1

WAIVER

RDCC

APPLICATION

CITY OF AUSTIN

CASE # 2010-055014 PR
PLAN REVIEW # _____

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 2318 W. 8th St. #B-AKA-803 Possum Trot

LEGAL DESCRIPTION: Subdivision – _____

Lot(s) 1-2 Block 4 Outlot _____ Division BLVD. HEIGHTS PLUS ADJ. 1/2 VAC. ALLEY

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We JOHN HALLOCK on behalf of myself/ourselves as authorized agent for

ERIC + KRISTI WILKERSON 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:

✓ 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*).

WE ARE ASKING FOR A 3.7% INCREASE IN FAR TO AVOID MOVING AN EXISTING LEGAL NON-COMPLYING 1949 2-STORY GARAGE 4' TO THE REAR OF THE PROPERTY. From the allowable 2657 ⌗ to 2907 ⌗ (250 ⌗ over F.A.R.)

in a SF-3 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:

BECAUSE OF AN EXISTING LEGAL NON-COMPLYING 1949 GARAGE WITH STUDIO APARTMENT ABOVE AND ITS RELATIONSHIP TO THE ORIGINAL RESIDENTIAL STRUCTURE AND AN 18" LIVE OAK TO THE REAR OF THE PROPERTY, WE ARE TRYING NOT TO DISTURB THE ROOT ZONE BY MOVING THE EXISTING GARAGE

REQUEST:

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

THERE IS AN EXISTING LEGAL NON-COMPLYING DETACHED GARAGE WITHIN 10' OF THE NEW CONSTRUCTION WHICH PRESERVES THE ORIGINAL INTEGRITY OF THE LOT AND NEIGHBORHOOD AND PRESERVES AN EXISTING 18" LIVE OAK AT THE BACK OF THE PROPERTY.

AREA CHARACTER:

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

THE PROJECT CONFORMS TO ALL CITY ORDINANCES, DOES NOT FALL OUTSIDE EXISTING PROPERTY LINES AND WILL HAVE NO EFFECT ON ADJACENT CONFORMING PROPERTY. IT ALSO PRESERVES ALL EXISTING TREES AND CONTRIBUTES TO OVERALL ATMOSPHERE OF THE NEIGHBORHOOD.

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 207 W. 4th St.

City, State AUSTIN TX Zip 78701

Phone 472-4980 Printed Name JOHN HALLOCK

Signature _____ Date 6/24/10

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

Mailing Address 2318 W. 8th

City, State Austin Tx Zip 78703

Phone (512) 450-2778 Printed Name Kristi Wilkerson

Signature _____ Date 7/12/10

City of Austin - LIS Archive Search

This archive holds historical data from January 1990 to September 1999

Service Address Report

Thursday, June 24, 2010
12:13 PM

DOWNLOAD EXCEL FILE << BACK

Add to Menu	Folio	Line	Status	Active Date	Final Date	Customer Name	Service Address	Place City	Zip Code
SELECT	102642	01	I		31-OCT-1988	ROGERS, KIRBY D JR	803 POSSUM TROT	AUSTIN 499-2797	78703
SELECT	102642	02	I	06-DEC-1988	09-JUN-1999	PETERS, RHONDA E	803 POSSUM TROT	AUSTIN 499-2797	78703
SELECT	102642	03	A	21-JUN-1999		HEMPHILL, KIRK	803 POSSUM TROT	AUSTIN 499-2797	78703

City of Austin - LIS Archive Search

This archive holds historical data from January 1990 to September 1999

Service Address Report

Thursday, June 24, 2010
12:15 PM

DOWNLOAD EXCEL FILE << BACK

Add to Menu	Folio	Line	Status	Active Date	Final Date	Customer Name	Service Address	Place City	Zip Code
SELECT	102636	02	A	12-MAY-1971		HEMPHILL, TROY P	2318 W 8TH ST	AUSTIN 499-2797	78703

RESIDENTIAL

APPLICATION

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

Number 2010-055014PR
Building Permit No.
Plat No. Date 8/11/10
Reviewer SRB

PRIMARY PROJECT DATA

Service Address 2318 West 8th St. - AKA 803 Possum Trot Tax Parcel No. 0110609120000
Legal Description
Lot 42 Block 4 Subdivision Boulevard Heights 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 existing baths=1
✓ New Residence new baths=2.5
___ Duplex
___ Garage ___ attached ___ detached
___ Carport ___ attached ___ detached
✓ Pool
___ Remodel *(specify)*
___ Addition *(specify)*
___ Other *(specify)* 3.5 baths = 3/4" w. meter

Zoning (e.g. SF-1, SF-2...) SF-3
- Height of Principal building 27 ft. # of floors 2 Height of Other structure(s) 21 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

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 $ 5000
Electrical $ 500
Mechanical $
Plumbing $ 500
Driveway/ Sidewalk $
TOTAL $ 6000
(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6642 sq.ft.
Job Valuation – Principal Building $ 469,000
(Labor and materials)
Job Valuation – Other Structure(s) $
(Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 475,000
(Labor and materials)

PERMIT FEES
(For office use only)

	NEW/ADDITIONS		REMODELS
Building	$290	33	$ 64
Electrical	$165	34	$ 23
Mechanical	$ 94	—	$ —
Plumbing	$100	34	$ 23
Driveway & Sidewalk	$		$
TOTAL	$		$

OWNER / BUILDER INFORMATION

OWNER Name Eric + Kristi Wilkerson Telephone (h) (w)
BUILDER Company Name Durrett Interest, LLC Telephone
Contact/Applicant's Name Kari Blackly - agent 289-0010 Pager FAX
DRIVEWAY/ SIDEWALK Contractor N/A Telephone
CERTIFICATE OF OCCUPANCY Name Eric + Kristi Wilkerson Telephone
Address 2318 West. 8th City Austin ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:
___ telephone ___ e-mail:

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 9/11/10

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

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

Refer to Orig. Application for comments - 2010-0144PR

Service Address _____

Applicant's Signature _____ Date _____

CITY OF AUSTIN
RESIDENTIAL PERMIT APPL... ION "D"
FLOOR AREA RATIO INFORMATION

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

Service Address 2318 West 8th St. - AKA 803 Possum Trot

Applicant's Signature [signature] **Date** 8/11/10

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*)	sq.ft.	1374 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.**	1374 **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)*	480 sq.ft.	773 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL *(add d and e above)*	480 **sq.ft.**	773 **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. ___ attached *(subtract 200 square feet if used to meet the minimum parking requirement)*	sq.ft.	sq.ft.
l. ✓ detached *(subtract 450 square feet if more than 10 feet from principal structure)* 480 - 200 = 280	280 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	760 **sq.ft.**	2147 **sq.ft.**

MAX 2657 ☒	**TOTAL GROSS FLOOR AREA** (*add existing and new from VII above*)	2907 **sq. ft.**
	GROSS AREA OF LOT	6642 **sq. ft.**
	FLOOR AREA RATIO (gross floor area /gross area of lot)	43.8 %

250 ☒ OVER F.A.R.

[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.

CITY OF AUSTIN
RESIDENTIAL PERMIT APPL... ...ION "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.	1st floor conditioned area	____ sq.ft.	1374 sq.ft.
b.	2nd floor conditioned area	Garage → 480 sq.ft.	773 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	480 sq.ft.	____ sq.ft.
	___ detached	____ sq.ft.	____ sq.ft.
f.	Wood decks *[must be counted at 100%]*	____ sq.ft.	458 sq.ft.
g.	Breezeways	____ sq.ft.	10 sq.ft.
h.	Covered patios	____ sq.ft.	423 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.	255 sq.ft.
l.	Other building or covered area(s) *Specify*____	____ sq.ft.	____ sq.ft.
	TOTAL BUILDING AREA *(add a. through l.)*	960 sq.ft.	3293 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)* 2287 sq.ft. / 34.4% % of lot

IMPERVIOUS COVERAGE

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

a.	Total building coverage on lot *(see above)*	2287 sq.ft.
b.	Driveway area on private property	264 sq.ft.
c.	Sidewalk / walkways on private property	96 sq.ft.
d.	Uncovered patios 468÷2	____ sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	234 sq.ft.
f.	Air conditioner pads	14 sq.ft.
g.	Concrete decks	____ sq.ft.
h.	Other (specify)____	____ sq.ft.

