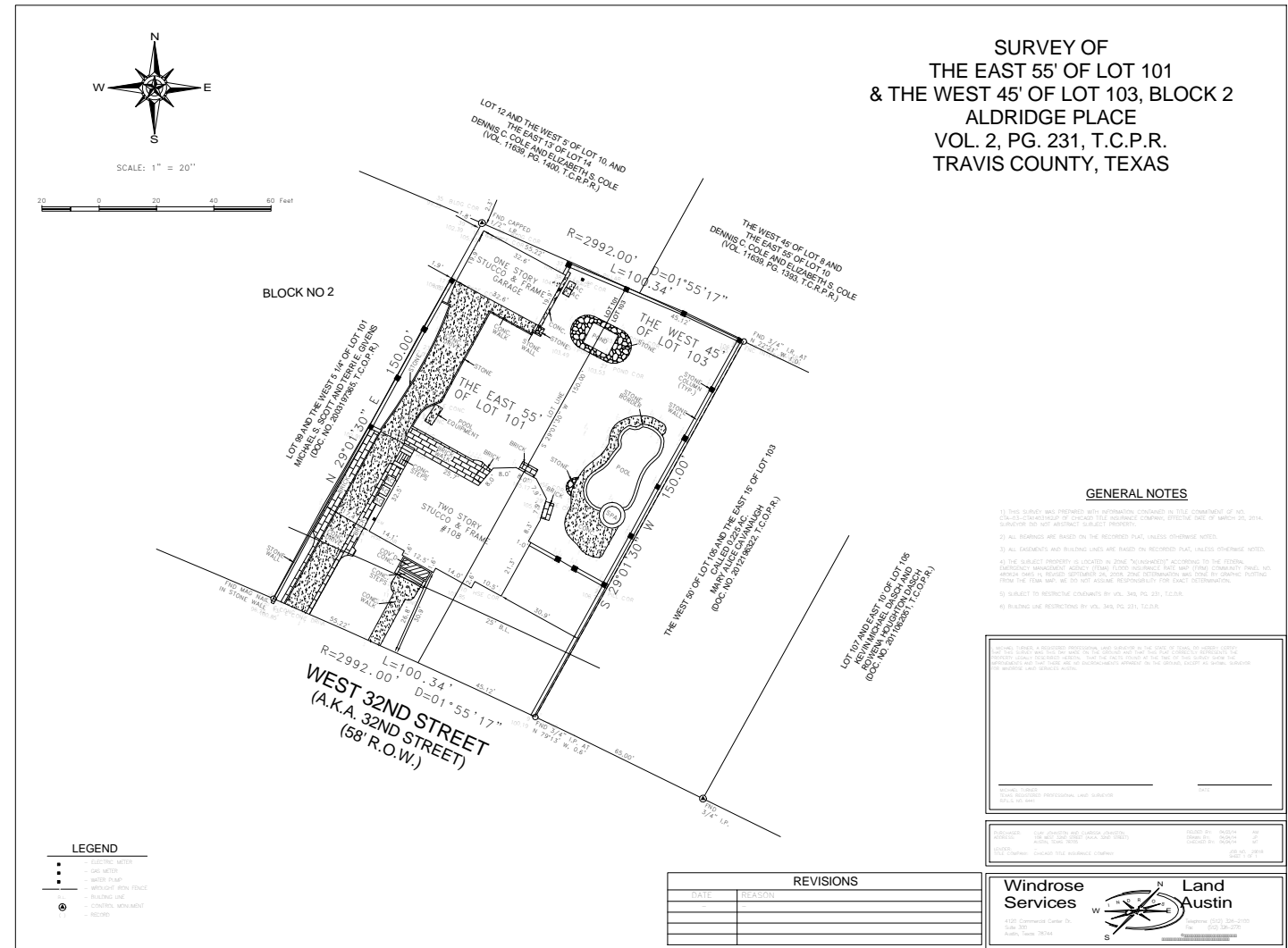




3 FRONT YARD

ENTRY VIEW FOR REFERENCE ONLY

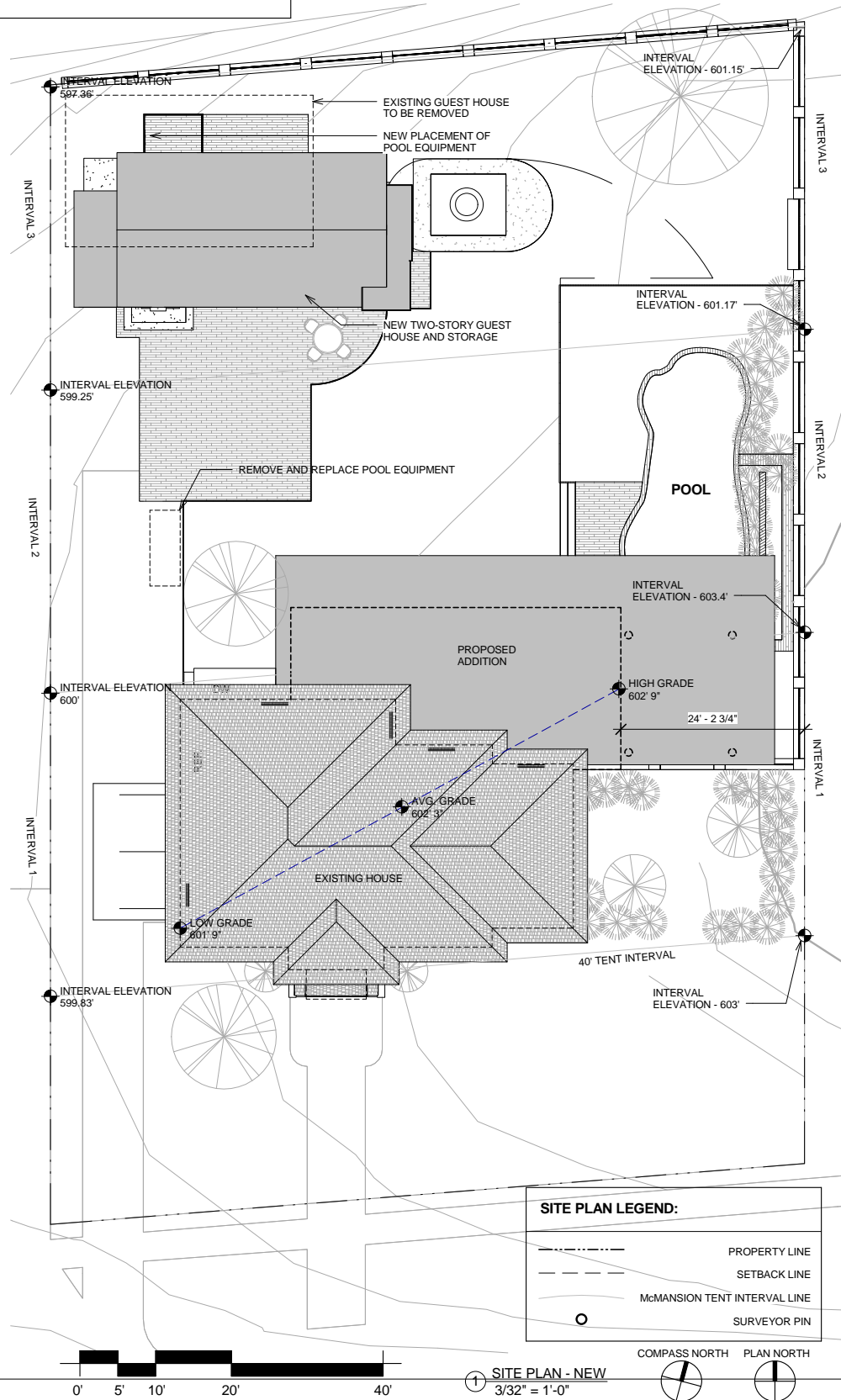


© COPYRIGHT 2014 HUGH JEFFERSON RANDOLPH ARCHITECTS

All Rights Reserved. The designs and drawings are the sole property of the Architect, and may not be reproduced in any form, by any method, or for any purpose, without previous written permission from Hugh Jefferson Randolph Architects.

TREE PROTECTION NOTES:

1. ALL TREES & NATURAL AREAS TO REMAIN, TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION.
2. NEW WALKWAY TO MAINTAIN DISTANCE FROM 1/2 CRITICAL ROOT ZONE, EXCAVATION, IF NEEDED, NOT TO EXCEED DEPTH OF EXISTING HARDSCAPE.



