

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2010-104084 PA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 4212 Ramsey Ave

LEGAL DESCRIPTION: Subdivision - Rosedale

Lot(s) 7 Block 11 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Leslie Hoard on behalf of myself/ourselves as authorized agent for

Leslie Hoard affirm that on 12, 6, 2010

hereby apply for a hearing before the Residential Design and Compatibility Commission for modification Section 2.8.1. of up to 25% increase in one or more of the following:

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

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

Side Wall Length Articulation

(Please describe request. Please be brief but thorough).

Adding a living space above the
existing ^{Detached} garage for a home office
& guest bedroom (as needed). Not to
be occupied ~~used~~ as a separate dwelling
in a SF3 zoning district. From the maximum 2700 square ft ~~ft~~ to
3103 square ft. (403 square feet)

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.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

**CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION**

GENERAL MODIFICATION WAIVER

REASONABLE USE:

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

FAR guidelines do not allow square footage → will be used as a home office → will not require adding another structure or coverage.

REQUEST:

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

Will convert existing garage space (above) not adding a new building, will not be occupied

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:

Will not require a new building, very common in the area (two across the street).
Will not be rented or another occupant.

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

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 4212 Ramsey Ave
City, State Austin, TX Zip 78756
Phone 512 203 6620 Printed Name Leslie Howard
Signature [Signature] Date 12/16/10

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 4212 Ramsey Ave
City, State Austin, TX Zip 78756
Phone 512 203 6620 Printed Name Leslie Howard
Signature [Signature] Date 12/16/10

RESIDENTIAL PERMIT APPLICATION "A"

PRIMARY PROJECT DATA

Service Address 4212 Ramsay Ave

Legal Description

Lot 7 Block 11 Subdivision RosedaleTax Parcel No. 02230267170000Section C Phase _____

If in a Planned Unit Development, provide Name and Case No. _____

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence☐ Duplex☒ Garage ☐ attached ☒ detached☐ Carport ☐ attached ☐ detached☐ Pool☒ Remodel (specify) Second floor addition to garage☒ Addition (specify) second addition to garage☐ Other (specify) _____Zoning (e.g. SF-1, SF-2...) SF-3- Height of Principal building 14.5 ft. # of floors 2 Height of Other structure(s) 20 ft. # of floors 2- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the

Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

- Does this site have a septic system? ☐ Yes ☐ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ NoVALUATIONS FOR
REMODELS ONLY

Building \$ _____

Electrical \$ _____

Mechanical \$ _____

Plumbing \$ _____

Driveway/

Sidewalk \$ _____

TOTAL \$ _____

(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION
OR ADDITIONS ONLYLot Size 6750 sq.ft.Job Valuation - Principal Building \$ 45,000

(Labor and materials)

Job Valuation - Other Structure(s) \$ _____

(Labor and materials)

TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 45,000

(Labor and materials)

PERMIT FEES

(For office use only)

NEW/ADDITIONS REMODELS

Building \$ _____ \$ _____

Electrical \$ _____ \$ _____

Mechanical \$ _____ \$ _____

Plumbing \$ _____ \$ _____

Driveway

& Sidewalk \$ _____ \$ _____

TOTAL \$ _____ \$ _____

OWNER / BUILDER INFORMATION

OWNER Name Dan: Leslie HoardTelephone (h) 203-6620

(w) _____

BUILDER Company Name DKH Homes LP metroplex/country homesTelephone 454-6939Contact/Applicant's Name Ken HusbandsPager 632-5859DRIVEWAY/
SIDEWALK Contractor DKH Homes LP

FAX _____

Telephone _____

CERTIFICATE OF

OCCUPANCY Name Dan: Leslie HoardTelephone 203-6620City Austin ST TX ZIP 78730

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

☐ telephone☒ e-mail: leslie.hoard@gmail.comYou may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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

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

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

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

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

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

APPLICANT'S SIGNATURE Garie H. H. H. DATE 12/6/10

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 6141

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

Need - ☒ ESPA, (Electrical Service plan Application) Appvd.
☒ Wtr/ww (Austin Wtr Utility Service Plan) Appvd.
Tree (Application must be appvd)

Service Address _____

Applicant's Signature _____ Date _____

RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

	Existing		New / Addition	
a. 1 st floor conditioned area	1438	sq.ft.		sq.ft.
b. 2 nd floor conditioned area	1177	sq.ft.	442	sq.ft.
c. 3 rd floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport		sq.ft.		sq.ft.
attached		sq.ft.		sq.ft.
detached	427	sq.ft.		sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.		sq.ft.
g. Breezeways		sq.ft.		sq.ft.
h. Covered patios	102	sq.ft.		sq.ft.
i. Covered porches	58	sq.ft.		sq.ft.
j. Balconies		sq.ft.		sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.		sq.ft.
l. Other building or covered area(s)	19	sq.ft.		sq.ft.

Specify Cvd Entry

TOTAL BUILDING AREA (add a. through l.) 3221 sq.ft. ~~427~~ 442 sq.ft.
2044

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and f. if uncovered) may 2700 2044 sq.ft. 30 % of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	2044	sq.ft.
b. Driveway area on private property	889	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air conditioner pads		sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u>patio - stoop - HVAC</u>	18	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 2951 sq.ft. 43.7 % of lot

RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

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

Service Address 4212 Ramsey Ave
Applicant's Signature [Signature] Date 12/6/10

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

	Existing	New / Addition
I. 1 st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	<u>1438</u> sq.ft.	<u> </u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	<u>1438</u> sq.ft.	<u> </u> sq.ft.
c. TOTAL (add a and b above)	<u>1438</u> sq.ft.	<u> </u> sq.ft.
II. 2 nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>1177</u> sq.ft.	<u>442</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	<u>53</u> sq.ft.	<u> </u> sq.ft.
f. TOTAL (add d and e above)	<u>1230</u> sq.ft.	<u> </u> sq.ft.
III. 3 rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	<u> </u> sq.ft.	<u> </u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	<u> </u> sq.ft.	<u> </u> sq.ft.
i. TOTAL (add g and h above)	<u> </u> sq.ft.	<u> </u> sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u> </u> sq.ft.	<u> </u> sq.ft.
V. Garage		
k. <u> </u> attached (subtract 200 square feet if used to meet the minimum parking requirement)	<u> </u> sq.ft.	<u> </u> sq.ft.
l. ☒ detached (subtract 450 square feet if more than 10 feet from principal structure) <u>427</u>	<u> </u> sq.ft.	<u> </u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	<u> </u> sq.ft.	<u> </u> sq.ft.
VII. TOTAL	<u>2668</u> sq.ft.	<u>442</u> sq.ft.

<u>Max 2700</u> <u>440</u>	TOTAL GROSS FLOOR AREA (add existing area from VII above)	<u>3110</u> sq. ft.
	GROSS AREA OF LOT	<u>6750</u> sq. ft.
	FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>46.1</u>

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

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

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



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.

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

Responsible Person for Service Request	Leslie Howard	Phone	92036000
Email	leslie.howard@gmail.com	Fax	
Project Name	garage addition (2nd story)	☐ New Construction	☒ Remodeling
Project Address	4212 Ramsey Ave	OR	
Legal Description	4212 Ramsey - Rosedale C	Lot	7 Block 11
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)

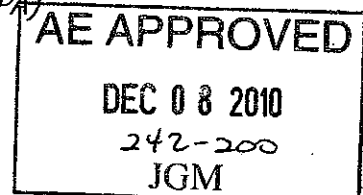
Comments: New construction/remodel of garage to
add second story (GARAGE APARTMENT)
JGM
12/8/10
ESPA Completed by (Signature & Print name) Date Phone

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)

Version 1.1.0.0

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





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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Leslie Howard Phone: 512 203 0620 Alternate Phone: _____

Service Address: 4212 Ramsey

Lot: 7 Block: 11 Subdivision/Land Status: Rosedale C Tax Parcel ID No.: 221226

Existing Use: vacant ☐ single-family res ☒ duplex ☐ garage apartment ☐ other _____
Circle one

Proposed Use: vacant ☐ single-family res ☒ duplex ☒ garage apartment ☒ remodel ☐ other _____
Circle one

Number of existing bathrooms: 3 Number of proposed bathrooms: 1

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: 1 1/2" Service stub upgrade required? ☒ New stub size: _____

Existing Meter number: 259526 Existing Meter size: 5/8" Upgrade required? ☒ 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) [Signature] Date 12/08/10 Phone 512-203-0620

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

WU 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.

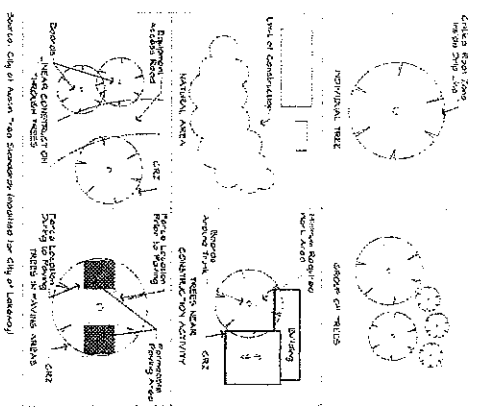
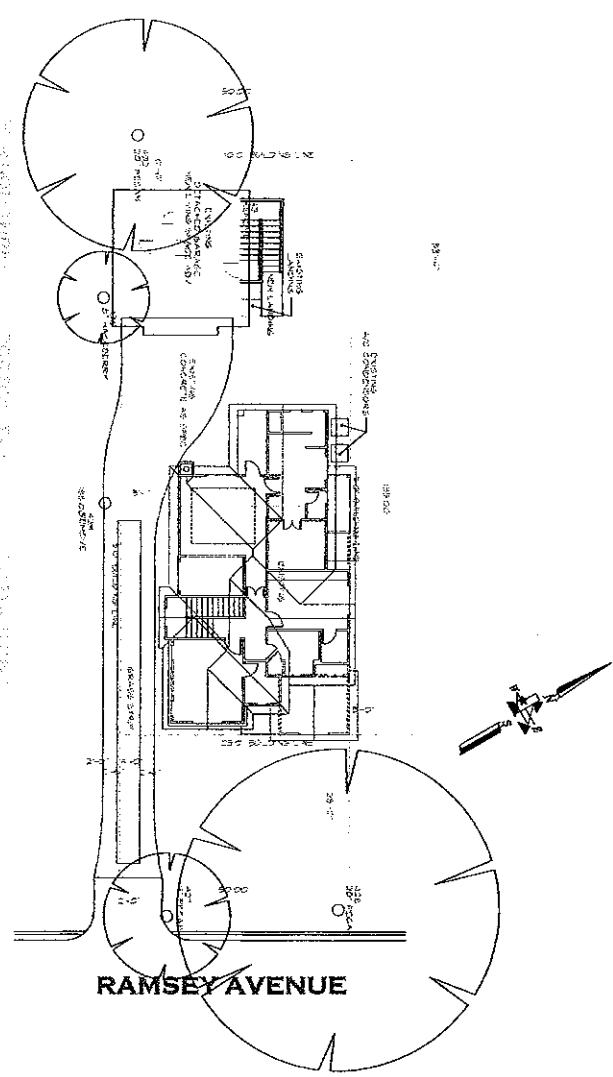
Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED
DEC 08 2010

All structures etc. must maintain 7.5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
DEC 08 2010
242-200
JGM



EXISTING PROPOSED LOT DATA

PROPOSED LOT DATA	EXISTING LOT DATA
TOTAL LOT: 6,750 S.F.	TOTAL LOT: 6,750 S.F.
ALLOWABLE BUILDING COVERAGE: 40%	ALLOWABLE BUILDING COVERAGE: 40%
ALLOWABLE IMPERVIOUS COVERAGE: 40%	ALLOWABLE IMPERVIOUS COVERAGE: 40%
EXISTING BUILDING: 2,100 S.F.	EXISTING BUILDING: 2,100 S.F.
EXISTING DRIVEWAY: 1,000 S.F.	EXISTING DRIVEWAY: 1,000 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.	EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.
EXISTING DRIVEWAY: 1,000 S.F.	EXISTING DRIVEWAY: 1,000 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.	EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.
EXISTING DRIVEWAY: 1,000 S.F.	EXISTING DRIVEWAY: 1,000 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.	EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.

