



# CITY OF AUSTIN 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

### Property Information

Project Address: <u>1712 W. 11TH STREET</u>	Tax Parcel ID: <u>11 00 56</u>
Legal Description: <u>LOT 1 BLK 14 * RESUB LOT 7 MARS ADDN</u>	
Zoning District: <u>SF3</u>	Lot Area (sq ft):
Neighborhood Plan Area (if applicable):	Historic District (if applicable):

### Required Reviews

Is project participating in S.M.A.R.T. Housing? 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? 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? Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="radio"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y <input checked="" type="radio"/> N (If yes, <a href="#">click here</a> for more information on the tree permit process.)	Proposed impacts to trees: (Circle all that apply) <input checked="" type="radio"/> Root zone <input type="radio"/> Canopy <input type="radio"/> Removal <input type="radio"/> None/Uncertain
Was there a pre-development consultation for the Tree Review? Y <input checked="" type="radio"/> N	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y <input checked="" type="radio"/> N	
Does this site currently have: water 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.) wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" 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 checked="" type="radio"/> N (If yes, submit approved auxiliary and potable plumbing plans.) (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 checked="" type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N (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 checked="" type="radio"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> N (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 checked="" type="radio"/> N (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? <input checked="" type="radio"/> Y <input type="radio"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>2</u>	# bedrooms upon completion: <u>2</u>
# baths existing: <u>1</u>	# baths upon completion: <u>2</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>MAIN HOUSE REMODEL WITH MASTER BATH ADDITION (1405sqft) / REPLACE ALL WINDOWS AND DOORS / FRONT PORCH EXTENSION w/ NEW ROOF / NEW HVAC AND ELECTRICAL</u>	
Trades Permits Required (Circle as applicable): <input checked="" type="radio"/> electric <input checked="" type="radio"/> plumbing <input checked="" type="radio"/> mechanical (HVAC) <input checked="" type="radio"/> concrete (R.O.W.)	

Job Valuation		
Total Job Valuation: \$ <u>115,000</u>	Amount for Primary Structure: \$ <u>70,000</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	Total Remodeled Floor Area <u>1481</u> 0 sq ft.
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.	Amount for Accessory Structure: \$ <u>40,000</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	(work within existing habitable square footage)

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	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	<del>1082</del>	<u>140</u>	<u>140</u>		<u>1362</u>	0
b) 2 <sup>nd</sup> Floor conditioned area					0	0
c) 3 <sup>rd</sup> Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)					0	0
f) Covered patio, deck, porch, and/or balcony area(s)	<u>92</u>		<del>92</del>		<u>119</u>	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
<b>Total Building Area</b> (total a through h)	0	0	0	0	0	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction	<u>1362</u>				0	0

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>1742</u> % of lot size: <u>40</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>2619</u> % of lot size: <u>29.17</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	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <input checked="" type="checkbox"/> N	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y <input checked="" type="checkbox"/> N	

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>16</u> ft <u>11</u> in Number of Floors: <u>1</u>	# of spaces required: <u>2</u> # of spaces provided: <u>2</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" type="checkbox"/> N	
*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	
Width of approach (measured at property line): <u>20</u> ft Distance from intersection (for corner lots only): _____ ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N	
(If yes, drainage review is required)	

## 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	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor						0
2 <sup>nd</sup> Floor						0
3 <sup>rd</sup> Floor						0
Area w/ ceilings > 15'				Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)				<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		0
Basement				Must follow article 3.3.3B, see note below		0
Attic				Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached			<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	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
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
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)						0
Totals		0	0			0

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

(Total Gross Floor Area ÷ Lot Area) x 100 = \_\_\_\_\_ 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.

