

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE #  
ROW #

C15-2012-0072  
10776308

TP-10776308

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

TP# 01-1504-0706

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 2100 Elton Lane

LEGAL DESCRIPTION: Subdivision - Tarrytown Place

Lot(s) 34 Block Outlot Division

I/We Amir Moazami on behalf of myself/ourselves as authorized agent for

Moazami Ventures, LLC affirm that  
on May 20th, 2012,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☐ ERECT ☐ ATTACH ☒ COMPLETE ☐ REMODEL ☒ MAINTAIN

A single story, detached 2 car garage at the front of the property. The garage already has slab, framing, sheathing, roof and electrical wiring complete. The electrical rough inspection has passed. These plans were approved by residential review in January 2012. The variance requests are for approval of the garage placement as well as a floor-to-area ratio of 47%. Please see attached pictures of the house and garage currently under construction at this site.

F.A.R. : 47-1  
garage placement

in a \_\_\_\_\_ district.  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

-I was not informed by the City of Austin residential plan reviewer of any garage placement restrictions. Numerous protected trees on this lot make it basically impossible to have a garage at or behind the front façade of the house. The attached approved site plan shows the approval as well as design and layout challenges due to the protected, heritage post oaks.

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**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

I was never informed by C.O.A. residential review of any garage placement restrictions. The plans were approved and stamped in January 2012. In addition, there are numerous protected, heritage post oaks on the property that severely limit the allowable footprint and layout at this site.

- (b) The hardship is not general to the area in which the property is located because:

The C.O.A. residential reviewer approved the plans. He failed to inform me of any garage placement restrictions. He also failed to inform me that the garage could not be detached in the front and receive the FAR exemption of up to 450 square feet. Once again, my plans were approved for the FAR exemption.

**AREA CHARACTER:**

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

The home and detached garage currently under construction at this site is similar to the area adjacent to the property. Please see attached pictures of homes in the neighborhood with garages in the front of the home. Access to the garage will be from a driveway that is no different to a driveway that would provide access to a garage located elsewhere on the lot.

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**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
- 
- 

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:
- 
- 

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:
- 
- 

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:
-

**NOTE:** The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Signed A. M. Mail Address 3571 Far West Blvd. #220

City, State & Zip Austin TX 78731

Printed Amir Moazani Phone 512-507-9675 Date 5/20/12

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

Signed A. M. Mail Address 3571 Far West Blvd. #220

City, State & Zip Austin TX 78731

Printed Amir Moazani Phone 512-507-9675 Date 5/20/12

## **GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT**

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

### **VARIANCE REQUIREMENTS:**

#### **General Requirements:**

- A. A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.
- B. A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

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

- (1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.
- (2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.
- (3) A tax plat with subject property clearly marked indicating property within a 500-foot radius. These are available from the Travis Central Appraisal District at 8314 Cross Park Drive (834-9138).

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "A"**

PR Number PR-11-113809-R  
Building Permit No. \_\_\_\_\_  
Plat No. \_\_\_\_\_ Date 12/28/11  
Reviewer [Signature]

**PRIMARY PROJECT DATA**

Service Address 2100 Elton Lane Tax Parcel No. \_\_\_\_\_  
Legal Description \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
(attach final approved copies of subdivision and site plan)

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

Description of Work  
☒ New Residence \_\_\_\_\_ Remodel (specify) \_\_\_\_\_  
☐ Duplex \_\_\_\_\_  
☐ Garage ☐ attached ☐ detached \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
☐ Carport ☐ attached ☐ detached \_\_\_\_\_  
☐ Pool \_\_\_\_\_ Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF-3-NP  
- Height of Principal building \_\_\_\_\_ ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_

- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

**VALUATIONS FOR REMODELS ONLY**

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

**VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size 7064 sq. ft.  
Job Valuation - Principal Building \$ \_\_\_\_\_  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)  
**TOTAL JOB VALUATION**  
(sum of remodels and additions)  
\$ 250,000  
(Labor and materials)

**PERMIT FEES**

(For office use only)

**NEW/ADDITIONS REMODELS**

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

**OWNER / BUILDER INFORMATION**

|                          |  |  |
|--------------------------|--|--|
| OWNER                    | Name <u>Monzami Ventures, LLC</u>            | Telephone (h) _____                              |
| BUILDER                  | Company Name <u>Monzami Homes</u>            | (w) <u>512-507-9675</u>                          |
| DRIVEWAY/ SIDEWALK       | Contact/Applicant's Name <u>Amir Monzami</u> | Telephone <u>512-507-9675</u>                    |
|                          | Contractor _____                             | Pager _____                                      |
|                          |  | FAX _____  |
|                          |  | Telephone _____                                  |
| CERTIFICATE OF OCCUPANCY | Name <u>Amir Monzami</u>                     | Telephone <u>512-507-9675</u>                    |
|                          | Address <u>3571 Far West Blvd #220</u>       | City <u>Austin</u> ST <u>TX</u> ZIP <u>78731</u> |

If you would like to be notified when your application is approved, please select the method:  
☐ telephone ☒ e-mail: amir@monzamihomes.com

You may check the status of this application at [www.ci.austin.tx.us/development/permit.htm](http://www.ci.austin.tx.us/development/permit.htm)

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 12/19/11

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

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

GIS ✓  
ICAD ~~mm~~ ~~Need LSD~~  
MANNA ✓  
7064  
→ Need lot size, valuation, LSD as ICAD states both lots are together. Also, don't see a block  
~~Need HP Pond & Cut~~  
~~Missing all the NE parts on elevs.~~

Service Address \_\_\_\_\_

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

# FINAL 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 <sup>st</sup> floor conditioned area  | sq.ft.   | 1834 sq.ft.               |
| b. 2 <sup>nd</sup> floor conditioned area  | sq.ft.   | <del>991</del> 991 sq.ft. |
| c. 3 <sup>rd</sup> floor conditioned area  | sq.ft.   | sq.ft.                    |
| d. Basement                                | sq.ft.   | sq.ft.                    |
| e. Garage / Carport                        | sq.ft.   | sq.ft.                    |
| X attached                                 | sq.ft.   | sq.ft.                    |
| X detached                                 | sq.ft.   | sq.ft.                    |
| f. Wood decks [must be counted at 100%]    | sq.ft.   | 448 sq.ft.                |
| g. Breezeways                              | sq.ft.   | <del>125</del> 125 sq.ft. |
| h. Covered patios                          | sq.ft.   | <del>31</del> 31 sq.ft.   |
| i. Covered porches                         | 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)       | sq.ft.   | sq.ft.                    |
| Specify _____                              |          |                           |

**TOTAL BUILDING AREA** (add a. through l.) \_\_\_\_\_ sq.ft. 3430 sq.ft.

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

2439 ~~3430~~ sq.ft.  
34.5% ~~100%~~ % 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>2439</u> sq.ft. |
| b. Driveway area on private property            | <u>424</u> sq.ft.  |
| c. Sidewalk / walkways on private property      | <u>150</u> sq.ft.  |
| d. Uncovered patios                             | sq.ft.             |
| e. Uncovered wood decks [may be counted at 50%] | sq.ft.             |
| f. Air conditioner pads                         | <u>9</u> sq.ft.    |
| g. Concrete decks                               | sq.ft.             |
| h. Other (specify) _____                        | sq.ft.             |

**TOTAL IMPERVIOUS COVERAGE** (add a. through h.)

3032 sq.ft.  
42.9% % of lot

# PERMIT APPLICATION "D" FOR AREA RATIO INFORMATION

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

Service Address 2100 E HENRY AVE

Applicant's Signature [Signature]

Date 12/19/11

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

|   | <u>Existing</u> | <u>New / Addition</u> |
|---|-----------------|-----------------------|
| <b>I. 1<sup>st</sup> Floor Gross Area</b>   |                 |                       |
| a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)  | sq.ft.          | <u>1834</u> sq.ft.    |
| b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.   | sq.ft.          | sq.ft.                |
| c. <b>TOTAL (add a and b above)</b>   | sq.ft.          | <u>1834</u> sq.ft.    |
| <b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below  |                 |                       |
| d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)   | sq.ft.          | <u>991</u> sq.ft.     |
| e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.  | sq.ft.          | sq.ft.                |
| f. <b>TOTAL (add d and e above)</b>   | sq.ft.          | <u>991</u> sq.ft.     |
| <b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below   |                 |                       |
| g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).  | sq.ft.          | sq.ft.                |
| h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet   | sq.ft.          | sq.ft.                |
| i. <b>TOTAL (add g and h above)</b>   | sq.ft.          | sq.ft.                |
| <b>IV. Basement Gross Area</b>  |                 |                       |
| 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.          | sq.ft.                |
| <b>V. Garage</b>  |                 |                       |
| k. <input type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)   | sq.ft.          | sq.ft.                |
| l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure)  | sq.ft.          | sq.ft.                |
| <b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)  |                 |                       |
|   | sq.ft.          | sq.ft.                |
| <b>VII. TOTAL</b>   | sq.ft.          | <u>2825</u> sq.ft.    |

|   |                       |
|---|-----------------------|
| <b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above) | <u>2825</u> sq. ft.   |
| <b>GROSS AREA OF LOT</b>  | <u>7067.2</u> sq. ft. |
| <b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)      | <u>40</u> %           |

<sup>1</sup> 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.



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 $\phi$  or 225 amps 3 $\phi$**

☐ 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 <u>Amir Moazami</u>   |  | Phone <u>512-507-9675</u> |
| Email <u>amir@moazamihomes.com</u>   |  | Fax _____                 |
| Project Name _____   | <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Remodeling |                           |
| Project Address <u>2100 Elton Lane</u>   |  | OR _____                  |
| Legal Description _____  |  | Lot _____ Block _____     |
| Requested Service Duration: <input type="checkbox"/> Permanent Service <input type="checkbox"/> Construction Power/Temp Service<br>(Usually less than 24 months) |  |                           |
| Who is your electrical service provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____   |  |                           |

|   |               |  |
|---|---------------|--|
| <input type="checkbox"/> Overhead or <input type="checkbox"/> Underground | Voltage _____ | <input type="checkbox"/> Single-phase (1 $\phi$ ) or <input type="checkbox"/> Three-phase (3 $\phi$ )              |
| Service Main Size(s) _____ (amps)   |               | Number of Meters? _____  |
| AE Service Length _____ (ft.)   |               | Conductor _____ (type & size)  |
| SqFt Per Unit _____   | #Units _____  | <input type="checkbox"/> All Electric <input type="checkbox"/> Gas & Electric <input type="checkbox"/> 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

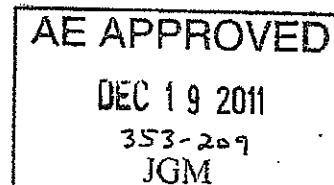
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_ 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

Customer Name: Amir Hozaami (Please Print or Type) Phone: 512-507-9675 Alternate Phone: \_\_\_\_\_  
Service Address: 2100 Elton Lane  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision/Land Status: \_\_\_\_\_ Tax Parcel ID No.: \_\_\_\_\_  
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: 3.5  
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: 8" Service stub size: 1" Service stub upgrade required? ☒ New stub size: \_\_\_\_\_  
Existing Meter number: 148985 Existing Meter size: 1" 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

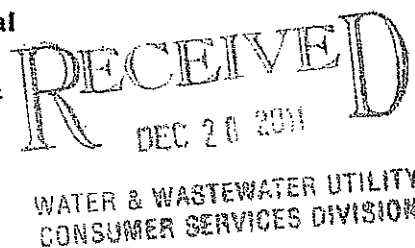
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

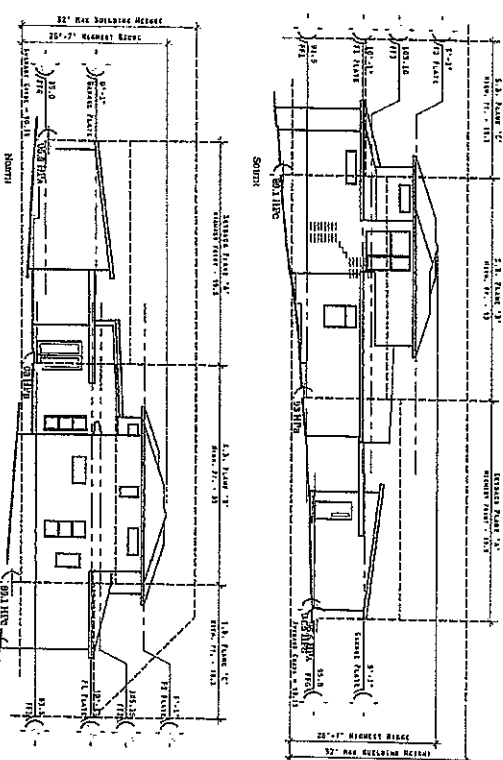
W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 12/20/11 Phone 974-8734  
WU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
Approved: ☐ Yes (see attached approved documents) ☐ No

