



SOUTH ELEVATION (LOADING DOCK)



EAST ELEVATION (STOREFRONT)



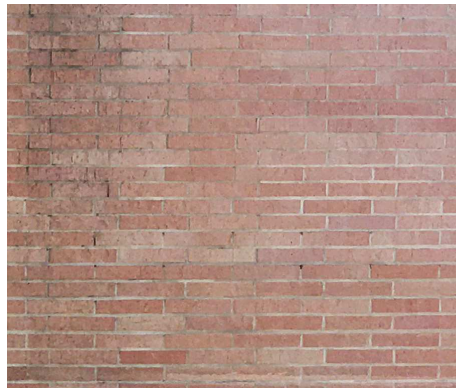
EAST ELEVATION (WITH NORTH COVERED WALKWAY)



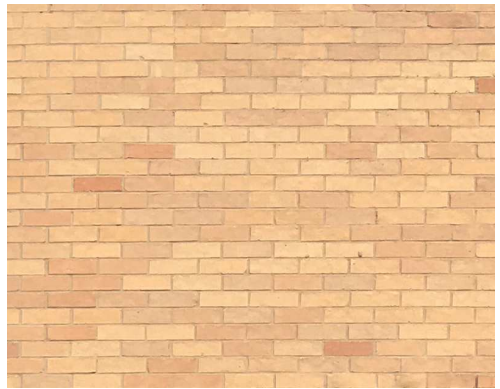
SOUTH - CONCRETE STAIR AND RAMP



EAST DETAIL (STOREFRONT - 2 BRICK TYPES)



BRICK 2 - NORMAN BRICK



BRICK 1 - STANDARD BRICK



NORTH DETAIL (COVERED WALKWAY)



NORTH DETAIL (COVERED WALKWAY)



SATELLITE VIEW - SOUTH AND EAST ELEVATIONS (GOOGLE MAPS)



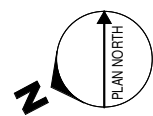
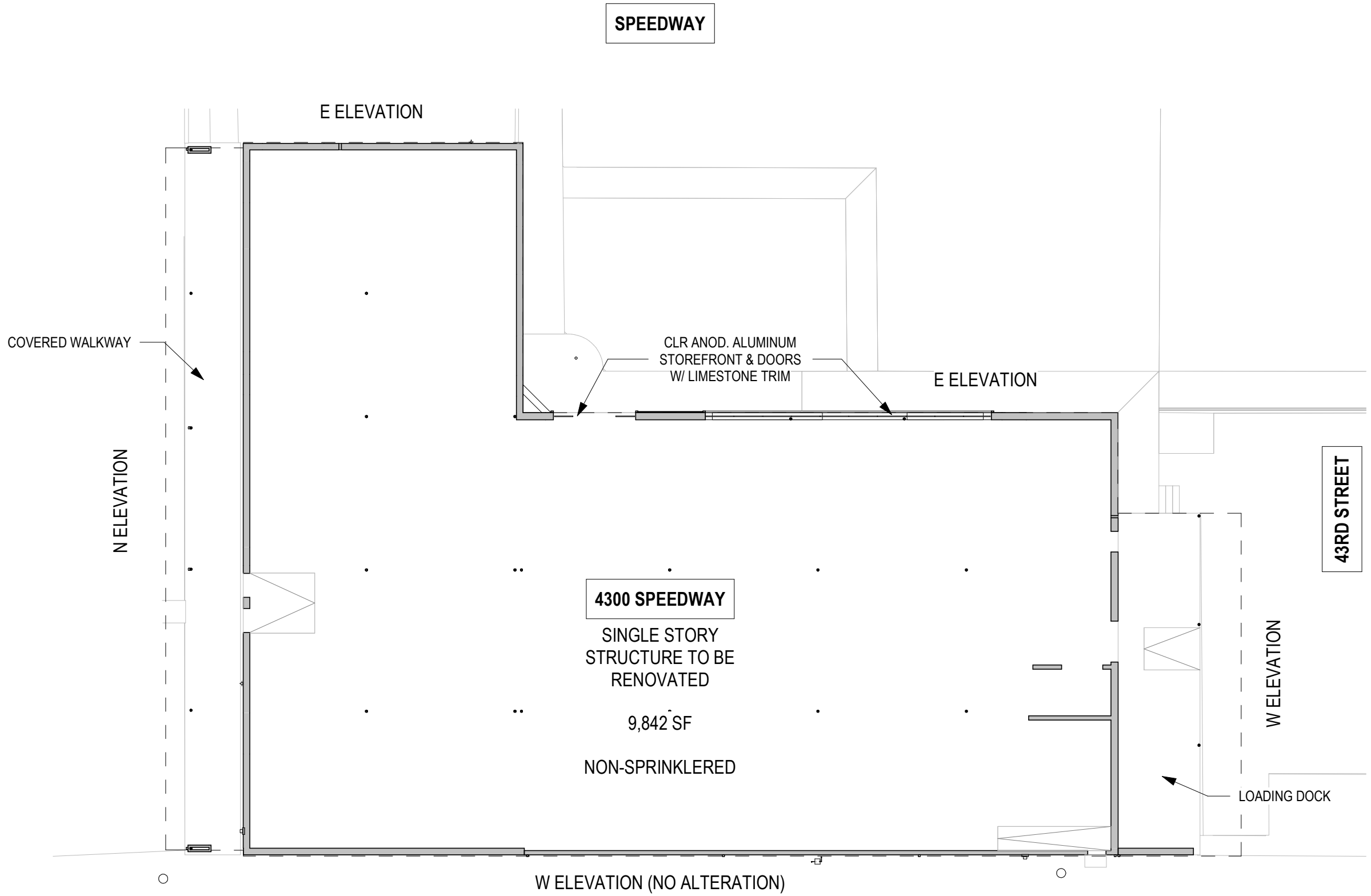
VIEW FROM 43RD ST - SOUTH AND EAST ELEVATIONS (GOOGLE MAPS)



