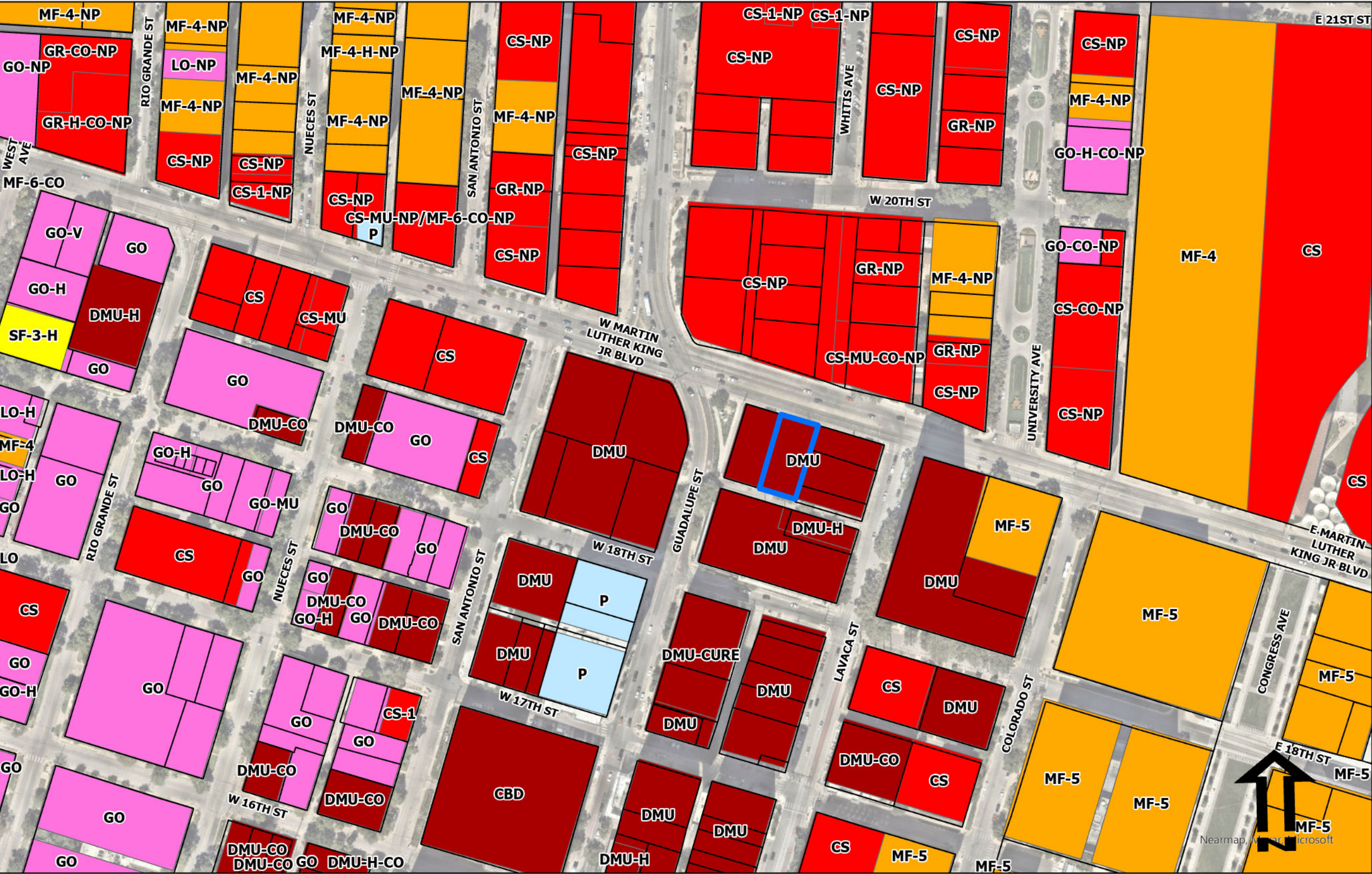


Zoning Map

SP-2024-0238C