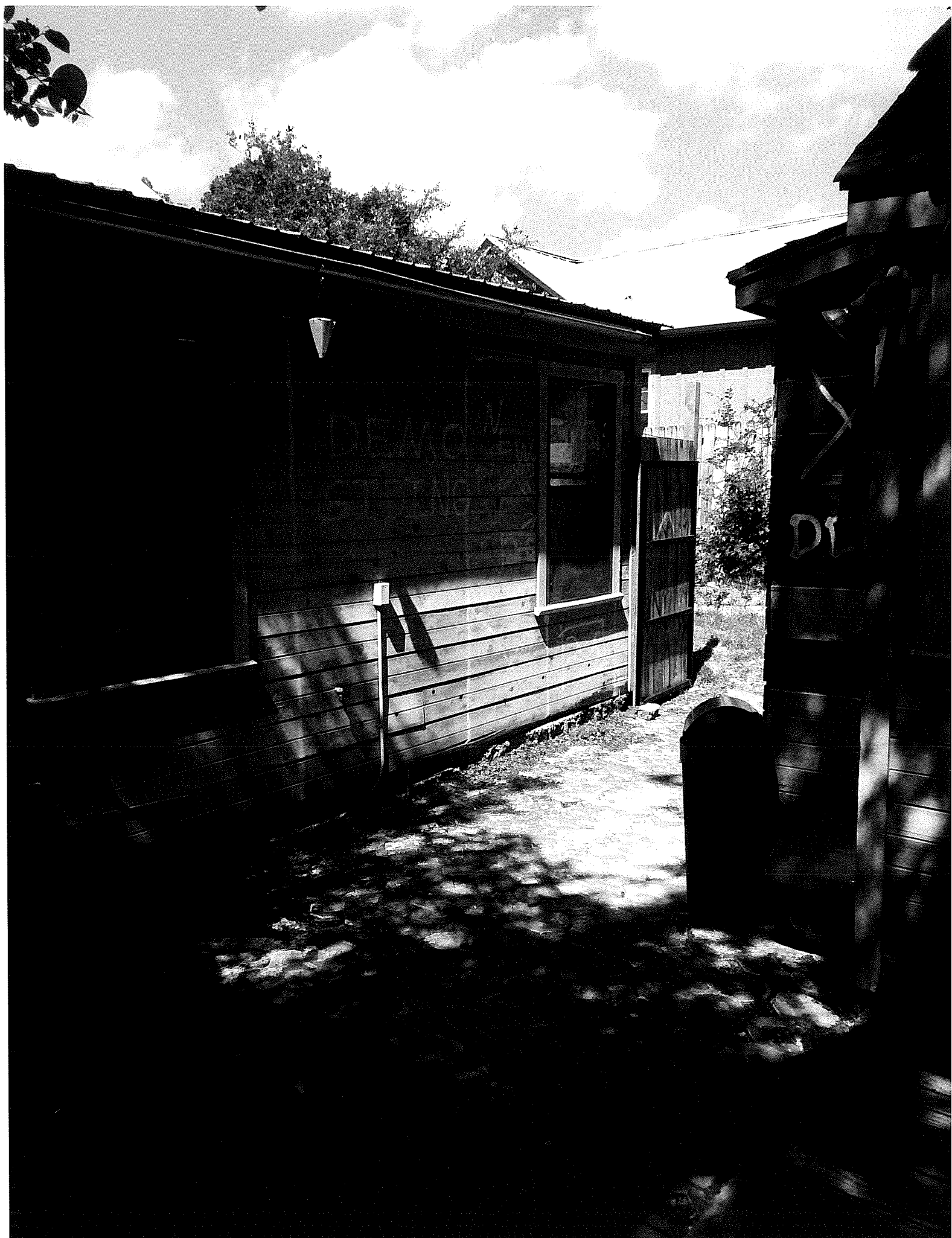




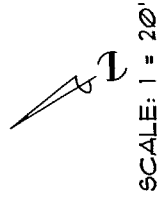








SURVEYORS TO VERIFY ALL LOT DATA.



