

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2<sup>nd</sup> Floor (One Texas Center).

CASE # C15-2010-0062  
ROW # 10439938

TP-0 229070830

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 5905 GROVER

LEGAL DESCRIPTION: Subdivision – UNITS A & B GROVER AVE CONDOMINIUMS AKA VIOLET CROWN HEIGHTS SEC. 2 LOT 12 BLK Y

I/We, DAVID CANCIALOSI, on behalf of myself/ourselves as authorized agent for

DIERK McWILLIAMS affirm that on May 13, 2010,

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

(check appropriate items below)

ERECT  ATTACH  COMPLETE REMODEL  MAINTAIN

MAINTAIN AN EXISTING, APPROVED DUPLEX IN AN SF-3 ZONING DISTRICT REQUESTING VARIANCE FROM SECTION MINIMUM SHARED WALL LENGTH REQUIREMENT FOUND IN LDC 25-2-773(D)(1) AND SIDE WALL ARTICULATION REQUIREMENT FOUND IN LDC SECTION LDC Sub chapter F, 2.7.

**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):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

THE EXISTING DUPLEX WAS PERMITTED BY COA IN 2006 AND BUILT PER CODE AT THAT TIME. THE PERMITS HAVE EXPIRED DUE TO PROPERTY'S FORECLOSURE AND CHANGING OF OWNERSHIP DURING FORECLOSURE PROCESS.

THE DUPLEX HAS YET TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY DUE TO PERMIT EXPIRATION.

THE DUPLEX REGULATIONS HAVE SINCE CHANGED.

THE DUPLEX IS 100% COMPLETE AND CANNOT BE REMODELED TO COMPLY WITH EXISTING 'SHARED WALL' AND 'SIDE WALL ARTICULATION' REQUIREMENTS IMPLEMENTED INTO CODE SINCE 2006.

PROPERTY OWNER REQUESTS VARIANCE IN ORDER TO MAINTAIN REASONABLE USE OF PROPERTY ALREADY APPROVED PER COA STANDARDS.

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

CURRENT CODE REQUIRES A SHARED WALL THAT EXTENDS AT LEAST 50% OF BUILDING'S MAX DEPTH. THE BUILDING DEPTH IS APPROXIMATELY 150', REQUIRING 75' SHARED WALL AREA. THE EXISTING SHARED WALL AREA OF THE TWO GARAGES IS APPROXIMATELY 21'.

THE LOT IS APPROXIMATELY 55' WIDE.

THE STRUCTURE'S SIDEWALL ARTICULATION CANNOT BE MODIFIED DUE TO IT BEING 100% BUILT.

THE PERMITS HAVE EXPIRED DUE TO PROPERTY'S FORECLOSURE AND CHANGING OF OWNERSHIP DURING FORECLOSURE PROCESS.

THE CITY OF AUSTIN PERMIT CENTER WILL NOT ALLOW OWNER TO REACTIVATE PERMITS DESPITE THE OWNER OR BUILDER AT TIME OF CONSTRUCTION CALLING IN SEVEN (7) OUT OF NINE (9) REQUIRED INSPECTIONS.

FIVE (5) INSPECTIONS HAVE 'PASSED' PER CITY RECORDS.

(b) The hardship is not general to the area in which the property is located because:

THE 'EXPIRED PERMIT' ISSUE IS SPECIFIC TO THIS SITE ONLY.

**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:

THE STRUCTURE IS ORIENTED ON LOT IN A MANNER THAT IS CONSISTENT WITH A SINGLE FAMILY STRUCTURE BECAUSE ONLY ONE UNIT OF THE DUPLEX FACES GROVER AVENUE. THE PORTION THAT FACES GROVER AVENUE IS A COVERED PORCH. THIS IS CONSISTENT WITH CURRENT DUPLEX REQUIREMENTS FOUND IN 25-2-773.

THE SIDE WALL ARTICULATION AND "SHARED WALL" AREAS (THE TWO GARAGES) CANNOT BE SEEN FROM THE STREET.

**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:

N/A

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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:

N/A

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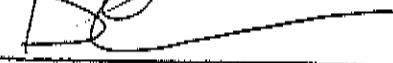
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4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

**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.

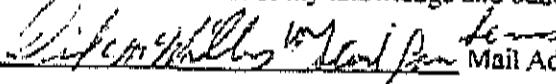
**APPLICANT CERTIFICATE** - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 7105 ABARNSDALE WAY

City, State & Zip AUSTIN, TEXAS 78745

Printed DAVID CANCIALOSI Phone 799-2401 Date May 13, 2010

**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 4501 Purcosen Rd

City, State & Zip Austin TX 78744



Printed DIERK McWILLIAMS Phone 694-8178 Date May 13, 2010



**BOARD OF ADJUSTMENT**

CASE#: C15-2010-0062  
 ADDRESS: 5905 GROVER AVE  
 GRID: K27  
 MANAGER: SUSAN WALKER



-  SUBJECT TRACT
-  ZONING BOUNDARY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION**

9/29  
BP Number BP-06-10235R  
Building Permit No. 2006 013395 BP  
Plat No. \_\_\_\_\_ Date 10/30/06  
Reviewer D

**PRIMARY PROJECT DATA**

Service Address 5905 Groves Ave. 78757 Tax Parcel No. glad 3/22/07  
Legal Description \_\_\_\_\_  
Lot 12 Block 77 Subdivision Jones Addition Section 2 Phase 1  
If in a Planned Unit Development, provide Name and Case No. Saras Addn  
(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) \_\_\_\_\_  
 New Residence \_\_\_\_\_  
 Duplex \_\_\_\_\_  
Garage \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_  
Carport \_\_\_\_\_ attached \_\_\_\_\_ detached \_\_\_\_\_  
Pool \_\_\_\_\_  
Other (specify) 5 BATH, 4 BDRM

Zoning (e.g. SF-1, SF-2...) SF-3-NP Height of building 29 ft. # of floors 2  
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

**VALUATIONS FOR REMODELS ONLY**

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>
<small>(labor and materials)</small>	

**DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size	<u>13,496</u> sq.ft.
Job Valuation	<u>\$ 425,000</u>
<small>(Labor and materials)</small>	
Total Job Valuation (remodels and additions)	\$ _____
<small>(Labor and materials)</small>	

**PERMIT FEES (For office use only)**

	NEW/ADDITIONS	REMODELS
Building	\$ <u>515</u>	\$ _____
Electrical	\$ <u>343</u>	\$ _____
Mechanical	\$ <u>205</u>	\$ _____
Plumbing	\$ <u>223</u>	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>	<b>\$ _____</b>

**OWNER / BUILDER INFORMATION**

OWNER	Name <u>Leon Owens &amp; Annie Owens</u>	Telephone (h) <u>512 312 0000</u>
BUILDER	Company Name <u>Castle Home Builders of Carroll, Texas</u>	Telephone (w) <u>512 312 0000</u>
DRIVEWAY /SIDEWALK	Contact/Applicant's Name <u>Kenneth A. Sattler II</u>	Telephone <u>512 302 3918</u>
CERTIFICATE OF OCCUPANCY	Name <u>Bids 35 Investment Inc</u>	Telephone <u>512 302 3918</u>
	Address <u>611 Bissonnet Ln.</u>	City <u>Austin</u> ST <u>TX</u> ZIP <u>78752</u>

If you would like to be notified when your application is approved, please select the method:  
 telephone  e-mail: ken@prideofaustin.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)

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	sq.ft.	<sup>(New)</sup> Addition	sq.ft.
a. 1 <sup>st</sup> floor conditioned area			1870	
b. 2 <sup>nd</sup> floor conditioned area			2172	
c. 3 <sup>rd</sup> floor conditioned area			/	
d. Basement			/	
e. Garage / Carport			/	
$\surd$ attached			868	
detached			/	
f. Wood decks [must be counted at 100%] (roof deck)			800	
g. Breezeways			/	
h. Covered patios			32 ft.	
i. Covered porches			416	
j. Balconies (cov'd)			308	
k. Swimming pool(s) [pool surface area(s)]				
l. Other building or covered area(s)				

Specify: attached

TOTAL BUILDING AREA (add a. through l.)

0 sq.ft. 6742 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)	3462	<del>3770</del>	sq.ft.
	25.7	<del>28</del>	% 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)	<del>5142</del>	sq.ft.	3462
b. Driveway area on private property	450	sq.ft.	
c. Sidewalk / walkways on private property	50	sq.ft.	
d. Uncovered patios	840	sq.ft.	
e. Uncovered wood decks [may be counted at 50%]	0	sq.ft.	
f. Air conditioner pads	32	sq.ft.	
g. Concrete decks	0	sq.ft.	
h. Other (specify)	0	sq.ft.	

TOTAL IMPERVIOUS COVERAGE (add a. through h.)	5142	4034	sq.ft.
	35.8	38	% of lot

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 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.

