

PROJECT INFORMATION

INTERIOR RENOVATIONS TO SINGLE-FAMILY HOUSE

ZONING CATEGORY: SF-3-NP

LEGAL LOT DESCRIPTION:

Lot 10, Block 22, Travis Heights, Volume 3, Page 15 of the Plat Records of Travis County, Texas.

NEIGHBORHOOD PLANNING AREA: Greater South River City

VISITABILITY

NOT REQUIRED - RENOVATION

SUBCHAPTER 'F'

N/A - ONE STORY

PARKING CALCULATION

SINGLE FAMILY HOUSE

2 SPACES

PROTECTED TREE CONSTRUCTION NOTES

-No underground utility trenches permitted in 1/2 the area of a tree's critical root zone, or within 12' of trunk, whichever is the larger diameter.

-No tree canopy will be affected by the construction.

-No heavy equipment to be used in the process of demolition in 1/2 CRZ.

-Protected tree to be surrounded by 5' construction fence at 1/2 CRZ with 3" hardwood mulch to cover root zone. Any CRZ outside of fenced area to be protected with 8" hardwood mulch. One year deep root fertilizing for all impacted protected trees.

-Construction staging and access provided at driveway per drawing. No pallets of heavy material (>1/2 ton) to be stored in CRZ.

VICINITY MAP

not to scale

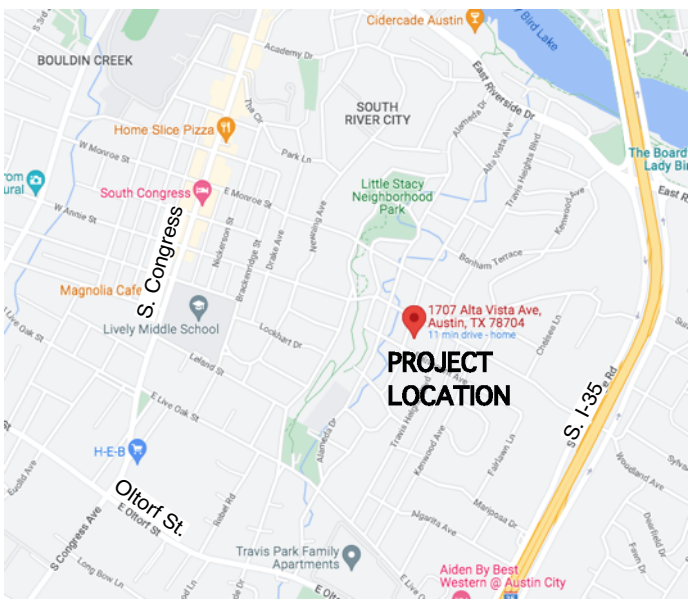


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AREA CALCULATION:

LOT: 6,815 S.F.

	EXISTING	NEW / ADDED	TOTAL
First Floor Conditioned	1542	0	1542
Second Floor Conditioned	-	-	-
Covered Parking	329	0	0
Covered Patio	145	0	145
Other Roofed Areas	0	0	0
Driveway	740	0	270
Uncovered Flatwork	200	982	909
Uncovered Wood Deck / 2	98	0	0
Pool Coping	109	0	109

