B2/1

CITY OF AUSTIN
ROW # 10750449

CASE # 2012-036829 PR

TCAD # 01150605080000

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1807 Stamford Ln., Austin, TX 78703

LEGAL DESCRIPTION: Subdivision – Westfield Addition

LT 18 and part of LT 19 RSB of PT of LT 7 BLK 18 and PT of LT 6-8 BLK 17

Lot(s)_____ Block_____ Outlot_____ Division_____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Eleanor F. Reshetnikov on behalf of myself/ourselves as authorized agent for

Richard and Andrea Stovall affirm that on May 14, 2012,

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*).

Andrea and Richard Stovall, the owners of 1807 Stamford Lane, want to build an enclosed, 140 square foot, detached, one-story bathroom with storage in their backyard to serve their pool area. This bathroom would be integral with the retaining walls in the back of their yard. The existing house was built prior to the adoption of Subchapter F: Residential Design and Compatibility Standards and it exceeds 40% FAR. If a 25% increase were granted and the bathroom were built the resulting FAR would remain under 50%.

in a ~~1 Family Dwelling~~ SF3 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.

B2/2

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 2206 Trail of the Madrones

City, State Austin, TX Zip 78746

Phone 512-554-5004 Printed Name Ellie Reshetnikov

Signature _____ Date 5-14-2012

OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 1807 Stamford Lane

City, State Austin, TX Zip 78703

Phone 512-426-3514 Printed Name Andrea Stovall

Signature Andrea Stovall Date 5-14-2012

B2/3

City of Austin
May 13th 2012

To Whom It May Concern:

This letter is on behalf of 1807 Stamford Lane. We live directly next door at 1901 Stamford Lane. The Stovalls, who live at 1807 Stamford Lane, would like to build a pool and bathroom in their backyard. We are excited about the Stovall's project of adding a pool and bathroom to their house. We think the pool and backyard bathroom will be a great addition to their house, ~~out~~ our street and the neighborhood. We do not feel that it will compromise the design of their house or our house in the least bit.

Thank you,
J.W. Urhausen III and Becky Urhausen
Jim + Becky Urhausen

B2/4

May 13, 2012

To Whom It May Concern:

We are aware that our immediate neighbors at 1807 Stamford Lane are putting in a pool and are requesting a variance for a small structure in their backyard which will include a bathroom. We have reviewed the plans and find the design tasteful and in keeping with the original design of the house. We feel this will add value not only to their property but to the neighborhood as a whole and as such, are in full support of this project. Given these factors and the fact that the structure will not be visible from the street view, we feel that this variance should be granted. In addition, as parents of newborn twins we look forward to having our children swim at our neighbor's house and find it reassuring that there will be a bathroom in close proximity to the pool.

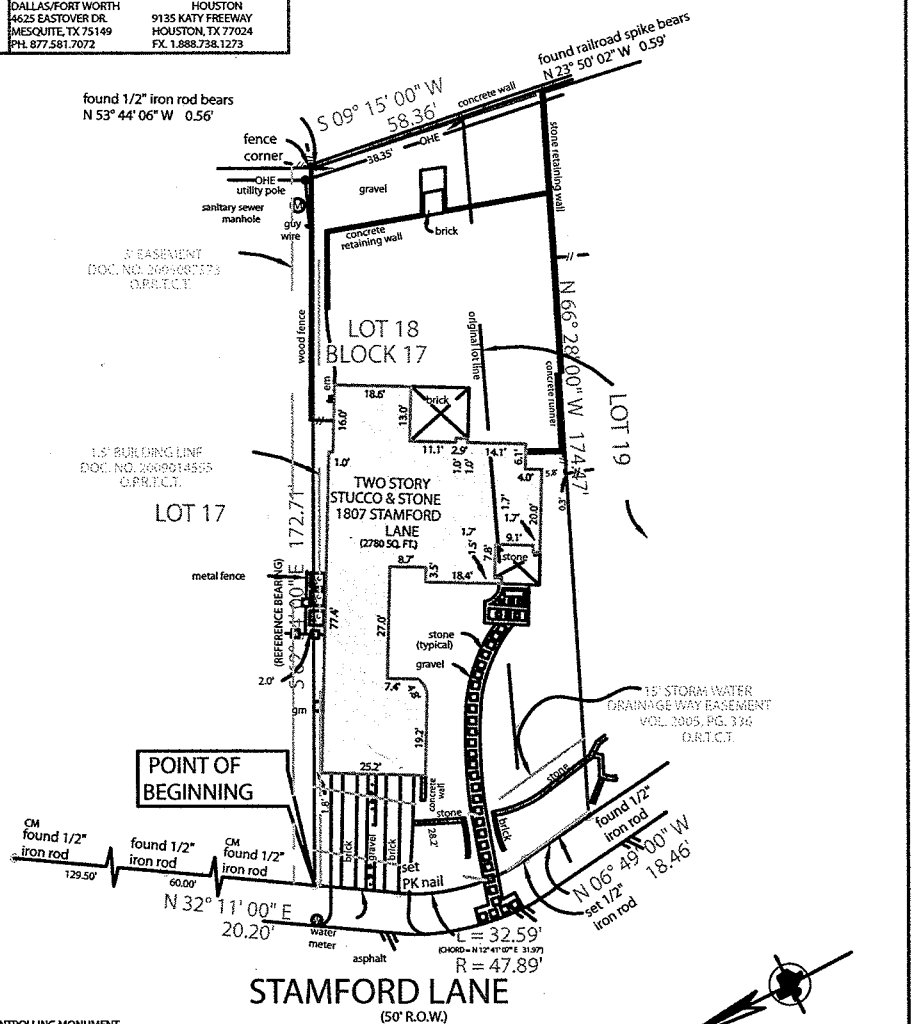
Sincerely,

Mark and Leslie Newberry
1805 Stamford Lane
Austin TX 78703

B2/5

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH
4625 EASTOVER DR.
MESQUITE, TX 75149
PH. 877.581.7072

HOUSTON
9135 KATY FREEWAY
HOUSTON, TX 77024
FX. 1.888.738.1273



NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
5' UTILITY EASEMENT ALONG THE ORIGINAL LOT LINE OF LOTS 18 & 19 IS RELEASED PER INSTRUMENT RECORDED IN DOC. NO. 2004162933. R.P.R.T.C.T.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1807 STAMFORD LANE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

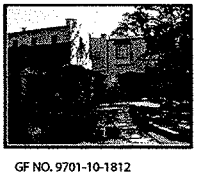
ACCEPTED BY:

_____

_____

DATE: 12/06/10
FIELD DATE: 12/02/10
REVISED: 12/08/10

TECH: RLH FIELD: PL
JOB NO: 610-0736



GF NO. 9701-10-1812
MAPSCO NO: 584-C
TEXAS AMERICAN TITLE COMPANY

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

Existing FAR: CAD Survey

AREA	SQ.FT.
1st floor	
bound (includes garage 621)	2780
outdoor storage	-80
staircase area	-200
GARAGE EXEMPT - 2.00	2300
2nd floor	2895
TOTAL	5395
Lot	11064
FAR (existing)	.4876

Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
elle@fowlerlanddesign.com
512.554.5004

Stovall Residence

RDCC: FAR Increase Request





1807 Stamford
Austin, TX 78703

Westfield Addition
LT 18 and part of LT 19 RSB of PT of LT 7 BLK 18 and PT of LT 6-8 BLK 17

PROJECT: BACKYARD POOL, LANDSCAPE AND ACCESSORY STRUCTURE

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ellie@fowlerlanddesign.com
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Project Location in Backyard: Before Construction

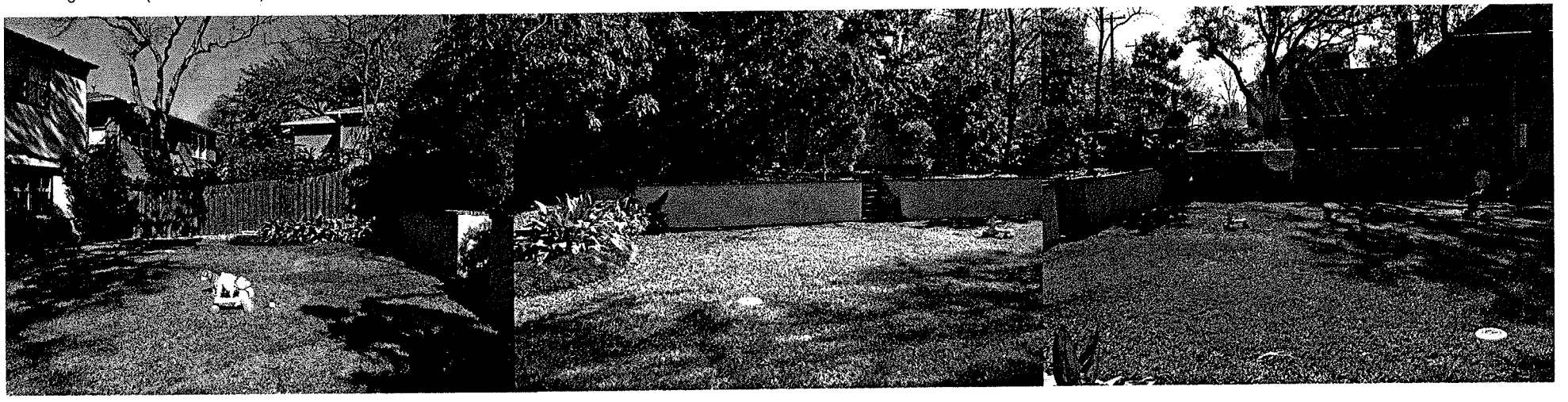


East (Rear) Elevation of House

Facing NORTH (1901 Stamford)

Facing EAST (Rear of Property)

Facing SOUTH (1805 Stamford)



RDCC Appeal:
Andrea and Richard Stovall, the owners of 1807 Stamford Lane, want to build an enclosed, 132 square foot, detached, one-story bathroom with storage in their backyard to serve their pool area. This bathroom would be integral with the retaining walls in the back of their yard. The existing house was built prior to the adoption of Subchapter F: Residential Design and Compatibility Standards and it exceeds 40% FAR. If a 25% increase were granted and the bathroom were built the resulting FAR would remain under 50%.