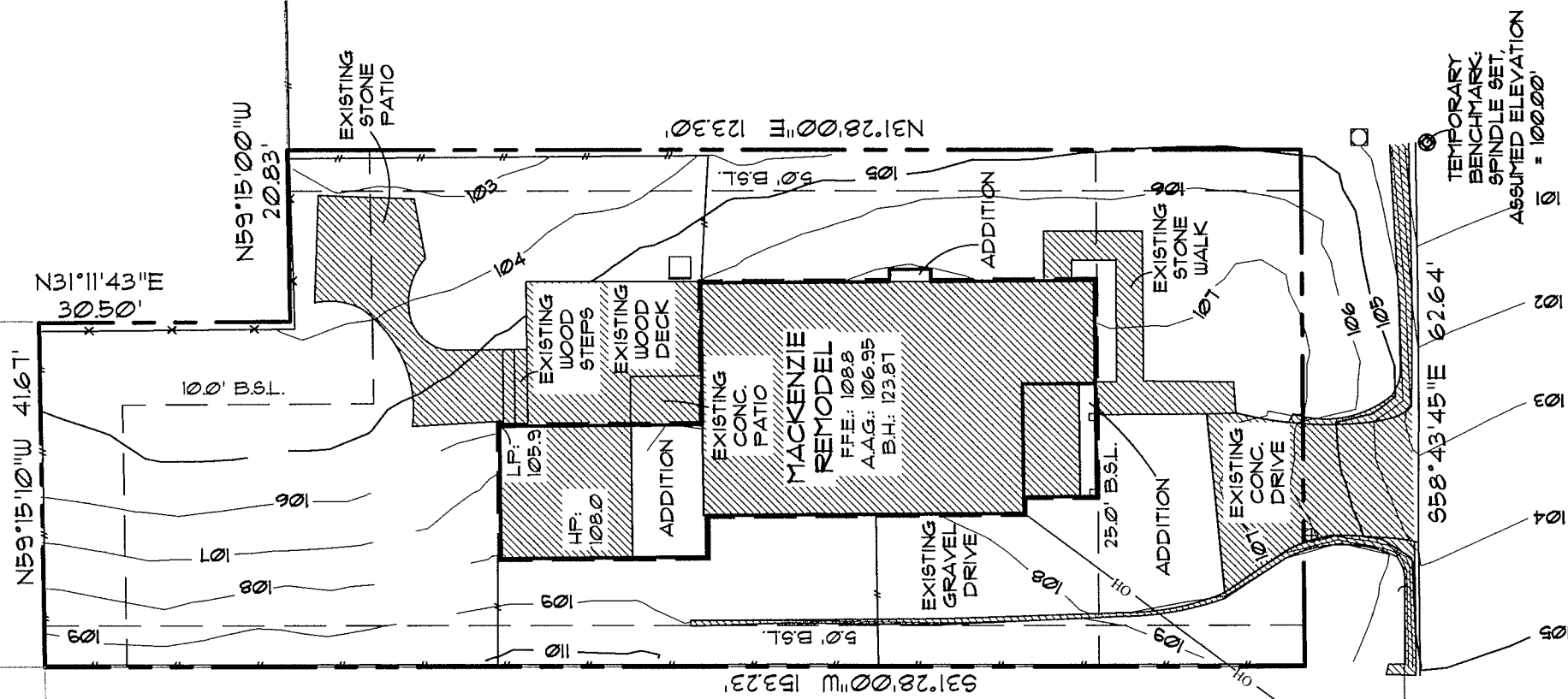
KEVIN S. SIMS  
DOC. NO. 201452008

PORTION OF  
LOT 8, BLK14  
MAAS  
ADDITION

JOE & HAZEL JOSEPH,  
DOC#2011031332,  
PORTION OF LOT 7,  
BLK4 MAAS ADDITION

CLARKSVILLE COMMUNITY  
DEVELOPMENT COMPANY  
10936/1018

PORTION OF  
LOT 8 BLK14  
MAAS ADDITION



LEGEND

- EXISTING IMPROVEMENTS
- METAL FENCE
- OVERHEAD UTILITY LINE
- GUY WIRE
- SEWER VALVE
- WATER METER

SITE PLAN  
SHEET 1 OF 2  
1712 WEST 11TH STREET

ABBREVIATION TABLE	
FFE	FINISHED FLOOR ELEVATION
AAG	AVERAGE ADJACENT GRADE
BH	BUILDING HEIGHT
B&L	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
HP	HIGH POINT
LP	LOW POINT
CONC	CONCRETE
COVD	COVERED

Impervious Chart: Sqft.	
EXISTING LIVING AREA:	1082
EXISTING SUN ROOM:	140
EXISTING PORCH:	92
EXISTING CABANA:	261
EXISTING CONC. DRIVE:	194
EXISTING WOOD DECK:	160
EXISTING STONE PATIO:	286
EXISTING CONC. PATIO:	51
EXISTING WOOD STEPS:	14
EXISTING STONE WALK:	165
EXISTING A/C PAD:	7
NEW CONSTRUCTION:	167
TOTAL:	2619
IMPER. COVER:	29.17%

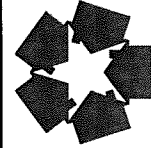
AE APPROVED  
MAY 22 2018  
142-206  
JGM

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.

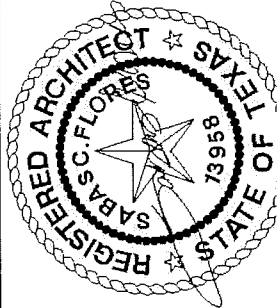
BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT AREA: 8918 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.



KIPP FLORES  
ARCHITECTS  
(512) 335-5477 fax (512) 335-5892  
11776 Jollville Rd. Suite 100



ADDRESS

1712 WEST 11TH STREET

LOT

BLK

CITY, STATE  
AUSTIN, TX

SUBDIVISION

RESUBDIVISION OF LOT 7, MAAS ADDITION

DATE



GENERAL PLAN ABBREVIATIONS			
ABV - ABOVE	ILO - IN LIEU OF		
ADJ - ADJUSTABLE	KS - KNEE SPACE		
AFF - ABOVE FINISH FLOOR	LN - LINE		
BLK - BLOCK	LOC - LOCATION		
BLW - BELOW	MIN - MINIMUM		
CAB - CABINET	MTL - METAL		
CLG - CEILING	OH - OVER HEAD		
CER - CERAMIC	OPT - OPTIONAL		
CO - CARBON MONOXIDE	PB - PUSH BUTTON		
DETECTOR	PED - PEDESTAL		
COL - COLUMN	PLT - PLATE		
CONC - CONCRETE	PROJ - PROJECTION		
CPT - CARPET	RAD - RADIUS		
CT - CERAMIC TILE	RCSD - RECESSED		
CVD OR CVRD - COVERED	REFRG - REFRIGERATOR		
D - DEEP	RND - ROUND		
DB - DOOR BELL	SD - SMOKE DETECTOR		
DBL - DOUBLE	SDG - SLIDING		
DIA - DIAMETER	SH - SHINGLE HUNG		
DL - DIVIDED LITE	SHLVs OR S - SHELVES		
DRS - DOORS	SIM - SIMILAR		
DW - DISH WASHER	SLP - SLOPE		
EA - EACH	SQR - SQUARE		
EJ - EXPANSION JOINT	SR - SHEET ROCK		
ELEV - ELEVATION	SRO - SHEET ROCK OPENING		
EXT - EXTENSION	STPO - SWITCH TOP OUTLET		
FD - FURR DOWN	SV - SHEET VINYL		
FG - FIXED GLASS	T4G - TONGUE AND GROOVE		
FLR - FLOOR	TYP - TYPICAL		
F/P - FIREPLACE	W - WIDE		
GAR - GARAGE	W/ - WITH		
GFI - GROUND FAULT CIRCUIT	W/C - WATER CLOSET		
INTERRUPTER	WD - WOOD		
GLS - GLASS	W/H - WATER HEATER		
H - HIGH	WI - WROUGHT IRON		
HB - HOSE BIB	W.I.C. - WALK IN CLOSET		
HDR - HEADER	WP - WATER PROOF		
HS - HORIZONTAL SLIDER			

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

1712 WEST 11th STREET CITY OF AUSTIN NOTES:	
LEGAL DESCRIPTION: LOT 1, RESUBDIVISION OF LOT 1, BLOCK 14, MAAS ADDITION	
ZONING SF-3-NP	
NEIGHBORHOOD PLAN AREA: 'OLD WEST AUSTIN' CAPITAL VIEW CORRIDOR 'RED BUD TRAIL'	
HISTORIC DISTRICT: CLARKSVILLE NHD	
NRD-2016-0036 STAFF RECOMMENDATION TO RELEASE DEMO PERMIT 'NON-CONTRIBUTING'	
LOT AREA: 8978	
40% FAR = 3591 SF MAX	
1623 SF FAR AS DESIGNED	
BUILDING CODE: IRC 2015, NEC 2017, and IECC 2015 w/ AMENDMENTS.	

