

CITY OF AUSTIN

ROW # 10651106

CASE #

2011083306RA

TCAD #

0109010803000

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 705 Baylor St.

LEGAL DESCRIPTION: Subdivision -

Raymond

Lot(s) 9 Block C Outlot

Division OLT 2 DIV 2 Raymond

LAND STATUS DETERMINATION CASE NUMBER (if applicable)

I/We Edward Gordon on behalf of myself/ourselves as authorized agent for

GTT Properties affirm that on 13 Oct 2011

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).

Waiver increase to 25% FAR  
to permit and existing 2nd  
floor addition and

Remodel Complete Structure 2nd Floor Attic Addition

in a SF3 zoning district. Change from TRI-PLEX TO DUPLEX

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:

THIS PROPERTY ALREADY EXCEEDS  
FARAS IT IS BUILT CURRENTLY.

**REQUEST:**

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

705 BAYLOR ST ALREADY HAS  
MORE SQ FOOTAGE THAN LISTED ON TCAD  
THIS REMODEL IS AN ATTEMPT TO "CLEAN  
UP" ILLEGAL ADDITIONS AND COMPLY WITH  
CITY CODE.

**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 on Baylor St.  
are already similar because  
they exceed the FAR for their  
lot footage

# CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

Building Number 2011-083306RA  
 Building Permit No. \_\_\_\_\_  
 Plat No. \_\_\_\_\_ Date 9-7-11  
 Reviewer Edward Vigil

### PRIMARY PROJECT DATA

Service Address 705 BAYLOR ST. Tax Parcel No. 0109010803000  
 Legal Description  
 Lot 9 Block C Subdivision OLT 2 DIV 2 RAYMOND 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  
☒ Remodel (specify) Remodel Complete Structure  
☐ New Residence  
☐ Duplex  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
☒ Addition (specify) 2<sup>nd</sup> FLOOR ATTIC ADDITION  
☒ Other (specify) Change from TRIPLEX TO

Zoning (e.g. SF-1, SF-2...) 17 ft front 28 ft in back DUPLEX

- Height of Principal building 31.25 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_

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

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

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

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

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

### VALUATIONS FOR REMODELS ONLY

Building \$ 90,000  
 Electrical \$ 15,000  
 Mechanical \$ 20,000  
 Plumbing \$ 16,500  
 Driveway/  
 Sidewalk \$ 10,000  
 TOTAL \$ \_\_\_\_\_  
 (labor and materials)

### VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7486 sq.ft.  
 Job Valuation - Principal Building \$ 150,000  
 (Labor and materials)  
 Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
 (Labor and materials)

### TOTAL JOB VALUATION

(sum of remodels and additions)

\$ 150,000  
(Labor and materials)

### PERMIT FEES

(For office use only)

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

### OWNER / BUILDER INFORMATION

OWNER	Name <u>Tyson Tuttle</u>	Telephone <u>(512) 801-8685</u>
BUILDER	Company Name <u>Edward Gordon</u>	Telephone <u>(512) 801-8685</u>
	Contact/Applicant's Name <u>Edward Gordon</u>	Pager _____
DRIVEWAY/ SIDEWALK	Contractor <u>Edward Gordon</u>	FAX _____
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

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

☒ telephone

☒ e-mail: 512-801-8685

GORDON.E@MAC.COM

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

AUSTIN  
SPECIAL PERMIT APPLICATION "B"

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

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

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

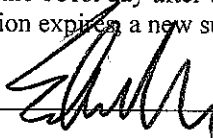
I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

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

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

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

APPLICANT'S SIGNATURE



DATE

9/7/2011

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

N/A

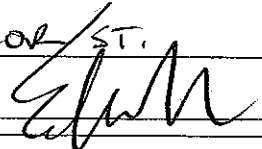
REMODEL

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

TRAD- (PAMONGI), Built IN 1925 DECK, PORCH 112, 256 sq ft  
GIS- SF. 3 HD NP - McMANSON (NRHD, OLD WEST AUSTIN), CAPITAL VIEW  
SAN BORN MAPS Vol. ONE pg. 37 1 dwelling unit w/ basement.

Service Address 705 BAYLOR ST.

Applicant's Signature



Date

9/7/2011

# **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. 1 <sup>st</sup> floor conditioned area	1478	sq.ft.	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area		sq.ft.	1237
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.	sq.ft.
d. Basement	1393	sq.ft.	sq.ft.
e. Garage (Carport)		sq.ft.	sq.ft.
attached		sq.ft.	sq.ft.
X detached	400	sq.ft.	sq.ft.
f. Wood decks [must be counted at 100%]		sq.ft.	sq.ft.
g. Breezeways		sq.ft.	sq.ft.
h. Covered patios		sq.ft.	sq.ft.
i. Covered porches		sq.ft.	sq.ft.
j. Balconies		sq.ft.	sq.ft.
k. Swimming pool(s) [pool surface area(s)]		sq.ft.	sq.ft.
l. Other building or covered area(s)		sq.ft.	sq.ft.
Specify _____			

**TOTAL BUILDING AREA** (add a. through l.)

3271 sq.ft. 1315 sq.ft.

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

2044 sq.ft.  
27.4 % of lot

MAX 82 @ 40% = 3280

## **IMPERVIOUS COVERAGE**

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

a. Total building coverage on lot (see above)	2044	sq.ft.
b. Driveway area on private property	N/A	sq.ft.
c. Sidewalk / walkways on private property	407	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks [may be counted at 50%]	156	sq.ft.
f. Air conditioner pads	18	sq.ft.
g. Concrete decks		sq.ft.
h. Other (specify) _____		sq.ft.

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

2625 sq.ft.  
35 % of lot

MAX 16 @ 45% = 3375

1237 - 871 = 366

**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 705 BAYLOR ST AUSTIN TX 78703

Applicant's Signature [Signature] Date 9/7/14

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

	<u>Existing</u>	<u>New / Addition</u>
<b>I. 1<sup>st</sup> Floor Gross Area</b>		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>1478</u> sq.ft.	_____ sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.
<b>II. 2<sup>nd</sup> Floor Gross Area</b> See note <sup>1</sup> below <u>(366 Attic Exemption) 1237-366 = 871</u>		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	_____ sq.ft.	<u>871</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.
<b>III. 3<sup>rd</sup> Floor Gross Area</b> See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	_____ sq.ft.
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u>1393</u> sq.ft.	_____ sq.ft.
<b>V. Garage</b>		
k. <input type="checkbox"/> attached (subtract 200 square feet if used to meet the minimum parking requirement)	_____ sq.ft.	_____ sq.ft.
l. <input checked="" type="checkbox"/> detached (subtract 450 square feet if more than 10 feet from principal structure) <u>400</u>	_____ sq.ft.	_____ sq.ft.
<b>VI. Carport</b> (open on two or more sides without habitable space above it subtract 450 square feet)		
	<u>0</u> sq.ft.	_____ sq.ft.
<b>VII. TOTAL</b>	<u>2871</u> sq.ft.	<u>871</u> sq.ft.

<u>max 2994</u> <u>748</u> <u>3742</u>	<b>TOTAL GROSS FLOOR AREA</b> (add existing and new from VII above)	<u>3742</u> sq. ft.
	<b>GROSS AREA OF LOT</b>	<u>7486</u> sq. ft.
	<b>FLOOR AREA RATIO</b> (gross floor area / gross area of lot)	<u>50</u> %

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

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

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



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

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

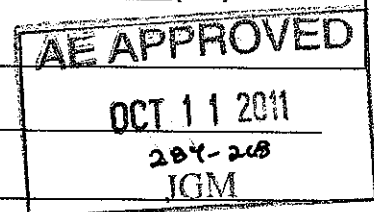
(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request EDWARD GORDON Phone (512) 801-8685  
Email GORDON.E@MAC.COM Fax \_\_\_\_\_  
Project Name 705 BAYLOR ST. ☐ New Construction ☒ Remodeling  
Project Address 705 Baylor Street OR \_\_\_\_\_  
Legal Description LOT 9 BLOCK C SUB OLT 2 DIV 2 RAYMOND Lot 9 Block C  
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)  
Who is your electrical service provider? ☒ AE ☐ Other \_\_\_\_\_

☒ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☒ Single-phase (1 $\phi$ ) or ☐ Three-phase (3 $\phi$ )  
Service Main Size(s) 350 (amps) Number of Meters? 2  
AE Service Length 30 (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 N/A (kW) Other \_\_\_\_\_ (kW)

Comments: Enclose Permit?

- 2nd Floor Addition -



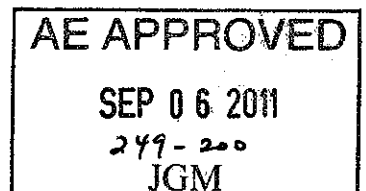
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

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

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

Version 1.1.0.0

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





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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: EDWARD GORDON Phone: 5128018685 Alternate Phone: N/A

Service Address: 705 BAYLOR ST AUSTIN, TEXAS 78703

Lot: 9 Block: C Subdivision/Land Status: 2 RAYMOND SUB Tax Parcel ID No.: 107054

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

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

Number of existing bathrooms: 4 Number of proposed bathrooms: 5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes \_\_\_\_\_ No X

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? Y New stub size: 1 1/2"

Existing Meter number: 41489 Existing Meter size: 5/8" Upgrade required? Y New size: 3/4"

WW Service: Septic System/On-Site Sewer Facility (OSSF) \_\_\_\_\_ or WW Collection System \_\_\_\_\_ WW Main size: \_\_\_\_\_

If a pressurized auxiliary water system is used or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

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

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

OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 9/15/11 Phone 974-8738

AWU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

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

Verification expires 180 days after date of Submission

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

RECEIVED  
SEP 15 2011





# City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning & Development Review Department  
Residential Review  
505 Barton Springs Road, 2<sup>nd</sup> Floor  
Austin, Texas 78704

October 11, 2011

Dear Edward Gordon:

The second review comments have been issued for a residential building permit for a remodel and two story addition to the existing single family residence located at 705 Baylor Street, Austin, Texas. The comments that have been issued are:

1. The plans submitted for review must be sealed, signed and dated by a registered engineer, architect or certified building designer.
2. According to the topographic survey provided, the natural grade has been filled. You must revise page C and D of the application to include the basement square footage.

Sincerely,

Edward Vigil  
Planning & Development Review Department  
Residential Review



# City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning & Development Review Department  
Residential Review  
505 Barton Springs Road, 2<sup>nd</sup> Floor  
Austin, Texas 78704

November 4, 2011

Dear Edward Gordon:

The third review comments have been issued for a residential building permit for a change of use from an illegal triplex to a duplex, a remodel and a two story addition to the existing principle structure located at 705 Baylor Street, Austin, Texas. The comments that have been issued are:

1. Your original application must be revised to show you are requesting to change the use from an illegal triplex to a duplex, remodel the structure, and request a new addition.
2. Your proposed site/plot plan, floor plans and building elevations must clearly show that this application meets all two family (duplex) use requirements. See attached.
3. The plans submitted for review must be sealed, signed and dated by a registered engineer, registered architect or certified building designer (Plot plan, floor plans, building elevations and roof plan).
4. All plans are required to show ALL required Mc Mansion data. See attached checklist.
5. Provide a separate set of plans/drawings showing what is existing and a set of what you are proposing (lightly shade the differences).
6. According to RDCC's request, you need to resubmit your proposed plans, sealed, signed and dated to the Historic Landmark Commission, calling out you are proposing a duplex and show all revisions and/or proposed structure.

Sincerely,

Edward Vigil  
Planning & Development Review Department  
Residential Review



# City of Austin

Founded by Congress, Republic of Texas, 1839  
Planning & Development Review Department  
Residential Review  
505 Barton Springs Road, 2<sup>nd</sup> Floor  
Austin, Texas 78704

September 16, 2011

Dear Edward Gordon:

The first review comments have been issued for a residential building permit for a remodel and two story addition to the existing single family residence located at 705 Baylor Street, Austin, Texas. The comments that have been issued are:

1. This property is within the McMansion boundaries which triggers your plans to show the McMansion info to the proposed plot plan and building elevations. See attached.
2. Provide a full size proposed plot plan.
3. This application requires an historical review since this property is zoned SF-3-HD-NP. Once revised plans are submitted, the application can be sent to them for review.
4. Provide a floor plan for the third floor and basement.
5. All plans must be sealed, signed and dated by a registered architect, registered engineer or certified building designer.
6. Please resubmit the redlined plans, the original application and revised drawings to Residential Review specifically, to Edward Vigil. This review cannot proceed until revisions and any necessary applications and documents are submitted for review.
7. Please submit 2 full size complete set of drawings to scale and legible (24 x 36) and 2 small sets to scale and legible (8.5 x 11 or 8.5 x 14).

Sincerely,

Edward Vigil  
Planning & Development Review Department  
Residential Review

**§ 25-2-773 DUPLEX RESIDENTIAL USE.**

(A) For a duplex residential use, the base zoning district regulations are superseded by the requirements of this section.

(B) For a duplex residential use:

- (1) minimum lot area is 7,000 square feet;
- (2) minimum lot width is 50 feet;
- (3) maximum building cover is 40 percent;
- (4) maximum impervious cover is 45 percent; and
- (5) maximum building height is the lesser of:

(a) 30 feet; or

(b) two stories, except that an attic or basement does not count as a story for purposes of this subsection if it satisfies the requirements for an exemption from gross floor area under Subsections 3.3.2 and 3.4.6 of Subchapter F (*Residential Design and Compatibility Standards*).

(C) Not more than one required parking space may be located behind another required parking space.

(D) The two dwelling units are subject to the following requirements:

(1) The two units must have a common floor and ceiling or a common wall, which may be a common garage wall, that:

(a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and

(b) maintains a straight line for a minimum of four foot intervals or segments.

(2) The two units must have a common roof.

(3) At least one of the two units must have a front porch that faces the front street and an entry to the dwelling unit, except that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit.

(4) The two units may not be separated by a breezeway, carport, or other open building element.

