



Proposed Front Elevation

1413 KIRKWOOD RD.
Delwood Duplex National Register District

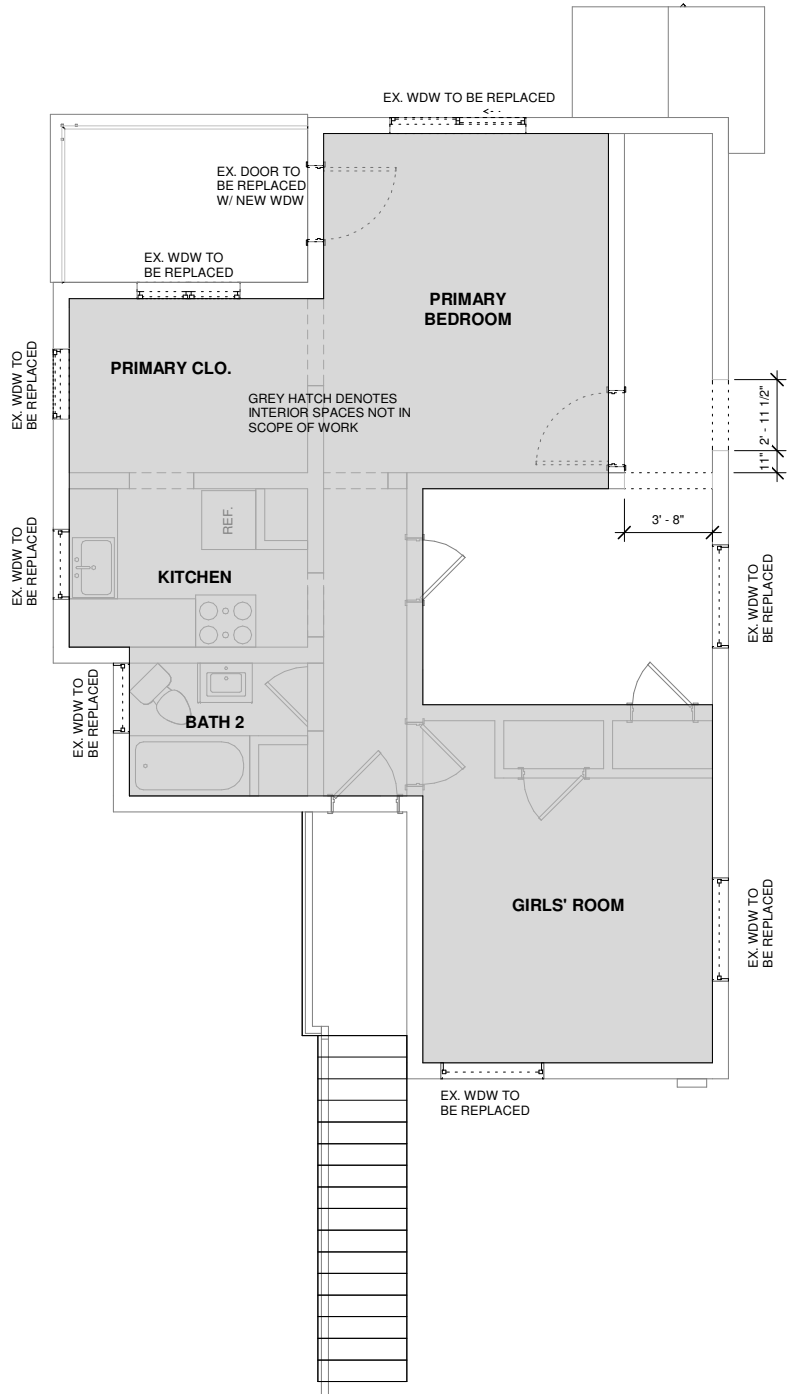


Existing Front Elevation

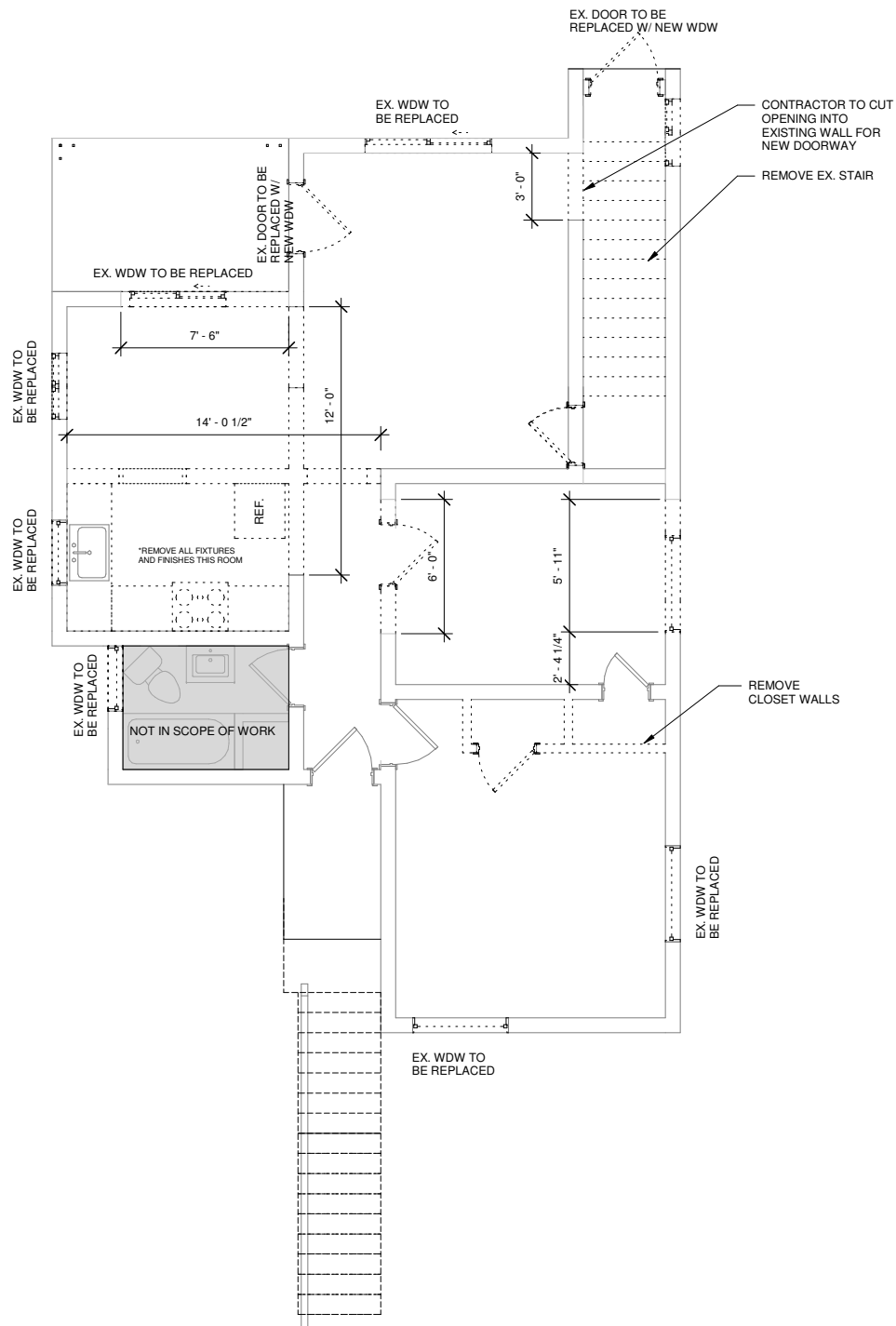
Scope of Work:

- Rebuild interior stair and create interior opening at first floor to provide access to stair.
- Decommission existing Kitchen at first floor to convert structure from a duplex use to a single-family use.
- The existing floor plan of the second floor will remain as is.
- Replace all windows and exterior doors.*
- Repair/restore existing porch railing and vertical supports.

*A portion of the original exterior doors and windows were replaced prior to the current Owner's taking possession of the property.



