

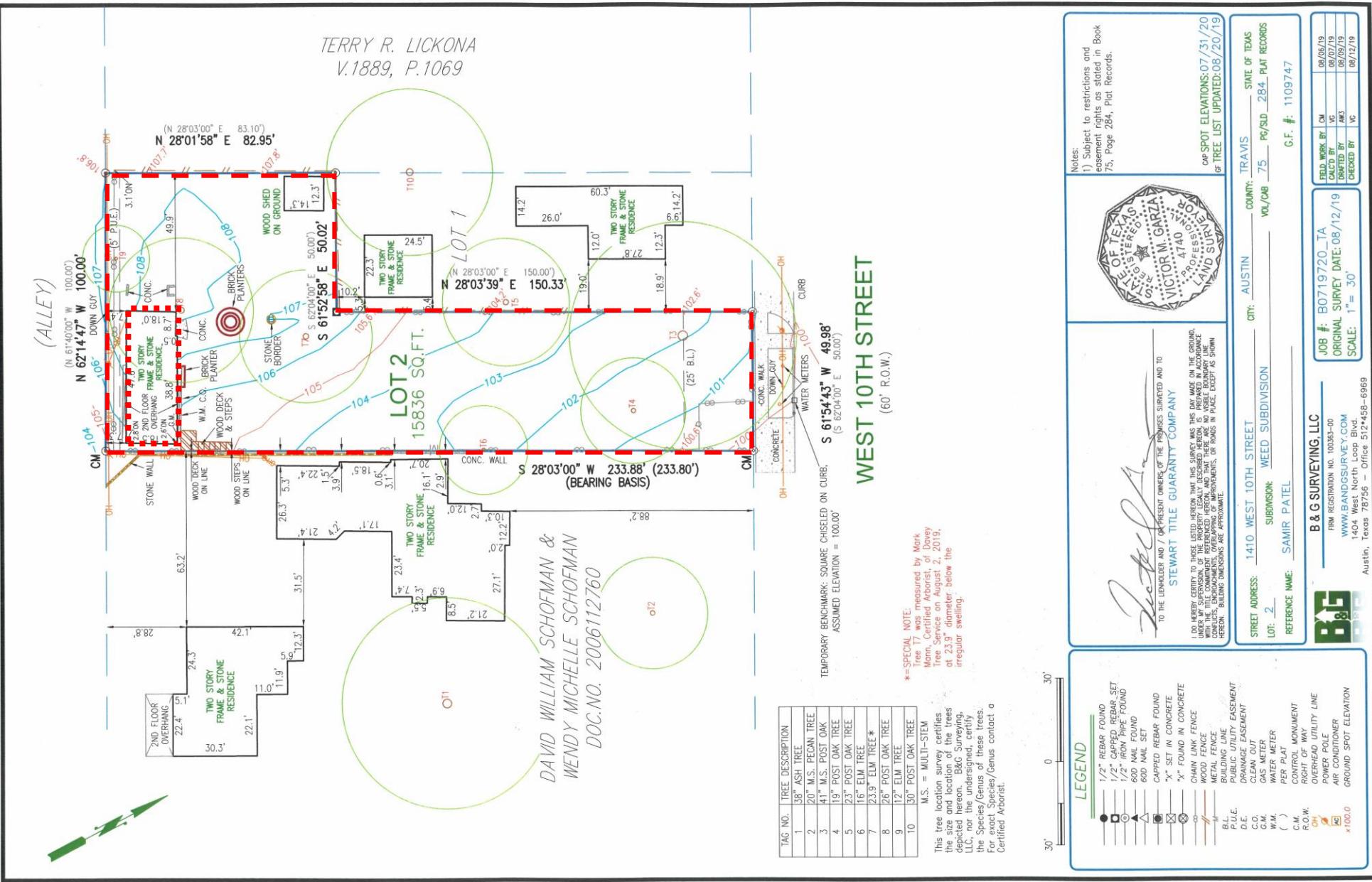


1415 W 10th Street Residence

HLC PRESENTATION | CLARK RICHARDSON ARCHITECTS | 7.09.2021



CLARK | RICHARDSON
A R C H I T E C T S



(1415 W 10th Street)

(1417 W 10th Street)

03



1415 W 10th | Street View Looking South



Existing Structure: Photo from Front of Property



Existing Structure: Photo from Middle of Property



Existing Structure: Photo Looking South at Structure



Existing Structure: Photo Looking East at Structure



CLARK | RICHARDSON
A R C H I T E C T S

PROJECT:
WEST 10TH RES.
NEW CONSTRU.
1415 W. 10th St.
AUSTIN, TX 78701

ARCHITECT:
CLARK | RICHARDSON LLC
618 LAVACA, SUITE #7
AUSTIN, TX 78701
CONTACT: EDWARD RICHARDSON
512-529-9047
ed@clarkrichardson.com

