

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED

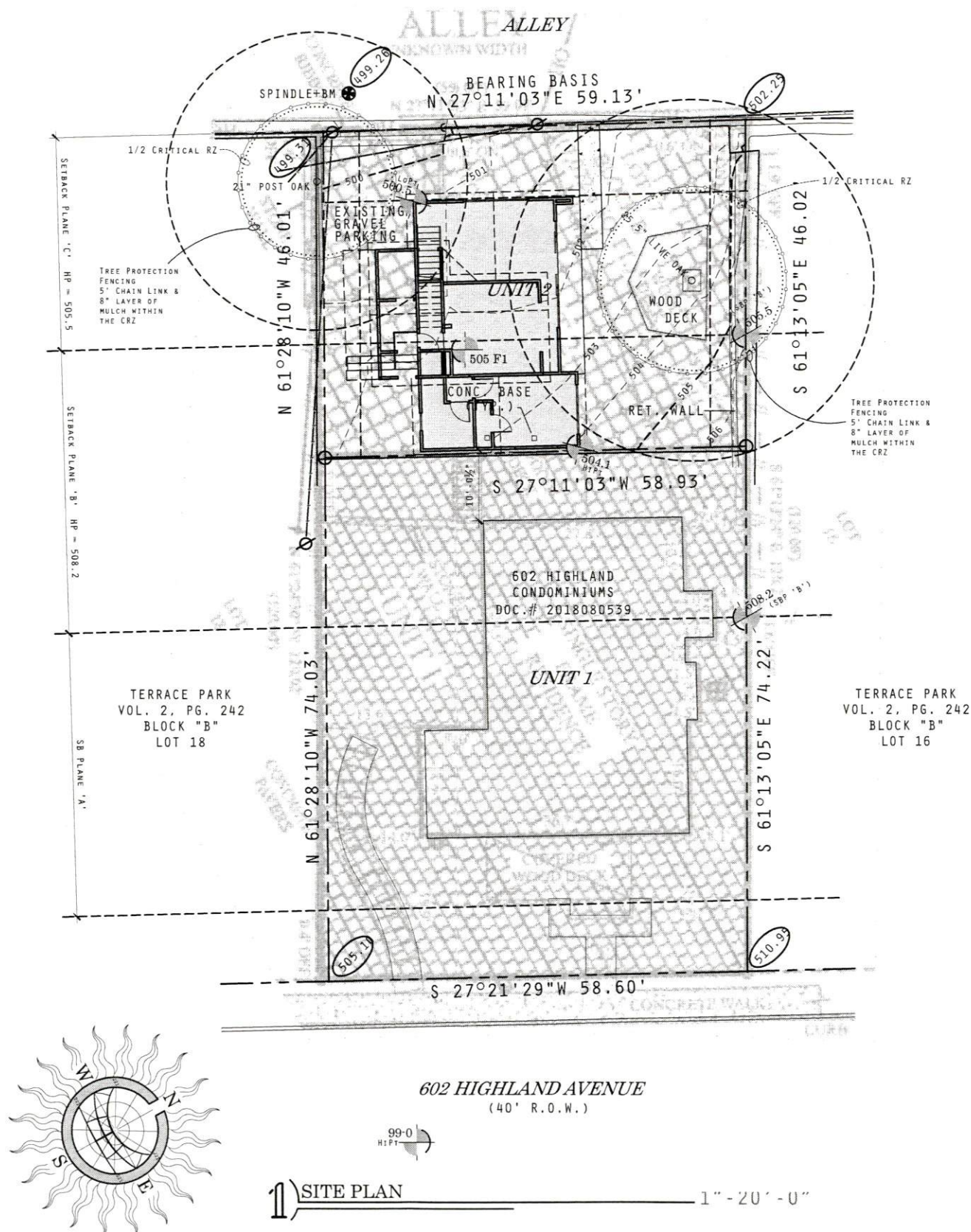
MAR 13 2019
72-319
JBD

REVIEWED

MAR 13 REC'D 3 2019
APPROVED

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

GROSS FLOOR AREA AND FLOOR AREA RATIO				
AREAS	MAIN	ADU	EXEMPT	TOTAL
1ST FLOOR AREA (INCLUDES "EXT. FINISH")	1431	738		2169
2ND FLOOR AREA (INCLUDES "EXT. FINISH")	--	360		360
3RD FLOOR AREA (INCLUDES "EXT. FINISH")	--	--		--
AREA W/ CEILINGS GREATER THAN 15'	--	--		--
ACCESSORY BUILDING(S) (DETACHED)	--	--	--	--
PROPOSED EXEMPTION				
GROUND FLOOR PORCH	☐ FULL PORCH SQ FT	135	58	193
	☒ 200 SQ FT	--	--	--
	☐ 200 SQ FT	--	--	--
	☐ 200 SQ FT	--	--	--
	☐ 200 SQ FT	--	--	--
BASEMENT	--	--	--	--
ATTIC	--	--	--	--
GARAGE	ATTACHED	--	101	--
	DETACHED	--	--	--
	☒ 200 SQ FT	--	--	--
	☐ 450 SQ FT	--	--	--
	☐ 200 SQ FT	--	--	--
CARPORT	ATTACHED	--	--	--
	☐ 450 SQ FT	--	--	--
	☐ 200 SQ FT	--	--	--
	DETACHED	--	--	--
	☐ 450 SQ FT	--	--	--
TOTAL GROSS FLOOR AREA				2529
AREA OF LOT				7069.7
FLOOR AREA RATIO				35.8%
40% ALLOWABLE				2827.8



SCHEDULE OF DRAWINGS

SP-1 SITE PLAN
A-1.1N FIRST & SECOND FLOOR NOTES PLAN
A-1.2 FIRST & SECOND FLOOR ELECTRICAL PLAN
ROOF PLAN
A-2.1 ELEVATIONS
A-4.1 INTERIOR ELEVATIONS

