



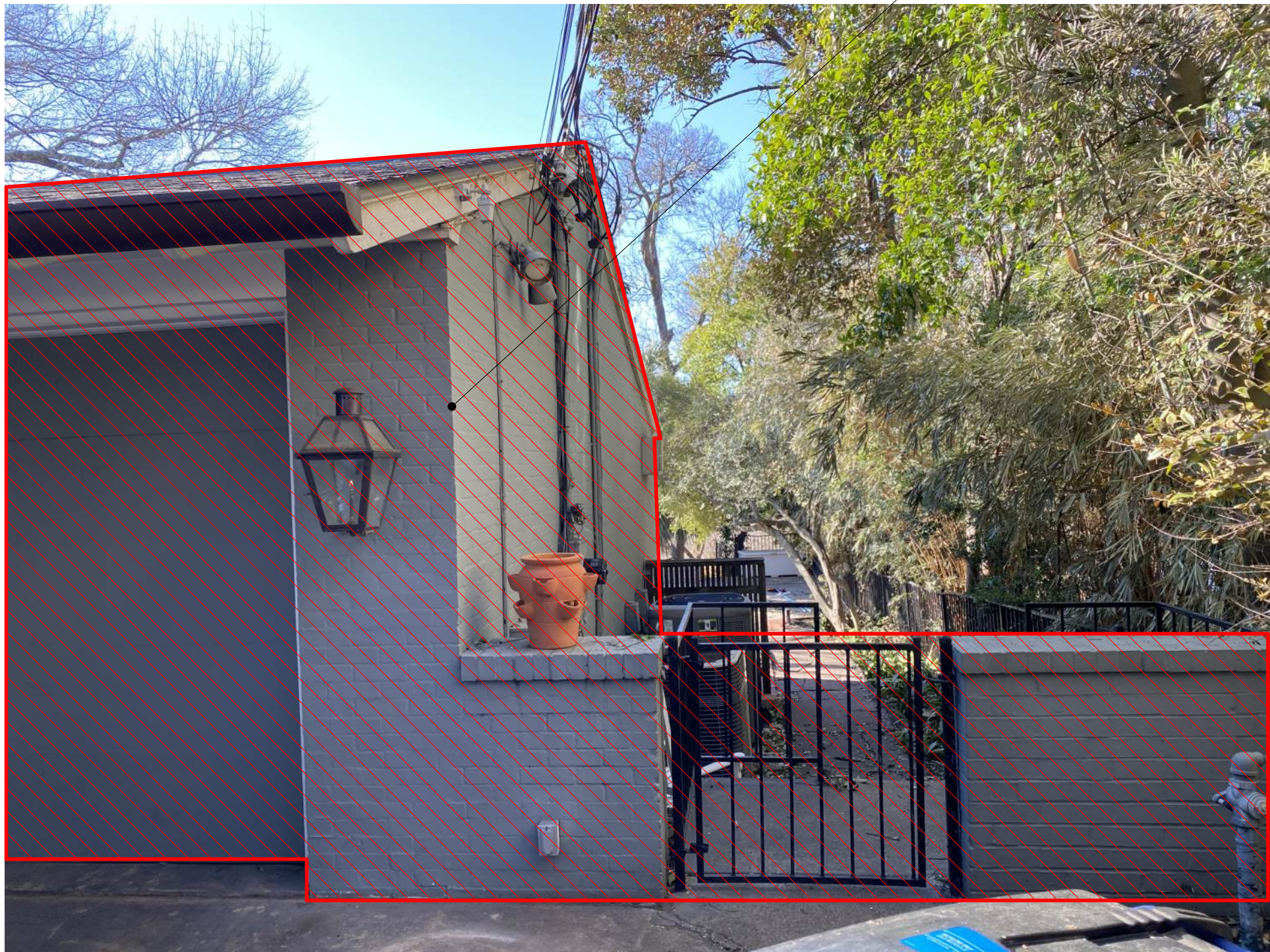
Side (West) Side

D



Front (North) Side

B



Front (North) Side

C



Front (North) Side

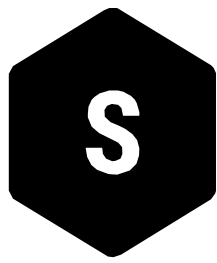
A

Existing garage to be demolish

Existing garage and basement storage to be demolish

Existing garage to be demolish

Existing entry door and side windows to be replace



SANDERS ARCHITECTURE

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# SIMMONS RESIDENCE

1107 Gaston Avenue  
Austin, Texas 78703

Design Development

December 18, 2021

Drawn by: JHN, WPE  
Checked by: CS  
Revisions:

Existing  
Conditions

D0.01





D  
Side (East) Side



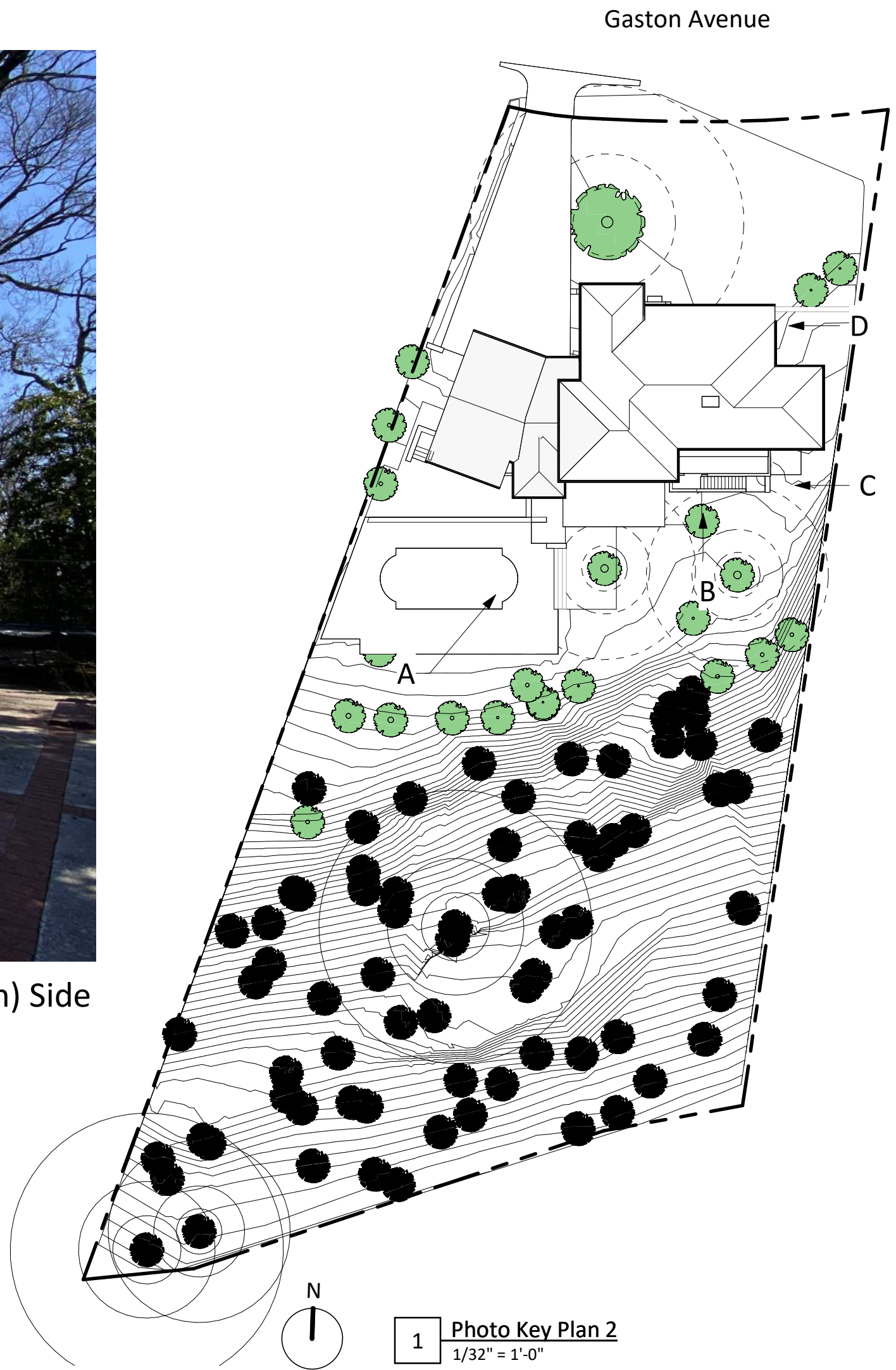
B  
Back (South) Side



C  
Back (South) Side



A  
Back (South) Side



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Revisions:

Existing  
Conditions

D0.02



PROPERTY DESCRIPTION:

BEING A 0.855 ACRE TRACT OF LAND SITUATED IN THE T. J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THOMAS D. SIMMONS, III AND WIFE, LAUREL D. SIMMONS, AS RECORDED IN INSTRUMENT NO. 2020017397, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID SIMMONS TRACT AND LOT 26, OF SHOAL TERRACE, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 225, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTH LINE OF GASTON AVENUE (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 06° 26' 00" WEST, A DISTANCE OF 265.06 FEET ALONG THE COMMON LINE OF SAID SIMMONS TRACT AND SAID LOT 26 TO A 1/2-INCH IRON PIPE FOUND AT THE COMMON SOUTH CORNER OF SAID SIMMONS TRACT AND SAID LOT 26;

THENCE SOUTH 77° 48' 25" WEST, A DISTANCE OF 37.09 FEET ALONG THE SOUTH LINE OF SAID SIMMONS TRACT TO A FENCE CORNER FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 20° 58' 05" EAST - 0.51 OF ONE FOOT;

THENCE SOUTH 69° 32' 10" WEST, A DISTANCE OF 114.03 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 82° 28' 40" WEST, A DISTANCE OF 29.27 FEET (DEED = 29.90 FEET) TO A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF AFORESAID SIMMONS TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ROBERT S. ELLIS AND WIFE, GRETCHEN R. ELLIS, AS RECORDED IN VOLUME 13280, PAGE 3342, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE NORTH 18° 03' 25" EAST, A DISTANCE OF 328.62 FEET ALONG THE COMMON LINE OF SAID SIMMONS AND ELLIS TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE COMMON NORTH CORNER OF SAID SIMMONS AND ELLIS TRACTS, SAID IRON ROD BEING ON THE AFORESAID SOUTH LINE OF GASTON AVENUE, AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 115.59 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 25.11 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 84° 24' 00" EAST - 25.06 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 89° 34' 00" EAST, A DISTANCE OF 10.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 386.74 FEET;

THENCE ALONG SAID SOUTH LINE AND SAID CURVE AN ARC DISTANCE OF 65.27 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 85° 36' 00" EAST - 65.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 37,248 SQUARE FEET OR 0.855 OF ONE ACRE OF LAND.

**TBM = TEMPORARY BENCHMARK.**  
**CONTOUR INTERVAL EQUALS ONE FOOT.**  
**ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS.**  
**THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING:**  
**EASEMENT, VOL. 6408, PG. 289, D.R.T.C.T.**

FEMA NOTE

FLOOD INFORMATION:  
A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "AE, X" RATING AS SHOWN BY MAP NO. 48453C0445 K, DATED JANUARY 22, 2020.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED DEED REFERENCED HEREON.

GENERAL NOTES

- 1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
- 2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
- 3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER.
- 4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
- 5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
- 6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
- 7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
- 8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

1107 GASTON AVENUE  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

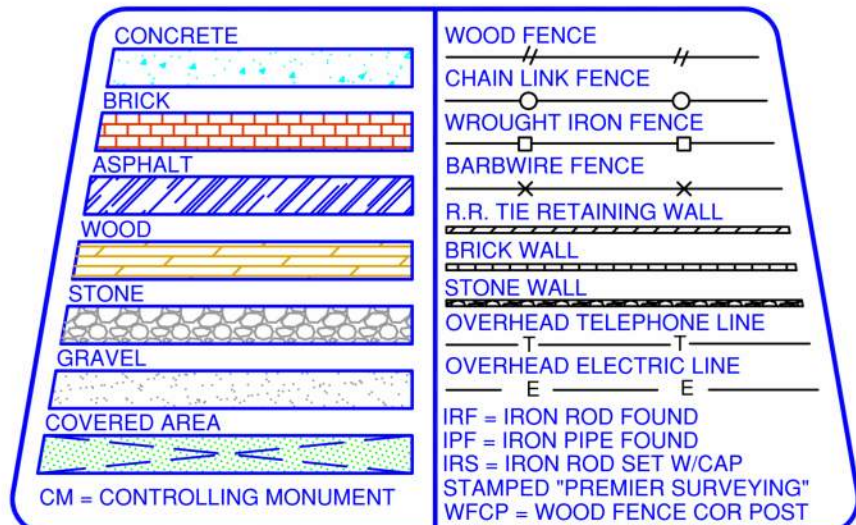
PREMIER JOB #: 20-08568TOPOTSUP

TECH: MSP

DATE: 11/08/21

FIELD: JC

FIELD DATE: 11/03/21



SIMMONS RESIDENCE

1107 Gaston Avenue  
Austin, Texas 78703

Design Development

December 18, 2021

Drawn by: JHN, WPE

Checked by: CS

Revisions:

Survey

G1.00





SANDERS ARCHITECTURE

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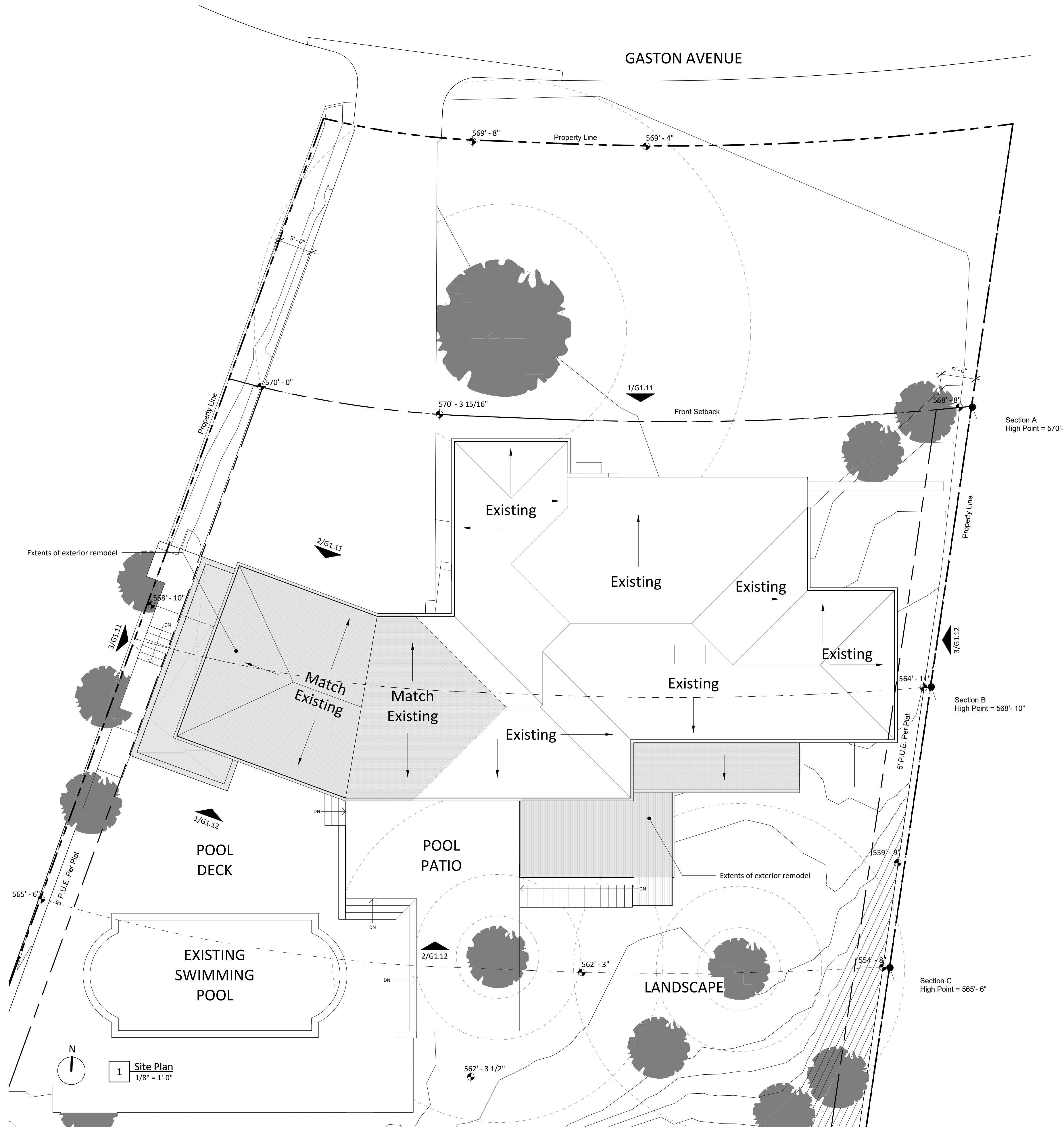
Drawn by: JHN, WPE

Checked by: CS

Revisions:

Proposed Site  
Plan

# G1.10



DESCRIPTION	EXISTING AREA		ADDITIONAL AREA		TOTAL AREA	
	BLDG 1	BLDG 2	BLDG 1	BLDG 2	BLDG 1	BLDG 2
a) 1st Floor conditioned area	2,245		221		2466	0
b) 2nd Floor conditioned area	2,209		762		2971	0
c) 3rd Floor conditioned area					0	0
d) Basement	1,428		-481		947	0
e) covered parking (garage or carport)	598		187		785	0
f) Covered patio, decks, porches, balconies	158				158	0
g) Other covered or roofed areas	244		285		529	0
h) Uncovered wood decks					0	0
Total Building Area (a-h)	6882	0	974	0	7856	0
i) Pool	98				98	0
j) Spa					0	0

BUILDING COVERAGE INFORMATION

Total Building Coverage (sq ft)	3997
Lot size	37,248
% of lot size	11%

IMPERVIOUS COVER INFORMATION

Total Impervious Cover (sq ft)	8,417
% of lot size	23%

HEIGHT INFORMATION

Building Height	32'-4"
Number of Floors	3

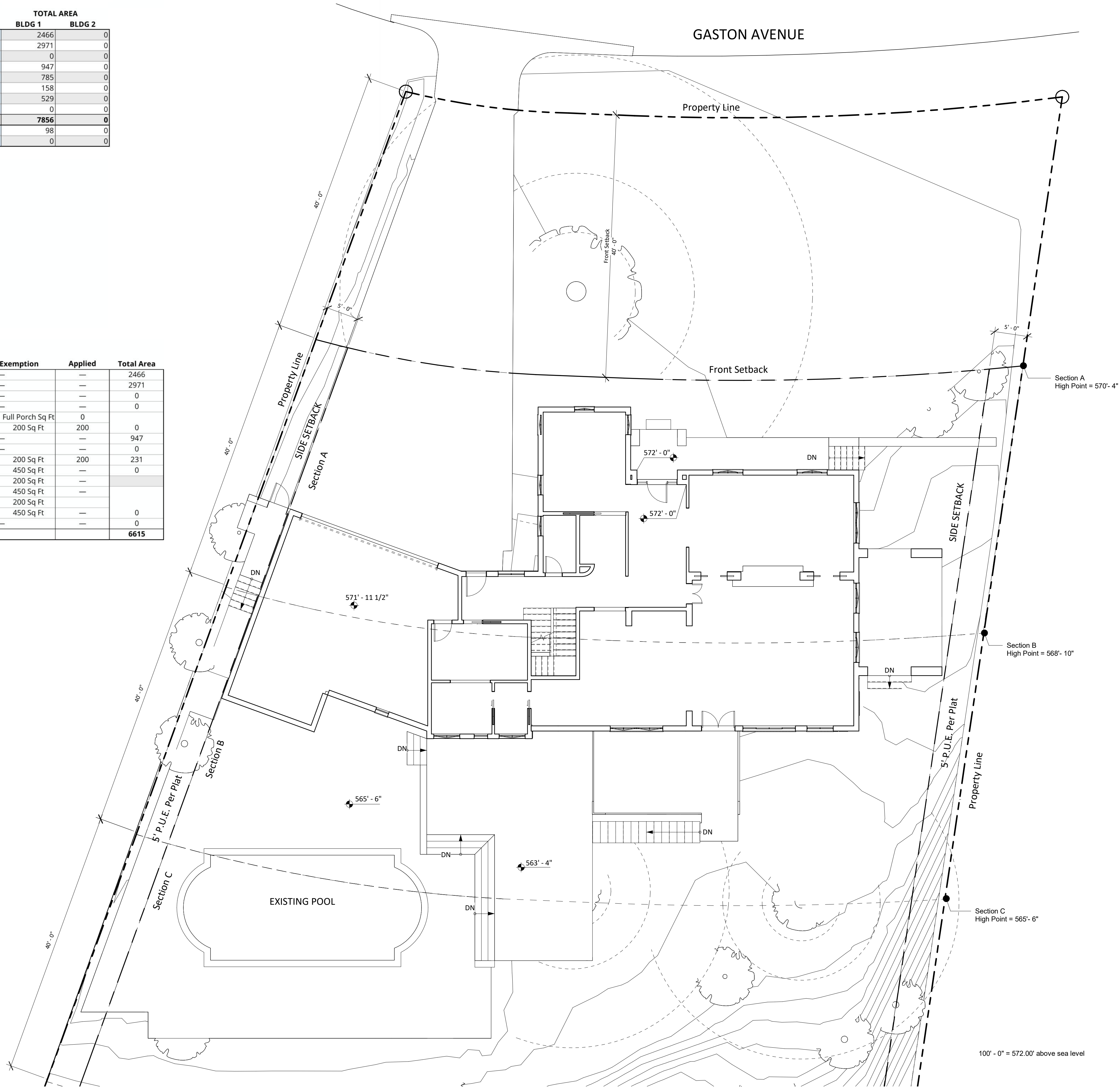
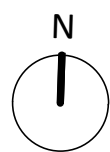
PARKING

