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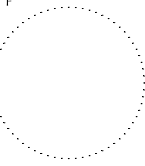
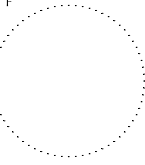
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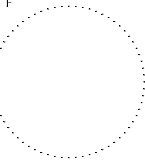
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Nick Deaver  
03.31.16

DOCUMENTS

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BRUNNEN

SHEET:  
**CD 1**

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## SQUARE

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BUILDING COVERAGE TOTAL ALLOWED @ 40% OF 7,111 S.F. =	2,844 S.F.
BUILDING COVERAGE TOTAL	2,418 S.F.

IMPERVIOUS

FLOOR AREA RATIO (FAR) TOTAL (ALLOWED) @ 40% OF 7,111 S.F. =	2,844 G.F.
FLOOR AREA RATIO (FAR) TOTAL (NEW) =	2,809 G.F.

1. SITE PLAN BASED ON SURVEY PLAT OF 612 HIGHLAND AVE., AUSTIN TX 78703, LOT 12, BLOCK 8, TERRACE PARK, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 242, PLAT RECORDS OF TRAVIS COUNTY. SITE INFORMATION BASED OFF OF SURVEY PERFORMED BY STUART W. WATSON, REGISTERED PROFESSIONAL LAND SURVEYOR (TEXAS LICENSE NUMBER 4550) ON FEBRUARY 18, 2016.
2. PROVIDE UNDERGROUND ELECTRICAL SERVICE FROM NEW ELECTRICAL UTILITY POLE. COORDINATE DESIGN & DETAILS WITH UTILITY COMPANY. COORDINATE LOCATION OF UTILITY LINES & PANEL LOCATIONS WITH ARCHITECT
3. PROTECT TREES, ROCK OUT CROPPINGS, AND NATURAL SITE FEATURES DURING CONSTRUCTION. MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.
4. LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY ARCHITECT.

(22X34 SHEET) SCALE= 1"=10'-0"  
(11X17 SHEET) SCALE= 1"=20'-0"

