

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 700 Landen LaneLEGAL DESCRIPTION: Subdivision - Country Club EstatesLot(s) 22 Block _____ Outlot 7 Division C

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/we Kari Blachly on behalf of myself/ourselves as authorized agent for
Jennifer Maynard & Ken Lashus affirm that on 10/28, 2010,hereby apply for a hearing before the Residential Design and Compatibility Commission
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
☐ Maximum Linear feet of Gables protruding from setback plane
☐ Maximum Linear feet of Dormers protruding from the setback plane

_____ Waive or modify the side wall articulation requirement of Section 2.7.

_____ Side Wall Length Articulation
(Please describe request. Please be brief but thorough).

Addition of 238 sq. ft. to the existing
habitable attic space resulting in a total
floor to area ratio of 49.7%

_____ in a SF-3-CO-NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -
case goes to RDCC first. National Register Historical District (NRHD) Overlay:
without H or HD - case goes to Historic Landmark Commission first.

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION
GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The expansion of habitable attic space to provide required bedroom space for the growing family.
The previously approved attic finishout was not included in F.A.R. based upon the ceiling height.

REQUEST:

2. The request for the modification is unique to the property in that:

The modification will not increase the existing footprint of the home, only the interior habitable attic space to provide the additional bedrooms and head height for the growing family

AREA CHARACTER:

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

All adjacent properties are residential and the proposed expansion of the habitable attic space will not alter the character of the neighborhood because the design is in keeping with the existing homes. This small addition is in keeping with the bulk and scale of the neighborhood.

GENERAL INFORMATION FOR SUBMITTAL OF A MODIFICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

(The following is intended to provide assistance in explaining the modification process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process).

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK

Must be submitted in person

An approved submittal will be scheduled for the next available RDCC hearing date

Confirm with City Staff sylvia.benavidez@ci.austin.tx.us for any scheduled changes

SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application).

1. A completed waiver application indicating all modifications being requested and a completed and reviewed residential application (initial fee \$100.00). An application must include all required information.
2. A tax plat map with subject property clearly marked indicating property within a 300-foot radius. This is available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).
3. Check made payable to the City of Austin for the Residential Design and Compatibility Commission notification/sign fee - \$220.00.
4. Other Information -- Although the following is not a requirement of submittal you may wish to include additional information that may assist the Commission in making an informed decision regarding your request, such as: visual aids to support the request, letters from the neighborhood association(s), etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Commission will receive a packet with all information that has been submitted on the Monday prior to the meeting.

Modifications approved by the Commission are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Commission.

Reasonable Use:

- Application must demonstrate to the Commission how the Residential Design and Compatibility Standards regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Commission cannot approve modifications that are not stated in the Residential Design and Compatibility Standards Ordinance, Subchapter F - 2.8.1].
- a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

Application must demonstrate to the Commission how the modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the zoning regulations of the zoning district in which the property is located.

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number	2010-08011 PA
Building Permit No.	
Plat No.	Date 9-15-10
Reviewer	

PRIMARY PROJECT DATA

Service Address	700 Landon Lane
Tax Parcel No.	210538
Legal Description	Lot 22 Block Subdivision Country Club Lawns - Outlot 7 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	☒ Remodel (specify) New recessed entrance, new metal roof, replace specified windows, kitchen remodel and relocate specified bathroom, modification of interior walls, built-in case work ☒ Addition (specify) 3 bedrooms in habitable attic space - ☒ Other (specify) Demo Application - portion of roof -
Zoning (e.g. SF-1, SF-2, SF-3, CO-NP)	
Height of Principal building	26 ft. # of floors 2 Height of Other structure(s) 18.5 ft. # of floors 2
☒ Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request. ☒ Does this site have a septic system? ☒ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review. ☒ 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 ☒ Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No	

VALUATIONS FOR REMODELS ONLY

Building	\$
Electrical	\$
Mechanical	\$
Plumbing	\$
Driveway/Sidewalk	\$
TOTAL	\$
(labor and materials)	

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size	6266 sq. ft.
Job Valuation - Principal Building	\$
(Labor and materials)	
Job Valuation - Other Structure(s)	\$
(Labor and materials)	
TOTAL JOB VALUATION	\$
(sum of remodels and additions)	
TOTAL	\$ 50,000
(Labor and materials)	

PERMIT FEES

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

OWNER / BUILDER INFORMATION

OWNER	Name Kevin Lashus & Jennifer Maynard	Telephone (h)	(w)
BUILDER	Company Name TBD	Telephone	
DRIVEWAY/SIDEWALK	Contact/Applicant's Name	Pager	FAX
CONTRACTOR	Contractor	Telephone	
CERTIFICATE OF OCCUPANCY	Name Kevin Lashus & Jennifer Maynard	Telephone	
Address	700 Landon Lane	City	Austin ST TX ZIP 78705

If you would like to be notified when your application is approved, please select the method: e-mail: _____ telephone _____

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

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

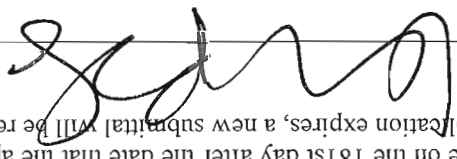
I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, 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 understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

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  DATE 9-15-10

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

Rejection Notes/Additional Comments (for office use only):
Demo - Application Submitted for partial Demo of Roof

Enclose side porch to create den - 8/19/03 - 10-27-1961

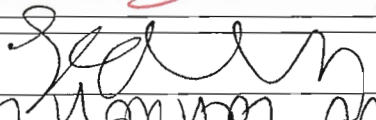
Driv Approach - Exp. SW record 2-9-1989

2006-010637 - 4-3-06 (3303 Harris Fork)

Attic to Bdrm - bath upgrade. Dist. 0608212 Elect Temp.

Seaborn Map Vol 3 pg. 307 - 1935 - 2 Jan Dec: 5-9-1945
27066
Att: 3303 Harris Fork (3301) 5-9-1945
700 Canyon Lane

Service Address

Applicant's Signature 

Date 10/28/10

Non-complying - on TRP - IC - Setback - parking - existing 2008 street.

RESIDENTIAL PERMIT APPLICATION "C"

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.

		SF Existing 2 family		SF New/Addition 2 family	
a.	1 st floor conditioned area	1491	182	sq.ft.	28
b.	2 nd floor conditioned area	675	528	sq.ft.	266
c.	3 rd floor conditioned area			sq.ft.	
d.	Basement			sq.ft.	
e.	Garage / Carport			sq.ft.	
	attached			sq.ft.	
	X detached			sq.ft.	
f.	Wood decks [must be counted at 100%]	181	85	sq.ft.	
g.	Breezeways			sq.ft.	
h.	Covered patios	67		sq.ft.	
i.	Covered porches	77		sq.ft.	
j.	Balconies			sq.ft.	
k.	Swimming pool(s) [pool surface area(s)]			sq.ft.	
l.	Other building or covered area(s)			sq.ft.	
Specify					

TOTAL BUILDING AREA (add a. through l.) 2491 sq.ft. 1141 sq.ft. 238 sq.ft.

