

ADDITION ROOF PLAN

SCALE 1/8"=1'-0"

- NOTES:**
- ALL 6:12 ROOF PITCHES TO HAVE 1'-6" OVERHANGS UNLESS NOTED OTHERWISE
 - BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS
 - ALL ROOF PITCHES 4:12 AND UNDER PROVIDE DOUBLE UNDERLAYMENT AS REQUIRED
 - VENT AS REQUIRED

1826 W. 10th St.

06/22/17

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 to these plans by builder or his representatives, builder assumes full liability for amended plans and specifications.

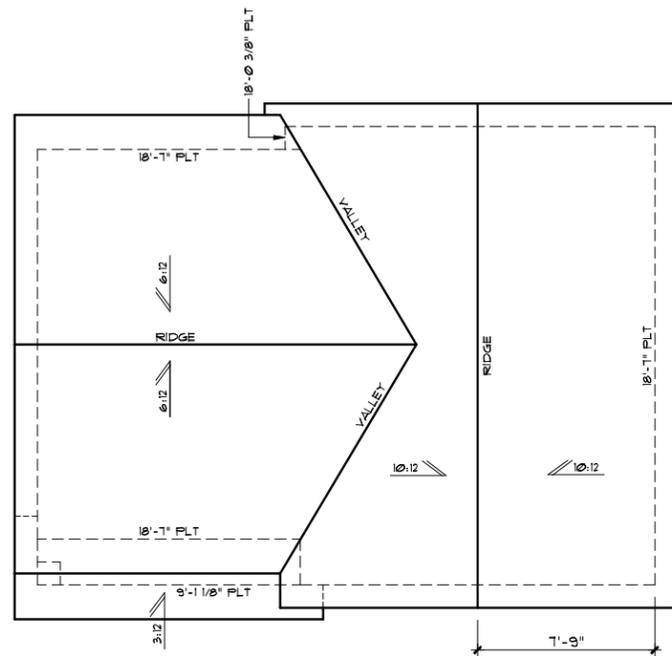
KIPP FLORES ARCHITECTS
 (512) 336-5477 fax (512) 336-5852
 WWW.KIPPFLORES.COM
 11776 Jollyville Rd., Suite 100 Austin, Texas 78759

STN-0002-501-ADD.DWG 06/22/17

All rights reserved.
 ©2016 KippFlores Architects LLC
 The arrangements depicted herein are the sole property of KippFlores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are under the Digital Millennium Copyright Act. It is included to assist and deter copyright infringement, and as such must not be modified or omitted.

Date
12-19-16

Sheet
A-108



ADU ROOF PLAN

SCALE 1/8"=1'-0"

NOTES:

ALL 3:12 ROOF PITCHES TO HAVE 2'-11 1/2" OVERHANGS UNLESS NOTED OTHERWISE

ALL 6:12 ROOF PITCHES TO HAVE 1'-6" OVERHANGS UNLESS NOTED OTHERWISE

ALL 10:12 ROOF PITCHES TO HAVE 10'-3/4" OVERHANGS UNLESS NOTED OTHERWISE

ALL GABLE ENDS TO HAVE 1'-0" OVERHANGS UNLESS NOTED OTHERWISE

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

ALL ROOF PITCHES 4:12 AND UNDER PROVIDE DOUBLE UNDERLAYMENT AS REQUIRED

VENT AS REQUIRED

1826 W. 10th St.



06/22/17

1826 W. 10TH
PLAN 1190 RS

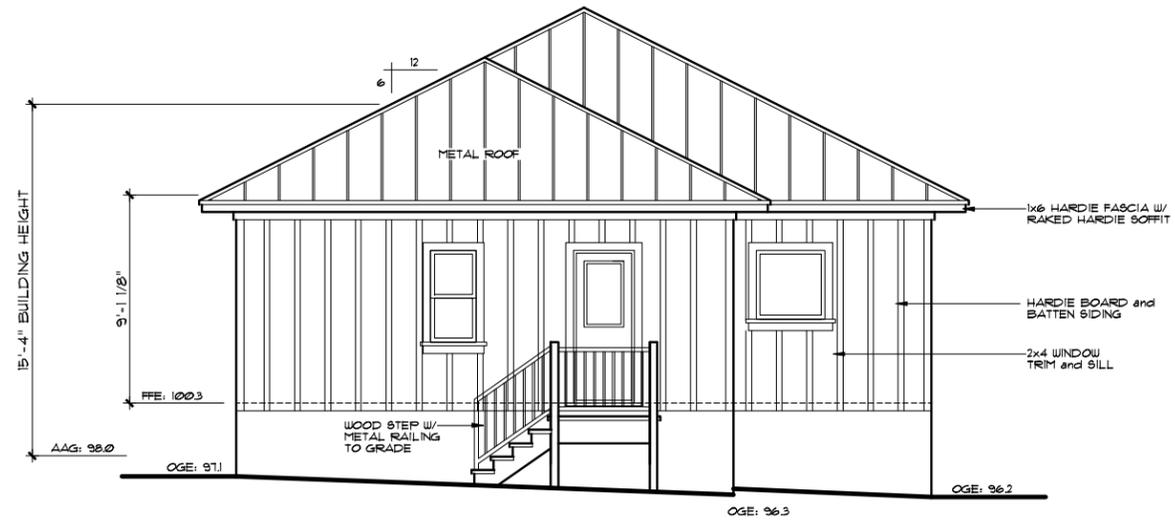


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or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

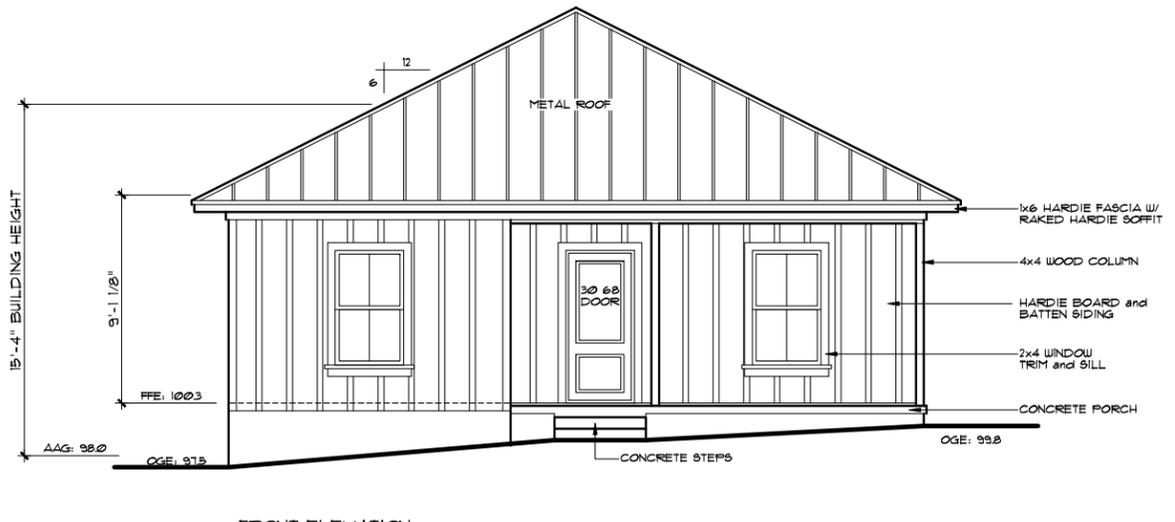
KIPP FLORES ARCHITECTS
 (512) 336-5477 fax (512) 336-5852
 WWW.KIPPFLORES.COM, Texas 78759
 11776 Jollyville Rd., Suite 100 Austin, Texas

