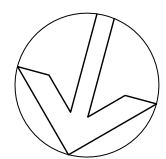


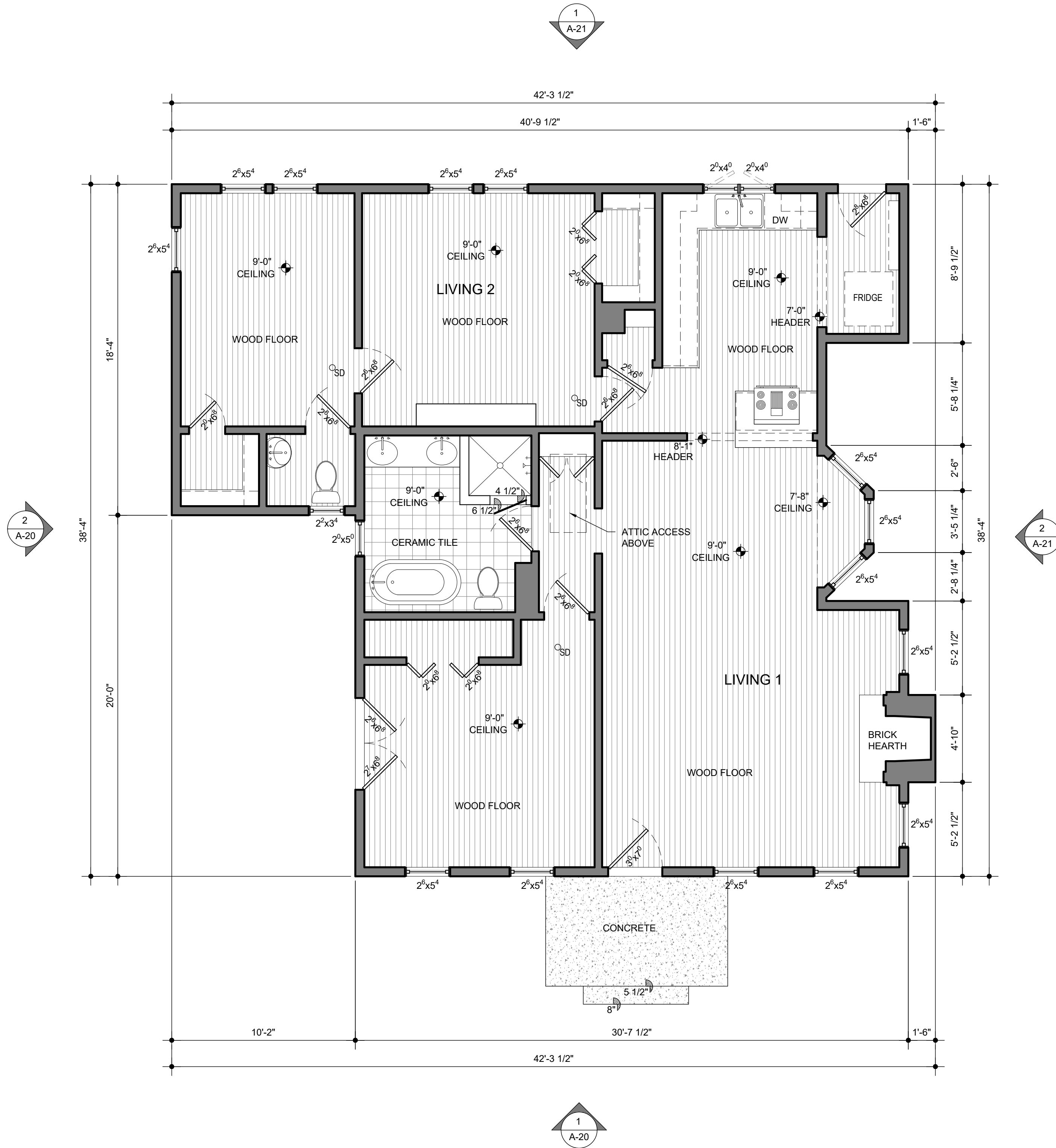
NORTH



1
A-10

1ST FLOOR PLAN

1/4"=1'-0"



SQUARE FOOTAGE		
FIRST FLOOR		
CONDITIONED	1,318	SF
UNCONDITIONED		
UNCOVERED PORCH	67	SF
BASEMENT		
CONDITIONED	455	SF
UNCONDITIONED	232	SF
TOTAL OF ALL SPACES	2,072	SF



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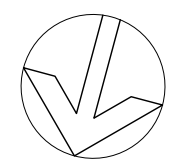
1ST FLOOR PLAN