*Source: Section 13-2-254; Ord. 990225-70; Ord. 000309-39; Ord. 030605-49; Ord. 031120-44; Ord. 031211-11; Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20080618-093.*

**WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION  
705 BAYLOR STREET  
Austin, Texas 78703**

EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-8489

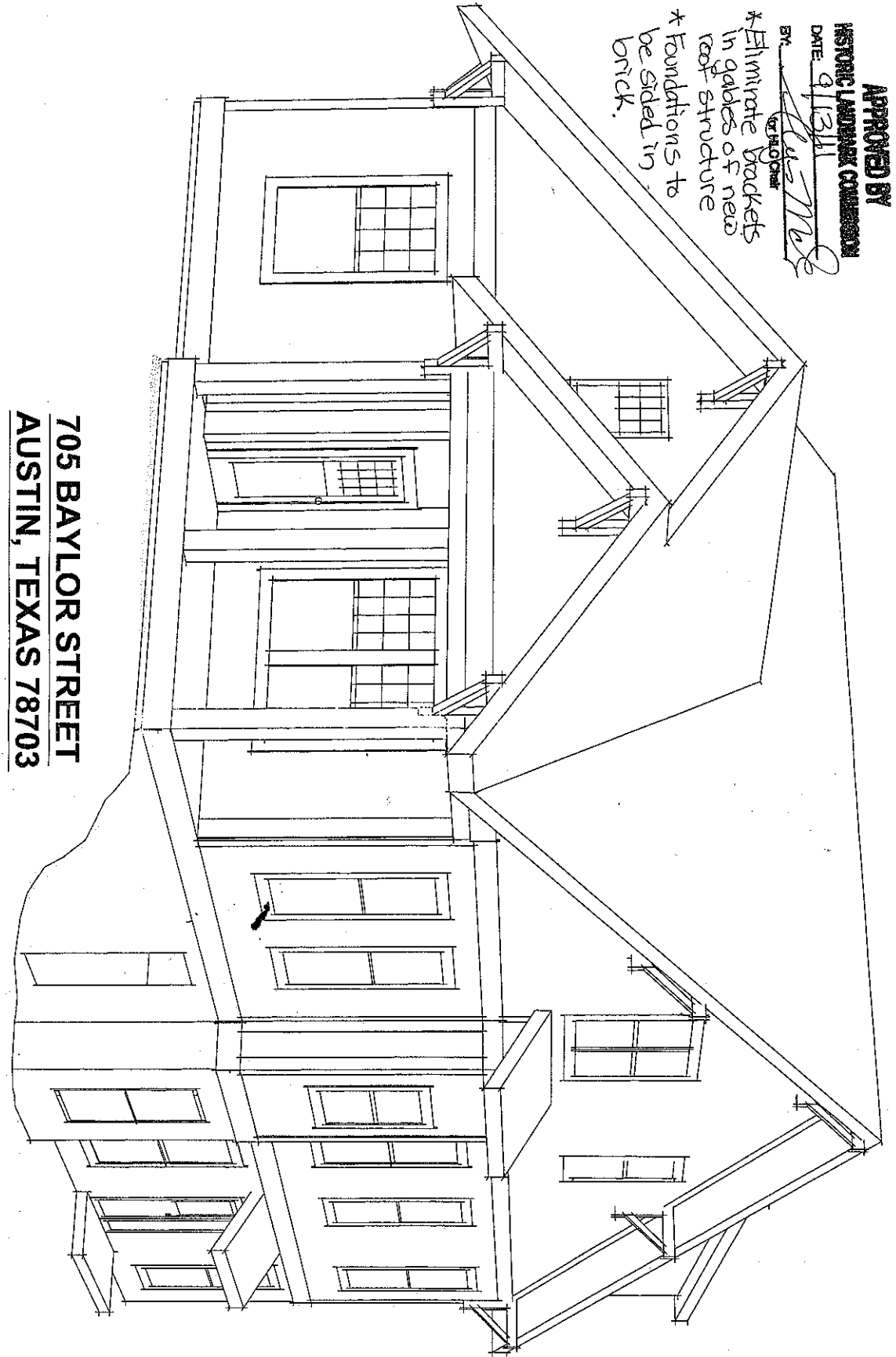
630/09

APPROVED BY  
HISTORIC LANDMARK COMMISSION

DATE 9/13/11

BY *[Signature]*  
OF HISTORIC

- \* Eliminate brackets in gables of new roof structure
- \* Foundations to be sided in brick.



**705 BAYLOR STREET**  
**AUSTIN, TEXAS 78703**

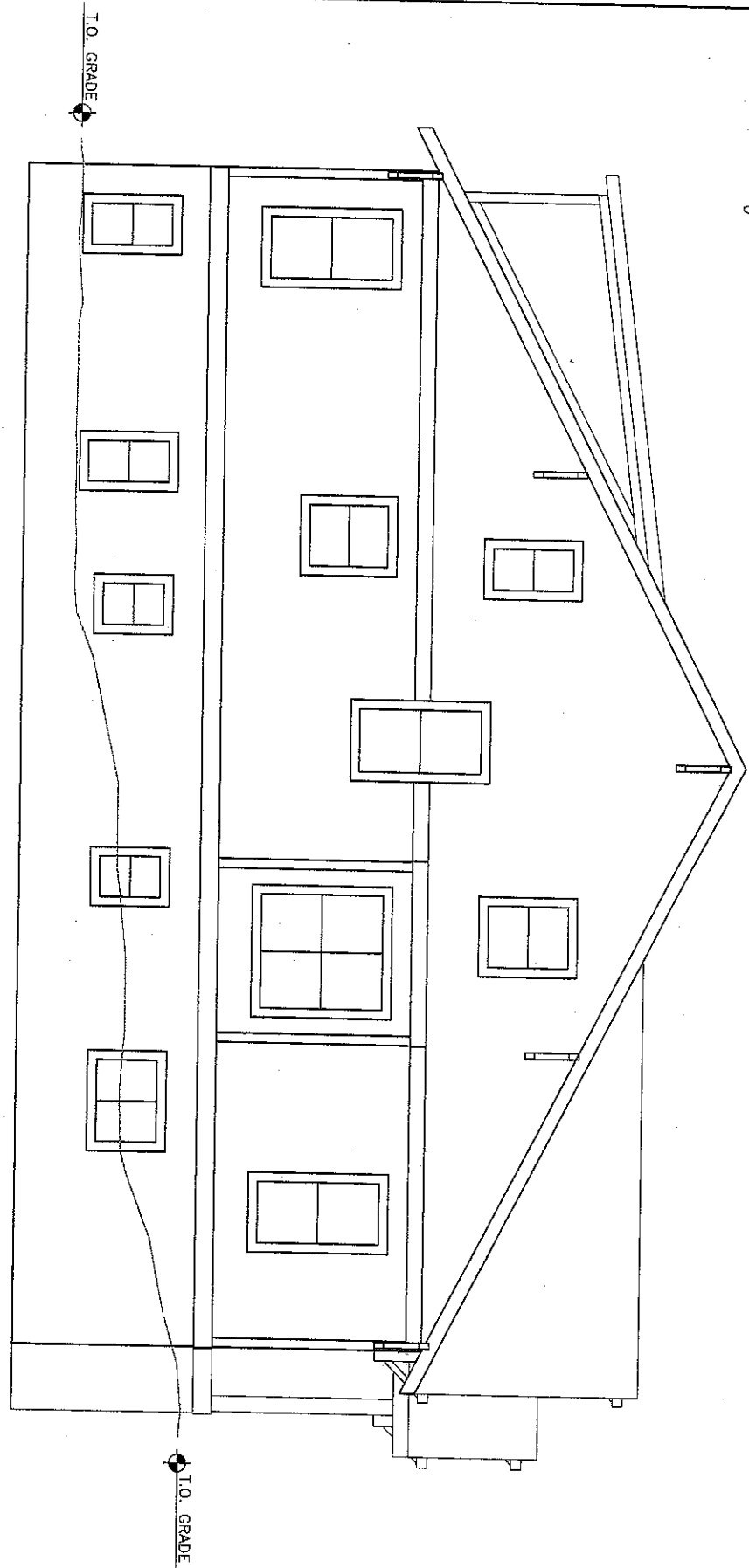
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-6489

**COVER**  
**705 BAYLOR STREET**  
Austin, Texas 78703

**A0.1**

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE: 9/13/11  
 BY: [Signature]  
 FOR FILE ONLY



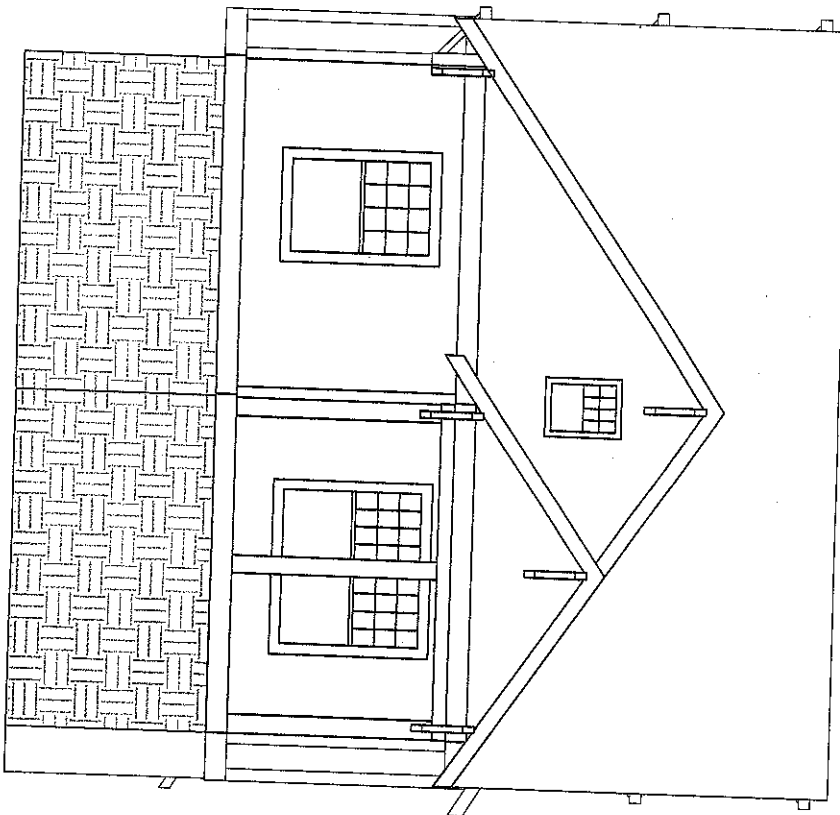
NORTH ELEVATION  
 $\frac{3}{8}'' = 1'-0''$

EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-6459

NORTH ELEVATION  
 705 BAYLOR STREET  
 Austin, Texas 78703

A1.1

APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 9/13/11  
BY: *[Signature]*  
for HLC Order



WEST ELEVATION

$\frac{3}{8}'' = 1'-0''$

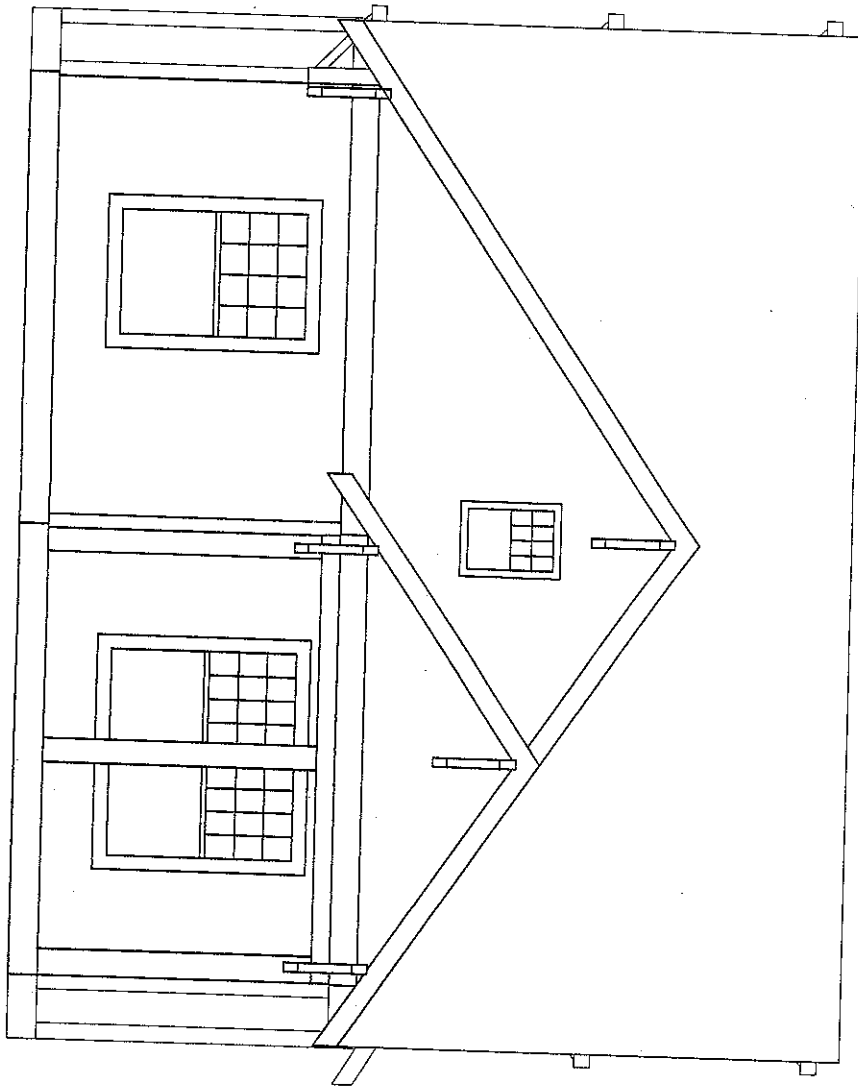
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 4738489

WEST ELEVATION  
705 BAYLOR STREET  
Austin, Texas 78703

A1.0



APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 9/13/11  
BY: [Signature]  
FOR TLO Clerk

