RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

CITY OF AUSTIN

CASE # 2011-01001279RA
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2102 A/B East 13th St.

LEGAL DESCRIPTION: Subdivision – A. E. Habicht

Lot(s) 2 Block 6 Outlot 34 Division B

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Mike Collins on behalf of myself/ourselves as authorized agent for Walter Servicing Corporation affirm that on _____, _____, 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:

X 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*).

Applicant is requesting a modification of the FAR from 0.4:1.0 to 0.5:1.0 in order to maintain structures as permitted. From the allowable 3116 sq ft. to the maximum of 3895 per request.

in a SF-3-NP zoning district.

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

CITY OF AUSTIN
APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

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

2102A was permitted as it currently exists exceeding .4 FAR and unable to comply with current ordinances.

REQUEST:

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

Possession of the property was by default and the current owners of 2102A have never been in position to control the direction of this property's development.

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:

Several properties in close proximity to 2102A/B East 13th St., permitted in the same time period have similar issues. There is no evidence of a negative impact on the character of the neighborhood by these homes.

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 5001 Jeffery Pl.

City, State West Lake Hills, TX Zip 78746

Phone 414-801-2012 Printed Name Mike Collins

Signature Michael C. Collins Date 01-13-11

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 600 Round Rock W. Dr. #601

City, State Round Rock, TX Zip 78681

Phone 512-257-3278 Printed Name Tamara Dozier / Dorothy Horton

Signature Tamara Dozier Date 01-13-11

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 11-01001279RA
ADDRESS 2102 E 13th Street
Contact: Sylvia Benavidez, 974-2522
Public Hearing: February 2, 2011
Residential Design and Compatibility Commission

☐ **I am in favor**
☐ **I object**

_____
Your Name *(please print)*

_____
Your address(es) affected by this application

_____ _____
Signature Date

Comments:_____

_____

_____

_____

_____

_____

_____

_____

_____

If you use this form to comment, it may be returned to:
City of Austin
Sylvia Benavidez
P.O. Box 1088
Austin, TX 78767-8810

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

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

SUBMITTAL DEADLINE IS THE 2ND TUESDAY OF EACH MONTH FOR A COMPLETENESS CHECK
Must be submitted in person
An approved submittal will be scheduled for the next available RDCC hearing date

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

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

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

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

Reasonable Use:

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

a. Application must demonstrate to the Commission how the alteration for which the modification is requested is unique to the property.

Area Character:

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

Residential Design and Compatibility Commission Staff:

Sylvia Benavidez
sylvia.benavidez@ci.austin.tx.us

974-2522 office 974-6536 fax

Watershed Protection and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor

Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088

2006 007570 RA

BP Number BP-06-7570RA
Building Permit No. 0601884
Plat No. _____ Date 7/27/6
Reviewer Dorrell

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

PRIMARY PROJECT DATA

Service Address 2102 East 13th — Tax Parcel No. 0209 092512

Legal Description
Lot 2 Block 6 Subdivision OLT 31 Div B 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
X Duplex
X Garage X attached ___ detached
___ Carport ___ attached ___ detached
___ Pool

unit A - 1st floor attached garage, kitchen, utility
2nd floor, suite, balcony

X Remodel (specify) interior + exterior
X Addition (specify) unit to create addition added to unit A
___ Other (specify) change use of SF to duplex

Zoning (e.g. SF-1, SF-2...) SF-3-NP Height of building 28 ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6))

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

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

Does this site front a paved street? ___ Yes X No A paved alley? X Yes ___ No

VALUATIONS FOR REMODELS ONLY

Building	$ 55,200
Electrical	$ 5,000
Mechanical	$ 3,800
Plumbing	$ 6,000
Driveway & Sidewalk	$ _____
TOTAL	$ 70,000 (labor and materials)

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7757.5 sq.ft.
Job Valuation $ 72,000 (Labor and materials)

Total Job Valuation (remodels and additions)
$ 142,000 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODELS
Building	$ 290	$ 384 = 674
Electrical	$ 165	$ 55 = 220
Mechanical	$ 94	$ 55 = 149
Plumbing	$ 100	$ 55 = 155
Driveway & Sidewalk	$ _____	$ _____
TOTAL	$ _____	$ _____

OWNER / BUILDER INFORMATION

OWNER — Name MGE Development — Telephone (h) _____ (w) 632-0066

BUILDER — Company Name Grey Pallet — Telephone 632-0066
Contact/Applicant's Name Tom Matcalf — Pager _____ FAX 637-1887

DRIVEWAY/SIDEWALK — Contractor _____ — Telephone _____

CERTIFICATE OF OCCUPANCY — Name MGE Development — Telephone 632-0066
Address 8305 Hwy 71 West, Ste 260 City Austin ST TX ZIP 78735

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: mgedevelopment@gmail.com

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

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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 also understand that if there are any trees greater that 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.

APPLICANT'S SIGNATURE _____

DATE 7-25-06

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

6 bdrms

5 bath - 3/4"

Service Address 2102 East 13th

Applicant's Signature [signature] Date 7-25-06

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.	1st floor conditioned area	543 sq.ft.	106, 595 sq.ft.
b.	2nd floor conditioned area	sq.ft.	736 1121 sq.ft.
c.	3rd floor conditioned area	sq.ft.	sq.ft.
d.	Basement	sq.ft.	sq.ft.
e.	Garage / Carport		
	X attached	sq.ft.	290, 450 sq.ft.
	___ detached	sq.ft.	sq.ft.
f.	Wood decks *(must be counted at 100%)*	sq.ft.	sq.ft.
g.	Breezeways	sq.ft.	96 sq.ft.
h.	Covered patios	sq.ft.	sq.ft.
i.	Covered porches	sq.ft.	30 sq.ft.
j.	Balconies	sq.ft.	55 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.)*	835 543 sq.ft.	3082 3129 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract b., c., d., and k. if applicable)* 2246 2060 sq.ft.
26.6 28.95 % of lot

IMPERVIOUS COVERAGE

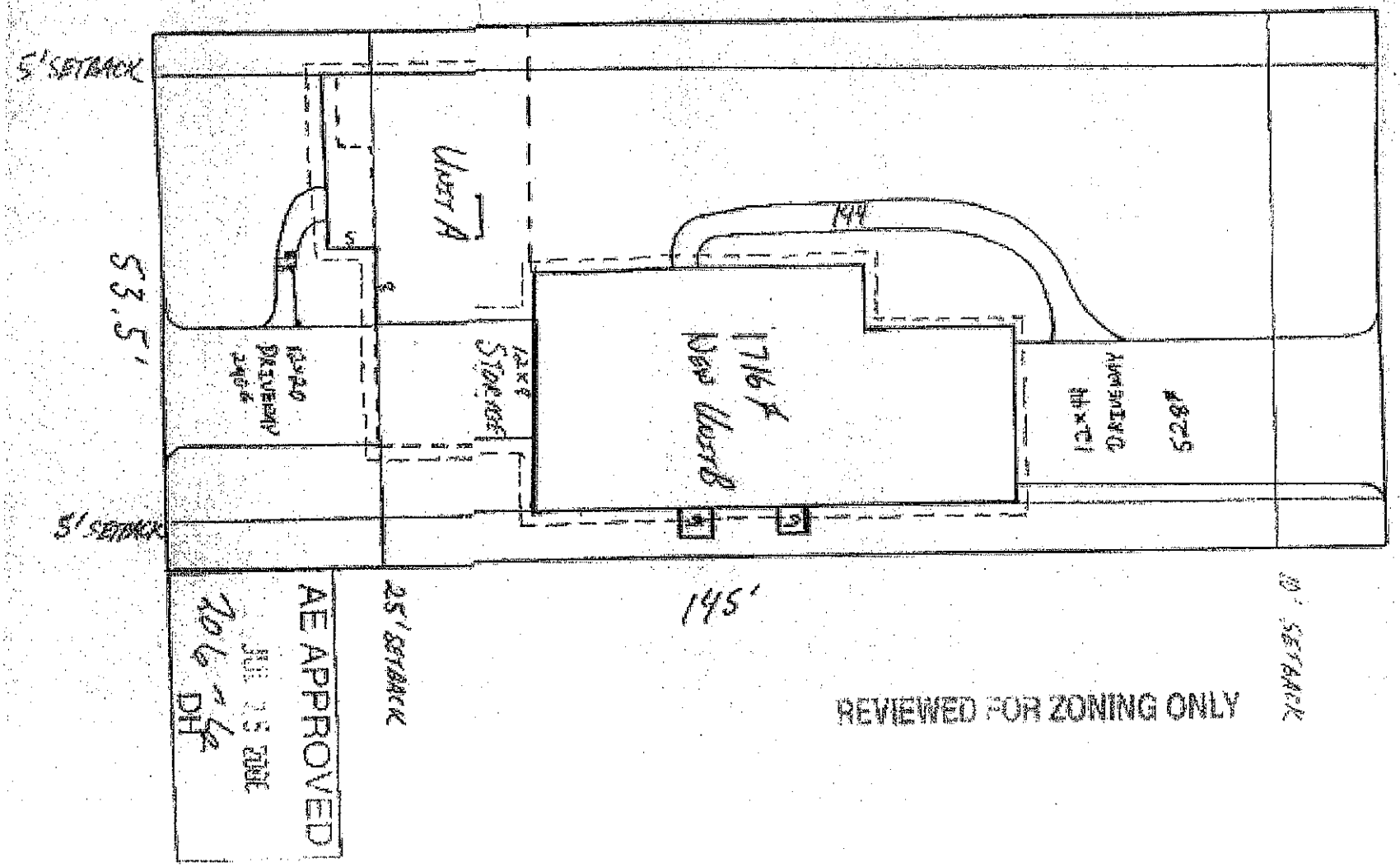
Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage.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

a.	Total building coverage on lot *(see above)*	2246 2060 sq.ft.
b.	Driveway area on private property	768 sq.ft.
c.	Sidewalk / walkways on private property	192 sq.ft.
d.	Uncovered patios	sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	sq.ft.
f.	Air conditioner pads	27 sq.ft.
g.	Concrete decks	12 sq.ft.
h.	Other (specify)	sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 3245 3059 sq.ft.
41.83 % of lot 37.4

The [illegible] of pr[illegible]
([illegible] diameter cedar measured at), must [illegible]
[illegible] d
[illegible]roughout [illegible] 1
diameter for [illegible] TREE
ORDINANCE REVIEW from the all the
Development Assistance Cent-6370.

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
Date 7/27/
By
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.



REVIEWED FOR ZONING ONLY

Exp 1/5/07

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 MGE DEVELOPMENT Phone 632-0066

Address 2102 EAST 15th

Legal Description LOT 34 DIV B

Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size 350 (amps) Service Conductor CONNECTED AL 4Ø (type & size)

Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N

Overhead/Underground? X Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)

Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)

Electric Heating GAS (kW) Other GAS (kW)

Comments: _____

[signature], IAN MITCHELL 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

_____ _____
AE Representative Date

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

Application expires 90 days after date of Approval

AE APPROVED
JUL 25 2006
206-6
DH

250 Amps

8.17.07

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-144338 RMC
Building Permit No. 2007144338
Plat No. ____ Date 8/16/07
Reviewer SRB

PRIMARY PROJECT DATA

Service Address 2102 East 13th Tax Parcel No. ____
Legal Description
Lot 2 Block B Subdivision Olt 34 Div B 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
___Duplex
___Garage ___attached ___detached
___Carport ___attached ___detached
___Pool

X Remodel *(specify)* Interior Finish for A.P.-06-018884
___Addition *(specify)* ____
___Other *(specify)* ____

Zoning (e.g. SF-1, SF-2...) ____

- Height of Principal building ____ ft. # of floors ____ 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 7757.5 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)
$____ (Labor and materials)

PERMIT FEES
(For office use only)

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

OWNER / BUILDER INFORMATION

OWNER — Name MGE Development — Telephone (h) 632-0066 (w) ____
BUILDER — Company Name MGE Development — Telephone 632-0066
Contact/Applicant's Name Ian Mitchell — Pager ____ FAX ____
DRIVEWAY/ SIDEWALK — Contractor Francisco Salas — Telephone ____
CERTIFICATE OF OCCUPANCY — Name MGE Development — Telephone 632-0066
Address 1200 Bob Harrison, Unit B City Austin ST TX ZIP 78702

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: mgedevelopment@gmail.com
You 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 that 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

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

APPLICANT'S SIGNATURE _____ DATE 8-16-07

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

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

Service Address _____

Applicant's Signature _____ Date 8-16-07

CITY OF AUSTIN
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 2102 E. 13th

Applicant's Signature [signature] Date 8-16-07

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*)	640 sq.ft.	sq.ft.
b. 1st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. **TOTAL** ***(add a and b above)***	sq.ft.	sq.ft.
II. 2nd Floor Gross Area See note [1] below		
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	920 sq.ft.	sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. **TOTAL** ***(add d and e above)***	sq.ft.	sq.ft.
III. 3rd Floor Gross Area See note [1] below		
g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*.	sq.ft.	sq.ft.
h. 3rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. ***TOTAL (add g and h above)***	sq.ft.	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.	sq.ft.
V. Garage		
k. X attached *(subtract 200 square feet if used to meet the minimum parking requirement)*	350-200 150 sq.ft.	sq.ft.
l. ___ detached *(subtract 450 square feet if more than 10 feet from principal structure)*	sq.ft.	sq.ft.
VI. Carport (*open on two or more sides without habitable space above it subtract 450 square feet*)	sq.ft.	sq.ft.
VII. TOTAL	1710 sq.ft.	sq.ft.