PROPOSED LOT DATA

PROPOSED LOT DATA	EXISTING LOT DATA
TOTAL LOT: 6,750 S.F.	TOTAL LOT: 6,750 S.F.
ALLOWABLE BUILDING COVERAGE: 40%	ALLOWABLE BUILDING COVERAGE: 40%
ALLOWABLE IMPERVIOUS COVERAGE: 40%	ALLOWABLE IMPERVIOUS COVERAGE: 40%
EXISTING BUILDING: 2,100 S.F.	EXISTING BUILDING: 2,100 S.F.
EXISTING DRIVEWAY: 1,000 S.F.	EXISTING DRIVEWAY: 1,000 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.	EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.
EXISTING DRIVEWAY: 1,000 S.F.	EXISTING DRIVEWAY: 1,000 S.F.
EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.	EXISTING TOTAL IMPERVIOUS COVERAGE: 3,100 S.F.

Tr-Tech Surveying Co.
 52 and 5201 West 10th Street
 Suite 100
 Omaha, NE 68104

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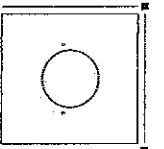
Tr-Tech Surveying Co.
 52 and 5201 West 10th Street
 Suite 100
 Omaha, NE 68104

DATE: 11/10/10
 REVISION: 1

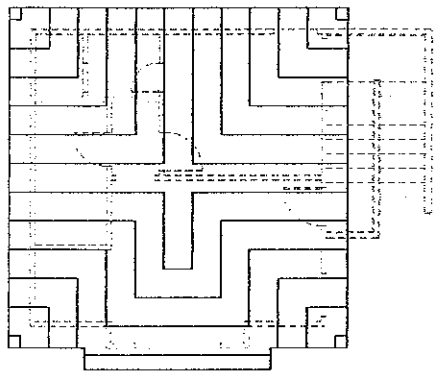
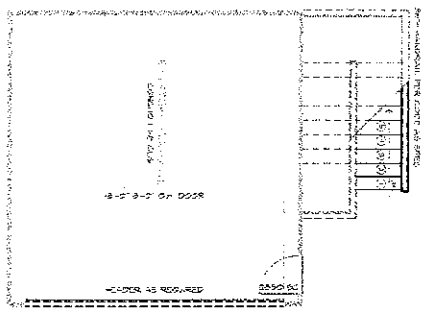
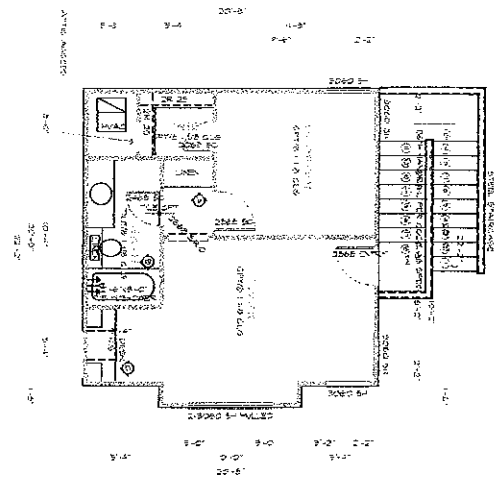
AN ADDITION FOR
 422 Ramsey Avenue
 Austin, Texas

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TEXAS #17526
 3404 DUNLAP CIRCLE AUSTIN TEXAS 78745
 512-252-3369
 ELLIOT@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES
 10010 HARRISON
 (512) 632-6898



QUESTION	ANSWER	EXPLANATION
1. A patient with a history of chronic alcoholism presents with a large, tender, erythematous nodule on the lower leg. The patient also reports recent weight loss and night sweats. What is the most likely diagnosis?	1. B. Erythema nodosum	Erythema nodosum is a condition characterized by tender, erythematous nodules on the lower legs, often associated with systemic conditions such as chronic alcoholism, weight loss, and night sweats.
2. A patient with a history of chronic alcoholism presents with a large, tender, erythematous nodule on the lower leg. The patient also reports recent weight loss and night sweats. What is the most likely diagnosis?	2. B. Erythema nodosum	Erythema nodosum is a condition characterized by tender, erythematous nodules on the lower legs, often associated with systemic conditions such as chronic alcoholism, weight loss, and night sweats.
3. A patient with a history of chronic alcoholism presents with a large, tender, erythematous nodule on the lower leg. The patient also reports recent weight loss and night sweats. What is the most likely diagnosis?	3. B. Erythema nodosum	Erythema nodosum is a condition characterized by tender, erythematous nodules on the lower legs, often associated with systemic conditions such as chronic alcoholism, weight loss, and night sweats.
4. A patient with a history of chronic alcoholism presents with a large, tender, erythematous nodule on the lower leg. The patient also reports recent weight loss and night sweats. What is the most likely diagnosis?	4. B. Erythema nodosum	Erythema nodosum is a condition characterized by tender, erythematous nodules on the lower legs, often associated with systemic conditions such as chronic alcoholism, weight loss, and night sweats.
5. A patient with a history of chronic alcoholism presents with a large, tender, erythematous nodule on the lower leg. The patient also reports recent weight loss and night sweats. What is the most likely diagnosis?	5. B. Erythema nodosum	Erythema nodosum is a condition characterized by tender, erythematous nodules on the lower legs, often associated with systemic conditions such as chronic alcoholism, weight loss, and night sweats.

[illegible]

Study	Study design	Study period	Study location	Study population	Study sample	Study results	Study conclusions
1	Case-control	1998-2000	USA	100 cases of SLE	100 controls	OR = 1.5	Increased risk of SLE in women with autoimmune disease
2	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
3	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
4	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
5	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
6	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
7	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
8	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
9	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease
10	Cohort	1998-2000	USA	1000 women	1000 women	OR = 1.5	Increased risk of SLE in women with autoimmune disease

[illegible]

THE UNIVERSITY OF CHICAGO PRESS, 5 EAST LEXINGTON AVENUE, NEW YORK, N.Y. 10017
 1980. Pp. 200. \$12.50. ISBN 0-226-01400-0. (Chicago Studies in the History of Ideas, 10.)

Copy left to 2010 Einar Johnson

1. **PHASES OF THE LIFE CYCLE** (1960) - The life cycle of an organism is the sequence of events that occur from birth to death. It is divided into four main phases: **Growth**, **Reproduction**, **Dispersal**, and **Death**. Each phase has its own set of characteristics and is influenced by environmental factors.

2. **GROWTH** - This is the phase where the organism increases in size and complexity. It is characterized by **cell division** and **differentiation**. Growth is influenced by factors such as **nutrition**, **temperature**, and **light**.

3. **REPRODUCTION** - This is the phase where the organism produces offspring. It is characterized by **gamete formation** and **fertilization**. Reproduction is influenced by factors such as **sex**, **age**, and **environmental conditions**.

4. **DISPERSAL** - This is the phase where the organism moves from its birthplace to a new location. It is characterized by **migration** and **dispersal**. Dispersal is influenced by factors such as **competition**, **predation**, and **environmental changes**.

5. **DEATH** - This is the final phase of the life cycle, where the organism dies. It is characterized by **senescence** and **decay**. Death is influenced by factors such as **disease**, **predation**, and **environmental stress**.

2. DATE WHEN SUBJECT WAS OBSERVED
11/10/72 - 11/10/72
205 Brooks - Welch Road
Austin, Texas 78734

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TBAE #17526
 1364 THE HIGH ROAD AUSTIN TEXAS 78746
 512-327-3022
 ELLIOT@IMAGESOF.NET



Figure 1: Schematic diagram of the experimental setup. A subject is seated at a table, viewing a video screen. A camera is positioned above the screen. A horizontal line with arrows at both ends is shown, with labels 'C' and 'D' at the ends. Below the line, there are labels '1', '2', '3', '4', '5', '6', '7', '8', '9', '10', '11', '12', '13', '14', '15', '16', '17', '18', '19', '20', '21', '22', '23', '24', '25', '26', '27', '28', '29', '30', '31', '32', '33', '34', '35', '36', '37', '38', '39', '40', '41', '42', '43', '44', '45', '46', '47', '48', '49', '50', '51', '52', '53', '54', '55', '56', '57', '58', '59', '60', '61', '62', '63', '64', '65', '66', '67', '68', '69', '70', '71', '72', '73', '74', '75', '76', '77', '78', '79', '80', '81', '82', '83', '84', '85', '86', '87', '88', '89', '90', '91', '92', '93', '94', '95', '96', '97', '98', '99', '100'.

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9. In honor
of the program

$\phi = \phi^* P_{\mathcal{A}} \mathcal{L}$
 $\phi = \phi^* Q_{\mathcal{A}} \mathcal{L}$

[illegible]

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[illegible]

CC-0. 74" x 142"

Subject: ELLIOT JOHNSON

Re: **WALTER REAGAN, JR.**, an employee of **Reagan Records, Inc.** in a position of high professional standing, who prior to his removal from said position was a member of the American Bar Association.

2019年12月25日

[illegible]

TRAE #17826
1354 THE HIGH ROAD AUSTIN TEXAS 78748
512-827-9032
ELIOT@IMAGESOF.NET

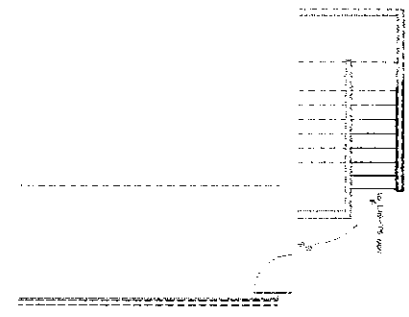
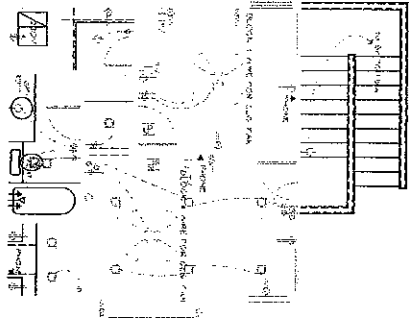


DATE: 12/25/1980

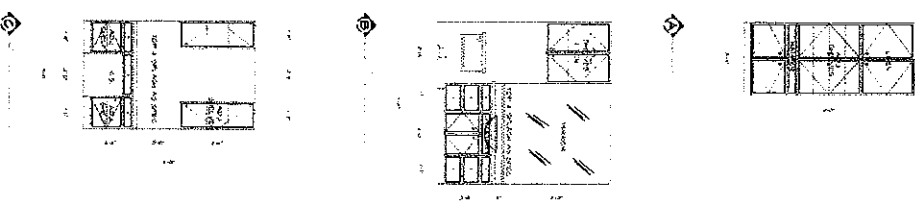
Syllabus

IT IS THE POLICY OF THE ARCHITECTURE FIRM TO PROVIDE A COMPLETE SET OF DRAWINGS FOR THE CONSTRUCTION OF A PROJECT. THE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE DRAWINGS. THE ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

NO.	DESCRIPTION	DATE
1	REVISION	10/1/00
2	REVISION	10/1/00
3	REVISION	10/1/00
4	REVISION	10/1/00
5	REVISION	10/1/00
6	REVISION	10/1/00
7	REVISION	10/1/00
8	REVISION	10/1/00
9	REVISION	10/1/00
10	REVISION	10/1/00



NOTES: 1. THE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THE DRAWINGS. 2. THE ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. 3. THE ARCHITECTURE FIRM SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.



DATE: 10/1/00
REVISION: 10/1/00

A COMPLETE REMODEL FOR
STEVE & AMY COOKING
803 Brooks Station Road
Austin Texas 78754

IMAGES OF...
ELLIOT H. JOHNSON
AIA TEXAS #17526
1354 THE HIGH ROAD AUSTIN TEXAS 78746
512-352-3032
ELLIOT@IMAGESOF.NET



GeoProfile Search Results

Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1934-1455

Zoning

Rec	SDE.ZONING.ZIYPE	SDE.ZONING.OBJECTID
1	SF-3	5703884

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Shoal Creek	1340

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	786	Home Builders Association of Greater Austin	49050
2	511	Austin Neighborhoods Council	49067
3	742	Austin Independent School District	49075
4	1037	Homeless Neighborhood Organization	49081
5	1113	Austin Parks Foundation	49101
6	66	Rosedale Neighborhood Assn.	49235
7	1228	Sierra Club, Austin Regional Group	49269
8	1075	League of Bicycling Voters	49341
9	1224	Austin Monorail Project	49343
10	283	North Austin Neighborhood Alliance	49386
11	1236	The Real Estate Council of Austin, Inc.	49427
12	1200	Super Duper Neighborhood Objectors and Appellers Organization	49504

Annexation

Rec	SDE.ANNEXATION_HISTORY.CASENUM	SDE.ANNEXATION_HISTORY.ORDNUM	SDE.ANNEXATION_HISTORY.ACRES	SDE.ANNEXATION_HISTORY.DEScriptIO	SDE.ANNEXATION_HISTORY.TYPE	SDE.ANNEXATION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391

FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	363099.382466077	414252932.454092	205

Watershed Classification

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

Jurisdiction

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



City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2008-004876 BP

ISSUE DATE: 10/31/2008

BUILDING ADDRESS: 4212 RAMSEY AVE

LEGAL DESCRIPTION: Lot: 7 Block: 11 Subdivision: ROSEDALE C

PROPOSED OCCUPANCY:

R- 101 Single Family Houses

New - new two story Single family residence with covered patio and covered porch

NEW BUILDING SQUARE FOOTAGE: 2768 SQ. FT.