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)	2135	sq.ft.
b.	Driveway area on private property	291	sq.ft.
c.	Sidewalk / walkways on private property	448	sq.ft.
d.	Uncovered patios	125	sq.ft.
e.	Uncovered wood decks [may be counted at 50%]	133	sq.ft.
f.	Air conditioner pads	18	sq.ft.
g.	Concrete decks		sq.ft.
h.	Other (specify)		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 3150 sq.ft. 50.3 % of lot (Existing non-complying)

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address

700 London Lane

Applicant's Signature

[Signature]

Date

10/28/10

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

I. 1 st Floor Gross Area				SF Existing, 2 Family, SF New / Addition 2 Family			
a.	1 st floor area (excluding covered or uncovered finished ground- floor porches)			1491	182	-28	sq. ft.
b.	1 st floor area with ceiling height over 15 feet.			1491	182	-28	sq. ft.
TOTAL (add a and b above)				1491	182	-28	sq. ft.
II. 2 nd Floor Gross Area See note 1 below				675	528	266	sq. ft.
d.	2 nd floor area (including all areas covered by a roof i.e. porches, brezeways, mezzanine or loft)			675	528	266	sq. ft.
e.	2 nd floor area with ceiling height > 15 feet.			675	528	266	sq. ft.
TOTAL (add d and e above)				675	528	266	sq. ft.
III. 3 rd Floor Gross Area See note 1 below							sq. ft.
g.	3 rd floor area (including all areas covered by a roof i.e. porches, brezeways, mezzanine or loft).						sq. ft.
h.	3 rd floor area with ceiling height > 15 feet						sq. ft.
TOTAL (add g and h above)							sq. ft.
IV. Basement Gross Area							sq. ft.
j.	Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.						sq. ft.
V. Garage							sq. ft.
k.	attached (subtract 200 square feet if used to meet the minimum parking requirement)						sq. ft.
l.	X detached (subtract 450 square feet if more than 10 feet from principal structure)(346-450=0)			0			sq. ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)							sq. ft.
VII. TOTAL				2166	710	238	sq. ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)		3114	sq. ft.
GROSS AREA OF LOT		6266	sq. ft.
FLOOR AREA RATIO (gross floor area/gross area of lot)		49.7	sq. ft.

Allowable FAR = 2506.4 sf allowable modification request 25% = 626.6 sf not to exceed 3133 sf

1 If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater

b. It only has one floor within the roof structure

c. It does not extend beyond the foot print of the floors below

d. It is the highest habitable portion of the building; and

e. Fifty percent or more of the area has a ceiling height of seven feet or less.

ONE STOP SHOP
505 Barton Springs
Austin, Texas 78701
(512) 974-2632 phone
(512) 974-9112 phone
(512) 974-9779 fax
(512) 974-9109 fax

Electric Service Planning Application (ESPA)
For Residential and Commercial "SERVICE ONLY"
Under 350 amps 1φ or 225 amps 3φ



☐ Check this box if this is for a building permit only.

(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Kari Blackley Phone 289-0010
Email _____ Fax _____
Project Name Attic Expansion for 3 bdrms
Project Address 700 Landon
Legal Description 0117 Div C - Country Club
Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service
Who is your electrical service provider? ☒ AE ☐ Other _____
(Usually less than 24 months)

☐ Overhead or ☐ Underground Voltage _____
Service Main Size(s) _____ (amps) Number of Meters? _____
AE Service Length _____ (ft.) Conductor _____ (type & size)
SqFt Per Unit _____ # Units _____
☐ All Electric ☐ Gas & Electric ☐ Other _____
Total AC Load _____ (Tons) Largest AC unit _____ (Tons)
LRA (Locked Rotor Amps) of Largest AC Unit _____ (Amps)
Electric Heating _____ (kW) Other _____ (kW)

Comments: Expand Attic Space

ESPA Completed by (Signature & Print name) _____ Date _____ Phone _____

Approved: ☐ Yes ☐ No (Remarks on back)

AE Representative _____

Application expires 180 days after date of Approval
(Any change to the above information requires a new ESPA)

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Version 1.1.0.0

Operating-100736
Stop Form Ver:1.1.0.0 Eff:Date:03/02/10

This document when printed is uncontrolled and for reference purposes only.

SEP 29 2010
271-215 JGM
AE APPROVED



GeoProfile Search Results

Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1				

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-CO-NP	5169675

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Waller Creek	1327

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	786	Home Builders Association of Greater Austin	47775
2	511	Austin Neighborhoods Council	47802
3	742	Austin Independent School District	47810
4	1037	Homeless Neighborhood Organization	47816
5	1113	Austin Parks Foundation	47866
6	1228	Sierra Club, Austin Regional Group	47964
7	1075	League of Bicycling Voters	48049
8	1224	Austin Monorail Project	48051
9	31	Hancock Neighborhood Assn.	48124
10	1236	The Real Estate Council of Austin, Inc.	48153
11	1287	Signature Neighborhood Association	48160
12	754	Central Austin Neighborhoods Planning Area Committee	48197
13	1200	Super Duper Neighborhood Objectors and Appeals Organization	48226

Annexation

Rec	SDE.ANNEXTION_HISTORY.CASENUM	SDE.ANNEXTION_HISTORY.ORDNUM	SDE.ANNEXTION_HISTORY.ACRES	SDE.ANNEXTION_HISTORY.DESCRPTIO	SDE.ANNEXTION_HISTORY.TYPE	SDE.ANNEXTION_HISTO
1		27974.052	18581.426	AUSTIN CITY LIMITS	FULL	19851219
2				FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19450314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	NEIGHBORHOOD PLANNING AREAS	HANCOCK	10140
2	RESIDENTIAL DESIGN STANDARDS	NONE	10156

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X			

Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE

Lot 22, COUNTRY CLUB LAKES ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 387, Page 245, Travis County Deed Records.

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 09-27-2010 BY 60322 JAG/ML

(b) All structures etc. must maintain 7.5' clearance from AE energized power lines. Enforced by AE & NESC codes.

*NOTE: (1) Basis of Dealings is assumed.
(2) Lot is subject to Restrictive Covenants, including General Easement Rights and Building Setback Requirements, as recorded in Vol. 480, Pg. 581, TCDR.
(3) Subject Property DOES NOT lie within the limits of a special flood hazard zone, as determined from F.F.M.A. Flood Insurance Rate Map 48453C0165-E, dated June 16, 1993 (Zone "X"),

HARRIS PARK AVENUE
(60 R.O.W.)

LANDON LANE

(50'R.O.W.)

N60°19'45"W-50.09'

(50)

TwoStoryStucco

Woodfence

22

WOSTY
r/Apt

Concrete Drive

S60°32'25"E-50.05'

S29°25'00" N - 125.30'

(125)

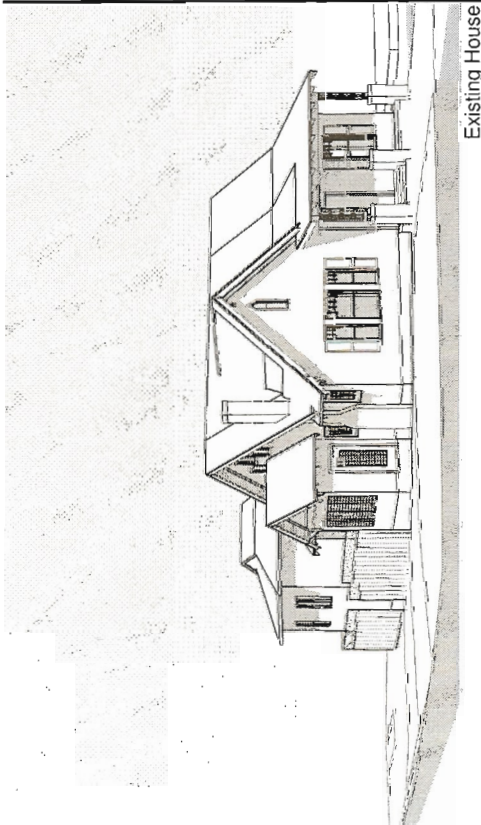
Woodence

100

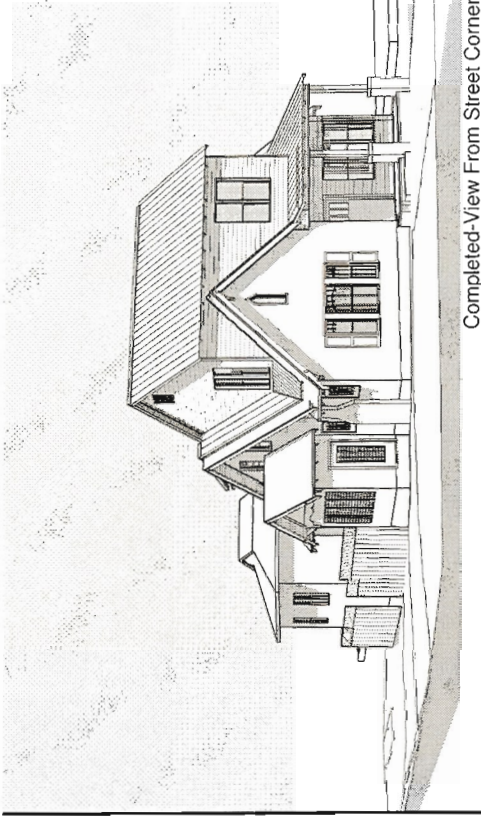
21

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EXIST Building
Vol 3 pg. 307
non-conflicting



