



# CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center  
505 Barton Springs Road, Austin, TX 78704, (512) 978-4000

## Residential Interior Remodel Permit Application

To complete this form electronically: Open with  
Internet Explorer, then [Click Here to Save and continue.](#)

### Property Information

Project Address: 808 Baylor St.	Tax Parcel ID#: 106932
Legal Description: N55 FT OF LOT 10-12 BLK A OLT 2 DIV 2 RAYMOND SUBD	Fees from Escrow? <input type="radio"/> Y <input checked="" type="radio"/> N Escrow Account Row ID:
Zoning District: MF-4-HD-NP	Lot Size (sq ft): 8495
Neighborhood Plan Area (if applicable): OLD WEST MULTI-FAMILY	Historic District (if applicable): Castle Hill

### Required Reviews

Is project participating in S.M.A.R.T. Housing? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required if project proposes exterior modifications)	
Is this property within 200 feet of a hazardous pipeline? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, Fire review is required)	
Does this site have a septic system? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, OSSF review is required)	
Is this property within 150 feet of the 100 year floodplain? <input type="radio"/> Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time)	
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="radio"/> Y <input checked="" type="radio"/> N (Only select "yes" if construction is needed outside the building envelope, such as utility trenching for a new bathroom.)	

### Description of Work

Is Total Remodeled Floor Area > 5,000 Sq Ft? <input type="radio"/> Y <input checked="" type="radio"/> N (If yes, construction material recycling is required per LDC 25-11-39)				
Land Use: <input checked="" type="radio"/> Single-Family Residential <input type="radio"/> Duplex Residential <input type="radio"/> Two-Family Residential <input type="radio"/> Other: _____				
Is a "change of use" within the scope of this project? <input type="radio"/> Y <input checked="" type="radio"/> N If yes, what is the existing use? _____				
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="radio"/> Y <input type="radio"/> N (Note: Removal of all or part of a structure requires a Demolition Permit Application)				
# baths existing: 2	# baths upon completion: 2	# bedrooms existing: 1	# bedrooms upon completion: 1	Total Remodeled Floor Area: 822

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)

Remod of the 1st floor bath, laundry, living, and storage space of existing Guest House

Trades Permits Required: ☒ Electric ☒ Plumbing ☒ Mechanical (HVAC) ☐ Concrete (R.O.W.)  
(circle as applicable)



# CITY OF AUSTIN Development SERVICES DEPARTMENT

One Texas Center  
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

## Demolition Permit Application

Application Type: ☐ Commercial ☐ Residential

Fee Paid: \$ \_\_\_\_\_ Submission Date: \_\_\_\_\_

### For Office Use Only – Permit Information

BP- \_\_\_\_\_ PR- \_\_\_\_\_ LHD\_NRD\_HDP- \_\_\_\_\_ Ca. \_\_\_\_\_

Referred By: \_\_\_\_\_ NRHD/LHD: \_\_\_\_\_

☐ Release Permit

☐ Do Not Release Permit

☐ HLC Review- \_\_\_\_\_

Historic Preservation Office

Date

**IMPORTANT:** Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

**DO NOT LET YOUR PERMIT EXPIRE!!!!**

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see <http://www.austintexas.gov/departments/historic-preservation>).

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### Submittal Requirements

- ☒ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page, **OR** a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☒ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☒ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☒ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☒ 5. Review Fee (see [fee schedule](#) for applicable fees)

#### Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

### Property Information

Address: 808 Baylor St.  
City: Austin Zip: 78703  
Current Use: Residential

### Demolition Type

☐ Total ☒ Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:

Portion of East, West and south walls for new windows/doors

### Demolition Contractor Information

Company: Wilmington-Gordon  
Address: 1209 W. 49th St  
City: Austin Zip: 78756  
Phone: 512-454-7070

### Structural Information

Square Feet: 0 (openings for new windows/doors only)  
Building Materials: wood framing and associated construction  
Foundation Type: concrete slab  
Estimated Cost of Demolition: \$2,000

# 808 BAYLOR, GUEST HOUSE INTERIOR REMODEL

AUSTIN, TEXAS 78703

CULMO RESIDENCE

808 BAYLOR ST

LEGAL DESCRIPTION:  
N55 FT OF LOT 10-12 BLK A LOT 2  
DIV Z RAYMOND SUBDIVISION

ZONING  
MF-4-HD-NP

#### PROJECT DIRECTORY

**OWNER**  
Matthew and Katy Culmo  
808 Baylor St  
Austin, TX 78703

**ARCHITECT**  
Mell Lawrence Architects  
913 W. Gibson Street  
Austin, TX 78704  
E: mell@melllawrencearchitects.com  
T: 512.441.4669