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512.554.5004

TCAD Appraisal Roll

TaxNetUSA: Travis County Property ID Number: 114714 Ref ID2 Number: 01150605080000

Owner's Name	STOVALL RICHARD
Mailing Address	1807 STAMFORD LN AUSTIN, TX 78703-2939
Location	1807 STAMFORD LN 78703
Legal	LOT 18 & PART OF LOT 19 RSB OF PT OF LT 7 BLK 18 & PT OF LT 6-8 BLK 17 WESTFIELD A

Property Details

Deed Date	12162010
Deed Volume	
Deed Page	
Exemptions	HS
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	0.2540
Block	18
Tract or Lot	18; 19
Docket No.	2010180093TR
Abstract Code	S15132
Neighborhood Code	X7060

Value Information — **2012 Preliminary**

Land Value	370,500.00
Improvement Value	925,408.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	1,295,908.00
10% Cap Value	0.00
Total Value	1,295,908.00

Data up to date as of 2012-05-09

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		1,295,908.00	1,295,908.00	1,295,908.00	1,295,908.00
01	AUSTIN ISD	1.242000	1,295,908.00	1,280,908.00	1,295,908.00	1,295,908.00
02	CITY OF AUSTIN	0.481100	1,295,908.00	1,295,908.00	1,295,908.00	1,295,908.00
03	TRAVIS COUNTY	0.485500	1,295,908.00	1,036,726.00	1,295,908.00	1,295,908.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	1,295,908.00	1,036,726.00	1,295,908.00	1,295,908.00
68	AUSTIN COMM COLL DIST	0.094800	1,295,908.00	1,282,849.00	1,295,908.00	1,295,908.00

Improvement Information

Improvement ID	State Category	Description
424638		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
424638	2989767	1ST	1st Floor	WP7-	2004	2,173
424638	2989768	2ND	2nd Floor	WP7-	2004	2,895
424638	3000054	011	PORCH OPEN 1ST F	*7-	2004	182
424638	3000055	011	PORCH OPEN 1ST F	*7-	2004	108
424638	3000056	012	PORCH OPEN 2ND F	*7-	2004	63
424638	3000057	041	GARAGE ATT 1ST F	WP7-	2004	621
424638	3000058	095	HVAC RESIDENTIAL	**	2004	5,068
424638	3000059	251	BATHROOM	**	2004	4
424638	3000060	522	FIREPLACE	*7-	2004	1
					Total Living Area	5,068

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
114423	LAND	A1	T	0.254	0	0	11,064

Segment Information

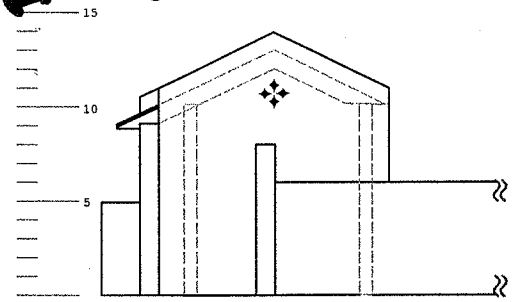
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Land Information

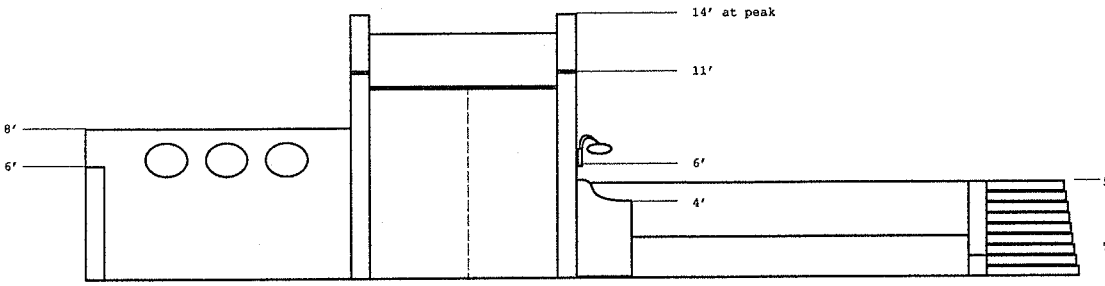
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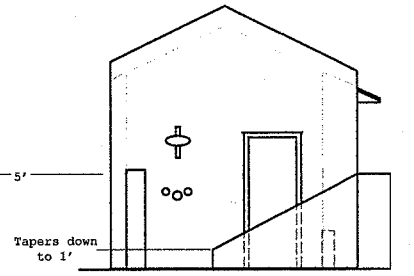
Bathroom/Storage Building: Plan and Elevations



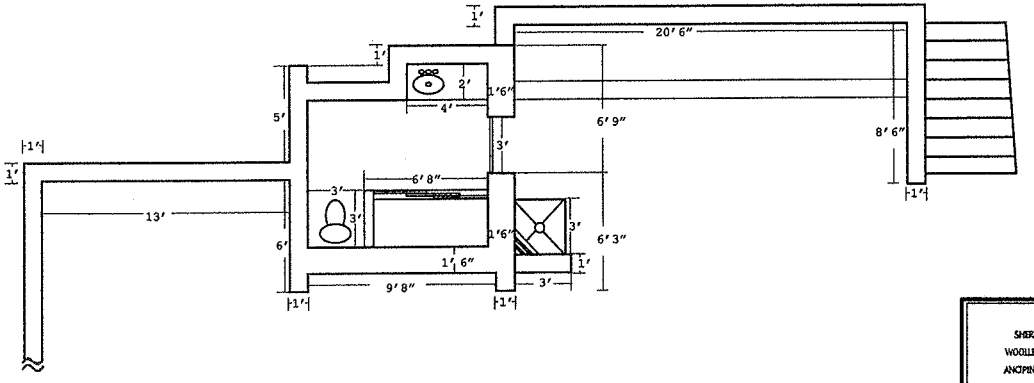
North Elevation

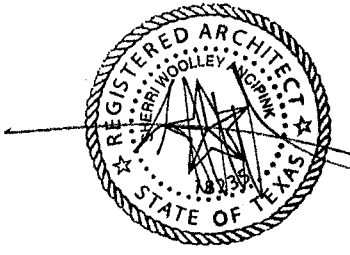


West Elevation



South Elevation





SHERRI WOOLLEY ANCIPINK

ARCHITECT

52707-6527

1014 WOODLAND AVENUE
AUSTIN, TEXAS 78704

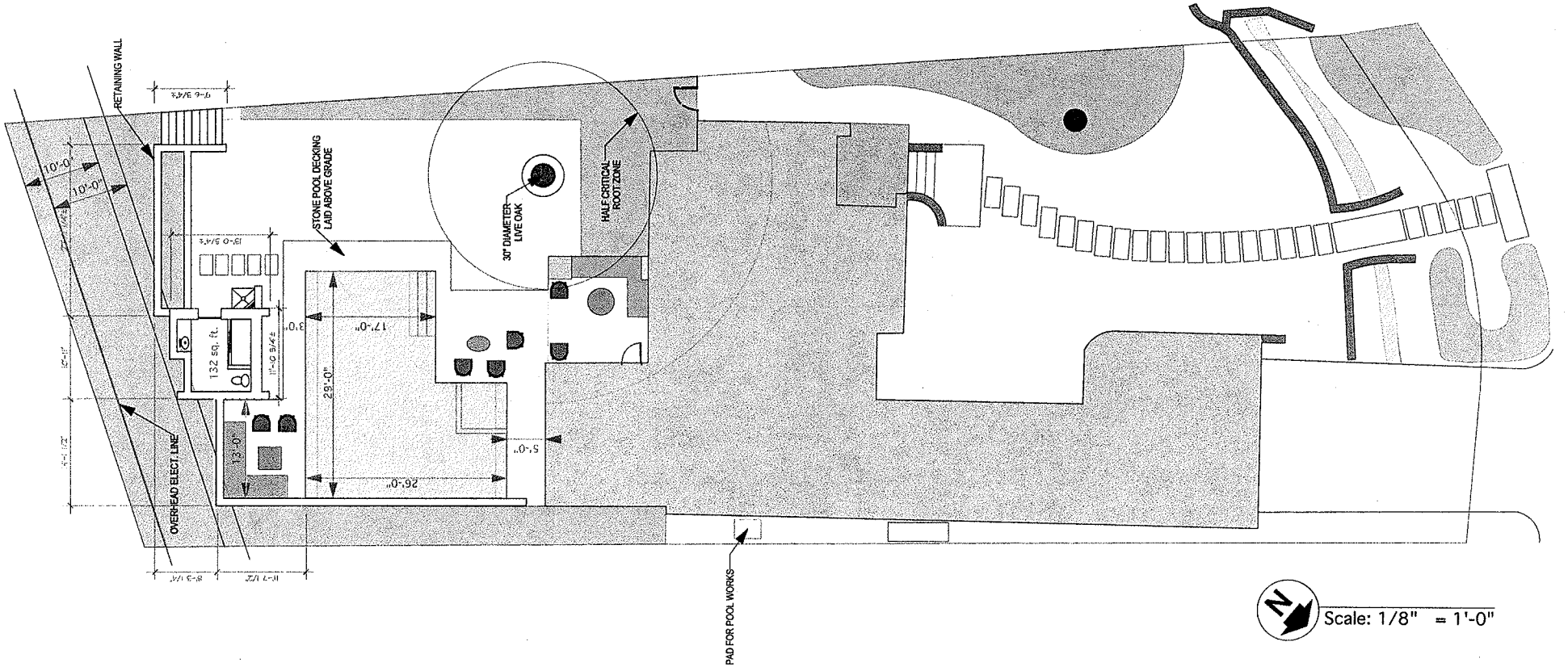
SHERRI@ANCIPINK.COM

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ellie@fowlerlanddesign.com
512.554.5004

STOVALL LANDSCAPE
BACKYARD CONCEPT
Plan and Elevations
Scale 1/8" = 1'-0"

8/10

Project Location on Lot:
Backyard Pool, Retaining Walls, Patio and Bathroom/Pool Storage



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Project Location on Lot and Relationship to Adjacent Properties



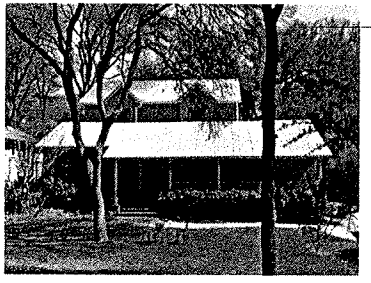
60 feet

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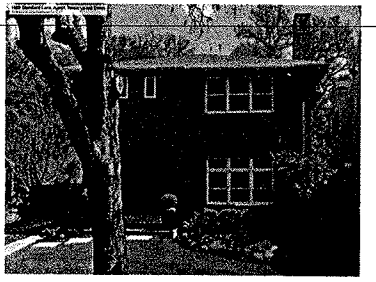
Photos of Adjacent Properties