2 DEMOLITION PLAN - SECOND FLOOR
1/4" = 1'-0"



1 DEMOLITION PLAN - FIRST FLOOR
1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

NEW FRAMED WALL

WALL TO BE DEMOLISHED

Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 774 4261

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



02.24.22

PEEBLES-DOUGHTY
REMODEL

1413 Kirkwood Rd
Austin, TX 78722

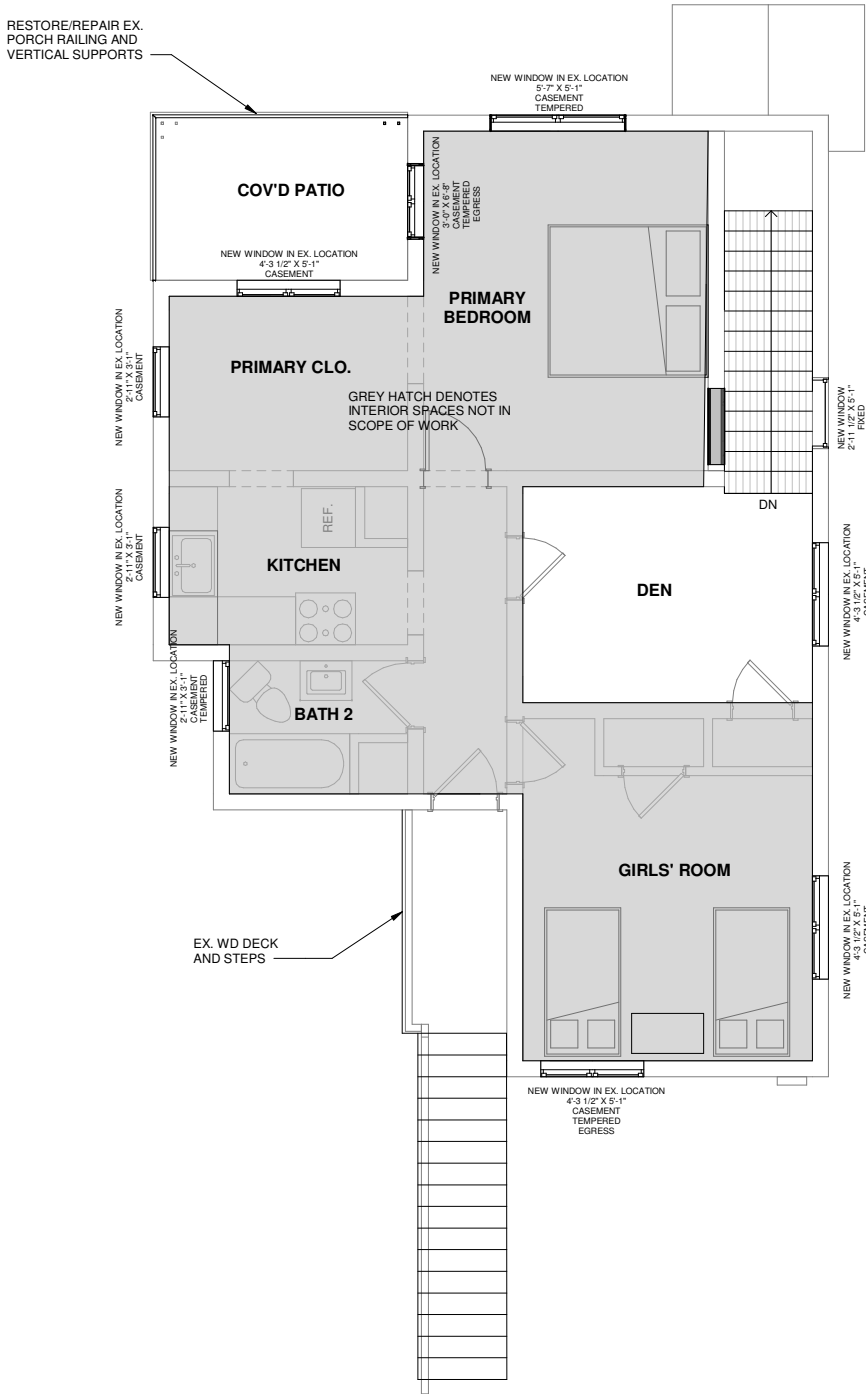
DATE	ISSUED FOR
10.01.21	FOR PERMIT
02.24.22	PERMIT RESUBMIT

