



Landmark Commission

04/06/2017

Hyde Park Residence

4012 Ave.G
Austin TX 78751

code analysis / site data			symbol legend		project team	drawing index																																																										
Zoning: SF-3-HD-NCCD-NP Land Use: Single Family residential Neighborhood: Hyde Park Watershed: Waller Creek FEMA Flood Plain: No Overlays: Hyde Park Neighborhood Plan Residential Design Standards #0219061009 TCAD Parcel: Min. Lot Size: 5,750sf Min. Lot Width: 50 Max. Dwelling Units per Lot: See Sect. 25-2-559 Min. Setbacks Front Yard: 25 FT. Street Side Yard: 15 FT. Int. Side Yard: 5 FT. Rear Yard: 10 FT. Max. Bldg. Height: 32 FT. Max. Bldg. Coverage: 40% Max. Impervious Cover: 45% Max. Floor to Area Ratio: .40 Site Area: 6506 sf Allowable Bldg Coverage (40%): 2602 sf Allowable Impervious Cover (45%): 2928 sf Allowable Floor to Area Ratio: 2602 sf building coverage: site area 6506 sf allowable buiding coverage (40%): 2602 sf Total: 2185 sf < 2602 sf 34% < 40% impervious cover: site area 6506 sf allowable impervious cover (45%): 2928 sf Total: 2625.5 sf < 2928 sf 40% < 45% floor to area ratio: site area: 6506 sf allowable floor to area ratio (.40): 2602 sf Total: 2554 sf < 2602 sf 39% < 40%			Window Tag Keynote Door Tag Partition Type Level Elevation Spot Elevation Material Tag 101a 05.04 101a A Level 1 0' - 0" 8' - 0" A.F.F. WD-1 Room Tag elevation Detail Callout building section Interior Elevation wall section Room name 101 A3.1 A5.1 A3.1 A6.1 AX.X		Design Architect Michael Hsu Office of Architecture 4910 Burnet Rd. Austin, TX 78756 www.hsuoffice.com 512.706.4303 Contact:Richard Hamer / Chris Gannon Email:hamer@hsuoffice.com / gannon@hsuoffice Structural Engineer JM Structural 1905 N Lamar Blvd, #101 Austin, TX 78705 www.jmstructural.com 512.505.8533 Contact:Javier Martin Cell #512.689.9287 Email:jmartin@jmstructural.com Owner Tu-Ashcraft Revocable Trust 310.395.3088 Contact:Elizabeth Ashcraft Cell #512.663.2712 Email:betsyashcraft@gmail.com General Contractor Melde Construction company Austin, TX www.meldeconstruction.com General Contractor Contact Phone Office Contact:Berne Calcote Cell #:512.442.4479 Email:bernie@meldeconstruction.com	Permit <table><tr><td>P0.0</td><td>Cover</td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td>P0.6</td><td>Site Plan</td><td></td><td></td><td></td></tr><tr><td>P0.7</td><td>First Floor Plan</td><td></td><td></td><td></td></tr><tr><td>P0.8</td><td>Second Floor & Basement Plans</td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>				P0.0	Cover																								P0.6	Site Plan				P0.7	First Floor Plan				P0.8	Second Floor & Basement Plans																		
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applicable codes		parking requirements	project description																																																													
2012 International Residential Code 2012 International Energy Conservation Code City of Austin - Subchapter F		Two off-street parking spaces required.	Proposed remodel addition, demolish rear portion of existing structure, restore original front portion of house and porch. Proposed two story addition with gable roof. New metal roof, new windows (match style and pooperation), remediate exterior lead paint, new wood siding and trim to match existing.																																																													

