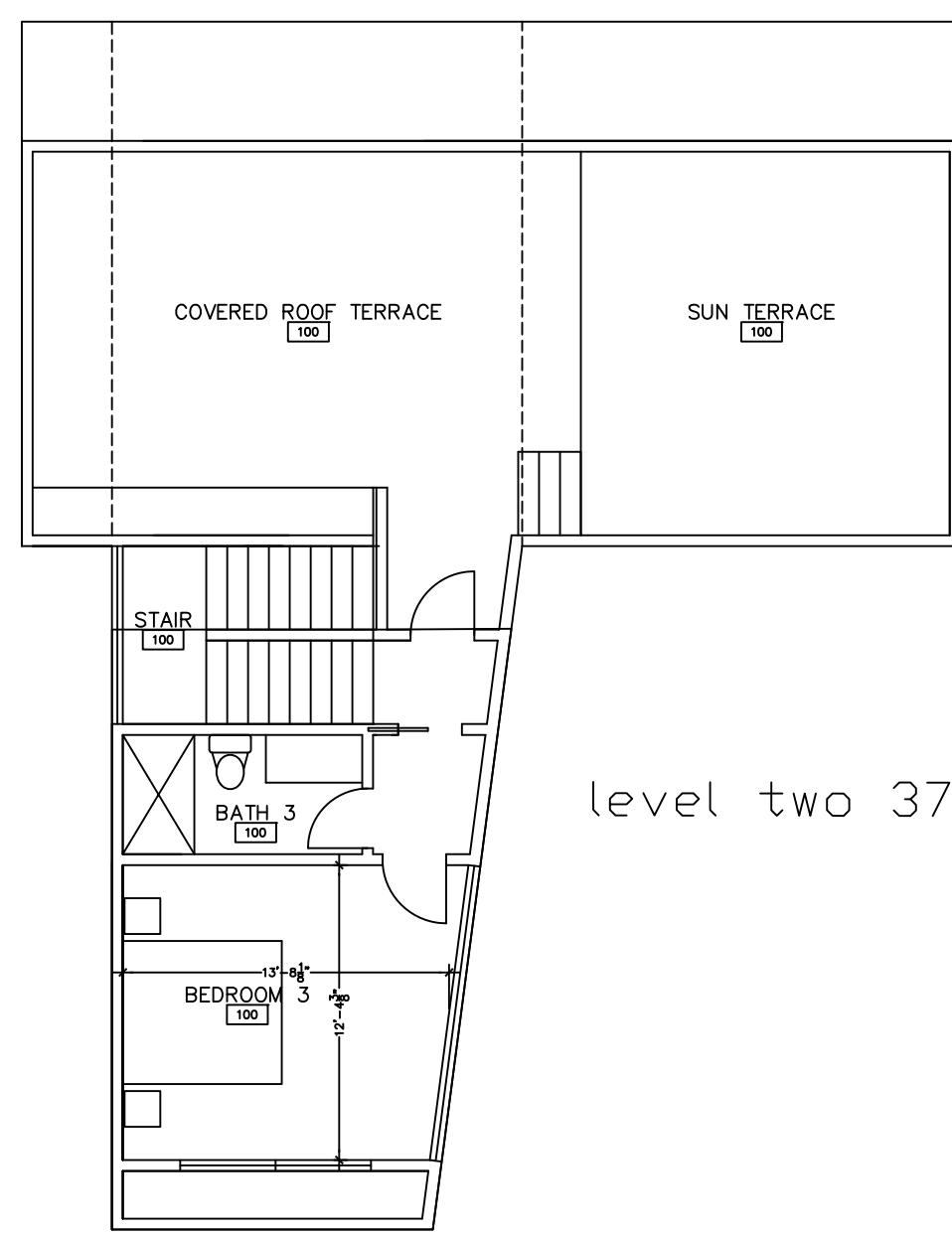


12th STREET
(30' R.O.W.)

