



MEMORANDUM

TO: Mayor and Council

FROM: Joseph G. Pantalion, P.E., Director
Watershed Protection and Development Review Department

DATE: March 2, 2006

SUBJECT: Interim Development Regulations Waiver Request: 1511 Hardouin Ave

BACKGROUND

On February 16, 2006, the City Council adopted Ordinance 20060216-043 establishing interim development regulations applicable to certain building permits for single family and duplex structures in areas of the City that were subdivided prior to March 1974.

APPLICATION

On February 23, 2006, the applicant submitted an application for a waiver from Part 3(3) of the referenced ordinance. For a single family or duplex remodel permit, Part 3(3) limits the structure's size after the remodel to the greater of:

- (a) 0.4 to 1 floor-to-area ratio (FAR);
- (b) 2,500 square feet (sf); or
- (c) The existing size plus 1,000 sf if the applicant has been granted a homestead exemption for the structure.

PROPOSED REMODEL

Applicant proposes the following construction to the existing single family structure:

- Add a two story 2,323 sf air-conditioned space to existing two story 1,591 sf residence, creating total of 3,914 square foot gross floor area

Applicant proposes additional construction:

- 552 sf 1st floor covered patio
- 399 sf 1st floor covered porch to cover existing uncovered front stoop
- 400 sf pavilion to replace existing garage
- Redesigned driveway area to create semi-circular drive from single driveway

ZONING

- This lot is currently zoned Single Family Residential with a historic district overlay (SF-3 NRHD).
- It lies within the Pemberton Heights Neighborhood and is represented by the Pemberton Heights Neighborhood Association as well as the West Austin Neighborhood Group.
- The neighborhood lies within the Old West Austin National Register Historic District overlay (OWA-NRHD).
- The OWA-NRHD is bounded by Enfield Rd. to the north, Loop 1 to the west, Town Lake to the South, and Lamar Blvd to the east.
- The NRHD overlay requires all building permit applicants who propose an exterior remodel or addition to obtain approval from the Historic Preservation Officer and/or the Historic Landmark Commission.

DEVELOPMENT REGULATIONS

The proposed addition requires the applicant to request a Council waiver because it creates a structure that exceeds all three structure size limitations set forth in Part 3(3) of the ordinance:

- (a) 0.4 to 1 FAR would allow 3,300 sf
 - Proposed addition creates 3,914 sf on a 8,250 sf lot, which equates to a 0.48 FAR
- (b) Proposed structure size will exceed 2,500 sf by 1,414 sf
- (c) The homeowner has a homestead exemption as per Travis Central Appraisal District, but the 2,323 sf addition will exceed the maximum allowable 1,000 square foot addition size limitation by 1,223 sf.

WAIVER

The applicant requests the waiver under Part 4(1)(a) on the following grounds:

- The regulations pose undue hardship on the applicant due to a significant time and financial investment on the project,
- Approval of the waiver will not adversely affect public health, safety or welfare since there are no existing water drainage issues with this lot.

March 2, 2006

STAFF ASSESSMENT

The information submitted with the applicant's waiver application does not meet the minimum criteria required for a waiver contained in Part 4(1)(A).

- No information was provided indicating proof of undue hardship, and
 - No information was provided indicating the development will not adversely affect public health, safety, and welfare, or that
 - Development mitigation is being proposed to protect public health, safety, and welfare
- No evidence to support timelines, project expenditures, and/or neighborhood compatibility issues; i.e. proof of square footage for surrounding residences, etc
- No engineering was submitted to indicate drainage to and from lot

STAFF RECOMMENDATION: DENIAL

The applicant asserts that approval of the waiver will not adversely affect public health, safety, and welfare. After reviewing information submitted with the initial application as well as the supplemental information, there is insufficient information to conclude the applicant's assertion that there are no existing drainage issues as a result of this proposed redevelopment. Due to a lack of sufficient supporting evidence at this time, staff recommends denial of the waiver request.

Sincerely,



Joseph G. Pantalion, P.E., Director

Watershed Protection and Development Review Department

Attachments:

Waiver Application
Supplemental Information provided by applicant
Floorplans and Elevations

Cc: Toby Hammett Futrell, City Manager
Laura J. Huffman, Assistant City Manager
Greg Guernsey, Director, Neighborhood Planning and Zoning
Tammie H. Williamson, AICP, Assistant Director, Watershed Protection and Development Review Department
Marty Terry, Attorney Senior, Law Department

**INITIAL APPLICATION SUBMITTED BY APPLICANT
FEBRUARY 23, 2006**



City of Austin www.cityofaustin.org

Watershed Protection & Development Review Dept.
Zoning Review

505 Barton Springs Rd., 2nd Floor
Austin, Texas 78704

David Cancialosi
Planner II

(512) 974-2635 Fax (512) 974-6536
david.cancialosi@ci.austin.tx.us

02-23-06

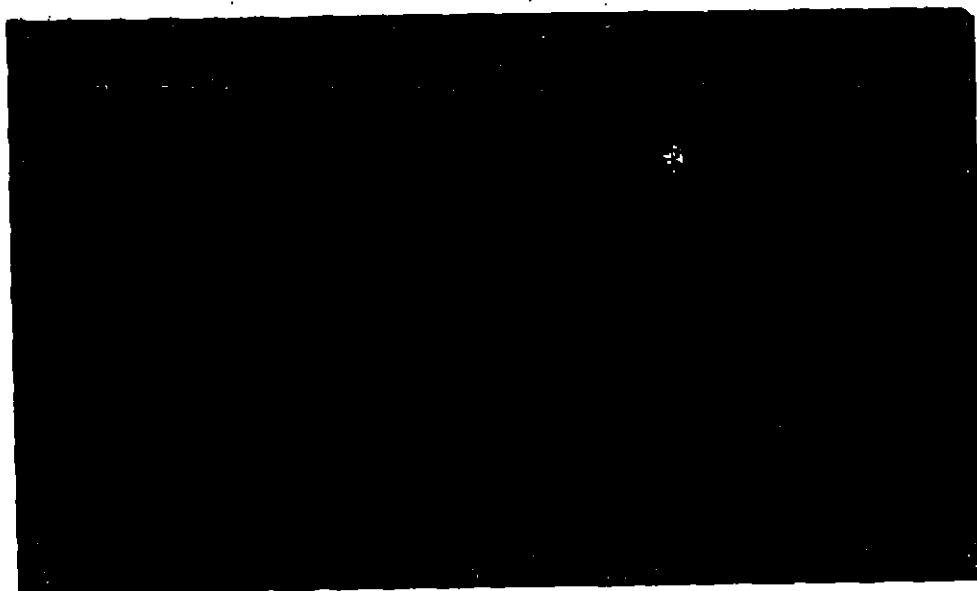
THANK YOU DAVID →

PLEASE CALL ME @ 577-2061 .

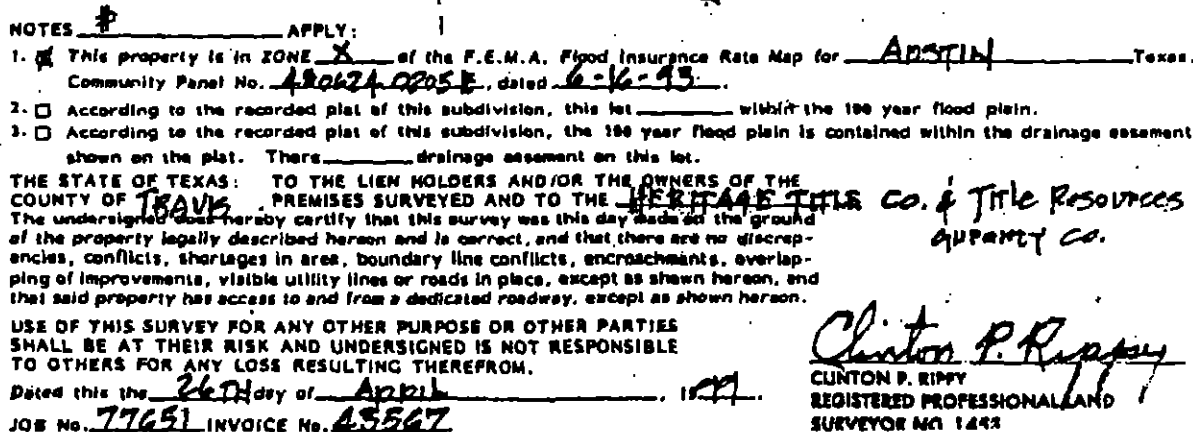
1511 NARDON WALKER →

JAMES HOLLAND ARCHITECT

James H. Holland J.

