



ELEMENT 5
ARCHITECTURE

1212 Chicon, Unit 101
Austin, Texas 78702

**DARWINS
ROOFDECK**

223 E. 6th Street
Austin, TX 78701

DATE: **12/2/2020**

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Level 1 Floor Plan

01.1



SAN JACINTO STREET

6TH STREET

ALLEY

1

LEVEL 1 FLOORPLAN

SCALE: 3/32" = 1'-0"



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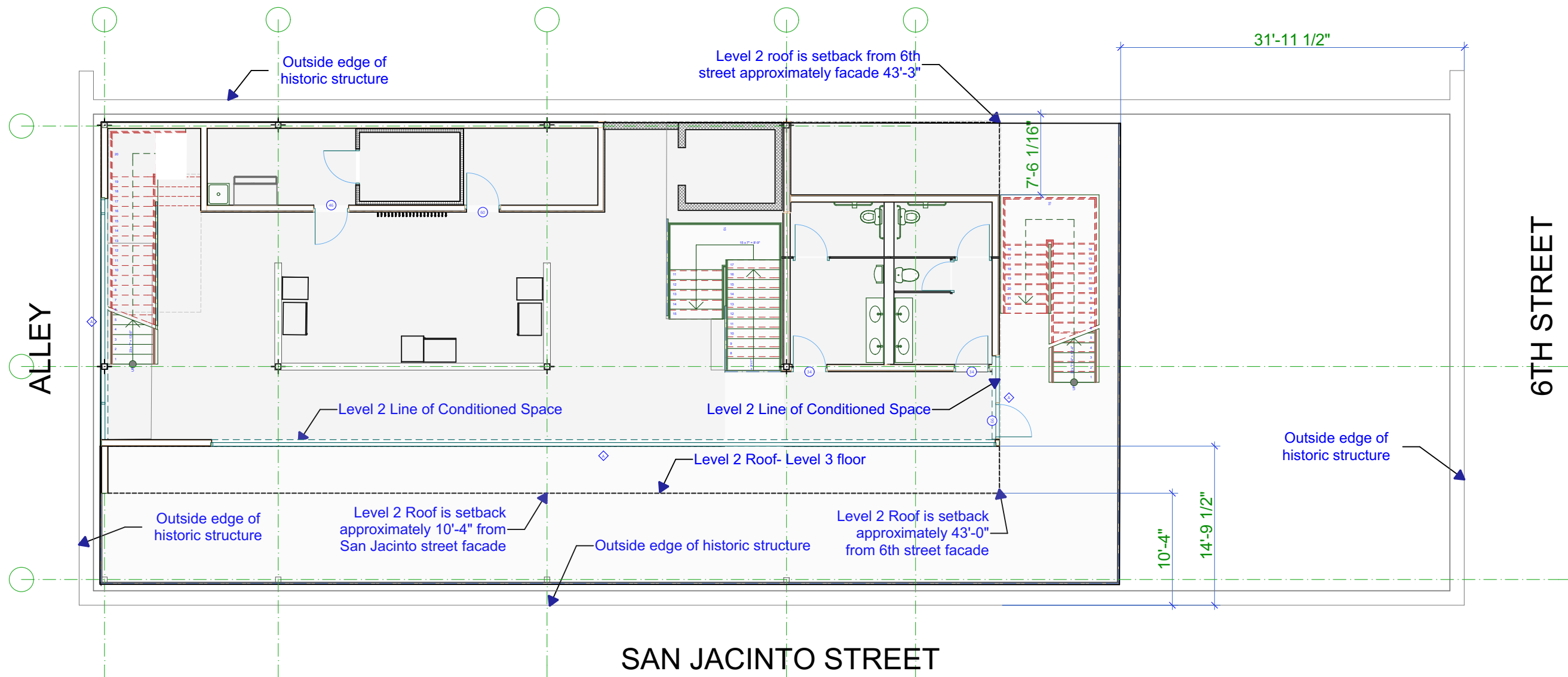
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Level 2

01.2



3

LEVEL 2 FLOORPLAN

SCALE: 3/32" = 1'-0"