STRUCTURAL:
ARCH CONSULTING ENGINEERING PLLC
T.B.P.E. # F-9361
510 SOUTH CONGRESS
SUITE B-100
AUSTIN, TEXAS 78704
CONTACT: JUSTIN BILLODEAU
512-328-5353
justin@archce.net

MEP:
EcoScience LLC
DBA POSITIVE ENERGY
T.A.C.L.A. 49421E, T.B.P.E. # F-17960
1114 S. 1st ST.
AUSTIN, TEXAS 78704
CONTACT: MICHAEL F. WEISS
512-462-1000 (office)
michael@positiveenergy.pro

ARCHITECT'S SEAL:



5 · 3 · 21

SCALE: DATE:
22X34; 3/32" = 1'
05.03.2021

SITE PLAN

A1.00

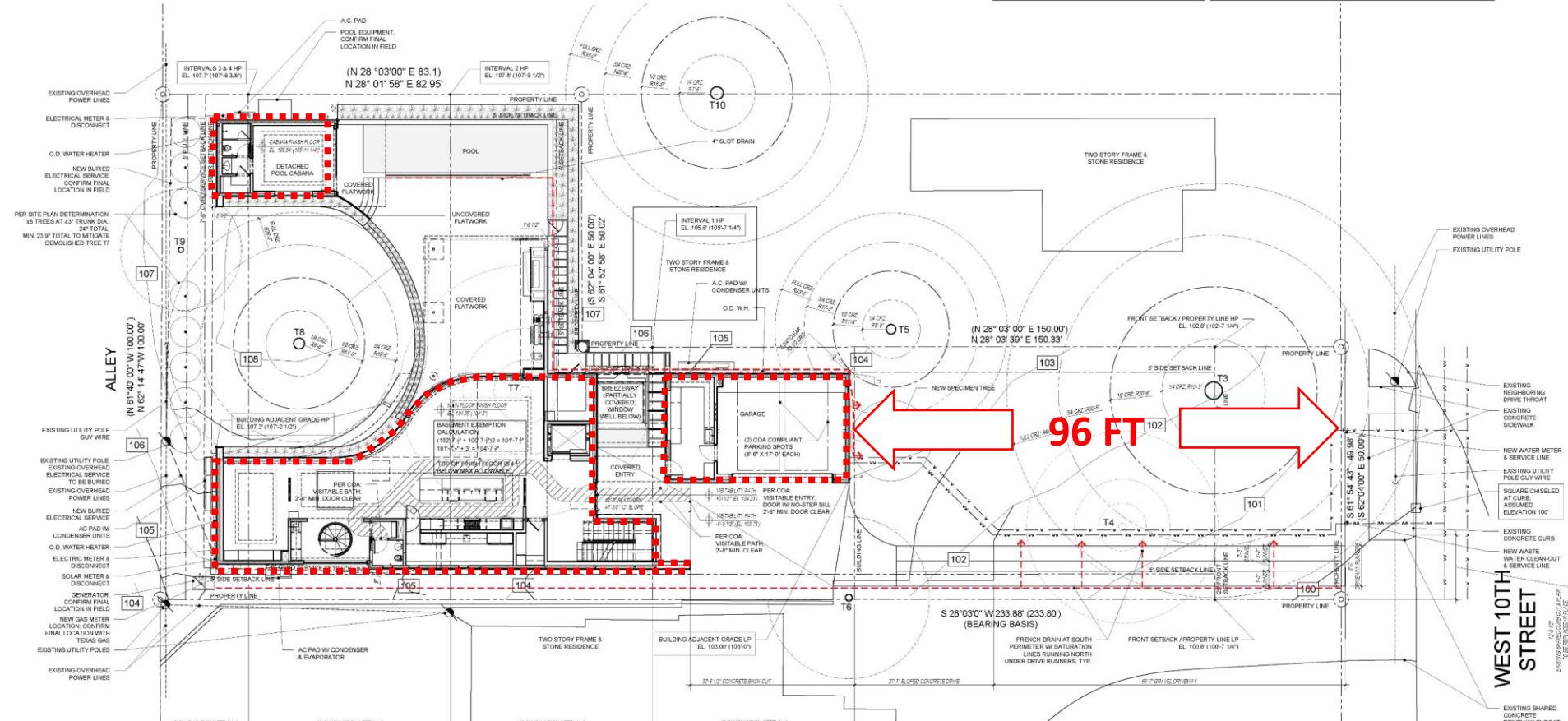
SITE PLAN

22X34 SCALE: 3/32" = 1'-0"
11X17 SCALE: 3/64" = 1'-0"

