Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 602 Highland Ave. Austin, Texas 78703

Historic Landmark ☐ Historic District (Local) ☑ National Register Historic District ☐

Historic Landmark or Historic District Name: Smoot/Terrace Park Historic District

Applicant Name: Clarisa House Phone #: 512-542-0073 Email: clarisa@designtrait.com

Applicant Address: 2525 S. Lamar Ste. 6 City: Austin State: TX Zip: 78704

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) New second floor 370 sf addition with roof deck.	West end of the existing building	Wood framing & wood siding
2) New carport.	South-East corner of property	Steel framed with steel shade structure
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: 2020.08.21

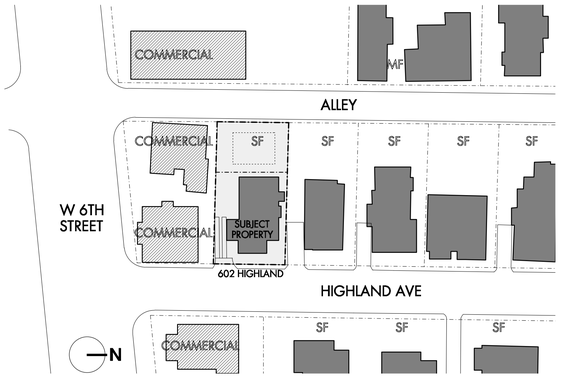
HIGHLAND AVE. 2ND FLOOR ADDITION

602 HIGHLAND AVE.
AUSTIN, TEXAS 78703

designtrait architecture
512 542 0073 | www.designtrait.com

NOT FOR CONSTRUCTION
NOT FOR PERMIT

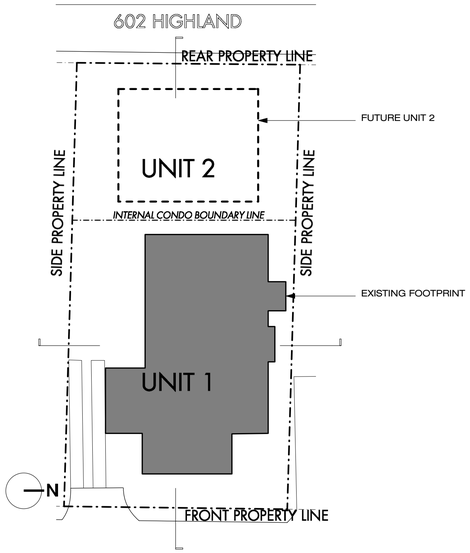
SITE LOCATION MAP



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



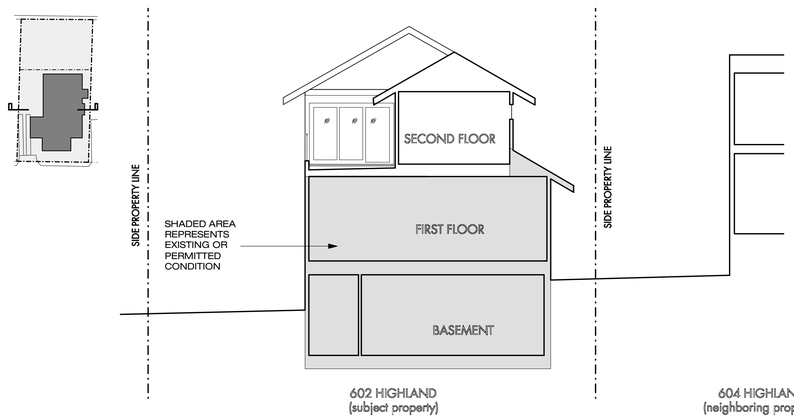
FLOOR AREA RATIO & IMPERVIOUS COVERAGE BREAKDOWNS

