

## PREVIOUS PROPOSAL (rejected by historic commission)

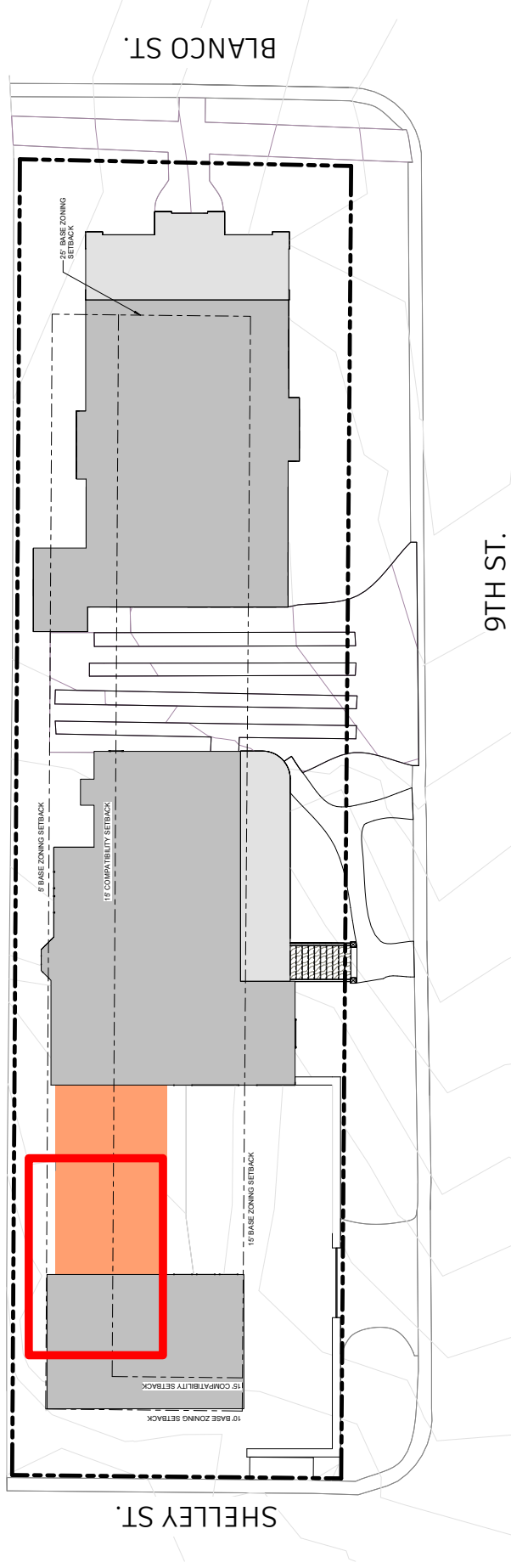
- existing structures
- proposed addition

ITEM7/52

HUGH JEFFERSON

RANDOLPH ARCHITECTS





## REVISED PROPOSAL

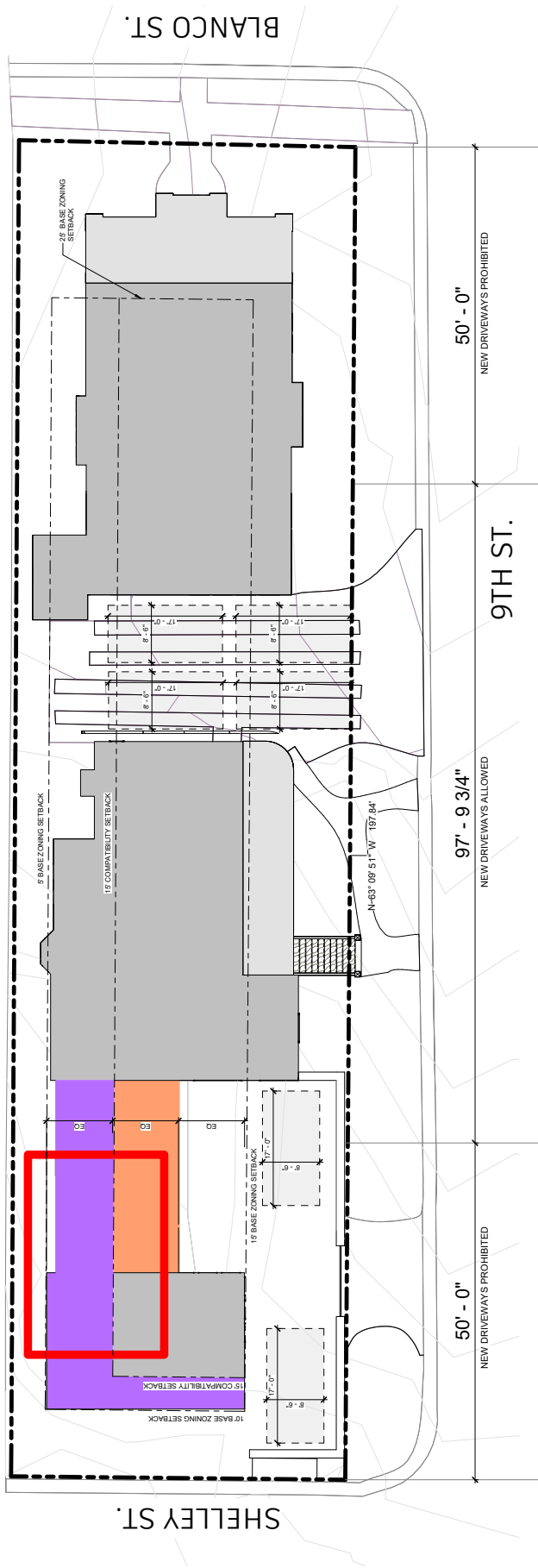
- existing structures
- proposed addition
- existing garage location

ITEM7/53

HUGH JEFFERSON

RANDOLPH ARCHITECTS





## REVISED PROPOSAL

- existing structures
- proposed addition
- existing garage location
- footprint of requested compatibility variance

ITEM7/54

HUGH JEFFERSON

RANDOLPH ARCHITECTS



Waterloo Surveyors  
**SURVEY PLAT**  
*As-built, Tree & Topography*

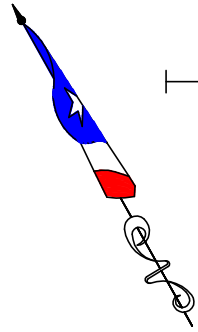
OWNER:  
MARK PEARSON &  
MARISA V. GILMORE

ADDRESS:  
900 BLANCO STREET  
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION:  
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND  
CONTAINING 0.233 ACREA, MORE OR LESS, BEING A  
PORTION OF OUTLOT 4, DIVISION Z, IN THE CITY OF  
AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING MORE  
PARTICULARLY DESCRIBED IN DOCUMENT No. 2022037289,  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ITEM7/55  
A0540DS

SCALE  
1" = 20'



LEGEND

RECORD CALL ( )  
CITY OF AUSTIN ZONING COA  
CABLE PEDESTAL (C)  
WATER VALVE (V)  
WATER METER (W)  
CLEANOUT (CO)  
SIGN POST (S)  
GAS VALVE (GV)  
GAS METER (G)  
ELECTRIC METER (E)  
TELE. PEDESTAL (T)  
ELECTRIC MANHOLE (emh)  
STORM SEWER MANHOLE (st)  
WASTE WATER MANHOLE (ww)  
TELEPHONE MANHOLE (tmh)  
UTILITY POLE/GUY ANCHOR (P) →  
UTILITY LINE (P) — P — P —  
WOOD FENCE (//)  
FINISHED FLOOR ELEVATION (FF ⊗)  
TREE, DRIPLINE & NUMBER (★)

BENCHMARK: ■▲BM  
SET TRIANGLE ON CURB  
ASSUMED ELEVATION: 100'

TREE NOTE:  
THE TREE CIRCLES SHOWN HEREON HAVE  
ONE (1) FOOT RADIUS DRAWN FOR EVERY  
ONE (1) INCH OF MEASURED TRUNK  
DIAMETER. GENERALLY, TRUNK DIAMETER IS  
MEASURED AT A DISTANCE OF 4.5 FEET  
ABOVE GROUND LEVEL. MULTI-TRUNK TREES  
ARE DISPLAYED USING THE FOLLOWING  
FORMULA: SUM OF THE LARGEST TRUNK +  
1/2 OF THE SUM OF SMALLER TRUNKS.

TREE LIST:  
# TYPE SIZE  
63, Hackberry 13 13 10 8  
71, Elm 7 5  
88, Pecan 14  
92, Live Oak 57  
181, Pecan 17  
184, Pecan 19  
196, Elm 33  
504, Spanish Oak 18

Shelley Avenue

Blanco Street

West 9th Street

NOTE:  
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE, AND  
MAY BE SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS NOT SHOWN HEREON. NO  
ADDITIONAL EASEMENT RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY.

NOTE:  
BEARING BASED ON THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
CENTRAL TEXAS ZONE, BASED ON LOCAL GPS OBSERVATIONS.

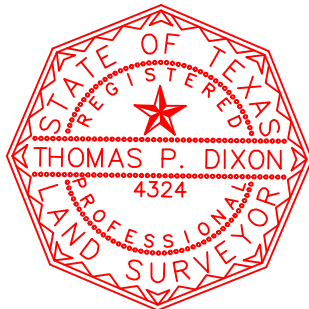
State of Texas:  
County of Travis:

The undersigned does hereby certify that this survey was this day made on the property legally  
described hereon and is correct, and this survey substantially complies with the current Texas  
Society of Professional Surveyors Standards and Specifications for a Category 1B 3 6 Conditions  
II Survey.

And I certify that the property shown hereon IS NOT within a special flood hazard area as  
identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised  
as per Map Number: 48453C0445K, Zone: X, Dated: 1/22/2020.

