attached)		239	200	39
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)				

Lot Size - 6488

6488 @ 40% = 2595.

2920 - 2595 = 325

TOTAL GROSS FLOOR AREA 2,595 2920

(Total Gross Floor Area / lot size) x 100 = $\frac{2920}{6488} \times 100 = 45.01$ Floor-To-Area Ratio (FAR)

- Is this project claiming a "parking area" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "ground floor porch" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "basement" exemption as described under Article 3? ☐ Y ☒ N
- Is this project claiming a "habitable attic" exemption as described under Article 3? ☒ Y ☐ N
- Is a sidewall articulation required for this project? ☐ Y ☒ N
- Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it; and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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Contact Information			
Owner	4107 Avenue G, LLC	Applicant or Agent	Peter Prevoto
Mailing Address	1702-B West 6th St.	Mailing Address	1702-B West 6th St.
Phone		Phone	308-3366
Email		Email	permits@gossettjoneshomes.com
Fax		Fax	
General Contractor	Gossett Jones Homes	Design Professional	
Mailing Address	1702-B West 6th St.	Mailing Address	
Phone	308-3366	Phone	
Email	permits@gossettjoneshomes.com	Email	
Fax	308-6602	Fax	

Acknowledgments	
Is this site registered as the owner's homestead for the current tax year with the appraisal district?	Y N
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property. I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required. I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.	
Applicant's signature: <u>Peter Prevoto</u>	Date: <u>2/6/12</u>

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax



Austin Energy
Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1 ϕ or 225 amps 3 ϕ

☒ Check this box if this is for a building permit only.

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(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request <u>Peter Peroto</u>		Phone <u>308-3366</u>
Email <u>permits@gossettjoneshomes.com</u>		Fax <u>308-6602</u>
Project Name <u>4107 Avenue G</u>	☒ New Construction ☐ Remodeling	
Project Address <u>4107 Avenue G</u>	OR	
Legal Description <u>Lot 5+6 BIK 27 Hyde Park Addn No 1</u>	Lot _____	Block _____
Requested Service Duration: ☐ Permanent Service ☒ Construction Power/Temp Service (Usually less than 24 months)		
Who is your electrical service provider? ☒ AE ☐ Other _____		

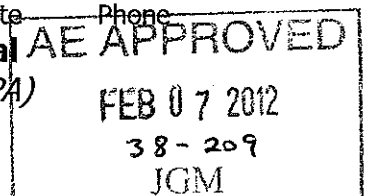
☐ Overhead or ☐ Underground	Voltage _____	☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
Service Main Size(s) _____ (amps) Number of Meters? _____		
AE Service Length _____ (ft.) Conductor _____ (type & size)		
SqFt Per Unit _____	#Units _____	☐ Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)		
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)		
Electric Heating _____ (kW) Other _____ (kW)		

Comments: New Construction

Peter Peroto Peter Peroto 1/7/12
ESPA Completed by (Signature & Print name) Date Phone

AE Representative _____ Approved: ☐ Yes ☐ No (Remarks on back) _____
Date _____ Phone _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)





Austin Water Utility
Water & Wastewater Service Plan Verification
(W & WW SPV)

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(Please Print or Type)

Customer Name: Peter Pevoto Phone: 308-3366 Alternate Phone: _____
Service Address: 4107 Avenue G
Lot: 5+6 Block: 27 Subdivision/Land Status: Hyde Park Addition No 1 Tax Parcel ID No.: 215919
Existing Use: (vacant) single-family res. duplex garage apartment other _____
(Circle one)
Proposed Use: vacant (single-family res.) duplex garage apartment other _____
(Circle one)
Number of existing bathrooms: 0 Number of proposed bathrooms: 4

Water Main size: 6" Service stub size: 3/4" City of Austin Office Use
Service stub upgrade required? N New stub size: _____
Existing Meter number: new Existing Meter size: 3/4" Upgrade required? N New size: _____

WW Service: Septic System/On-Site Sewage Facility (OSSF) or WW Collection System ✓ WW Main size: _____

**Verify sewer connection in field - relocate approach on drive in alley.*
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name)

Date

Phone

OSSF (if applicable) Approved by UDS (Signature & Print name)

Date

Phone

AWU Representative

Date

Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

Instructions:

The intent of the "W&WWSPV" is to ensure that, prior to beginning a single-family residential project (includes duplex and garage apartment uses), adequate water/wastewater service can be provided to the site and is planned for as part of the overall project, and to ensure that the applicant is aware of the potential costs associated with the relocation, new service or upgrading of existing services to the site.

A "W&WWSPV" is required, prior to submitting for residential permit, for the following project types:

- Construction of a new home, duplex, or garage apartment (except for projects identified as a "volume builder" project)
- Remodeling/additions to an existing structure to increase the number of total bathrooms on the site to more than 3
- Remodeling/additions that increase the number of units on the site (for example, converting a home to a duplex)
- Remodeling/additions to an existing structure to increase the number of total bedrooms, total living square footage or change in surface improvement such as swimming pool, driveway, garage, etc. (for structure using OSSF).

If a "W&WWSPV" is required, complete the verification form above, and provide a copy of the "plot plan" for the site (plot plan, house floor plan and other required planning material for OSSF). The "plot plan" should be to a standard scale and show all existing and proposed improvements. Submit the application and planning material to Austin Water Utility-Taps Division (to UDS for OSSF) for approval, prior to submitting for a residential building permit, at one of the locations below:

Note: Applicant must contact AWU taps office at either location noted below to submit an application (if required) for a meter upgrade or a new service before issuance of the building permit.

Austin Water Utility- Waller Creek
625 E 10th St, Austin, TX 78701
(512) 972-0000 - Suite 200 - TAPS Division
(512) 972-0207 - Suite 715 - UDS Division

RECEIVED
FEB 07 2012

Development Assistance Center- One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-6370

WATER & WASTEWATER UTILITY
CONSUMER SERVICES DIVISION

Updated: November 16, 2009

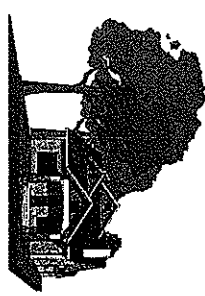
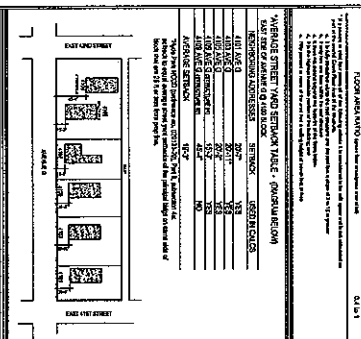
Residential Zoning Review - Darren Cain - 974-9113

1. On the historic stamped plans, please remove the "Not for regulatory approval, permitting or construction" stamp. You can white that out if you want so you won't need to re-print and have it re-stamped.
2. Because of a new interpretation handed down by the Board of Adjustments, attic space exemptions permitted under McMansion are no longer allowed. I will attach the interpretation sheet with this email. You will be required to now count the entire 325 square feet of attic space in your FAR calculations, which will send you over the allowable 40% allowance. You will need to redesign to omit the attic space or apply for an RDCC or BOA variance.
3. I will need a reduced set of plans to scale on letter or legal sized paper, stamped and signed by architect. I would wait until the plans have been finalized to turn this in.
4. Once final plans are drawn, please sign the stamps on the larger sets of plans.

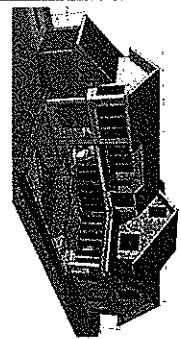
McManison Items to address:

- On the second tent, the high point is labeled as 99'8.5" when in actuality, the high point is the corner below on the same side, 99'11". High point needs to be labeled on tent #1 as well and placed on the elevations. The elevations will need to be drawn to reflect these changes.
- I can't read the elevations very well, they are very light. Please darken the lines so I can review them effectively.

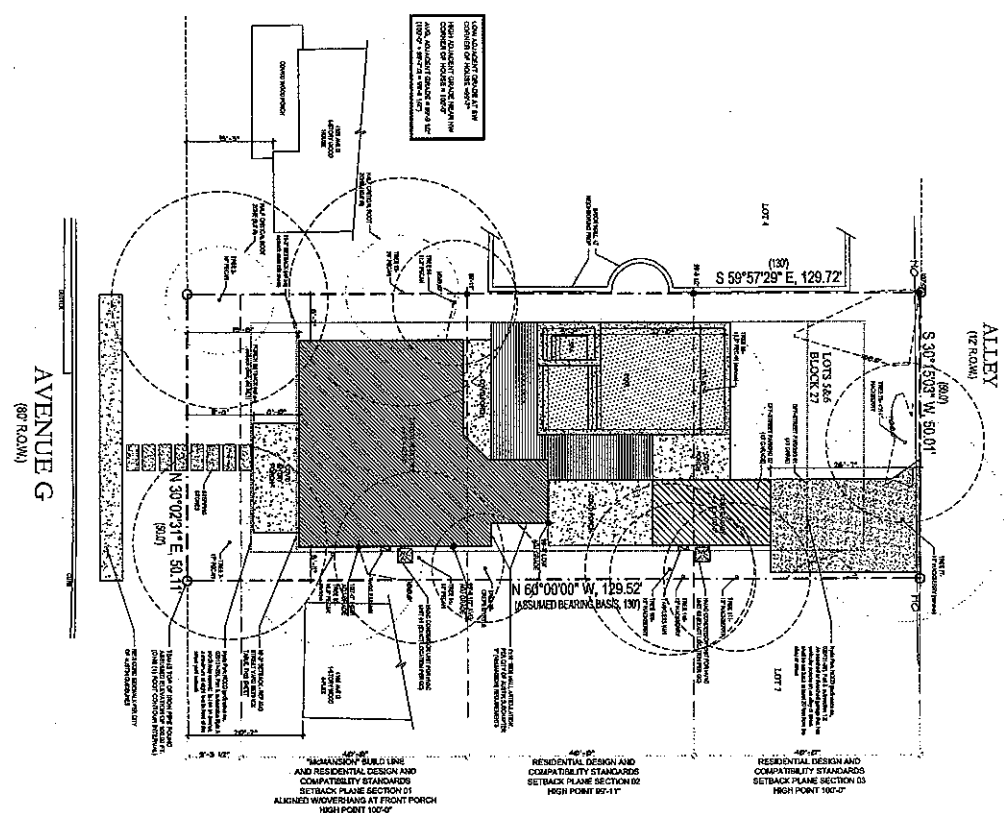
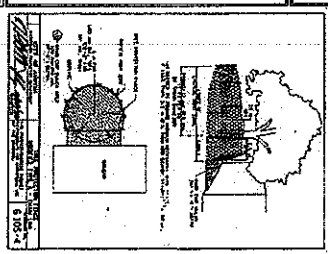
GROSS FLOOR AREA AND FLOOR AREA RATIO (updated 02.22.17)
(see defined in the Austin Zoning Code)

[illegible]

• 4107 Avenue G •
West Elevation View



Orthodont Aerial Perspective

[illegible]

AVENUE G
(80' R.O.W.)

PLAN NORTH TRUE NORTH

SITE PLAN

SCALE: 1" = 10'-0"

GENERAL
NOTES

[illegible]

2. CONTOUR MAP SHOWS IS 1.0 FOOT

ORGANAL SURVEYORS
ALLSTAR
SERVICES
10000 JACOBSON BLVD.
MC ALISTER, TEXAS 75801
C313-346-6600
7501 351-1111 FAX
http://www.allstar-surveyors.com

AO.1

Insurance Coverage	
a. Total liability coverage on lot (see above)	2075
b. Whiskey (in public property)	33
c. Whiskey (at private property)	442
d. Uncovered liquor (at Georgia Pub)	39
e. Uncovered liquor (at Georgia Pub)	145
f. Uncovered wood shed (at 50%)	27
g. Uncovered shed (at 50%)	25
h. Other assets	12
i. Other assets - pool cover	120
TOTAL INSURANCE COVERAGE	2865 (44.1%)
(add a, mortgage)	

[illegible]

SUPERVIOUS COVERAGE CALCULATIONS
 [revised 12/22/17]
 LEGAL DESCRIPTION:
 Lot 504, Block 27, Maple Park Addition, Volume 1, Pgs. 87,
 Austin, Travis County, Texas
 PHYSICAL ADDRESS:
 4107 Avarnum G, Austin, TX 78751
 4408
 5F-3-IND-CD
 Drawing (not Avere) (pg. 19)

INDEX OF DRAWINGS

ARCHITECTURAL

A-1 BUILDING ELEVATIONS

A-2 BUILDING ELEVATIONS

A-3 SECOND FLOOR PLAN OF ONE-PHASE POWERHOUSE

A-4 ROOF PLAN OF ONE-PHASE POWERHOUSE

A-5 FIRST FLOOR PLAN OF ONE-PHASE POWERHOUSE

A-6 SHED PLAN AND ELEVATION OF SHED

A-7 ELEVATIONS AND SECTION OF LIFTWAY

A-8 BUILDING SECTION

A-9 WINDOW ELEVATIONS

ELECTRICAL

E-1 ELECTRICAL CONTROL PLAN

E-2 SECOND FLOOR ELECTRICAL LAYOUT

OWNER:
THE UNIVERSITY OF MARYLAND
517.426.3117 or 517.426.3124

BUILDER:
LARGED GUSSETT | ROCKETT JONES HOMES
7706 S WEST 9TH ST., AUSTIN, TX 78703
512.422.3216

ARCHITECT:
CLINT DAWSON | DAWSON ARCHITECTURE, PLLC
534 NORTH LAUREL BLVD #301 | AUSTIN, TEXAS 78703
512.753.5117 | info@clintdawson.com