(100.00')
N 59°44'31" W 100.02'

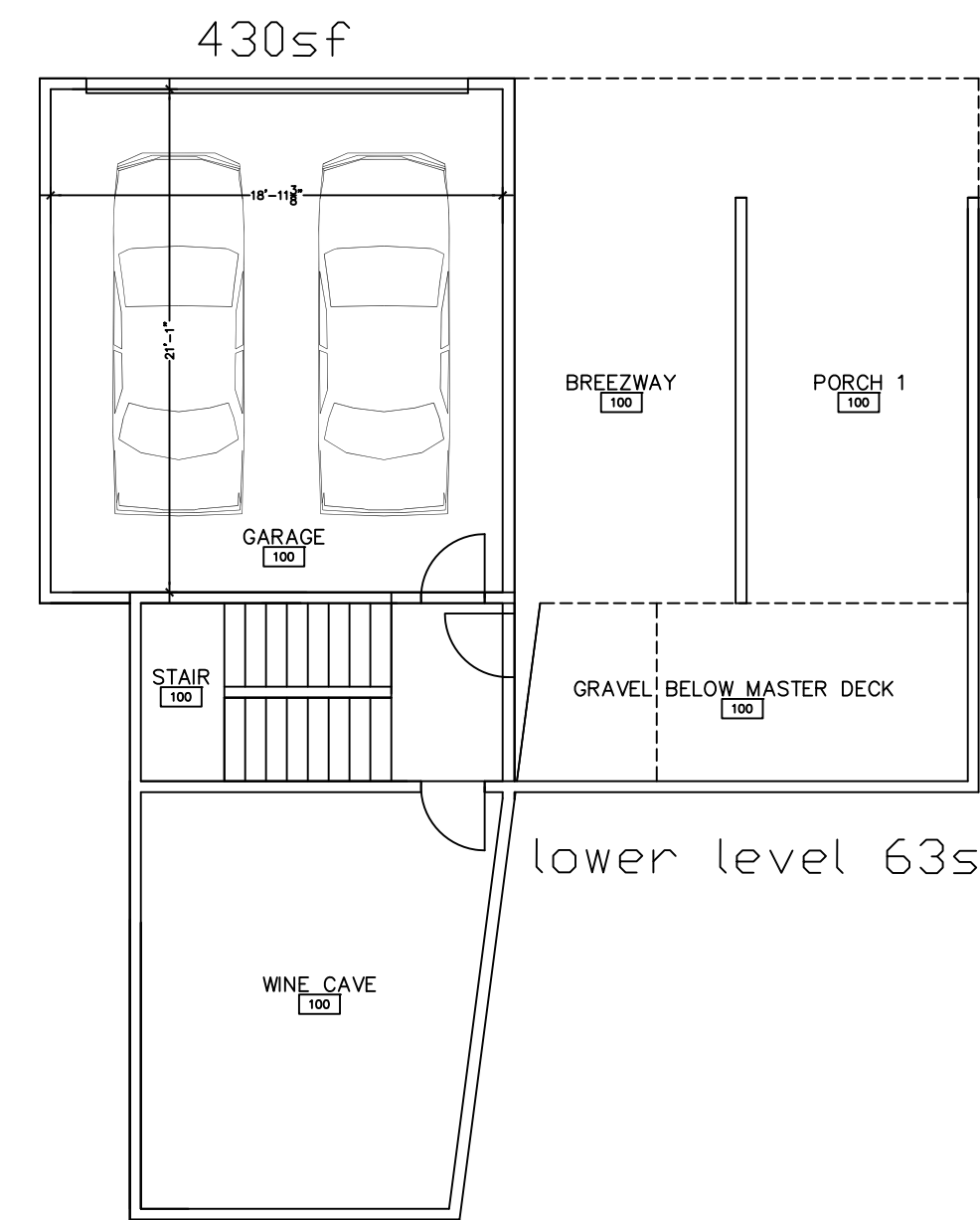