	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

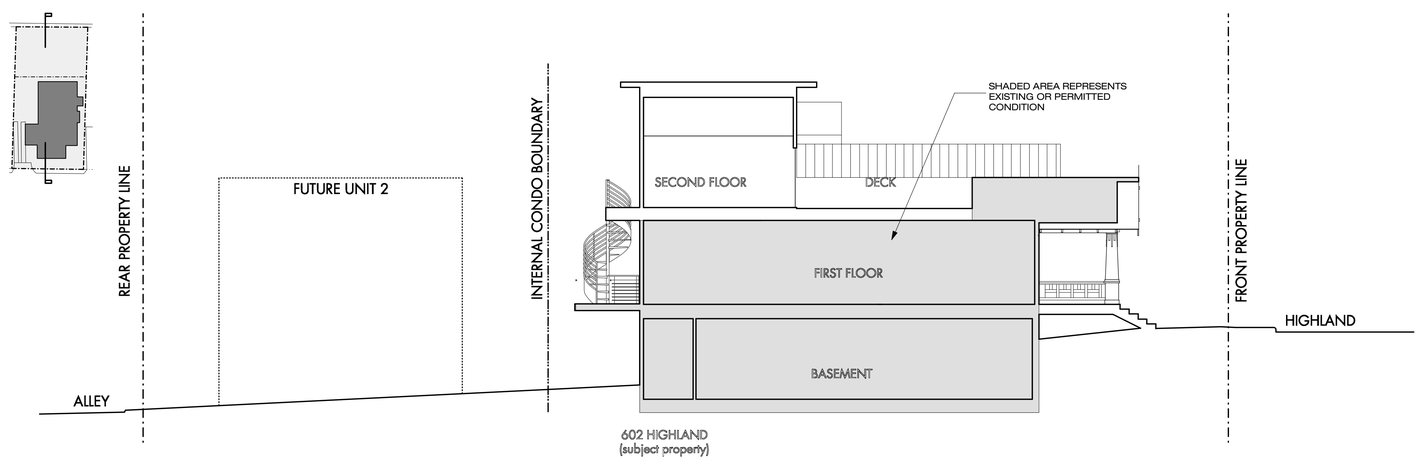
CONSTRUCTION ALLOWANCES/LIMITATIONS PER CONDOMINIUM DOCUMENTS

	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 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: (XXX) XXX-XXXX
E-MAIL: CLAYTON@TXPILE.COM

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

STRUCTURAL ENGINEER
MJ STRUCTURES
CONTACT: RICHARD MARTIN
812 SAN ANTONIO ST.
AUSTIN, TX 78701
PH: (512) 693-9500
E-MAIL: RICHARD@MJSTRUCTURES.COM

