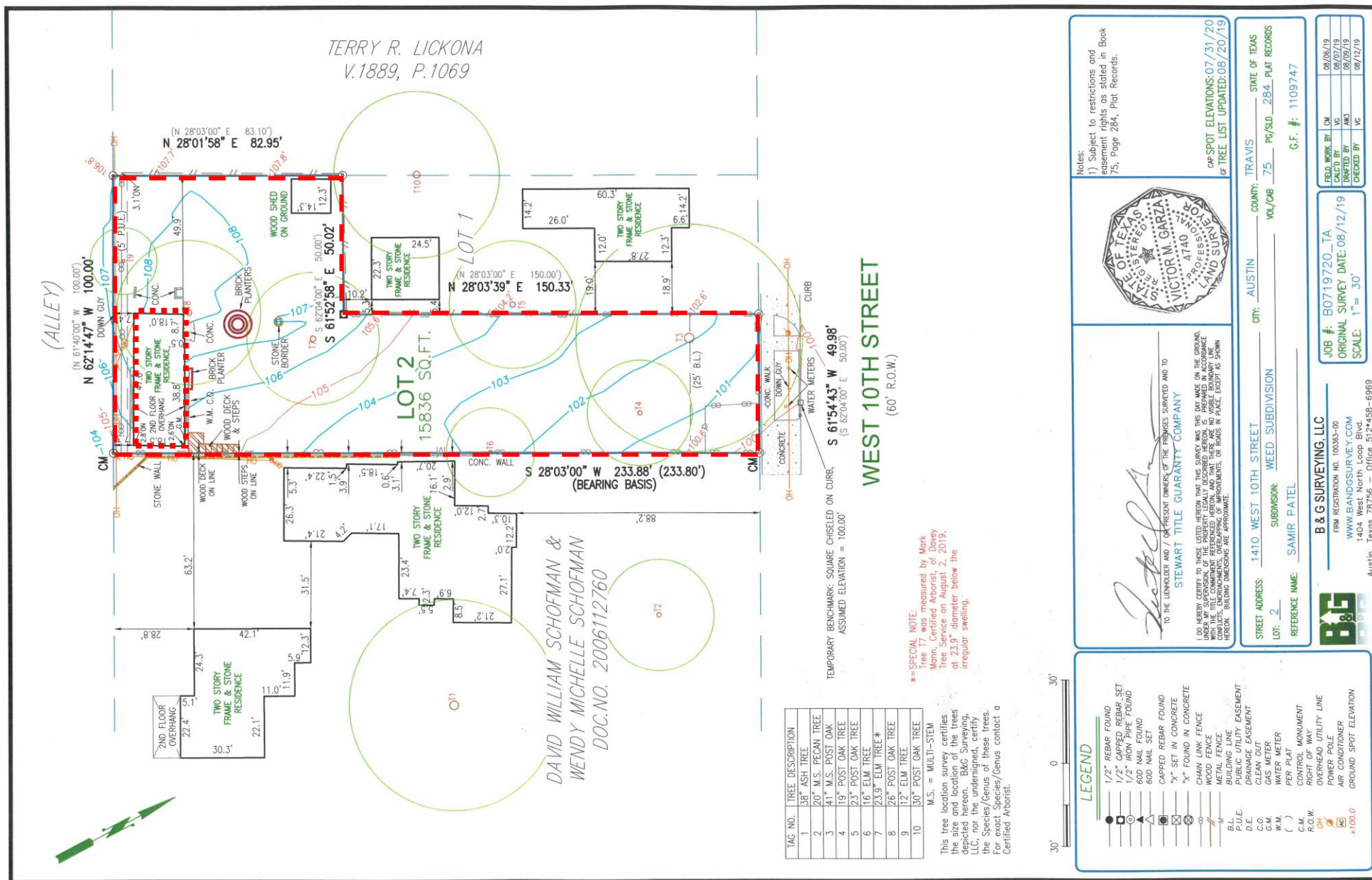


1415 W 10th Street Residence

HLC PRESENTATION | CLARK RICHARDSON ARCHITECTS | 7.09.2021



CLARK | RICHARDSON
ARCHITECTS







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

[illegible]