**INTERIOR DESIGN**  
Kimberly Renner  
The Renner Project  
3018 N Lamar Blvd  
Austin, TX 78705  
E: ktr@therennerproject.com  
T: 512.524.1334

**GENERAL CONTRACTOR**  
Wilmington Gordon  
T: 512.454.7070

**STRUCTURAL ENGINEER**  
Architectural Engineers Collaborative  
Karina Tribble  
T: 512.472.2111

**GEOTECHNICAL ENGINEER**  
ECS Texas, LLP  
2120 Denton Dr, Ste 105,  
Austin TX 78758  
T: 512-837-8005  
C: 512-571-1152  
F: 512-837-8221  
[www.ecslimited.com](http://www.ecslimited.com)

**LANDSCAPE ARCHITECT**  
Jackson Broussard  
E: jackson@sprout-austin.com

#### DRAWING INDEX

Sheet # Sheet Name

G-101 COVER PAGE  
G-102 SITE PHOTOS  
AS-101 ARCHITECTURAL SITE PLAN  
AD-101 LEVEL 1 DEMOLITION PLAN  
A-101 1ST FLOOR PLAN  
A-102 2ND FLOOR PLAN  
A-103 ELECTRICAL PLAN  
A-204 EXTERIOR ELEVATIONS  
A-301 WINDOW TYPES  
S100 GENERAL NOTES  
S101 GENERAL NOTES  
S200 FOUNDATION PLAN  
S201 2ND FLOOR FRAMING  
S300 CONCRETE TYPICAL DETAILS  
S310 FOUNDATION DETAILS  
S400 MASONRY TYPICAL DETAILS  
S500 STEEL TYPICAL DETAILS  
S600 WOOD TYPICAL DETAILS  
S610 SUPERSTRUCTURE DETAILS

MELL  
LAWRENCE  
ARCHITECTS

913 W GIBSON ST  
AUSTIN, TX 78704  
T: 512 . 441 . 4669  
T: 512 . 441 . 9125



Michael Lawrence  
Professional Engineer  
State of Texas  
License No. 70322  
Expiry Date: May 31, 2017

REVISIONS:

DG

DRAWN BY:

31 MAY, 2017

SHEET DATE

PERMIT SET

ISSUE NAME

FLOOR PLAN-DEMO

SHEET TITLE

G101

#### GENERAL NOTES AND DESIGN INFORMATION

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL "CONTRACT DOCUMENTS", FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION (AS) FROM THE ARCHITECT, BY FIRST WRITING DOWN HIS/HER QUESTIONS AND "SENDING (E., BY FAX) A REQUEST FOR INFORMATION (RFI) TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR OTHER RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "N.T.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR OR HIS/HER SUBCONTRACTORS, AND IS NOT TO BE PART OF THE CONTRACT SUM.
- ALL CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS (CITY, STATE AND NATIONAL).
- CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT OWNER'S SITE AND PROPERTY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS NECESSARY TO COMPLETE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS.
- PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS:  
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, LEVELS.  
B. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND CEILINGS.  
HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP  
COVE, CEILINGS, ETC.  
C. IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.  
D. AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIRE PLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.
- PROTECT ALL TREES WHICH ARE TO REMAIN (RE: SITE PLAN).
- DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY.
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND SECTIONS AND DETAILS.
- SUBMIT TO THE ARCHITECT FOR REVIEW (PRIOR TO CONSTRUCTION) ALL REQUIRED SHOP DRAWINGS, SAMPLES AND PRODUCT INFORMATION AS CALLED FOR BY THE PROJECT SPECIFICATIONS (RE: DIVISION "I").
- REFER TO OWNER'S LEGAL PLAT SURVEY FOR FURTHER INFORMATION REGARDING "IRON RODS FOUND" AND "BASE CORNERS".
- REFER TO OWNER'S SURVEY REGARDING SPECIAL FLOOD HAZARD AREAS (BY FEMA) AND OTHER FLOOD PLAN INFORMATION NOT DESCRIBED IN THE SITE PLAN DRAWING.
- DESIGN SPECIFICATIONS ARE AN INTEGRAL PART OF THESE DRAWINGS.