SP1

SITE KEY

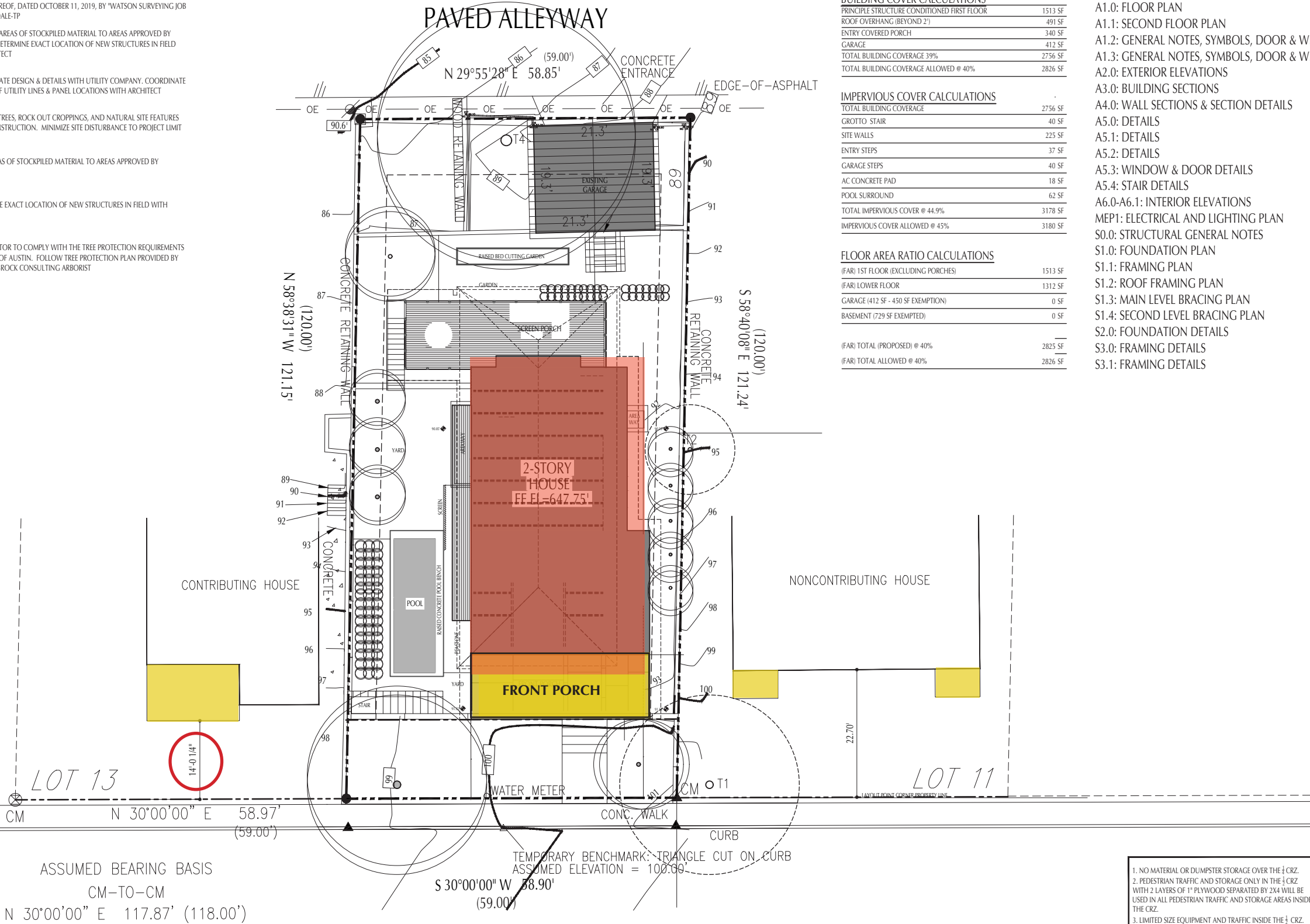
PROPOSED NEW CONSTRUCTION	
ITEM ON SITE TO BE DEMOLISHED	
PROTECTED (OR) HERITAGE TREE CRZ	
TREE TO BE REMOVED	
TREE AND CANOPY	
WOOD FENCE	
METAL FENCE	
OVERHEAD LINE	
UTILITY POLE	
WATER METER	
ELECTRIC PANEL & METER	
GAS METER	
GRADE POINT	

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T1	16" ELM
T2	8" HACKBERRY
T3	19" PECAN
T4	23" OAK

SITE NOTES

- 1.) SITE PLAN BASED ON SURVEY OF 612 HIGHLAND AVENUE LOT XX, BLOCK XX, OLD WEST AUSTIN "XX" SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, DATED OCTOBER 11, 2019, BY "WATSON SURVEYING JOB NO. L3ROSEDALE-TP"
- 2.) P6.) LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY ARCHITECT.DETERMINE EXACT LOCATION OF NEW STRUCTURES IN FIELD WITH ARCHITECT
- 3.) COORDINATE DESIGN & DETAILS WITH UTILITY COMPANY. COORDINATE LOCATION OF UTILITY LINES & PANEL LOCATIONS WITH ARCHITECT
- 4.) PROTECT TREES, ROCK OUT CROPPINGS, AND NATURAL SITE FEATURES DURING CONSTRUCTION. MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.
- 5.) LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY ARCHITECT.
- 6.) DETERMINE EXACT LOCATION OF NEW STRUCTURES IN FIELD WITH ARCHITECT.
- 7.) CONTRACTOR TO COMPLY WITH THE TREE PROTECTION REQUIREMENTS OF THE CITY OF AUSTIN. FOLLOW TREE PROTECTION PLAN PROVIDED BY VINCENT DEBROCK CONSULTING ARBORIST



LOT	SF-3-NP
ZONING	
TOTAL LOT SIZE	7066 SF

BUILDING COVER CALCULATIONS	
PRINCIPLE STRUCTURE CONDITIONED FIRST FLOOR	1513 SF
ROOF OVERHANG (BEYOND 2')	491 SF
ENTRY COVERED PORCH	340 SF
GARAGE	412 SF
TOTAL BUILDING COVERAGE 39%	2756 SF
TOTAL BUILDING COVERAGE ALLOWED @ 40%	2826 SF