TOTAL GROSS FLOOR AREA (*add existing and new from VII above*)	1710 sq. ft.
GROSS AREA OF LOT	7757.5 sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	22 %

[1] If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floors below
d. It is the highest habitable portion of the building; and
e. Fifty percent or more of the area has a ceiling height of seven feet or less.

3291
3103

LATV MITCHELL

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 MGE DEVELOPMENT Phone 632-0066

Address ~~[illegible]~~ 2102 EAST 13th

Legal Description OLT 34 DIV B

Lot 2 Block 6 Commercial/Residential? RES.

Service Main Size ~~[illegible]~~ 350 (amps) Service Conductor COMPACTED AL 4/0 (type & size)

Service Length 60 (ft.) Number of Meters? 2 Multi-Fuel Y N

Overhead/Underground? X Voltage _____ ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)

Total Square Footage 3101 Total A/C Load 2 (# of units) 7 (Tons)

Largest A/C unit 4 (Tons) LRA of Largest A/C Unit 40 (amps)

Electric Heating GAS (kW) Other GAS (kW)

Comments: _____

[signature], IAN MOTHERAL 7-25-06 632-0066
ESPA Completed by (Signature & Print name) Date Phone

AE Representative Date

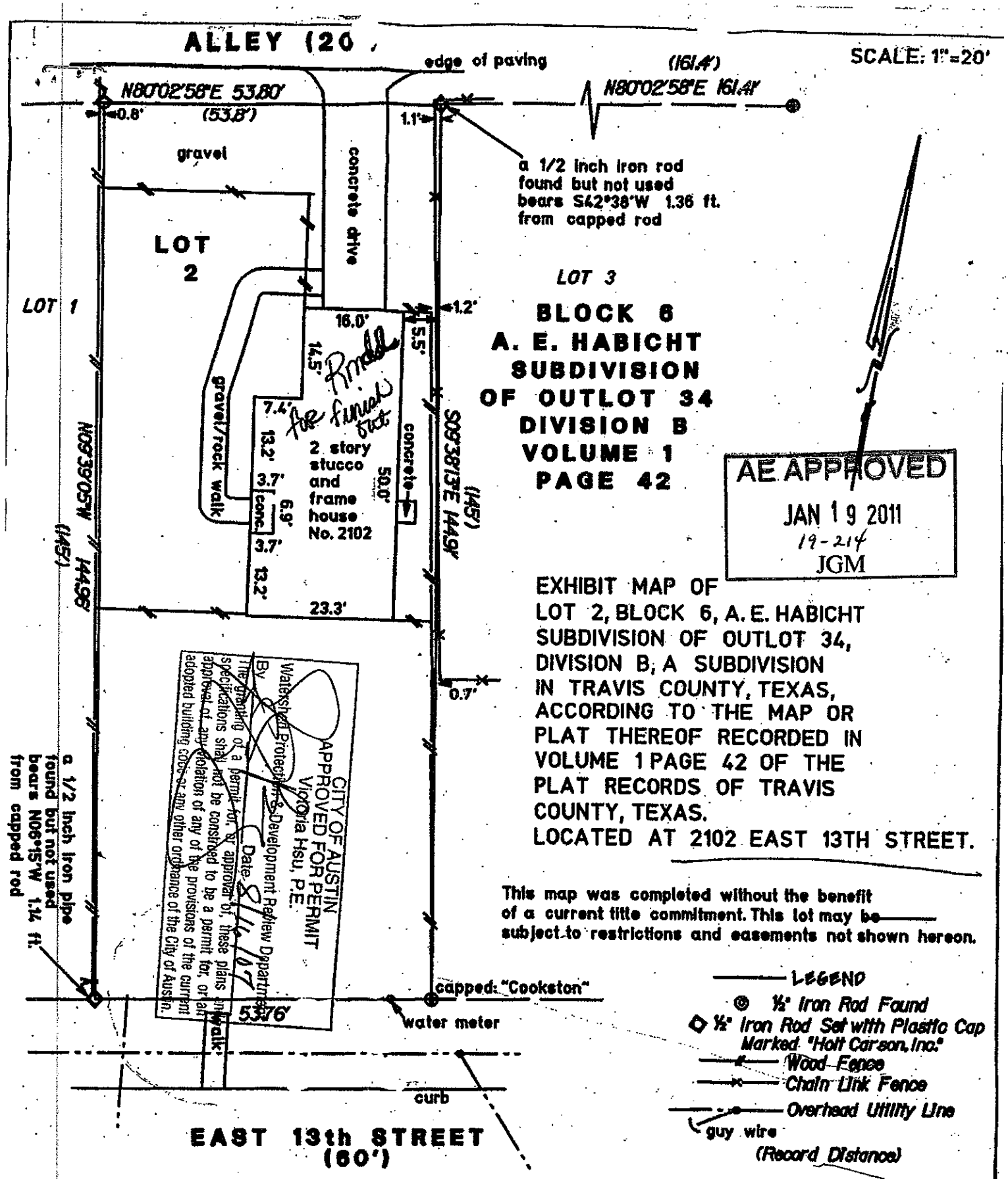
Approved: ☐ Yes ☐ No (Remarks on back) Phone

Application expires 90 days after date of Approval

AE APPROVED
JAN 19 2011
19-214
JGM

AE APPROVED
JUL 25 2006
206-6
DH

350 Amps


ALLEY (20')
edge of paving
(161.4')
N80°02'58"E 161.41'
SCALE: 1"=20'
N80°02'58"E 53.80'
0.8'
(53.8')
1.1'
gravel
concrete drive
a 1/2 inch iron rod found but not used bears S42°38'W 1.36 ft. from capped rod
LOT 2
LOT 1
LOT 3
BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42
1.2'
16.0'
5.5'
14.5'
Rinaldi for funeral home
7.4'
13.2'
3.7'
6.9'
conc.
3.7'
13.2'
2 story stucco and frame house No. 2102
50.0'
concrete
gravel/rock walk
N09°39'05"W
(145')
144.96'
S09°38'13"E 144.94'
(145')
23.3'
0.7'
AE APPROVED
JAN 19 2011
19-214
JGM
EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.
CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
By
Date 8/16/07
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.
a 1/2 inch iron pipe found but not used bears N06°15'W 1.14 ft. from capped rod
capped: "Cookston"
53.76'
walk
water meter
curb
EAST 13th STREET
(60')
LEGEND
½" Iron Rod Found
½" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
Wood Fence
Chain Link Fence
Overhead Utility Line
guy wire
(Record Distance)
see map A801084 for complete boundary survey
PREPARED: July 25, 2007
BY:
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Anne Thayer
Registered Professional Land Surveyor No. 5850
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City of Austin

CERTIFICATE OF OCCUPANCY

BUILDING PERMIT NO. 2007-144343 BP

ISSUE DATE: 08/31/2007

BUILDING ADDRESS: 2102 E 13TH ST

LEGAL DESCRIPTION: Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

PROPOSED OCCUPANCY:

R- 435 Renovations/Remodel
Remodel - finish out existing BP-06-7570RA and convert the use back to a sf residence.(SEE CONIDITONS) must reapply for a duplex use
ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE

REMODEL BUILDING SQUARE FOOTAGE: 1710 SQ. FT.

SPRINKLER SYSTEM:

CODE YEAR: 2000 **CODE TYPE:** International Residential Code

FIXED OCCUPANCY: 0 **NON FIXED OCCUPANCY:**

CONTRACTOR: MGE Development. Inc.

********** 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

07-154472 07-154473 9-28-07 8.14.
07-154474 8.17.07

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 2007-154474 RA
Building Permit No.
Plat No. Date 9/27/07
Reviewer

PRIMARY PROJECT DATA

Service Address 2102 East 13th
Legal Description
Lot 2 Block B Subdivision Out 34 Div B Tax Parcel No.
If in a Planned Unit Development, provide Name and Case No. Section Phase
(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 Change of use
___ New Residence
X Duplex
___ Garage ___ attached ___ detached
___ Carport ___ attached ___ detached
___ Pool
X Remodel *(specify)* Change of Use from SF to Duplex
X Addition *(specify)* TO CREATE DUPLEX
___ Other *(specify)*

Zoning (e.g. SF-1, SF-2...) SF3 N/P

- Height of Principal building 24 ft. # of floors 2 Height of Other structure(s) ___ ft. # of floors ___
- Does this site currently have water and wastewater availability? X 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 X No. If yes, for all sites requiring a septic field you must obtain an approved sep permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ___ Yes X No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ___ Yes X No
Does this site front a paved street? X Yes ___ No A paved alley? X Yes ___ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? X 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 7757.5 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)
$ 80,000.00 (Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS	REMODEL
Building	$ 185	$
Electrical	$ 100	$
Mechanical	$ 66	$
Plumbing	$ 85	$
Driveway & Sidewalk	$	$
TOTAL	$	$

OWNER / BUILDER INFORMATION

OWNER Name ~~MGE Development~~ VICTOR STINSON Telephone (h) 632-006 (w)
BUILDER Company Name ~~MGE Development~~ STINSON PROPERTY GROUP Telephone 632-006
Contact/Applicant's Name IAN MERCOGLIO Pager FAX
DRIVEWAY/ SIDEWALK Contractor FRANCISCO SOLAS Telephone
CERTIFICATE OF OCCUPANCY Name MGE DEVELOPMENT Telephone 632-0066
Address 1200 Bee Harrison, Unit B City AUSTIN ST TX ZIP 787

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: mgedevelopment@gmail.com
You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

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

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

Service Address 2102 E. 13th

Applicant's Signature [signature] Date 8-27-07

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

	Existing	New / Addition
I. 1st Floor Gross Area		
a. 1st floor area *(excluding covered or uncovered finished ground-floor porches)*	640 sq.ft.	550 s
b. 1st floor area with ceiling height over 15 feet.	sq.ft.	s
c. TOTAL *(add a and b above)*	sq.ft.	s
II. 2nd Floor Gross Area See note [1] below		
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	920 sq.ft.	590 s
e. 2nd floor area with ceiling height > 15 feet.	sq.ft.	s
f. TOTAL *(add d and e above)*	sq.ft.	s
common wall		
III. 3rd Floor Gross Area See note [1] below		45
g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*.	sq.ft.	s
h. 3rd floor area with ceiling height > 15 feet	sq.ft.	s
i. TOTAL *(add g and h above)*	sq.ft.	s
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.	s
V. Garage	350-200	350 - 200
k. X attached ~~*(subtract 200 square feet if used to meet the minimum parking requirement)*~~	150 sq.ft.	150 s
l. ___ ~~detached *(subtract 450 square feet if more than 10 feet from principal structure)*~~	sq.ft.	s
VI. Carport *(open on two or more sides without habitable space above it subtract 450 square feet)*	sq.ft.	s
VII. TOTAL	1710 sq.ft.	~~1290~~ 133 s

TOTAL GROSS FLOOR AREA *(add existing and new from VII above)*	3000	sq. ft. 3045
GROSS AREA OF LOT	7757.5	sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	~~39~~	% 39

[1] If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.
a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
b. It only has one floor within the roof structure
c. It does not extend beyond the foot print of the floor below

CITY OF AUSTIN
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) groun level paving, landscaping, or open recreational facilities.