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

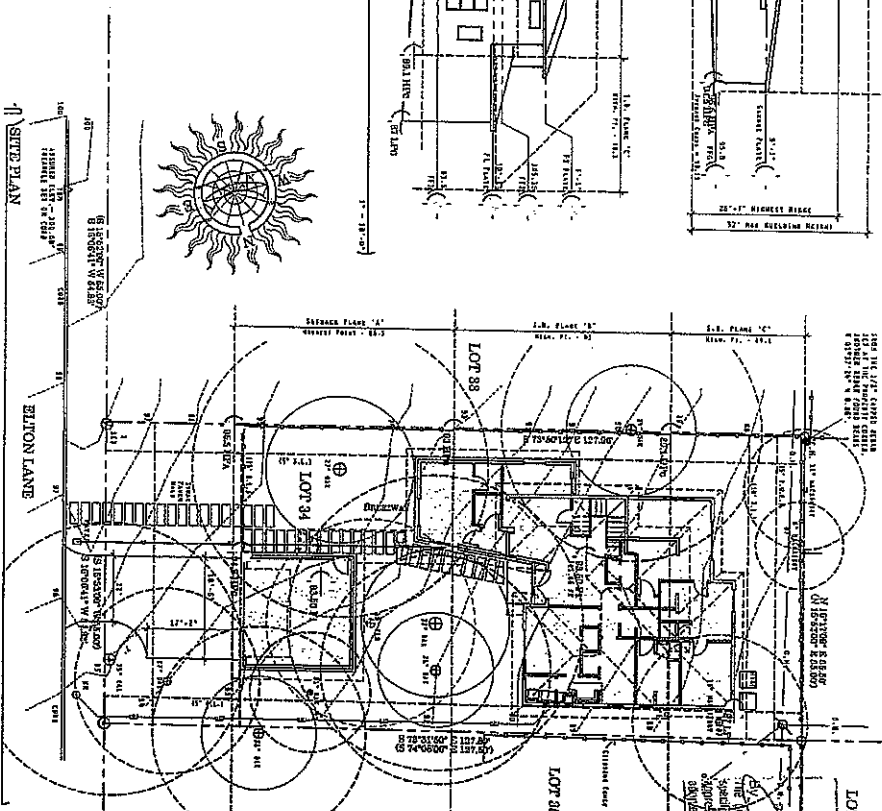
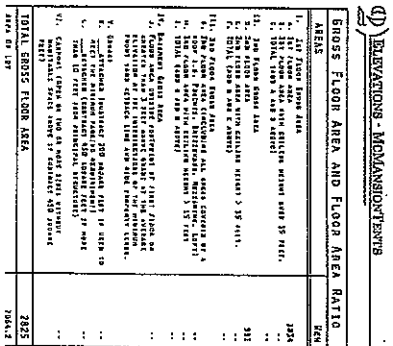
Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2





AE APPROVED  
DEC 19 2011  
353-209  
JGM

[illegible]

|                                |        |
|--------------------------------|--------|
| TOTAL BUILDING COVERAGE OR LOT |        |
| BUILDING AREA                  | 2850   |
| AREA OF LOT                    | 7084.7 |
| PERCENT OF COVERAGE            | 39.54  |

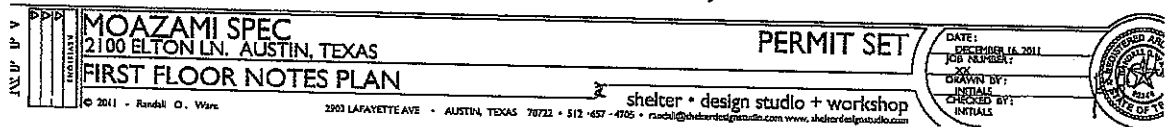
CITY OF ALSTON  
APPROVED FOR PERMIT  
Greg Gurnea  
City Engineer  
I hereby certify that the plan of the permit for the proposed use of the property is in accordance with the provisions of the current Ordinance of the City of Alston.  
Date 3/3/20

DATE OF BIRTH OF OWNERS

|         |                 |
|---------|-----------------|
| 12-1-31 | 1st FAN - NEW   |
| 12-1-31 | 2nd FAN - NEW   |
| A-1-10  | 1st FAN - NEW   |
| A-1-10  | 2nd FAN - NEW   |
| A-1-10  | 3rd FAN - NEW   |
| A-1-10  | 4th FAN - NEW   |
| A-1-10  | 5th FAN - NEW   |
| A-1-10  | 6th FAN - NEW   |
| A-1-10  | 7th FAN - NEW   |
| A-1-10  | 8th FAN - NEW   |
| A-1-10  | 9th FAN - NEW   |
| A-1-10  | 10th FAN - NEW  |
| A-1-10  | 11th FAN - NEW  |
| A-1-10  | 12th FAN - NEW  |
| A-1-10  | 13th FAN - NEW  |
| A-1-10  | 14th FAN - NEW  |
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| A-1-10  | 42nd FAN - NEW  |
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| A-1-10  | 45th FAN - NEW  |
| A-1-10  | 46th FAN - NEW  |
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| A-1-10  | 63rd FAN - NEW  |
| A-1-10  | 64th FAN - NEW  |
| A-1-10  | 65th FAN - NEW  |
| A-1-10  | 66th FAN - NEW  |
| A-1-10  | 67th FAN - NEW  |
| A-1-10  | 68th FAN - NEW  |
| A-1-10  | 69th FAN - NEW  |
| A-1-10  | 70th FAN - NEW  |
| A-1-10  | 71st FAN - NEW  |
| A-1-10  | 72nd FAN - NEW  |
| A-1-10  | 73rd FAN - NEW  |
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| A-1-10  | 75th FAN - NEW  |
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| A-1-10  | 77th FAN - NEW  |
| A-1-10  | 78th FAN - NEW  |
| A-1-10  | 79th FAN - NEW  |
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| A-1-10  | 81st FAN - NEW  |
| A-1-10  | 82nd FAN - NEW  |
| A-1-10  | 83rd FAN - NEW  |
| A-1-10  | 84th FAN - NEW  |
| A-1-10  | 85th FAN - NEW  |
| A-1-10  | 86th FAN - NEW  |
| A-1-10  | 87th FAN - NEW  |
| A-1-10  | 88th FAN - NEW  |
| A-1-10  | 89th FAN - NEW  |
| A-1-10  | 90th FAN - NEW  |
| A-1-10  | 91st FAN - NEW  |
| A-1-10  | 92nd FAN - NEW  |
| A-1-10  | 93rd FAN - NEW  |
| A-1-10  | 94th FAN - NEW  |
| A-1-10  | 95th FAN - NEW  |
| A-1-10  | 96th FAN - NEW  |
| A-1-10  | 97th FAN - NEW  |
| A-1-10  | 98th FAN - NEW  |
| A-1-10  | 99th FAN - NEW  |
| A-1-10  | 100th FAN - NEW |

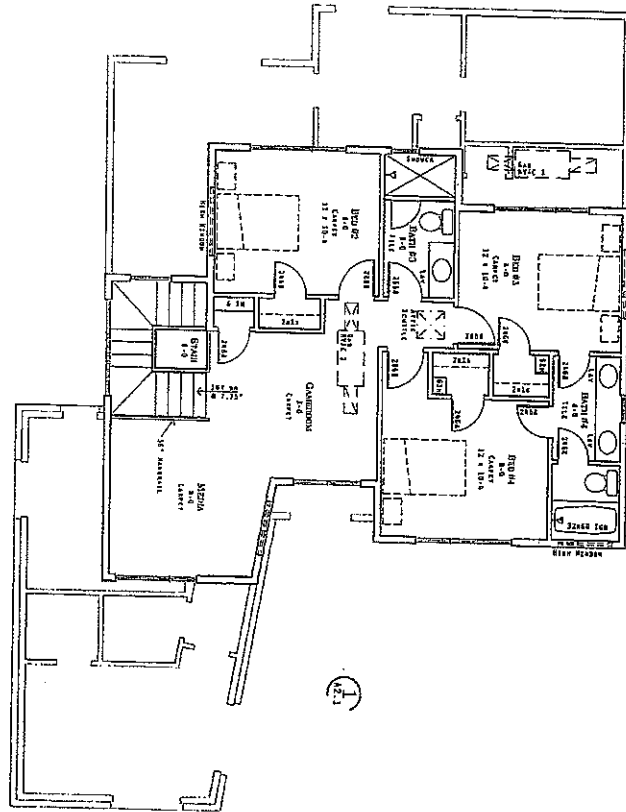
| LEGAL DESCRIPTION                                | REMARKS   |
|--|---|
| COT 34 TRAMP FOUR PLACE<br>TAMVIS COUNTRY, TEXAS | BUTLER REPAIRING CONCERNED WITH ONE<br>BUILDING LINES AND TO PERFORMING ANY<br>TO PERFORMING ANY<br>TO PERFORMING ANY |

[illegible]



2) SECOND FLOOR - 881 SQ. FT.

14'0" x 13'0"



REVIEWED FOR PERMIT SET  
12/13/11

|       |                              |
|-------|------------------------------|
| NO. 1 | MOAZAMI SPEC                 |
| NO. 2 | 2100 ELTON LN. AUSTIN, TEXAS |
| NO. 3 | SECOND FLOOR NOTES PLAN      |

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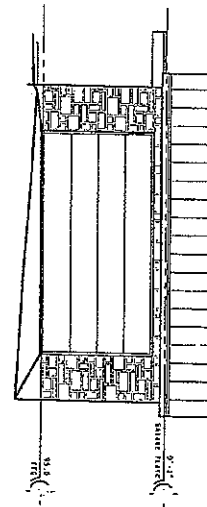
2103 LAFAYETTE AVE • AUSTIN, TEXAS 78722 • 512-657-4705 • [randall@shelterdesignstudio.com](mailto:randall@shelterdesignstudio.com) • [www.shelterdesignstudio.com](http://www.shelterdesignstudio.com)

PERMIT SET

shelter • design studio + workshop

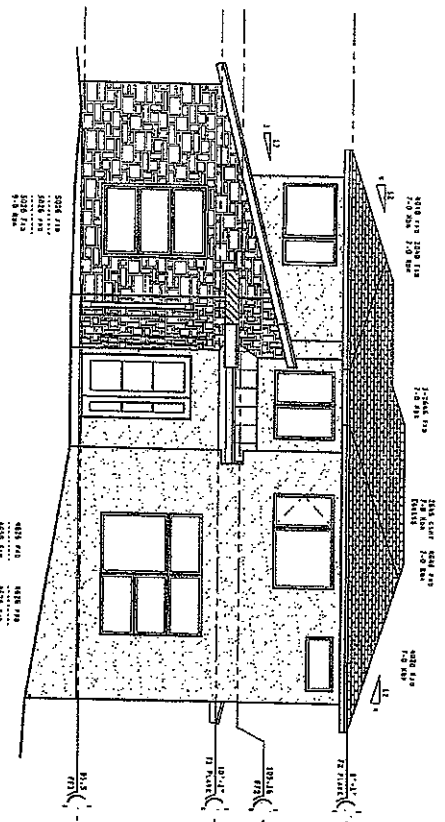
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JOB NUMBER:  
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CHECKED BY:  
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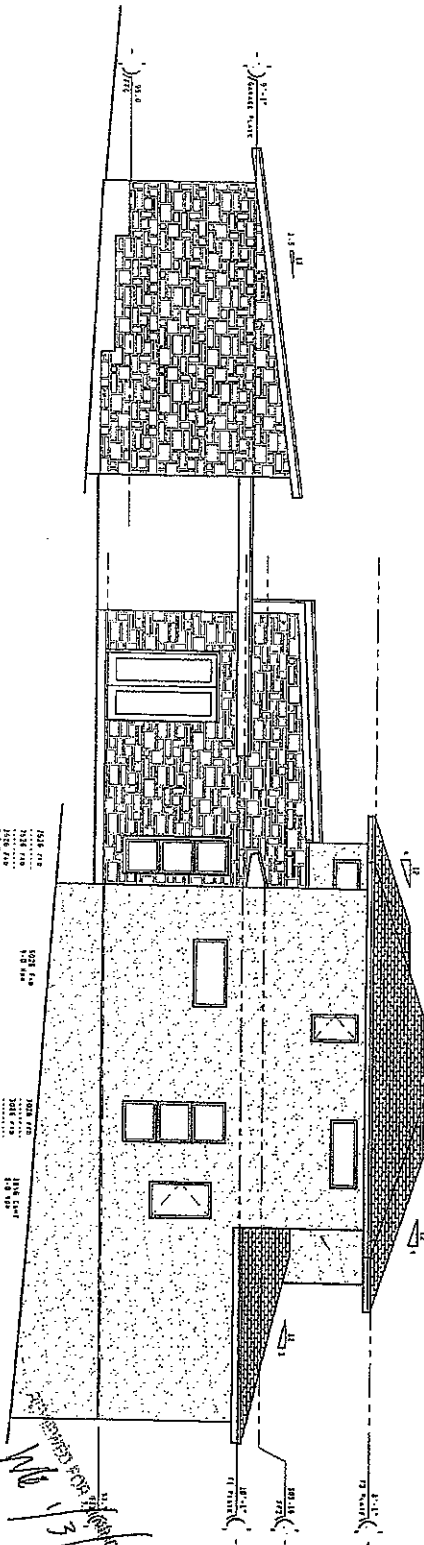


East Elevation

East Elevation



North Elevation



1/8" = 1'

1/8" = 1'

MOAZAMI SPEC  
2100 ELTON LN., AUSTIN, TEXAS  
EXTERIOR ELEVATIONS

PERMIT SET

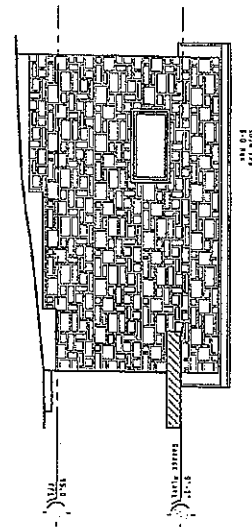
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INITIALS