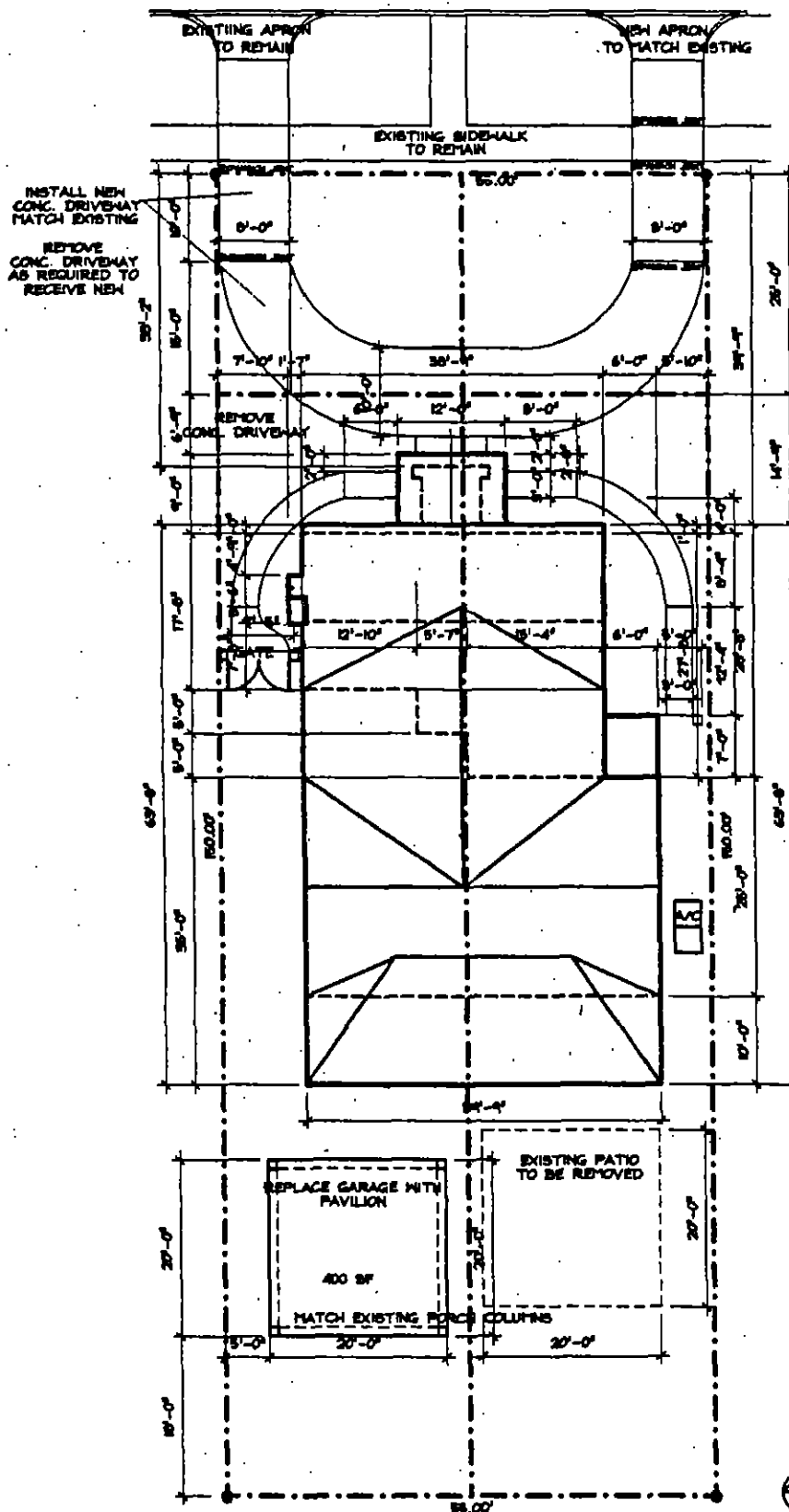


HARDOUN AVENUE (60' R.O.W.)



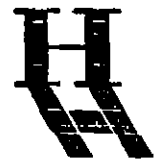
	EXISTING AC AREAS	ADDITION AC AREAS	TOTALS AC AREAS	PORCHES	TOTALS
FIRST FLOOR	763 SF	1170 SF	1953 SF	552 SF	2505 SF
SECOND FLOOR	608 SF	1153 SF	1761 SF	399 SF	2360 SF
TOTALS	1591 SF	2323 SF	3914 SF	951 SF	4865 SF

HARDOUIN STREET



① SITE PLAN

PLAN NORTH
SCALE 1"=10'-0"



HOLLAND ARCHITECTURAL
148 PRENTON AVENUE
AUSTIN, TEXAS 78703
512-478-4864



Paul H. Holland

STEWART RESIDENCE
1511 HARDOUIN AVENUE
AUSTIN, TEXAS 78703

HOUSE AND ADDITION	2,500 SF
DRIVEWAY	600 SF
SIDEWALK	180 SF
AC PADS	20 SF
PAVILION	400 SF
TOTAL IMPERVIOUS COVER	3,700 SF
TOTAL SITE AREA	8,250 SF
IMPERVIOUS COVER % AREA	3,712 SF

**SITE
PLAN**

SHEET NO.

A-1

DEC. 15, 2005

WAIVER APPLICATION

REQUEST TO WAIVE INTERIM DEVELOPMENT REGULATIONS

NAME OF APPLICANT: JAMES HOLLAND - ARCHITECT

NAME OF PROPERTY OWNER: MICHAEL + LINDA STEWARD

ADDRESS OF LOT SEEKING WAIVER:

1511 HARDOWN AVE, AUSTIN, TX 78703

LEGAL DESCRIPTION:

BLOCK 2, FIRST SECTION OF PEMBERTON HEIGHTS
ADDITION

I request a waiver to the interim development regulations because the regulations impose an undue hardship as described below: WE HAVE BEEN DESIGNING + BIDDING, REDESIGNING + REBIDDING THIS PROJECT FOR OVER 4 YRS. TO GET IT WITHIN BUDGET.

Check one:

☒ The granting of this waiver will not adversely affect the public health, safety and welfare. Describe why: THERE ARE NO EXISTING WATER DRAINAGE ISSUES WITH THIS LOT.

Or

 I am proposing to mitigate the effect of the redevelopment by providing adequate safeguards which will adequately protect the health, safety and welfare of the public. Explain those safeguards:

Signature of applicant/owner:

Linda Steward

Note:

The waiver application will be considered incomplete if the applicant has failed to provide all information requested in this application. Please attach any additional information that will support your request.

FOR STAFF USE

Date waiver application filed with City: 2/23/06

Date scheduled for City Council hearing: 3/2/06

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

BP Number _____
 Building Permit No. _____
 Plat No. _____ Date _____
 Reviewer _____

PRIMARY PROJECT DATA

Service Address 1511 HARDOUN AVE. Tax Parcel No. _____
 Legal Description
 Lot _____ Block 2 Subdivision FIRST SECTION OF PEMBERTON HTS ADDITION Section _____ Phase _____
 If in a Planned Unit Development, provide Name and Case No. _____
 (attach final approved copies of subdivision and site plan)
 If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
 Description of Work
☐ New Residence ☒ Remodel (specify) _____
☐ Duplex _____
☐ Garage ☐ attached ☐ detached ☐ Addition (specify) _____
☐ Carport ☐ attached ☐ detached _____
☐ Pool ☐ Other (specify) _____
 Zoning (e.g. SF-1, SF-2...) _____ Height of building 30 ft. # of floors 2
 On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
 (LDC 25-2-551(B)(6))
 Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
 Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
 Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

VALUATIONS FOR REMODELS ONLY

Building \$ 275,000
 Electrical \$ 25,000
 Mechanical \$ 25,000
 Plumbing \$ 25,000
 Driveway & Sidewalk \$ _____
 TOTAL \$ 350,000
 (labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 55' X 150' = 8,250 SF
 Job Valuation \$ 350,000
 (Labor and materials)
 Total Job Valuation (remodels and additions)
 \$ 350,000
 (Labor and materials)

PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>MICHAEL + LINDA STEWARD</u>	Telephone (h) <u>512-469-0336</u> (v) <u>512-517-3605</u>
BUILDER	Company Name <u>BIDS PENDING</u>	Telephone _____
	Contact/Applicant's Name _____	Pager _____
DRIVEWAY /SIDEWALK	Contractor _____	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name <u>MICHAEL + LINDA STEWARD</u>	Telephone <u>512-469-0336</u>
	Address <u>1511 HARDOUN AVENUE</u>	City <u>AUSTIN</u> ST <u>TX</u> ZIP <u>78703</u>

If you would like to be notified when your application is approved, please select the method:

_____ telephone ☒ e-mail: stewards6@aol.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address

1511 HARDOUN AVE., AUSTIN, TX 78703

Applicant's Signature

Linda Steward

Date

02-23-2006

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 st floor conditioned area	783	sq.ft.	1,170	sq.ft.
b. 2 nd floor conditioned area	808	sq.ft.	1,153	sq.ft.
c. 3 rd floor conditioned area	0	sq.ft.	0	sq.ft.
d. Basement	0	sq.ft.	0	sq.ft.
e. Garage / Carport				
attached	0	sq.ft.	0	sq.ft.
detached	400	sq.ft.	0	sq.ft.
f. Wood decks [must be counted at 100%]	0	sq.ft.	0	sq.ft.
g. Breezeways	0	sq.ft.	0	sq.ft.
h. Covered patios	0	sq.ft.	552	sq.ft.
i. Covered porches	0	sq.ft.	399	sq.ft.
j. Balconies	0	sq.ft.	0	sq.ft.
k. Swimming pool(s) [pool surface area(s)]	0	sq.ft.	0	sq.ft.
l. Other building or covered area(s)	0	sq.ft.	0	sq.ft.
Specify	1991			

TOTAL BUILDING AREA (add a. through l.)

1991 + 3274 = 5265
 2191 sq.ft. 3274 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

2505 sq.ft.
 30% % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2,505	sq.ft.
b. Driveway area on private property	600	sq.ft.
c. Sidewalk / walkways on private property	180	sq.ft.
d. Uncovered patios	—	sq.ft.
e. Uncovered wood decks [may be counted at 50%]	—	sq.ft.
f. Air conditioner pads	25	sq.ft.
g. Concrete decks	—	sq.ft.
h. Other (specify): PAVILLION	400	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3705 sq.ft.
 44.9 % of lot

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE Linda Steward DATE 02-23-2006

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) _____

Rejection Notes/Additional Comments (for office use only):

2/23/06 Proposed addition > FAR, > 2500 sq ft, > 1000 sq ft to existing
S.F. Res. - David Carls - Zoning Review



MEMORANDUM

TO: Homeowners, Builders, and Electricians

FROM: Residential Zoning Review, WPDR

DATE: 02/08/06

SUBJECT: Electric Service Planning Application (ESPA) forms

Effective January 30, 2006, the Austin Energy Design Criteria Manual requires that for all electrical residential permits an ESPA form be provided prior to issuance of the permit.

For new residential, residential addition, or any change in electric service, applications submitted must include a copy of an approved ESPA form and a plot plan stamped by Austin Energy. Applicants must provide the approved ESPA form and Austin Energy stamped plot plan for applications to be reviewed by a Residential Zoning Planner. An approved ESPA form is active for 90 days, during which time approval of plans must be obtained.

Rick Schieffer is available in the Development Assistance Center (DAC) on the 1st floor of One Texas Center, 505 Barton Springs Rd. (phone: 974-2632, fax: 974-9779). Rick will review the plot plan as well as the ESPA form. His hours are 9:00 a.m.-3:30 p.m. Monday through Thursday, and 9:00 a.m. -2:30 p.m. on Friday.