DATE: 05.19.22

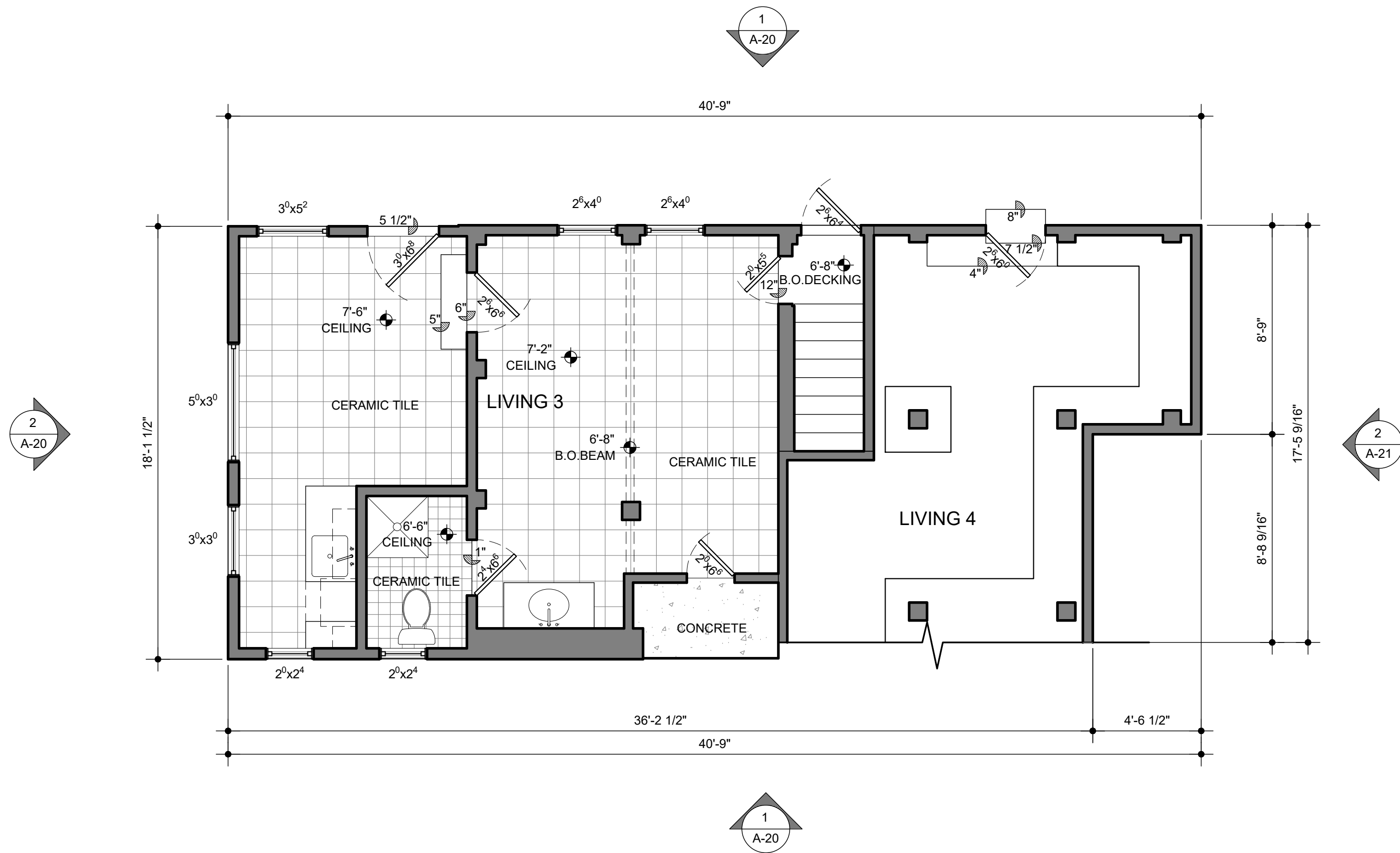
AS-BUILTS

Sheet Number
A-10

NORTH



1 BASEMENT PLAN
A-11 1/4"=1'-0"

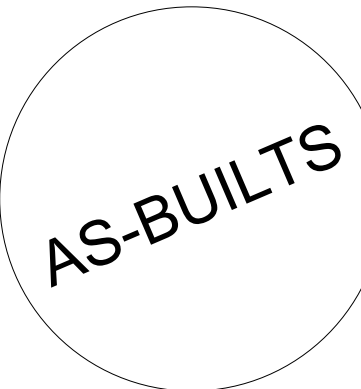


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BASEMENT PLAN

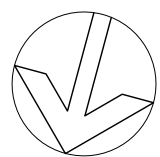
DATE: 05.19.22



Sheet Number

A-11

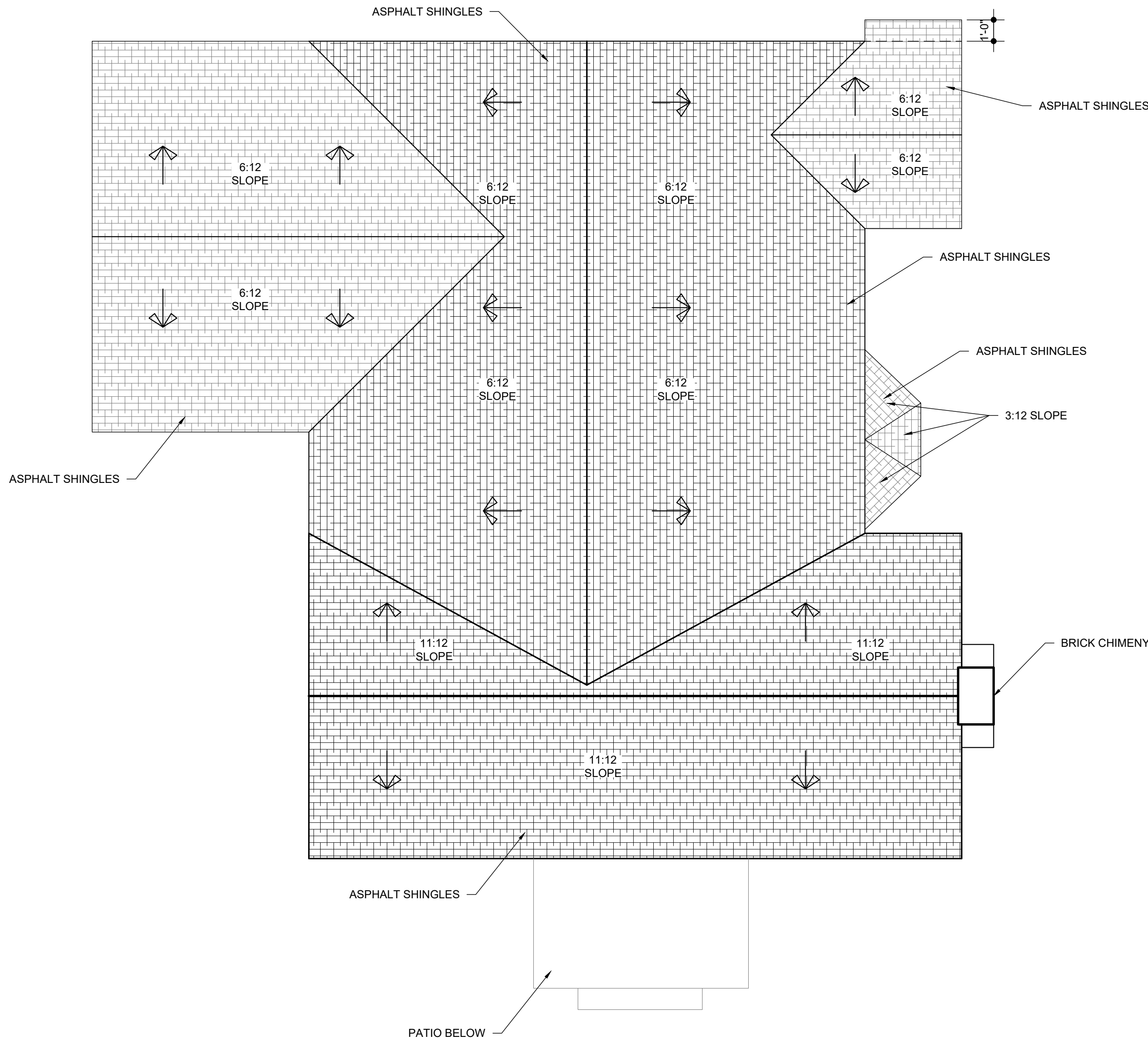
NORTH



1
A-12

ROOF PLAN

1/4"=1'-0"



