



9th & Blanco Residence

900 Blanco Street, Austin, Texas 78703

HUGH JEFFERSON RANDOLPH ARCHITECTS
1009 W 6TH STREET; SUITE 201
AUSTIN, TEXAS 78703

CONTACT:
HUGH JEFFERSON RANDOLPH
HUGH@AUSTINARCHITECT.COM
T: 512.796.4001

OR

TYLER RUSH
TYLER@AUSTINARCHITECT.COM
512.289.3082

ARCHITECT

OAKMAN BUILDING CO.
6507 JESTER BLVD. #510-B
AUSTIN, TEXAS 78750

CONTACT:
RYAN HAY
RYAN@BUILDOAKMAN.COM
T: 512.565.7770

GENERAL CONTRACTOR

VICINTY MAP	
PROJECT DESCRIPTION	
THE PROPERTY AT 900 BLANCO CONTAINS FOUR DWELLING UNITS, THREE OF WHICH ARE CURRENTLY OCCUPIED. ALL THREE BUILDINGS ARE CONTRIBUTING STRUCTURES TO THE CASTLE HILL LOCAL HISTORIC DISTRICT. THIS PROPOSAL ADDS 819.65 SQUARE FEET (REF. PROPOSED F.A.R. CALCULATIONS TABLE ON SE 1.2) OF FLOOR AREA TO UNIT A, AND COMBINES UNITS A AND C INTO ONE DWELLING UNIT. ALL NEW FOOTPRINT AND CONSTRUCTION IS LIMITED TO THE COMPATIBILITY SETBACKS IMPOSED BY THE ADJACENT SINGLE-FAMILY HOMES. THE PROPOSED LIMITS OF NEW CONSTRUCTION ARE LIMITED TO 2237.19 SQUARE FEET. ALL EXISTING DRIVEWAYS, AND DRIVEWAY APPROACHES ARE EXISTING, AND WILL NOT BE MODIFIED AS PART OF THIS PROPOSAL.	
LEGAL DESCRIPTION	
40% OF 50X190 FT OLT 4 DIVISION Z	
ZONING	
MF-4-HD-NP RESIDENTIAL DESIGN STANDARDS (MCMANSION) ADU APPROXIMATE AREA REDUCED PARKING COMPATIBILITY STANDARDS CASTLE HILL LOCAL HISTORIC DISTRICT OLD WEST AUSTIN NEIGHBORHOOD PLAN	
GENERAL PROJECT NOTES	
PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS. MAY REQUIRE COORDINATION WITH ARCHITECT VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START	
FLOOD PLAIN & WATERSHED INFO	
WATERSHED: URBAN 100 YEAR FLOODPLAIN: NO	
FIRE PROTECTION	
THIS PROJECT EXCEEDS 3,600 SF UNDER ONE ROOF, AND THEREFORE IS TO BE REVIEWED BY THE FIRE DEPARTMENT FULL NFPA 13D SPRINKLER SYSTEM BY OTHERS TO BE INSTALLED ON ALL LEVELS PENDING RESULTS OF NEAREST HYDRANT FLOW TEST	
SHEET LIST	
NO.	SHEET NAME
H0.0	COVER SHEET
H1.0	SITE PLAN
H1.1	3D VIEWS
H1.2	3D VIEWS
H1.3	ORIGINAL SURVEY
H1.5	DEMOLITION PLAN - UNIT A,B,C
H2.1	UNIT A & C - ENTRY LEVEL
H2.2	UNIT A & C - UPPER LEVEL
H2.3	UNIT A & C - ROOF PLAN
H3.1	EXTERIOR ELEVATIONS
H3.2	EXTERIOR ELEVATIONS
H4.1	UNIT A - SOUTH ELEVATION EXISTING PHOTOS
H4.2	UNIT A - WEST ELEVATION EXISTING PHOTOS
H4.3	UNIT A - NORTH ELEVATION EXISTING PHOTOS
H4.4	UNIT A - EAST ELEVATION EXISTING PHOTOS
H4.5	UNIT C - SOUTH ELEVATION EXISTING PHOTOS
H4.6	UNIT C - WEST ELEVATION EXISTING PHOTOS
H4.7	UNIT C - NORTH ELEVATION EXISTING PHOTOS
H4.8	UNIT C - EAST ELEVATION EXISTING PHOTOS
SHEET TOTAL: 19	

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Checked by

TJR

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Revision: SET

H0.0

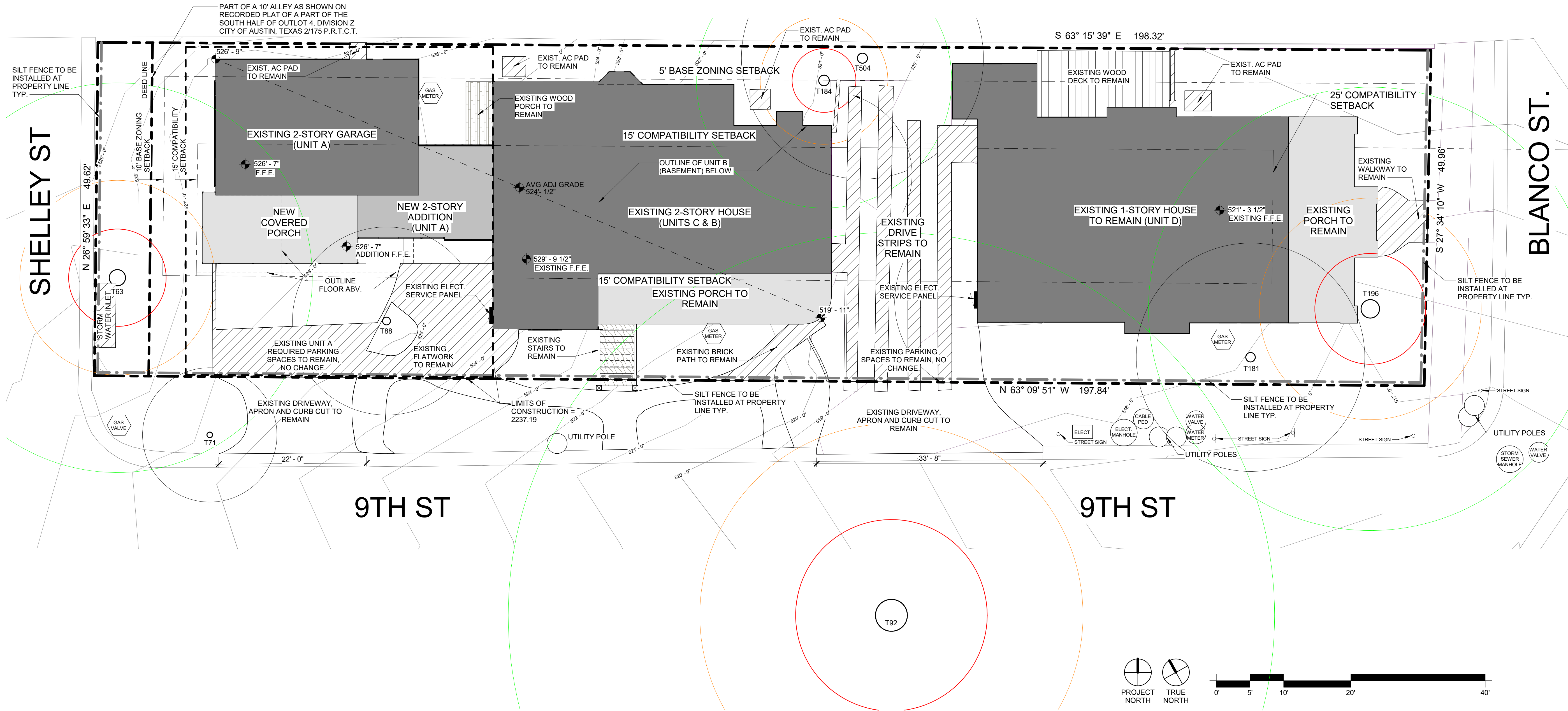
COVER SHEET

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

SITE AREA = 10,160.41
MAX IMPERVIOUS COVER = 70% OR 7,112.287 SF
MAX F.A.R. = .75:1 OR 7,620.3

PROPOSED F.A.R. CALCULATIONS									
AREA DESCRIPTION	EXISTING SQ. FT. TO REMAIN				NEW/ ADDED SQ. FT.				TOTAL SQ.FT.
	UNIT A	UNIT B	UNIT C	UNIT D	UNIT A	UNIT B	UNIT C +	UNIT D	
LEVEL 1	609.20	1,136.66	1,478.57	1,543.18	446.65	0	0	0	5,214.26
LEVEL 2	609.20	0	0	0	373.00	0	0	0	982.2
TOTAL	5,376.81				819.65	0	0	0	6,196.46

SITE PLAN AREAS LEGEND	
	EXISTING STRUCTURE
	COVERED PORCH AREA
	ADDITION AREA
	EXISTING FLATWORK
	WOOD DECK
	LIMITS OF CONSTRUCTION (2256.57 SF TOTAL)