All rights reserved.
 ©2016 KippFlores Architects LLC
 The arrangements depicted herein are the sole property of KippFlores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are "Copyright Management Information" under the Digital Millennium Copyright Act. It is included to assist and deter copyright infringement, and as such must not be modified or omitted.
 Date
 12-19-16
 Sheet
 A-115

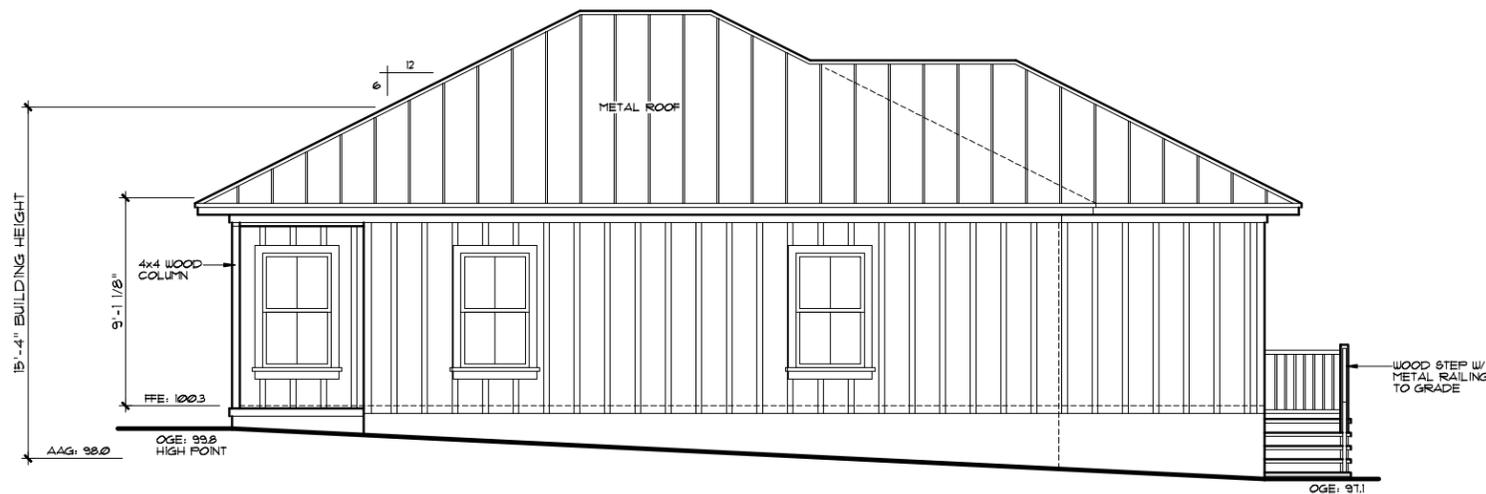
STN-0002-501-ADD.DWG 06/22/17



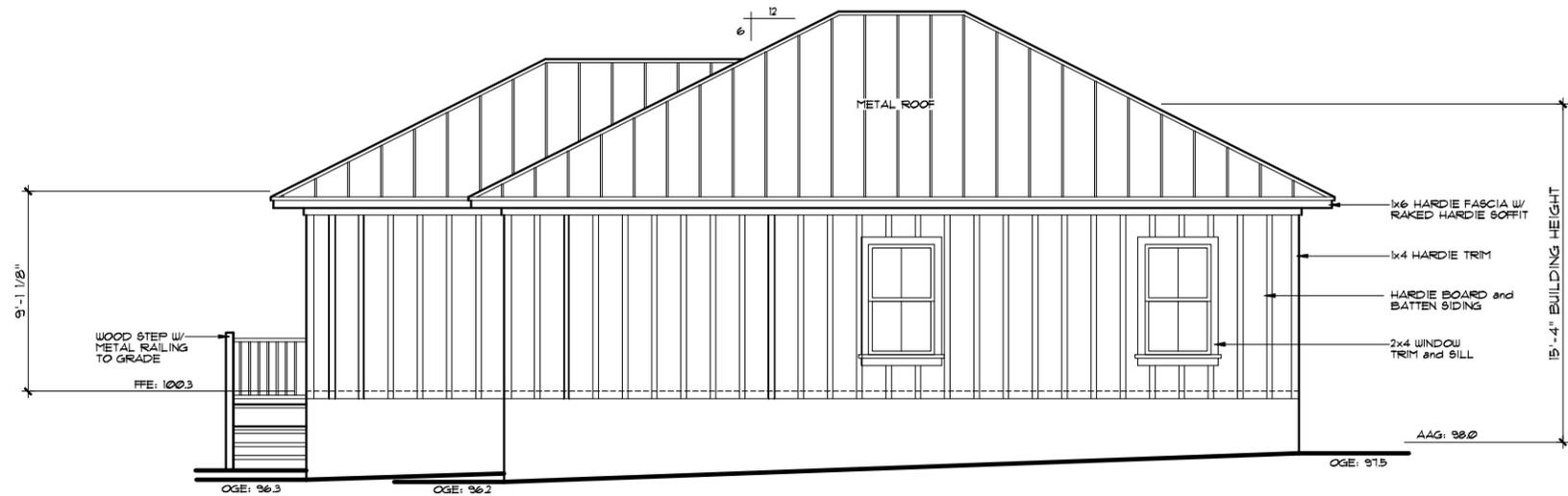
REAR ELEVATION
SCALE 1/8"=1'-0"



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



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



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

EXISTING PERMIT
2016-155190 PR
REMODELED ELEVATION
SCALE 1/8"=1'-0"

NOTES:

- ALL PLATE HGTS. TO BE 9'-1 1/8" W/ 8'-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