Proposed Project: Site Plan

GENERAL NOTES	CONTRACTOR NOTES	PROPERTY NOTES	TREE NOTES	TREE TB NOTES	ARBORIST NOTES
1. SEE SURVEY AS OF 10/10 FOR ADDITIONAL DLT'S	1. CONTRACTOR TO FURNISH ELEVATED CONCRETE & NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.	BLDG ADJACENT HP: EL. 10' 20" (ELEV. 10' 00") BLDG ADJACENT AVERAGE GRADE: EL. 105' 00"			
2. PER IRC, SLOPE MUST NOT EXCEED 10% FROM STRUCTURES & IS 12' 1" MIN. FOR ROADS.	2. PER IFC, SLOPE MUST NOT EXCEED 10% FROM STRUCTURES & IS 12' 1" MIN. FOR ROADS.	MAX ALLOWABLE HEIGHT: 32' MAX HOT BLEV. FROM AVG. GRADE: EL. 13' 10" (EL. 13' 1" - 34")			
3. DUE TO SLOPE OF MIN. 10%, NO DRAWS AWAY FROM SLAB WITHIN 10' MIN.	3. SEE DOUBLE CURE ARBICS FOR BLDG LOC AT TESTIMONIALS. SEE SLAB PLAN AND STRUCTURAL FOR FOUNDATION DIMENSIONS. FOR ELEVATION, SEE CONCRETE BUILDING FORMS VIA SURVEY.	TOP OF MAIN FLOOR FINISH FLOOR: EL. 10' 00" (EL. 10' - 3")			
4. LANDSCAPING BY OTHERS NON-FLATWORK NOTES: ARE CONCEPTUAL ONLY.	4. SEE DOUBLE CURE ARBICS FOR BLDG LOC AT TESTIMONIALS. SEE SLAB PLAN AND STRUCTURAL FOR FOUNDATION DIMENSIONS. FOR ELEVATION, SEE CONCRETE BUILDING FORMS VIA SURVEY.	TOP OF SECOND FLOOR FINISH FLOOR: EL. 116' 33" (EL. 116' - 9")			
		TOP OF BASEMENT FINISH FLOOR: EL. 92' 5" (EL. 92' - 6")			
			+ PROTECTION TREE TO BE DEMOLISHED PROTECTED TREE TO BE REMOVED W/ 100% REMEDIATION PER CORRESPONDENCE W/ CO. ARBORIST	FULL CRZ AREA - 2123.7 ft TOTAL EXISTING IMPACTS - 545' sf EXISTING UNPACTED - 1576' sf 50% MIN. UNPACTED - 789' sf TO REMAIN AT: 100' X 100' = 10,000 SF FROM N INTRAMYL, CITY ARBORIST EMAIL TO MARK MANN, MASTAR ARBORIST DATED 10/04/19, TREE TR.	ANY STRUCTURE PROPOSED ADJACENT TO THIS TREE SHOULD UTILIZE THE SAME DESIGN CONSIDERATIONS FOR THE 34' CRZ AS WOULD TYPICALLY APPLY TO THE 10' MIN. SLOPE. NO DRAWS AWAY FROM THE SLAB MUST MATCHED ELEV. ALTHOUGH NOT EXCEEDED IN EITHER DEPTH OR SQUARE FOOTAGE TRENCHING OR DRAWS AWAY FROM THE SLAB ARE PROHIBITED. AVOID LARGE ROOTS. A CANTELEVERED FOUNDATION MAY BE EMPLOYED. DRAWS AWAY FROM THE SLAB MUST NOT EXCEED 10' IN LENGTH. EXCAVATION SUCH AS FOR A POOL OR BASEMENT WILL BE ALLOWED. PROTECTION DURING CONSTRUCTION IS REQUIRED. A BULKHEAD BED WITH PLW WOOD DECAYING FOR A SECTION OF THE 34' CRZ NOT PROTECTED BY A POOL. A ROBUST CONCRETE FORM IS REQUIRED TO CARE FOR THE POOL. IRRIGATION SYSTEMS MAY BE REQUIRED.

