

/Users/mickeypeavler/Desktop/ATXA/PROJECTS/2019 / 190481 - 190490/190484 - DANCY/190484 - ARCHICAD/190484 - 101320.pln | Ver. 2015 | Tuesday, October 20, 2020 | 4:14 PM

# NUNEZ RESIDENCE 3107 DANCY STREET, AUSTIN, TEXAS

#### 3107 DANCY

#### **BUILDING AND SITE AREA**

LOT SIZE

SITE DEVELOPMENT INFORMATION (APPLICATION PAGE 2)

A) 1ST FLOOR CONDITIONED AREA B) 2ND FLOOR CONDITIONED AREA C) 3RD FLOOR CONDITIONED AREA

D) BASEMENT E) GARAGE (ATTACHED) GARAGE (DETACHED)

CARPORT (ATTACHED)

CARPORT (DETACHED) F) COVERED PATIO, DECK, PORCH AND/OR BALCONY G) OTHER COVERED OR ROOFED AREA (DETACHED SHED) H) UNCOVERED WOOD DECK I) POOI J) SPA K) REMODELED FLOOR AREA, EXCLUDING ADDITION/ NEW CONSTRUCTION

TOTAL BUILDING COVERAGE SURPLUS BUILDING COVERAGE

TOTAL IMPERVIOUS COVERAGE SURPLUS I.C.

SUBCHAPTER F: GROSS FLOOR AREA (APPLICATION PAGE 3

1ST FLOOR 2ND FLOOR 3RD FLOOR

AREA W/ CEILINGS > 15' GROUND FLOOR PORCH BASEMENT

ATTIC GARAGE (ATTACHED) GARAGE (DETACTCHED) CARPORT (ATTACHED CARPORT (DETACHED)

TOTAL GROSS FLOOR AREA (TOTAL GROSS FLOOR AREA / LOT AREA) X 100 SURPLUS F.A.R.

CALCULATION AID (APPLICATION PAGE 7)

A) 1ST FLOOR CONDITIONED AREA B) 2ND FLOOR CONDITIONED AREA C) 3RD FLOOR CONDITIONED AREA D) BASEMENT E) GARAGE (ATTACHED) GARAGE (DETACHED) CARPORT (ATTACHED) CARPORT (DETACHED) G) COVERED WOOD DECKS

H) COVERED PATIOS I) COVERED PORCH J) BALCONY K) OTHER:

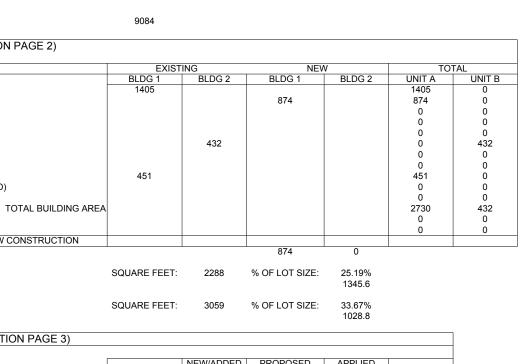
TOTAL BUILDING AREA TOTAL BUILDING COVERAGE

L) DRIVEWAY M) SIDEWALKS M) UNCOVERED PATIO

N) UNCOVERED PATIO 0) UNCOVERED WOOD DECKS (COUNTED AT 50%) P) AC PADS AND OTHER CONCRETE FLATWOORK Q) OTHER (POOL COPING, RETAINING WALLS TOTAL SITE IMPERVIOUS COVERAGE

Q) POOLSR

S) SPA



	NEW/ADDED	PROPOSED	APPLIED	
EXISTING S.F.	S.F.	EXEMPTION	EXEMPTION	TOTAL S.F.
1405	0	N/A		1405
0	874	N/A		874
0	0	N/A		0
0	0	FOLLOW 3.3.5		0
		FULL		
451	0	PORCH/200S.F.	451	0
0	0	FOLLOW 3.3.3B		
0	124	FOLLOW 3.3.3C	124	
0	0	200	0	0
432	0	450/200	432	0
0	0	450/200	0	0
0	0	450	0	0



	NEW/ADDED	
EXISTING S.F.	S.F.	TOTAL S.F.
1405	0	1405
0	874	874
0	0	0
0	0	0
0	0	0
432	0	432
0	0	0
0	0	0
		0
451		451
		0
	76	76
2288		3238
2288		2288
753		753
755		0
		0
		0
		0
9	9	18
9	9	
		0
2050		2050
3050		3059
0	0	0
U	U	U

NUNEZ RESIDENCE 3107 DANCY STREET, AUSTIN, TEXAS
ATX ARCHITECTS p.o. box 81002, austin, tx 78708 512.809.0406 www.atxarchitects.com
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. E.M. PEAVLER, REGISTRATION #22342
OWNER
OWNER NAME 3107 DANCY STREET, AUSTIN, TEXAS
GENERAL CONTRACTOR
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)
STRUCTURAL ENGINEER
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)
SURVEYOR
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)
GEOTECHNICAL ENGINEER
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)
MEP ENGINEER
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)
CIVIL ENGINEER
(NAME) (ADDRESS) (CITY, STATE ZIP) (CONTACT)

GENERAL

 CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS
 ISSUED BY THE ARCHITECT DATED 10.20.2020, AND AS MAY BE
 AMENDED BY THE ARCHITECT IN SUBSEQUENT ISSUANCES.
 EXISTING CONDITIONS - BEFORE BEGINNING WORK EXAMINE THE
 SITE FOR COMPLIANCE WITH THE DRAWINGS. NO EXTRA CHARGE OR
 COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR
 OMISSION.

