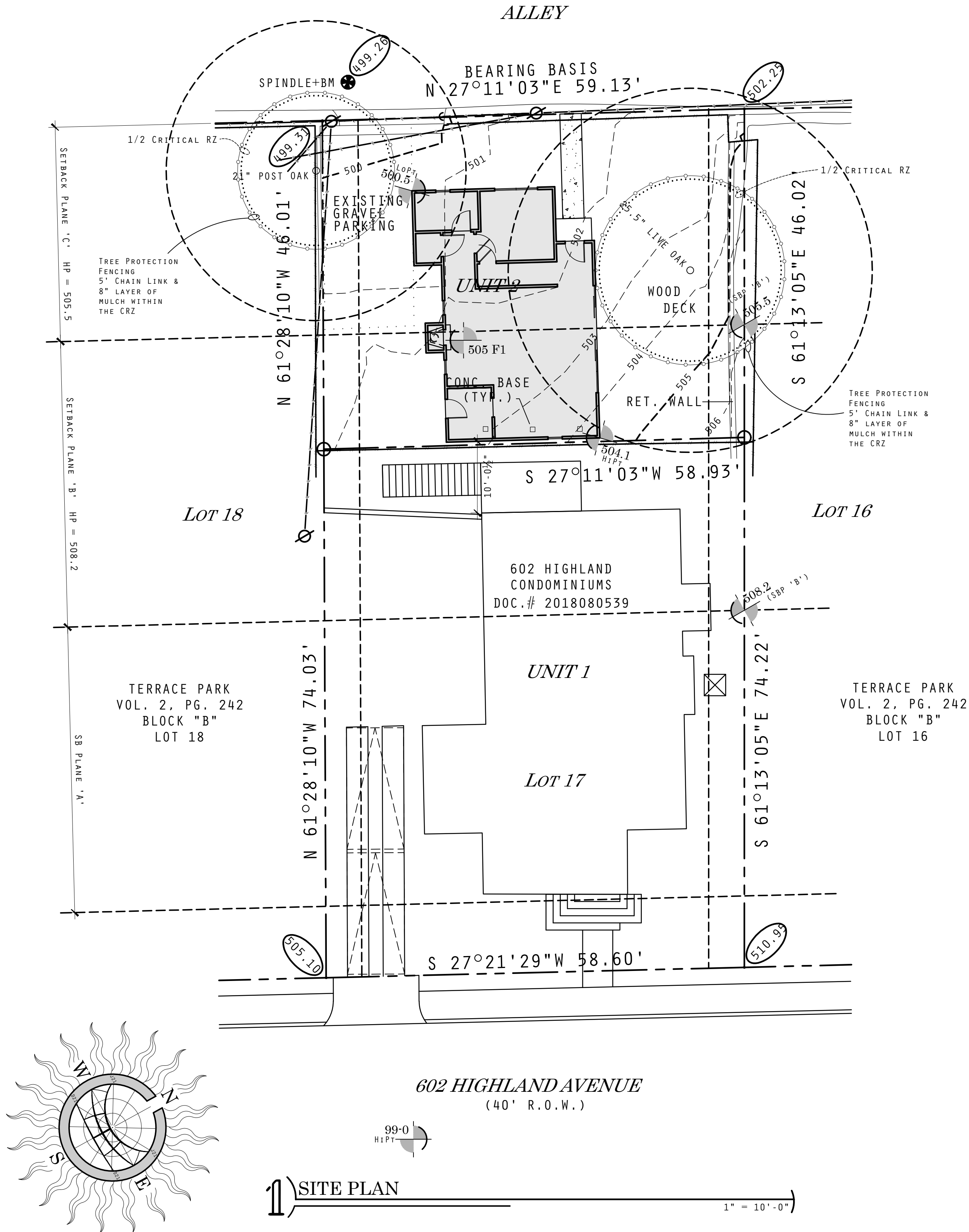


GROSS FLOOR AREA AND FLOOR AREA RATIO							
AREAS		MAIN	ADU	EXEMPT	TOTAL		
1ST FLOOR AREA (INCLUDES "EXT. FINISH")		1431	738		2169		
2ND FLOOR AREA (INCLUDES "EXT. FINISH")		--	360		360		
3RD FLOOR AREA (INCLUDES "EXT. FINISH")		--	--		--		
AREA W/ CEILINGS GREATER THAN 15'		--	--		--		
ACCESSORY BUILDING(S)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

REGISTERED ARCHITECT • SKYLINE

STATE OF TEXAS

2234

DATE: APRIL 17, 2019

JOB NUMBER: --

DRAWN BY: ROW

CHECKED BY: INITIALS

HIGHLAND SPEC

602 HIGHLAND AVE AUSTIN, TEXAS

SITEPLAN

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REVISIONS

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SP1

OF XX

1. GENERAL NOTES:

1. PLANS THAT ARE NOT SIGNED AND SEALED BY RANDALL O. WARE, ARCHITECT ARE TO BE CONSIDERED PRELIMINARY.

2. BUILDER TO REFER TO IRC 2015, SECTION R308.1 - R308.6 FOR WINDOW GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS.