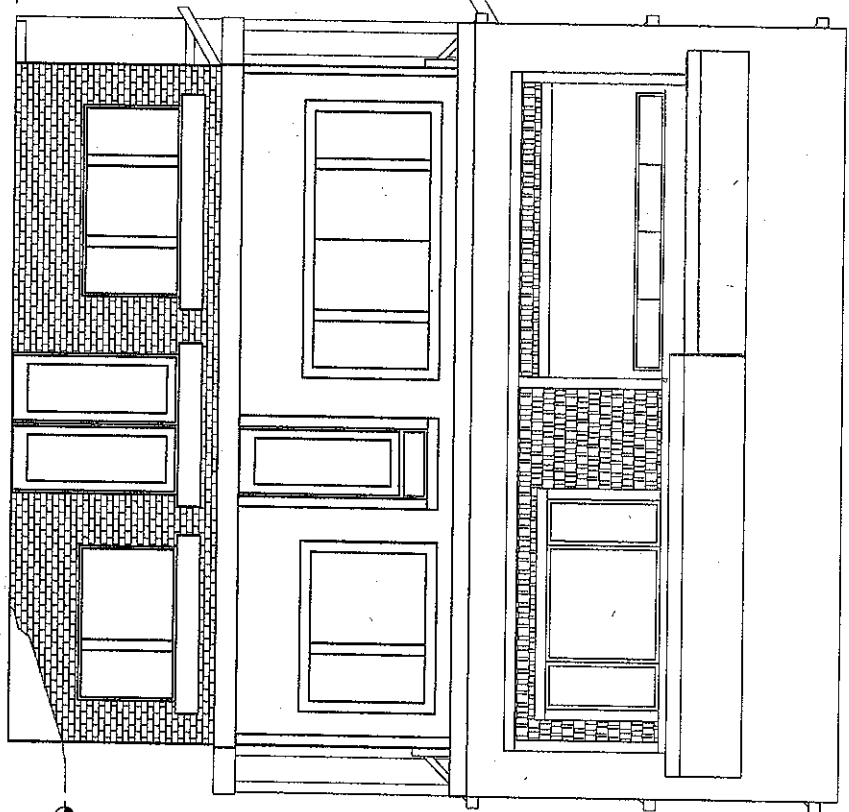


EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 473-9489

705 BAYLOR STREET  
Austin, Texas 78703

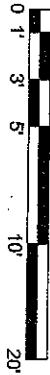
A0.2

T.O. GRADE



T.O. GRADE

EAST ELEVATION



APPROVED BY  
NOTED: LUMBER PERMITS  
DATE: 10-28-11  
BY: Steve Selousky  
FOR THE CLIENT



EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

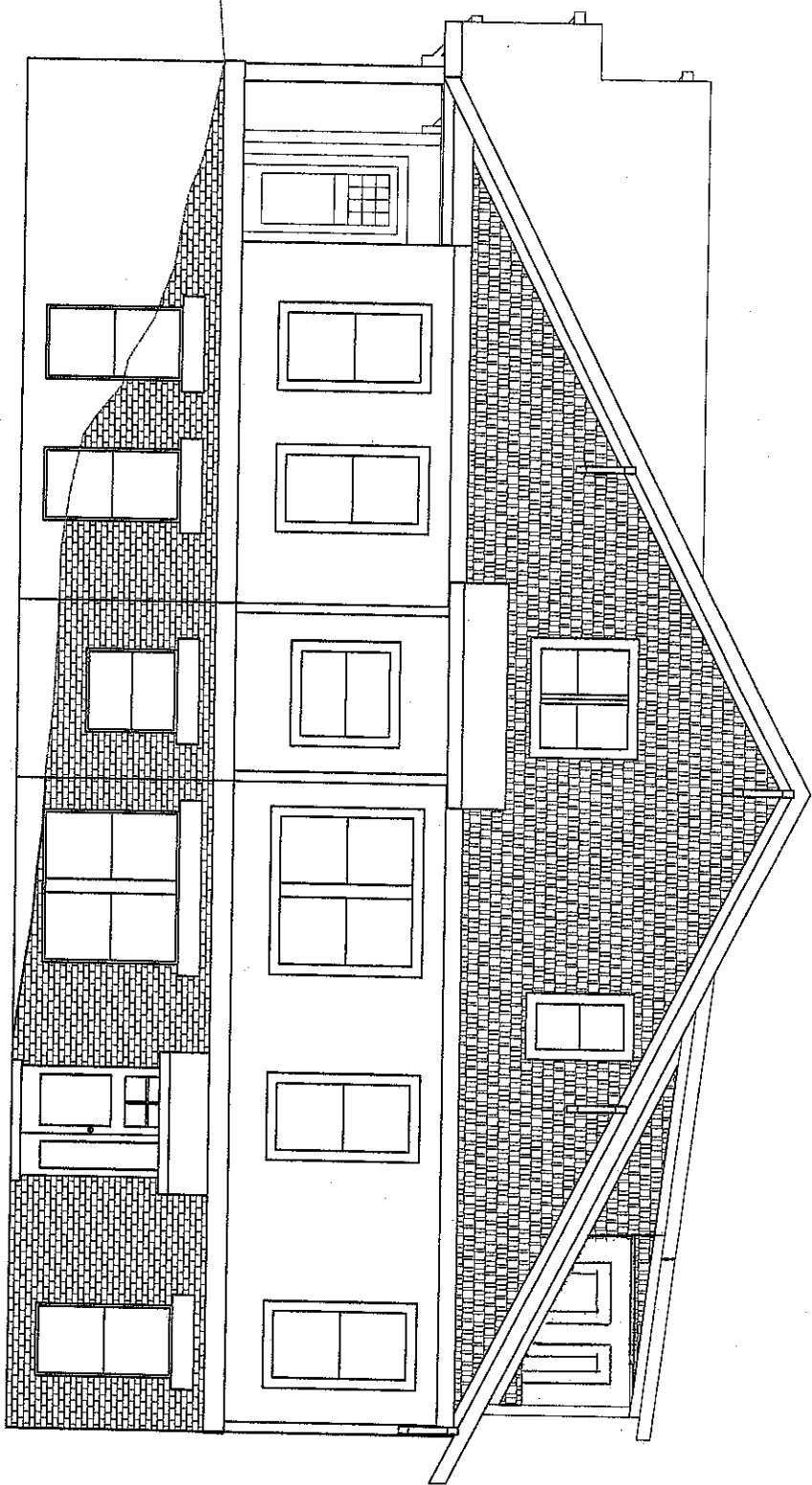
(512) 473-8489

EAST ELEVATION  
705 BAYLOR STREET  
Austin, Texas 78703

A1.2

DRAWING BY  
 DATE: 10-28-11  
 BY: Steve Sulewsky

T.O. GRADE  

**SOUTH ELEVATION**



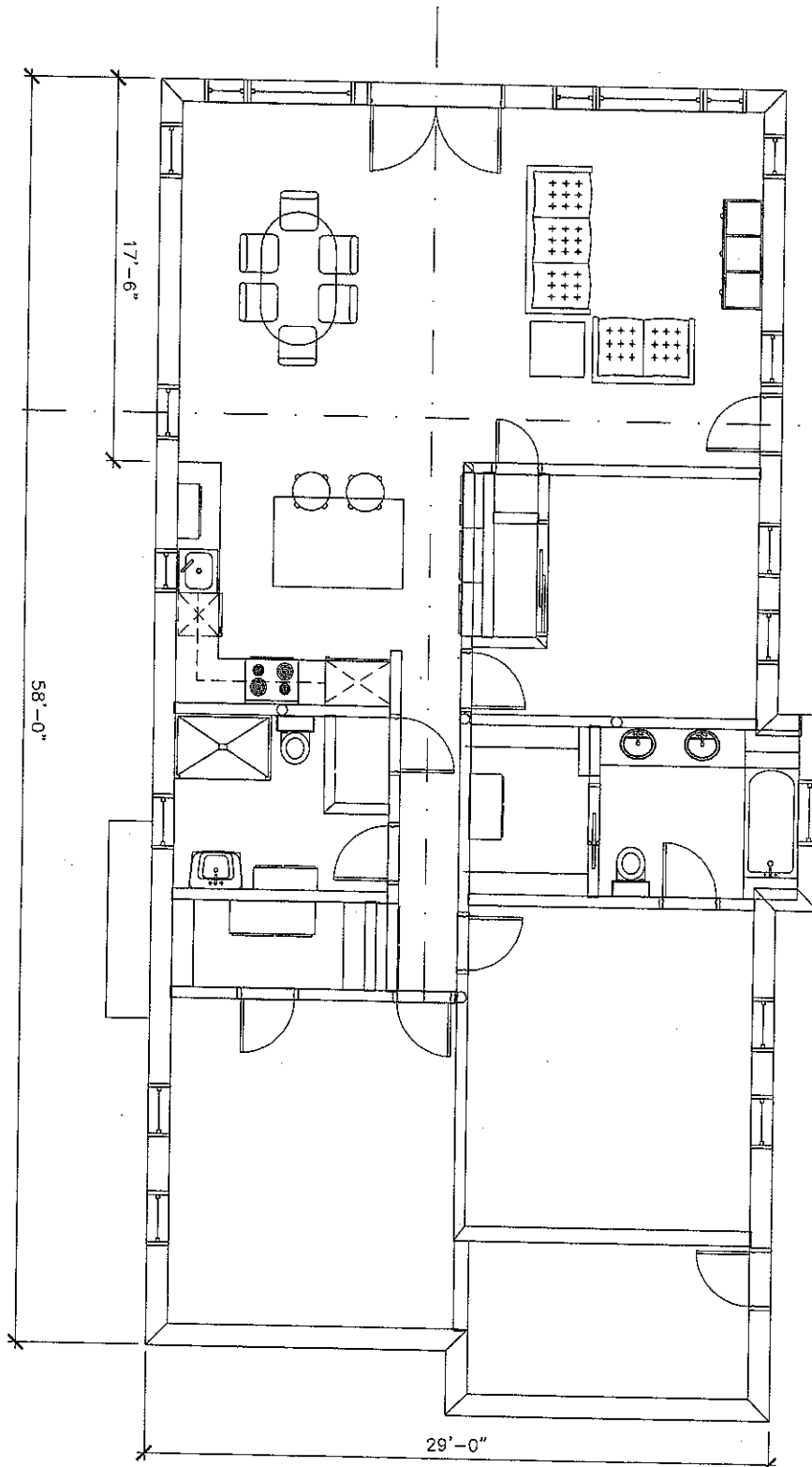
EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-6489

**NORTH ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

**A1.3**

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE: 9/13/01  
 BY: [Signature]  
 FOR FIELD OFFICE

  
 NORTH  
 3/8" = 1'-0"  
**BASEMENT PLAN**




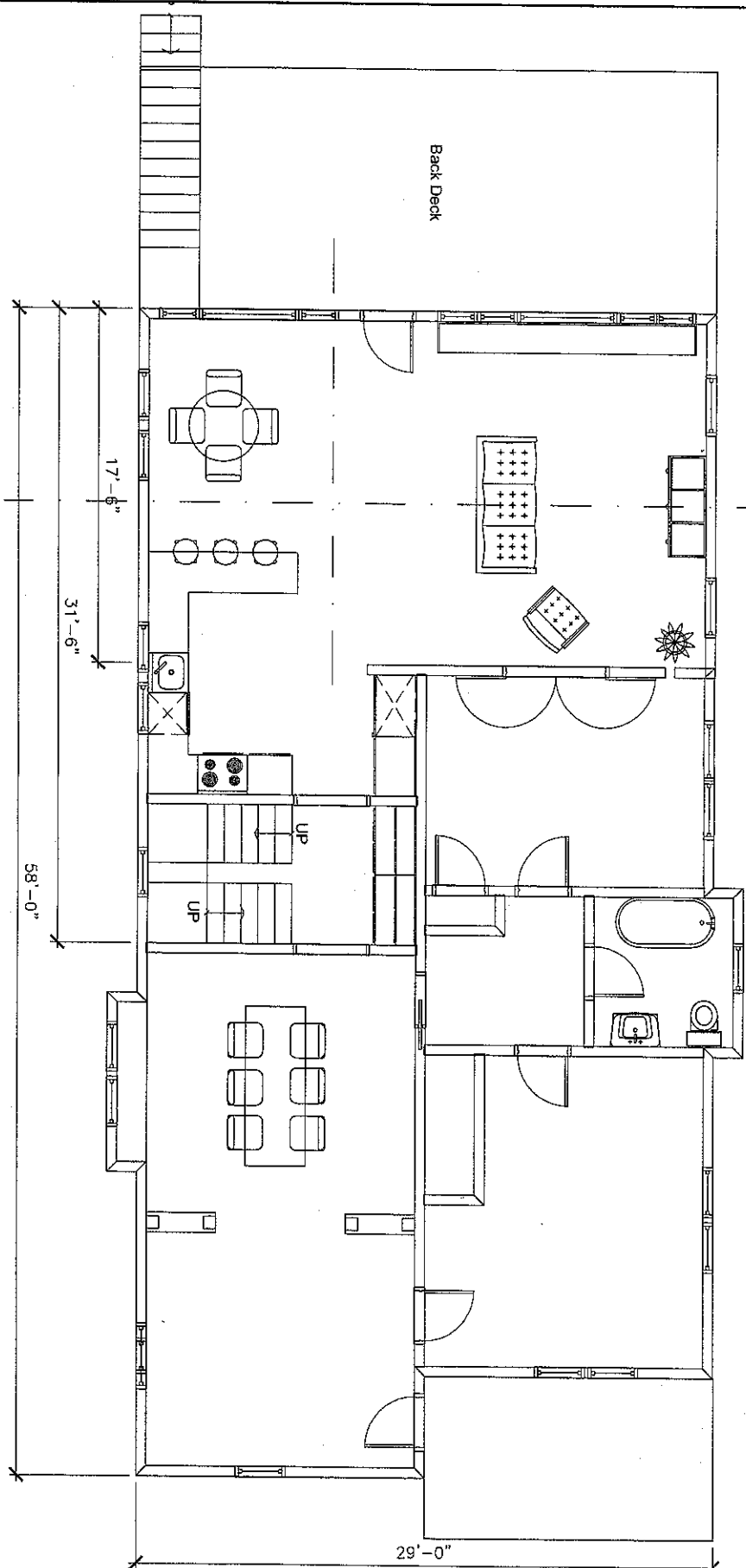
EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-8489

**BASEMENT PLAN**  
 705 BAYLOR STREET  
 Austin, Texas

**A2.0**

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE 9/13/14  
 BY [Signature]  
 for HLP Owner

NORTH  
  
 3/16" = 1'-0"  
**FIRST FLOOR PLAN**



EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-6489

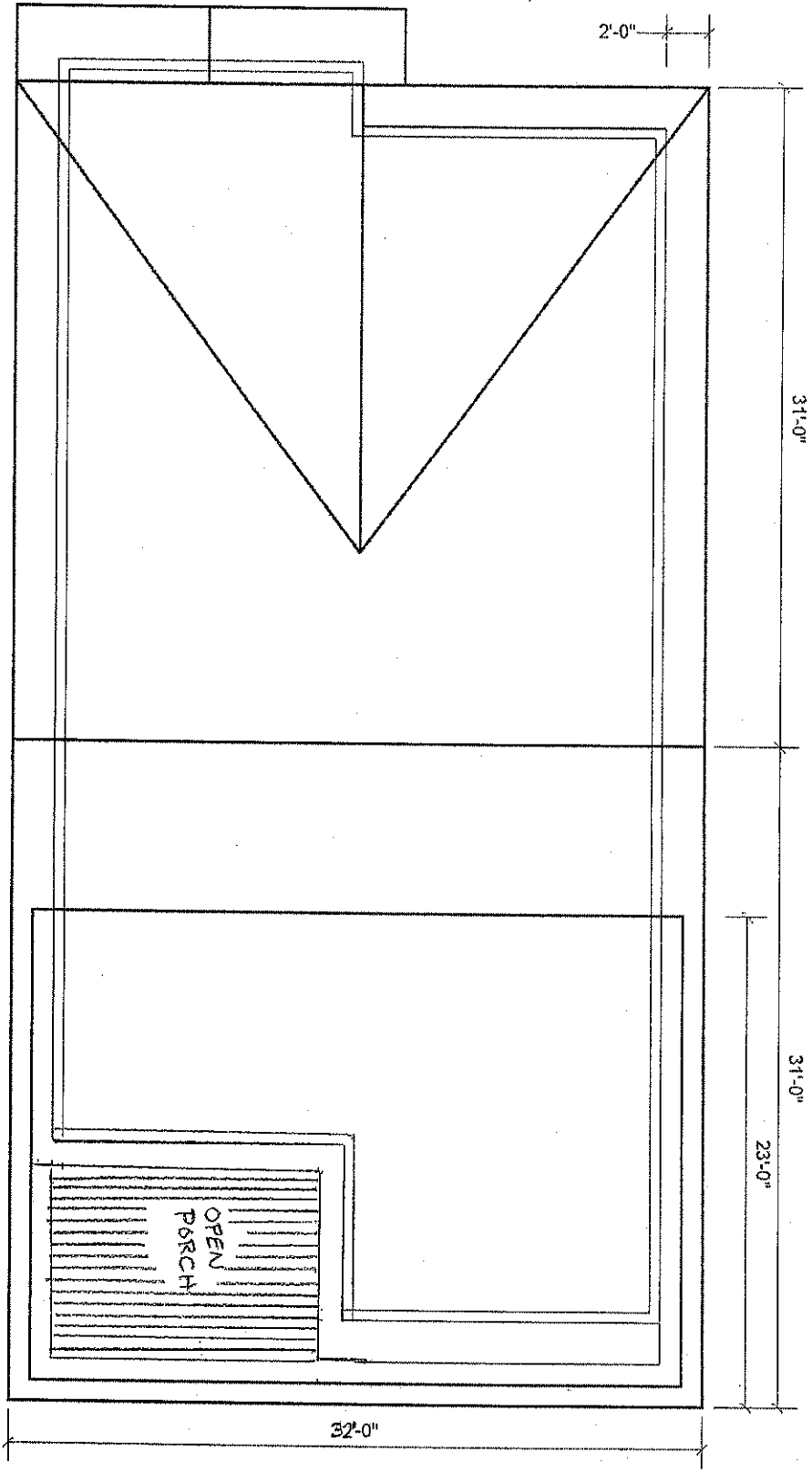
**FIRST FLOOR PLAN**  
 705 BAYLOR STREET  
 Austin, Texas

**A2.0**

APPROVED BY  
 ROBERT L. GORDON, P.E.  
 DATE: 10-28-11  
 BY: *Steve Salas*  
 for Mr. Gordon