BUILDER TO VERIFY METES AND BOUNDS,
BUILDING LINES AND EASEMENTS PRIOR
TO PERFORMING ANY LOT IMPROVEMENTS.

LEGAL DESCRIPTION

UNIT NO. 2
HIGHLAND AVENUE CONDOMINIUMS
TRAVIS COUNTY, TEXAS

BUILDER

COLE HAYDEN
HAYDEN HOMES

SURVEYOR

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX, 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199

BUILDING AREA

AREAS	MAIN	ADU
1ST FLOOR CONDITIONED AREA*	1431	739
2ND FLOOR CONDITIONED AREA	--	360
3RD FLOOR CONDITIONED AREA	--	--
BASEMENT	--	--
ATTACHED GARAGE/CARPORT*	--	101
DETACHED GARAGE/CARPORT*	--	--
COVERED WOOD DECKS (100%)*	--	--
COVERED PATIOS (1ST FLOOR)*	135	58
COVERED PORCHES (2ND FLOOR)	--	--
BALCONIES*	--	--
OTHER COVERED AREA*	--	--
UNCOVERED WOOD DECKS	226	--
UNCOVERED ROOF TERRACE	--	--
TOTAL BUILDING AREA	1792	1238

SWIMMING POOL/SPA

TOTAL BUILDING COVERAGE (SUM OF * AREA ABOVE)

BUILDING COVERAGE	2363
AREA OF LOT	7069.7
PERCENT OF COVERAGE	33.4%

IMPERVIOUS COVERAGE CHART

AREAS	COVERAGE
TOTAL BUILDING COVERAGE	2363
DRIVEWAY AREA	350
SIDEWALK & WALKWAYS	274
UNCOVERED PATIOS	--
UNCOVERED WOOD DECKS	113
AC & SPA EQUIP. PADS	18
CONCRETE DECKS	--
OTHER- LANDSCAPE WALLS & STEPS	20
TOTAL COVERED	3138
AREA OF LOT	7069.7
PERCENTAGE OF LOT COVERED	44.3%
45% ALLOWABLE	3181.3