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

DRAWN BY
ch

SET ISSUE
20 August 2020 | Design Review

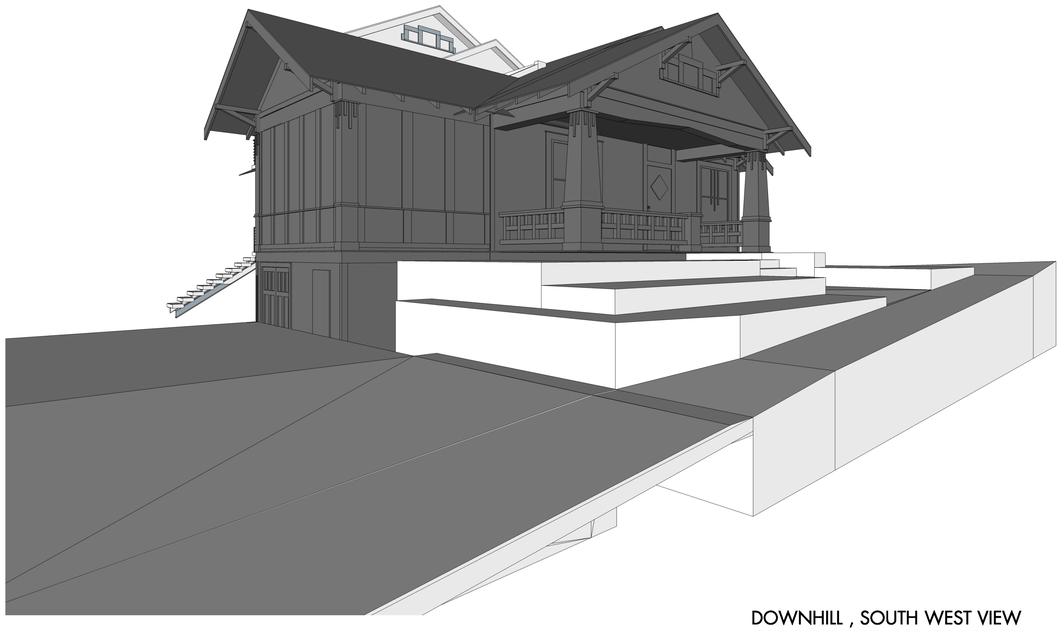
SHEET TITLE
COVER SHEET

SHEET
A0.0

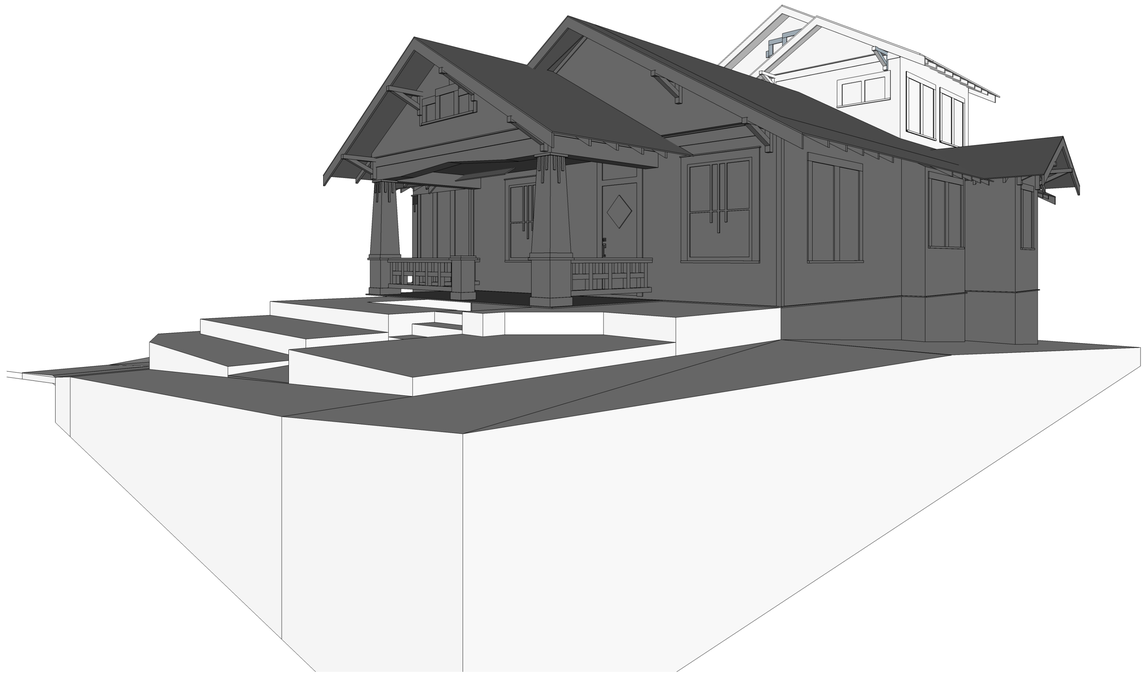
CAUTION: DO NOT SCALE DRAWINGS
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY ONLY BE USED IN CONJUNCTION WITH THIS PROJECT

