

**13. Funds Proposal**

<b>TABLE A: SOURCES OF FUNDS SUMMARY</b>					<b>Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)</b>
	<b>Term</b>	<b>Interest Rate</b>	<b>Amount</b>	<b>Evidence (Deed, Sales Contract)</b>	
Owner Equity					
Private Financing (List Lenders)					
Other Sources (List Below)					
HUD Section 811	40 Years	0%	\$1,147,900	Pending	<b>Construction</b>
Previous RHDA	99 Years	0%	\$27,260	Award Letter	<b>Predevelopment</b>
Current RHDA Request	99 Years	0%	\$348,021	Pending	<b>Construction</b>
Owner Equity		0%	\$5,740	Resolution	<b>Construction</b>

<b>TABLE B: USES OF FUNDS SUMMARY</b>		
	<b>Total Cost</b>	<b>Cost/Unit</b>
Predevelopment	\$ 188,000	\$18,800
Acquisition	\$0	\$0
Hard Costs	\$1,120,021	\$112,002
Soft & Carrying Costs	\$220,990	\$22099
Other Costs	\$	\$
<b>Total Project Costs</b>	<b>\$1,529,011</b>	<b>\$152,901</b>

<b>Table C: LEVERAGE SUMMARY</b>	
<b>TOTAL RHDA FUNDS</b>	<b>\$375,281</b>
<b>TOTAL OTHER FUNDS</b>	<b>\$1,529,011</b>
<b>LEVERAGE %</b>	<b>25%</b>

**d. OPERATING PROFORMA**

**Operating Proforma - 20 Unit Project (Gaston Place)**

**INCOME:**

Rent Sch.	Units	Rent	Yr. Rent	Assumptions
1bd/1ba (811 units)*	5	400	24,000	Yr. Increase in Income/rent
2bd/1ba (811 units)*	5	400	24,000	Yr. Increase in expenses
1bd/1ba (HOME units)	5	720	43,200	Total Units
2bd/1ba (HOME units)	5	1201	72,060	
*Project Rental Assistant Contract				

	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
Gross Rental Income	163,260	169,790	176,582	183,645	190,991	198,631	206,576	214,839	223,433	232,370
less vacancy	8,163	8,490	8,829	9,182	9,550	9,932	10,329	10,742	11,172	11,618
Other Income	-	-	-	-	-	-	-	-	-	-
<b>EFFECTIVE GROSS INCOME (EGI)</b>	<b>155,097</b>	<b>161,301</b>	<b>167,753</b>	<b>174,463</b>	<b>181,442</b>	<b>188,699</b>	<b>196,247</b>	<b>204,097</b>	<b>212,261</b>	<b>220,751</b>

**OPERATING EXPENSES:**

Utilities	\$125 unit/mo.	30,000	31,200	32,448	33,746	35,096	36,500	37,960	39,478	41,057	42,699
Insurance	\$75 unit/mo.	18,000	18,720	19,469	20,248	21,057	21,900	22,776	23,687	24,634	25,620
Maint. & Repairs	\$75 unit/mo.	18,000	18,720	19,469	20,248	21,057	21,900	22,776	23,687	24,634	25,620
Elevator	\$25 unit/mo.	6,000	6,240	6,490	6,749	7,019	7,300	7,592	7,896	8,211	8,540
Grounds	\$50 unit/mo.	12,000	12,480	12,979	13,498	14,038	14,600	15,184	15,791	16,423	17,080
Property Taxes (50%)	\$100 unit/mo.	24,000	24,960	25,958	26,997	28,077	29,200	30,368	31,582	32,846	34,159
Management Fee	\$45 unit/mo.	10,800	11,232	11,681	12,149	12,634	13,140	13,665	14,212	14,781	15,372
Administrative	\$15 unit/mo.	3,600	3,744	3,894	4,050	4,211	4,380	4,555	4,737	4,927	5,124
Pest Control	\$25 unit/mo.	6,000	6,240	6,490	6,749	7,019	7,300	7,592	7,896	8,211	8,540
Advertising	\$10 unit/mo.	2,400	2,496	2,596	2,700	2,808	2,920	3,037	3,158	3,285	3,416
Replacement Reserve	\$75 unit/mo.	18,000	18,720	19,469	20,248	21,057	21,900	22,776	23,687	24,634	25,620
Subtotal Operating Expenses		148,800	154,752	160,942	167,380	174,075	181,038	188,279	195,811	203,643	211,789
<b>TOTAL EXPENSES</b>		<b>148,800</b>	<b>154,752</b>	<b>160,942</b>	<b>167,380</b>	<b>174,075</b>	<b>181,038</b>	<b>188,279</b>	<b>195,811</b>	<b>203,643</b>	<b>211,789</b>
<b>NET OPERATING INCOME (NOI)</b>		<b>6,297</b>	<b>6,549</b>	<b>6,811</b>	<b>7,083</b>	<b>7,367</b>	<b>7,661</b>	<b>7,968</b>	<b>8,286</b>	<b>8,618</b>	<b>8,963</b>

