

RECEIVED
APR 12 2017



CITY OF AUSTIN
Development Services Department
Residential Building Review
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Plan Review Revision Form

Plan Review #: 2016-155790

Property Address: 1826 W. 10th St

Description of Revision:

Add garage w/ 1 bed / 1 bath above to existing
remodel already permitted and in progress.

Add ADU

NOTE: By signing below, you acknowledge once a revision is submitted, all permits will be put in a "pending" status. No inspections can be called until the revision is approved.

Name: Kevin Brown Email: KBKustomhomes@hotmail.com

SAVE Form

For Office Use Only

☒ Major Revision ☐ Minor Revision Accepted By: Penel

Assigned Reviewer: _____

Approved By: _____ Date: _____

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft <i>IN PROG.</i>	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	1005/197	575			1773 0.00
2 nd Floor	0	1037			1037 0.00
3 rd Floor					0.00
Area w/ ceilings > 15'	0	14	Must follow article 3.3.5	0	14 0.00
Ground Floor Porch* (check article utilized)	105	46	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	151	0 0.00
Basement	0	0	Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	445	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)	245	245 0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	1110 0.00	2310 0.00			3069 0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 3069

(Total Gross Floor Area ÷ Lot Area) x 100 = 31.19 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y N
(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y N
(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.



Development SERVICES DEPARTMENT

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

Residential New Construction and Addition Permit Application

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

Property Information

Project Address: <u>1826 W. 10th</u>	Tax Parcel ID: <u>110229</u>
Legal Description: <u>S. 140' of W 75' LOT 1 BLK 13 MAAS ADDN</u>	
Zoning District: <u>SFR</u>	Lot Area (sq ft): <u>19841</u>
Neighborhood Plan Area (if applicable): <u>OLD WEST AUSTIN</u>	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N <input type="radio"/> (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? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="radio"/> N <input checked="" type="radio"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? Y <input type="radio"/> N <input checked="" type="radio"/> Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the City Arborist is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? <input checked="" type="radio"/> Y <input type="radio"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="radio"/> N <input checked="" type="radio"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="radio"/> N <input checked="" type="radio"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="radio"/> N <input checked="" type="radio"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="radio"/> N <input checked="" type="radio"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="radio"/> N <input checked="" type="radio"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____	
Proposed Use: vacant <input checked="" type="radio"/> single-family residential <input type="radio"/> duplex residential <input type="radio"/> two-family residential <input type="radio"/> other: _____	
Project Type: new construction <input type="radio"/> addition <input checked="" type="radio"/> addition/remodel <input type="radio"/> other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input type="radio"/> N <input checked="" type="radio"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>2</u>	# bedrooms upon completion: <u>4</u>
# baths existing: <u>2</u>	# baths upon completion: <u>4 1/2</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Add garage, bed, bath to existing remodel project.</u> <u>Build ADU at rear.</u>	
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input type="radio"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>410,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>410,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair:
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Amount for Primary Structure: \$ <u>225,000</u>	Bldg: \$ <u>370,500</u>
	Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Elec: \$ <u>11,500</u>
	Amount for Accessory Structure: \$ <u>185,000</u>	Plmbg: \$ <u>16,000</u>
	Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Mech: \$ <u>12,000</u>
		TOTAL: \$ <u>410,000</u>

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	ADU	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	<u>1005</u>		<u>277</u>	<u>491</u>	0.00	0.00
b) 2 nd Floor conditioned area			<u>523</u>	<u>514</u>	0.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement <u>Area over 15' CLG.</u>			<u>14</u>	<u>0</u>	0.00	0.00
e) Covered parking (garage or carport)			<u>445</u>		0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	<u>105</u>		<u>0</u>	<u>46</u>	0.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	<u>1110</u>	0.00	<u>1259</u>	<u>1051</u>	0.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information	
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)	
Total Building Coverage (sq ft): <u>2369</u>	% of lot size: <u>24</u>

Impervious Cover Information	
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)	
Total Impervious Cover (sq ft): <u>4407</u>	% of lot size: <u>44.78%</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>24</u> ft <u>2</u> in Number of Floors: <u>2</u>	# of spaces required: <u>3</u> # of spaces provided: <u>3</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Existing
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> Existing
Width of approach (measured at property line): <u>12'</u> ft	Distance from intersection (for corner lots only): <u>N/A</u> ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required)	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>

SURVEYORS TO VERIFY ALL LOT DATA.

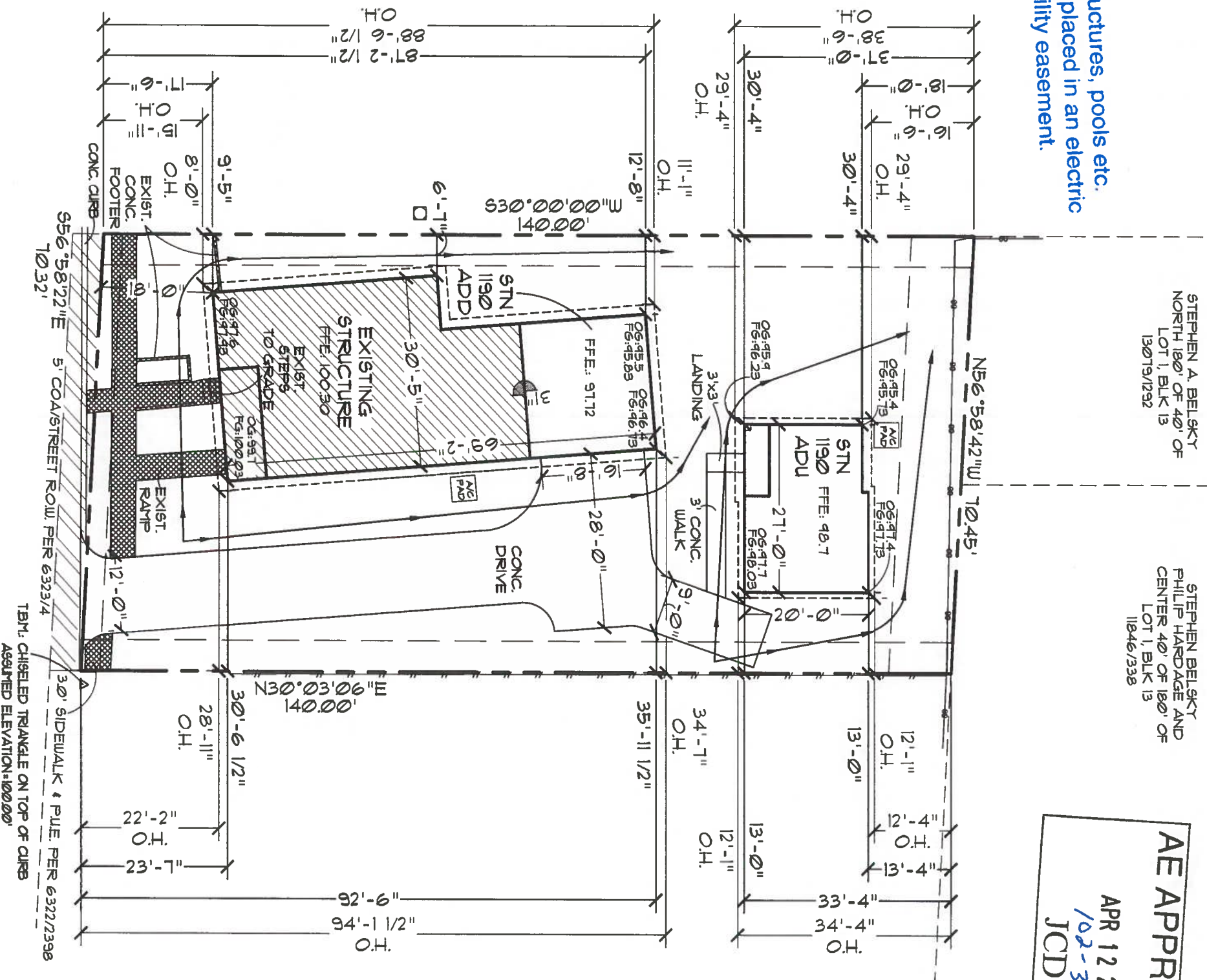
SCALE: 1" = 20'

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED

APR 12 2017
/02-300
JCD

No structures, pools etc.
may be placed in an electric
utility easement.