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

1826 W. 10th St.



06/22/17

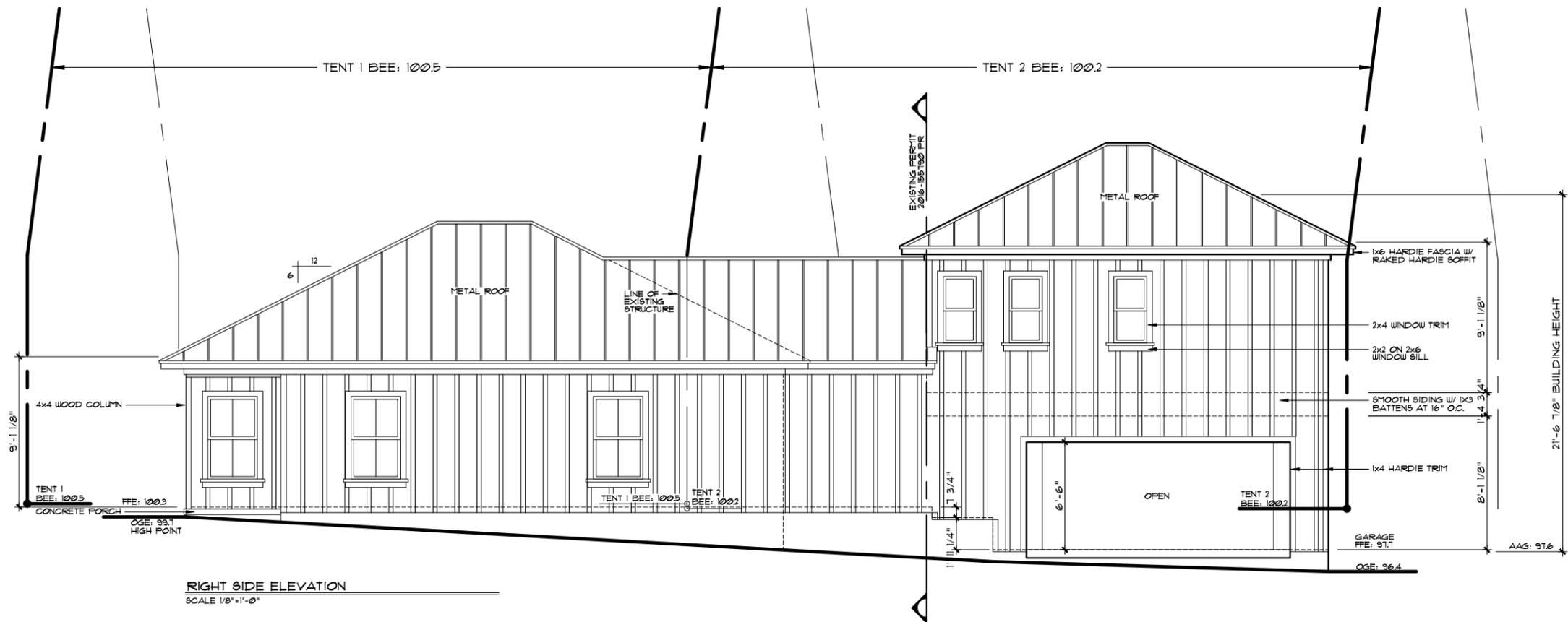


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or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

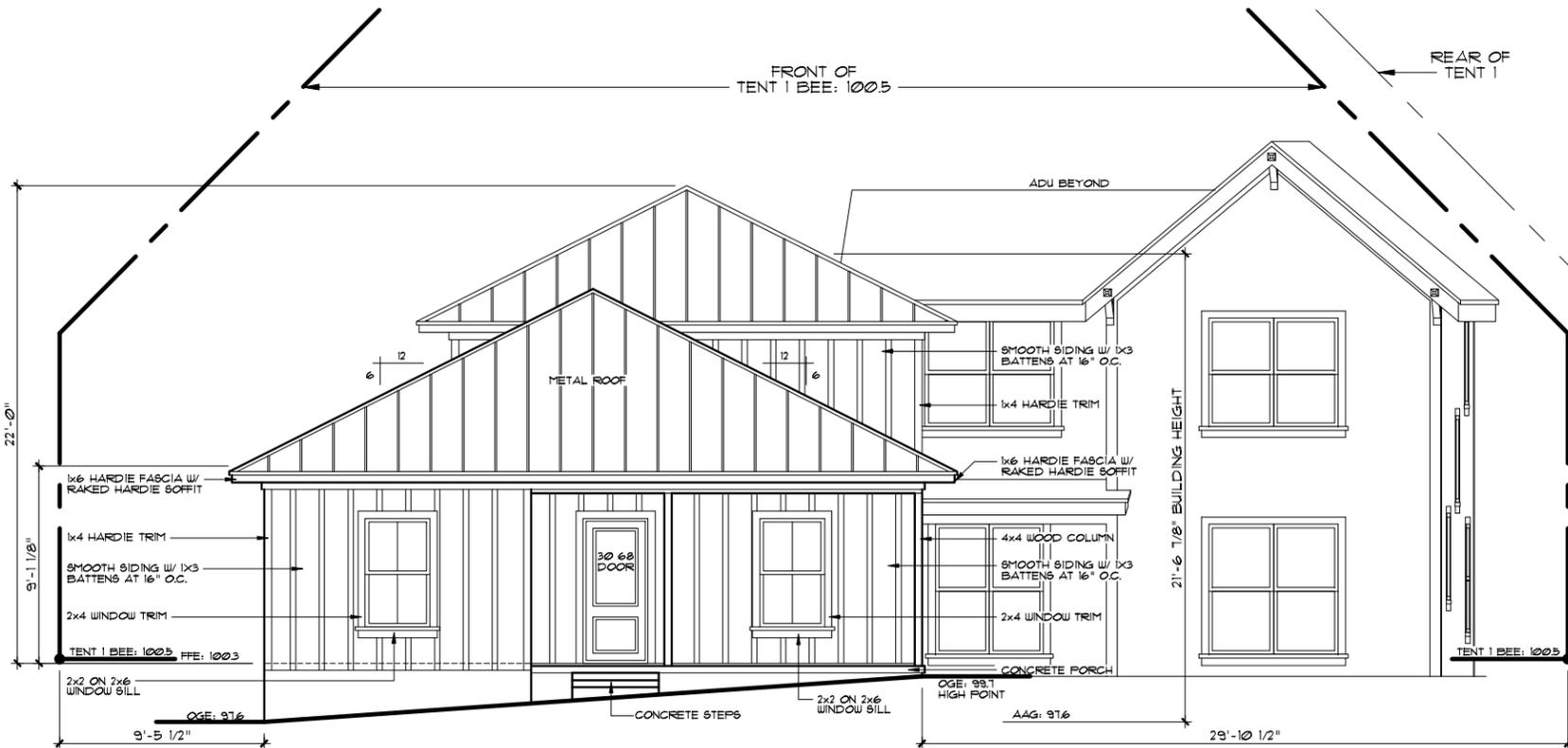
KIPP FLORES ARCHITECTS
© 2016 KippFlores Architects LLC
The arrangements depicted herein are the sole property of KippFlores Architects and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to protect and deter copyright infringement, and as such must not be modified or omitted.
Date
12-19-16
Sheet
A-201

