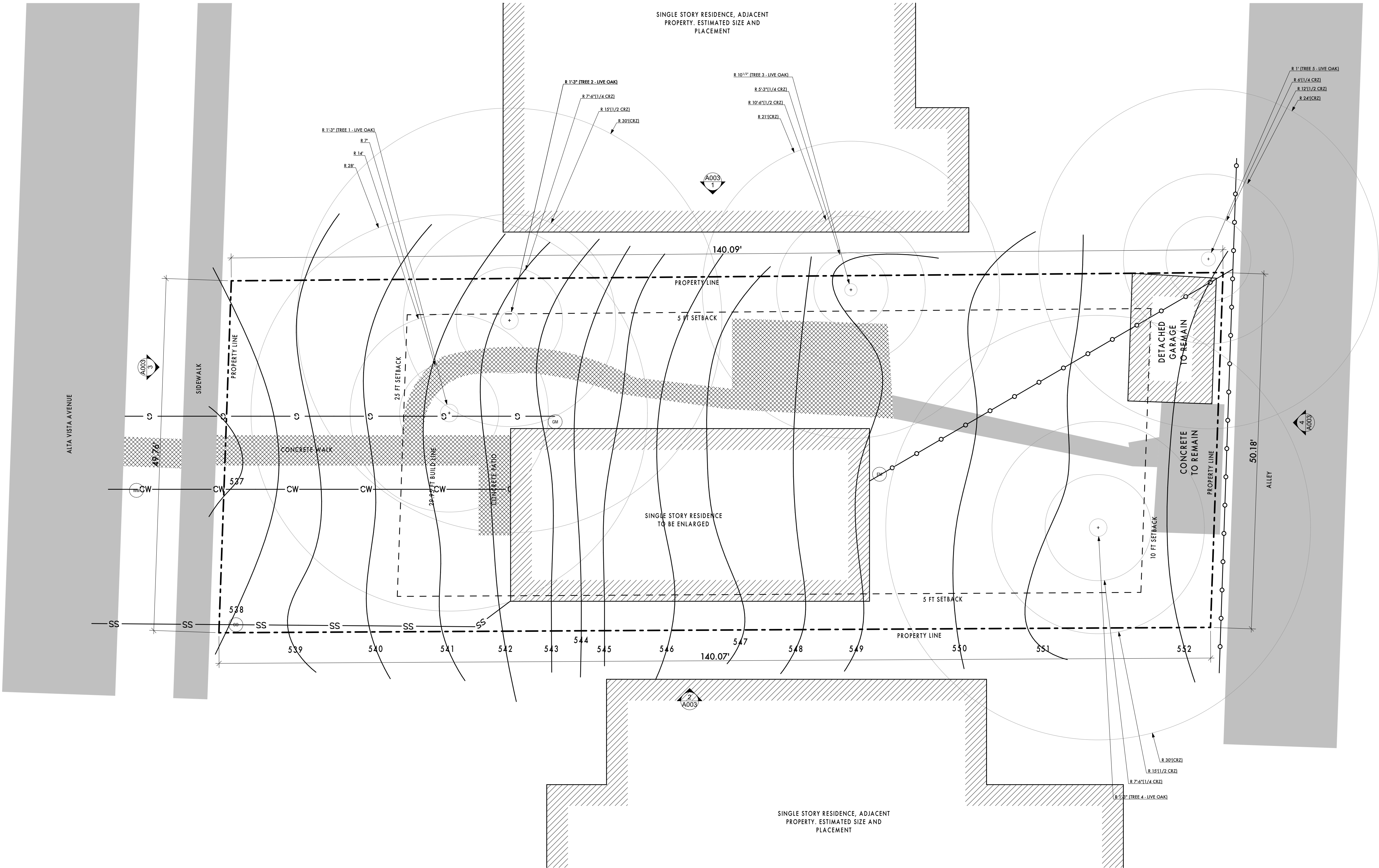


- SEWER LINE
WATER SUPPLY LINE
GAS SUPPLY LINE
OVERHEAD POWER LINES
TREE PROTECTION FENCING
GUY ANCHOR LINE

EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



ARCHITECTURAL SHEETS	
ID	Name
A001	EXISTING SITE PLAN
A002	PROPOSED SITE PLAN
A003	SUB CHAPTER F EXHIBITS
A004	TRANSPORTATION STANDARDS
A005	TREE PROTECTION PLAN - FENCING AND MULCHING PLAN
A006	TREE PROTECTION PLAN - "A" PROTECTIONS
A007	TREE PROTECTION PLAN - INDIVIDUAL TREE IMPACTS
A008	TREE PROTECTION PLAN - "B" PROTECTIONS
A009	SPECIFICATIONS AND SCHEDULES
A010	FLOOR PLANS
A011	FLOOR PLANS
A012	ADDITIONAL PLANS
A013	EXTERIOR ELEVATIONS
A014	EXTERIOR ELEVATIONS

