

CITY OF AUSTIN

CASE # 2012-086618 LA
PLAN REVIEW # _____

B2
1

Row - 10818328

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1312 Meriden Lane

LEGAL DESCRIPTION: Subdivision - N. 75 ft. of Lot 2 B1K4
Westfield A
Lot(s) _____ Block _____ Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Kari Blachly on behalf of myself/ourselves as
authorized agent for Jeff & Liza Layne affirm that on Jan. 14, 2013,

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).

The existing home is two-story in the front portion of the structure and single-story towards the back of the structure. The proposed second story addition will be over the single-story portion of the structure. The articulation requirement would create an awkward and difficult design element on this home. While the intention of section 2.7 is clear, the wording of this section does not address structures that have an existing two-story section and an existing single-story section.

in a SF-3 - NP district.
(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.

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REASONABLE USE:

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

This is a multilevel home. The proposed second story addition is over the section of the house that is currently single story. The required articulation would have to be on the second story because the first story is existing and the result would be a notch carved out of the second story only.

REQUEST:

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

The house on this lot has a two-story section and a one-story section. The proposed addition of a second story over the existing one story triggers the section 2.7, which in this unique circumstance would create the awkward "notched" out element in the second story only.

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:

The modification will not alter the character of the area adjacent to the property because the addition is towards the back of the structure on the lot. The use of adjacent conforming properties will not be impaired by granting this modification because it is located within a residential neighborhood and the surrounding uses are residential as well. The modification will not impair the purpose of the regulation because the articulation would be on one story only, creating only a partial break in the plane of the wall due to the existing conditions.

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**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 1123 Gunter Street
City, State Austin, TX Zip 78702
Phone 512-289-0010 Printed Name Kari Blachny
Signature [Signature] Date 1/15/13

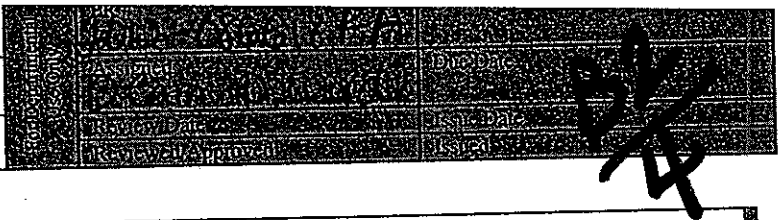
OWNER'S CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address _____
City, State _____ Zip _____
Phone _____ Printed Name _____
Signature _____ Date _____

City of Austin

Residential Permit Application

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



Project Address: 1312 Meriden Lane		Tax Parcel ID: 01120505120000	
Legal Description: Lot 2, Blk 4 Westfield Addn		Lot Size (square feet): 15760	
Zoning: SF-3-NP		Historic District (if applicable):	
Neighborhood Plan Area (if applicable): WANG		Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.			
Does this site currently have water availability? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Does this site currently have wastewater availability? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Note: 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 <input type="checkbox"/> N <input checked="" type="checkbox"/>		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 <input type="checkbox"/> N <input checked="" type="checkbox"/>			
If yes, contact the Development Assistance Center for a Site Plan Exemption.			
Does this site front a paved street? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>		Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (if applicable)			
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>			
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 <input type="checkbox"/> N <input checked="" type="checkbox"/>			
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 <input type="checkbox"/> N <input checked="" type="checkbox"/>			
Note: Proximity to a floodplain may require additional review time.			

Existing Use: vacant <input type="checkbox"/>		single-family residential <input checked="" type="checkbox"/>		duplex residential <input type="checkbox"/>		two-family residential <input type="checkbox"/>		other <input type="checkbox"/>	
Proposed Use: vacant <input type="checkbox"/>		single-family residential <input checked="" type="checkbox"/>		duplex residential <input type="checkbox"/>		two-family residential <input type="checkbox"/>		other <input type="checkbox"/>	
Project Type: new construction <input type="checkbox"/>		addition <input type="checkbox"/>		addition/remodel <input checked="" type="checkbox"/>		remodel/repair <input type="checkbox"/>		other <input type="checkbox"/>	
# of bedrooms existing:		# of bedrooms proposed:		# of baths existing:		# of baths proposed:			
Will all or part of an existing exterior wall be removed as part of the project? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>									
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)									
Complete interior remodel to entire home and addition of 1586 sf of living space									
Trades Permits Required: electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) <input checked="" type="checkbox"/> concrete (right-of-way) <input type="checkbox"/>									

- ① Reduced plans off scale
- ② Site Plan off scale
- ③ MMSE drawn in wrong spot
- ④ Must re-do McMansion exhibits label HP/LP clearly
- ④ Need AWW and ESPA stamped
- ⑤ Garage placement !!!

Trees ✓
 Armoire
 TCAD
 GIS
 Parking ✓
 McMansion

Extension Request for PP folder

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): 2315 % of lot size: 14.6

Proposed Building Coverage (sq ft): 3269 % of lot size: 20.7 ✓

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): 5875 % of lot size: 37.2

Proposed Impervious Cover (sq ft): 6498 % of lot size: 41.2 ✓

Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☐ N ☐

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

(LDC 25-2-513) 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) **Parking** (LDC 25-6 Appendix A & 25-6-478)

Building Height: _____ ft Number of Floors: _____ # of spaces required: _____ # of spaces provided: _____

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): _____ ft.

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

Total Job Valuation: \$ 670,000

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.

Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 290,000

Primary Structure: \$ 290,000

Accessory Structure: \$ _____

Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ 580,000

Bldg: \$ 290,000

Elec: \$ 58,000

Plmbg: \$ 116,000

Mech: \$ 116,000

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/ 4

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
1 st floor conditioned area	2084	321	2405
2 nd floor conditioned area	1641	812	2453
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)			594
Covered Patio, Deck or Porch / /	141	7	148
Balcony			
Other	90	32	122
Total Building Coverage	2345	360	2675
Driveway	1024		1024
Sidewalks	600	-23	577
Uncovered Patio /	1585	120	1705
Uncovered Wood Deck (counts at 50%)			
AC pads includes pool equip pad	45		45
Other (Pool Coping, Retaining Walls)	306	-4	302
Total Site Coverage	5875	433	6328
Pool	593		593
Spa			

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	2084	321		2405
2nd Floor	1641	812		2453
3rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)				
Carport (attached)				
(detached)				
Accessory building(s) 3123		1727		
(detached)				

TOTAL GROSS FLOOR AREA 4958

(Total Gross Floor Area /lot size) x 100 = 30.0 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 Article 3? 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.

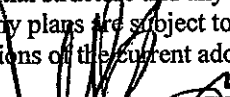
Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall 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

Owner	Jeff & Elizabeth Layne	Applicant or Agent	Kari Blachly
Mailing Address	1312 Meriden Lane 78703	Mailing Address	2401 E. 6th # 4063 78702
Phone		Phone	512-289-0010
Email	rlayne@fulbright.com	Email	kari@austinpermit.com
Fax		Fax	
General Contractor	TBD	Design Professional	Steinbomer, Bramwell & Vrazel, Architects
Mailing Address		Mailing Address	1400 South Congress Avenue, Suite B202
Phone		Phone	(512) 479-0022
Email		Email	jennifer@steinbomer.com
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: 8/28/12

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



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

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

B2
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(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request Kari Blackly Phone 289-0010
Email kari@austnpermit.com Fax _____
Project Name Layne Residence ☐ New Construction ☐ Remodeling
Project Address 312 Meriden Lane OR _____
Legal Description _____ Lot _____ Block _____
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service
(Usually less than 24 months)
Who is your electrical service provider? ☒ AE ☐ Other _____

☐ Overhead or ☐ Underground Voltage _____ ☐ Single-phase (1 ϕ) or ☐ Three-phase (3 ϕ)
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: addition remodel

[Signature] 8/22/12 289-0010
ESPA Completed by (signature & Print name) Date Phone

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

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



Austin Water Utility
Water & Wastewater Service Plan Verification
(W&WW SPV)

82/10

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Kari Blachy Phone: _____ Alternate Phone: _____

Service Address: 1312 Meriden

Lot: 2 Block: 9 Subdivision/Land Status: Westfield A Tax Parcel ID No.: 01120505120000

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

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: _____ Number of proposed bathrooms: _____

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: _____ Service stub size: _____ Service stub upgrade required? _____ New stub size: _____

Existing Meter number: _____ Existing Meter size: _____ Upgrade required? _____ New size: _____

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.

Kari Blachy 8/22/12 289 00 60
W&WWSPV Completed by (Signature & Print name) _____ Date _____ Phone _____

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

AWU Representative _____ Date _____ Phone _____

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

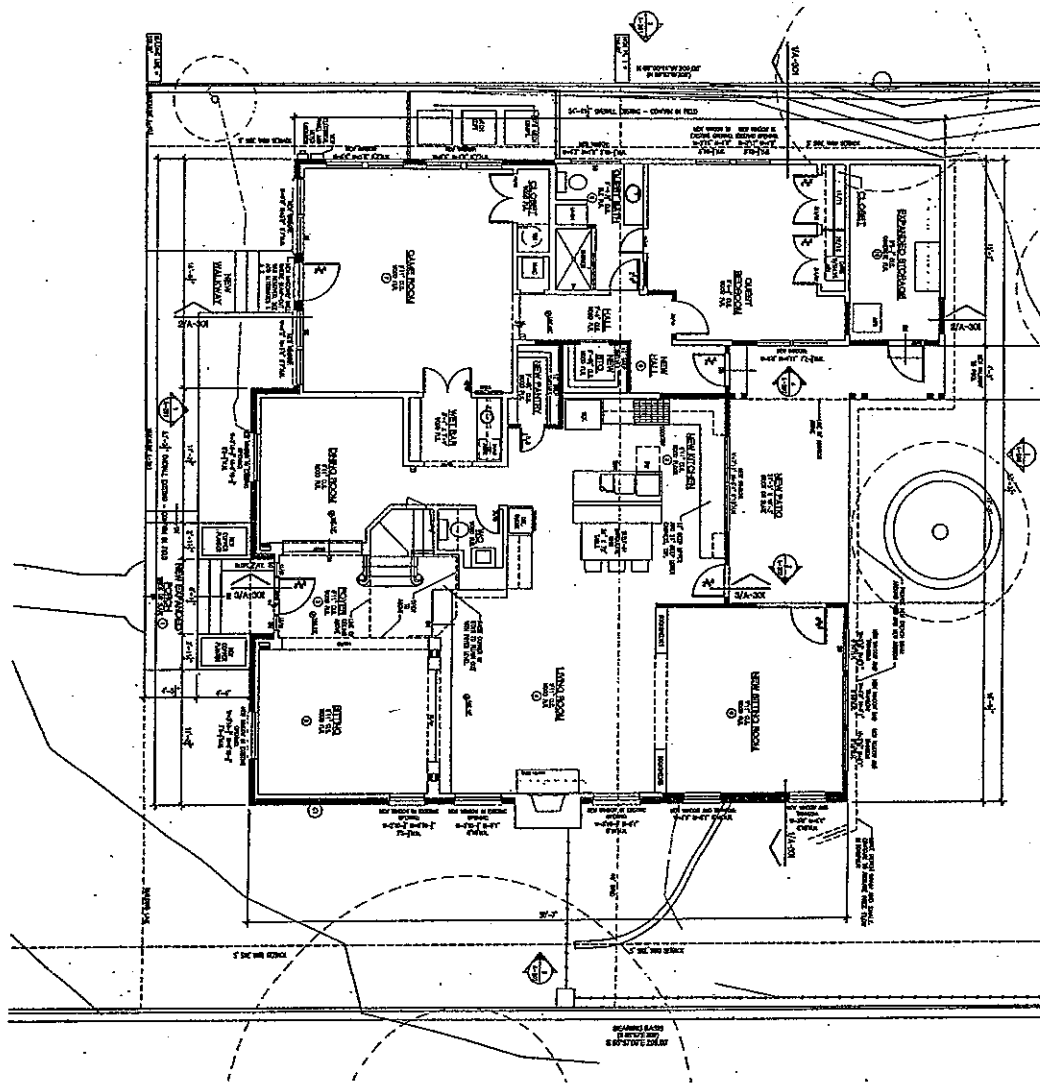
PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2



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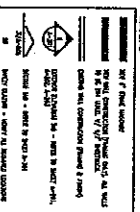


① OVERALL NEW FLOOR PLAN



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONNECTIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUBCONTRACTORS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EQUIPMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TOOLS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SUPPLIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES.



ADDITIONAL GENERAL COMMENTS

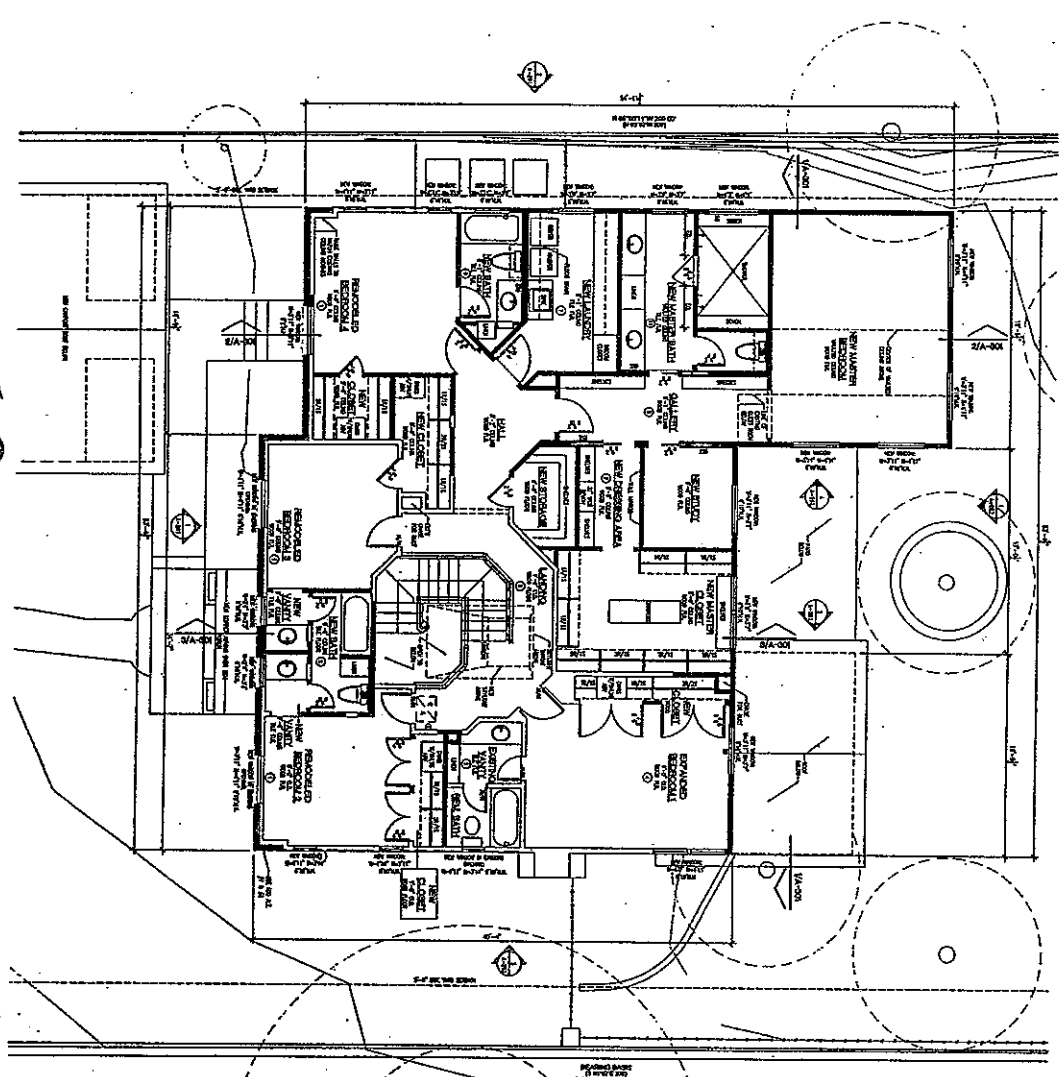
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES.

NOTES TO THE ARCHITECT

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES AND CONNECTIONS.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SERVICES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SERVICES.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/80	ISSUED FOR PERMIT
2	10/1/80	ISSUED FOR PERMIT
3	10/1/80	ISSUED FOR PERMIT
4	10/1/80	ISSUED FOR PERMIT
5	10/1/80	ISSUED FOR PERMIT
6	10/1/80	ISSUED FOR PERMIT
7	10/1/80	ISSUED FOR PERMIT
8	10/1/80	ISSUED FOR PERMIT
9	10/1/80	ISSUED FOR PERMIT
10	10/1/80	ISSUED FOR PERMIT



① **UPPER LEVEL, NEW FL. ON PLAN**
SCALE 1/4" = 1'-0"

GENERAL NOTICE

[illegible]

LEGEND

[illegible]

ADDITIONAL GENERAL SCOPE NOTES

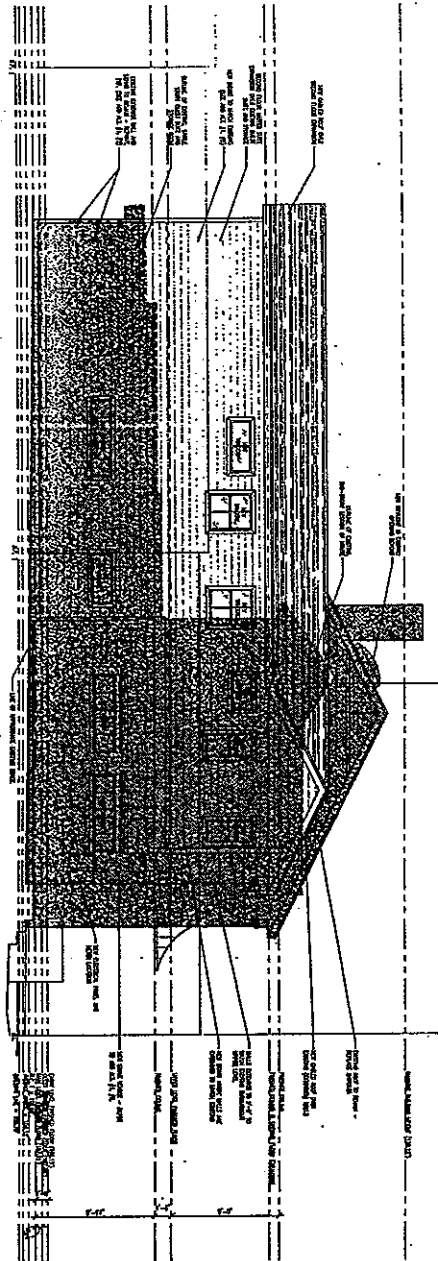
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④ 第三题：如何评价“网络投票”？

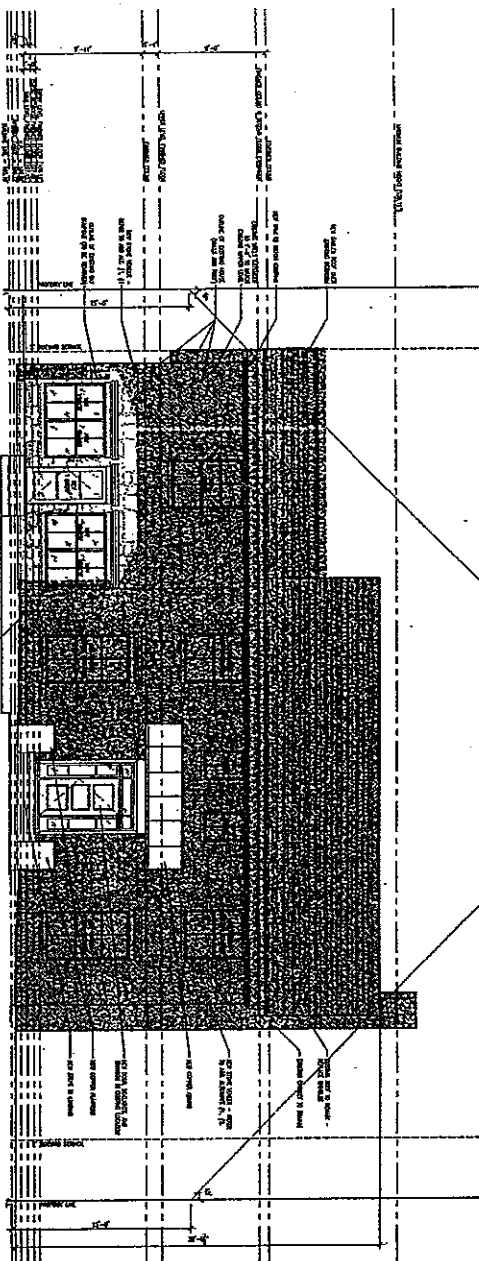
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ADULTS NOT IN FURTHERANCE TO ALL SERVICES

[illegible]



② SOUTH ELEVATION (SIDE)
SCALE 1/8"=1'-0"



① EAST EVATON (BOND)

GENERAL RULES

[illegible]

ADDITIONAL GENERAL SCOPE NOTES

[illegible][illegible][illegible]

WORLD JOURNAL BOOKS - 1975 is a 100 page catalog listing 1,000 titles.