IMPERVIOUS COVER CALCULATIONS	
TOTAL BUILDING COVERAGE	2756 SF
GROTTO STAIR	40 SF
SITE WALLS	225 SF
ENTRY STEPS	37 SF
GARAGE STEPS	40 SF
AC CONCRETE PAD	18 SF
POOL SURROUND	62 SF
TOTAL IMPERVIOUS COVER @ 44.9%	3178 SF
IMPERVIOUS COVER ALLOWED @ 45%	3180 SF

FLOOR AREA RATIO CALCULATIONS	
(FAR) 1ST FLOOR (EXCLUDING PORCHES)	1513 SF
(FAR) LOWER FLOOR	1312 SF
GARAGE (412 SF - 450 SF EXEMPTION)	0 SF
BASEMENT (729 SF EXEMPTED)	0 SF
(FAR) TOTAL (PROPOSED) @ 40%	2825 SF
(FAR) TOTAL ALLOWED @ 40%	2826 SF

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- SP1: SITE PLAN
- A1.0v: VISITABILITY PLANS
- A1.0: FLOOR PLAN
- A1.1: SECOND FLOOR PLAN
- A1.2: GENERAL NOTES, SYMBOLS, DOOR & WINDOW SCHEDULES
- A1.3: GENERAL NOTES, SYMBOLS, DOOR & WINDOW SCHEDULES
- A2.0: EXTERIOR ELEVATIONS
- A3.0: BUILDING SECTIONS
- A4.0: WALL SECTIONS & SECTION DETAILS
- A5.0: DETAILS
- A5.1: DETAILS
- A5.2: DETAILS
- A5.3: WINDOW & DOOR DETAILS
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- MEP1: ELECTRICAL AND LIGHTING PLAN
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- S2.0: FOUNDATION DETAILS
- S3.0: FRAMING DETAILS
- S3.1: FRAMING DETAILS

REVISIONS

NICK DEAVER  
Architect

606 Highland Avenue  
Austin, Texas 78703  
www.nickdeaver.com



Nick Deaver  
12/01/20

PHASE:  
DESIGN  
DEVELOPMENT

PROJECT:  
COOK  
Residence

612 HIGHLAND AVE.  
AUSTIN, TX 78703

PROJECT MANAGER:

DRAWING NAME:

SITE PLAN

DRAWN BY: JD  
CHECKED BY: ND  
JOB #: 280  
FILE: 280 COOK  
© 2021 nickdeaverarchitect  
DATE: 03.05.21  
SCALE:  
SHEET:

1. NO MATERIAL OR DUMPSTER STORAGE OVER THE 1/4 CRZ.
2. PEDESTRIAN TRAFFIC AND STORAGE ONLY IN THE 1/4 CRZ WITH 2 LAYERS OF 1" PLYWOOD SEPARATED BY 2X4 WILL BE USED IN ALL PEDESTRIAN TRAFFIC AND STORAGE AREAS INSIDE THE CRZ.
3. LIMITED SIZE EQUIPMENT AND TRAFFIC INSIDE THE 1/4 CRZ.

CONTRACTOR TO PROPOSE DUMPSTER LOCATION, MATERIAL DROP OFF AND STORAGE AREAS, FENCING, AND GATE LOCATIONS TO ARCHITECT PRIOR TO BEGINNING OF CONSTRUCTION

CONTRACTOR TO SEE TREE PLAN FOR PROTECTION OF CRITICAL ROOT ZONE DURING CONSTRUCTION AND TRAFFIC. ALL TREES ON SITE TO BE GIVEN MEASURES TO AVOID DAMAGE BEFORE, DURING CONSTRUCTION

**From:** Nick Deaver nick@nickdeaver.com  
**Subject:** Re: 612 Highland Ave. Austin, Tx 78703  
**Date:** August 24, 2020 at 1:46 PM  
**To:** Cara Bertron Cara.Bertron@austintexas.gov  
**Cc:** Jessica Deaver jessica@nickdeaver.com



Hello Cara,

We are still in the process of designing a new house for the 612 Highland Ave property. We are hoping to meet with the Historic Subcommittee as soon as we have satisfied our clients.

I have been trying to identify the appropriate front yard setback for our New Construction on the site where the original house burned.