DATE: MARCH 11, 2019
JOB NUMBER:
DRAWN BY:
CHECKED BY:
INITIALS

PERMIT SET

HIGHLAND SPEC
602 HIGHLAND AVE AUSTIN, TEXAS
SITEPLAN

REVISIONS

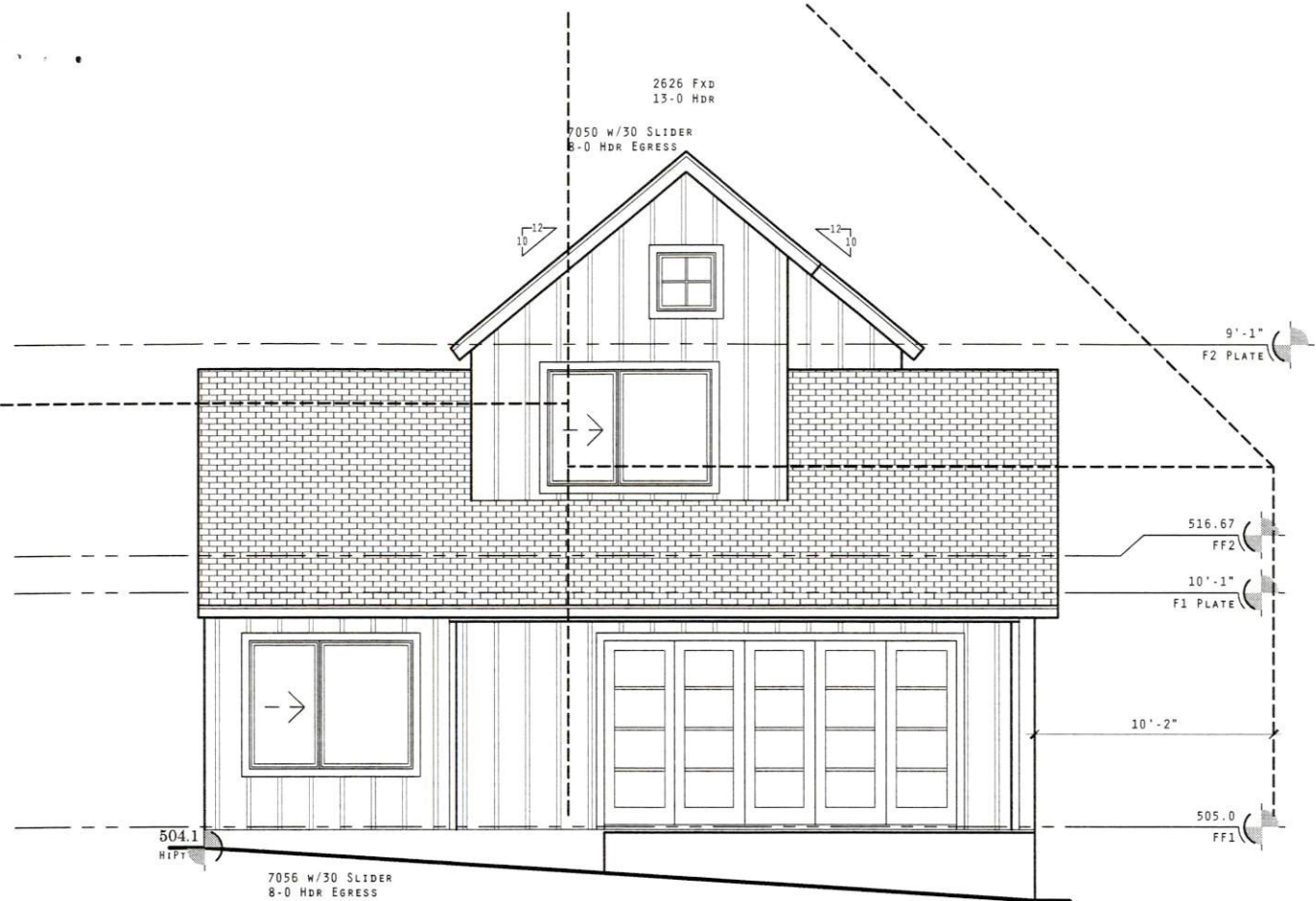
SP1

O.F. XX

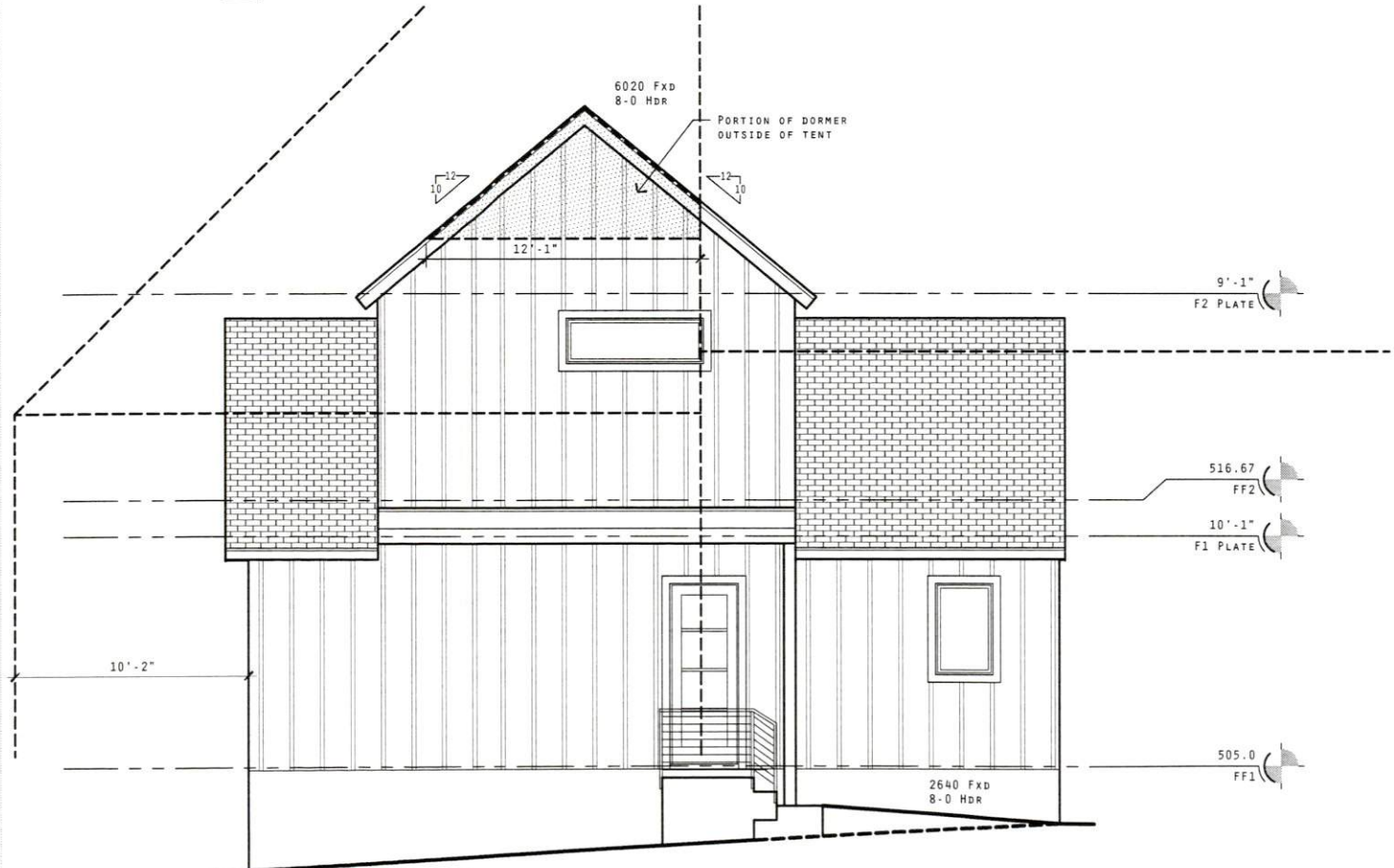
