CONCEPT RENDERING



GENERAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES, AND TO INCLUDE ALL REQUIREMENTS OF OTHER AGENCIES HAVING JURISDICTION.
2. EXAMINATION OF THE SITE AND PORTIONS THEREOF THAT AFFECT THIS WORK SHALL BE MADE BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND SATISFY HIM/HERSELF AS TO THE EXISTING CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONTRACTOR SHALL AT SUCH TIME ASCERTAIN AND VERIFY THE LOCATIONS OF EXISTING STRUCTURES.
3. THE CONTRACT DOCUMENTS DESCRIBE DESIGN INTENT, AND ARE NOT INTENDED TO BE ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS TO PROVIDE COMPLETE OPERATIONAL SYSTEMS AND INSTALLATIONS. NO CLAIMS FOR ADDITIONAL WORK WILL BE AWARDED FOR WORK WHICH IS DESCRIBED IN THESE DOCUMENTS OR WHICH IS REASONABLY INFERABLE FROM THEM.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGH COORDINATION OF TRADES. ALL CLAIMS FOR ADDITIONAL WORK WILL NOT BE AWARDED FOR ANY AND ALL WORK RELATED TO SUCH COORDINATION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS AT THE SITE, CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AND ALL WORK IN QUESTION.
6. ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE, CENTERLINE OF STEEL, FACE OF STUD OR CASEWORK UNLESS NOTED OTHERWISE. DIMENSIONS NOTED AS "CLR" MUST BE PRECISELY MAINTAINED. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ARCHITECTS APPROVAL UNLESS NOTED AS "+/-". VERIFY DIMENSIONS MARKED "V.I.F." PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND NOTIFY ARCHITECT OF ANY INCONSISTENCIES.
7. ALL DIMENSIONS, NOTES AND DETAILS SHOWN ON ONE PORTION OF A DRAWING SHALL APPLY TYPICALLY TO ALL OPPOSITEHAND AND/OR CONDITIONS UNLESS OTHERWISE NOTED.
8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
9. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO PARTIALLY OR WHOLE ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.
10. DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DRAWINGS AT A LARGE SCALE SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALL SCALE. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS.
11. CONTRACTOR SHALL VERIFY LAYOUT OF PARTITIONS, DOORS, ELECTRICAL OUTLETS, DATA AND TELEPHONE OUTLETS, LIGHT FIXTURES, AND SWITCHES WITH ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, DATA, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE BUT NOT LIMITED TO ALL PIPING, DUCTWORK AND CONDUIT AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE PROVIDED.
12. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE CONTRACTOR.
13. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONTRACT DOCUMENT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE.
14. IN CASE OF CONFLICTS BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN THE LOCATION OF MATERIALS AND/OR EQUIPMENT, ARCHITECTURAL DRAWINGS SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH CONFLICT.
15. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED CLEANED, AND CONDITIONED PER THE MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. ALL WORK NOTED AS "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. SUBMIT TO THE ARCHITECT AND OWNER SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN THE CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
17. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES ON A DAILY BASIS AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED.
18. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT AUTHORIZATION FROM THE ARCHITECT OR OWNER'S REPRESENTATIVE. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR ADDITIONAL COMPENSATION.

PROJECT TEAM

OWNER SUSAN AUDETTE
4104 Avenue F
AUSTIN, TX 78751

SUSAN AUDETTE
651-260-7040
susan.s.audette@gmail.com

ARCHITECT studioHA
2114 E 16th STREET
AUSTIN, TEXAS 787052

HOLLY ARTHUR, AIA
512-694-3557
holly@studioha.com

SYMBOL LEGEND

1 / A3.0	ELEVATION	**ROOM NAME** 1.01	ROOM NAME NUMBER AREA
1 A3.0	BUILDING SECTION	1.01	DOOR NUMBER
1 A3.0	WALL SECTION	1.01	WINDOW TYPE
1 A3.0	SECTION DETAIL	A1	PARTITION TYPE
1 A3.0	DETAIL	A	PLUMBING FIXTURE TYPE
		TA-1	TOILET ACCESSORY TYPE

VICINITY MAP



ZONING & CODE ANALYSIS

LEGAL DESCRIPTION	LOT 20-22 BLK 25 HYDE PARK ADDN NO 1
PARCEL ID	0220060513
ZONING	SF-3-H-HD-NCCD-NP
BUILDING CODES	2024 INTERNATIONAL BUILDING CODE (COA AMMENDMENTS) 2024 INTERNATIONAL MECHANICAL CODE (COA AMMENDMENTS) 2024 INTERNATIONAL PLUMBING CODE (COA AMMENDMENTS) 2023 NATIONAL ELECTRIC CODE (COA AMMENDMENTS) 2024 INTERNATIONAL ENERGY CONSERVATION CODE (COA)
BUILDING DESCRIPTION	TWO STORY WOOD FRAME, WOOD SIDING RESIDENCE
LEGAL JURISDICTION	AUSTIN, TEXAS, TRAVIS COUNTY
OCCUPANCY CLASSIFICATION	GROUP A-2
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NOT REQUIRED