SAME SIDE

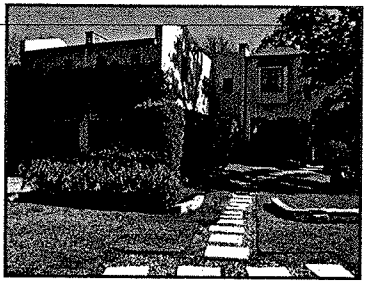
1903 Stamford



1901 Stamford



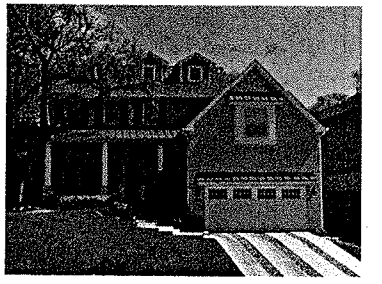
1807 Stamford



1805 Stamford

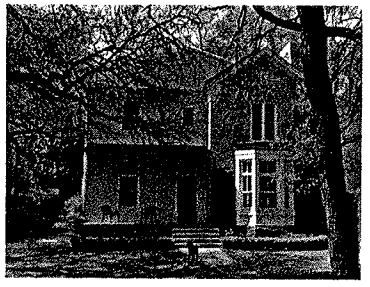


1803 Stamford



OPPOSITE SIDE OF THE STREET

1902 Stamford



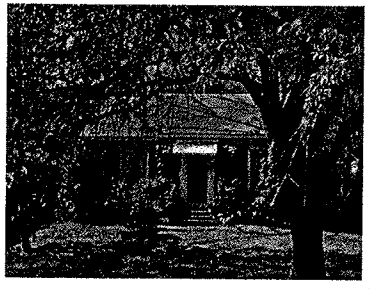
1900 Stamford



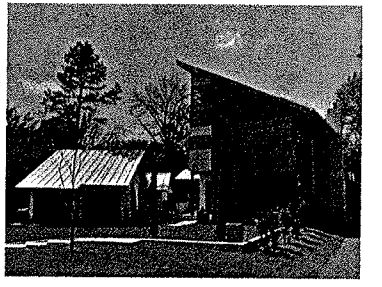
1806 Stamford



1804 Stamford



1802 Stamford



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Street	Address	HVAC	Garage	Lot	FAR
EXPOSITION	2001	2690	0	13711	0.196
	1903A	2834	552	7135	0.475
	1903B	2834	552	7135	0.475
	1901	1899	0	14129	0.134
	1815	2038	0	14724	0.138
	1811	3746	0	29420	0.127
	1807	1473	480	21810	0.090
	1805	3048	399	21860	0.158
	1803	1327	0	9043	0.147
	1801	4560	600	18077	0.285
WOODMONT AVE	2606	4366	621	14985	0.333
	2604	2306	0	16568	0.139
	2601	3837	621	21591	0.206
	2602	1509	560	11326	0.183
	2511	2804	0	17016	0.165
	2500	4320	745	13111	0.386
	2507	1746	0	13349	0.131
	2504	0	0	5000	0.000
	2406	5320	744	17424	0.348
FOREST TRAIL	1710	5039	0	16720	0.301
	1800	4582	511	18164	0.280
	1802	5460	360	14462	0.402
	1806	4132	0	12269	0.337
	1808	4766	800	13255	0.420
	1900	2800	0	10339	0.271
	1902	2184	0	10105	0.216
	2000	2132	360	13134	0.190
	2002	2747	0	12709	0.216
	2004	3076	438	10783	0.326
	2100	2850	500	11318	0.296
	2102	2509	308	8020	0.351
	2007	3001	0	7074	0.424
	2005	969	320	7055	0.183
	2003	1796	0	7167	0.251
	2001	1716	400	6941	0.305
	1907	2145	0	7109	0.302
	1905	1440	360	6917	0.260
	1903	1268	400	7007	0.238
	1901	1928	400	7708	0.302
	1805	1558	272	6804	0.269
	1803	1811	0	10797	0.168
GRISWOLD LANE	2415	1869	0	6731	0.278
ELTON LANE	2000	3769	441	15837	0.266
	1900	4082	672	19650	0.242
	1804	1834	0	6682	0.274
	1802	1798	0	10369	0.173
	1708	2386	621	10501	0.286
STAMFORD LANE	2101	2846	462	9596	0.345
	2100	3521	0	20291	0.174
	2007	1333	220	6172	0.252
	2005	1939	294	6611	0.338
	2004	2300	0	8409	0.274
	2003	1078	0	7601	0.142
	2002	2604	0	8688	0.300
	2001	1646	240	8500	0.222
	2000	4370	529	8573	0.571
	1908	1664	0	8004	0.208
	1907	2800	400	7196	0.445
	1906	1740	0	7992	0.218
	1905	1696	200	9013	0.210
	1903	3158	200	11064	0.304
	1902	5171	614	15309	0.378
	1901	4337	0	11337	0.383
	1900	2922	0	7621	0.383
	1807	4774	621	11064	0.488
	1806	1752	0	7686	0.228
	1805	3666	525	8178	0.490
	1804	2012	0	9221	0.218
	1803	4004	513	10468	0.432
	1802	3558	465	15911	0.253
	1801	3883	690	9599	0.476
	1708	6751	1192	28082	0.283
	1707	3162	0	13071	0.242
	1703	3281	342	10343	0.350
	1701	4436	618	15941	0.317
	1700	2548	575	11492	0.272

500 feet: Properties Exceeding .4 FAR

Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004



500 feet:
Properties
Exceeding
.4 FAR

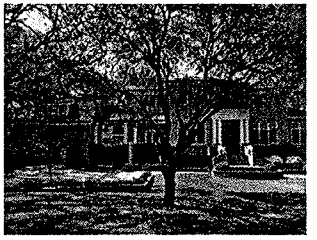
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ellie@fowlerlanddesign.com
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Photos of Surrounding Properties

1701 Stamford



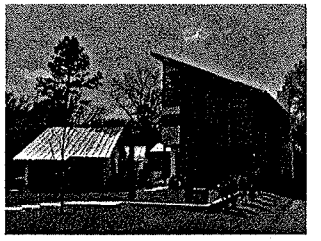
1708 Stamford



1801 Stamford



1802 Stamford



1803 Stamford



1804 Stamford



1805 Stamford



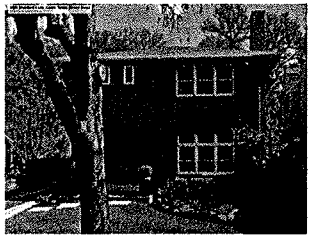
1806 Stamford



1900 Stamford



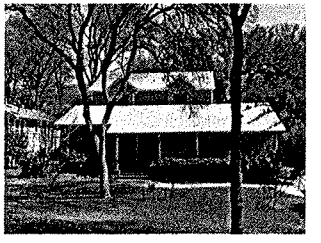
1901 Stamford



1902 Stamford



1903 Stamford



1905 Stamford



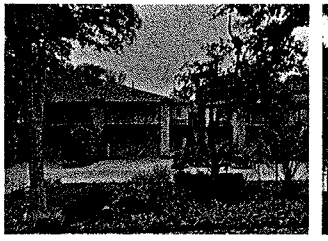
1907 Stamford



2000 Stamford



1903A Exposition



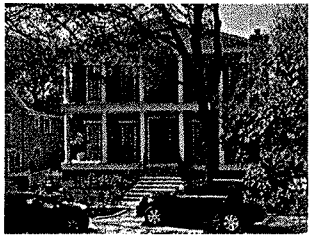
1903B Exposition



1802 Forest Trail



1808 Forest Trail



1900 Forest Trail

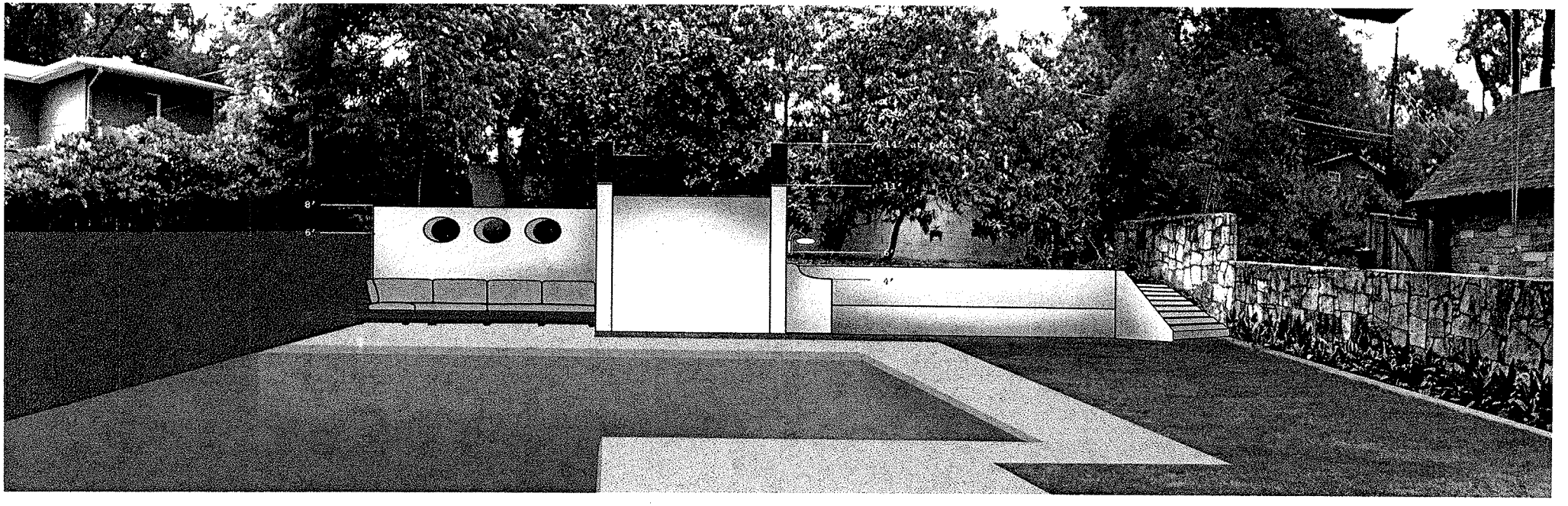


1902 Forest Trail



Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004

Rendering of Pool, Retaining Walls, Patio and Bathroom/Pool Storage



Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004

B2/7

City of Austin
Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Department Use Only		
PR # 12 - 036829		BP #
Assigned		Due Date
Review Date 11/7/2012		Issue Date
Reviewed/Approved		Issued

Project Information

Project Address: 1807 Stamford Ln. 78703 — Tax Parcel ID: 114714

Legal Description: Lot 18 & Part of Lot 19 RSB of PT of LT7 BLK 18 & PT of LT 6-8 BLK 17

Zoning: 1 FAM Dwelling (SF3) — Lot Size (square feet): 11,064 ft² (.2540 ACRES)

Neighborhood Plan Area (if applicable): Westfield — Historic District (if applicable): N/A

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (Y) N
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? (Y) N — wastewater availability? (Y) N
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.

