



4203 Avenue A
Front (West) Facade



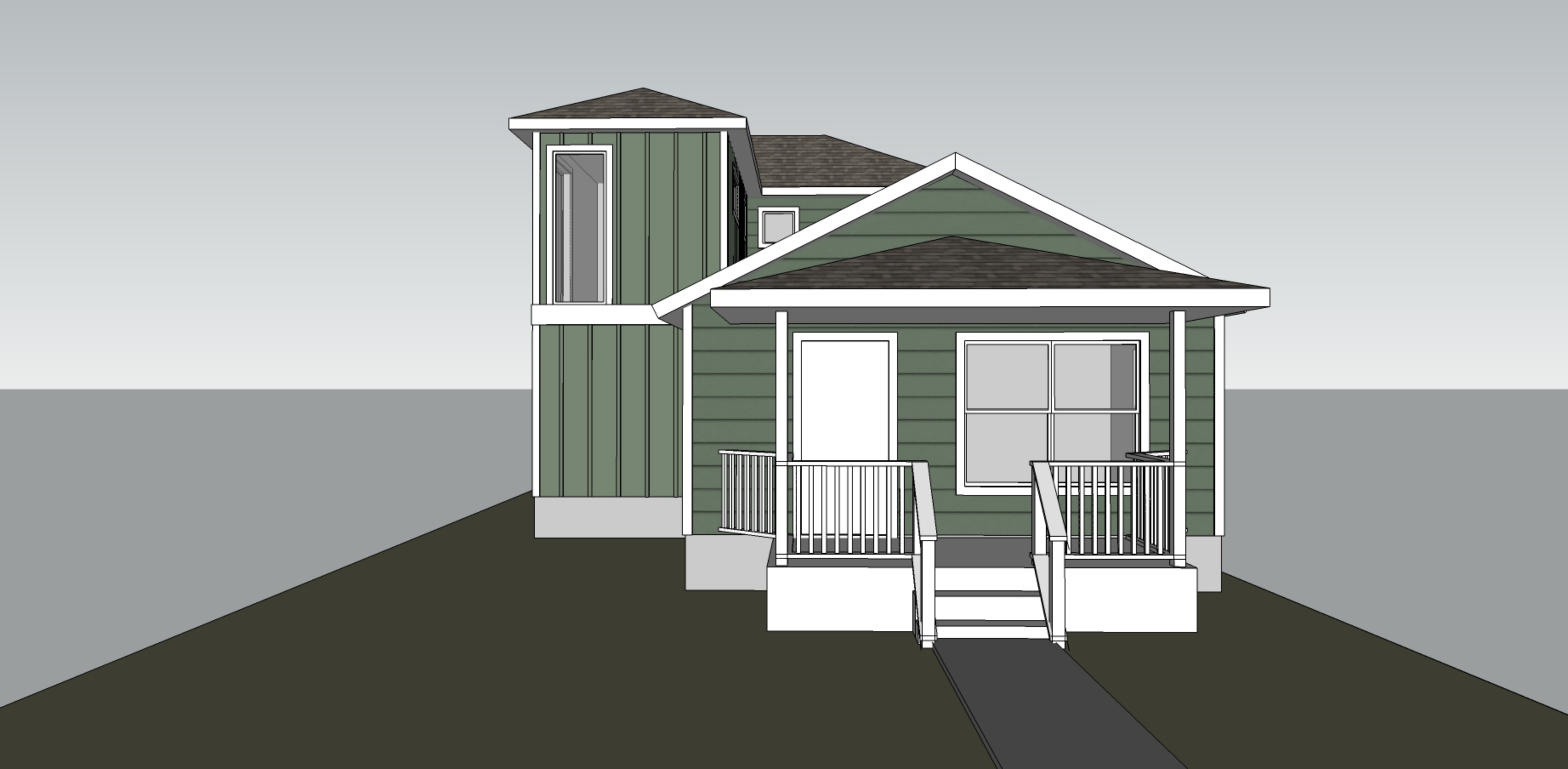
4203 Avenue A
North Facade

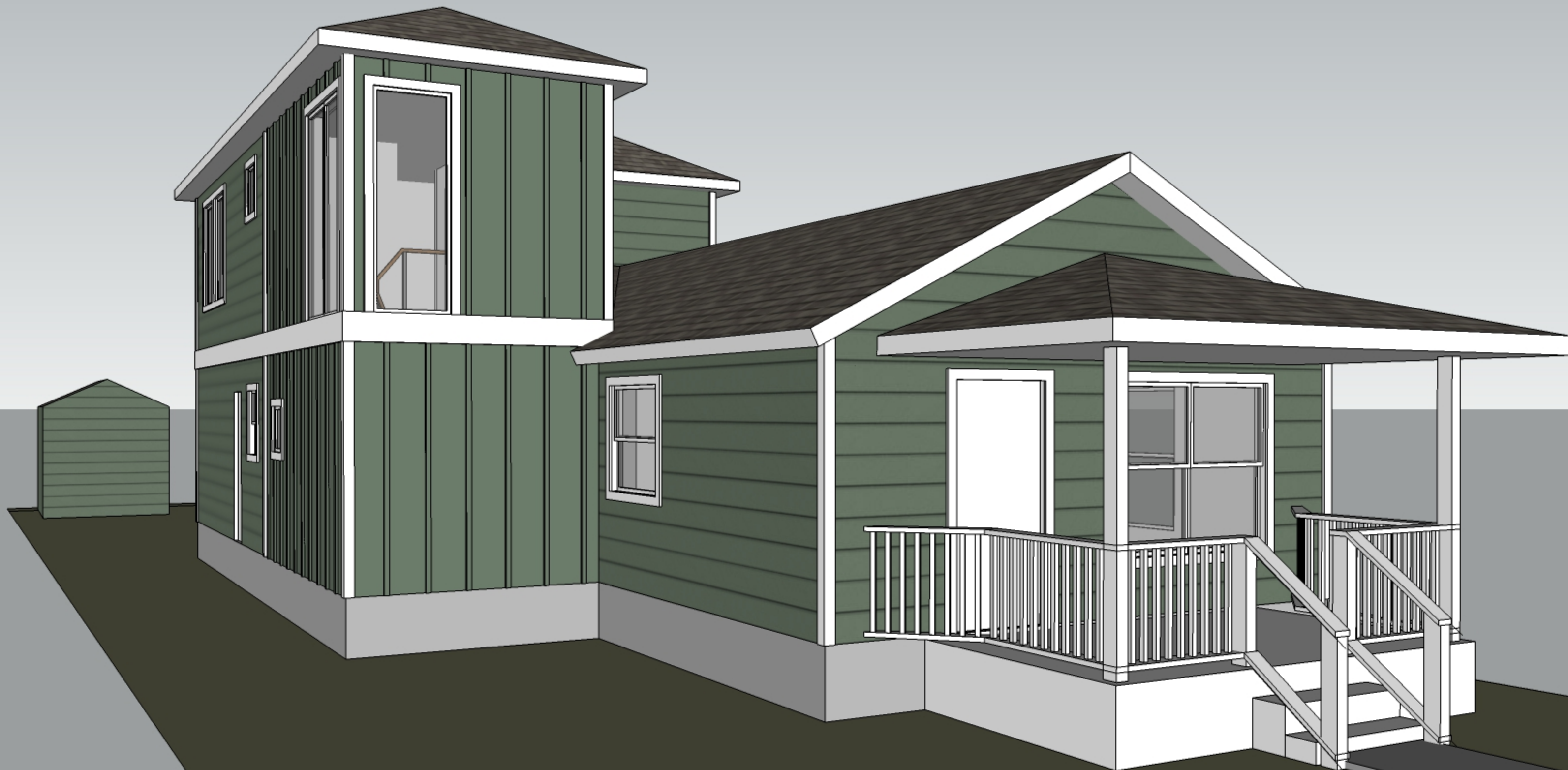


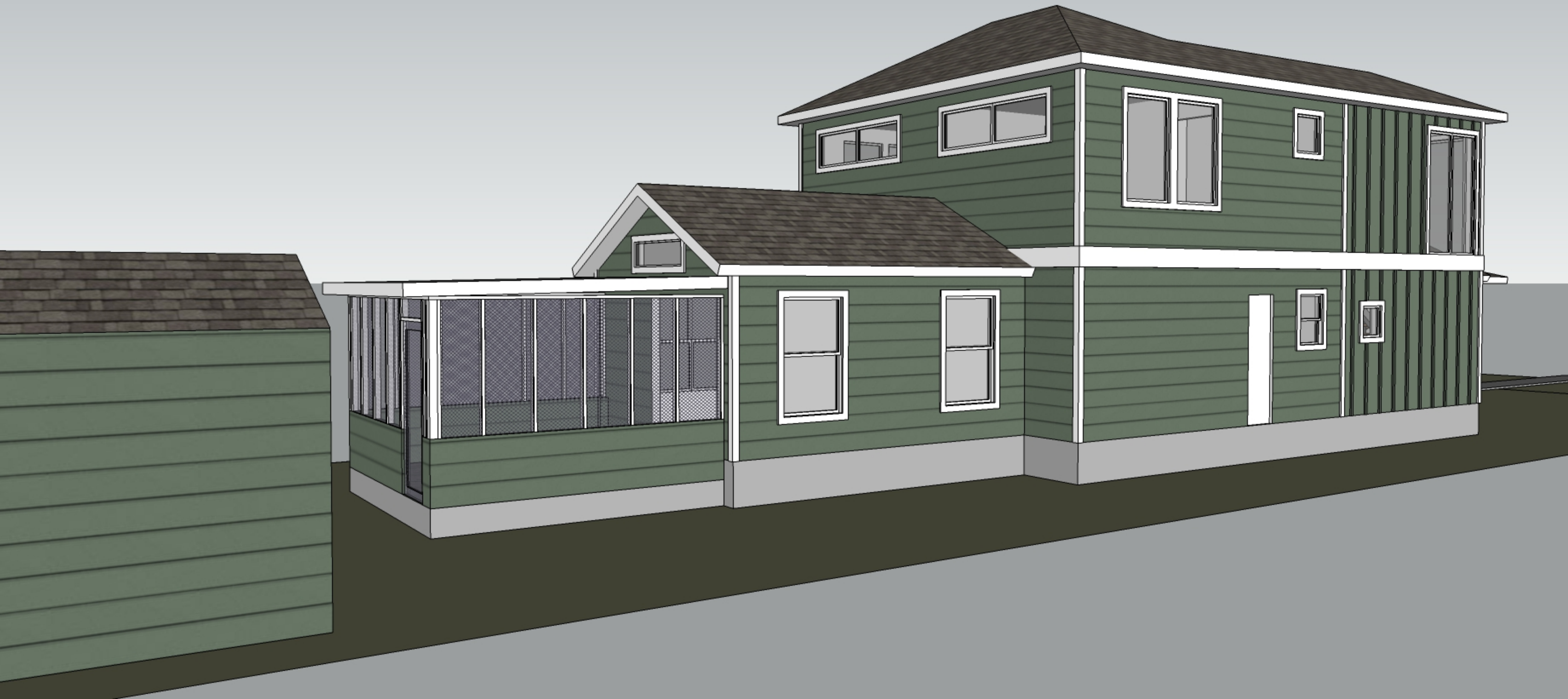
4203 Avenue A
Rear (East) Facade

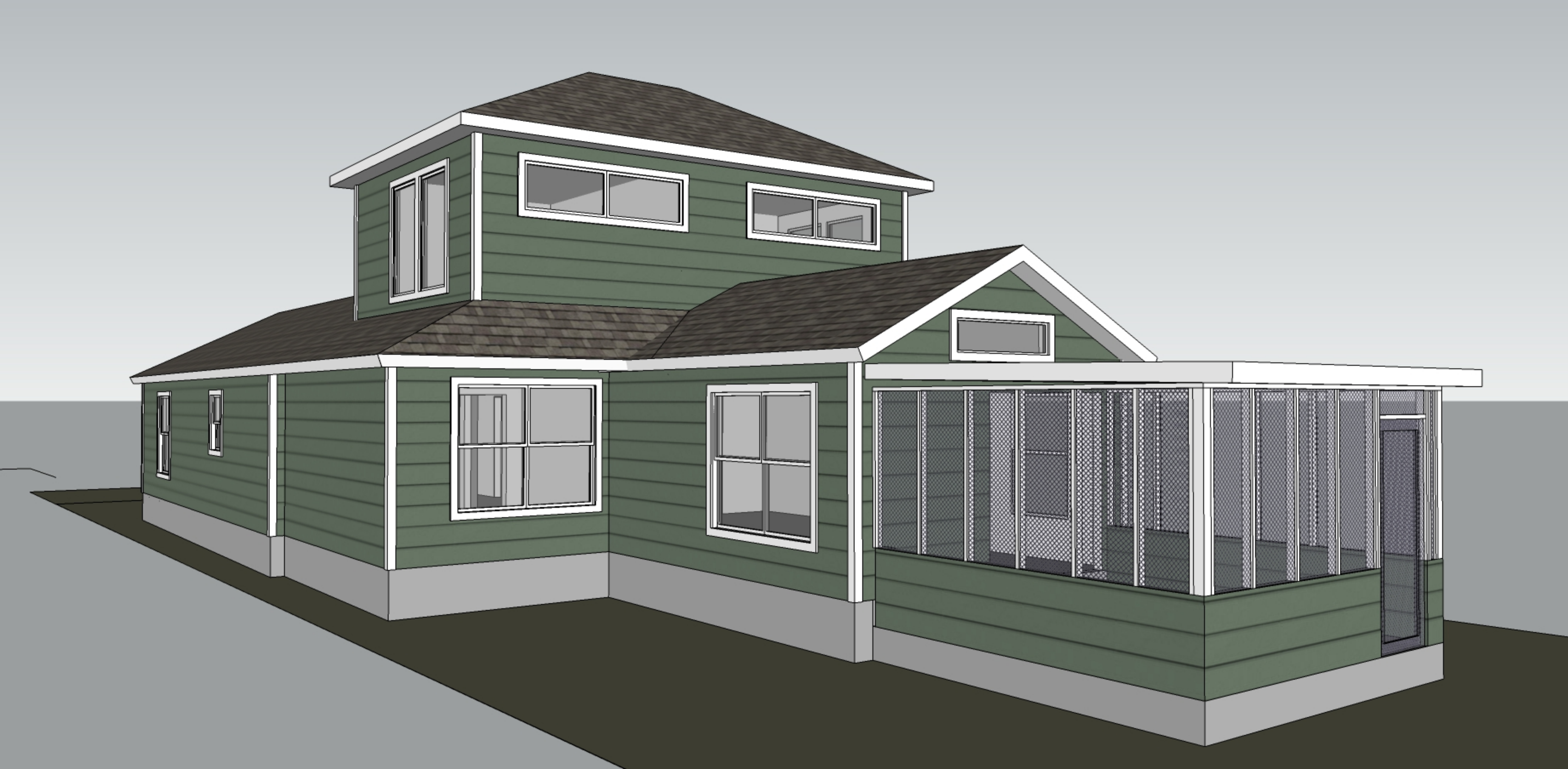


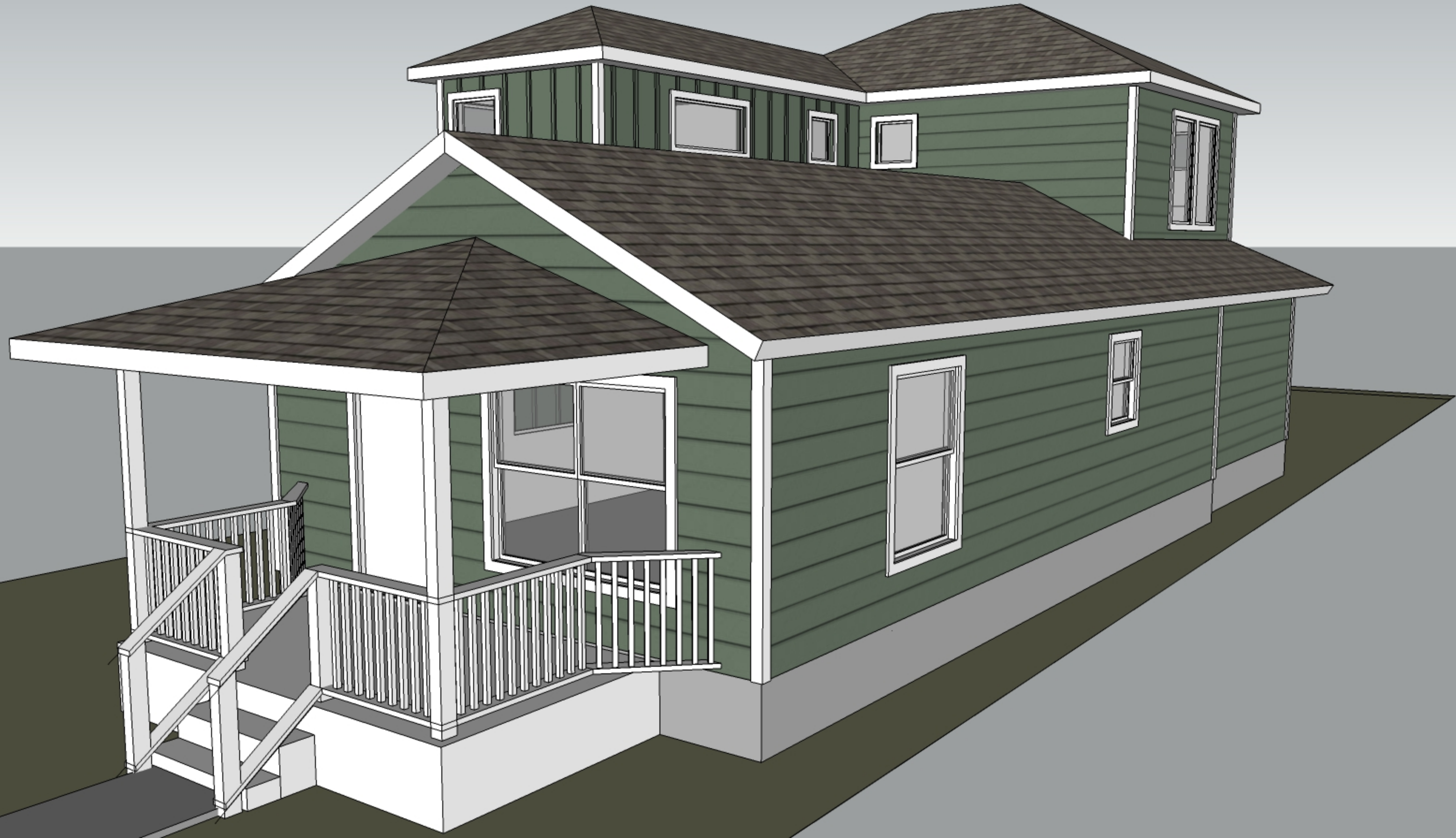
4203 Avenue A