1712 WEST 11th STREET EXISTING STRUCTURES Square Footage Chart		ADDITION FOOTAGE	FINAL FOOTAGE
	FRAME W/ EXTERIOR MATERIALS		
LIVING AREA	1082		1082
SUN ROOM	140		140
MASTER BATH		140	140
LIVING AREA	1222		1362
PORCH	92		92
PORCH EXTENSION		27	27
HOUSE TOTAL	1314		1481
CABANA	261		261
STORAGE	24	-24	0
ACCESSORY BDLG TOTAL	285		261
LOT TOTAL	1599	143	1742

BUILDING COVERAGE		1742 SF
FLOOR AREA RATIO SF		
	FRAME W/ EXTERIOR MATERIALS	
LIVING AREA	1362	
PORCH	119	
CABANA	261	
TOTAL	1742	
GROUND FLR PORCHES/ PATIOS EXEMPTION 3.3.3A	-119	
TOTAL	1623	
LOT AREA	8978	
40 % LOT AREA	3591	
	1623/8978	
FAR %	18.08%	

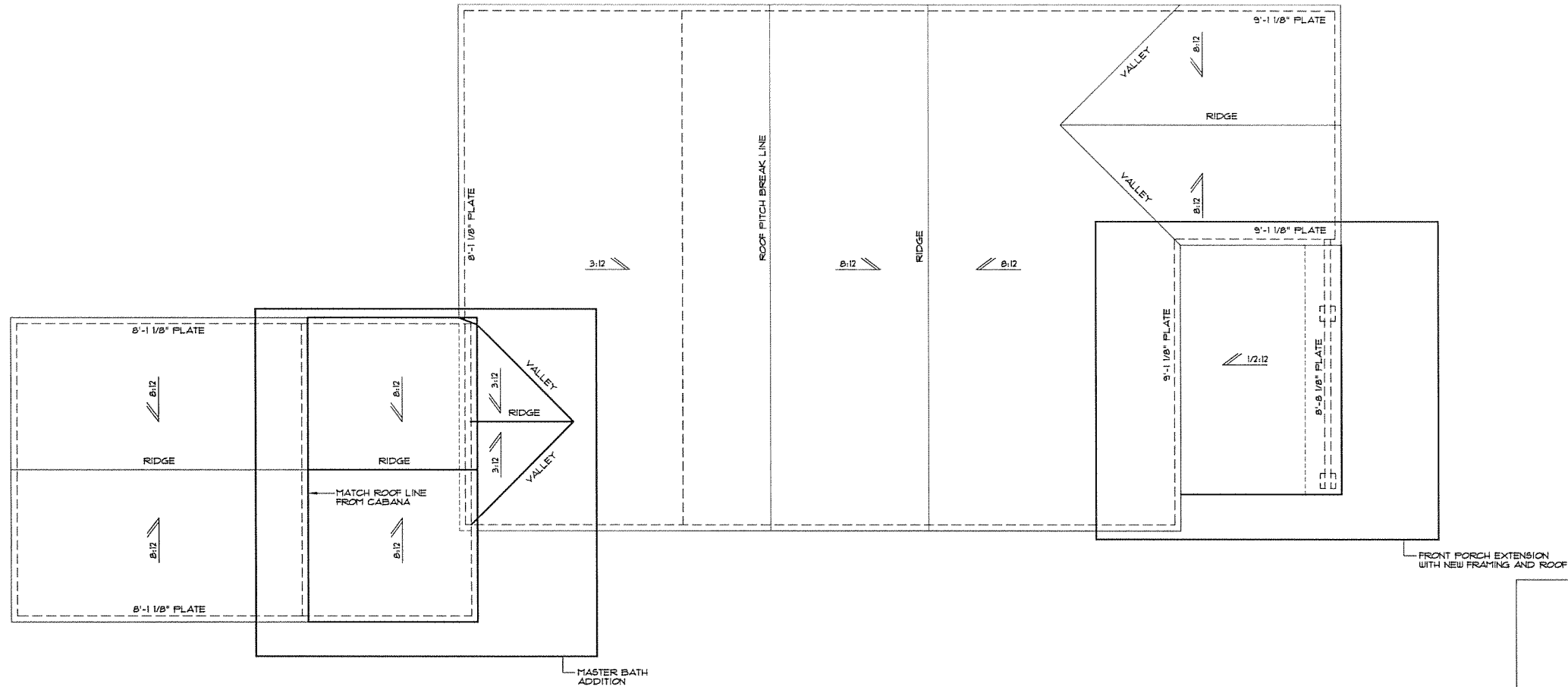
1) 1" IS ADDED TO THE FRAME DIMENSION  
FOR EXTERIOR FINISH OF SIDING.

