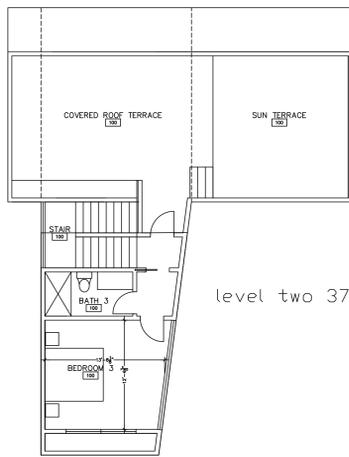


12th STREET
(30' R.O.W.)

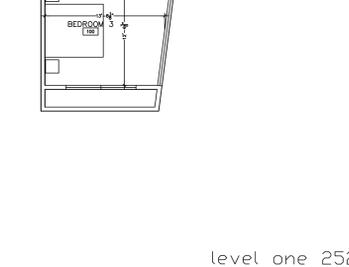
(100.00')
N 59°44'31" W 100.02'

(50.00')
N 59°44'31" W 50.01'

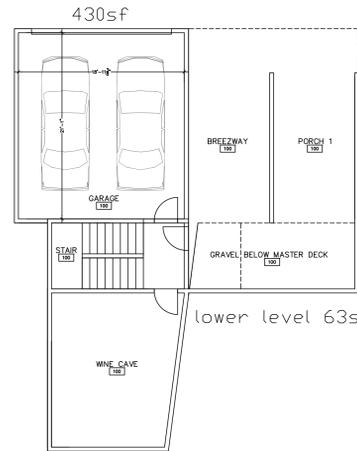
FROM A CAPPED 1/2" REBAR SET AT THE
PROPERTY CORNER, A 1/2" REBAR FOUND
BEARS N 61°53'13" E 1.12'



level two 379sf

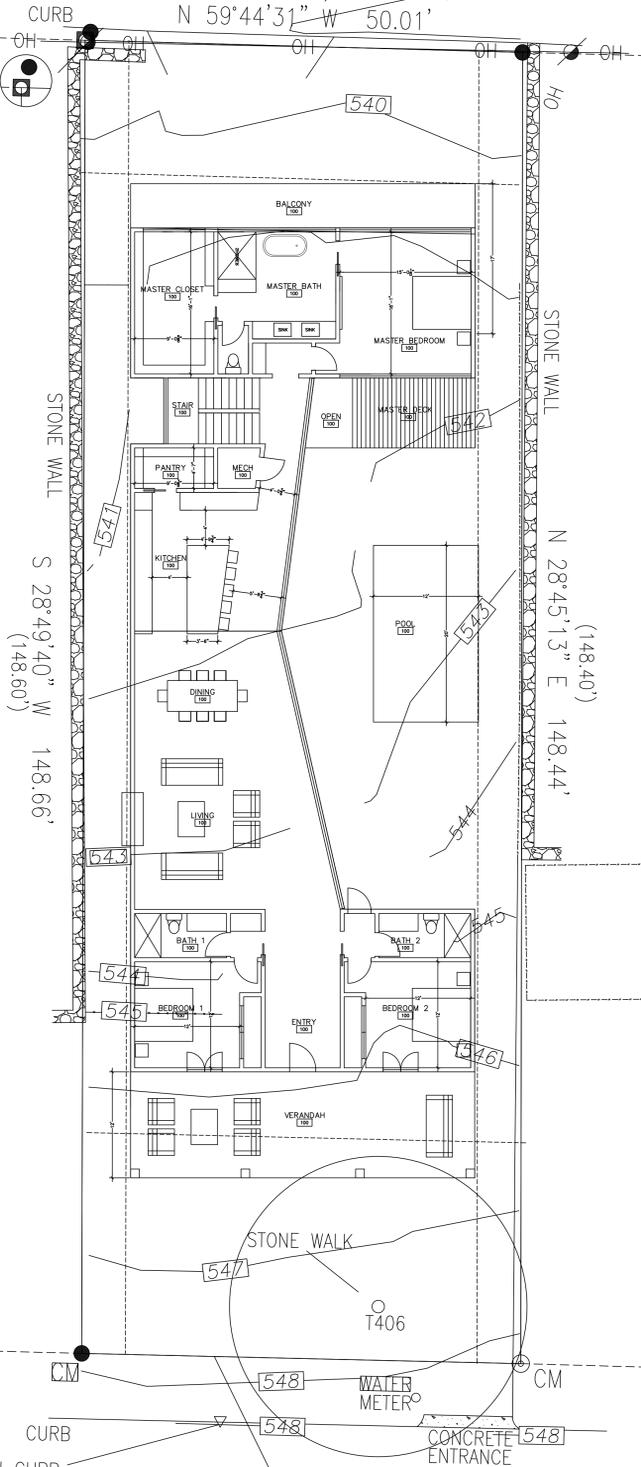


level one 2520sf



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.)