Dated this the 28th day of APRIL, 2022.

Thomas P. Dixon R.P.L.S. 4324







# 9th & Blanco Residence

900 Blanco Street, Austin, Texas 78703

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

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

GENERAL CONTRACTOR

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

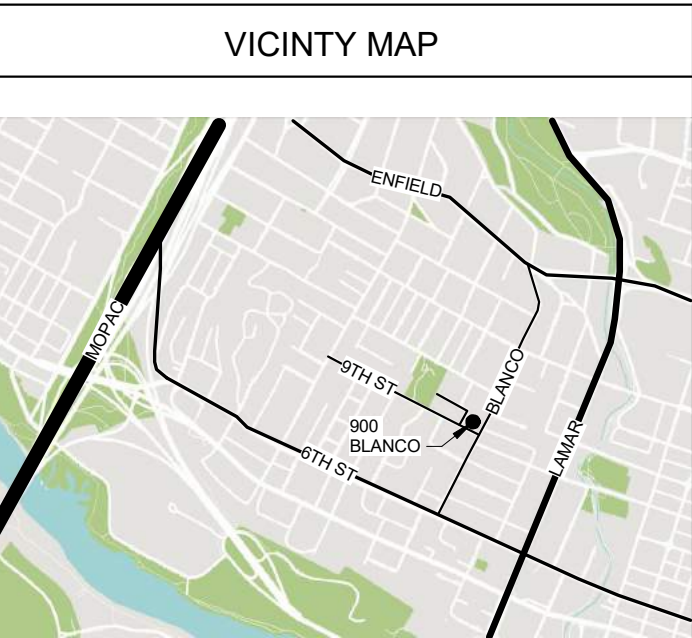
CONTACT:  
HUGH JEFFERSON RANDOLPH  
HUGH@AUSTINARCHITECT.COM  
T: 512.796.4001

OR

TYLER RUSH  
TYLER@AUSTINARCHITECT.COM  
512.289.3082

ARCHITECT

SHEET LIST	
NO.	SHEET NAME
H0.0	COVER SHEET
H1.0	SITE PLAN
H1.1	EXISTING SITE PLAN DIAGRAM
H1.2	PREVIOUS SITE PLAN PROPOSAL
H1.3	REVISED SITE PLAN PROPOSAL
H1.4	PREVIOUS PROPOSAL
H1.5	REVISED PROPOSAL
H1.6	PREVIOUS PROPOSAL
H1.7	REVISED PROPOSAL
H1.8	PREVIOUS PROPOSAL
H1.9	REVISED PROPOSAL
H1.10	NEIGHBORHOOD PRECEDENT
H2.0	ORIGINAL SURVEY
H2.1	DEMOLITION PLAN - UNIT A,B,C
H2.2	UNIT A & C - ENTRY LEVEL
H2.3	UNIT A & C - UPPER LEVEL
H2.4	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: 27	



## 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 SE1.2) 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

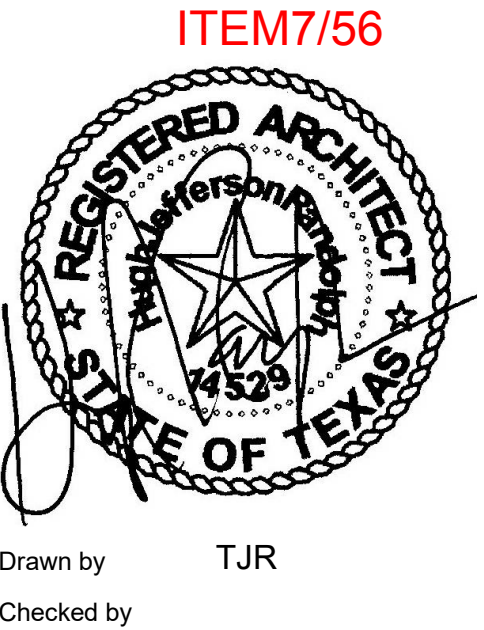
WATERSHED: URBAN

100 YEAR FLOODPLAIN: NO

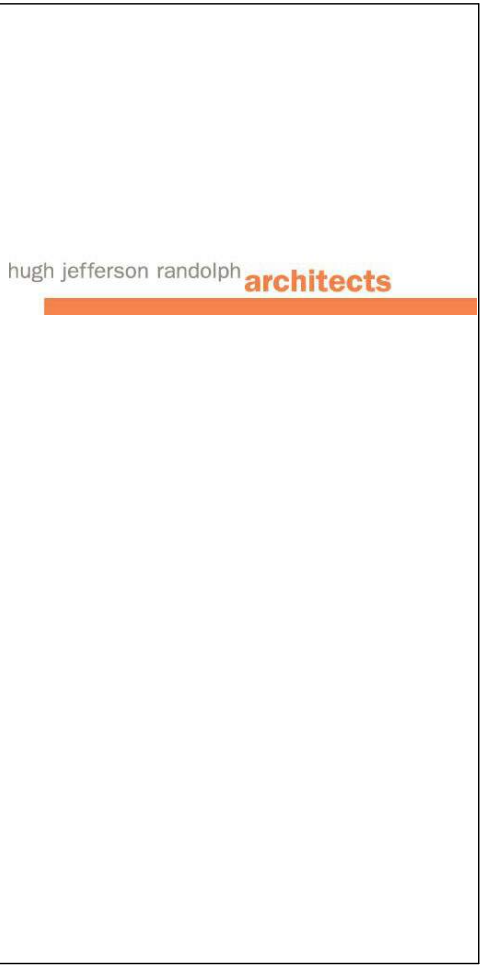
## FIRE PROTECTION

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



9TH & BLANCO  
900 Blanco Street, Austin, Texas 78703



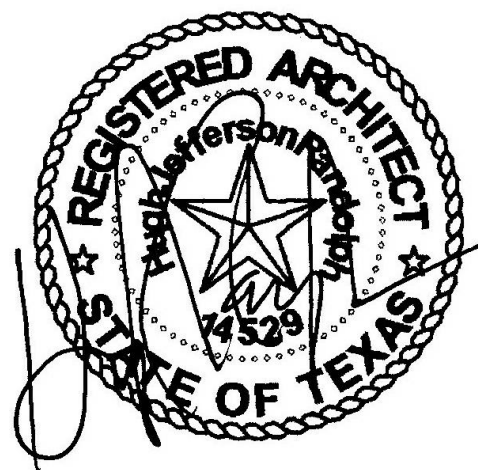
Date: 08.09.22  
Issue: HISTORIC REVIEW SET  
Revision: 1 REV 1 - 10.20.22

H0.0  
COVER SHEET

*H. Contreras*

APPROVED  
By Amber Allen at 8:23 am, Nov 07, 2022



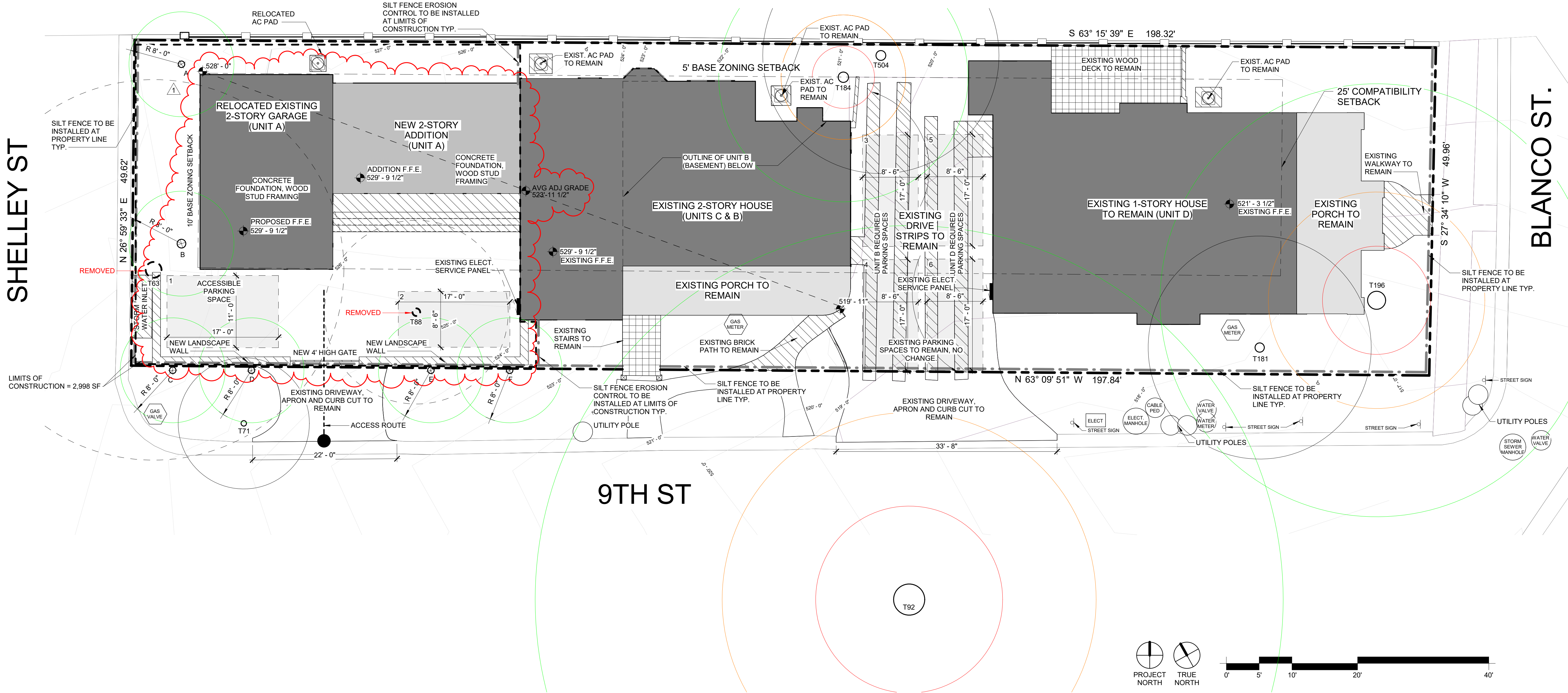


Drawn by TJR  
Checked by

9TH & BLANCO  
900 Blanco Street, Austin, Texas 78703

SHELLEY ST

BLANCO ST.