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ROOF PLAN

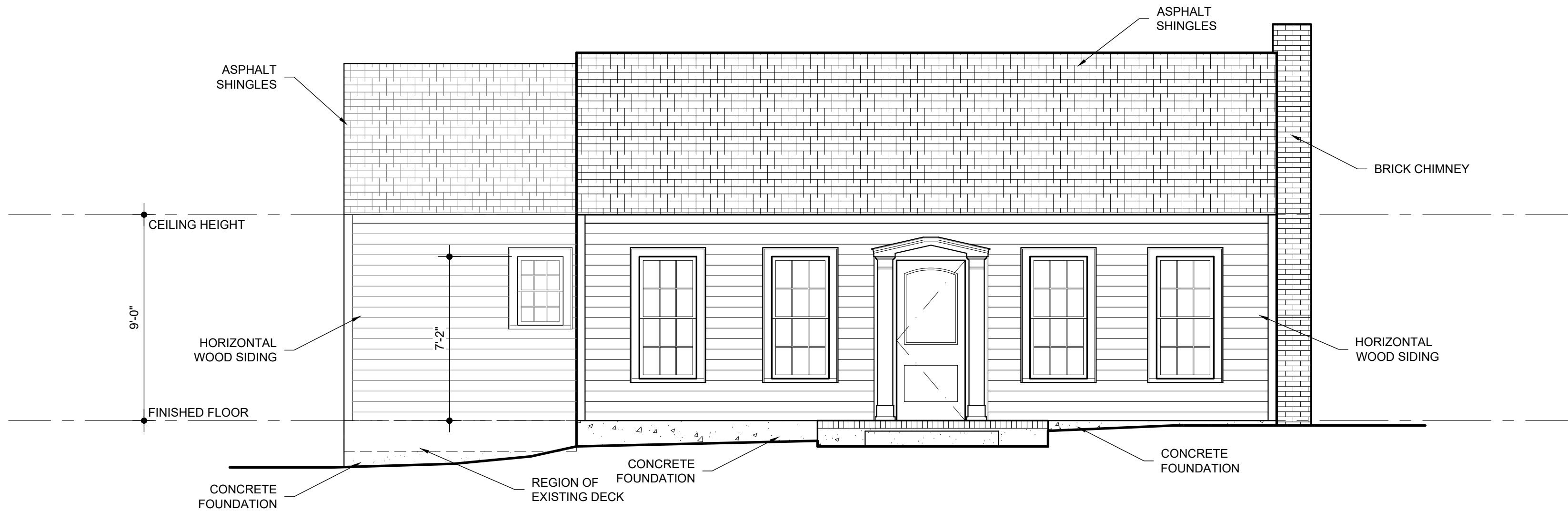
DATE: 05.19.22

AS-BUILTS

Sheet Number

A-12

1021 BONHAM TERRACE - AS-BUILT DRAWINGS



1 FRONT ELEVATION
A-20 1/4"=1'-0"



2 LEFT ELEVATION
A-20 1/4"=1'-0"



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ELEVATIONS

DATE: 05.19.22

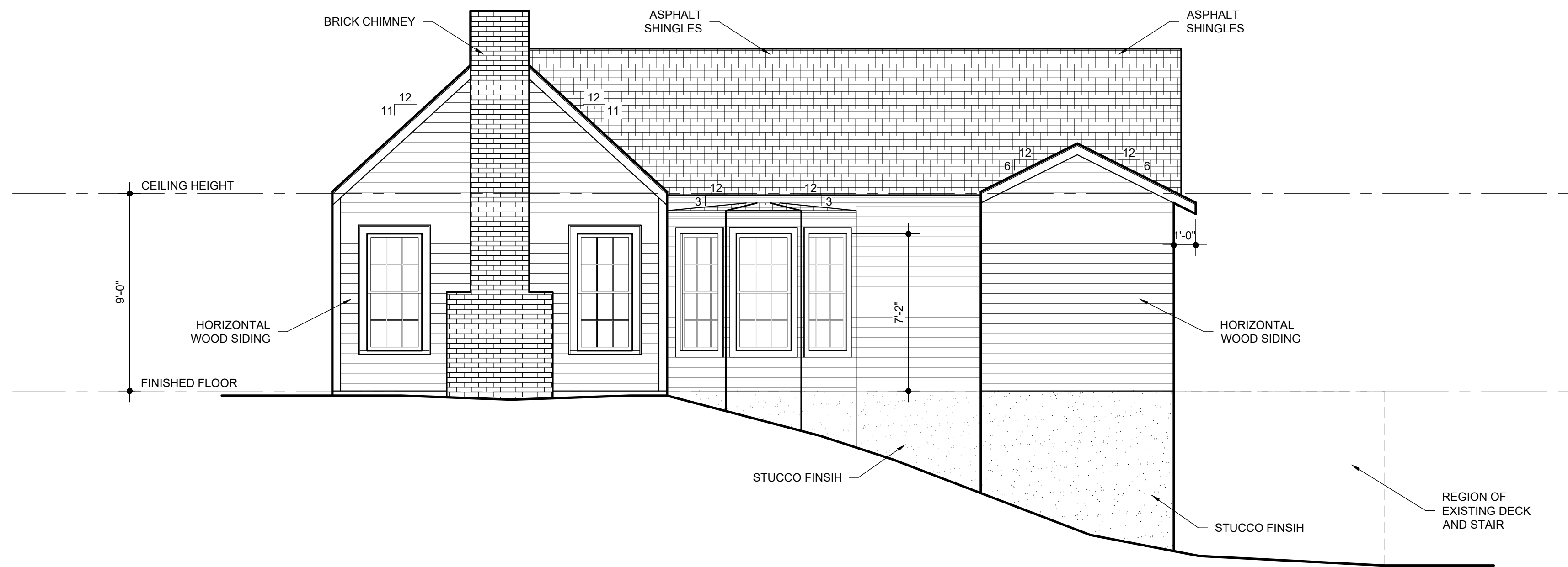
AS-BUILTS

Sheet Number

A-20



1 BACK ELEVATION
A-21 1/4"=1'-0"



2 RIGHT ELEVATION
A-21 1/4"=1'-0"



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ELEVATIONS

DATE: 05.19.22

AS-BUILTS

Sheet Number

A-21

1021 BONHAM TERRACE - AS-BUILT DRAWINGS

1021 BONHAM TERRACE
AUSTIN, TX

SITE PLAN

DATE: 11.10.22

Sheet Number

FOR
CONSTRUCTION

AC-10

IMPERVIOUS COVERAGE		
EXISTING HOME	1,318	SF
NEW ADDITION TO HOME	49	SF
TOTAL AREA OF RENOVATED HOME	1,367	SF

WATER DRAINS WITH NATURAL GRADE OF THE YARD. WILL NOT DRAIN LATERALLY. WILL NOT ADVERSELY IMPACT ADJOINING LOTS. DRAINAGE EXITING THE LOT WILL BE DIRECTED TO COMMON PROPERTY PIN.

Gravel Driveway will remain. Driveway meets 2 parking space requirements.

REMOVE EXISTING

anywhere
not protect
ow

EXISTING
ACTS

50 SF EXISTING
IMPACTS

SF EXISTING
IMPACTS

K, BRICK
O, STONE
O STEPS,
OVER BY

67 SF EXISTING
IMPACTS

equipment protection

WOOD WILL BE PLACED
2x4 LUMBER OVER 12"
MUCH TO BRIDGE OVER
ROOTS AND PREVENT
L/ROOT COMPACTIONS.
CE CONSTRUCTION IS
LETED, MUCH WILL BE
EAD AROUND SITE TO
3 A MAX. LAYER OF 3"
THIN ROOT ZONES.

