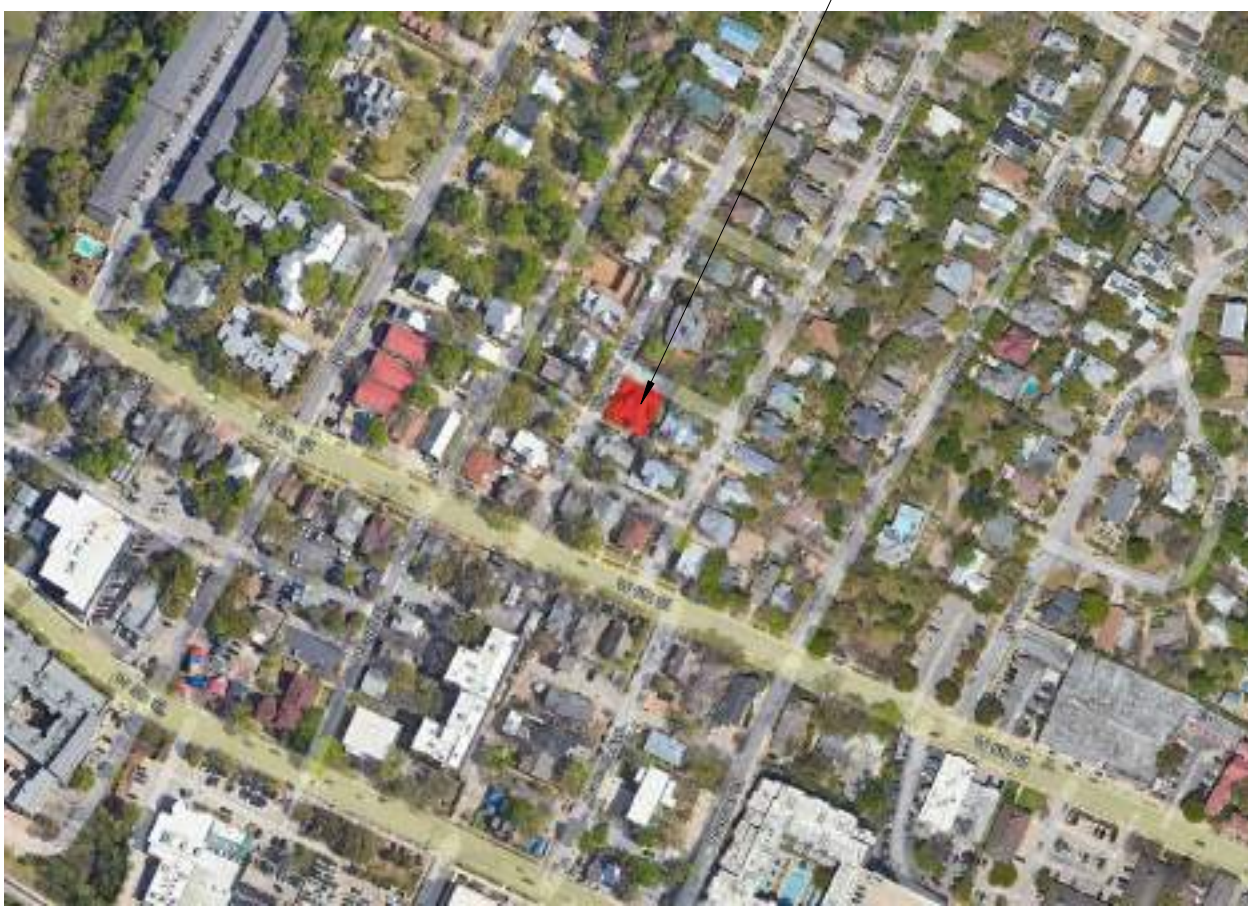


605 HIGHLAND RESIDENCE

PROJECT ADDRESS:
605 HIGHLAND AVE
AUSTIN, TEXAS 78703

PROJECT NUMBER:
202221
PROJECT ISSUE DATE:
21 JULY 2023

CONSTRUCTION LOCATION



INDEX OF SHEETS

G100	COVER SHEET
G101	GENERAL NOTES & ABBREVIATIONS
G102	SUBCHAPTER F TENT ANALYSIS
G103	EXISTING CONDITION PHOTOS
AS100	EXISTING SITE CONDITIONS & DEMO
AS101	SITE PLAN & LDC CALCULATIONS
AD101	GROUND LEVEL - DEMO PLAN
AD102	GARDEN LEVEL - DEMO PLAN
A101	GROUND LEVEL - ANNOTATION PLAN
A102	GROUND LEVEL - DIMENSION PLAN
A103	GARDEN LEVEL - ANNOTATION PLAN
A104	GARDEN LEVEL - DIMENSION PLAN
A110	ROOF PLAN
A111	SLAB PLAN
A121	GROUND LEVEL - RCP
A122	GARDEN LEVEL - RCP
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A401	ENLARGED FLOOR PLAN & INTERIOR ELEVATIONS
A601	SCHEDULES AND DOOR & FRAME ELEVATIONS
A001	NW CORNER VIEW FROM STREET
A003	NE CORNER VIEW FROM STREET

LOCATION MAP

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

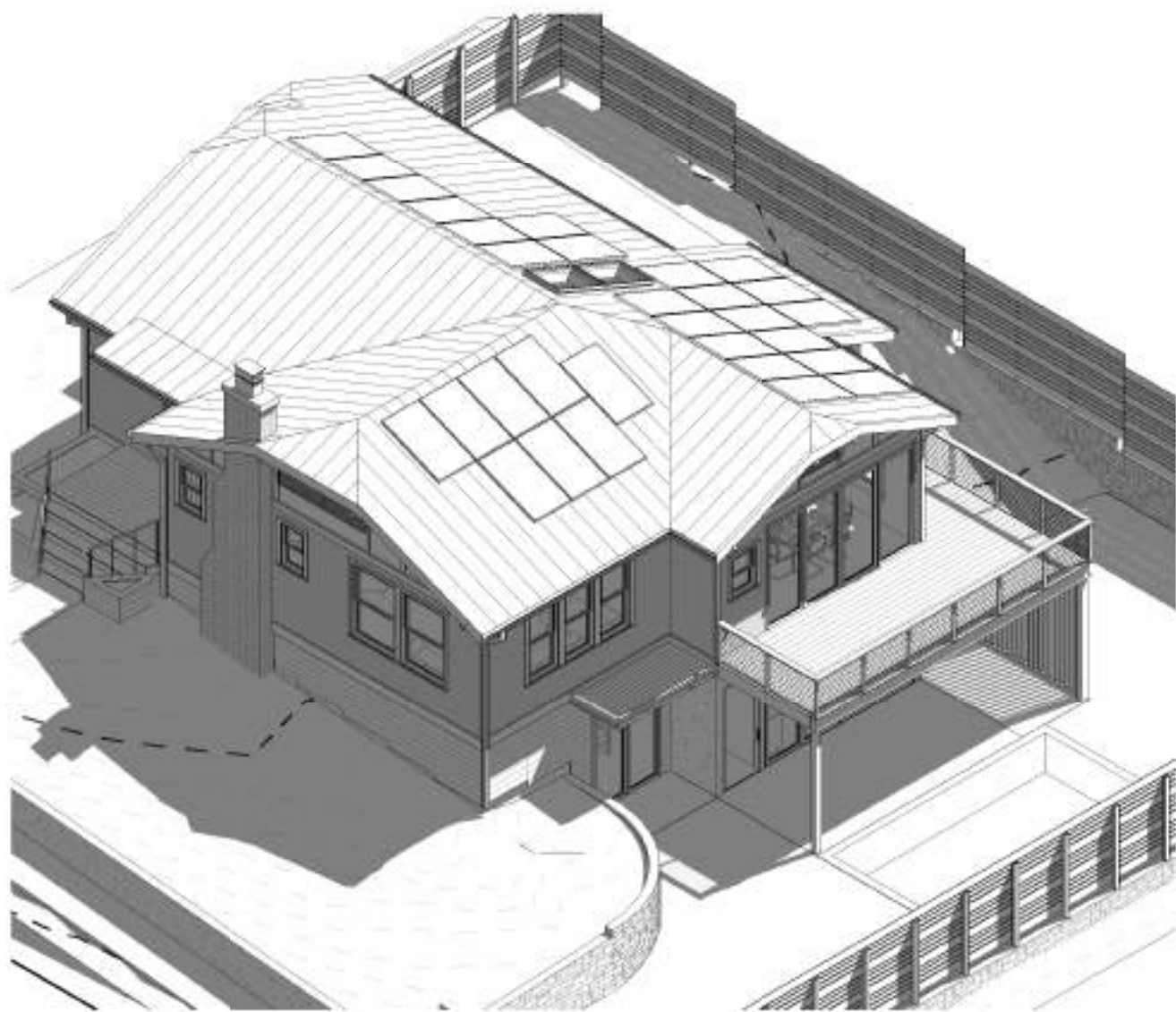
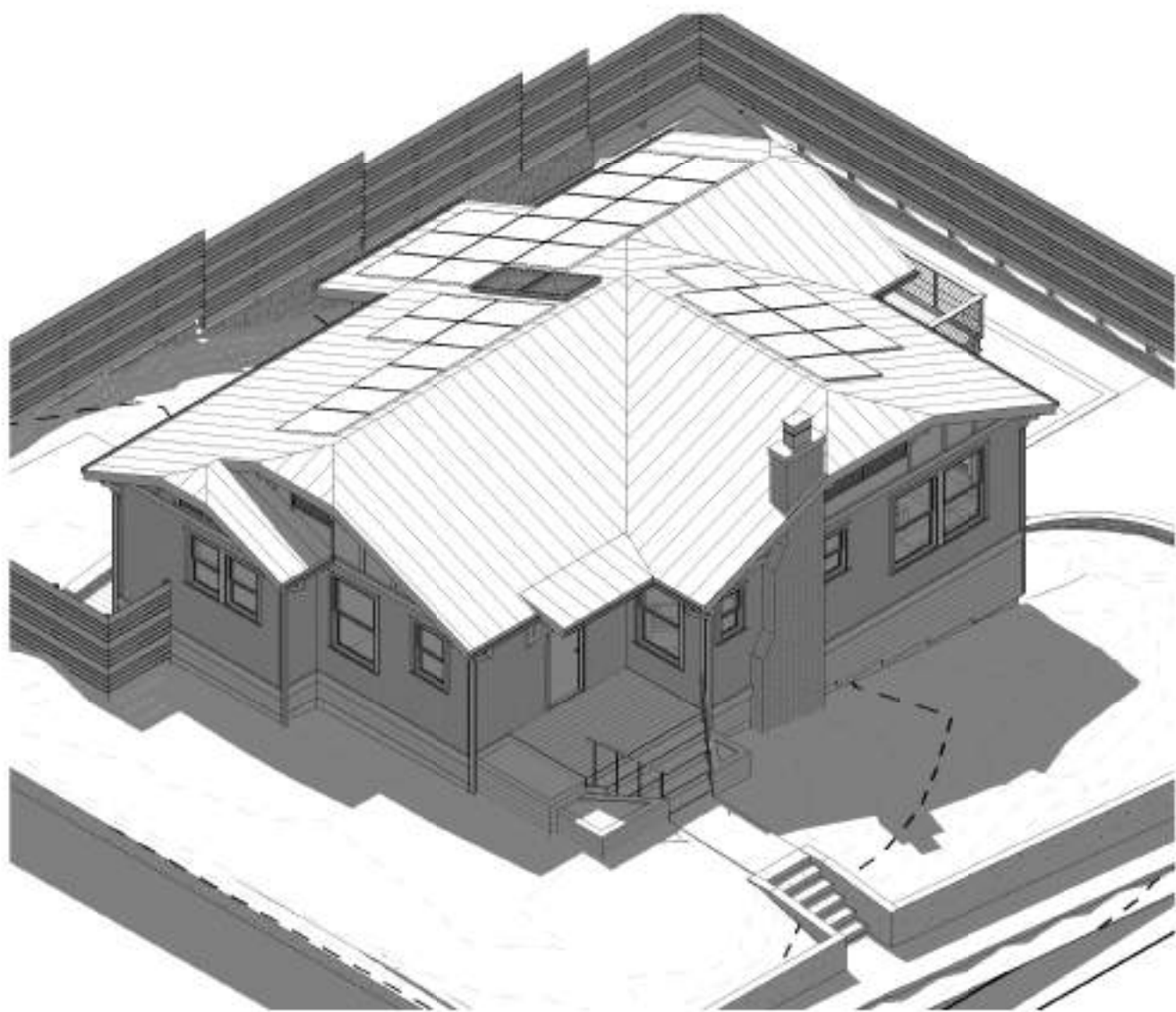
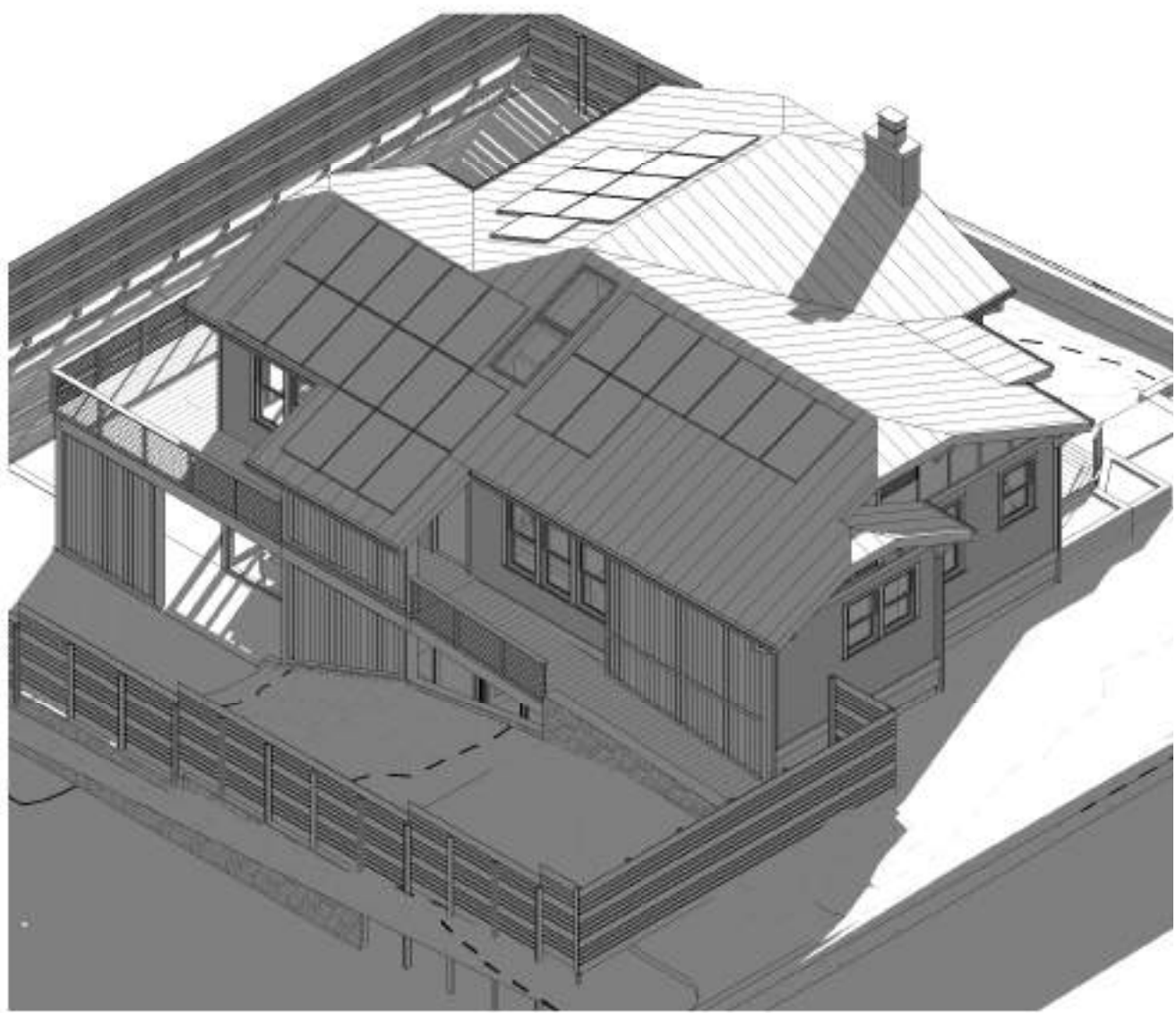
DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