Existing House



Completed-View From Street Corner

**700 LONDON LANE
RENOVATION/SECOND FLOOR ADDITION**

OWNER
Jennifer Maynard and Kevin Lashus
700 London Lane
Austin, TX 78705

PROPERTY
Subdivision: Country Club Lawns
Lot: 22
GIS Zoning Classification: SF-3-CO-NP

Sheet Number	Sheet Name
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A-001	Cover
A-002	Setback Planes
A-003	Perspective Views
A-004	Neighborhood Photos
A-100	Architectural Site Plan
A-101	Ground Level Plan
A-102	Second Level Plan
A-201	Elevation
A-202	Elevation
A-203	Elevation
A-204	Elevation
D-101	Demolition Plan
D-102	Demolition Plan
D-201	Demolition Elevation
D-202	Demolition Elevation
D-203	Demolition Elevation
D-204	Demolition Elevation

Maynard Lashus Residence
700 London Lane, Austin TX 78705
ZONING SUBMITTAL

Dan Gruber, AIA, LEED AP
4814B Red River St, Austin, TX 78751

Cover
Project No. 2010.01
Date 10-27-2010
Scale

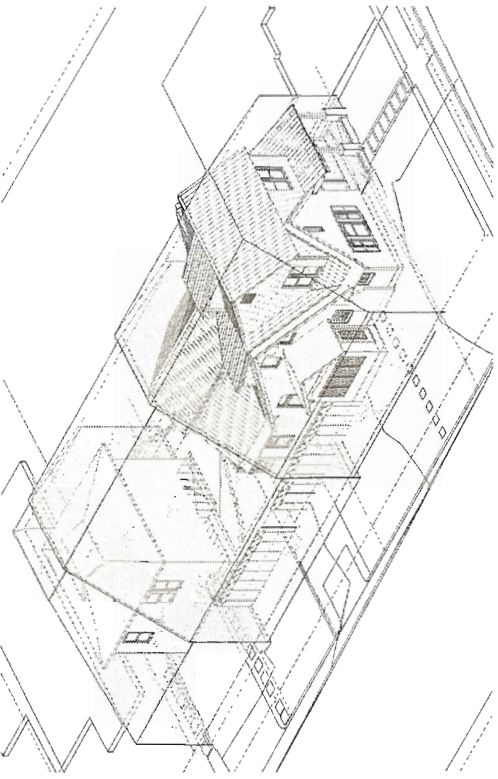
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AM

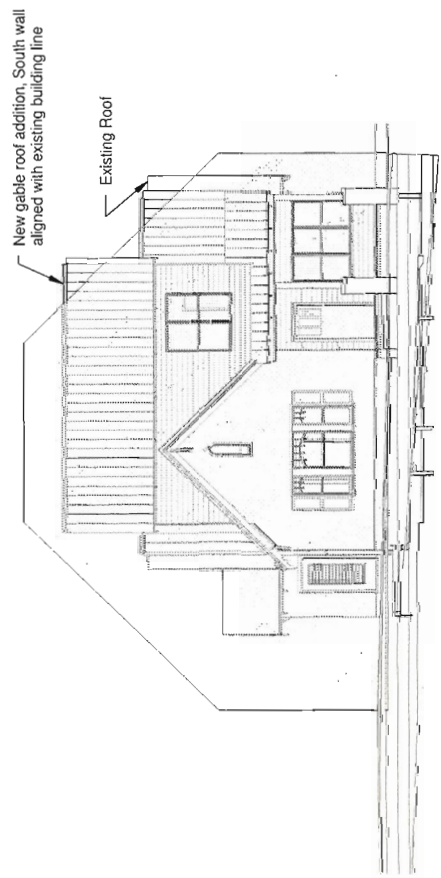
Setback Planes	
Project No.	2010.01
Date	10-27-2010
Scale	3/32" = 1'-0"
A-002	

Maynard Lashus Residence
 700 Landon Lane, Austin TX 78705
 ZONING SUBMITTAL

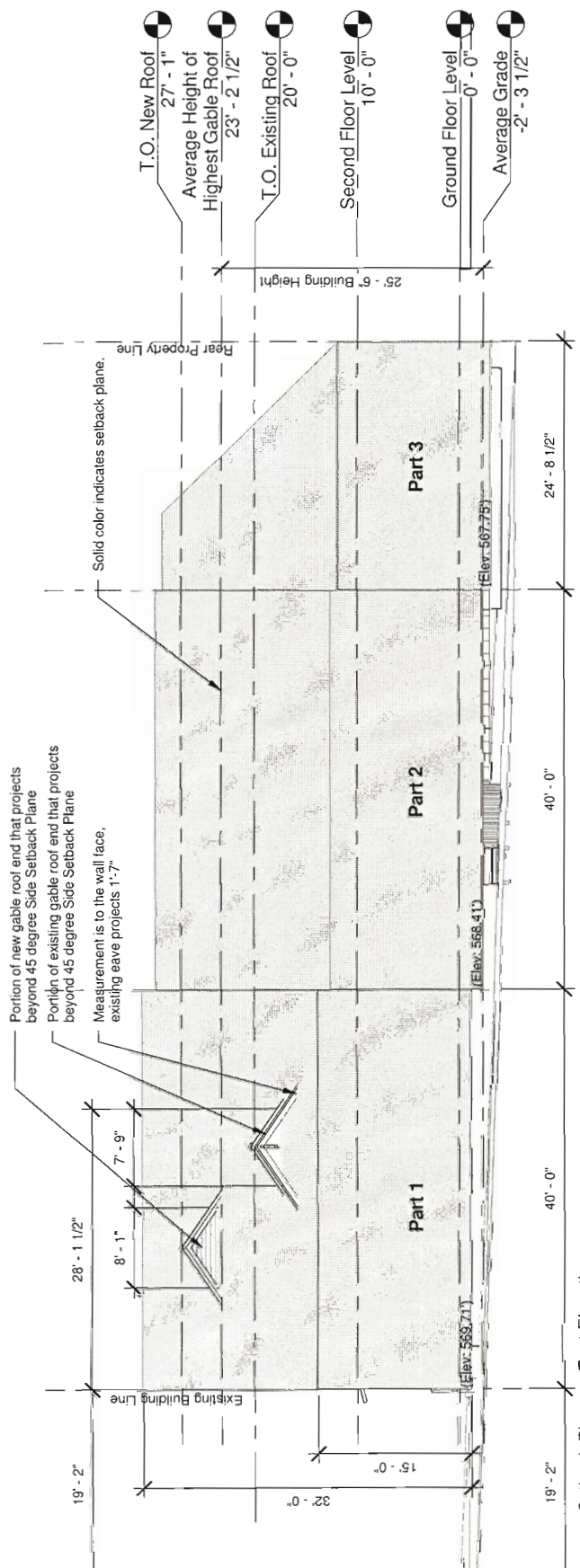
Dan Gruber, AIA, LEED AP
 4814B Red River St. Austin, TX 78751



