




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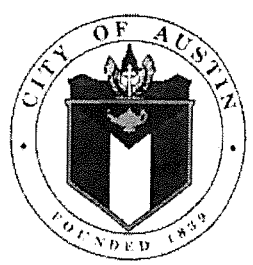
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0108
LOCATION: 2301 Saratoga Dr.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 207'

CASE# C15-2015-0108 **m2**
ROW# 11355374 **2**
TAX# 0135360608
TEAD 0135360608 ✓

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

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

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

STREET ADDRESS: _____ 2301 SARATOGA DR _____

LEGAL DESCRIPTION: Subdivision – _____ AUSTIN LAKE ESTATES _____

Lot(s) 6 Block 11 Outlot _____ Division _____ SECTION 2

I/We ROY JENSEN on behalf of myself/ourselves as authorized agent for
PARADISE CONSTRUCTION LLC affirm that on _____, _____,

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

 X ERECT ATTACH COMPLETE REMODEL MAINTAIN

WE ARE REQUESTING A FRONT SETBACK REDUCTION FROM 40' TO 25'. LOT 6 IS SUBJECT TO LA ZONING

WHEN IT DOES NOT CONFORM WITH MINIMUM LOT SIZING.

in a LA district.
(zoning district)

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

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

m2
3

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:
2301 SARATOGA IS 11,544SF IN SIZE. LA ZONING LOT SIZING IS FOR LOT SIZES 43,560 PER LDC 25-2-492. THIS
CONFLICT INHIBITS REASONABLE DEVELOPMENT OF SIMILAR ZONING IN LINE WITH THE SF-2 USE

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:
THE 40' FRONT SETBACK IN CONJUNCTION WITH PROPOSED BUILDING AND SEPTIC INHIBIT SIMILAR SIZED DEVELOPMENT IN THE NEIGHBORHOOD

(b) The hardship is not general to the area in which the property is located because:
THIS LOT IS BARELY INSIDE THE LA ZONING BOUNDARY AND THERE ARE FEW HOUSES INSIDE ALONG THIS PORTION OF SARATOGA.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:
PLACING A RESIDENTIAL STRUCTURE ON LOT 6 WITH A 25' FRONT SETBACK WILL NOT ALTER THE CHARACTER OF THE NEIGHBORHOOD. THERE HAS BEEN NO STANDARDIZATION TO THE DEVELOPMENT IN LAKE AUSTIN ESTATES.

PARKING: (Additional criteria for parking variances only.)

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

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

NA

m2
h

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

NA

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

NA

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

NA

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

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

Signed  Mail Address 5701 SLAUGHTER LANE, A130-165

City, State & Zip AUSTIN, TX 78749

Printed ROY JENSEN Phone 512.762.8995 Date 5.28.15

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

Signed  Mail Address PO BOX 161055

City, State & Zip AUSTIN, TX 78716

Printed MONS ANDERSON Phone 512.970.2644 Date 2.28.15

To: City of Austin Board of Adjustment Members:

I wanted to take a moment to explain where we are at in the development of the lot located at 2301 Saratoga Dr (Lot 6 Block 11 Austin Lake Estates). The owner purchased the property in May of 2014 with the intention of building a two story single family residence with an attached garage (Exhibit Z0.2 and Exhibit D). These drawings are preliminary and don't reflect the final design. They are intended to depict the challenges of the lot, as it pertains to slope, setbacks, and impervious cover. Currently, the lot is vacant of any structures. There are two trees on the lot that are protected sizes, in which, we intend to protect (See Exhibit Z0.2). We intend to install a new driveway and approach, as there is none on site. We will mitigate impacts to the tree with the City of Austin Arborists to ensure its health and longevity of the protected trees. The existing driveway is simply a caliche drive without concrete. In addition to the proposed house, we will be installing a septic system (currently in design) to accommodate the new house. There is not an existing septic system on site.

The lot was platted (Exhibit A) March 9th 1959 per Volume 9 Page 82 and is approximately .27 acres (11,620sq.ft.). The original covenants (Exhibit B) had the setbacks as follows 20' front, 10' side, and 10' rear.

The lot is currently zoned LA, and at the time of purchase, the city of Austin plan reviewers would allow properties, such as this, to conform with SF-2 setbacks. This is because the lot does not conform with the LA zoning minimum lot size requirements of 43,560 sq.ft. as required by 25-2-492 (See Exhibit C). Around the 18th of May 2015, we were notified by a City of Austin Plan Reviewer, that the exception was no longer available, and that we must navigate the Board of Adjustments process to request SF-2 setbacks. We were told that the exception was no longer available as of July 2014, and that all lots zoned LA must conform to the LA setbacks regardless of size. We are asking for a variance from the 40' LA setback to the 25' SF-2 setback.

Looking at Exhibit Z0.4, we can see the complexity of the impervious cover as it pertains to 2301 Saratoga. Most of the slopes with grades 0-15% are contained within the 40' setback and even the 25' setback. Slopes of 15-25% make up a significant portion of the lot suitable for a building footprint. Additionally, slopes 25-35% also make up a significant portion of the lot suitable for a building footprint. Currently the Land Development Code allows 35% impervious cover in slopes 0-15%, 10% in slopes 15-25%, 5% in slopes 25-35%, and 0% on slopes >35%. Referencing back to exhibit Z0.2, Tree T7 a 21" Live Oak, and Tree T10 a 19" Live Oak are the trees we intend to keep. Impacts to the tree T7 are minimalized to maintain the City of Austin's Driveway Pavement Criteria. Utilizing a 9' wide Driveway and 17'x17' min. parking pad. The driveway would be moved as close as possible to the property line to avoid the encroachment into the trees root zone. In doing so, we are asking for a 15% increase to impervious cover for slopes with grades 35% of higher. Furthermore, we are asking for an additional 25% for slopes of 25-35%, and an additional 25% increase in impervious cover for slopes 15-25%. This would allow a reasonably sized house on any other lot.

m2
5

Revised

m2
6











Taking a look at the immediate neighbor on Lot 7 (2303 Saratoga, Exhibit E), the house is approximately 30' from the property line. The lot is also zoned LA. Attached is a picture of the building to depict scale, and a picture to show the similar slopes to the driveway. Additionally Exhibit E shows the site to have similar slopes to 2301 Saratoga.

The development of Lake Austin Estates has varied over the years with no standardization to the neighborhood. This can be seen throughout the area. Allowing me the requested variance would not affect the character of the neighborhood. I hope after a thorough review of the documents you will agree and grant me a variance allowing a reduction of the front setback to 25' from 40', as well as, the changes in impervious cover.