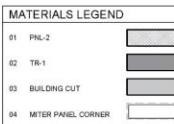
ARBORIST NOTES	VISIBILITY NOTES
<p>1. FOUNDATION PRESERVATION: IN NO CASES SHALL FOUNDATION BOLT PRESERVATION GUIDELINES/GEORECTICAL REPORTS SUPERSIDE THE MINIMUM GUIDELINES FOR CRITICAL ROOT ZONE PRESERVATION. IN NO CASES SHALL THE CITY OF AUSTIN'S EBC SECTION 3.5.2, IN NO CASES SHALL FOUNDATION OVER-BURDEN/EXCAVATION OF THE FOUNDATION BE ALLOWED UNLESS IT IS DETERMINED BY THE ENGINEER OR OTHER IMPACTS FROM THE PROPOSED SLAB ON GRADE FOUNDATION ARE PRESENT. THE MINIMUM REQUIREMENT FOR CRITICAL ROOT ZONE PRESERVATION OUTLINED BELOW FROM THE CITY OF AUSTIN'S EBC SECTION 3.5.2</p> <p>ENVIRONMENTAL CRITERIA MANUAL SECTION 3.5.2 STATES THE FOLLOWING: "THE STANDARDS ARE THE MINIMUM STANDARDS."</p> <p>2. A MINIMUM OF 10 FEET OF THE CRZ MUST BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER.</p> <p>3. NO CUT OR FILL GREATER THAN FOUR (4) INCHES MAY BE LOCATED WITHIN THE CRITICAL ROOT ZONE (CRZ). THE CRZ RADIUS, SEE ALSO GUIDANCE FROM THE CITY ARBORIST REGARDING TREE TB (SEE TEE TB NOTES).</p> <p>3. NO CUT OR FILL WITHIN THE DISTANCE FROM THE CRZ TO BE DETERMINED BY THE CITY ARBORIST (SEE THE CRZ).</p> <p>2. UTILITIES: IN NO CASES EXISTING UTILITY LINES WHERE NOTED. AVOID 1/2 CLES OR ANY PROTECTED TREE WITH ANY NEWLY RUN UTILITY LINE.</p> <p>3. ACCESS & STAGING: ACCESS ROUTE MATERIALS STAGING AREA, STAGING AREA AND PORTABLE TOILET PLACEMENT TO BE PLACED IN THE PROPOSED STAGING AREA AND IN NO CASES WILL CONSTRUCTION EQUIPMENT BE USED OVER THE CRZ. THE CRZ MUST BE STAGED LOCATED ON ADJACENT TO THE LOT, THE CRZ MUST BE STAGED LOCATED ON</p>	<p>1. VISIBILITY: BATHROOMS A VISIBLE BATHROOM MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE (1) BATHROOM GROUP OR CRYSTAL HALF BATH ON THE OUTSIDE OF THE BATHROOM. MEET THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> A) A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED; B) LATERAL TWO-INCH BY SIX-INCH ON THE OUTSIDE OF THE BATHROOM. BLOCKING MUST BE INSTALLED FLUSH WITH STUD CENTER OF BATHROOM WALL; C) THE CENTERING OF THE BLOKING MUST BE 34 INCHES FROM AND 18 INCHES ABOVE THE FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY OVER THE LAUNDRY. <p>2. A VISIBLE BATHROOM MUST BE BATHROOM GROUP OR HALF BATH DESIGN CONSIDERED FOR VISIBILITY UNDER SECTION 330.8.1.1. A VISIBLE BATHROOM IS DEFINED AS A ROUTE WITH A MINIMUM CLEAR OPENING OF 30 INCHES AND MEET THE VISIBLE ENTRANCE DESIGN PROVIDED UNDER SECTION 330.8 AND CONTINUING THROUGH THE LIVING</p> <p>ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH BARRIERS OR BEVELED CHANGES AT DOOR THRESHOLDS.</p> <p>3. VISIBILITY: SWINGING ENTRANCE A BATHROOM DOOR MUST BE INSTALLED AS LEAST ONE-NEST ENTRANCE WITH A MINIMUM CLEAR OPENING OF 30 INCHES AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE SWINGING DOOR MUST SWING IN THE REAR, SIDE OR SIDE IN THE DIRECTION OF EXIT FROM THE DWELLING.</p> <p>4. VISIBILITY LIGHT SWITCHES, RECEPTACLES AND OUTLETS: IN NO CASES SHALL THE FIRST FLOOR OF A DWELLING MUST CONTAIN THE FOLLOWING:</p> <ul style="list-style-type: none"> A) ALL LIGHT SWITCHES AND ENERGIZED RECEPTACLES AND OUTLETS SHALL NOT BE INSTALLED GREATER THAN 48" ABOVE THE FINISHED FLOOR; B) ALL OUTLETS AND RECEPTACLES SHALL BE INSTALLED NO LESS THAN 15" ABOVE FLOOR (THIS APPLIES TO ALL FLOORS)