TABLE OF CONTENTS

PAGE	DESCRIPTION
A-001	COVER SHEET
A-101	SITE PLAN
A-102	TREE EXHIBIT
A-103	EXISTING FLOOR PLAN
A-104	DEMO FLOOR PLAN
A-105	REMODELED FLOOR PLAN
A-106	ROOF PLAN
A-107	FOUNDATION OUTLINE
AE-108	REMODELED ELECTRICAL PLAN
A-201	EXISTING ELEVATION VIEWS
A-202	REMODELED ELEVATION VIEWS

1712 West 11th Street





**ROOF PLAN**  
SCALE 1/8"=1'-0"

**NOTES:**  
ALL OVERHANGS TO BE FLUSH  
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

1712 West 11th Street

REGISTERED ARCHITECT  
Cary Kipp  
9386  
STATE OF TEXAS  
04/26/18

1712 WEST 11TH ST  
PLAN 1742 LF

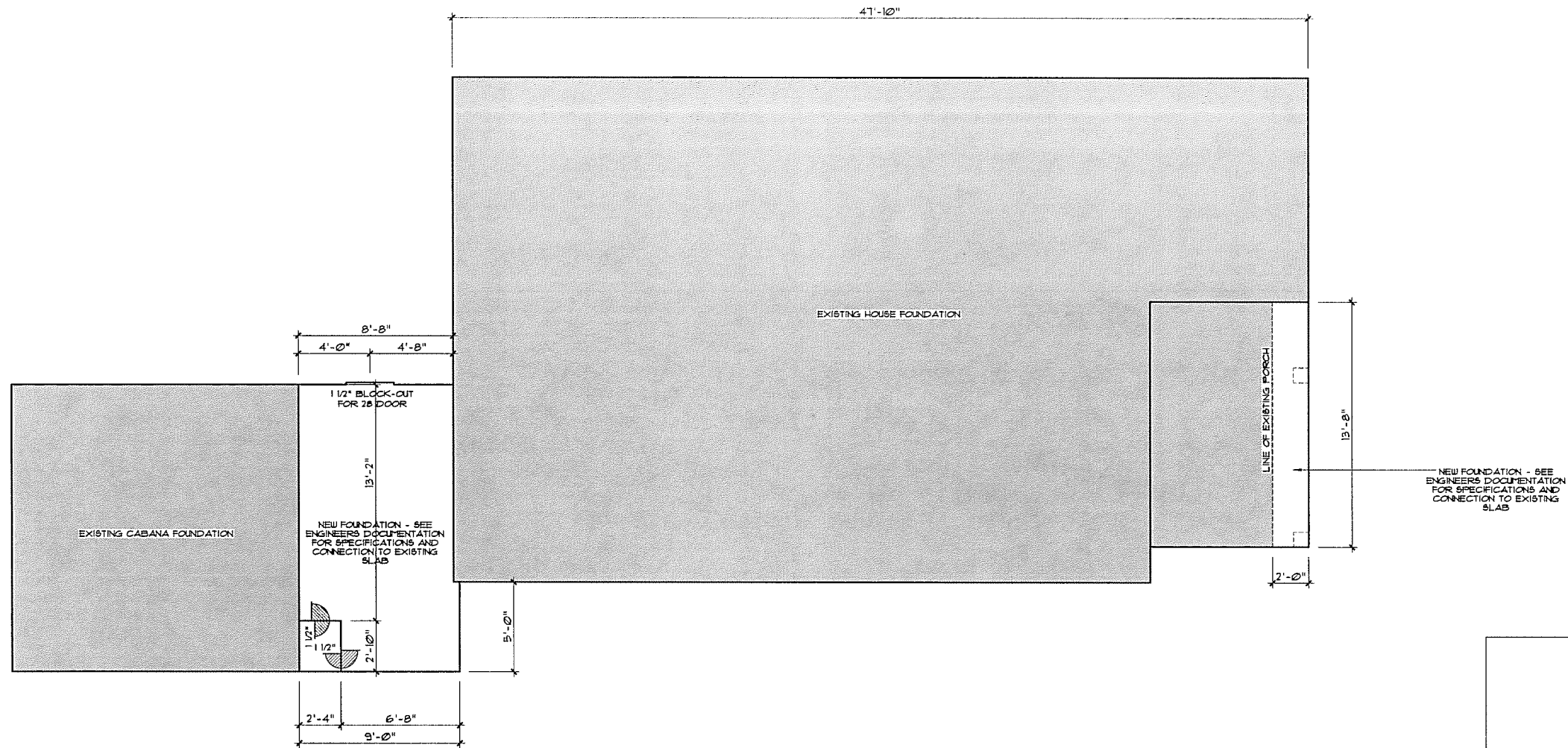
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ARCHITECTS  
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1712 WEST 11TH ST  
PLAN 1742 LF

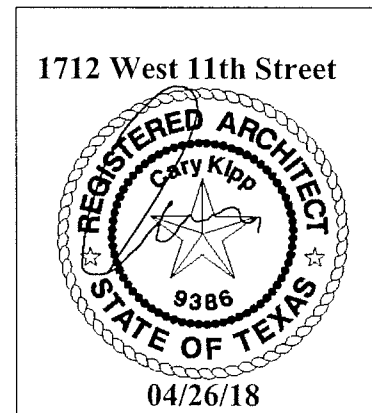
02-03-1  
Sheet  
A-106

Due to variations in construction methods and directly a 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 its representatives,  
Builder assumes full liability for any resulting construction deficiencies.