Figure 26. (A) A rooftop addition would have negatively impacted the character of the primary facade of this mid-19th century, four-story structure and the low-rise historic district. (B) A third floor was successfully added on the two-story rear portion of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

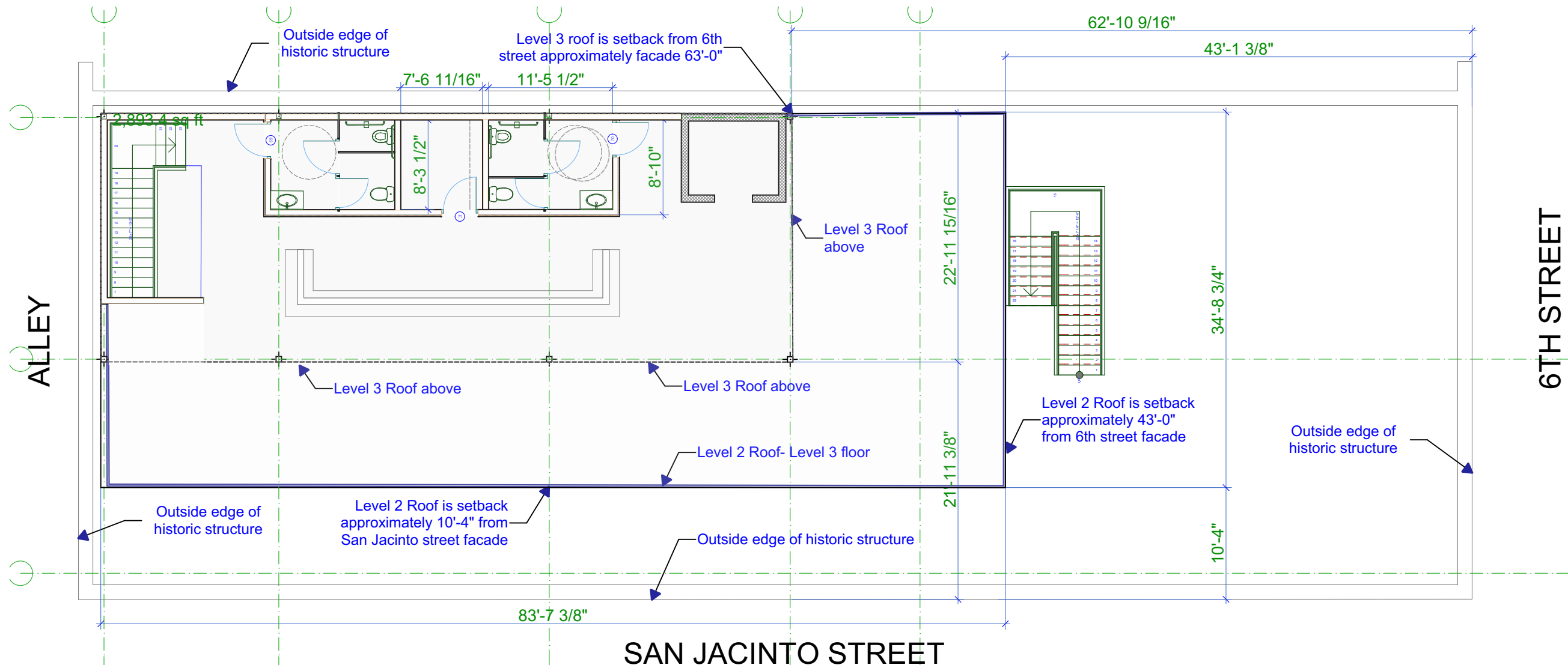
We reviewed and studied the "Preservation Brief 14" document and have revised our design strategy per the project example from the brief shown to the left. We are illustrating how the proposed building addition will be stepped back from both adjacent streets to help reduce sight-lines, visibility and the overall presence of the level 3 structure from the street level.