• 4107 Avenue G •
West Aulid Perspectives

REV	DESCRIPTION	DATE
		ISSUED FOR PERMITTING

DRAWN BY: C.GROW

MARRIOTT - KELLEY RESIDENCE
4107 Avenue G
Austin, TX 78751

2/22/12

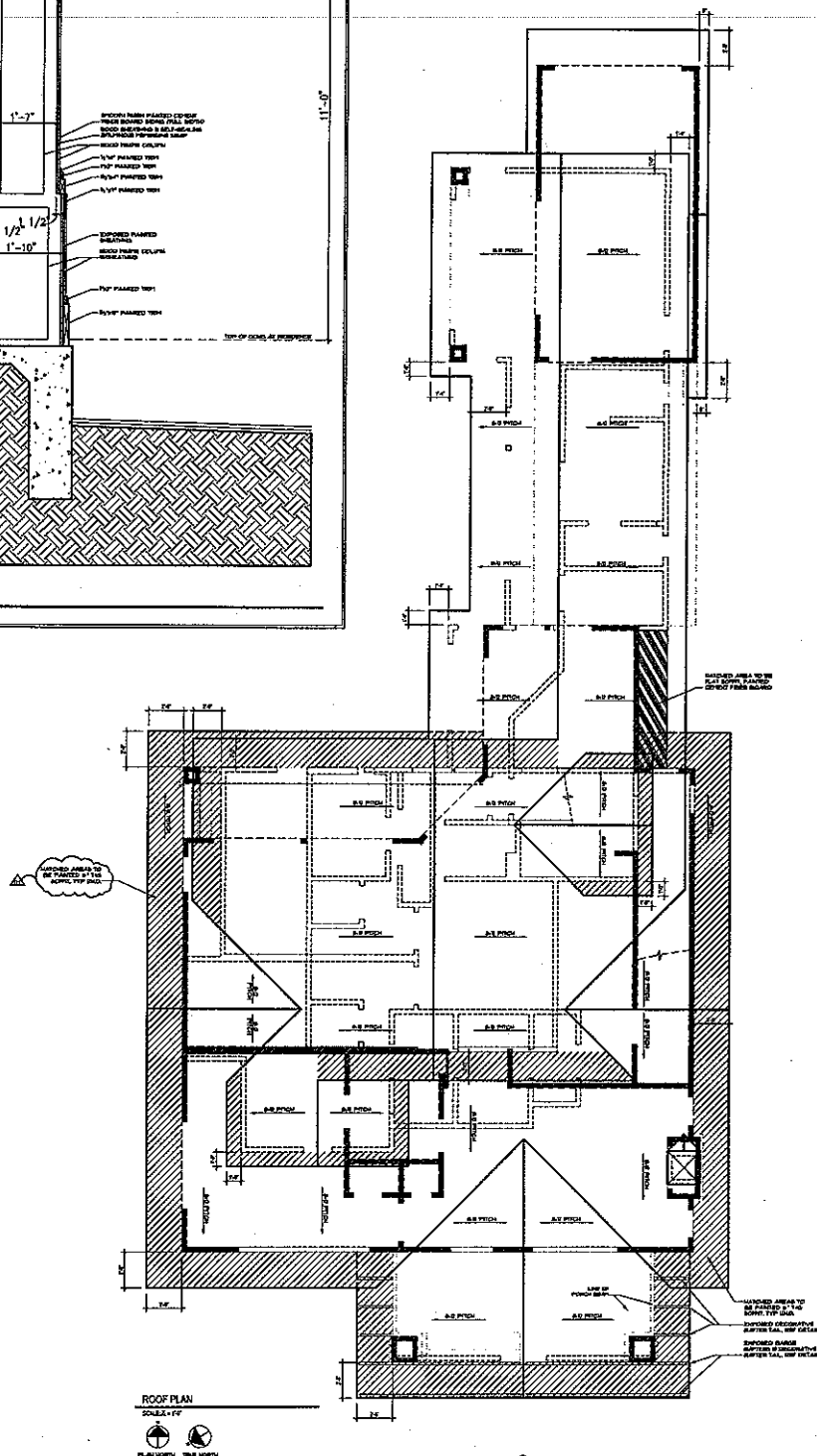
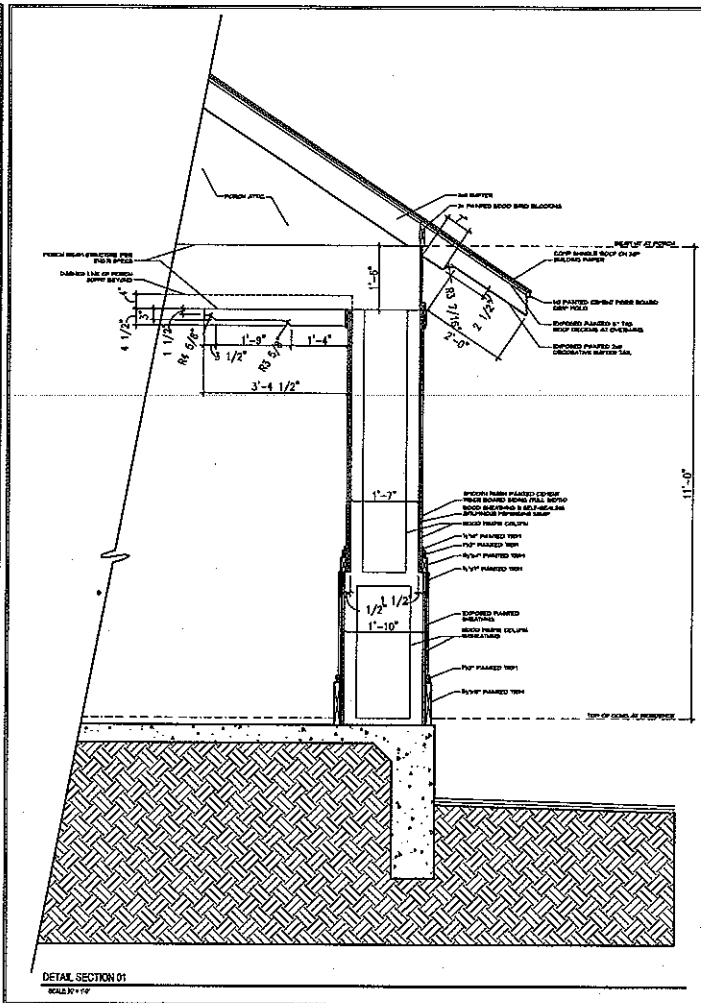


GARWOOD
ARCHITECTURE

Garwood Architecture, Inc. 2010 200 4th Ave., 10th Floor, New York, NY 10013 212.279.5472 www.GarwoodArchitecture.com



2/22/12



- 12 ROOF ATTACH IS NOT PER PLAN & ELEVATION
- 13 ADDITIONAL CONTRIBUTION TO VENTRY FURTHER AWAY AND SPACED WITH ENGINEER'S FRAMING PLAN RESPONSE
- 14 COORDINATION
- 15 ALL PLUMBING & HVAC LINES WANTS TO RUN TO REAR BY ROOM WORKING POSSIBLE.
- 16 ALL OVERLAPPED FROM POORLY CHAINED FROM DIRECTION OF TRAVEL WALL ON OUTSIDE SIDE OF BUILDING
- 17 HATCHED INDICATES LOWER LEVELS, WILL UNLESS NOTED OTHERWISE
- 18 ORIGINAL CONNECTION TO CHECK FOR CONFORMANCE TO LOCAL, NATIONAL CODES. CONTACT THE ARCHITECT SHOULD ANY DISCREPANCIES BE FOUND OR CHANGE REQUIRED.

A1.3

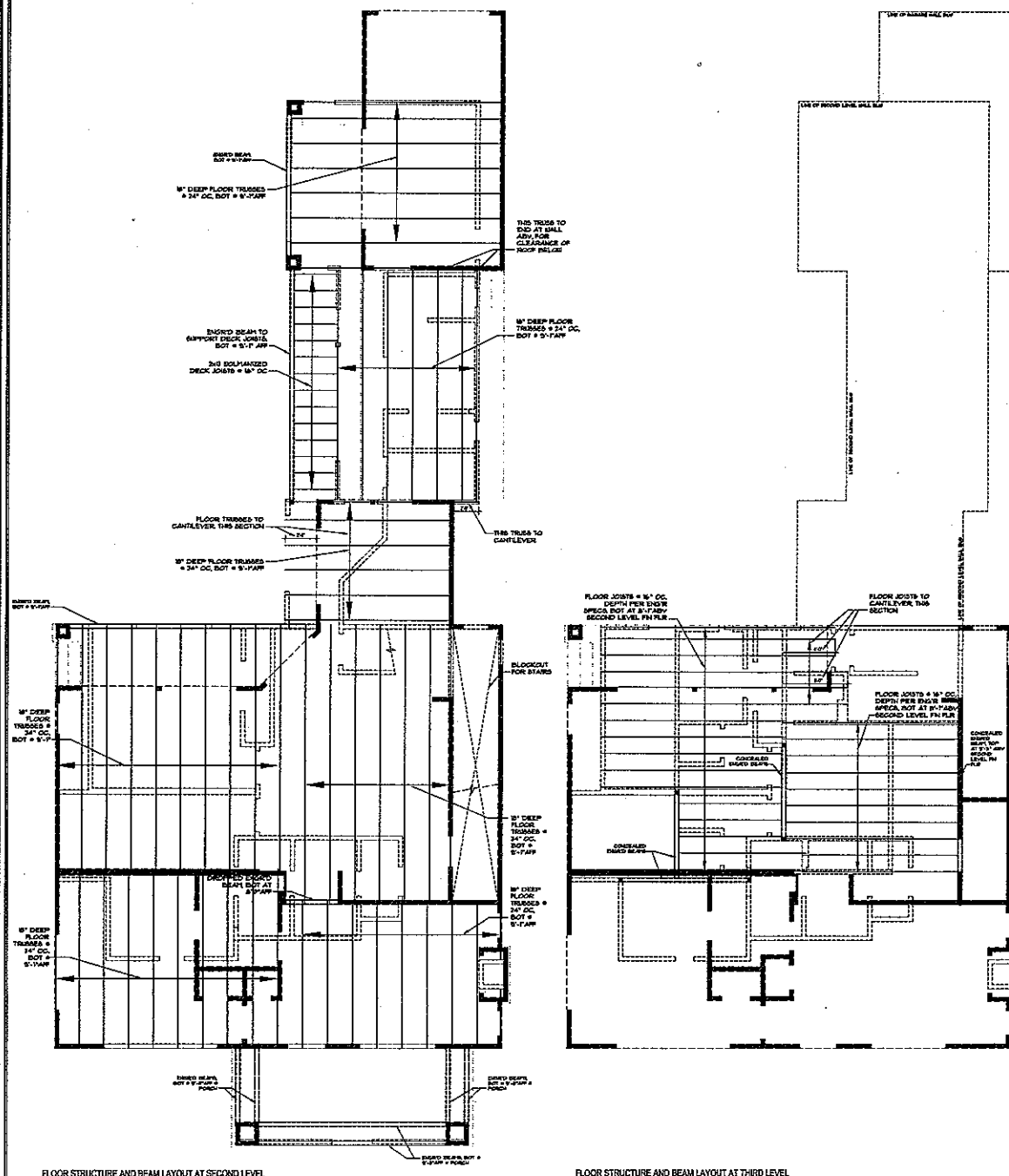
REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	02.22.2012
A	NOTE ADDED	08.29.12
	DRAWN BY: C.C. JENKIN	

MARIOTT-KELLE
RESIDENCE
4107 AVENUE G
AUSTIN, TEXAS 78721

**MARRIOTT-KELLEY
RESIDENCE**

2/22/12

[illegible]



FLOOR STRUCTURE AND BEAM LAYOUT AT SECOND LEVEL

FLOOR STRUCTURE AND BEAM LAYOUT AT THIRD LEVEL

SCHEMATIC

FLIGHT

THE WORLD

SCALE: $X = 10^\circ$



FLY IN NORTH



FLY IN SOUTH

* NOTE:
1. THIS DRAWING IS PRELIMINARY IN NATURE. STRUCTURAL
ENGINEER TO SIZE STRUCTURAL MEMBERS, FINALIZE DESIGN
AND DETAIL CONNECTIONS.
2. HATCHING ■■■ INDICATES LOWER LEVEL WALLS, UNLESS NOTED
OTHERWISE.

* NOTE:
1. THIS DRAWING IS PRELIMINARY IN NATURE. STRUCTURAL
ENGINEER TO SIZE STRUCTURAL MEMBERS, FINALIZE DESIGN
AND DETAIL CONNECTIONS.
2. HATCHING  INDICATES LOWER LEVEL PAIRS, UNLESS NOTED
OTHERWISE.

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	02.22.2012

MARJORI-KELLEY
 RESIDENCE
 4307 AUSTIN RD
 AUSTIN, TEXAS 78731

Created by: CCM/ML

A1.4

STRUCTURE
BEAM LAYOUT

2/22/12



C2
21

GENERAL NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

2. FINISHES SHALL BE AS NOTED OR AS SHOWN ON THE SCHEDULE.

3. MATERIALS SHALL BE AS NOTED OR AS SHOWN ON THE SCHEDULE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING INFORMATION.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOUNDING INFORMATION.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY VIBRATION INFORMATION.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY AIR QUALITY INFORMATION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WATER QUALITY INFORMATION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOIL QUALITY INFORMATION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SEISMIC INFORMATION.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORICAL INFORMATION.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL INFORMATION.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHAEOLOGICAL INFORMATION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PALEONTOLOGICAL INFORMATION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BOTANICAL INFORMATION.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ZOOLOGICAL INFORMATION.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION.

23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL SCIENCE INFORMATION.

24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HUMANITIES INFORMATION.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARTS INFORMATION.

