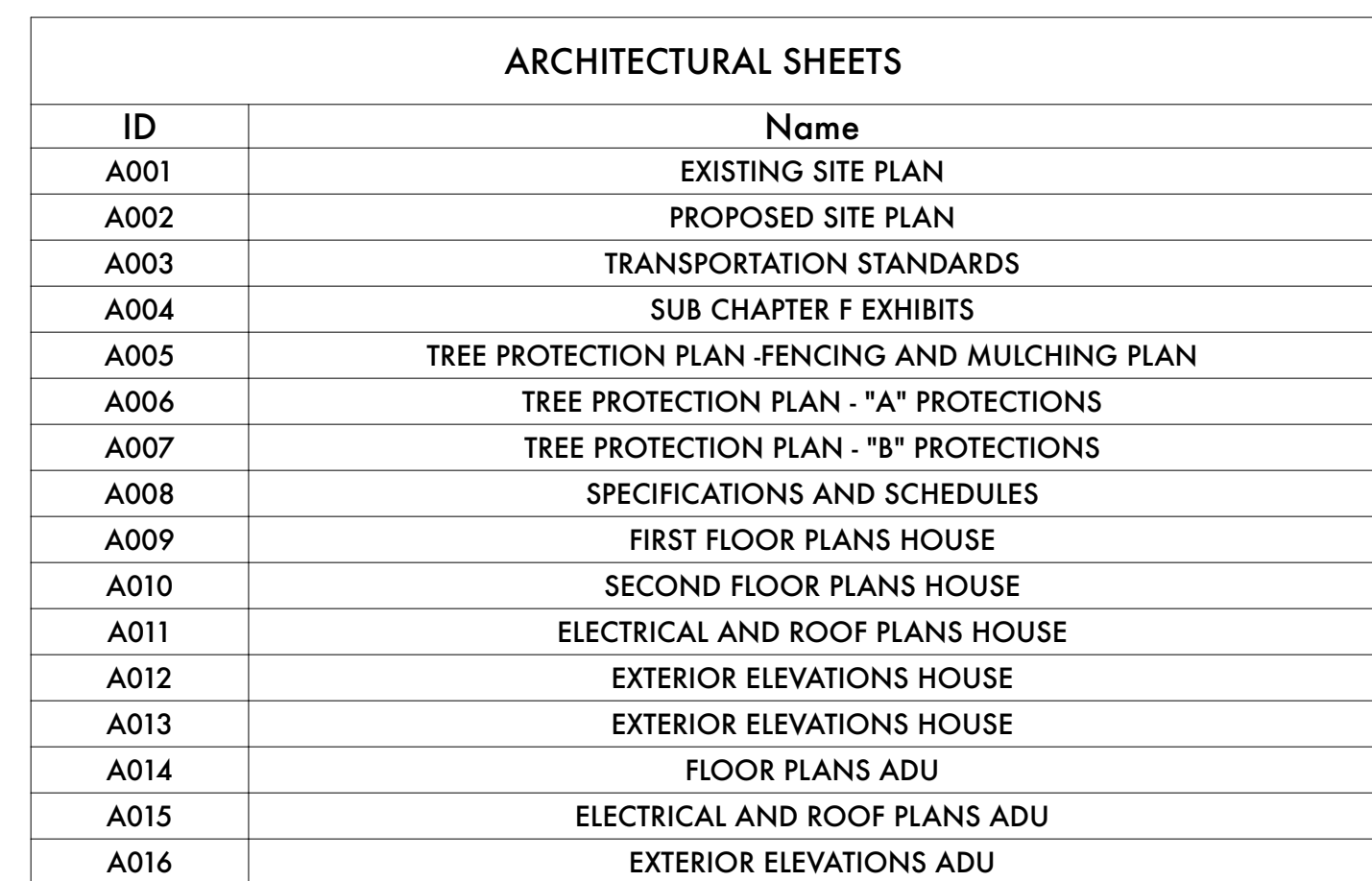
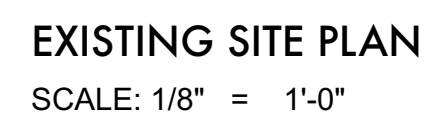
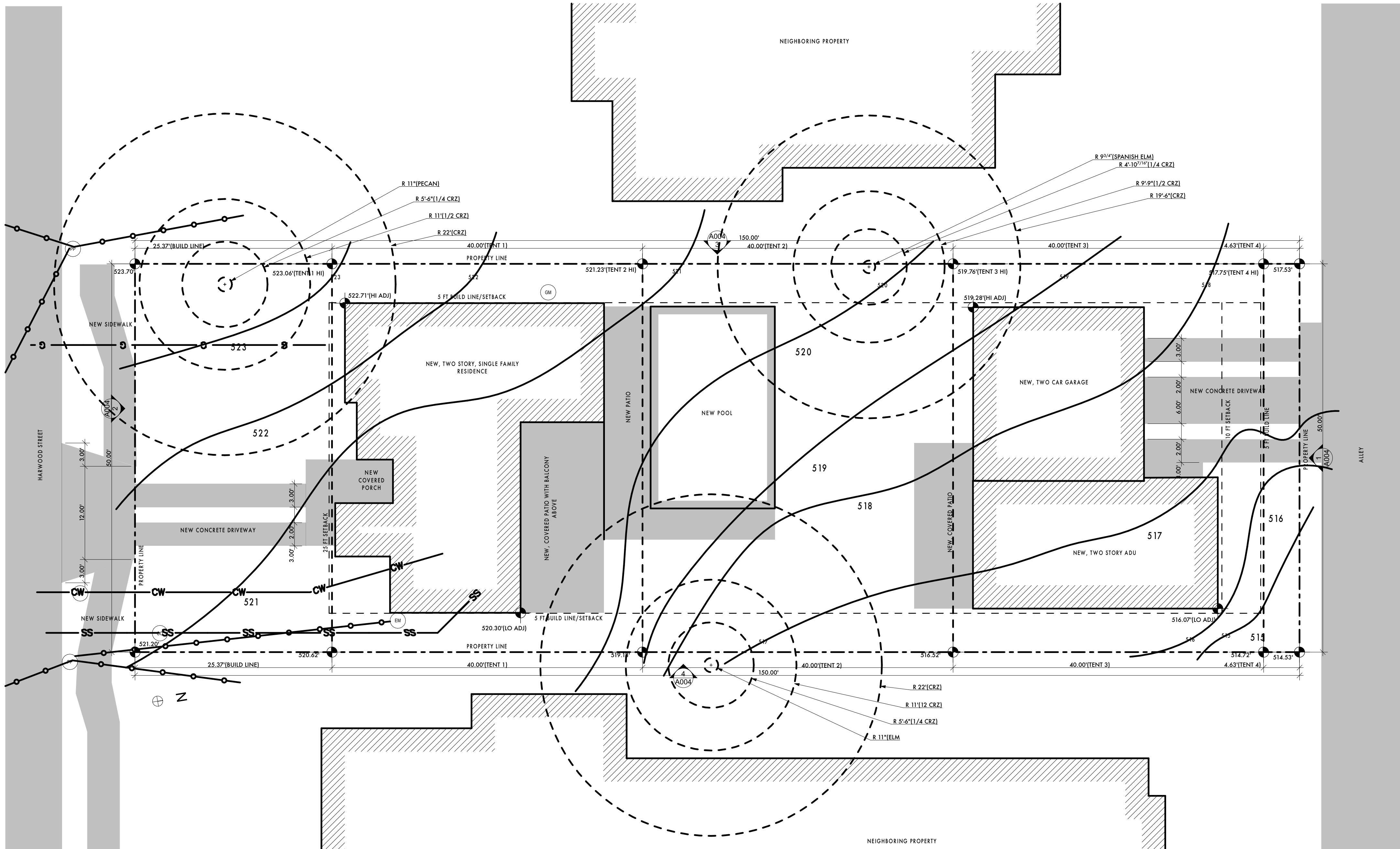






PROPOSED SITE
SCALE: 1/8" = 1'-0"

- SEWER LINE
- WATER SUPPLY LINE
- GAS SUPPLY LINE
- OVERHEAD POWER LINES
- TREE PROTECTION FENCING
- GUY ANCHOR LINE

SEE A003 FOR ADDITIONAL
APPROACH AND APRON
STANDARDS

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1010 HARWOOD AUSTIN, TEXAS

ATX
ARCHITECTS
p.o. box 81002, austin, tx
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PROPOSED SITE PLAN

