

1909 KENWOOD AVE
Austin, TX 78704



ARCHITECTURAL

GENERAL	
A-001	COVER
A-002	VISITABILITY DETAILS
A-003	SETBACK EXHIBIT
A-004	BASEMENT EXEMPTION EXHIBIT
ARCHITECTURE	
A-100	DEMOLITION PLAN
A-101	PROPOSED SITE PLAN
A-103	PRIMARY FLOOR PLANS
A-104	PRIMARY FLOOR PLANS
A-105	PRIMARY ROOF PLAN
A-106	SECONDARY FLOOR PLANS
A-108	SECONDARY ROOF PLAN
A-109	PRIMARY RCP
A-110	SECONDARY RCP
A-201	PRIMARY - ELEVATIONS
A-202	PRIMARY - ELEVATIONS
A-203	SECONDARY - ELEVATIONS
A-204	SECONDARY - ELEVATIONS
A-301	PRIMARY - SECTIONS
A-302	PRIMARY - SECTIONS
A-303	SECONDARY - SECTIONS
A-304	SECONDARY - SECTIONS
A-401	PRIMARY - ENLARGED PLANS
A-402	PRIMARY - ENLARGED PLANS
A-403	PRIMARY - INTERIOR ELEVATIONS
A-404	PRIMARY - INTERIOR ELEVATIONS
A-405	SECONDARY - INTERIOR ELEVATIONS
A-406	SECONDARY - INTERIOR ELEVATIONS
A-501	DETAILS
A-601	DOOR SCHEDULE
A-602	WINDOW SCHEDULE
A-603	FINISHES

STRUCTURAL	
S-1	PRIMARY FOUNDATION PLAN
S-3	PRIMARY FLOOR FRAMING PLAN
S-4	PRIMARY FLOOR/ROOF/CEILING FRAMING PLAN
S-5	PRIMARY ROOF/CEILING FRAMING PLAN
S-6	SECONDARY FLOOR/ROOF/CEILING FRAMING PLANS
S-7	SECONDARY ROOF/CEILING FRAMING PLANS



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KENWOOD

1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

ISSUE	DATE
BP Submittal	03/16/2022

REVISION SCHEDULE

ID	NAME	DATE

COVER

A-001

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Project Summary	
Project Address:	1909 KENWOOD AVE
Owner:	Charles Palmer, KRDB
Site Statistics	
Gross Site Area:	0.2472 AC (10,768.24 SF)
Building Coverage:	2963 SF
Residential	
# of buidings	2 Additional buildings
# of units	2
Total Residential SF	4198

Zoning Information	
Property Zoning:	SF-3
Legal Description	

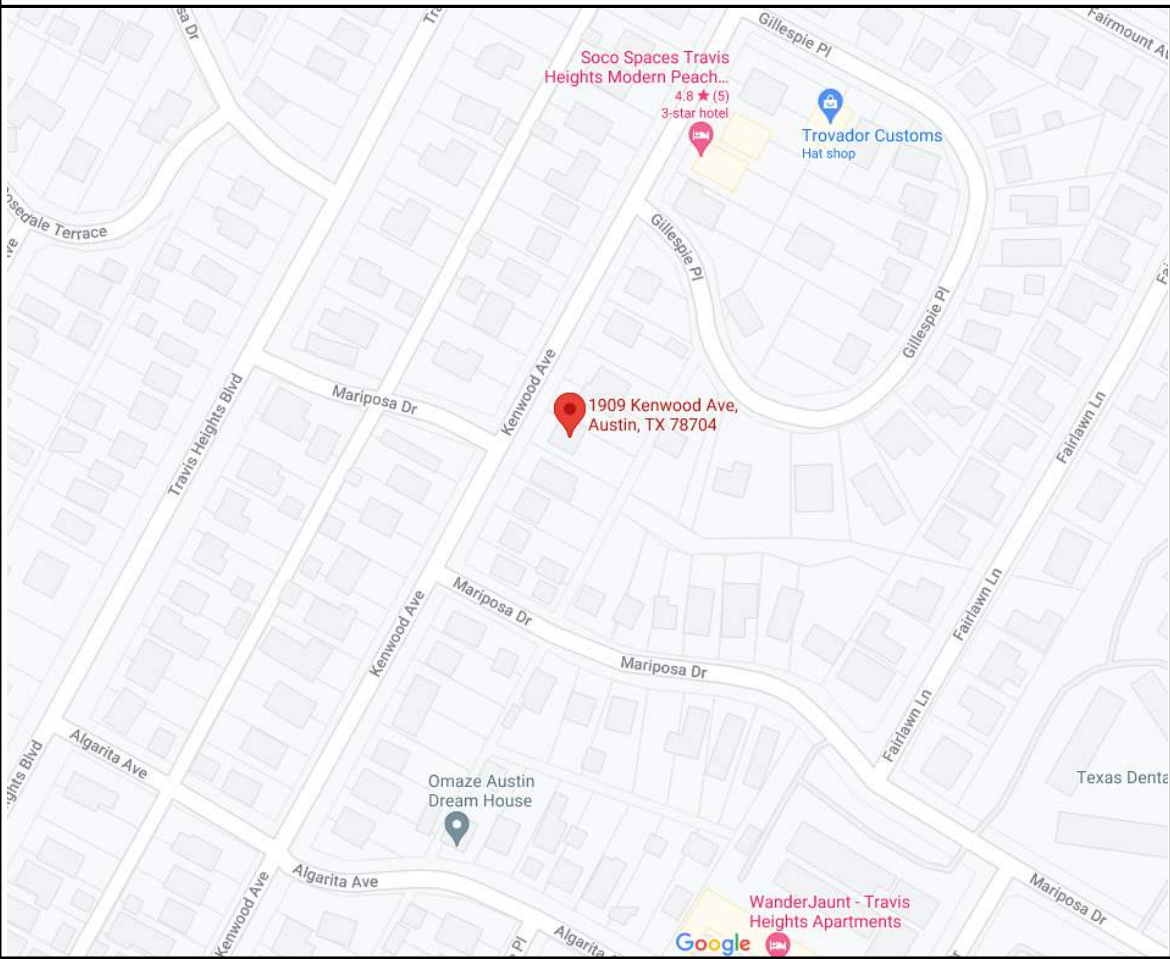
LOT 35 *% S 25 FT OF LOT 34 BLK 40 TRAVIS HEIGHTS

1909 KENWOOD AVE DWELLING UNIT AND BUILDING AREA SUMMARY

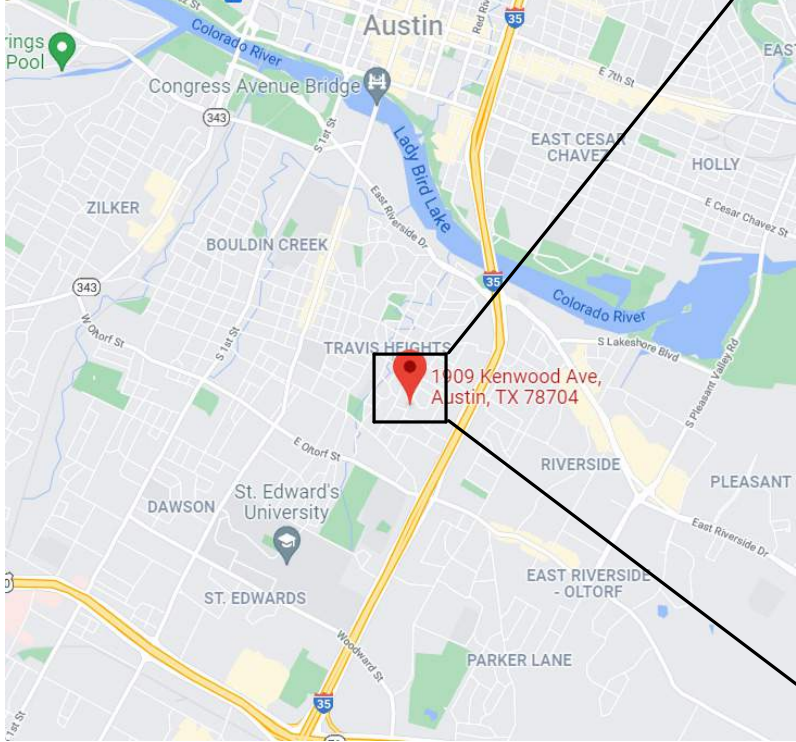
Parking	
#of Parking Spaces:	3
Building Height	
PRIMARY	28' - 11"
SECONDARY	31' - 7.5'
Impervious Cover	
Allowable	4200
Actual	3846.5

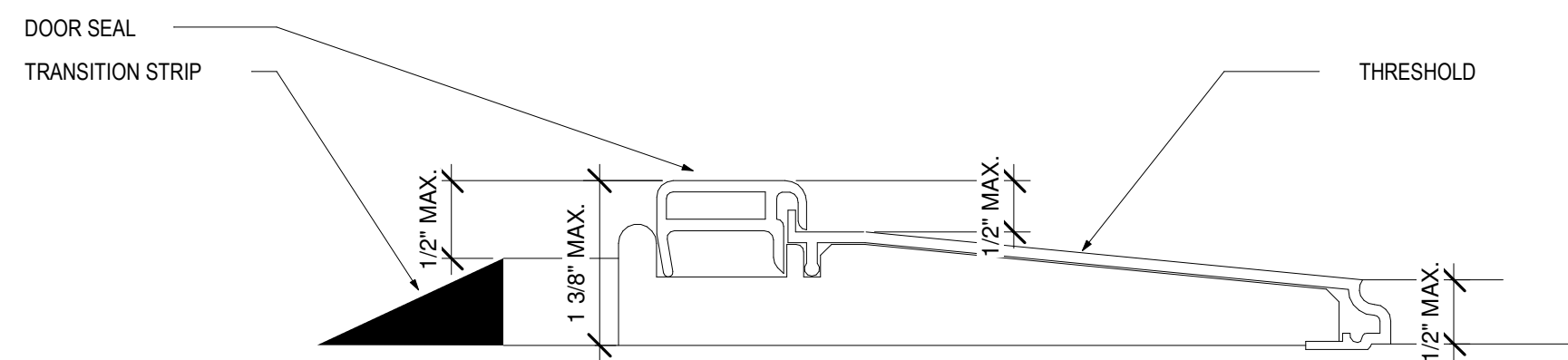
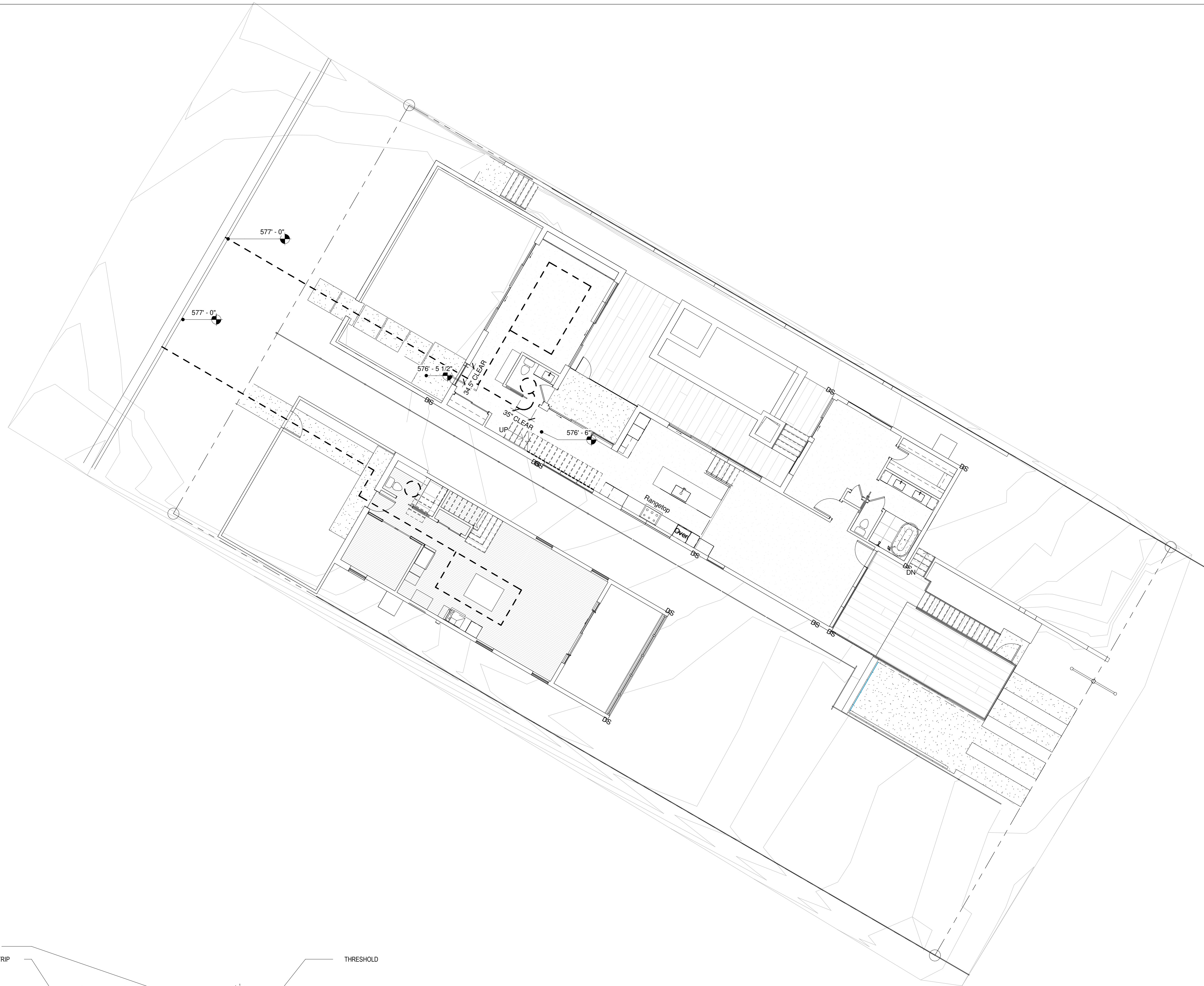
CODES AND STANDARDS:	
1. The term IBC shall apply to the current edition of the International Building Code as amended by the state of Texas. For projects in all other states it shall apply to the current edition of the UBC or IBC as adopted by that state.	
2. Local jurisdiction to determine compliance with Chapter 29 (with regard to adjacent facilities) in accordance with their currently adopted edition of the UBC or IBC.	
3. This set of plans prepared and submitted for approval under the following code:	
Building Code:	2021 IBC w/ local amendments
Fire Code:	2021 IFC w/ local amendments
Plumbing Code:	2021 IPC w/ local amendments
Mechanical Code:	2021 IMC w/ local amendments
Electrical Code:	2020 NEC w/ local amendments
Energy Code:	2021 IECC w/ local amendments

PROPERTY LOCATION - LOCAL MAP



PROPERTY LOCATION - AUSTIN, TEXAS





2 EXTERIOR DOOR THRESHOLD
12" = 1'-0"

1 Visitability Plan
1/8" = 1'-0"

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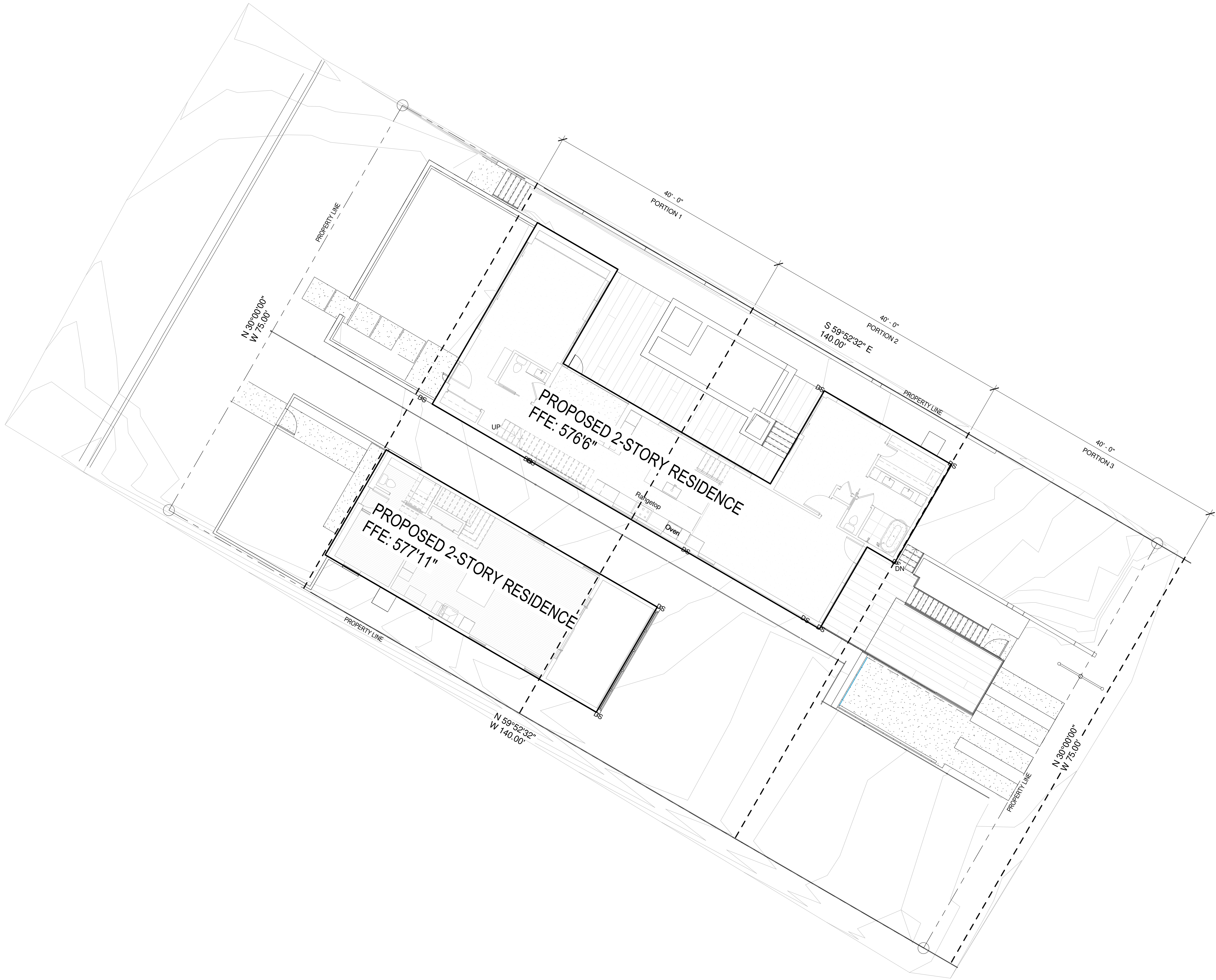
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VISITABILITY DETAILS

A-002

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1

Setback Plane Exhibit
1/8" = 1'-0"



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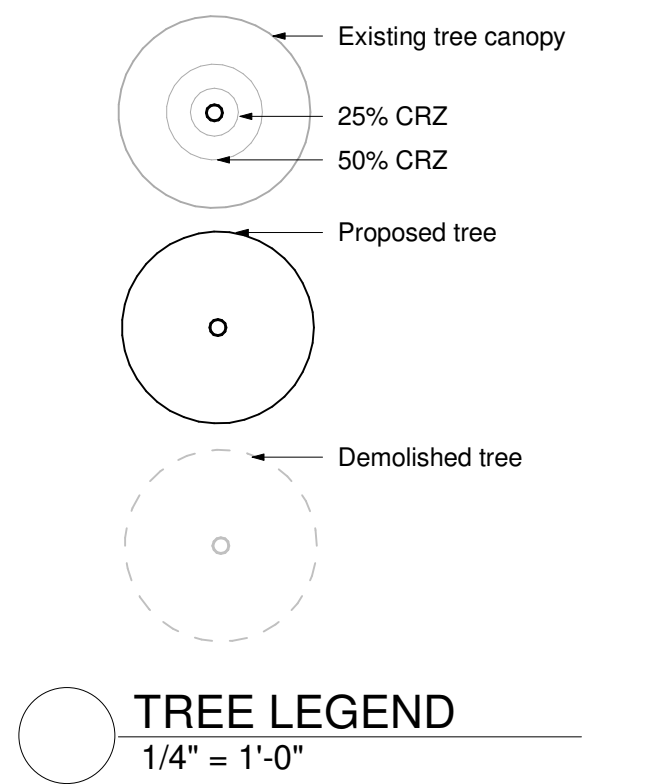
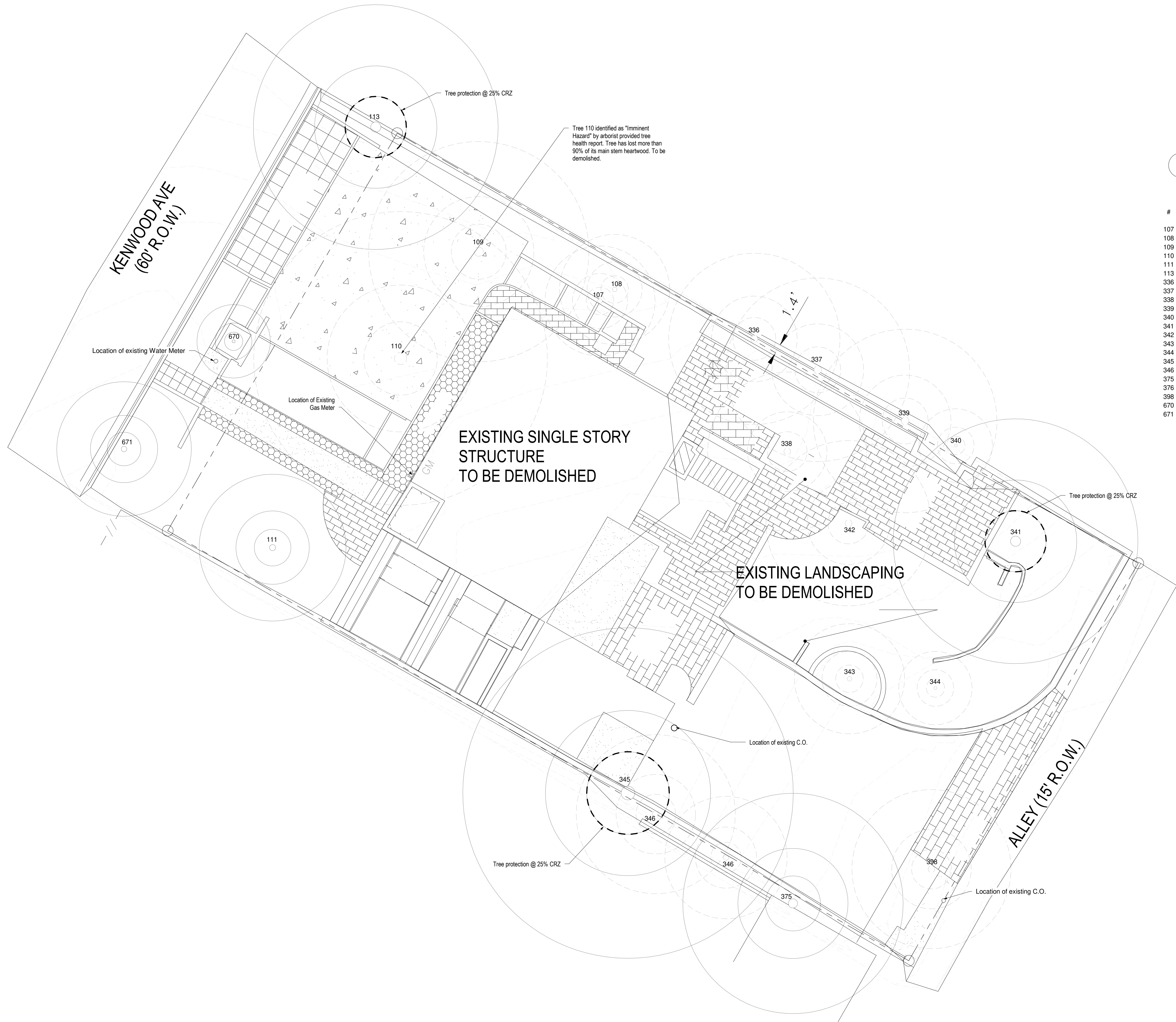
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SETBACK EXHIBIT