Approved ESPA forms and stamped plot plans will be required for Residential Zoning Review effective on February 20, 2006.



Kramer Service Center

2412 Kramer Lane, Bldg. "C"

Austin, Texas 78758
(512) 505-7206

Austin Energy

Electric Service Planning Application
(Please Print or Type)

St. Elmo Service Center

4411-B Meinardus Drive

Austin, Texas 78744
(512) 505-7500

ESPA for Residential & Small Commercial Service Only (under 350 amps 1Ø or 225 amps 3Ø)

Name: LINDA + MICHAEL STEWARD Phone 512-468-0586
Address 511 HARDOUN AVE, AUSTIN, TX 78703
Legal Description BLOCK 2, FIRST SECTION OF PEMBERTON HTS
ADDITION
Lot _____ Block 2 Commercial ☐ Residential? ☒

Service Main Size(s) EXISTING (amps) Service Conductor _____ (type & size)
Service Length _____ (ft.) Number of Meters? _____ Multi-Fuel Y N
Overhead/Underground? _____ Voltage _____ ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage _____ Total AC Load _____ (# of units) _____ (Tons)
Largest AC unit _____ (Tons) LRA of Largest AC Unit _____ (amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: EXISTING SERVICE

ESPA Completed by (Signature & Print name) _____

Phone _____

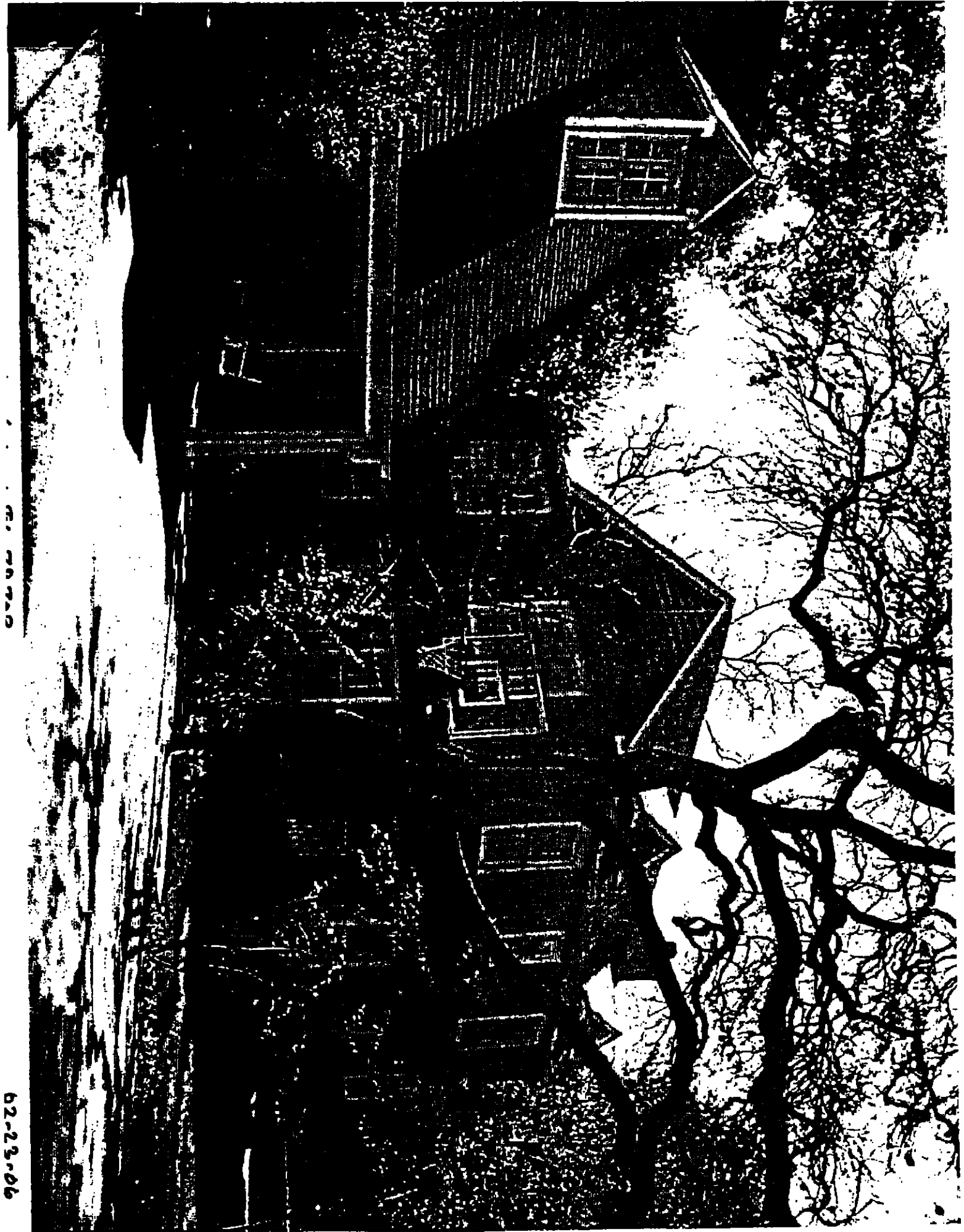
Building/Electric Permit No: _____

AE Representative _____

Date _____

Approved: ☐ Yes ☐ No (Remarks on back) Phone _____

Application expires 90 days after date of Approval



02-23-06

02-23-06

**SUPPLEMENTAL INFORMATION SUBMITTED BY
APPLICANT
FEBRUARY 27, 2006**

HOLLAND
ARCHITECTURAL

WAIVER REQUEST

DATE FEBRUARY 26, 2006

ATTENTION DAVID CANCIALOSI
CITY OF AUSTIN DEVELOPMENT REVIEW
505 BARTON SPRINGS ROAD
AUSTIN, TEXAS 78704 512-974-2635 FAX 974-6536

RESIDENCE LINDA AND MICHAEL STEWARD
1511 HARDOUIN AVENUE
AUSTIN, TEXAS 78703

EXISTING TWO STORY, 3 BEDROOM, 1 1/2 BATH = 1,591 SF AC AREA HOUSE,
EXISTING 1939 CONSTRUCTION ORIGINAL CONDITION, NEVER REMODELED


PROPOSED TWO STORY, 4 BEDROOM, 3 BATH = 2,323 SF AC AREA ADDITION
TOTAL = 3,914 SF AC AREA HOUSE

LEGAL WEST 10' OF LOT 11 AND EAST 45' OF LOT 12, BLOCK 2
FIRST SECTION OF PEMBERTON HEIGHTS SUBDIVISION

COMMENTS REQUEST FOR WAIVER BECAUSE OF THE FOLLOWING REASONS:

1. PLANNING COST:
4 YEARS OF DESIGN WITH ARCHITECTS, ENGINEERS, INTERIOR DESIGNERS, DECORATORS, AND FRIENDS @ COST OF \$ 20,000 AND COUNTLESS HOURS OF DRAWING AT THE KITCHEN TABLE.
2. BIDDING COST:
TWO YEARS OF BIDS FROM 10 DIFFERENT CONTRACTORS TO GET THE PROJECT INTO BUDGET.
3. NO DEMOLITION:
THE HOUSE IS TO BE REMODELED, NOT DEMOLISHED.
4. NEIGHBORHOOD FAÇADE CHARACTER MAINTAINED:
A BUILDING DESIGN TO COMPLIMENT THE NEIGHBORHOOD, NOT CONTRAST. THE TWO STORY STREET FAÇADE STAYS THE SAME. THE ONLY CHANGE IS A FRONT PORCH STOOP ADDITION SIMILAR IN STYLE, COLOR, PROPORTION, AND DETAIL TO OTHERS IN THE NEIGHBORHOOD.
5. NEIGHBORHOOD CONSTRUCTION MATERIALS:
AN ADDITION TO THE BACK OF THE EXISTING HOUSE SIMILAR TO EXISTING CONSTRUCTION; PIER AND BEAM FOUNDATION, WOOD SIDING, WOOD WINDOWS, WOOD SHUTTERS, AND COMPOSITION SHINGLE ROOF.

STEWARD
SHT 1 OF 2


James H. Holland Jr. Architect, AIA
1413 Preston Avenue Austin, Texas 78703

512-478-6554 Fax 512-478-7075

HOLLAND **ARCHITECTURAL**

6. SET BACKS MAINTAINED:

FRONT: 39.8' SET BACK (25' ALLOWED)

WEST SIDE: 10' SET BACK (5' ALLOWED), DRIVEWAY TO REMAIN.

EAST SIDE: 11.8' EXISTING MAINTAINED, 5' FOR BACK ADDITION.

BACK: 10' FOR PARKING PAVILION.

NOTE: WE RESISTED THE TEMPTATION TO BUILD TO THE MAXIMUM ALLOWED, HOLDING TO THE OLD SET BACK REGULATIONS OF A TOTAL OF 15' SIDE SET BACKS WITH A MINIMUM OF 5' ON ONE SIDE.

NOTE: WE RESISTED PULLING THE GARAGE FROM THE BACK YARD UP TO FACE THE STREET. THIS MAINTAINS THE CHARACTER OF THE NEIGHBORHOOD. FRONT LOADED GARAGES WERE NOT DONE WHEN PEMBERTON HEIGHTS WAS DEVELOPED. THIS SEPARATED THE HOUSES A MINIMUM OF 10' ON ONE SIDE AND 5' ON THE OTHER.

7. IMPERVIOUS COVER NOT INCREASED:

(PERVIOUS DRIVEWAY AND SIDEWALK)

SITE AREA 150' X 55' = 8,250 SF

EXISTING IMPERVIOUS COVER 2,900 SF

= 35 %

PROPOSED IMPERVIOUS COVER(45%)3,700 SF-800 SF DRIVES+WALKS = 35 %

8. IMPROVING STORM WATER RUNOFF:

- NOT INCREASING IMPERVIOUS COVER.

- NOT DISTURBING EXISTING RUNOFF PATTERNS

NOTE: RUNOFF FROM NEIGHBORS NOW FLOWS INTO STEWARD'S BACK YARD, A NATURAL DETENTION POND EXISTS.