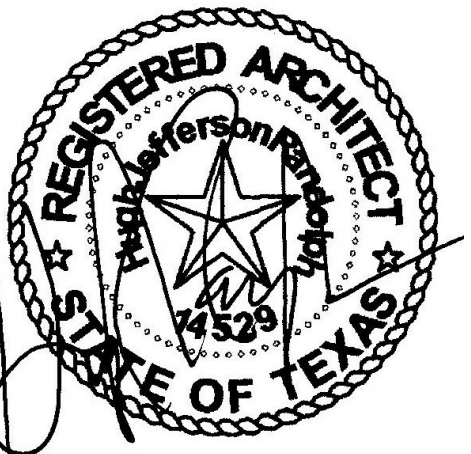
LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	OUTLINE OF ROOF
	SILT FENCE
	LIMITS OF CONSTRUCTION
	CHAIN LINK TREE PROTECTION FENCE
	FULL CRZ
	1/2 CRZ
	1/4" CRZ

TREE LIST	
T63	13", 13", 10", 8" HACKBERRY
T71	7", 5" ELM
T88	14" PECAN
T92	57" LIVE OAK (HERITAGE)
T181	17" PECAN
T184	19" PECAN (PROTECTED)
T196	33" ELM (HERITAGE)
T504	18" SPANISH OAK

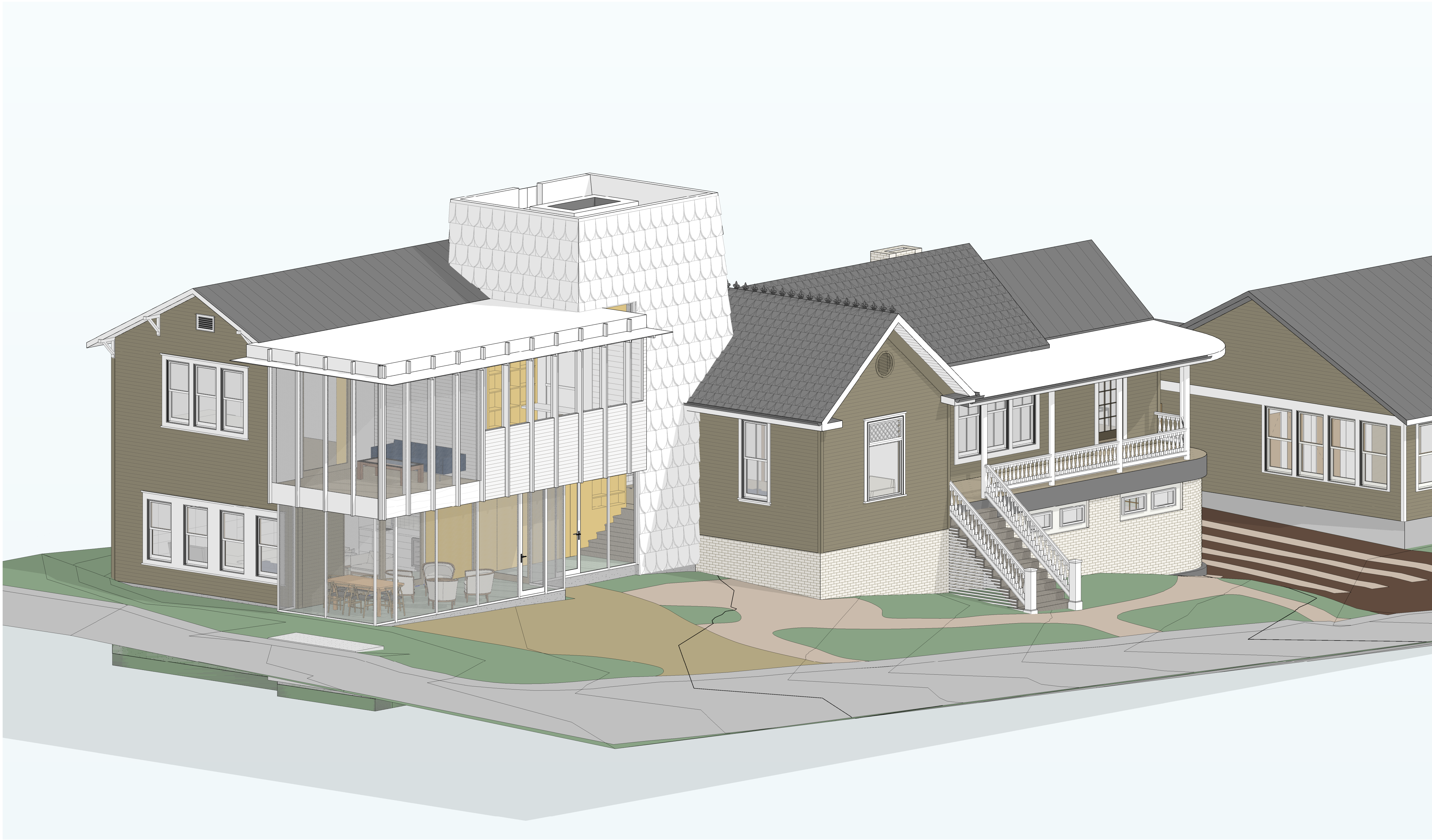
SITE PLAN NOTES	
1.	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS
2.	BUILDER TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING
3.	CIVIL ENGINEERING & LANDSCAPING BY OTHERS
4.	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER

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H1.0
SITE PLAN



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H1.1

3D VIEWS

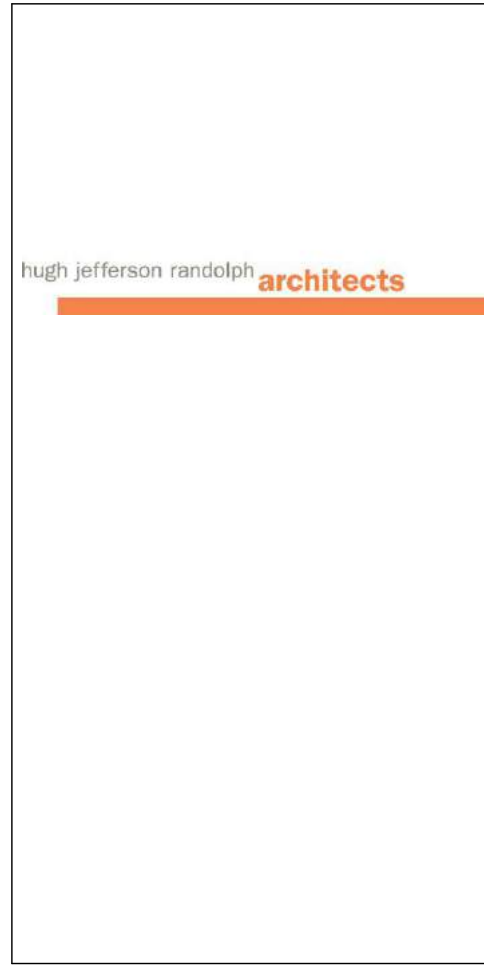
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② AXON - SOUTHWEST VIEW



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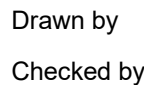
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H1.2

3D VIEWS



1 PERSPECTIVE VIEW FROM SHELLEY



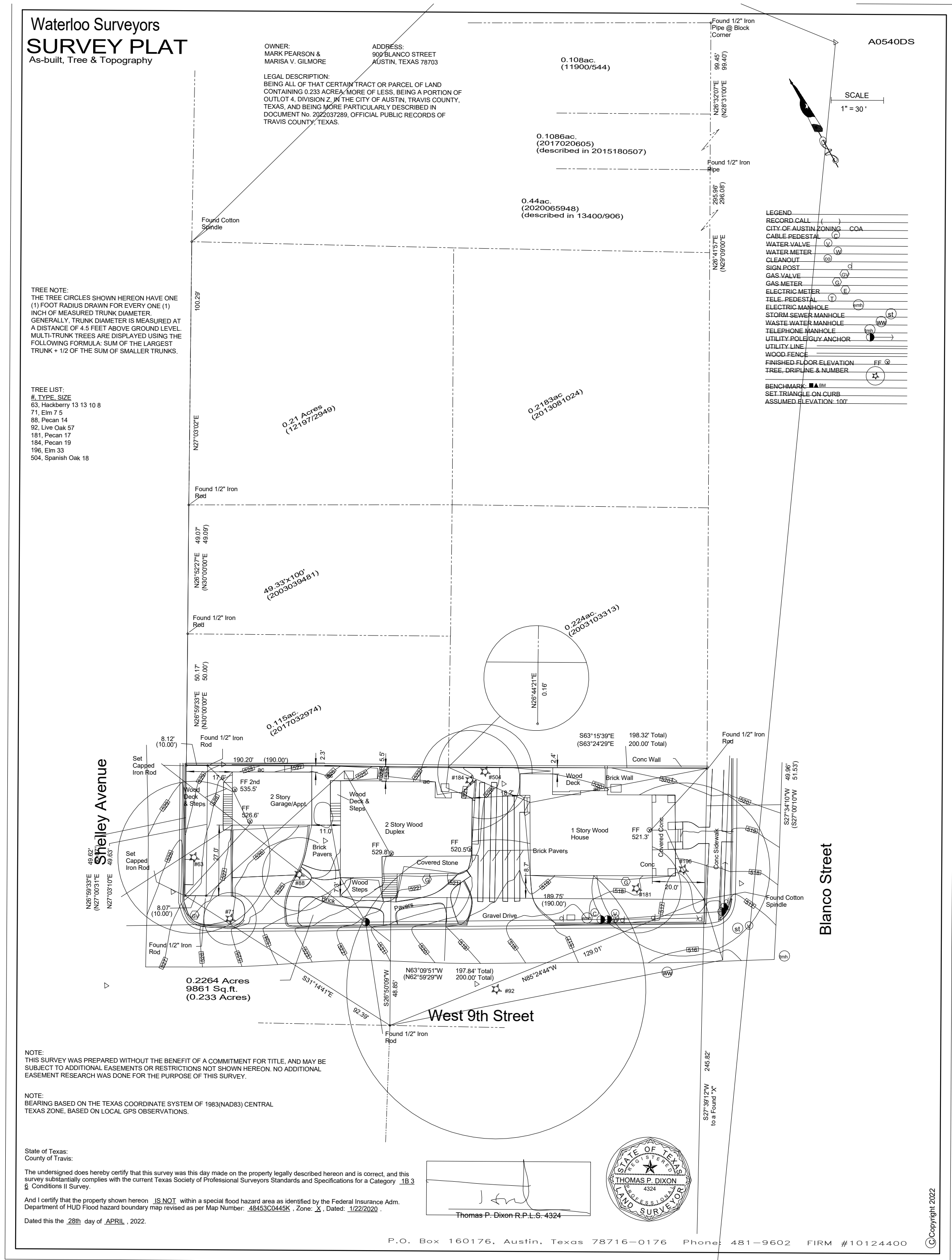
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H1.3