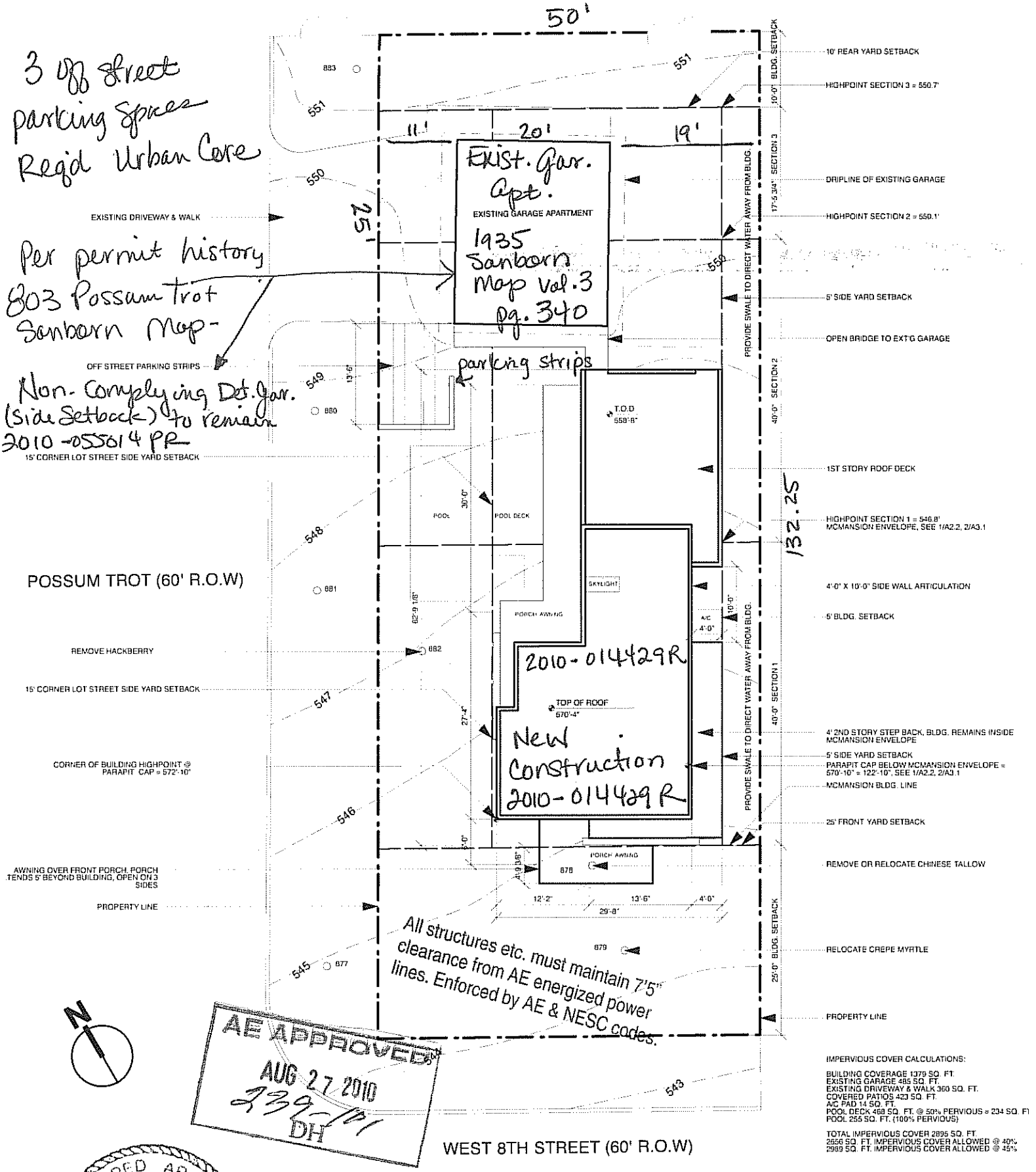
TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 2895 sq.ft. / 43.7% % of lot

(45% MAX) = 2989 ✓

3 off street parking spaces Reqd Urban Core

Per permit history 803 Possum Trot Sanborn Map-

Non-Complying Det. Gar. (Side Setback) to remain 2010-055014 PR



AE APPROVED
AUG 27 2010
DH

IMPERVIOUS COVER CALCULATIONS:

BUILDING COVERAGE 1379 SQ. FT.
EXISTING GARAGE 485 SQ. FT.
EXISTING DRIVEWAY & WALK 360 SQ. FT.
COVERED PATIOS 423 SQ. FT.
A/C PAD 14 SQ. FT.
POOL DECK 468 SQ. FT. @ 50% PERVIOUS = 234 SQ. FT
POOL 255 SQ. FT. (100% PERVIOUS)

TOTAL IMPERVIOUS COVER 2895 SQ. FT.
2556 SQ. FT. IMPERVIOUS COVER ALLOWED @ 40%
2989 SQ. FT. IMPERVIOUS COVER ALLOWED @ 45%

REGISTERED ARCHITECT DICK CLARK 11246 STATE OF TEXAS

DICK CLARK ARCHITECTURE
207 WEST 8TH STREET
AUSTIN, TEXAS 78701
TEL 512.472.4980
FAX 512.472.4991

WILKERSON RESIDENCE

2318 West 8th Street
Austin, TX 78703

06-14-2010

SUPPLEMENTARY DRAWING

SK-01

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 John Hallock Phone 472-4980

Email Hallock@dcarch.com Fax _____

Project Name 2318 West. 9th St. ☑ New Construction ☐ Remodeling

Project Address 2318 West 9th St. - AKA 803 Possum Trot **OR**

Legal Description Boulevard Heights Lot 1+2 Block 4

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)

Approved by AE for Building Permit Only

Comments: New const. in front of lot.

AE APPROVED
AUG 27 2010
239-101
DH

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

ESPA Completed by (Signature & Print name) Phone

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

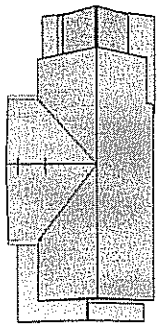
AE Representative Date Phone

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

AE APPROVED
AUG 11 2010
223-214
JGM

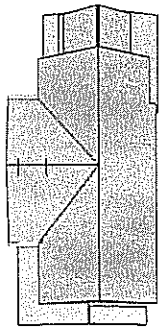
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

Version 1.1.0.0

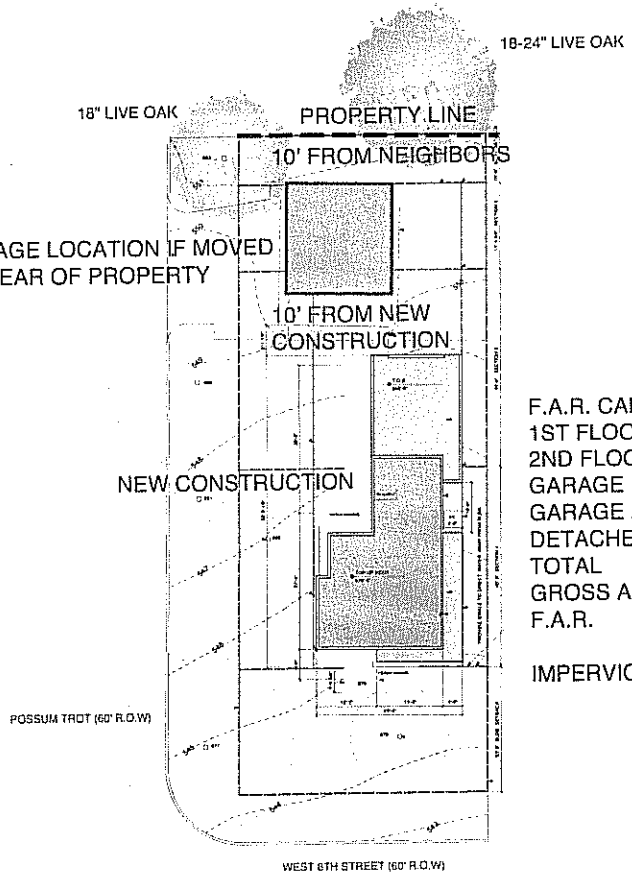


PROPERTY TO THE NORTH
2321 WEST 9TH ST.

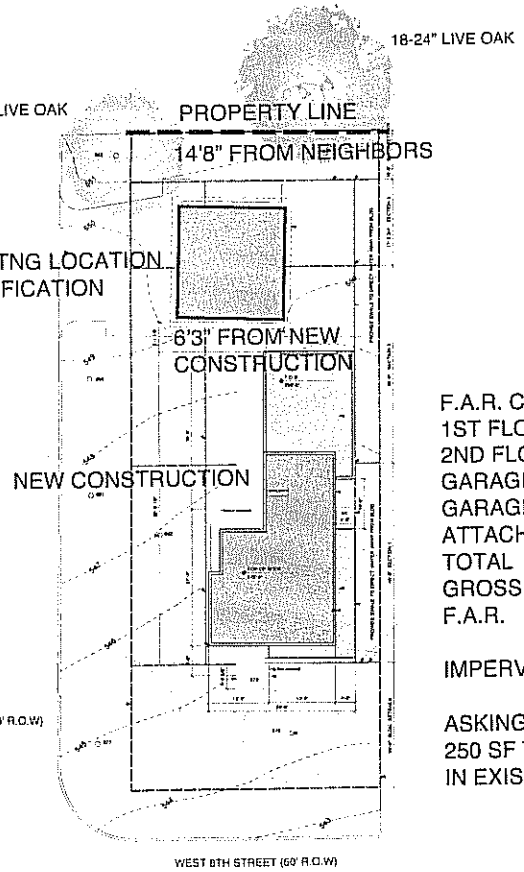
AE APPROVED
AUG 11 2010
223-214
JGM



PROPERTY TO THE NORTH
2321 WEST 9TH ST.