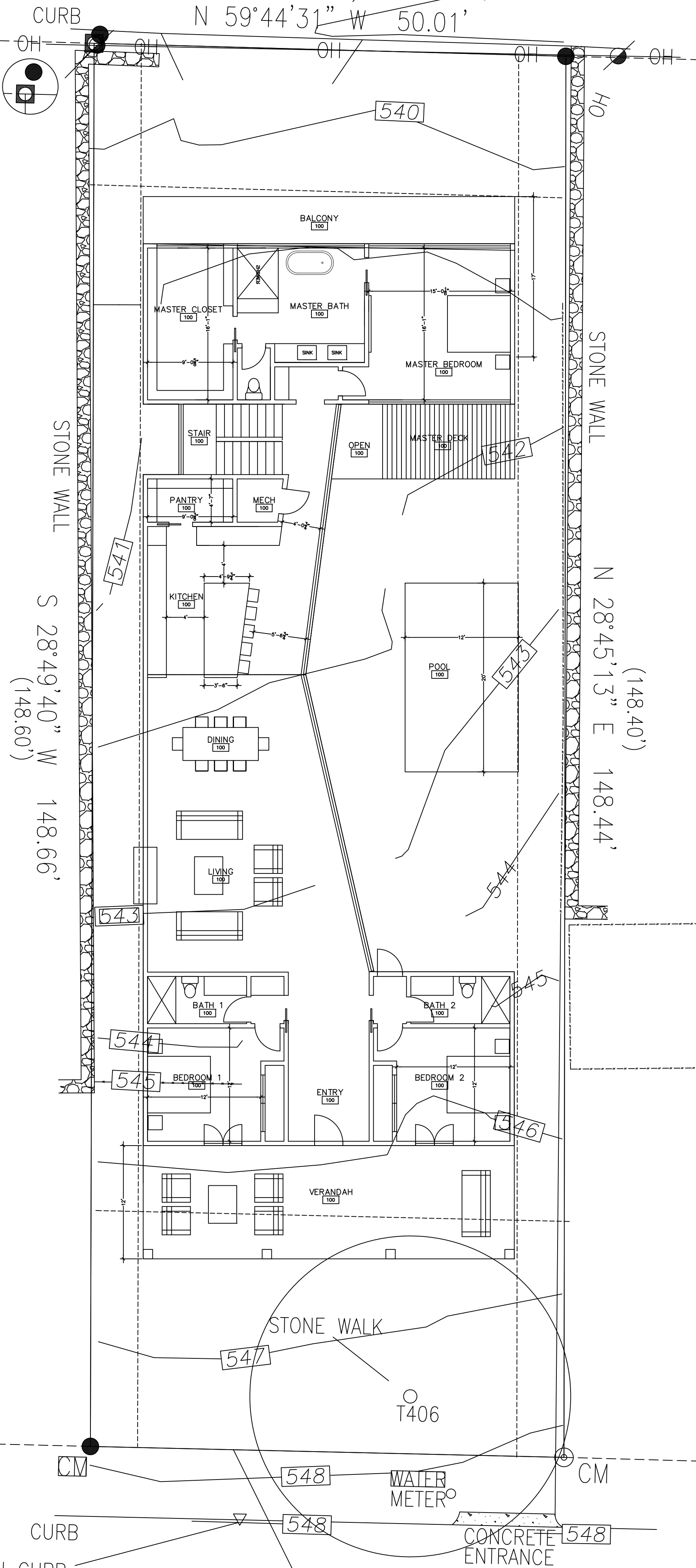
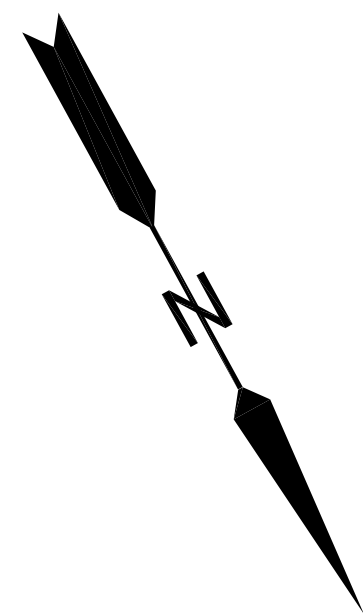
(50.00')
N 59°44'31" W 50.01'