PROJECT 0000

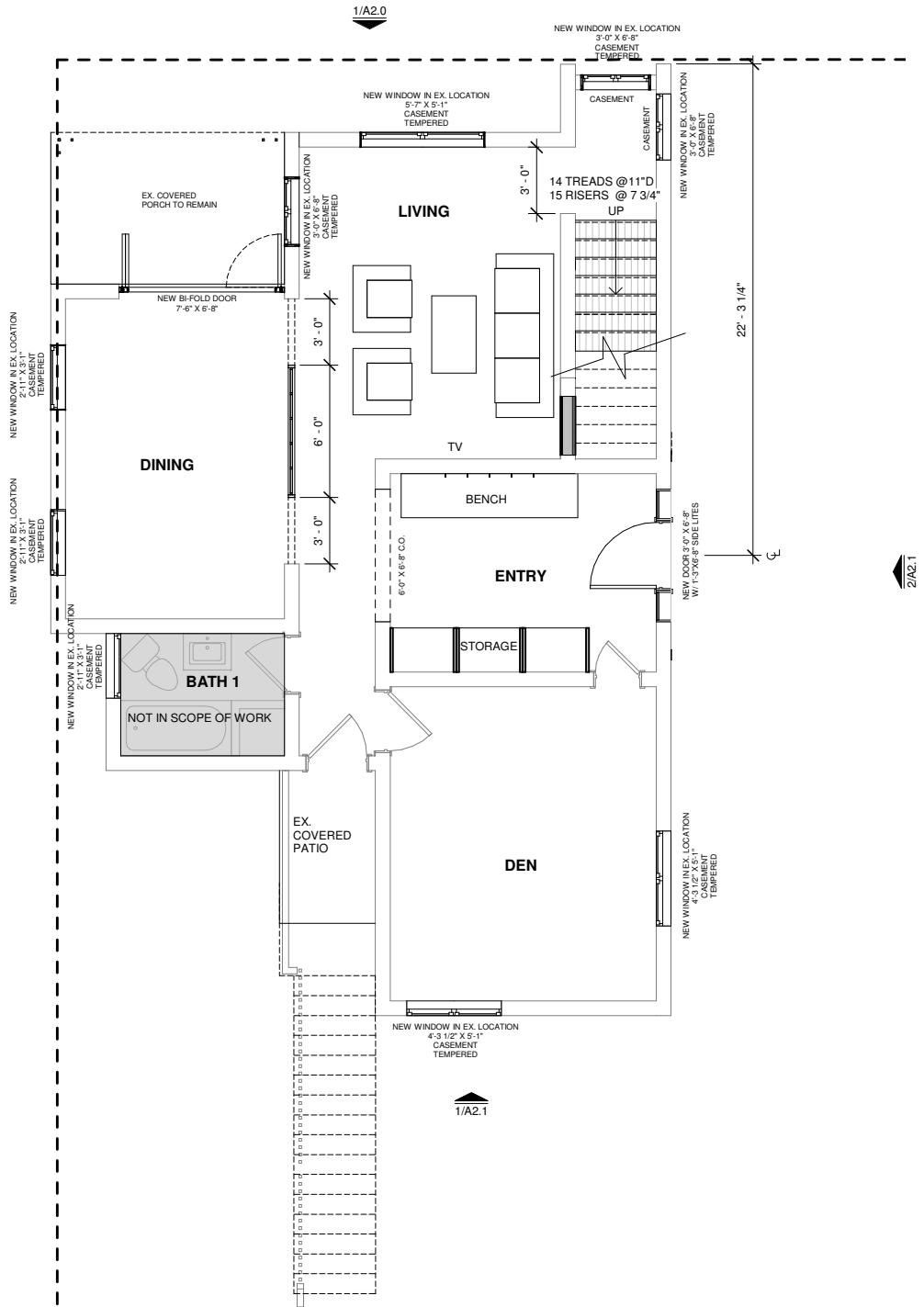
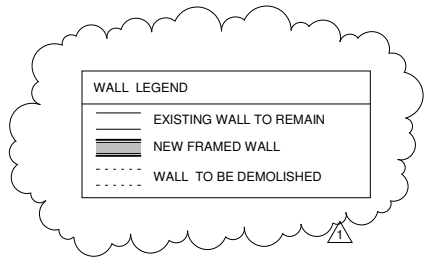
DEMOLITION PLAN