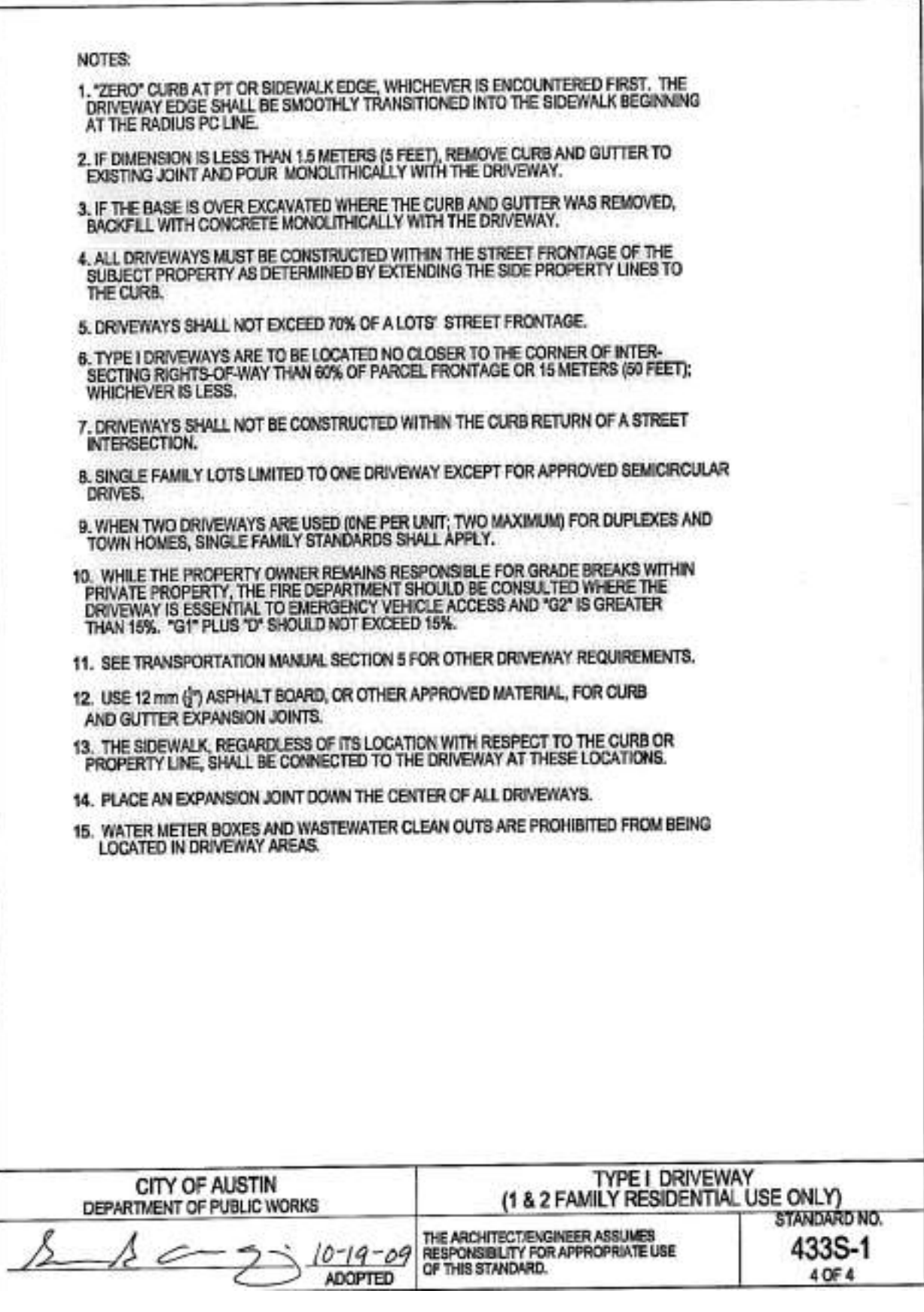
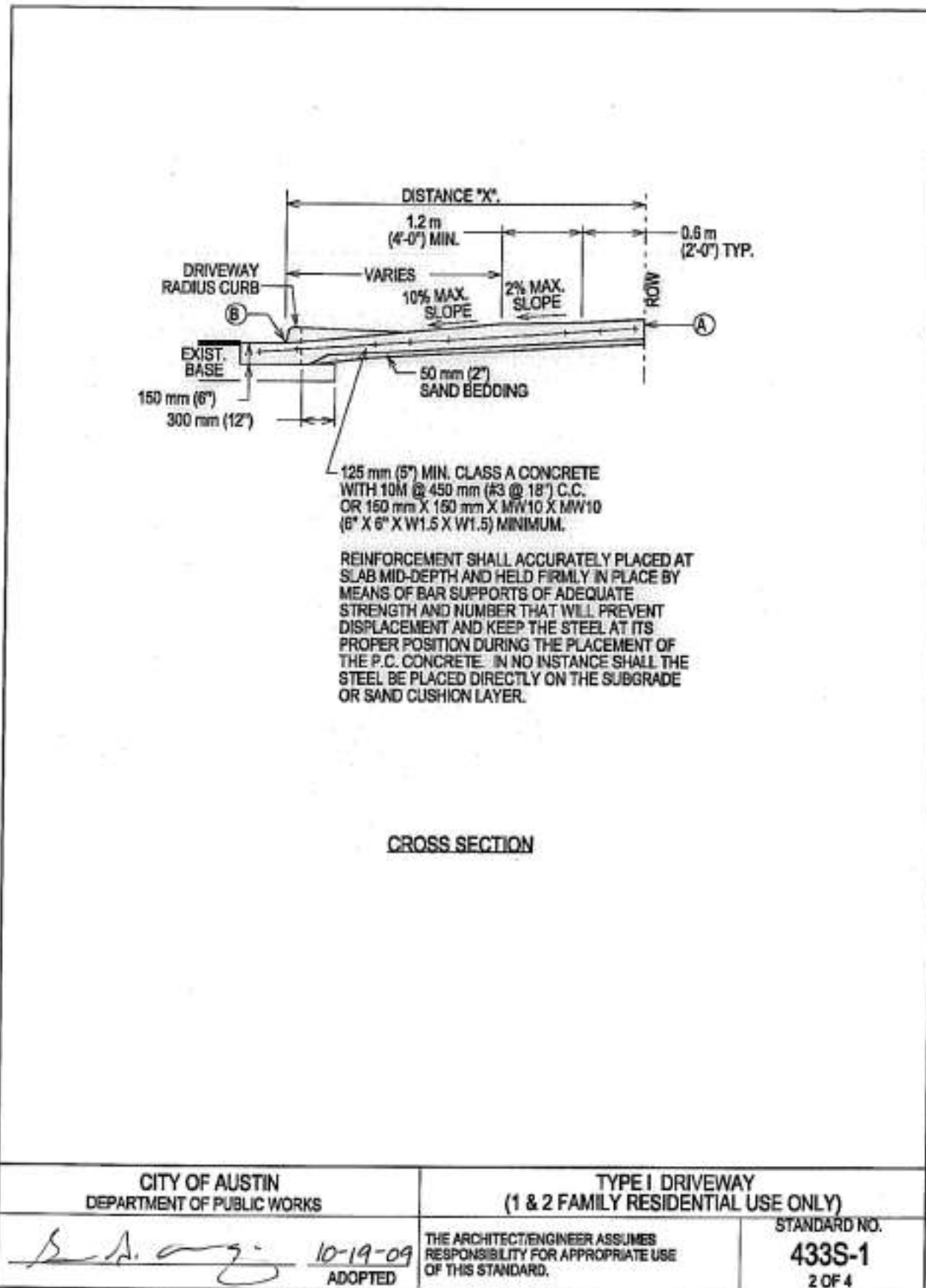
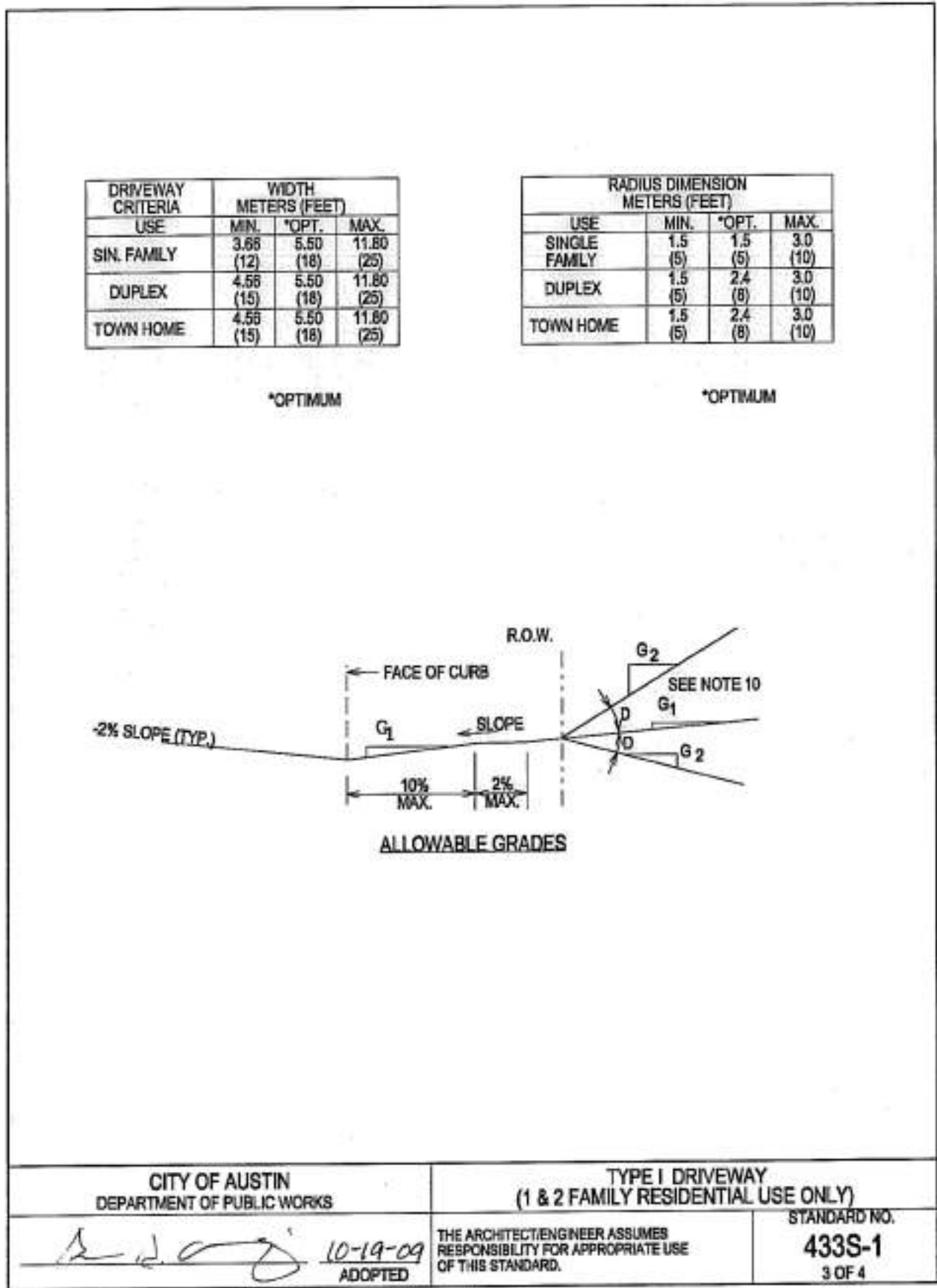
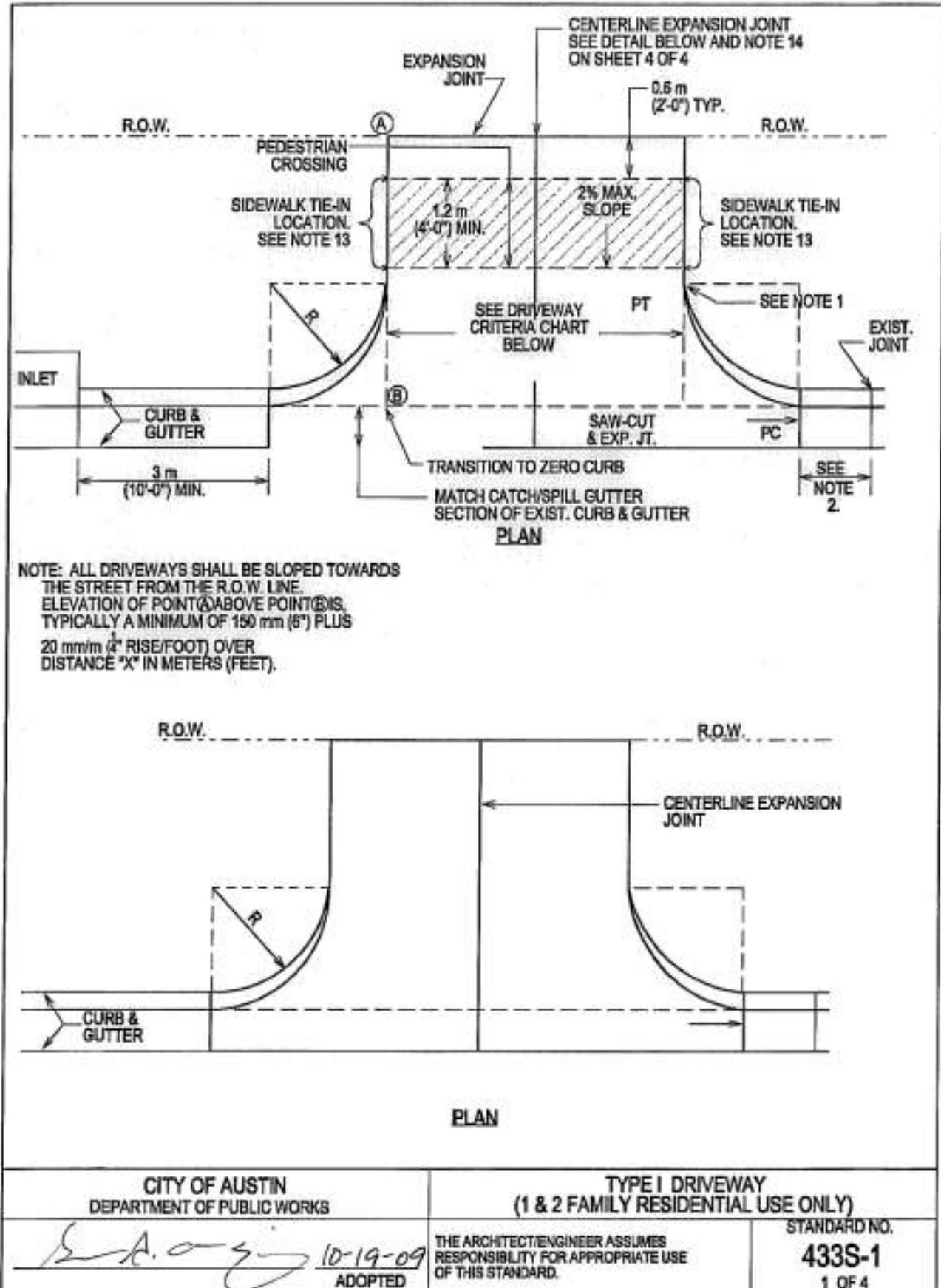
Project #:
230806