3. STANDARDS, CODES AND ORDINANCES - REFER TO INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

4. ALL WORK WILL COMPLY WITH ALL PRESIDING CODES AND ORDINANCES. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH PRESIDING CODES AND ORDINANCES INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

5. PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE INFORMATION REQUIRED TO ACHIEVE THE ARCHITECTURAL INTENT. WHERE DETAILS OR PROCEDURES ARE IN CONFLICT WITH ANY OF THE TERMS OF THESE SPECIFICATIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.

6. SAFETY - ERECT SUCH SAFETY EQUIPMENT AND SIGNAGE AS REQUIRED AND MAINTAIN THESE ELEMENTS FOR THE DURATION OF THE PROJECT.

7. SUPPORT FACILITIES - CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TEMPORARY FEATURES SUCH AS UTILITIES, TRASH AND RECYCLING, AND SANITARY FACILITIES. ALL TEMPORARY FEATURES MUST BE REMOVED BEFORE FINAL CLEANING.

8. INSURANCE - PROVIDE AND COORDINATE ALL INSURANCE REQUIREMENTS AS PRESCRIBED BY THE CONSTRUCTION CONTRACT.
9. WARRANTY - ALL WORK SHALL BE WARRANTED AS COMPLYING WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS FOR THE PERIOD REQUIRED BY LAW AND THE CONSTRUCTION CONTRACT. REPAIRS REQUIRED DURING THE WARRANTY PERIOD WILL BE PROVIDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. PROTECTION OF EXISTING CONDITIONS - PROTECT ALL EXISTING CONDITIONS TO REMAIN OR TO BE REUSED DURING CONSTRUCTION.

FINAL CLEANING WILL INCLUDE ALL EXTERIOR AND INTERIOR SURFACES. PATCHING AND REPAIRING WILL BE PERFORMED SUCH THAT NEW AND EXISTING ELEMENTS MAY NOT BE DIFFERENTIATED. 11. SUBSTITUTIONS - WHERE A PARTICULAR MATERIAL, COLOR OR PRODUCT IS SPECIFIED AN ALTERNATE MAY ONLY BE SUBSTITUTED WITH

THE EXPRESS PERMISSION OF THE OWNER. 12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING "AS-BUILT"

DRAWINGS TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.

13. CONTRACTOR WILL RETAIN THE SERVICES OF RELEVANT ENGINEERS WHERE REQUIRED TO COMPLETE THE WORK.

14. ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT. 15. VERIFY THE THE REQUIREMENTS OF ALL OWNER SUPPLIED APPLIANCES AND PRODUCTS BEFORE BEGINNING THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

2. SITE WORK

- 1. PROTECTION 1. SEE SURVEY FOR EXISTING CONDITIONS AND PROTECTED TREES.
- SEE SURVEY FOR EXISTING CONDITIONS AND PROTECTED TREES.
   MINIMIZE IMPACT ON EXISTING SITE TO THE EXTENT POSSIBLE.
   CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING LOCATION OF ON SITE UTUATION.

ON SITE UTILITIES. 4. PROTECT SITE ELEMENTS TO REMAIN DURING CONSTRUCTION. 2. DRAINAGE - NO WORK WILL INTERFERE WITH EXISTING DRAINAGE SYSTEMS WITHOUT CREATING EQUALLY EFFECTIVE SYSTEMS.

3. ROOF DRAINS AND FRENCH DRAINS WILL TIE INTO EXISTING DRAINAGE SYSTEMS WHERE POSSIBLE.

#### 3. WOOD

1. ROUGH FRAMING

- RESERVED.
   FRAMING TO BE INSTALLED TO RECEIVE INTERIOR FINISHES.
- 3. CONTRACTOR RESPONSIBLE FOR COORDINATION OF LUMBER
- TAKE OFFS, TRUSS SUBMITTALS, AND SHOP DRAWINGS. 4. STUD SPACING TO BE 16" O.C. U.N.O. THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS L/ 240 USING STUDS @ 16" O.C.
- 5. WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE, MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS L/
- 360. 2. EXTERIOR CARPENTRY
- 1. RESERVED

3. INTERIOR FINISH CARPENTRY - ALL WORK TO COMPLY WITH MOST RECENT QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.

1. ALL FASTENERS TO BE COUNTERSUNK AND FILLED, SANDED SMOOTH AND PAINTED.

- 2. CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.
- INSTALL BLOCKING AS REQUIRED.
   CABINETRY AND MILLWORK FINISHES TO BE COORDINATED WITH THE OWNER.

4. ALL PARTITION TYPES INCLUDED IN THE DRAWINGS MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

THERMAL AND MOISTURE PROTECTION
 BUILDING WRAP - DUPONT TYVEK HOMEWRAP OR ALTERNA

APPROVED BY OWNER 2. FENESTRATION FLASHING - SELF ADHERED FLASHING TAPES

CORNER DETAILING SYSTEMS TO CREATE CONTINUOUS WATERPROOFED DETAILS. INSTALL WINDOW AND DOOR FLAS PER FLASHING TAPE MANUFACTURER'S INSTRUCTIONS. 3. INSULATION - CAVITY INSULATION AT ROOF AND WALLS TO SPRAY-IN FOAM INSULATION. MINIMUN R-VALUES PER CITY REQUIREMENTS AND OWNER'S PREFERENCE.

- 4. RESERVED
- 5. JOINT SEALANTS ELASTOMERIC SEALANTS AT 1. DISIMILAR MATERIAL JOINTS
- 2. BETWEEN DOORS AND WINDOWS
- 3. SEALANT COLORS TO BE COMPATIBLE WITH ADJACENT F 6. SIDING TO BE REAL WOOD GRAIN CEMENTITIOUS FIBERBOA
- PAINTED. SEE ALSO ASSEMBLIES. 7. EXTERIOR ACCENT BANDS TO BE SMOOTH FINISH CEMENTIT FIBERBOARD, PAINTED.