REVISIONS:		
NO	REFERENCE	ISSUED

ARCHITECT
**CARTER • DESIGN
ASSOCIATES**
817 WEST ELEVENTH STREET
AUSTIN TEXAS 78701 (512) 476-1812
ARCHITECTURE PLANNING PRESERVATION

STRUCTURAL ENGINEER

STEINMAN LUEVANO STRUCTURES
5901 OLD FREDERICKBURG RD, B101
AUSTIN, TEXAS 78749
TEL. 512-891-6766



ABBREVIATIONS

@	AT	EWC	ELECTRIC WATER COOLER
@ F.F., @FF	AT FINISHED FLOOR	EXH.	EXHAUST
ABV.	ABOVE	EXP.	EXPANSION
ACoust.	ACOUSTICAL	EXT.	EXTERIOR
A/C	AIR CONDITIONING	EXTING.	EXTINGUISHER
ADA	AMERICANS WITH DISABILITIES ACT	FEC	FIRE EXTINGUISHER CABINET
ADMIN.	ADMINISTRATION	F.F. (E.)	FINISHED FLOOR (ELEVATION)
A/P/F/S.	AMPS/POLES/FUSE SIZE/STARTER SIZE	FH., F.H.	FIRE HYDRANT
A.F.F., AFF	ABOVE FINISH FLOOR	FHC	FIRE HOSE CABINET
ALUM.	ALUMINUM	FIN.	FINISH
ARCH(L).	ARCHITECT, ARCHITECTURAL	FIX.	FIXTURE
ASST.	ASSISTANT	FLR.	FLOOR
A-V	AUDIO-VISUAL	FLUOR.	FLUORESCENT
BD.	BOARD	F.O.C.	FACE OF CURB
BDT.	BETWEEN	FT.	FOOT, FEET
BHL	BOREHOLE	FURR.	FURRING
BLDG.	BUILDING	FXD.	FIXED
BLK.	BLOCK	G.C.	GENERAL CONTRACTOR
BLKG	BLOCKING	GA.	GAUGE
BM(S).	BEAM(S)	GALV.	GALVANIZED
B.O.C.	BACK OF CURB	GFL.	GROUND FAULT INTERRUPT
BOT.	BOTTOM	GLZ.	GLAZING
BSMT.	BASEMENT	G.P.M.	GALLONS PER MINUTE
BTWN.	BETWEEN	GR.	GRADE
CL	CENTER LINE	GRND.	GROUND
C.	CONDUIT	GYP.	GYPSPUM
C.J., CJ	CONTROL JOINT	H.C., H/C	HANDICAPPED
C.O.A.	CITY OF AUSTIN	HORIZ.	HORIZONTAL
CAB.	CABINET	HR.	HOUR
CAL.	CALIPER	HRDWD.	HARDWOOD
CCTS.	CIRCUITS	HT.	HEIGHT
CHAN.	CHANNEL	IN.	INCHES
CLG.	CEILING	INFO.	INFORMATION
CMU, C.M.U.	CONCRETE MASONRY UNIT	INSULA., INSUL.	INSULATION
COL.	COLUMN	INT.	INTERIOR
COM.	COMMUNICATION	JAN.	JANITOR
CONC.	CONCRETE	JST	JOIST
CONN.	CONNECTION	JT., JNT	JOINT
CONST.	CONSTRUCTION	LAM.	LAMINATE
CONT.	CONTINUOUS	LAV.	LAVATORY
COORD	COORDINATION	LBS.	POUNDS
CORR.	CORRIDOR	LF, L.F.	LINEAR FEET
CTR(D).	CENTER(ED)	LT.	LIGHT
CU.	COPPER	MAX.	MAXIMUM
CVR.	COVER	MANUF.	MANUFACTURER
DET.	DETAIL	MECH.	MECHANICAL
DIAG.	DIAGONAL(LY)	M.E.P.	MECHANICAL, ELECTRICAL, PLUMBING
DIA.	DIAMETER	MFR.	MANUFACTURER
DISP.	DISPENSER	MGR.	MANAGER
DIV.	DIVISION	MH.	MANHOLE
DN.	DOWN	MIN.	MINIMUM
DORM.	DORMITORY	MISC.	MISCELLANEOUS
DP.	DEEP	M.O.	MASONRY OPENING
D.S.	DOWNSPOUT	MTD.	MOUNTED
DW.	DISHWASHER	MTL.	METAL
DWG.	DRAWING	N.	NORTH
DWLS.	DOWELS	NIC	NOT IN CONTRACT
E.	EAST	N.T.S.	NOT TO SCALE
EA.	EACH	NF.	NON-FUSED
E.J., E.J.	EXPANSION JOINT	NO.	NUMBER
ELEV.	ELEVATION	O.C.	ON CENTER
ENGR.	ENGINEER	O.H.	OVERHEAD
EQ.	EQUAL	OPNG.	OPENING
ESMT.	EASEMENT	OPP.	OPPOSITE

SYMBOLS

1	View Name	DRAWING TITLE
	1/8" = 1'-0"	
	PLAN TRUE	
	NORTH NORTH	
	FINISH FLOOR 100' - 0"	NORTH ARROWS
	FINISH FLOOR 100' - 0"	ELEVATION IDENTIFIER
	1 A-101	CEILING HEIGHT IDENTIFIER
	1 A-101	ELEVATION MARKERS
	1 A-101	SECTION CUT MARKER
	0	DETAIL CALL-OUT MARKER
	100	COLUMN GRID IDENTIFIER
	100 8'-0"	FLOOR PLAN ROOM IDENTIFIER
	101	RCP ROOM IDENTIFIER
	1i	DOOR IDENTIFIER
	1i	WINDOW IDENTIFIER
	1i	WALL CONSTRUCTION IDENTIFIER
	1i	SLOPE ARROW