1615 WATERSTON

AUSTIN TX

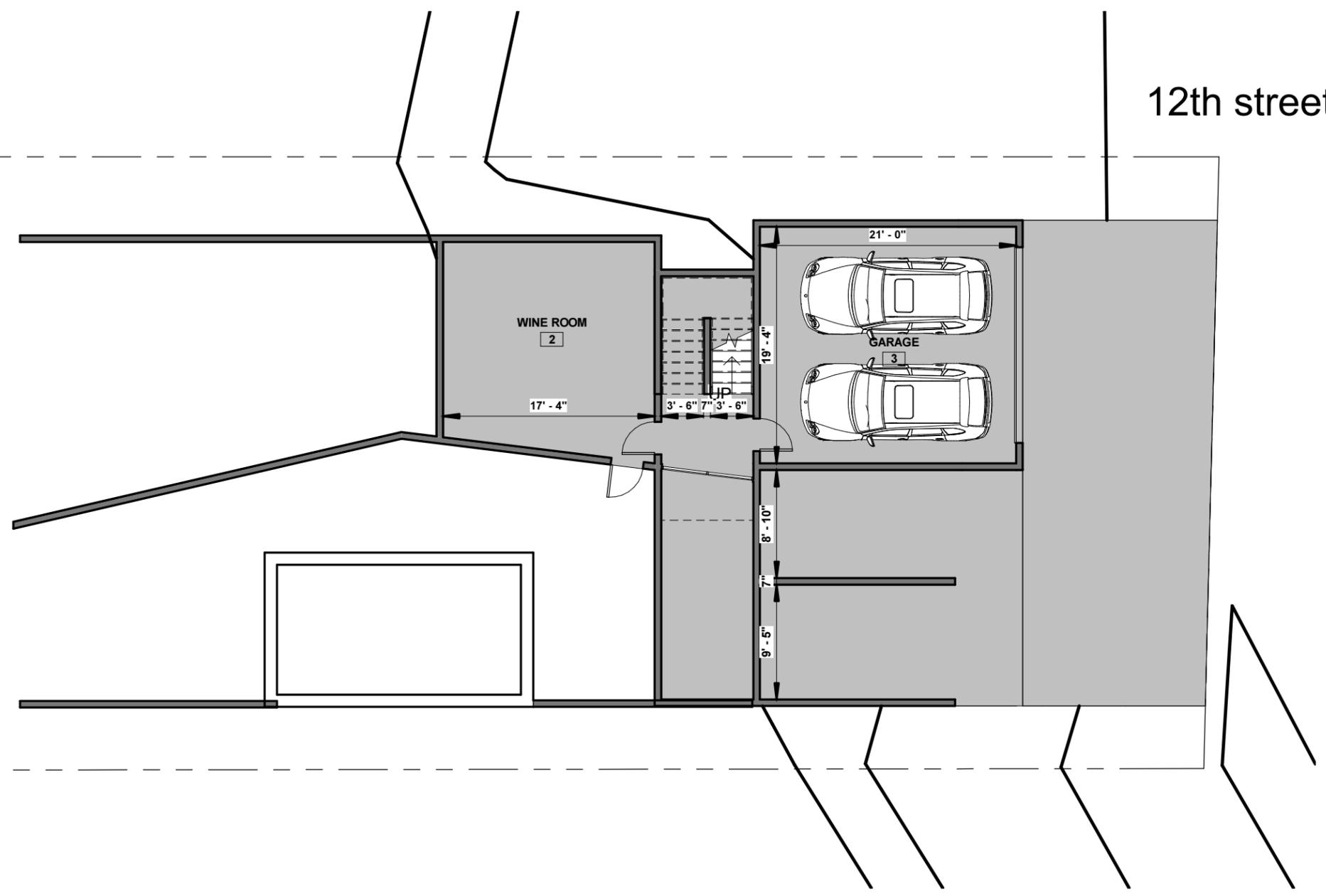
PROJECT NO:	2020_17
DRAWN BY:	CC
CHECKED BY:	SZ
ISSUE DATE:	12/7/2020