ROOF PLAN  
 $\frac{3}{16}'' = 1'-0''$

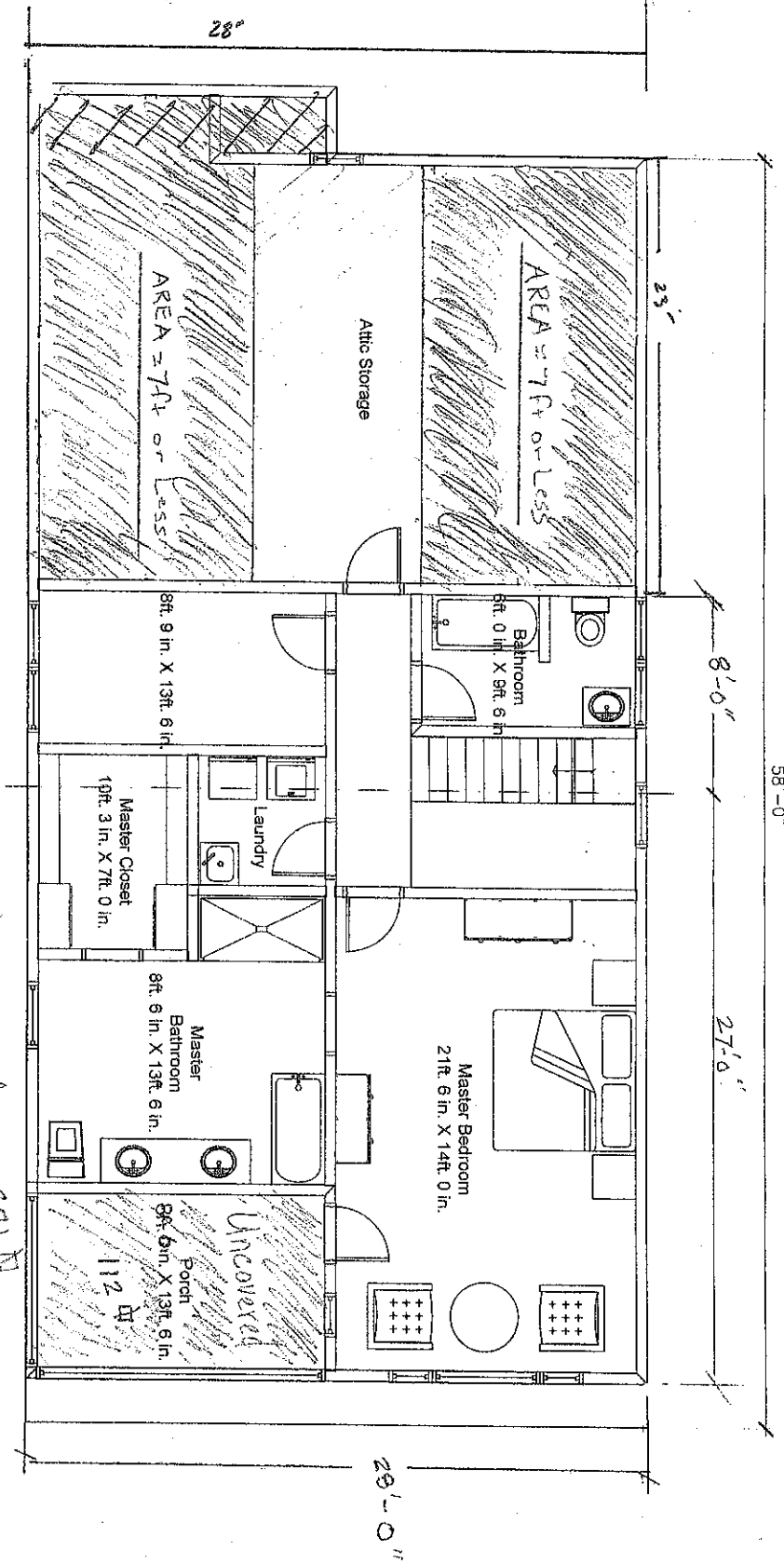


EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-8489

ROOF PLAN  
 705 BAYLOR STREET  
 Austin, Texas

A2.3

Attic Exemption 366  $\Delta$



Un-shaded Area = 871  $\Delta$



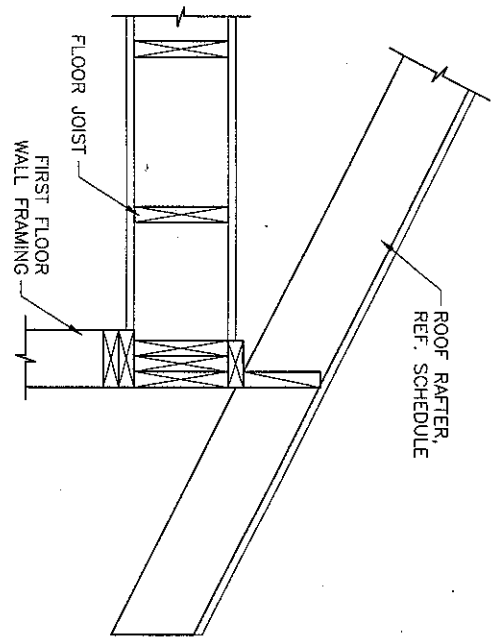
**SECOND FLOOR PLAN**  
 $\frac{3}{8}" = 1'-0"$   
 NORTH



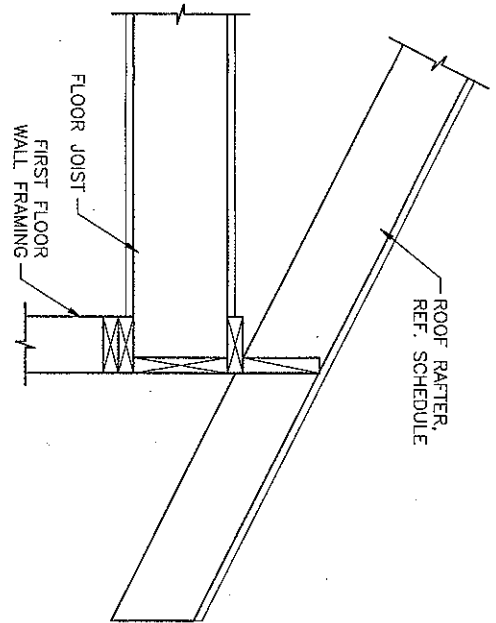
**EDWARD GORDON**  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-8489

**SECOND FLOOR PLAN**  
 705 BAYLOR STREET  
 Austin, Texas

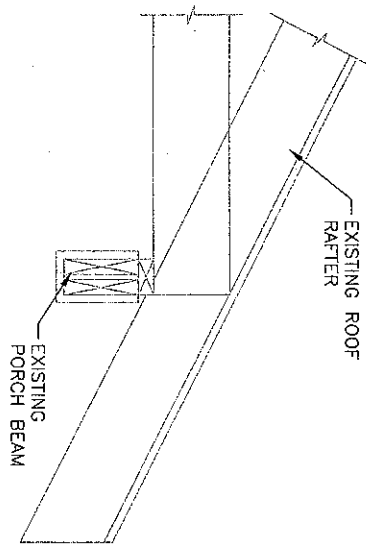
**A2.2**



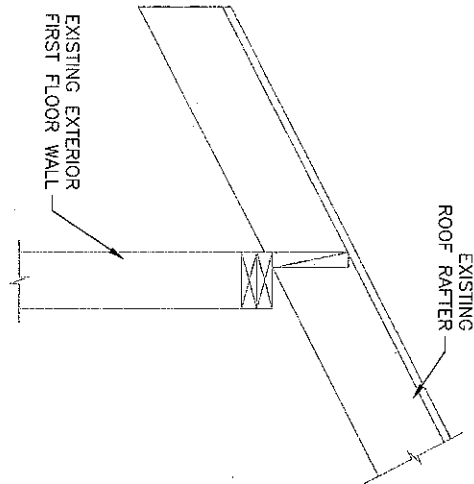
**1 EAVE FRAMING DETAIL**  
1" = 1'-0"



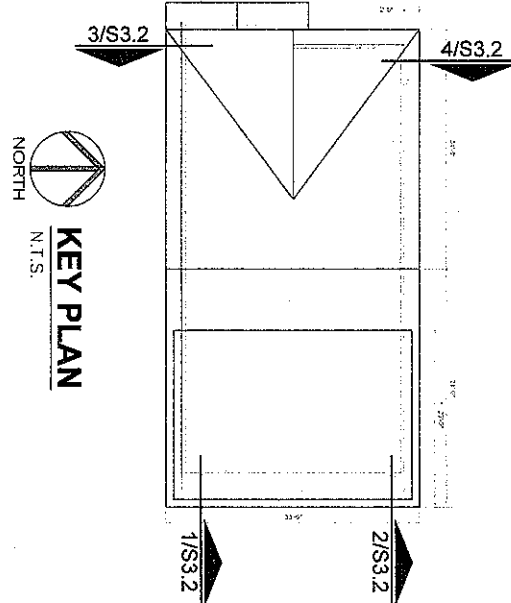
**2 EAVE FRAMING DETAIL**  
1" = 1'-0"



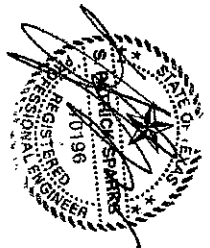
**3 EAVE FRAMING DETAIL**  
1" = 1'-0"



**4 EAVE FRAMING DETAIL**  
1" = 1'-0"



**KEY PLAN**  
N.T.S.



**SPARKS ENGINEERING, INC.**  
TEXAS REGISTERED ENGINEERING FIRM P-00515  
403 NORTH MAYS STREET  
ROUND ROCK, TEXAS 78664  
WWW.SPARKSENGINEERING.COM

**EDWARD GORDON**  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 473-6489

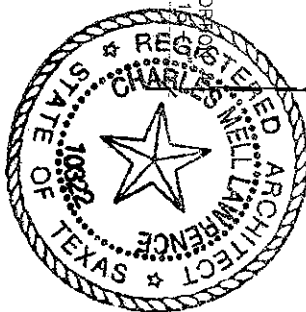
DRAWN BY: FV	CHECKED BY: SPS
SCALE: AS NOTED	DATE: 10/24/11
REVISION: XX/XX/XX	

**ROOF FRAMING EAVE DETAILS**  
705 BAYLOR STREET  
Austin, Texas

**S3.2**



N22°01'24"E  
49.84(50.0)



3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/28/2011

**SITE PLAN**  
705 BAYLOR STREET  
Austin, Texas 78703

A0.2

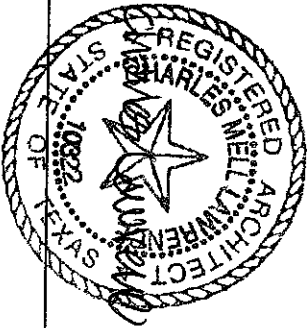
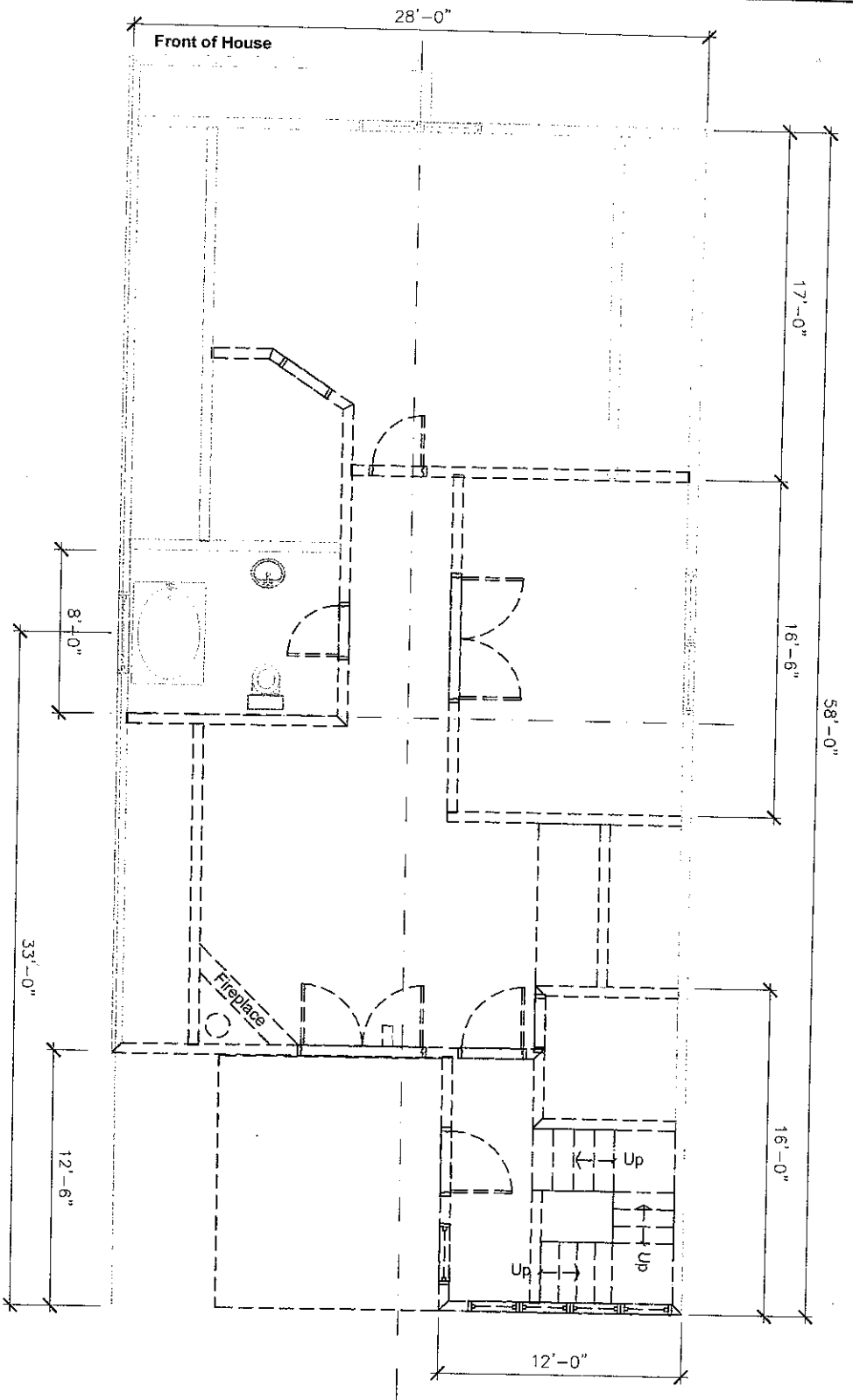


**EXISTING SECOND FLOOR PLAN**

3/8" = 1'-0"