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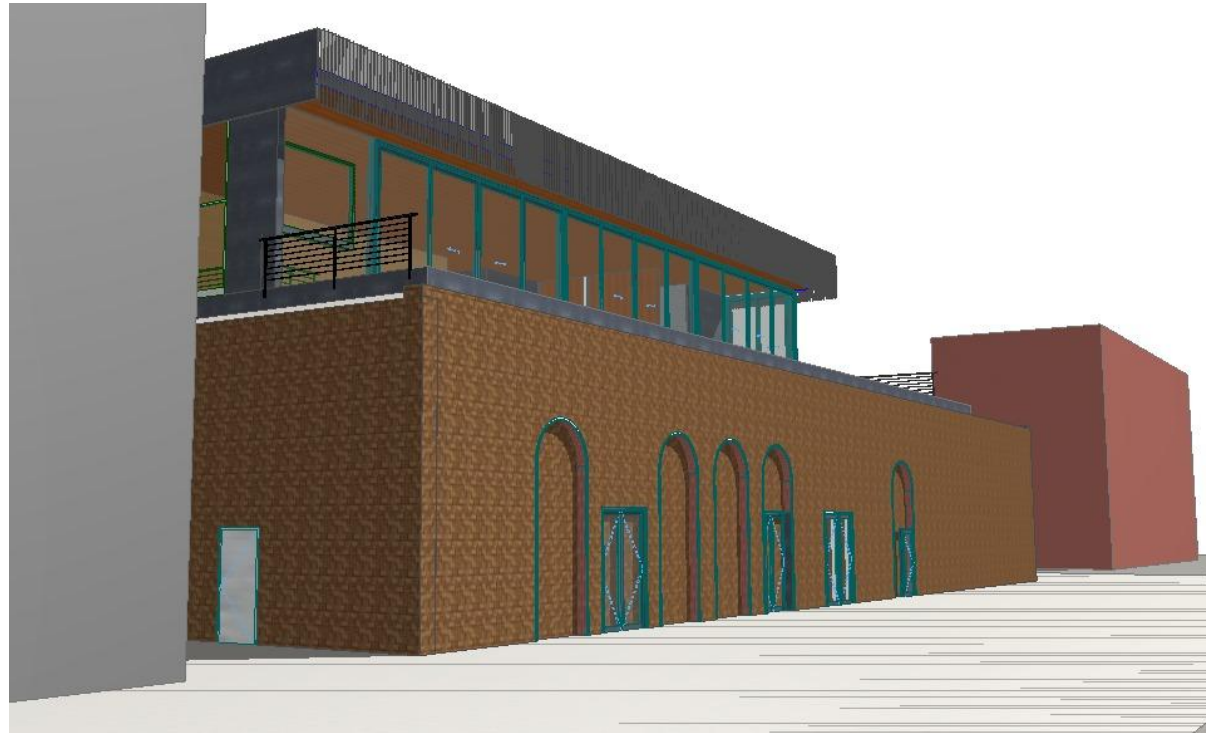
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3. Story