CITY OF AUSTIN DEVELOPMENT WEB MAP

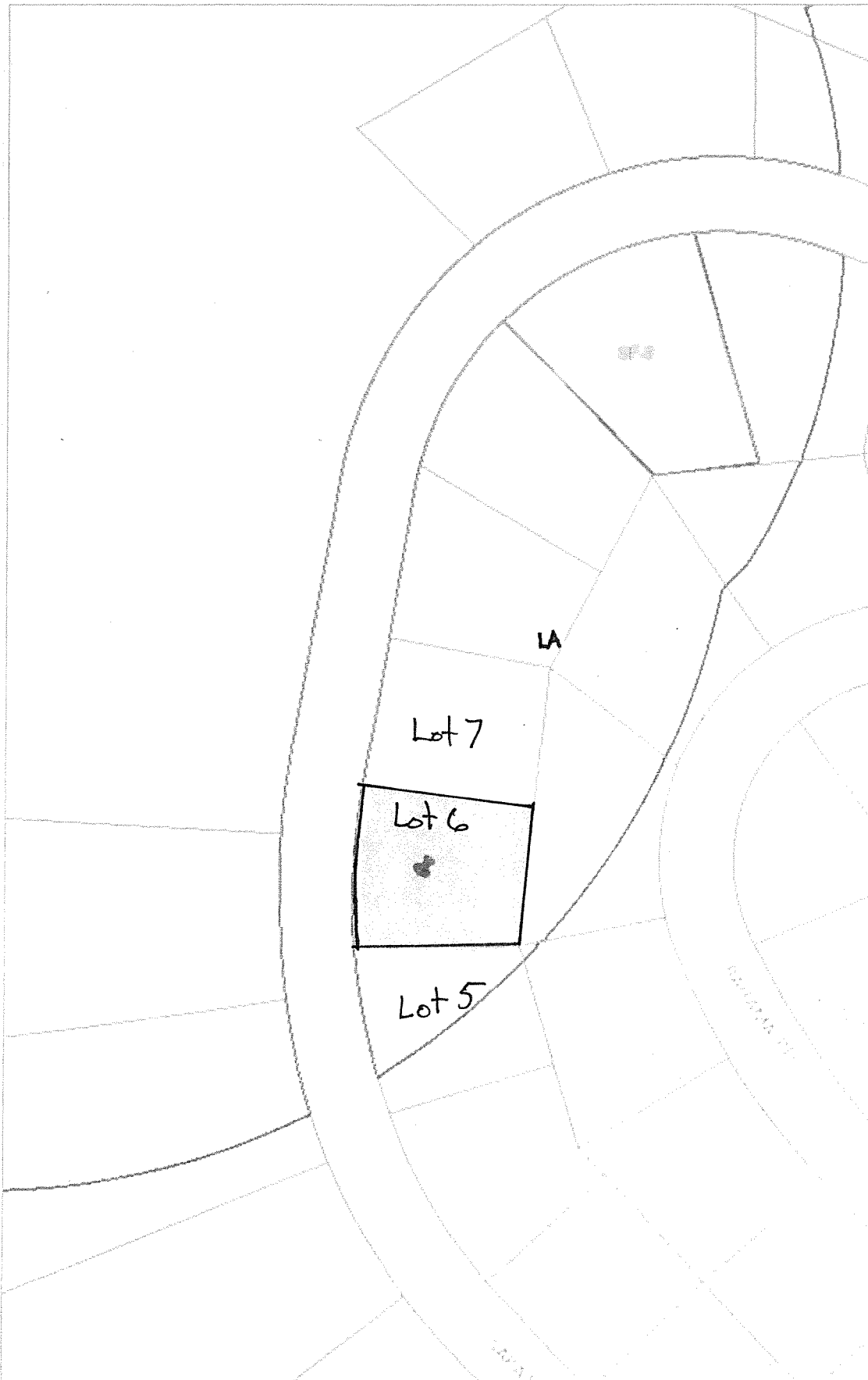
Revised

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Zoning Text
-  Zoning (Large Map Scale)
-  Lot Line

m7
7

2301 Saratoga













CITY OF AUSTIN DEVELOPMENT WEB MAP

Revised



Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Zoning Text
-  Zoning (Large Map Scale)
-  Lot Line

M/2
8/2

2301 Saratoga

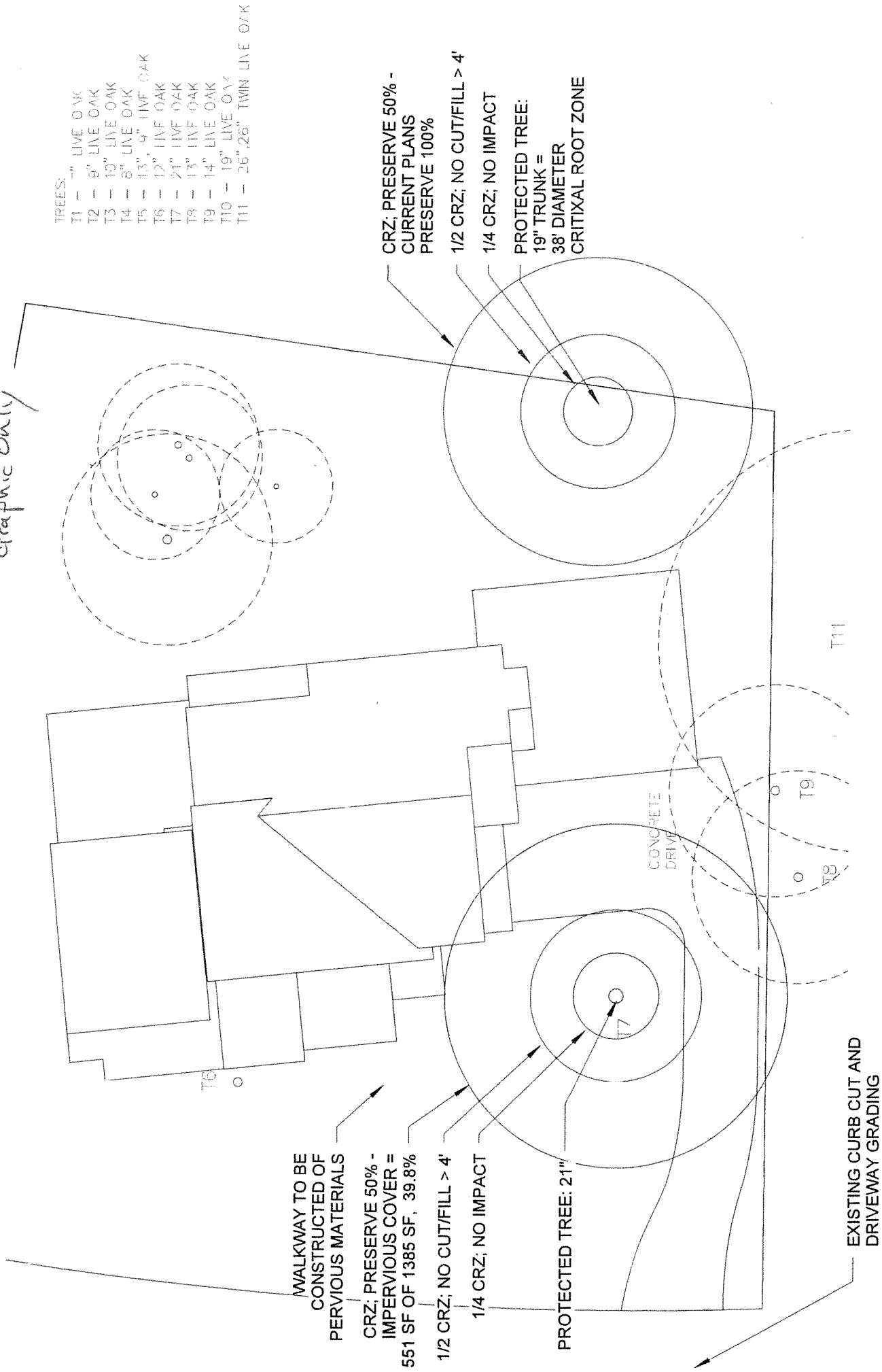


2301 Saratoga

Revised
3/2

Graphic Only

- TREES:
- T1 - 7" LIVE OAK
 - T2 - 9" LIVE OAK
 - T3 - 10" LIVE OAK
 - T4 - 8" LIVE OAK
 - T5 - 13", 9" LIVE OAK
 - T6 - 12" LIVE OAK
 - T7 - 21" LIVE OAK
 - T8 - 13" LIVE OAK
 - T9 - 14" LIVE OAK
 - T10 - 19" LIVE OAK
 - T11 - 26", 26" TWIN LIVE O/K