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EXISTING SITE PLAN

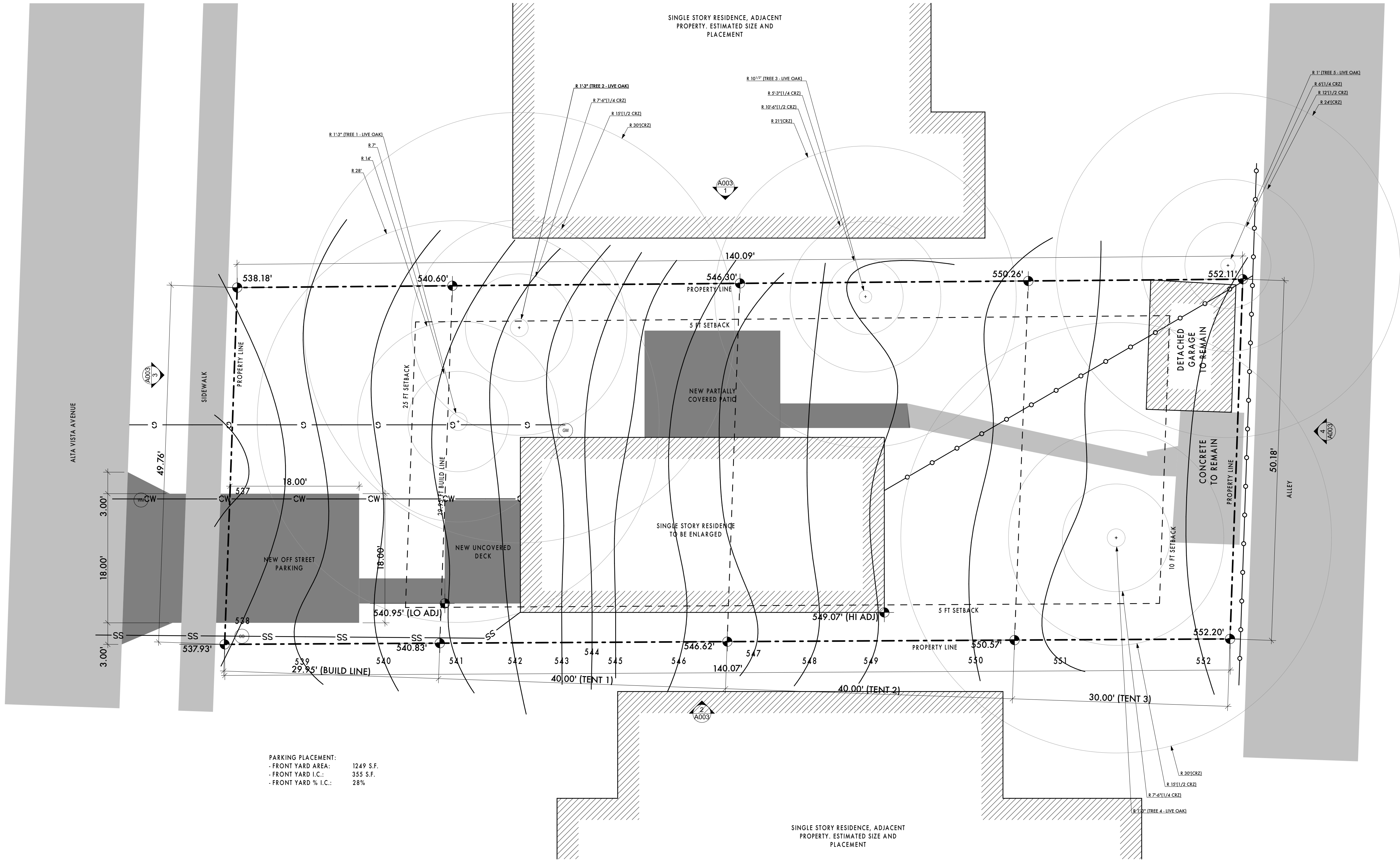
Project #:
220773

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3/27/2023

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EMP

Chkd:
EMP

Sheet Number
A001



PROPOSED SITE
SCALE: 1/8" = 1'-0"

PARKING PLACEMENT:
- FRONT YARD AREA: 1249 S.F.
- FRONT YARD I.C.: 355 S.F.
- FRONT YARD % I.C.: 28%

- SEWER LINE
SS
WATER SUPPLY LINE
CW
GAS SUPPLY LINE
G
OVERHEAD POWER LINES
O
TREE PROTECTION FENCING
X
GUY ANCHOR LINE
A

SEE A003 FOR ADDITIONAL
APPROACH AND APRON
STANDARDS

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Date:
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EMP
Sheet Number
A002