3. HVAC ZONE 1:
MAIN FLOOR

4. W.H. ZONE 1:
MAIN HOUSE

HVAC ZONE 2:
2ND FLOOR & ATTIC

HVAC ZONE 3:

5. THE WORKING DRAWINGS IN THIS SET MAY NOT ADDRESS ALL THE REQUIREMENTS IN THE BUILDING CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO KNOW THE CODES AND THAT CONSTRUCTION COMPLY WITH THE LATEST VERSION OF THE BUILDING CODES AS ADOPTED BY THE JURISDICTION HAVING AUTHORITY OVER THIS PROJECT. (THIS MAY INCLUDE THE FOLLOWING VERSIONS: THE 2015 INTERNATIONAL RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 UNIFORM PLUMBING CODE, 2015 UNIFORM MECHANICAL CODE, AND 2011 NATIONAL ELECTRIC CODE.)

6. THE CONTRACTOR MUST REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE ENGINEERED TRUSSES FOR THIS HOUSE.

7. MINIMUM HEARTH EXTENSION REQUIREMENTS FOR FIREPLACE OPENINGS AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE (SEE DRAWINGS A & B BELOW.)

HEARTH EXTENSION

32"

3'-6"

1'-8"

MIN.

32"

3'-6"

1'-4"

MIN.

A. HEARTH FOR 42" FIREPLACE

B. HEARTH FOR 36" FIREPLACE

8. MINIMUM AND MAXIMUM STAIR REQUIREMENTS AS PER THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION R311.7. (SEE DWG. C BELOW)

C. STAIR DETAIL

1 1/4" MIN TO 2" MAX DIA.
CONTINUOUS RAIL
W/ BALUSTERS AT 4" O.C.

2 X 12 STRINGERS

11"

10" MIN.

34" MIN. HT.

38" MAX. HT.

7 1/2" MAX.

1"

SEE PLAN FOR DIM.

9. NOTE: REFER TO NOTE, DIMENSION AND ENGINEERING PLANS TO FRAME OR TO PROVIDE TRUSSES FOR THIS HOUSE

10. DOOR OPENING SIZES ARE ABBREVIATED AS FOLLOWS:
3080 = 3'-0"W X 8'-0"H DOOR

2. ABBREVIATIONS:

WINDOWS

GL. - GLASS

TEMP - TEMPERED GLASS

DOORS

Fg. - FIBERGLASS

SL. - SINGLE LIGHT

Sc. - SOLID CORE

MECHANICAL

R.A.G. - RETURN AIR GRILL

FLOORING

CONC - CONCRETE

CRPT - CARPET

HDWD - HARDWOOD

S. TILE

STONE TILE

MISC.

CLG. - CEILING

C.O. - CASED OPENING

COL. - COLUMN

ELL. - ELLIPTICAL

FD - FURR DOWN

HB - HOSE BIB

MAS - MASONRY

MFCTR. - MANUFACTURER

MTL - METAL

OPT - OPTIONAL

GRILL - ROUND

S.R.O. - SHEET ROCK OPENING

V.W.B. - VERIFY WITH BUILDER

V.W.O. - VERIFY WITH OWNER

V.W.A. - VERIFY WITH ARCHITECT

1. GENERAL NOTES, VISITABILITY:

1. VISITABLE BATHROOMS (R320.3)
AT LEAST 1 BATHROOM GROUP MUST CONTAIN THE FOLLOWING:
A) MINIMUM NET CLEAR OPENING OF 30"
B) LATERAL 2X6 BLOCKING, CENTERLINE 34" FROM HE FINISHED FLOOR, EXCEPT FOR THE PORTION BEHIND THE LAVATORY.

2. VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS (R320.4)
THE FIRST FLOOR MUST CONTAIN THE FOLLOWING:
A) ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR.
B) ALL OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE THE FLOOR.

3. VISITABLE BATHROOM ROUTE (R320.5)
ALL BATHROOMS DESIGNATED FOR VISITABILITY ON THE FIRST FLOOR WILL BE ACCESSIBLE BY A ROUTE WITH MINIMUM CLEAR PATHWAY OF 32" BEGINNING AT THE VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN.