		Existing		New / Addition	
a.	1st floor conditioned area	640	sq.ft.	550	sq.ft
b.	2nd floor conditioned area	920	sq.ft.	590	sq.ft
c.	3rd 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.
	___ detached	350	sq.ft.	350	sq.ft
f.	Wood decks *[must be counted at 100%]* 2nd Flr		sq.ft.		sq.ft.
g.	Breezeways		sq.ft.	128	sq.ft
h.	Covered patios		sq.ft.		sq.ft.
i.	Covered porches		sq.ft.		sq.ft.
j.	Balconies 2nd Flr		sq.ft.	100	sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*		sq.ft.	250	sq.ft.
l.	Other building or covered area(s)		sq.ft.		sq.ft.
	Specify		sq.ft.	45	sq.ft.
	TOTAL BUILDING AREA *(add a. through l.)*	1910	sq.ft.	~~1085~~ 2013	sq.ft.
	TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)*	940		1095 2035	sq.ft.
				26	% of lot

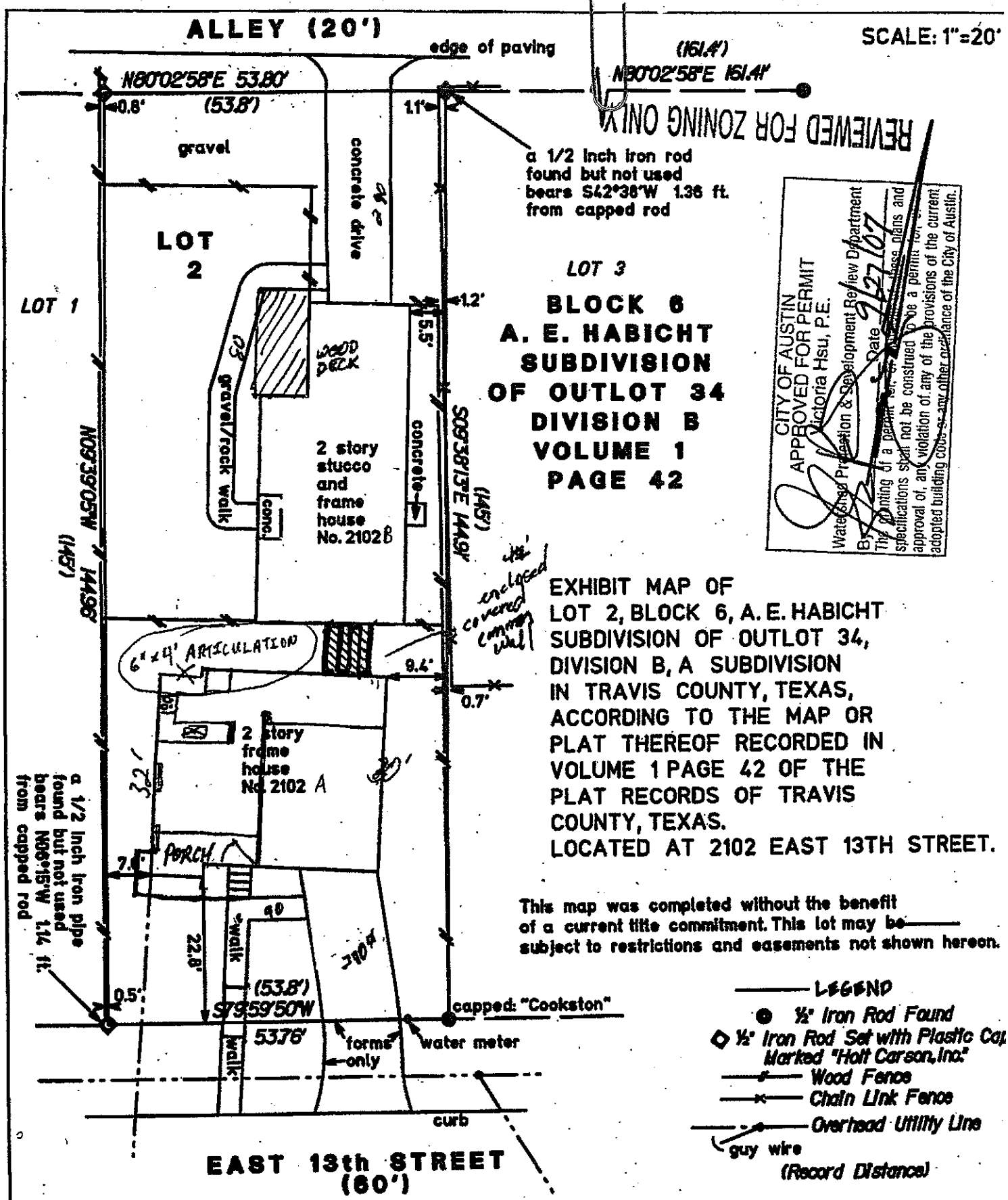
MUP 3103 #

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)*	2035	sq.ft.
b.	Driveway area on private property	510	sq.ft.
c.	Sidewalk / walkways on private property	170	sq.ft.
d.	Uncovered patios		sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	128 / 64	sq.ft.
f.	Air conditioner pads	18	sq.ft.
g.	Concrete decks		sq.ft.
h.	Other (specify)		sq.ft.
			sq.ft.
	TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*	2797	sq.ft.
		36	% of lot

MUP - 2490.8


ALLEY (20')
SCALE: 1"=20'
edge of paving
N80°02'58"E 53.80'
(53.8')
(161.4')
N80°02'58"E 161.41'
0.8'
1.1'
gravel
concrete drive
a 1/2 inch iron rod found but not used bears S42°38'W 1.36 ft. from capped rod
LOT 2
LOT 1
LOT 3
BLOCK 6
A. E. HABICHT
SUBDIVISION
OF OUTLOT 34
DIVISION B
VOLUME 1
PAGE 42
1.2'
5.5'
WOOD DECK
gravel/rock walk
2 story stucco and frame house No. 2102 B
conc.
concrete
S09°38'13"E 144.91'
(145')
N09°39'05"W 144.96'
(145')
enclosed covered entry wall
6"x4' ARTICULATION
9.4'
0.7'
2 story frame house No. 2102 A
PORCH
7.6'
walk
22.8'
(53.8')
S79°59'50"W
53.76'
0.5'
capped: "Cookston"
forms only
water meter
curb
a 1/2 inch iron pipe found but not used bears N06°15'W 1.14 ft. from capped rod
EAST 13th STREET
(60')
CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
Date 9/27/07
The granting of a permit for these plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building codes or any other ordinance of the City of Austin.
REVIEWED FOR ZONING ONLY
EXHIBIT MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.
LEGEND
½" Iron Rod Found
½" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
Wood Fence
Chain Link Fence
Overhead Utility Line
guy wire
(Record Distance)
see map A801084 for complete boundary surve
PREPARED: July 25, 2007
BY:
Anne Thayer
Structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.
AE APPROVED
SEP 27 2007
270-115
DH
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

BP Number 2011-001279 RA
Building Permit No.
Plat No. Date 1-6-11
Reviewer SPB

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

PRIMARY PROJECT DATA

Service Address 2102 E. 13th Street Tax Parcel No. 0209092512

Legal Description

Lot 2 Block 6 Subdivision A.E. HABICHT Subdivision Section Phase

If in a Planned Unit Development, provide Name and Case No. N/A
(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)* finishout deplex A

✓ Addition *(specify)* Attach existing SF unit A & B

X Other *(specify)* RE-PERMIT expired 2007-154424 RA (9-27-07)

Zoning (e.g. SF-1, SF-2...) SF-3

- Height of Principal building 28 ft. # of floors 2 Height of Other structure(s) N/A ft. # of floors 2

- Does this site currently have water and wastewater availability? ✓ Yes ___ No. **If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.**

- Does this site have a septic system? ___ Yes ✓ No. **If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.**

Does this site have a Board of Adjustment ruling? ✓ Yes ___ No If yes, attach the B.O.A. documentation Appeal being Reconside

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 $ 1500 xx
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7790 sq.ft.

Job Valuation – Principal Building $
Connecting WALL (Labor and materials)

Job Valuation – Other Structure(s) $ 2,500
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 4000
(Labor and materials)

PERMIT FEES
(For office use only)

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

OWNER / BUILDER INFORMATION

OWNER Name WSC REO LLC Telephone (h) (w) 512-257-3278

BUILDER Company Name Telephone
Contact/Applicant's Name Pager
FAX

DRIVEWAY/ SIDEWALK Contractor To be determined Telephone

CERTIFICATE OF OCCUPANCY Name TANIA & JEFF CULBERTSON Telephone
Address 2102 E 13 ST UNIT B City AUSTIN ST TX ZIP 78702

If you would like to be notified when your application is approved, please select the method:
___ telephone X e-mail: team@walterservicing.com

You 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 that 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 1/6/11

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

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

Service Address_____

Applicant's Signature [signature] Date 1/6/11

CITY OF AUSTIN

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.

		REAR UNIT Existing	FRONT UNIT MAINTAIN ~~New / Addition~~
a.	1st floor conditioned area	1030 sq.ft.	819 sq.ft.
b.	2nd floor conditioned area	1060 sq.ft.	1070 sq.ft.
c.	3rd floor conditioned area	sq.ft.	sq.ft.
d.	Basement	sq.ft.	sq.ft.
e.	Garage / Carport	sq.ft.	sq.ft.
	✓ attached	sq.ft.	201 sq.ft.
	___ detached	sq.ft.	sq.ft.
f.	Wood decks *[must be counted at 100%]*	sq.ft.	60 sq.ft.
g.	Breezeways	sq.ft.	sq.ft.
h.	Covered patios	sq.ft.	sq.ft.
i.	Covered porches	20 sq.ft.	150 sq.ft.
j.	Balconies	130 sq.ft.	70 sq.ft.
k.	Swimming pool(s) *[pool surface area(s)]*	sq.ft.	sq.ft.
l.	Other building or covered area(s) *Specify*	sq.ft.	sq.ft.
	TOTAL BUILDING AREA *(add a. through l.)*	2240 sq.ft.	2370 sq.ft.
		1050	1230
	TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)*	2280 sq.ft.	
	Lot Size 7790 ✱	29 % 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)*	2280 sq.ft.
b.	Driveway area on private property	500 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) Concrete Area	840 sq.ft.
	TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*	3620 sq.ft.
	Lot Size 7790 ✱	46.4 % of lot

✱Survey 3570 ✱ = 15.8% (50✱) took a 50% allowance on a possible cvd deck.?

Impervious Cover will come to Compliance! with Driveway reduction –

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 2102 East 13th St., Austin TX

Applicant's Signature Mike Allen **Date** 01-13-11

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

	Rear Unit Existing	Front Unit. Maintain ~~New / Addition~~
I. 1st Floor Gross Area		
a. 1st floor area (*excluding covered or uncovered finished ground-floor porches*)	1030 sq.ft.	819 sq.ft.
b. 1st floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL *(add a and b above)*	1030 **sq.ft.**	819 **sq.ft.**
II. 2nd Floor Gross Area See note [1] below		
d. 2nd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*	1060 sq.ft.	1070 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL *(add d and e above)*	1060 **sq.ft.**	1070 **sq.ft.**
III. 3rd Floor Gross Area See note [1] below		
g. 3rd floor area *(including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)*.	sq.ft.	sq.ft.
h. 3rd floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	**sq.ft.**	**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.	sq.ft.
V. Garage (FRONT UNIT GARAGE)		
k. ✓ attached *(subtract 200 square feet if used to meet the minimum parking requirement)* 201 - 200 = 1	sq.ft.	1 sq.ft.
l. ___ detached *(subtract 450 square feet if more than 10 feet from principal structure)*	sq.ft.	sq.ft.
VI. Carport (*open on two or more sides without habitable space above it subtract 450 square feet*)	sq.ft.	sq.ft.
VII. TOTAL	2090 **sq.ft.**	1889 **sq.ft.**

MUV 3116#	**TOTAL GROSS FLOOR AREA** (*add existing and new from VII above*)	3979 **sq. ft.**
	GROSS AREA OF LOT	7790 **sq. ft.**
	FLOOR AREA RATIO (gross floor area /gross area of lot)	51 %

DUER 863# MUV Waiver request allowed @ 25% (779#)

RDCC Request - 3895#

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.

BOA Request 84#

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.

LAND AREA: 7790 sq. ft.

Unit A

a) first floor footprint: 1020 sq ft
b) 2nd floor "footprint" 1070 sq ft.
c) 3rd floor: none
d) basement: none
e) garage: attached; included in first floor area "a"
f) decks (at 100%): 60 sq ft..
g) breezeway: none
h) covered patio: none
i) covered porches 150 sq. ft
j) balconies: 70 sq. ft.
k) pools: none
l) other covered areas: none

TOTAL BUILDING AREA: 2370 sq. ft

Unit B

a) first floor footprint: 1030 sq ft
b) 2nd floor "footprint" 1060 sq ft.
c) 3rd floor: none
d) basement: none
e) garage: none
f) decks (at 100%): none
g) breezeway: none
h) covered patio:
i) covered porches: 20 sq. ft
j) balconies: 130 sq. ft.
k) pools: none
l) other covered areas: none

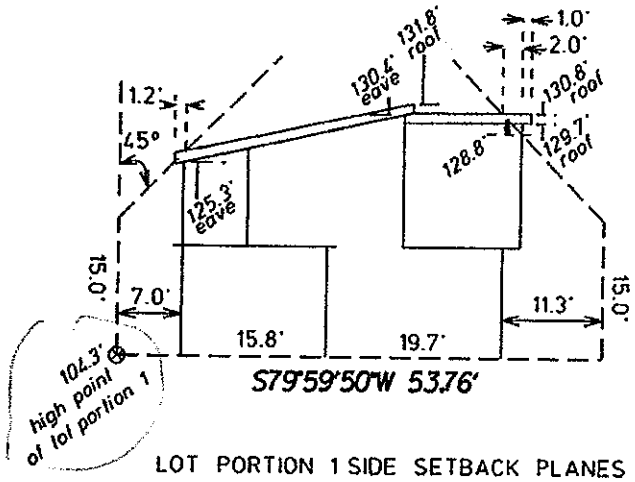
TOTAL BUILDING AREA: 2240 sq. ft.