HIGHLAND AVE. 2ND FLOOR ADDITION

602 HIGHLAND AVE.
AUSTIN, TEXAS 78703



DOWNHILL , SOUTH WEST VIEW



UPHILL, NORTH WEST VIEW

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

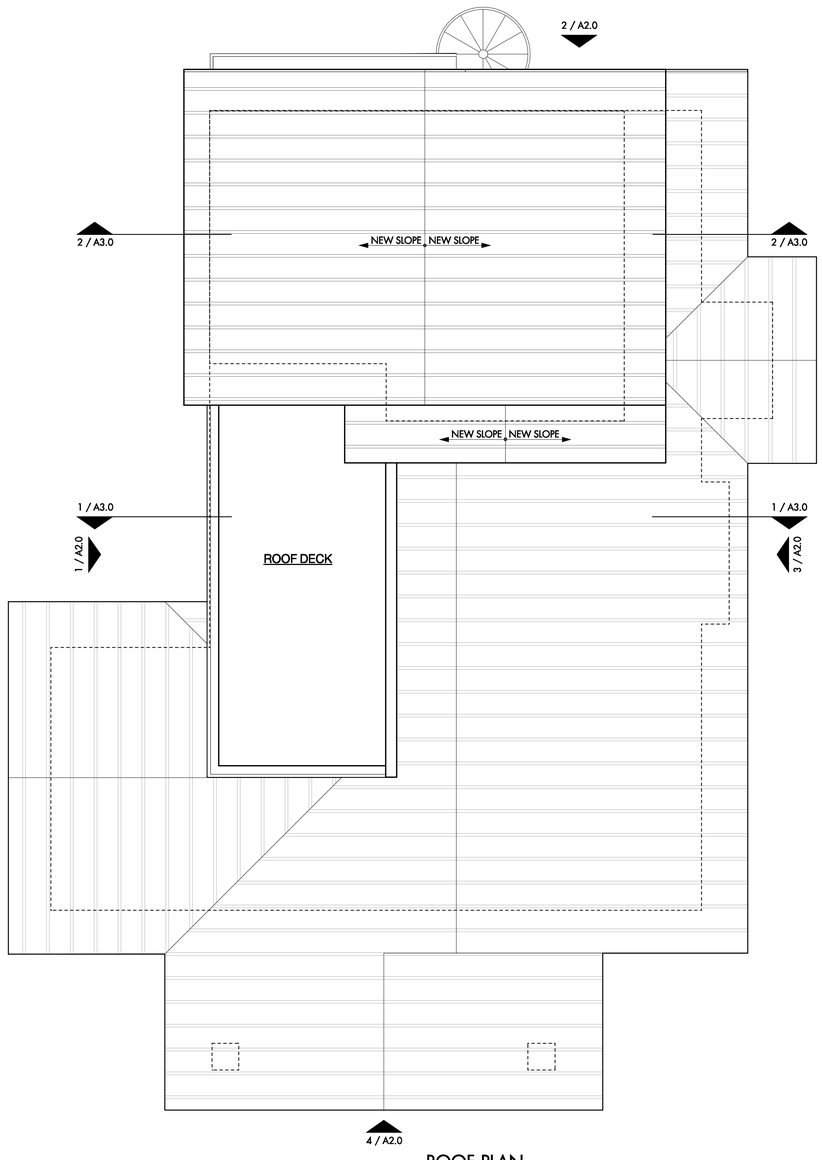
DRAWN BY
ch

SET ISSUE
20 August 2020 | Design Review