- PERVIOUS DRIVEWAY AND SIDEWALK MATERIALS SLOWS RUNOFF.

- GUTTERS AND DOWNSPOUTS DRAIN INTO FLOWER BEDS AND THEN SHEET FLOWS ACROSS GRASS YARD.

- EXISTING TREES AND LANDSCAPE AREAS TO REMAIN.

9. AC AREA MINIMAL .08 % INCREASE PROPOSED:

.4 FAR @ 8,250 SF SITE = 3300 SF ALLOWED

.48 FAR @ 8,250 SF SITE = 3900 SF PROPOSED

NOTE: EXISTING NEIGHBORS ON EITHER SIDE, ACROSS THE STREET, AND BEHIND ARE ALL TWO STORY, ALL LARGER AC AREA THAN PROPOSED 3900 SF, ALL LARGER THAN .4 FAR, AND ALL BLEND WITH THE NEIGHBORHOOD FABRIC.

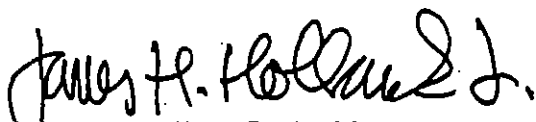
NOTE: HARDOUIN'S EXISTING FLOOR AREA RATIO IS CLOSER TO .5 FAR THAN .4 FAR.

10. BIGGER HOUSE NEEDED FOR BIGGER FAMILY.

LINDA AND MICHAEL STEWARD HAVE RAISED 3 BOYS TO MANHOOD AND HOPE FOR MANY GRANDCHILDREN.

RESPECTFULLY,

STEWARD
SHT 2 OF 2
02-27-06



James H. Holland Jr. Architect, AIA

1413 Preston Avenue Austin, Texas 78703

512-478-6554 Fax 512-478-7075



FLOORPLANS AND ELEVATIONS



HOLLAND ARCHITECTURAL
1511 HARDOUN AVENUE
AUSTIN, TEXAS 78703



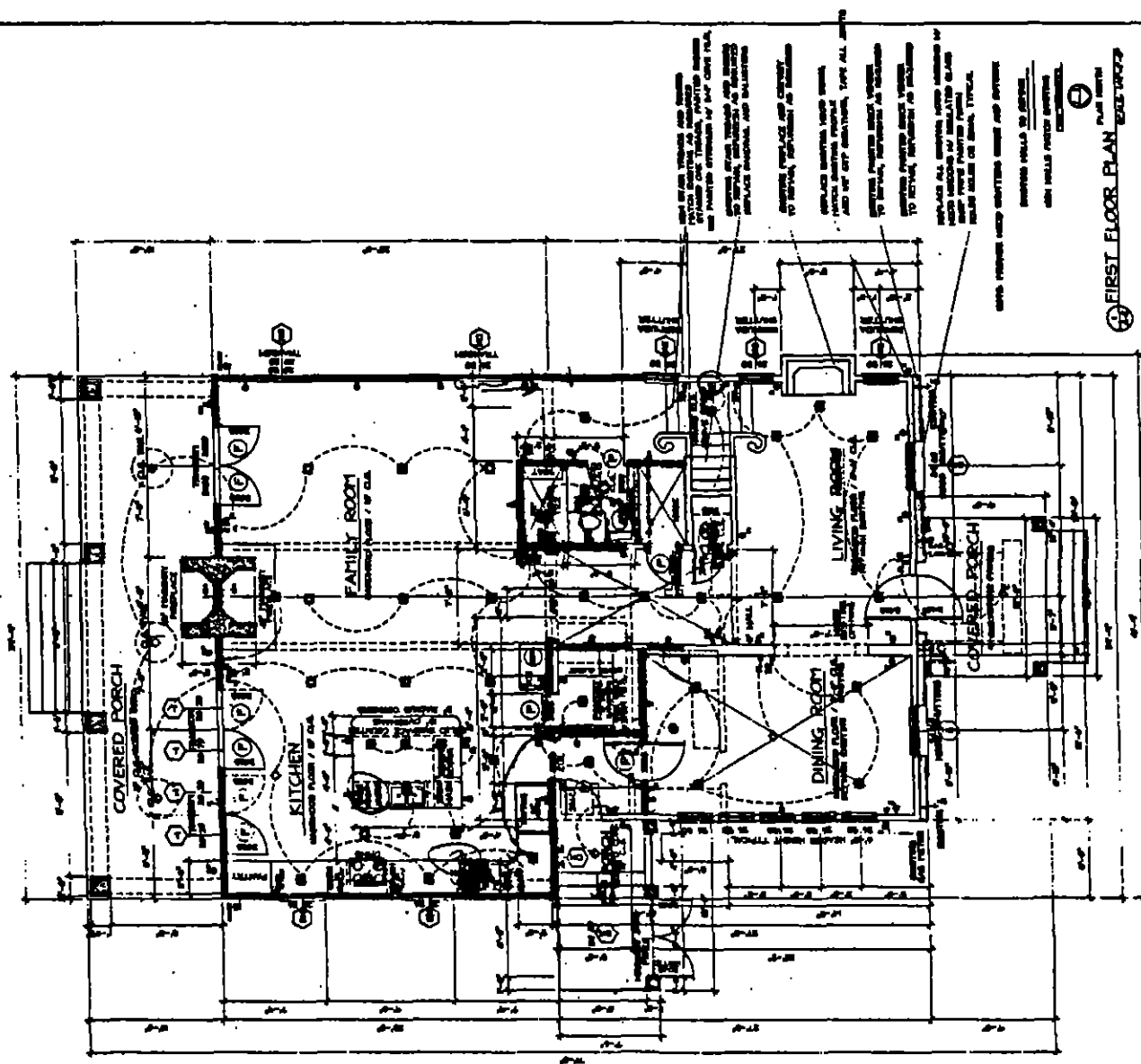
James H. Holland
Architect

STEWART RESIDENCE 1511 HARDOUN AVENUE AUSTIN, TEXAS 78703

700 SF EXISTING
170 SF ADDITION
100 SF AC AREA
100 SF PORCHES
200 SF PP-COVER

REMODELING FIRST FLOOR PLAN

SHEET NO.
A-2
DEC. 16, 1968



① FIRST FLOOR PLAN 100% 10/07/69

- 1. 1/2" = 1'-0" SCALE
- 2. 1/4" = 1'-0" SCALE
- 3. 1/8" = 1'-0" SCALE
- 4. 1/16" = 1'-0" SCALE
- 5. 1/32" = 1'-0" SCALE
- 6. 1/64" = 1'-0" SCALE
- 7. 1/128" = 1'-0" SCALE
- 8. 1/256" = 1'-0" SCALE
- 9. 1/512" = 1'-0" SCALE
- 10. 1/1024" = 1'-0" SCALE
- 11. 1/2048" = 1'-0" SCALE
- 12. 1/4096" = 1'-0" SCALE
- 13. 1/8192" = 1'-0" SCALE
- 14. 1/16384" = 1'-0" SCALE
- 15. 1/32768" = 1'-0" SCALE
- 16. 1/65536" = 1'-0" SCALE
- 17. 1/131072" = 1'-0" SCALE
- 18. 1/262144" = 1'-0" SCALE
- 19. 1/524288" = 1'-0" SCALE
- 20. 1/1048576" = 1'-0" SCALE
- 21. 1/2097152" = 1'-0" SCALE
- 22. 1/4194304" = 1'-0" SCALE
- 23. 1/8388608" = 1'-0" SCALE
- 24. 1/16777216" = 1'-0" SCALE
- 25. 1/33554432" = 1'-0" SCALE
- 26. 1/67108864" = 1'-0" SCALE
- 27. 1/134217728" = 1'-0" SCALE
- 28. 1/268435456" = 1'-0" SCALE
- 29. 1/536870912" = 1'-0" SCALE
- 30. 1/1073741824" = 1'-0" SCALE
- 31. 1/2147483648" = 1'-0" SCALE
- 32. 1/4294967296" = 1'-0" SCALE
- 33. 1/8589934592" = 1'-0" SCALE
- 34. 1/17179869184" = 1'-0" SCALE
- 35. 1/34359738368" = 1'-0" SCALE
- 36. 1/68719476736" = 1'-0" SCALE
- 37. 1/137438953472" = 1'-0" SCALE
- 38. 1/274877906944" = 1'-0" SCALE
- 39. 1/549755813888" = 1'-0" SCALE
- 40. 1/1099511627776" = 1'-0" SCALE
- 41. 1/2199023255552" = 1'-0" SCALE
- 42. 1/4398046511104" = 1'-0" SCALE
- 43. 1/8796093022208" = 1'-0" SCALE
- 44. 1/17592186044416" = 1'-0" SCALE
- 45. 1/35184372088832" = 1'-0" SCALE
- 46. 1/70368744177664" = 1'-0" SCALE
- 47. 1/140737488355328" = 1'-0" SCALE
- 48. 1/281474976710656" = 1'-0" SCALE
- 49. 1/562949953421312" = 1'-0" SCALE
- 50. 1/1125899906842624" = 1'-0" SCALE
- 51. 1/2251799813685248" = 1'-0" SCALE
- 52. 1/4503599627370496" = 1'-0" SCALE
- 53. 1/9007199254740992" = 1'-0" SCALE
- 54. 1/18014398509481984" = 1'-0" SCALE
- 55. 1/36028797018963968" = 1'-0" SCALE
- 56. 1/72057594037927936" = 1'-0" SCALE
- 57. 1/144115188075855872" = 1'-0" SCALE
- 58. 1/288230376151711744" = 1'-0" SCALE
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HOLLAND ARCHITECTURE
1511 HARDQUIN AVENUE
AUSTIN, TEXAS 78703