SITE PLAN
SHEET 1 OF 4
1826 W. 10TH STREET

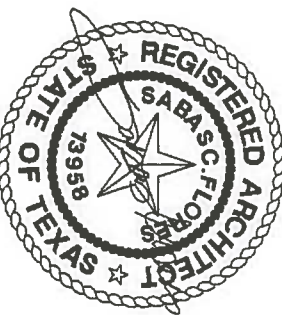
LOT AREA: 9841 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

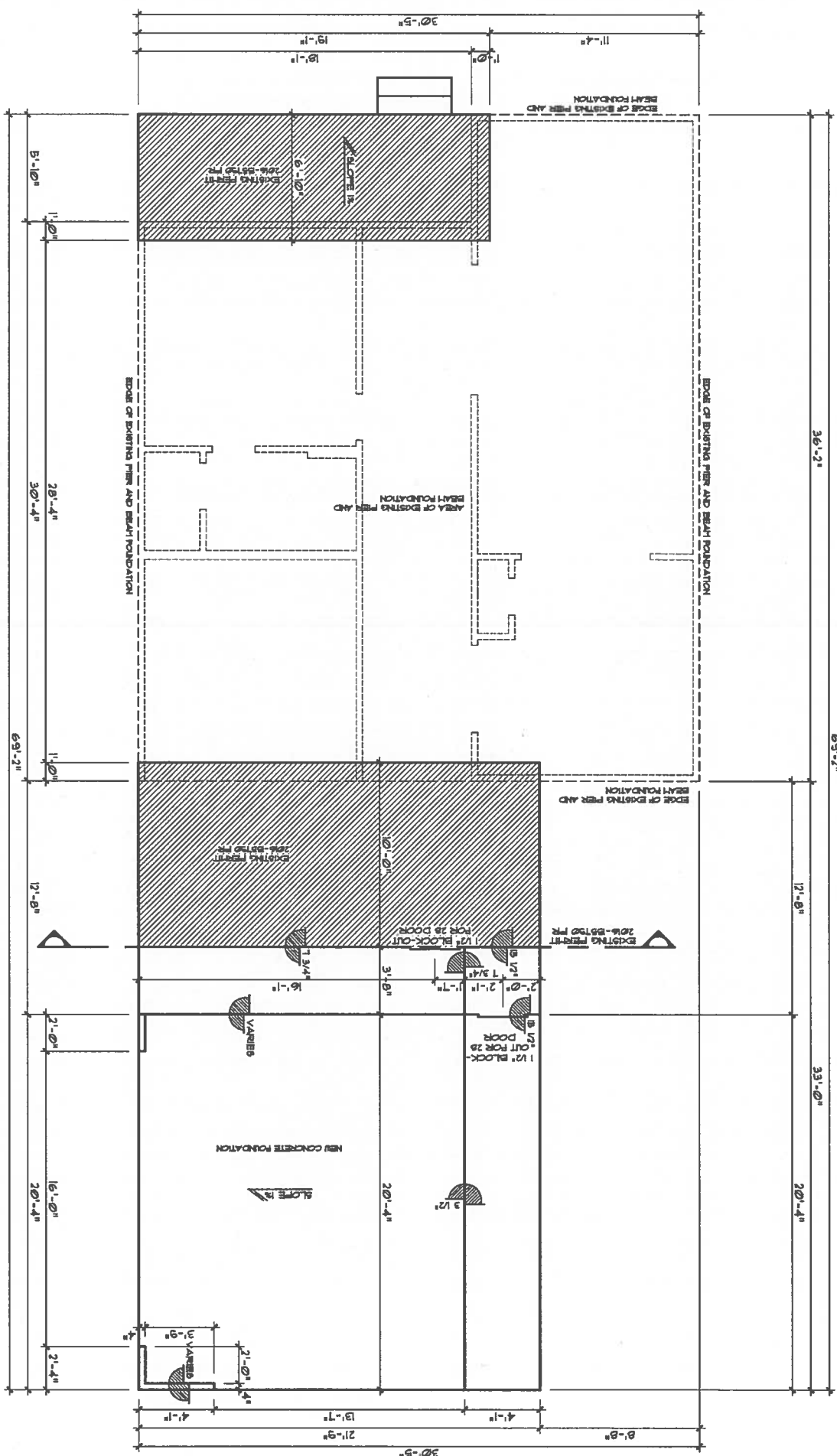
BUILDERS REPRESENTATIVE TO
VERIFY ALL LOT DATA, LOCATION
OF MANHOLES, STORM SEWERS,
EASEMENTS, AND OTHER
INFRASTRUCTURE LOCATED ON LOT.
KIPP FLORES ARCHITECTS MAKES
NO REPRESENTATION AS TO THE
EXISTENCE OF MANHOLES, STORM
SEWERS, EASEMENTS, AND OTHER
INFRASTRUCTURE LOCATED ON LOT.



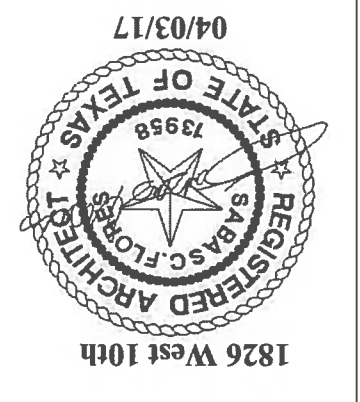
KIPP FLORES
ARCHITECTS
(512) 336-6477 fax (512) 336-6862
11776 Jollyville Rd., Suite 100
Austin, Texas 78759