AREA CALCULATIONS

AREA CALCULATIONS					
LOT SIZE: (S.F.)	MAX 45%	IMPERVIOUS COVERAGE ALLOWED: (S.F.)			4212.90
	MAX 40%	BUILDING COVERAGE ALLOWED: (S.F.)			3744.80
9,362.00	MAX F.A.R. 40%	FLOOR AREA RATIO: (S.F.)			3744.80
AREA DESCRIPTION	EXISTING TO REMAIN (S.F.)	NEW (S.F.)	TOTALS (S.F.)	FAR APPLIED EXEMPTIONS (S.F.)	TOTAL FAR (S.F.)
A UNIT 1ST FLOOR AIR-CONDITIONED AREA	1605.00	0.00	1605.00	0.00	1605.00
A UNIT 2ND FLOOR AIR-CONDITIONED AREA	1416.00	0.00	1416.00	0.00	1416.00
ACCS. UNIT 1ST FLOOR AIR-CONDITIONED AREA	0.00	184.00	184.00	0.00	184.00
COVERED GROUND FLOOR PORCH*	202.00	0.00	202.00	200.00	2.00
COVERED PARKING**	0.00	552.00	552.00	450.00	102.00
ENCLOSED PARKING (GARAGE)	0.00	0.00	0.00	0.00	0.00
OTHER (COVERED OR ROOF AREA): STORAGE	49.00	0.00	49.00	0.00	49.00
TOTAL GROSS AREA					3358.00
OUTDOOR STAIRS, COVERED WALKWAY	0.00	0.00	0.00		
BALCONY .SPECIFY	0.00	0.00	0.00		
TOTAL BUILDING AREA (INCLUDES BASEMENT & 2ND FLR. AREA)	3272.00	736.00	4008.00		
TOTAL BUILDING COVER (EXCL. BASEMENT, BALCONIES & 2ND FLR AREA)	1856.00	736.00	2592.00		
DRIVEWAY	118.00	0.00	118.00		
SIDEWALKS	0.00	0.00	0.00		
UNCOVERED WOOD (50%)	0.00	146.00	0.00		
UNCOVERED PATIO	0.00	0.00	0.00		
AC PADS & ANO OTHER CONC. FLAT WORK	19.00	0.00	19.00		
OTHER: (EXT. STEPS & WALLS)	78.00	0.00	78.00		
TOTAL IMPERVIOUS COVER	2071.00	882.00	2953.00		
OTHERS: (POOL/SPA)	0.00	0.00	0.00		
BUILDING COVERAGE INFORMATION					
FINAL BUILDING COVERAGE:			2592.00		27.69%
IMPERVIOUS COVERAGE INFORMATION					
FINAL TOTAL IMPERVIOUS COVERAGE:			2953.00		31.54%
SUBCHAPTER F INFORMATION					
TOTAL FAR: (GROSS AREA/LOT SIZE) X 100			3358		35.87%

***Ground-Floor Covered Porch (GFA Exemption):**
Pursuant to Section 3.3.3 of the City of Austin Land Development Code (Subchapter F), up to 200 square feet of qualifying porch area shall be excluded from Gross Floor Area.

****Parking Area / Carport (GFA Exemption):**
Pursuant to Section 3.3.2 of the City of Austin Land Development Code (Subchapter F), up to 450 square feet of qualifying parking area shall be excluded from Gross Floor Area.

