

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

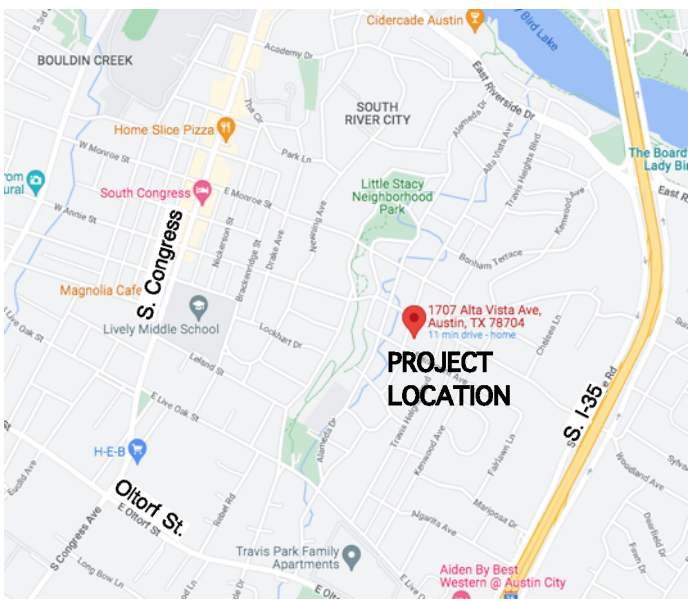


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AREA CALCULATION:

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	205
Uncovered Flatwork	200	417	617
Uncovered Wood Deck / 2	98	0	48
Pool Coping	109	0	109

