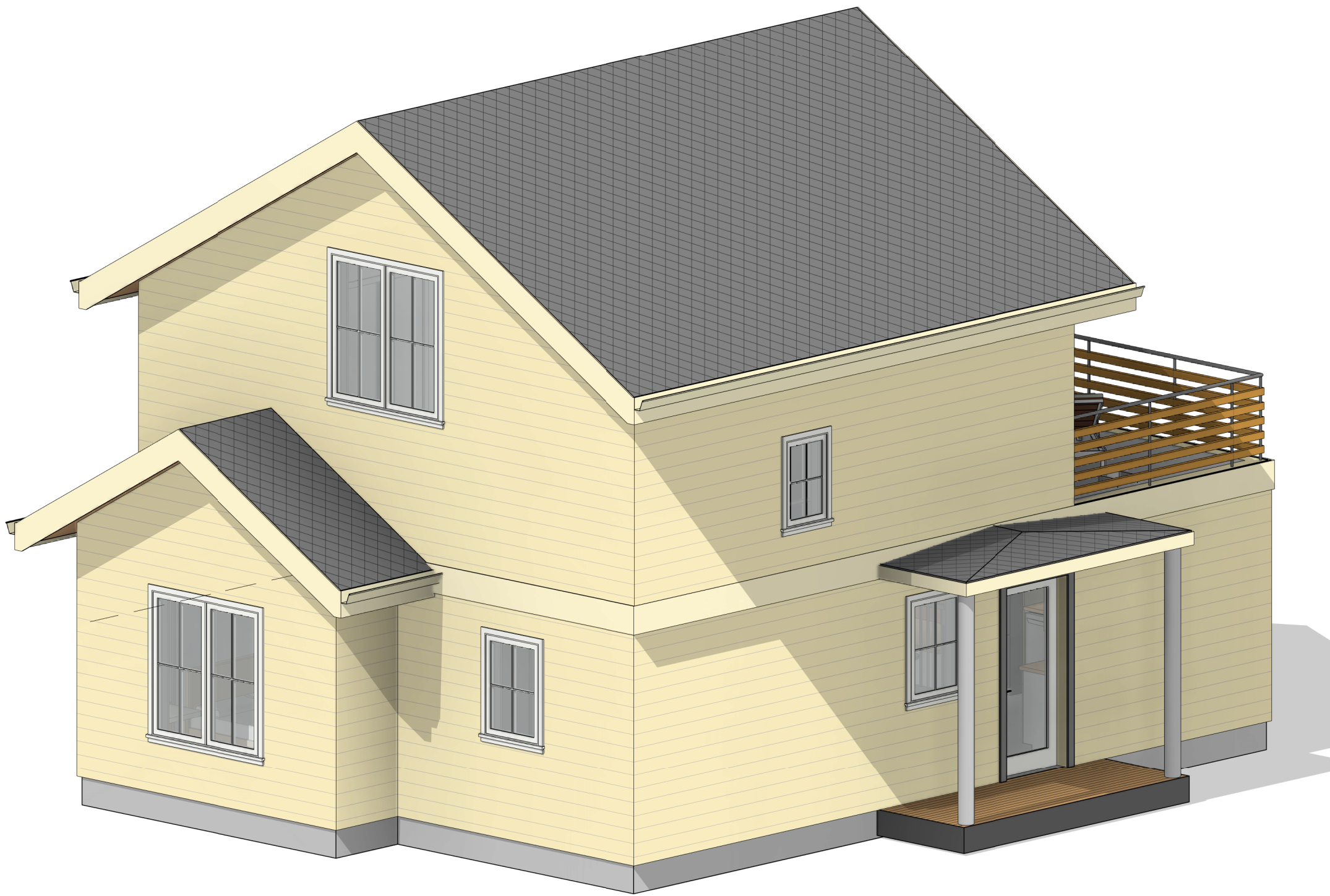


4312 AVE B
NEW ACCESSORY DWELLING UNIT



LOCATION MAP (Not To Scale)