IMPERVIOUS COVER 3163 46.4% 2975 43.6%

BUILDING COVER 2016 29.6% 1687 24.7%

POOL 330



MARCH 9, 2022

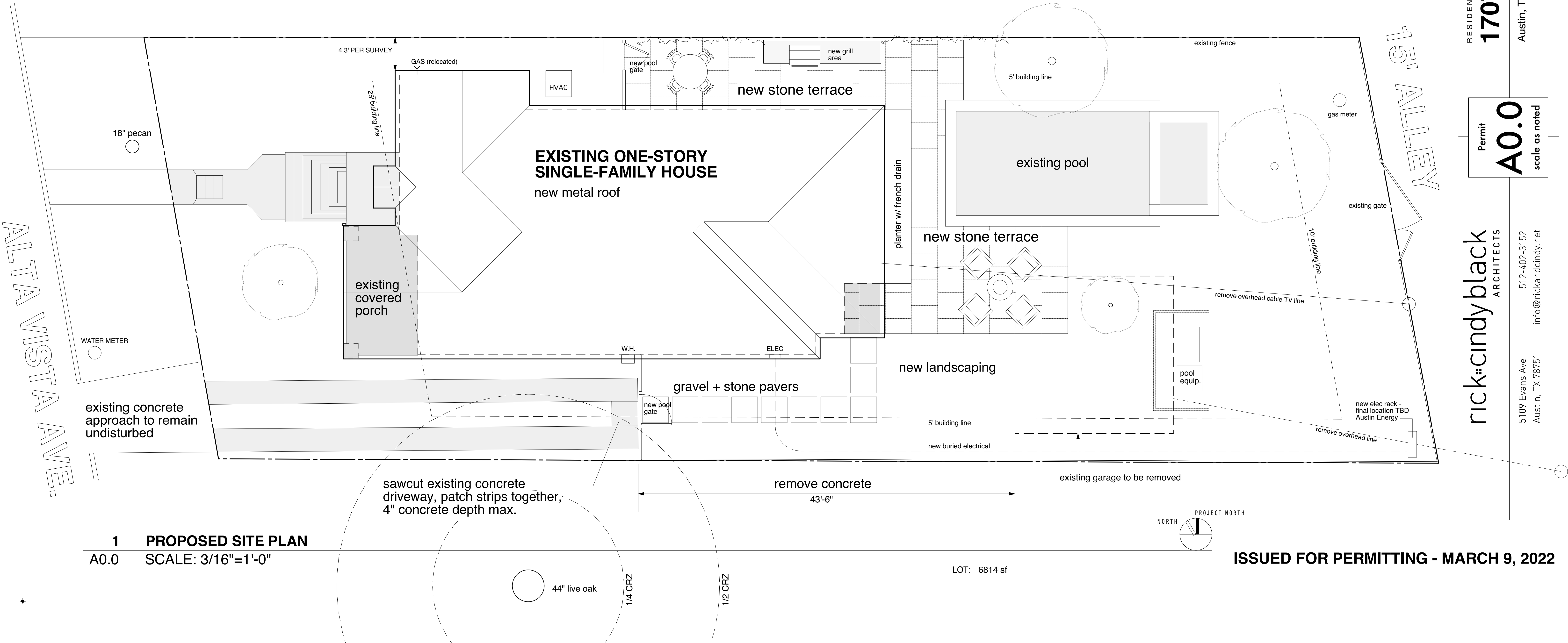
RESIDENCE AT 1707 Alta Vista

Austin, TX 78704

Permit A0.0 scale as noted

rickcindyblack ARCHITECTS

5109 Evans Ave Austin, TX 78751 512-402-3152 info@rickandcindy.net



1 PROPOSED SITE PLAN A0.0 SCALE: 3/16"=1'-0"

ISSUED FOR PERMITTING - MARCH 9, 2022

NOT FOR CONSTRUCTION



HOUSE - FRONT / WEST
new trim at porch columns
move windows at porch to center



HOUSE - SOUTH / RIGHT SIDE