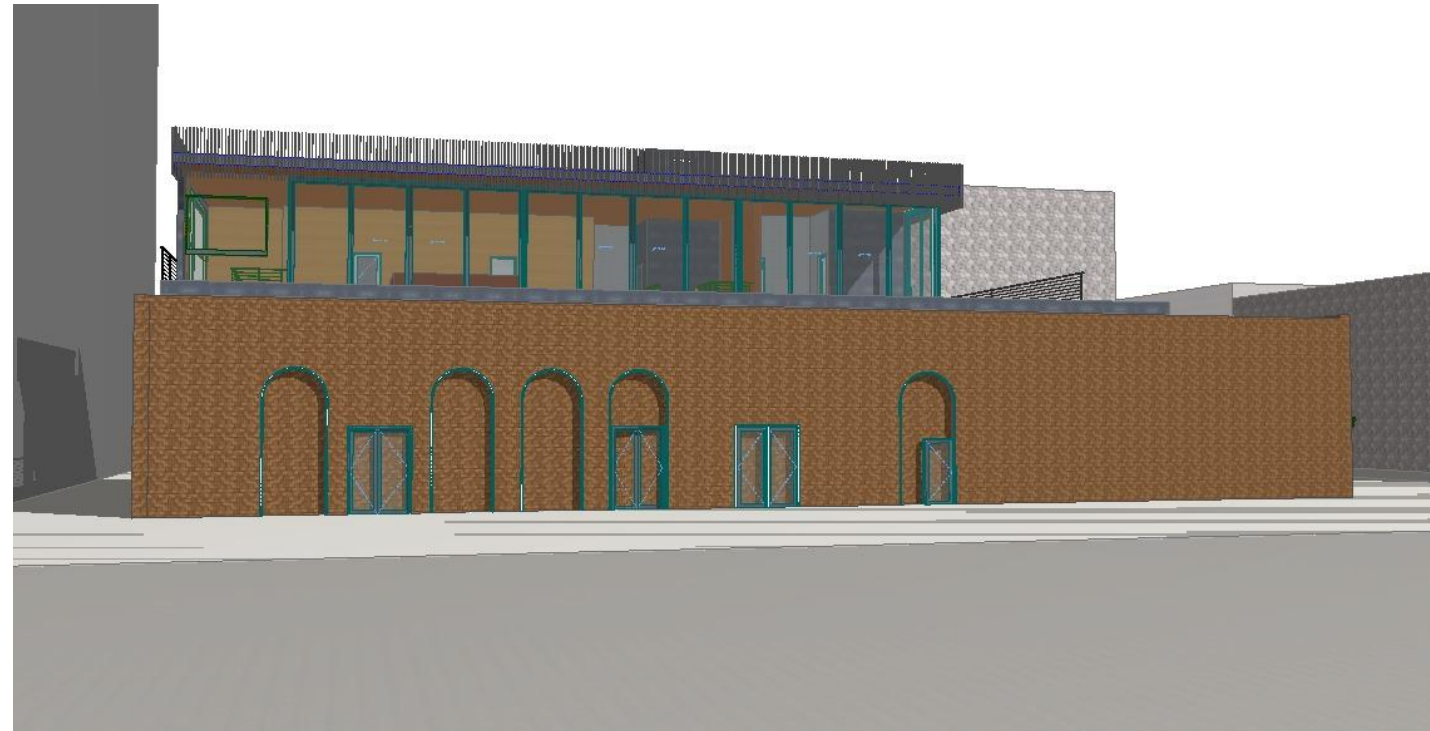
03



1 **LEVEL 3 FLOORPLAN**
 SCALE: 3/32" = 1'-0"