DRAWING INDEX

ARCHITECTURAL

G1.0	COVER SHEET
G1.2	EXISTING PHOTOS
A0.2	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
A7.0	PERSPECTIVES

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PROJECT # 2605

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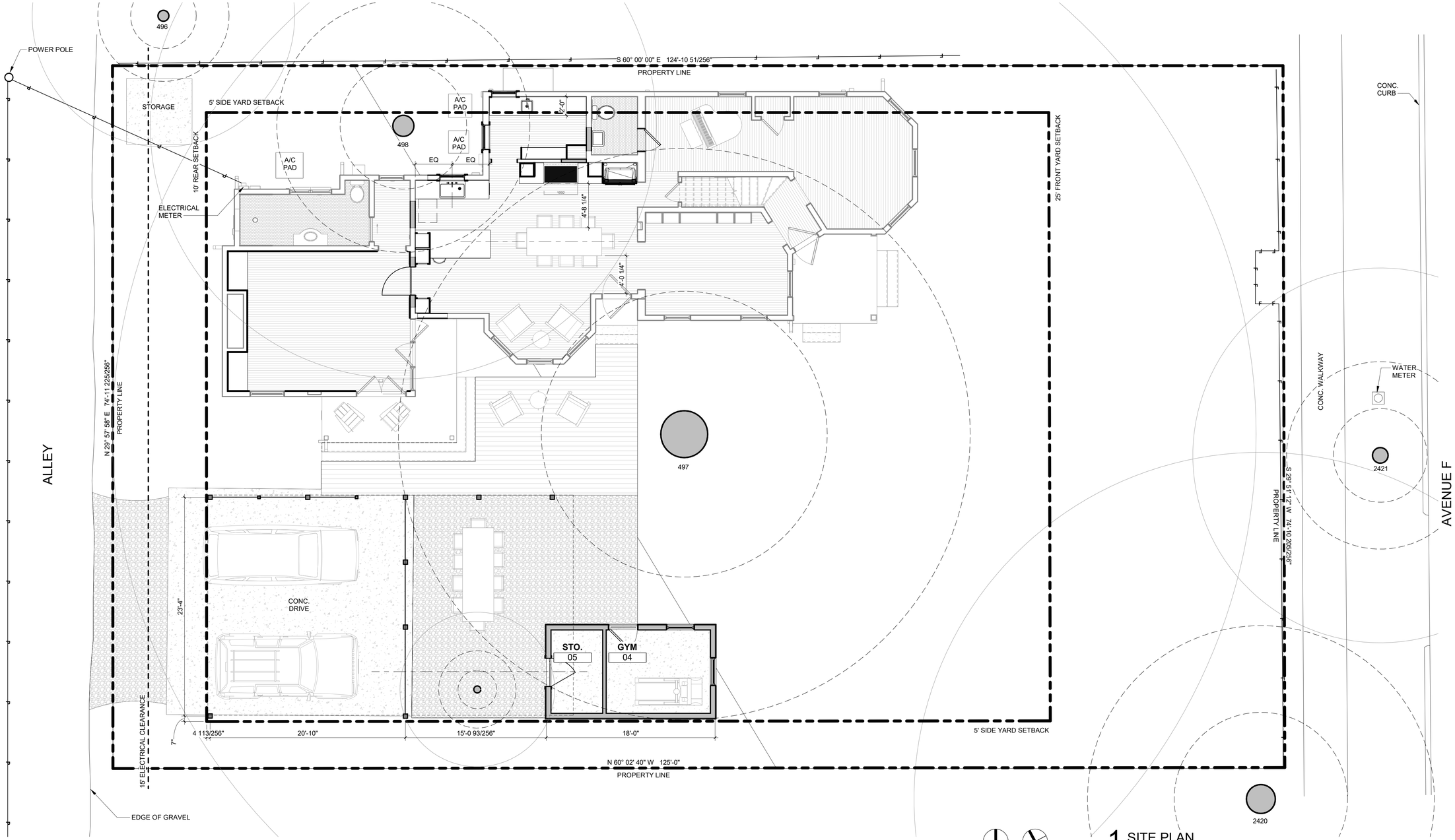
PROJECT

AVENUE F
4104 AVENUE F
AUSTIN, TX 78751

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AVENUE F

G1.0
COVER SHEET



1 SITE PLAN
3/16" = 1'-0"

TREE LEGEND

TAG	SIZE/TYPE
496	11",14" MAGNOLIA
497	61" PECAN
498	27" PECAN
2420	37" PECAN
2421	20" OAK

GENERAL NOTES

1. TOPOGRAPHY SHOWS EXISTING GRADE. NEW GRADING TO BE COORDINATED WITH LANDSCAPE.
2. REFER TO PERMIT NUMBER 2019-056726 PR FOR DEMOLITION PERMIT APPLICATION
3. NEW WATER METER AND TAP. RE: CIVIL
4. REFER TO FLOOR PLANS FOR VISITABILITY INFORMATION.
5. GC TO VERIFY LOCATION OF GAS LINE AND GAS METER WITH TEXAS GAS.

SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED BY MICAHEL TURNER PROFESSIONAL LAND SURVEYOR #6441 ON 10/07/20

TREE PROTECTION NOTES

1. PROVIDE TREE PROTECTION FENCING PER CITY OF AUSTIN REQUIREMENTS AND 8" MULCH GROUND COVER DURING CONSTRUCTION AROUND ALL TREES IN THE CONSTRUCTION AREA.

