



# W 11th St.

1108 W 11th St. Austin, Texas 78703

NAME  
ADDRESS  
AUSTIN, TEXAS 787##  
EMAIL  
T: ### ### #####  
CONTACT:  
NAME

STRUCTURAL ENGINEER

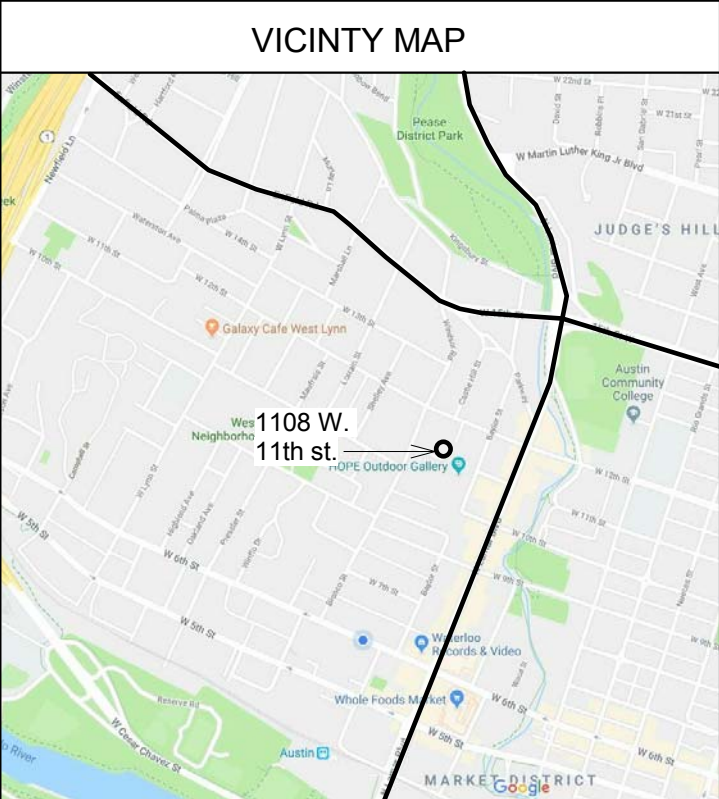
HUGH JEFFERSON RANDOLPH ARCHITECTS  
1009 W 6TH STREET; SUITE 201  
AUSTIN, TEXAS 78703  
HUGH@AUSTINARCHITECT.COM  
T: 512.796.4001  
CONTACT:  
HUGH JEFFERSON RANDOLPH OR  
SLOAN SPRINGER

ARCHITECT

URBAN CONSTRUCTORS  
10318 LAKE ROAD; SUITE A-103  
HOUSTON, TEXAS 77070  
PATRICKD@URBANCONSTRUCTORS.COM  
T: 512.745.5032  
CONTACT:

PATRICK DUNN

GENERAL CONTRACTOR



### PROJECT DESCRIPTION

3 STORY ADDITION TO AN EXISTING HISTORIC HOME IN THE CASTLE HILL NEIGHBORHOOD

### LEGAL DESCRIPTION

BEING PART OF LOT 7, BLOCK 5 OF THE C. H. SILLIMAN SUBDIVISION OF OUTLOT 5, DIVISION Z, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 1, PAGE 118 OF PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 9012, PAGE 215 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS

### ZONING

SF-3-NP - SINGLE-FAMILY RESIDENTIAL  
NEIGHBORHOOD PLANNING AREA  
-WEST AUSTIN NEIGHBORHOOD GROUP  
-CENTRAL WEST AUSTIN COMBINED NPA  
RESIDENTIAL DESIGN STANDARDS (MCMANSION)

### 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

### FIRE PROTECTION

THIS PROJECT EXCEEDS 3,600 SF AND THEREFORE IS REQUIRED TO BE REVIEWED BY THE FIRE DEPARTMENT

SHEET LIST	
NO.	SHEET NAME
A0.0	COVER SHEET
A1.0	SITE PLAN AND AREA CALCULATIONS
A1.1	ORIGINAL SIGNED SURVEY & TREE EXIBITS
A1.2	DEMOLITION PLAN
A2.1	FIRST LEVEL PLAN
A2.2	SECOND LEVEL PLAN
A2.3	THIRD LEVEL PLAN
A2.4	BASEMENT PLAN
A2.6	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A6.0	DOCUMENTATION
A6.1	RENDERING
A6.2	EXISTING PHOTOS
A6.3	EXISTING PHOTOS

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by SBS/ TJR  
Checked by

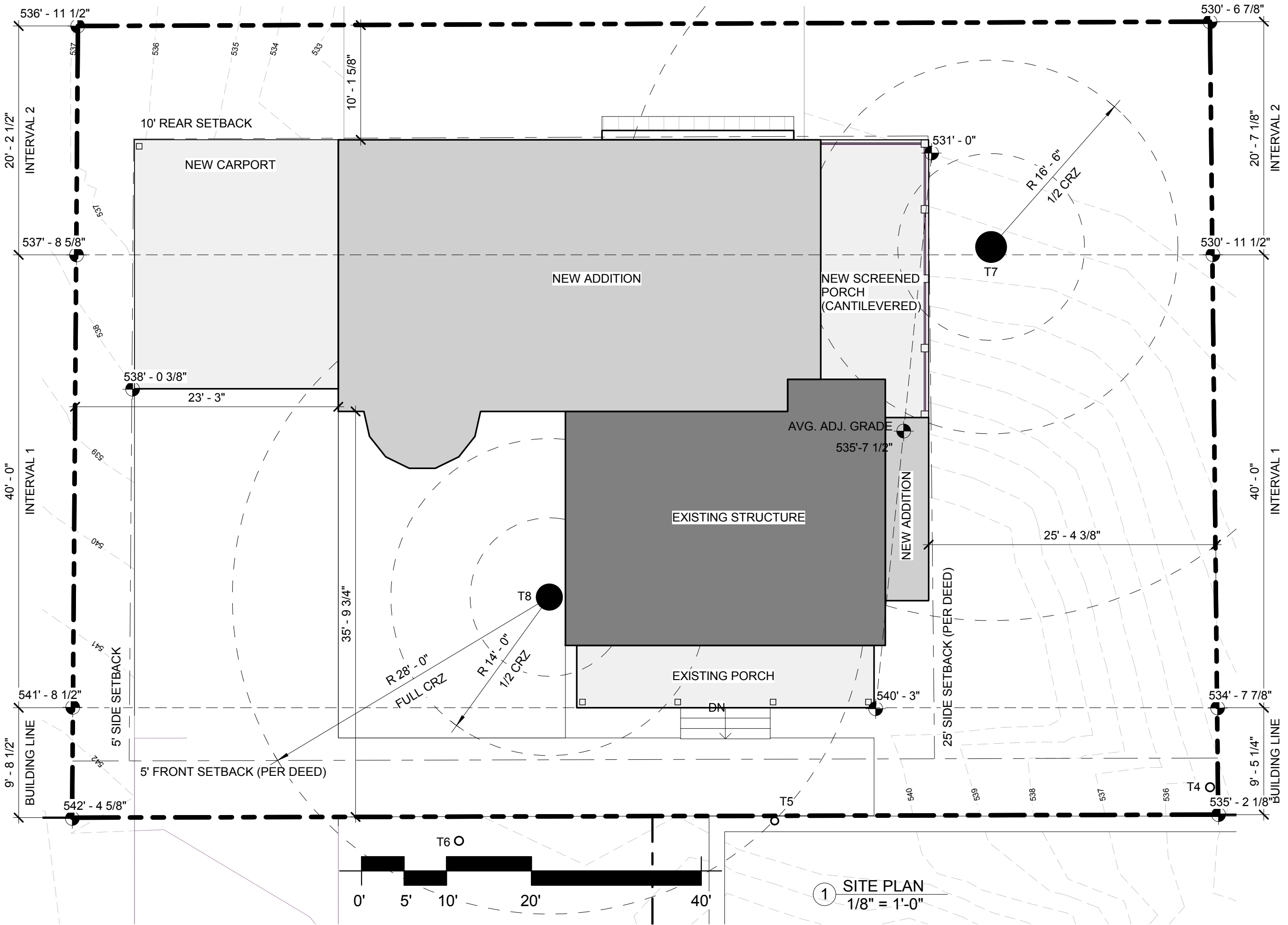
W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A0.0  
COVER SHEET