F.A.R. CALCULATIONS	AREA
1ST FLOOR	1374 SF
2ND FLOOR	773 SF
GARAGE	480 SF
GARAGE APARTMENT	480 SF
DETACHED GARAGE EXEMPTION	-450 SF
TOTAL	2657 SF
GROSS AREA OF LOT	6642
F.A.R.	.4 OR 40%
IMPERVIOUS COVER	43%



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

F.A.R. CALCULATIONS	AREA
1ST FLOOR	1374 SF
2ND FLOOR	773 SF
GARAGE	480 SF
GARAGE APARTMENT	480 SF
ATTACHED GARAGE	-200 SF
TOTAL	2907 SF
GROSS AREA OF LOT	6642
F.A.R.	.437 OR 43.7%
IMPERVIOUS COVER	43%

ASKING FOR RDCC MODIFICATION FOR 250 SF TO ALLOW GARAGE TO REMAIN IN EXISTING LOCATION

GARAGE LOCATION EXHIBIT
JULY 30, 2010
2318 WEST 8TH ST.

relocate
Det. Gar.

EXIST. Det. gar.

DICK CLARK
ARCHITECTURE
512.472.4350
www.dickclark.com

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION "A"

BP Number PR-10-014429-R
Building Permit No.
Plat No. Date 03/15/2010
Reviewer Eduardo Ramirez

IN: 2-22-2010 | DUE: 3-1-2010

PRIMARY PROJECT DATA AKA - 803 Possum Trot

Service Address 2319 West 8th Street
Legal Description
Lot 1 & 2 Block 4 Subdivision Bowland Heights Tax Parcel No. 0110609120000
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
X New Residence
___ Duplex
___ Garage ___ attached ___ detached
___ Carport ___ attached ___ detached
X Pool
___ Remodel *(specify)*
___ Addition *(specify)*
___ Other *(specify)* 3.5 baths = 3/4" water meter

Existing baths = 1
new baths = 2.5

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

- Height of Principal building 21 ft. # of floors 2 Height of Other structure(s) 21 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? X 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 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? ___ Yes ___ No

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

VALUATIONS FOR REMODELS ONLY

Building	$ 5000
Electrical	$ 500
Mechanical	$
Plumbing	$ 500
Driveway/ Sidewalk	$
TOTAL	$ 6000

(labor and materials)

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6642 ✓ sq.ft.
Job Valuation – Principal Building $ 469,000 (Labor and materials)
Job Valuation – Other Structure(s) $ ___ (Labor and materials)

TOTAL JOB VALUATION
(sum of remodels and additions)
$ 475,000
(Labor and materials)

PERMIT FEES
(For office use only)

	RESIDENTIAL	POOL	REMODEL
Building	$ 291	33	$ 14
Electrical	$ 165	34	$ 23
Mechanical	$ 94	—	$
Plumbing	$ 100	34	$ 23
Driveway & Sidewalk	$		$
TOTAL	$		$

OWNER / BUILDER INFORMATION

OWNER	Name Eric & Kristi Wilkerson	Telephone (h) (w)
BUILDER	Company Name Durrett Interest LLC	Telephone
	Contact/Applicant's Name Kari Blackley, agent. 289-0010	Pager
DRIVEWAY/ SIDEWALK	Contractor N/A	FAX
CERTIFICATE OF OCCUPANCY	Name Eric & Kristi Wilkerson	Telephone
	Address 2319 West 8th	Telephone
		City Austin ST TX ZIP 78703

If you would like to be notified when your application is approved, please select the method:
___ telephone ___ e-mail:

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

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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.

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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 3-15-2010

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

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

Exist - gar. apt - #37659 5-12-48 (2sty per Sanborn Map 1935)
Refer to 803 Possum Trat acc. detached apt.

Exist det. garage - apt & SF Res - Sanborn Map Vol. 3 pg 340

Tree Arborist - DO NOT REMOVE Tree

Per Eng - EXIST garage CAN NOT BE moved

Add roof - #54753 8-17-1953 (Lot 1 & 2)

Service Address 2318 West 8th

Applicant's Signature _____ Date _____

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.

		Existing	New / Addition
a.	1st floor conditioned area	sq.ft.	1374 sq.ft.
b.	2nd floor conditioned area	Garage → 480 sq.ft.	773 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.	sq.ft.
	X detached	480 sq.ft.	sq.ft.
f.	Wood decks *[must be counted at 100%]* uncovered	sq.ft.	458 sq.ft.
g.	Breezeways	sq.ft.	10 sq.ft.
h.	Covered patios	sq.ft.	423 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.	255 sq.ft.
l.	Other building or covered area(s)	sq.ft.	sq.ft.
	Specify:		
	TOTAL BUILDING AREA *(add a. through l.)*	960 sq.ft.	3293 sq.ft.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., ft., k. and l. if uncovered)* 2287 sq.ft. 34.4 % of lot

(40%) max B.C = 2057 ☐

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)*	2287 sq.ft.
b.	Driveway area on private property	264 sq.ft.
c.	Sidewalk / walkways on private property	96 sq.ft.
d.	Uncovered patios 468 ÷ 2	sq.ft.
e.	Uncovered wood decks *[may be counted at 50%]*	234 sq.ft.
f.	Air conditioner pads	14 sq.ft.
g.	Concrete decks	sq.ft.
h.	Other (specify)	sq.ft.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)* 2895 sq.ft. 43.4 % of lot

(45%) max I.C = 2989 ☐

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

Original Apprvd Application

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

Service Address 2318 West 8th

Applicant's Signature [signature] Date 3/10/10

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)*	____ sq.ft.	1374 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.	1374 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)*	480 sq.ft.	773 sq.ft.
e. 2nd floor area with ceiling height > 15 feet.	____ sq.ft.	____ sq.ft.
f. TOTAL *(add d and e above)*	480 sq.ft.	773 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. ___ attached *(subtract 200 square feet if used to meet the minimum parking requirement)*	____ sq.ft.	____ sq.ft.
l. X detached *(subtract 450 square feet if more than 10 feet from principal structure)*	30 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	510 sq.ft.	2147 sq.ft.

MAX 2656.8

TOTAL GROSS FLOOR AREA *(add existing and new from VII above)*	2657 sq. ft.
GROSS AREA OF LOT	6642 sq. ft.
FLOOR AREA RATIO (gross floor area /gross area of lot)	40% ~~sq. ft.~~

LOT SIZE = 10042 X .4 = 2657 ☒

[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.

Relocate EXIST Det. Gar. to meet a min. 10' distance

EXIST. garage 1st fl. Apt. 2nd fl.
GARAGE APARTMENT 1935
Sanborn Map
Vol. 3 pg. 340

20'

EXIST Dw Approach

W 8th Street
Parking Spaces req'd URBAN Code

POSSUM TROT (60' R.O.W)

NEW Construction

2010-014429R

REVIEWED FOR ZONING ONLY

WEST 8TH STREET (60' R.O.W)

SITE PLAN
SCALE: 1/16" = 1'-0"

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By: Date 03/15/2010
The granting of a permit for 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.