AN ADDITION AND REMODEL FOR THE
LAYNE RESIDENCE
ORIGINAL 1312 MERIDEN LANE AUSTIN, TX

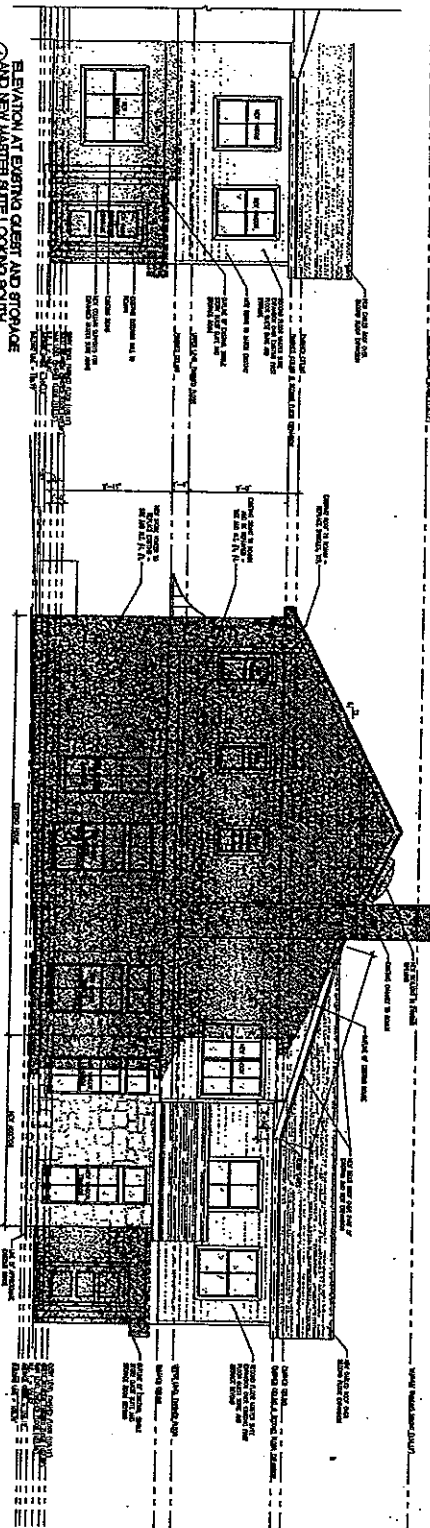


DATE _____
 BY _____
 SCALE _____
 REVISION _____

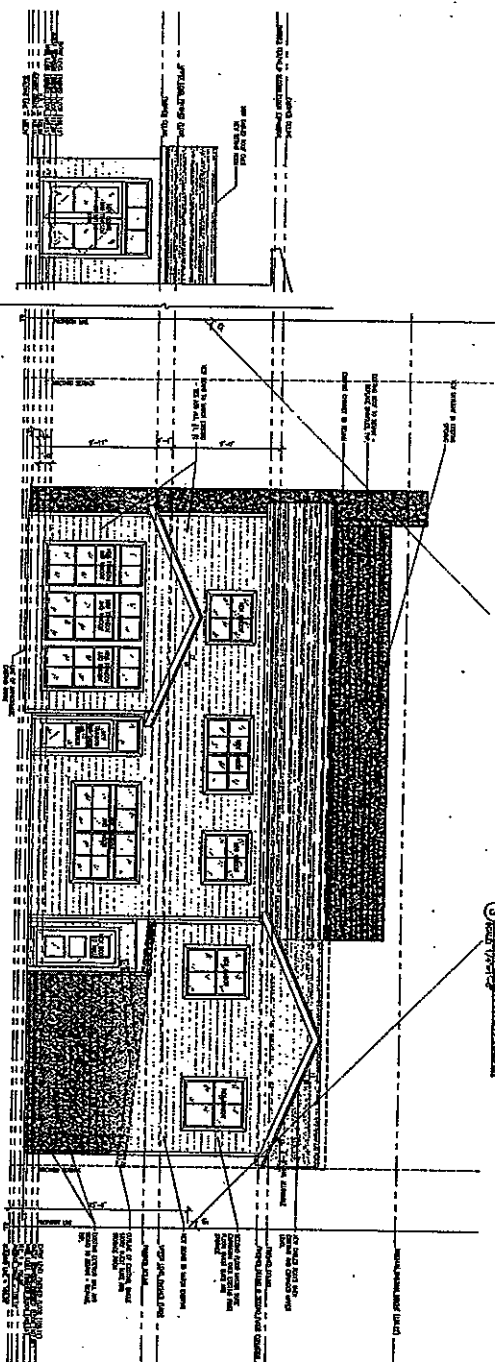
SHEET 4 OF 10

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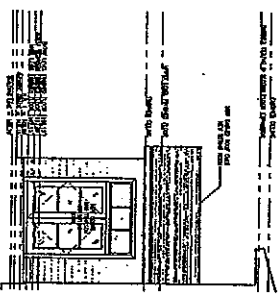
4 ~~ELEVATION AT EXISTING GUEST AND STORAGE~~
~~AND NEW MASTER SITES LOOKING SOUTH~~
~~SCALE 1/8"=1'-0"~~



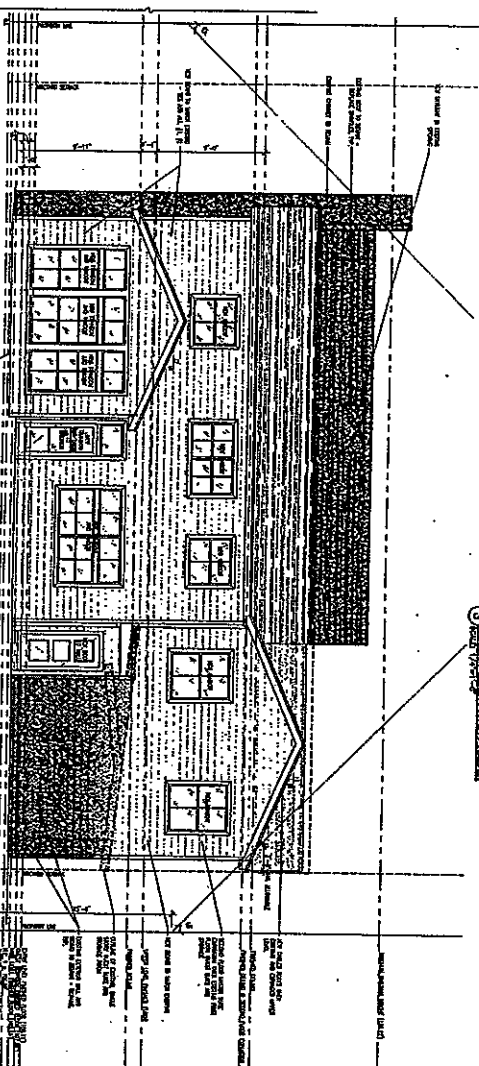
③ NORTH ELEVATION (8 DECEMBER 1951)



**ELEVATION AT NEW
SITTING ROOM, LOOKING NORTH**
2 20x16 1/4" x 1" 20"



① WEST ELEVATION (REAR)
1/20/05 1/6/01-29



GENERAL NOTES

- [illegible]

AN ADDITION AND REMODEL FOR THE

LA YNE RESIDENCE

1312 MERIDEN LANE AUSTIN, TX

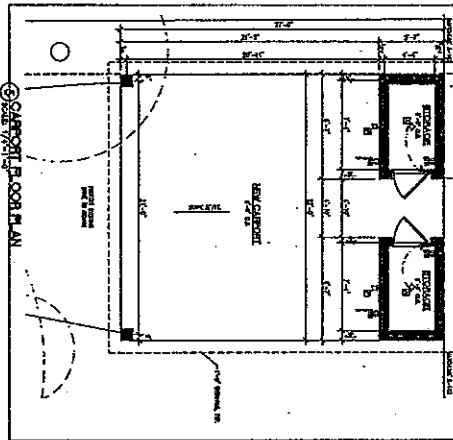
ORIGINAL



10000 Corporate Ave.
 Suite 1002
 Austin, TX 78761
 Tel: 512/491-1111
 Fax: 512/491-1111
 e-mail: info@houston.com



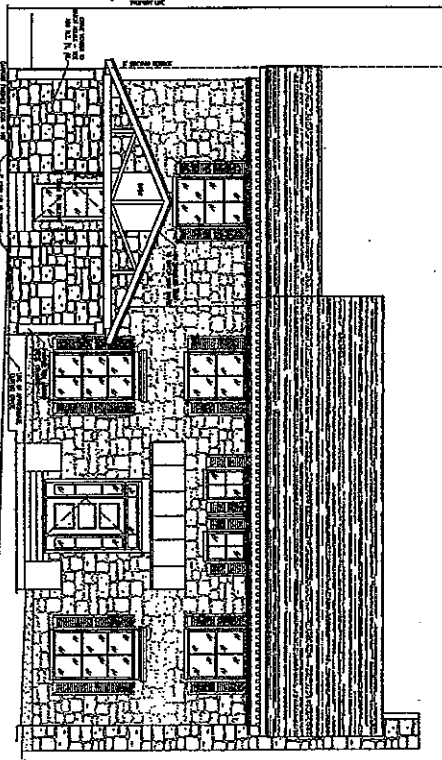
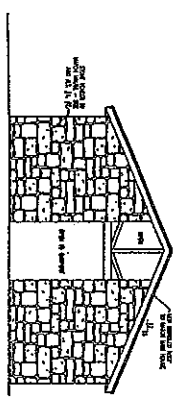
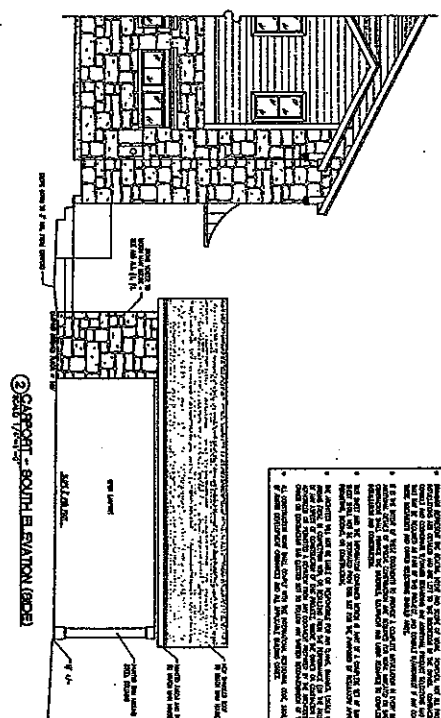
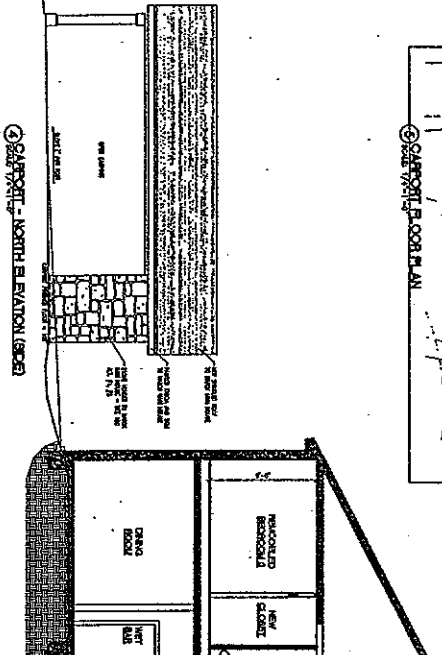
B2
16



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE OWNER.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES OF THE CITY OF AUSTIN, TEXAS.

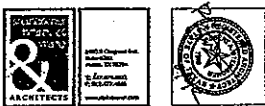
GENERAL NOTES
1. THE ARCHITECT HAS REVIEWED THE EXISTING CONSTRUCTION AND FOUND IT TO BE IN GOOD CONDITION.
2. THE ARCHITECT HAS REVIEWED THE EXISTING ELECTRICAL AND PLUMBING SYSTEMS AND FOUND THEM TO BE IN GOOD CONDITION.
3. THE ARCHITECT HAS REVIEWED THE EXISTING ROOFING SYSTEM AND FOUND IT TO BE IN GOOD CONDITION.
4. THE ARCHITECT HAS REVIEWED THE EXISTING FOUNDATION SYSTEM AND FOUND IT TO BE IN GOOD CONDITION.
5. THE ARCHITECT HAS REVIEWED THE EXISTING INTERIOR FINISHES AND FOUND THEM TO BE IN GOOD CONDITION.
6. THE ARCHITECT HAS REVIEWED THE EXISTING EXTERIOR FINISHES AND FOUND THEM TO BE IN GOOD CONDITION.
7. THE ARCHITECT HAS REVIEWED THE EXISTING LANDSCAPE AND FOUND IT TO BE IN GOOD CONDITION.

GENERAL NOTES
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2. THE ARCHITECT HAS REVIEWED THE EXISTING ELECTRICAL AND PLUMBING SYSTEMS AND FOUND THEM TO BE IN GOOD CONDITION.
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5. THE ARCHITECT HAS REVIEWED THE EXISTING INTERIOR FINISHES AND FOUND THEM TO BE IN GOOD CONDITION.
6. THE ARCHITECT HAS REVIEWED THE EXISTING EXTERIOR FINISHES AND FOUND THEM TO BE IN GOOD CONDITION.
7. THE ARCHITECT HAS REVIEWED THE EXISTING LANDSCAPE AND FOUND IT TO BE IN GOOD CONDITION.



2nd FLOOR - WEST ELEVATION (REAR)

2nd FLOOR - EAST ELEVATION (FRONT)





CITY OF AUSTIN
Planning and Development Review Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

B2
17

BP- -	PR- -	NRD- -	HDP- -
REFERRED BY: _____		NRHD: _____	
<input type="checkbox"/> RELEASE PERMIT			Ca. _____
<input type="checkbox"/> DO NOT RELEASE PERMIT			
<input type="checkbox"/> PENDING HLC REVIEW- _____			
Historic Preservation Officer			Date

A ☐ TOTAL or ☒ PARTIAL Demolition of the ☒ Single Family Residence, ☐ Duplex, ☐ Triplex

or ☐ Other Located at: 1312 Meriden Lane

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS
PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.)
the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant's Company Name:		Owner's Company Name:	
Applicant: <u>Kari Blachley</u>		Owner's Name: <u>ROBERT AND ELIZABETH LAINE</u>	
Address: <u>2401 E. 6th #4063</u>		Address: <u>1312 MERIDEN LANE</u>	
City: <u>Austin</u>		City: <u>AUSTIN</u>	
State: <u>TX</u> ZIP: <u>78702</u>		State: <u>TX</u> ZIP: <u>78703</u>	
Phone: <u>(512) 289-0010</u> Fax: ()		Phone: () <u>530-1393</u> Fax: (512) <u>530-4398</u>	
E-mail: <u>kari@austnpermit.com</u>		E-mail: <u>jlayne@fulbright.com</u>	

Please submit the following to complete this application:

- ☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 1/2" x 14"
- ☐ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473
Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents
- ☐ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable
- ☐ See Current Fee Schedule for Applicable Fees

IMPORTANT: Verify with the Planning and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

B2/18

RESIDENTIAL DEMOLITION PERMIT APPLICATION

PAGE 2

- ☒ No ☐ Yes - Will the proposed work require the use of City right-of-way? If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Planning and Development Review located on the 8th floor at One Texas Center 974-7180, or at <http://www.ci.austin.tx.us/rowman/index.cfm>
- ☐ No ☒ Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? Please contact 494-9400 for water and sewer service information.
- ☒ No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? "If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at <http://www.ci.austin.tx.us/trees/>

CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above 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, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature

Date

Owner's Signature

Date

Owner's Printed Name

2nd Owner's Printed Name

Sworn and subscribed before me this 23rd day of Aug, 2002

Notary Public in and for the State of Texas

My commission expires on: 5/15/2013

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §23-11.214 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Applicant's Signature

Date

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1066342

B2
19

ACCOUNT NUMBER: 01-1205-0512-0000

PROPERTY OWNER:

LAYNE ROBERT J & ELIZABETH O
1312 MERIDEN LN
AUSTIN, TX 78703-3827

PROPERTY DESCRIPTION:

N 75.5 FT OF LOT 2 BLK 4 WESTFIELD
A

ACRES

.3567 MIN%

.000000000000 TYPE

SITUS INFORMATION: 1312 MERIDEN LN

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*

TOTAL SEQUENCE 0

ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE ==>

ALL PAID
* NONE *
* NONE *
* NONE *
ALL PAID

TAXES PAID FOR YEAR 2011 \$18,236.14

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

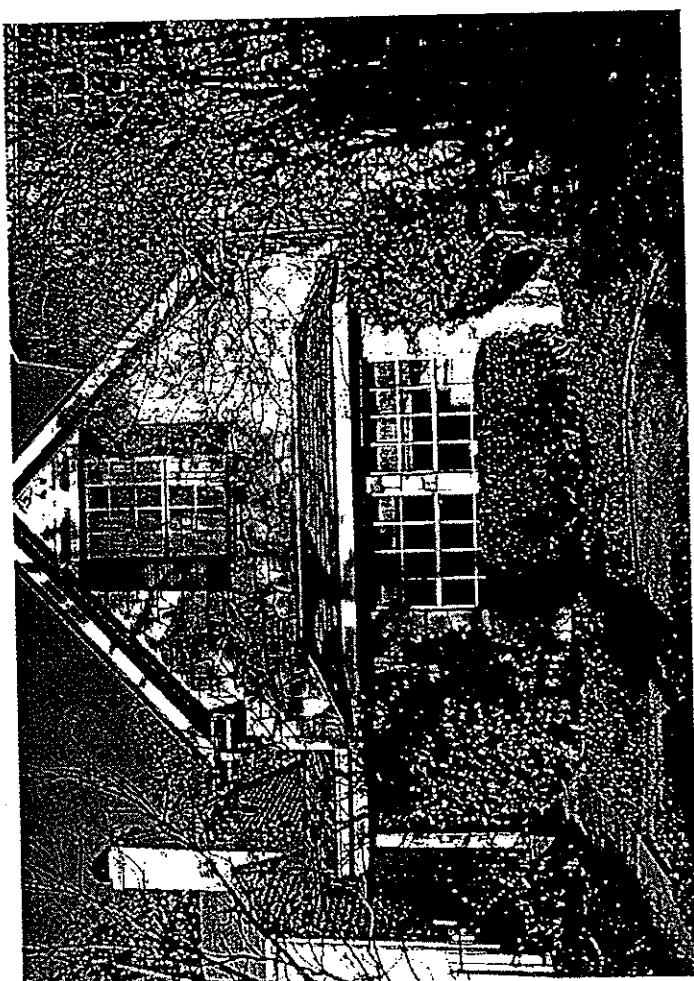
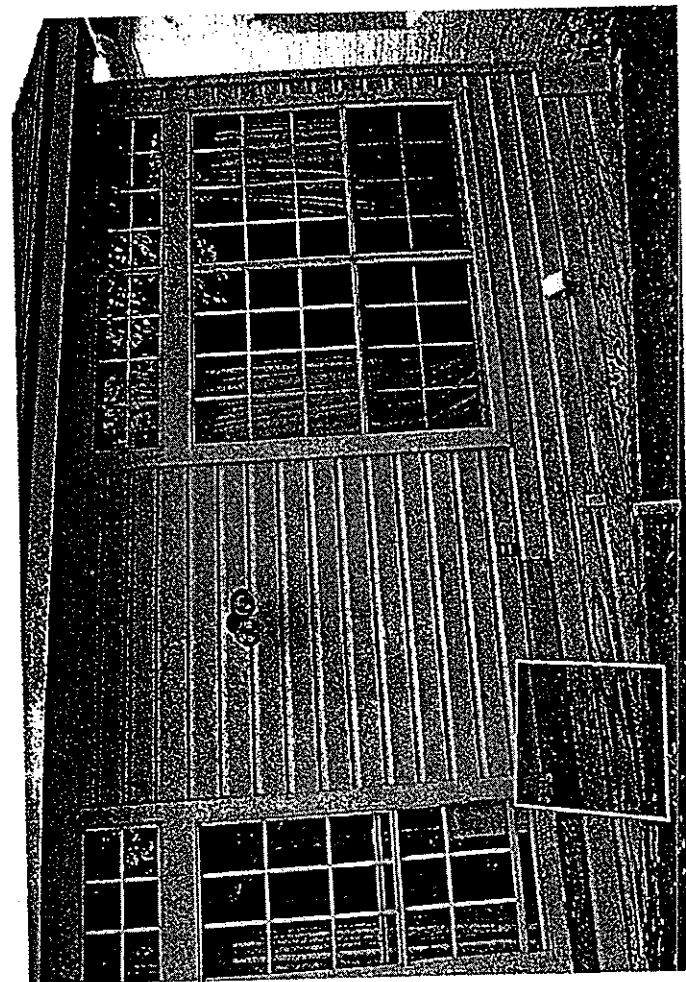
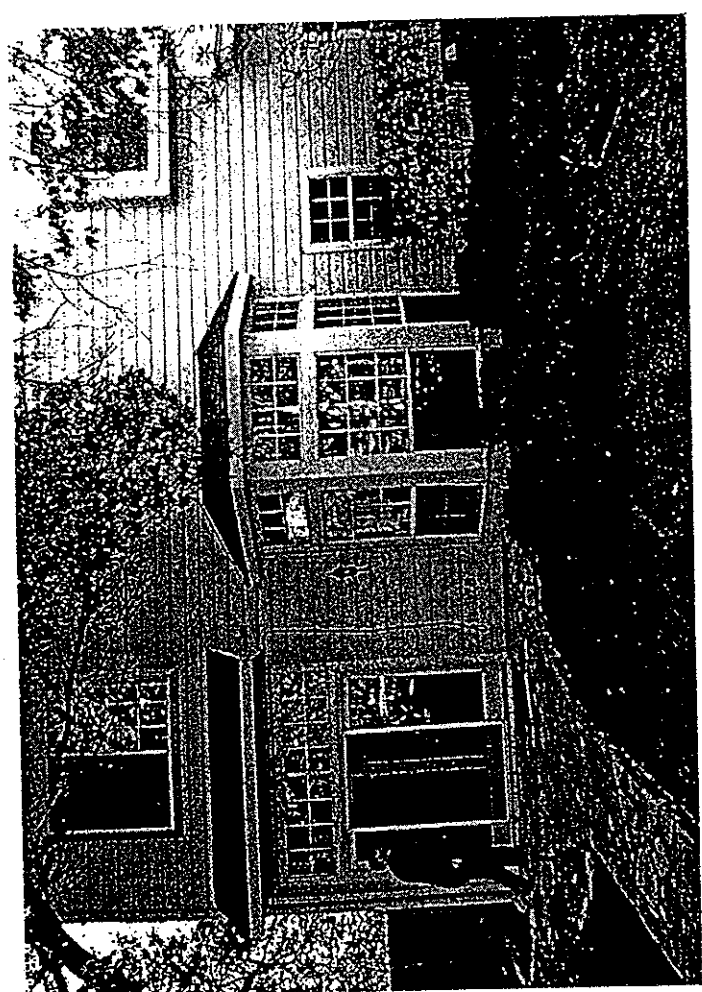
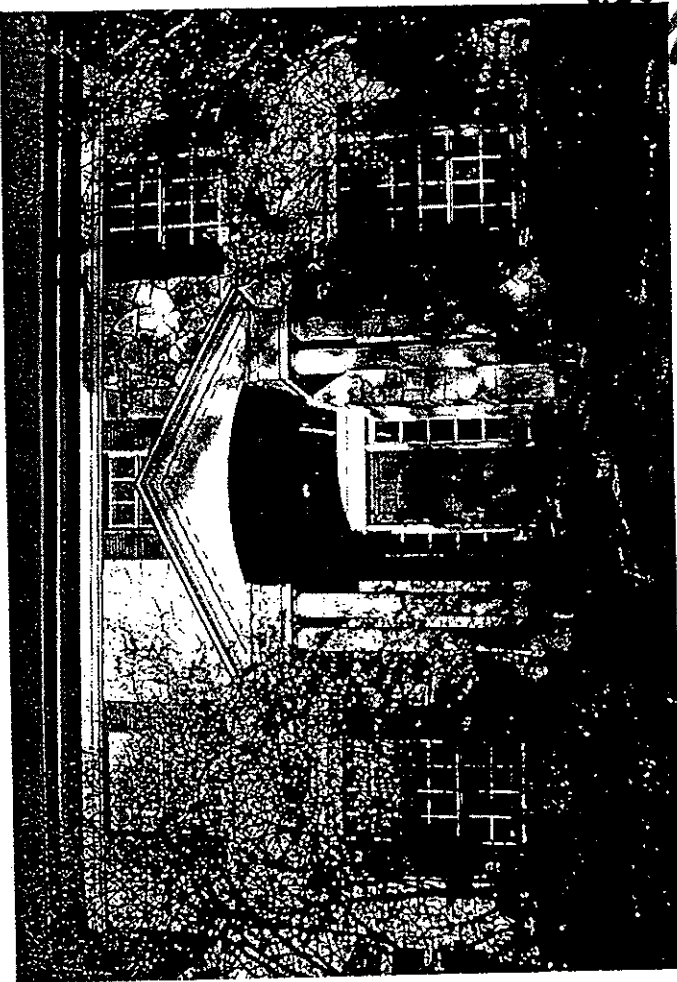
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 08/24/2012