DRAWING TITLE
LEVEL -1

DRAWING NO
D1.0

Waterston Ave

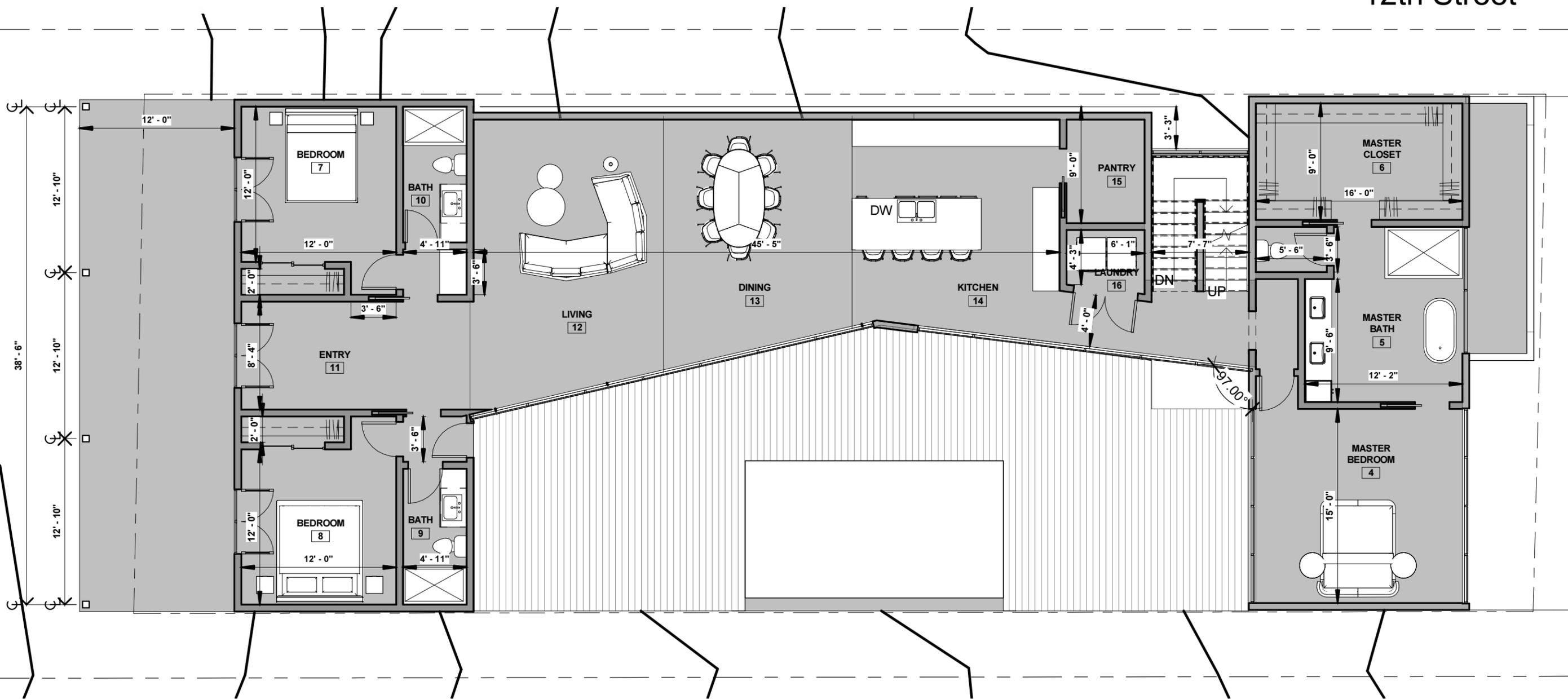
12th street



① LEVEL -1
3/32" = 1'-0"