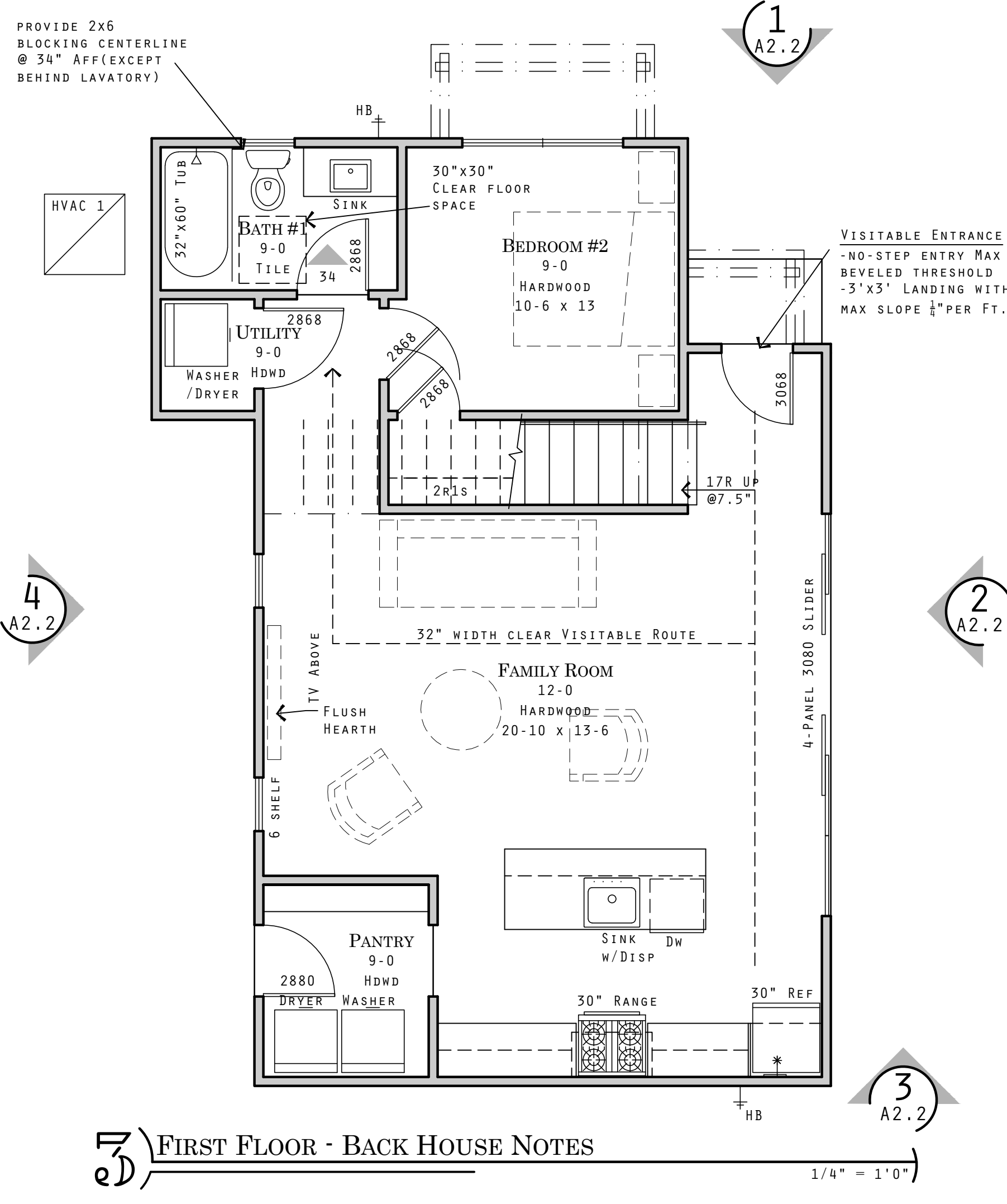
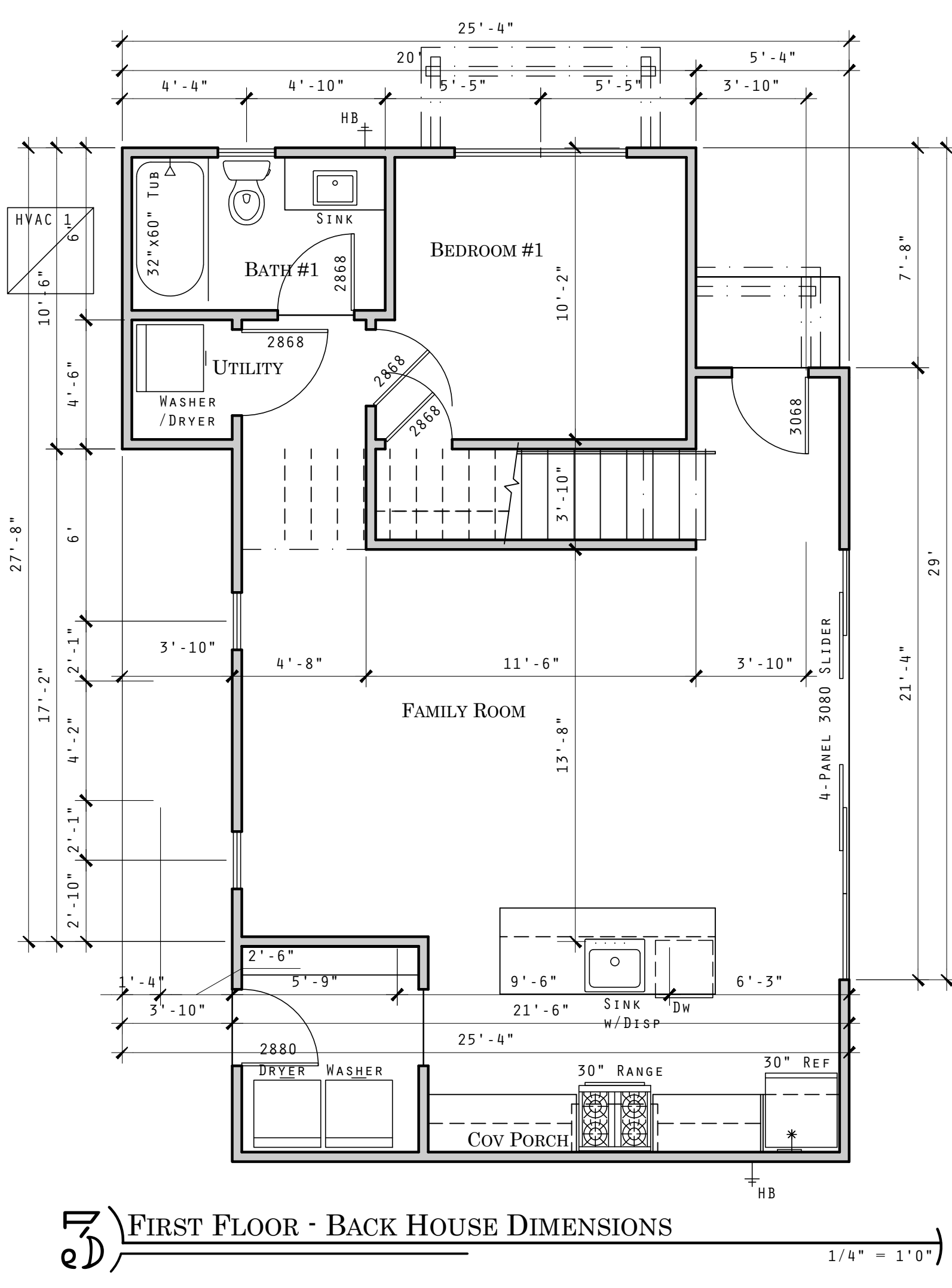
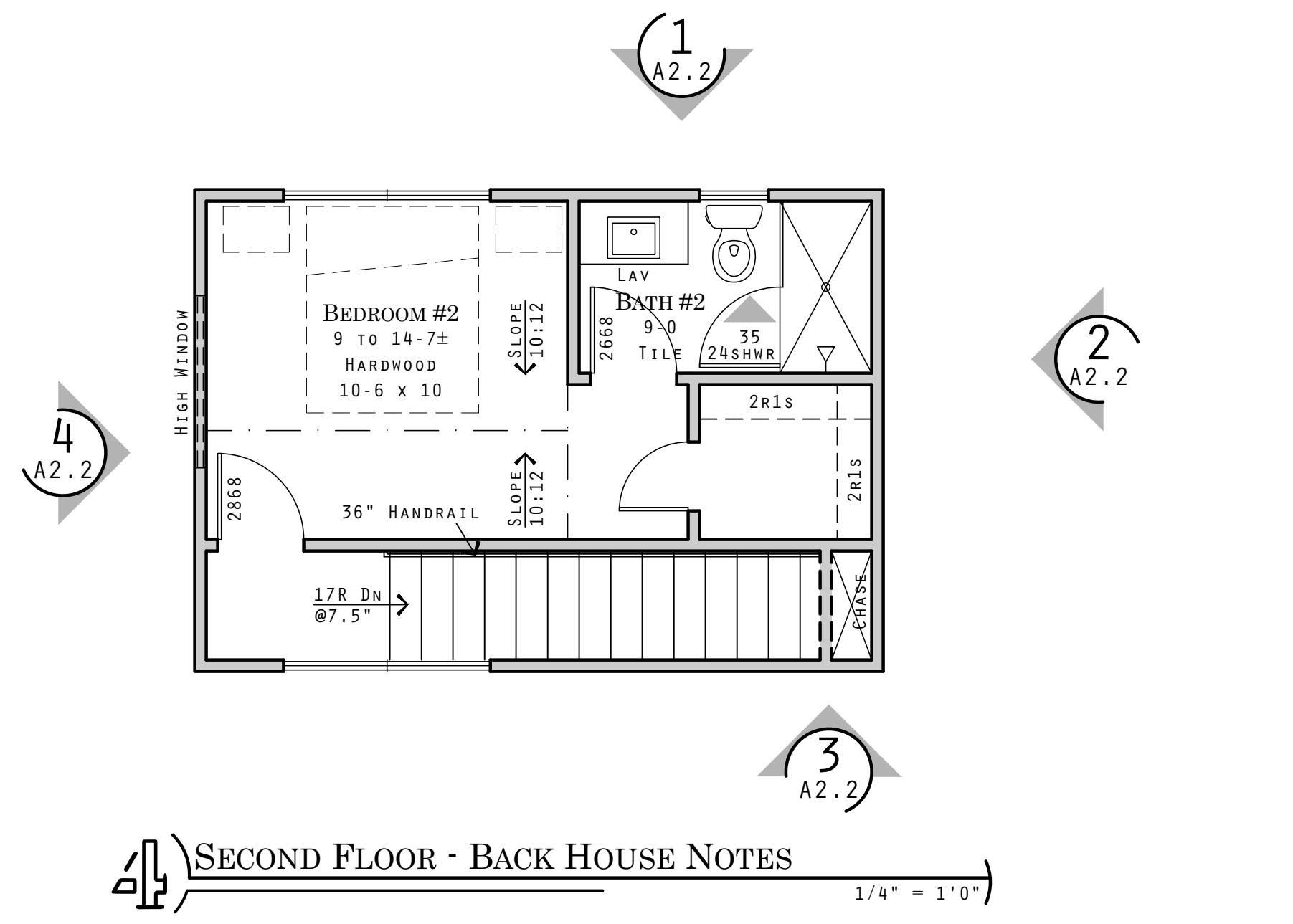