--- TO BE REMOVED

**LEGEND**



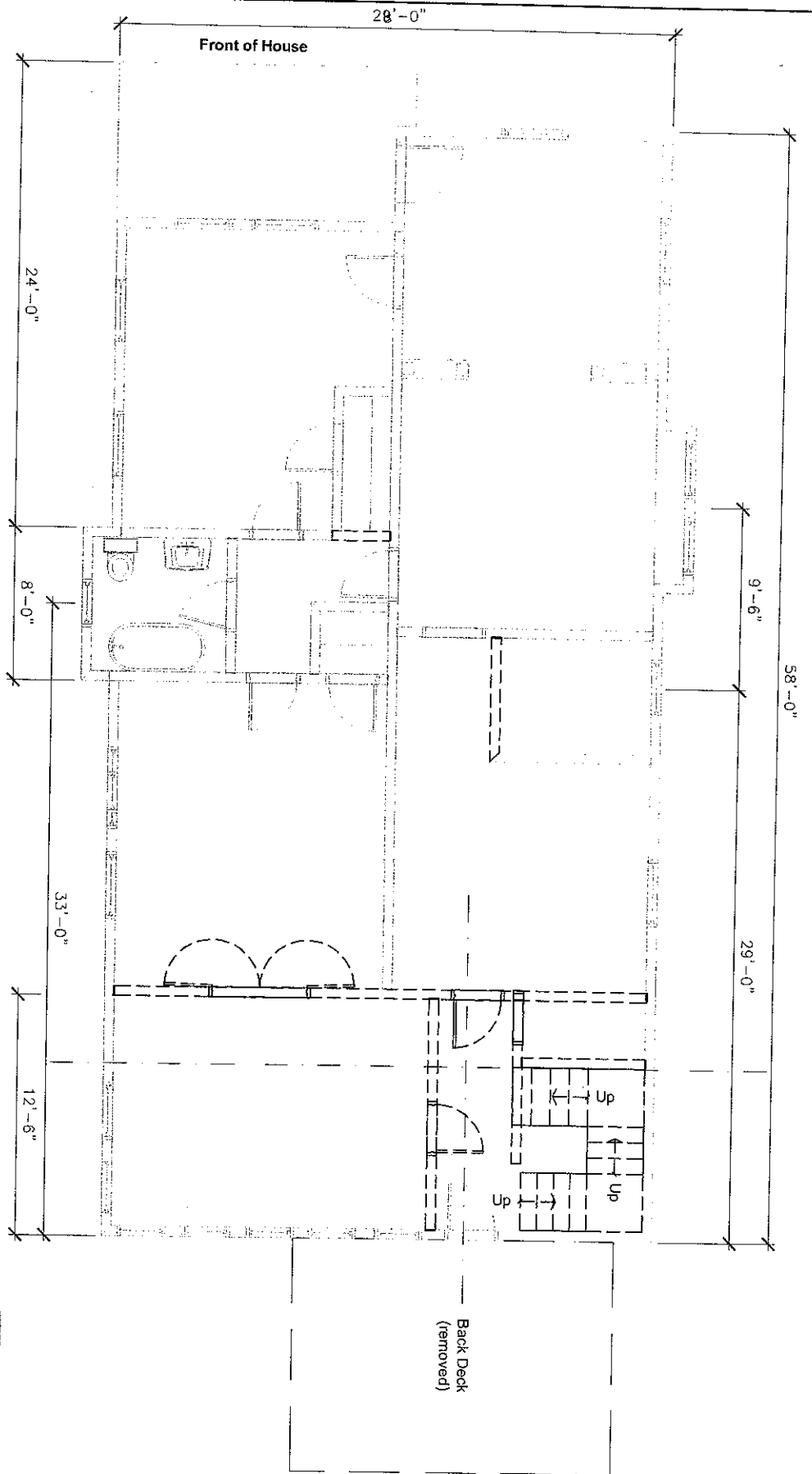
Nov 23 2011

TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/23/2011

**EXISTING SECOND  
FLOOR PLAN**  
705 BAYLOR STREET  
Austin, Texas 78703

**AE2.2**

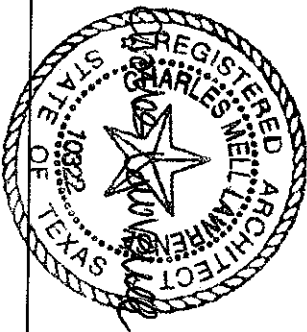


**EXISTING FIRST FLOOR PLAN**

3/8" = 1'-0"

**LEGEND**

--- TO BE REMOVED



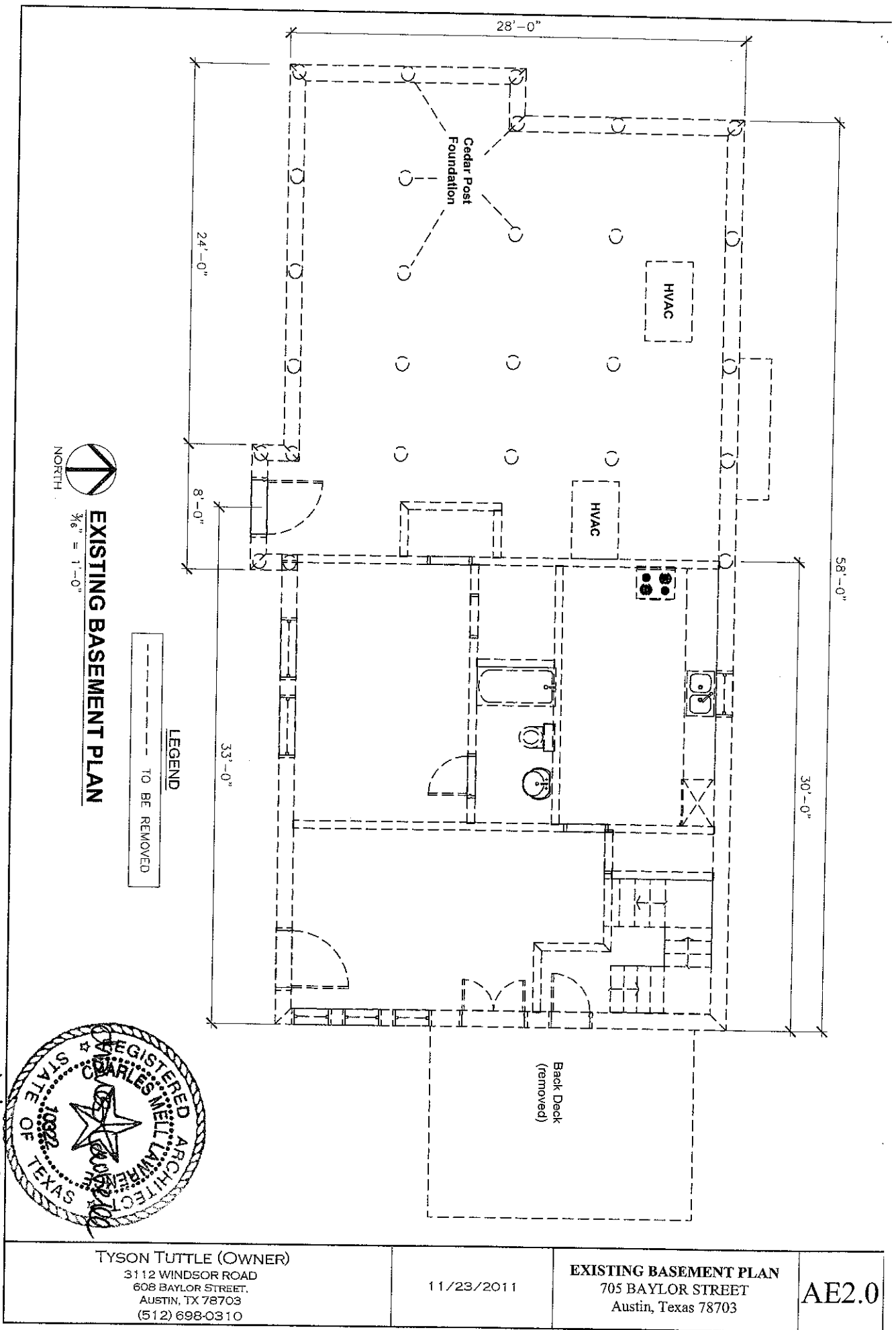
NOV 23 2011

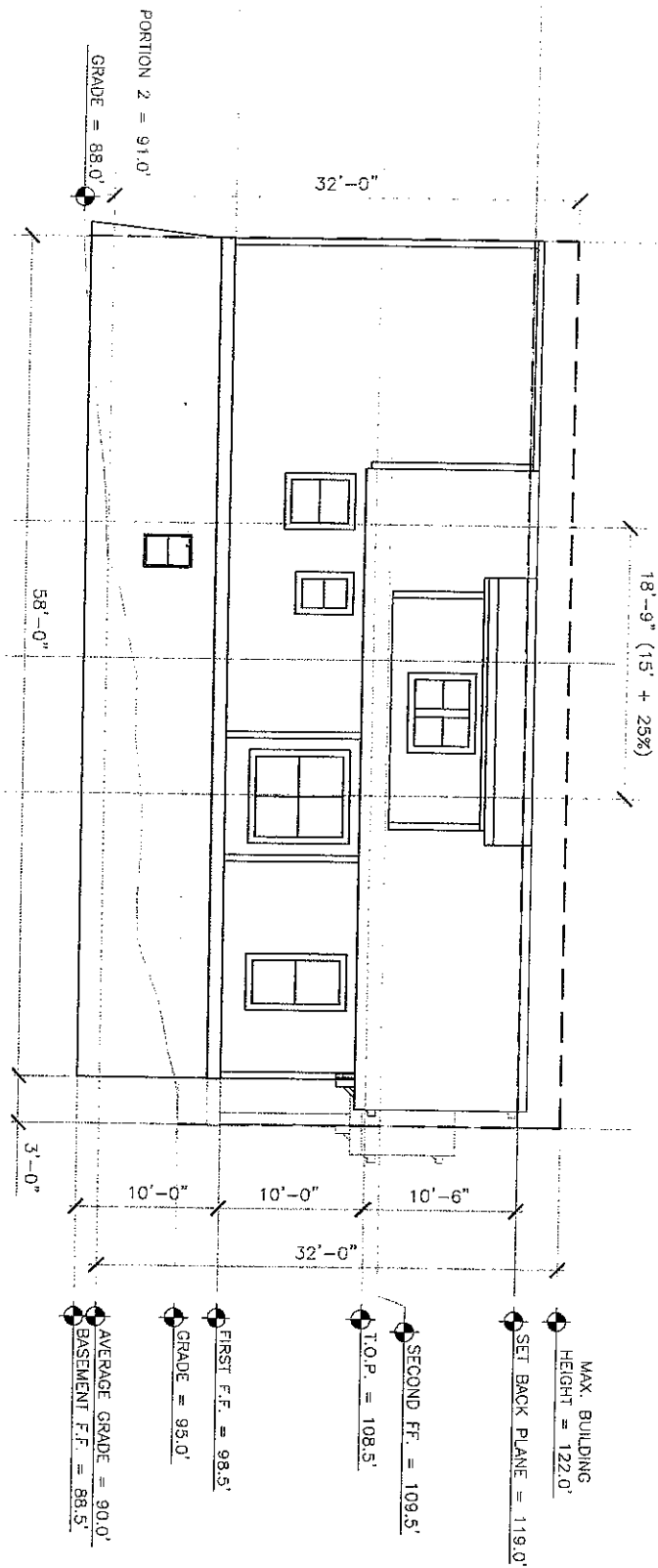
TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/23/2011

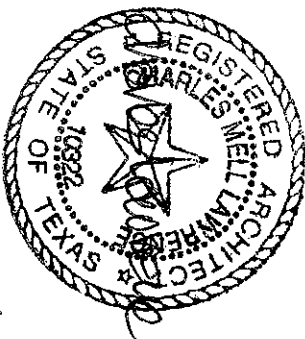
**EXISTING FIRST FLOOR PLAN**  
705 BAYLOR STREET  
Austin, Texas 78703

**AE2.1**





**EXISTING NORTH ELEVATION**  
1/16/11



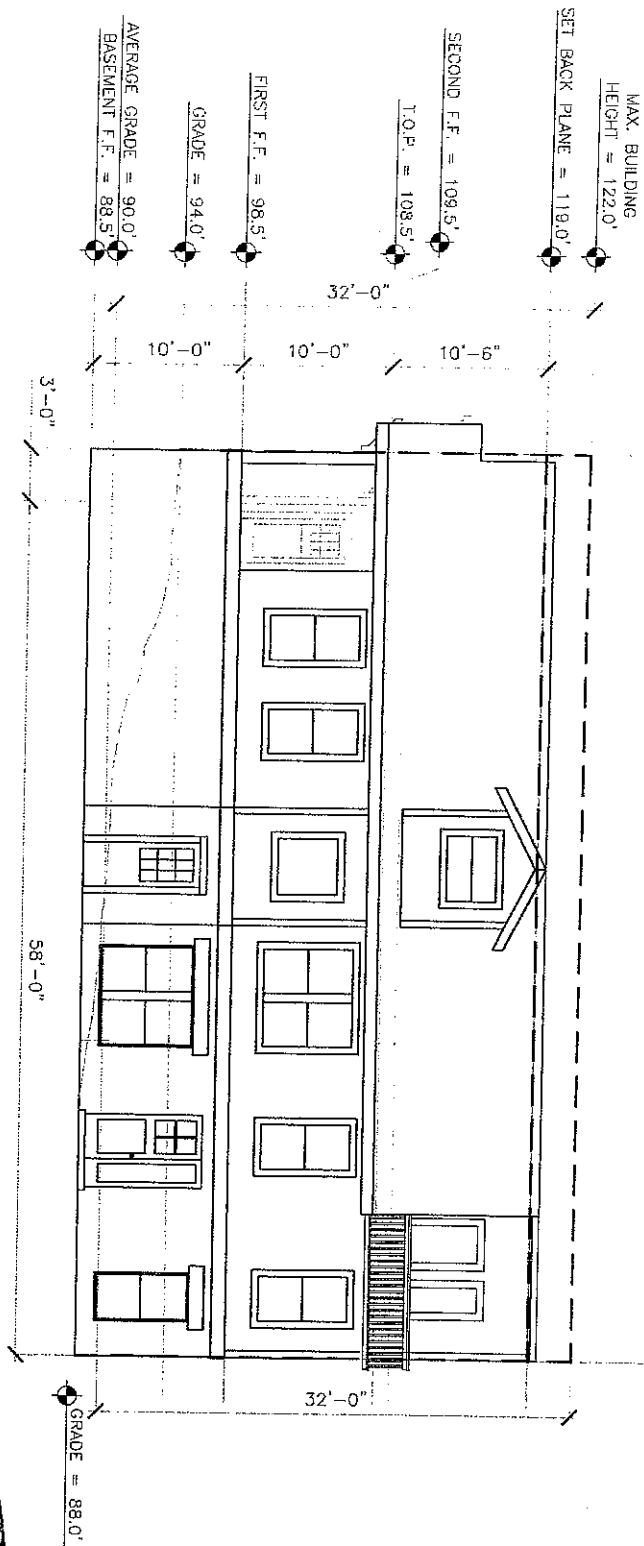
NOV 23 2011

TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/28/2011

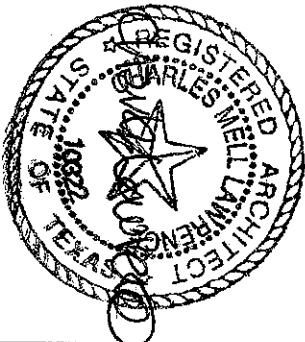
**EXISTING NORTH ELEVATION**  
705 BAYLOR STREET  
Austin, Texas 78703

**AE1.1**



**EXISTING SOUTH ELEVATION**

1/8" = 1'-0"



NOV 23 2011

TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET  
AUSTIN, TX 78703  
(512) 698-0310

11/28/2011

**EXISTING SOUTH ELEVATION**  
705 BAYLOR STREET  
Austin, Texas 78703

**AE1.3**

SOUTH  
PROPERTY LINE

GRADE = 85.0'

32'-0"

EXISTING EAST ELEVATION  
1/8" = 1'-0"

50'-0"

28'-0"

5'-0"

NORTH  
PROPERTY LINE

GRADE = 88.0'

10'-0"

10'-0"

10'-6"

32'-0"

AVERAGE GRADE = 90.0'  
BASEMENT F.F. = 88.5'

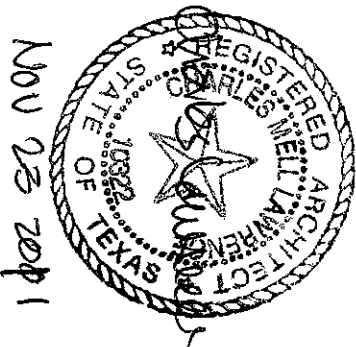
FIRST F.F. = 98.5'

T.O.P. = 108.5'

SECOND F.F. = 109.5'

SET BACK PLANE = 119.0'

MAX. BUILDING  
HEIGHT = 122.0'



TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET  
AUSTIN, TX 78703  
(512) 698-0310