**SITE PLAN LEGEND**

BUILDING AREA

PROPERTY LINE

SETBACK LINE

MCMANSION INTERVAL LINE

**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

5. ONLY TREES 19" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN WITH CRITICAL ROOT ZONE DIAGRAMS

6. NO SIDEWALK INSTALLATION REQUIRED. GROSS FLOOR AREA INCREASED BY LESS THAN 50%

-or-

PAYMENT MADE IN LIEU OF SIDEWALK INSTALLATION

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by SBS/ TJR  
Checked by

hugh jefferson randolph

architects

austinarchitect.com

512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

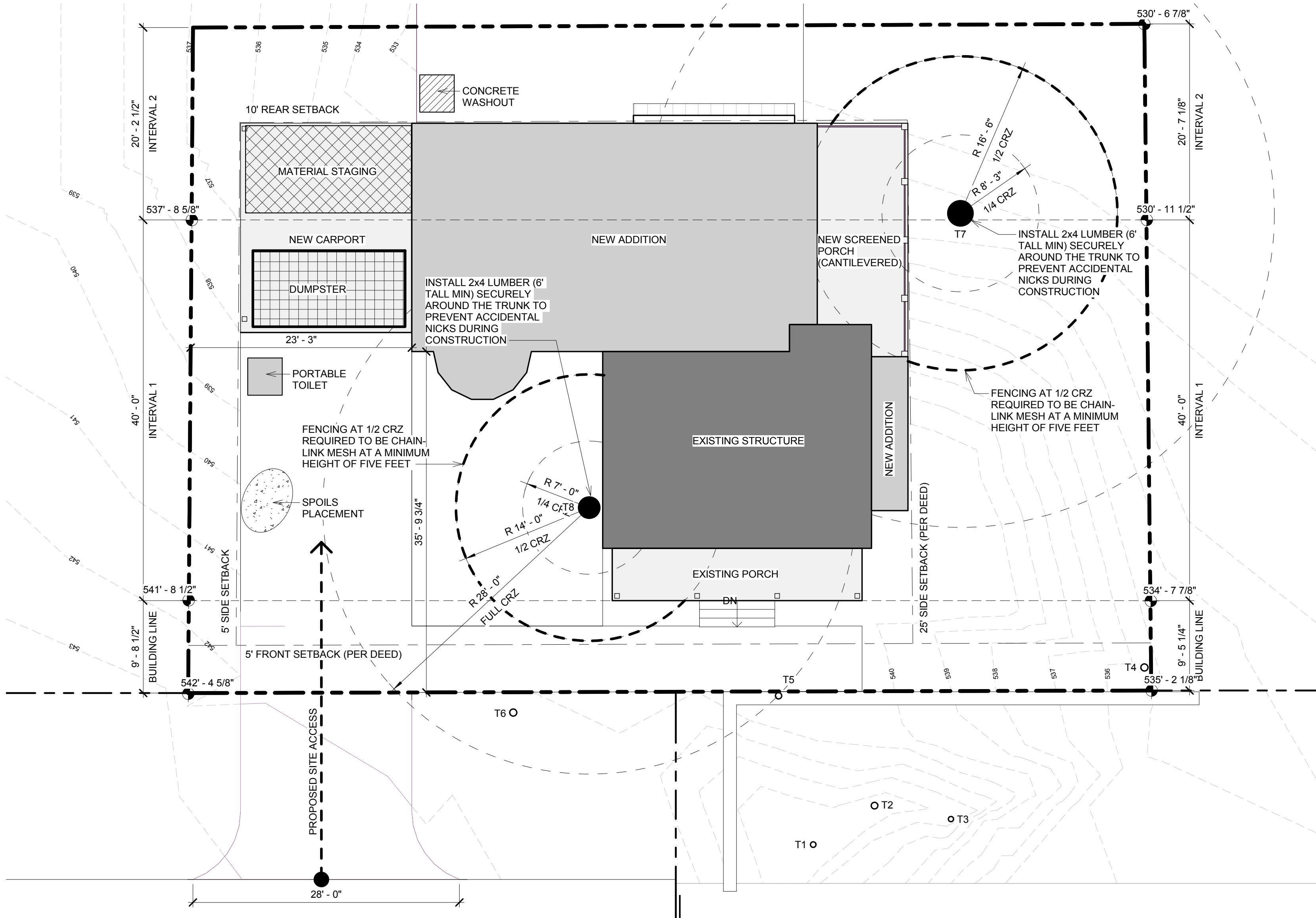
A1.0

SITE PLAN AND  
AREA  
CALCULATIONS

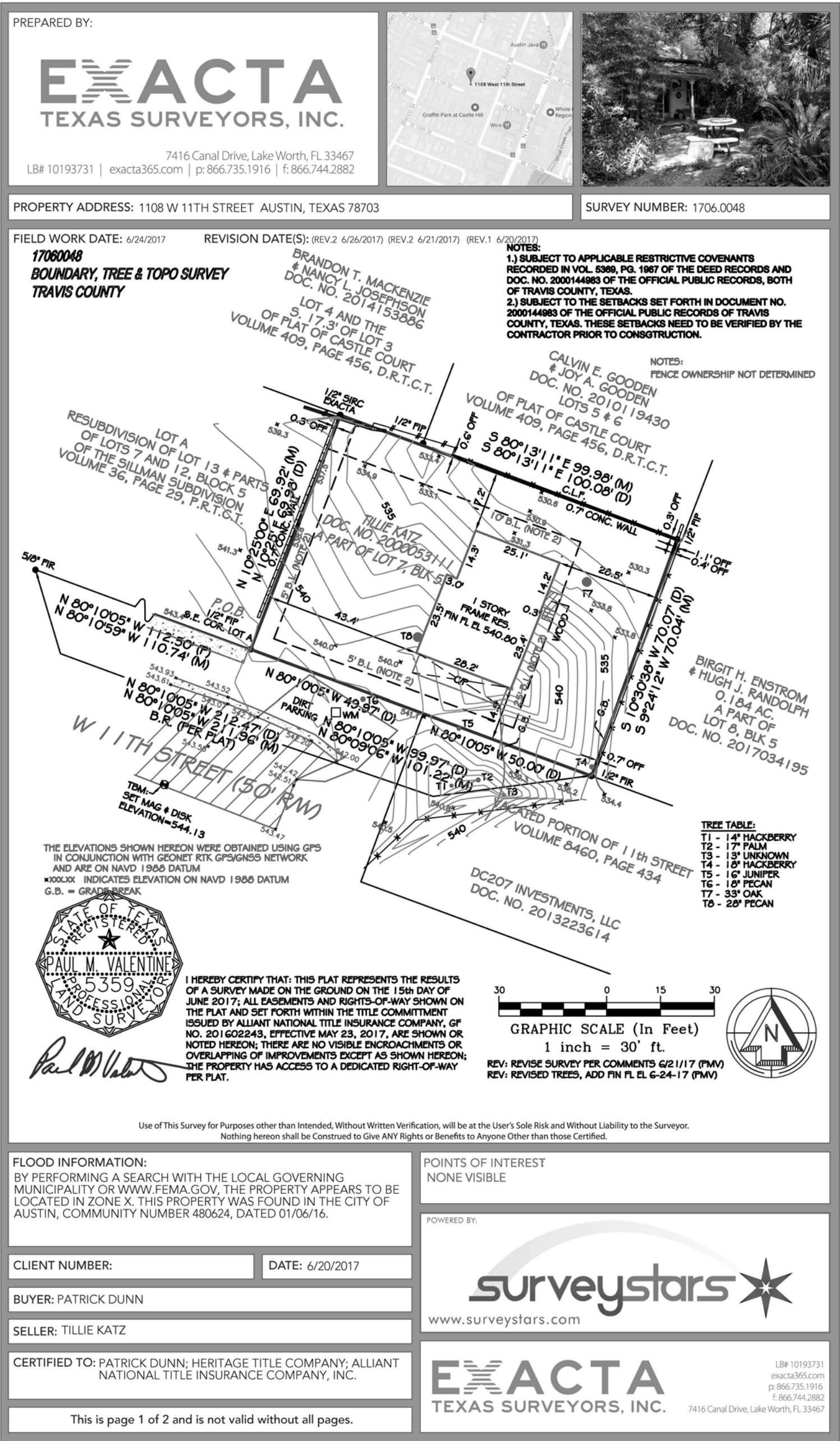
2 OF 15

W 11TH ST  
1108 W 11th St. Austin, Texas 78703





2 SITE PLAN Tree exhibits  
1/8" = 1'-0"



1 ORIGINAL SIGNED SURVEY  
1" = 30'-0"

TREE LIST

- |                   |                 |
|-------------------|-----------------|
| ●T1 14" HACKBERRY | ●T5 16" JUNIPER |
| ●T2 17" PALM      | ●T6 18" PECAN   |
| ●T3 13" UNKNOWN   | ●T7 33" OAK     |
| ●T4 18" HACKBERRY | ●T8 28" PECAN   |

REMAINING TREES ARE >19" DIA. OR OTHERWISE UNPROTECTED

TREE PROTECTION NOTES

- ALL TREES & NATURAL AREAS TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING ACCORDING TO THE CITY STANDARDS OF PROTECTION.