8. WHERE NOT DETAILED EXTERIOR SIDING CORNERS TO BE THE IN EITHER SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINT MITERED.

9. ALL FLASHING DETAILS PER SMACNA.

### 5. FINISHES

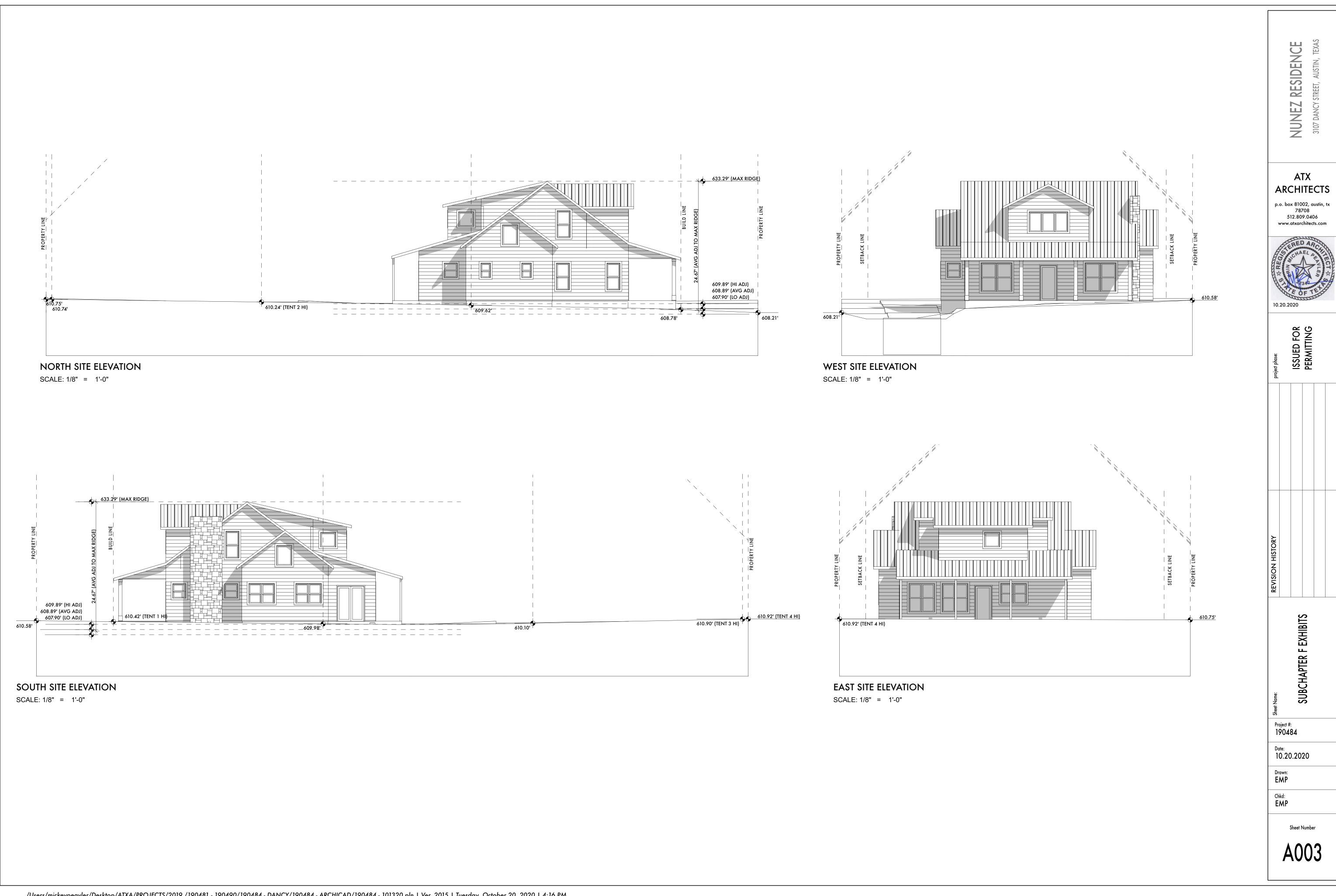
- 1. GYPSUM BOARD ASSEMBLIES
- 1. WALLS IN DRY LOCATIONS TO BE STANDARD 1/2 INCH ( BOARD.
- WALLS IN WET LOCATIONS TO BE 1/2 INCH CEMENTITIC
   PANEL
   CEILINGS TO BE 5/8" GYPSUM BOARD
- 4. CEILINGS IN WET AREAS TO BE 5/8" WATER RESISTANT ( BOARD
- 5. ALL OUTSIDE CORNERS TO HAVE CORNER BEADS
- 2. TILE 1. USE COMPATIBLE WATERPROOFING AND THIN SET CEME 2. TILE FLOORS TO BE THIN SET TILE OVER PLIABLE, SHEET-AI BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER CRACK-BRIDGING CAPABILITIES
- 3. TILE WALLS TO BE THIN SET TILE OVER SHEET-APPLIED, BO WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CR BRIDGING CAPABILITIES, OR APPROVED ALTERNATE, OVER CEMENTITIOUS BOARD
- 4. COORDINATE TILE AND GROUT COLOUR SELECTIONS W OWNER.
- 5. TILE TRANSITIONS TO BE BULL-NOSE FINISH, O.A.A. 3. PAINT
- COORDINATE PAINT COLOURS WITH OWNER.
   EXTERIOR PAINTED WOOD TO MATCH EXISTING COLOR
- QUALITY. 3. PAINTED GYPSUM BOARD TO MATCH EXISTING COLOR
- QUALITY. 4. FILL ALL HOLES, LEVEL ALL SURFACES, SEAL ALL JOINTS,
- AND INTERSECTIONS AND SAND SURFACES SMOOTH.
- 5. REMOVE HARDWARE PRIOR TO PAINTING.
- 6. PROVIDE MINIMUM ONE COAT OF PRIMER AND TWO COCOATS.
- 7. COORDINATE PAINT COLOUR SELECTIONS WITH OWNER
- 6. DOORS AND WINDOWS
- 1. NEW WINDOWS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.
- NEW DOORS TO MATCH EXISTING TYPE, QUALITY, INSTALL, AND TRIMS.
- 3. PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
- 7. MECHANICAL HVAC AND PLUMBING
- U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AN INTEGRATION OF NEW AND EXISTING HVAC SYSTEMS AND PR
   DUCT WORK, GRILLS AND TERMINATIONS
- PROVIDE SHEET METAL PRIMARY TRUNKS WITH FLEX DUC SECONDARY DUCTS.
- 2. PROVIDED DUCTED RETURNS AT BEDROOM.
- 3. ROOF TERMINATIONS TO MATCH EXISTING.
- 4. NO VISIBLE EQUIPMENT, PENETRATIONS, GRILLS, METERS OTHER EQUIPMENT WITHOUT OWNER'S CONSENT.
- 3. RESERVED.
- 4. U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AN INTEGRATION OF NEW AND EXISTING PLUMBING SYSTEMS AN PRODUCTS.
- 5. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ROOF
- PENETRATIONS AND ROOFING. 6. PROVIDE AND INSTALL PLUMBING FIXTURES PER CONTRACT
- DOCUMENTS. 7. CONTRACTOR TO COORDINATE FIXTURE SELECTIONS WITH (
- 8. ENSURE PROPER CONNECTION OF NEW AND EXISTING PLU SYSTEMS TO CITY SUPPLY AND SEWER.