11/28/2011

EXISTING EAST ELEVATION  
705 BAYLOR STREET  
Austin, Texas 78703

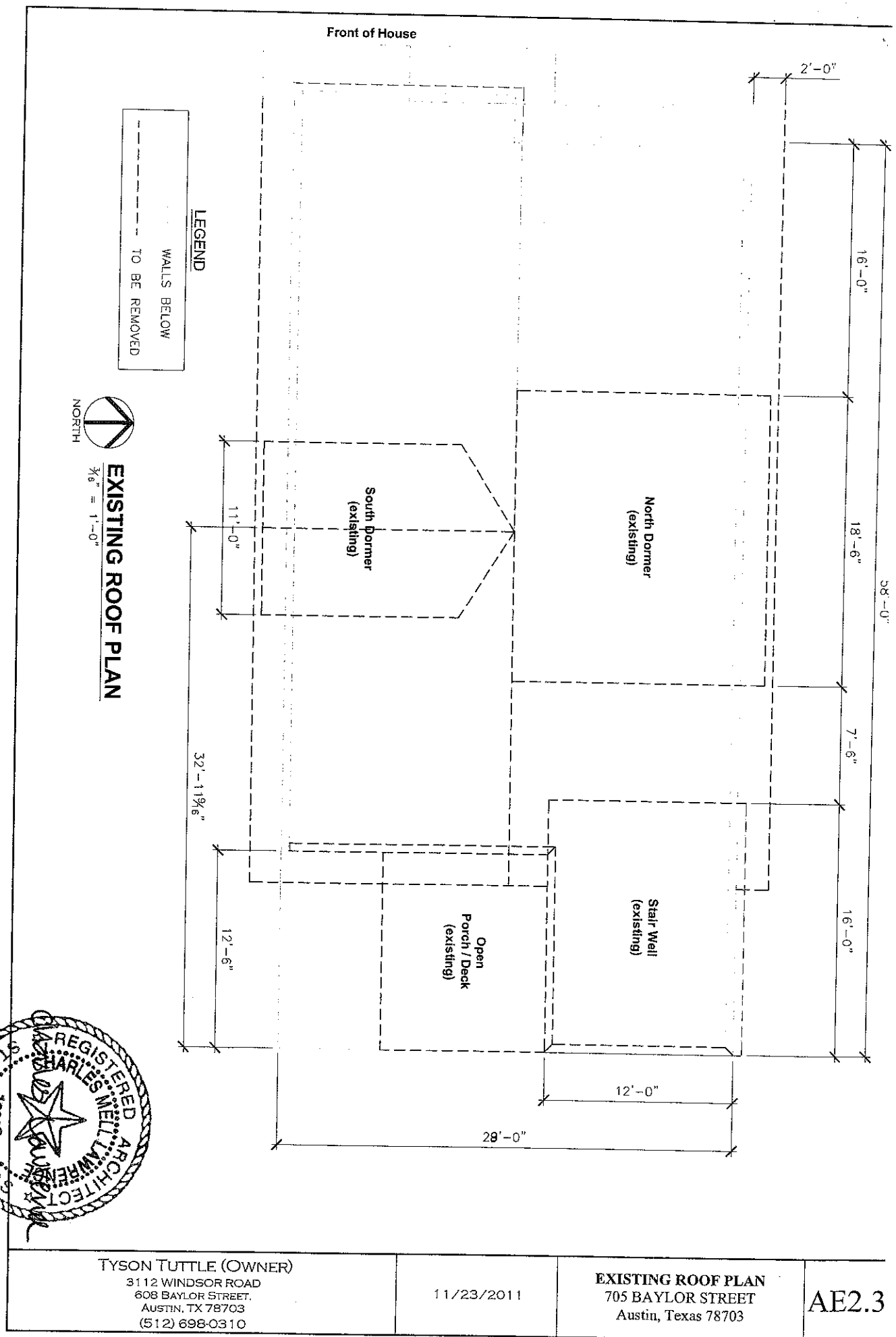
AE1.2



AE1.0

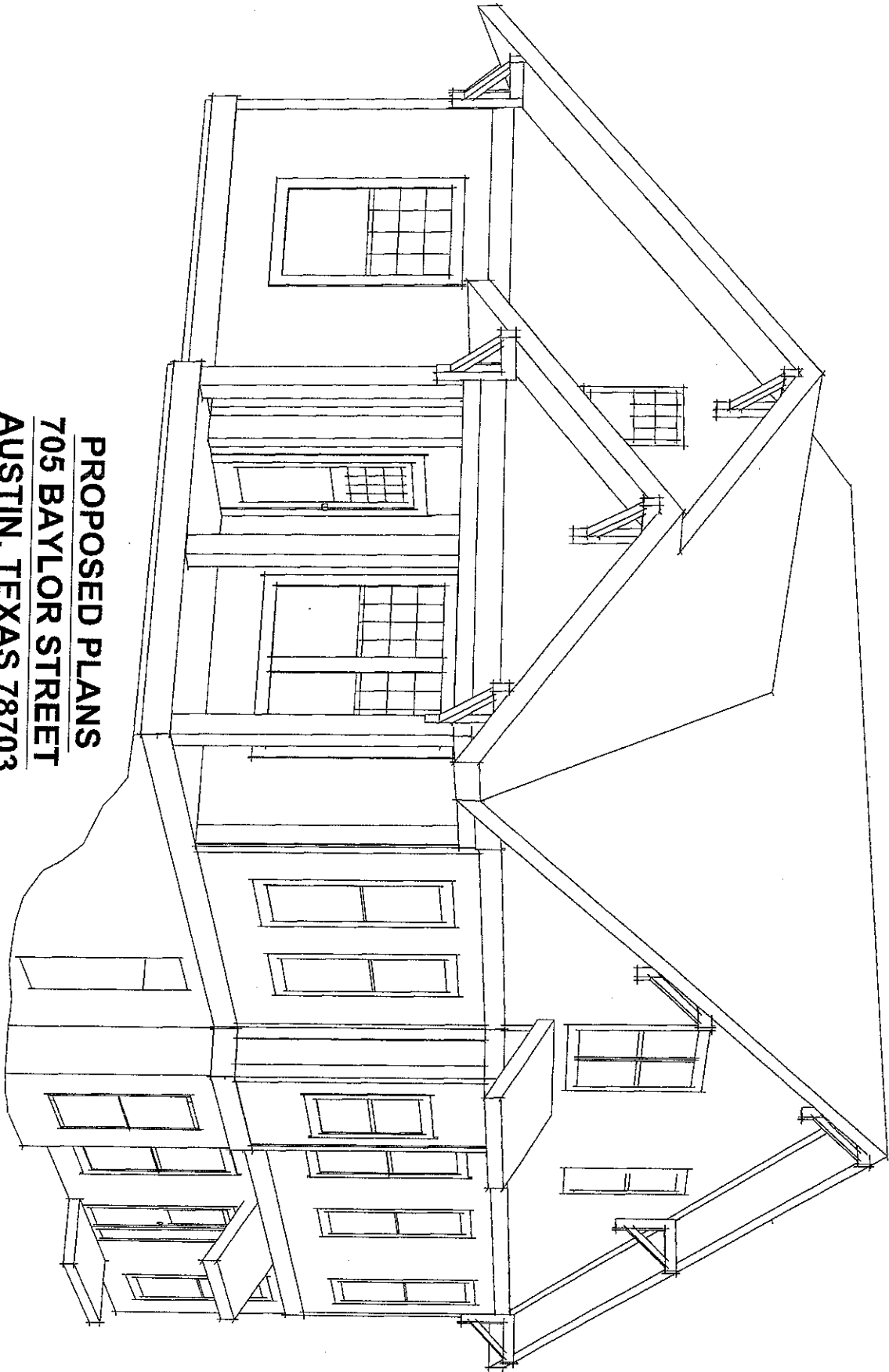
Nov 23 2001





NEW

**PROPOSED PLANS**  
**705 BAYLOR STREET**  
**AUSTIN, TEXAS 78703**



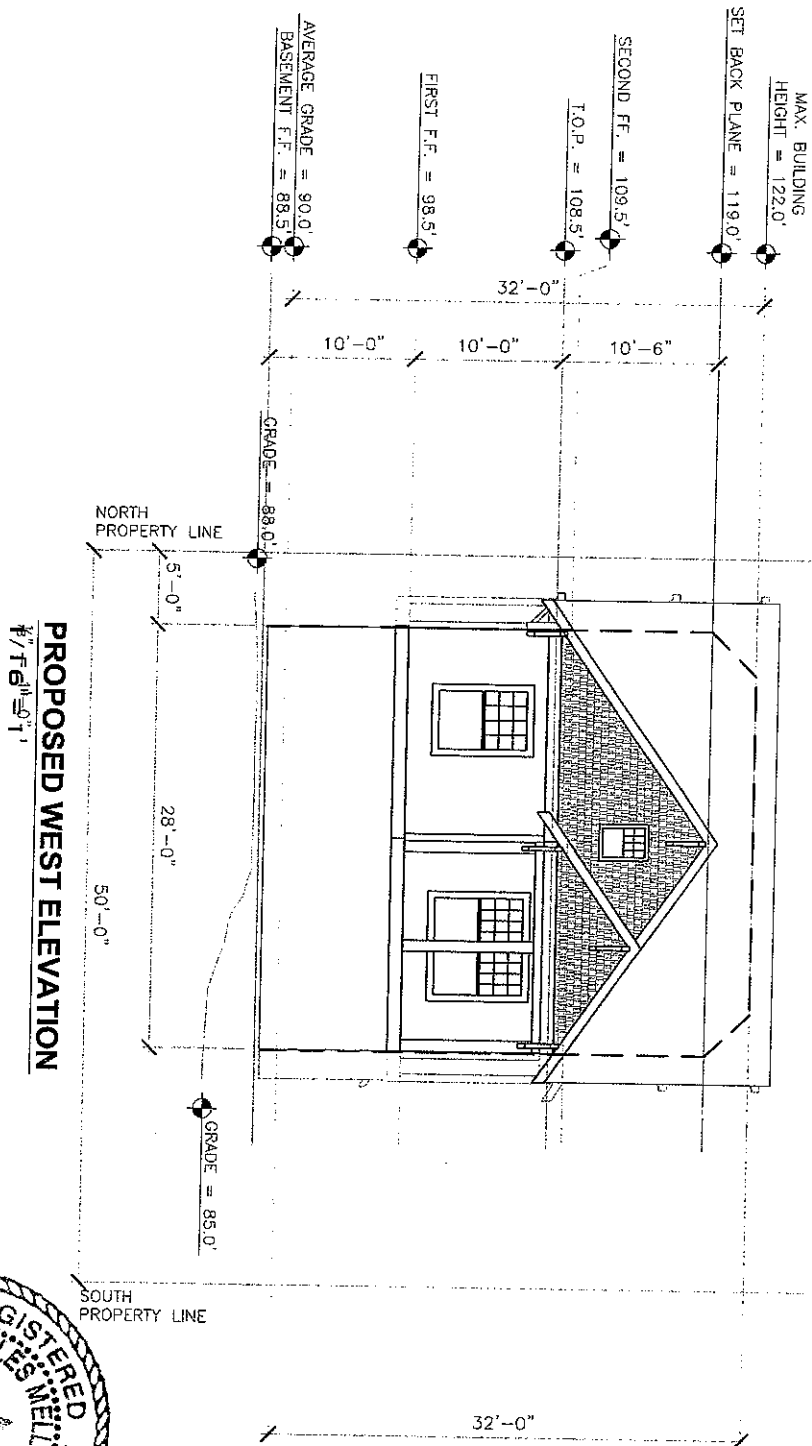
TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/28/2011

**COVER**  
705 BAYLOR STREET  
Austin, Texas 78703

**A0.1**

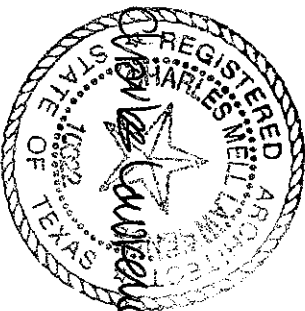
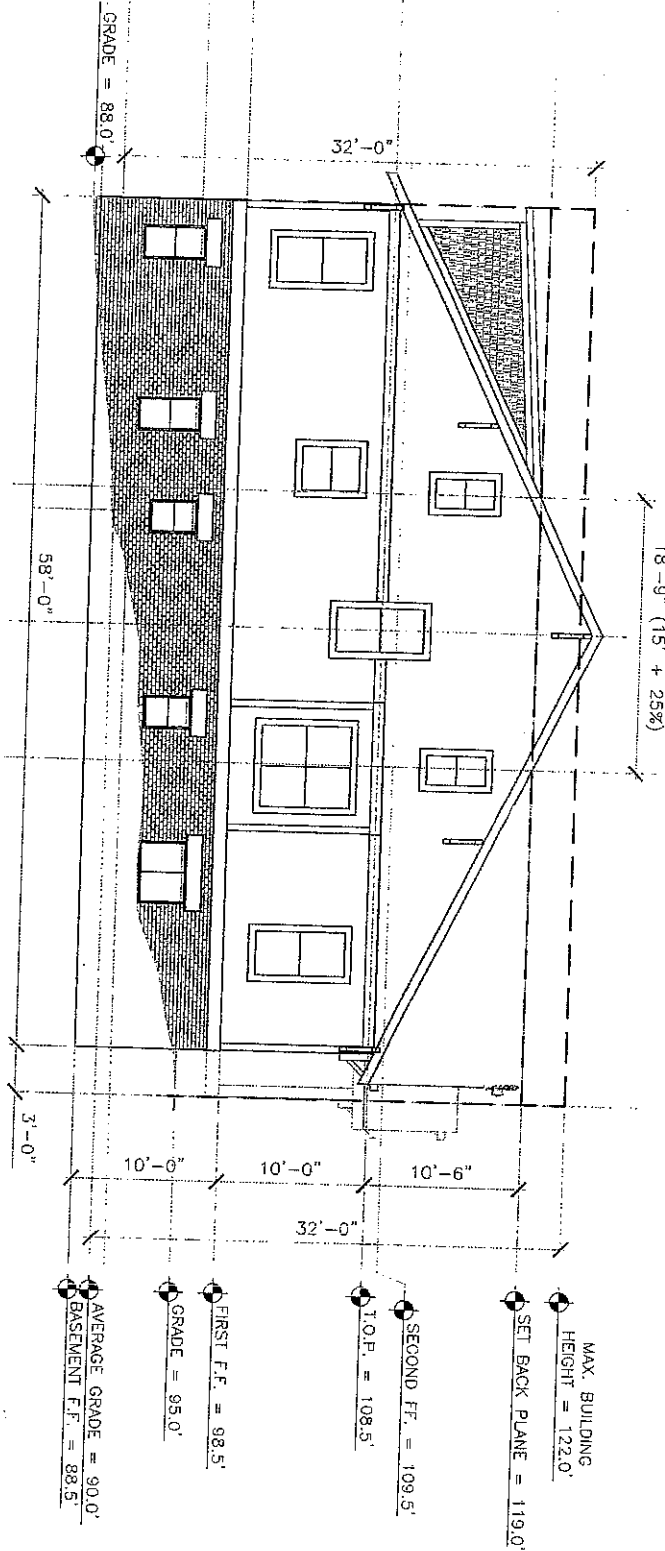




NOV 23 2011

<p>TYSON TUTTLE (OWNER) 3112 WINDSOR ROAD 608 BAYLOR STREET, AUSTIN, TX 78703 (512) 698-0310</p>	<p>11/28/2011</p>	<p><b>PROPOSED WEST ELEVATION</b> 705 BAYLOR STREET Austin, Texas 78703</p>	<p><b>A1.0</b></p>
--	-------------------	---	--------------------