PROJECT INFORMATION

PROJECT NAME	605 HIGHLAND RESIDENCE
ADDRESS	605 HIGHLAND AVE
ZONING	SF-3 -HD-NP
NEIGHBORHOOD	CENTRAL WEST AUSTIN, OWANA, SMOOT TERRACE
LOT SIZE (SF)	6000
SETBACKS:	FRONT YARD SETBACK (F) 25' STREET SIDE YARD SETBACK (F) 15' SIDEYARD SETBACK (F) 5' REAR YARD SETBACK (F) 10'
MAX. BUILDING COVERAGE	40%
MAX. IMPERVIOUS COVERAGE	45%
VISITABILITY REQUIRED	NO
SUBCHAPTER F APPLICABLE	YES

APPLICABLE CODES:

INTERNATIONAL RESIDENTIAL CODE (IRC)	2021
UNIFORM PLUMBING CODE (UPC)	2021
UNIFORM MECHANICAL CODE (UMC)	2021
NATIONAL ELECTRICAL CODE (NEC)	2020
INTERNATIONAL FIRE CODE (IFC)	2021
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2021
INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUIC)	2015
FLOOD HAZARD AREAS (CHAPTER 25-12, ARTICLE 3)	

GENERAL PROJECT NOTES

- THE ARCHITECT, ENGINEER OR OWNER SHALL NOT BE RESPONSIBLE FOR, OR HAVE CONTROL OF, OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT, ENGINEER OR OWNER SHALL NOT BE RESPONSIBLE NOR HAVE CONTROL OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
- WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES HAVING THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATIONS. IN THIS LOCALITY, COMPLY WITH ALL RECOMMENDED PRACTICES AS SET FORTH BY THE FOLLOWING, BUT NOT LIMITED TO: EPA, ASME, SMACNA, ASHRAE, NFPA, ALL LOCAL BUILDING, MECHANICAL, AND PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA, AND REGULATIONS OF ALL GOVERNING BODIES AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. INTERRUPTION OF UTILITY SERVICES IS NOT PERMITTED WITHOUT FULL COORDINATION WITH OWNER. SOME AREAS MAY REQUIRE WORK ON WEEKENDS OR OFF HOURS.
- IT SHALL BE THE CONTRACTOR'S RESONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY SERVICE AND COORDINATE HIS WORK ACCORDINGLY.
- THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. IF EXISTING UTILITY CONSTRUCTION CONFLICTS WITH PROJECT REQUIREMENTS, CONTRACTOR SHALL NOTIFY OWNER SO THE CONFLICT MAY BE RESOLVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING PROPERTY BY HIS STAFF OR SUBCONTRACTORS.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
- THE DESIGN AND PROVISION OF ALL TEMPORARY SUPPORTS SUCH AS BUYING BRACES, FALSEWORK, SUPPORTS AND ANCHORS FOR SAFETY LINES, CURBBING, SHORING, OR ANY OTHER TEMPORARY ELEMENTS REQUIRED FOR THE EXECUTION OF THE CONTRACT ARE NOT INCLUDED IN THESE DRAWINGS AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. TEMPORARY SUPPORTS SHALL NOT RESULT IN THE OVERSTRESS OR DAMAGE OF THE ELEMENTS TO BE BRACED NOR ANY ELEMENTS USED AS BRACE SUPPORTS.
- CONTRACTOR SHALL MEET ALL LOCAL NOISE ORDINANCES.

ISSUE DATE: 21 JULY 2023

PROJECT NUMBER: 202221

DRAWN BY: ZWR

CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN, TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

GENERAL NOTES &
ABBREVIATIONS

G101

7/21/2023 7:19:42 PM E:\Project Photos\605 Highland_21_cdn\CARTER.ctb

ATTIC



LOOKING WEST



LOOKING NORTH

CRAWL SPACE AND FOUNDATION



LOOKING NORTHEAST



LOOKING NORTHWEST

HOUSE INTERIOR



WINDOWS



DINING ROOM



KITCHEN



LIVING ROOM

GARAGE



GARAGE - WEST ELEVATION



GARAGE - NORTH ELEVATION

HOUSE EXTERIOR



EAST ELEVATION



NORTH ELEVATION - 6TH 1/2 STREET



SOUTH ELEVATION



WEST ELEVATION - HIGHLAND AVENUE

ISSUE DATE:	21 JULY 2023
PROJECT NUMBER:	202221
DRAWN BY:	ZWR
CHECKED BY:	DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.
DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

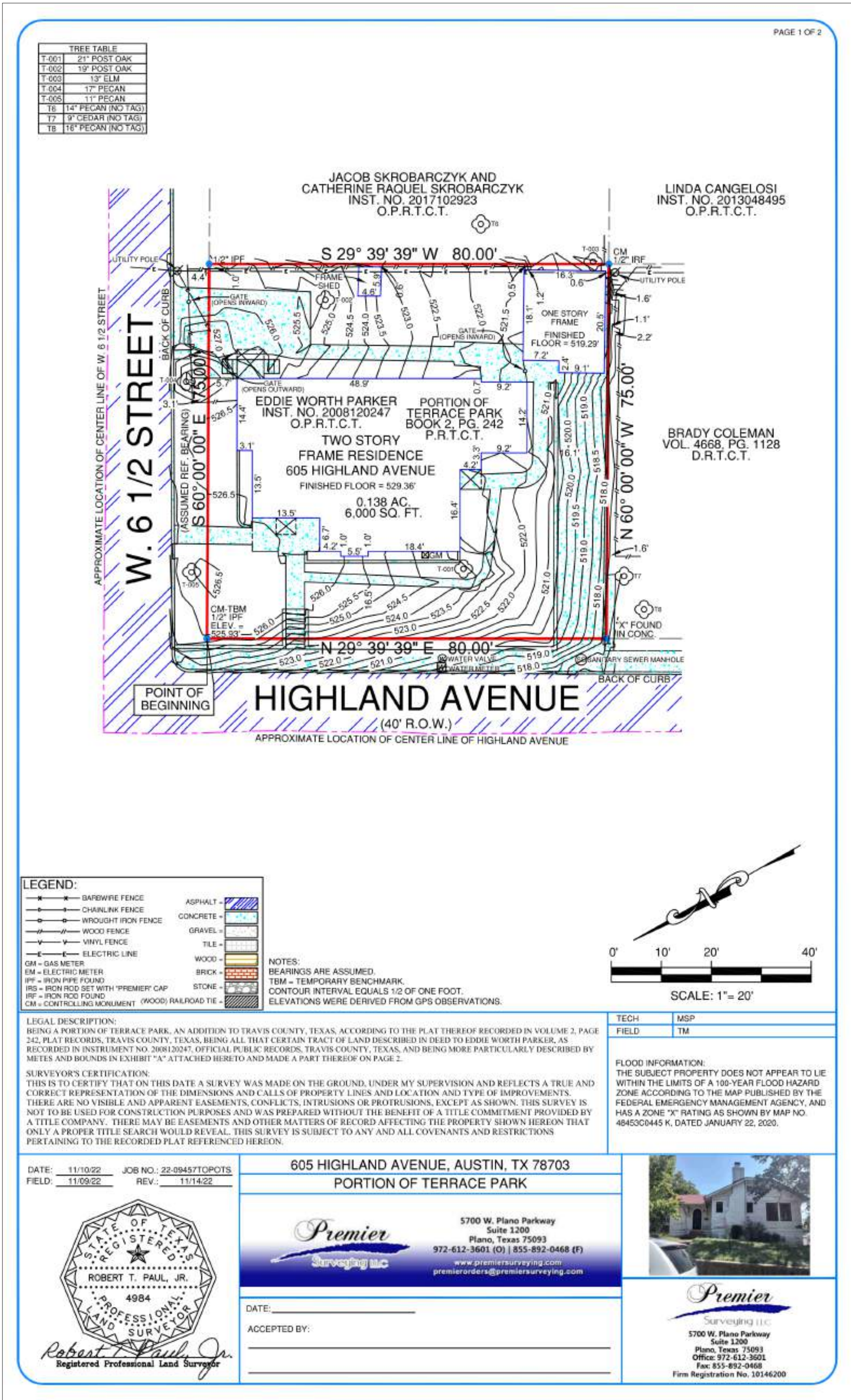
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P)512.476.1812 (F)512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