Revised

ARCHITECTURAL 2

2301 W. Colorado, Suite 18
Austin, TX 78733
512-656-1745
journ@kizer@gmail.com

DATE: 2015 07 27 ZONING COMPLIANCE SET

SARATOGA HOUSE

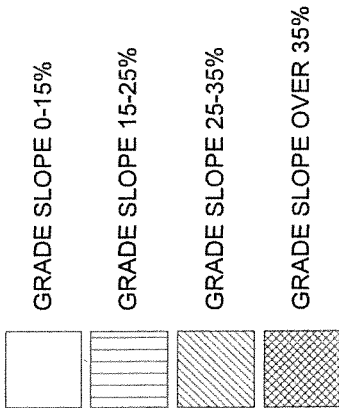
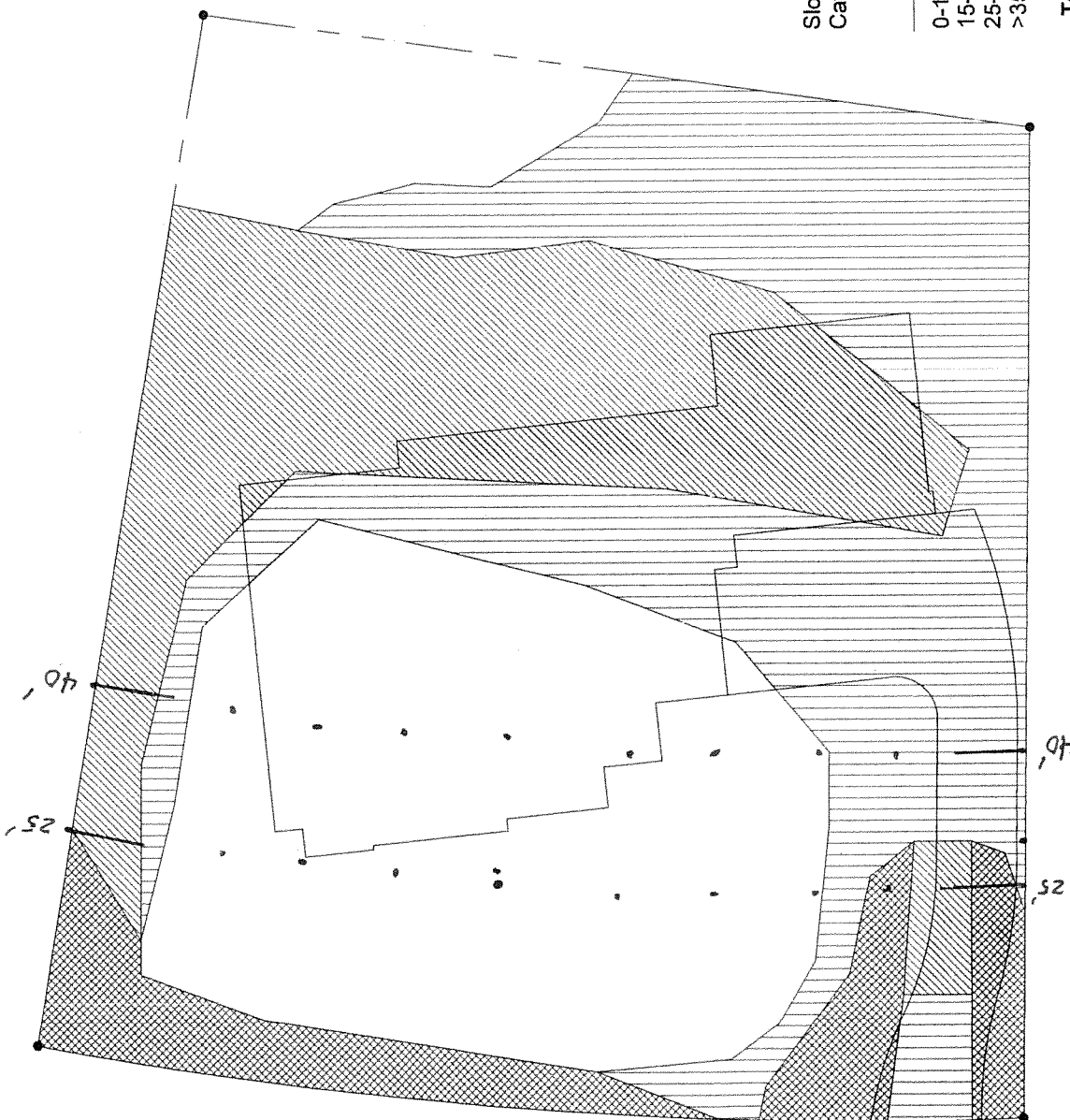
2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

TREE PROTECTION

SHEET NUMBER

Z0.2

Graphic Only



Slope Category	Slope Category Square Footage	Percent of Site	Impervious Cover Square Footage	Percentage of Category Impervious Cover
0-15%	4,350 SF	37%	1,429 SF	33% (35% max)
15-25%	3,596 SF	31%	1,344 SF	37% (10% max)
25-35%	2,708 SF	23%	767 SF	28% (5% max)
>35%	966 SF	8%	102 SF	11% (0% max)
Total	11,620 SF	100%	3,642 SF	