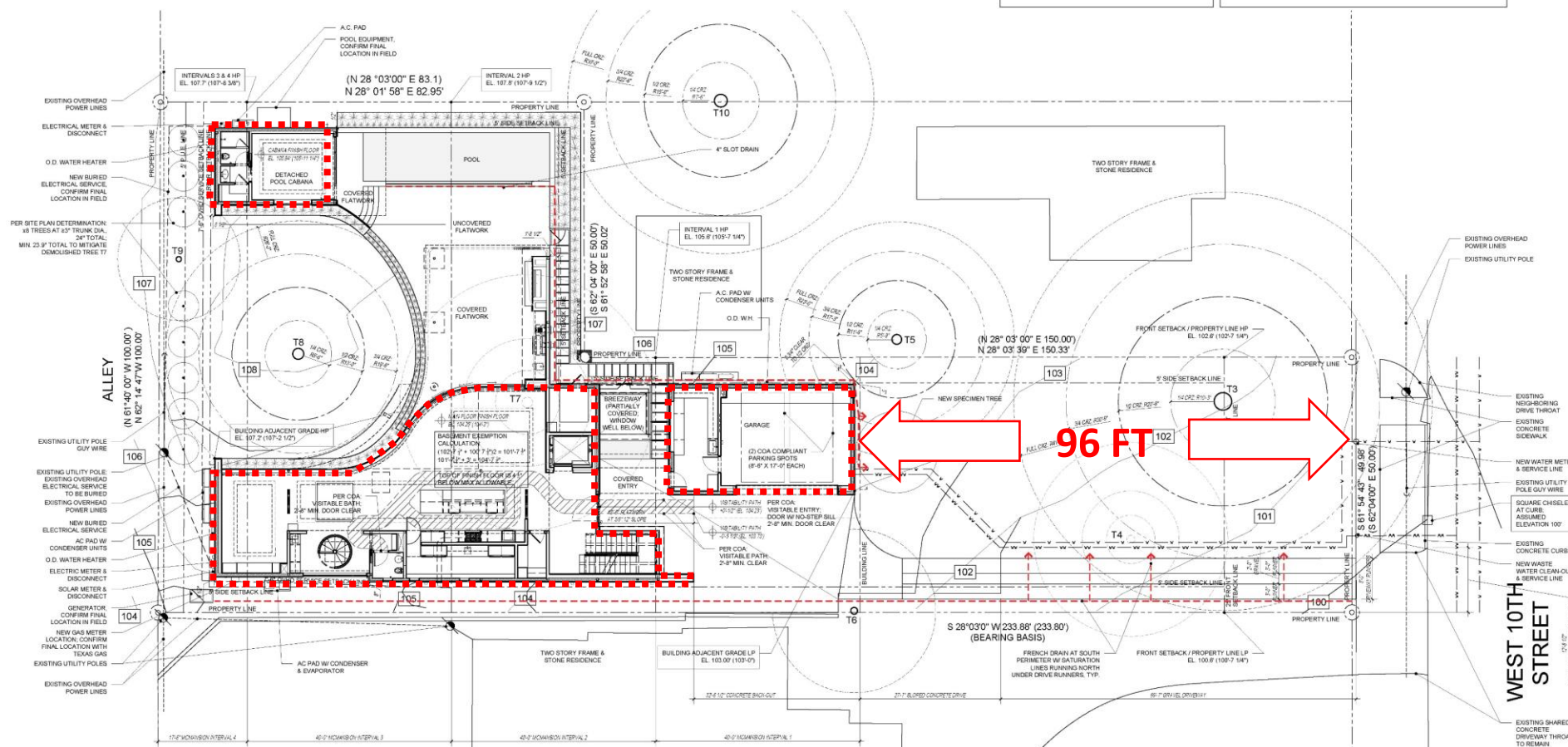
ARBORIST NOTES

1. FOUNDATION PREPARATION: IN NO CASES SHALL FOUNDATION SOIL PREPARATION GUIDELINES / GEOTECHNICAL REPORTS SUPERSEDE THE MINIMUM GUIDELINES FOR CRITICAL ROOT ZONE PRESERVATION OUTLINED BELOW. IN THE CITY OF ALBUQUERQUE, THE CITY OF ALBUQUERQUE'S ECM SECTION 3.5.2, IN NO CASES SHALL FOUNDATION OVER-BUILD/UNDER-EXCAVATION OF THE