APPLICANT'S SIGNATURE

*[Handwritten Signature]*

DATE

*9/29/6*

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

*Shoal Creek W/rosho*

*Brentwood Neigh Plan*

*Invarim Regs* *4330' (32.12)*

*4500 proposed GFA*

*Tree Review Req'd ✓*

*Exceeds Imp. Cover*

*Need GFA calculations*

*Need connection 1/2 width of length between buildings*

*DW width min 15' for duplex*

*All pads enough in setback*

*No 3<sup>rd</sup> story duplex allowed ✓*

*missing information*

*Need floorplan, elev for garage* *5398.4 MAX GFA*

*Need Demo permit (Demo approved BP-07-105821)*



5905 GROVER AVENUE

MOLET CROWN HEIGHTS, SECTION 2  
LOT 12, BLOCK Y

PROJECT DATA

EXISTING USE: SINGLE FAMILY RESIDENCE  
 ZONING: SF3  
 LOT SIZE: 13496 SF  
 PROPOSED USE: TWIN RESIDENTIAL CONDOS  
 PROPOSED HARDCOVER: 6066 SF (4694)  
 CALCULATED FLOOR AREA: 4694 SF (4694)  
 CONDITIONED SF: 2035 SF PER UNIT  
 SECOND FLOOR DECK: 120 SF PER UNIT  
 SECOND FLOOR BALCONY: 120 SF PER UNIT  
 ROOF PATIO: 400 SF PER UNIT  
 UNCONDITIONED SF: 778 SF PER UNIT  
 TOTAL SF: 2813 SF PER UNIT  
 GARAGE SF: 434 SF PER UNIT (0 CAR)

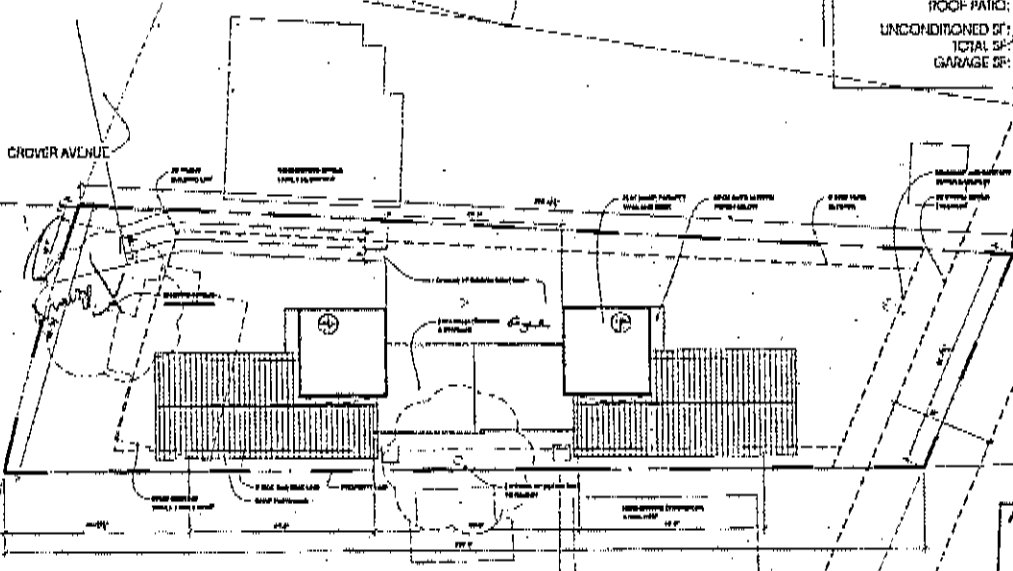
DATE: FEBRUARY 13, 2007  
 BY: CITY OF AUSTIN  
 SEE DEVELOPMENT REVIEW DEPT

DATE: FEBRUARY 13, 2007  
 BY: CITY OF AUSTIN  
 SEE DEVELOPMENT REVIEW DEPT

DATE: FEBRUARY 13, 2007  
 BY: CITY OF AUSTIN  
 SEE DEVELOPMENT REVIEW DEPT

5905 GROVER AVENUE  
 AUSTIN, TX  
 PRDCE 35 INVESTMENTS

PLOT PLAN  
 A1-1



AE APPROVED  
 FEB 13 2007  
 47-118  
 DJH

CITY OF AUSTIN  
 APPROVED FOR PERMIT  
 Victoria Hou, P.E.  
 Watershed Protection & Development Review Department  
 By: [Signature] Date: 3/21/07  
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

1 SITE PLAN  
 1-1-07



**ONE STOP SHOP**  
**505 Barton Springs**

Austin, Texas 78701  
(512) 974-2632 phone  
(512) 974-9779 fax



**Austin Energy**

**Electric Service Planning Application (ESPA)**

(Please Print or Type)

*For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø*

Requestor's Name Kenneth Siffert for Team Owens Phone 302-3918  
Address 595 Grover Ave 78757 OR  
Legal Description ~~...~~ Violet Crown Heights  
Lot 12 Block 7 Commercial/Residential? Residential  
Who is your electrical service provider? AE or Other

Service Main Size \_\_\_\_\_ (amps) Service Conductor \_\_\_\_\_ (type & size)  
AE Service Length \_\_\_\_\_ (ft.) Number of Meters? \_\_\_\_\_ Multi-Fuel Y N  
Overhead/Underground? RF Voltage \_\_\_\_\_  Single-phase (1Ø)  Three-phase (3Ø)  
Total Square Footage \_\_\_\_\_ New service or upgrade  
Largest A/C unit \_\_\_\_\_ (Tons) OR LRA of Largest A/C Unit \_\_\_\_\_ (amps)  
Electric Heating \_\_\_\_\_ (kW) Other \_\_\_\_\_ (kW)

Comments: \_\_\_\_\_

**AE APPROVED**  
FEB 16 2007  
47-110  
DH

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

Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Date \_\_\_\_\_  
(Remarks on back) Phone 974-9112

**Application expires 90 days after date of Approval**  
Revised by Austin Energy 3/1/06

**AE APPROVED**  
SEP 29 2006  
272-126  
DH

Ordinance Review Application

# City of Austin

Incorporated by Congress, Republic of Texas, 1839  
Watershed Protection and Development Review Department  
Texas Center, 505 Barton Springs Road  
Box 1088, Austin, Texas 78767



555C

2/14/07

Paid: 23692713

Receipt#: /Invoice#: /  
Inspection Date: 2/13/07 Phone Date: 302 9453

City of the City Arborist - Jim Rhoades  
Phone: 974-1876 Fax: 974-3010

There is a fee of \$25 per tree for a tree ordinance application. You must pay in advance of application approval.  
Applications can be mailed or delivered to the address above. If paying in person, please have the correct amount as  
cannot give change.

Address of Property: 5905 Groves Ave 78757

Applicant: Kenneth M. Saffell

Name of Owner (if different from applicant): Leon Owens

Contact Telephone Number: 745 9540 Fax #: 458 9589

Species of Tree: Unknown Sycamore Hackberry  
Circumference (Diameter) of trunk (4.5 above ground): 32-34" inches

General Condition: no good

Reason for Removal: House is being moved/demolished...  
Tree in front left of house as you look from street see plot plan

[Signature]  
Applicant's Signature

2/9/07  
Date

Approval of request: Approved Denied

Arborist Comments: ADDITIONAL TREE PERMIT NEEDED FOR DEVELOPMENT PLAN  
TREE PROTECTION FENCE REQUIRED PRIOR TO DEMO.

Conditions of Approval: A ( ) None B  Applicant agrees to plant 6 CALIPER INCHES container  
grown ( ) Live Oak, Cedar Elm or COA Class I Native Shade trees on lot prior to requesting certificate of  
occupancy. Trees are to be a minimum of two inches in caliper. Applicant agrees to provide and maintain tree protection  
fencing (chain-link type, min 5' high) and a root zone mulch layer for all trees on the lot, which do not need to be removed for  
construction of the house. Fencing is to be installed prior to lot clearing and to be located such that the maximum root area  
possible is protected.