AREA SUMMARY

AREA DESCRIPTION	Existing Building		Proposed Building		Combined Areas	
Lot Area Total (SF)						
9,770.37						
ID	Conditioned Floor Area	Impervious Coverage	Conditioned Floor Area	Impervious Coverage	Conditioned Floor Area	Impervious Coverage
First Floor	1548	1548	741	741	2289	2289
Second Floor	494	0	238	0	732	0
Attic	0	0	0	0	0	0
Covered Parking (Garage or Carport)	0	720	0	0	0	720
Covered Patio, Deck, or Porch	0	372	0	45	0	417
Balcony/Stairs	0	0	0	0	0	0
Other (uncovered parking pads)	0	0	0	0	0	0
Driveway	0	26	0	0	0	26
Uncovered Patios	0	197	0	0	0	197
Uncovered Wood Decks (50%)	0	56	0	0	0	56
Air Conditioner Pads	0	10.5	0	0	0	10.5
Pool or Spa (not counted toward IC)	0	0	0	0	0	0
Other (Sidewalk)	0	95	0	0	0	95
Total Conditioned Floor Area	2042		979		3021.0	
Total Impervious Coverage		3024.5		786		3810.5
LC, - % of Lot Size		30.96%		8.04%		39.00%

	EXISTING AREA SUMMARY			PROPOSED AREA SUMMARY		
GROSS FLOOR AREA	Exemption	Total SF		Exemption	Total SF	
First Floor	1548	0	1548	1548	0	1548
Second Floor	494	0	494	494	0	494
Attic	0	0	0	0	0	0
Ground Floor Porch	372	372	0	45	45	0
Garage/Utility (attached)	0	0	0	0	0	0
Garage/Utility (detached)	720	400	320	0	0	0
Carport (attached)	0	0	0	0	0	0
Carport (detached)	0	0	0	0	0	0
Accessory Structures (detached)	0	0	0	979	0	979
Total Gross Floor Area	3134	772	2362	3066	45	3021
Floor-to-Area Ratio (FAR)			0.242			0.309

	EXISTING TOTAL FAR	24.18%	PROPOSED TOTAL FAR	30.92%
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SHEET INDEX ARCHITECTURAL

A0.00	COVER
A0.01	SITE PLAN
A0.02	VISITABILITY PLAN
A1.01	LEVEL 1 FLOOR PLAN
A1.02	LEVEL 2 FLOOR PLAN
A2.00	ELEVATIONS
A2.01	ELEVATIONS
A3.00	SITE BUILT DETAILS (1 OF 1)
S0.0	STRUCTURAL PLAN (1 OF 5)
S1.0	STRUCTURAL PLAN (2 OF 5)
S1.1	STRUCTURAL PLAN (3 OF 5)
S4.0	STRUCTURAL PLAN (4 OF 5)
S4.1	STRUCTURAL PLAN (5 OF 5)

BUILDING CODE INFORMATION

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL FIRE CODE
2021 UNIFORM PLUMBING CODE
2021 UNIFORM MECHANICAL CODE

CONSTRUCTION TYPE: 5B

GENERAL NOTES
1. PROVIDE SMOKE DETECTOR SYSTEM (HARDWIRED, INTERCONNECTED, BATTERY BACK-UP) AT EACH SLEEPING ROOM AND VICINITY IN ACCORDANCE WITH IRC R314.
2. PROVIDE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN ACCORDANCE WITH IRC R315.

ZONING INFORMATION

SF-3-HD-NCCD-NP
Minimum Lot Size: 5,750 sq ft
Minimum Lot Width: 50 ft
Maximum Building Coverage: 40%
Maximum Impervious Cover: 45%
Maximum FAR: 40%
Maximum Height: 35 ft
Minimum Setbacks:
Front Yard: 25 ft
Street Side Yard: 15 ft
Interior Side Yard: 5 ft
Rear Yard: 10 ft

PROPERTY INFORMATION

Property Address: 4312 Avenue B, Austin, TX 78751
Tax Parcel ID: # 217985
Legal Description: LOT 30-32 BLK 11 HYDE PARK ADDN NO 1
Zoning District: SF-3-HD-NCCD-NP
Lot Area: 9,770.37 sq ft
Neighborhood Plan Area: Hyde Park