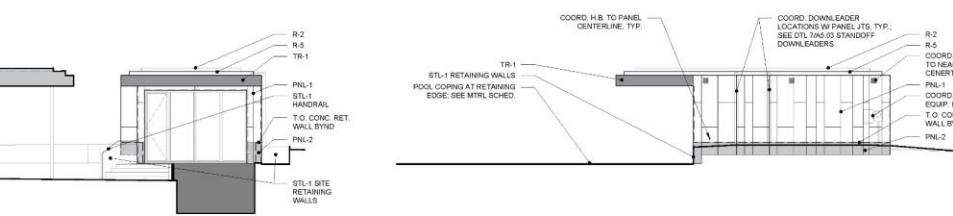
Proposed Project: Site Axonometric





MATERIALS KEY

- R-1: TYPICAL MAIN ROOF CLADDING ASSEMBLY. 6MM, MECHANICALLY ATTACHED PVC MEMBRANE SLOPED 1/4"-1/2" MINIMUM. T.O. ON.
- R-2: GREEN ROOF ASSEMBLY - SEE DTLS & MNFR REGS FOR FULL ASSEMBLY. WP = 60 MIL, MECHANICALLY ATTACHED PVC MEMBRANE. 1/4"-1/2" MINIMUM SLOPE. T.O. ON.
- R-3: SAL COV ASSEMBLY - SCHEDULED PAVING SET W/TECH PEDESTAL SYSTEM OVER 60 MIL, MECHANICALLY ATTACHED PVC MEMBRANE. 1/4"-1/2" MINIMUM SLOPE WITH PARAPET UP TO 1/2". T.O. ON.
- R-4: MECHANICAL LOFTS ROOF CLADDING ASSEMBLY. 2" DOUBLE LOCK STANDING Seam ROOF CLADDING W/DRIP EDGE FLASHING OVER ICE & WATER SHIELD. 1 1/2" MIN. SLOPE.
- R-5: TYPICAL PARAPET CLADDING ASSEMBLY. CONTINUED BRAKE MOLD OVER TWO LAYERS ICE & WATER SHIELD AT 1/2" MIN. SLOPE. DROPPED TO PERIMETER PARAPET SETBACK, & DRIP EDGE AT WALL/FASCIA.
- STL-1: WEATHERED STEEL RETAINING WALL. SEE EXH. DTLS & STRUCT.
- STL-2: PTD STEEL COLOR TBQ
- NOTE: SEE FINISH PLANS & MTRL SCHEDULES FOR ADDITIONAL EXTERIOR FINISHES SELECTIONS.