STN-0002-502.DWG 06/22/17
©2016 KippFlores Architects LLC
The arrangements depicted herein are the sole property of KippFlores Architects and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to protect and deter copyright infringement, and as such must not be modified or omitted.
Date
12-19-16
Sheet
A-201

1826 W. 10TH
PLAN 1190 RS



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



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

REMODELED ELEVATIONS

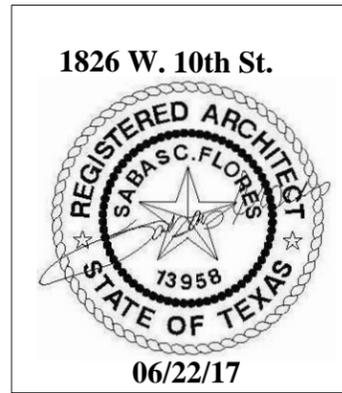
SCALE 1/8"=1'-0"

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 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

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



1826 W. 10TH
PLAN 1190 RS

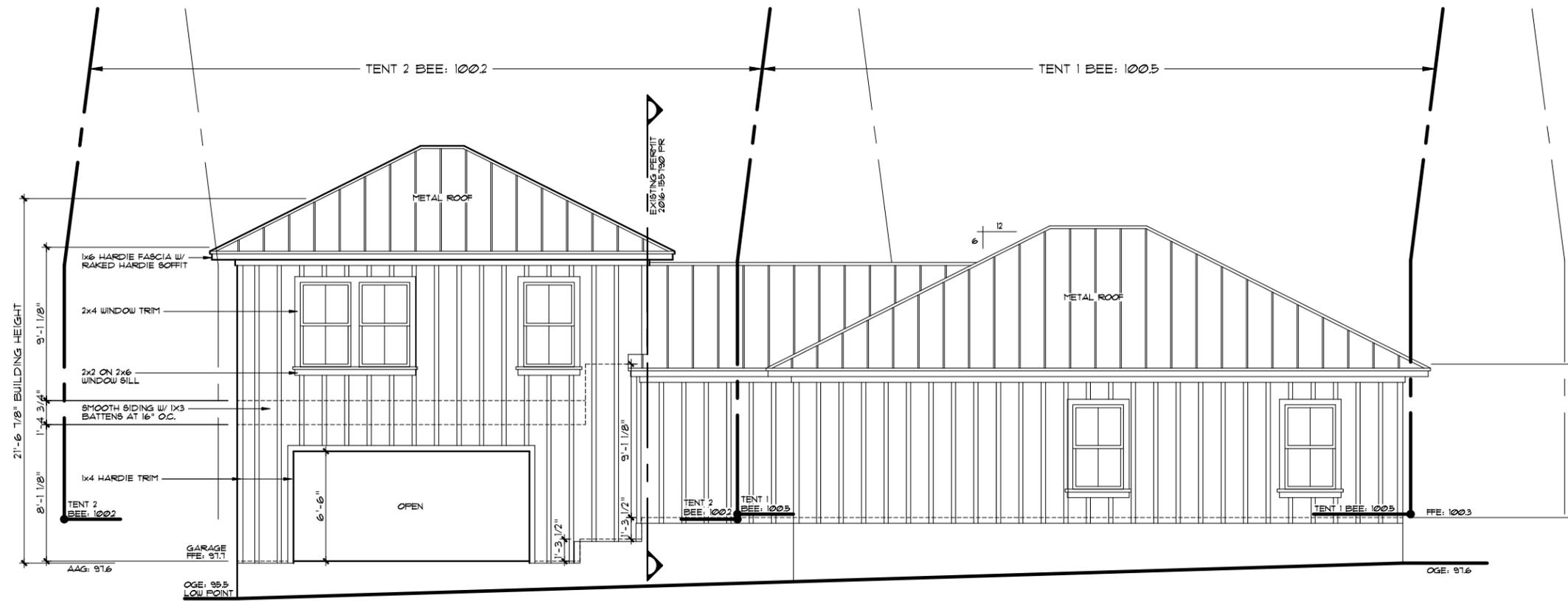


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by Builder or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