Unit A footprint: 1020 sq. ft.
Unit B footprint: 1030 sq. ft.
concrete areas: 840 sq. ft.
covered wood porch) 150 sq. ft.
wood deck) 60 sq. ft.
gravel drive/parking area: 500 sq. ft.

The above improvements constitute 3600 sq. ft.
or 46.2% of the land area

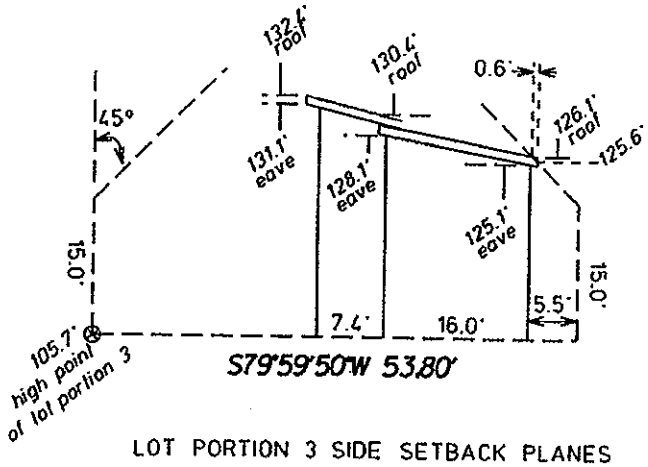
(with wood deck included at 50%, the improvements
constitute 3570 sq. ft or 45.8% of the land area)

STATE OF TEXAS
REGISTERED
ANNE THAYER
5850
PROFESSIONAL
LAND SURVEYOR

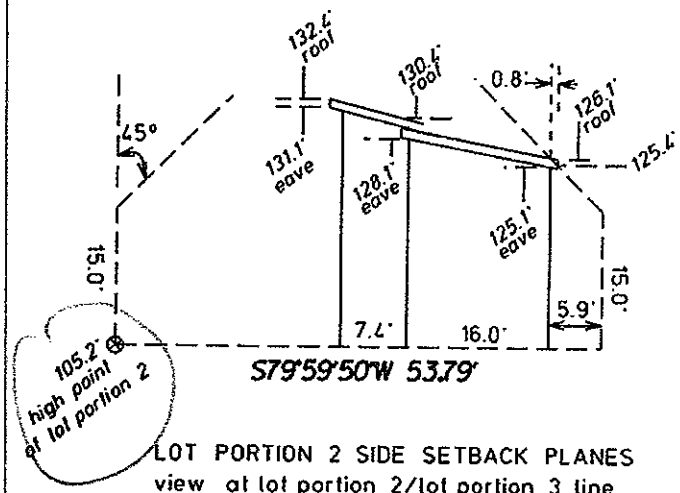


LOT PORTION 1 SIDE SETBACK PLANES
view at front setback line from street

SCALE: 1"=20'



LOT PORTION 3 SIDE SETBACK PLANES
view at rear wall line of Unit B



LOT PORTION 2 SIDE SETBACK PLANES
view at lot portion 2/lot portion 3 line
from street

SURVEY MAP OF
LOT 2, BLOCK 6, A. E. HABICHT
SUBDIVISION OF OUTLOT 34,
DIVISION B, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 1 PAGE 42 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
page 4 of 4

PREPARED: JUNE 14, 2010
BY:

STATE OF TEXAS REGISTERED ANNE THAYER 5850 PROFESSIONAL LAND SURVEYOR

Anne Thayer
Registered Professional Land Surveyor No. 5850

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

C801084

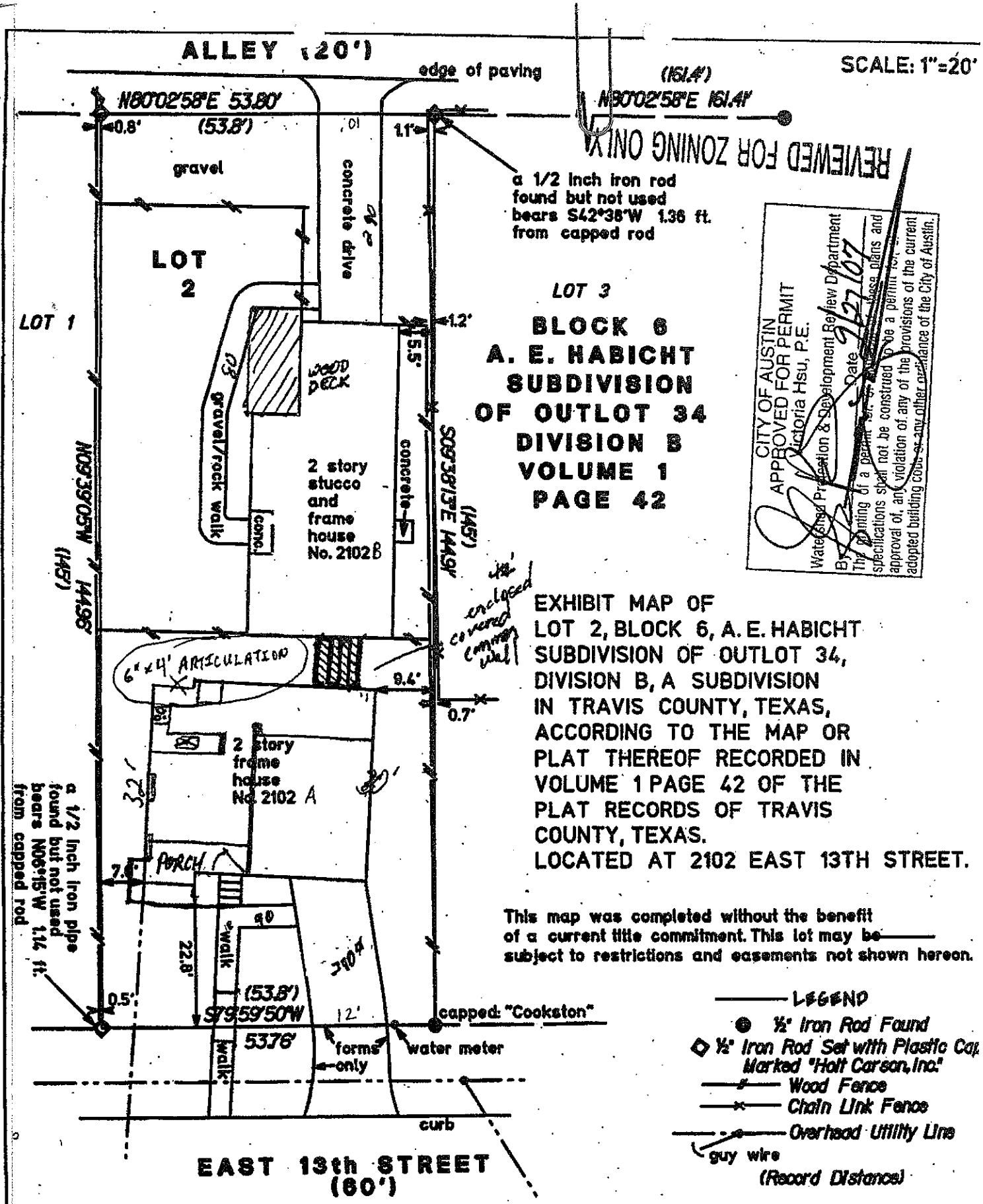

ALLEY (20')
edge of paving
(161.4')
SCALE: 1"=20'
N80°02'58"E 53.80'
N80°02'58"E 161.41'
0.8'
(53.8')
1.1'
gravel
concrete drive
a 1/2 inch iron rod found but not used bears S42°38'W 1.36 ft. from capped rod
LOT 2
LOT 1
LOT 3
BLOCK 6
A. E. HABICHT SUBDIVISION OF OUTLOT 34 DIVISION B VOLUME 1 PAGE 42
1.2'
5.5'
wood deck
gravel/rock walk
2 story stucco and frame house No. 2102B
concrete
N09°39'05"W 144.96'
(145')
S09°38'13"E 144.91'
(145')
6"x4' ARTICULATION
9.4'
0.7'
2 story frame house No. 2102 A
PORCH
7.6'
22.8'
walk
(53.8')
S79°59'50"W
5376'
12'
0.5'
a 1/2 inch iron pipe found but not used bears N09°15'W 1.14 ft. from capped rod
capped: "Cookston"
forms only
water meter
curb
EAST 13th STREET
(60')
REVIEWED FOR ZONING ONLY
CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
Date 9/27/07
The granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.
EXHIBIT MAP OF LOT 2, BLOCK 6, A. E. HABICHT SUBDIVISION OF OUTLOT 34, DIVISION B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.
This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.
LEGEND
½" Iron Rod Found
½" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
Wood Fence
Chain Link Fence
Overhead Utility Line
guy wire
(Record Distance)
see map A801084 for complete boundary surve
PREPARED: July 25, 2007
BY:
Structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.
AE APPROVED
SEP 27 2007
DH
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Anne Thayer

Exhibit D

PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION

(Chapter 245, Texas Local Government Code)

(This completed form must accompany all subdivision and site plan applications.)

FOR DEPARTMENTAL USE ONLY

File # Assigned: 2011-001279 RA **Date Filed:** 1/6/2011

Original Application Date: 8/16/2007 **Signature:** [signature] **Date:** 1/11/2011

Comments:

_____ **Insufficient Information to establish Chapter 245 rights.**

Proposed Project Name: 2102 EAST 13th St.

Address / Location: 2102 EAST 13th St.

Legal Description: Lot 2 Block 6 AE Habicht subdivision

A. [ ] The proposed application is for a **New Project** and is submitted under regulations currently in effect.

NOTE: If A is checked above, proceed to signature block below.

B. [ ] The proposed application is for an **ongoing project not requesting House Bill 1704 consideration.** The choice of this option does not constitute a waiver of any rights under Chapter 245.

C. [ ] The proposed application is for a **project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request.** Provide a brief description of the basis for this request here: _____

D. [ ] The proposed application is for a **project requesting review under a specific agreement, not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request.** Provide a brief description of the basis for this request here: _____

E. [X] Original **Application Filing Date:** JUL 27 2006 **File #:** BP0674570RA

The proposed application is submitted as a **Project in Progress** under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state law. **The determination will be based on information submitted on and with this form.**

The following information is required for Chapter 245 Review:

Attach supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals. Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which Chapter 245 vesting is claimed.

Project Application History	**File #**	**Application Date**	**Approval Date**
Annexation/zoning (if applicable to history)	N/A		
Preliminary Subdivision	N/A		
Final Subdivision Plat	Lot 2, BLK 6, AE Habicht Subdiv.	V63 pg 42	TC Plat Records
~~Site Plan / Devel.~~ BUILDING Permit	0674570RA	7/27/06	8/23/06

Proposed Project Application *(check one)*: **Preliminary Subdivision** _____ **Final Plat** _____ **Site Plan** DUPLEX

Proposed Project Land Use: *Specify acreage in each of the following land use categories:*

Single Family / Duplex 0.178 **Townhouse / Condo / Multi-family** _____ **Office** _____

Commercial _____ **Industrial / R&D** _____ **Other (Specify)** _____

Total acreage: 0.178 **Watershed** Boggy Creek **Watershed Classification** Urban

This proposed project application will still be reviewed under those rules and regulations that are not subject to Chapter 245, such as those to prevent imminent destruction of property or injury to persons, including regulations dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.

