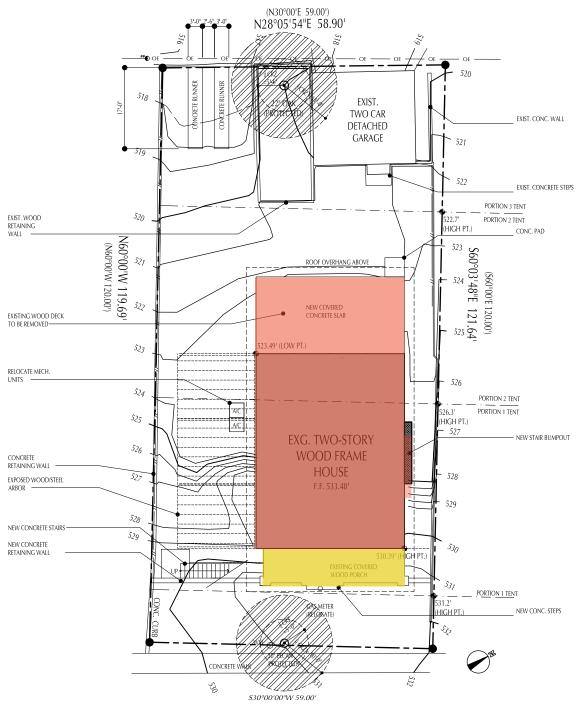
#### PAVED ALLEYWAY



HIGHLAND AVENUE

### SITE PLAN

### 612 Highland Avenue

NEW INTERIOR SPACE ADDITION ON SITE

DEMO EXIST. TIEM ON SITE

EXIST. TREE TO BE PROTECTED

EXIST. TREE TO BE REMOVED

BE PLANTED •

LEGEND

UTILITY POLE

GUY WIRE

OVERHEAD ELEC.

OE

WATER METER

WM ○

IRON ROD FOUND

IRF ●

IRON PIPE FOUND

WOOD FENCE

//

METAL FENCE

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SPI: SITE PLAN
ALO: RIST HLOOR PLAN
ALI: CROUND FLOOR PLAN
ALI: CROUND FLOOR PLAN
ALI: LOFT FLOOR PLAN
ALO: SOUTH & EAST EXTENDER ELEVATIONS
ALI: NORTH & WEST EXTENDER LEVATIONS
ALO: NORTH & WEST EXTENDER LEVATIONS
ALO: BUILDING SECTIONS

| SQUARE FOOTAGE CALCS. | 20NING | SF. | 7,11 | 10TAL LOT SIZE | 1,22 | 1,23 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 | 1,24 |

MPERVIOUS COVERAGE	2,418.5F
TOTAL BUILDING COVERAGE	2,418.5F
STEPS G. CARACE	24.5F.
CONCRETE PRABING RUNNERS	102.5F.
WOOD TRASH DECK II 7.2.5F.	40.5F.
CONCRETE STEPS AND PADS	80.5F.
CONCRETE STEPS AND PADS	115.5F.
STE WALLS	446.5F.
AVEPAD	18.5F.
MPERVIOUS COVERAGE TOTAL ALLOWED @ 45% OF 7,111.5F.	3,200.5F
MPERVIOUS COVERAGE TOTAL ALLOWED @ 45% OF 7,111.5F.	3,200.5F
MPERVIOUS COVERAGE TOTAL BLOWED @ 45% OF 7,111.5F.	3,200.5F
MPERVIOUS COVERAGE TOTAL BLOWED @ 45% OF 7,111.5F.	3,200.5F
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MPERVIOUS COVERAGE TOTAL BLOWED @ 45% OF 7,111.5F.	3,200.5F
MPERVIOUS COVERAGE TOTAL BLOWED @ 45% OF 7,111.5F.	3,200.5F
MPERVIOUS COVERAGE TOTAL B	

| FLOOR AREA RATIO CALCS. |
FARI MAIN PLOOR GROSS AREA	1,274 G.F.F
FARI BASKENI'T GROSS AREA	1,274 G.F.F
FARI CIDT GROSS FLOOR AREA	256 G.F.A
FARI CIDT GROSS FLOOR AREA	256 G.F.A
FARI GARAGE GROSS AREA (MINUS 450 EXEMP. G.F.A.) = 0 G.F.A.	