Does this site have a septic system? Y (N) — If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? (Y) N
If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? (Y) N — Is this site adjacent to a paved alley? Y (N)

Does this site have a Board of Adjustment (BOA) variance? Y (N) — Case #_____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y (N)
If yes, provide a copy of decision sheet. **Note: A permit cannot be approved within 10 days of approval of a variance from BOA.**

Does the project impact a tree protected by ordinance? This would include canopy and/or critical root zone. (Y) N
Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y (N)
Note: Proximity to a floodplain may require additional review time.

Description of Work

Existing Use: vacant (single-family residential) duplex residential two-family residential other_____

Proposed Use: vacant (single-family residential) duplex residential two-family residential other_____

Project Type: (new construction) addition addition/remodel remodel/repair other OUT-BUILDING

# of bedrooms existing:	# of bedrooms proposed:	# of baths existing: 4 1/2	# of baths proposed: 5 1/2

Will all or part of an existing exterior wall be removed as part of the project? Y (N)
Note: Removal of all or part of a structure requires a demolition permit.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
Proposed 140 ft² accessory structure to be built integral with retaining walls and swimming pool

3/4

Trades Permits Required: (electric) (plumbing) mechanical (HVAC) concrete (right-of-way)

Job Valuation

Total Job Valuation: $ 30,000	Portion of Total Job Valuation Dedicated to Addition/New Construction: $ 30,000	Portion of Total Job Valuation Dedicated to Remodel/Repair: $_____
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Primary Structure: $ 30,000 Accessory Structure: $ ———	Bldg: $_____ Elec: $_____ Plmbg: $_____ Mech: $_____

A
T
4

- LSD
- Neighborhood Plan
- P2: 3/1 AP
- ED

B2 8/18

Subchapter F – 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing	New	Exemption	Total
1st Floor	1879	—		1879
2nd Floor	2895			2895
3rd Floor				
Basement				
Attic				
Garage (attached)	621		200	421
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) (detached)		140		140

TOTAL GROSS FLOOR AREA 5335

FAR Max allowed 4425.6 # (90%)

(Total Gross Floor Area /lot size) x 100 = 48.2 **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3?	Y	N
Is this project claiming a "ground floor porch" exemption as described under Article3?	Y	N
Is this project claiming a "basement" exemption as described under Article 3?	Y	N
Is this project claiming a "habitable attic" exemption as described under Article 3?	Y	N
Is a sidewall articulation required for this project?	Y	N
Does any portion of the structure extend beyond a setback plane?	Y	N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or a parking area that is open on two or more sides, if: it does not have habitable space above it, and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

B2/19

Site Development Information

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Existing Building Coverage (sq ft): 3084 % of lot size: 27.9

Proposed Building Coverage (sq ft): 3252 % of lot size: 29.4

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

Existing Impervious Cover (sq ft): 3703 % of lot size: 33.5

Proposed Impervious Cover (sq ft): 4542.5 % of lot size: 41.1

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y (N)

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y (N)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) Y (N)

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 14 ft Number of Floors: 1

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC-6-353) Y (N)

***Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.**

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y (N)

Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): N/A ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y (N)

Building and Site Area

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1st floor conditioned area	1879		1879
2nd floor conditioned area	2895		2895
3rd floor conditioned area			
Basement			
Covered Parking (garage or carport)	621		621
Covered Patio, Deck or Porch / /	290		290
Balcony	63		63
Other		140	140
Total Building Coverage	2790	140	2930
Driveway	440		440
Sidewalks	248		248
Uncovered Patio /			
Uncovered Wood Deck (counts at 50%)			
AC pads	18	12	30
Other (Pool Coping, Retaining Walls)		952	952
Total Site Coverage	3496	1104	4600
Pool		628	628
Spa			

87/120

Contact Information

Owner	Richard + Andrea Stovall	Applicant or Agent	Max Reshetnikov
Mailing Address	1807 Stamford Ln. 78703	Mailing Address	2206 Trail of the Madrones 78746
Phone		Phone	512 659-5140
Email		Email	MR 78704 @ GMAIL.COM
Fax		Fax	
General Contractor	MAX RESHETNIKOV	Design Professional	Fowler Land Design LLC
Mailing Address	2206 Trail of the Madrones 78746	Mailing Address	2206 Trail of the Madrones 78746
Phone	512-659-5140	Phone	
Email	MR 78704 @ Gmail.com	Email	
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? (Y) N

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 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 and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

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. Tree protection is required per Section 25-8-603.

Erosion and Sedimentation Controls are required per Section 25-8-181.

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: _____ Date: 4-16-2012

B2/21

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Property Address: 1807 STAMFORD LANE

PR#:

Andrea Stovall — Owner's Signature

3/21/2012 — Date

Owner's Signature

3/21/12 — Date

Andrea Stovall — 1st Owner's Printed Name

Richard Stovall — 2nd Owner's Printed Name

B2/22

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax

Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request Max Reshetnikov

Email MR78704@GMAIL.com Fax _____ Phone 512 659 5140

☑ Residential ☐ Commercial ☐ New Construction ☐ Remodeling

Project Address 1807 Stamford Ln., 78703 **OR**

Legal Description _____ Lot _____ Block _____

Who is your electrical provider? ☑ AE ☐ Other _____

☐ Overhead Service ☒ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter _____

Number of existing meters on gutter _____ (show all existing meters on riser diagram)

Expired permit # _____

Comments Pool Bath - Out building for pool

BSPA Completed by (Signature & Print Name) Date Phone

_____ Approved ☐ Yes ☐ No _____
AE Representative Date Phone

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

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

AE APPROVED
APR 15 2012
107-201
JGM

B/23

Austin Water Utility

Water & Wastewater Service Plan Verification

(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Richard & Andrea Stovall Phone: 512-659-5140 Alternate Phone: ——

Service Address: 1807 STAMFORD LANE, AUSTIN 78703

Lot: 18 Block: 17 Subdivision/Land Status: WESTFIELD Tax Parcel ID No.: 114714

Existing Use: vacant **(single-family res.)** duplex garage apartment other ____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other Add out-building w/Bathroom
(Circle one)

Number of existing bathrooms: 4½ Number of proposed bathrooms: +1 = 5½ Total

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No ✓

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? Y New stub size: 1½"

Existing Meter number: _____ Existing Meter size: ____ Upgrade required? Y New size 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System ✓ WW Main size: ___

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) Date Phone

OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone

AWU Representative 4/16/12 974-8734

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submittal

REVIEWED

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

APR 13 2012

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

2nd Floor

B2/24

CITY OF AUSTIN
BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
DECISION SHEET

__y__ Greg Smith
__y__ Barbara Aybar, Vice Chair
_1st__ Herman Thun
_2nd__ Frank Fuentes
__y__ Betty Edgemond

DATE: March 14, 2005

CASE NUMBER: C15-05-044

APPLICANT: Marshall & Beth Durrett

ADDRESS: 1807 Stamford Lane

VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492(D) from 5 feet to 1.5 feet along the north property line in order to maintain a single-family residence in an "SF-3", Family Residence zoning district.

BOARD'S DECISION: **GRANTED 5-0 (CONSTRUCTION NOT TO RESUME UNTIL CLOSING ON 1901 STAMFORD ON 3/18 AND PER LETTER FROM MARSHALL DURRETT DATED MARCH 14, 2005 ON DEED RESTRICTIONS.**

FINDINGS:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: surveyor made mistake in locating front left property line which cause dwelling being built in setback.

2. (a) The hardship for which the variance is requested is unique to the property in that: builder relied upon the erroneous survey to obtain building permit and start construction.

(b) The hardship is not general to the area in which the property is located because: due to surveyor error.

3. The variance 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: many large new homes are currently being built in the immediate area.

for Joseph Pantalion, Executive Secretary

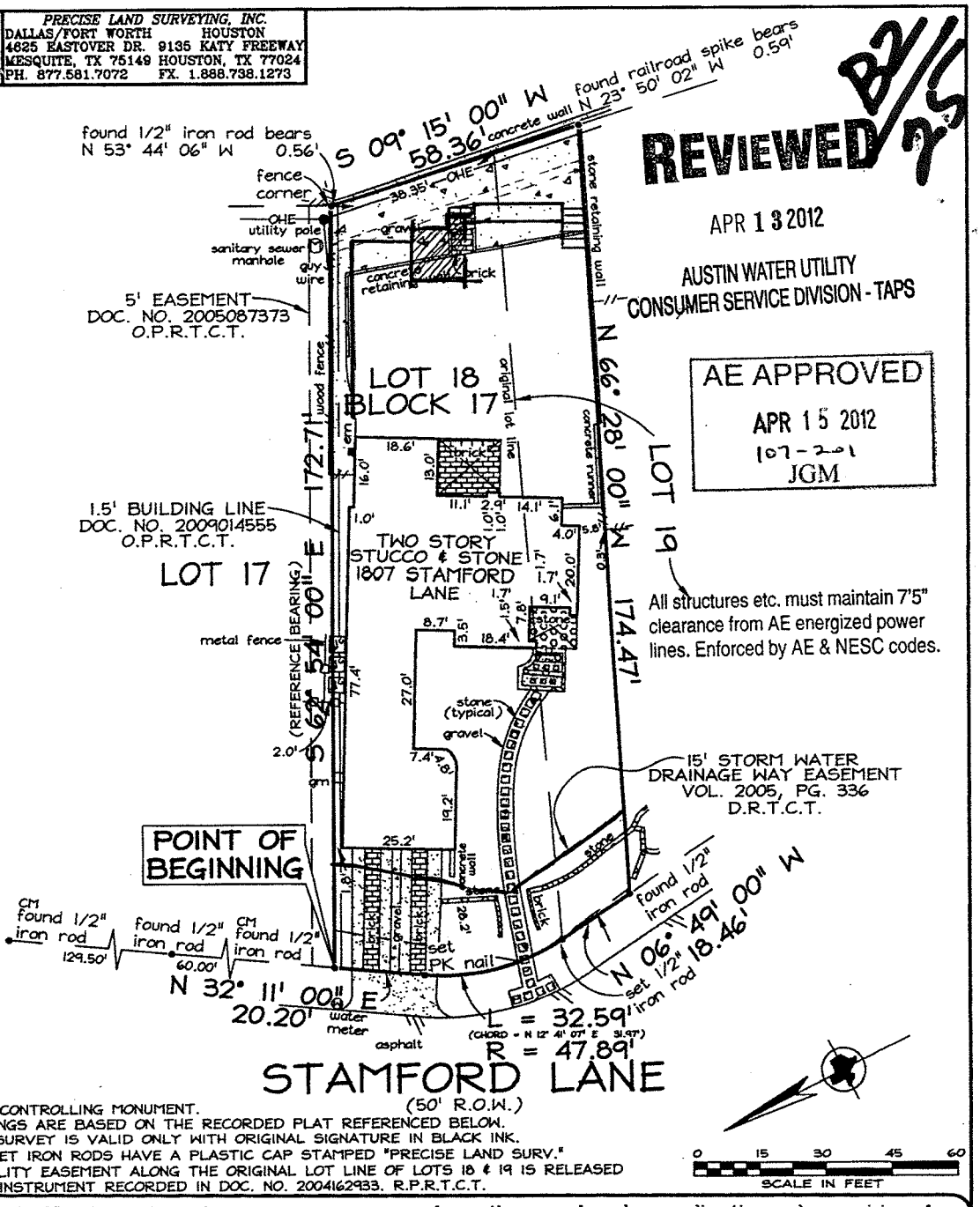
Herman Thun, Chairperson

I do hereby certify that this document is a true and correct copy as same appears of record in the Development Assistance Center, WPDR of the City of Austin, Texas.