STEWART RESIDENCE
1511 HARDQUIN AVENUE
AUSTIN, TEXAS 78703

STEWART RESIDENCE
1511 HARDQUIN AVENUE
AUSTIN, TEXAS 78703

780 SF AC AREA
780 SF EXPOSED
110 SF RPT. COVER

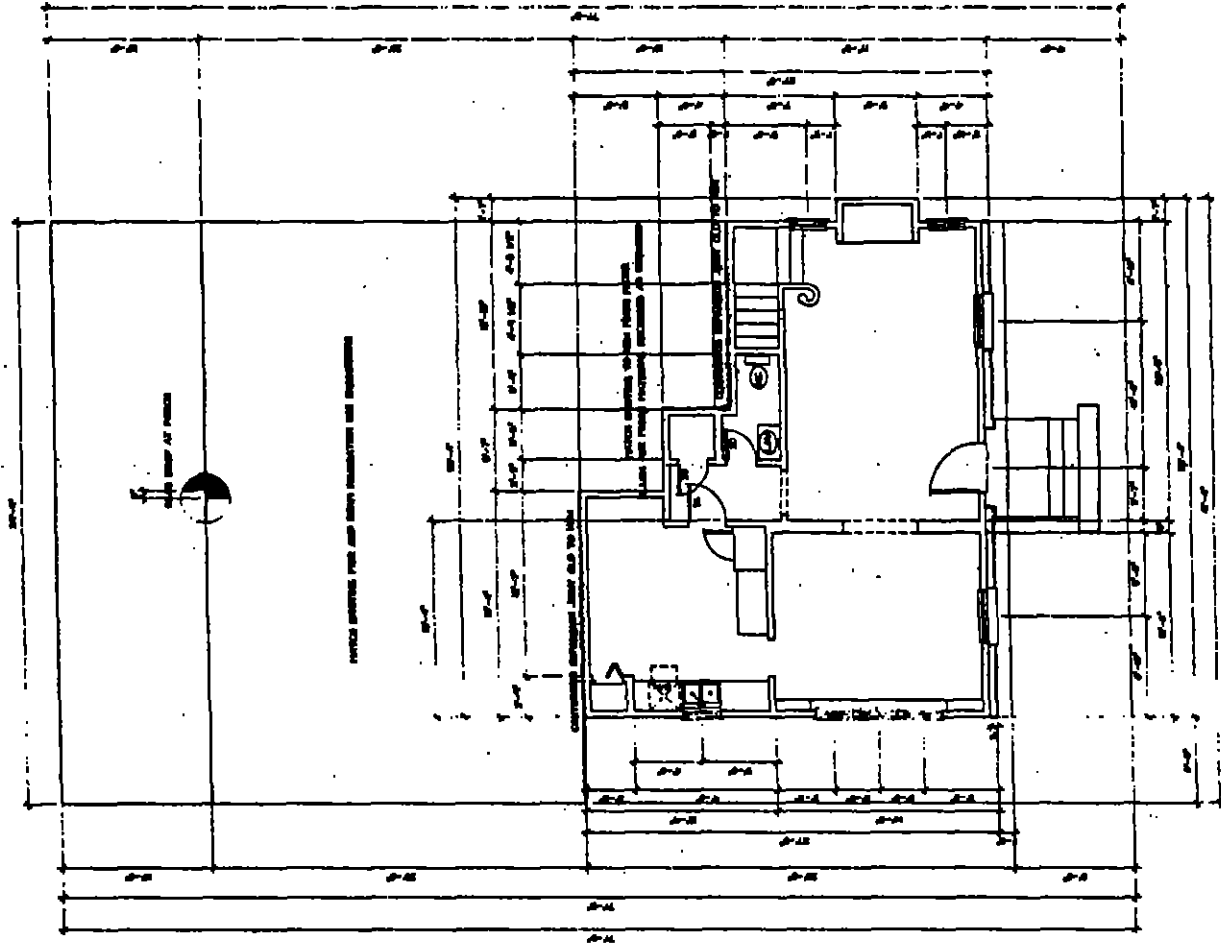
EXISTING
FIRST
FLOOR
PLAN

FOUNDATION
PLAN

SHEET NO.

