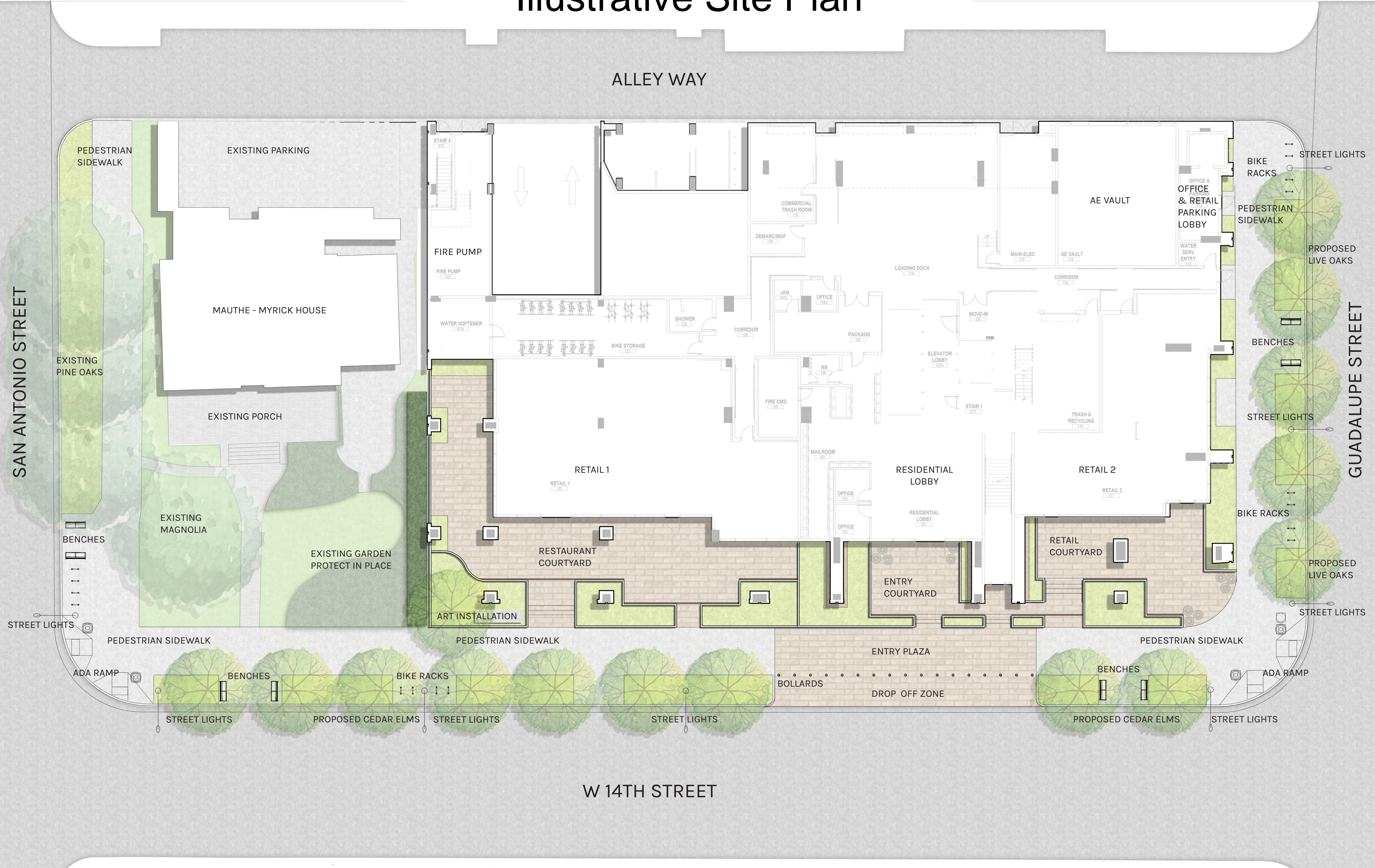


Illustrative Site Plan

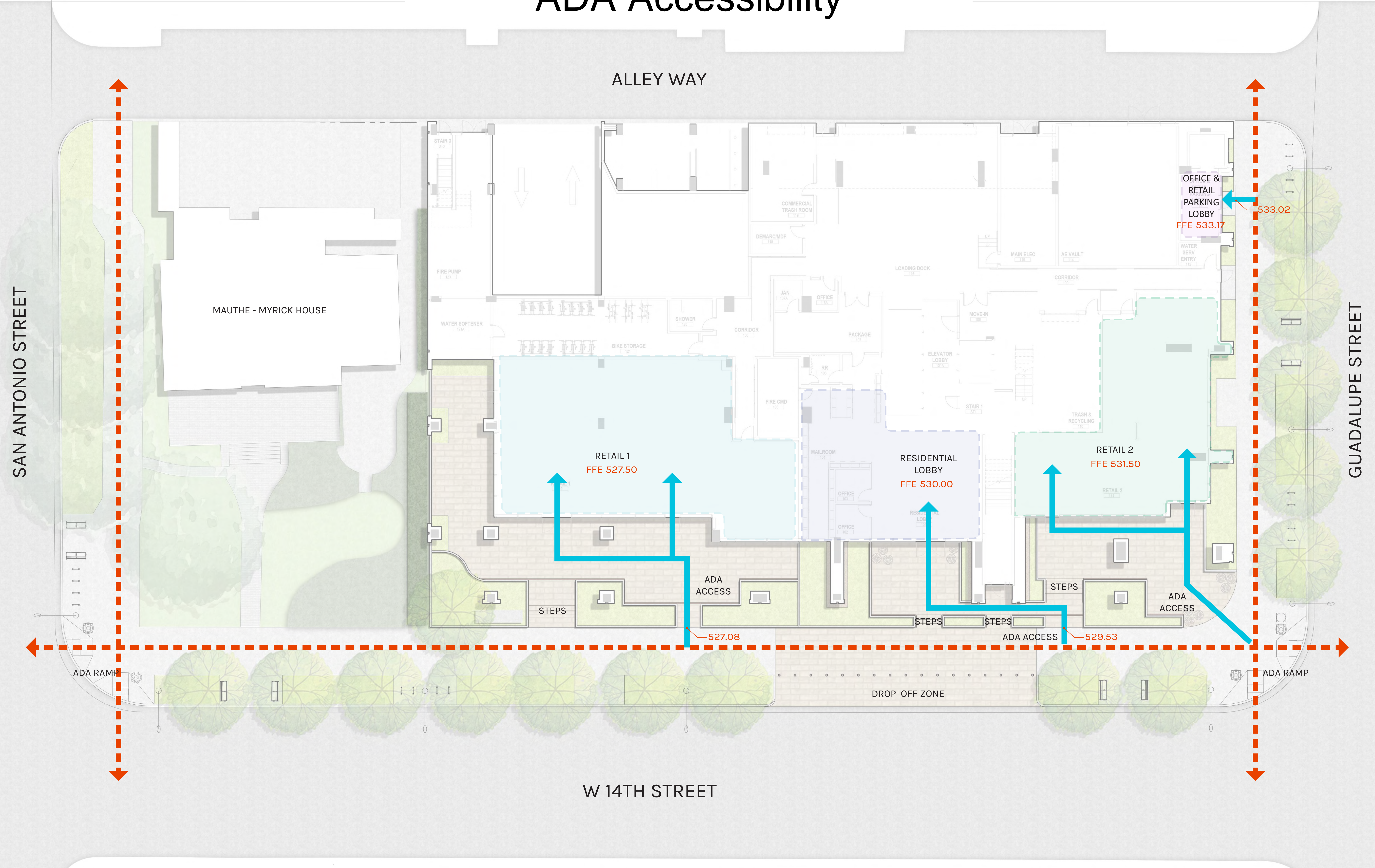


Ground Floor Circulation Plan

The plan illustrates the ground floor layout and circulation for the Mauthe-Myrick House. Key features include:

- Building Footprint:** The existing structure is shown in grey, with the renovation area in white. The Mauthe-Myrick House is located to the west of the main building.
- Rooms and Spaces:**
 - Retail 1:** A large central space with an adjacent **Informal Seating** area.
 - Retail 2:** A space on the right side with its own **Informal Seating** area.
 - Restaurant Courtyard:** Located between Retail 1 and the central lobby.
 - Residential Lobby:** A central area connecting to the main entry.
 - Office & Retail Parking Lobby:** Located at the northeast corner.
 - Main Entry:** The primary entrance to the building.
 - Entry Courtyard:** A small courtyard adjacent to the main entry.
 - Planting Buffers:** Green spaces along the sidewalks and courtyards.
 - Art Sculpture:** A designated area for an art sculpture near the bottom left.
- Circulation:**
 - Red Arrows:** Indicate pedestrian flow and entry points.
 - Red Dashed Lines:** Mark the **Pedestrian Sidewalk** along San Antonio Street and Guadalupe Street.
 - Yellow Dashed Lines:** Mark **Vehicle Access** points.
 - Orange Dashed Lines:** Define specific retail and courtyard areas.
 - Green Dashed Lines:** Define planting buffer zones.
- Outdoor Features:**
 - Informal Seating:** Two large orange oval areas for outdoor seating.
 - Planting Buffers:** Green rectangular areas along the sidewalks.
 - Art Sculpture:** A small pink rectangular area near the bottom left.
- Surrounding Context:**
 - San Antonio Street:** Located to the west, with a **Street Tree Zone** and **Bike Parking**.
 - Guadalupe Street:** Located to the east, with a **Street Tree Zone** and **Bike Parking**.
 - W 14th Street:** Located to the south, with a **Drop Off** zone.
 - Public Alley:** Located to the north, with **Service Access**.