2. PROVIDE BREATHABLE RUBBER MAT OVER 8" MULCH AT LOCATIONS WHERE TREE PROTECTION FENCING IS NOT POSSIBLE.

3. WRAP 2x4 BOARDS AROUND TREE TRUNKS DURING CONSTRUCTION.

4. ALL LIMBS AND TREE TRIMMING TO BE PERFORMED BY OWNER PROVED ARBORIST.

5. GC TO ENSURE THAT ANY CONCRETE WASHOUT DOES NOT HAPPEN WITHIN THE CRZ OF ANY PROTECTED TREES.

6.GC TO AVOID TRENCHING INSIDE THE 1/2 CRZ OF ANY PROTECTED TREES.

7.IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.

SITE LEGEND

CONCRETE FLATWORK

CRZ
1/2 CRZ
EXISTING TREE TO REMAIN

—X—X—X— 5' TALL TEMPORARY CHAIN LINK FENCE
—F—F—F— FENCE
—P—P—P— POWER LINE
—G—G—G— GAS LINE
8" LAYER OF MULCH OVER CRZ OF TREES
CONSTRUCTION STAGING TO REMAIN FOR DURATION OF CONSTRUCTION ONLY
VISITABILITY ROUTE

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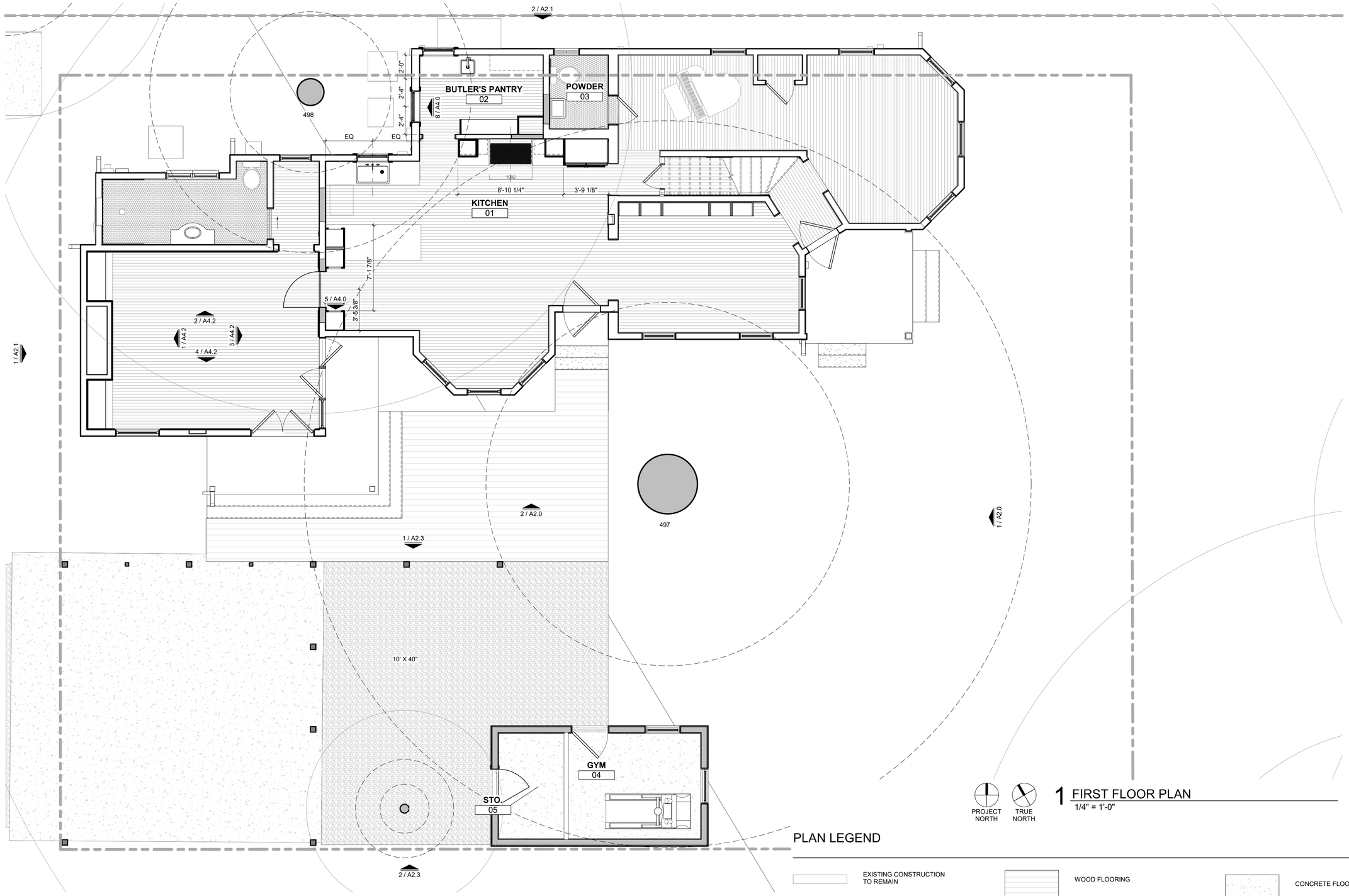
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A0.2
SITE PLAN