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Chkd:
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A002



RIGHT OF WAY NOTES:

1 -The alley behind 1010 Harwood Place is maintained by the City of Austin Street & Bridge Operations. The city currently maintains the alley with milling material, and will continue to maintain. The city has no plans at this point to pave with asphalt. The developer will need to use the top of the existing surface as their starting grade for the driveway. They will also need to do around a 3'-4" (estimate) wide by the length of the driveway concrete approach in the right of way to tie into the travel path on the alley. They will also need to place an expansion joint at the right of way line.

2-The new driveway apron at Harwood Place must include a sidewalk per city requirements including, but not limited to:

- The gutter pan 16", maximum downward slope to match existing.
- 12" at a maximum upward slope of 15%
- 48" sidewalk with a maximum upward slope of 2% across the path of travel. - Back of sidewalk to ROW to have a maximum upward slope of 15%

3 - Additional questions regarding right of way should be addressed to Sam West @Samuel.West@austintexas.gov

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TRANSPORTATION STANDARDS

Sheet Name:

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A003

LOT SIZE	7500					
SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)						
	EXISTING		NEW		TOTAL	
	BLDG 1	BLDG 2	BLDG 1	BLDG 2	UNIT A	UNIT B
A) 1ST FLOOR CONDITIONED AREA			1003	527	1003	527
B) 2ND FLOOR CONDITIONED AREA			915	476	915	476
C) 3RD FLOOR CONDITIONED AREA					0	0
D) BASEMENT					0	0
E) GARAGE (ATTACHED)					0	0
F) GARAGE (DETACHED)				484	0	484
G) CARPORT (ATTACHED)					0	0
H) CARPORT (DETACHED)					0	0
I) COVERED PATIO, DECK, PORCH AND/OR BALCONY			427	161	427	161
J) OTHER COVERED OR ROOFED AREA (STRUCTURE ON ADJACENT PROPERTY)					0	0
K) UNCOVERED WOOD DECK			252		252	0
L) POOL		TOTAL BUILDING AREA	415		2597	1648
M) SPA					415	0
N) REMODELED FLOOR AREA, EXCLUDING ADDITION/ NEW CONSTRUCTION					0	0