MAIN LINK FENCE
ID 1/2 CRZ'S AND
AYER OF MUCH
ROUND REST

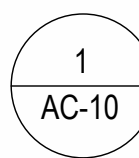
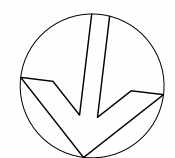
31" OAK IMPACT CALCULATIONS
AREA OF FULL CRZ IN SF = 3019 SQ FT
50% OF FULL CRZ AREA = 1509.5 SQ FT
*1509.5 SQ FT MUST REMAIN AT NATURAL
GRADE/NATURAL GROUND COVER

EXISTING IMPACTS (RETAINING WALLS & STREET) =
187 SQ FT
PROPOSED IMPACTS (POOL AND DECK) = 174 SQ FT

EXISTING IMPACTS (RETAINING WALLS & CONC. & STREET)
= 692 SQ FT

27" OAK IMPACT CALCULATIONS
AREA OF FULL CRZ IN SF = 2290 SQ FT
50% OF FULL CRZ AREA = 1145 SQ FT
*1145 SQ FT MUST REMAIN AT NATURAL GRADE/NATURAL
GROUND COVER

NORTH



SITE PLAN

1/8"=1'-0"

BONHAM TERRACE

LOT 29
BLOCK 31

EXISTING BUILDING
TWO STORY SPLIT
LEVEL FRAME
RESIDENCE

POOL
EQUIPMENT
(5'x3')

174 SF PROPOSED
IMPACTS

AREA OF NEW ADDITION
ASSUMED BEARING BASIS
N 10°00'00" W 103.56' (102.60')

