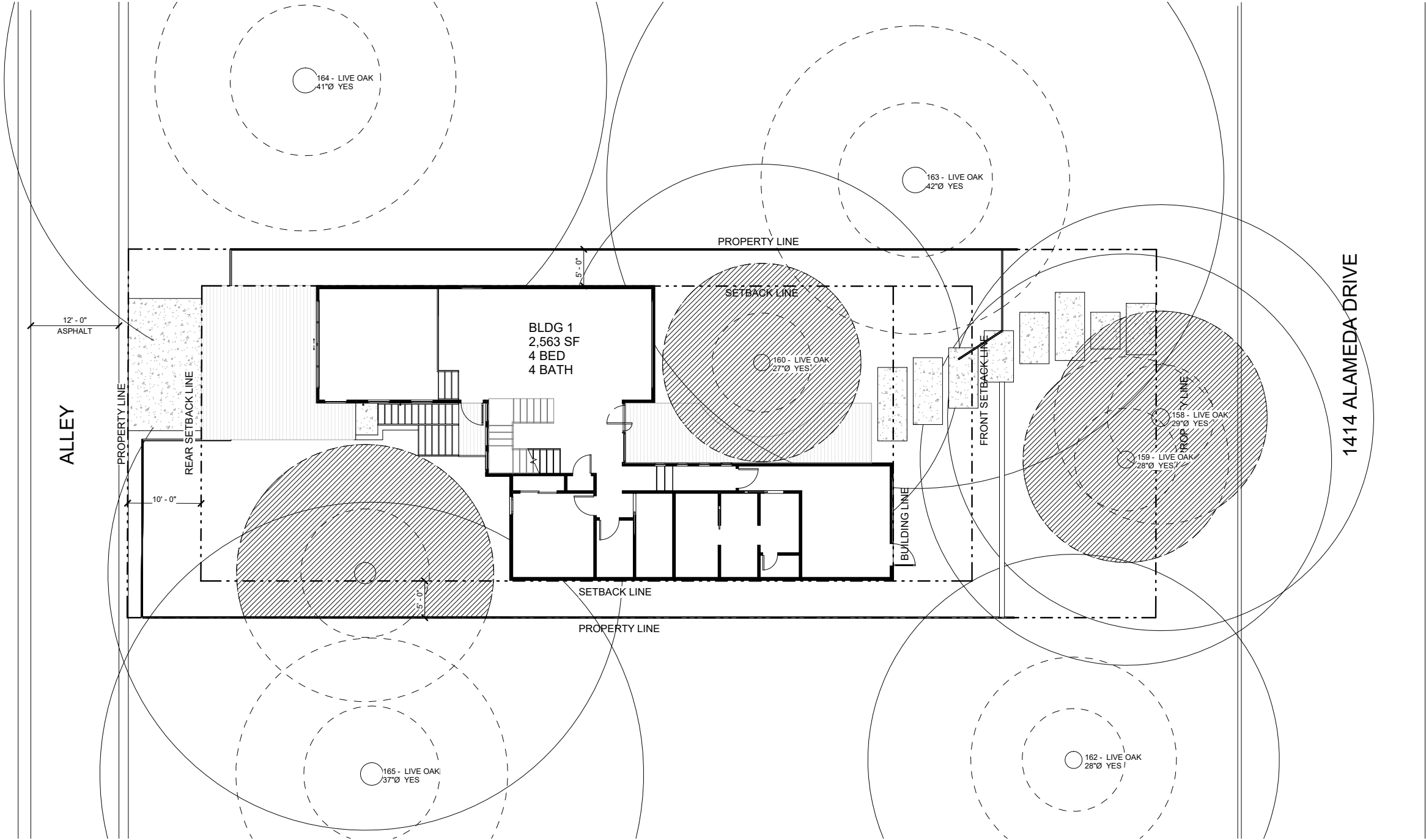


TREE SCHEDULE			
158	LIVE OAK	YES	2' - 5"
159	LIVE OAK	YES	2' - 4"
160	LIVE OAK	YES	2' - 3"
161	LIVE OAK	YES	2' - 11"
162	LIVE OAK	YES	2' - 4"
163	LIVE OAK	YES	3' - 6"
164	LIVE OAK	YES	3' - 5"
165	LIVE OAK	YES	3' - 1"