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Drawing Title

Cover

Sheet

P0.0

Project

Hyde Park Residence
4012 Ave.G
Austin TX 78751

Set

Permit Set

Design Team

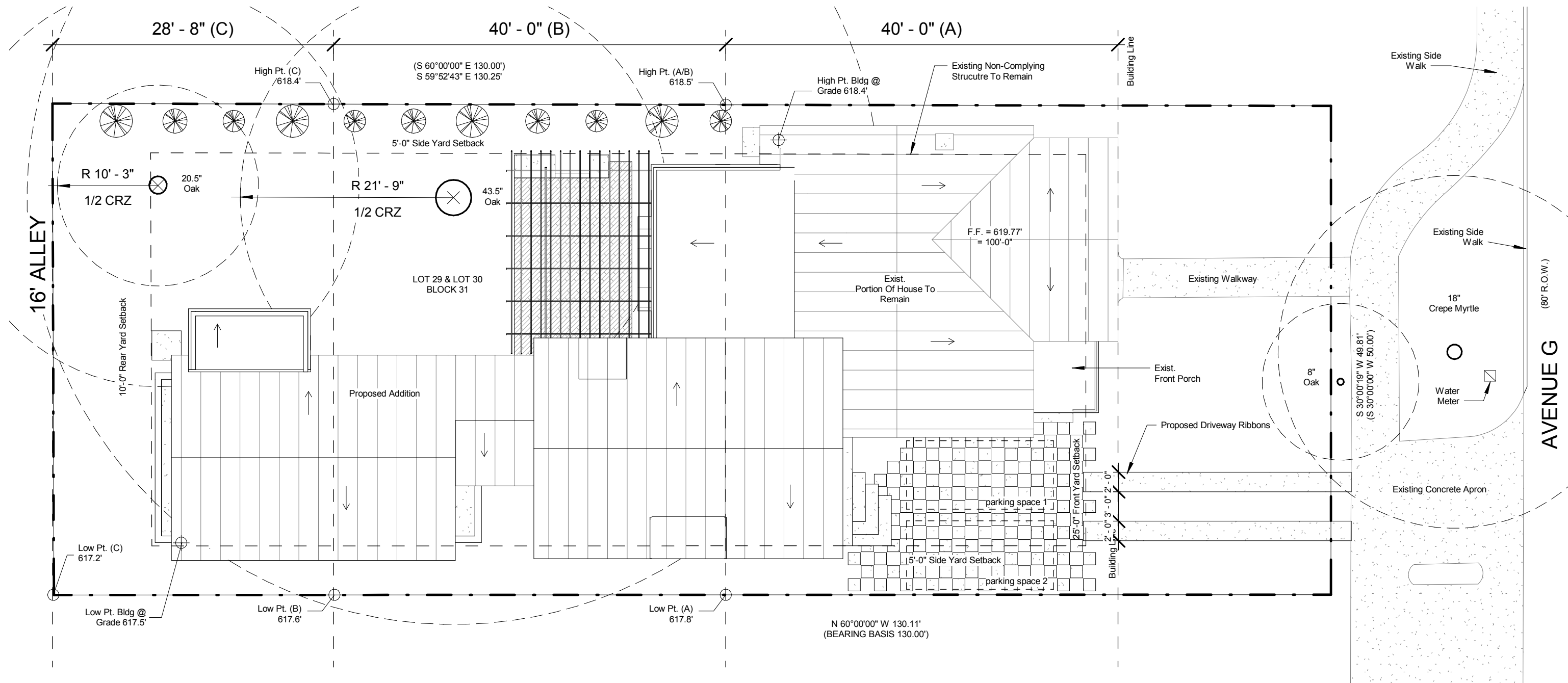
Michael Hsu
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YIn





1 Overall Site Plan
1" = 10'-0"

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Drawing Title
Site Plan

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P0.6

Project
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Austin TX 78751
Set
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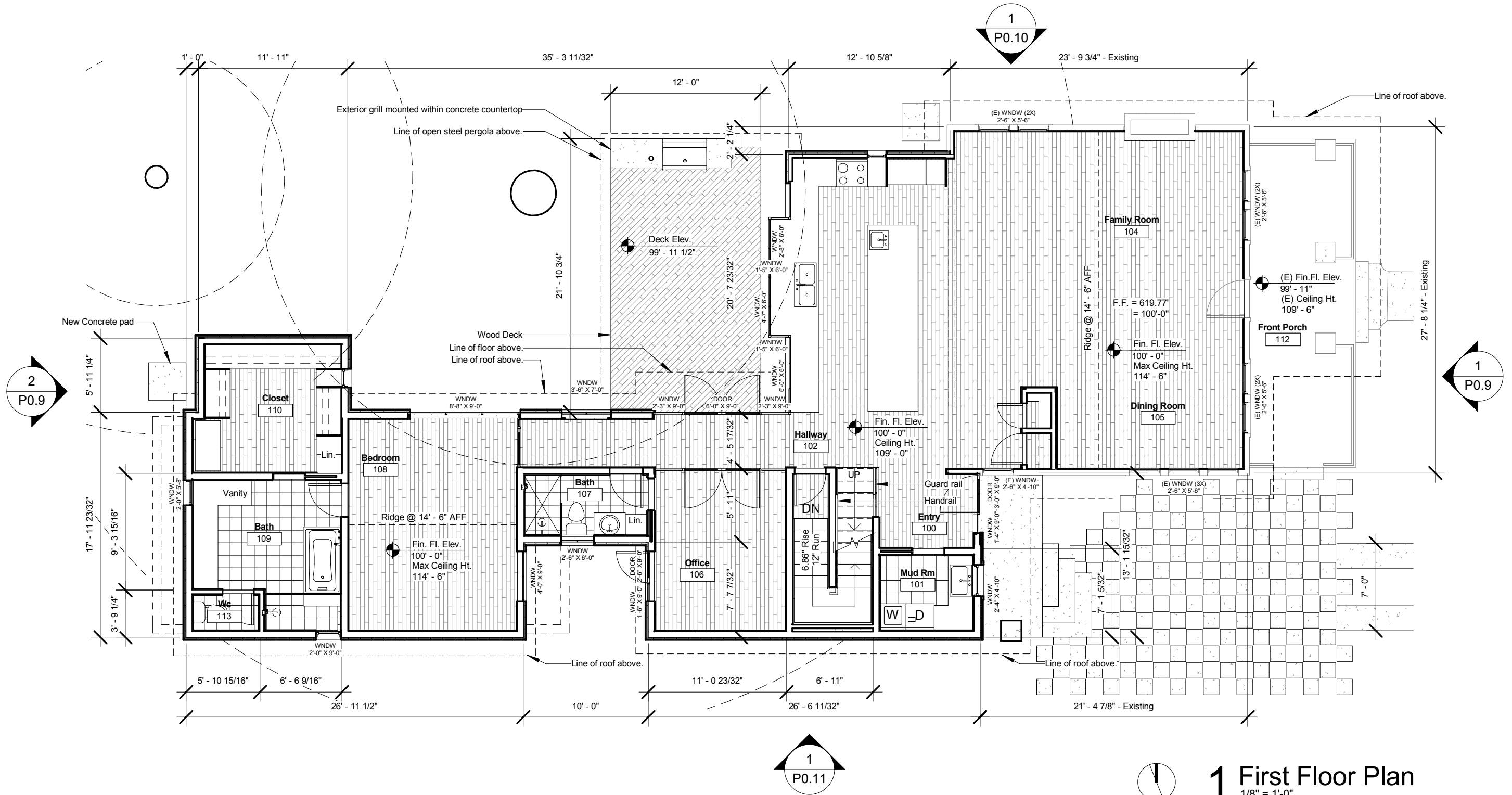
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1 First Floor Plan
1/8" = 1'-0"

