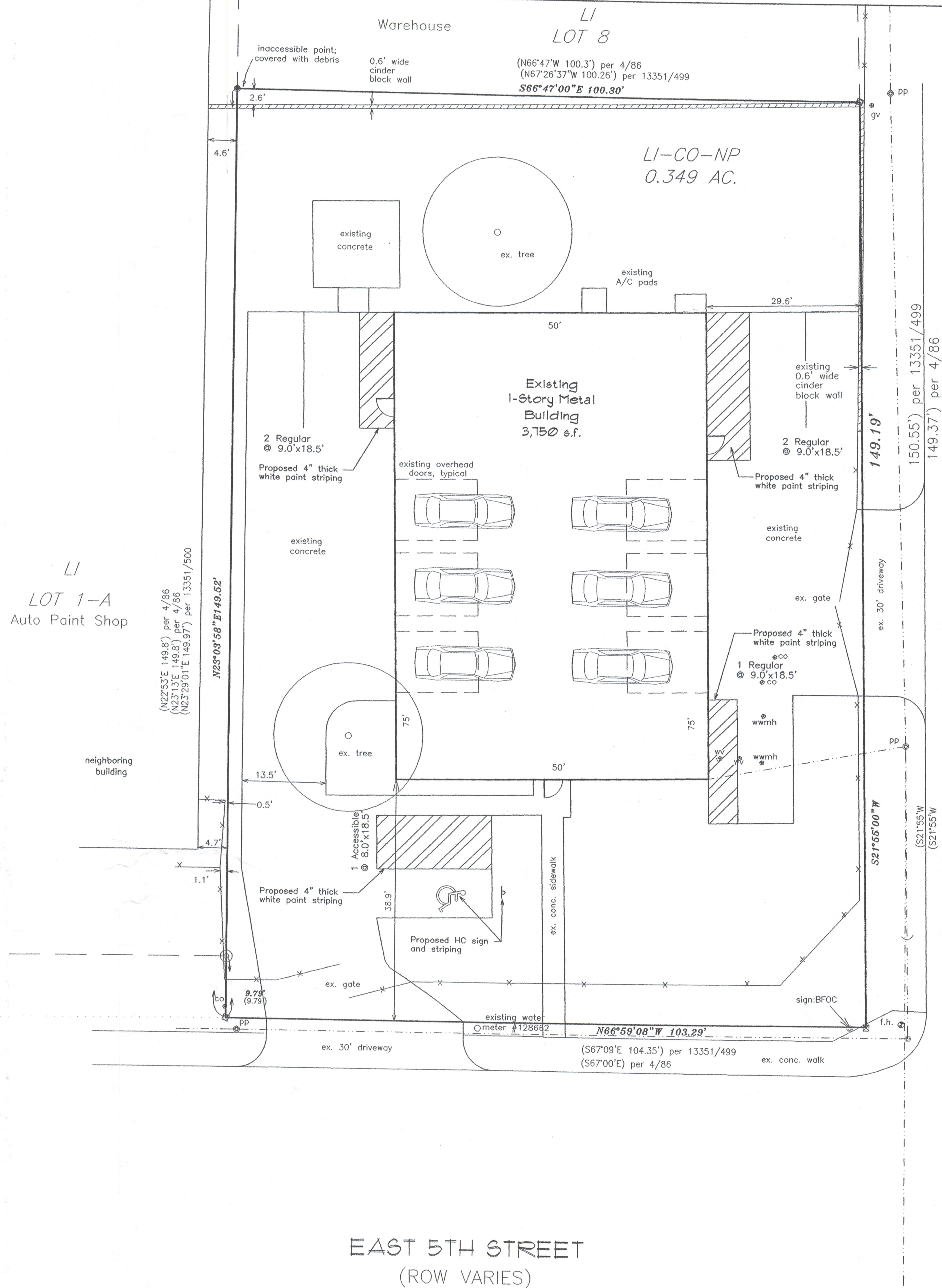
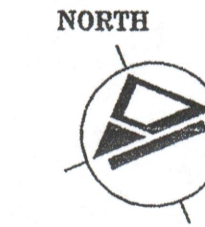




ALLEN STREET
(50' R.O.W.)