Signature - Property Owner or Agent [signature] Tamara Dozier **Date:** 1/6/11

Printed Name Dorothy Horton Tamara Dozier **Phone / Fax** 512-257-3278

Form Date 5/06/2005

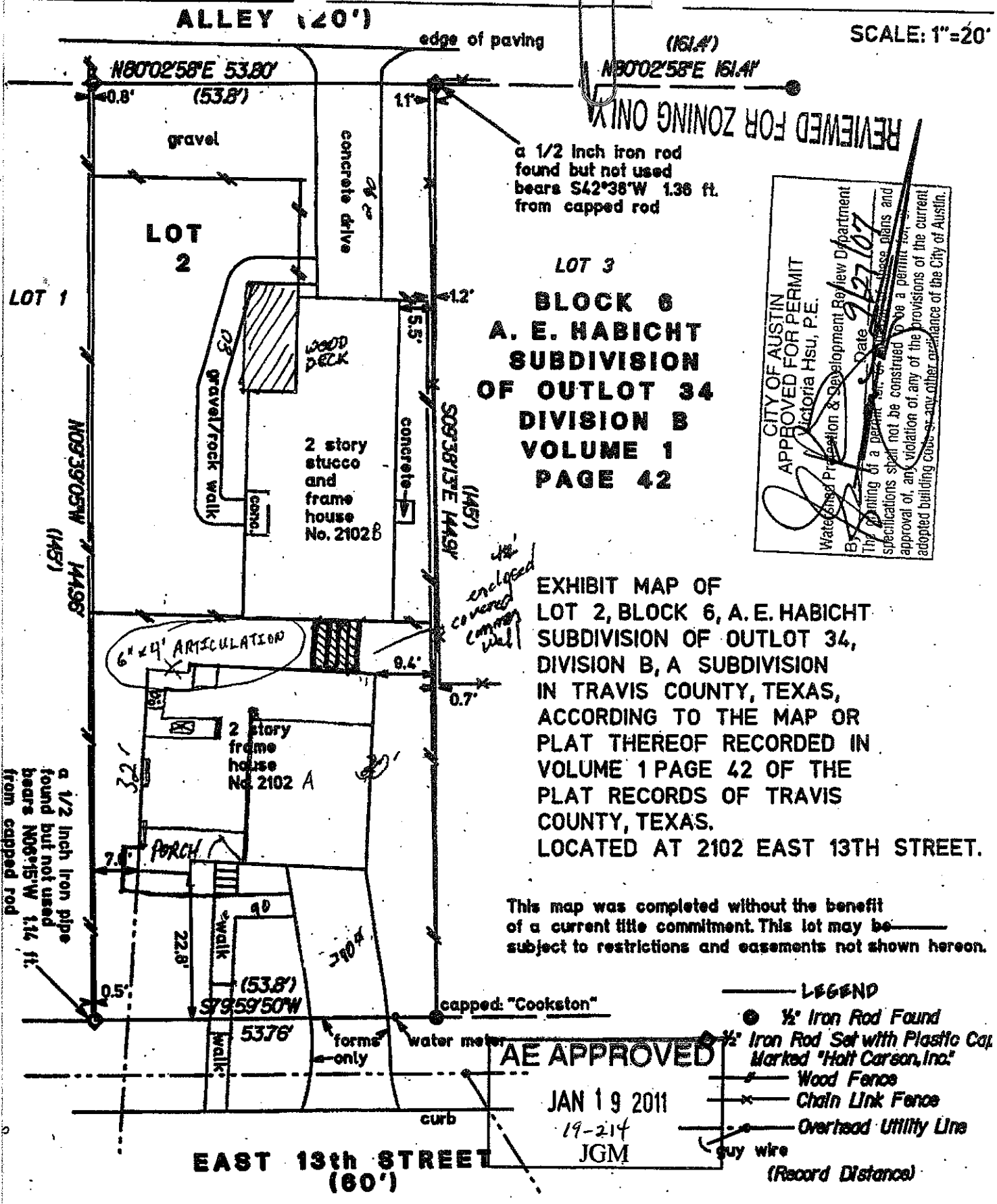


EXHIBIT MAP OF LOT 2, BLOCK 6, A. E. HABICHT SUBDIVISION OF OUTLOT 34, DIVISION B, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 42 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 2102 EAST 13TH STREET.

This map was completed without the benefit of a current title commitment. This lot may be subject to restrictions and easements not shown hereon.

REVIEWED FOR ZONING ONLY

CITY OF AUSTIN
APPROVED FOR PERMIT
Victoria Hsu, P.E.
Watershed Protection & Development Review Department
By: Date 9/27/07
The granting of a permit or approval of these plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

AE APPROVED
JAN 19 2011
19-214
JGM

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

AE APPROVED
SEP 27 2007
270-115
DH

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

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

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

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

Responsible Person for Service Request Mike Collins Phone 414-801-2012

Email collinsmc@att.net Fax _____

Project Name Re-permit expired permit (duplex) ☐ New Construction ☒ Remodeling

Project Address 2102 A/B EAST 13th ST. Austin, TX **OR**

Legal Description _____ Lot _____ Block _____

Requested Service Duration: ☐ Permanent Service ☐ Construction Power/Temp Service (Usually less than 24 months)

Who is your electrical service provider? ☐ AE ☐ Other _____

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

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: _____

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)

AE APPROVED
JAN 19 2011
19-214
JGM

Version 1.1.0.0

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

This document when printed is uncontrolled and for reference purposes only

GeoProfile Search Results

Zoning Review Cases

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

Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-NP	6070373

Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Boggy Creek	1310

Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51604
3	1037	Homeless Neighborhood Organization	51610
4	786	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	744	Sentral Plus East Austin Koalition (SPEAK)	51726
7	1122	Chestnut Neighborhood Revitalization Corporation	51742
8	256	Chestnut Addition Neighborhood Assn. (C.A.N.A.)	51743
9	1228	Sierra Club, Austin Regional Group	51750
10	974	City of Austin Neighborhood Planning (Chestnut)	51805
11	972	PODER People Organized in Defense of Earth & Her R	51845
12	1075	League of Bicycling Voters	51886
13	1224	Austin Monorail Project	51887
14	1199	United East Austin Coalition	52004
15	1236	The Real Estate Council of Austin, Inc.	52018
16	1232	Friends of Chestnut Neighborhood Planning Team	52019
17	1200	Super Duper Neighborhood Objectors and Appealers Organization	52041
18	1258	Del Valle Community Coalition	52051
19	1266	Chestnut Neighborhood Planning Area	52083

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			16581.426	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
2	NEIGHBORHOOD PLANNING AREAS	CHESTNUT	10490

FEMA Floodplains

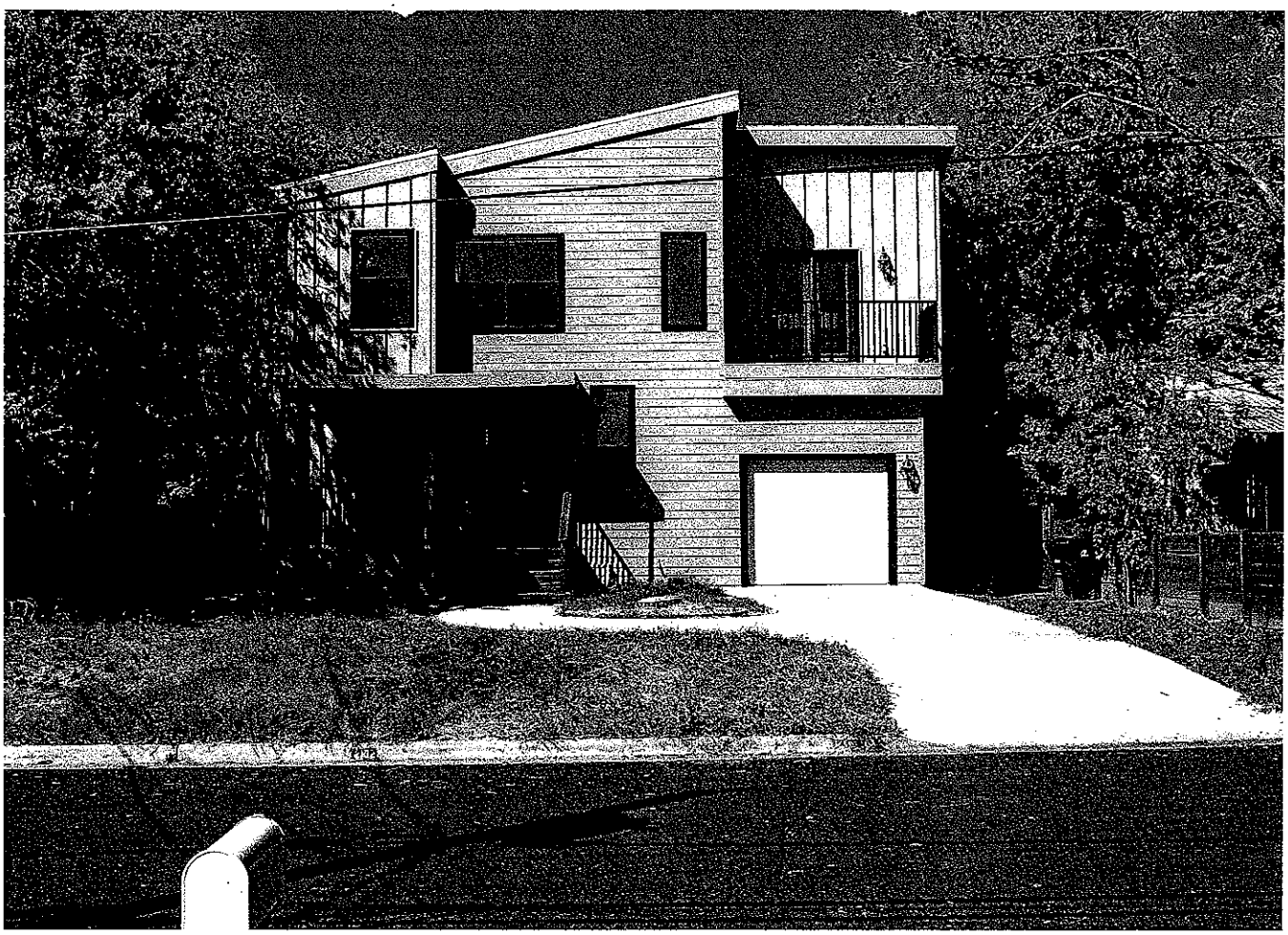
Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	400094.497635292	377551291.221866	419

Watershed Classification

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

Jurisdiction

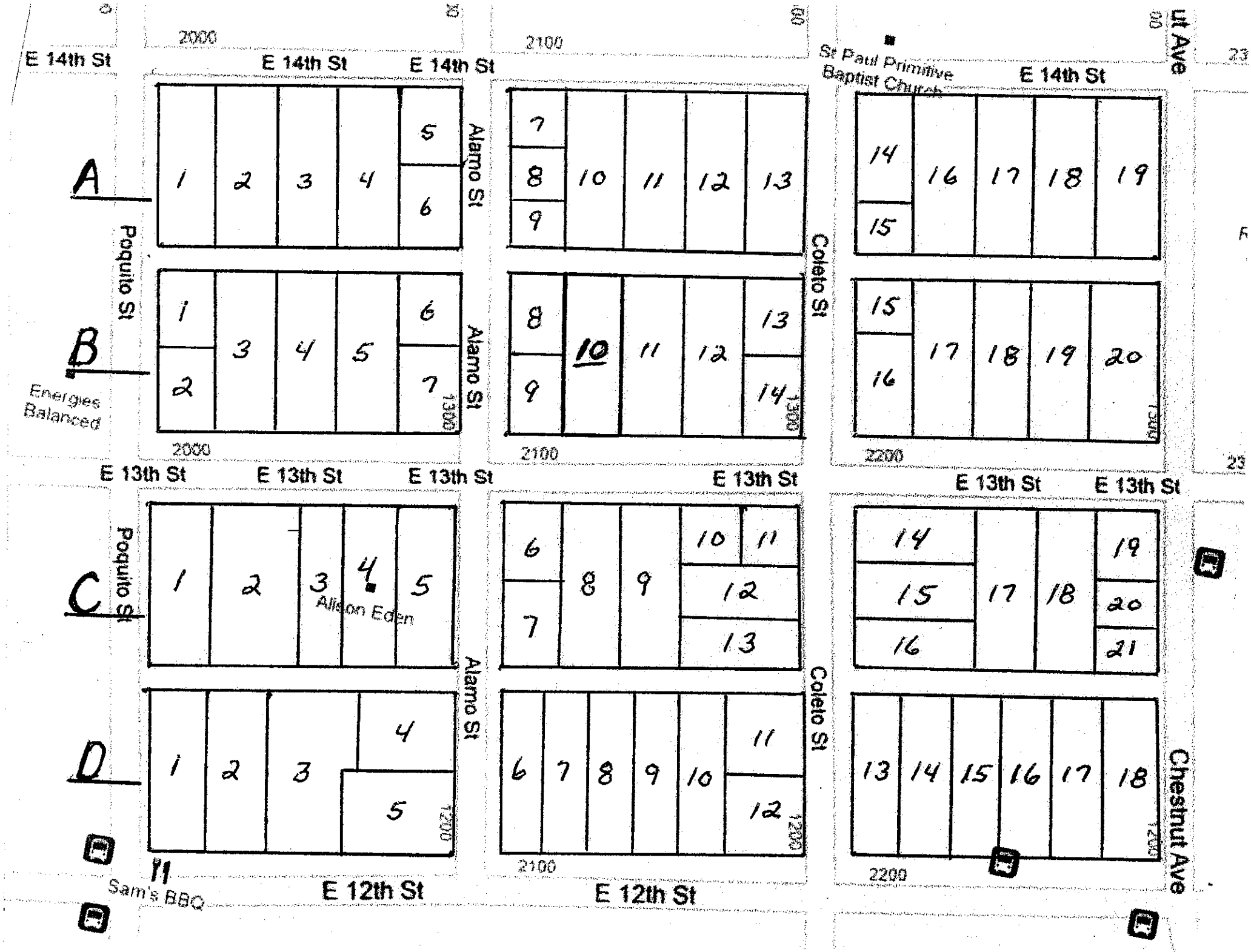
Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE




2102 E 13th St, Austin, TX 78702
© 2010 Google
© 2010 Europa Technologies
30°16'30.44" N 97°43'04.43" W elev 542 ft
©2010


THE HUNTS
SILLEARY

NOON


E 14th St
2000
E 14th St
E 14th St
2100
St Paul Primitive Baptist Church
E 14th St
Ut Ave
A
B
C
D
Poquito St
Alamo St
Coleto St
Chestnut Ave
Energies Balanced
1300
2000
2100
2200
E 13th St
E 13th St
E 13th St
E 13th St
E 13th St
E 13th St
Allison Eden
1200
Sam's BBQ
E 12th St
E 12th St

FAR Comparisons
2102 East 13th Street

Reference	Address	Land SqFt	Living Area SqFt	FAR Percentage	SqFt @.4	ID	Date Built	
A								
A-1	2001 E 14th St	7786	1300	**17%**	**3114**	198705	1966	
A-2	2003 E 14th St	7824	1429 w/carport	**18%**	**3130**	198706	1910	
A-3	2005 E 14th St	7868	768	**10%**	**3147**	198707	1945	
A-4	2007 E 14th St	7868	1598 w/storage	**20%**	**3147**	198708	1991 03 07	
A-5	2009 E 14th St	3855	1518	**39%**	**1542**	786946	2009	
A-6	1306 N Alamo	3903	1511	**39%**	**1572**	786947	2009	
A-7	2101 E 14th St	2840	513	**18%**	**1136**	198719	1930	
A-8	1309 N Alamo	2496	720	**29%**	**998**	198718	1930	
A-9	1307 N Alamo	2332	Lot	**NA**	**NA**	198717	NA	
A-10	2103 E 14th St	7777	1760	**23%**	**3111**	198720	1942 1954	
A-11	2105 E 14th St	7753	1550	**20%**	**3101**	198721	1925	
A-12	2107 E 14th St	7773	1176	**15%**	**3109**	198722	1915	
A-13	2109 E 14th St	7990	Lot	**NA**	**NA**	198723	NA	
A-14	2201 E 14th St	5380	930	**17%**	**2152**	200214	1925	
A-15	1307 N Coleto	2421	956	**39%**	**968**	200213	1930 2008	
A-16	2203 E 14th St	7801	624	**8%**	**3120**	200205	1920	
A-17	2205 E 14th St	7801	1300 w/carport	**17%**	**3120**	200206	1948 2005	
A-18	2207 E 14th St	7801	Lot	**NA**	**NA**	200207	NA	
A-19	2209 E 14th St	7801	Lot	**NA**	**NA**	200208	NA	
B								
B-1	1303 Poquito	3650	616	**17%**	**1460**	198716	1914	
B-2	2000 E 13th St	4082	684	**17%**	**1611**	198715	1938 2007	
B-3	2002A E 13th St	3911	1768 w/carport	**45%**	**1564**	A752850	2007 2008	
B-3	2002B E 13th St	3911	1768 w/carport	**45%**	**1564**	B752851	2007 2008	
B-4	2004A E13th St	3908	1754 masonry trim	**45%**	**1563**	A772307	2006	
B-4	2004B E13th St	3908	1754 masonry trim	**45%**	**1563**	B772308	2006	
B-5	2006 E 13th St	7850	Lot	**NA**	**NA**	198712	NA	
B-6	1304 N Alamo	3754	1543	**41%**	**1502**	198710	2008	
B-7	2008 E 13th St	4438	480	**11%**	**1775**	198711	1920	
B-8	1303 N Alamo	3797	Lot	**NA**	**NA**	198730	NA	
B-9	2100 E 13th St	3869	906	**23%**	**1548**	198729	1920	
B-10	2102A E 13th St	3896	2089	**54%**	**1558**	A752870	2008	
B-10	2102B E 13th St	3896	2148	**55%**	**1558**	B752871	2007	

FAR Comparisons
2102 East 13th Street

Reference	Address	Land SqFt	Living Area SqFt	FAR Percentage	SqFt @.4	ID	Date Built
B							
B-11	2104 E 13th St	7835	1212 w/carport	**15%**	**3134**	198727	1941
B-12	2106 E 13th St	7754	2128	**27%**	**3102**	198726	2001
B-13	1304 N Coleto	3834	744	**19%**	**1534**	198724	1930
B-14	1302 N Coleto	4270	Lot	**NA**	**NA**	198725	NA
B-15	1305 N Coleto	2152	1311	**61%**	**861**	200204	1953
B-16	2200 E 13th St	5649	Lot	**NA**	**NA**	200203	NA
B-17	2202 E 13th St	7801	1787	**23%**	**3120**	200212	1920 1922
B-18	2204 E 13th St	7511	Lot	**NA**	**NA**	200211	NA
B-19	2206 E. 13th St	7511	1976 w/carport	**26%**	**3004**	200210	1938
B-20	2208 E 13th St	8381	1430	**17%**	**3352**	200209	1925 1965
C							
C-1	2001 E 13th St	7801	1252 w/shed	**16%**	**3120**	197311	2006
C-2	2003 E 13th St	11702	1461	**12%**	**4681**	197312	1921 1960
C-3	2005 E 13th St	5583	720	**13%**	**2233**	197313	1930
C-4	2007A E 13th St	3047	881	**29%**	**1219**	A775494	2007
C-4	2007B E 13th St	3976	1918	**48%**	**1590**	B775493	2007
C-5	2009 E 13th St	6873	Lot	**NA**	**NA**	197316	NA
C-6	2101 E 13th St	3530	1760	**50%**	**1412**	584503	2006
C-7	1207 N Alamo	4260	808	**19%**	**1704**	584502	1941
C-8	2103 E 13th St	7801	810	**10%**	**3120**	197504	1934
C-9	2105 E 13thSt	7801	1870	**24%**	**3120**	197505	1915 1948
C-10	2107 E 13th St	2636	1564	**59%**	**1054**	197506	2006 2007
C-11	1210 N Coleto	2636	1084 w/carport	**41%**	**1054**	197507	1940 2005
C-12	1208 N Coleto	5165	792	**15%**	**2066**	197508	1940
C-13	1206 N Coleto	5165	920	**18%**	**2066**	197509	1940
C-14	2203 E 13th St	5380	768	**14%**	**2152**	197530	1935
C-15	1209 N Coleto	4842	756	**16%**	**1937**	197529	1916
C-16	1207 N Coleto	4842	1232	**25%**	**1937**	197528	1920
C-17	2205 E 13th St	7801	1232	**16%**	**3120**	197517	1925
C-18	2207 E 13th St	7801	864	**11%**	**3120**	197518	1937

FAR Comparisons
2102 East 13th Street

C-19	2209 E 13th St	3621	820 w/storage	**23%**	**1448**	197519	1946 2005	
Reference	**Address**	**Land SqFt**	**Living Area SqFt**	**FAR Percentage**	**SqFt @.4**	**ID**	**Date Built**	
C-20	1208 N Chestnut	2062	528	**26%**	**825**	197520	1946	
C-21	1206 N Chestnut	2118	720	**34%**	**847**	197521	1940	
D								
D-1	2000 E 12th St	7801	1840	**24%**	**3120**	197320	1900	
D-2	2002 E 12th St	7801	Lot	**NA**	**NA**	197319	NA	
D-3	2004 E 12th St	4237	Lot	**NA**	**NA**	197318	NA	
D-4	1206 N Alamo	5649	1848 w/garage	**33%**	**2260**	197317	2006	
D-5	2008 E 12th St	7328	2342	**32%**	**2931**	197321	1984	
D-6	2100 E 12th St	5848	1360	**23%**	**2339**	197513	1920 1946	
D-7	2102 E 12th St	5848	Lot	**NA**	**NA**	197512	NA	
D-8	2104 E 12th St	5848	1846	**32%**	**2339**	197511	1920 1946	
D-9	2106 E 12th St	5829	1260 w/storage	**22%**	**2332**	197510	1930	
D-10	2108 E 12th St	5800	576	**10%**	**2320**	197514	1946	
D-11	1204 N Coleto	4056	1406 w/carport-shed	**35%**	**1622**	197515	1946 2005	
D-12	2110 E 12th St	5746	1260	**22%**	**2298**	197516	1946	
D-13	2200 E 12th St	6496	1652	**25%**	**2598**	197527	1920 1952	
D-14	2202 E 12th St	6496	1636	**25%**	**2598**	197526	1920 1935	
D-15	2204 E 12th St	6496	1680	**26%**	**2598**	197525	1920 1935	
D-16	2206 E 12th St	6496	1582	**24%**	**2598**	197524	1920 1935	
D-17	2208 E 12th St	6496	1113	**17%**	**2598**	197523	1918	
D-18	2210 E 12th St	6496	Lot	**NA**	**NA**	197522	NA	

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
TOM GRANGER
CHAIRPERSON
RICHARD LAVINE
VICE CHAIRPERSON
NASH MARTINEZ
SECRETARY/TREASURER

PATRICK BROWN
CHIEF APPRAISER

BOARD MEMBERS
JAMES ADKINS
HUGH FARMER
KRISTOFFER S. LANDS
JOAN KUNKEL
ELEANOR POWELL
NELDA WELLS SPEARS
BLANCA ZAMORA-GARCIA

CERTIFICATE

I, Karen Prinz, am the Records Management Officer of the Travis Central Appraisal District and custodian of its records. I hereby certify that the attached record(s) are true and correct copies of the original record which is on file at the Travis Central Appraisal District.

Karen Prinz

SWORN TO AND SUBSCRIBED before me on the 5 day of October, 2010 to certify which witness my hand and official seal.

KIMBERLEY JEAN BALDRIDGE
MY COMMISSION EXPIRES
February 3, 2011

Notary Public in and for the State of Texas

My Commission Expires on: 2/3/11

Attachment(s):

2010 Property Appraisal Information for PID #752871

2010 Property Appraisal Information for PID #752870

TRAVIS CENTRAL APPRAISAL DISTRICT

PROPERTY APPRAISAL INFORMATION 2010

PROPERTY **752871** R 09/28/2007

Legal Description
UNT B 2102 EAST 13TH STREET CONDOMINIUMS PLUS
50.0 % INT IN COM AREA

OWNER ID
1400102

OWNERSHIP
100.00%

CULBERTSON JEFFREY & TANIA
2102 E 13TH ST
AUSTIN, TX 78702-1710-02

Entities	
01	100%
02	100%
03	100%
0A	100%
2J	100%
68	100%

Values		
IMPROVEMENTS		145,063
LAND MARKET	+	58,440
MARKET VALUE	=	203,503
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	203,503
HS CAP LOSS	-	0
ASSESSED VALUE	=	203,503

Ref ID2: 02090930030000
0209093003 Map ID 021011

ACRES: .0894
EFF. ACRES:

SITUS 2102 E 13 ST B TX 78702

APPR VAL METHOD: Cost

GENERAL

UTILITIES
TOPOGRAPHY
ROAD ACCESS
ZONING
NEXT REASON

LAST APPR.
LAST APPR. YR 2010
LAST INSP. DATE
NEXT INSP. DATE

REMARKS MEASURED IN FIELD , NEW SINGLE FAMILY CONDO 100% COMP AND LIVED IN FOR 08 CLAS SET @ 5- WJG 04/03/08

EXEMPTIONS

HS Homestead

PICTURE

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
08/27/2007	*****	MGE DEVELOPMENT	WD 2007167551TR

IMPROVEMENT INFORMATION

SUBD: C01453 100.00% NBHD:E00E0 100.00%

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	1ST	1st Floor	01	WP/5-	1,060.0	69.34	1	2007	2007	A	73,500	97%	0%	0%	0%	100%	0.97	71,295
	2ND	2nd Floor	01	WP/5-	1,088.0	62.40	1	2007	2007	A	67,891	97%	0%	0%	0%	100%	0.97	65,854
	011	PORCH OPEN 1	01	*/5-	28.0	13.08	1	2007	2007		366	97%	0%	0%	0%	100%	0.97	355
	011	PORCH OPEN 1	01	*/5-	135.0	13.08	1	2007	2007		1,766	97%	0%	0%	0%	100%	0.97	1,713
	251	BATHROOM	01	*/*	2.5	0.00	1	2007	2007			97%	0%	0%	0%	100%	0.97	0
	512	DECK UNCOVRE	01	*/5-	135.0	8.05	1	2007	2007		1,087	97%	0%	0%	0%	100%	0.97	1,054
	095	HVAC RESIDEN	01	*/*	2,148.0	2.30	1	2007	2007		4,940	97%	0%	0%	0%	100%	0.97	4,792
1	1 FAM DWELLING		STCD: A4		4,596.5	Homesite: Y (100%)					149,550							145,063

IMPROVEMENT FEATURES

Foundation	1	SLAB	0
Floor Factor	1	1ST	0
Grade Factor	1	A	0
Roof Covering	1	METAL	0
Roof Style	1	FLAT	0
Shape Factor	1	L	0
			0

LAND INFORMATION

SUBD: C01453 100.00% NBHD:E00E0 100.00% IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Land		SPECIAL	A4	Y (100%)	SQ	3,896.0000 SQ	15.00	58,440	1.00	1.00	A	58,440				0.00	0
													58,440					0

Effective Date of Appraisal: January 1 Date Printed: 10/05/2010 01:55:21PM by kprinz

True Automation, Inc.