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Drawing Title
First Floor Plan

Sheet
P0.7

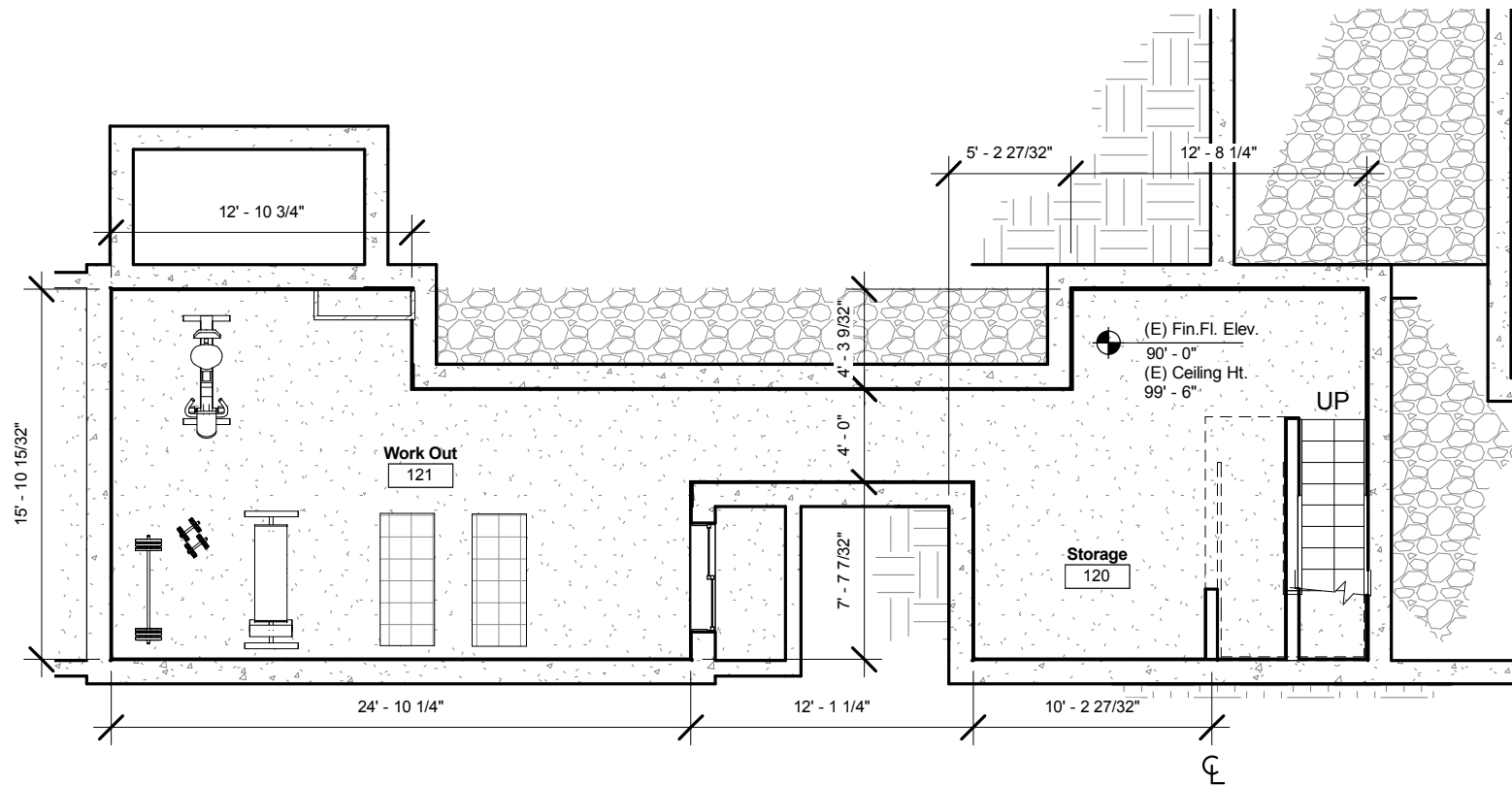
Project
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Set
Permit Set