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PROJECT NORTH

TRUE NORTH

1 FIRST FLOOR PLAN

1/4" = 1'-0"

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WOOD FLOORING
- WOOD DECKING
- TILE FLOORING
- CONCRETE FLOORING
- CARPET

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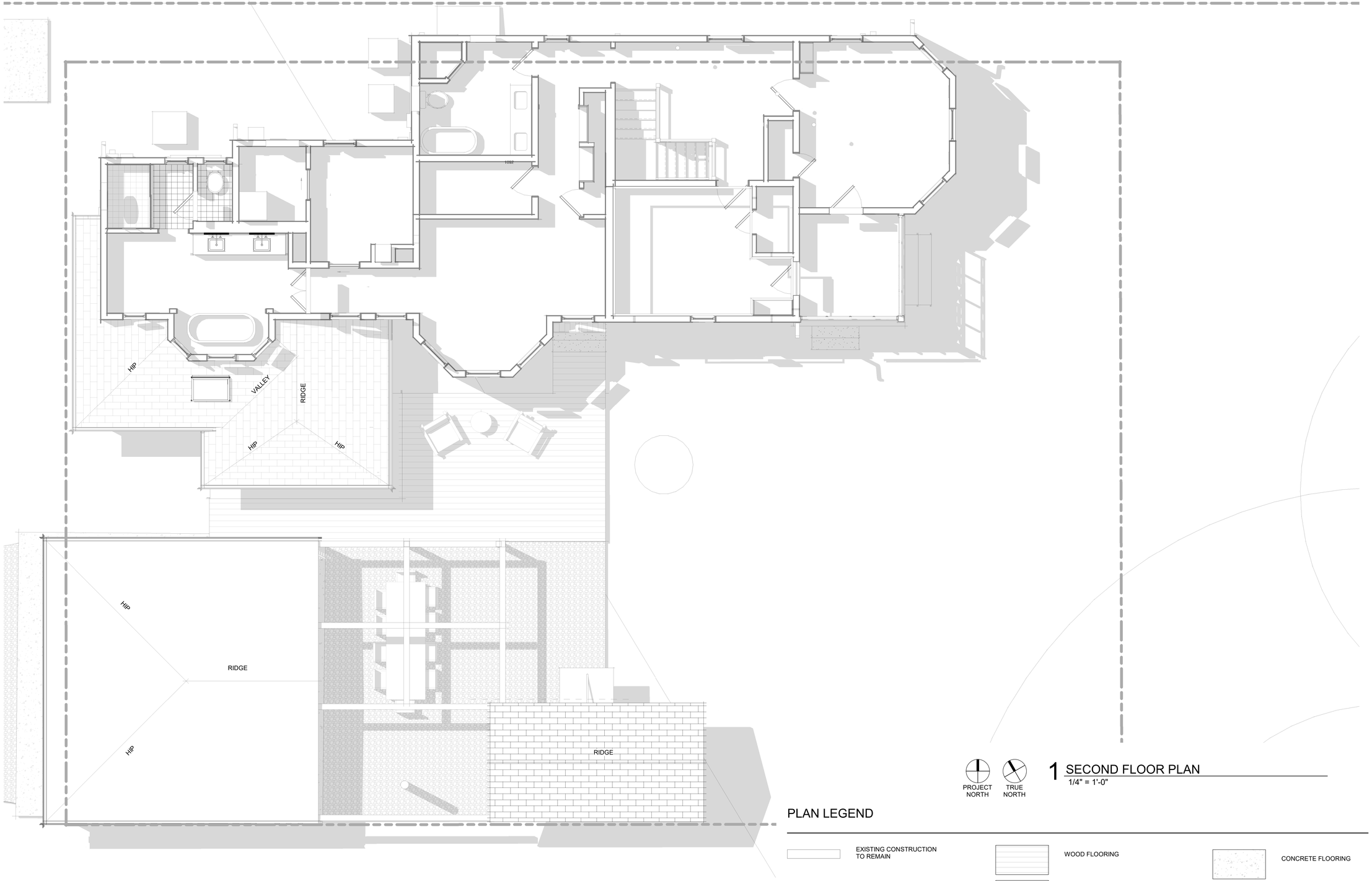
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A1.1
FIRST FLOOR PLAN

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PROJECT NORTH

TRUE NORTH

1 SECOND FLOOR PLAN
1/4" = 1'-0"

PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WOOD FLOORING
- WOOD DECKING
- TILE FLOORING
- CONCRETE FLOORING
- CARPET

