



Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: _____

Historic Landmark

Historic District (Local)

National Register Historic District

Historic Landmark or

Historic District Name: _____

Applicant Name: _____ Phone #: _____ Email: _____

Applicant Address: _____ City: _____ State: _____ Zip: _____

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
2) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
3) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan

Elevations

Floor Plan

Roof Plan

2. Color photographs of building and site:

Elevation(s) proposed to be modified

Detailed view of each area proposed to be modified

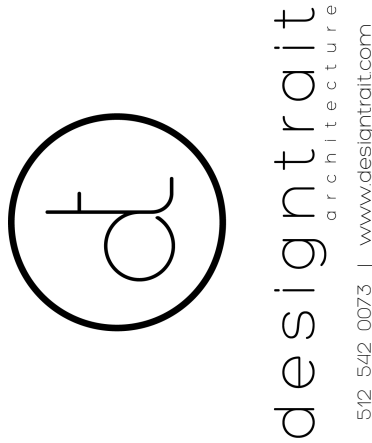
Any changes to these plans must be reviewed and approved by the Historic Preservation Office and/or Historic Landmark Commission.

Applicant Signature: _____

Date: _____

HIGHLAND AVE. 2ND FLOOR ADDITION

602 HIGHLAND AVE.
AUSTIN, TEXAS 78703



NOT FOR CONSTRUCTION
NOT FOR PERMIT

PROJECT DESCRIPTION

ADDITION OF SECOND FLOOR OFFICE AND DECK TO EXISTING SINGLE FAMILY RESIDENCE.

PROJECT TEAM

CLIENT
CONTACT: CLAYTON SIGNOR
602 HIGHLAND AVE.
AUSTIN, TX 78703
PH: (512) 542-0073
EMAIL: CLAYTON@TXPILE.COM

ARCHITECT
DESIGNTRAIT
CONTACT: BECKY JEANES
2525 SOUTH LAMAR STE #6
AUSTIN, TX 78704
PH: (512) 542-0073
EMAIL: BECKY@DESIGNTRAIT.COM

STRUCTURAL ENGINEER
M STRUCTURES
CONTACT: RICHARD MARTIN
812 SAN ANTONIO ST.
AUSTIN, TX 78701
PH: (512) 693-9500
EMAIL: RICHARD@MSTRUCTURES.COM

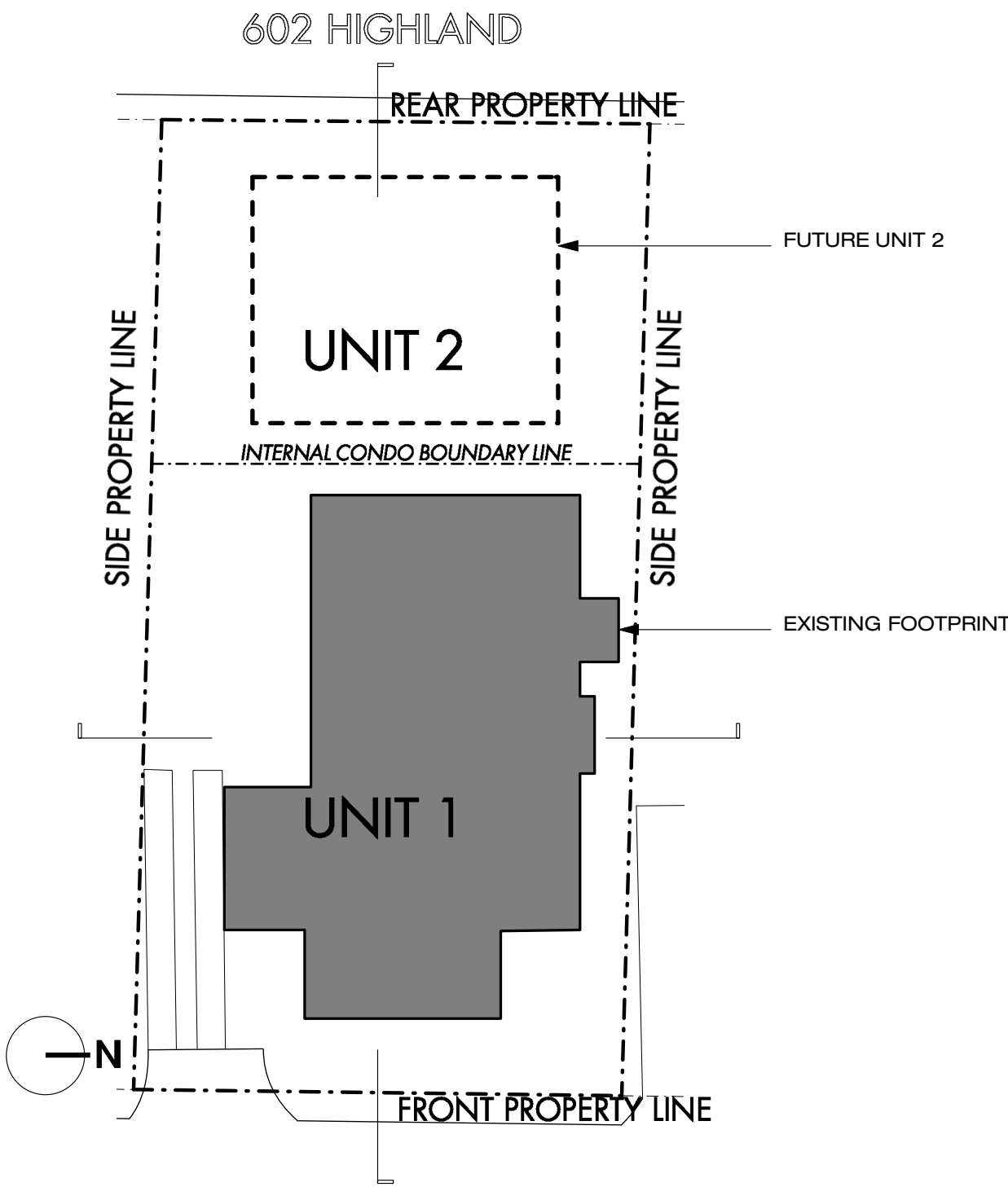
SITE LOCATION MAP



SUBJECT PROPERTY IS ONE LOT IN FROM W 6TH STREET WITH A COMMERCIAL PROPERTY TO THE SOUTH AND REAR, AND A SINGLE FAMILY PROPERTY TO THE NORTH.

PROPERTY WAS CONDO'D INTO A FRONT AND REAR UNIT. UNIT 1 REPRESENTS SUBJECT PROPERTY. UNIT 2 IS A FUTURE CONSTRUCTION NOT YET PERMITTED.