2 Setback Planes-Axonometric



3 Setback Planes-South Elevation



1 Setback Planes - East Elevation
 3/32" = 1'-0"

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

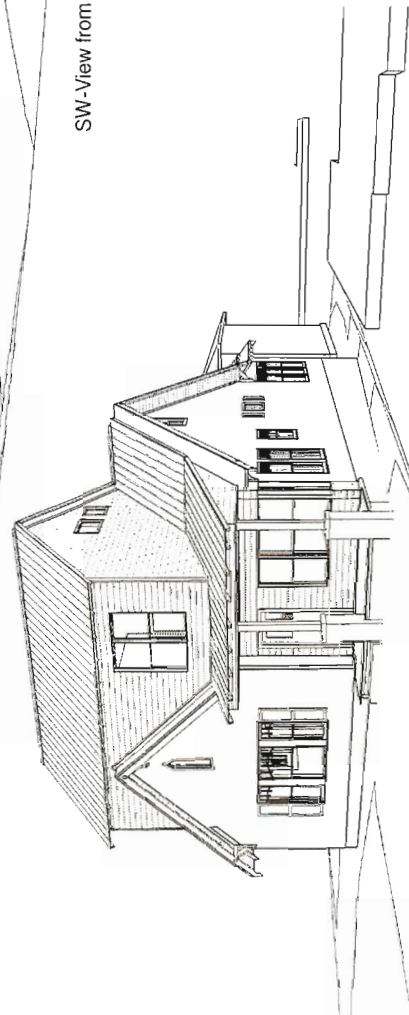
ZONING SUBMITTAL

Perspective Views
Project No. 2010.01
Date 10-27-2010
Scale

A-003

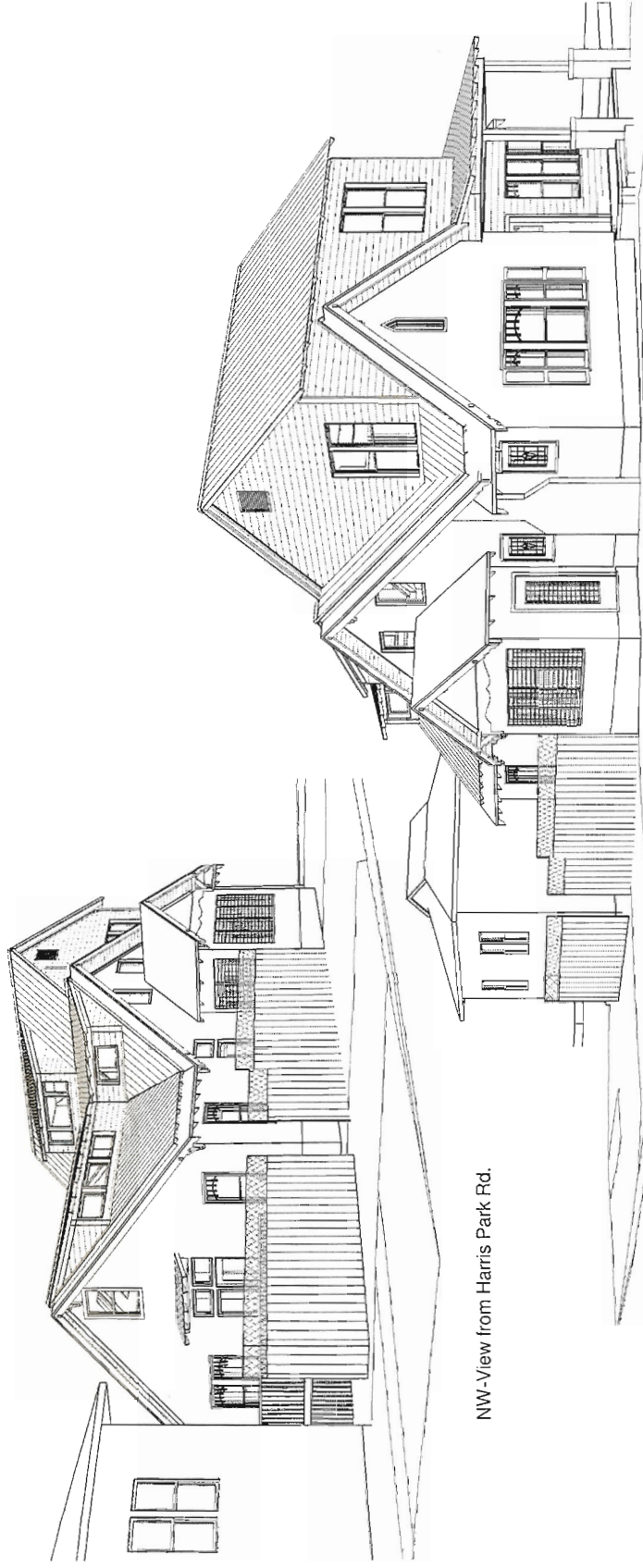
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SW-View from Harris Park



SE-View from Landon Ln.

NW-View from Harris Park Rd.



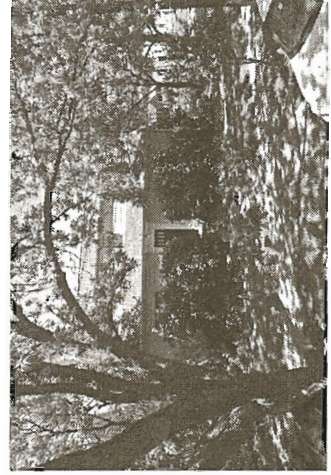
Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

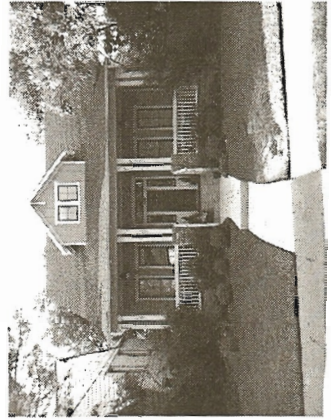
Neighborhood Photos
Project No. 2010.01
Date 10-27-2010
Scale