GENERAL NOTES



4312 AVENUE B
4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT

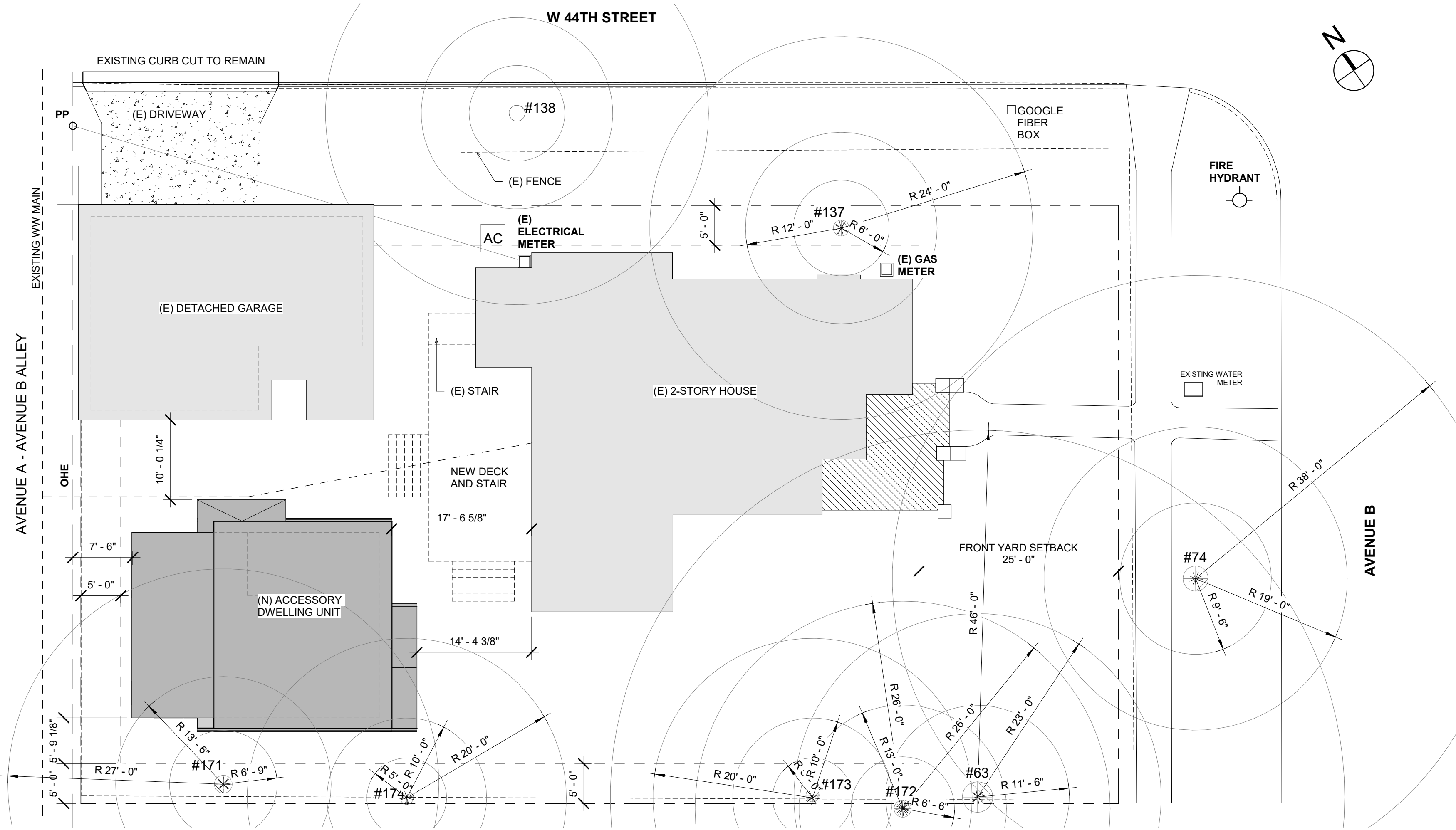