South Facade











HAYNER RESIDENCE

OWNER

MITCHELL + KEIKO HAYNER
4203 AVENUE A
AUSTIN, TEXAS 78751
T 512.825.3803

ARCHITECT

MERZBAU DESIGN COLLECTIVE
2235 E. 6TH STREET STE. 105
AUSTIN, TX 78702
T 512.636.5900
CONTACT: J.C. SCHMEIL, AIA

CONTRACTOR

STACKABLE & ASSOCIATES
13403 BRIARHOLLOW DRIVE
AUSTIN, TEXAS 78729
T 512.250.8644
CONTACT: LYNN STACKABLE

ENGINEERING

JM STRUCTURAL ENGINEERING
2400 EAST CESAR CHAVEZ #302
AUSTIN, TX 78702
T 512.505.8533
CONTACT: JAVIER MARTIN, P.E.

SQUARE FOOTAGES:

EXISTING: 1,268.F.
NEW: 625 S.F.
TOTAL: 1,893 S.F. CONDITIONED AREA

FAR: 1,893 S.F. (ALLOWABLE FAR 1,896 S.F.)
TOTAL IMPERVIOUS COVERAGE: 2,041 S.F.
ALLOWABLE IMPERVIOUS COVER: 2,132 S.F.
(45% OF 4,739 S.F.)
BUILDING COVERAGE: 1,697 S.F.
ALLOWABLE BLDG. COVERAGE: 1,896 S.F.
(40% OF 4,739 S.F.)

LEGAL DESCRIPTION:

LOT 13 & S 10FT OF LOT 12 BLK 1 HYDE PARK
ADDN NO 2

SCOPE:

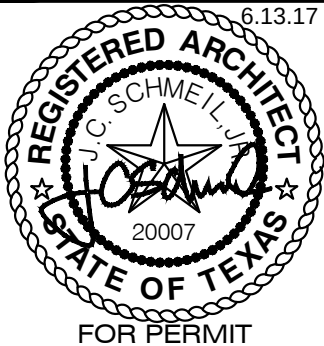
SECOND FLOOR ADDITION TO
EXISTING ONE- STORY SINGLE
FAMILY HOME

ZONING:

SF-3-HD-NCCD-NP, HYDE PARK

SHEET INDEX:

SHEET NAME		NO.	ISSUE FOR	
ARCHITECTURAL				
SITE PLAN		A1.1	●	●
GROUND FLOOR PLAN		A2.1	●	●
SECOND FLOOR PLAN		A2.2	●	●
BUILDING ELEVATIONS		A3.1	●	●
STRUCTURAL				
FOUNDATION PLAN		S1		
FOUNDATION DETAILS		S2		
FLOOR FRAMING PLAN		S3		
CEILING FRAMING PLAN		S4		
ROOF FRAMING PLAN		S5		