Article 2.3.B Average Front Yard Setback (of Subchapter F: Residential Design and Compatibility Standards) allows us to average the 4 structures that are closest to our property on the same side of the road, (some of which are not contributing structures to the Smoot/Terrace Park Local Historic District); while the Design Guidelines for New Construction in the Smoot/Terrace Park HD Design Standards/Preservation Plan allows: '2. Setbacks for new construction of a new principal building shall be consistent with setbacks the district's contributing houses by taking the average of the existing setbacks of contributing houses on the same block face, or by aligning with the setback of one adjacent contributing house. This may allow setbacks that are shallower than the base zoning.'

Would you please advise me as to which Front Yard setback would take precedent?

Thanks for your help,  
Nick

Nick Deaver

Nick Deaver Architect  
nickdeaver.com

- o. 512.494.9808
- c. 512.801.1764

On Aug 5, 2020, at 11:42 AM, Bertron, Cara <Cara.Bertron@austintexas.gov> wrote:

Got it, thanks. I'll wait to hear from you. As I wrote last month, I'd strongly recommend that you get early feedback on the project—but the timing for that is your call.

**Cara Bertron**  
Senior Planner / Deputy Historic Preservation Officer  
City of Austin Planning and Zoning Department  
(512) 974-1446 | cara.bertron@austintexas.gov

**From:** Jessica Deaver <jessica@nickdeaver.com>  
**Date:** Tuesday, August 4, 2020 at 5:11 PM  
**To:** "Bertron, Cara" <Cara.Bertron@austintexas.gov>  
**Cc:** Nick Deaver <nick@nickdeaver.com>  
**Subiect:** Re: 612 Highland Ave. Austin. Tx 78703



**From:** Bertron, Cara Cara.Bertron@austintexas.gov  
**Subject:** Re: 612 Highland Ave. Austin, Tx 78703  
**Date:** September 15, 2020 at 1:25 PM  
**To:** Nick Deaver nick@nickdeaver.com  
**Cc:** Jessica Deaver jessica@nickdeaver.com

Hi y'all, sorry again for the delay. The Smoot/Terrace Park Design Standards control when they conflict with other code provisions. This doesn't come up very often; I'm happy to talk to a coordinating reviewer to avert any confusion, if you're already working with someone in the Development Services Department.

Cara

**From:** "Bertron, Cara" <Cara.Bertron@austintexas.gov>  
**Date:** Thursday, August 27, 2020 at 9:11 AM  
**To:** Nick Deaver <nick@nickdeaver.com>  
**Cc:** Jessica Deaver <jessica@nickdeaver.com>  
**Subject:** Re: 612 Highland Ave. Austin, Tx 78703

Hi Nick,

I wanted to let you know that I'm checking on this with the Law Department to be sure. Apologies for the delay—I hope to get back with you soon.

Cara

**Cara Bertron**  
Senior Planner / Deputy Historic Preservation Officer  
City of Austin Planning and Zoning Department  
(512) 974-1446 | cara.bertron@austintexas.gov