**LESS DEBT SERVICE:**

Section 811 - \$1147990 @ 0% for 40 years  
 RHDA 1 - \$27,260 @ 0% for 2 years  
 RHDA 2 - \$687,367 @0% for 99 years

**TOTAL DEBT SERVICE (DS)**

CASH FLOW (CF)	6,297	6,549	6,811	7,083	7,367	7,661	7,968	8,286	8,618	8,963
DCR (NOI / DS)	n/a									

**SOURCES:**

Section 811	1,147,990
HACA	127,000
RHDA 1	27,260
RHDA 2	687,367
FHLB	500,000
	2,489,617

**USES:**

Hard Costs	2,292,717
Soft Costs	196,900
	2,489,617

Affordability Period (based on contract):

99 years



## 14. Community Engagement Efforts

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Key stakeholders for this project include existing neighborhood residents, the disability community, and social service providers. AHA!'s board is composed of low-income people with disabilities, consumers of affordable housing, disability professionals, and a resident of the Windsor Park neighborhood. A consensus was reached by the AHA! Board of Directors on the general outcomes desired from developing the land: a project that would create opportunities for households with incomes below 30% MFI, serve an array of other income levels, create an accessible structure that would allow for neighbors to visit one another, and embody the desire of the disability community to be fully integrated into the community as a whole. Once the basic function was established, Austin Community Design and Development Center (ACDDC) was brought in to create the initial design program. This volunteer effort and later fee for contract work produced conceptual designs that would serve as the starting point for discussions with outside stakeholders. Two structured conversations with members of the disability community were held so that potential future residents (low-income people with disabilities) could meet directly with the architect to express their needs. These meetings occurred on 2/2/2011 and 2/9/2011.

In addition to the disability community, existing neighborhood residents needed to be included in the planning stages as well. Windsor Park has a detailed Neighborhood Plan established. This plan provided a blueprint that informed the development team what the neighborhood was looking for in a project. ACDDC designed a project that took design inspiration directly from the Windsor Park/University Hills Neighborhood Plan Appendix E: Design Guidelines in the University Hills Planning Area. On 9/30/2010, AHA! representatives met with the former Windsor Park Neighborhood Association president to inform him of the initial project plans. Although no zoning change was needed and no funder required it, the development team felt it was important to secure tangible neighborhood input. AHA! representatives met with the current neighborhood association president on 6/29/2011 to inform her of the progress that had been made on the project. She added AHA! to the agenda of their next neighborhood association meeting and published a write up of the project in the Window on Windsor neighborhood newsletter. Windsor Park has an active Facebook page, providing a forum for pictures and project details to be posted. This outreach effort created interest in the project. Many neighbors called the AHA! office and dropped by for more information. On 7/29/2011 representatives from AHA! met with the Windsor Park Transportation Committee to discuss the project and identify any barriers to project success. No barriers to the development plans were identified by the committee and the project received favorable reviews. Representatives from the development team (the AHA! Board president, ESCT staff, the development consultant, and the architect) presented the plan to the neighborhood association. The participants provided input on desired outcomes, expressed an interest in the supportive services plan and tenant selection policies, and wanted the development team to keep them informed of key milestones. The neighborhood voted 23-11 to direct the Windsor Park Steering Committee to draft a letter of support for the project informing the City of Austin and any future funders that the project would be welcomed by the neighborhood.