A-003

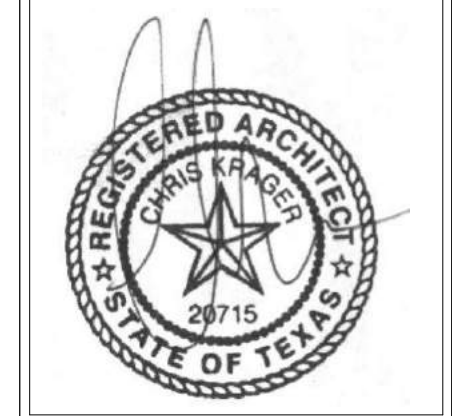
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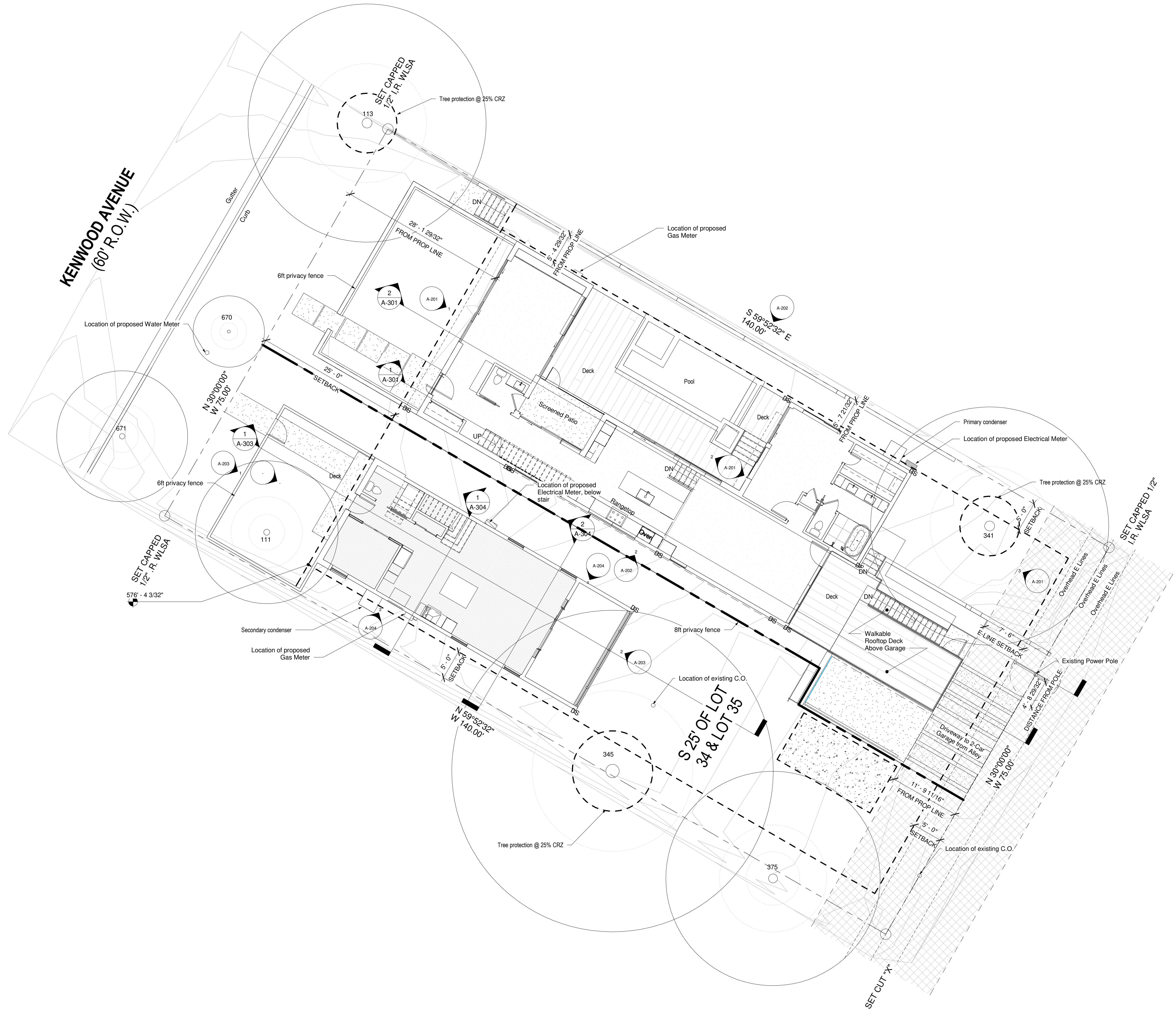
TREE LIST			
#	Size (inches)	Type	Protected
107	9	American Elm	No
108	9	American Elm	No
109	18	Chinese Tallow (Rated)	No
110	24	American Elm	No
111	12	Pecan	No
113	20	Pecan	Yes
336	14	China Berry	No
337	15	Box Elder	No
338	13	Black Locust	No
339	15	HB	No
340	6	China Berry (Rated)	No
341	20	Pecan	Yes
342	14	Ginko	No
343	9	Ginko	No
344	6	American Elm	No
345	27	American Elm (Rated)	Yes
346	13	American Elm	No
375	18	American Elm	No
398	10	American Elm	No
670	13	Maple (Rated)	No
671	6	Pecan	No

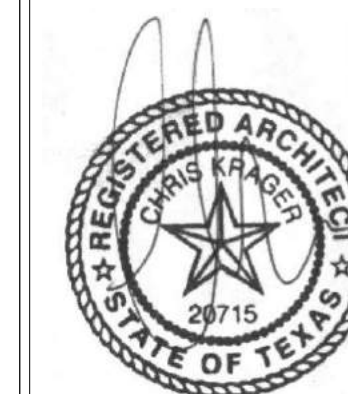


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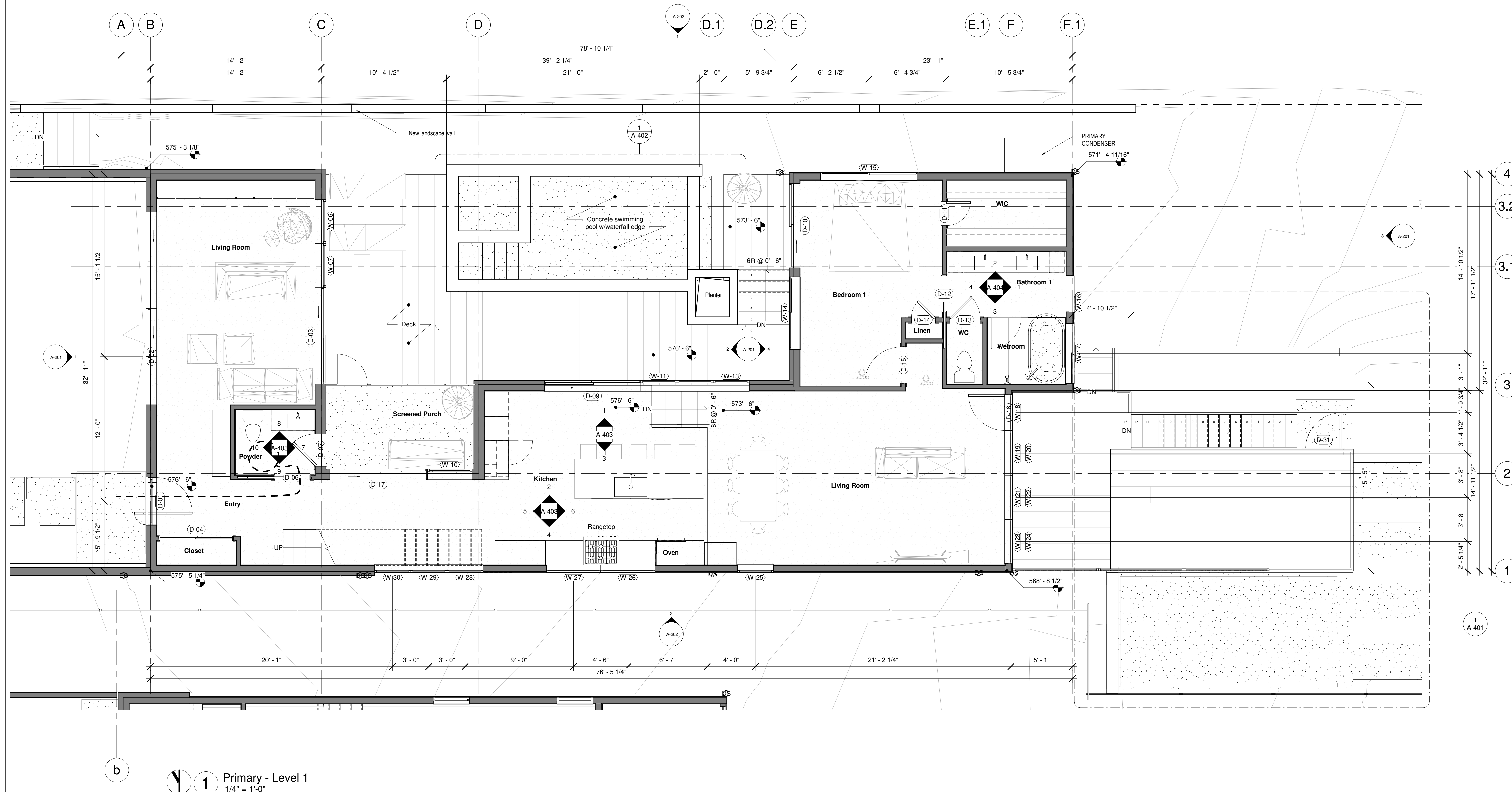
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PRIMARY FLOOR
PLANS

A-103

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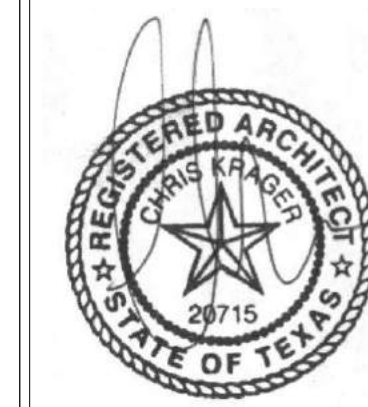
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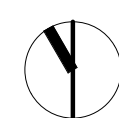
REVISION SCHEDULE

ID	NAME	DATE

PRIMARY FLOOR
PLANS

A-104

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1 Primary - Level 2
1/4" = 1'-0"

Primary Average Grade Calculation:

NW Corner	575' 3 1/8"
SW Corner	574' 9 9/16"
NE Corner	571' 4 11/16"
SE Corner	568' 8 1/2"

Average Grade	572' 6"
Maximum Height	604' 6"

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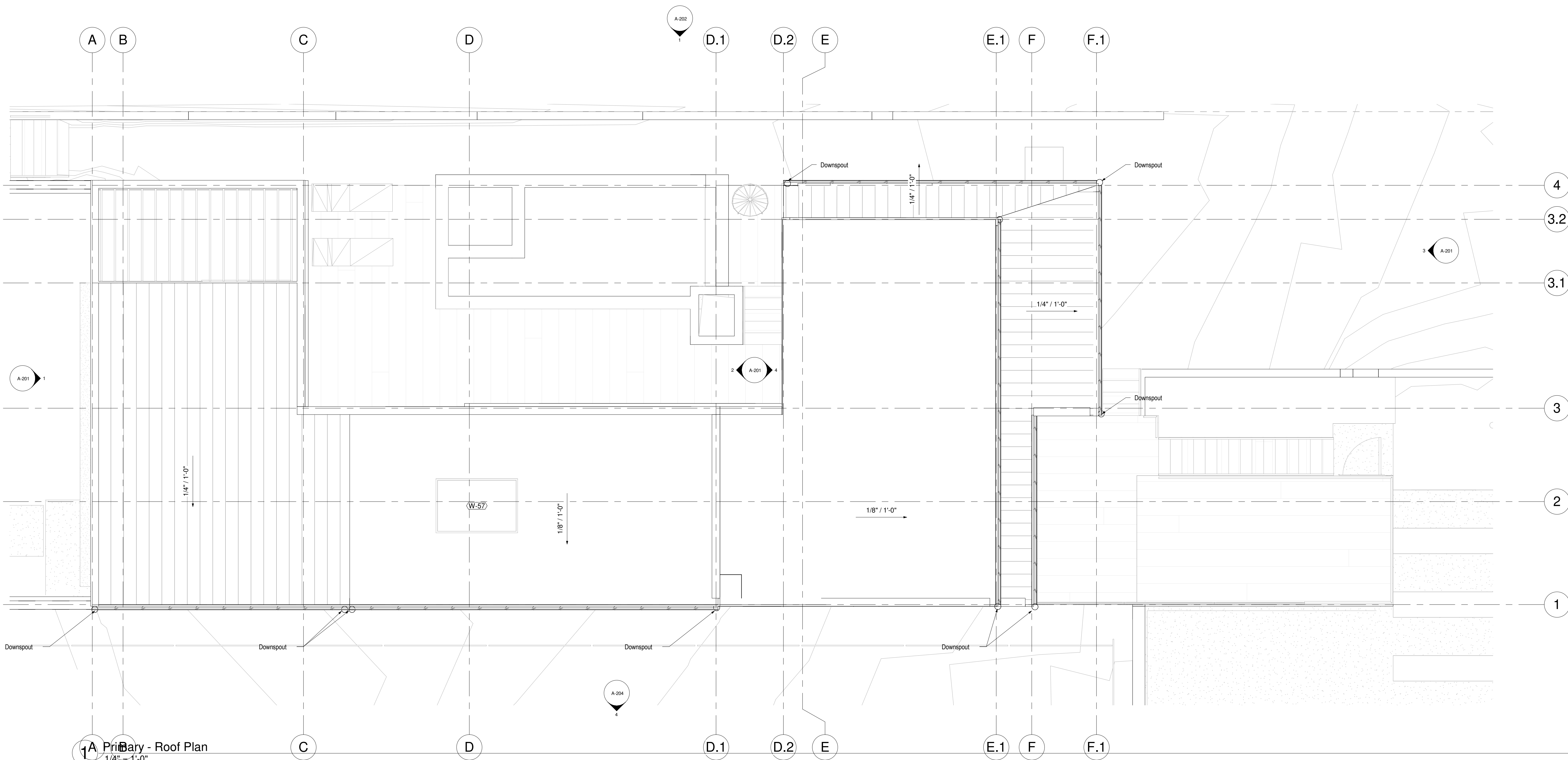
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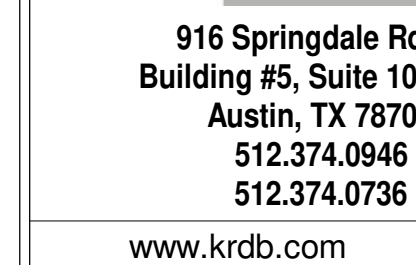
ID	NAME	DATE

PRIMARY ROOF PLAN

A-105

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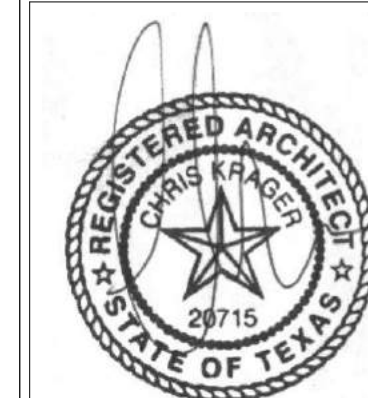
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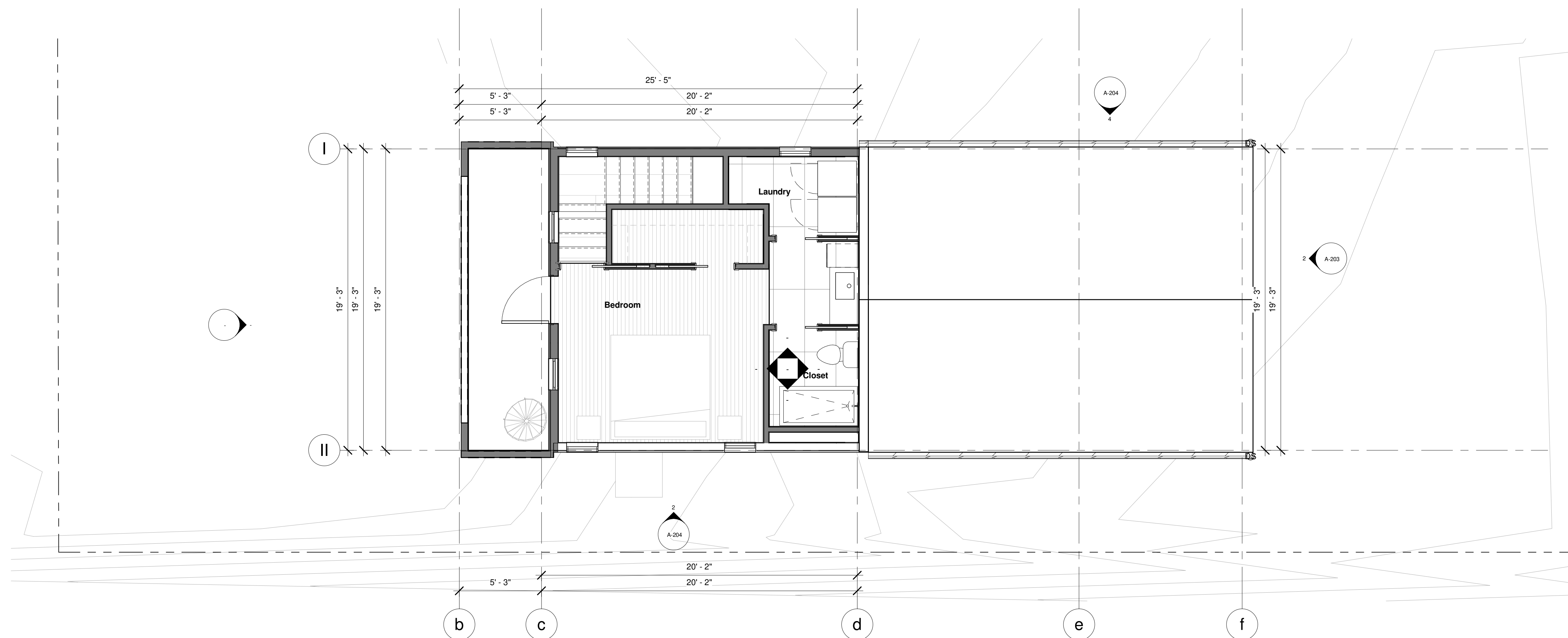
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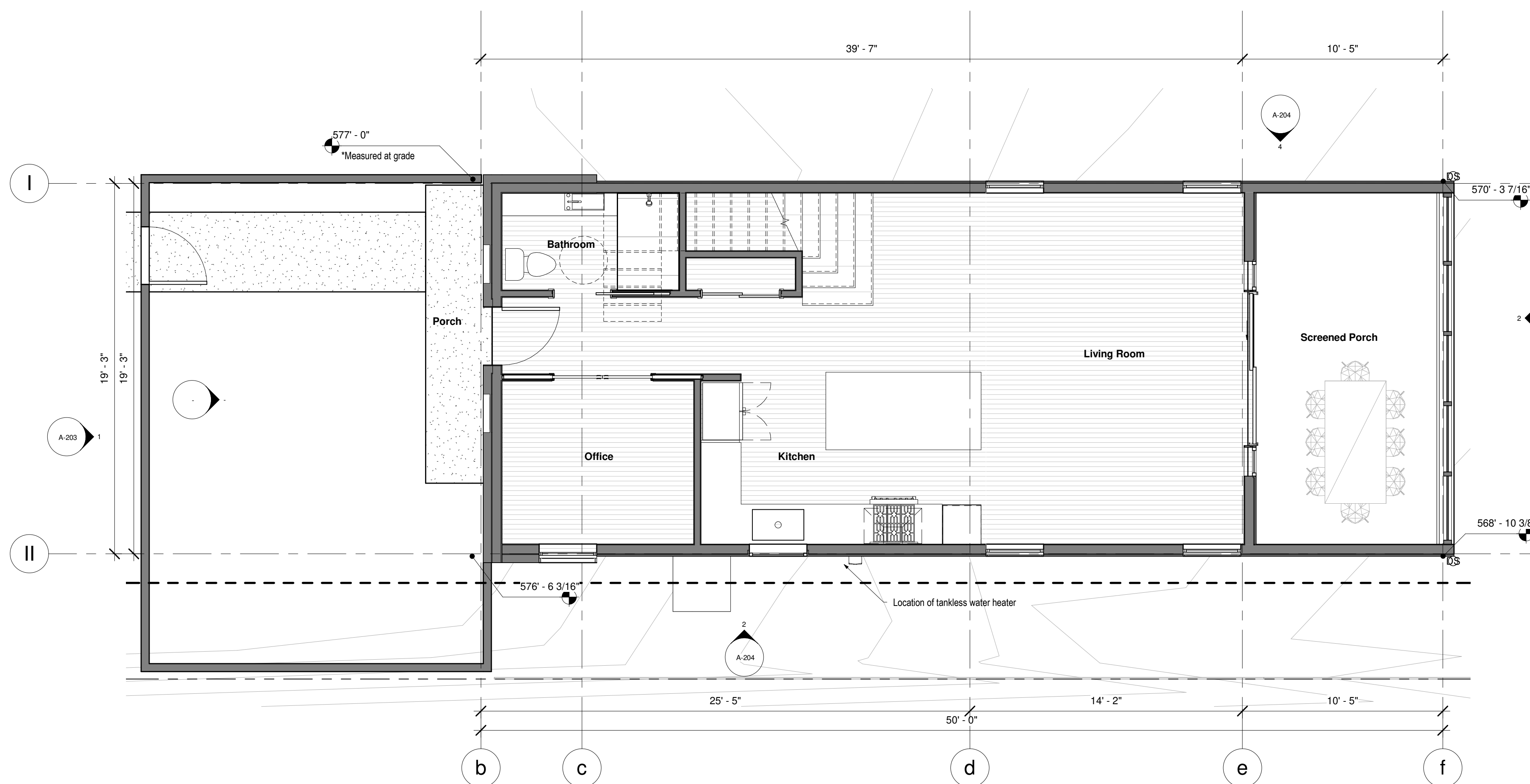
SECONDARY FLOOR PLANS

A-106

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2 Secondary - Level 2
1/4" = 1'-0"



1 Secondary - Level 1
1/4" = 1'-0"

Secondary Average Grade Calculation:

NW Corner	574' 8 25/32"
SW Corner	574' 11 7/8"
NE Corner	568' 8 5/32"
SE Corner	568' 10 3/8"

Average Grade	572' 0"
Maximum Height	604' 0"

