

SITE NOTES

1. SITE AREA: TOTAL 1.34 ACRES
2. ENTIRE SITE IS IN FLOOD ZONE X
3. ALL ONSITE CONSTRUCTION IS NEW CONSTRUCTION
4. MINIMUM 8'-0" CEILING HEIGHT
5. PARKING COUNT MEETS THE REQUIREMENTS OF LOCAL JURISDICTION.

ARCHITECTURAL SITE PLAN

Aria Grand

Austin, Texas



BUILDING SUMMARY - ARIA GRAND

		BUILDING CONFIGURATION			UNIT AREA					BUILDING AREA **		
BUILDING DESIGNATION	BUILDING TYPE	1-BR 1-BA	2-BR 2-BA	3-BR 2-BA	COMMON SPACE	1-BR 1-BA	2-BR 2-BA	3-BR 2-BA	TOTAL N.R.A. **	UNITS/ BLDG	# OF STORIES	G.S.F./ BLDG ***
1	CLUBHOUSE APARTMENT	10	22	8	2,440	693	873	1,050	34536	40	5	46,664
2	APARTMENT	2	8	20		693	873	1,050	29370	30	6	35,882
TOTALS		12	30	28					63,906	70		82,546

** NET RENTABLE AREA (TDHCA) IS THE UNIT SPACE THAT IS AVAILABLE EXCLUSIVELY TO THE TENANT AND IS HEATED & COOLED BY A MECHANICAL HVAC SYSTEM. NRA IS MEASURED TO THE OUTSIDE OF THE STUDS OF A UNIT OR TO THE MIDDLE OF WALLS IN COMMON WITH OTHER UNITS. NRA DOES NOT INCLUDE COMMON HALLWAYS, STAIRWELLS, ELEVATOR SHAFTS, JANITOR CLOSETS, ELECTRICAL CLOSETS, BALCONIES, PORCHES, PATIOS, OR OTHER AREAS NOT ACTUALLY AVAILABLE TO THE TENANTS FOR THEIR FURNISHINGS.

TOTAL DWELLING UNITS = 70
 9X18 PARKING SPACES = 86
 HC PARKING SPACES = 5
 TOTAL PARKING SPACES = 91

2010 ADA UNITS SUMMARY

MOBILITY, HEARING & VISUAL
 5% x 70 = 4 UNITS
 LABELED UFAS/IBC HC UNIT ON BUILDING PLAN

HEARING & VISUAL
 2% x 70 = 2 UNITS
 LABELED HV UNIT ON BUILDING PLAN

NO UNITS ON GRADE SO NO HC/HV UNITS ARE SHOWN ON THE SITE PLAN

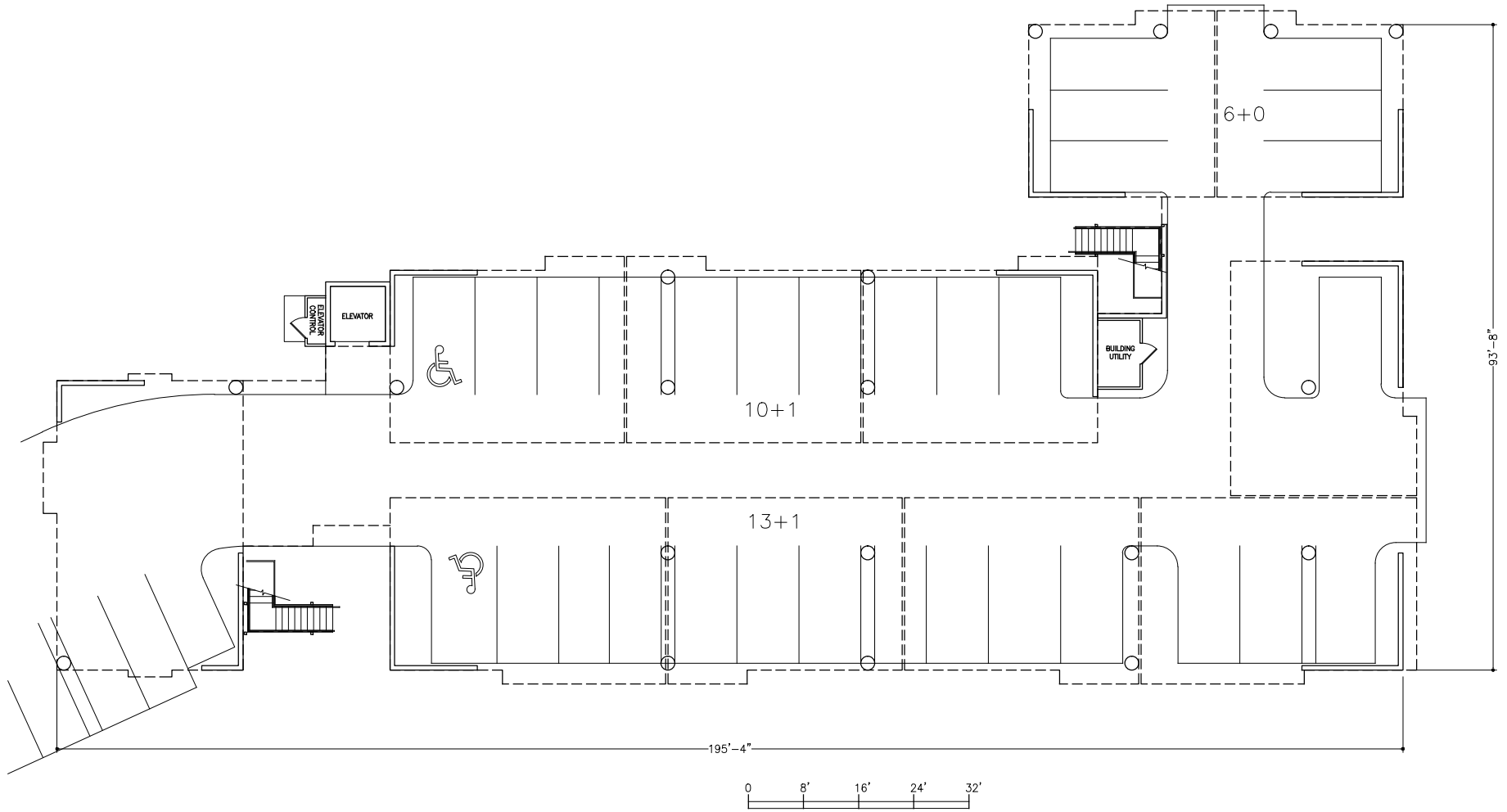
*** BUILDING AREA AS DEFINED IN SECTION 502.1 IBC AS THE AREA INCLUDED WITHIN THE SURROUNDING EXTERIOR WALLS EXCLUSIVE OF VENT SHAFTS & COURTS. (INCLUDES BREEZEWAY & PORCH AREAS)