Witness my hand of the City of Austin, Texas.

By: H. Brandon Bailey

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH HOUSTON
4625 EASTOVER DR. 9135 KATY FREEWAY
MESQUITE, TX 75149 HOUSTON, TX 77024
PH. 877.581.7072 FX. 1.888.738.1273



REVIEWED
APR 13 2012
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AE APPROVED
APR 15 2012
107-201
JGM

NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
5' UTILITY EASEMENT ALONG THE ORIGINAL LOT LINE OF LOTS 18 & 19 IS RELEASED PER INSTRUMENT RECORDED IN DOC. NO. 2004162933, R.P.R.T.C.T.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1807 STAMFORD LANE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions, except as shown.
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

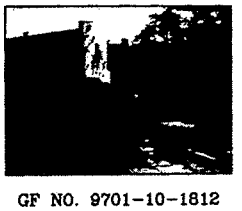
ACCEPTED BY:

_____

_____

DATE: 12/06/10
FIELD DATE: 12/02/10
REVISED: 12/08/10

TECH: RLH FIELD: PL
JOB NO: 610-0736



GF NO. 9701-10-1812
MAPSCO NO: 584-C
TEXAS AMERICAN TITLE COMPANY

STATE OF TEXAS REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

82/20

Precise Land Surveying, Inc.

4625 Eastover Drive
Mesquite, Texas 75149
(972) 681-7072 Fax (972) 279-1508

Exhibit "A"

Being Lot 18 and a portion of Lot 19, Block 17, of a Subdivision of a portion of Lot 7, Block 18 & a portion of Lots 6, 7 & 8, Block 17, Westfield "A", an addition to the City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 4, Page 25, Plat Records, Travis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the north corner of said Lot 18 and the west corner of Lot 17, said Block 17, and being on the east line of Stamford Lane (a 50 foot right-of-way);

THENCE South 62° 54' 00" East, a distance of 172.71 feet along the common line of said Lots 17 and 18 to a fence corner from which a found 1/2-inch iron rod bears North 53° 44' 06" West, a distance of 0.56 of a foot, said fence corner being the south corner of said Lot 17 and the east corner of said Lot 18;

THENCE South 09° 15' 00" West, passing the south corner of said Lot 18 and the east corner of aforesaid Lot 19 at a distance of 38.35 feet and continuing a total distance of 58.36 feet along to a point from which a found railroad spike bears North 23° 50' 02" West, a distance of 0.59 of one foot;

THENCE North 66° 28' 00" West, a distance of 174.47 feet to found 1/2-inch iron rod on the aforesaid east line of Stamford Lane;

THENCE North 06° 49' 00" West, a distance of 18.46 feet along said east line to a set 1/2-inch iron rod at the west corner of aforesaid Lot 18 and the north corner of aforesaid Lot 19, said iron rod being the beginning of a curve to the right having a radius of 47.89 feet;

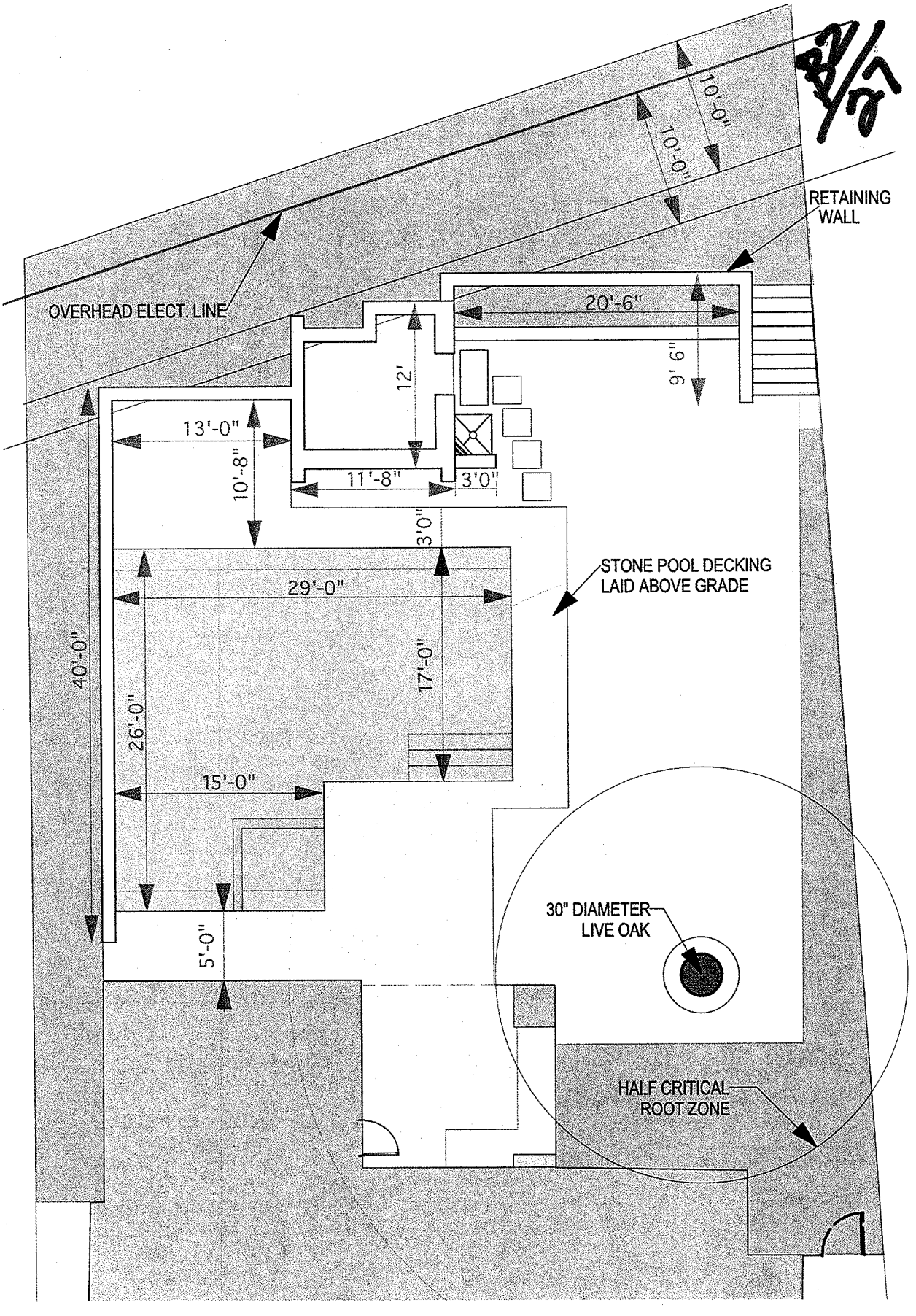
THENCE along said east line and said curve an arc distance of 32.59 feet, a chord bearing and distance of North 12° 41' 07" East, 31.97 feet, to a set PK nail;

THENCE North 32° 11' 00" East, a distance of 20.20 feet along said east line to the POINT OF BEGINNING and containing 11,050 square feet or 0.254 acres of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL
LAND SURVEYOR

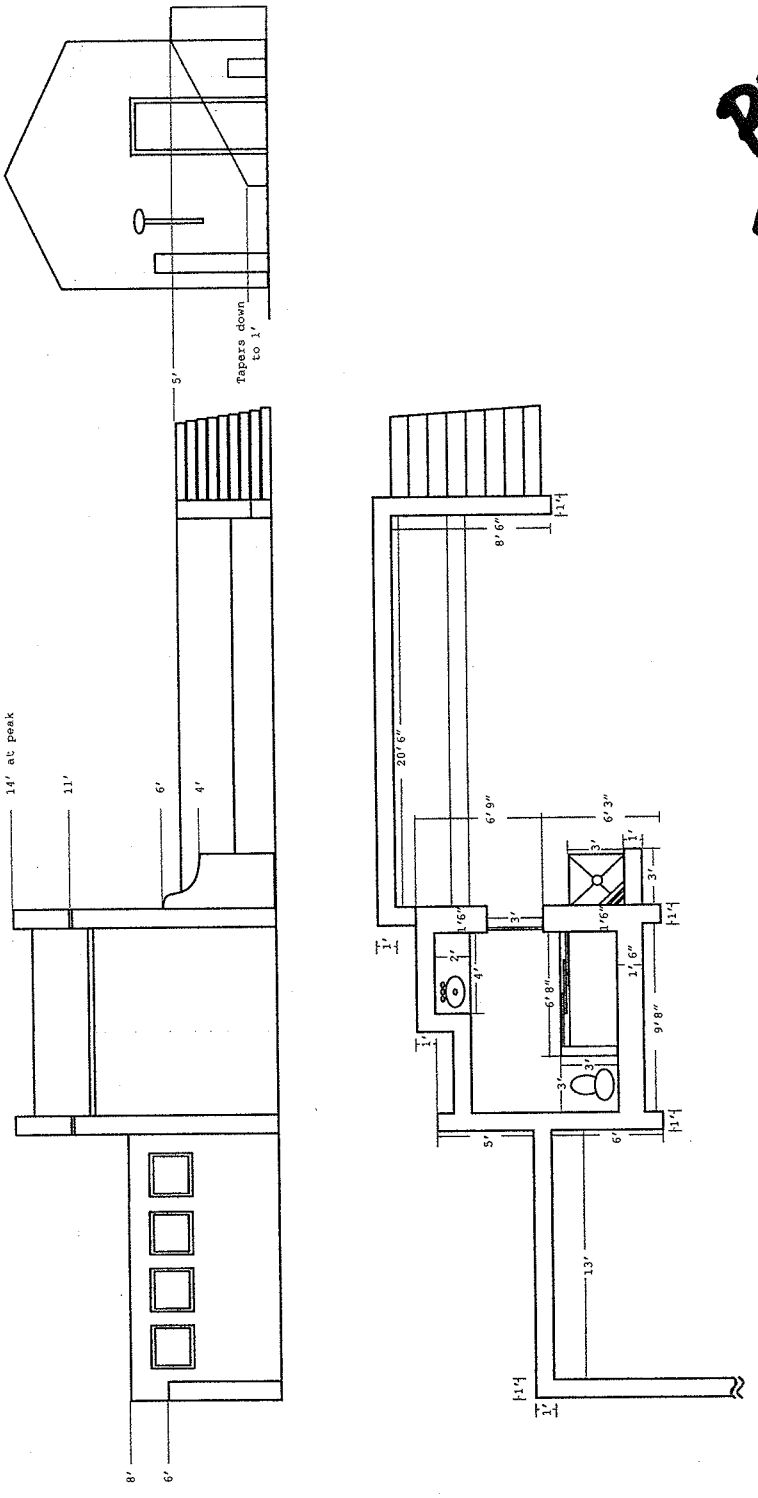
Registered Professional Land Surveyor
December 02, 2010
610-0736