1 PHASE 1- Perspective 1A
SCALE: 1:102.13



2 PHASE 1- Perspective 2A
SCALE: 1:102.13



3 PHASE 1- Perspective 3A
SCALE: 1:102.13



4 PHASE 1- Perspective 4A
SCALE: 1:102.13



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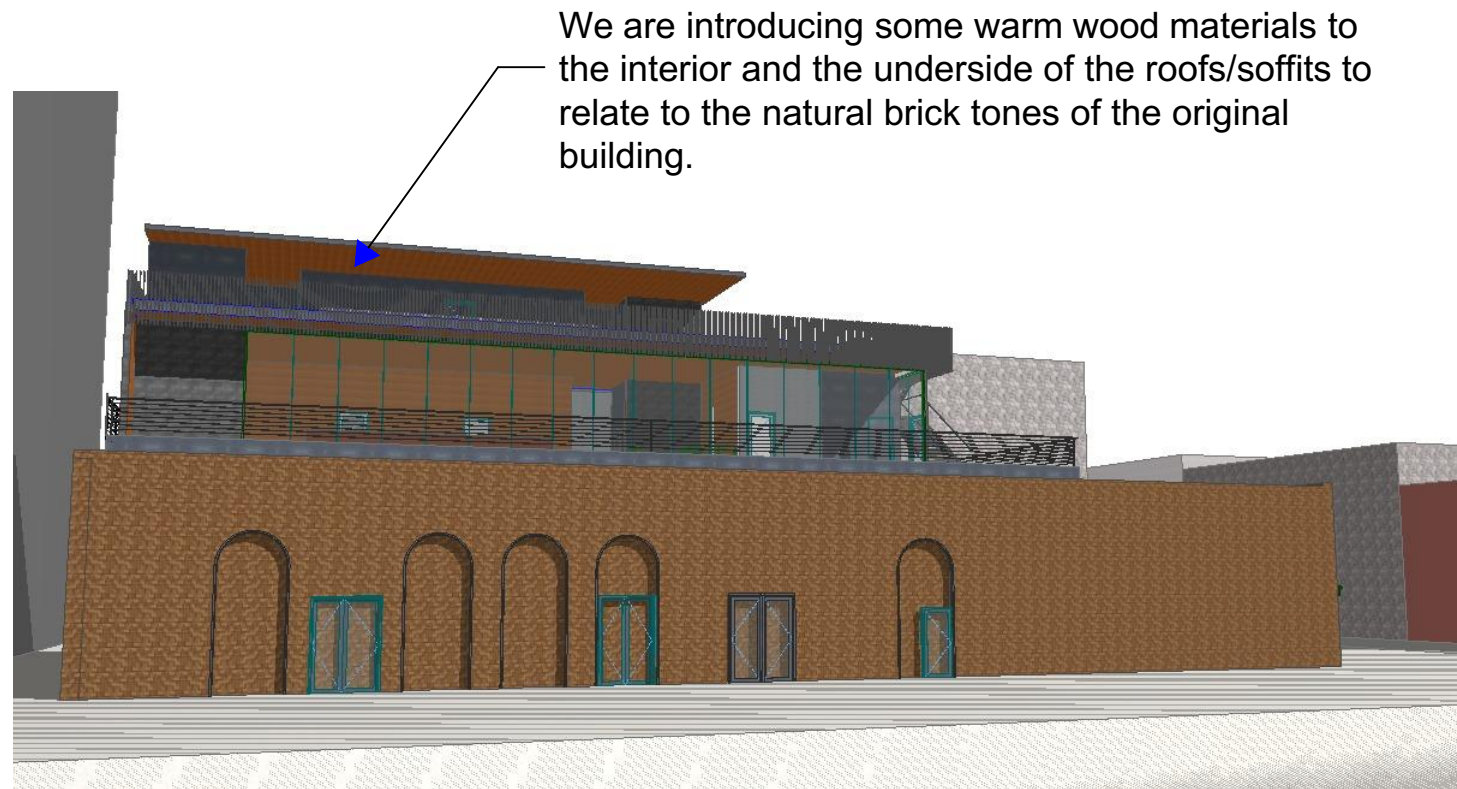
3D Images-PHASE
1A

03



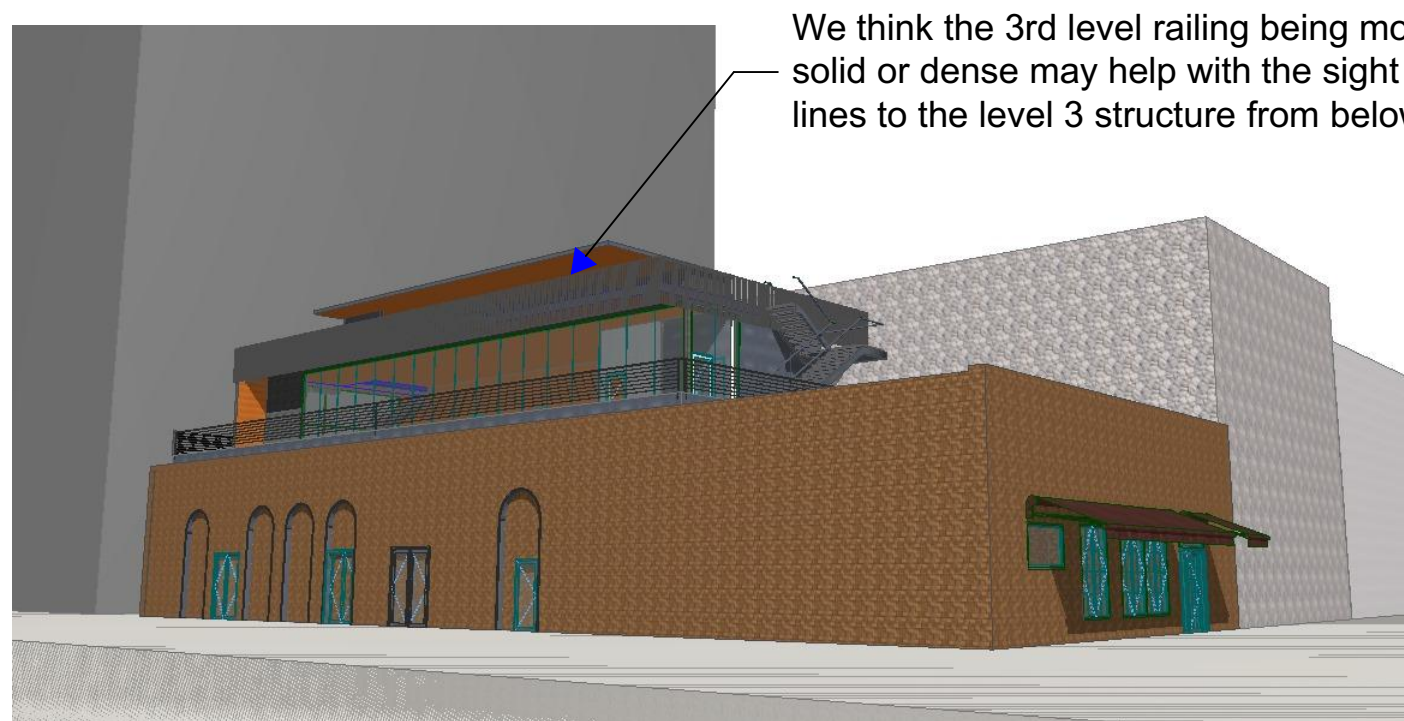
Stepping the 3rd level back from the level 2 structure helps reduce the massing of the addition