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

SITE PLAN AREAS LEGEND			
	EXISTING STRUCTURE		WOOD DECK
	COVERED PORCH AREA		LIMITS OF CONSTRUCTION (2,998 SF TOTAL)
	ADDITION AREA		
	EXISTING FLATWORK		

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	
<del>T183 10', 13', 10', 6" HACKBERRY</del>	REMOVED
<del>T71 7", 5" ELM</del>	REMOVED
<del>T88 14" PECAN</del>	REMOVED
T92 57" LIVE OAK (HERITAGE)	
T181 17" PECAN	
T184 19" PECAN (PROTECTED)	
T196 33" ELM (HERITAGE)	
T504 18" SPANISH OAK	

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

Date: 08.09.22  
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H1.0  
SITE PLAN

*H. Contreras*

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

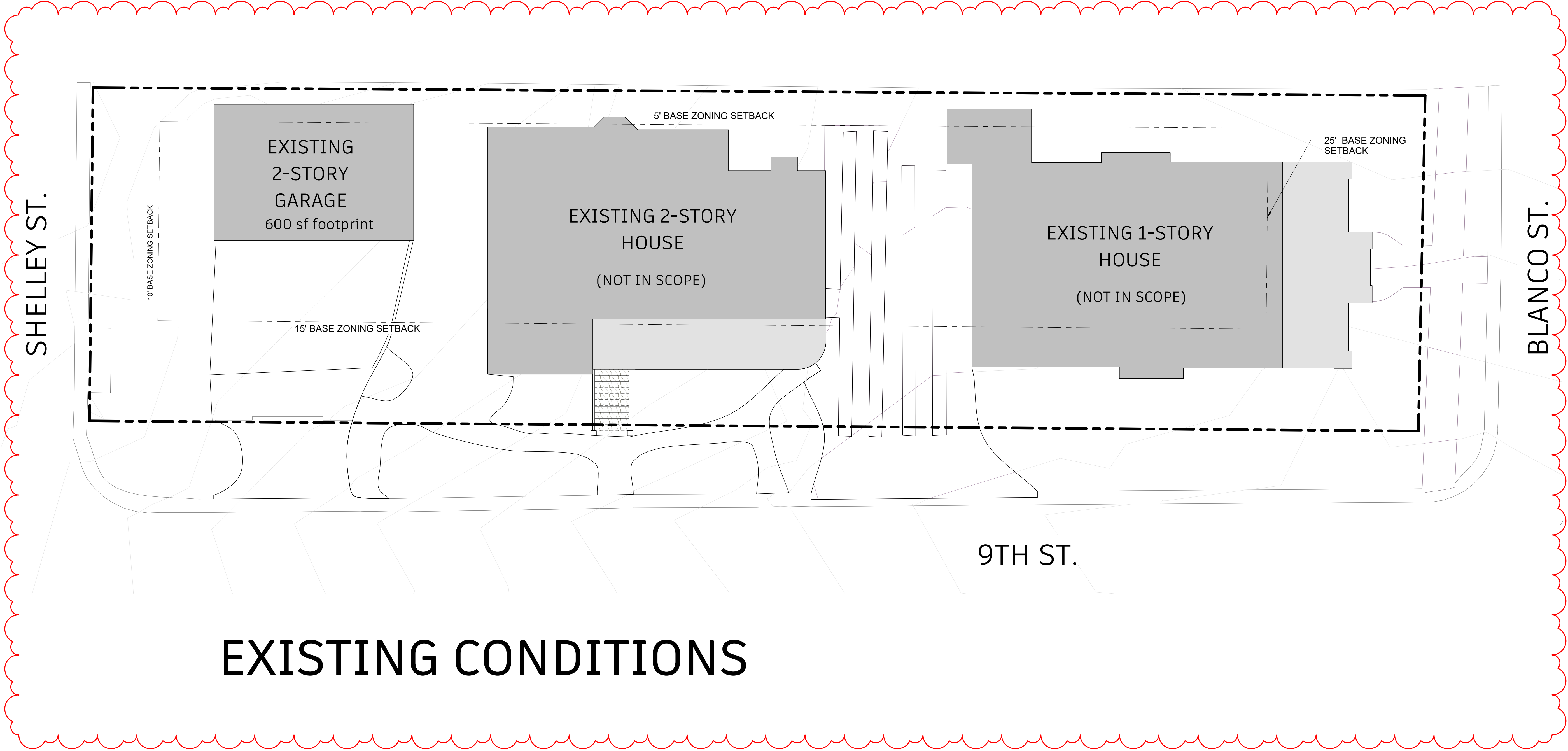




Drawn by  
Checked by

Author  
Checker

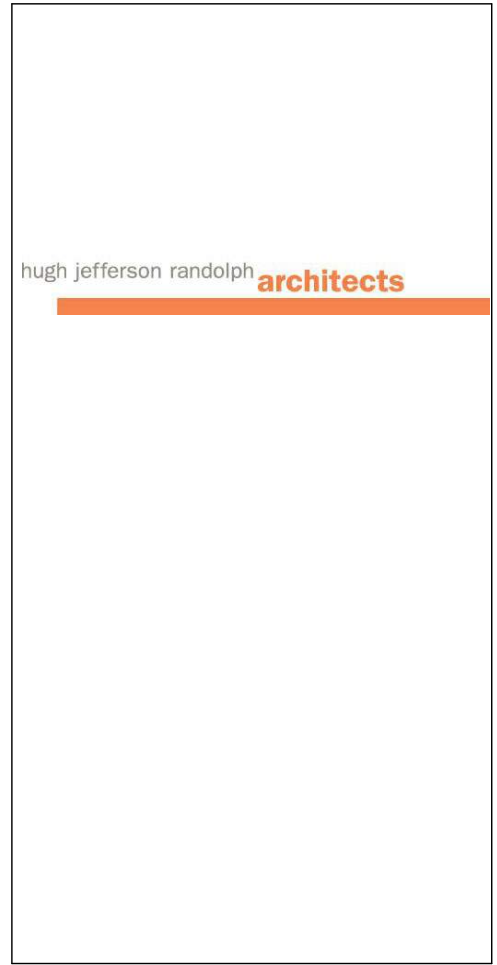
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EXISTING CONDITIONS

*H. Contreras*

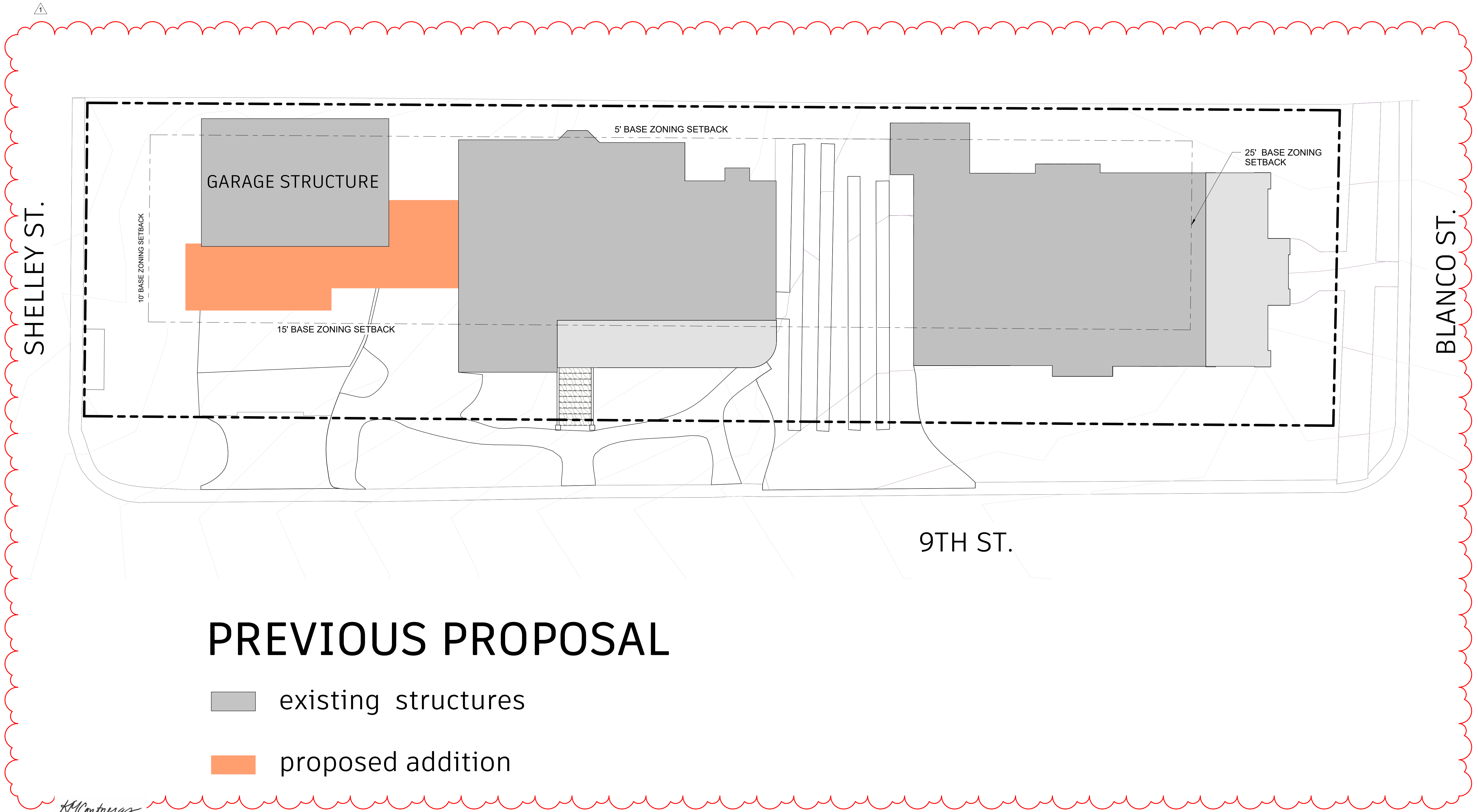
**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022





