DATE of SUBMISSION:

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

PDRD/CHPO
MAY 31 2018

Permit Information GF-2018-097347

For Office Use Only

BP- _____ PR- _____ C14H/LHD - 1994-0018

Property Name or LHD: David C. Parker Property Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: $ _____

HISTORIC PRESERVATION OFFICE DATE:

Property Information

Address:

Scope of Work

Move house ~40 LF closer to the street in compliance with City rules

Applicant

Name: 2404 Rio Grande L.P.

Address: 2404 Rio Grande

City/Zip: Austin, TX 78705

Phone: 512 560 5228

Email: williamcarcher@gmail.com

Owner

Name: SAME

Address:

City/Zip:

Phone:

Email:

Architect or Contractor Information

Company: Holland Architectural

Address: 1413 Preston Avenue

City/Zip: Austin, Texas 78703

Phone: 512-577-2081

Owner's Signature 6-1-18 Date

Applicant's Signature 6-1-18 Date

James H. Holland Jr. Architect
dba HOLLAND ARCHITECTURAL

FIELD REPORT

ARCHER
HOLLAND

1-18-JHHJA FieldReport-5-17

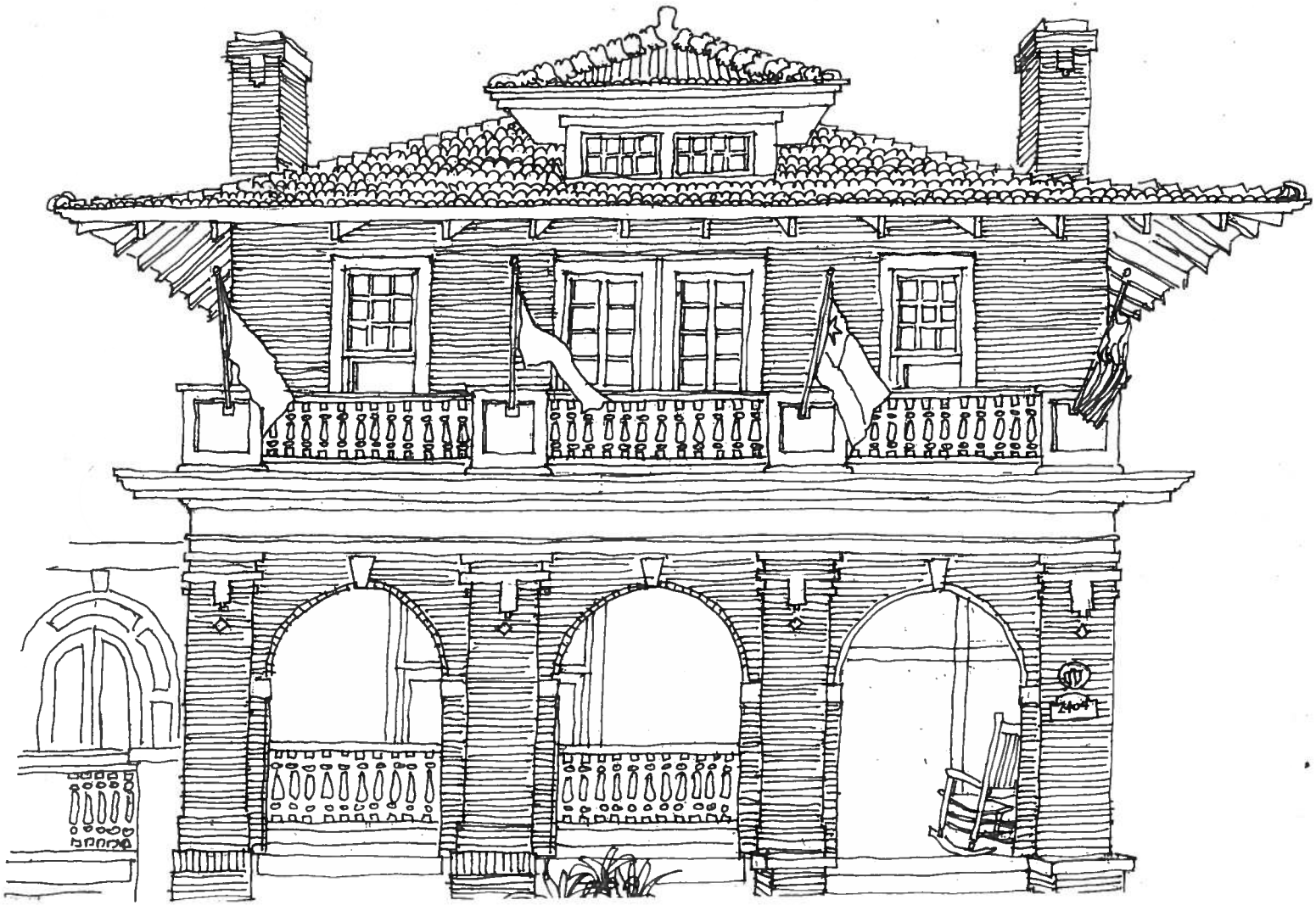
2404 RIO GRANDE

James H. Holland Jr. Architect 5232 Texas
1413 Preston Avenue Austin, Texas 78703
512-577-2061 hollandarchitecturalaustin@gmail.com