Residential

Abandoned Building



SCALE: 1"=10'

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Chiseled "X" Found
- ⊙ 60 D Nail Found
- ⊙ Chiseled "X" Set
- ⊙ 1/2" Iron Rod Set with Plastic Cap Marked "Carson and Bush Professional Surveyors"
- Chain Link Fence
- Overhead Utility Line
- guy wire
- co Clean-Out
- wwmh Wastewater Manhole
- wv Water Valve
- gv Gas Valve
- fh Fire Hydrant
- sign:BFOC Sign: "Buried Fiber Optic Cables" (Record Bearing and Distance)

BUILDING SUMMARY AREA

EXISTING USE: TORTILLA FACTORY (VAC)
PROPOSED USE: AUTO REPAIR SHOP
FFE = (EXISTING SLAB)
NUMBER OF STORIES: 1
BUILDING HEIGHT: 20.0'
BUILDING S.F.: 3,750 S.F.
FLOOR AREA RATIO: 0.130
FOUNDATION TYPE: SLAB ON GRADE (EX)
ZONING: LI-CO-NP (80% MAX. I.C.)

PARKING TABLE

SPACES REQUIRED:
AUTO REPAIR (6 SP./MECHANIC):
6x(2) MECHANICS=12
TOTAL SPACES REQUIRED: 12 SPACES
SPACES PROVIDED:
EXISTING: 12 SPACES
ACCESSIBLE: 1 SPACES
REGULAR: 5 SPACES
COMPACT: 0 SPACES
BAY: 6 SPACES
TOTAL SPACES PROVIDED: 12 SPACES

UTILITY NOTE

THERE ARE NO PROPOSED UTILITY IMPROVEMENTS IN THE RIGHT-OF-WAY. ALL PROPOSED UTILITY IMPROVEMENTS WILL BE MADE ONSITE.

IMPERVIOUS COVER CALCULATIONS

NET SITE AREA (= GROSS SITE AREA):
15,202 S.F. (0.344 ACRES)
ZONING: LI (80% MAX. IMPER. COVER)
IMPERVIOUS COVER: EXISTING
ROOF/COVERED WALK: 3,750 S.F. (24.7%)
CONCRETE: 4,875 S.F. (32.1%)
ASPHALT: 0 S.F. (0.0%)
COMPACTED BASE: 0 S.F. (0.0%)
TOTAL: 8,625 S.F. (56.8%)
PERVIOUS COVER:
GOOD GRASS: 6,577 S.F. (43.2%)

OWNER:

WALTER L. ANGERMAN
3228 E. 5th STREET
AUSTIN, TEXAS 78702
(512)

LEGAL DESCRIPTION:

0.344 ACRE OF LAND OUT OF OUTLOT 15, DIVISION 'A', OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, PLAT RECORD OF THE TEXAS GENERAL LAND OFFICE, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO WALTER L. ANGERMAN ET UX, TRUSTEES, VOLUME 13351, PAGE 499, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

REVISIONS

MATRIX AUTO REPAIR

3228 E. 5th Street
Austin, Texas 78702

Site Plan

ALTIUS
design group



4103 Polaris Parkway
Austin, Texas 78746
Tel: 512 715 9103 Fax: 512 242 1155

DATE: 3/10/03

SCALE: 1"=10'

DRAWN: RDJ

FILE: C:\ADMINSTRATION\MATRIX\SP2106

SHEET

1

OF 1 SHEETS

EAST 5TH STREET
(ROW VARIES)

OUTLOT 15, DIVISION 'A'

Meals on Wheel

KEYNOTES

- 1 EXISTING WALL TO REMAIN.
- 2 EXISTING DOOR TO REMAIN.
- 3 EXISTING OVERHEAD DOOR TO REMAIN.
- 4 EXISTING ELECTRIC BOX TO REMAIN.
- 5 EXISTING ELECTRIC PANEL TO REMAIN.
- 6 EXISTING GAS METER TO REMAIN.
- 7 EXISTING BATHROOM EQUIPMENT TO REMAIN.
- 8 EXISTING WINDOW TO REMAIN.
- 9 EXISTING EXHAUST FAN.
- 10 EXISTING HALF WALL.
- 11 NEW FIRE EXTINGUISHER, TYPE A-B-C, 10 LB.
- 12 NEW EMERGENCY EXIT SIGN W/ BATTERY BACK-UP.
- 13 EXISTING 8" ADDRESS AT DOOR.
- 14 EXISTING MOP SINK.
- 15 EXISTING DOORS TO REMAIN LOCKED.
- 16 EXISTING STAIRS.
- 17 EXISTING DOOR AND WINDOW AT EXISTING CASE OPENING.
- 18 EXISTING FLOOR DRAIN TO BE SEALED.
- 19 NEW A/C WINDOW UNIT.
- 20 NEW 12"x12" DOOR LOUVER.

OUTDOOR VENTILATION REQMTS.

TYPE OF BUILDING STRUCTURE: GROUP S-3
 OFFICE: 0.14 C.F.M./S.F. X 169 S.F. = 22.66 C.F.M.
 WAITING AREA: 0.90 C.F.M./S.F. X 133 S.F. = 119.7 C.F.M.
 BREAKROOM: 0.90 C.F.M./S.F. X 280 S.F. = 252.0 C.F.M.
 STORAGE: 0.15 C.F.M./S.F. X 1410 S.F. = 220.5 C.F.M.
 BAY AREA: WILL COMPLY WITH EXCEPTIONS PER UBC 1207.6, 1994 EDITION.