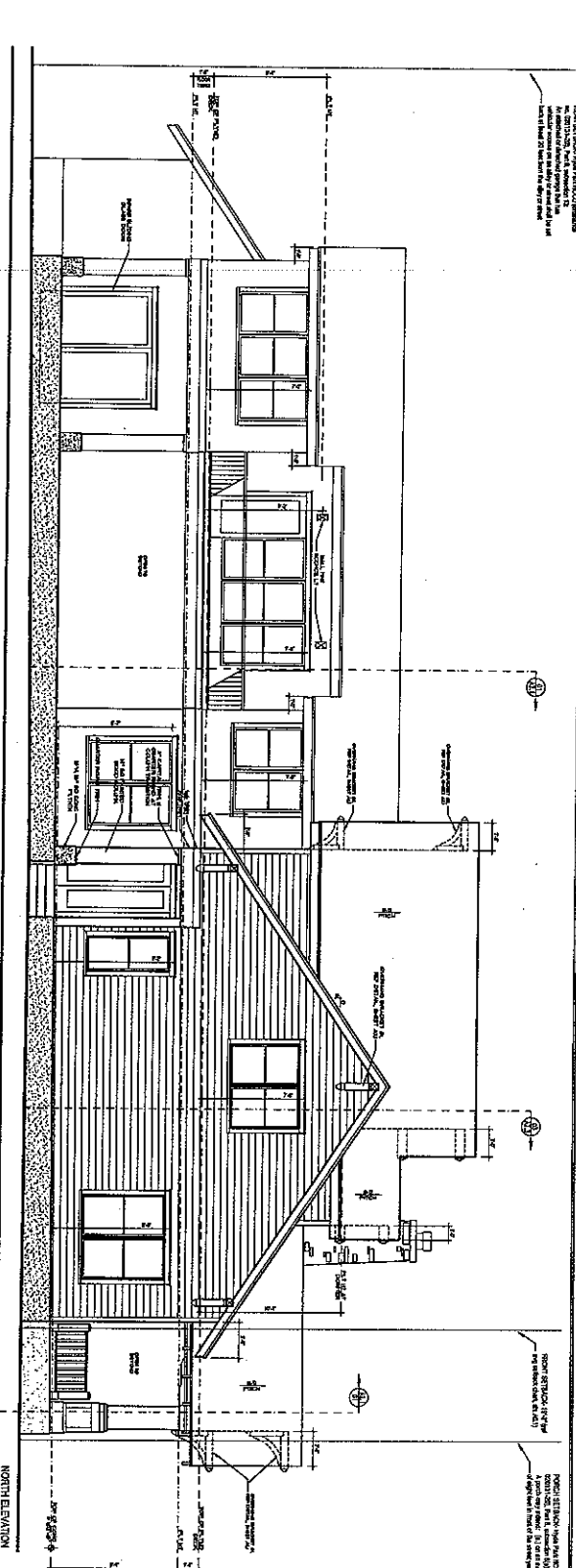
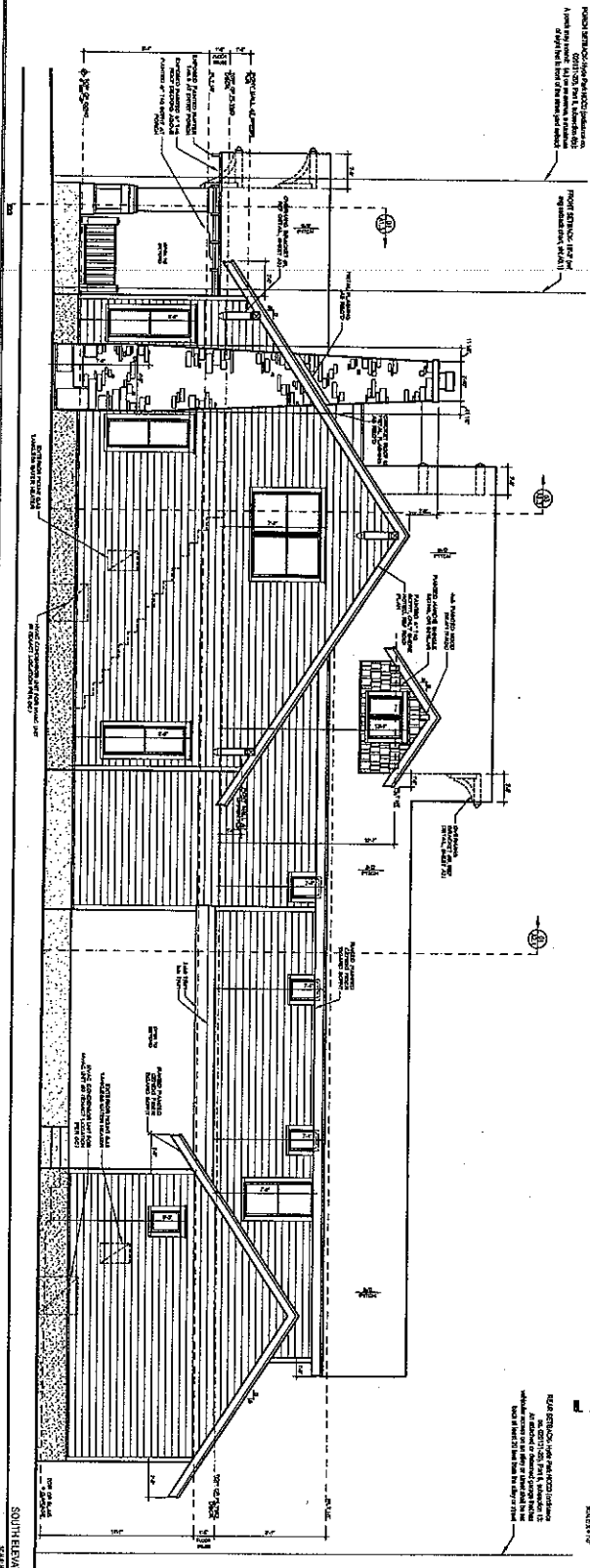
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECREATION INFORMATION.

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION INFORMATION.

28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH INFORMATION.

29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WELFARE INFORMATION.

30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY QUALITY OF LIFE INFORMATION.



REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	02.22.2012
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MADEIRA-KELLEY
ARCHITECTS
1001 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.MADEIRA-KELLEY.COM

DATE: 02.22.2012
DRAWN BY: CQ/EN

SHEET TITLE
ELEVATIONS

SHEET
A2.2

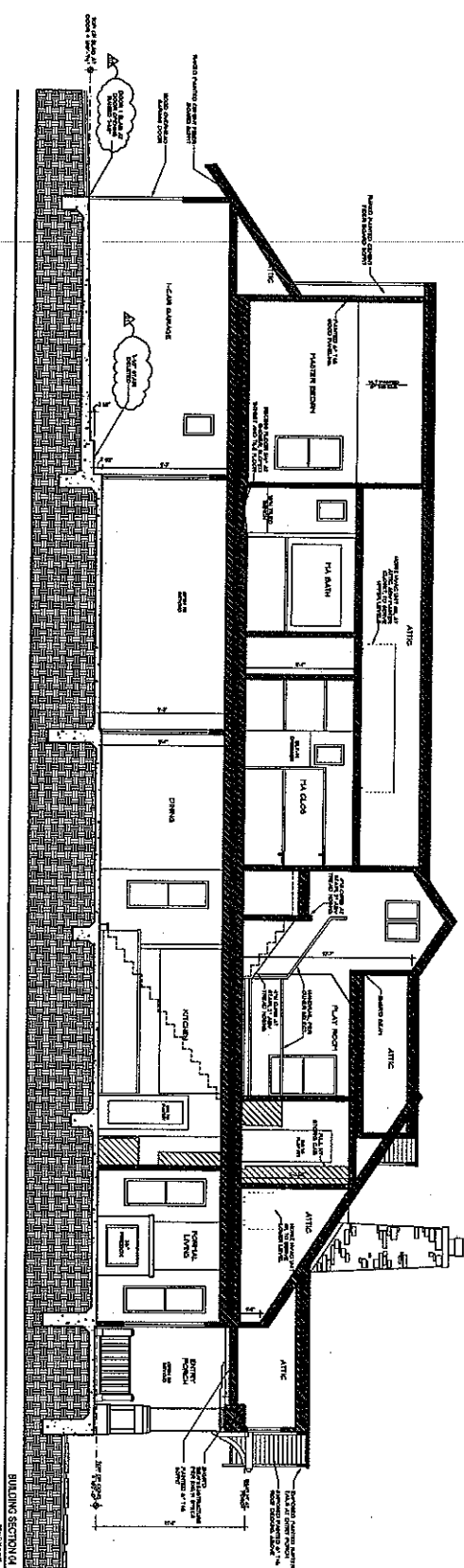
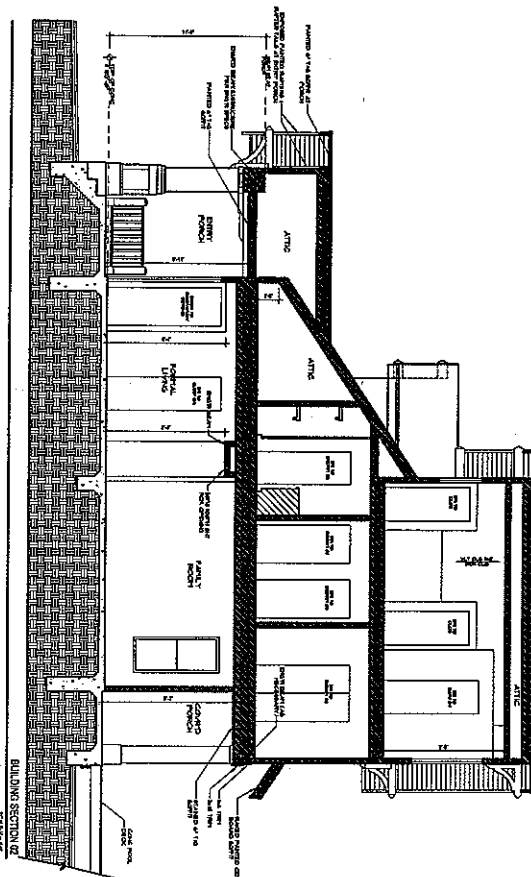
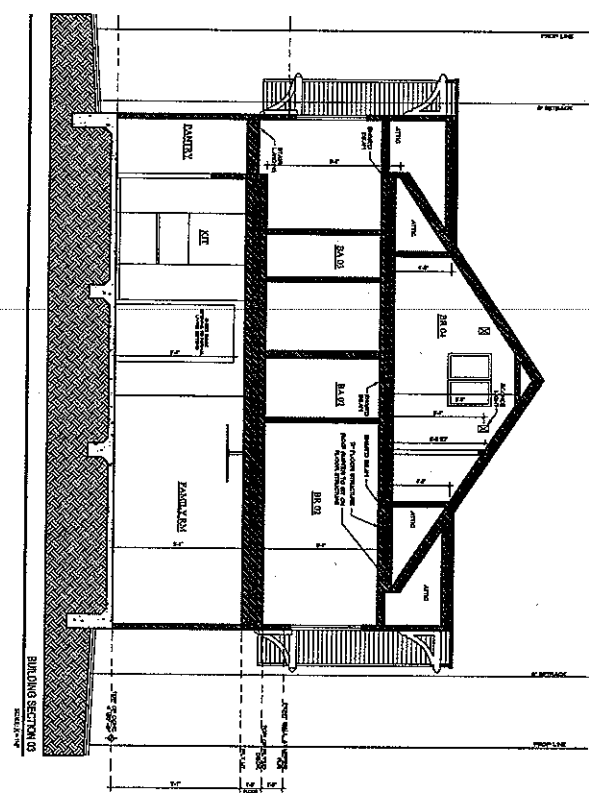
02/22/12



MADEIRA-KELLEY
ARCHITECTS
1001 N. 10TH ST.
SUITE 100
DENVER, CO 80202
TEL: 303.733.1234
WWW.MADEIRA-KELLEY.COM



3/22



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE BOOKS.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE BOOKS.

- 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE BOOKS.
- 3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL, ELECTRICAL, AND PLUMBING CODE BOOKS.

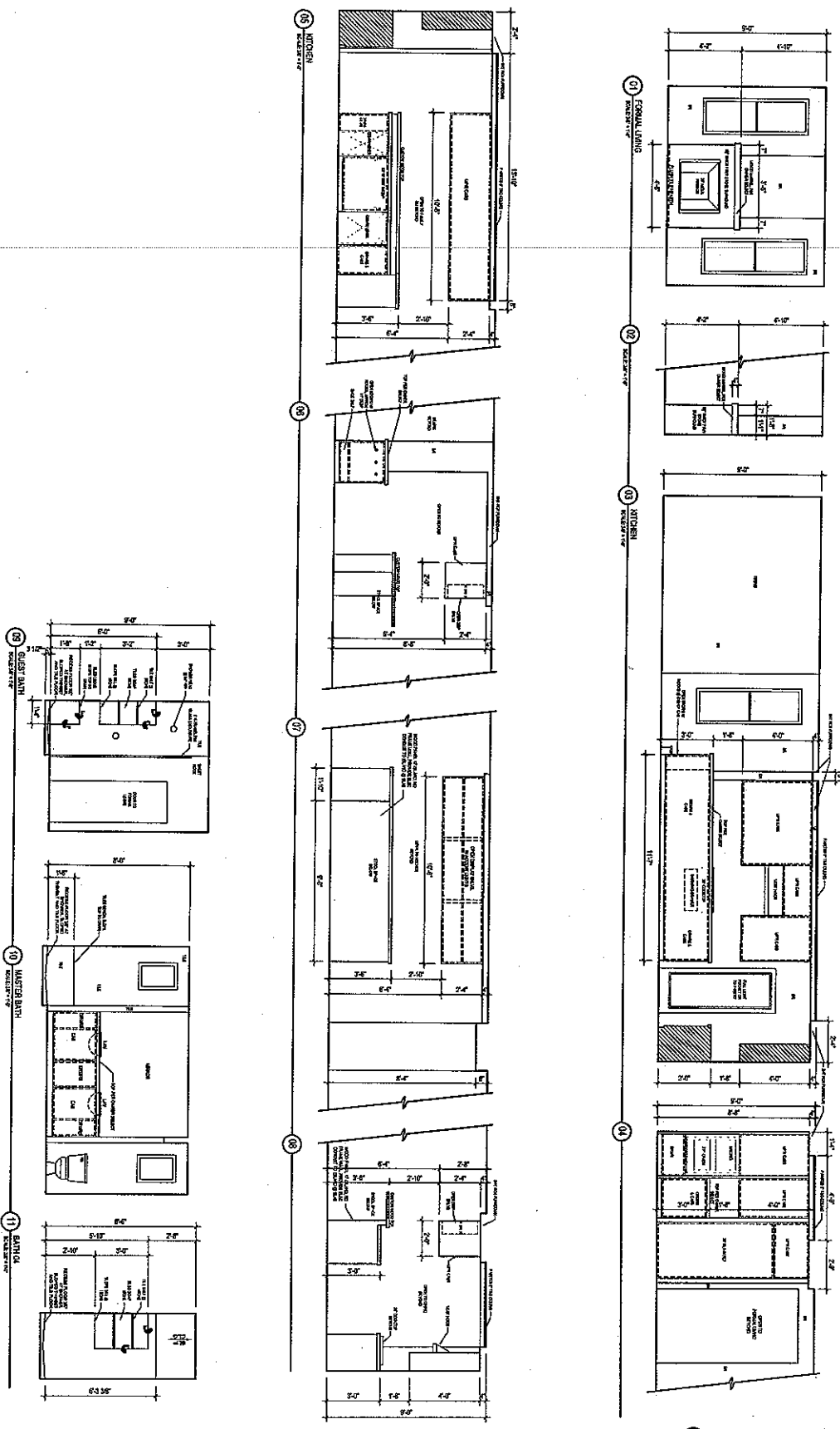
SHEET A2.3	REV	DESCRIPTION	DATE
	1	ISSUED FOR PERMITTING	02.22.2012
DRAWN BY: CCG/NN			

Garwood
8/22/12



C2
23

GENERAL
NOTES

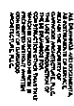


REV	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	02.22.2012
2		
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DRAWN BY: C.G.D.P.N.