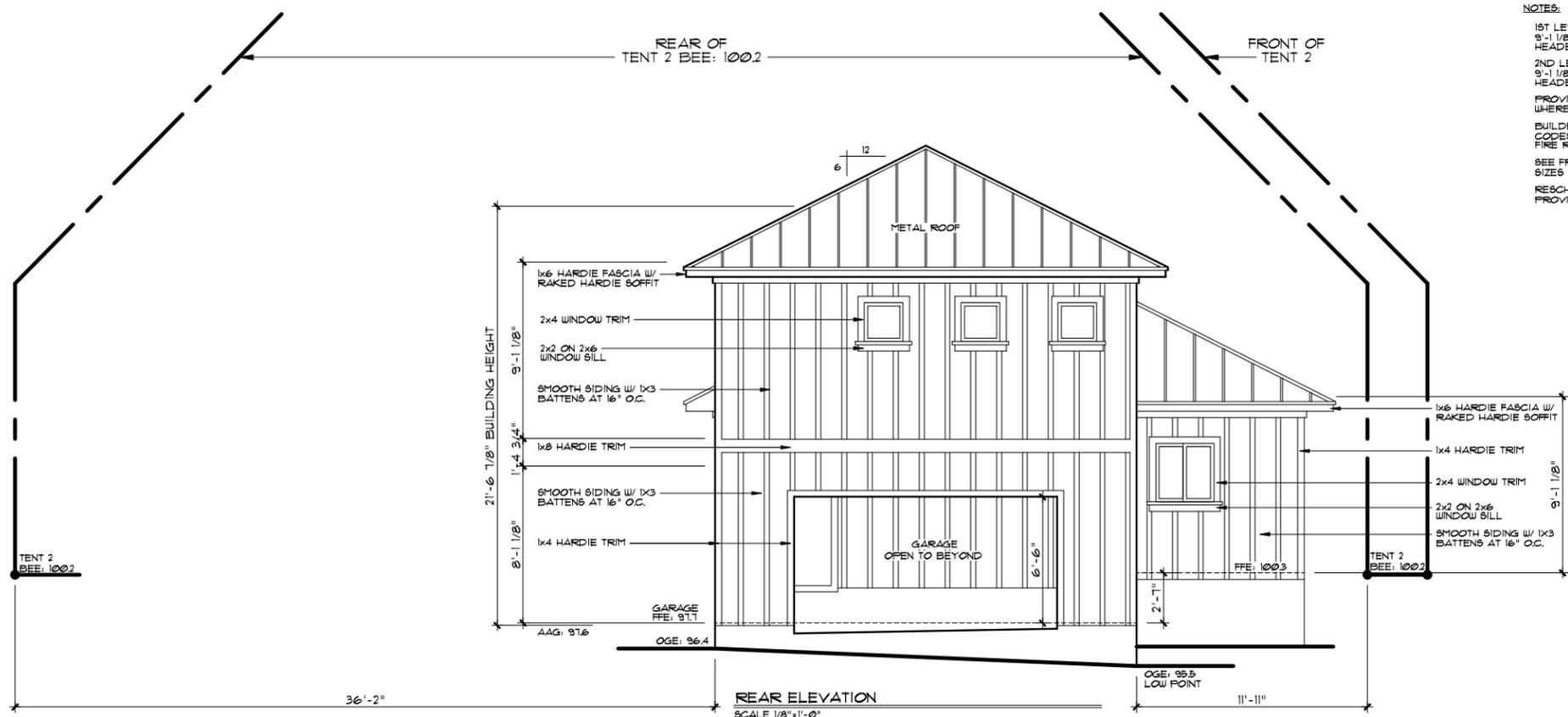


All rights reserved. ©2016 Kipp Flores Architects LLC. The arrangements depicted herein are the sole property of Kipp Flores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to detect and deter copyright infringement, and as such must not be modified or omitted.
Date
12-19-16
Sheet
A-202

STN-0002-502-ADD.DWG 06/22/17



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

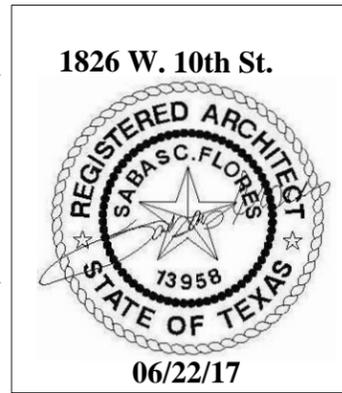


REAR ELEVATION
SCALE 1/8"=1'-0"

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



1826 W. 10TH
PLAN 1190 RS

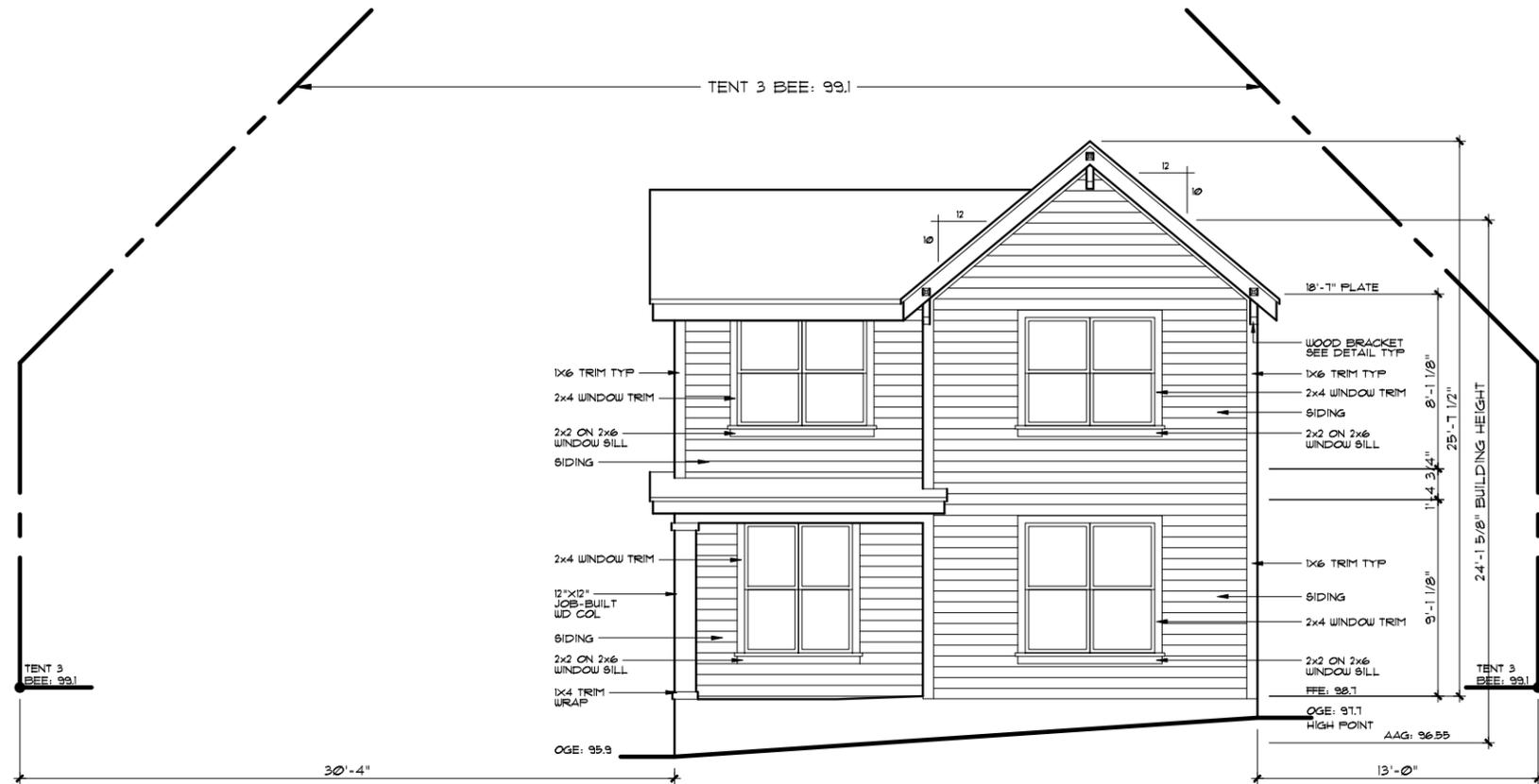


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by Builder or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



All rights reserved. ©2016 KippFlores Architects LLC. The arrangements depicted herein are the sole property of KippFlores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to detect and deter copyright infringement, and as such must not be modified or omitted.
Date
12-19-16
Sheet
A-203

STN-0002-503-ADD.DWG 06/22/17



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 TEMPERED GLASS WHERE REQ'D BY CODE.