VIEW FROM SPEEDWAY - SOUTH AND EAST ELEVATIONS (GOOGLE MAPS)



VIEW FROM SPEEDWAY - EAST AND NORTH ELEVATIONS (GOOGLE MAPS)



1

EXISTING PLAN - PHOTOS KEY

SCALE: 1/16" = 1'-0"

ANOTHER EXCITING PROJECT BY
THOUGHTBARN LLC

DESIGN
THOUGHTBARN LLC
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PROJECT
**SPEEDWAY
COMMERCIAL**

4300 SPEEDWAY
AUSTIN, TX 78751

STAGE
**75% DESIGN
DEVELOPMENT**

DRAWING
**EXISTING BUILDING
PHOTOS**

As indicated
DATE
01/21/22

PAGE NUMBER

G4.00

LEGEND	
	PROPERTY LINE
	UTILITY OVERHEAD ELECTRIC
	UTILITY W/SSEWER
	UTILITY WATER
	UTILITY GAS
	PROPERTY SETBACK
	ACCESSIBLE ROUTE
	LIMITS OF CONSTRUCTION
	UTILITY POLE
	WATER METER

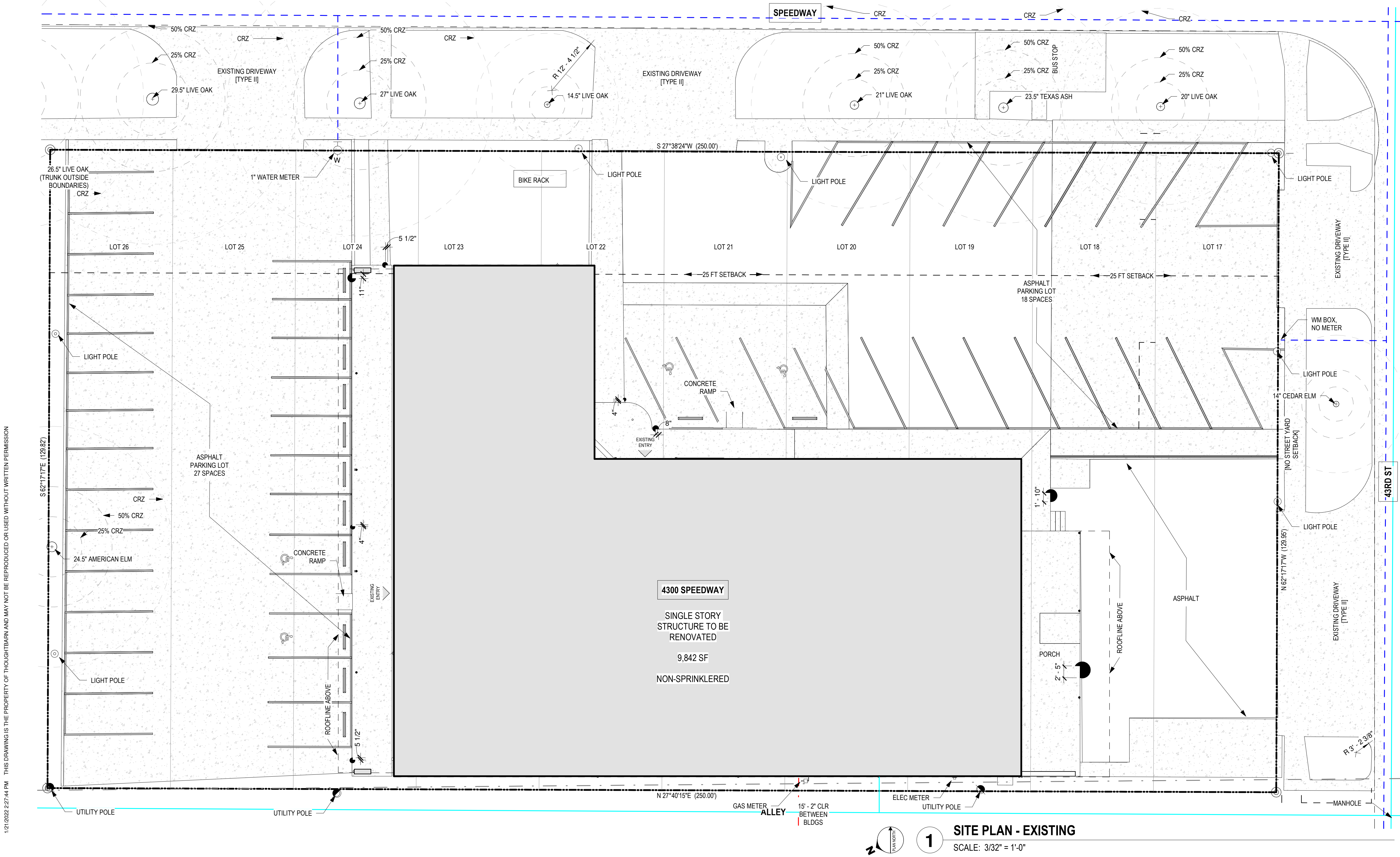
OCCUPANCY	GROUP	OCCUPANT LOAD
RETAIL SPACE - 1	M	27
RETAIL SPACE - 2	M	40
RETAIL SPACE - 3	M	46
RESTAURANT	A2	* 99
TOTAL		212 OCCUPANTS