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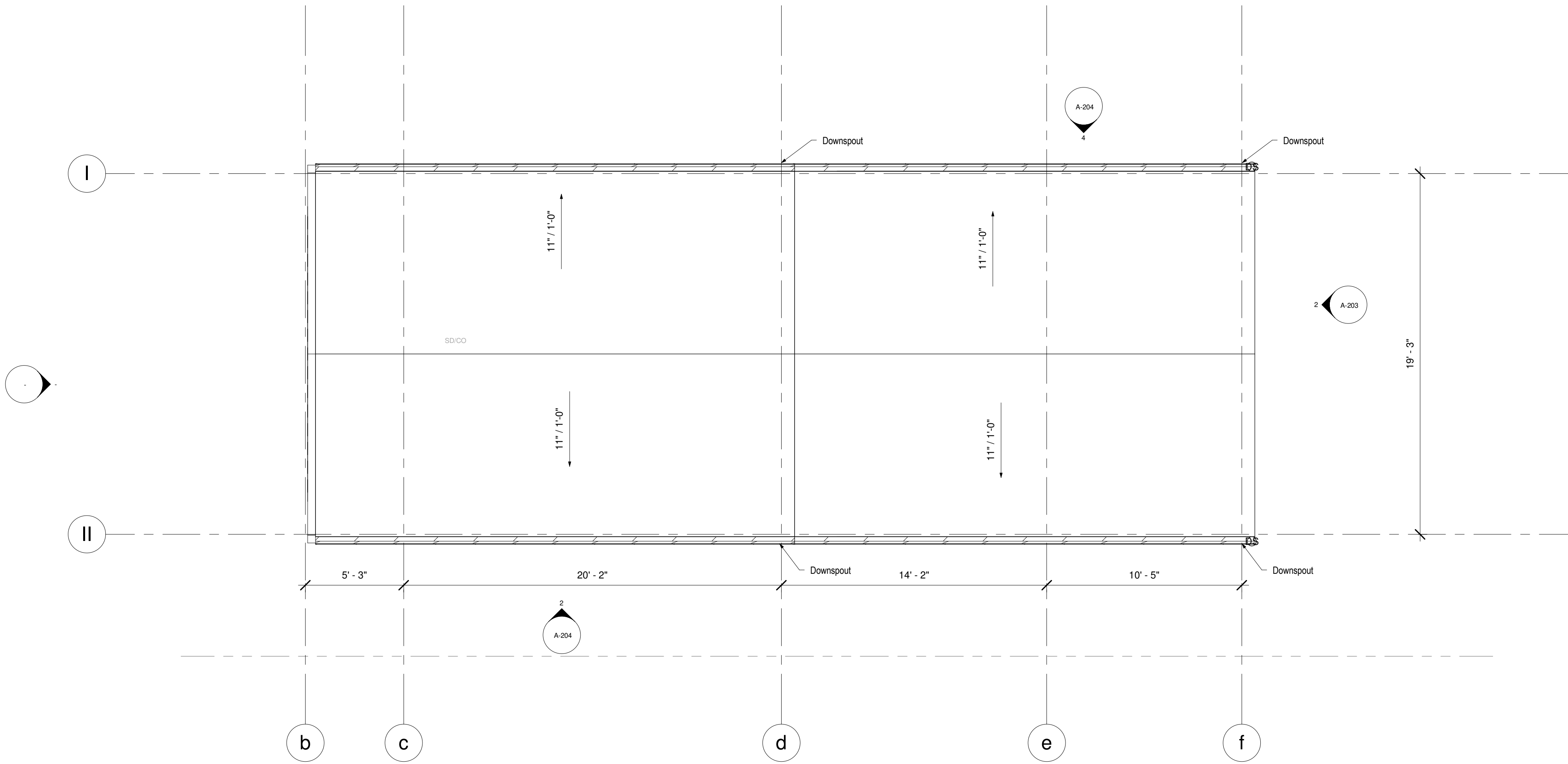
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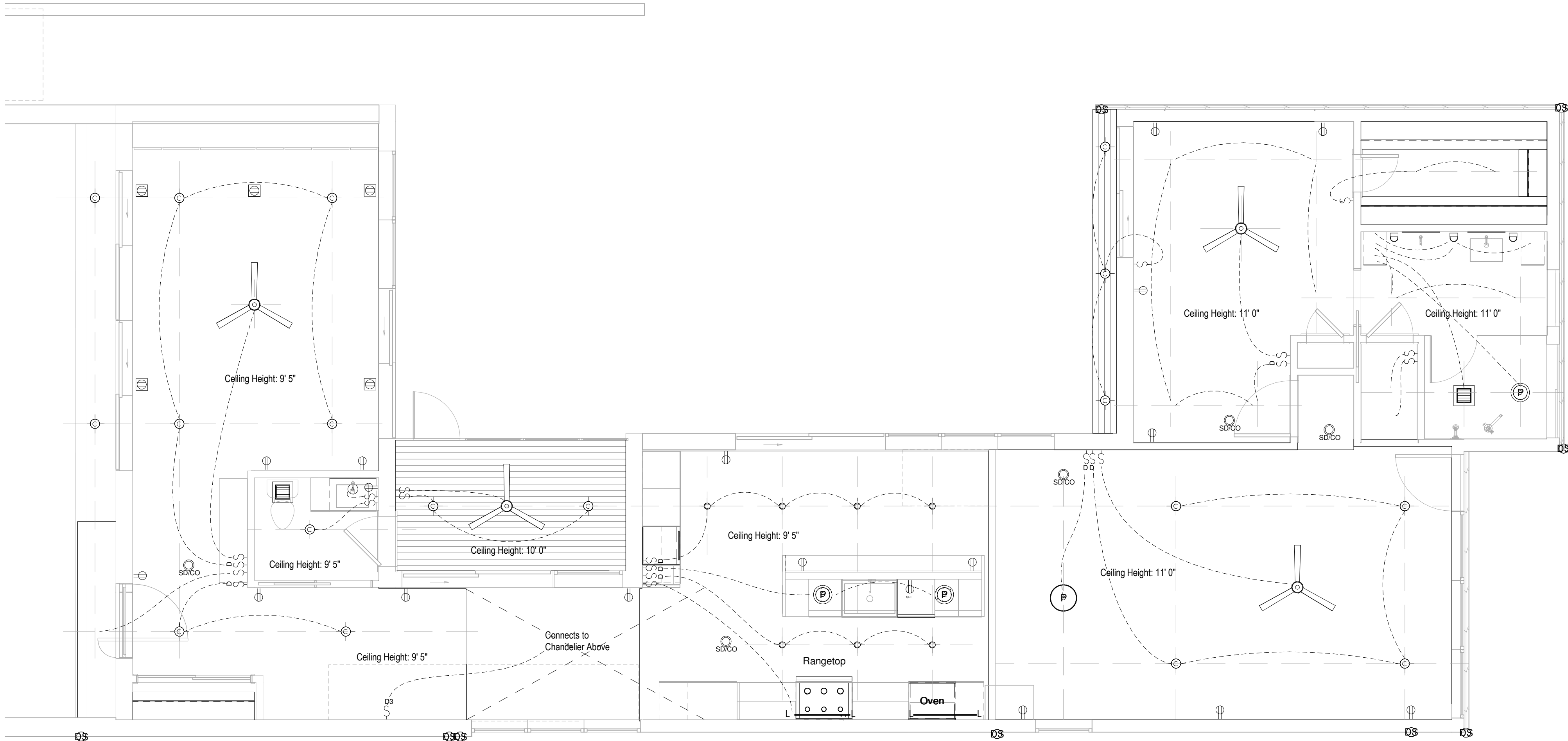
SECONDARY ROOF
PLAN

A-108

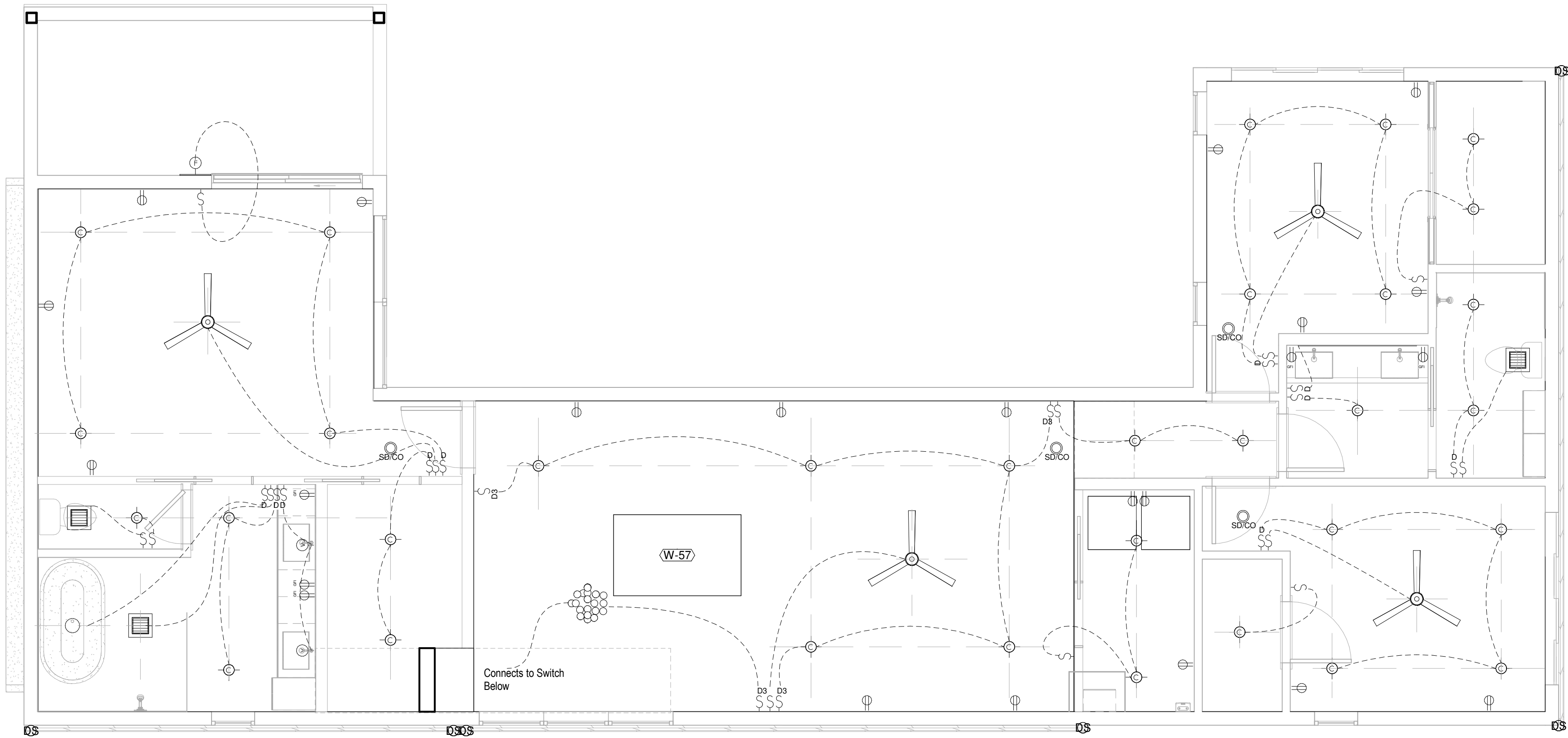
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1 Secondary - Roof Plan
1/4" = 1'-0"



1 Primary - RCP Level 1
1/4" = 1'-0"



2 Primary - RCP Level 2
1/4" = 1'-0"

ELECTRICAL LEGEND		
TYPE	DESCRIPTION	COMMENTS

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PRIMARY RCP

A-109

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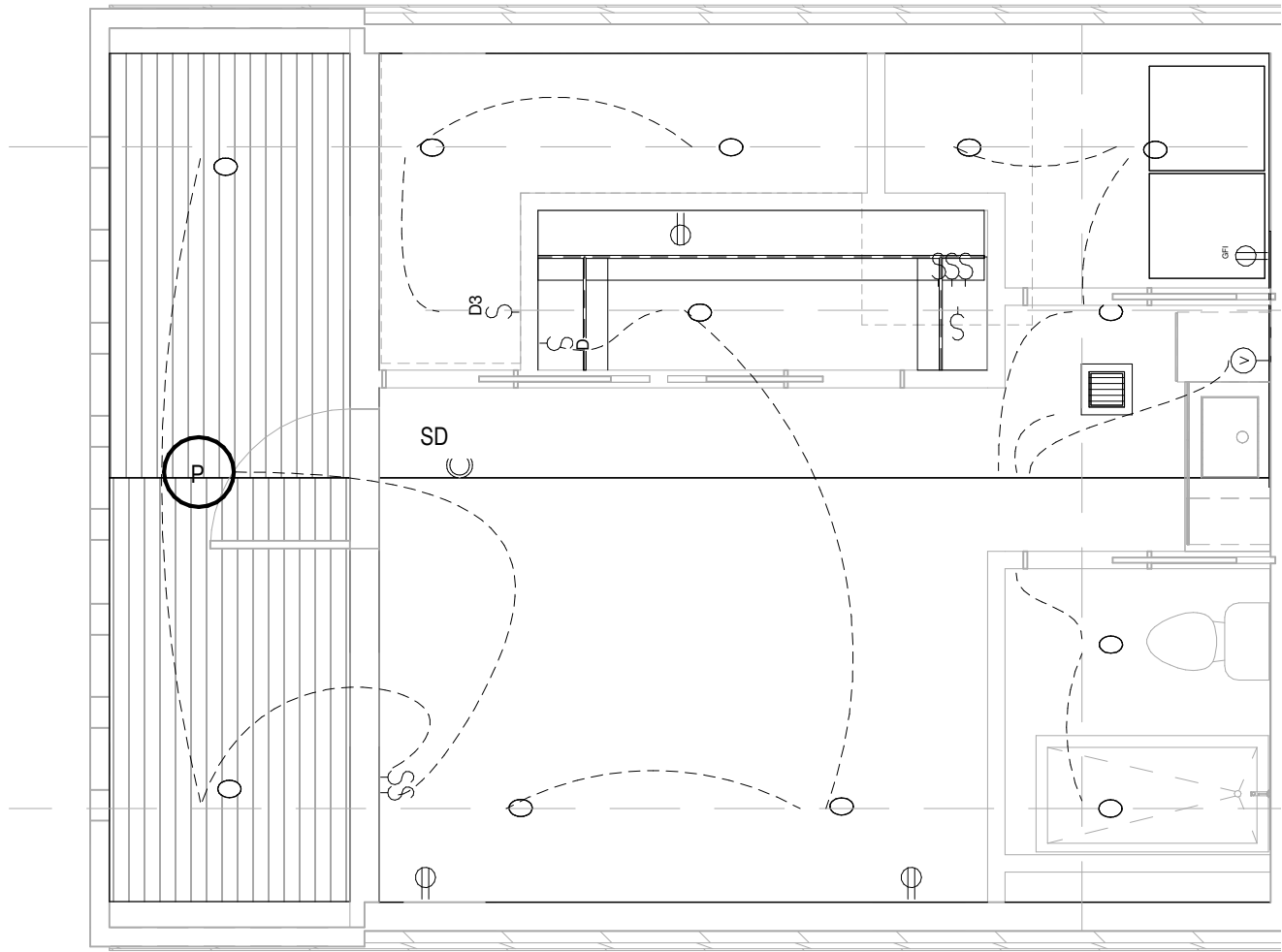
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REVISION SCHEDULE		
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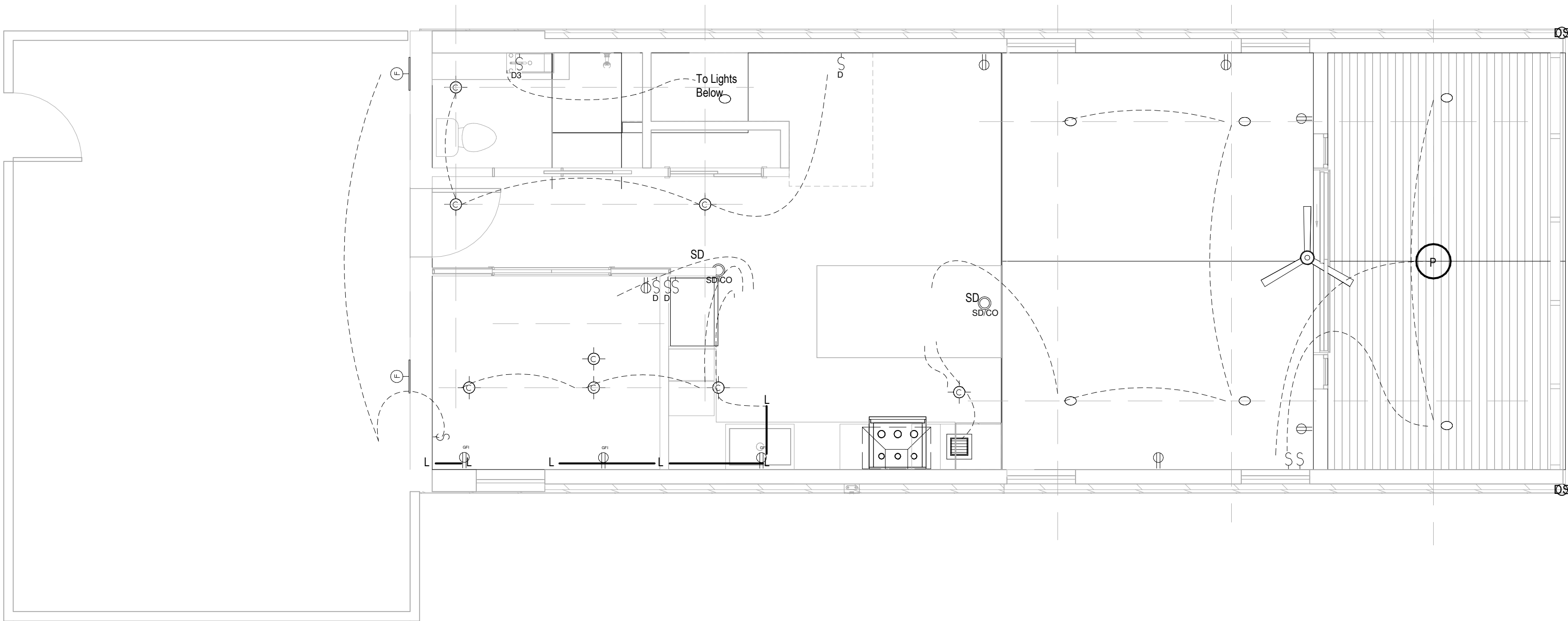
SECONDARY RCP

A-110

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2 Secondary - RCP Level 2
1/4" = 1'-0"