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by SBS/ TJR  
Checked by Checker

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A1.1  
ORIGINAL SIGNED  
SURVEY & TREE  
EXHIBITS  
3 OF 15



Drawn by SBS/ TJR  
Checked by

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph

architects

austinarchitect.com

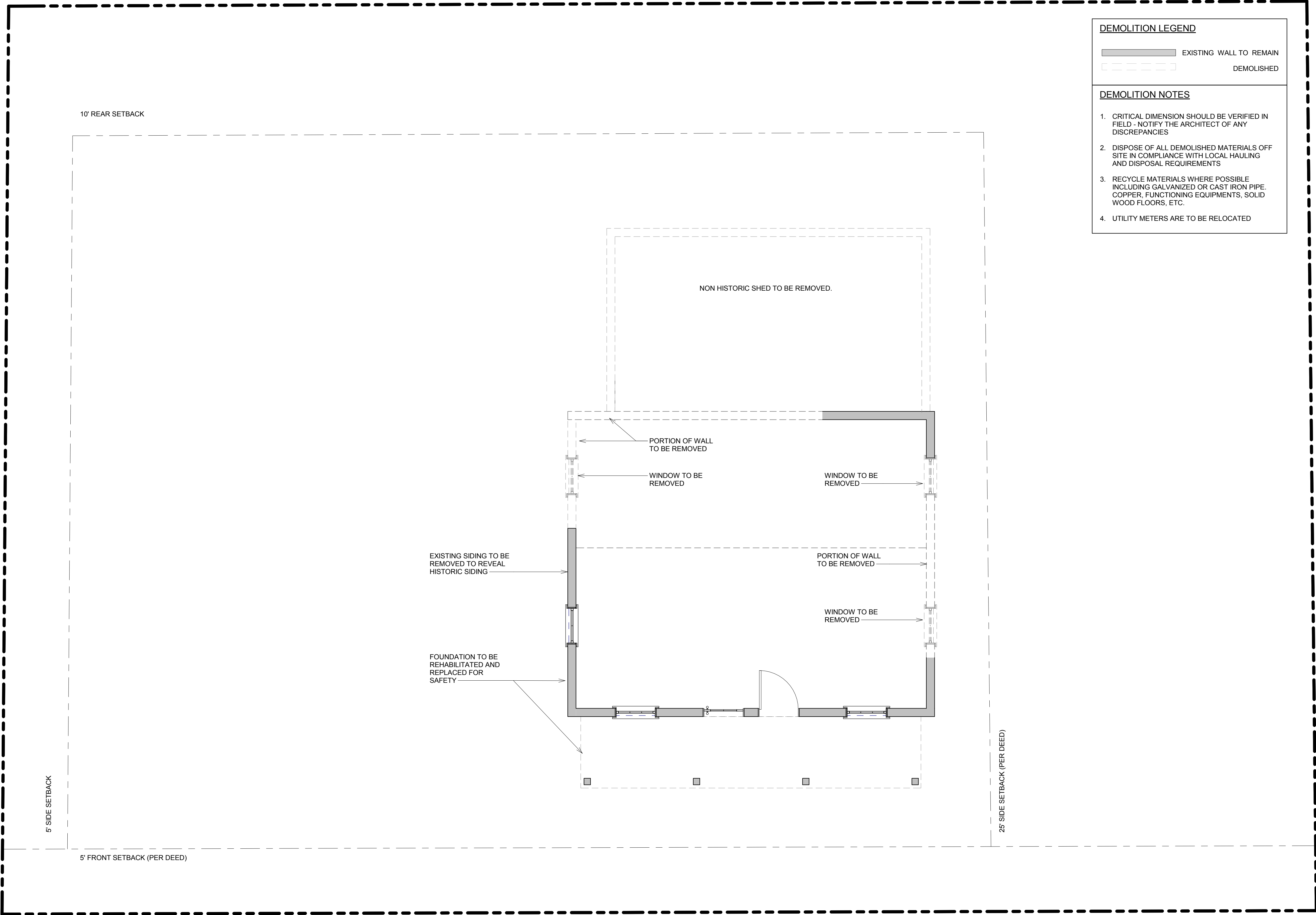
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A1.2

DEMOLITION PLAN

4 OF 15



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



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

Drawn by SBS/ TJR  
Checked by

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

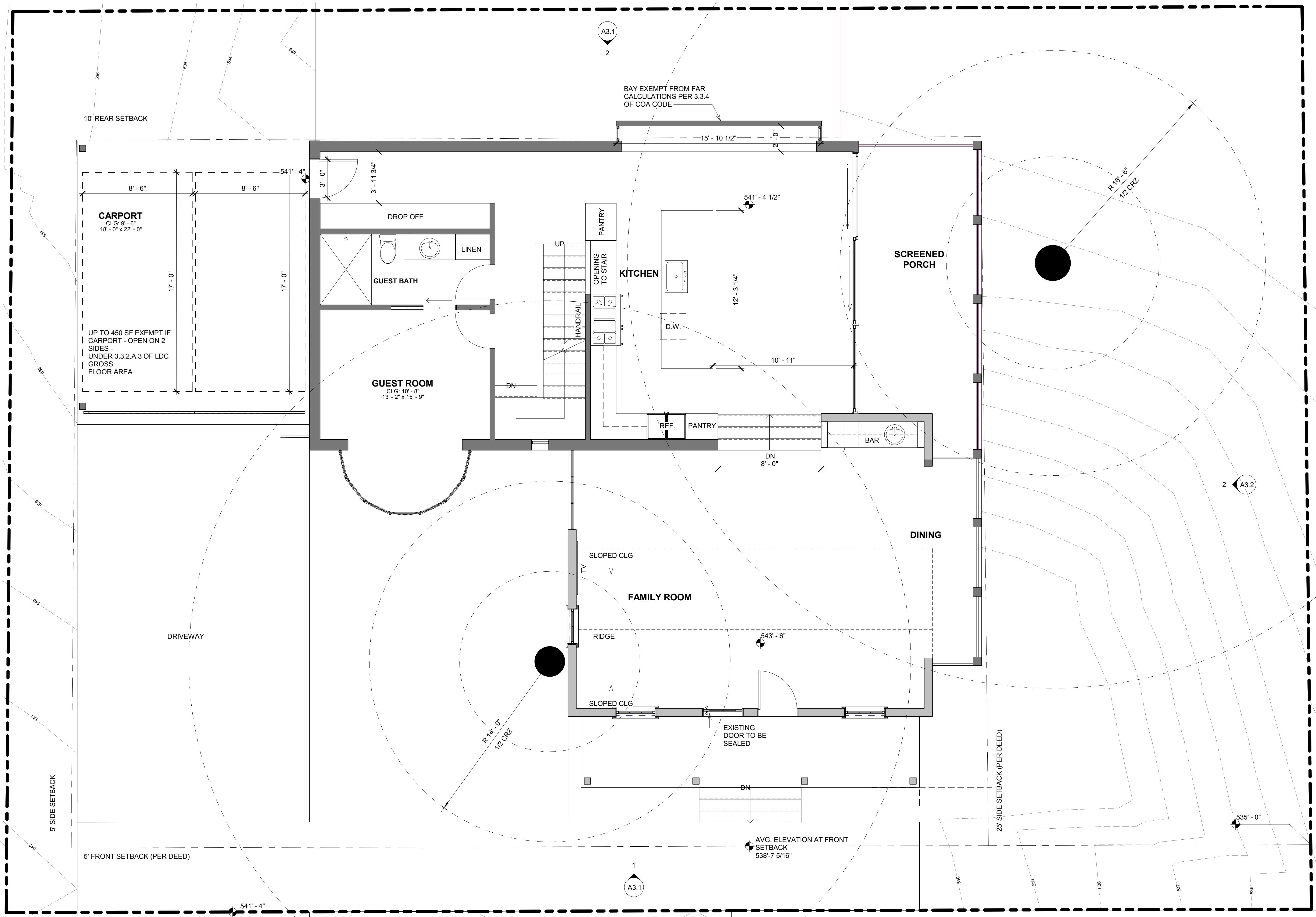
A2.1  
FIRST LEVEL PLAN

FLOOR PLAN NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
2. CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
3. MINIMUM R-15 INSULATION IN WALLS
4. 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
5. 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

