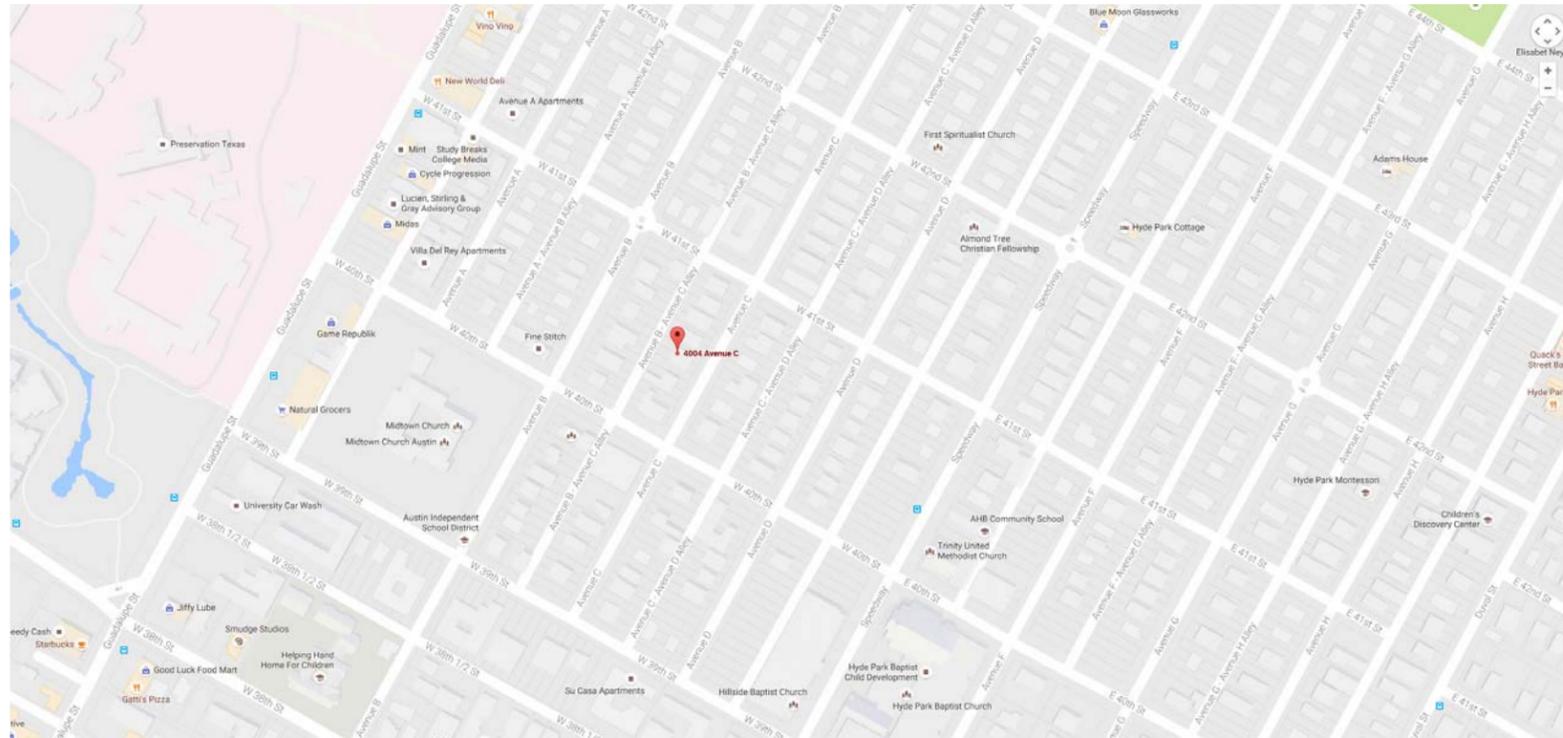




TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672



PROJECT
4004 AVENUE C
4004 Avenue C
Austin, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
COVER

DATE
09/08/2016
PAGE NUMBER

ALL-1



EXISTING 404 AVENUE C (MF-4)

UNITS: 4 X 1BR/1BA

EXISTING 406 AVENUE C (MF-4)

UNITS: 4 X 1BR/1BA, 1 X 2BR/1BA

EXISTING 4008 AVENUE C (SF-3)

UNITS: 3BR/2BA

EXISTING LEVEL 1

Scale: 1/16" = 1'-0"

1

Notice of Copyright Protection: (c) Copyright 2016
This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the architect.

TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512.522.3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
AVENUE C

4004-4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

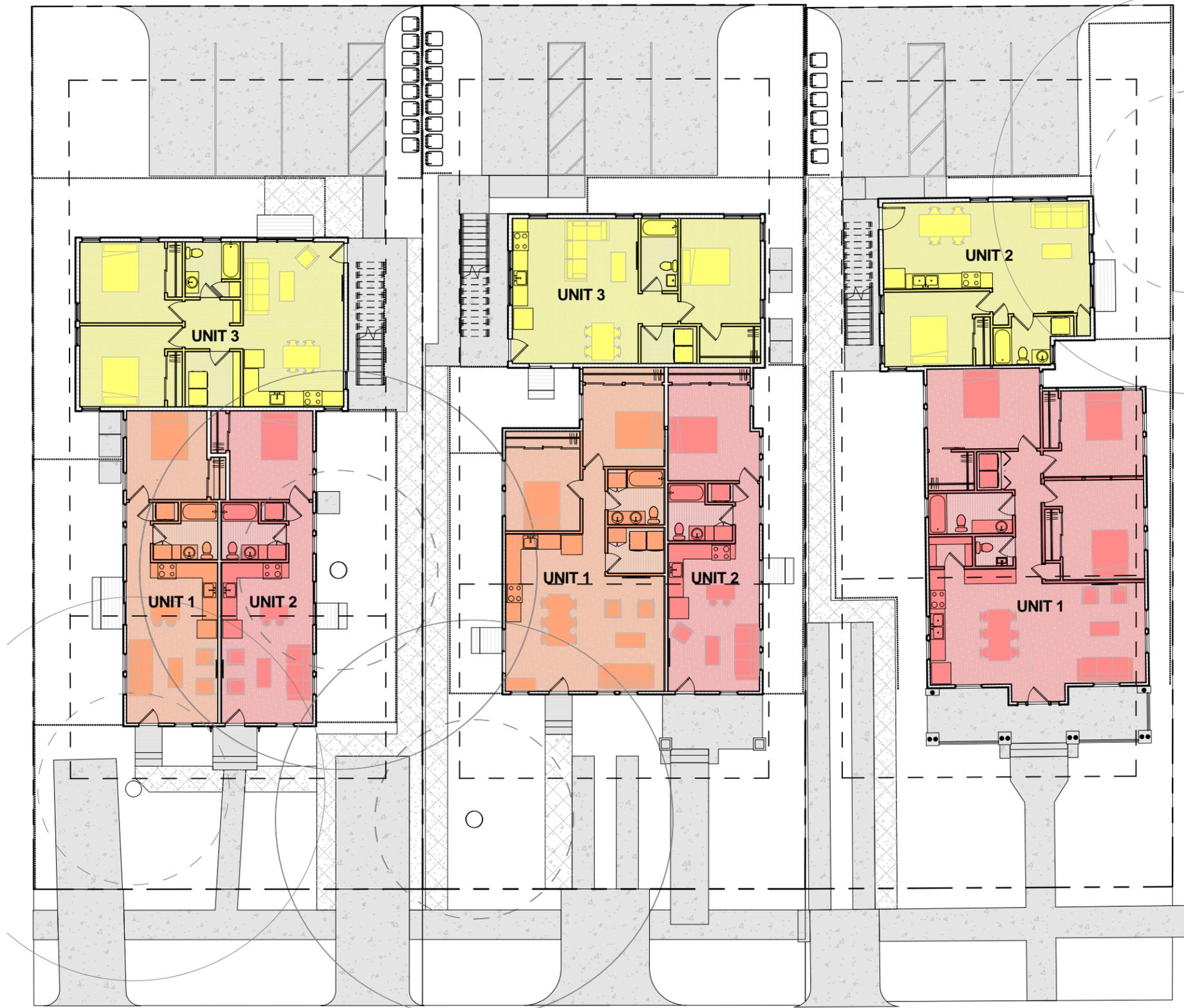
REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
EXIST PLANS