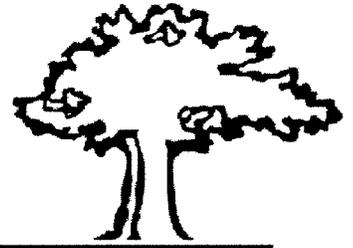
Outreach to the disability community and the neighborhood took place concurrently, as did outreach to service providers. Eastside Community Connection (ECC), a food pantry and social service organization, is located blocks away from the project site. On 4/12/2011, representatives from AHA! met with the Executive Director of ECC to inform him of the development plans and to receive any input. The development will have "social service flex space" and he expressed an interest in holding adult education classes, GED preparation classes, and other services on site if needed. It is expected that the future residents of Gaston Place could be consumers of the services provided. AHA! notified many social service organizations to gain an understanding their capacity and desired outcomes from the development. AHA! secured letters of support for the project from ADAPT of Texas, Austin Resource Center for Independent Living, Austin Travis County Integral Care, Capital Metro, the Coalition of Texans with Disabilities, Disability Rights Texas, and the Personal Attendant Coalition of Texas. Referrals will be made to these organizations under the Service Coordination and Independent Living Activities component of the supportive housing plan. In addition, AHA! established a social

services contract with Easter Seals Central Texas, an organization well positioned to provide a host of services to future residents.

Through collaborations, long-term outreach planning, and thoughtful project development, AHA! has been successful in developing a project that can meet the needs of many stakeholders. Consumers will be better served by this effort and neighborhood friction will be alleviated. AHA! has a broad foundation of support upon which a quality project can now be constructed.

# Windsor Park Neighborhood Association

Austin, Texas 78723



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September 29, 2011

Elizabeth A. Spencer, Director  
City of Austin Neighborhood Housing and Community Development  
PO Box 1088  
Austin, TX 78767

Dear Ms. Spencer:

The Windsor Park Neighborhood Association (WPNA) strongly supports the Accessible Housing Austin! ((AHA!)) proposal to develop the vacant site at 1920 Gaston Place, adjacent to Leisure Time Village in Windsor Park. At the August 13, 2011 WPNA meeting, members voted 23-10 to support the project after Spencer Duran of Easter Seals presented the plan to build twenty units of accessible, multifamily housing in the center of Windsor Park. WPNA support was based on AHA! outreach to the neighborhood prior to development, use of green building and landscaping practices, addition of affordable, diverse housing in the neighborhood, and revitalization in the center of Windsor Park where some appropriate support services are available to current and potential residents.

Prior to undertaking the project, AHA! met with the WPNA President and the WPNA Transportation Committee, posted on Windsor Park's Facebook page and in the newsletter, and arranged to present their plan at the WPNA August meeting as they wisely did not wish to proceed without neighborhood support and approval. AHA! had also done its homework as the project fits in with the Windsor Park Neighborhood Plan to increase housing density in the neighborhood without requiring zoning variances. WPNA looks forward to the continued involvement with AHA! in the form of progress reports, open houses, and roundtable discussions. Such early efforts will smooth the path for new residents at 1920 Gaston Place to participate actively in the neighborhood.