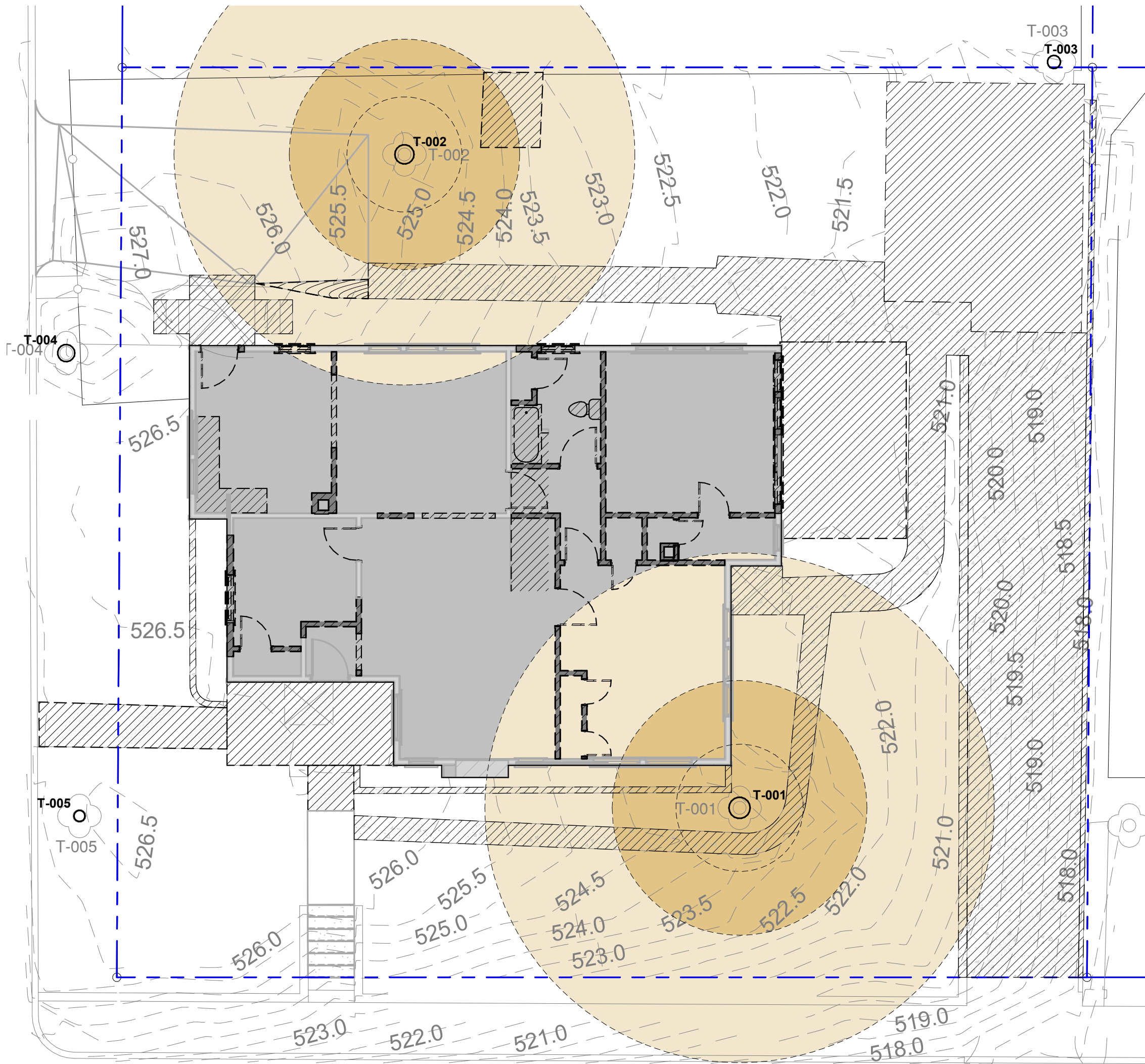
605 HIGHLAND AVE
AUSTIN, TEXAS 78703

EXISTING
CONDITION
PHOTOS

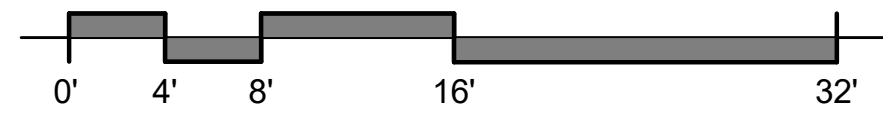
G103



2 SURVEY
1/2" = 1'-0"



1 EXISTING SITE CONDITIONS & DEMO
1/8" = 1'-0"



- SITE PLAN NOTES
- EXISTINGS CONDITIONS ARE BASED ON SURVEY PERFORMED BY PREMIER SURVEYING LLC DATED 11/14/22, VISUAL INSPECTION AND OWNER PROVIDED INFORMATION.
 - VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
 - ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT AND BROOM FINISH UNLESS OTHERWISE NOTED.
 - REFER TO SHEET G101 FOR VISIBILITY REQUIREMENTS.
 - FIRST FLOOR ENTRANCES SHALL HAVE MAX 1/2" BEVELED THRESHOLDS.
 - ENSURE GRADE SLOPES AWAY FROM BUILDING ALONG ENTIRE PERIMETER.
 - THE SITE PLAN SHOWS ONLY PROTECTED TREES. OTHER TREES BELOW 19" ARE SHOWN ON THE EXISTING CONDITIONS PLAN AND ARE TO REMAIN AND BE SIMILARLY PROTECTED DURING CONSTRUCTION AS REASONABLE UNLESS SPECIFICALLY LABELED TO BE REMOVED.
 - TREES ARE SHOWING WITH ACTUAL DIAMETER.
 - ALL SITE AREAS WITH NO NEW LANDSCAPE OR HARDSCAPE SHALL BE RESTORED TO EXISTING CONDITION.
 - FRONT YARD IMPERVIOUS COVER = _____
- TREE PROTECTION NOTES
- BEFORE CONSTRUCTION
 - 1.1 ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
 - 1.2 TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
 - 1.3 FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
 - 1.4 UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
 - 1.5 WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
 - 1.6 EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.
 - DURING CONSTRUCTION
 - 2.1 TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2 A.
 - 2.2 FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
 - 2.3 PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.
 - AFTER CONSTRUCTION
 - 3.1 TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - 3.2 LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - 3.3 DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.
 - 3.4 THIS LIST IS NOT EXHAUSTIVE. REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.

TREE LIST

T-001	21" POST OAK
T-002	19" POST OAK
T-003	13" ELM
T-004	17" PECAN
T-005	11" PECAN

ISSUE DATE: 21 JULY 2023
PROJECT NUMBER: 202221
DRAWN BY: ZWR
CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

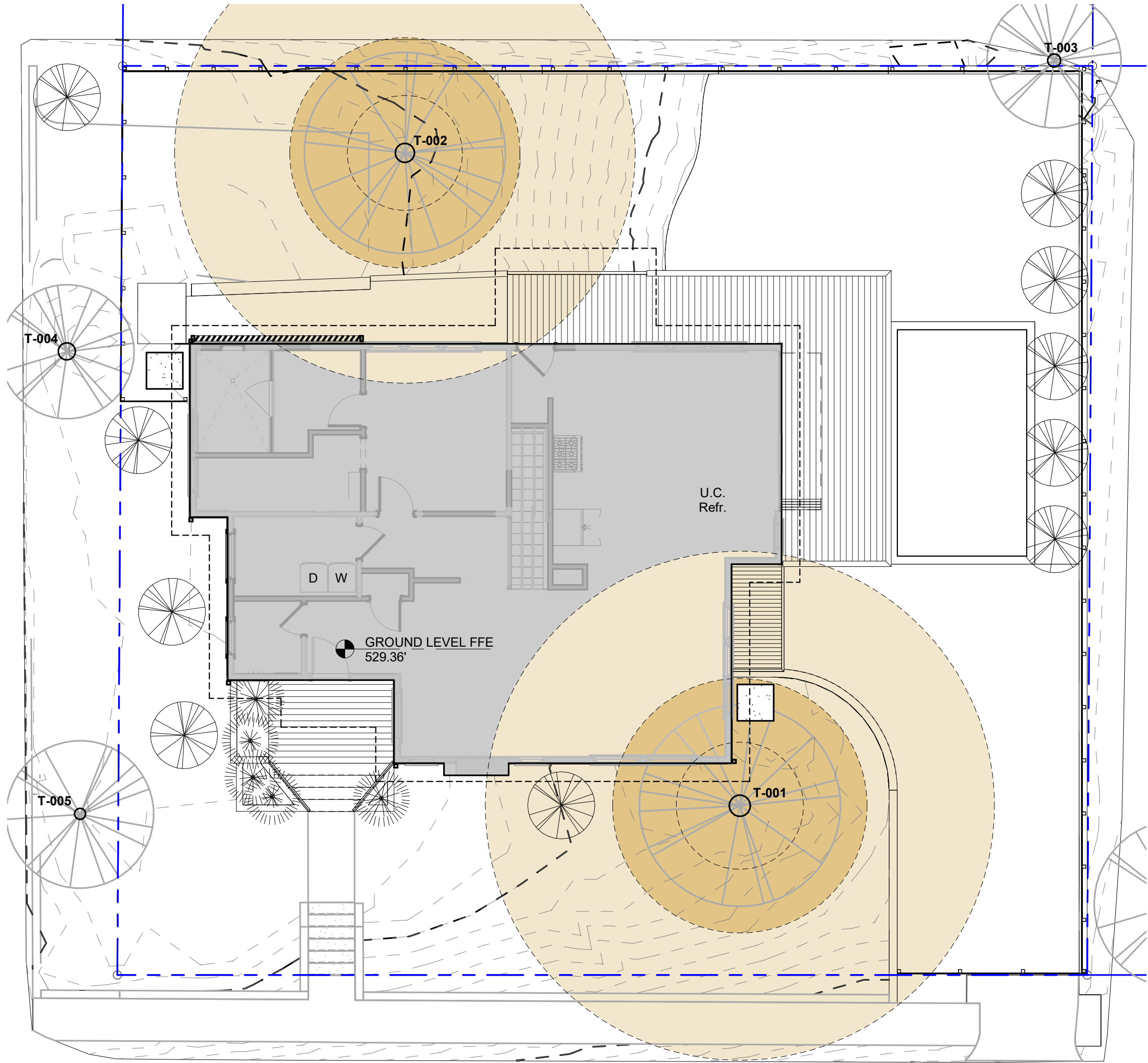
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

EXISTING SITE
CONDITIONS &
DEMO

AS100

605 HIGHLAND AVE
AUSTIN, TEXAS 78703



2 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

Site Development Information <i>Permit Application page 2</i>	Existing to Remain		New/Added		Total SF	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor Conditioned Area	1469....	0	0	0	1469....	0
b) 2nd Floor Conditioned Area	0	0	0	0	0	0
c) 3rd Floor Conditioned Area	0	0	0	0	0	0
d) Basement	463.77	0	604.59	0	1068....	0
e) Covered Parking (garage or carport)	0	0	0	0	0	0
f) Covered patio, deck, porch and balconies	0	0	445.65	0	445.65	0
g) Other covered or roofed areas	0	0	36.1	0	36.1	0
h) Uncovered Wood Decks (counts at 50%)	0	0	77.29	0	77.29	0
Total Building Area (a through h)	1932....	0	1163....	0	3096....	0
i) Pool	0	0	199.11	0		
j) Spa	0	0	0	0		
k) Remodeled Floor Area, excluding Addition/ New construction	0	0				

Calculation Aid <i>Permit Application page 7</i>		Existing SF	New/Added SF	Total SF
a) 1st Floor Conditioned Area		1469.22	0	1469.22
b) 2nd Floor Conditioned Area		0	0	0
c) 3rd Floor Conditioned Area		0	0	0
d) Basement		463.77	604.59	1068.36
e) Attached Covered Parking (garage or...		0	0	0
f) Detached Covered Parking (garage or...		0	0	0
g) Covered Wood Decks (count at 100%)		0	0	0
h) Covered Patio		0	445.65	445.65
i) Covered Porch		0	0	0
j) Balcony		0	0	0
k) Other: Specify	Extended...	0	76.02	76.02
Total Building Area (TBA) (add a thru k)		1932.99	1126.26	3059.25
Total Building Coverage (TBC) (TBA minus, if applicable: b,c,d and j)		1469.22	521.67	1990.89
l) Driveway		255.87	0	255.87
m) Sidewalks		0	110	110
n) Uncovered Patio		0	0	0
o) Uncovered Wood Decks (counted at 50%)		0	38.645	38.645
p) AC pads & other Flatwork		0	18	18
q) Other (Pool coping & Retaining Walls)		0	224.34	224.34
Total Site Impervious Coverage (sum TBC + l thru q)		1725.09	912.655	2637.745
r) Pool		0	199.11	199.11
s) Spa		0	0	0

Building Coverage Calculation		Existing	Total
Existing Building Coverage		24%	
Final Building Coverage			33%

Impervious Coverage Calculation		
Existing Impervious Coverage		29%
Final Impervious Coverage		44%

- LEGEND
- EXISTING CONCRETE TO REMAIN
 - CONCRETE
 - EXISTING ASPHALT TO REMAIN
 - ASPHALT
 - PERVIOUS PLANTINGS
 - NEW ADDITION
 - AREA TO BE REMODELED
 - EXISTING BUILDING TO REMAIN
 - CRITICAL ROOT ZONES OF PROTECTED TREES
 - 1/2 AND 1/4 CRITICAL ROOT ZONES OF PROTECTED TREES
 - GRAVEL
 - AREA TO BE MULCHED
 - 572.3' NEW TOPO LINE
 - 572.3' EXISTING TOPO

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.
- WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.
- PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.
- GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.
- PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.
- PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTUER'S RECOMMENDATION.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. MOUNT PER MANUFACTURES' RECOMMENDATION.
- PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.
- PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF WATER CLOSETS.
- PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10' MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.