CONDO SITE ALLOCATIONS



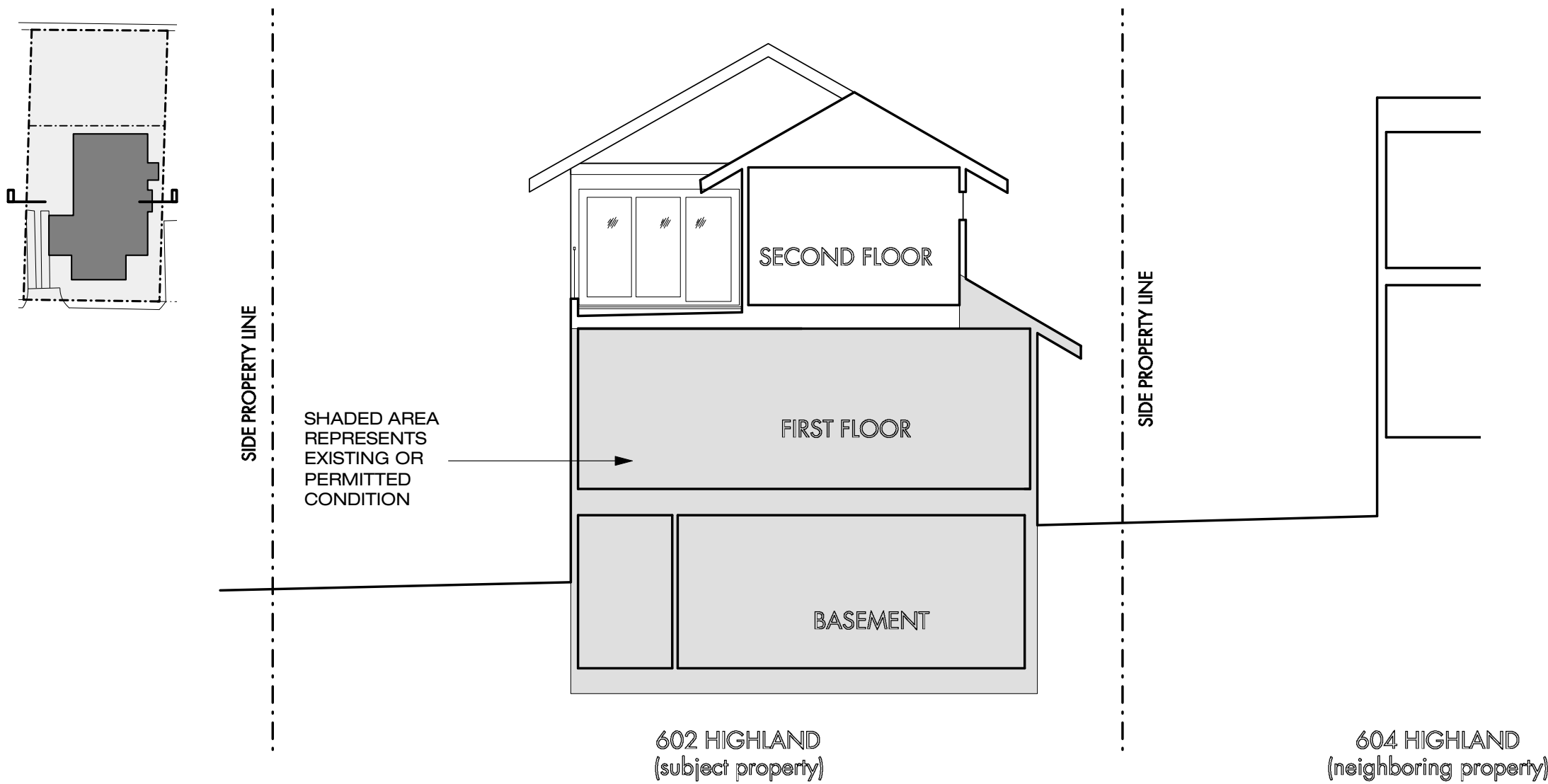
FLOOR AREA RATIO & IMPERVIOUS COVERAGE BREAKDOWNS

	MAX ALLOWABLE FOR FUTURE LOT	CONDO'D MAX		PROPOSED UNIT 1 (subject property)
		UNIT 1	UNIT 2	
FAR	2829 sf	1769 sf	1060 sf	1769 sf (incl 1345 sf basement exemption)
IMPERVIOUS COVER	3182 sf	2198 sf	984 sf	2190 sf

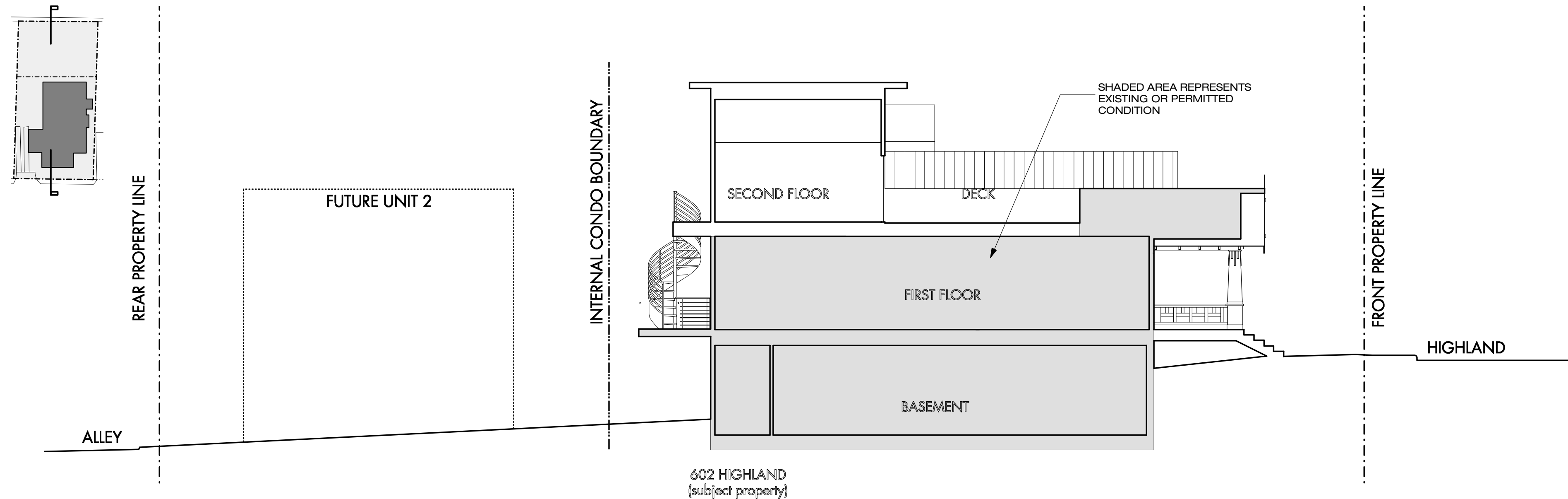
CONSTRUCTION ALLOWANCES/LIMITATIONS PER CONDOMINIUM DOCUMENTS

	Unit 1		Unit 2		Combined Total	
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
Maximum Floor Area Ratio (FAR)	1,769	25.0%	1,060	15.0%	2,829	40.0%
Maximum Impervious Coverage	2,198	31.1%	984	13.9%	3,182	45.0%