1 PHASE 2- Perspective 1A
SCALE: 1:106.67



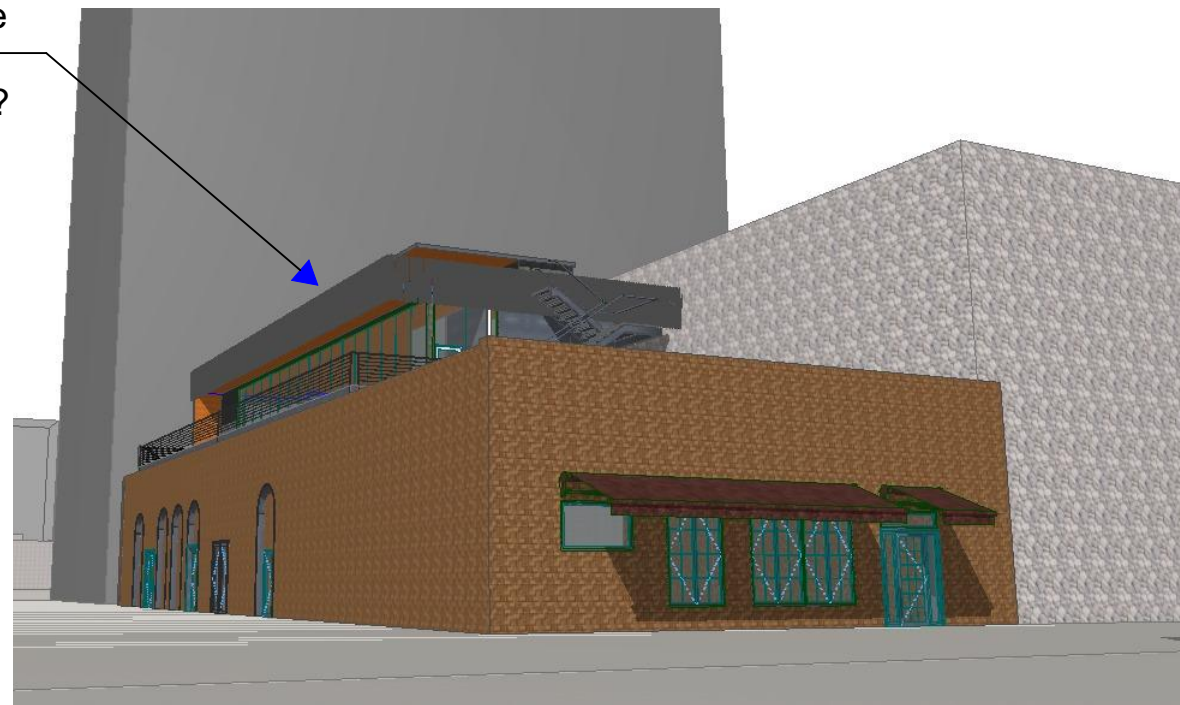
We are introducing some warm wood materials to the interior and the underside of the roofs/soffits to relate to the natural brick tones of the original building.