Waterston Ave

12th Street



① LEVEL 1
1/8" = 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
D1.1

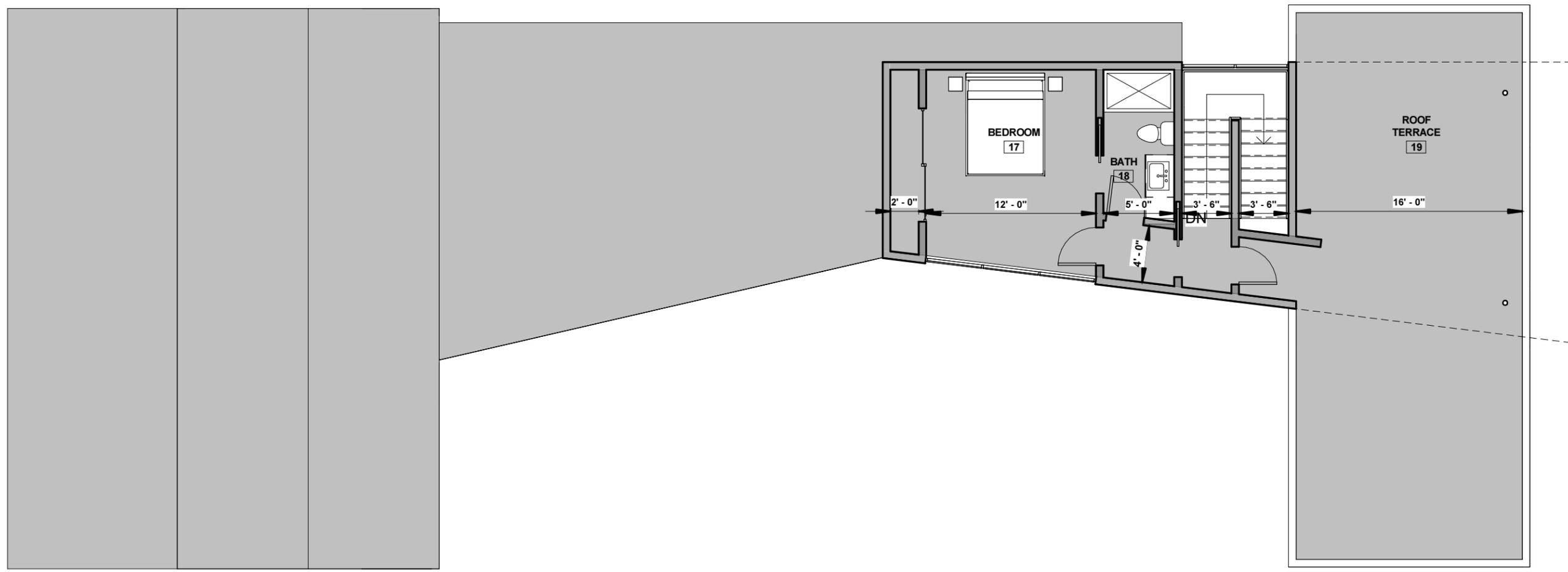
1615 WATERSTON

AUSTIN TX

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

DRAWING TITLE
LEVEL 2

DRAWING NO
D1.2



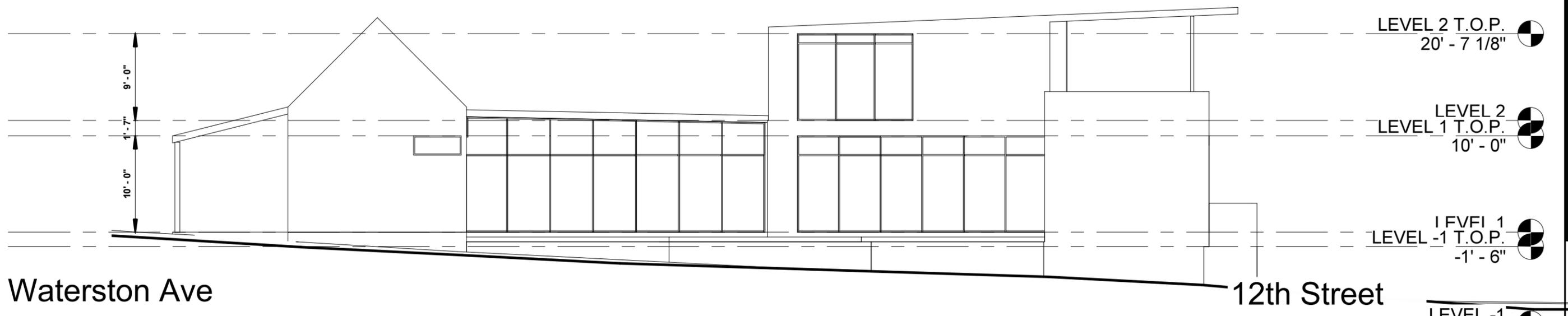
1615 WATERSTON

AUSTIN TX

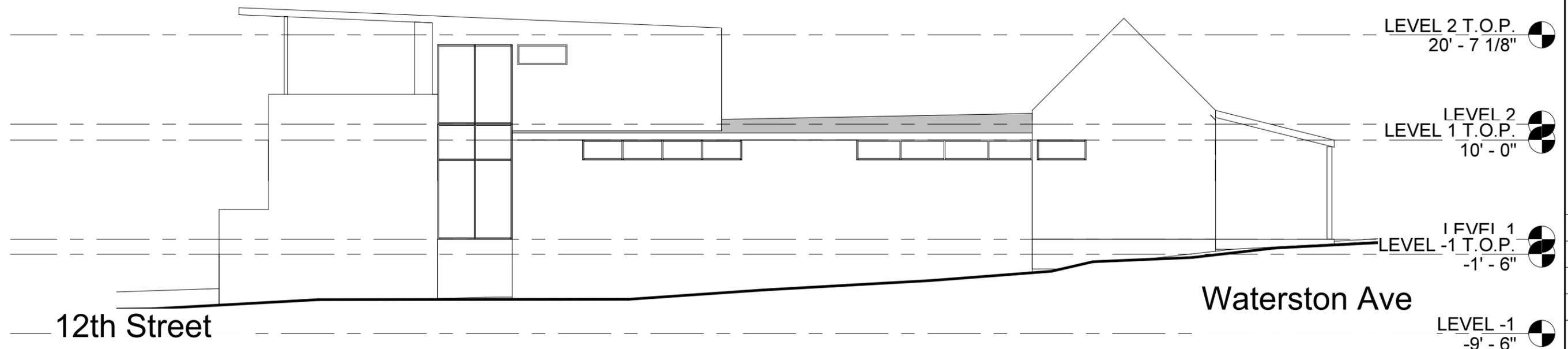
PROJECT NO:	2020_17
DRAWN BY:	CC
CHECKED BY:	SZ
ISSUE DATE:	12/7/2020

DRAWING TITLE
ELEVATIONS

DRAWING NO
D2.0



① East