#### STANDARD ABBREVIATIONS

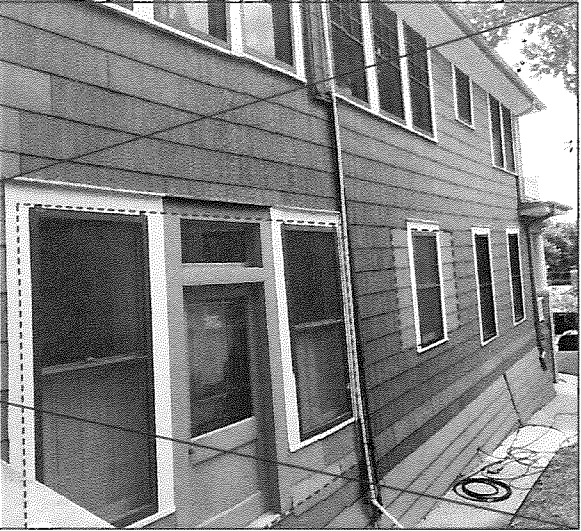
A.F.F. ABOVE FINISH FLOOR	FLUOR. FLUORESCENT	PNT. PAINT
ADDN. ADDITIONAL	F.R. FIRE RETARDANT	P.T. PRESSURE TREATED
A.H.U. AIR HANDLING UNIT	FTG. FOOTING	P.V.C. POLYVINYL CHLORIDE
ALUM. ALUMINUM	FURN. FURNISHING	PR. PAIR
A.B. ANCHOR BOLT	F.V. FIELD VERIFY	Q.T. QUARRY TILE
APPROX. APPROXIMATE	F.F. FINISHED FLOOR	QTR. QUARTER
ARCH. ARCHITECT, ARCHITECTURAL	GA. GAUGE	R. RADIUS, RISER
BM. BEAM	GALV. GALVANIZED	R.D. ROOF DRAIN
BRG. BEARING	GEN. GENERAL	RE. REFER
BLKG. BLOCKING	GL. GLASS, GLAZED	REF. REFERENCE
BD. BOARD	GYP. BD. GYPSUM BOARD	RENF. REINFORCEMENT
BLDG. BUILDING	H.B. HOSE BIBB	REQD. REQUIRED
BL. BUILDING LINE	HC. HANDICAP	RM. ROOM
B. BRICK	H.C. HOLLOW CORE	R.O. ROUGH OPENING
B.O.S. BOTTOM OF STEEL	HD. HEAD	R.H. RIDGE HEIGHT
CAB. CABINET	HDW. HARDWARE	SC. SCALE
CANT. CANTILEVER	HORIZ. HORIZONTAL	S.C. SOLID CORE
CPT. CARPET	HOL. HOLLOW	SCHED. SCHEDULE
CLG. CEILING	H.M. HOLLOW METAL	S.D. SOAP DISPENSER
C.L. CENTERLINE	HT. HEIGHT	SECT. SECTION
C.T. CERAMIC TILE	H.H. HEAD HEIGHT	SHT. SHEET
COL. COLUMN	I.D. INSIDE DIAMETER	SHTG. SHEATHING
CONC. CONCRETE	INSUL. INSULATE; INSULATION	SIM. SIMILAR
C.M.U. CONCRETE MASONRY UNIT	JAN. JANITOR	SP. SPACE
COND. CONDENSOR	JST. JOIST	SPEC. SPECIFICATIONS
C.J. CONTROL JOINT	JNT. JOINT	S/S. STAINLESS STEEL
CONT. CONTINUOUS	LAM. LAMINATE	S.S. SERVICE SINK
CONTR. CONTRACTOR	LAV. LAVATORY	S.S.D. SEE STRUCTURAL DRAWINGS
CIRC. CIRCUITS	L.G. LONG	STD. STANDARD
DET. DETAIL	L.T. LIGHT	STL. STEEL
DIA. DIAMETER	MAS. MASONRY	STRUC. STRUCTURAL
DIM. DIMENSION	MAX. MAXIMUM	SUSP. SUSPENDED
DISP. DISPENSOR	MATL. MATERIAL	TB. TACKBOARD
D.F. DRINKING FOUNTAIN	MECH. MECHANICAL	T.B. TOWEL BAR
DN. DOWN	MET. METAL	T.D. TOWEL DISPENSER
D.S. DOWNSPOUT	MFR. MANUFACTURER	TEL. TELEPHONE
DWG. DRAWING	MIN. MINIMUM	THLD. THRESHOLD
(E). EXISTING	MIR. MIRROR	TOIL. TOILET
EA. EACH	MISC. MISCELLANEOUS	T.P.H. TOILET PAPER HOLDER
E.J. EXPANSION JOINT	M.O. MASONRY OPENING	T.R. TOWEL RECEPTACLE
ELEC. ELECTRICAL	MTD. MOUNTED	TYP. TYPICAL
ELEV. ELEVATION	(N). NEW	T.O.W. TOP OF WALL
ENAME. ENAMEL	N.I.C. NOT IN CONTRACT	T.O.S. TOP OF STEEL
ENVR. ENVIRONMENT	N.V. NAKIN VENDOR	U.N.O. UNLESS NOTED OTHERWISE
EQUIP. EQUIPMENT	NOM. NOMINAL	V.C.T. VINYL COMPOSITION TILE
EA. EACH WAY	O.C. ON CENTER	V.T.R. VERTICAL THRU THE ROOF
EXP. EXPANSION	O.D. OUTSIDE DIAMETER	VEST. VESTIBULE
EXT. EXTENSION	OFF. OFFICE	W. WITH
EXH. EXHAUST FAN	OPNG. OPENING	WD. WOOD
F.D. FLOOR DRAIN	OPP. OPPOSITE	WND. WINDOW
FND. FOUNDATION	O.T.O. OUT TO OUT	W.H. WATER HEATER
FG. FIRE EXTINGUISHER CASE	PC. PIECE	W.R. WATER RESISTANT
F. FINISH	PL. PLATE	W.W.M. WELDED WIRE MESH
FIX. FIXTURE	P.LAM. PLASTIC LAMINATE	
FLEX. FLEXIBLE	PLUMB. PLUMBING	
FL. FLOOR	PNLG. PANELING	
	POLY. POLYETHYLENE	