IMPERVIOUS COVER

3163
46.4%

2666
39.1%

BUILDING COVER

2016
29.6%

1687
24.7%

POOL

330



APRIL 29, 2022

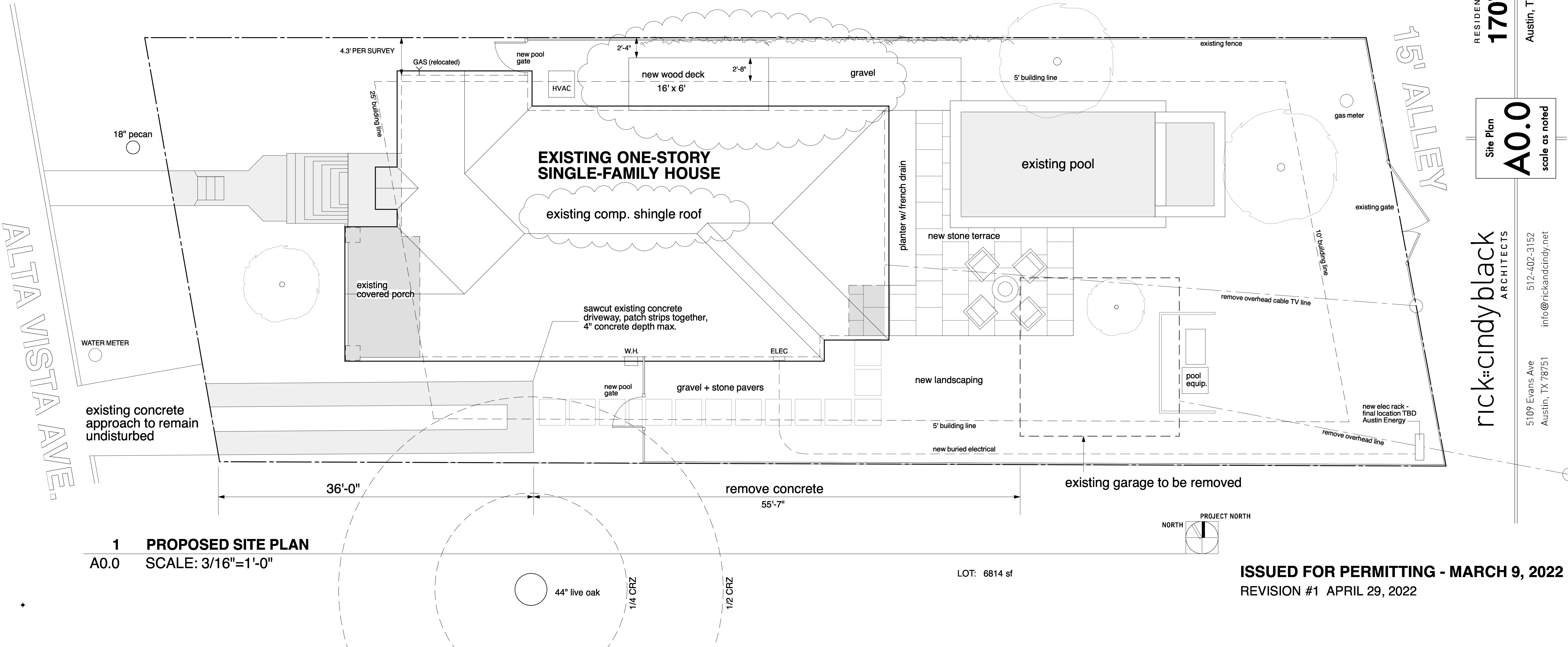
RESIDENCE AT
1707 Alta Vista

Austin, TX 78704

Site Plan
A0.0
scale as noted

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ISSUED FOR PERMITTING - MARCH 9, 2022
REVISION #1 APRIL 29, 2022

GENERAL SCOPE OF WORK:

PROTECT EXISTING LANDSCAPE AND POOL
DEMOLITION PER PLAN A0.1, REMOVE GARAGE AND PORTION OF DRIVEWAY
EXISTING PIER AND BEAM FOUNDATION - LEVEL TO 1/2" TOLERANCE
EVALUATE EXISTING YARDLINES - WATER AND WASTEWATER
RELOCATE GAS METER
PROVIDE NEW GAS TANKLESS WATER HEATER (RELOCATE)
PATCH / REFINISH / INSTALL NEW HARDWOOD FLOORING TO LEVEL ALL FLOORS
REFURBISHED AND NEW WINDOWS/OPENINGS PER PLANS
EVALUATE EXISTING WATERPROOFING, PROVIDE NEW SHEATHING/WRB/SIDING/TRIM AS REQ'D.
EVALUATE EXISTING SERVICE PANEL / METER, LOCATE METER/DISCONNECT AT NEW RACK
INSULATION: R-19 BATTS AT WALLS, R-40 SPRAY FOAM AT RAFTERS
EVALUATE EXISTING HVAC (RELOCATING R/A, REPOSITIONING OUTSIDE UNIT)
ROOFING: EXISTING COMPOSITION SHINGLES TO REMAIN
NEW GUTTERS AND DOWNSPOUTS - 6" HALF-ROUND, ROUND DS, ALUMINUM, COLOR TBD
NEW LANDSCAPE/HARDSCAPE: DRIVEWAY, PLANTINGS, GRADING, PAVING, FENCE

MILLWORK NOTES

CUSTOM FULL EURO OVERLAY CABINETS WITH FLUSH END PANELS, 1/8" GAPS TYP.
CABINET INSIDES AND DRAWER BOXES TO BE PRE-FINISHED MAPLE
BLUM SOFT-CLOSE HINGES AND UNDERMOUNT DRAWER GLIDES
PAINTED AND STAIN GRADE, SITE FINISHED
PROVIDE CABINET SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL

TILE NOTES

CONTRACTOR TO PROVIDE MARKED LAYOUT ON SITE OF ALL TILE COURSING FOR
APPROVAL PRIOR TO SETTING
PROVIDE UP TO (2) 12 X 12 SAMPLE GROUT COLOR BOARDS FOR EACH TYPE OF TILE

DRYWALL AND PAINT

SALVAGE EXISTING DRYWALL WHERE IN GOOD SHAPE
NEW SKIM COAT TO LEVEL 4 FINISH AT WALLS AND CEILINGS
PAINT TO BE BENJAMIN MOORE 'AURA' INTERIOR
PAINT AT BATH CEILINGS TO BE BENJAMIN MOORE 'AURA' SPA AND BATH
PROVIDE UP TO (4) 24 X 24 COLOR SAMPLE BOARDS FOR REVIEW