NOT FOR PERMIT,
CONSTRUCTION, OR
REGULATORY APPROVAL

Drawn by BL
Checked by BL/SLW

VICINITY MAP

SHEET LIST	
SHEET NO.	SHEET NAME
A1.0	Unnamed
A1.1	DEMOLITION FIRST FLOOR
A1.2	DEMOLITION SECOND FLOOR
A2.0	BASEMENT LEVEL FLOOR PLANS
A2.1	ENTRY LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	GUEST HOUSE PLANS AND ELEVATIONS
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATION
A3.2	EXTERIOR ELEVATION
A3.3	BUILDING SECTIONS
S0.0	STRUCTURAL NOTES
S0.1	STRUCTURAL NOTES CONTINUED
S1.0	FOUNDATION PLAN
S1.0A	FOUNDATION LATERAL PLAN
S1.1	FOUNDATION PLAN
S2.0	SECOND FLOOR FRAMING PLAN
S2.0A	MAIN FLOOR LATERAL PLAN
S2.1	ROOF FRAMING PLAN
S2.1A	LATERAL ROOF PLAN
S3.0	FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS CONTINUED
S4.0	TYPICAL WOOD FRAMING DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	TYPICAL WOOD FRAMING DETAILS
S5.0	TYPICAL STEEL DETAILS
S6.0	MOMENT FRAME DETAILS
W1.0	VIEW 1
W1.1	VIEW 2
W1.2	VIEW 3
W1.3	VIEW 4
W1.4	VIEW 5
W1.5	VIEW 6
W1.6	VIEW 7
W1.7	VIEW 8
W1.8	VIEW 9
W1.9	VIEW 10
W1.10	VIEW 11
W1.11	GUEST HOUSE 2ND FLOOR
W1.12	Unnamed
W1.13	Unnamed
W1.14	Unnamed
W1.15	Unnamed
W1.16	Unnamed
W1.17	Unnamed
W1.18	Unnamed
W1.19	Unnamed
W1.20	Unnamed
W1.21	Unnamed
W1.22	Unnamed
W1.23	Unnamed
W1.24	Unnamed
W1.25	Unnamed
W1.26	Unnamed
W1.27	Unnamed
W1.28	Unnamed
W1.29	Unnamed
W1.30	Unnamed
W1.31	Unnamed
W1.32	Unnamed
W1.33	Unnamed
W1.34	Unnamed
W1.35	Unnamed
W1.36	Unnamed
W1.37	Unnamed
W1.38	Unnamed
W1.39	Unnamed
W1.40	Unnamed
W1.41	Unnamed
W1.42	Unnamed
W1.43	Unnamed
W1.44	Unnamed
W1.45	Unnamed
W1.46	Unnamed
W1.47	Unnamed
W1.48	Unnamed
W1.49	Unnamed
W1.50	Unnamed
W1.51	Unnamed
W1.52	Unnamed
W1.53	Unnamed
W1.54	Unnamed
W1.55	Unnamed
W1.56	Unnamed
W1.57	Unnamed
W1.58	Unnamed
W1.59	Unnamed
W1.60	Unnamed
W1.61	Unnamed
W1.62	Unnamed
W1.63	Unnamed
W1.64	Unnamed
W1.65	Unnamed
W1.66	Unnamed
W1.67	Unnamed
W1.68	Unnamed
W1.69	Unnamed
W1.70	Unnamed
W1.71	Unnamed
W1.72	Unnamed
W1.73	Unnamed
W1.74	Unnamed
W1.75	Unnamed
W1.76	Unnamed
W1.77	Unnamed
W1.78	Unnamed
W1.79	Unnamed
W1.80	Unnamed
W1.81	Unnamed
W1.82	Unnamed
W1.83	Unnamed
W1.84	Unnamed
W1.85	Unnamed
W1.86	Unnamed
W1.87	Unnamed
W1.88	Unnamed
W1.89	Unnamed
W1.90	Unnamed
W1.91	Unnamed
W1.92	Unnamed
W1.93	Unnamed
W1.94	Unnamed
W1.95	Unnamed
W1.96	Unnamed
W1.97	Unnamed
W1.98	Unnamed
W1.99	Unnamed
W1.100	Unnamed
W1.101	Unnamed
W1.102	Unnamed
W1.103	Unnamed
W1.104	Unnamed
W1.105	Unnamed
W1.106	Unnamed
W1.107	Unnamed
W1.108	Unnamed
W1.109	Unnamed
W1.110	Unnamed
W1.111	Unnamed
W1.112	Unnamed
W1.113	Unnamed
W1.114	Unnamed
W1.115	Unnamed
W1.116	Unnamed
W1.117	Unnamed
W1.118	Unnamed
W1.119	Unnamed
W1.120	Unnamed
W1.121	Unnamed
W1.122	Unnamed
W1.123	Unnamed
W1.124	Unnamed
W1.125	Unnamed
W1.126	Unnamed
W1.127	Unnamed
W1.128	Unnamed
W1.129	Unnamed
W1.130	Unnamed
W1.131	Unnamed
W1.132	Unnamed
W1.133	Unnamed
W1.134	Unnamed
W1.135	Unnamed
W1.136	Unnamed
W1.137	Unnamed
W1.138	Unnamed
W1.139	Unnamed
W1.140	Unnamed
W1.141	Unnamed
W1.142	Unnamed
W1.143	Unnamed
W1.144	Unnamed
W1.145	Unnamed
W1.146	Unnamed
W1.147	Unnamed
W1.148	Unnamed
W1.149	Unnamed
W1.150	Unnamed
W1.151	Unnamed
W1.152	Unnamed
W1.153	Unnamed
W1.154	Unnamed
W1.155	Unnamed
W1.156	Unnamed
W1.157	Unnamed
W1.158	Unnamed
W1.159	Unnamed
W1.160	Unnamed
W1.161	Unnamed
W1.162	Unnamed
W1.163	Unnamed
W1.164	Unnamed
W1.165	Unnamed
W1.166	Unnamed
W1.167	Unnamed
W1.168	Unnamed
W1.169	Unnamed
W1.170	Unnamed
W1.171	Unnamed
W1.172	Unnamed
W1.173	Unnamed
W1.174	Unnamed
W1.175	Unnamed
W1.176	Unnamed
W1.177	Unnamed
W1.178	Unnamed
W1.179	Unnamed
W1.180	Unnamed
W1.181	Unnamed
W1.182	Unnamed
W1.183	Unnamed
W1.184	Unnamed
W1.185	Unnamed
W1.186	Unnamed
W1.187	Unnamed
W1.188	Unnamed
W1.189	Unnamed
W1.190	Unnamed
W1.191	Unnamed
W1.192	Unnamed
W1.193	Unnamed
W1.194	Unnamed
W1.195	Unnamed
W1.196	Unnamed
W1.197	Unnamed
W1.198	Unnamed
W1.199	Unnamed
W1.200	Unnamed
W1.201	Unnamed
W1.202	Unnamed
W1.203	Unnamed
W1.204	Unnamed
W1.205	Unnamed
W1.206	Unnamed
W1.207	Unnamed
W1.208	Unnamed
W1.209	Unnamed
W1.210	Unnamed
W1.211	Unnamed
W1.212	Unnamed
W1.213	Unnamed
W1.214	Unnamed
W1.215	Unnamed
W1.216	Unnamed
W1.217	Unnamed
W1.218	Unnamed
W1.219	Unnamed
W1.220	Unnamed
W1.221	Unnamed
W1.222	Unnamed
W1.223	Unnamed
W1.224	Unnamed
W1.225	Unnamed
W1.226	Unnamed
W1.227	Unnamed
W1.228	Unnamed
W1.229	Unnamed
W1.230	Unnamed
W1.231	Unnamed
W1.232	Unnamed
W1.233	Unnamed
W1.234	Unnamed
W1.235	Unnamed
W1.236	Unnamed
W1.237	Unnamed
W1.238	Unnamed
W1.239	Unnamed
W1.240	Unnamed
W1.241	Unnamed
W1.242	Unnamed
W1.243	Unnamed
W1.244	Unnamed
W1.245	Unnamed
W1.246	Unnamed
W1.247	Unnamed
W1.248	Unnamed
W1.249	Unnamed
W1.250	Unnamed
W1.251	Unnamed
W1.252	Unnamed
W1.253	Unnamed
W1.254	Unnamed