REGISTERED ARCHITECT DICK CLARK STATE OF TEXAS

3/12/10

DICK CLARK ARCHITECTURE
207 West 4th Street
Austin, Texas 78701
Tel 512 472 4800
Fax 512 472 4801

WILKERSON RESIDENCE

2318 West 8th Street
Austin, TX 78703

03-10-2010

SUPPLEMENTARY DRAWING

SK-01

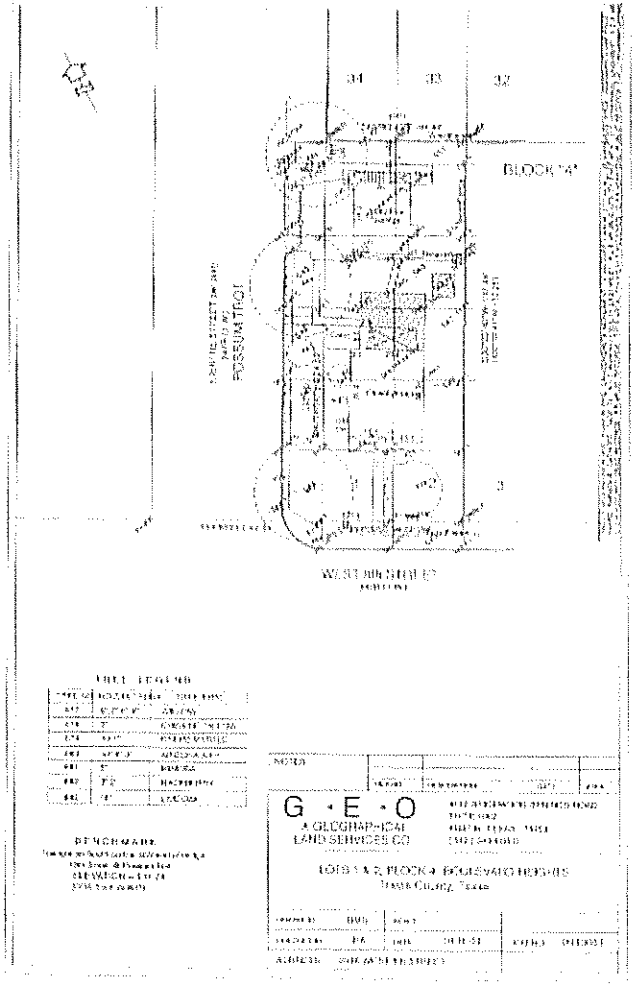
AE APPROVED

FEB 25 2010

REF 54-32

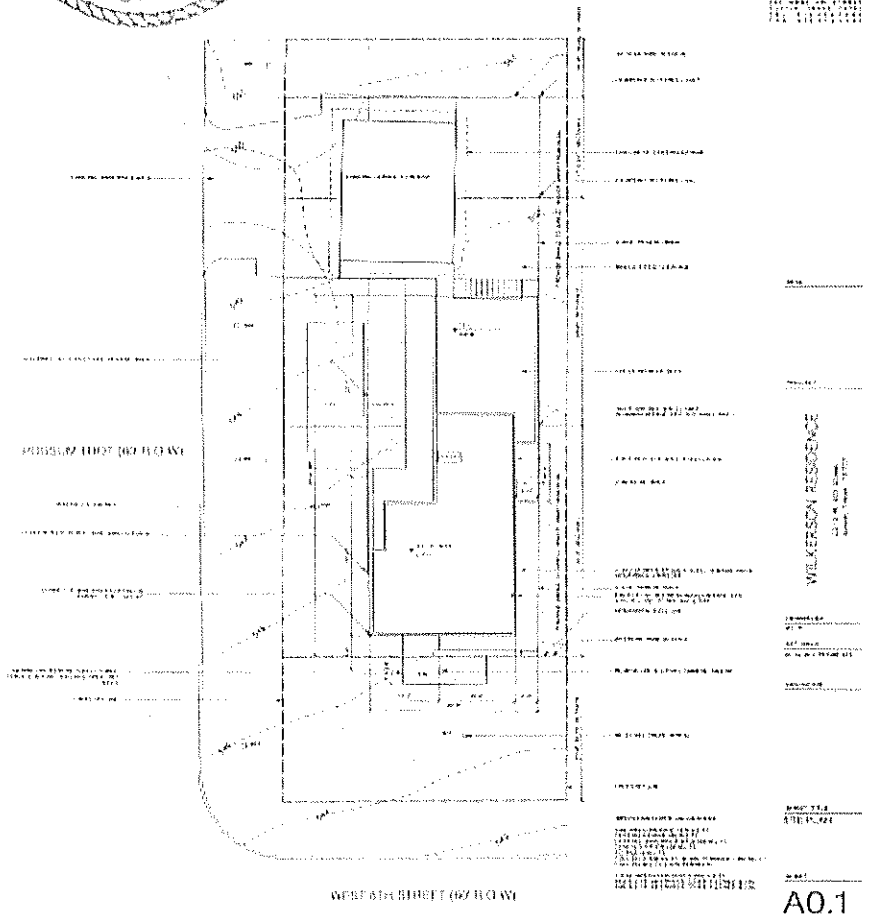
REGISTERED ARCHITECT DICK CLARK 1246 STATE OF TEXAS

2/18/2010



1 SURVEY

SCALE 1/64" = 1'-0"



1 SITE PLAN

SCALE 1/32" = 1'-0"

DICK CLARK

A0.1

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

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 Kari Blachly Phone 289-0010

Address 2318 West 9th Street

Legal Description Brentwood Heights

Lot 17 Block 4 Commercial/Residential? Residential

Service Main Size — (amps) Service Conductor — (type & size)

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

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

Total Square Footage — Total A/C Load — (# of units) — (Tons)

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

Electric Heating — (kW) Other — (kW)