ELECTRICAL AND PLUMBING

ALL NEW FIXTURES, SWITCHES, OUTLETS - RE: ELEC PLANS FOR NOTES AND ALLOWANCES
ARCHITECT TO REVIEW SUBMITTALS PRIOR TO ORDERING
ROUGH-IN LOCATIONS TO BE APPROVED BY ARCHITECT BEFORE WIRING OR PIPING

HARDWARE

ARCHITECT TO REVIEW SUBMITTAL PRIOR TO ORDERING
COORDINATE CABINET PULLS AND BATH HARDWARE PLACEMENT WITH ARCHT ON SITE



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Austin, TX 78704

Construction Documents
A1.0
1/4"=1'-0"

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1 PROPOSED FLOOR PLAN
A1.0 SCALE: 1/4"=1'-0"

WINDOW SCHEDULE

Type	Qty	Location	Unit Size	Description	Notes
A	2	Office	2-6 x 5-0	existing double hung, 1/1	
B	2	Office	2-6 x 5-0	existing double hung, 1/1	
C	2	Guest Bedroom	2-6 x 5-0	existing double hung, 1/1	
D	2	Guest Bedroom	2-6 x 5-0	existing double hung, 1/1	
E	3	Master Bedroom	2-6 x 5-0	existing double hung, 1/1	
F	1	Living Room	4-4 x 3-10	awning	
G	2	Dining	12-0 x 5-8	mull 30" LH casement / 114" fixed	tempered
H	3	Dining	9-0 x 2-6	mull (3) 3-0 x 2-6 fixed	
J	1	Guest Bath	2-6 x 3-8	existing fixed	

WINDOW NOTES

EXISTING DOUBLE HUNG WINDOWS TO REMAIN AND BE REFURBISHED
NEW: MARVIN ULTIMATE OR EQ.
EXTERIOR COLOR TBD; PAINTED INTERIOR, SATIN TAUPE HARDWARE
TO MEET ENERGY CODE AS ADOPTED BY LOCAL JURISDICTION
VERIFY SAFETY GLASS REQUIREMENTS PER LOCAL BUILDING CODE
ARCHITECT TO REVIEW SUBMITTALS PRIOR TO ORDERING

DOOR SCHEDULE

No.	Location	Size	Description	Operation	Manufacturer	Lock	Notes
1	Main Entry	3-0 x 6-8	sim. existing	LH inswing		entry keypad lockset	
2	Side Yard Entry	12-0 x 7-0	single lite	XOX		entry lockset	
3	Back Entry	3-0 x 7-0	single lite	RH inswing		entry keypad lockset	
4	Office	4-0 x 6-8	two panel	pair pocket		flush pull, privacy	retrofit
5	Guest Bedroom	2-8 x 6-8	two panel	RH	TruStile TS2020 C-Panel, SS	privacy	
6	Guest Bath	2-3 x 6-8	two panel	LH	"	privacy	retrofit
7	Master Bedroom	2-8 x 6-8	two panel	LH	"	privacy	
8	Master Bedroom	2-8 x 6-8	two panel	pocket	"	flush pull, privacy	
9	Master Bath	2-4 x 6-8	two panel	pocket	"	passage	retrofit

DOOR NOTES

MARVIN ULTIMATE OR EQ.
EXTERIOR COLOR TBD; PAINTED INTERIOR, SATIN TAUPE HARDWARE
TO MEET ENERGY CODE AS ADOPTED BY LOCAL JURISDICTION
VERIFY SAFETY GLASS REQUIREMENTS PER LOCAL BUILDING CODE
ARCHITECT TO REVIEW SUBMITTALS PRIOR TO ORDERING

ELECTRICAL NOTES:

- ALL WORK TO MEET NEC AS ADOPTED BY LOCAL JURISDICTION
- ARCHITECT TO APPROVE FINAL BOX LOCATIONS BEFORE WIRING COMMENCES
- REFER TO FIXTURE SCHEDULE BOOK FOR ALLOWANCES AND/OR SELECTIONS
- REFER TO MANUF. SPEC'S. FOR ALL APPLIANCE AND EQUIPMENT POWER REQ'S.
- ALL LIGHT SWITCHES TO BE ON DIMMERS UNLESS NOTED OTHERWISE
- ALL SMOKE DETECTORS TO INCLUDE CARBON MONOXIDE DETECTION