**PROPOSED NORTH ELEVATION**  
 $\frac{1}{8"} = 1' - 0"$



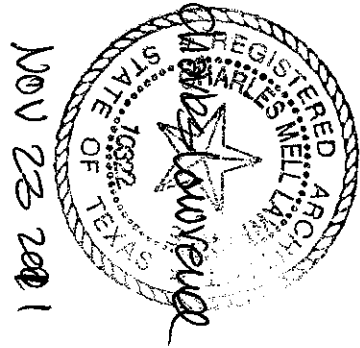
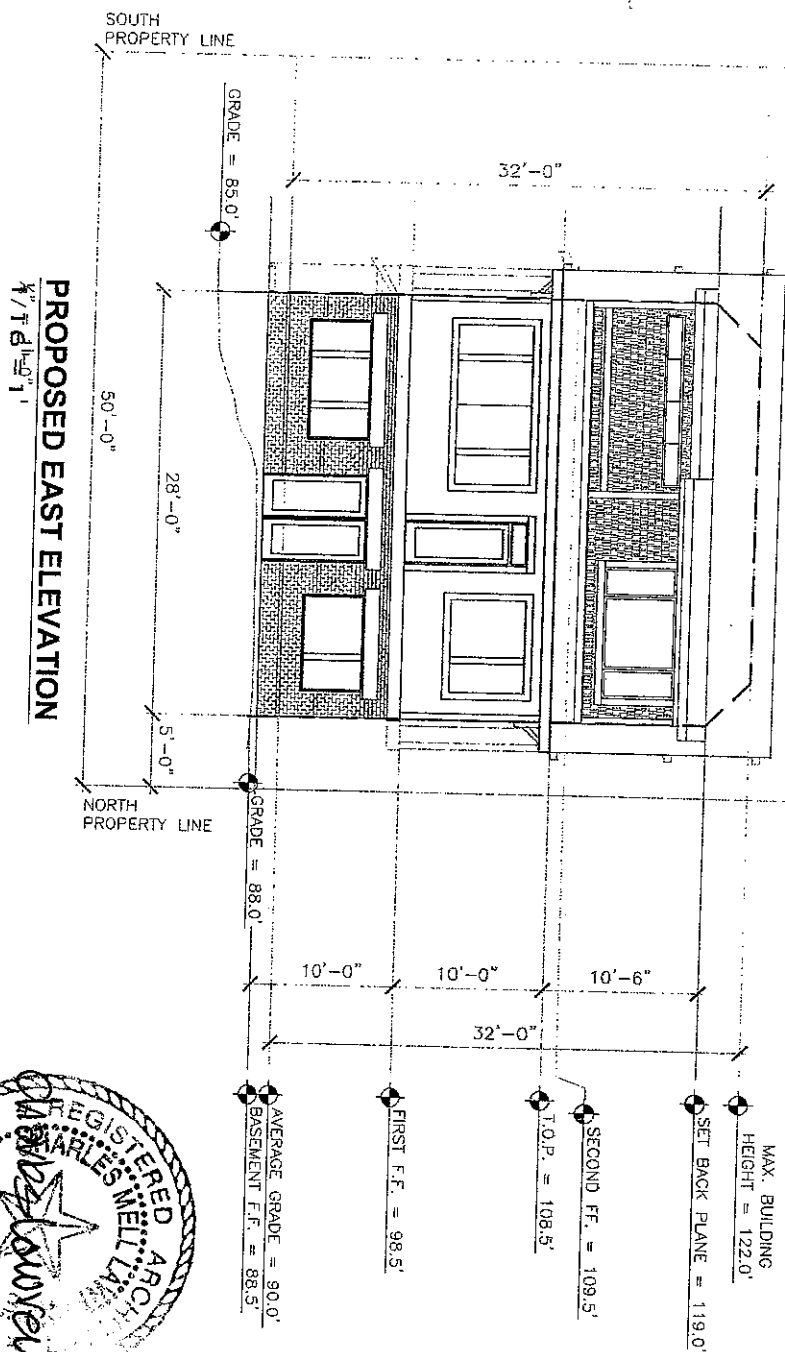
NOV 23 2011

TYSON TUTTLE (OWNER)  
 3112 WINDSOR ROAD  
 608 BAYLOR STREET,  
 AUSTIN, TX 78703  
 (512) 698-0310

11/28/2011

**PROPOSED**  
**NORTH ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

A1.1

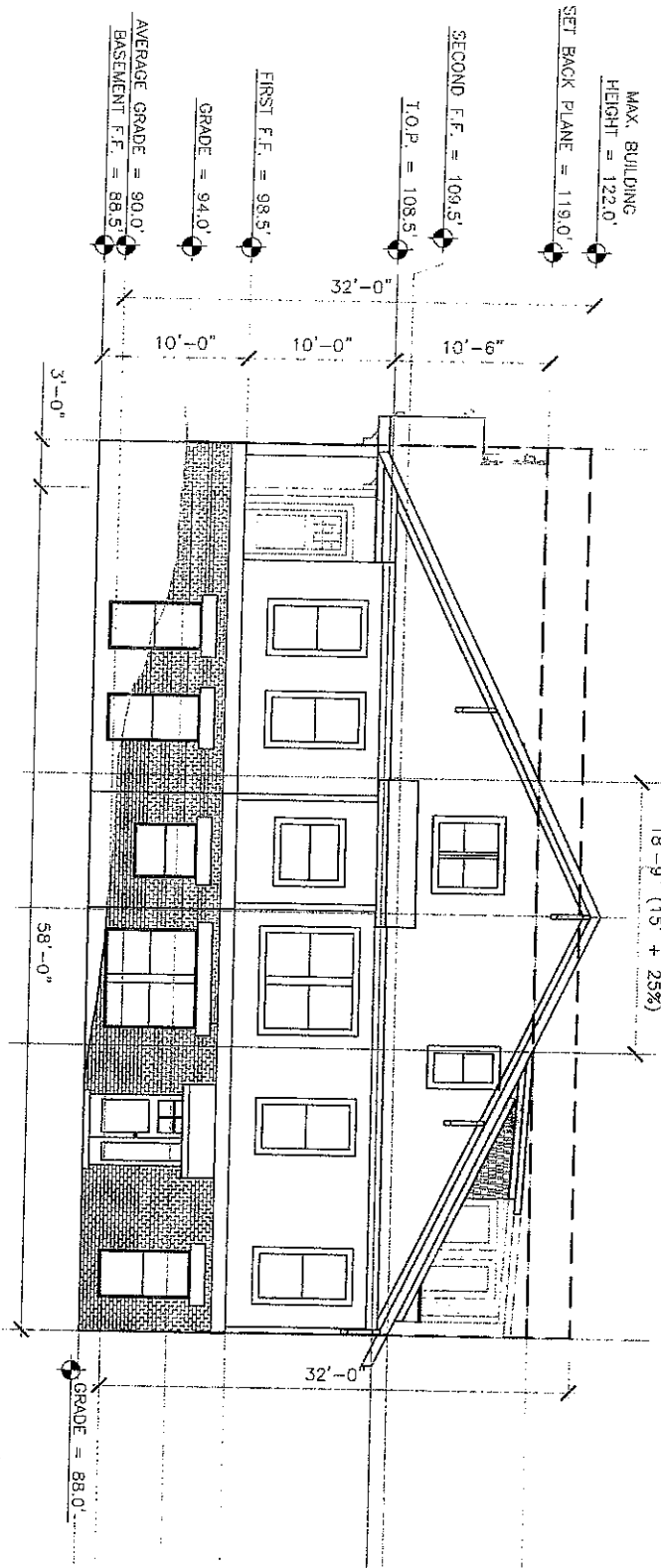


TYSON TUTTLE (OWNER)  
 3112 WINDSOR ROAD  
 608 BAYLOR STREET,  
 AUSTIN, TX 78703  
 (512) 698-0310

11/28/2011

**PROPOSED  
 EAST ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

A1.2



**PROPOSED SOUTH ELEVATION**  
 $\frac{1}{4}" = 6' - 0"$



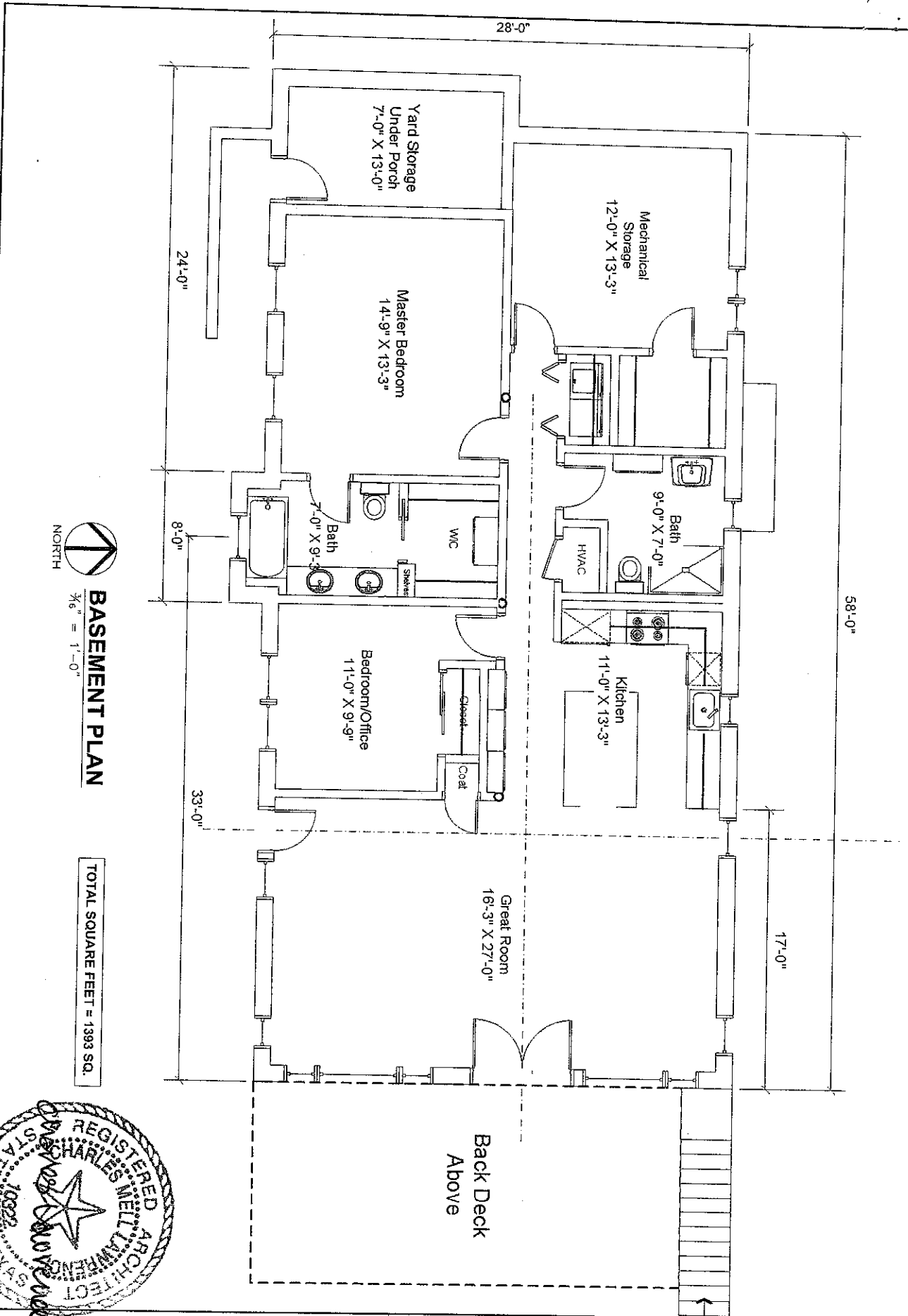
Nov 23 2011

TYSON TUTTLE (OWNER)  
 3112 WINDSOR ROAD  
 608 BAYLOR STREET,  
 AUSTIN, TX 78703  
 (512) 698-0310

11/28/2011

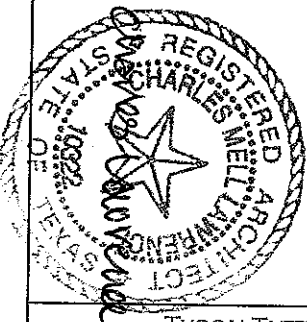
**PROPOSED  
 SOUTH ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

A1.3



**BASEMENT PLAN**  
 3/8" = 1'-0"

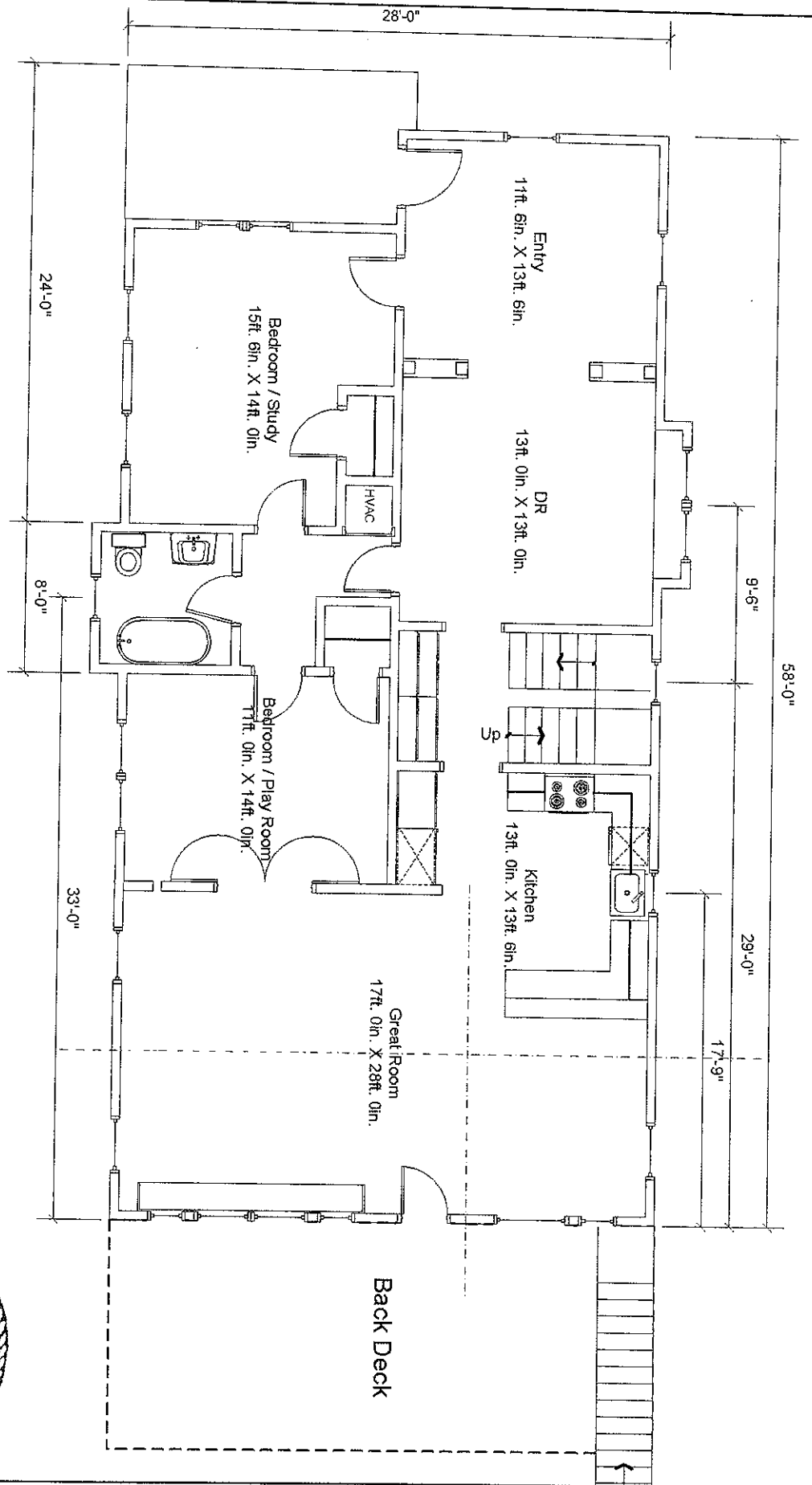
TOTAL SQUARE FEET = 1393 SQ.



NOV 23 2011

TYSON TUTTLE (OWNER) 3112 WINDSOR ROAD 608 BAYLOR STREET, AUSTIN, TX 78703 (512) 698-0310	11/23/2011	<b>BASEMENT PLAN</b> 705 BAYLOR STREET Austin, Texas	<b>A2.0</b>
---	------------	--	-------------



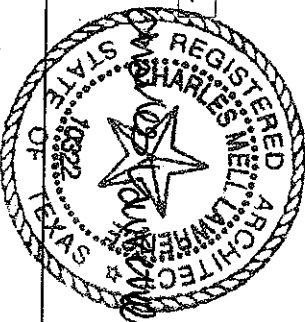


NORTH

# **FIRST FLOOR PLAN**

$\frac{3}{16}" = 1'-0"$

TOTAL SQUARE FEET = 1478 SQ.