October, 2024



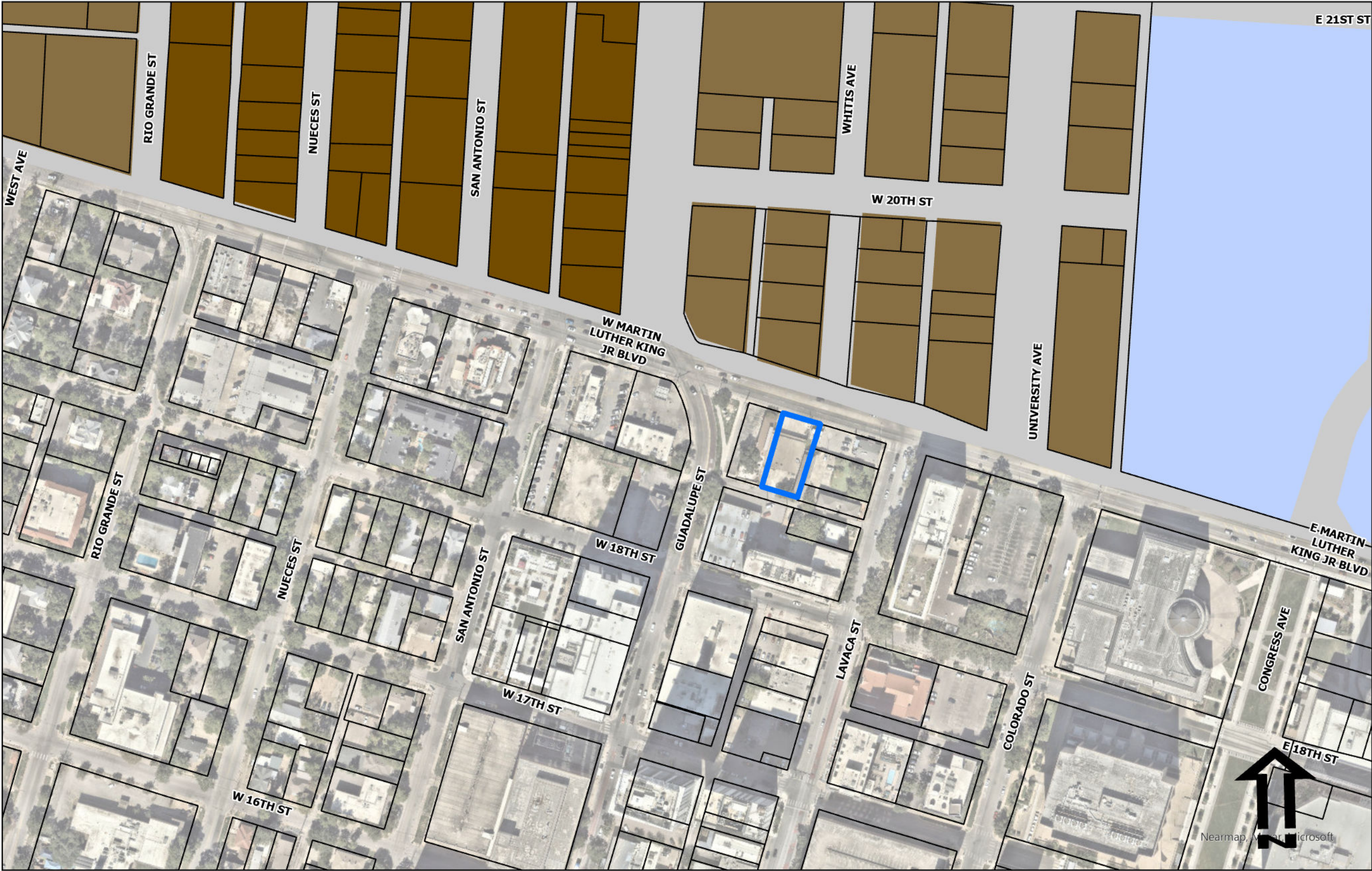
305 W MLK Blvd.