A-004

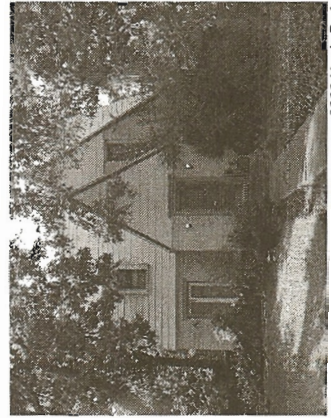
10/27/2010 9:50:17 AM



3312 Harris Park



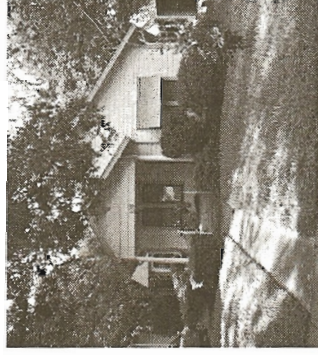
3310 Harris Park



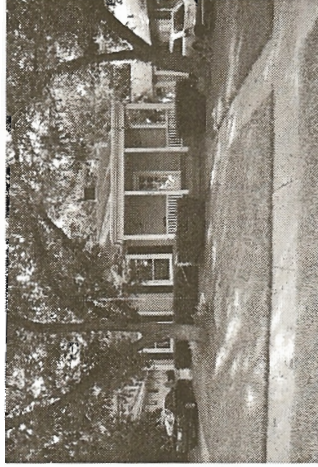
3308 Harris Park



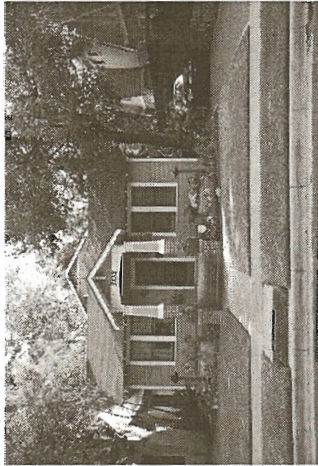
3306 Harris Park



3302 Harris Park



3300 Harris Park



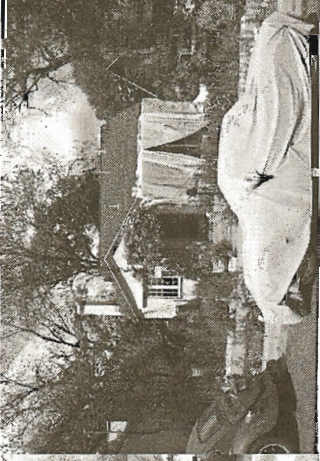
703 Landon



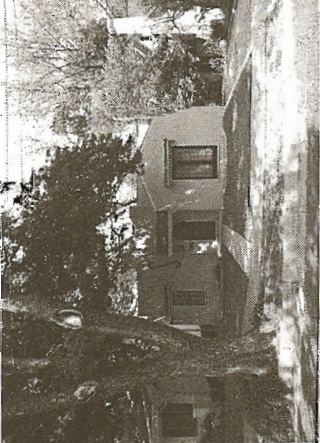
701 Landon



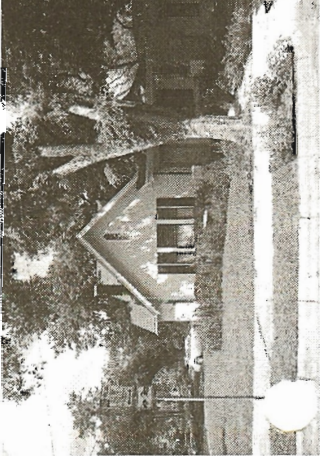
706 Landon



704 Landon



702 Landon



700 Landon

10/27/2010 9:50:22 AM

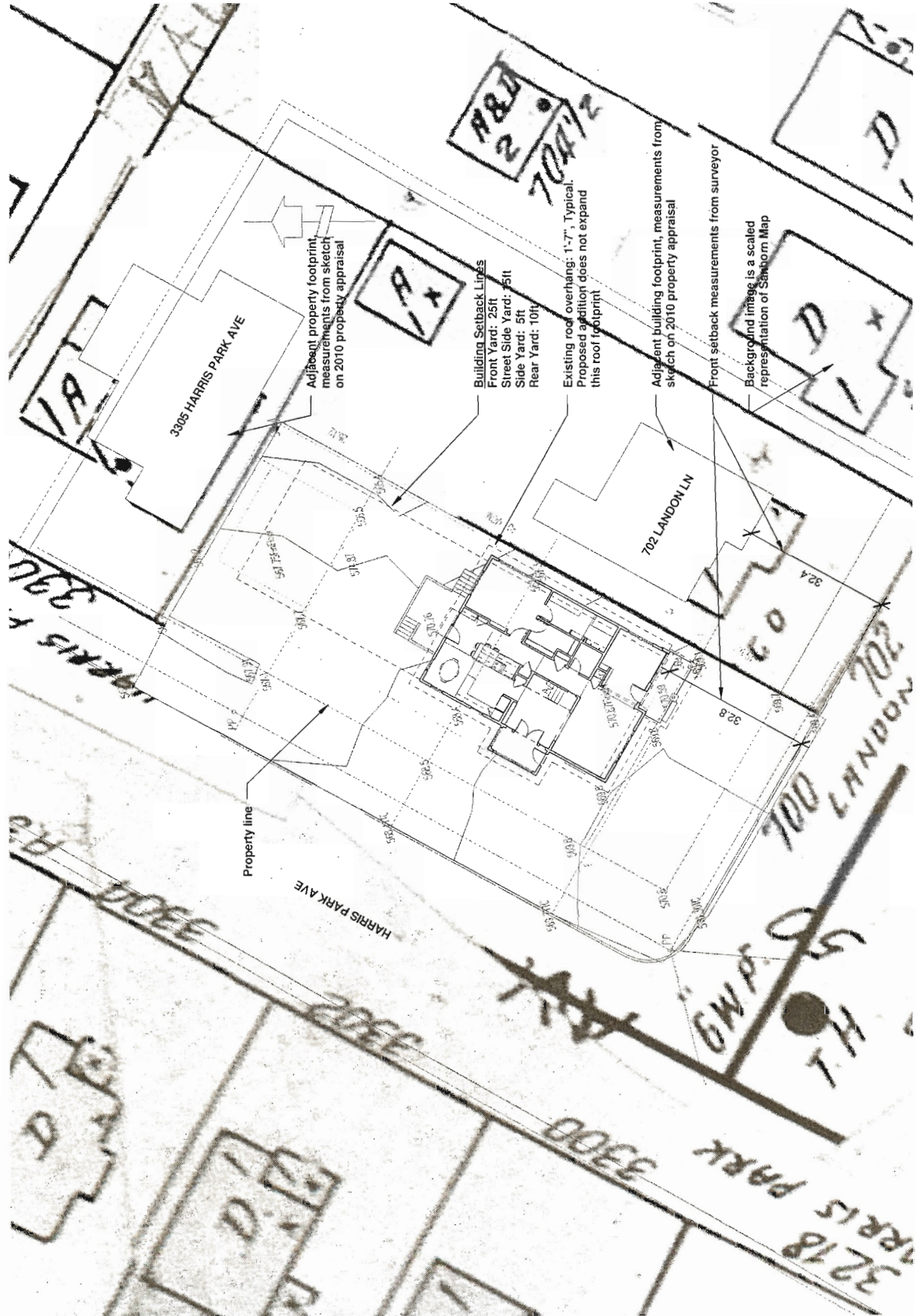
A-100

Architectural Site Plan

Project No. 2010.01
Date 10-27-2010
Scale 1" = 20'-0"