# of spaced required	2
# of spaces provided	2

SUBCHAPTER F

GROSS FLOOR AREA

		Existing Area	Additional Area	Proposed Exemption	Applied	Total Area
1st Floor		2245	221	—	—	2466
2nd Floor		2209	762	—	—	2971
3rd Floor		0	0	—	—	0
Area w/ ceilings >15'			0	—	—	0
Ground Floor Porch		158	0	TRUE Full Porch Sq Ft	0	0
Basement		1,428	-481	—	—	947
Attic				—	—	0
Garage	Attached	244	187	TRUE 200 Sq Ft	200	231
	Detached			FALSE 450 Sq Ft	—	0
				FALSE 200 Sq Ft	—	
				FALSE 450 Sq Ft	—	
	Attached		0	FALSE 200 Sq Ft	—	0
	Detached			FALSE 450 Sq Ft	—	0
Carport				—	—	0
Accessory Buildings (detached)				—	—	0
Totals		6284	689			6615



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December 18, 2021

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Checked by: CS

Revisions:

Subchapter F  
Setback  
Compliance

# G1.13





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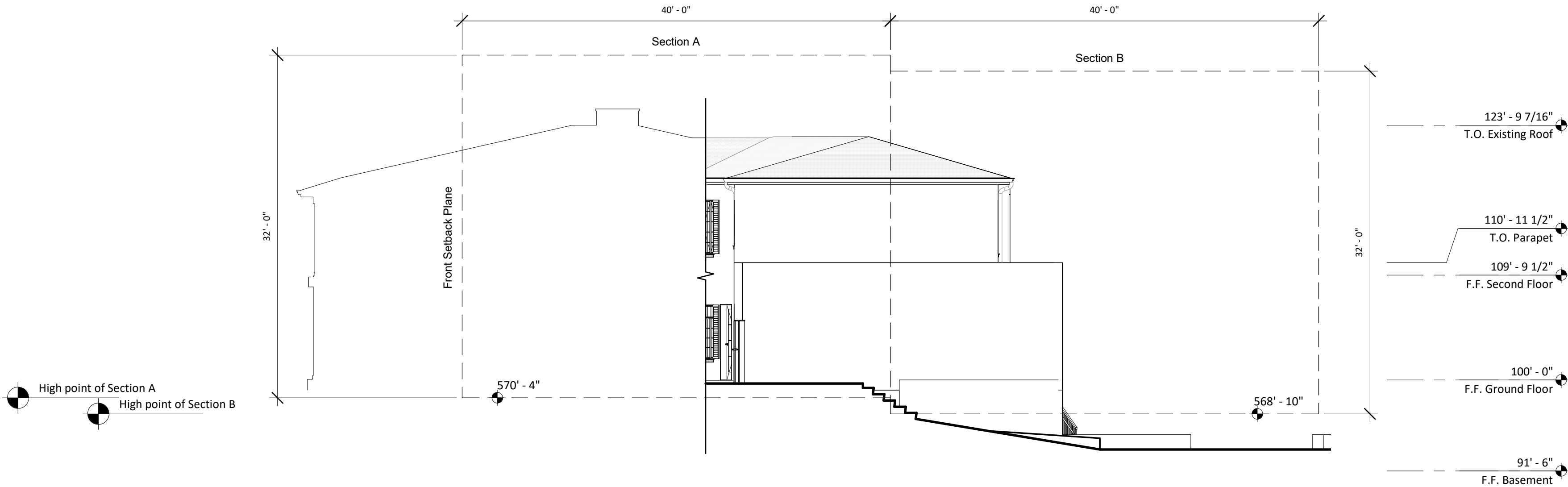
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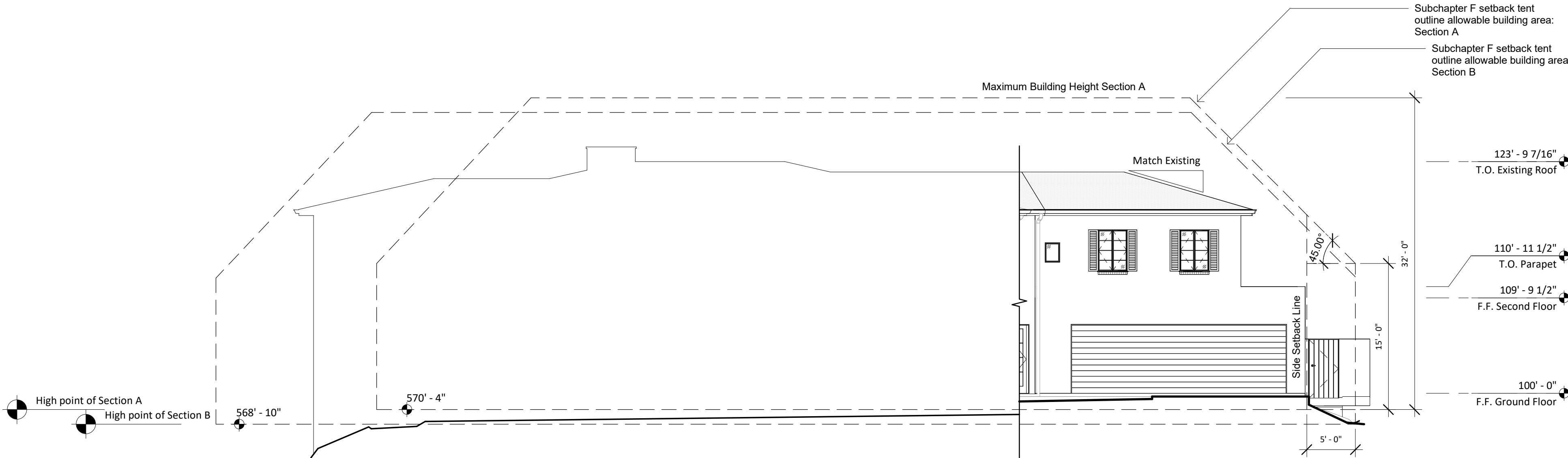
Revisions:

Subchapter F  
Setback  
Compliance

G1.11



3 Lot West Elevation - Height Restrictions and Setbacks  
1/8" = 1'-0"



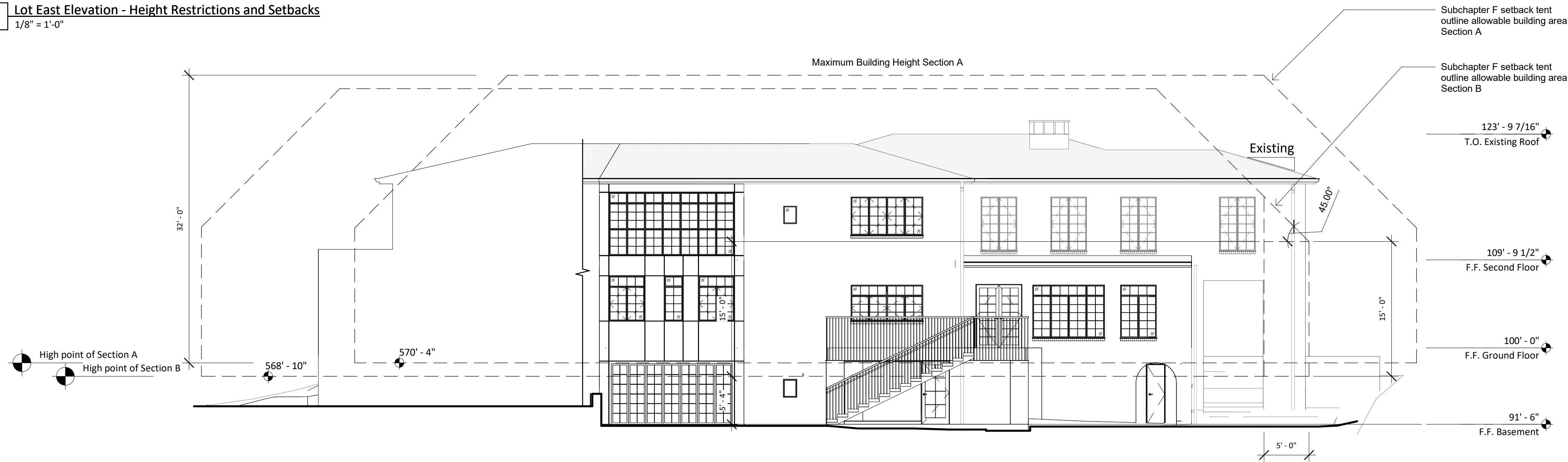
2 Lot North Elevation West Side - Height Restrictions and Setbacks  
1/8" = 1'-0"



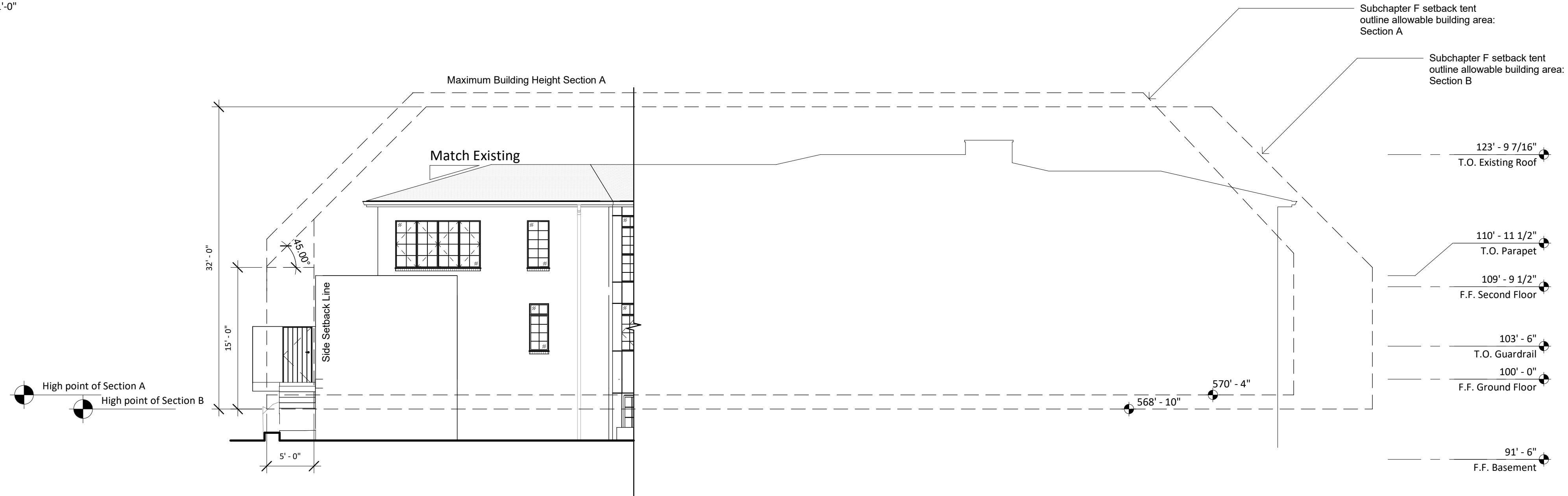
1 Lot North Elevation - Height Restrictions and Setbacks  
1/8" = 1'-0"



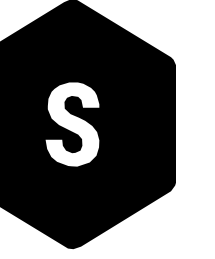
3 Lot East Elevation - Height Restrictions and Setbacks  
1/8" = 1'-0"



2 Lot South Elevation - Height Restrictions and Setbacks  
1/8" = 1'-0"



1 Lot South Elevation West Side - Height Restrictions and Setbacks  
1/8" = 1'-0"



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Design Development

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Checked by: CS

Revisions:

Subchapter F  
Setback  
Compliance

G1.12



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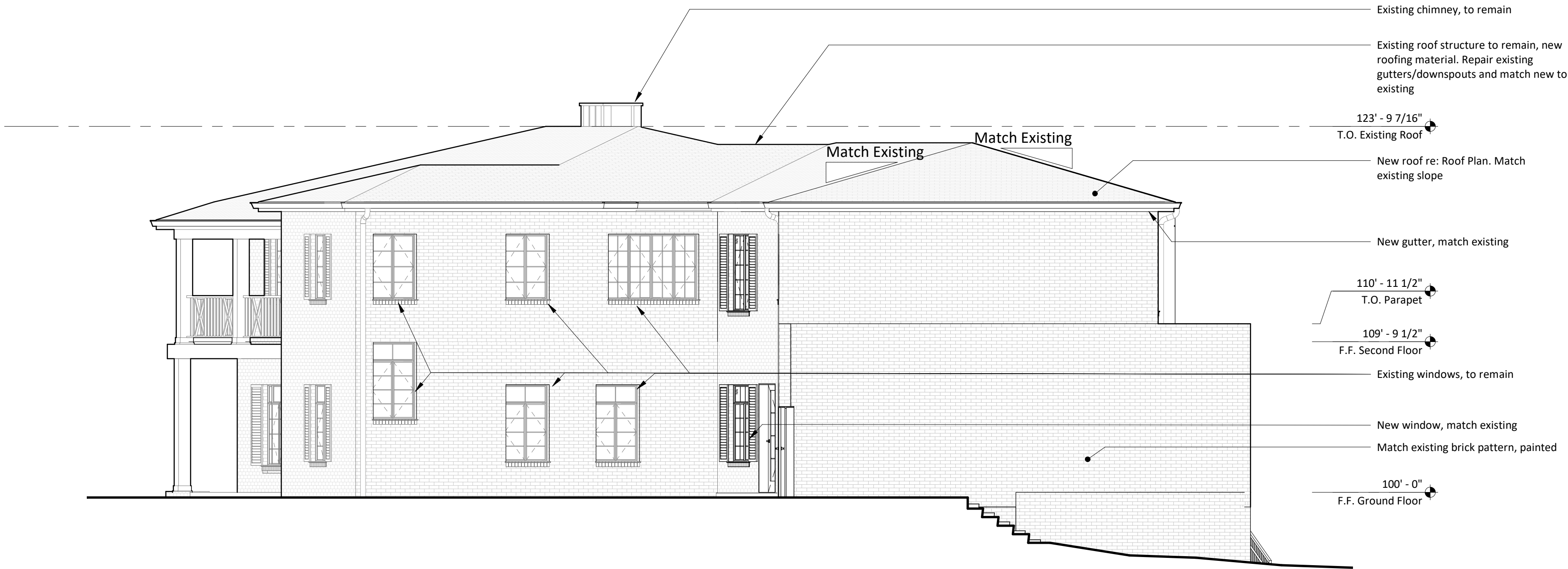
Revisions:

Exterior  
Elevations

# A3.01







2 West Elevation  
3/16" = 1'-0"



1 South Elevation  
3/16" = 1'-0"



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Revisions:

Exterior  
Elevations

# A3.02





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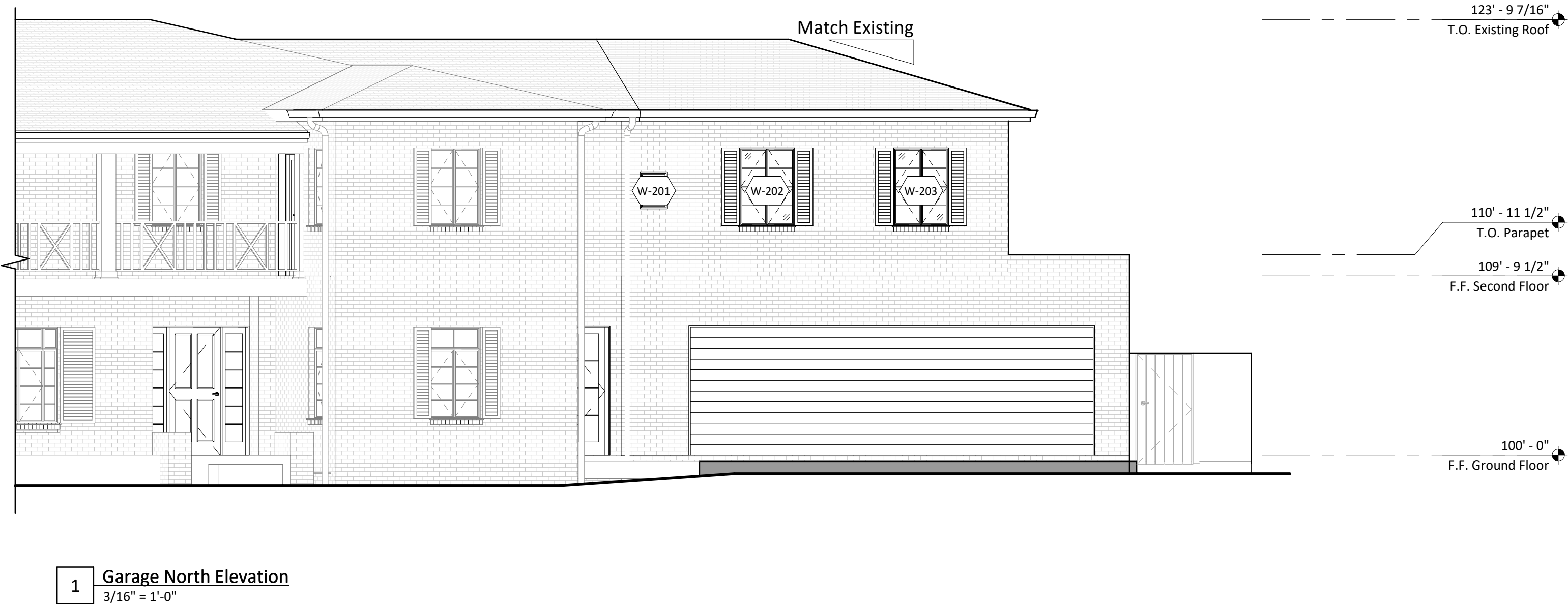
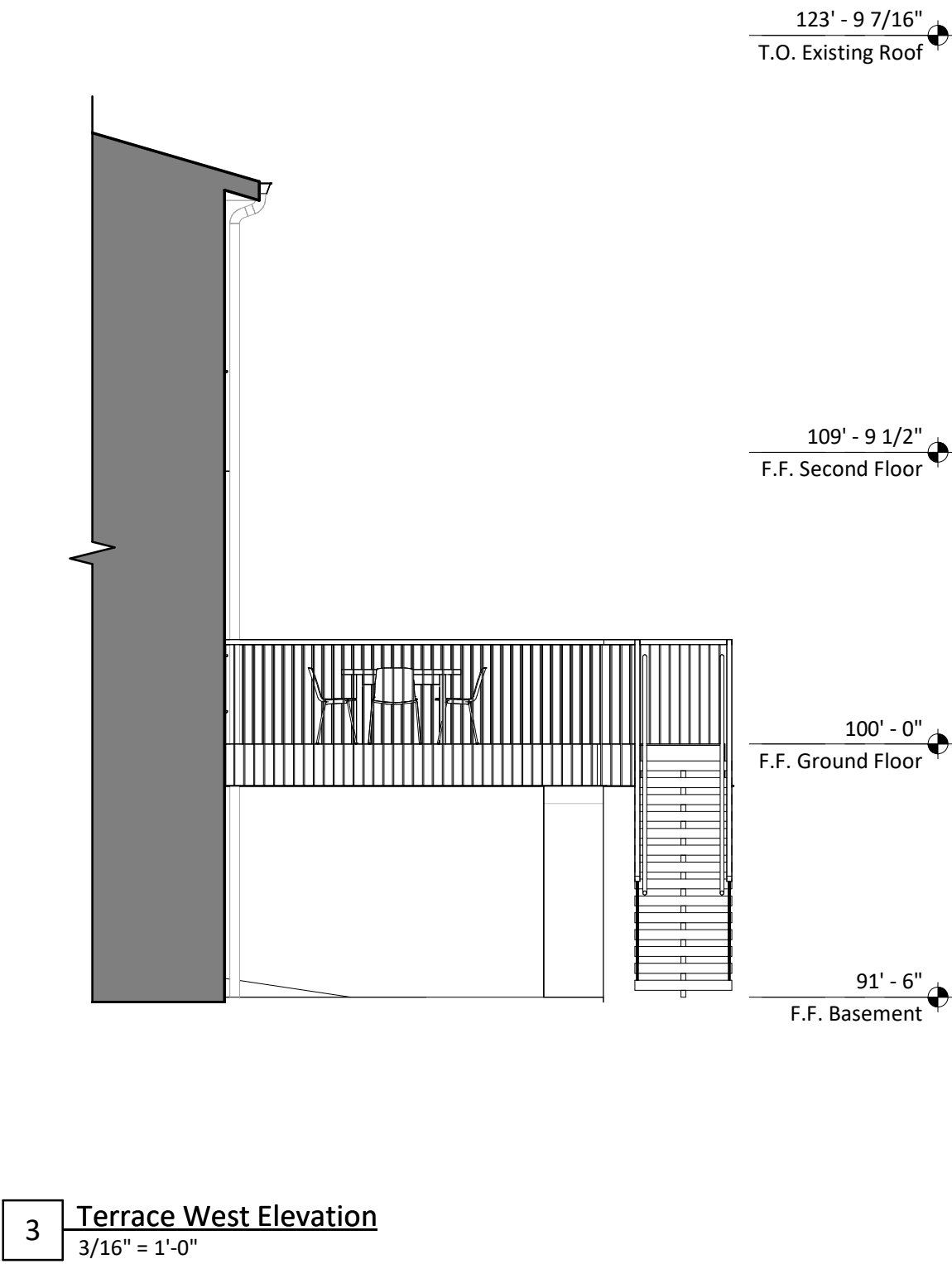
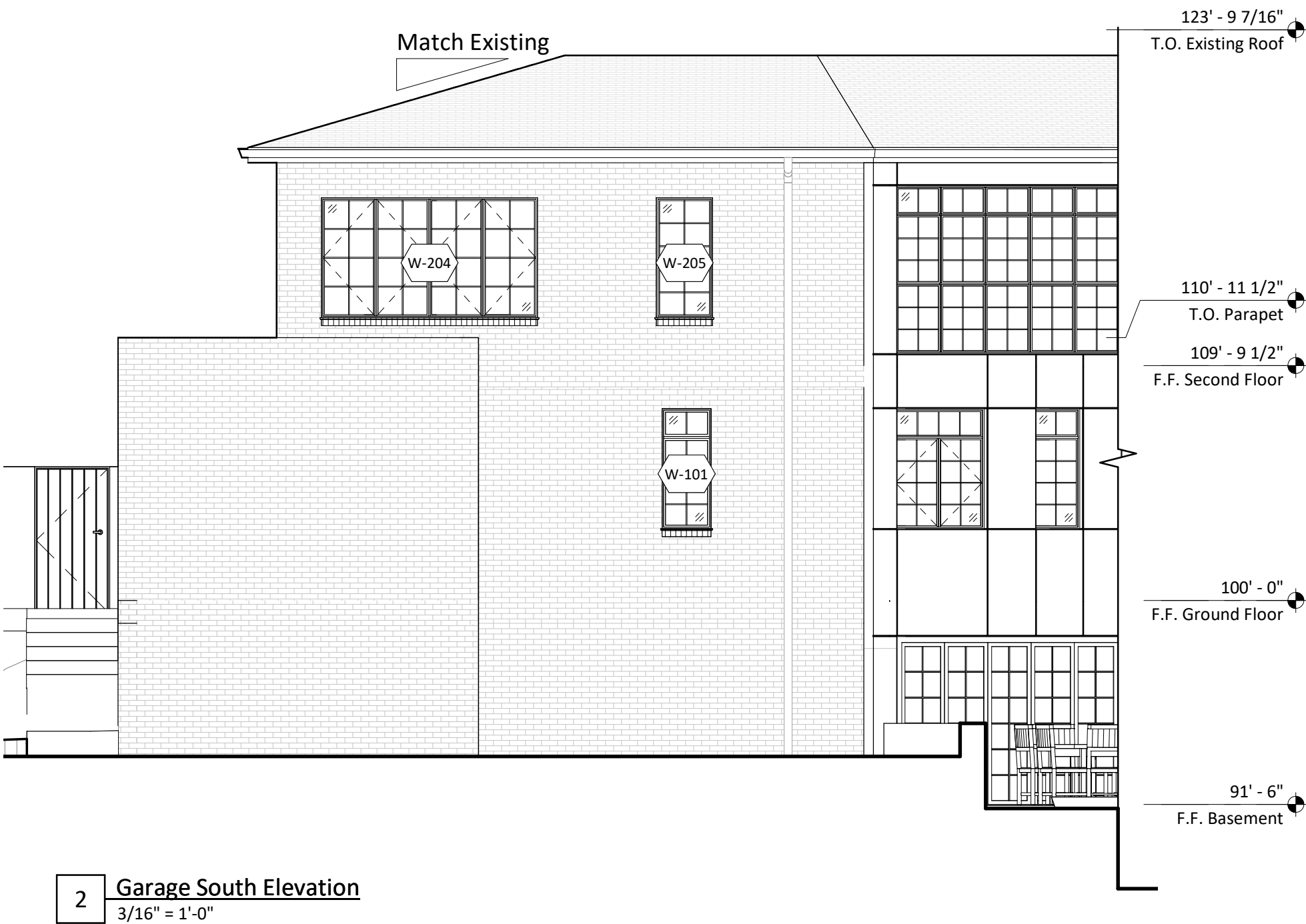
Design Development