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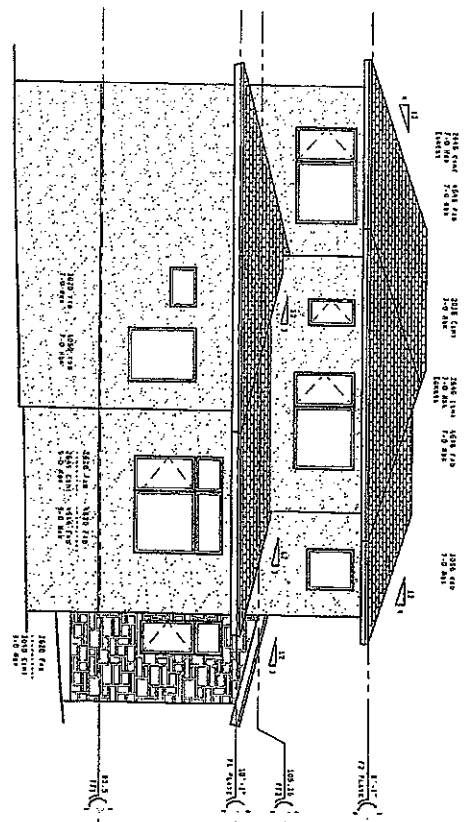
2103 LAFAYETTE AVE • AUSTIN, TEXAS 78722 • 512-457-4705 • randal@shelterdesignstudio.com www.shelterdesignstudio.com

shelter • design studio + workshop

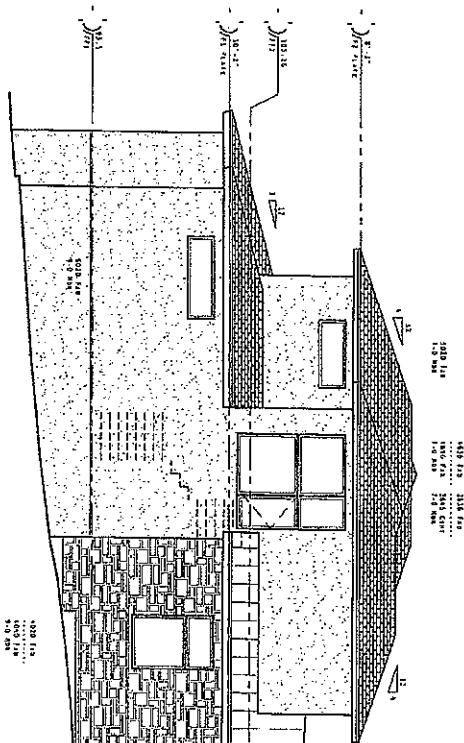




QD) WEST ELEVATION



WEST DIVISION



SOUTH ELEVATION

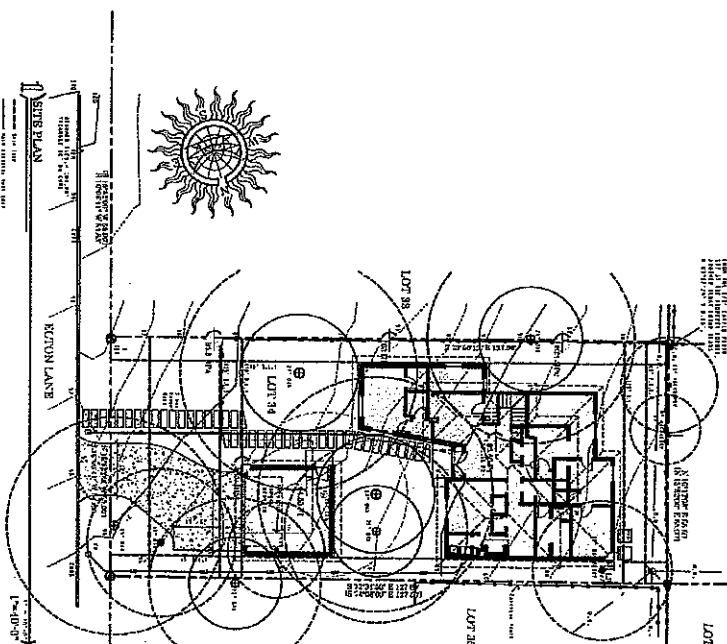
 $\frac{1}{2} = 1$ 

12/3/11



**CITY OF AUSTIN**  
**APPROVED FOR PERMIT**  
**Greg Guernsey**  
 Planning and Development Review Department  
 By *[Signature]* Date 2/22/12  
 The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

| DATE                  | FLOOR AREA AND FLOOR AREA RATIO | YES |
|-----------------------|---------------------------------|-----|
| 1. 1st Floor Area     | 1,111.00                        | YES |
| 2. 2nd Floor Area     | 1,111.00                        | YES |
| 3. 3rd Floor Area     | 1,111.00                        | YES |
| 4. 4th Floor Area     | 1,111.00                        | YES |
| 5. 5th Floor Area     | 1,111.00                        | YES |
| 6. 6th Floor Area     | 1,111.00                        | YES |
| 7. 7th Floor Area     | 1,111.00                        | YES |
| 8. 8th Floor Area     | 1,111.00                        | YES |
| 9. 9th Floor Area     | 1,111.00                        | YES |
| 10. 10th Floor Area   | 1,111.00                        | YES |
| 11. 11th Floor Area   | 1,111.00                        | YES |
| 12. 12th Floor Area   | 1,111.00                        | YES |
| 13. 13th Floor Area   | 1,111.00                        | YES |
| 14. 14th Floor Area   | 1,111.00                        | YES |
| 15. 15th Floor Area   | 1,111.00                        | YES |
| 16. 16th Floor Area   | 1,111.00                        | YES |
| 17. 17th Floor Area   | 1,111.00                        | YES |
| 18. 18th Floor Area   | 1,111.00                        | YES |
| 19. 19th Floor Area   | 1,111.00                        | YES |
| 20. 20th Floor Area   | 1,111.00                        | YES |
| 21. 21st Floor Area   | 1,111.00                        | YES |
| 22. 22nd Floor Area   | 1,111.00                        | YES |
| 23. 23rd Floor Area   | 1,111.00                        | YES |
| 24. 24th Floor Area   | 1,111.00                        | YES |
| 25. 25th Floor Area   | 1,111.00                        | YES |
| 26. 26th Floor Area   | 1,111.00                        | YES |
| 27. 27th Floor Area   | 1,111.00                        | YES |
| 28. 28th Floor Area   | 1,111.00                        | YES |
| 29. 29th Floor Area   | 1,111.00                        | YES |
| 30. 30th Floor Area   | 1,111.00                        | YES |
| 31. 31st Floor Area   | 1,111.00                        | YES |
| 32. 32nd Floor Area   | 1,111.00                        | YES |
| 33. 33rd Floor Area   | 1,111.00                        | YES |
| 34. 34th Floor Area   | 1,111.00                        | YES |
| 35. 35th Floor Area   | 1,111.00                        | YES |
| 36. 36th Floor Area   | 1,111.00                        | YES |
| 37. 37th Floor Area   | 1,111.00                        | YES |
| 38. 38th Floor Area   | 1,111.00                        | YES |
| 39. 39th Floor Area   | 1,111.00                        | YES |
| 40. 40th Floor Area   | 1,111.00                        | YES |
| 41. 41st Floor Area   | 1,111.00                        | YES |
| 42. 42nd Floor Area   | 1,111.00                        | YES |
| 43. 43rd Floor Area   | 1,111.00                        | YES |
| 44. 44th Floor Area   | 1,111.00                        | YES |
| 45. 45th Floor Area   | 1,111.00                        | YES |
| 46. 46th Floor Area   | 1,111.00                        | YES |
| 47. 47th Floor Area   | 1,111.00                        | YES |
| 48. 48th Floor Area   | 1,111.00                        | YES |
| 49. 49th Floor Area   | 1,111.00                        | YES |
| 50. 50th Floor Area   | 1,111.00                        | YES |
| 51. 51st Floor Area   | 1,111.00                        | YES |
| 52. 52nd Floor Area   | 1,111.00                        | YES |
| 53. 53rd Floor Area   | 1,111.00                        | YES |
| 54. 54th Floor Area   | 1,111.00                        | YES |
| 55. 55th Floor Area   | 1,111.00                        | YES |
| 56. 56th Floor Area   | 1,111.00                        | YES |
| 57. 57th Floor Area   | 1,111.00                        | YES |
| 58. 58th Floor Area   | 1,111.00                        | YES |
| 59. 59th Floor Area   | 1,111.00                        | YES |
| 60. 60th Floor Area   | 1,111.00                        | YES |
| 61. 61st Floor Area   | 1,111.00                        | YES |
| 62. 62nd Floor Area   | 1,111.00                        | YES |
| 63. 63rd Floor Area   | 1,111.00                        | YES |
| 64. 64th Floor Area   | 1,111.00                        | YES |
| 65. 65th Floor Area   | 1,111.00                        | YES |
| 66. 66th Floor Area   | 1,111.00                        | YES |
| 67. 67th Floor Area   | 1,111.00                        | YES |
| 68. 68th Floor Area   | 1,111.00                        | YES |
| 69. 69th Floor Area   | 1,111.00                        | YES |
| 70. 70th Floor Area   | 1,111.00                        | YES |
| 71. 71st Floor Area   | 1,111.00                        | YES |
| 72. 72nd Floor Area   | 1,111.00                        | YES |
| 73. 73rd Floor Area   | 1,111.00                        | YES |
| 74. 74th Floor Area   | 1,111.00                        | YES |
| 75. 75th Floor Area   | 1,111.00                        | YES |
| 76. 76th Floor Area   | 1,111.00                        | YES |
| 77. 77th Floor Area   | 1,111.00                        | YES |
| 78. 78th Floor Area   | 1,111.00                        | YES |
| 79. 79th Floor Area   | 1,111.00                        | YES |
| 80. 80th Floor Area   | 1,111.00                        | YES |
| 81. 81st Floor Area   | 1,111.00                        | YES |
| 82. 82nd Floor Area   | 1,111.00                        | YES |
| 83. 83rd Floor Area   | 1,111.00                        | YES |
| 84. 84th Floor Area   | 1,111.00                        | YES |
| 85. 85th Floor Area   | 1,111.00                        | YES |
| 86. 86th Floor Area   | 1,111.00                        | YES |
| 87. 87th Floor Area   | 1,111.00                        | YES |
| 88. 88th Floor Area   | 1,111.00                        | YES |
| 89. 89th Floor Area   | 1,111.00                        | YES |
| 90. 90th Floor Area   | 1,111.00                        | YES |
| 91. 91st Floor Area   | 1,111.00                        | YES |
| 92. 92nd Floor Area   | 1,111.00                        | YES |
| 93. 93rd Floor Area   | 1,111.00                        | YES |
| 94. 94th Floor Area   | 1,111.00                        | YES |
| 95. 95th Floor Area   | 1,111.00                        | YES |
| 96. 96th Floor Area   | 1,111.00                        | YES |
| 97. 97th Floor Area   | 1,111.00                        | YES |
| 98. 98th Floor Area   | 1,111.00                        | YES |
| 99. 99th Floor Area   | 1,111.00                        | YES |
| 100. 100th Floor Area | 1,111.00                        | YES |



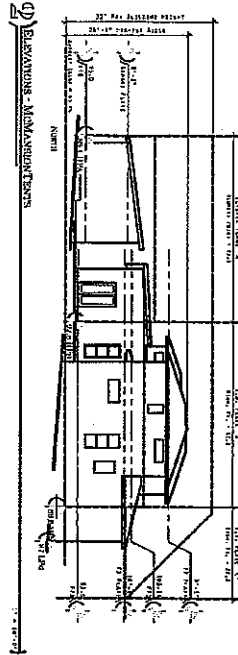
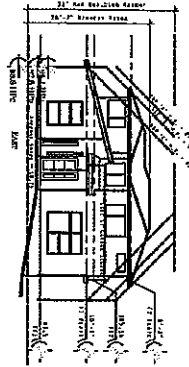
| BUILDING COVERAGE (PROPOSED) |          |
|------------------------------|----------|
| AREA                         | COVERAGE |
| 1st Floor Coverage Area      | 1111.00  |
| 2nd Floor Coverage Area      | 1111.00  |
| 3rd Floor Coverage Area      | 1111.00  |
| 4th Floor Coverage Area      | 1111.00  |
| 5th Floor Coverage Area      | 1111.00  |
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| 95th Floor Coverage Area     | 1111.00  |
| 96th Floor Coverage Area     | 1111.00  |
| 97th Floor Coverage Area     | 1111.00  |
| 98th Floor Coverage Area     | 1111.00  |
| 99th Floor Coverage Area     | 1111.00  |
| 100th Floor Coverage Area    | 1111.00  |

