



RENOVATIO

TOWNHOUSE PROJECT

AUSTIN, TEXAS

ARCHITECTURAL CONCEPT PROPOSAL

10/01/2026



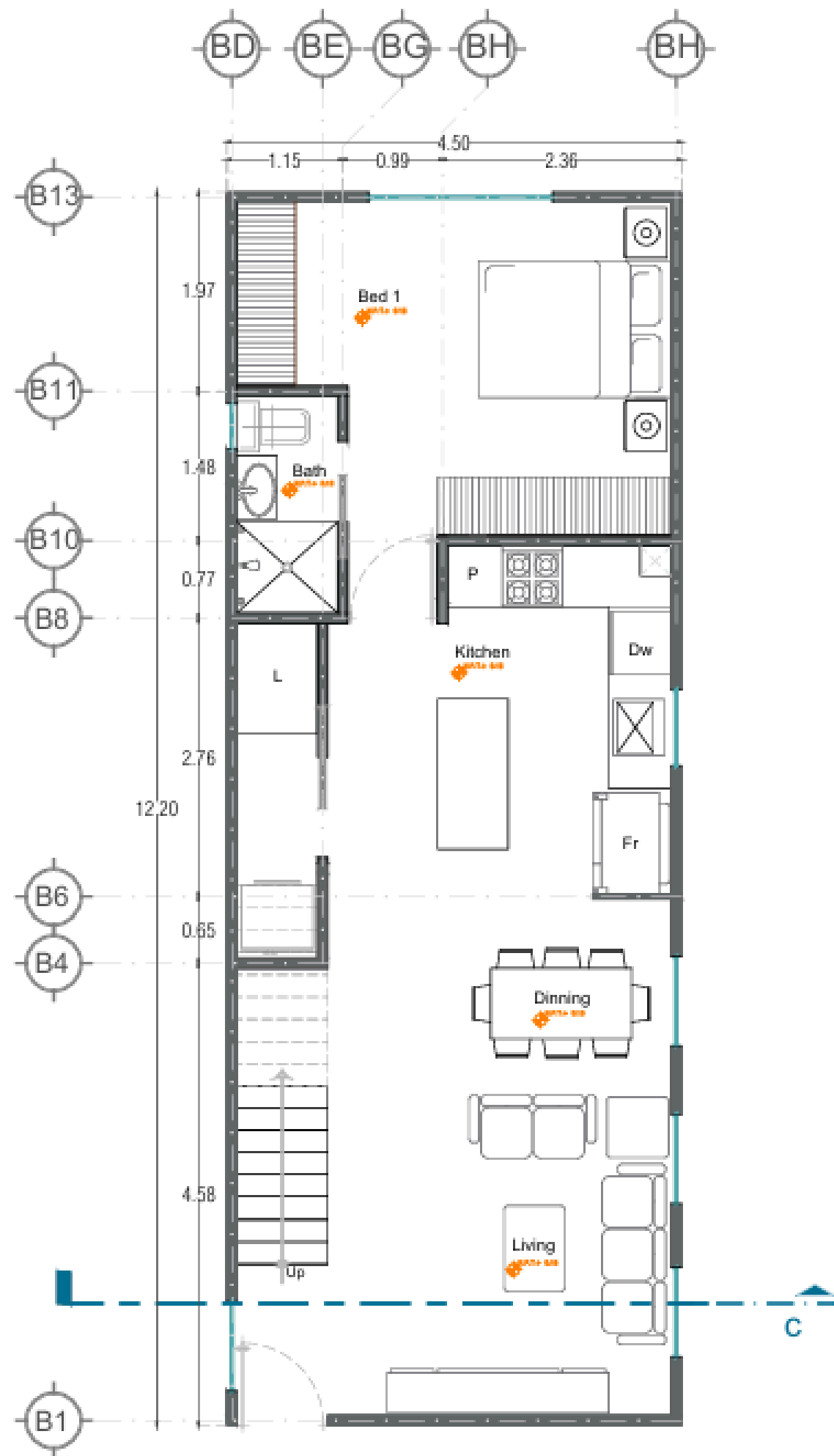
LOCATION & CONTEXT

This project is located at 1400 N Redondo Dr, in Austin, Texas.

The surrounding context is characterized by a residential scale and a calm urban environment, making it suitable for contemporary townhouse development.



PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN

The ground floor is organized as the main social area of the townhouse.

It includes an open-plan living room, dining area, and kitchen, creating a fluid and functional space for daily activities.

A service / utility room is located on this level, providing space for laundry and storage.

Toward the rear of the house, a bedroom with a full en-suite bathroom is proposed, offering privacy and flexibility for guests or family members.