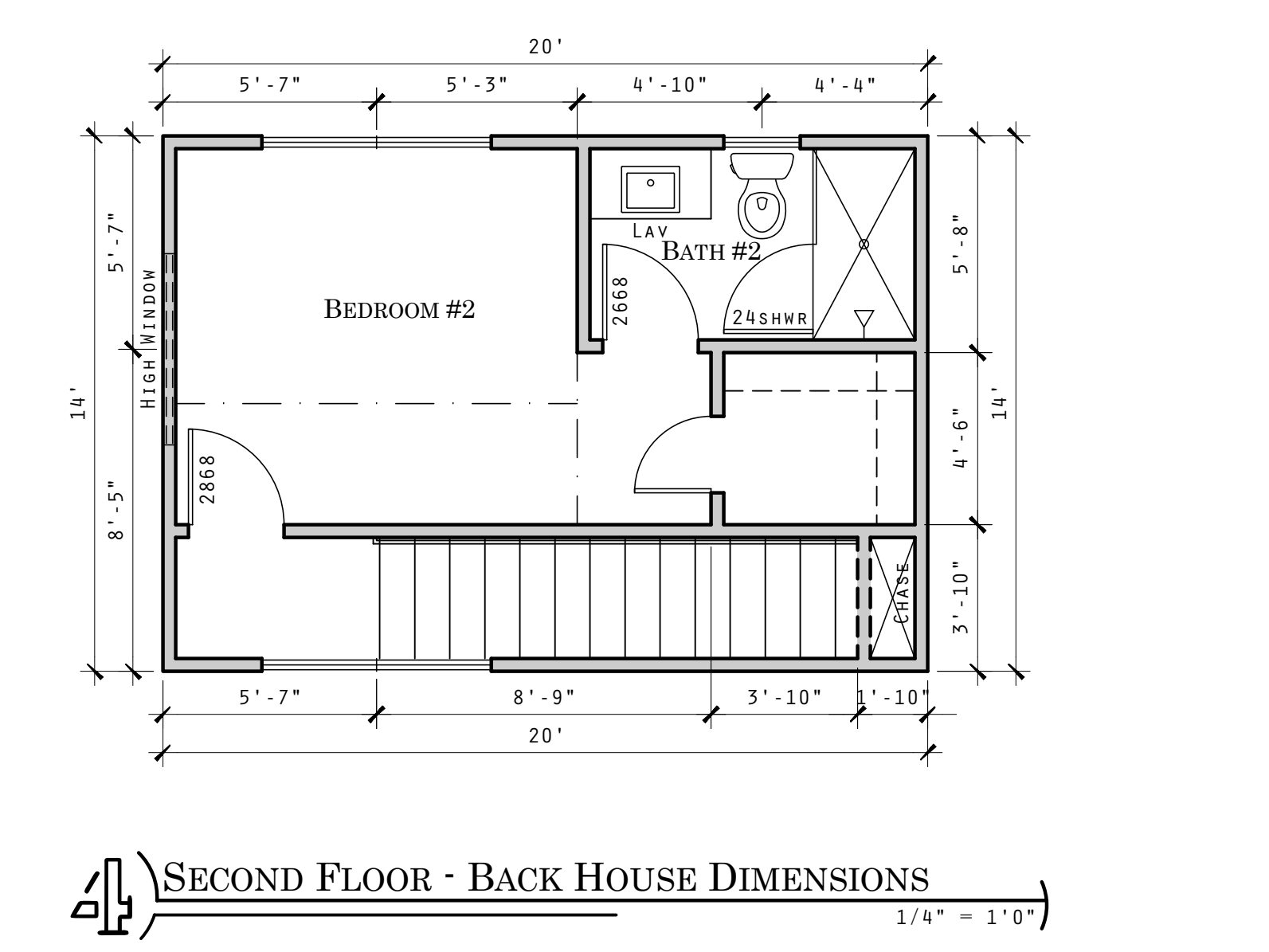
4. VISITABLE DWELLING ENTRANCE (R320.6)
A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE "NO STEP" ENTRANCE AND THE DOOR SHALL HAVE A NET CLEAR OPENING OF 32".