| SCHEMATIC OF BUILDINGS |         |
|------------------------|---------|
| 1. 1st Floor           | 1111.00 |
| 2. 2nd Floor           | 1111.00 |
| 3. 3rd Floor           | 1111.00 |
| 4. 4th Floor           | 1111.00 |
| 5. 5th Floor           | 1111.00 |
| 6. 6th Floor           | 1111.00 |
| 7. 7th Floor           | 1111.00 |
| 8. 8th Floor           | 1111.00 |
| 9. 9th Floor           | 1111.00 |
| 10. 10th Floor         | 1111.00 |
| 11. 11th Floor         | 1111.00 |
| 12. 12th Floor         | 1111.00 |
| 13. 13th Floor         | 1111.00 |
| 14. 14th Floor         | 1111.00 |
| 15. 15th Floor         | 1111.00 |
| 16. 16th Floor         | 1111.00 |
| 17. 17th Floor         | 1111.00 |
| 18. 18th Floor         | 1111.00 |
| 19. 19th Floor         | 1111.00 |
| 20. 20th Floor         | 1111.00 |
| 21. 21st Floor         | 1111.00 |
| 22. 22nd Floor         | 1111.00 |
| 23. 23rd Floor         | 1111.00 |
| 24. 24th Floor         | 1111.00 |
| 25. 25th Floor         | 1111.00 |
| 26. 26th Floor         | 1111.00 |
| 27. 27th Floor         | 1111.00 |
| 28. 28th Floor         | 1111.00 |
| 29. 29th Floor         | 1111.00 |
| 30. 30th Floor         | 1111.00 |
| 31. 31st Floor         | 1111.00 |
| 32. 32nd Floor         | 1111.00 |
| 33. 33rd Floor         | 1111.00 |
| 34. 34th Floor         | 1111.00 |
| 35. 35th Floor         | 1111.00 |
| 36. 36th Floor         | 1111.00 |
| 37. 37th Floor         | 1111.00 |
| 38. 38th Floor         | 1111.00 |
| 39. 39th Floor         | 1111.00 |
| 40. 40th Floor         | 1111.00 |
| 41. 41st Floor         | 1111.00 |
| 42. 42nd Floor         | 1111.00 |
| 43. 43rd Floor         | 1111.00 |
| 44. 44th Floor         | 1111.00 |
| 45. 45th Floor         | 1111.00 |
| 46. 46th Floor         | 1111.00 |
| 47. 47th Floor         | 1111.00 |
| 48. 48th Floor         | 1111.00 |
| 49. 49th Floor         | 1111.00 |
| 50. 50th Floor         | 1111.00 |
| 51. 51st Floor         | 1111.00 |
| 52. 52nd Floor         | 1111.00 |
| 53. 53rd Floor         | 1111.00 |
| 54. 54th Floor         | 1111.00 |
| 55. 55th Floor         | 1111.00 |
| 56. 56th Floor         | 1111.00 |
| 57. 57th Floor         | 1111.00 |
| 58. 58th Floor         | 1111.00 |
| 59. 59th Floor         | 1111.00 |
| 60. 60th Floor         | 1111.00 |
| 61. 61st Floor         | 1111.00 |
| 62. 62nd Floor         | 1111.00 |
| 63. 63rd Floor         | 1111.00 |
| 64. 64th Floor         | 1111.00 |
| 65. 65th Floor         | 1111.00 |
| 66. 66th Floor         | 1111.00 |
| 67. 67th Floor         | 1111.00 |
| 68. 68th Floor         | 1111.00 |
| 69. 69th Floor         | 1111.00 |
| 70. 70th Floor         | 1111.00 |
| 71. 71st Floor         | 1111.00 |
| 72. 72nd Floor         | 1111.00 |
| 73. 73rd Floor         | 1111.00 |
| 74. 74th Floor         | 1111.00 |
| 75. 75th Floor         | 1111.00 |
| 76. 76th Floor         | 1111.00 |
| 77. 77th Floor         | 1111.00 |
| 78. 78th Floor         | 1111.00 |
| 79. 79th Floor         | 1111.00 |
| 80. 80th Floor         | 1111.00 |
| 81. 81st Floor         | 1111.00 |
| 82. 82nd Floor         | 1111.00 |
| 83. 83rd Floor         | 1111.00 |
| 84. 84th Floor         | 1111.00 |
| 85. 85th Floor         | 1111.00 |
| 86. 86th Floor         | 1111.00 |
| 87. 87th Floor         | 1111.00 |
| 88. 88th Floor         | 1111.00 |
| 89. 89th Floor         | 1111.00 |
| 90. 90th Floor         | 1111.00 |
| 91. 91st Floor         | 1111.00 |
| 92. 92nd Floor         | 1111.00 |
| 93. 93rd Floor         | 1111.00 |
| 94. 94th Floor         | 1111.00 |
| 95. 95th Floor         | 1111.00 |
| 96. 96th Floor         | 1111.00 |
| 97. 97th Floor         | 1111.00 |
| 98. 98th Floor         | 1111.00 |
| 99. 99th Floor         | 1111.00 |
| 100. 100th Floor       | 1111.00 |

REVIEWED FOR ZONING ONLY  
 M/T 2/22/12

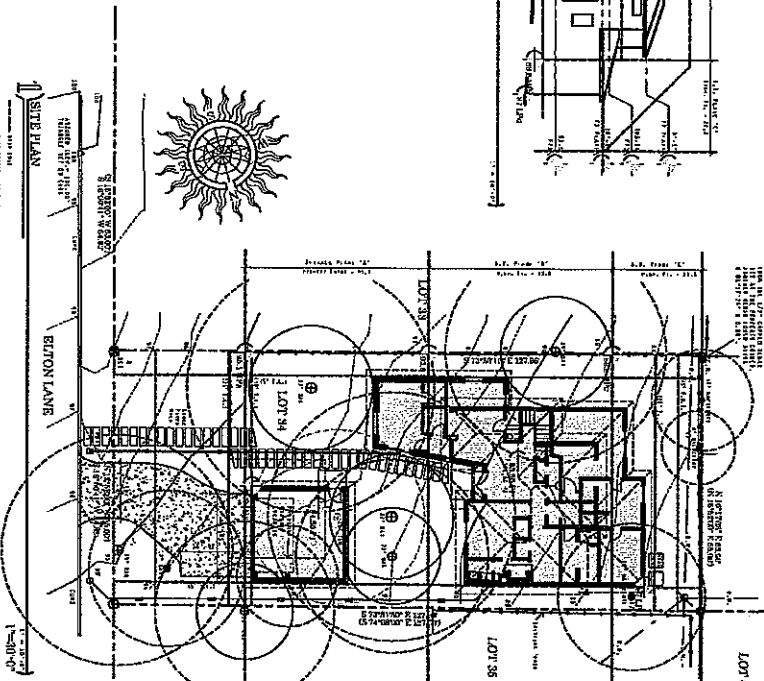






| AREA                  | SIZE  |
|-----------------------|-------|
| 1. 1st Floor Area     | 1,000 |
| 2. 2nd Floor Area     | 1,000 |
| 3. 3rd Floor Area     | 1,000 |
| 4. 4th Floor Area     | 1,000 |
| 5. 5th Floor Area     | 1,000 |
| 6. 6th Floor Area     | 1,000 |
| 7. 7th Floor Area     | 1,000 |
| 8. 8th Floor Area     | 1,000 |
| 9. 9th Floor Area     | 1,000 |
| 10. 10th Floor Area   | 1,000 |
| 11. 11th Floor Area   | 1,000 |
| 12. 12th Floor Area   | 1,000 |
| 13. 13th Floor Area   | 1,000 |
| 14. 14th Floor Area   | 1,000 |
| 15. 15th Floor Area   | 1,000 |
| 16. 16th Floor Area   | 1,000 |
| 17. 17th Floor Area   | 1,000 |
| 18. 18th Floor Area   | 1,000 |
| 19. 19th Floor Area   | 1,000 |
| 20. 20th Floor Area   | 1,000 |
| 21. 21st Floor Area   | 1,000 |
| 22. 22nd Floor Area   | 1,000 |
| 23. 23rd Floor Area   | 1,000 |
| 24. 24th Floor Area   | 1,000 |
| 25. 25th Floor Area   | 1,000 |
| 26. 26th Floor Area   | 1,000 |
| 27. 27th Floor Area   | 1,000 |
| 28. 28th Floor Area   | 1,000 |
| 29. 29th Floor Area   | 1,000 |
| 30. 30th Floor Area   | 1,000 |
| 31. 31st Floor Area   | 1,000 |
| 32. 32nd Floor Area   | 1,000 |
| 33. 33rd Floor Area   | 1,000 |
| 34. 34th Floor Area   | 1,000 |
| 35. 35th Floor Area   | 1,000 |
| 36. 36th Floor Area   | 1,000 |
| 37. 37th Floor Area   | 1,000 |
| 38. 38th Floor Area   | 1,000 |
| 39. 39th Floor Area   | 1,000 |
| 40. 40th Floor Area   | 1,000 |
| 41. 41st Floor Area   | 1,000 |
| 42. 42nd Floor Area   | 1,000 |
| 43. 43rd Floor Area   | 1,000 |
| 44. 44th Floor Area   | 1,000 |
| 45. 45th Floor Area   | 1,000 |
| 46. 46th Floor Area   | 1,000 |
| 47. 47th Floor Area   | 1,000 |
| 48. 48th Floor Area   | 1,000 |
| 49. 49th Floor Area   | 1,000 |
| 50. 50th Floor Area   | 1,000 |
| 51. 51st Floor Area   | 1,000 |
| 52. 52nd Floor Area   | 1,000 |
| 53. 53rd Floor Area   | 1,000 |
| 54. 54th Floor Area   | 1,000 |
| 55. 55th Floor Area   | 1,000 |
| 56. 56th Floor Area   | 1,000 |
| 57. 57th Floor Area   | 1,000 |
| 58. 58th Floor Area   | 1,000 |
| 59. 59th Floor Area   | 1,000 |
| 60. 60th Floor Area   | 1,000 |
| 61. 61st Floor Area   | 1,000 |
| 62. 62nd Floor Area   | 1,000 |
| 63. 63rd Floor Area   | 1,000 |
| 64. 64th Floor Area   | 1,000 |
| 65. 65th Floor Area   | 1,000 |
| 66. 66th Floor Area   | 1,000 |
| 67. 67th Floor Area   | 1,000 |
| 68. 68th Floor Area   | 1,000 |
| 69. 69th Floor Area   | 1,000 |
| 70. 70th Floor Area   | 1,000 |
| 71. 71st Floor Area   | 1,000 |
| 72. 72nd Floor Area   | 1,000 |
| 73. 73rd Floor Area   | 1,000 |
| 74. 74th Floor Area   | 1,000 |
| 75. 75th Floor Area   | 1,000 |
| 76. 76th Floor Area   | 1,000 |
| 77. 77th Floor Area   | 1,000 |
| 78. 78th Floor Area   | 1,000 |
| 79. 79th Floor Area   | 1,000 |
| 80. 80th Floor Area   | 1,000 |
| 81. 81st Floor Area   | 1,000 |
| 82. 82nd Floor Area   | 1,000 |
| 83. 83rd Floor Area   | 1,000 |
| 84. 84th Floor Area   | 1,000 |
| 85. 85th Floor Area   | 1,000 |
| 86. 86th Floor Area   | 1,000 |
| 87. 87th Floor Area   | 1,000 |
| 88. 88th Floor Area   | 1,000 |
| 89. 89th Floor Area   | 1,000 |
| 90. 90th Floor Area   | 1,000 |
| 91. 91st Floor Area   | 1,000 |
| 92. 92nd Floor Area   | 1,000 |
| 93. 93rd Floor Area   | 1,000 |
| 94. 94th Floor Area   | 1,000 |
| 95. 95th Floor Area   | 1,000 |
| 96. 96th Floor Area   | 1,000 |
| 97. 97th Floor Area   | 1,000 |
| 98. 98th Floor Area   | 1,000 |
| 99. 99th Floor Area   | 1,000 |
| 100. 100th Floor Area | 1,000 |