ORIGINAL SURVEY



DEMOLITION LEGEND

EXISTING WALL TO REMAIN

DEMOLISHED

DEMOLITION NOTES

1. CRITICAL DIMENSION SHOULD BE VERIFIED IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS

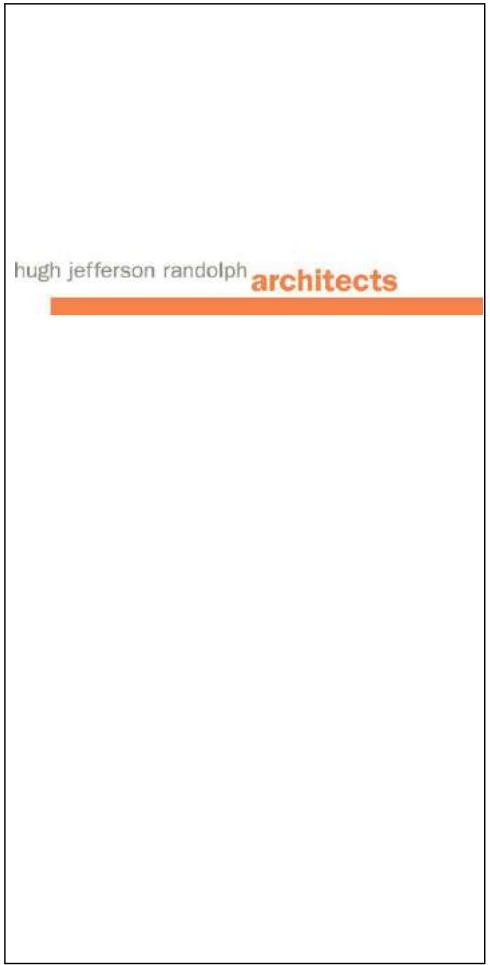
3. RECYCLE MATERIALS WHERE POSSIBLE INCLUDING GALVANIZED OR CAST IRON PIPE, COPPER, FUNCTIONING EQUIPMENTS, SOLID WOOD FLOORS, ETC.

4. UTILITY METERS ARE TO BE RELOCATED



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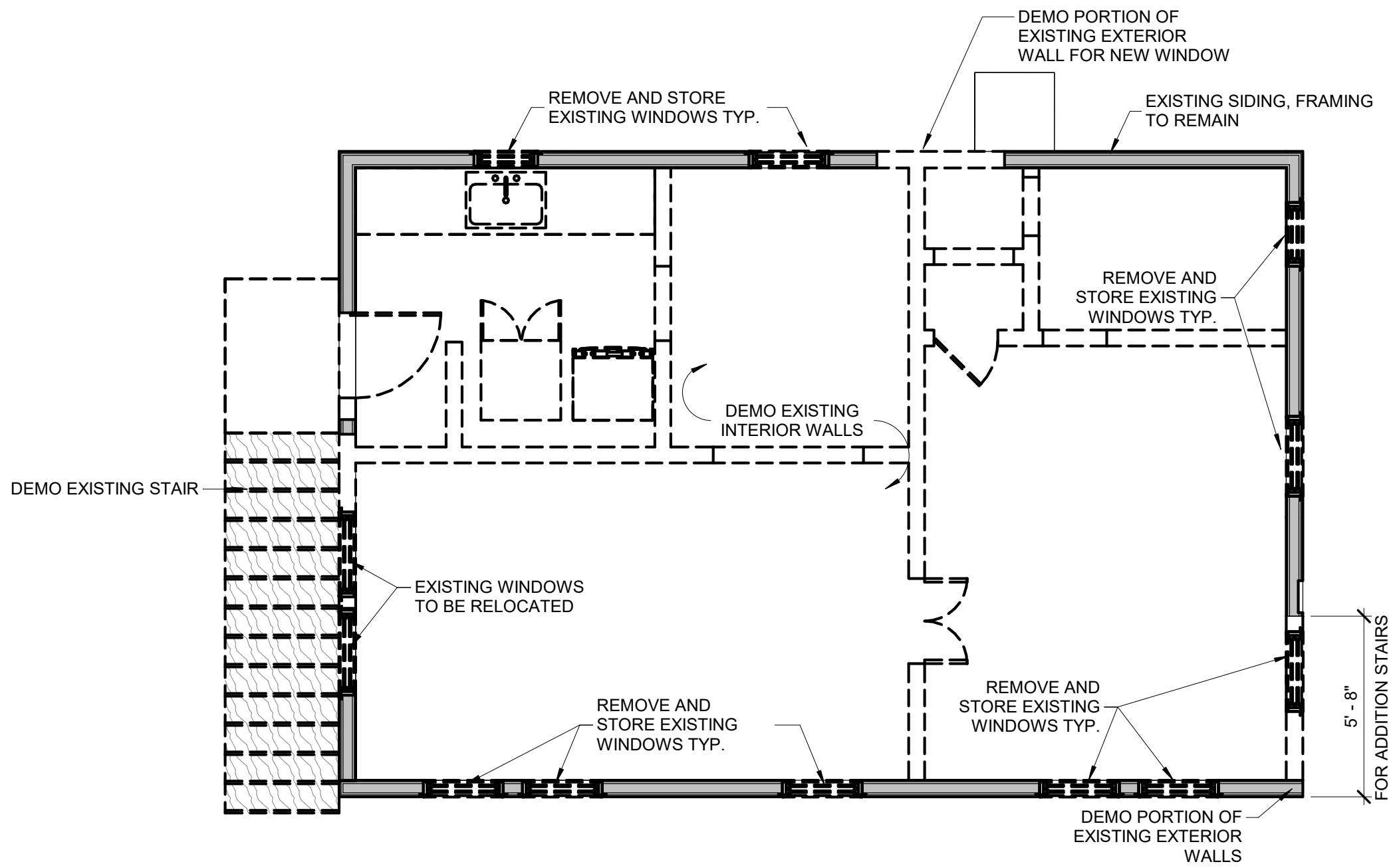