Date: 08.09.22  
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1 REV 1 - 10.20.22

**H1.1**

EXISTING SITE PLAN  
DIAGRAM




# PREVIOUS PROPOSAL

-  existing structures
-  proposed addition


*H. Contreras*

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By Amber Allen at 8:23 am, Nov 07, 2022



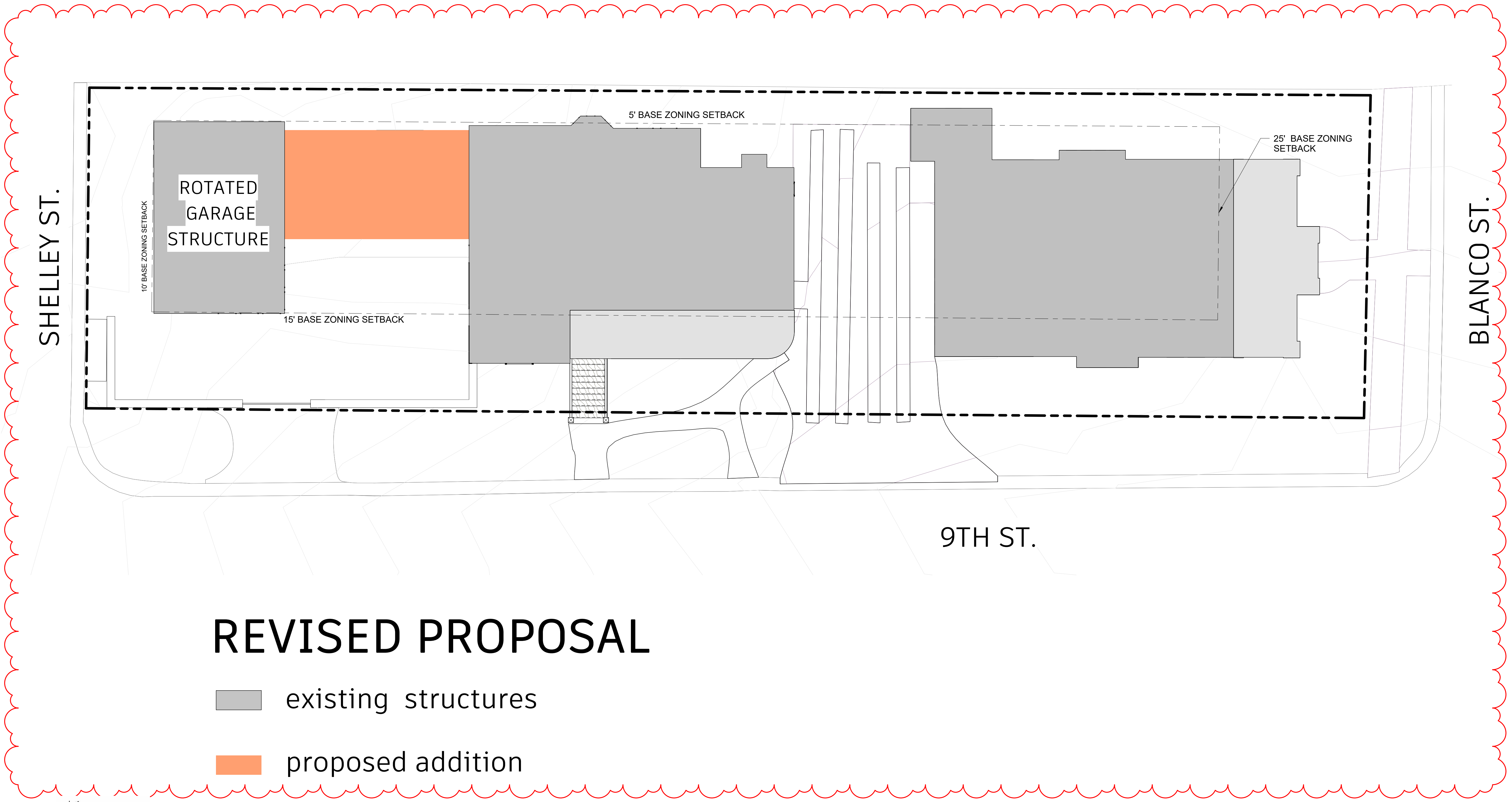
Date: 08.09.22

Issue: HISTORIC REVIEW SET



Revision:  REV 1 - 10.20.22



1




# REVISED PROPOSAL

-  existing structures
-  proposed addition

*H. Contreras*

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

**9TH & BLANCO**  
900 Blanco Street, Austin, Texas 78703



Date: 08.09.22

Issue: HISTORIC REVIEW

Revision: SET

1

REV 1 - 10.20.22

**H1.3**

REVISED SITE PLAN PROPOSAL

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H. Contreras

APPROVED

By Amber Allen at 8:23 am, Nov 07, 2022

PREVIOUS PROPOSAL





H. Contreras