BUILDING TYPE SUMMARY

Aria Grand

Austin, Texas





BUILDING 1 NOTES

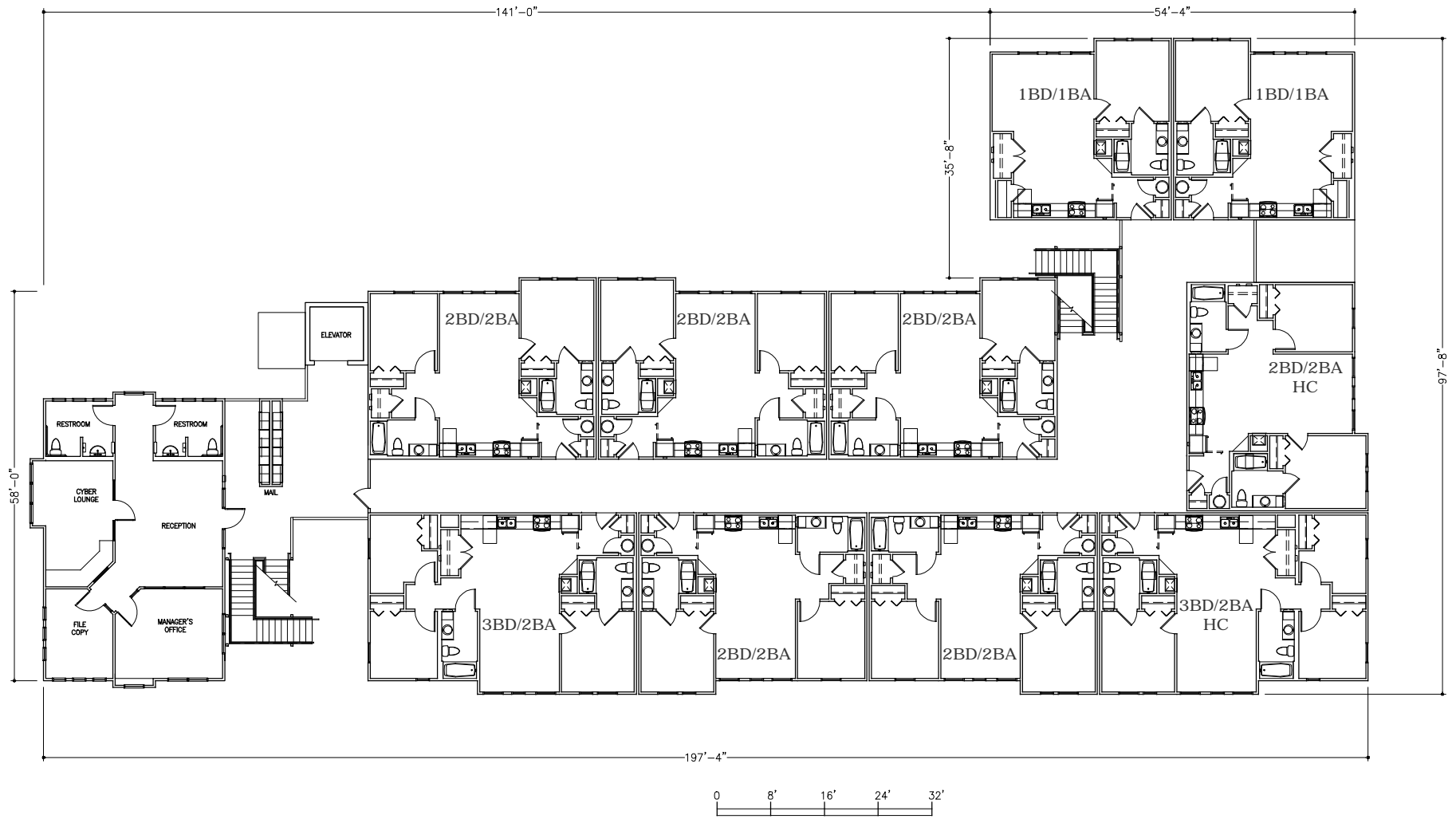
1. NET RENTABLE AREA 34,536sf
2. PORCH AREA 0sf
3. BREEZEWAY AREA 8,134sf
4. COMMON SPACE 2,680sf
5. MINIMUM 8'-0" CEILING HEIGHT
6. ROOF SLOPE 3:12 UNLESS NOTED OTHERWISE

Building 1 - Level 1

Aria Grand

Austin, Texas





BUILDING 1 NOTES

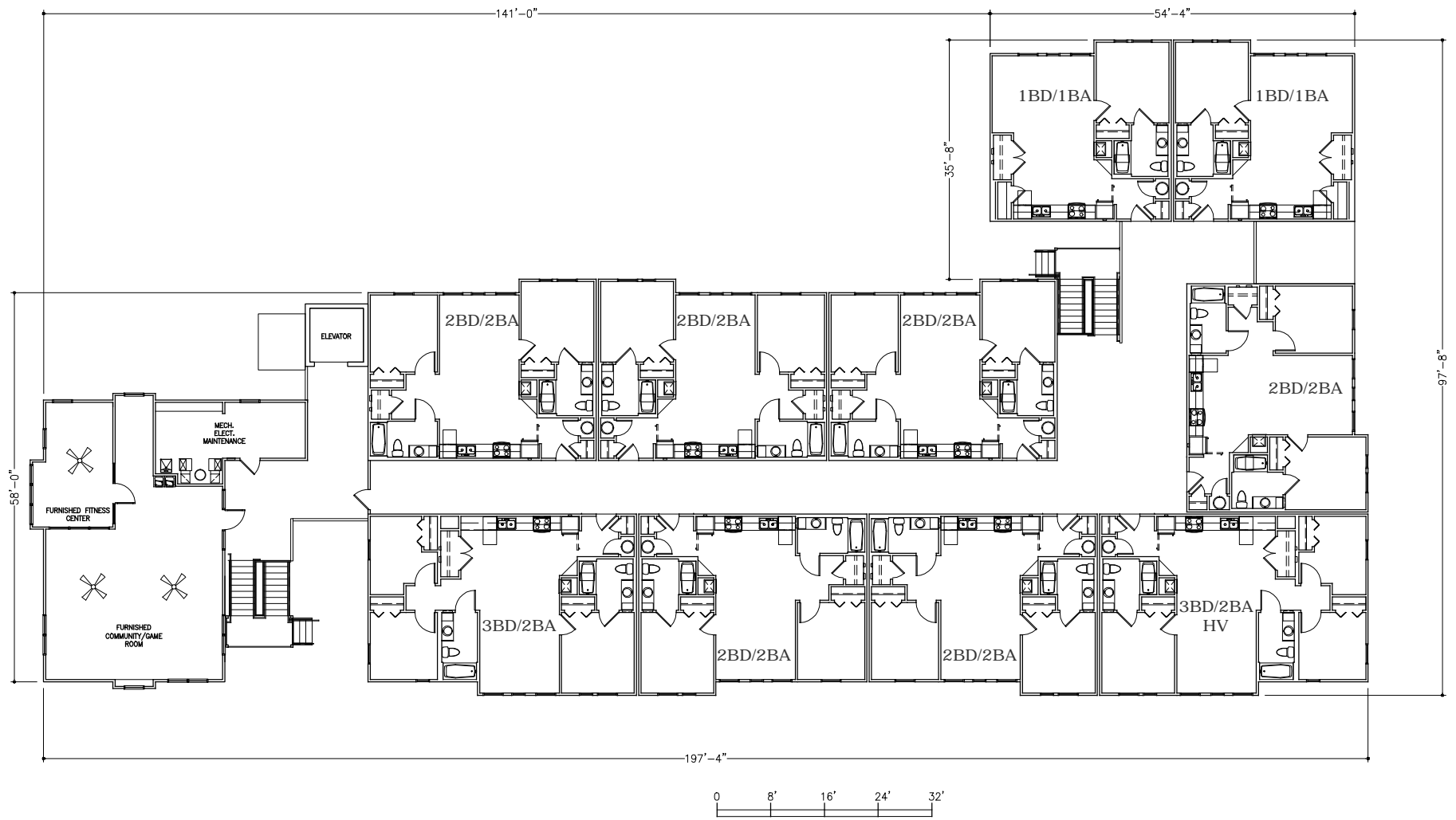
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Building 1 - Level 2