new trim at porch columns



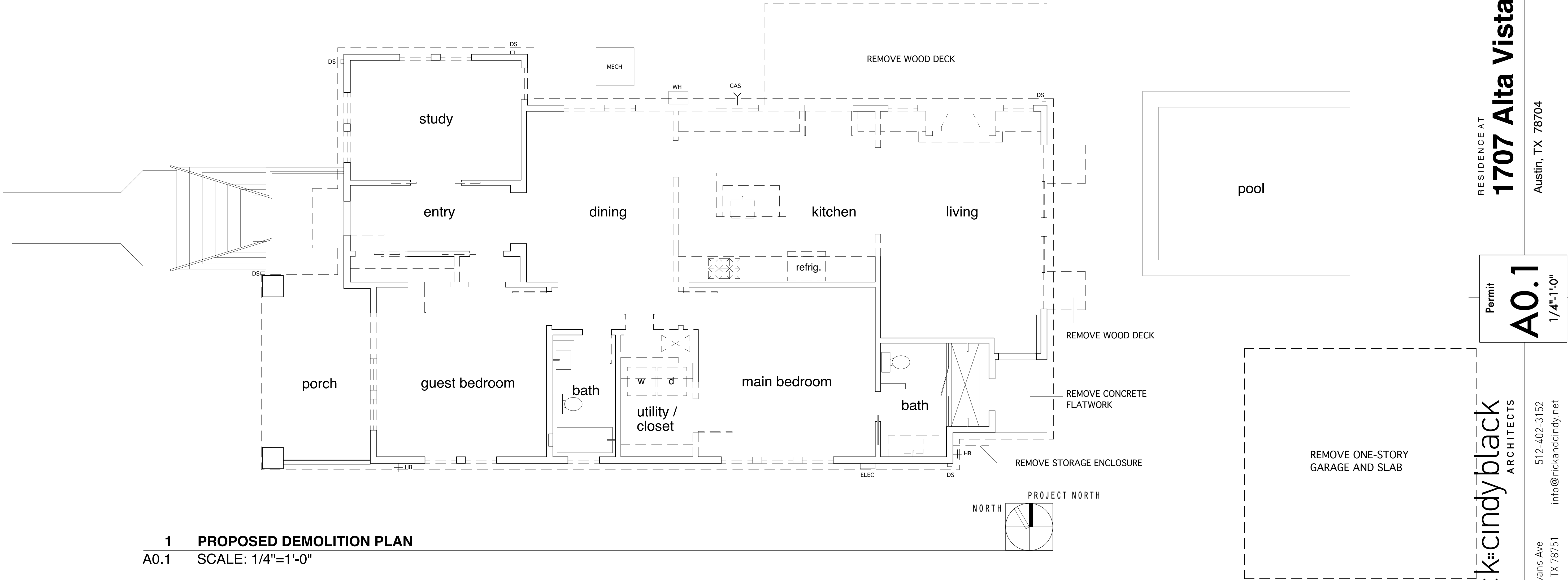
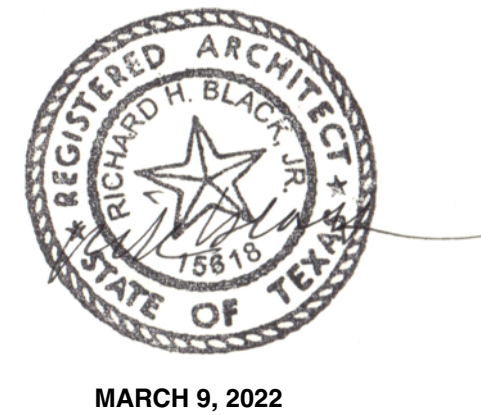
HOUSE - NORTH / LEFT SIDE
new windows and doors, enlarged openings



HOUSE - SOUTHEAST CORNER



HOUSE - EAST / BACK
new windows to replace doors



GARAGE - WEST / FRONT



GARAGE - NORTH



GARAGE - SOUTH



GARAGE - EAST / BACK

ISSUED FOR PERMITTING - MARCH 9, 2022

RESIDENCE AT
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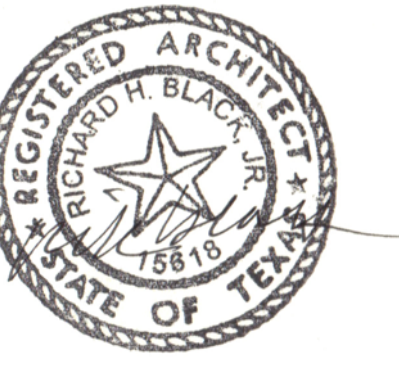
Austin, TX 78704

Permit
A0.1
1/4"=1'-0"