SHEET
A3.1

2/22/12
C.S.



12. ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL WORK IN COMPLIANCE WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.
20. ELECTRICAL SUBCONTRACTORS TO HAVE ALL NECESSARY PLECS CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SUBCONTRACTOR WORK. ELECTRICAL CONNECTION TO COORDINATE AS NECESSARY WITH MECHANICAL, PLUMBING, AND ROOFING CONTRACTORS.
20. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORKSHEET RECORDED AS NO WORK TO BE DONE BY OTHER TRADES.






SQUARE FOOTAGE CALCS (pg 82, 2017)	
HEATED (excludes frame wall)	
Exterior	1359
Upper level	1317
Third level	525
Total	3601
NONHEATED	
Garage	233
Covered entry porch	155
Covered allweather dining	245
Covered porch at family rm.	120
Covered porch at garage	682
Total	835

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	02.22.2012

MARRIOTT-KEALE
RESIDENCE
MOBILE, TARRANT 70231

Figure 1 is a line graph titled "Number of cases of acute myocardial infarction in the United States, 1980-1995". The x-axis is labeled "Year" and ranges from 1980 to 1995 in 5-year increments. The y-axis is labeled "Number of cases" and ranges from 0 to 250,000 in increments of 50,000. The graph shows a steady increase in the number of cases over time, starting at approximately 150,000 in 1980 and reaching about 250,000 by 1995.

DEC 20 2011

NPZD/CHPO

LHD - Hyde Park
CITY OF AUSTIN CERTIFICATE OF APPROPRIATENESS APPLICATION

City Historic Landmark Commission review and approval is required prior to initiating any non-routine exterior work on the site of a designated City Historic Landmark. A complete application form, including all submittal materials, is required for City staff to forward your application to the Historic Landmark Commission.

Name of historic property: LHD - Hyde Park LHD-2011-0026
Address of historic property: 4107 Avenue G
Brief description of proposed work: New construction of Single Family Residence on a vacant lot

APPLICANT

Name: ~~Peter Perata~~ Gossett Jones Homes
Mailing Address: 1702-B West 6th St. Telephone: (512) 308-3366
City: Austin Zip: 78703 Fax: (512) 308-6602

OWNER

Name: Jared Gossett
Mailing Address: 1702-B West 6th St. Telephone: (512) 308-3366
City: Austin Zip: 78703 Fax: (512) 308-6602

ARCHITECT (if applicable)

Name: Clint Garwood
Mailing Address: 8500 Bluffston Cove Ste B-102 Telephone: (512) 241-0100
City: Austin Zip: 78759 Fax: ()

APPROVED BY

CONTRACTOR (if applicable)

HISTORIC LANDMARK COMMISSION

Name: _____ DATE: 1/24/2012
Mailing Address: _____ BY: [Signature] Telephone: [Signature]
City: _____ Zip: _____ Fax: for FLC Chair

Owner's Signature (Required)

Applicant's Signature (Required)

\$100.00 pd by chk 12/00/2011 (VW)

C2
27

12-16-11

12/16/11

Date

Date

For City Use Only:

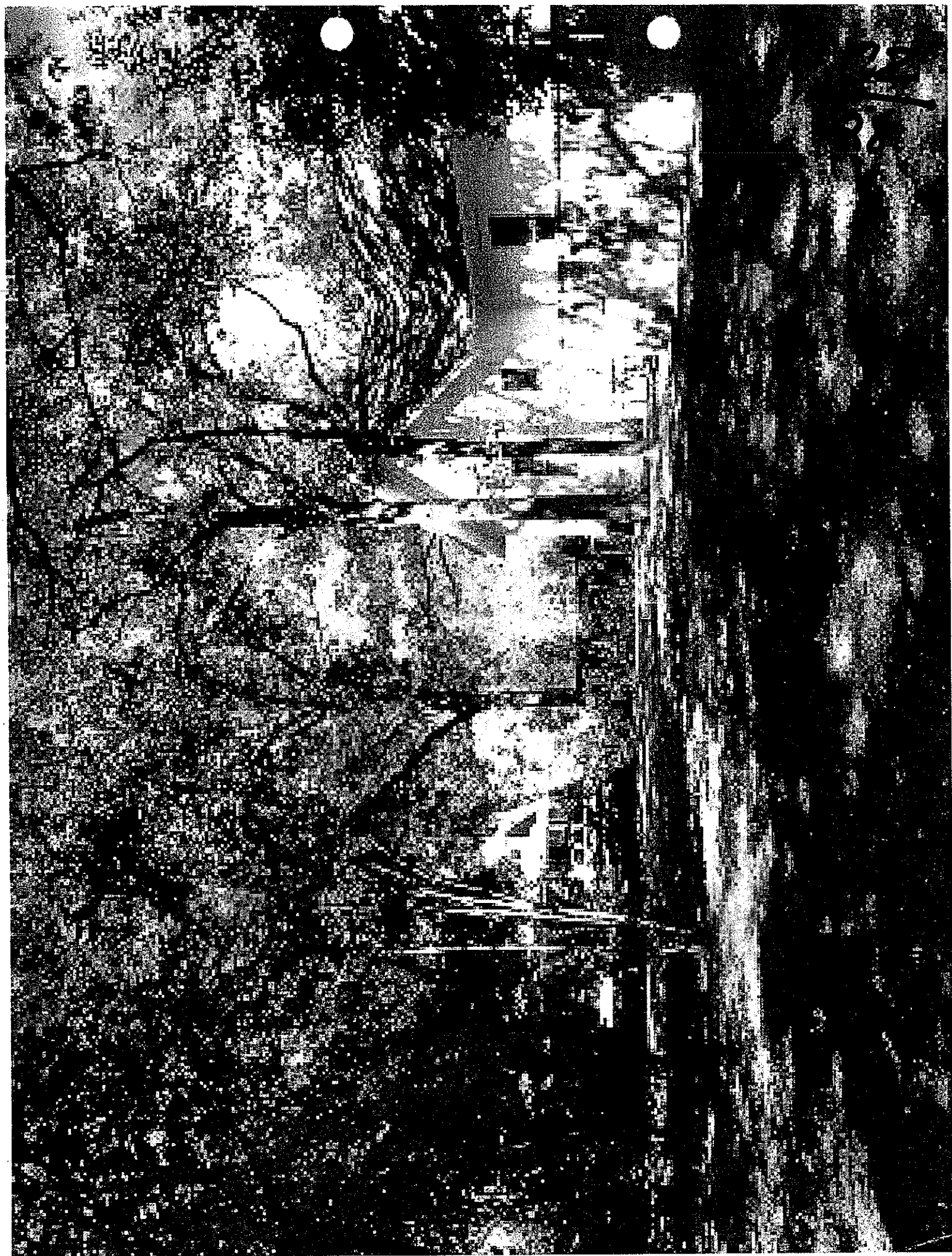
Application review date: _____

Application Complete: Y/N (If no: Date applicant contacted: _____)

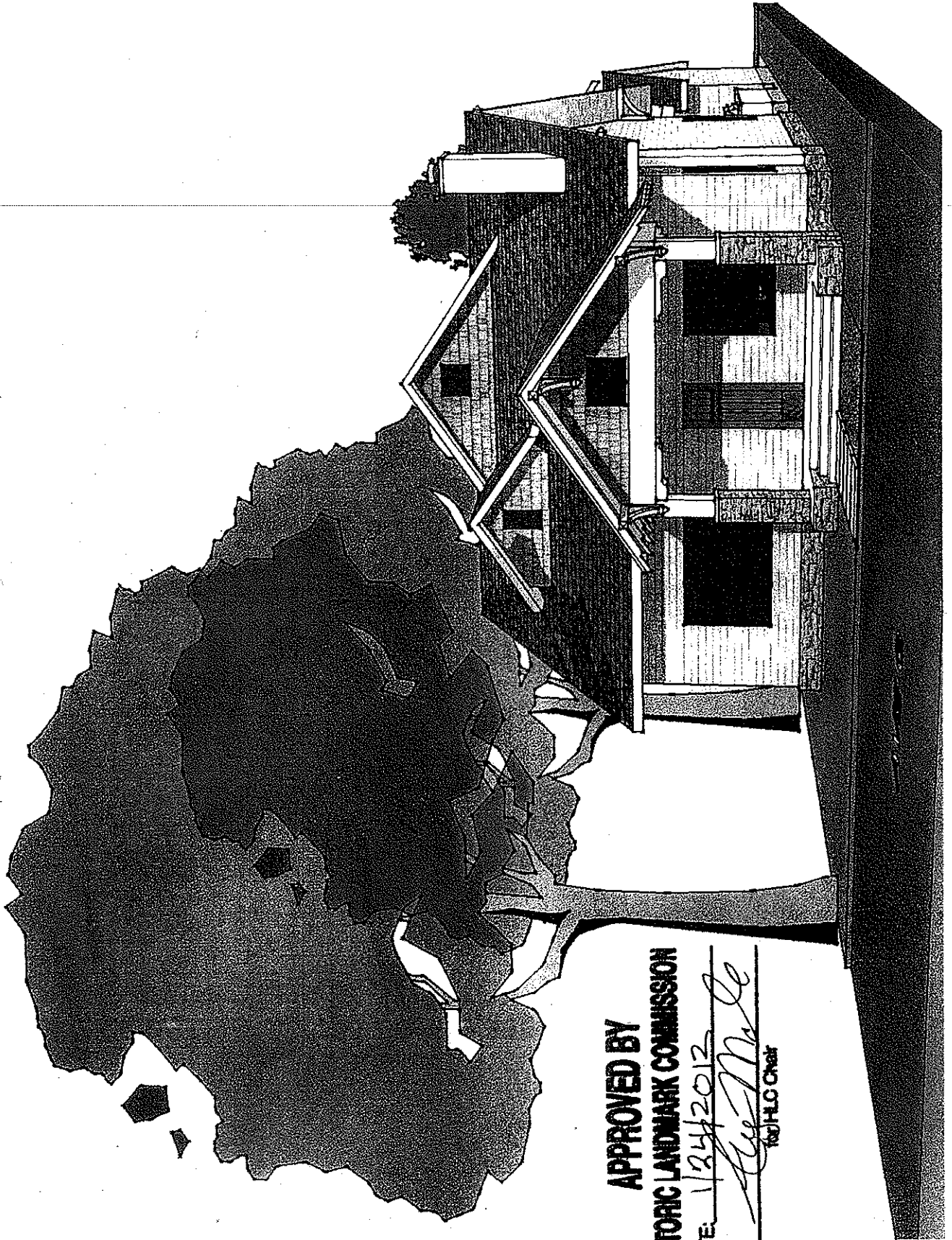
Reviewer: _____

Submittal requirements complete: Y/N (If no: Date applicant contacted: _____)

Date Application Completed: _____



C2
29.

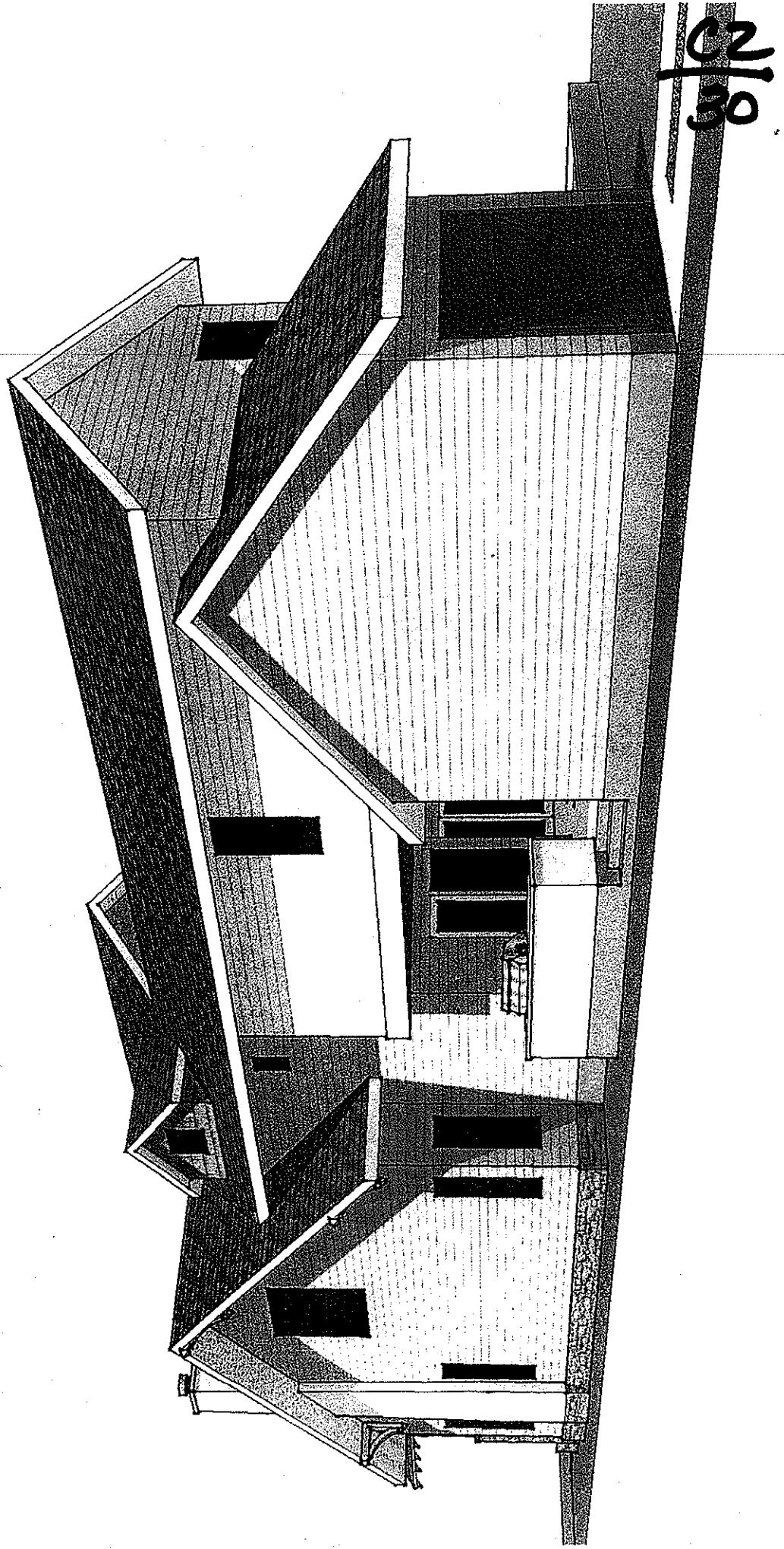


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1/24/2012
BY: [Signature]
For HLC Chair