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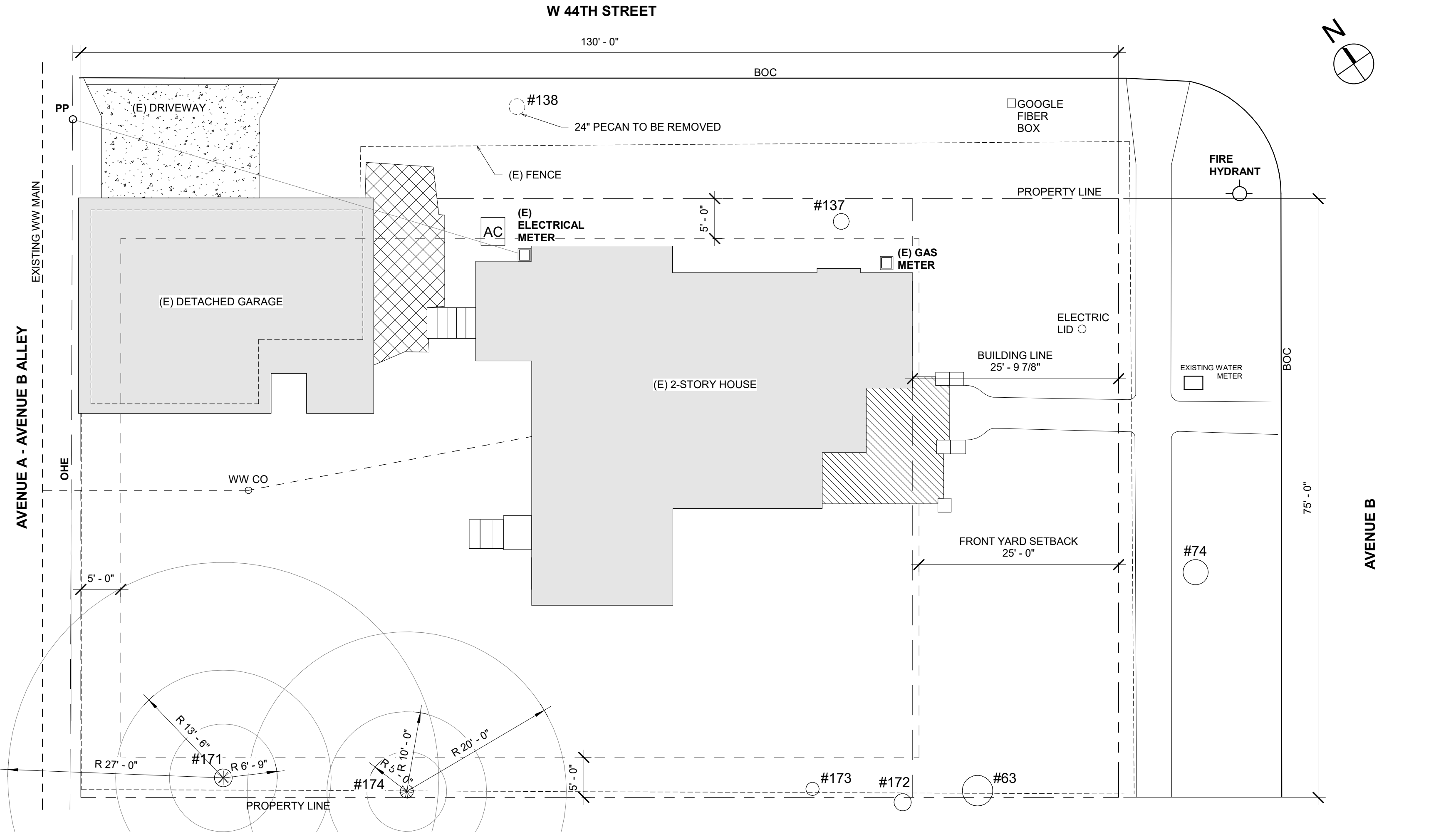
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TREE LIST