SITE PLAN NOTES

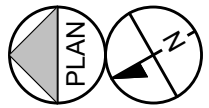
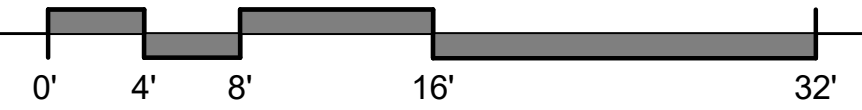
- EXISTINGS CONDITIONS ARE BASED ON SURVEY PERFORMED BY PREMIER SURVEYING LLC DATED 11/14/22. VISUAL INSPECTION AND OWNER PROVIDED INFORMATION
- VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THESE PLANS PRIOR TO COMMENCING WORK.
- ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT AND BROOM FINISH UNLESS OTHERWISE NOTED.
- REFER TO SHEET G101 FOR VISIBILITY REQUIREMENTS.
- FIRST FLOOR ENTRANCES SHALL HAVE MAX 1/2" BEVELED THRESHOLDS.
- ENSURE GRADE SLOPES AWAY FROM BUILDING ALONG ENTIRE PERIMETER.
- THE SITE PLAN SHOWS ONLY PROTECTED TREES. OTHER TREES BELOW 19" ARE SHOWN ON THE EXISTING CONDITIONS PLAN AND ARE TO REMAIN AND BE SIMILARLY PROTECTED DURING CONSTRUCTION AS REASONABLE UNLESS SPECIFICALLY LABELED TO BE REMOVED.
- TREES ARE SHOWING WITH ACTUAL DIAMETER.
- ALL SITE AREAS WITH NO NEW LANDSCAPE OR HARDSCAPE SHALL BE RESTORED TO EXISTING CONDITION.
- FRONT YARD IMPERVIOUS COVER = _____

TREE PROTECTION NOTES

- BEFORE CONSTRUCTION
 - ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
 - FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
 - UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
 - WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
 - EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.
- DURING CONSTRUCTION
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2.A.
 - FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
- AFTER CONSTRUCTION
 - TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.
 - THIS LIST IS NOT EXHAUSTIVE. REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.

TREE LIST

- T-001 21" POST OAK
- T-002 19" POST OAK
- T-003 13" ELM
- T-004 17" PECAN
- T-005 11" PECAN



ISSUE DATE: 21 JULY 2023
PROJECT NUMBER: 202221
DRAWN BY: ZWR
CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

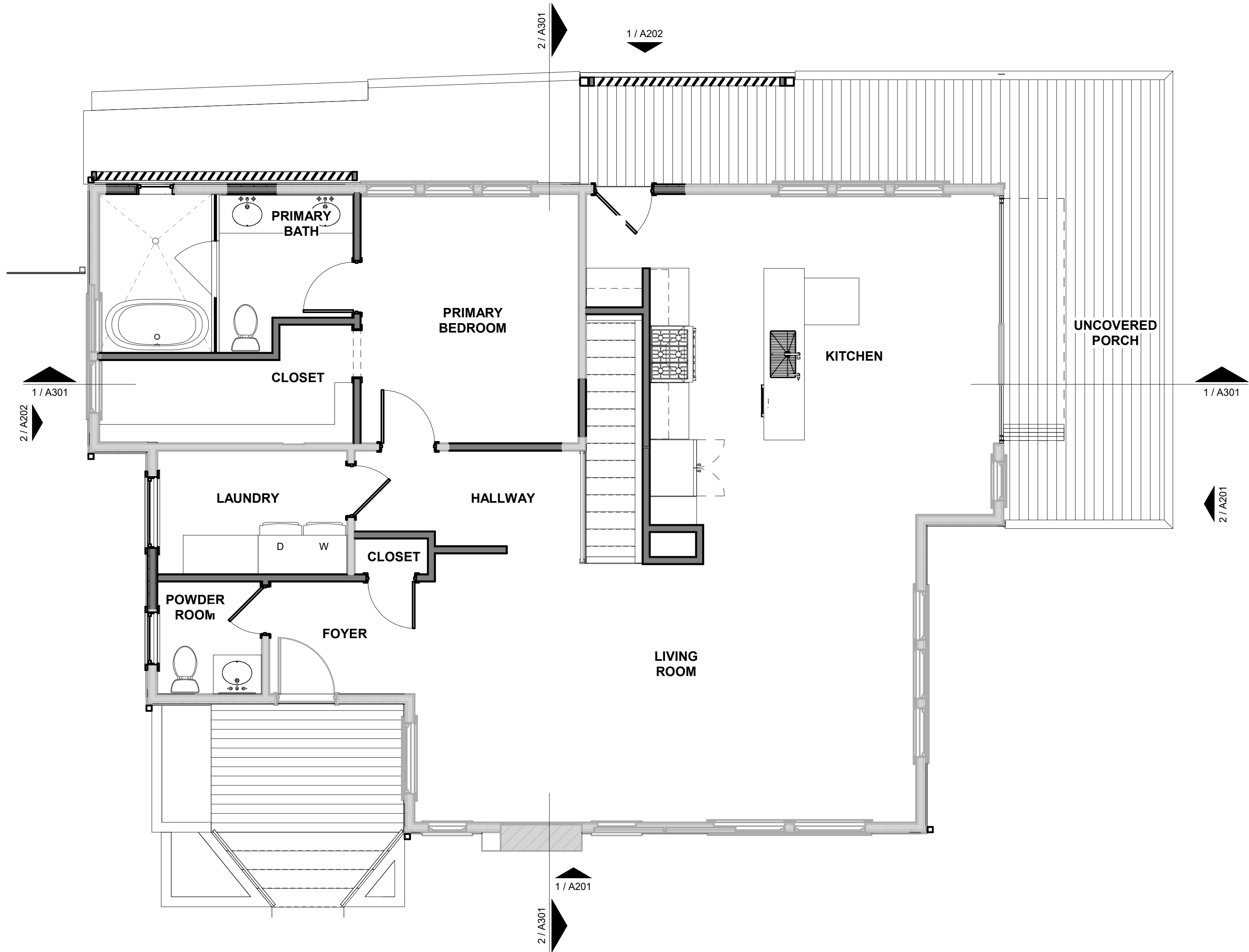
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

SITE PLAN & LDC
CALCULATIONS

AS101



2 GROUND LEVEL - ANNOTATION PLAN
1/4" = 1'-0"

GENERAL NOTES

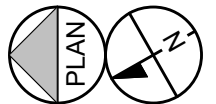
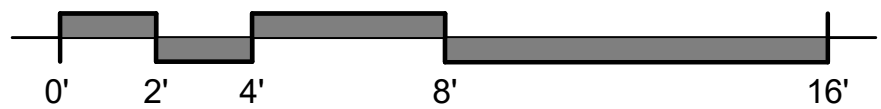
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.
2. WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.
3. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.
4. GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.
5. PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.
6. PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTUER'S RECOMMENDATION.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. mOUNT PER MANUFACTURES' RECOMMENDATION.
8. PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.
9. PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF WATER CLOSETS.
10. PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10' MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALL PARTITIONS ARE 2 x 6 WOOD STUDS WITH 5/8" GYPSUM BOARD AT INTERIOR FACE, AND EXTERIOR ENVELOPE REQUIREMENTS PER IRC AND LOCAL AMENDMENTS AND EXTERIOR FINISH UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR SIDING, PANELS, PLASTER AND STUCCO SHALL BE INSTALLED AS A RAINSCREEN SYTEM UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL INTERIOR WALL PARTITIONS ARE 2 x 4 WOOD STUDS WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. REFER TO SLAB PLAN FOR LAYOUT DIMENSIONS.
7. REFER TO STRUCTURAL SHEETS FOR FOUNDATION AND FRAMING.
8. COORDINATE ALL KITCHEN AND BATHROOM DIMENSIONS AND UTILITY REQUIREMENTS WITH OWNER'S SPECIFIC CHOICES OF FIXTURES, APPLIANCES AND CABINETS.
9. FIRST FLOOR ENTRANCES SHALL HAVE MAX 1/2" BEVELED THRESHOLD.
10. PROVIDE 2 x 6 BLOCKING AT CENTER LINE OF 34" AFF AT WALLS IN SHOWERS, BATHTUBS AND ADJACENT TO WATERCLOSETS.
11. ALL PORCH AND BALCONY FLOORS SHALL SLOPE TO DRAIN AWAY FROM BUILDING.
12. COORDINATE ALL FINAL OWNER CHOSEN FLOOR FINISHES WITH CONCRETE SLAB PRIOR TO PLACEMENT FOR CONINUOUS FLOOR LEVEL.

LEGEND

- | | |
|------|--------------------------------------|
| ELEC | ELECTRIC SERVICE METER / WEATHERHEAD |
| GAS | GAS METER |
| WH | TANKLESS WATER HEATER |
| — | GAS CONNECTION |
| + | HOSE BIB |
| □ | DOWNSPOUT WITH SPLASHBLOCK |
| ■ | CONCRETE FINISH |



ISSUE DATE: 21 JULY 2023
PROJECT NUMBER: 202221
DRAWN BY: ZWR
CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

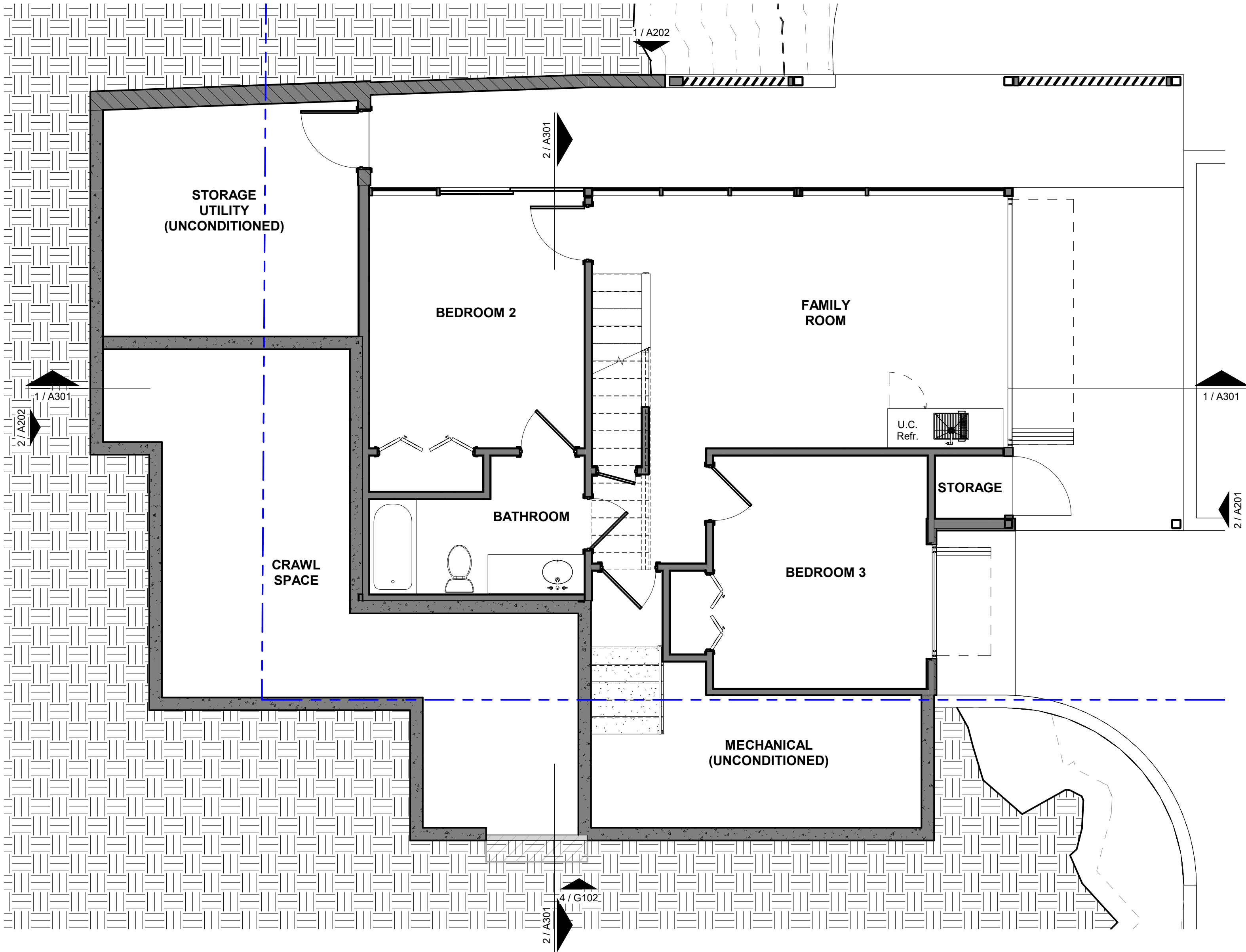
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