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PROJECT

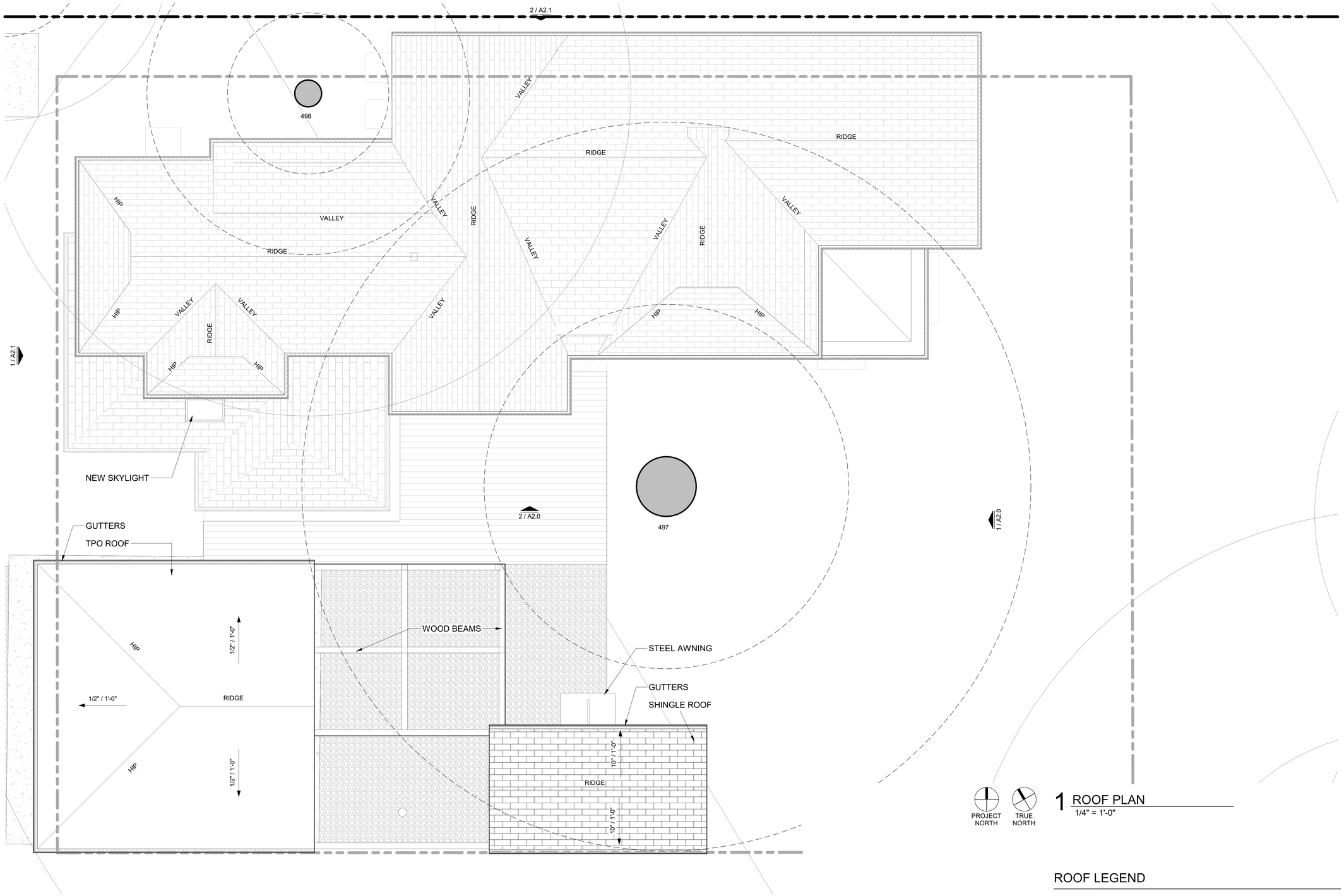
AVENUE F

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A1.2
SECOND FLOOR PLAN

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PROJECT NORTH

TRUE NORTH

1 ROOF PLAN
1/4" = 1'-0"

ROOF LEGEND

- GUTTERS
- ASPHALT SHINGLES
- CONCRETE

