

SITE NOTES

1. SITE AREA: TOTAL 2.449 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

Greyshire Village

Austin, Texas



BUILDING SUMMARY - GREYSHIRE VILLAGE

BUILDING DESIGNATION	BUILDING TYPE	BUILDING CONFIGURATION					UNIT AREA					BUILDING AREA **		
		0-BR 1-BA	1-BR 1-BA	2-BR 2-BA	3-BR 2-BA	COMMON SPACE	0-BR 1-BA	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	8	14	13	0	4,000	560	693	873	1,050	25531	35	6	36,321
2	APARTMENT	0	0	24	16		560	693	873	1,050	37752	40	6	46,408
TOTALS		8	14	37	16						63,283	75		82,729

** 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 = 75
 PARKING SPACES = 134
 HC PARKING SPACES = 8
 TOTAL PARKING SPACES = 142

2010 ADA UNITS SUMMARY

MOBILITY, HEARING & VISUAL
 5% x 75 = 4 UNITS
 LABELED UFAS/IBC HC UNIT ON BUILDING PLANS

HEARING & VISUAL
 2% x 75 = 2 UNITS
 LABELED HV UNIT ON BUILDING PLANS

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)

COMMON SPACE FOR SUPPORTIVE HOUSING DEVELOPMENTS:

CLUBHOUSE: 4,445
 BREEZEWAY BLDG 1: 6,527
 BREEZEWAY BLDG 2: 8,560

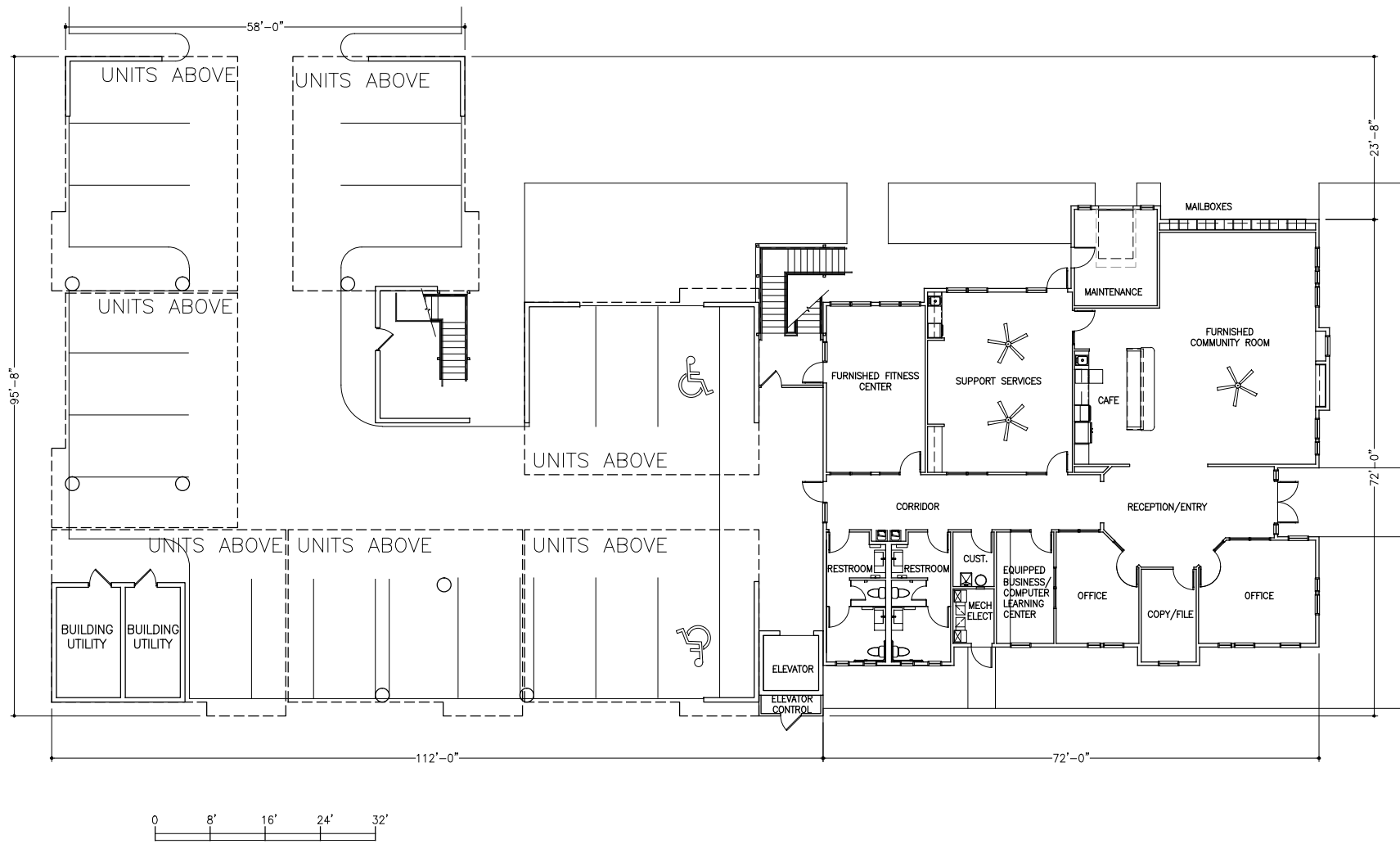
TOTAL COMMON SPACE FOR SUPPORTIVE: 19,532

BUILDING TYPE SUMMARY

Greynshire Village

Austin, Texas





BUILDING 1 NOTES

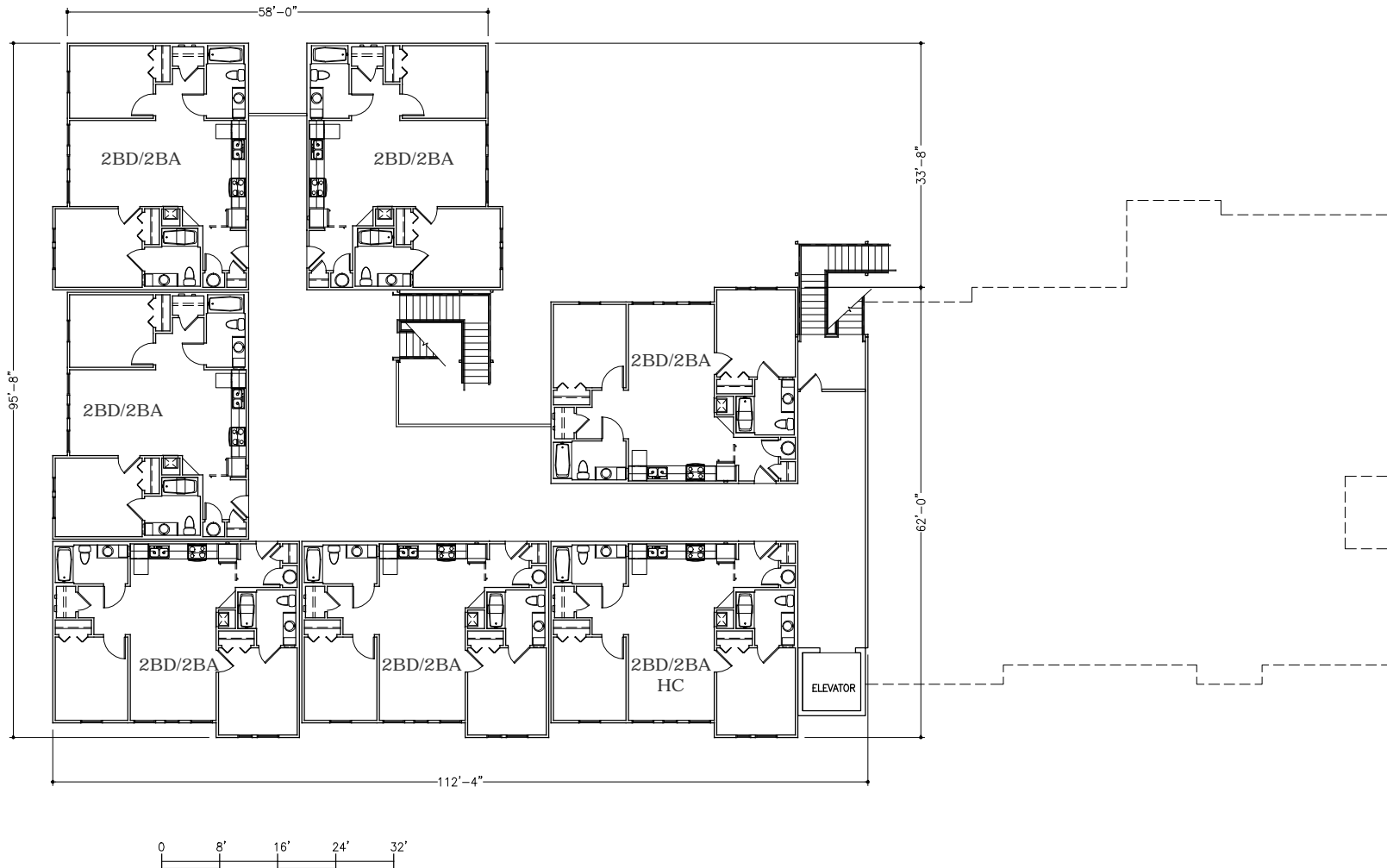
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2. PORCH AREA 0sf
3. BREEZEWAY AREA 6,527sf
4. COMMON SPACE 4,445sf
5. MINIMUM 8'-0" CEILING HEIGHT
6. ROOF SLOPE 3:12 UNLESS NOTED OTHERWISE

Building 1 - Level 1

Greyshire Village

Austin, Texas





BUILDING 1 NOTES

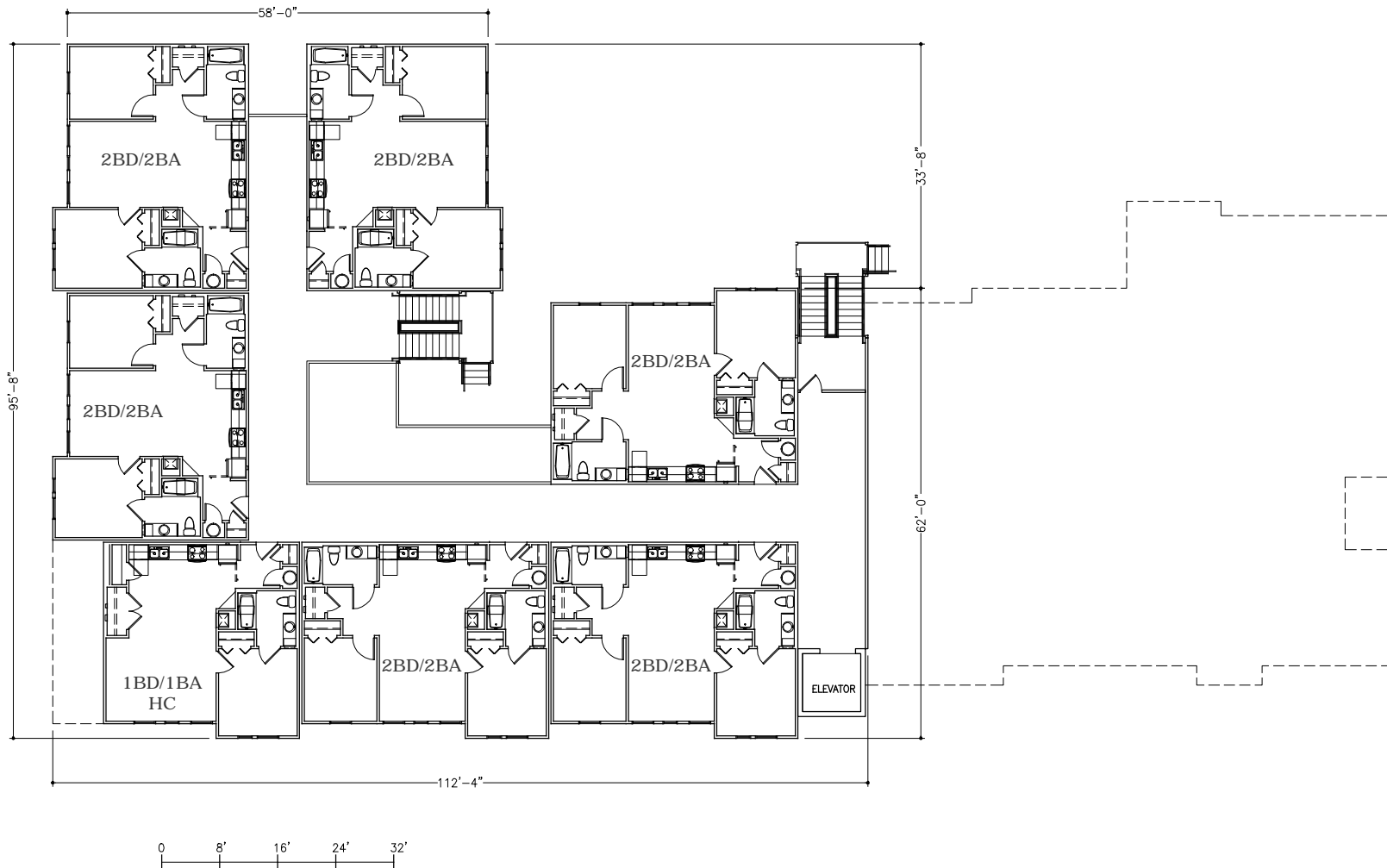
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Building 1 - Level 2

Greyshire Village

Austin, Texas





BUILDING 1 NOTES

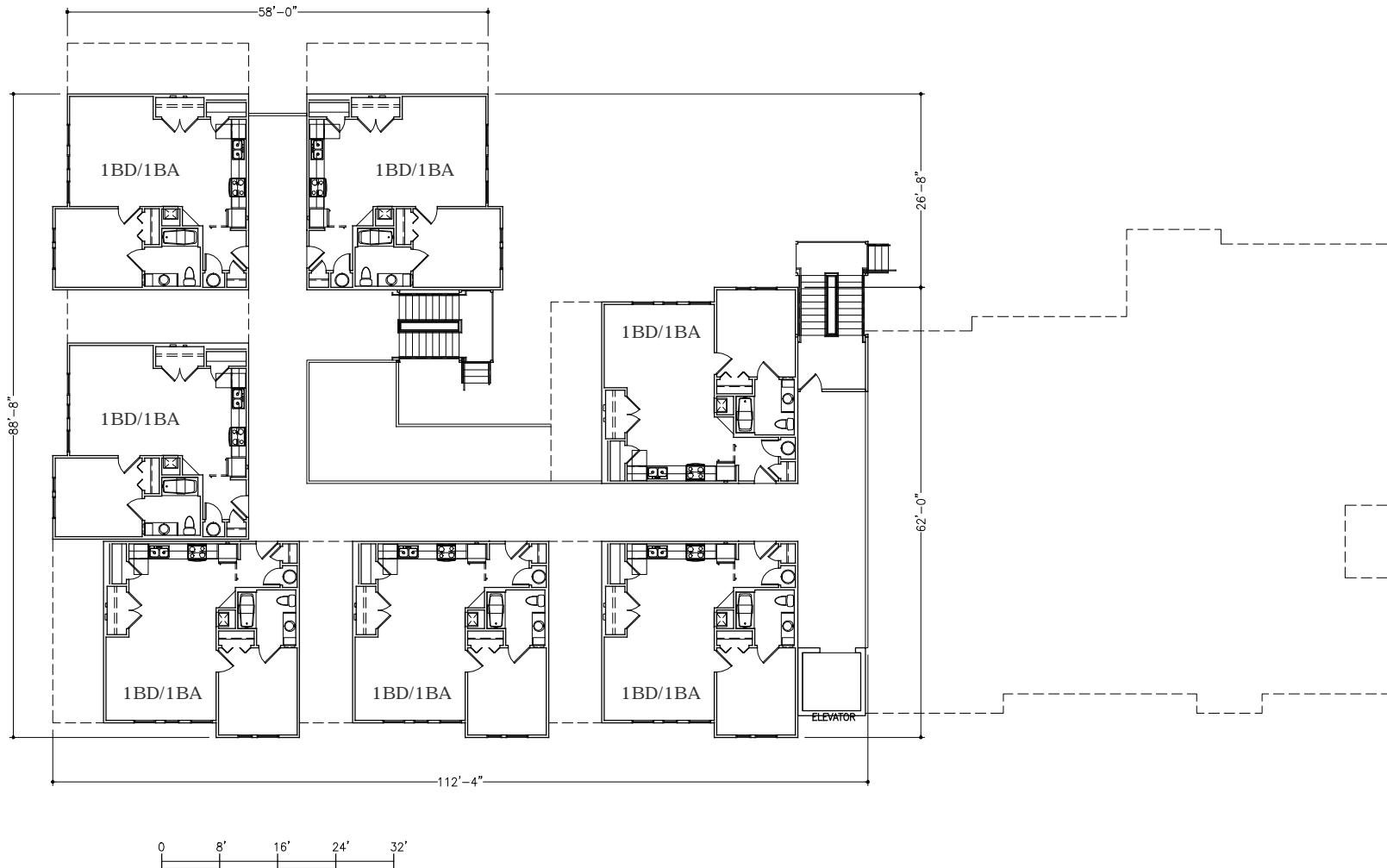
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Building 1 - Level 3

Greyshire Village

Austin, Texas





BUILDING 1 NOTES

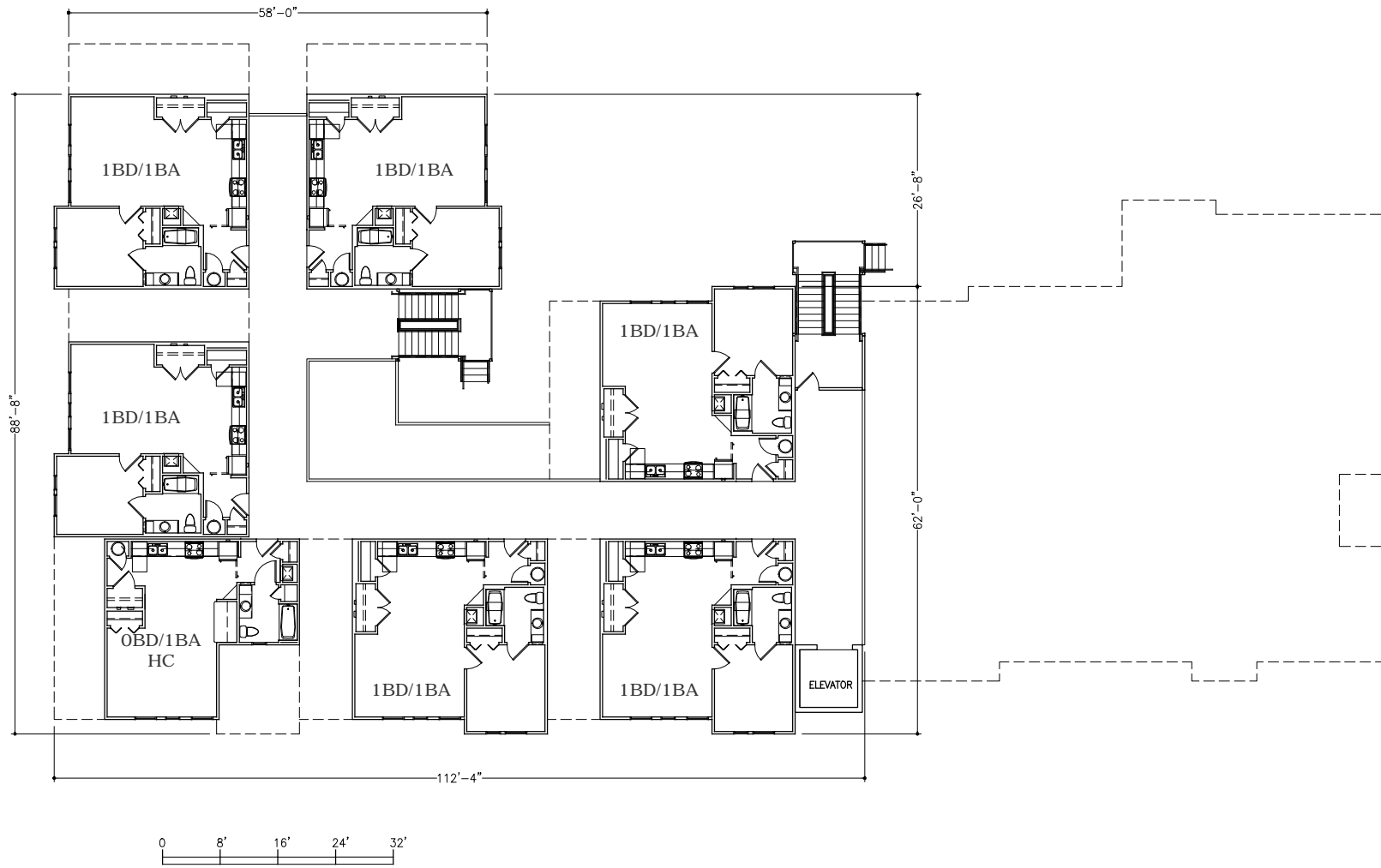
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Building 1 - Level 4

Greyshire Village

Austin, Texas





BUILDING 1 NOTES

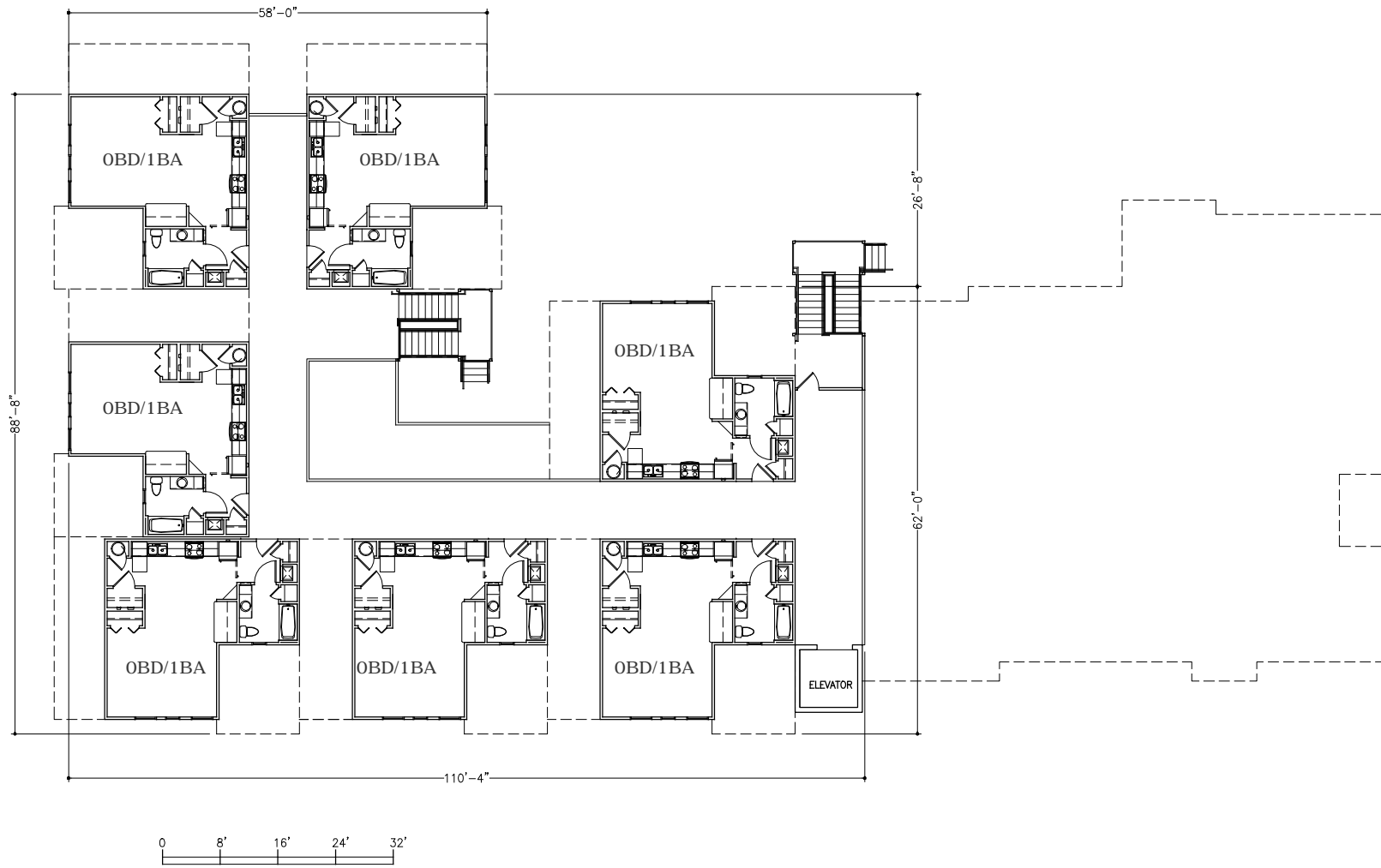
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Building 1 - Level 5

Greyshire Village

Austin, Texas





BUILDING 1 NOTES

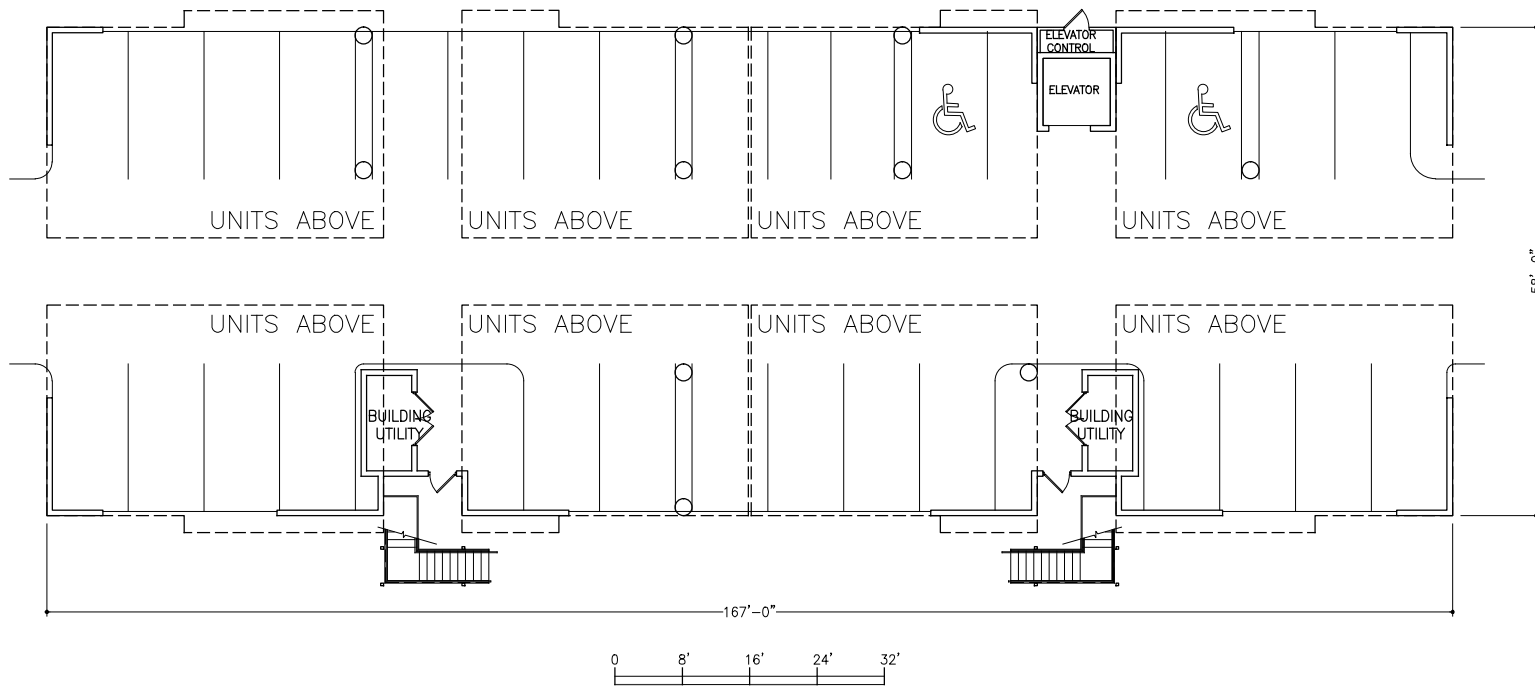
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Building 1 - Level 6

Greyshire Village

Austin, Texas





BUILDING 2 NOTES

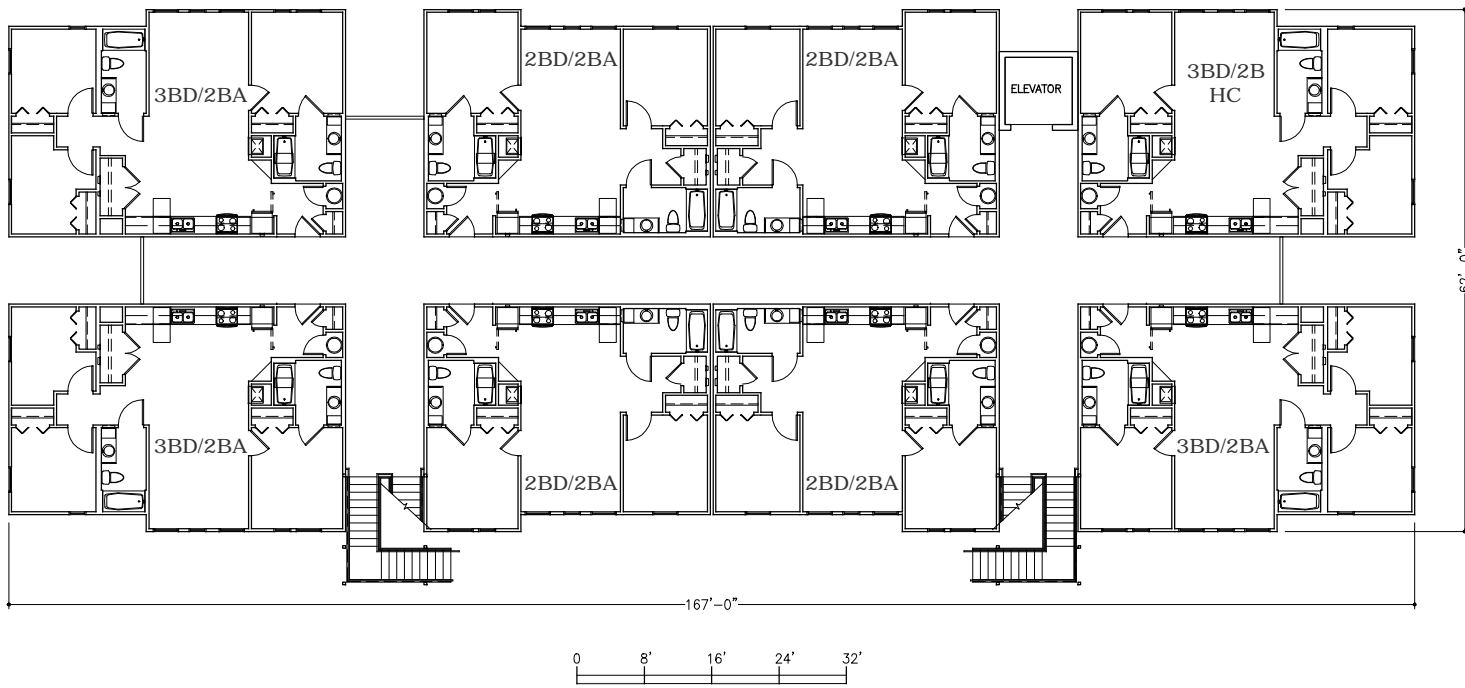
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2. PORCH AREA 0sf
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4. COMMON SPACE 144sf
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Building 2 - Level 1

Greyshire Village

Austin, Texas





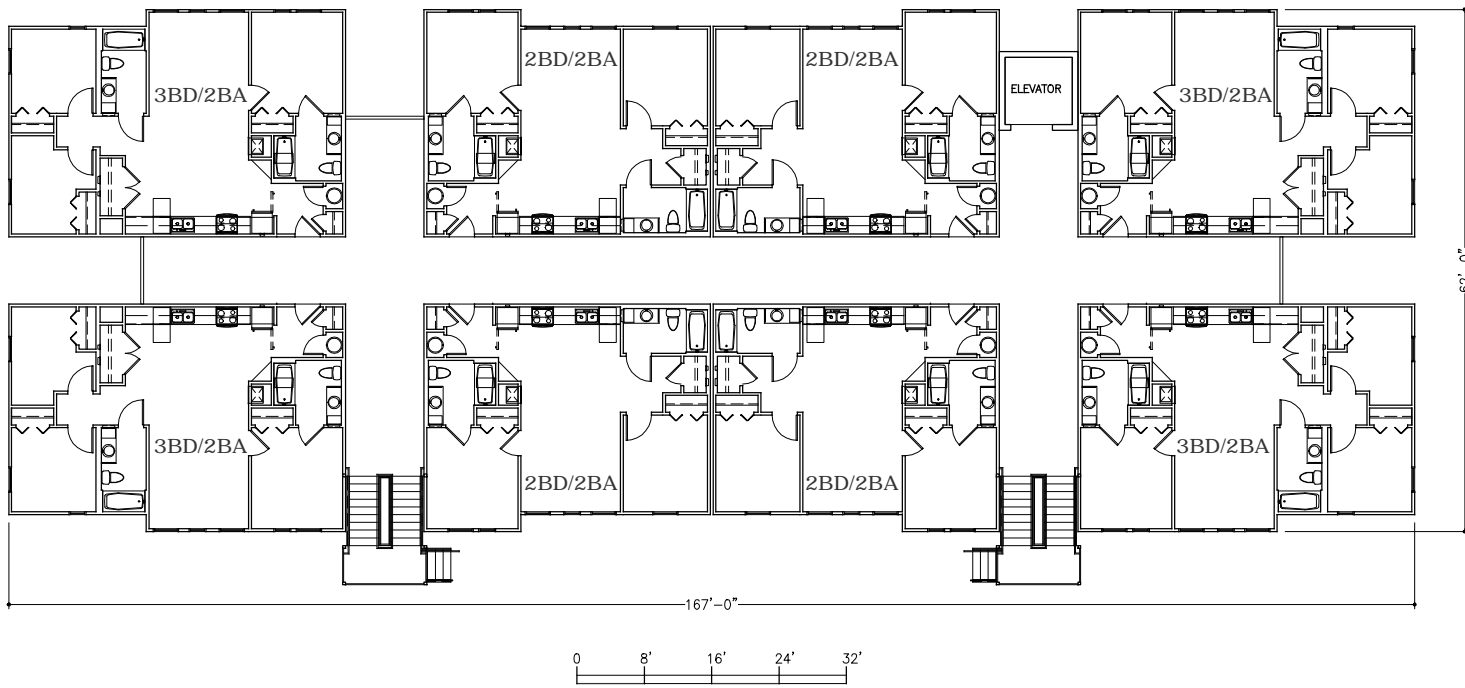
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Building 2 - Level 2
 Greyspire Village

Austin, Texas





BUILDING 2 NOTES

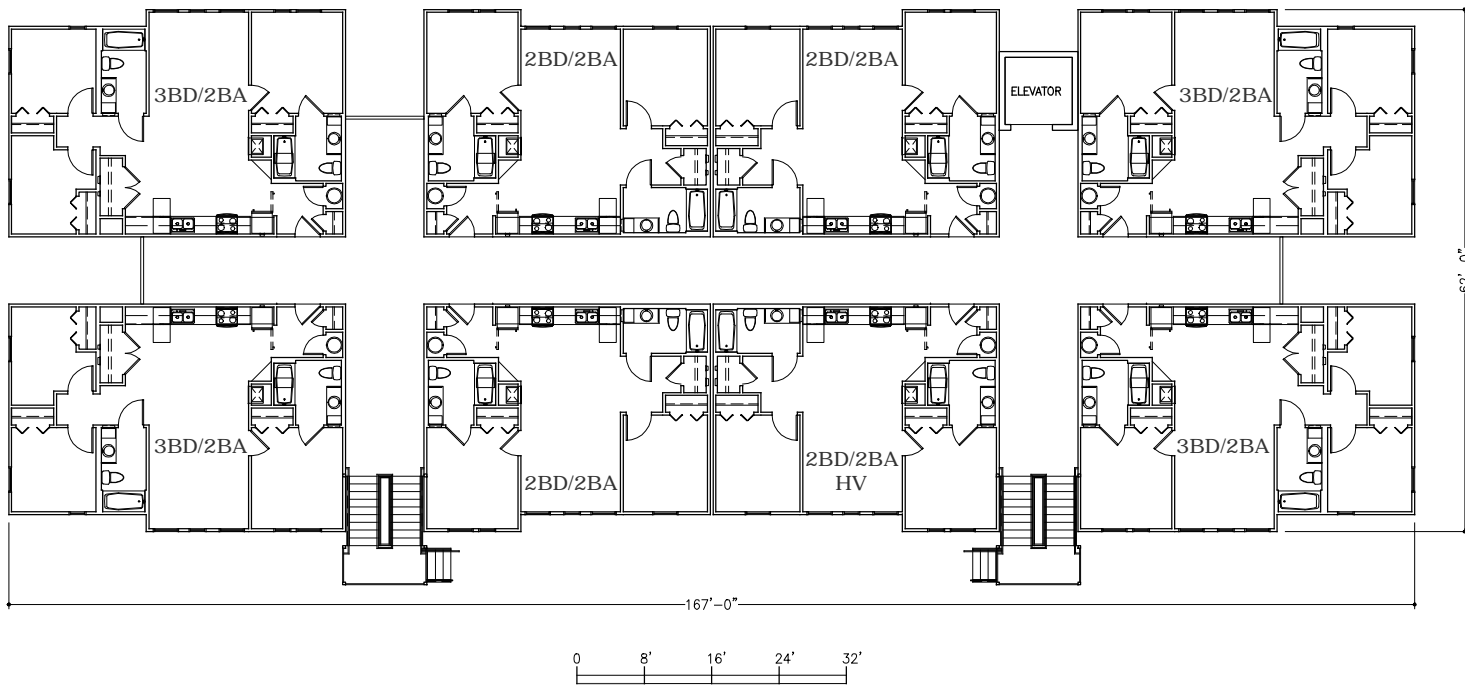
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Building 2 - Level 3

Greyshire Village

Austin, Texas





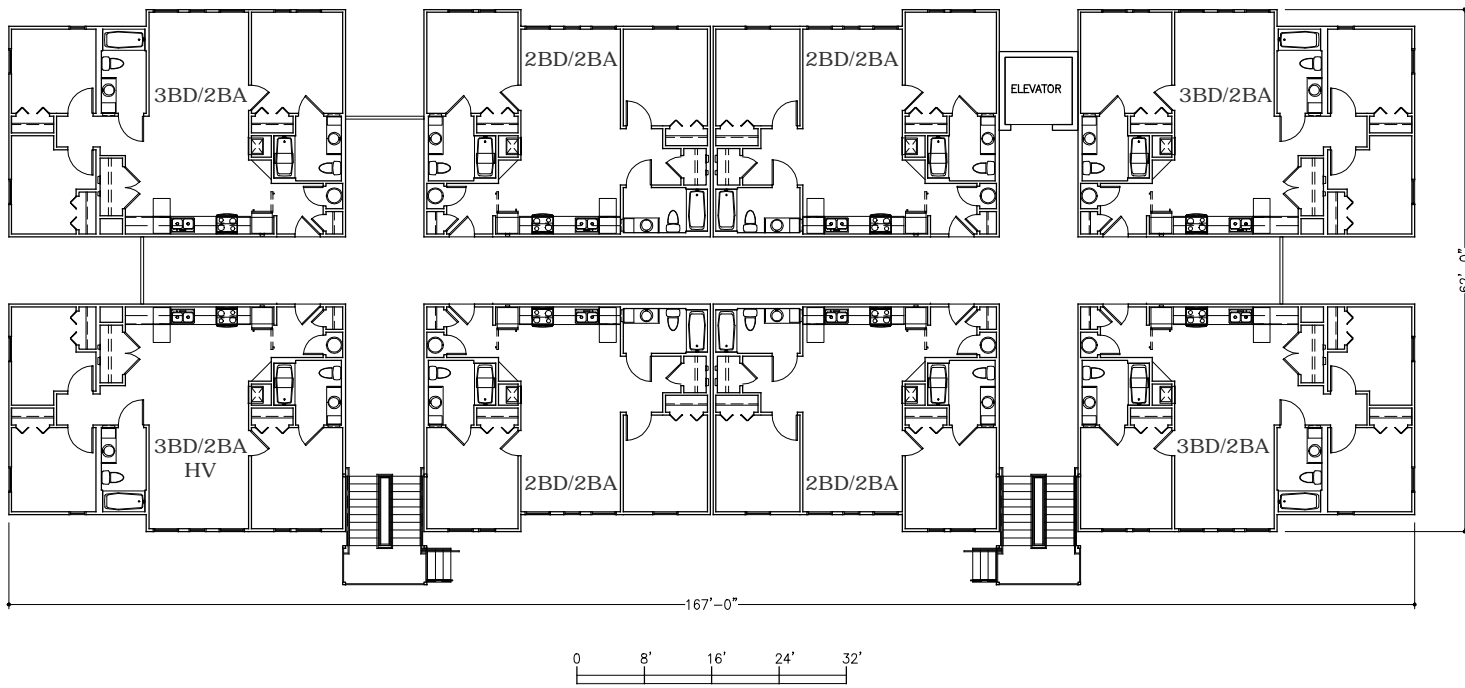
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Building 2 - Level 4
 Greyshire Village

Austin, Texas





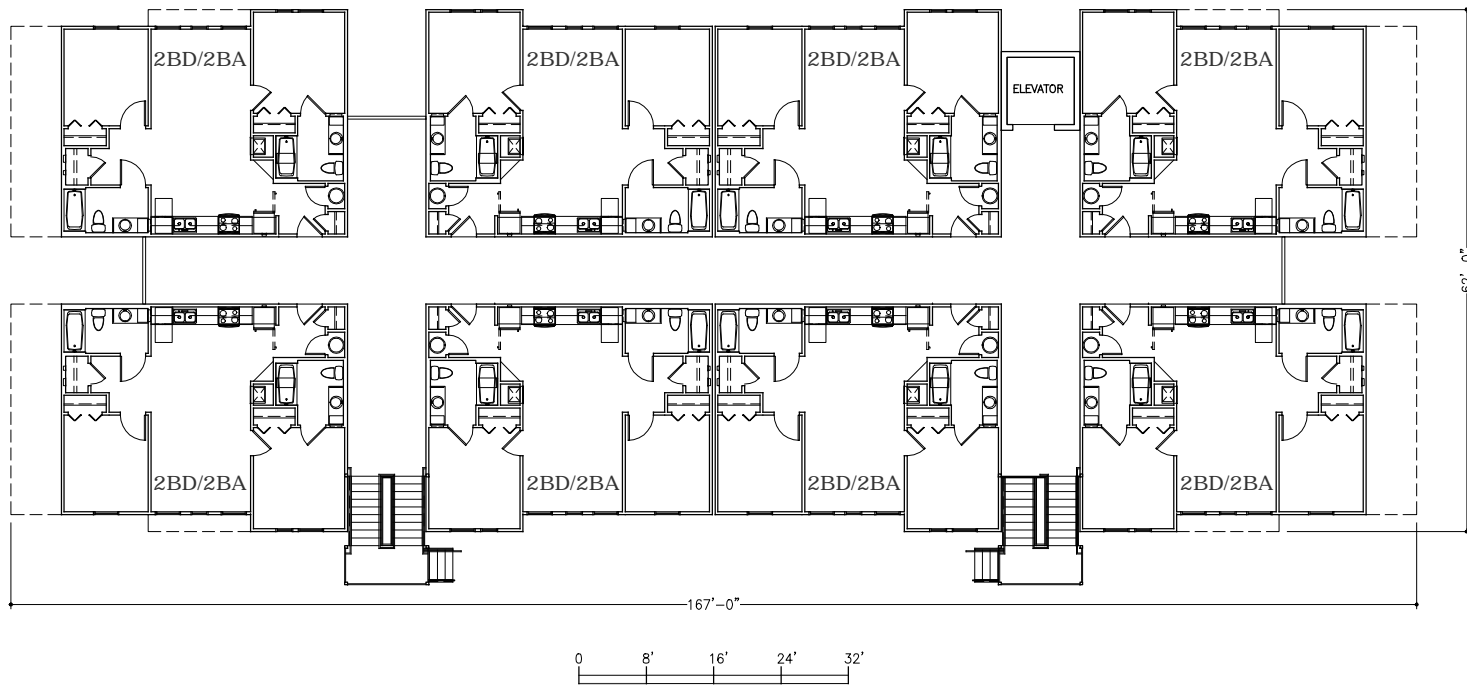
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Building 2 - Level 5

Greyshire Village





BUILDING 2 NOTES

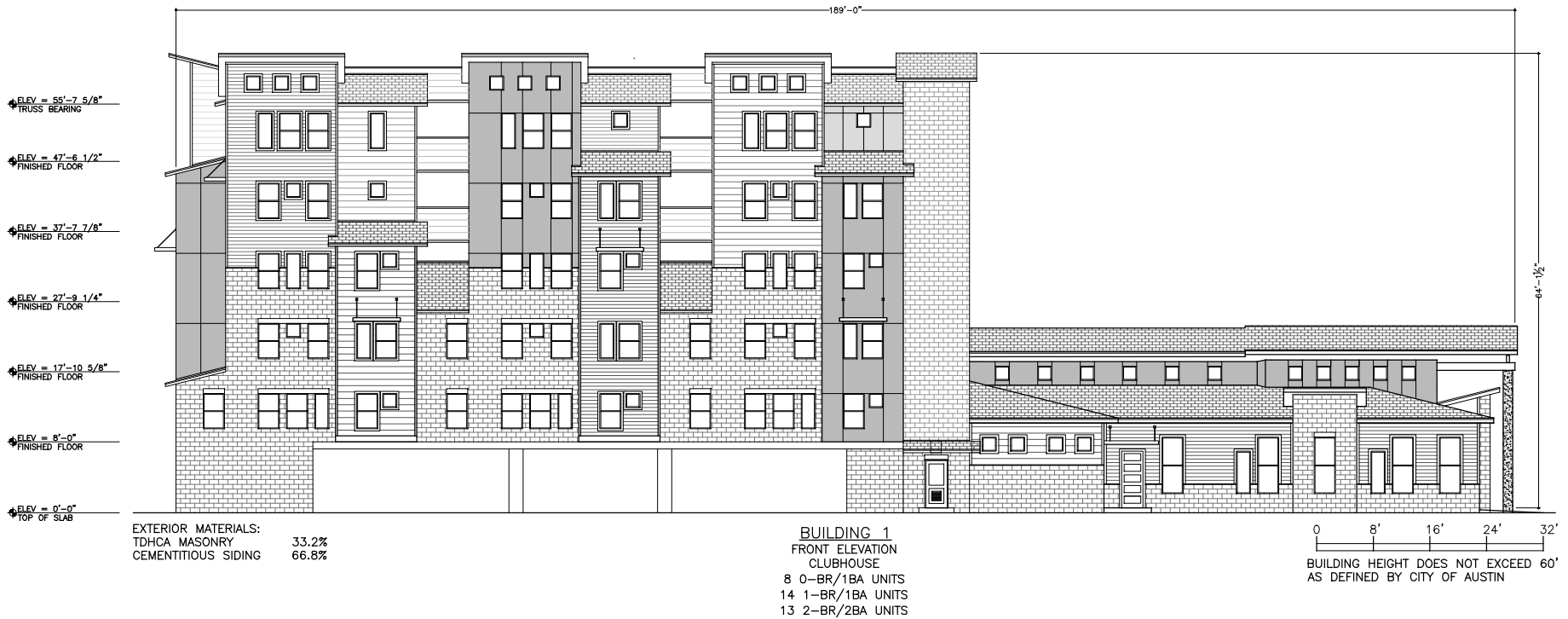
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Building 2 - Level 6

Greyshire Village

Austin, Texas



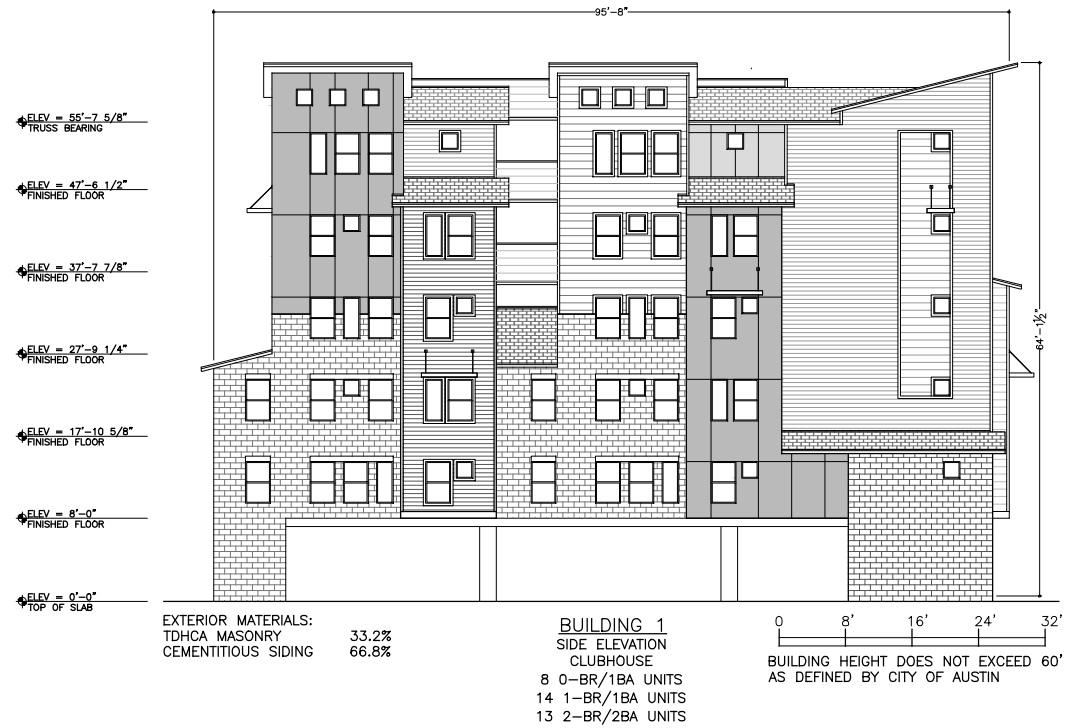
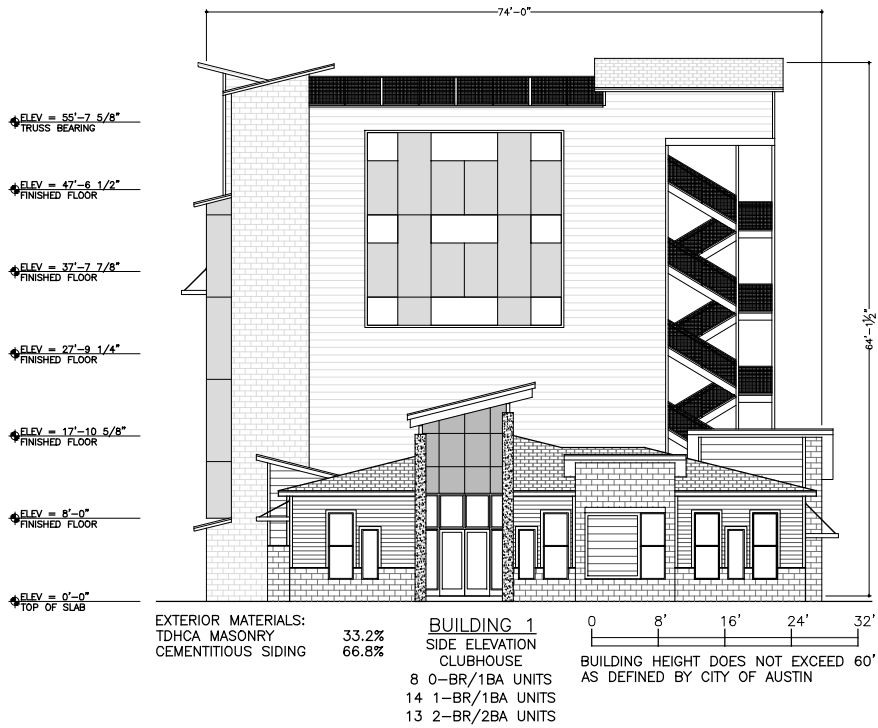


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Building 1 Elevations

Greynshire Village

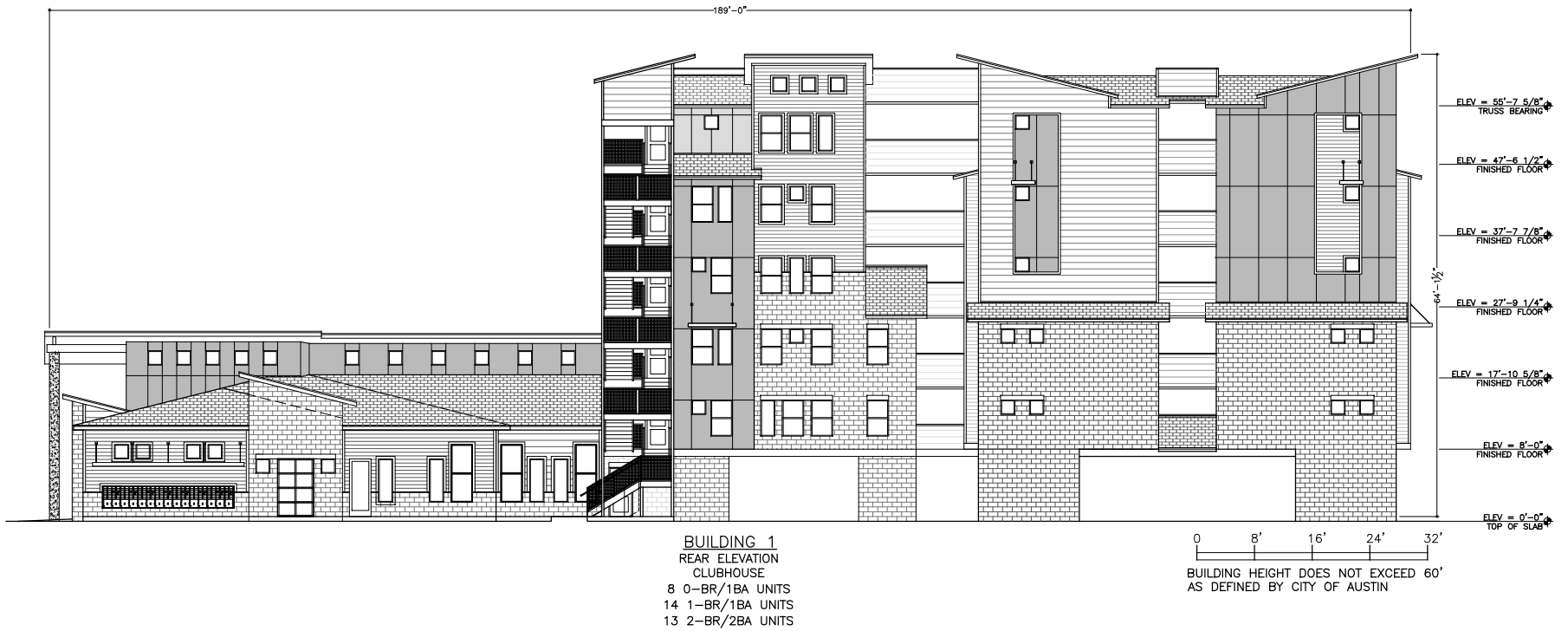


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Building 1 Elevations

Greynshire Village



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Building 1 Elevations

Greynshire Village

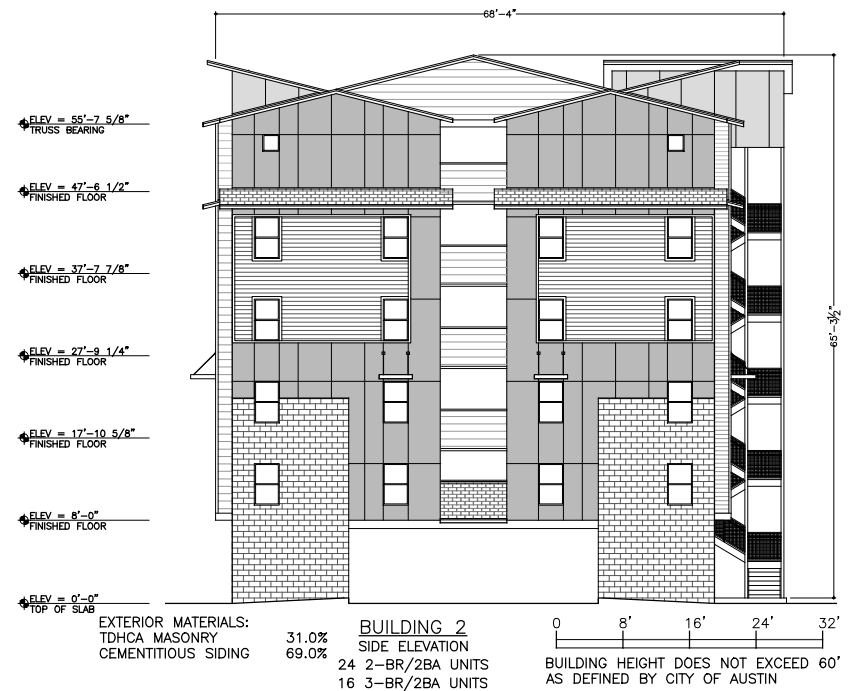
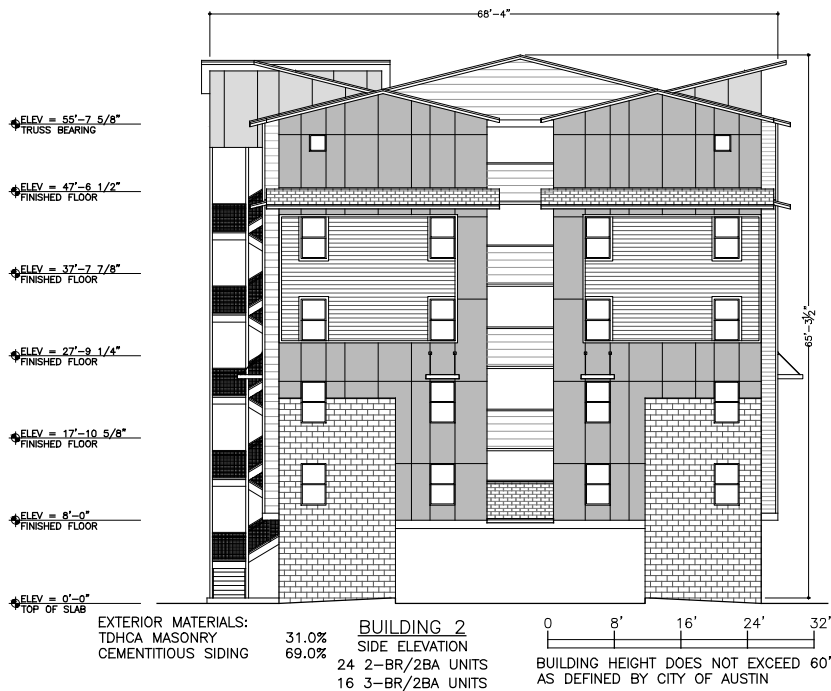


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Building 2 Elevations

Greyshire Village



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Building 2 Elevations

Greynshire Village

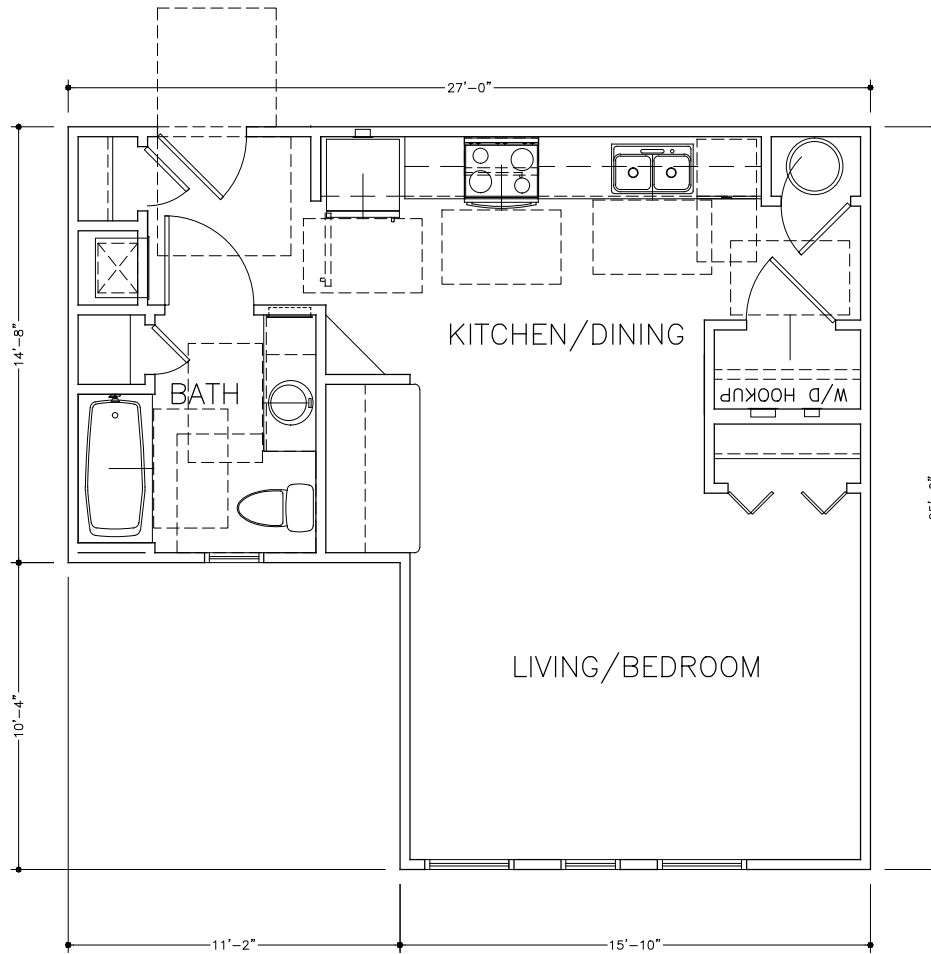


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Building 2 Elevations

Greynshire Village



NET RENTABLE AREA: 560 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

Zero Bedroom Unit

Greynshire Village



NET RENTABLE AREA: 693 SF



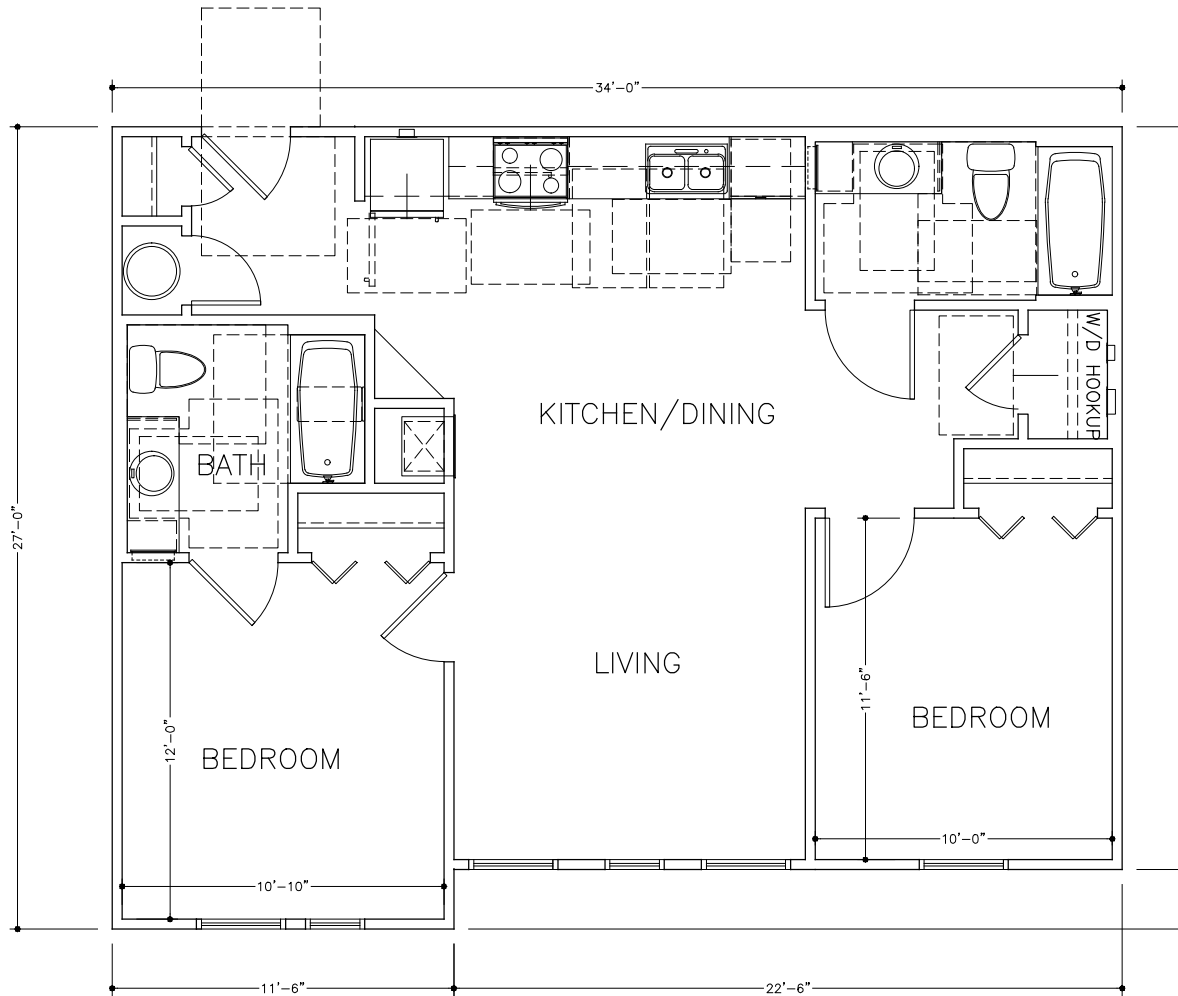
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One Bedroom Unit

Greyshire Village

Austin, Texas





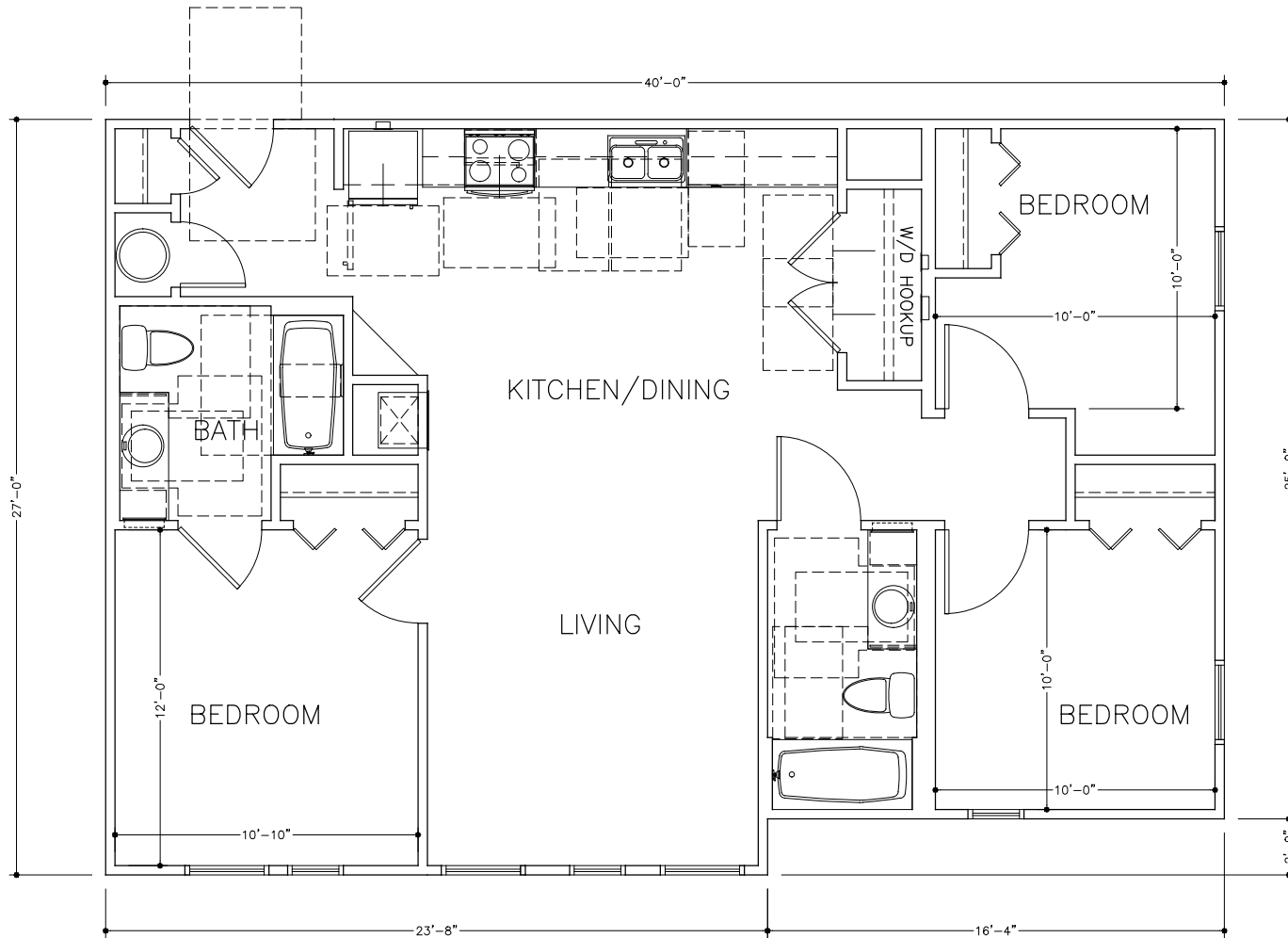
NET RENTABLE AREA: 873 SF



- 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

Two Bedroom Unit

Greyshire Village



NET RENTABLE AREA: 1,050 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

Three Bedroom Unit

Greyshire Village