Zoning District

- Mobile Home Residence
- Commercial
- Office
- Industrial
- CBD; Downtown Mixed Use
- Special Districts
- Agriculture; Development Reserve
- Aviation; Unzoned; Public
- Multifamily Residence
- Planned Unit Development
- Lake Austin Residential; Residential Low Density
- Single Family Residence
- Unclassified

Future Land Use Map

SP-2024-0238C
October, 2024



305 W MLK Blvd.

Future Land Use

Agriculture

Rural Residential

Single-Family

Higher-Density Single-Family

Mobile Homes

Mixed Residential

Multifamily

Commercial

Neighborhood Commercial

Neighborhood Mixed Use

Mixed Use

High Density Mixed Use

Specific Regulating District

Warehouse/Limited Office

Office

Mixed Use/Office

Major Planned Development

Industry

Major Impact Facilities

Civic

Recreation & Open Space

Environmental Conservation

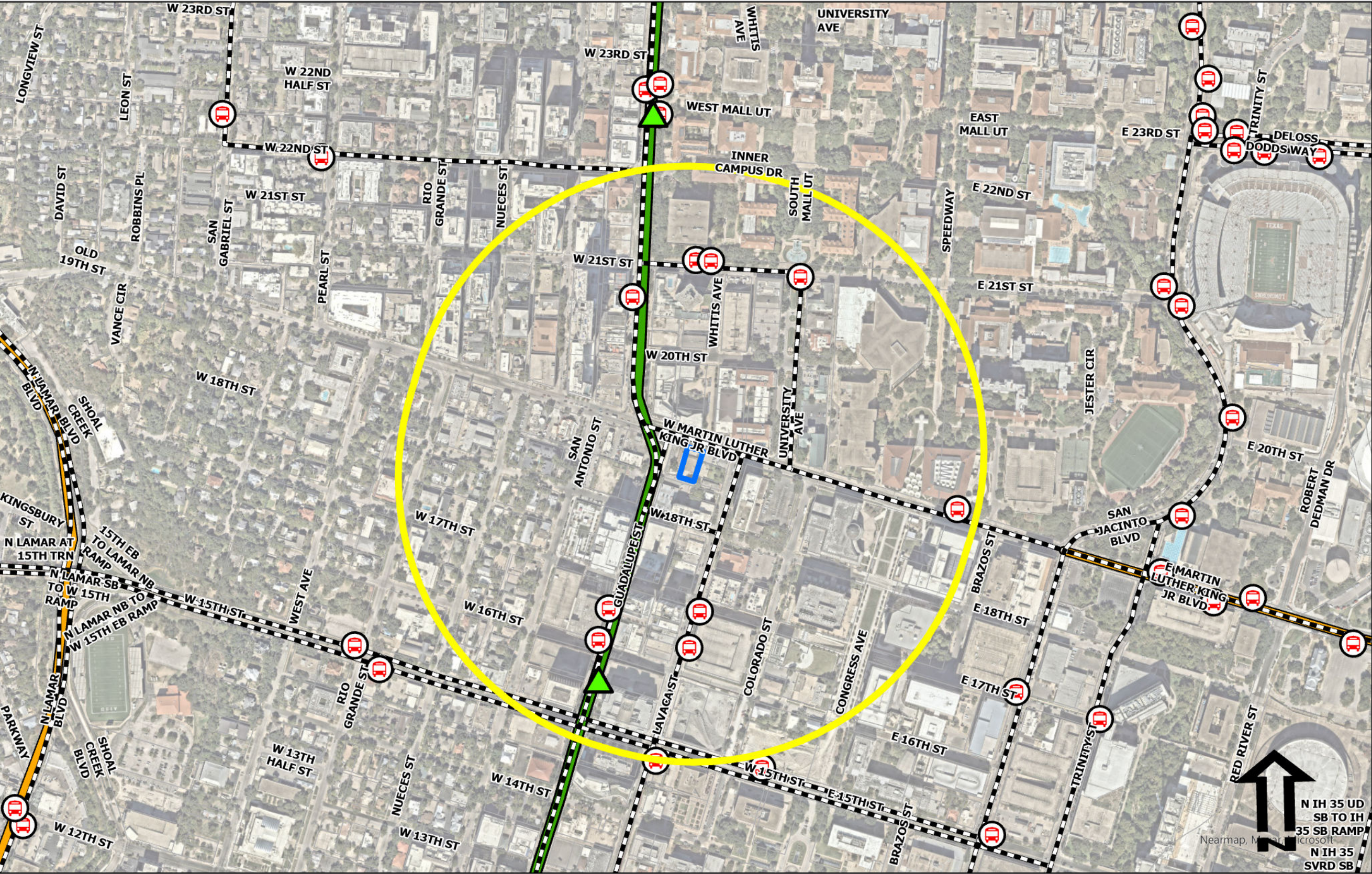
Transportation

Utilities

Water

Transit Resources

SP-2024-0238C
October, 2024

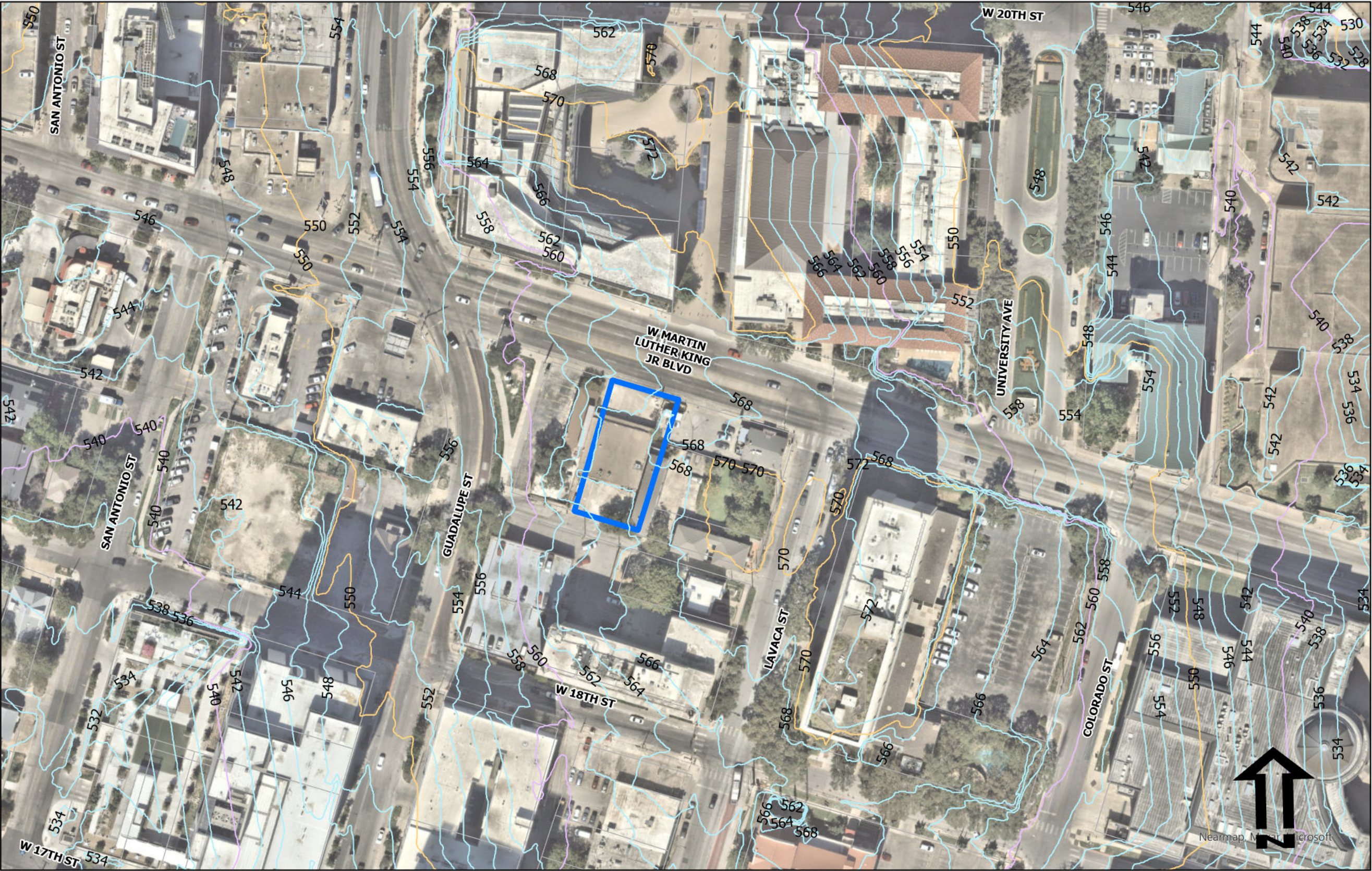



- Light Rail Routes_Proposed
- Light Rail Stations_Proposed
- CapMetro Bus Routes
- CapMetro Bus Stops
- 305 W MLK Blvd.
- .25 mile radius
- Imainge Austin Activity Corridor