TRANSVERSE SITE SECTION



LONGITUDNAL SITE SECTION



PROJECT
Highland 2nd Floor Addition
602 Highland Ave.
Austin, TX 78703

DRAWN BY
ch

SET ISSUE
20 August 2020 | Design Review

SHEET TITLE
COVER SHEET

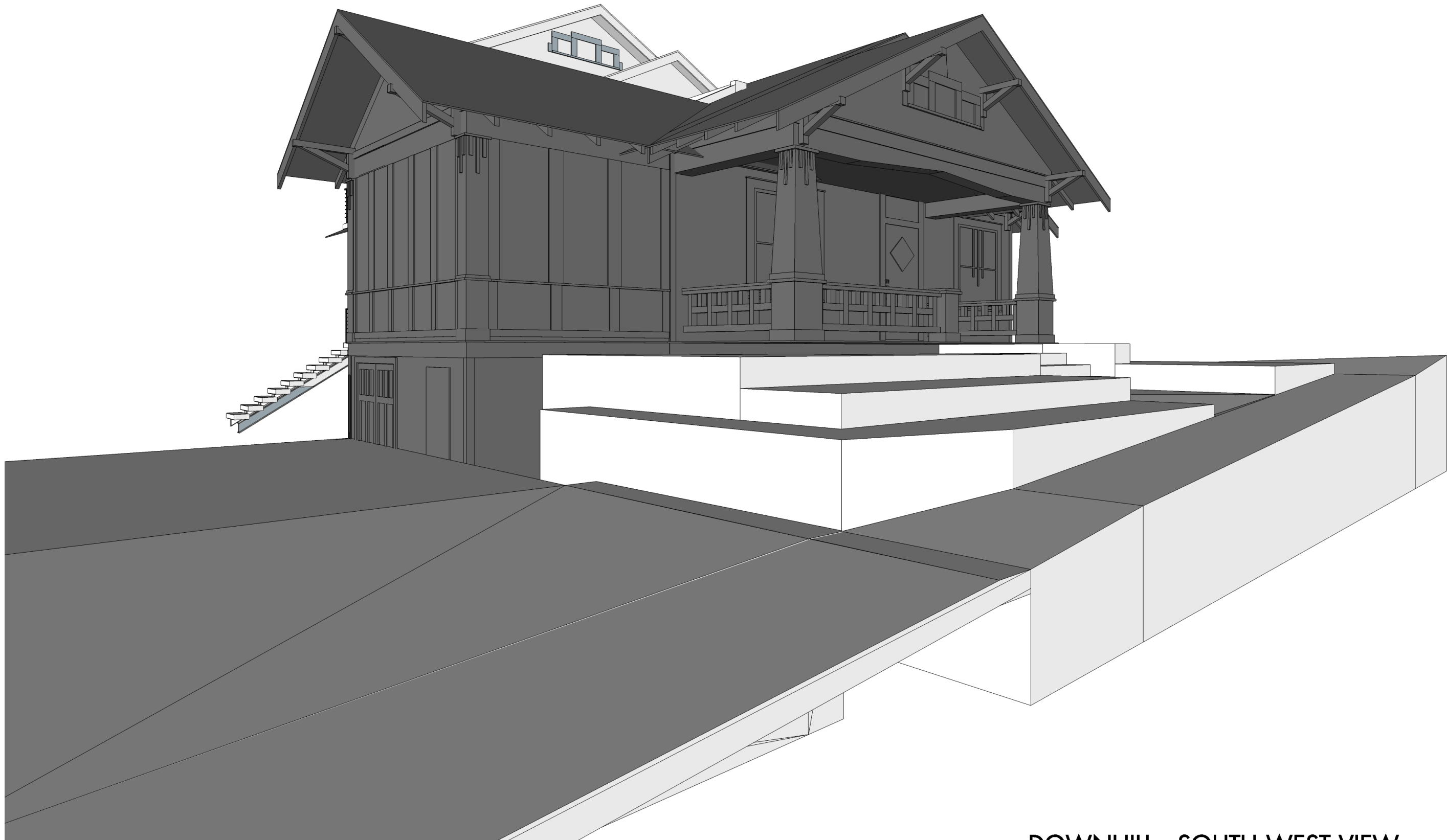
SHEET
A0.0

CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT, AND MAY ONLY BE USED IN CONJUNCTION WITH THIS PROJECT

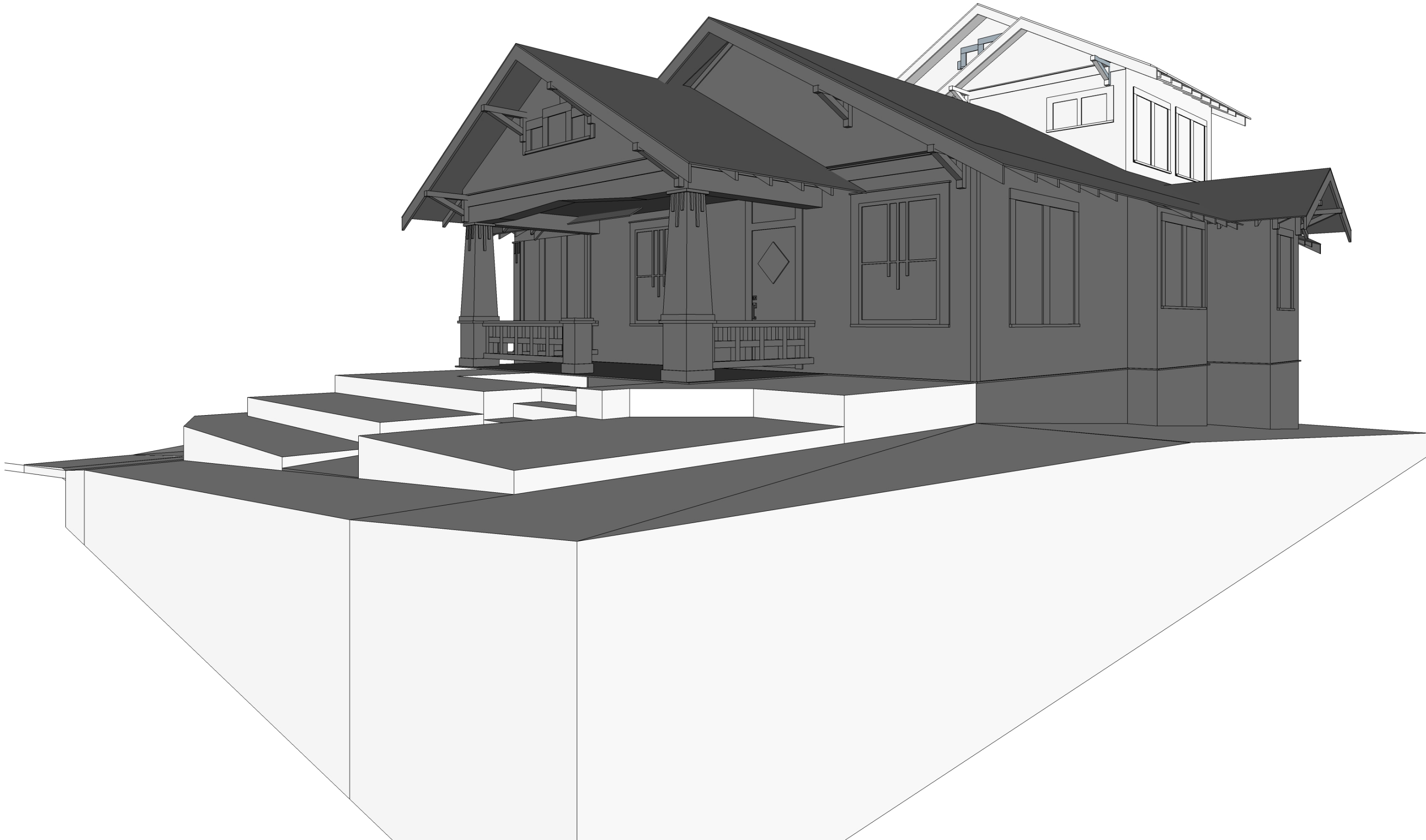
HIGHLAND AVE. 2ND FLOOR ADDITION

602 HIGHLAND AVE.
AUSTIN, TEXAS 78703

NOT FOR CONSTRUCTION
NOT FOR PERMIT



DOWNHILL , SOUTH WEST VIEW



UPHILL, NORTH WEST VIEW

PROJECT
Highland 2nd Floor Addition
602 Highland Ave.
Austin, TX 78703

SET ISSUE
20 August 2020 | Design Review
ch

SHEET TITLE
COVER SHEET

SHEET
A0.0

CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF
THE ARCHITECT, AND MAY ONLY BE USED
IN CONJUNCTION WITH THIS PROJECT

GENERAL NOTES | ARCHITECTURAL SITE PLAN

- The design illustrated in these documents is furnished by the architect under a limited scope services agreement with the Owner and are therefore provided as a "builder's set" for general intent only. All products and the detailing of their installation, including flashing, underlayment, and weather resistive barriers, should be installed in strict compliance with manufacturer's recommendations and in compliance with all applicable codes as mandated by all governing jurisdictions.
- Tree protection must remain in place through the landscaping and sprinklers need to be placed to stay out of the 1/4 CRZ with a preferred drip system in the 1/2 / full CRZ if possible.
- Tree protection fencing is required for all trees within the limits of construction. Fencing should be indicated to protect the entire Critical Root Zone (CRZ) area or as much of the CRZ as is practical. Fencing is required to be chain-link mesh at a minimum height of five feet. When the tree protection fencing cannot incorporate the entire 1/2 Critical Root Zone, an eight inch layer of mulch within the entire available root zone area is required for all trees which have any disturbance indicated within any portion of the Critical Root Zone.