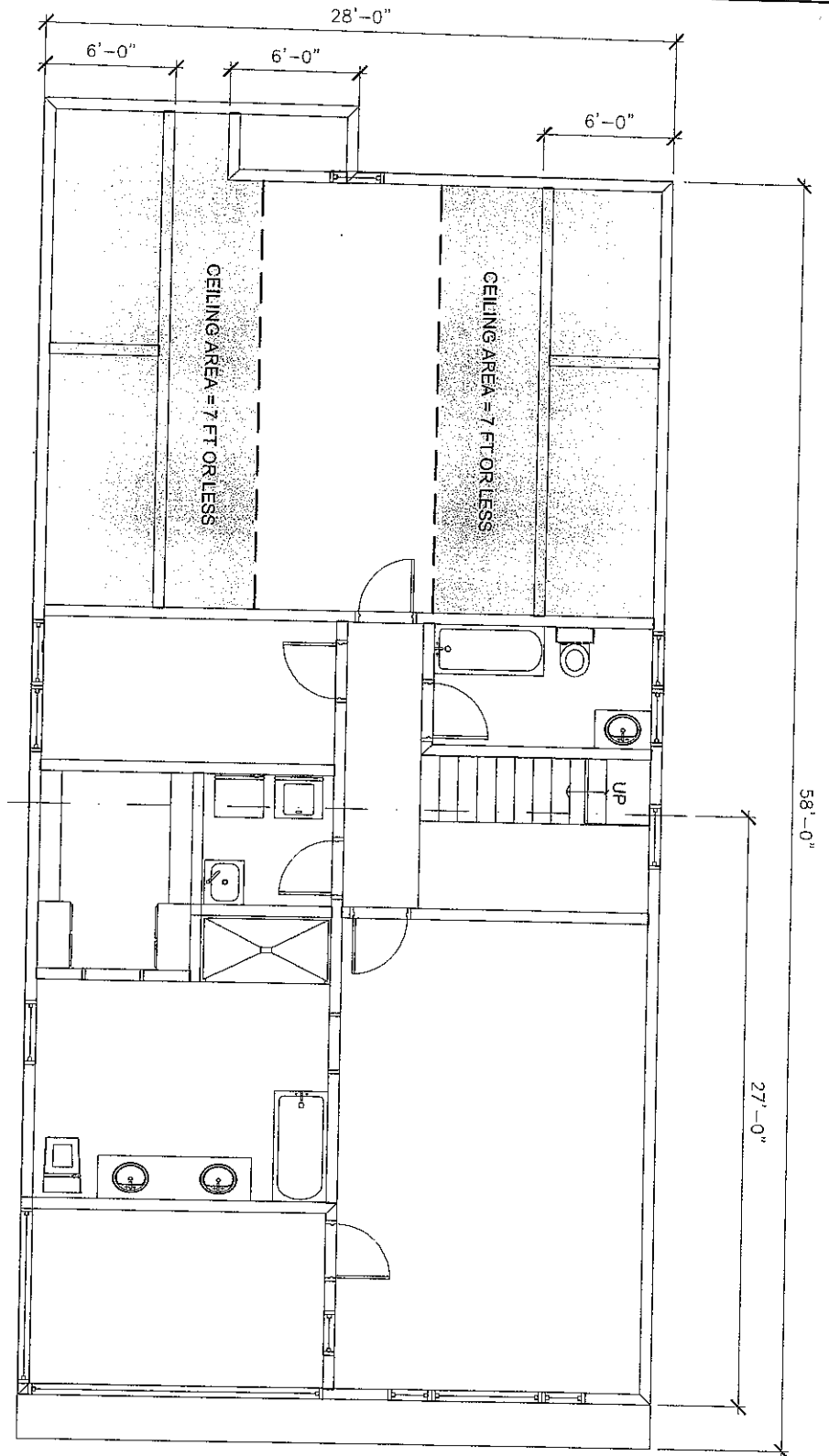
NOV 23 2011

TYSON TUTTLE (OWNER)  
3112 WINDSOR ROAD  
608 BAYLOR STREET,  
AUSTIN, TX 78703  
(512) 698-0310

11/23/2011

**FIRST FLOOR PLAN**  
705 BAYLOR STREET  
Austin, Texas

A2.1



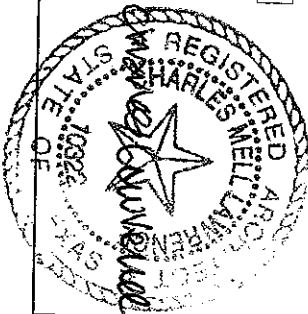
**SECOND FLOOR PLAN**  
 $\frac{3}{16}" = 1'-0"$

TOTAL SQUARE FEET = 871 SQ.

Attic Exemption 366  $\nabla$

871 + 366 = 1237  $\nabla$

Nov 23 2011

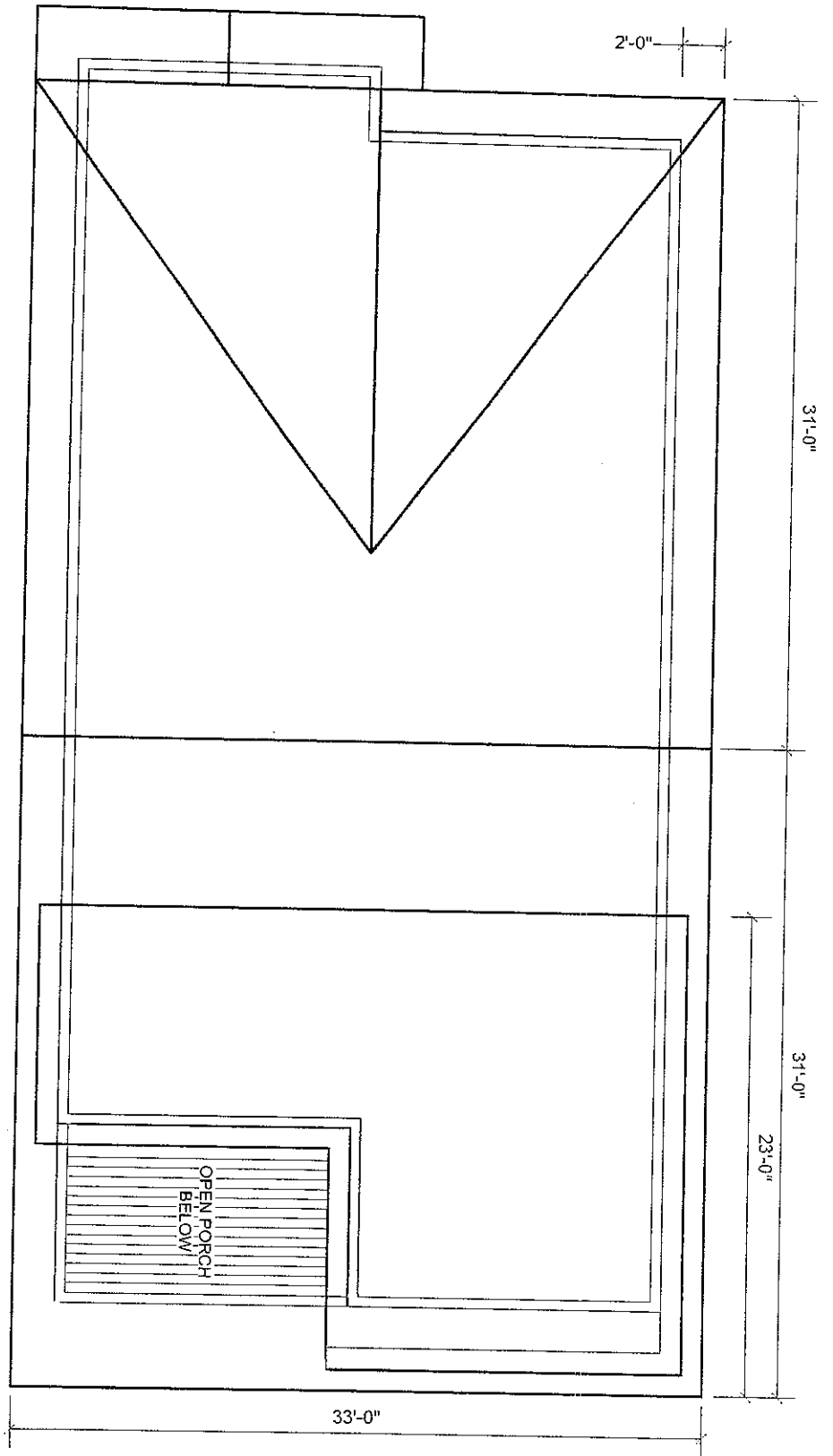


TYSON TUTTLE (OWNER)  
 3112 WINDSOR ROAD  
 608 BAYLOR STREET,  
 AUSTIN, TX 78703  
 (512) 698-0310

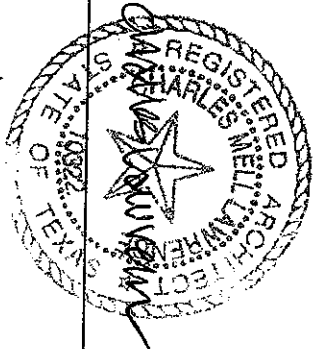
11/23/2011

**SECOND FLOOR PLAN**  
 705 BAYLOR STREET  
 Austin, Texas

A2.2



  
 NORTH  
**ROOF PLAN**  
 $\frac{3}{8}" = 1'-0"$



Nov 23 2011

TYSON TUTTLE (OWNER) 3112 WINDSOR ROAD 608 BAYLOR STREET, AUSTIN, TX 78703 (512) 698-0310	11/23/2011	<b>ROOF PLAN</b> 705 BAYLOR STREET Austin, Texas	<b>A2.3</b>
---	------------	--	-------------

**TaxNetUSA: Travis County Property Information**Property ID Number: **107054** Ref ID2 Number: **01090108030000**Owner's Name **GTT PROPERTIES LLC**Mailing Address  
608 BAYLOR ST  
AUSTIN, TX 78703-

Location 705 BAYLOR ST 78703

Legal LOT 9 BLK C OLT 2 DIV Z RAYMOND SUBD

**Property Details**

Deed Date 06012011

Deed Volume

Deed Page

Exemptions

HS

Freeze Exempt

F

ARB Protest

F

Agent Code

0

Land Acres

0.1673

Block

C

Tract or Lot

9

Docket No.

2011080025TR

Abstract Code

S11195

Neighborhood Code

Z7340

**Value Information****2011 Certified**

Land Value	422,500.00
Improvement Value	105,740.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	485,984.00
10% Cap Value	42,256.00
Total Value	528,240.00

Data up to date as of 2011-10-03

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

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		485,984.00	485,984.00	528,240.00	528,240.00
01	AUSTIN ISD	1.227000	485,984.00	470,984.00	528,240.00	528,240.00
02	CITY OF AUSTIN	0.457100	485,984.00	485,984.00	528,240.00	528,240.00
03	TRAVIS COUNTY	0.465800	485,984.00	388,787.00	528,240.00	528,240.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	485,984.00	388,787.00	528,240.00	528,240.00
68	AUSTIN COMM COLL DIST	0.095100	485,984.00	480,984.00	528,240.00	528,240.00

**Improvement Information**

Improvement ID

State Category

Description

105946

1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105946	107894	1ST	1st Floor	WW4	1925	1,284
105946	385469	011	PORCH OPEN 1ST F	*4	1925	112
105946	385470	095	HVAC RESIDENTIAL	**	1925	1,284
105946	385471	251	BATHROOM	**	1925	1
105946	1834697	512	DECK UNCOVERED	*4	1925	256

Total Living Area **1,284****Land Information**

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106875	LAND	A1	T	0.167	0	0	7,288

[show history](#)



705 BAYLOR

front



705 BAYLOR Rear





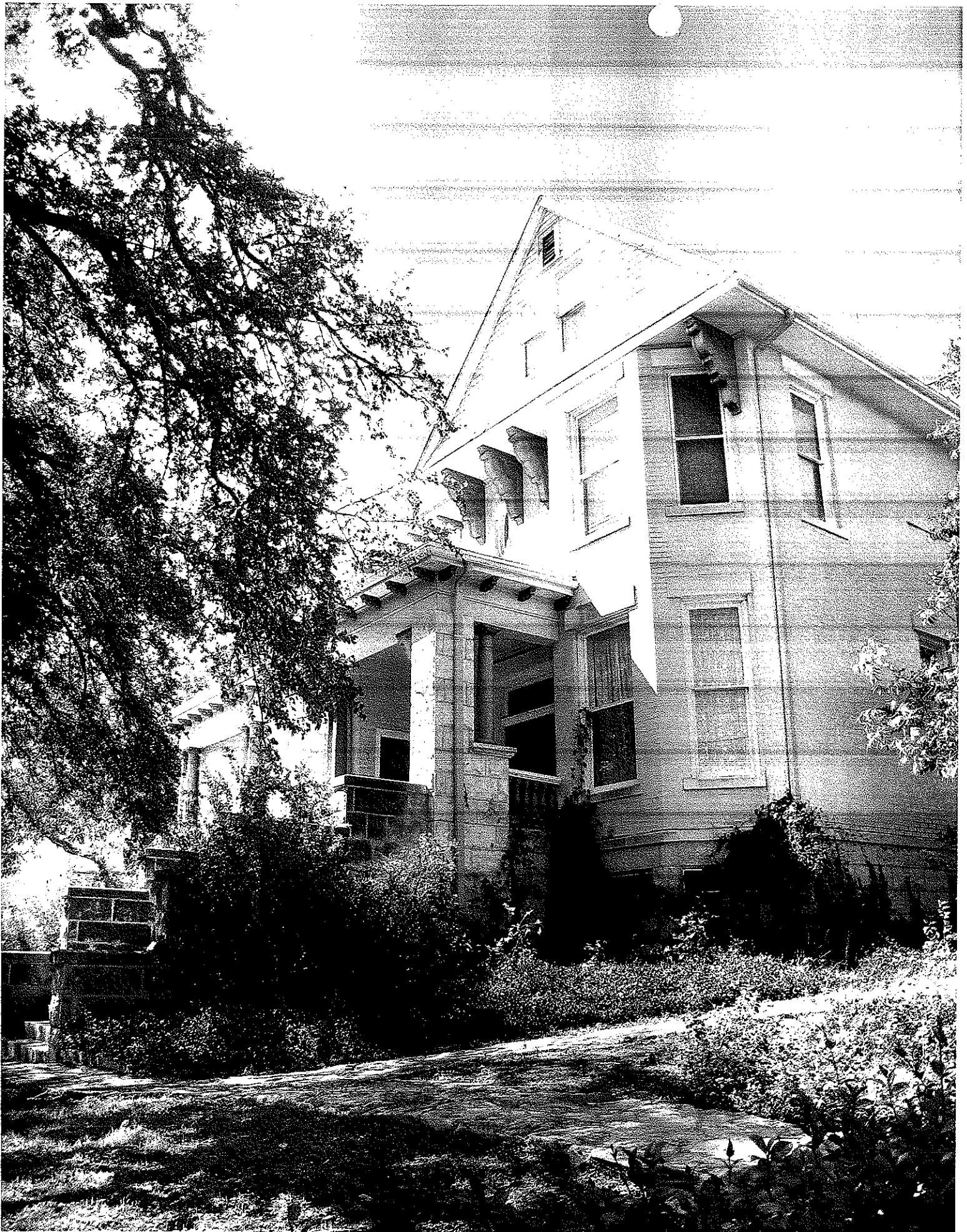
705 BAYLOR

North side



705 BAYLOR Southside





610 BAYLOR



610 BAYLOR



610 BAYLOE



613 BAYLOR





613 Bayview





200 BAYLOR