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ARCHITECTS

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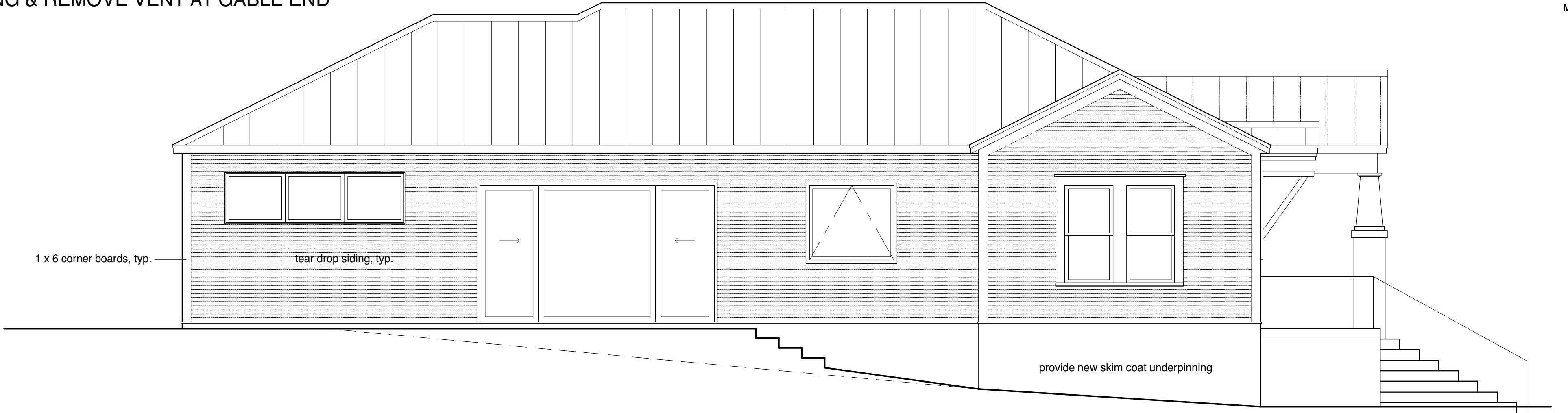
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MARCH 9, 2022



FRONT PORCH SCOPE:
RE-TRIM AT COLUMNS, PAINTED
PAINT EXISTING BEAD BOARD PANELING AT CEILING
PAINT EXISTING STEEL GUARD RAIL
REPLACE SIDING & REMOVE VENT AT GABLE END