REVIEWED FOR ZONING ONLY  
11/2/2012



LOT 6

| ITEM | DESCRIPTION      | AMOUNT |
|------|------------------|--------|
| 1    | 1st Floor Area   | 1,000  |
| 2    | 2nd Floor Area   | 1,000  |
| 3    | 3rd Floor Area   | 1,000  |
| 4    | 4th Floor Area   | 1,000  |
| 5    | 5th Floor Area   | 1,000  |
| 6    | 6th Floor Area   | 1,000  |
| 7    | 7th Floor Area   | 1,000  |
| 8    | 8th Floor Area   | 1,000  |
| 9    | 9th Floor Area   | 1,000  |
| 10   | 10th Floor Area  | 1,000  |
| 11   | 11th Floor Area  | 1,000  |
| 12   | 12th Floor Area  | 1,000  |
| 13   | 13th Floor Area  | 1,000  |
| 14   | 14th Floor Area  | 1,000  |
| 15   | 15th Floor Area  | 1,000  |
| 16   | 16th Floor Area  | 1,000  |
| 17   | 17th Floor Area  | 1,000  |
| 18   | 18th Floor Area  | 1,000  |
| 19   | 19th Floor Area  | 1,000  |
| 20   | 20th Floor Area  | 1,000  |
| 21   | 21st Floor Area  | 1,000  |
| 22   | 22nd Floor Area  | 1,000  |
| 23   | 23rd Floor Area  | 1,000  |
| 24   | 24th Floor Area  | 1,000  |
| 25   | 25th Floor Area  | 1,000  |
| 26   | 26th Floor Area  | 1,000  |
| 27   | 27th Floor Area  | 1,000  |
| 28   | 28th Floor Area  | 1,000  |
| 29   | 29th Floor Area  | 1,000  |
| 30   | 30th Floor Area  | 1,000  |
| 31   | 31st Floor Area  | 1,000  |
| 32   | 32nd Floor Area  | 1,000  |
| 33   | 33rd Floor Area  | 1,000  |
| 34   | 34th Floor Area  | 1,000  |
| 35   | 35th Floor Area  | 1,000  |
| 36   | 36th Floor Area  | 1,000  |
| 37   | 37th Floor Area  | 1,000  |
| 38   | 38th Floor Area  | 1,000  |
| 39   | 39th Floor Area  | 1,000  |
| 40   | 40th Floor Area  | 1,000  |
| 41   | 41st Floor Area  | 1,000  |
| 42   | 42nd Floor Area  | 1,000  |
| 43   | 43rd Floor Area  | 1,000  |
| 44   | 44th Floor Area  | 1,000  |
| 45   | 45th Floor Area  | 1,000  |
| 46   | 46th Floor Area  | 1,000  |
| 47   | 47th Floor Area  | 1,000  |
| 48   | 48th Floor Area  | 1,000  |
| 49   | 49th Floor Area  | 1,000  |
| 50   | 50th Floor Area  | 1,000  |
| 51   | 51st Floor Area  | 1,000  |
| 52   | 52nd Floor Area  | 1,000  |
| 53   | 53rd Floor Area  | 1,000  |
| 54   | 54th Floor Area  | 1,000  |
| 55   | 55th Floor Area  | 1,000  |
| 56   | 56th Floor Area  | 1,000  |
| 57   | 57th Floor Area  | 1,000  |
| 58   | 58th Floor Area  | 1,000  |
| 59   | 59th Floor Area  | 1,000  |
| 60   | 60th Floor Area  | 1,000  |
| 61   | 61st Floor Area  | 1,000  |
| 62   | 62nd Floor Area  | 1,000  |
| 63   | 63rd Floor Area  | 1,000  |
| 64   | 64th Floor Area  | 1,000  |
| 65   | 65th Floor Area  | 1,000  |
| 66   | 66th Floor Area  | 1,000  |
| 67   | 67th Floor Area  | 1,000  |
| 68   | 68th Floor Area  | 1,000  |
| 69   | 69th Floor Area  | 1,000  |
| 70   | 70th Floor Area  | 1,000  |
| 71   | 71st Floor Area  | 1,000  |
| 72   | 72nd Floor Area  | 1,000  |
| 73   | 73rd Floor Area  | 1,000  |
| 74   | 74th Floor Area  | 1,000  |
| 75   | 75th Floor Area  | 1,000  |
| 76   | 76th Floor Area  | 1,000  |
| 77   | 77th Floor Area  | 1,000  |
| 78   | 78th Floor Area  | 1,000  |
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| 80   | 80th Floor Area  | 1,000  |
| 81   | 81st Floor Area  | 1,000  |
| 82   | 82nd Floor Area  | 1,000  |
| 83   | 83rd Floor Area  | 1,000  |
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| 85   | 85th Floor Area  | 1,000  |
| 86   | 86th Floor Area  | 1,000  |
| 87   | 87th Floor Area  | 1,000  |
| 88   | 88th Floor Area  | 1,000  |
| 89   | 89th Floor Area  | 1,000  |
| 90   | 90th Floor Area  | 1,000  |
| 91   | 91st Floor Area  | 1,000  |
| 92   | 92nd Floor Area  | 1,000  |
| 93   | 93rd Floor Area  | 1,000  |
| 94   | 94th Floor Area  | 1,000  |
| 95   | 95th Floor Area  | 1,000  |
| 96   | 96th Floor Area  | 1,000  |
| 97   | 97th Floor Area  | 1,000  |
| 98   | 98th Floor Area  | 1,000  |
| 99   | 99th Floor Area  | 1,000  |
| 100  | 100th Floor Area | 1,000  |

| ITEM | DESCRIPTION      | AMOUNT |
|------|------------------|--------|
| 1    | 1st Floor Area   | 1,000  |
| 2    | 2nd Floor Area   | 1,000  |
| 3    | 3rd Floor Area   | 1,000  |
| 4    | 4th Floor Area   | 1,000  |
| 5    | 5th Floor Area   | 1,000  |
| 6    | 6th Floor Area   | 1,000  |
| 7    | 7th Floor Area   | 1,000  |
| 8    | 8th Floor Area   | 1,000  |
| 9    | 9th Floor Area   | 1,000  |
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| 14   | 14th Floor Area  | 1,000  |
| 15   | 15th Floor Area  | 1,000  |
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| 17   | 17th Floor Area  | 1,000  |
| 18   | 18th Floor Area  | 1,000  |
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| 20   | 20th Floor Area  | 1,000  |
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| 23   | 23rd Floor Area  | 1,000  |
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| 25   | 25th Floor Area  | 1,000  |
| 26   | 26th Floor Area  | 1,000  |
| 27   | 27th Floor Area  | 1,000  |
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| 35   | 35th Floor Area  | 1,000  |
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| 47   | 47th Floor Area  | 1,000  |
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| 52   | 52nd Floor Area  | 1,000  |
| 53   | 53rd Floor Area  | 1,000  |
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| 55   | 55th Floor Area  | 1,000  |
| 56   | 56th Floor Area  | 1,000  |
| 57   | 57th Floor Area  | 1,000  |
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| 59   | 59th Floor Area  | 1,000  |
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| 71   | 71st Floor Area  | 1,000  |
| 72   | 72nd Floor Area  | 1,000  |
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| 86   | 86th Floor Area  | 1,000  |
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| 88   | 88th Floor Area  | 1,000  |
| 89   | 89th Floor Area  | 1,000  |
| 90   | 90th Floor Area  | 1,000  |
| 91   | 91st Floor Area  | 1,000  |
| 92   | 92nd Floor Area  | 1,000  |
| 93   | 93rd Floor Area  | 1,000  |
| 94   | 94th Floor Area  | 1,000  |
| 95   | 95th Floor Area  | 1,000  |
| 96   | 96th Floor Area  | 1,000  |
| 97   | 97th Floor Area  | 1,000  |
| 98   | 98th Floor Area  | 1,000  |
| 99   | 99th Floor Area  | 1,000  |
| 100  | 100th Floor Area | 1,000  |

MOAZAMI SPEC  
2100 ELTON LN, AUSTIN, TEXAS  
SITEPLAN

SP1

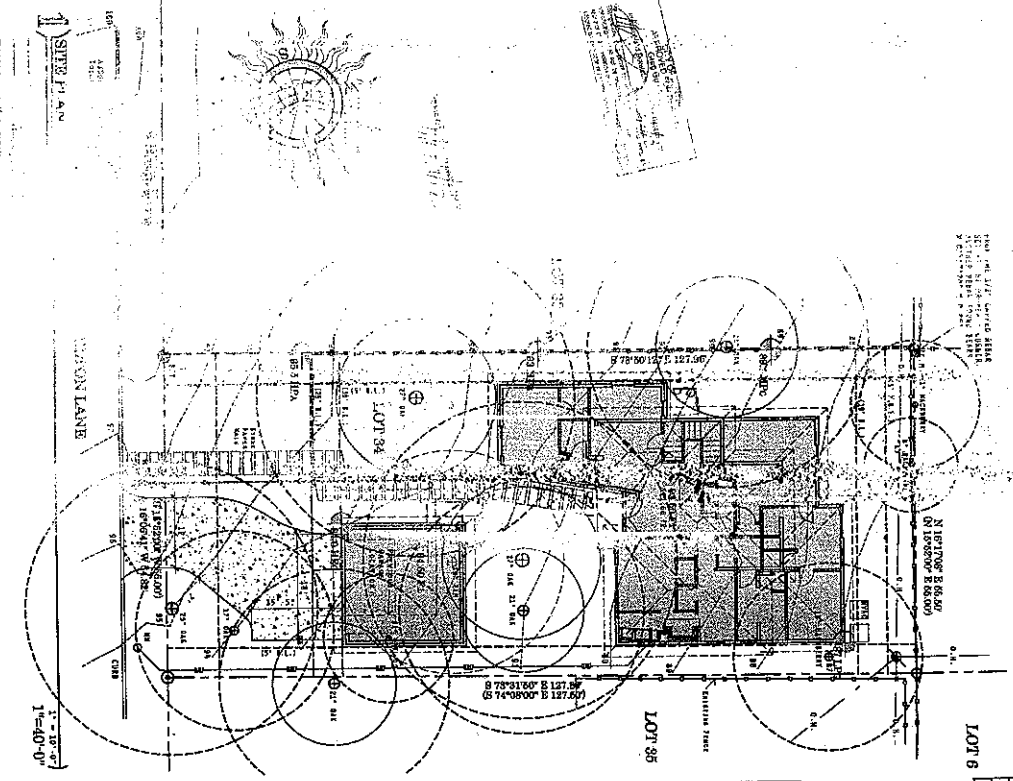
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2900 LAMAYETTE AVE • AUSTIN, TEXAS 78721 • 512-457-4705 • [www.shelterdesignstudio.com](http://www.shelterdesignstudio.com)

DATE: 11/2/2012  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/8" = 1'-0"

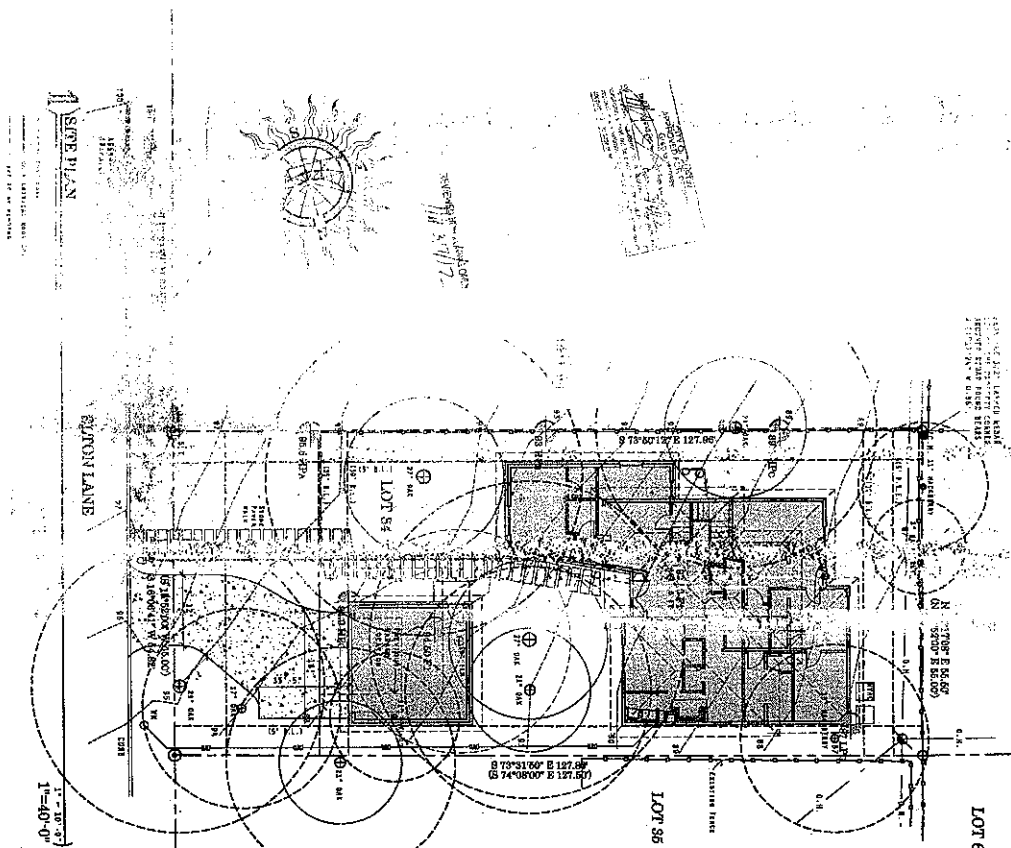
2/25/17

| GROSS FLOOR AREA AND FLOOR AREA RATIO |         |
|---------------------------------------|---------|
| 1. GROSS FLOOR AREA                   | 2,334.2 |
| 2. FLOOR AREA RATIO                   | 0.23    |
| 3. TOTAL FLOOR AREA                   | 2,334.2 |
| 4. TOTAL FLOOR AREA                   | 2,334.2 |
| 5. TOTAL FLOOR AREA                   | 2,334.2 |
| 6. TOTAL FLOOR AREA                   | 2,334.2 |
| 7. TOTAL FLOOR AREA                   | 2,334.2 |
| 8. TOTAL FLOOR AREA                   | 2,334.2 |
| 9. TOTAL FLOOR AREA                   | 2,334.2 |
| 10. TOTAL FLOOR AREA                  | 2,334.2 |
| 11. TOTAL FLOOR AREA                  | 2,334.2 |
| 12. TOTAL FLOOR AREA                  | 2,334.2 |
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| 14. TOTAL FLOOR AREA                  | 2,334.2 |
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| 16. TOTAL FLOOR AREA                  | 2,334.2 |
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| 24. TOTAL FLOOR AREA                  | 2,334.2 |
| 25. TOTAL FLOOR AREA                  | 2,334.2 |
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| 31. TOTAL FLOOR AREA                  | 2,334.2 |
| 32. TOTAL FLOOR AREA                  | 2,334.2 |
| 33. TOTAL FLOOR AREA                  | 2,334.2 |
| 34. TOTAL FLOOR AREA                  | 2,334.2 |
| 35. TOTAL FLOOR AREA                  | 2,334.2 |
| 36. TOTAL FLOOR AREA                  | 2,334.2 |
| 37. TOTAL FLOOR AREA                  | 2,334.2 |
| 38. TOTAL FLOOR AREA                  | 2,334.2 |
| 39. TOTAL FLOOR AREA                  | 2,334.2 |
| 40. TOTAL FLOOR AREA                  | 2,334.2 |
| 41. TOTAL FLOOR AREA                  | 2,334.2 |
| 42. TOTAL FLOOR AREA                  | 2,334.2 |
| 43. TOTAL FLOOR AREA                  | 2,334.2 |
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| 71. TOTAL FLOOR AREA                  | 2,334.2 |
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| 76. TOTAL FLOOR AREA                  | 2,334.2 |
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| 90. TOTAL FLOOR AREA                  | 2,334.2 |
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| 96. TOTAL FLOOR AREA                  | 2,334.2 |
| 97. TOTAL FLOOR AREA                  | 2,334.2 |
| 98. TOTAL FLOOR AREA                  | 2,334.2 |
| 99. TOTAL FLOOR AREA                  | 2,334.2 |
| 100. TOTAL FLOOR AREA                 | 2,334.2 |