SITE NOTES

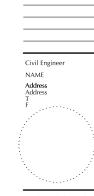
STILL THAT ILES

I SITE PLAN BASED ON SURVEY PLAT OF 612 HIGHLAND AVENUE, AUSTIN TX 78703. LOT 12, BLOCK B,
TERRACE PARK, AS JREDWISION RECORDED IN VOLLIME 2, PAGE 242, PLAT RECORDS OF TRANS COUNTY.
SITE INFORMATION BASED OFF OF SURVEY PERFORMED BY STUARTY W, WATSON, REGISTERED
PROFESSONAL LAND SURVEYOR TEXAS LICENSE NUMBER 45501 ON FERRURAY 18, 2016.
2. PROVIDE UNDERCROUND ELECTRICAL SERVICE FROM NEW ELECTRICAL UTILITY POLE. COORDINATE
DESIGN A DETAIL SWITH UTILITY COMPANY, COORDINATE LOCATION OF UTILITY LINES & PANEL
LOCATIONS WITH ARCHITECT.

LOCATIONS WITH ARCHITECT

3. PROTECT TREES, ROCK OUT CROPPINCS, AND NATURAL SITE FEATURES DURING CONSTRUCTION.
MINIMIZE SITE DISTURBANCE TO PROJECT LIMIT LINE.

4. LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY ARCHITECT.



Mechanical Electrical & Plumbing Engineer NAME Address Address

Structural Engineer
NAME
Address
Address
T
F

NICK DEAVER Architect 606 Highland Avenue

606 Highland Avenue Austin, Texas 78703 T 512.494.9808



NUL Deaver 03:31:16

PHASE:
PERMIT
DOCUMENTS

GOLOD

612 HIGHLAND DR. Austin, TX 78703

DRAWING NAME:

SITE PLAN

DRAWN BY:

CHECKED BY: ND

JOB #: 248

FILE:

O
2016 NICKDEAVERARCHITECT

DATE: 03.31.2016

SCALE:

SHEET: SP1

TAG NO.	TREE DESCRIPTION
T1	16" ELM
T2	8" HACKBERRY
Т3	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

5.) LIMIT AREAS OF STOCKPILED MATERIAL TO AREAS APPROVED BY

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 ZONING TOTAL LOT SIZE 7066 SF BUILDING COVER CALCULATIONS PAVED ALLEYWAY 1513 SF PRINCIPLE STRUCTURE CONDITIONED FIRST FLOOR ROOF OVERHANG (BEYOND 2') 491 SF ENTRY COVERED PORCH 340 SF 412 SF GARAGE TOTAL BUILDING COVERAGE 39% 2756 SF TOTAL BUILDING COVERAGE ALLOWED @ 40% ENTRANCE 2826 SF ¿ EDGE-OF-ASPHALT

NONCONTRIBUTING HOUSE

IMPERVIOUS COVER CALCULATIONS TOTAL BUILDING COVERAGE 2756 SF GROTTO STAIR 40 SF SITE WALLS 225 SF 37 SF 40 SF

**ENTRY STEPS** GARAGE STEPS AC CONCRETE PAD 18 SF POOL SURROUND 62 SF TOTAL IMPERVIOUS COVER @ 44.9% 3178 SF 3180 SF IMPERVIOUS COVER ALLOWED @ 45% 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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A4.0: WALL SECTIONS & SECTION DETAILS

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S3.0: FRAMING DETAILS

S3.1: FRAMING DETAILS

NICK DEAVER

REVISIONS

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



NICH Deaver

DEVELOPMENT

PROJECT:

COOK Residence 612 HIGHLAND AVE

AUSTIN, TX 78703 PROJECT MANAGER:

DRAWING NAME:

SITE PLAN

DRAWN BY: JD CHECKED BY: ND 280 COOK © 2021 nickdeaverarchitect

DATE: 03.22.21 SCALE:

SHEET:

(40' R.O.W.) **LOT 12** BLK.B



PORARY BENCHMARK: IRIANGLE CUT ON CURBINED ELEVATION = 100.00'\_\_\_\_\_

GARAGE

T\_\_\_GARDEN\_\_\_\_

SCREEN PORCH

1-\$TORY

FF EL=647.75'

FRONT PORCH

RAISED BED CUTTING GARDEN

(120.00<sup>1</sup>) °38<sup>1</sup>31" W

CONTRIBUTING HOUSE

58.97

N 30°00'00" E

ASSUMED BEARING BASIS

CM-TO-CM

N 30°00'00" E 117.87' (118.00')

HIGHLAND AVENUE

S 30°00'00" W

3. LIMITED SIZE EQUIPMENT AND TRAFFIC INSIDE THE  $\frac{1}{2}$  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

. NO MATERIAL OR DUMPSTER STORAGE OVER THE  $\frac{1}{4}$  CRZ.

P. PEDESTRIAN TRAFFIC AND STORAGE ONLY IN THE  $\frac{1}{2}$  CRZ

WITH 2 LAYERS OF 1" PLYWOOD SEPARATED BY 2X4 WILL BE USED IN ALL PEDESTRIAN TRAFFIC AND STORAGE AREAS INSIDE

#### FRONT YARD SETBACK ISSUE

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

512.494.9808

512.801.1764

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

Cc: Nick Deaver < nick@nickdeaver.com>

Subject: Re: 612 Highland Ave. Austin. Tx 78703

### 612 Highland Avenue

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

СВ

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

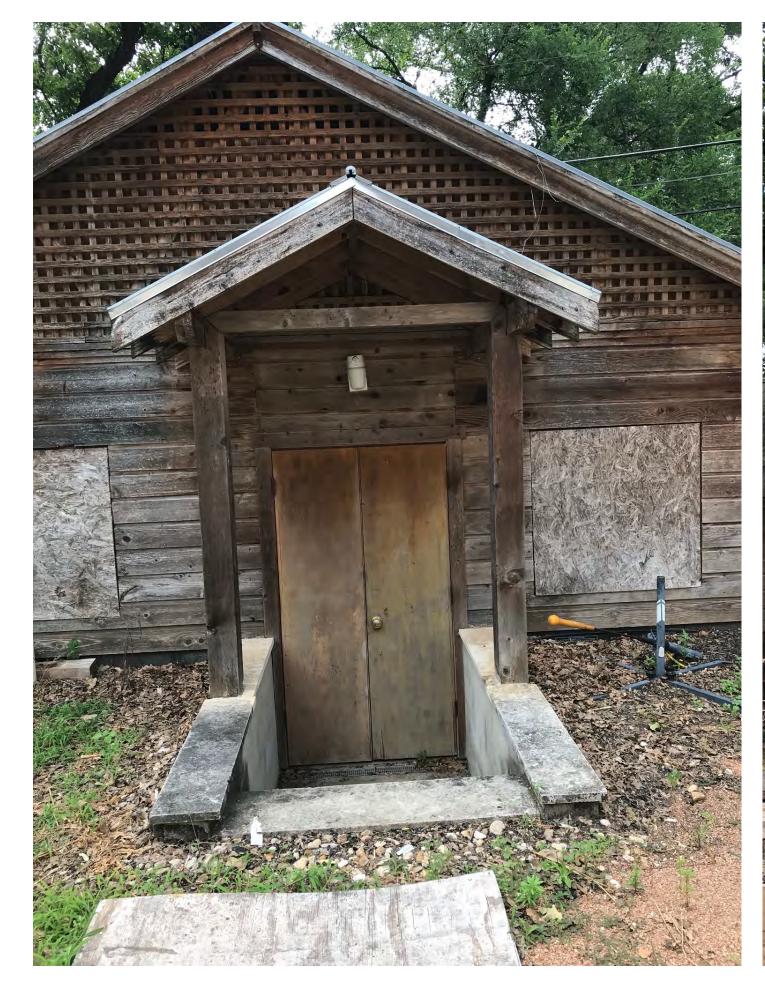
Senior Planner / Deputy Historic Preservation Officer City of Austin Planning and Zoning Department (512) 974-1446 | <a href="mailto:cara.bertron@austintexas.gov">cara.bertron@austintexas.gov</a>