1 IMPERVIOUS COVER SLOPE
1" = 20'-0"

IMPERVIOUS
COVER
SLOPE

SHEET NUMBER

Z0.4

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733

Revised

32

222 W. Colorado Suite 18
Tel: 512-656-81435
Fax: 512-656-1745
courtney@size.com

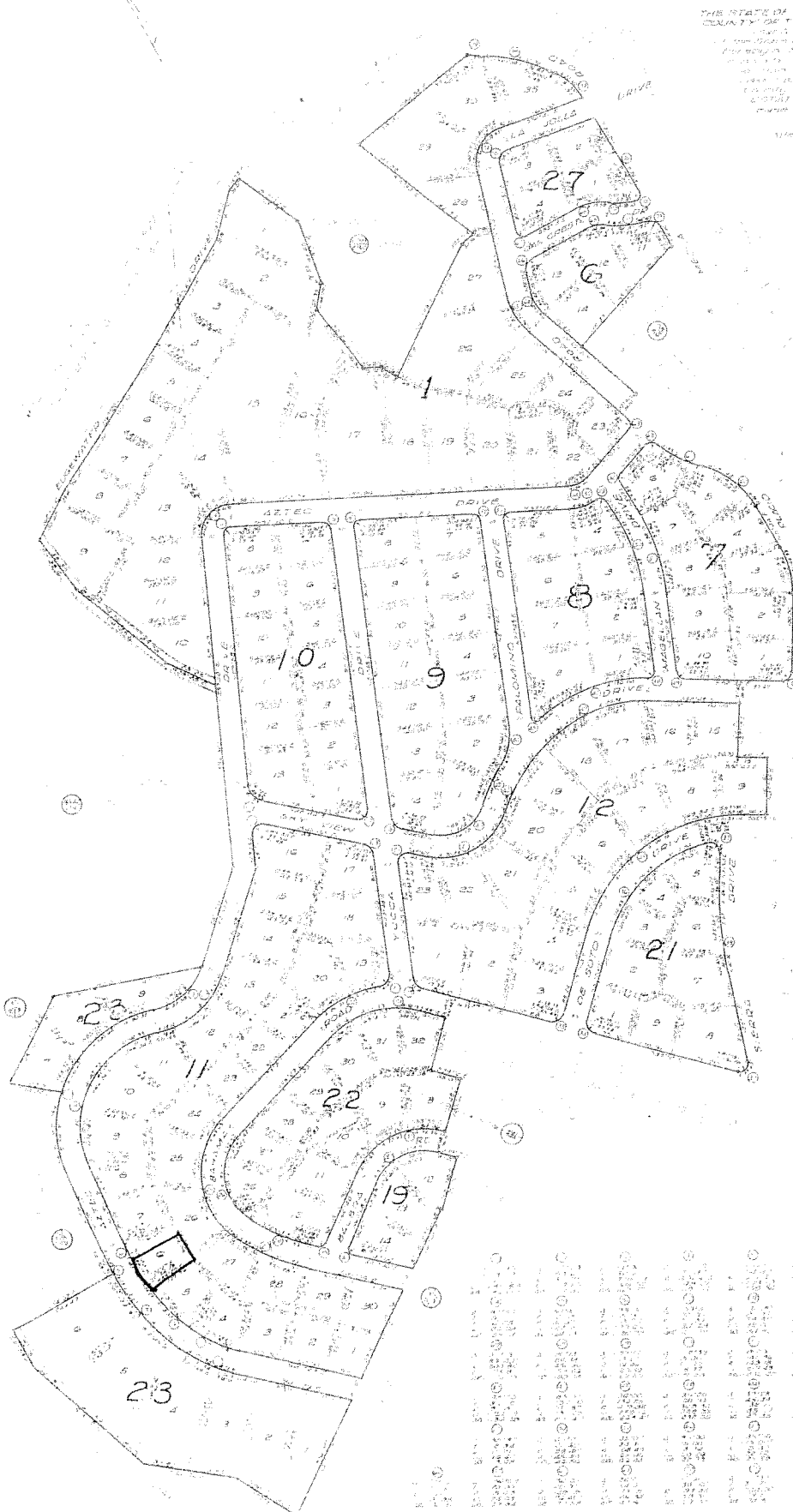
ARCHITECTURAL

DATE:
2015 07 27 ZONING
COMPLIANCE SET

Exhibit A

AUSTIN LAKE ESTATES
SECTION TWO

Revised



THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned authority, on this day personally appeared **Charles A. Duffy**, President of **AUSTIN LAKE ESTATES, INC.**, a corporation organized under the laws of the State of Texas, and acknowledged to me that he executed the same for the purposes and consideration therein expressed as the act and deed of said corporation, and in the capacity therein stated.

WITNESSED MY HAND AND SEAL OF OFFICE, this the **9th** day of **March**, A.D. 1959.

My Comm. Expires **1-1-60** Notary Public, Travis County, Texas

m2 12

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, **Miss Emilie Limberg**, Clerk of said County Court, do hereby certify that the foregoing plat was duly filed for record in my office on the **9th** day of **March**, A.D. 1959, and that the same has been duly entered in the minutes of said Court in Book **3** Page **326**.

WITNESSED MY HAND AND SEAL OF OFFICE, this the **9th** day of **March**, A.D. 1959.

My Comm. Expires **1-1-60** Notary Public, Travis County, Texas

In approving this plat by the Commission, I have caused to be shown on this plat, and all bridges shown on this plat, the location of all streets, roads and other public improvements shown on this plat, and all bridges shown on this plat, and have caused to be shown on this plat, and all bridges shown on this plat, the location of all streets, roads and other public improvements shown on this plat, and all bridges shown on this plat.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, **Miss Emilie Limberg**, Clerk of said County Court, do hereby certify that the foregoing plat was duly filed for record in my office on the **9th** day of **March**, A.D. 1959, and that the same has been duly entered in the minutes of said Court in Book **3** Page **326**.

WITNESSED MY HAND AND SEAL OF OFFICE, this the **9th** day of **March**, A.D. 1959.

My Comm. Expires **1-1-60** Notary Public, Travis County, Texas

FILED FOR RECORD
A.D. 1959, March 9, day of March, A.D. 1959

MISS EMILIE LIMBERG
Clerk of said County Court, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, **Miss Emilie Limberg**, Clerk of said County Court, do hereby certify that the foregoing plat was duly filed for record in my office on the **9th** day of **March**, A.D. 1959, and that the same has been duly entered in the minutes of said Court in Book **3** Page **326**.

WITNESSED MY HAND AND SEAL OF OFFICE, this the **9th** day of **March**, A.D. 1959.

My Comm. Expires **1-1-60** Notary Public, Travis County, Texas

*march 9, 1959

SEPTIC TANK NOTE
Each house in this subdivision shall be connected to a septic tank of a design approved by the State Health Department.

EASEMENTS
An easement of appurtenance along the side lines of all lots and roads shown on this plat for the use designated for public utilities.

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

Vol 2015 PAGE 244

Exhibit B

Revised

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AUSTIN LAKE ESTATES, INC.)	STATE OF TEXAS
— TO)	
THE PUBLIC)	COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Austin Lake Estates, Inc., a Texas corporation, by and through its duly undersigned officer, the owner of Austin Lake Estates, Section Two (2), a Subdivision in Travis County, Texas, as shown by the Plat Records thereof in Book 9, Page 82 of the Plat Records of Travis County, Texas, does hereby impress all of the property included in said Austin Lake Estates, Section Two (2) with the following restrictions:

1. All lots in Austin Lake Estates Section Two (2) shall be known and described as residential lots and shall be used for residential purposes only.
2. No trade or profession of any character shall be carried on on any residential lot; nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
3. No house trailer, tent, or shack shall be placed, erected or permitted to remain on any residential plot, nor shall any structure of temporary character be used at any time as a residence. No residential structure shall ever be erected or placed on any building plot with an average width of less than seventy-five (75) feet at the front building set-back line and a ground area of nine thousand (9,000) square feet.
4. All residential structures must face the street on which they are located.
5. No improvements shall be erected, altered, placed or be permitted to remain on any residential plot other than one family or two family dwelling units, and necessary out buildings.

B
Revised
m2
14

* 6. No building shall be located on any building plot nearer than twenty (20) feet to the front line or street line or nearer than ten (10) feet to any side lot line nor in the case of corner lots nearer than fifteen (15) feet to any side street.

7. No dwelling may be erected in said subdivision, the ground area of which is less than eight hundred (800) square feet, exclusive of porches, and garages, except where provided otherwise in the contract of sale, the minimum in such event, however, to be six hundred (600) square feet.

8. No animals except household pets shall be kept or maintained on any lot.

9. No outside toilet facilities shall be maintained on any lot and all toilet facilities shall be connected to a sewer line or a septic tank.

10. No lot in said subdivision shall be resubdivided except where as the result of further subdivision; each lot or parcel of land including that portion remaining in the original lot so subdivided shall contain less than an average width of seventy-five (75) feet frontage on the street which it faces and shall have a minimum of nine thousand (9,000) square feet of ground area.

11. No building shall be erected on any building plot unless such building has been designed by a licensed architect, or until the external design and location thereof has been approved in writing by the subdivider or by a committee appointed by the owners of a majority of the lots which are subject to the covenants hereinset forth; provided, however, that if the subdivider or such committee, if in existence, fails to approve or disapprove such design and location within three (3) days after such plans have been submitted for approval, or if no suit to enjoin the erection of such building has been commenced prior to the completion thereof, such approval will not be required.

* Existing setbacks per original covenants

B
Revised
m2
15

12. These restrictions and covenants are hereby declared to be covenants running with the land and shall be fully binding upon all persons acquiring property in Austin Lake Estates Section Two (2), whether by descent, devise, purchase, or otherwise, and any person by the acceptance of title to any lot or plot of this subdivision shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants. These restrictions and covenants shall be binding until January 1, 1980. On and after January 1, 1980, said restrictions and covenants shall be automatically extended for successive periods of ten (10) years each unless, by a vote of a three-fourths majority of the then owners of the lots in said Austin Lake Estates Section Two (2), it is agreed to change said restrictions in whole or in part.