ADA Accessibility

















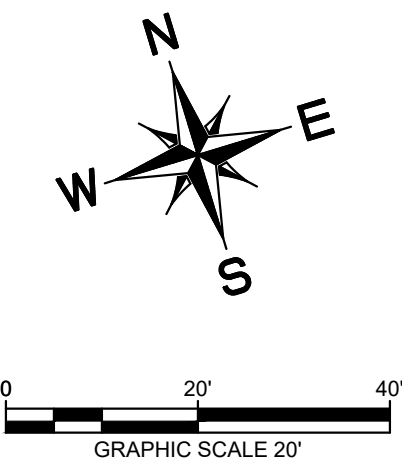
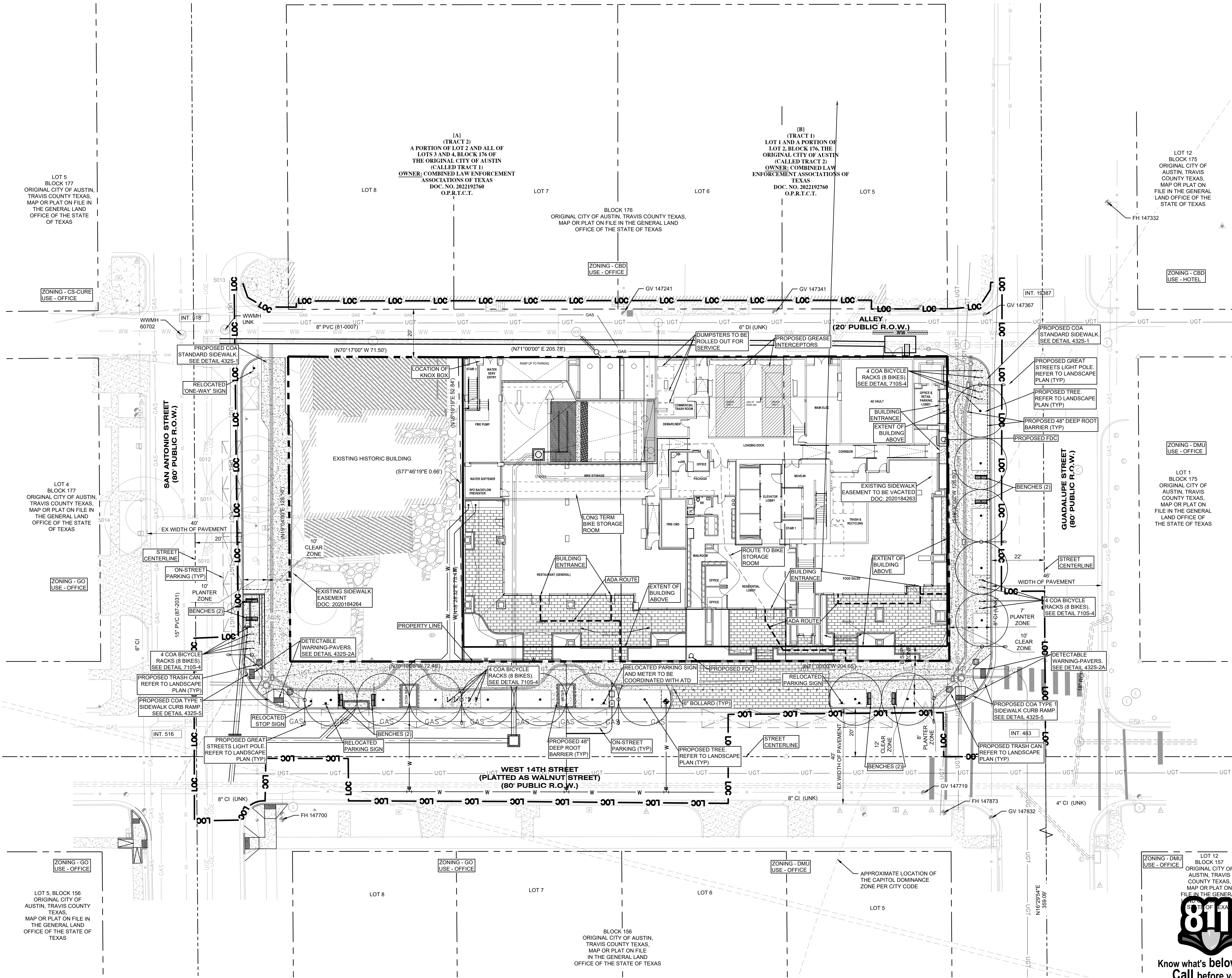
LUMINARY

Level 1 Exterior Photometric Plan



Plotted By: Pour, Robert Date: August 15, 2024 05:05:30pm File Path: K:\SAU-Civil\064611301_400 W 14th\Coa\Plan\Streets\VC - Overall Site Plan.dwg

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LEGEND

	PROPERTY LINE
	LIMITS OF CONSTRUCTION
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	ADA ROUTE

NOTES:

- TREES AND TOPOGRAPHY BASED UPON GROUND SURVEY BY AWARD LAND SURVEYING ON JANUARY 31, 2023.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
- THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEEL STOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7.
- COMPLIANCE WITH THE COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES (AUSTIN CITY CODE, SEC. 15-6-91).
- REFER TO CITY OF AUSTIN ELECTRICAL DEPARTMENT FOR CONSTRUCTION PLANS AND DETAILS.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- RETAINING WALLS OVER FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT [IBC CODE 105.2] SEE ARCHITECTURAL PLANS FOR CARPORT DESIGN.
- ALL FDC'S TO BE TWO 2 1/2" SIAMENSE CONNECTIONS.
- COMPLIANCE WITH GREEN BUILDING STANDARDS OF ONE STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
- ALL PROPOSED SIGNS TO BE PLACED AT 1.5' MINIMUM FROM THE CURB.
- AN INTERNAL 660 GALLON OR LESS DIESEL GENERATOR IS PROPOSED.