D1.0

HALF-SIZE SET



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 774 4261

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



02.24.22

PEEBLES-DOUGHTY
REMODEL

1413 Kirkwood Rd
Austin, TX 78722

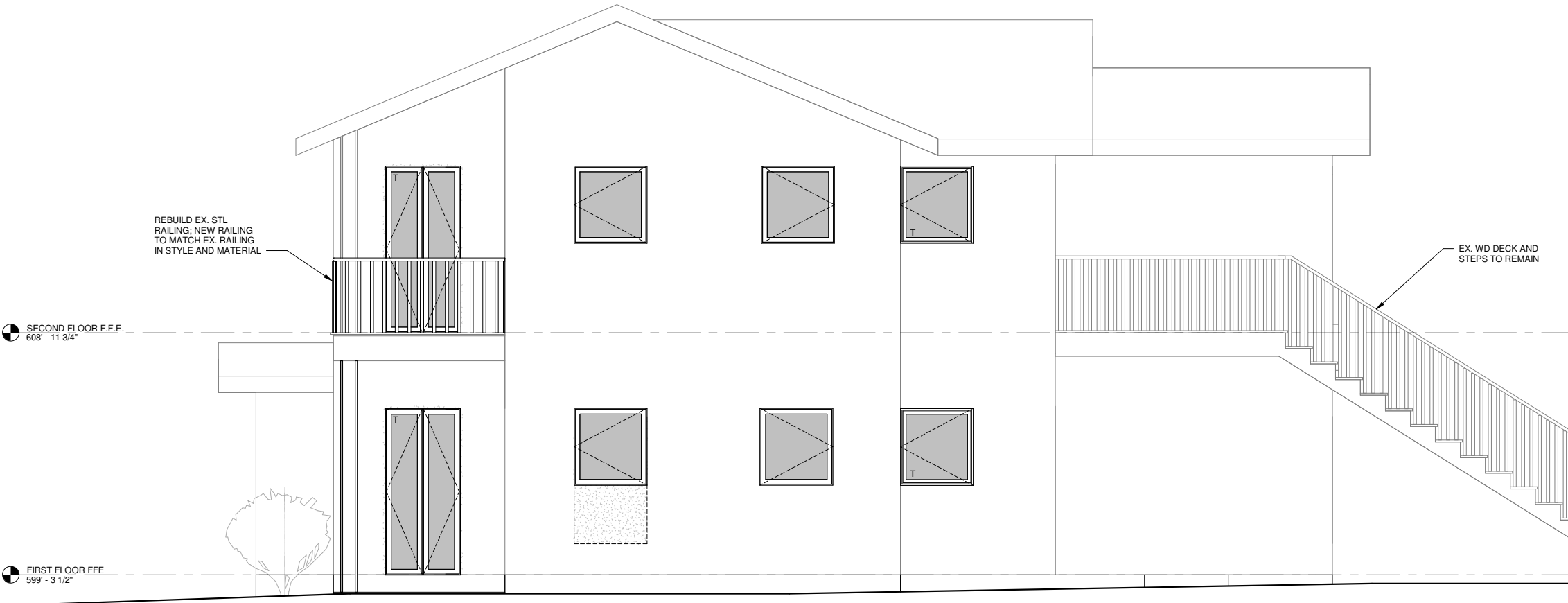
DATE	ISSUED FOR
10.01.21	FOR PERMIT
02.24.22	PERMIT RESUBMIT