ARCHITECTURAL PROGRAM

- Living room
- Dining area
- Kitchen
- Service / Utility room
- Bedroom with en-suite bathroom

PROPOSED FIRST FLOOR PLAN

Upon ascending the staircase, the first floor opens into a family room / TV area, which functions as a central distribution space for the level.

This floor includes two bedrooms, each designed with a full en-suite bathroom.

Both bedrooms have direct access to a terrace, enhancing natural light, ventilation, and indoor-outdoor connectivity.

The layout prioritizes privacy and comfort while maintaining a clear and efficient circulation throughout the floor.

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ARCHITECTURAL PROGRAM

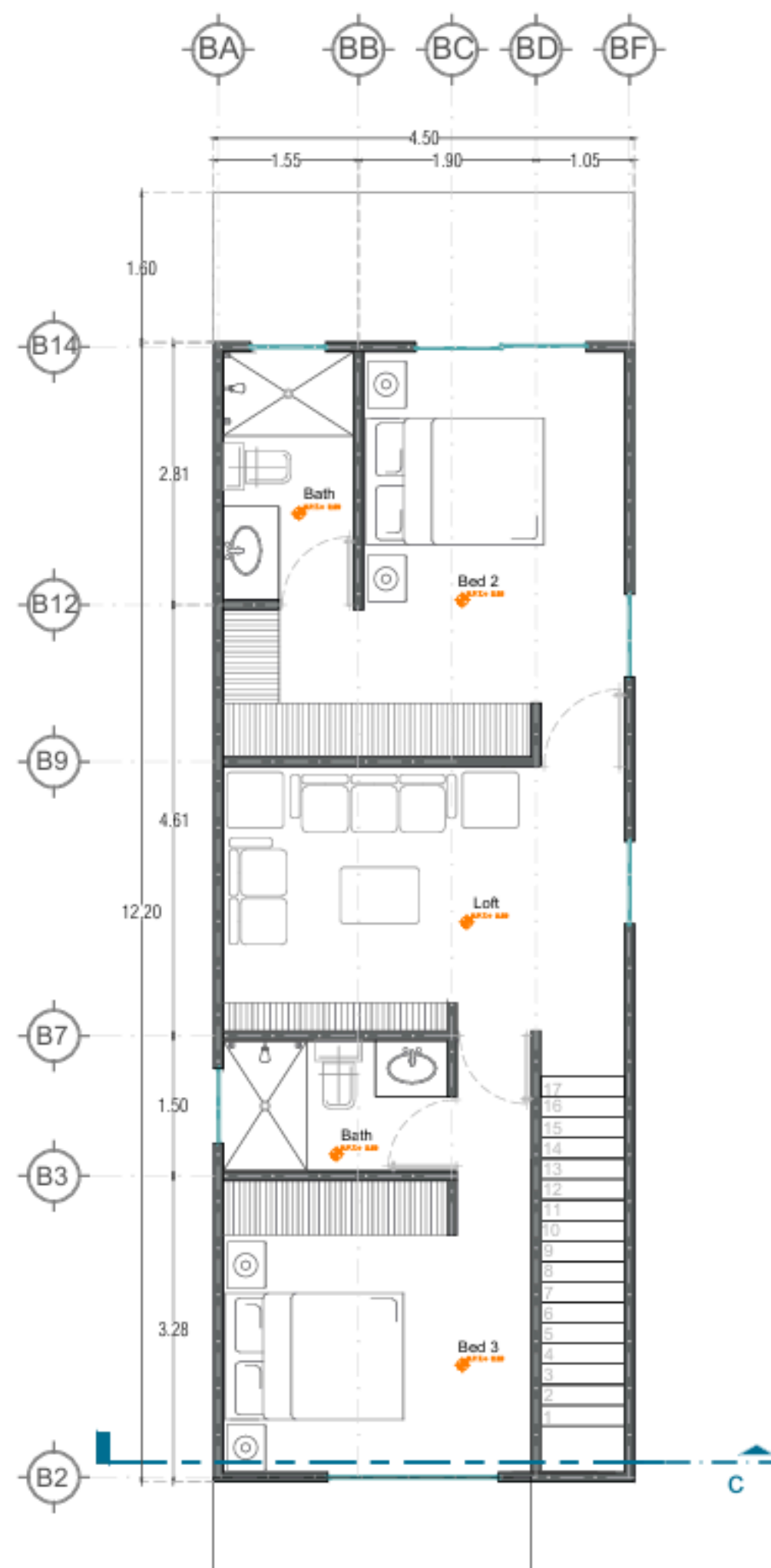
- Family room / TV area
- Full en-suite bathroom
- Direct access to a terrace