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

# REVISED PROPOSAL



*H. Contreras***APPROVED**

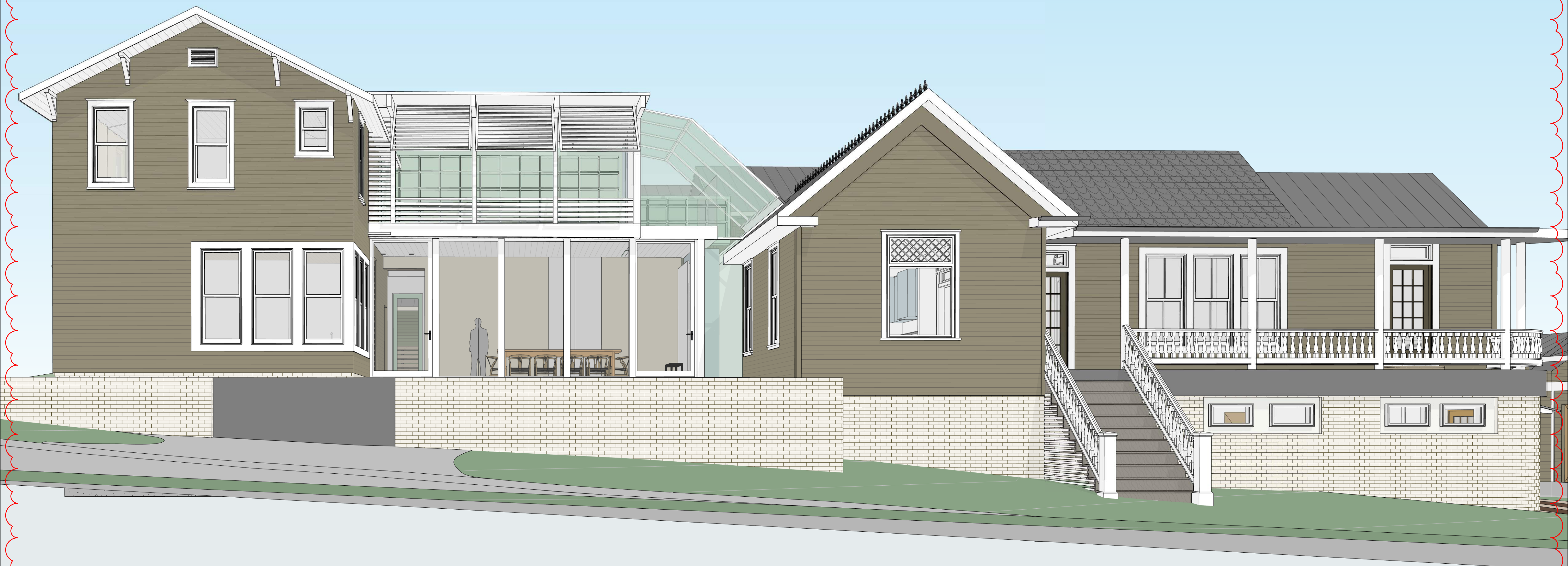
By Amber Allen at 8:23 am, Nov 07, 2022

# PREVIOUS PROPOSAL

8 OF 27

hugh jefferson randolph **architects**



*H. Contreras*

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

# REVISED PROPOSAL





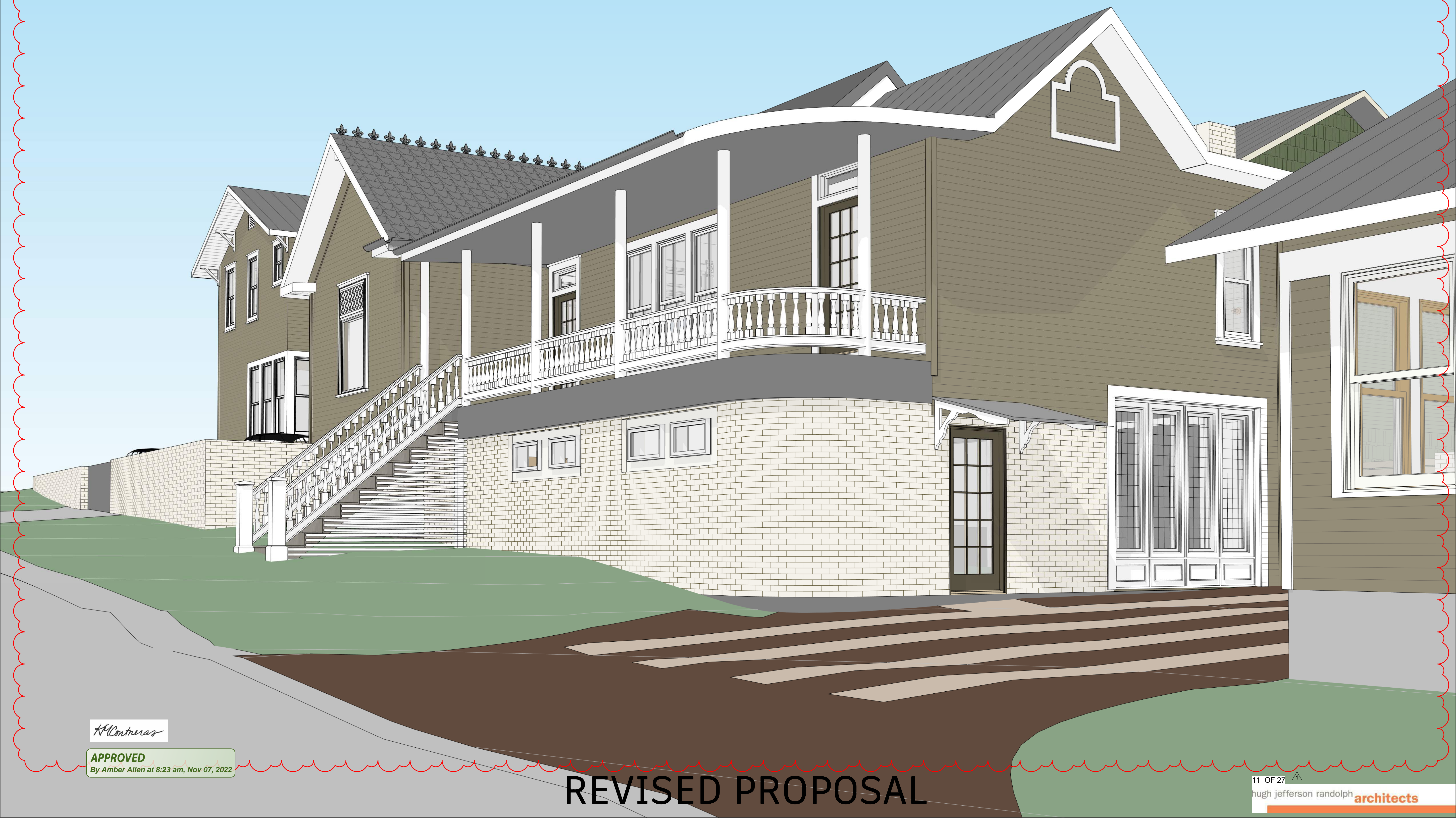
*H. Contreras*

**APPROVED**

By Amber Allen at 8:23 am, Nov 07, 2022

PREVIOUS PROPOSAL



*H. Contreras*

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

# REVISED PROPOSAL



*H. Contreras***APPROVED**

By Amber Allen at 8:23 am, Nov 07, 2022

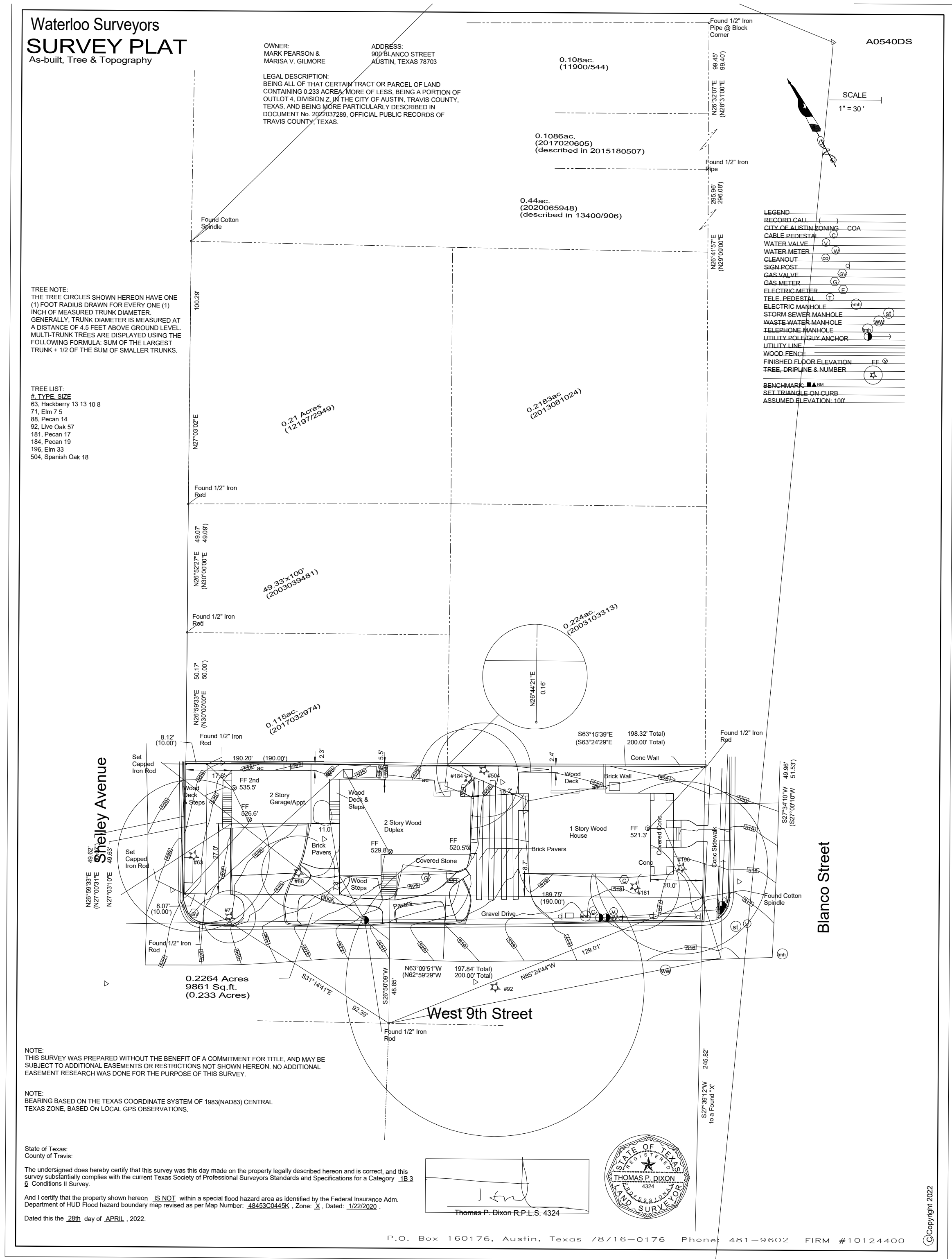
# NEIGHBORHOOD PRECEDENT



**9TH & BLANCO**  
900 Blanco Street, Austin, Texas 78703

Date: 08.09.22  
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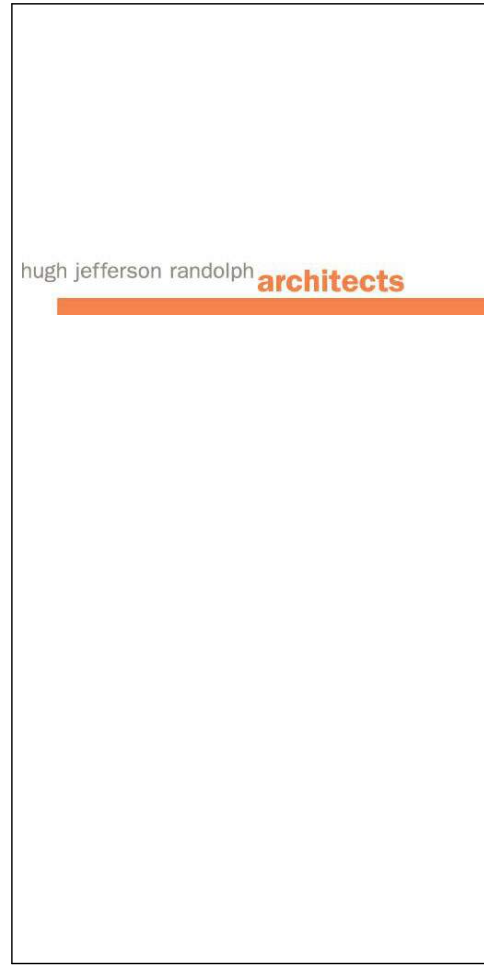
HM Contreras