CHEMICAL
FOLLT

DUMPSTER

MATERIAL
STAGING

CONCRETE
RET. WALL

WASHOUT
AREA

WOOD DECK

CONC. STEPS

CONC. RET. WALL

STONE STEPS

BRICK WALK

STONE PATIO

BRICK PATIO

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

STONE RET. WALL

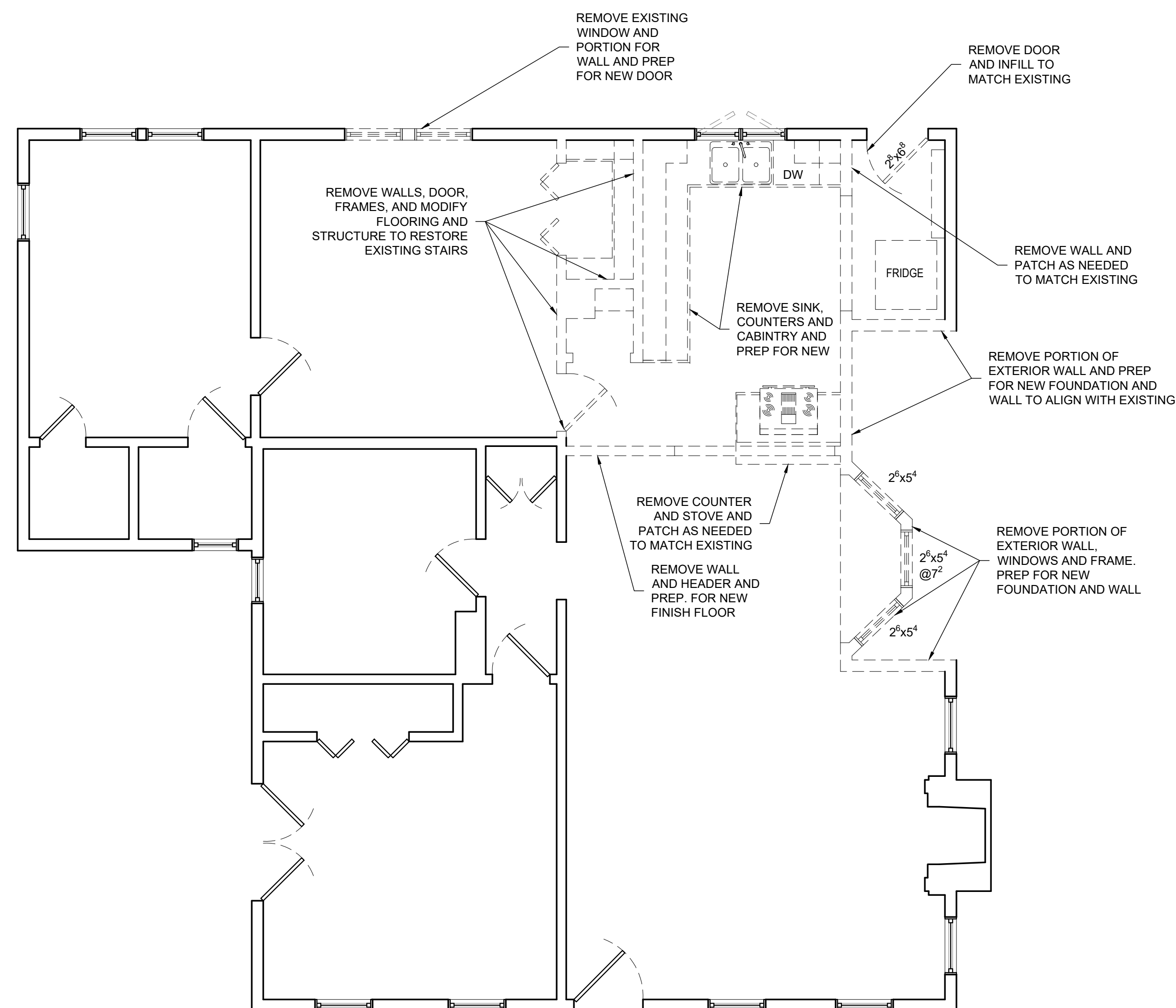
STONE RET. WALL

STONE RET. WALL

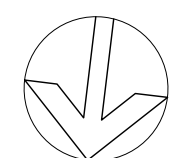
STONE RET. WALL

STONE RET. WALL

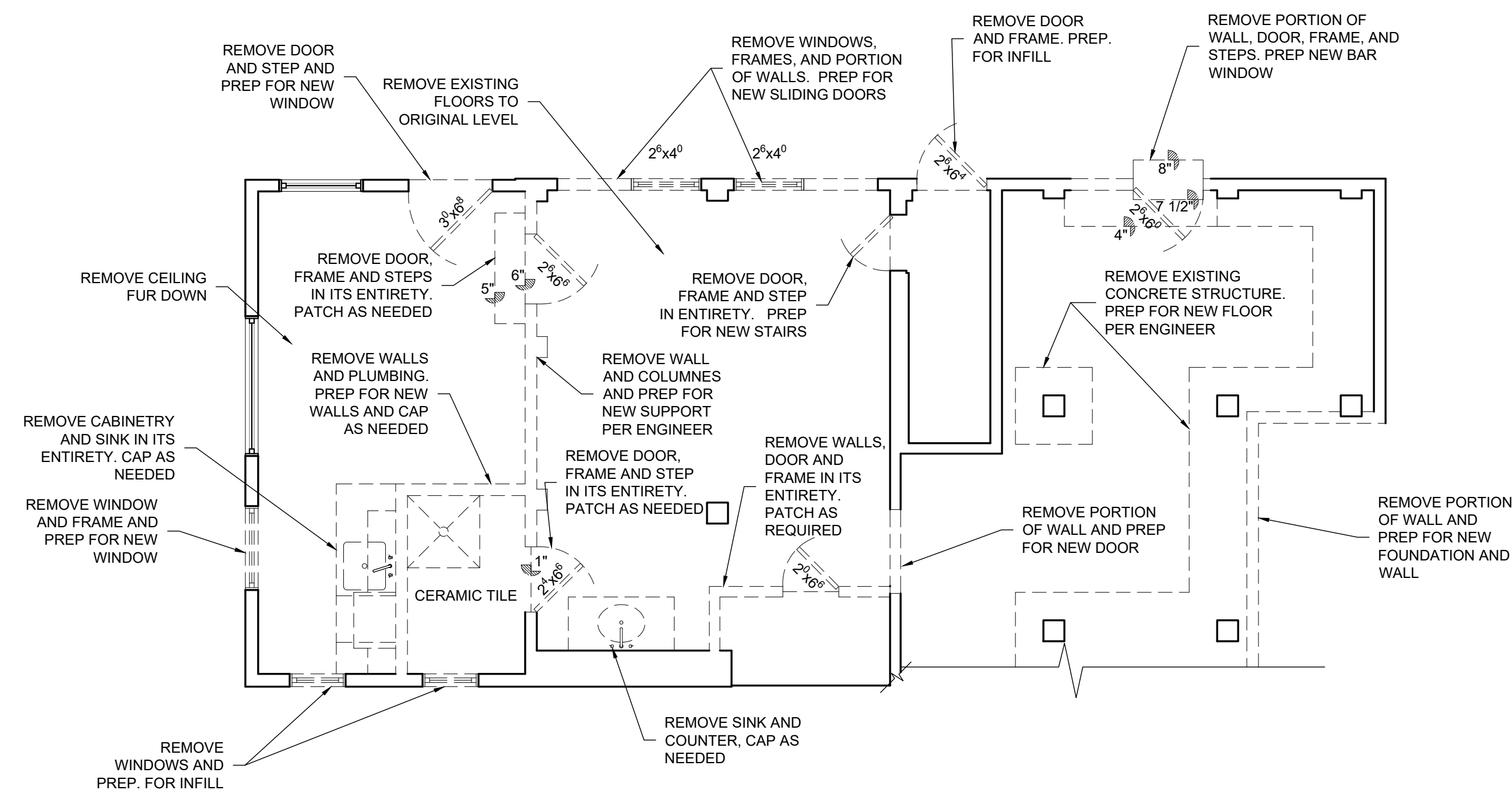
STONE RET. WALL



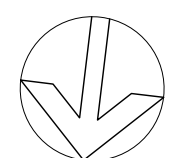
NORTH



1 1ST FLOOR DEMOLITION PLAN
AD-10 1/4"=1'-0"



NORTH



2 BASEMENT DEMOLITION PLAN
AD-10 1/4"=1'-0"



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1ST FLOOR AND BASEMENT DEMOLITION PLAN

DATE: 11.10.22

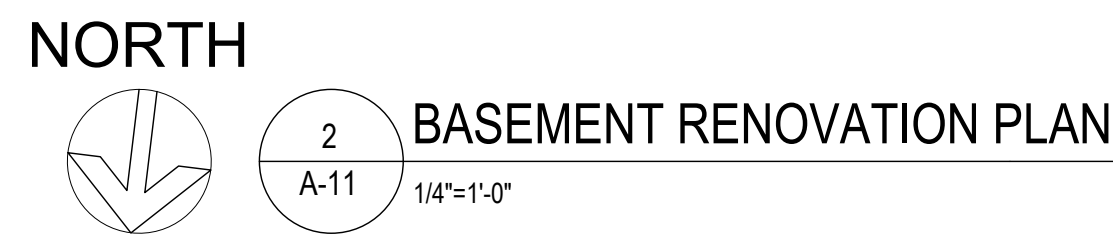
Sheet Number

FOR
CONSTRUCTION

AD-10

1. EXISTING WALLS

 NEW WALLS



RENOVATED SQUARE FOOTAGE			
FIRST FLOOR			
CONDITIONED	828		SF
BASEMENT			
CONDITIONED	714		SF
TOTAL OF ALL SPACES	1,542		SF



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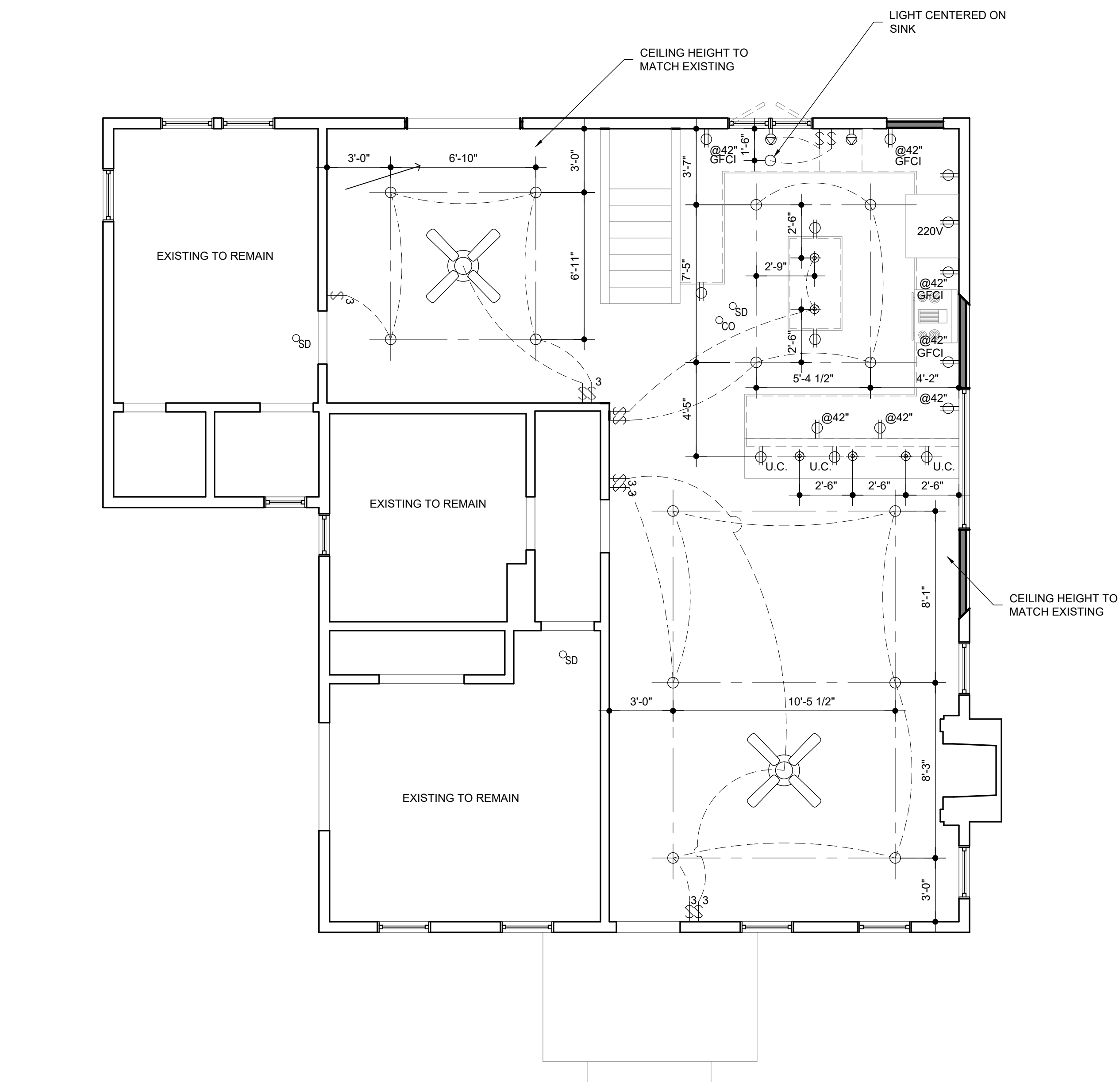
1ST FLOOR AND BASEMENT RENOVATION PLANS