TOTAL LIVING AREA: 1,182 SQ FT

• LEVELS: 2

• BEDROOMS: 3

• BATHROOMS: 3



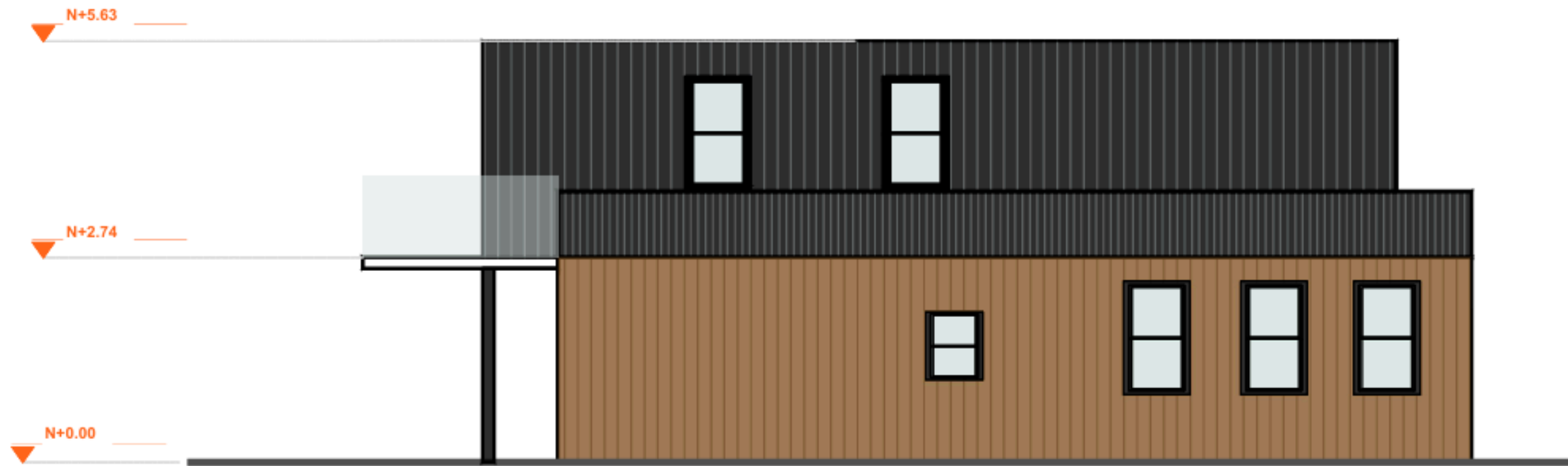


FRONTAL ELEVATION

ELEVATIONS

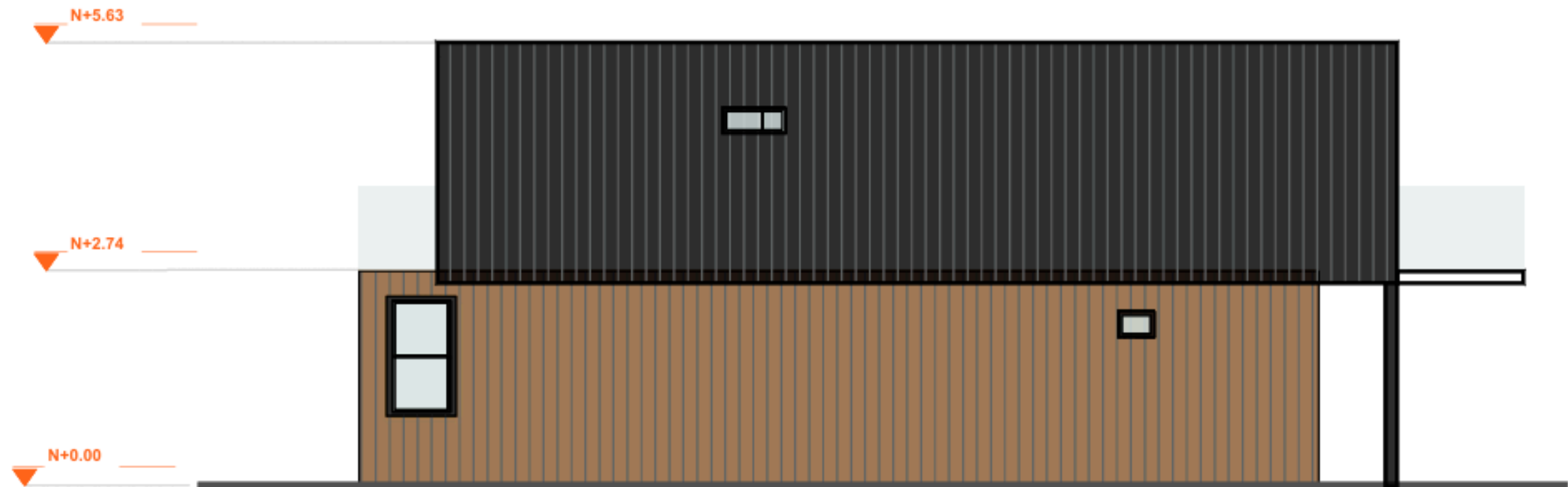


BACK ELEVATION



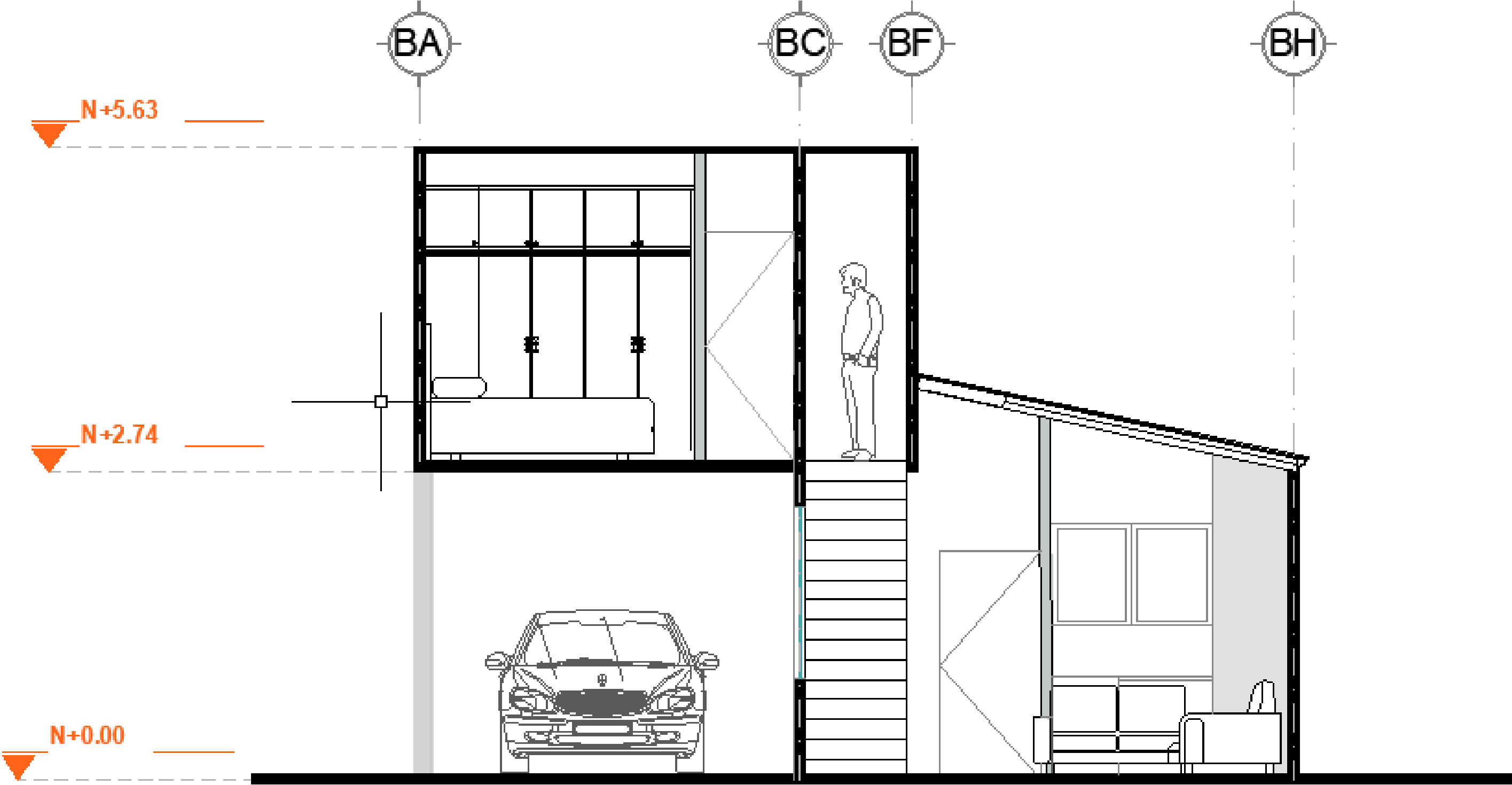
RIGTH ELEVATION

ELEVATIONS

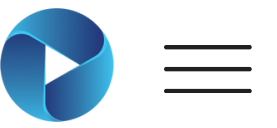


LEFT ELEVATION

BUILDING SECTION



MATERIAL & VOLUMETRIC CONCEPT



- **Upper volume:**
Dark-toned vertical cladding, creating a clean and contemporary expression.
- **Lower volume:**
Natural wood cladding, providing warmth and a strong connection to the surroundings.
- **Material approach:**
A restrained palette based on contrast between dark finishes and natural wood, resulting in a balanced and timeless design.

- The design is based on a restrained and natural material palette, balancing warmth, modernity, and a strong connection to the surrounding environment.