FOUNDATION PAD, POSITIVE DRAINAGE, PROOF-ROLLING OR OTHER ACTS FROM THE PROPOSED SLAB ON GRADE FOUNDATION SUPERSEDE THE MINIMUM GUIDELINES FOR CRITICAL ROOT ZONE PRESERVATION OUTLINED BELOW FROM THE CITY OF ALBUQUERQUE ECM SECTION 3.5.2.

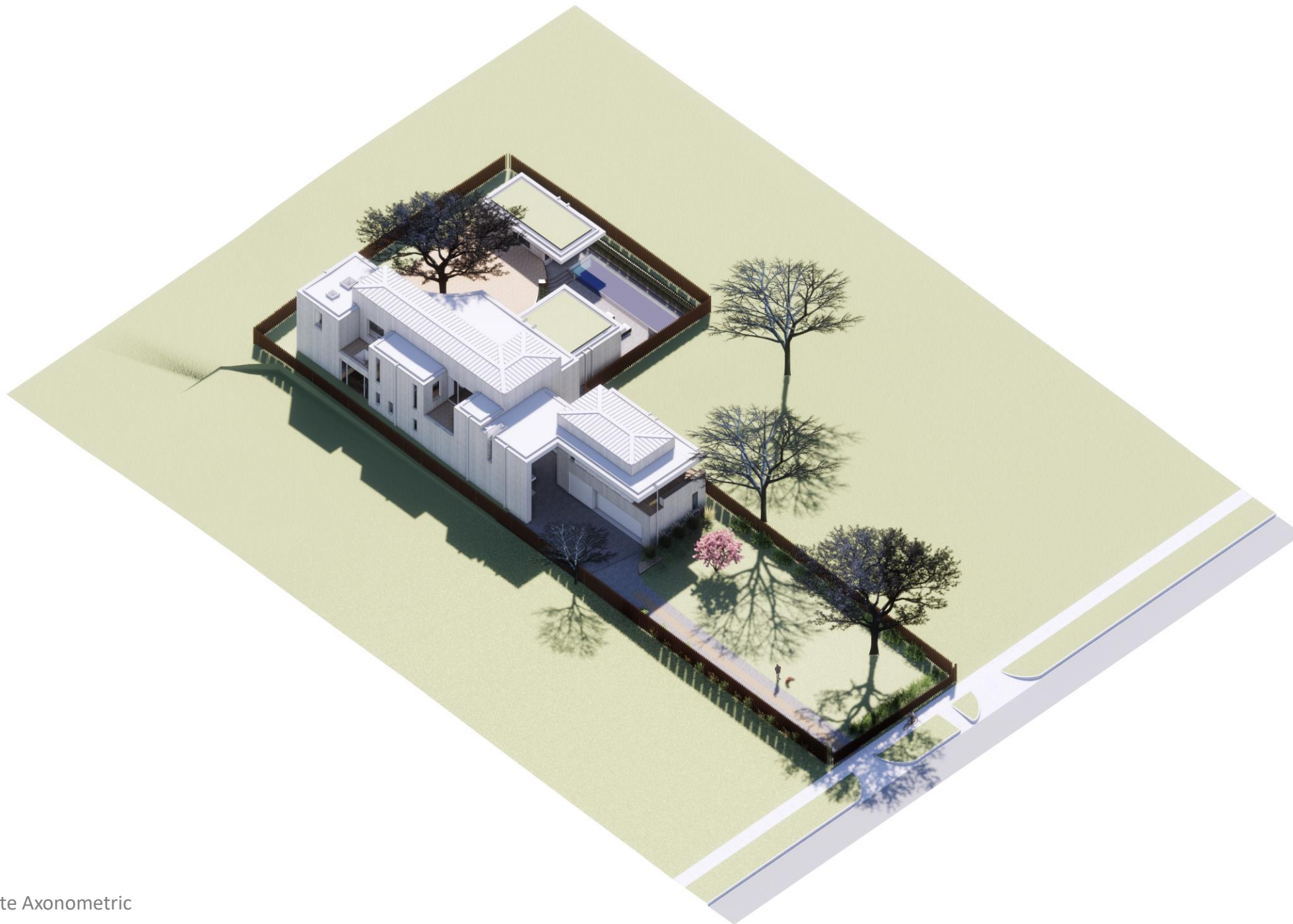
ENVIRONMENTAL CRITERIA MANUAL, SECTION 3.5.2 STATES THE FOLLOWING CRITICAL ROOT ZONE PRESERVATION STANDARDS:

1. A MINIMUM OF 50 PERCENT OF THE CRZ MUST BE PRESERVED AND MAINTAINED. AND

VISIBILITY NOTES	
<p>1. VISITABLE BATHROOMS: A VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM GROUP OR A HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:</p> <ul style="list-style-type: none"> A) A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED; B) LARGER, TWO-INCH BY SIX-INCH OR LATER, NORMAL WOOD OR METAL MUST BE BEVELLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, AND 	<p>ROOM, DINING ROOM, AND KITCHEN AND BE LEVEL WITH HAMPER OR BENCHES, RANGES, AT DOOR THRESHOLDS.</p> <p>3. VISITABLE DWELLING ENTRANCE: A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NON-STEPPED ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE REAR, REAR OR SIDE, OR IN THE GARAGE OR CARPORT, OR IN THE DWELLING.</p>



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



Proposed Project: Site Axonometric

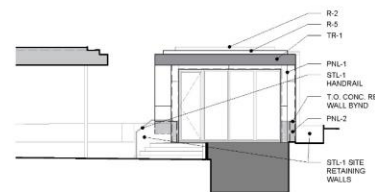


MATERIALS LEGEND

01	PHL-2	
02	TR-1	
03	BUILDING CUT	
04	METER PANEL CORNER	

MATERIALS KEY

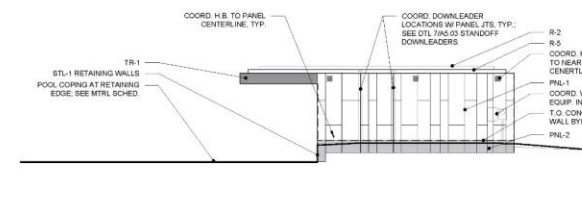
- R-1: TYPICAL MAIN ROOF CLADDING ASSEMBLY:
60ML MECHANICALLY ATTACHED PVC MEMBRANE
SLOPED 1/4"=12" MINIMUM. TYP. U.O.N.
- R-2: GREEN ROOF ASSEMBLY - SEE DTLS & MTRR REQS FOR FULL ASSEMBLY - WP = 60 ML MECHANICALLY ATTACHED PVC MEMBRANE 1/4"=12" MIN. SLOPE WITH PARAPET UPTURN
- R-3: BALCONY ASSEMBLY - SCHEDULED PAVERS SET IN TILED PEDESTAL SYSTEM OVER 60 ML MECHANICALLY ATTACHED PVC MEMBRANE 1/4"=12" MINIMUM SLOPE WITH PARAPET UPTURN
- R-4: MECHANICAL LOFTS ROOF CLADDING ASSEMBLY:
2" DOUBLE LOCK STANDING SEAM ROOF CLADDING W DRIP EDGE FLASHING OVER ICE & WATER SHIELD, 1/12" MIN. SLOPE
- R-5: TYPICAL PARAPET CLADDING ASSEMBLY:
CONTINUOUS BRASS METAL OVER TWO LAYERS ICE & WATER SHIELD AT PARAPET CAP, DOWNTURN TO PERIMETER PARAPET SETBACK, & DRIP EDGE AT WALL/FACIA
- TR-1: PROJECTED DAVE FACIA & FACIA DOWNTURN CLADDING:
PTD 1/4" STEEL PLATE W BLIND FASTENERS ALL BEAMS
WELDED & GROUND FLUSH U.O.N. AS JT. INSTALL OVER WP-3
- PHL-1: TYPICAL ABOVE-GRADE WALL CLADDING ASSEMBLY:
DEKTON PANEL & CLIP CLADDING SYSTEM W THRU-FLASHING
AT SILL TRANSITION TO PHL-2 OR GRADE. INSTALL OVER WP-3
FINISH SELECTION TBD
- PHL-2: TYPICAL BELOW-GRADE WALL CLADDING ASSEMBLY:
DEKTON PANEL DIRECT APPLIED CLADDING SYSTEM. INSTALL
OVER WP-5A FINISH SELECTION TO MATCH PHL-1
SEE MATERIALS NOTE 01
- PHL-3: DEKTON PANEL & CLIP CLADDING SYSTEM. INSTALL OVER WP-3
FINISH SELECTION TBD
- SD-1: FLAT SEAM VERTICAL METAL SIDING. SELECTION & FINISH TBD
- STL-1: WEATHERED STEEL RETAINING WALL. SEE EXT. DTLS & STRUCT.
- STL-2: PTD STEEL COLOR TBD
- STL-1 SITE RETAINING WALLS
- 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"