FROM A CAPPED 1/2" REBAR SET AT THE
PROPERTY CORNER, A 1/2" REBAR FOUND
BEARS N 61°53'13" E 1.12'



level two 379sf

level one 2520sf



lower level 63sf stair

lot 7441
allowed far 2976
allowed imp 3349
actual far 2952

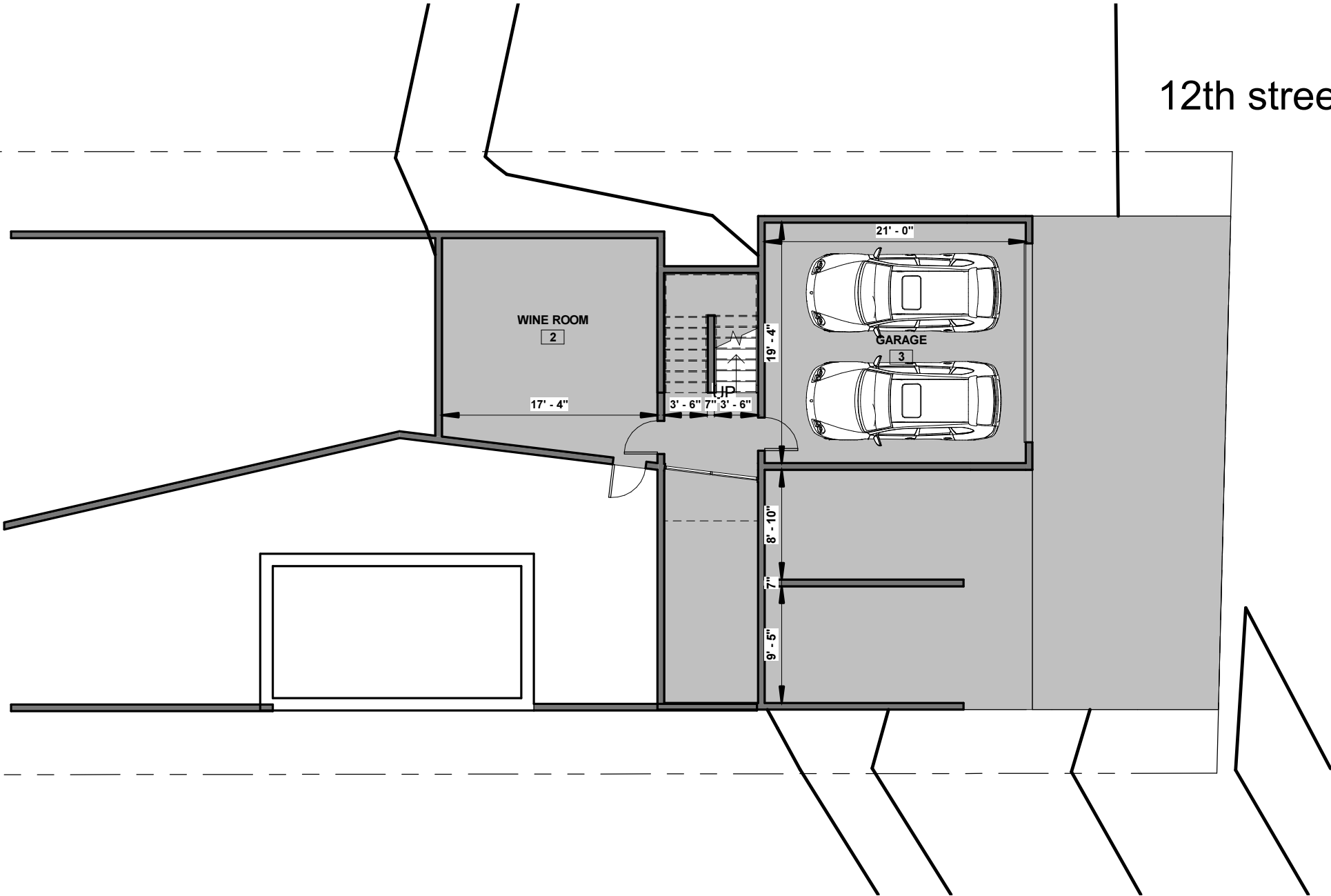
T.B.M.: TRIANGLE CUT ON CURB
NAVD88 ELEVATION=548.56'