1 Secondary - RCP Level 1
1/4" = 1'-0"

ELECTRICAL LEGEND		
TYPE	DESCRIPTION	COMMENTS

DEVELOPER

ARCHITECT

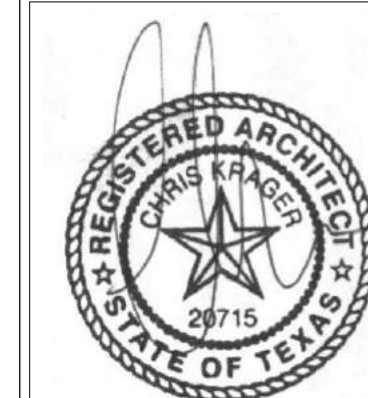
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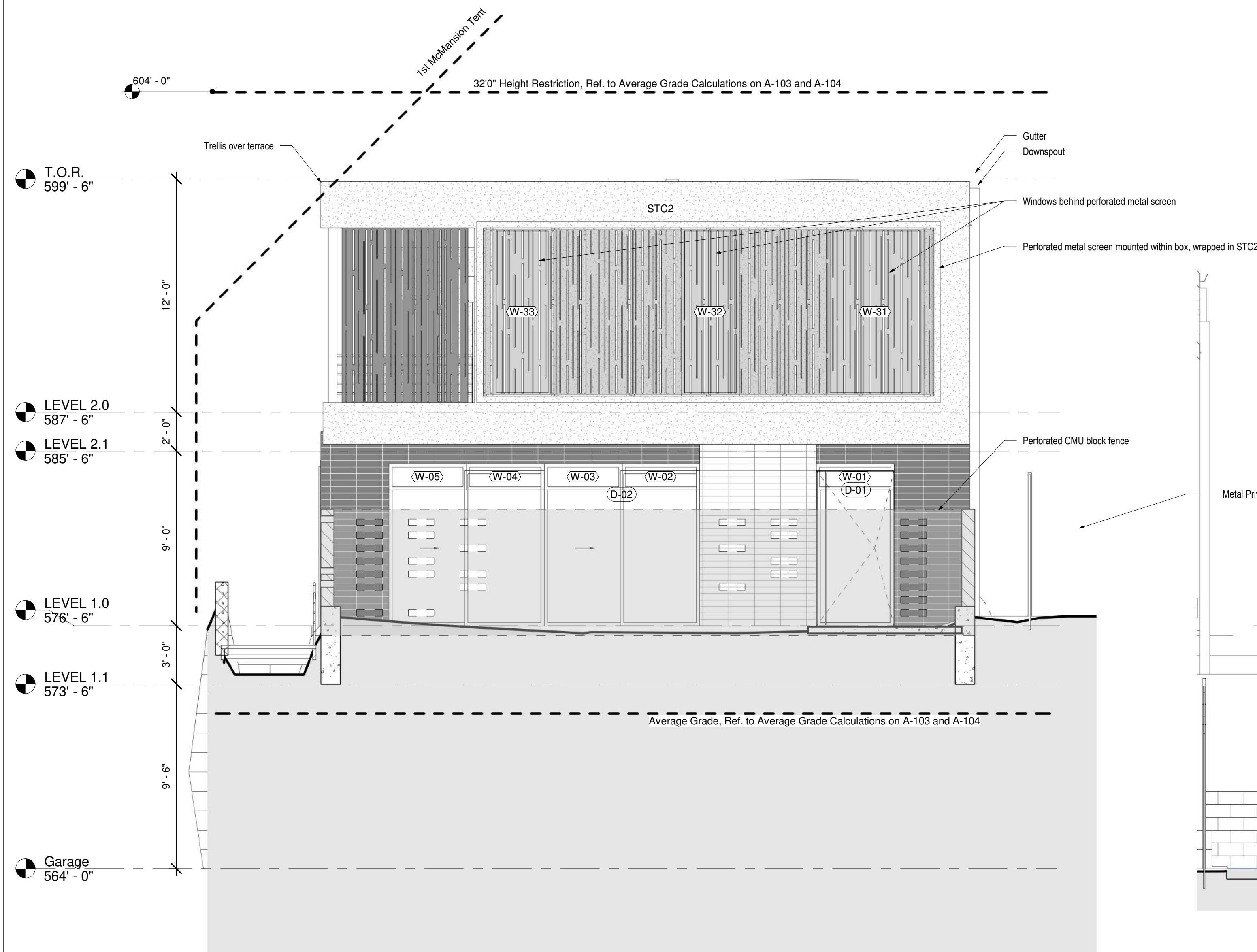
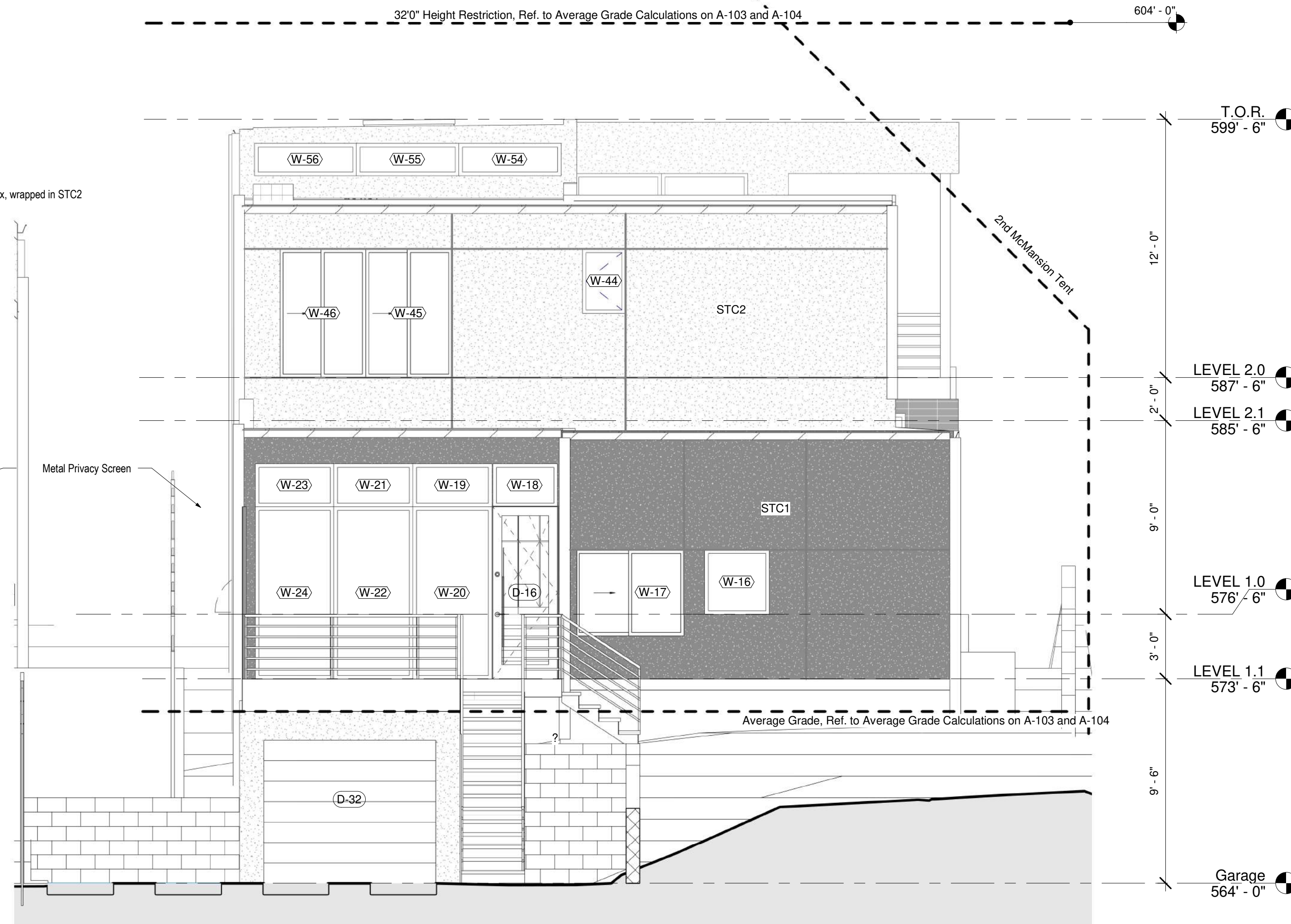
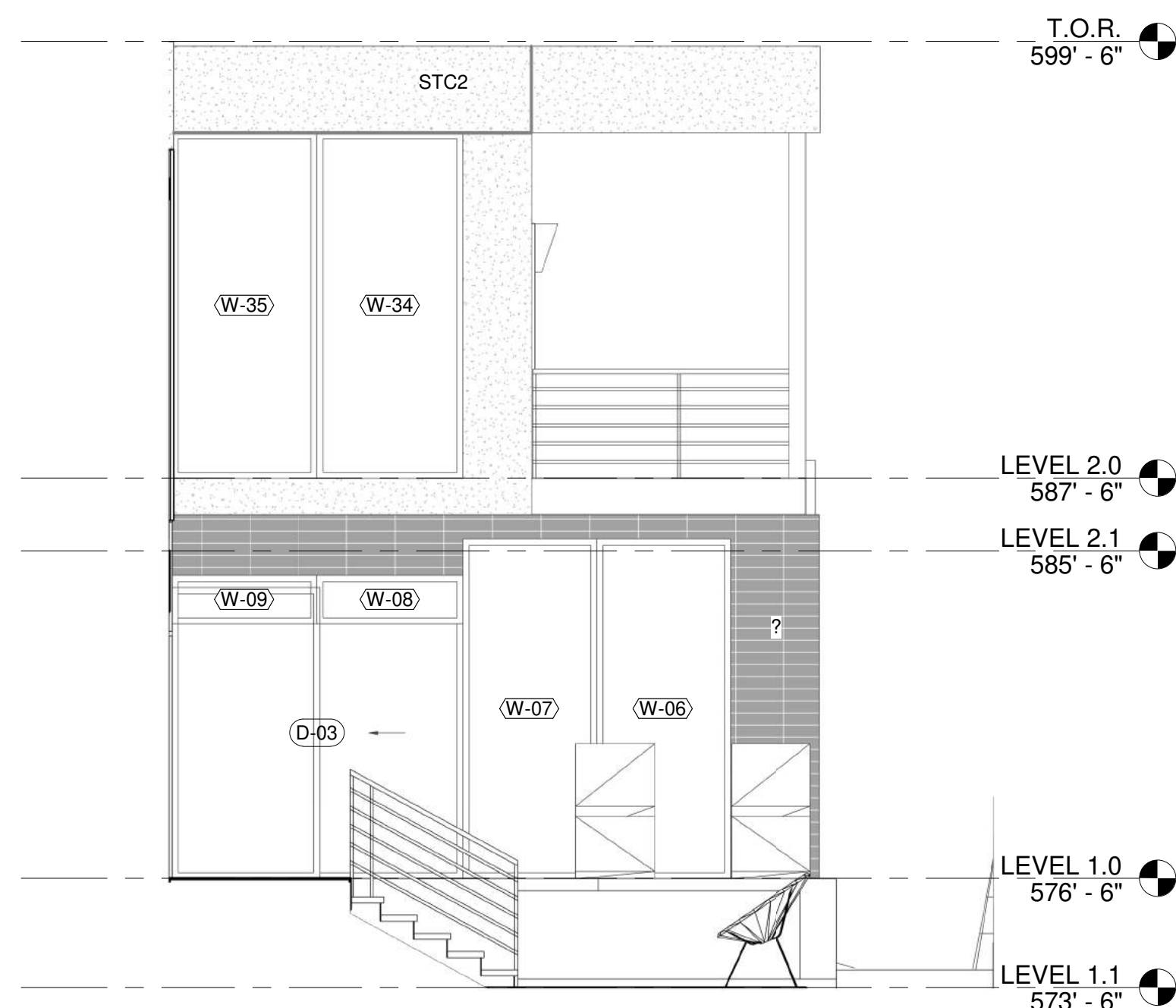
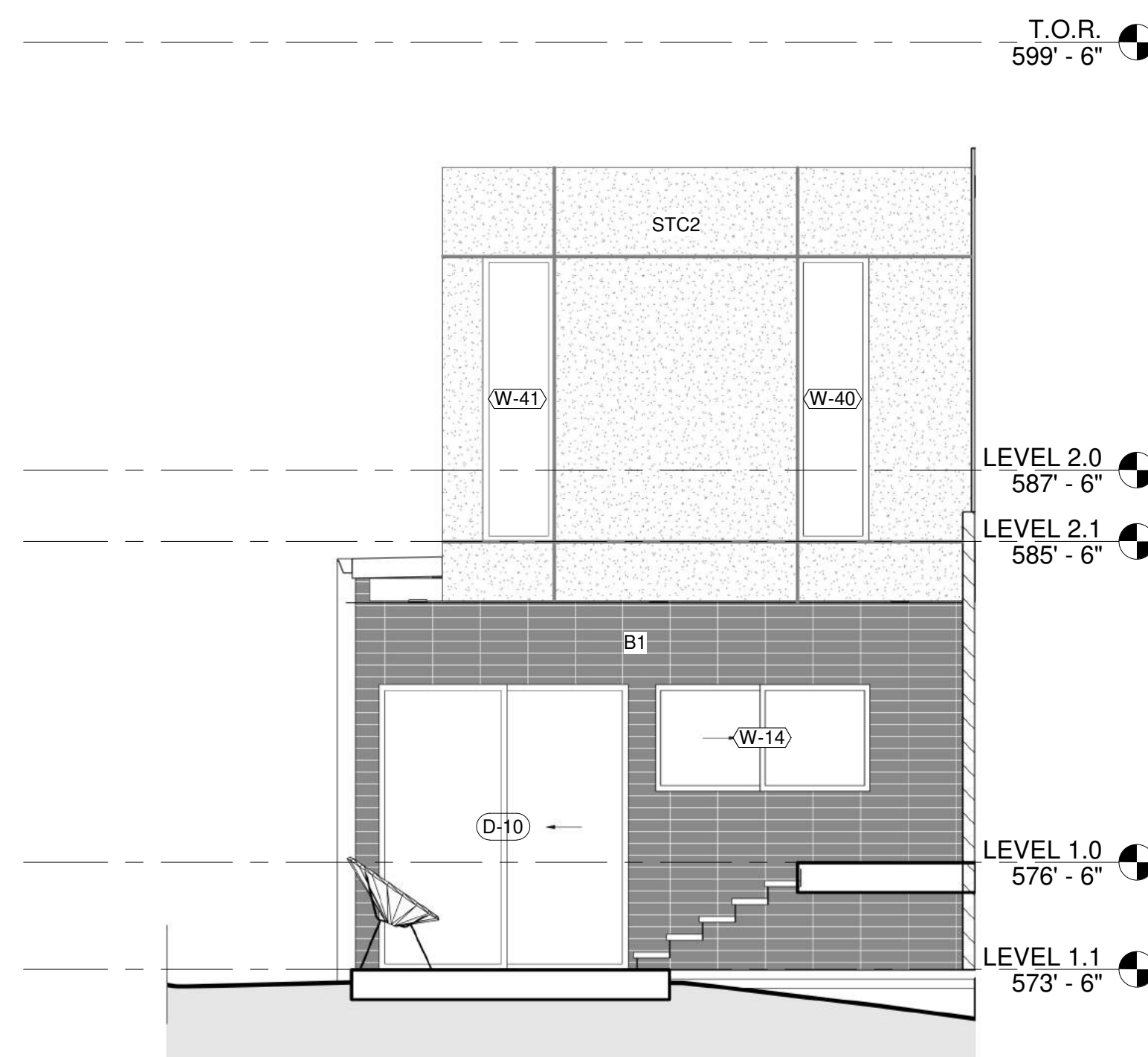
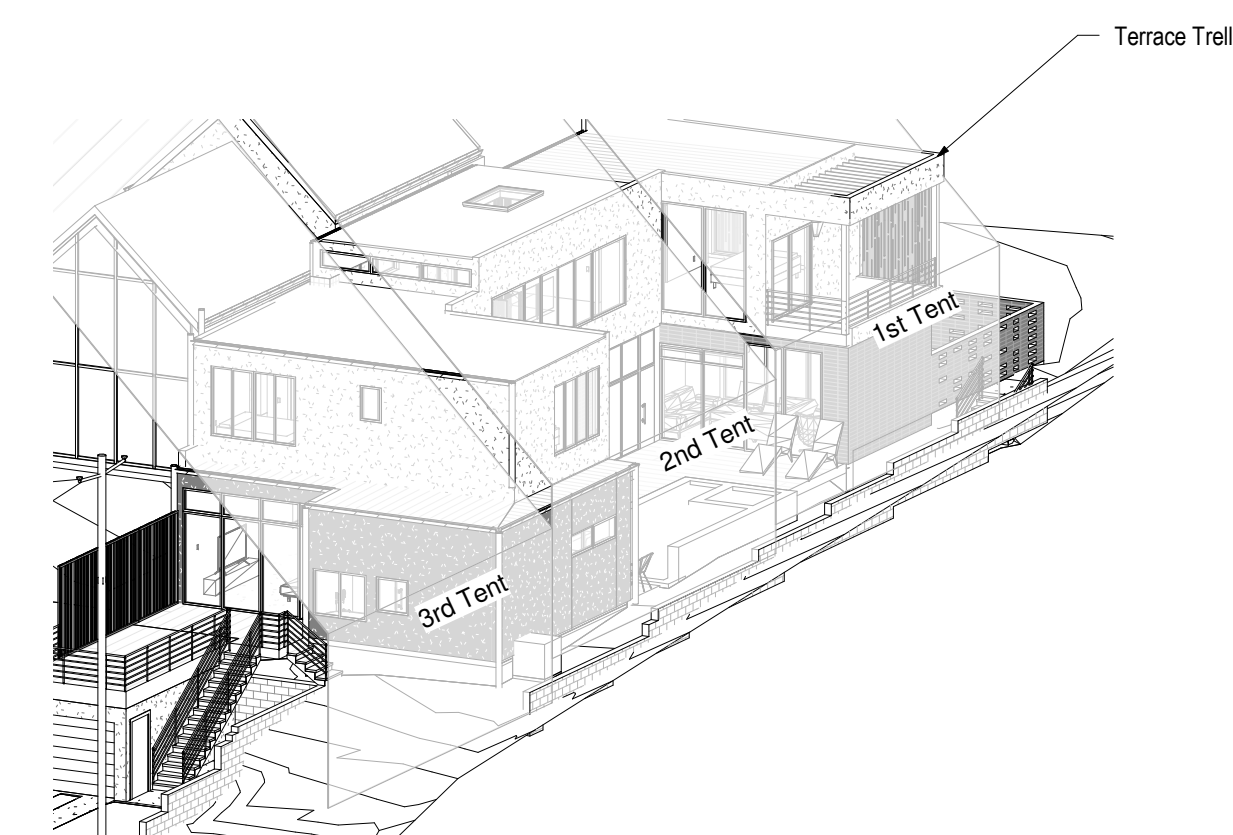
REVISION SCHEDULE

ID	NAME	DATE

PRIMARY - ELEVATIONS

A-201

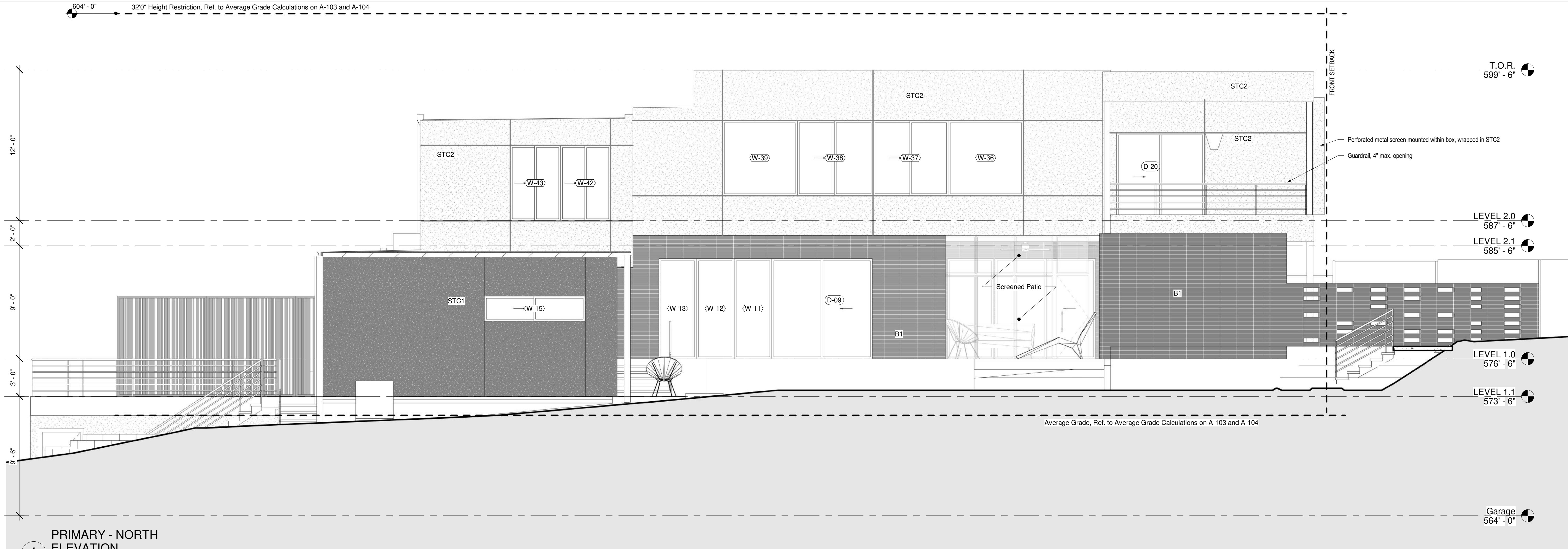
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1 PRIMARY - WEST ELEVATION
1/4" = 1'-0"3 PRIMARY - EAST ELEVATION
1/4" = 1'-0"2 PRIMARY COURTYARD - EAST ELEVATION
1/4" = 1'-0"4 PRIMARY COURTYARD - WEST ELEVATION
1/4" = 1'-0"

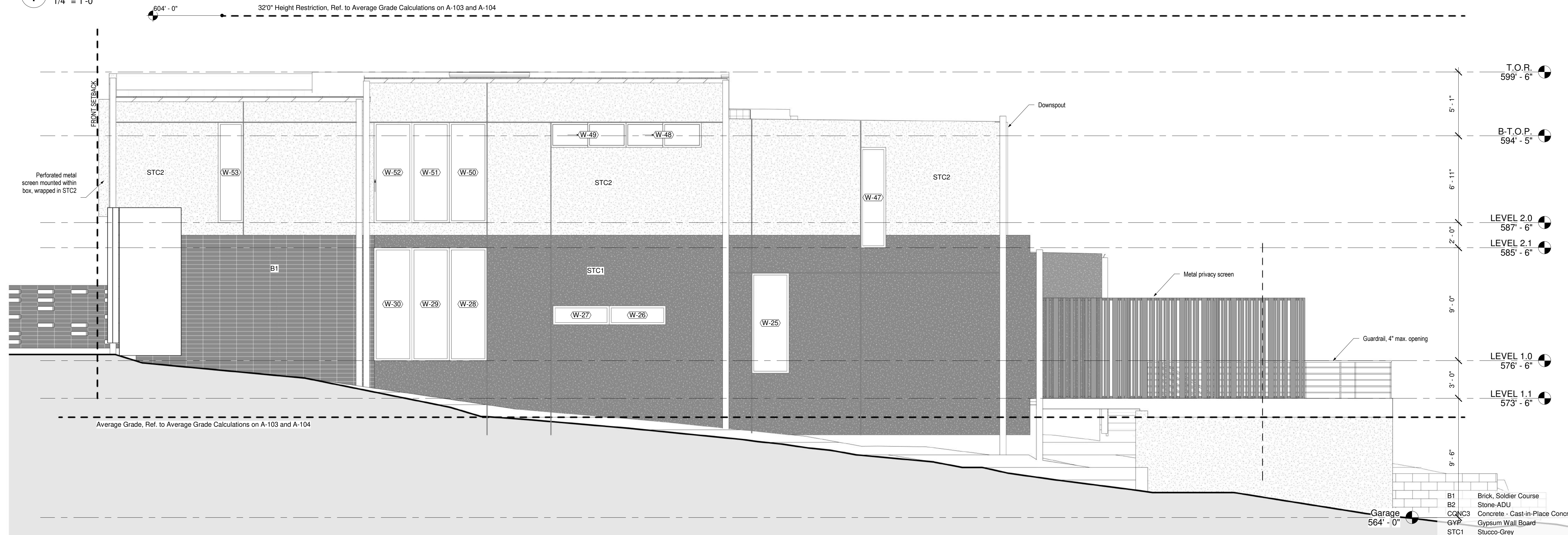
MCMANSION ORDINANCE NOTES

IF SUBJECT TO SUBCHAPTER F-- A SEPARATE EXHIBIT MUST BE SUBMITTED SHOWING TOPOGRAPHIC ELEVATIONS ON 1-FOOT INTERVALS ON THE PROPERTY, INCLUDING THE TOP OF FOUNDATION SPOT ELEVATION AND INTERSECTIONS OF THE PROPERTY BOUNDARY WITH THE BUILDING LINE SEGMENTS PER SUBCHAPTER F, SECTION 2.6. ALL TOPOGRAPHIC INFORMATION MUST BE PREPARED AND SEALED BY A TEXAS-REGISTERED PROFESSIONAL LAND SURVEYOR.

B1	Brick, Soldier Course
B2	Stone-ADU
CONC3	Concrete - Cast-in-Place Concrete
GYP	Gypsum Wall Board
STC1	Stucco-Grey
STC2	Stucco-White
TB1	Tile-Backsplash-1-Bathroom 1
TB3	Tile-Backsplash-3-Bathroom 3
TW1	Tile-Wall-9- Short Stacked Green



1
PRIMARY - NORTH
ELEVATION
1/4" = 1'-0"



2
PRIMARY - SOUTH
ELEVATION
1/4" = 1'-0"

- B1 Brick, Soldier Course
B2 Stone-ADU
CONC3 Concrete - Cast-in-Place Concrete
GYP Gypsum Wall Board
STC1 Stucco-Grey
STC2 Stucco-White
TB1 Tile-Backsplash-1-Bathroom 1
TB3 Tile-Backsplash-3-Bathroom 3
TW1 Tile-Wall-9- Short Stacked Green

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ARCHITECT: Chris R. Krager
ARCHITECT REG. NO: 20715

KENWOOD

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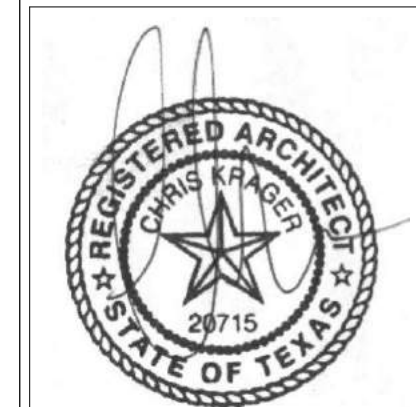
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PRIMARY - ELEVATIONS