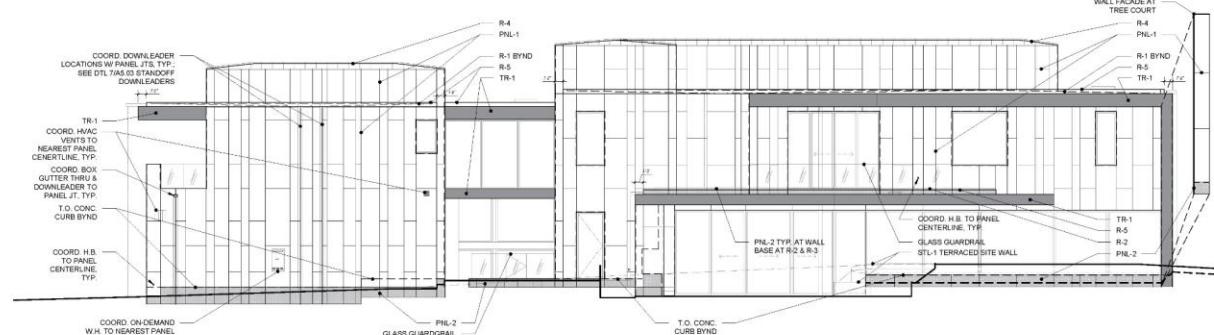


PLAN EAST CABANA

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

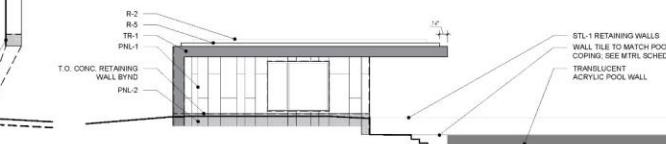
PLAN NORTH CABANA

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



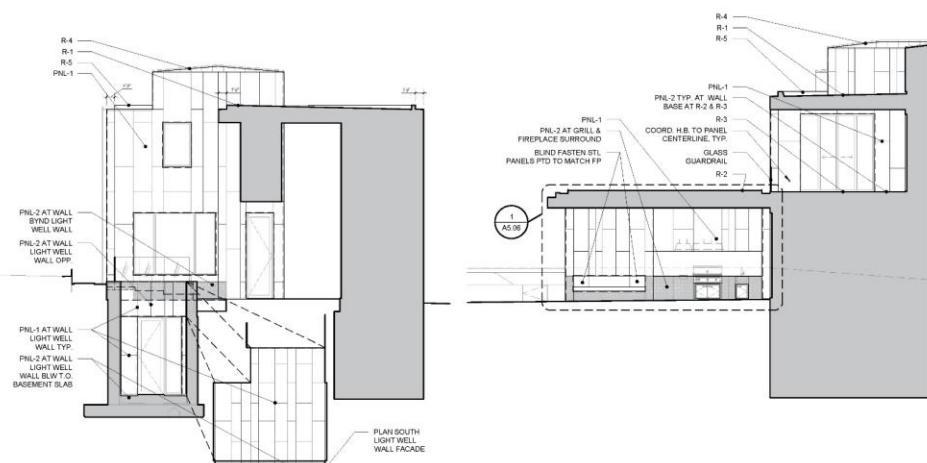
PLAN NORTH MAIN HOUSE

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



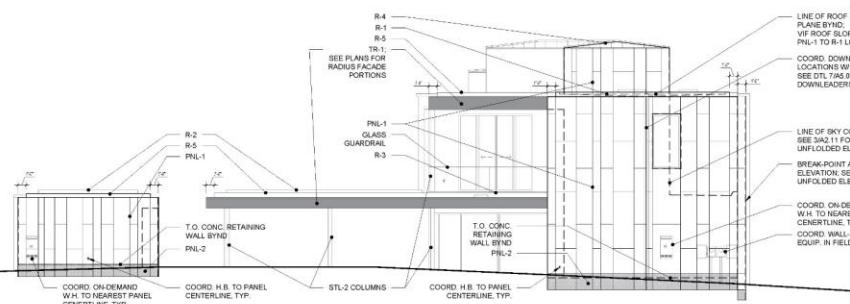
PLAN SOUTH CABANA

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



PLAN WEST MAIN HOUSE AT BREEZEWAY

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



PLAN WEST MAIN HOUSE & CABANA

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



PROJECT:
WEST 10TH RESIDENCE
NEW CONSTRUCTION
1415 W. 10th St.
AUSTIN, TX 78703

ARCHITECT:
CLARK | RICHARDSON LLC
618 LAVACA, SUITE #7
AUSTIN, TX 78701
CONTACT: EDWARD RICHARDSON
512-529-9047
ed@clarkrichardson.com

GENERAL CONTRACTOR:

STRUCTURAL:
ARCH CONSULTING ENGINEERING PLLC
T.B.P.E. # F-0361
510 SOUTH CONGRESS
SUITE B-100
AUSTIN, TEXAS 78704
CONTACT: JUSTIN BILLEDOUE
512-328-5353
justin@archce.net

MEP:
EcoScience LLC
DBA POSITIVE ENERGY
T.A.C.L.A. 49421E, T.B.P.E. # F-17960
1114 S. 1ST ST.
AUSTIN, TEXAS 78704
CONTACT: MICHAEL F. WEISS
512-462-1000 (office)
michael@positiveenergy.pro

ARCHITECT'S SEAL:



SCALE: 22X34: 1/8" = 1'-0"
11X17: 1/16" = 1'

EXTERIOR
ELEVATIONS
MATERIALS LAYOUT

A2.11



CLARK | RICHARDSON
ARCHITECTS

PROJECT:
WEST 10TH RESIDENCE
NEW CONSTRUCTION
1415 W. 10th St.
AUSTIN, TX 78703

ARCHITECT:
CLARK | RICHARDSON LLC
618 LAVACA, SUITE #7
AUSTIN, TX 78701
CONTACT: EDWARD RICHARDSON
512-529-9047
ed@clarkrichardson.com

GENERAL CONTRACTOR:

STRUCTURAL:
ARCH CONSULTING ENGINEERING PLLC
T.B.P.E. # F-0361
510 SOUTH CONGRESS
SUITE B-100
AUSTIN, TEXAS 78704
CONTACT: JUSTIN BILLODEAU
512-328-5353
justin@archce.net

MEP:
EcoScience LLC
DBA POSITIVE ENERGY
T.A.C.L.A. 49421E, T.B.P.E. # F-17960
1114 S. 1ST ST.
AUSTIN, TEXAS 78704
CONTACT: MICHAEL F. WEISS
512-462-1000 (office)
michael@positivenergy.pro