PARKING	AREA	OFF STREET PARKING SPACES REQUIRED
RETAIL SPACE (CONVENIENCE) - 1	1,569 SF	1 : 275 SF 5.7
RETAIL SPACE (CONVENIENCE) - 2	2,387 SF	1 : 275 SF 8.7
RETAIL SPACE (CONCENIENCE) - 3	2,708 SF	1 : 275 SF 9.8
RESTAURANT	3,244 SF	1 : 75 SF 43.3
OUTDOOR SEATING	800 SF	* 0.0
TOTAL		67.5 *0.7 47.2
PROVIDED:	COMPACT (RESTRIPED LOT) 23 x 0.3 = 6.9 = 6 SPACES ADA (+ 2 IN LOTS > 25) (+ 1 IN LOTS < 25) = 3 SPACES STANDARD PARKING SPACES	6 COMPACT PARKING SPACES 3 ADA PARKING SPACES (INC. 1 VAN) * 41 STANDARD PARKING SPACES 50 TOTAL PARKING SPACES
BIKE PARKING	REQUIRED: 2 SPACES	PROVIDED: 2 SPACES

IMPERVIOUS COVER TABLE		
TO PREVENT DOUBLE-COUNTING REAS, A SITE ELEMENT OR PART OF A SITE ELEMENT IS ONLY COUNTED IN THE TOPMOST CATEGORY TO WHICH IT BELONGS.		
	EXISTING	PROPOSED
EXISTING BUILDING - FOUNDATION FOOTPRINT	10,440 SF	10,440 SF
EXISTING BUILDING - ROOF OVERHANGS	1,460 SF	1,460 SF
CONCRETE SIDEWALK / RAMP	1,478 SF	+ 470 SF 1,948 SF
CONCRETE / ASPHALT PARKING & CURBS	17,128 SF	- 2,719 SF 14,409 SF
BIKE PARKING PAD	36 SF	36 SF
TOTAL IMPERVIOUS COVER	30,542 SF 94.1%	28,293 SF 87.1%

DEVELOPMENT SUMMARY				
ZONING	CS-HD-NCDD-NP			
LOT AREA	32,471 S.F.			
SETBACKS	25' MINIMUM FRONT YARD SETBACK, NO MAXIMUM. NO REAR YARD, INTERIOR SIDE YARD, OR 43RD ST SETBACK. (HP-NCDD PART 9.6.)			
	EXIST.	EXIST. %	PROP.	PROP. %
FLOOR AREA RATIO (0.75:1 ALLOWED, NCDD):	9,842 SF	30.3%	10,440 SF	32.2%
BUILDING COVERAGE (55% ALLOWED, NCDD):	11,900 SF	36.6%	11,900 SF	36.6%
IMPERVIOUS COVER* (80% ALLOWED, NCDD): * SEE TABLE	30,542 SF	94.1%	28,293 SF	87.1%

PROJECT DESCRIPTION		
CHANGE OF USE - INTERIOR & EXTERIOR ALTERATION OF EXISTING SINGLE STORY STRUCTURE. EXISTING SINGLE-TENANT STRUCTURE WILL BECOME SHELL STRUCTURE FOR 4 TENANTS. SITE ALTERATIONS TO INCLUDE REMOVAL OF TWO DRIVEWAYS, UTILITY UPGRADES (NEW IRRIGATION WATER METER, WASTE LINES INCLUDING FOR FUTURE GREASE TRAP), AND IMPROVEMENTS TO ACCESSIBLE ROUTE. EXTERIOR ENVELOPE RENOVATION TO CREATE NEW ENTRANCES AND WINDOWS. NEW 998 SF ENCLOSURE OF EXISTING PORCH.		
LEGAL DESCRIPTION		TYPE OF CONSTRUCTION
LEGAL: LOT 17-26 BLK 14 HYDE PARK ADDN NO 1		TYPE IIIB - MASONRY WALLS, SLAB FDN. NON-SPRINKLERED.
LAND USE		
EXISTING	EXISTING	PROPOSED
EXISTING ONE STORY MASONRY STRUCTURE	POSTAL SERVICES, SINGLE USE	RESTAURANT & CONVENIENCE RETAIL, SEPARATED MIXED USE



GENERAL SITE NOTES

- Any work that involves cutting or damage to existing conditions shall be repaired to match existing.
- Locate and mark all utilities prior to construction. Notify underground utility companies 48 hours prior to any excavation. Repair any damaged utility lines at contractor's expense.
- Confirm with designer/owner location of staging area and construction fence. Verify that staging area is free of obstacles and utilities.
- Contractor staging area requires fencing. The contractor shall provide signage, tape barricade, and/or warning lights as required to designate these areas. Provide for public safety at all times on construction site.
- Construction materials shall be delivered via path and site entrance determined in pre-construction meeting.
- A level, accessible route, sloping less than 5% with a cross slope less than 2% shall be provided from accessible parking to the accessible building entry, and shall comply with Texas Accessibility Standards. Provide reinforced HVAC unit, transformer, and generator pads as required by mechanical and electrical. Pad sizes shown are approximate sizes. Concrete pads shall be sized to accommodate manufacturer's recommendations.
- The Limits of Construction shall include, but not be limited to, 12 feet outside of any constructed or renovated area and not to extend beyond the property line.
- Stockpiling of excavated or fill material shall be limited to an area as defined by the architect/owner. Indicated (100.0') finish floor elevation is a reference elevation. Actual finish floor elevation above sea level.
- Site information provided by owner. Architect is not responsible for inaccurate site information or problems caused by inaccurate site information.