Fee Paid: \$10.00

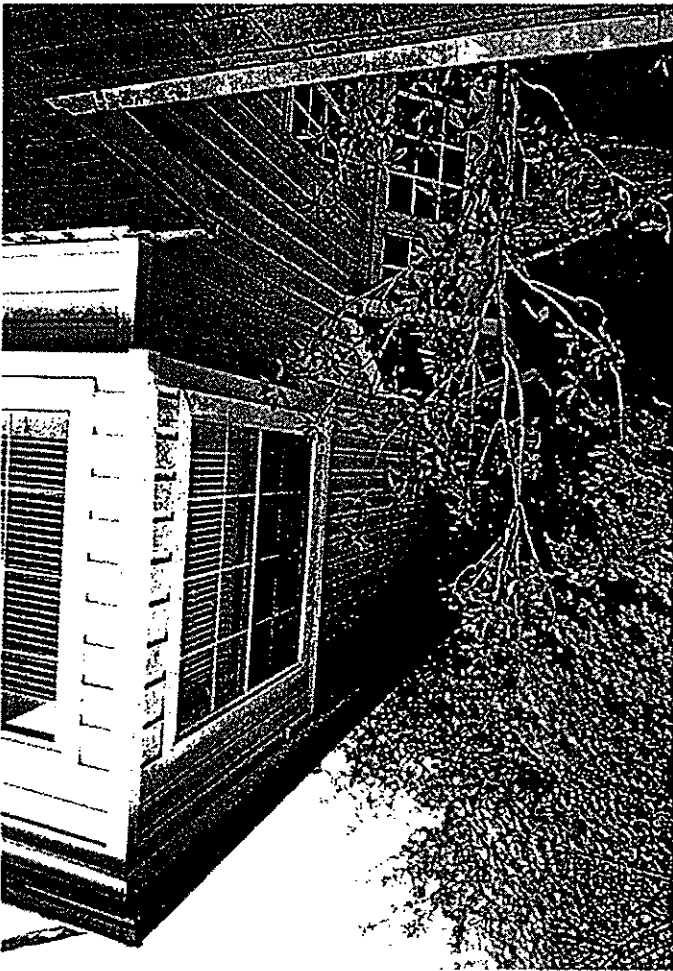
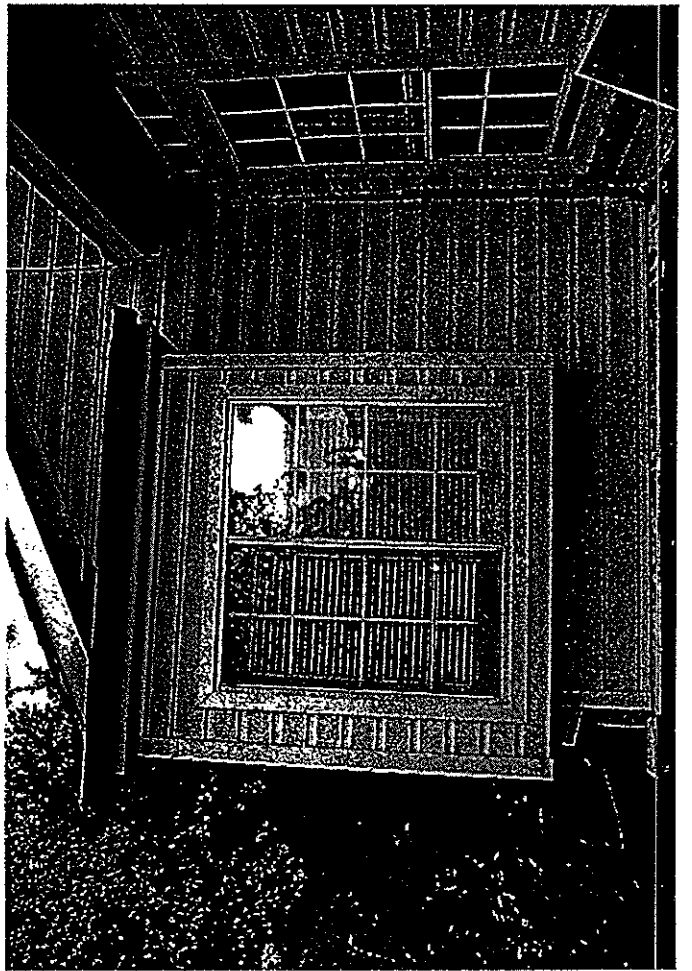
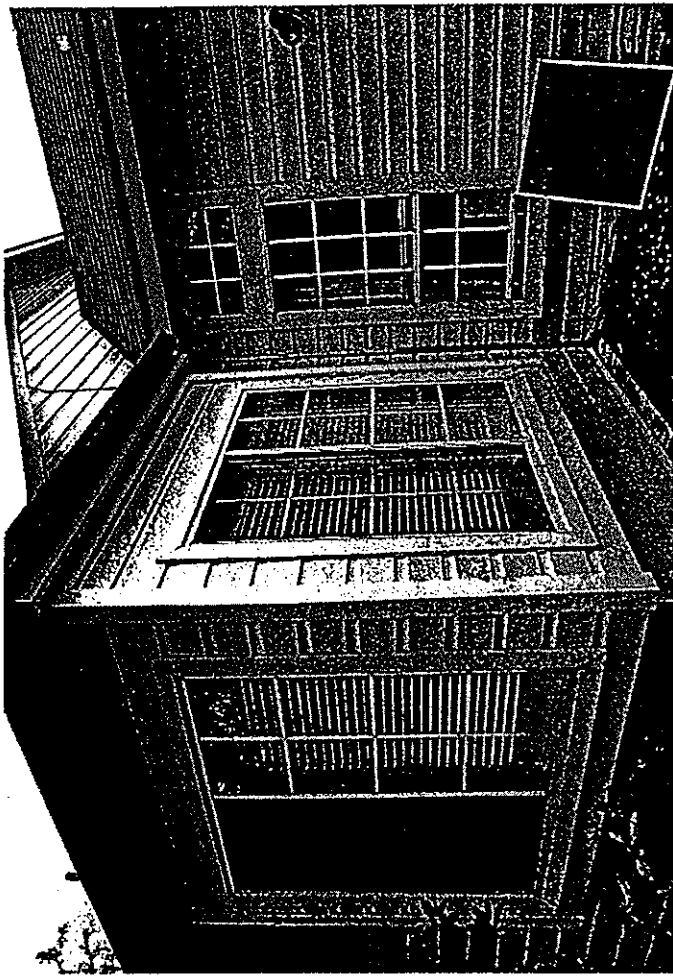
Tina Morton
Tax Assessor-Collector

By 

BK
18



21/2



B2/22



B2/23

Claude Traweck 1312 A Meridan Lane
151 4 Part of
2
Westfield

Two story rock veneer residence

251n - 12/9/38

A. E. Crumley

4304 Hank Avenue

B2
24

573
Map

2

B

Banister Acres #2

Frame garage.

55646 12-15-53

\$425.00

Owner

B2
25

OWNER Tom Reavley ADDRESS 1312 Meridan Lane

PLAT 151 LOT North $\frac{1}{2}$ of 2 BLK 4

SUBDIVISION Westfield A

OCCUPANCY Swimming Pool

BLD PERMIT # 100382 DATE 7-20-66 OWNERS ESTIMATE 3,450.00

CONTRACTOR Centex Swimming Pool Co. NO. OF FIXTURES

WATER TAP REC # SEWER TAP REC #

Swimming Pool

608 sq.ft.

B2
26

OWNER Tom Reabley ADDRESS 1312 Meriden Lane

PLAT 151 LOT N = of 2 BLK B

SUBDIVISION Westfield A

OCCUPANCY Playroom & Storage

BLD PERMIT # 100378 DATE 7-20-66 OWNERS ESTIMATE 4,000.00

CONTRACTOR L. C. Hobbs NO. OF FIXTURES none

WATER TAP REC # SEWER TAP REC #

Frame Accessory Building

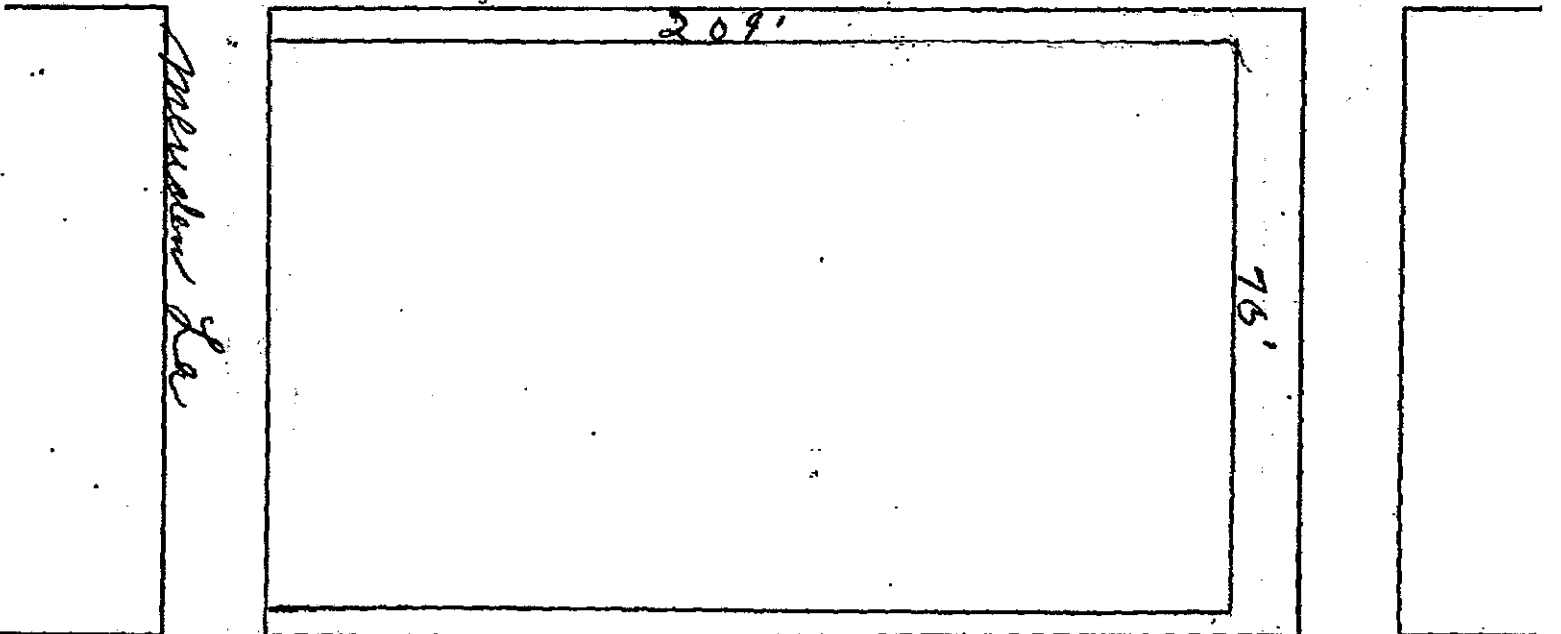
460 sq.ft.

ADDRESS: 1212 Mendon La PERMIT 84984 PLAT 151 **B2/27**
 LOT: W 1/2 of 2 BLOCK 4 SUB. Westfield X'
 OUTLOT

FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: Remodel & Repair Res.

	LAYOUT			FRAMING			FINAL		ROOF OVERHANG
	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	
8/13/62									
FOUNDATION			FLOOR JOIST SIZE & O.C.			NECESSARY BLDG. CONN.			ACC. BLDG.
FR. SETBACK	<u>25'</u>		CEILING JOIST SIZE & O.C.	<u>✓</u>		ROOM VENTILATION	<u>✓</u>		PAVED PARKING
TOTAL & MIN. SIDE YD.	<u>20'</u> <u>10'</u>		STUD SIZE & O.C.	<u>✓</u>		STAIRS REQ. & NO.	<u>✓</u>		
SIDE STREET YARD			MASONRY WALL			ATTIC FIRE STOPS REQ.			

OWNER: Tom Reanley CONTRACTOR: Sam Gore
remodel existing kitchen new sink new cat
replace window screens new roof floor work
mt 8/13/62



Enfield Rd
 INSPECTOR ED

ADDRESS: 1312 ~~main~~ ^{mulder} Rd.

PERMIT 99523

PLAT 151 ^{B2}/₂₈

LOT: BLOCK 4 SUB. *Westfield A*

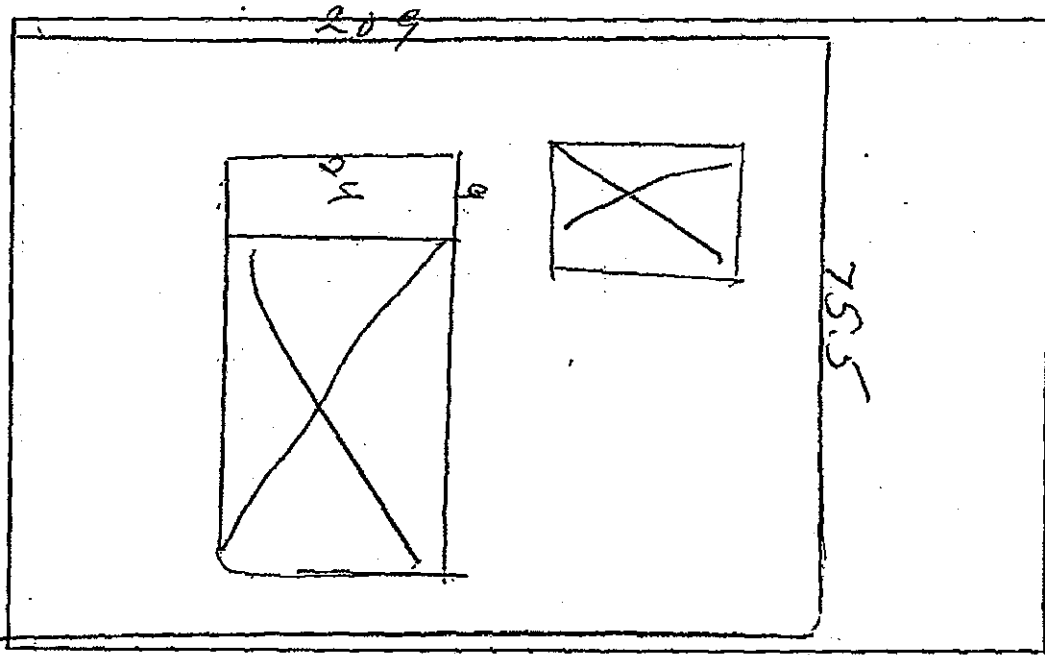
n 2 of 2
FIRE ZONE 3 USE DIST: A-1 OCCUPANCY: *2 story adducto Res.*

	LAYOUT		FRAMING	FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION			FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.	✓	ACC. BLDG.
FR. SETBACK	31		CEILING JOIST SIZE & O.C.	2x8 16	ROOM VENTILATION	✓	PAVED PARKING
TOTAL & MIN. SIDE YD.	10' 5'		STUD SIZE & O.C.	2x4 16	STAIRS REQ. & NO.		
SIDE STREET YARD			MASONRY WALL		ATTIC FIRE STOPS REQ.		

OWNER: *Tom Resbley* CONTRACTOR: *L.C. Habbe*

$$\begin{aligned} 9 \times 24 &= 216 \text{ \#} \\ 16 \times 24 &= \frac{384 \text{ \#}}{600 \text{ \#}} \end{aligned}$$

S.N. 5-3-66



INSPECTOR

ADDRESS: 1312 *Meriden La*

PERMIT 100378

PLAT 151

B2/29

LOT:

BLOCK 4

SUB.

N¹/₂ of 2

OUTLOT

Westfield A

FIRE ZONE

USE DIST:

OCCUPANCY:

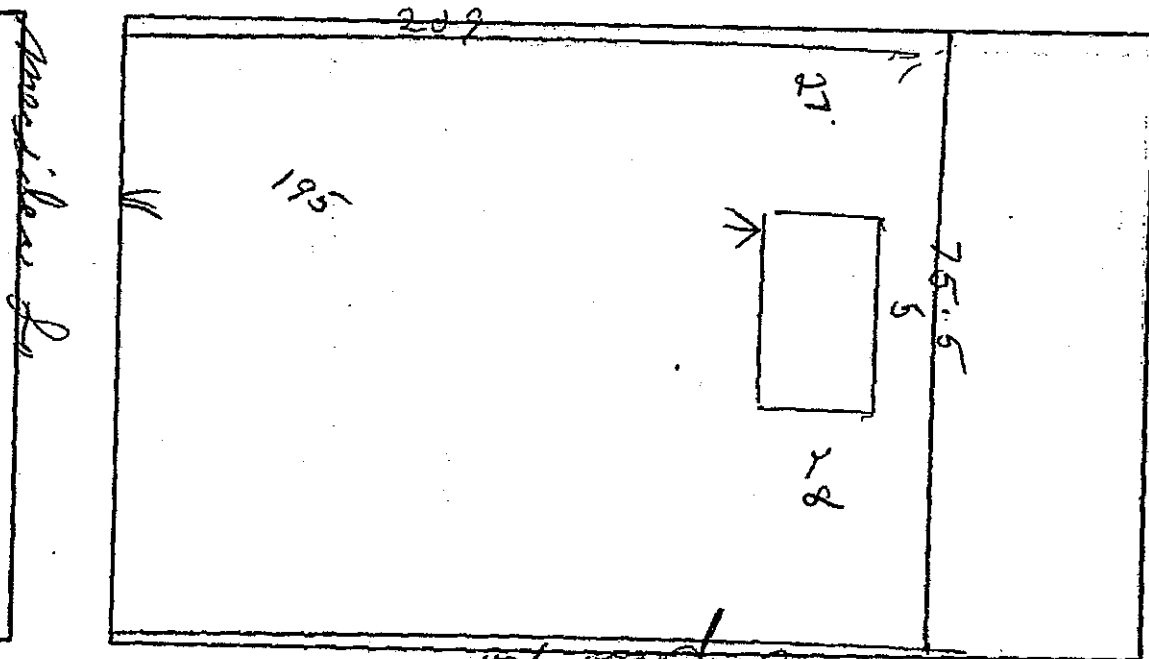
7-20-66	LAYOUT			FRAMING		8/10/66	FINAL		ROOF OVERHANG	
	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION	<i>S</i>	<i>S</i>	FLOOR JOIST SIZE & O.C.			<i>NECESSARY BLDG. CONN.</i>			ACC. BLDG.	
FR. SETBACK		<i>195</i>	CEILING JOIST SIZE & O.C.			ROOM VENTILATION			PAVED PARKING	
TOTAL & MIN. SIDE YD.		<i>55</i> <i>27</i>	STUD SIZE & O.C.			STAIRS REQ. & NO.				
SIDE STREET YARD			MASONRY WALL			ATTIC FIRE STOPS REQ.				