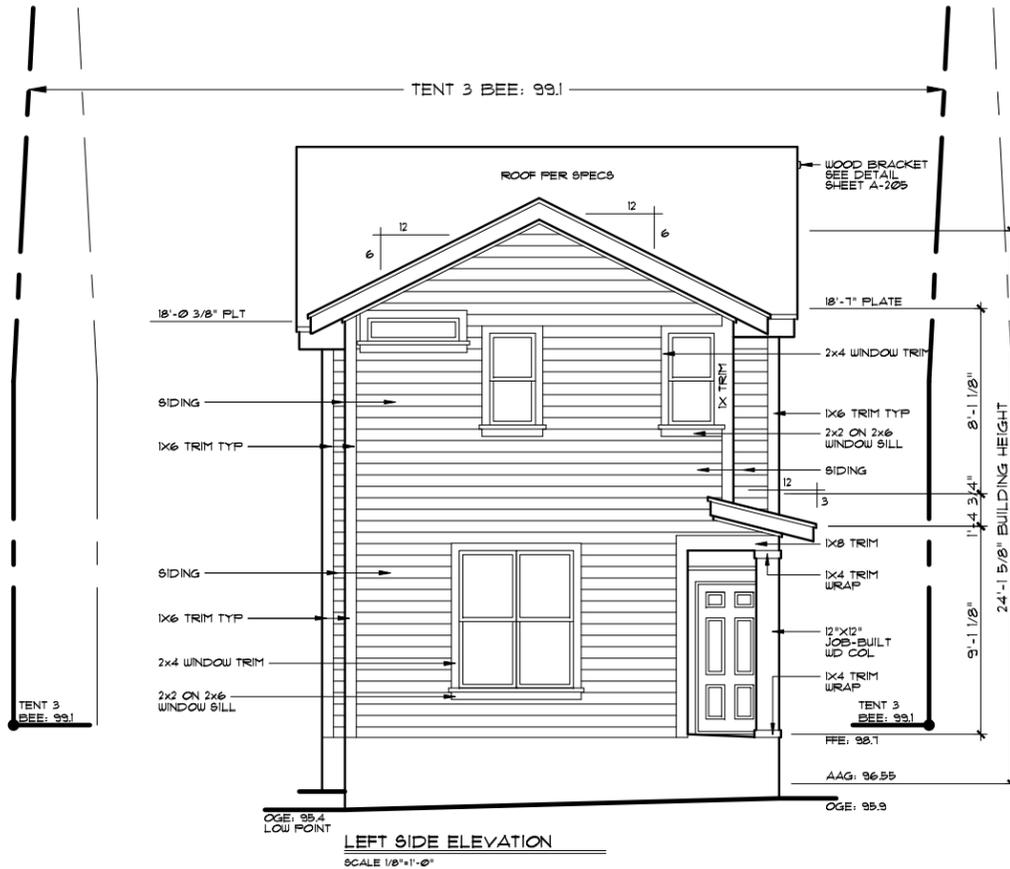
BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERHANGS.

SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS.

RECHECK OR IECC COMPLIANCE PROVIDED BY OTHERS.

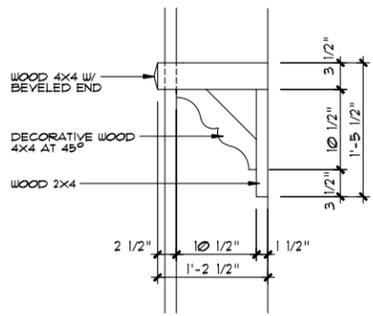
ABBREVIATIONS

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



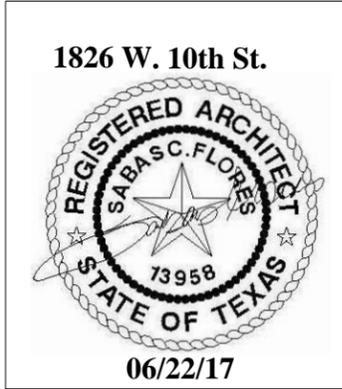
LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"



WOOD BRACKET DETAIL

SCALE: N.T.S.



1826 W. 10TH
 PLAN 1190 RS

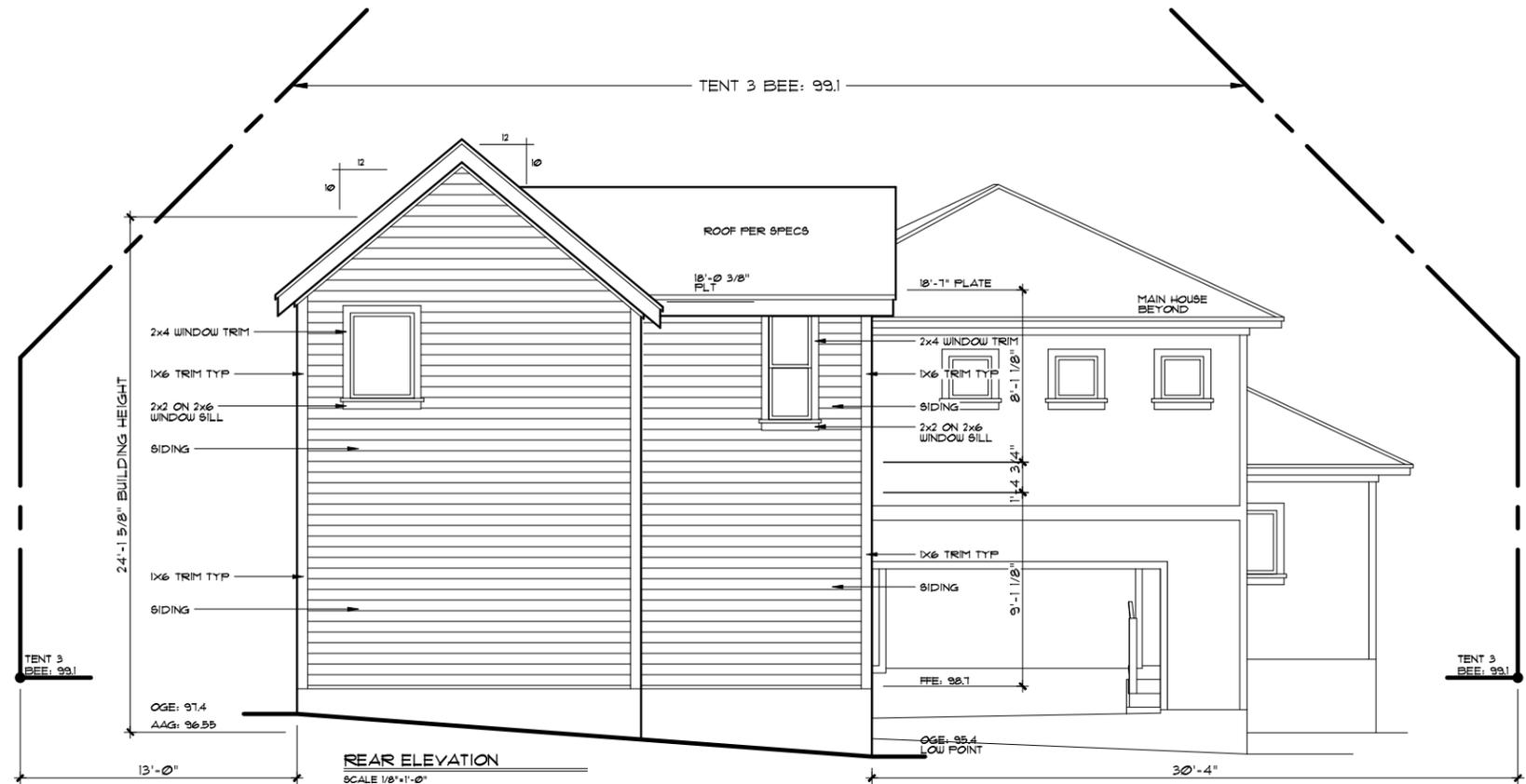
STONEMWAY BUILDERS LLC

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 to these plans by Builder or his representatives, Builder assumes full liability for errata and specifications.