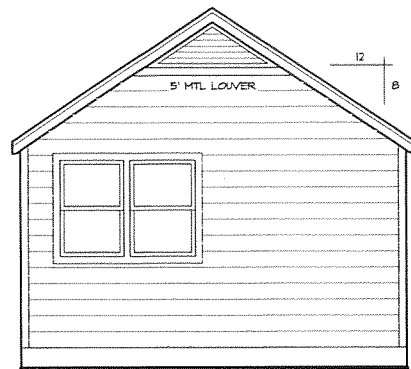
**Mackenzie Res**  
1712 WEST 11TH ST



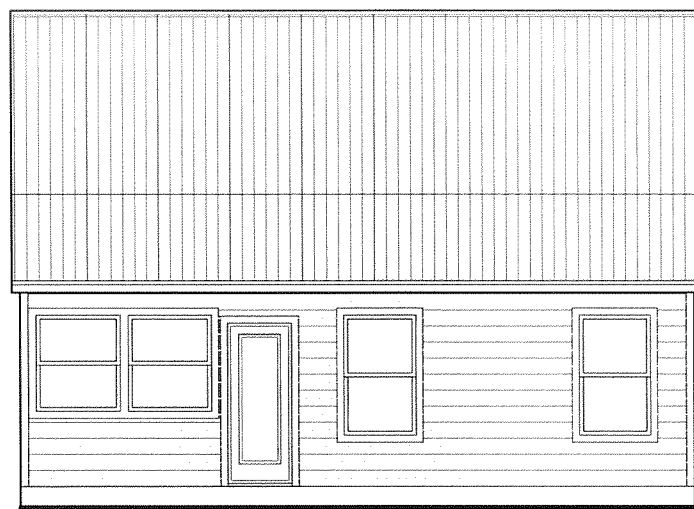
FOUNDATION PLAN  
SCALE 1/8"=1'-0"  
NOTES: FOUNDATION CONTRACTOR TO COMPARE FOUNDATION PLANS FROM STRUCTURAL ENGINEER TO THESE ARCHITECTURAL PLANS  
ANY DISCREPANCY TO BE REPORTED TO BUILDER



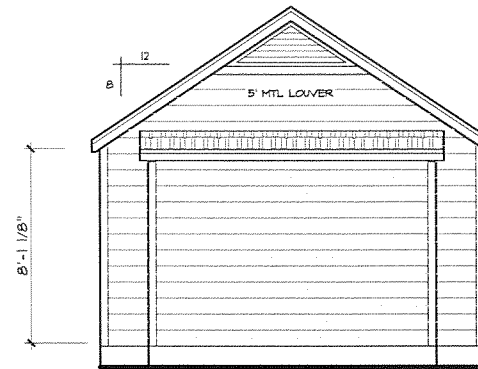




REAR - NORTH ELEVATION OF CABANA  
SCALE 1/8"=1'-0"



REAR - NORTH ELEVATION OF HOUSE  
SCALE 1/8"=1'-0"



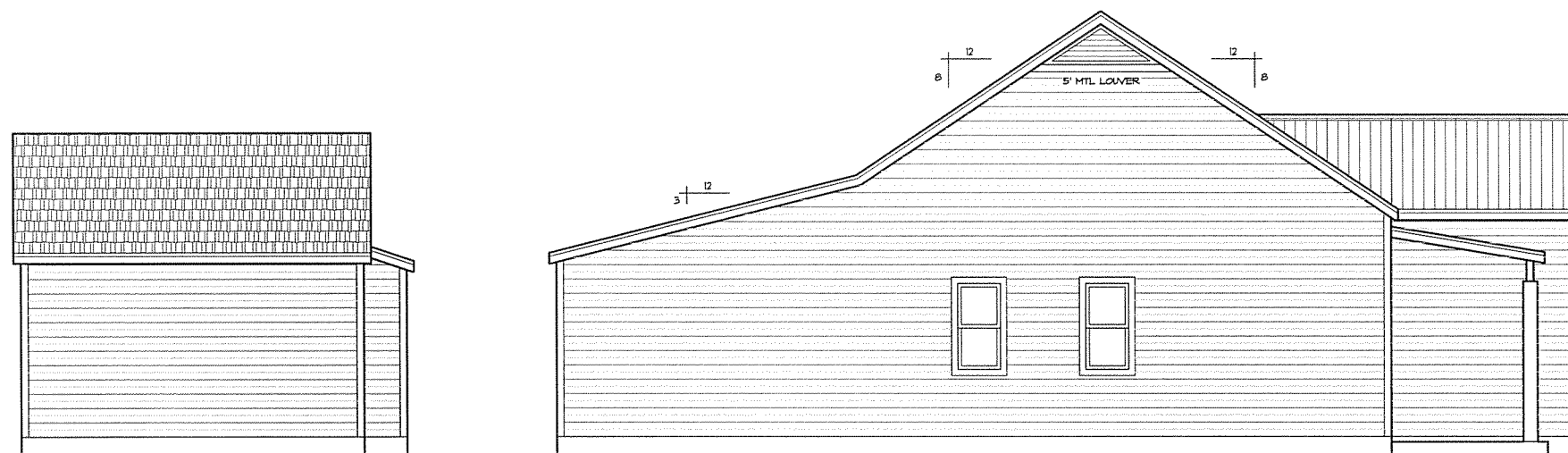
SOUTH ELEVATION OF CABANA  
SCALE 1/8"=1'-0"