S 60°00'00" E 50.20' (50.00')
ASSUMED BEARING BASIS

WATERSTON AVENUE
(40' R.O.W.)

Waterston Ave

12th street



1 LEVEL -1
3/32" = 1'-0"

1615 WATERSTON

AUSTIN TX

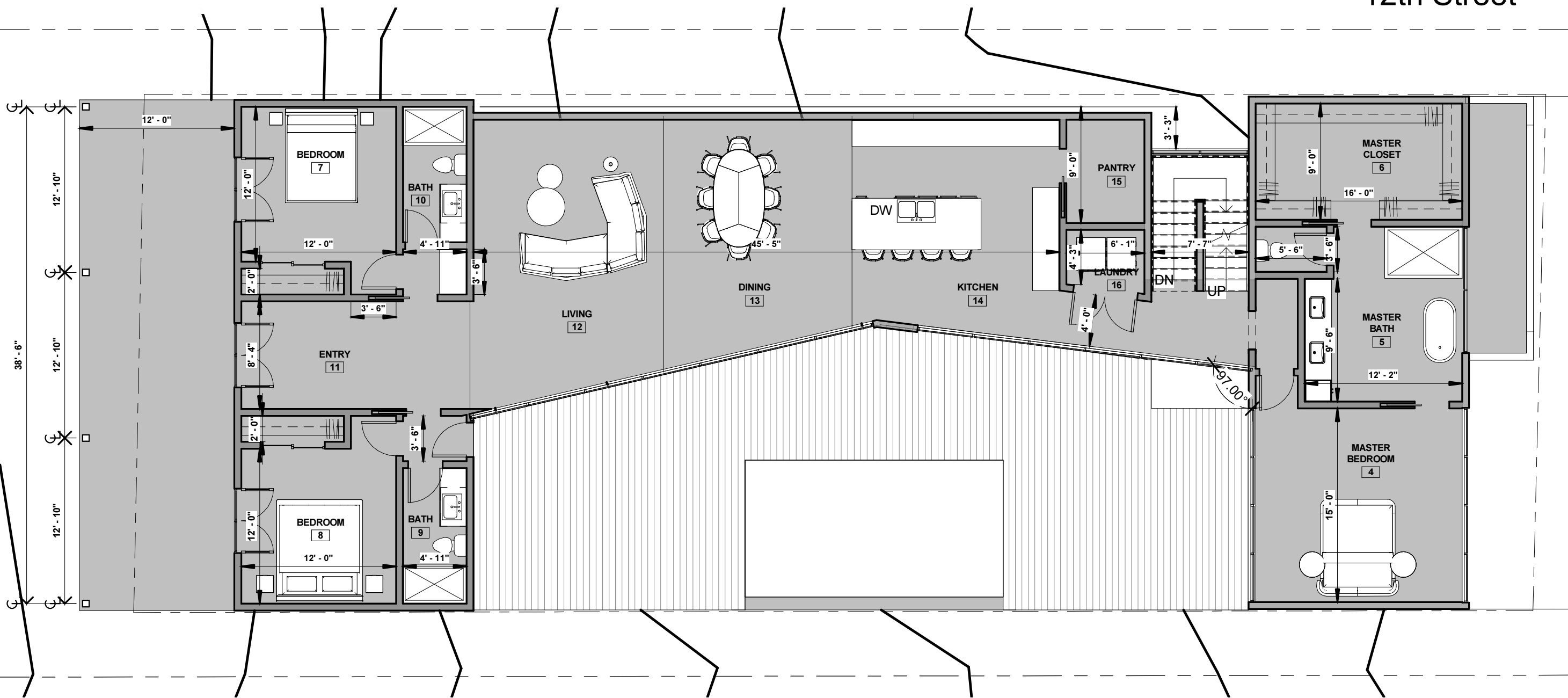
| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