COVER
A-0
5-18-18

6 GEN
HOLLAND

HOLLAND
ARCHITECTURAL

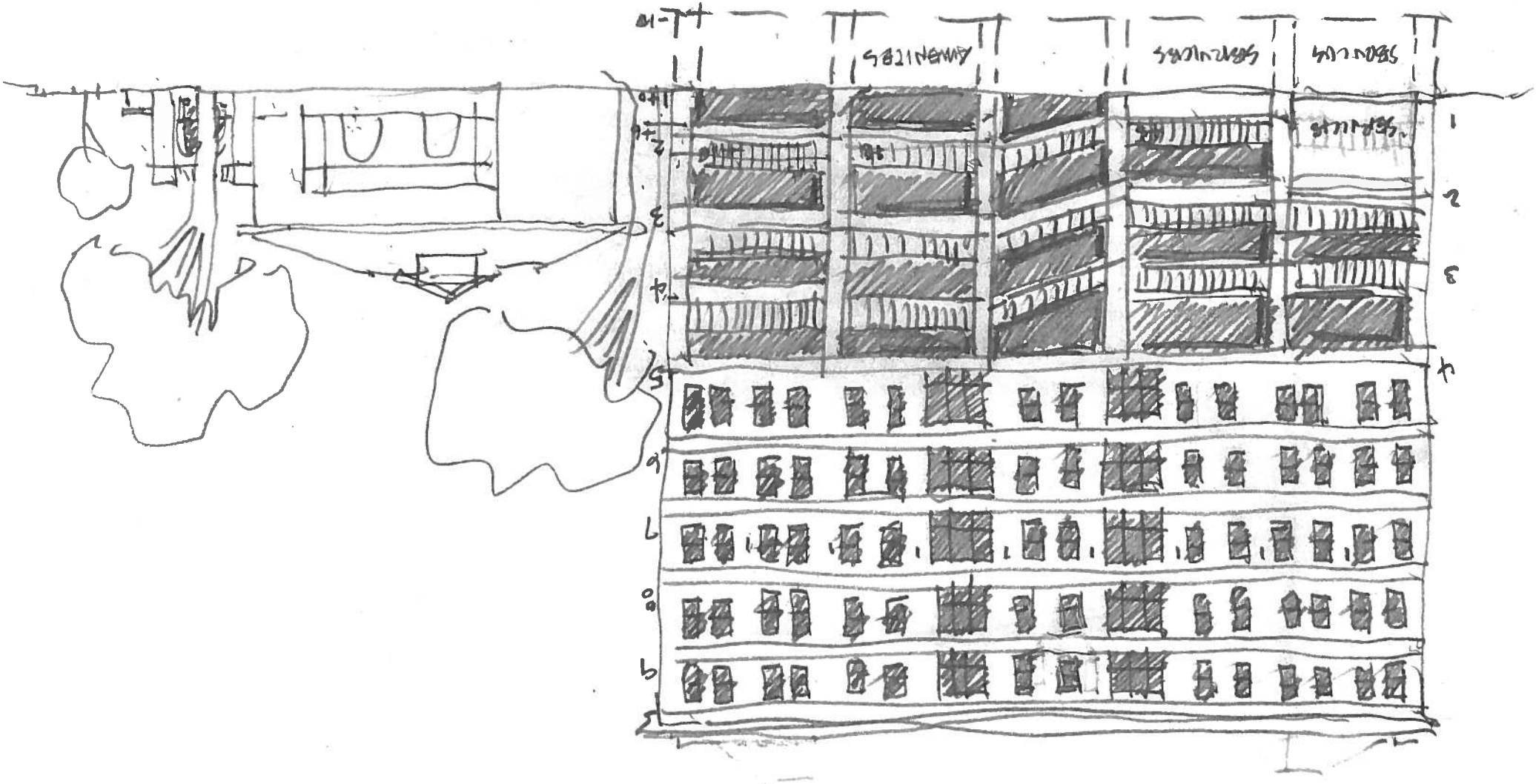


ARCHER
CONDO

2404
RIO GRANDE

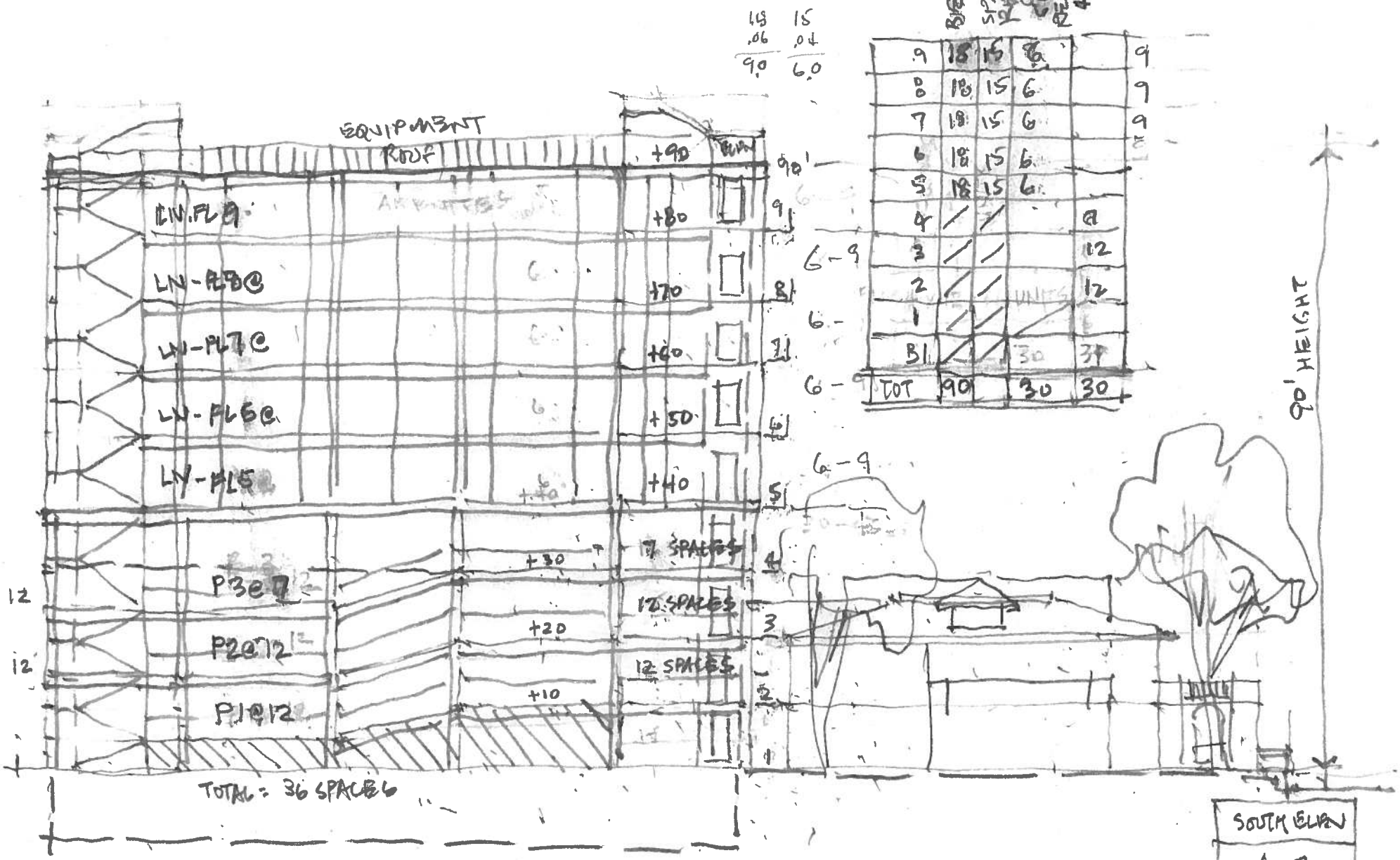
COVER

A-0
5-15-18



9
8
7
6
5
4
3
2
1
SERVICES
SERVICES
SERVICES