TREE PROTECTION NOTES

- The following requirements apply to all significant trees (trunk diameter >18") and critical root zones (CRZs) within the Limits of Construction, and must be observed throughout the duration of construction. Protect tree CRZs by putting up chain link fencing, 5' minimum height, at the boundaries of the 50% critical root zones.
- If fencing the entire 50% CRZ is infeasible, an 8" layer of mulch must be applied to as much of the CRZ as possible.
- If impact to any part of the root zone is unavoidable for relocating structure, install tree root protection in the form of anti-compaction mats as directed and approved by city arborist. Alternative proposals must be approved by city arborist.
- CRZs extending into the property of trees which are not on the property are also to be protected per these notes. Italics indicate a protected tree which is not on the property, but has a CRZ extending into the property.
- Notwithstanding fencing or mulch locations, no materials or equipment may be stored within tree critical root zones.
- All pruning of significant trees, including pruning to allow access to materials and equipment, must be done by a licensed arborist.
- Avoid trenching for utilities within the 50% CRZ of protected trees. If trenching cannot be avoided, trenches are to be air spaded by a Certified Arborist for the top 30" to avoid cutting roots 1.5" in diameter. The following items may not be placed within the 50% CRZ of any protected tree: access routes, material staging, dumpster, spoils placement.
- The following items may not be placed within the full CRZ of any protected tree: portable toilets, concrete washouts, paint washouts.

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ANOTHER EXCITING PROJECT BY
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PROJECT
**SPEEDWAY
COMMERCIAL**

4300 SPEEDWAY
AUSTIN, TX 78751

STAGE
**75% DESIGN
DEVELOPMENT**

DRAWING
**SITE PLAN -
EXISTING**

As indicated
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01/21/22
PAGE NUMBER
A1.00

LEGEND	
	PROPERTY LINE
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	UTILITY WW/SEWER
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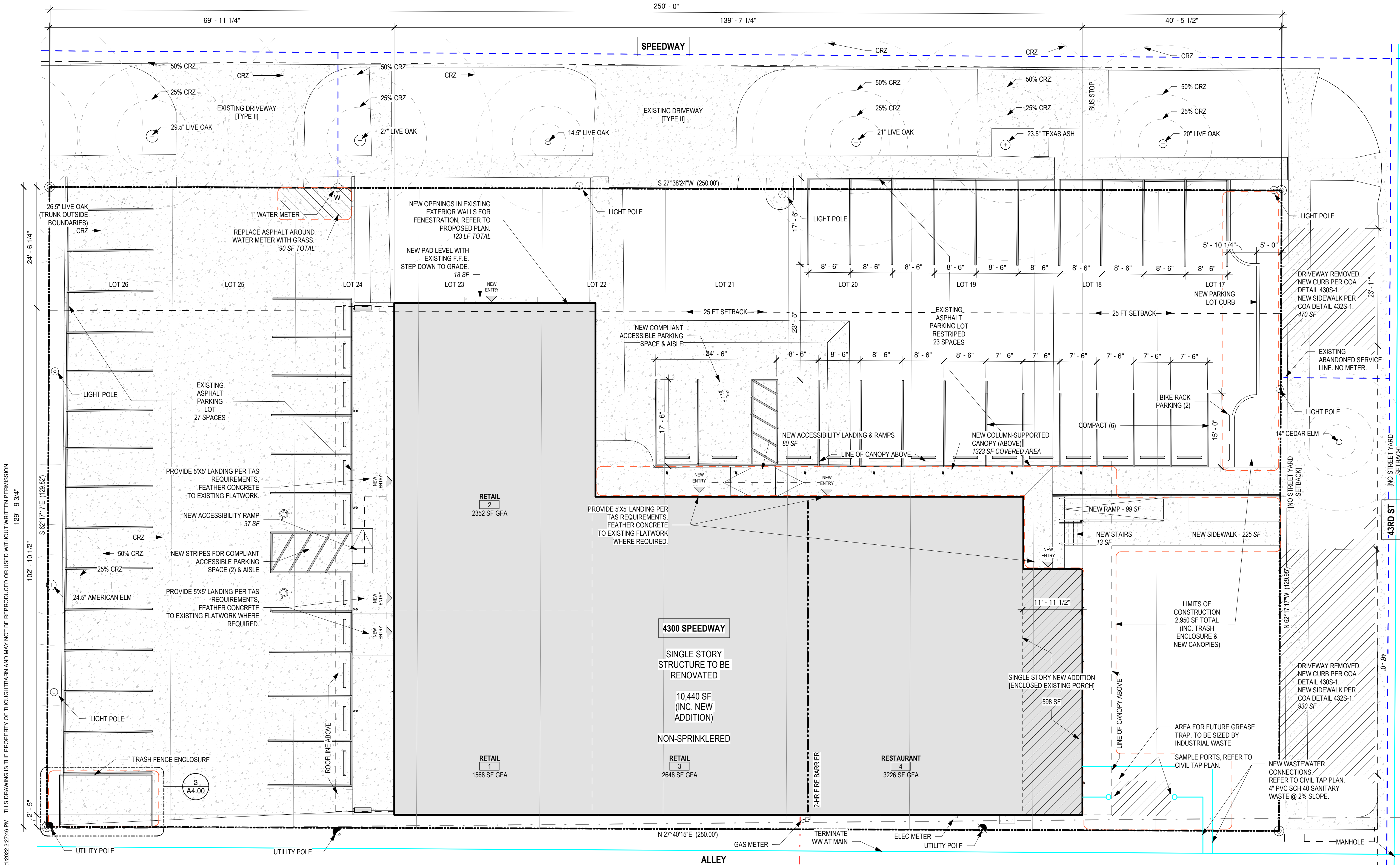
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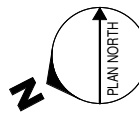
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1