DRAWING TITLE
LEVEL -1

DRAWING NO
D1.0

Waterston Ave

12th Street



1 LEVEL 1
1/8" = 1'-0"

STEVE ZAGORSKI
ARCHITECT

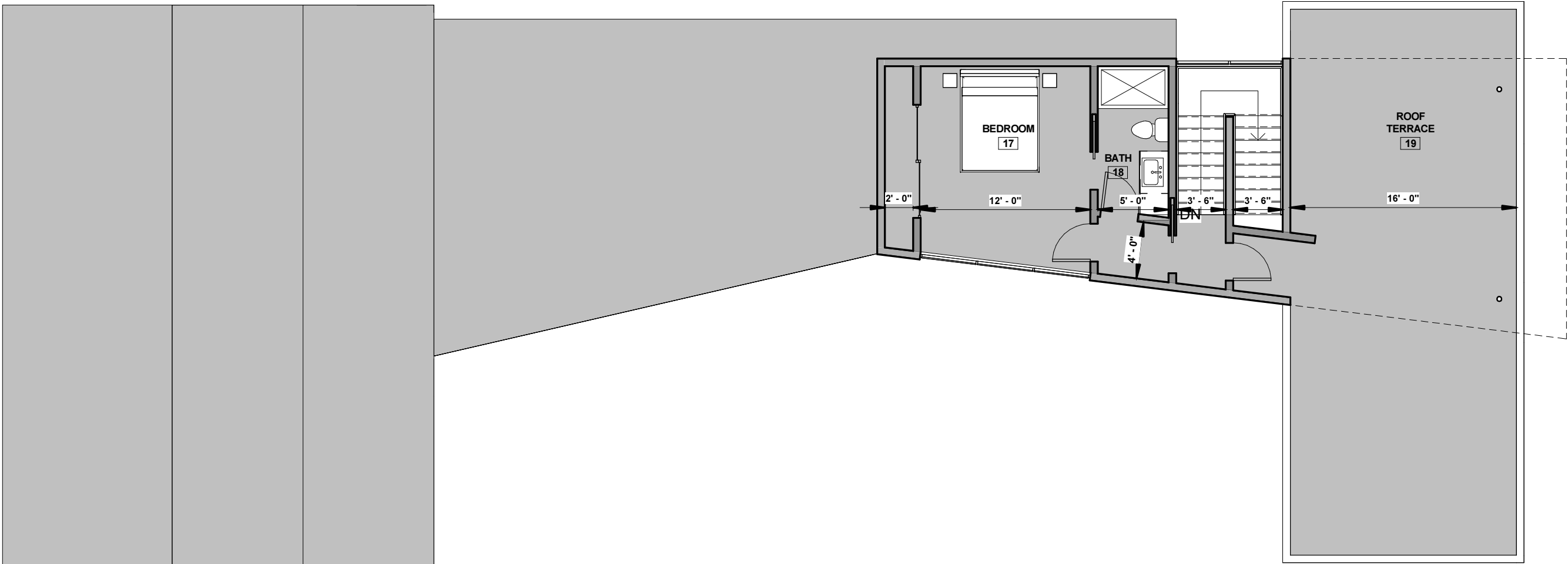
1615 WATERSTON

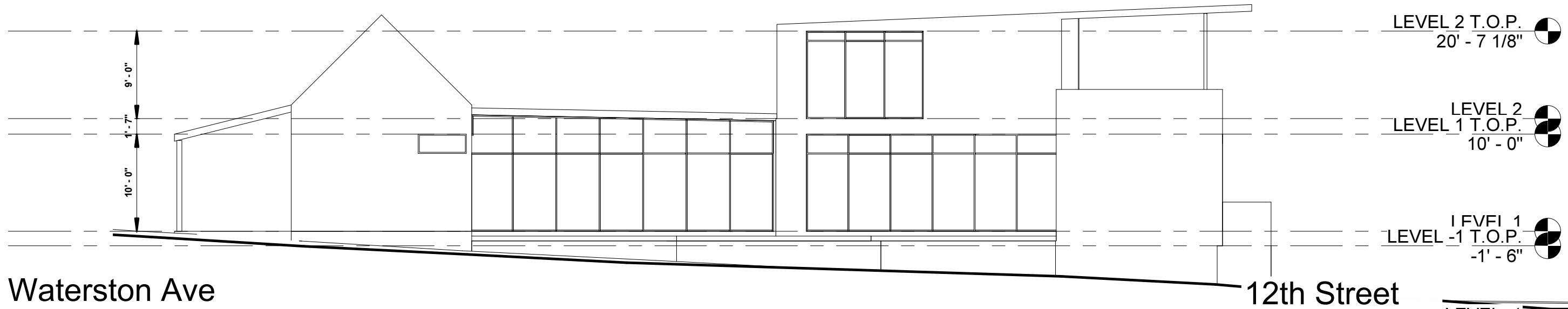