1409 ALTA VISTA
BUILDING AND SITE AREA

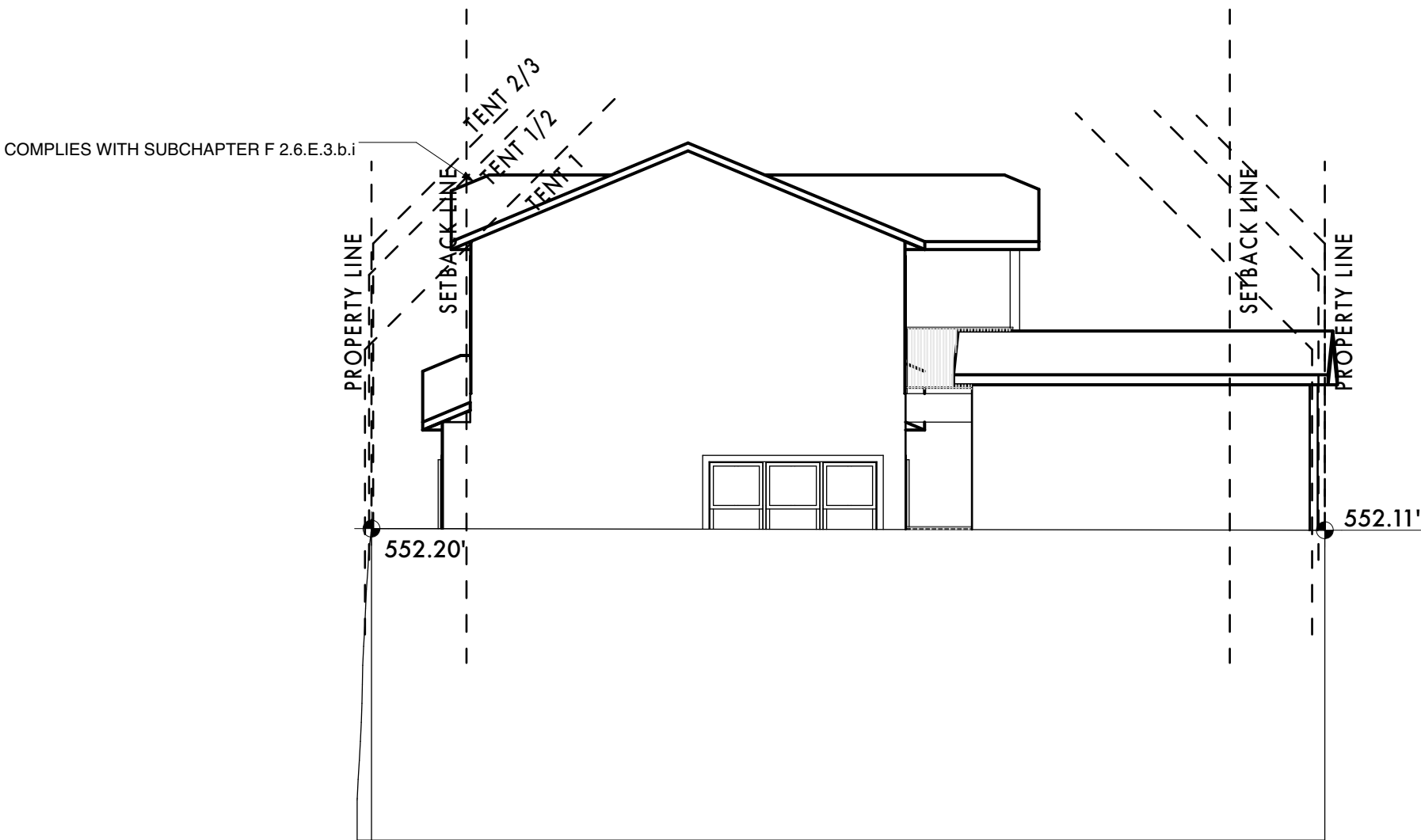
LOT SIZE		6994					
SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)							
		EXISTING		NEW		TOTAL	
		BLDG 1	BLDG 2	BLDG 1	BLDG 2	UNIT A	UNIT B
A) 1ST FLOOR CONDITIONED AREA		1237				1237	0
B) 2ND FLOOR CONDITIONED AREA				762		762	0
C) 3RD FLOOR CONDITIONED AREA						0	0
D) BASEMENT						0	0
E) GARAGE (ATTACHED)			213			0	213
F) GARAGE (DETACHED)						0	0
G) CARPORT (ATTACHED)						0	0
H) CARPORT (DETACHED)						0	0
I) COVERED PATIO, DECK, PORCH AND/OR BALCONY				178		178	0
J) OTHER COVERED OR ROOFED AREA						0	0
K) UNCOVERED WOOD DECK				384		384	0
L) POOL						2561	213
M) SPA						0	0
N) REMODELED FLOOR AREA, EXCLUDING ADDITION/ NEW CONSTRUCTION						0	0

TOTAL BUILDING COVERAGE	SQUARE FEET:	1539	% OF LOT SIZE:	22.00%
SURPLUS BUILDING COVERAGE				1258.6
TOTAL IMPERVIOUS COVERAGE	SQUARE FEET:	2098	% OF LOT SIZE:	30.00%
SURPLUS I.C.				1049.3