W1.255	Unnamed
W1.256	Unnamed
W1.257	Unnamed
W1.258	Unnamed
W1.259	Unnamed
W1.260	Unnamed
W1.261	Unnamed
W1.262	Unnamed
W1.263	Unnamed
W1.264	Unnamed
W1.265	Unnamed
W1.266	Unnamed
W1.267	Unnamed
W1.268	Unnamed
W1.269	Unnamed
W1.270	Unnamed
W1.271	Unnamed
W1.272	Unnamed
W1.273	Unnamed
W1.274	Unnamed
W1.275	Unnamed
W1.276	Unnamed
W1.277	Unnamed
W1.278	Unnamed
W1.279	Unnamed
W1.280	Unnamed
W1.281	Unnamed
W1.282	Unnamed
W1.283	Unnamed
W1.284	Unnamed
W1.285	Unnamed
W1.286	Unnamed
W1.287	Unnamed
W1.288	Unnamed
W1.289	Unnamed
W1.290	Unnamed
W1.291	Unnamed
W1.292	Unnamed
W1.293	Unnamed
W1.294	Unnamed
W1.295	Unnamed
W1.296	Unnamed
W1.297	Unnamed
W1.298	Unnamed
W1.299	Unnamed
W1.300	Unnamed
W1.301	Unnamed
W1.302	Unnamed
W1.303	Unnamed
W1.304	Unnamed
W1.305	Unnamed
W1.306	Unnamed
W1.307	Unnamed
W1.308	Unnamed
W1.309	Unnamed
W1.310	Unnamed
W1.311	Unnamed
W1.312	Unnamed
W1.313	Unnamed
W1.314	Unnamed
W1.315	Unnamed
W1.316	Unnamed
W1.317	Unnamed
W1.318	Unnamed
W1.319	Unnamed
W1.320	Unnamed
W1.321	Unnamed
W1.322	Unnamed
W1.323	Unnamed
W1.324	Unnamed
W1.325	Unnamed
W1.326	Unnamed
W1.327	Unnamed
W1.328	Unnamed
W1.329	Unnamed
W1.330	Unnamed
W1.331	Unnamed
W1.332	Unnamed
W1.333	Unnamed
W1.334	Unnamed
W1.335	Unnamed
W1.336	Unnamed
W1.337	Unnamed
W1.338	Unnamed
W1.339	Unnamed
W1.340	Unnamed
W1.341	Unnamed
W1.342	Unnamed
W1.343	Unnamed
W1.344	Unnamed
W1.345	Unnamed
W1.346	Unnamed
W1.347	Unnamed
W1.348	Unnamed
W1.349	Unnamed
W1.350	Unnamed
W1.351	Unnamed
W1.352	Unnamed
W1.353	Unnamed
W1.354	Unnamed
W1.355	Unnamed
W1.356	Unnamed
W1.357	Unnamed
W1.358	Unnamed
W1.359	Unnamed
W1.360	Unnamed
W1.361	Unnamed
W1.362	Unnamed
W1.363	Unnamed
W1.364	Unnamed
W1.365	Unnamed
W1.366	Unnamed
W1.367	Unnamed
W1.368	Unnamed
W1.369	Unnamed
W1.370	Unnamed
W1.371	Unnamed
W1.372	Unnamed
W1.373	Unnamed
W1.374	Unnamed
W1.375	Unnamed
W1.376	Unnamed
W1.377	Unnamed
W1.378	Unnamed
W1.379	Unnamed
W1.380	Unnamed
W1.381	Unnamed
W1.382	Unnamed
W1.383	Unnamed
W1.384	Unnamed
W1.385	Unnamed
W1.386	Unnamed
W1.387	Unnamed
W1.388	Unnamed
W1.389	Unnamed
W1.390	Unnamed
W1.391	Unnamed
W1.392	Unnamed
W1.393	Unnamed
W1.394	Unnamed
W1.395	Unnamed
W1.396	Unnamed
W1.397	Unnamed
W1.398	Unnamed
W1.399	Unnamed
W1.400	Unnamed
W1.401	Unnamed
W1.402	Unnamed
W1.403	Unnamed
W1.404	Unnamed
W1.405	Unnamed
W1.406	Unnamed
W1.407	Unnamed
W1.408	Unnamed
W1.409	Unnamed
W1.410	Unnamed
W1.411	Unnamed
W1.412	Unnamed
W1.413	Unnamed
W1.414	Unnamed
W1.415	Unnamed
W1.416	Unnamed
W1.417	Unnamed
W1.418	Unnamed
W1.419	Unnamed
W1.420	Unnamed
W1.421	Unnamed
W1.422	Unnamed
W1.423	Unnamed
W1.424	Unnamed
W1.425	Unnamed
W1.426	Unnamed
W1.427	Unnamed
W1.428	Unnamed
W1.429	Unnamed
W1.430	Unnamed
W1.431	Unnamed
W1.432	Unnamed
W1.433	Unnamed
W1.434	Unnamed
W1.435	Unnamed
W1.436	Unnamed
W1.437	Unnamed
W1.438	Unnamed
W1.439	Unnamed
W1.440	Unnamed
W1.441	Unnamed
W1.442	Unnamed
W1.443	Unnamed
W1.444	Unnamed
W1.445	Unnamed
W1.446	Unnamed
W1.447	Unnamed
W1.448	Unnamed
W1.449	Unnamed
W1.450	Unnamed
W1.451	Unnamed
W1.452	Unnamed
W1.453	Unnamed
W1.454	Unnamed
W1.455	Unnamed
W1.456	Unnamed
W1.457	Unnamed
W1.458	Unnamed
W1.459	Unnamed
W1.460	Unnamed
W1.461	Unnamed
W1.462	Unnamed
W1.463	Unnamed
W1.464	Unnamed
W1.465	Unnamed
W1.466	Unnamed
W1.467	Unnamed
W1.468	Unnamed
W1.469	Unnamed
W1.470	Unnamed
W1.471	Unnamed
W1.472	Unnamed
W1.473	Unnamed
W1.474	Unnamed
W1.475	Unnamed
W1.476	Unnamed
W1.477	Unnamed
W1.478	Unnamed
W1.479	Unnamed
W1.480	Unnamed
W1.481	Unnamed
W1.482	Unnamed
W1.483	Unnamed
W1.484	Unnamed
W1.485	Unnamed
W1.486	Unnamed
W1.487	Unnamed
W1.488	Unnamed
W1.489	Unnamed
W1.490	Unnamed
W1.491	Unnamed
W1.492	Unnamed
W1.493	Unnamed
W1.494	Unnamed
W1.495	Unnamed
W1.496	Unnamed
W1.497	Unnamed
W1.498	Unnamed
W1.499	Unnamed
W1.500	Unnamed
W1.501	Unnamed
W1.502	Unnamed
W1.503	Unnamed
W1.504	Unnamed
W1.505	Unnamed
W1.506	Unnamed
W1.507	Unnamed
W1.508	Unnamed
W1.509	Unnamed
W1.510	Unnamed
W1.511	Unnamed
W1.512	Unnamed
W1.513	Unnamed
W1.514	Unnamed
W1.515	Unnamed
W1.516	Unnamed
W1.517	Unnamed
W1.518	Unnamed
W1.519	Unnamed
W1.520	Unnamed
W1.521	Unnamed
W1.522	Unnamed
W1.523	Unnamed
W1.524	Unnamed
W1.525	Unnamed
W1.526	Unnamed
W1.527	Unnamed
W1.528	Unnamed
W1.529	Unnamed
W1.530	Unnamed
W1.531	Unnamed
W1.532	Unnamed
W1.533	Unnamed
W1.534	Unnamed
W1.535	Unnamed
W1.536	Unnamed
W1.537	Unnamed
W1.538	Unnamed
W1.539	Unnamed
W1.540	Unnamed
W1.541	Unnamed
W1.542	Unnamed
W1.543	Unnamed
W1.544	Unnamed
W1.545	Unnamed
W1.546	Unnamed
W1.547	Unnamed
W1.548	Unnamed
W1.549	Unnamed
W1.550	Unnamed
W1.551	Unnamed
W1.552	Unnamed
W1.553	Unnamed
W1.554	Unnamed
W1.555	Unnamed
W1.556	Unnamed
W1.557	Unnamed
W1.558	Unnamed
W1.559	Unnamed
W1.560	Unnamed
W1.561	Unnamed
W1.562	Unnamed
W1.5	

