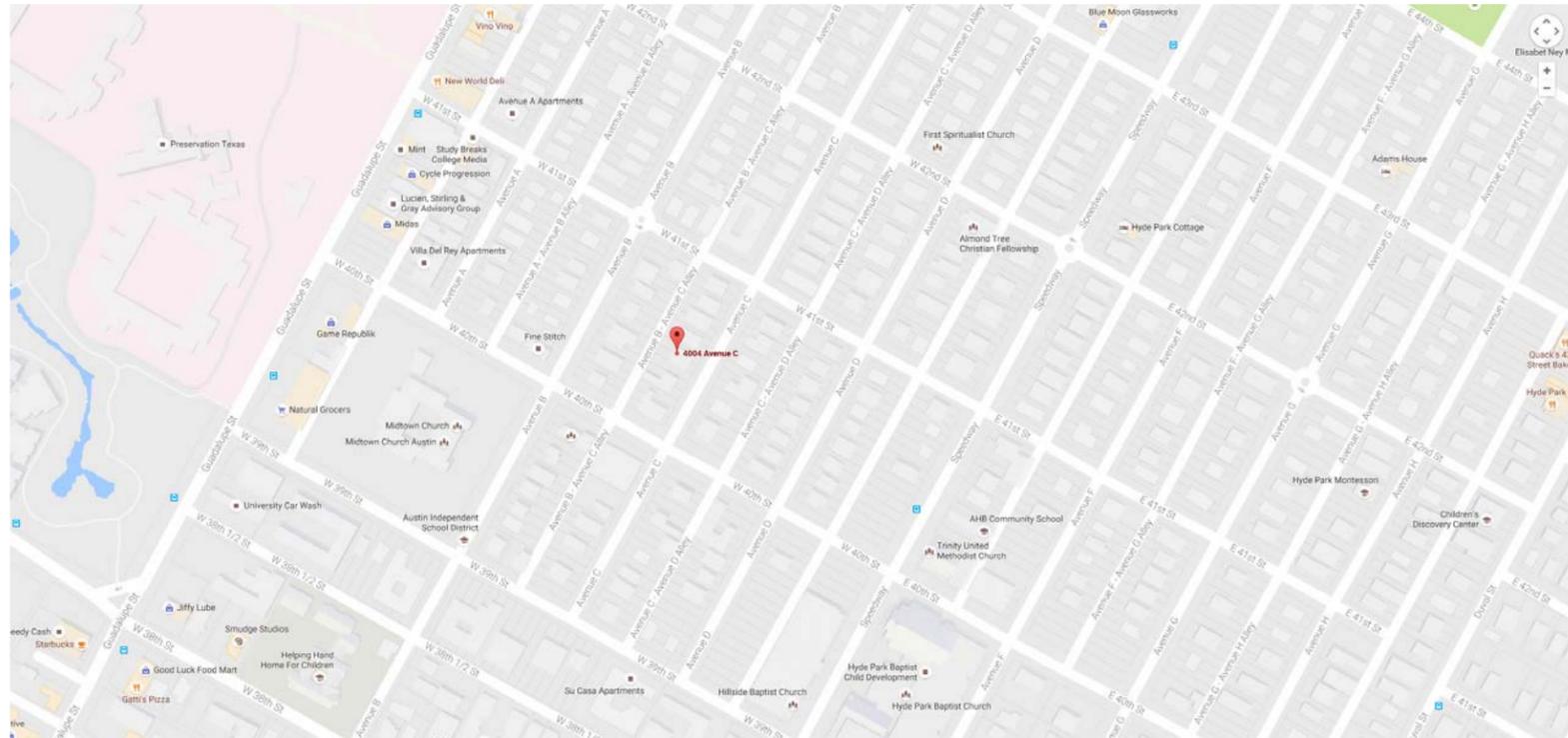




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BART WHATLEY
#17672



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

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EXISTING 404 AVENUE C (MF-4)

UNITS: 4 X 1BR/1BA

EXISTING 406 AVENUE C (MF-4)

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

EXISTING 408 AVENUE C (MF-4)

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

NUM.	DATE	DESCRIPTION

DRAWING
EXIST PLANS

DATE
 11/7/2016
 PAGE NUMBER

ALL-2



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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PROJECT
AVENUE C