REMODEL BUILDING SQUARE FOOTAGE: 0

SPRINKLER SYSTEM:

CODE YEAR: 2000

CODE TYPE: International Residential Code

FIXED OCCUPANCY: 0

NON FIXED OCCUPANCY:

CONTRACTOR: David Husbands, DKH Homes L.P. dba Metropolitan Custom Homes

***** **CERTIFICATE OF OCCUPANCY** *****

THIS IS TO CERTIFY THAT THE BUILDING OR STRUCTURE AT THE ADDRESS LISTED ABOVE HAS BEEN INSPECTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE AUSTIN CITY CODE FOR THE GROUP AND DIVISION OF OCCUPANCY LISTED ABOVE.

NEITHER THE ISSUANCE OF THIS CERTIFICATE NOR THE INSPECTIONS MADE SHALL LESSEN THE RESPONSIBILITY OR LIABILITY OF ANY PERSON, FIRM OR CORPORATION

OWNING, OPERATING, CONTROLLING OR INSTALLING ANY APPLIANCE OR MATERIAL UPON THE PREMISE, OR DOING ANY WORK WHATSOEVER ON SUCH PREMISE.

THE CITY OF AUSTIN DOES NOT ASSUME ANY RESPONSIBILITY OR LIABILITY BY REASON OF THE INSPECTION OR REINSPECTION OF THE PREMISE; OR THE ISSUANCE OF THIS "CERTIFICATE OF OCCUPANCY"; OR BY ANY REASON OF ANY APPROVAL OR DISAPPROVAL.

BUILDING CODE REVIEWER:

For Leon Barba, Building Official

Row I.D. # 3320976

CITY OF AUSTIN 2008 004877

RESIDENTIAL PERMIT APPLICATION "A"

1.23.08

 BP Number PR-01-170148-R
 Building Permit No. 2008 004876
 Plat No. _____ Date 12/14/07
 Reviewer Ch

PRIMARY PROJECT DATA

Service Address 4212 Ramsey AvenueTax Parcel No. 02230207170000

Legal Description

Lot 7 Block 11 Subdivision ROSEDALE Section C Phase _____If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

Remodel (specify) _____

☒ New Residence☐ Duplex

Addition (specify) _____

☒ Garage ☐ attached ☒ detached☐ Carport ☐ attached ☐ detached☐ PoolOther (specify) 3.5/12'0w.Zoning (e.g. SF-1, SF-2...) SF-3 ☒- Height of Principal building 26 ft. # of floors 2 Height of Other structure(s) 14.5 ft. # of floors 1- Does this site currently have water and wastewater availability? ☐ Yes ☒ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentationWill this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

 Lot Size 6750 sq.ft.
 Job Valuation - Principal Building \$ 392,000
 (Labor and materials)
 Job Valuation - Other Structure(s) \$ 25,000
 (Labor and materials)

 TOTAL JOB VALUATION
 (sum of remodels and additions)
 \$ 417,000
 (Labor and materials)

PERMIT FEES

(For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ <u>245</u>	\$ <u>33-2</u>
Electrical	\$ <u>140</u>	\$ <u>34-1</u>
Mechanical	\$ <u>79</u>	\$ _____
Plumbing	\$ <u>95</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

OWNER / BUILDER INFORMATION

OWNER	Name <u>DAN & Leslie Hoard</u>	Telephone (h) <u>589-3043</u>
BUILDER	Company Name <u>DKH Homes L.P. dba Metropolitan Custom Homes</u>	Telephone (w) <u>454-6939</u>
	Contact/Applicant's Name <u>Keith Husbands</u>	Pager <u>632-5859</u>
		FAX <u>261-3733</u>
DRIVEWAY/ SIDEWALK	Contractor <u>DKH Homes L.P.</u>	Telephone <u>454-6939</u>
CERTIFICATE OF OCCUPANCY	Name <u>DAN & Leslie Hoard</u>	Telephone <u>589-3043</u>
	Address <u>4612 Ramsey Ave</u>	City <u>Austin</u> ST <u>Tx</u> ZIP <u>78756</u>

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

☐ telephone☒ e-mail:Keith@MetropolitanCustomHomes.comYou may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "B"

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

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

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

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

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

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

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

APPLICANT'S SIGNATURE [Signature] DATE 12/4/07

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) #6141

Continued 12/14/07 JK

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

- ① CAD PRODUCED SEALS NOT ALLOWED. - MUST BE ORIGINAL WET-SEALED.
 - ② SITE PLAN DOES NOT MATCH CITY APPROVED REQUIREMENTS - OKAY 12/26
 - ③ 8.5 seal set has wrong sized seal. - missing 12/26
 - ④ DOES NOT MEET GABLE EXCLUSION Rule. OKAY 12/20/07 JBR
 - ⑤ FENCE AT REAR DOES NOT CLEAR WALL. OKAY - 12/26
 - ⑥ LANDING @ GARAGE SIDE DOOR MISSING - OKAY 12/26
 - ⑦ 12' DW TYPON REQUIRED @ PROPERTY LINE. OKAY 12/26
 - ⑧ - 2ND FLOOR STAIRWELL NOT INCLUDED IN 2ND FLOOR CALC'S
 - ⑨ SIDEWALL ARTICULATION MUST BE ON BOTH FLOORS OKAY 12/26
- New Plans REC'D 12/26/07 - 1. SEALS NOT SIGNED 2. 8.5 size set missing 12/26/07

Service Address 4212 Ramsey Avenue OKAY
Applicant's Signature [Signature] DATE 12/26/07

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "C"

~~Revised~~ → original SF as presented to City

BUILDING COVERAGE

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

	Existing		New / Addition	
a. 1 st floor conditioned area	sq.ft.		1438	sq.ft.
b. 2 nd floor conditioned area	sq.ft.		1177	sq.ft.
c. 3 rd floor conditioned area	sq.ft.			sq.ft.
d. Basement	sq.ft.			sq.ft.
e. Garage / Carport	sq.ft.			sq.ft.
attached	sq.ft.			sq.ft.
detached	sq.ft.		427	sq.ft.
f. Wood decks [must be counted at 100%]	sq.ft.			sq.ft.
g. Breezeways	sq.ft.			sq.ft.
h. Covered patios	sq.ft.		102	sq.ft.
i. Covered porches	sq.ft.		58	sq.ft.
j. Balconies	sq.ft.			sq.ft.
k. Swimming pool(s) [pool surface area(s)]	sq.ft.			sq.ft.
l. Other building or covered area(s)	sq.ft.		19	sq.ft.
Specify <u>covered entry</u>				

TOTAL BUILDING AREA (add a. through l.) sq.ft. 3221 sq.ft.

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

2700 sq.ft.
1986 sq.ft.
79.4 % of lot

IMPERVIOUS COVERAGE

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

a. Total building coverage on lot (see above)	<u>1986</u>	sq.ft.
b. Driveway area on private property	<u>889</u>	sq.ft.
c. Sidewalk / walkways on private property		sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]		sq.ft.
f. Air-conditioner pads		sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) <u>patio / stoop / HVAC pad</u>	<u>18</u>	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3034.5 sq.ft.
2893 sq.ft.
42.9 % of lot

Revised values $\rightarrow$ prior to RDC

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "D"
FLOOR AREA RATIO INFORMATION

*Revised values
-prior to RDC*

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

Service Address 4212 Ramsey Avenue 78756
 Applicant's Signature Heath Husland Date 12/04/07

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1 st floor area (excluding covered or uncovered finished ground-floor porches)	sq.ft.	<u>1425</u> <u>1386</u> sq.ft.
b. 1 st floor area with ceiling height over 15 feet.	sq.ft.	<u>N/A</u> sq.ft.
c. TOTAL (add a and b above)	sq.ft.	<u>1425</u> sq.ft.
II. 2nd Floor Gross Area See note ¹ below		
d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	<u>1722</u> sq.ft.
e. 2 nd floor area with ceiling height > 15 feet.	sq.ft.	<u>N/A</u> sq.ft.
f. TOTAL (add d and e above)	sq.ft.	<u>1722</u> sq.ft.
III. 3rd Floor Gross Area See note ¹ below		
g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	<u>1275</u> sq.ft.
h. 3 rd floor area with ceiling height > 15 feet	sq.ft.	<u>N/A</u> sq.ft.
i. TOTAL (add g and h above)	sq.ft.	<u>1275</u> sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	sq.ft.	<u>N/A</u> sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. ☒ detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	<u>0</u> sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	sq.ft.	<u>N/A</u> sq.ft.
VII. TOTAL	sq.ft.	<u>2658</u> sq.ft.

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>2658</u> sq. ft.
GROSS AREA OF LOT	<u>6750</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>39.38%</u> sq. ft.

39.40%

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

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

Tree Ordinance Review Application

City of Austin

Founded by Congress, Republic of Texas, 1839
Watershed Protection and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767
Phone: (512) 974-1876 Fax: (512) 974-3010



Paid: Yes/No
Receipt Number: _____
Inspection Date: _____

This application requests (specify all that apply):

- ☐ a removal of a protected-size tree;
☒ proposed development exceeding allowable standards for encroachment within the critical root zone of a protected-size tree;
☐ removal of more than 30% of a protected-size tree's crown.

¹ Additional tree information may be obtained from the Land Development Code (25-8), Environmental Criteria Manual (Section 3), or the City of Austin Urban Forestry web page (<http://www.ci.austin.tx.us/trees/>).

Please attach an aerial drawing that includes the location of trees, proposed development, and utilities. The application and payment (check to the City of Austin for \$25 per tree) can be mailed or delivered to the above address. Payment must be made prior to City personnel completing this application. If relevant, indicate the amount to withdraw if an escrow payment is available.

Address of Property (including zip code): 4212 Ramsey Avenue 78756
Name(s) of Owner and Applicant: DAN HOARD (owner) DKH Homes L.P. & KEH HUSBANDS
Building Permit Number (if applicable): _____
Telephone Number: (512) 454-6939 Fax Number: (512) 261-3733
Type of Tree: PECAN Location on Lot: LEFT REAR
Tree Trunk(s) Circumference at 4 1/2 Feet Above Ground (inches): 20"
General Condition: Good
Reason for Request: new construction of garage

David H. Husbands 11/27/07
Owner/Applicant Signature Date
DKH Homes L.P. Applicant

TO BE COMPLETED AFTER DETERMINATION FROM CITY ARBORIST PROGRAM PERSONNEL

Resolution: Approved | ☒ Approved With Conditions | Denied | Statutory Denial/More Information Required

Arborist Comments: 1) SHIFT GARAGE TO ENSURE CLOSEST FOUNDATION POINT IS NO CLOSER THAN 10-Feet FROM TREE TRUNK

*Conditions of Approval: ☐ None: ☐ As described within Arborist Comments (see above); and/or.

☐ Applicant agrees to plant _____ container grown, City of Austin Class 1 tree (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy. Trees are to be a minimum of two inches in caliper width. Prior to development, applicant agrees to supply a root zone mulch layer and maintain tree protection fencing (minimum five-foot, chain-link type) providing the utmost root zone protection.