- Foot traffic is considered a root zone disturbance, as well. 2x4 or greater size planks (6' tall minimum) are required to be strapped securely around protected trees trunks and root flares when protective fencing does not incorporate the entire 1/2 CRZ for any reason at any time in the project.

PLOT PLAN LEGEND

AC	A/C UNIT	— OE —	UTILITY LINE
⊙	GAS METER	— W —	WOOD FENCE
⊙	1/2" REBAR FND.	— S —	SEWER
⊙	NAIL FND.	— E —	ELECTRIC METER
⊙	PIPE FND.	— R —	REGRADED TOPOGRAPHY LINE
⊙	UTILITY POLE	— 1' —	1' TOPOGRAPHY LINE
		— 5' —	5' TOPOGRAPHY LINE

KEY NOTES | PLOT PLAN

- Proposed material staging area. Dumpster and spoils placement cannot be located within the 1/2 CRZ of any protected trees. Use existing driveway as an access route.
- Edge of existing driveway.
- New landing.
- Area designated for portable toilet and concrete washout. Cannot be within the full CRZ of any protected tree.
- Retaining wall, as required by grading. Determine height in field. Coordinate wall location and shape in field.
- New stairs.
- Existing driveway.
- Existing sidewalk.

CONCRETE FOUNDATION NOTES:

•Concrete line pump: Wrap connections of concrete line pump with plastic to prevent concrete slurry from leaching into ground and near roots of trees.

•Concrete truck: If heavy equipment of any kind will be rolling over any area of the full CRZ of protected trees, provide 3/4" plywood over 2x4 lumber over 12" layer of mulch to bridge over the roots and prevent soil/root compaction. After construction is completed, spread mulch around site to leave a max layer of 3" within root zones.

NOTE:

Fire, gas and water service lanes to be coordinated with general contractor based on site conditions.

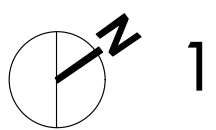
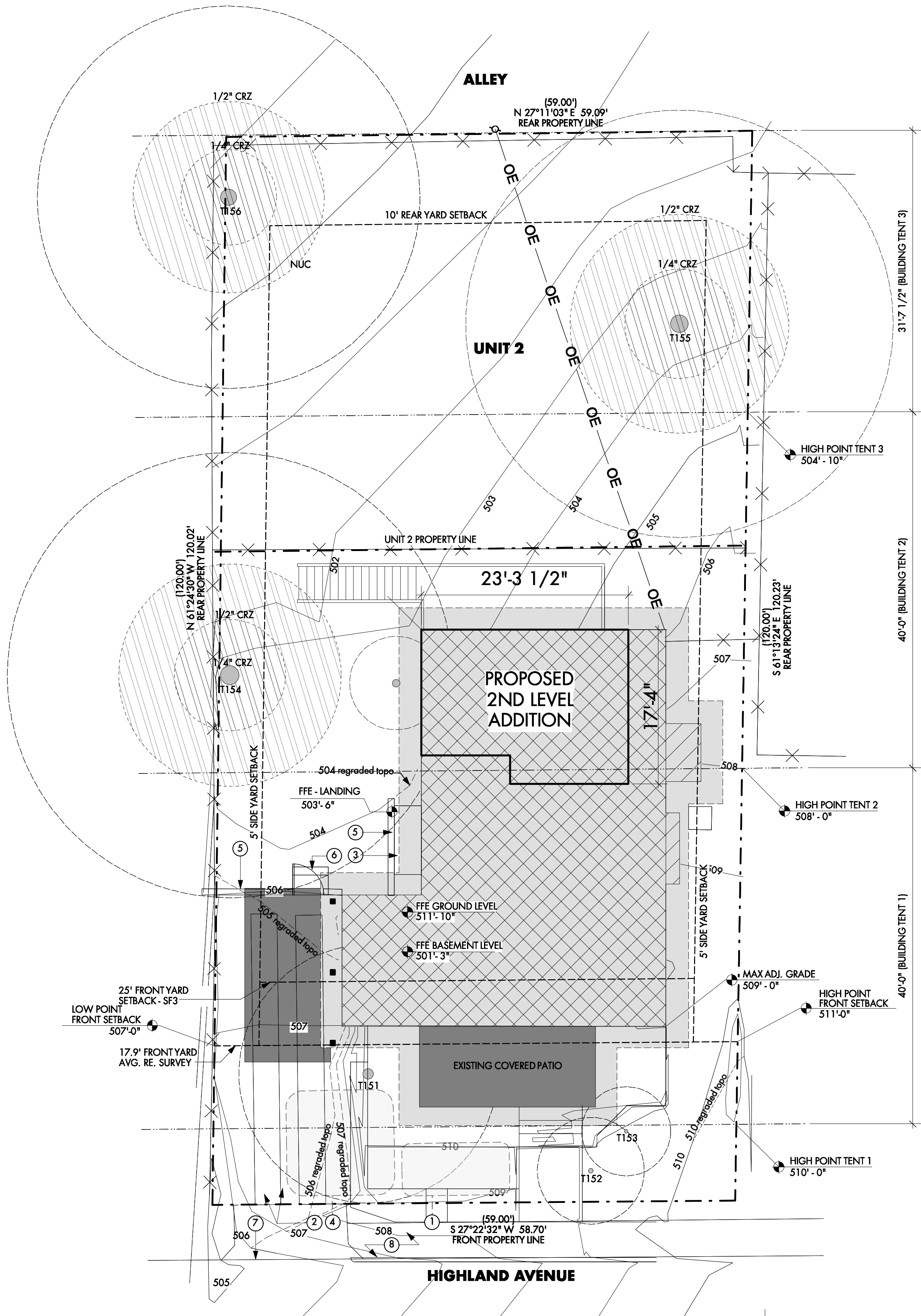
Avoid the 1/2 Critical Root Zones of Protected Trees with any newly proposed work. If trenching within the 1/2 CRZ of Protected Trees cannot be avoided, the trenches will have to be air spaded by a Certified Arborist for the 30" to avoid damaging roots 1.5"+ in diameter and the paid receipt for the work will be required by the Final Tree Inspector.