Topography - Contours


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October, 2024





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Contours

 Contour Line, Intermediate

 Contour Line, Major

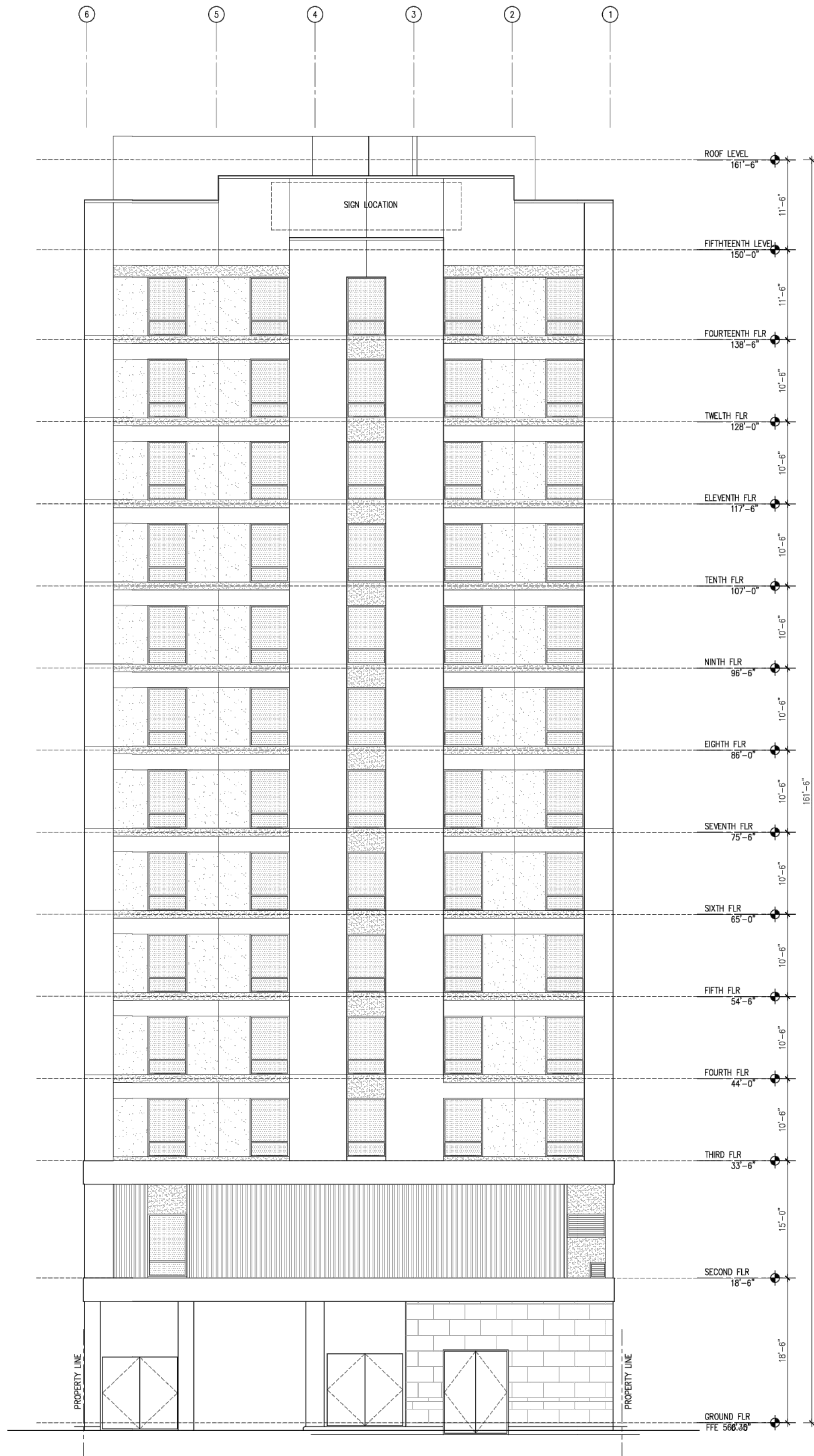
 Contour Line, Minor

 <all other values>



Not final - update to be provided
at hearing.