13. If any person or persons shall violate or attempt to violate any of the restrictions and covenants herein, it shall be lawful for any other person or persons owning any real property situated in the said Austin Lake Estates Section Two (2) to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, and either to prevent him or them from so doing, or to correct such violation, or to recover damages or other dues for such violation. Invalidity of any one or any part of these restrictions by judgment or court order shall in no wise affect any of the other provisions or part of provisions which shall remain in full force and effect.

EXECUTED this the 9th day of March, A.D. 1959.

AUSTIN LAKE ESTATES, INC.

By: Earl Podolnick
Earl Podolnick, Vice-President

ATTEST:

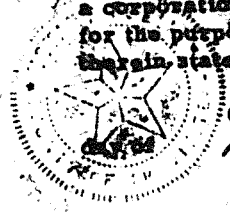
Barth Walster
Barth Walster, Secretary

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

VOL 2015 PAGE 247

B
Revised
m2
16

BEFORE ME, the undersigned authority, on this day personally appeared Earl Podelnick, Vice-President of Austin Lake Estates, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said Austin Lake Estates, Inc. a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th
MARCH, A. D. 1959.

Phil M. Seaboard
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person(s) whose name(s) subscribed to the foregoing instrument, and acknowledged to me that executed the same for the purposes and consideration therein expressed, and the said _____ wife of _____ having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, he said _____ acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
day of _____, A. D. 19 _____.

Notary Public in and for Travis County, Texas

Filed Mar. 12 1959 at 3:30 P.M.
Recorded Mar 16 1959 at 10:25 A.M.

§ 25-2-492 - SITE DEVELOPMENT REGULATIONS.

- (A) The table in Subsection (D) establishes the principal site development regulations for each zoning district.
- (B) Except as provided in Subsection (C), if a requirement of Subsection (D) conflicts with another provision of this title, the more restrictive regulation governs.
- (C) The requirements of the other provisions of this subchapter supersede the requirements of Subsection (D), to the extent of conflict.
- (D) Site development regulation table.

Source: Section 13-2-630; Ord. 990225-70; Ord. 991104-46; Ord. 000511-109; Ord. 030731-53; Ord. 031211-11; Ord. 041118-57; Ord. 20100819-064.

	LA	RR	SF-1***	SF-2	SF-3
MINIMUM LOT SIZE (square feet):	43,560	43,560	10,000	5,750	5,750
MINIMUM LOT WIDTH:	100	100	60	50	50
MAXIMUM DWELLING UNITS PER LOT:	1	1	1	1	**
MAXIMUM HEIGHT:	35	35	35	35	35
MINIMUM SETBACKS:					
FRONT YARD:	40	40	25	25	25
STREET SIDE YARD:	25	25	15	15	15
INTERIOR SIDE YARD:	10	10	5	5	5
REAR YARD:	20	20	10	10	10
MAXIMUM BUILDING COVERAGE:	—	20%	35%	40%	40%
MAXIMUM IMPERVIOUS COVER:	*	25%	40%	45%	45%

* See Section 25-2-551 (*Lake Austin District Regulations*).

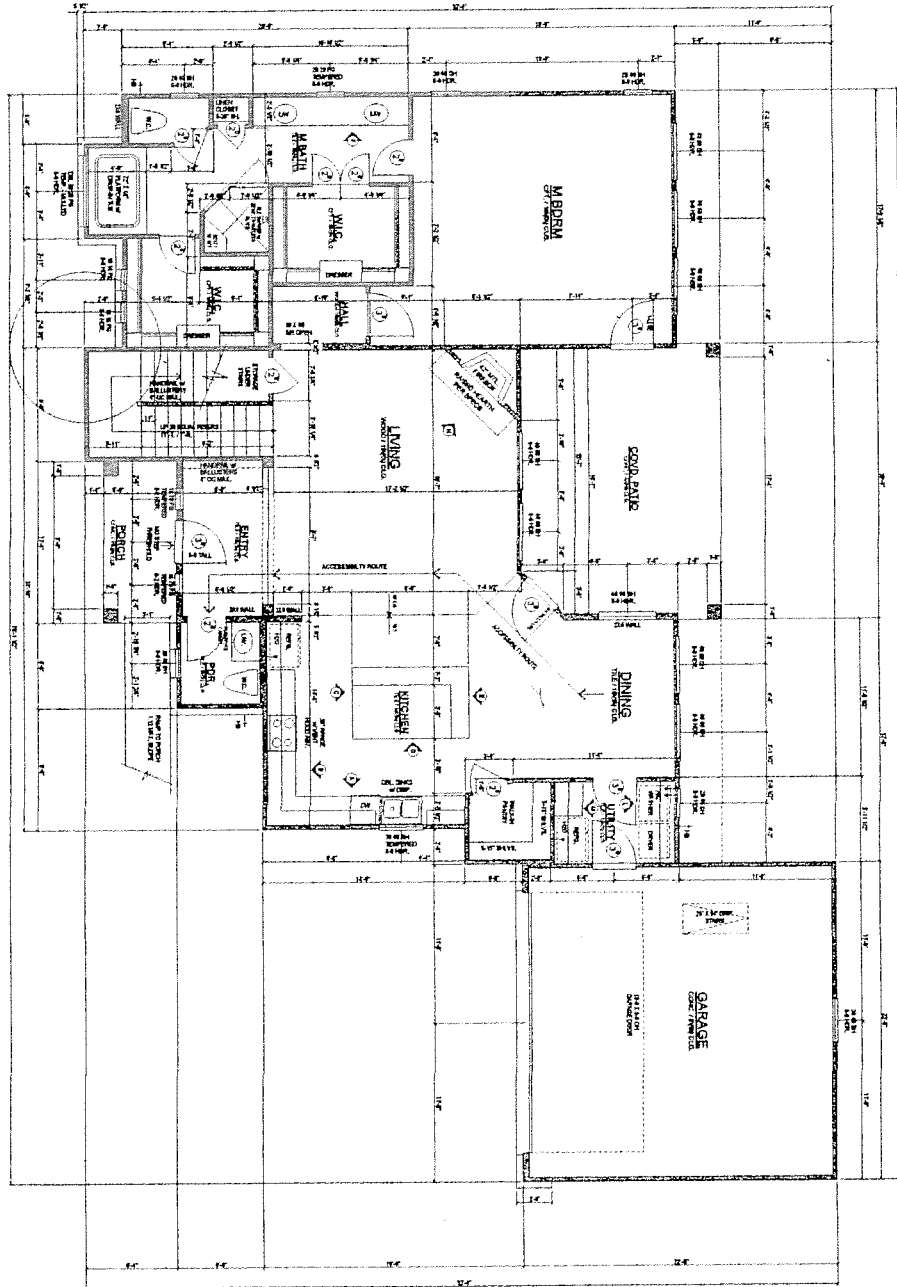
** See Section 25-2-556 (*Family Residence District Regulations*).