ELECTRICAL SYMBOL KEY

	RECESSED DOWNLIGHT		SWITCH
	RECESSED TILT		CABLE / ETHERNET
	SURFACE MOUNT		SMOKE DETECTOR
	WALL MOUNT		EXHAUST FAN
	UNDER-CABINET LIGHTS		HVAC SUPPLY
	120V DUPLEX OUTLET		SECURITY KEYPAD
	LANDSCAPE		

MOUNTING HEIGHTS:

ALL DIMENSIONS NOTED ARE TO CENTER OF BOX, ABOVE FINISH FLOOR.
SWITCHES TYP. = 48", RECEPTACLES TYP. = 18" (or use existing box)

FIXTURE ALLOWANCES:

RECESSED DOWNLIGHT (FLANGELESS)	\$325 ea.
CEILING SURFACE MOUNT	\$750 ea.
WALL SCONCE	\$500 ea.
CEILING FAN	\$750 ea.

LUTRON DESIGNER STYLE NOTES:

'CLARO' WALLPLATES
'DIVA' SWITCHES
'MAESTRO' DIMMERS
COORDINATING RECEPTACLES AND FAN CONTROLS
COLOR: (SW) SNOW

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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



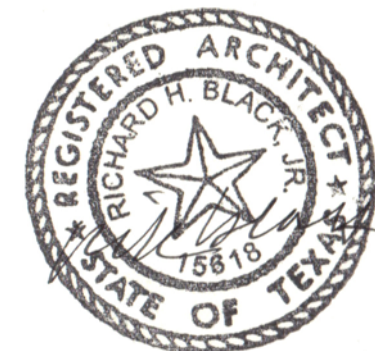
HOUSE - NORTH / LEFT SIDE
new windows and doors, enlarged openings