*Owner/Applicant Signature

Date

[Signature]
City Arborist Signature

29 Nov 07
Date



Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name	DKH Homes L.P. (builder)		Phone	(512) 454-6939
Address	4212 Ramsey Avenue			
Legal Description	Rosedale C			
Lot	7	Block	11	Commercial/Residential? R

Service Main Size	200	(amps)	Service Conductor	4/0 AL	(type & size)
Service Length	50	(ft.)	Number of Meters?	ONE	Multi-Fuel Y ☒
Overhead/Underground?	O	Voltage	120/240	☒ Single-phase (1Ø)	☐ Three-phase (3Ø)
Total Square Footage	2600	Total A/C Load	2	(# of units)	5 (Tons)
Largest A/C unit	3	(Tons)	LRA of Largest A/C Unit		(amps)
Electric Heating	N/A (gas) (kW)	Other			(kW)

Comments: New construction for Dan E. Leslie HOARD
on vacant lot

KEITH HUSBANDS Keith Husbands 12/04/07 (512) 454-6939
ESPA Completed by (Signature & Print name) Date Phone
Daniel Vargen 12/15/07
AE Representative Date
Approved: ☒ Yes ☐ No (Remarks on back) Phone 505 7247

Application expires 90 days after date of Approval

261
3733

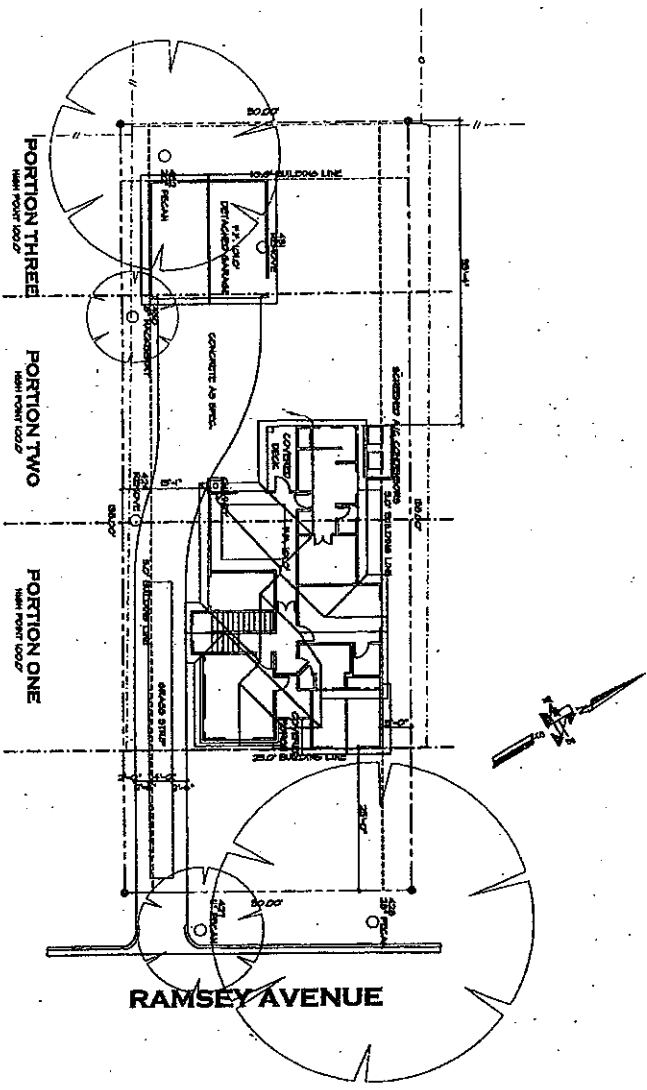
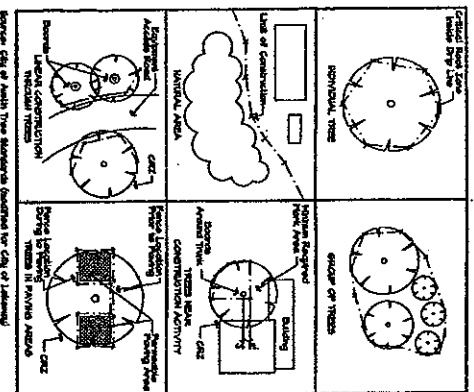
555W

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

AE APPROVED
JAN 22 2008
22-235
JGM

KDC approved

STANDARD TREE PROTECTION LOCATIONS
SECTION 103



2000 INTERNATIONAL RESIDENTIAL CODE

1. LOT IS SUBSTANTIALLY FLAT.
2. PROVIDE PROPER DRAINAGE, AS REQUIRED.
3. PROVIDE PROPER DRAINAGE FROM HOUSE TO STREET OR BASIN PROPERTY LINE.

NOTES:

1. LOT IS SUBSTANTIALLY FLAT.
2. PROVIDE PROPER DRAINAGE, AS REQUIRED.
3. PROVIDE PROPER DRAINAGE FROM HOUSE TO STREET OR BASIN PROPERTY LINE.

SITE PLAN

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TABLE OF CONTENTS

1. SITE PLAN
2. IMPERVIOUS COVER
3. FLOOR AREA RATIO
4. LEGAL DESCRIPTION

LEGAL DESCRIPTION

LOT 1, BLOCK 1, SUBDIVISION 1, CITY OF AUSTIN, TEXAS

REMOVE TREES

LOT 1, BLOCK 1, SUBDIVISION 1, CITY OF AUSTIN, TEXAS

DATE

10/10/2001

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
AIA TEXAS #17626
3404 BURRLEIGH COVE AUSTIN TEXAS 78745
512-282-9359
ELLIOT@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES
KEITH HUBBARD
(512) 632-6659



A-1.1

IECC ENERGY CODE NOTES:

IECC ENERGY CODE NOTES:

SECOND FLOOR PLAN

SECOND FLOOR PLAN

NOTES:

NOTES:

DATE 4/2/2007

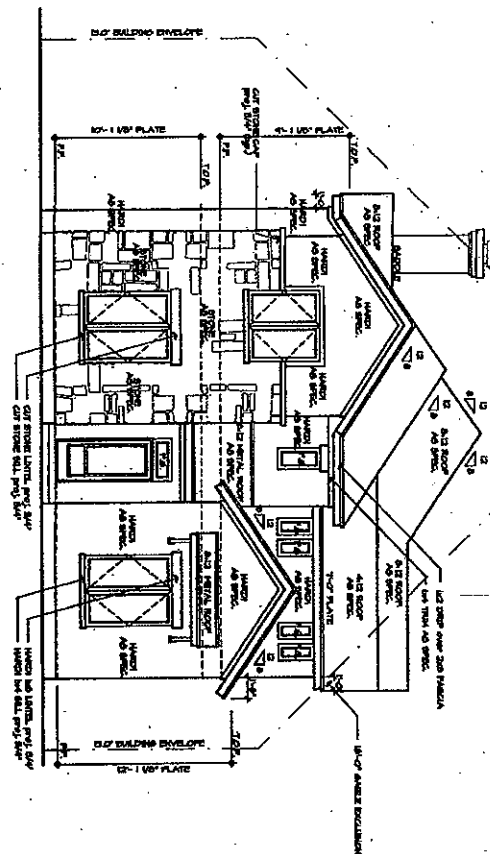
A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TRAE #17526
 1354 THE HIGH ROAD AUSTIN TEXAS 78746
 512-327-3092
 ELLIOT@IMAGESOF.NET

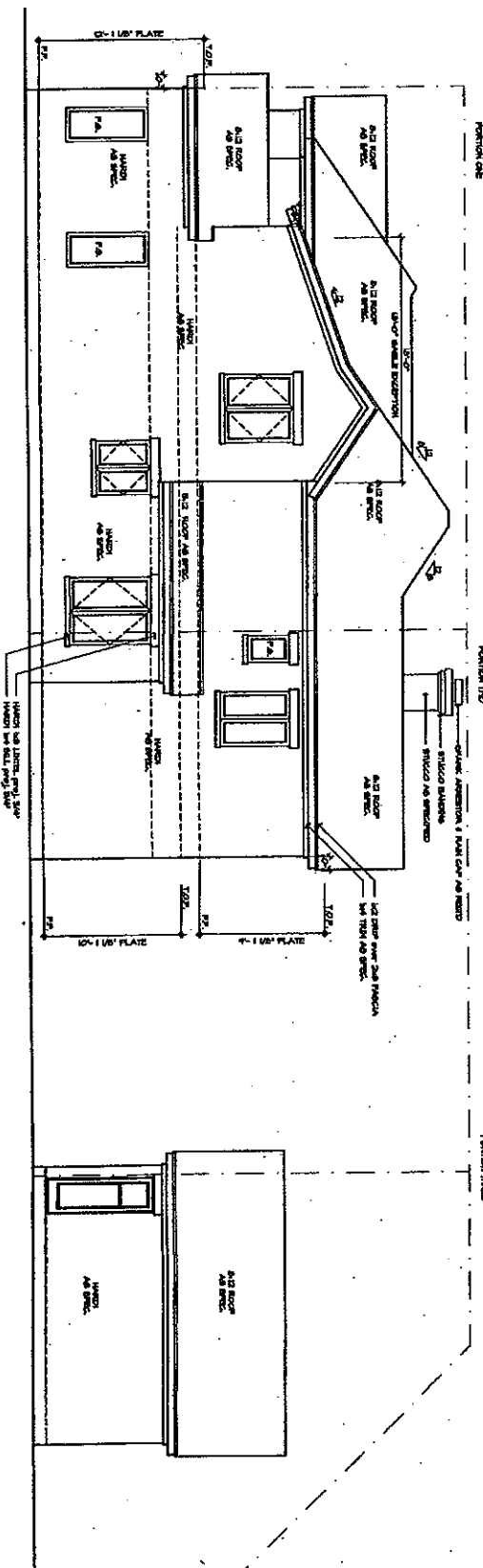
METROPOLITAN
CUSTOM HOMES
800.768.8888
www.metropolitanhomes.com



FRONT ELEVATION



RIGHT SIDE ELEVATION



ELEVATIONS

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

NOTES: 1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 2. ALL MATERIALS AND FINISHES TO BE AS SPEC. 3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 4. ALL MATERIALS AND FINISHES TO BE AS SPEC. 5. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 6. ALL MATERIALS AND FINISHES TO BE AS SPEC. 7. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 8. ALL MATERIALS AND FINISHES TO BE AS SPEC. 9. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 10. ALL MATERIALS AND FINISHES TO BE AS SPEC.

NOTES:

1. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 2. ALL MATERIALS AND FINISHES TO BE AS SPEC. 3. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 4. ALL MATERIALS AND FINISHES TO BE AS SPEC. 5. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 6. ALL MATERIALS AND FINISHES TO BE AS SPEC. 7. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 8. ALL MATERIALS AND FINISHES TO BE AS SPEC. 9. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS. 10. ALL MATERIALS AND FINISHES TO BE AS SPEC.

A-3.1

DATE: 4/20/07
REVISIONS:

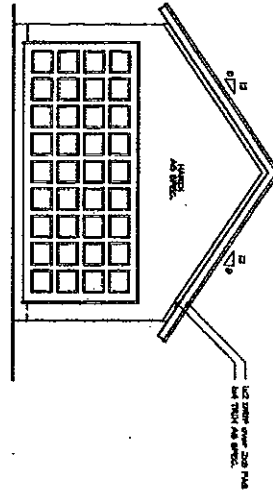
A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
TBAE 817320
1354 THE HIGH ROAD AUSTIN TEXAS 78746
812-357-3522
ELLIOT@IMAGESOF.NET

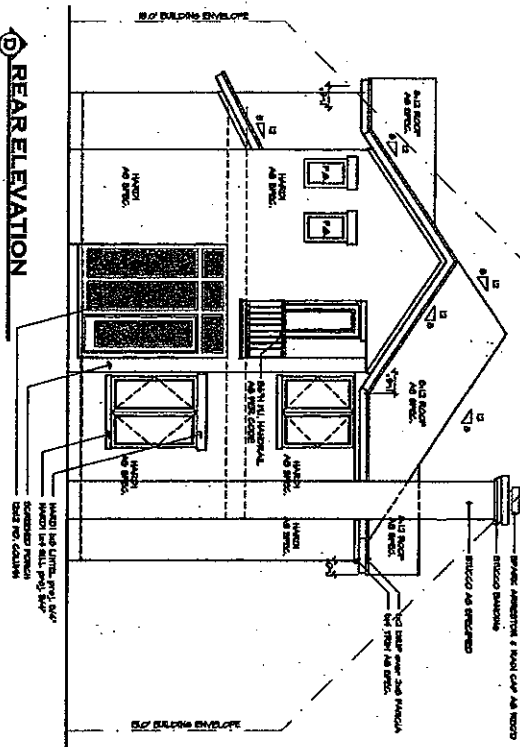
METROPOLITAN
CUSTOM HOMES
KATH HUBBARD
6512 639-6959