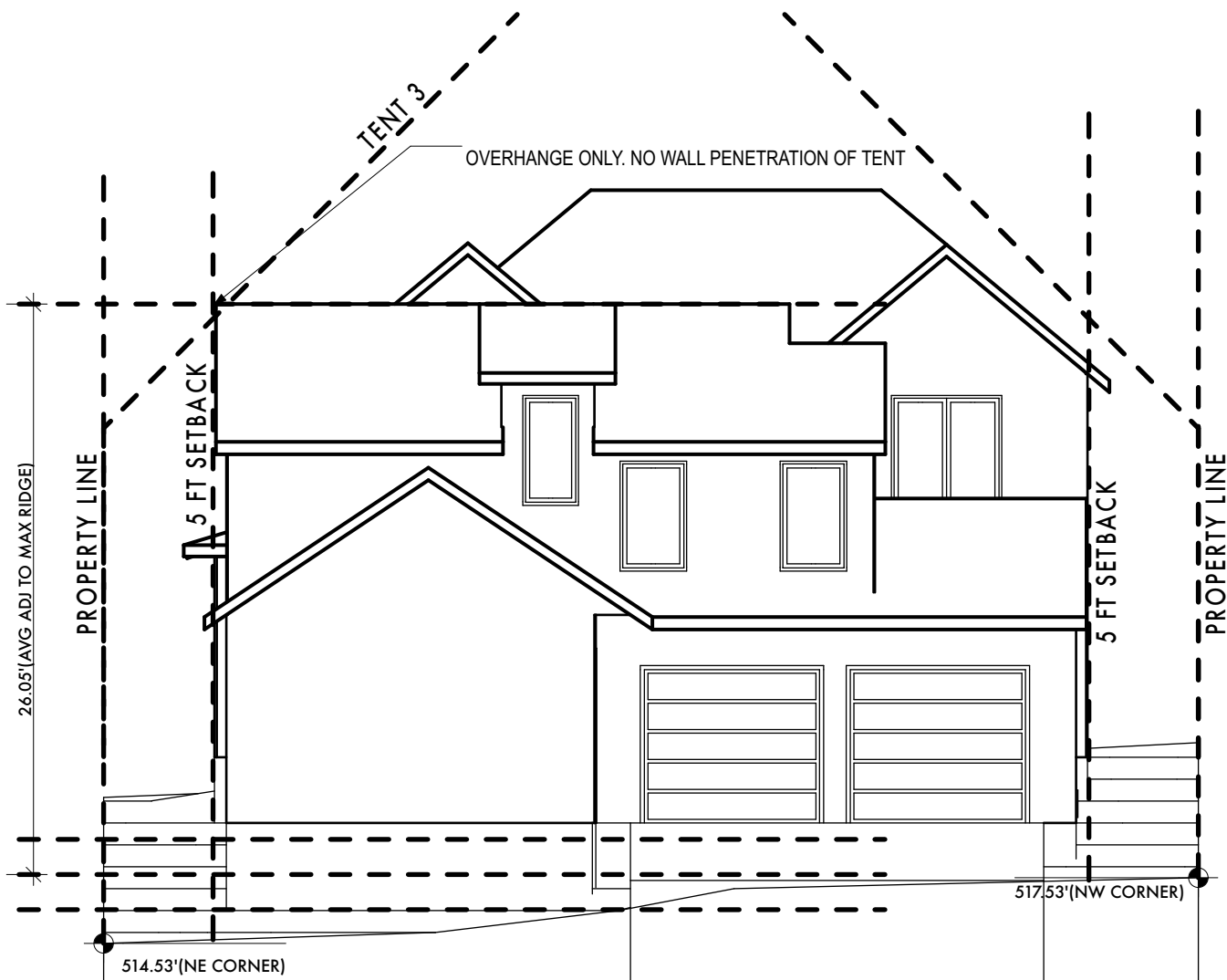
TOTAL BUILDING COVERAGE	SQUARE FEET:	2602	% OF LOT SIZE:	34.69%
SURPLUS BUILDING COVERAGE				398
TOTAL IMPERVIOUS COVERAGE	SQUARE FEET:	3349	% OF LOT SIZE:	44.65%
SURPLUS I.C.				26

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3)				
	EXISTING S.F.	NEW/ADDED S.F.	PROPOSED EXEMPTION	APPLIED EXEMPTION
1ST FLOOR	0	1530	N/A	1530
2ND FLOOR	0	1391	N/A	1391
3RD FLOOR	0	0	N/A	0
AREA W/ CEILINGS > 15'	0	0	FOLLOW 3.3.5	0
GROUND FLOOR PORCH	0	475	FULL PORCH/2005.F.	447
BASEMENT	0	0	FOLLOW 3.3.38	0
ATTIC	0	0	FOLLOW 3.3.3C	0
GARAGE (ATTACHED)	0	0	200	0
GARAGE (DETACHED)	0	484	450/200	450
CARPORT (ATTACHED)	0	0	450/200	0
CARPORT (DETACHED)	0	0	450	0

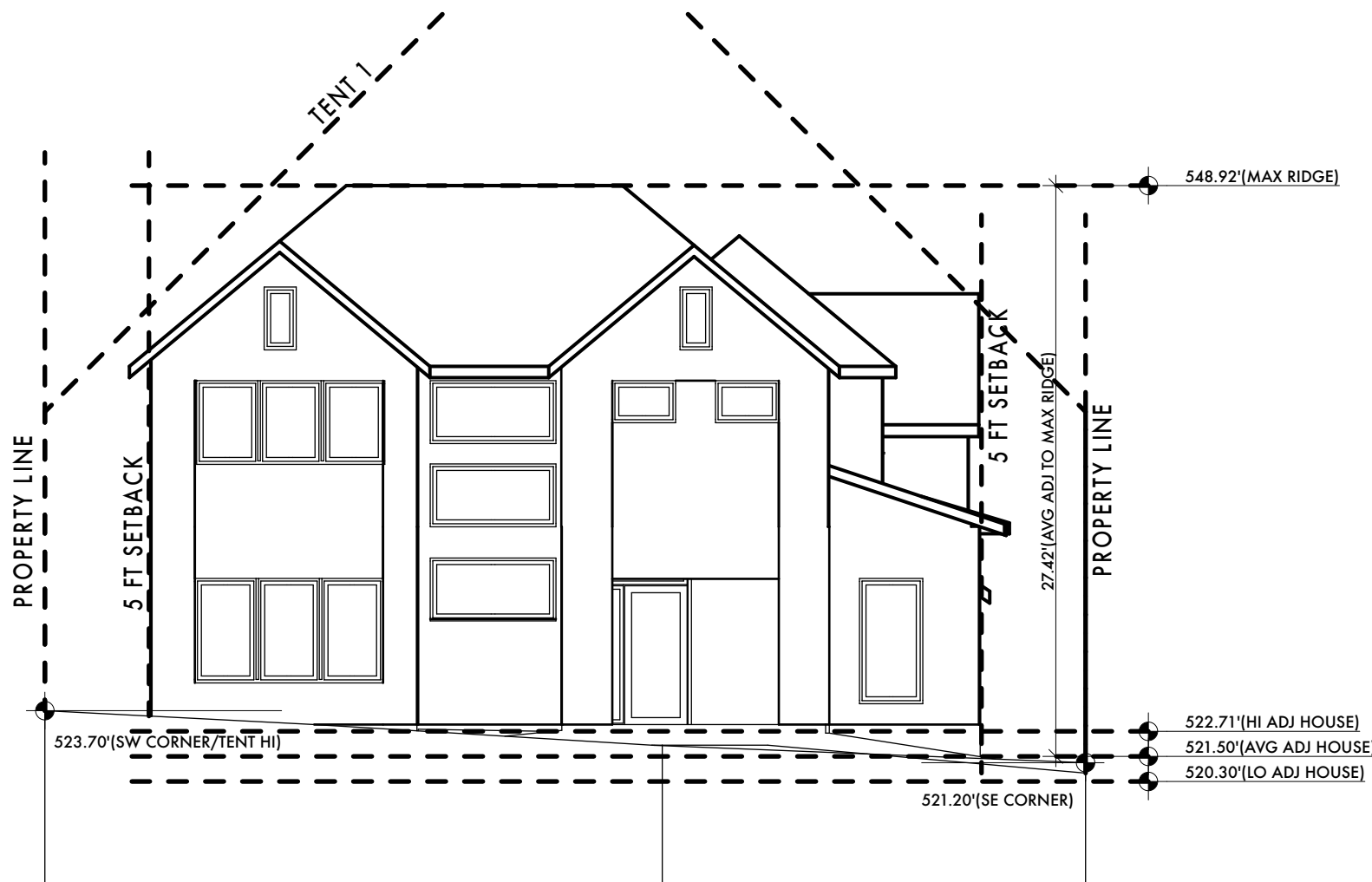
TOTAL GROSS FLOOR AREA	2983
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100	39.77%
SURPLUS F.A.R.	17