A-202

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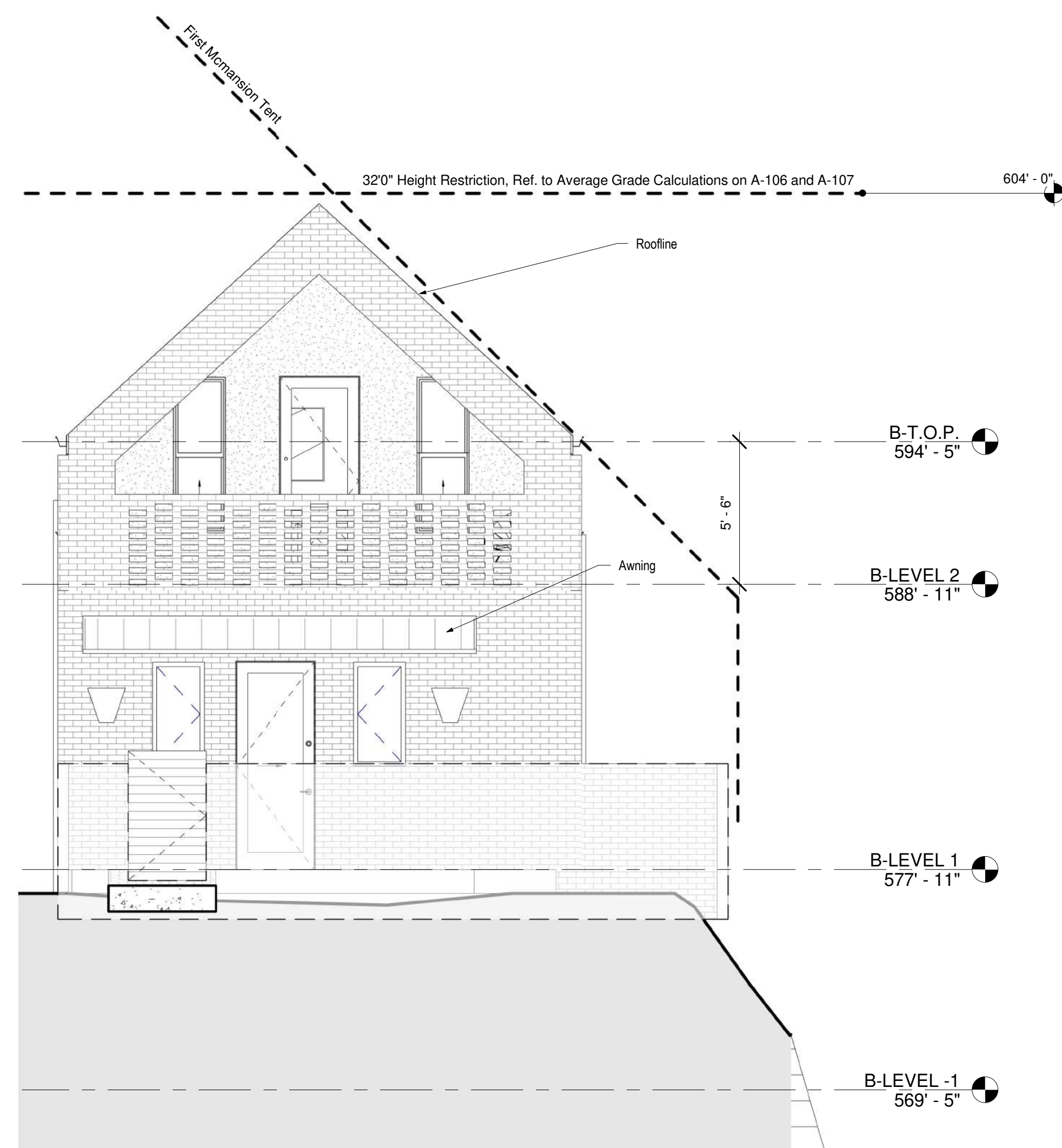
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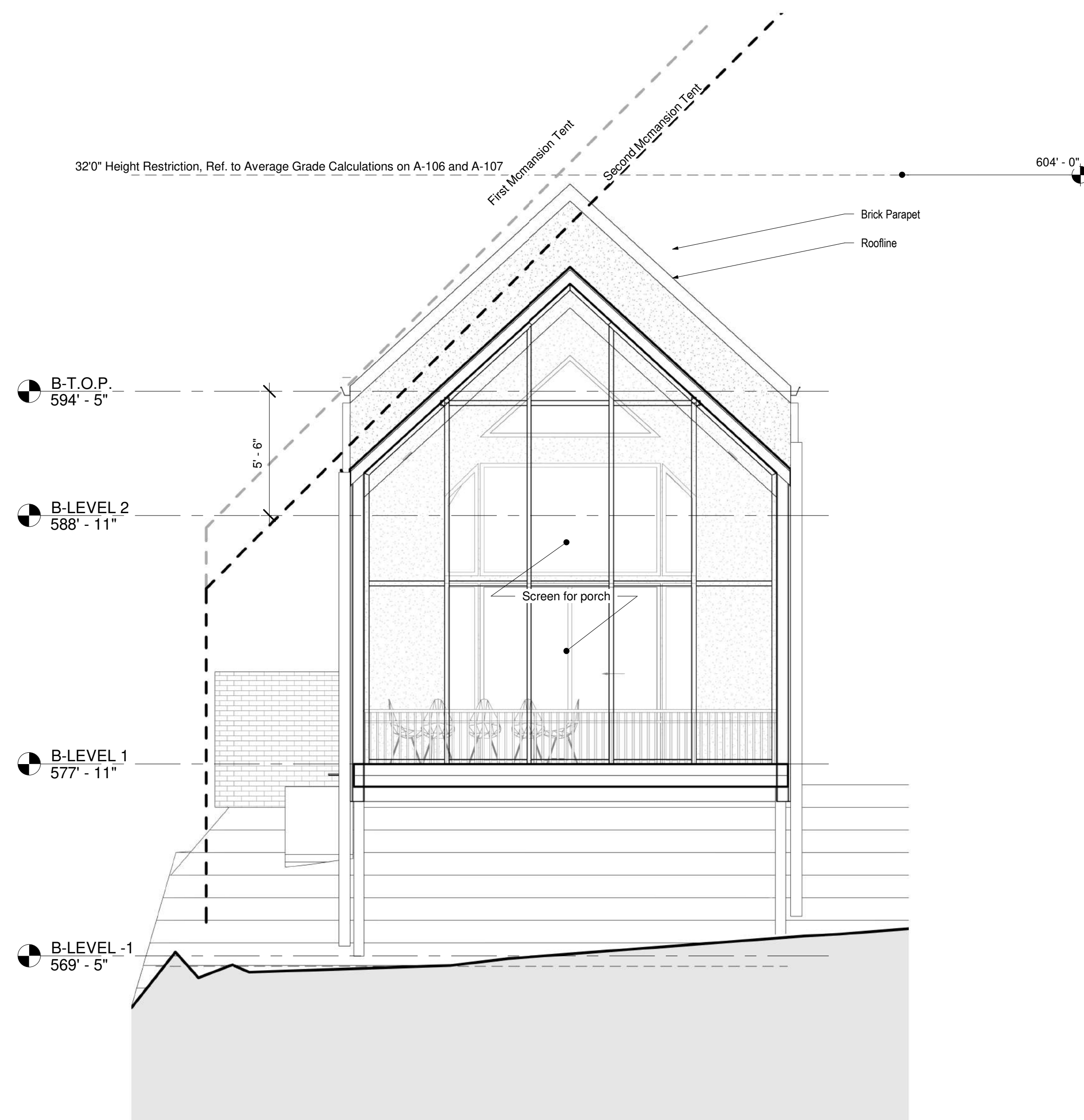
SECONDARY -
ELEVATIONS

A-203

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1 SECONDARY - WEST
ELEVATION
1/4" = 1'-0"

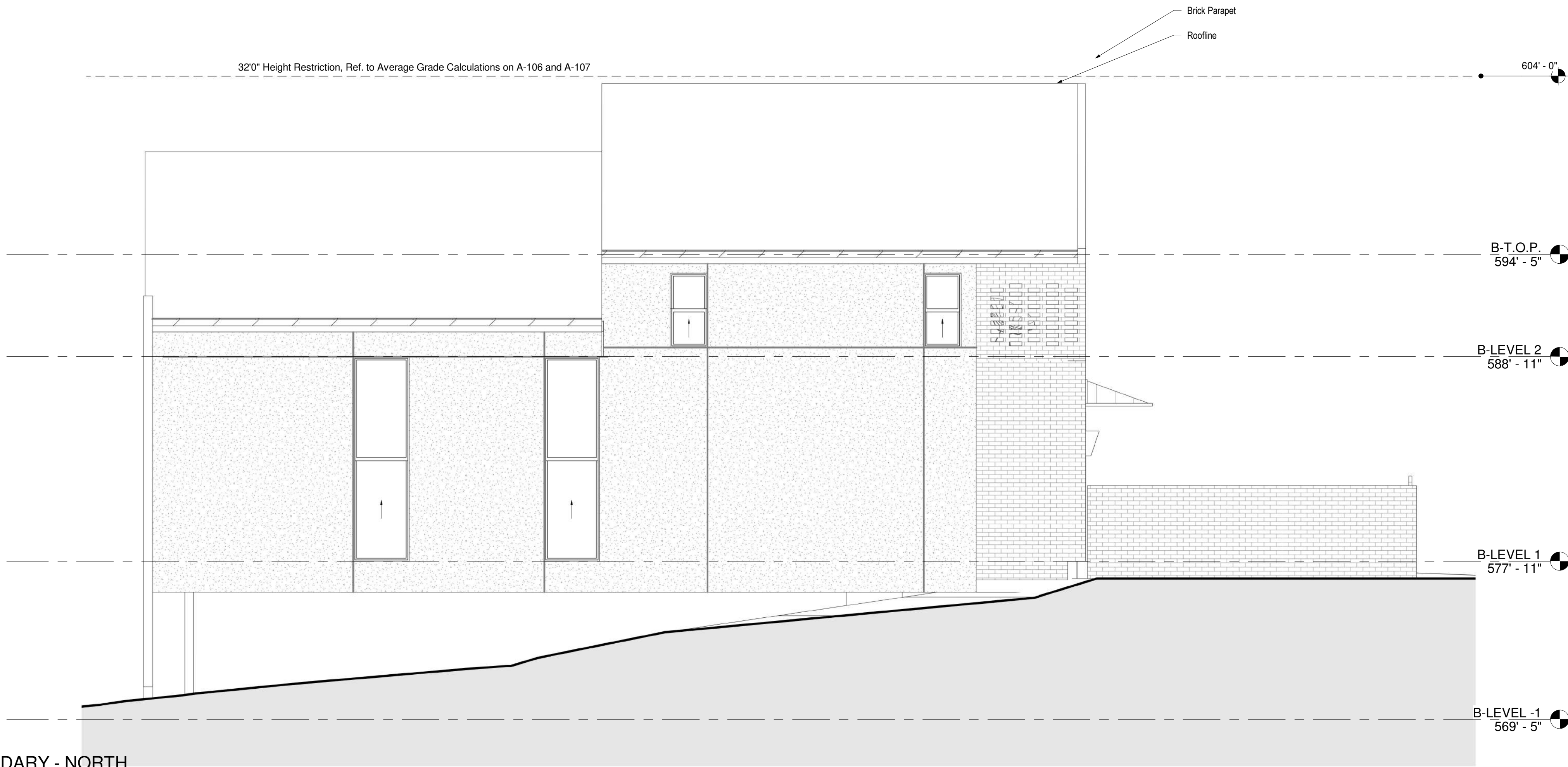


2 SECONDARY - EAST
ELEVATION
1/4" = 1'-0"

B1	Brick, Soldier Course
B2	Stone-ADU
CONC3	Concrete - Cast-in-Place Concrete
GYP	Gypsum Wall Board
STC1	Stucco-Grey
STC2	Stucco-White
TB1	Tile-Backsplash-1-Bathroom 1
TB3	Tile-Backsplash-3-Bathroom 3
TW1	Tile-Wall-9- Short Stacked Green



2 SECONDARY - SOUTH
ELEVATION
1/4" = 1'-0"



4 SECONDARY - NORTH
ELEVATION
1/4" = 1'-0"

- B1 Brick, Soldier Course
B2 Stone-ADU
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GYP Gypsum Wall Board
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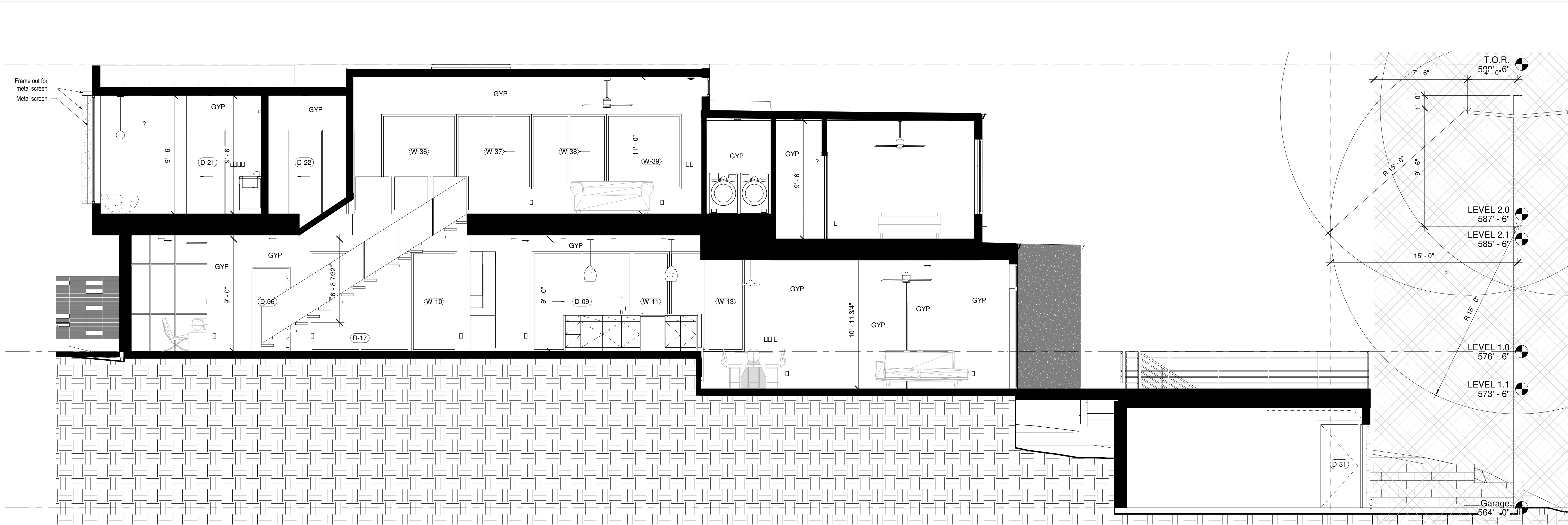
REVISION SCHEDULE

ID	NAME	DATE
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SECONDARY -
ELEVATIONS

A-204

5/6/2022 1:12:14 PM



1 MAIN HOUSE - SECTION 1
1/4" = 1'-0"



2 MAIN HOUSE - SECTION 2
1/4" = 1'-0"

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STRUCTURAL

CIVIL

MEP

LANDSCAPING

KENWOOD

1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

ISSUE	DATE
BP Submittal	03/16/2022

REVISION SCHEDULE		
ID	NAME	DATE

PRIMARY - SECTIONS

A-301

5/6/2022 1:12:17 PM

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CIVIL

MEP

LANDSCAPING



KENWOOD
1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

ISSUE	DATE
BP Submittal	03/16/2022

ID	NAME	DATE
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PRIMARY - SECTIONS

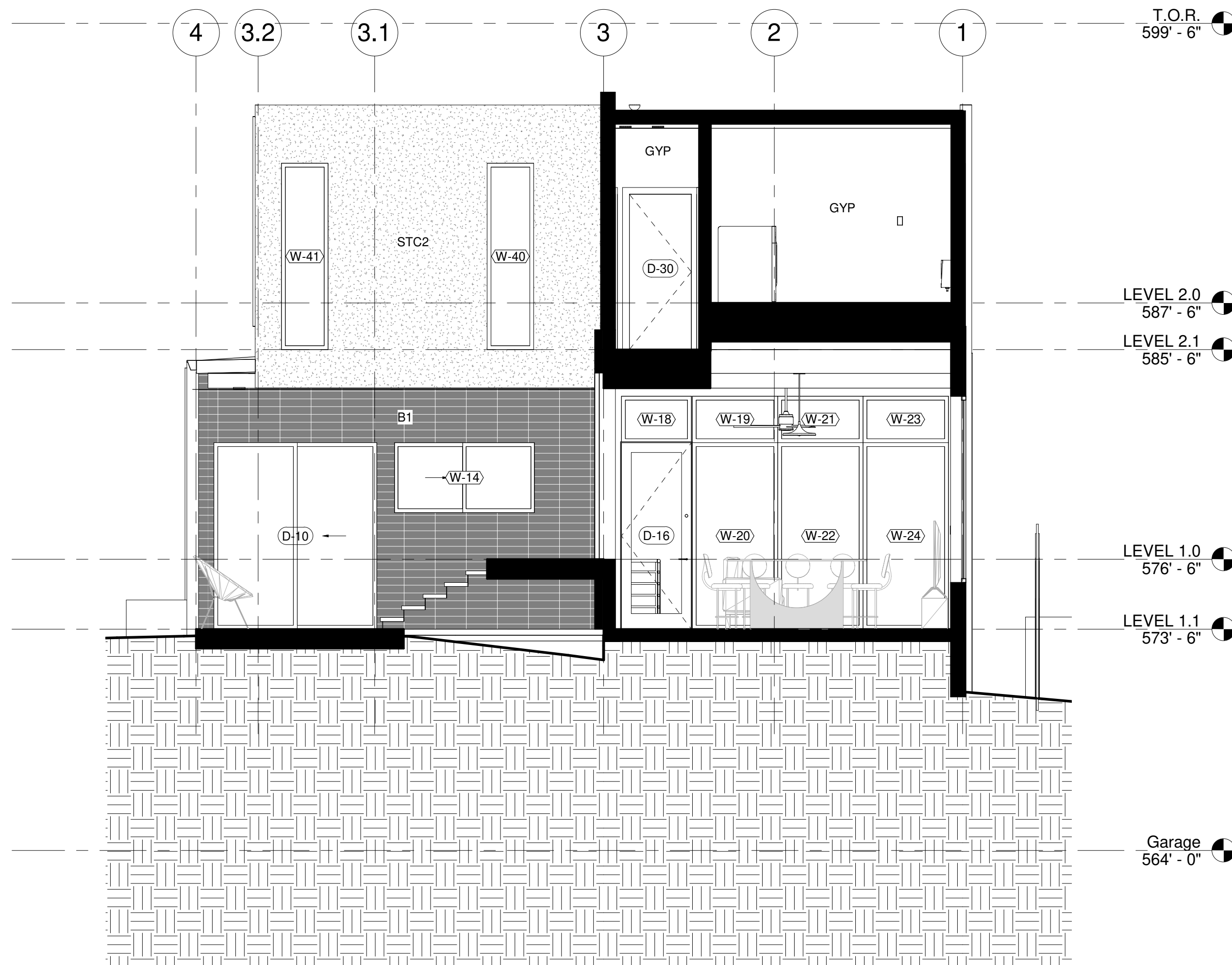
A-302

5/6/2022 1:12:19 PM

B1 Brick, Soldier Course
B2 Stone-ADU
CONC3 Concrete - Cast-in-Place Concrete
GYP Gypsum Wall Board
STC1 Stucco-Grey
STC2 Stucco-White
TB1 Tile-Backsplash-1-Bathroom 1
TB3 Tile-Backsplash-3-Bathroom 3
TW1 Tile-Wall-9- Short Stacked Green



1 MAIN HOUSE - SECTION 3
1/4" = 1'-0"



2 MAIN HOUSE - SECTION 4
1/4" = 1'-0"

DEVELOPER

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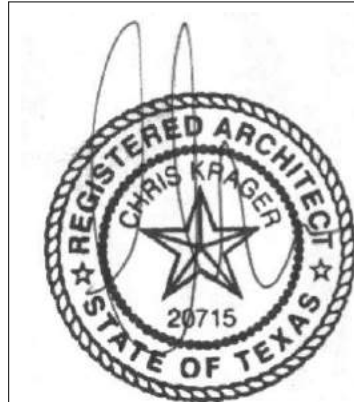
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STRUCTURAL

CIVIL

MEP

LANDSCAPING



KENWOOD

1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

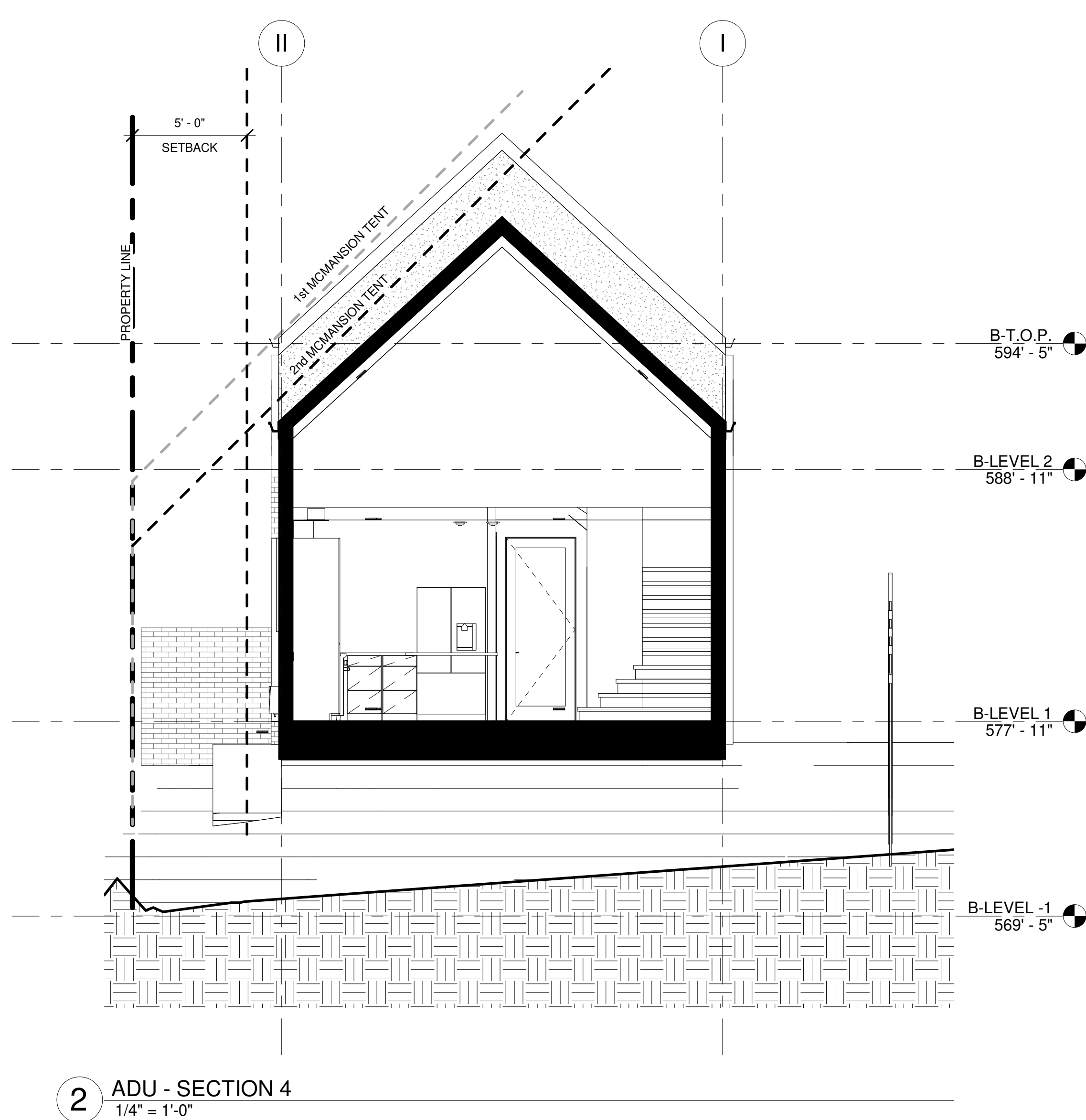
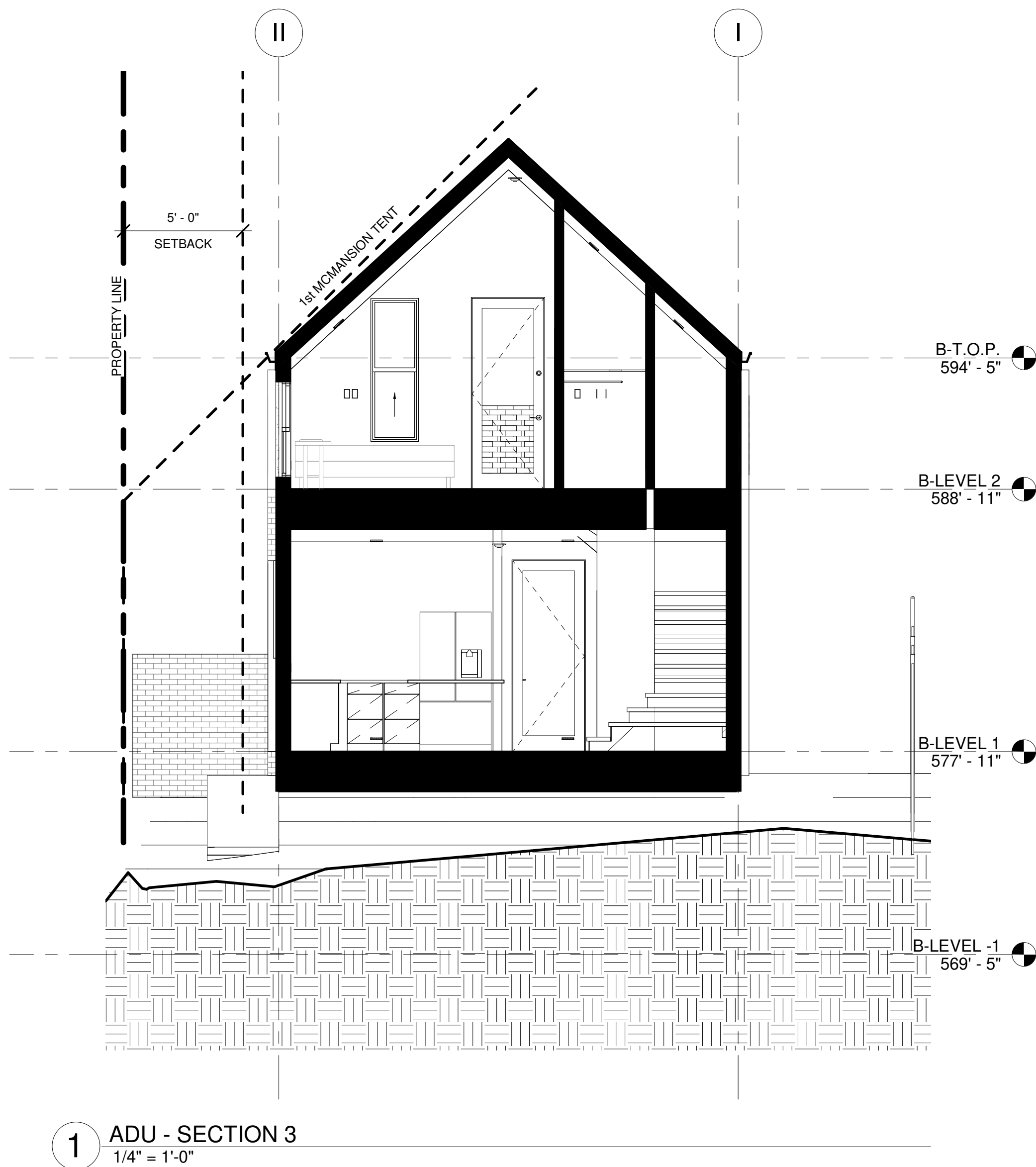
ISSUE	DATE
BP Submittal	03/16/2022

REVISION SCHEDULE		
ID	NAME	DATE

SECONDARY -
SECTIONS

A-304

5/6/2022 1:12:21 PM



B1 Brick, Soldier Course
B2 Stone-ADU
CONC3 Concrete - Cast-in-Place Concrete
GYP Gypsum Wall Board
STC1 Stucco-Grey
STC2 Stucco-White
TB1 Tile-Backsplash-1-Bathroom 1
TB3 Tile-Backsplash-3-Bathroom 3
TW1 Tile-Wall-9- Short Stacked Green

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STRUCTURAL

CIVIL

MEP

LANDSCAPING



KENWOOD

1909 KENWOOD AVE
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REVISION SCHEDULE

ID	NAME	DATE

PRIMARY - ENLARGED PLANS

A-401

5/6/2022 1:12:22 PM

The diagram is a structural plan of a garage. It features a large rectangular area with a stippled texture, representing the main garage floor. To the right of this area is a series of vertical lines, likely representing a wall or a series of columns, with dimensions of 3'-0", 2'-0", 3'-0", 2'-0", 3'-0", 2'-0", and 3'-0" indicated. Above the main area, there is a smaller rectangular section with a grid of lines, labeled "16R @ 0' - 7 1/8\"", indicating reinforcement. This section is labeled "UP" and "D-31". To the left of the main area, there is a "Parking Pad" indicated by a dashed line and an arrow. Dimensions for the overall plan are given as 0' - 11 5/8" on the left, 17' - 0 3/8" on the top, and 20' - 4" on the bottom. A small dimension of 2' - 4" is also shown on the top right.