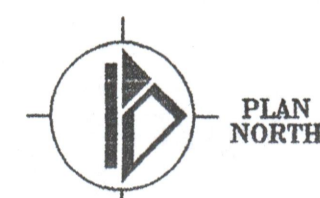
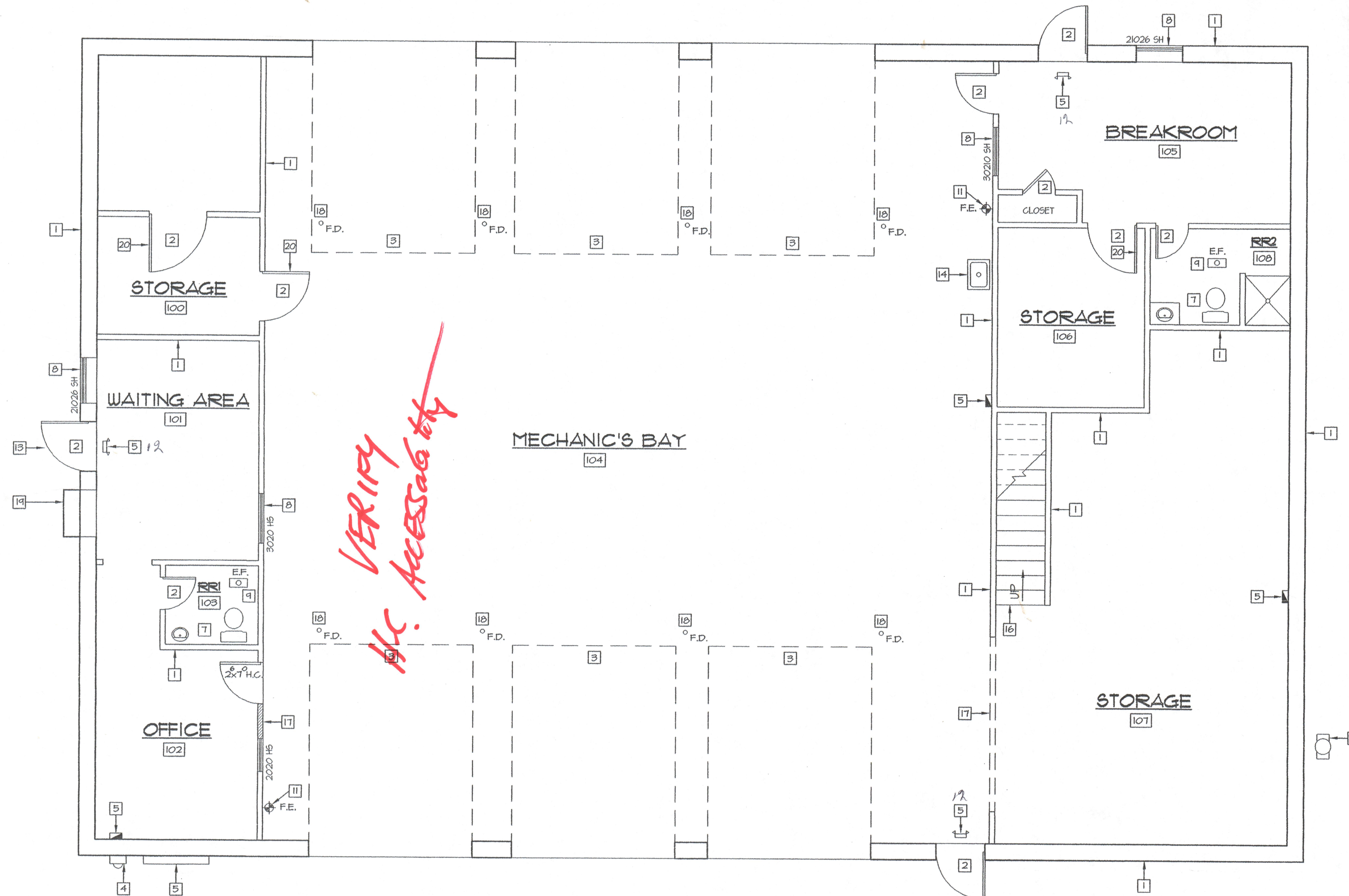
OUTDOOR VENTILATION CALCS

1/20th RULE=WINDOW AREA/ROOM AREA*
 OFFICE/WAITING AREA: 7.25 S.F./302 S.F.=0.024%
 BREAKROOM/STORAGE: 7.25 S.F./280 S.F.=0.025%
 * IF PERCENT (%) IS LESS THAN 1, THEN NO VENTILATION IS REQUIRED AND ENOUGH VENTILATION IS PROVIDED.