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705
ZONING SUBMITTAL

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751



1 Architectural Site Plan
1" = 20'-0"



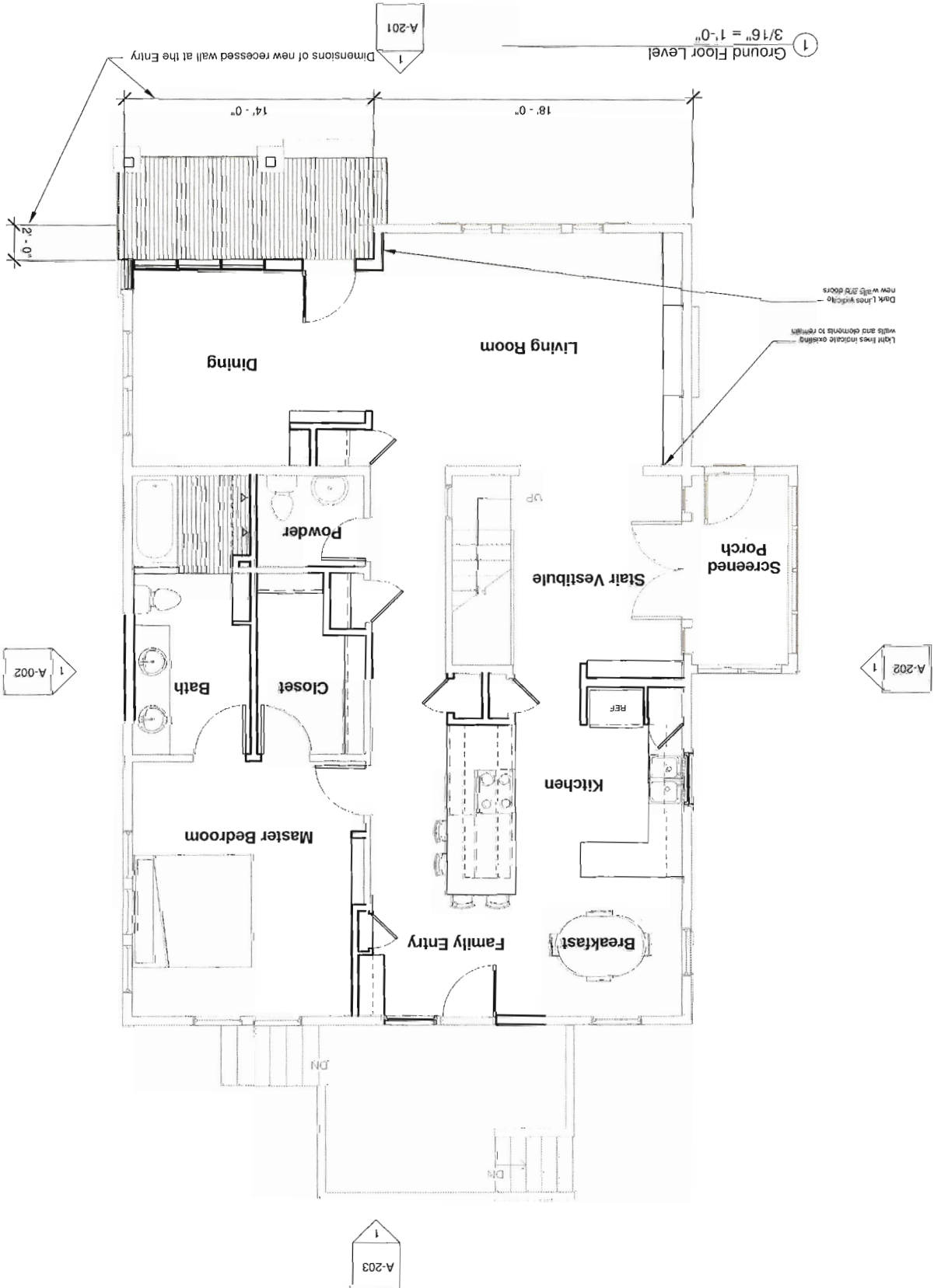
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Ground Level Plan	
Project No. 2010.01	Date 10-27-2010
Scale 3/16" = 1'-0"	

