

EXTERIOR ELEVATION - LEVEL 1 ENTRY 1

GENERAL NOTES

A. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.

B. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY

C. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

KEYED NOTES

1 APPROXIMATE LINE OF GRADE
2 ABOVE GRADE EXPOSED FOUNDATION WALL
4 PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT
5 MODIFIED WOOD CANOPY WITH STEEL SUPPORT
6 MECHANICAL EQUIPMENT SCREEN - REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
8 ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS - SEE SHEET A-401 FOR SIZES.
9 ALUMINUM STOREFRONT SYSTEM WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
10 ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
11 ELEVATOR OVERRUN
13 LAUNDRY CHUTE OVERRUN
18 FINISH CONTROL JOINT
19 OVERFLOW SCUPPER - BASIS OF DESIGN NESCO MFG INC. - MODEL #SC794R - REFER ALSO TO DETAIL 7A-303
20 TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12" A.F.F.
23 SIGNAGE - REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
24 KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
25 KYNAR FINISH ALUMINUM GRAVEL STOP - COLOR TO MATCH ADJACENT MATERIAL
30 LIGHT FIXTURE - REFER TO CEILING PLAN
31 EXPANSION JOINT AT FLOOR LINE WITH BACKER ROD AND SEALANT
32 ALUMINUM LOUVER - COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
33 BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIONS ARE CRITICAL TO MAINTAIN AS MINIMUMS.
36 ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
37 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
38 POOL PERIMETER FENCE AS REQUIRED BY CODE WITH 3'-0" GATE
39 PRECAST COPING

ARCHITECTURAL ELEMENTS

EIFS MAINFIELD COLOR
EIFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER

EIFS ACCENT COLOR
EIFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER

EIFS ACCENT COLOR
EIFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER

METAL FINISH

LANDSCAPE SCREEN SYSTEM

CORRUGATED METAL PANEL SYSTEM

THIN SET STONE

PROTOTYPICAL MATERIALS

SUPPORT
Materiality: Building material authentic and substantial material with clean crisp lines such as tile, cut stone, cast stone, decorative masonry units (cmu) or brick
Color: Light to Medium value, natural inherent in the material
Texture: Sandstone-like, ground face, both hammered or smooth
Contrast: High textural contrast to WRAP and ACCENT BAND. Medium color contrast to all other elements. High material contrast to all other elements.

CORE
Materiality: Building material with strong directionality and high relief to create shade and shadow such as textured EIFS, stucco, brick wood Siding, cement fiber board or corrugated metal
Color: Medium value, 40-60% value, earth toned, painted or natural depending on material
Texture: Medium to coarse texture
Contrast: High textural contrast to WRAP and ACCENT BAND. Medium to High to WRAP and ACCENT BAND. Low to medium material contrast to WRAP & ACCENT BAND.

WRAP
Materiality: Building material with a minimal amount of joints and connections and a smooth finish such as EIFS, stucco or metal panels
Color: Light to medium value, painted
Texture: Smooth or Fine finish
Contrast: Low textural contrast to SUPPORT. Medium to high textural contrast to CORE. Low to High contrast to SUPPORT and ACCENT BAND. Low to High material contrast to CORE.

LINK & KEEP
Materiality: Building material with a strong horizontal direction and high relief to create shade and shadow. Smooth finish material: EIFS and stucco. Strong horizontal materials: brick, wood cement fiber board or metal
Color: Medium to Dark value, painted or natural depending on material
Texture: Smooth to Coarse
Contrast: Low to High textural contrast to WRAP and ACCENT BAND. High color contrast to WRAP. Low to High material contrast to WRAP.

ACCENT BAND
Materiality: Building material with a minimum amount of joints and connections and smooth finish: metal, EIFS or Stucco.
Color: Light to Dark value. Color must match or complement window and door frames throughout the design
Texture: Smooth or Fine finish
Contrast: Low textural contrast to WRAP. Medium to High color contrast to WRAP and CORE. Low material contrast to WRAP. Low to High material contrast to CORE.

PORTE COCHERE
Materiality: Steel columns and beams with TAG wood plank soffit and insulation for slope and membrane roofing.
Color: Dark value on steel, wood plank to be clear stain, membrane roofing color to match main roof.
Texture: Smooth, painted finish.

KEY MAP

1

MCS ARCHITECTS LLC

ARCHITECTURE
PLANNING
INTERIORS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/522-1054
713/522-4496 FAX

HOME2 SUITES BY HILTON

A Project for PA Hospitality

305 West MLK Jr. Blvd. Austin, Texas 78701

EXTERIOR ELEVATIONS

DATE

2024-04-23 Owner Review

PROJECT NUMBER:
2307

SHEET NUMBER:
A301.3

AMC DESIGN GROUP

ENGINEERING AND
CONSTRUCTION
CONSULTANTS

P.O. BOX 303086
AUSTIN, TEXAS 78703
512-385-2911

TEXAS REGISTERED
ENGINEERING FIRM E-1738

Thrasher Design

LAND PLANNERS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/522-1054
713/522-4496 FAX

HOME2 SITE PLAN

305 W MARTIN LUTHER KING JR. BLVD.
AUSTIN, TX 78701

BUILDING ELEVATIONS ENTRY

22 of 22

SP-2024-0238C

PA HOSPITALITY, LLC
10500 KATY FWY.
HOUSTON, TX 77043

LAND PLANNER THROWER DESIGN
P.O. BOX 41957
AUSTIN, TEXAS 78704
512-476-4456

CIVIL ENGINEER AMC DESIGN GROUP INC.
P.O. BOX 303086
AUSTIN, TEXAS 78703
512-385-2911

LANDSCAPE ARCHITECT
CIRCLE V LANDSCAPING
P.O. BOX 170822
AUSTIN, TEXAS 78717
512-537-2384

SURVEYOR EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TEXAS 78709
512-202-8631

A SURVEY OF 0.238 ACRES (APPROXIMATELY 10,344 SQ. FT.), BEING ALL OF THE EAST 69 FEET OF THE WEST 138 FEET OF THE NORTH 150 FEET OF OUTLOT 35, DIVISION E, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

LAND STATUS C8I-2024-0083

GRID #: J23
MAPSCO #: 585

THIS SITE IS LOCATED IN THE SHOAL CREEK WATERSHED, WHICH IS CLASSIFIED AS URBAN.

THIS SITE IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.

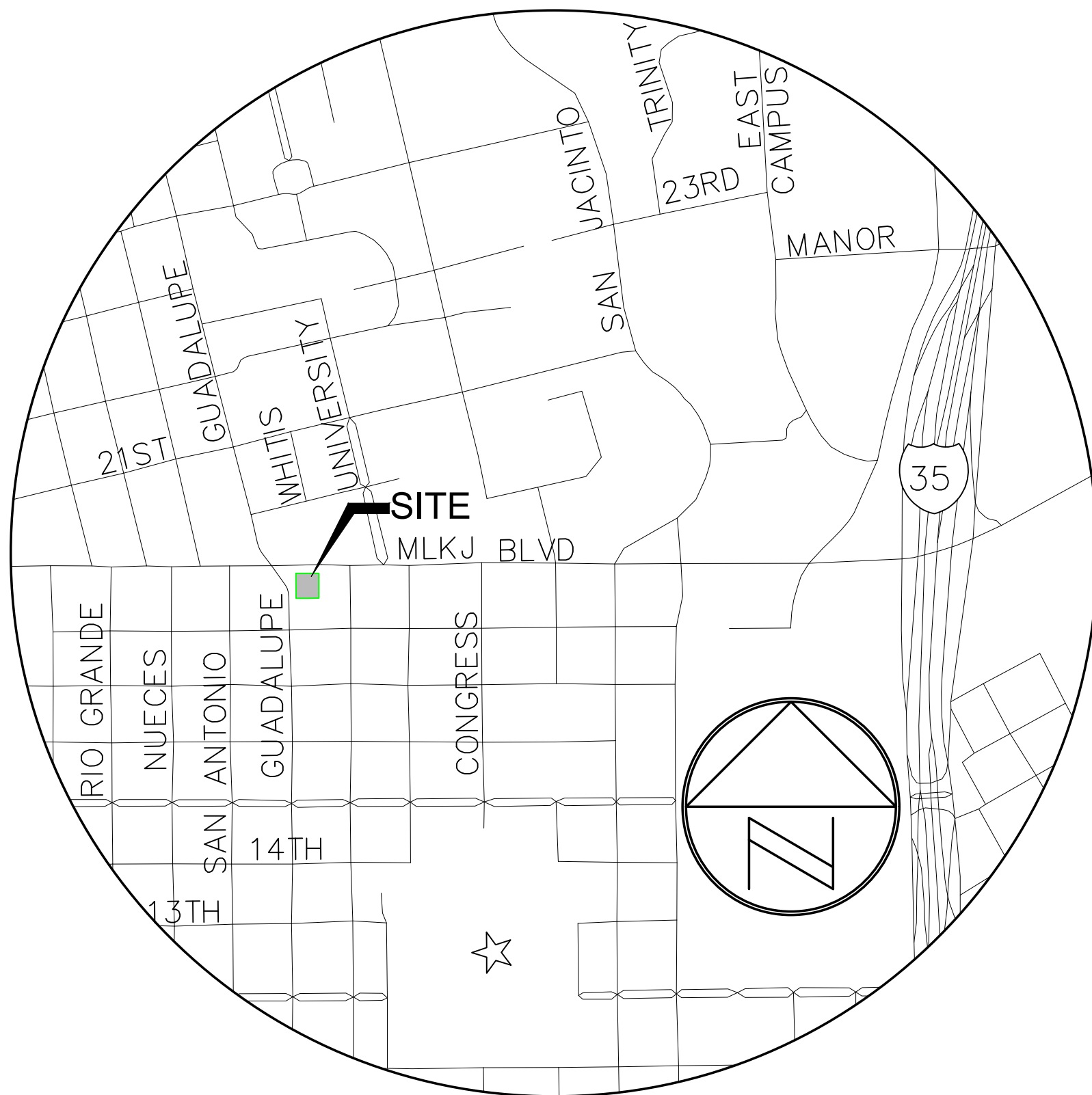
NO PORTION OF THIS SITE IS WITHIN THE 100 YEAR FLOODPLAIN AS PER
FEMA FIRM PANEL 48453C0465K DATED JANUARY 22, 2020, FOR TRAVIS
COUNTY, TEXAS.

1. REFER TO SHEET 2 FOR ALL CITY AND GENERAL CONSTRUCTION NOTES.
2. ALL DETENTION BASINS, WATER QUALITY PONDS, AND APPURTENANCES WHICH RECEIVE STORMWATER RUNOFF FROM COMMERCIAL OR MULTI-FAMILY DEVELOPMENT SHALL BE MAINTAINED TO THE HIGHEST STANDARD IN ACCORDANCE WITH THE MAINTENANCE STANDARDS IN THE DRAINAGE AND ENVIRONMENTAL CRITERIA MANUALS.
3. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/ SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE OF CONSTRUCTION. EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT THAT IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
4. THIS SITE PLAN IS SUBJECT TO SUBCHAPTER E OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS) EXCEPT WHERE REQUIRED TO FOLLOW THE GREAT STREETS MASTER PLAN.
5. THIS SITE PLAN IS SUBJECT TO THE GREAT STREETS MASTER PLAN. GREAT STREETS BOUNDARY AREA AS DEFINED IN APPENDIX A, FIGURE A-2 OF THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
WEST - LAMAR BLVD.
NORTH - MARTIN LUTHER KING JR. BLVD.
EAST - I.H. 35
SOUTH - LADY BIRD LAKE
STREET TYPE - COMMUTER BLVD.
6. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS. ONLY APPROVAL OF THE GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
7. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION STOPPAGE ORDER IS OBTAINED. ALL UST CONSTRUCTION WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
CONTACT ELIZABETH @ SIMMONS
[WWW.SIMMONSANDSUSTAINABLETX.GOV] IF YOU HAVE ANY QUESTIONS.
[COA TITLE 6]
8. AUSTIN ENERGY GREEN BUILDING PROGRAM
 - a. CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.
 - b. COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO (2) STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.
9. DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WITHIN THEIR SITE PLAN OR DIVISIONS THEREOF ARE REQUIRED TO COMPLY WITH THE CITY OF AUSTIN STREET IMPACT FEE ORDINANCES, AS APPLICABLE, AND MUST BE PAID UPON COMPLETION OF THE BUILDING PERMIT PLAN REVIEW FOR EACH BUILDING. REFERENCE: LOC 25-6-662.

HOME2

CONSOLIDATED SITE PLAN


305 W. MARTIN LUTHER KING JR. BLVD.



LOCATION MAP

N.T.S.

[illegible]


City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception
June 03, 2024

File Number: C8I-2024-0083

Address: 305 W MARTIN LUTHER KING JR BLVD

Tax Parcel I.D.# 0210022402 Tax Map Date: 06/03/2024

The Development Services Department Review has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being the E 69' of W 138' of N150' OLT 35, Division E, Austin, Travis County, TX in the current deed, recorded on Nov 16, 2023, in Document #2023129860, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on Dec 18, 1978, in Volume 6418, Page 1347, Travis County Deed Records. The parcel was lawfully reserved utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by water service on May 26, 1960. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Patrick Collins
Patrick Collins, Representative of the Director
Development Services Department

SUBMITTAL DATE: 6/14/24
SUBMITTED FOR APPROVAL BY:

CHRIS MCCOMB, P.E.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR THE CODE COMPLIANCE BY CITY ENGINEERS.

SHEET 1	COVER SHEET
SHEET 2	CONSTRUCTION NOTES
SHEET 3	AUSTIN WATER INFORMATION SHEET
SHEET 4	SURVEY/EXISTING CONDITIONS PLAN
SHEET 5	DEMO PLAN
SHEET 6	EROSION CONTROL NOTES
SHEET 7	EROSION/SEDIMENTATION CONTROL PLAN
SHEET 8	GROUND FLOOR SITE PLAN
SHEET 9	SITE PLAN
SHEET 10	GRADING PLAN
SHEET 11	DRAINAGE PLAN
SHEET 12	UTILITY PLAN
SHEET 13	CONSTRUCTION DETAILS
SHEET 14	STANDARD DETAILS
SHEET 15	STANDARD DETAILS
SHEET 16	STANDARD DETAILS
SHEET 17	LANDSCAPE PLAN 1 OF 2
SHEET 18	LANDSCAPE PLAN 2 OF 2
SHEET 19	BUILDING ELEVATION - NORTH/ SOUTH
SHEET 20	BUILDING ELEVATION - WEST
SHEET 21	BUILDING ELEVATION - EAST
SHEET 22	BUILDING ELEVATION - ENTRY

INDUSTRIAL WASTE (DATE)

CITY OF AUSTIN FIRE DEPARTMENT (DATE)

AUSTIN WATER (DATE)

DEVELOPMENT SERVICES DEPARTMENT (DATE)

AUSTIN FIRE DEPARTMENT - PROJECT INFORMATION TABLE		FIRE FLOW RESULTS	
FIRE DESIGN CODE	2021 IFC	AS PER AFD	
FIRE FLOW DEMAND @ 20 PSI (GPM)	3500 G.P.M.	DATE: 4/20/24	
INTENDED USE	COMMERCIAL, HOTEL		
CONSTRUCTION CLASSIFICATION	I A	FLOW HYDRANT	88795
BUILDING FIRE AREA (SF)	109986	RESIDUAL HYDRANT	144615
AUTOMATIC SPRINKLER SYSTEM TYPE (IF APPLICABLE)	NFPA 13	STATIC PRESSURE	65 P.S.I.
REDUCED FIRE FLOW DEMAND @ 20 PSI FOR HAVING A SPRINKLER SYSTEM (GPM) (IF APPLICABLE)	1000	RESIDUAL PRESSURE	62 P.S.I.
AFD FIRE HYDRANT FLOW TEST DATE	4/20/24	FLOW @ 20 P.S.I.	5611 G.P.M.
AFD FIRE HYDRANT FLOW TEST LOCATION:	1802A LAVACA		
CITY OF AUSTIN PIPELINE ORIGINANCE	NO	BUILDING PERMITS ARE THE RESPONSIBILITY OF THE OWNER. ALL PERMITS MUST BE OBTAINED PRIOR TO SITE PLAN EXPIRATION.	
HIGH-RISE	YES		
W/LD AND URBAN INTERFACE CODE (WUI)	NO		
ALTERNATIVE METHOD OF CALCULATION (AMC):	YES		
IF APPLICABLE TO YOUR PROJECT	N/A		

SECTION 608.2 OF THE LOCAL AMENDMENTS TO THE UNIFORM PLUMBING CODE REQUIRES A PRESSURE REDUCING VALVE IF THE LOCAL STATIC PRESSURE IS ABOVE 65 PSI. THE PRV SET AT 65 PSI MUST BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER.

A PRV IS NOT REQUIRED FOR THIS PROJECT.

FILE NUMBER	SP-2024-0238C	APPLICATION DATE	JUNE 17, 2024
APPROVED BY	PLANNING COMMISSION	UNDER SECTION	111
OF CHAPTER	25-6	OF THE CITY OF AUSTIN CODE	
EXPIRATION DATE (25-6.11, LDC)	AUGUST 8, 2025	CASE MANAGER	RANDALL ROUIDA
PROJECT EXPIRATION DATE (ORD #070905-A)		DWPZ	DDZ
Director, Development Services Department			
RELEASED FOR GENERAL COMPLAINT		ZONING	DMU
Rev. 1	Correction 1		
Rev. 2	Correction 2		
Rev. 3	Correction 3		
FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT OBTAINED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.			

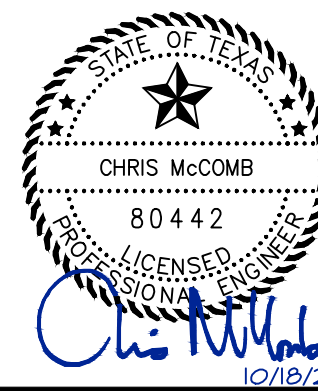
Know what's below.
Call before you dig.



**AMC
DESIGN
GROUP**
ENGINEERING AND
CONSTRUCTION
CONSULTANTS

P.O. BOX 303086
AUSTIN, TEXAS 78703
512-385-2911

TEXAS REGISTERED
ENGINEERING FIRM F-170



Thrauer Design
P.O. BOX 41957 • AUSTIN, TEXAS 78704 • (512) 476-4466
LAND PLANNERS

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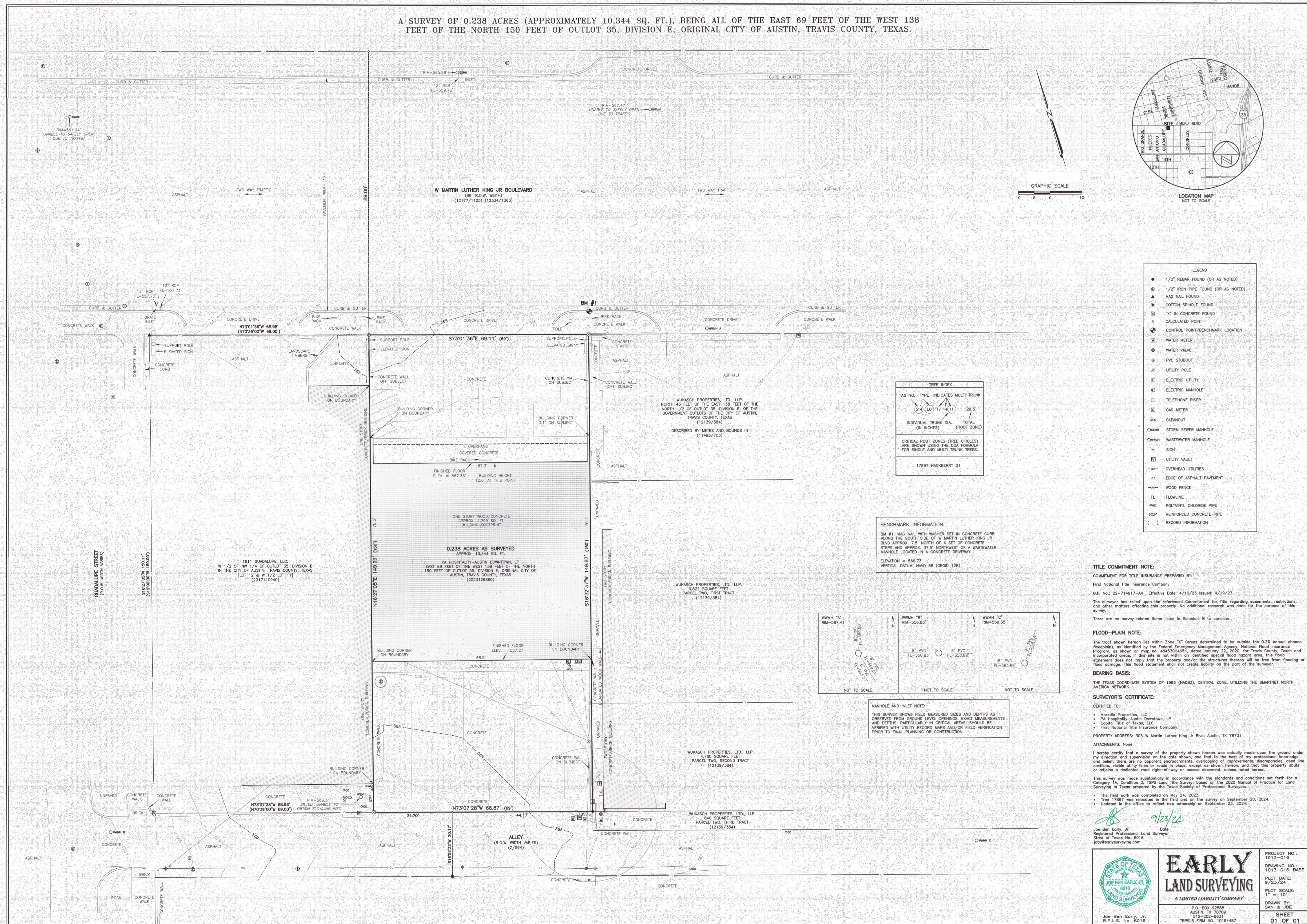
HOME2 SITE PLAN

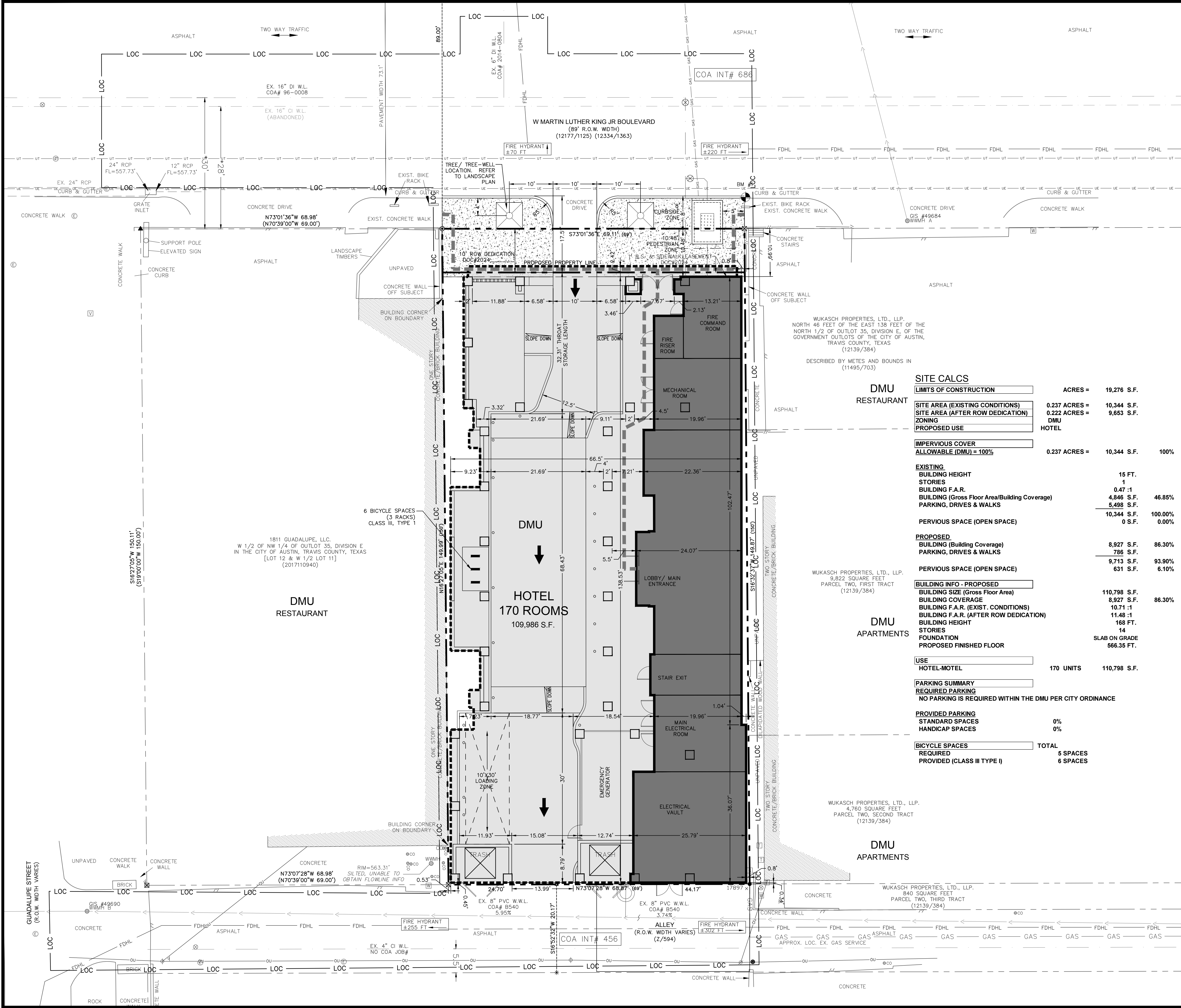
3005 W MARTIN LUTHER KING JR. BLVD.
AUSTIN, TX 78701

COVER SHEET

1 of 22

SP-2024-0238C





SCALE: 1" = 10'
SCALE IN FEET
10 5 0 10

LEGEND

EXISTING WATER

PROPOSED WATER

EXISTING WASTEWATER

PROPOSED WASTEWATER

FIRE DEPT. HOSE LAY

LIMITS OF CONSTRUCTION

FIRELANE STRIPING

ACCESSIBLE ROUTE (SEE NOTES)

DUMPSTER

OUTLINE OF BUILDING/ CANOPY ABOVE

OUTLINE OF BUILDING AT GROUND FLOOR

NOTES

SITE NOTES:

1. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF OR DAMAGE TO UTILITIES.

2. COORDINATE ALL CONSTRUCTION IN PRIVATE RIGHT-OF-WAY WITH OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

3. ALL DEMOLISHED MATERIALS ARE TO BE MOVED TO AN OFF-SITE LOCATION BY DEMOLITION CONTRACTOR.

4. THERE ARE NO OTHER STRUCTURES OR BUILDINGS WITHIN 50' OF THE LIMITS OF CONSTRUCTION OTHER THAN THOSE SHOWN.

5. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING GUTTER RED. STENCIL THE WORDS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35' INTERVALS ALONG THE CURB OR PAVEMENT AS NOTED ON THE SITE PLAN.

6. GUARDRAILS ARE REQUIRED ON ALL STRUCTURES WHERE THE VERTICAL GRADE DIFFERENCE IS GREATER THAN 30 INCHES ACCORDING TO THE UNIFORM BUILDING CODE. REFER TO ARCHITECTURAL PLANS FOR GUARDRAIL DESIGN AND LAYOUT.

ACCESSIBILITY NOTES:

1. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, AT LEAST ONE ACCESSIBLE ROUTE MUST BE PROVIDED BETWEEN ACCESSIBLE ELEMENTS, FACILITIES AND BUILDINGS.

2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.

3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.

4. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.

5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20.

6. DETECTABLE WARNING FOR CURBS SHALL FOLLOW TOUR TECHNICAL MEMORANDUM TM 08-01 AND HAVE TEXTURES CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN., A HEIGHT OF NOMINAL 0.2 IN. AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 IN. AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT ON DARK, OR DARK ON LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH SLOPE NOT EXCEEDING 1:50.

8. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE BUILDING ENTRANCE. IN FACILITIES WITH MULTIPLE ACCESSIBLE BUILDING ENTRANCES WITH ADJACENT PARKING, ACCESSIBLE PARKING SPACES MUST BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE ENTRANCES.

9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE "RESERVED" OR EQUIVALENT LANGUAGE. CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 60" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. SEE SIGN DETAIL ON CONSTRUCTION DETAILS SHEET.

10. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE MUST BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS MUST INDICATE THE DIRECTION TO AN ACCESSIBLE BUILDING ENTRANCE.

11. THE CONTRACTOR SHALL VERIFY ALL GRADES CONCERNING ACCESSIBLE ROUTES AND WALKWAYS PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL CONTACT THE ENGINEER 48 HOURS PRIOR TO CONCRETE PLACEMENT ON ALL ACCESSIBLE ROUTES AND WALKWAYS IN ORDER TO VERIFY FORM PLACEMENT, SLOPES AND GRADES.

12. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.

COMMERCIAL DESIGN NOTES:

1. COMPLIANCE WITH BUILDING DESIGN STANDARDS, ARTICLE 3 OF SUBCHAPTER E, IS REQUIRED, AND IS TO BE REVIEWED FOR COMPLIANCE DURING BUILDING CODE REVIEW.

2. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E2.5 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 2.5.2.E.

3. SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPLE BUILDING MATERIALS.

4. EXTERIOR LIGHTING ABOVE THE SECOND FLOOR IS PROHIBITED IN THE G0, L0, GR, CS, OR CS-1 ZONING DISTRICTS, WHEN ADJACENT TO AN SF-5 OR MORE RESTRICTIVE ZONING DISTRICT (SECTION 25-2-585).

AUSTIN ENERGY GREEN BUILDING PROGRAM:

1. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR TO BUILDING PERMIT.

2. COMPLIANCE WITH GREEN BUILDING STANDARDS OF TWO (2) STAR IS REQUIRED FOR ALL BUILDINGS CONSTRUCTED ON THIS SITE.

SITE PLAN RELEASE NOTES:

1. 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.

2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL NOR BUILDING PERMIT APPROVAL.

3. ALL SIGNS MUST COMPLY WITH REQUIREMENT OF THE LAND DEVELOPMENT CODE (CHAPTER 25-10).

4. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.

5. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN (OR IDENTIFIED SERVICE PROVIDER IF OTHER THAN THE CITY OF AUSTIN).

6. ALL EXISTING STRUCTURES SHOWN TO BE REMOVED WILL REQUIRE A DEMOLITION PERMIT FROM THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPT.

7. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED.

8. FOR DRIVEWAY CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

9. FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, A ROW EXCAVATION PERMIT IS REQUIRED.

FIGURE 34
(REFERENCE SITE PLAN NOTE ON THIS SHEET)

AMC
DESIGN
GROUP

ENGINEERING AND
CONSTRUCTION
CONSULTANTS

P.O. BOX 303866
AUSTIN, TEXAS 78703
512-385-2911

TEXAS REGISTERED
ENGINEERING FIRM F-178

Thruway Design

LAND PLANNERS

P.O. BOX 41957
AUSTIN, TEXAS 78704 • (512) 476-4456

HOME2
SITE PLAN

305 W MARTIN LUTHER KING JR. BLVD.
AUSTIN, TX 78701

GROUND FLOOR
SITE PLAN

8 of 22

SP-2024-0238C

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH TCEQ CHAPTER 344, AS WELL AS THE FOLLOWING REQUIREMENTS:

- 1.THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
- A. THE SYSTEM MUST PROVIDE A MOISTURE LEVEL ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS;
 - B. THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN TEN (10) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS);
 - C. CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
 - D. SERVICEABLE IN-HEAD CHECK VALVES AREA ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
 - E. A MASTER VALVE INSTALLED ON THE DISCHARGE SIDE OF THE BACKFLOW PREVENTER;
 - F. ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
 - G. AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER MORE THAN A ONE-HALF INCH (½") RAINFALL; AND
 - H. NEWLY PLANTED TREES SHALL HAVE PERMANENT IRRIGATION CONSISTING OF DRIP OR BUBBLERS.

- 2.THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN TO THE CITY AT THE TIME THE FINAL IRRIGATION INSPECTION IS PERFORMED; A UNLESS FISCAL SECURITY IS PROVIDED TO THE CITY FOR THE INSTALLATION OF THE SYSTEM, IT MUST BE OPERATIONAL AT THE TIME OF THE FINAL LANDSCAPE INSPECTION.
- 3.THE IRRIGATION INSTALLER SHALL ALSO PROVIDE EXHIBITS TO BE PERMANENTLY INSTALLED INSIDE OR ATTACHED TO THE IRRIGATION CONTROLLER, INCLUDING: A.A LAMINATED COPY OF THE WATER BUDGET CONTAINING ZONE NUMBERS, PRECIPITATION RATE, GALLONS PER MINUTE AND THE LOCATION OF THE ISOLATION VALVE; AND AN AS BUILT PLAN.
- 4.THE IRRIGATION INSTALLER SHALL PROVIDE A REPORT TO THE CITY ON A FORM PROVIDED BY AUSTIN WATER CERTIFYING COMPLIANCE WITH SUBSECTION 1. WHEN THE FINAL PLUMBING INSPECTION IS PERFORMED BY THE CITY.

DROUGHT NOTES:

IF ESTABLISHING VEGETATION DURING ANY STAGE OF DROUGHT, SECTION 6-4-30 MAY REQUIRE A VARIANCE. CONTACT AUSTIN WATER CONSERVATION STAFF AT WATERUSECOMPVAR@AUTINTXAS.GOV OR CALL (512) 974-2199.

FINISHED ELEVATION FOR PARKING-LOT ISLANDS, MEDIANS, PENINSULAS, AND SIMILAR LANDSCAPE AREAS MUST BE AT LEAST SIX (6) BELOW THE FINISHED CURB ELEVATION TO ALLOW FOR PLACEMENT OF SIX (6) INCHES OF TOPSOIL PER ECM 1.4.7

ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY 6 INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS PER ECM 2.4.7.

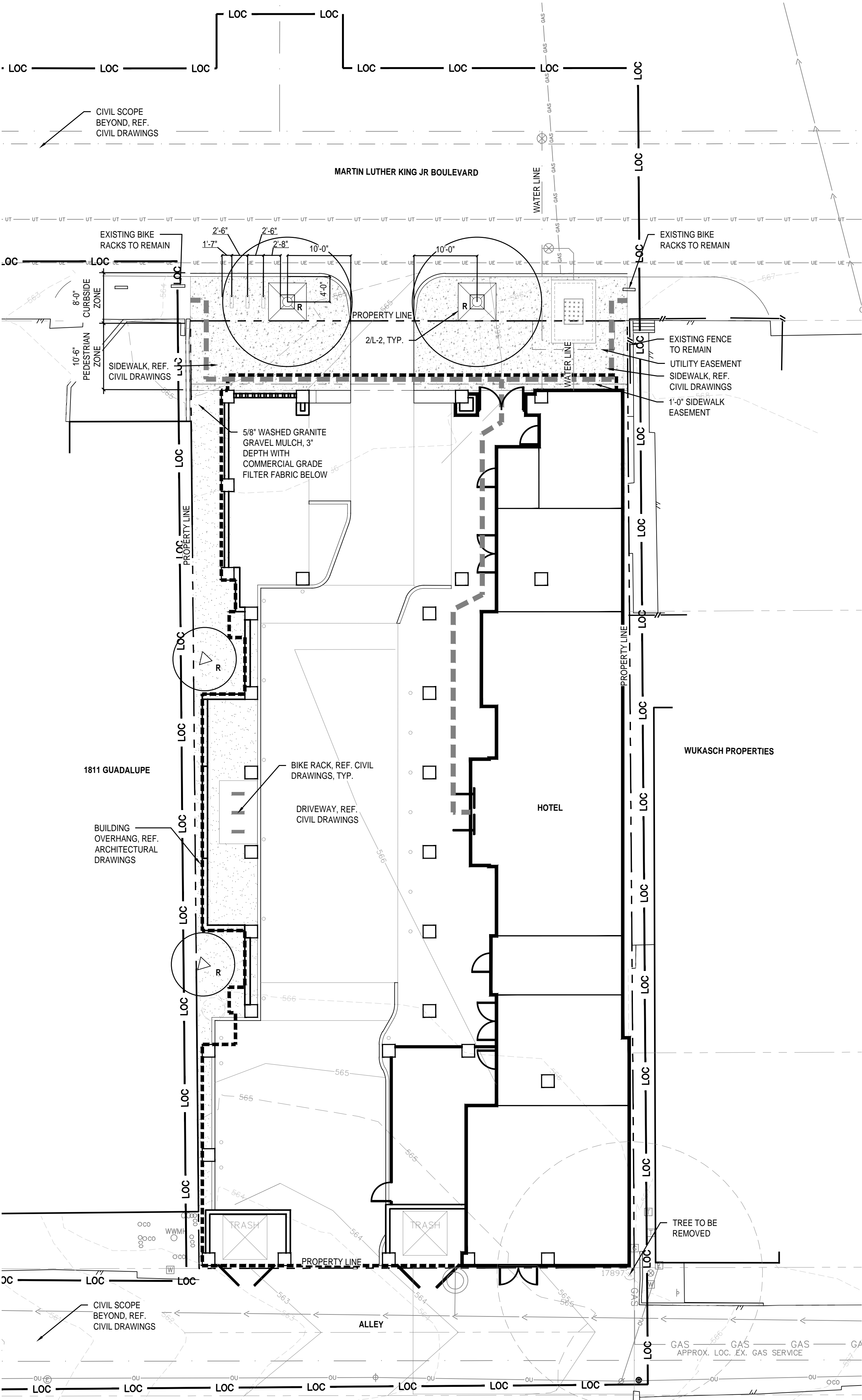
THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH LDC 25-2-984.

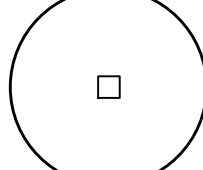

CITY OF AUSTIN TREE AND NATURAL AREA PROTECTION NOTES:

- A. DURATION OF TREE PROTECTION
1. INSTALLATION
- TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION, AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PROJECT.
2. REMOVAL
- TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. ANY PREMATURE REMOVAL OR FAILURE OF TREE PROTECTION CAN LEAD TO CRITICAL ROOT ZONE IMPACTS AS DESCRIBED IN ECM 3.5.2 AND MAY REQUIRE REMEDIAL TREE CARE. IT IS THE PERMIT HOLDER'S RESPONSIBILITY TO AVOID DAMAGE TO PRESERVED TREES WHERE TREE PROTECTION HAS BEEN REMOVED OR NOT INSTALLED.
- B. FENCING SPECIFICATIONS
1. MATERIAL REQUIREMENTS
- FENCING IS THE PRIMARY METHOD OF TREE PROTECTION. FENCING IS INTENDED TO PREVENT ACCESS TO THE CRITICAL ROOT ZONE. TREE FENCING SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET. FENCING SHALL BE INSTALLED ON STEEL T-POSTS WITH A MAXIMUM SPACING OF 10 FEET BETWEEN THE POSTS. MORE ROBUST OR EXISTING PERMANENT FENCING MAY BE APPROVED AS AN ALTERNATIVE TO CHAIN-LINK FENCING. PLASTIC FENCING MATERIAL SHALL NOT BE USED AS TREE PROTECTION.
2. LOCATION OF FENCING
- FENCING SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE OF ALL PRESERVED TREES OR ANY NATURAL AREAS DESIGNATED FOR PRESERVATION. FENCING MUST BE CONTINUOUS AND CREATE A CLOSED, INACCESSIBLE AREA OF ROOT ZONE PROTECTION.
3. MAINTENANCE OF FENCED AREAS
- FENCING SHALL NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THERE SHALL BE MINIMAL SLACK OR SAGGING IN THE FENCE. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER.
4. EXCEPTIONS TO FENCING REQUIREMENTS
- ANY SECTION OF THE CRITICAL ROOT ZONE NOT PROTECTED BY FENCING OR COVERED BY EXISTING HARDSCAPE REQUIRES MULCH (SEE ECM 3.6.1.C). EXCEPTIONS TO THE CRZ FENCING REQUIREMENT SHALL BE JUSTIFIED BY SITE-SPECIFIC CONSIDERATIONS. SOME EXCEPTIONS ARE FOR AREAS:
- i. THAT HAVE BEEN APPROVED FOR IMPACTS, SUCH AS THE FOOTPRINT OF A BUILDING;
 - ii. COVERED BY EXISTING HARDSCAPE, SUCH AS A PATIO OR DRIVEWAY (NOTE: IF HARDSCAPE IS REMOVED THE EXPOSED SOIL BENEATH BECOMES SUBJECT TO TREE PROTECTION REQUIREMENTS);
 - iii. REQUIRED FOR ACCESS TO THE WORK AREA; AND
 - iv. APPROVED FOR USE AS A STAGING AREA.
- WITHIN THE HALF CRZ, FENCING REQUIREMENTS WILL ONLY BE MODIFIED FOR EXISTING HARDSCAPE OR TO ALLOW AN ACCESS PATH ADJACENT TO APPROVED STRUCTURES (SEE ECM 3.6.1.C.3). CRZ FENCING MODIFICATIONS SHALL BE SHOWN ON THE DEVELOPMENT PLANS OR APPROVED BY THE INSPECTOR.
- C. MULCH SPECIFICATIONS
1. MATERIAL REQUIREMENTS
- MULCH IS REQUIRED IN ANY SECTION OF THE CRITICAL ROOT ZONE THAT IS NOT PROTECTED BY FENCING OR UNDER EXISTING HARDSCAPE AND HAS NOT BEEN APPROVED FOR IMPACTS (SUCH AS BUILDING FOOTPRINT OR DRIVEWAY). MULCH USED FOR TREE PROTECTION SHALL BE ANY NATURAL WOOD TYPE. ROUGH SINGLE GRIND MULCH WHICH RESISTS COMPACTION BETTER THAN DOUBLE GRIND AND IS USUALLY LESS EXPENSIVE IS PREFERRED BUT ANY NATURAL WOOD TYPE IS ACCEPTABLE. DYED MULCH OR MULCH MADE FROM NON-BIOLOGICAL MATERIAL SUCH AS RUBBER OR STONE SHALL NOT BE USED AS TREE PROTECTION.
2. DEPTH OF MULCH
- MULCH SHALL BE INSTALLED TO A MINIMUM DEPTH OF 8 INCHES. MULCH MAY NEED TO BE PERIODICALLY REPLENISHED DEPENDING ON THE DURATION OF THE PROJECT. SINCE EXCESSIVE MULCH IS HARMFUL TO TREES, MULCH SHALL NOT BE INSTALLED TO A DEPTH GREATER THAN 12 INCHES. MULCH USED FOR TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT. MULCH SHALL NEVER BE PILED AGAINST TREE TRUNKS.
3. MULCH WITHIN THE HALF CRZ
- WHEN MULCH IS USED AS ALTERNATIVE PROTECTION WITHIN THE HALF CRITICAL ROOT ZONE IT SHALL BE TOPPED BY DECKING TO PROVIDE ADDITIONAL PROTECTION AGAINST COMPACTION.
4. EXCEPTIONS TO MULCH REQUIREMENTS
- MULCH IS NOT REQUIRED WITHIN FENCED SECTIONS OF THE CRITICAL ROOT ZONE WHERE EXISTING TURF OR GROUND COVER IS PRESENT AND UNDISTURBED. SECTIONS OF BARE OR DISTURBED DIRT WITHIN THE FENCED CRZ SHALL BE COVERED BY A THREE-INCH LAYER OF MULCH.
- D. TRUNK AND BRANCH WRAPPING
1. TRUNK WRAP
- WRAPPING IS NOT REQUIRED OR RECOMMENDED FOR MOST PRESERVED TREES. WHEN NECESSARY, TRUNK WRAP SHALL BE INSTALLED TO PROTECT THE FIRST 8 FEET OF TREE HEIGHT WHENEVER PROTECTIVE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OR WHEN FENCING CANNOT BE PLACED AROUND THE TREE. THIS WILL USUALLY ONLY BE THE CASE WHEN EXISTING HARDSCAPE PROVIDES HALF CRITICAL ROOT ZONE PROTECTION OR A STRUCTURE HAS BEEN APPROVED FOR CONSTRUCTION WITHIN THE HALF CRZ USING AN EXISTING HISTORICAL FOOTPRINT. THESE CIRCUMSTANCES CAN RESULT IN FENCING CLOSER TO THE TRUNK THAN WOULD OTHERWISE BE ALLOWED. BECAUSE TREES VARY IN FORM, 8 FEET IS A GENERAL GUIDELINE RATHER THAN AN ABSOLUTE STANDARD. MORE OR LESS HEIGHT OF PROTECTION MAY BE APPROPRIATE.
2. BRANCH WRAP
- BRANCH WRAP MAY BE REQUIRED WHEN A MAJOR LIMB IS OVER AN ACCESS ROUTE OR CLOSE TO A PROPOSED STRUCTURE. PROXIMITY OF SCAFFOLDING OR OTHER NECESSARY CONSTRUCTION EQUIPMENT NEEDS TO BE CONSIDERED.
3. MATERIAL REQUIREMENTS
- DIMENSIONAL LUMBER, SUCH AS 2X4S, SHALL BE ORIENTED PARALLEL TO AND CONTINUOUSLY AROUND THE TRUNK OR BRANCH AND SECURED IN PLACE BY TIGHTENING WIRES RUN AROUND THE OUTSIDE OF THE LUMBER. WRAPPING SHALL NEVER BE SECURED DIRECTLY TO THE TREE BY SCREWS OR OTHER MEANS. WRAPPING SHALL BE LOOSEENED AND RETIGHTENED EVERY SIX MONTHS TO PREVENT THE TREE FROM BEING DAMAGED AS IT GROWS OUTWARDS.
- E. PROTECTION FOR NATURAL AREAS
- NATURAL AREAS INDICATED FOR PRESERVATION ON PLANS SHALL BE PROTECTED BY FENCING THAT MEETS THE STANDARDS FOR TREE FENCING IN THIS SECTION. ALTERNATIVE PROTECTION ALLOWED FOR TREES IS NOT ACCEPTABLE FOR NATURAL AREA PRESERVATION. FENCING SHALL BE INSTALLED AT THE LIMIT OF CONSTRUCTION LINE SHOWN ON PLANS.

CITY OF AUSTIN STANDARD PLAN NOTES:

- BEFORE CONSTRUCTION:
- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.6.1.
 - TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.A.
 - FENCING FOR TREE PROTECTION SHALL BE CHAIN-LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.B.4.
 - UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C. WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
 - EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.
- DURING CONSTRUCTION:
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2.A.
 - FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.B.3.
 - PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI A300 STANDARD FOR TREE CARE.
- AFTER CONSTRUCTION:
- TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.6.1.A.
 - LANDSCAPE INSTALLATION WITHIN THE CRZ OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
 - DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6. THIS LIST IS NOT EXHAUSTIVE. REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.



PROPOSED TREE LEGEND			
SYMBOL	TOTAL		SPECIES & SIZE
	REPLACEMENT (R)		
	2	2	CEDAR ELM <i>Ulmus crassifolia</i> MIN. 5" CAL.
	2	2	TEXAS REDBUD <i>Cercis canadensis</i> var. <i>'Texensis'</i> MIN. 3" CAL.
SUBTOTAL:	2	2	

01' 5' 10' 20'
SCALE: 1" = 10'



CIRCLE V
Landscape Architecture, LLC
P.O. Box 170822 Austin, Texas 78717
816.565.1021 circlevla.com

PROJECT NUMBER: CV2412
CLIENT: AMC DESIGN GROUP

PROJECT:
HOME2

305 W. MARTIN LUTHER KING JR.
BOULEVARD
AUSTIN, TEXAS
78701

ISSUES AND REVISIONS:		
NO.	DATE	ISSUE



10-18-2024

ISSUE FOR PERMIT

SHEET TITLE:
L-1
LANDSCAPE PLAN

SHEET NUMBER:
17 of 22
SP-2024-XXXXC

TREE LIST / MITIGATION CALCULATIONS																											
X Trees Removed X	Tag#	SPECIES	CAL 1	CAL 2	CAL 3	CAL 4	CAL 5	CAL 6	CAL 7	CAL 8	(=)	Trees Removed					Trees Preserved										
												HERITAGE 24"+	Tree Type Categories				HERITAGE 24"+	Tree Type Categories									
													19+ and Appendix F	19+ and NOT Appendix F	8-18.9" and NOT Appendix F	INVASIVE OR DEAD		19+ and Appendix F	19+ and NOT Appendix F	8-18.9" and Appendix F	8-18.9" and NOT Appendix F	INVASIVE OR DEAD					
17897	Hackberry	21									21		21														
TOTAL																											
Total cal. inch removed per category:												0	21	0	0	0	0	0	0	0	0	0	0	0	0		
Grand Total Cal. Inches:												21					0										
Grand Total Cal. Inches:												21					0										
COCP Minimum Replacement replace @ %												300%	100%	50%	50%	25%	0%										
Subtotal Replacement Inches:												0.0	21.0	0.0	0.0	0.0	0.0										
Total Replacement: (cal. Inches)												21															

<u>Urban Forestry Accounting Summary</u>	
<u>Surveyed</u>	
Total Appendix F tree inches surveyed	21
Heritage tree inches surveyed	0
Non-Appendix F tree inches surveyed	0
Invasive tree inches surveyed	0
<u>Removed</u>	
Total Appendix F inches removed	21
Heritage tree inches removed	0
Total Non-Appendix F inches removed	0
Invasive inches removed	0
Total Dead, Diseased, or Imminent Hazard (DDI) inches removed	0
DDI Appendix F inches removed	0
DDI Heritage tree inches removed	0
DDI Non-Appendix F inches removed	0
DDI Invasive inches removed	0
<u>Mitigation</u>	
Total mitigation replacement inches planted	16
Total replacement inches planted on site (private trees)	16
Total replacement ROW inches planted	0
Private inches owed to Urban Forest Replenishment Fund	0
Public inches owed to UFRF	0
Total non-mitigation inches planted on site	0

I, JAIME SIMS, A REGISTERED LANDSCAPE ARCHITECT, CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF CHAP 25-5 OF THE LAND DEVELOPMENT CODE.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ARCHITECT AND ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ARCHITECT AND ENGINEER.

LANDSCAPE CALCULATIONS									
REPLACEMENT TREES (ALL NUMBERS REPRESENT QTY OF INCHES)				REQUIRED			PROVIDED		
TOTAL TO BE MITIGATED:				21			16		
HERITAGE TREES, 24"+				0	(at 300%)	=	0		
19" AND GREATER, APDX-F TREES				21	(at 100%)	=	21		
8" TO 18.9", APDX-F TREES				0	(at 50%)	=	0		
INVASIVE OR DEAD				0	(at 0%)	=	0		
TOTAL TO BE REPLACED:									
NUMBER AND SIZE OF REPLACEMENT TREE				2	TREES AT	5.0 CAL	=	10	
NUMBER AND SIZE OF REPLACEMENT TREE				2	TREES AT	3 CAL	=	6	
SIGNIFICANT SHADE TREES (75% OF TOTAL)				16			10 63%		

Payment into Tree Fund	
Inches remaining:	5
\$200/in	\$ 1,000.00

The logo consists of a solid black circle. Inside the circle, there is a white stylized letter 'V' that is slightly tilted to the right. To the right of the 'V', there is a small, white, curved shape resembling a comma or a stylized leaf.

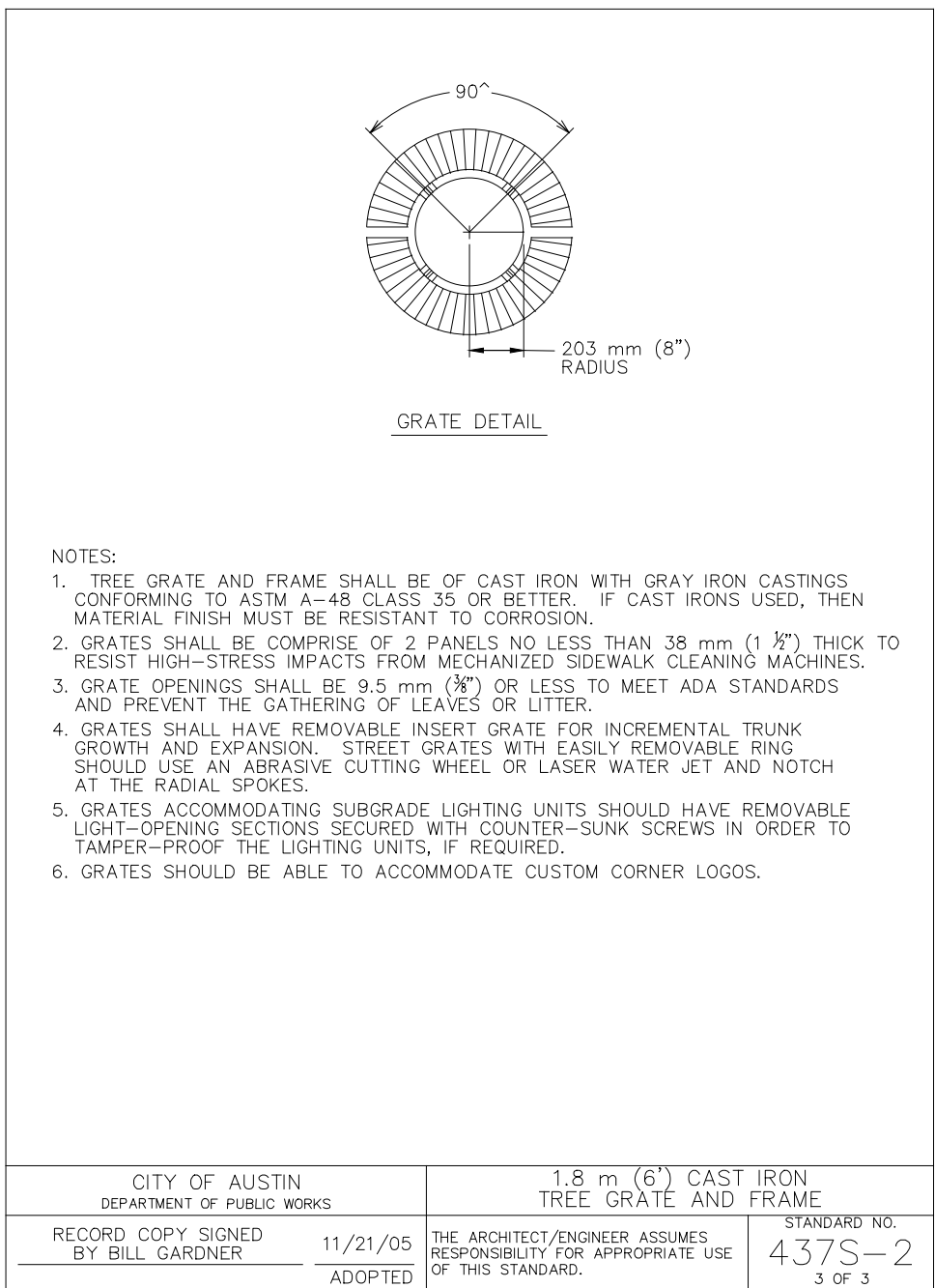
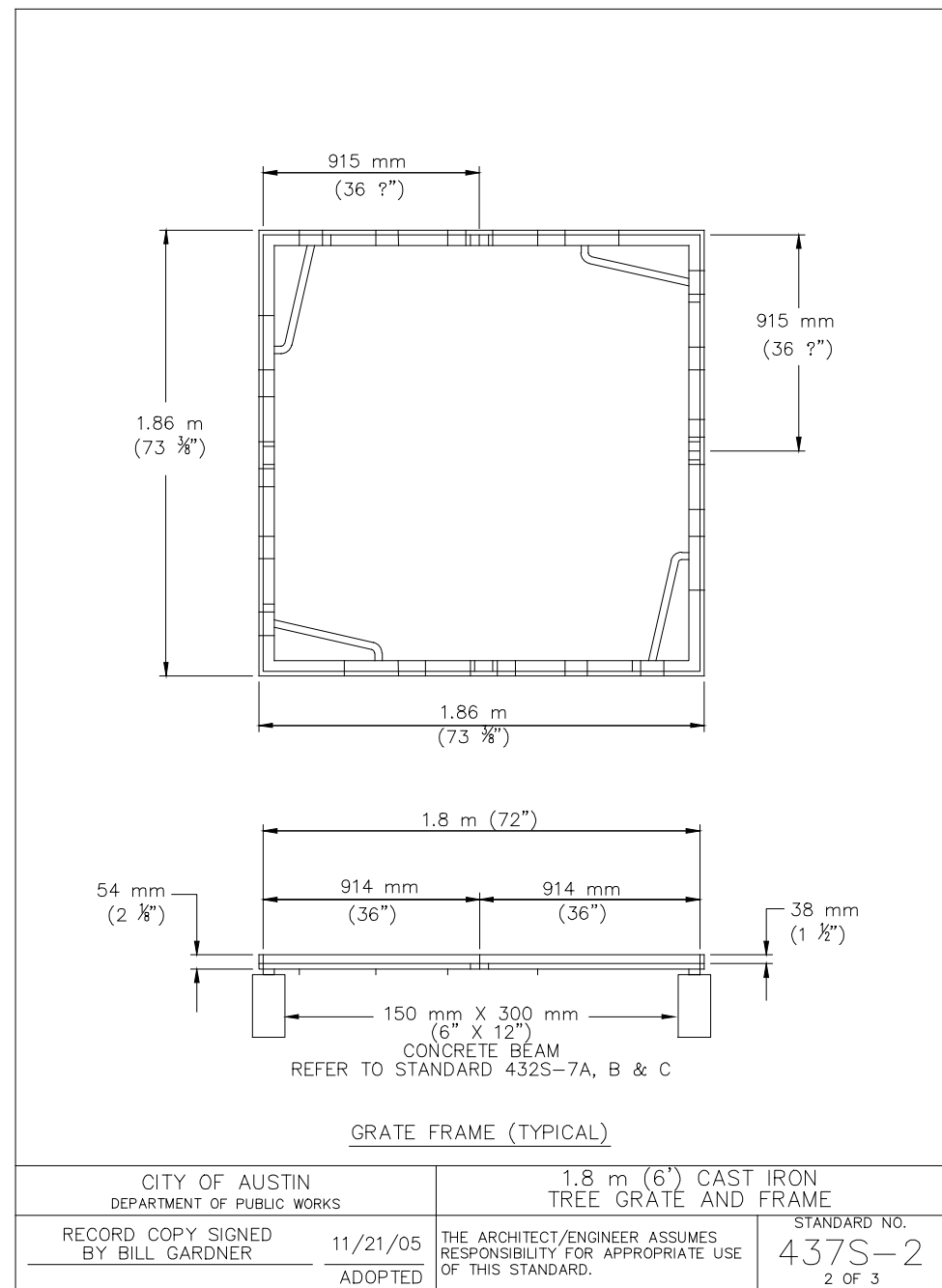
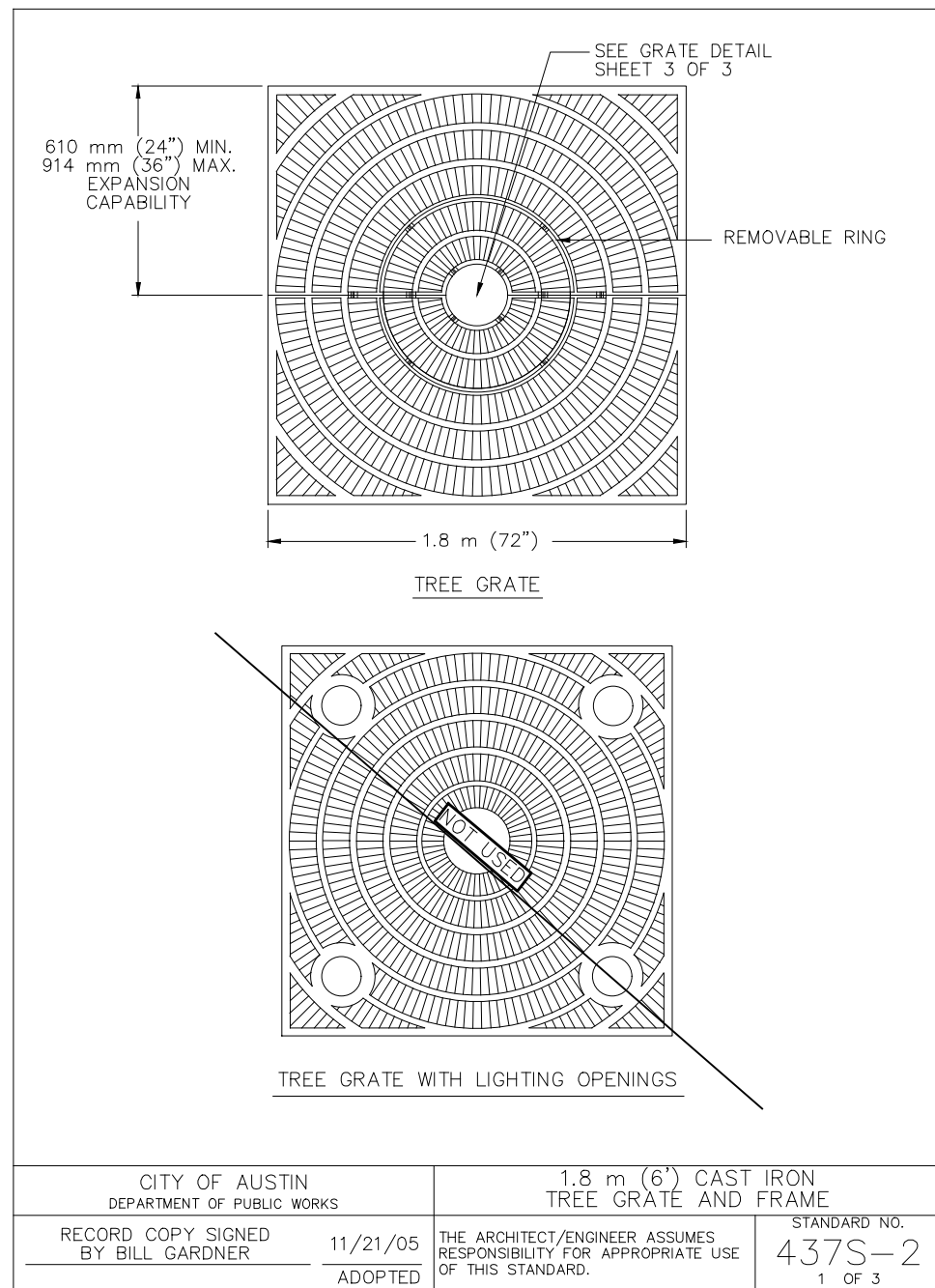
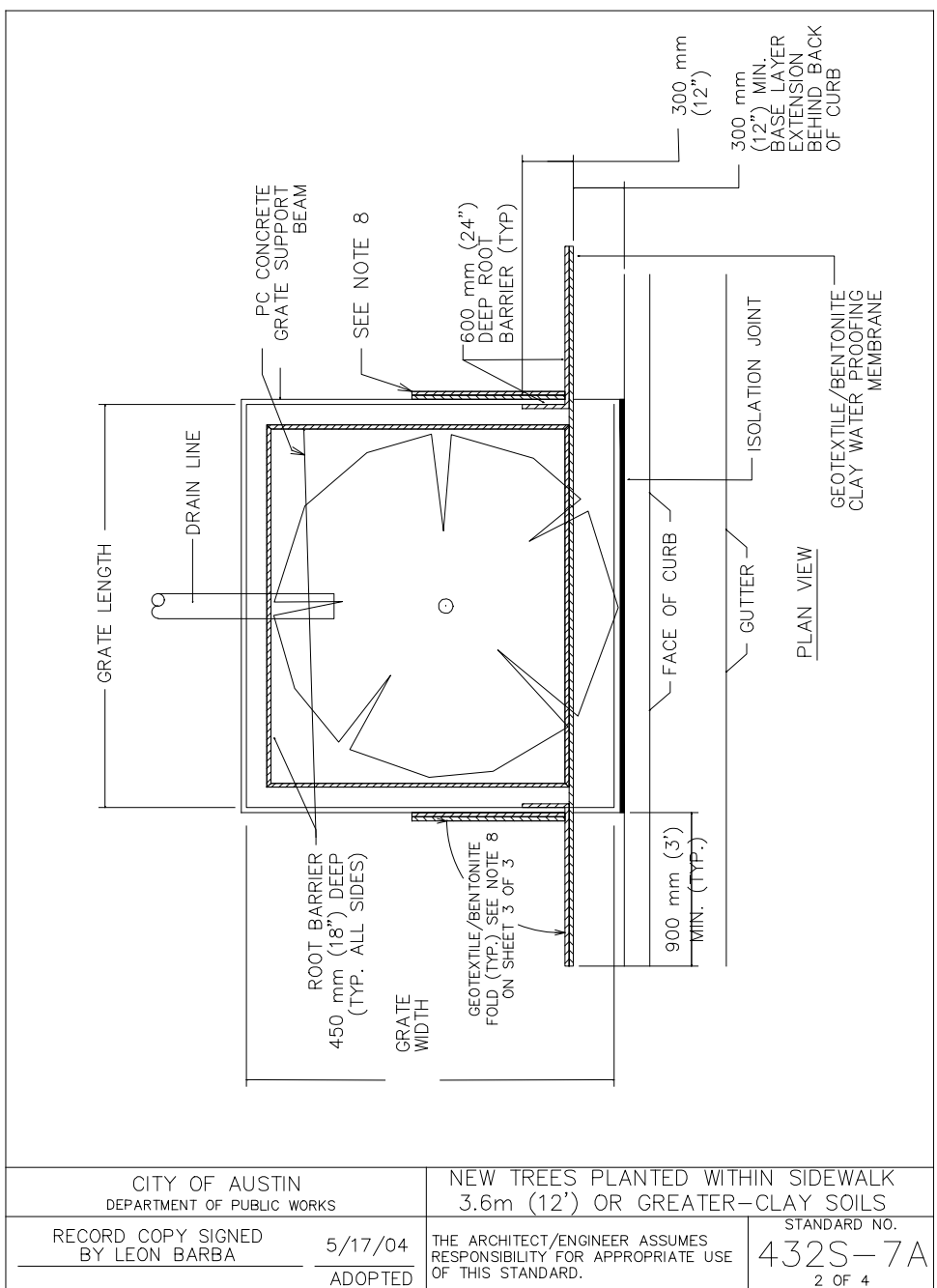
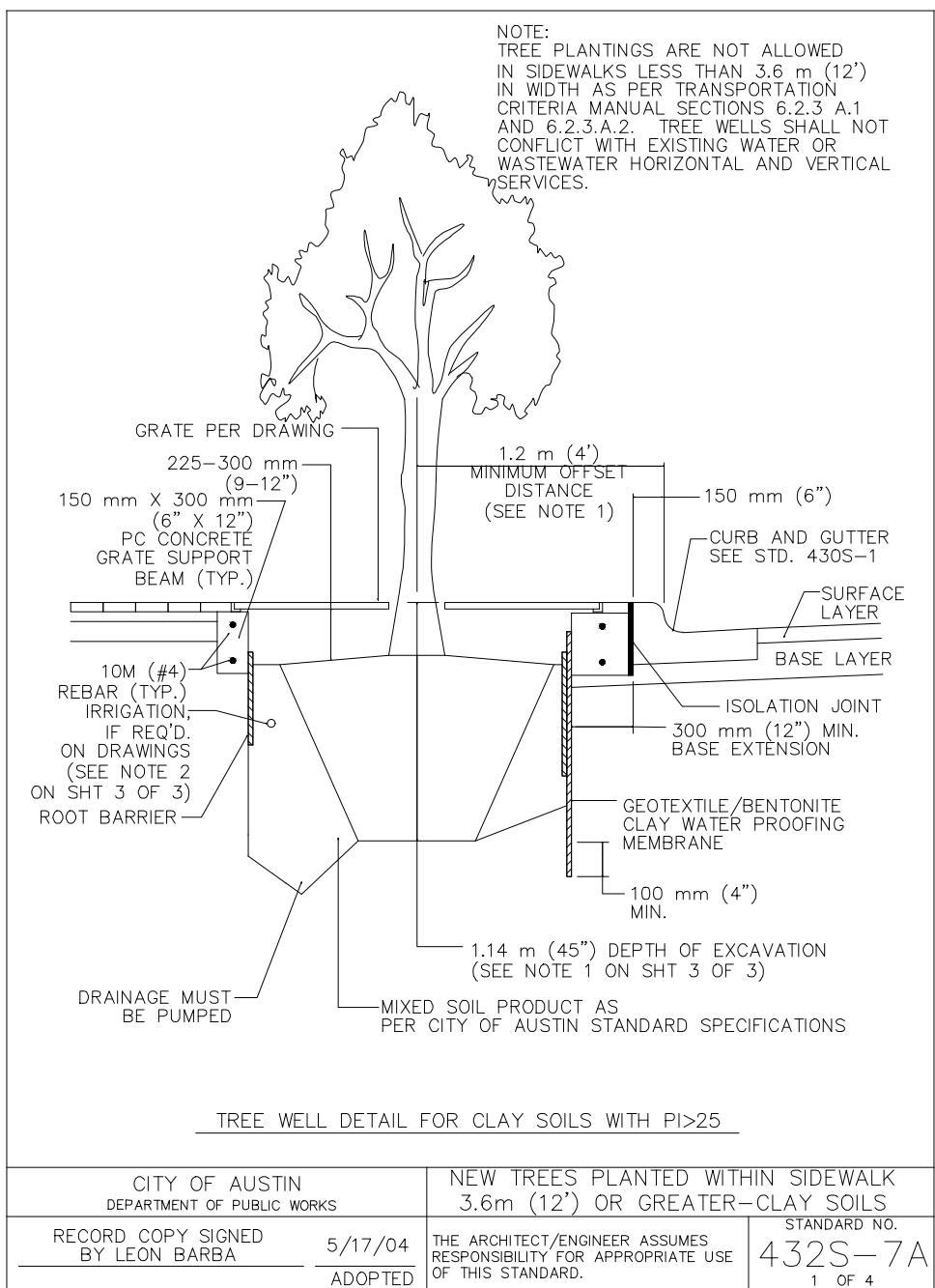
CIRCLE V
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816.565.1021 circlevla.com

PROJECT NUMBER: **CV2412**
CLIENT: **AMC DESIGN GROUP**

PROJECT:

HOME2

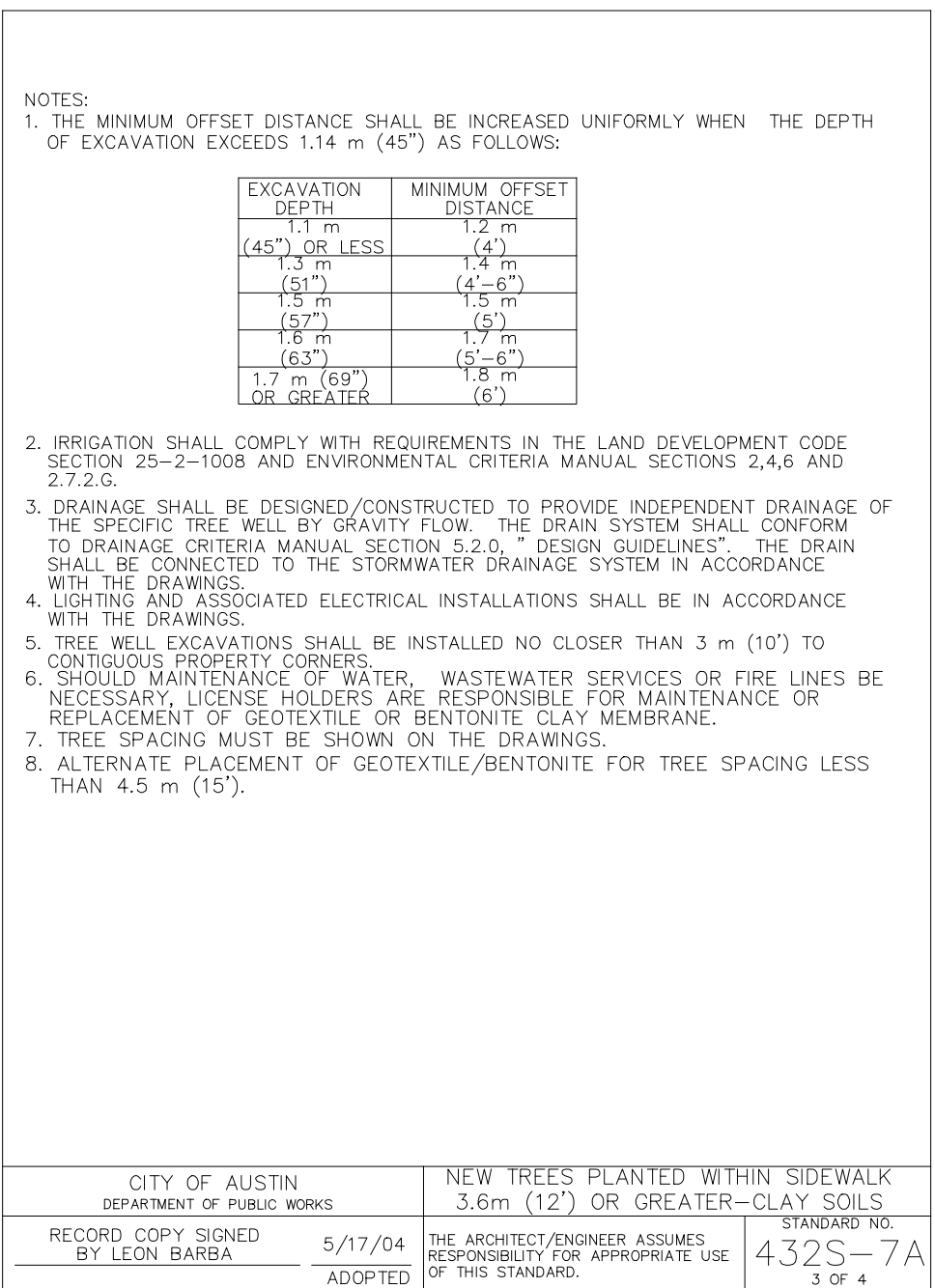
305 W. MARTIN LUTHER KING JR.
BOULEVARD
AUSTIN, TEXAS
78701



2 TREE GRATE
SECTION VIEW

SCALE: NTS

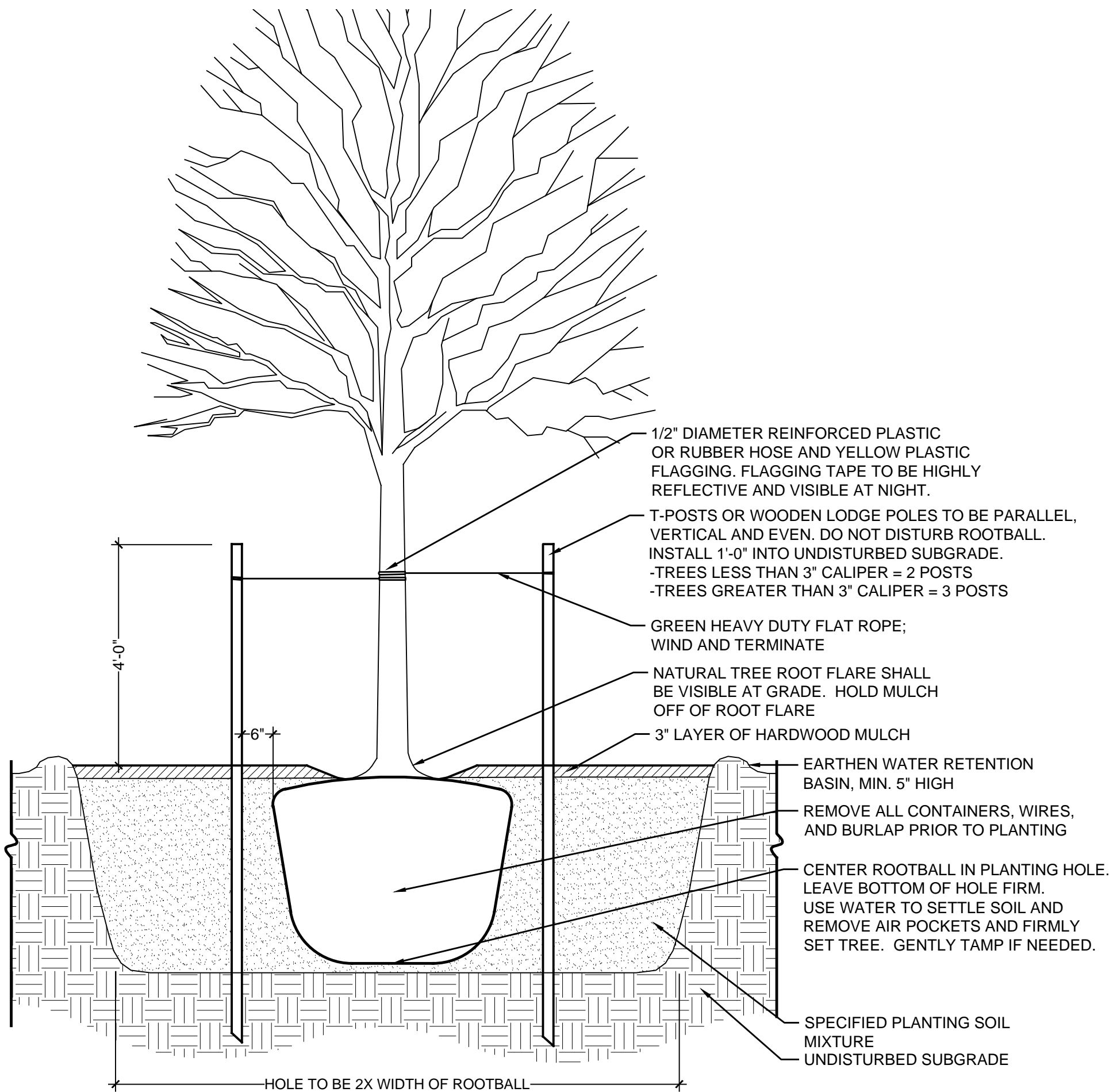
ISSUES AND REVISIONS:

[illegible]

3 TREE PLANTED WITHIN SIDEWALK

SECTION VIEW

SCALE: NTS



1 TREE PLANTING

SCALE: NTS



10-18-2024

ISSUE FOR PERMIT

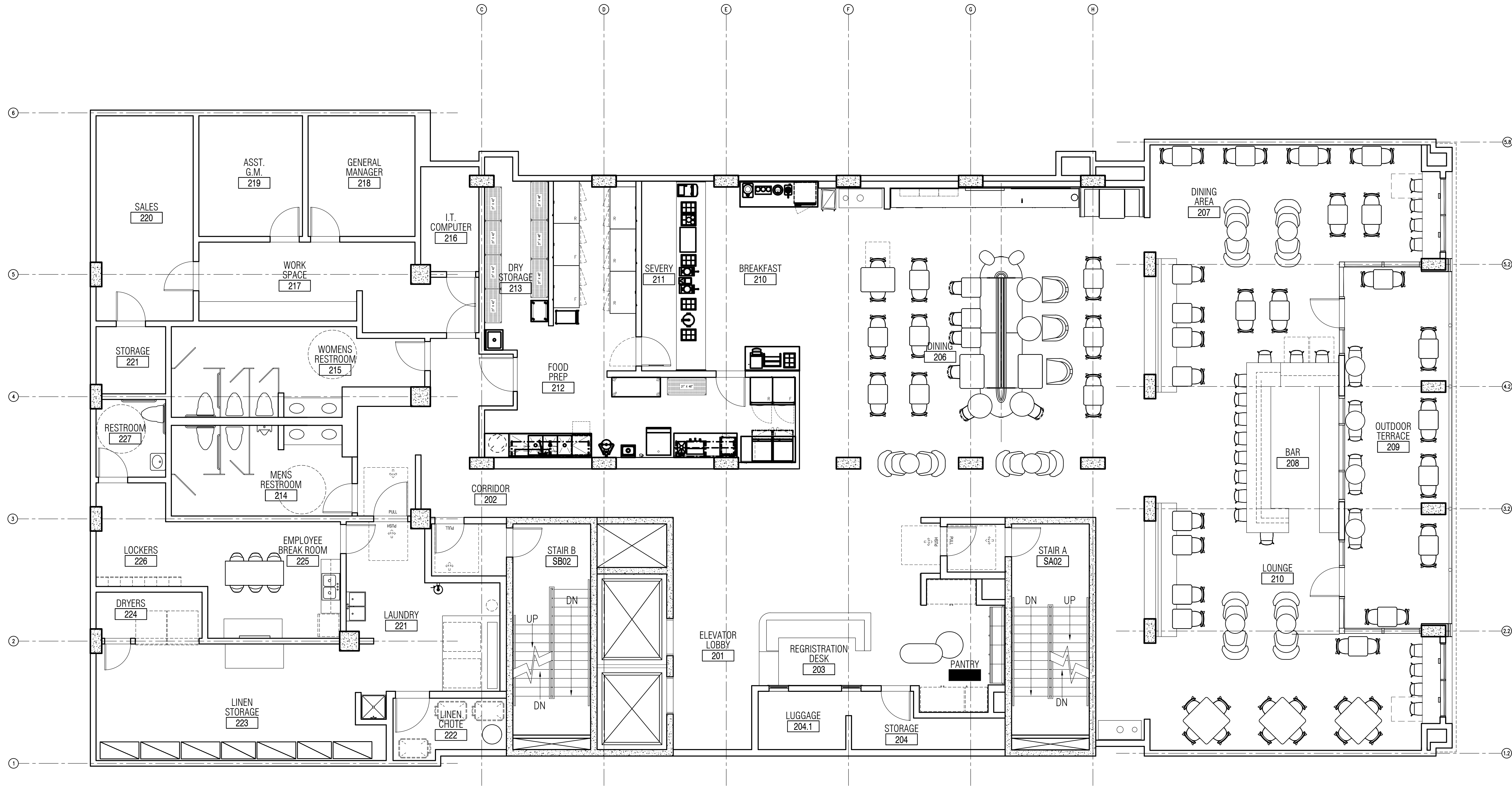
SHEET TITLE:

L-2 MITIGATION CALCULATIONS

SHEET NUMBER:

18 of 22

SP-2024-XXXXC



- KEY NOTES**
- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
 - BACK OF HOUSE WASHER AND DRYERS. RE: BOH LAUNDRY EQUIPMENT PLAN FOR SPECIFICATIONS
 - EGRESS STAIR IN CONCRETE ENCLOSURE. RE: STRUCTURAL DWGS.
 - TRENCH DRAIN FOR WASHING MACHINES
 - LINE OF ROOF/CANOPY ABOVE
 - VEHICULAR DROP OFF - RE: TO SITE PLAN AND DETAIL
 - CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-601 FOR TRANSITION DETAIL
 - FLOOR DRAIN
 - BREAKFAST COUNTER
 - HOSE BIBB - FROST FREE WHERE REQUIRED. TAMPER RESISTANT. RECESSED
 - HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - QUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN
 - PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50' APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
 - TV LOCATION
 - CANOPY/TRELLIS BELOW
 - DRYER VENT LOUVER - REFER TO ELEVATIONS
 - WIRE SHELVING SYSTEM - REFER TO FF&E FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
 - FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS). INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED
 - KEYCARD READER ENTRANCE HARDWARE. MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
 - PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING). MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE
 - LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2-HOUR RATED SHUT (WITH RATED DOOR MONITORING). MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE
 - LINEN CART STORAGE AREA
 - REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN
 - HYDRATION STATION
 - SEE 51A-456 FOR DOOR TRIM AND FINISHES
 - LUGGAGE CART STORAGE AREA
 - FITNESS CENTER. RE: FITNESS CENTER PLAN FOR FITNESS CENTER EQUIPMENT LAYOUT AND SPECIFICATIONS
 - TWO COMPARTMENT SINK
 - FOOD PREP AREA. REFER TO KITCHEN DRAWINGS FOR EQUIPMENT LAYOUT AND SPECS.
 - WORK BENCH PER DESIGN STANDARDS. RE: DETAILS ON ASH FOR MORE INFORMATION
 - GUEST BATH SLAB TO BE DROPPED 1" TO ALLOW FOR DRAIN. FLOOR TO SLOPE TO DRAIN. RE: GUEST BATH SHOWER DRAWINGS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION
 - ACCESSIBLE TABLE. REFER TO FF & E SPECIFICATIONS
 - PHONE RACK
 - ACCESSIBLE WORK TABLE
 - DROP SLAB 1" FOR SLOPE TOWARDS FLOOR DRAIN. RE: STRUCTURAL DRAWINGS
 - HOUSE PHONE

- GENERAL NOTES**
- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
 - REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS
 - REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR STORAGE AREAS
 - REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
 - FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS
 - REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR ROOFING MATERIAL
 - ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES
 - REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQ'S
 - REFER TO HADG FOR FURTHER ADDITIONAL REQ'S FOR PUBLIC SPACES & EQUIPMENT
 - FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING WITH NFPA 72:1998 OR 2022 ADDITION 1 AS REQ'D BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS WITH COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQ'D BY LOCAL AUTHORITIES.

LEVEL 2 OVERALL PLAN

SCALE: 3/16" = 1'-0"

1

MCS
ARCHITECTS LLC

ARCHITECTURE
PLANNING
INTERIORS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/522-1054
713/522-4496 FAX

HOME 2
SUITES BY HILTON

A Project for PA Hospitality
305 West MLK Jr. Blvd. Austin, Texas 78701

LEVEL 2 OVERALL
PLAN

DATE

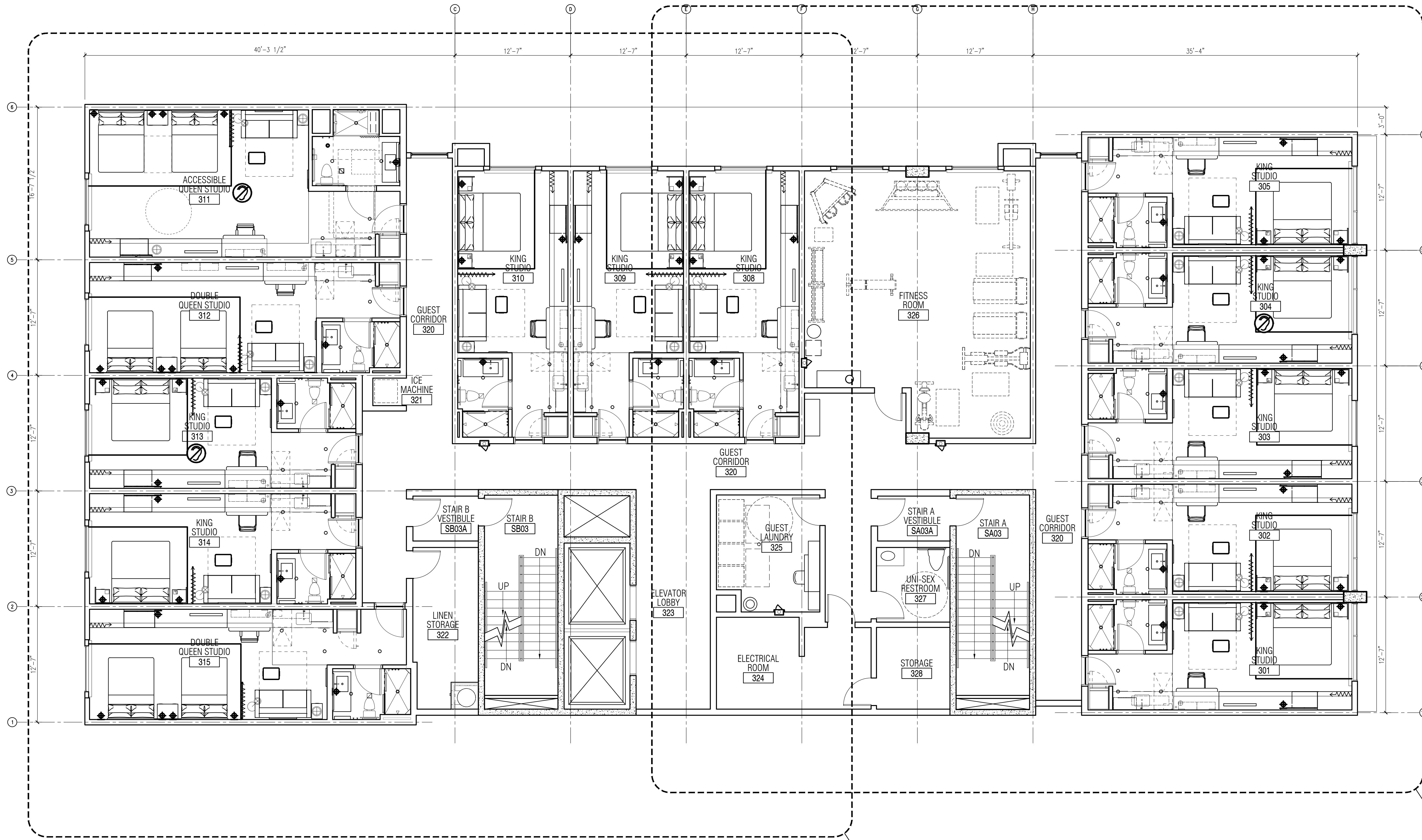
2024-04-23 Owner Review

PROJECT NUMBER:

2307

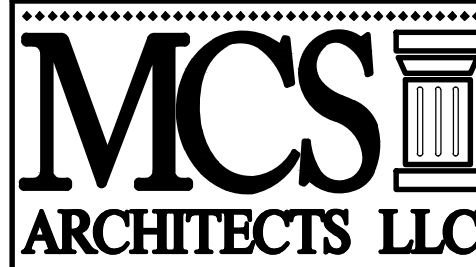
SHEET NUMBER:

A102



KEY NOTES

- THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- BACK OF HOUSE WASHER AND DRYERS. RE: BOH LAUNDRY EQUIPMENT PLAN FOR SPECIFICATIONS.
- EGRESS STAIR IN CONCRETE ENCLOSURE. RE: STRUCTURAL DWGS.
- TRENCH DRAIN FOR WASHING MACHINES.
- LINE OF ROOF/CANOPY ABOVE.
- VEHICULAR DROP OFF - RE: TO SITE PLAN AND DETAIL.
- CARRY CARPET PATTERN INTO DOOR TO TRANSITION STRIP AS INDICATED - REFER TO SHEET A-601 FOR TRANSITION DETAIL.
- FLOOR DRAIN.
- BREAKFAST COUNTER.
- HOSE BIBB - FROST FREE WHERE REQUIRED. TAMPER RESISTANT. RECESSED.
- HOTEL LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- QUEST LAUNDRY EQUIPMENT - REFER TO ENLARGED PLAN.
- PROVIDE CONVENIENCE OUTLETS IN CORRIDORS FOR HOUSEKEEPING EQUIPMENT AT MINIMUM EVERY 50'.
- ACCESSIBLE ICE MACHINE WITH REQUIRED ACCESSIBLE APPROACH AREA. PROVIDE FLOOR DRAIN CENTERED UNDER ICE MACHINE AND PROVIDE POSITIVE SLOPE TOWARDS DRAIN WITHOUT AFFECTING ACCESSIBLE REQUIREMENTS. INSULATE DRAIN PIPES. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL AND HADG FOR ADDITIONAL REQUIREMENTS FOR ICE MACHINE AREA.
- TV LOCATION.
- CANOPY/TRELLIS BELOW.
- DRYER VENT LOUVER - REFER TO ELEVATIONS.
- WIRE SHELVING SYSTEM - REFER TO FF&E FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER.
- FIRE EXTINGUISHER (CABINET IN PUBLIC AREAS). INSTALLED SO THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F. CABINETS TO BE FULLY RECESSED.
- KEYCARD READER ENTRANCE HARDWARE, MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR.
- PUSH BUTTON INTERCOM OR HOUSE PHONE (OPTIONAL VIDEO MONITORING). MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LAUNDRY CHUTE LOCATION CONTAINED WITHIN 2-HOUR RATED SHAFT WITH RATED DOOR MONITORING. MOUNT SO TOP OF DEVICE IS MAXIMUM OF 48" ABOVE GRADE. PROVIDE CLEAR FLOOR SPACE AS REQUIRED BY ACCESSIBILITY AT DEVICE.
- LINEN CART STORAGE AREA.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 5A-456 FOR DOOR TRIM AND FINISHES.
- LUGGAGE CART STORAGE AREA.
- FITNESS CENTER. RE: FITNESS CENTER PLAN FOR FITNESS CENTER EQUIPMENT LAYOUT AND SPECIFICATIONS.
- TWO COMPARTMENT SINK.
- FOOD PREP AREA. REFER TO KITCHEN DRAWINGS FOR EQUIPMENT LAYOUT AND SPECS.
- WORK BENCH PER DESIGN STANDARDS. RE: DETAILS ON A504 FOR MORE INFORMATION.
- GUEST BATH SLAB TO BE DROPPED 1" TO ALLOW FOR DRAIN. FLOOR TO SLOPE TO DRAIN. RE: GUEST BATH SHOWER DRAWINGS AND STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- ACCESSIBLE TABLE. REFER TO FF & E SPECIFICATIONS.
- PHONE RACK.
- ACCESSIBLE WORK TABLE.
- DROP SLAB 1" FOR SLOPE TOWARDS FLOOR DRAIN. RE: STRUCTURAL DRAWINGS.
- HOUSE PHONE.



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HOME2
SUITES BY HILTON

A Project for PA Hospitality
305 West MLK Jr. Blvd. Austin, Texas 78701

LEVEL 3 OVERALL
PLAN

DATE

2024-04-23 Owner Review

PROJECT NUMBER:

2307

SHEET NUMBER:

A103

LEVEL 3 OVERALL PLAN

SCALE: 3/16" = 1'-0"

1

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- LINEN CART STORAGE AREA.
- REFER TO PRODUCT SPECIFICATION FOR CARPET PATTERN.
- HYDRATION STATION.
- SEE 51A-456 FOR DOOR TRIM AND FINISHES.
- LUGGAGE CART STORAGE AREA.
- FITNESS CENTER. RE: FITNESS CENTER PLAN FOR FITNESS CENTER EQUIPMENT LAYOUT AND SPECIFICATIONS.
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GENERAL NOTES

- REFER TO ENLARGED GUEST ROOM PLANS FOR DOOR TAGS & TYPES.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR STORAGE AREAS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE. FIRE EXTINGUISHER LOCATIONS WITHIN THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL FOR ADDITIONAL REQ'S FOR ROOFING MATERIAL.
- ROOF SLOPES & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.
- REFER TO STANDARDS FOR FIXTURE & EQUIPMENT REQ'S.
- REFER TO HADG FOR FURTHER ADDITIONAL REQ'S FOR PUBLIC SPACES & EQUIPMENT.
- FIRE ALARM SYSTEM SHALL HAVE PERMANENTLY INSTALLED AUDIBLE & VISIBLE ALARMS COMPLYING WITH NFPA 72:1998 OR 2022 ADDITION 1 AS REQUIRED BY LOCAL AUTHORITIES. ALARMS MUST BE LOCATED IN PUBLIC & COMMON USE AREAS & GUEST ROOMS DESIGNATED AS "GUEST ROOMS WITH COMMUNICATIONS FEATURES" AT A MINIMUM. WHERE EMPLOYEE AREAS HAVE AUDIBLE ALARMS, THE WIRING SHALL BE DESIGNED SO VISIBLE ALARMS CAN BE INTEGRATED INTO THE SYSTEM, UNLESS GREATER STANDARDS ARE REQUIRED BY LOCAL AUTHORITIES.

LEVEL 4 OVERALL PLAN

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1