AMENITIES

ARCHER
HOLLAND



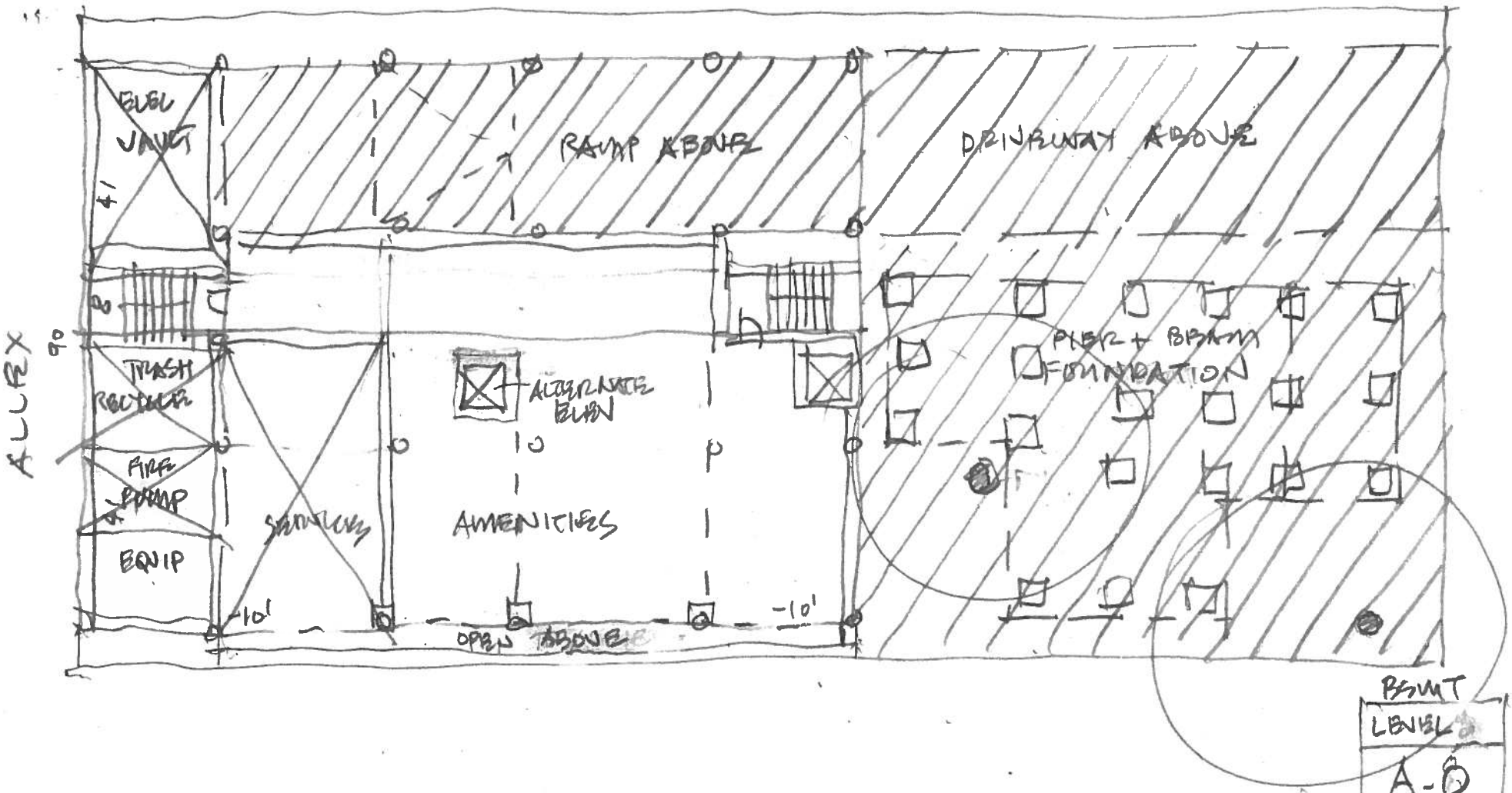
	BEDS	SPACES REQD @ 60%	REDUCT 40%		
9	18	15	6		9
8	18	15	6		9
7	18	15	6		9
6	18	15	6		
5	18	15	6		
4	/	/		9	
3	/	/		12	
2	/	/		12	
1	/	/			
B1	/	/	30	30	
TOT	90		30	30	