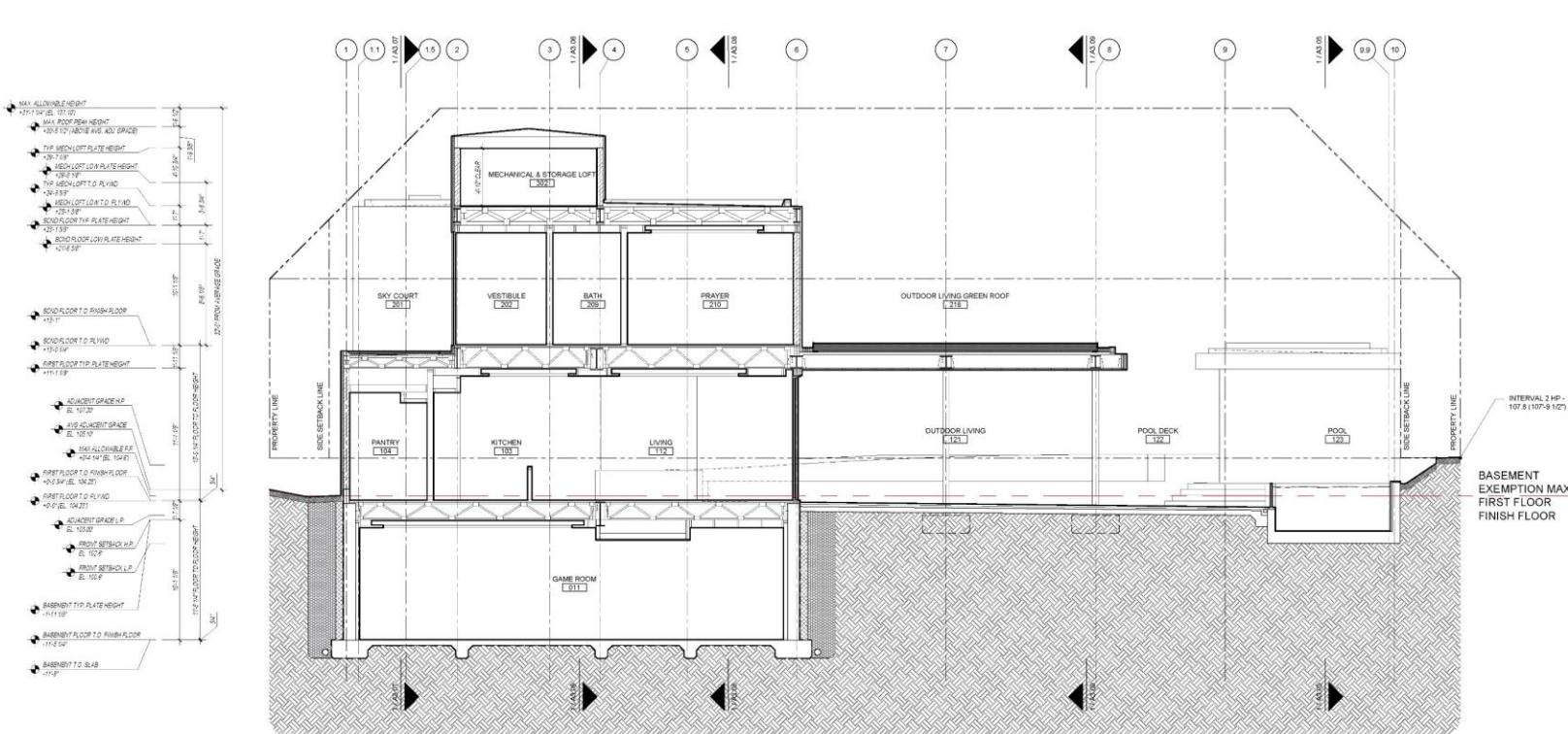
ARCHITECT'S SEAL:



SCALE: 22X34; 3/16" = 1'-0"
11X17 SCALE: 3/32" = 1'

BUILDING SECTION
DIAGRAMS

A3.02



PROJECT CALCULATIONS: IMPERVIOUS COVER & FAR

Impervious Cover Calculations

1415 W 10th

	Totals	SQ FT	
Lot	15,836		BLDG 1 & 2
45% of total lot	7,126	4,956	
a. Total Building Coverage on lot*	0	1238	
b. Driveway area on private property	0	196	
c. Sidewalks (Entry Pavers)	0	434	
d. Uncovered (impervious) patios ()	0	0	
e. Uncovered wood decks (may be counted at 50%)	0	0	
50% Wood Deck (Uncovered)	0	0	
50% Wood Stairs (Uncovered)	0	0	
50% Wood Deck 2nd Flr (Uncovered)	0	0	
f. Grill	0	0	
g. Concrete decks	0	0	
h. Other (Pool and Spa Coping)	0	76	
i. Pool Equipment + AC Pads + Generator Pad		88	
J. Retaining Wall - Basement Lightwell		37	
K. Basement Lightwell Path		37	
'Includes overhangs over 2' and covered decks, porches & patios		0	
Total New	0	0	
Total Existing	7,062	7,062	
45% of total lot	7,126		
Total Impervious Cover	7,062		
Total Percentage of Lot	45%		
Remaining SQFT of Impervious cover	64		

Building and Site Area

1415 W 10th

	Totals	SQ FT	
Lot	15,836		NEW BLDG1 NEW BLDG2
40% of total lot	6,334		
a.) 1st Floor Conditioned Area	0	2714	368
a-1 Roof Overhangs over 2'		0	78
a-2 1st Floor Porches (1: 1024+68) (2:84)	0	1,092	84
b.) 2nd Floor Conditioned Area*	0	2648	0
b-1 2nd Floor Deck Not Over Conditioned Space / Garage		0	0
b-2 2nd Floor Covered Decks		427	0
b-3 2nd Floor Overhangs Over 2' (46+7)		53	0
c.) 3rd Floor Conditioned Area	0	0	0
d.) Basement		3163	0
e.) Covered Parking (Garage)		567	0
f.) Covered Patio, Deck or Porch		0	0
g.) Uncovered Second Floor Deck		0	0
h.) Other		0	0
Total Building Coverage (exclude b, c & d from total)		4,426	530
* Does not contribute to building coverage			
*Measurements are to the outside surface of the exterior wall			
Total Building Area	4,956	4,426	530
Applicable per code exceptions as defined by Building Coverage			
40% of total lot	6,334		
Proposed Building Coverage on Lot	4,956		
Percentage of lot	31%		
Remaining SQFT of Building Coverage Allowable	1,378		