FLOOR PLAN LEGEND

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



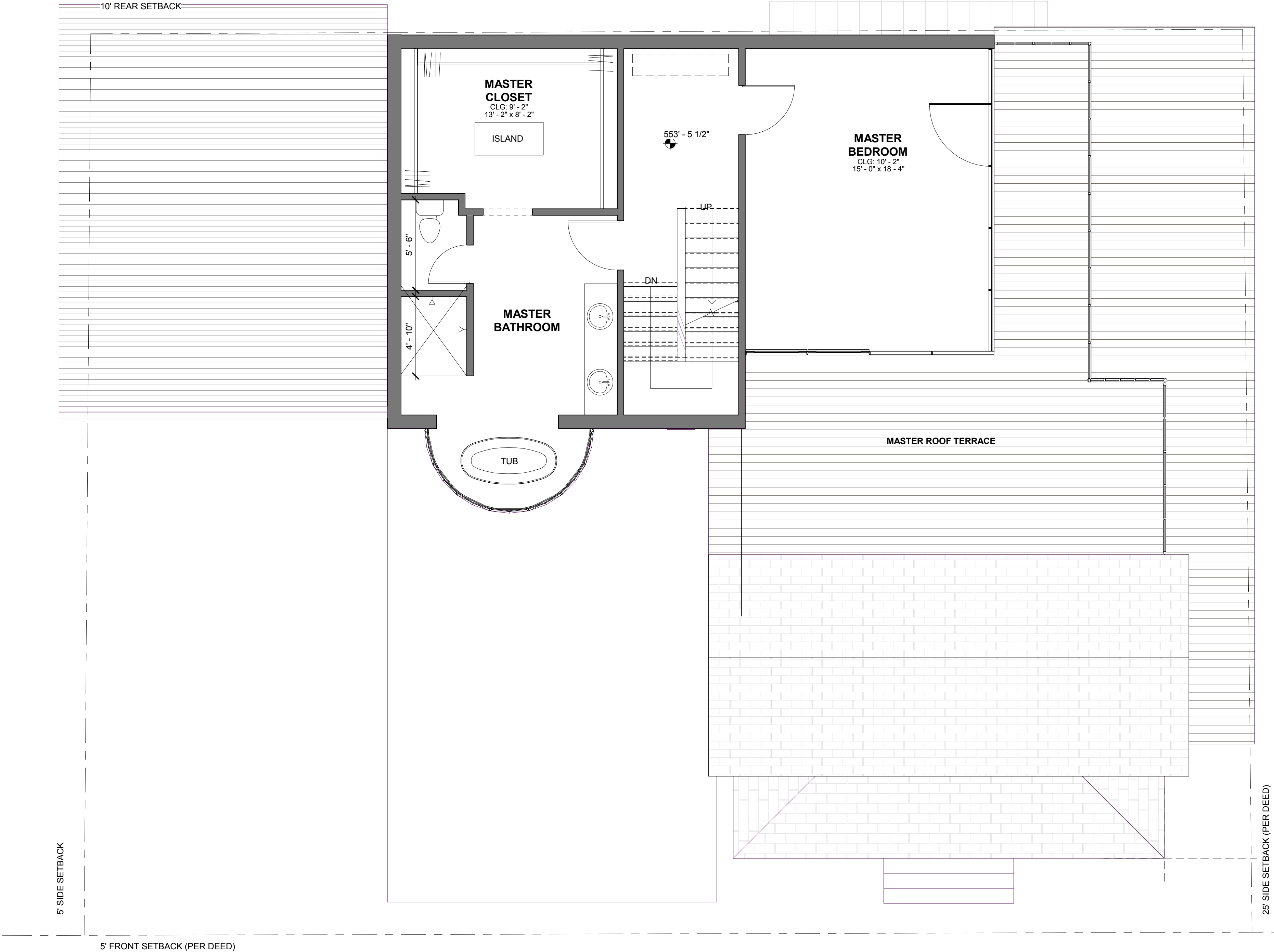
1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FLOOR PLAN LEGEND

[Light Gray Box]	EXISTING WALL TO REMAIN
[Dark Gray Box]	NEW WALL
[Line with Square]	NEW GLASS WALL
[Dashed Line]	OVERHEAD FEATURE / ROOF

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by    SBS/ TJR  
Checked by

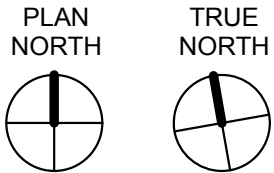


W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph **architects**  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

**A2.2**  
SECOND LEVEL  
PLAN  
6 OF 15



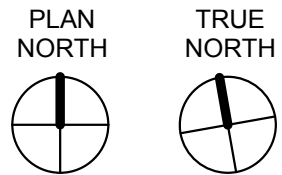
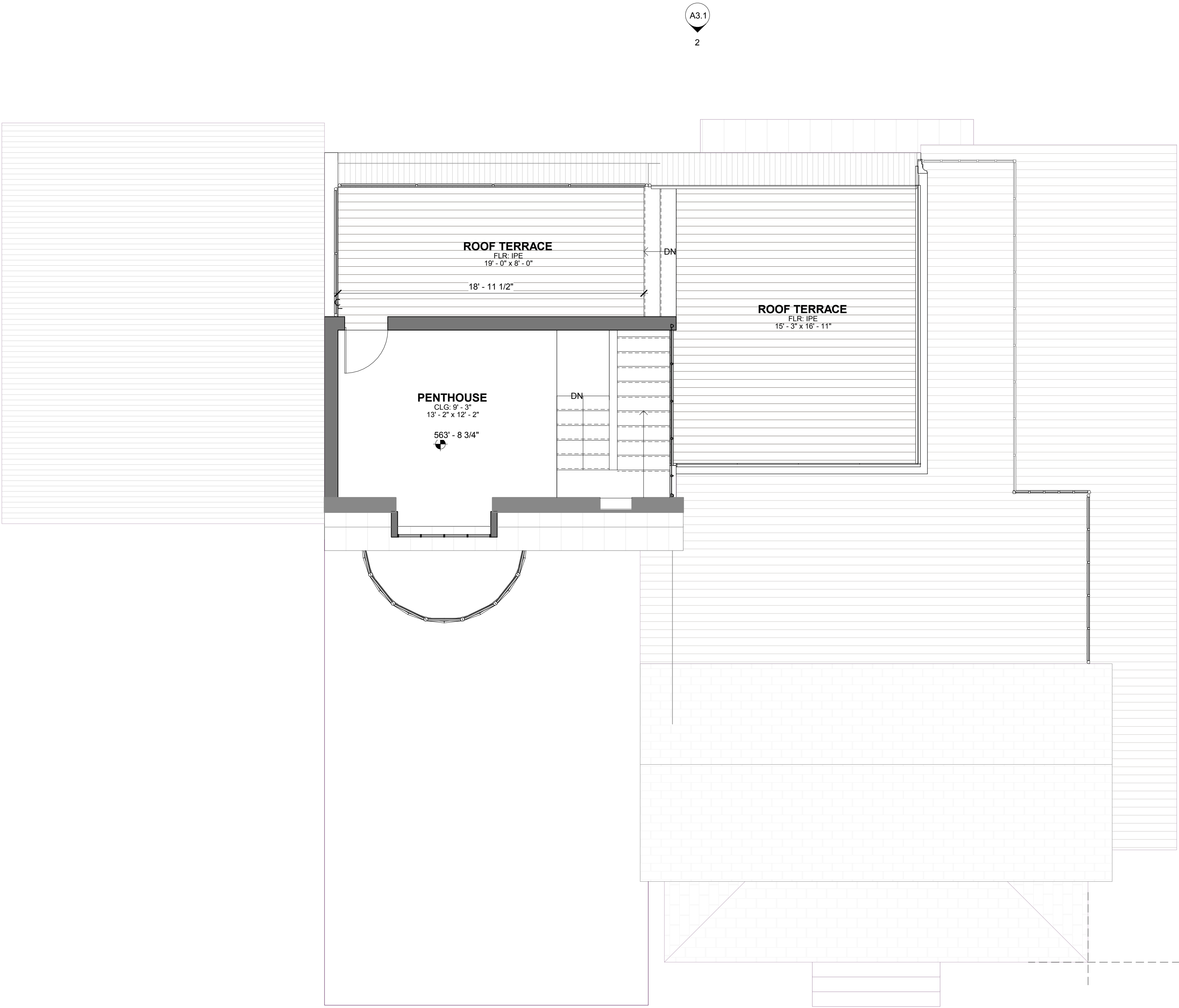
Drawn by   SBS/ TJR  
Checked by