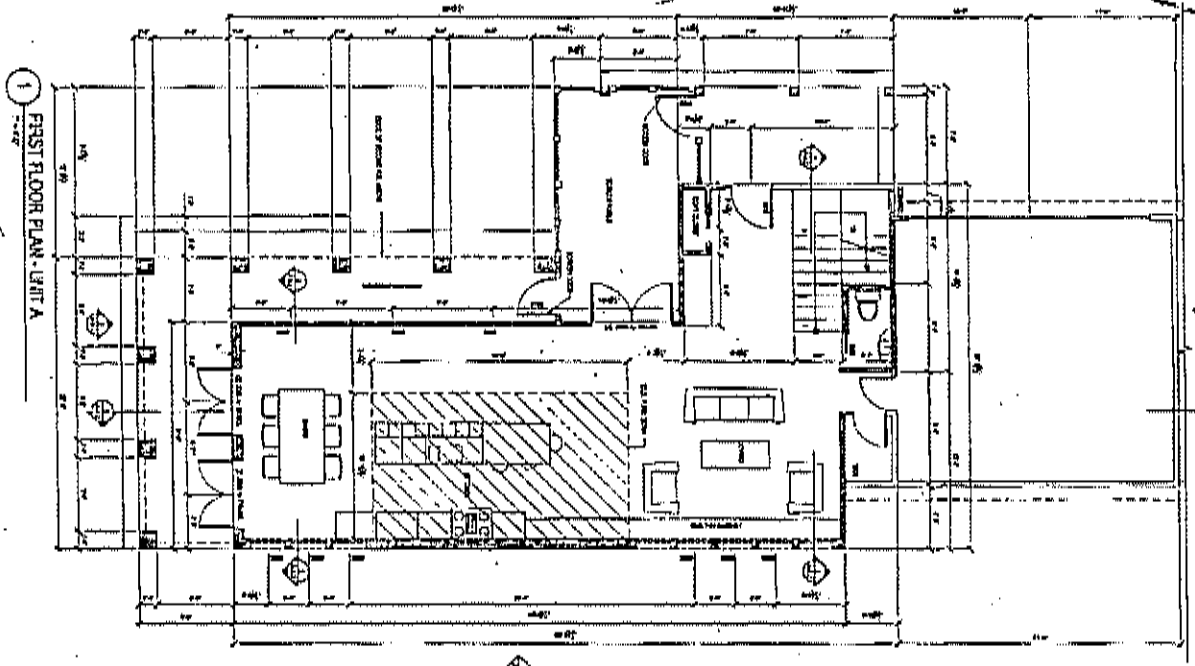
ESCROW ACCOUNT HOLDERS ONLY - IF YOU ARE PAYING BY ESCROW ACCOUNT, PLEASE FAX TO THE  
PERMIT CENTER AT 974-6578. PLEASE PROVIDE THE TREE ORDINANCE FORM WITH YOUR BUILDING  
NUMBER(S), ADDRESS OF PROPERTY AND AMOUNT TO BE PAID AS PER THE ABOVE SPACE. We will fax back to  
the escrow holder, only the amount of the fee requested. It is your responsibility to provide a fax number and to follow up  
with the City Arborist. The permit center is not responsible for collecting fees for Tree Ordinance unless it is for escrow  
holders only and submitted by fax request with the correct information.

[Signature]  
Applicant's Signature

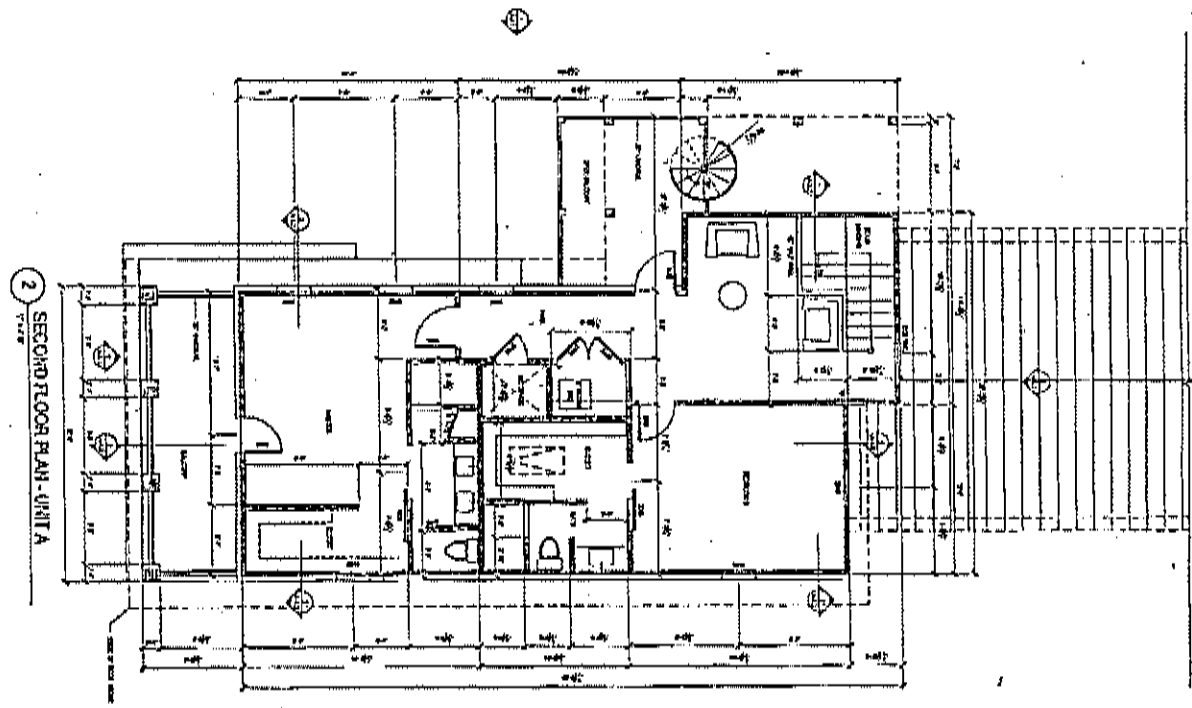
13 Feb 07  
Date

[Signature]  
Arborist Signature

13 FEB 07  
Date



1  
FIRST FLOOR PLAN - UNIT A



2  
SECOND FLOOR PLAN - UNIT A

A-2.1

PLANS

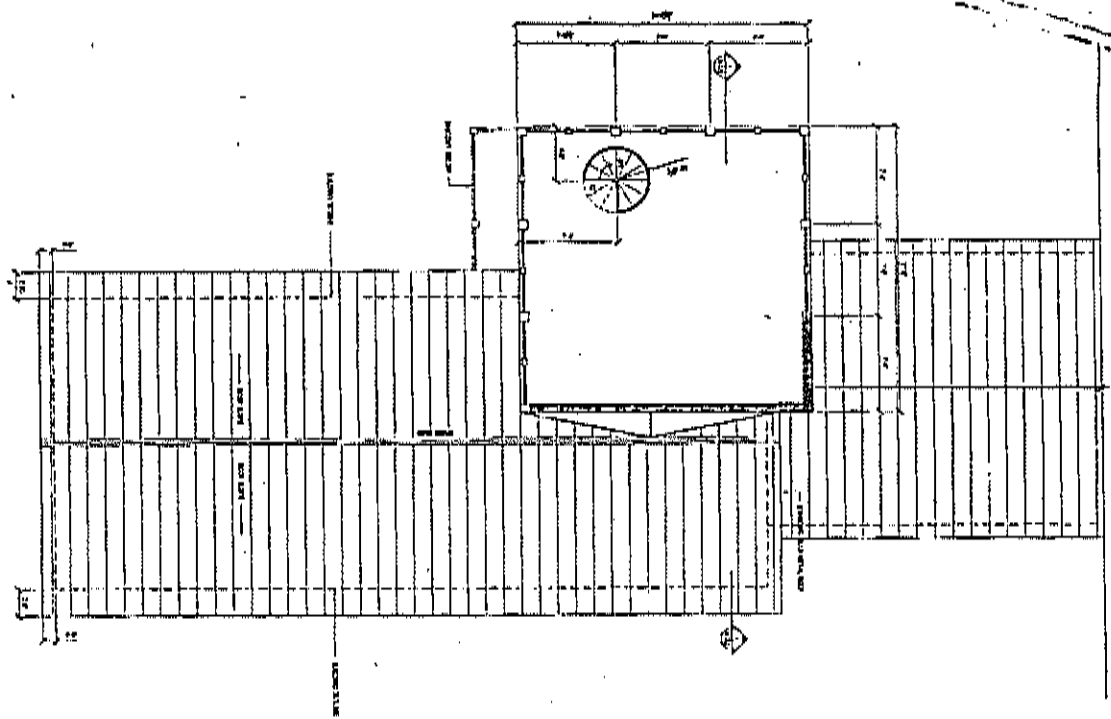
5905 GROVER AVENUE  
AUSTIN, TX  
PRIDE 35 INVESTMENTS

DATE: FEBRUARY 15, 2006  
ISSUE: CITY OF AUSTIN  
SITE DEVELOPMENT PERMIT SET  
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ARCHITECTS  
1408 Lakeway Drive, Suite 100  
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P: 512.467.7707  
www.sealixperce.com

land design studio  
1135 W Clark, Suite 140  
Austin, TX 78703  
P: 512.467.7707  
www.landdesignstudio.com