1 Enlarged Plan - Garage
1/2" = 1'-0"

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STRUCTURAL

CIVIL

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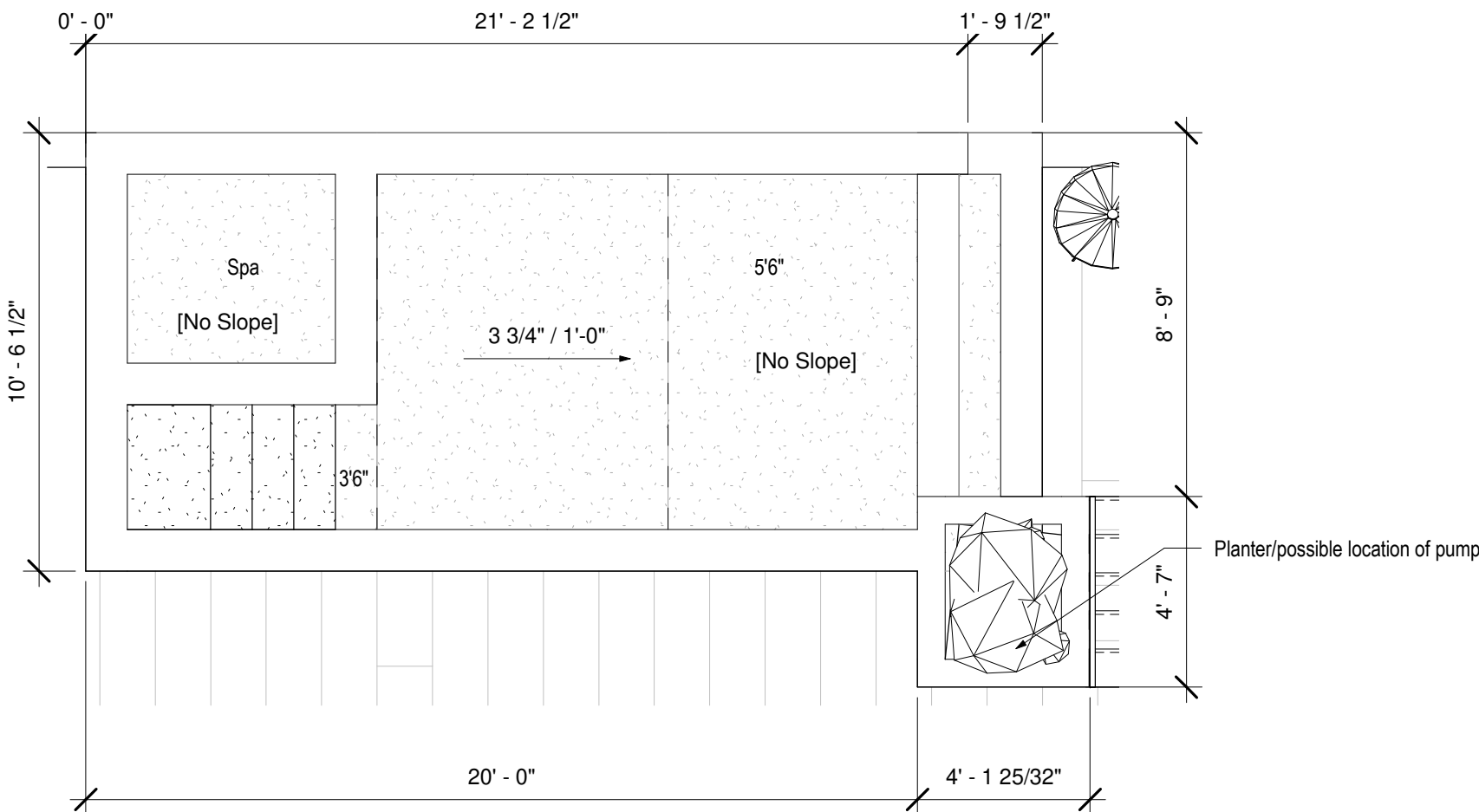


KENWOOD

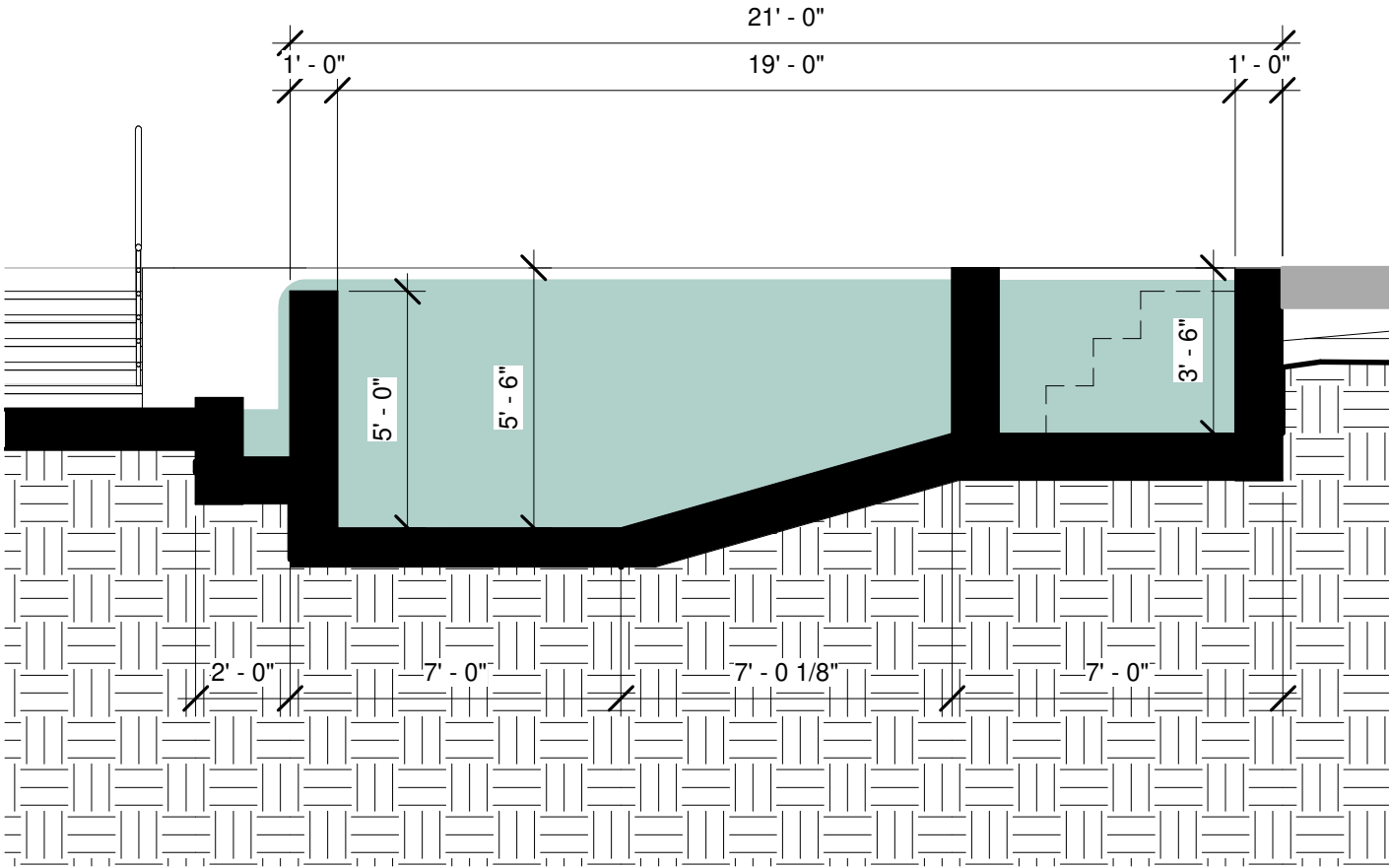
1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

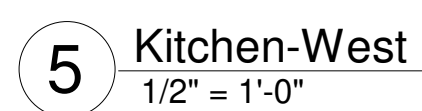
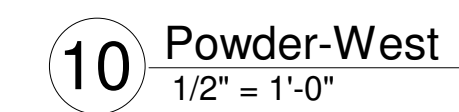
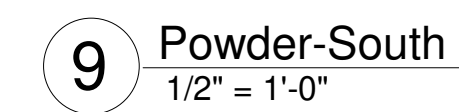
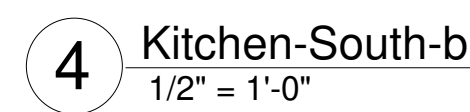
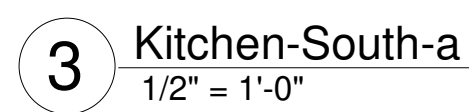
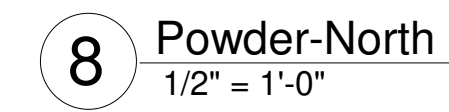
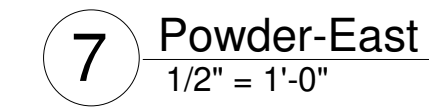
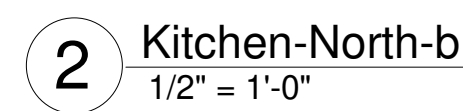
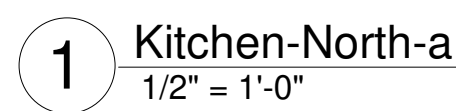
ISSUE	DATE	
BP Submittal	03/16/2022	
REVISION SCHEDULE		
ID	NAME	DATE



1 Enlarged Plan - Pool
1/4" = 1'-0"



2 Section-Pool
1/4" = 1'-0"



PRIMARY - INTERIOR
ELEVATIONS

A-403

5/6/2022 1:12:27 PM

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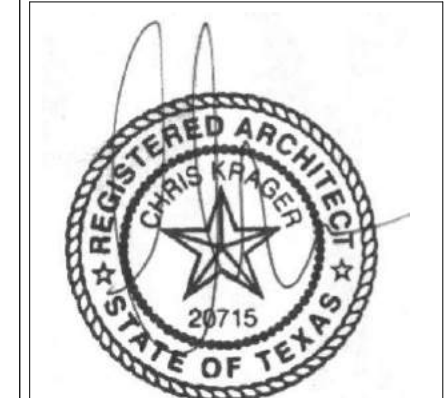
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STRUCTURAL

CIVIL

MEP

LANDSCAPING



KENWOOD

1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

ISSUE	DATE
BP Submittal	03/16/2022

REVISION SCHEDULE		
ID	NAME	DATE

PRIMARY - INTERIOR
ELEVATIONS

A-403

5/6/2022 1:12:27 PM

DEVELOPER

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STATUS: CD

ISSUE	DATE
BP Submittal	03/16/2022

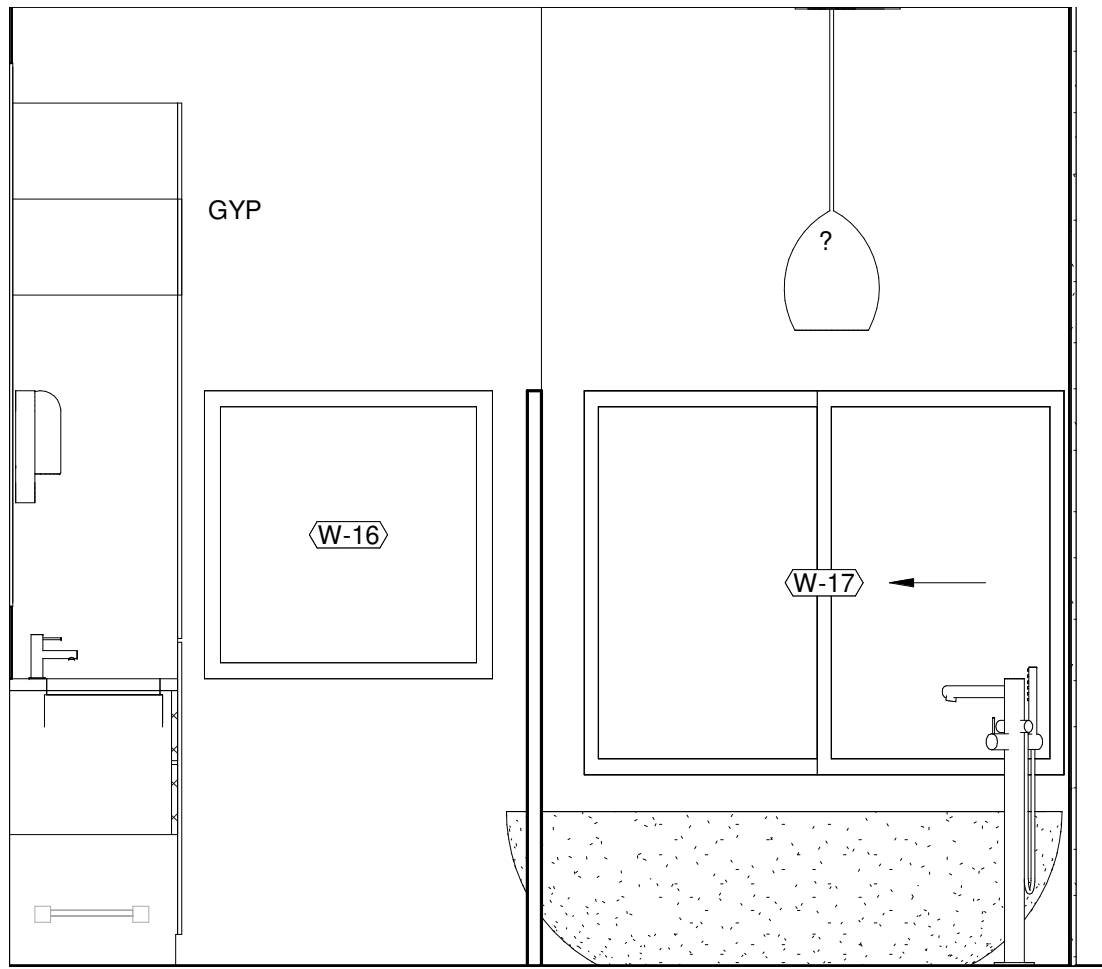
REVISION SCHEDULE

ID	NAME	DATE
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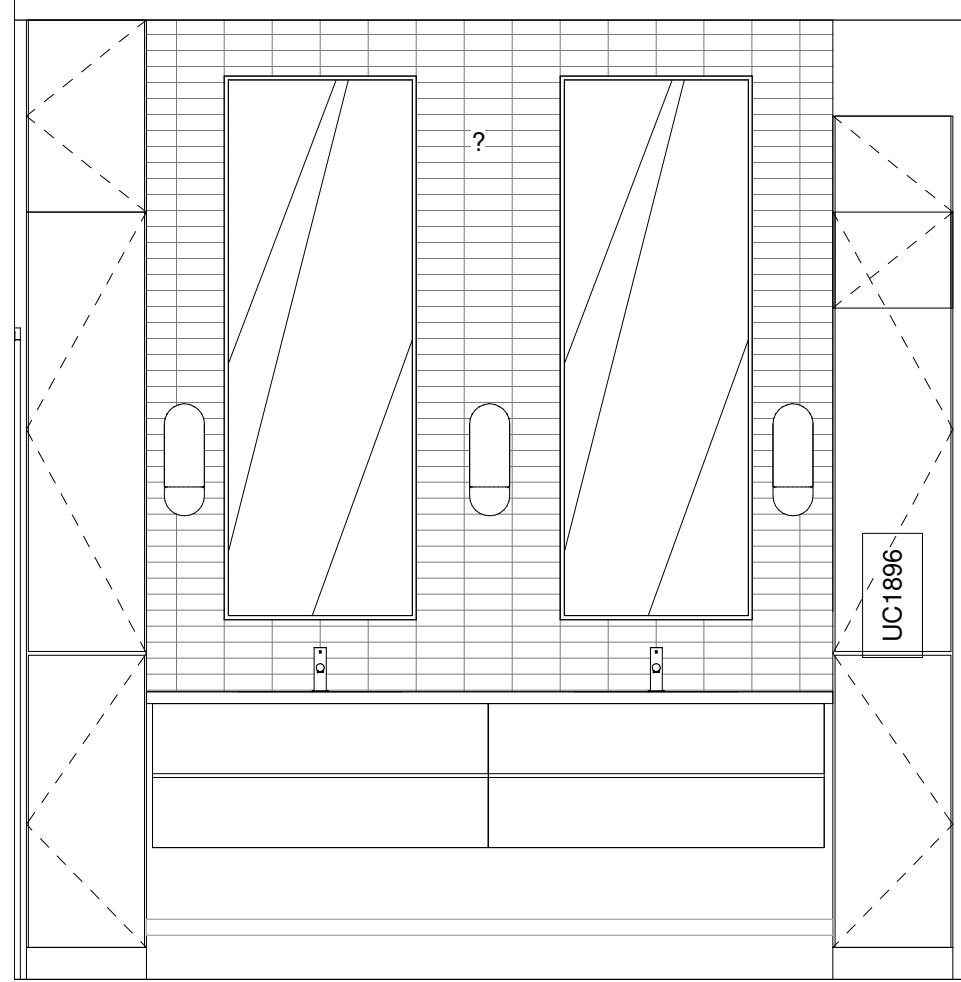
PRIMARY - INTERIOR
ELEVATIONS

A-404

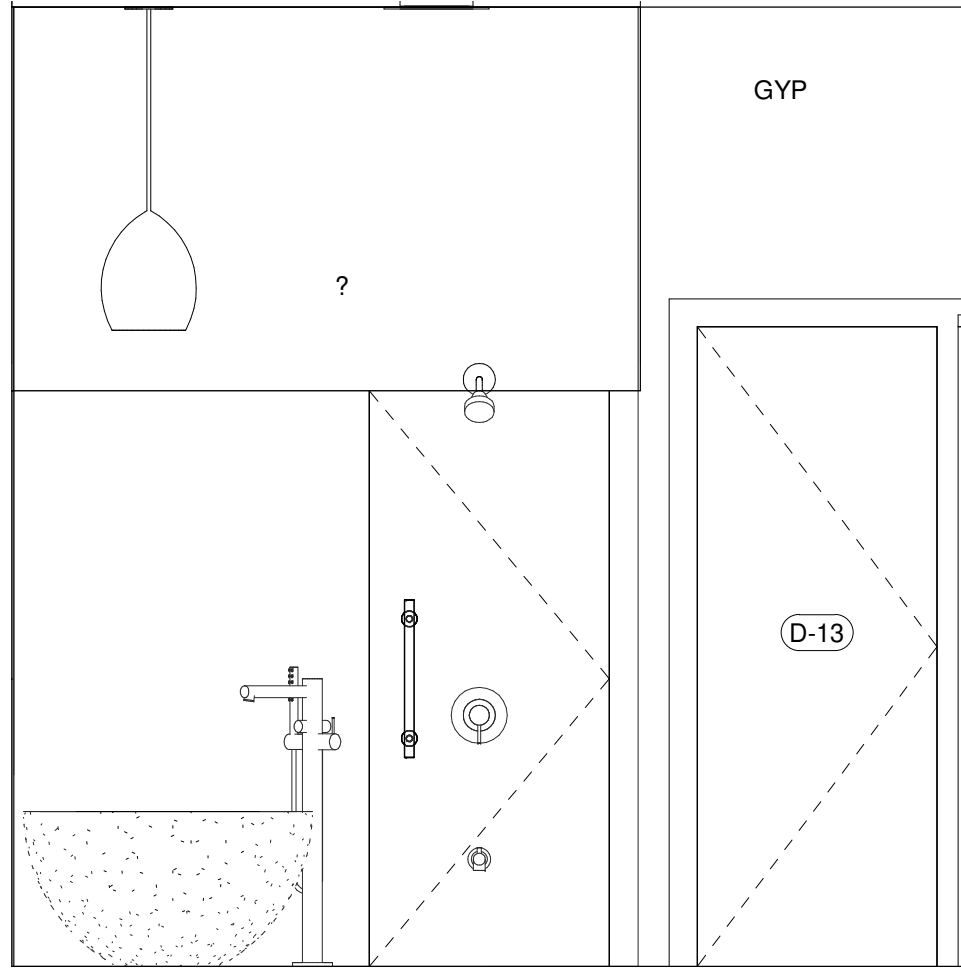
5/6/2022 1:12:29 PM



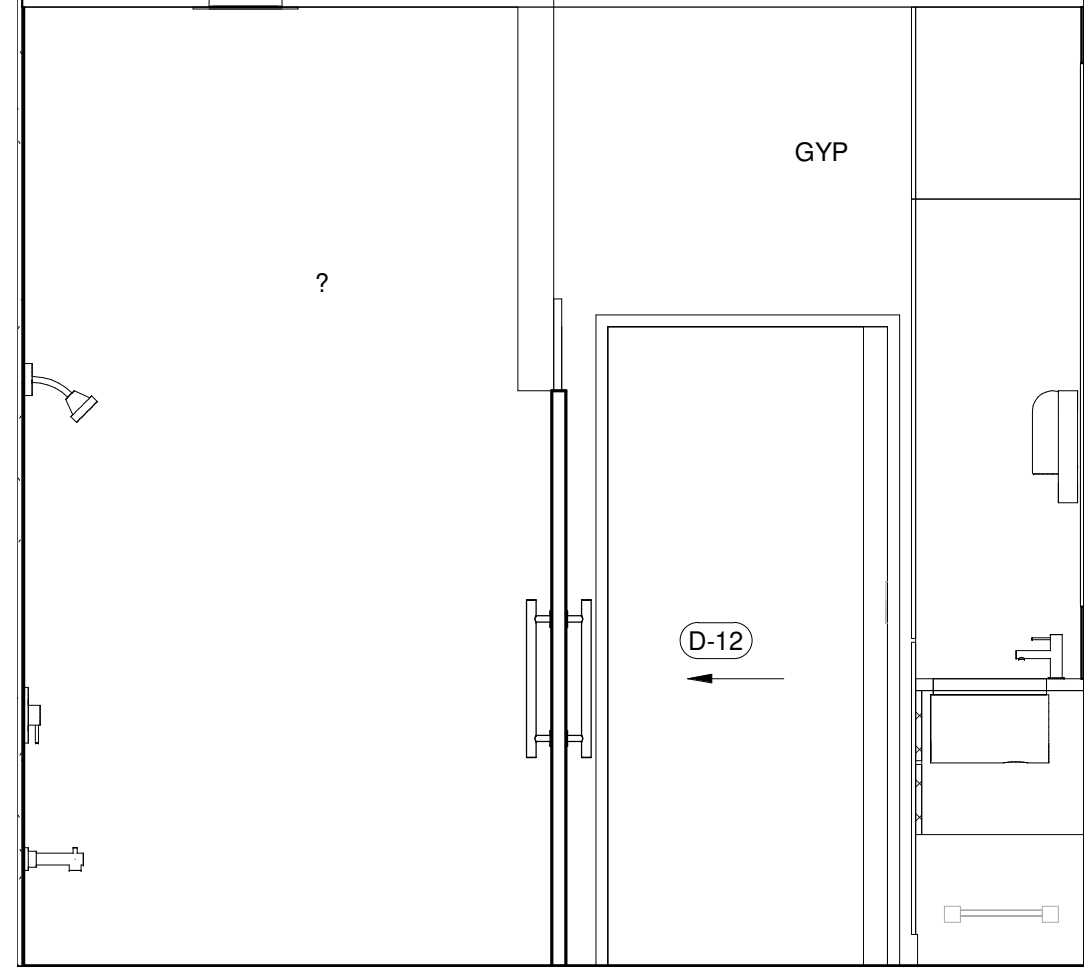
1 Bathroom 1-East
1/2" = 1'-0"