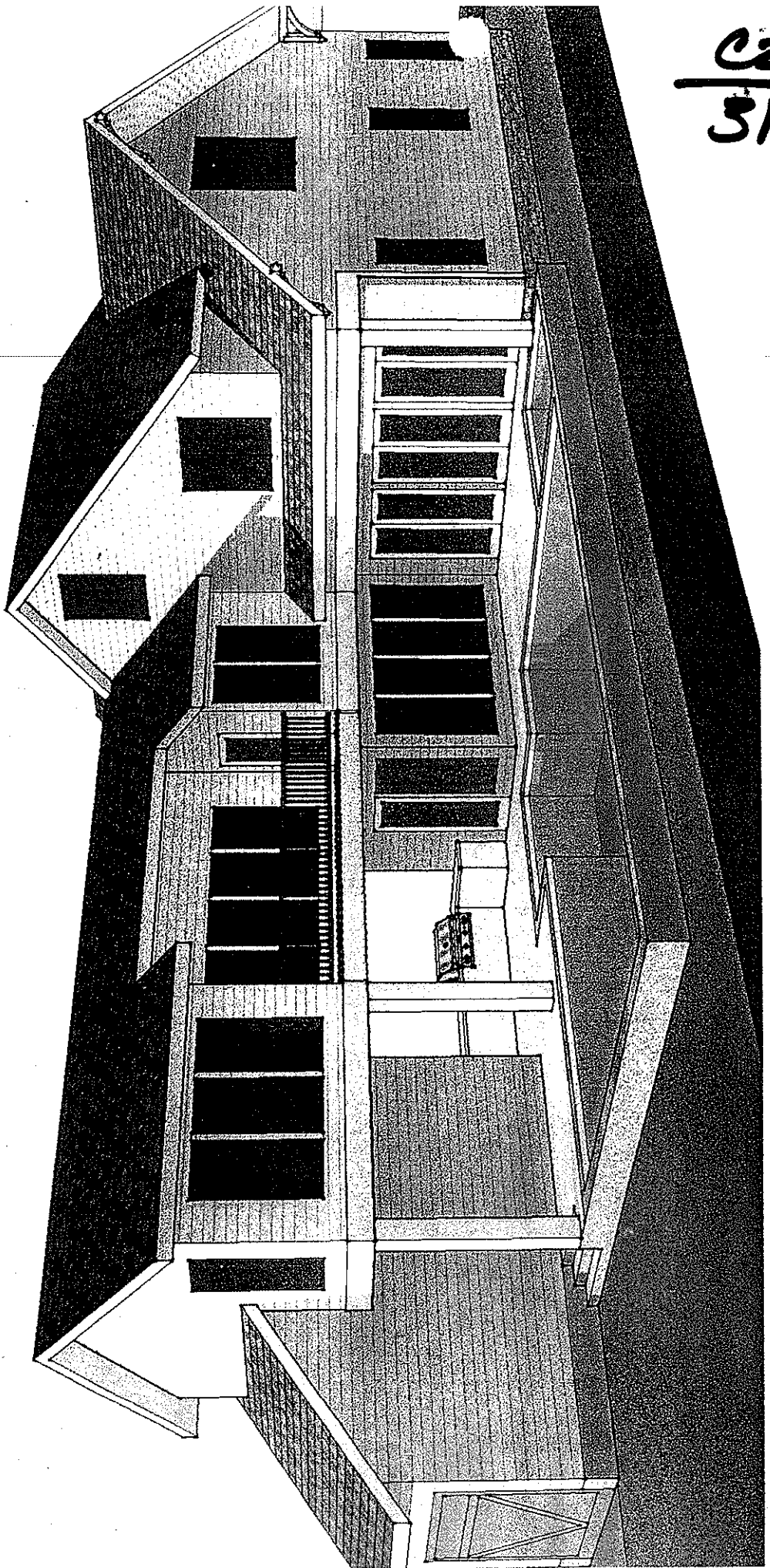
APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 1/24/2012

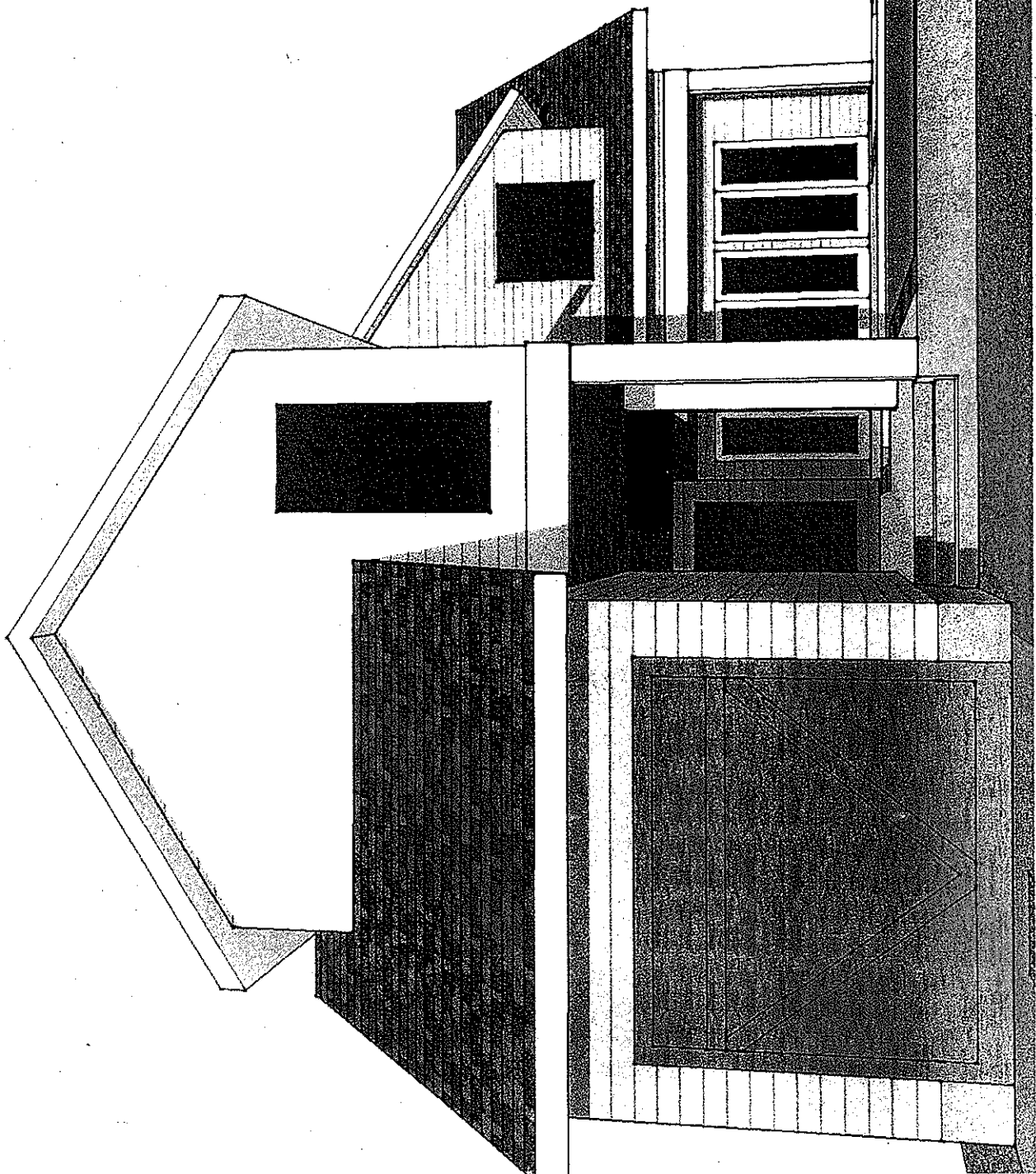
BY: *[Signature]*
for HLC Chair



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1/24/2012
BY: *[Signature]*
for HLC Chair



C2.
31



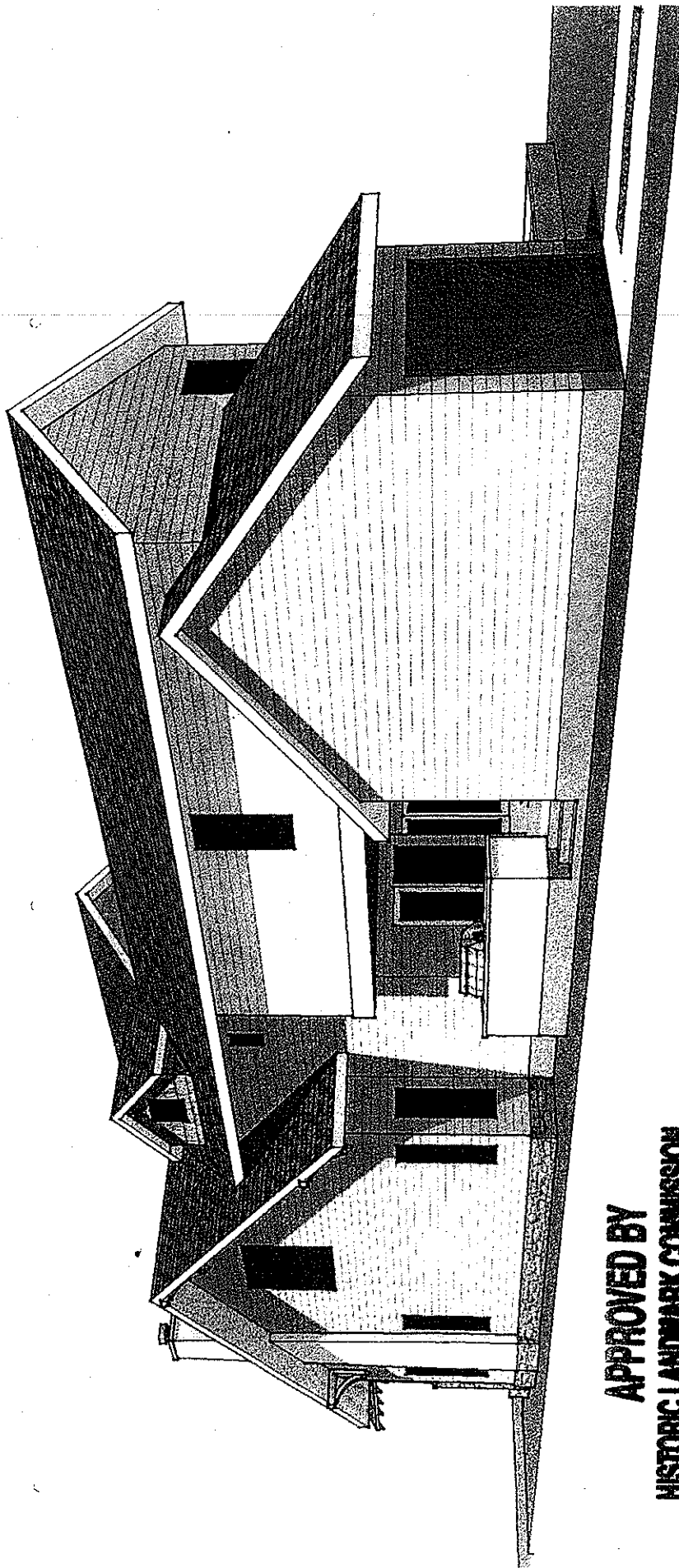
APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 1/24/2013