OWNER: *Tom Reahley*

CONTRACTOR: *L.C. Halls*

23 x 20 = 460 sq ft

SK 7-19-66



Eastfield Rd

INSPECTOR



City of Austin
BUILDING PERMIT

B2
30

PERMIT NO: 1989-007029-BP
1312 MERIDEN LN

Type: RESIDENTIAL Status: Final
Issue Date: 10/27/1989 EXPIRY DATE: 12/01/1989

LEGAL DESCRIPTION Lot: 2 Block: Subdivision: WESTFIELD A	SITE APPROVAL	ZONING
---	---------------	--------

PROPOSED OCCUPANCY: Demolish Structure To Clear Lot	WORK PERMITTED: Demolition	ISSUED BY:
--	----------------------------	------------

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
	Tot Val Rem: \$0.00 Tot Job Val: \$0.00		645			1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	40.00	10/27/1989						
Fees Total:	40.00							

Inspection Requirements

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Plan Check By Betty Baker**

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



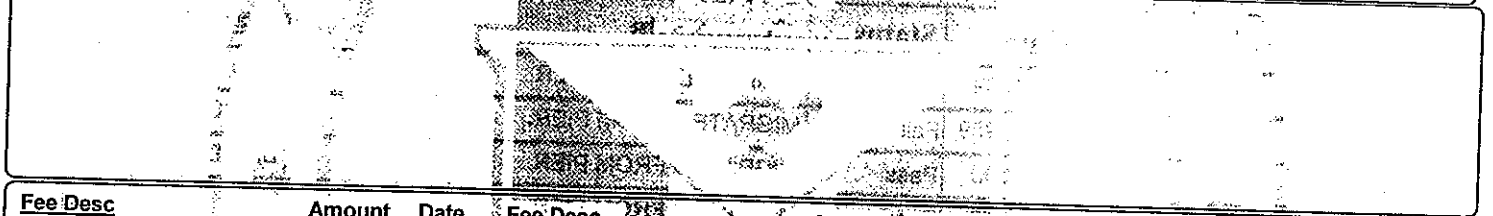
City of Austin BUILDING PERMIT

B2
31

PERMIT NO: 1989-010179-BP
1312 MERIDEN LN

Type: RESIDENTIAL Status: Final
Issue Date: 11/16/1989 EXPIRY DATE: 05/30/1990

LEGAL DESCRIPTION Lot 2 Block: Subdivision: WESTFIELD A		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: New Two Story Residence With Attached Garage		WORK PERMITTED: New		ISSUED BY:	
TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$103,145.00	TYPE CONST.	USE CAT. 101	GROUP	FLOORS 2
				UNITS 1	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE



Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	234.00	11/16/1989	Building Permit Fee	20.00	11/16/1989	Electrical Permit Fee	125.00	2/12/1990
Mechanical Permit Fee	72.00	2/7/1990	Plumbing Permit Fee	88.00	12/4/1989			
Fees Total:	537.00							

Inspection Requirements

Building Inspection	Driveway Inspection	Electric Inspection	Mechanical Inspection
Plumbing Inspection	Sidewalks Inspection		

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

W&Ww Exist/Rein Lo 11-30-89 Cs/Rein Pr 12-5-89cs/Lo Rein Pd 12-8-89/Rein Fn 12-11-89cs/Rein Fn 12-27-89cs/Rein Fr 2-6-90 3 Rein Pd 5-30-90mg*** 1 Gas

By Accepting Or Paying For This Permit You are Declaring That You are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

B2
32

PERMIT NO: 1993-011551-BP
1312 MERIDEN LN

Type: RESIDENTIAL Status: Final
Issue Date: 04/22/1993 EXPIRY DATE: 08/05/1993

LEGAL DESCRIPTION Lot 2 Block: Subdivision: WESTFIELD A						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY: Addn To Residence For Bed,Bath,& Storage ***		WORK PERMITTED: Addition				ISSUED BY:			
TOTAL SQFT	VALUATION Tot Val Rem: \$0.00 Tot Job Val: \$35,400.00	TYPE CONST.	USE CAT: 434	GROUP	FLOORS 1	UNITS 1	# OF PKG SPACES		
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS		METER SIZE			



Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	68.00	4/22/1993	Electrical Permit Fee	31.00	5/18/1993	Mechanical Permit Fee	31.00	5/18/1993
Plumbing Permit Fee	31.00	5/5/1993						
Fees Total:	161.00							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection
Sewer Tap Inspection	Water Tap Inspection		

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.
City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.
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The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments & Remodel Garage To Gamerm Smoke Detector Required In Resi- Dence*** Is Set
--

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.

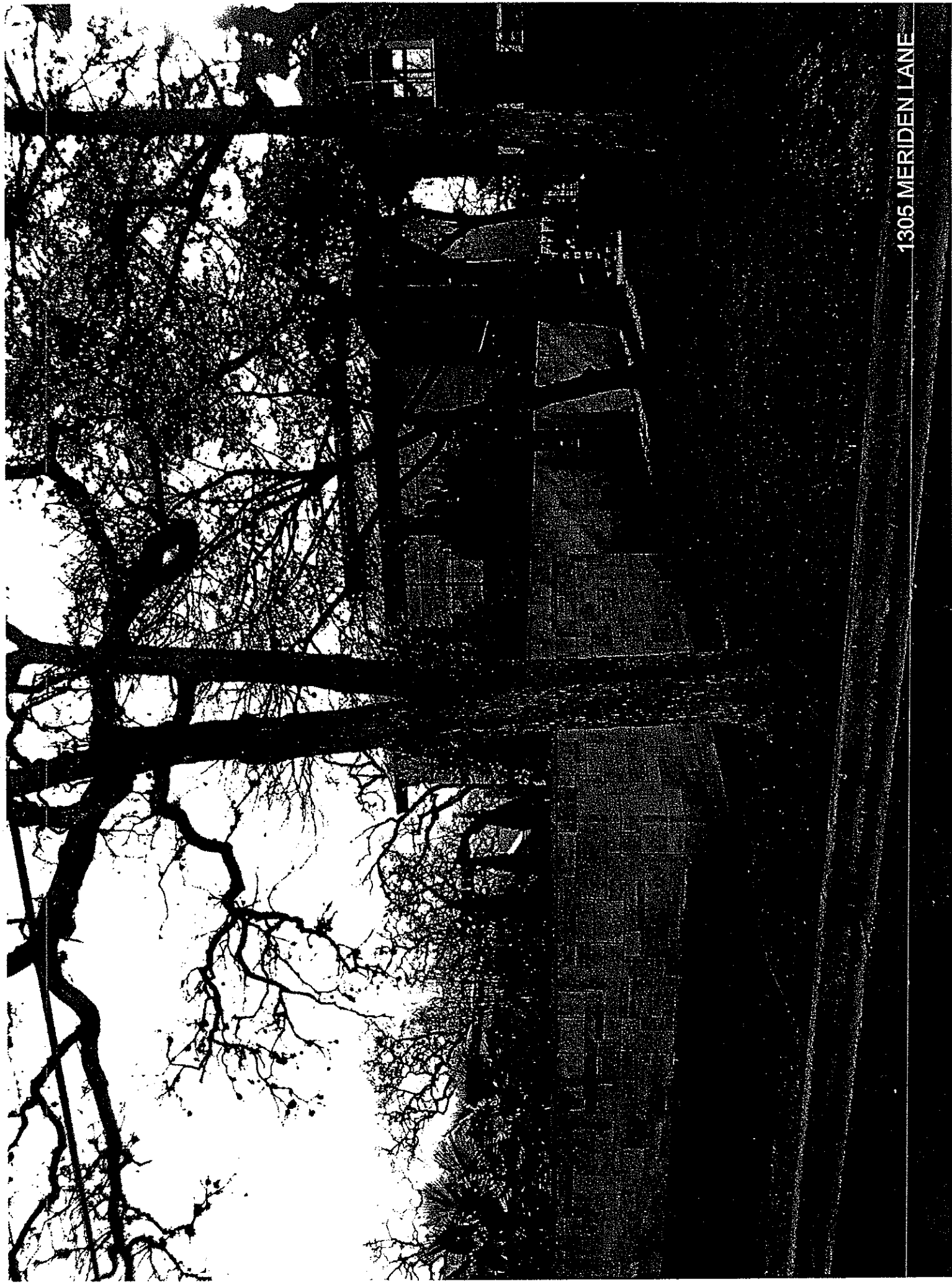


1301

1301 MERIDEN LANE



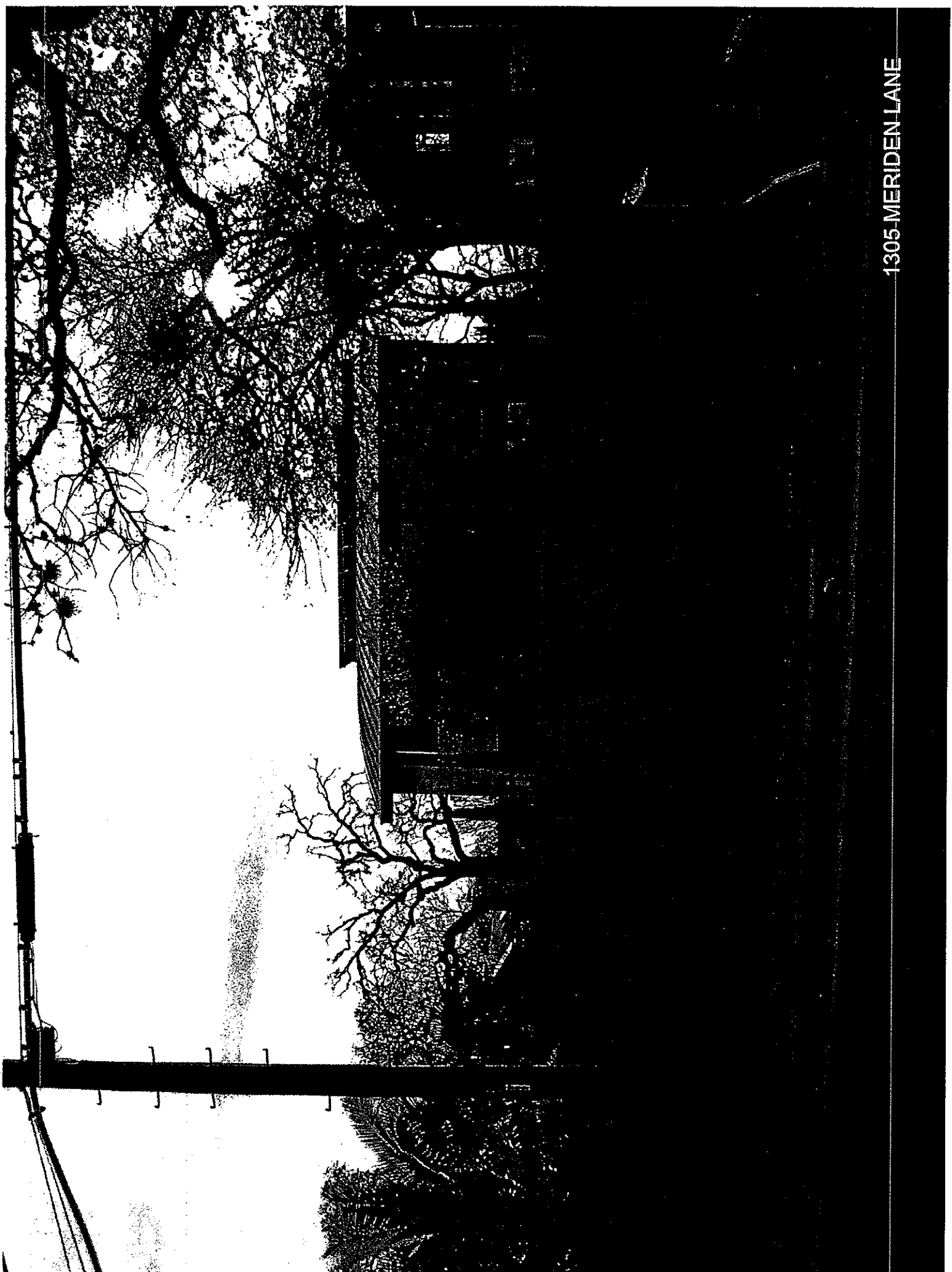
1301 MERIDEN LANE



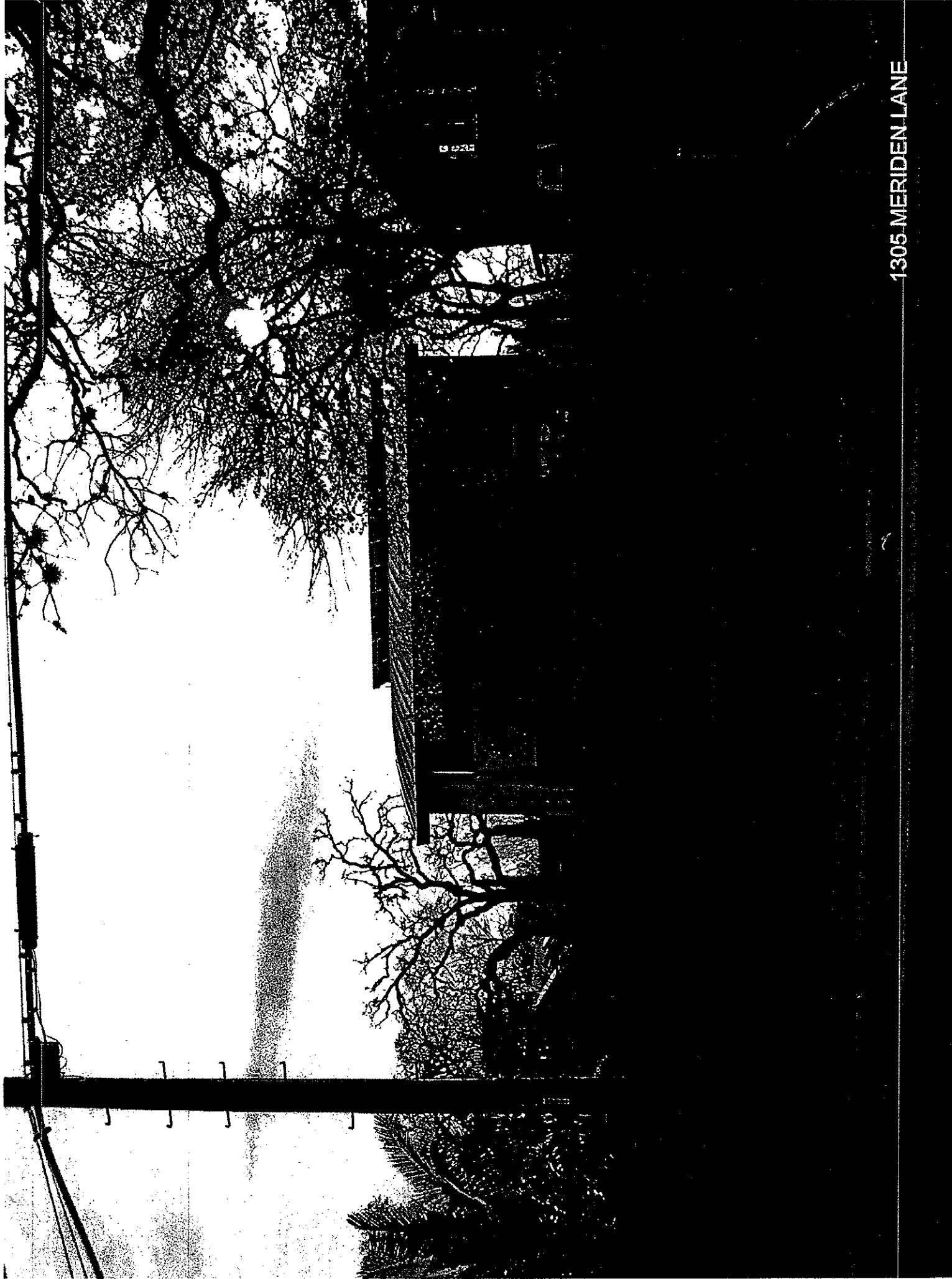
1305 MERIDEN LANE



1305 MERIDEN LANE



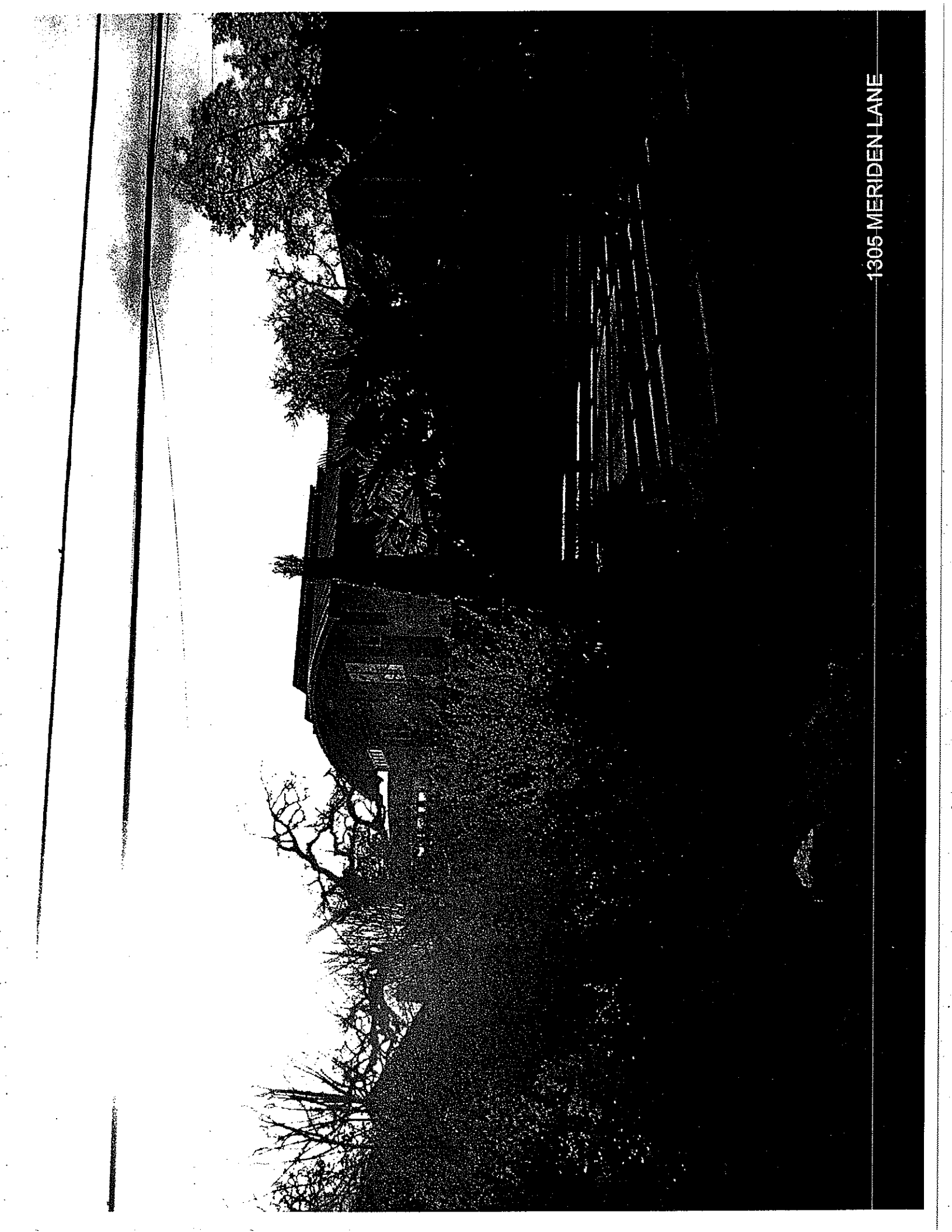
1305 MERIDEN LANE



1305 MERIDEN LANE



1305 MERIDEN LANE





1309 MERIDEN LANE

1309

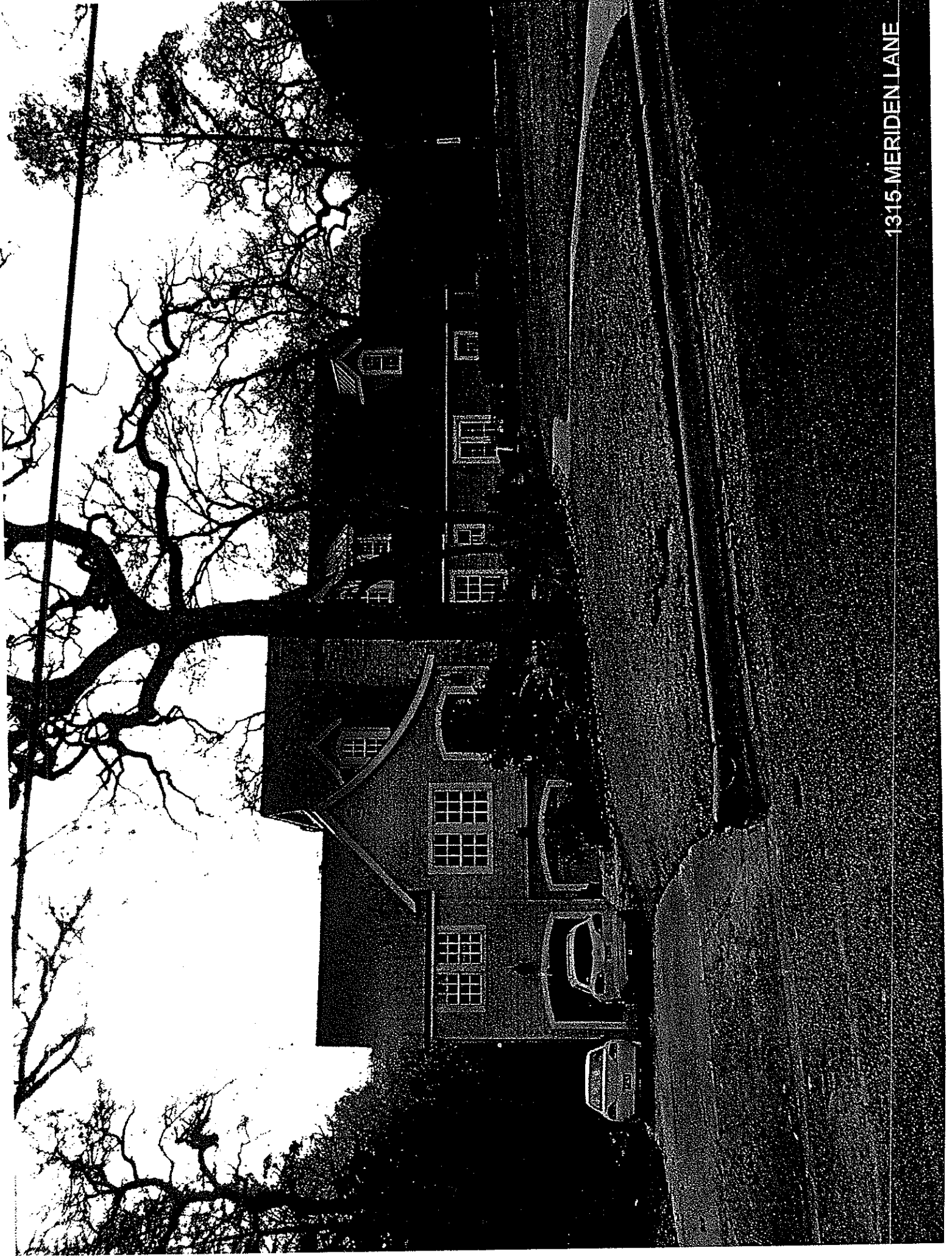


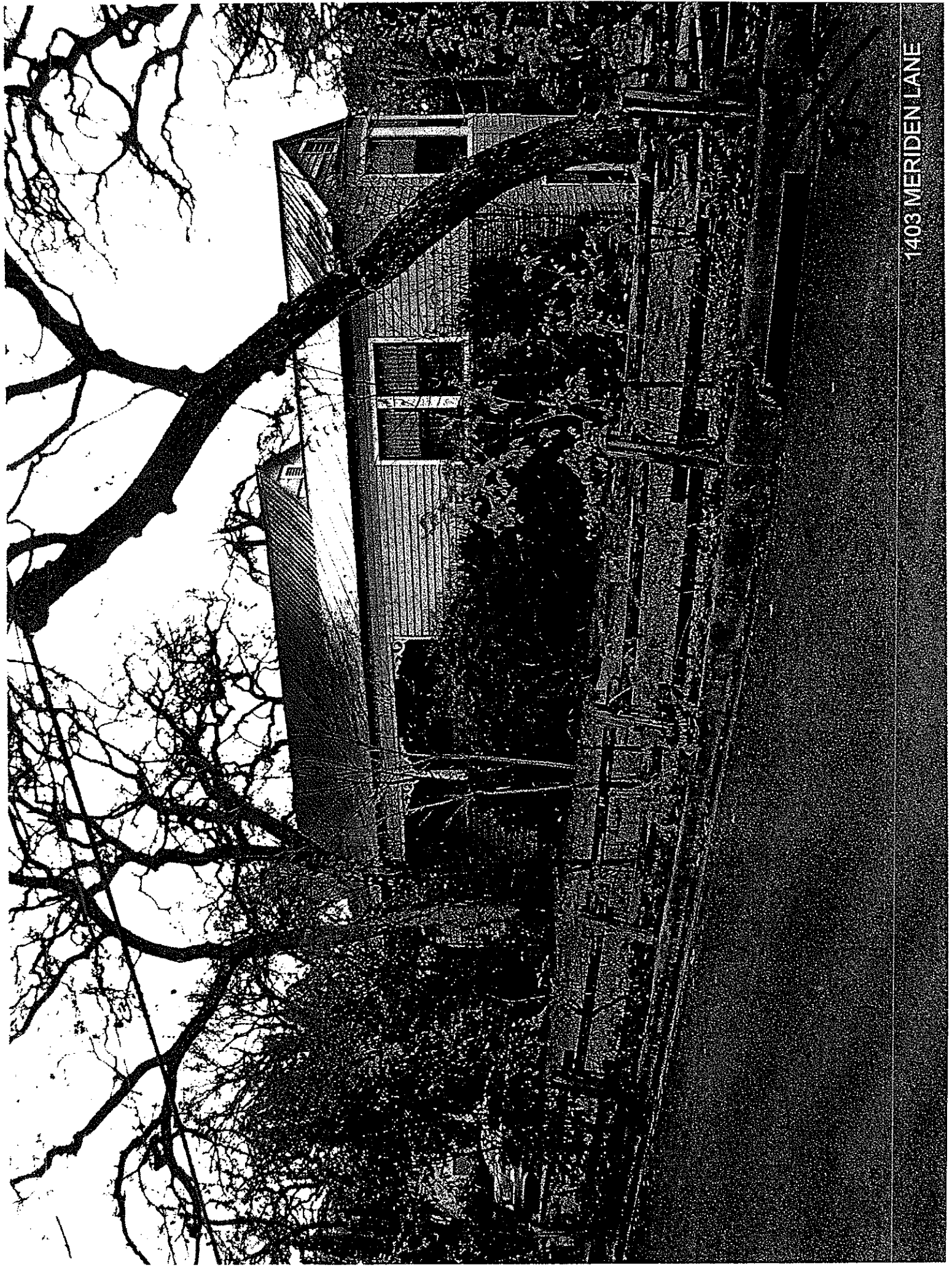
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1315 MERIDEN LANE