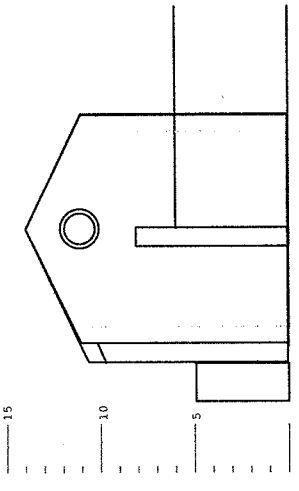


Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004

STOVALL LANDSCAPE
BACKYARD CONCEPT
Plan- Scheme 10
Scale: 1/8" = 1'-0"

B2/28





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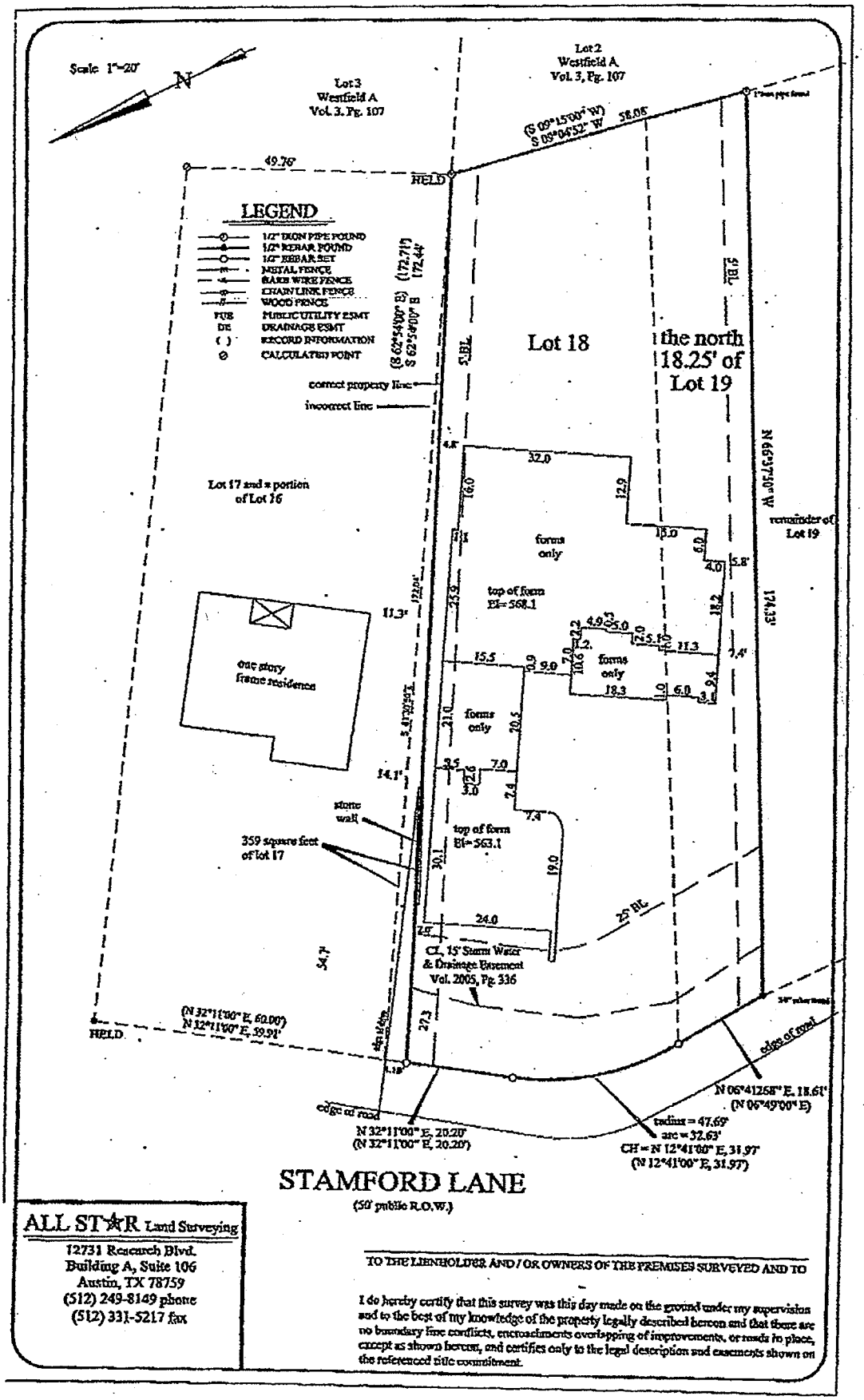
STOVALL LANDSCAPE

BACKYARD CONCEPT

Elevation: Bldg, Walls

Scale: 1/8" = 1'-0"

B2/29

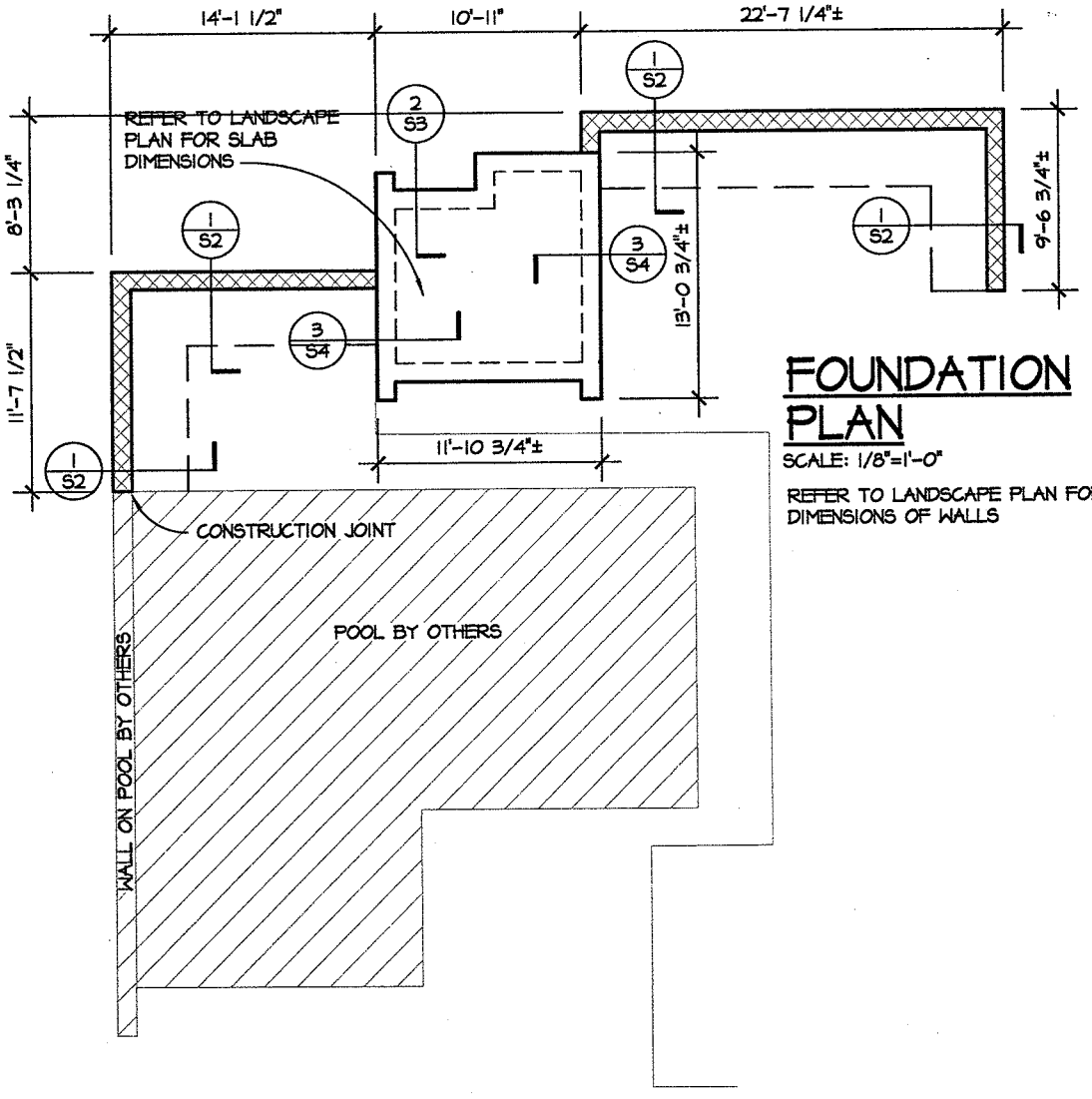


ALL STAR Land Surveying
12731 Research Blvd.
Building A, Suite 106
Austin, TX 78759
(512) 249-8149 phone
(512) 331-5217 fax

TO THE LIENHOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO

I do hereby certify that this survey was this day made on the ground under my supervision and to the best of my knowledge of the property legally described hereon and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown hereon, and certifies only to the legal description and easements shown on the referenced title commitment.