DATE: 11.10.22

Sheet Number

FOR
CONSTRUCTION

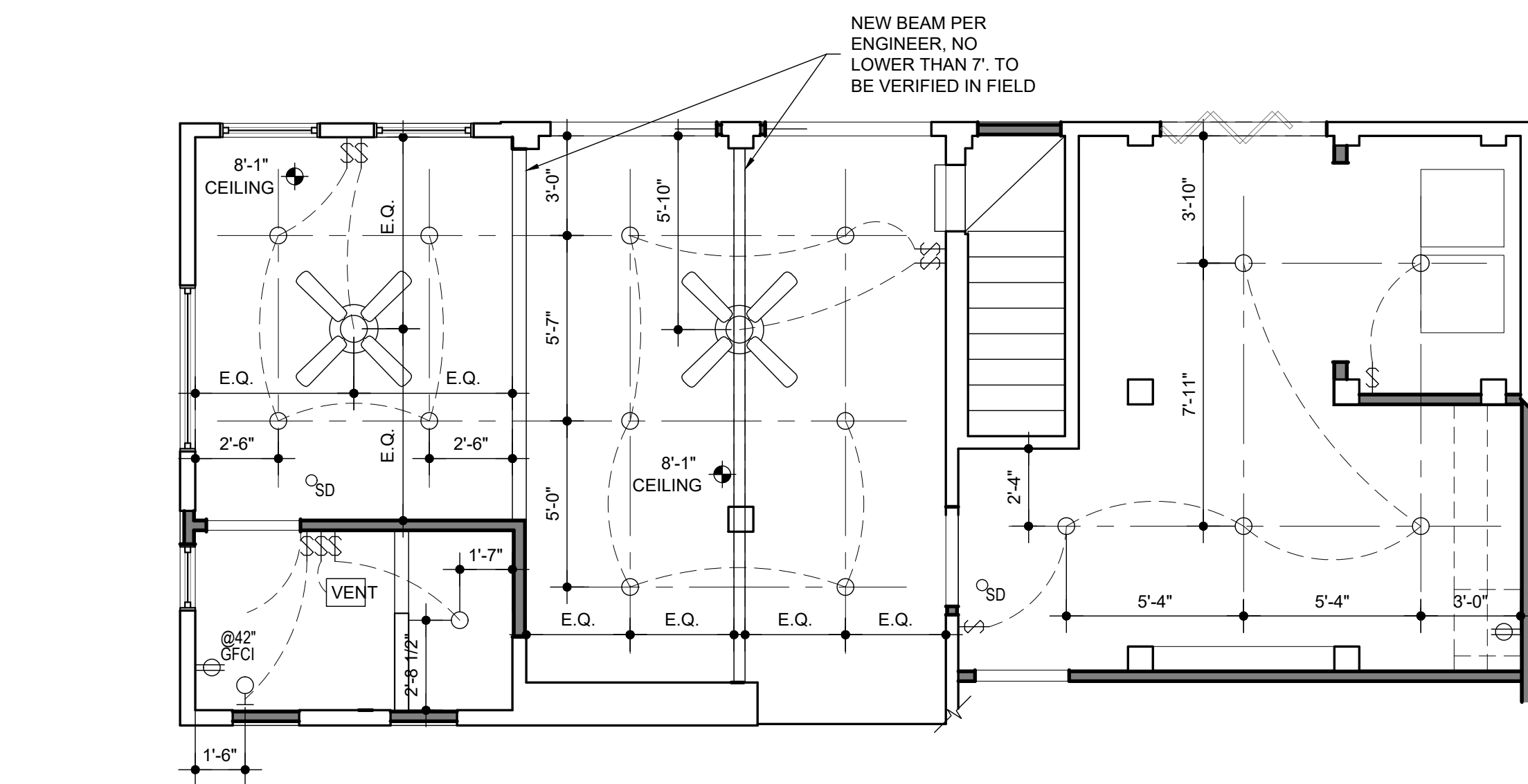
A-11



NORTH

  1ST FLOOR REFLECTED CEILING PLAN

$1/4"=1'-0"$



NORTH

  BASEMENT REFLECTED CEILING PLAN

A-12 1/4"=1'-0"

RCP LEGEND	
CEILING FAN	
RECESSED CAN LIGHT	
SCONCE / VANITY LIGHT	
SURFACE-MOUNTED / PENDANT LIGHT	
EXHAUST FAN	
GARAGE DOOR OPENER	
FLOOD LIGHT	
SWITCH	
SWITCH WITH DIMMER	
3-WAY SWITCH	
4-WAY SWITCH	
GARBAGE DISPOSAL SWITCH	
GARBAGE DISPOSAL BUTTON	
UNDER COUNTER OUTLET FOR DISHWASHER/GARBAGE DISPOSAL	
SINGLE OUTLET	
DOUBLE OUTLET	
DOUBLE OUTLET WATER PROOF AND/OR GROUND FAULT CIRCUIT INTERRUPTERS	
220V OUTLET	
CABLE/DATA OUTLET	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	
UNDER-COUNTER LIGHTING	
RETURN AIR GRILLE	
STRIP LIGHT FIXTURE	

GENERAL NOTES

1.		EXISTING WALLS
		NEW WALLS

RCP NOTES	
1.	ALL ELECTRICAL TO COMPLY WITH APPLICABLE CODES
2.	ALL OUTLETS @18" FROM FINISH FLOOR UNLESS OTHERWISE NOTED.
3.	ALL OUTLETS ABOVE COUNTER @ 42" FROM FINISHED FLOOR UNLESS OTHERWISE NOTED
4.	ALL EXISTING OUTLET TO REMAIN EXCLUDING THE KITCHEN AREA