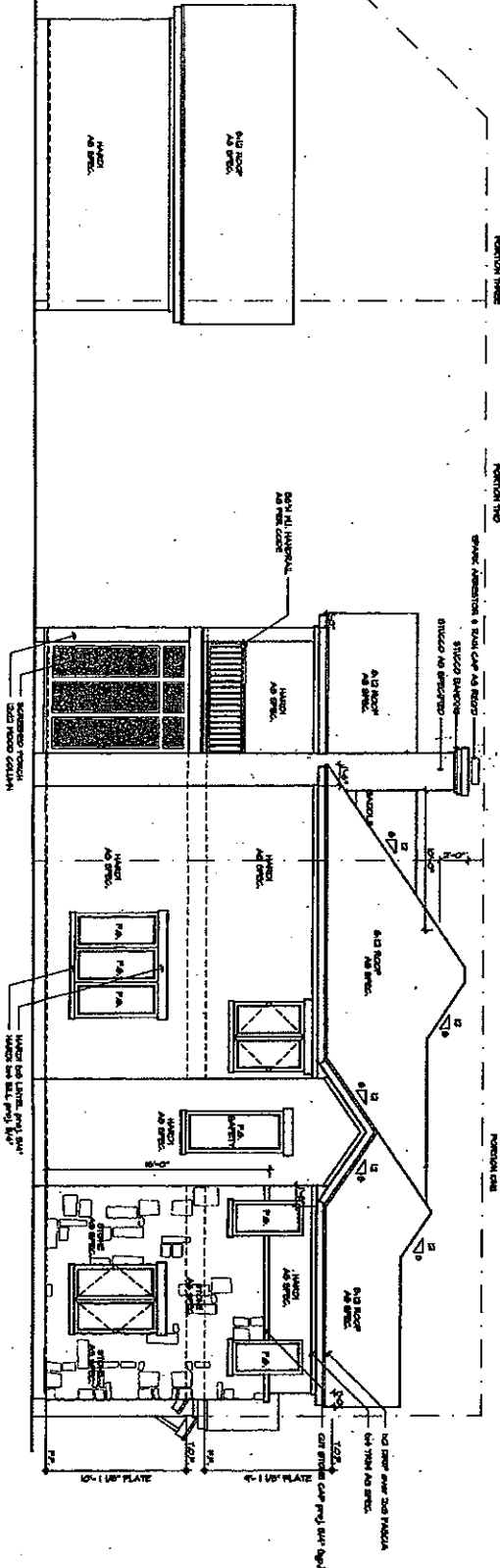
Ⓒ GARAGE ELEVATION



Ⓓ REAR ELEVATION



Ⓔ LEFT SIDE ELEVATION



ELEVATIONS

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

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NOTES:

- HAZARD: DRAWING FOR CONSTRUCTION.
- HAZARD: ELEVATIONS TO VARY THE SCALE OF THE
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- HAZARD: ELEVATIONS TO VARY THE SCALE OF THE
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- HAZARD: ELEVATIONS TO VARY THE SCALE OF THE

A.3.2

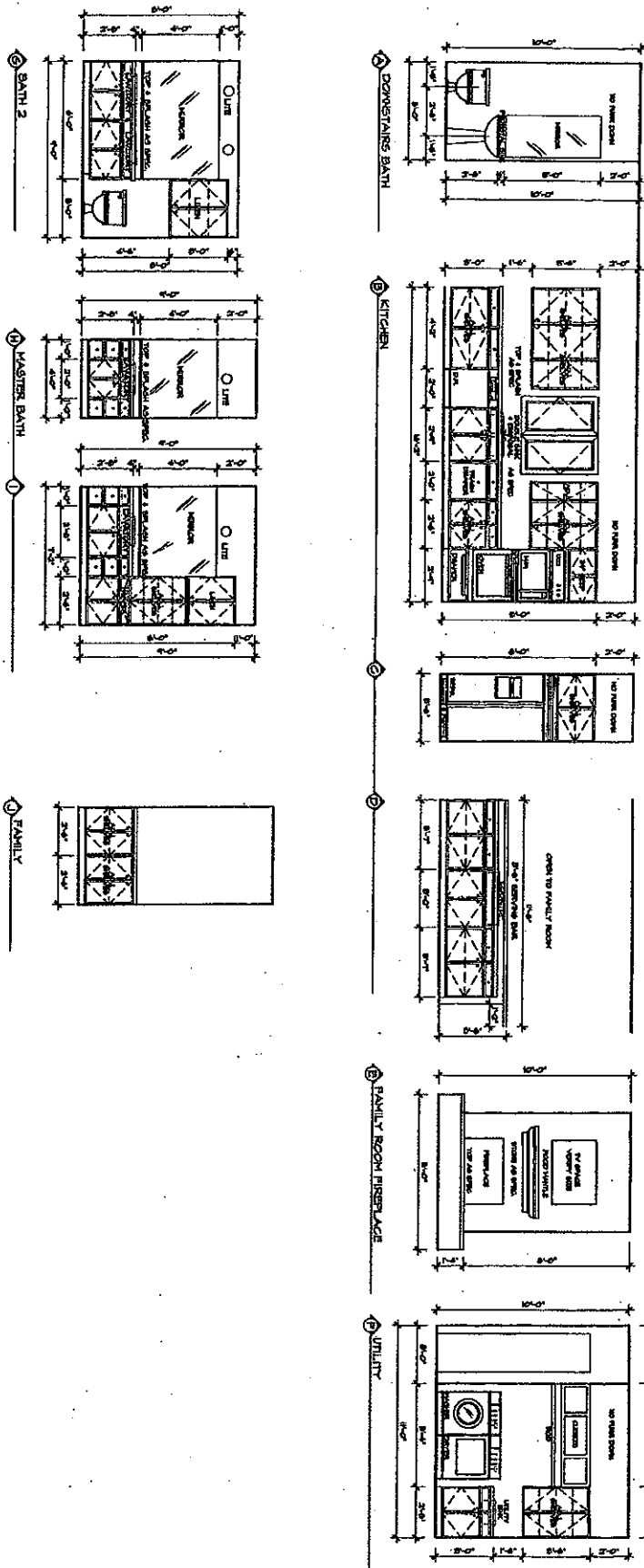
DATE: 11/20/07
REVISION: 11/20/07

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
4212 Ramsey Avenue
Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
TBAE #17625
1354 THY HIGH ROAD AUSTIN TEXAS 78740
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ELLJOH@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES
KEITH HUSKARD
512-633-9888





INTERIOR ELEVATIONS

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

Copyright © 2007 Elliot H. Johnson

Interior Elevations are for informational use only. All dimensions are approximate and subject to change without notice. Verify all dimensions with manufacturer.

NOTES:

- 1. INTERIOR ELEVATIONS ARE FOR INFORMATIONAL USE ONLY. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. VERIFY ALL DIMENSIONS WITH MANUFACTURER.
- 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 3. VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIALS.

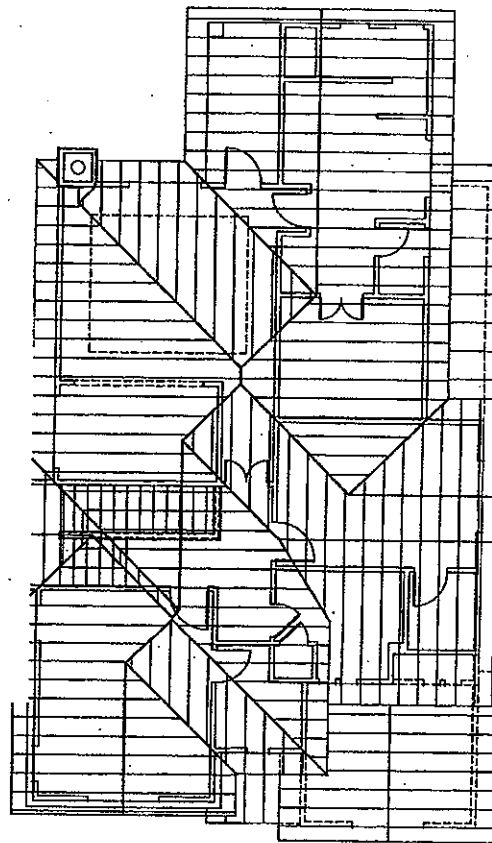
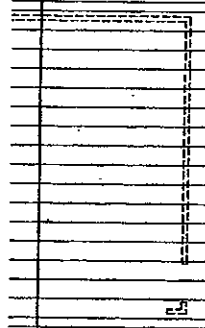
A.4.1

A CUSTOM RESIDENCE FOR:
DANIEL + LESLIE HOARD
 4212 Ramsay Avenue
 Austin Texas

IMAGES OF...
ELLIOT H. JOHNSON
 AIA TEXAS #17525
 3404 BURLINGHAM COVE AUSTIN TEXAS 78745
 512-252-3359
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METROPOLITAN
CUSTOM HOMES
 10011 RICHMOND AVE
 SUITE 200
 DALLAS, TEXAS 75243
 214-433-8888





IMAGES OF...

ELLIOT H. JOHNSON
AIA TEXAS #17526

1354 THE HIGH ROAD AUSTIN TEXAS 78748
512-332-7302
ELLIOT@IMAGESOF.NET

METROPOLITAN
CUSTOM HOMES

PO BOX 140000
DALLAS TX 75214-0000



TaxNetUSA: Travis County Property Information

Property ID Number: 221226 Ref ID2 Number: 02230207170000

Owner's Name **HOARD DAN & LESLIE**

Mailing Address 4212 RAMSEY AVE
AUSTIN, TX 78756-3513

Location 4212 RAMSEY AVE 78756

Legal LOT 7 BLK 11 ROSEDALE C

Property Details

Deed Date 04182007

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1553

Block 11

Tract or Lot 7

Docket No. 2007071492TR

Abstract Code S11064

Neighborhood Code Z9654

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 312,886.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 562,886.00

10% Cap Value 0.00

Total Value 562,886.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) ☐ PLAT MAP☐ (PDF) ☐ PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		562,886.00	562,886.00	562,886.00	562,886.00
01	AUSTIN ISD	1.227000	562,886.00	547,886.00	562,886.00	562,886.00
02	CITY OF AUSTIN	0.457100	562,886.00	562,886.00	562,886.00	562,886.00
03	TRAVIS COUNTY	0.465800	562,886.00	450,309.00	562,886.00	562,886.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	562,886.00	450,309.00	562,886.00	562,886.00
68	AUSTIN COMM COLL DIST	0.095100	562,886.00	557,257.00	562,886.00	562,886.00

Improvement Information

Improvement ID
756101State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
756101	4222876	1ST	1st Floor	WSS+	2008	1,445
756101	4222878	2ND	2nd Floor	WSS+	2008	1,313
756101	4222879	031	GARAGE DET 1ST F	WSS+	2008	441
756101	4222880	011	PORCH OPEN 1ST F	*5+	2008	24
756101	4222881	011	PORCH OPEN 1ST F	*5+	2008	99
756101	4222882	012	PORCH OPEN 2ND F	*5+	2008	55
756101	4222883	095	HVAC RESIDENTIAL	--	2008	2,758
756101	4222884	251	BATHROOM	--	2008	3
756101	4222885	522	FIREPLACE	*5+	2008	1

Total Living Area 2,758

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218387	LAND	A1	T	0.155	0	0	6,765

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221221 Ref ID2 Number: 02230207090000

Owner's Name **MAURO LUISA**Mailing Address
4214 RAMSEY AVE
AUSTIN, TX 78756-3513

Location 4214 RAMSEY AVE 78756

Legal LOT 8 BLK 11 ROSEDALE C

Property Details

Deed Date 12212004
 Deed Volume
 Deed Page
 Exemptions HS
 Freeze Exempt F
 ARB Protest F
 Agent Code 2049
 Land Acres 0.1543
 Block 11
 Tract or Lot 8
 Docket No. 2004242494TR
 Abstract Code S11664
 Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 250,000.00
 Improvement Value 153,700.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 403,700.00
 10% Cap Value 0.00
 Total Value 403,700.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP

(TIFF)

☐ PLAT MAP

(PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		403,700.00	403,700.00	403,700.00	403,700.00
01	AUSTIN ISD	1.227000	403,700.00	388,700.00	403,700.00	403,700.00
02	CITY OF AUSTIN	0.457100	403,700.00	403,700.00	403,700.00	403,700.00
03	TRAVIS COUNTY	0.465800	403,700.00	322,960.00	403,700.00	403,700.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	403,700.00	322,960.00	403,700.00	403,700.00
68	AUSTIN COMM COLL DIST	0.095100	403,700.00	388,700.00	403,700.00	403,700.00

Improvement Information

Improvement ID
182021State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182021	211599	1ST	1st Floor	WS4+	1936	1,097
182021	211600	1/2	Half Floor	WS4+	1936	495
182021	4130432	2ND	2nd Floor	WS4+	1936	132
182021	4132823	011	PORCH OPEN 1ST F	*4+	1936	36
182021	4132824	011	PORCH OPEN 1ST F	*4+	1936	88
182021	4132825	031	GARAGE DET 1ST F	WS4+	1936	644
182021	4132826	095	HVAC RESIDENTIAL	**	1936	1,724
182021	4132827	251	BATHROOM	**	1936	3
182021	4132828	522	FIREPLACE	*4+	1936	1
182021	4132829	612	TERRACE UNCOVERD	*4+	1936	216
Total Living Area						1,724

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218382	LAND	A1	T	0.154	0	0	6,722

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221227 Ref ID2 Number: 02230207180090