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph **architects**  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A2.3  
THIRD LEVEL  
PLAN



① Roof Deck - Dependent 1  
1/4" = 1'-0"



NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

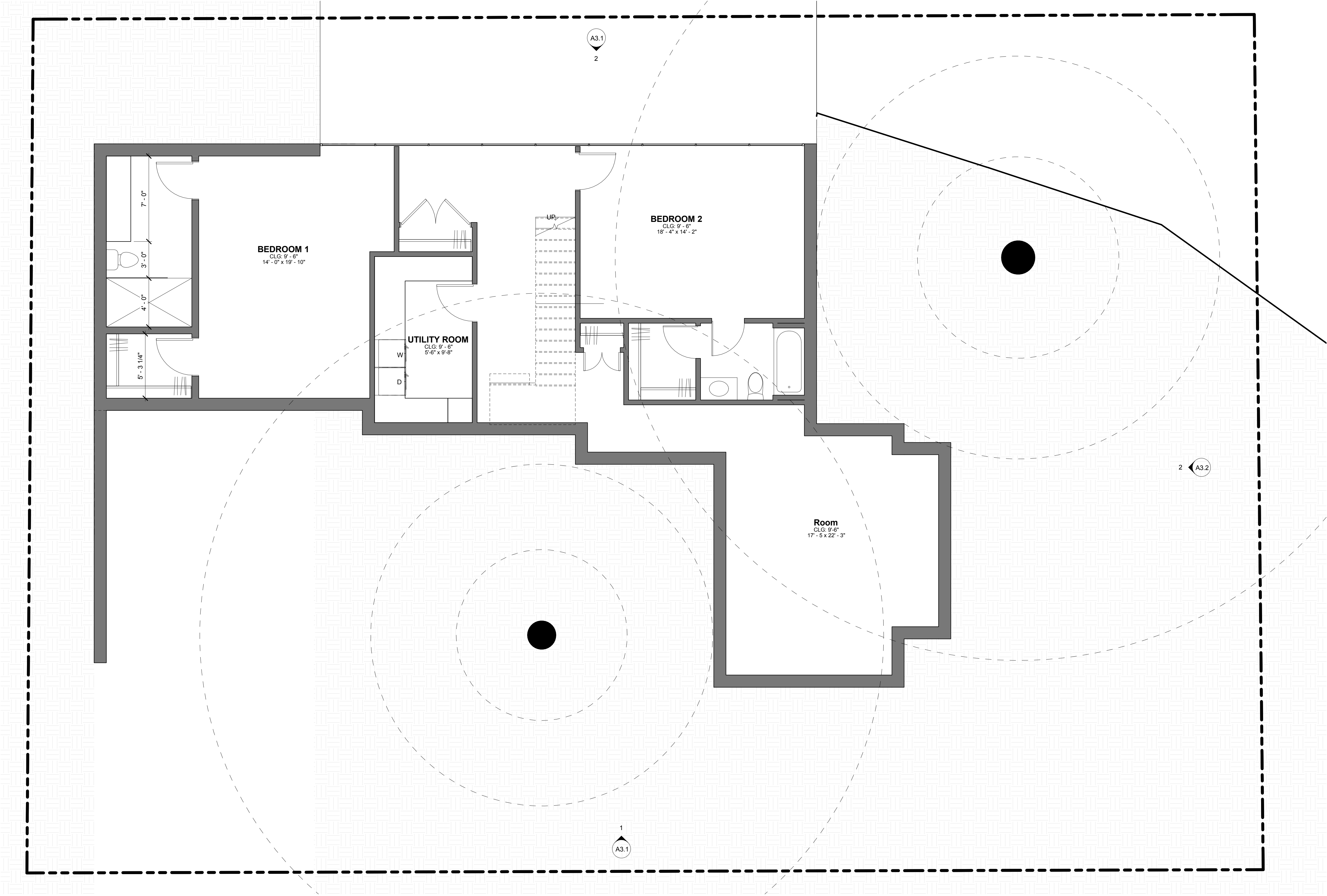
Drawn by SBS/ TJR  
Checked by

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

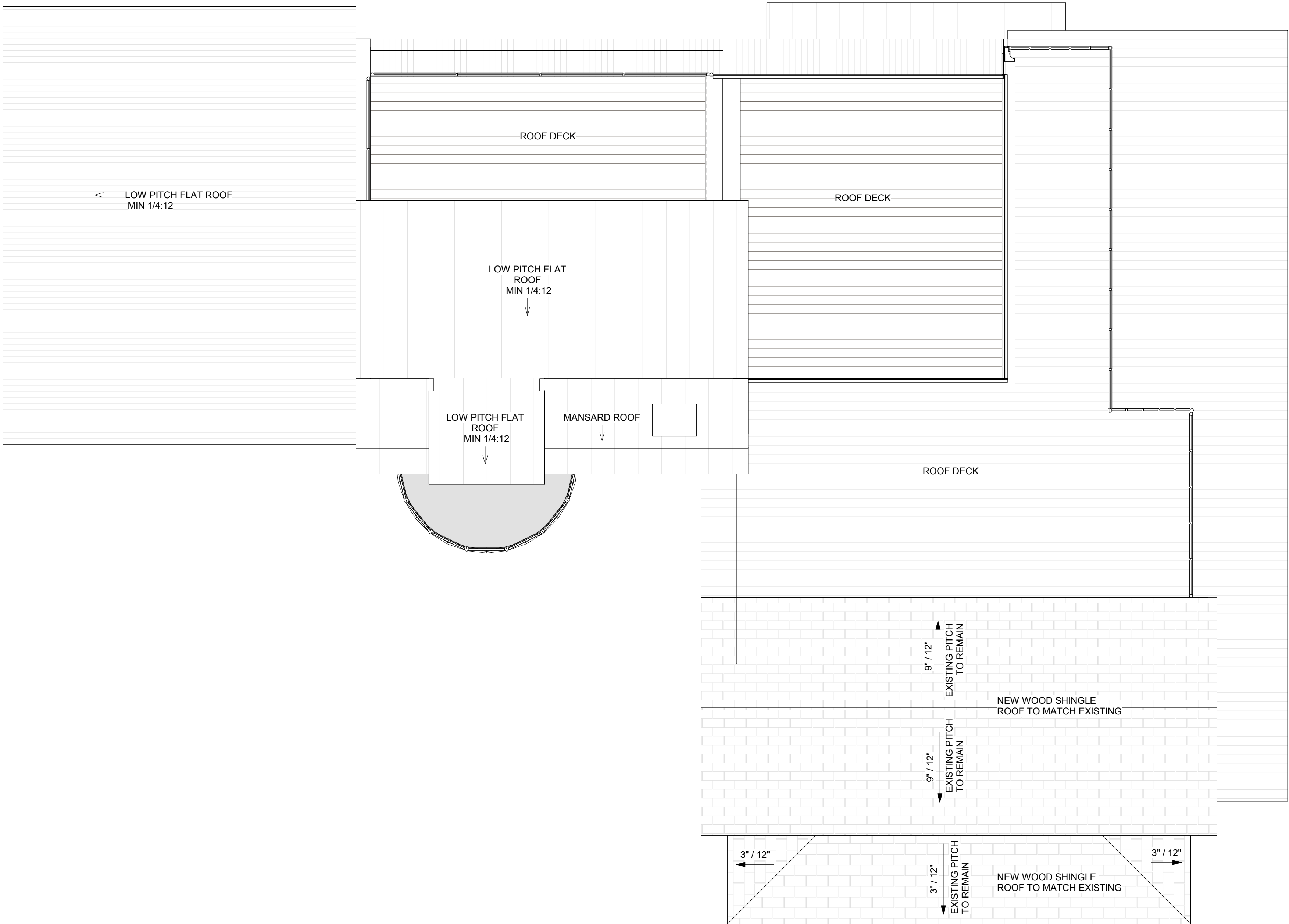
Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A2.4  
BASEMENT PLAN



