

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THOUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

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OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
4004 AVENUE C

4004 Avenue C
Austin, TX 78751

STAGE
DESIGN PHASE

REVISIONS		
NUM	DATE	DESCRIPTION

DRAWING
COVER

DATE
09/08/2016

PAGE NUMBER

ALL-1



EXISTING 4004 AVENUE C (MF-4)

UNITS: 4 X 1BR/1BA

EXISTING 4006 AVENUE C (MF-4)

UNITS: 4 X 1BR/1BA, 1 X 2BR/1BA

EXISTING 4008 AVENUE C (SF-3)

UNITS: 3BR/2BA

EXISTING LEVEL 1

Scale: 1/16" = 1'-0"

1

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PROJECT
AVENUE C

4004-4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

REVISIONS		
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DRAWING
EXIST PLANS

DATE
09/08/2016
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4004 AVENUE C (MF-4)
UNITS: 2 X 1BR/1BA, 2 X 2BR/1BA

4006 AVENUE C (MF-4)
UNITS: 3 X 1BR/1BA, 1 X 2BR/1BA

4008 AVENUE C (MF-4)
UNITS: 3BR/1.5BA, 2 X 1BR/1BA

1 **NEW LEVEL 1**
Scale: 1/16" = 1'-0"

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ALL-3



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NEW LEVEL 2

Scale: 1/16" = 1'-0"

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SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



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P4004



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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P4006



REAR ELEVATION



SOUTH SIDE ELEVATION



FRONT ELEVATION

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PROJECT
4008 AVENUE C
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09/08/2016

PAGE NUMBER

P4008

CONCEPT DESCRIPTION

Our goal with these three MF-4 projects is to rehabilitate the front buildings, maintaining their historic nature, and add a two story structure in the rear that both unifies the three properties and acts as a backdrop for the historic buildings.

FRONT STRUCTURES

In rehabilitating the front structures we will:

- replace the existing roofs with standing seam metal roofs
- repaint the existing siding
- replace existing windows with matching replacements
- modify the roof profile of 4006 to create a uniform roof (one member of the Hyde Park DRC suggested this change to make the front structure fit the historic type better)
- replace the siding on 4008 to match 4004 and 4006

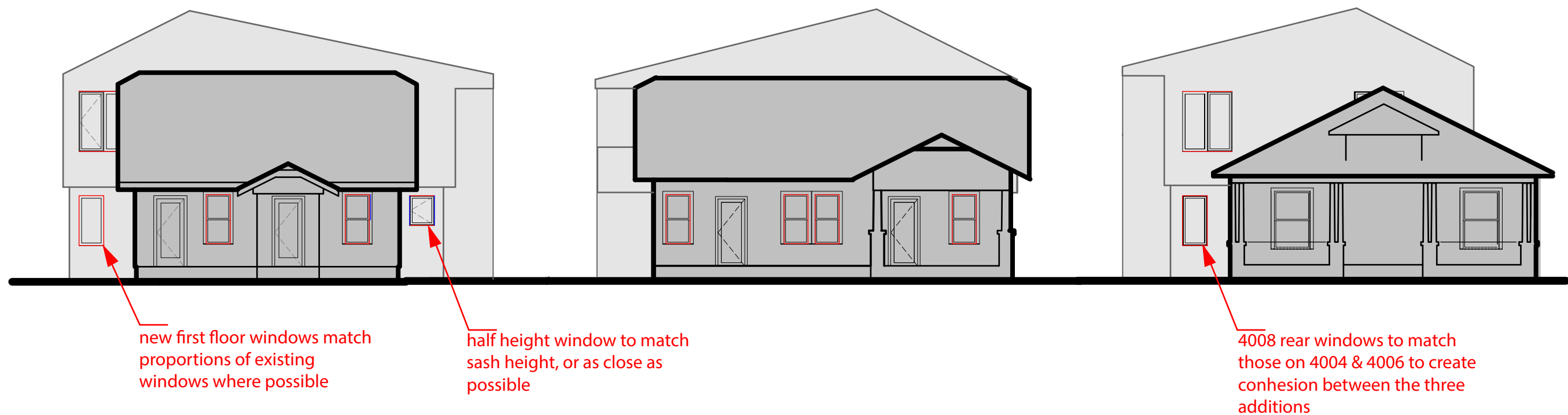
REAR STRUCTURES

To create rear structures that act as a complimentary backdrop, we used simplified detailing and massing to keep the focus on the more intricate ornamentation of the front structures. In particular we will:

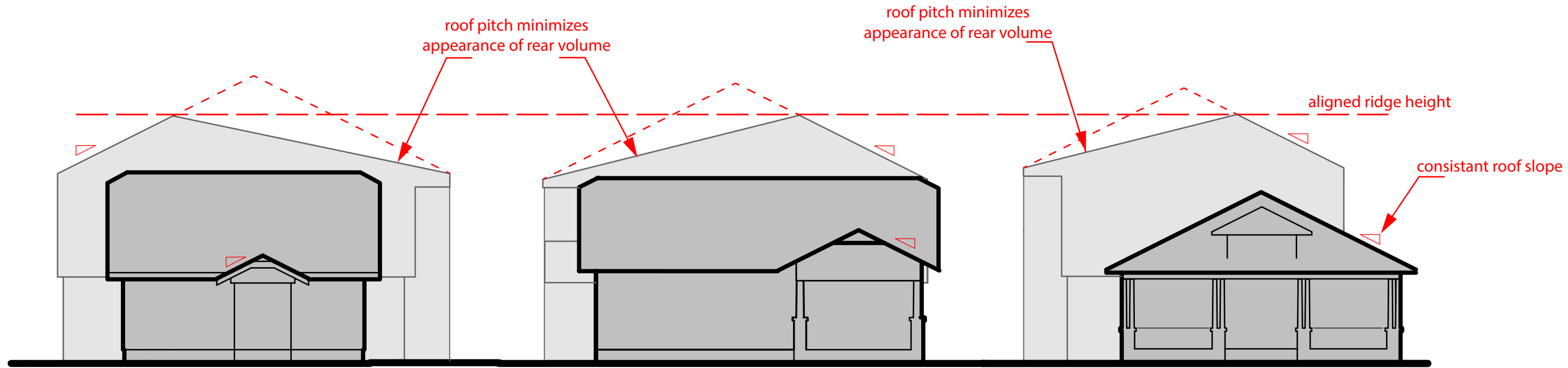
- reduce one side of the roof pitch to lower the overall 2-story structure height
- remove the eaves of the rear structures to simplify the massing and create a backdrop for the front structure
- use gray stained wood in a vertical board and batten pattern on the second floor to tie in with the new metal roofs
- use minimal window trim to simplify the openings, while still coordinating the window proportions with the front structures



ELEVATION FROM AVENUE C



FRONT ELEVATION, WINDOW STRATEGY



FRONT ELEVATION, ROOF STRATEGY



4004 AVENUE C SD PRESENTATION / 06 OCTOBER 2016

4004 AVENUE C



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4006 AVENUE C



4008 AVENUE C

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4008 AVENUE C SD PRESENTATION / 06 OCTOBER 2016



SOUTH VIEW FROM ALLEY