1315 MERIDEN LANE





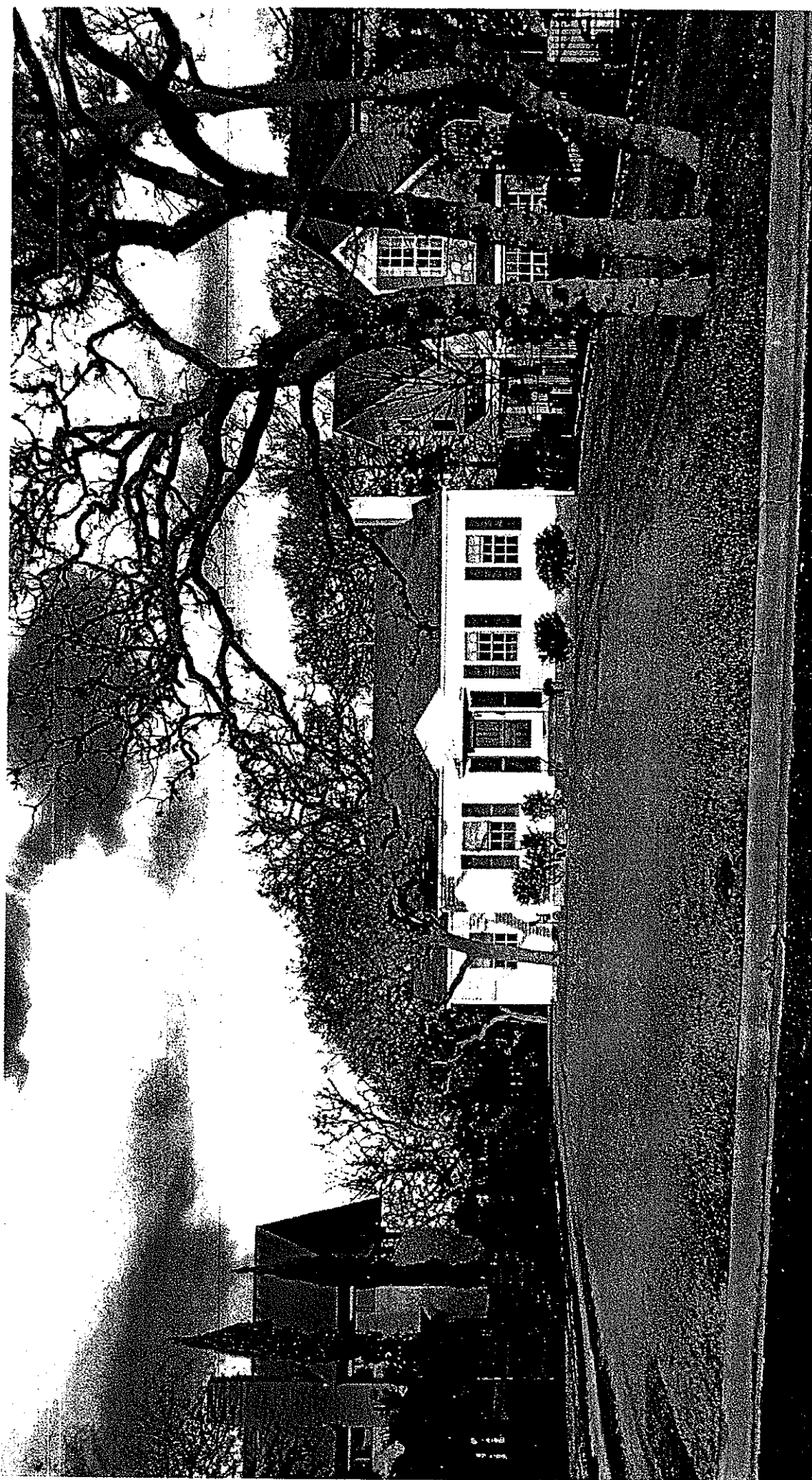
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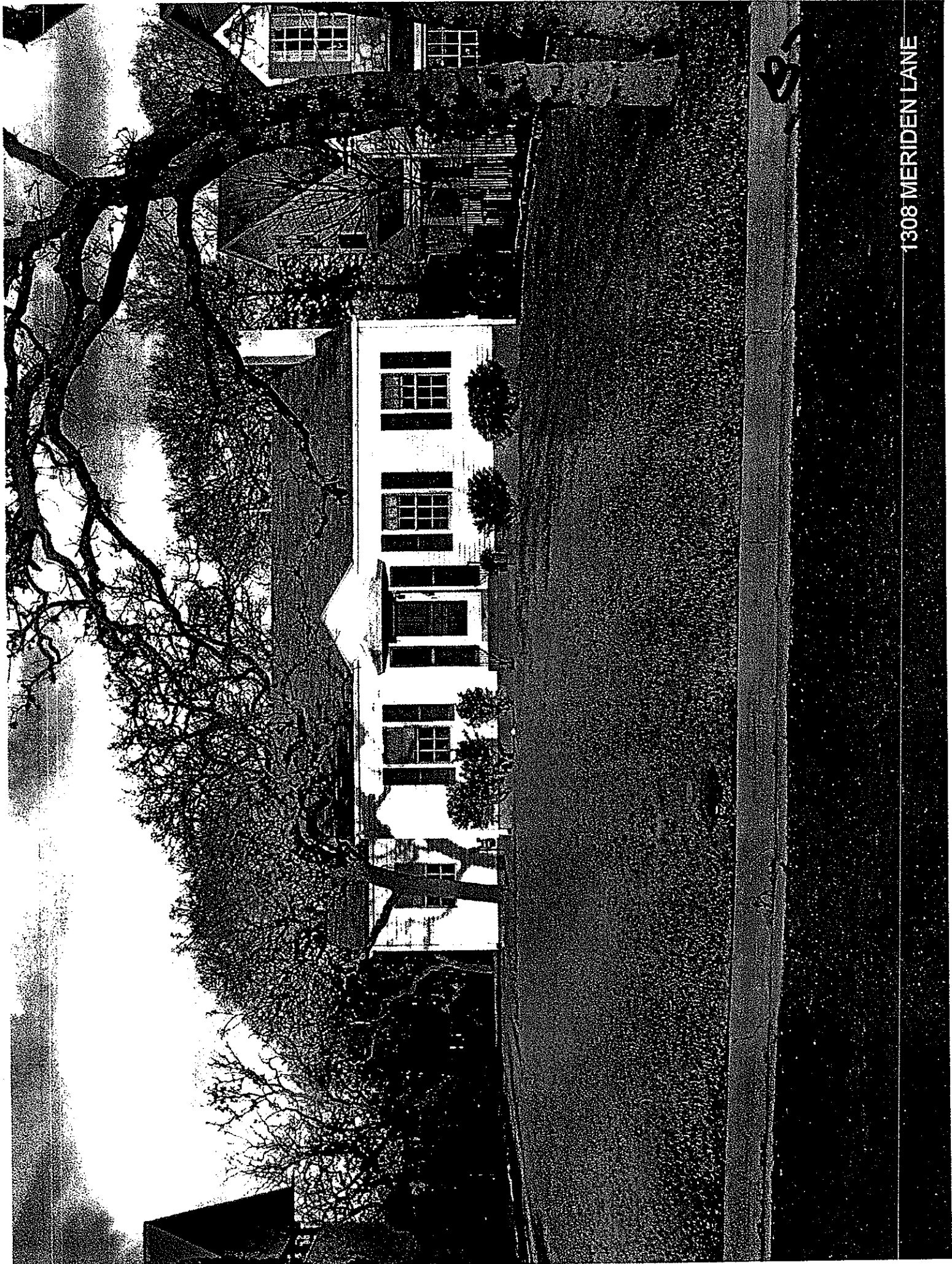
1306 MERIDEN LANE



1306 MERIDEN LANE



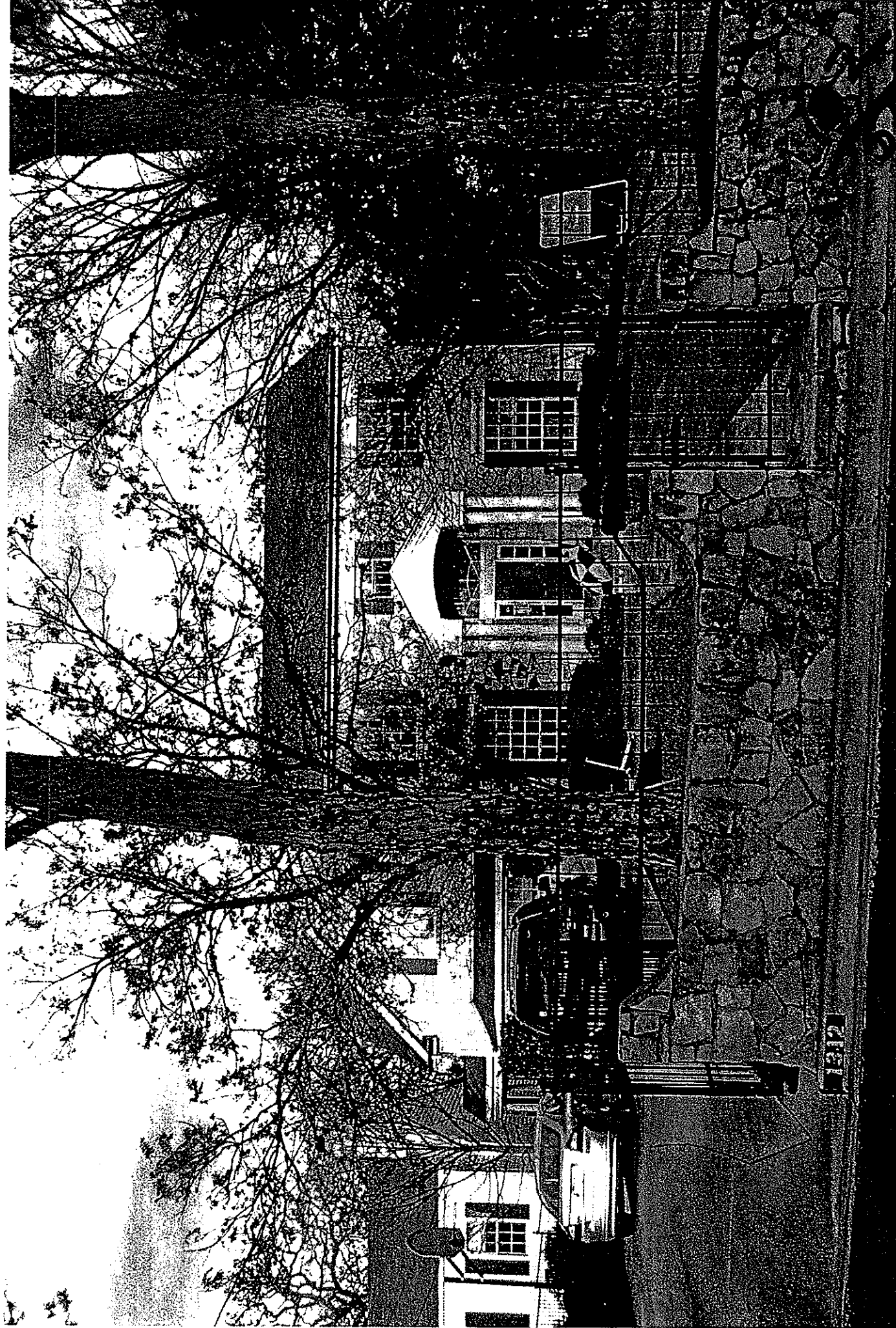
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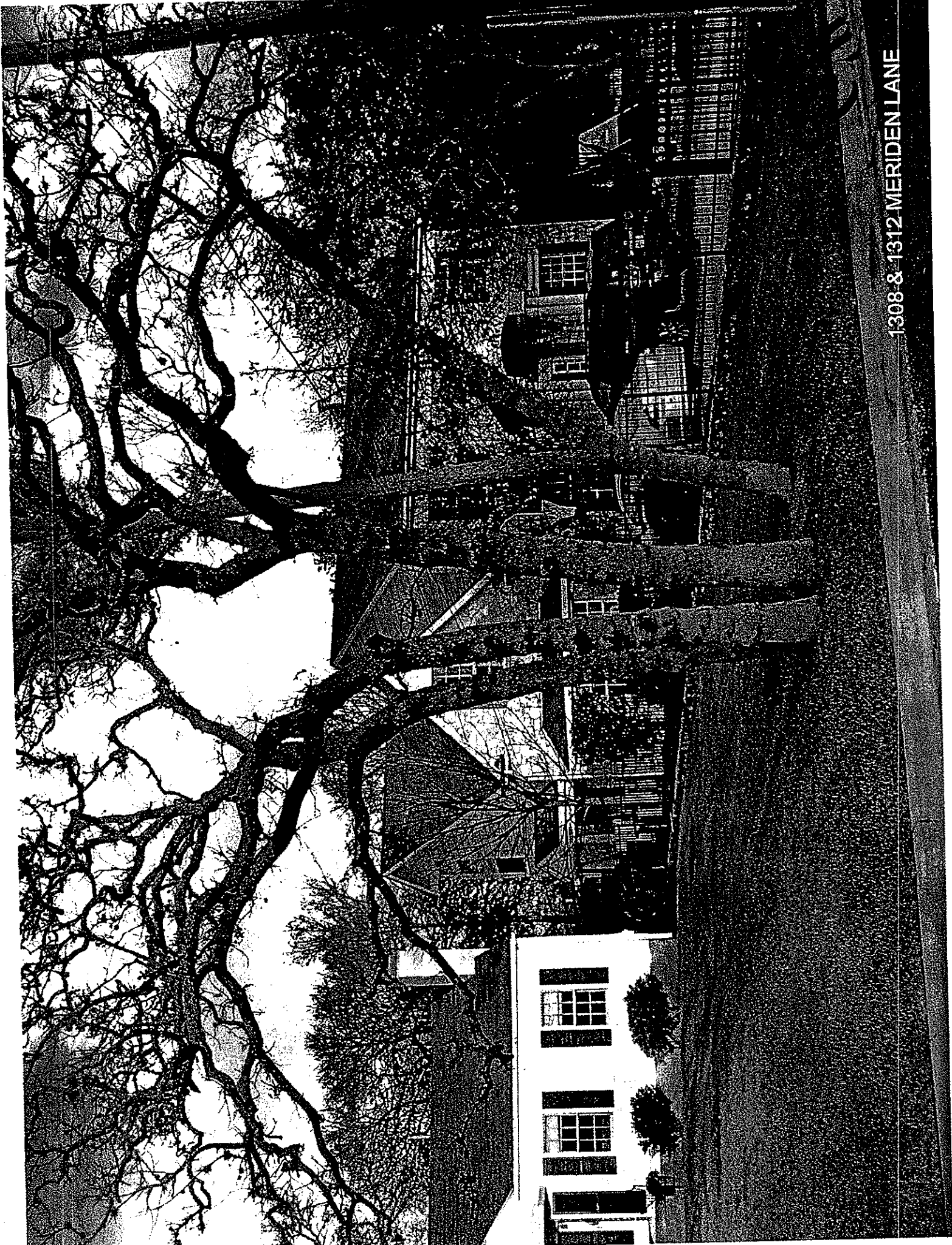
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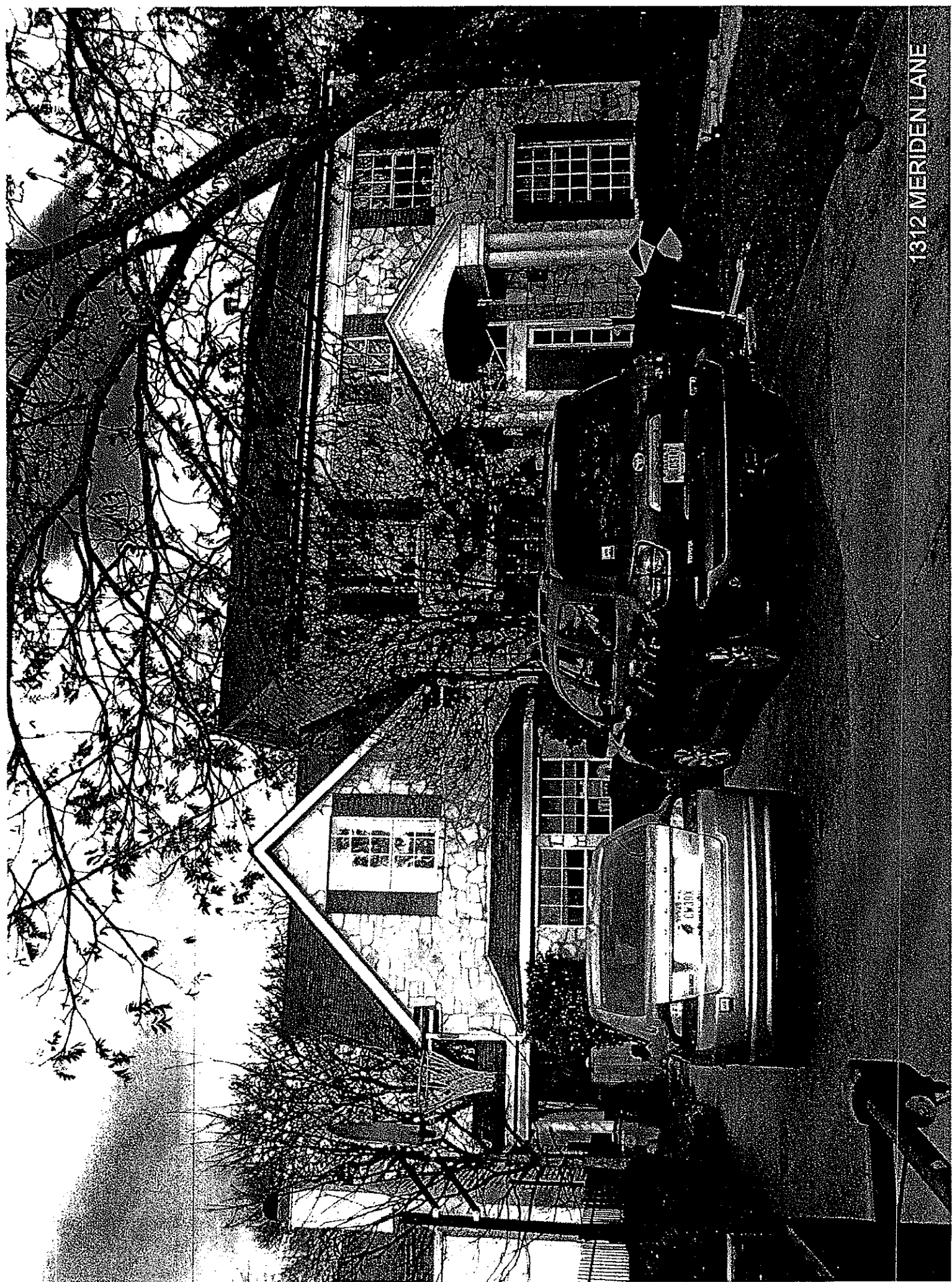
1312 MERIDEN LANE