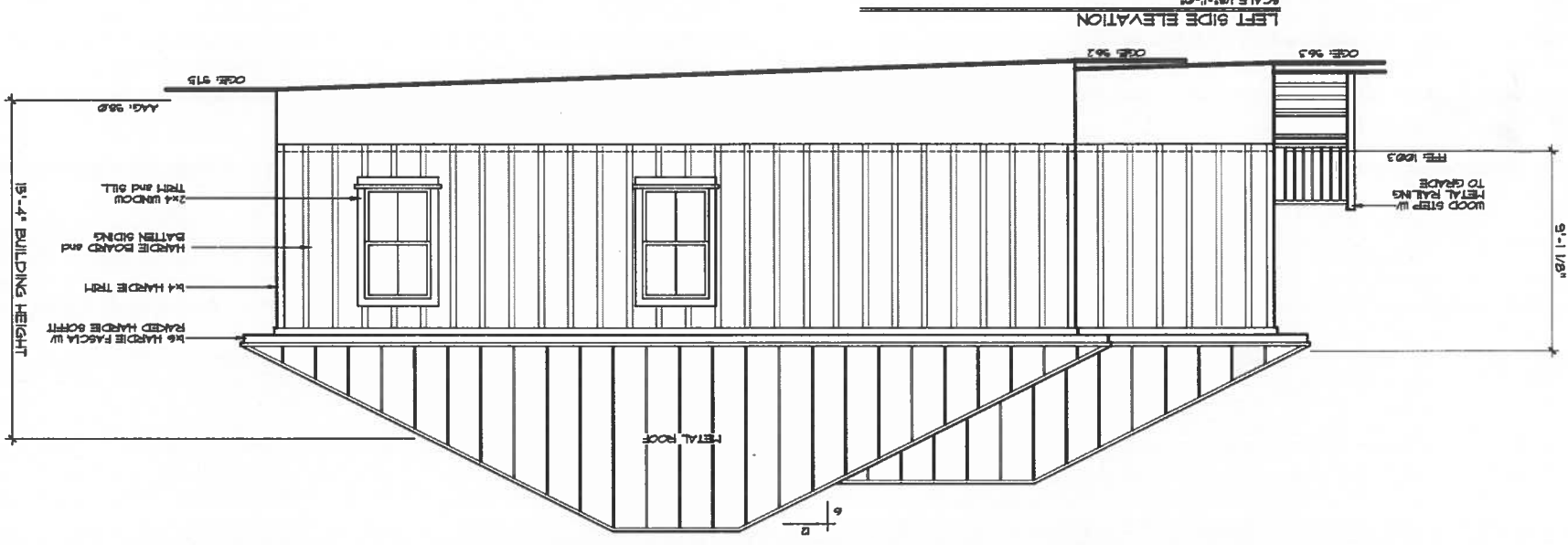
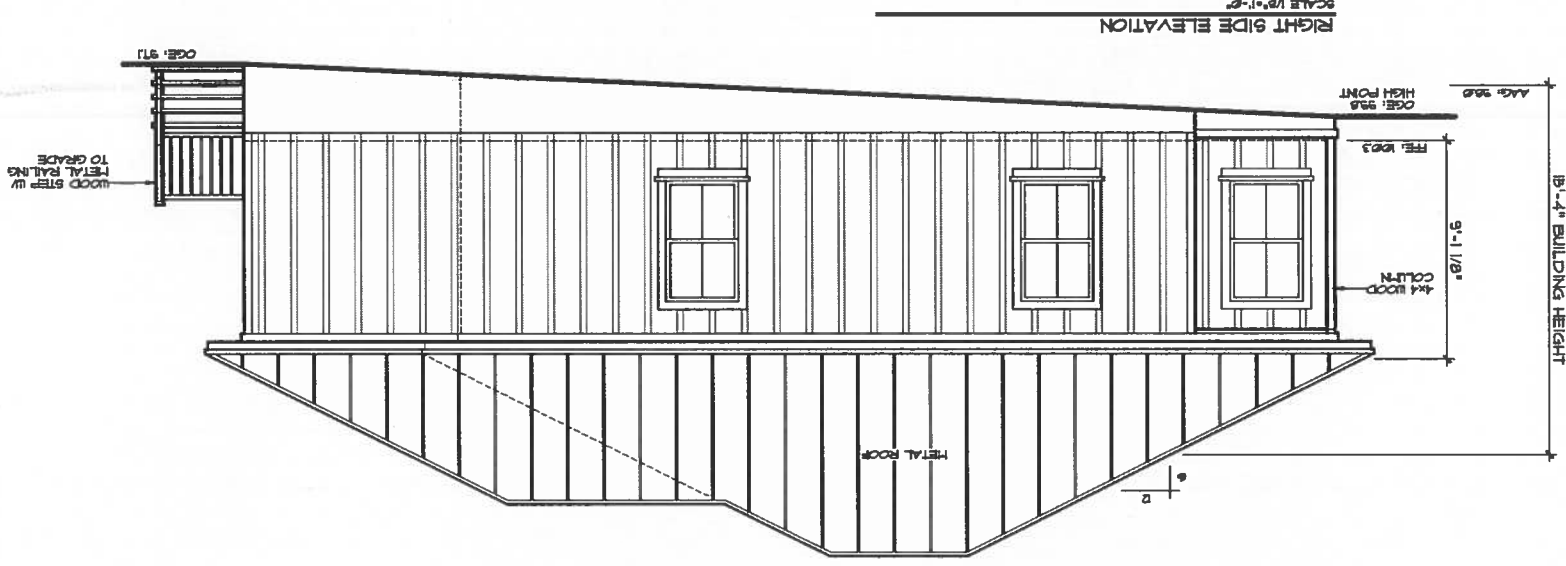
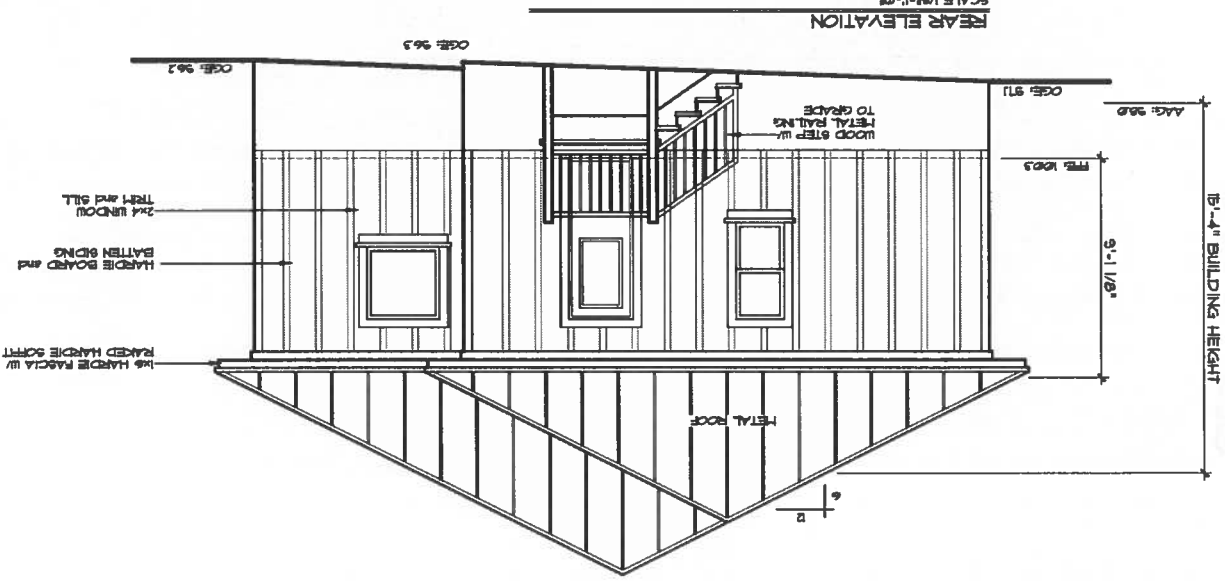
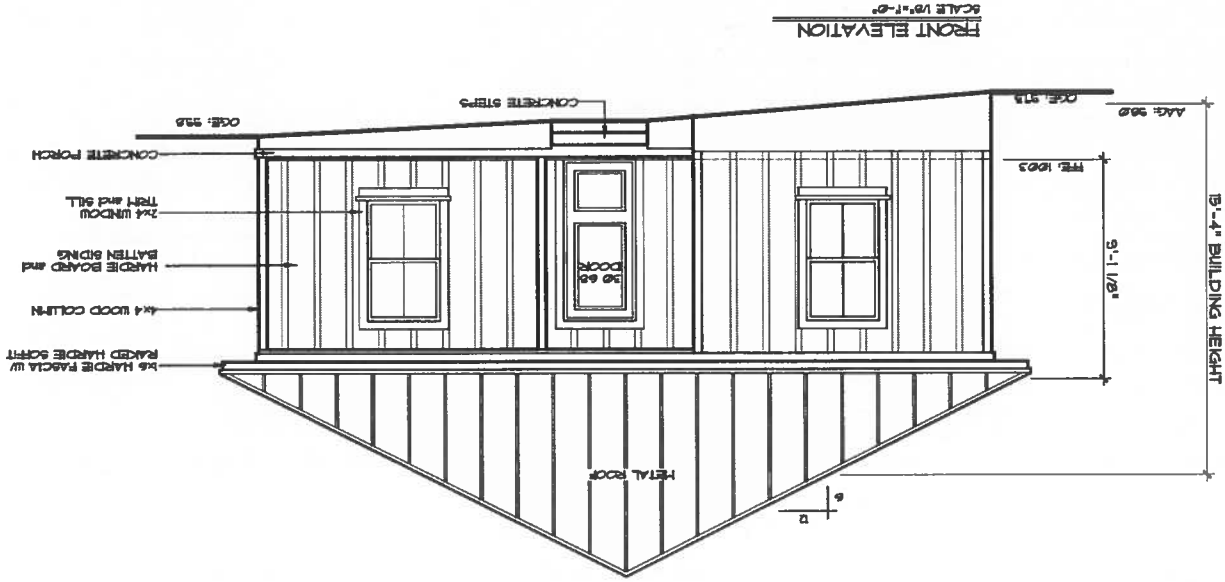


ADDRESS	
1826 W. 10TH STREET	
LOT	BLK
0.226 AC OUT OF LOT 1	13
CITY, STATE	
AUSTIN, TX	
SUBDIVISION	
MAAS ADDITION	
BUILDER	DATE
STN	3/4/2017



ADDITION FOUNDATION PLAN
SCALE 1/8"=1'-0"
NOTES: FOUNDATION CONTRACTOR TO COMPARE FOUNDATION PLANS
FROM STRUCTURAL ENGINEER TO THESE ARCHITECTURAL PLANS
ANY DISCREPANCY TO BE REPORTED TO BUILDER





ABBREVIATIONS	DESCRIPTION
FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAG:	AVERAGE ADJACENT GRADE
OGE:	ORIGINAL GRADE ELEVATION
FG:	FINISHED GRADE ELEVATION

EXISTING PERMIT
2016-157190 PR
REMODELED ELEVATION
SCALE 1/8"=1'-0"