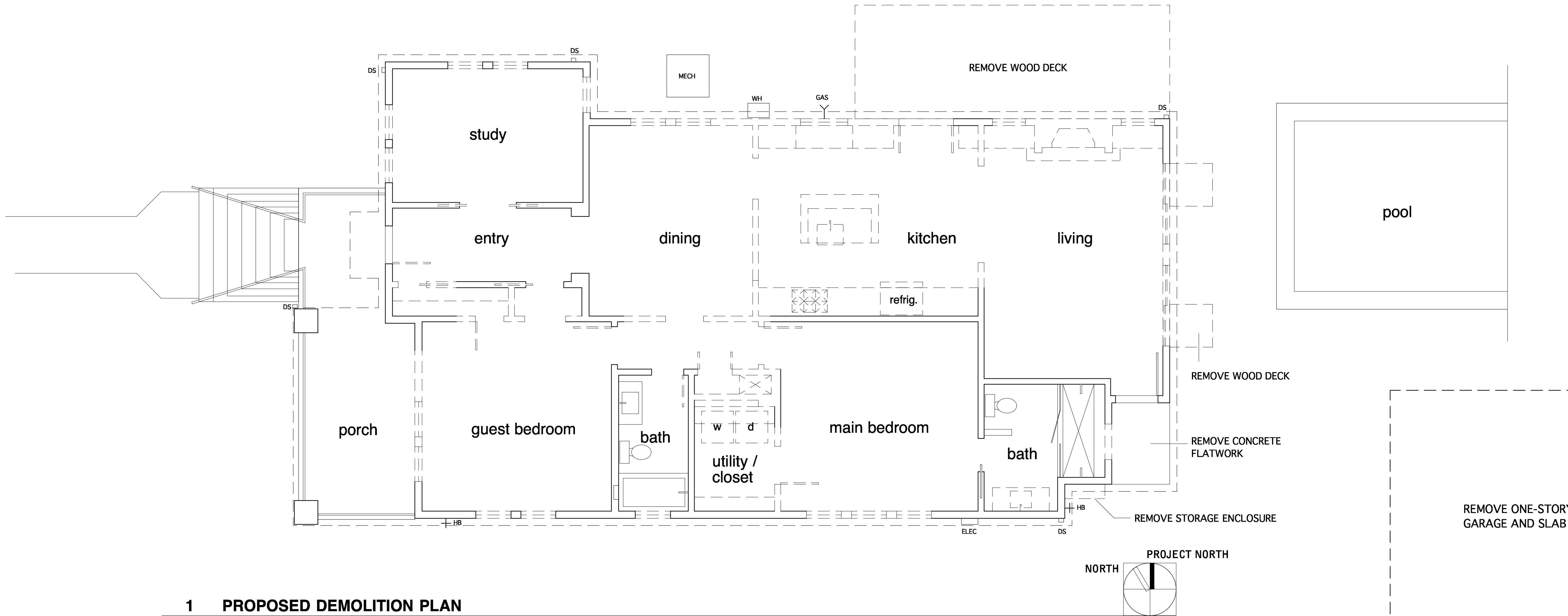
HOUSE - SOUTHEAST CORNER



HOUSE - EAST / BACK
new windows to replace doors



APRIL 29, 2022



1 PROPOSED DEMOLITION PLAN
A0.1 SCALE: 1/4"=1'-0"



GARAGE - WEST / FRONT



GARAGE - NORTH



GARAGE - SOUTH



GARAGE - EAST / BACK

RESIDENCE AT
1707 Alta Vista