Design Team
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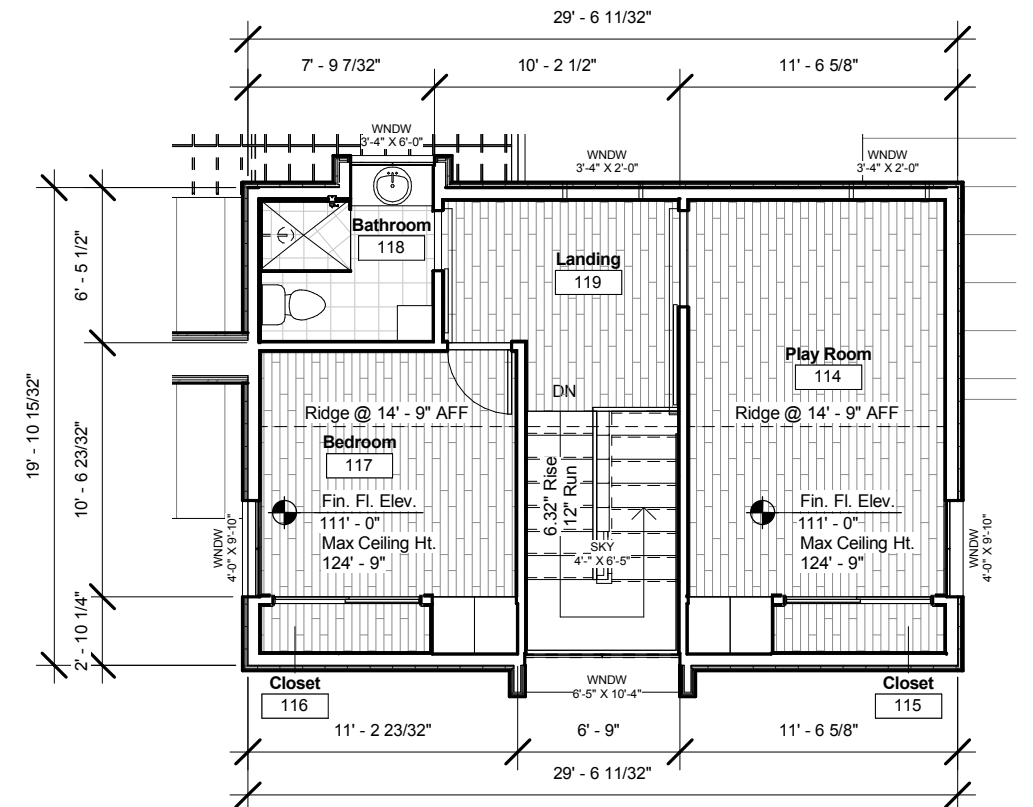
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2 Permit - Basement Plan
1/8" = 1'-0"



1 Second Floor Plan
1/8" = 1'-0"

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Drawing Title
Second Floor & Basement Plans

Sheet

P0.8

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Set
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YIn





4012 Avenue G
Austin, Texas 78751

Neighborhood Compatibility

Contact

Client

Location

Date

Image



Contact

Client

Location

Date

Image

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4012 Ave. G

Austin, Texas

05 April 2017

Neighborhood Context



Contact

Client

Location

Date

Image



Contact

Client

Location

Date

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Austin, Texas

05 April 2017

North Sideyard



Contact

Client

Location

Date

Image

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Neighborhood Context



Contact

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South Sideyard



Contact

Client

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Date

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Neighborhood Context