3 ROOF PLAN - UNIT A



A-2.2

PLANS

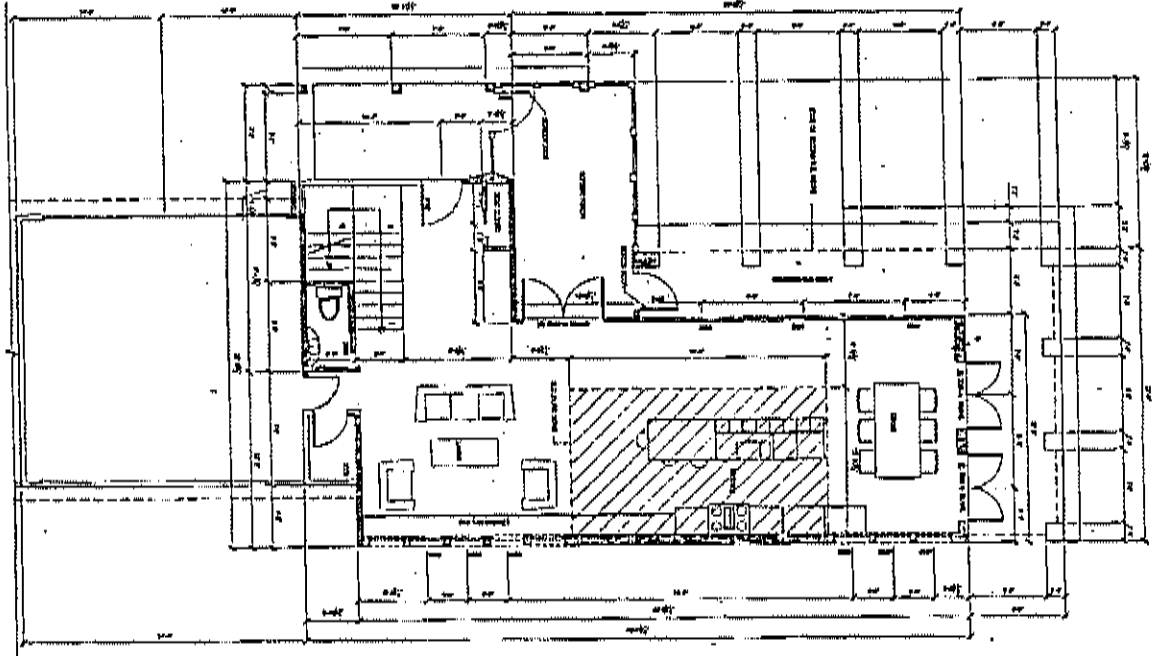
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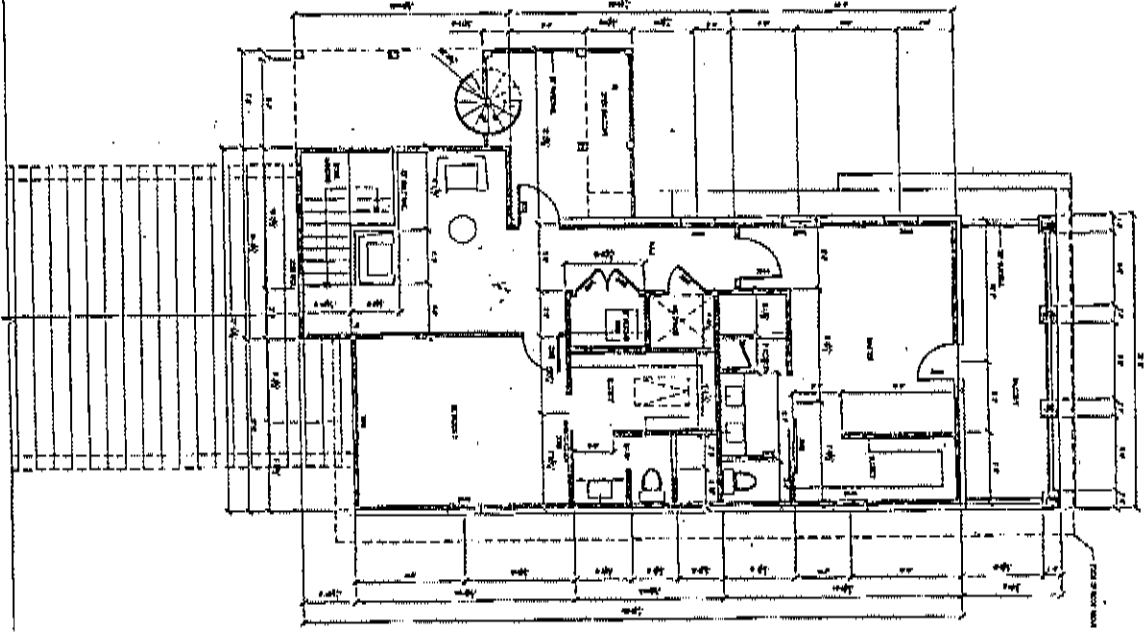
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 Austin, TX 78704  
 www.sealxmierce.com

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 1135 W 54th, Suite 140  
 Austin, TX 78703  
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1 FIRST FLOOR PLAN - UNIT B



2 SECOND FLOOR PLAN - UNIT B



A-2.1B

PLANS

5905 GROVER AVENUE  
AUSTIN, TX

PRIDE 35 INVESTMENTS

DATE: FEBRUARY 15, 2006  
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SITE DEVELOPMENT PERMIT SET

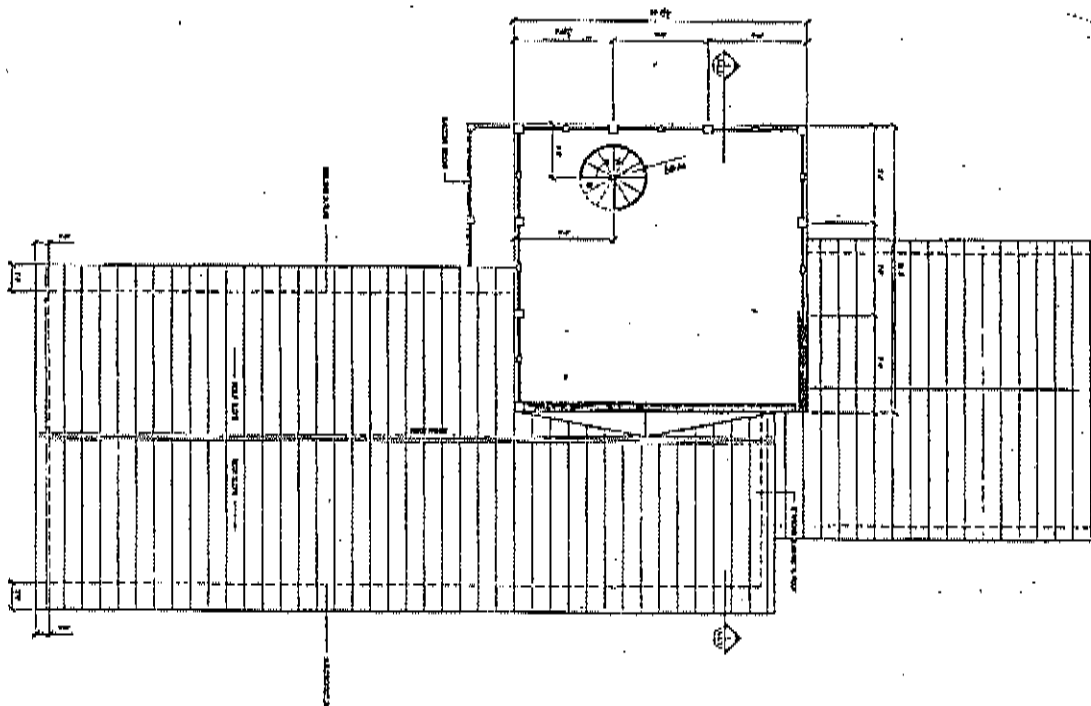
SEALUX PILRCE  
ARCHITECTS

1102 Johnson Drive, Suite 202  
Austin, TX 78703  
P: 512.667.3167

land design studio  
1125 W SHER, Suite 140  
Austin, TX 78703  
P: 512.667.3167  
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3 ROOF PLAN - UNITS



