



Landmark Commission

04/06/2017

Hyde Park Residence

4012 Ave.G
Austin TX 78751

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

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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

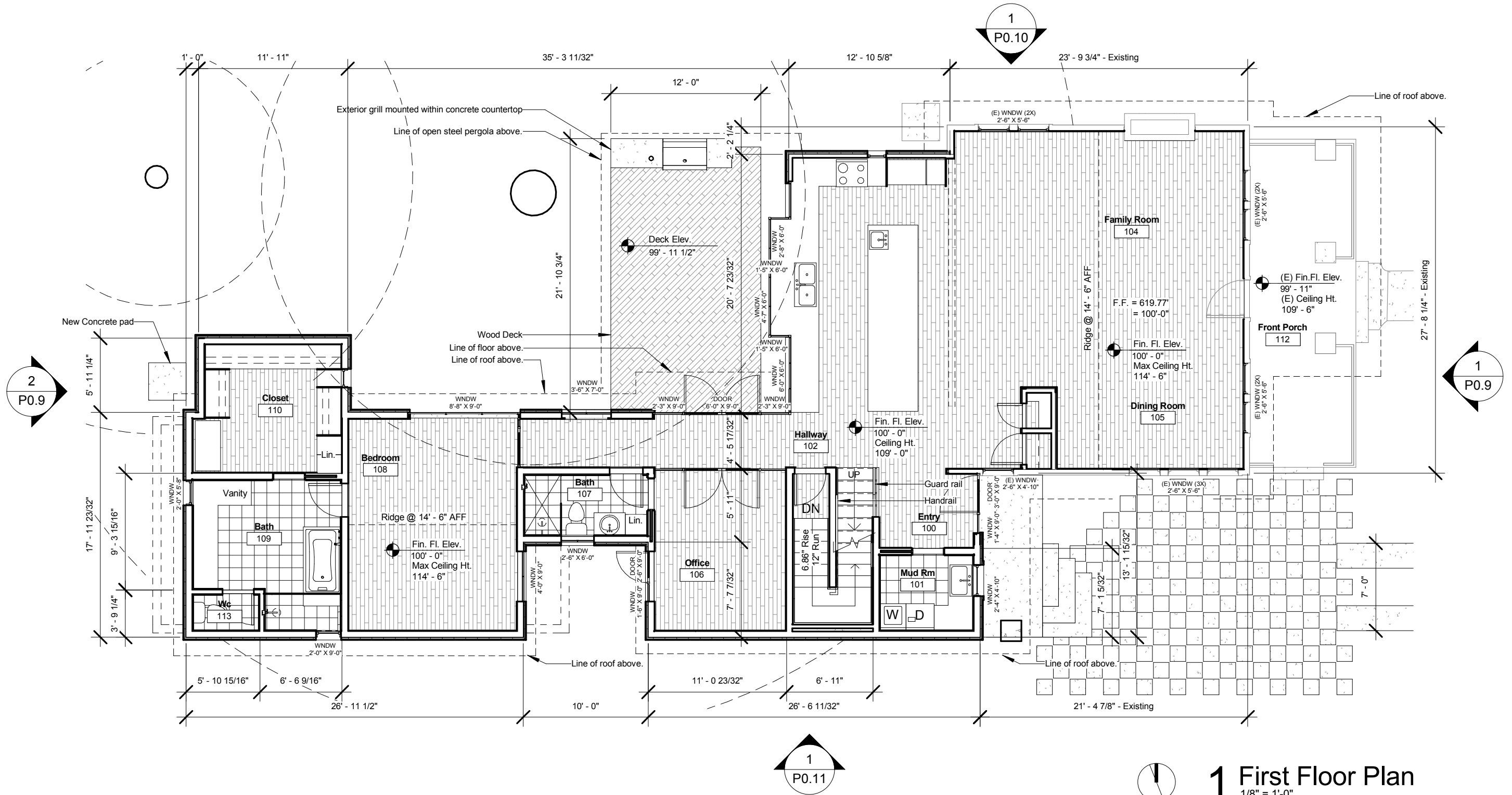
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Yln