CALCULATION AID (APPLICATION PAGE 7)		
	EXISTING S.F.	NEW/ADDED S.F.
A) 1ST FLOOR CONDITIONED AREA	0	1530
B) 2ND FLOOR CONDITIONED AREA	0	1391
C) 3RD FLOOR CONDITIONED AREA	0	0
D) BASEMENT	0	0
E) GARAGE (ATTACHED)	0	0
F) GARAGE (DETACHED)	0	484
G) CARPORT (ATTACHED)	0	0
H) CARPORT (DETACHED)	0	0
I) COVERED WOOD DECKS	0	0
J) COVERED PATIOS	0	588
K) COVERED PORCH	0	0
L) BALCONY	113	0
M) OTHER	0	0
TOTAL BUILDING AREA	113	3993
TOTAL BUILDING COVERAGE	0	2602
L) DRIVEWAY		378
M) SIDEWALKS		60
N) UNCOVERED PATIO		0
O) UNCOVERED WOOD DECKS (COUNTED AT 50%)	0	252
P) AC PADS AND OTHER CONCRETE FLATWORK (POOL COPING)	0	104
Q) OTHER (POOL COPING)	0	79
TOTAL SITE IMPERVIOUS COVERAGE	0	3475
R) POOLS	0	415
S) SPA	0	415

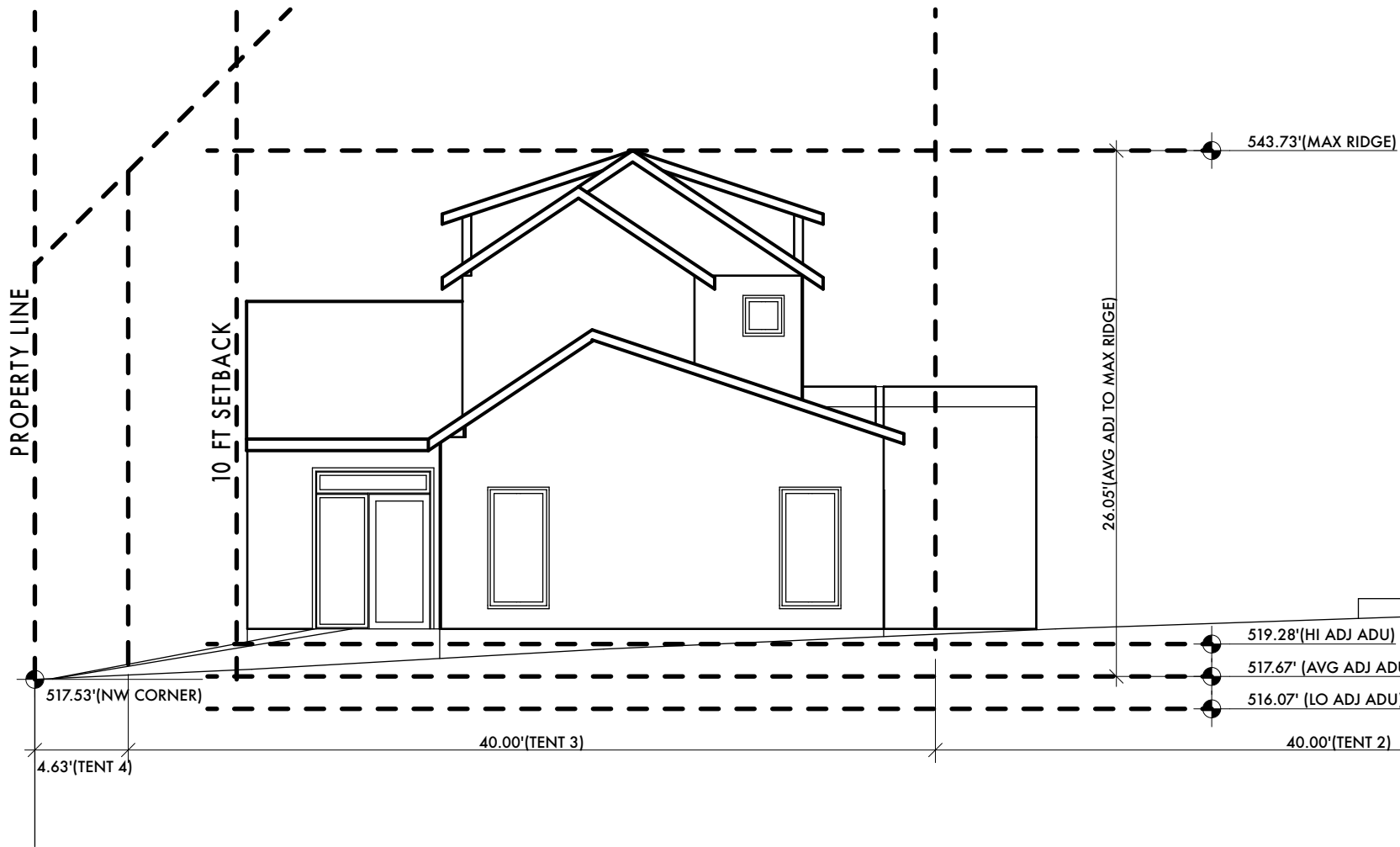
BUILDING COVERAGE INFORMATION			
LOT AREA	7500		
EXISTING BUILDING COVERAGE	SQUARE FEET:	0	% OF LOT: 0.00%
FINAL BUILDING COVERAGE	SQUARE FEET:	2602	% OF LOT: 34.69%
IMPERVIOUS COVER INFORMATION			
EXISTING IMPERVIOUS COVERAGE	SQUARE FEET:	0	% OF LOT: 0.00%
FINAL IMPERVIOUS COVERAGE	SQUARE FEET:	3349	% OF LOT: 44.65%
SURPLUS IMPERVIOUS COVERAGE			26