A-2.2B

PLANS

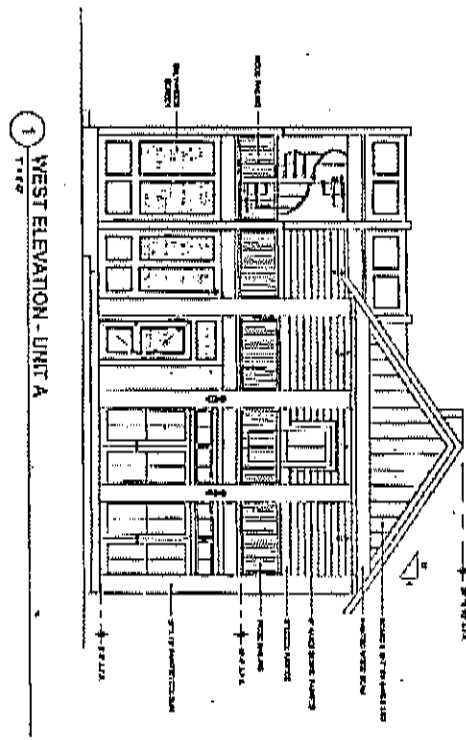
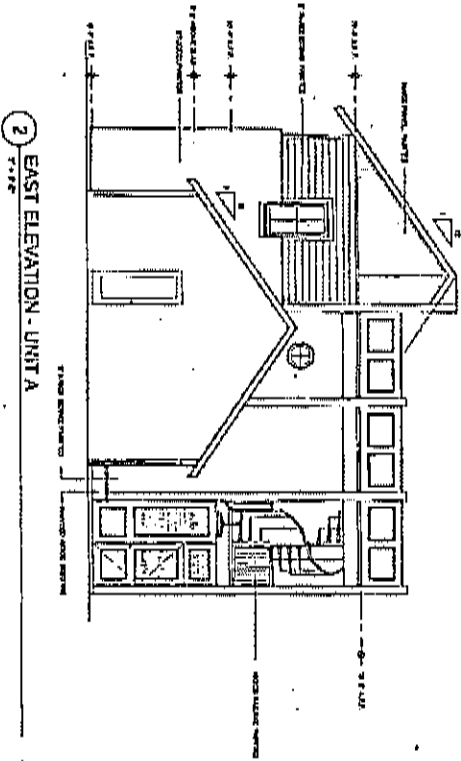
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 www.sealxpierce.com

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 Austin, TX 78703  
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A-3.1

ELEVATIONS

5905 GROVER AVENUE  
AUSTIN, TX

PRIDE 35 INVESTMENTS

DATE: FEBRUARY 15, 2006  
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 SITE DEVELOPMENT PERMIT SET

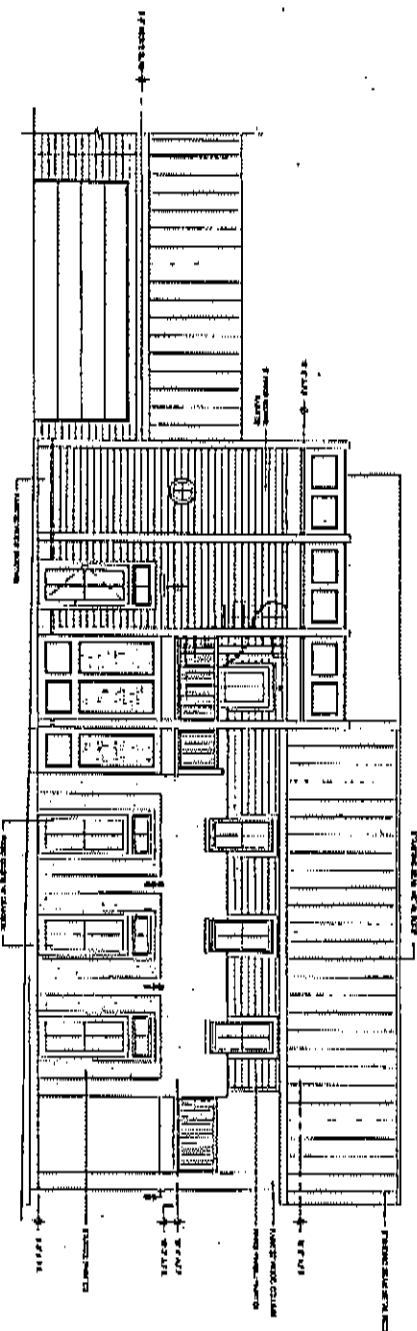
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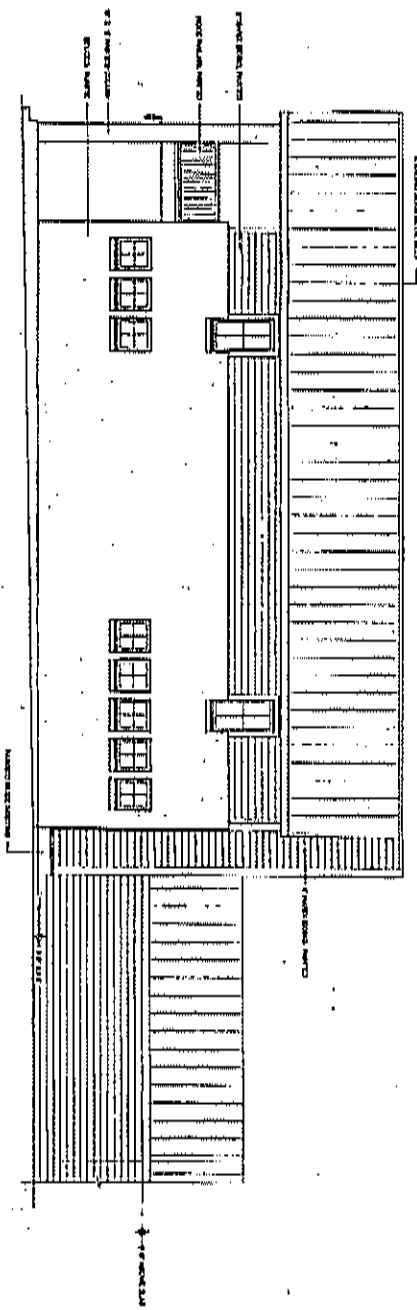
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4 NORTH ELEVATION - UNIT A



3 SOUTH ELEVATION - UNIT A



A-3.2

ELEVATIONS

5905 GROVER AVENUE  
AUSTIN, TX

PRIDE 35 INVESTMENTS

DATE: FEBRUARY 13, 2006  
ISSUE: CITY OF AUSTIN  
SITE DEVELOPMENT PERMIT SET

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ARCHITECTS

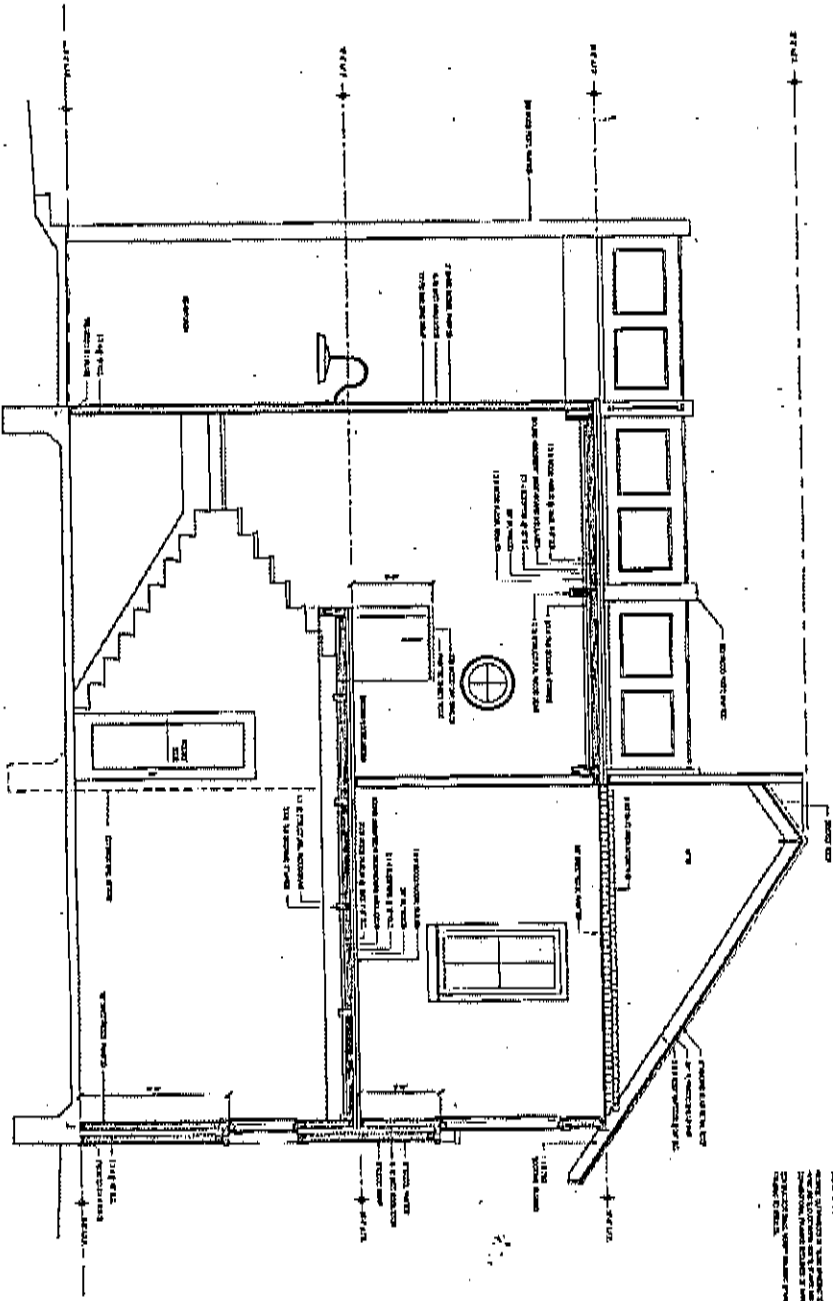
1188 Johnny Lane, Suite 100  
Austin, TX 78703  
www.seauxpiercedesign.com

land design studio

1135 W. Guhn, Suite 140  
Austin, TX 78703  
P: 512.487.7167

www.landstudio.com

1 BUILDING SECTION @ STAIR



**General Notes**

1. REFER TO ALL OTHER SHEETS FOR NOTES.

2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.