M E R Z B A U
DESIGN COLLECTIVE

2235 E. 6th St. #105, Austin, TX 78702
T 512 636 5900 E | jcschmeil@merzbau.com

J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007

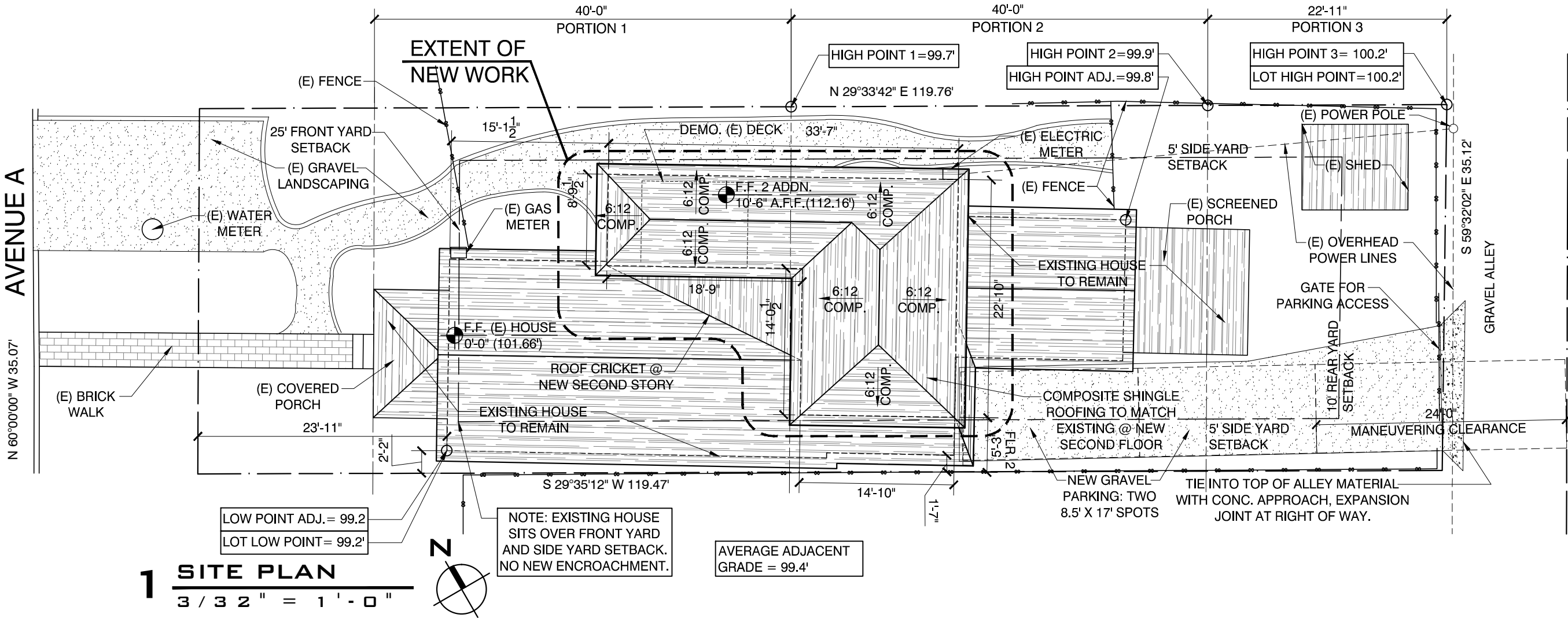
HAYNER RESIDENCE

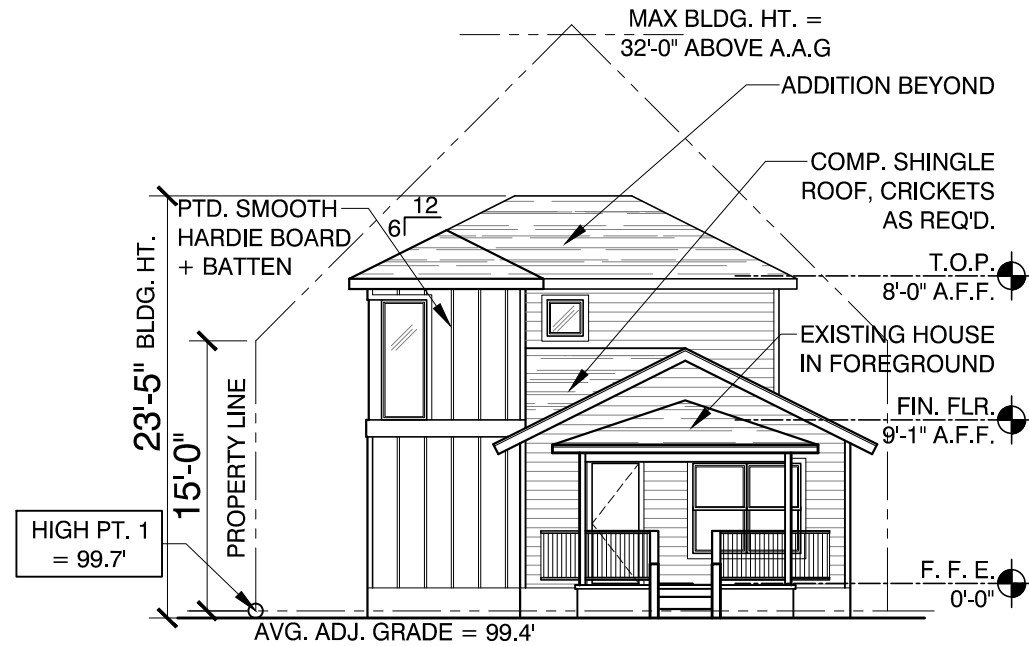
MITCHELL + KEIKO HAYNER
4203 AVENUE A
AUSTIN, TX 78751