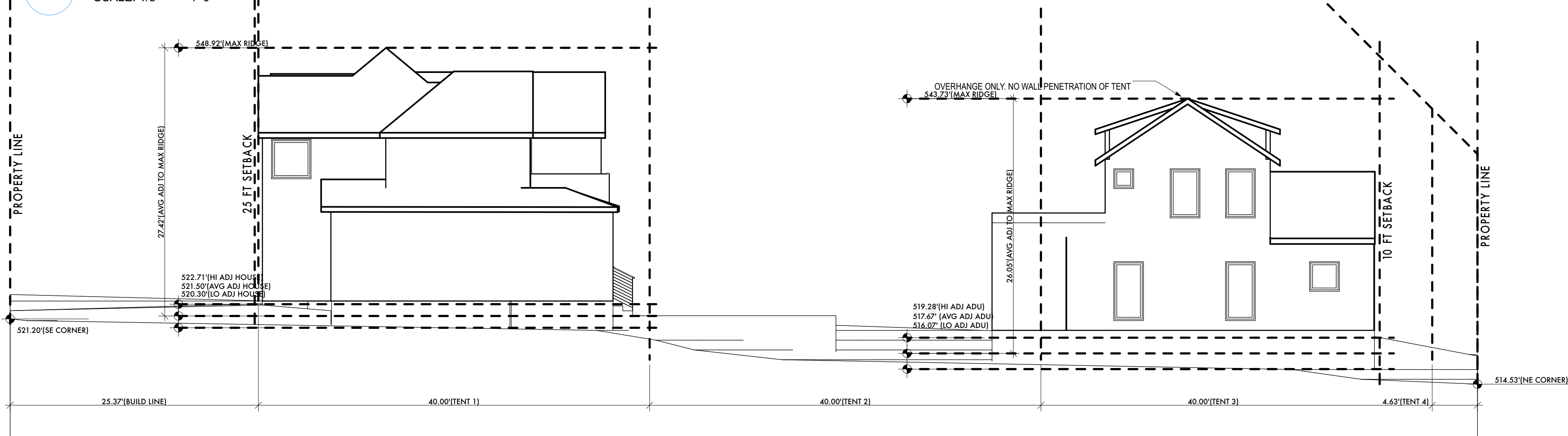
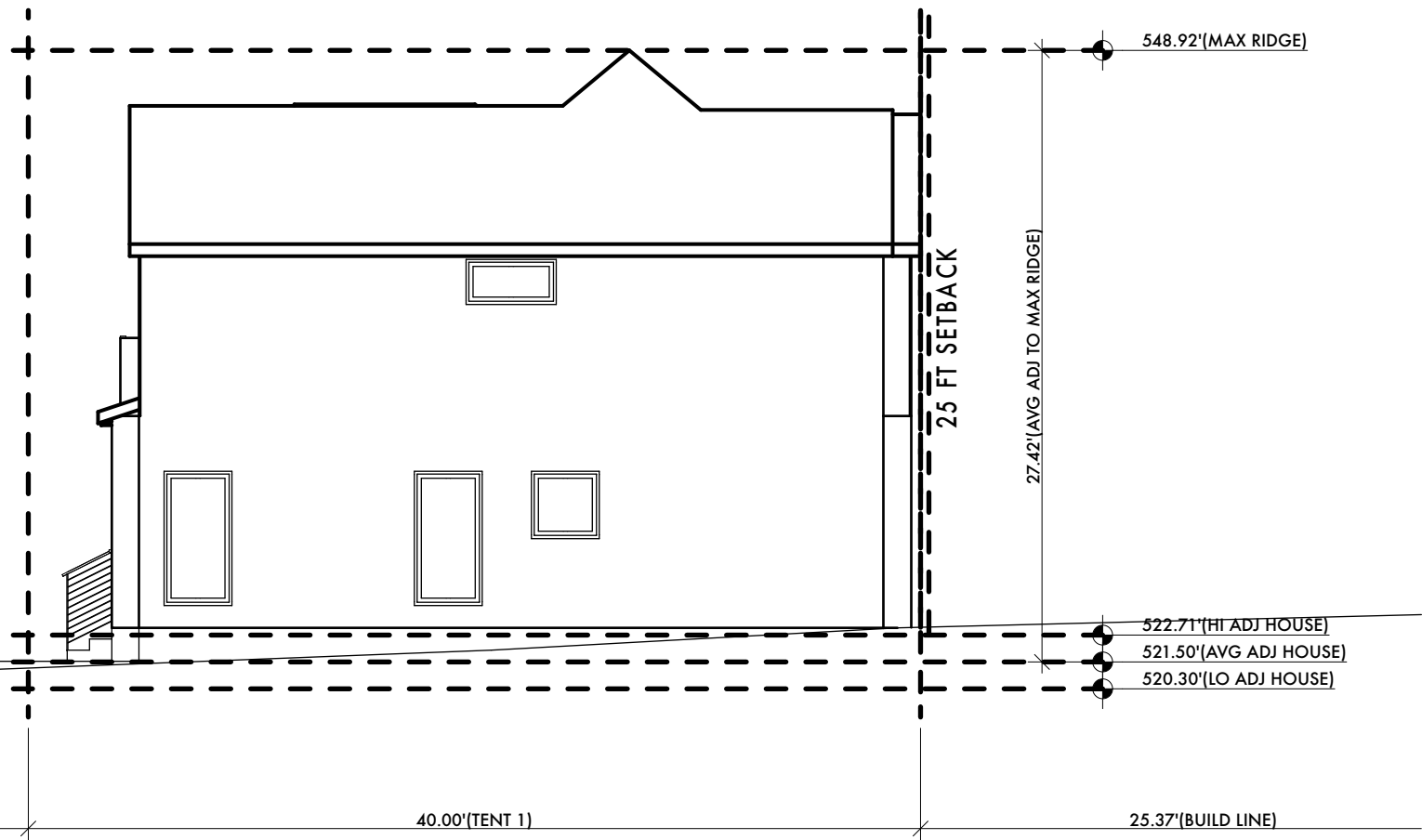
1 NORTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH SITE ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST SITE ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST SITE ELEVATION
SCALE: 1/8" = 1'-0"



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SUB CHAPTER EXHIBITS

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A004

EXTERIOR ELEVATION CODED NOTES:

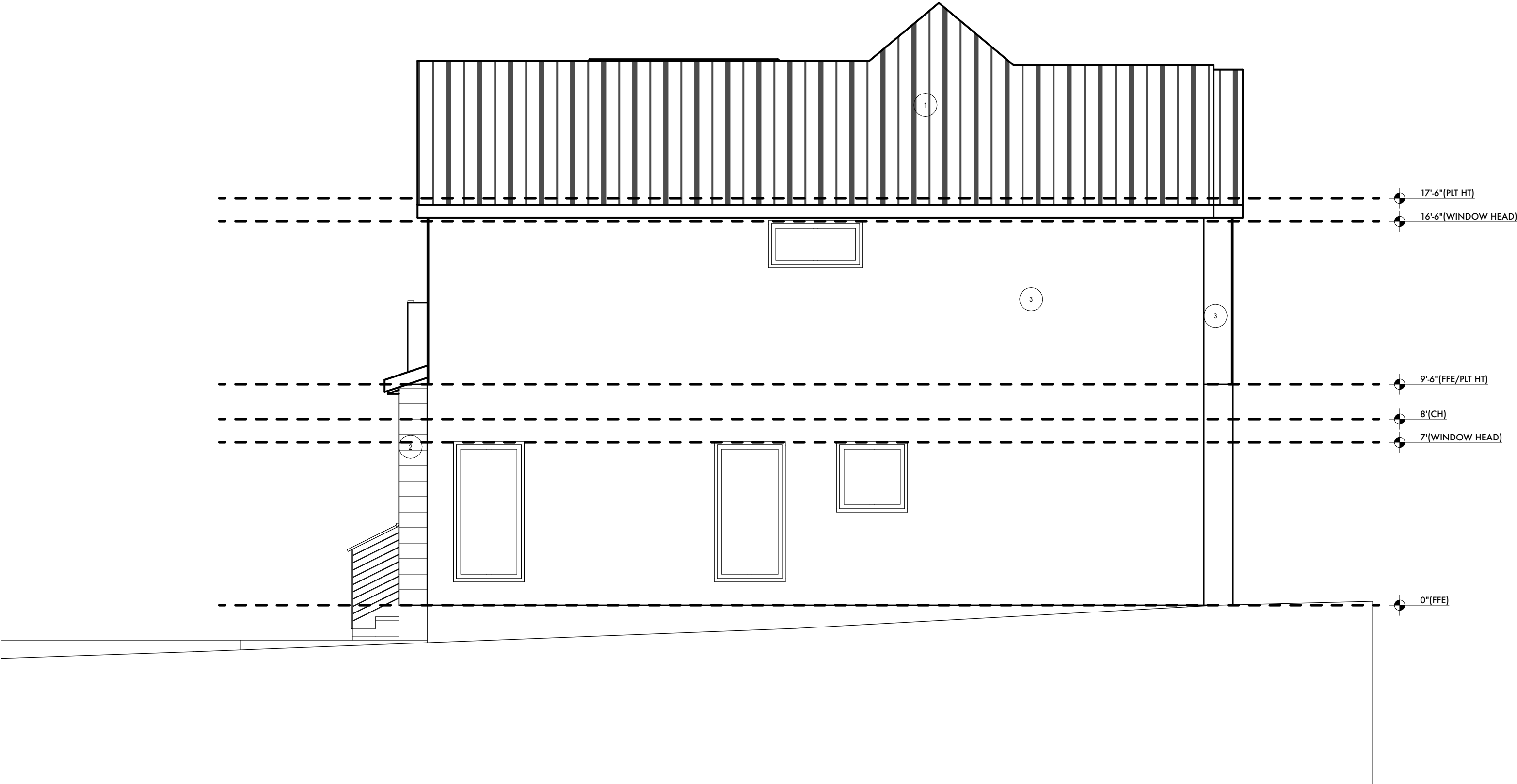
- 1_ STANDING SEAM METAL ROOF.
2_ HORIZONTAL SIDING. STAINED WOOD OR CEMENTITIOUS FIBERBOARD PER OWNER SPEC.
3_ STUCCO.

EXTERIOR ELEVATION GENERAL NOTES:

- 1_ HORIZONTAL SIDING COLOR TO MATCH ROOF COLOR.
2_ EAVE OVERHANG TO BE MINIMUM ALLOWED BY ROOF MANUFACTUER.
3_ GABLE OVERHANGS PER ELEVATIONS.
4_ EAVES, SOFFITS, ROOF TRIM TO BE PAINTED CEMENTITIOUS FIBERBOARD. MATCH VERTICAL SIDING COLOR.