PROJECT 0000

FLOOR PLANS

A1.0

HALF-SIZE SET



Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 774 4261

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

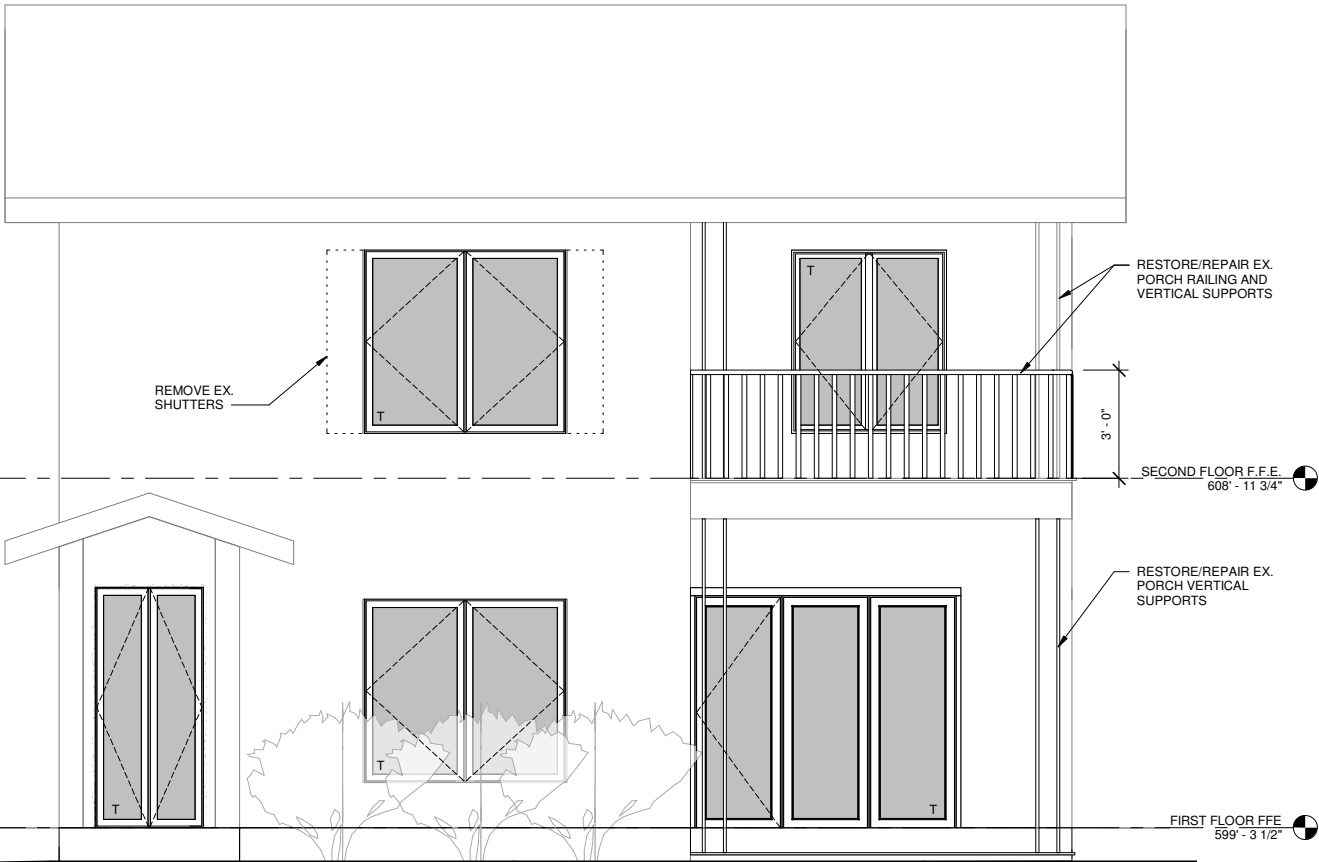
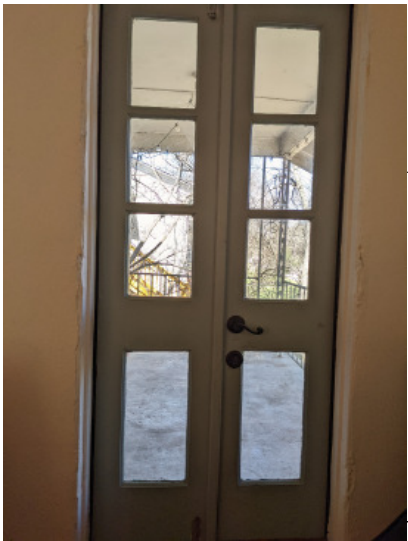


02.24.22

2 WEST ELEVATION
3/8" = 1'-0"

Replace front door and exterior doors out to first and second floor porches with tall casement windows. Existing opening sizes to remain the same.
New casement will be more in keepig with what we understand to be the original exterior door style of narrow french doors.