IMPERVIOUS COVER = 40.29%	
SITE	
LOT	7,016 SF
	7,016 SF
IMPERVIOUS COVER @ 50%	
ENTRY DECK	93 SF
	93 SF
IMPERVIOUS COVER	
AC PADS	18 SF
BUILDING AREA	2,247 SF
CAST IN PLACE WALLS	39 SF
DRIVEWAY	179 SF
FLATWORK	251 SF
	2,734 SF

FLOOR-TO-AREA RATIO = 39.93%	
SITE	
LOT	7,016 SF
	7,016 SF
FLOOR AREA	
FIRST FLOOR	1,734 SF
GARAGE NON -EXEMPT	240 SF
SECOND FLOOR	829 SF
	2,802 SF
EXEMPT FLOOR AREA	
GARAGE EXEMPT	200 SF
	200 SF











Jason Fryer <jason@forsitestudio.com>

1414 Alameda design

1 message

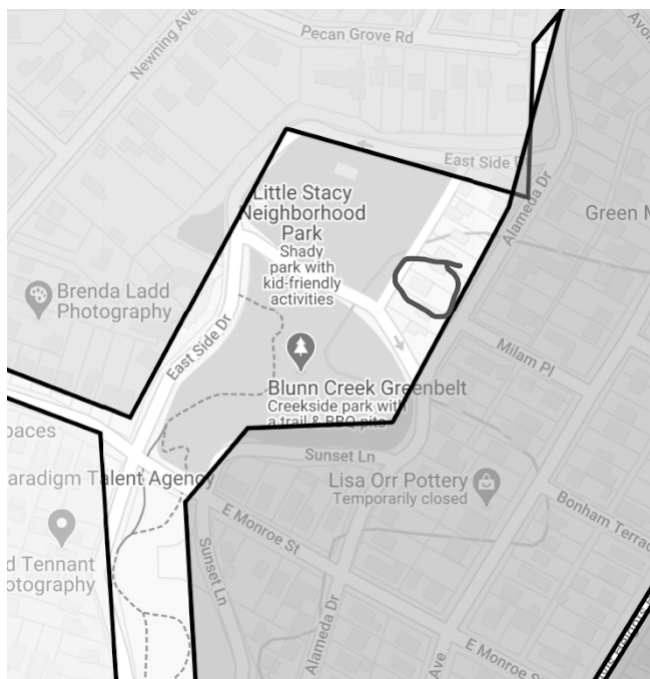
Jason Fryer <jason@forsitestudio.com>
To: president@srccatx.org

Tue, Oct 20, 2020 at 12:52 PM

Good afternoon-

We have been contracted by the owner at 1414 Alameda to undertake the design of their new home. As part of this process we would like to discuss with the neighborhood association any specific design standards as we move forward with this project.

1414 Alameda seems to be located in an undesignated space in the neighborhood, can you direct us to the appropriate person to discuss this project with?



Thank you,

Jason Fryer

Architect

Forsite Studio

1205 East Cesar Chavez

Austin TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com



Jason Fryer <jason@forsitestudio.com>

Re: SRCC Neighborhood Association Contact: 1414 Alameda

8 messages

Megan Spencer <vicepresident@srccatx.org>
To: jason@forsitestudio.com

Tue, Oct 20, 2020 at 1:31 PM

Hello Jason,

Russell Fraser is the Chair of the Planning and Zoning Committee for South River City Citizens Neighborhood Association. He is the best person to talk with you about what our neighborhood design preferences would be.

I'll let him know that you have contacted us. He'll get back to you.

Thanks,
Megan

Megan Spencer
Vice President
South River City Citizens NA
vicepresident@srccatx.org
<http://www.srccatx.org/>

On Tue, Oct 20, 2020 at 12:48 PM Jason Fryer <jason@forsitestudio.com> wrote:

To:
Vice President

Name:
Jason Fryer

Email:
jason@forsitestudio.com

Subject:
1414 Alameda

Message:

Good afternoon-

We have been contracted by the owner at 1414 Alameda to design then a new home. As we proceed with this project we would like to discuss with the Neighborhood Association design guidelines for the area. Who would I contact to discuss this? Thank you, Jason Fryer 512-923-7431

Akismet Spam Check: passed
Sent from (ip address): 205.251.148.130
(static-130-148-251-205.networktransit.net)
Date/Time: October 20, 2020 12:48 pm
Coming from (referer): <http://www.srccatx.org/contact/>
Using (user agent): Mozilla/5.0 (Windows NT 10.0; Win64; x64)
AppleWebKit/537.36 (KHTML, like Gecko) Chrome/86.0.4240.75
Safari/537.36

Russell Fraser <russell_fraser@msn.com>
To: "jason@forsitestudio.com" <jason@forsitestudio.com>

Tue, Oct 20, 2020 at 3:07 PM

Hi Jason, I'm the chair of the neighborhood association 'planning and zoning' committee.