KIPP FLORES ARCHITECTS
 (612) 335-5477 Fax (612) 335-5852
 WWW.KIPPFLORRES.COM
 11776 Jollyville Rd., Suite 100 Austin, Texas 78758

All rights reserved. ©2016 KippFlores Architects LLC. The arrangements depicted herein are the sole property of KippFlores Architects and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to detect and deter copyright infringement, and as such must not be modified or omitted.
 Date 12-19-16
 Sheet A-204

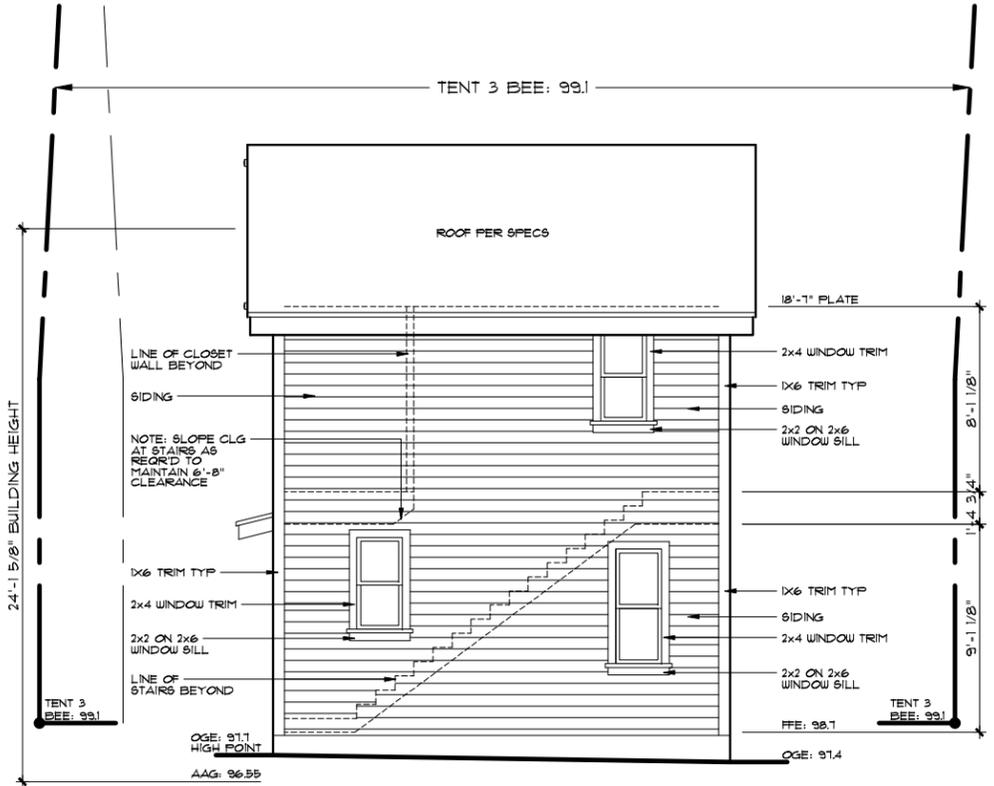
STN-0002-502-ADU.DWG 06/22/17



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 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	
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 W. 10TH
PLAN 1190 RS

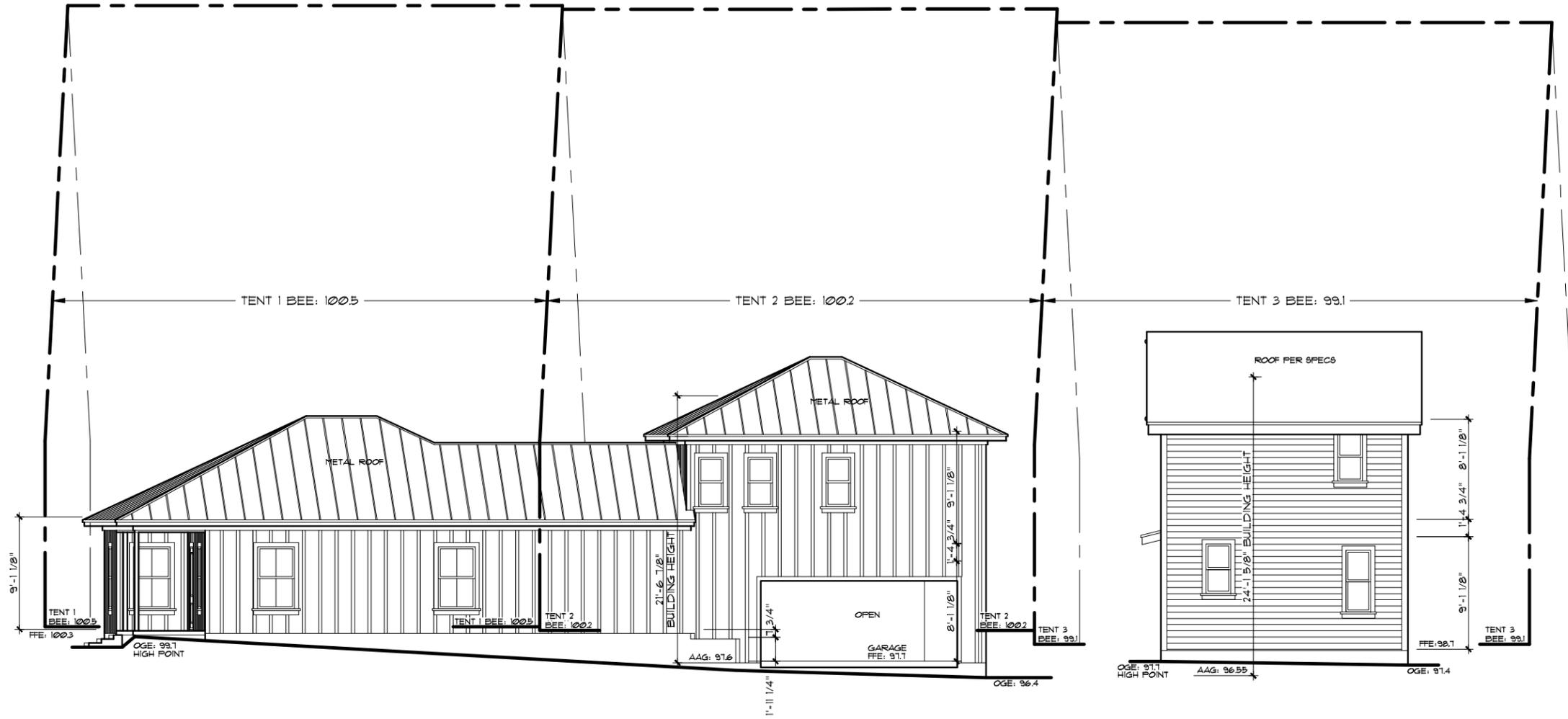


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by Builder or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



All rights reserved.
©2016 Kipp Flores Architects LLC
The arrangements depicted herein are the sole property of Kipp Flores Architects and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to detect and deter copyright infringement, and as such must not be modified or omitted.
Date
12-19-16
Sheet
A-205

STN-0002-503-ADU.DWG 06/22/17



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

NOTES:

ADDITION 1ST LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 6'-8" WINDOW HEADER HGTS, UNLESS NOTED.