MAIN HOUSE - EAST - BAYLOR STREET



MAIN HOUSE - NORTH - WEST 9TH STREET



MAIN HOUSE - SOUTH-SIDEYARD



MAIN HOUSE - WEST-COURTYARD



GUEST HOUSE - NORTH - WEST 9TH STREET



GUEST HOUSE - EAST-COURTYARD



GUEST HOUSE - NORTHWEST-SIDEYARD

DASHED LINE INDICATES  
AREA TO BE DEMOLISHED



CULMO RESIDENCE  
808 BAYLOR ST

MELL  
LAWRENCE  
ARCHITECTS  
313 W GIBSON ST  
AUSTIN, TX 78704  
T: 512.441.4669  
T: 512.441.9125



REVISIONS

DG

DRAWN BY:

31 MAY, 2017

SHEET DATE

PERMIT SET

ISSUE NAME

Site Photos

SHEET TITLE



WEST 9TH STREET

CULMO RESIDENCE

808 BAYLOR ST

MELL  
LAWRENCE  
ARCHITECTS

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T: 512.441.9125



REVISIONS:

DG

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31 MAY, 2017

SHEET DATE

PERMIT SET

ISSUE NAME:

ARCHITECTURAL SITE PLA

SHEET TITLE

PROPERTY ADDRESS:  
808 BAYLOR ST.  
AUSTIN, TX 78703

LEGAL DESCRIPTION:  
N55 FT OF LOT 10-12 BLK A LOT 2  
DIV Z RAYMOND SUBDIVISION

ZONING  
MF-4-HD-NP

BAYLOR STREET

EXISTING 2 STORY MULTIFAMILY HOUSE  
W/ THREE DWELLING UNITS:  
UNIT C: 1ST FLOOR  
UNITS A & B: 2ND FLOOR

RENOVATION OF UNIT C TO BE  
SUBMITTED AS SEPARATE  
COMMERCIAL PERMIT

SITE MODIFICATIONS ARE NOT  
IN SCOPE OF WORK, TO BE  
SUBMITTED WITH SEPARATE  
COMMERCIAL PERMIT FOR UNIT  
C RENOVATION.