For the past several years, Windsor Park has been consciously developing and supporting green practices in Windsor Park. Many Windsor Park residents have enrolled in home energy conservation programs. In 2009, sixty Windsor Park residents certified their yards as urban wildlife habitats with the National Wildlife Federation. More than 250 native trees have been planted in Bartholomew Park, and a new park design was recently adopted. AHA!'s green building features planned for the complex and the intent to build to a three star Austin Energy rating support the direction of the neighborhood as we support innovative conservation practices and increased density. The use of xeric

landscaping, park-like street landscaping, sidewalk up-grades, and rain gardens enhance and support the upgrading of the Windsor Park environment. The rain gardens particularly will support neighborhood efforts to re-habilitate one of our many creeks and potentially can be combined with a sidewalk project to serve as traffic calmers in the center of Windsor Park, both desirable up-grades because of the proximity to Thomas Harris Elementary School and other services.

1920 Gaston Place is ideally located to be a catalyst for the revitalization of the center of Windsor Park. The center of Windsor Park offers some services, attractive to new residents: several bus routes, pharmacy, elementary school, library, community garden, churches, small neighborhood restaurants, and WPNA meetings. However, we hope that AHA! and new residents would support and coordinate with Windsor Park's ongoing efforts to revitalize the center of the neighborhood. For example, a grocery store located in Windsor Village would be an asset to all.

AHA!'s decision to build multifamily, accessible, integrated housing at 1920 Gaston Place supports the diversity of the neighborhood. Windsor Park has traditionally been an economically, socially, and educationally diverse community. The decision to combine accessible housing with a diverse socio-economic and ability mix of residents supports the neighborhood composition.

In conclusion, I and WPNA look forward to continued work with AHA! to realize their stated goals of revitalization, a seamless fit with the existing neighborhood, and leadership in the ongoing development of Windsor Park as a model urban neighborhood. We enthusiastically support the AHA! Project at 1920 Gaston Place in Windsor Park.

Sincerely,

Jeanette Swenson  
President, Windsor Park Neighborhood Association  
6210 Brookside Drive  
Austin, Texas 78723



## **15. Description of Supportive Services, Experience and Qualifications, and Financial Information**

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a. Any qualified person with a disability who could benefit from the housing and/or services provided, regardless of his/her disability, will be permitted occupancy. AHA! has established a Social Services Agreement with ESCT to provide an array of services to eligible residents of the 811-supported units. In addition, disabled households could reside at any of the units, including units that are not receiving HUD 811 support. Services will be provided to all qualified residents of the development on an as requested, as needed referral basis. Residency will not be contingent upon receiving services of any kind. AHA! will refer households in need to ESCT as part of ESCT's contract with the City of Austin Health and Human Services Department Self-Sufficiency Continuum for Social Services Contracts: Housing and Employment Services Program. Supporting low-income people with disabilities with incomes below 30% MFI prevents homelessness and creates opportunities.

### **Housing Services:**

ESCT's Housing and Employment Services Program will assist individuals with disabilities in obtaining suitable housing that fits their financial budget and accommodates their diagnosed disability. To move residents along the housing continuum, qualified households may participate in ESCT's Home of Your Own (HOYO) program. HOYO was created in 1995 and continues to offer monthly orientation and one-to-one assessment of barriers to homeownership for people with disabilities. HOYO provides financial assistance for the up-front costs of homeownership (down-payment, closing costs, and gap financing), pre- and post-purchase housing and financial literacy counseling, and accessibility modifications for new homeowners. ESCT staff assigned to the project assists applicants with identifying and overcoming barriers to homeownership, including credit and debt issues. Continued individual counseling and independent living supports to Home of Your Own Program clients and rental unit clients will address the specific needs of each resident or consumer seeking housing services. Staff will support individuals residing at the Gaston Place Development. Staff will work to identify needs and provide service coordination linkages to financial literacy, employment, and educational opportunities.