Tag #	Size/Type
63	46" LIVE OAK
74	30" PECAN
137	24" CHINABERRY
138	24" PECAN
171	27" PECAN
172	26" LIVE OAK
173	20" PECAN
174	20" CEDAR ELM



2 SITE PLAN PROPOSED
1" = 10'-0"



1 SITE PLAN EXISTING
1" = 10'-0"

McMANSION ORDINANCE NOTES

Tent Portions indicated on site plan.
Tent drawn on Site and Building Elevations to show compliance.

CRITICAL ROOT ZONE COVERAGE

- 1) At least 50% of the CRZ must be preserved at natural grade, with natural ground cover.
- 2) Within the 50% CRZ there can be no cut or fill greater than 4 inches. Any work done within this zone shall be air spaded. Any deck piers within this zone need to sit directly on undisturbed ground. Any other structural piers within this zone must be hand-dug, no scarification.
- 3) Within the 25% CRZ, no coverage or disturbance of the ground is permitted.

DEVELOPER

ARCHITECT
Rachael Brice, Architect
415.244.2238
rachael.brice@gmail.com

STRUCTURAL

CIVIL

MEP

LANDSCAPING



4312 AVENUE B

4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT
01/23/2023	SD SET

SITE PLAN

A0.01

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DEVELOPER

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STRUCTURAL

CIVIL

MEP

LANDSCAPING

REGISTERED ARCHITECT
RACHAEL L. BRICE
30553
STATE OF TEXAS
06/09/2023

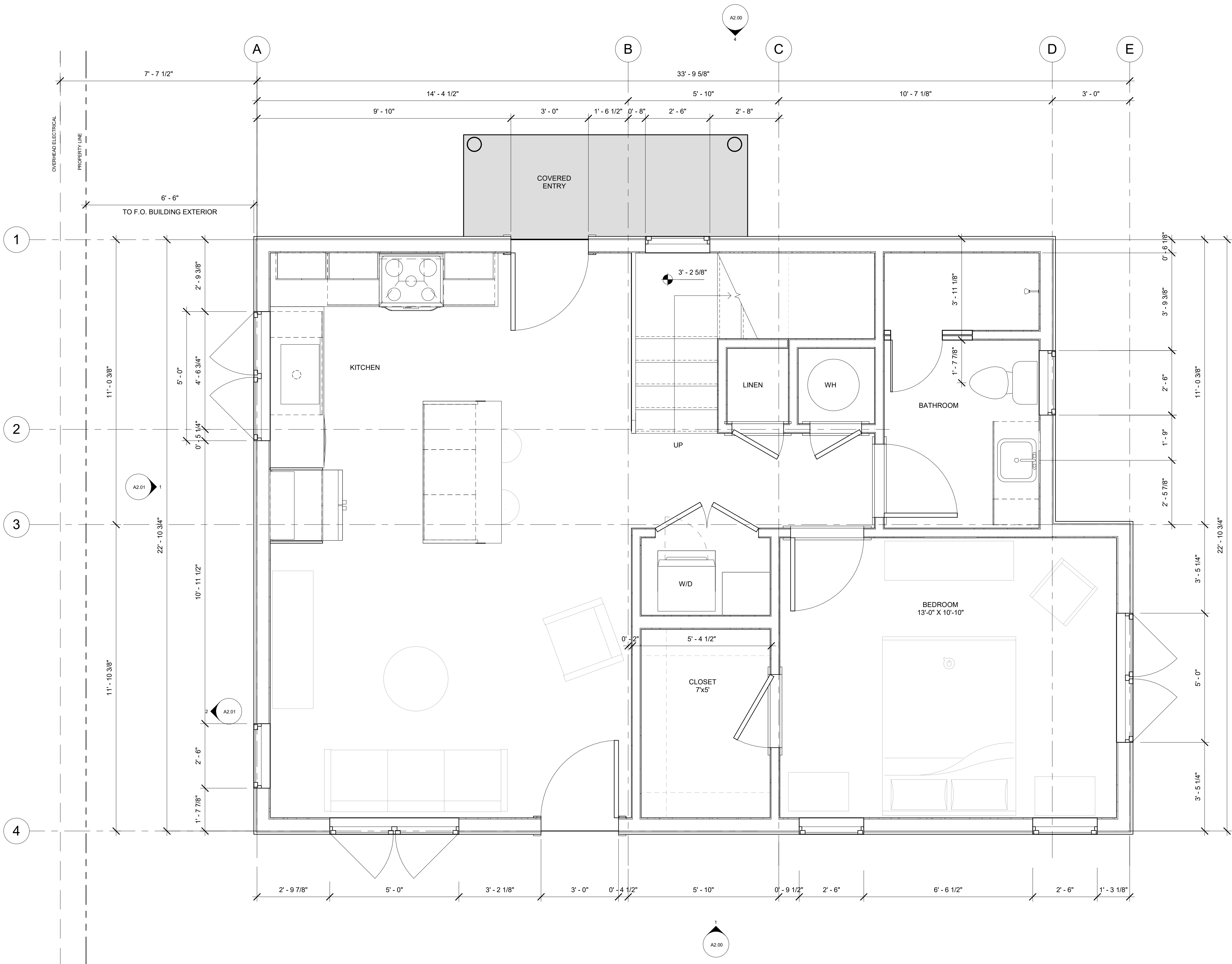
4312 AVENUE B
4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT
01/23/2023	Schematic Design