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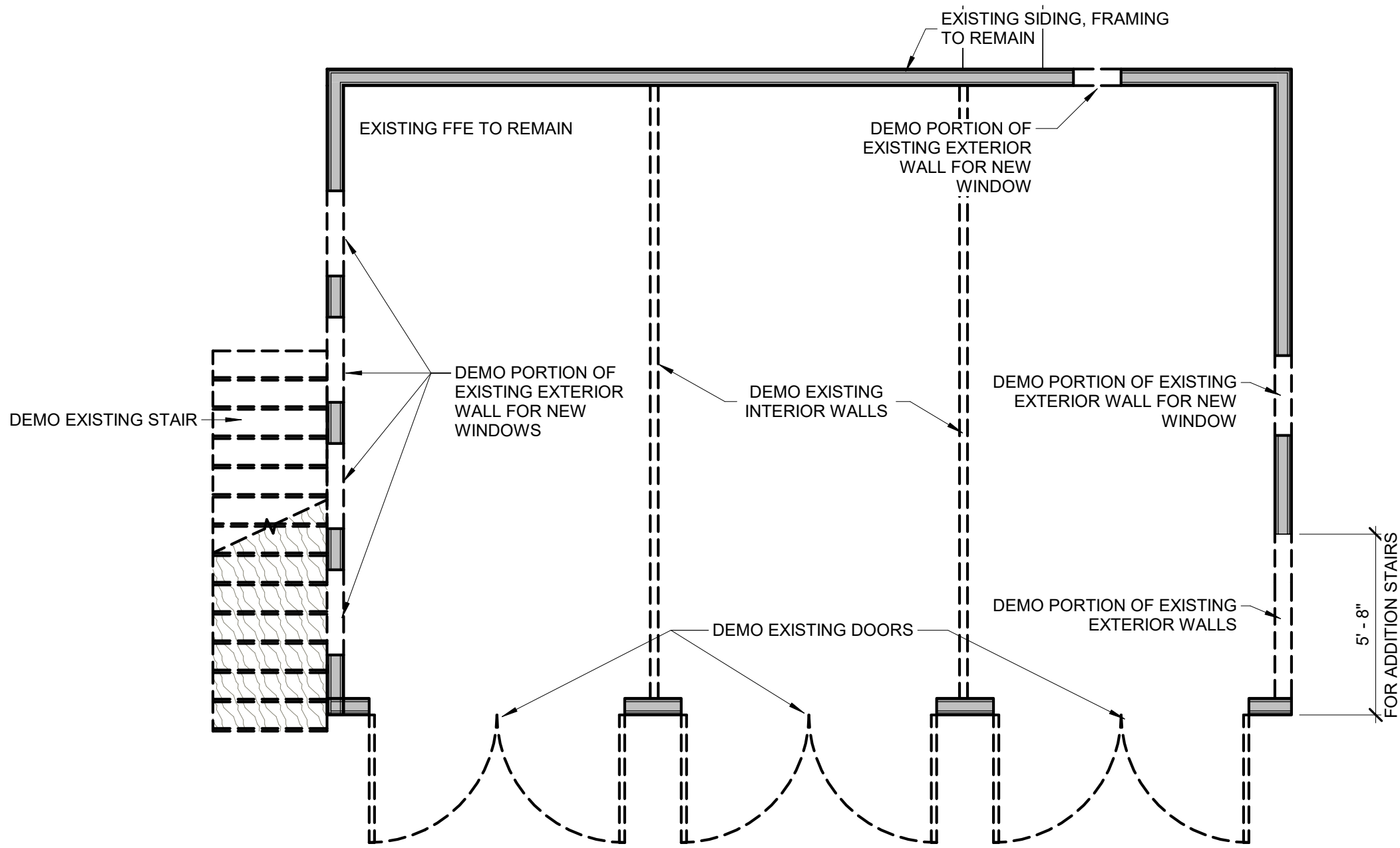
H1.5

DEMOLITION PLAN - UNIT A,B,C

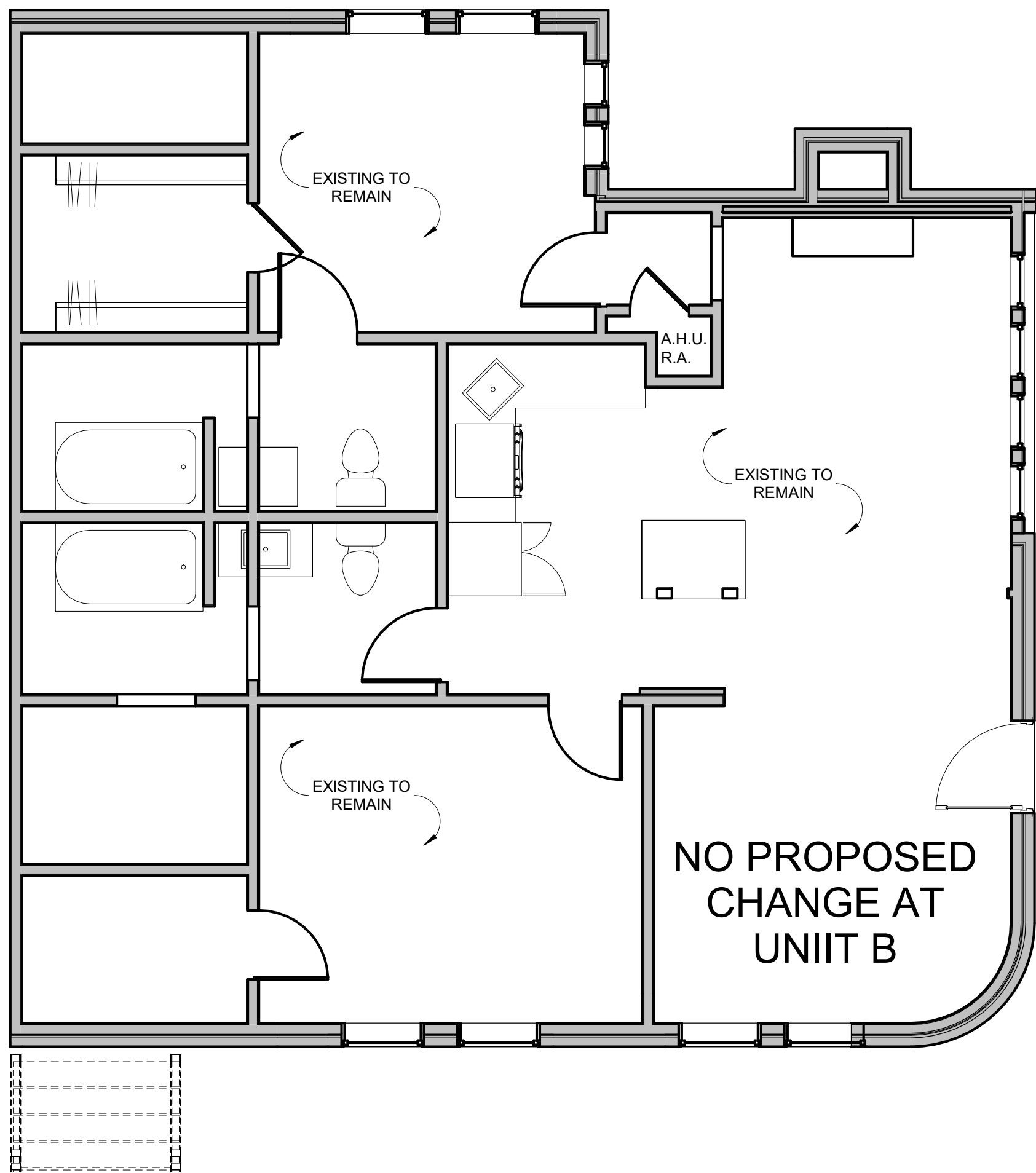
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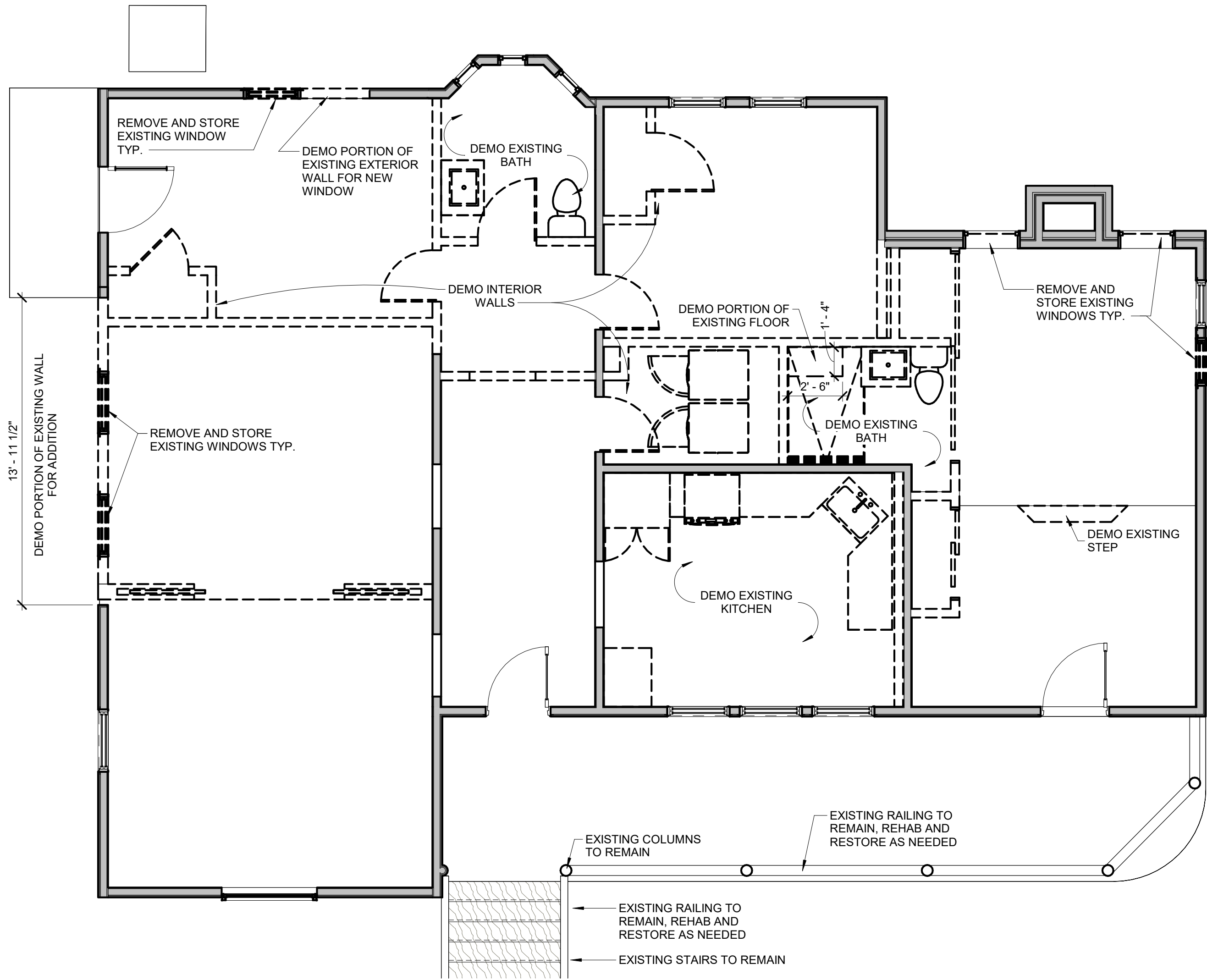
2 DEMO PLAN - UNIT A - LEVEL 2
1/4" = 1'-0"



1 DEMO PLAN - UNIT A - GARAGE LEVEL
1/4" = 1'-0"



4 DEMO PLAN - UNIT B (BASEMENT)
1/4" = 1'-0"



3 DEMO PLAN - UNIT C
1/4" = 1'-0"

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SHELLEY ST

9TH ST

1 UNIT A & C - ENTRY LEVEL
1/4" = 1'-0"



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW GLASS WALL
- OVERHEAD FEATURE / ROOF

DIMENSION NOTES

- FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
- ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O
- ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.
- DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.