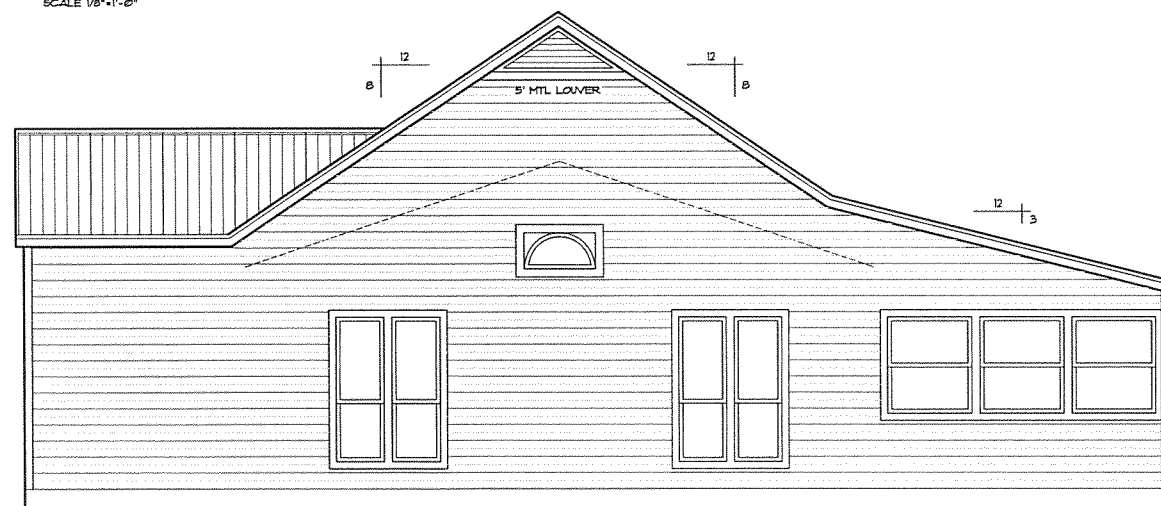
FRONT - SOUTH ELEVATION OF HOUSE  
SCALE 1/8"=1'-0"

EXISTING CABANA - ACCESSORY STRUCTURE

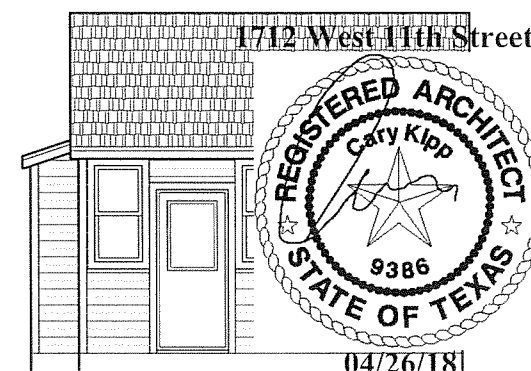
CEDAR LAP AND GAP SIDING, INSTALLED V-GROOVE SIDE OUT.  
TEXAS RIB / CHANNEL GUARD METAL ROOF - RED FINISH



LEFT SIDE - WEST ELEVATION OF HOUSE and CABANA  
SCALE 1/8"=1'-0"

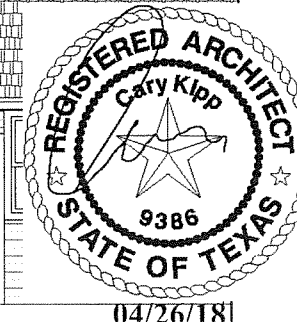


RIGHT SIDE - EAST ELEVATION OF HOUSE and CABANA  
SCALE 1/8"=1'-0"



EXISTING CABANA - ACCESSORY STRUCTURE

1712 West 11th Street



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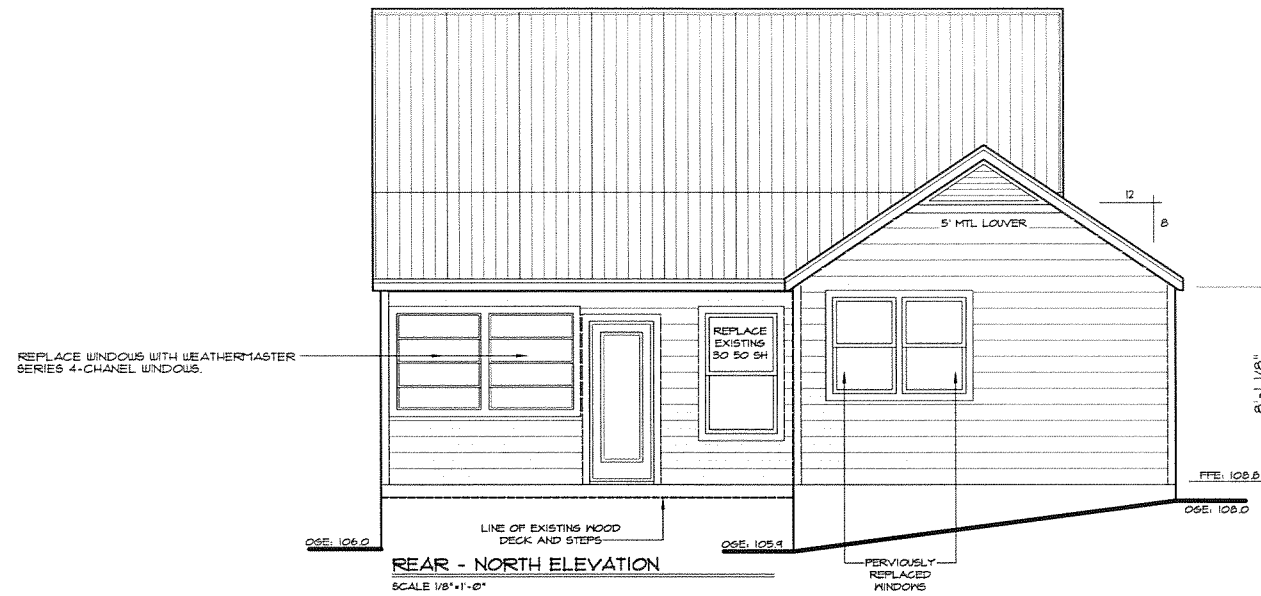
1712 WEST 11TH ST  
PLAN 1742 LF