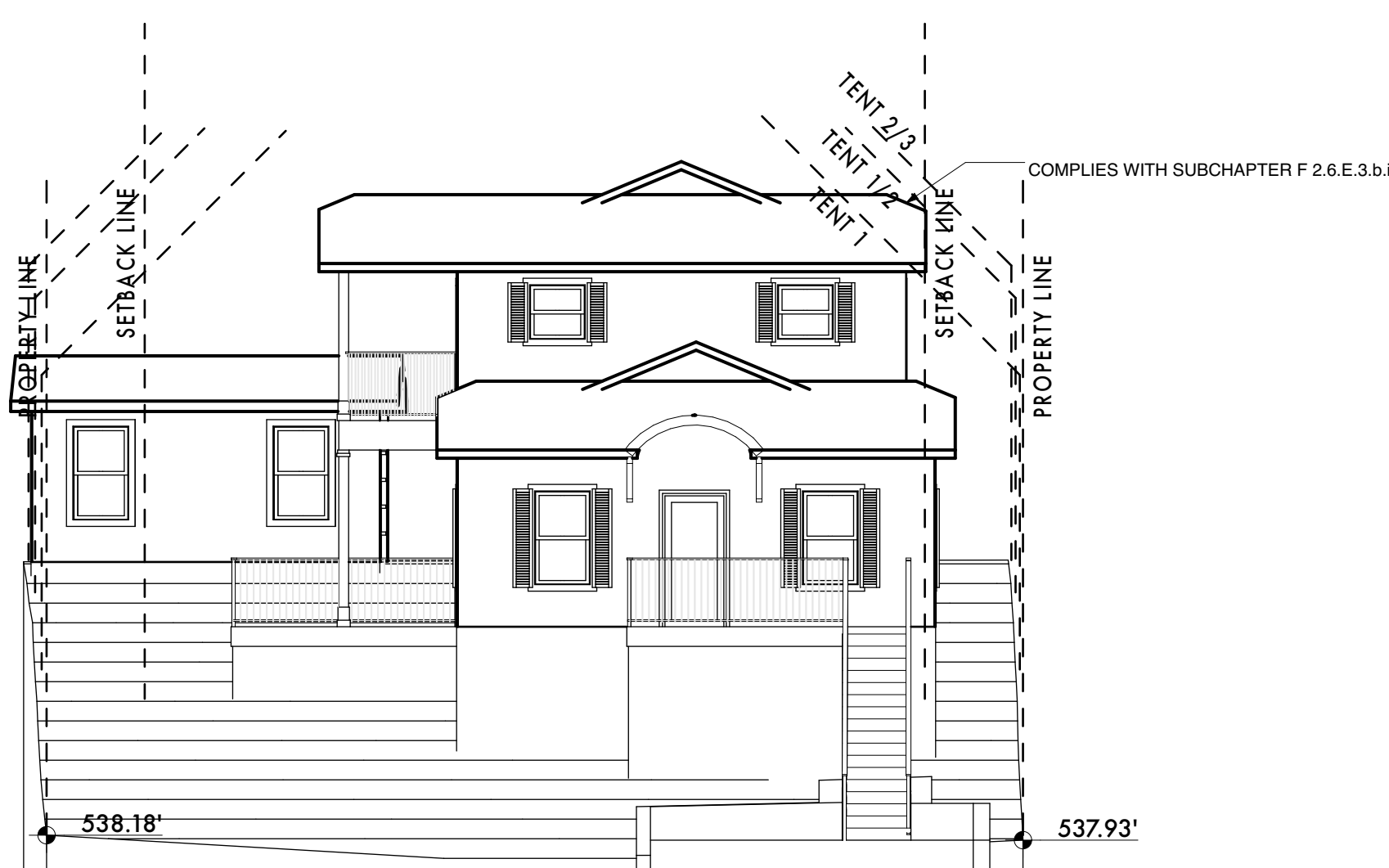
SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)					
	EXISTING S.F.	NEW/ADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION	TOTAL S.F.
1ST FLOOR	1237	0	N/A		1237
2ND FLOOR	0	762	N/A		762
3RD FLOOR	0	0	N/A		0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5		0
GROUND FLOOR PORCH	0	178	FULL PORCH(2005.F)	178	0
BASEMENT	0	0	FOLLOW 3.3.3B		0
ATTIC	0	0	FOLLOW 3.3.3C		0
GARAGE (ATTACHED)	0	0	200		0
GARAGE (DETACHED)	213	0	450/200	213	0
CARPORT (ATTACHED)	0	0	450/200		0
CARPORT (DETACHED)	0	0	450		0

TOTAL GROSS FLOOR AREA		1999
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100		28.58%
SURPLUS F.A.R.		798.6