A-25

DEC. 15, 2008



1/4" = 1'-0"
SCALE 1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN

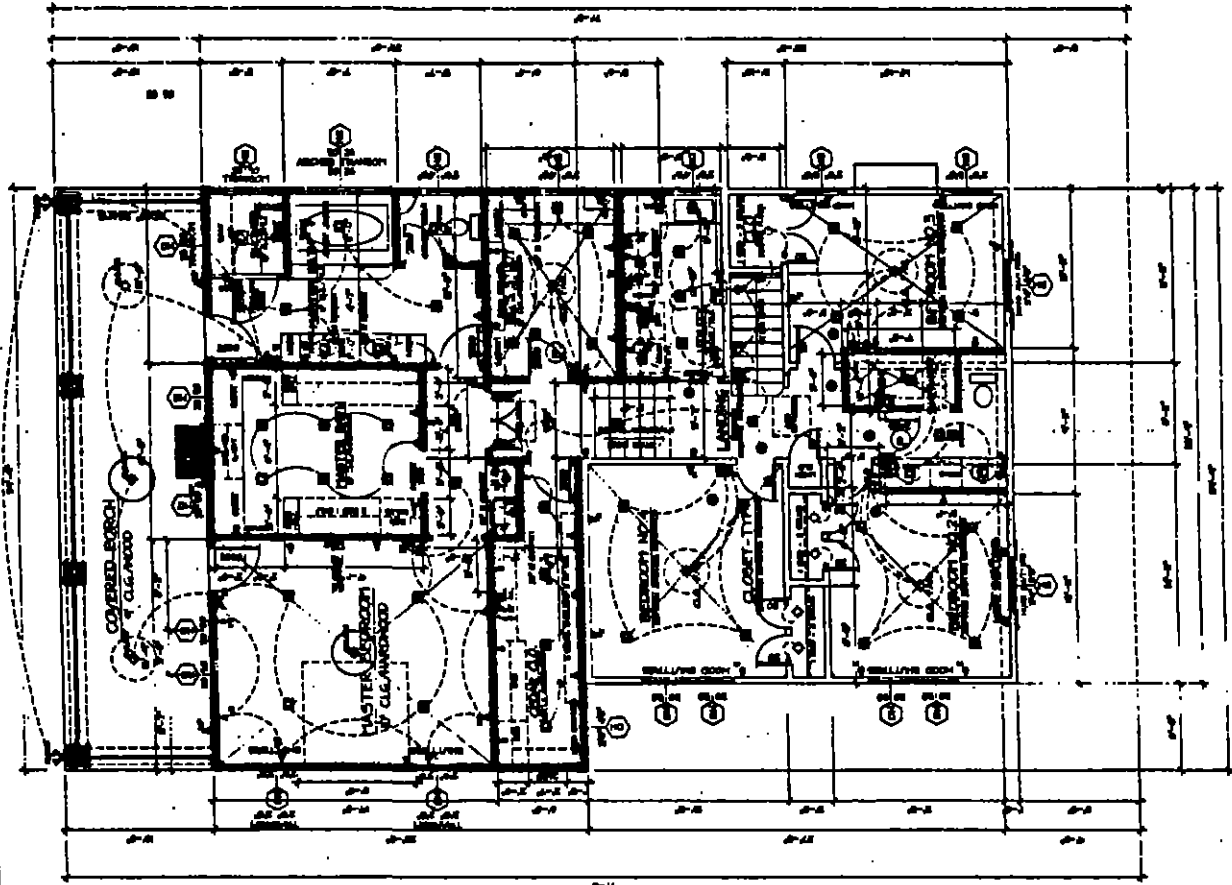


STEWART RESIDENCE
1511 HARDOUN AVENUE
AUSTIN, TEXAS 78703

809 SF EXISTING
1753 SF ADDITION
1761 SF AC AREA
1977 SF PORCH
2640 SF TOTAL

REMODEL
SECOND
FLOOR
PLAN

SHEET NO.
A-3
DEC. 14, 2005



① SECOND FLOOR PLAN

1 3-4 X 5-6 IN. 2 4-5 X 6-7 IN. 3 5-6 X 7-8 IN. 4 6-7 X 8-9 IN. 5 7-8 X 9-10 IN. 6 8-9 X 10-11 IN. 7 9-10 X 11-12 IN. 8 10-11 X 12-13 IN. 9 11-12 X 13-14 IN. 10 12-13 X 14-15 IN. 11 13-14 X 15-16 IN. 12 14-15 X 16-17 IN. 13 15-16 X 17-18 IN. 14 16-17 X 18-19 IN. 15 17-18 X 19-20 IN. 16 18-19 X 20-21 IN. 17 19-20 X 21-22 IN. 18 20-21 X 22-23 IN. 19 21-22 X 23-24 IN. 20 22-23 X 24-25 IN. 21 23-24 X 25-26 IN. 22 24-25 X 26-27 IN. 23 25-26 X 27-28 IN. 24 26-27 X 28-29 IN. 25 27-28 X 29-30 IN. 26 28-29 X 30-31 IN. 27 29-30 X 31-32 IN. 28 30-31 X 32-33 IN. 29 31-32 X 33-34 IN. 30 32-33 X 34-35 IN. 31 33-34 X 35-36 IN. 32 34-35 X 36-37 IN. 33 35-36 X 37-38 IN. 34 36-37 X 38-39 IN. 35 37-38 X 39-40 IN. 36 38-39 X 40-41 IN. 37 39-40 X 41-42 IN. 38 40-41 X 42-43 IN. 39 41-42 X 43-44 IN. 40 42-43 X 44-45 IN. 41 43-44 X 45-46 IN. 42 44-45 X 46-47 IN. 43 45-46 X 47-48 IN. 44 46-47 X 48-49 IN. 45 47-48 X 49-50 IN. 46 48-49 X 50-51 IN. 47 49-50 X 51-52 IN. 48 50-51 X 52-53 IN. 49 51-52 X 53-54 IN. 50 52-53 X 54-55 IN. 51 53-54 X 55-56 IN. 52 54-55 X 56-57 IN. 53 55-56 X 57-58 IN. 54 56-57 X 58-59 IN. 55 57-58 X 59-60 IN. 56 58-59 X 60-61 IN. 57 59-60 X 61-62 IN. 58 60-61 X 62-63 IN. 59 61-62 X 63-64 IN. 60 62-63 X 64-65 IN. 61 63-64 X 65-66 IN. 62 64-65 X 66-67 IN. 63 65-66 X 67-68 IN. 64 66-67 X 68-69 IN. 65 67-68 X 69-70 IN. 66 68-69 X 70-71 IN. 67 69-70 X 71-72 IN. 68 70-71 X 72-73 IN. 69 71-72 X 73-74 IN. 70 72-73 X 74-75 IN. 71 73-74 X 75-76 IN. 72 74-75 X 76-77 IN. 73 75-76 X 77-78 IN. 74 76-77 X 78-79 IN. 75 77-78 X 79-80 IN. 76 78-79 X 80-81 IN. 77 79-80 X 81-82 IN. 78 80-81 X 82-83 IN. 79 81-82 X 83-84 IN. 80 82-83 X 84-85 IN. 81 83-84 X 85-86 IN. 82 84-85 X 86-87 IN. 83 85-86 X 87-88 IN. 84 86-87 X 88-89 IN. 85 87-88 X 89-90 IN. 86 88-89 X 90-91 IN. 87 89-90 X 91-92 IN. 88 90-91 X 92-93 IN. 89 91-92 X 93-94 IN. 90 92-93 X 94-95 IN. 91 93-94 X 95-96 IN. 92 94-95 X 96-97 IN. 93 95-96 X 97-98 IN. 94 96-97 X 98-99 IN. 95 97-98 X 99-100 IN. 96 98-99 X 100-101 IN. 97 99-100 X 101-102 IN. 98 100-101 X 102-103 IN. 99 101-102 X 103-104 IN. 100 102-103 X 104-105 IN. 101 103-104 X 105-106 IN. 102 104-105 X 106-107 IN. 103 105-106 X 107-108 IN. 104 106-107 X 108-109 IN. 105 107-108 X 109-110 IN. 106 108-109 X 110-111 IN. 107 109-110 X 111-112 IN. 108 110-111 X 112-113 IN. 109 111-112 X 113-114 IN. 110 112-113 X 114-115 IN. 111 113-114 X 115-116 IN. 112 114-115 X 116-117 IN. 113 115-116 X 117-118 IN. 114 116-117 X 118-119 IN. 115 117-118 X 119-120 IN. 116 118-119 X 120-121 IN. 117 119-120 X 121-122 IN. 118 120-121 X 122-123 IN. 119 121-122 X 123-124 IN. 120 122-123 X 124-125 IN. 121 123-124 X 125-126 IN. 122 124-125 X 126-127 IN. 123 125-126 X 127-128 IN. 124 126-127 X 128-129 IN. 125 127-128 X 129-130 IN. 126 128-129 X 130-131 IN. 127 129-130 X 131-132 IN. 128 130-131 X 132-133 IN. 129 131-132 X 133-134 IN. 130 132-133 X 134-135 IN. 131 133-134 X 135-136 IN. 132 134-135 X 136-137 IN. 133 135-136 X 137-138 IN. 134 136-137 X 138-139 IN. 135 137-138 X 139-140 IN. 136 138-139 X 140-141 IN. 137 139-140 X 141-142 IN. 138 140-141 X 142-143 IN. 139 141-142 X 143-144 IN. 140 142-143 X 144-145 IN. 141 143-144 X 145-146 IN. 142 144-145 X 146-147 IN. 143 145-146 X 147-148 IN. 144 146-147 X 148-149 IN. 145 147-148 X 149-150 IN. 146 148-149 X 150-151 IN. 147 149-150 X 151-152 IN. 148 150-151 X 152-153 IN. 149 151-152 X 153-154 IN. 150 152-153 X 154-155 IN. 151 153-154 X 155-156 IN. 152 154-155 X 156-157 IN. 153 155-156 X 157-158 IN. 154 156-157 X 158-159 IN. 155 157-158 X 159-160 IN. 156 158-159 X 160-161 IN. 157 159-160 X 161-162 IN. 158 160-161 X 162-163 IN. 159 161-162 X 163-164 IN. 160 162-163 X 164-165 IN. 161 163-164 X 165-166 IN. 162 164-165 X 166-167 IN. 163 165-166 X 167-168 IN. 164 166-167 X 168-169 IN. 165 167-168 X 169-170 IN. 166 168-169 X 170-171 IN. 167 169-170 X 171-172 IN. 168 170-171 X 172-173 IN. 169 171-172 X 173-174 IN. 170 172-173 X 174-175 IN. 171 173-174 X 175-176 IN. 172 174-175 X 176-177 IN. 173 175-176 X 177-178 IN. 174 176-177 X 178-179 IN. 175 177-178 X 179-180 IN. 176 178-179 X 180-181 IN. 177 179-180 X 181-182 IN. 178 180-181 X 182-183 IN. 179 181-182 X 183-184 IN. 180 182-183 X 184-185 IN. 181 183-184 X 185-186 IN. 182 184-185 X 186-187 IN. 183 185-186 X 187-188 IN. 184 186-187 X 188-189 IN. 185 187-188 X 189-190 IN. 186 188-189 X 190-191 IN. 187 189-190 X 191-192 IN. 188 190-191 X 192-193 IN. 189 191-192 X 193-194 IN. 190 192-193 X 194-195 IN. 191 193-194 X 195-196 IN. 192 194-195 X 196-197 IN. 193 195-196 X 197-198 IN. 194 196-197 X 198-199 IN. 195 197-198 X 199-200 IN. 196 198-199 X 200-201 IN. 197 199-200 X 201-202 IN. 198 200-201 X 202-203 IN. 199 201-202 X 203-204 IN. 200 202-203 X 204-205 IN. 201

SHOULD HAVE BEEN TAKEN
 3-4-78 & 3-5-78
 FOLLOWS HERE ON SEPT.
 GARDNER, MARY, VERN, CLAY
 COLOR FOR GARDNER
 CLASS
 GARDNER, CLAY, GARDNER
 GARDNER, MARY
 BY GIL. CLAY, GARDNER
 A. GARDNER
 GARDNER, CLAY, GARDNER

TABLE 1. SUMMARY OF DATA
FROM AIRTEL AND APP. MAIL
COLLECTIONS AND AIRTEL
COMMENTS FOR THE PERIOD OF 1968

TABLE 2. SUMMARY OF DATA
FROM AIRTEL AND APP. MAIL
COLLECTIONS AND AIRTEL
COMMENTS FOR THE PERIOD OF 1969

TABLE 3. SUMMARY OF DATA
FROM AIRTEL AND APP. MAIL
COLLECTIONS AND AIRTEL
COMMENTS FOR THE PERIOD OF 1970

CLAS - OTHER COLLECTIONS AND MATERIALS

NAME: SSB

PLANS: LINDSAY PETERSON
SECOND LAY: BOLD TYPICAL
PHOTO CALL: BOLD

OTHER: BOLD TYPICAL

[illegible]

GETC1
 NEW COLOR NAME
 TONAL TYPE, PATCH NUMBER
 19 AND PATCH NEW COLOR NAME
 PRESENTLY
 TONAL TYPE, PATCH NUMBER
 PATCH NEW COLOR NAME
 TONAL TYPE, PATCH NUMBER
 PRESENTLY

[illegible]

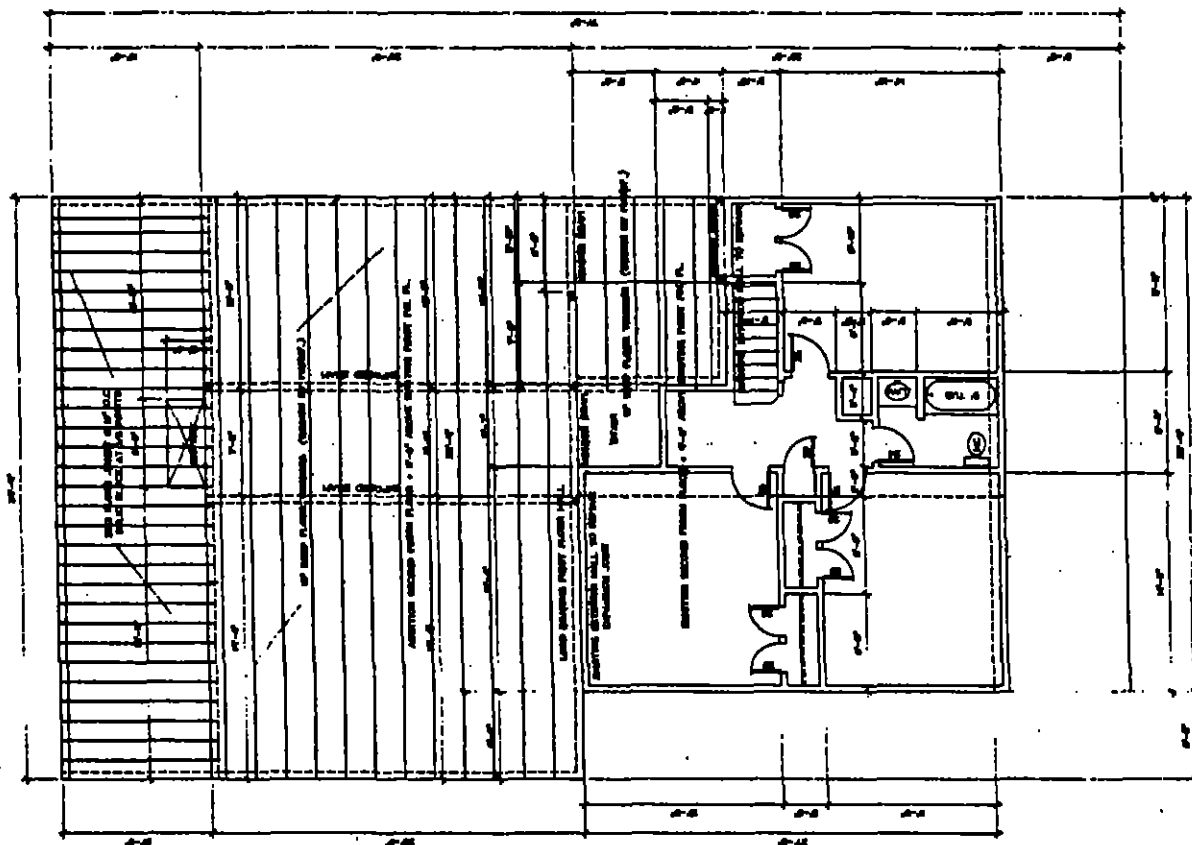
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STEWART RESIDENCE
1511 HARDOUN AVENUE
AUSTIN, TEXAS 78703