DATE
09/08/2016
PAGE NUMBER

ALL-2



4004 AVENUE C (MF-4)
 UNITS: 2 X 1BR/1BA, 2 X 2BR/1BA

4006 AVENUE C (MF-4)
 UNITS: 3 X 1BR/1BA, 1 X 2BR/1BA

4008 AVENUE C (MF-4)
 UNITS: 3BR/1.5BA, 2 X 1BR/1BA

1 NEW LEVEL 1
 Scale: 1/16" = 1'-0"

TB/DS
 THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
 THOUGHTBARN/DELINEATE STUDIO
 916 SPRINGDALE RD
 BUILDING 5 / SUITE 102
 AUSTIN, TX 78702
 : 512 522 3511
 WWW.THUGHTBARN.COM
 WWW.DELINEATESTUDIO.COM

PRELIMINARY
 NOT FOR REGULATORY
 APPROVAL, PERMITTING
 OR CONSTRUCTION.
 BART WHATLEY
 #17672

PROJECT
AVENUE C

4004-4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
NEW PLANS

DATE
 09/08/2016
 PAGE NUMBER

ALL-3

Notice of Copyright Protection: (c) Copyright 2016
 This drawing and details on it are the sole property of the architect and may be used
 for this specific project only. It shall not be loaned, copied, or reproduced, in whole or
 in part, or for any other purpose or project without the written consent of the architect.



1 NEW LEVEL 2
Scale: 1/16" = 1'-0"

Notice of Copyright Protection: (c) Copyright 2016
This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the architect.

TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
AVENUE C
4004-4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
NEW PLANS

DATE
09/08/2016

PAGE NUMBER

ALL-4



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
4004 AVENUE C

4004 Avenue C
Austin, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
PHOTOS

DATE
09/08/2016

PAGE NUMBER

P4004

Notice of Copyright Protection: (c) Copyright 2016
This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the architect.



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
4006 AVENUE C
4006 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
PHOTOS

DATE
09/08/2016

PAGE NUMBER

P4006

Notice of Copyright Protection: (c) Copyright 2016
This drawing and details on it are the sole property of the architect and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the architect.



REAR ELEVATION



SOUTH SIDE ELEVATION



FRONT ELEVATION

TB/DS
THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:
TB/DS
THOUGHTBARN/DELINEATE STUDIO
916 SPRINGDALE RD
BUILDING 5 / SUITE 102
AUSTIN, TX 78702
: 512 522 3511
WWW.THUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PRELIMINARY
NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION.
BART WHATLEY
#17672

PROJECT
4008 AVENUE C
4008 AVENUE C
AUSTIN, TX 78751

STAGE
DESIGN PHASE

REVISIONS

NUM.	DATE	DESCRIPTION

DRAWING
PHOTOS

DATE
09/08/2016

PAGE NUMBER
P4008

CONCEPT DESCRIPTION

Our goal with these three MF-4 projects is to rehabilitate the front buildings, maintaining their historic nature, and add a two story structure in the rear that both unifies the three properties and acts as a backdrop for the historic buildings.

FRONT STRUCTURES

In rehabilitating the front structures we will:

- replace the existing roofs with standing seam metal roofs
- repaint the existing siding
- replace existing windows with matching replacements
- modify the roof profile of 4006 to create a uniform roof (one member of the Hyde Park DRC suggested this change to make the front structure fit the historic type better)
- replace the siding on 4008 to match 4004 and 4006