1312 MERIDEN LANE

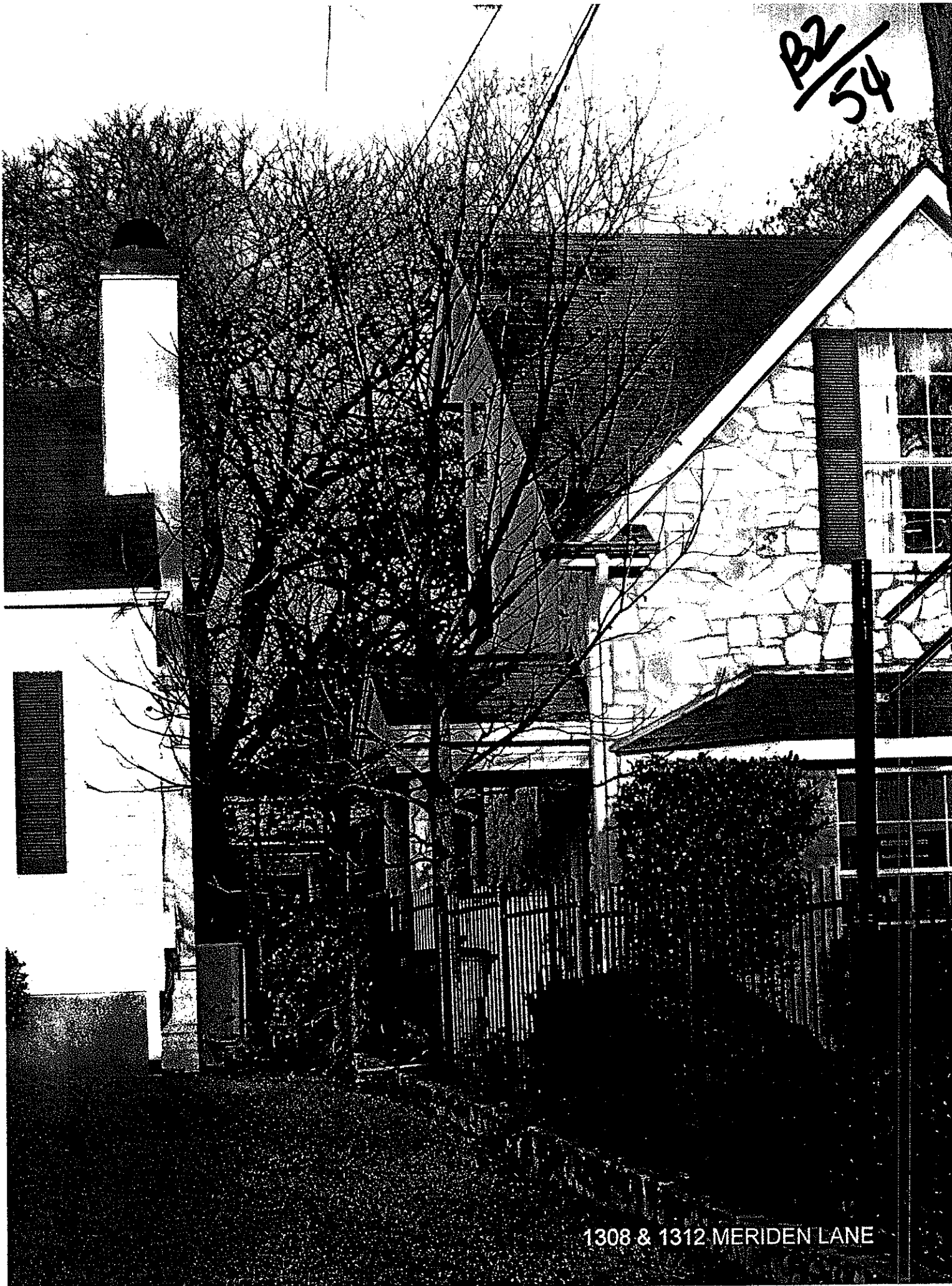


1308 & 1312 MERIDEN LANE



1312 MERIDEN LANE

B2
54

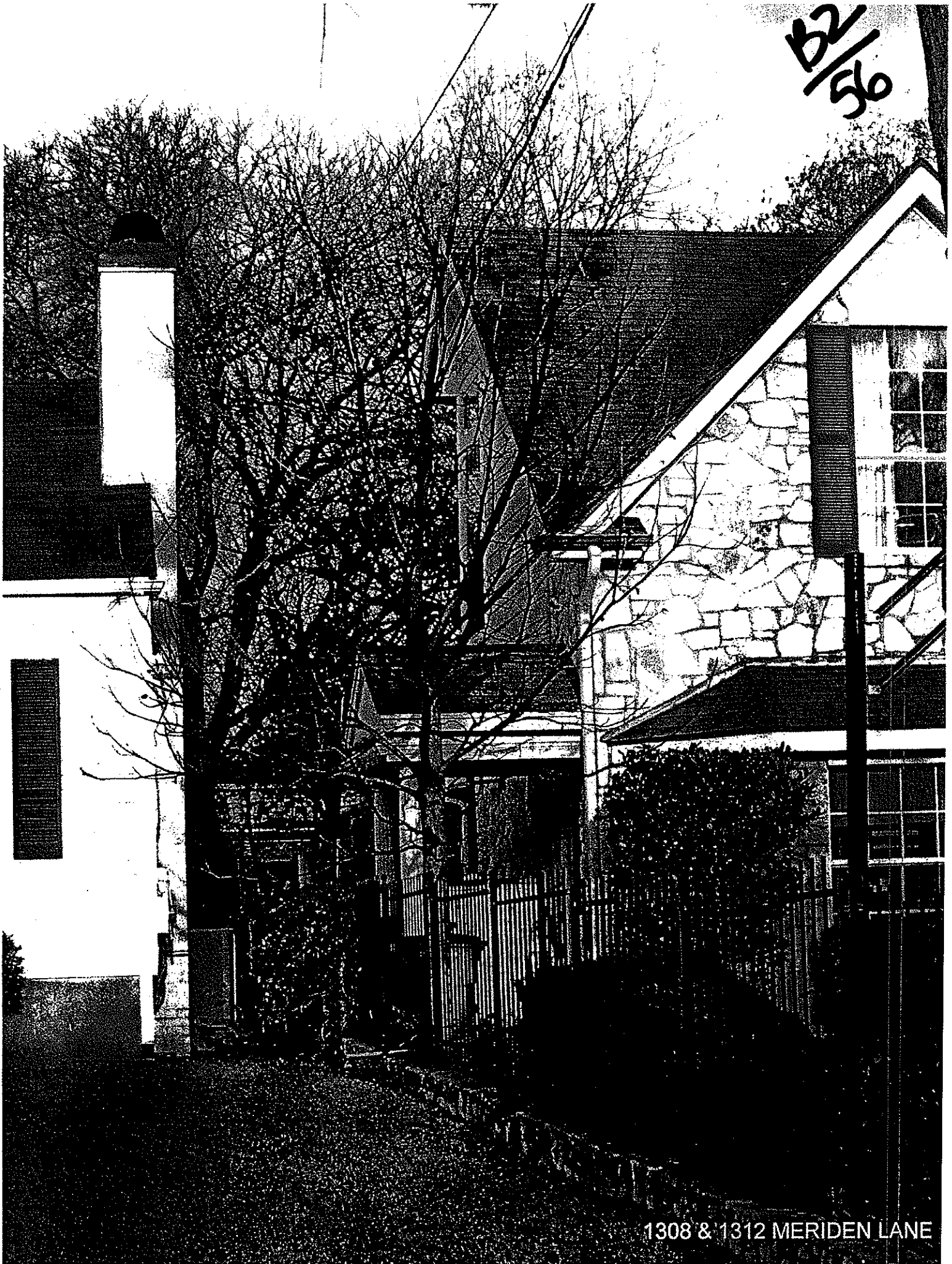


1308 & 1312 MERIDEN LANE

B2
5/50

1308 & 1312 MERIDEN LANE

B2
56

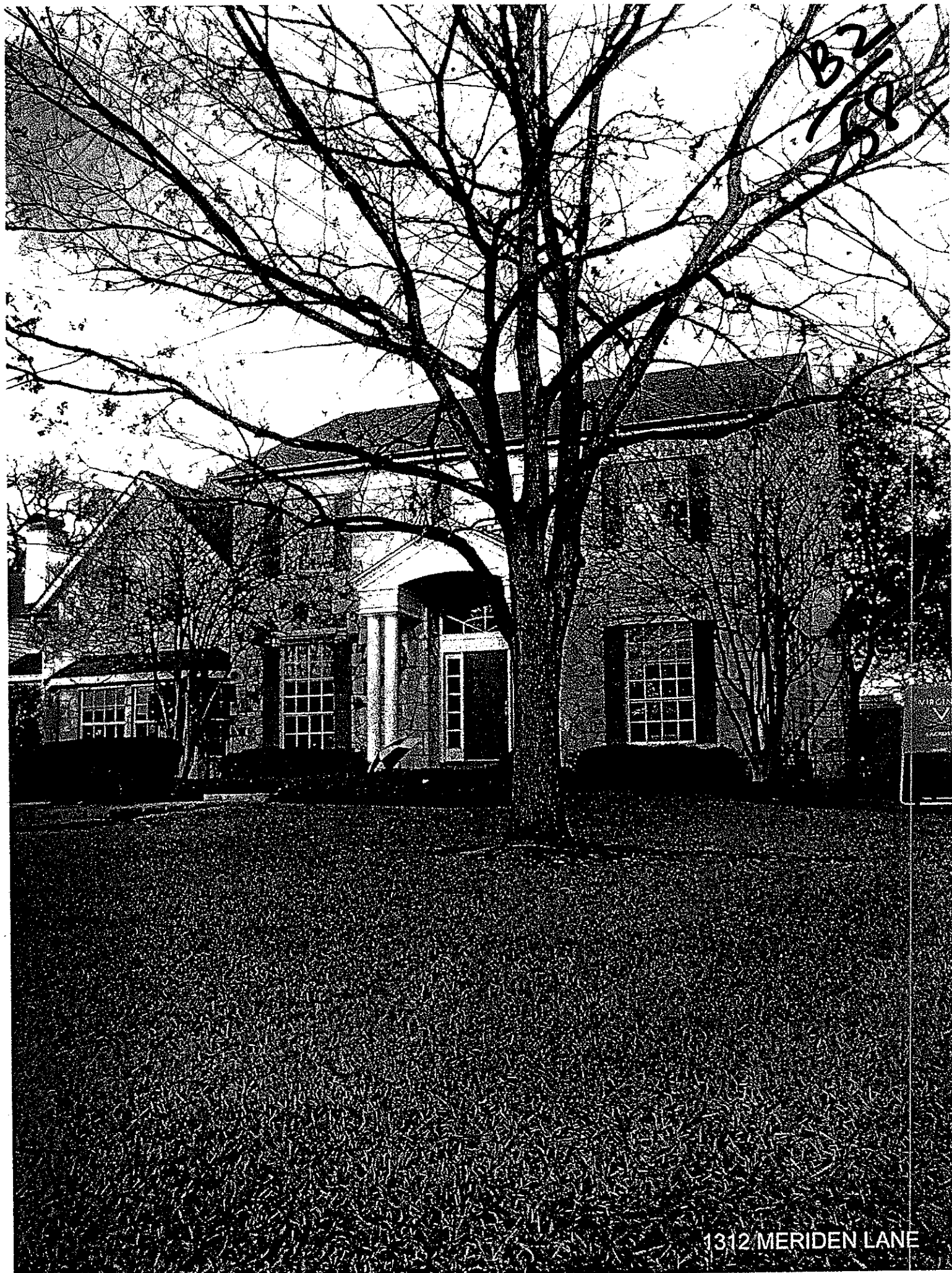


1308 & 1312 MERIDEN LANE

b2
b7

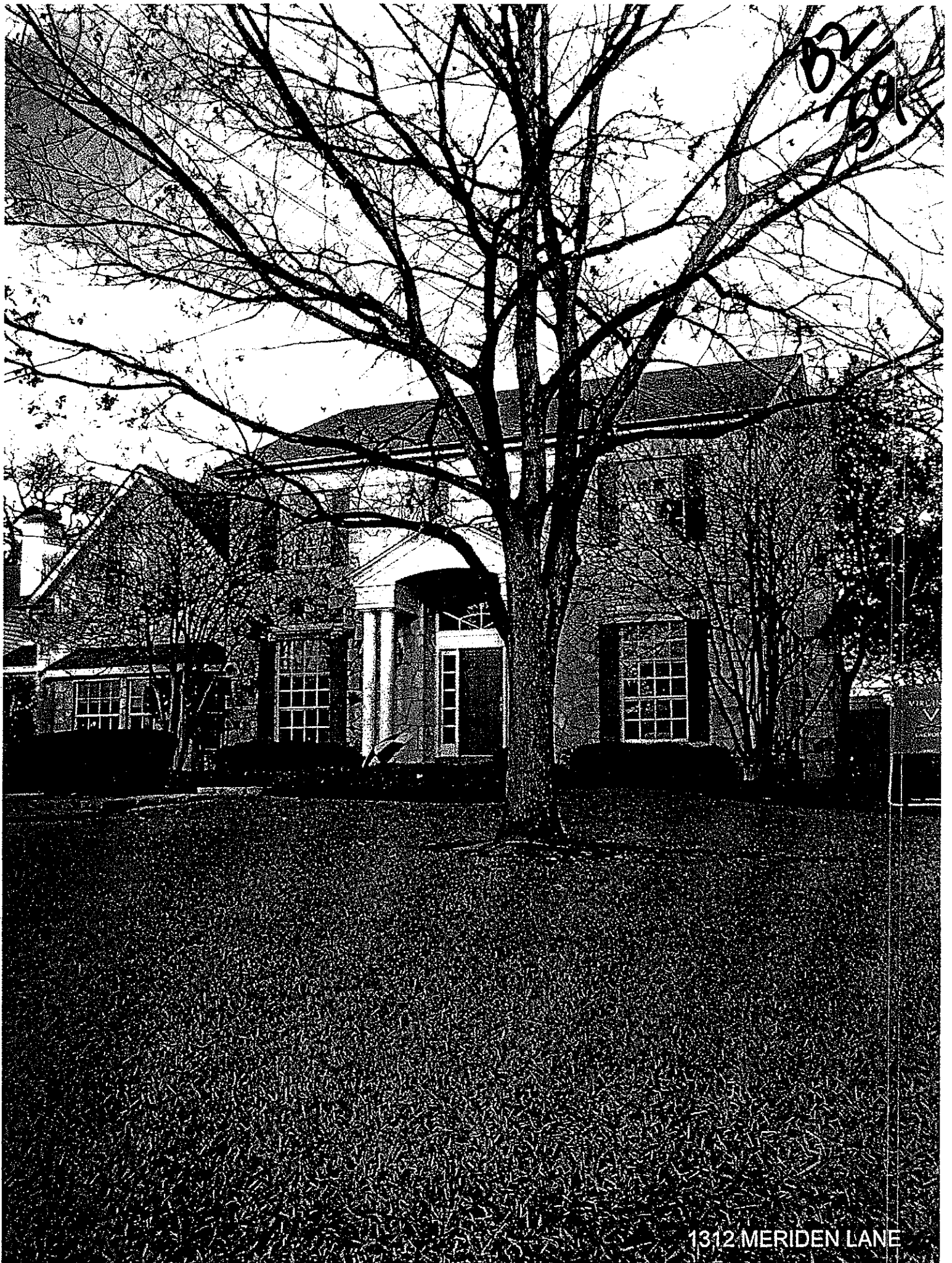
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B2
7/28/88

1312 MERIDEN LANE



1312 MERIDEN LANE

B2
100

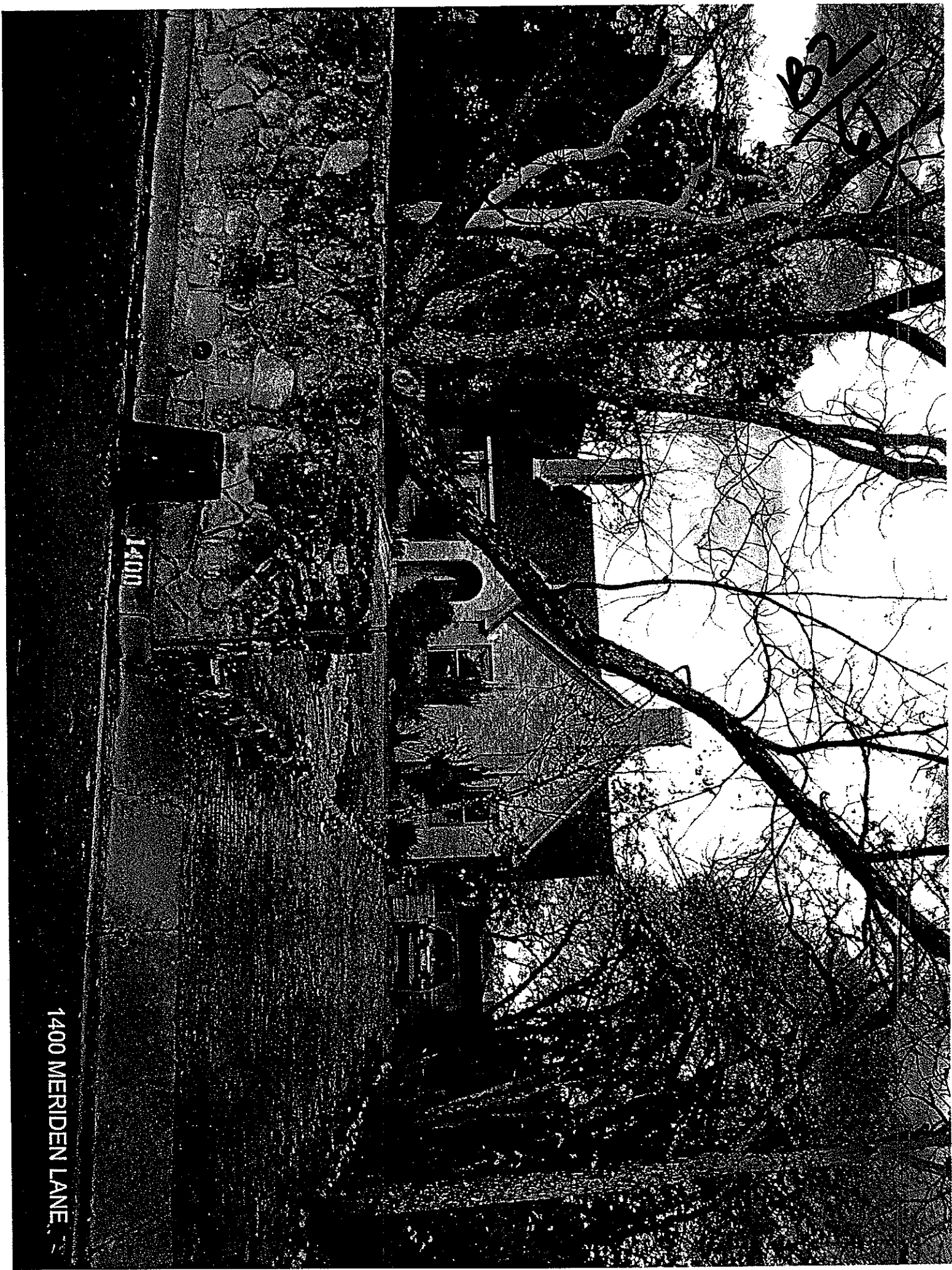


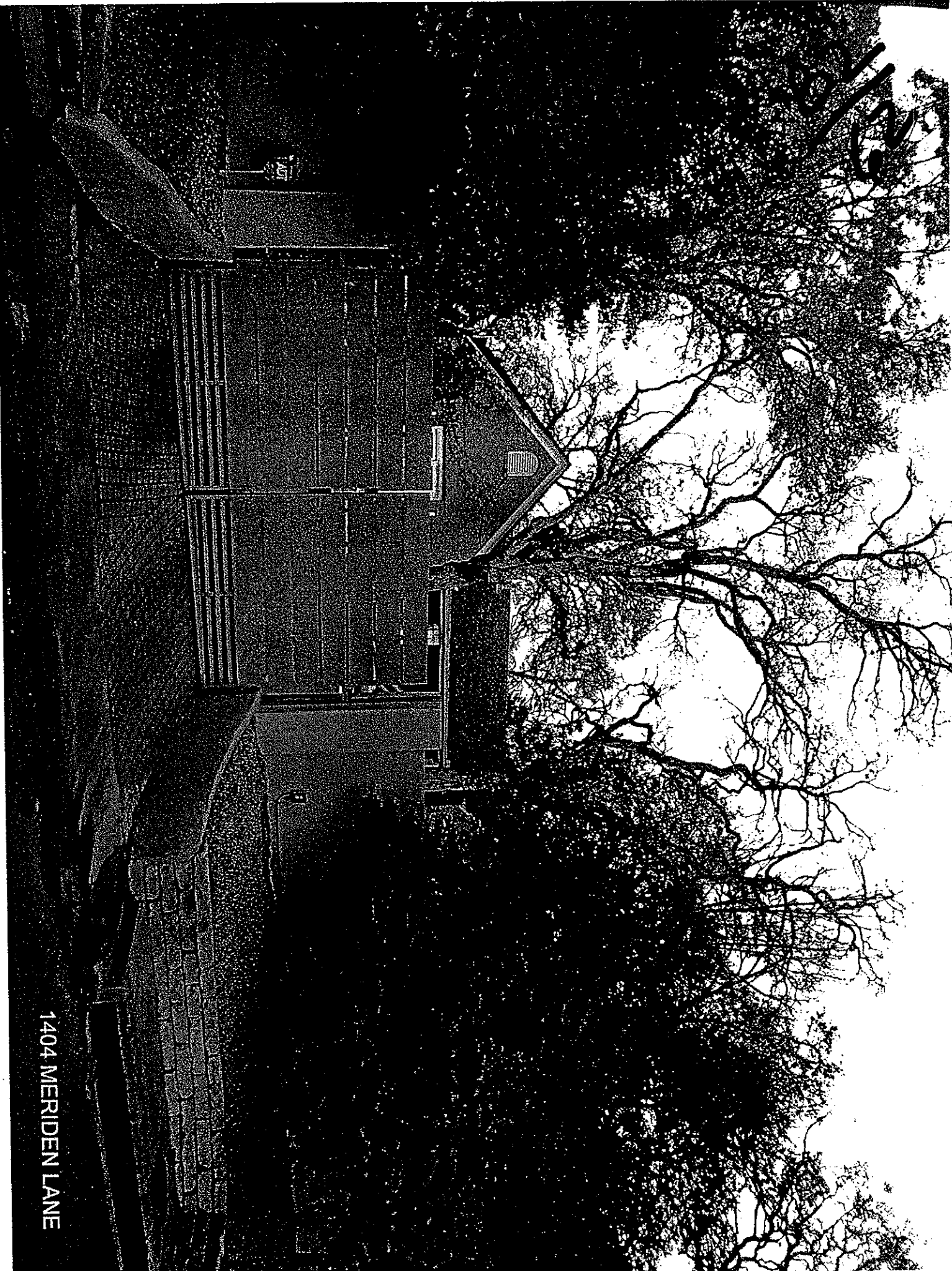
1400 MERIDEN LANE

B2
11/11

1400

1400 MERIDEN LANE





1404 MERIDEN LANE

B2
63



1404 MERIDEN LANE

TaxNetUSA: Travis County

Property ID Number: 112261 Ref ID2 Number: 01120505120000

112261
64Owner's Name **LAYNE ROBERT J & ELIZABETH O****Property Details**

Mailing Address 1312 MERIDEN LN
AUSTIN, TX 78703-3827

Location 1312 MERIDEN LN 78703

Legal N 75.5 FT OF LOT 2 BLK 4 WESTFIELD A

Deed Date 05232005

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.3567

Block 4

Tract or Lot 2

Docket No. 2005093200TR

Abstract Code S15132

Neighborhood Code X7060

Value Information**2012 Certified**

Land Value 360,000.00

Improvement Value 452,108.00

AG Market Value 0.00

Timber Market Value 0.00

Market Value 812,108.00

AG Productivity Value 0.00

Timber Productivity Value 0.00

Appraised Value 812,108.00

10% Cap Loss 0.00

Assessed Value 812,108.00

Data up to date as of 2013-01-08**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		812,108.00	812,108.00	812,108.00	812,108.00
01	AUSTIN ISD	1.242000	812,108.00	797,108.00	812,108.00	812,108.00
02	CITY OF AUSTIN	0.502900	812,108.00	812,108.00	812,108.00	812,108.00
03	TRAVIS COUNTY	0.500100	812,108.00	649,686.00	812,108.00	812,108.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078946	812,108.00	649,686.00	812,108.00	812,108.00
68	AUSTIN COMM COLL DIST	0.095100	812,108.00	803,987.00	812,108.00	812,108.00