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BUILDING 1 NOTES

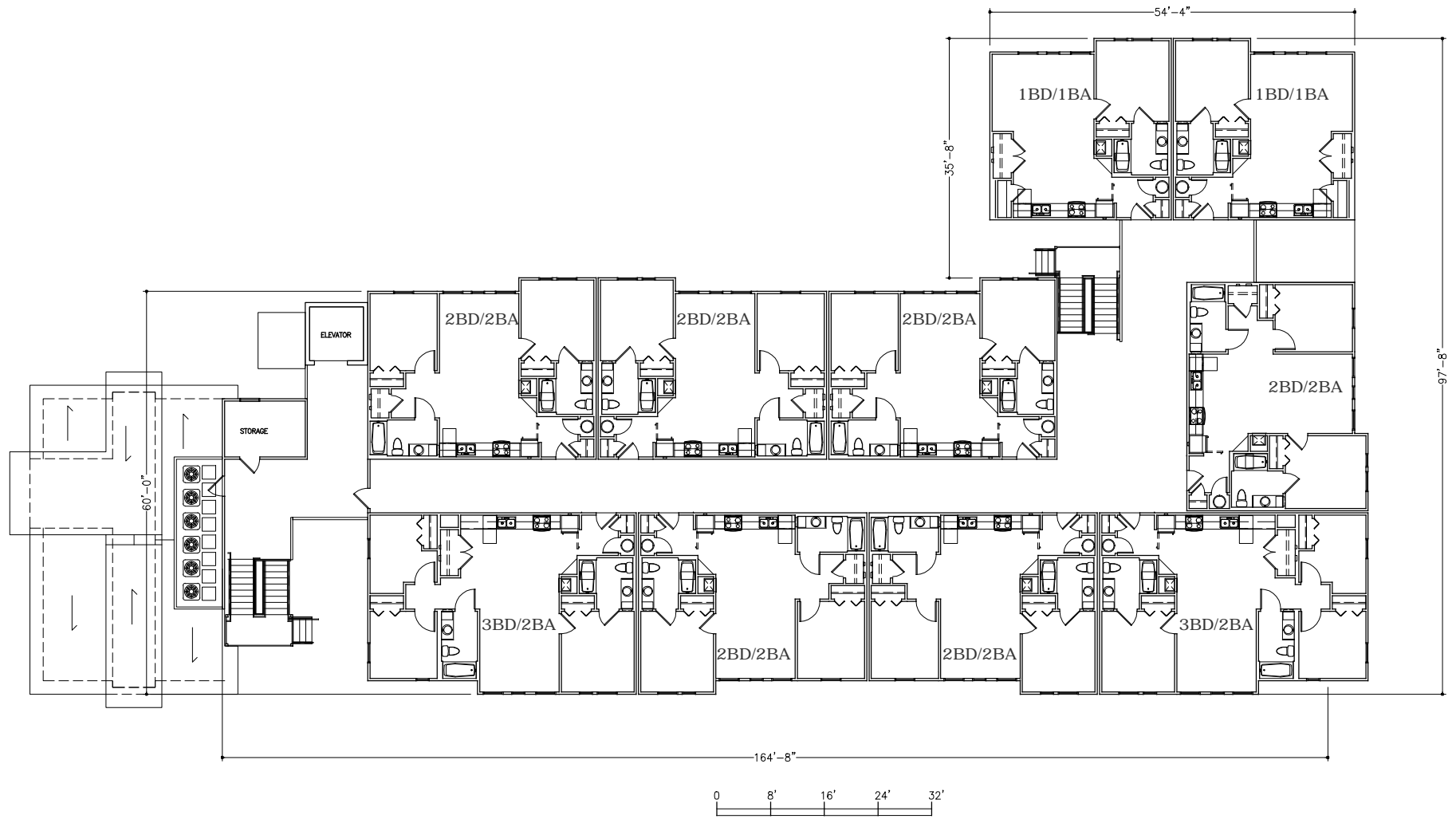
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Building 1 - Level 3

Aria Grand

Austin, Texas





BUILDING 1 NOTES

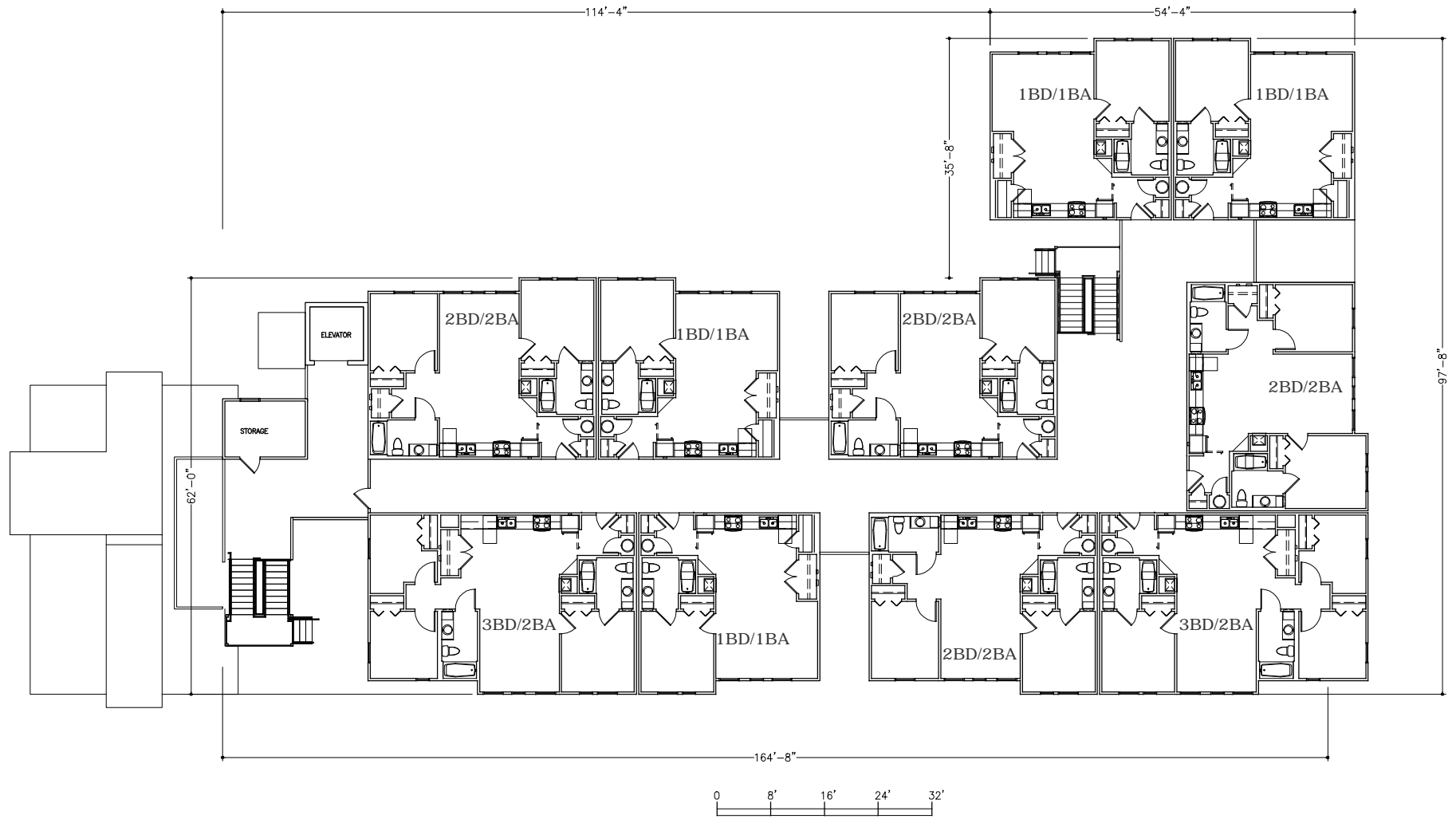
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Building 1 - Level 4