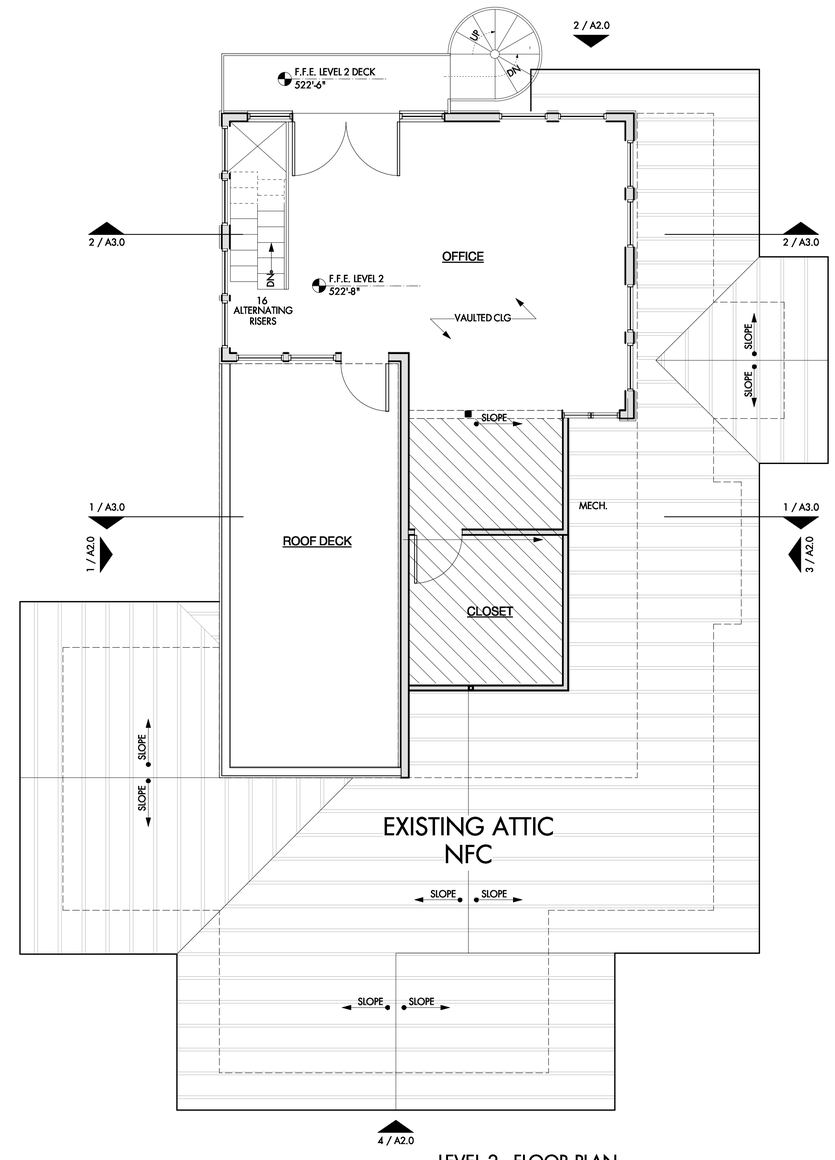
SHEET TITLE
COVER SHEET

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



2 ROOF PLAN
Scale: 1/4" = 1'-0"



2 LEVEL 2 - FLOOR PLAN
Scale: 1/4" = 1'-0"

designtrait
architecture
512 542 0073 T | www.designtrait.com

NOT FOR CONSTRUCTION
NOT FOR PERMIT