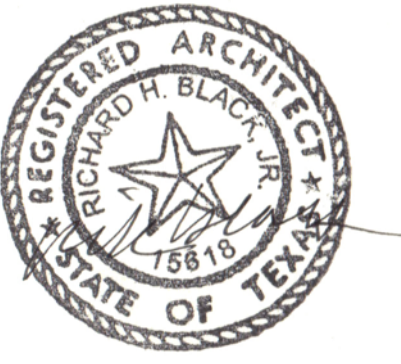
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Permit
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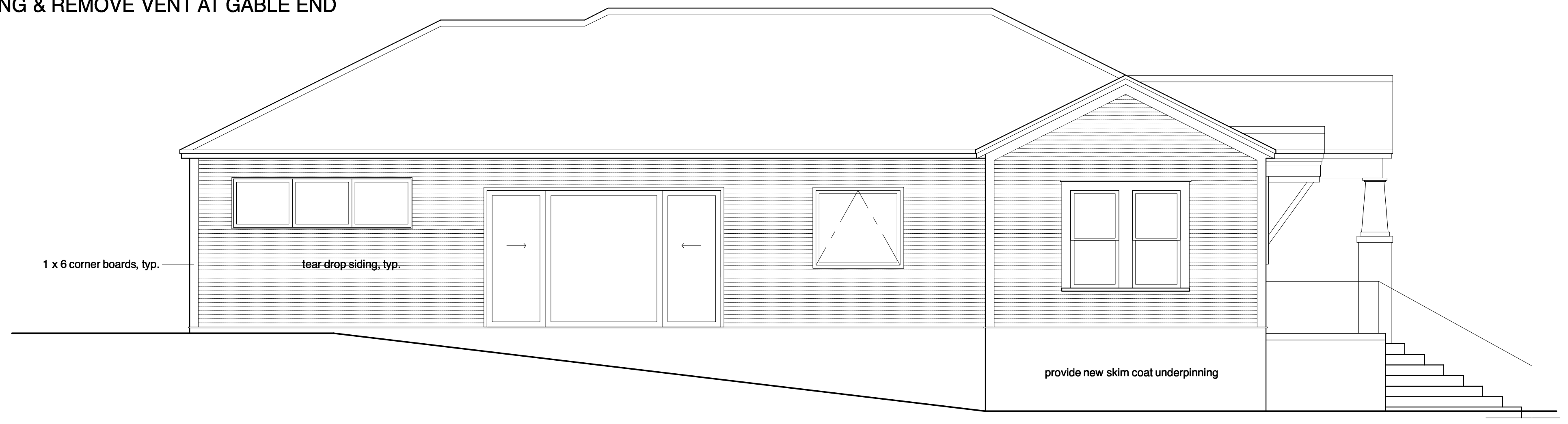
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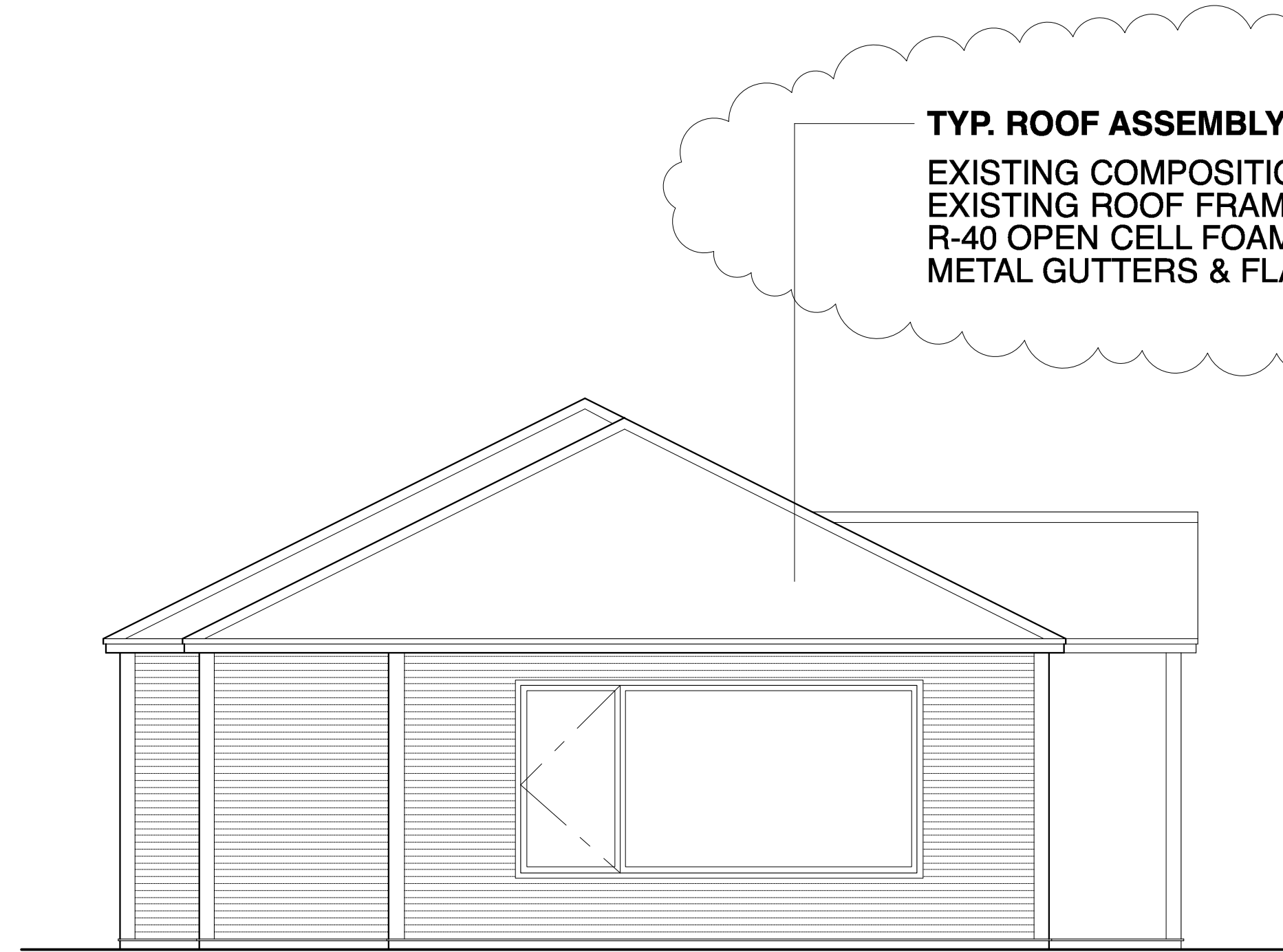