BY: [Signature] for HLC Chair

C2
32

CZ
33



APPROVED BY
HISTORIC LANDMARK COMMISSION

DATE: 1/24/2012

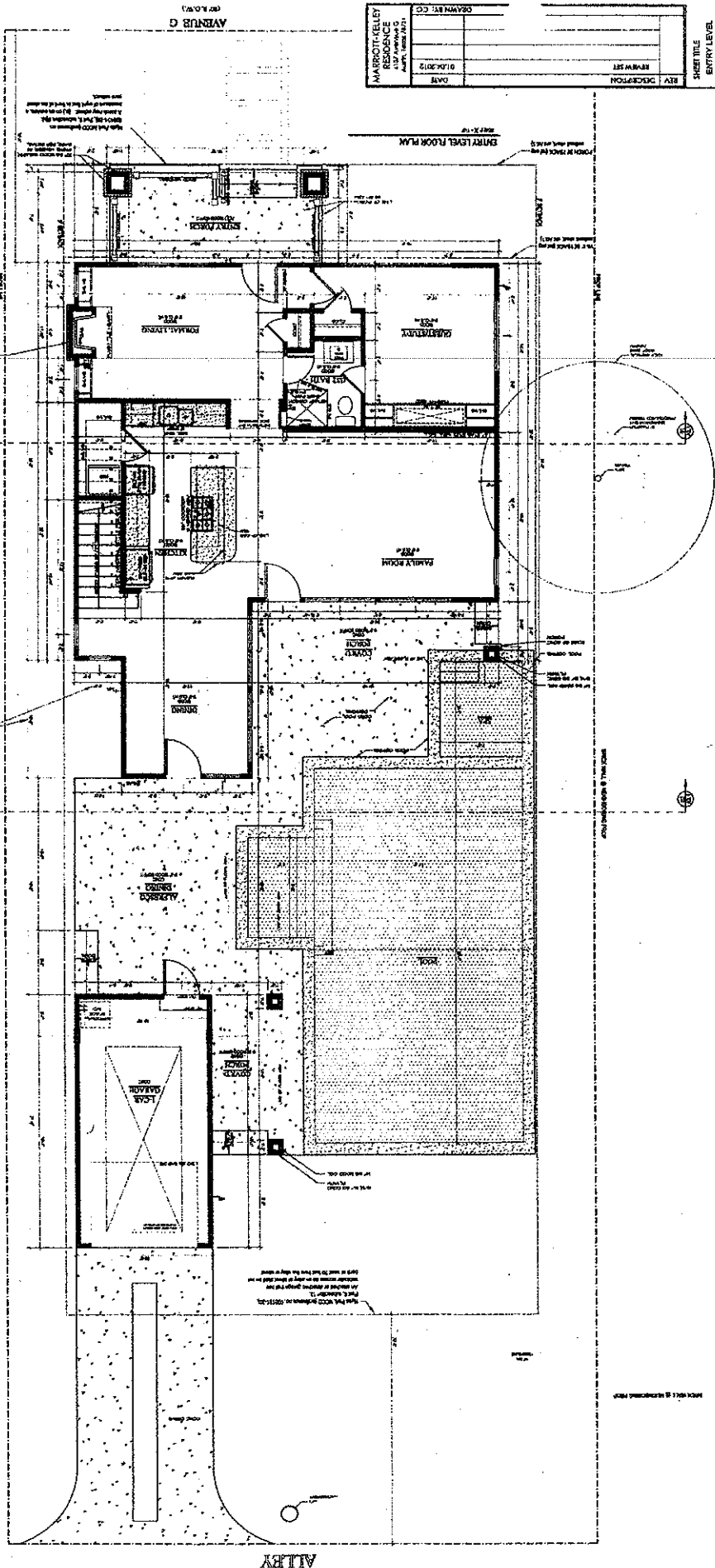
BY: Greg M. B.
for HLC Chair

46/32 C2

APPROVED BY
HISTORIC LANDMARK COMMISSION
 DATE: 1/24/2012
 BY: *Ely Moll*
 for HLC Chair

SQUARE FOOTAGE CALC.

Room	Area
Living Room	1,200
Dining Room	800
Kitchen	600
Bathroom	400
Bedroom	1,000
Garage	1,200
Other	200
Total	5,400



HARRIS-RELEY RESIDENCE

DATE	01/04/2012
BY	DAVID B. CO.

SHEET TITLE
 ENTRY LEVEL
 FLOOR PLAN

SHEET
 A1.1

- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.
 3. ALL FLOORS ARE 4" THICK CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL ROOFS ARE 12" THICK CONCRETE UNLESS OTHERWISE NOTED.
 5. ALL CEILING ARE 8" THICK CONCRETE UNLESS OTHERWISE NOTED.
 6. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 7. ALL WINDOWS ARE 48" WIDE UNLESS OTHERWISE NOTED.
 8. ALL STAIRS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 9. ALL HALLS ARE 36" WIDE UNLESS OTHERWISE NOTED.
 10. ALL KITCHENS ARE 10' X 10' UNLESS OTHERWISE NOTED.
 11. ALL BATHS ARE 5' X 7' UNLESS OTHERWISE NOTED.
 12. ALL BEDROOMS ARE 10' X 12' UNLESS OTHERWISE NOTED.
 13. ALL LIVING ROOMS ARE 12' X 16' UNLESS OTHERWISE NOTED.
 14. ALL DINING ROOMS ARE 10' X 12' UNLESS OTHERWISE NOTED.
 15. ALL PORCHES ARE 12' X 16' UNLESS OTHERWISE NOTED.
 16. ALL GARAGES ARE 12' X 20' UNLESS OTHERWISE NOTED.
 17. ALL OTHER ROOMS ARE 10' X 12' UNLESS OTHERWISE NOTED.
 18. ALL ROOMS ARE TO BE FINISHED WITH 1/2" PLASTER OR EQUIVALENT.
 19. ALL ROOMS ARE TO BE FINISHED WITH 1/2" GYPSUM BOARD OR EQUIVALENT.
 20. ALL ROOMS ARE TO BE FINISHED WITH 1/2" DRYWALL OR EQUIVALENT.
 21. ALL ROOMS ARE TO BE FINISHED WITH 1/2" CEILING BOARD OR EQUIVALENT.
 22. ALL ROOMS ARE TO BE FINISHED WITH 1/2" FLOOR BOARD OR EQUIVALENT.
 23. ALL ROOMS ARE TO BE FINISHED WITH 1/2" WALL BOARD OR EQUIVALENT.
 24. ALL ROOMS ARE TO BE FINISHED WITH 1/2" TRIM OR EQUIVALENT.
 25. ALL ROOMS ARE TO BE FINISHED WITH 1/2" DOOR OR EQUIVALENT.
 26. ALL ROOMS ARE TO BE FINISHED WITH 1/2" WINDOW OR EQUIVALENT.
 27. ALL ROOMS ARE TO BE FINISHED WITH 1/2" STAIR OR EQUIVALENT.
 28. ALL ROOMS ARE TO BE FINISHED WITH 1/2" HALL OR EQUIVALENT.
 29. ALL ROOMS ARE TO BE FINISHED WITH 1/2" KITCHEN OR EQUIVALENT.
 30. ALL ROOMS ARE TO BE FINISHED WITH 1/2" BATH OR EQUIVALENT.
 31. ALL ROOMS ARE TO BE FINISHED WITH 1/2" BEDROOM OR EQUIVALENT.
 32. ALL ROOMS ARE TO BE FINISHED WITH 1/2" LIVING ROOM OR EQUIVALENT.
 33. ALL ROOMS ARE TO BE FINISHED WITH 1/2" DINING ROOM OR EQUIVALENT.
 34. ALL ROOMS ARE TO BE FINISHED WITH 1/2" PORCH OR EQUIVALENT.
 35. ALL ROOMS ARE TO BE FINISHED WITH 1/2" GARAGE OR EQUIVALENT.
 36. ALL ROOMS ARE TO BE FINISHED WITH 1/2" OTHER OR EQUIVALENT.

GARWOOD

ARCHITECTS
1000 10th Street, Suite 100
San Francisco, CA 94103
(415) 774-1000
www.garwoodarchitects.com



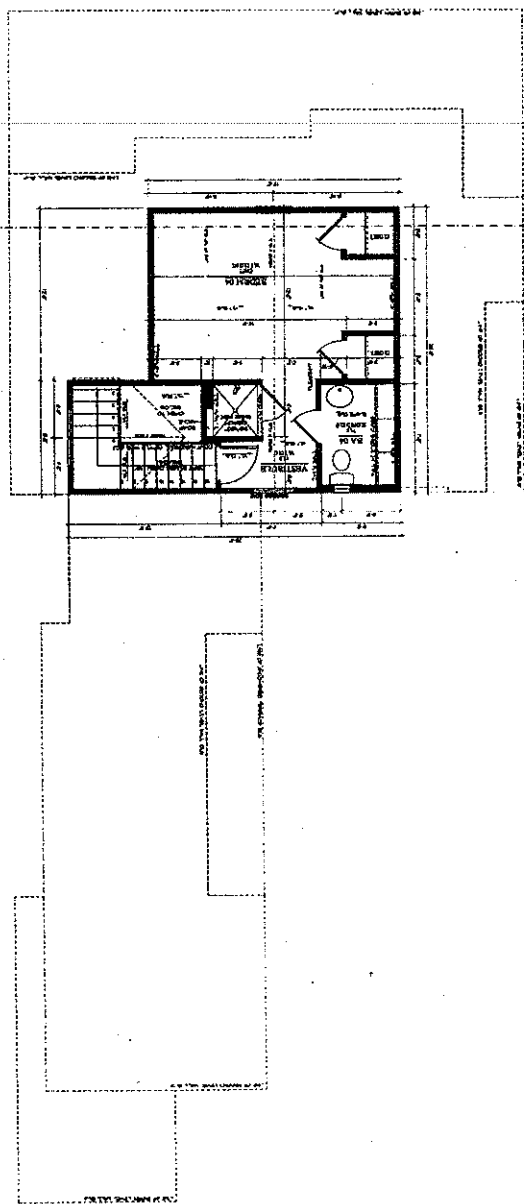
HARRIS-KELLEY RESIDENCE 1000 10th Street, Suite 100 San Francisco, CA 94103	DATE 01/04/2012	REVISION 1	DESCRIPTION SECOND & THIRD LEVEL FLOOR PLAN
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SHEET TITLE
SECOND & THIRD LEVEL
FLOOR PLAN

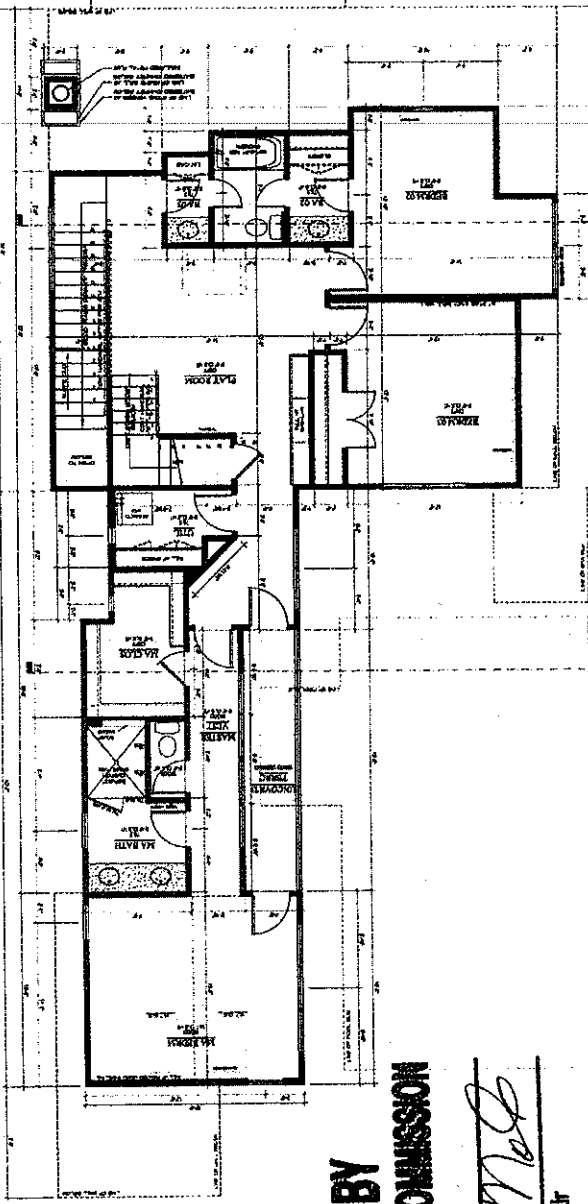
SCALE
A1.2

2/35

THIRD LEVEL FLOOR PLAN

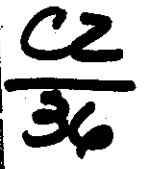


SECOND LEVEL FLOOR PLAN

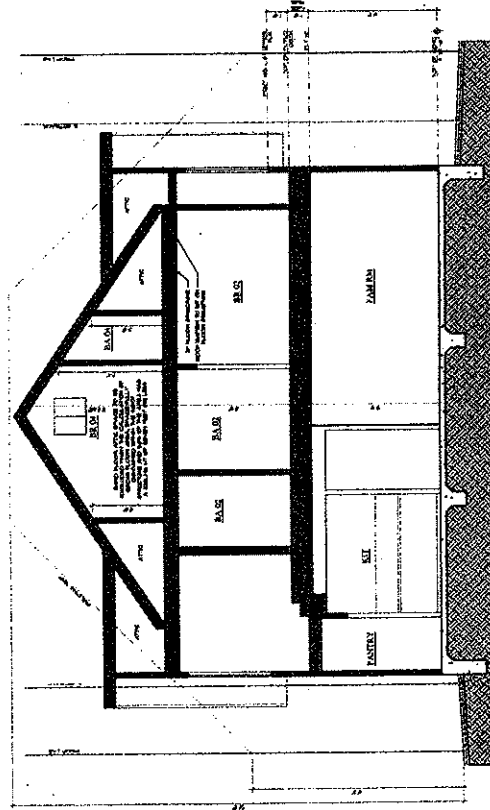
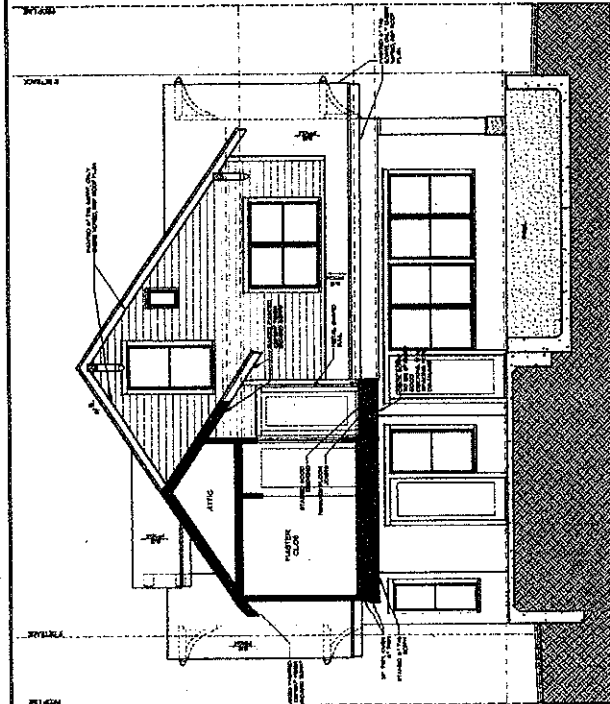
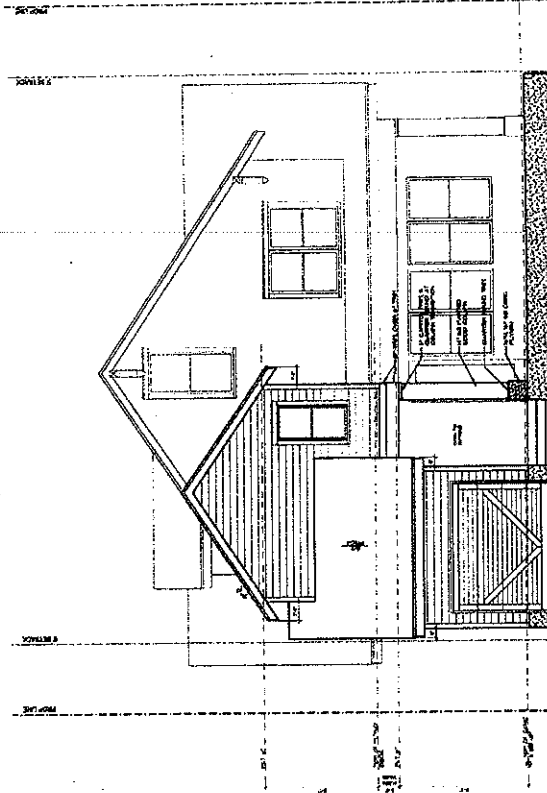
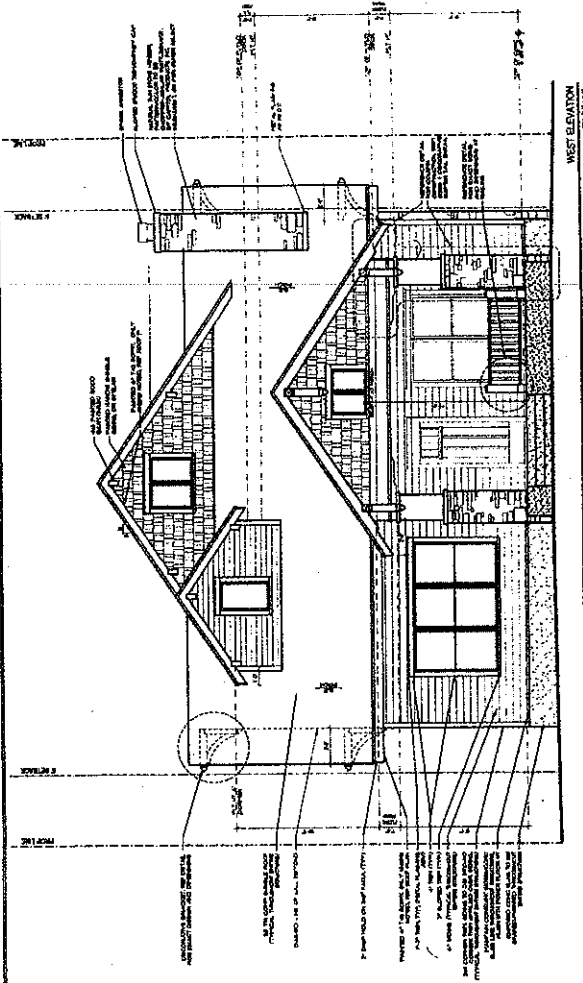