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T151	14.5" LIGUSTRUM
T152	6" CEDAR ELM
T153	5" CEDAR ELM
T154	25" CREPE MYRTLE
T155	24" LIVE OAK
T156	21.5" POST OAK

KEY PLOT PLAN

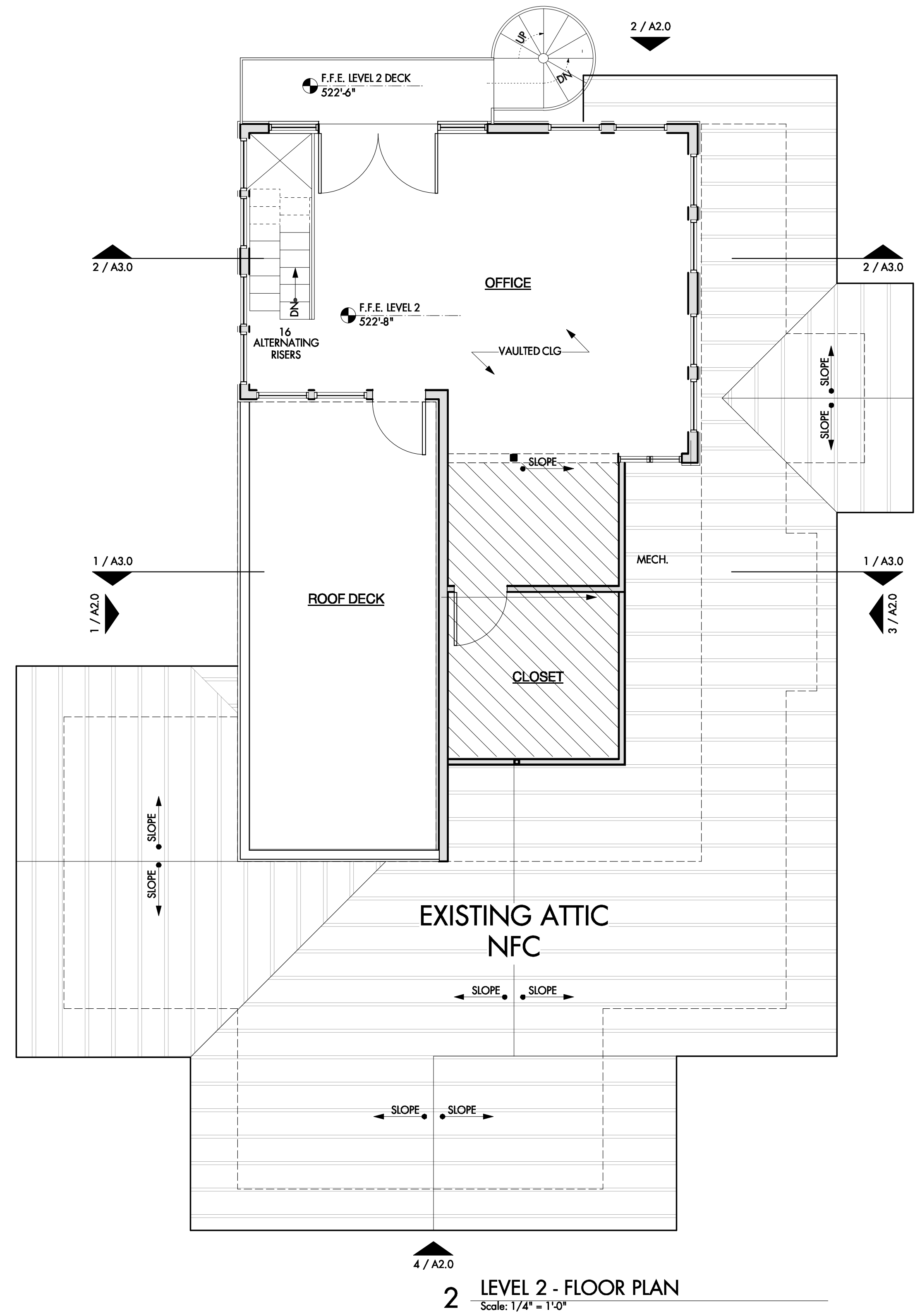
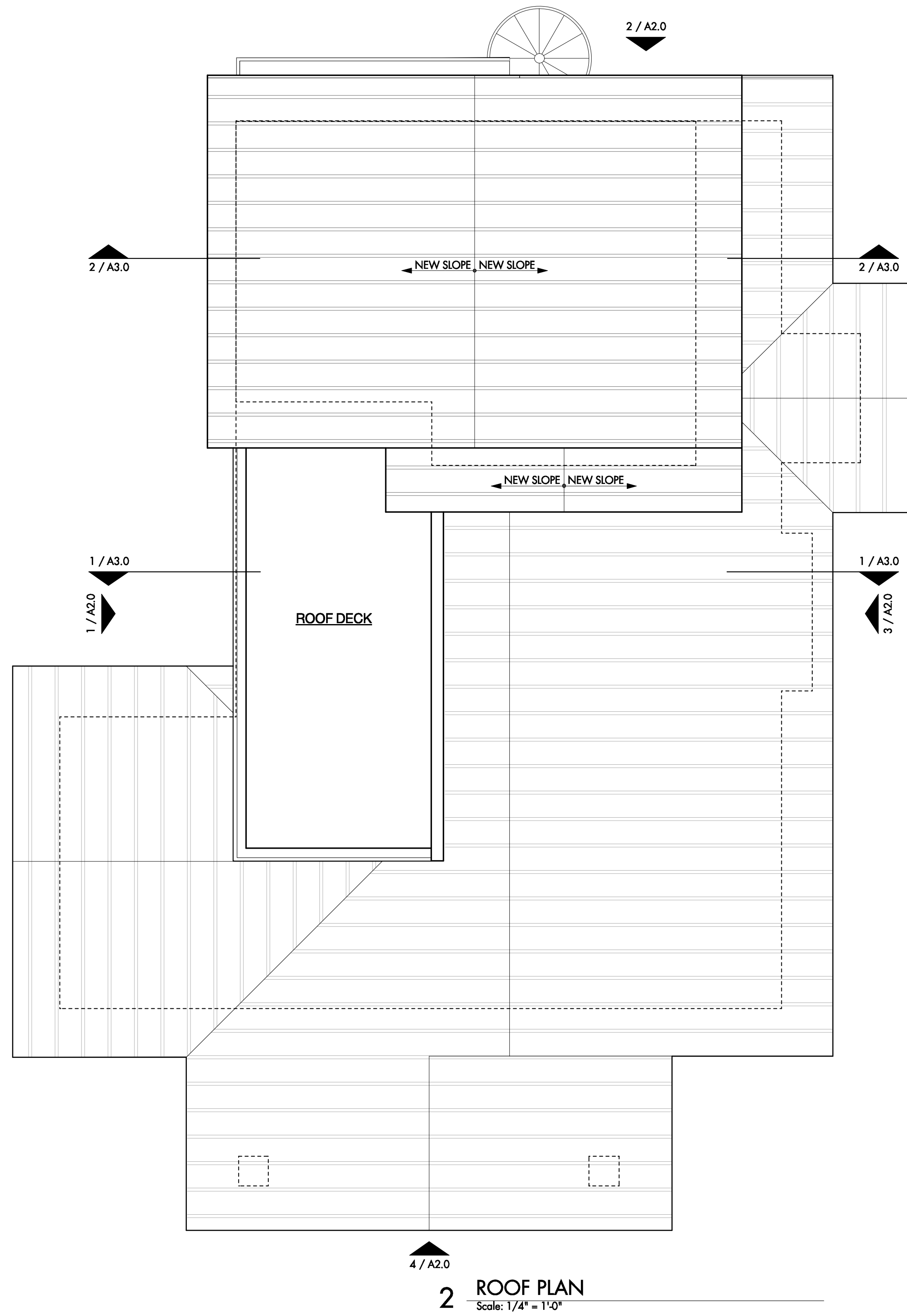
▨	FIRST FLOOR EXISTING
▨	NEW BASEMENT
▨	ROOF
▨	COVERED AREA
▨	PROTECTED AREA
▨	STAGING AREA