TRAVIS CENTRAL APPRAISAL DISTRICT — PROPERTY APPRAISAL INFORMATION 2010

PROPERTY **752870** R 09/28/2007

Legal Description
UNT A 2102 EAST 13TH STREET CONDOMINIUMS PLUS
50.0 % INT IN COM AREA

OWNER ID 1453344

OWNERSHIP 100.00%

WSC REO LLC
% WALTER CAPITAL SERVICING CORP
STE 601
600 ROUND ROCK WEST DR
ROUND ROCK, TX 78681-5005-51

Entities	
01	100%
02	100%
03	100%
0A	100%
2J	100%
68	100%

Values		
IMPROVEMENTS		155,515
LAND MARKET	+	58,440
MARKET VALUE	=	213,955
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	213,955
HS CAP LOSS	-	0
ASSESSED VALUE	=	213,955

Ref ID2: 02090930020000
0209093002 Map ID 021011

ACRES: .0894
EFF. ACRES:

SITUS 2102 E 13 ST A TX 78702

APPR VAL METHOD: Cost

GENERAL

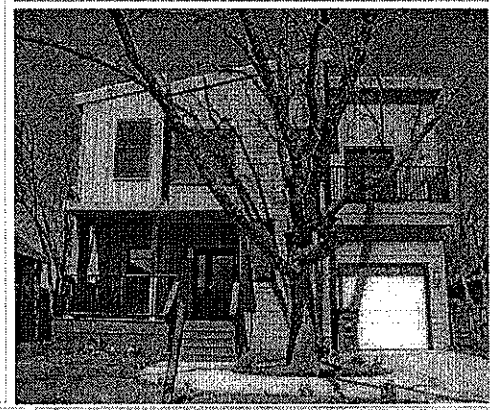
UTILITIES	LAST APPR.	SSR
TOPOGRAPHY	LAST APPR. YR	2010
ROAD ACCESS	LAST INSP. DATE	03/09/2010
ZONING	NEXT INSP. DATE	02/23/2010

NEXT REASON LISTED AT 299K DURING END OF 2009

REMARKS 100% COMP. CHG CLASS TO WS5 - 3/9/10 - SSR//PER F/C NEW SINGLE FAMILY CONDO EST 62% COMP @ VISIT AND 18% FOR 08 WILL BE 100% BY EOY C-09 FOR CMPLETION

EXEMPTIONS

PICTURE



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
08/04/2009	*****	MGE DEVELOPMENT	TD 2009161255TR

IMPROVEMENT INFORMATION

SUBD: C01453 100.00% NBHD:E00E0 100.00%

I#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
	1ST	1st Floor	01	WS/5	785.0	83.35	1	2008	2008	A	65,430	98%	0%	0%	0%	100%	0.98	64,121
	2ND	2nd Floor	01	WS/5	1,073.0	75.01	1	2008	2008	A	80,486	98%	0%	0%	0%	100%	0.98	78,876
	041	GARAGE ATT 1	01	WS/5	231.0	25.54	1	2008	2008		5,900	98%	0%	0%	0%	100%	0.98	5,782
	011	PORCH OPEN 1	01	*/5	144.0	14.03	1	2008	2008		2,020	98%	0%	0%	0%	100%	0.98	1,980
	251	BATHROOM	01	*/*	2.0	0.00	1	2008	2008			98%	0%	0%	0%	100%	0.98	0
	095	HVAC RESIDEN	01	*/*	1,858.0	2.30	1	2008	2008		4,273	98%	0%	0%	0%	100%	0.98	4,188
	512	DECK UNCOVRE	01	*/5	72.0	8.05	1	2008	2008		580	98%	0%	0%	0%	100%	0.98	568
	FAM DWELLING		STCD: A4		4,165.0	Homesite: Y (100%)					158,689							155,515

IMPROVEMENT FEATURES

Foundation	PIER AND BEAM		0
Grade Factor	1	A	0
Roof Covering	1	METAL	0
Roof Style	1	FLAT	0
Shape Factor	1	L	0
Floor Factor	1	1ST	0
			0

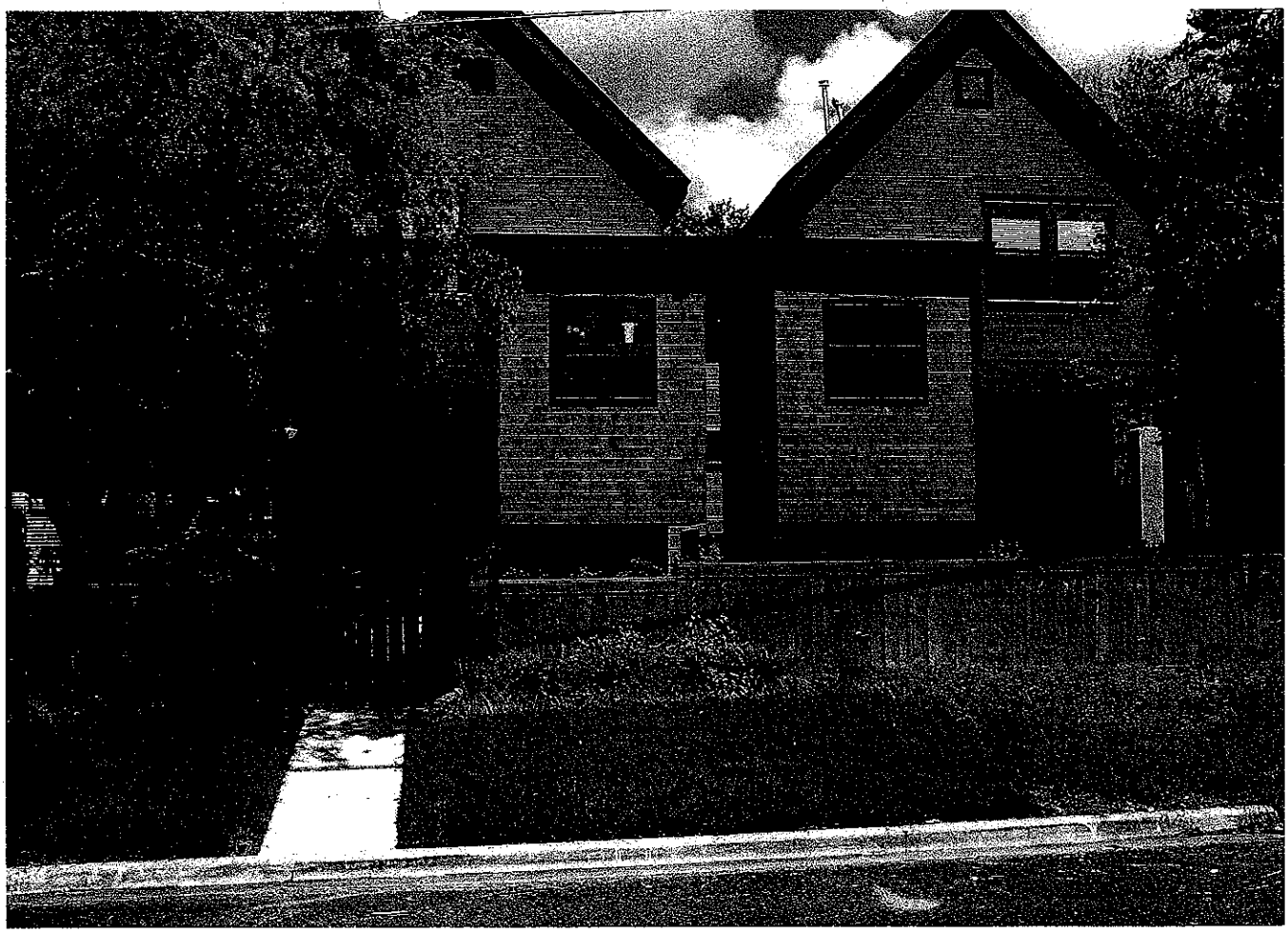
LAND INFORMATION

SUBD: C01453 100.00% NBHD:E00E0 100.00% IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	Land		SPECIAL	A4	Y (100%)	SQ	3,896.0000 SQ	15.00	58,440	1.00	1.00	A	58,440				0.00	0
													58,440					0

Effective Date of Appraisal: January 1 Date Printed: 10/05/2010 01:52:15PM by kprinz

True Automation, Inc.



2002 A/B E. 13TH ST.; FAR= 0.45:1.0; BUILT 2007/2008

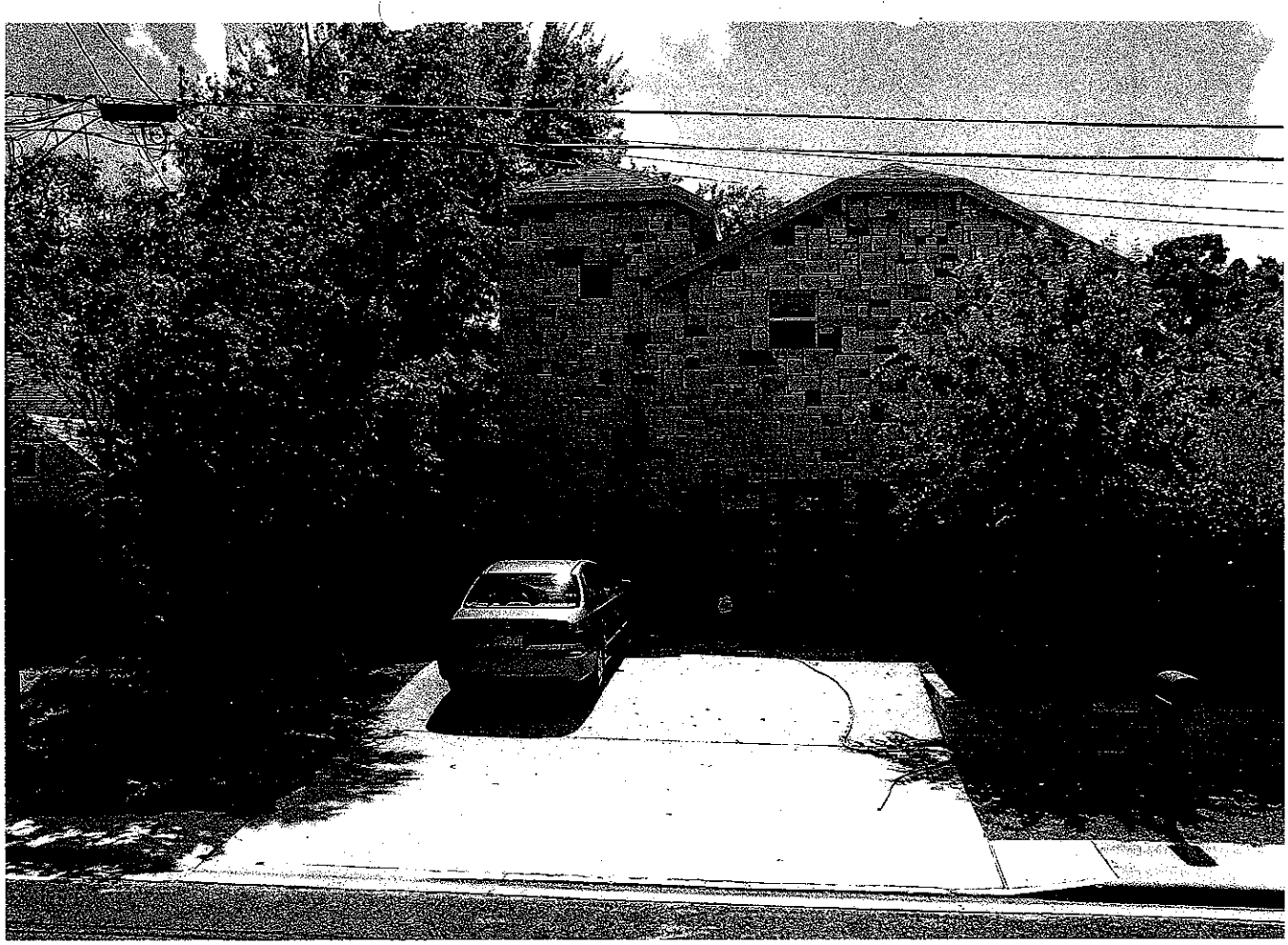
Lot Size= 7822 sq. ft.; Structure(s)= 3536 sq. ft.

Exhibit 'D2'

2004 A/B E. 13TH ST.; FAR= 0.45:1.0; BUILT 2006

Lot Size= 7816 sq. ft.; Structure(s)= 3508 sq. ft.