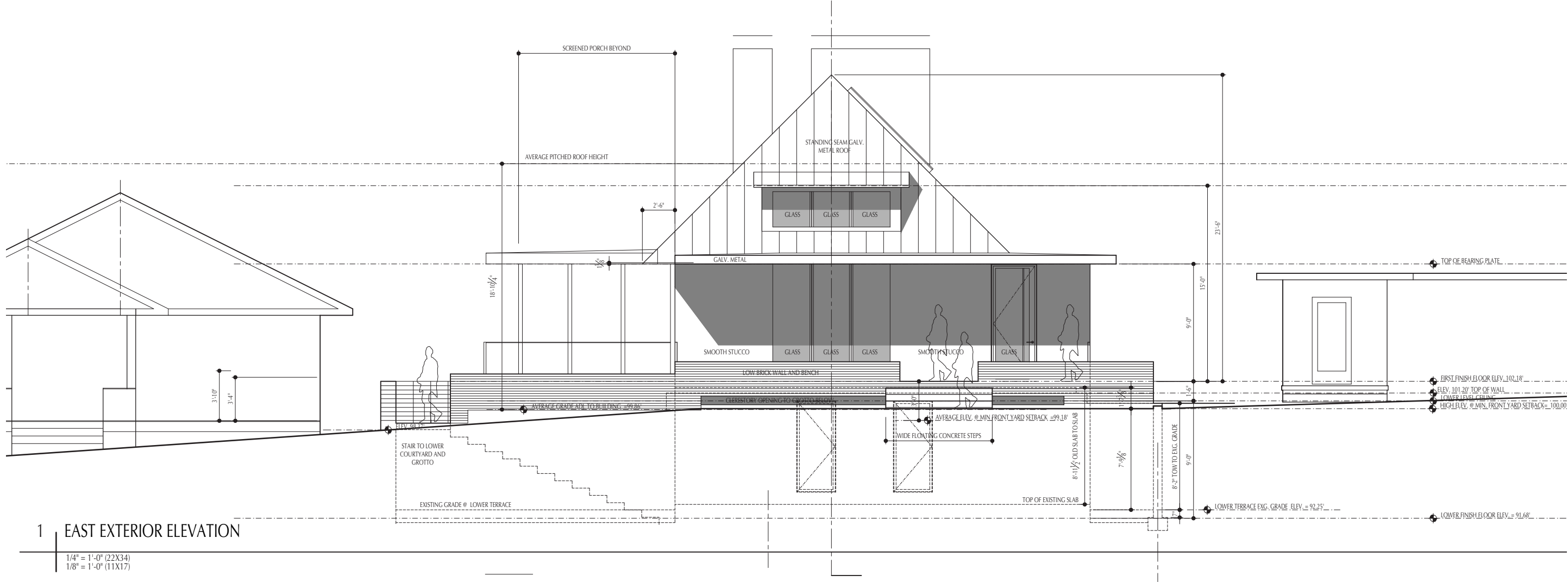






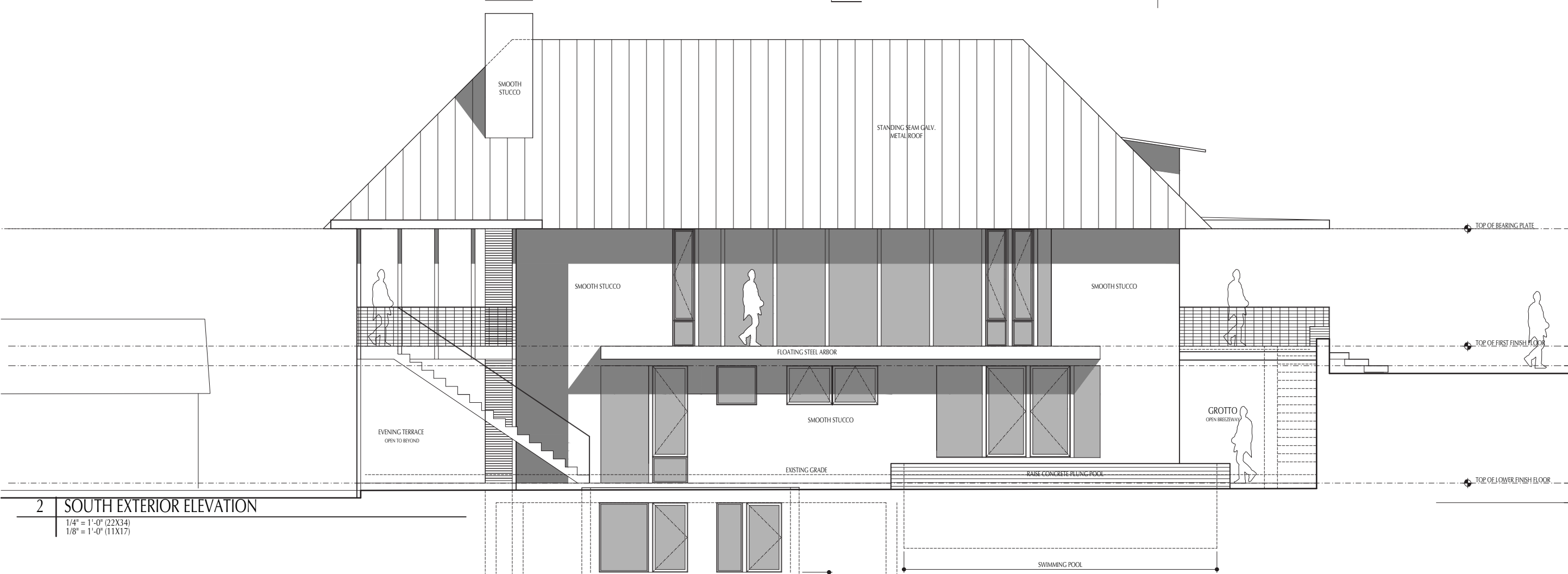






## 1 EAST EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)



## 2 SOUTH EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)

### REVISIONS

### NICK DEAVER

Architect  
606 Highland Avenue  
Austin, Texas 78703  
www.nickdeaver.com



*Nick Deaver*  
12/01/20

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DESIGN  
DEVELOPMENT

PROJECT:

COOK  
Residence

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PROJECT MANAGER:

DRAWING NAME:

EXTERIOR  
ELEVATIONS

DRAWN BY: JD

CHECKED BY: ND

JOB #: 280

FILE: 280 COOK

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DATE: 03.05.21

SCALE:

SHEET:

# A2.0



REVISIONS

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Architect

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Austin, Texas 78703  
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PHASE:  
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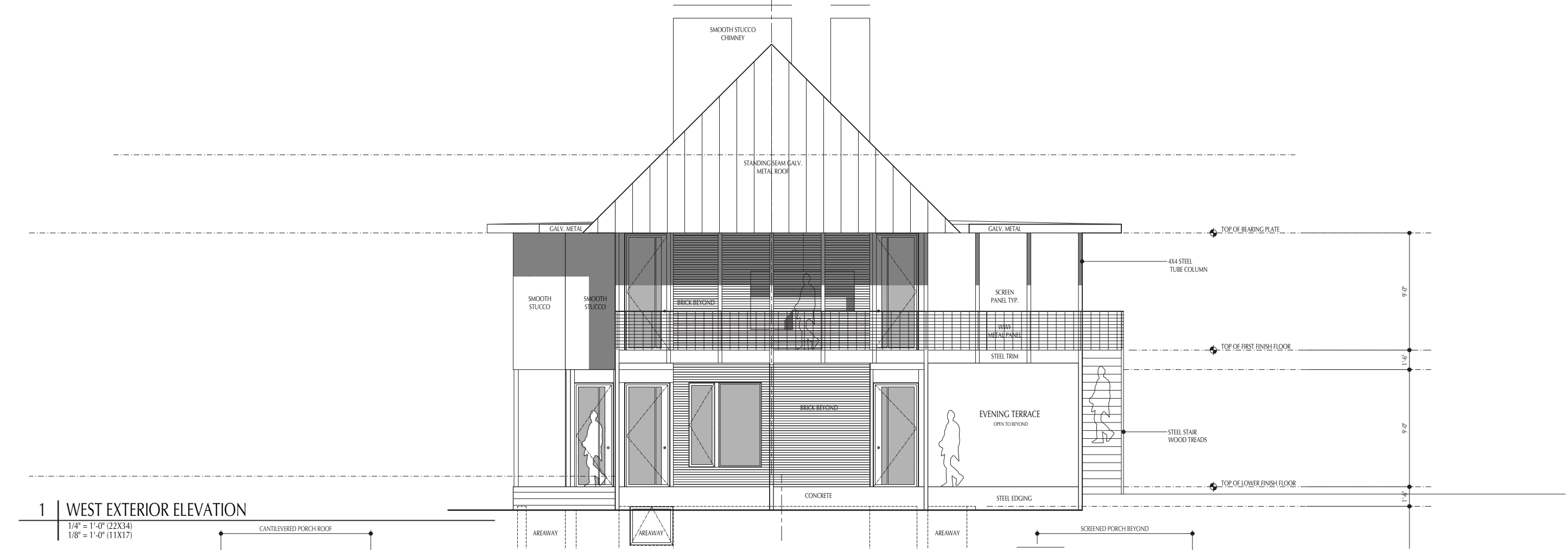
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© 2021 nickdeaverarchitect  
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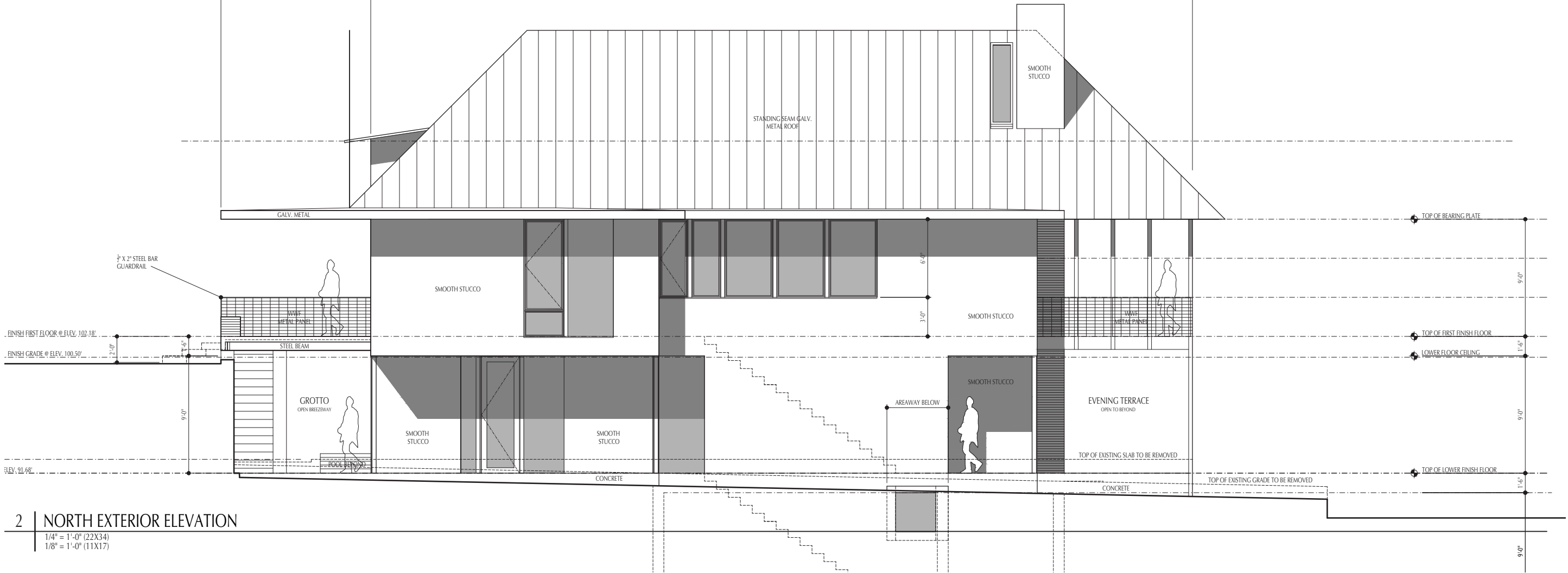
1 | WEST EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)



2 | NORTH EXTERIOR ELEVATION

1/4" = 1'-0" (22X34)  
1/8" = 1'-0" (11X17)







## Smoot/Terrace Park Historic District Design Guidelines for New Construction

- 1.) Same street orientation and distance from adjacent buildings.
- 2.) Front yard setback aligns with setback of adjacent contributing house to the south.
- 3.) Compatible but differentiated from historic bungalows. Deliberately departing from Craftsman Style with modern architecture that reflects its time.
- 4.) Reflects materials in the neighborhood. (Brick and Stucco, Standing Seam Metal Roof, Wood Porch Ceiling and Soffits.)
- 5.) Matches original footprint and eave heights of \*original structure, maintaining scale, massing, and spacing between houses. (Street pattern is 5' setback, open space for drive, house - repeat)
- 6.) A modern house "not a historic style" with front proportions and fenestration patterns similar to neighbors.
- 7.) Simple hipped roof with front facing dormer and projected front porch.
- 8.) Deep building-wide front porch matching width, floor height, and ceiling height of the original structure. Maintains relationship to the ground.
- 9.) Single story with lower floor and outdoor garden at level below street grade.

\* Original Structure destroyed by fire in 2019