Approved by AE for Building Permit Only

Comments: Addition on the front of lot / new home

Kari Blachly

ESPA Completed by (Signature & Print name) Date Phone

AE Representative Date

Approved: ☒ Yes ☐ No (Remarks on back) Phone 974-2632

Application expires 90 days after date of Approval

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

AE APPROVED
FEB 23 2010
RLS 54-32

REGISTERED ARCHITECT
DICK CLARK
11240
STATE OF OHIO

2/18/2010

NEAR THE LAKE HOUSE

2318 WEST BROADWAY, LAUREL, TX 78963

DICK CLARK

GENERAL NOTES

SITE PLAN NOTES

LEGEND

DRAWING INDEX

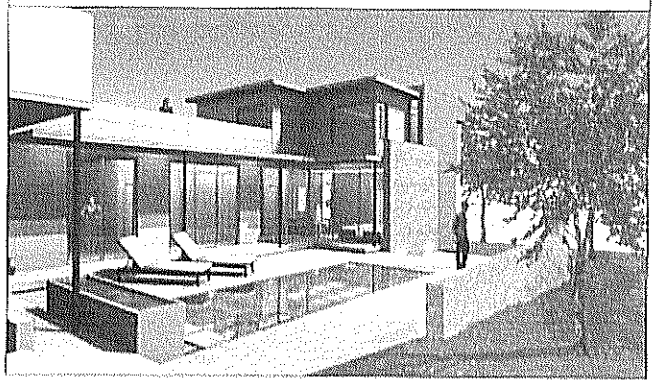
PROJECT DATA

ARCHITECTURAL SYMBOLS

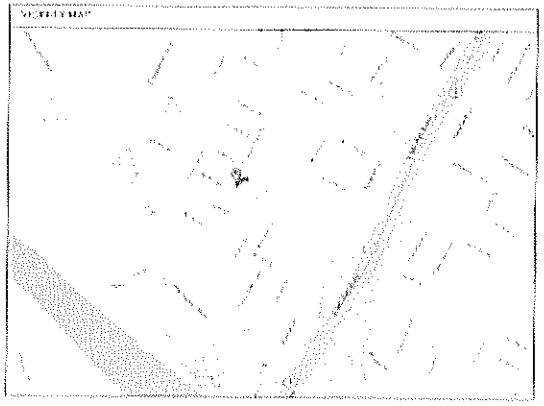
PLAN - 1ST FLOOR

WILKERSON RESIDENCE

RENDERING OF PROPOSED HOUSE



VICINITY MAP

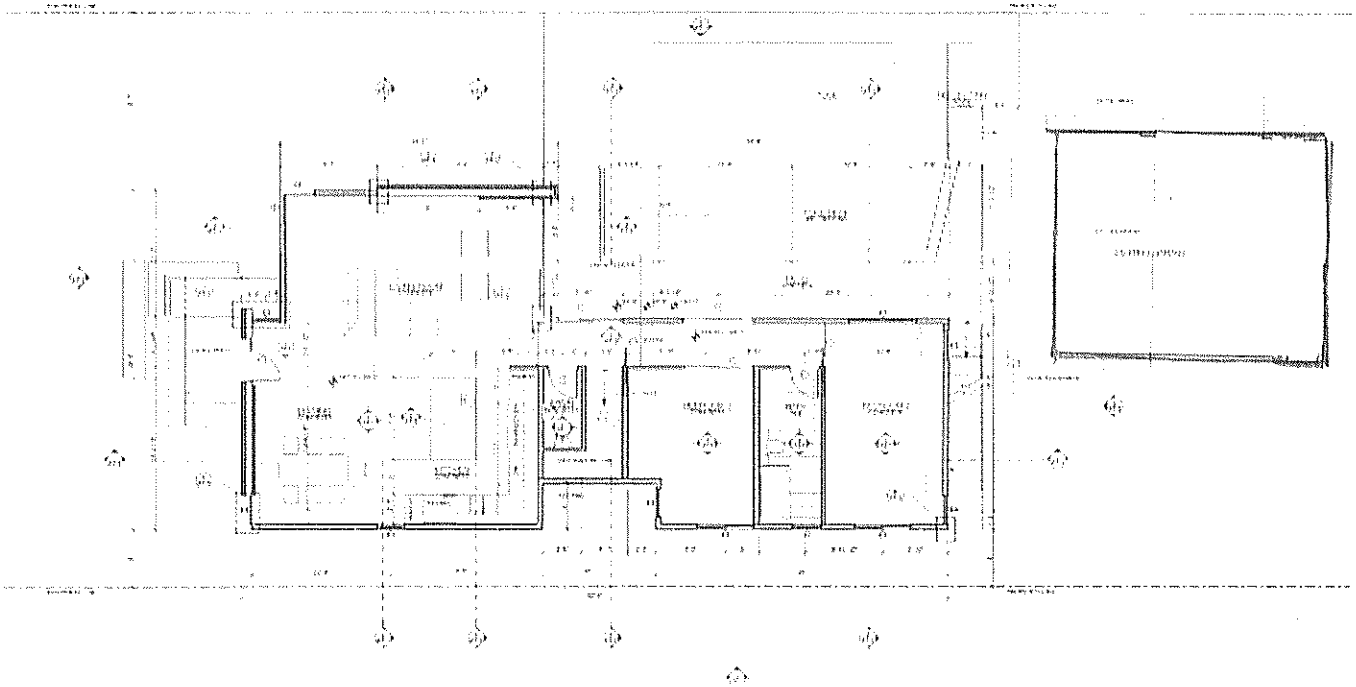


DRAWING LEGEND

A0.0

REGISTERED ARCHITECT
DICK CLARK
11248
STATE OF TEXAS

2/18/2010



1ST FLOOR
SCALE 1/16" = 1'-0"

DICK CLARK

WILKERSON RESIDENCE

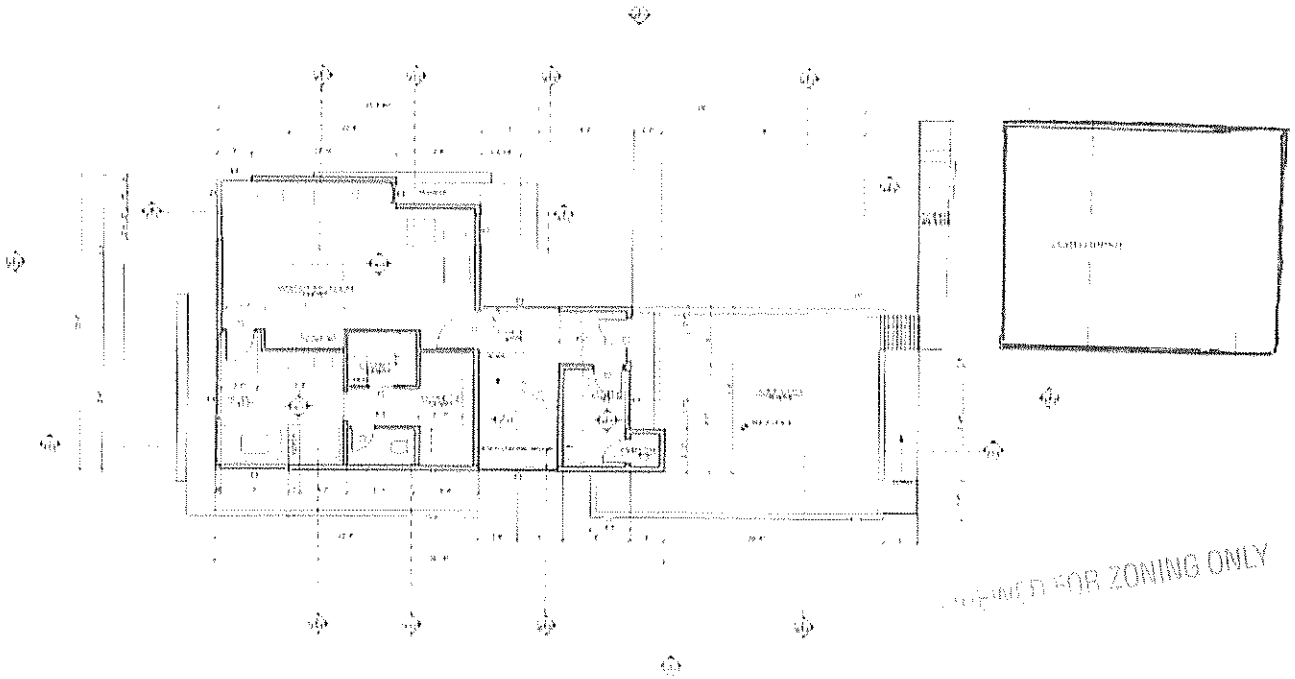
PLAN
1ST FLOOR

A1.1

REVIEWED FOR ZONING ONLY

REGISTERED ARCHITECT
DICK CLARK
11246
STATE OF TEXAS

2/18/2010



PREPARED FOR ZONING ONLY

WILKERSON RESIDENCE

PLAN
2ND FLOOR

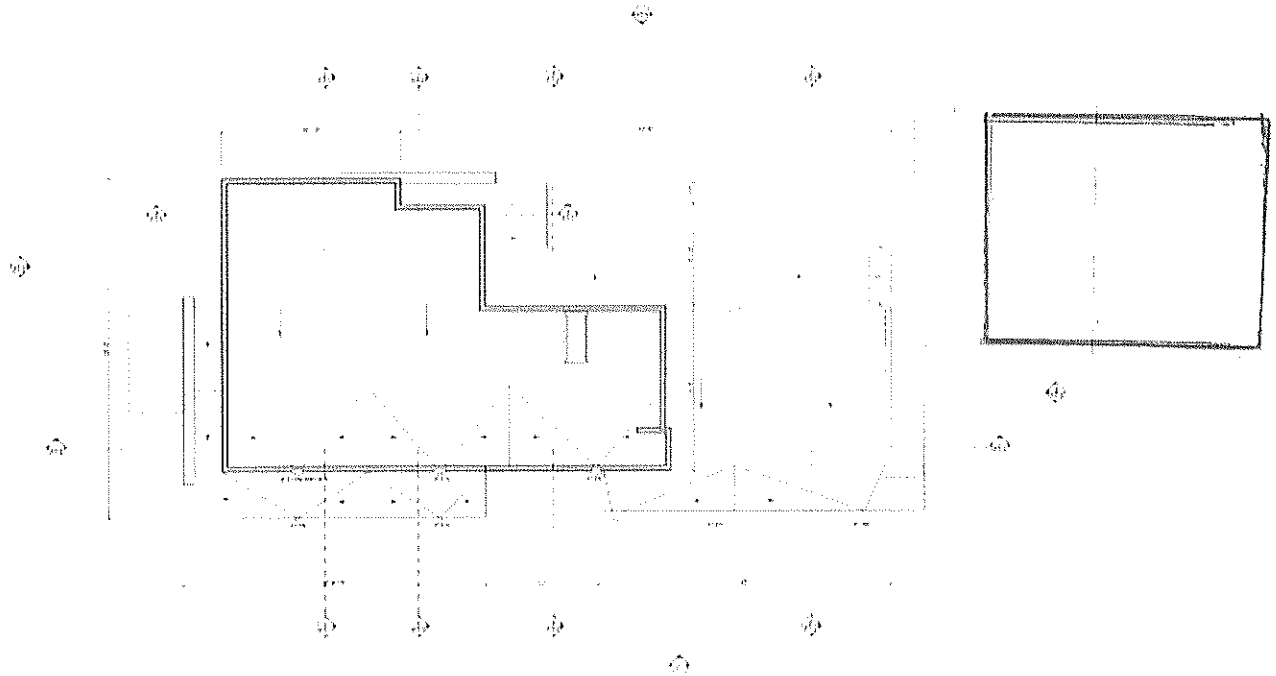
A1.2

2ND FLOOR
SCALE 1/16" = 1'-0"