NOT FOR PERMIT,
CONSTRUCTION, OR
REGULATORY APPROVAL

Drawn by BL
Checked by BL/SLW

Johnston Residence

108 W 32nd Street - Austin, Texas - 78705

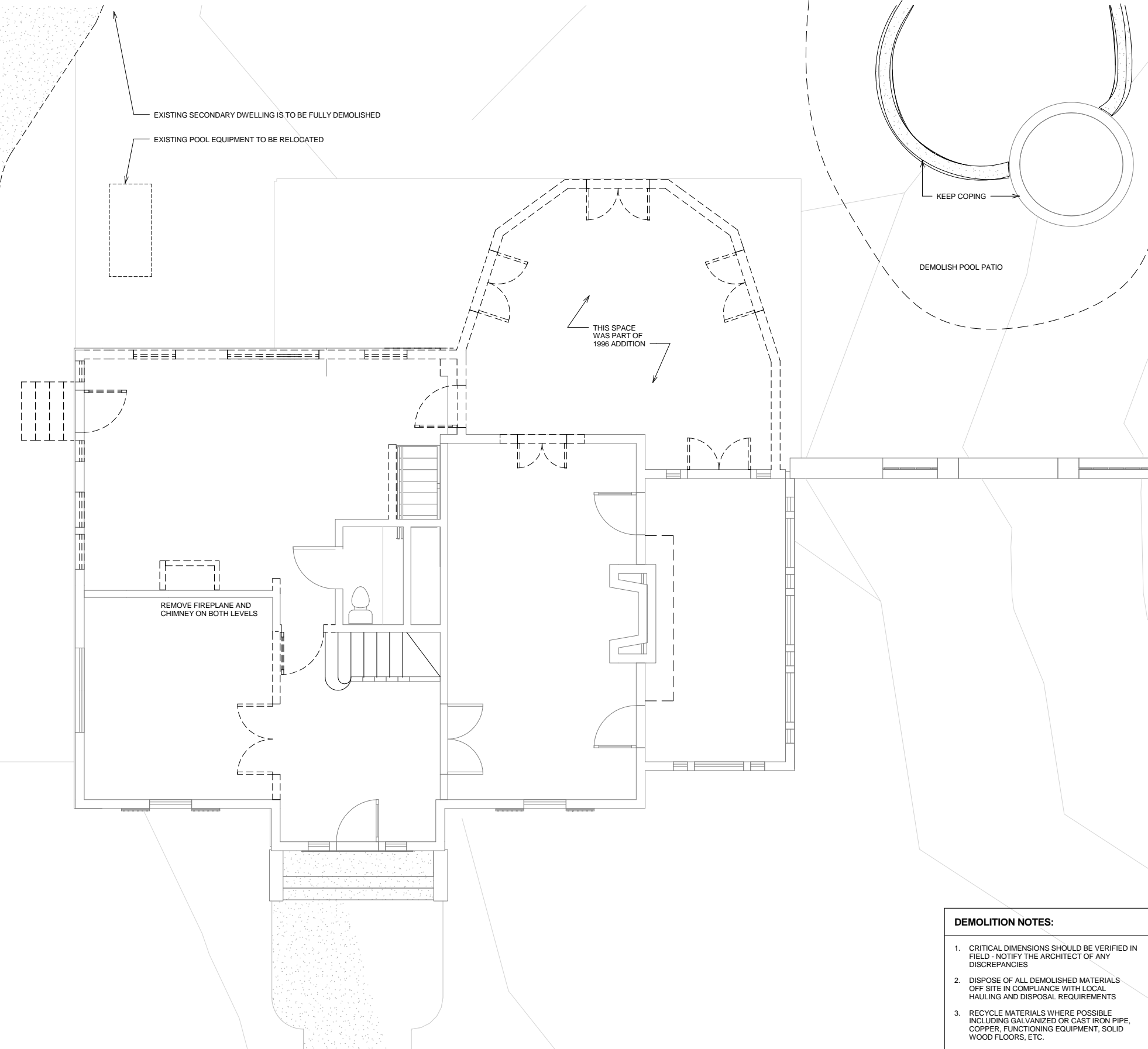
hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

DEMOLITION NOTES:

1. CRITICAL DIMENSIONS 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 EQUIPMENT, SOLID WOOD FLOORS, ETC.
4. UTILITY METERS ARE TO BE RELOCATED
5. REMOVE EXISTING FINISHED FLOOR THROUGHOUT AND PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING

A1.1
DEMOLITION FIRST
FLOOR

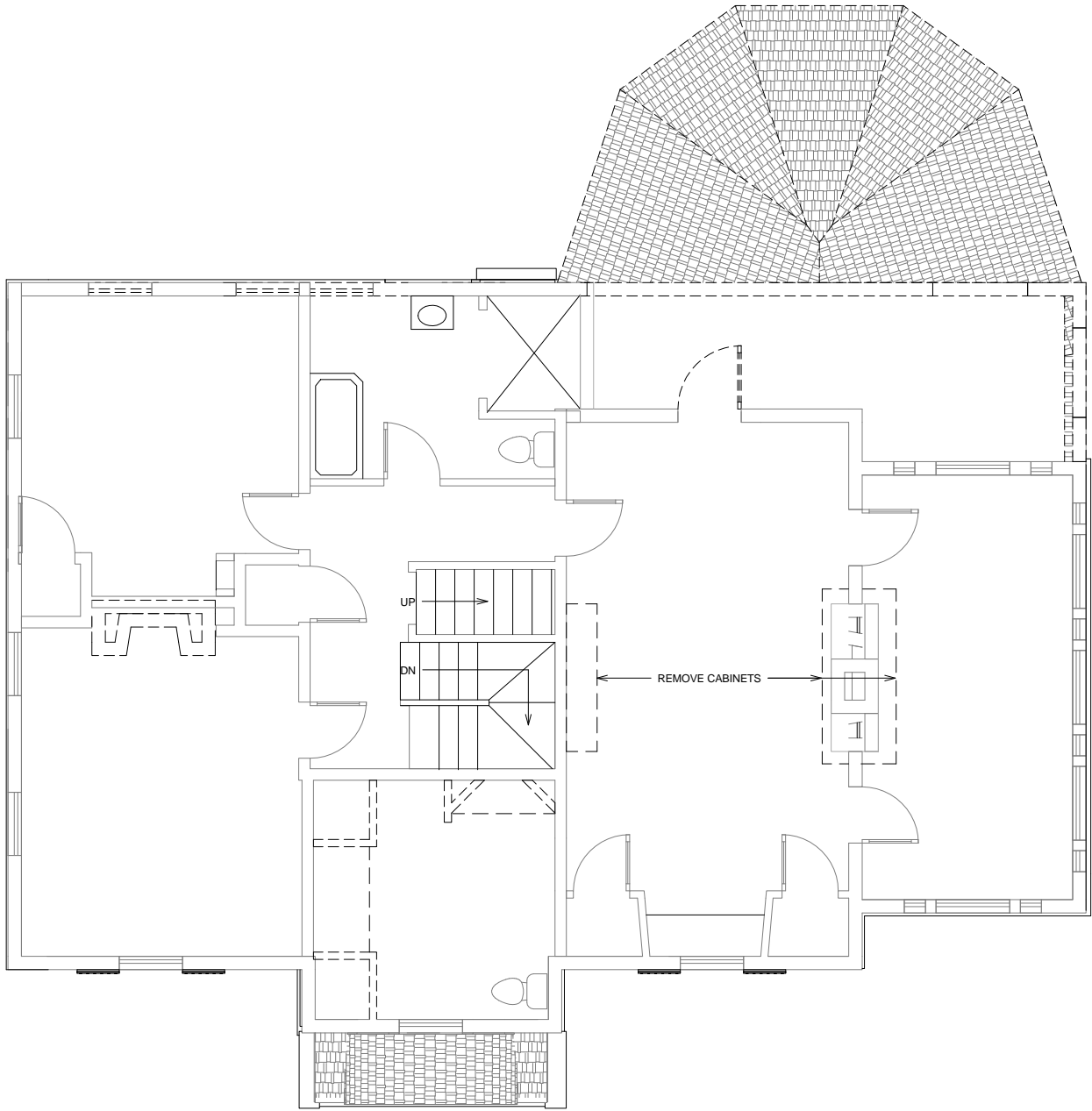


1 DEMOLITION - ENTRY LEVEL PLAN
1/4" = 1'-0"



Drawn by Author
Checked by Checker

Johnston Residence
108 W 32nd Street - Austin, Texas - 78705



hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

DEMOLITION NOTES:

1. CRITICAL DIMENSIONS 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 EQUIPMENT, SOLID WOOD FLOORS, ETC.
4. UTILITY METERS ARE TO BE RELOCATED
5. REMOVE EXISTING FINISHED FLOOR THROUGHOUT AND PREPARE FLOOR SURFACE TO RECEIVE NEW FLOORING