ADDITION 2ND LEVEL PLATE HGTS TO BE 9'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS, UNLESS NOTED.

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

ADU 2nd FLOOR PLATE HGTS TO BE 9'-1 1/8" W/ 1'-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	
FFE:	FINISHED FLOOR ELEVATION
BEE:	BUILDING ENVELOPE ELEVATION
AAG:	AVERAGE ADJACENT GRADE
OGE:	ORIGINAL GRADE ELEVATION
FGE:	FINISHED GRADE ELEVATION

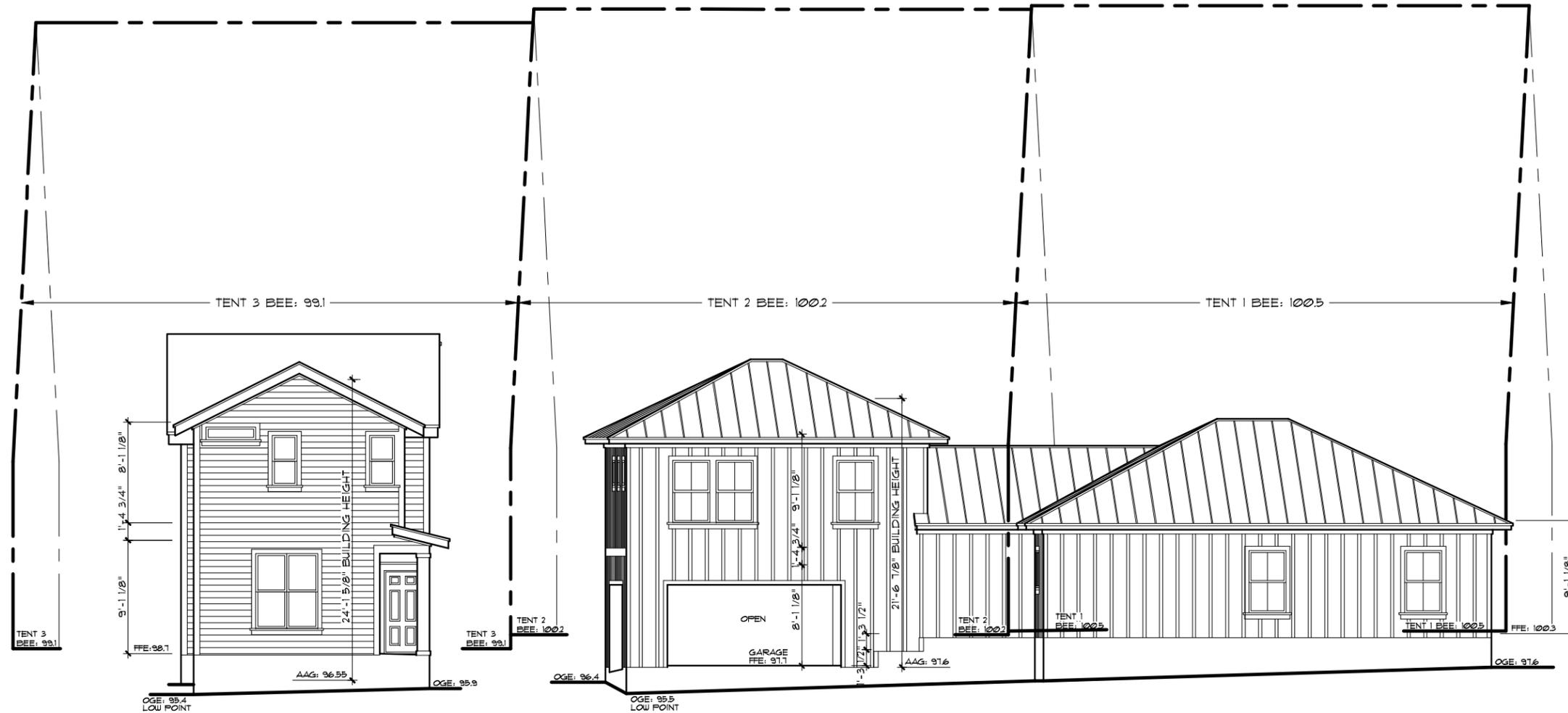


Due to variations in construction methods and diversity in construction materials, all dimensions and elevations are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by Builder or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



All rights reserved. ©2016 Kipp Flores Architects LLC. The arrangements depicted herein are the sole property of Kipp Flores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are Copyright Management Information under the Digital Millennium Copyright Act. It is included to protect and deter copyright infringement, and as such must not be modified or omitted.

STN-0002-503B.DWG 06/22/17



LEFT SIDE PROPERTY LINE ELEVATION

SCALE 3/32"=1'-0"

NOTES:

ADDITION 1ST LEVEL PLATE HGTS TO BE 3'-1 1/8" W/ 6'-8" WINDOW HEADER HGTS, UNLESS NOTED.

ADDITION 2ND LEVEL PLATE HGTS TO BE 3'-1 1/8" W/ 1'-0" WINDOW HEADER HGTS, UNLESS NOTED.

ADU 1st FLOOR PLATE HGTS, TO BE 3'-1 1/8" W/ 8'-0" WINDOW HEADER HGTS, UNLESS NOTED.

ADU 2nd FLOOR PLATE HGTS, TO BE 3'-1 1/8" W/ 1'-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

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

1826 W. 10th St.



06/22/17

STONEMWAY
BUILDERS LLC



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 to these plans by Builder or his representatives, Builder assumes full liability for amended plans and specifications.

KIPP FLORES
ARCHITECTS
335-5477 fax (512) 395-5852
WWW.KIPPFLORES.COM
11776 Jollyville Rd., Suite 100 Austin, Texas 78759

All rights reserved.
©2016 Kipp Flores Architects LLC
The arrangements depicted herein are the sole property of Kipp Flores Architects, and may not be reproduced in any form without its written permission. This copyright notice and use restrictions are subject and their copyright infringement, and as such must not be modified or omitted.

Date
12-19-16
Sheet
A-207

1826 W. 10TH
PLAN 1190 RS

STN-0002-503C.DWG 06/22/17