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BUILDING 1 NOTES

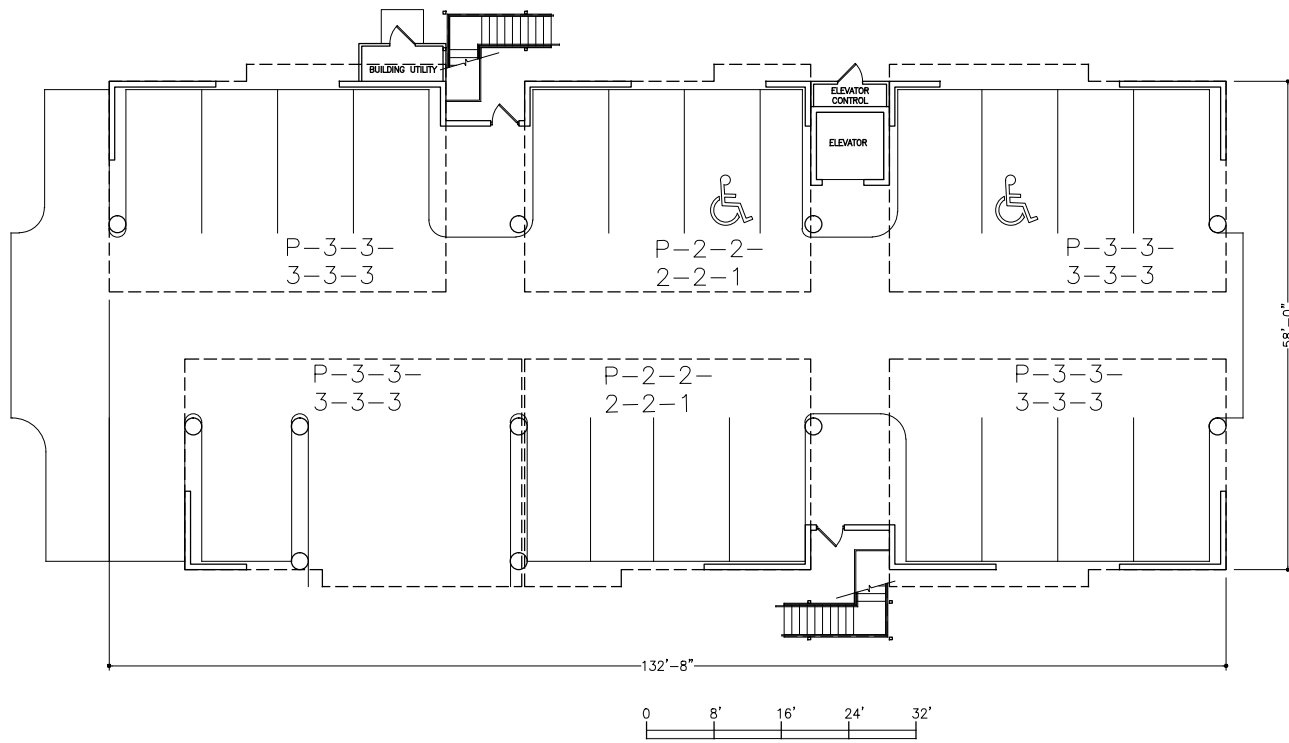
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Building 1 - Level 5

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Austin, Texas





BUILDING 2 NOTES

1. NET RENTABLE AREA 29,370sf
2. PORCH AREA 0sf
3. BREEZEWAY AREA 6,531sf
4. COMMON SPACE 67sf
5. MINIMUM 8'-0" CEILING HEIGHT
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Building 2 - Level 1

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BUILDING 2 NOTES

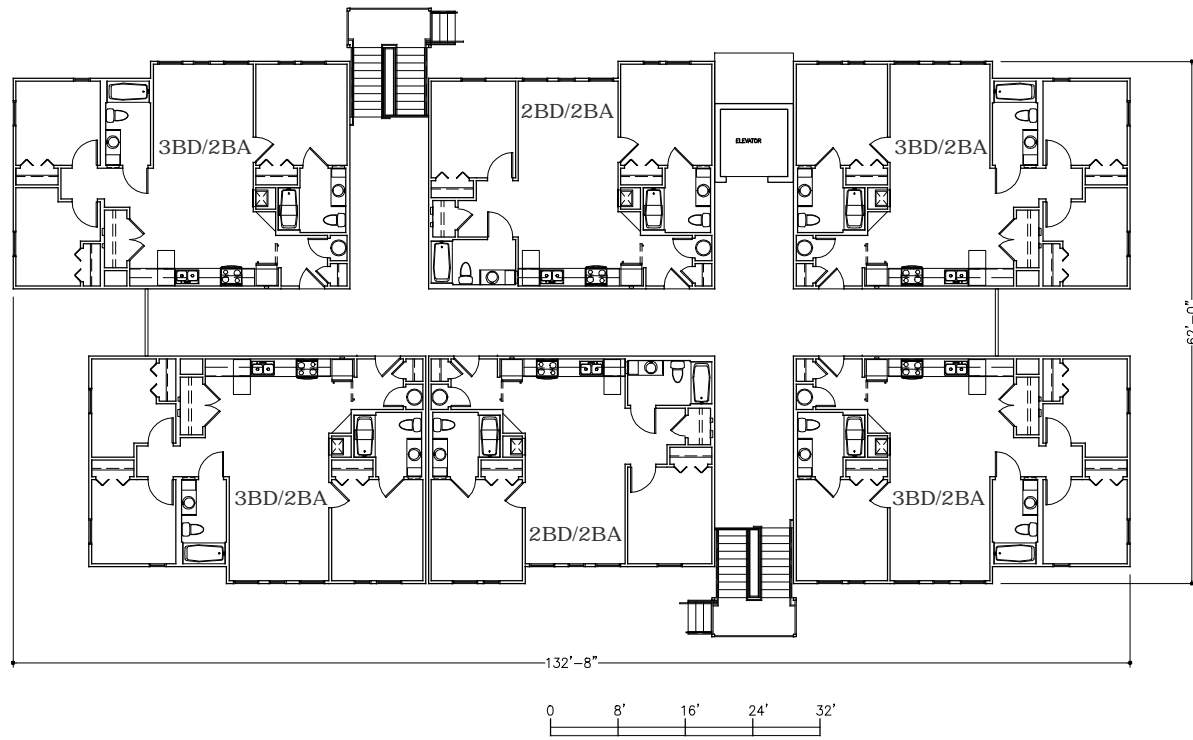
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Building 2 - Level 2

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BUILDING 2 NOTES

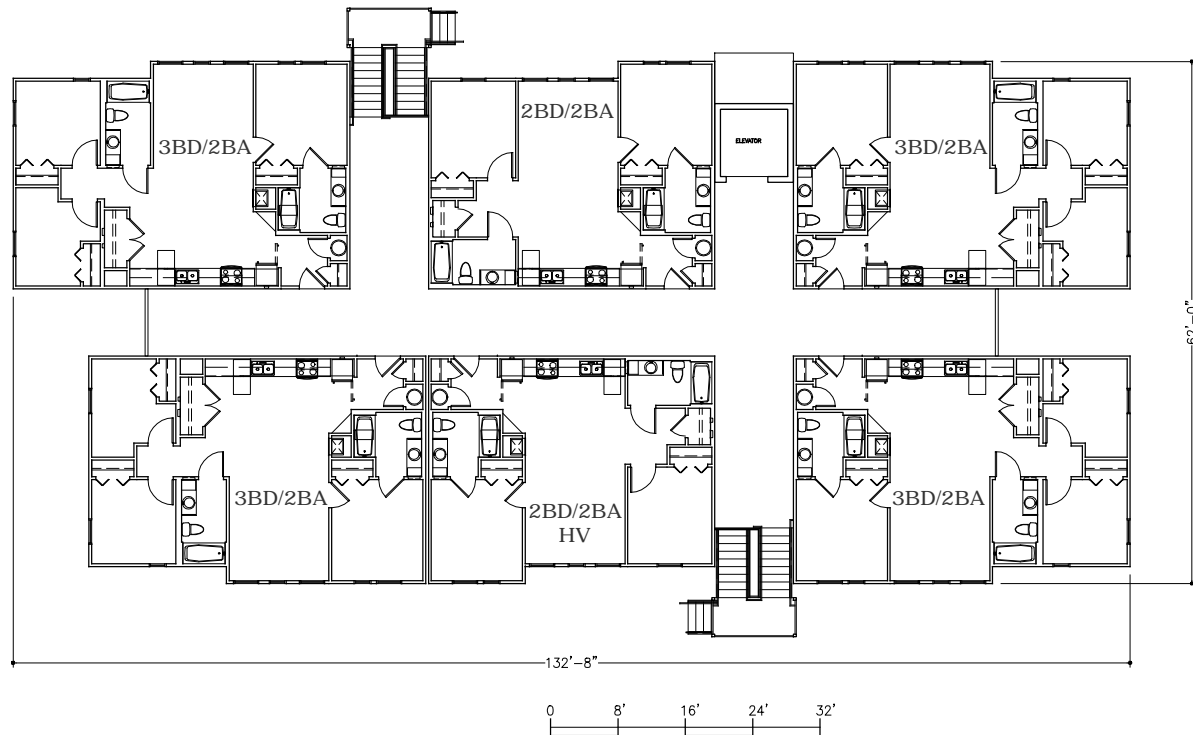
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Building 2 - Level 3