EXISTING 2 STORY GUEST HOUSE

LOT 9  
WIGGINGTON  
VOL. 7987 PG. 553

LOT 10

806 BAYLOR

LOT 11

VOL. 7618 PG. 165  
WITTLIFF

LOT 12



1 ARCHITECTURAL SITE PLAN  
Scale: 3/16" = 1'-0"

AS101

MELL  
LAWRENCE  
ARCHITECTS

913 W. GIBSON ST.  
AUSTIN, TX 78704  
T: 512.441.4669  
T: 512.441.9125



Note:  
Contractor and Subcontractors are responsible for confirming and  
correcting dimensions at the job site. The Architect is not responsible for  
construction methods, techniques, sequences or procedures, or  
for safety, shoring and programs related to the project construction.  
Contractor and all Subcontractors are responsible for local code  
compliance.  
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REVISIONS:

DG

DRAWN BY:

20 JUNE, 2017

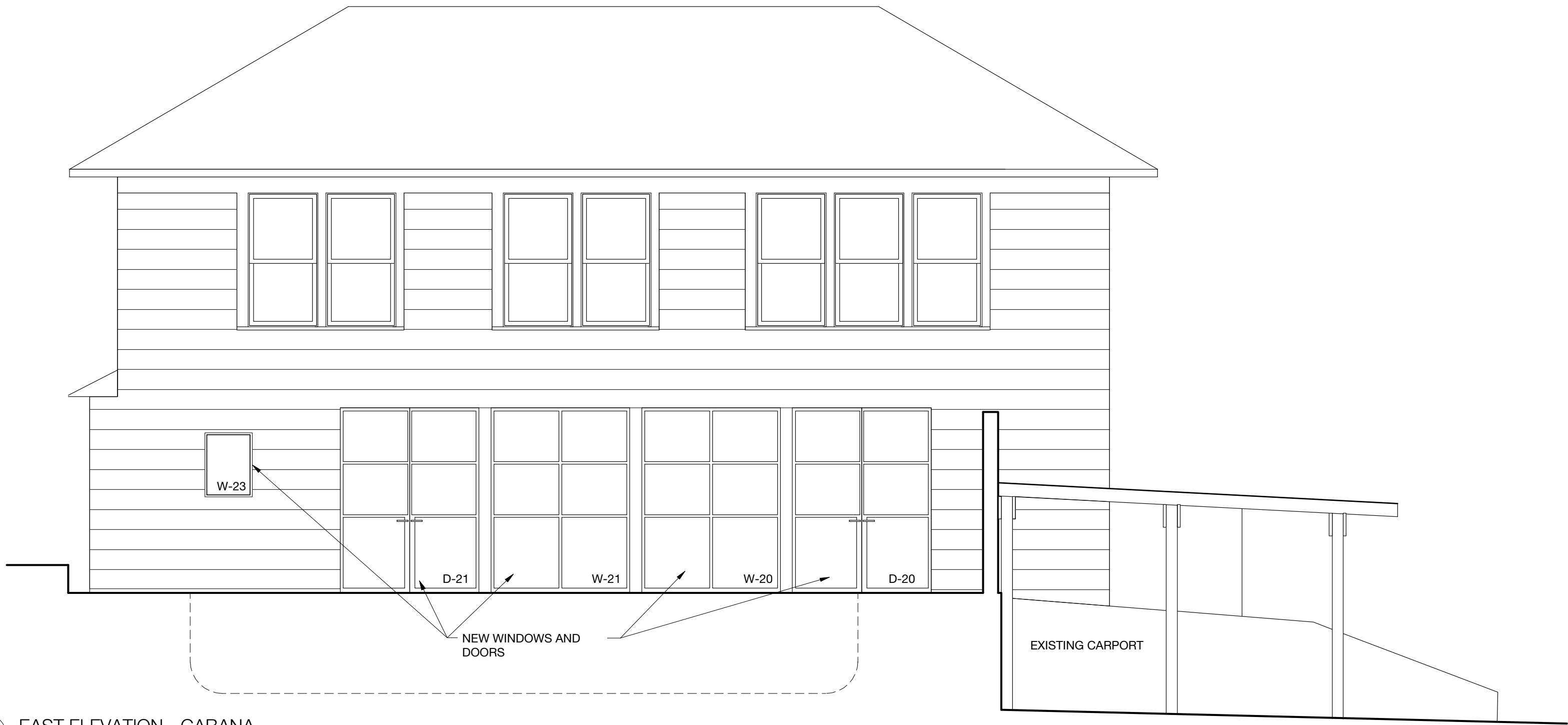
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ISSUE NAME:

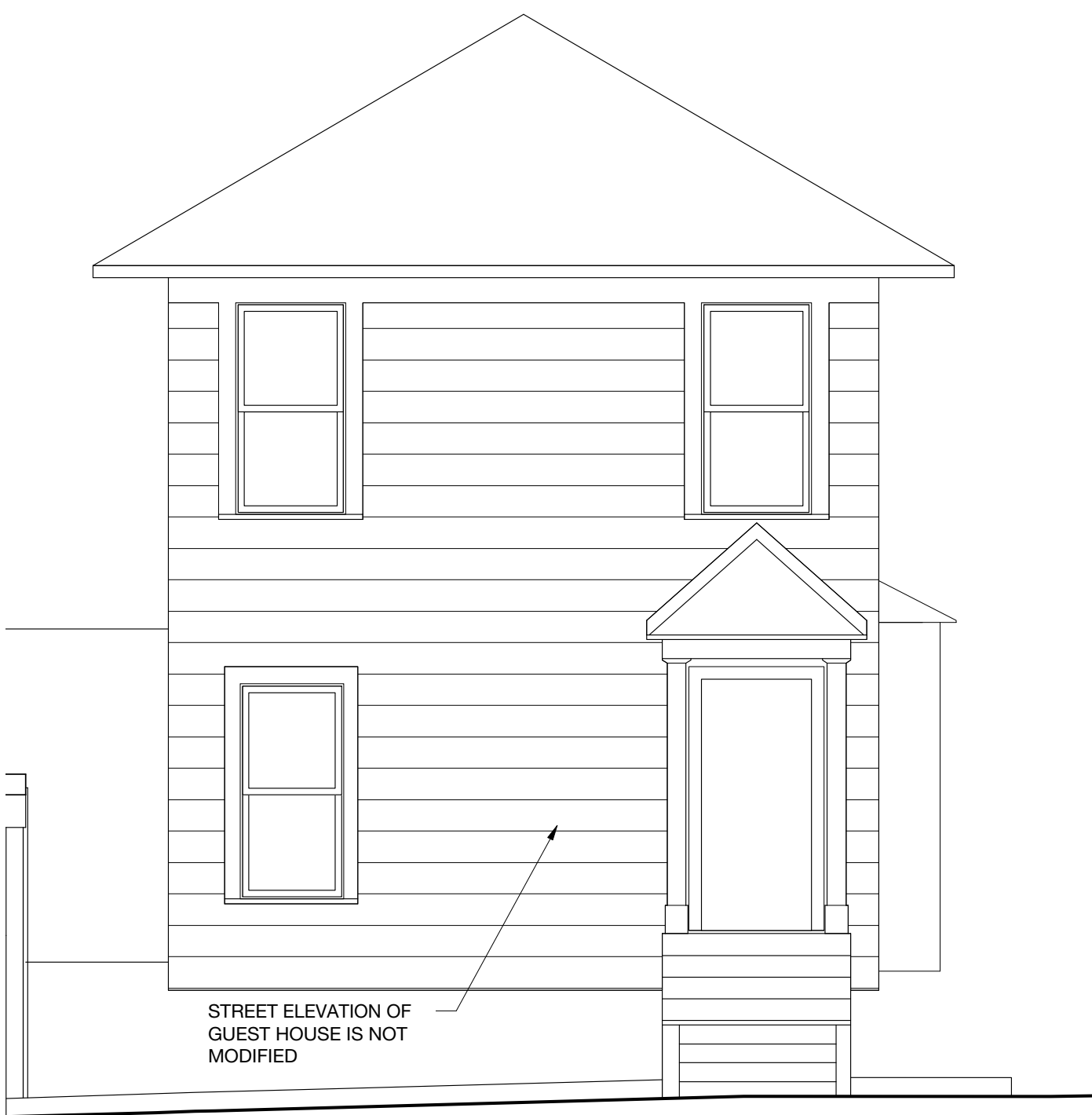
ELEVATION

SHEET TITLE



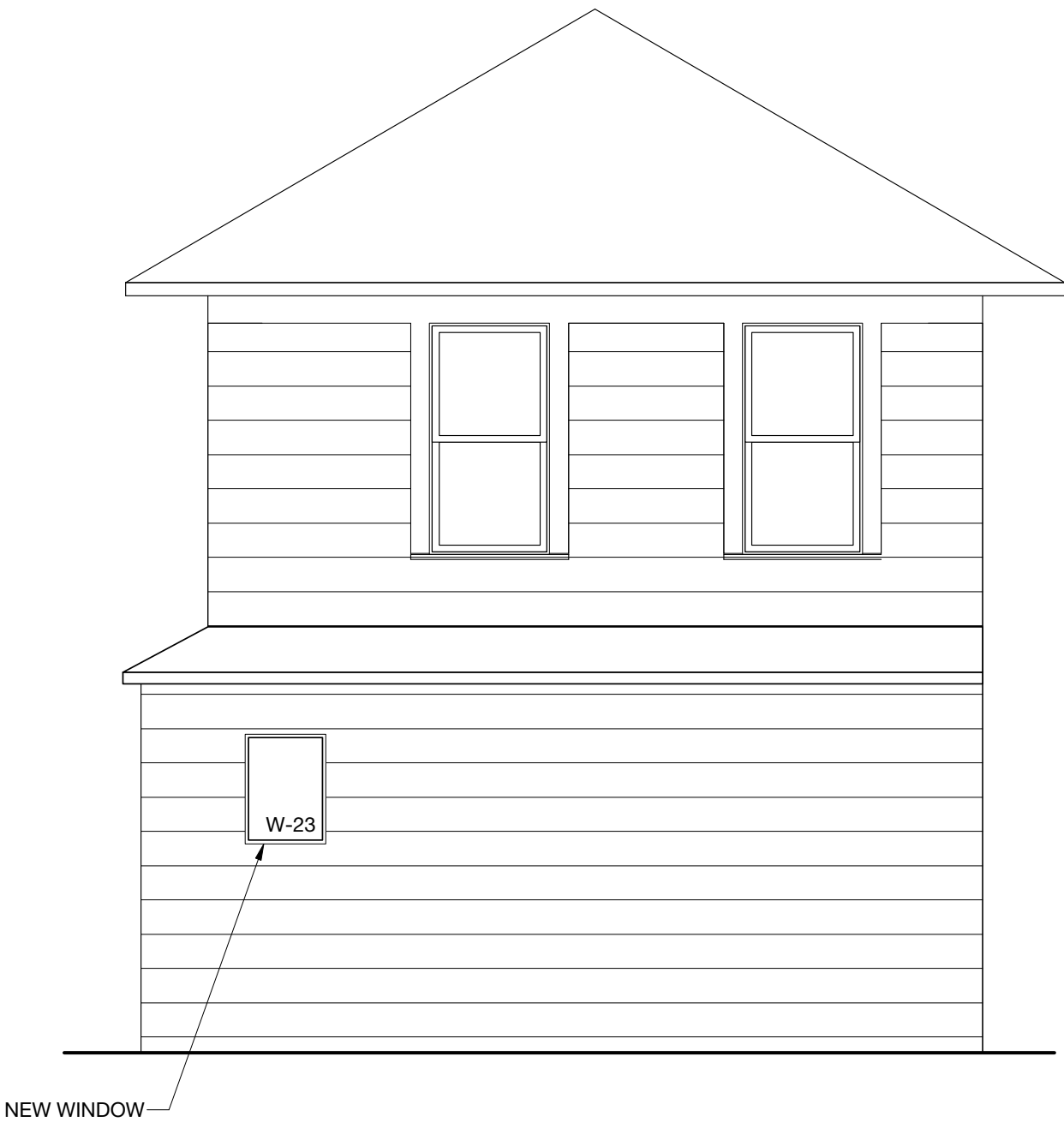
2 EAST ELEVATION - CABANA

Scale: 1/4" = 1'-0"



3 EAST ELEVATION - CABANA

Scale: 1/4" = 1'-0"



5 EAST ELEVATION - CABANA

Scale: 1/4" = 1'-0"



4 EAST ELEVATION - CABANA

Scale: 1/4" = 1'-0"



Notes:  
Contractor and Subcontractors are responsible for confirming and obtaining all necessary permits and approvals. The Architect is not responsible for construction details, materials, workmanship, or for the performance or the safety of the construction. Contractor and all Subcontractors are responsible for their own compliance.  
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REVISIONS:

DG

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31 MAY, 2017

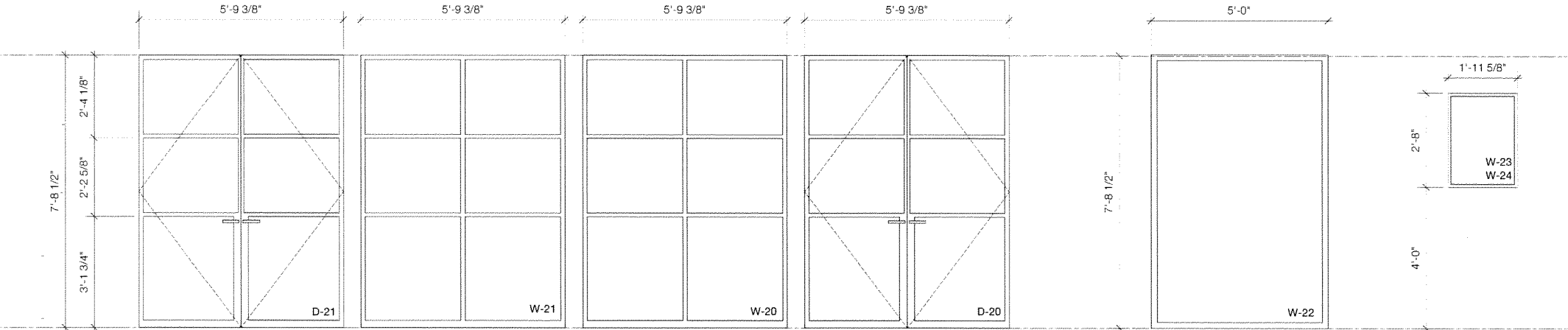
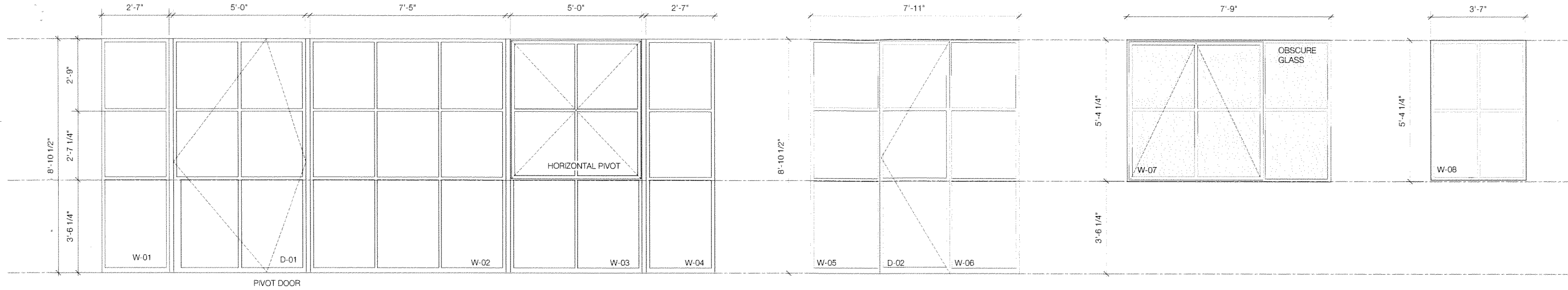
SHEET DATE:

PERMIT SET

ISSUE NAME:

EXTERIOR WINDOW  
& DOOR TYPES

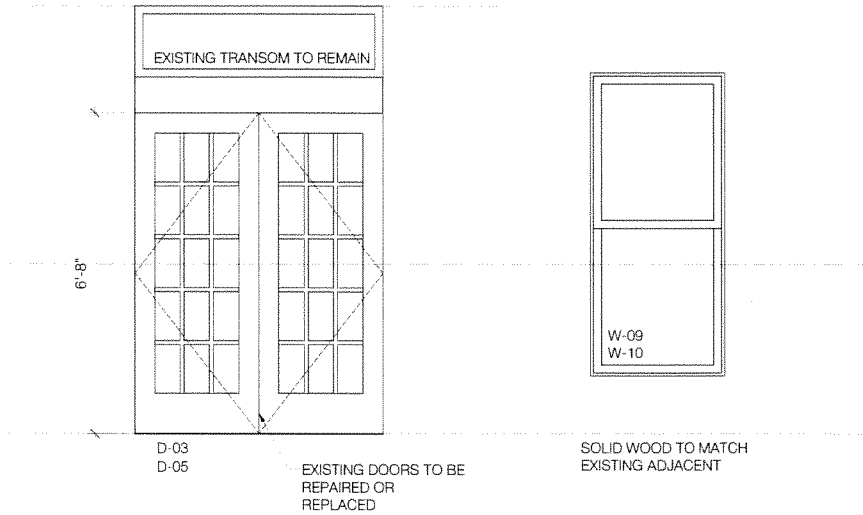
SHEET TITLE



1 EXTERIOR STEEL WINDOW & DOOR TYPES  
Scale: 1/2" = 1'-0"

GENERAL NOTES

1. STEEL WINDOWS SHALL BE THERMALLY BROKEN SYSTEM
2. GLAZING SHALL BE 1" SOLARBAN 60 W/ LOW-E COATING, TYP. OF NEW
3. PROVIDE SAFETY GLASS WHERE REQ'D



3 EXTERIOR WOOD WINDOW TYPES  
Scale: 1/2" = 1'-0"