PROJECT CALCULATIONS: SUBCHAPTER F

Subchapter F - "McMansion"

1415 W 10th

	Totals	SQ FT		
Lot	15,836		BLDG1 BLDG2 Exemption Total	
40% of total lot				
1st Floor Gross Area				
1st floor area (Bldg1 2491 + 223)	2714	368		3082
1st floor area with ceiling height over 15 feet	0	0	0	0
Covered Porch (335 + 689)	1024	84	-1108	0
Cvrd Porch Under Cond St / Balcony (68 Below Bridge)	68		-68	
2nd Floor Conditioned Area				
2nd floor area	2648	0		2648
2nd Floor Uncovered Decks	0	0	0	0
2nd Floor Covered Decks (268 + 159)	427	0	-427	0
Basement Cross Area				
Floor area outside of footprint of first floor	3163	0	-3163	0
Attic				
LVL1: Garage (Attached)				
Carpent (attached)				
Total Gross Floor Area	6,097			6,097
Floor Area Ratio	38.50%			38.50%
40% of total lot				6,334
Total FAR Coverage				6,097
Remaining SQFT of FAR				237
Is this project claiming a "parking area" exemption as described under Article 3?				Yes
Is this project claiming a "ground floor porch" exemption as described under Article 3?				Yes
Is this project claiming a basement exemption as described under Article 3?				Yes
Is this project claiming a "habitable attic" exemption as described under Article 3?				No
Is a sidewall articulation required for this project?				Yes
Does any portion of the structure extend beyond a setback plane?				Yes

OWANA Zoning Committee & Neighborhood Outreach Summary:

9.24.2020: OWANA Zoning Committee Meeting: Ed Richardson | CRA presents existing site conditions and proposed design to OWANA Zoning Committee.

10.13.2020: Meeting with Adjacent Neighbors: Ed Richardson | CRA meets all directly adjacent neighbors at 1415 W 10th to review proposed design. Topics included:

- Reviewed Existing and Proposed Drainage on site with east neighbor.
- Reviewed Height and Location of proposed structures. Reviewed what each neighbor with views into the lot could expect to see from their homes.
- Discussed Fence Heights and Location. We will have lowered the fence along W 10th St.
- Reviewed Second Floor Window Alignments: Between the proposed structure and the existing home to the east.
- Clark Richardson field surveyed the window locations
- and mapped them on the survey and reviewed with property owner. There are no direct window alignments.

10.22.2020: OWANA Zoning Committee Meeting II: Ed Richardson | CRA presented our responses to the comments / concerns from the previous meeting

Shoring: The noise and disruption from potential shoring for the construction of the basement was a primary concern for neighbors. CRA recommends no driven piles be used for shoring and instead drilled piers be used in any temporary shoring required. The structural work for the shoring will be part of the means and methods for construction of the basement by the contractor and therefore while it will be engineered. The precise drawings will not be included in the architectural drawings.

Street Façade: We're proposing a specimen tree be added in front of the street façade complimenting the window located towards the west side of the façade (see 9).

Site Drainage: We've sketched in the proposed French drain system for the lot and plan to use the front yard to filter run off from the southside of the lot. Not mentioned in the previous meeting, the second-floor roofed areas on the project are Green Roofs (about 32% of the total roof area) which will help mitigate water run off on the site and to neighborhood stormwater systems (see 8). We will add down leaders at the east façade (see 10).

Alley Access: We continue to recommend that the alley not be used for construction access due to its minimal clearance (10') and distance

06.24.2021: OWANA Zoning Committee Meeting III: Ed Richardson | CRA joined OWANA again with an update on the status of the project in advance of the HLC Meeting.

Fence: CRA adjusted the lowered front fence behind a planter based on community feedback.

Responses to Preservation Staff Comments at the Previous HLC Meeting:

Staff Comments: Consider referral to the Architectural Review Committee. Otherwise, comment on and release the plans, encouraging the applicant to relocate the garage to the rear of the main building, omit the painted steel accents, and reduce the roofline's complexity.

CRA Response:

Garage: The owner prefers access to the property from W 10th street and not the alley – frankly, this is more neighborly too. We intentionally disconnected the garage from the house so entry to the house at the front door was visible from the street. It is not feasible to relocate the garage to the rear of the main building given the other restrictions including:

- Rear Electrical Easement
- Protected Post Oak Heritage Tree to the rear.

Steel Accents: While there are steel fascia at the structures, they are painted and not reflective. In appearance they will be similar to traditionally constructed roof fascia with wood or other cladding- cement board for example.

Roof Complexity: The roofline is considerably simplified and has less visual impact as a flat roof than a pitched roof. The top of roof material is different between applications but that difference is not visible from grade.



1415 W 10th Street Residence

HLC PRESENTATION | CLARK RICHARDSON ARCHITECTS | 6.28.2021



CLARK | RICHARDSON
ARCHITECTS