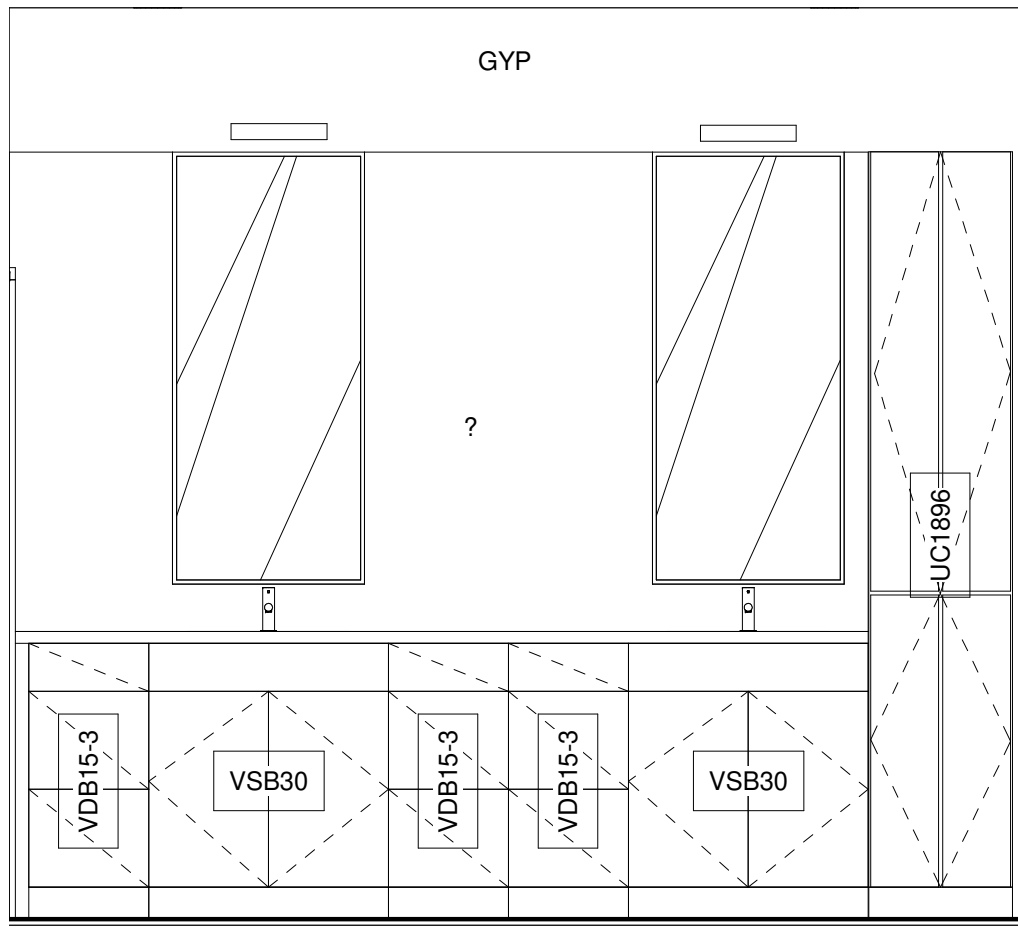
2 Bathroom 1-North
1/2" = 1'-0"



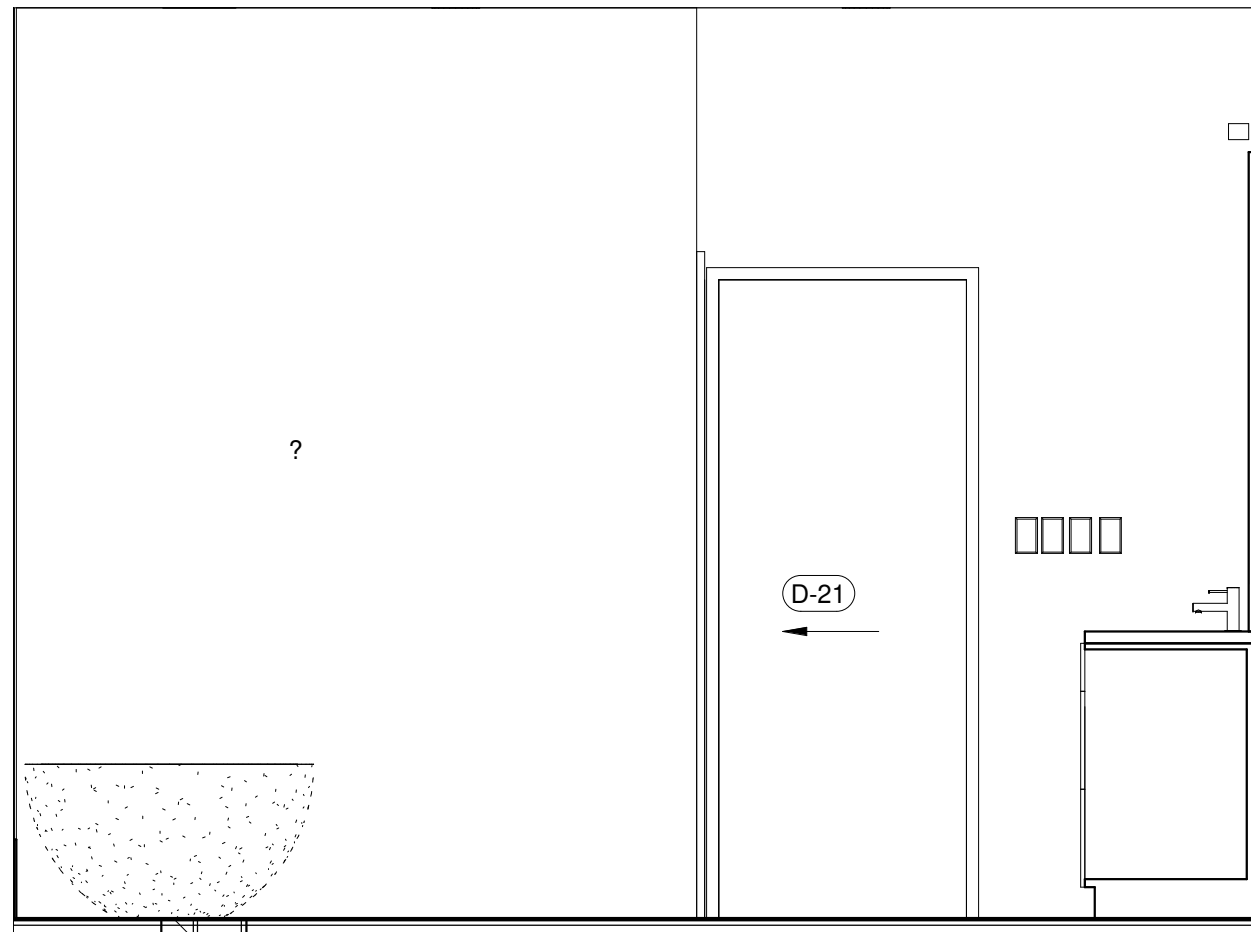
3 Bathroom 1-South
1/2" = 1'-0"



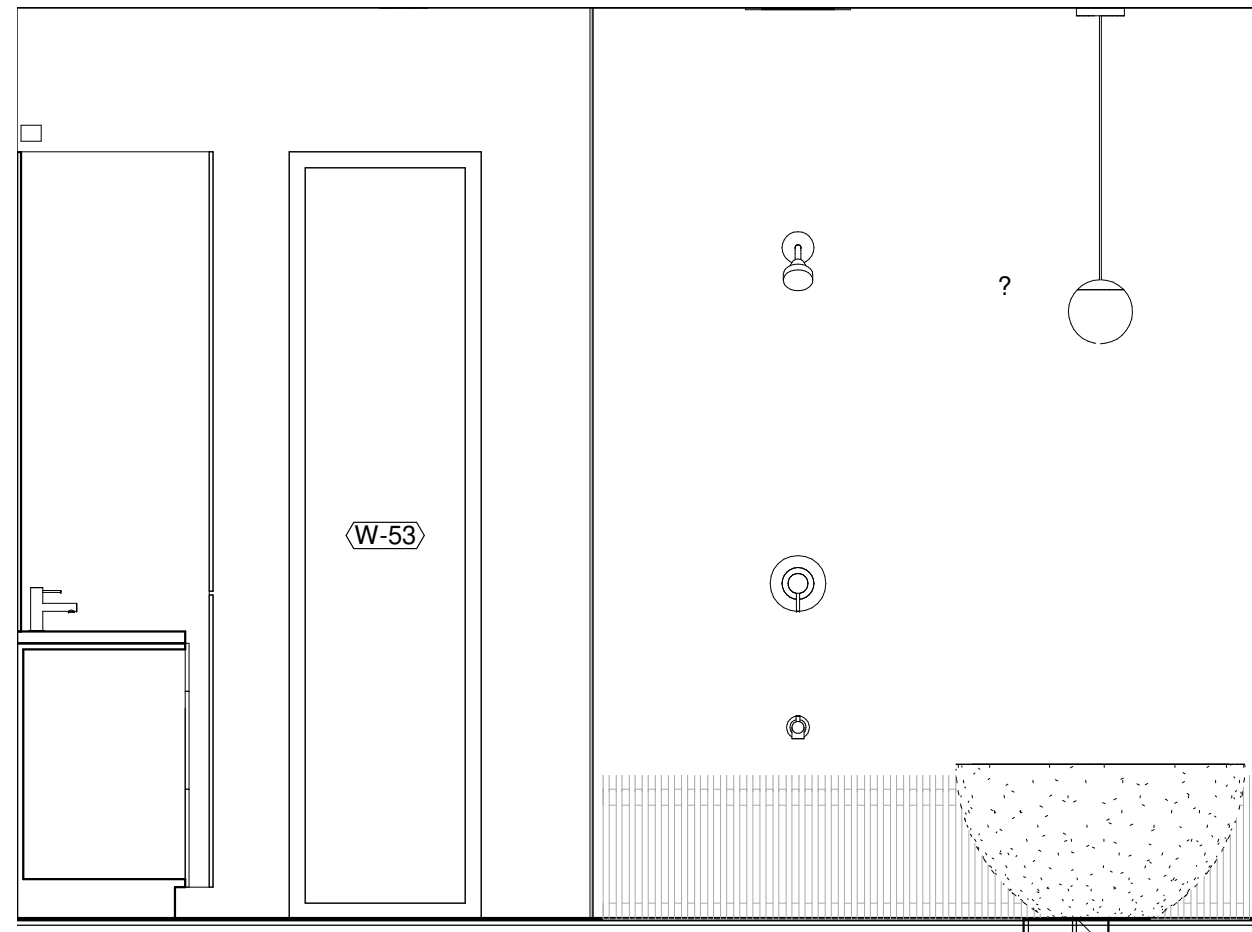
4 Bathroom 1-West
1/2" = 1'-0"



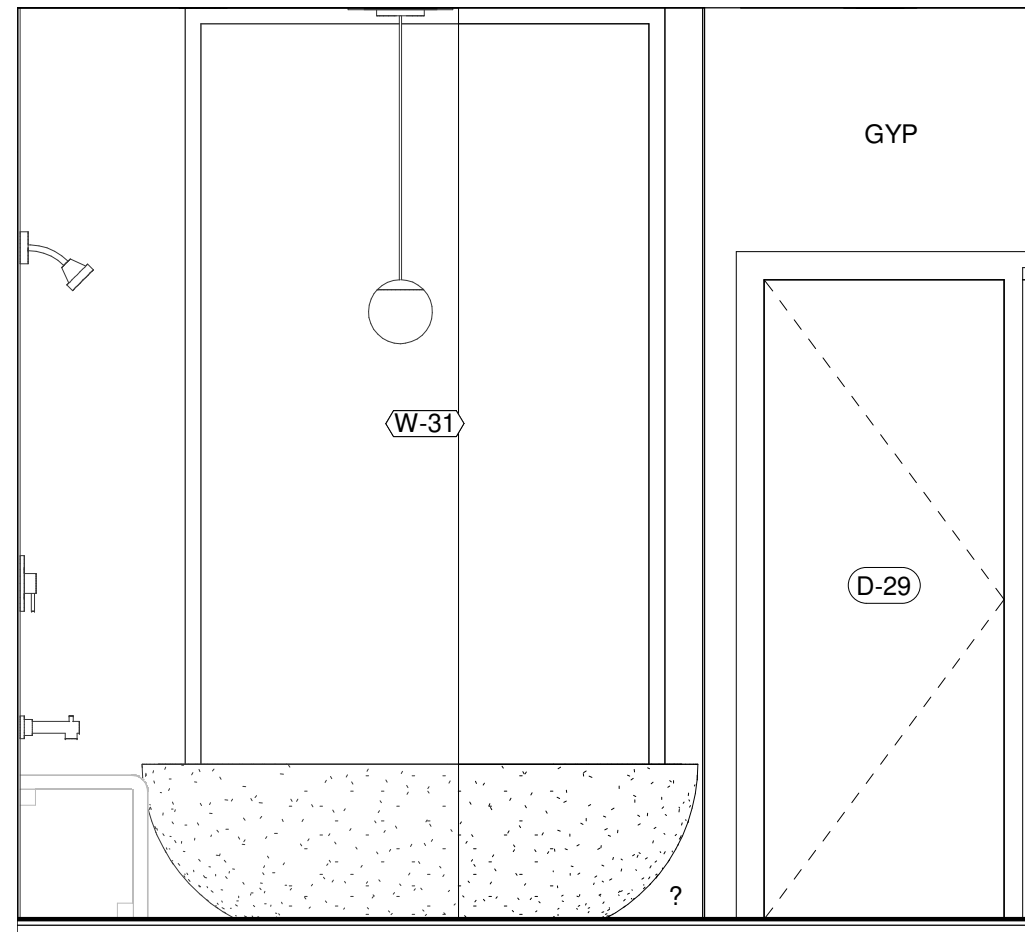
5 Bathroom 2-East
1/2" = 1'-0"



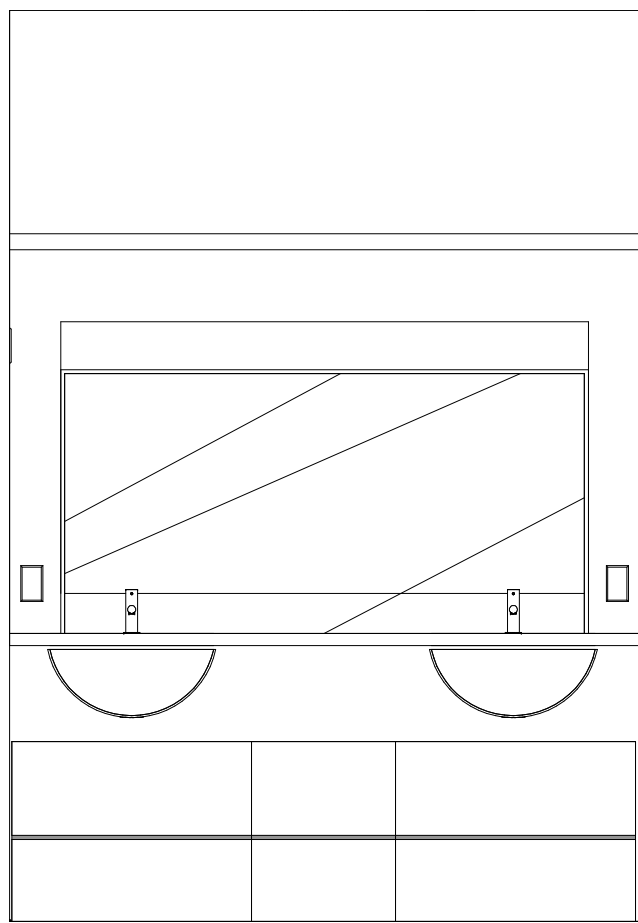
6 Bathroom 2-North
1/2" = 1'-0"



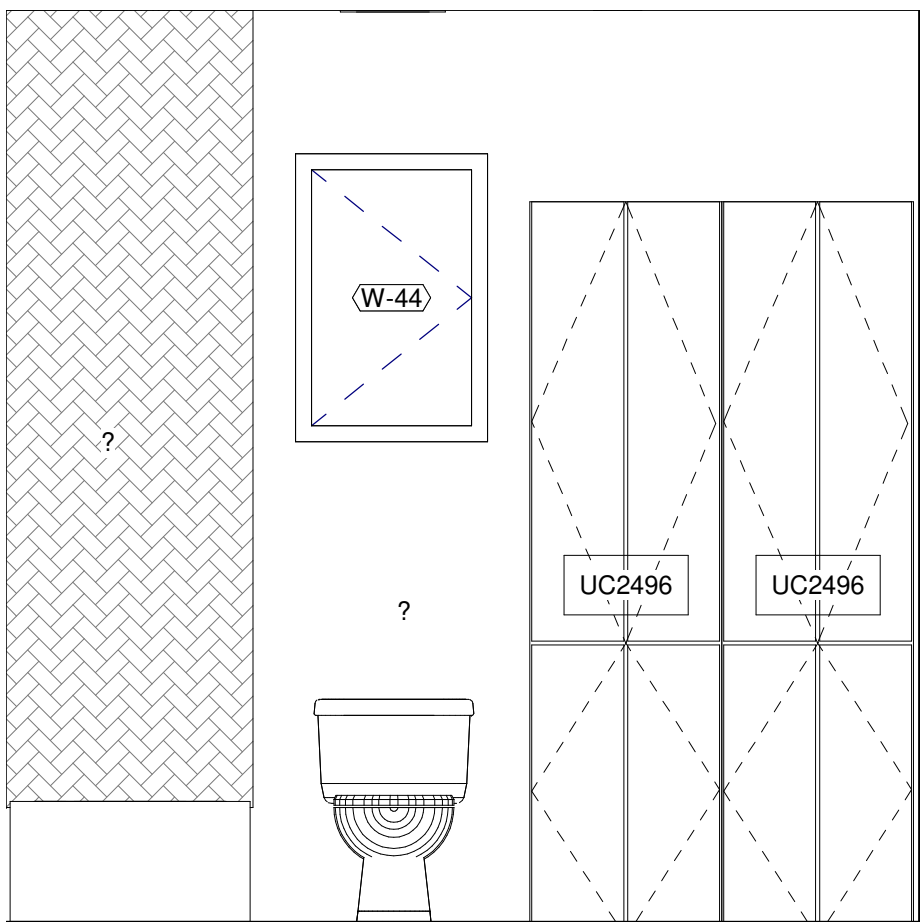
7 Bathroom 2-South
1/2" = 1'-0"



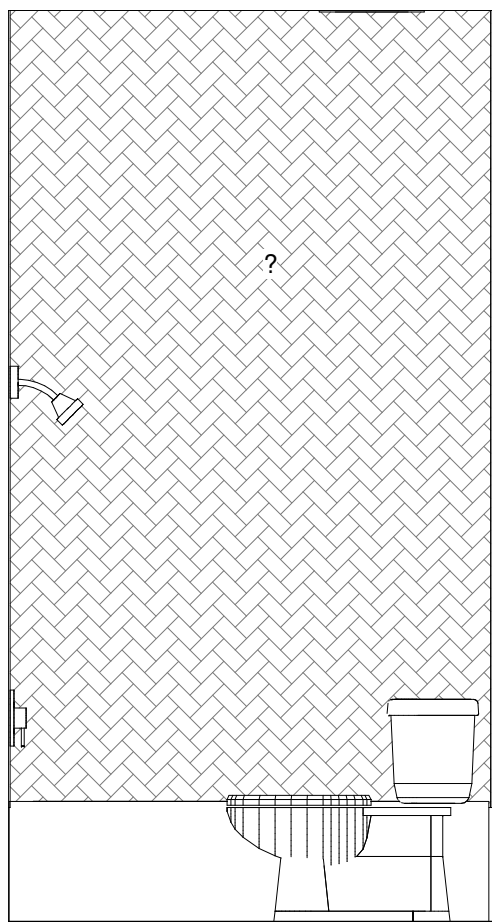
8 Bathroom 2-West
1/2" = 1'-0"



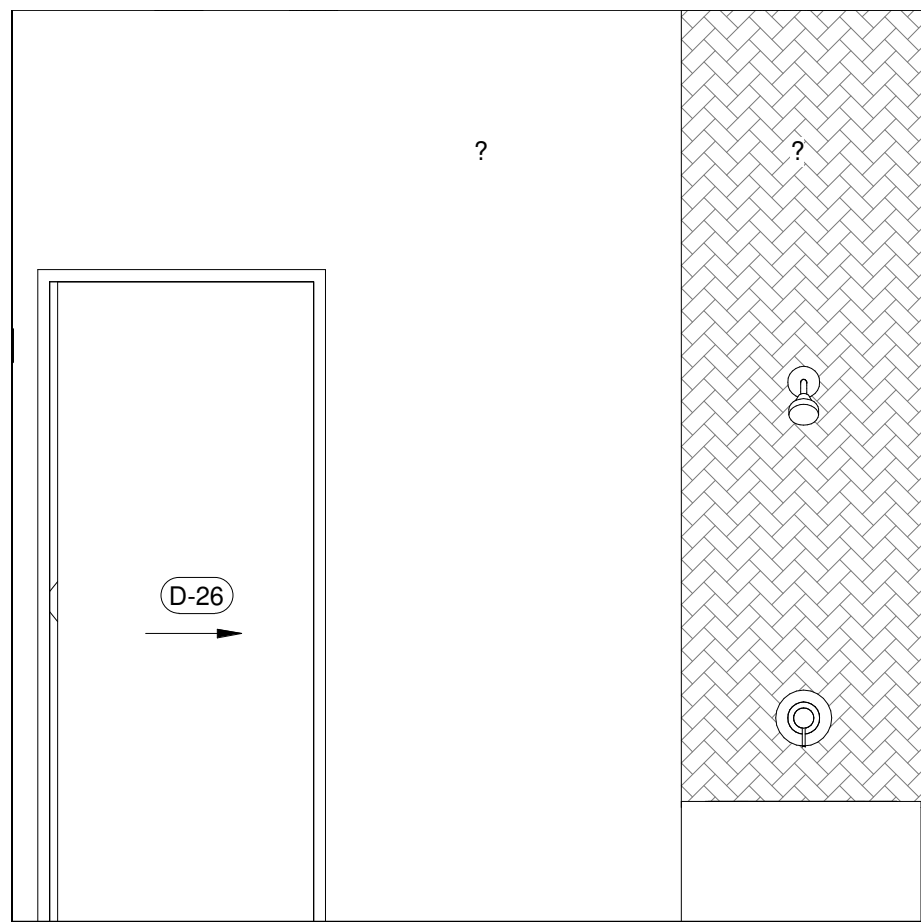
9 Bathroom 3-1
1/2" = 1'-0"