A-101

Maynard Lashus Residence	
700 Landon Lane, Austin TX 78705	
ZONING SUBMITTAL	

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751



10/27/2010 9:25:38 AM

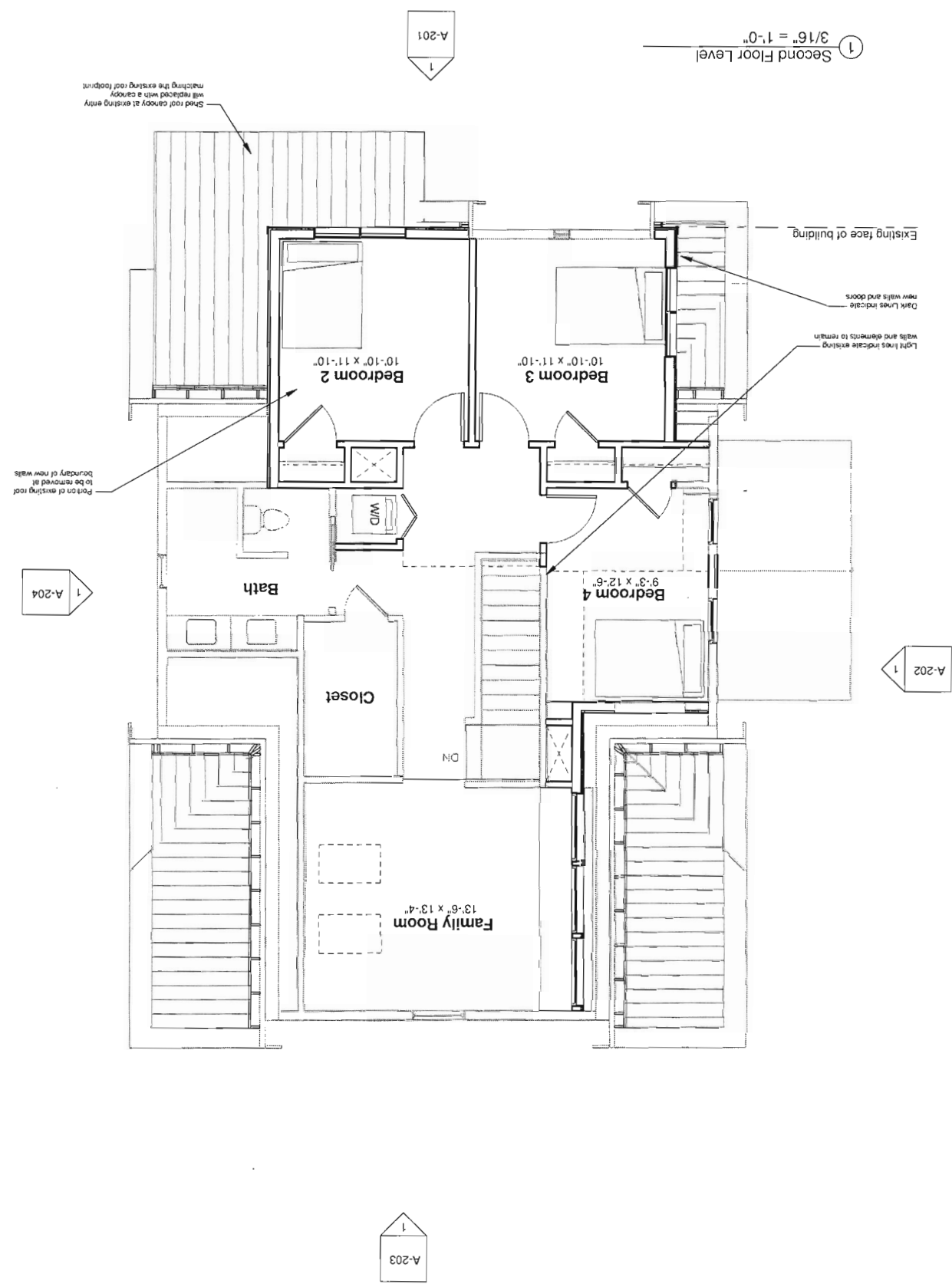
A-102

Scale	3/16" = 1'-0"
Date	10-27-2010
Project No.	2010.01

Second Level Plan

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705
ZONING SUBMITTAL

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

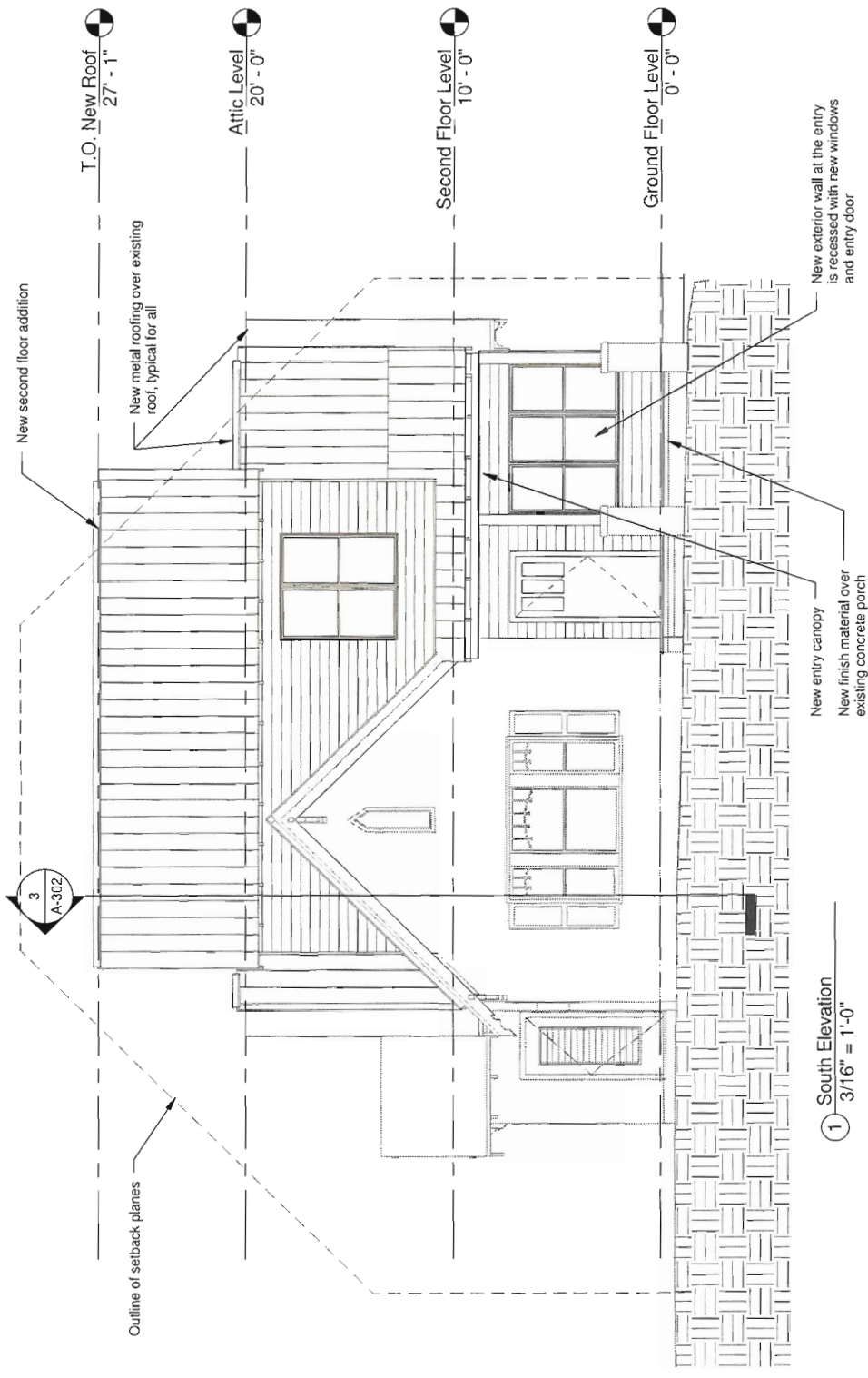


Elevation	Project No.	2010.01
	Date	10-27-2010
	Scale	3/16" = 1'-0"

A-201

Maynard Lashus Residence	
700 Landon Lane, Austin TX 78705	
ZONING SUBMITTAL	

Dan Gruber, AIA, LEED AP
4314B Red River St. Austin, TX 78751



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4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705
ZONING SUBMITTAL

Elevation

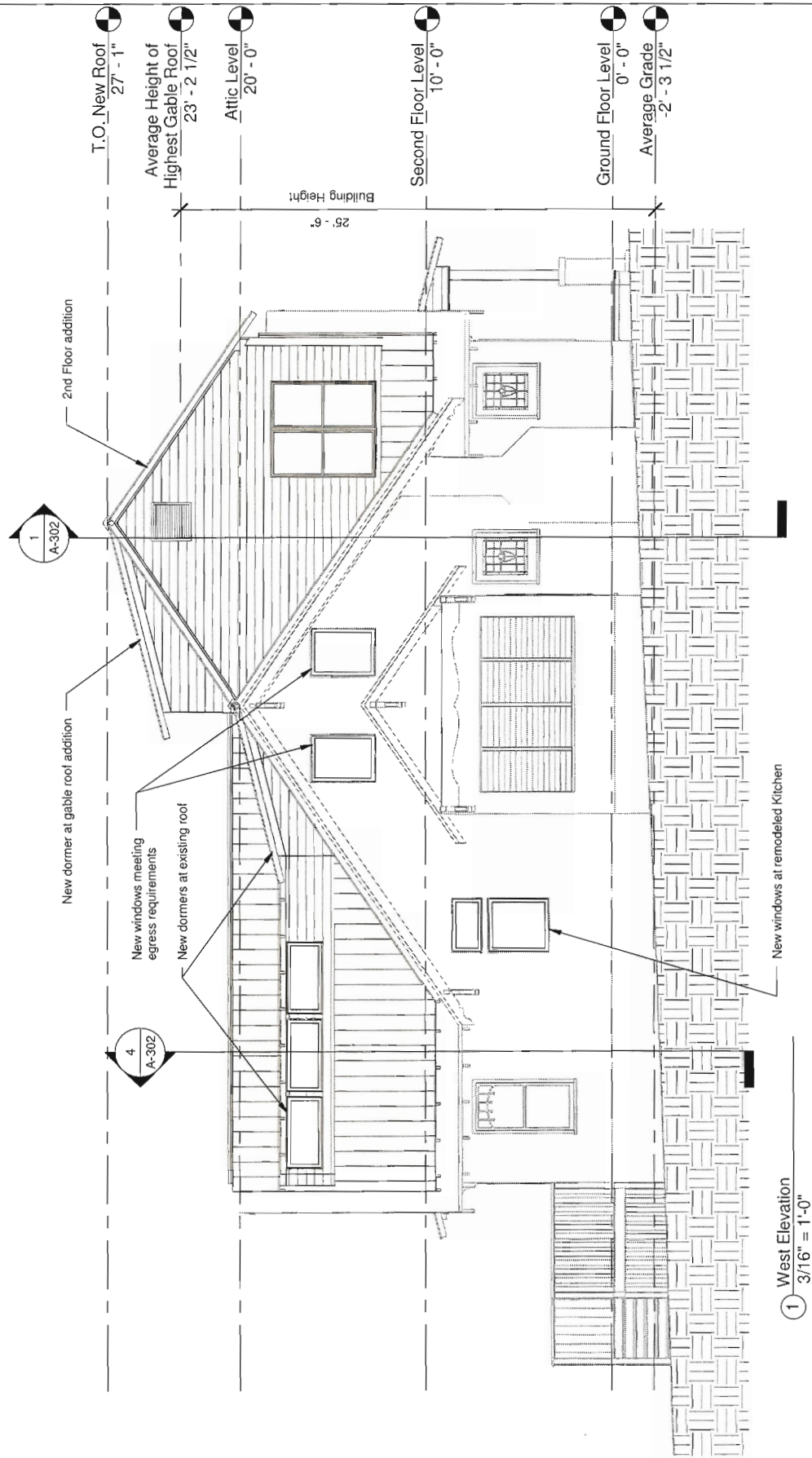
Project No. 2010.01

Date 10-27-2010

Scale 3/16" = 1'-0"

A-202

10/27/2010 9:50:27 AM



1 West Elevation
3/16" = 1'-0"

Dan Gruber, AIA, LEED AP
4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705
ZONING SUBMITTAL