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

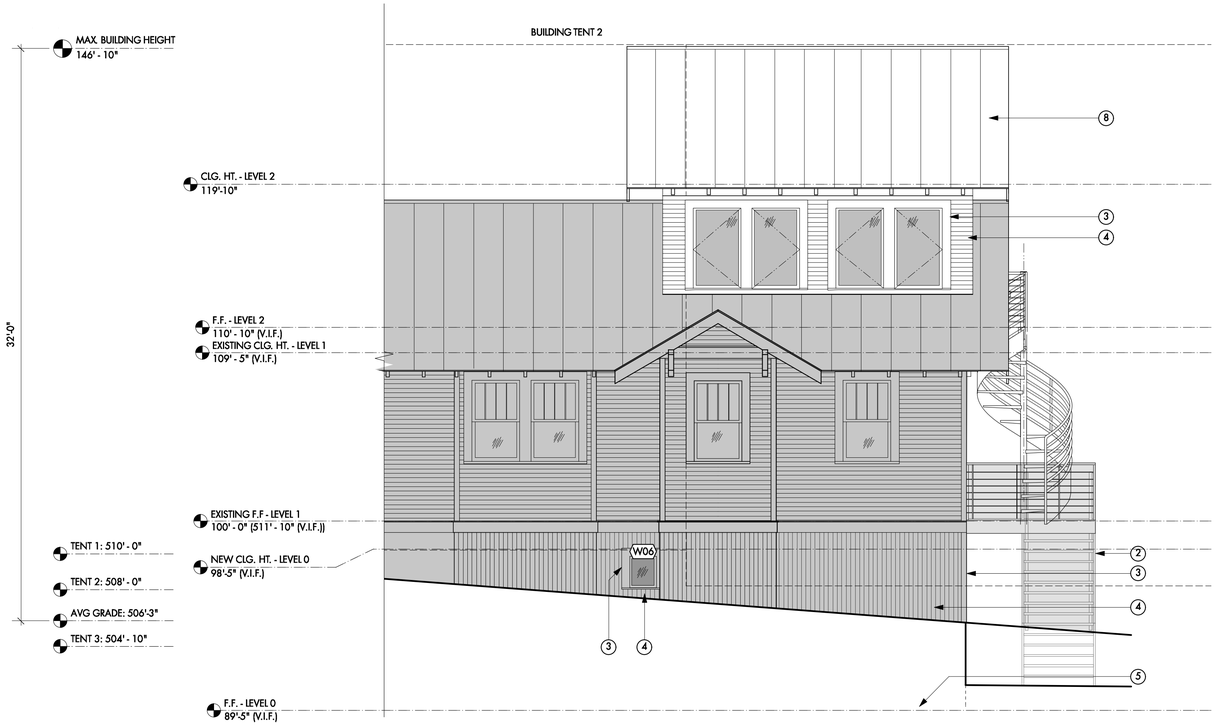
DRAWN BY
ch

SET ISSUE
20 August 2020 | Design Review

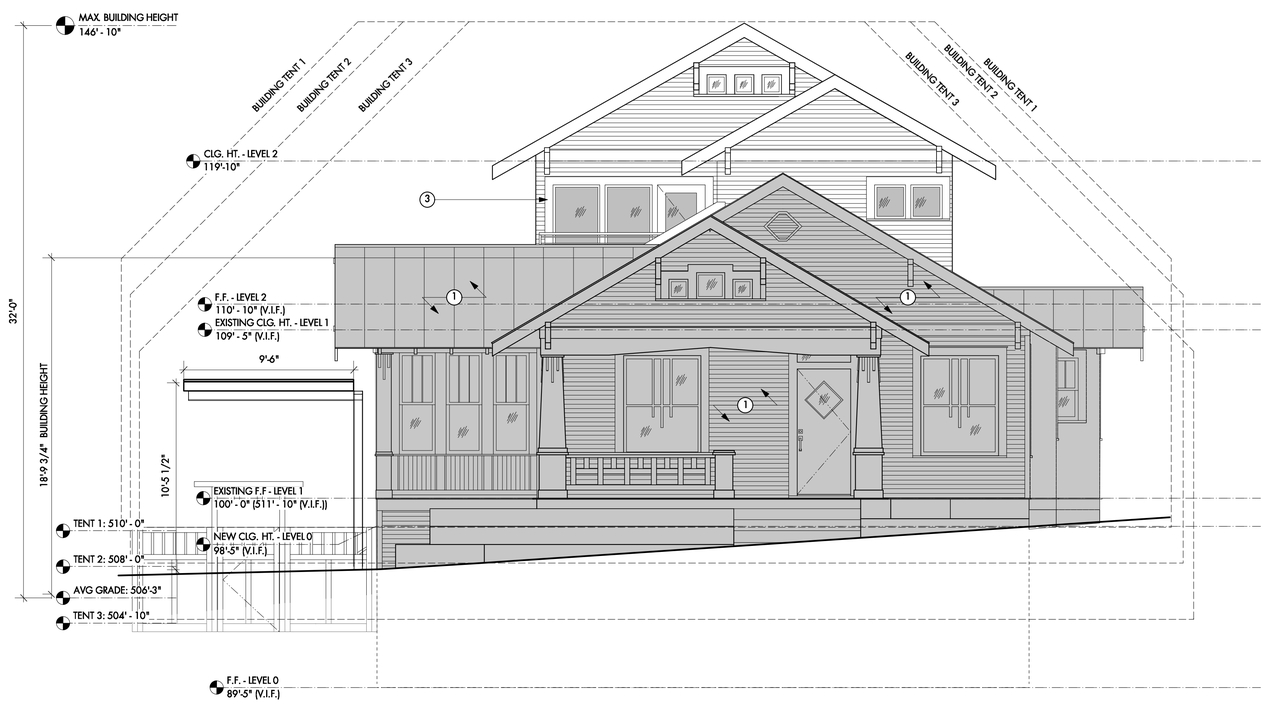
SHEET TITLE
FLOOR PLANS

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" 24x36
Scale: 1/8" = 1'-0" 11x17