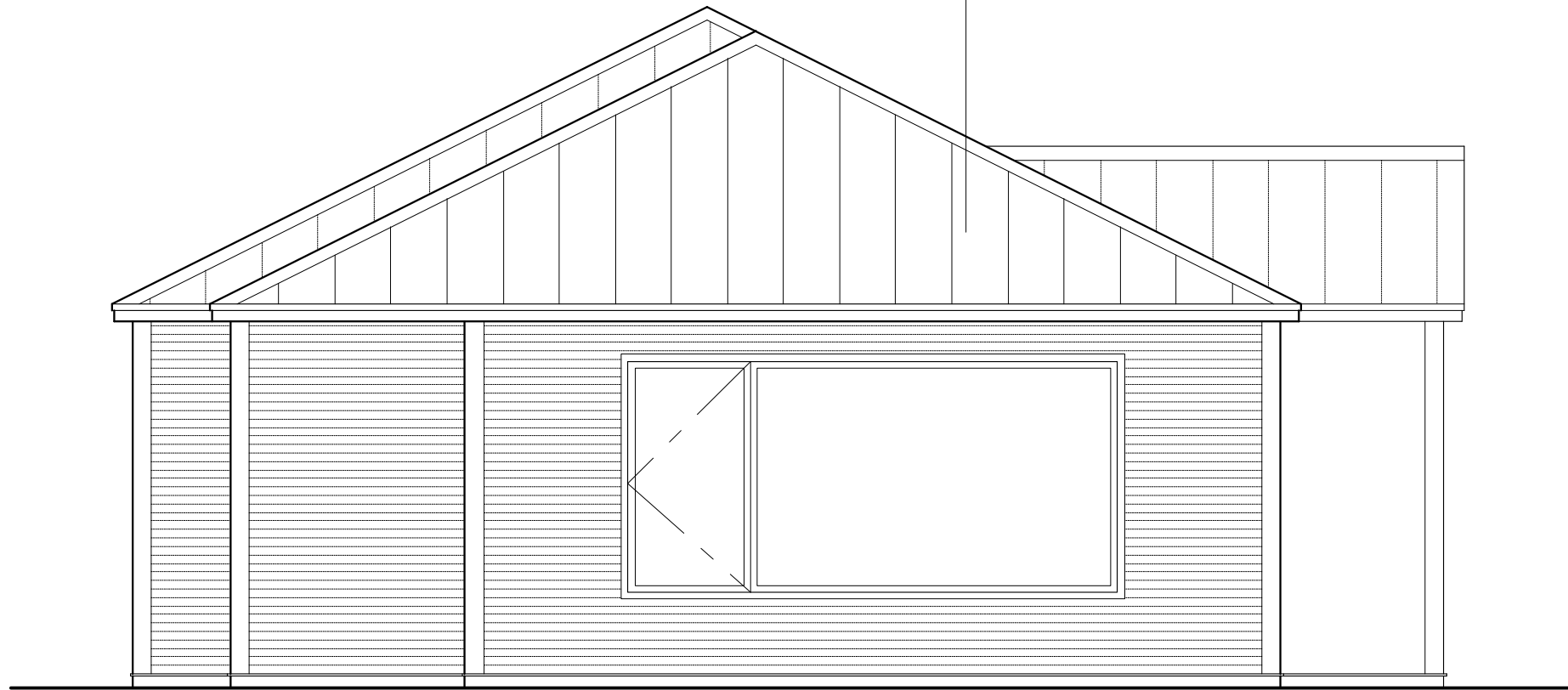


1 PROPOSED WEST ELEVATION - FRONT

A2.0 SCALE: 1/4"=1'-0"

2 PROPOSED NORTH ELEVATION

A2.0 SCALE: 1/4"=1'-0"



TYP. ROOF ASSEMBLY:
24 GA. STANDING SEAM DBL. LOCK ROOF - KYNAR COAT
WRB / UNDERLAYMENT PER MANUF. SPECS
REMOVE EXTENDING CROWN MOULD AT EAVES, RE-TRIM
5/8" PLYWOOD DECKING (VIFY EXISTING)
EXISTING ROOF FRAMING, SHORE UP AS REQ'D.
R-40 OPEN CELL FOAM INSULATION AT RAFTERS
METAL GUTTERS & FLASHINGS TO MATCH ROOF



TYP. EXTERIOR WALL ASSEMBLY:
TEAR DROP SIDING , PAINTED (PATCH AND REPAIR AS REQ'D.)
REPLACE WOOD WATER TABLE W/ PVC
APPROVED WRB
1/2" CDX SHEATHING WHERE RENOVATION REQUIRES
2 x 4 FRAMING AT 16" o.c
R-19 INSULATION
1/2" GWB, TAPE / FLOAT / PAINT
1 x 6 T+G, STAIN-GRADE (IN DINING ONLY)

3 PROPOSED EAST ELEVATION

A2.0 SCALE: 1/4"=1'-0"

4 PROPOSED SOUTH ELEVATION

A2.0 SCALE: 1/4"=1'-0"

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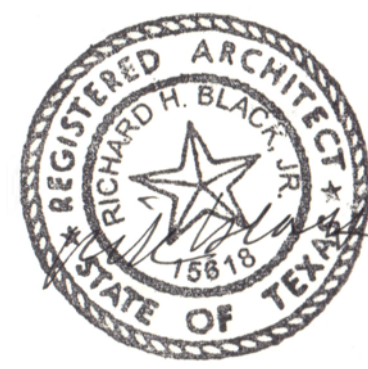
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1/4"=1'-0"

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1701 Alta Vista

exterior color palette



APRIL 7, 2022



1 PROPOSED WEST ELEVATION - FRONT

A2.0 SCALE: 1/4"=1'-0"

entry pendant
DWR Santorini

windows
Pella Wolf Gray

metal roof
McElroy Slate Gray

door hardware
Emtek Stretto, stainless

2 PROPOSED NORTH ELEVATION

A2.0 SCALE: 1/4"=1'-0"

front door
match Heath Island Blue

underpinning
parged concrete

house body
BM Chantilly Lace

trim
BM Gray Owl

side door
BM Jupiter Glow

outdoor furniture
Fermob colors



3 PROPOSED EAST ELEVATION

A2.0 SCALE: 1/4"=1'-0"

4 PROPOSED SOUTH ELEVATION

A2.0 SCALE: 1/4"=1'-0"

1707 Alta Vista

Austin, TX 78704

Elevations
A2.1
1/4"=1'-0"

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ISSUED FOR HISTORIC REVIEW
APRIL 7, 2022