2
A012 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3
A012 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECTS
p.o. box 81002, austin, tx
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EXTERIOR ELEVATIONS HOUSE

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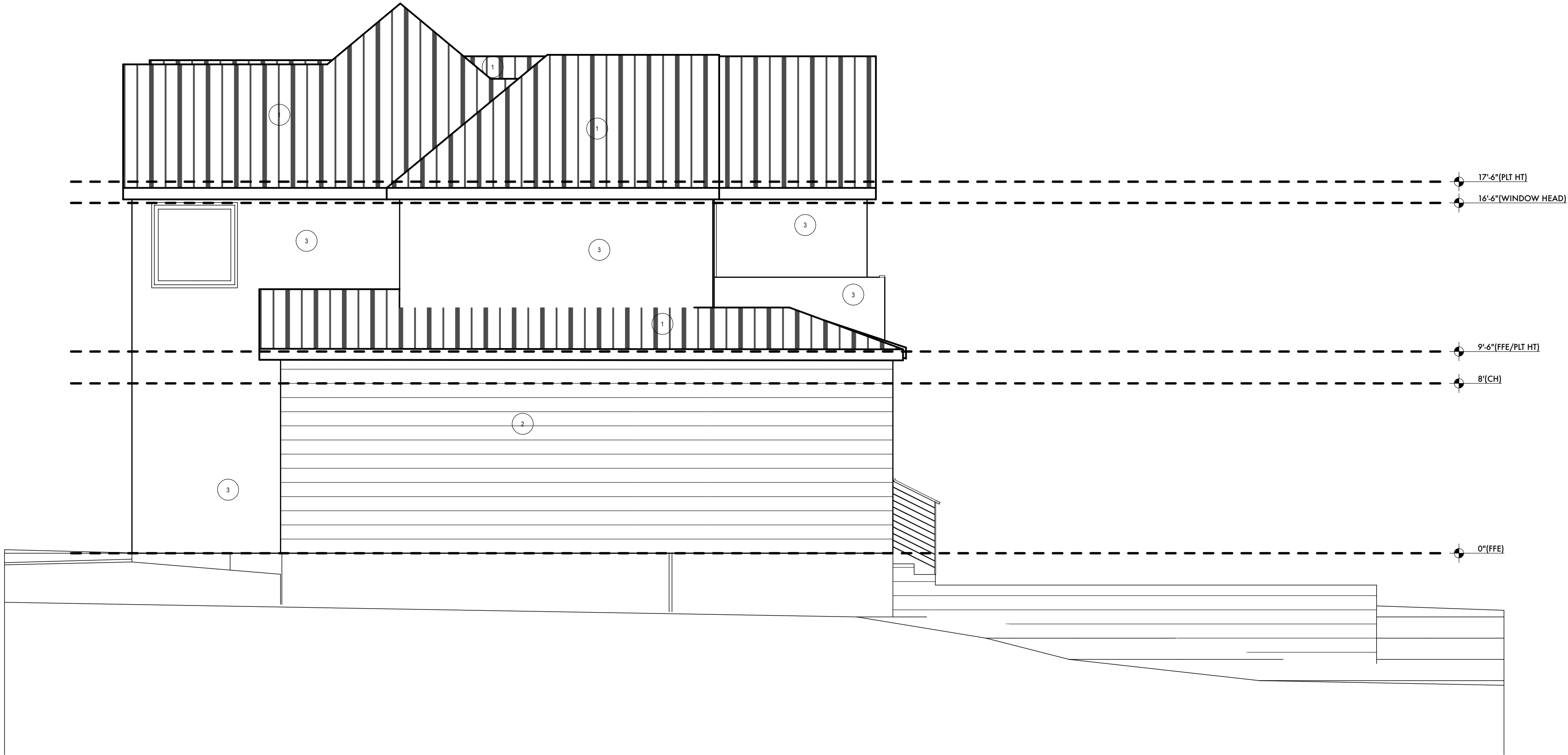
Sheet Number

A012

EXTERIOR ELEVATION CODED NOTES:
1_ STANDING SEAM METAL ROOF.
2_ HORIZONTAL SIDING. STAINED WOOD OR CEMENTITIOUS FIBERBOARD PER OWNER SPEC.
3_ STUCCO.
EXTERIOR ELEVATION GENERAL NOTES:
1_ HORIZONTAL SIDING COLOR TO MATCH ROOF COLOR.
2_ EAVE OVERHANG TO BE MINIMUM ALLOWED BY ROOF MANUFACTUER.
3_ GABLE OVERHANGS PER ELEVATIONS.
4_ EAVES, SOFFITS, ROOF TRIM TO BE PAINTED CEMENTITIOUS FIBERBOARD. MATCH VERTICAL SIDING COLOR.



2 NORTH ELEVATION
A013 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
A013 SCALE: 1/4" = 1'-0"

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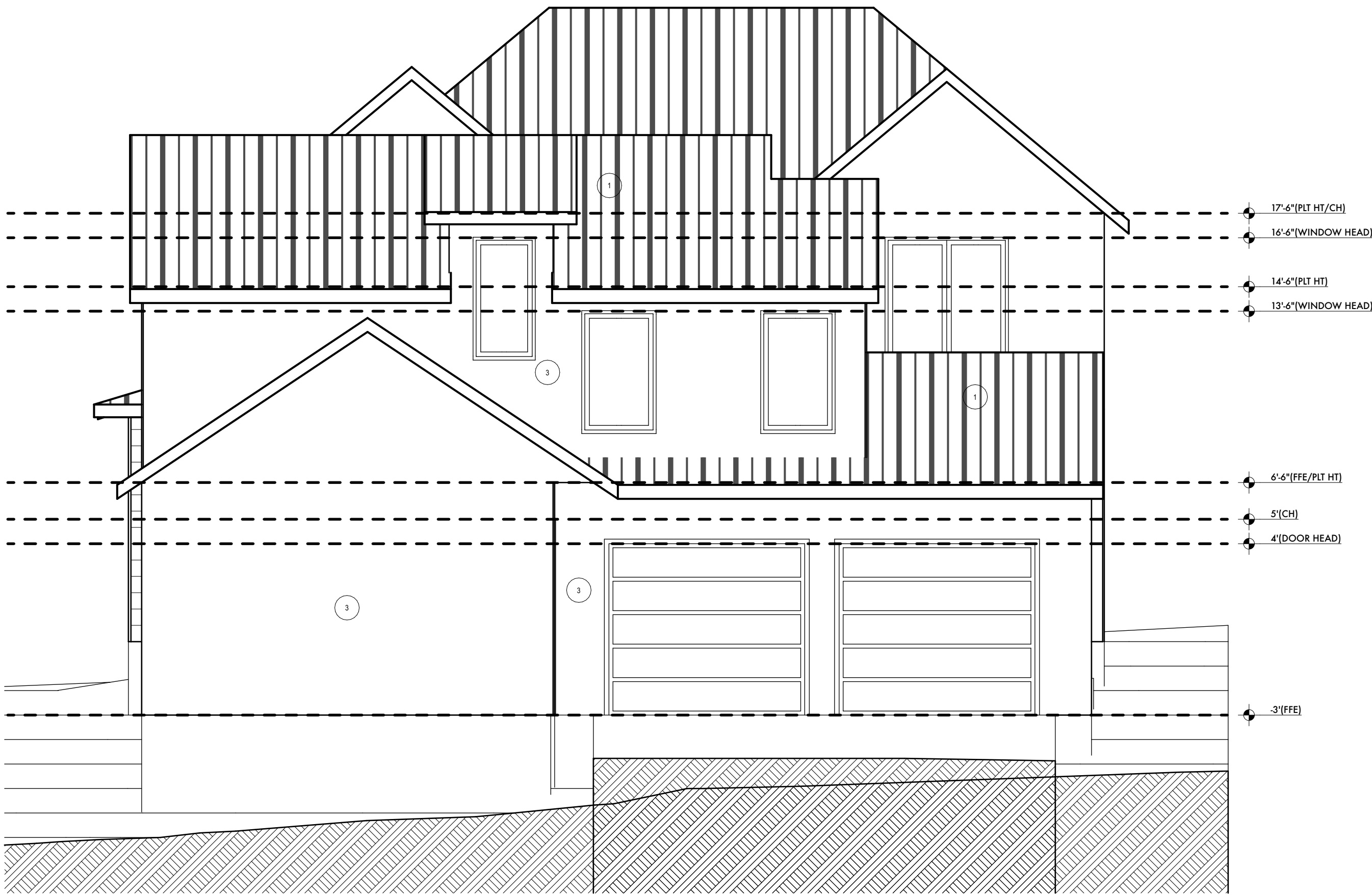
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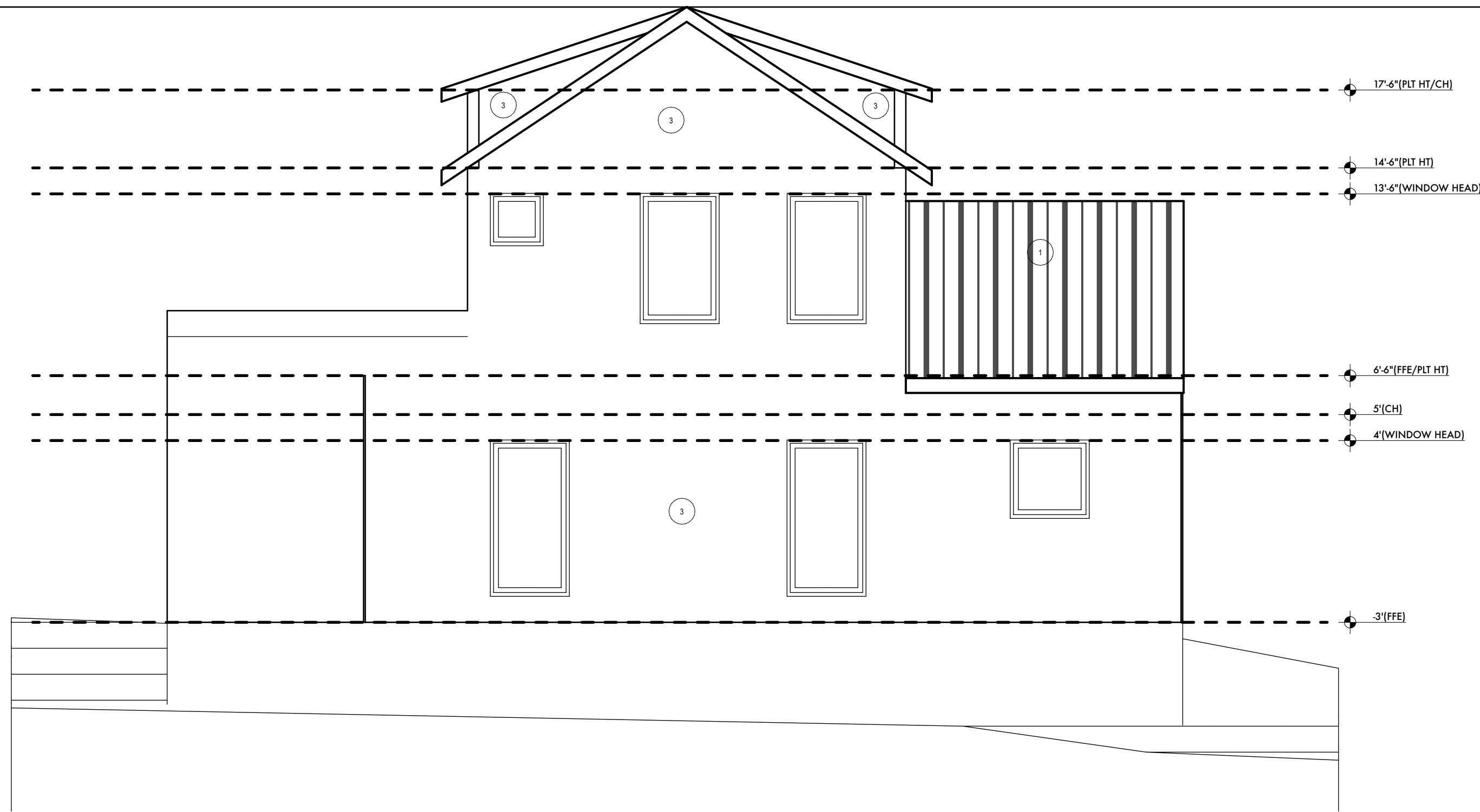
A013