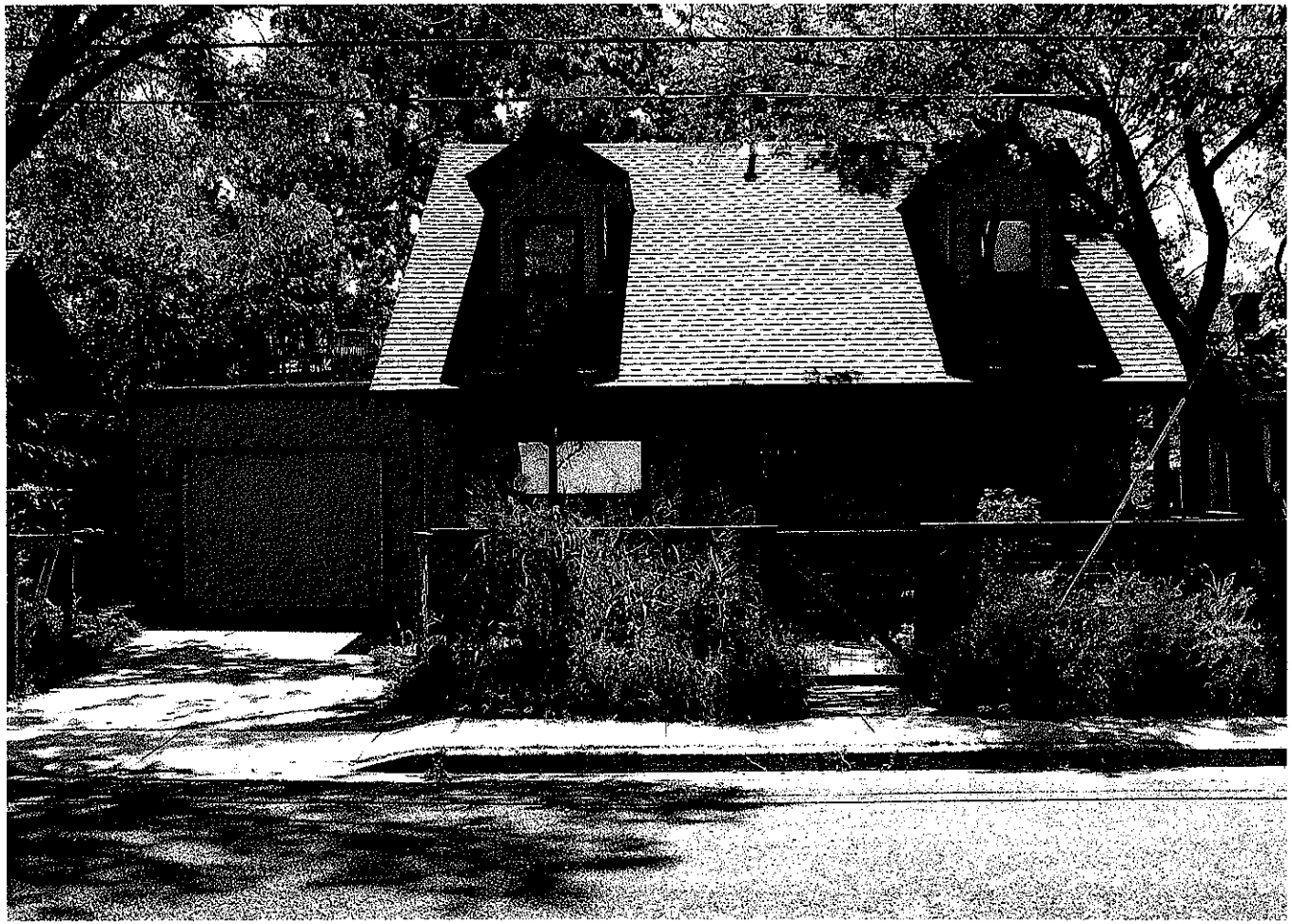
Exhibit 'D3'



2101 E. 13TH ST.; FAR=0.50:1.0; BUILT 2006

Lot Size= 3530 sq. ft.; Structure= 1760 sq. ft.

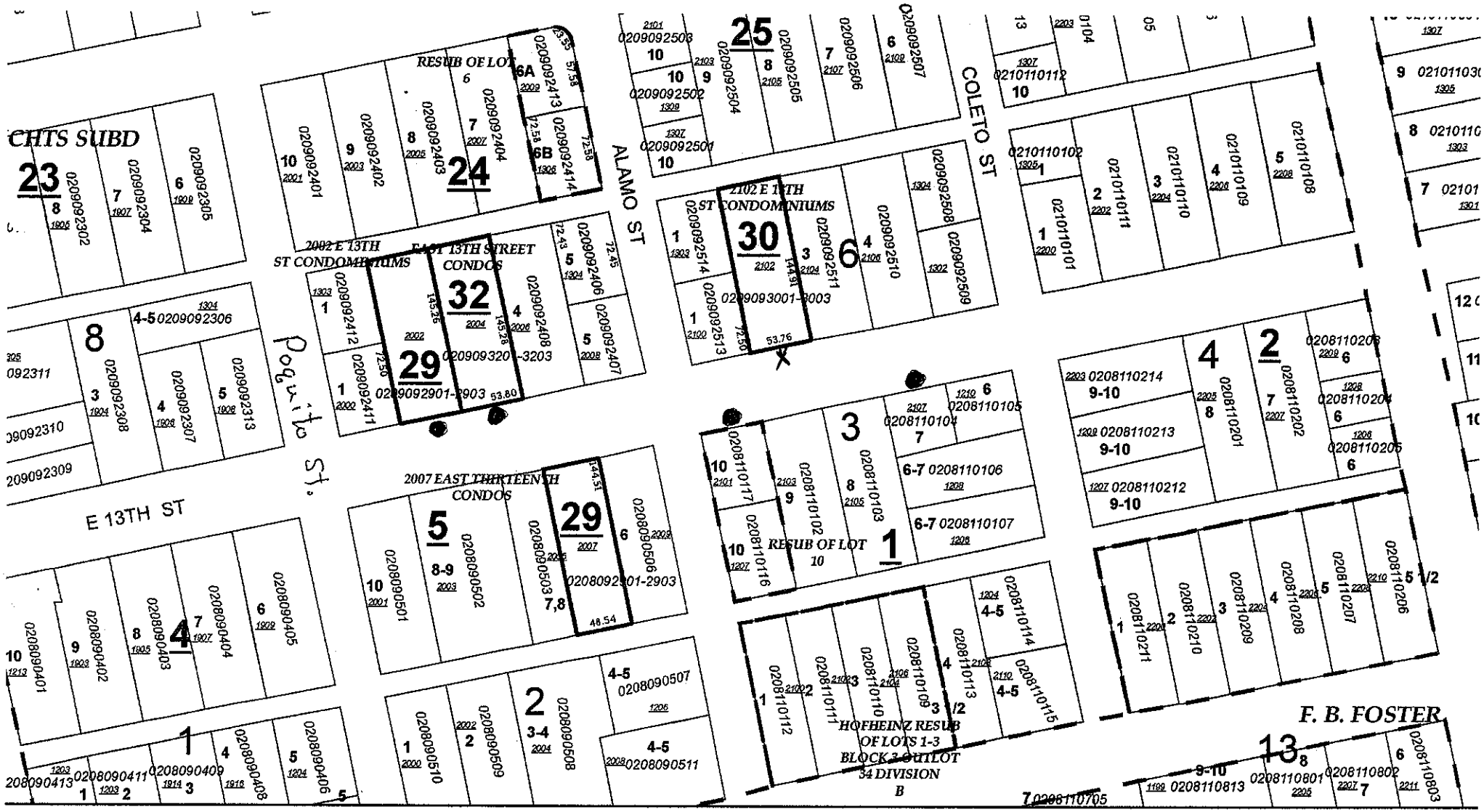
Exhibit 'D4'

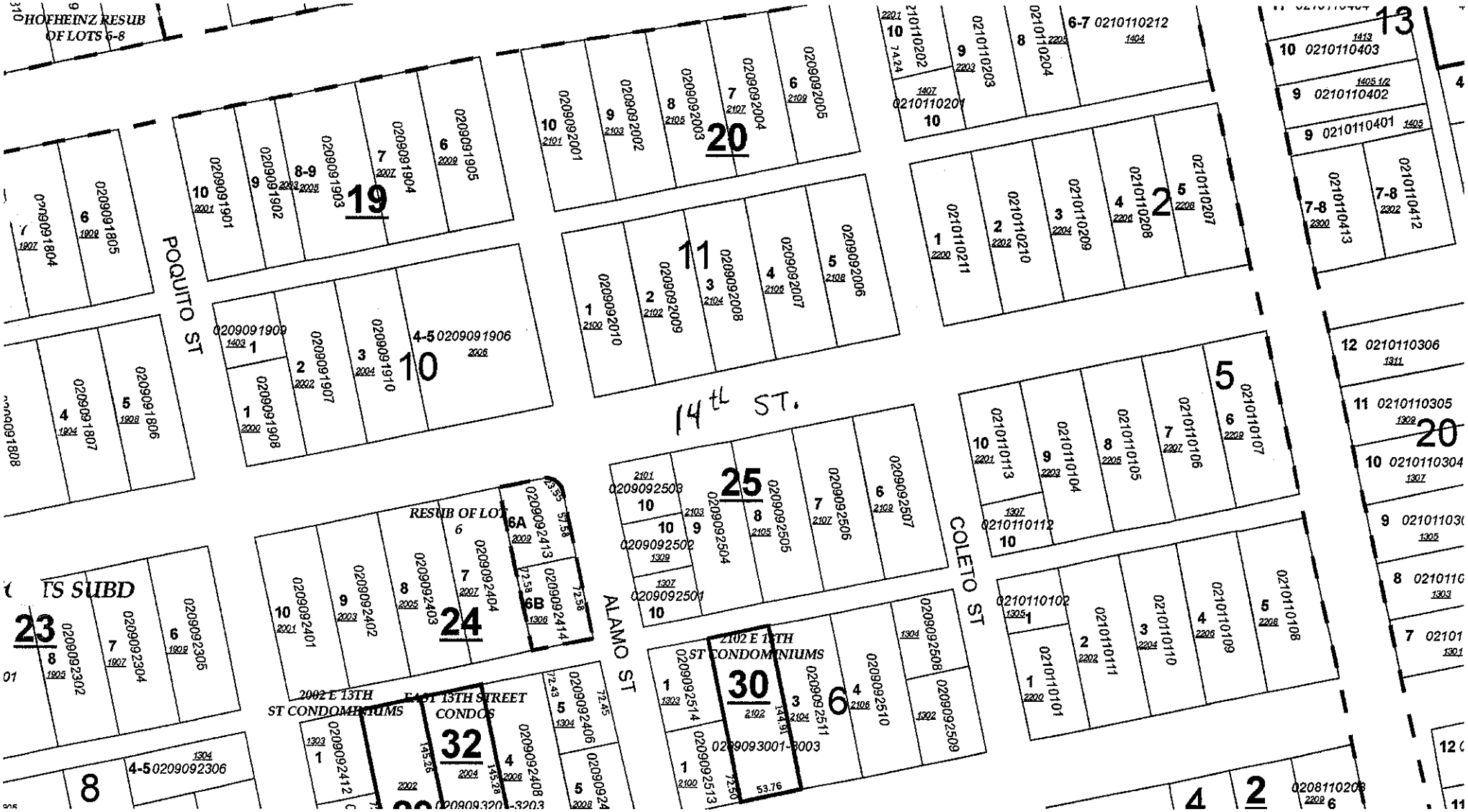


2107 E. 13TH ST.; FAR=0.59:1.0; BUILT 2006/2007

Lot Size= 2636 sq. ft.; Structure= 1564 sq. ft.

Exhibit 'D5'


CHTS SUBD
23
24
RESUB OF LOT 6
6A
6B
ALAMO ST
COLETO ST
25
2102 E 13TH ST CONDOMINIUMS
30
6
2002 E 13TH ST CONDOMINIUMS
EAST 13TH STREET CONDOS
32
29
0209093001-3003
0209092901-2903
Pogito St.
E 13TH ST
2007 EAST THIRTEENTH CONDOS
5
29
0208092901-2903
RESUB OF LOT 10
1
3
4
2
HOFHEINZ RESUB OF LOTS 1-3 BLOCK 3 OUTLOT 34 DIVISION B
F. B. FOSTER
13


HOFHEINZ RESUB OF LOTS 6-8
POQUITO ST
14th ST.
ALAMO ST
COLETO ST
RESUB OF LOT 6
2002 E 13TH ST CONDOMINIUMS
EAST 13TH STREET CONDOS
2102 E 13TH ST CONDOMINIUMS
0209093001-3003
0209093201-3203
0208110203
0210110212
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HABICHTS SUBD
Chicon St.
Poquito St.
ALAMO ST
E 13TH ST
14TH ST
RESUB OF LOT
2002 E 13TH ST CONDOMINIUMS
EAST 13TH STREET CONDOS
2007 EAST THIRTEENTH CONDOS
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