Elevation

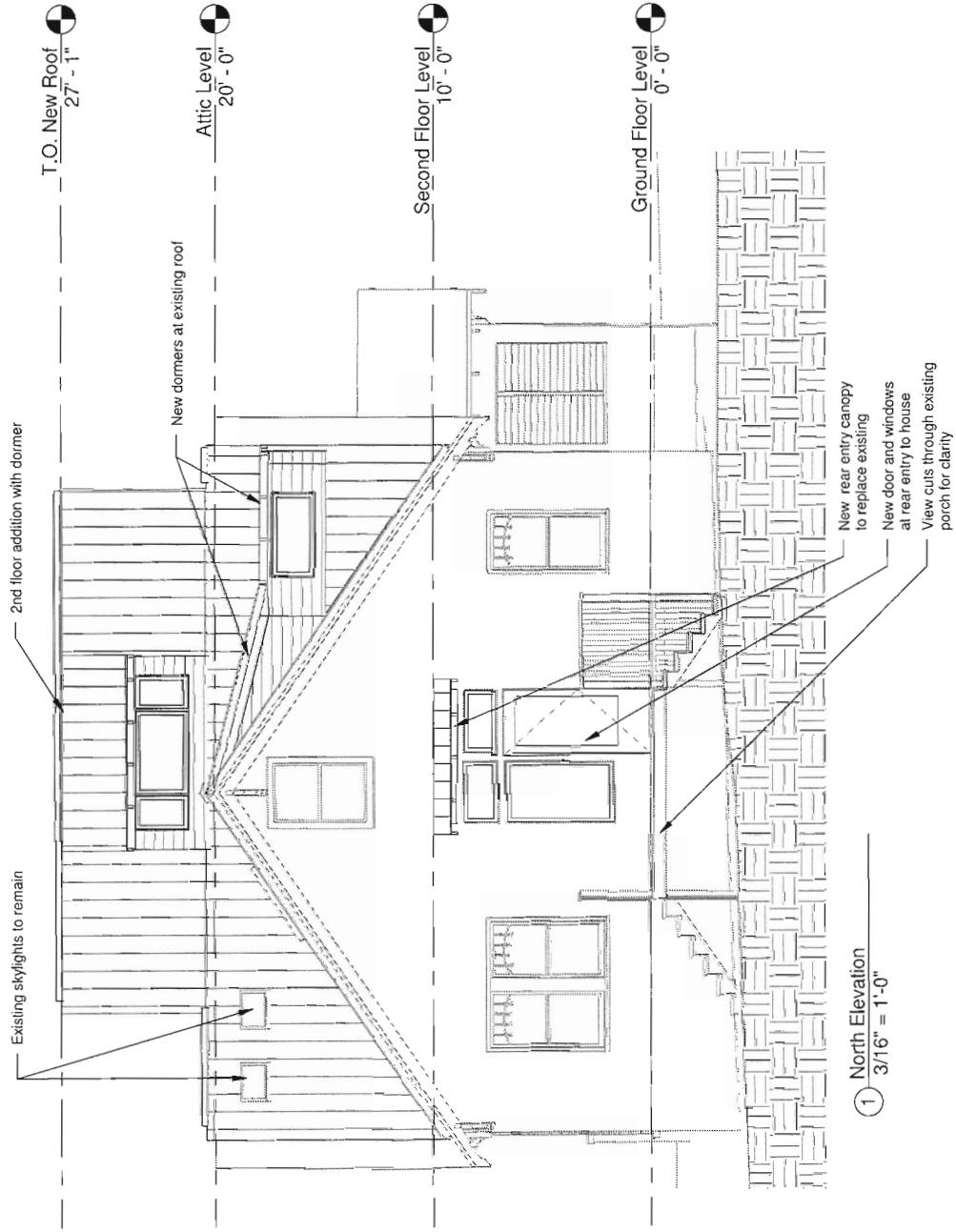
Project No. 2010.01

Date 10-27-2010

Scale 3/16" = 1'-0"

A-203

10/27/2010 9:50:56 AM



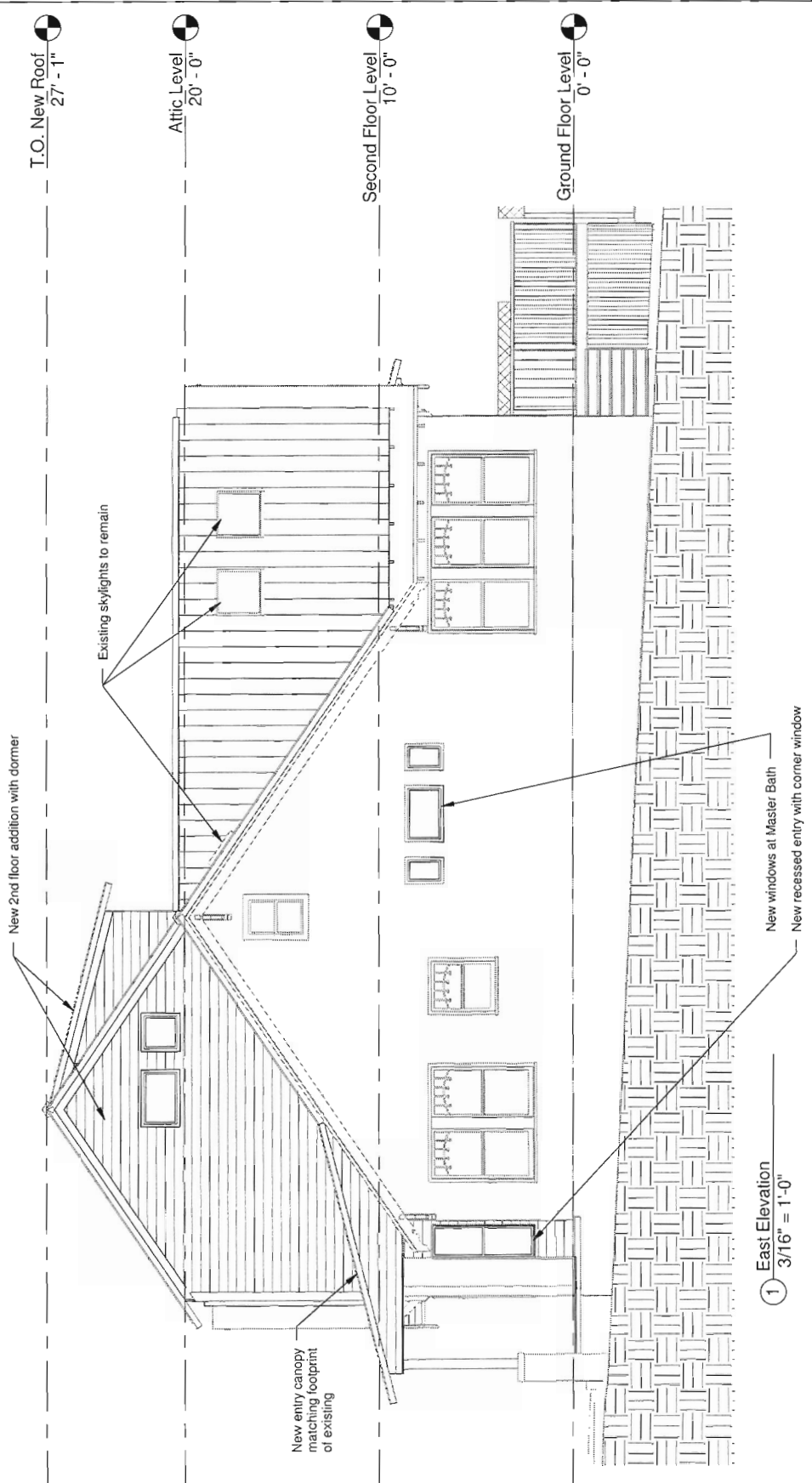
10/27/2010 9:51:04 AM

Elevation		
Project No.	2010.01	
Date	10-27-2010	
Scale	3/16" = 1'-0"	

A-204

Maynard Lashus Residence	
700 Landon Lane, Austin TX 78705	
ZONING SUBMITTAL	

Dan Gruber, AIA, LEED AP
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4814B Red River St. Austin, TX 78751

Maynard Lashus Residence
700 Landon Lane, Austin TX 78705

ZONING SUBMITTAL

Demolition Plan

D-101

Project No. 2010.01
Date 10-27-2010
Scale 3/16" = 1'-0"

10/29/2010 9:17:39 AM