**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022



Drawn by TJR  
Checked by

9TH & BLANCO  
900 Blanco Street, Austin, Texas 78703



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H2.1

DEMOLITION PLAN - UNIT A,B,C

14 OF 27

DEMOLITION LEGEND

EXISTING WALL TO REMAIN

DEMOLISHED

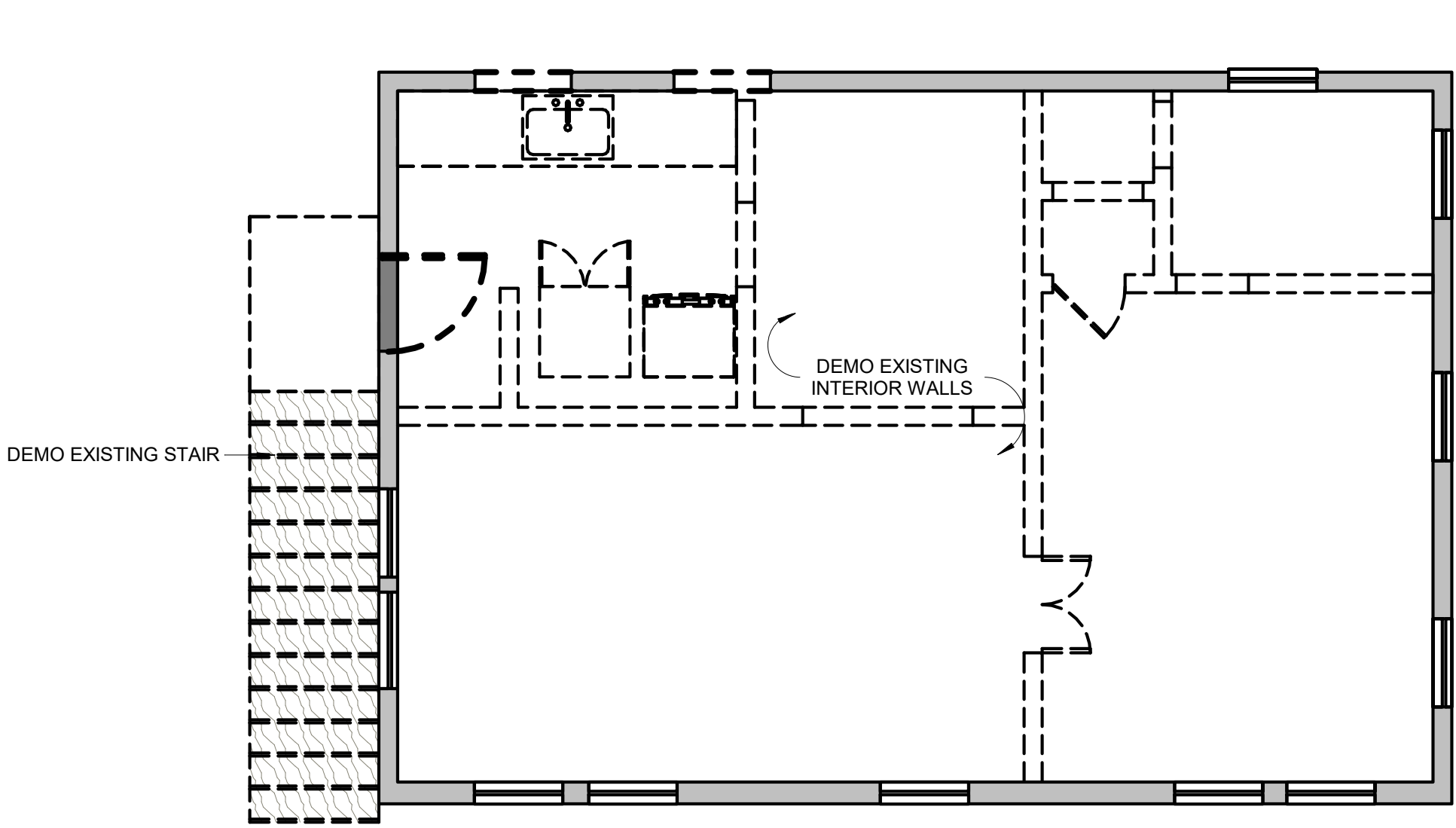
DEMOLITION NOTES

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

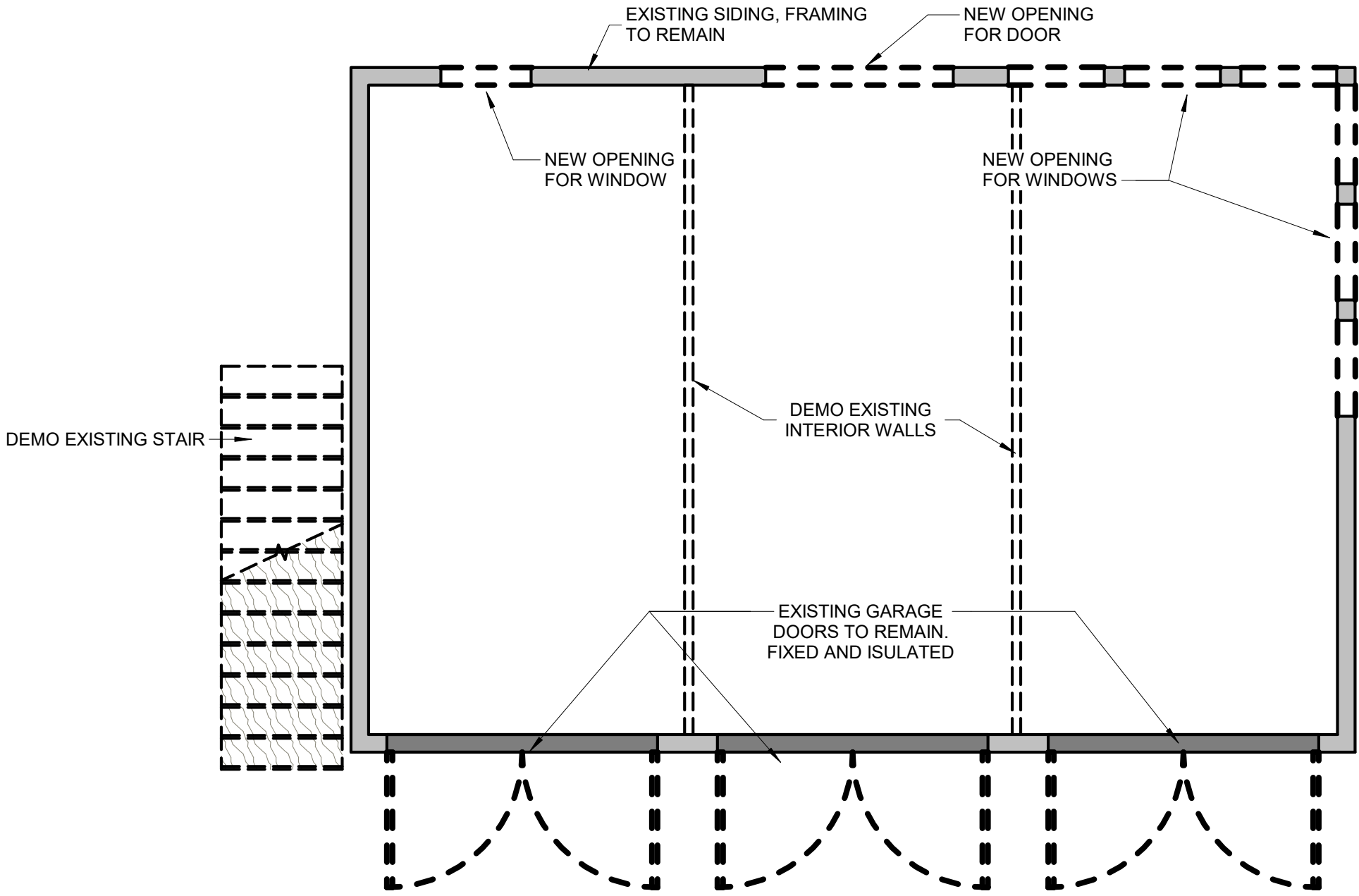
2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS

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

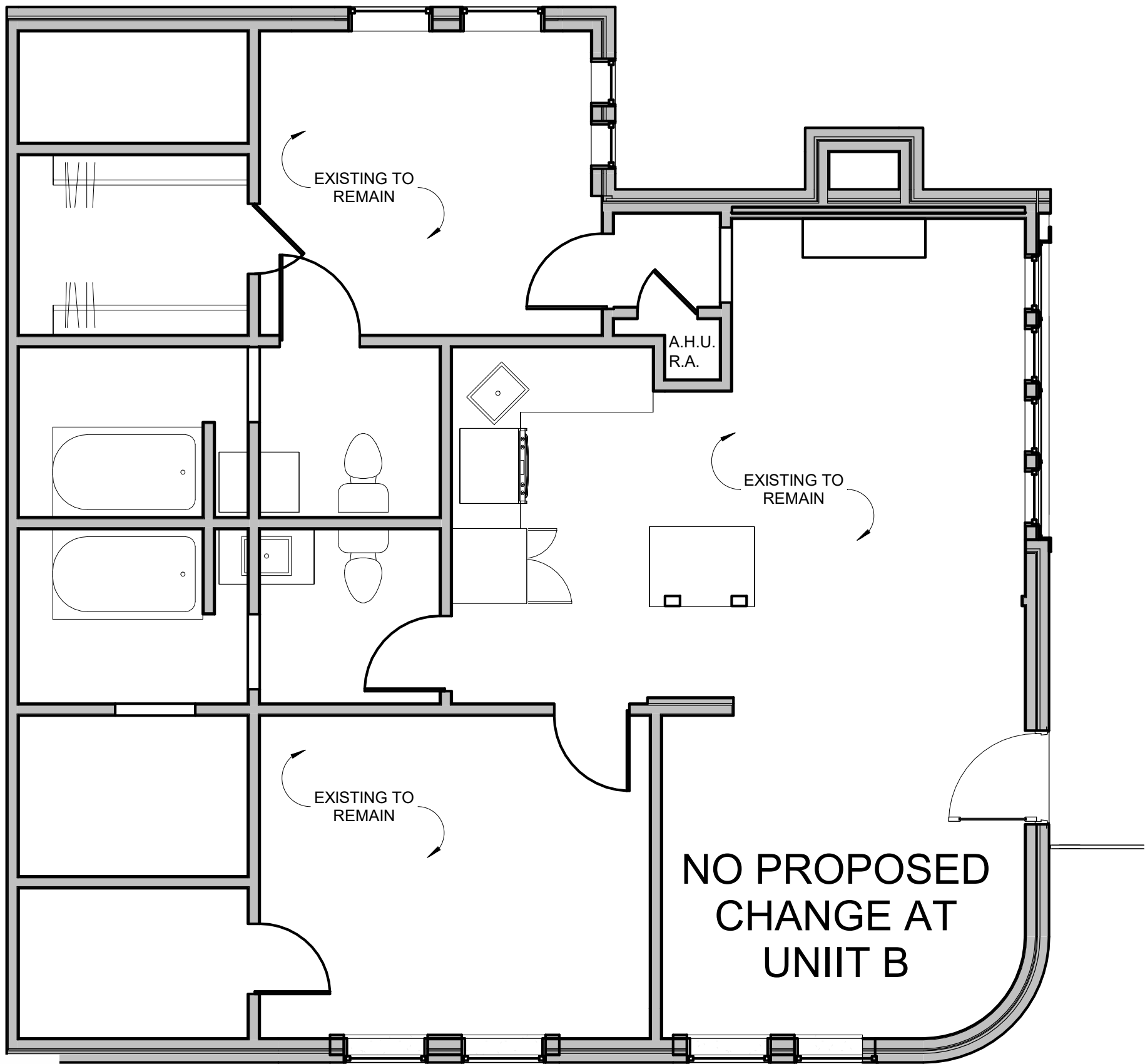
4. UTILITY METERS ARE TO BE RELOCATED



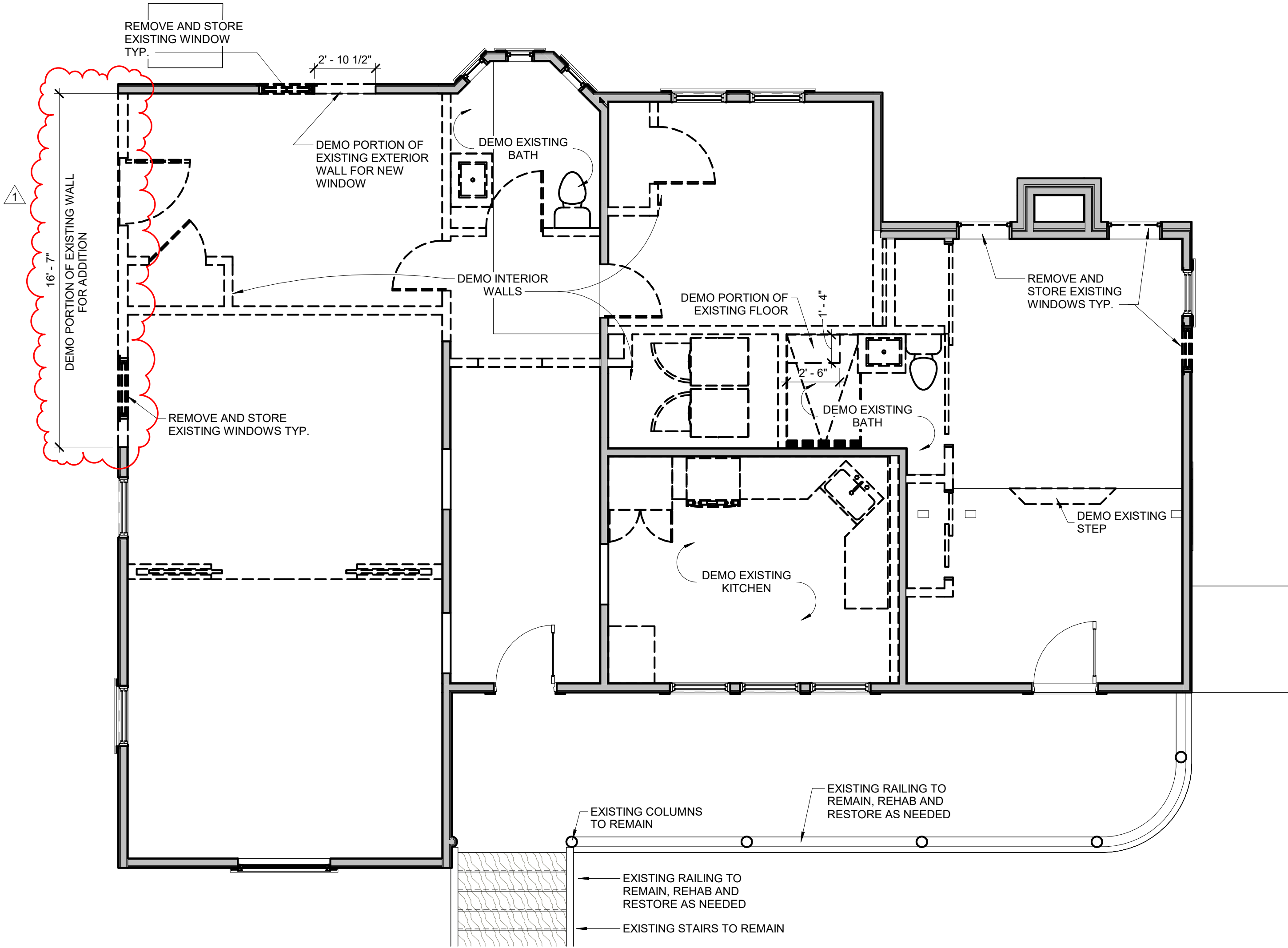
2 DEMO PLAN - UNIT A - LEVEL 2  
1/4" = 1'-0"



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"

*H. Contreras*  
**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022





Drawn by TJR  
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FLOOR PLAN LEGEND

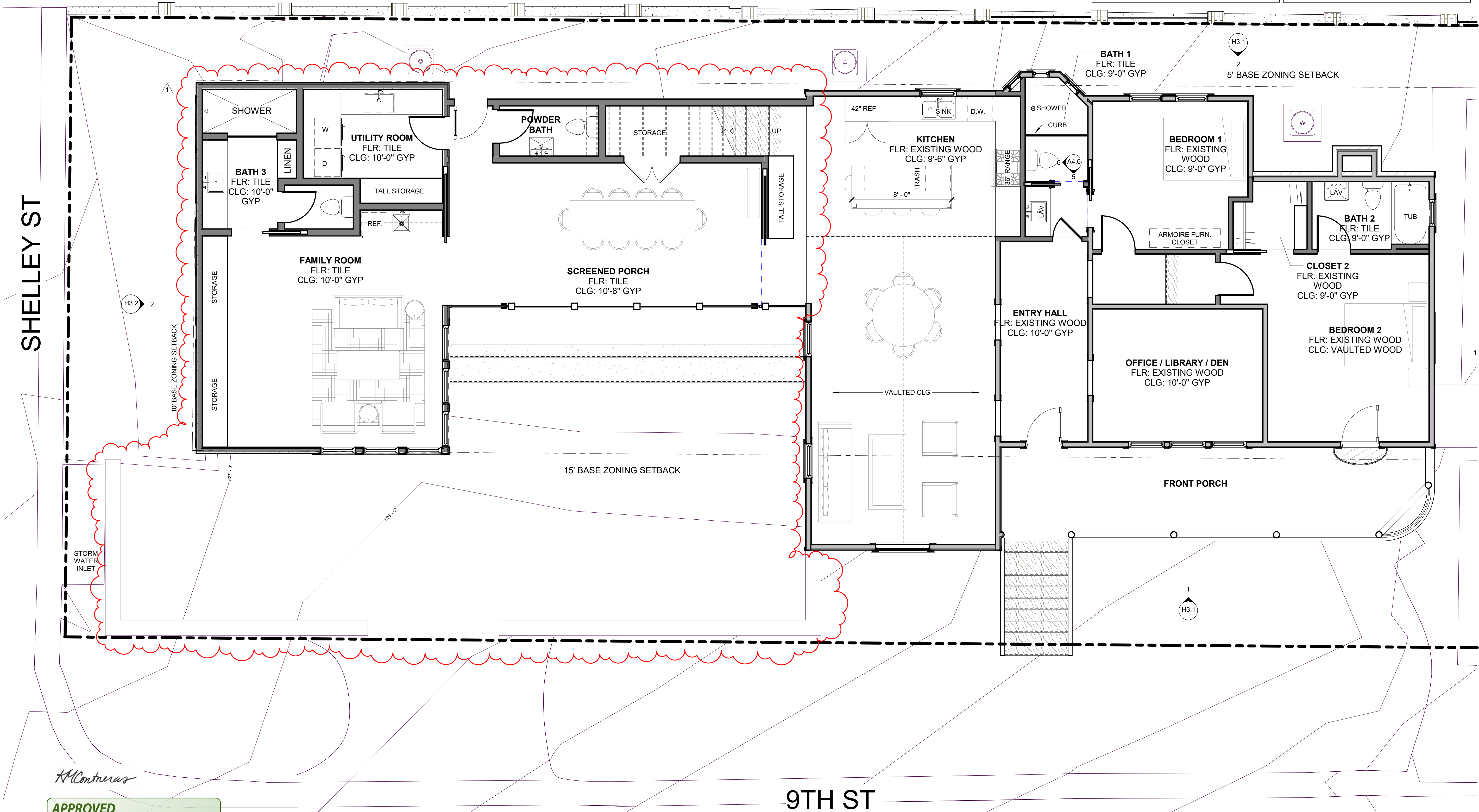
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW GLASS WALL
- OVERHEAD FEATURE / ROOF

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



**9TH & BLANCO**  
900 Blanco Street, Austin, Texas 78703

hugh jefferson randolph architects

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**H2.2**

UNIT A & C - ENTRY LEVEL



**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022

*H. Contreras*





Drawn by TJR  
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FLOOR PLAN LEGEND