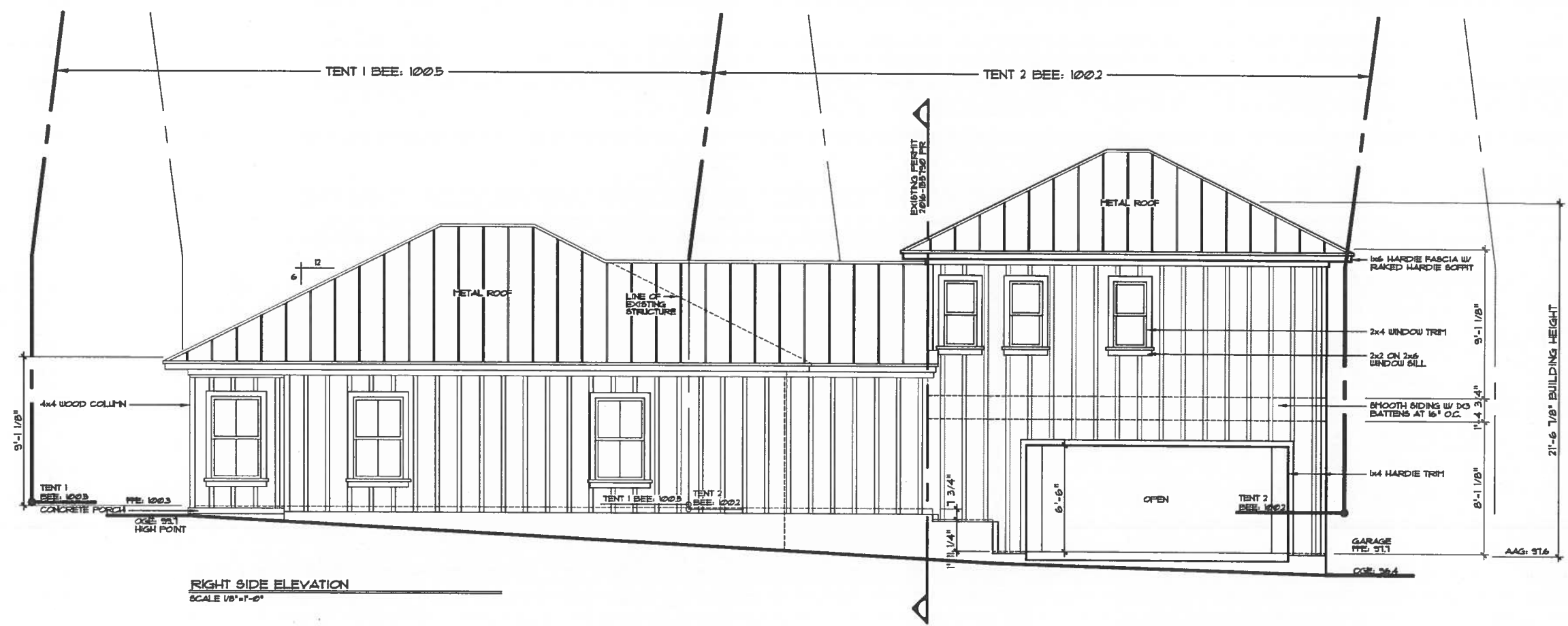
NOTE:
ALL PLATE MARKS TO BE
9'-1 1/8" W/ 8'-0" WINDOW
HEADER MARKS UNLESS NOTED.
PROVIDE TRIM PER CODE.
WHERE REPORT BY CODE.
BUILDERS TO VERIFY CURRENT LOCAL
CODES AND REQUIREMENTS OF 1 HOUR
FIRE RATED OVERLAYS.
SEE FINISHING SHEETS FOR HEADER
SIZES AND LOCATIONS.
RECHECK OR IBC CODE COMPLIANCE
PROVIDED BY OTHERS.

Due to variations in construction methods and density of construction materials,
it is recommended that all drawings be prepared and approved by a professional architect.
It is the responsibility of the architect to ensure that all drawings are in accordance with
the applicable building codes and regulations. The architect shall be responsible for
obtaining all necessary permits and approvals from the appropriate authorities.
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the applicable building codes and regulations. The architect shall be responsible for
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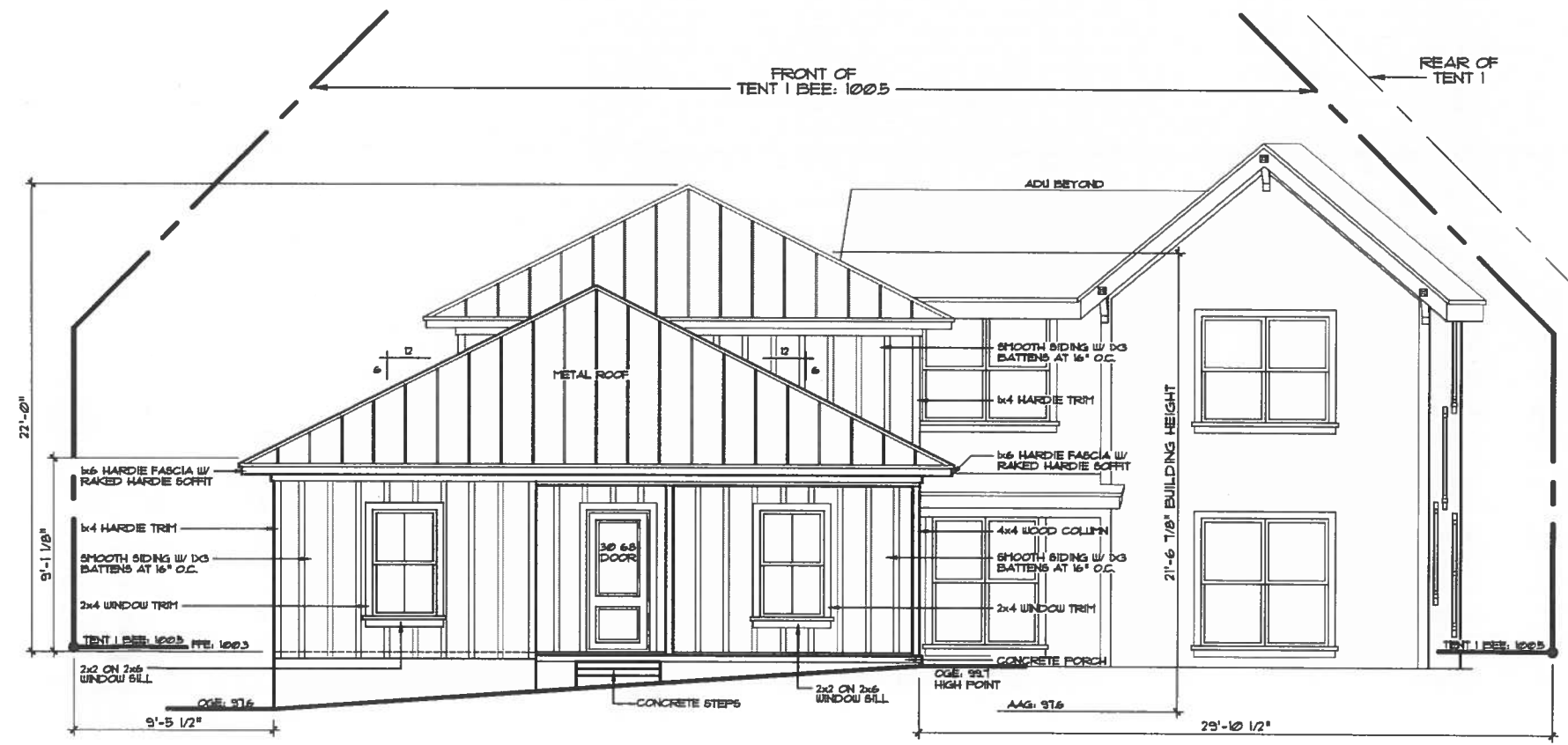
STONEMAY
BUILDERS LLC

KIPP FLORES
ARCHITECTS
11776 Jollyville Rd, Suite 100 Austin, Texas 78750
(512) 338-4477 Fax (512) 338-5682
WWW.KIPPFLORES.COM