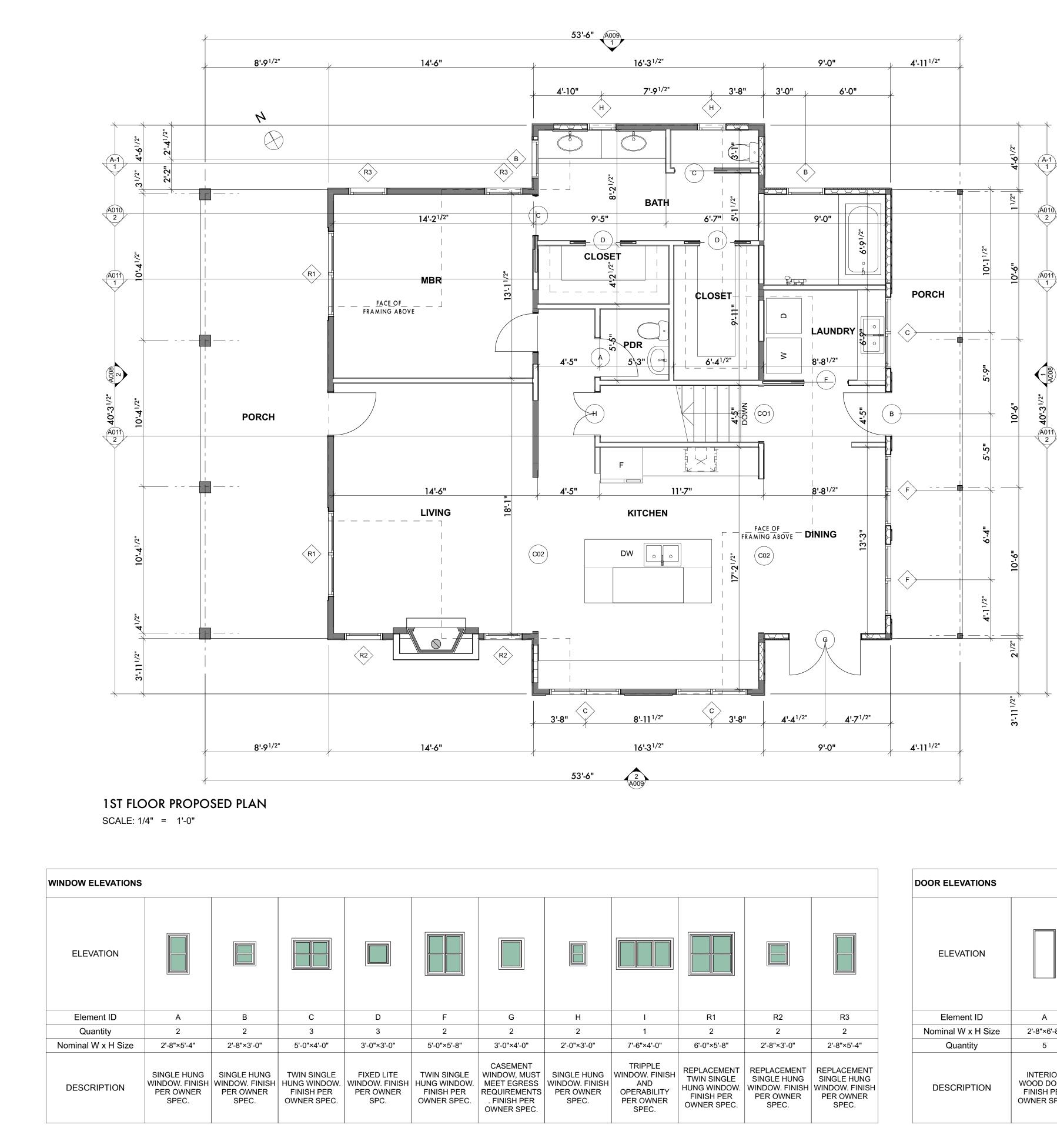
8. ELECTRICAL

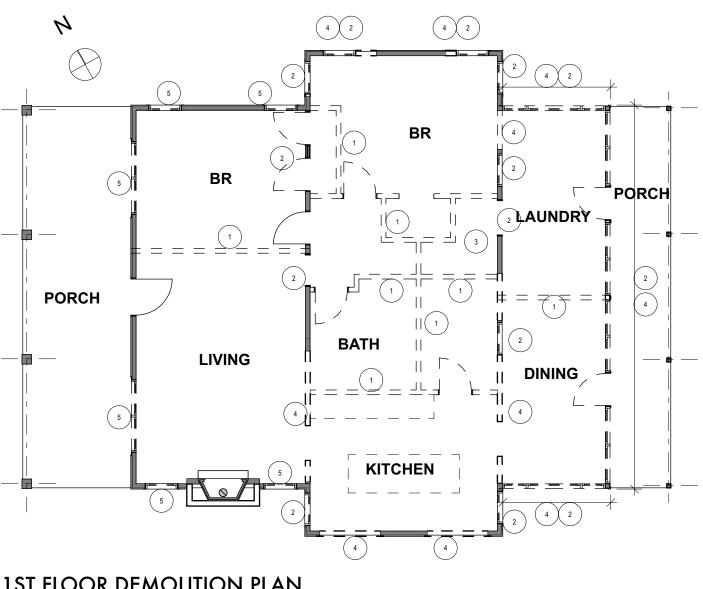
- 1. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEG OF NEW ELECTRICAL SYSTEMS AND PRODUCTS.
- SMOKE DETECTORS INSTALLED PER CODE REQUIREMENTS
   INTEGRATE NEW DOORS AND WINDOWS WITH EXISTING SYSTEMS

4. ALL RECEPTICALS IN WET AREAS TO BE GFCI OR WATERPROG AS REQUIRED BY CODE

SECURITY OOF GFCI		Sheet Number
EGRATION		Drawn: EMP Chkd: EMP
OF CT H OWNER. LUMBING		Project #: 190484
ND AND		me: SPECIFICATIONS AND SCHEDULES
UCT	2. PROPERTIES FOR WHICH COMPLIANCE CANNOT BE ACHIEVED WITHOUT THE USE OF SWITCHBACKS	S AND S
AND PRODUCTS.	ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT OF THE DWELLING 6. THE EXTERIOR VISITABLE ROUTE MUST HAVE A CROSS SLOPE LESS THAN TWO PERCENT THAT ORIGINATES FROM A GARAGE, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE 7. EXCEPTIONS FOR EXTERIOR VISITABLE ROUTES 1. LOTS WITH 10% OR GREATER SLOPE PRIOR TO DEVELOPMENT	REVISION HISTORY
COLOR ER.	BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE DESIGNATED VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS 5. THE DESIGNATED VISITABLE ENTRANCE MUST BE A NO-STEP	
CRACKS	ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES 4. THE ROUTE TO A DESIGNATED VISITABLE BATH OR HALF BATH MUST	
RAND	HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL; AND 2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES	
R AND	<ol> <li>THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY</li> <li>SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:         <ol> <li>LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO</li> </ol> </li> </ol>	
30NDED CRACK- R WITH	<ol> <li>MINIMUM CLEAR OPENING OF 30 INCHES</li> <li>LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL WOOD BLOCKING INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS; AND</li> </ol>	project phase: ISSUED FOR PERMITTING