Owner's Name **MITCHELL MUNA MAE &**

Mailing Address
DAVID B MITCHELL
4210 RAMSEY AVE
AUSTIN, TX 78756-3513

Location
4210 RAMSEY AVE 78756

Legal
LOT 6 BLK 11 ROSEDALE C

Property Details

Deed Date 05232007
Deed Volume
Deed Page
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1562
Block 11
Tract or Lot 6
Docket No. 2007094832TR
Abstract Code S11664
Neighborhood Code Z9650

Value Information

2010 Preliminary

Land Value 250,000.00
Improvement Value 207,162.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 441,330.00
10% Cap Value 15,832.00
Total Value 457,162.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ (TIFF) PLAT MAP☐ (PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		441,330.00	441,330.00	457,162.00	457,162.00
01	AUSTIN ISD	1.227000	441,330.00	426,330.00	457,162.00	457,162.00
02	CITY OF AUSTIN	0.457100	441,330.00	441,330.00	457,162.00	457,162.00
03	TRAVIS COUNTY	0.465800	441,330.00	353,064.00	457,162.00	457,162.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	441,330.00	353,064.00	457,162.00	457,162.00
68	AUSTIN COMM COLL DIST	0.095100	441,330.00	436,330.00	457,162.00	457,162.00

Improvement Information

Improvement ID
182026

State Category
A1

Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182026	211608	1ST	1st Floor	WSS-	1936	1,300
182026	211609	1/2	Half Floor	WSS-	1936	460
182026	866214	011	PORCH OPEN 1ST F	*S-	1936	140
182026	866218	095	HVAC RESIDENTIAL	**	1936	1,760
182026	866219	251	BATHROOM	**	1936	1
182026	4223616	011	PORCH OPEN 1ST F	*S-	2008	72
182026	4223617	011	PORCH OPEN 1ST F	*S-	2008	60
182026	4223618	512	DECK UNCOVERED	*S-	2008	108
182026	4223619	571	STORAGE DET	WWW4	2008	80
						Total Living Area 1,760

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218398	LAND	A1	T	0.156	0	0	6,804

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221222 Ref ID2 Number: 02230207110000

Owner's Name **BRADY CHARLES J JR & MARY P**Mailing Address
4208 RAMSEY AVE
AUSTIN, TX 78756-3513

Location 4208 RAMSEY AVE 78756

Legal LOT 5 BLK 11 ROSEDALE C

Property Details

Deed Date 02092007
 Deed Volume
 Deed Page
 Exemptions HS
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.1551
 Block 11
 Tract or Lot 5
 Docket No. 2007024674TR
 Abstract Code S11064
 Neighborhood Code 29654

Value Information

2010 Preliminary

Land Value 250,000.00
 Improvement Value 230,141.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 480,141.00
 10% Cap Value 0.00
 Total Value 480,141.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP
(TIFF)☐ PLAT MAP
(PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		480,141.00	480,141.00	480,141.00	480,141.00
01	AUSTIN ISD	1.227000	480,141.00	465,141.00	480,141.00	480,141.00
02	CITY OF AUSTIN	0.457100	480,141.00	480,141.00	480,141.00	480,141.00
03	TRAVIS COUNTY	0.465800	480,141.00	384,113.00	480,141.00	480,141.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	480,141.00	384,113.00	480,141.00	480,141.00
68	AUSTIN COMM COLL DIST	0.095100	480,141.00	475,141.00	480,141.00	480,141.00

Improvement Information

Improvement ID
425232State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
425232	2991336	1ST	1st Floor	WWS	2004	1,149
425232	2991337	2ND	2nd Floor	WWS	2004	1,138
425232	3001410	011	PORCH OPEN 1ST F	*5	2004	129
425232	3001411	041	GARAGE ATT 1ST F	WWS	2004	473
425232	3001412	251	BATHROOM	**	2004	5
425232	3001413	522	FIREPLACE	*5	2004	1
425232	3001414	612	TERRACE UNCOVERD	*5	2004	96
Total Living Area						2,287

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218383	LAND	A1	T	0.155	0	0	6,758

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221223 Ref ID2 Number: 02230207120000

Owner's Name **JACOBVITZ DEBORAH B & JERRY M**

Mailing Address
JERRY M MANHEIMER
4206 RAMSEY AVE
AUSTIN, TX 78756-3513

Location
4206 RAMSEY AVE 78756

Legal
LOT 4 BLK 11 ROSEDALE C

Property Details

Deed Date 03111993
Deed Volume 11892
Deed Page 01960
Exemptions HS
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.1564
Block 11
Tract or Lot 4
Docket No.
Abstract Code S11664
Neighborhood Code Z9854

Value Information

2010 Preliminary

Land Value 250,000.00
Improvement Value 152,330.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 402,330.00
10% Cap Value 0.00
Total Value 402,330.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP
(TIFF)☐ PLAT MAP
(PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		402,330.00	402,330.00	402,330.00	402,330.00
01	AUSTIN ISD	1.227000	402,330.00	387,330.00	402,330.00	402,330.00
02	CITY OF AUSTIN	0.457100	402,330.00	402,330.00	402,330.00	402,330.00
03	TRAVIS COUNTY	0.465800	402,330.00	321,864.00	402,330.00	402,330.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	402,330.00	321,864.00	402,330.00	402,330.00
68	AUSTIN COMM COLL DIST	0.095100	402,330.00	397,330.00	402,330.00	402,330.00

Improvement Information

Improvement ID
182023State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182023	211602	1ST	1st Floor	WWS-	1992	2,331
182023	866193	2ND	2nd Floor	WWS-	1992	294
182023	866194	095	HVAC RESIDENTIAL	--	1992	2,625
182023	866195	251	BATHROOM	--	1992	2
182023	866196	512	DECK UNCOVERED	*5-	1992	280
182023	2133515	011	PORCH OPEN 1ST F	*5-	1992	28

Total Living Area 2,625

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218384	LAND	A1	T	0.156	0	0	5,815

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221272 RefID2 Number: 02230210080000

Owner's Name **WHITE STEWART**

Mailing Address
1507 W 43RD ST
AUSTIN, TX 78756-3507

Location
1507 W 43 ST 78756

Legal
LOT 9 BLK 10 ROSEDALE C

Property Details

Deed Date 12071982

Deed Volume 11829

Deed Page 01246

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1544

Block 10

Tract or Lot 9

Docket No.

Abstract Code S11664

Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 78,722.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 328,722.00

10% Cap Value 0.00

Total Value 328,722.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP (TIFF)☐ PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		328,722.00	328,722.00	328,722.00	328,722.00
01	AUSTIN ISD	1.227000	328,722.00	313,722.00	328,722.00	328,722.00
02	CITY OF AUSTIN	0.457100	328,722.00	328,722.00	328,722.00	328,722.00
03	TRAVIS COUNTY	0.465800	328,722.00	262,978.00	328,722.00	328,722.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	328,722.00	262,978.00	328,722.00	328,722.00
68	AUSTIN COMM COLL DIST	0.085100	328,722.00	323,722.00	328,722.00	328,722.00

Improvement Information

Improvement ID	State Category	Description
182070	A1	1 FAM DWELLING
182071	A1	1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182070	211665	1ST	1st Floor	WWW4	1948	1,155
182070	866503	011	PORCH OPEN 1ST F	*4	1948	198
182070	866505	095	HVAC RESIDENTIAL	**	1948	1,155
182070	866506	251	BATHROOM	**	1948	3
182071	211664	1ST	1st Floor	WWW4	1937	520
182071	866497	011	PORCH OPEN 1ST F	*4	1937	80
182071	866498	011	PORCH OPEN 1ST F	*4	1937	46
182071	866499	031	GARAGE DET 1ST F	WWW4	1937	180
182071	866500	095	HVAC RESIDENTIAL	**	1937	520
182071	866501	251	BATHROOM	**	1937	1
Total Living Area						1,675

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218427	LAND	A1	T	0.154	0	0	6,724

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221271 Ref ID2 Number: 02230210070000

Owner's Name **WINGET MEGAN & ALLAN MYERSON**

Property Details

Mailing Address
4213 RAMSEY AVE
AUSTIN, TX 78756-3512

Location
4213 RAMSEY AVE 78756

Legal
LOT 10 BLK 10 ROSEDALE C

Deed Date 05232006

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1561

Block 10

Tract or Lot 10

Docket No. 2006106780TR

Abstract Code S11864

Neighborhood Code Z9640

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 141,094.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 391,094.00

10% Cap Value 0.00

Total Value 391,094.00

Data up to date as of 2010-12-01

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEPORT EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP (TIFF)☐ PLAT MAP (PDF)

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		391,094.00	391,094.00	391,094.00	391,094.00
01	AUSTIN ISD	1.227000	391,094.00	376,094.00	391,094.00	391,094.00
02	CITY OF AUSTIN	0.457100	391,094.00	391,094.00	391,094.00	391,094.00
03	TRAVIS COUNTY	0.465800	391,094.00	351,884.00	391,094.00	391,094.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	391,094.00	351,884.00	391,094.00	391,094.00
68	AUSTIN COMM COLL DIST	0.095100	391,094.00	386,094.00	391,094.00	391,094.00

Improvement Information

Improvement ID	State Category	Description
590910	A1	1 FAM DWELLING
590911	A1	GARAGE APARTMENT

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
590910	211662	1ST	1st Floor	WA4+	1939	1,104
590910	866488	011	PORCH OPEN 1ST F	*4+	1939	48
590910	866489	011	PORCH OPEN 1ST F	*4+	1939	144
590910	866490	095	HVAC RESIDENTIAL	**	1939	1,104
590910	866491	251	BATHROOM	**	1939	1
590911	211663	2ND	2nd Floor	WA4-	1953	432
590911	866493	031	GARAGE DET 1ST F	WA4-	1953	432
590911	866494	251	BATHROOM	**	1953	1
590911	866496	413	STAIRWAY EXT	F*	1953	1
Total Living Area						1,536

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
640085	LAND	A1	T	0.156	0	0	6,798

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221269 Ref ID2 Number: 02230210050000

Owner's Name **CASTLE GEORGE GARDNER**

Mailing Address
4209 RAMSEY AVE
AUSTIN, TX 78756-3512

Location
4209 RAMSEY AVE 78756

Legal
LOT 12 BLK 10 ROSEDALE C

Property Details

Deed Date 03232007

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1553

Block 10

Tract or Lot 12

Docket No. 2007055465TR

Abstract Code S11664

Neighborhood Code Z9664

Value Information

2010 Preliminary

Land Value 250,000.00

Improvement Value 339,091.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 589,091.00

10% Cap Value 0.00

Total Value 589,091.00

Data up to date as of 2010-12-01

AGRICULTURAL (1-9-1)

APPOINTMENT OF AGENT FORM

FREEDOM EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF) PLAT MAP

(PDF) PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		589,091.00	589,091.00	589,091.00	589,091.00
01	AUSTIN ISD	1.227000	589,091.00	574,091.00	589,091.00	589,091.00
02	CITY OF AUSTIN	0.457100	589,091.00	589,091.00	589,091.00	589,091.00
03	TRAVIS COUNTY	0.465800	589,091.00	471,273.00	589,091.00	589,091.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	589,091.00	471,273.00	589,091.00	589,091.00
68	AUSTIN COMM COLL DIST	0.095100	589,091.00	583,200.00	589,091.00	589,091.00

Improvement Information

Improvement ID
389827State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
389827	2293726	1ST	1st Floor	WW6	2001	1,273
389827	2293727	2ND	2nd Floor	WW6	2001	1,118
389827	2319016	011	PORCH OPEN 1ST F	*6	2001	25
389827	2319017	041	GARAGE ATT 1ST F	WW6	2001	504
389827	2319018	095	HVAC RESIDENTIAL	**	2001	2,389
389827	2319019	251	BATHROOM	**	2001	3
389827	2319020	512	DECK UNCOVERED	*6	2001	276
389827	2319021	522	FIREPLACE	*6	2001	1
Total Living Area						2,389

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218424	LAND	A1	T	0.155	0	0	6,764

[show history](#)

TaxNetUSA: Travis County Property Information

Property ID Number: 221270 Ref ID2 Number: 02230210060000

Owner's Name **KOESTER HELMUT J**Mailing Address
4211 RAMSEY AVE
AUSTIN, TX 78756-3512

Location 4211 RAMSEY AVE 78756

Legal LOT 11 BLK 10 ROSEDALE C

Property Details

Deed Date 09282005
 Deed Volume
 Deed Page
 Exemptions HS
 Freeze Exempt F
 ARB Protest F
 Agent Code 0
 Land Acres 0.1558
 Block 10
 Tract or Lot 11
 Docket No. 2005182915TR
 Abstract Code S11664
 Neighborhood Code Z9850