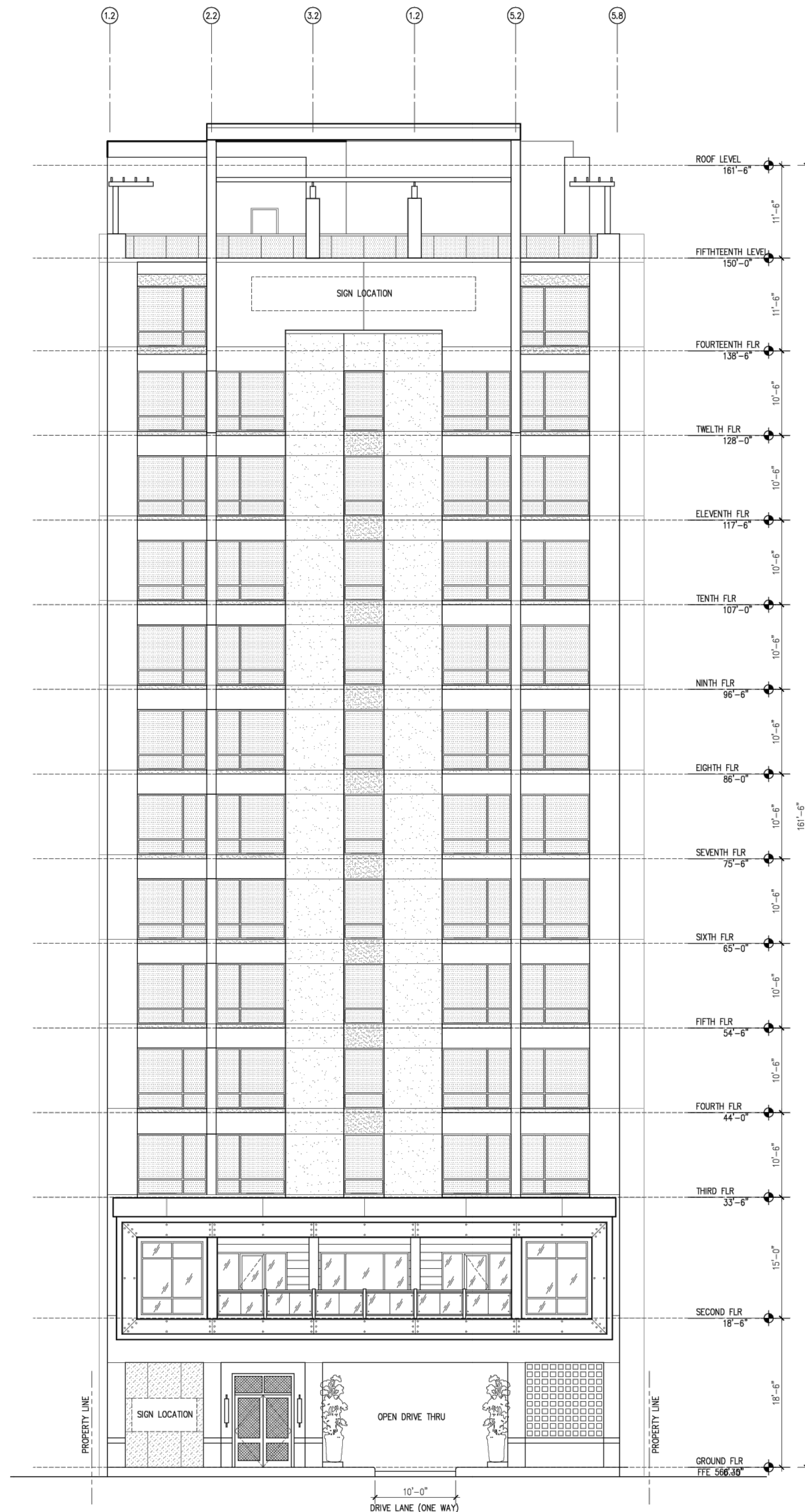




EXTERIOR ELEVATION-SOUTH

SCALE:

2



EXTERIOR ELEVATION - NORTH

SCALE:

1

- GENERAL NOTES**
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
 - GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY
 - 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**
- APPROXIMATE LINE OF GRADE
 - ABOVE GRADE EXPOSED FOUNDATION WALL
 - PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT
 - MODIFIED WOOD CANOPY WITH STEEL SUPPORT
 - MECHANICAL EQUIPMENT SCREEN - REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
 - ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS - SEE SHEET A-401 FOR SIZES.
 - ALUMINUM STOREFRONT SYSTEM WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
 - ALUMINUM FIXED WINDOW WITH THERMAL BROKEN FRAME AND INSULATED GLAZING
 - ELEVATOR OVERRUN
 - LAUNDRY CHUTE OVERRUN
 - FINISH CONTROL JOINT
 - OVERFLOW SCUPPER - BASIS OF DESIGN NESCO MFG INC. - MODEL #SC794R - REFER ALSO TO DETAIL 7A-303
 - TAMPER RESISTANT, RECESSED HOSE BIBB - MOUNT TOP AT +12' A.F.F.
 - SIGNAGE - REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
 - KYNAR FINISH ALUMINUM COPING SYSTEM - COLOR TO MATCH ADJACENT MATERIAL
 - KYNAR FINISH ALUMINUM GRAVEL STOP - COLOR TO MATCH ADJACENT MATERIAL
 - LIGHT FIXTURE - REFER TO CEILING PLAN
 - EXPANSION JOINT AT FLOOR LINE WITH BACKER ROD AND SEALANT
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 - ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
 - ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
 - POOL PERIMETER FENCE AS REQUIRED BY CODE WITH 3'-0" GATE
 - PRECAST COPING

- ARCHITECTURAL ELEMENTS**
- | | |
|------|--|
| EX-1 | EFS MAINFIELD COLOR
EFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER |
| EX-2 | EFS ACCENT COLOR
EFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER |
| EX-3 | EFS ACCENT COLOR
EFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER |
| EX-4 | METAL FINISH |
| EX-5 | LANDSCAPE SCREEN SYSTEM |
| EX-6 | CORRUGATED METAL PANEL SYSTEM |
| EX-7 | THIN SET STONE |

- PROTOTYPICAL MATERIALS**
- SUPPORT**
Material: 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: Smooth to medium texture, both hand rubbed 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**
Material: Building material with strong directionality and high relief to create shade and shadow such as textured EFS, 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**
Material: Building material with a minimal amount of joints and connections and a smooth finish such as EFS, 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**
Material: Building material with a strong horizontal direction and high relief to create shade and shadow. Smooth finish material: EFS 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**
Material: Building material with a minimum amount of joints and connections and smooth finish: metal, EFS 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**
Material: 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**
-

MCS ARCHITECTS LLC

ENGINEERING AND CONSTRUCTION CONSULTANTS

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

TEXAS REGISTERED
ENGINEERING FIRM E-1738

**ARCHITECTURE
PLANNING
INTERIORS**

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

HOMER2 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

AMC DESIGN GROUP

ENGINEERING AND CONSTRUCTION CONSULTANTS

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Thrasher Design

LAND PLANNERS

3221 WEST ALABAMA
HOUSTON, TEXAS 77098
713/522-1054
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NO.	DATE	DESCRIPTION