GROUND LEVEL -
ANNOTATION PLAN

A101



1 GARDEN LEVEL - ANNOTATION PLAN
1/4" = 1'-0"

GENERAL NOTES

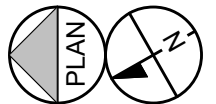
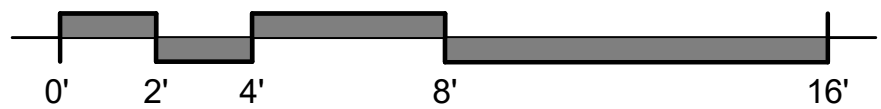
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.
2. WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.
3. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.
4. GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.
5. PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.
6. PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTUER'S RECOMMENDATION.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. mOUNT PER MANUFACTURES' RECOMMENDATION.
8. PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.
9. PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF WATER CLOSETS.
10. PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10' MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.

GENERAL NOTES - FLOOR PLAN

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY, UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR WALL PARTITIONS ARE 2 x 6 WOOD STUDS WITH 5/8" GYPSUM BOARD AT INTERIOR FACE, AND EXTERIOR ENVELOPE REQUIREMENTS PER IRC AND LOCAL AMENDMENTS AND EXTERIOR FINISH UNLESS OTHERWISE NOTED.
4. ALL EXTERIOR SIDING, PANELS, PLASTER AND STUCCO SHALL BE INSTALLED AS A RAINSCREEN SYTEM UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL INTERIOR WALL PARTITIONS ARE 2 x 4 WOOD STUDS WITH SOUND BATT INSULATION AND 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. REFER TO SLAB PLAN FOR LAYOUT DIMENSIONS.
7. REFER TO STRUCTURAL SHEETS FOR FOUNDATION AND FRAMING.
8. COORDINATE ALL KITCHEN AND BATHROOM DIMENSIONS AND UTILITY REQUIREMENTS WITH OWNER'S SPECIFIC CHOICES OF FIXTURES, APPLIANCES AND CABINETS.
9. FIRST FLOOR ENTRANCES SHALL HAVE MAX 1/2" BEVELED THRESHOLD.
10. PROVIDE 2 x 6 BLOCKING AT CENTER LINE OF 34" AFF AT WALLS IN SHOWERS, BATHTUBS AND ADJACENT TO WATERCLOSETS.
11. ALL PORCH AND BALCONY FLOORS SHALL SLOPE TO DRAIN AWAY FROM BUILDING.
12. COORDINATE ALL FINAL OWNER CHOSEN FLOOR FINISHES WITH CONCRETE SLAB PRIOR TO PLACEMENT FOR CONINUOUS FLOOR LEVEL.

LEGEND

- | | |
|------|--------------------------------------|
| ELEC | ELECTRIC SERVICE METER / WEATHERHEAD |
| GAS | GAS METER |
| WH | TANKLESS WATER HEATER |
| — | GAS CONNECTION |
| + | HOSE BIB |
| □ | DOWNSPOUT WITH SPLASHBLOCK |
| ■ | CONCRETE FINISH |



ISSUE DATE: 21 JULY 2023
PROJECT NUMBER: 202221
DRAWN BY: ZWR
CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.
DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

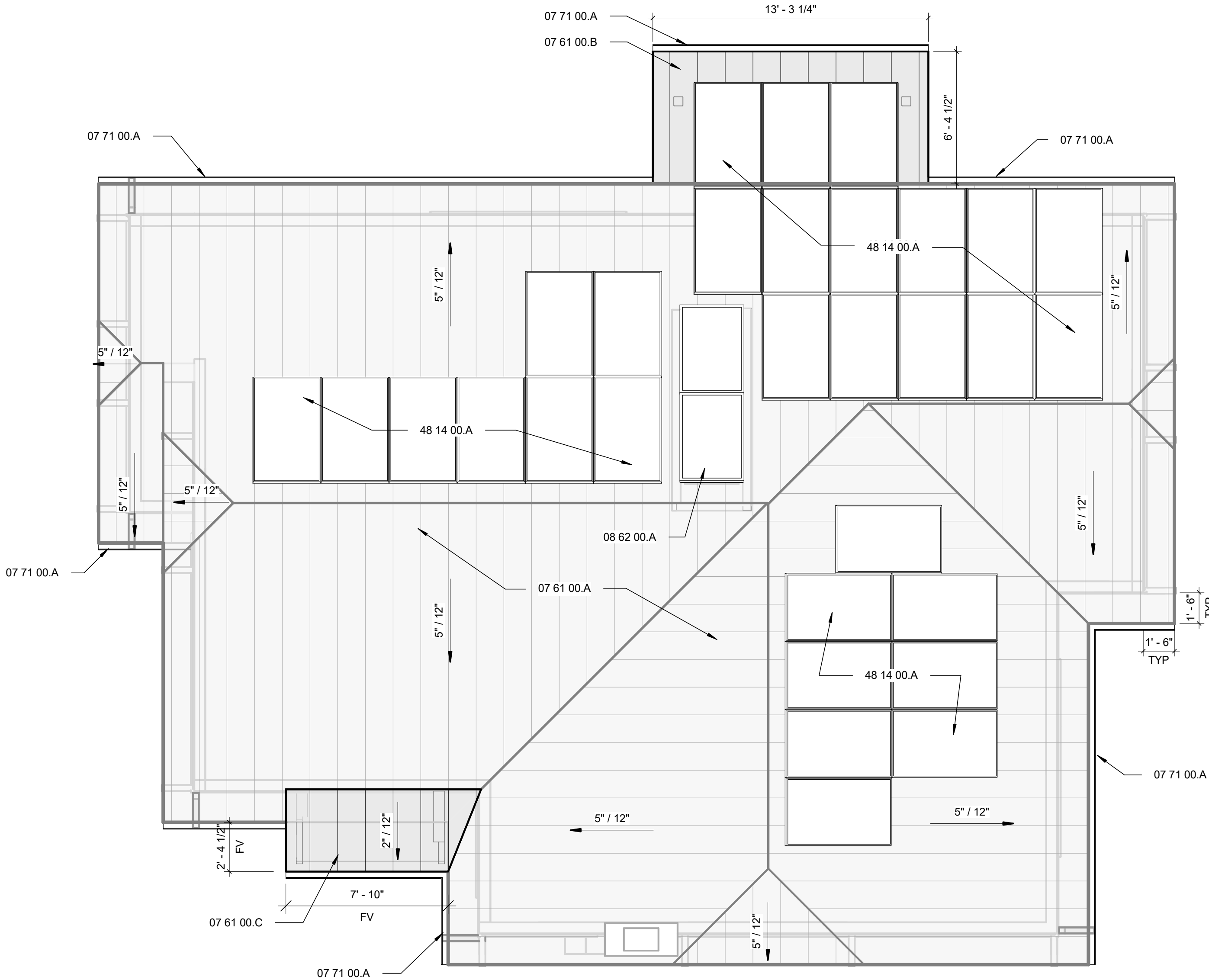
605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

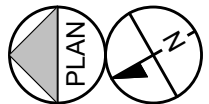
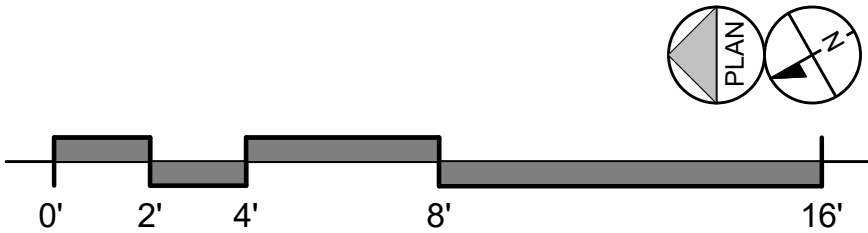
GARDEN LEVEL -
ANNOTATION PLAN

A103

7/21/2023 7:49:17 PM E:\Project Plans\605 Highland_21_cdr\202307.ctb



1 ROOF PLAN
1/4" = 1'-0"



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.
2. WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.
3. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.
4. GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.
5. PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.
6. PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTUER'S RECOMMENDATION.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. MOUNT PER MANUFACTURES' RECOMMENDATION.
8. PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.
9. PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF WATER CLOSETS.
10. PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10' MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.

GENERAL NOTES - ROOF

1. CONTRACTOR SHALL KEEP BUILDING WEATHER TIGHT.
2. ALL ROOFS SHALL SLOPE TO DRAIN.
3. CONTRACTOR SHALL PROVIDE ALL TRIM, FLASHING, UNDERLAYMENTS, FASTOVERS AND ACCESSORIES NECESSARY TO ENSURE A COMPLETE, WARRANTABLE, WEATHERTIGHT CONSTRUCTED ROOF.
4. AT DOWNSLOPING ROOFS PROVIDE GUTTERS OVER DOORS AND NEAR DOOR APPROACHES. PROVIDE LEAVE PROTECTION AT GUTTERS NEAR TREES. SECURE ALL DOWN SPOUTS SHALL TO BUILDING, DS BOTTOM TO POINT AWAY FROM HOUSE TOWARD SPLASH BLOCK AT GRADE.