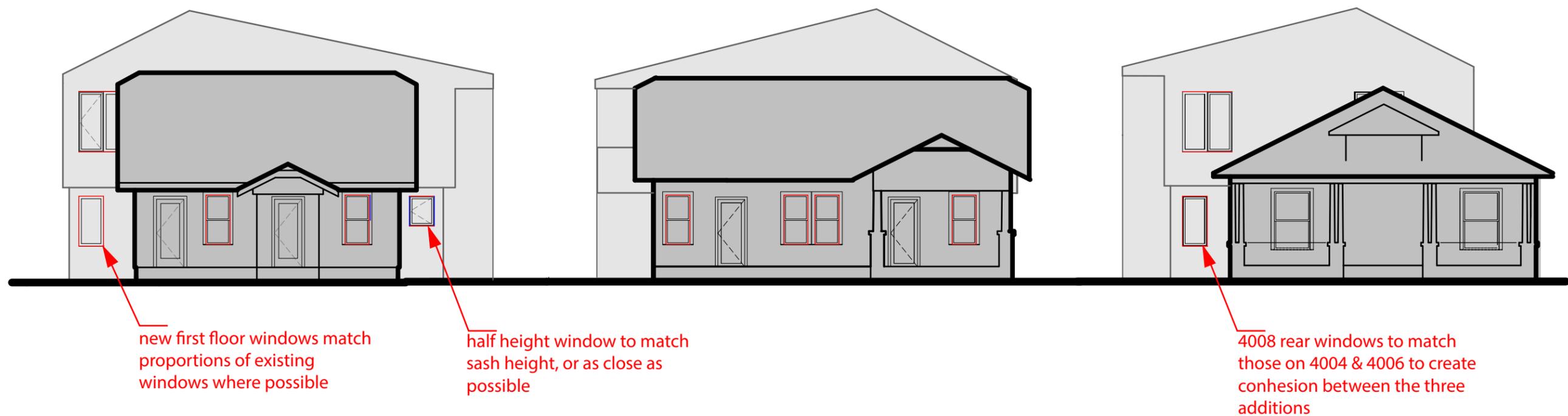
REAR STRUCTURES

To create rear structures that act as a complimentary backdrop, we used simplified detailing and massing to keep the focus on the more intricate ornamentation of the front structures. In particular we will:

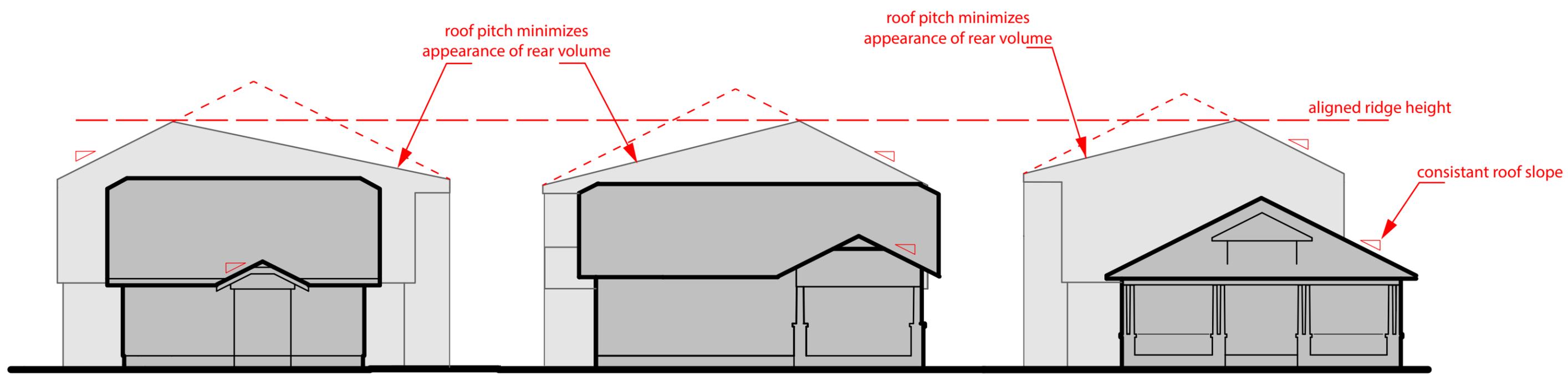
- reduce one side of the roof pitch to lower the overall 2-story structure height
- remove the eaves of the rear structures to simplify the massing and create a backdrop for the front structure
- use gray stained wood in a vertical board and batten pattern on the second floor to tie in with the new metal roofs
- use minimal window trim to simplify the openings, while still coordinating the window proportions with the front structures



ELEVATION FROM AVENUE C



FRONT ELEVATION, WINDOW STRATEGY



FRONT ELEVATION, ROOF STRATEGY



4004 AVENUE C / SD PRESENTATION / 06 OCTOBER 2016

4004 AVENUE C

TB|DS

THOUGHTBARN / DELINEATE STUDIO LLC

TB: 4805 RED BLUFF RD STUDIO A AUSTIN TX 78702 / THOUGHTBARN.COM / 512 299 3068
DS: 916 SPRINGDALE RD BLDG 5 #102 AUSTIN TX 78702 / DELINEATESTUDIO.COM / 512 470 4318



4006 AVENUE C

TB|DS

THOUGHTBARN / DELINEATE STUDIO LLC

TB: 4805 RED BLUFF RD STUDIO A AUSTIN TX 78702 / THOUGHTBARN.COM / 512 299 3068
DS: 916 SPRINGDALE RD BLDG 5 #102 AUSTIN TX 78702 / DELINEATESTUDIO.COM / 512 470 4318



4008 AVENUE C



SOUTH VIEW FROM ALLEY