Value Information

2010 Preliminary

Land Value 250,000.00
 Improvement Value 142,185.00
 AG Value 0.00
 AG Productivity Value 0.00
 Timber Value 0.00
 Timber Productivity Value 0.00
 Assessed Value 392,185.00
 10% Cap Value 0.00
 Total Value 392,185.00

Data up to date as of 2010-12-01

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

(TIFF)

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		392,185.00	392,185.00	392,185.00	392,185.00
01	AUSTIN ISD	1.227000	392,185.00	377,185.00	392,185.00	392,185.00
02	CITY OF AUSTIN	0.457100	392,185.00	392,185.00	392,185.00	392,185.00
03	TRAVIS COUNTY	0.465800	392,185.00	313,748.00	392,185.00	392,185.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	392,185.00	313,748.00	392,185.00	392,185.00
68	AUSTIN COMM COLL DIST	0.095100	392,185.00	387,185.00	392,185.00	392,185.00

Improvement Information

Improvement ID
182067State Category
A1Description
1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
182067	211661	1ST	1st Floor	WW5-	1937	1,220
182067	866480	011	PORCH OPEN 1ST F	*S-	1937	180
182067	866481	011	PORCH OPEN 1ST F	*S-	1937	120
182067	866482	051	CARPORT DET 1ST	*S-	1937	484
182067	866483	095	HVAC RESIDENTIAL	**	1937	1,220
182067	866484	251	BATHROOM	**	1937	1
182067	866485	320	OBS DRIVEWAY	SRC*	1937	1
182067	866486	531	OBS FENCE	CAA*	1937	1
182067	866487	571	STORAGE DET	WW3-	1937	120

Total Living Area 1,220

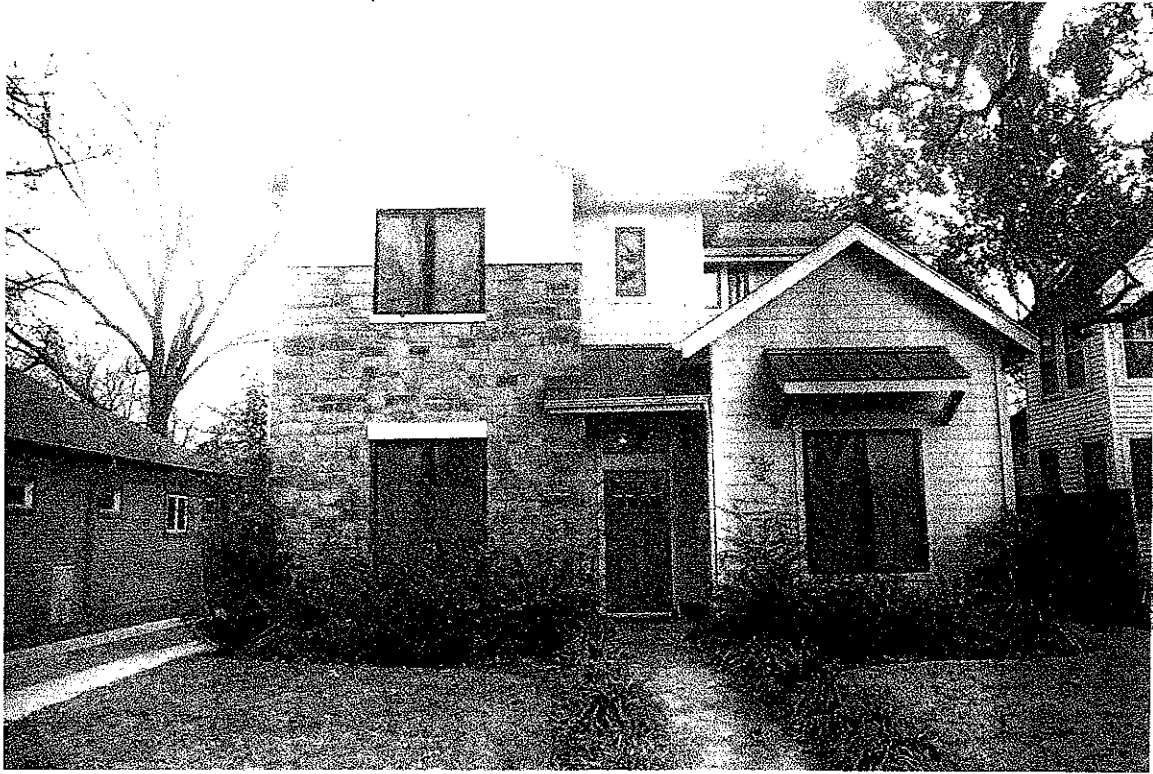
Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
218425	LAND	A1	T	0.156	0	0	6,785

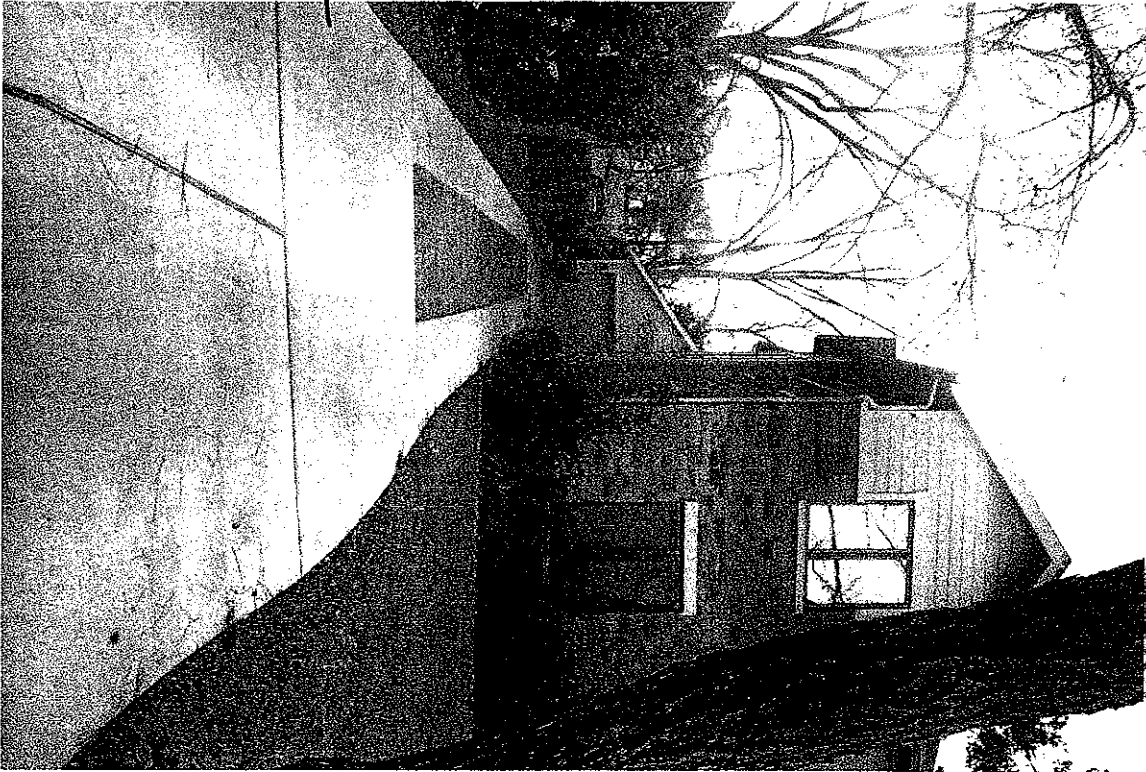
[show history](#)