REGISTERED ARCHITECT
DICK CLARK
1246
STATE OF TEXAS

2/18/2010

DICK CLARK



WILKERSON RESIDENCE

PLAN HOUSE

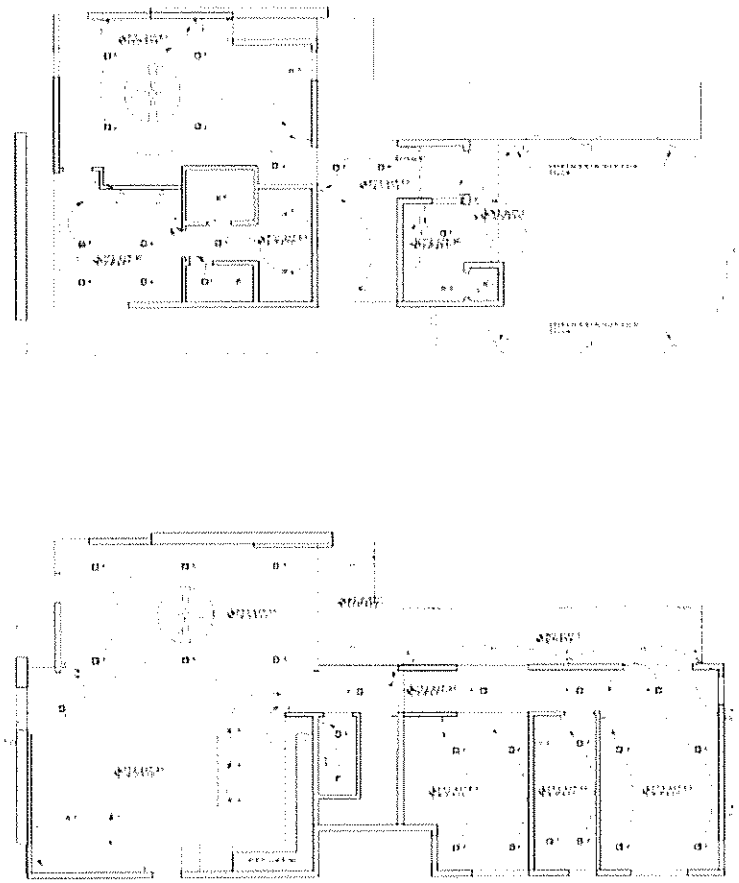
1 ROOF

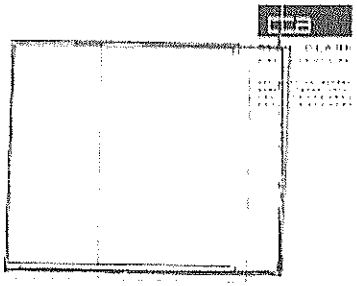
SCALE 1/16" = 1'-0"

A1.3

REGISTERED ARCHITECT
DICK CLARK
240
STATE OF TEXAS

2/18/2010





2ND FLOOR
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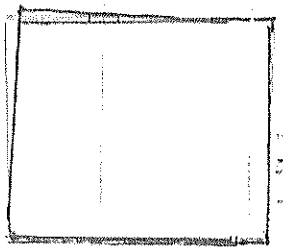


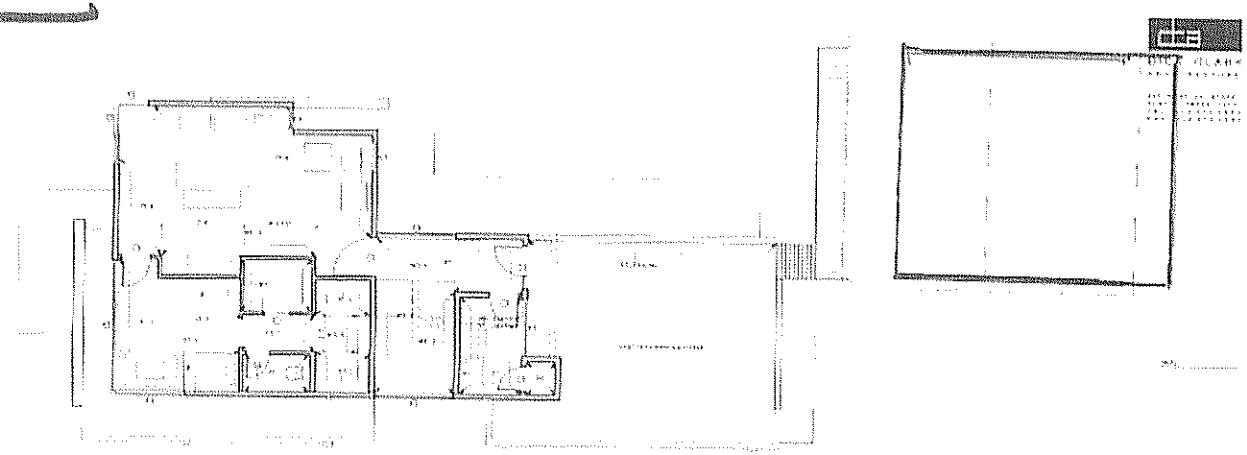
WILKERSON RESIDENCE

A1.4

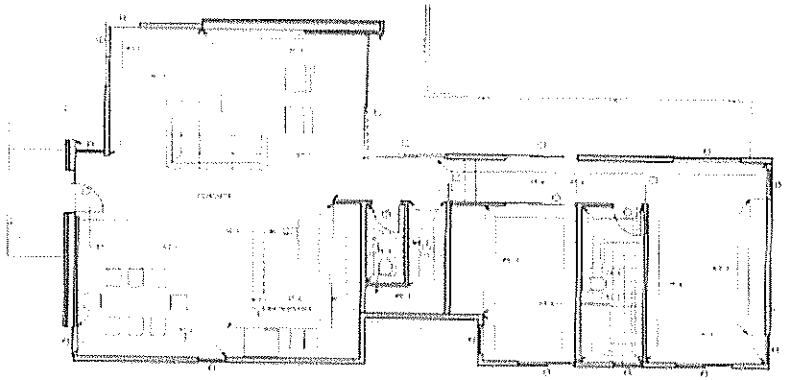
1ST FLOOR
SCALE 1/16" = 1'-0"

REGISTERED ARCHITECT
DICK CLARK
11246
STATE OF TEXAS

2/18/2010



1 2ND FLOOR
SCALE 1/16" = 1'-0"

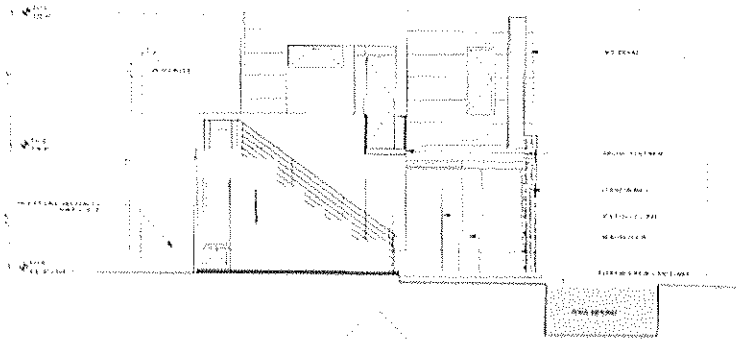


2 1ST FLOOR
SCALE 1/16" = 1'-0"

WILKERSON RESIDENCE

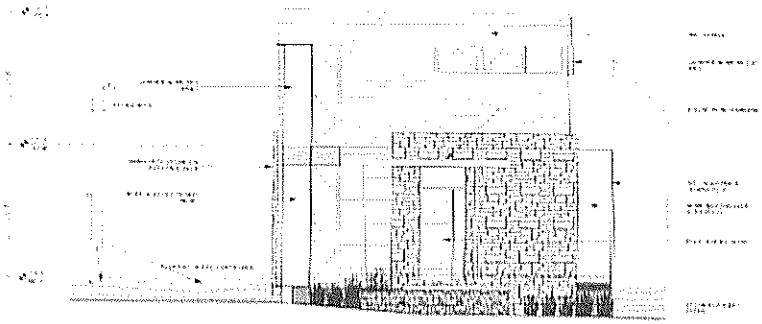
FINISH PLANS

A1.5



2 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION

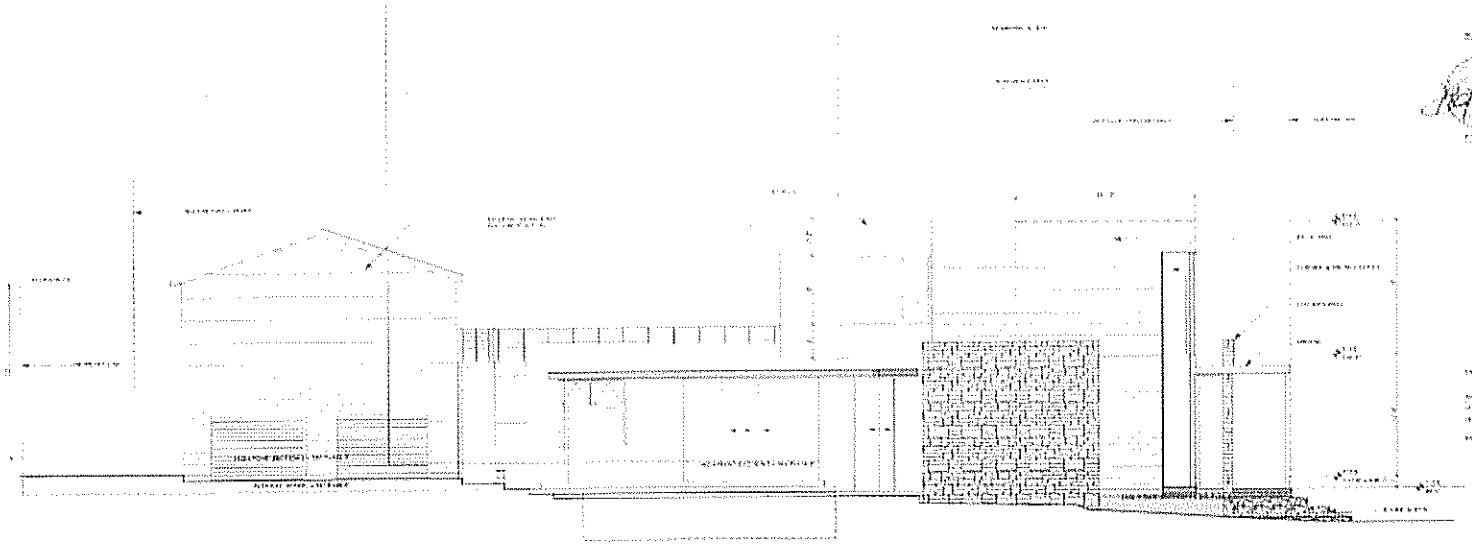
SCALE: 1/16" = 1'-0"