Example image of original exterior door.



1 NORTH ELEVATION
3/8" = 1'-0"

PEEBLES-DOUGHTY
REMODEL

1413 Kirkwood Rd
Austin, TX 78722

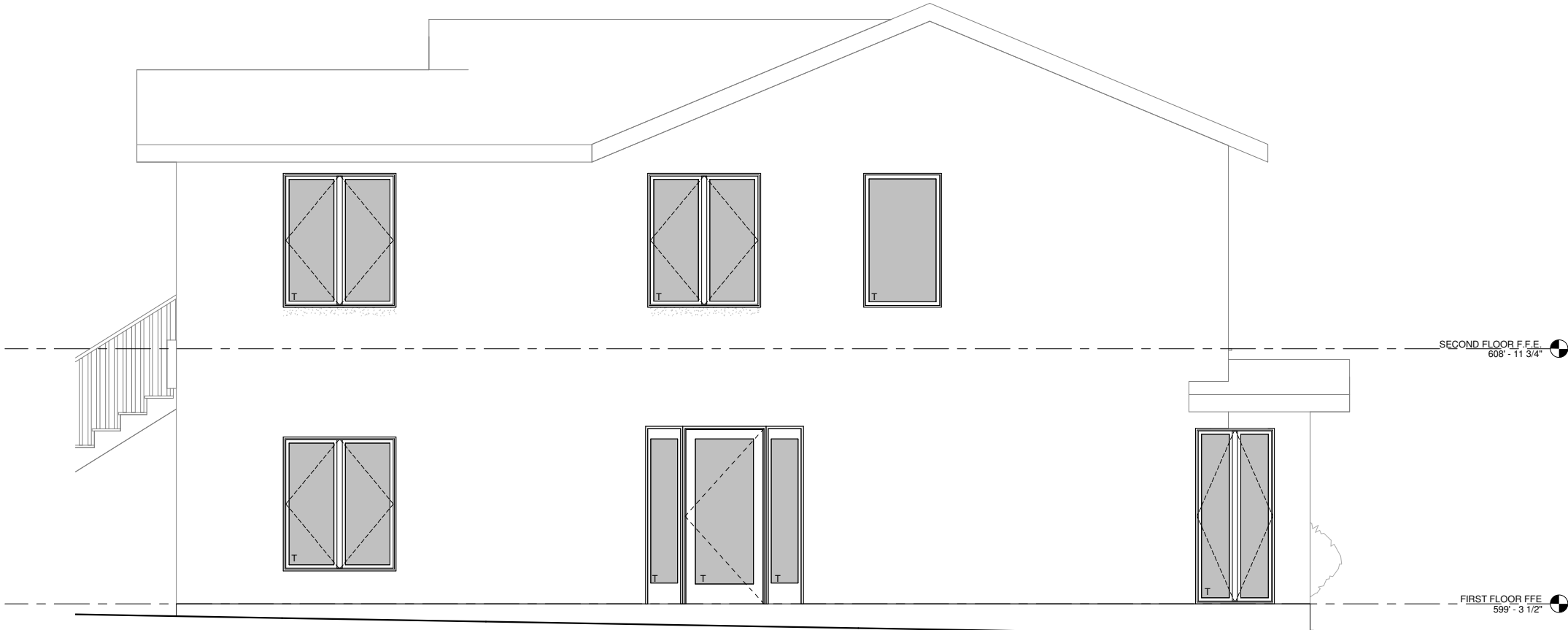
DATE 10.01.21 ISSUED FOR FOR PERMIT

PROJECT 0000

EXTERIOR ELEVATIONS

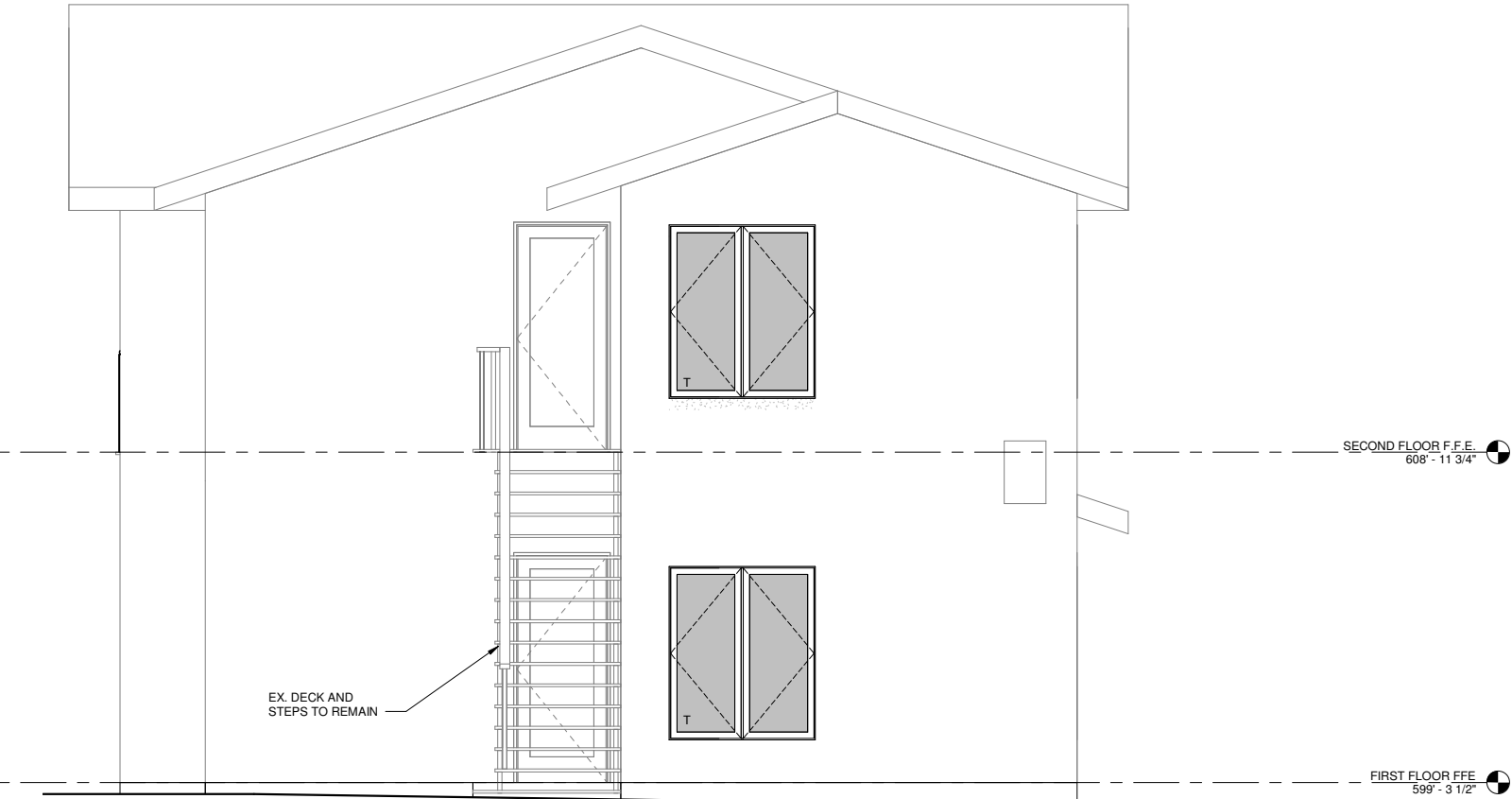
A2.0

HALF-SIZE SET



2 EAST ELEVATION
3/8" = 1'-0"

A new exterior door will be introduced along the east elevation in place of an existing window. The new door is approx. 23'-0" behind the existing front entry so as to not diminish the prominence of the existing entry as part of the architectural rhythm of the street scape.



1 SOUTH ELEVATION
3/8" = 1'-0"



Sidetracked Studio

1605 E. 7th St. Unit B
Austin, Texas
512 774 4261

FIELD INSPECTION REQUIRED

Prior to performing any bidding, new construction, and/or repairs, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.



02.24.22

PEEBLES-DOUGHTY
REMODEL

1413 Kirkwood Rd
Austin, TX 78722

DATE ISSUED FOR
10.01.21 FOR PERMIT

PROJECT 0000

EXTERIOR ELEVATIONS

A2.1

HALF-SIZE SET