3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

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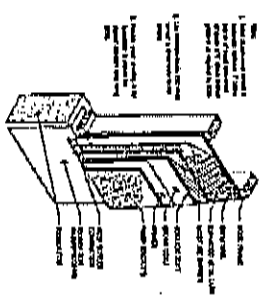
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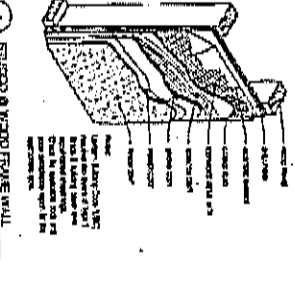
9. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

10. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.

2 STUCCO REPAIR AND FINISH



3 STUCCO & WOOD FRAME WALL



**Typical Roof Framing Schedule**

NO.	DESCRIPTION	THICKNESS	SPACING	NOTES
1	CEILING JOIST	2" x 8"	16' o.c.	
2	CEILING JOIST	2" x 8"	16' o.c.	
3	CEILING JOIST	2" x 8"	16' o.c.	
4	CEILING JOIST	2" x 8"	16' o.c.	
5	CEILING JOIST	2" x 8"	16' o.c.	
6	CEILING JOIST	2" x 8"	16' o.c.	
7	CEILING JOIST	2" x 8"	16' o.c.	
8	CEILING JOIST	2" x 8"	16' o.c.	
9	CEILING JOIST	2" x 8"	16' o.c.	
10	CEILING JOIST	2" x 8"	16' o.c.	
11	CEILING JOIST	2" x 8"	16' o.c.	
12	CEILING JOIST	2" x 8"	16' o.c.	
13	CEILING JOIST	2" x 8"	16' o.c.	
14	CEILING JOIST	2" x 8"	16' o.c.	
15	CEILING JOIST	2" x 8"	16' o.c.	
16	CEILING JOIST	2" x 8"	16' o.c.	
17	CEILING JOIST	2" x 8"	16' o.c.	
18	CEILING JOIST	2" x 8"	16' o.c.	
19	CEILING JOIST	2" x 8"	16' o.c.	
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21	CEILING JOIST	2" x 8"	16' o.c.	
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46	CEILING JOIST	2" x 8"	16' o.c.	
47	CEILING JOIST	2" x 8"	16' o.c.	
48	CEILING JOIST	2" x 8"	16' o.c.	
49	CEILING JOIST	2" x 8"	16' o.c.	
50	CEILING JOIST	2" x 8"	16' o.c.	

A-4.1

DETAILS

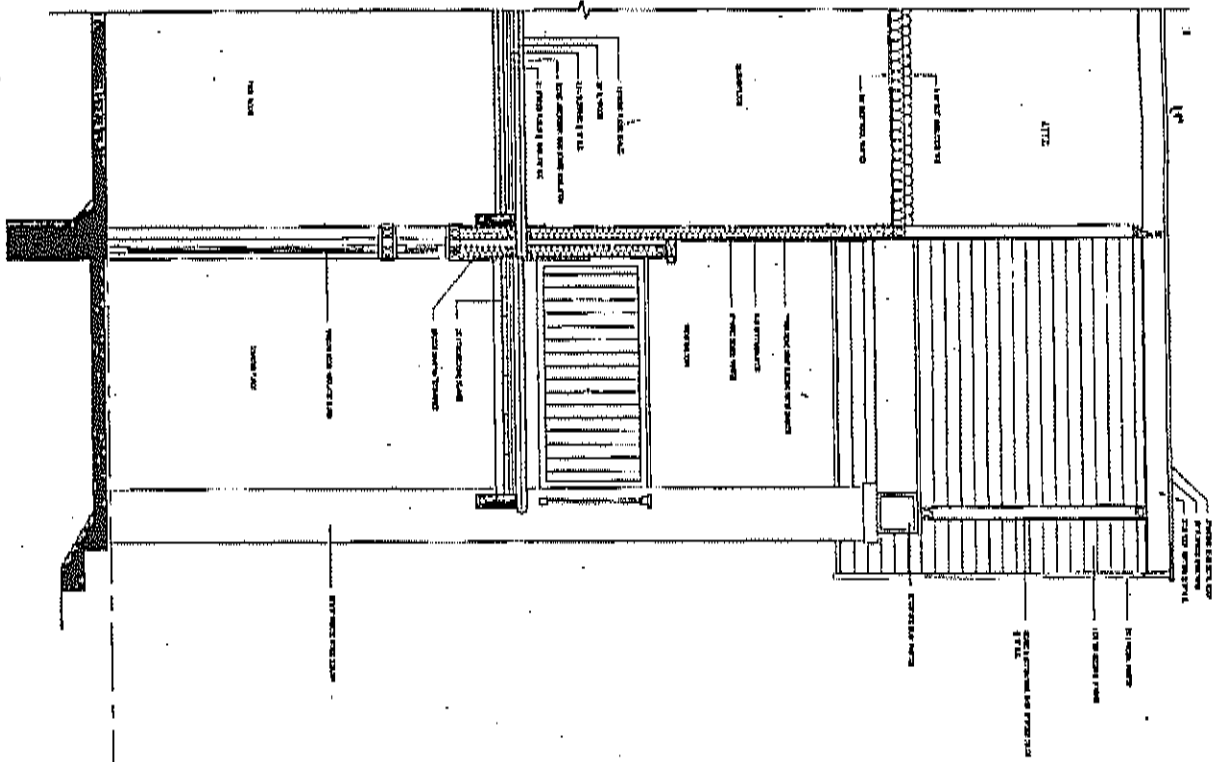
5905 GROVER AVENUE  
AUSTIN, TX  
PRIDE 35 INVESTMENTS

DATE: FEBRUARY 15, 2006  
ISSUE: CITY OF AUSTIN  
SITE DEVELOPMENT PERMIT SET

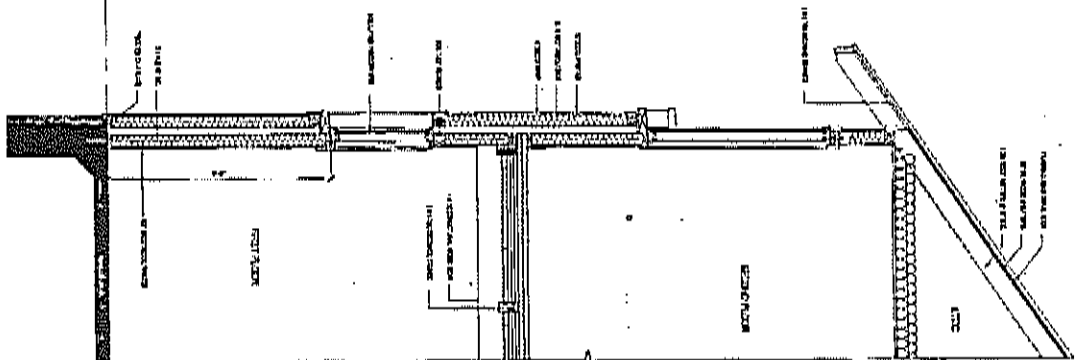
SEALX PIERCE  
ARCHITECTS

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1125 W 24th, Suite 140  
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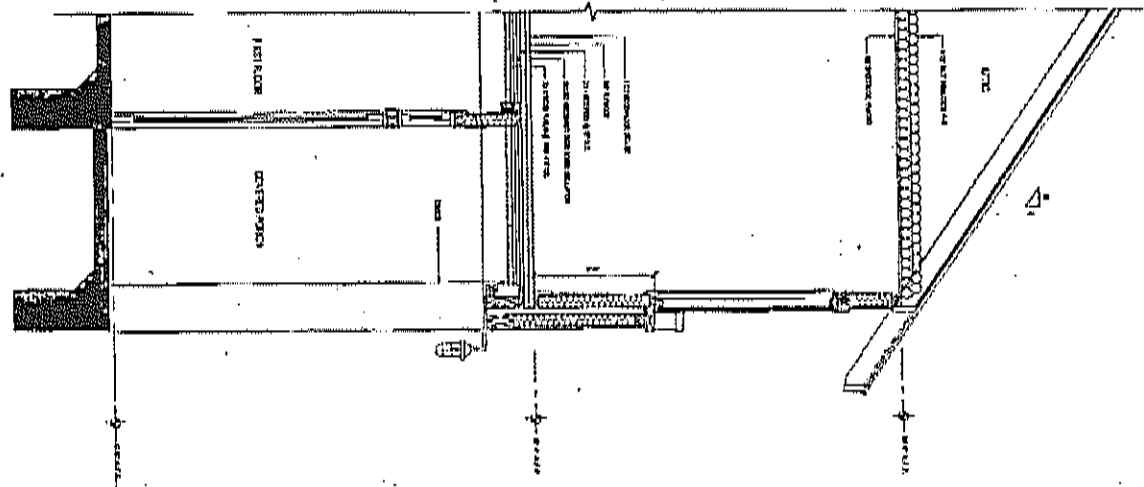
1 WALL SECTION @ FRONT PORCH