# 612 Highland Avenue

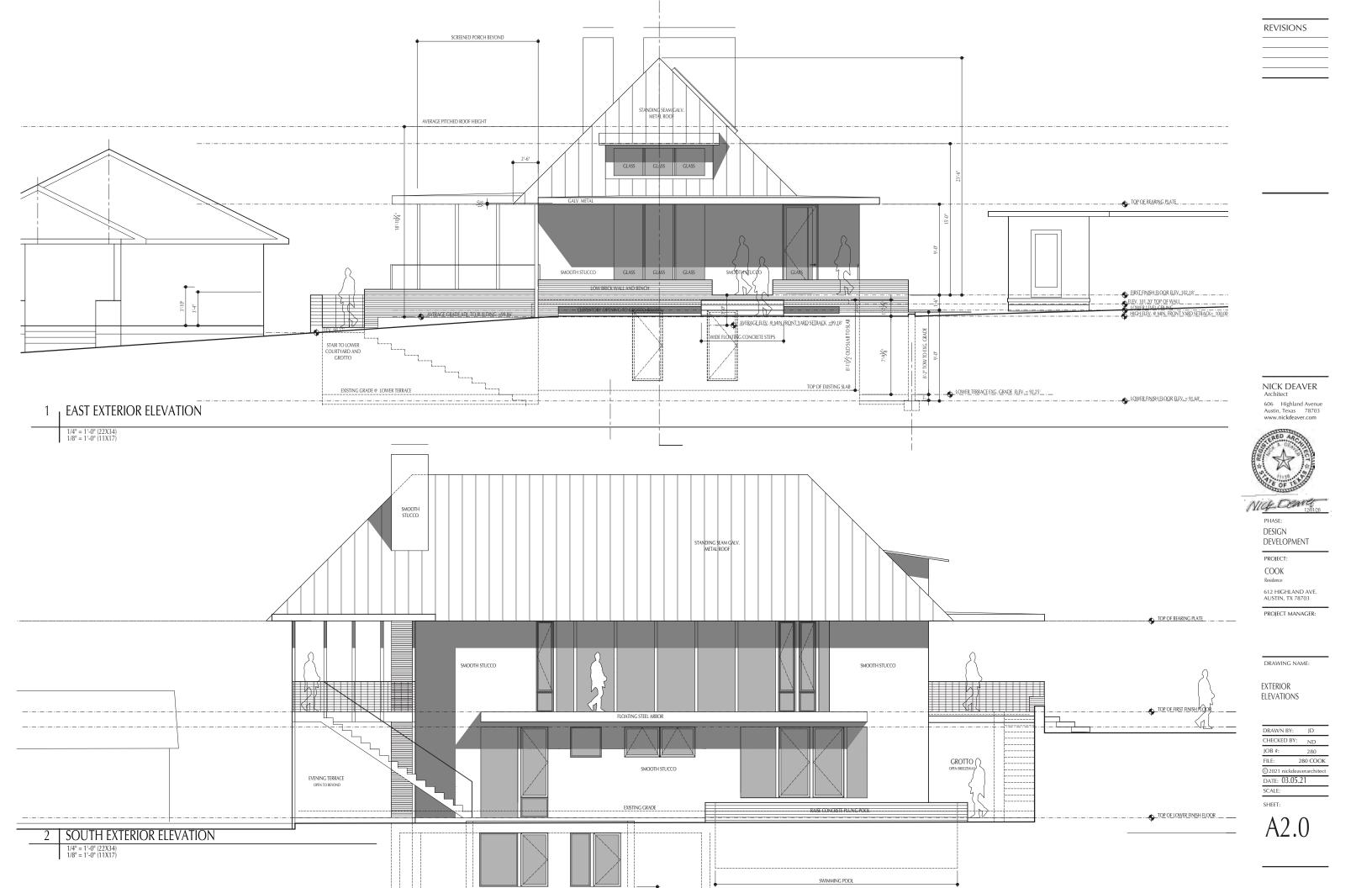


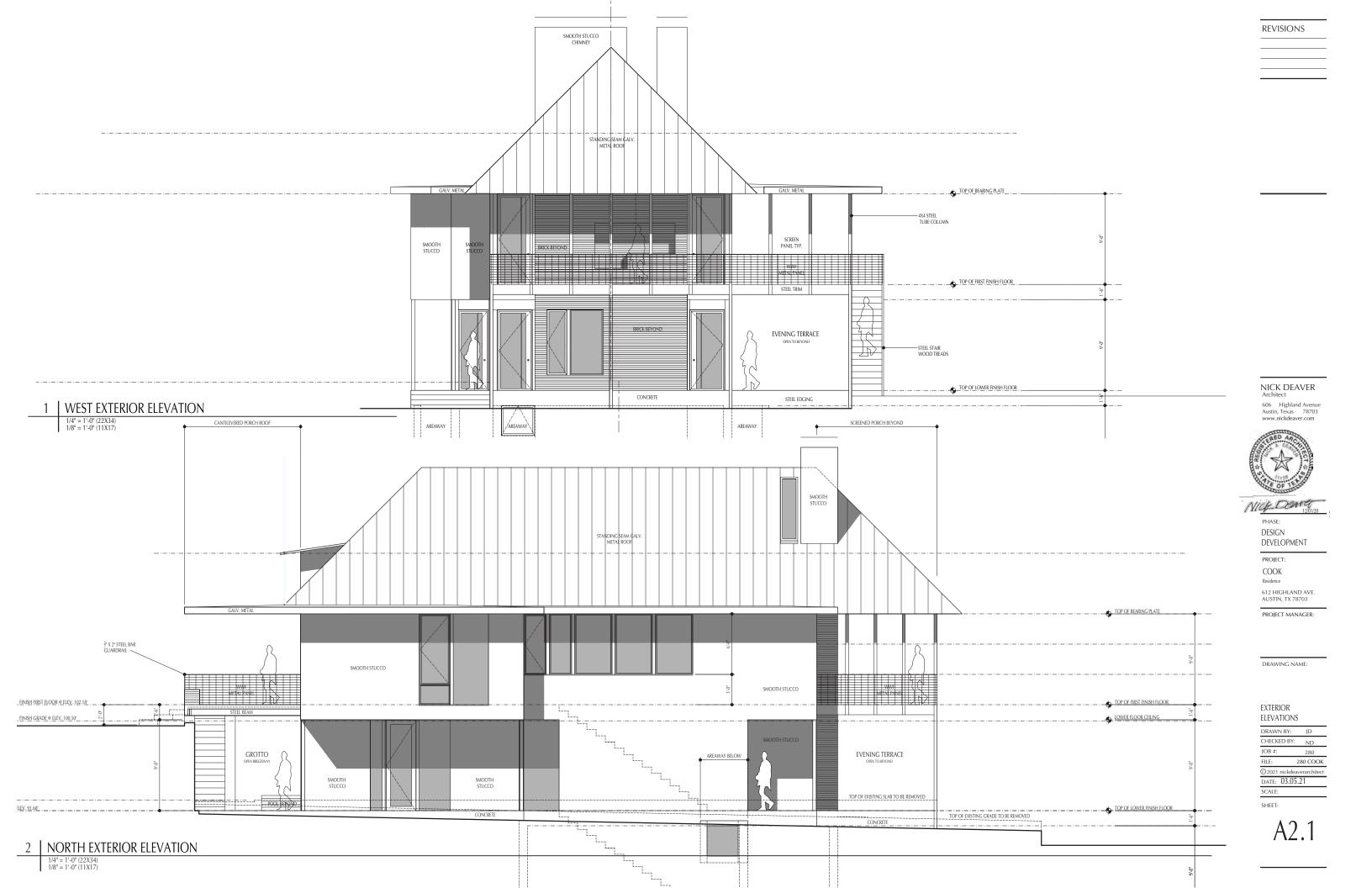
Before November 2019













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

- 1.) Same street orienation 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. Deliberatly 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.
- 10.) Separated Brick Landscaping wall from brick porch by 8" gap. (In repsonse to ARC comments 03.08.21)