Sheet
A-201
12-19-16
Date
1826 W. 10TH
PLAN 1190 RS



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

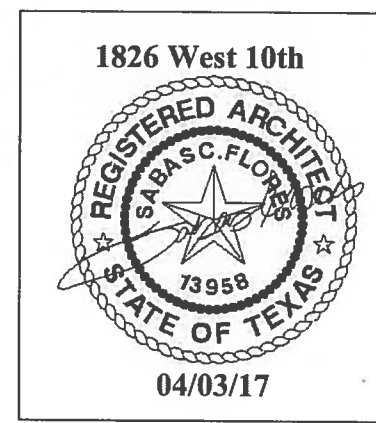


FRONT ELEVATION
SCALE 1/8"=1'-0"

REMODELED ELEVATIONS
SCALE 1/8"=1'-0"

NOTES:
1ST LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 6'-8" WINDOW HEADER HGTS, UNLESS NOTED.
2ND LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS, UNLESS NOTED.
PROVIDE TINTED GLASS WHERE REQ'D BY CODE.
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF HOUR FIRE RATED OVERHANGS.
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

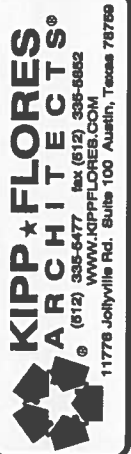
ABBREVIATIONS	
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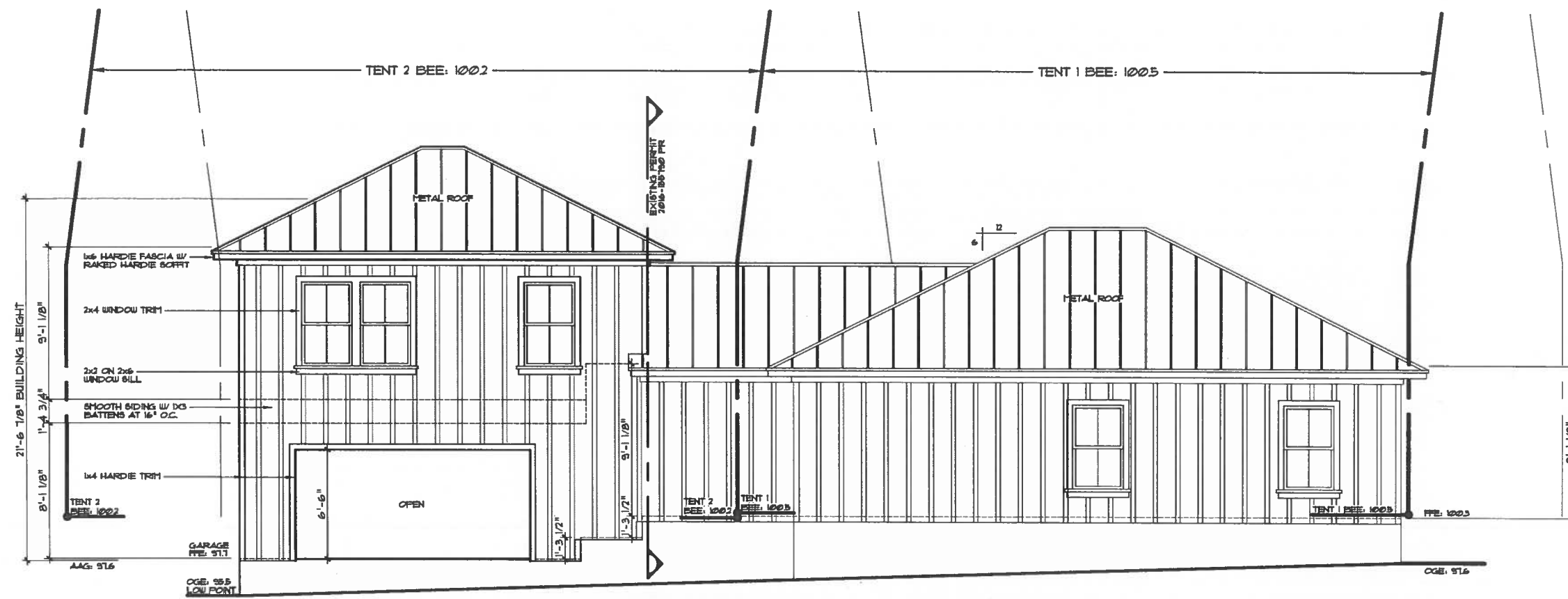
1826 W. 10TH
PLAN 1190 RS



Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made, it shall be done prior to building or its completion. Their names will likely be amended plans and specifications.



STN-0002-502-ADD.DWG 04/03/17
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Date
12-19-16
Sheet
A-202

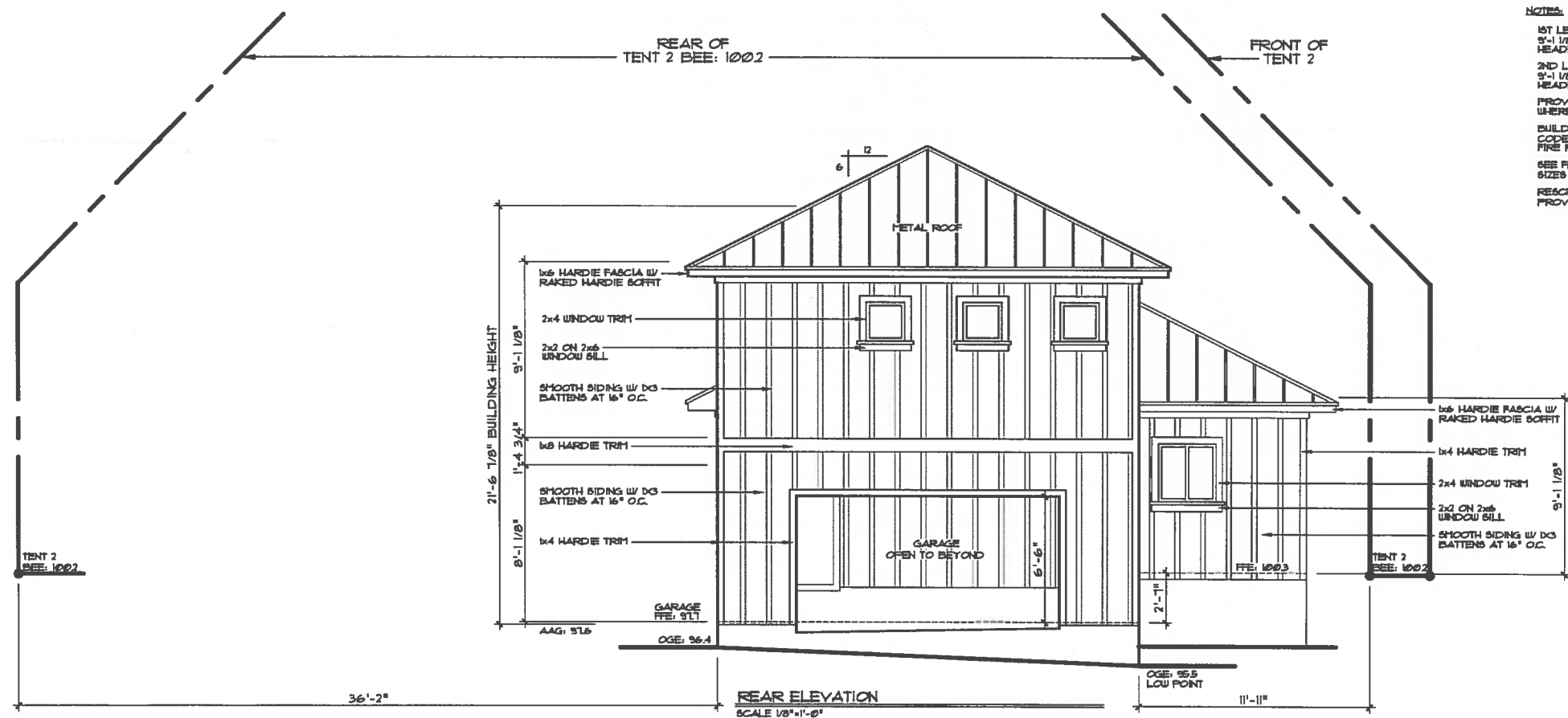


LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"

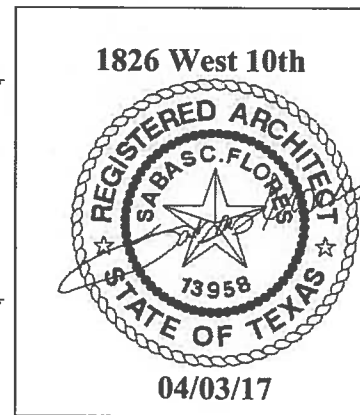
REMODELED ELEVATIONS
SCALE 1/8"=1'-0"