Did you have some preliminary plans available or are there some issues you want to raise?

Russell

From: Megan Spencer <vicepresident@srccatx.org>
Sent: Tuesday, October 20, 2020 1:31 PM
To: jason@forsitestudio.com <jason@forsitestudio.com>
Subject: Re: SRCC Neighborhood Association Contact: 1414 Alameda

[Quoted text hidden]

Jason Fryer <jason@forsitestudio.com>
To: Russell Fraser <russell_fraser@msn.com>

Wed, Oct 21, 2020 at 8:52 AM

Russell-

We have preliminary plans available and would like to discuss them with you before we start the permit application process. We have noticed that you are in the process of getting the neighborhood designated as a historic neighborhood and we want to make sure that we respect that as well as the SRCC design standards. What is the best way to do that? Would you like us to send you a set and then schedule a call to discuss?

Thank you,

Jason Fryer

Architect

Forsite Studio

1205 East Cesar Chavez

Austin TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

[Quoted text hidden]

Russell Fraser <russell_fraser@msn.com>
To: Jason Fryer <jason@forsitestudio.com>
Cc: Paula Kothmann <paula.kothmann@gmail.com>

Wed, Oct 21, 2020 at 3:38 PM

Jason, if you have plans in pdf format that would be fine; maybe selected elevations and the plan view.

My committee deals mostly with variances, but it so happens the chair of the Travis Heights Historic District is on my committee, and I'm adding her to this.

Russell

Get Outlook for iOS

From: Jason Fryer <jason@forsitestudio.com>

Sent: Wednesday, October 21, 2020 8:52 AM

To: Russell Fraser

[Quoted text hidden]

[Quoted text hidden]

Jason Fryer <jason@forsitestudio.com>

Thu, Oct 22, 2020 at 3:36 PM

To: Russell Fraser <russell_fraser@msn.com>

Cc: Paula Kothmann <paula.kothmann@gmail.com>

Russell-

We aren't that far along in the design process as of yet. The larger purpose for us in reaching out is to understand the neighborhood design standards as well what will be required as we move through the process. We also are trying to understand the impact of the area being recently designated a historic district on the design process.

Do you have design standards in place currently, and if so can you share them with us? We would like to respect those design standards as we start to fully design this project.

[Quoted text hidden]

[Quoted text hidden]

Paula Kothmann <paula.kothmann@gmail.com>

Fri, Oct 23, 2020 at 10:17 AM

To: Jason Fryer <jason@forsitestudio.com>, Ian Reddy <ianreddy@msn.com>

Cc: Russell Fraser <russell_fraser@msn.com>, Paula Kothmann <paula.kothmann@gmail.com>

Hi, Jason:

What a great idea to reach out at the beginning of your design process. Much appreciated!

From the MLS I see that this property is/was a bungalow with a garage apartment. Are both those structures still there? Do you intend to preserve any of the existing buildings?

As far as the historic district, we try to follow the (non-mandatory) guidelines of the Secretary of the Interior's Standards for Preservation: <https://www.nps.gov/tps/standards.htm> .

Our committee has several members that have restored historic properties and may be willing to share their experiences.

It's my understanding that there may be some tax incentives associated with improvements to properties, but I need to study them. As a real estate investor I'm very keen on any tax incentives that help make properties more affordable and keep the economic diversity that we enjoy in the urban core.

Congratulations on your plum assignment of designing a new home on this wonderful street.