AUSTIN TX

| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

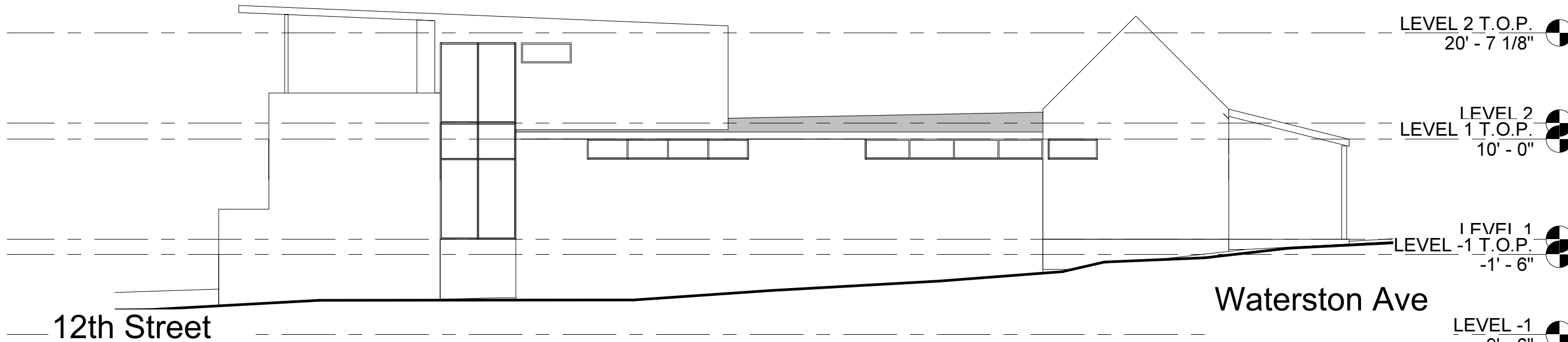
DRAWING TITLE
LEVEL 1

DRAWING NO
D1.1





① East
3/32" = 1'-0"



② West
3/32" = 1'-0"