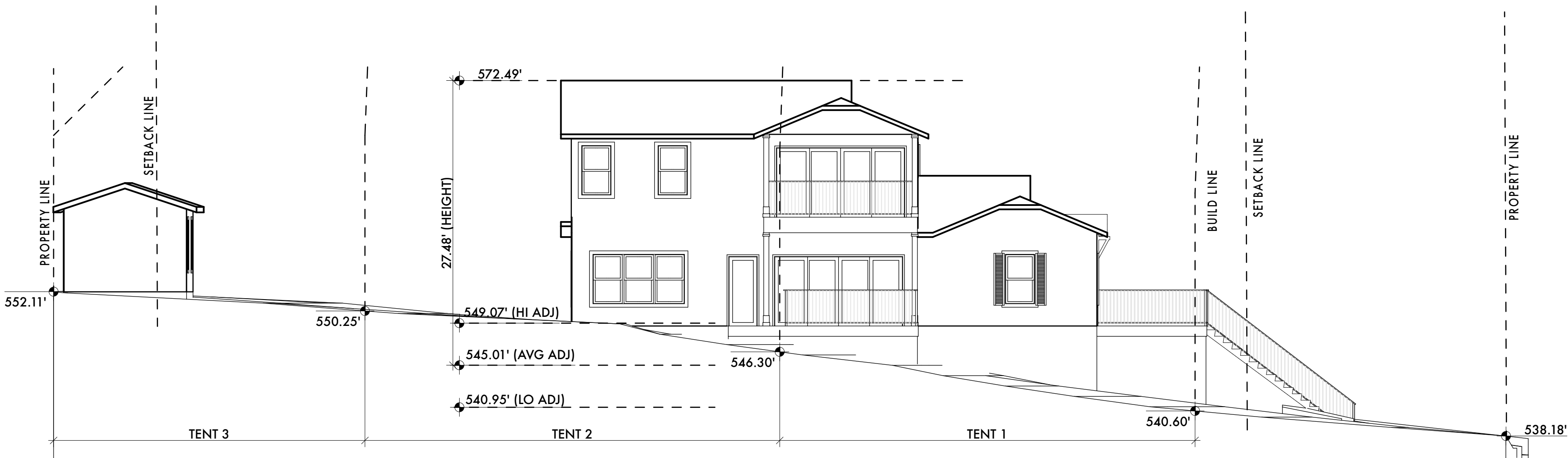
CALCULATION AID (APPLICATION PAGE 7)		
	EXISTING S.F.	NEW/ADDED S.F.
A) 1ST FLOOR CONDITIONED AREA	1237	0
B) 2ND FLOOR CONDITIONED AREA	0	762
C) 3RD FLOOR CONDITIONED AREA	0	0
D) BASEMENT	0	0
E) GARAGE (ATTACHED)	0	0
F) GARAGE (DETACHED)	213	0
G) CARPORT (ATTACHED)	0	0
H) CARPORT (DETACHED)	0	0
I) COVERED PATIOS	0	89
J) COVERED PORCH	0	89
K) BALCONY	0	89
L) OTHER	0	0
TOTAL BUILDING AREA	1450	940
TOTAL BUILDING COVERAGE	1450	89
L) DRIVEWAY	114	61
M) SIDEWALKS	174	175
N) UNCOVERED PATIO	0	174
O) UNCOVERED PATIO (PORTION OF PATIO NOT COVERED BY BALCONY)	0	0
P) UNCOVERED WOOD DECKS (COUNTED AT 50%) (INCLUDES CANTILEVERED STEPS)	0	384
Q) AC PADS AND OTHER CONCRETE FLATWORK	9	9
R) OTHER	0	18
TOTAL SITE IMPERVIOUS COVERAGE	1747	543
Q) POOLS	0	0
S) SPA	0	0



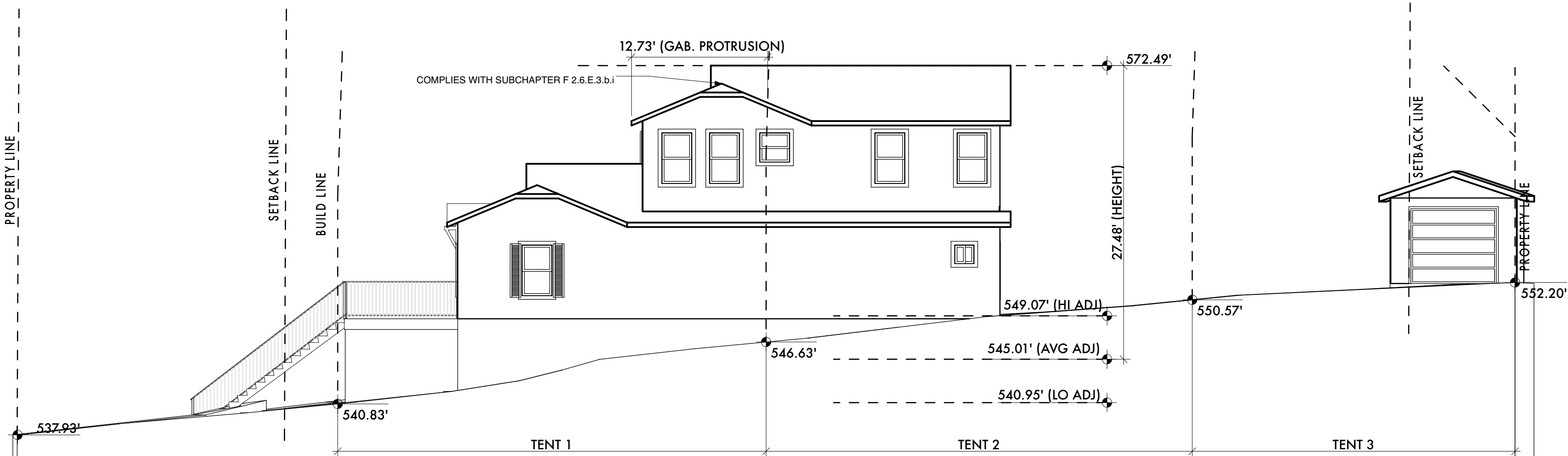
EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



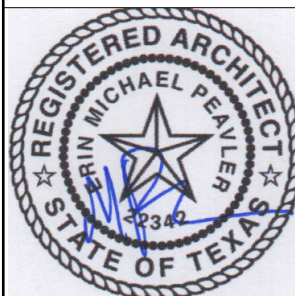
WEST SITE ELEVATION
SCALE: 1/8" = 1'-0"



NORTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



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SUB CHAPTER EXHIBITS

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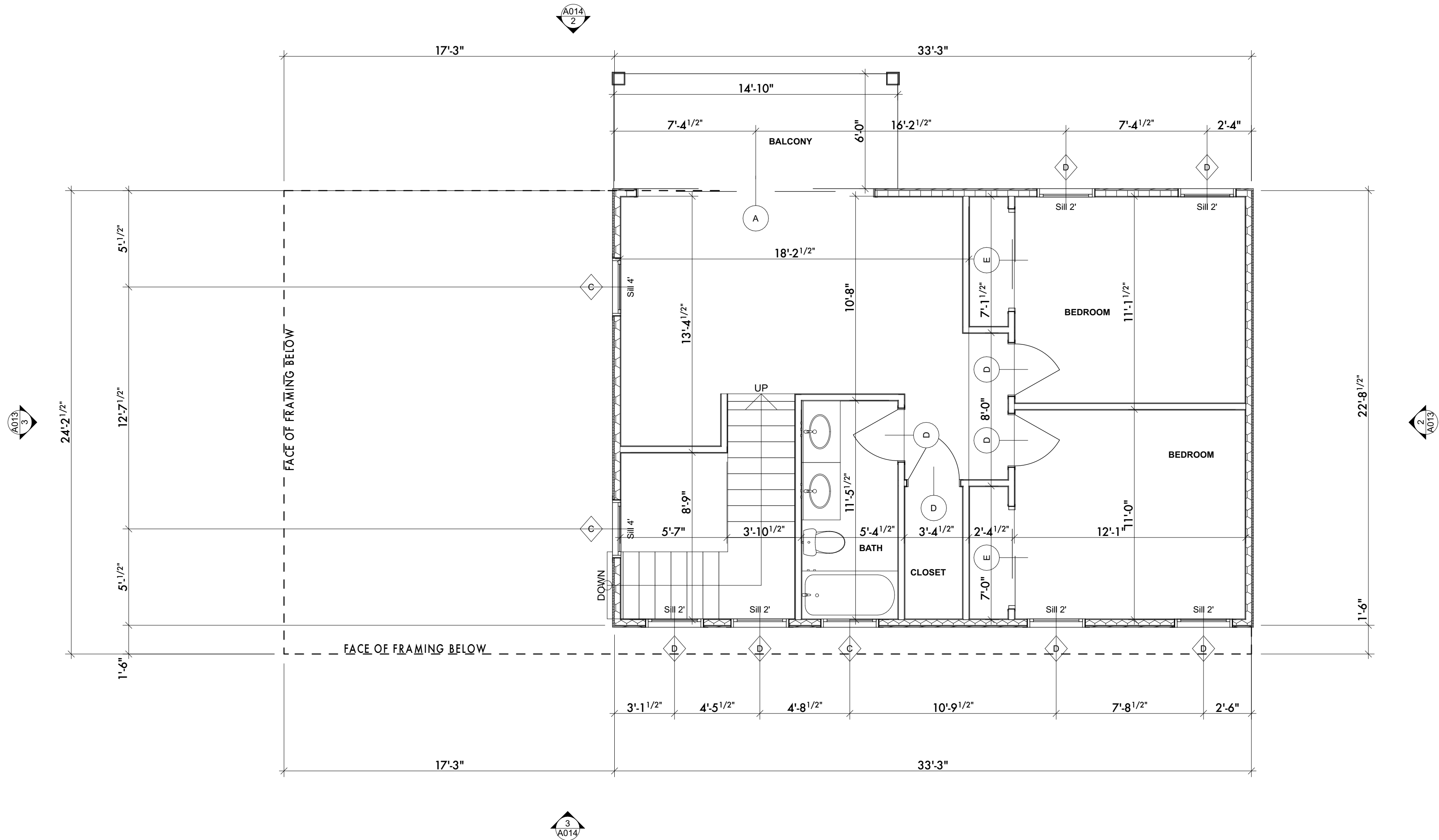
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Sheet Number

A003



PROPOSED SECOND FLOOR PLAN

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

DOOR ELEVATIONS						
ELEVATION						
Element ID	A	B	C	D	E	F
Nominal W x H Size	12'-3 1/2"x6'-8"	2'-0"x6'-8"	2'-6"x6'-8"	2'-8"x6'-8"	5'-0"x6'-8"	3'-0"x6'-8"
Quantity	2	2	2	8	2	1
DESCRIPTION	SLIDING DOOR. FINISH PER OWNER SPEC.	WOOD DOOR. FINISH PER OWNER SPEC.	POCKET DOOR. FINISH PER OWNER SPEC.	WOOD DOOR. FINISH PER OWNER SPEC.	SLIDING DOOR. FINISH PER OWNER SPEC.	WOOD DOOR. FINISH PER OWNER SPEC.

WINDOW ELEVATIONS				
ELEVATION				
Element ID	A	B	C	D
Quantity	1	2	3	6
Nominal W x H Size	2'-0"x2'-0"	9'-0"x5'-0"	3'-0"x3'-0"	3'-0"x5'-0"
DESCRIPTION	SLIDING WINDOW FINISH PER OWNER SPEC.	SINGLE HUNG WINDOW. FINISH PER OWNER SPEC.	DOUBLE HUNG WINDOW. FINISH PER OWNER SPEC.	DOUBLE HUNG WINDOW. FINISH PER OWNER SPEC.