10 Bathroom 3-2
1/2" = 1'-0"



11 Bathroom 3-3
1/2" = 1'-0"



12 Bathroom 3-4
1/2" = 1'-0"

B1 Brick, Soldier Course
B2 Stone-ADU
CONC3 Concrete - Cast-in-Place Concrete
GYP Gypsum Wall Board
STC1 Stucco-Gray
STC2 Stucco-White
TB1 Tile-Backsplash-1-Bathroom 1
TB3 Tile-Backsplash-3-Bathroom 3
TW1 Tile-Wall-9- Short Stacked Green

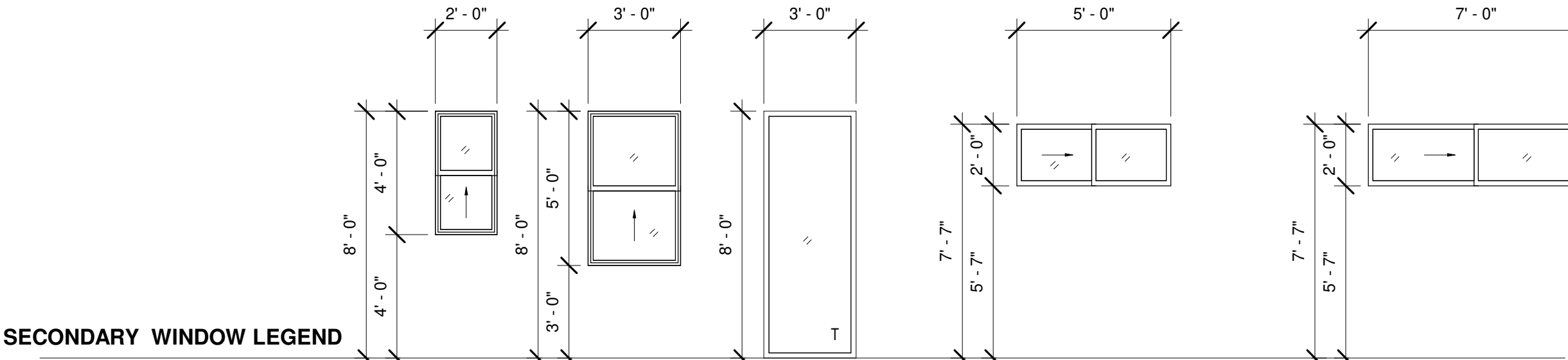
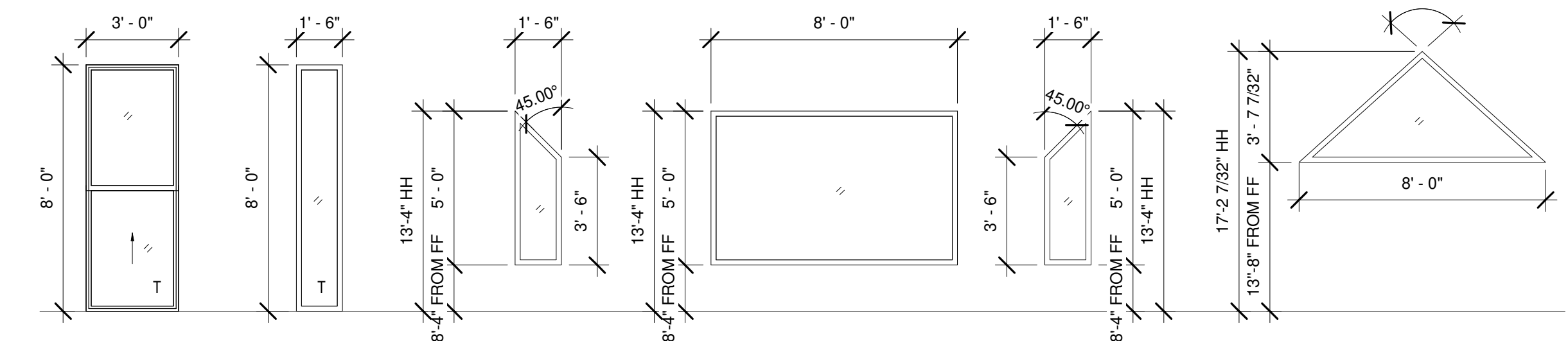
WINDOW SCHEDULE RESIDENTIAL								
MARK	WIDTH	HEIGHT	AREA	HEAD HEIGHT	TYPE	Comments	Egress	Tempered

W-61	2'-0"	4'-0"	8	8'-0"	Casement			
W-68	2'-0"	4'-0"	8	8'-0"	Casement			
: 2			16					

A	W-01	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-02	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-03	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-04	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-05	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-06	3'-8"	9'-4"	34	9'-4"	Fixed		No	Yes
	W-07	3'-8"	9'-4"	34	9'-4"	Fixed		No	Yes
	W-08	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-09	4'-0"	1'-4"	5	6'-11"	Fixed		No	No
	W-10	3'-8"	8'-0"	29	8'-0"	Fixed		No	Yes
	W-11	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-12	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-13	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-14	6'-0"	3'-0"	18	8'-0"	Horizontal Slider		No	No
	W-15	8'-0"	2'-0"	16	8'-0"	Horizontal Slider		No	No
	W-16	3'-0"	3'-0"	9	6'-0"	Fixed		No	No
	W-17	5'-0"	4'-0"	20	6'-0"	Horizontal Slider		No	No
	W-18	3'-0"	2'-0"	6	10'-0"	Fixed		No	No
	W-19	3'-8"	2'-0"	7	10'-0"	Fixed		No	No
	W-20	3'-8"	8'-0"	29	8'-0"	Fixed		No	Yes
	W-21	3'-8"	2'-0"	7	10'-0"	Fixed		No	No
	W-22	3'-8"	8'-0"	29	8'-0"	Fixed		No	Yes
	W-23	3'-8"	2'-0"	7	10'-0"	Fixed		No	No
	W-24	3'-8"	8'-0"	29	8'-0"	Fixed		No	Yes
	W-25	3'-0"	8'-0"	24	10'-0"	Fixed		No	Yes
	W-26	4'-6"	1'-6"	7	4'-4 1/2"	Fixed		No	No
	W-27	4'-6"	1'-6"	7	4'-4 1/2"	Fixed		No	No
	W-28	3'-0"	9'-0"	27	9'-0"	Fixed		No	Yes
	W-29	3'-0"	9'-0"	27	9'-0"	Fixed		No	Yes
	W-30	3'-0"	9'-0"	27	9'-0"	Fixed		No	Yes
	W-31	5'-0"	8'-8"	43	9'-6"	Fixed		No	Yes
	W-32	3'-0"	8'-8"	26	9'-6"	Fixed		No	Yes
	W-33	3'-0"	8'-8"	26	9'-6"	Fixed		No	Yes
	W-34	4'-0"	9'-6"	38	9'-6"	Fixed		No	Yes
	W-35	4'-0"	9'-6"	38	9'-6"	Fixed		No	Yes
	W-36	6'-0"	6'-0"	36	8'-0"	Fixed		No	No
	W-37	6'-0"	6'-0"	36	8'-0"	Horizontal Slider		Yes	No
	W-38	6'-0"	6'-0"	36	8'-0"	Horizontal Slider		Yes	No
	W-39	6'-0"	6'-0"	36	8'-0"	Fixed		No	No
	W-40	2'-0"	8'-0"	16	8'-0"	Fixed		No	No
	W-41	2'-0"	8'-0"	16	8'-0"	Fixed		No	No
	W-42	4'-0"	6'-0"	24	8'-0"	Horizontal Slider		Yes	No
	W-43	4'-0"	6'-0"	24	8'-0"	Horizontal Slider		Yes	No
	W-44	2'-0"	3'-0"	6	8'-0"	Casement		No	No
	W-45	4'-0"	6'-0"	24	8'-0"	Horizontal Slider		Yes	No
	W-46	4'-0"	6'-0"	24	8'-0"	Horizontal Slider		Yes	No
	W-47	2'-0"	8'-0"	16	8'-0"	Fixed		No	No
	W-48	6'-0"	2'-0"	12	8'-0"	Horizontal Slider		No	No
	W-49	6'-0"	2'-0"	12	8'-0"	Horizontal Slider		No	No
	W-50	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-51	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-52	3'-0"	8'-0"	24	8'-0"	Fixed		No	Yes
	W-53	2'-0"	8'-0"	16	8'-0"	Fixed		No	No
	W-54	4'-9"	1'-6"	7	10'-10 3/4"	Fixed		No	No
	W-55	4'-9"	1'-6"	7	10'-10 3/4"	Fixed		No	No
	W-56	4'-9"	1'-6"	7	10'-10 3/4"	Fixed		No	No
	W-57	6'-4"	4'-2"	26		Skylight		No	No

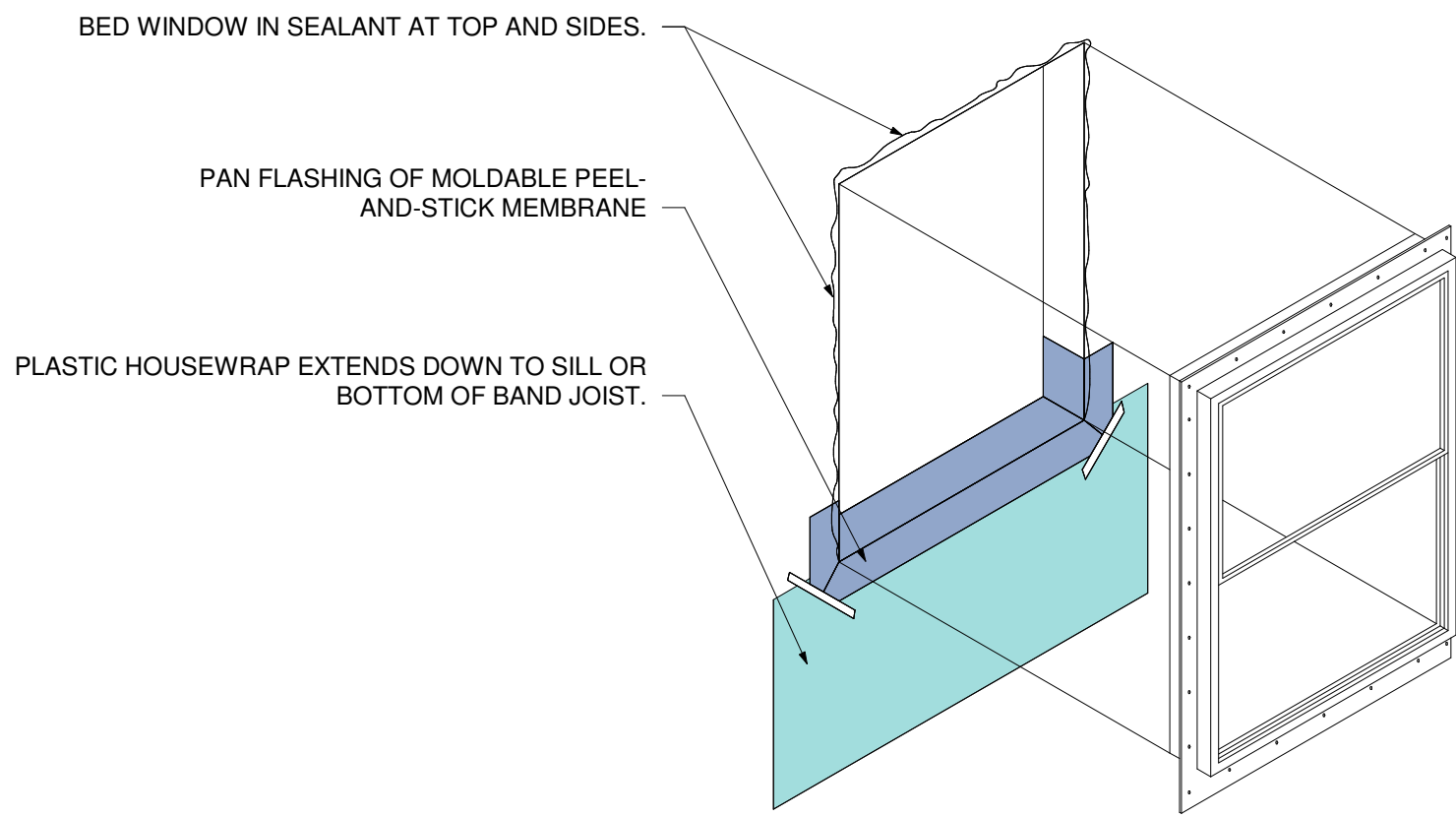
A: 57	1124							
B								
W-58	3'- 0"	5'- 0"	15	8'- 0 3/8"	Casement		No	No
W-59	3'- 0"	8'- 0"	24	8'- 0"	Single Hung		No	No
W-63	2'- 0"	4'- 0"	8	4'- 6"	Single Hung		No	No
W-64	2'- 0"	4'- 0"	8	4'- 6"	Single Hung		No	No
W-65	2'- 0"	4'- 0"	8	4'- 6"	Single Hung		No	No
W-66	2'- 0"	6'- 0"	12	8'- 0"	Single Hung		No	No
W-67	2'- 0"	6'- 0"	12	8'- 0"	Single Hung		No	No
W-69	3'- 0"	11'- 0"	33	11'- 0"	Single Hung		No	No
W-70	1'- 6"	8'- 0"	12	8'- 0"	Fixed		No	Yes
W-71	1'- 6"	8'- 0"	12	8'- 0"	Fixed		No	Yes
W-72	8'- 0"	5'- 0"	40	13'- 4"	Fixed		No	No
W-73	1'- 6"	5'- 0"	8	13'- 4"	Fixed-Trapezoid		No	No
W-74	1'- 6"	5'- 0"	8	13'- 4"	Fixed-Trapezoid		No	No
W-75	3'- 0"	11'- 0"	33	11'- 0"	Single Hung		No	No
W-76	8'- 0"	1'- 6"	12	-0'- 6"	Fixed-Triangle		No	No
W-77	3'- 0"	11'- 0"	33	11'- 0"	Single Hung		No	Yes
W-78	3'- 0"	11'- 0"	33	11'- 0"	Single Hung		No	Yes
W-79	2'- 0"	4'- 0"	8	4'- 6"	Single Hung		No	No

B: 18
Grand total: 77



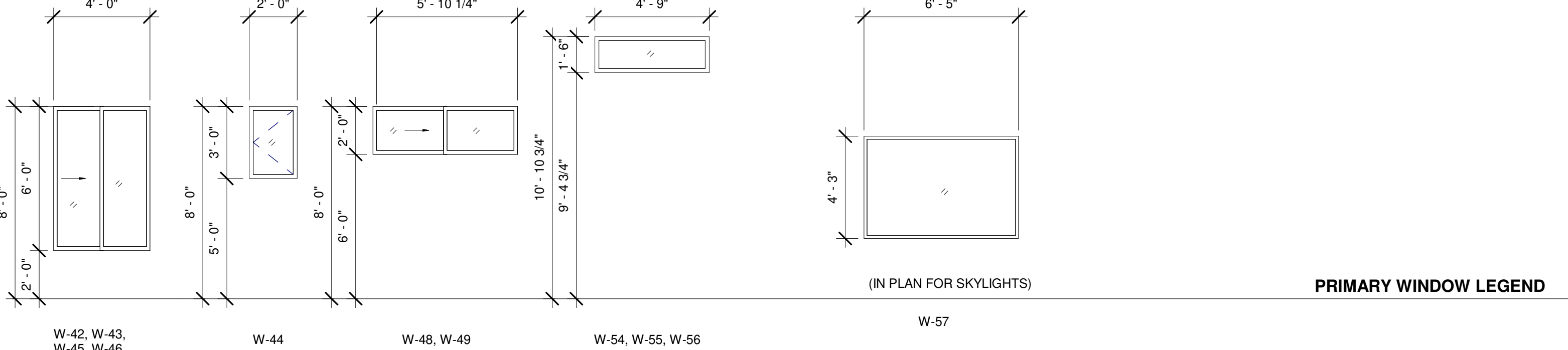
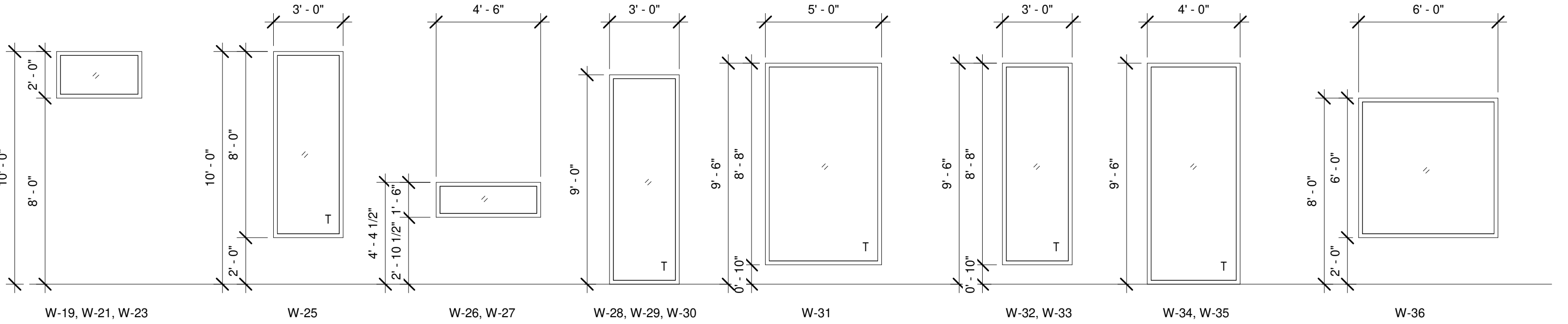
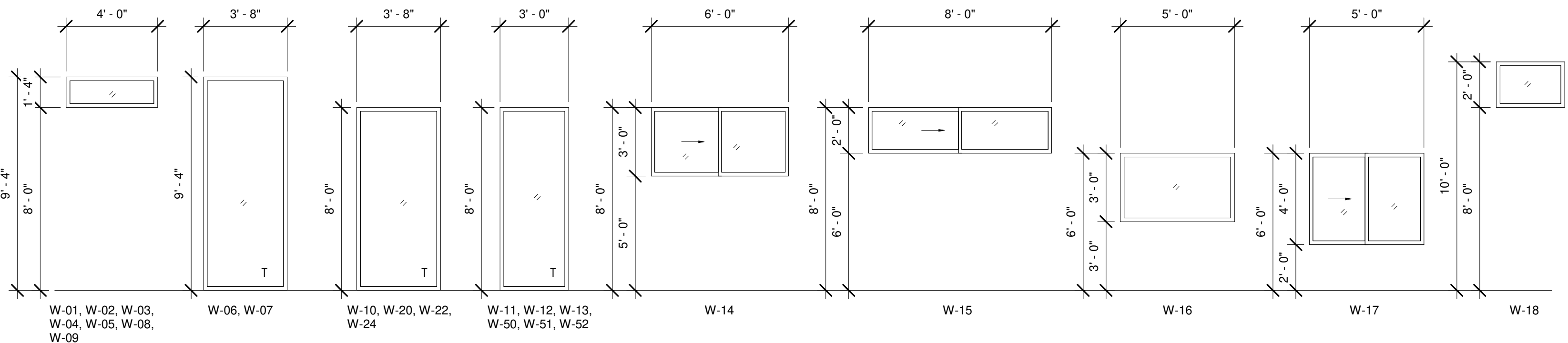
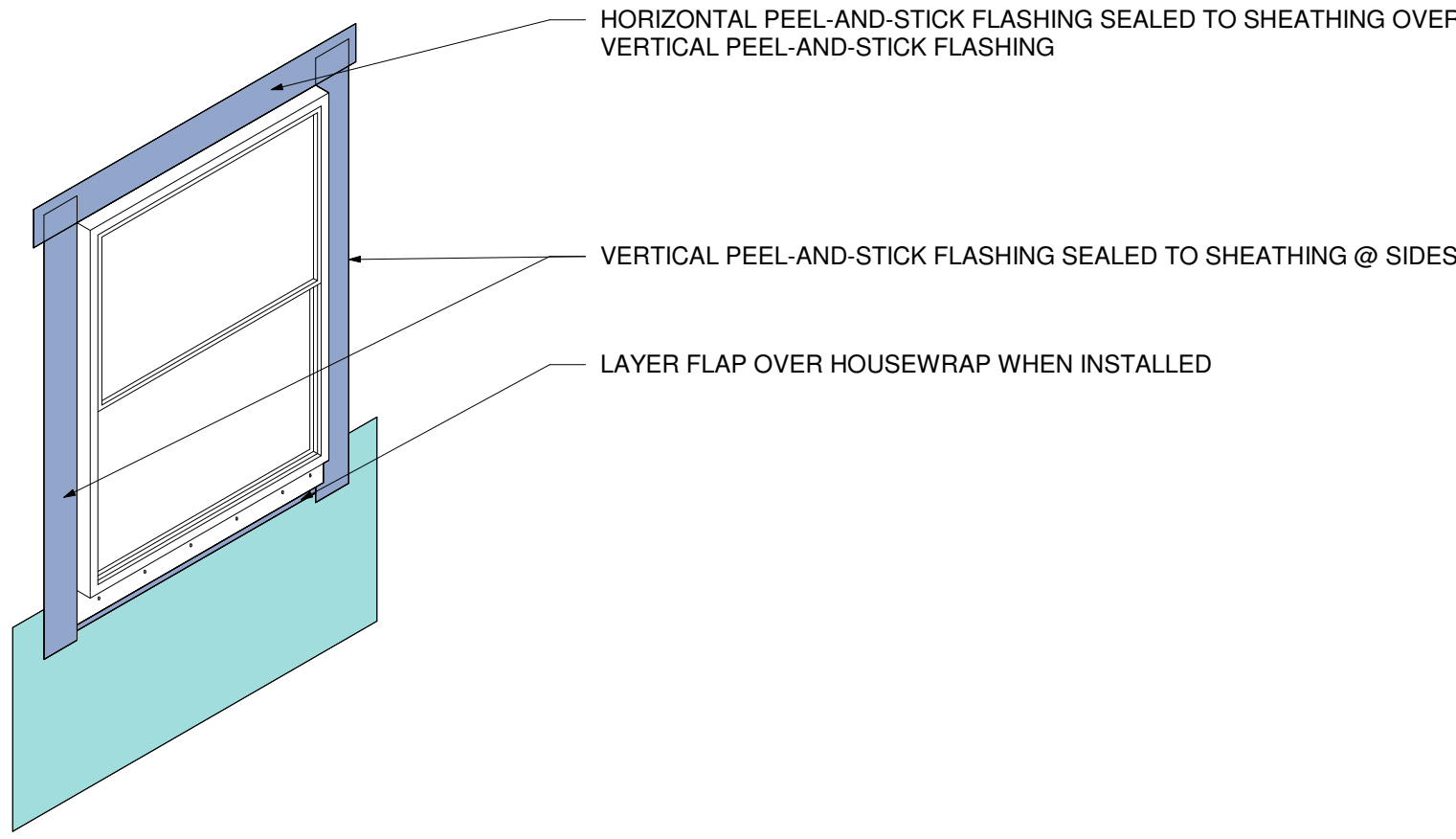
SECONDARY WINDOW LEGEND

1. LAP PAN FLASHING OVER FLAP OF HOUSEWRAP. THEN SET WINDOW INTO SEALANT ON TOP AND TWO SIDES.



1 WINDOW FLASHING DETAIL
1/2" = 1'-0"

2. INSTALL SIDE SPLINES, THEN HEAD FLASHING. LATER WEAVE HOUSEWRAP UNDER FLAP AND TAPE ALONG SIDE JAMBS.



PRIMARY WINDOW LEGEND



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STRUCTURAL

CIVIL

MEP

LANDSCAPING



KENWOOD

1909 KENWOOD AVE
AUSTIN, TX 78704

STATUS: CD

ISSUE DATE
BP Submittal 03/16/2022

REVISION SCHEDULE
ID NAME DATE

WINDOW SCHEDULE

A-602

5/6/2022 1:12:31 PM