1 DEMOLITION - SECOND LEVEL PLAN
1/4" = 1'-0"



Drawn by BL/BW
Checked by BL/SLW

Johnston Residence

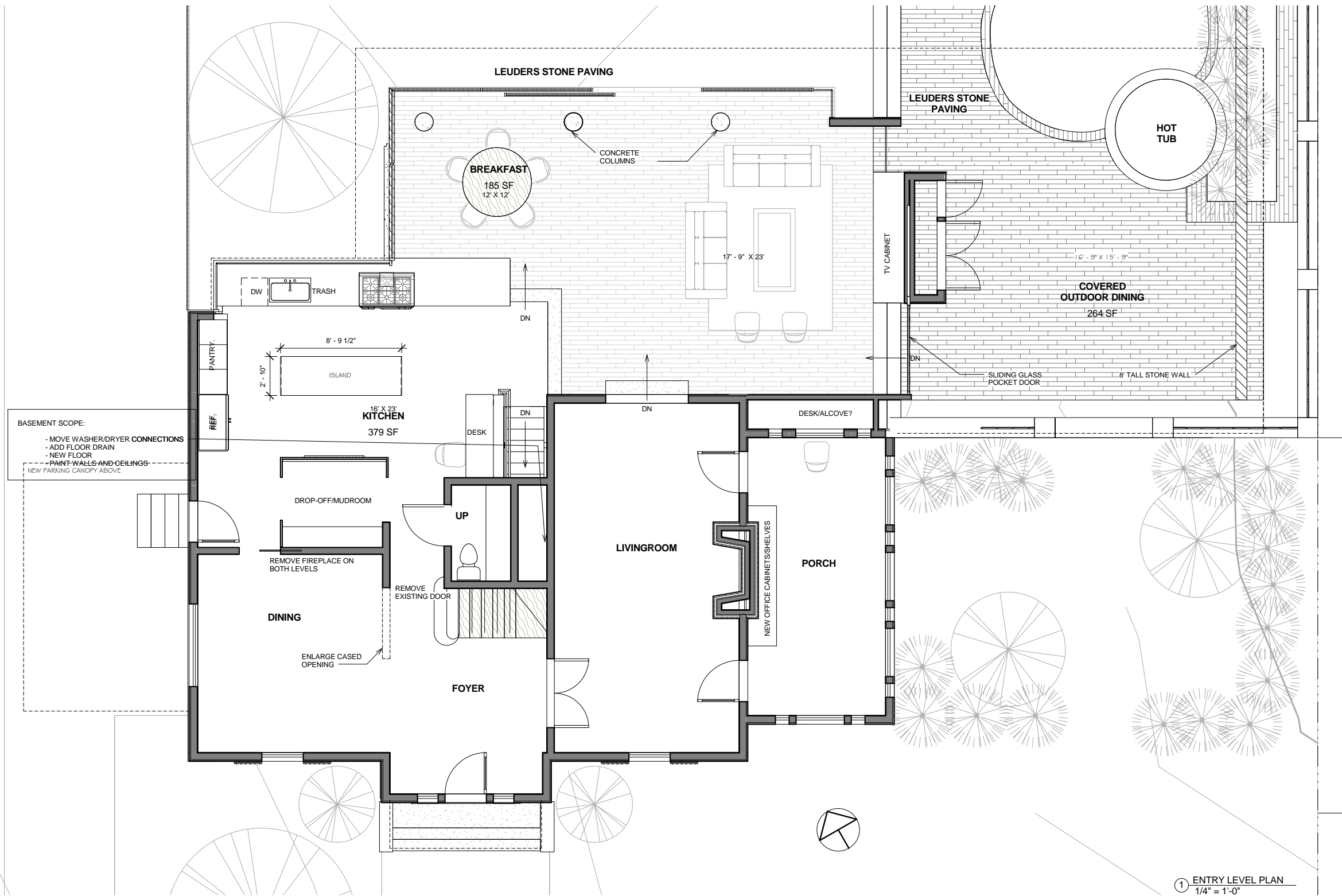
108 W 32nd Street - Austin, Texas - 78705

hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

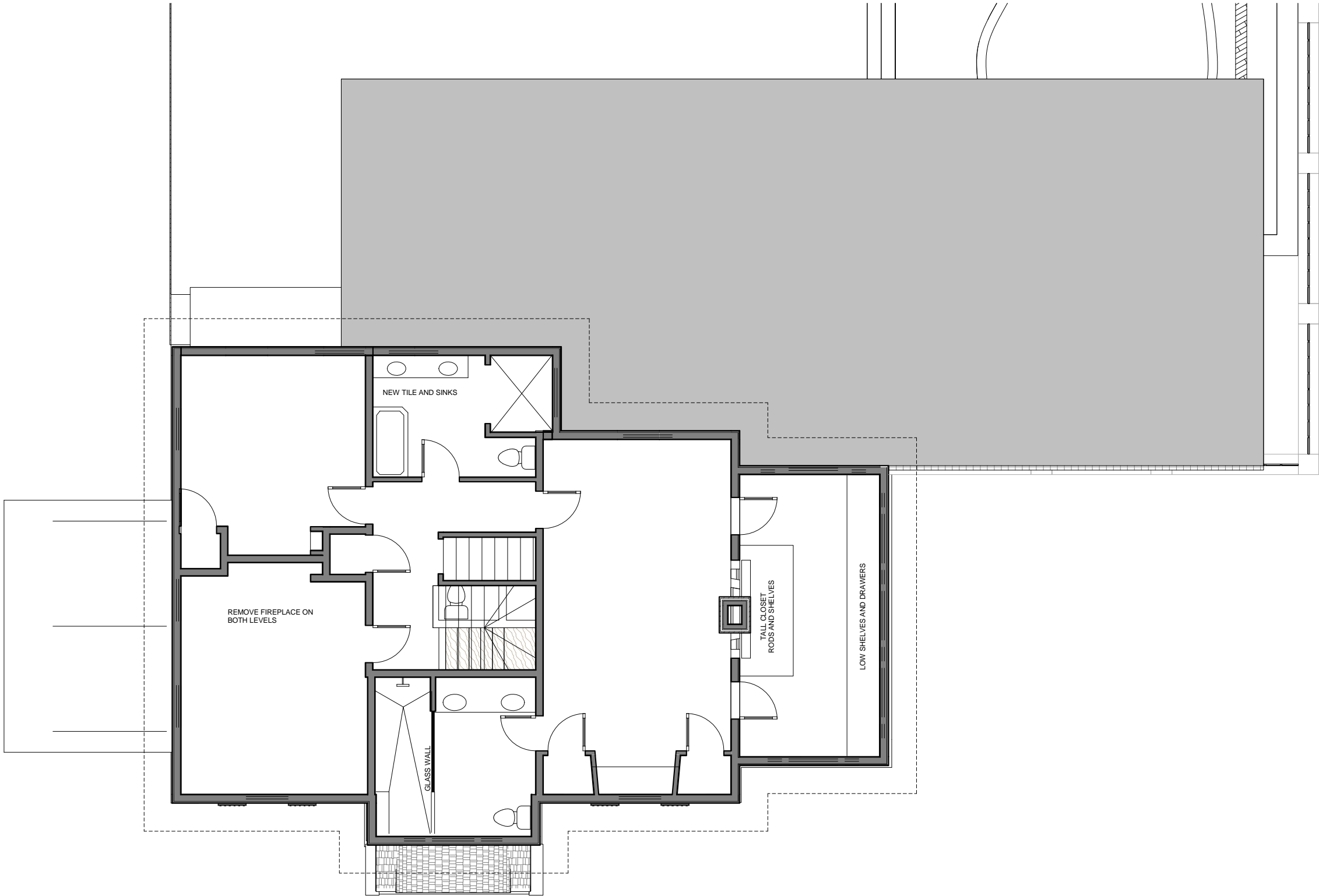
A2.1 ENTRY LEVEL PLAN

OF



Drawn by BL/BW
Checked by BL/SLW

Johnston Residence
108 W 32nd Street - Austin, Texas - 78705



hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

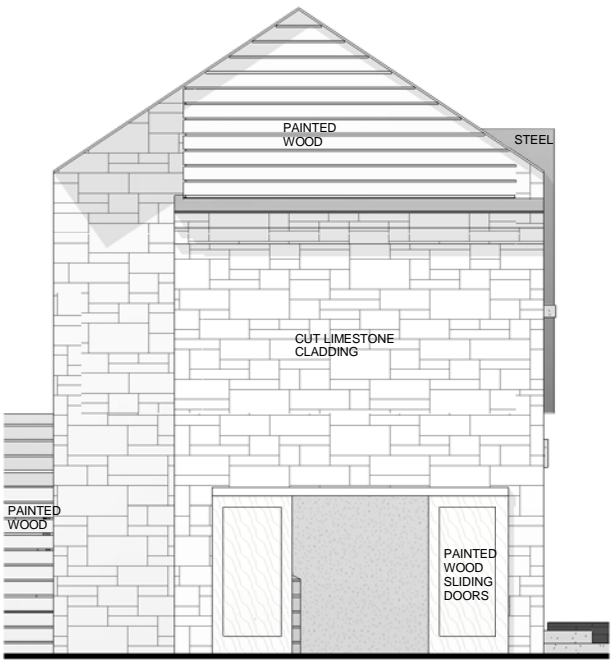
A2.2

SECOND LEVEL
PLAN

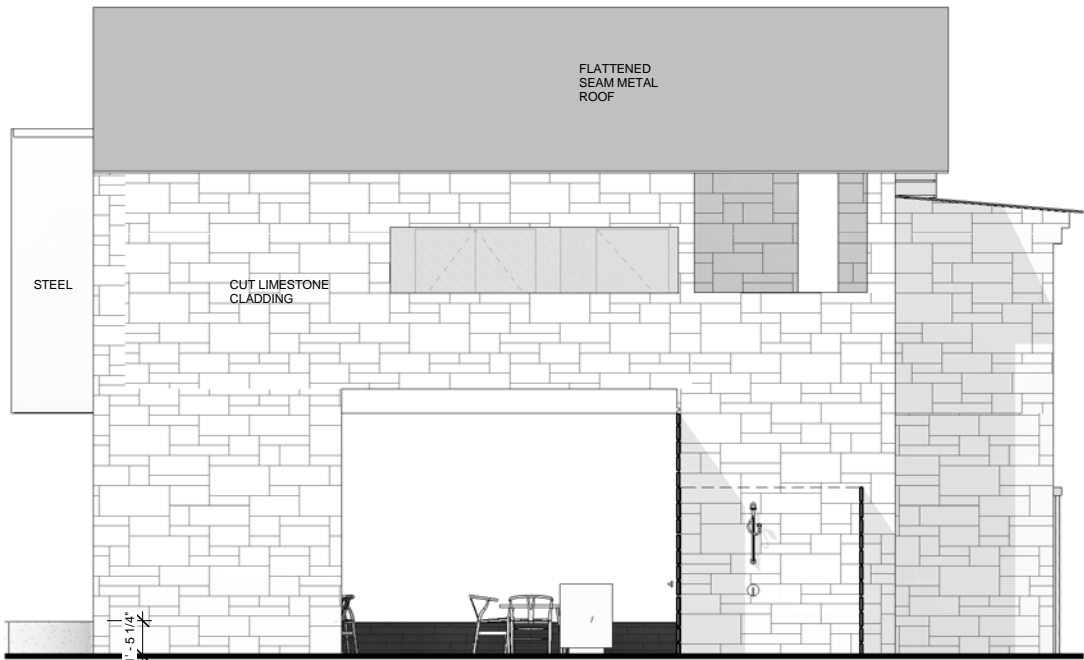
5 OF 25

① SECOND LEVEL PLAN
1/4" = 1'-0"