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FLOOR PLANS

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Ck'd:
EMP
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A011

EXTERIOR ELEVATION CODED NOTES:

1_ SHINGLE ROOF.

2_ HORIZONTAL SIDING. STAINED WOOD OR CEMENTITIOUS FIBERBOARD PER OWNER SPEC.

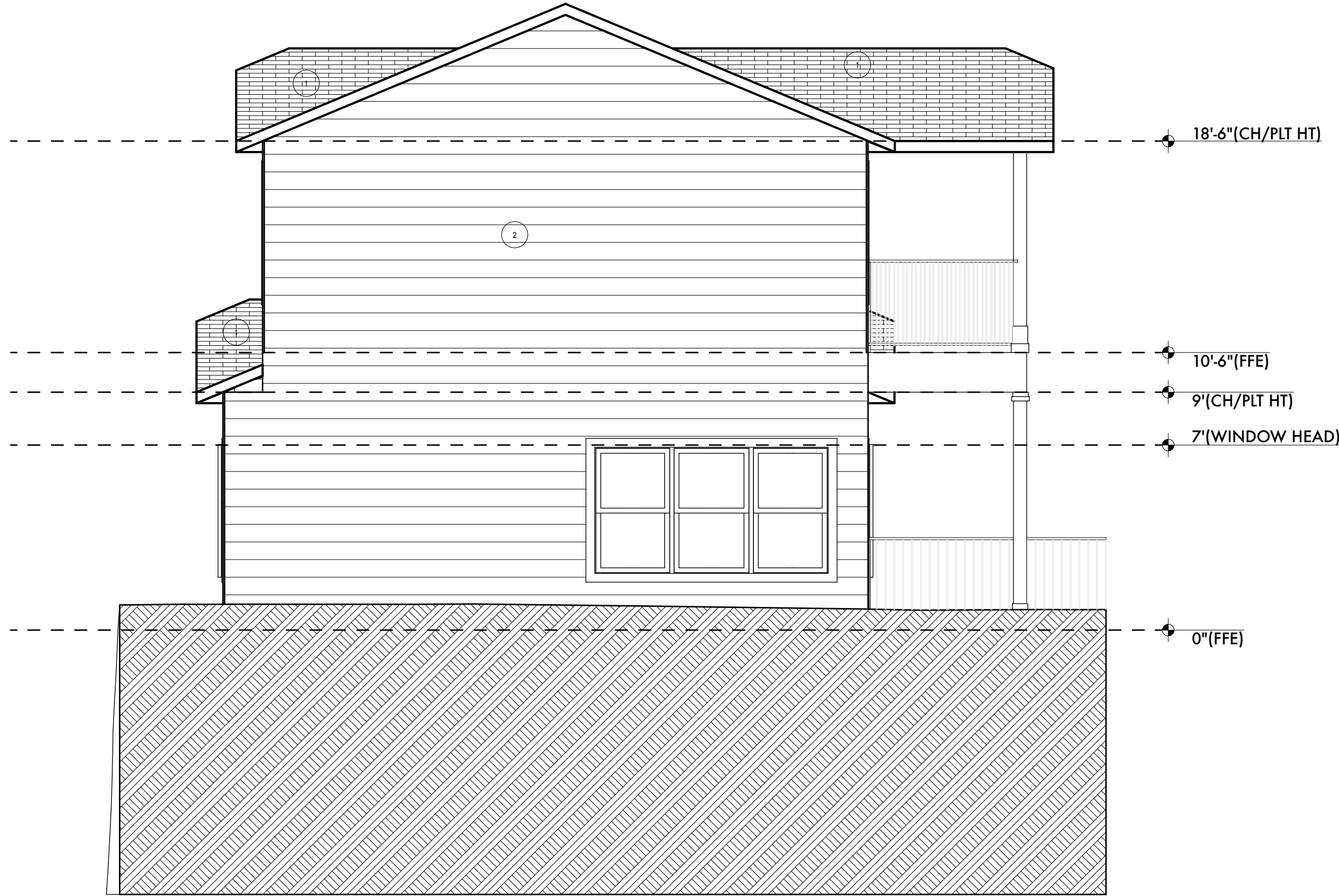
EXTERIOR ELEVATION GENERAL NOTES:

1_ VERTICAL SIDING COLOR TO MATCH ROOF COLOR.

2_ EAVE OVERHANG TO BE MINIMUM ALLOWED BY ROOF MANUFACTUER.