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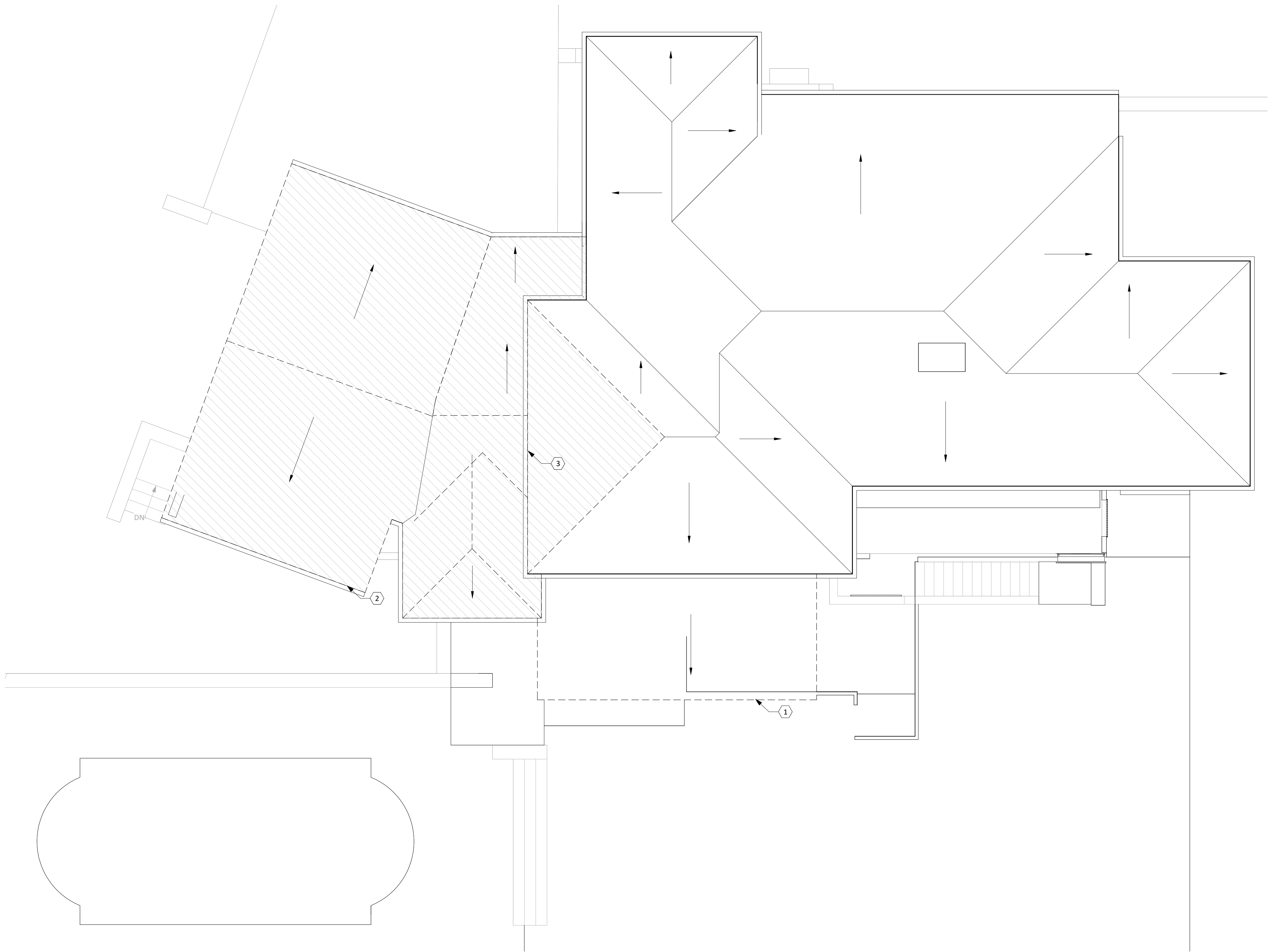
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Revisions:

Exterior  
Elevations

A3.03

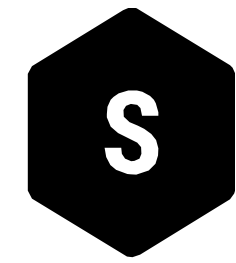






KEYNOTES

- 1 Demolish Level 0 Roof
- 2 Demolish all Level 1 Roof
- 3 Demolish Level 2 Roof at this location. Verify proposed roof location



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DEMOLITION  
NOTES

1. Refer to architectural drawings prior to demolition to understand the scope of work.
2. Re: sheet A1.01 for the architectural floor plan.
3. Demolition contractor and other trades to use care while working in areas where existing materials are to remain. Where demolition adjoins existing construction to remain, take care to protect remaining construction. Floor, ceiling, and wall protection required wherever doing new work. Repair any damage at no additional cost.
4. It is the responsibility of the contractor to verify all existing conditions and dimensions. Report to architect all observations and any discrepancies before proceeding with work.

LEGEND

- Existing wall/element to be demolished
- Existing wall/element to remain
- New wall
- Demolish Roof

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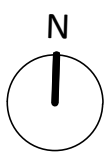
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Revisions:

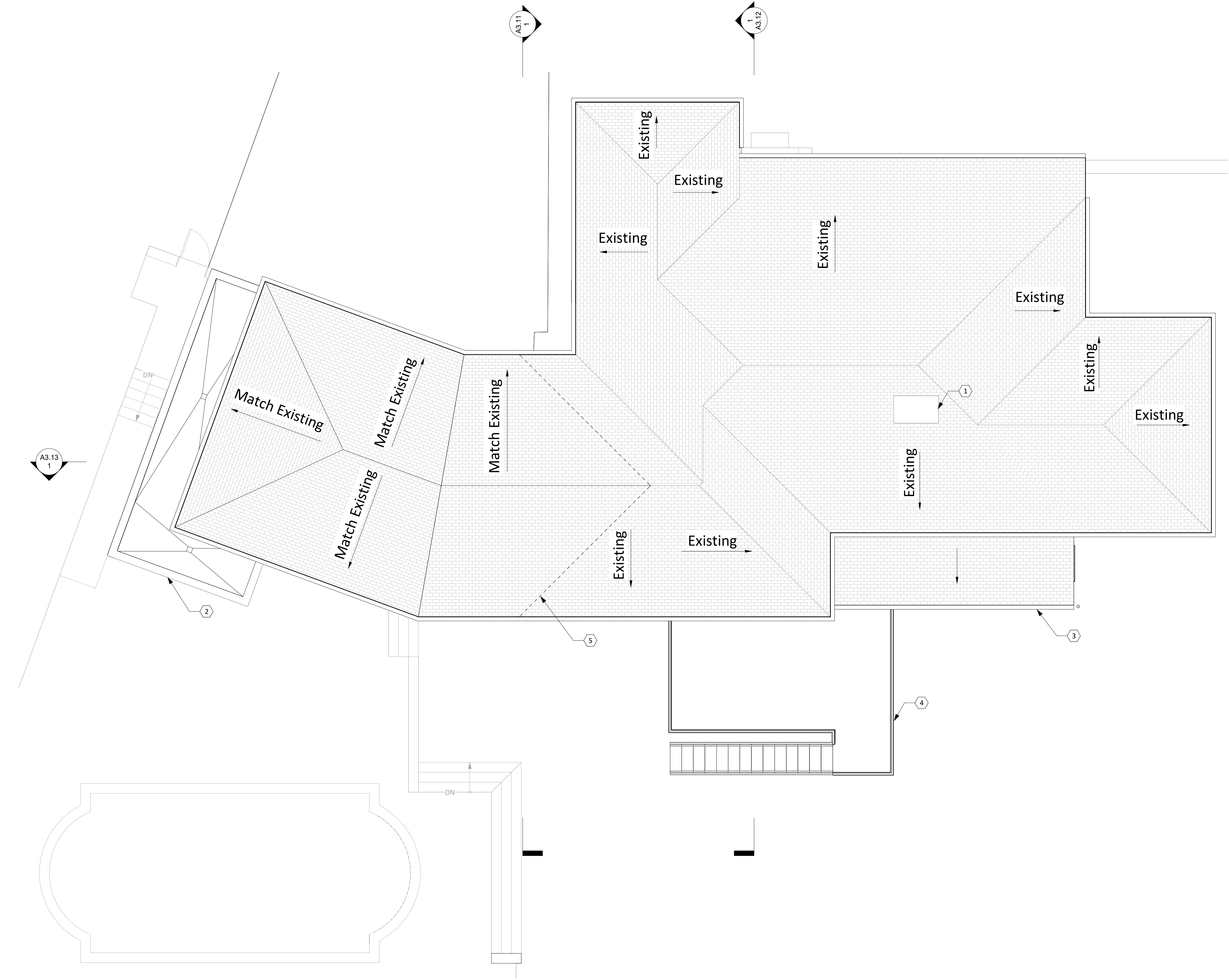
Demolition Plan -  
Roof

D1.04



1 Demolition Plan - Roof  
3/16" = 1'-0"





1 Roof Plan  
3/16" = 1'-0"

## KEYNOTES

- Existing chimney, to remain.
- New parapet roof with drains
- New roof and gutter, below
- Terrace, below
- Line of new roof

## FLOOR PLAN NOTES

- Refer to sheet G2.01 for wall types and partition types.
- Refer to G2.60 for window types and schedule.
- Refer to sheet 2.50 for door and frame types and schedules.
- Refer to Sheet G3.01 for finish schedule, appliance schedule, plumbing fixture schedule, bath accessory schedule.
- All untagged windows are existing to remain.

## LEGEND



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Roof Plan

# A1.03