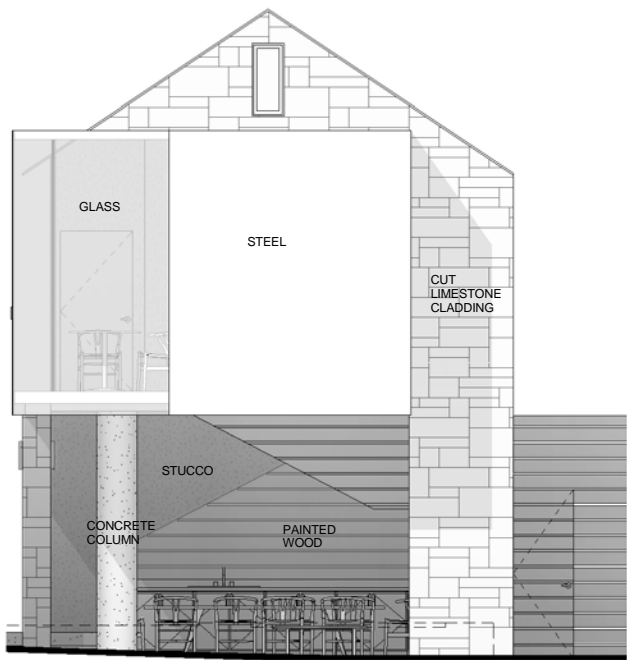




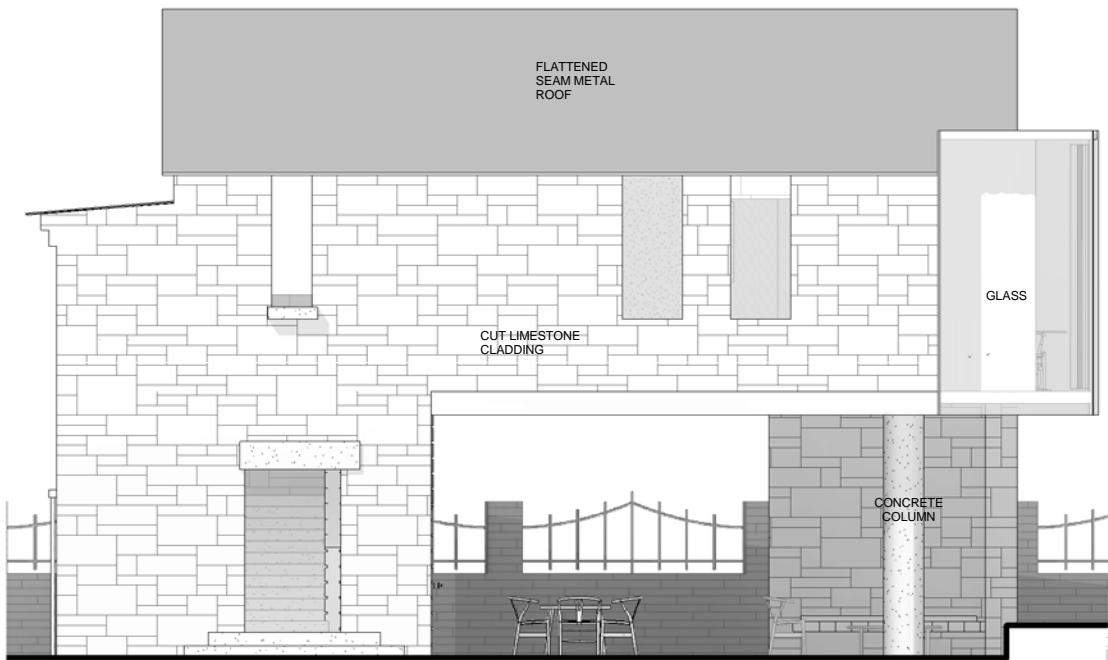
⑥ GUEST HOUSE ELEVATION - EAST
1/4" = 1'-0"



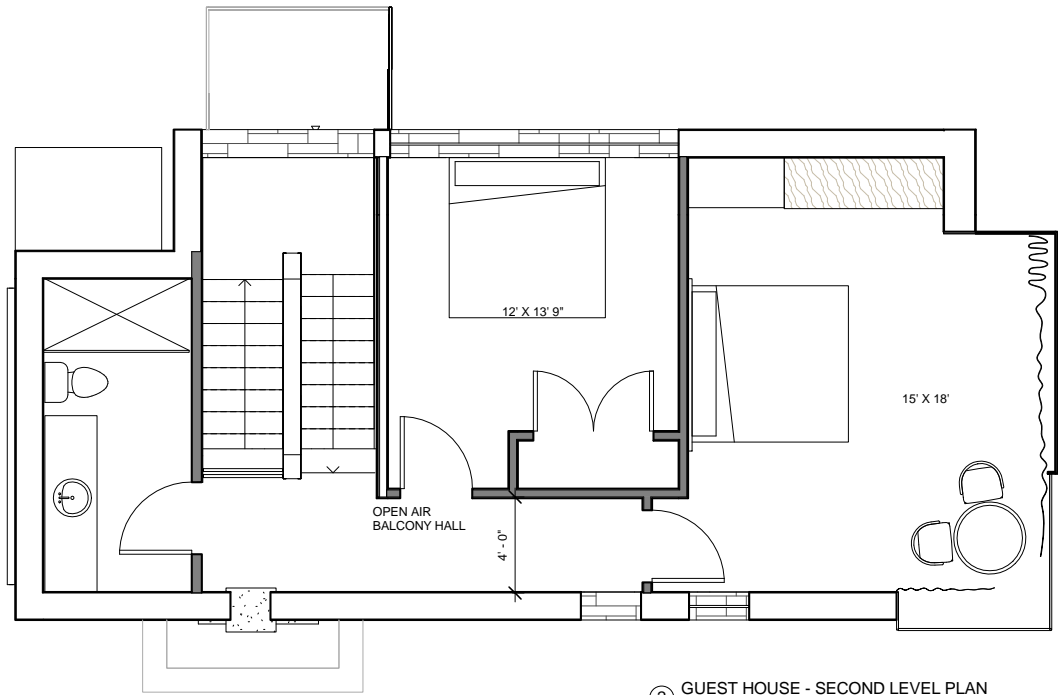
⑦ GUEST HOUSE ELEVATION - SOUTH
1/4" = 1'-0"



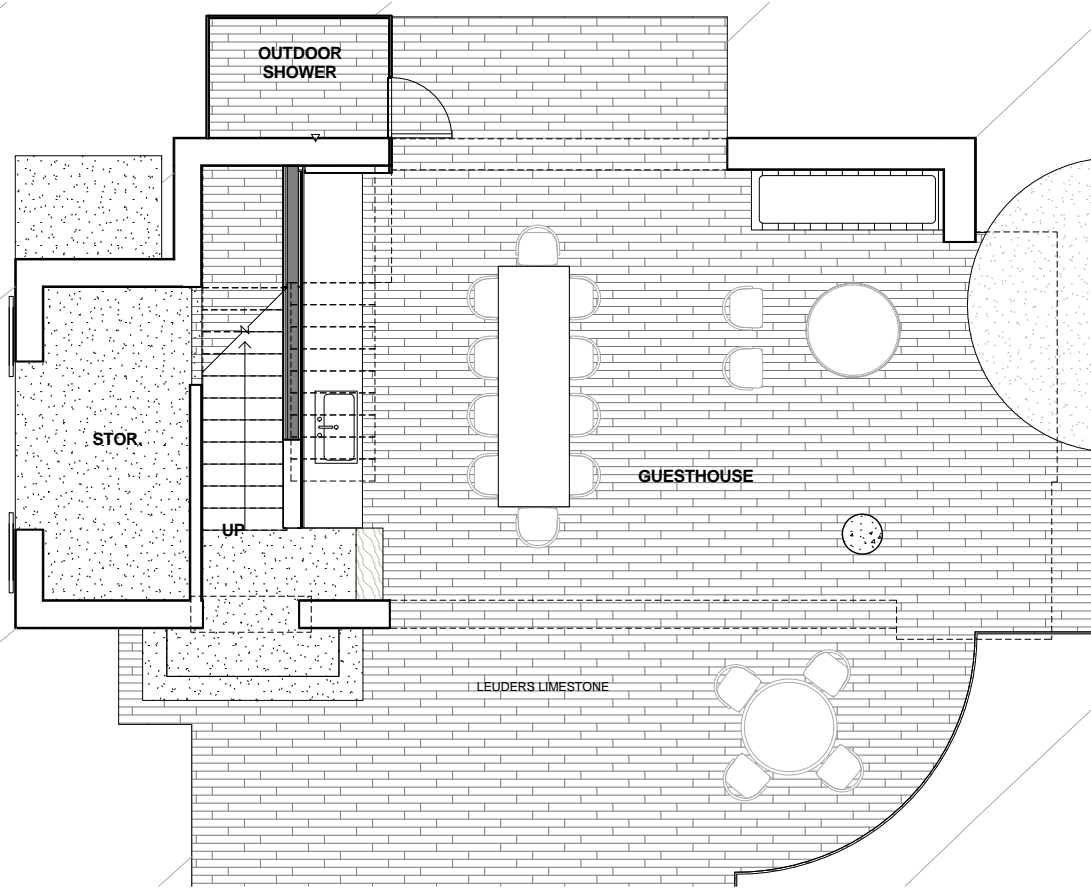
⑤ GUEST HOUSE ELEVATION - WEST
1/4" = 1'-0"