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1/24/2012
BY: [Signature] for HLC Chair

- GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF SAN FRANCISCO.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY AND COUNTY OF SAN FRANCISCO.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 5. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING LANDSCAPE AND PLANTING.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY RECORDS AND DOCUMENTATION.



MARSHOT-KEYLEY RESIDENCE 10000 Aurora, Illinois 60015	DATE	01-04-2019	REVISION SET	SHEET TITLE ELEVATIONS & BUILDING SECTIONS	SHEET A2.1
	DESIGNED BY: C.D.				



APPROVED BY

HISTORIC LANDMARK COMMISSION
12/13/57

DATE:

器

for FLC Chair

Provide more moulded detail at front porch railing.

APPROVED BY

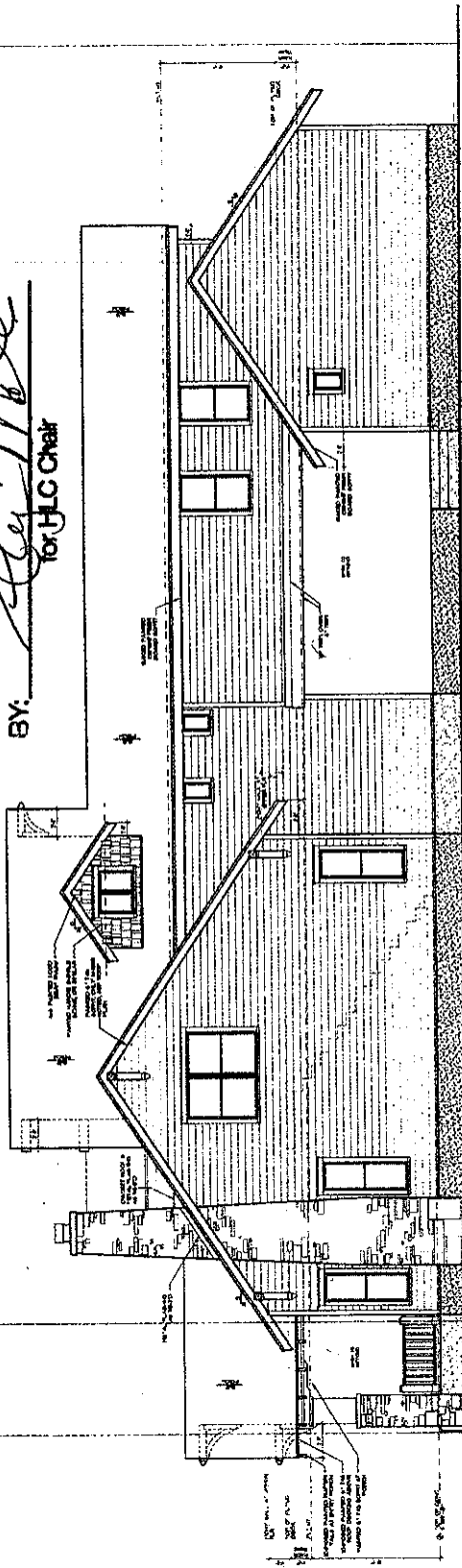
HISTORIC LANDMARK COMMISSION

DATE: 1/24/2012

BY: *Ger M. Le*
for HLC Chair

ALL ELEVATIONS SHALL BE ACCORDANCE TO THE HISTORIC LANDMARK COMMISSION'S STANDARDS FOR RECONSTRUCTION OF HISTORIC BUILDINGS. SEE THE COMMISSION'S WEBSITE FOR A COMPLETE LIST OF STANDARDS.

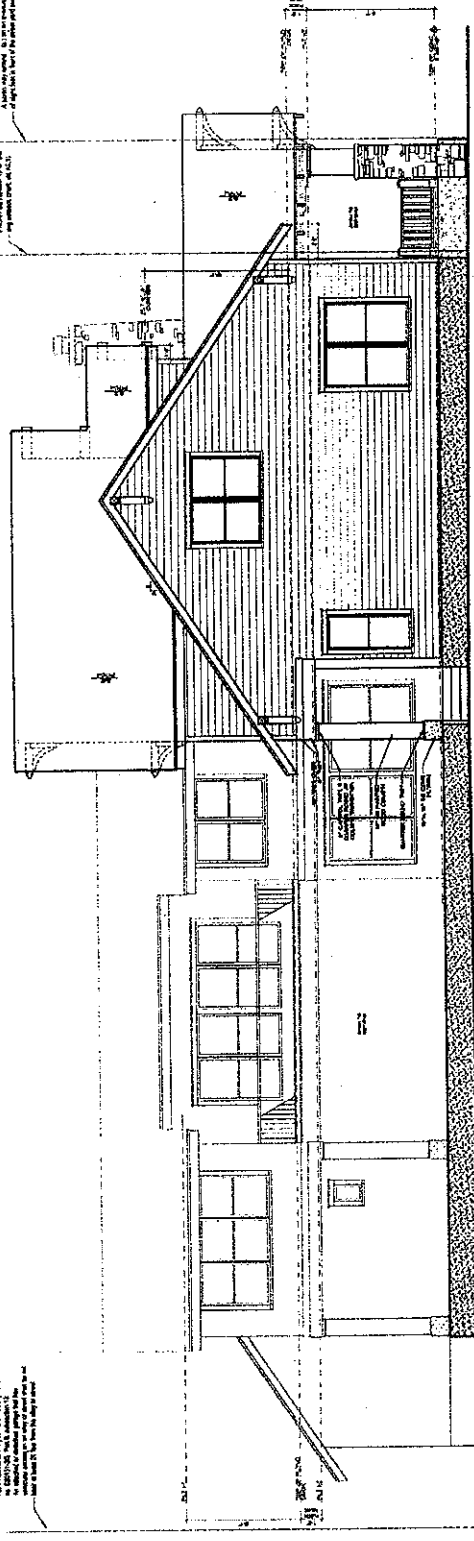
DO NOT DETACH THIS ELEVATION FROM THE ARCHITECTURAL RECORD. IT IS THE PROPERTY OF THE HISTORIC LANDMARK COMMISSION AND SHALL REMAIN IN THE RECORD.



SOUTH ELEVATION
04/23/17

DO NOT DETACH THIS ELEVATION FROM THE ARCHITECTURAL RECORD. IT IS THE PROPERTY OF THE HISTORIC LANDMARK COMMISSION AND SHALL REMAIN IN THE RECORD.

DO NOT DETACH THIS ELEVATION FROM THE ARCHITECTURAL RECORD. IT IS THE PROPERTY OF THE HISTORIC LANDMARK COMMISSION AND SHALL REMAIN IN THE RECORD.



NORTH ELEVATION
04/23/17

REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/24/2012
2	REVISIONS	
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REVISIONS

SHEET
A2.2

GENERAL NOTES
1. ALL WORK SHALL BE ACCORDANCE TO THE HISTORIC LANDMARK COMMISSION'S STANDARDS FOR RECONSTRUCTION OF HISTORIC BUILDINGS. SEE THE COMMISSION'S WEBSITE FOR A COMPLETE LIST OF STANDARDS.
2. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE HISTORIC LANDMARK COMMISSION.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE BUILDING.
5. THE HISTORIC LANDMARK COMMISSION SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND CONSTRUCTION.

C2
3/7

C2
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Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor
Phone: (512) 974-1878 Fax: (512) 974-3010
Email: Michael.Emmons@cityofaustin.tx.us Website: www.ci.austin.tx.us/trees

ROW ID: 1077092
Mapaco Gid: 555U

Application request* (specify all that apply):

- ☐ Tree removal
- ☒ Development exceeding allowable standards for encroachment in the tree's critical root zone;
- ☐ Removal of more than 30% of a tree's crown.

* Refer to Land Development Code 25-8 (5)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address and zip code of property: 4107 Avenue G 78751
Name of owner or authorized agent: Gossett Jones Homes - Peter Peveto
Building permit number (if applicable):
Telephone #: 308-3366 Fax #: 308-6602 E-mail:
Tree Species: Pecan, Pecan Tree location on lot: front left
Trunk size (in inches) at 4 1/2 feet above ground: circumference (around) or diameter (across) 19", 20"
General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead
Reason for request: structure encroaching on critical, but not half-critical root zones.

Peter Peveto 2/1/12
Owner/Authorized Agent Signature Date

- o Proposed development projects should include an aerial drawing that includes the location of the tree and planned improvements (e.g. structure, driveway, utility and irrigation lines).
- o This application is reviewed for tree impacts only; not for zoning or other applicable regulations. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

Application Determination - To be completed by City Arborist Program Personnel

☐ Approved ☒ Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: STRUCTURAL FOUNDATION PILING BY STRUCTURES ENGINEERING, DATED 3/5/12. TO BE USED FOR FOUNDATION CONSTRUCTION. CONTACT JIM GOSSETT AT GOSSETT JONES HOMES. PROVIDE PILING MONITORING TO JIM.GOSSETT@AUSTIN.TX.US.

☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant _____ caliper inches of container grown City of Austin Appendix F trees on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

☒ Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration. (ECM 3.5.2)

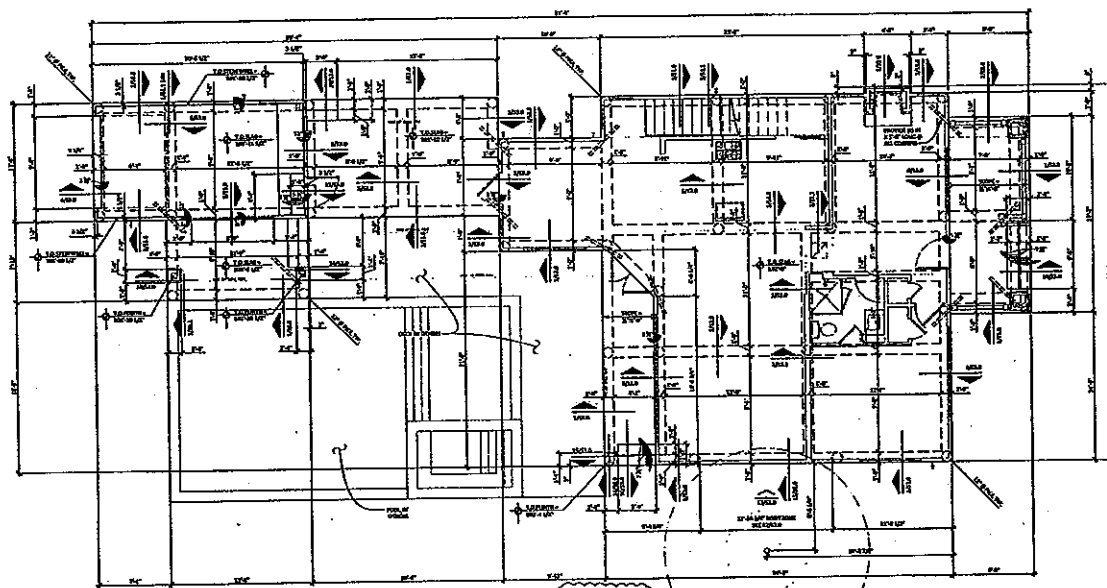
☒ Provide a receipt for remedial tree care and/or any required work as performed by a certified arborist.

☒ No impacts are permitted within the tree 1/2 Critical Root Zone (ECM 3.6.2), including encroaching for utilities.