1 PLOT PLAN

Scale: 1/8" = 1'-0"
Scale: 1/16" = 1'-0"

24x36
11x17



NOT FOR CONSTRUCTION
NOT FOR PERMIT

PROJECT
Highland 2nd Floor Addition
602 Highland Ave.
Austin, TX 78703

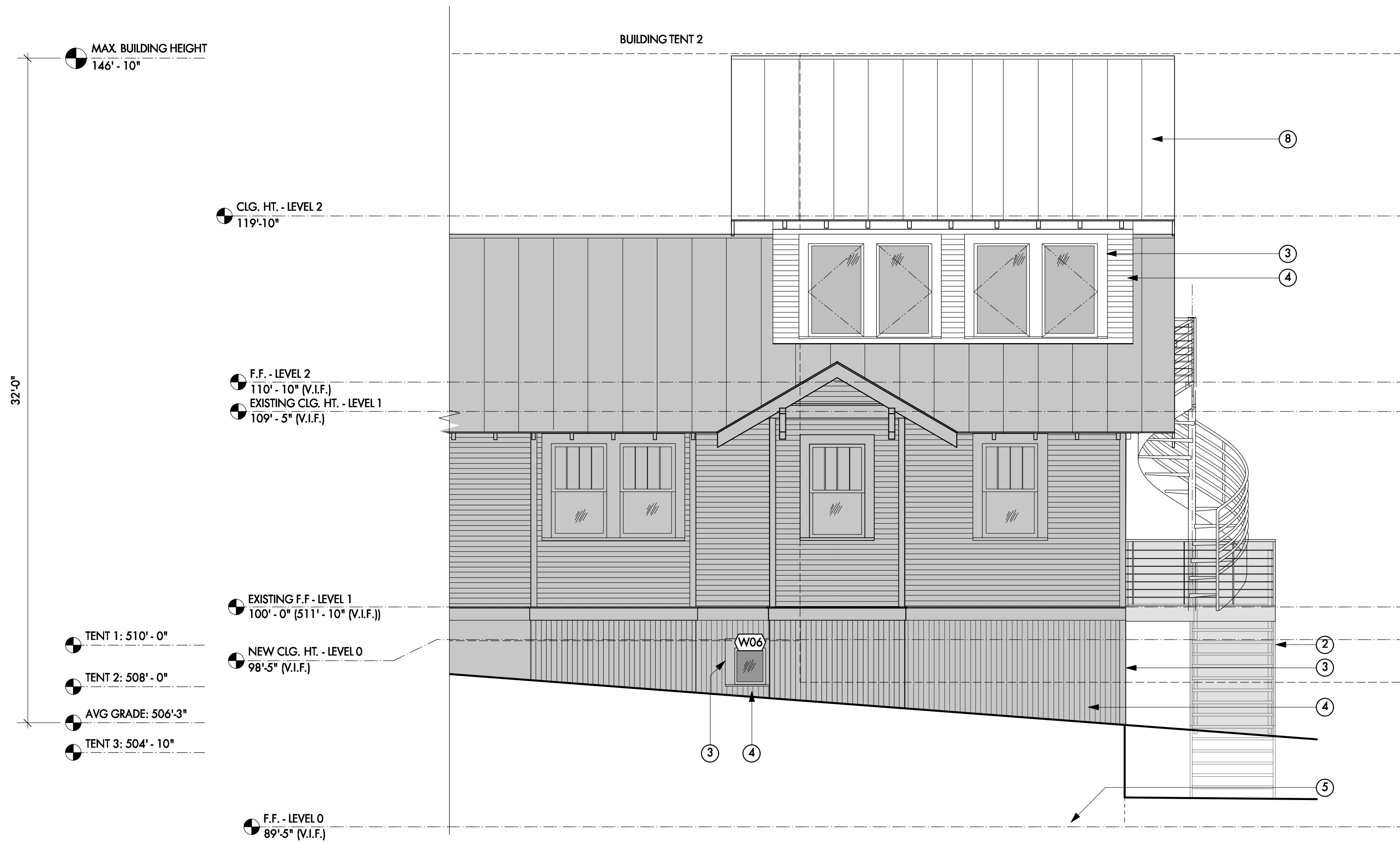
SET ISSUE
20 August 2020 | Design Review