2 PHASE 2- Perspective 2A
SCALE: 1:106.67



We think the 3rd level railing being more solid or dense may help with the sight lines to the level 3 structure from below?

3 PHASE 2-Perspective 3A
SCALE: 1:106.67



4 PHASE 2- Perspective 4A
SCALE: 1:106.67



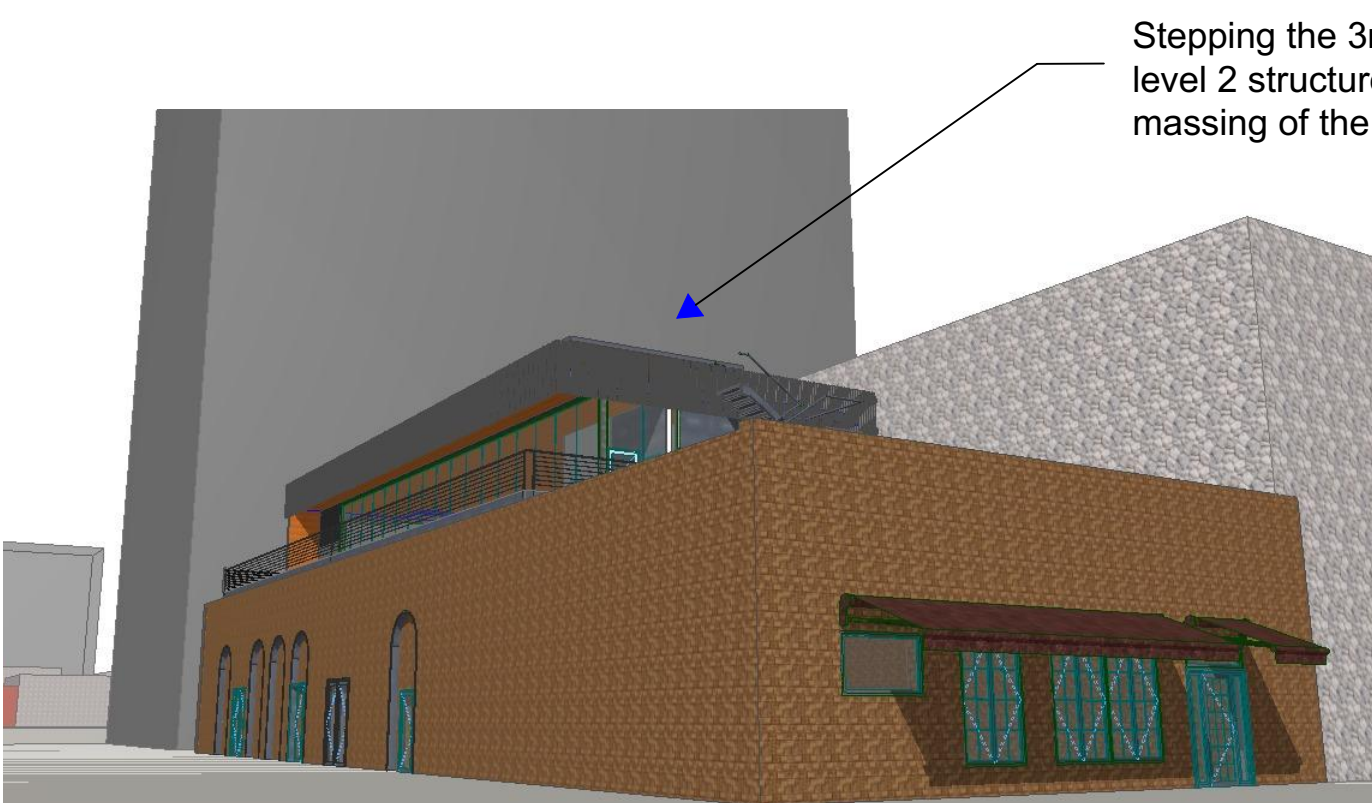
We are introducing some warm wood materials to the interior and the underside of the roofs/soffits to relate to the natural brick tones of the original building.