SITE PLAN RELEASE NOTES:

- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
- APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
- ALL SIGNS MUST COMPLY WITH REQUIREMENTS OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).
- ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFY THE SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).
- ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
- NO CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPOSED RESIDENTIAL CONDOMINIUM PROJECT UNTIL THE OWNER OR OWNERS OF THE PROPERTY HAVE COMPLIED WITH CHAPTER 81 AND 82 OF THE PROPERTY CODE OF THE STATE OF TEXAS OR ANY OTHER STATUTES ENACTED BY THE STATE CONCERNING CONDOMINIUMS.
- FOR DRIVEWAY CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.
- FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

BENCHMARKS

- TBM:
- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH END OF WEST 14TH STREET, ±250' WEST OF GUADALUPE STREET, ±64' SOUTHWEST OF THE SOUTHWEST CORNER OF 0.6026 ACRE TRACT. ELEVATION=524.17
 - SQUARE CUT ON TOP OF CONCRETE STORM INLET ON THE EAST END OF GUADALUPE STREET, ±55' NORTH OF WEST 14TH STREET, ±68' EAST OF THE SOUTHEAST CORNER OF 0.6026 ACRE TRACT. ELEVATION=562.54'

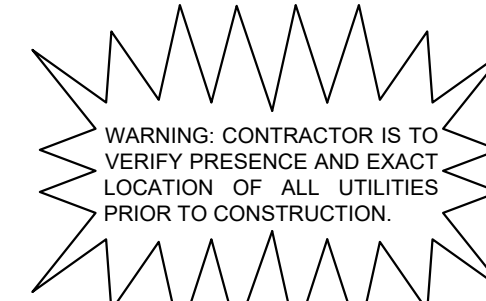


Figure 34: Examples of fully-shielded light fixtures.

SUBCHAPTER E NOTES:

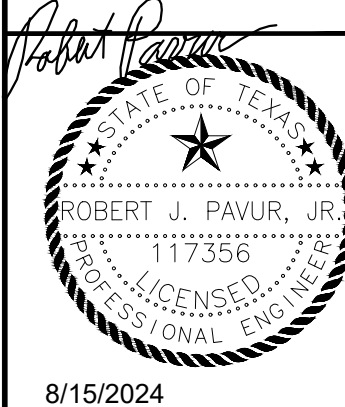
- ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE WITH SUBCHAPTER E 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.2.2.E.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.

Know what's below.
Call before you dig.



Kimley»Horn

5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-646-418-1791
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TBE Firm No. 928



KHA PROJECT	064611301
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	RJP
DRAWN BY	EF
CHECKED BY	RJP

OVERALL SITE PLAN

400 W 14TH STREET

MIXED USE

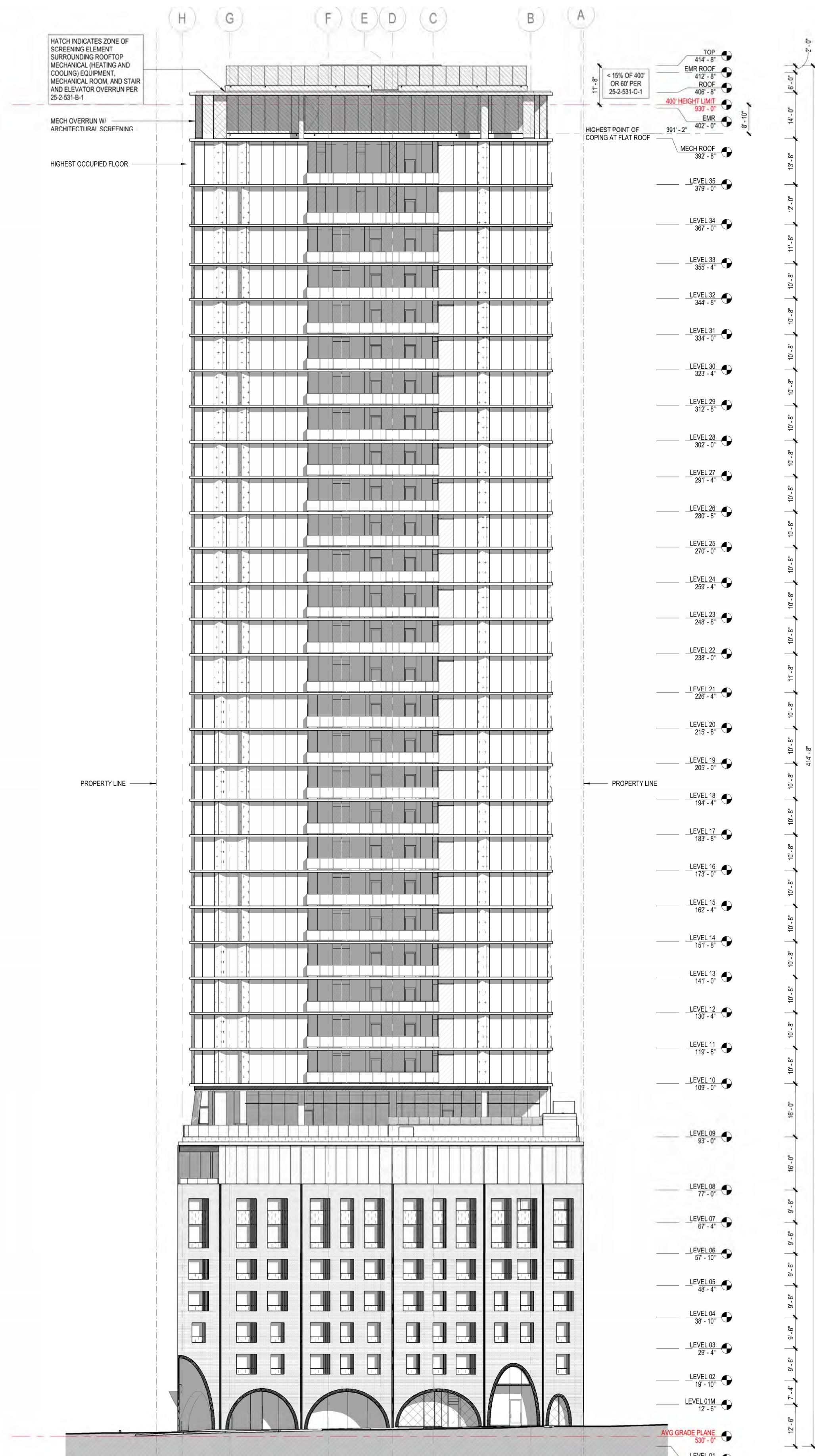
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

SHEET NUMBER

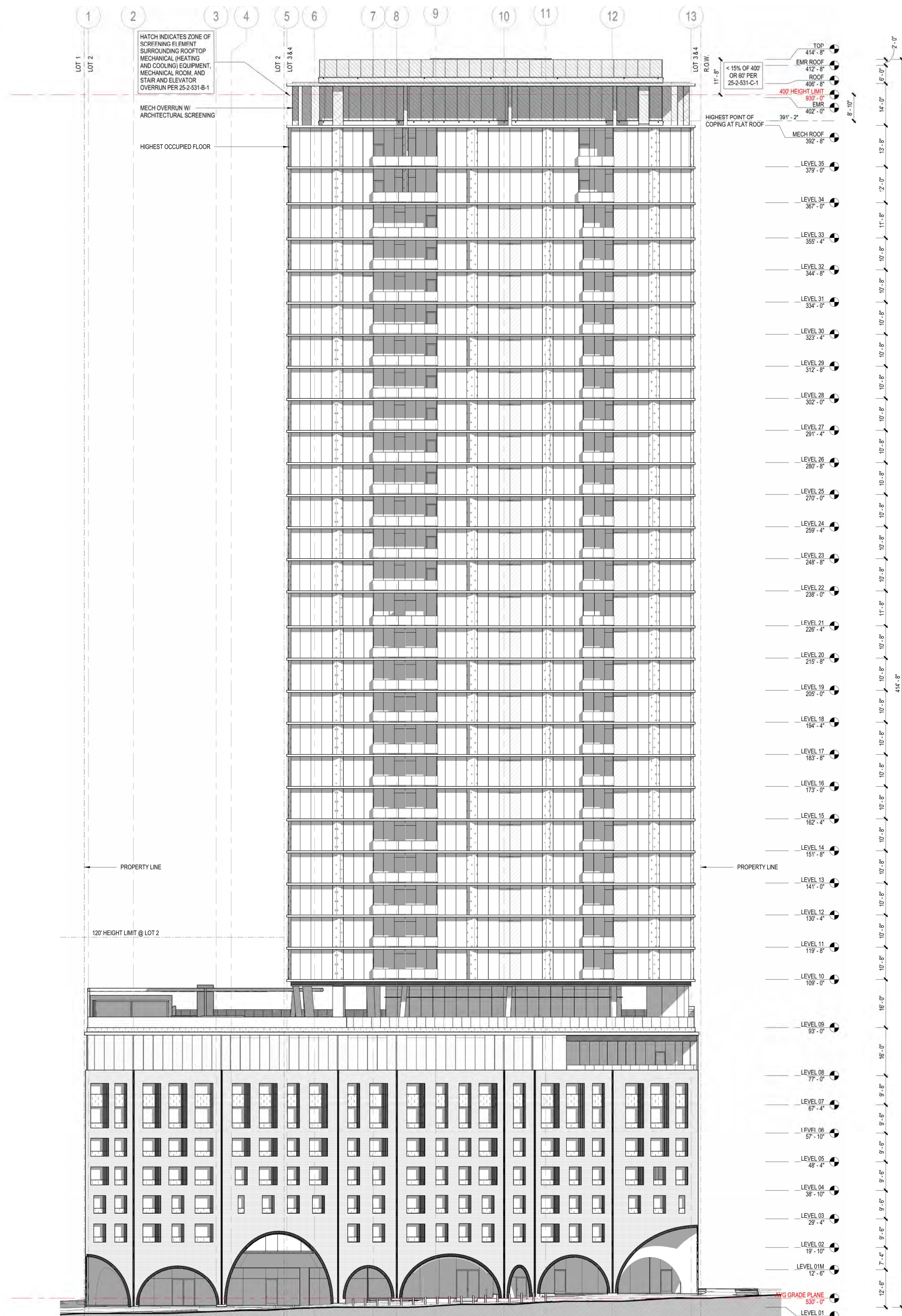
9 OF 57

SP-2024-0006C

Plotted By: Pour, Robert Date: July 11, 2024 05:11:06pm File Path: K:\SAU_Civil\064611301_400 W 14th\Cad\PlanSheets\G - Building Elevations.dwg
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EXTERIOR ELEVATION - EAST - SDP



EXTERIOR ELEVATION - SOUTH - SDP

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

BENCHMARKS

TBM:
1. SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH END OF WEST 14TH STREET, ± 250' WEST OF GUADALUPE STREET, ± 64' SOUTHWEST OF THE SOUTHWEST CORNER OF 0.6026 ACRE TRACT. ELEVATION=524.17'
2. SQUARE CUT ON TOP OF CONCRETE STORM INLET ON THE EAST END OF GUADALUPE STREET, ± 95' NORTH OF WEST 14TH STREET, ± 68' EAST OF THE SOUTHEAST CORNER OF 0.6026 ACRE TRACT. ELEVATION=562.54'

KHA PROJECT 064611301		DATE JANUARY 2024		SCALE AS SHOWN		DESIGNED BY RJP		DRAWN BY EF		CHECKED BY RJP	
BUILDING ELEVATIONS											
400 W 14TH STREET MIXED USE CITY OF AUSTIN TRAVIS COUNTY, TEXAS											
SHEET NUMBER 35 OF 56											
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REVISIONS											
DATE											
BY											