| BUILDING COVERAGE (PROPOSED) |          |
|------------------------------|----------|
| AREAS                        | COVERAGE |
| 1ST FLOOR COVERAGE AREA      | 1,834.2  |
| 2ND FLOOR COVERAGE AREA      | 500.0    |
| 3RD FLOOR COVERAGE AREA      | 0.0      |
| 4TH FLOOR COVERAGE AREA      | 0.0      |
| 5TH FLOOR COVERAGE AREA      | 0.0      |
| 6TH FLOOR COVERAGE AREA      | 0.0      |
| 7TH FLOOR COVERAGE AREA      | 0.0      |
| 8TH FLOOR COVERAGE AREA      | 0.0      |
| 9TH FLOOR COVERAGE AREA      | 0.0      |
| 10TH FLOOR COVERAGE AREA     | 0.0      |
| 11TH FLOOR COVERAGE AREA     | 0.0      |
| 12TH FLOOR COVERAGE AREA     | 0.0      |
| 13TH FLOOR COVERAGE AREA     | 0.0      |
| 14TH FLOOR COVERAGE AREA     | 0.0      |
| 15TH FLOOR COVERAGE AREA     | 0.0      |
| 16TH FLOOR COVERAGE AREA     | 0.0      |
| 17TH FLOOR COVERAGE AREA     | 0.0      |
| 18TH FLOOR COVERAGE AREA     | 0.0      |
| 19TH FLOOR COVERAGE AREA     | 0.0      |
| 20TH FLOOR COVERAGE AREA     | 0.0      |
| 21TH FLOOR COVERAGE AREA     | 0.0      |
| 22TH FLOOR COVERAGE AREA     | 0.0      |
| 23TH FLOOR COVERAGE AREA     | 0.0      |
| 24TH FLOOR COVERAGE AREA     | 0.0      |
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| 98TH FLOOR COVERAGE AREA     | 0.0      |
| 99TH FLOOR COVERAGE AREA     | 0.0      |
| 100TH FLOOR COVERAGE AREA    | 0.0      |

| SCHEDULE OF DRAWINGS  |     |
|-----------------------|-----|
| 1. SITE PLAN          | 1/1 |
| 2. FLOOR PLAN         | 1/1 |
| 3. SECTION            | 1/1 |
| 4. ELEVATION          | 1/1 |
| 5. DETAIL             | 1/1 |
| 6. ELECTRICAL         | 1/1 |
| 7. MECHANICAL         | 1/1 |
| 8. PLUMBING           | 1/1 |
| 9. ROOFING            | 1/1 |
| 10. EXTERIOR FINISHES | 1/1 |
| 11. INTERIOR FINISHES | 1/1 |
| 12. LANDSCAPE         | 1/1 |
| 13. SIGNAGE           | 1/1 |
| 14. FENCE             | 1/1 |
| 15. DRIVEWAY          | 1/1 |
| 16. PARKING           | 1/1 |
| 17. WALKWAY           | 1/1 |
| 18. BIKEWAY           | 1/1 |
| 19. TRAIL             | 1/1 |
| 20. FENCE LINE        | 1/1 |
| 21. DRIVEWAY LINE     | 1/1 |
| 22. PARKING LINE      | 1/1 |
| 23. WALKWAY LINE      | 1/1 |
| 24. BIKEWAY LINE      | 1/1 |
| 25. TRAIL LINE        | 1/1 |
| 26. FENCE LINE        | 1/1 |
| 27. DRIVEWAY LINE     | 1/1 |
| 28. PARKING LINE      | 1/1 |
| 29. WALKWAY LINE      | 1/1 |
| 30. BIKEWAY LINE      | 1/1 |
| 31. TRAIL LINE        | 1/1 |
| 32. FENCE LINE        | 1/1 |
| 33. DRIVEWAY LINE     | 1/1 |
| 34. PARKING LINE      | 1/1 |
| 35. WALKWAY LINE      | 1/1 |
| 36. BIKEWAY LINE      | 1/1 |
| 37. TRAIL LINE        | 1/1 |
| 38. FENCE LINE        | 1/1 |
| 39. DRIVEWAY LINE     | 1/1 |
| 40. PARKING LINE      | 1/1 |
| 41. WALKWAY LINE      | 1/1 |
| 42. BIKEWAY LINE      | 1/1 |
| 43. TRAIL LINE        | 1/1 |
| 44. FENCE LINE        | 1/1 |
| 45. DRIVEWAY LINE     | 1/1 |
| 46. PARKING LINE      | 1/1 |
| 47. WALKWAY LINE      | 1/1 |
| 48. BIKEWAY LINE      | 1/1 |
| 49. TRAIL LINE        | 1/1 |
| 50. FENCE LINE        | 1/1 |
| 51. DRIVEWAY LINE     | 1/1 |
| 52. PARKING LINE      | 1/1 |
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| 54. BIKEWAY LINE      | 1/1 |
| 55. TRAIL LINE        | 1/1 |
| 56. FENCE LINE        | 1/1 |
| 57. DRIVEWAY LINE     | 1/1 |
| 58. PARKING LINE      | 1/1 |
| 59. WALKWAY LINE      | 1/1 |
| 60. BIKEWAY LINE      | 1/1 |
| 61. TRAIL LINE        | 1/1 |
| 62. FENCE LINE        | 1/1 |
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| 64. PARKING LINE      | 1/1 |
| 65. WALKWAY LINE      | 1/1 |
| 66. BIKEWAY LINE      | 1/1 |
| 67. TRAIL LINE        | 1/1 |
| 68. FENCE LINE        | 1/1 |
| 69. DRIVEWAY LINE     | 1/1 |
| 70. PARKING LINE      | 1/1 |
| 71. WALKWAY LINE      | 1/1 |
| 72. BIKEWAY LINE      | 1/1 |
| 73. TRAIL LINE        | 1/1 |
| 74. FENCE LINE        | 1/1 |
| 75. DRIVEWAY LINE     | 1/1 |
| 76. PARKING LINE      | 1/1 |
| 77. WALKWAY LINE      | 1/1 |
| 78. BIKEWAY LINE      | 1/1 |
| 79. TRAIL LINE        | 1/1 |
| 80. FENCE LINE        | 1/1 |
| 81. DRIVEWAY LINE     | 1/1 |
| 82. PARKING LINE      | 1/1 |
| 83. WALKWAY LINE      | 1/1 |
| 84. BIKEWAY LINE      | 1/1 |
| 85. TRAIL LINE        | 1/1 |
| 86. FENCE LINE        | 1/1 |
| 87. DRIVEWAY LINE     | 1/1 |
| 88. PARKING LINE      | 1/1 |
| 89. WALKWAY LINE      | 1/1 |
| 90. BIKEWAY LINE      | 1/1 |
| 91. TRAIL LINE        | 1/1 |
| 92. FENCE LINE        | 1/1 |
| 93. DRIVEWAY LINE     | 1/1 |
| 94. PARKING LINE      | 1/1 |
| 95. WALKWAY LINE      | 1/1 |
| 96. BIKEWAY LINE      | 1/1 |
| 97. TRAIL LINE        | 1/1 |
| 98. FENCE LINE        | 1/1 |
| 99. DRIVEWAY LINE     | 1/1 |
| 100. PARKING LINE     | 1/1 |

[illegible]

| BILLING COVERAGE (PROPOSED) |          |
|-----------------------------|----------|
| AREAS                       | COVERAGE |
| 1ST FLOOR CONDITIONED AREA  | 3584     |
| 2ND FLOOR CONDITIONED AREA  | 3824     |
| 3RD FLOOR CONDITIONED AREA  | 288      |
| BARRETER                    | 000      |
| GARAGE / CARPORT *          | 000      |
| NON SLATE                   | 000      |
| COVERED PATIOS              | 128      |
| COVERED PORCHES             | 92       |
| BASEMENTS                   | 000      |
| POOL                        | 000      |
| CHIMNEY                     | 000      |
| CHIMNEY DIAL / COVERED *    | 000      |
| TOTAL BILLING AREA          | 7395     |
|                             | 35000    |

|                                |       |
|--------------------------------|-------|
| TOTAL BUILDING COVERAGE ON LOT |       |
| BUILDING AREA                  | 2533  |
| AREA OF LOT                    | 7068. |
| PERCENT OF COVERAGE            | 33.02 |

[illegible]

**LEGAL DESCRIPTION**  
LOT 34 TARRY TOWN PLACE  
TRAVIS COUNTY, TEXAS

**BUILDER**  
WATSON YOUNG, LLC

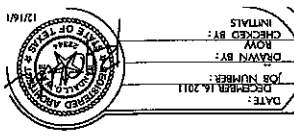
**SURVEYOR**

**J. A. C. Hayward, Inc.**  
1000 West 100th Ave.  
Denver, CO 80231  
Office (313) 497-0330 - Fax (313) 458-9815

| INTERIORS COVERAGE CHART       |          |
|--------------------------------|----------|
| AREAS                          | COVERAGE |
| TOTAL BUILDING COVERAGE        | 2125     |
| DELIVERED AREA                 | 2125     |
| STAIRWELL & VESTIBULE          | 21       |
| UNOCCUPIED ATTIC               | 21       |
| UNOCCUPIED POOL DECK           | 21       |
| AT & 5th CONC. WALK            | 21       |
| CONCRETE DRIVE                 | 21       |
| OTHER UNOCCUPIED WALKS & STOPS | 21       |
| TOTAL COVERED                  | 2125     |
| AREAS NOT COVERED              | 7086     |
| PERCENTAGE OF LOT COVERED      | 44.2%    |
| 435 ALPACAS                    | 35178    |

**MOAZAMI SPEC**  
2100 ELTON LN. AUSTIN, TEXAS  
**SITEPLAN**





shelter • design studio + workshop  
PERMIT SET

MOAZAMI SPEC  
2100 ELTON LN, AUSTIN, TEXAS  
SITE PLAN

SP1

| BUILDING COVERAGE (PROPOSED) |             |
|------------------------------|-------------|
| AREAS                        | COVERAGE    |
| 1st Floor Conditioned Area * | 1894        |
| 2nd Floor Conditioned Area   | 992         |
| 3rd Floor Conditioned Area   | 992         |
| Garage / Carport *           | 488         |
| Food Deck                    | 126         |
| Stairways *                  | 31          |
| Covered Porches *            | ...         |
| Swimming Pools               | ...         |
| Other Area / Covered *       | ...         |
| <b>TOTAL BUILDING AREA</b>   | <b>3420</b> |

| TOTAL BUILDING COVERAGE ON LOT |        |
|--------------------------------|--------|
| BUILDING AREA                  | 2439   |
| AREA OF LOT                    | 7086.2 |
| PERCENT OF COVERAGE            | 34.53  |

| SCHEDULE OF DRAWINGS    |  |
|-------------------------|--|
| SP-1 SITE PLAN - NEW    |  |
| A-1.1 1st FLOOR PLAN    |  |
| A-1.2 2nd FLOOR PLAN    |  |
| A-1.3 3rd FLOOR PLAN    |  |
| A-1.4 4th FLOOR PLAN    |  |
| A-1.5 5th FLOOR PLAN    |  |
| A-2.1 ELEVATIONS        |  |
| A-2.2 ELEVATIONS        |  |
| A-2.3 ELEVATIONS        |  |
| A-2.4 ELEVATIONS        |  |
| A-2.5 ELEVATIONS        |  |
| A-3.1 1st FLOOR SECTION |  |
| A-3.2 2nd FLOOR SECTION |  |
| A-3.3 3rd FLOOR SECTION |  |
| A-3.4 4th FLOOR SECTION |  |
| A-3.5 5th FLOOR SECTION |  |

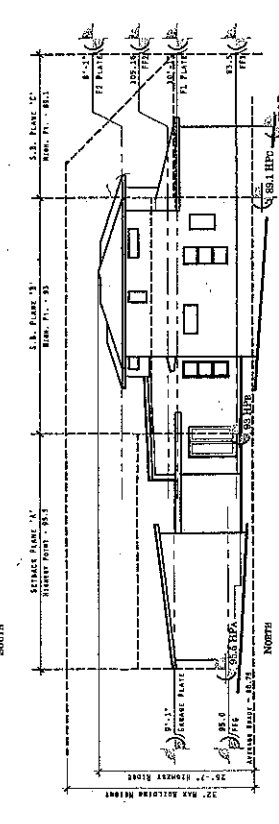
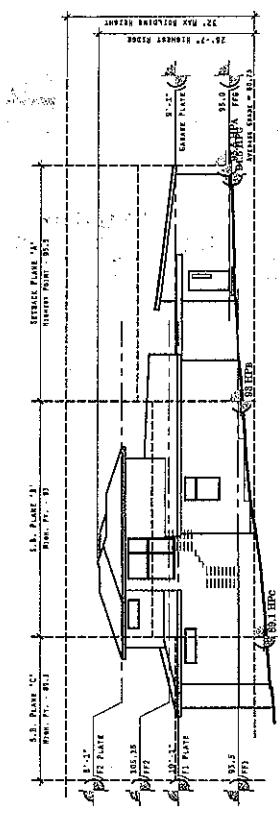
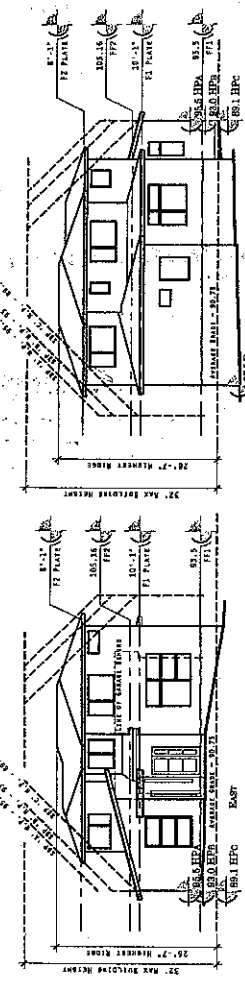
BUILDER TO VERIFY METES AND BOUNDS,  
BUILDING LINES AND EASEMENTS PRIOR  
TO PERFORMING ANY LOT IMPROVEMENTS.