LEVEL 1 FLOOR PLAN

A1.01

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1 FLOOR PLAN - LEVEL 1
1/2" = 1'-0"

DEVELOPER

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STRUCTURAL

CIVIL

MEP

LANDSCAPING

4312 AVENUE B

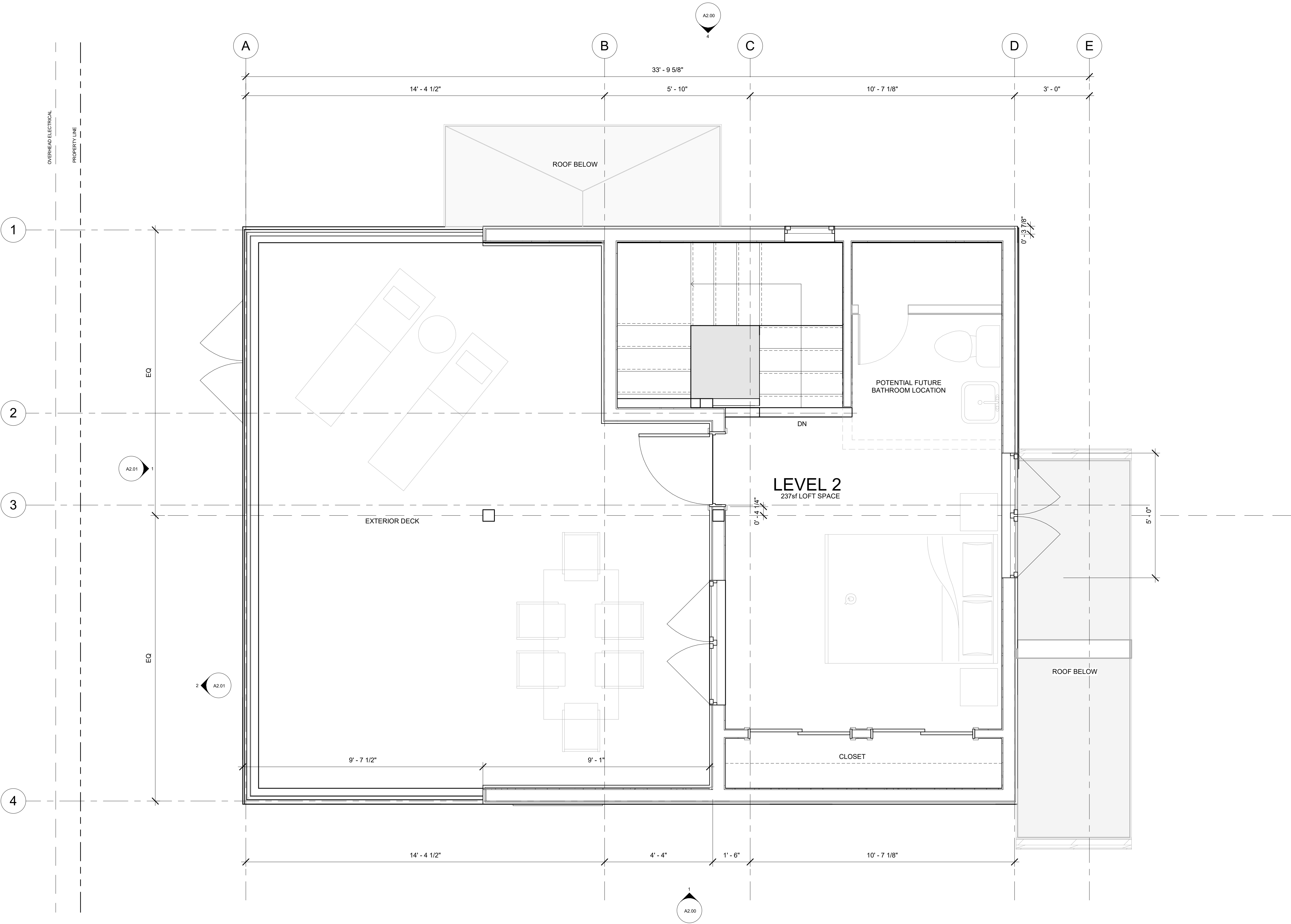
4312 AVENUE B
Austin, TX 78752

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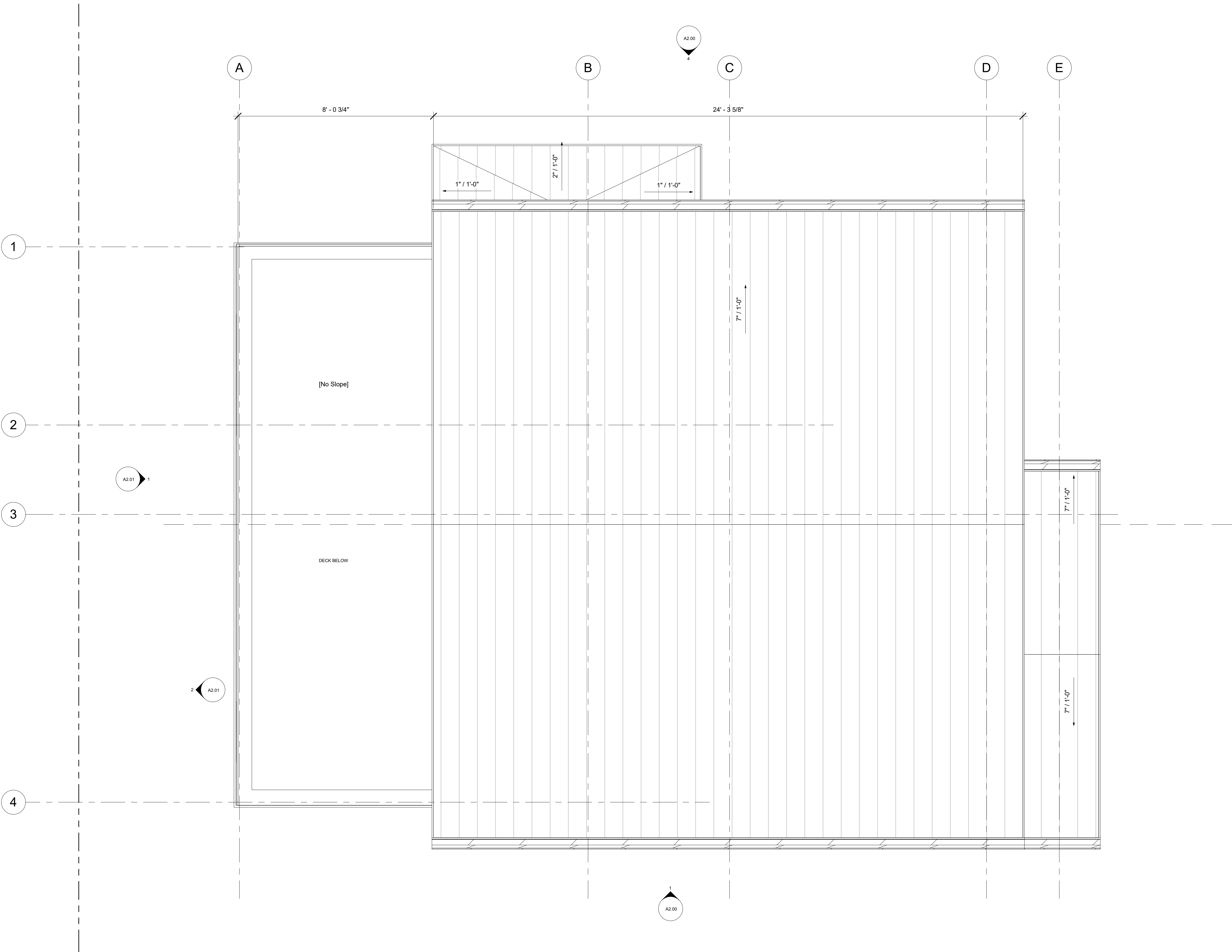
LEVEL 2 FLOOR PLAN

A1.02

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1 FLOOR PLAN - LEVEL 2
1/2" = 1'-0"



1 ROOF PLAN
1/2" = 1'-0"

DEVELOPER

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STRUCTURAL

CIVIL

MEP

LANDSCAPING

4312 AVENUE B

4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT
03/14/2022	BLDG PERMIT

ROOF PLAN

A1.03

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4 NORTH ELEVATION
3/8" = 1'-0"