2 WALL SECTION



3 WALL SECTION @ SIDE PORCH



A-4.2

DETAILS

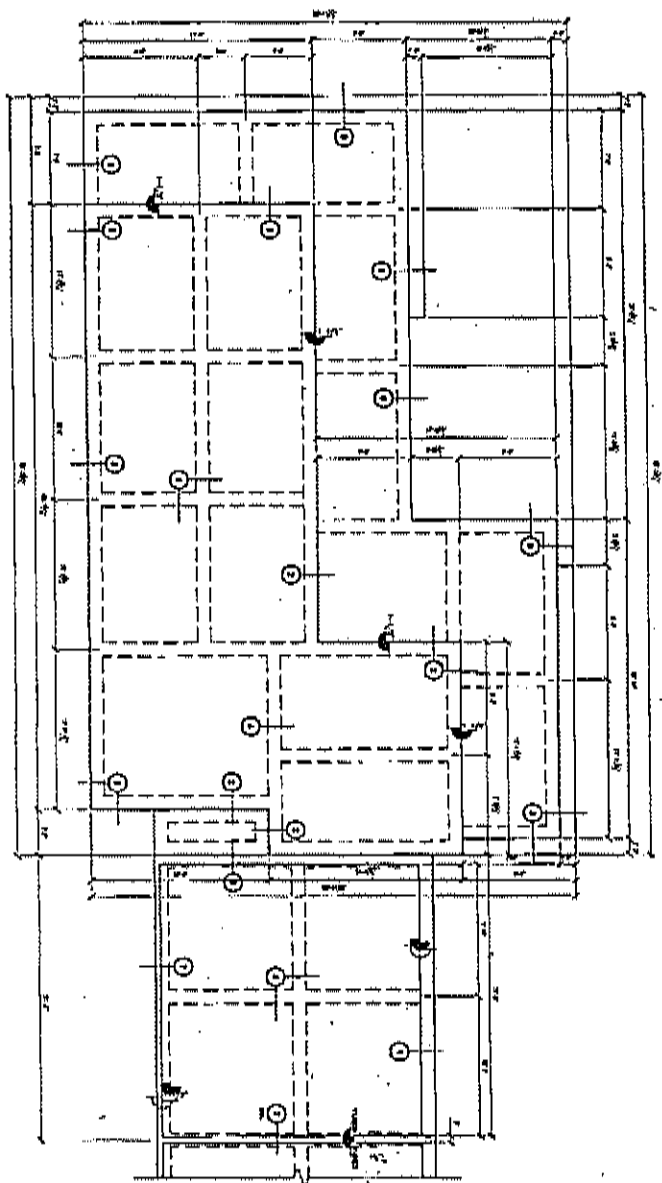
5905 GROVER AVENUE  
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 Austin, TX 78723  
 P: 512.467.7767  
 www.landdesignstudio.com

1 FOUNDATION PLAN - UNIT A



SEE S1.2

**Site Preparation Notes:**  
 1. ALL EXISTING UTILITIES TO BE MAINTAINED AND PROTECTED.  
 2. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THE PLAN.  
 3. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THE PLAN.  
 4. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THE PLAN.  
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 9. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THE PLAN.  
 10. ALL EXISTING UTILITIES TO BE DELETED AND RELOCATED AS SHOWN ON THE PLAN.

- Concrete Notes:**
- 1. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS FOR CONCRETE.
  - 2. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS FOR CONCRETE.
  - 3. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS FOR CONCRETE.
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  - 10. ALL CONCRETE SHALL BE CAST AND CURED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATIONS FOR CONCRETE.

FOUNDATION  
 S1.1

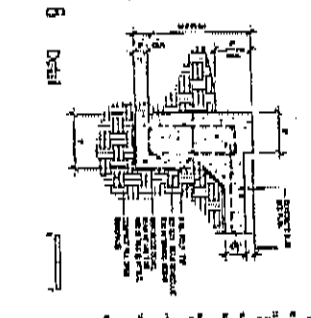
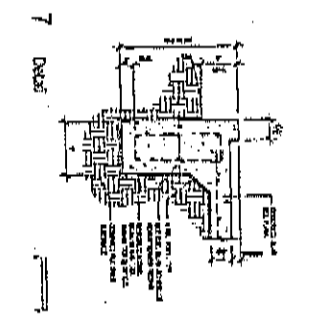
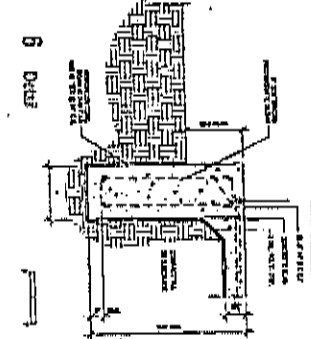
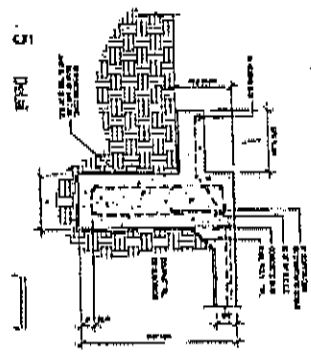
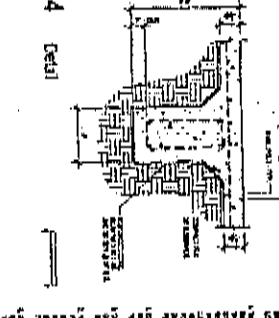
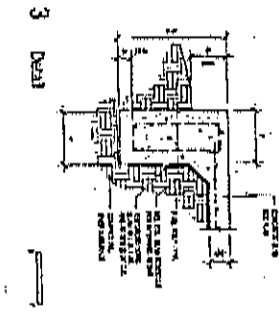
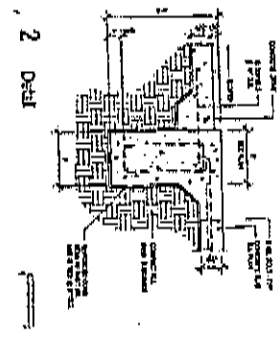
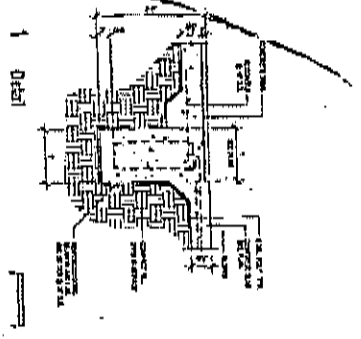
5905 GROVER AVENUE  
 AUSTIN, TX  
 PRIDE 35 INVESTMENTS

DATE: FEBRUARY 15, 2006  
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 SITE DEVELOPMENT PERMIT SFT

SCAUX PIRNCE  
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 1101 W. 5th Street, Suite 100  
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 www.scauxpirnce.com

land design studio  
 1101 W. 5th Street, Suite 100  
 Austin, TX 78703  
 P: 512.487.7167  
 www.landdesignstudio.com