Applicant Signature _____ Date _____ City Arborist Signature _____ Date 3/9/2012

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

C2
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FOUNDATION PLAN NOTES

1. THE SHEET SHALL BE USED FOR FOUNDATION PLAN.
2. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
3. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
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8. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
9. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.
10. ALL FOUNDATION ELEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE.

1 FOUNDATION PLAN
1/16" = 1'-0"

Jim Gabel
Reviewed by
City Arborist Program Staff
for tree compliance only
3-9-2012



MARRIOTT-KELLEY RESIDENCE
4107 AVENUE G
AUSTIN, TEXAS

CONSTRUCTION SET
4/10/12

DATE	DESCRIPTION	BY
4/10/12	FOUNDATION PLAN	JG
4/10/12	FOUNDATION PLAN	JG
4/10/12	FOUNDATION PLAN	JG

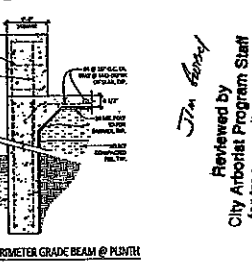
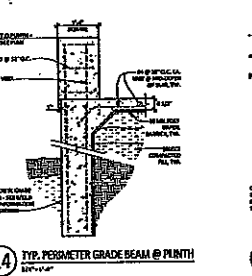
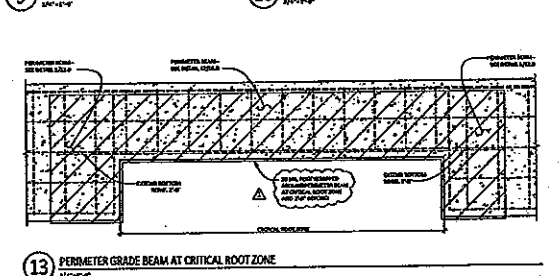
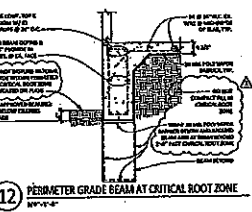
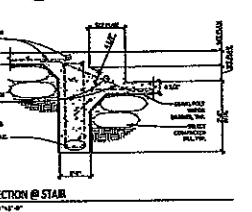
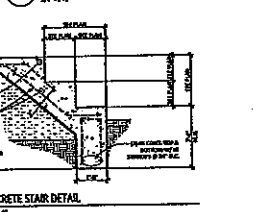
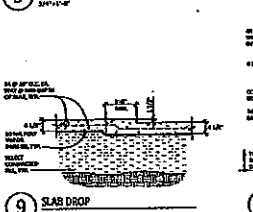
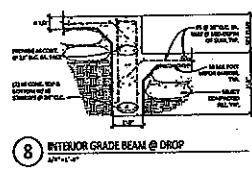
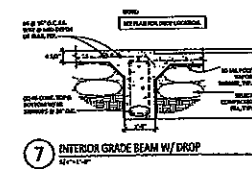
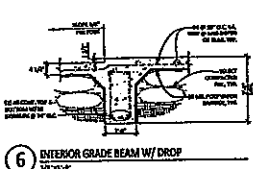
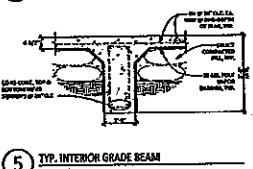
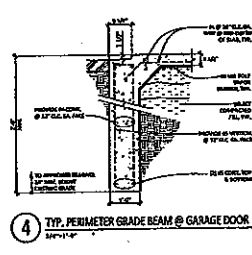
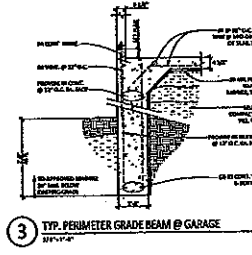
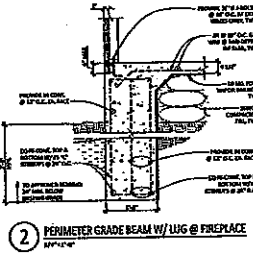
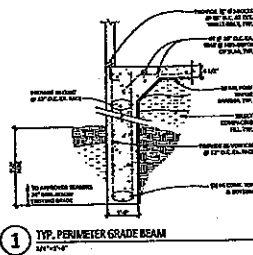


FOUNDATION PLAN

DATE	DESCRIPTION	BY
4/10/12	FOUNDATION PLAN	JG
4/10/12	FOUNDATION PLAN	JG
4/10/12	FOUNDATION PLAN	JG

S1.0

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Reviewed by
City Arborist Program Staff
for tree compliance only
3/19/2012



MARRIOTT-KELLEY RESIDENCE
4107 AVENUE G
AUSTIN, TEXAS

CONSTRUCTION SET
SHEET NO. 1
DATE: 3/19/2012
S3.0



C2
44

TaxNetUSA: Travis County

Property ID Number: 215919 Ref ID2 Number: 02200613050000

Owner's Name **4107 AVENUE G LLC**

Property Details

Mailing Address 1702B W6TH ST
AUSTIN, TX 78703-4771

Deed Date 08042011

Deed Volume

Deed Page

Location 4107 AVENUE G 78751

Exemptions

Legal LOT 5&6 BLK 27 HYDE PARK ADDN NO.1

Freeze Exempt

ARB Protest

Agent Code

Value Information

2011 Certified

Land Value	250,000.00
Improvement Value	0.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	250,000.00
10% Cap Value	0.00
Total Value	250,000.00

Land Acres 0

Land Acres 0.1497

Block 27

Tract or Lot 5&6

Docket No. 2011114789TR

Abstract Code S06589

Neighborhood Code Z9450

Data up to date as of 2012-03-15

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		250,000.00	250,000.00	250,000.00	250,000.00
01	AUSTIN ISD	1.242000	250,000.00	250,000.00	250,000.00	250,000.00
02	CITY OF AUSTIN	0.481100	250,000.00	250,000.00	250,000.00	250,000.00
03	TRAVIS COUNTY	0.485500	250,000.00	250,000.00	250,000.00	250,000.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	250,000.00	250,000.00	250,000.00	250,000.00
68	AUSTIN COMM COLL DIST	0.094800	250,000.00	250,000.00	250,000.00	250,000.00

Improvement Information

Improvement ID	State Category	Description
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Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
Total Living Area						0

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
213182	LAND	C1	F	0.150	0	0	6,522

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4108 AVENUE G



4109 AVENUE G



4106 AVENUE G



4105 1/2 AVENUE G



4104 AVENUE G



4105 AVENUE G



4102 AVENUE G



4103 AVENUE G

C2
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Address Matches		
4107 AVENUE G	Score: 100	Street
4107 AVENUE G	Score: 100	Address
4107 AVENUE C	Score: 85	Address
4107 AVENUE C	Score: 83	Street
4102 AVENUE G	Score: 67	Address
4103 AVENUE G	Score: 67	Address
4101 AVENUE G	Score: 67	Address
4106 AVENUE G	Score: 67	Address
4105 AVENUE G	Score: 67	Address
4105 AVENUE G	Score: 67	Address

8, 10, 084, 155, 775

0.1 Miles

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47

4109 Ave G - 4,799sf	
4105 ½ Ave G - 1,600sf	Att Carport - 356
4105 Ave G - 1,648sf	
4103 Ave G - 1,730sf	Det Garage - 320
4101 Ave G - 3,638sf	
4011 Ave G - 2,160sf	Det Garage - 190sf
4009 Ave G - 1,758sf	Det Garage - 160sf
4007 Ave G - 3,743sf	Det Garage - 690sf
4003 Ave G - 1,416sf	Det Garage - 400sf
4001 Ave G - 4,003sf	
4006 Ave G - 2,520sf	Det Garage - 360sf
4008 Ave G - 2,356sf	
4010 Ave G - 1,440sf	
4012 Ave G - 1,701sf	Det Garage - 192sf
4014 Ave G - 2,474sf	Att Garage - 252sf
4100 Ave G - 2,528sf	Det Garage - 576
4102 Ave G - 1,894sf	Det Garage - 396
4104 Ave G - 1,184sf	Att Carport - 432sf
4106 Ave G - 2,672sf	Studio Apt - 360sf
4108 Ave G - 2,276sf	Att Garage - 506sf
4110 Ave G - 2,469sf	Det Garage - 240sf
4201 Ave G - 1,664sf	Det Garage - 432sf
4203 Ave G - 1,371sf	Det Garage - 360sf
4207 Ave G - 992sf	Det Garage - 400sf
4209 Ave G - 2,344sf	
4211 Ave G - 2,320sf	Att Garage - 418sf
4213 Ave G - 4,676sf	Det Garage - 1,156sf
4210 Ave G - 1,188sf	Det Garage - 240sf
4208 Ave G - 2,718sf	
4206 Ave G - 2,659sf	
4204 Ave G - 1,680sf	
4200 Ave G - 3,437sf	
4205 Ave F - 2,792sf	
4201 Ave F - 3,186sf	
4113 Ave F - 2,706sf	Det Garage - 440sf
4111 Ave F - 2,288sf	Det Garage - 520sf
4109 Ave F - 1,512sf	Det Garage - 324sf
4107 Ave F - 1,596sf	Det Garage - 180sf
4105 Ave F - 2,060sf	Det Garage - 216sf
4103 Ave F - 2,153sf	Det Garage - 180
4101 Ave F - 1,873sf	Att Garage - 452sf
4013 Ave F - 2,924sf	Det Garage - 768sf
4208 Ave H - 1,120sf	
4206 Ave H - 1,456sf	Det Garage - 496sf
4204 Ave H - 1,626sf	
4200 Ave H - 2,046sf	Det Garage - 336sf

Att Carport - 200sf

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4207 Ave H - 1,394sf		
4205 Ave H - 480sf		
4203 Ave H - 1,096sf	Det Garage - 180sf	
4201 Ave H - 1,870sf	Att Garage - 220sf	Att Carport - 188sf
4115 Ave H - 2,325sf	Det Garage - 288sf	Det Carport - 288sf
4111 Ave H - 1,286sf	Det Garage - 242sf	
4109 Ave H - 1,725sf	Det Garage - 200sf	Att Carport - 160sf
4107 Ave H - 2,179sf	Det Garage - 272sf	Det Carport - 204sf
4105 Ave H - 2,184sf		
4103 Ave H - 1,488sf		
4101 1/2 Ave H - 1,401	Att Garage - 441sf	
4101 Ave H - 2,074sf	Att Garage - 242sf	
4114 Ave H - 2,121sf	Att Garage - 120sf	
4112 Ave H - 2,004sf	Det Garage - 600sf	
4108 Ave H - 3,384sf		
4104 Ave H - 2,316sf	Det Garage - 300sf	
4100 Ave H - 1,950sf	Att Garage - 400sf	
4014 Ave H - 1,360sf	Det Carport - 384sf	
4010 Ave H - 1,420sf	Det Garage - 324sf	
4017 Ave H - 4,012sf	Att Garage - 576sf	

C2
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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-012024R

ADDRESS: 4107 Avenue G

Contact: Sylvia Benavidez, 974-2522

Public Hearing: April 4, 2012

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Nancy Hohengarten
Your Name (please print)

4114 Avenue H
Your address(es) affected by this application

Nancy Hohengarten
Signature

3-24-12
Date

Comments:

Impervious cover
limitations are there for
a reason. It is a very
small lot and the developers
should stick to the rules.
There is no need for extra
square footage except for
profit. Developer should
have considered legal requirements
when considering the
investment.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

C2
50

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-012024R

ADDRESS: 4107 Avenue G

Contact: Sylvia Benavidez, 974-2522

Public Hearing: April 4, 2012

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

DEATON BEDNAR

Your Name (please print)

4103 AVE G AUSTIN 78751

Your address(es) affected by this application

Deaton Bednar -

26 Mar 2012

Signature

Date

Comments: Seriously - a 2 story -

I have the same size
parcel - My house is 1750 square ft w/
a 1 car garage.

What is happening about concerns
for impervious ground cover? no increase
or modification please. It is hard
enough to take 2595 sq feet off our
hard fight for an LHD and now a
"giant" house on a small parcel 1/2 block

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

from my house.

Deaton

trying to reuse envelope - trying to conserve + reuse

C2
51

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-012024R

ADDRESS: 4107 Avenue G

Contact: Sylvia Benavidez, 974-2522

Public Hearing: April 4, 2012

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Your Name (please print)

Grant Thomas

Your address(es) affected by this application

4107 Avenue G

Signature

3/27/12

Date

Comments:

Two concerns:
1. The concerns expressed by nearby neighbors like Deaton Bednar.
2. The new home that Gossett-Jones did at 4113 Avenue F is very uninspired, and I'm concerned that what they do ~~then~~ at 4107 Ave. G will be similarly uninspired.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

12/52

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-012024R

ADDRESS: 4107 Avenue G

Contact: Sylvia Benavidez, 974-2522

Public Hearing: April 4, 2012

Residential Design and Compatibility Commission

☐	I am in favor
☒	I object

Andrew & Melissa Shea

Your Name (please print)

4108 Ave G, Austin TX 78751

Your address(es) affected by this application

[Signature] 3-26-12

Signature

Date

Comments:

See attached letter

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

CZ
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Andrew and Melissa Shea

4108 Avenue G, Austin, Texas 78751

March 26, 2012

City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

Ms. Benavidez:

We urge you to not to approve this modification request. We live at 4108 Avenue G, directly across the street from the subject property.

The plans for this property are out of proportion to this neighborhood and existing houses on Avenue G. This is a relatively narrow property. It is a mistake to build out virtually every square foot up to a full second story.

This developer is currently finishing up another new house on 42nd and Avenue F. This is the tallest house in the neighborhood, and it is also out of proportion to the neighborhood. Nothing can be done about this, of course, but we hope you will not make the same mistake twice. This would be a more egregious mistake, since this is a smaller, narrower property.

We hope you will reject this request.

Thank you for considering our input.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew and Melissa Shea", written in a cursive style.

Andrew and Melissa Shea

C2
54

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2012-012024R

ADDRESS: 4107 Avenue G

Contact: Sylvia Benavidez, 974-2522

Public Hearing: April 4, 2012

Residential Design and Compatibility Commission

☒ I am in favor
☐ I object

Jessica Salinas

Your Name (please print)

4108 Avenue H

Your address(es) affected by this application

Jessica Salinas

Signature

3/26/12

Date

Comments: I'm in favor of allowing the 2nd
story

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810