Mackenzie Res  
1742 West 11th St

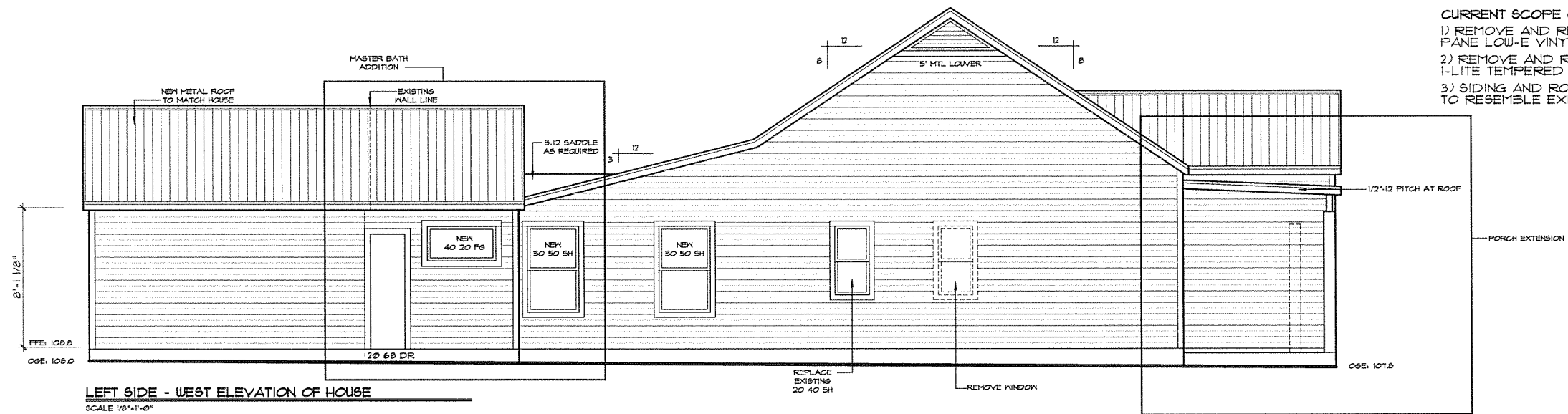
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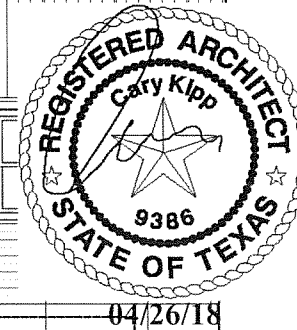
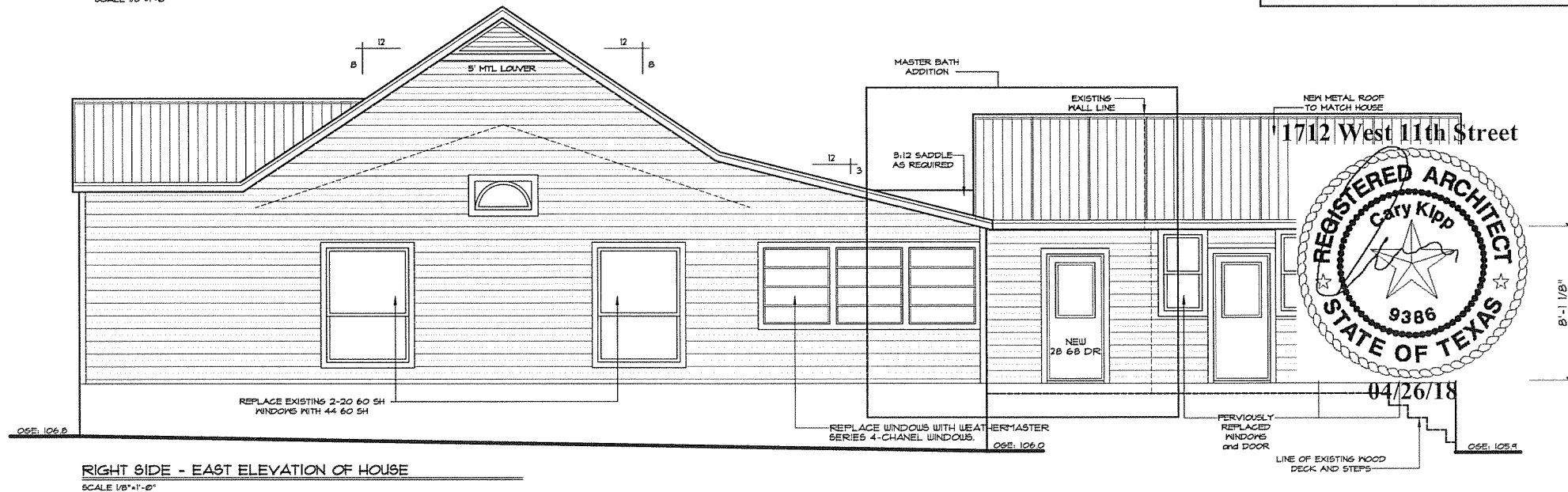
BEV-0001 PHASE 2 EXISTING 102.DWG 04/26/18  
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CEDAR LAP AND GAP SIDING, INSTALLED V-GROOVE SIDE OUT.  
TEXAS RIB / CHANNEL GUARD METAL ROOF - RED FINISH



- CURRENT SCOPE OF WORK:**
- 1) REMOVE AND REPLACE WINDOWS WITH DOUBLE PANE LOW-E VINYL WINDOWS
  - 2) REMOVE AND REPLACE ENTRY DOOR WITH 1-LITE TEMPERED DOOR
  - 3) SIDING AND ROOF ON ADDITION AND PORCH TO RESEMBLE EXISTING.



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**Mackenzie Res**  
1742 WEST 11TH ST

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