FLOOR PLAN NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- MINIMUM R-15 INSULATION IN WALLS
- USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES: WALL MOUNTED ITEMS: CEILING FAN, ETC. INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR



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H2.1

UNIT A & C - ENTRY
LEVEL

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SHELLEY ST

9TH ST

1 UNIT A & C - UPPER LEVEL
1/4" = 1'-0"



FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW GLASS WALL
- OVERHEAD FEATURE / ROOF

DIMENSION NOTES

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- DO NOT SCALE DRAWING. CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING
- ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE
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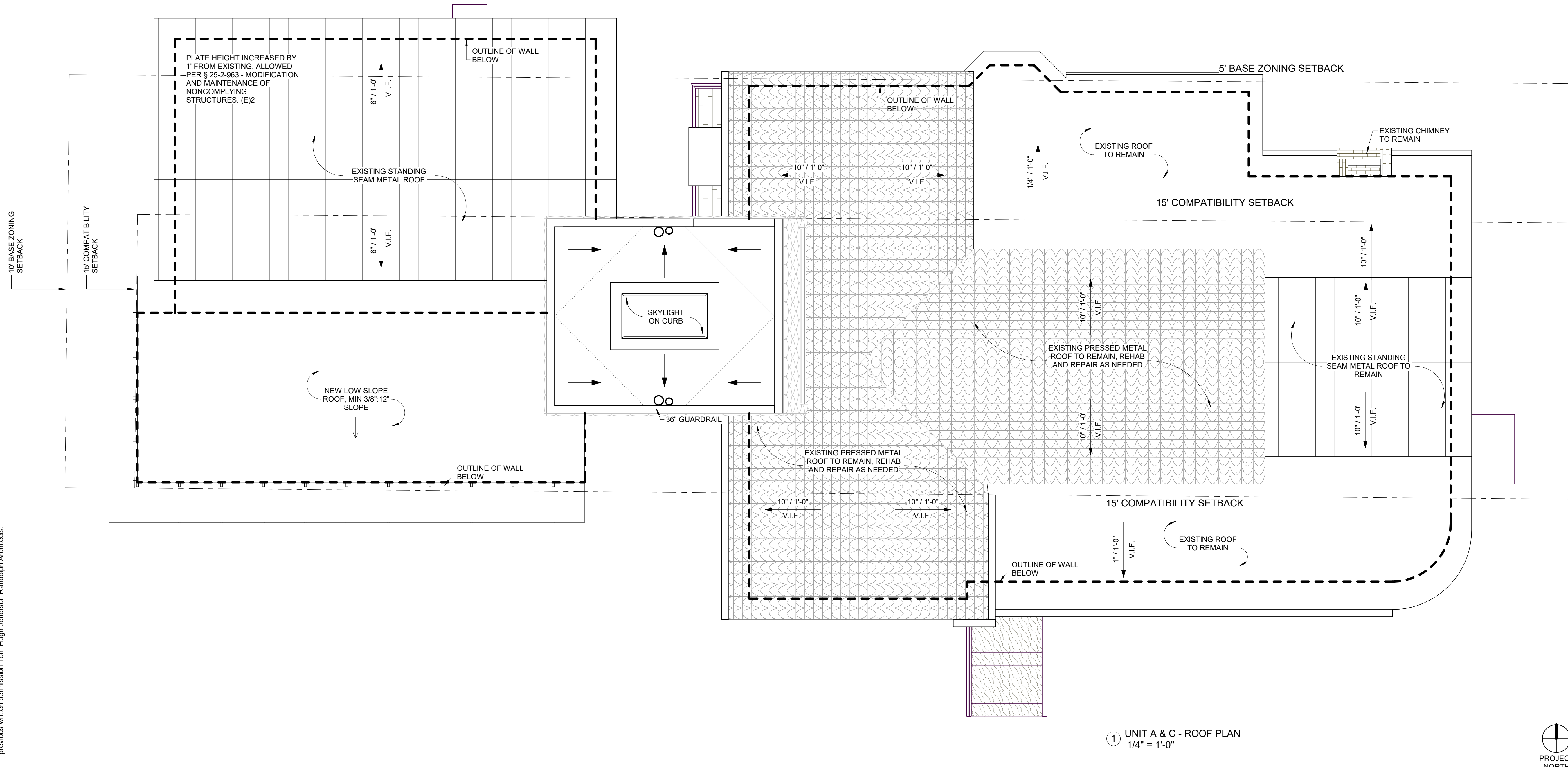
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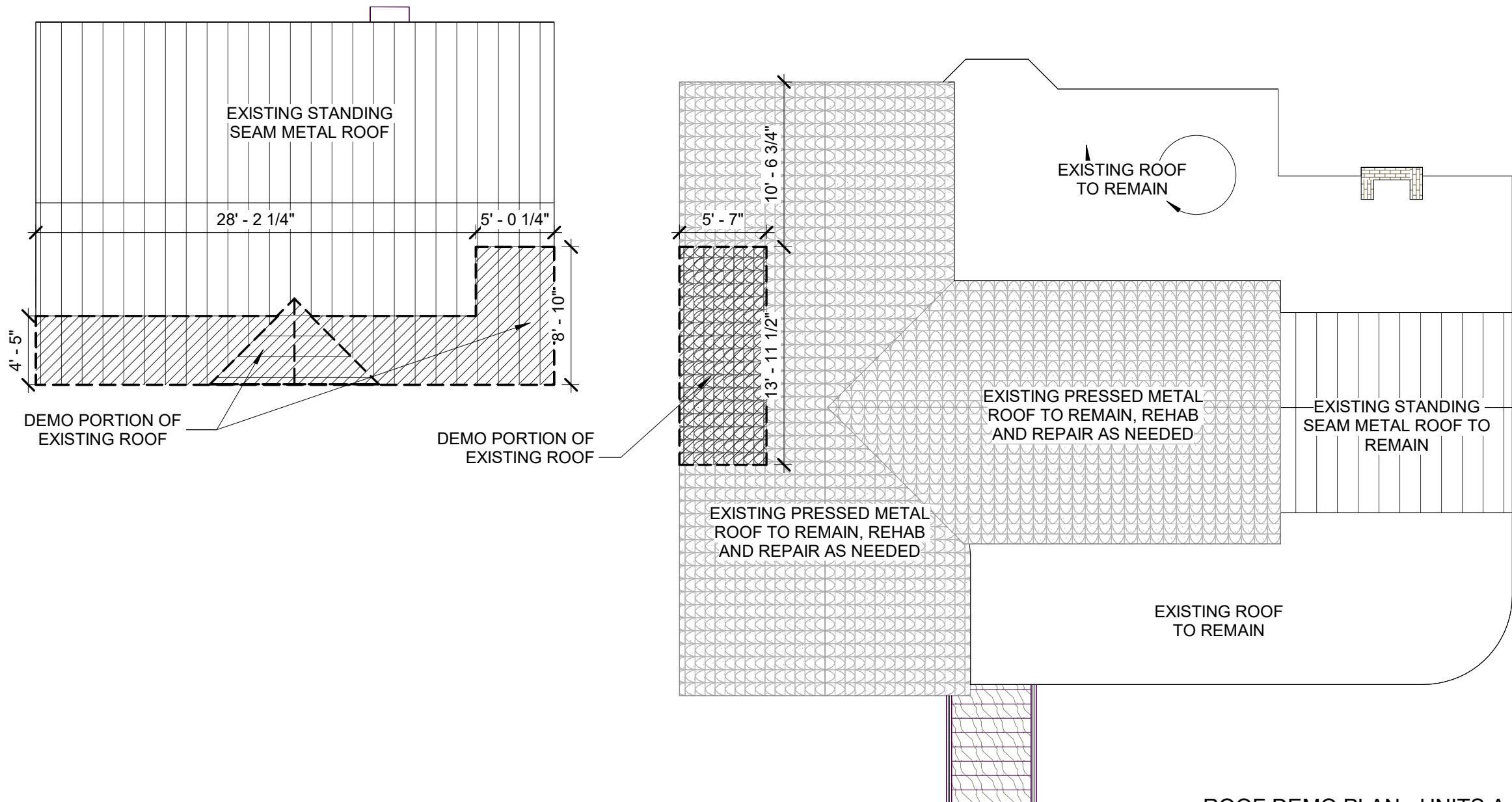
H2.2

