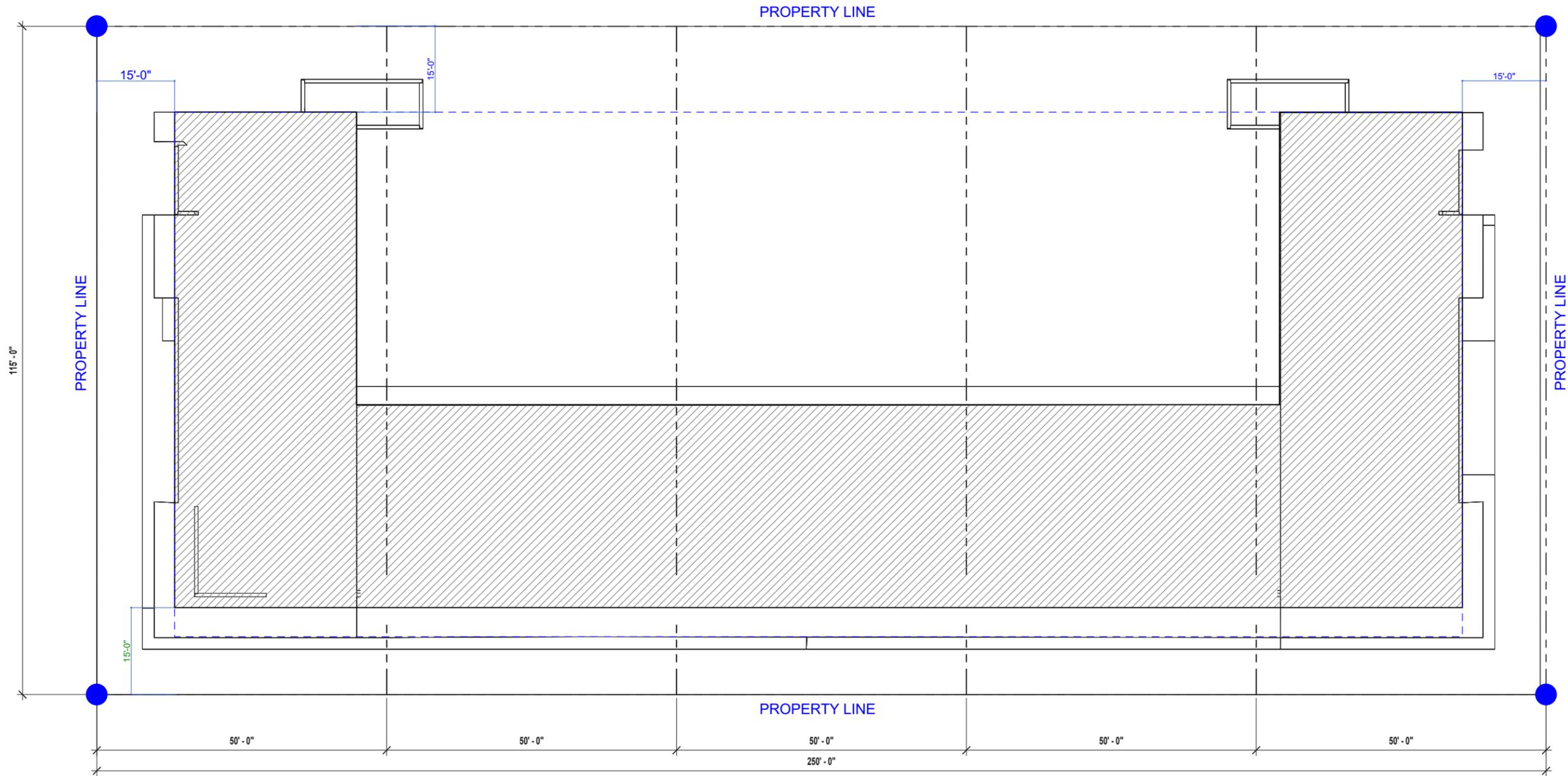




ELEMENT 5
ARCHITECTURE

1212 Chicon, Unit 101
Austin, Texas 78702



MANOR
Mixed Use
Development
101-107 Boyce Street
Manor, TX 78653

DATE: 2/1/2023

DRAWN BY:

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FEASIBILITY
ANALYSIS - 1 LOT

02

1

SITE PLAN BUILDING SETBACKS- 1 LOT

SCALE: 1" = 20'

Subject Property: Lots 101-107 W. Boyce Street
 Property ID: 238627, 238628

Legal Description:

- Lots 1-3 Block 43 Town of Manor (.396 acres)
- Lots 4-5 Block 43 Town of Manor (.264 acres)

Lot size- 5750 sf Proposed Mixed Use

Zoning- DB

Setbacks:

- Front - 15'-0"
- Side- 0-10' to Non-Residential
20'-0" to Residential)
- Rear- 20'-0" to Residential
0-10' to Non Residential
- Street Side - 15'-0"

Max Bldg Ht- 60'-0"

Max Bldg Coverage- 95%

Minimum Dwelling Size- 1000 sf

500 sf Historic

Max # of Dwelling Units- 15 per Acre

Parking Analysis

16 Residential Parking Spaces Required

34 Commercial Parking Spaces Required

TOTAL SPACES REQUIRED= 50

30 On-Site Parking Spaces Provided

36 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 66

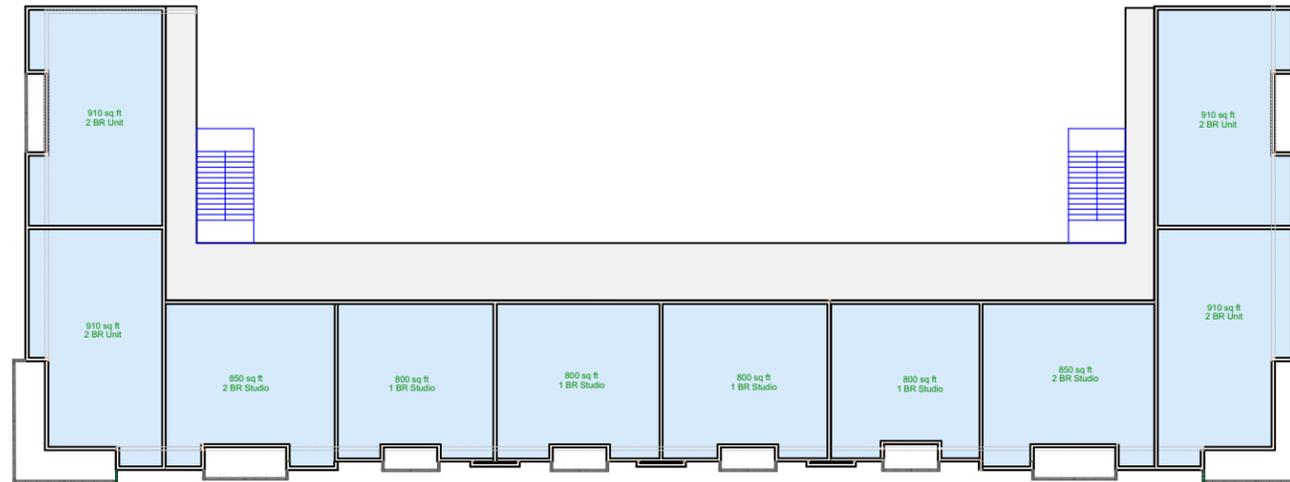
LOT 1: 5750 sf Mixed Use

Building Analysis:

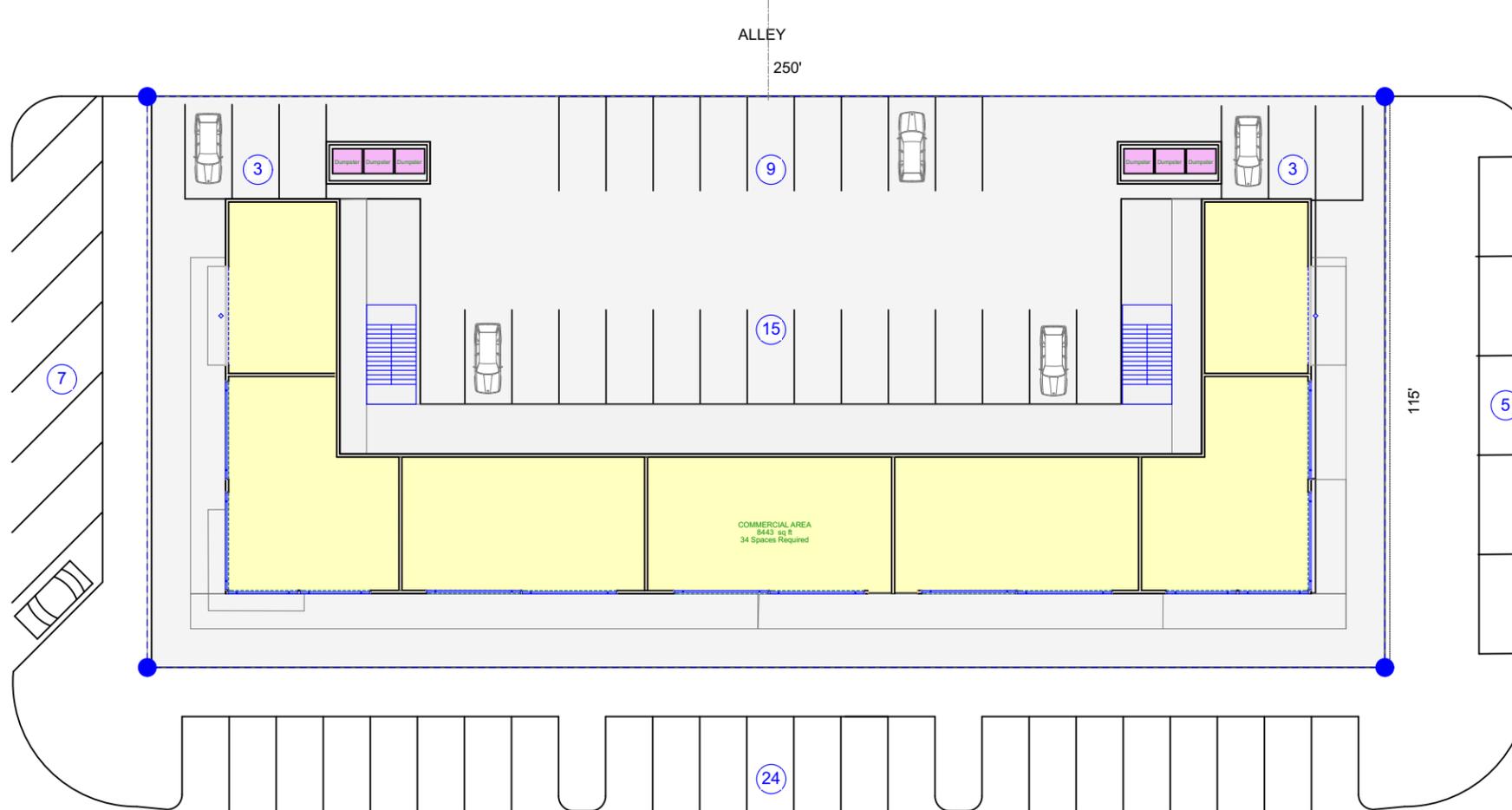
Level 1 Commercial- 8443 sf

Level 2 Residential-

- (4) 2BR Units 910 sf each
- (2) 2 BR Studios 850 sf each
- (4) 1 BR Studios 800 sf each