B2/30



FOUNDATION PLAN

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

REFER TO LANDSCAPE PLAN FOR DIMENSIONS OF WALLS

James E. Bufkin

STATE OF TEXAS
JAMES E. BUFKIN
89222
LICENSED PROFESSIONAL ENGINEER
April 13, 2012

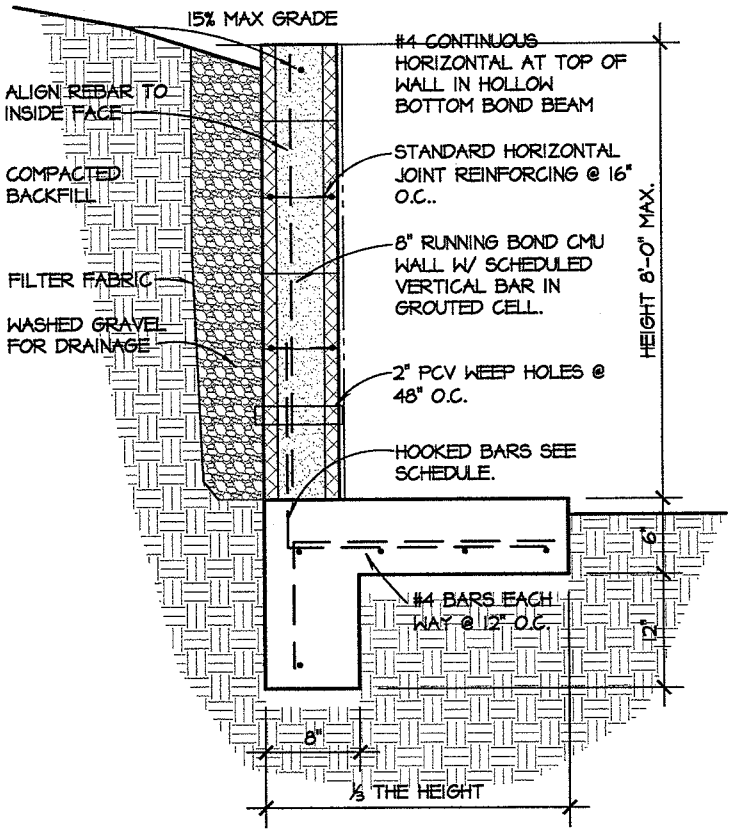
Site Retaining Wall

BD&E, inc.
Structural Engineering Design
Detailing Firm 9955
2309 West 8th Street
Austin, Texas 78703
Ph: (512) 236-8070
Fax: (512) 480-5924
Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet S1

B2/31



SITE RETAINING WALL

SCALE: 3/4"=1'-0"

HEIGHT	HOOKED BARS	VERTICAL WALL STEEL
LESS 4'	#4x $\frac{12"}{18"}$ @ 16" O.C.	#3 @ 16" O.C.
4' TO 8'	#5x $\frac{12"}{30"}$ @ 16" O.C.	#4 @ 16" O.C.

James E. Bufkin

STATE OF TEXAS
JAMES E. BUFKIN
89222
LICENSED PROFESSIONAL ENGINEER
April 13, 2012

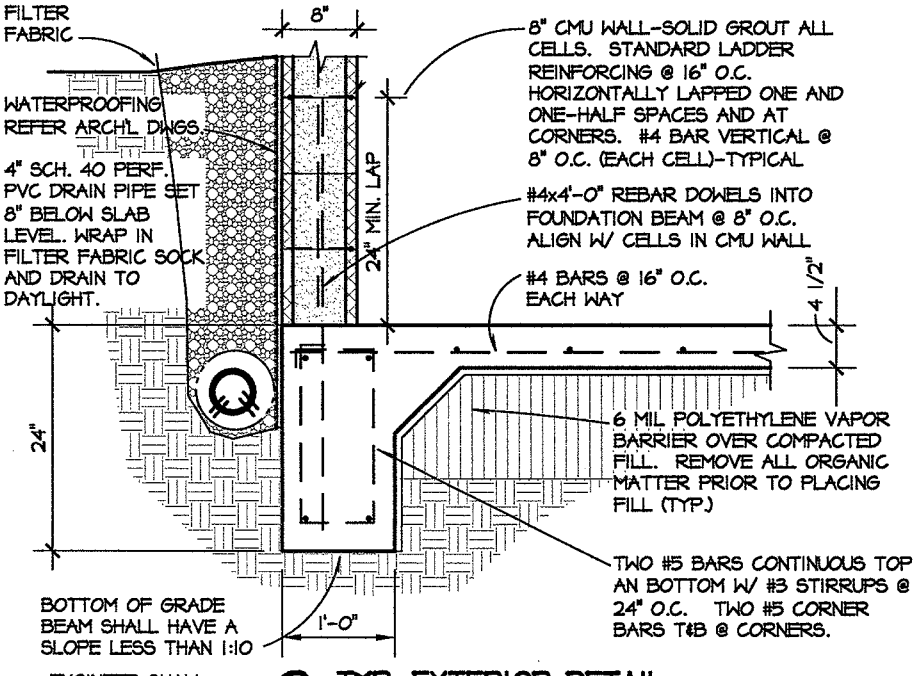
Site Retaining Wall

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Cell: (512) 914-2659

PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet S2

B2/32



2 TYP. EXTERIOR DETAIL
SCALE: 3/4"=1'-0"

James E. Bufkin

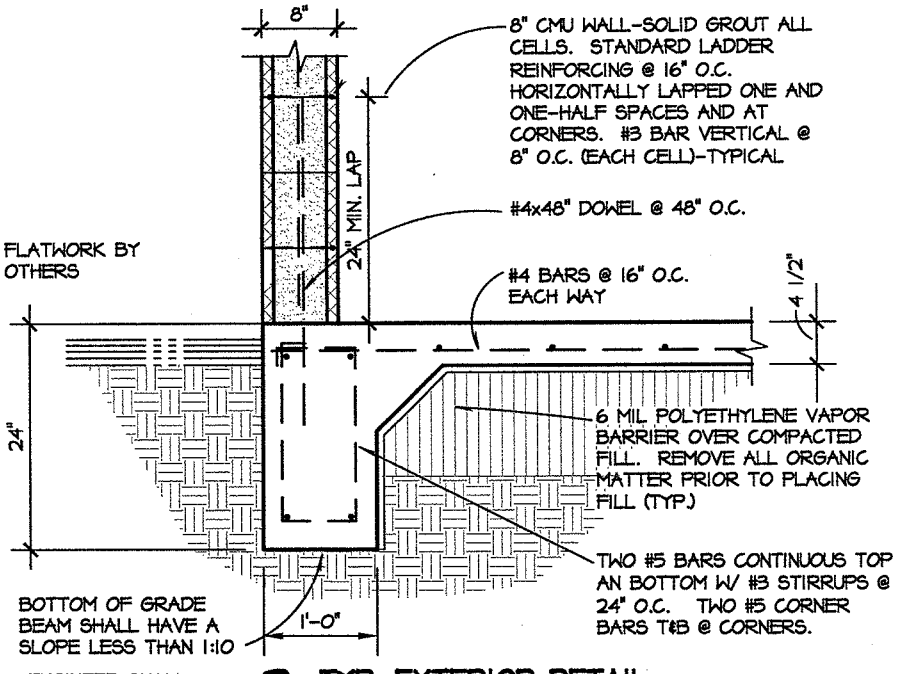
STATE OF TEXAS
JAMES E. BUFKIN
89222
LICENSED PROFESSIONAL ENGINEER
April 13, 2012

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LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet
S3



3 TYP. EXTERIOR DETAIL
SCALE: 3/4"=1'-0"

James E. Bufkin

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JAMES E. BUFKIN
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LICENSED PROFESSIONAL ENGINEER
April 13, 2012

Site Retaining Wall

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PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet
S4

82/37

GENERAL NOTES

CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN CONFORMANCE WITH EXISTING CONDITIONS. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER AT 236-8070 WITH QUESTIONS, CONCERNS, AND/OR ANY DISCREPANCIES PRIOR TO PROCEEDING WITH AFFECTED WORK.

ALL GROUT AND MORTAR SHALL BE A PORTLAND CEMENT BASED PRODUCT (CONCRETE) WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AS VERIFIED BY DELIVERY TICKETS. CONTRACTOR SHALL APPROVE ADDITIVES FOR WORKABILITY AND SETTING TIME AS REQUIRED.

ALL MASONRY UNITS SHALL BE MEET ASTM C90 LATEST EDITION

ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615 GRADE 60, EXCEPT #3 REBAR WHICH SHALL BE GRADE 40.

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS AS VERIFIED BY DELIVERY TICKETS.

A REPRESENTATIVE OF BUFKIN DESIGN AND ENGINEERING, INC. WILL VERIFY BEARING STRATA AND DEPTH OF GRADE BEAMS PRIOR TO THEM BEING FILLED WITH CONCRETE

WALL DESIGN IS BASED ON THE FOLLOWING:

EQUIVALENT FLUID PRESSURE=35 PCF
INTERNAL FRICTION ANGLE OF THE SOIL=50° (COMPACTED ANGULAR GRAVELS)
ANGLE OF WALL FRICTION=17°
WEIGHT OF RETAINING WALL=135 PCF.
OVERTURNING FACTOR OF SAFETY=2.0

CONTRACTOR SHALL NOTIFY ENGINEER A MINIMUM OF 24 HOURS IN ADVANCE FOR ALL INSPECTIONS. AN INSPECTION WILL BE REQUIRED AT COMPLETION OF EXCAVATION AND AT COMPLETION OF WALL CONSTRUCTION. CONTACT ENGINEER FOR NOTIFICATION OF INSPECTIONS AT OFFICE 236-8070.