UNIT A & C - UPPER LEVEL

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① UNIT A & C - ROOF PLAN
1/4" = 1'-0"



② ROOF DEMO PLAN - UNITS A & C
1/8" = 1'-0"



ROOF LEGEND

- EXISTING ROOF TO REMAIN
- NEW ROOF
- OUTLINE OF WALLS BELOW
- LOW-SLOP ROOF DRAINS WITH DRAINAGE ARROWS
- D.S.
- DOWNSPOUT

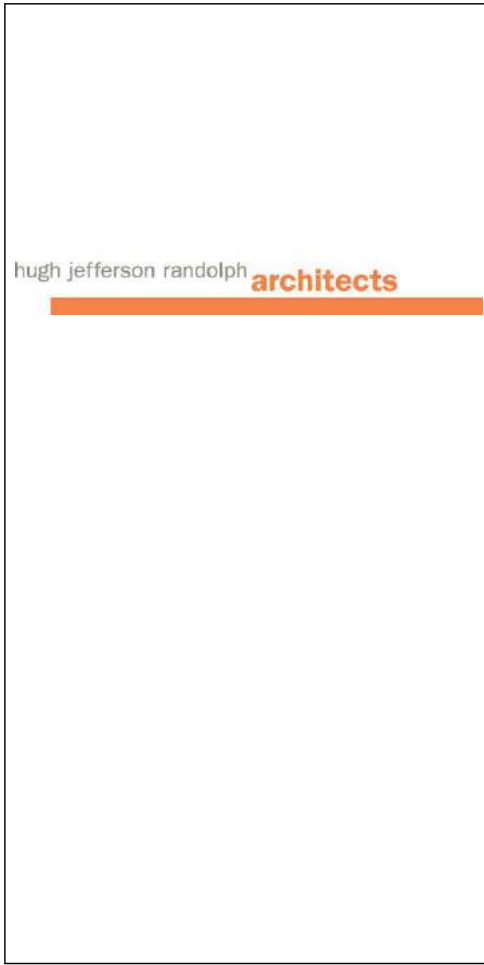
ROOF PLAN NOTES

- VENT ALL MECH/ PLUMBING FIXTURES
- ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
- PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING
- FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER, INSTALLER TO VERIFY WITH ARCHITECT
- 6" HALF ROUND GALVANIZED GUTTERS. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION



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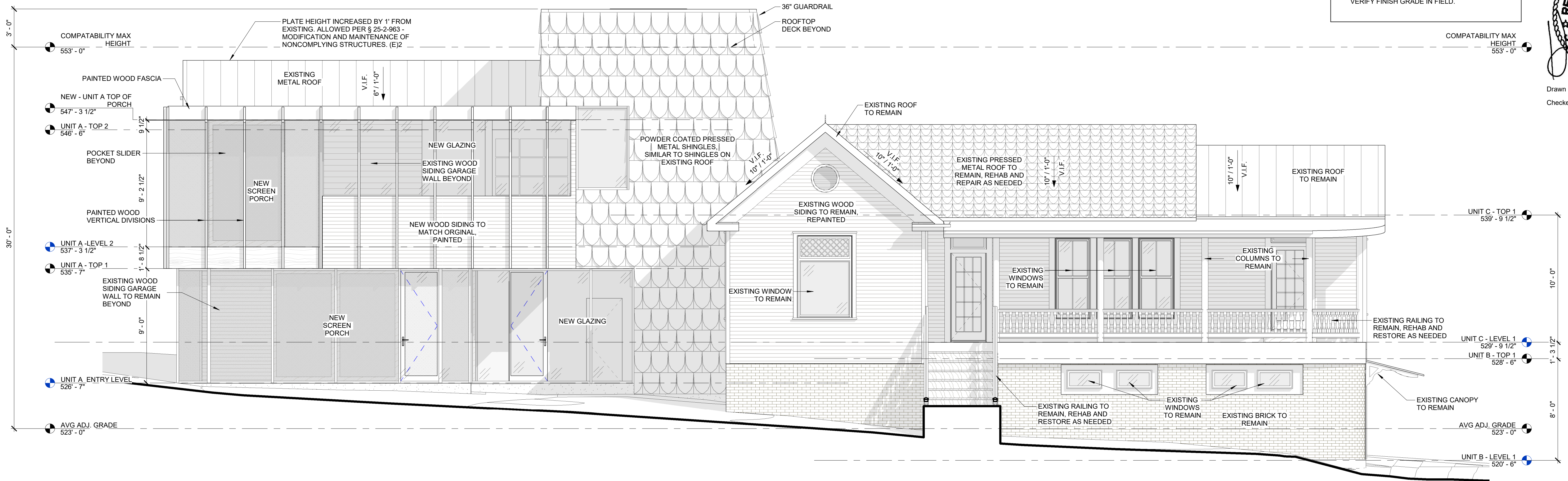
H2.3
UNIT A & C - ROOF PLAN
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ELEVATION NOTES

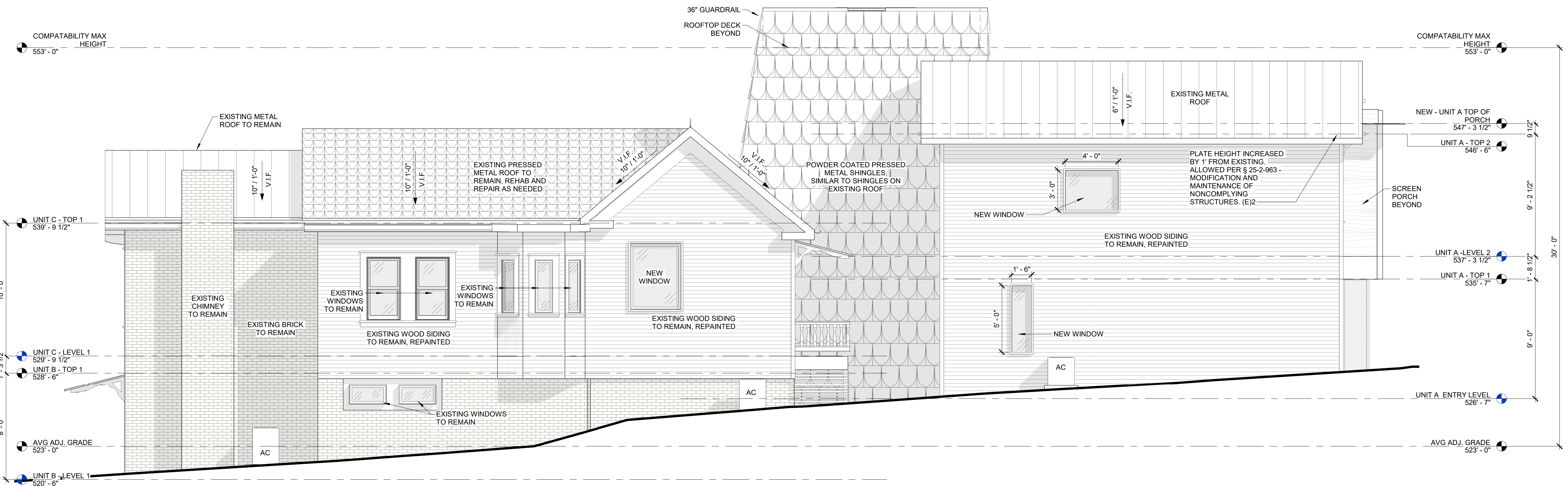
1. GRADE LINES SHOWN ON ELEVATIONS ARE REPRESENTATIONAL ONLY. BUILDER TO VERIFY FINISH GRADE IN FIELD.



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1 SOUTH ELEVATION - A/B/C
1/4" = 1'-0"