FRONT PORCH SCOPE:
RE-TRIM AT COLUMNS, PAINTED
PAINT EXISTING BEAD BOARD PANELING AT CEILING
PAINT EXISTING STEEL GUARD RAIL
REPLACE SIDING & REMOVE VENT AT GABLE END

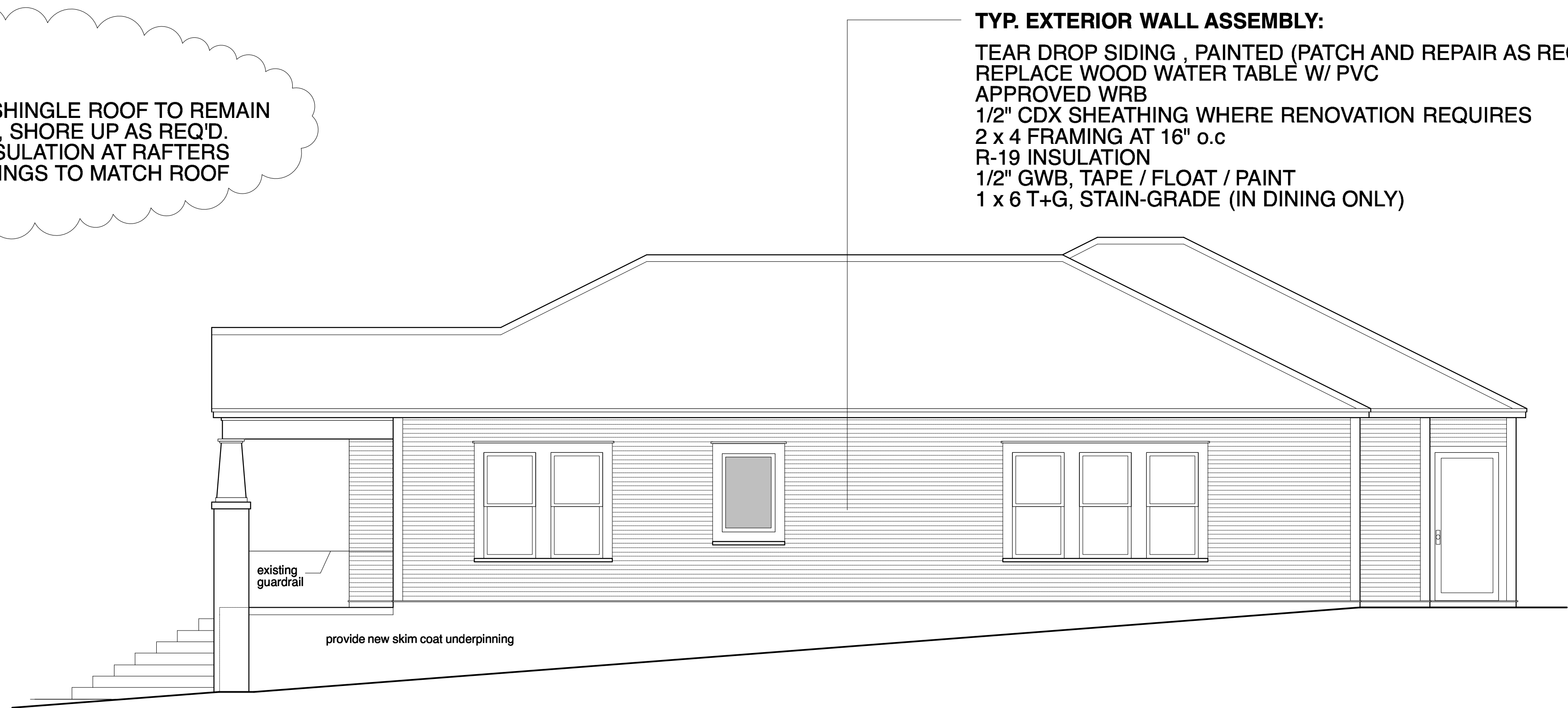


1 PROPOSED WEST ELEVATION - FRONT
A2.0 SCALE: 1/4"=1'-0"

2 PROPOSED NORTH ELEVATION
A2.0 SCALE: 1/4"=1'-0"



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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