3. LEGEND

2 X 4 WALL

2 X 6 WALL

MASONRY WALL



REGISTERED ARCHITECT • STATE OF TEXAS

DATE: APRIL 18, 2019

JOB NUMBER: XX

DRAWN BY: INITIALS

CHECKED BY: INITIALS

HIGHLAND SPEC

602 HIGHLAND AVE AUSTIN, TEXAS

FIRST & SECOND FLOOR NOTES

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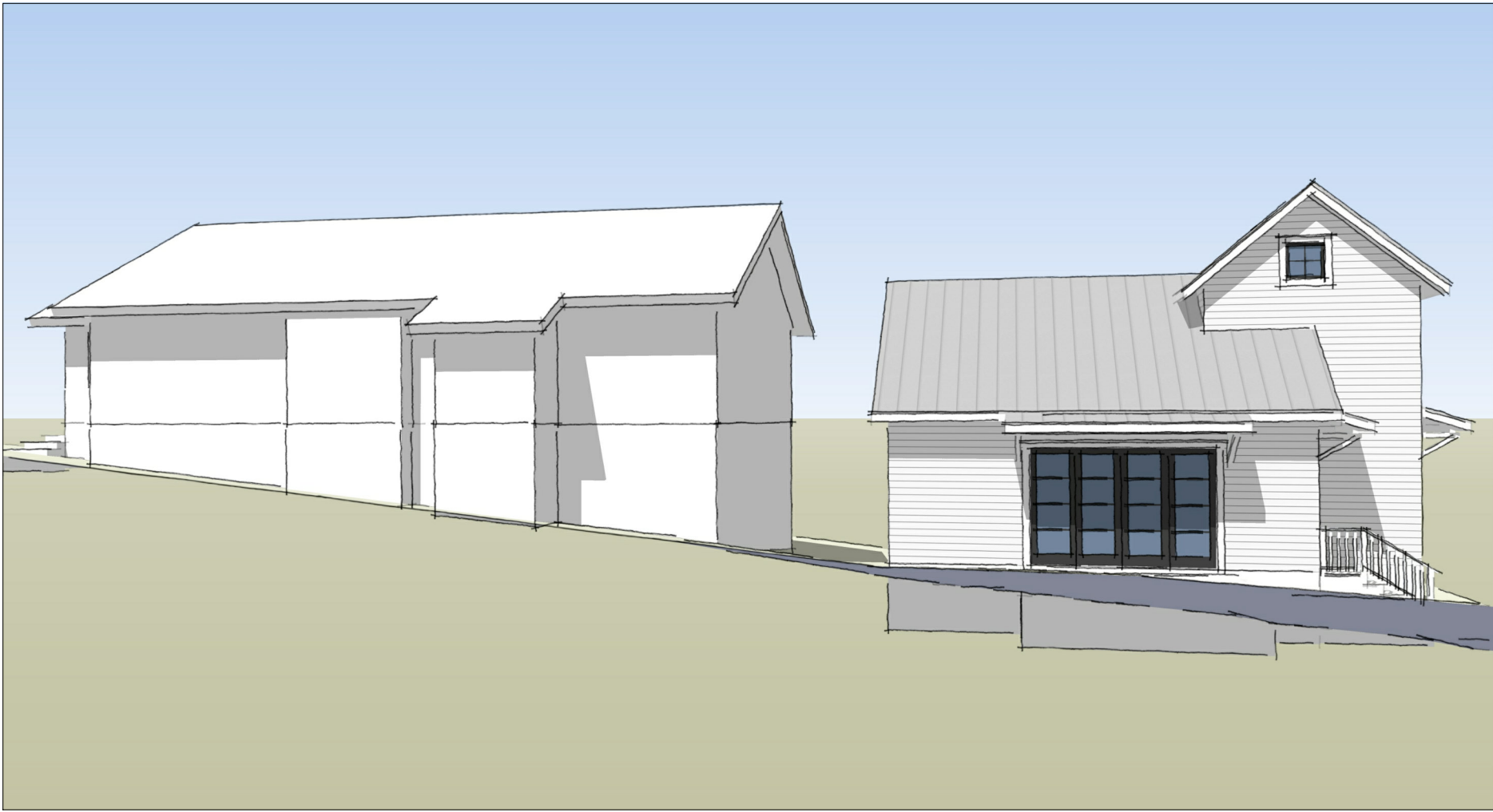
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3