DRAWN BY
ch

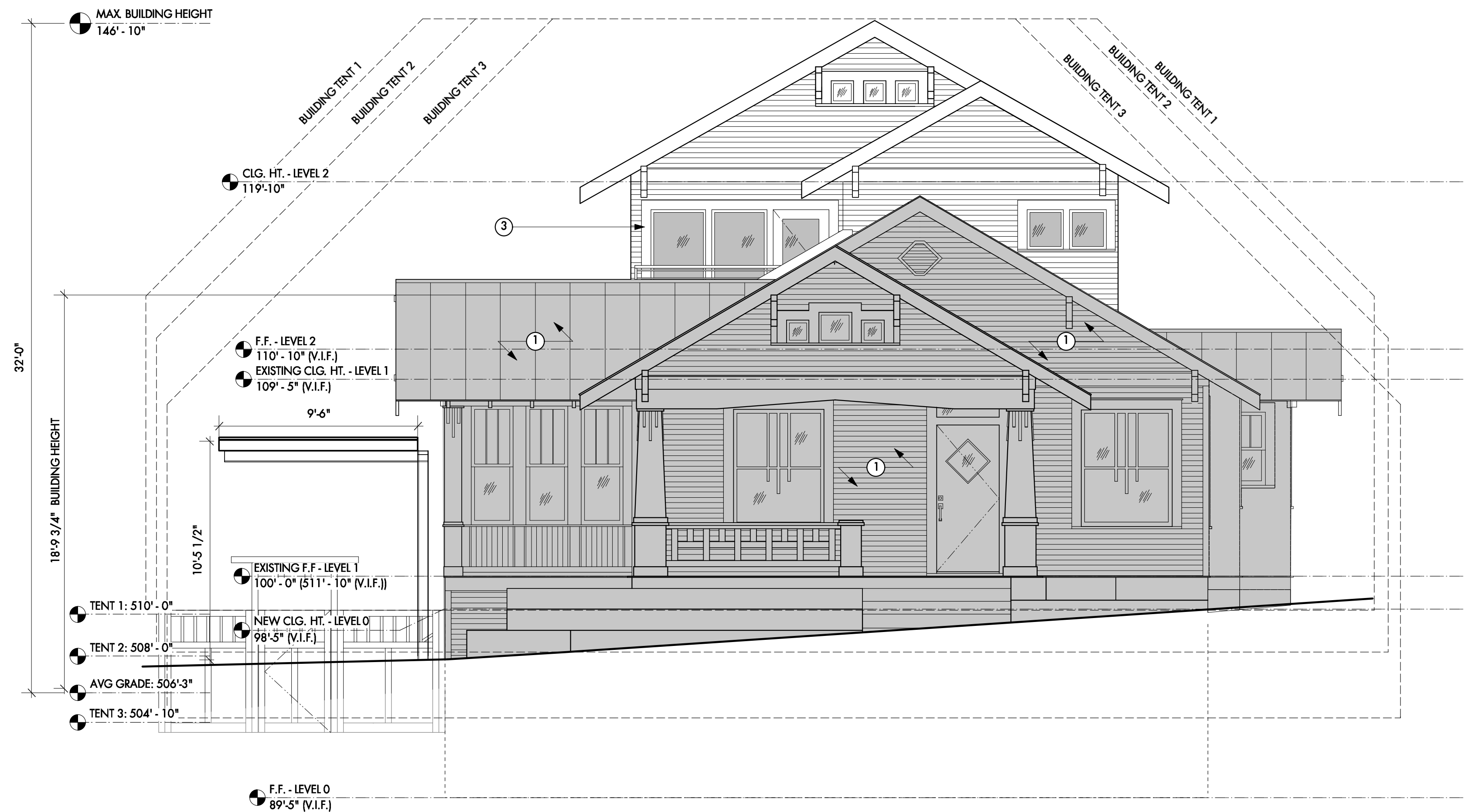
SHEET TITLE
FLOOR PLANS

SHEET
A1.2

CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF
THE ARCHITECT AND MAY ONLY BE USED
IN CONJUNCTION WITH THIS PROJECT



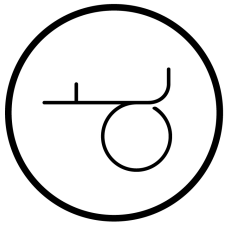
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"
Scale: 1/8" = 1'-0"



1 EAST ELEVATION
Scale: 1/4" = 1'-0"
Scale: 1/8" = 1'-0"

KEYNOTES | BUILDING ELEVATIONS

1. Not in scope, not in construction.
2. New steel framed stairs to replace existing wood stairs, verify design w/ owner.
3. Ptd. wood trim, match existing.
4. Ptd. wood siding, match existing.
5. Dashed line of floor beyond.
6. Retaining wall, as required by grading. Determine height in field.
7. Dashed line of retaining wall.
8. New metal roof to match existing.
9. New steel framed spiral stair.
10. New steel railing.