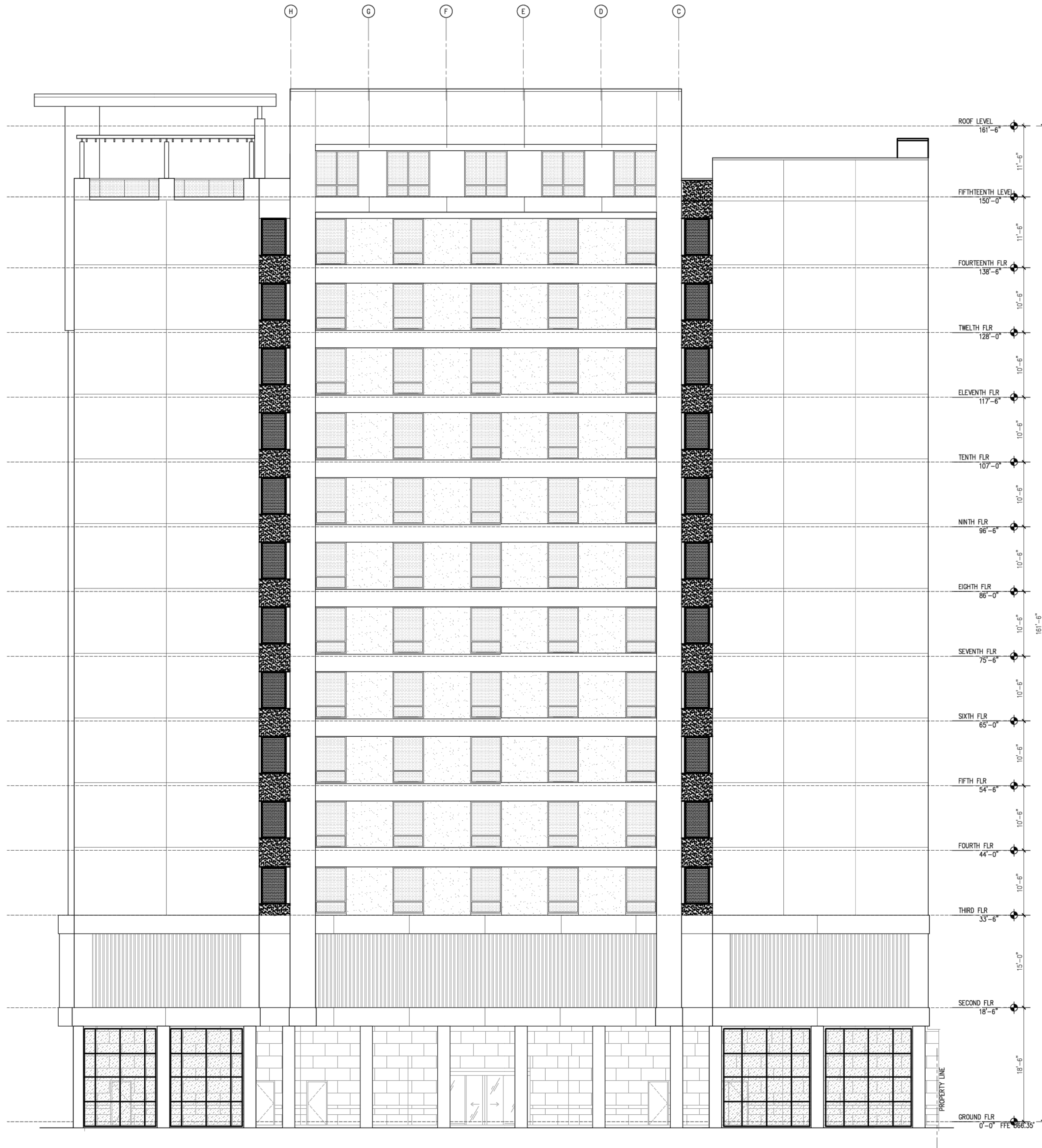
HOMER2 SITE PLAN

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

BUILDING ELEVATIONS NORTH/ SOUTH

19 of 22

SP-2024-0238C



EXTERIOR ELEVATION - WEST 1

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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
3 PAINTED TUBE STEEL CANOPY WITH WOOD FINISHED SOFFIT
4 MODIFIED WOOD CANOPY WITH STEEL SUPPORT
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EIFS ACRYLIC FINISH OVER EXTRUDED POLYSTYRENE OVER APPLIED WEATHER BARRIER

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EX5 LANDSCAPE SCREEN SYSTEM

EX6 CORRUGATED METAL PANEL SYSTEM

EX7 THIN SET STONE

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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
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Materiality: Building material with strong directionality and high relief to create shade and shadow such as textured EIFS, stucco, brick wood Sliding, cement fiber board or corrugated metal
Color: Medium value, 40-60% value, earth toned, painted or natural depending on material
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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
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KEY MAP

1

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ARCHITECTS LLC

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HOME2
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**BUILDING
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20 of 22

SP-2024-0238C