KEYNOTES

- 07 61 00.A STANDING SEAM METAL ROOF OVER EXISTING ROOF DECK
07 61 00.B STANDING SEAM METAL ROOF OVER PORCH
07 61 00.C FRONT ENTRY ROOF. MAINTAIN ORIGINAL FOOTPRINT AND ALIGN WITH ADJACENT FASCIA. REMOVE AND SALVAGE ORIGINAL SUPPORT BRACKETS. REINSTALL BRACKET AT HIGHER ELEVATION TO SUPPORT THE OVERHANG.
- 07 71 00.A GUTTER AND DOWNSPOUT
08 62 00.A SKYLIGHT
48 14 00.A ROOFTOP SOLAR PANELS

ISSUE DATE:	21 JULY 2023
PROJECT NUMBER:	202221
DRAWN BY:	ZWR
CHECKED BY:	DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

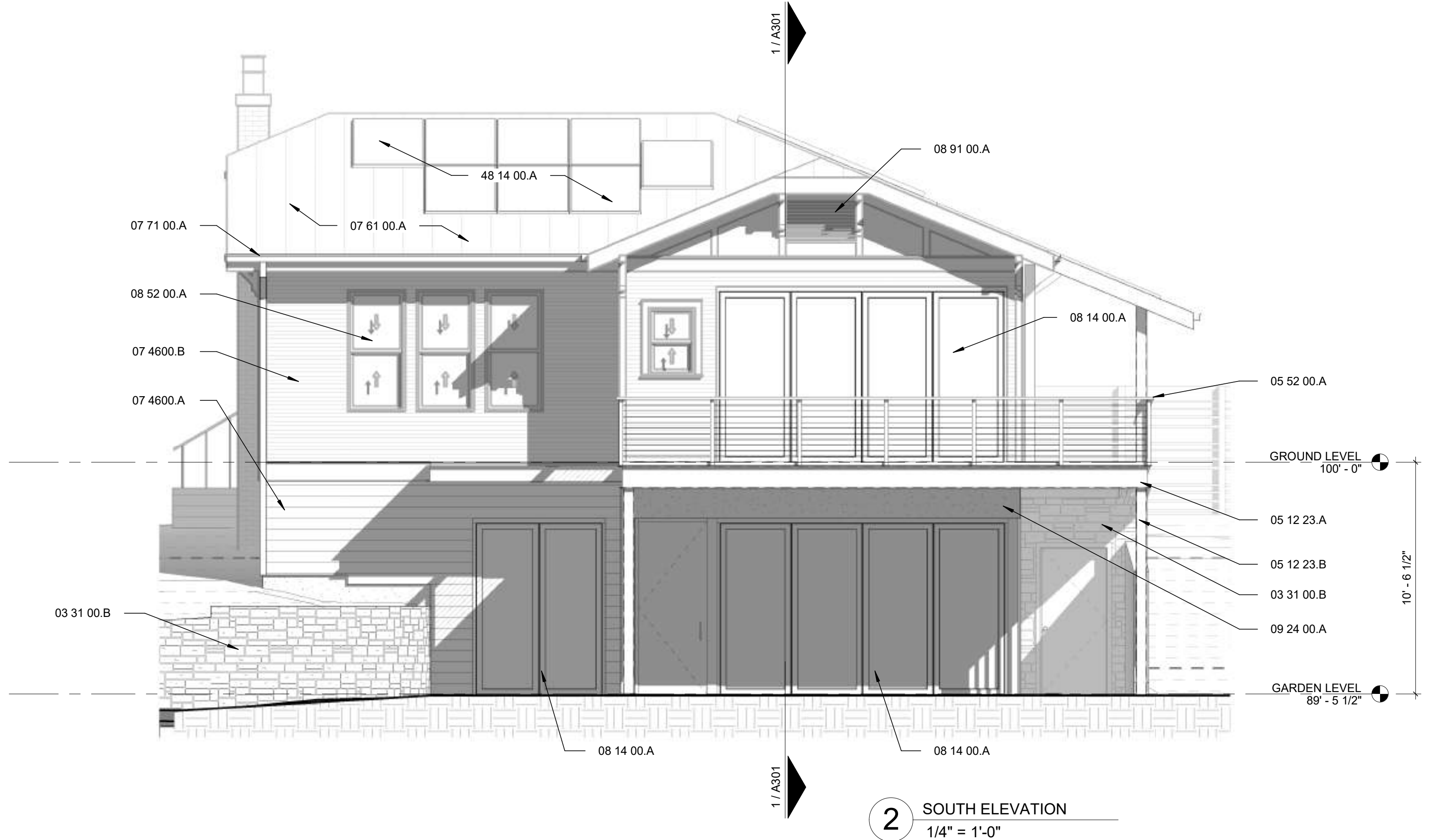
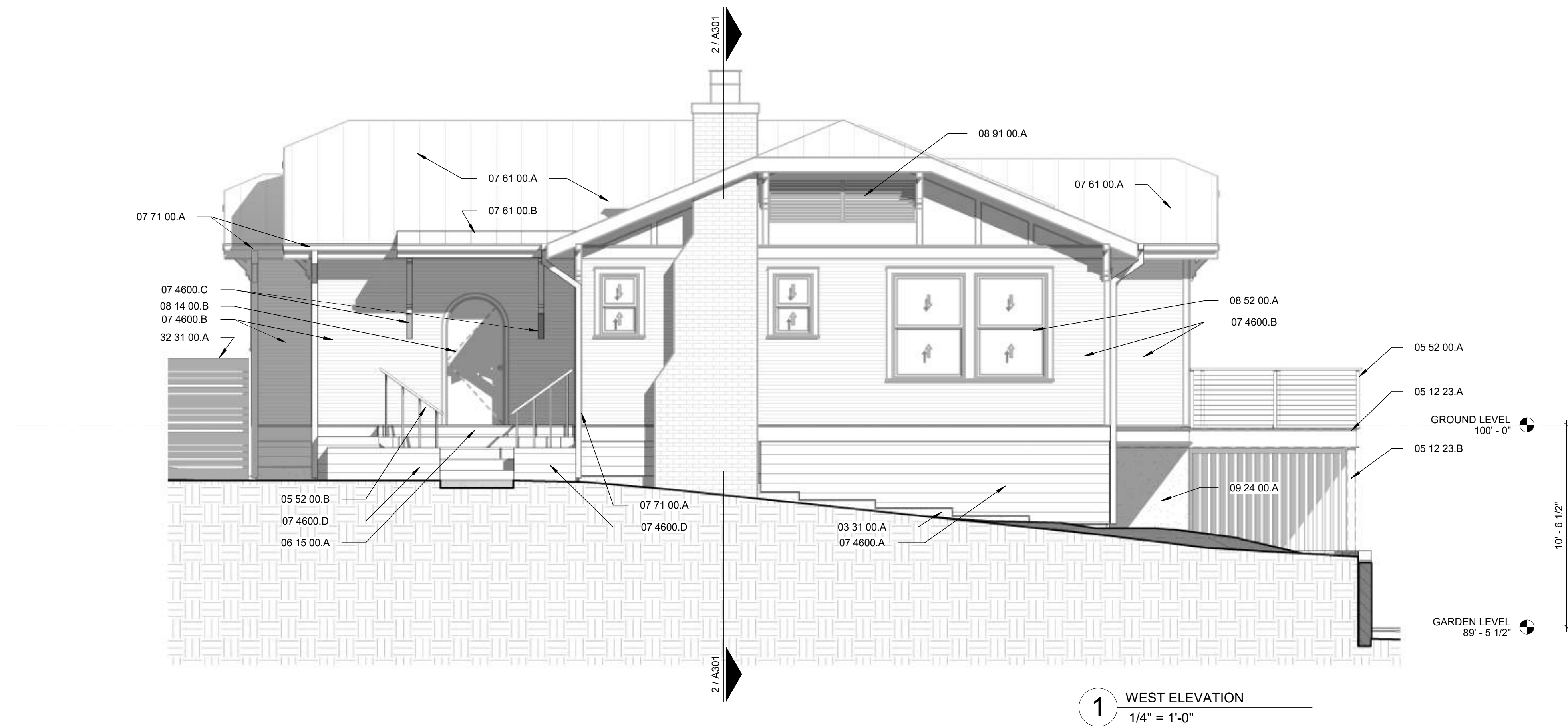
CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

ROOF PLAN

A110



GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.
2. WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.
3. PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.
4. GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.
5. PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.
6. PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTURER'S RECOMMENDATION.
7. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. MOUNT PER MANUFACTURER'S RECOMMENDATION.
8. PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.
9. PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF W.C. CLOSURE.
10. PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10' MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.











GENERAL NOTES - EXTERIOR ELEVATIONS

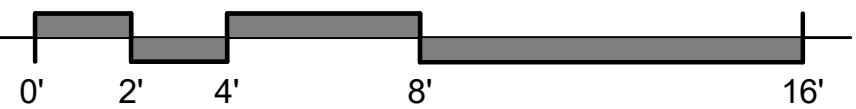
1. CONTROL JOINT @ STONE - TO FOLLOW STONE EDGE STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.
2. CONTROL JOINT @ STUCCO - STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.
3. ALL EXTERIOR SIDING, PANELS, PLASTER AND STUCCO SHALL BE INSTALLED AS A RAINSCREEN SYSTEM UNLESS SPECIFICALLY NOTED OTHERWISE.
4. PAINT TO BE A 3 COLOR SCHEME - PORCH CEILING AND FLOOR COLORS, ALL TRANSPARENT FINISHES TO BE THE SAME UNLESS OTHERWISE NOTED.
5. ALL EXISTING SURFACES ABUTTING NEW WORK SHALL BE RESTORED TO ORIGINAL CONDITION IF NOT PART OF SCOPE.

KEYNOTES

- | | |
|-------------|--|
| 03 31 00.0A | CAST IN PLACE CONTINUOUS CONCRETE STEM WALL AND FOOTING. EXTEND STEM WALL A MINIMUM OF 6" ABOVE GRADE. |
| 03 31 00.0B | CAST IN PLACE CONCRETE RETAINING WALL WITH STONE VENEER. |
| 05 12 23.A | STEEL FRAMED DECK |
| 05 12 23.B | SQUARE TUBE STEEL COLUMN |
| 05 52 00.0A | GUARDRAIL WITH TUBE STEEL POSTS, CABLE RAILS, AND WOOD TOP RAIL. |
| 05 52 00.0B | METAL HANDRAIL |
| 06 15 00.0A | THERMALLY MODIFIED WOOD DECKING AND STAIRS. STAIN AND FINISH. |
| 07 61 00.0A | STANDING SEAM METAL ROOF OVER EXISTING ROOF DECK |
| 07 61 00.0B | STANDING SEAM METAL ROOF OVER PORCH |
| 07 71 00.0A | GUTTER AND DOWNSPOUT |
| 07 4600.A | V-JOINT TONGUE AND GROOVE SKIRT TO MATCH ORIGINAL. |
| 07 4600.B | RESTORE EXISTING 117 PROFILE WOOD SIDING. REMOVE LOOSE PAINT, PRIME AND PAINT. |
| 07 4600.C | 117 PROFILE WOOD SIDING TO MATCH EXISTING. PRIME AND PAINT. |
| 07 4600.D | THERMALLY MODIFIED WOOD SKIRT. STAIN AND SEAL. |
| 08 14 00.0A | MULTI BI-FOLD ALUMINUM CLAD WOOD DOORS. BASIS OF DESIGN: MARVIN ULTIMATE BI-FOLD DOOR OR APPROVED EQUAL. |
| 08 14 00.0B | RESTORE WOOD FRONT DOOR. PAINT. |
| 08 52 00.0A | RESTORE ORIGINAL WOOD WINDOW AND TRIM. PAINT. |
| 08 91 00.0A | RESTORE ORIGINAL WOOD LOUVER. PAINT. |
| 09 24 00.0A | STUCCO |
| 32 31 00.0A | HORIZONTAL SLAT WOOD FENCE |
| 48 14 00.0A | ROOFTOP SOLAR PANELS |