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





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

- ROOF PLAN NOTES**
1. VENT ALL MECH/ PLUMBING FIXTURES
  2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR
  3. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING
  4. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER, INSTALLER TO VERIFY WITH ARCHITECT
  5. 6" HALF ROUND GALVANIZED GUTTERS. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION

Drawn by SBS/ TJR  
Checked by

**W 11TH ST**  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph

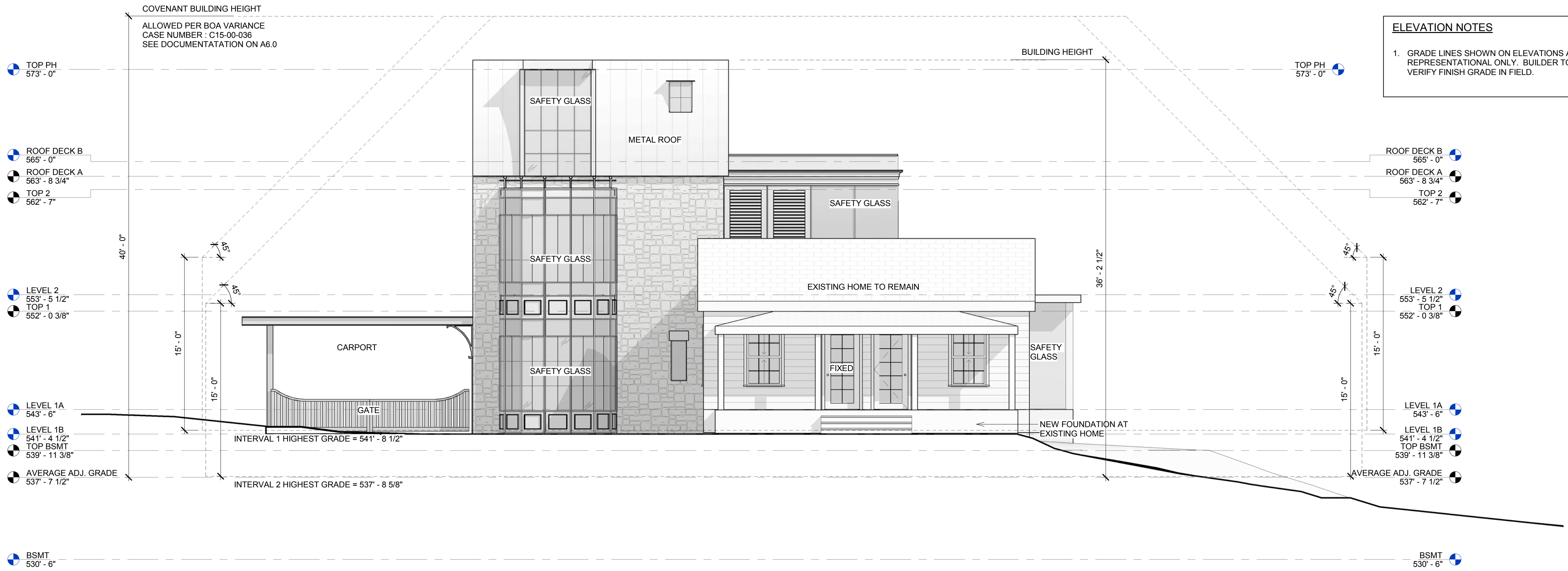
architects

austinarchitect.com

512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:





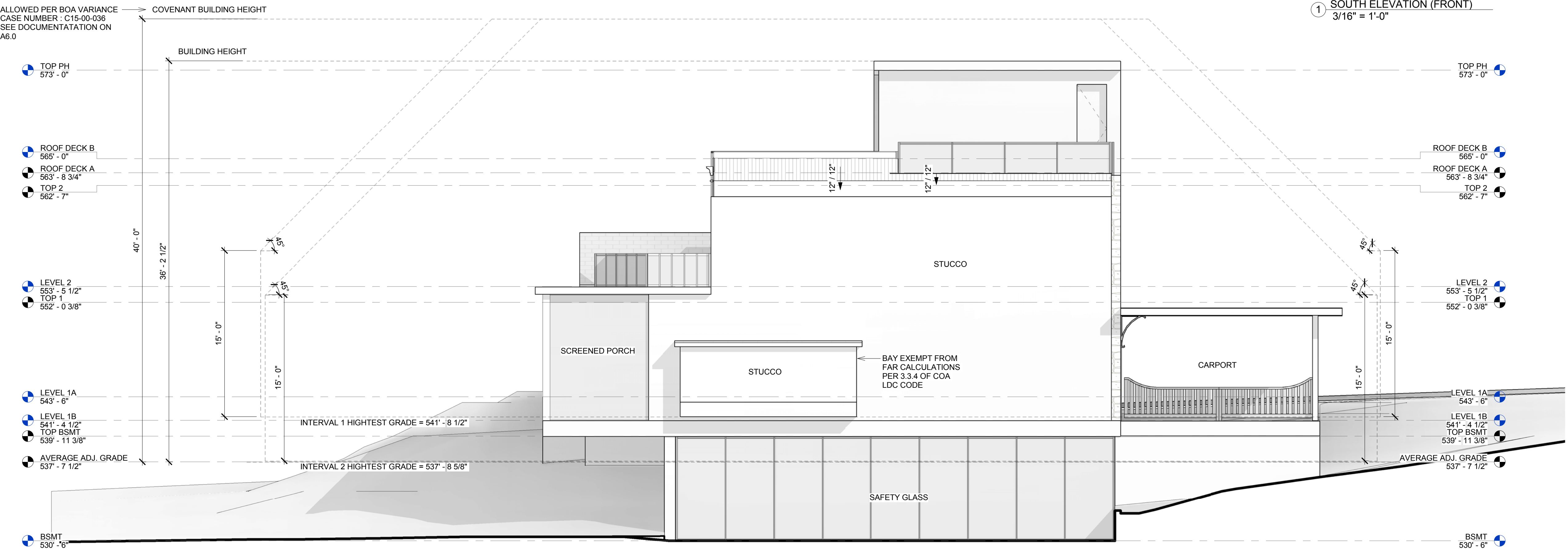
#### ELEVATION NOTES

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

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by SBS/ TJR

Checked by



1 SOUTH ELEVATION (FRONT)  
3/16" = 1'-0"

2 NORTH ELEVATION (REAR)  
3/16" = 1'-0"

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A3.1  
EXTERIOR  
ELEVATIONS



NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by SBS/ TJR

Checked by

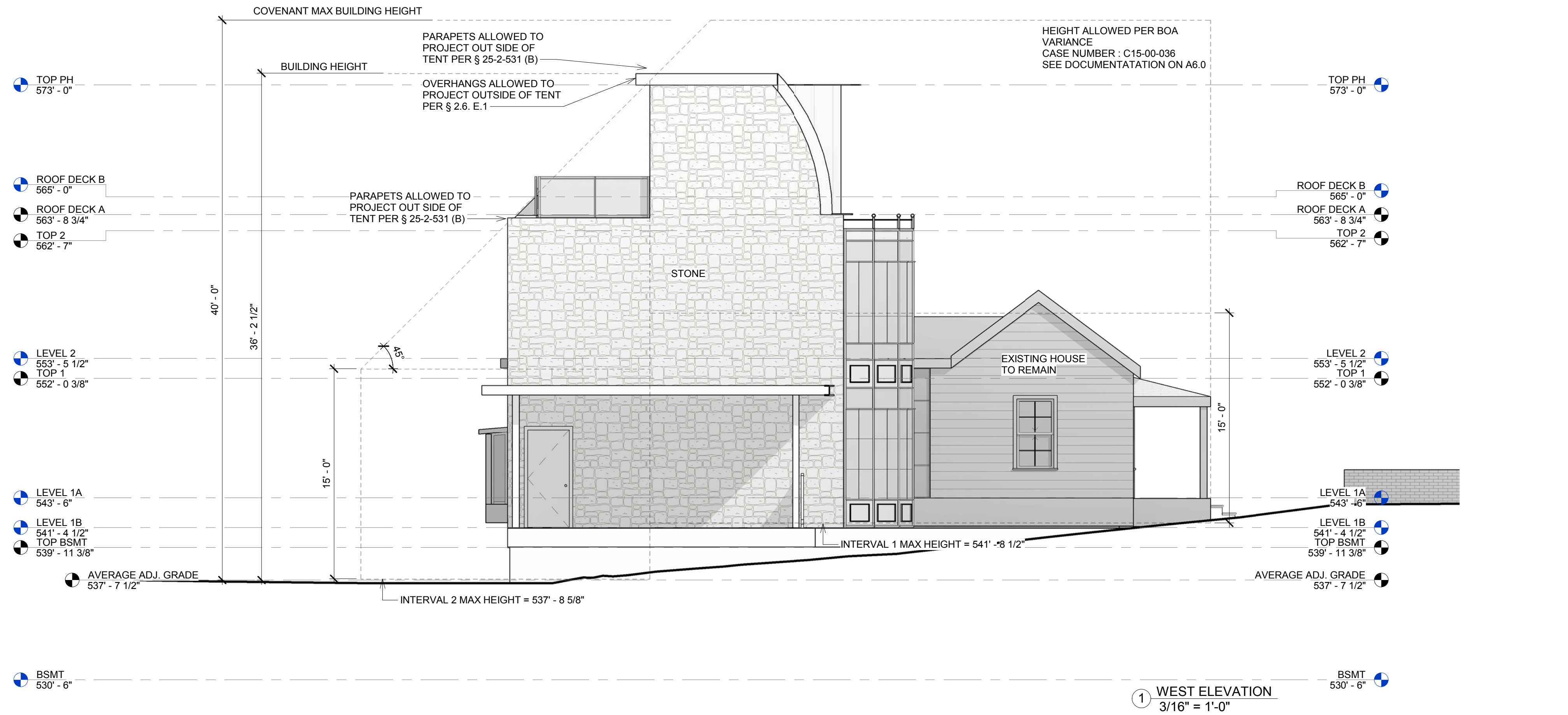
W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

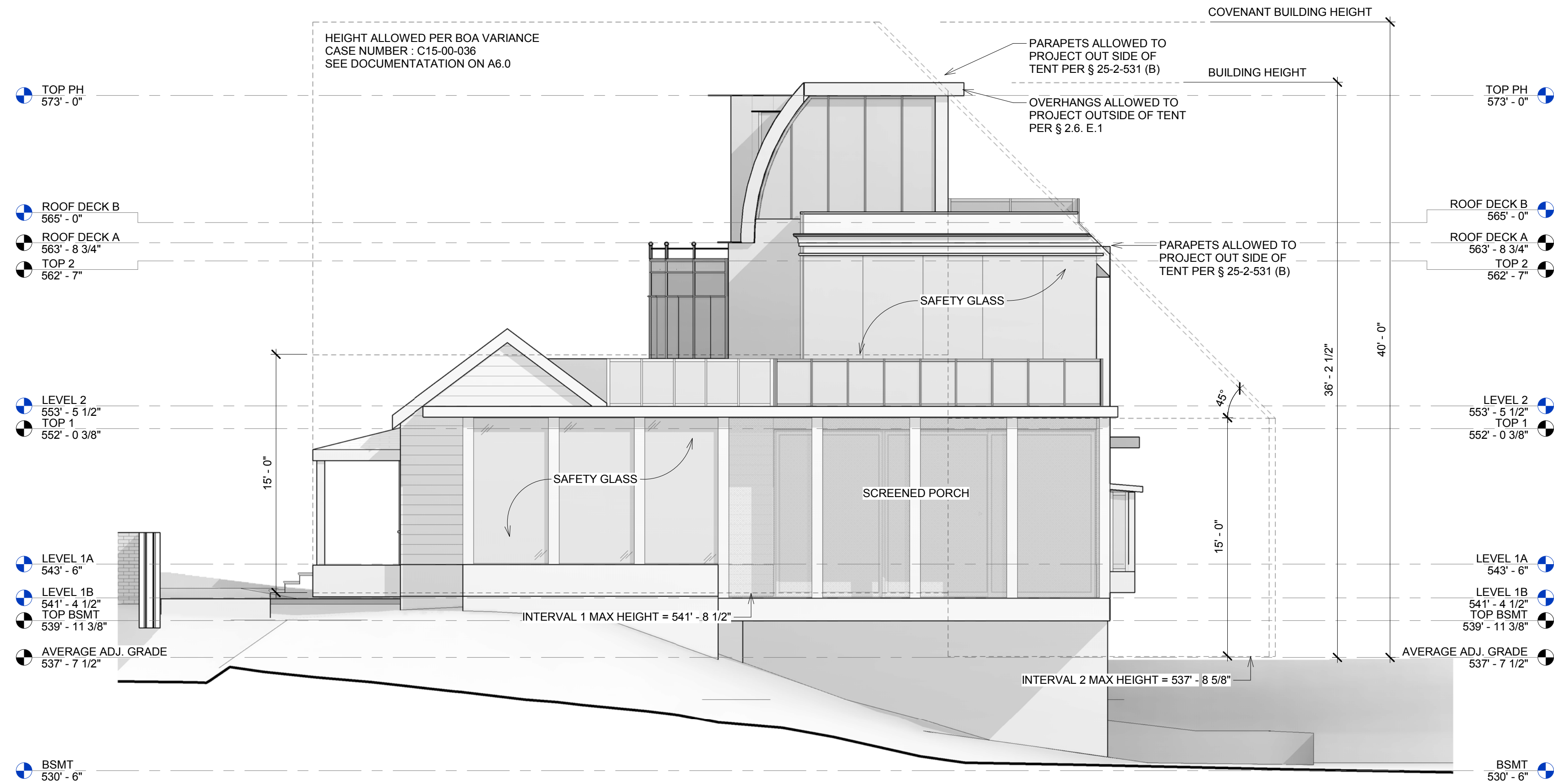
Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A3.2  
EXTERIOR  
ELEVATIONS

11 OF 15



① WEST ELEVATION  
3/16" = 1'-0"



② EAST ELEVATION  
3/16" = 1'-0"



CITY OF AUSTIN  
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
DECISION SHEET

Y Herman Thun N Betty Edgemond Y Frank Fuentes Y Barbara Aybar  
Chair Vice-Chair  
Y Laurie Virkstis Dorothy Richter Leane Heldenfels

DATE: May 8, 2000

CASE NUMBER: C15-00-036

APPLICANT: Richard Maier for Toby Zimmerman

ADDRESS: 1108 West 11<sup>th</sup> Street

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492(D) from 25 feet to 5 feet along the south property line in order to allow the construction of a single family or duplex residential use (existing residence to be removed) in an "MF-4", Multifamily Residence (moderate-high density) zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492(D) from 10 feet to 5 feet along the north property line in order to allow the construction of a single family or duplex residential use (existing residence to be removed) in an "MF-4", Multifamily Residence (moderate-high density) zoning district.