Kindest regards,

Paula Kothmann

[Quoted text hidden]

--

Paula Kothmann, CMM

Investment Real Estate Consultant

Certified Minerals Manager Associate

1317 Kenwood Ave/Austin, TX 78704

512.470.2405

Texas Real Estate Commission License #664403

Brigham Real Estate (Austin)

Mayfair International Realty (London)

Chair, Land Development Code Revision ad-hoc Committee, SRCC

Chair, Mobility Committee, SRCC (South River City Citizens: Riverside to 71, Congress to Parker)

Director, Texas Chapter, District One
National Association of Royalty Owners

Member, Board of Directors
Texas Energy Council

Jason Fryer <jason@forsitestudio.com>

Mon, Oct 26, 2020 at 4:47 PM

To: Paula Kothmann <paula.kothmann@gmail.com>

Cc: Ian Reddy <ianreddy@msn.com>, Russell Fraser <russell_fraser@msn.com>

Paula-

Thank you for sending over that information, we are familiar with the Standards of Preservation and will continue to evaluate those in relationship to this project. The owner has evaluated the existing structure; it's in pretty bad shape. Their intent is to remove the existing structure and build a new structure that fits into the character of the neighborhood and honors the historic nature of the neighborhood.

We will be working with the owner over the next few weeks on this project to put together our initial design concepts. As we get further along, we will continue to stay in touch regarding this project. Can you suggest the best way to do that?

Thank you,

Jason Fryer

Architect

Forsite Studio

1205 East Cesar Chavez

Austin, TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

On Oct 23, 2020, at 10:16 AM, Paula Kothmann <paula.kothmann@gmail.com> wrote:

[Quoted text hidden]

Jason Fryer <jason@forsitestudio.com>

Fri, Oct 30, 2020 at 2:13 PM

To: Paula Kothmann <paula.kothmann@gmail.com>

Paula-

I just wanted to follow up on my email from earlier in the week. As we finalize the design of this project, is there a review process for the SRCC neighborhood, and if so what does that look like?

Thank you and have a good weekend.

[Quoted text hidden]

[Quoted text hidden]



Jason Fryer <jason@forsitestudio.com>

SRCC Neighborhood Association and 1414 Alameda

3 messages

Jason Fryer <jason@forsitestudio.com>
To: paula.kothmann@gmail.com

Mon, Nov 16, 2020 at 2:00 PM

Good afternoon-

We are currently under contract to design the new residence at 1414 Alameda. We have started to move into the preliminary design phase and wanted to share with the neighborhood planning committee our initial concepts. Is there a good way for us to do this?

Thank you,

Jason Fryer

Architect

1205 East Cesar Chavez

Forsite Studio

Austin TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

4 attachments**HIP_HIP_003.jpg**
311K**HIP_HIP_001.jpg**
525K



HIP_HIP_000.jpg
355K

 2006_1414_ALAMEDA_20201003 - Sheet - A1-5 - SITE PLAN_PRESENTATION.pdf
124K

Jason Fryer <jason@forsitestudio.com>

Thu, Nov 19, 2020 at 8:51 AM

To: Paula Kothmann <paula.kothmann@gmail.com>

Cc: Eduardo Ponce <eduardo@forsitestudio.com>, AJ Smith <aj@forsitestudio.com>

Good morning-

We are planning to meet with the Architectural Review Committee per the HLC's recommendations. We would also like to know what the next steps are from the SRCC standpoint. Is there a committee to which we can present this project? We would like to discuss this project prior to the December 14th meeting so that we can get a permit released and begin this project in earnest.

Thank you for your time,

Jason Fryer

Architect

Forsite Studio

1205 East Cesar Chavez

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[Quoted text hidden]

Jason Fryer <jason@forsitestudio.com>

Sat, Nov 28, 2020 at 2:21 PM

To: Paula Kothmann <paula.kothmann@gmail.com>, Russell Fraser <russell_fraser@msn.com>, president@srccatx.org, Ian Reddy <ianreddy@msn.com>

Cc: AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>

Good afternoon-

I am reaching out again in an attempt to discuss the proposed project for 1414 Alameda. We initially started to communicate with the SRCC back in mid-October as we began to explore the design of this project. However despite reaching out several times during the month of November, we have not yet received a reply back. We were in front of the Historic Landmark Committee on November 16th, at which time our project was delayed so that we could work with the SRCC to insure that our proposed project was respectful of the historic nature of the neighborhood.

Currently, we are scheduled to meet with the Architectural Review Committee on November 30th to further discuss this project. Unfortunately, as of the writing of this email, we have been unable to start any discussions with the SRCC Neighborhood. Can you please let us know how you would prefer we continue these conversations so that we can move this project forward?

Thank you,

Jason Fryer