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

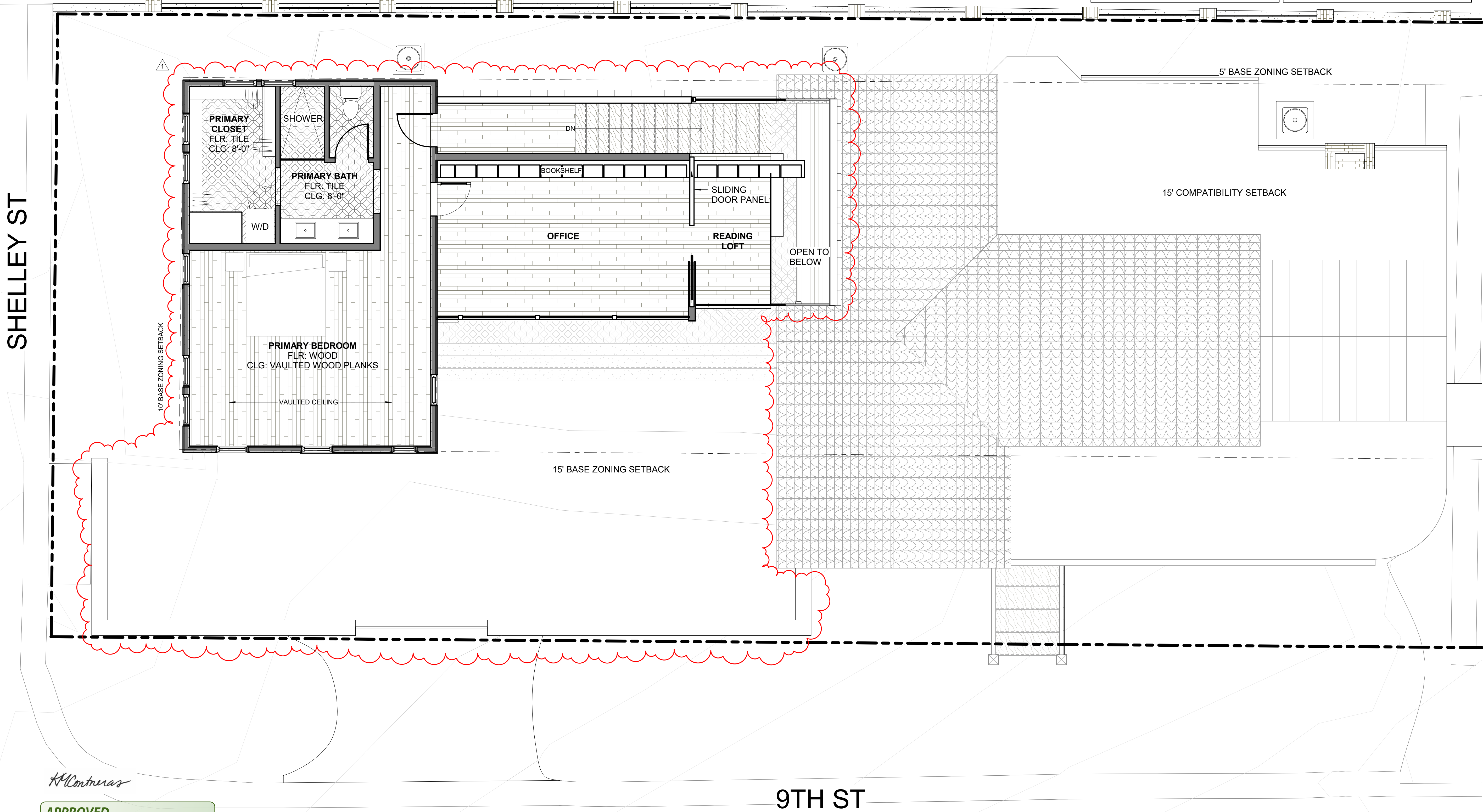
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SHELLEY ST



9TH & BLANCO

900 Blanco Street, Austin, Texas 78703

hugh jefferson randolph architects

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H2.3

UNIT A & C - UPPER LEVEL

APPROVED  
By Amber Allen at 8:23 am, Nov 07, 2022



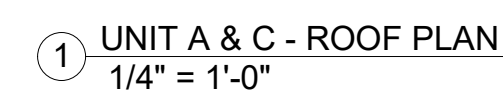
1 UNIT A & C - UPPER LEVEL  
1/4" = 1'-0"



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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

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**APPROVED**  
By Amber Allen at 8:23 am, Nov 07, 2022



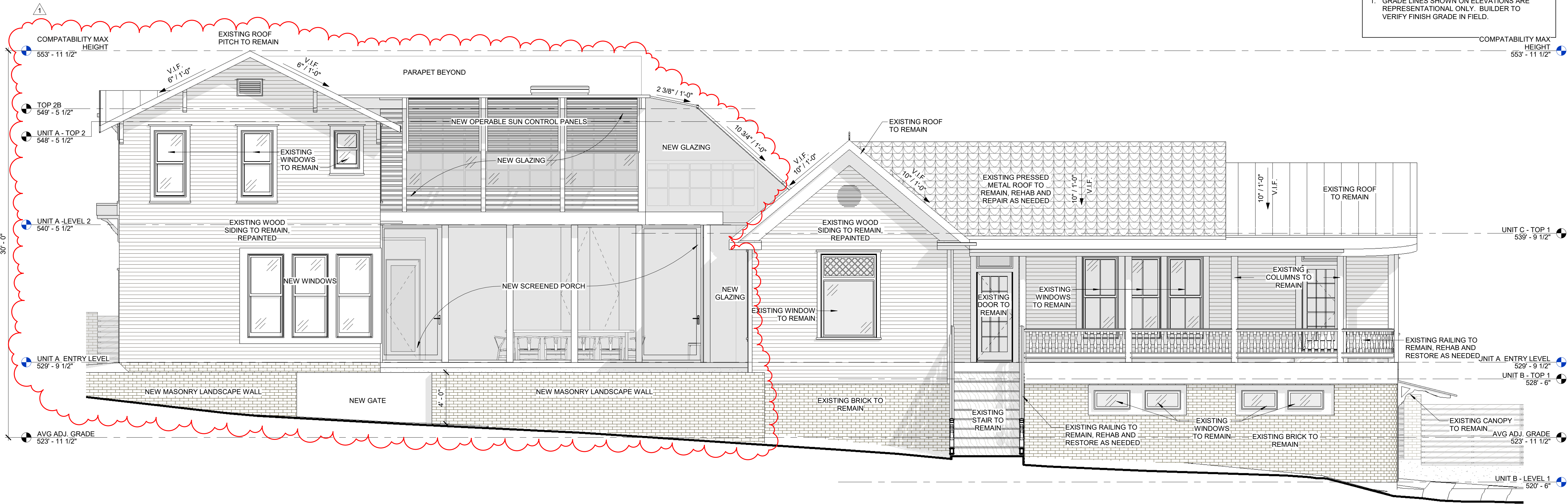


Drawn by TJR  
Checked by

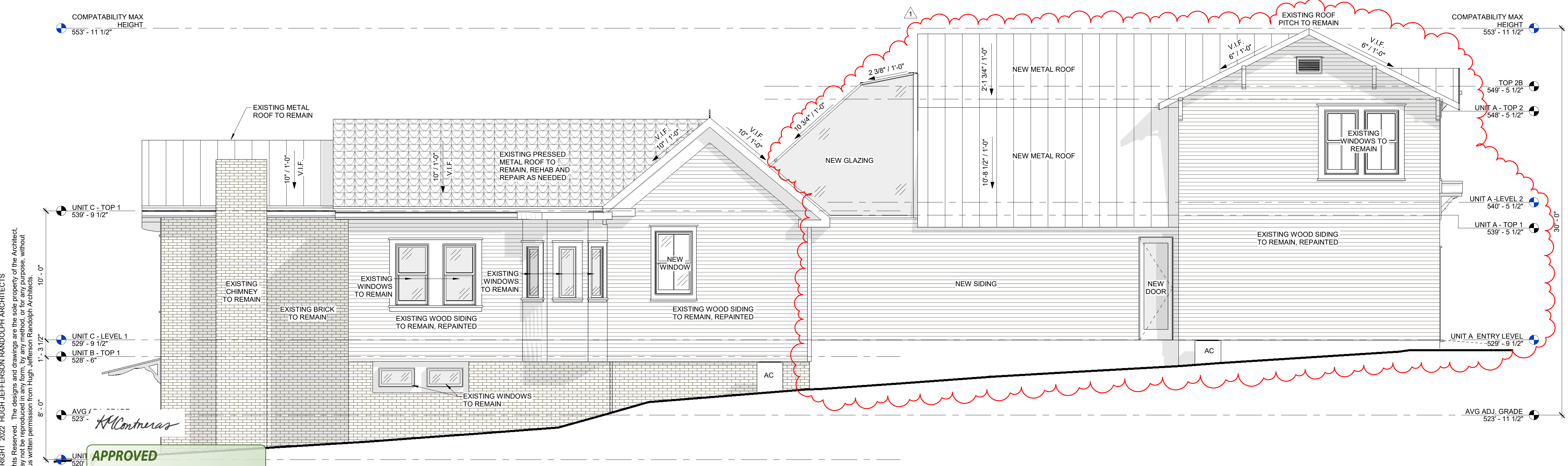
ELEVATION NOTES

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

COMPATABILITY MAX HEIGHT  
553' - 11 1/2"



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



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

9TH & BLANCO

900 Blanco Street, Austin, Texas 78703

hugh jefferson randolph architects

Date: 08.09.22  
Issue: HISTORIC REVIEW SET  
Revision: 1 - 10.20.22

H3.1

EXTERIOR ELEVATIONS

APPROVED  
By Amber Allen at 8:23 am, Nov 07, 2022