3/32" = 1'-0"



② West
3/32" = 1'-0"

1615 WATERSTON

AUSTIN TX

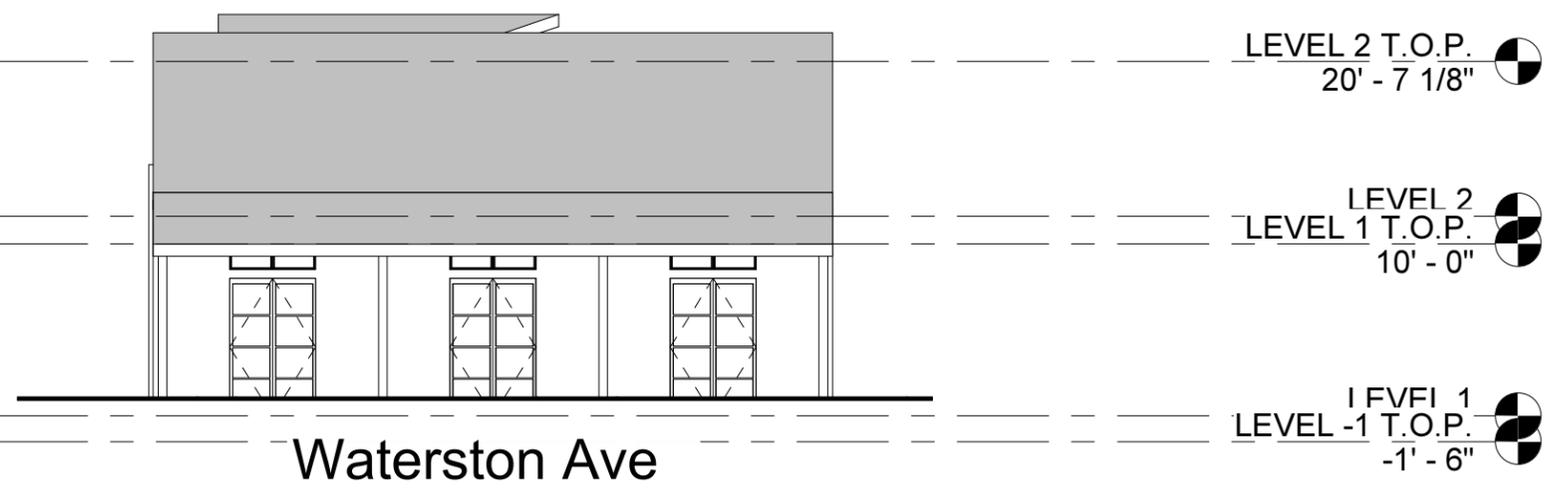
PROJECT NO:	2020_17
DRAWN BY:	CC
CHECKED BY:	SZ
ISSUE DATE:	12/7/2020

DRAWING TITLE
ELEVATIONS

DRAWING NO
D2.1



① North
3/32" = 1'-0"



② South
3/32" = 1'-0"



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



12th Street

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
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



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
D3.3