### **Employment Activities:**

ESCT will facilitate improvement in income levels and independence for tenants with disabilities through Paid Job Training and Employment Services. Through Paid Job Training, ESCT employs individuals with disabilities by partnering with Texas Industries for the Blind and Handicapped (TIBH). TIBH holds contracts with the City of Austin, Travis County, and the State of Texas on landscaping, litter clean up, and renovation work to ensure that local people with disabilities have access to employment. The agency provides counseling supports and service coordination for all Paid Job Training clients.

ESCT Employment Services provides external job links to individuals with disabilities, more specifically working with individuals with intellectual and physical disabilities. The agency directly receives referrals from the Texas Department of Assistive and Rehabilitative Services (located .5 miles from 1920 Gaston Place Drive) and other community providers. Employment Services actively seeks employers who are proactive in incorporating a diverse workforce, which includes adults with disabilities. Employment Services provides one-on-one job application assistance, resume building, job placement with employers, and follow-along services for each individual. Follow-along encourages job retention and facilitates an open dialogue between employers and clients. Employment Services staff not only provides these services, but also continually advocates on behalf of clients with local employers.

### **Computer and Financial Literacy Education**

ESCT's Housing and Employment Services Program provides an assistive technology computer lab that connects people with disabilities to computers and the Internet. The lab is equipped with computers that accommodate people with limited mobility, low vision, as well as verbal and hearing impairments. The lab has a Video Phone for clients who are hard of hearing and Deaf. This allows clients with limited access to computers the opportunity to perform job searches,

complete job application forms, submit applications online, and create and update resumes. Clients receive support from lab assistants to create an application template containing their job history, educational history, list of references, and other relevant information they may need to complete job applications. Clients are also able to use the Internet so they can stay up to date with current events, community resources, as well as communicate with family and friends via email. The assistive computer lab hosts job readiness/computer literacy classes that develop digital inclusion and workforce readiness skills to graduating high school students and adults with disabilities. Eight sessions of six-week long classes, serving 10 students within each class session (80 students total) provide basic computer instruction and soft skills training. Students learn how to conduct online job searches, build resumes, and practice interviewing techniques. Participants can access ESCT's Employment Services, which can assist them in locating employment after or before the class is completed. Financial literacy training is offered at the agency's computer lab, at the Paid Job Training south location, throughout housing units and placements, and in various community settings. The agency uses the Money Smart curriculum, which is a comprehensive financial education tool designed to help low-income individuals outside the financial mainstream enhance financial skills. Developed by the Federal Deposit Insurance Corporation (FDIC) to foster financial stability for individuals and families, the curriculum consists of eight computer self-paced training modules that cover basic financial topics including: descriptions of deposit and credit services, choosing and maintaining a checking account, spending plans, the importance of saving, and the basics of building or repairing credit. We assist participants in managing finances and facilitate the process for clients to open a bank account.

### **Mental Health Services**

ESCT Housing and Employment Services Program developed the Transitions Counseling Project to provide on-site mental health counseling to Paid Job Training clients. Participants in Paid Job Training receive mental health counseling to assist with bipolar, schizophrenia, depression, and substance use disorders. Many clients are reluctant to discuss their issues. Some are skeptical of the benefits of mental health counseling and many would not seek out counseling supports unless it was offered at no cost and in close proximity. The bilingual (Spanish/English) Counselor is available to clients at the agency's Paid Job Training location in South Austin off of St. Elmo and Congress and works in the field on worksite visits. The approach to accompanying workers to worksites has been integral in establishing a rapport with clients. In many cases, the Counselor presence has saved lives, prevented homelessness, and undoubtedly prevented clients from reoffending and using substances. They are prepared for work; advance in their jobs; earn wage increases; and eventually earn benefits such as health insurance, paid time off, and Worker's Compensation coverage. The Counselor's presence creates a healthy work environment while monitoring progress, well-being, service coordination needs and monitors prescribed medication for mental illness.