SOUTH ELEV

A7

5-15-18

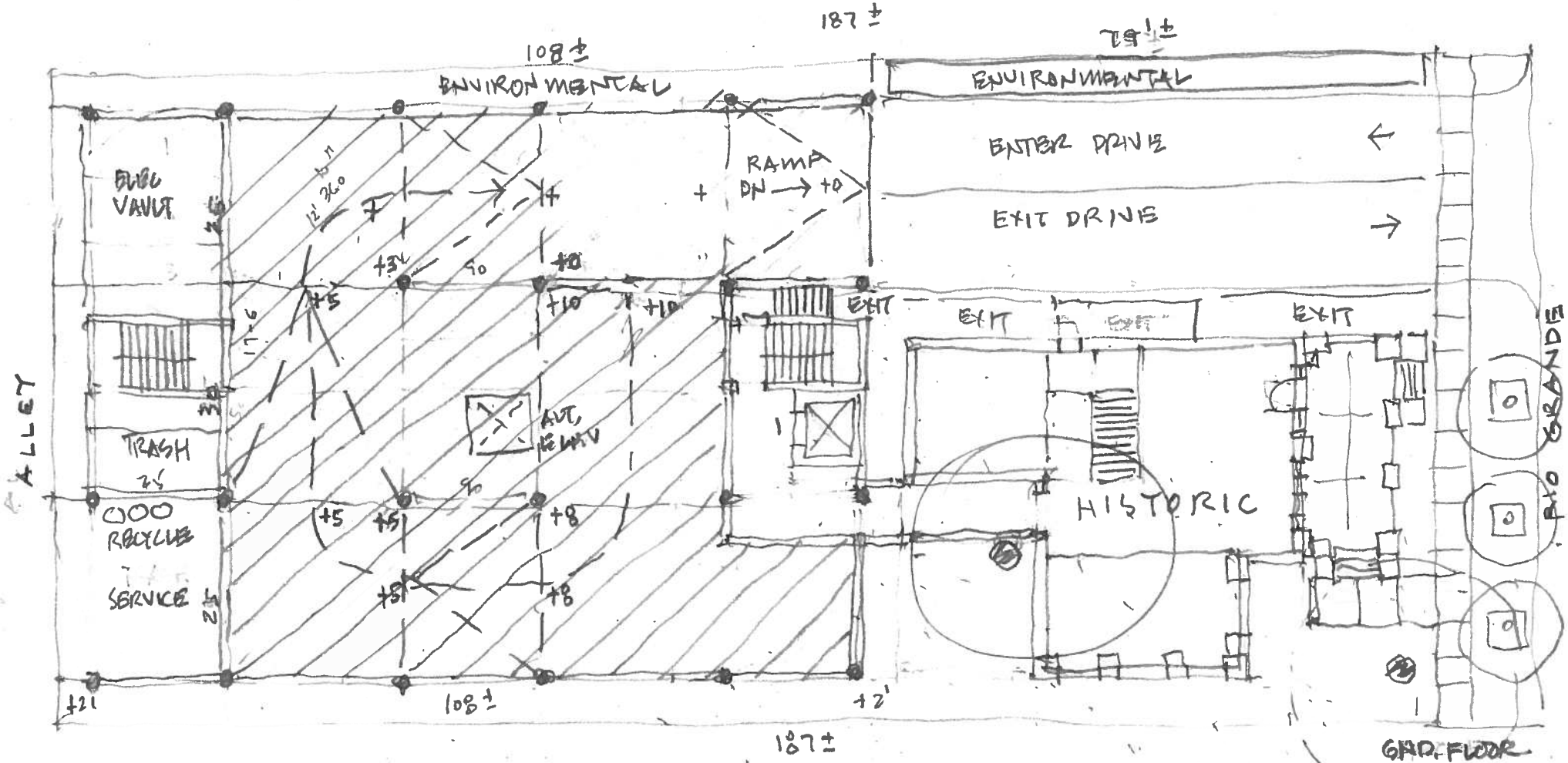
BSMT
FLOOR



BSMT
LEVEL
A-0
5-15-18
REV 5-18

ARCHIVE
HOLLAND

FIRST FLOOR



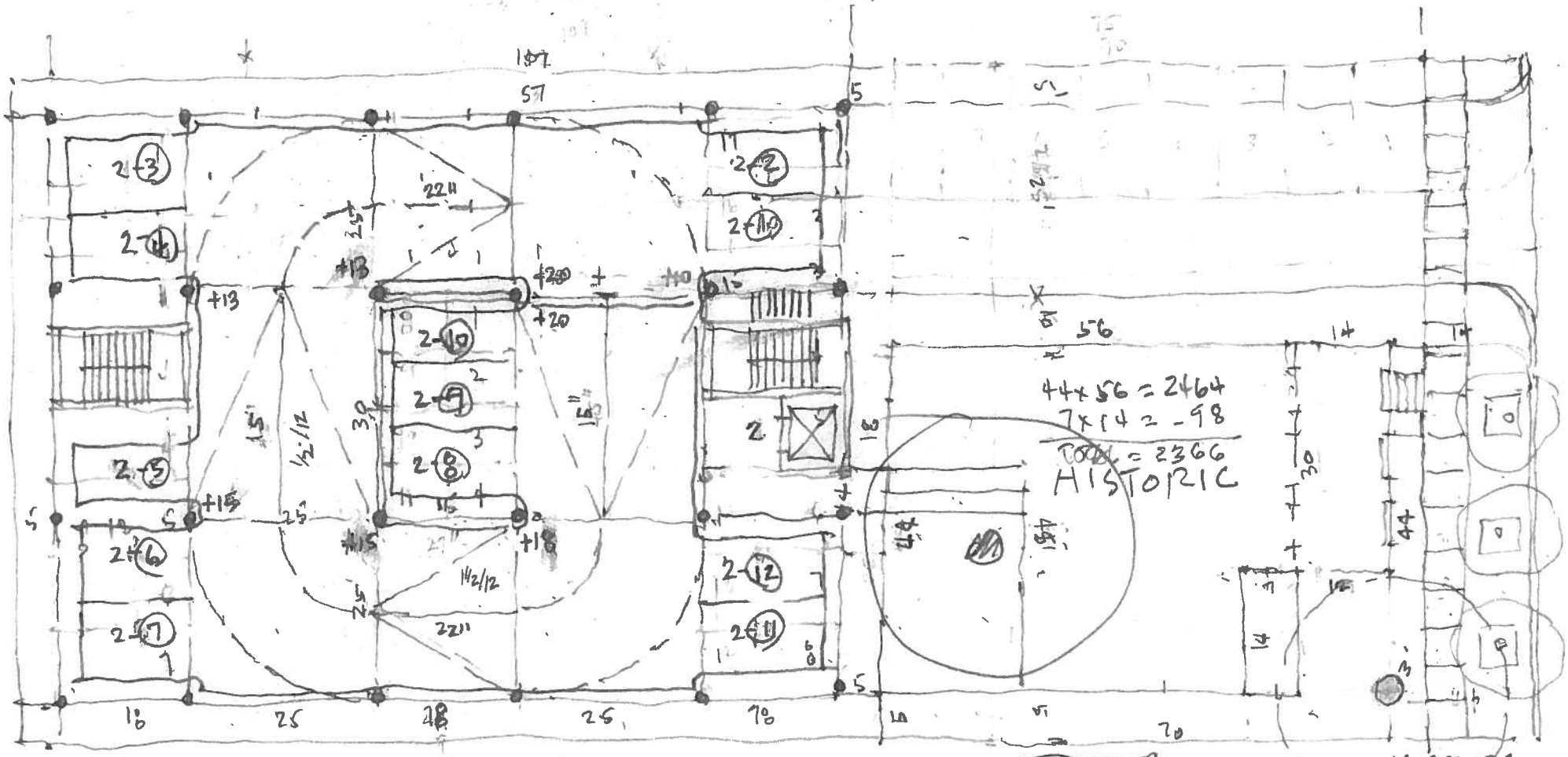
LEVEL 1

A-1

5-15-10
REV 5-18-10

HOLLAND

SECOND FLOOR



108x80 = 8,640 SF

12 PARKING SPACES = 2 UNIT RES @ 6 SPACES REQ'D

12 SPACES

LEVEL 2

A-2