NOT FOR CONSTRUCTION

Exhibit D

revised
1/8/18

1 LOWER FLOOR PLAN
1/8" = 1'-0"



SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

A2.1

FLOOR
PLANS
SHEET NUMBER

222 W. Coltrane #18
P.O. Box 1032
Austin, Texas 78768
Tel: 512-456-1746
Fax: 512-456-1746
info@jameswhite.com

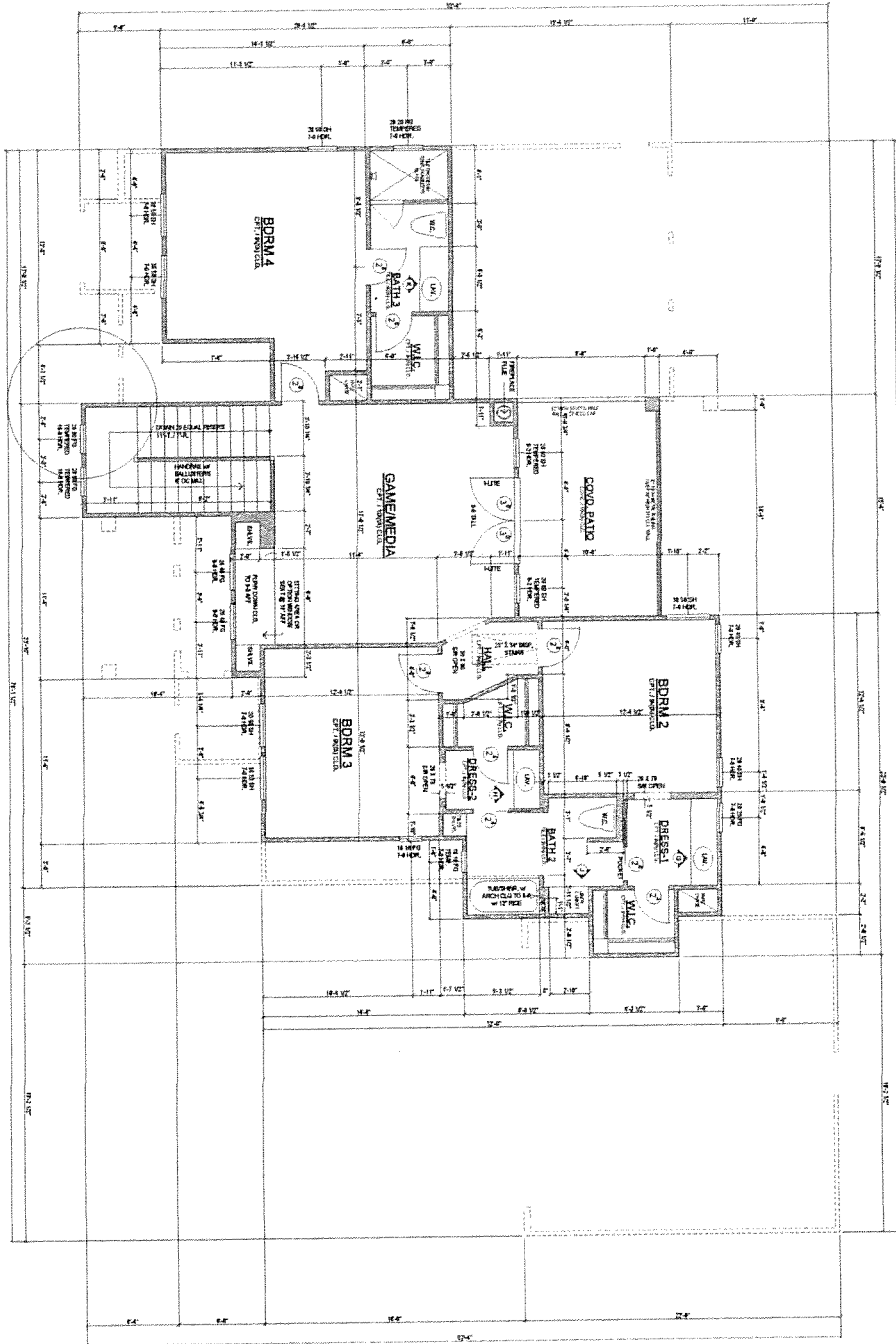
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

D

revised
3/19/2

1 UPPER FLOOR PLAN
1/4" = 1'-0"



TUESDAY, 7:27:14 PM

A2.2

FLOOR
PLANS
SHEET NUMBER

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

223 W. Colorado #18
P.O. Box 1033
Tulsa, Oklahoma 74103
turf@turf.com
turf@turf.com

REVISIONS
2014 07 15 01:00
COMPLETED

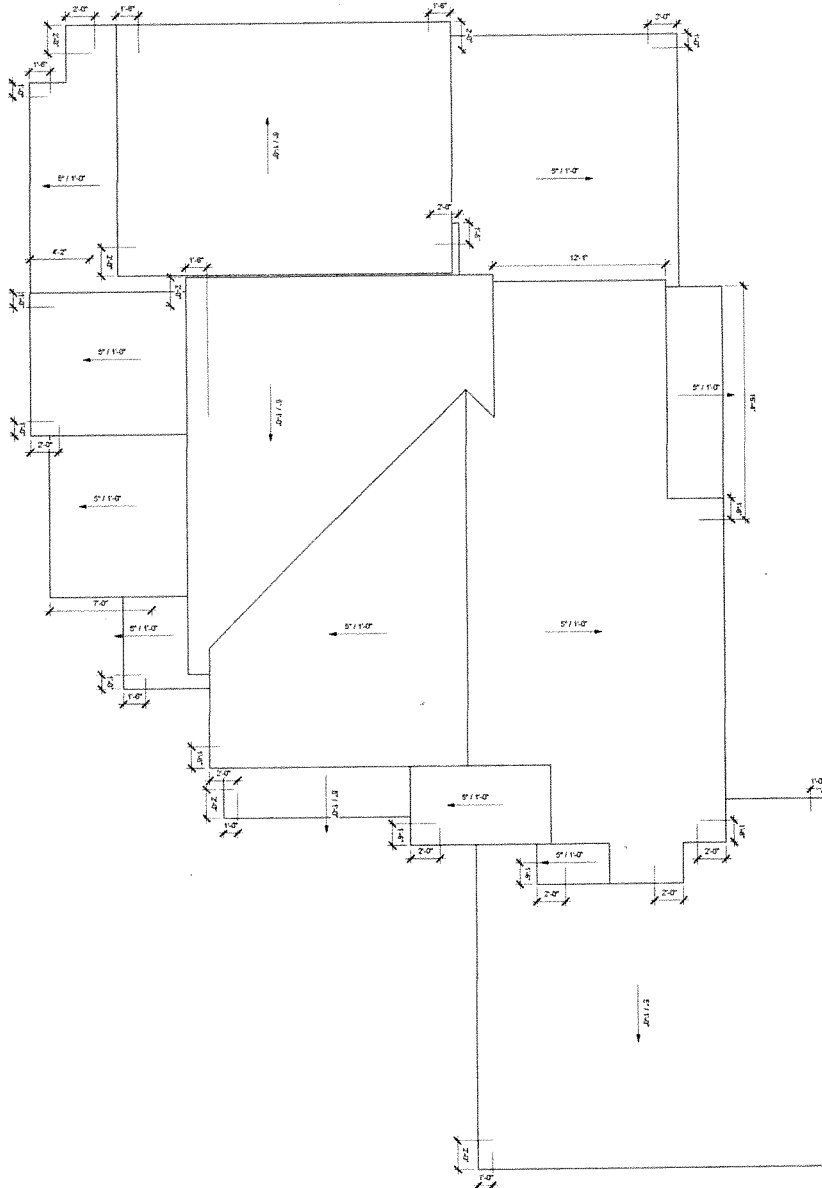
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

D
revised
3/20

NOTE:
1. ALL PARTS TO BE #2 SYP 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE.
2. ALL JOISTS AND RIGIDS TO BE #2 SYP 2x6 UNLESS NOTED OTHERWISE.
3. ALL ROOF JOISTS TO HAVE 2" OVERHANGS.
4. THESE PLANS ARE TO BE USED AS A GUIDE ONLY. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ACCURACY AND FOR OBTAINING ALL NECESSARY PERMITS. BUILDER STAYED AND VERIFIED BY STRUCTURAL ENGINEER.