ASB OF EXISTING
EXISTING
SECOND
FLOOR
PLAN
FRAMING
PLAN

SHEET NO.
A-35
DEC 15, 2006



① EXISTING SECOND FLOOR PLAN



HILLARD ARCHITECTURAL
1511 HARDOUN AVENUE
AUSTIN, TEXAS 78703

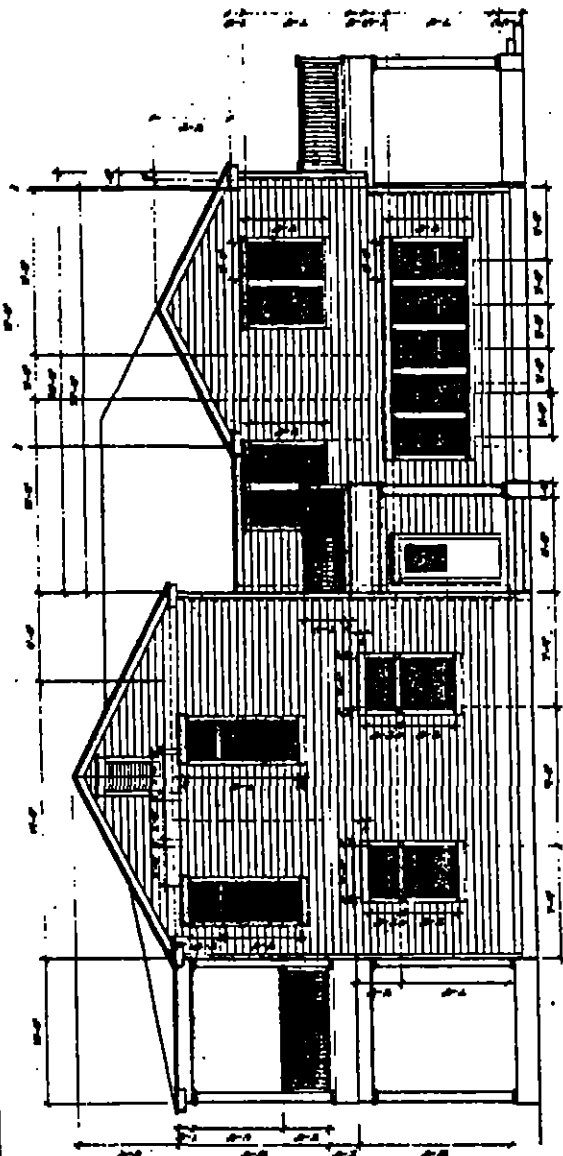


John Hillard

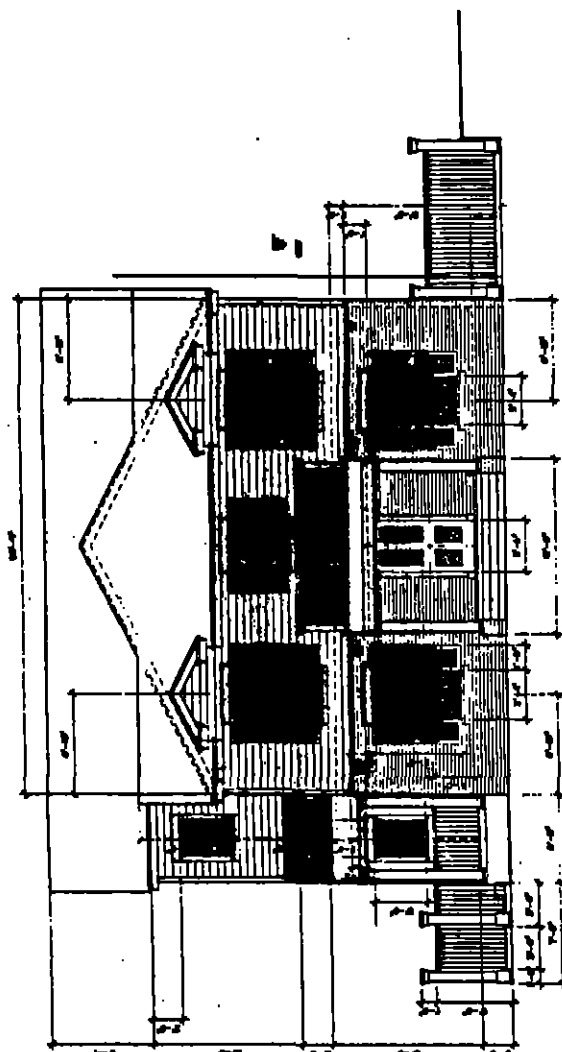
STEWART RESIDENCE
1511 HARDOUN AVENUE
AUSTIN, TEXAS 78703

**EXTERIOR
ELEVATIONS**

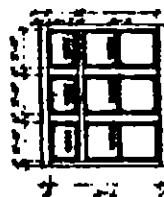
SHEET NO.
A-4
DEC. 16, 2005



② EAST ELEVATION EAST 1/4 7/23



③ NORTH ELEVATION EAST 1/4 7/23

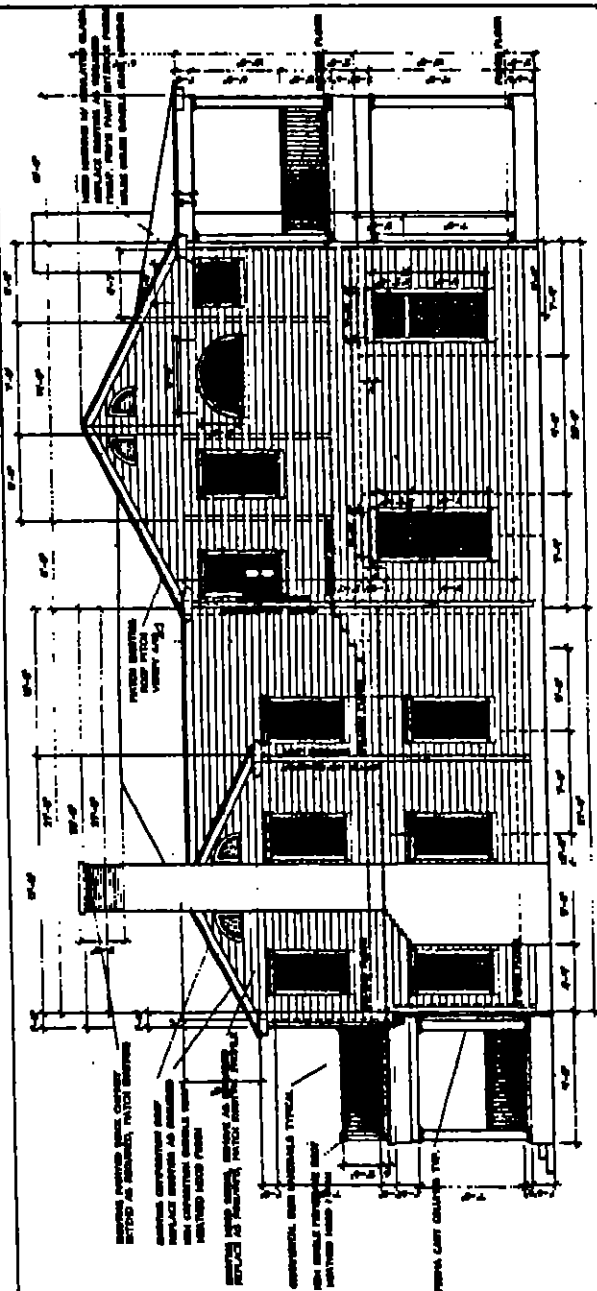


SHEET NO.
A-5
DEC. 15, 2003

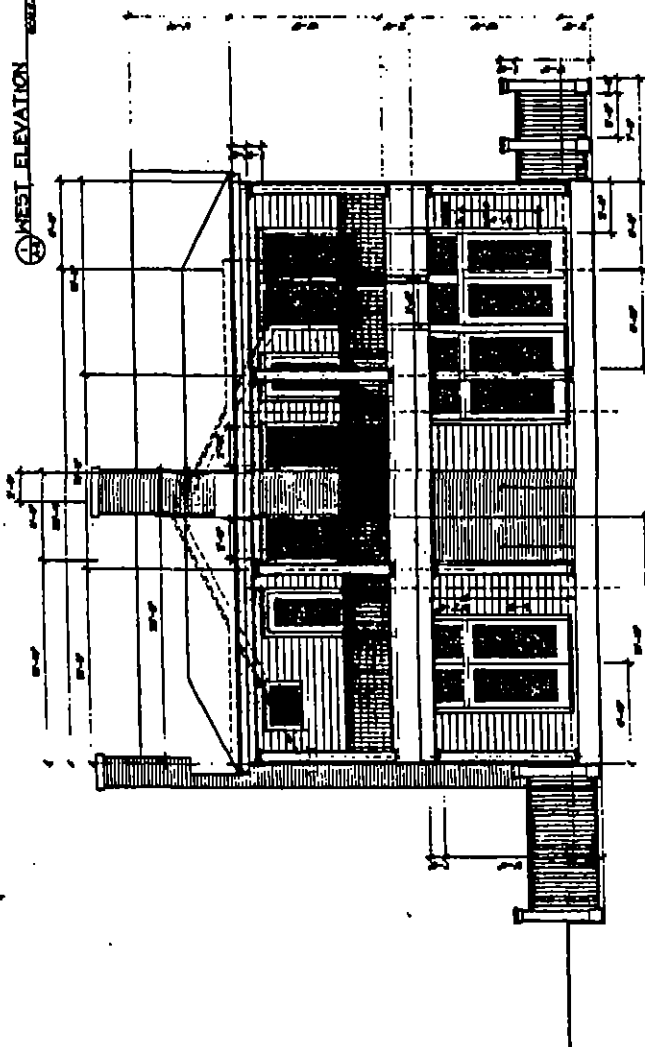


WILLARD ARCHITECTURAL

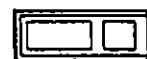
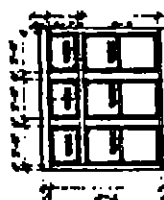
James H. Hedges