WILKERSON RESIDENCE

ELEVATIONS

A2.2

REVIEWED FOR ZONING ONLY

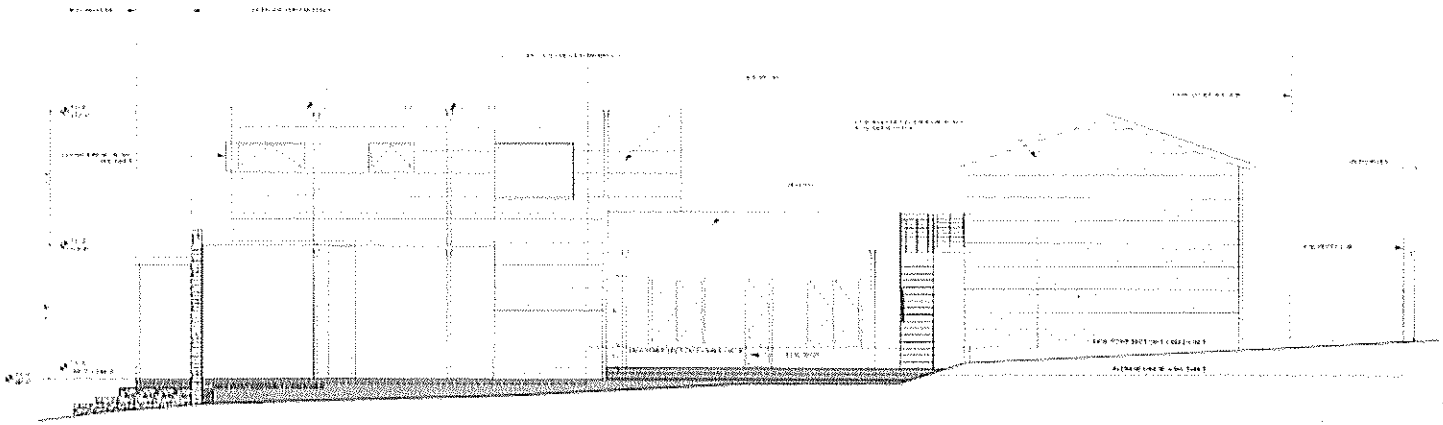


WILKERSON RESIDENCE

1 WEST ELEVATION

SCALE: 1/16" = 1'-0"

A-202



WILKERSON RESIDENCE

1 EAST ELEVATION

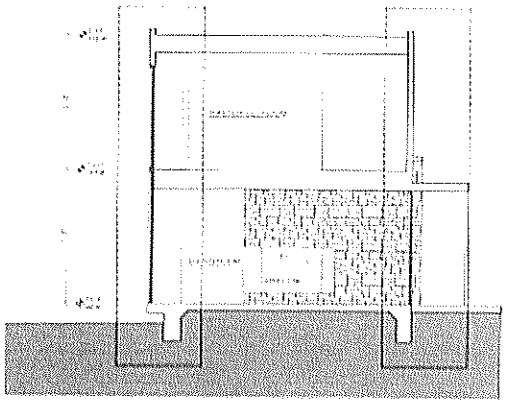
A-203

SCALE: 1/16" = 1'-0"

REVIEWED FOR ZONING ONLY

REGISTERED ARCHITECT
DICK CLARK
11246
STATE OF

2/18/2010



3 SECTION
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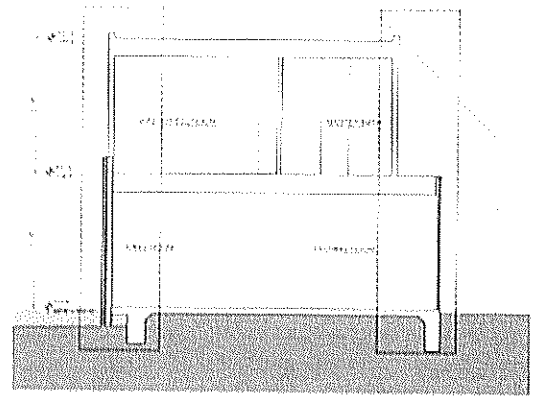

2 SECTION
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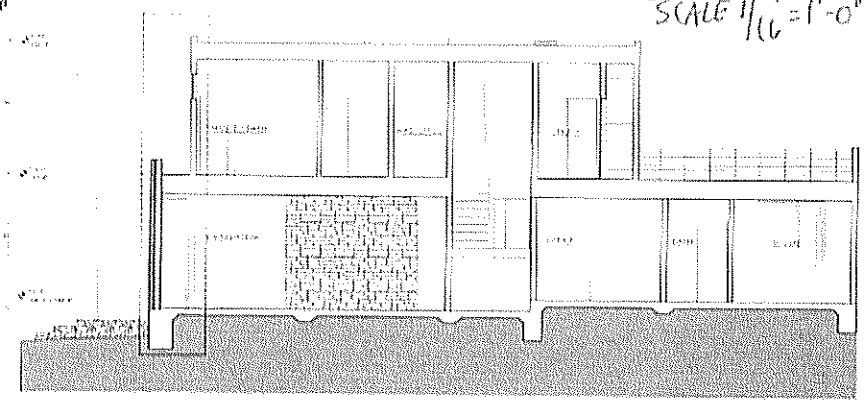


1 SECTION
SCALE 1/16" = 1'-0"

DCB
DICK CLARK
ARCHITECTS
P.O. BOX 1246
PAGOSA SPRINGS, CO 81147
970-264-5922

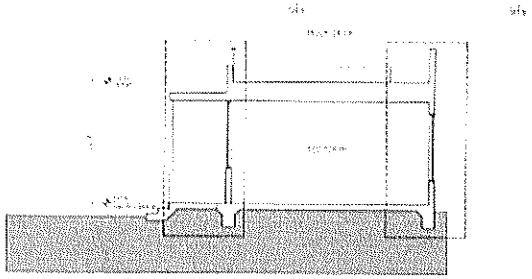
WILKERSON RESIDENCE
LOT 4 FILING 1
PAGOSA SPRINGS, CO

SECTIONS

A3.1

REGISTERED ARCHITECT
DICK CLARK
11246
STATE OF TEXAS

2/18/2010



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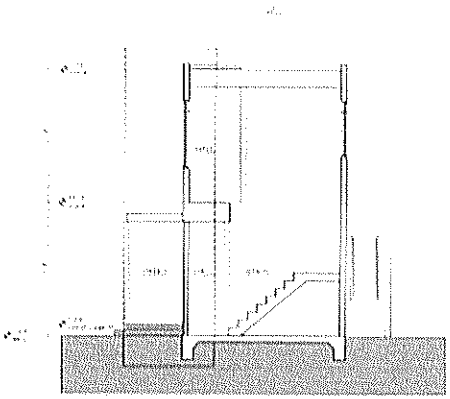

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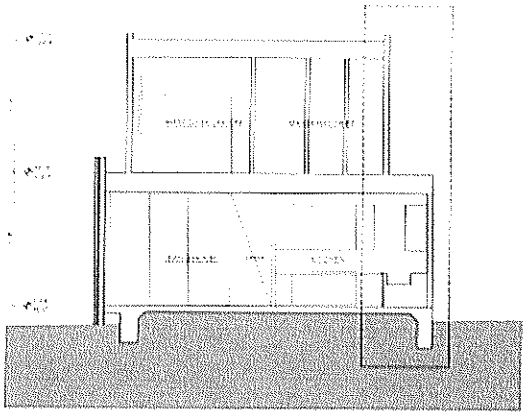