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

Drawing Title
First Floor Plan

Sheet
P0.7

Project
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Austin TX 78751
Set
Permit Set

Design Team
Michael Hsu
Office Of Architecture

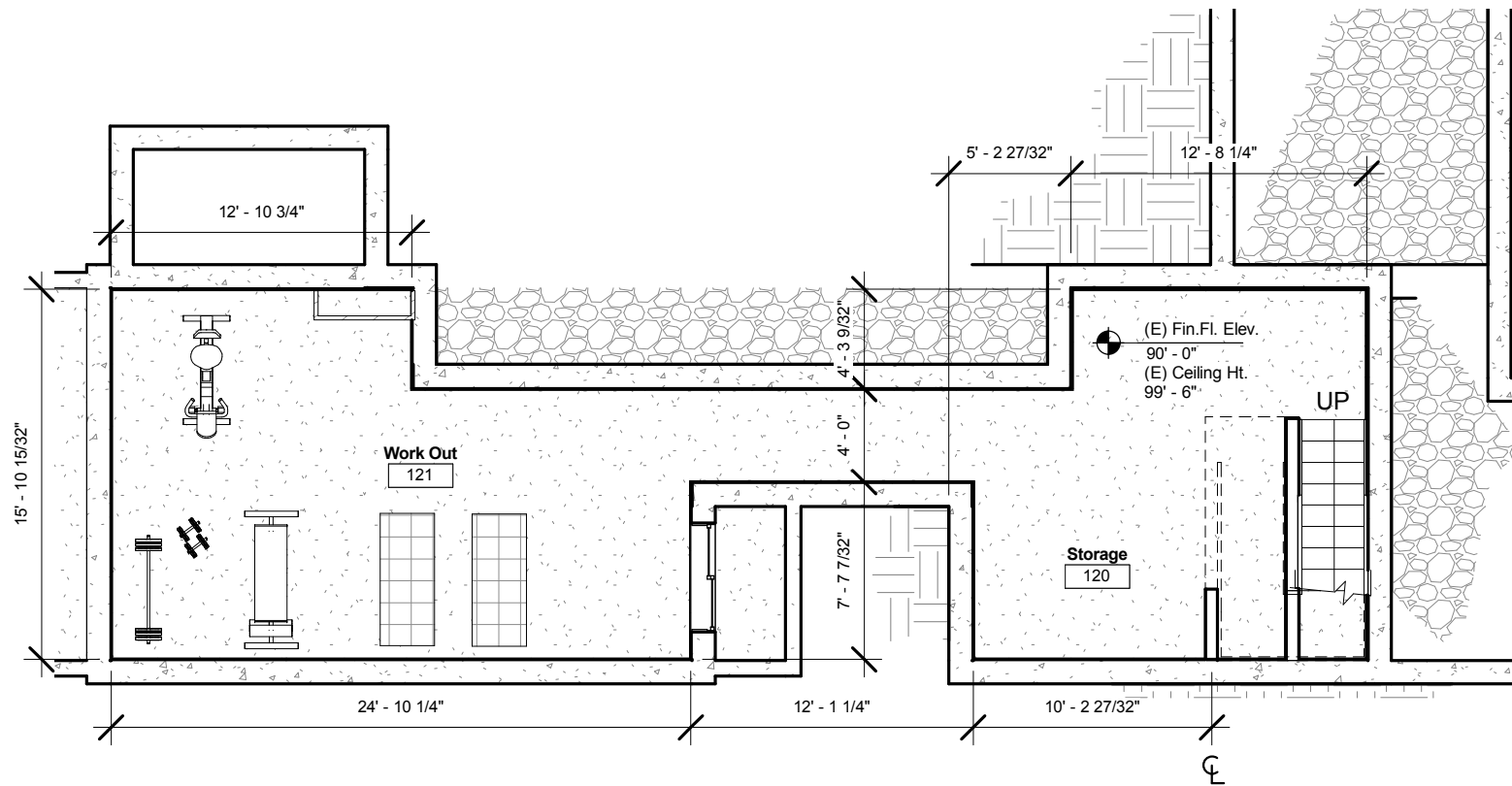
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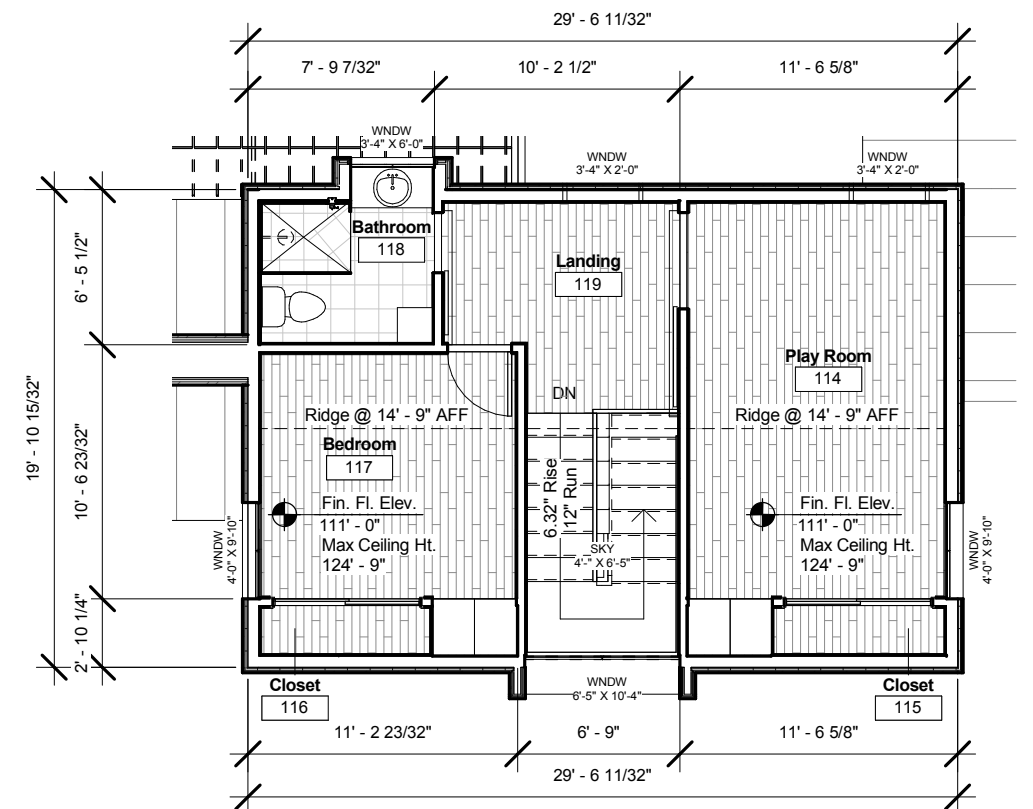
YIn



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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

Project

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Set

Permit Set

Design Team

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4012 Avenue G

Austin, Texas 78751

Neighborhood Compatibility

Contact	Client	Location	Date	Image
Michael Hsu Office Of Architecture 4910 Burnet Road Austin, Texas 78756 (512) 706.4303	4012 Ave. G	Austin, Texas	05 April 2017	Title Sheet



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

Image

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4012 Ave. G

Austin, Texas

05 April 2017

North Sideyard



Contact

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Location

Date

Image

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Austin, Texas

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Neighborhood Context



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Austin, Texas

05 April 2017

South Sideyard



Contact

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Date

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Austin, Texas

05 April 2017

Neighborhood Context