2 Story 2
 SCALE: 1/32" = 1'-0"



1 Story
 SCALE: 1/32" = 1'-0"



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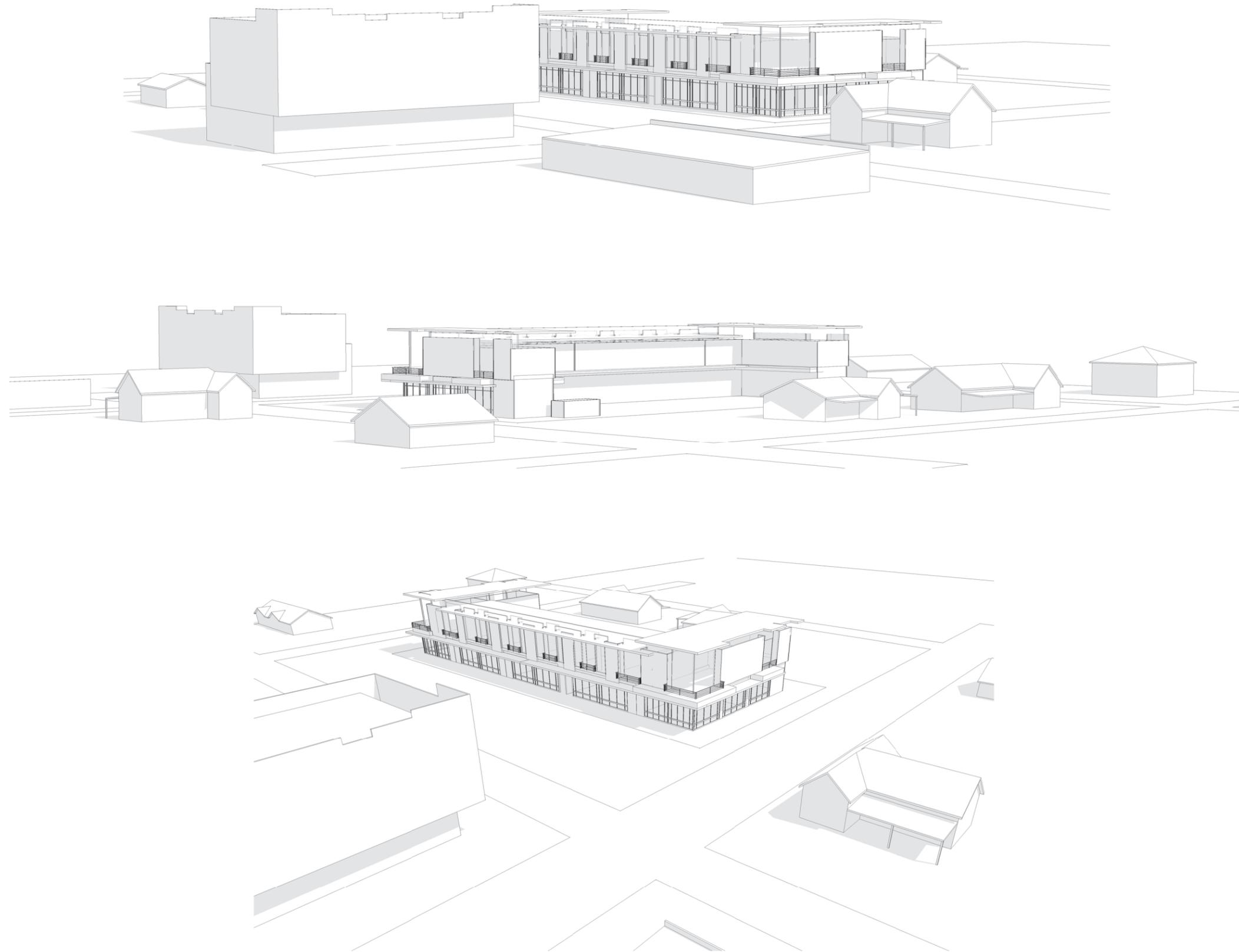
**SCHEMATIC
 DESIGN -1 LOT**

02.1



ELEMENT 5
ARCHITECTURE

1212 Chicon, Unit 101
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AERIAL SITE
CONTEXT- 1 LOT

02.2



1 PERSPECTIVE VIEW- 1 LOT

4 AERIAL VIEW- 1 LOT



2 PERSPECTIVE VIEW- 1 LOT

5 PERSPECTIVE VIEW- 1 LOT



3 AERIAL VIEW- 1 LOT

6 PERSPECTIVE VIEW- 1 LOT



ELEMENT 5
ARCHITECTURE

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SCHEMATIC
DESIGN 1 LOT-
PERSPECTIVES

02.3