4004-4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

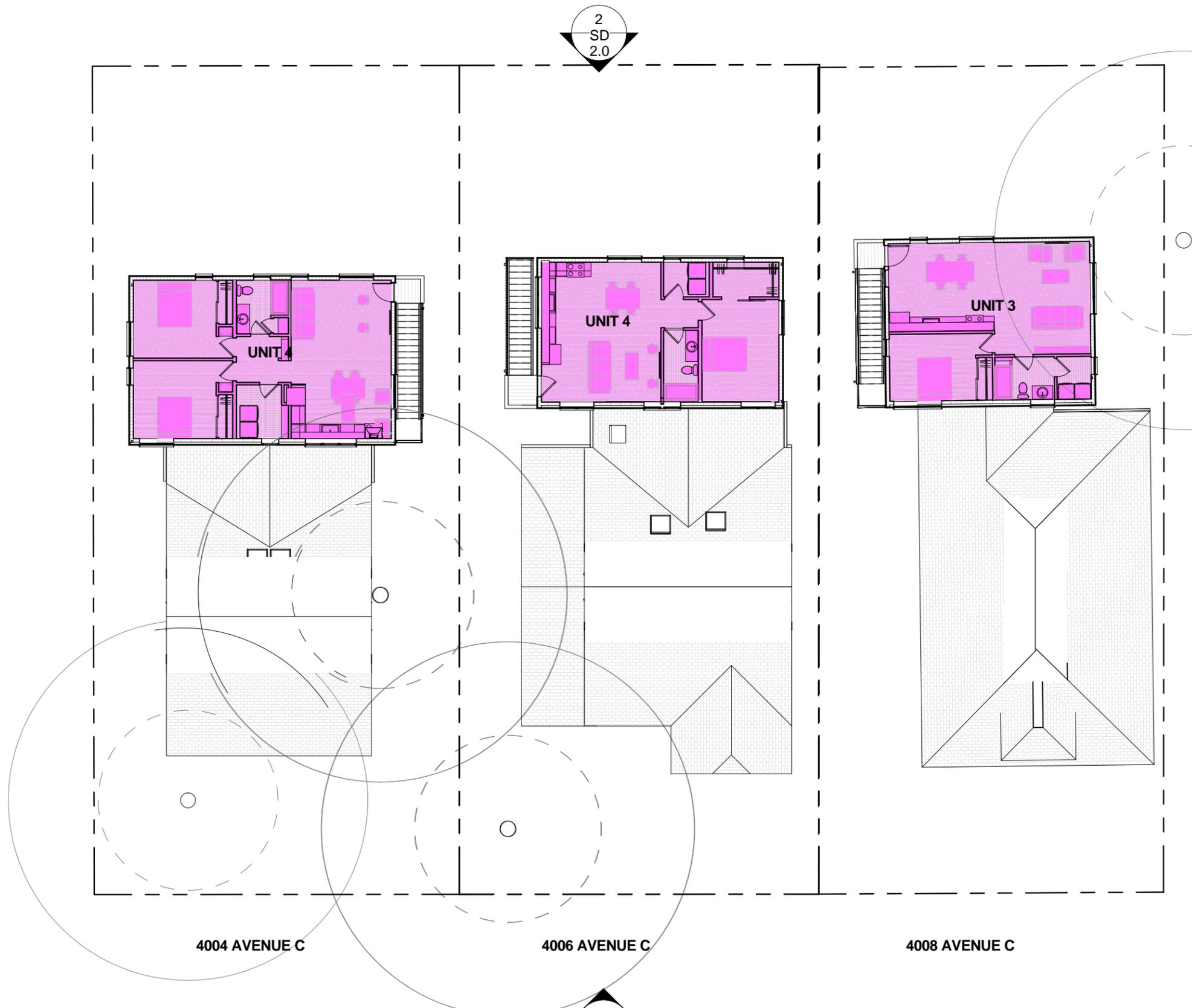
REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
NEW PLANS

DATE
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 PAGE NUMBER

ALL-3



1 NEW LEVEL 2
Scale: 1/16" = 1'-0"

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2 WEST ELEVATION Copy 1
Scale: 3/32" = 1'-0"



1 EAST ELEVATION Copy 1
Scale: 3/32" = 1'-0"

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ANOTHER EXCITING PROJECT BY

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STRUCTURAL ENGINEER
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 CITY, STATE, ZIP
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 E: (###) ###-####
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PROJECT
 AVENUE C

STAGE
 DESIGN PHASE

REVISIONS

DRAWN BY
 Author

CHECKED BY
 Checker

DRAWING
 ELEVATIONS

SCALE
 3/32" = 1'-0"

DATE
 06/27/16

SECTION
 PAGE NUMBER

SD 2.0



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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REAR ELEVATION



SOUTH SIDE ELEVATION



FRONT ELEVATION

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4008 AVENUE C
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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 a recycled plastic shingle roofs
- repaint the existing siding on 4004 and 4006
- replace the siding on 4008 to match 4004 and 4006
- repair existing windows front with matching when possible

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:

- create symmetrical pitched gable roofs on the additions
- use windows in the addition in the same proportion as each front house (independent per property)
- 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 pattern on the first floor and white painted wood in horizontal pattern on the second floor
- use minimal window trim to simplify the openings, while still coordinating the window proportions with the front



ELEVATION FROM AVENUE C



4004 AVENUE C / SD PRESENTATION / 07 NOVEMBER 2016

4004 AVENUE C

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4006 AVENUE C



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4008 AVENUE C



SOUTH VIEW FROM ALLEY