2 NORTH ELEVATION A/B/C
1/4" = 1'-0"

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H3.1

EXTERIOR ELEVATIONS



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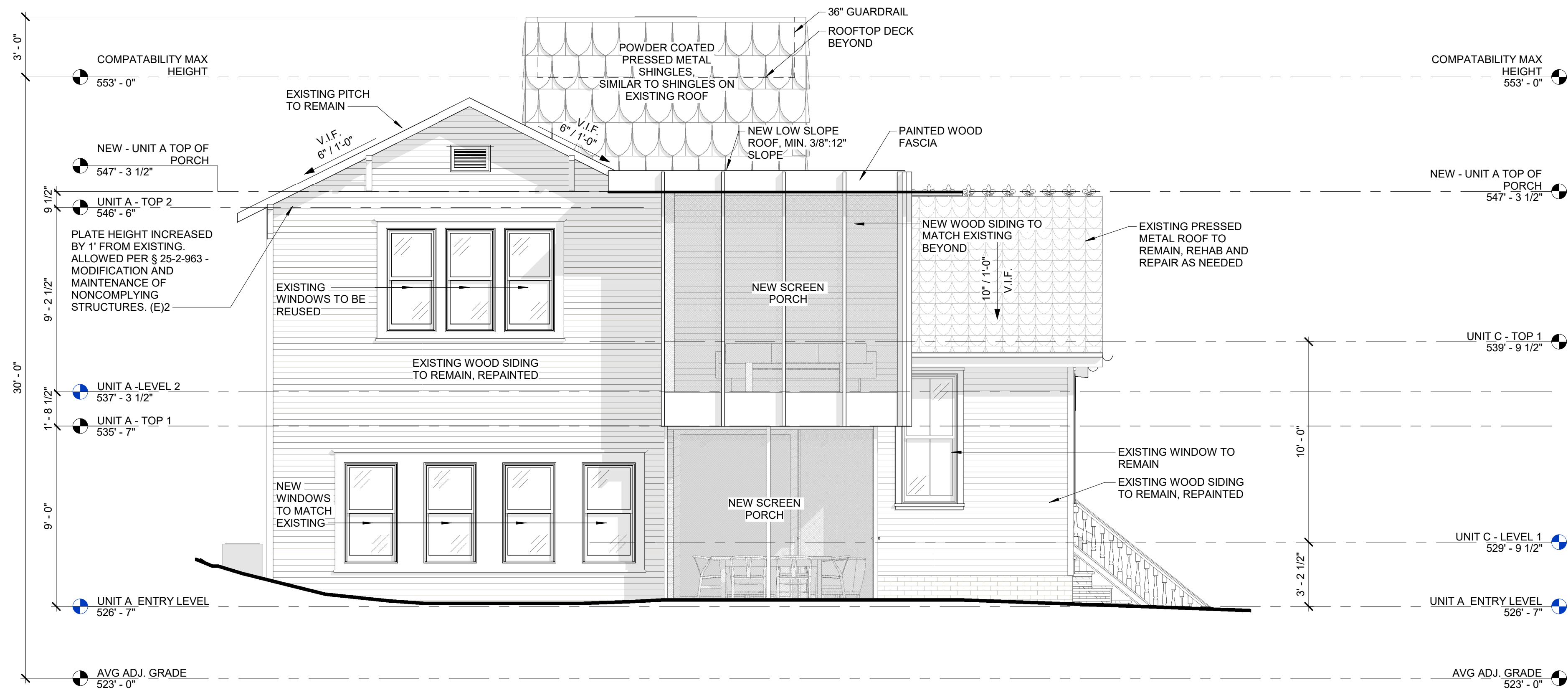
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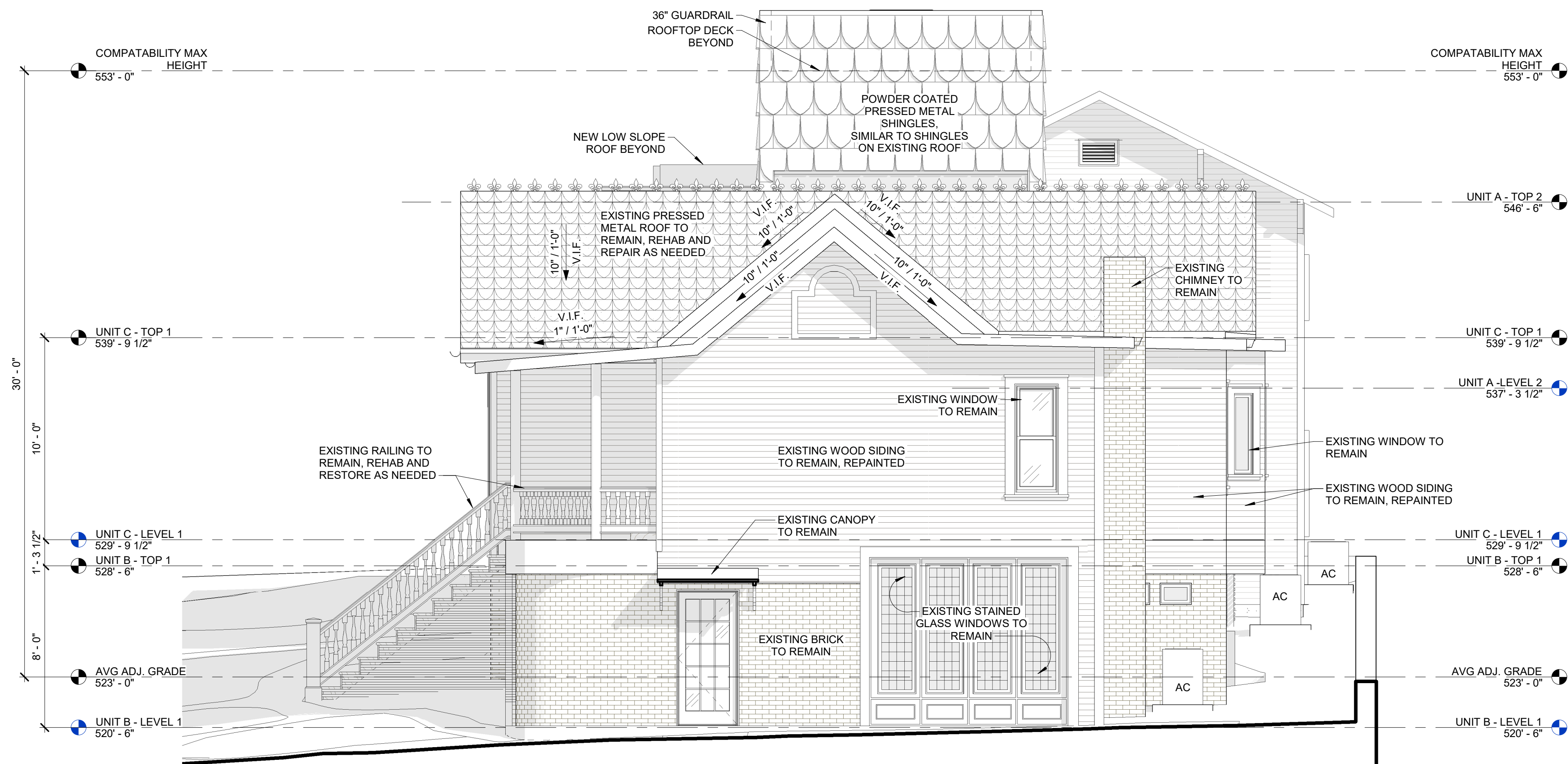
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H3.2

EXTERIOR ELEVATIONS



② WEST ELEVATION - A/B/C Copy 1
1/4" = 1'-0"

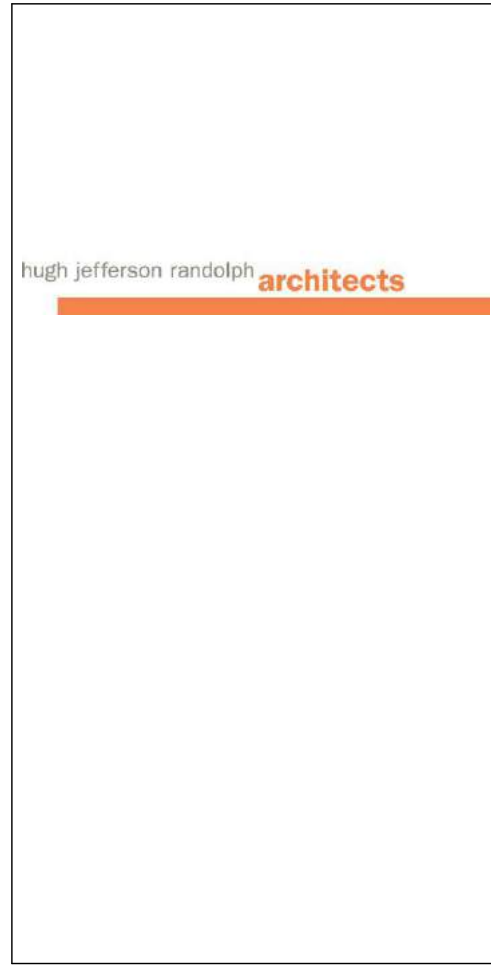


① EAST ELEVATION - A/B/C Copy 1
1/4" = 1'-0"