Improvement Information**Improvement ID****State Category****Description**

110144

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
110144	114458	1ST	1st Floor	WW6-	1990	2,165
110144	114459	2ND	2nd Floor	WW6-	1990	1,488
110144	416828	011	PORCH OPEN 1ST F	*6-	1990	200
110144	416829	011	PORCH OPEN 1ST F	*6-	1990	32
110144	416830	011	PORCH OPEN 1ST F	*6-	1990	48

110144	416831	011	PORCH OPEN 1ST F	*6-	1990	40
110144	416832	011	PORCH OPEN 1ST F	*6-	1990	40
110144	416833	095	HVAC RESIDENTIAL	**	1990	3,653
110144	416834	251	BATHROOM	**	1990	4
110144	416835	435	FENCE IRON LF	A*	1990	200
110144	416836	522	FIREPLACE	*6-	1990	1
110144	416837	571	STORAGE DET	WW6-	1990	260
110144	416838	591	MASONRY TRIM SF	AVG*	1990	1,008
110144	2311061	604	POOL RES CONC	*6-	1990	1

Total Living Area 3,653

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
112012	LAND	A1	T	0.357	0	0	15,540

B2
66

Adjacent Properties Addresses and Square Footage

1308 Meriden Lane 1514 SF

1400 Meriden Lane 2402 SF

1313 Kent Lane 3014 SF

1311 Kent Lane 3503 SF



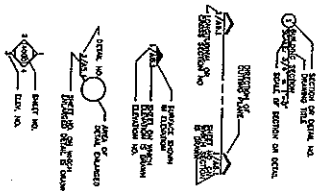
Google Earth

6/7/2

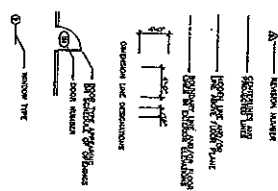
62/28

THE LAYNE RESIDENCE

GRAPHIC SYMBOLS



GRAPHIC CONVENTIONS



LOCATION MAP



PROPERTY OWNER

PROPERTY OWNER
LAWSON, J. A.
1212 MERIDEN LANE
AUSTIN, TEXAS

ARCHITECT

ARCHITECT
LAWSON, J. A.
1212 MERIDEN LANE
AUSTIN, TEXAS

CONTRACTOR

CONTRACTOR
LAWSON, J. A.
1212 MERIDEN LANE
AUSTIN, TEXAS

STRUCTURAL ENGINEER

STRUCTURAL ENGINEER
LAWSON, J. A.
1212 MERIDEN LANE
AUSTIN, TEXAS

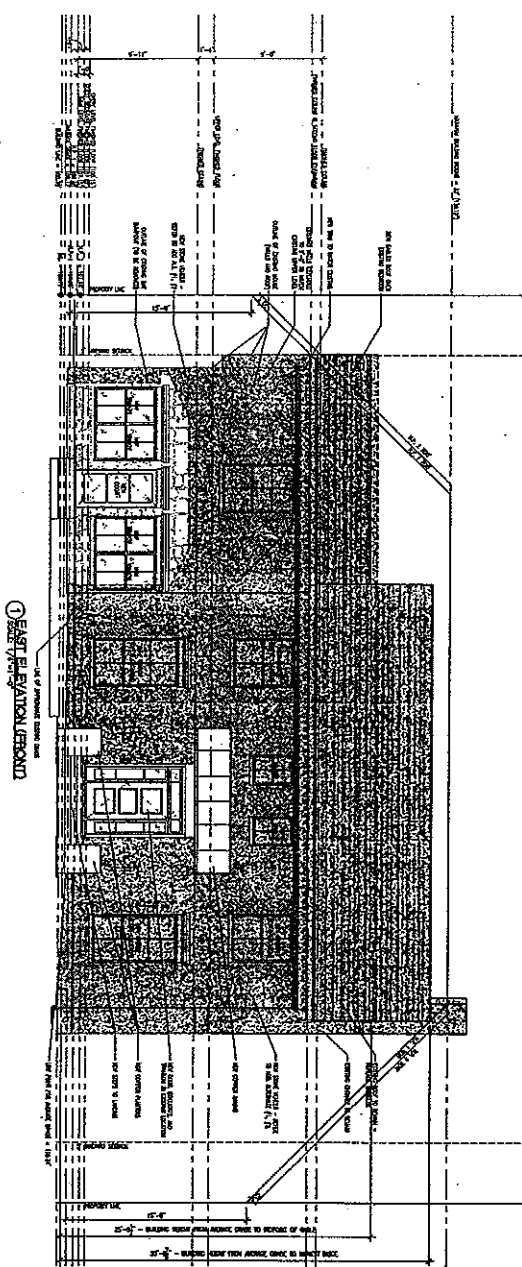
DRAWING INDEX

NO.	DESCRIPTION
1	GENERAL NOTES
2	FOUNDATION PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	ROOF PLAN
6	SECTION A-A
7	SECTION B-B
8	SECTION C-C
9	SECTION D-D
10	SECTION E-E
11	SECTION F-F
12	SECTION G-G
13	SECTION H-H
14	SECTION I-I
15	SECTION J-J
16	SECTION K-K
17	SECTION L-L
18	SECTION M-M
19	SECTION N-N
20	SECTION O-O
21	SECTION P-P
22	SECTION Q-Q
23	SECTION R-R
24	SECTION S-S
25	SECTION T-T
26	SECTION U-U
27	SECTION V-V
28	SECTION W-W
29	SECTION X-X
30	SECTION Y-Y
31	SECTION Z-Z

AN ADDITION AND REMODEL, FOR THE
LAYNE RESIDENCE
1212 MERIDEN LANE AUSTIN, TX



DATE: _____
DRAWN BY: _____
CHECKED BY: _____
DESIGNED BY: _____
PROJECT NO.: _____
SHEET NO.: _____
TOTAL SHEETS: _____



② SOUTH ELEVATION (SIDE)

① EAST ELEVATION (FRONT)
SCALE: 1/8"=1'-0"

GENERAL NOTES

[illegible]

ADDITIONAL GENERAL SCOPE NOTES

[illegible]

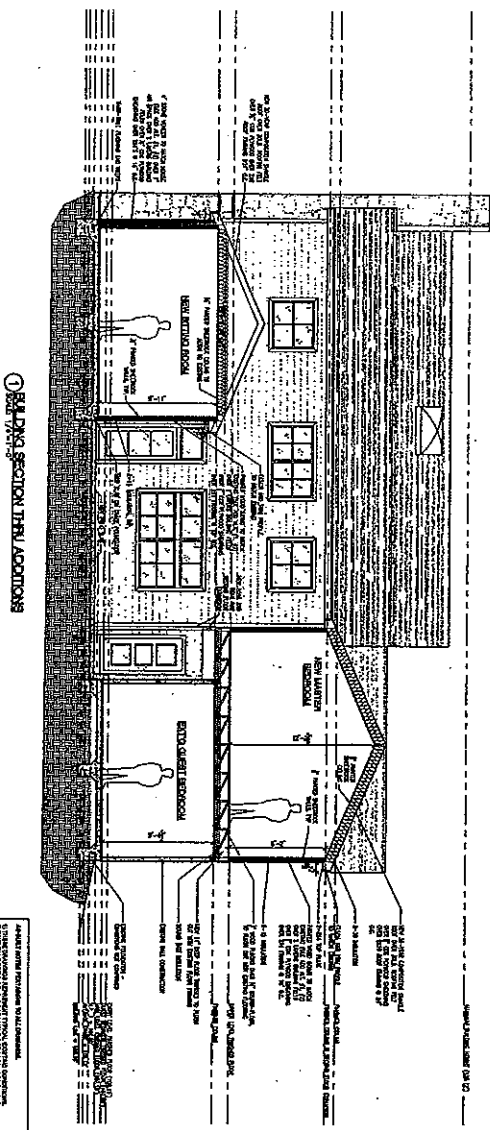
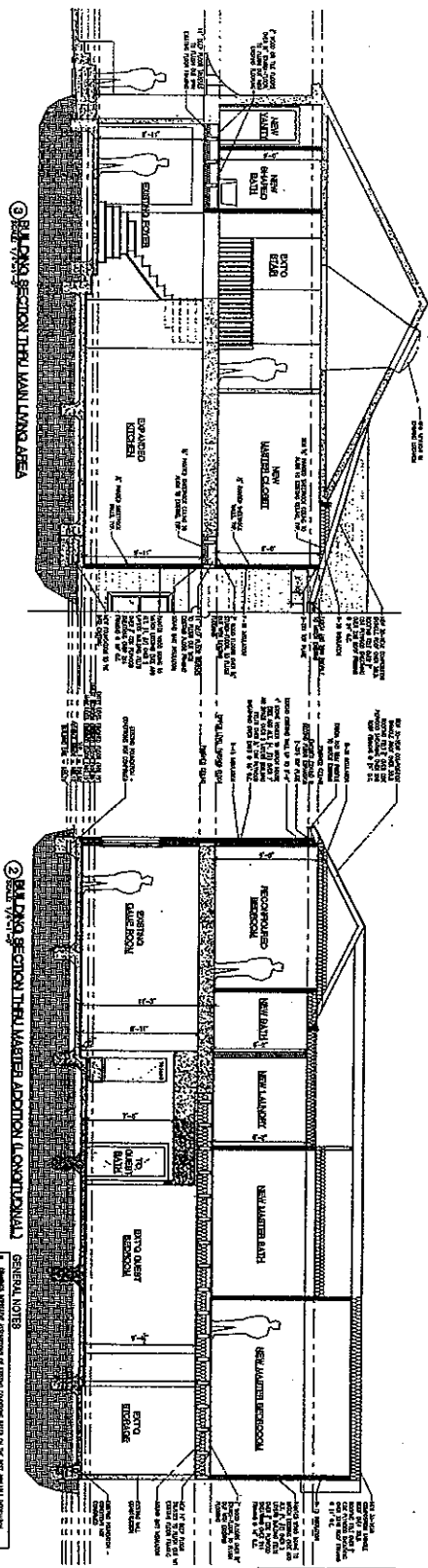
As always, $\beta = 1$ means that there is no change in the level of the variable. As always, $\beta = 0$ means that there is no change in the level of the variable.

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Model: Double Mount - Price: \$4-95 For Double Mount, Extra Plates



B2
74



GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
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ADDITIONAL GENERAL NOTES:

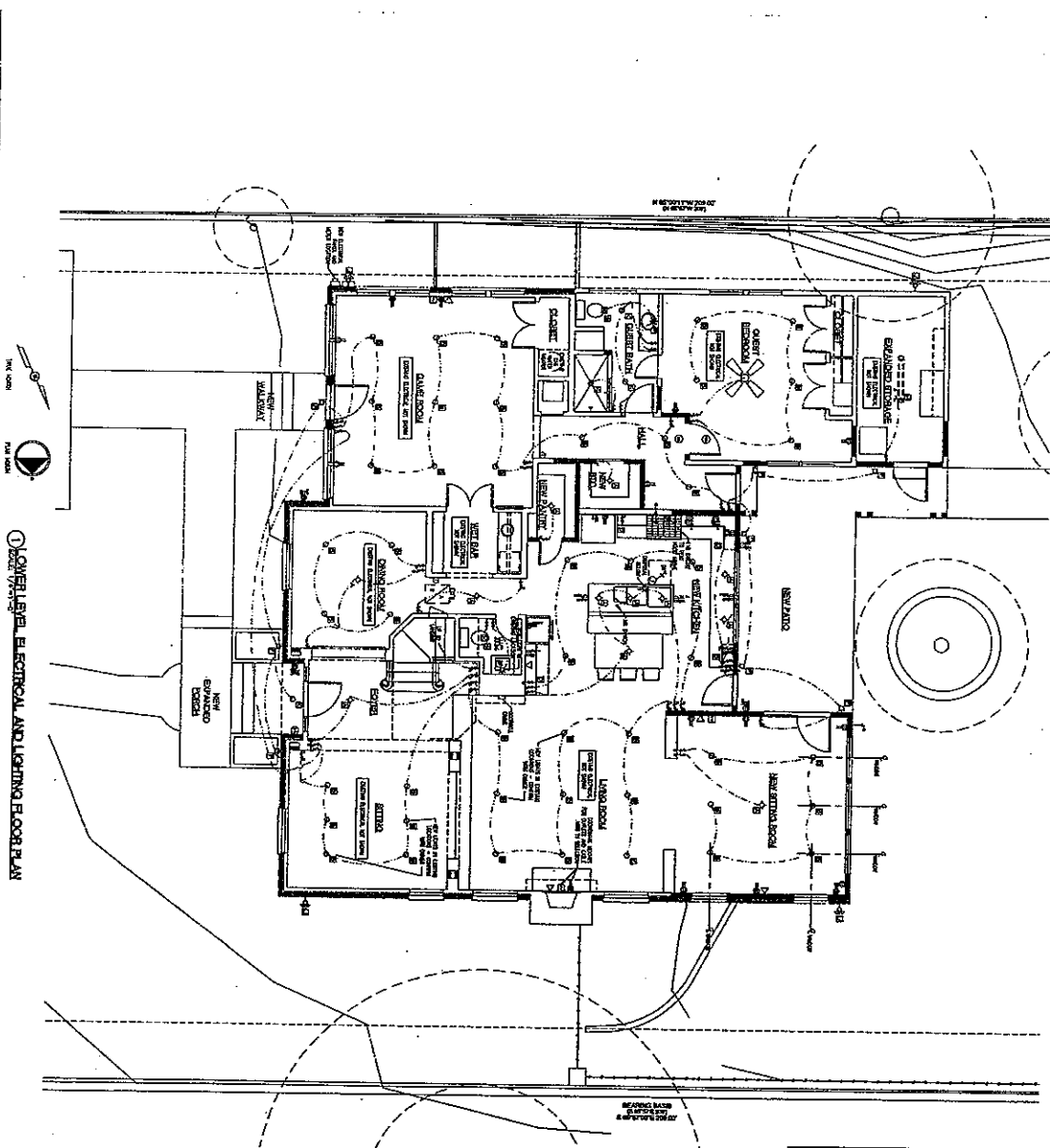
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AN ADDITION AND REMODEL FOR THE
LAYNIE RESIDENCE
1312 MERIDEN LANE AUSTIN, TX



A-501

B2/75



LOWER LEVEL ELECTRICAL AND LIGHTING FLOOR PLAN

ADDITIONAL GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE (NEC) AND THE 2011 TEXAS ELECTRICAL CODE (TEC).
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE (NEC) AND THE 2011 TEXAS ELECTRICAL CODE (TEC).
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ELECTRICAL SYMBOL LEGEND

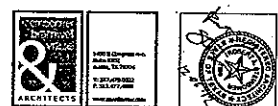
- 1. SINGLE OUTLET
- 2. DOUBLE OUTLET
- 3. TRIPLE OUTLET
- 4. SWITCH
- 5. DIMMER
- 6. LIGHT FIXTURE
- 7. FAN
- 8. WATER HEATER
- 9. REFRIGERATOR
- 10. STOVE
- 11. DISHWASHER
- 12. SINK
- 13. CUPBOARD
- 14. COUNTER
- 15. ISLAND
- 16. BAR
- 17. SEATING
- 18. BED
- 19. BATH
- 20. TOILET
- 21. SHOWER
- 22. TUB
- 23. SINK
- 24. CUPBOARD
- 25. COUNTER
- 26. ISLAND
- 27. BAR
- 28. SEATING
- 29. BED
- 30. BATH
- 31. TOILET
- 32. SHOWER
- 33. TUB
- 34. SINK
- 35. CUPBOARD
- 36. COUNTER
- 37. ISLAND
- 38. BAR
- 39. SEATING
- 40. BED
- 41. BATH
- 42. TOILET
- 43. SHOWER
- 44. TUB
- 45. SINK
- 46. CUPBOARD
- 47. COUNTER
- 48. ISLAND
- 49. BAR
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- 51. BED
- 52. BATH
- 53. TOILET
- 54. SHOWER
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- 57. CUPBOARD
- 58. COUNTER
- 59. ISLAND
- 60. BAR
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- 84. BED
- 85. BATH
- 86. TOILET
- 87. SHOWER
- 88. TUB
- 89. SINK
- 90. CUPBOARD
- 91. COUNTER
- 92. ISLAND
- 93. BAR
- 94. SEATING
- 95. BED
- 96. BATH
- 97. TOILET
- 98. SHOWER
- 99. TUB
- 100. SINK

NOTES

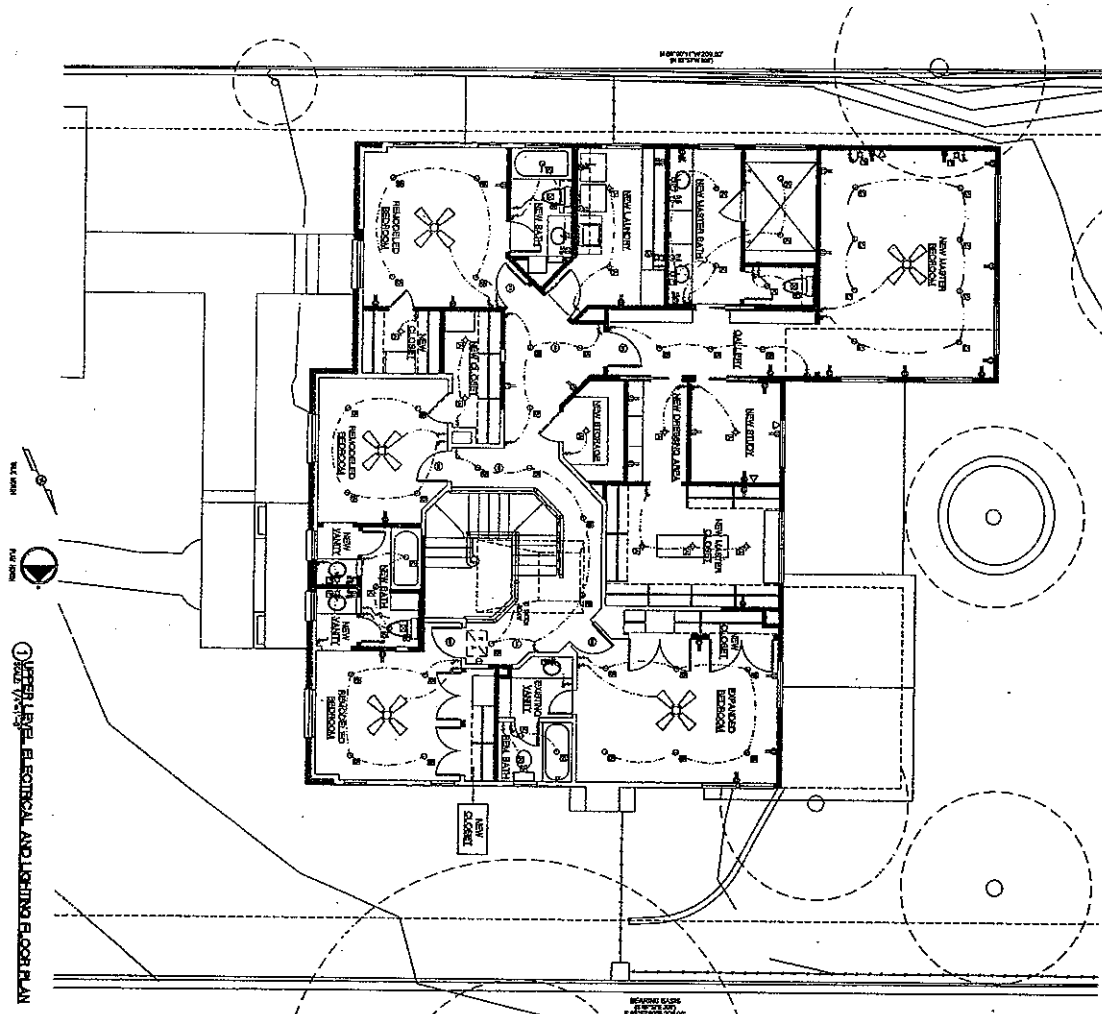
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10. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2011 NATIONAL ELECTRICAL CODE (NEC) AND THE 2011 TEXAS ELECTRICAL CODE (TEC).