LEGAL DESCRIPTION  
LOT 35 LARRY TOWN PLACE  
TARRANT COUNTY, TEXAS

BUILDER  
MAGNATE TOWNSHIP, LLC

SURVEYOR  
TARA WATKINS, L.S.P.  
TARA WATKINS, L.S.P.  
10011 N. DALLAS AVE., SUITE 100  
DALLAS, TEXAS 75243  
PHONE (214) 343-4444 • FAX (214) 343-4444

| IMPERVIOUS COVERAGE CHART  |             |
|----------------------------|-------------|
| AREAS                      | COVERAGE    |
| 1st Floor Conditioned Area | 1894        |
| 2nd Floor Conditioned Area | 992         |
| 3rd Floor Conditioned Area | 992         |
| Garage / Carport           | 488         |
| Food Deck                  | 126         |
| Stairways                  | 31          |
| Covered Porches            | ...         |
| Swimming Pools             | ...         |
| Other Area / Covered       | ...         |
| <b>TOTAL COVERED</b>       | <b>3032</b> |
| AREA OF LOT                | 7086.2      |
| PERCENTAGE OF LOT COVERED  | 42.80       |
| USE ALLOWABLE              | 42.80       |

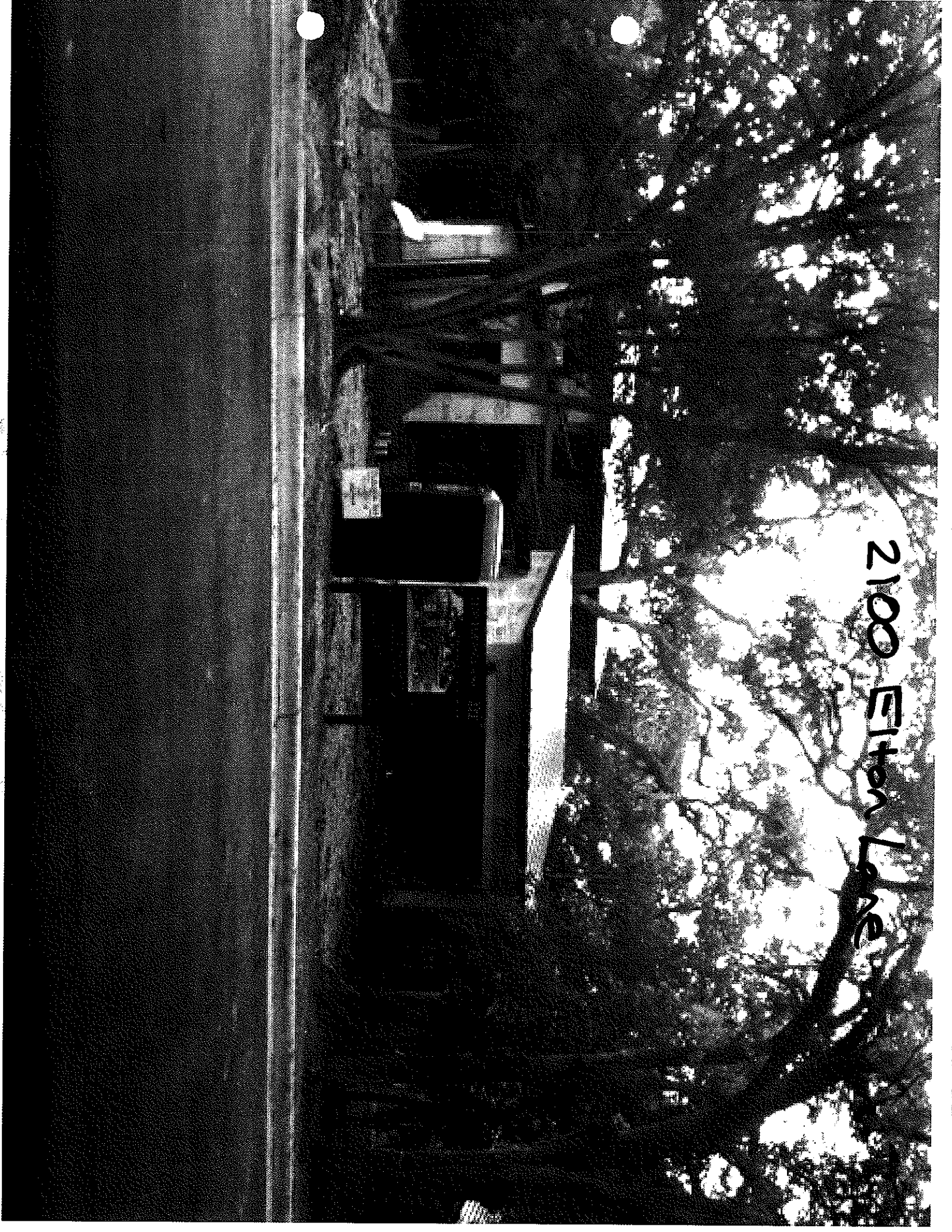


ELEVATIONS - MCMANSIONTENTS

| GROSS FLOOR AREA AND FLOOR AREA RATIO                   |      |
|---|------|
| AREAS   | NEW  |
| 1. ANY FLOOR GROSS AREA                                 | 1894 |
| 2. 1ST FLOOR AREA WITH CELLULAR HEIGHTS OVER 15 FEET.   | 992  |
| 3. TOTAL FLOOR AREA WITH CELLULAR HEIGHTS OVER 15 FEET. | 992  |
| 4. 2ND FLOOR GROSS AREA                                 | 992  |
| 5. 3RD FLOOR GROSS AREA                                 | 992  |
| 6. 4TH FLOOR GROSS AREA                                 | 992  |
| 7. 5TH FLOOR GROSS AREA                                 | 992  |
| 8. 6TH FLOOR GROSS AREA                                 | 992  |
| 9. 7TH FLOOR GROSS AREA                                 | 992  |
| 10. 8TH FLOOR GROSS AREA                                | 992  |
| 11. 9TH FLOOR GROSS AREA                                | 992  |
| 12. 10TH FLOOR GROSS AREA                               | 992  |
| 13. 11TH FLOOR GROSS AREA                               | 992  |
| 14. 12TH FLOOR GROSS AREA                               | 992  |
| 15. 13TH FLOOR GROSS AREA                               | 992  |
| 16. 14TH FLOOR GROSS AREA                               | 992  |
| 17. 15TH FLOOR GROSS AREA                               | 992  |
| 18. 16TH FLOOR GROSS AREA                               | 992  |
| 19. 17TH FLOOR GROSS AREA                               | 992  |
| 20. 18TH FLOOR GROSS AREA                               | 992  |
| 21. 19TH FLOOR GROSS AREA                               | 992  |
| 22. 20TH FLOOR GROSS AREA                               | 992  |
| 23. 21ST FLOOR GROSS AREA                               | 992  |
| 24. 22ND FLOOR GROSS AREA                               | 992  |
| 25. 23RD FLOOR GROSS AREA                               | 992  |
| 26. 24TH FLOOR GROSS AREA                               | 992  |
| 27. 25TH FLOOR GROSS AREA                               | 992  |
| 28. 26TH FLOOR GROSS AREA                               | 992  |
| 29. 27TH FLOOR GROSS AREA                               | 992  |
| 30. 28TH FLOOR GROSS AREA                               | 992  |
| 31. 29TH FLOOR GROSS AREA                               | 992  |
| 32. 30TH FLOOR GROSS AREA                               | 992  |
| 33. 31ST FLOOR GROSS AREA                               | 992  |
| 34. 32ND FLOOR GROSS AREA                               | 992  |
| 35. 33RD FLOOR GROSS AREA                               | 992  |
| 36. 34TH FLOOR GROSS AREA                               | 992  |
| 37. 35TH FLOOR GROSS AREA                               | 992  |
| 38. 36TH FLOOR GROSS AREA                               | 992  |
| 39. 37TH FLOOR GROSS AREA                               | 992  |
| 40. 38TH FLOOR GROSS AREA                               | 992  |
| 41. 39TH FLOOR GROSS AREA                               | 992  |
| 42. 40TH FLOOR GROSS AREA                               | 992  |
| 43. 41ST FLOOR GROSS AREA                               | 992  |
| 44. 42ND FLOOR GROSS AREA                               | 992  |
| 45. 43RD FLOOR GROSS AREA                               | 992  |
| 46. 44TH FLOOR GROSS AREA                               | 992  |
| 47. 45TH FLOOR GROSS AREA                               | 992  |
| 48. 46TH FLOOR GROSS AREA                               | 992  |
| 49. 47TH FLOOR GROSS AREA                               | 992  |
| 50. 48TH FLOOR GROSS AREA                               | 992  |
| 51. 49TH FLOOR GROSS AREA                               | 992  |
| 52. 50TH FLOOR GROSS AREA                               | 992  |
| 53. 51ST FLOOR GROSS AREA                               | 992  |
| 54. 52ND FLOOR GROSS AREA                               | 992  |
| 55. 53RD FLOOR GROSS AREA                               | 992  |
| 56. 54TH FLOOR GROSS AREA                               | 992  |
| 57. 55TH FLOOR GROSS AREA                               | 992  |
| 58. 56TH FLOOR GROSS AREA                               | 992  |
| 59. 57TH FLOOR GROSS AREA                               | 992  |
| 60. 58TH FLOOR GROSS AREA                               | 992  |
| 61. 59TH FLOOR GROSS AREA                               | 992  |
| 62. 60TH FLOOR GROSS AREA                               | 992  |
| 63. 61ST FLOOR GROSS AREA                               | 992  |
| 64. 62ND FLOOR GROSS AREA                               | 992  |
| 65. 63RD FLOOR GROSS AREA                               | 992  |
| 66. 64TH FLOOR GROSS AREA                               | 992  |
| 67. 65TH FLOOR GROSS AREA                               | 992  |
| 68. 66TH FLOOR GROSS AREA                               | 992  |
| 69. 67TH FLOOR GROSS AREA                               | 992  |
| 70. 68TH FLOOR GROSS AREA                               | 992  |
| 71. 69TH FLOOR GROSS AREA                               | 992  |
| 72. 70TH FLOOR GROSS AREA                               | 992  |
| 73. 71ST FLOOR GROSS AREA                               | 992  |
| 74. 72ND FLOOR GROSS AREA                               | 992  |
| 75. 73RD FLOOR GROSS AREA                               | 992  |
| 76. 74TH FLOOR GROSS AREA                               | 992  |
| 77. 75TH FLOOR GROSS AREA                               | 992  |
| 78. 76TH FLOOR GROSS AREA                               | 992  |
| 79. 77TH FLOOR GROSS AREA                               | 992  |
| 80. 78TH FLOOR GROSS AREA                               | 992  |
| 81. 79TH FLOOR GROSS AREA                               | 992  |
| 82. 80TH FLOOR GROSS AREA                               | 992  |
| 83. 81ST FLOOR GROSS AREA                               | 992  |
| 84. 82ND FLOOR GROSS AREA                               | 992  |
| 85. 83RD FLOOR GROSS AREA                               | 992  |
| 86. 84TH FLOOR GROSS AREA                               | 992  |
| 87. 85TH FLOOR GROSS AREA                               | 992  |
| 88. 86TH FLOOR GROSS AREA                               | 992  |
| 89. 87TH FLOOR GROSS AREA                               | 992  |
| 90. 88TH FLOOR GROSS AREA                               | 992  |
| 91. 89TH FLOOR GROSS AREA                               | 992  |
| 92. 90TH FLOOR GROSS AREA                               | 992  |
| 93. 91ST FLOOR GROSS AREA                               | 992  |
| 94. 92ND FLOOR GROSS AREA                               | 992  |
| 95. 93RD FLOOR GROSS AREA                               | 992  |
| 96. 94TH FLOOR GROSS AREA                               | 992  |
| 97. 95TH FLOOR GROSS AREA                               | 992  |
| 98. 96TH FLOOR GROSS AREA                               | 992  |
| 99. 97TH FLOOR GROSS AREA                               | 992  |
| 100. 98TH FLOOR GROSS AREA                              | 992  |
| 101. 99TH FLOOR GROSS AREA                              | 992  |
| 102. 100TH FLOOR GROSS AREA                             | 992  |
| 103. 101ST FLOOR GROSS AREA                             | 992  |
| 104. 102ND FLOOR GROSS AREA                             | 992  |
| 105. 103RD FLOOR GROSS AREA                             | 992  |
| 106. 104TH FLOOR GROSS AREA                             | 992  |
| 107. 105TH FLOOR GROSS AREA                             | 992  |
| 108. 106TH FLOOR GROSS AREA                             | 992  |
| 109. 107TH FLOOR GROSS AREA                             | 992  |
| 110. 108TH FLOOR GROSS AREA                             | 992  |
| 111. 109TH FLOOR GROSS AREA                             | 992  |
| 112. 110TH FLOOR GROSS AREA                             | 992  |
| 113. 111TH FLOOR GROSS AREA                             | 992  |
| 114. 112TH FLOOR GROSS AREA                             | 992  |
| 115. 113TH FLOOR GROSS AREA                             | 992  |
| 116. 114TH FLOOR GROSS AREA                             | 992  |
| 117. 115TH FLOOR GROSS AREA                             | 992  |
| 118. 116TH FLOOR GROSS AREA                             | 992  |
| 119. 117TH FLOOR GROSS AREA                             | 992  |
| 120. 118TH FLOOR GROSS AREA                             | 992  |
| 121. 119TH FLOOR GROSS AREA                             | 992  |
| 122. 120TH FLOOR GROSS AREA                             | 992  |
| 123. 121ST FLOOR GROSS AREA                             | 992  |
| 124. 122ND FLOOR GROSS AREA                             | 992  |
| 125. 123RD FLOOR GROSS AREA                             | 992  |
| 126. 124TH FLOOR GROSS AREA                             | 992  |
| 127. 125TH FLOOR GROSS AREA                             | 992  |
| 128. 126TH FLOOR GROSS AREA                             | 992  |
| 129. 127TH FLOOR GROSS AREA                             | 992  |
| 130. 128TH FLOOR GROSS AREA                             | 992  |
| 131. 129TH FLOOR GROSS AREA                             | 992  |
| 132. 130TH FLOOR GROSS AREA                             | 992  |
| 133. 131ST FLOOR GROSS AREA                             | 992  |
| 134. 132ND FLOOR GROSS AREA                             | 992  |
| 135. 133RD FLOOR GROSS AREA                             | 992  |
| 136. 134TH FLOOR GROSS AREA                             | 992  |
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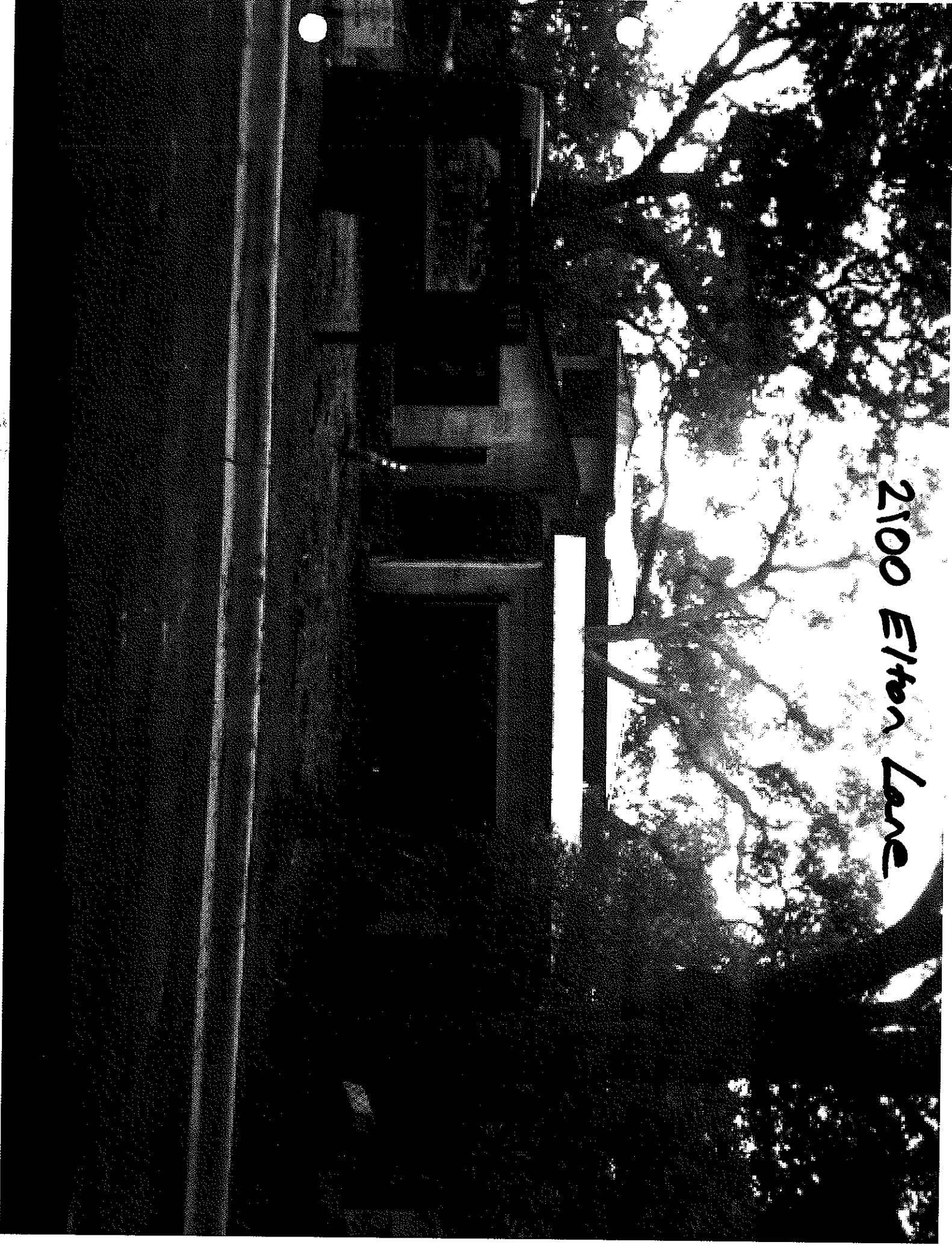