### **Service Coordination and Independent Living Activities:**

ESCT will provide one-on-one service coordination supports to clients participating in any of the above activities. ESCT will connect clients to appropriate basic need supports and supportive services offered through the agency or by other community/city/state providers. Coordinated Services include: Money Management, Transportation Training and Assistance, Advocacy/Self-advocacy Training, Life Skills Training, Crisis Prevention and Management, Health Monitoring Supports, Information and Referral, Communication Assistance, Assistive Technology Services.

**b.** AHA! proposes to provide services to 10 households with physical disabilities and/or people with developmental disabilities with the support of ESCT and the HUD 811 program: Supportive Housing for People With Disabilities. Residents of the 811-supported units will have the option of receiving services from Easter Seals Central Texas (ESCT) and receive referrals for other services from AHA! staff to ensure residents are supported. In compliance with Section 811 regulations, AHA! will serve disabled households, which includes households that meet one of more of the following requirements:

(1) One or more persons at least one of whom is an adult (18 years or older) who has a disability;

(2) Two or more persons with disabilities living together, or one or more such person living with another person who is determined by HUD, based upon a certification from an appropriate professional (e.g., a rehabilitation counselor, social worker, or licensed physician) to be important to their care or well being (e.g., a personal attendant); or

(3) The surviving member or members of any household described in paragraph (1) of this definition who were living in a unit assisted under this part, with the deceased member of the households at the time of his or her death.

c. AHA! will refer residents with social service providers including Easter Seals Central Texas on an as-requested basis.



## SUPPORTIVE SERVICES AGREEMENT

This Supportive Services Agreement (the "Agreement"), executed on Oct. 17, 2011 to be effective as of April 1, 2012, is entered into by and between Accessible Housing Austin!, Inc., a Texas nonprofit corporation ("AHA!"), and Easter Seals Central Texas, a Texas nonprofit corporation ("ESCT").

WHEREAS, AHA! is organized and operated exclusively as a Community Housing Development Organization to conduct various activities related to creating more affordable, accessible and integrated housing for low income people with disabilities in Austin, Texas;

WHEREAS, ESCT is organized and operated exclusively for charitable purposes and conducts various activities related to improving the quality of life for people with disabilities; and

WHEREAS, AHA! desires to obtain certain support services from ESCT for its tenants residing at 1920 Gaston Place Drive, Austin, Texas 78723 ("the DEVELOPMENT"), including the provision of Housing Services, Employment Services, Computer and Financial Literacy Services, and Mental Health Services funded by the City of Austin Health and Human Services Department Self-Sufficiency Continuum for Social Service Contracts for FY2012. ESCT desires to provide such support services to AHA! and households of the DEVELOPMENT that have members with disabilities and incomes at or below 80% of the Median Family Income as defined by HUD and adjusted for family size on a voluntary, consumer-driven basis that will model consumer choice; and

WHEREAS, AHA! shall not condition occupancy of the DEVELOPMENT upon accepting services from ESCT or any other service provider.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties hereby agree as follows:

### **1. Provision of Services.**

- (a) ESCT hereby agrees to furnish to AHA! the services set forth on Schedule A (each, a "Service" and collectively, the "Services") on an as-needed basis.
- (b) ESCT was selected through an assessment and selection process conducted by representatives from AHA!.
- (c) Each of AHA! and ESCT agrees to notify the other party of any changes in its procedures, operations, or guidelines which may affect the other party or its employees or the provision of the Services as set forth hereunder.

2. Notices. All notices required or permitted to be given herein shall be deemed given

(a) If to ESCT:

Easter Seals Central Texas  
1611 Headway Circle – Building 2  
Austin, TX 78754

(b) If to AHA!:

Accessible Housing Austin!, Inc. c/o Stephanie Thomas  
1640A E 2<sup>nd</sup> St, Suite 100  
Austin, Texas 78702  
Attention: Stephanie Thomas

IN WITNESS WHEREOF, the undersigned have caused their duly authorized representatives to execute this Administrative Services Agreement effective as of the date first written above.