EXTERIOR ELEVATION LEGEND

	STONE
	LATH & PLASTER (STUCCO)
	CEMENTITIOUS SIDING 4"
	CEMENTITIOUS SIDING 6"
	CEMENTITIOUS SIDING 8"
	BOARD & BATTEN SIDING 8"
	ASPHALT DIMENSIONAL SHINGLES
	STANDING SEAM METAL ROOF
	EARTH
	GRAVEL



ISSUE DATE: 21 JULY 2023

PROJECT NUMBER: **202221**

DRAWN BY: ZWR

CHECKED BY: **DDC**

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW. IT
IS INCOMPLETE AND MAY NOT BE
USED FOR REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

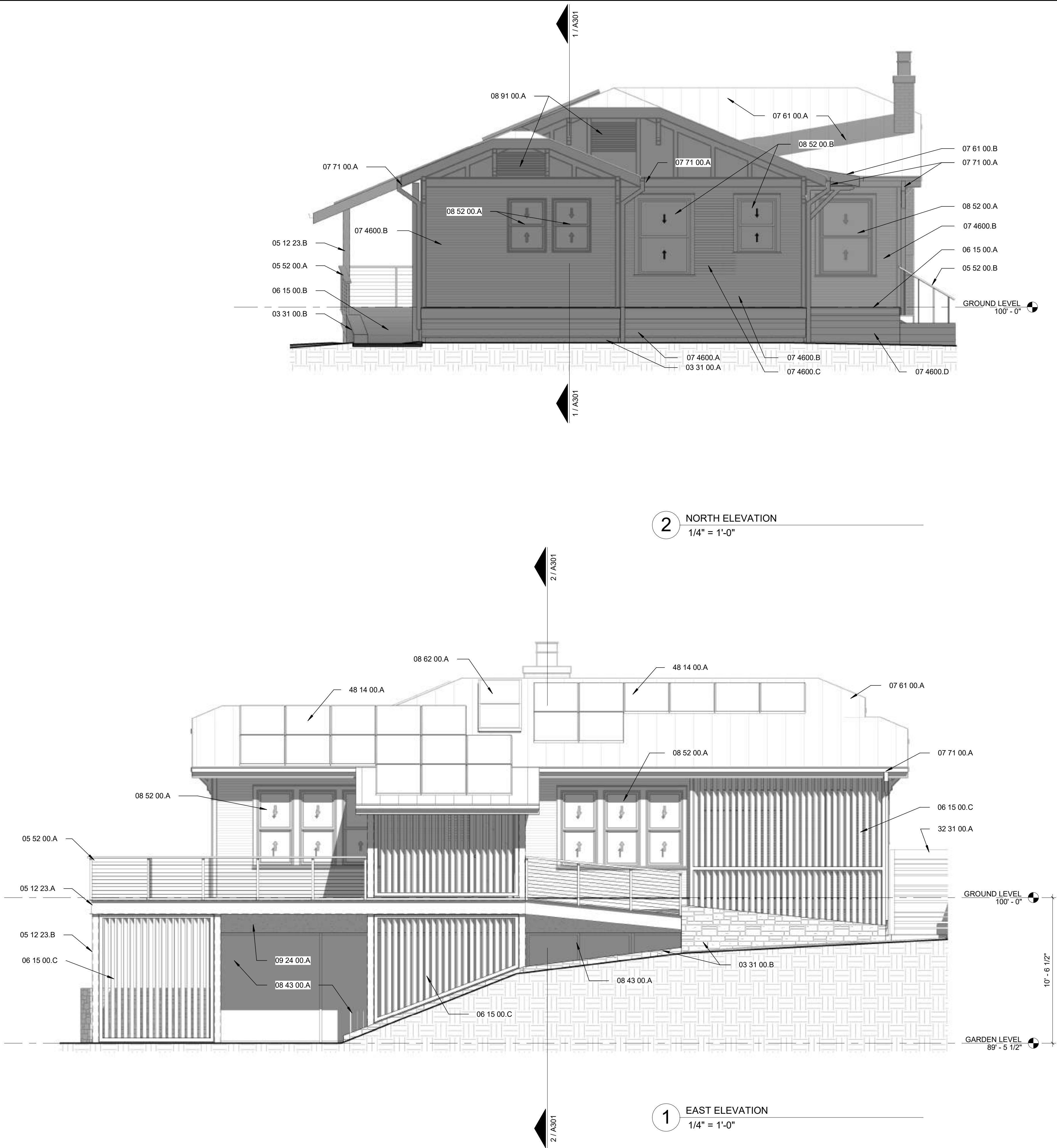
**CARTER • DESIGN
ASSOCIATES**
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P) 512.476.1812 (F) 512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

**605 HIGHLAND
RESIDENCE**

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

EXTERIOR ELEVATIONS

A201



GENERAL NOTES

1.

ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE IRC INCLUDING ALL CURRENT LOCAL AMENDMENTS.

2.

WIND, SEISMIC AND THERMAL ENVELOPE REQUIREMENTS SHALL BE DETERMINED BASED ON SPECIFIC PROJECT LOCATION.

3.

PROVIDE SAFETY GLAZING IN DOORS AND WINDOWS IN COMPLIANCE WITH IRC SECTION 308.

4.

GUARDRAILS AND WINDOW FALL PROTECTION SHALL BE IN COMPLIANCE WITH IRC SECTION 312.

5.

PROVIDE FIRE SPRINKLERS IN COMPLIANCE WITH IRC SECTION 313.

6.

PROVIDE SMOKE DETECTORS IN AND OUTSIDE ALL BEDROOMS AND SLEEPING AREAS IN COMPLIANCE WITH IRC PER SECTION 314. MOUNT PER MANUFACTURER'S RECOMMENDATION.

7.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE SLEEPING ROOMS AND IN COMPLIANCE WITH IRC SECTION 315. MOUNT PER MANUFACTURER'S RECOMMENDATION.

8.

PROVIDE ATTIC ACCESS PULL DOWN LADDER AT EACH ATTIC SPACE.

9.

PROVIDE A MIN 30" SPACE CENTERED ON WATER CLOSETS AT ALL LOCATIONS UNLESS NOTED TO BE MORE. PROVIDE A MINIMUM OF 21" IN FRONT OF WATER CLOSETS.

10.

PROVIDE DRAFT BLOCKING BETWEEN FLOORS, BETWEEN FLOORS AND ATTIC, HORIZONTALLY AT 10" MAX INCREMENTS AND AS REQUIRED BY IRC SECTION 302.11.

GENERAL NOTES - EXTERIOR ELEVATIONS

1.

CONTROL JOINT @ STONE - TO FOLLOW STONE EDGE STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.

2.

CONTROL JOINT @ STUCCO - STARTING FROM TOP EDGE OF WINDOW/DOOR SYSTEM TO TOP OF PARAPET.

3.

ALL EXTERIOR SIDING, PANELS, PLASTER AND STUCCO SHALL BE INSTALLED AS A RAINSCREEN SYTEM UNLESS SPECIFICALLY NOTED OTHERWISE.

4.

PAIN'T TO BE A 3 COLOR SCHEME + PORCH CEILING AND FLOOR COLORS. ALL TRANSPARENT FINISHES TO BE THE SAME UNLESS OTHERWISE NOTED.

5.

ALL EXISTING SURFACES ABUTING NEW WORK SHALL BE RESTORED TO ORIGINAL CONDITION IF NOT PART OF SCOPE.

KEYNOTES

03 31 00.A

CAST IN PLACE CONTINUOUS CONCRETE STEM WALL AND FOOTING. EXTEND STEM WALL A MINIMUM OF 6" ABOVE GRADE.

03 31 00.B

CAST IN PLACE CONCRETE RETAINING WALL WITH STONE VENEER.

05 12 23.A

STEEL FRAMED DECK

05 12 23.B

SQUARE TUBE STEEL COLUMN

05 52 00.A

GUARDRAIL WITH TUBE STEEL POSTS, CABLE RAILS, AND WOOD TOP RAIL.

05 52 00.B

METAL HANDRAIL

06 15 00.A

THERMALLY MODIFIED WOOD DECKING AND STAIRS. STAIN AND FINISH.

06 15 00.B

THERMALLY MODIFIED WOOD DECKING. STAIN AND FINISH.

06 15 00.C

THERMALLY MODIFIED WOOD PRIVACY SCREEN SET WITHIN TUBE STEEL FRAME. STAIN AND SEAL.

07 61 00.A

STANDING SEAM METAL ROOF OVER EXISTING ROOF DECK

07 61 00.B

STANDING SEAM METAL ROOF OVER PORCH

07 71 00.A

GUTTER AND DOWNSPOUT

07 4600.A

V-JOINT TONGUE AND GROOVE SKIRT TO MATCH ORIGINAL.

07 4600.B

RESTORE EXISTING 117 PROFILE WOOD SIDING. REMOVE LOOSE PAINT, PRIME AND PAINT.

07 4600.C

117 PROFILE WOOD SIDING TO MATCH EXISTING. PRIME AND PAINT.

07 4600.D

THERMALLY MODIFIED WOOD SKIRT. STAIN AND SEAL.

08 43 00.A

THERMALLY BROKEN INSULATED CLEAR GLASS STOREFRONT WINDOWS. BASIS OF DESIGN: MARVIN MODERN DIRECT GLAZE OR APPROVED EQUAL.

08 52 00.A

RESTORE ORIGINAL WOOD WINDOW AND TRIM. PAINT.

08 52 00.B

RESTORE SALVAGED ORIGINAL WOOD WINDOW AND TRIM. INSTALL IN NEW LOCATION. PAINT.

08 62 00.A

SKYLIGHT

08 91 00.A

RESTORE ORIGINAL WOOD LOUVER. PAINT.

09 24 00.A

STUCCO

32 31 00.A

HORIZONTAL SLAT WOOD FENCE

48 14 00.A

ROOFTOP SOLAR PANELS

EXTERIOR ELEVATION LEGEND

STONE

LATH & PLASTER (STUCCO)

CEMENTITIOUS SIDING 4"

CEMENTITIOUS SIDING 6"

CEMENTITIOUS SIDING 8"

BOARD & BATTEN SIDING 8"

ASPHALT DIMENSIONAL SHINGLES

STANDING SEAM METAL ROOFM

EARTH

GRAVEL

0'

2'

4'

8'

16'

ISSUE DATE: 21 JULY 2023

PROJECT NUMBER: 202221

DRAWN BY: ZWR

CHECKED BY: DDC

REVISIONS:

NO	REFERENCE	ISSUED

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. IT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

DONNA CARTER
TEXAS REGISTRATION NUMBER #8207

CARTER • DESIGN
ASSOCIATES
817 WEST ELEVENTH STREET
AUSTIN • TEXAS • 78701
(P)512.476.1812 (F)512.476.1819
ARCHITECTURE • PRESERVATION • PLANNING

605 HIGHLAND
RESIDENCE

605 HIGHLAND AVE
AUSTIN, TEXAS 78703

EXTERIOR
ELEVATIONS

A202