① WEST ELEVATION



① SOUTH ELEVATION





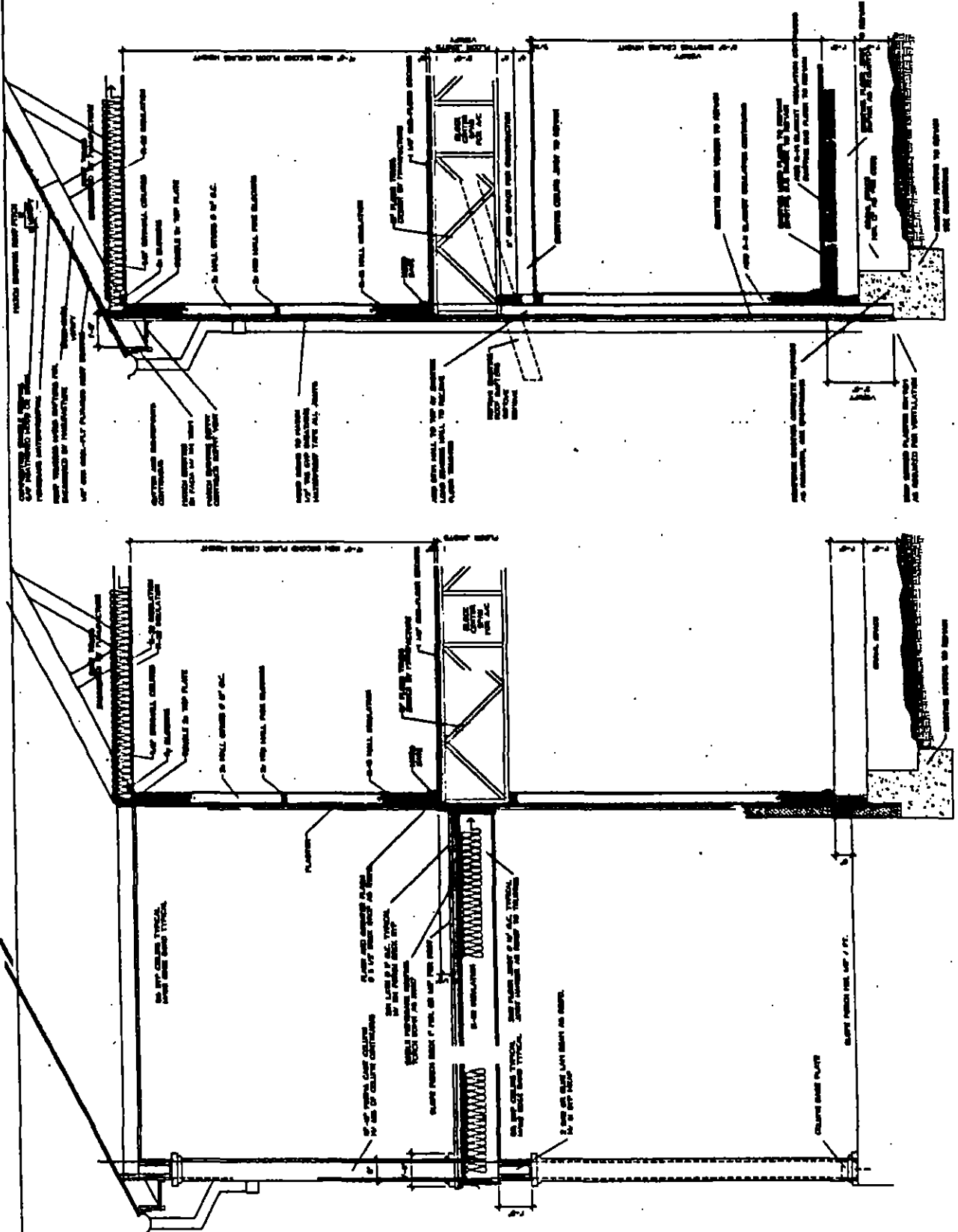
HOLLAND ARCHITECTURAL
1511 HARDOUN
AUSTIN, TEXAS 78703



STEWARD
1511 HARDOUN
AUSTIN, TEXAS 78703

STEWARD RESIDENCE REMODELING 1511 HARDOUN AUSTIN, TEXAS 78703

WALL
SECTION
SPECS
SHEET NO.
A-6
DEC. 16, 2005



① WALL SECTION

② WALL SECTION



HOLLAND ARCHITECTURAL
1511 HARDOUN
AUSTIN, TEXAS 78703



STEWART RESIDENCE

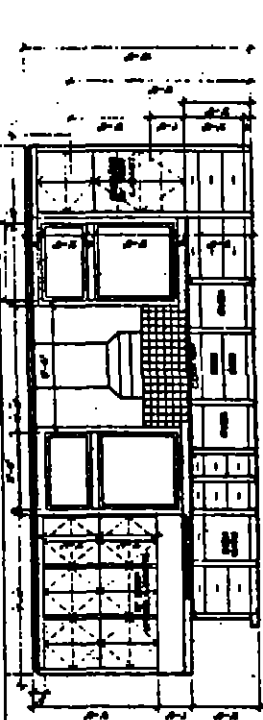
REMODELING
1511 HARDOUN
AUSTIN, TEXAS 78703

INTERIOR
ELEVATIONS

SHEET NO.

A-7

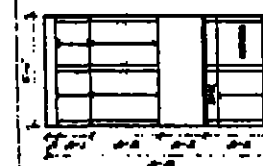
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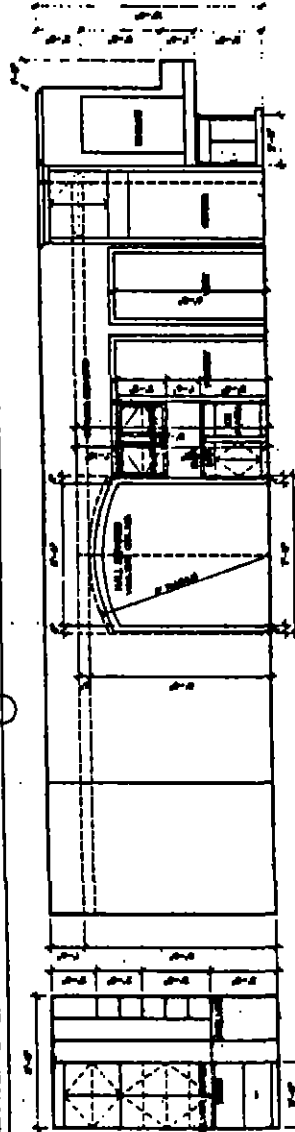
KITCHEN EAST ELEVATION



KITCHEN ISLAND ELEVATION



MASTER BAR



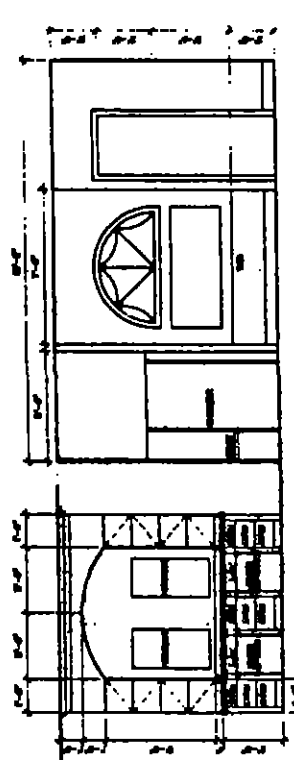
KITCHEN FAMILY ROOM NORTH ELEVATION



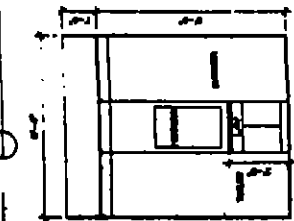
PANTRY EAST ELEV.



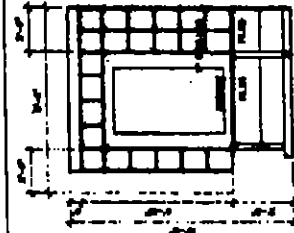
PANTRY WEST



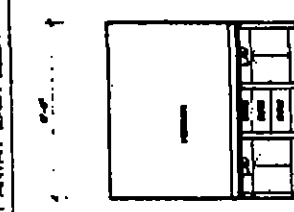
MASTER BATH NORTH ELEVATION



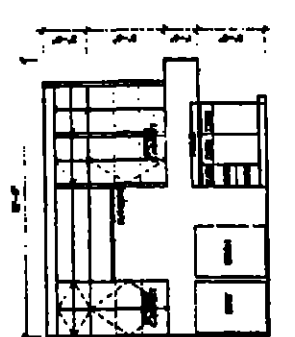
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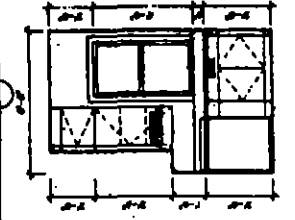
STUDY WEST ELEV.



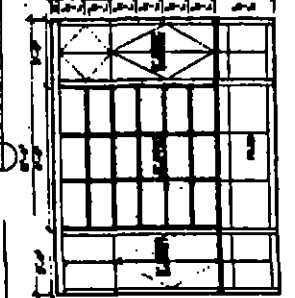
MASTER BATH



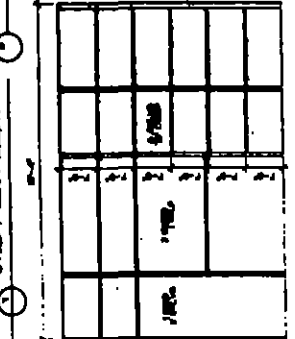
MASTER BATH ELEVATION



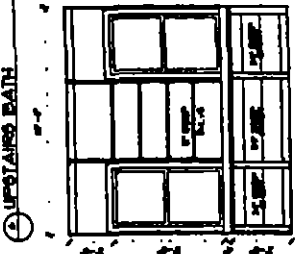
STUDY ELEVATION



CEDAR CLOSET ELEVATION



MASTER CLO



UTILITY ROOM ELEVATION