Accessible Housing Austin!, Inc.

By: Stephanie Thomas

Stephanie Thomas  
President, Board of Directors

Easter Seals Central Texas.

By: Kevin Coleman

Kevin Coleman  
President & CEO

## SCHEDULE A

### SERVICES

#### **1. Service Coordination and Independent Living Activities:**

ESCT will provide one-on-one service coordination supports to clients receiving housing assistance, employment services, paid job training, mental health counseling, and educational classes through the Program. ESCT will connect clients to appropriate basic need supports and supportive services offered through the agency or by other community/city/state providers.

Coordinated Services include:

Independent Living Services ensure that the basic needs of individuals with disabilities are met. These services include, but are not limited to, the following:

- Money Management
- Transportation Training and Assistance
- Advocacy/Self-advocacy Training
- Life Skills Training
- Crisis Prevention and Management
- Health Monitoring Supports
- Information and Referral
- Communication Assistance
- Technology Services

#### **2. Housing Services:**

ESCT's Housing and Employment Services Program will assist individuals with disabilities in obtaining suitable housing that fits their financial budget and accommodates their diagnosed disability. The Program will fulfill housing needs through three separate components. The Home Of Your Own (HOYO) program was created in 1995 and continues to offer monthly orientation and one-to-one assessment of barriers to homeownership for people with disabilities. HOYO provides financial assistance for the up-front costs of homeownership (down-payment, closing costs, and gap financing), pre- and post-purchase housing and financial literacy counseling, and accessibility modifications for new homeowners. ESCT staff assigned to the project assists applicants with identifying and overcoming barriers to homeownership, including credit and debt issues. Continued individual counseling and independent living supports to Home of Your Own Program clients and rental unit clients will address the specific needs of each resident or consumer seeking housing services. Staff will support individuals residing at the Development. Staff will work to identify needs and provide service coordination linkages to financial literacy, employment, and educational opportunities.

#### **3. Employment Activities:**

ESCT will facilitate improvement in income levels and independence for tenants with disabilities through Paid Job Training and Employment Services. Through Paid Job Training, ESCT employs individuals with disabilities by partnering with Texas Industries for the Blind and Handicapped (TIBH). TIBH holds contracts with the City of Austin, Travis County, and the State of Texas on landscaping, litter clean up, and renovation work to ensure that local people with disabilities have access to employment. The agency provides counseling supports and service coordination for all Paid Job Training clients.

ESCT Employment Services provides external job links to individuals with disabilities, more specifically working with individuals with intellectual and physical disabilities. The agency directly

receives referrals from the Texas Department of Assistive and Rehabilitative Services and other community providers. Employment Services actively seeks employers who are proactive in incorporating a diverse workforce, which includes adults with disabilities. Employment Services provides one-on-one job application assistance, resume building, job placement with employers, and follow-along services for each individual. Follow-along encourages job retention and facilitates an open dialogue between employers and clients. Employment Services staff not only provides these services, but also continually advocates on behalf of clients with local employers.