EXTERIOR SCHEDULE				
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE	100	SQ. YD.	
2	GRAVEL	50	CY	
3	ASPHALT	100	SQ. YD.	
4	PAVING	100	SQ. YD.	
5	LANDSCAPING	100	SQ. YD.	
6	PLANTING	100	SQ. YD.	
7	IRRIGATION	100	SQ. YD.	
8	PAINTING	100	SQ. YD.	
9	CONCRETE	100	SQ. YD.	
10	GRAVEL	50	CY	
11	ASPHALT	100	SQ. YD.	
12	PAVING	100	SQ. YD.	
13	LANDSCAPING	100	SQ. YD.	
14	PLANTING	100	SQ. YD.	
15	IRRIGATION	100	SQ. YD.	
16	PAINTING	100	SQ. YD.	
17	CONCRETE	100	SQ. YD.	
18	GRAVEL	50	CY	
19	ASPHALT	100	SQ. YD.	
20	PAVING	100	SQ. YD.	
21	LANDSCAPING	100	SQ. YD.	
22	PLANTING	100	SQ. YD.	
23	IRRIGATION	100	SQ. YD.	
24	PAINTING	100	SQ. YD.	
25	CONCRETE	100	SQ. YD.	
26	GRAVEL	50	CY	
27	ASPHALT	100	SQ. YD.	
28	PAVING	100	SQ. YD.	
29	LANDSCAPING	100	SQ. YD.	
30	PLANTING	100	SQ. YD.	
31	IRRIGATION	100	SQ. YD.	
32	PAINTING	100	SQ. YD.	
33	CONCRETE	100	SQ. YD.	
34	GRAVEL	50	CY	
35	ASPHALT	100	SQ. YD.	
36	PAVING	100	SQ. YD.	
37	LANDSCAPING	100	SQ. YD.	
38	PLANTING	100	SQ. YD.	
39	IRRIGATION	100	SQ. YD.	
40	PAINTING	100	SQ. YD.	
41	CONCRETE	100	SQ. YD.	
42	GRAVEL	50	CY	
43	ASPHALT	100	SQ. YD.	
44	PAVING	100	SQ. YD.	
45	LANDSCAPING	100	SQ. YD.	
46	PLANTING	100	SQ. YD.	
47	IRRIGATION	100	SQ. YD.	
48	PAINTING	100	SQ. YD.	
49	CONCRETE	100	SQ. YD.	
50	GRAVEL	50	CY	
51	ASPHALT	100	SQ. YD.	
52	PAVING	100	SQ. YD.	
53	LANDSCAPING	100	SQ. YD.	
54	PLANTING	100	SQ. YD.	
55	IRRIGATION	100	SQ. YD.	
56	PAINTING	100	SQ. YD.	
57	CONCRETE	100	SQ. YD.	
58	GRAVEL	50	CY	
59	ASPHALT	100	SQ. YD.	
60	PAVING	100	SQ. YD.	
61	LANDSCAPING	100	SQ. YD.	
62	PLANTING	100	SQ. YD.	
63	IRRIGATION	100	SQ. YD.	
64	PAINTING	100	SQ. YD.	
65	CONCRETE	100	SQ. YD.	
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70	PLANTING	100	SQ. YD.	
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72	PAINTING	100	SQ. YD.	
73	CONCRETE	100	SQ. YD.	
74	GRAVEL	50	CY	
75	ASPHALT	100	SQ. YD.	
76	PAVING	100	SQ. YD.	
77	LANDSCAPING	100	SQ. YD.	
78	PLANTING	100	SQ. YD.	
79	IRRIGATION	100	SQ. YD.	
80	PAINTING	100	SQ. YD.	
81	CONCRETE	100	SQ. YD.	
82	GRAVEL	50	CY	
83	ASPHALT	100	SQ. YD.	
84	PAVING	100	SQ. YD.	
85	LANDSCAPING	100	SQ. YD.	
86	PLANTING	100	SQ. YD.	
87	IRRIGATION	100	SQ. YD.	
88	PAINTING	100	SQ. YD.	
89	CONCRETE	100	SQ. YD.	
90	GRAVEL	50	CY	
91	ASPHALT	100	SQ. YD.	
92	PAVING	100	SQ. YD.	
93	LANDSCAPING	100	SQ. YD.	
94	PLANTING	100	SQ. YD.	
95	IRRIGATION	100	SQ. YD.	
96	PAINTING	100	SQ. YD.	
97	CONCRETE	100	SQ. YD.	
98	GRAVEL	50	CY	
99	ASPHALT	100	SQ. YD.	
100	PAVING	100	SQ. YD.	

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF AUSTIN AND THE TEXAS DEPARTMENT OF TRANSPORTATION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW THROUGHOUT THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS AND EXCESS MATERIAL.

7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

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SEALUX PIERCE  
ARCHITECTS  
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www.sealuxperce.com

land design studio  
1125 W. 50th, Suite 140  
Austin, TX 78723  
P: 512.457.7187  
www.landscapestudio.com



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2006-013395-BP

Type: RESIDENTIAL

Status: **Expired**

5905 GROVER AVE

Issue Date: 03/22/2007

**EXPIRY DATE: 03/16/2010**

LEGAL DESCRIPTION	SITE APPROVAL	ZONING
-------------------	---------------	--------

PROPOSED OCCUPANCY:	WORK PERMITTED: <b>New</b>	ISSUED BY: <b>Glenda Wilsford</b>
---------------------	----------------------------	-----------------------------------

Now 2 Story Duplex. Att Garages, Covd Patios, Covd Porchos, Covd Balconies. Uncovd Roof Deck.

TOTAL SQFT	VALUATION Tot Job Val: <b>\$425,000.00</b>	TYPE CONST.	USE CAT. 103	GROUP	FLOORS 2	UNITS 2	# OF PKG SPACES
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TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE
----------------------	------------	---------------------------	------------	----------------	------------

<u>Contact</u>	<u>Phone</u>	<u>Contact</u>	<u>Phone</u>
Inactive General Contractor, Brandon Shimer, Alta Vista Custom Hc	(512) 748-4068	Inactive General Contractor, Pride of Austin Homes	(512) 879-8473
Homeowner, Leon Owens	(512) 304-9453	General Contractor, Reaching New Heights, LLC	(512) 844-2113

<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>	<u>Fee Desc</u>	<u>Amount</u>	<u>Date</u>
Building Permit Fee	\$15.00	3/22/2007	Building Permit Fee	258.00	5/22/2009	Driveway Inspection Fee - Tr	7.50	10/19/2009
Driveway Inspection Fee - PD	67.50	10/19/2009	Electrical Permit Fee	343.00	8/13/2007	Excavation/Concrete Permit F	35.00	10/19/2009
Mechanical Permit Fee	205.00	7/5/2007	Plumbing Permit Fee	223.00	4/26/2007	Plumbing Permit Fee	29.00	8/12/2008
Re-Inspection Fee	65.00	8/24/2008	Re-Inspection Fee	65.00	8/24/2008	Re-Inspection Fee	65.00	9/11/2008
Re-Inspection Fee	65.00	9/15/2008	Re-Inspection Fee	65.00	5/22/2009	Re-Inspection Fee	65.00	5/22/2009
Re-Inspection Fee	65.00	5/22/2009	Re-Inspection Fee	65.00	5/22/2009	Re-Inspection Fee	65.00	5/22/2009
Re-Inspection Fee	65.00	10/19/2009	Re-Inspection Fee	65.00	10/19/2009	Sidewalk Inspection Fee - Tr	7.50	10/19/2009
Sidewalk Inspection Fee - PD	67.50	10/19/2009						
<b>Fees Total:</b>	<b>2,473.00</b>							

<u>Inspection Requirements</u>			
Building Inspection	Driveway Inspection	Electric Inspection	Landscaping Inspection
Mechanical Inspection	Plumbing Inspection	Sewer Tap Inspection	Sidewalks Inspection
Water Tap Inspection			

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

**Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire, you will be required to submit a new application & pay new fees.**

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

<u>Comments</u>	
****Denied reactivation per Leon Barba, Assistant Director/Building Official & Greg Guernsey will need to submit a new application with residential review for submittal 4-30-2010df.	
<b>Date</b>	<b>Reviewer</b>
Residential Zoning Review	02/16/2007 Daniel Ward

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

**PERMIT NO:** 2006-013395-BP

Type: RESIDENTIAL Status: Expired

5905 GROVER AVE

Issue Date: 03/22/2007 **EXPIRY DATE: 03/16/2010**

LEGAL DESCRIPTION						SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY:		WORK PERMITTED: New				ISSUED BY: Glenda Wilford			
New 2 Story Duplex. All Garages, Covd Patios, Covd Porches, Covd Balconies. Uncovd Roof Deck.									
TOTAL SQFT		VALUATION		TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
		Tot Job Val: \$425,000.00			103		2	2	
TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE		% COVERAGE		# OF BATHROOMS	METER SIZE

Type	Date	Status	Comments	Inspector
101 Building Layout	9/11/2008	Pass	Recieved Survey	Douglas McAfee
102 Foundation		Open		Gene Delauro
103 Framing	10/2/2007	Pass		Gene Delauro
104 Insulation	10/5/2007	Pass		Gene Delauro
105 Wallboard	10/17/2007	Pass		Gene Delauro
108 TCO Stocking		Open		Gene Delauro
109 TCO Occupancy		Open		Gene Delauro
111 Energy Final	9/12/2008	Fail		Douglas McAfee
112 Final Building	9/12/2008	Fail		Douglas McAfee
114 Continuance of work		Open		Gene Delauro
603 Landscaping		Open		Michael Embesi
611 Water Tap	11/3/2008	Pass		Hermalinda Rocha
Deficiencies		Open		