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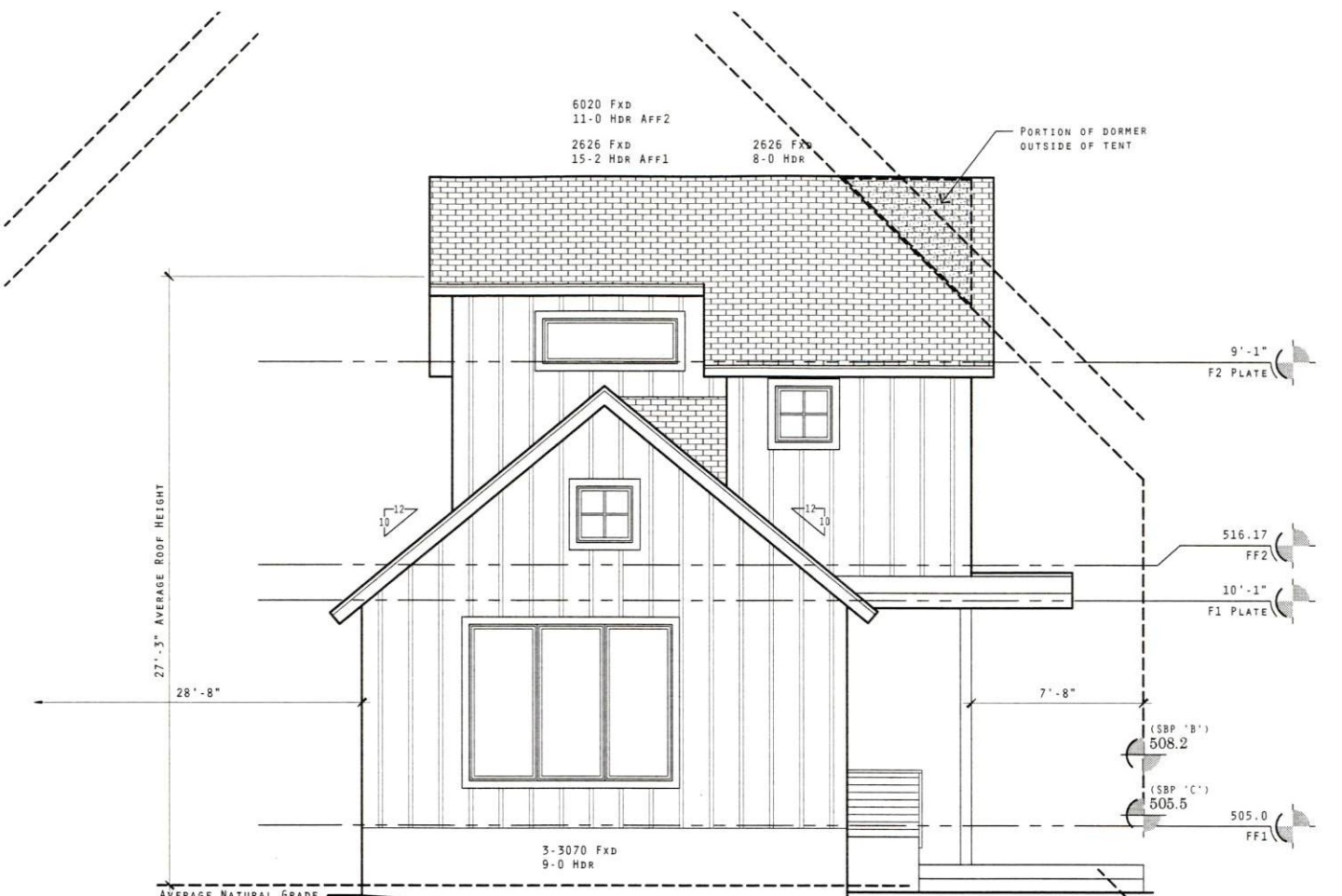
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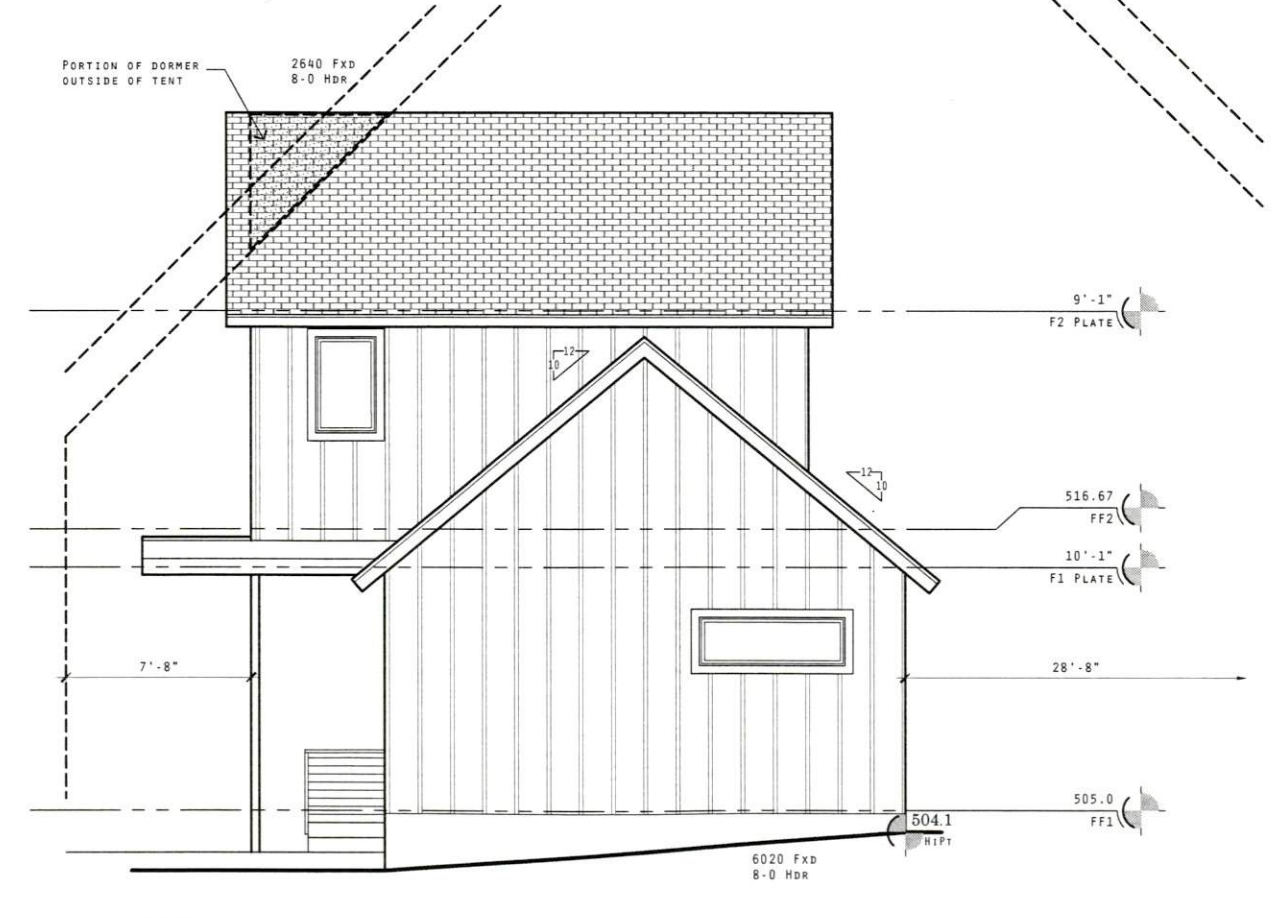
2 NORTH ELEVATION 1/8"=1'-0"



4 SOUTH ELEVATION 1/8"=1'-0"



1 WEST ELEVATION 1/8"=1'-0"



3 EAST ELEVATION 1/8"=1'-0"



DATE: MARCH 11, 2019
 JOB NUMBER: XX
 DRAWN BY: INITIALS
 CHECKED BY: INITIALS

PERMIT SET
 shelter • design studio + workshop
 602 HIGHLAND AVE AUSTIN, TEXAS
 78704 • 512-657-4705 • randall@shelterdesignstudio.com www.shelterdesignstudio.com

HIGHLAND SPEC
 602 HIGHLAND AVE AUSTIN, TEXAS
EXTERIOR ELEVATIONS

REVISIONS

A2.1
 OF XX