ISSUE	DATE
PERMIT	5/22/17
REVISIONS	6/13/17

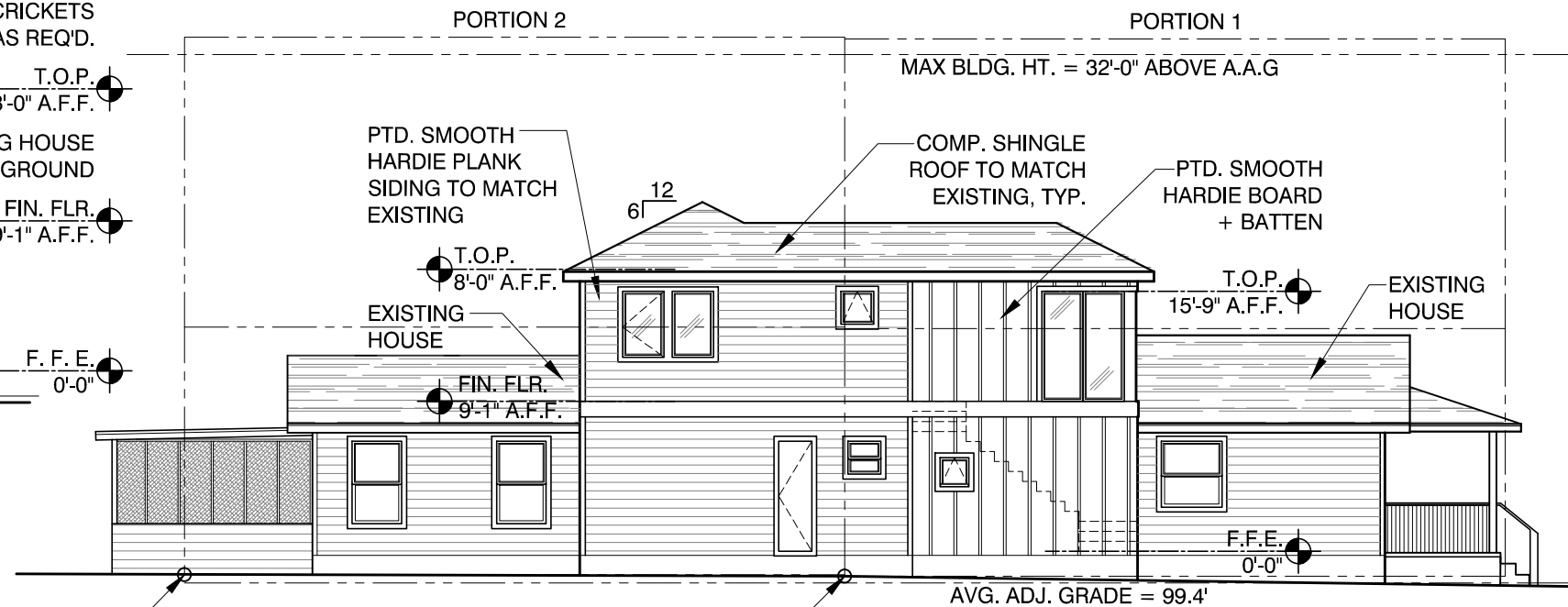
ISSUE DATE:
6/13/17
SITE PLAN
3/32" = 1'-0"