SITE PLAN - PROPOSED

SCALE: 3/32" = 1'-0"

ANOTHER EXCITING PROJECT BY
THOUGHTBARN LLC

DESIGN

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PROJECT

**SPEEDWAY
COMMERCIAL**

4300 SPEEDWAY
AUSTIN, TX 78751

STAGE

**75% DESIGN
DEVELOPMENT**

DRAWING

**SITE PLAN -
PROPOSED**

As indicated DATE
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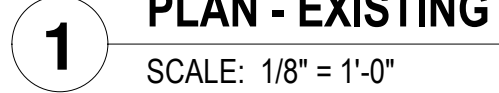
**75% DESIGN
DEVELOPMENT**

EXISTING PLAN

DATE
01/21/22

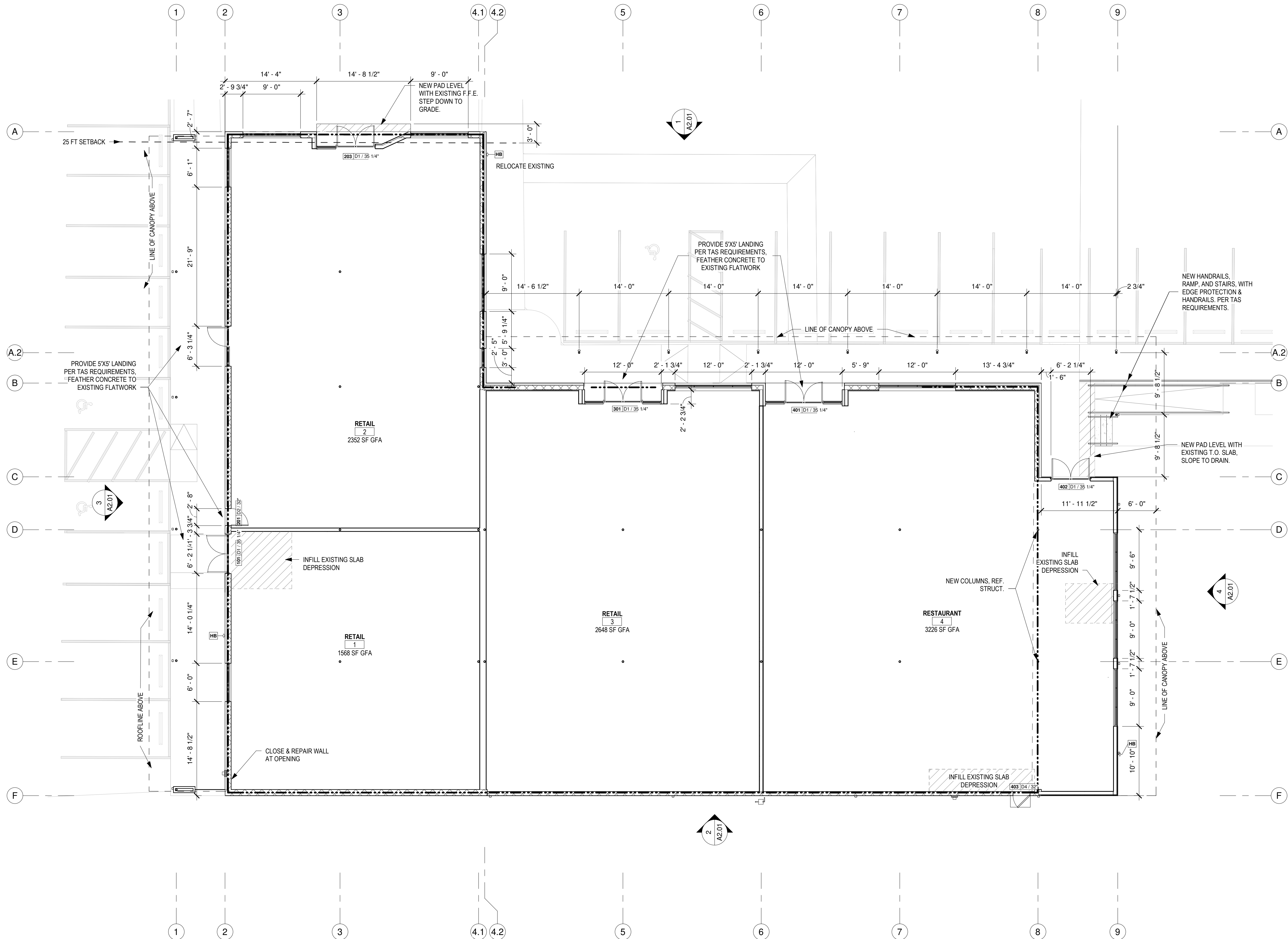
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SCALE: 1/8" = 1'-0"

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1 PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

GENERAL PLAN NOTES

- Contractor shall locate and layout walls and partitions as they relate to the structure and other building elements as shown on the drawings and in conformance with the design concept/intent.
- All floor plan dimensions are to the grid lines; the centerline of columns or window mullions; or the face of studs, framing or concrete masonry units, unless noted otherwise.
- All floor plan dimensions to the outside face of masonry veneer are to the exterior face of the edge of the concrete slab.
- Masonry dimensions are nominal and include an allowance for a mortar joint, unless noted otherwise. Dimensions noted as "CLR"(clear) are to face of finishes.
- All partitions are type "P6" unless noted otherwise. Refer to partition details for partition types indicated on the floor plan.
- Refer to the reflected ceiling plans for additional information concerning the location of fire resistant partitions and membrane assemblies.
- All partitions shall be braced to structure to prevent movement or deflection.
- The contractor shall maintain the integrity of fire stopping and fire resistant assemblies. Materials shall be repaired or reapplied as required as necessary.
- Refer to floor pattern plan and/or specs for any flooring.
- Typical door location is centered or offset 4" plus frame, unless noted otherwise.
- Patch/level concrete slab at any removed walls, tile floors, sloped floors, floor drains that are removed in demolition.
- Locate wall control joints at each door head strike side, at each end of window heads, and at 28'-0" o.c. maximum. See typical wall control joint detail.
- Coordinate locations of hose bibbs, gas meter, electrical, water, and wastewater per MEP and with owner.