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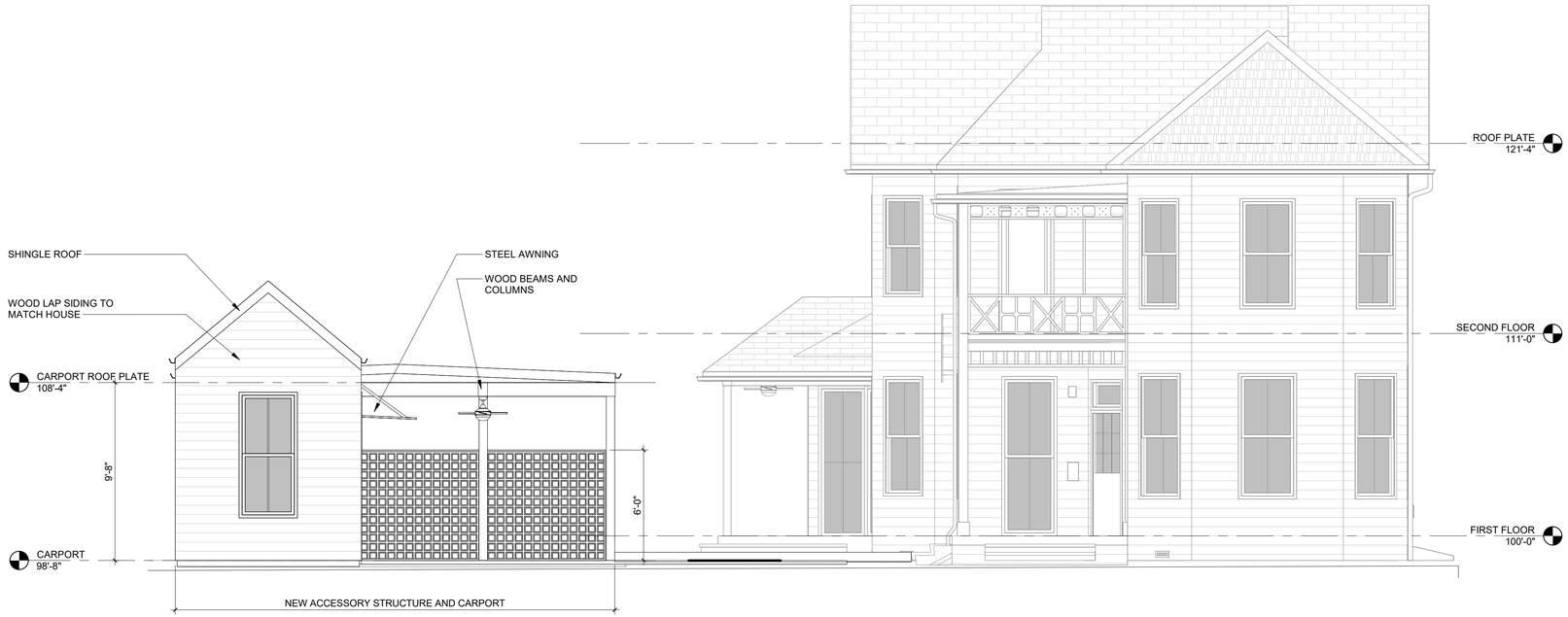
A1.3
ROOF PLAN

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2 SOUTH ELEVATION - MAIN HOUSE

1/4" = 1'-0"



1 EAST ELEVATION - OVERALL

1/4" = 1'-0"

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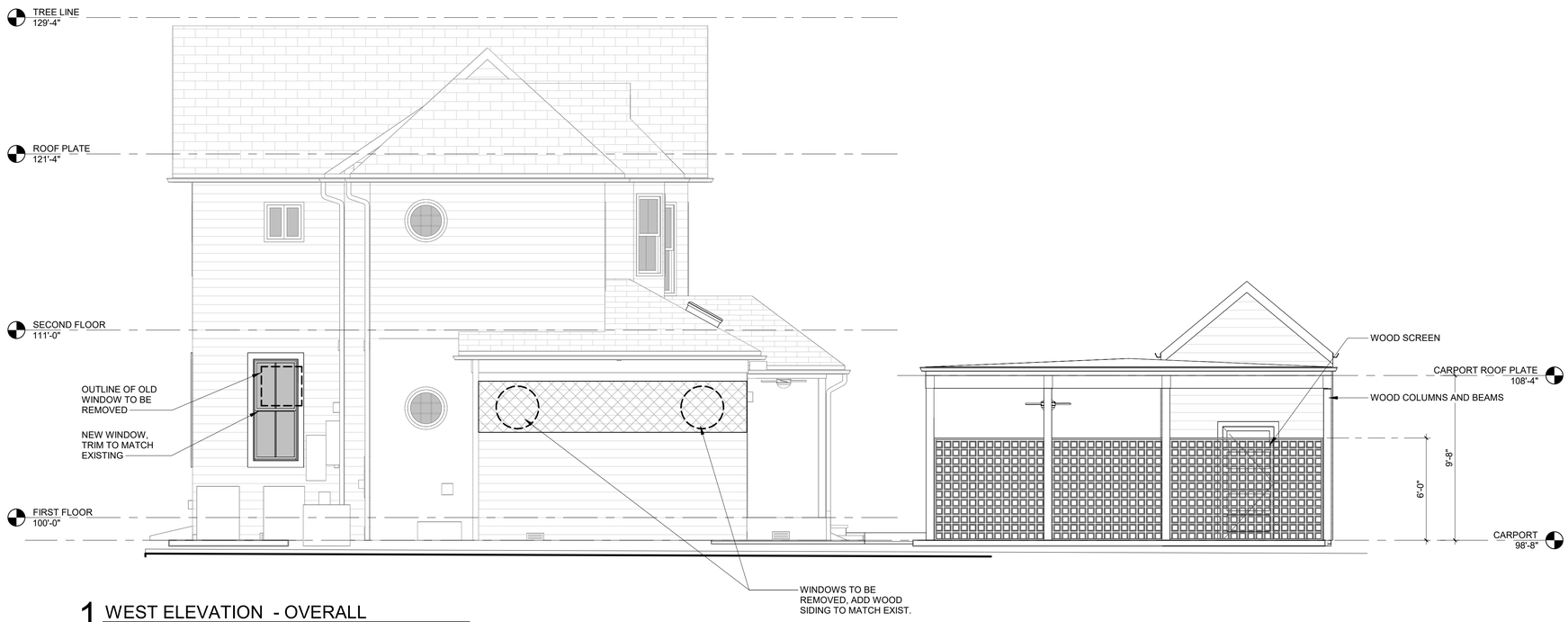
PROJECT