3. ROOF PLAN
1/4" = 1'-0"



10/20/2010 2:22:58 PM

A2.3

SHEET NUMBER

ROOF PLAN

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

222 W. Colorado #10
P.O. Box 1033
Tulsa, Oklahoma 74110
courtesykai@gmail.com

REVISIONS
DATE BY DESCRIPTION
10/20/2010 2:22:58 PM

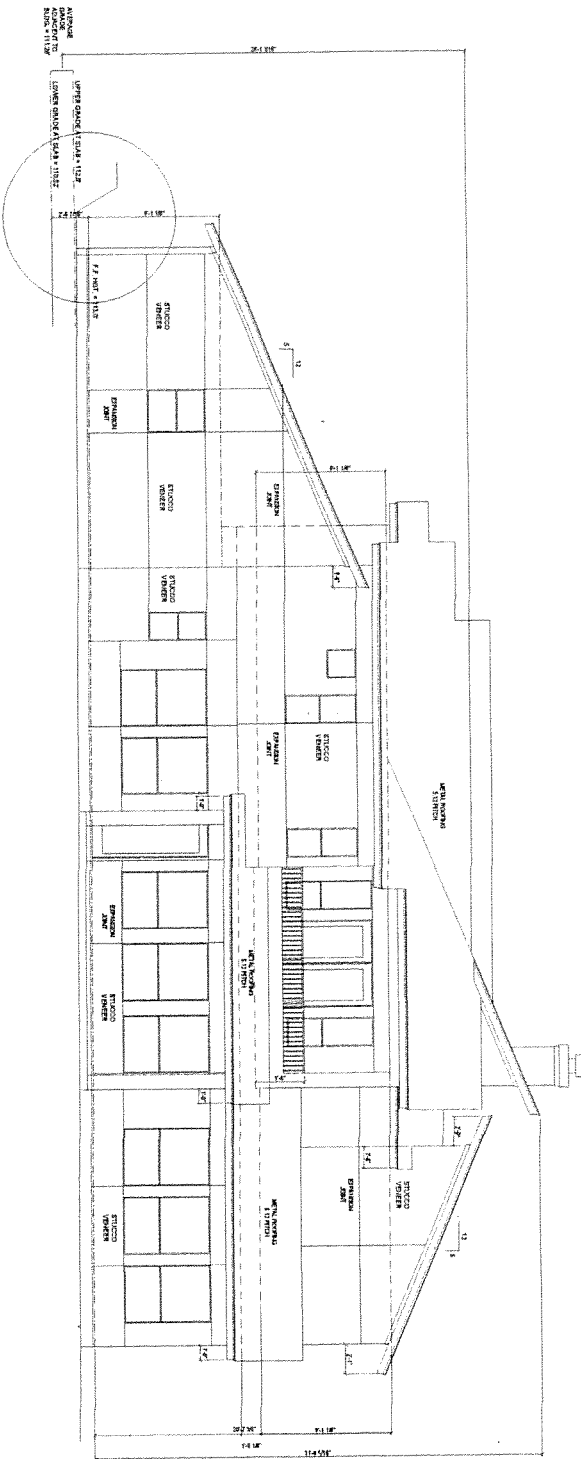
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

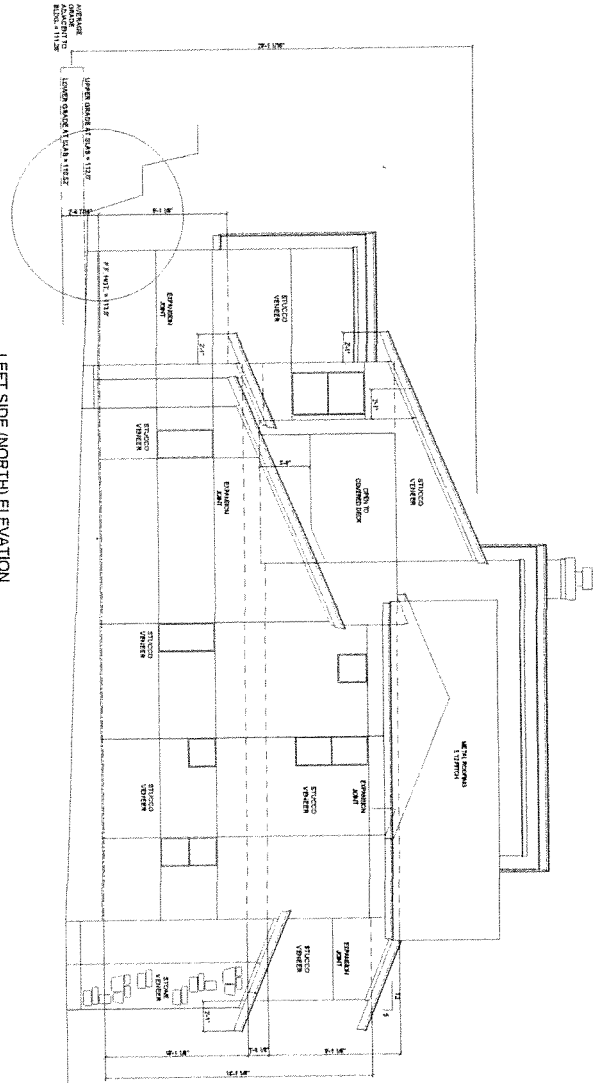
D
revised
2/2/18

1 ELEVATIONS - NORTH & EAST
1/4" = 1'-0"

REAR (EAST) ELEVATION



LEFT SIDE (NORTH) ELEVATION



A3.1

SHEET NUMBER

ELEVATIONS

SARATOGA HOUSE

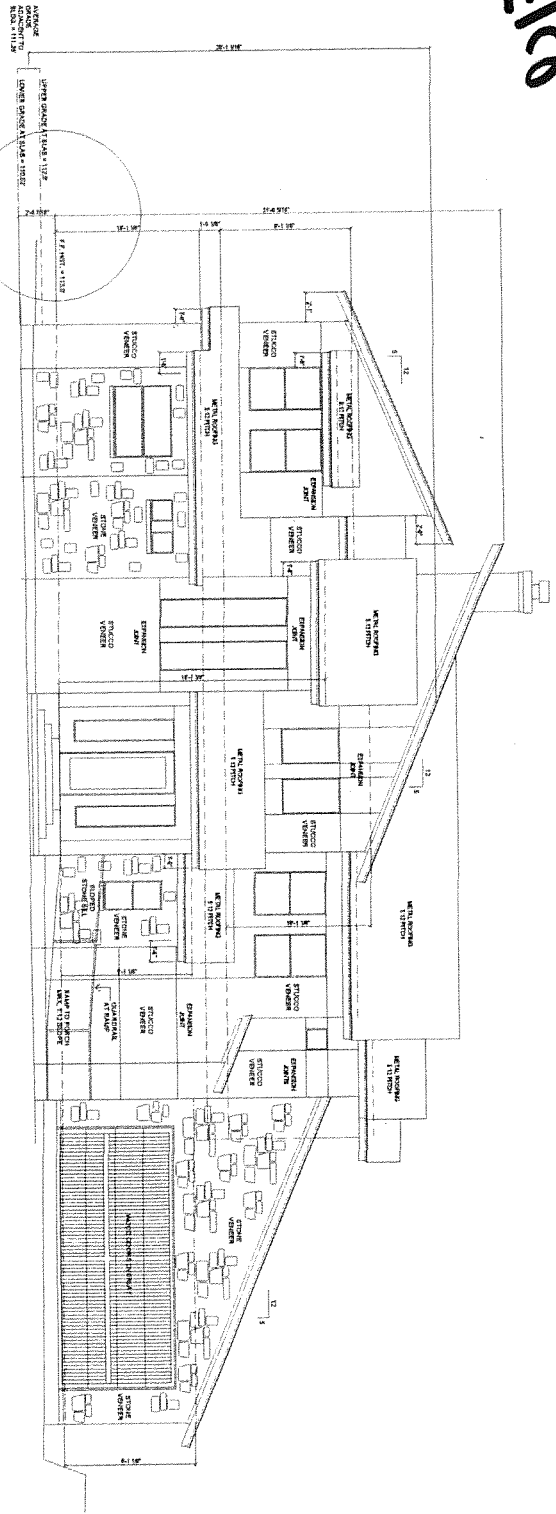
2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