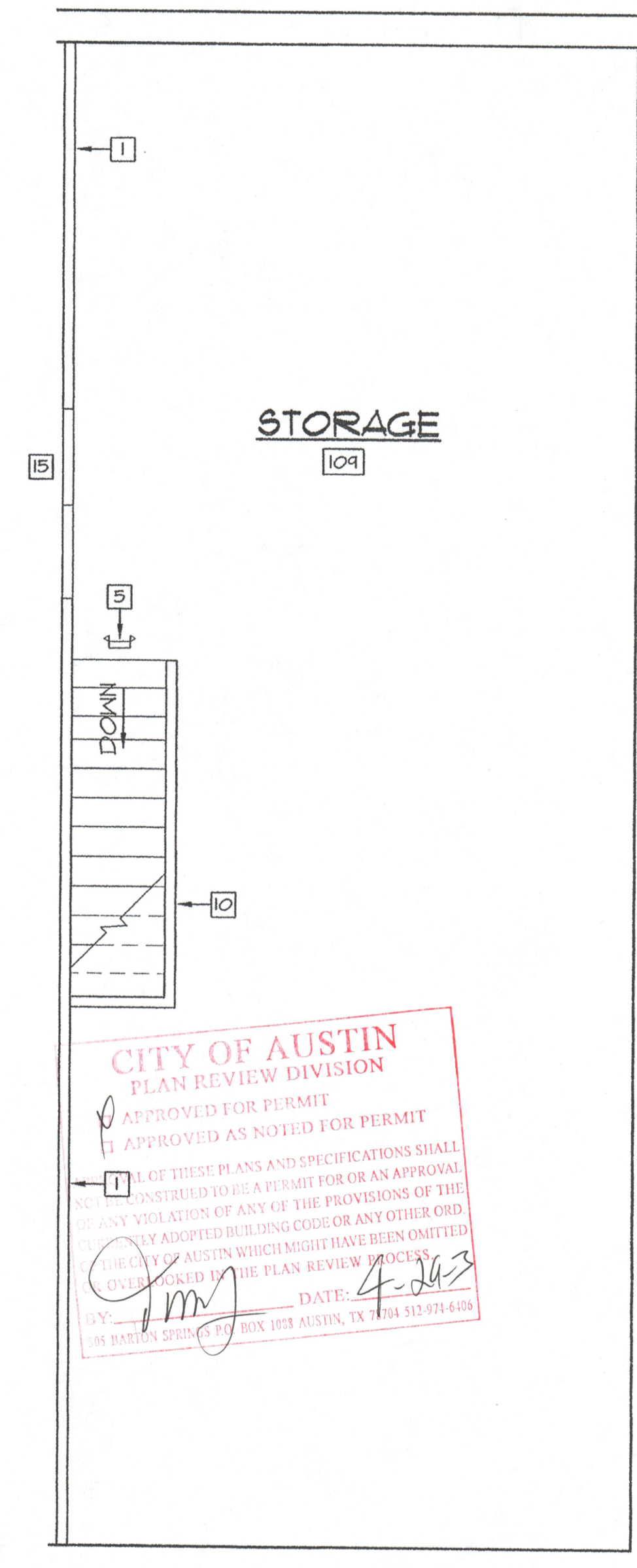
A/C WINDOW UNIT CALCS

WAITING AREA/OFFICE:
 302 S.F. / (1 TON/400 S.F.)=1 TON
 UNIT BTU SIZE: 1 TON = 12,000 BTU

ALL MECHANICAL
 SHALL BE IN ACCORDANCE WITH CITY
 OF AUSTIN MECHANICAL CODES.
 REVIEWED: *[Signature]* DATE: 4-30-03
 The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or approval of, any violation of any of the provisions of the currently adopted mechanical code or any other ordinances of the City of Austin.



1 FIRST FLOOR
 EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0" 3,750 S.F.



2 SECOND FLOOR
 EXISTING FLOOR PLAN
 SCALE: 1/4"=1'-0" 823 S.F.

REVISIONS

MATRIX AUTO REPAIR
 3228 E. 5th Street
 Austin, Texas 78702
 Existing Floor Plan

ALTIUS
 design group
 9103 Palace Parkway Austin, Texas 78746
 Tel 512 715 9103 Fax 512 242 1135

DATE: 3/10/03
 SCALE: 1/4"=1'-0"
 DRAWN: RDJ
 FILE: C:\DESIGN\MATRIX\A22103
 SHEET: A1
 OF 1 SHEETS