AVENUE F
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A2.0
EXTERIOR ELEVATIONS



2 NORTH ELEVATION - MAIN HOUSE
1/4" = 1'-0"



1 WEST ELEVATION - OVERALL
1/4" = 1'-0"

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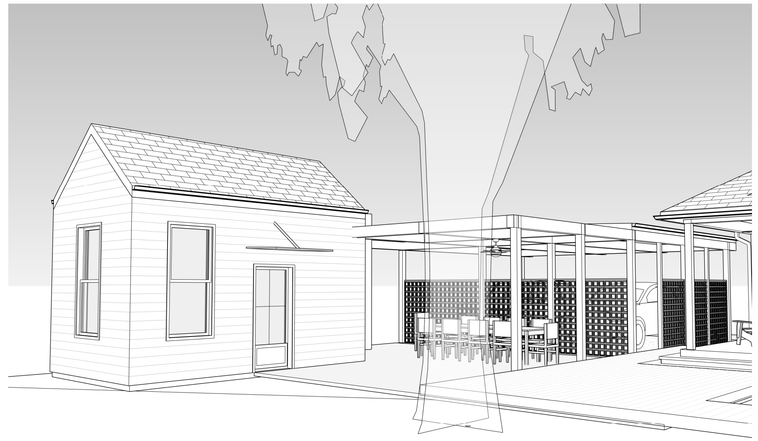
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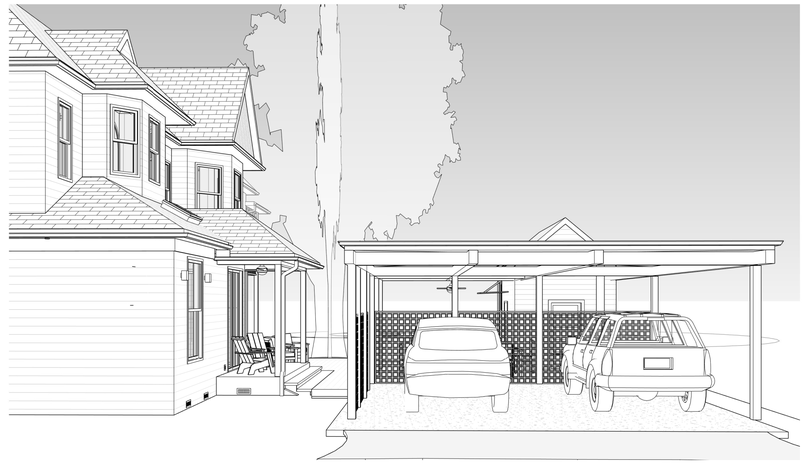
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A2.1
EXTERIOR ELEVATIONS



3 CARPORT PERSPECTIVE 3



2 CARPORT PERSPECTIVE 2



1 CARPORT PERSPECTIVE 1

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AVENUE F

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A7.0
PERSPECTIVES



SIDE - SOUTH



SIDE - SOUTH



FRONT - SOUTH



FRONT - EAST



REAR - SOUTHWEST



SIDE - NORTH



SIDE - NORTH



REAR - SOUTH

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G1.2
EXISTING PHOTOS