A1.1

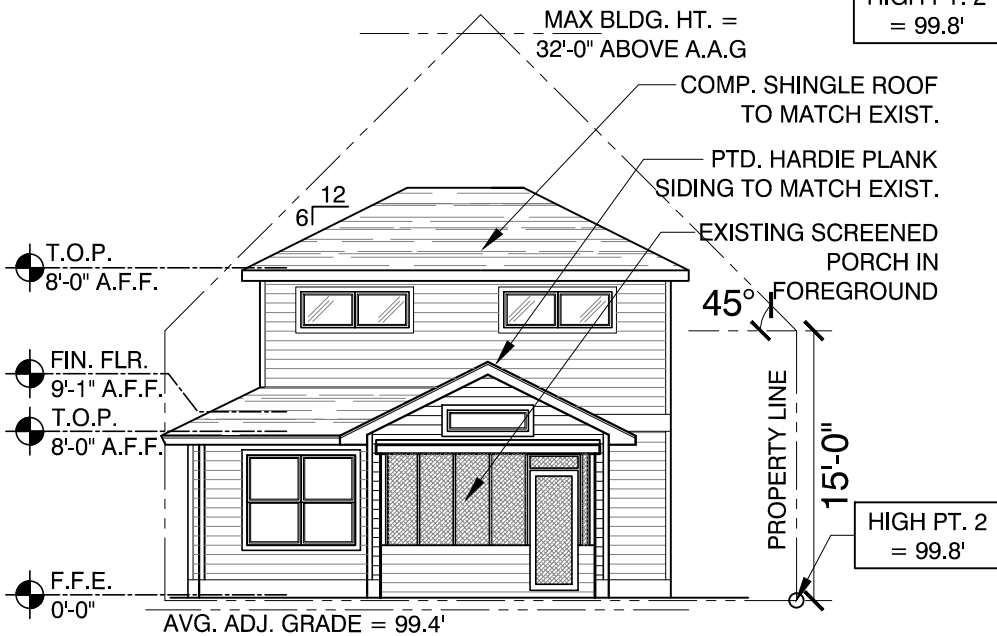




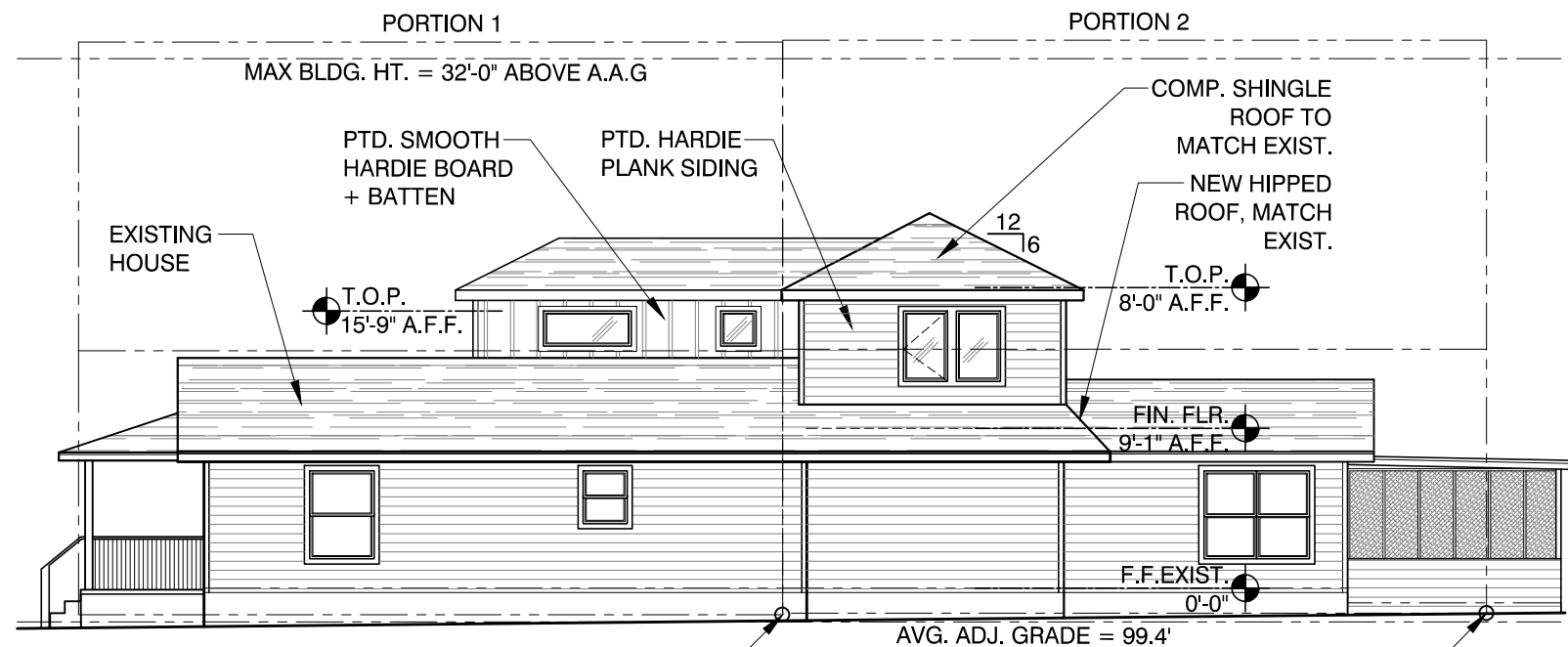
1 WEST ELEVATION
3 / 3 2" = 1' - 0"



3 NORTH ELEVATION
3 / 3 2" = 1' - 0"



2 EAST ELEVATION
3 / 3 2" = 1' - 0"



4 SOUTH ELEVATION
3 / 3 2" = 1' - 0"



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ISSUE	DATE
PERMIT	5/22/17
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ISSUE DATE:
6/13/17
ELEVATIONS
3/32" = 1'-0"

A3.1