STEVE ZAGORSKI
ARCHITECT

1615 WATERSTON

AUSTIN TX

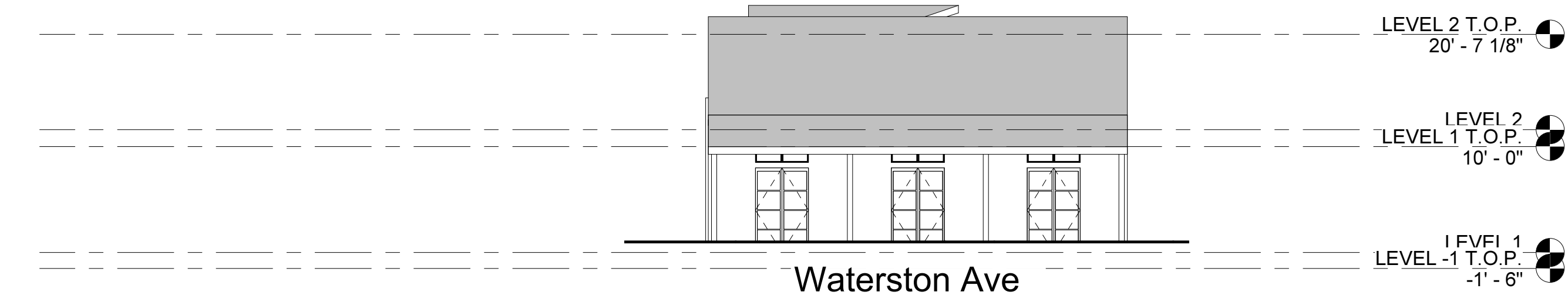
| | |
|---------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |
| DRAWING TITLE | |
| ELEVATIONS | |

DRAWING NO

D2.0



1 North
3/32" = 1'-0"



2 South
3/32" = 1'-0"

STEVE ZAGORSKI
ARCHITECT

1615 WATERSTON

AUSTIN TX

| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

DRAWING TITLE
ELEVATIONS

DRAWING NO
D2.1



Waterston Ave

STEVE ZAGORSKI
ARCHITECT

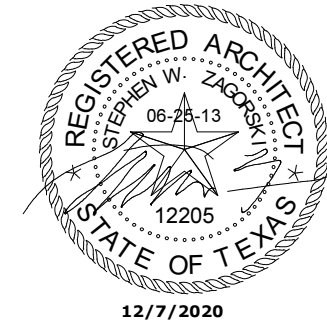
1615 WATERSTON

AUSTIN TX

| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

DRAWING TITLE
PERSPECTIVES

DRAWING NO
D3.0



12/7/2020

STEVE ZAGORSKI
ARCHITECT



Waterston Ave

12th Street

1615 WATERSTON

AUSTIN TX

| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

DRAWING TITLE
PERSPECTIVE

DRAWING NO
D3.1



12/7/2020

STEVE ZAGORSKI
ARCHITECT

1615 WATERSTON

AUSTIN TX

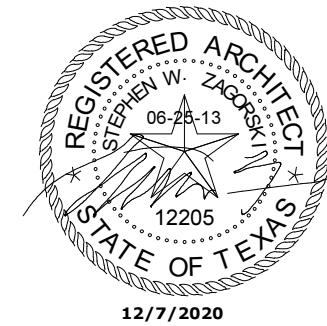
| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

DRAWING TITLE
PERSPECTIVE

DRAWING NO

D3.2

12th Street



STEVE ZAGORSKI
ARCHITECT



Waterston Ave

12th Street

1615 WATERSTON
AUSTIN TX

| | |
|-------------|-----------|
| PROJECT NO: | 2020_17 |
| DRAWN BY: | CC |
| CHECKED BY: | SZ |
| ISSUE DATE: | 12/7/2020 |

| |
|----------------------|
| DRAWING TITLE |
| PERSPECTIVE |

| |
|-------------------|
| DRAWING NO |
| D3.3 |