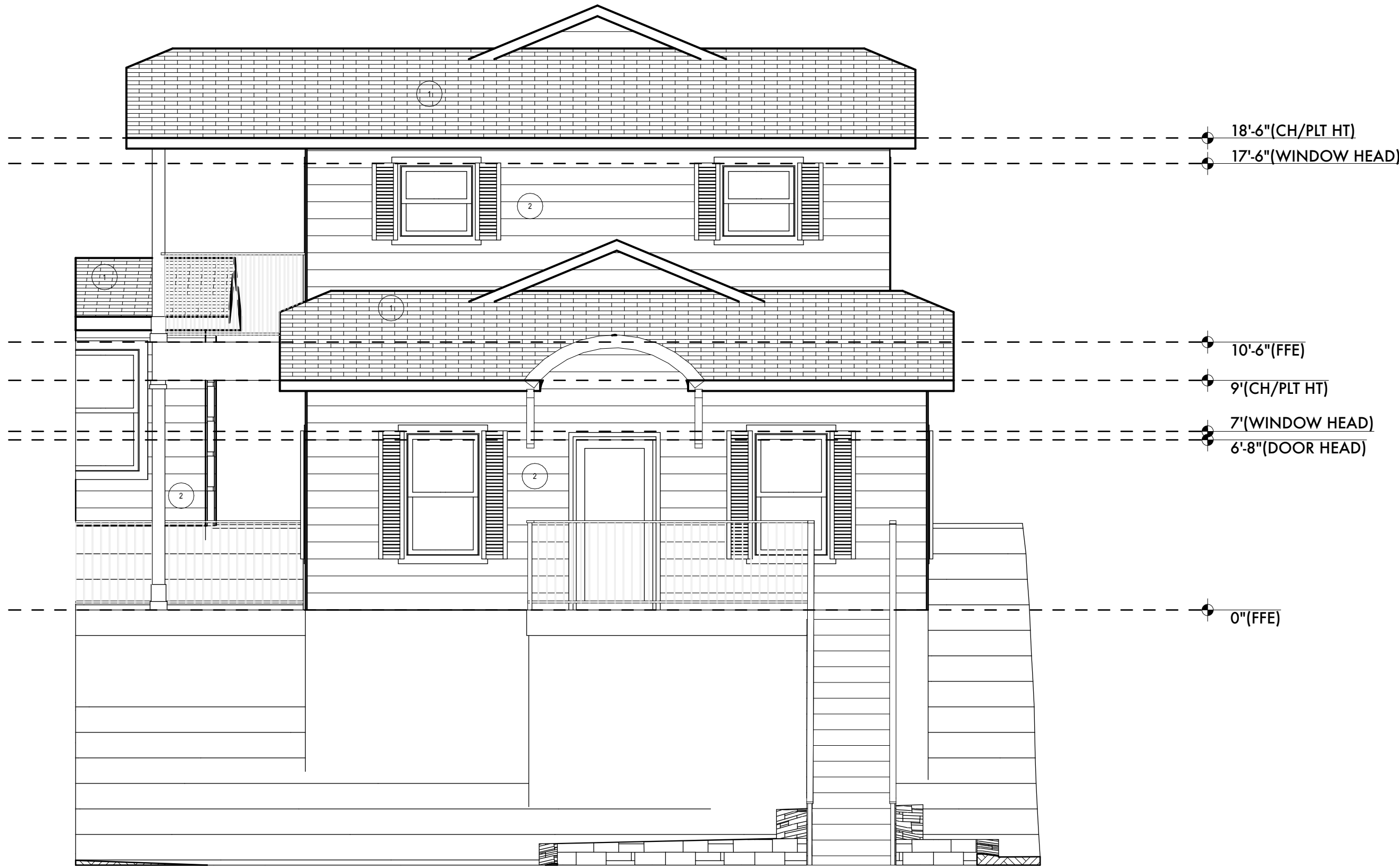
3_ GABLE OVERHANGS PER ELEVATIONS.

4_ EAVES, SOFFITS, ROOF TRIM TO BE PAINTED CEMENTITIOUS FIBERBOARD. MATCH VERTICAL SIDING COLOR.



2
A013

EAST ELEVATION
SCALE: 1/4" = 1'-0"



3
A013

WEST ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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A013



3
A014 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2
A014 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES:
1_ SHINGLE ROOF.
2_ HORIZONTAL SIDING. STAINED WOOD OR CEMENTITIOUS FIBERBOARD PER OWNER SPEC.
EXTERIOR ELEVATION GENERAL NOTES:
1_ VERTICAL SIDING COLOR TO MATCH ROOF COLOR.
2_ EAVE OVERHANG TO BE MINIMUM ALLOWED BY ROOF MANUFACTUER.
3_ GABLE OVERHANGS PER ELEVATIONS.
4_ EAVES, SOFFITS, ROOF TRIM TO BE PAINTED CEMENTITIOUS FIBERBOARD. MATCH VERTICAL SIDING COLOR.

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EXTERIOR ELEVATIONS

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EMP

Sheet Number
A014









To Whom It May Concern,

I have authorized Erin Michael Peavler and Lindsey Nicole Peavler to act as my agent in investigating requirements, obtaining permits and performing related activities regarding construction projects at my property at 1409 Alta Vista, Austin, TX.

Lance Blanks
Lance Blanks

03/29/2023

Notary Confirmation:

State of Texas

County of ~~Texas~~ ^{C.L.A.} Bexar

This instrument was acknowledged before me on 03/29/2023 by Lance Blanks

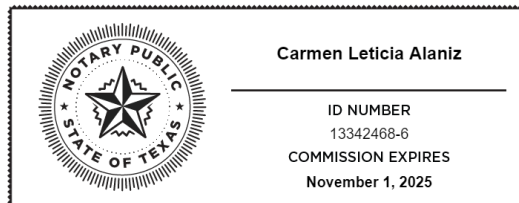
Carmen Leticia Alaniz

Notary Public Signature

Notary Public, State of Texas

MY COMMISSION 13342468-6

EXPIRES 11/01/2025



Notarized online using audio-video communication