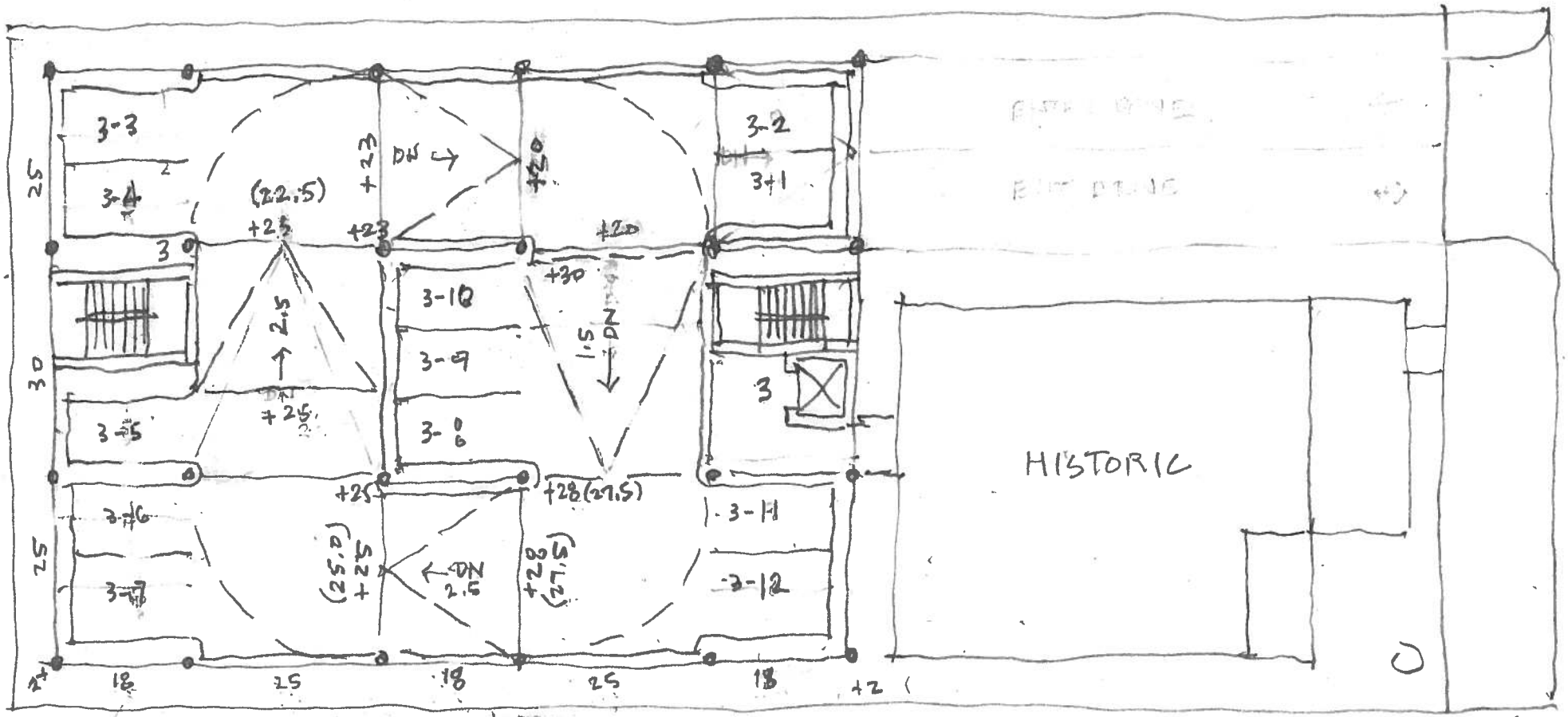
5-15-18

REV 5-18

ARCHER

HOLLAND

THIRD FLOOR



PARKING SPACE 17'-6" — 27' AISLE — PARKING SPACE 17'-6" — 25' AISLE

108 × 80 = 8,640 SF / FLOOR

17 PARKING SPACES

12 SPACES

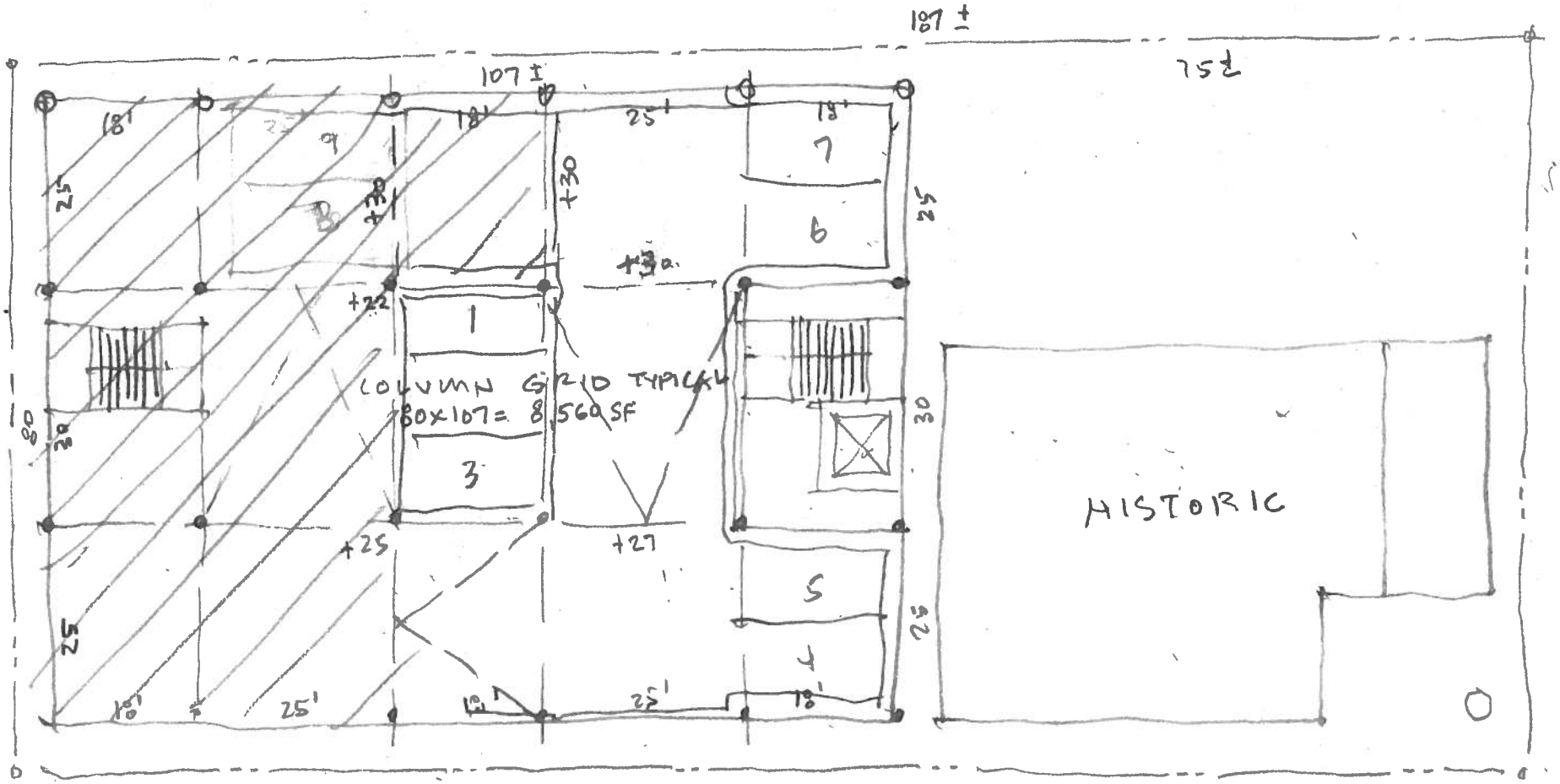
LEVEL 3

A-3

5-15-18

ARCHIVE
HOLLAND

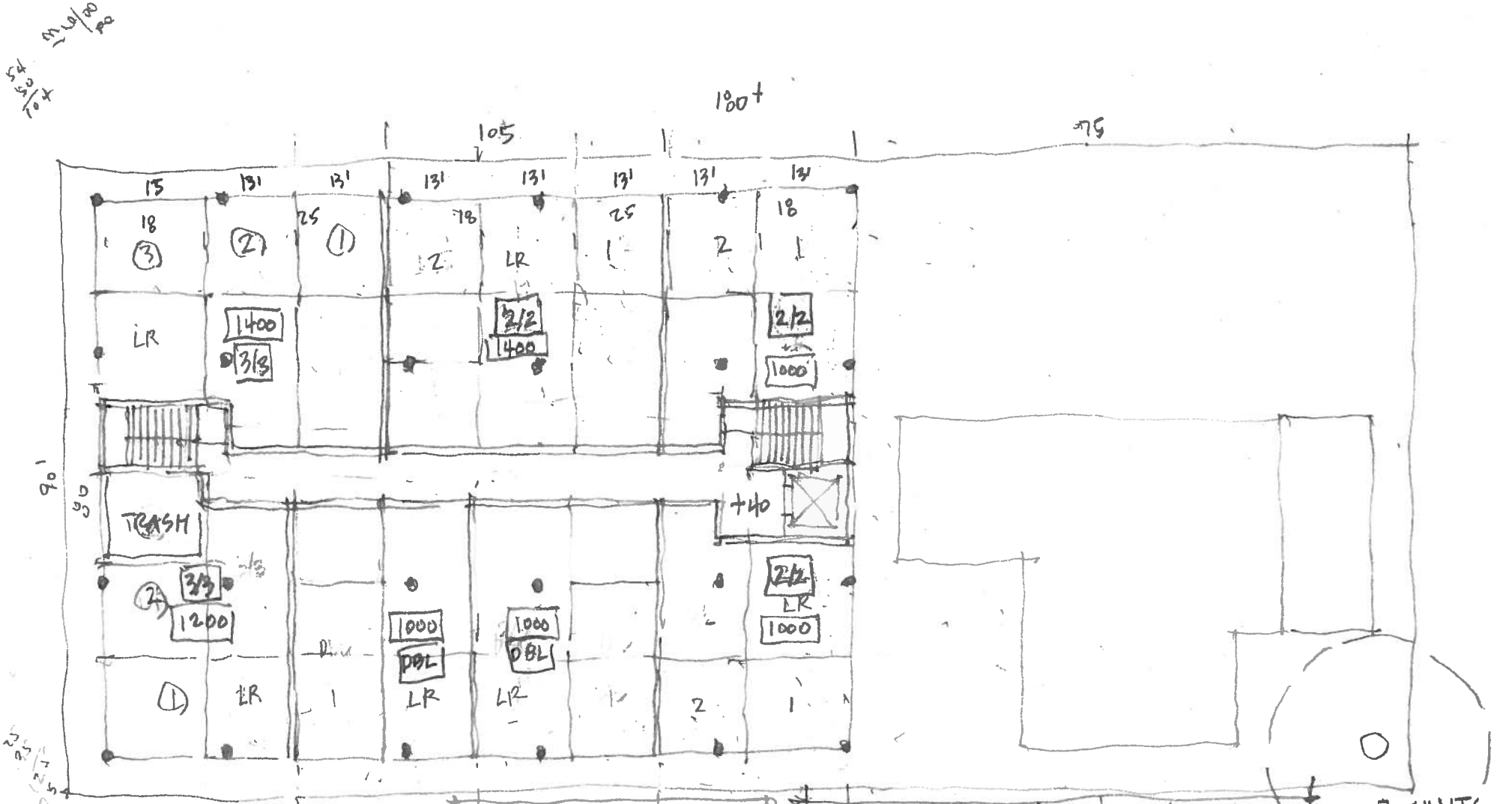
FOURTH FLOOR



LEVEL 4.
A-4
5-15-18

LCHBVL

HOLLAND



104 + 80 = 8320 SF/FL.
≅ 8000

1 - 3/3 @ 1200	3 @ 3BR
2 - 3/3 @ 1400	
7 - 2/2 @ 1000	2 @ 2
2 - DBLR 1000	
1 - 2/2 @ 1400	
CORE = 2000	
8000 SF	

2 × (3BR @ 2½) = 5		
3 × (2BR @ 2.0) = 6		
2 × (DBL @ 1½) = 3		
W/CAR SHARE } = 14	@ 40% = 5.6 ≈ 6	SPACES
W/ AFFORDABLE HOUSING }	@ 60% = 8.4 ≈ 9	SPACES