1 Elevation 10 - a
3/8" = 1'-0"

DEVELOPER

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STRUCTURAL

CIVIL

MEP

LANDSCAPING



4312 AVENUE B

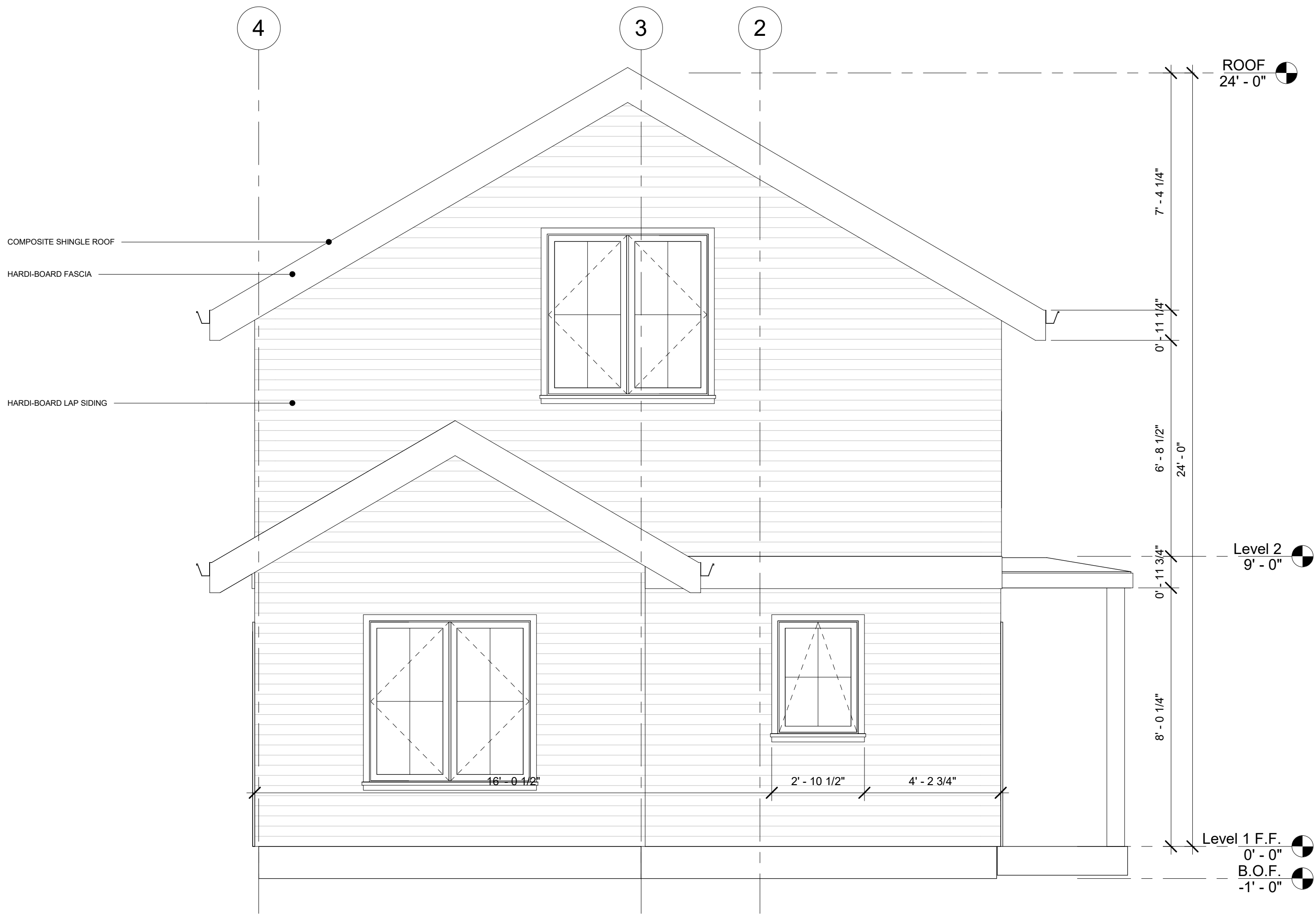
4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT
03/14/2022	BLDG PERMIT

ELEVATIONS

A2.00

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2 EAST ELEVATION
3/8" = 1'-0"



1 WEST ELEVATION
3/8" = 1'-0"

DEVELOPER

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STRUCTURAL

CIVIL

MEP

LANDSCAPING

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4312 AVENUE B
Austin, TX 78752

ISSUE DATE	COMMENT

ELEVATIONS

A2.01

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