④ GUEST HOUSE ELEVATION - NORTH
1/4" = 1'-0"



② GUEST HOUSE - SECOND LEVEL PLAN
1/4" = 1'-0"



① GUEST HOUSE - ENTRY LEVEL PLAN
1/4" = 1'-0"

NOT FOR PERMIT,
CONSTRUCTION, OR
REGULATORY APPROVAL

Drawn by Author
Checked by Checker

Johnston Residence

108 W 32nd Street - Austin, Texas - 78705

hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

A2.3

GUEST HOUSE
PLANS AND
ELEVATIONS

OF

NOT FOR PERMIT,
CONSTRUCTION, OR
REGULATORY APPROVAL

Drawn by BL
Checked by BL/SLW

Johnston Residence
108 W 32nd Street - Austin, Texas - 78705

hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

A2.4

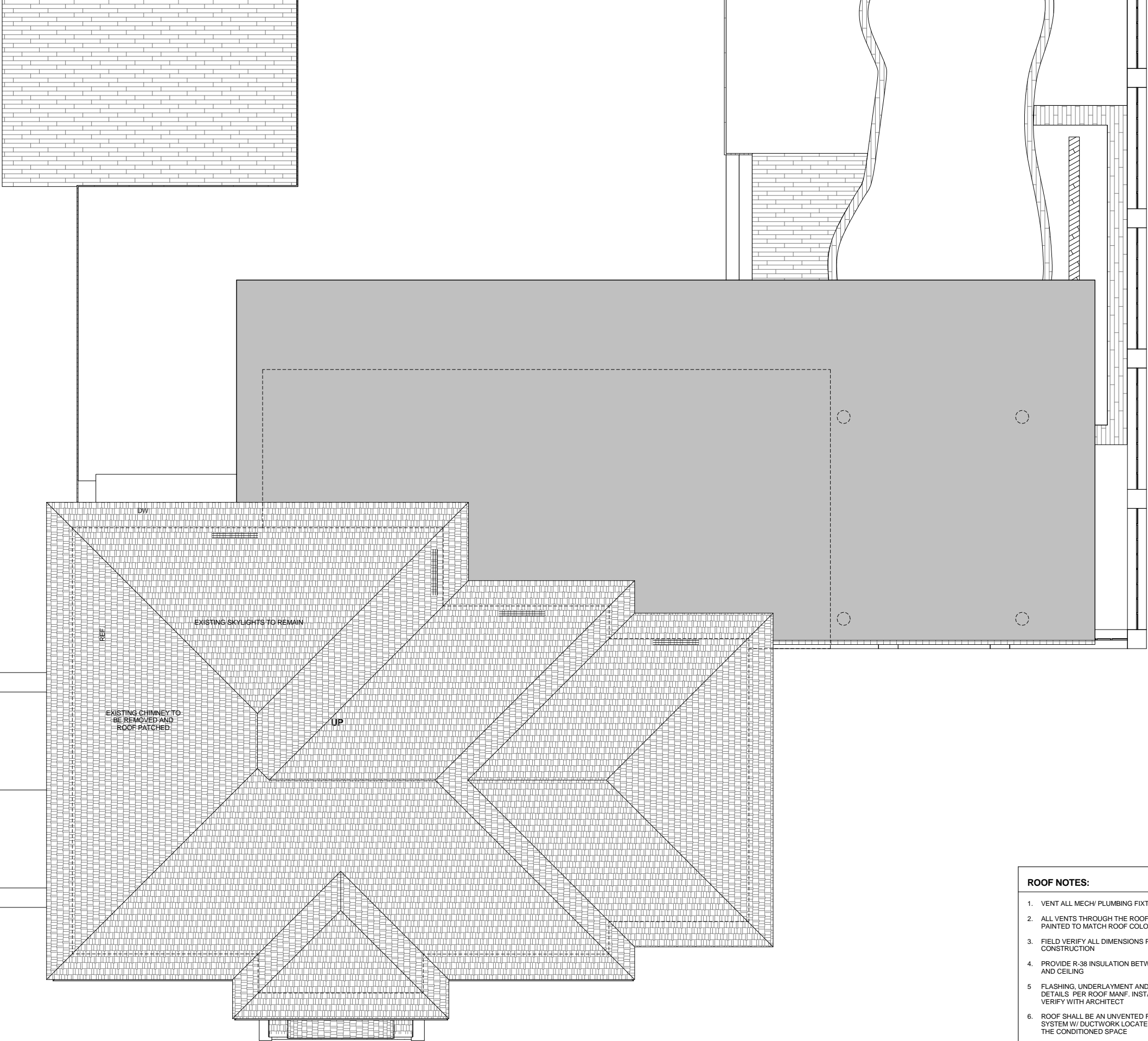
ROOF PLAN

6 OF 25

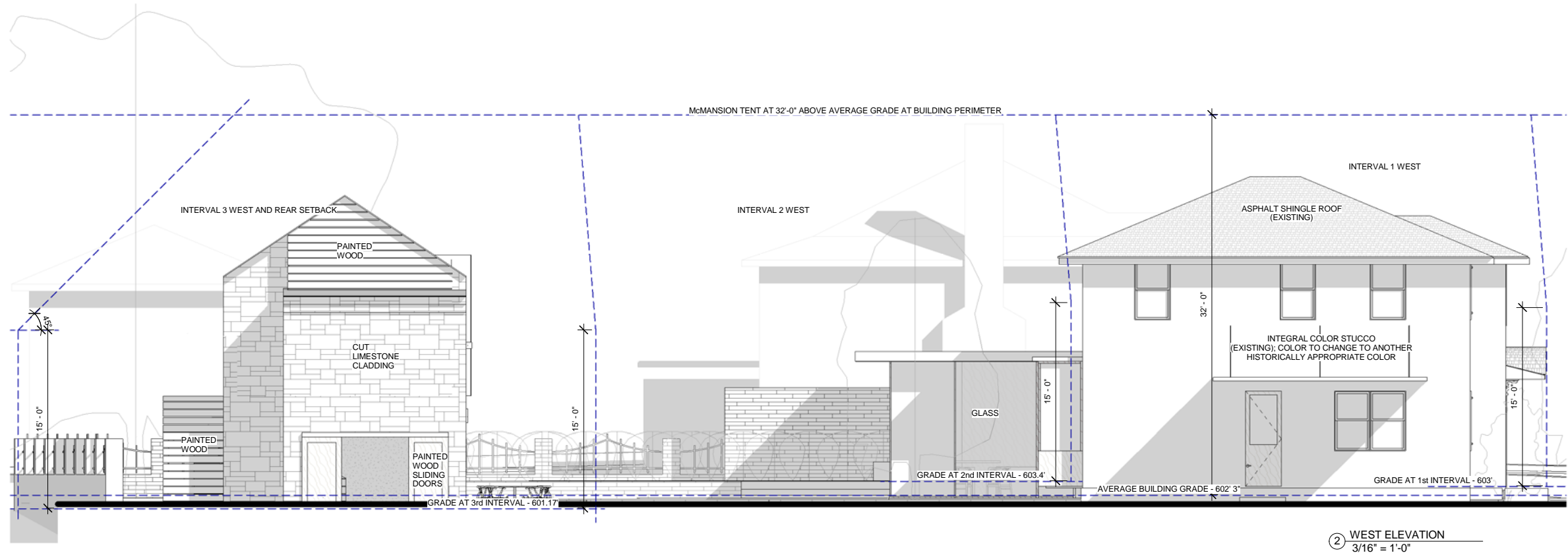
ROOF NOTES:

1. VENT ALL MECH/ PLUMBING FIXTURES
2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
3. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
4. PROVIDE R-38 INSULATION BETWEEN ROOF AND CEILING
5. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANF. INSTALLER VERIFY WITH ARCHITECT
6. ROOF SHALL BE AN UNVENTED FLAT ROOF SYSTEM W/ DUCTWORK LOCATED WITHING THE CONDITIONED SPACE
7. THERE IS NO ATTIC SPACE ABOVE FINISHED CEILINGS

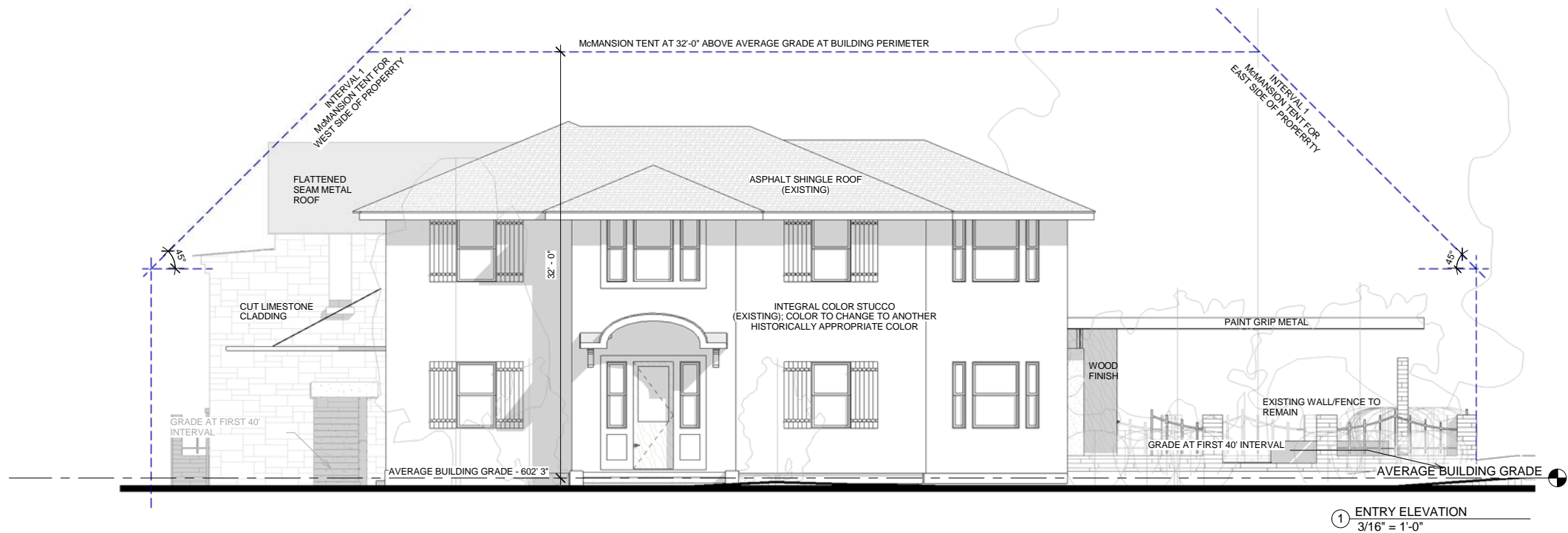
1 ROOF PLAN
1/4" = 1'-0"



Drawn by BL
Checked by BL/SLW



② WEST ELEVATION
3/16" = 1'-0"



① ENTRY ELEVATION
3/16" = 1'-0"

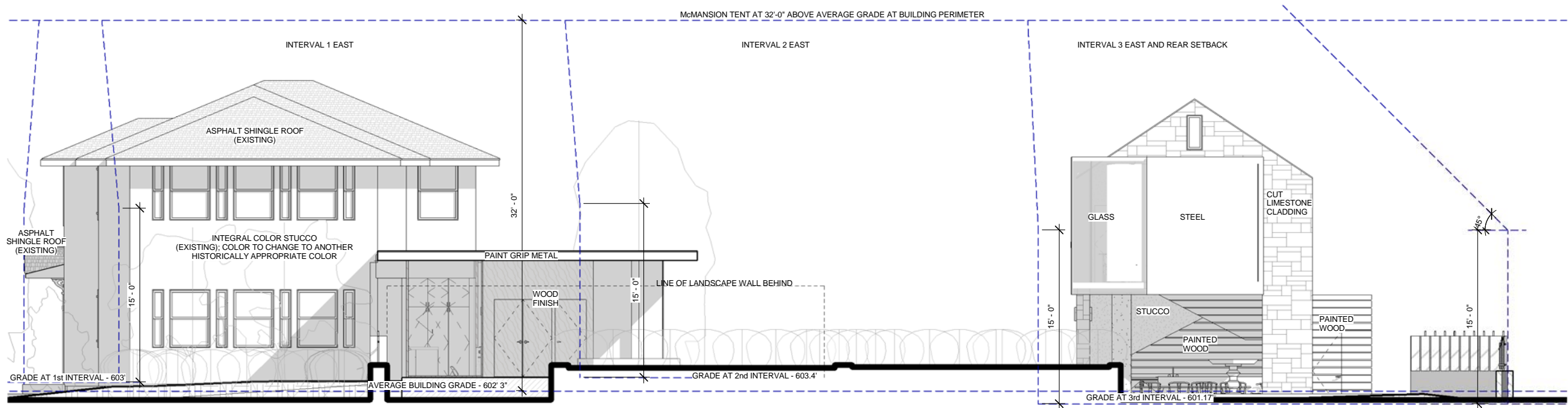
hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

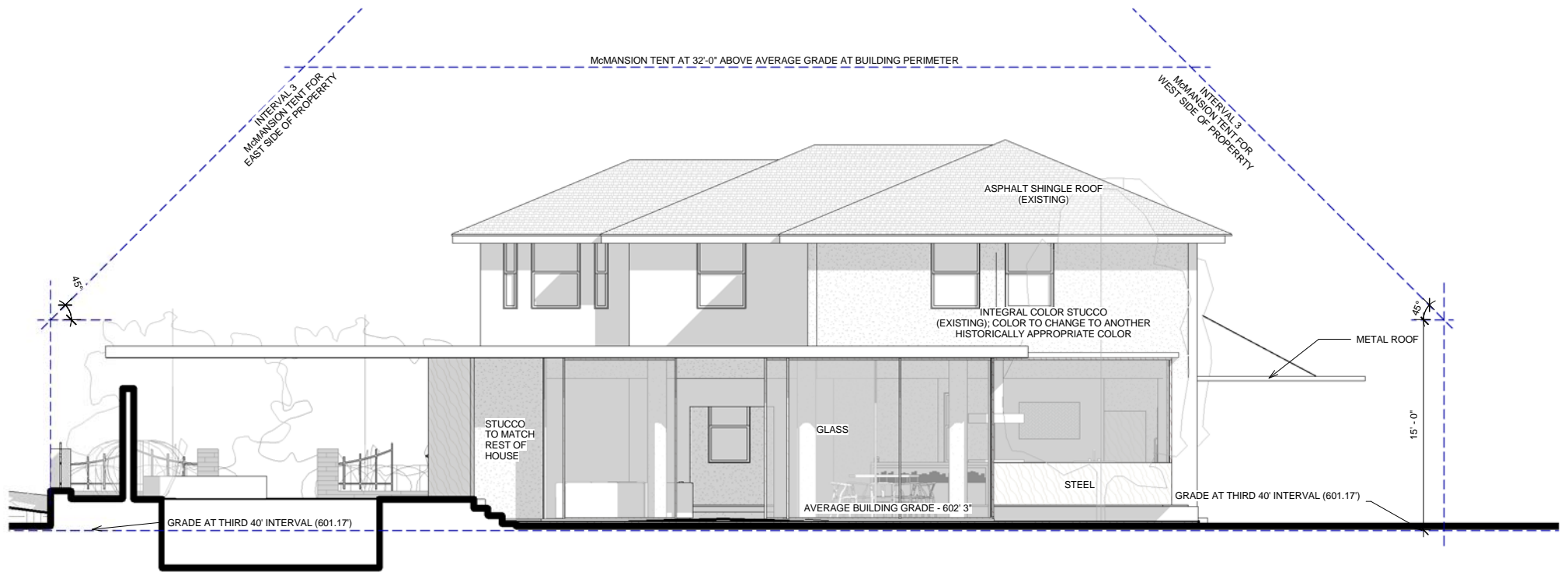
A3.1
EXTERIOR
ELEVATION

7 OF 25

Drawn by BL
Checked by BL/SLW



② EAST ELEVATION
3/16" = 1'-0"



① NORTH ELEVATION
3/16" = 1'-0"

Johnston Residence
108 W 32nd Street - Austin, Texas - 78705

hugh jefferson randolph
architects
austinarchitect.com
512.796.4001

Date: 8.06.14
Issue: PRELIMINARY BID SET
Revision: NO.

A3.2
EXTERIOR
ELEVATION