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1ST FLOOR AND BASEMENT REFLECTED CEILING PLAN

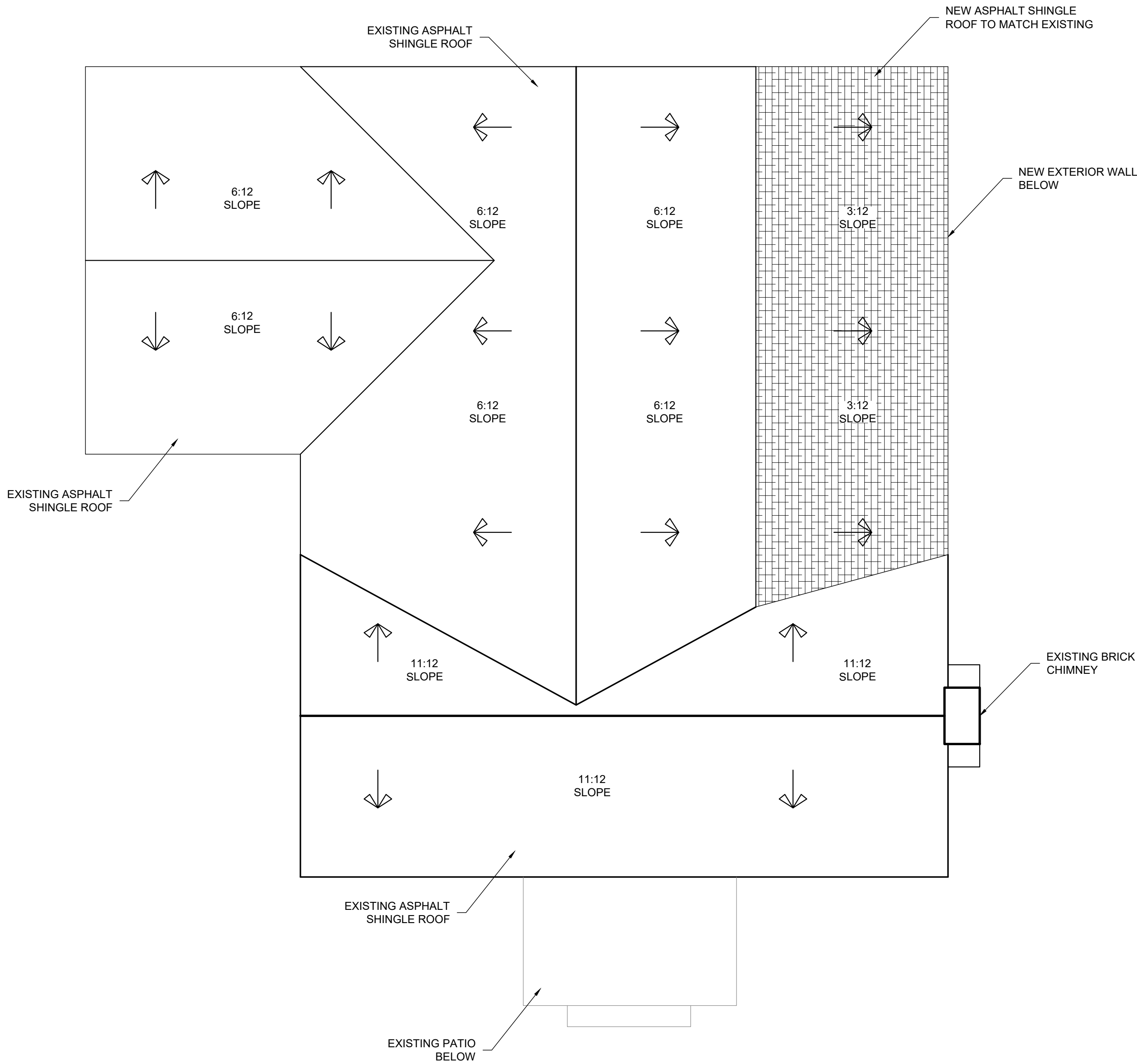
DATE: 11.10.22

Sheet Number

FOR
CONSTRUCTION

A-12

1021 BONHAM TERRACE - DESIGN DRAWINGS



NORTH
NEW ROOF PLAN
1
A-13
1/4"=1'-0"



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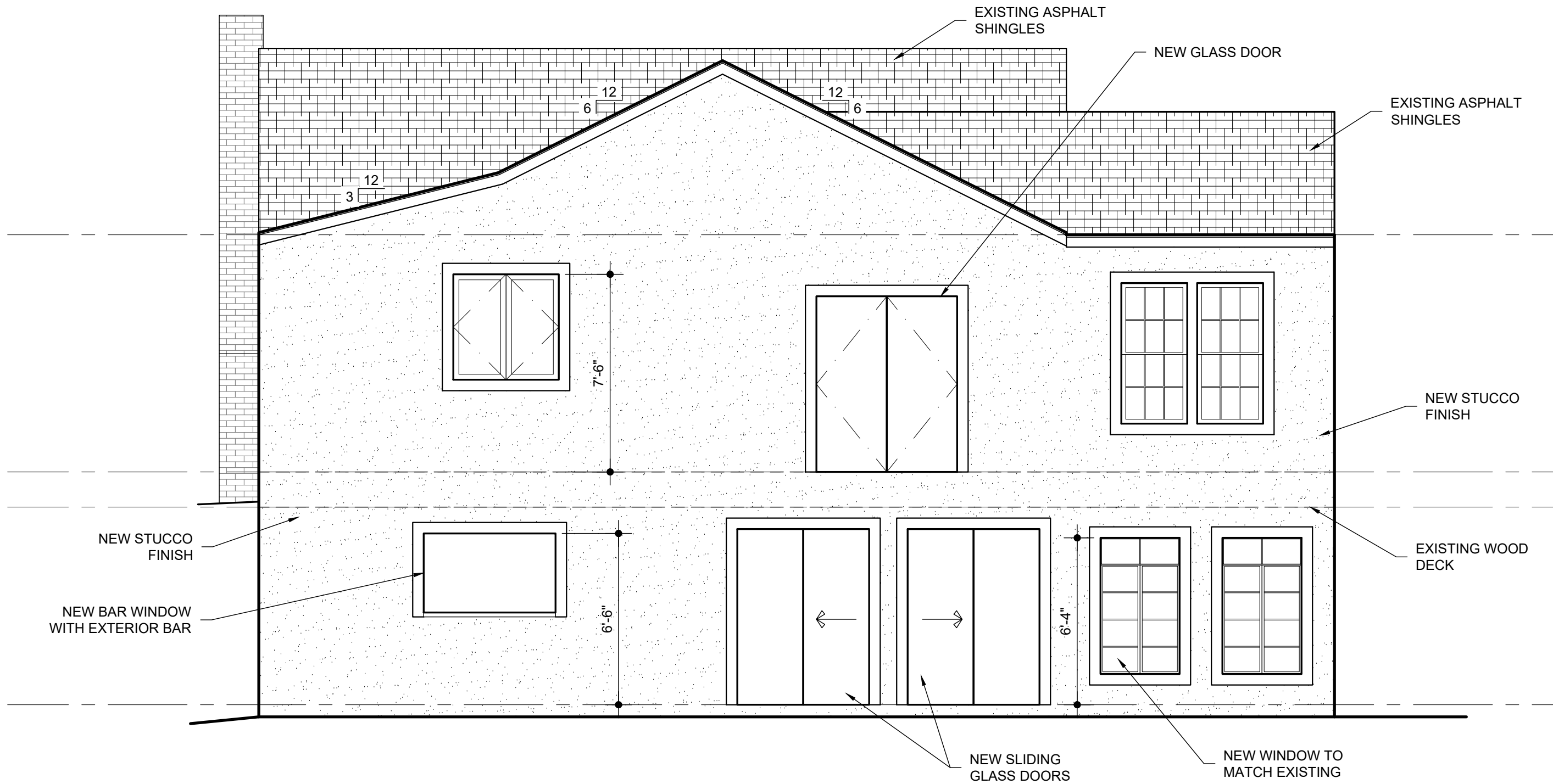
NEW ROOF PLAN