MENT Applied, der With	<ol> <li>ACCESSIBILITY AND VISITABILITY</li> <li>FOR ALL NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION WITHIN THE CITY OF AUSTIN THE FOLLOWING WILL APPLY.</li> <li>AT LEAST ONE BATHROOM OR HALF BATH ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:</li> </ol>	
T GYPSUM	12. ALTERNATES 1. RESERVED	
I GYPSUM Tous	11. EXTERIOR SPECIALTIES 1. RESERVED	STERED ARCHI
TRIMMED NTED, OR	NEW GRASS SEED. 6. RE: FLOOR PLAN FOR LOCATION OF WINDOWS TO BE REMOVED AND PATCHED AND WINDOWS TO BE REMOVED AND REPLACED. 7. ALL EXTERIOR SIDING TO BE REMOVED AND REPLACED. RE: ELEVATIONS 8. ALL ROOFS TO BE REMOVED AND REPLACED. RE: ROOF PLAN, ELEVATIONS AND STRUCTURE.	ATX ARCHITECTS p.o. box 81002, austin, tx 78708 512.809.0406 www.atxarchitects.com
FINISHES. OARD, TITIOUS	<ol> <li>DEMOLITION         <ol> <li>PROTECT ALL EXISTING, STRUCTURES, FENCING, LANDSCAPING, TREES, WALKS, ASPHALT PAVING TO REMAIN DURING CONSTRUCTION.</li> <li>PROTECT ALL TREES AND LANDSCAPING TO REMAIN.</li> <li>ANY EXISTING ELEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WILL BE REPLACE BY THE CONTRACTOR.</li> <li>LOCATION AND PROTECTION OF UTILITIES TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR.</li> <li>ALL AREAS OF DISTURBED LANDSCAPE WILL BE REPLANTED WITH</li> </ol> </li> </ol>	NUNEZ RESIDENCE 3107 DANCY STREET, AUSTIN, TEXAS
A SHING To be	3. STAGGER GYP BD JOINTS 4. PROVIDE AT LEAST ONE STUD BETWEEN PLUGS, SWITCHES, J-BOXES, ETC., THAT BACK UP TO EACH OTHER	IDENCE AUSTIN, TEXA
es with	WALLS. 2. Acoustically seal around all penetrations in gyp BD walls AND ceilings	S







# **1ST FLOOR DEMOLITION PLAN**

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

- DEMOLITION CODED NOTES:

- PLAN
- 5\_ REPLACE EXISTING WINDOW
- DEMOLITION GENERAL NOTES:
- NEW ROOF.