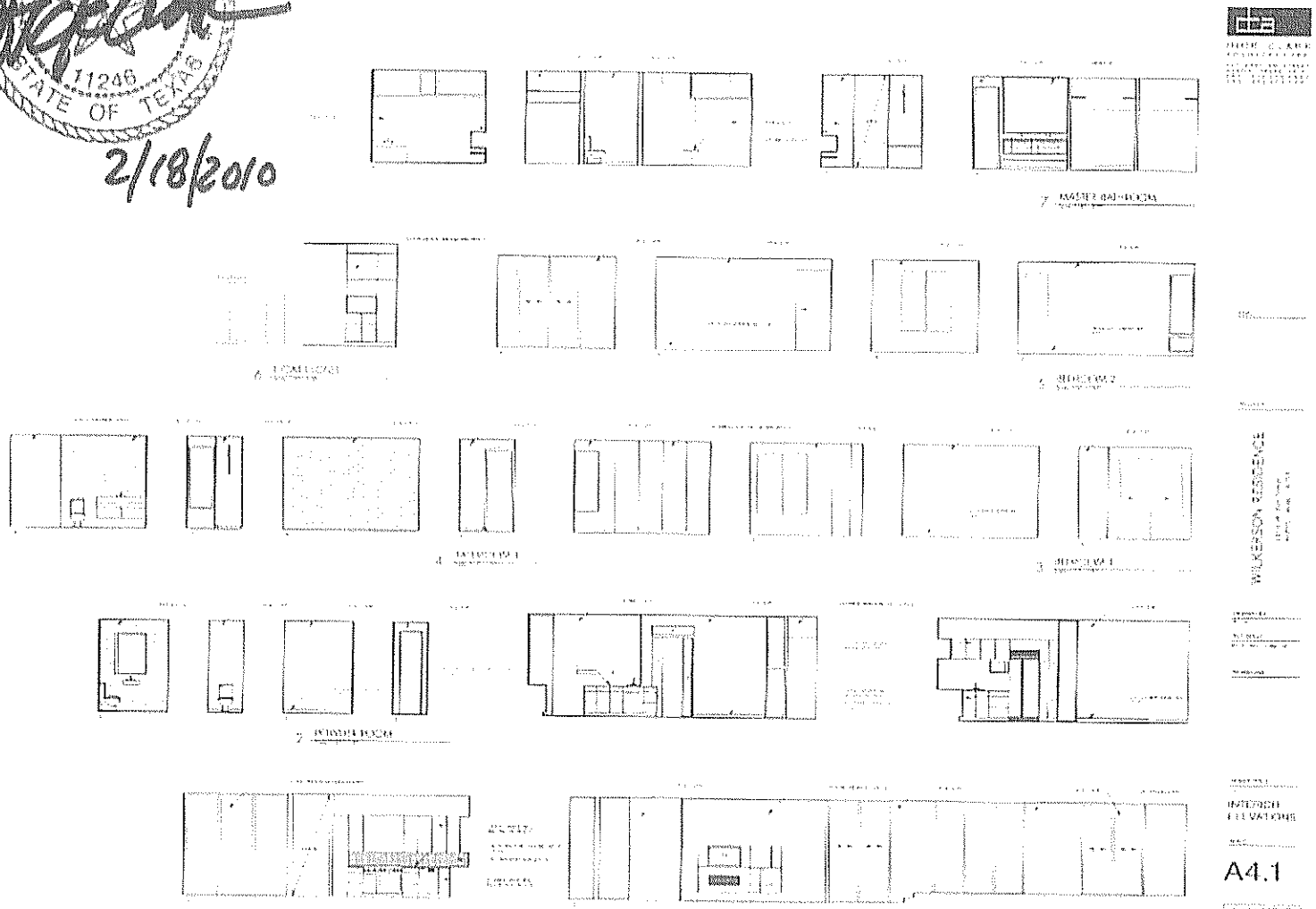
SECTION
SCALE 1/16" = 1'-0"

WILKERSON RESIDENCE

A3.2

REGISTERED ARCHITECT
RICK CLARK
11246
STATE OF TEXAS

2/18/2010



SCALE 1/16" = 1'-0"

REGISTERED ARCHITECT
DICK CLARK
11248
STATE OF TEXAS

2/18/2010

RCA

DICK CLARK
ARCHITECTS
[illegible]

WILKERSON RESIDENCE

3 LIVING ROOM

2 DINE

BOTTOM ELEVATIONS

A4.2

1 MASTER BEDROOM

SCALE 1/16"=1'-0"

REGISTERED ARCHITECT
DICK CLARK
1246
STATE OF TEXAS

2/18/2010

DOOR SCHEDULE

DOOR TYPES

DOOR NOTES

HARDWARE KEY

WINDOW SCHEDULE

WINDOW NOTES

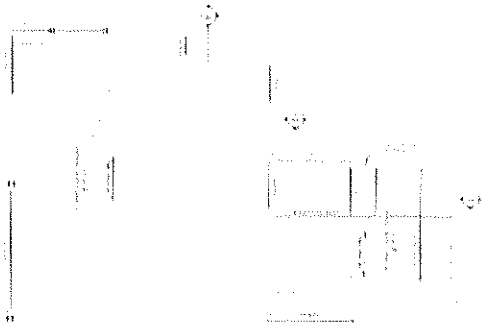
WILKERSON RESIDENCE

A9.1

S101

Wilkinson Residence
S201

S202



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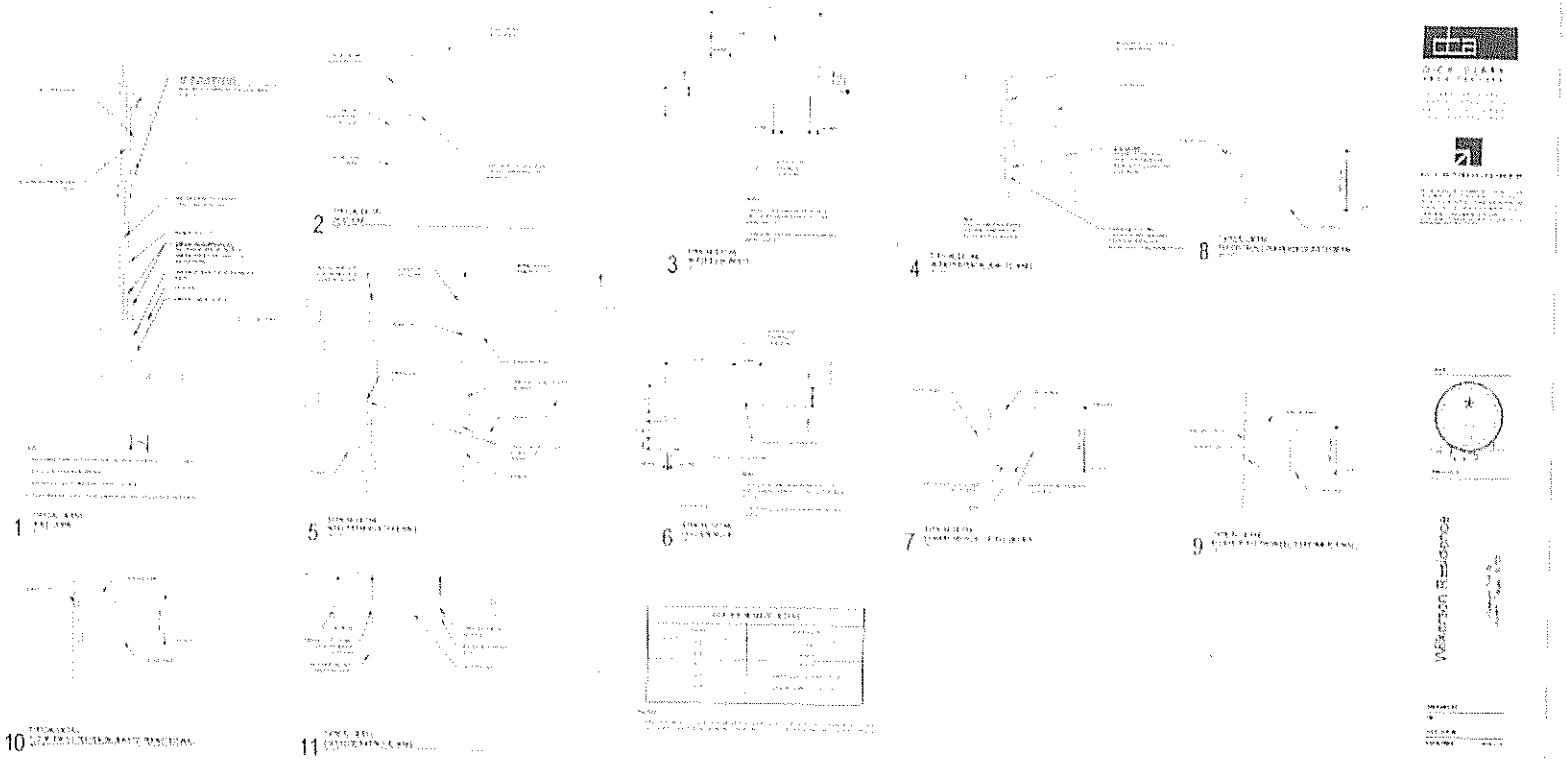
S203



S601

S602