7-UNITS

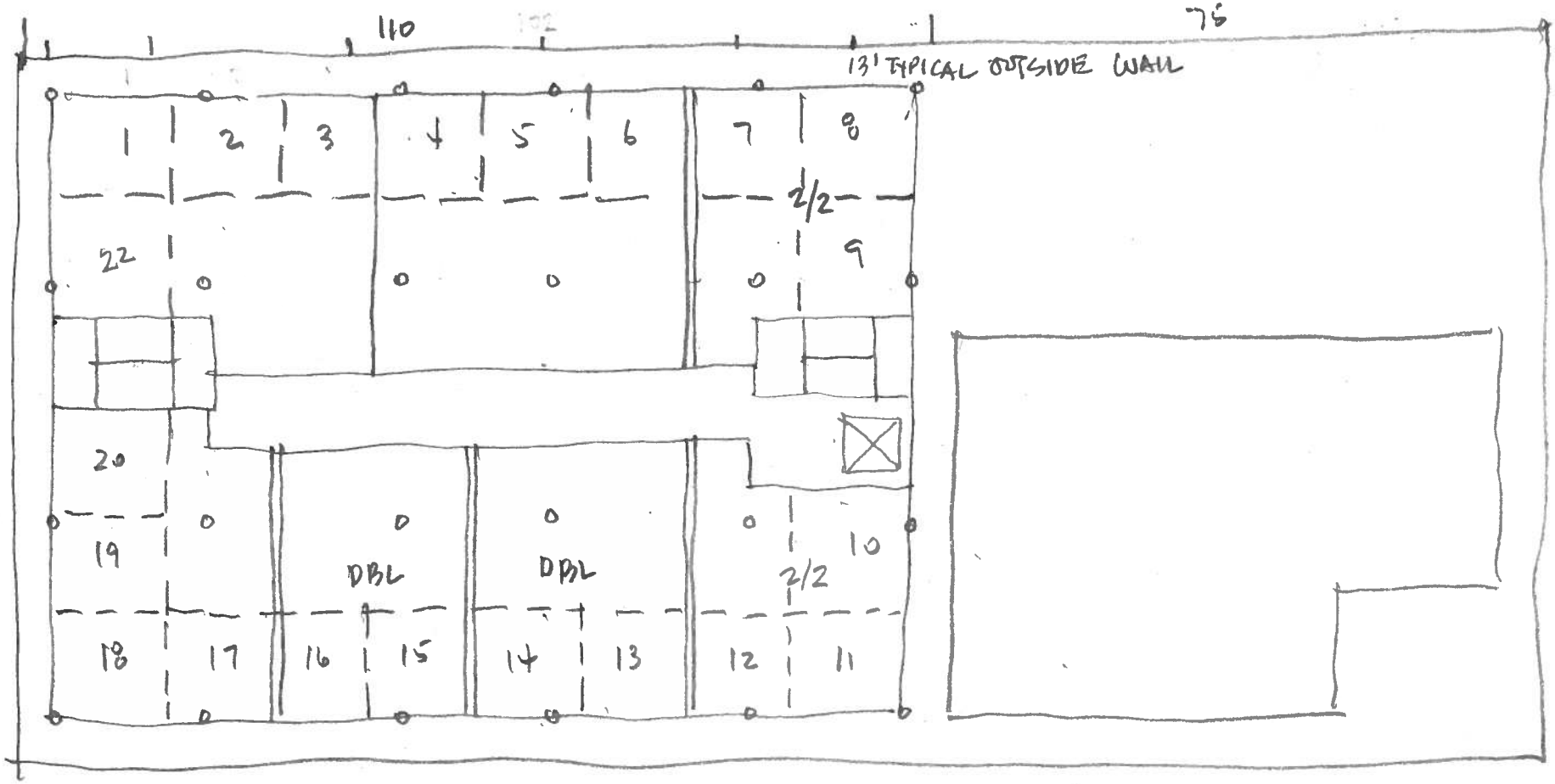
LEVEL 5

A-5

5-15-10

24
48
72
96
108

FIRCHEM
HOLLAND



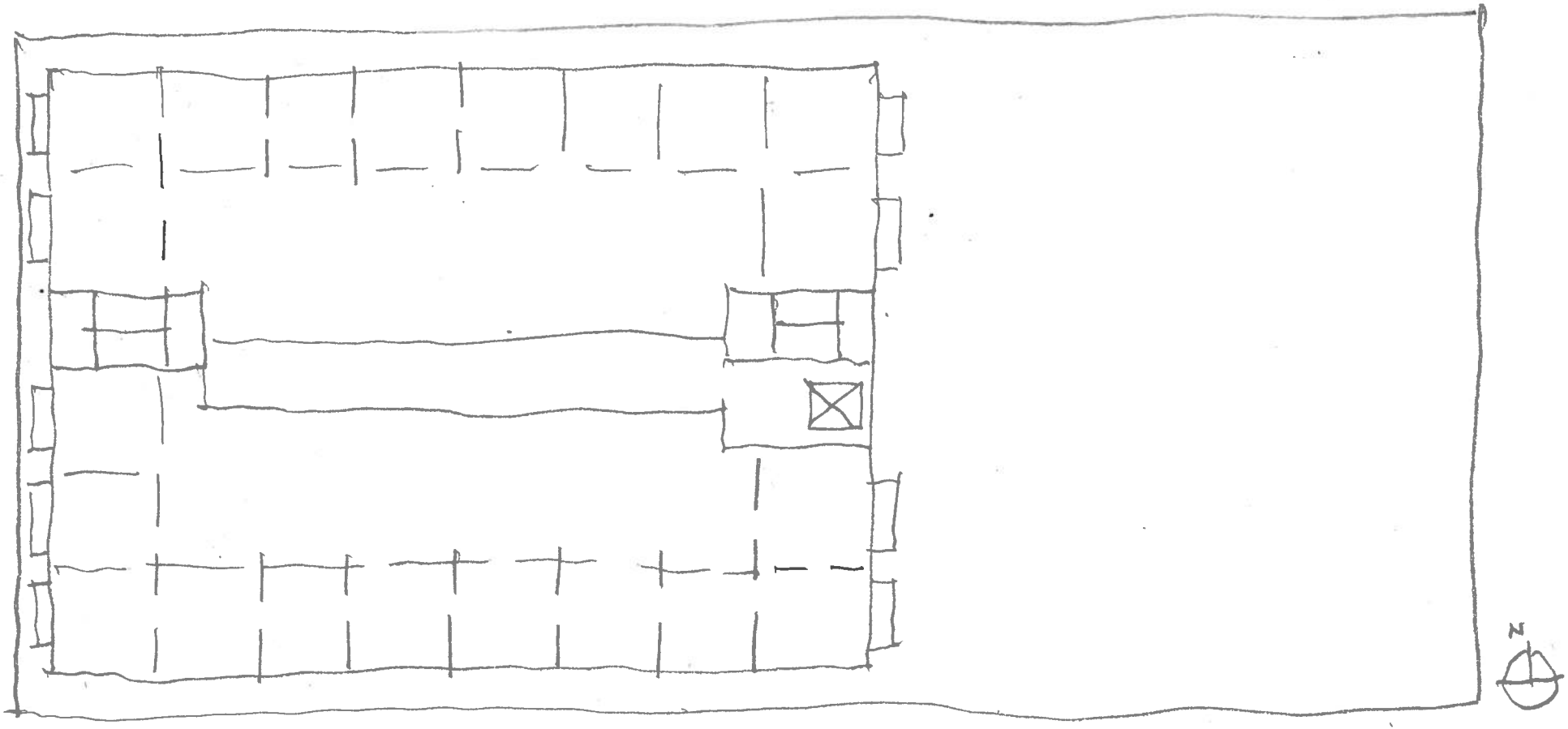
LEVEL 6

A-6

5-15-13

ARCHER

HOLLAND



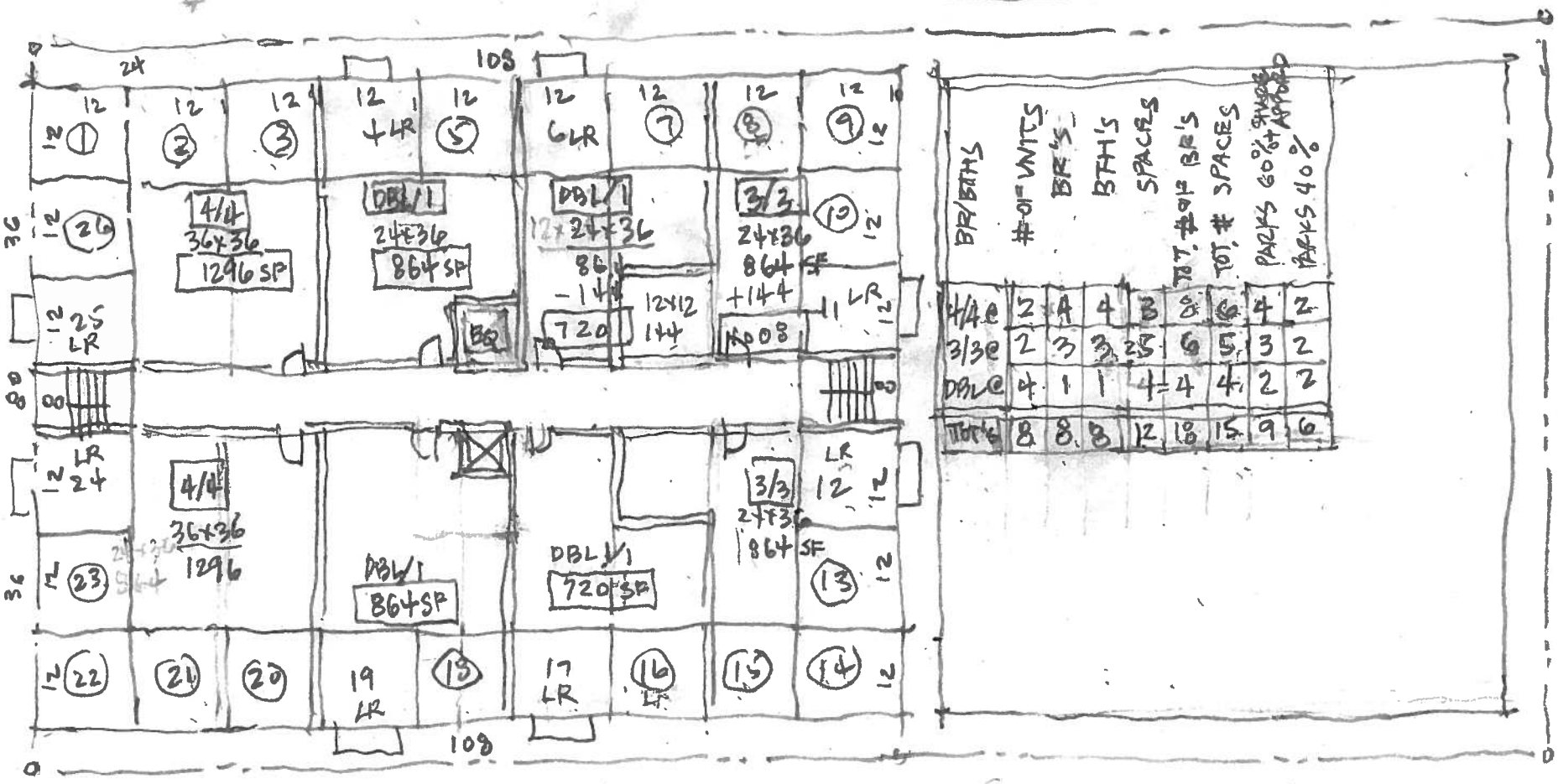
RICHARD

LEVEL 7

A-7

5-15-18

UNITS	BTHS	PARKS	BRS
2 x 4/4 @	3 =	6	8
2 x 3/3 @	2.5 =	5	6
4 x 1/1 @	1 =	4	4
8	8	= 15	18

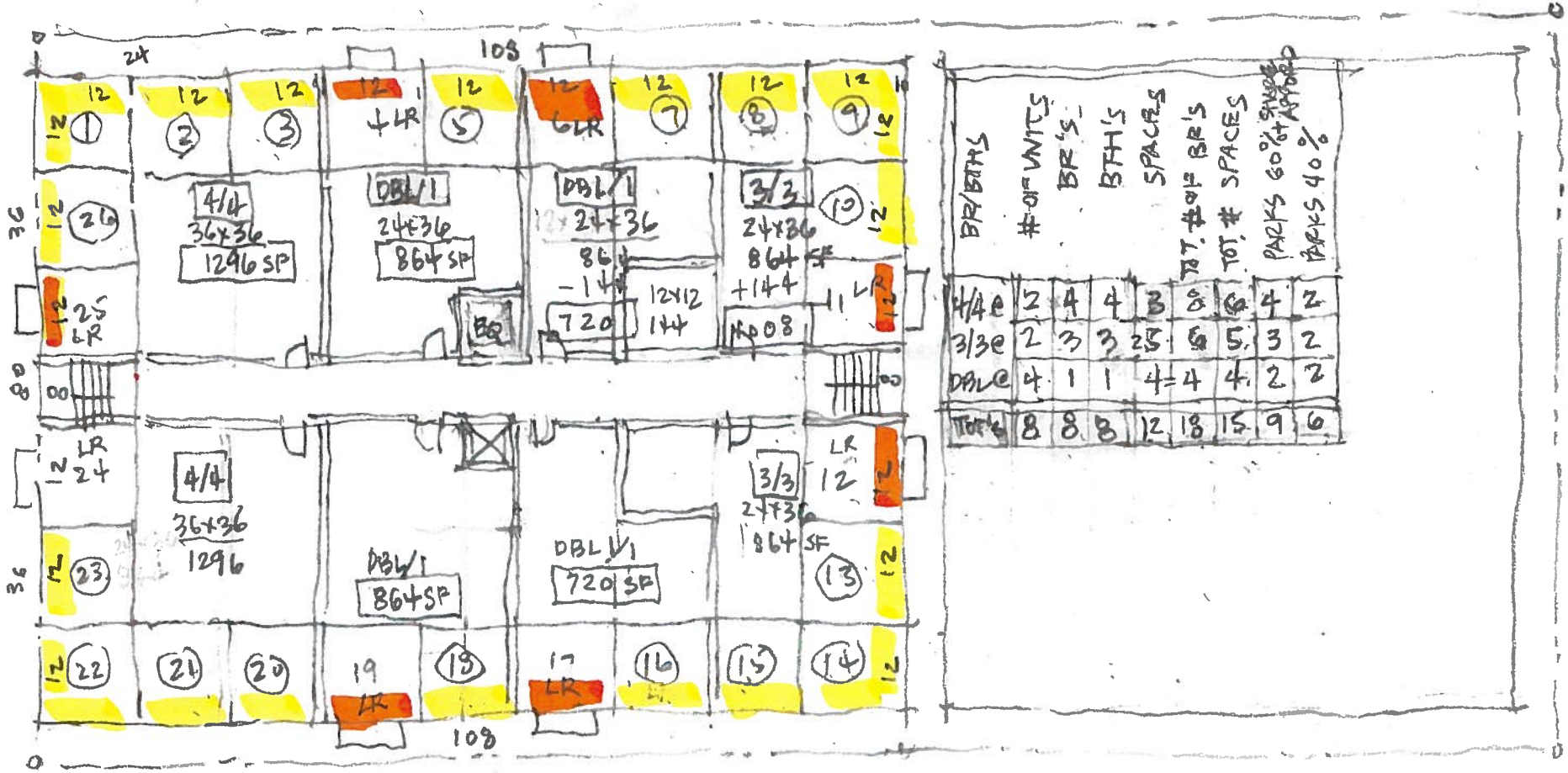


BR/BTHS	# OF UNITS	BR'S	BTH'S	SPACES	TOT. # OF BR'S	TOT. # SPACES	PARKS 60% STANDARD	PARKS 40%
4/4 @	2	4	4	3	8	6	4	2
3/3 @	2	3	3	2.5	6	5	3	2
DBL @	4	1	1	1 =	4	4	2	2
TOT'S	8	8	8	12	18	15	9	6

80 x 108 = 8640 SF / FLOOR 18 BR'S + 6 PARKS @ 60/40 % / FLOOR

LEGEND
A-UNITS
5-1-1-1

UNITS	BTHS	PARKS	DRS
2 x 4/4 @		3 = 6	8
2 x 3/3 @		2.5 = 5	6
4 x 1/1 @		1 = 4	4
8	8	= 15	18



BR/BTHS	# OF UNITS	BR'S	BTH'S	SPACES	TOT. # OF BR'S	TOT. # SPACES	PARKS 60% STANDARD APPROVED	PARKS 40%
4/4 @	2	4	4	3	8	6	4	2
3/3 @	2	3	3	2.5	6	5	3	2
DBL @	4	1	1	4 = 4		4	2	2
TOTALS	8	8	8	12	18	15	9	6

80 x 108 = 8640 SF / FLOOR 18 BR'S + 6 PARKS @ 60/40 % / FLOOR

LEGEND
A-UNITS
5-1-1-1