AN ADDITION AND REMODEL FOR THE
LAYNIE RESIDENCE
 132 MENDEN LANE AUSTIN, TX

DATE: 05/11/11
 SCALE: 1/8" = 1'-0"
 SHEET: 101



B2
76



① FIRST FLOOR ELECTRICAL AND LIGHTING FLOOR PLAN

MEP GENERAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND CODE (NFPA) 70.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE (NEC) AND THE 2017 NATIONAL FIRE ALARM AND CODE (NFPA) 70.
4. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
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ELECTRICAL SYMBOL LEGEND

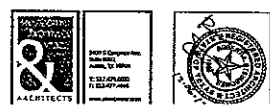
- 1. SINGLE SWITCH
- 2. DOUBLE SWITCH
- 3. TRIPLEX SWITCH
- 4. TRIPLEX SWITCH
- 5. TRIPLEX SWITCH
- 6. TRIPLEX SWITCH
- 7. TRIPLEX SWITCH
- 8. TRIPLEX SWITCH
- 9. TRIPLEX SWITCH
- 10. TRIPLEX SWITCH

ADDITIONAL GENERAL NOTES

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MEP GENERAL NOTES

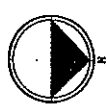
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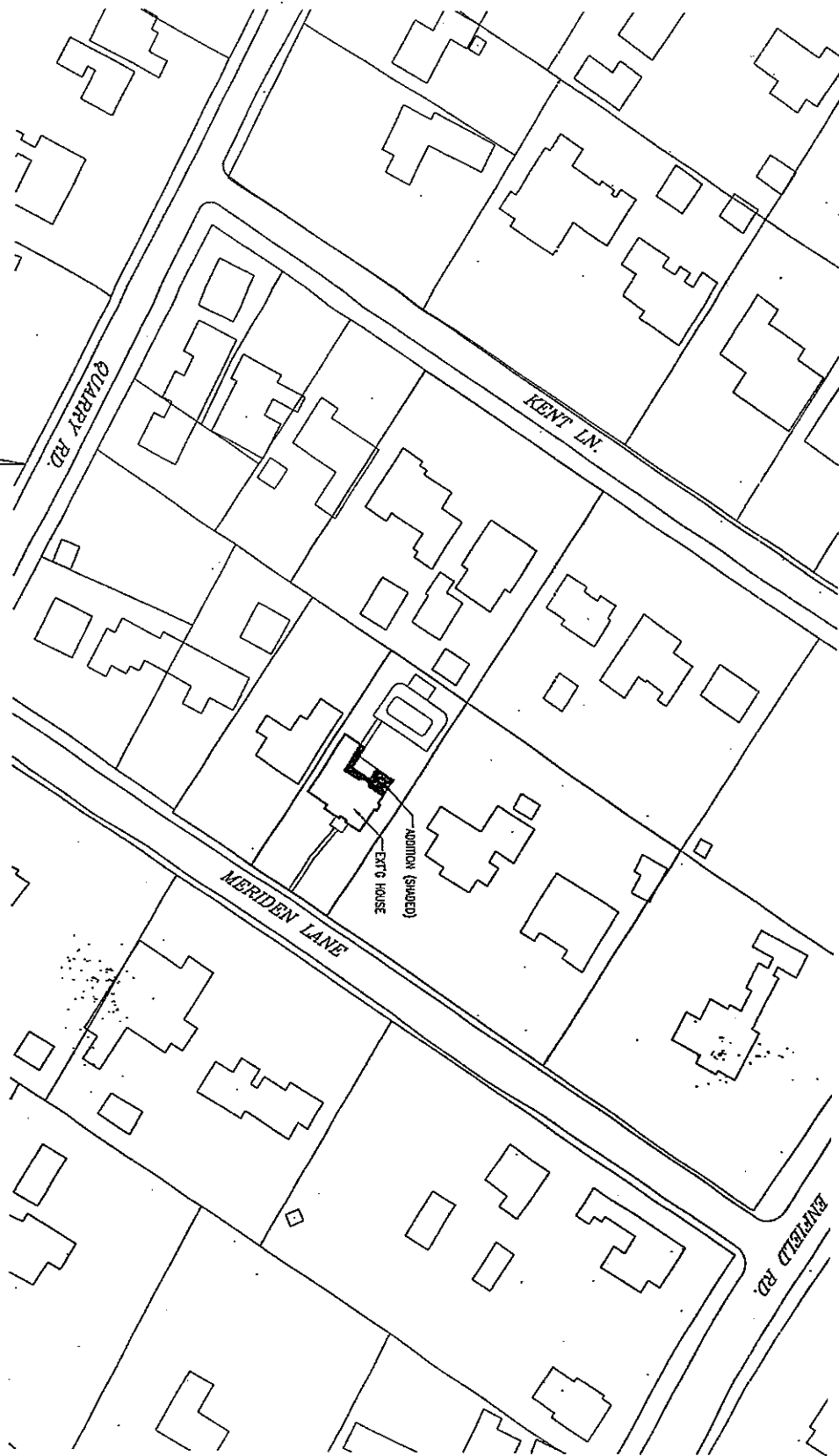
32
K

DRAWING REPRESENTS ASSUMPTIONS OF EXISTING NEIGHBORHOOD AND ADJACENT PROPERTY CONDITIONS BASED ON THE BEST AVAILABLE INFORMATION, INCLUDING GIS MAPS AND VISUAL OBSERVATIONS. DRAWING IS APPROXIMATE AND NOT ALL EXISTING CONDITIONS FOR ADJACENT PROPERTIES MAY BE SHOWN.

TRUE NORTH



1 SITE PLAN
SCALE: 1"=80'-0"



DATE: _____
DRAWN: _____
SCALE: _____
REVISED: _____
SHEET x OF x
A-100

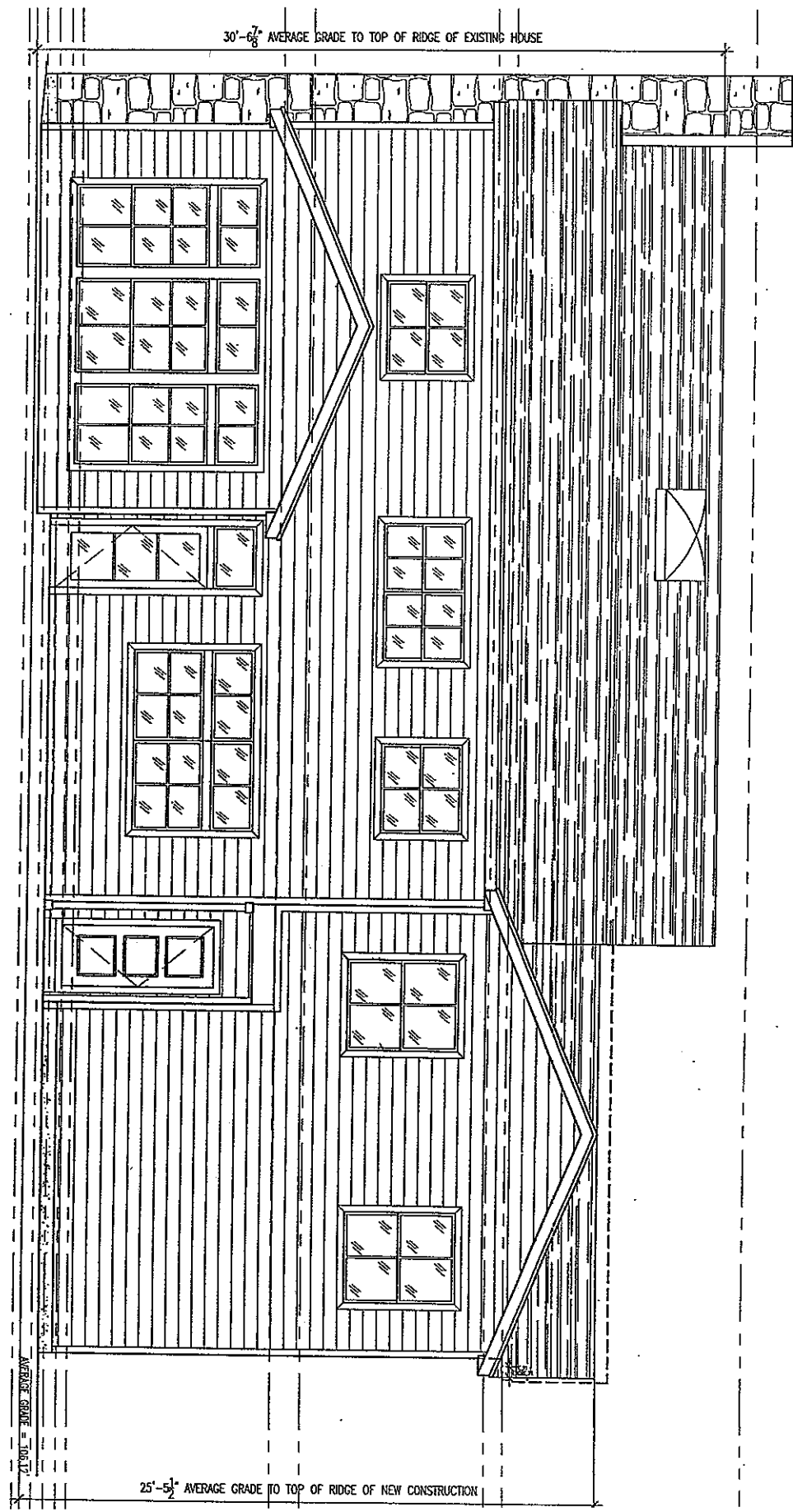
AN ADDITION AND REMODEL FOR THE
LAYNE RESIDENCE
1312 MERIDEN LANE AUSTIN TX



1400 S Congress Ave.
Suite 8002
Austin, TX 78704
T: 512-479-0032
F: 512-477-4668

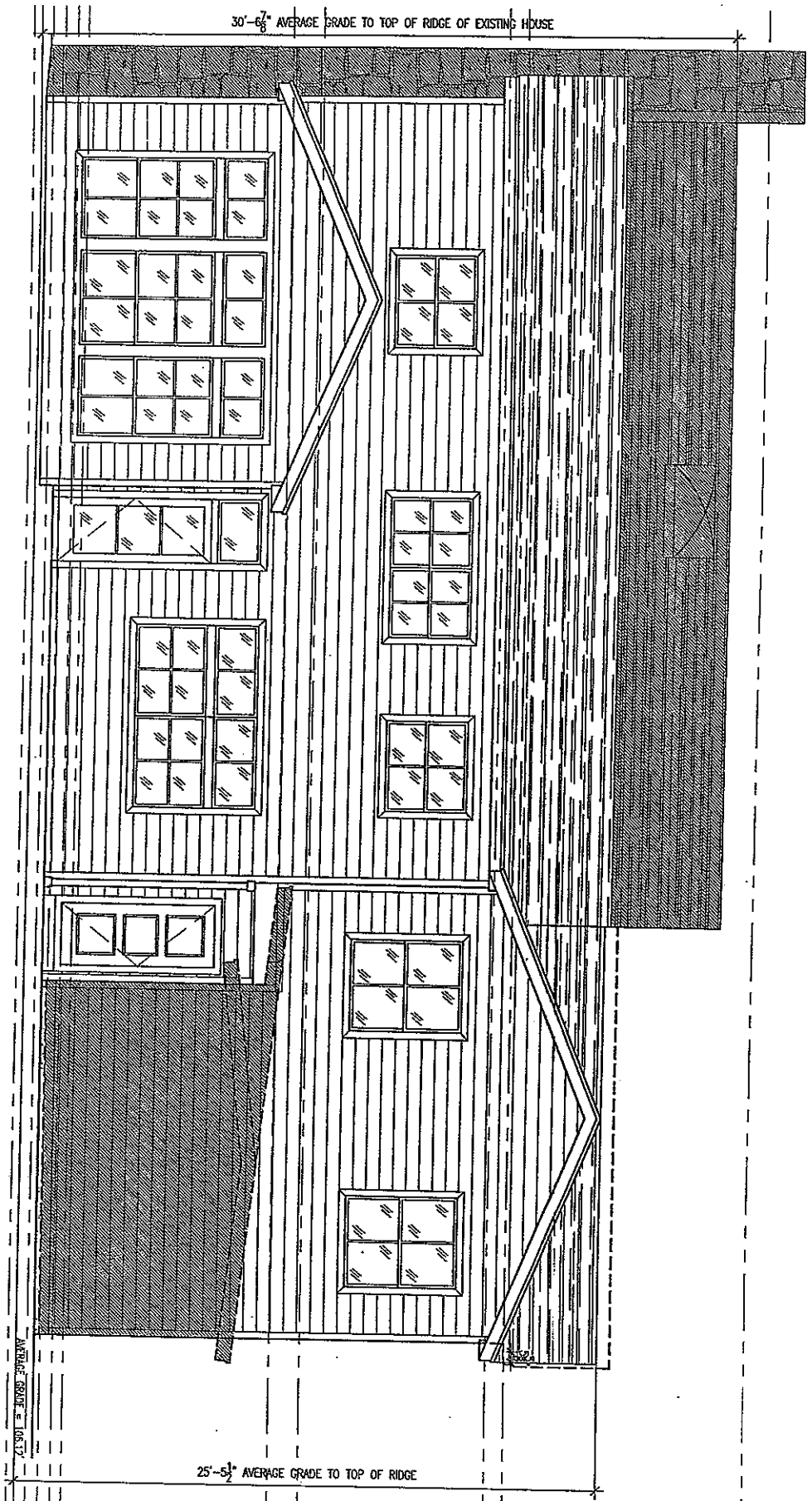
PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW. IT IS NOT TO BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
BRIDGES & CEMENTWORK

B2
1/4



1 WEST ELEVATION (REAR)
SCALE: 1/4"=1'-0"

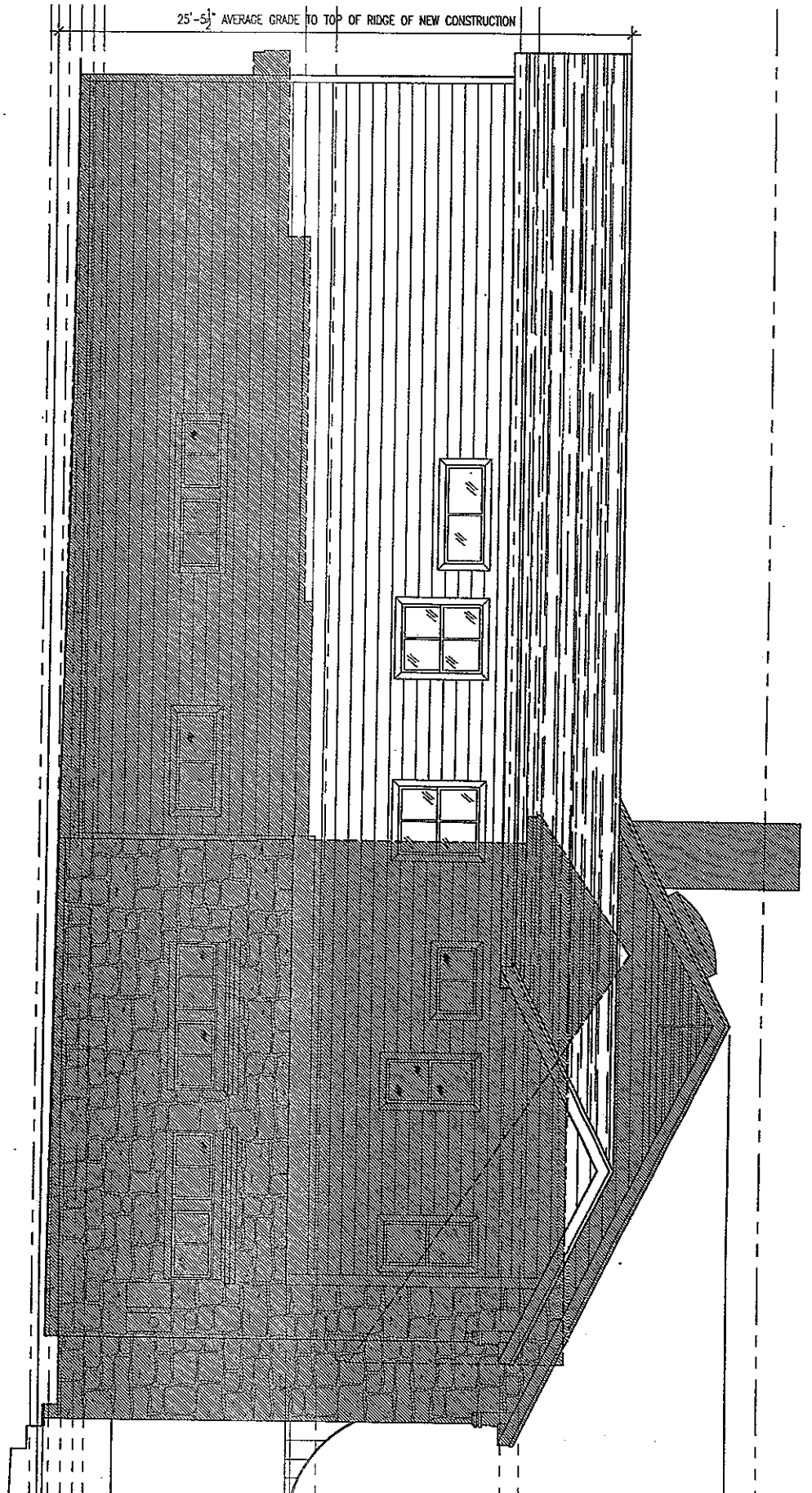
B2
79



1 WEST ELEVATION (REAR)
SCALE: 1/4"=1'-0"

█ DENOTES EXISTING HOUSE - REFER TO A-200 FOR EXISTING HOUSE EXTERIOR ELEVATIONS

32/80



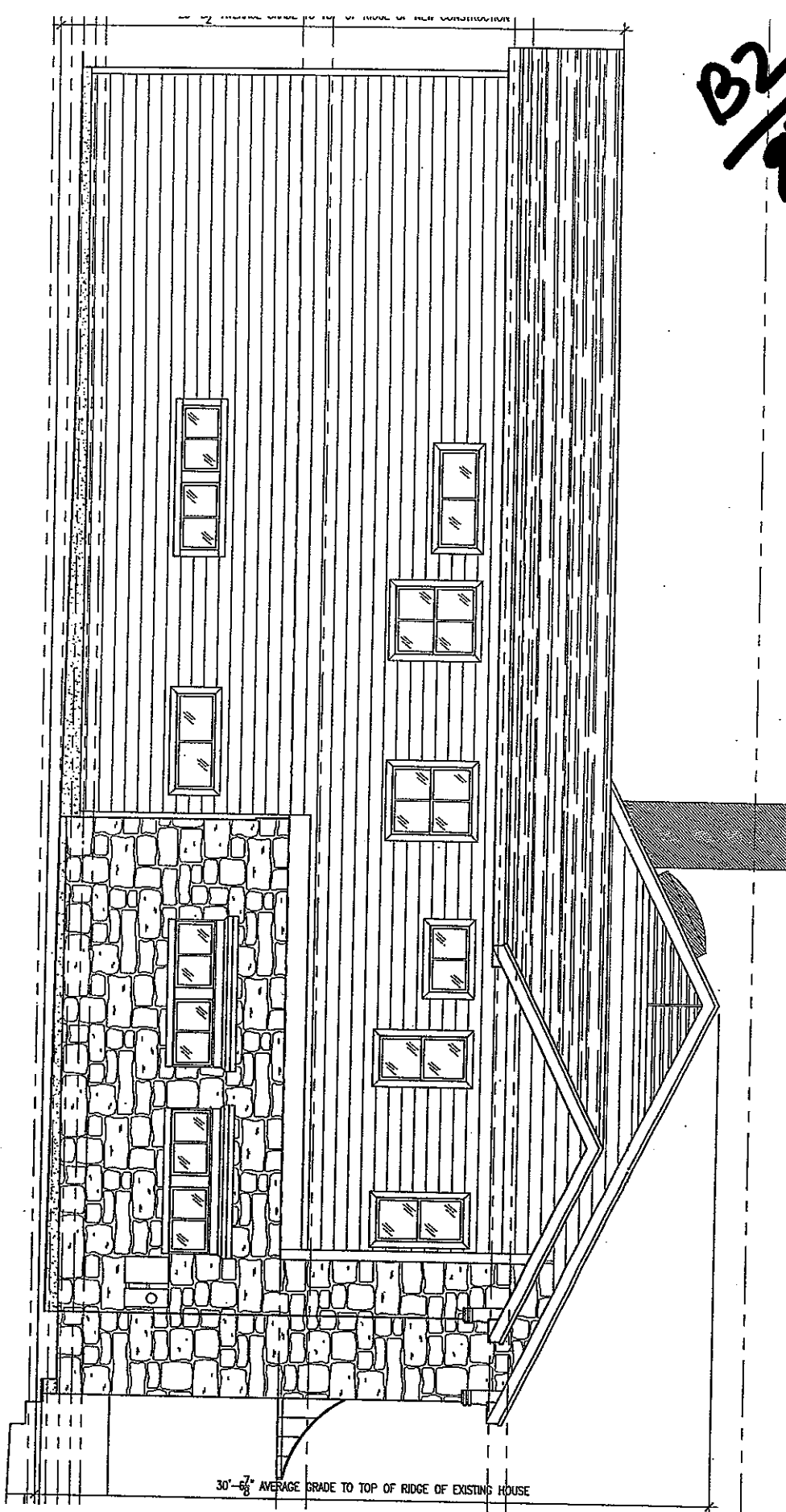
1 SOUTH ELEVATION (SIDE)
SCALE: 1/4"=1'-0"



DENOTES EXISTING HOUSE - REFER TO A-200 FOR EXISTING HOUSE EXTERIOR ELEVATIONS

B2
8

① SOUTH ELEVATION (SIDE)
SCALE: 1/4"=1'-0"



B2
82

To: Members of the Residential Design and Compatibility Commission

Re: 1312 Meriden Lane

Dear Sirs/Madams:

This letter is to express my support for Jeff and Liza Layne's addition and remodel project. The Laynes have reviewed and discussed their plans with me, and I take no exception to the design of their addition as proposed and without sidewall articulation. I understand the difficulty of creating that articulation since this is a second story addition onto an existing single-story structure. I believe that the omission of the sidewall articulation will not negatively impact my property or the surrounding properties, nor will it alter the character of the neighborhood.

Respectfully yours,



Farrell Kubena
1308 Meriden Lane

To: Members of the Residential Design and Compatibility Commission

Re: 1312 Meriden Lane

B2
83

Dear Sirs/Madams:

This letter is to express my support for Jeff and Liza Layne's addition and remodel project. The Laynes have reviewed and discussed their plans with me, and I take no exception to the design of their addition as proposed and without sidewall articulation. I understand the difficulty of creating that articulation since this is a second story addition onto an existing single-story structure. I believe that the omission of the sidewall articulation will not negatively impact my property or the surrounding properties, nor will it alter the character of the neighborhood.

Respectfully yours,

Walter & Martha Williams
1315 Meriden Ln
Austin, TX 78703
512/320-8753