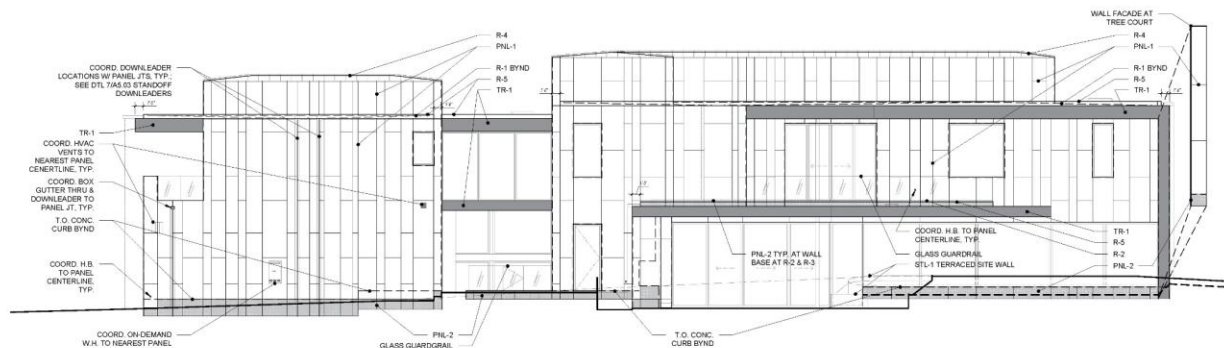
7



PLAN NORTH CABANA

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

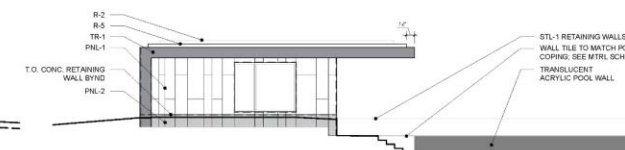
6



PLAN NORTH MAIN HOUSE

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

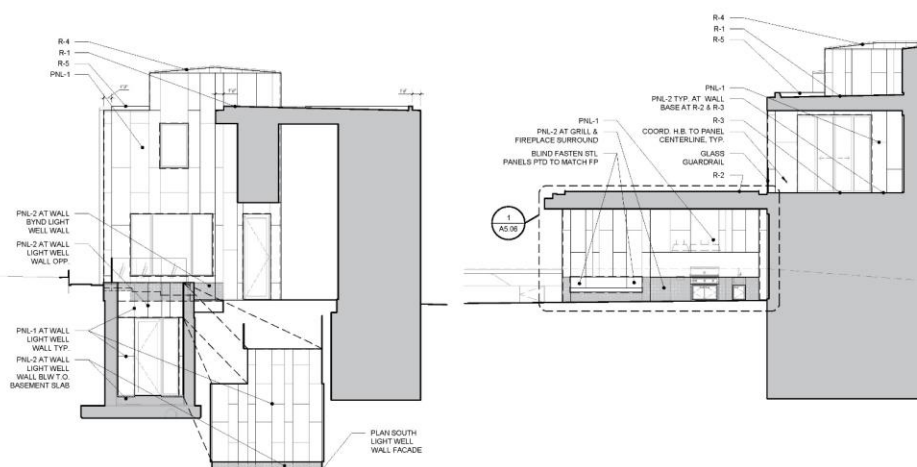
5



PLAN SOUTH CABANA

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

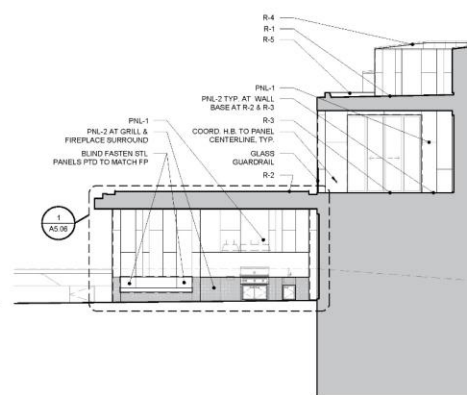
4



PLAN WEST MAIN HOUSE AT BREEZEWAY

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

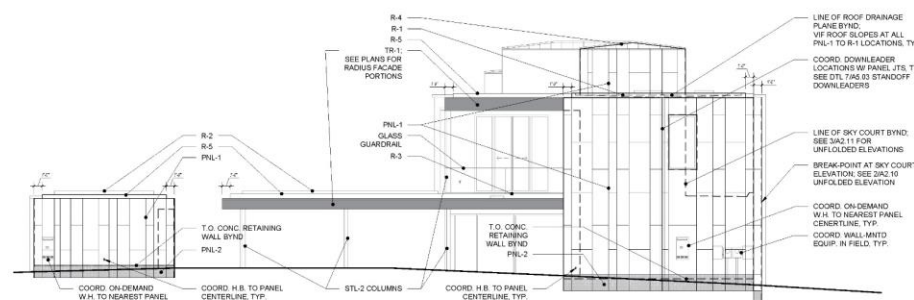
3



PLAN WEST MAIN HOUSE AT OUTDOOR LIVING

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

2



PLAN WEST MAIN HOUSE & CABANA

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

1



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-9361
510 SOUTH CONGRESS
SUITE B-100
AUSTIN, TEXAS 78704
CONTACT: JUSTIN BILLODEAU
512-328-5353
justin@archcoe.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:
22X34: 1/8" = 1'-0"
11X17: 1/16" = 1'-0"

DATE:
05.03.2021

EXTERIOR
ELEVATIONS
MATERIALS LAYOUT

A2.11

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-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:

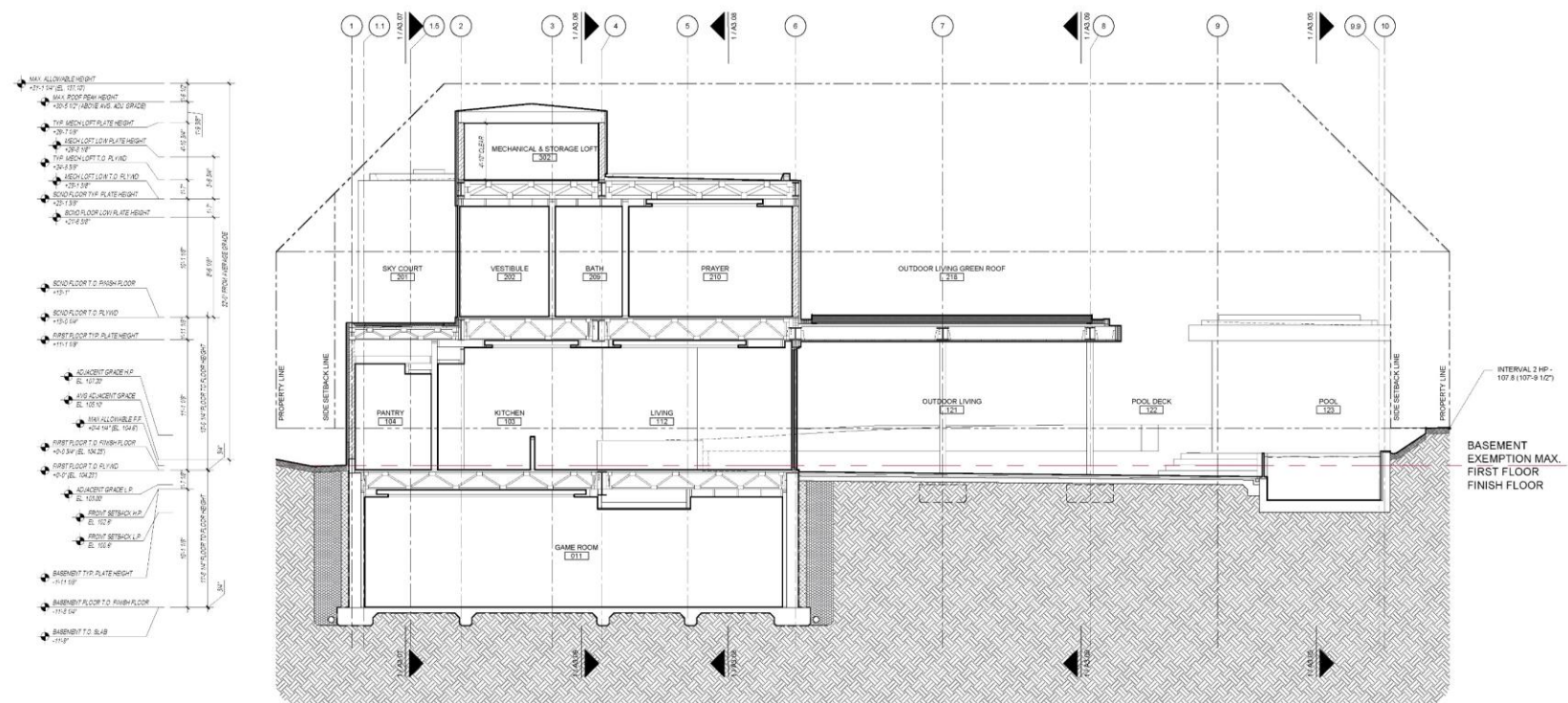


SCALE:
22X34: 3/16" = 1'-0"
11X17: 3/32" = 1'-0"

DATE:
05.03.2021

BUILDING SECTION
DIAGRAMS

A3.02



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

1

PROJECT CALCULATIONS: IMPERVIOUS COVER & FAR

Impervious Cover Calculations 1415 W 10th			
Lot	Totals		SQ FT
	15,836		
45% of total lot	7,126		
a. Total Building Coverage on lot*			4,956
b. Driveway area on private property	0		1238
c. Sidewalks (Entry Pavers)	0		196
d. Uncovered (impervious) patios (l)	0		434
e. Uncovered wood decks (may be counted at 50%)	0		0
50% Wood Deck (Uncovered)			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			
Lot	Totals		SQ/FT
	15,836		
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	0	3163	0
e.) Covered Parking (Garage)	0	567	0
f.) Covered Patio, Deck or Porch	0	0	0
g.) Uncovered Second Floor Deck	0	0	0
h.) Other	0	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				
Lot	Totals		SQ FT	
	15,836			
40% of total lot	6,334			
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
Covered Porch (335 + 689)		1024	84	0
Cvrd Porch Under Cond Sf / Balcony (68 Below Bridge)		68		-68
2nd Floor Conditioned Area				
2nd floor area		2648	0	2648
2nd Floor Uncovered Decks		0	0	0
2nd Floor Covered Decks (268 + 159)		427	0	-427
Basement Gross Area				
Floor area outside of footprint of first floor		3163	0	0
Attic				
		0	0	0
LVL1: Garage (Attached)		567	0	367
Carport (attached)		0	0	0
Total Gross Floor Area	6,097			6097
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