designtrait
architecture
512.542.0073 | www.designtrait.com

NOT FOR CONSTRUCTION
NOT FOR PERMIT

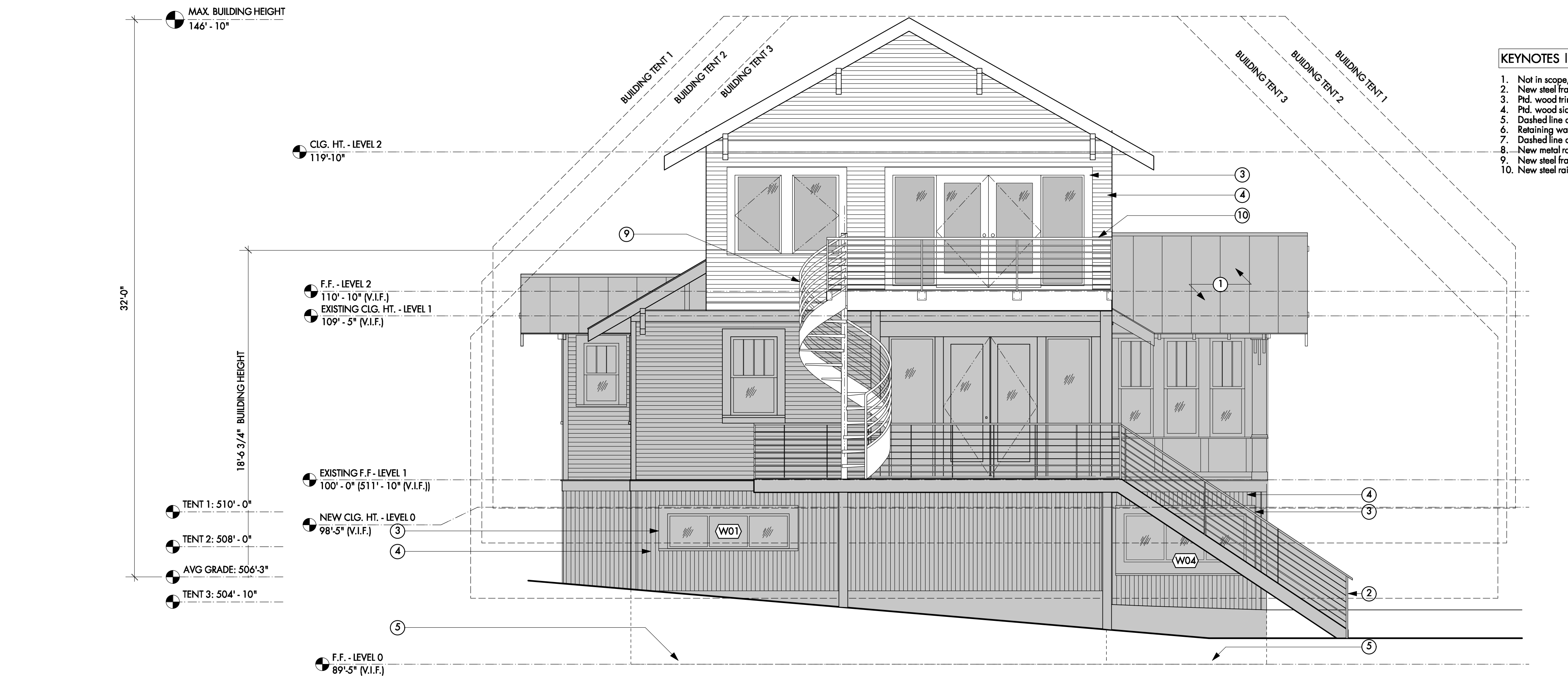
PROJECT
Highland 2nd Floor Addition
602 Highland Ave.
Austin, TX 78703

SET ISSUE
20 August 2020 | Design Review

SHEET TITLE
BUILDING
ELEVATIONS

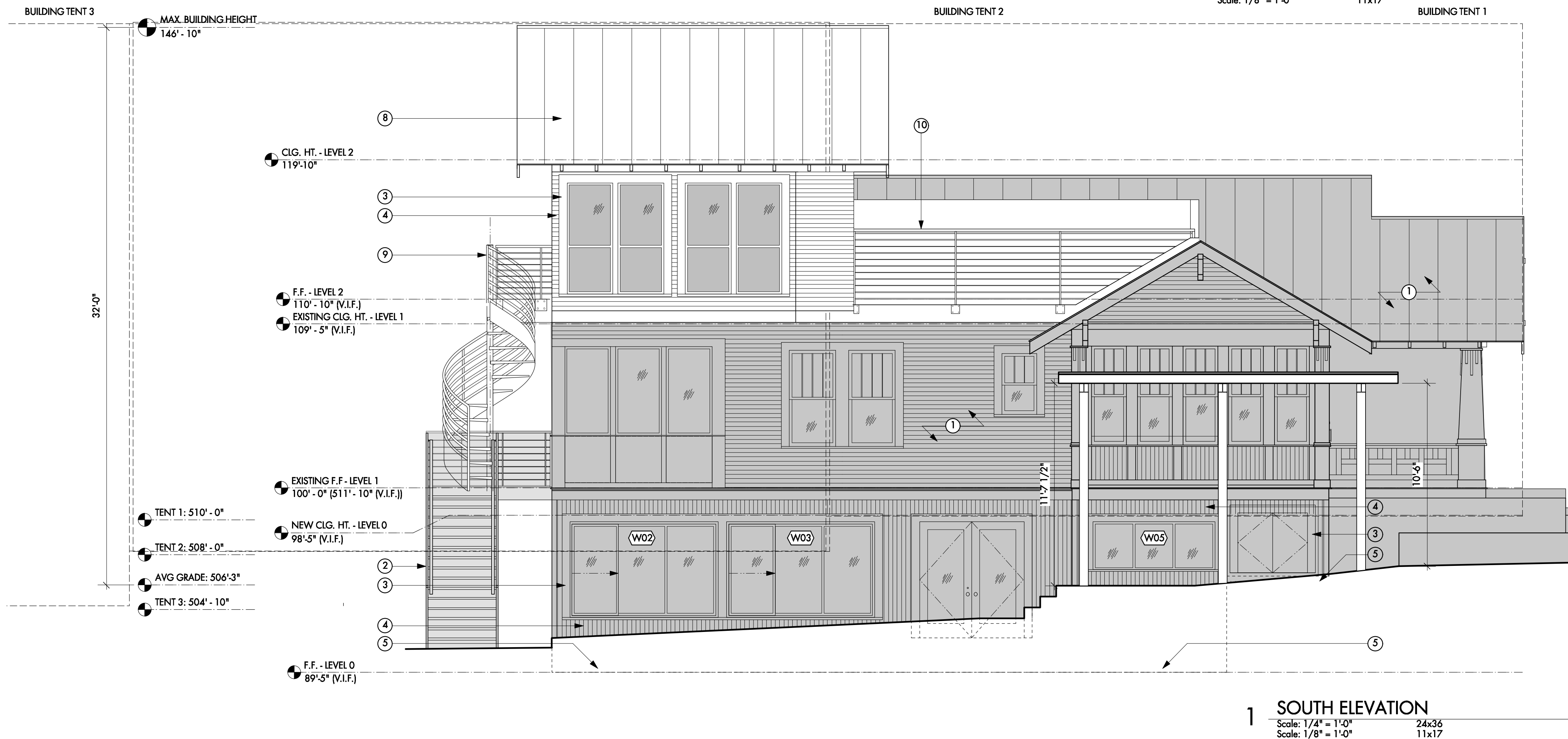
SHEET
A2.0

CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF
THE ARCHITECT AND MAY ONLY BE USED
IN CONJUNCTION WITH THIS PROJECT



KEYNOTES | BUILDING ELEVATIONS

1. Not in scope, not in construction.
2. New steel framed stairs to replace existing wood stairs, verify design w/ owner.
3. Pld. wood trim, match existing.
4. Pld. wood siding, match existing.
5. Dashed line of floor beyond.
6. Retaining wall, as required by grading. Determine height in field.
7. Dashed line of retaining wall.
8. New metal roof to match existing.
9. New steel framed spiral stair.
10. New steel railing.





Partial west elevation (rear)
portion of wall and roof to be demolished



Partial west elevation (rear)



Partial south elevation
portion of eave and roof to be demolished



Partial south elevation