A1.1

OF XX



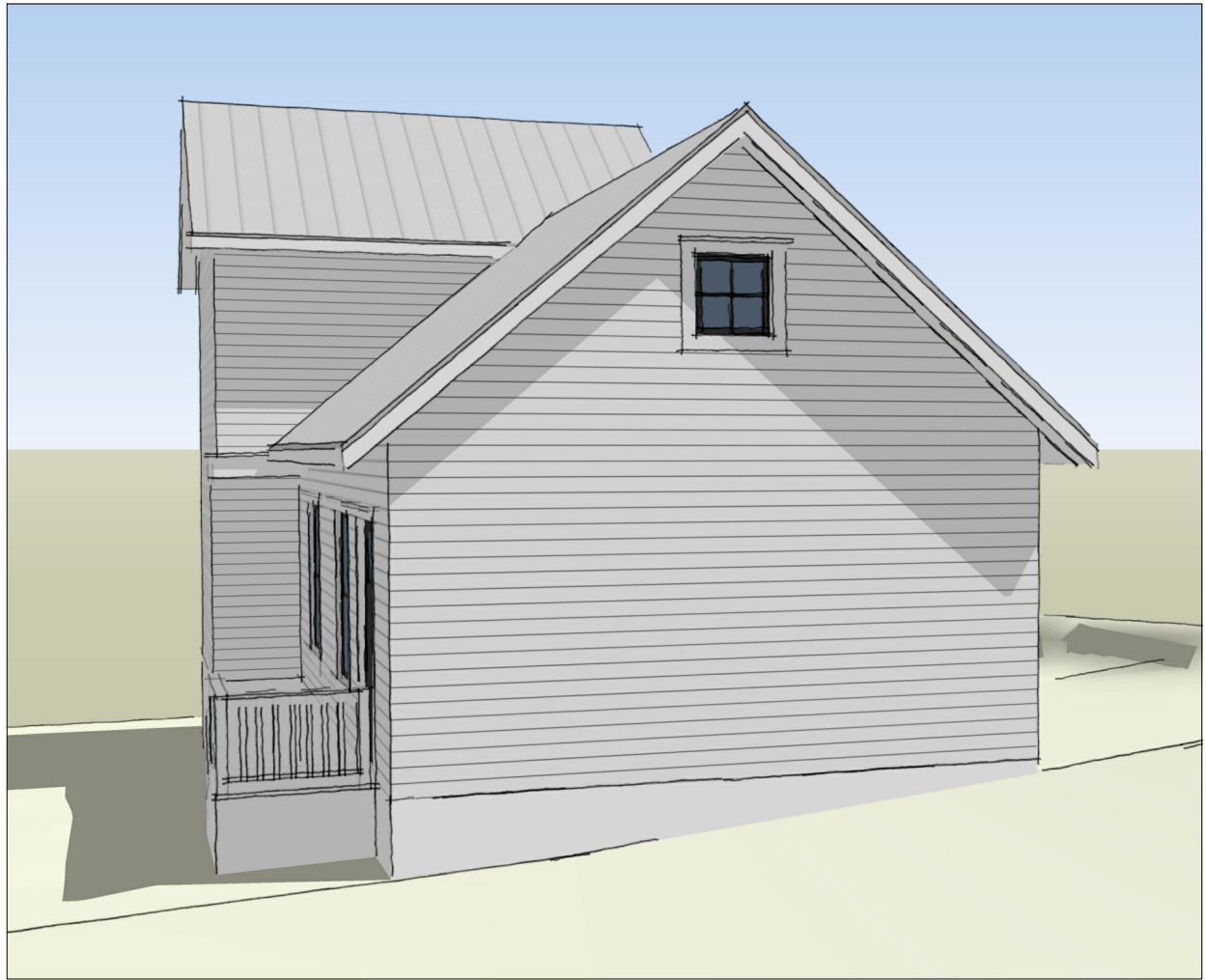
2 NORTH ELEVATION
NO SCALE



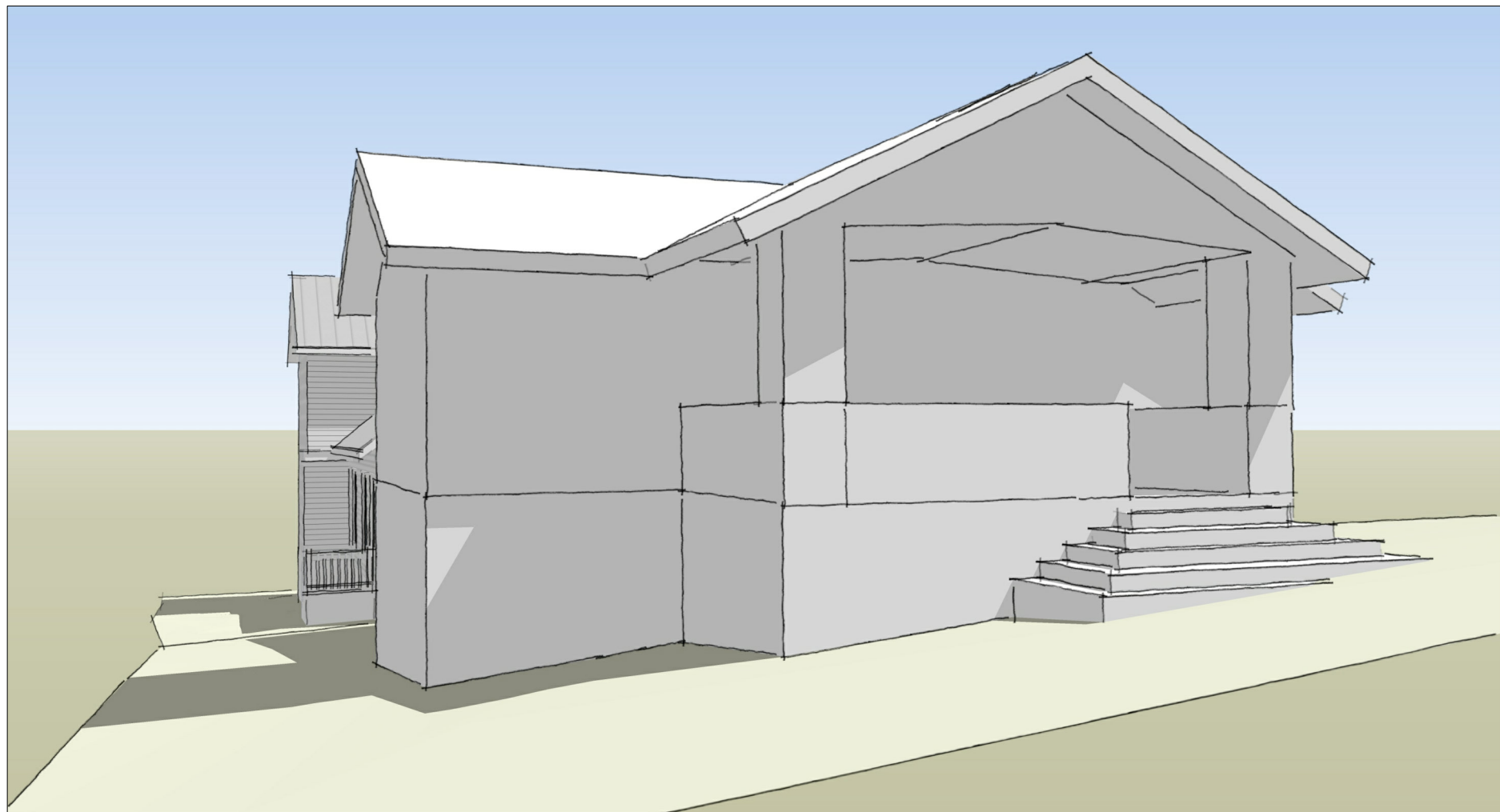
1 SOUTH ELEVATION
NO SCALE



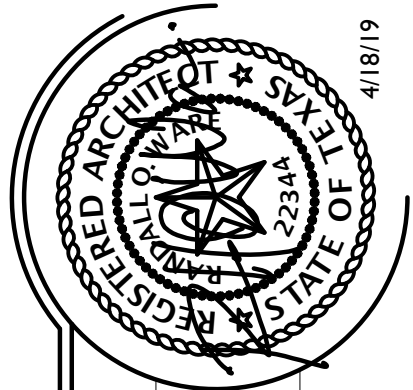
1 WEST ELEVATION
NO SCALE



7 EAST ELEVATION
NO SCALE



5 EAST ELEVATION - VIEW FROM HIGHLAND AVENUE
NO SCALE



DATE: APRIL 18, 2019
JOB NUMBER: XX
DRAWN BY: INITIALS
CHECKED BY: INITIALS

HIGHLAND SPEC
602 HIGHLAND AVE AUSTIN, TEXAS
EXTERIOR ELEVATIONS

REVISIONS	
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A2.1
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