222 W. Calaveras #110
Austin, Texas 78704
P 512-456-1745
taylor@taylorarchitect.com

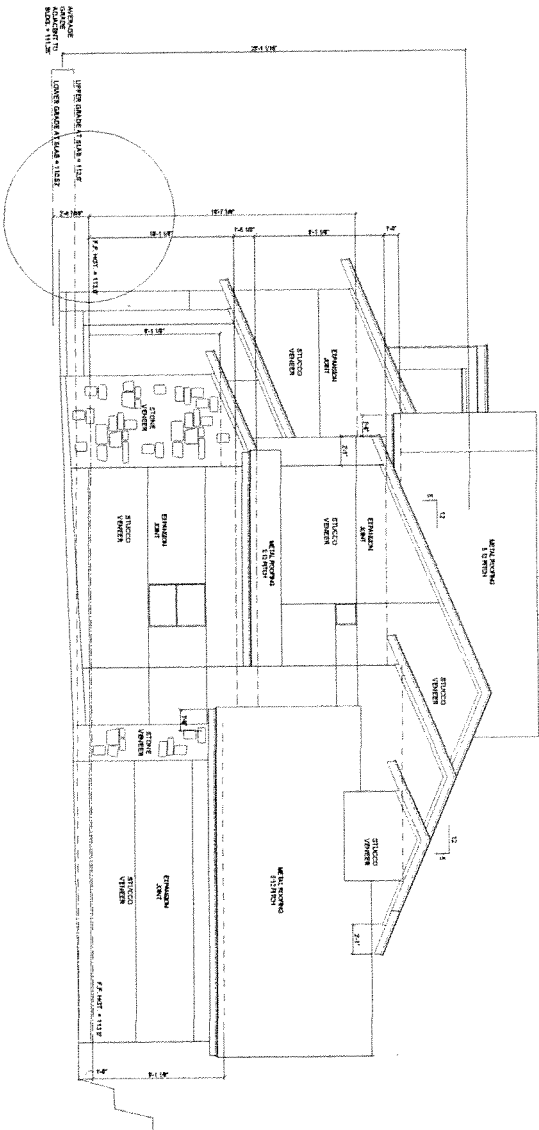
ARCHITECTURAL 2

NOT FOR CONSTRUCTION

D
revised
2/22



FRONT WEST ELEVATION



RIGHT SIDE (SOUTH) ELEVATION

1 ELEVATIONS - SOUTH & WEST
1/8" = 1'-0"

SARATOGA HOUSE

2301 SARATOGA DRIVE, AUSTIN, TEXAS 78733
PRELIMINARY ZONING APPROVAL

ELEVATIONS

SHEET NUMBER

A3.2

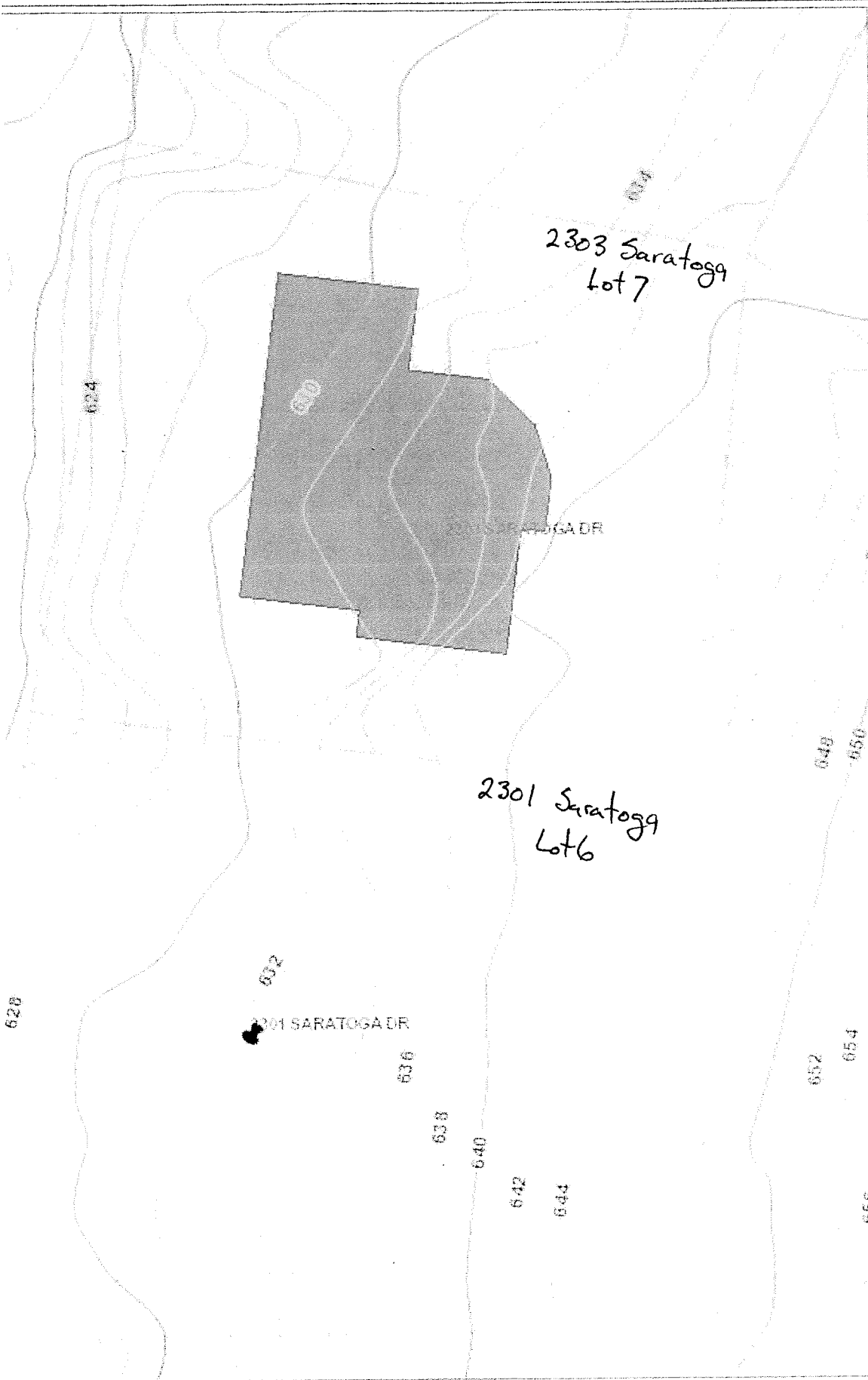
223 W. Callesan #118
Austin, TX 78701
Tel: 512.452.1433
Fax: 512.452.1726
cortney@kayak.com

ARCHITECTURAL 2

CITY OF AUSTIN DEVELOPMENT WEB MAP

Exhibit E

revised
m2
23



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Contours Year 2012
 - Index
 - Intermediate
 - Special
- Building Footprints Year
- Address Points

◀ ▶

revised
02
24

2303 Saratoga

m2
25