2100 Elton Lane





2100 Elton Lane

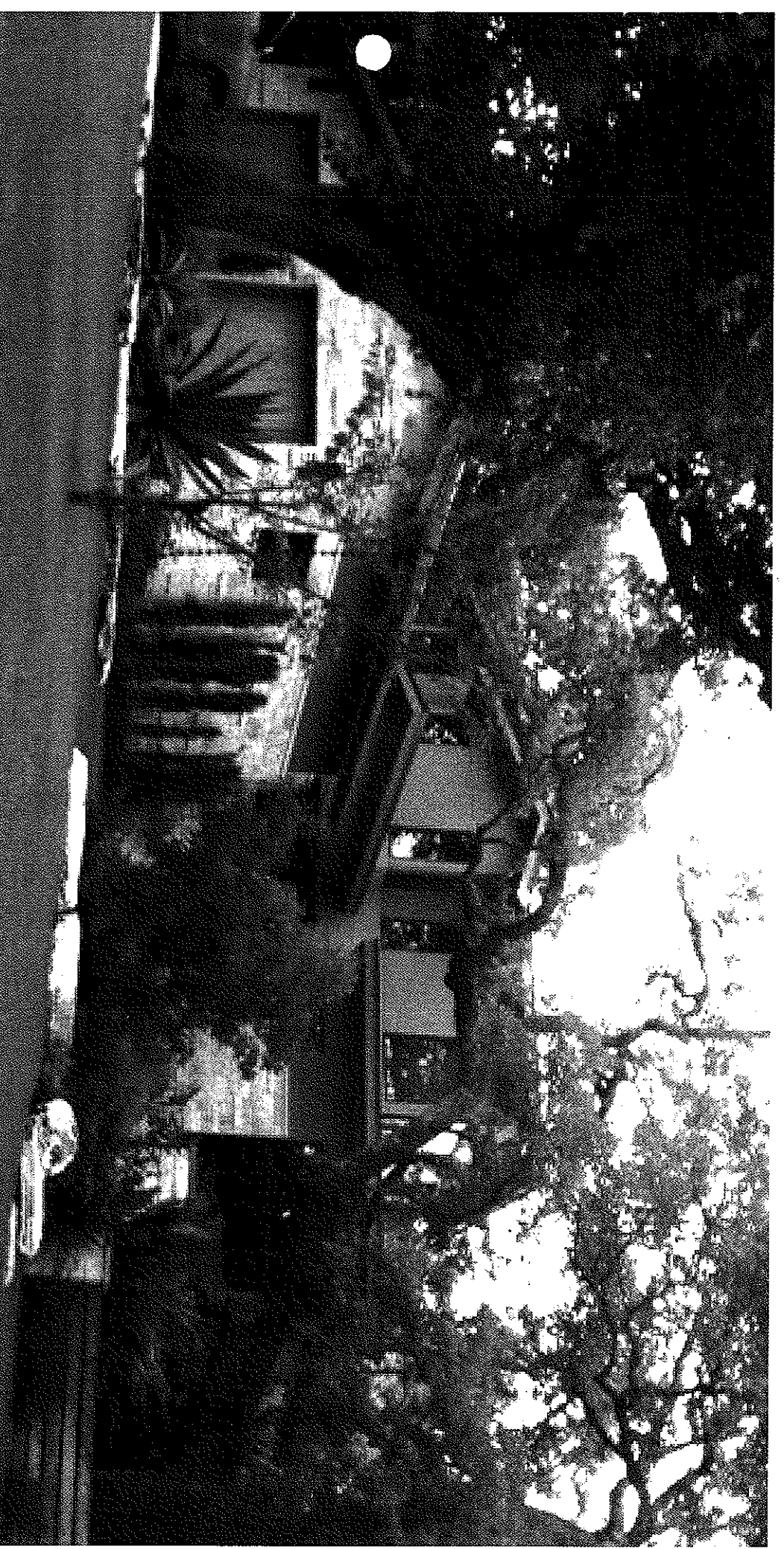




2100 River Lane

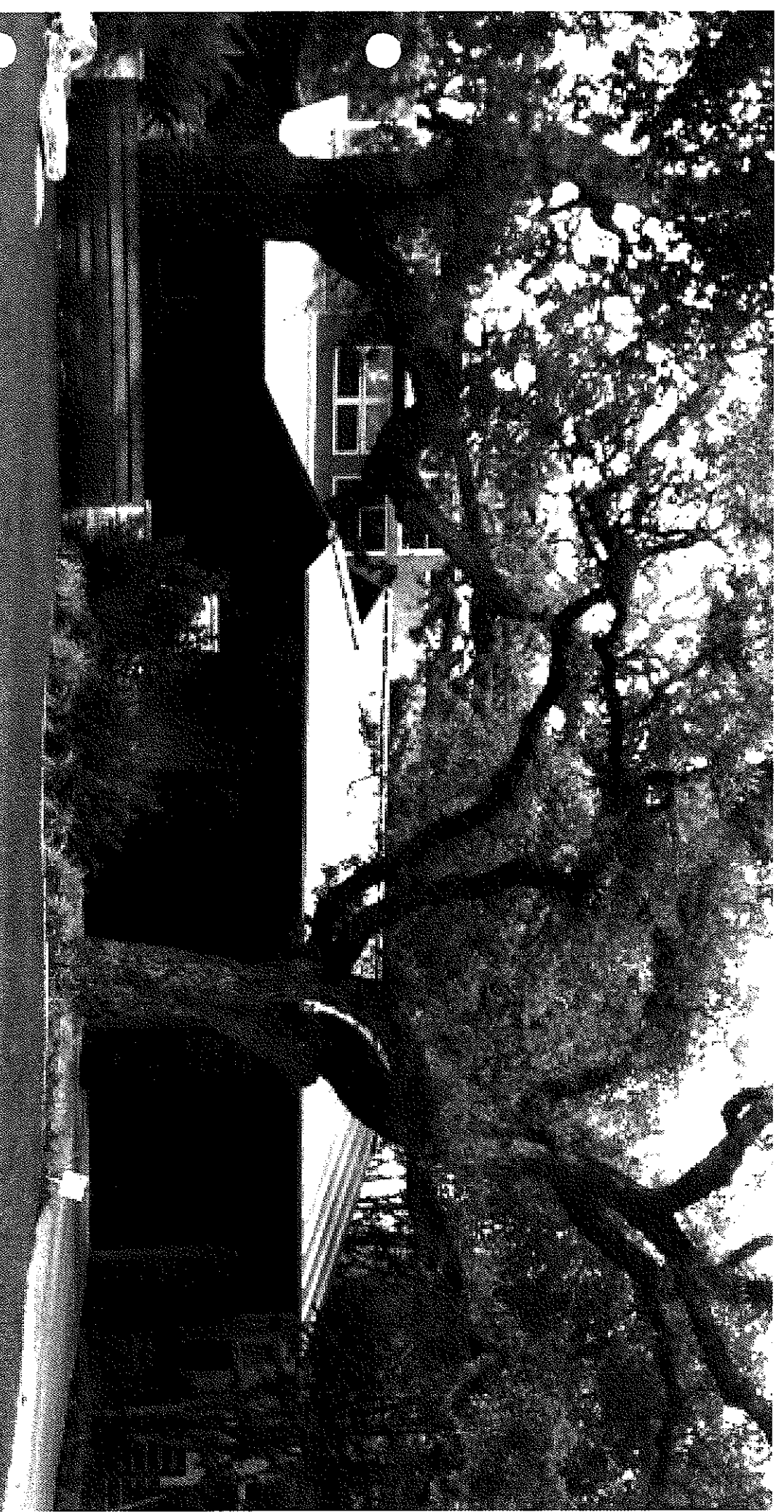


2502 Bridle Path





2500 Bridle Path



3507 Bonnie Road



3303 Bonnie Road