SYMBOLS LEGEND

	EXTERIOR ELEVATION
	CALLOUT
	INTERIOR ELEVATION
	BUILDING SECTION
	WALL SECTION
	GRID LINE
	WALL TYPE
	WINDOW TYPE
	DOOR NUMBER
	CENTERLINE
	EXISTING
	REVISION NUMBER
	CASEWORK TYPE
	TEMPERED GLASS

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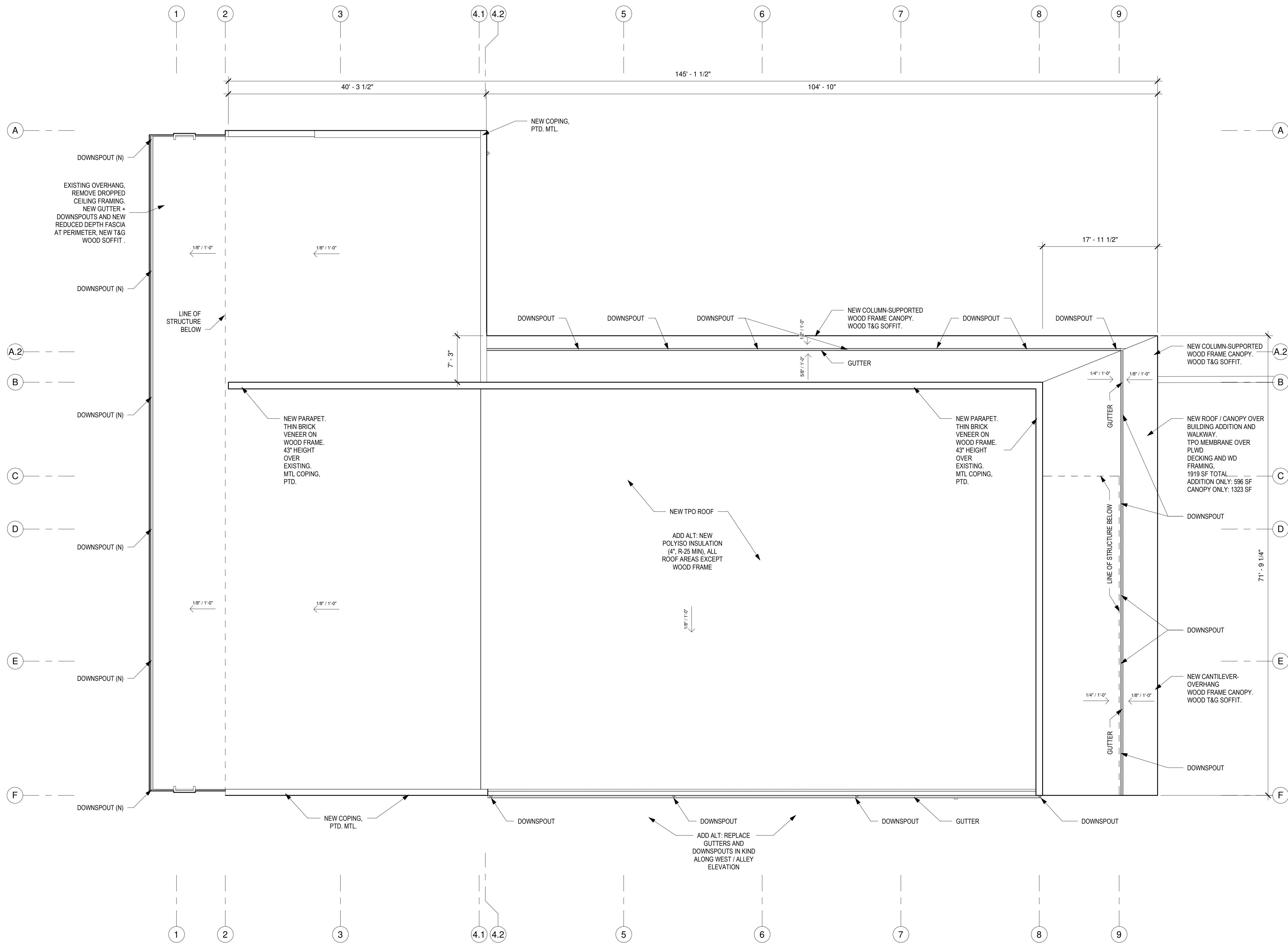
REFERENCE PLAN

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1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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STAGE
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DRAWING
ROOF PLAN