DATE: 11.10.22

FOR
CONSTRUCTION

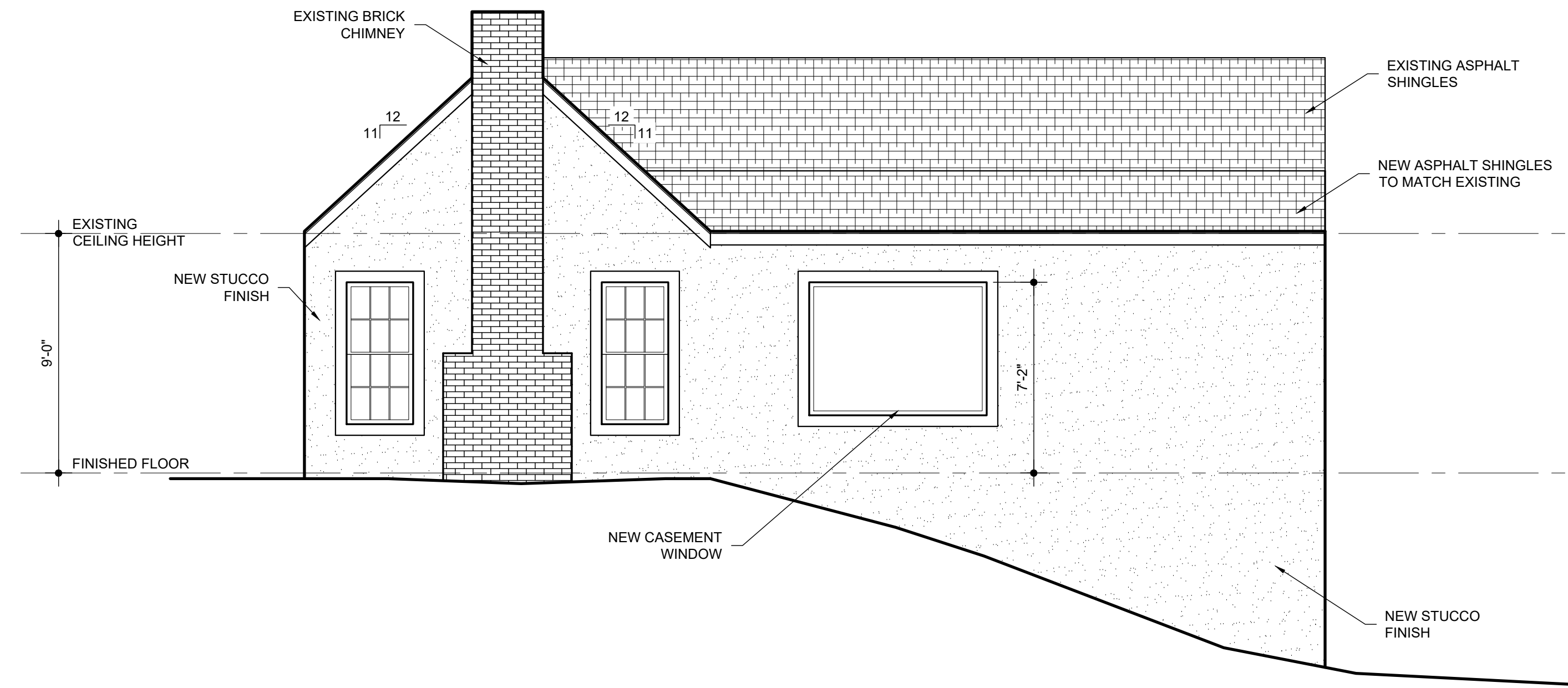
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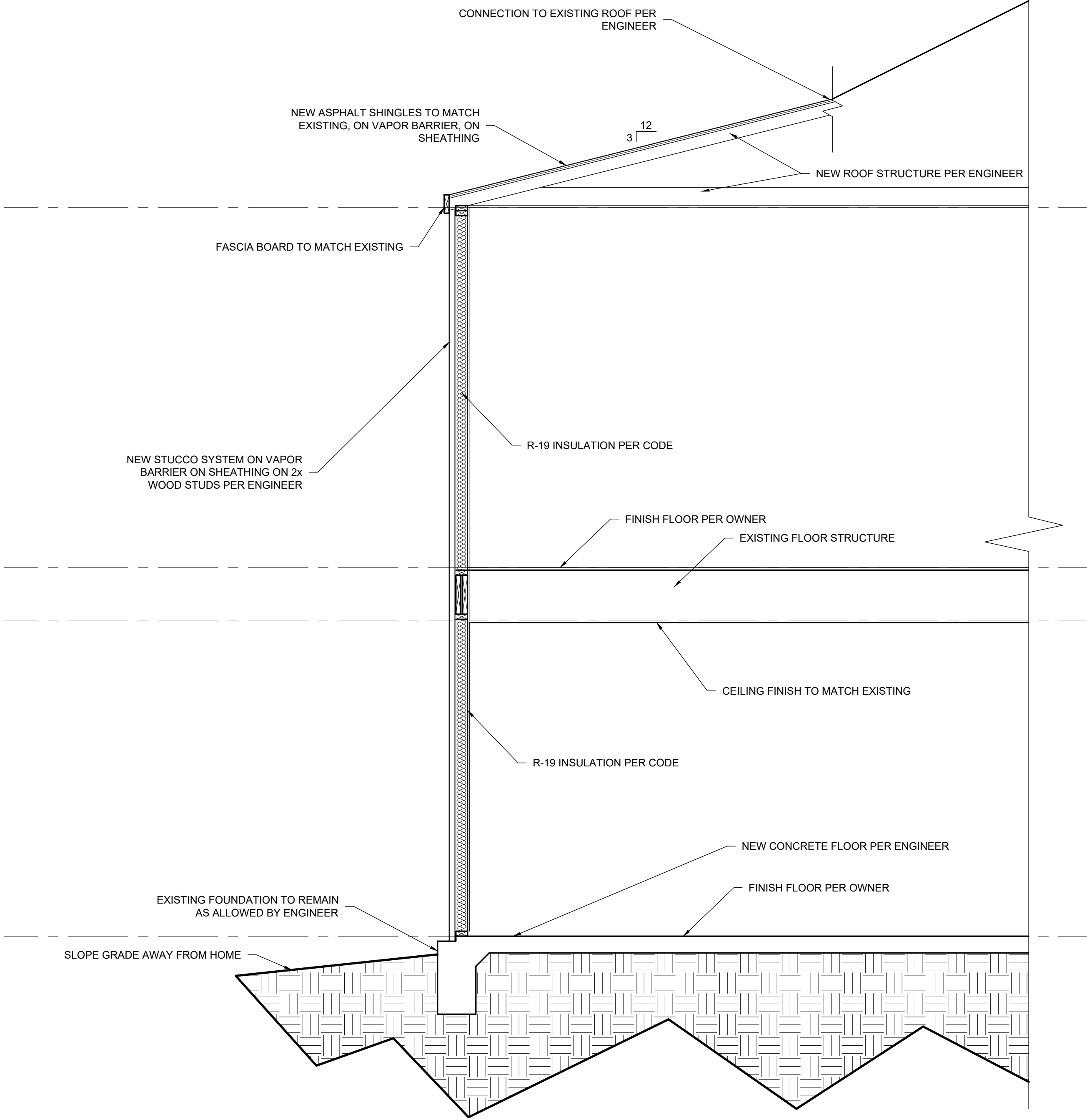
1
A-20
1/4"=1'-0"

EXTERIOR ELEVATION



2
A-20
1/4"=1'-0"

EXTERIOR ELEVATION



3
A-20
1/2"=1'-0"

SECTION

NOTES
1. ALL EXTERIOR FINISH TO BE CHANGED TO STUCCO



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EXTERIOR ELEVATIONS
AND SECTION

DATE: 11.10.22

FOR
CONSTRUCTION

Sheet Number
A-20