1 EAST ELEVATION
Scale: 1/4" = 1'-0" 24x36
Scale: 1/8" = 1'-0" 11x17

KEYNOTES I 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 I www.designtrait.com

NOT FOR CONSTRUCTION
NOT FOR PERMIT

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

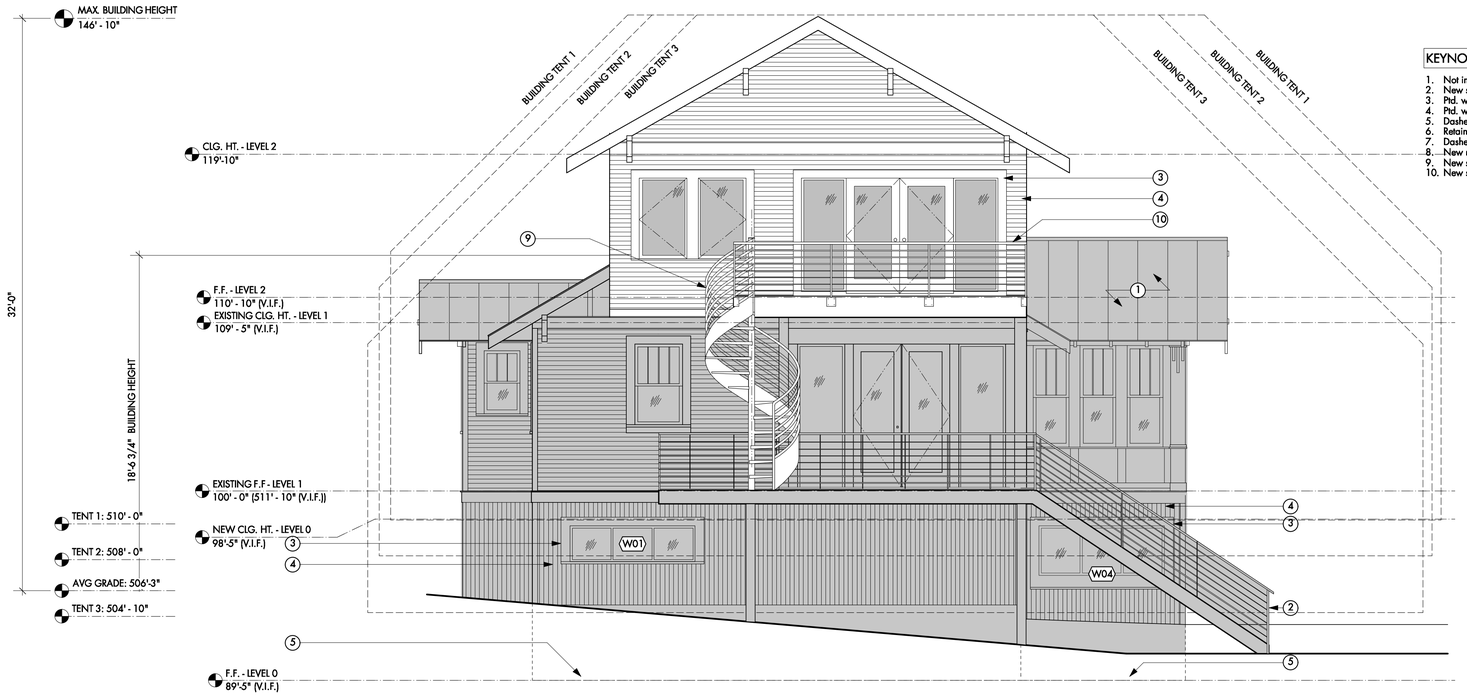
DRAWN BY
ch

SET ISSUE
20 August 2020 I Design Review

SHEET TITLE
BUILDING ELEVATIONS

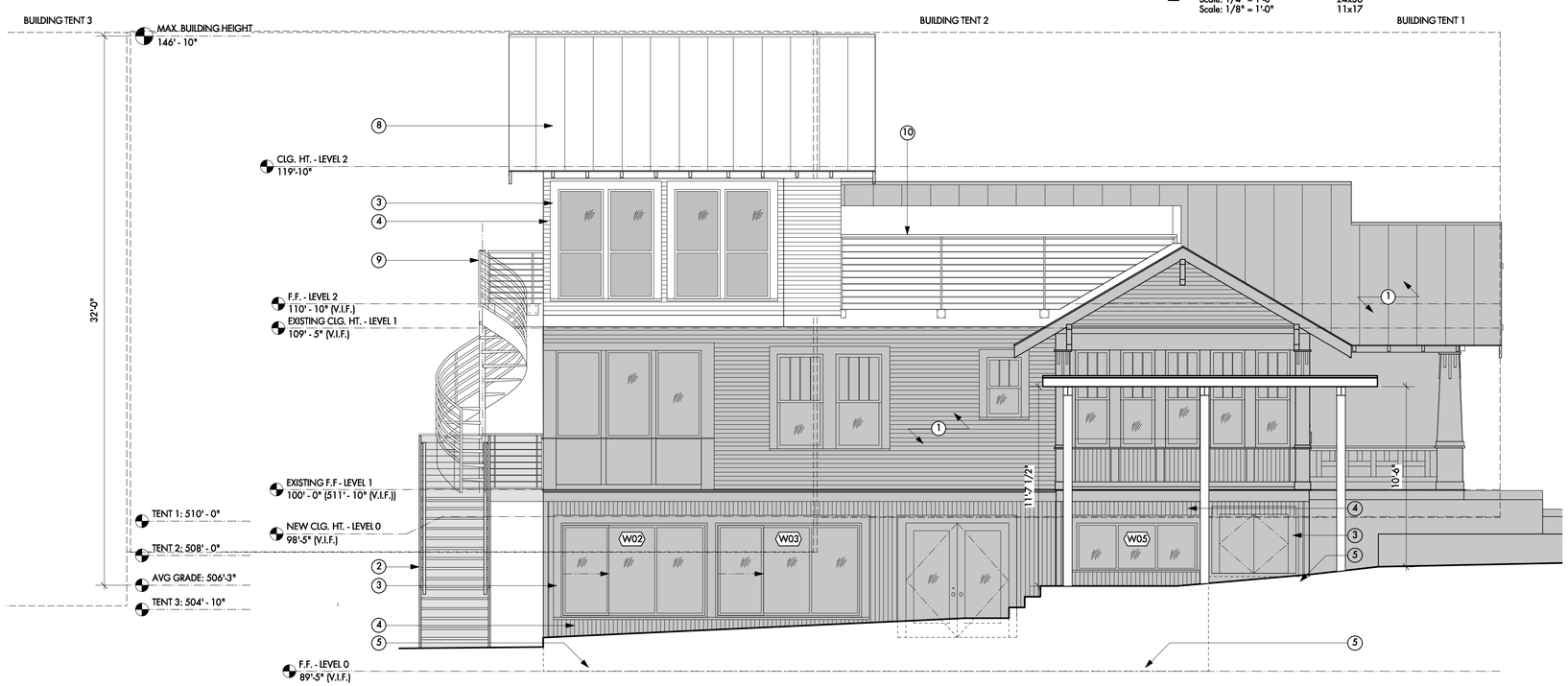
SHEET
A2.0

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



2 WEST ELEVATION

Scale: 1/4" = 1'-0" 24x36
Scale: 1/8" = 1'-0" 11x17



1 SOUTH ELEVATION

Scale: 1/4" = 1'-0" 24x36
Scale: 1/8" = 1'-0" 11x17

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

DRAWN BY
ch

SET ISSUE
20 August 2020 | Design Review

SHEET TITLE
BUILDING ELEVATIONS

SHEET
A2.1

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

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