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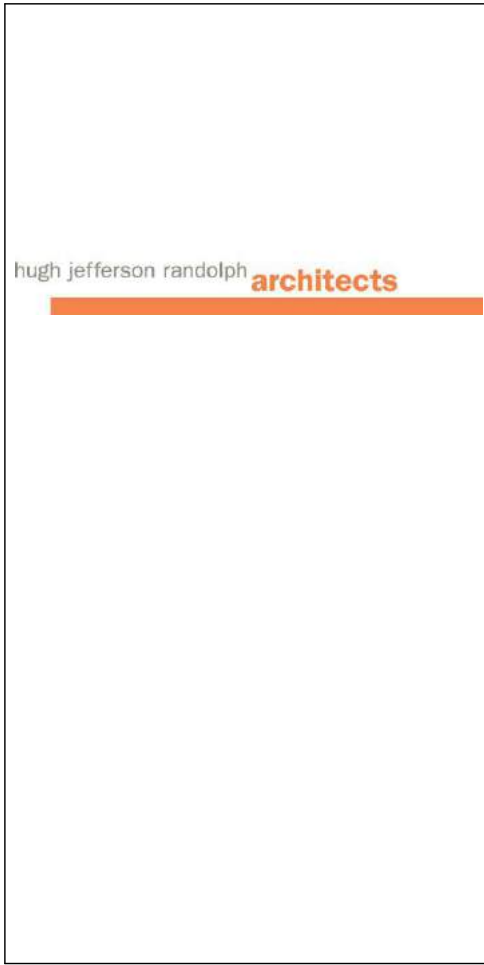
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H4.1
UNIT A - SOUTH
ELEVATION EXISTING
PHOTOS
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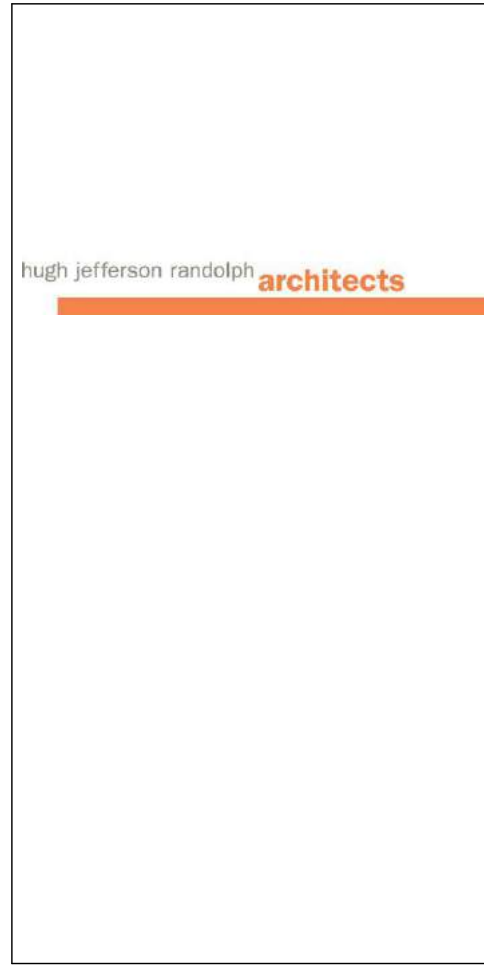


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H4.3
UNIT A - NORTH
ELEVATION EXISTING
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H4.4

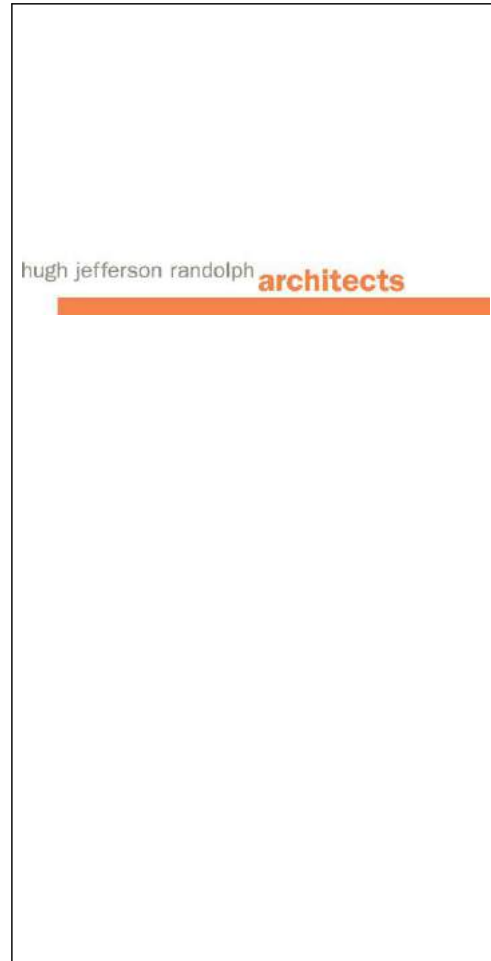
UNIT A - EAST
ELEVATION EXISTING
PHOTOS

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H4.5

UNIT C - SOUTH
ELEVATION EXISTING
PHOTOS

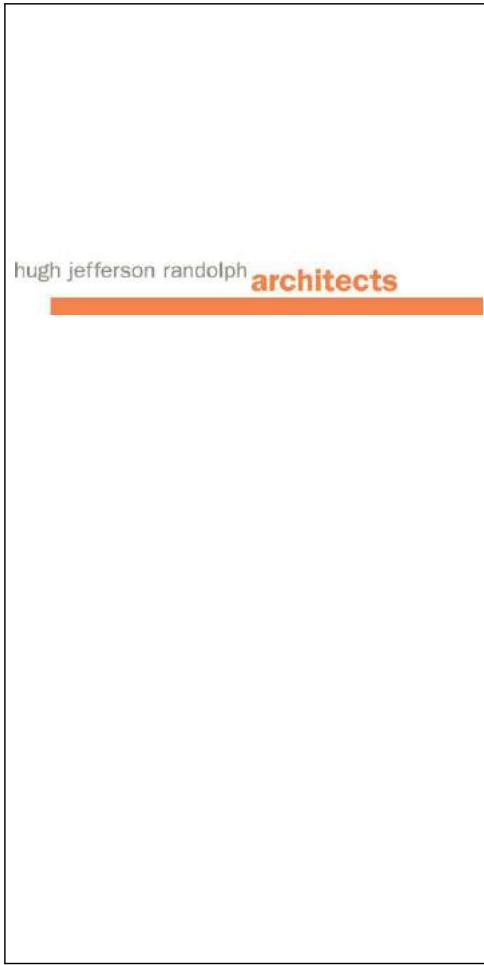
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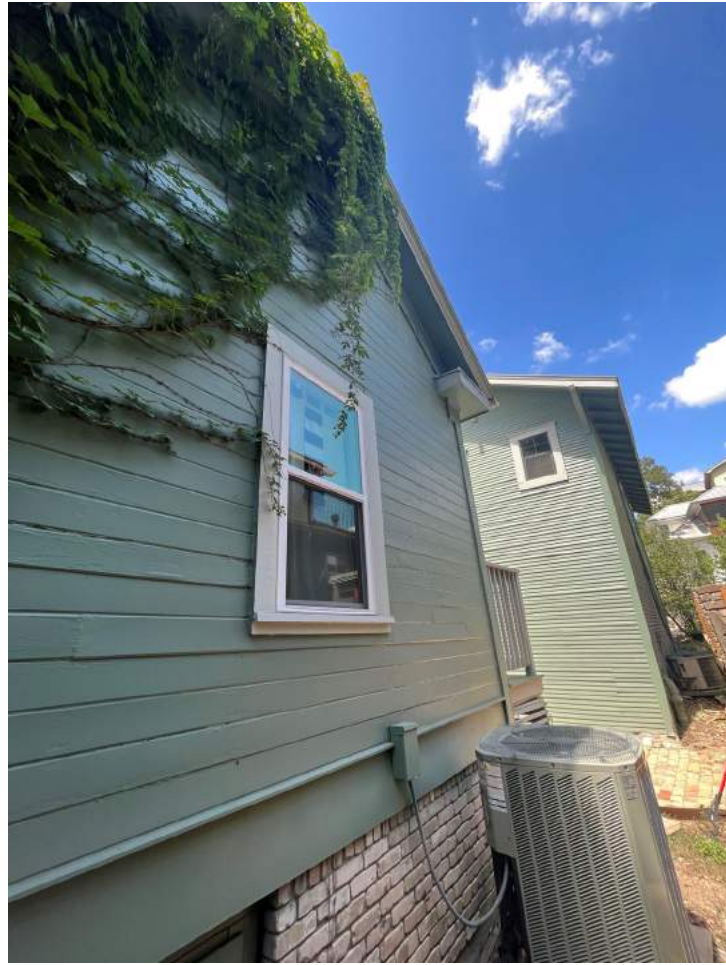


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H4.6

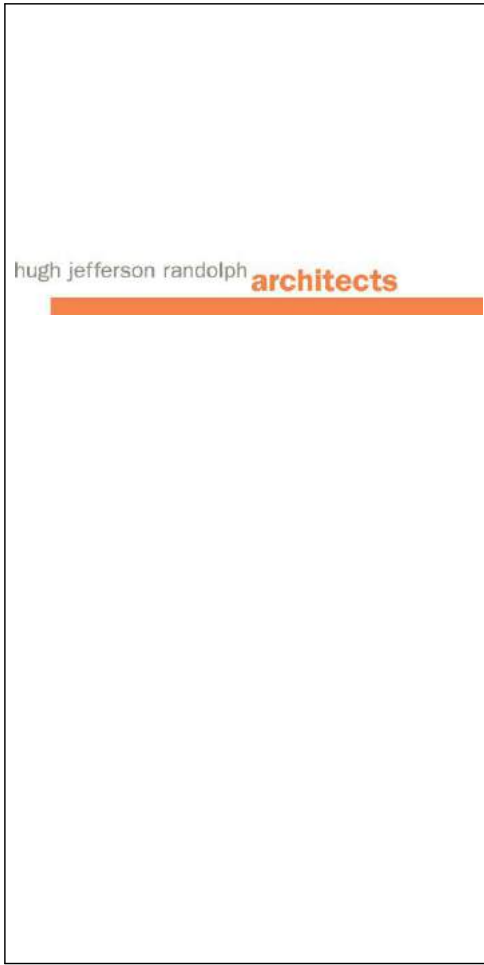
UNIT C - WEST
ELEVATION EXISTING
PHOTOS

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H4.8
UNIT C - EAST
ELEVATION EXISTING
PHOTOS
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