James E. Bufkin

STATE OF TEXAS
JAMES E. BUFKIN
89222
LICENSED
PROFESSIONAL ENGINEER
April 13, 2012

Notes

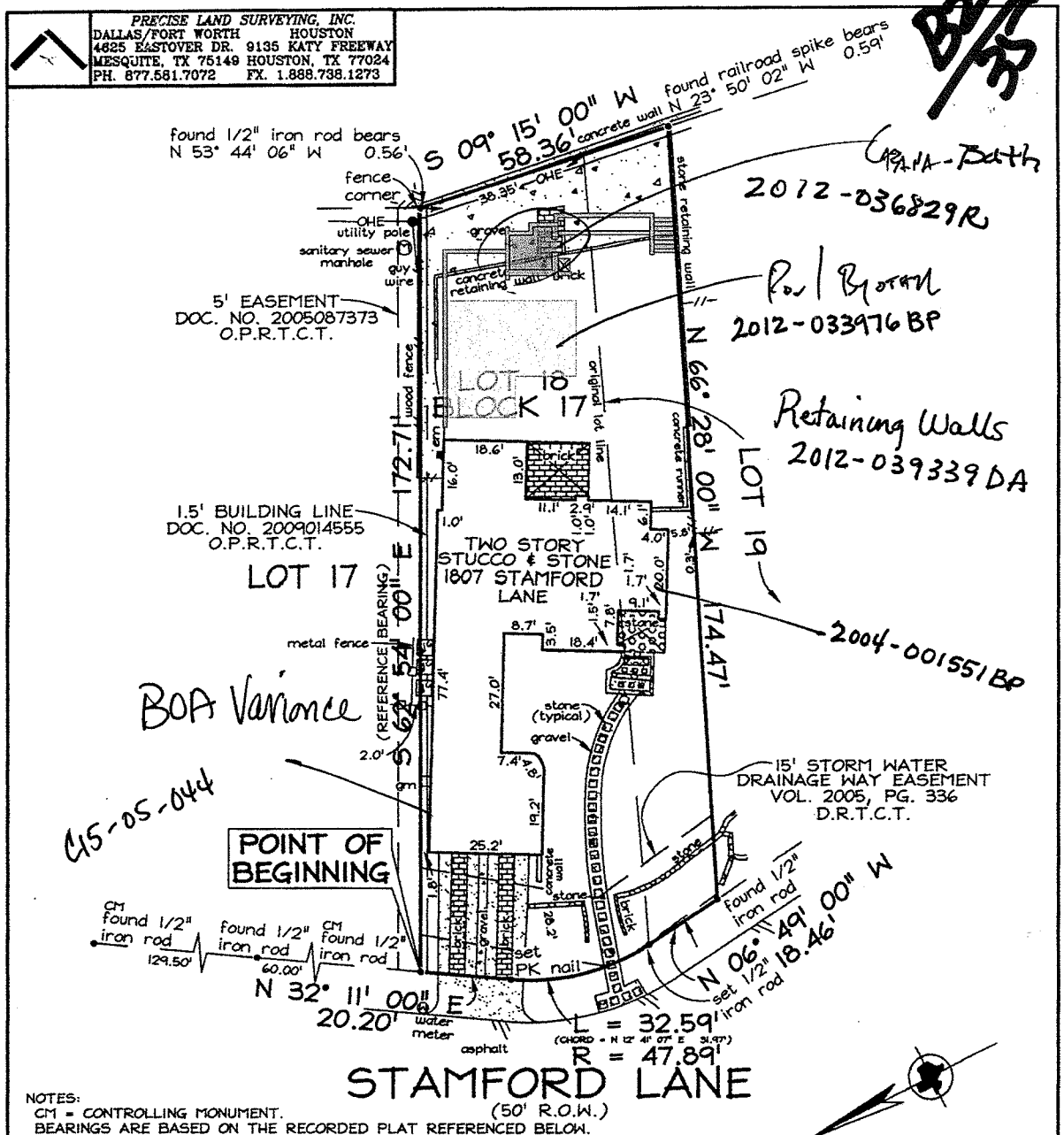
BD&E, inc.
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Ph: (512) 236-8070
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PROJECT	Site Retaining Walls
LOCATION	1807 Stamford Lane
CLIENT	Max and Ellie Reshetnikov
DATE	April 13, 2012
DRAWN BY	JEB
CHECKED BY	JEB
REVISIONS	

sheet
S5

PRECISE LAND SURVEYING, INC.
DALLAS/FORT WORTH HOUSTON
4625 EASTOVER DR. 9135 KATY FREEWAY
MESQUITE, TX 75149 HOUSTON, TX 77024
PH. 877.581.7072 FX. 1.888.738.1273

B/15



Capital - Bath
2012-036829R

Pool / Bath
2012-033976 BP

Retaining Walls
2012-039339 DA

2004-001551 BP

BOA Variance
C15-05-044

NOTES:
CM = CONTROLLING MONUMENT.
BEARINGS ARE BASED ON THE RECORDED PLAT REFERENCED BELOW.
THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.
ALL SET IRON RODS HAVE A PLASTIC CAP STAMPED "PRECISE LAND SURV."
5' UTILITY EASEMENT ALONG THE ORIGINAL LOT LINE OF LOTS 18 & 19 IS RELEASED PER INSTRUMENT RECORDED IN DOC. NO. 2004162933, R.P.R.T.C.T.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 1807 STAMFORD LANE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions, except as shown.
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48453C0445 H, dated SEPTEMBER 26, 2008. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that on this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon. This survey is subject to any and all covenants and restrictions of record pertaining to the recorded plat.

DATE: _____

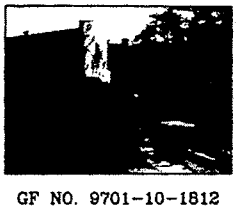
ACCEPTED BY:

Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004

STOVALL LANDSCAPE
Plot Plan w/proposed building
Scale: 30' = 1'-0"

DATE: 12/06/10
FIELD DATE: 12/02/10
REVISED: 12/08/10

TECH: RLH FIELD: PL
JOB NO: 610-0736

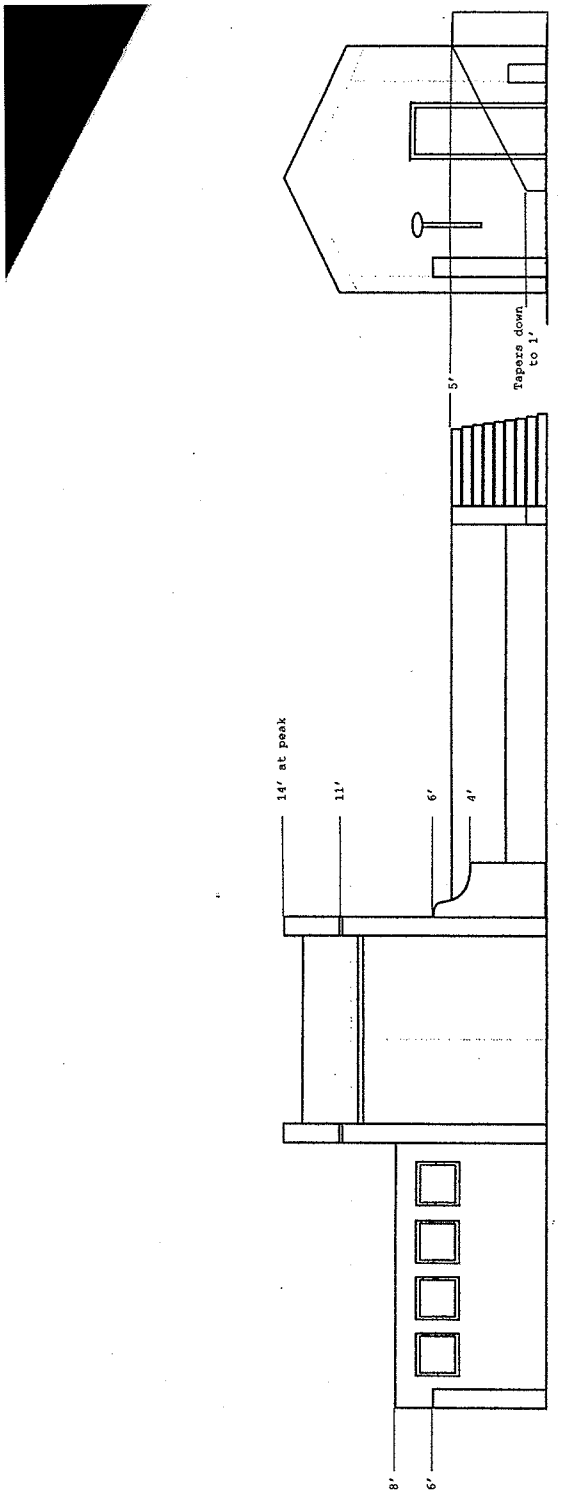


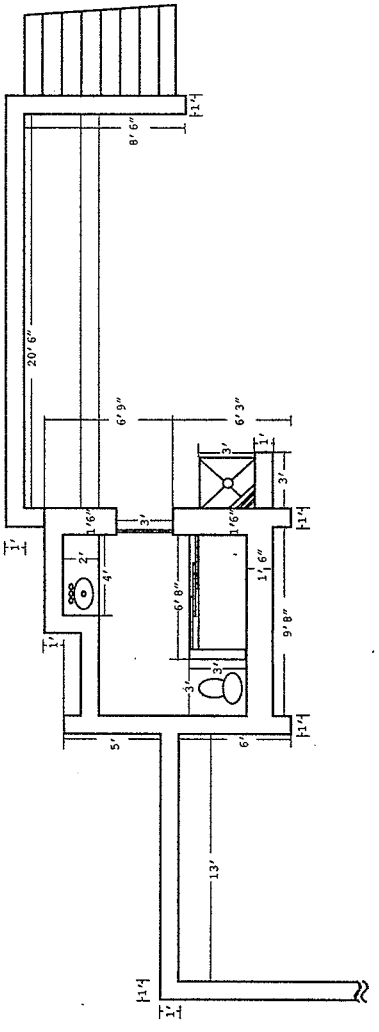
GF NO. 9701-10-1812
MAPSCO NO: 584-C
TEXAS AMERICAN TITLE COMPANY

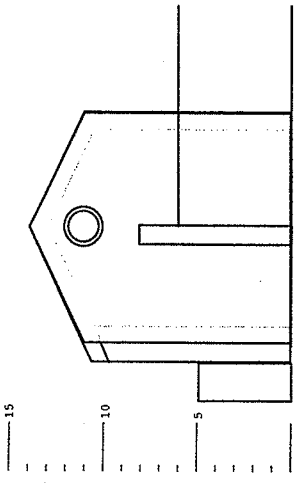
STATE OF TEXAS REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor

B2/36







Fowler Land Design llc
2206 Trail of the Madrones
Austin, TX 78746
ellie@fowlerlanddesign.com
512.554.5004

STOVALL LANDSCAPE

BACKYARD CONCEPT

Elevation: Bldg, Walls

Scale: 1/8" = 1'-0"

R105.1.1 Separate permit. A separate permit must be obtained for each building or structure.

R105.1.2 Persons authorized to obtain permits for plumbing work. Except as otherwise provided in Section R105 (*Permits*) , only a master plumber and irrigator licensed by the State of Texas and registered with the City may obtain permits required by the Residential Code to do plumbing work.

> **Exception**: The City may issue a permit to an unlicensed person for plumbing work that under state law may be done by an unlicensed person.

R105.1.3 Persons authorized to obtain permits for mechanical work. Except as otherwise provided in Section R105 (*Permits*), only an air conditioning and refrigeration contractor licensed by the State of Texas to perform mechanical work and registered with the City may obtain a permit required by the Residential Code to do mechanical work.

R105.1.4 Landscape irrigation. Only a person licensed by the State of Texas and registered with the City may obtain a permit to install landscape irrigation or a yard sprinkler system. An irrigator shall purchase a plumbing permit before installing landscape irrigation or a yard sprinkler system.

R105.2 Work exempt from permit. Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet (18.58 m2).
2. Fences not over 6 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade and not over any basement or story below.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment accessory to a one or two-family dwelling.