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BUILDING 2 NOTES

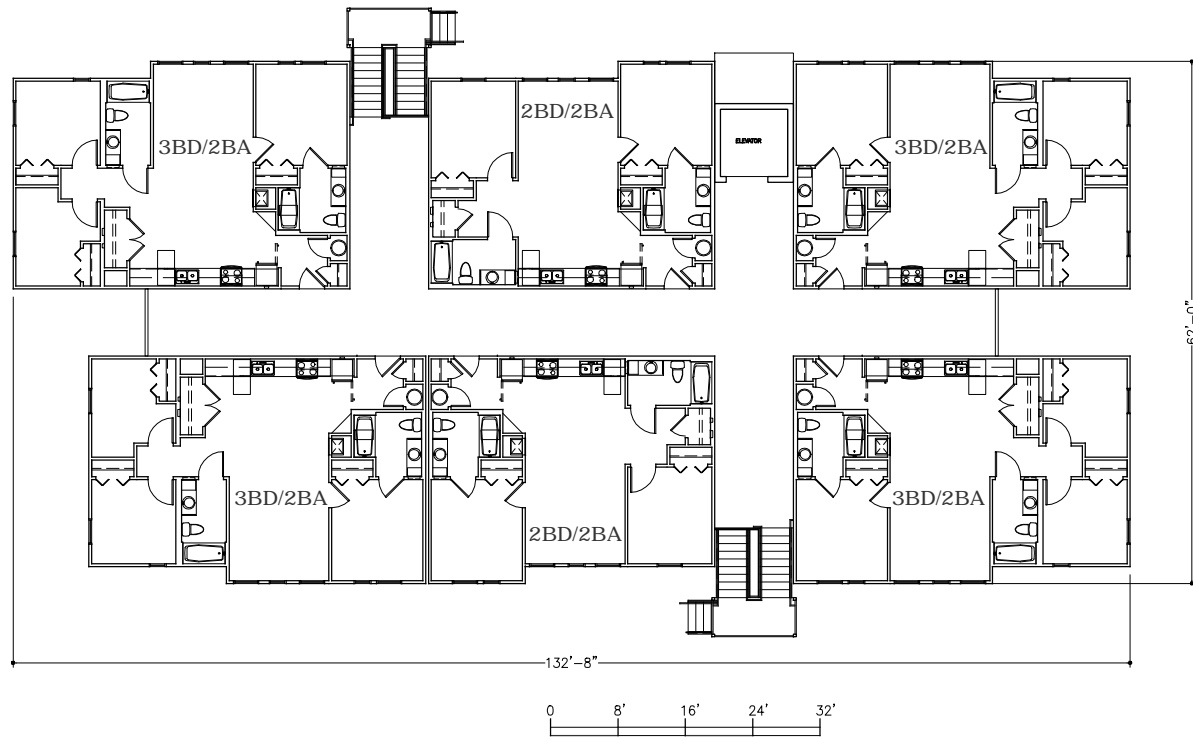
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Building 2 - Level 4

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Austin, Texas





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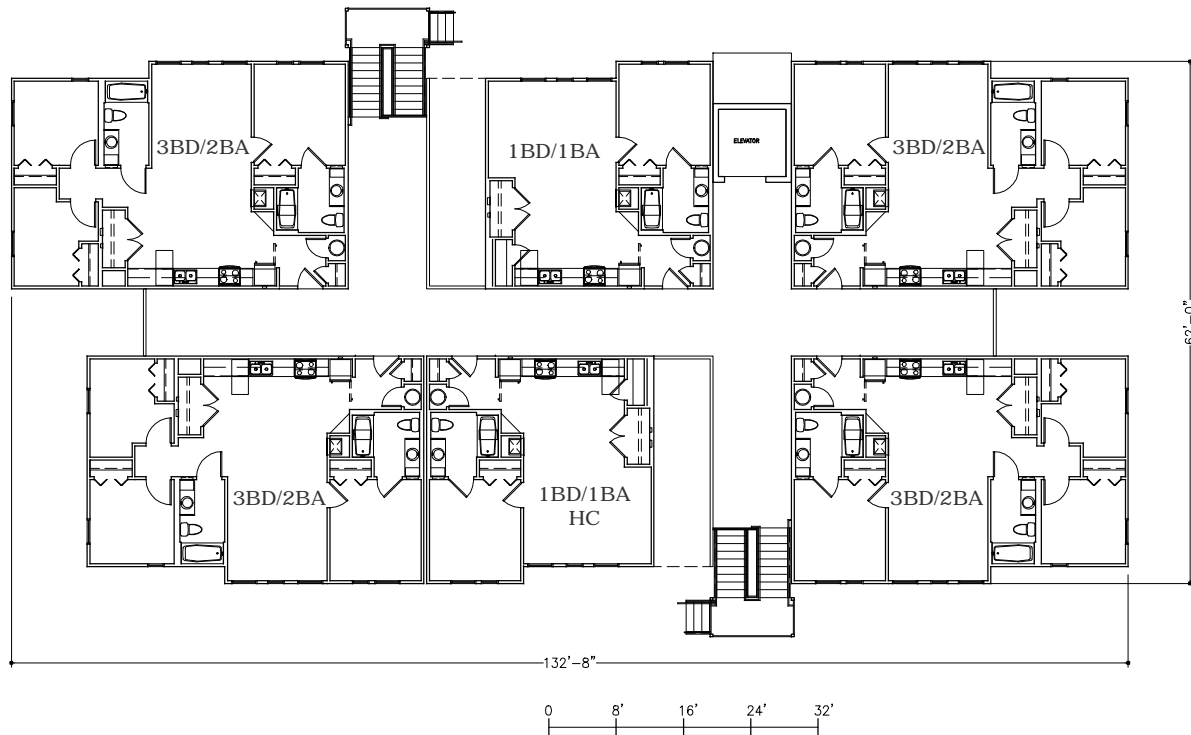
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Building 2 - Level 5

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BUILDING 2 NOTES

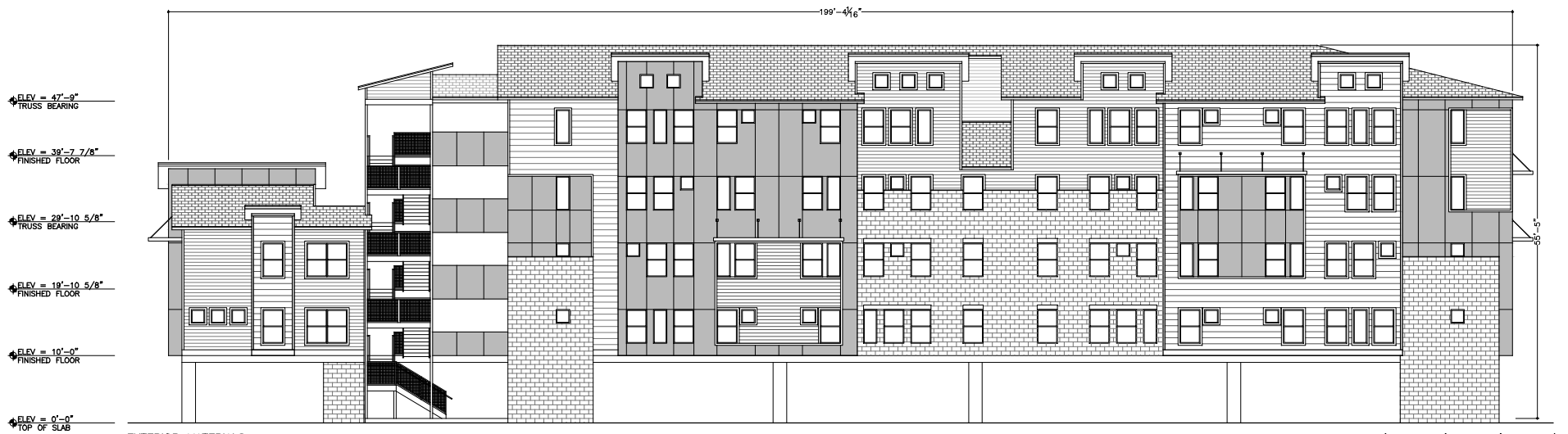
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Building 2 - Level 6

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Austin, Texas



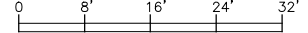


ELEV = 47'-8"
 TRUSS BEARING
 ELEV = 39'-7 7/8"
 FINISHED FLOOR
 ELEV = 29'-10 5/8"
 TRUSS BEARING
 ELEV = 19'-10 5/8"
 FINISHED FLOOR
 ELEV = 10'-0"
 FINISHED FLOOR
 ELEV = 0'-0"
 TOP OF SLAB

199'-4 1/16"

EXTERIOR MATERIALS:
 TDHCA MASONRY 30.4%
 CEMENTITIOUS SIDING 69.6%

BUILDING 1
 FRONT ELEVATION
 CLUBHOUSE
 10 1-BR/1BA UNITS
 22 2-BR/2BA UNITS
 8 3-BR/2BA UNITS



BUILDING 1 NOTES

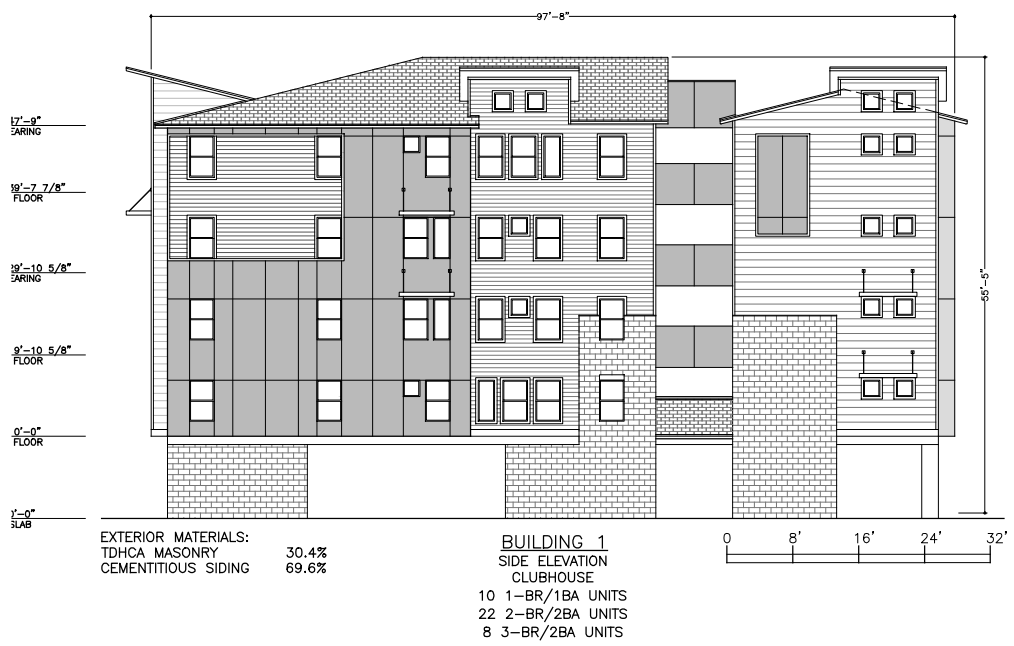
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Building 1 Elevations

Aria Grand

Austin, Texas





BUILDING 1 NOTES

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Building 1 Elevations

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Austin, Texas





BUILDING 1 NOTES

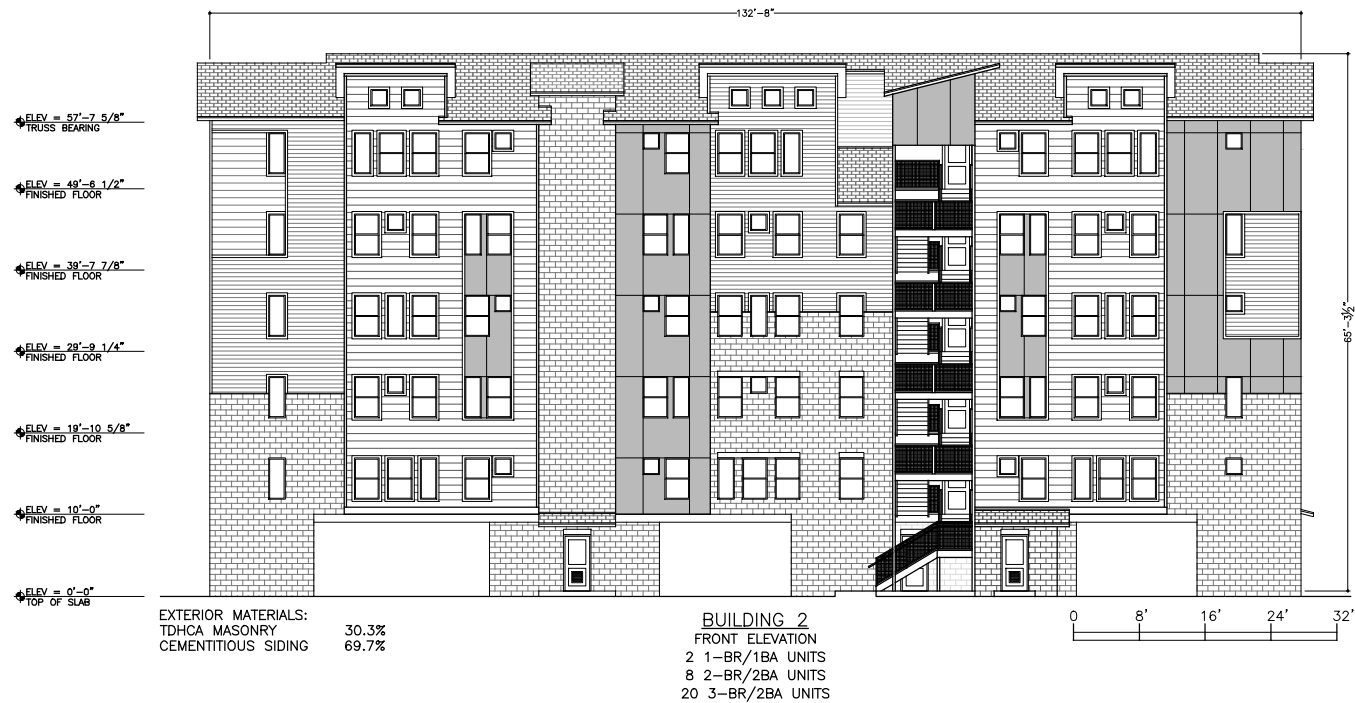
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Building 1 Elevations

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BUILDING 2 NOTES

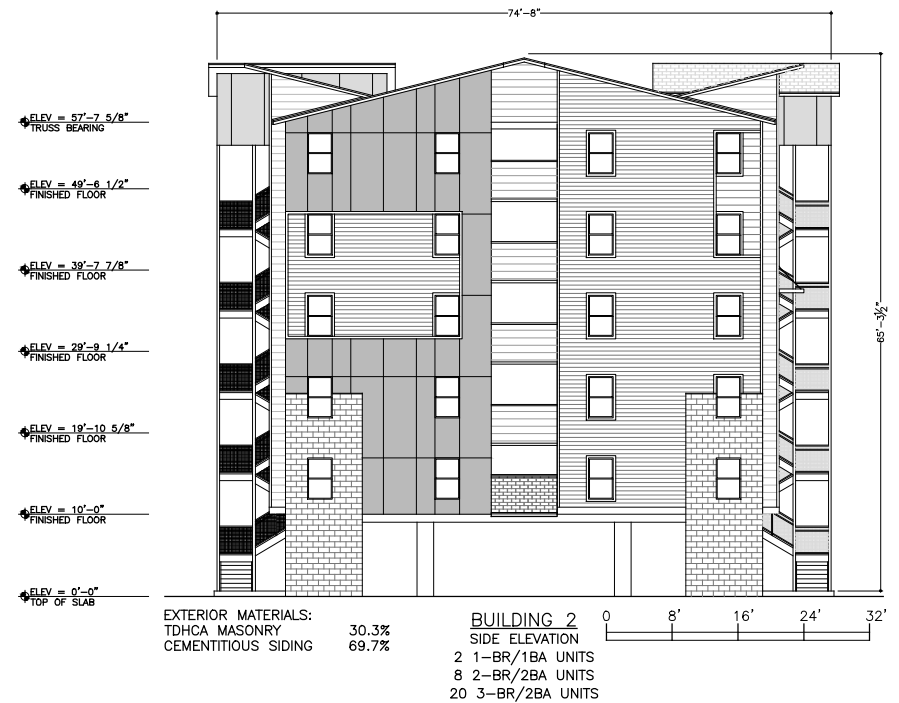
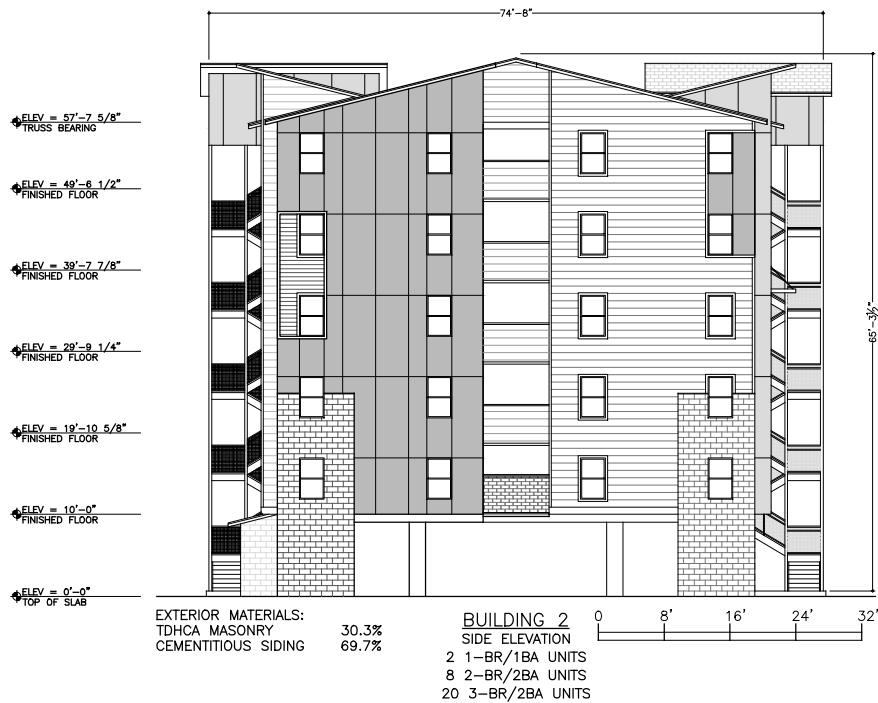
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Building 2 Elevations

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BUILDING 2 NOTES

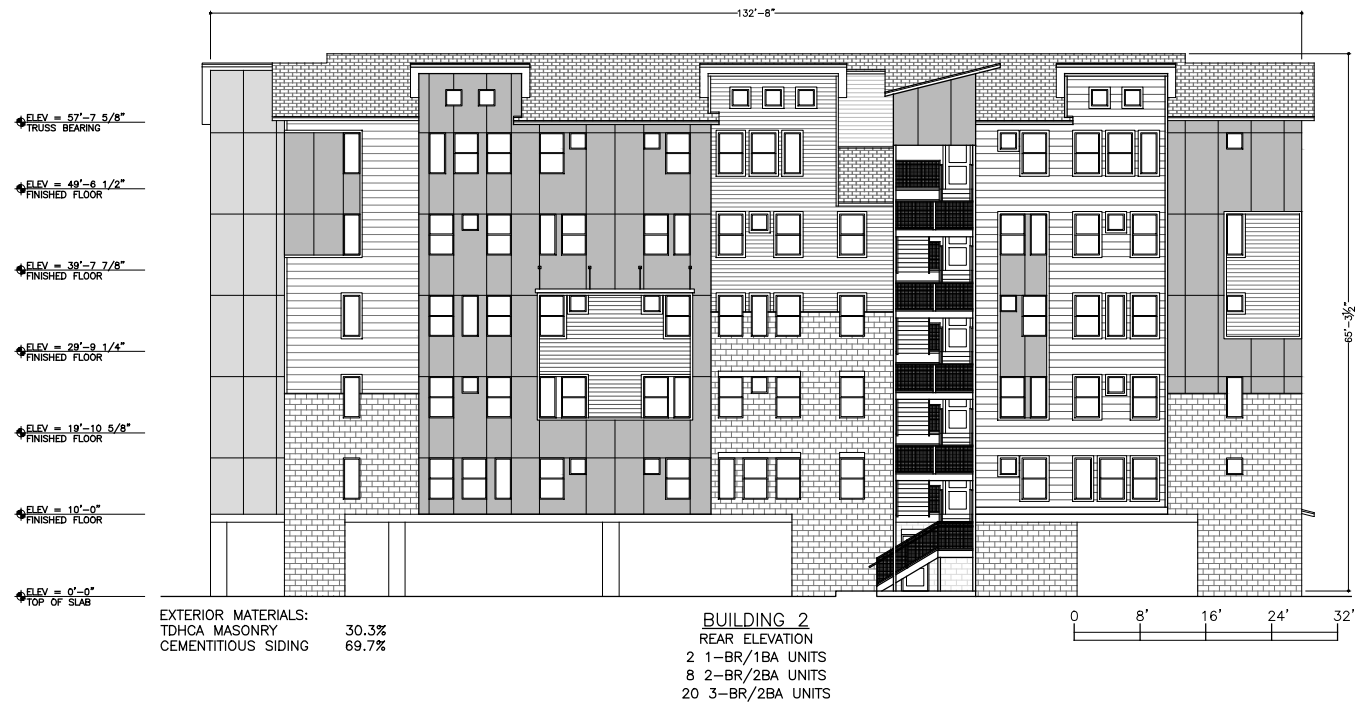
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Building 2 Elevations

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Building 2 Elevations

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NET RENTABLE AREA: 693 SF



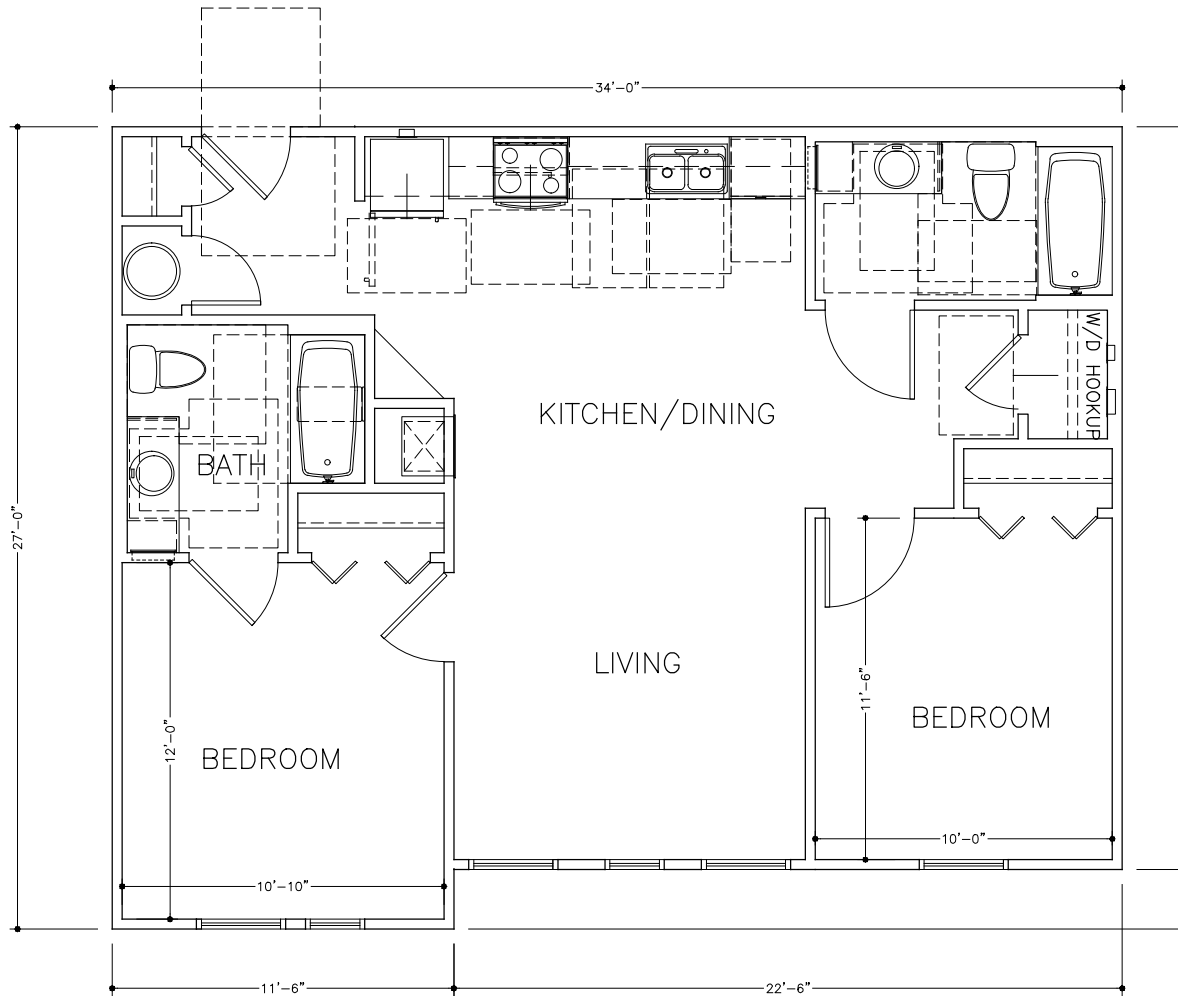
- ALL UNITS SHALL HAVE:
- COVERED ENTRY
 - SELF CLEANING OVEN
 - 14 SEER HVAC
 - 8'-0" MINIMUM CEILING HEIGHT
- ALL BUILDINGS SHALL HAVE:
- R15 WALL & R30 ROOF INSULATION
 - 30 YR SHINGLE OR METAL ROOFING
 - GREATER THAN 30% MASONRY VENEER

One Bedroom Unit

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Austin, Texas





NET RENTABLE AREA: 873 SF



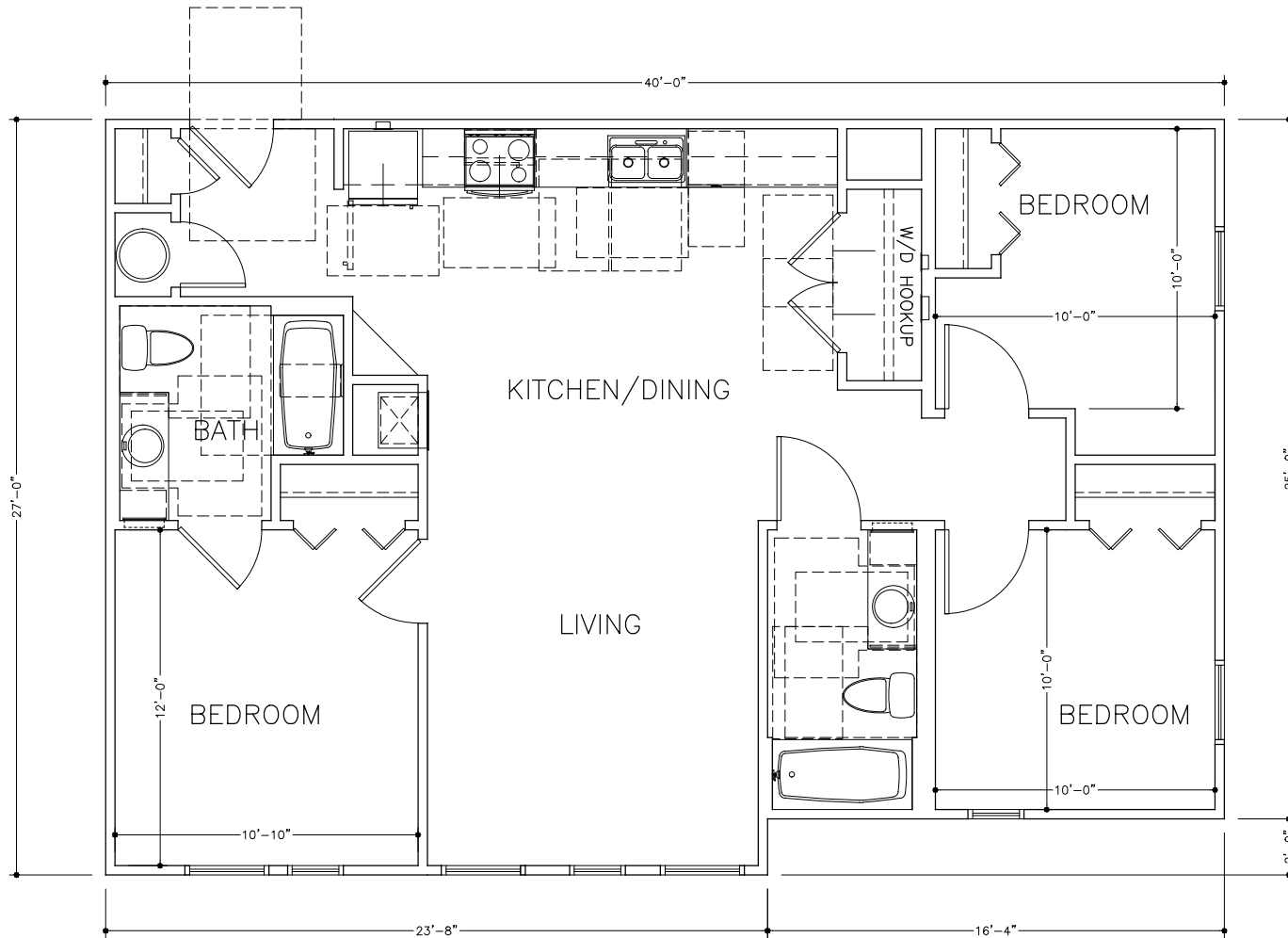
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Two Bedroom Unit

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Austin, Texas





NET RENTABLE AREA: 1,050 SF

0 4' 8' 12'
UNIT MEETS ALL
ACCESSIBILITY REQUIREMENTS

- ALL UNITS SHALL HAVE:
- COVERED ENTRY
 - SELF CLEANING OVEN
 - 14 SEER HVAC
 - 8'-0" MINIMUM CEILING HEIGHT
- ALL BUILDINGS SHALL HAVE:
- R15 WALL & R30 ROOF INSULATION
 - 30 YR SHINGLE OR METAL ROOFING
 - GREATER THAN 30% MASONRY VENEER

Three Bedroom Unit

Aria Grand

Austin, Texas