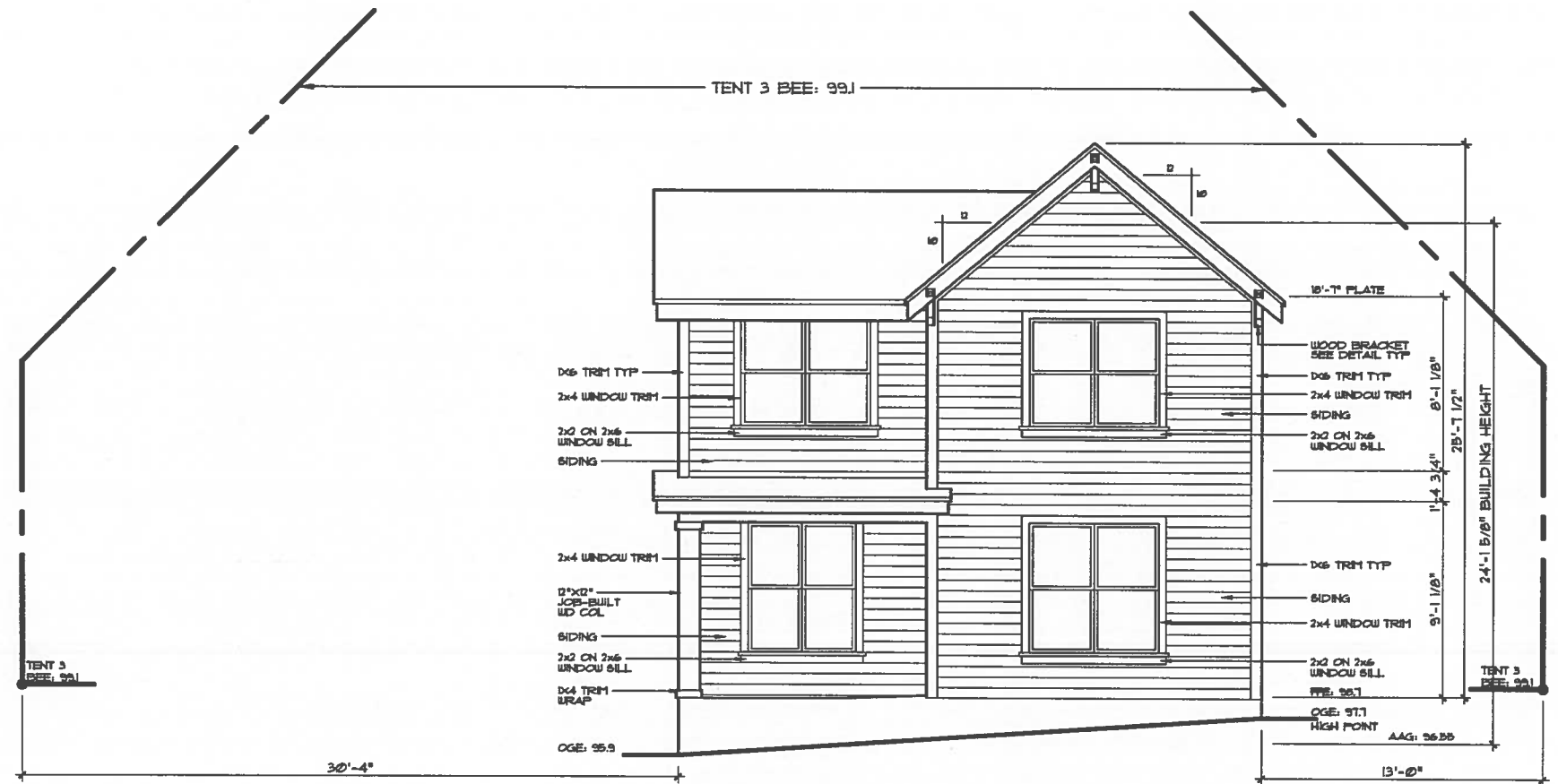
NOTES:
1ST LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 6'-8" WINDOW HEADER HGTS. UNLESS NOTED.
2ND LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.
PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS

ABBREVIATIONS	
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REAR ELEVATION
SCALE 1/8"=1'-0"





FRONT ELEVATION

SCALE: 1/8"=1'-0"

NOTES:

1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.

2nd FLOOR PLATE HGTS. TO BE 8'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.

PROVIDE TINTED GLASS WHERE REQUIRED BY CODE.

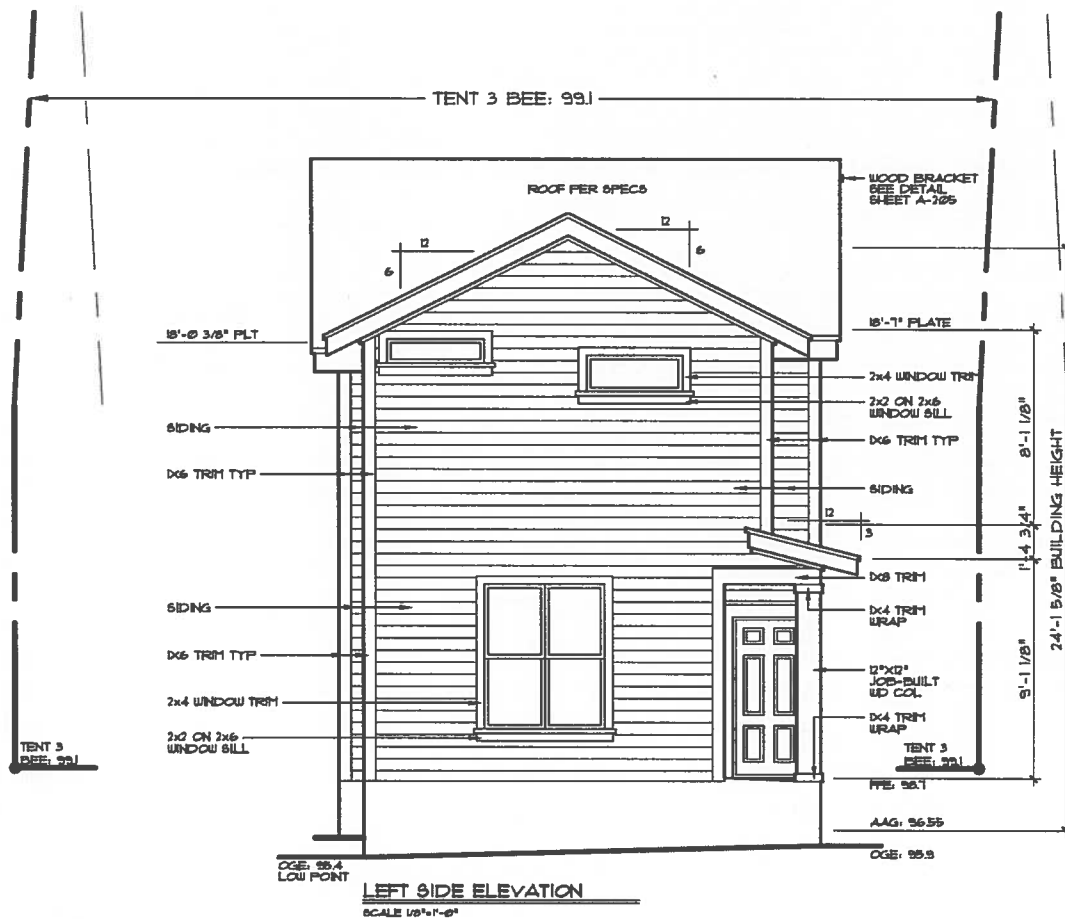
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

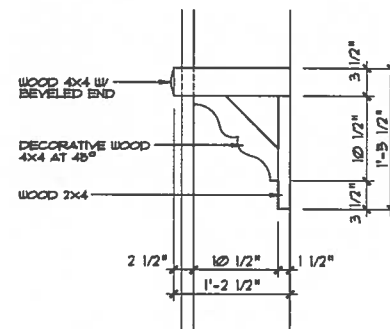
ABBREVIATIONS

F.F.E.	FINISHED FLOOR ELEVATION
B.E.E.	BUILDING ENVELOPE ELEVATION
A.A.G.	AVERAGE ADJACENT GRADE
O.G.E.	ORIGINAL GRADE ELEVATION
F.G.E.	FINISHED GRADE ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"



WOOD BRACKET DETAIL

SCALE: N.T.S.