DOOR ELEVATIONS										
ELEVATION										
Element ID	A	В	С	C02	CO1	D	E	F	G	н
Nominal W x H Size	2'-8"×6'-8"	3'-0"×6'-8"	2'-8"×6'-8"	11'-0"×6'-8"	4'-0"×8'-0"	2'-4"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"	5'-0"×6'-8"	3'-0"×6'-8"
Quantity	5	1	4	2	1	2	2	1	1	1
DESCRIPTION	INTERIOR WOOD DOOR, FINISH PER OWNER SPEC.	EXTERIOR WOOD DOOR, FULL LITE LEAF. FINISH PE OWNER SPEC.	WOOD POCKET DOOR. FINISH PER OWNER SPEC.	CASED OPENING	CASED OPENING	TWO-WAY POCKET DOOR. FINISH PER OWNER SPEC.	BI-FOLD CLOSET DOOR. FINISH PER OWNER SPEC.	WOOD POCKET DOOR. FINISH PER OWNER SPEC.	EXTERIOR WOOD, FRENCH DOOR, FULL LITE LEAFS. FINISH	INTERIOR WOOD DOUBLE DOOR, FINISH PER OWNER SPEC.



1\_ WALL OR PARTITION TO BE REMOVED, TYP.

2\_DOOR OR WINDOW TO BE REMOVED OR REPLACED. RE: PLAN

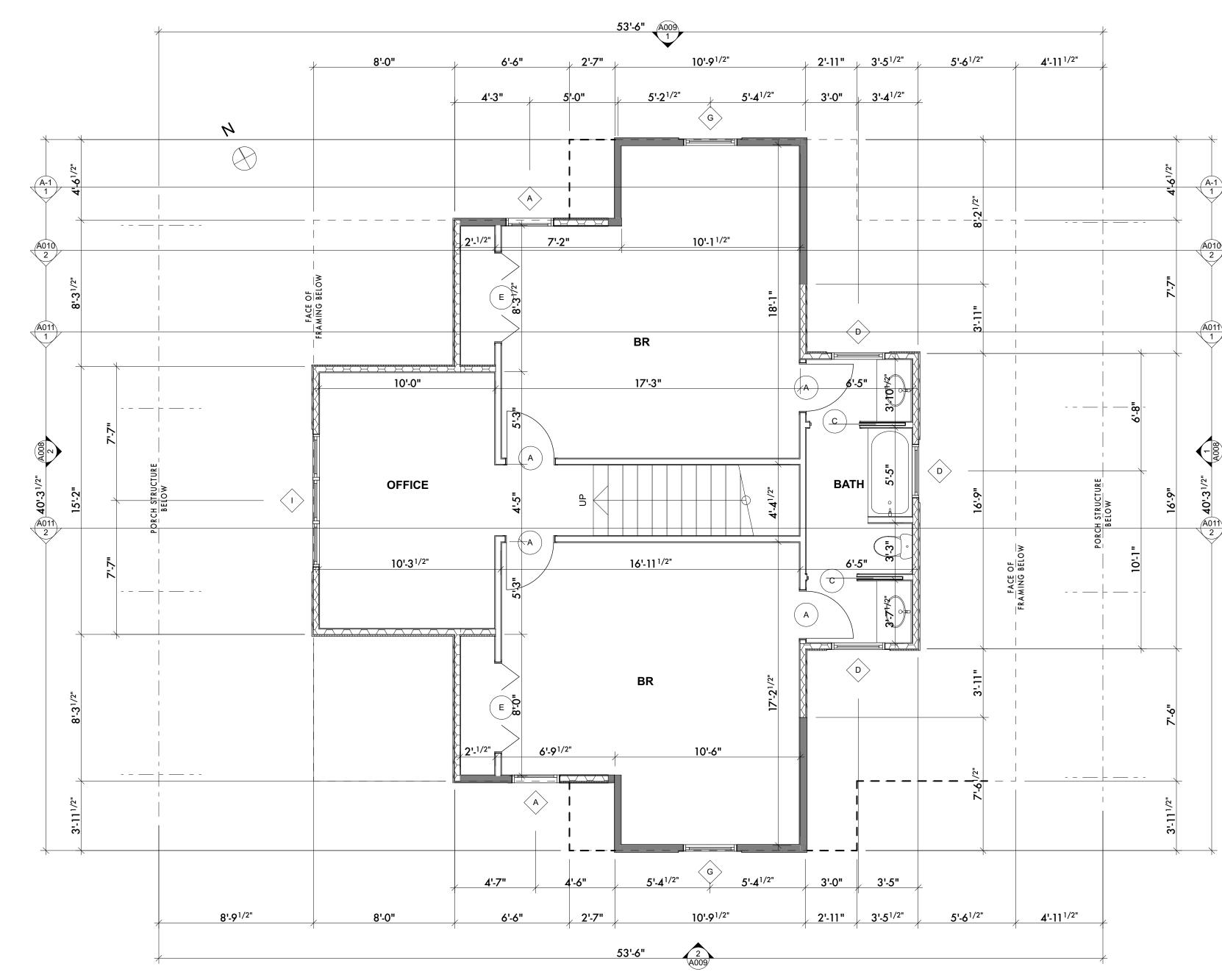
3\_ EXISTING STAIR TO BE REMOVED

4\_ PREPARE EXISTING WALL OR PARTITION FOR NEW OPENING. RE:

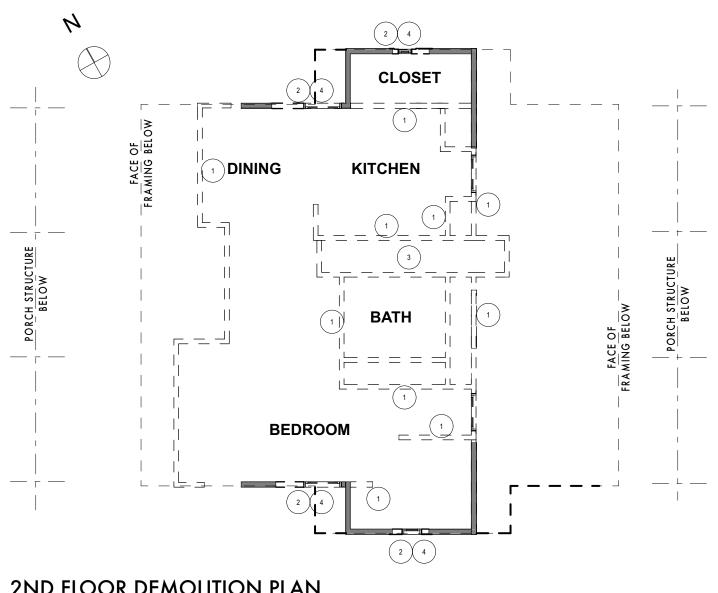
1\_ALL EXISTING KITCHEN, BATHROOM AND UTILITY CABINET, FIXTURES, AND APPLIANCES TO BE REMOVED. ELEMENTS TO BE SALVAGED FOR RE-USE PER OWNER

2\_ REMOVE EXISTING ROOF AS REQ'D FOR NEW DORMERS AND

	l	NUNEZ RESIDENCE		3107 DANCY STREET, AUSTIN, TEXAS	
	o. bo: 51	A CHI × 810 787 12.80 atxarc	02, a 708 9.040	ustin, )6	tx
10.	20.20		AR	BOY ENVLED TH	ALECT & SA
project phase:		<b>ISSUED FOR</b>	PERMITTING		
<b>REVISION HISTORY</b>					
Da Da Dr E	awn: MP kd: MP	50.202		r	
		0			



2ND FLOOR PROPOSED PLAN SCALE: 1/4" = 1'-0"



## 2ND FLOOR DEMOLITION PLAN

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

# DEMOLITION CODED NOTES:

- PLAN

DEMOLITION GENERAL NOTES:



1\_ WALL OR PARTITION TO BE REMOVED, TYP.

2\_ DOOR OR WINDOW TO BE REMOVED OR REPLACED. RE: PLAN

3\_ EXISTING STAIR TO BE REMOVED

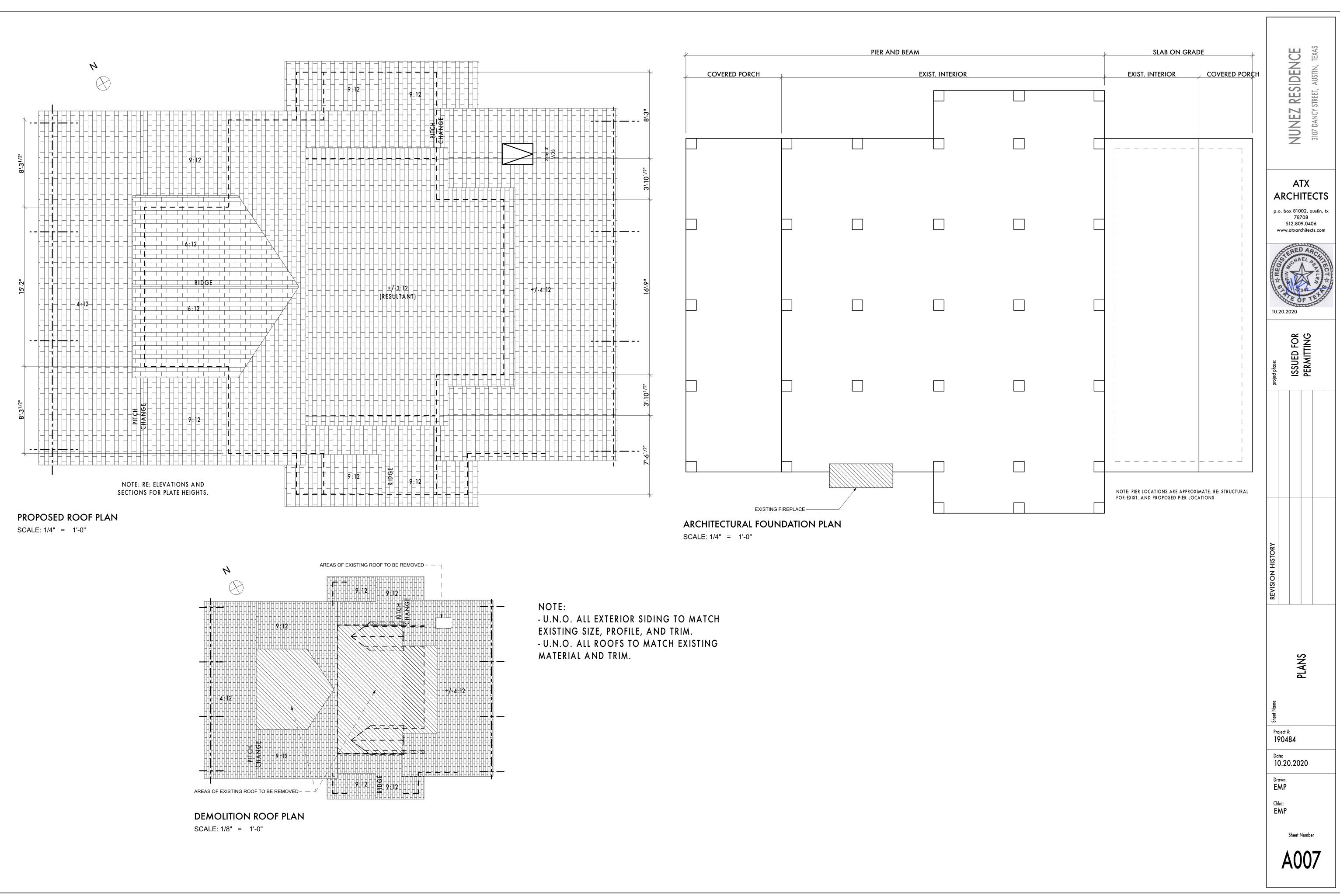
4\_ PREPARE EXISTING WALL OR PARTITION FOR NEW OPENING. RE:

5\_ REPLACE EXISTING WINDOW

1\_ALL EXISTING KITCHEN, BATHROOM AND UTILITY CABINET, FIXTURES, AND APPLIANCES TO BE REMOVED. ELEMENTS TO BE SALVAGED FOR RE-USE PER OWNER

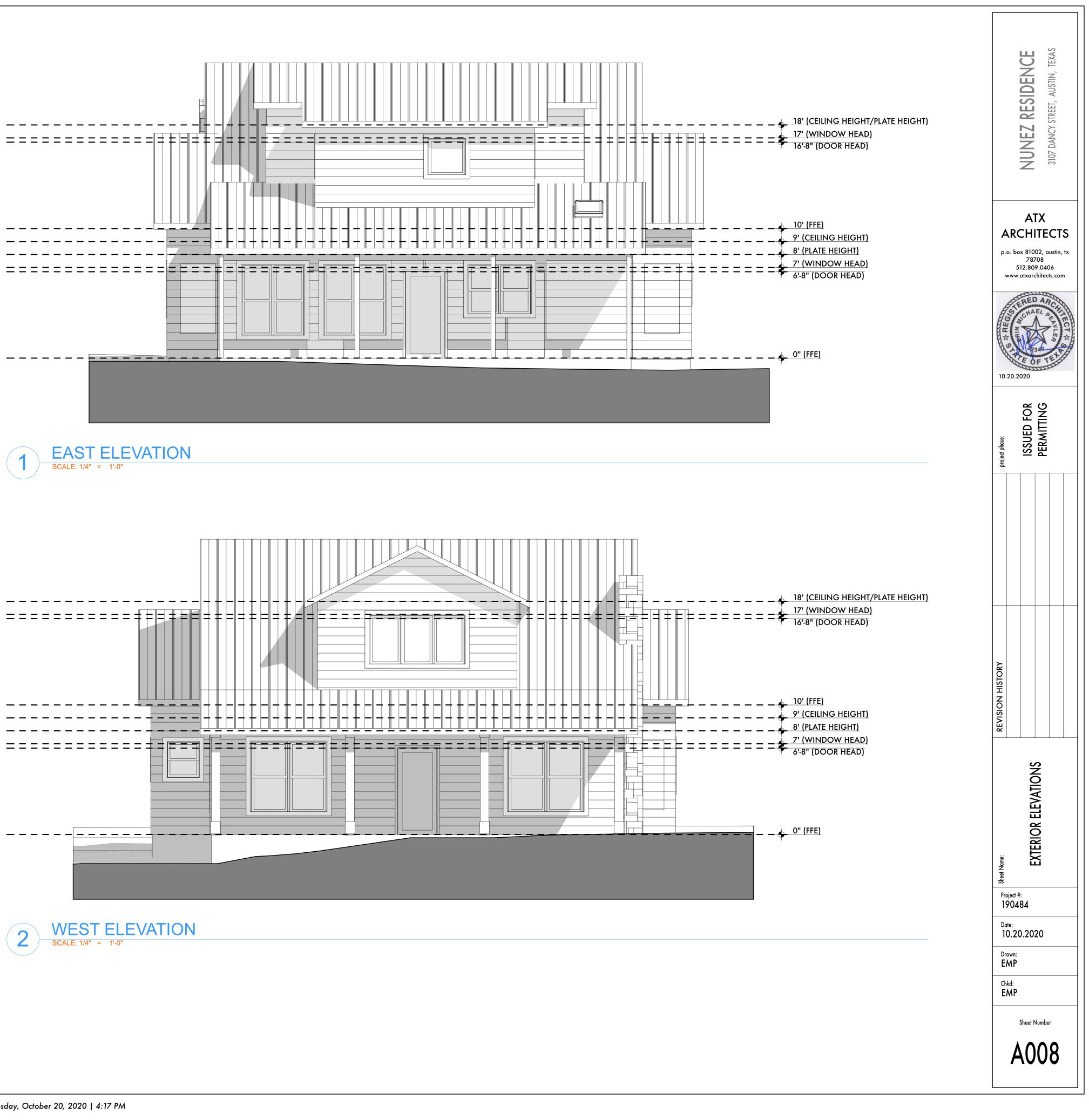
2\_REMOVE EXISTING ROOF AS REQ'D FOR NEW DORMERS AND NEW ROOF.

	NUNEZ RESIDENCE 3107 DANCY STREET, AUSTIN, TEXAS					
p.o.	ATX CHITECTS box 81002, austin, tx 78708 512.809.0406 w.atxarchitects.com					
10.20	ERED ARCHING					
project phase:	ISSUED FOR PERMITTING					
REVISION HISTORY						
Date: 10. Draw	0484 20.2020					
Chkd: EM	EMP Chkd: EMP Sheet Number A005					



NOTE:

- U.N.O. ALL EXTERIOR SIDING TO MATCH
EXISTING SIZE, PROFILE, AND TRIM.
- U.N.O. ALL ROOFS TO MATCH EXISTING
MATERIAL AND TRIM.



NOTE:

- U.N.O. ALL EXTERIOR SIDING TO MATCH EXISTING SIZE, PROFILE, AND TRIM. - U.N.O. ALL ROOFS TO MATCH EXISTING MATERIAL AND TRIM.