BOARD'S DECISION: GRANTED 4-1 (BE NO) WITH CONDITIONS:  
PROPERTY WILL BE RESTRICTED TO NO GREATER THAN TWO FAMILY RESIDENTIAL USE, WILL BE RESTRICTED TO 40 FEET IN HEIGHT, FOOTPRINT WILL NOT EXCEED PLAN DATED 5/4/00 AND EXISTING OAK TREE WILL NOT BE REMOVED. THERE WILL BE A 30 YEAR DEED RESTRICTION ON THE PROPERTY.

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Alice Glasco, Executive Secretary

Herman Thun, Chairperson

03 GF# 00020892-SM

TRV 2000144983  
2 PGS

Case Number C15-00-036

RESTRICTIVE COVENANT

OWNER TILLIE KATZ  
ADDRESS 1210 West Eighth Street  
Austin, Texas 78703  
CONSIDERATION Ten Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged  
PROPERTY Part of Lot 7, Block 5, C. H. Silliman Subdivision of Outlot 5, Division Z in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, page 118, Plat Records of Travis County, Texas, and being more particularly described in deed to Toby Zimmerman dated February 13, 1992, of record in Volume 11623, page 1019, Real Property Records of Travis County, Texas

WHEREAS, Owner made application to the City of Austin Board of Adjustment/Sign Review Board under Case Number C15-00-036 for a variance as described in the attached Decision Sheet granting the variance, and

WHEREAS, as a condition of granting the variance, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions as conditions for development of the Property

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell, and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land for a period of thirty (30) years, and shall be binding on the Owner of the Property and her heirs, legal representatives, successors and assigns during such thirty (30) year period

1 The minimum front street setback requirements of Section 25-2-492(D) is hereby decreased from 25 feet to 5 feet along the south property line in order to allow the construction of a single family or duplex residential use in an "MF-4", Multifamily Residence (moderate-high density) zoning district, as the same was defined by Austin City Code as of May 8, 2000

2 The building envelope edge on the north side may not be closer than 10 feet from the north property line

3 The building envelope edge on the west side may not be closer than 5 feet from the west property line

4 The building envelope edge on the east side may not be closer than 25 feet from the east property line, except for a balcony and patio (each having maximum dimensions 10 feet by 25 feet), which balcony and patio may not be closer than 15 feet from the east property line

5 The property shall be restricted to no greater than two (2) family residential use, and shall

TKATZ 0116

EXHIBIT A

be restricted to no more than forty (40) feet in height (as such term is defined by the City of Austin as of May 8, 2000)

6 The existing Oak tree located in the northeast portion of the property for as long as such tree is viable shall not be removed, but may be pruned as part of development of the property

5 If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions

6 If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect

7 If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it

8 This agreement may be modified, amended or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination

All citations to the Austin City Code shall refer to the Austin City Code of 1992, as amended from time to time, unless otherwise specified. When the context requires, singular nouns and pronouns include the plural

Date September 8, 2000

TILLIE KATZ

THE STATE OF Texas  
COUNTY OF Travis

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy discolored paper etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded

This instrument was acknowledged before me on this the 8th day of September, 2000, by TILLIE KATZ

SUSIE MCCREARY  
Notary Public, State of Texas  
My Commission Expires  
SEPT 23, 2001  
(INK STAMPED NAME OF NOTARY)

Susie M. Creery  
Notary Public, State of  
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

RETURN TO  
GRACY TITLE COMPANY  
524 N. LAMAR SUITE 200  
AUSTIN, TEXAS 78703

2

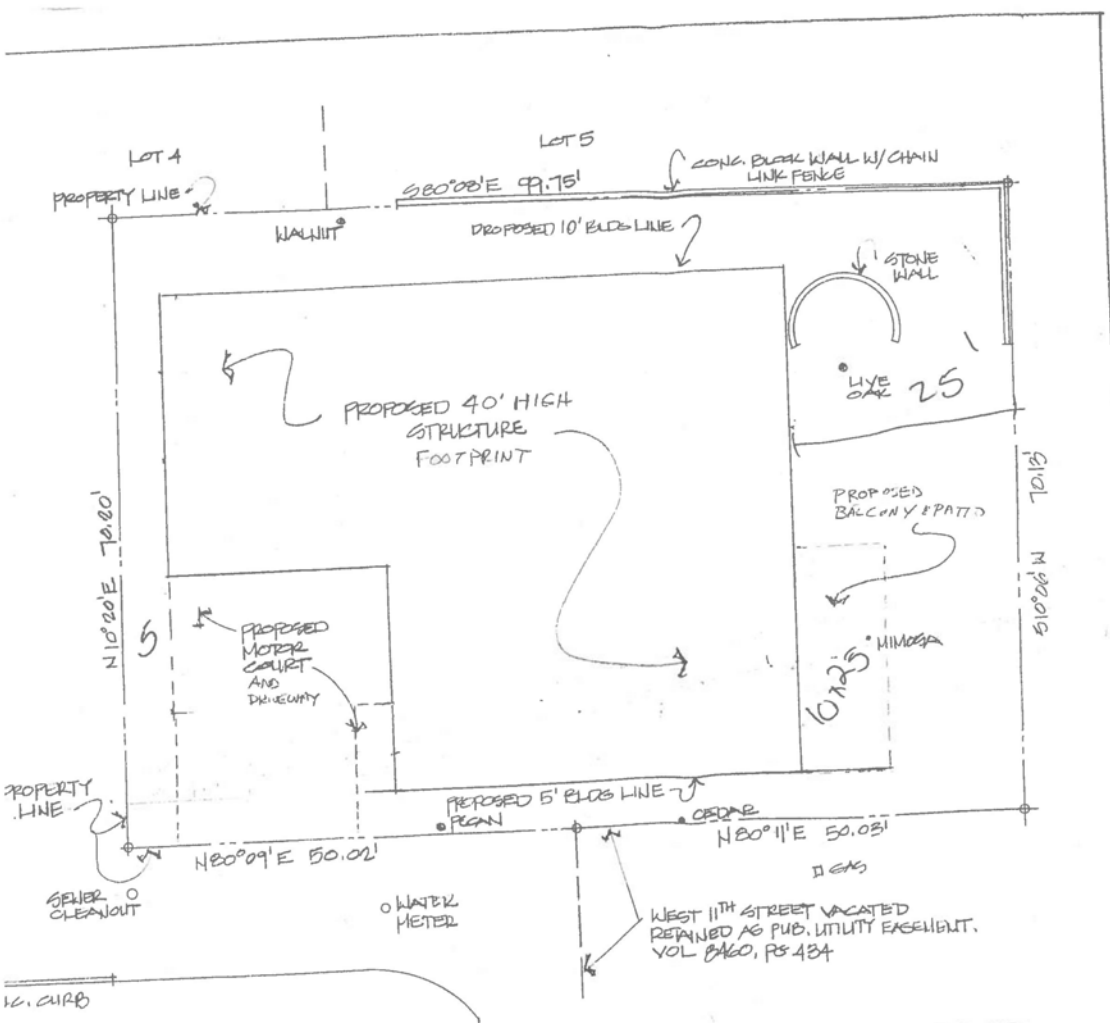
09-08-2000 02:37 PM 2000144983  
CORTEZ \$11.00  
DANA DEBERUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

TKATZ 0117

BOARD OF ADJUSTMENTS DECISION SHEET

RESTRICTIVE COVENANT 1

RESTRICTIVE COVENANT 2



2 COA APPROVED FOOTPRINT  
FOR REFERENCE ONLY NOT TO SCALE

NOT FOR PERMIT,  
CONSTRUCTION, OR  
REGULATORY APPROVAL

Drawn by Author  
Checked by Checker

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph architects  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A6.0  
DOCUMENTATION







Drawn by Author  
Checked by Checker



PARTIAL FRONT ELEVATION



PARTIAL FRONT ELEVATION



PARTIAL FRONT ELEVATION

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph **architects**  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision:

A6.2  
EXISTING PHOTOS



Drawn by      Author  
Checked by    Checker



WEST ELEVATION



NORTH ELEVATION (REAR)



EAST ELEVATION

W 11TH ST  
1108 W 11th St. Austin, Texas 78703

hugh jefferson randolph **architects**  
austinarchitect.com  
512.796.4001

Date: 09.28.18  
Issue: HISTORIC REVIEW  
Revision: