

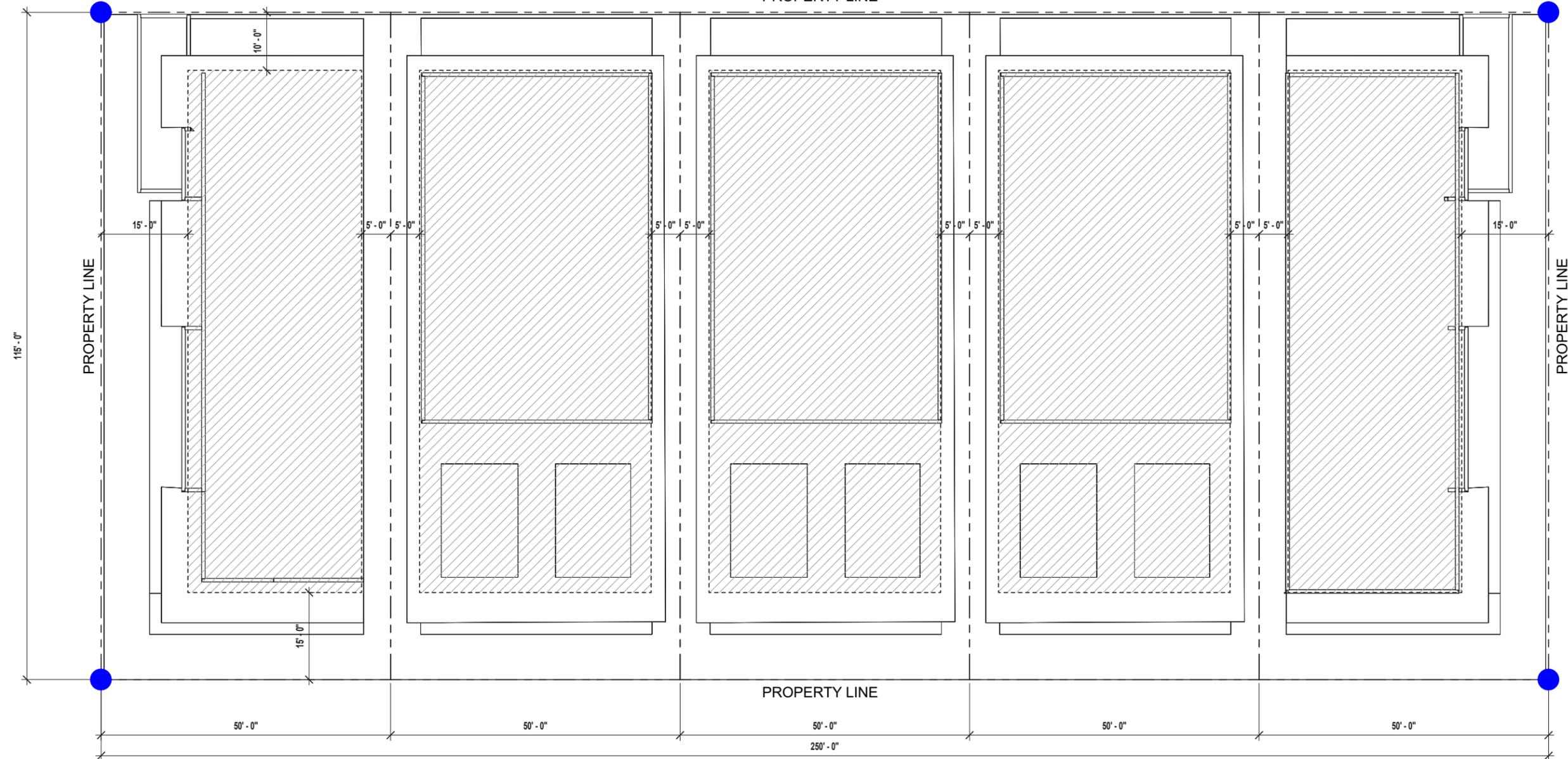


ELEMENT 5
ARCHITECTURE

1212 Chicon, Unit 101
Austin, Texas 78702

PROPERTY LINE

PROPERTY LINE



1

SITE PLAN- BUILDING SETBACKS -5 LOTS
SCALE: 1" = 20'

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

DATE: 2/1/2023

DRAWN BY:

COPYRIGHT 2015

FEASIBILITY
ANALYSIS - 5
LOTS

01

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

20 Residential Parking Spaces Required

31 Commercial Parking Spaces Required

TOTAL SPACES REQUIRED= 51

22 On-Site Parking Spaces Provided

36 Off-Site Street Parking Spaces Provided

TOTAL SPACES PROVIDED= 58

LOT 1: 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 2000 sf

Level 2 Residential-

(2) 2BR Units 1265 sf each

Parking Required- 12 Spaces

On-Site Parking- 4 Spaces

LOT 2: 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 4 Spaces

LOT 3: 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

Parking Required- 9 Spaces

On Site Parking- 5 Spaces

LOT 4: 5750 sf Mixed Use

Zoning- DB

Level 1 Commercial- 1200 sf

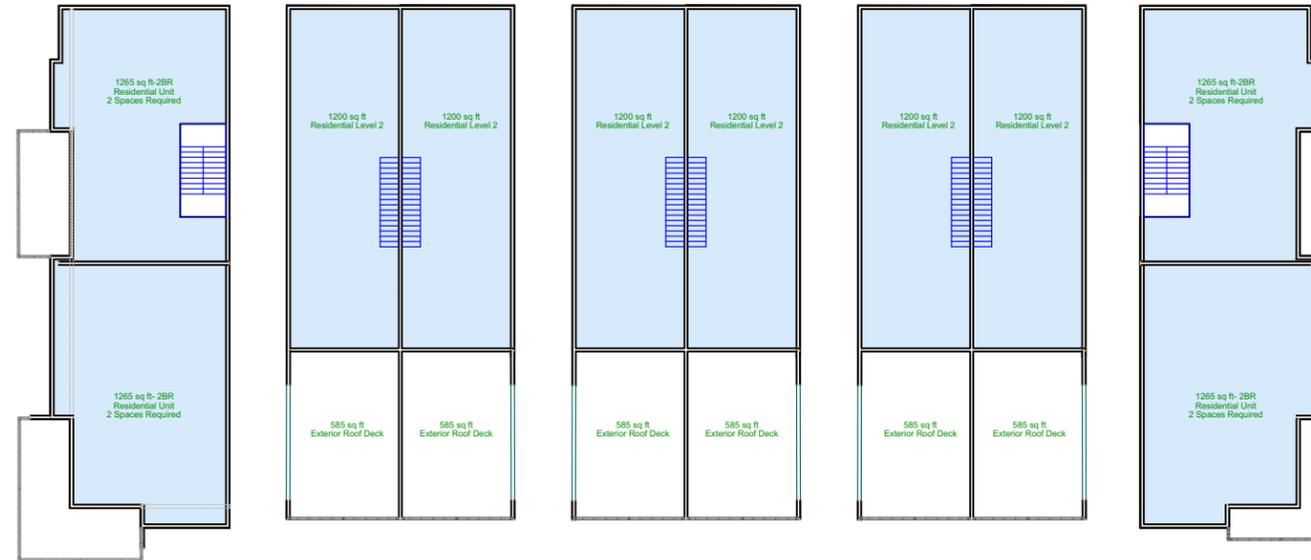
Level 1 & 2 Residential-

(2) 2 BR Townhome- 2000 sf each

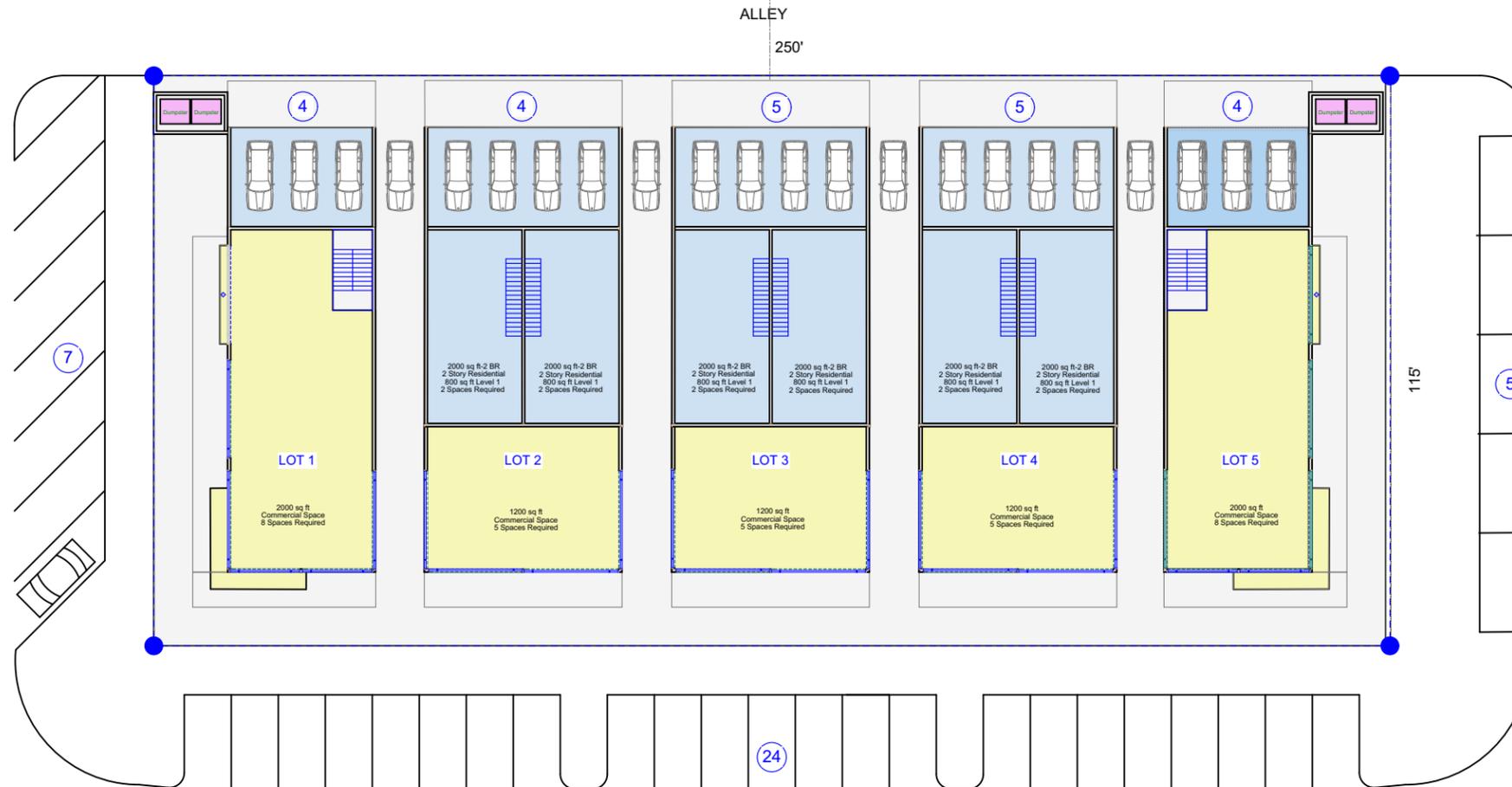
Parking Required- 9 Spaces

On Site Parking- 5 Spaces

LOT 5: 5750 sf Mixed Use



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



1 GROUND LEVEL 1
 SCALE: 1/32" = 1'-0"



1212 Chicon, Unit 101
 Austin, Texas 78702

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

DATE: 2/1/2023

DRAWN BY:

COPYRIGHT 2015

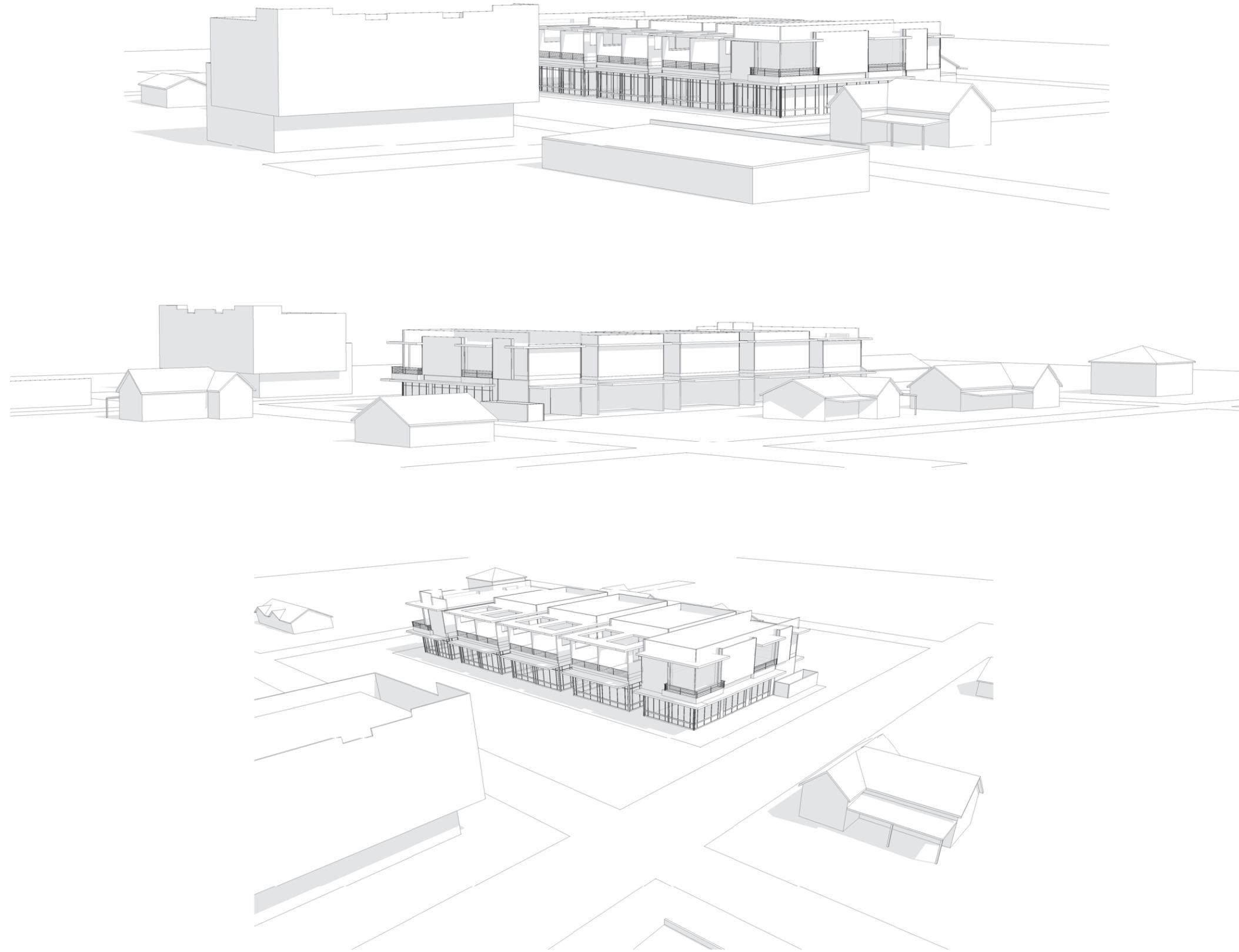
**SCHEMATIC
 DESIGN- 5 LOTS**

01.1



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:

COPYRIGHT 2015

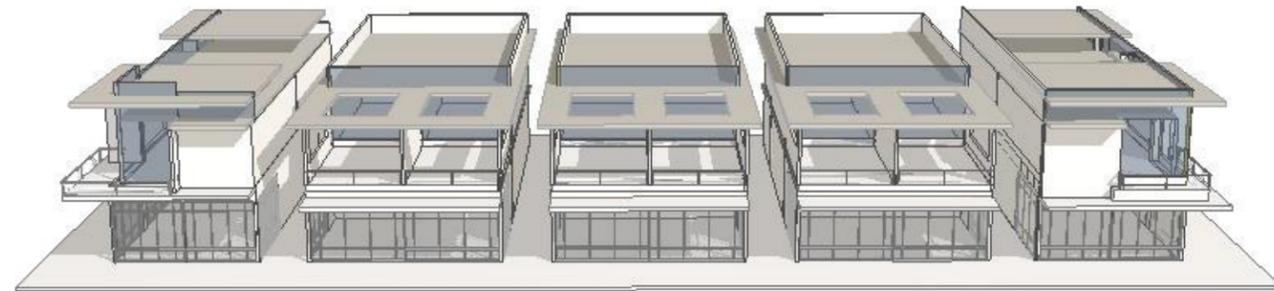
AERIAL SITE
CONTEXT- 5
LOTS

01.2

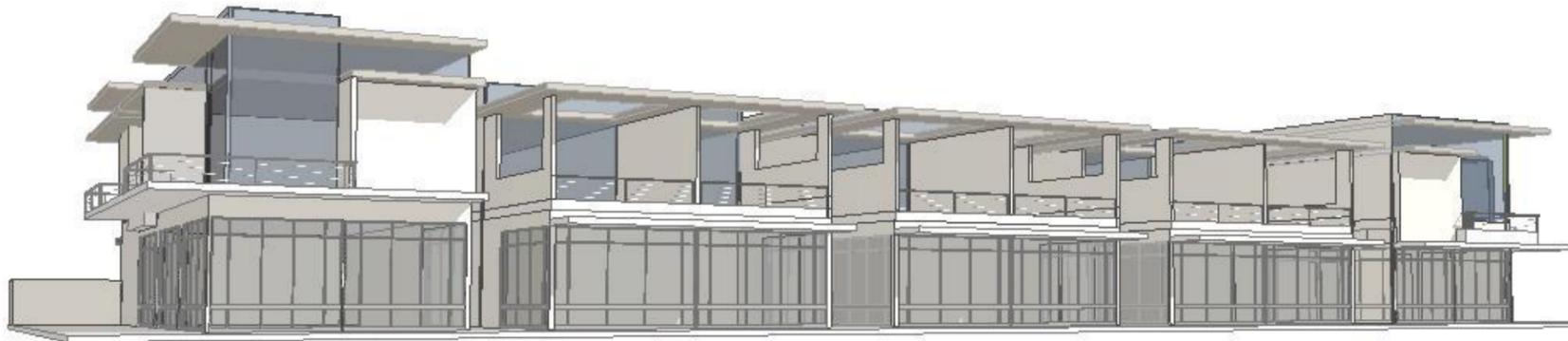
1 AERIAL VIEW- 5 LOTS



1 PERSPECTIVE VIEW- 5 LOTS



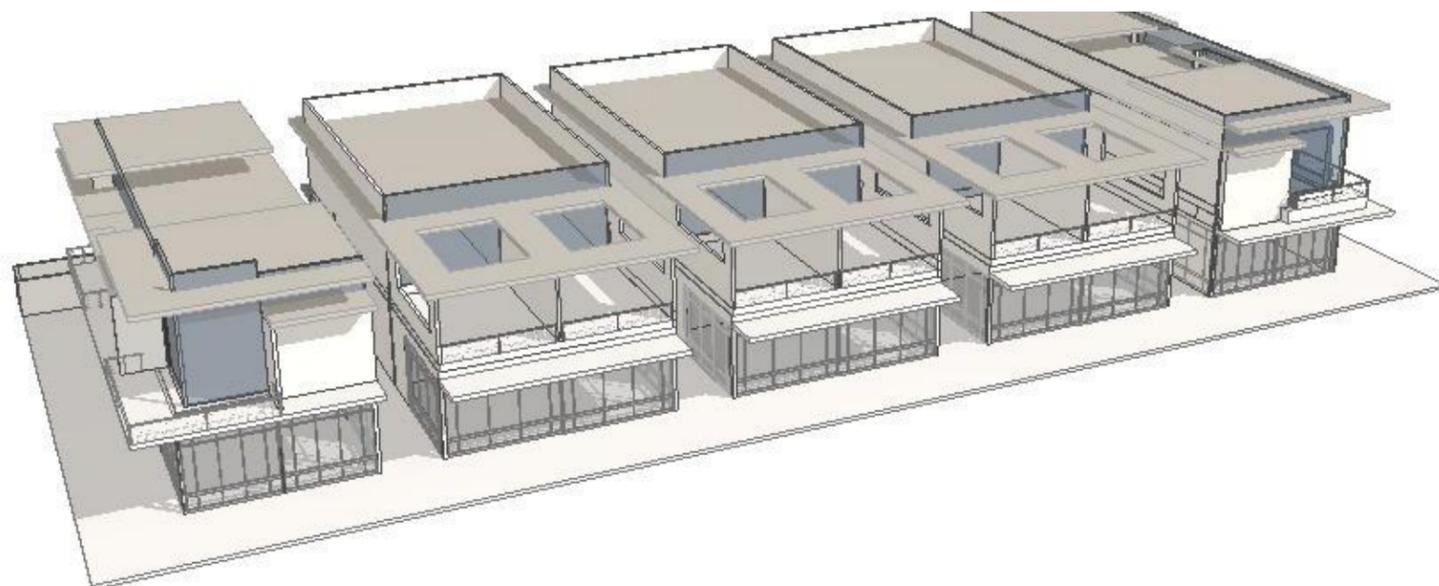
4 AERIAL VIEW- 5 LOTS



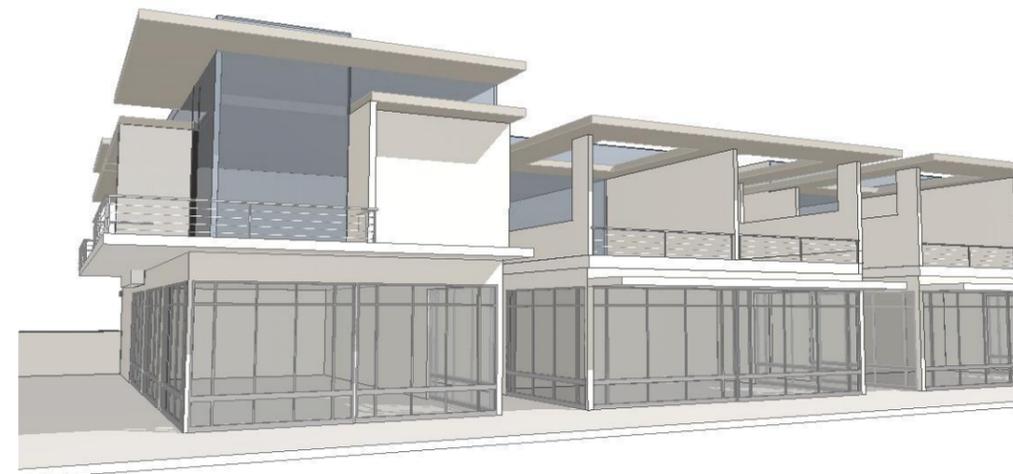
2 PERSPECTIVE VIEW- 5 LOTS



5 AERIAL VIEW- 5 LOTS



3 AERIAL VIEW- 5 LOTS



6 PERSPECTIVE VIEW- 5 LOTS



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:

COPYRIGHT 2015

SCHEMATIC
DESIGN 5 LOTS -
PERSPECTIVES

01.3