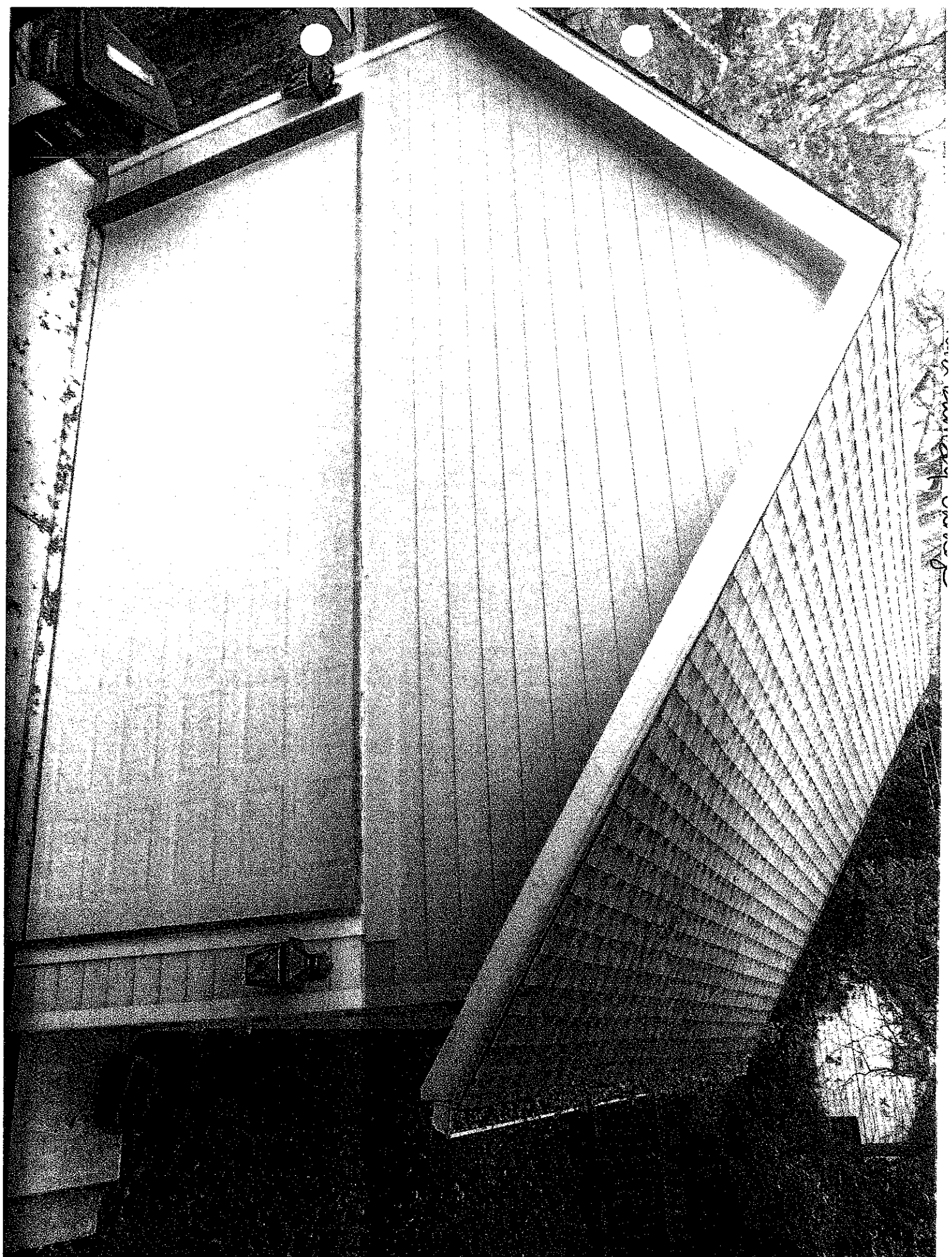
Pictures

4212 Ramsey

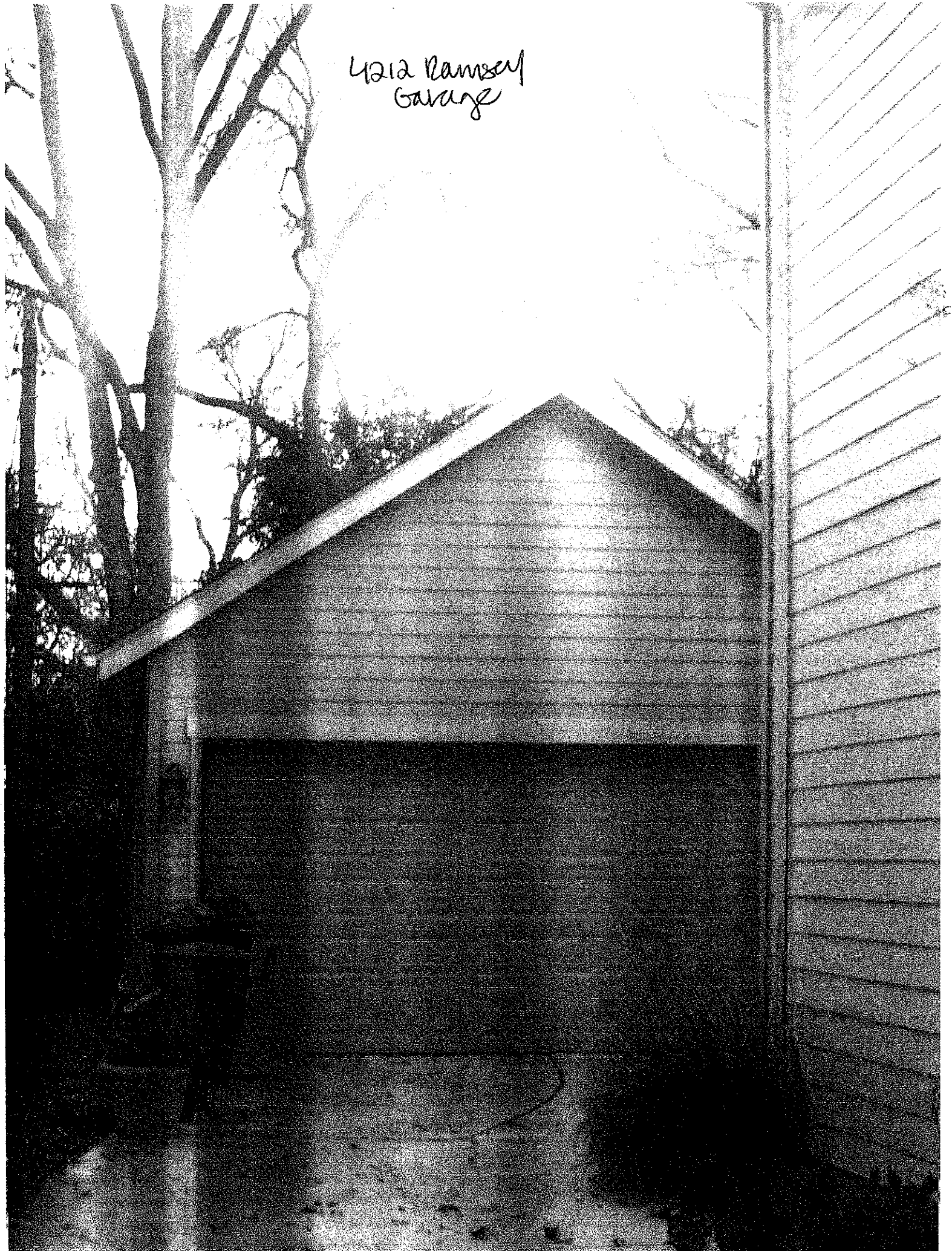


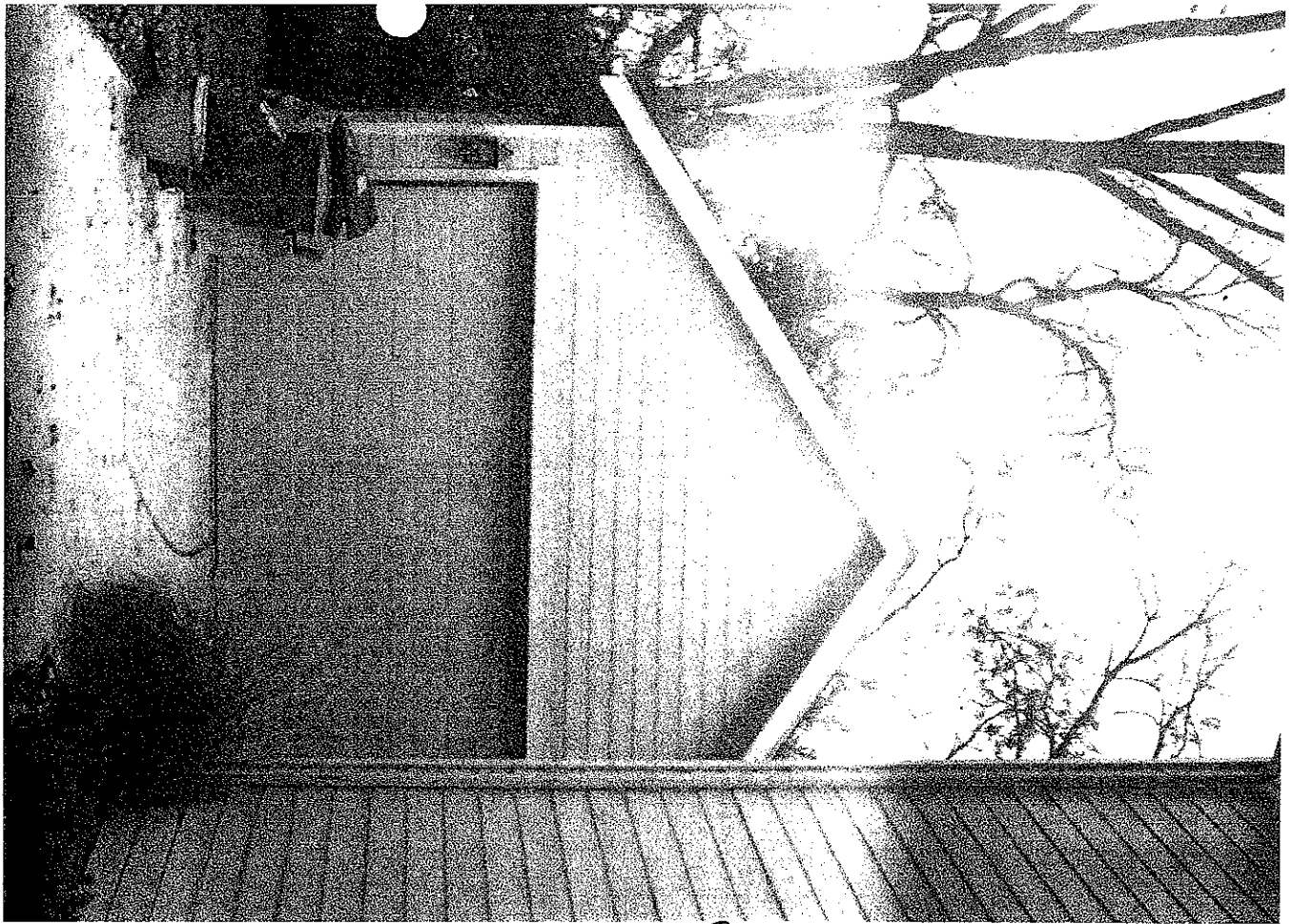
4212 Ramsey





4212 Ramsey
Garage





Yara Ramsey Garage





4214 Ramsey (Adjacent)



4214 Ramsey (Adjacent)



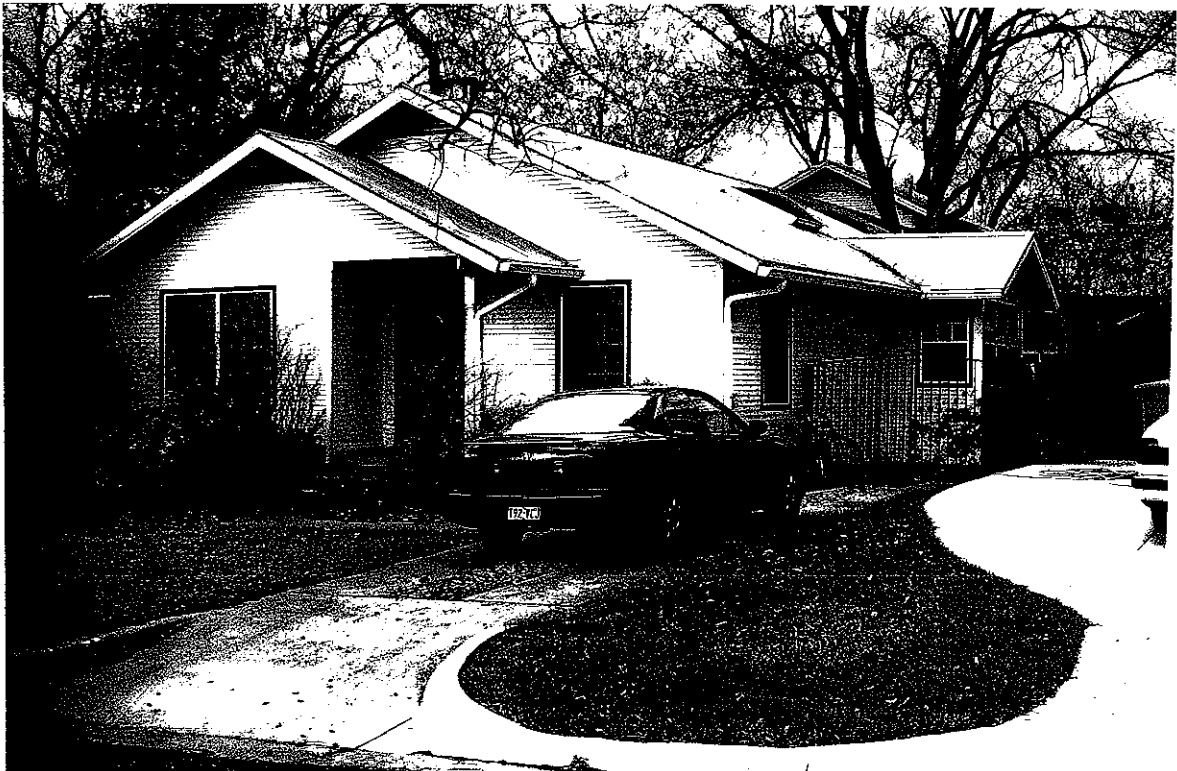
4212 Ramsey (Subject)



4210 Ramsey (Adjacent)



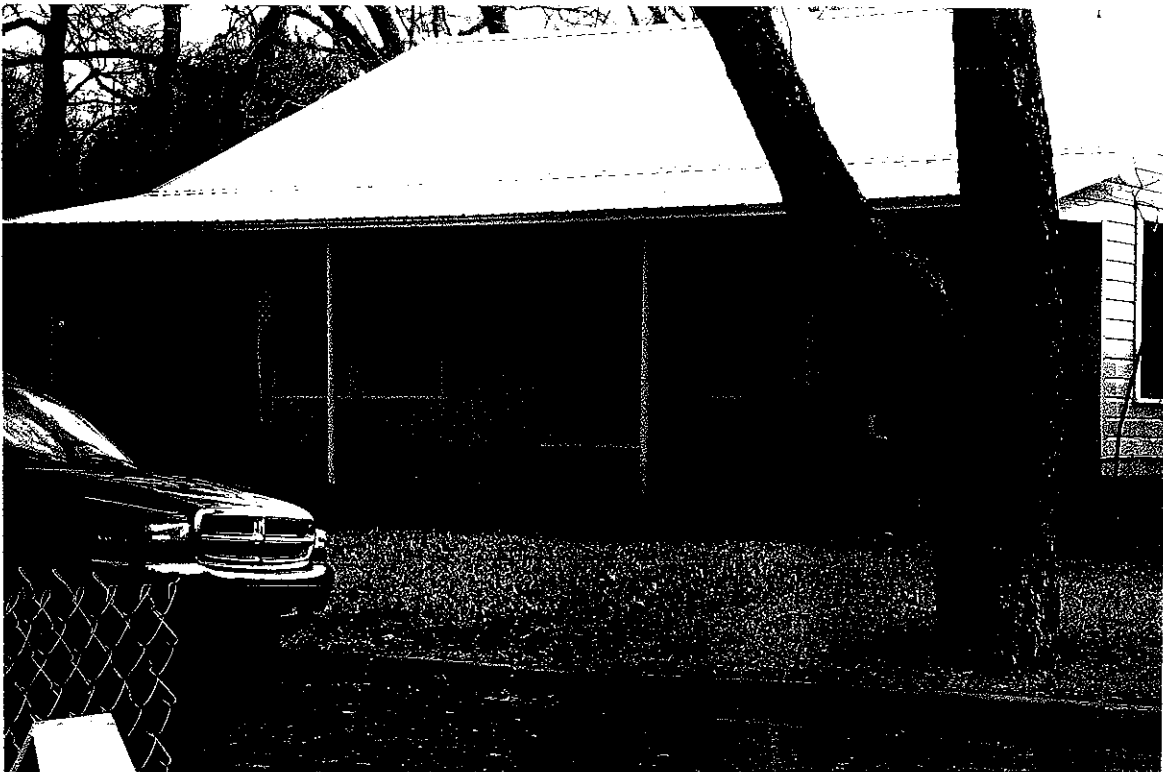
4208 Ramsey



4206 Ramsey



1507 43rd St / 4215 Ramsey (Across the Street)
corner lot



1507 43rd St. / 4215 Ramsey (Across the Street)



4213 Ramsey (Across the Street)



4211 Ramsey (Across the Street)



4209 Ramsey (Across the street)