1826 West 10th



04/03/17

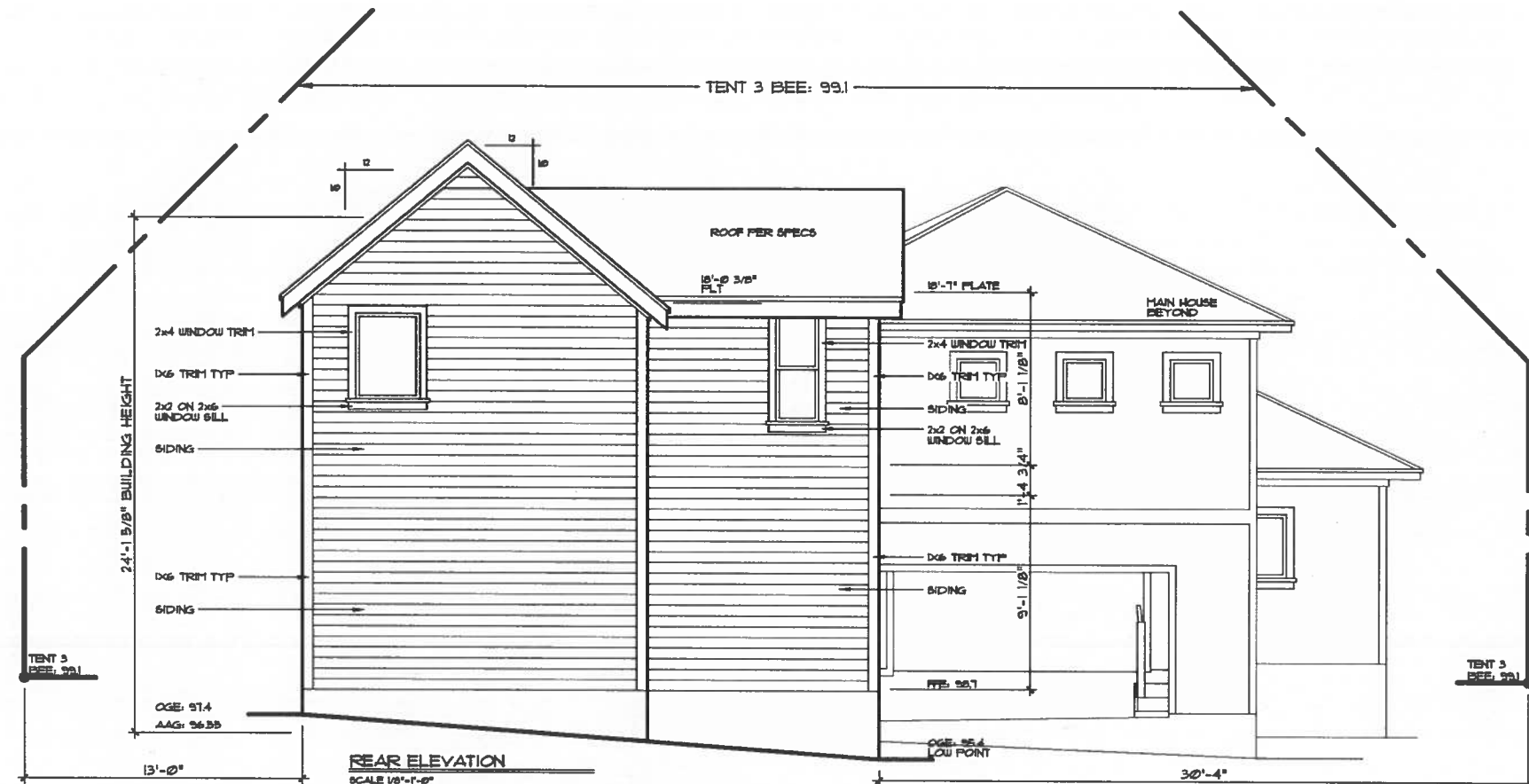
1826 W. 10TH
PLAN 1190 RS

STONEWAY
BUILDERS LLC

Due to variations in construction methods and density in construction methods, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or its representatives, builder assumes full liability for corrected plans and specifications.

KIPP FLORES
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Date
12-19-16
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REAR ELEVATION

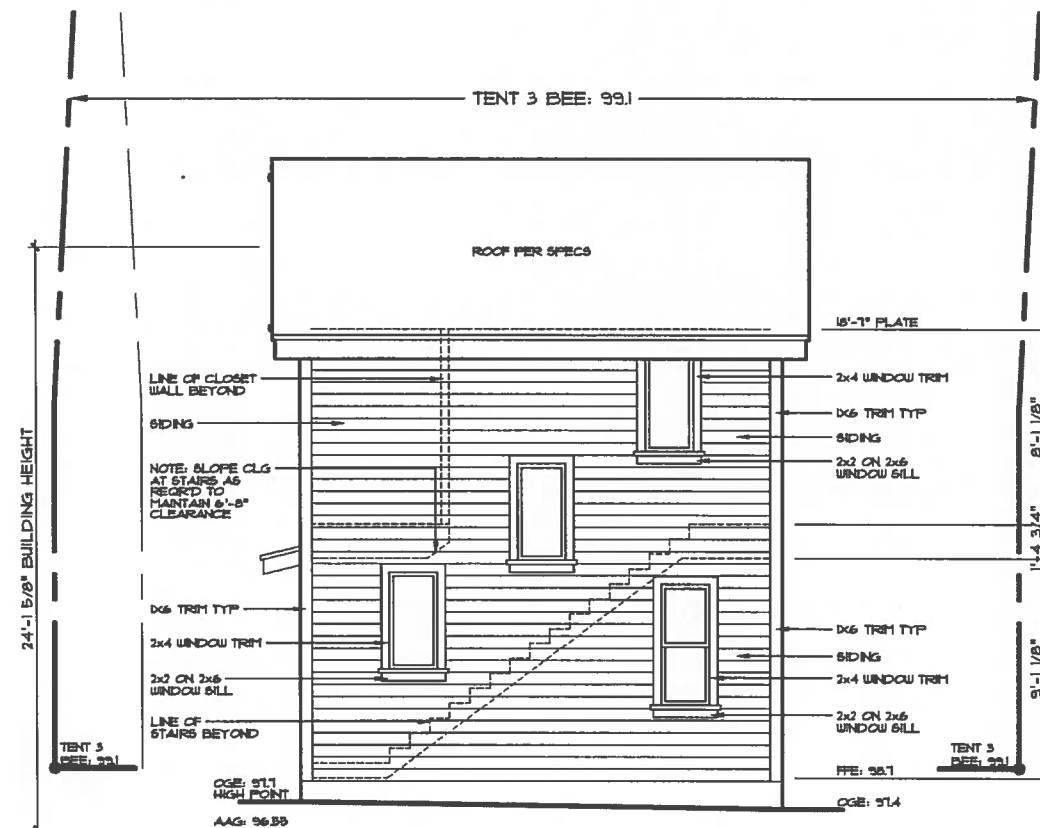
SCALE 1/8"=1'-0"

NOTES:
1st FLOOR PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.
2nd FLOOR PLATE HGTS. TO BE 8'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.

PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.
RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

ABBREVIATIONS

FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAG:	AVERAGE ADJACENT GRADE
OGE:	ORIGINAL GRADE ELEVATION
FGE:	FINISHED GRADE ELEVATION



RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"

1826 West 10th



04/03/17

1826 W. 10TH
PLAN 1190 RS

STONEWAY
BUILDERS LLC

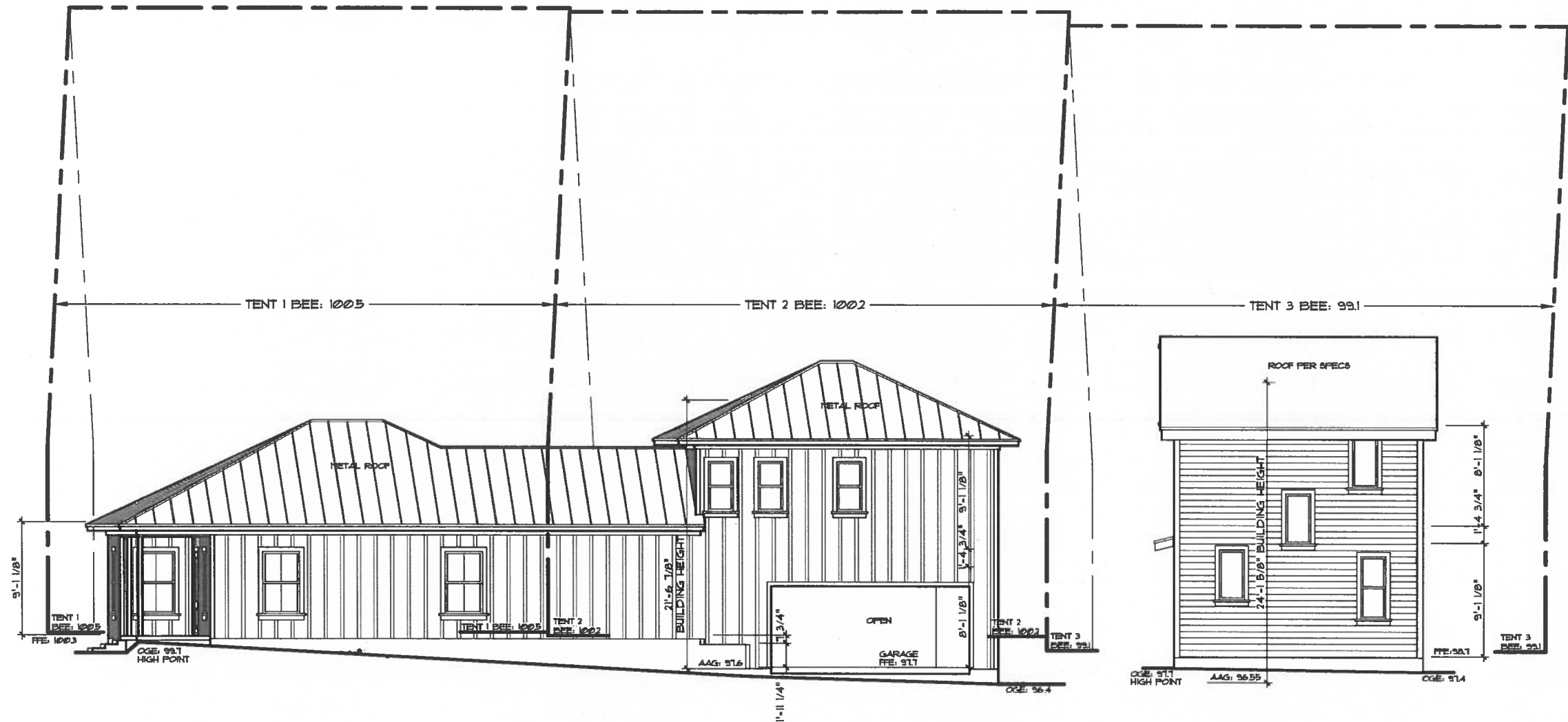
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A-205

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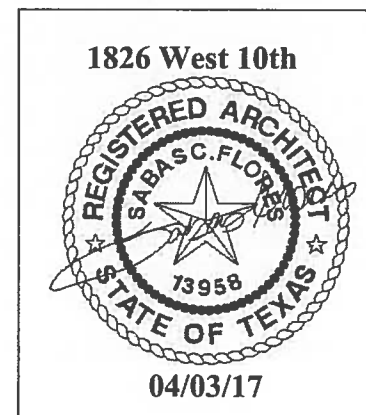


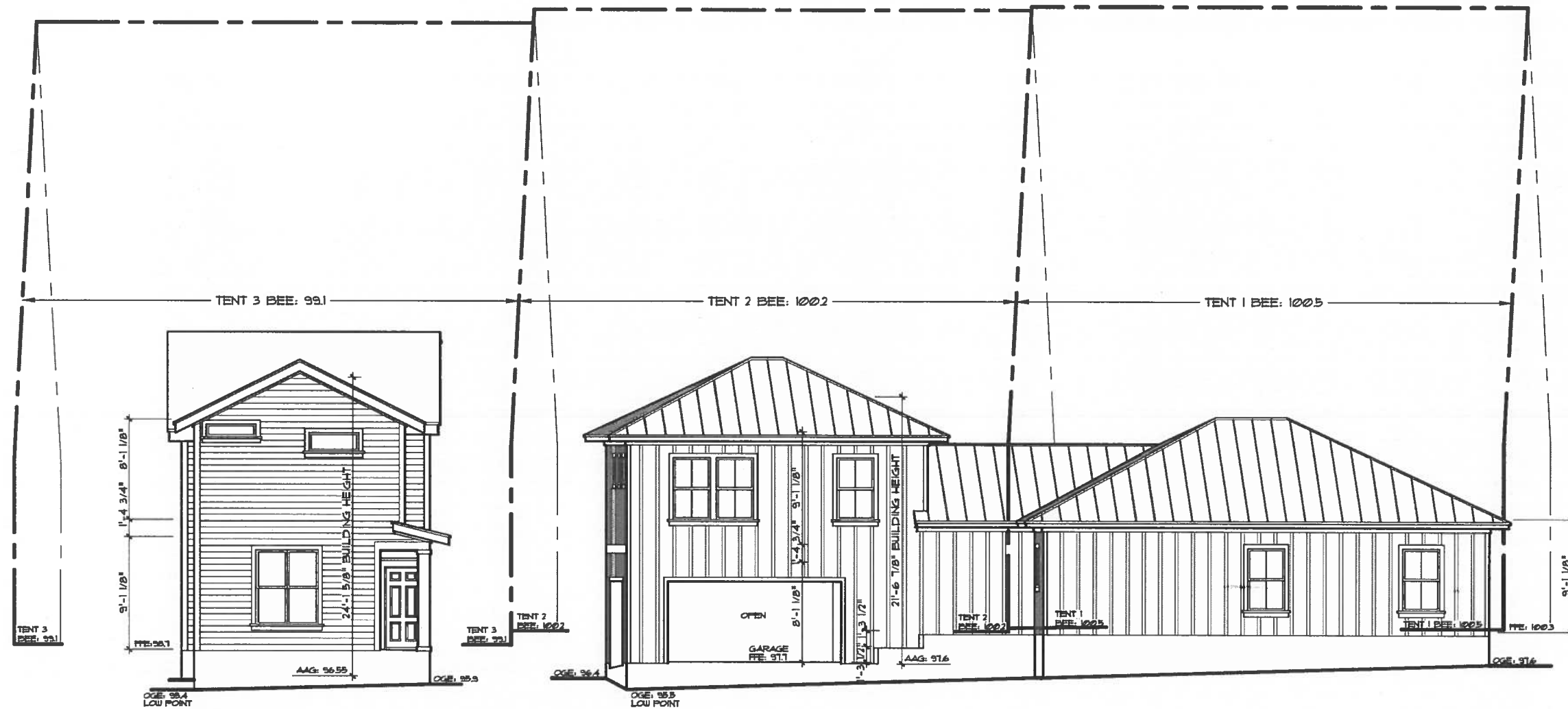
RIGHT SIDE PROPERTY LINE ELEVATION
SCALE 3/32"=1'-0"

NOTES:

- ADDITION 1ST LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 6'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- ADDITION 2ND LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- ADU 1st FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 6'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- ADU 2nd FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.
- PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.
- SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.
- RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

ABBREVIATIONS	
F.F.E.	FINISHED FLOOR ELEVATION
B.E.E.	BUILDING ENVELOPE ELEVATION
A.A.G.	AVERAGE ADJACENT GRADE
O.G.E.	ORIGINAL GRADE ELEVATION
F.G.E.	FINISHED GRADE ELEVATION





LEFT SIDE PROPERTY LINE ELEVATION

SCALE 3/32"=1'-0"

NOTES:

ADDITION 1ST LEVEL PLATE HGTS. TO BE 5'-1 1/8" W/ 6'-8" WINDOW HEADER HGTS. UNLESS NOTED.

ADDITION 2ND LEVEL PLATE HGTS. TO BE 5'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.

ADU 1st FLOOR PLATE HGTS. TO BE 5'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS. UNLESS NOTED.

ADU 2nd FLOOR PLATE HGTS. TO BE 5'-1 1/8" W/ 7'-0" WINDOW HEADER HGTS. UNLESS NOTED.

PROVIDE TINTED GLASS WHERE REQUIRED BY CODE.

BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

ABBREVIATIONS

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