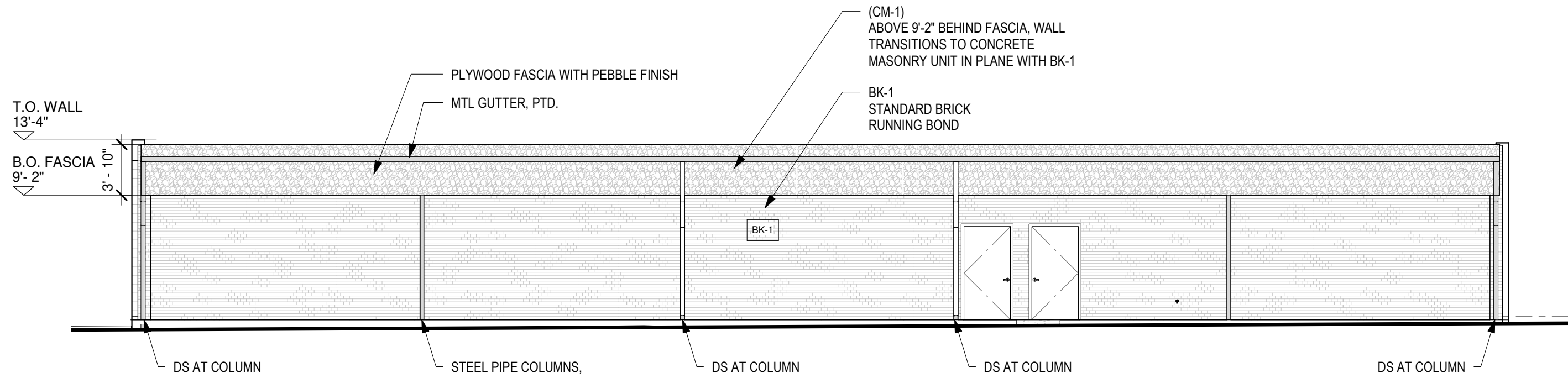
1/8" = 1'-0"
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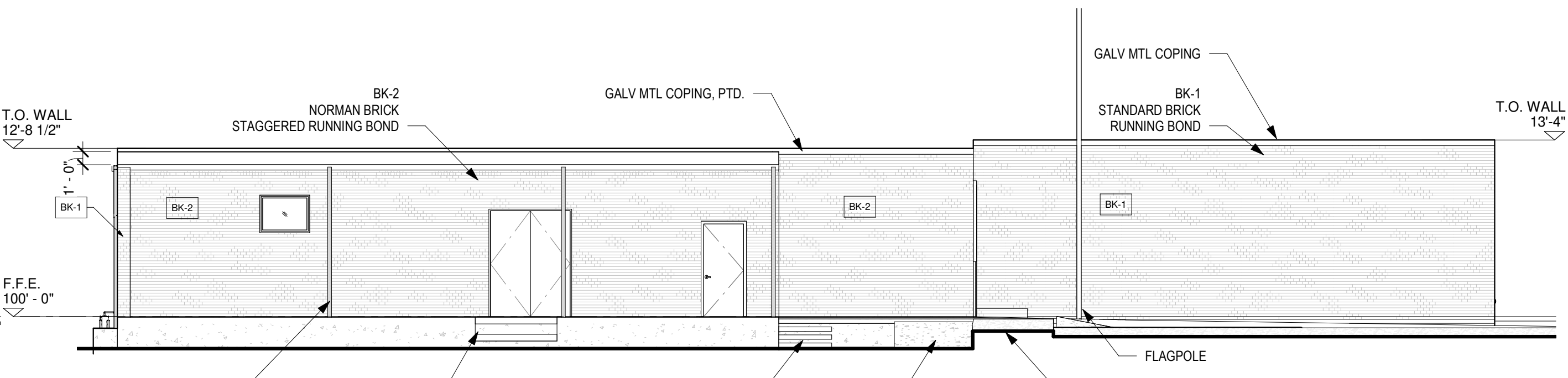
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GENERAL ELEVATION NOTES

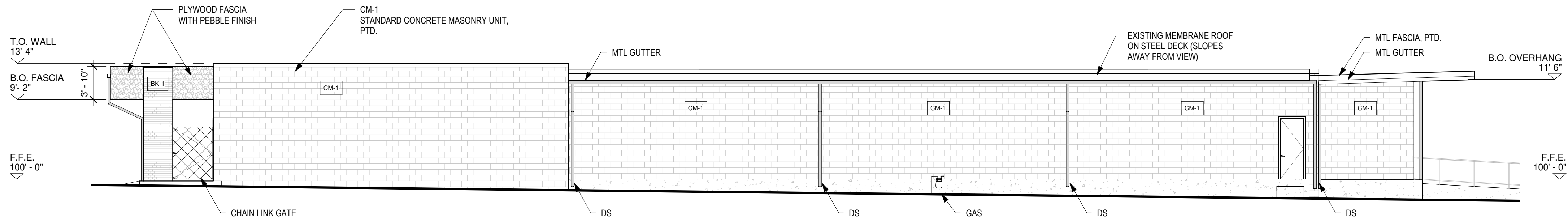
1. Contractor to coordinate all expansion joints and control joints with architect prior to installation of veneer.
2. Provide one pre-cast concrete splash block at each downspout extending 4' from building, unless downspout is tied into storm drain or drains on to concrete surface. Provide factory finished galvanized steel box gutters with downspouts where noted.
3. Provide masonry veneer vent type weeps @ 24" o.c. at veneer base and at all steel lintels. Provide masonry vents at veneer top at 48" o.c. GC review control joint locations with brick manufacturer.
- 4.



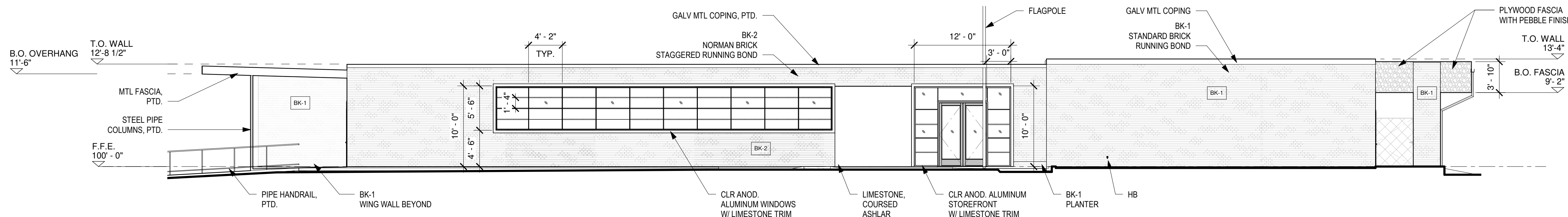
4 ELEVATION - EXISTING - NORTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - EXISTING - SOUTH
SCALE: 1/8" = 1'-0"



3 ELEVATION - EXISTING - WEST
SCALE: 1/8" = 1'-0"



1 ELEVATION - EXISTING - EAST
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DRAWING
EXISTING ELEVATIONS

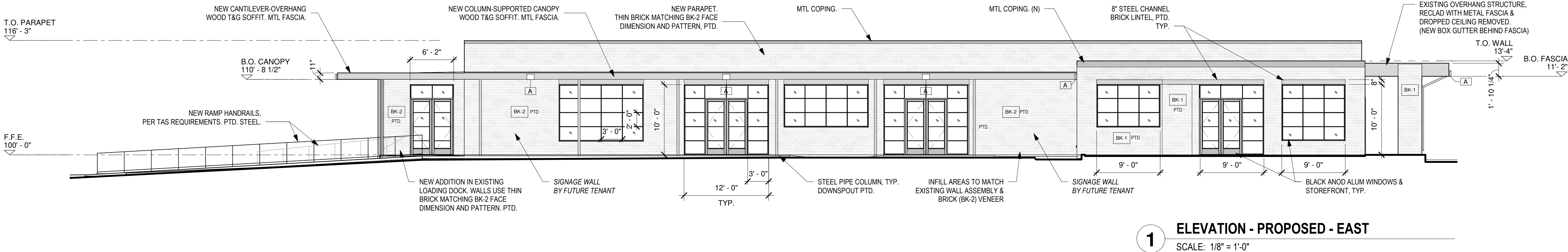
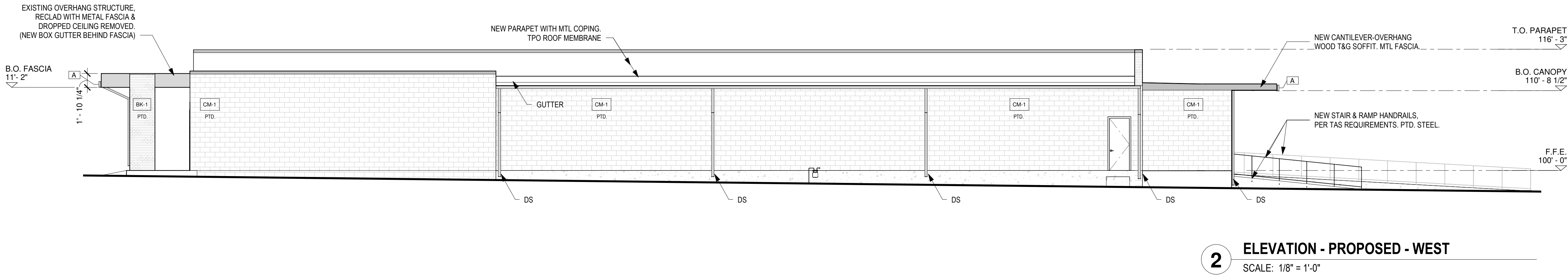
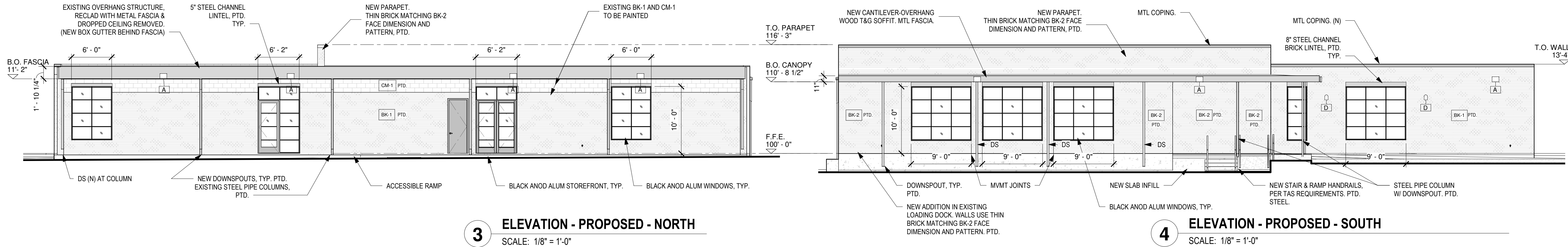
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GENERAL ELEVATION NOTES

1. Contractor to coordinate all expansion joints and control joints with architect prior to installation of veneer.
2. Provide one pre-cast concrete splash block at each downspout extending 4' from building, unless downspout is tied into storm drain or drains on to concrete surface. Provide factory finished galvanized steel box gutters with downspouts where noted.
3. Provide masonry veneer vent type weeps @ 24" o.c. at veneer base and at all steel lintels. Provide masonry vents at veneer top at 48" o.c.
4. GC review control joint locations with brick manufacturer.



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PROJECT
SPEEDWAY COMMERCIAL

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STAGE
75% DESIGN DEVELOPMENT

DRAWING
EXTERIOR ELEVATIONS

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