2 NORTH ADU ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ADU ELEVATION
SCALE: 1/4" = 1'-0"



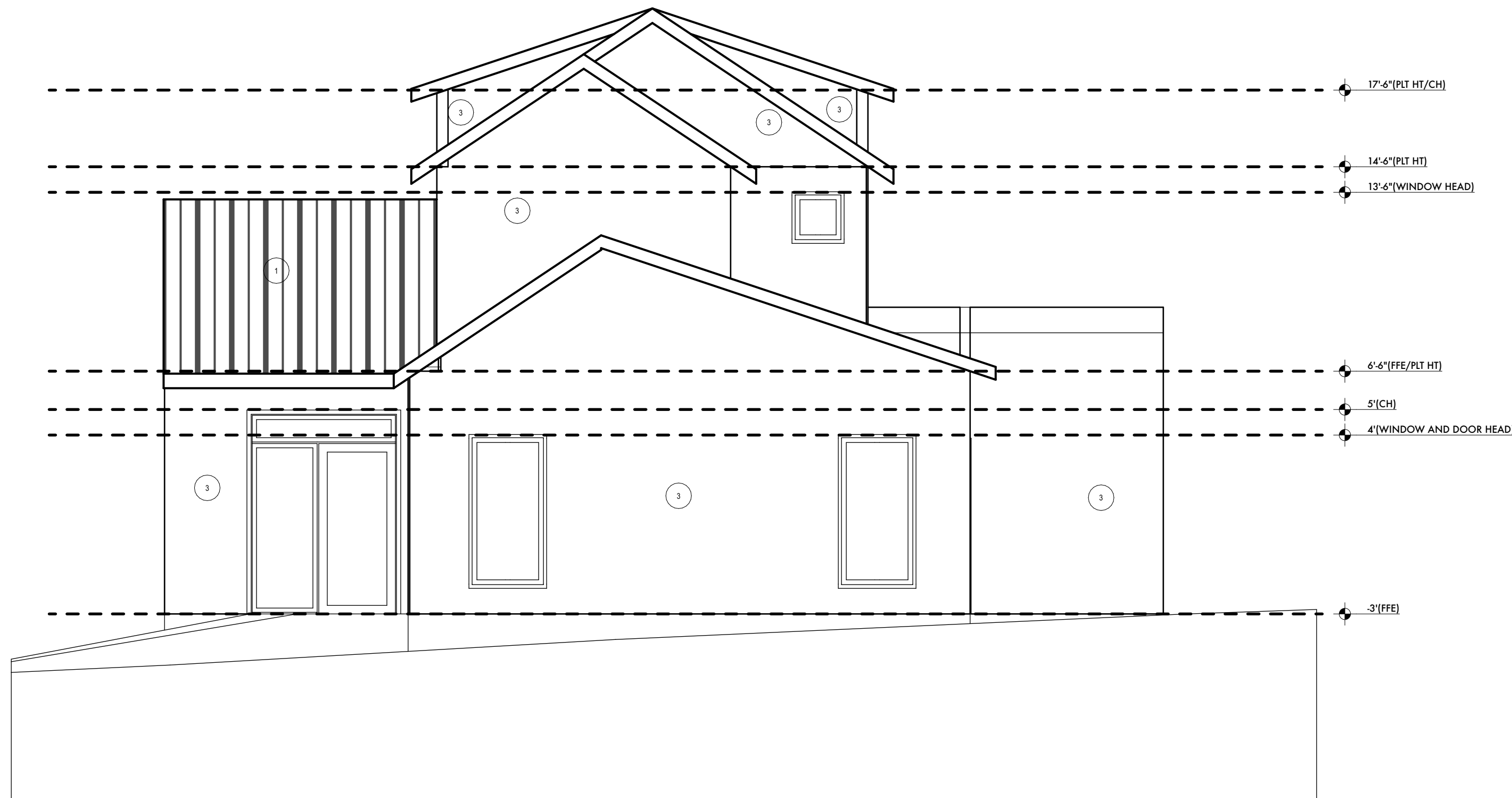
4 EAST ADU ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION CODED NOTES:

- 1_ STANDING SEAM METAL ROOF.
- 2_ HORIZONTAL SIDING. STAINED WOOD OR CEMENTITIOUS FIBERBOARD PER OWNER SPEC.
- 3_ STUCCO.

EXTERIOR ELEVATION GENERAL NOTES:

- 1_ HORIZONTAL SIDING COLOR TO MATCH ROOF COLOR.
- 2_ EAVE OVERHANG TO BE MINIMUM ALLOWED BY ROOF MANUFACTUER.
- 3_ GABLE OVERHANGS PER ELEVATIONS.
- 4_ EAVES, SOFFITS, ROOF TRIM TO BE PAINTED CEMENTITIOUS FIBERBOARD. MATCH VERTICAL SIDING COLOR.



5 WEST ADU ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATIONS ADU

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A016









1010