5 PHASE 2- Perspective 5A
SCALE: 1:106.67



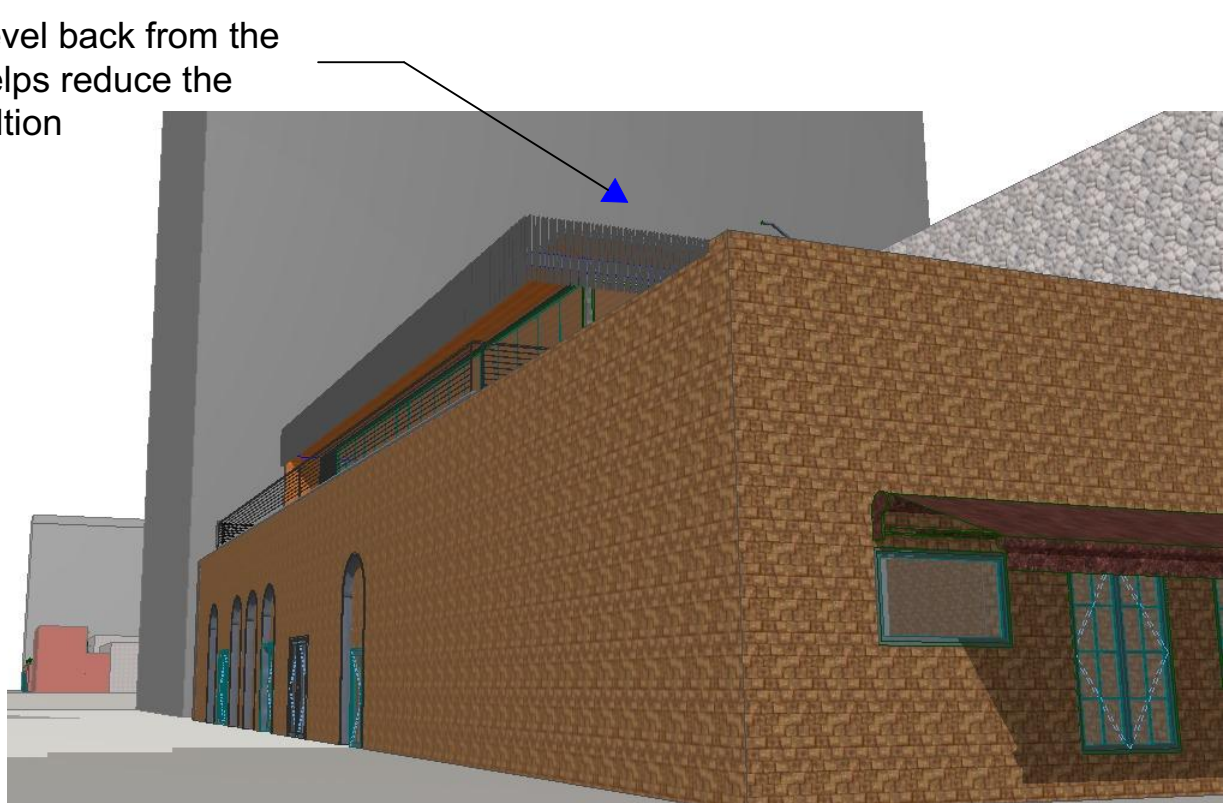
A more transparent level 2 railing helps reduce the overall massing of the addition

6 PHASE 2- Perspective 6A
SCALE: 1:106.67



Stepping the 3rd level back from the level 2 structure helps reduce the massing of the addition

7 PHASE 2- Perspective 7A
SCALE: 1:106.67



8 PHASE 2- Perspective 8A
SCALE: 1:106.67