#### **4. Computer and Financial Literacy Education**

ESCT's Housing and Employment Services Program provides an assistive technology computer lab that connects people with disabilities to computers and the Internet. The lab is equipped with computers that accommodate people with limited mobility, low vision, as well as verbal and hearing impairments. The lab has a Video Phone for clients who are hard of hearing and Deaf. This allows clients with limited access to computers the opportunity to perform job searches, complete job application forms, submit applications online, and create and update resumes. Clients receive support from lab assistants to create an application template containing their job history, educational history, list of references, and other relevant information they may need to complete job applications. Clients are also able to use the Internet so they can stay up to date with current events, community resources, as well as communicate with family and friends via email. The assistive computer lab hosts job readiness/computer literacy classes that develop digital inclusion and workforce readiness skills to graduating high school students and adults with disabilities. Eight sessions of six-week long classes, serving 10 students within each class session (80 students total) provide basic computer instruction and soft skills training. Students learn how to conduct online job searches, build resumes, and practice interviewing techniques. Participants can access ESCT's Employment Services, which can assist them in locating employment after or before the class is completed. Financial literacy training is offered at the agency's computer lab, at the Paid Job Training south location, throughout housing units and placements, and in various community settings. The agency uses the Money Smart curriculum, which is a comprehensive financial education tool designed to help low-income individuals outside the financial mainstream enhance financial skills. Developed by the Federal Deposit Insurance Corporation (FDIC) to foster financial stability for individuals and families, the curriculum consists of eight computer self-paced training modules that cover basic financial topics including: descriptions of deposit and credit services, choosing and maintaining a checking account, spending plans, the importance of saving, and the basics of building or repairing credit. We assist participants in managing finances and facilitate the process for clients to open a bank account.

#### **5. Mental Health Services**

ESCT Housing and Employment Services Program developed the Transitions Counseling Project to provide on-site mental health counseling to Paid Job Training clients. Clients live in the greater Austin area, and over 75% have a diagnosed mental illness—usually bipolar, schizophrenia, depression, and substance use. Many clients are reluctant to discuss their issues. Some are skeptical of the benefits of mental health counseling and many would not seek out counseling supports unless it was offered at no cost and in close proximity. The Counselor is available to clients at the agency's Paid Job Training location in South Austin off of St. Elmo and Congress. She provides support and crisis management in the field on worksite visits. Her approach to accompanying workers to worksites has been integral in establishing a rapport with clients. In many cases, her presence has saved lives, prevented homelessness, and undoubtedly prevented clients from reoffending and using substances. With counseling, clients become productive members of society. They are prepared for work; advance in their jobs; earn wage increases; and eventually earn benefits such as health insurance, paid time off, and Worker's Compensation coverage. The Counselor's presence creates a healthy work environment as she assesses clients' progress, well-being, service coordination needs and monitors prescribed medication for mental illness.



Easter Seals Central Texas  
Workforce Development  
315 East St. Elmo  
Austin, Texas 78745  
(512) 440-7819

Mr. Spencer Duran  
Accessible Housing Austin!  
1016 La Posada Dr. #160  
Austin, TX 78752

March 10, 2011

Dear Mr. Duran:

Easter Seals Central Texas Paid Job Training Program has received Accessible Housing Austin's landscape maintenance service inquiry. We are excited at the prospect of partnering with an organization whose mission mirrors our own. Helping people with disabilities participate in the community is a goal that we strive for and we recognize your contributions toward reaching that goal as well. We applaud AHA! in their effort to increase employment opportunities for people with disabilities by actively seeking services from mission-driven vendors.

Based on the schematic of the AHA! project at Gaston Place, I think a safe rough estimate for the landscape maintenance would be in the \$300-\$400 range per service cycle. It is difficult to say at this phase, but I am assuming there will be some small gardens & ornamental trees to maintain as well as the regular mowing and lawn care. If the site is going to have an irrigation system I would suggest either an every-other-week schedule for a total of 26 visits per year (\$7,800 - \$10,400), or we also work on a schedule that is two visits per month during the warm months, usually March – October, and one visit during the dormant months, November – February, for a total of 20 visits per year (\$6,000 - \$8,000).

In addition to receiving quality landscape maintenance services, you will be contributing to a program that has employed hundreds of adults with disabilities. Trainees are offered full-time employment and on the job training. Experienced trainees have opportunities for advancement within the Easter Seals Team. On the job training encompasses development in the following areas:

- Teamwork
- Building a successful employment history
- Healthy work habits
- Independence
- Sense of Pride
- Financial Accountability

I can tell that your organization is committed to integration and inclusion of people with all abilities. We at Easter Seals Central Texas are too. We invite qualified tenants of the Gaston Place project to participate in our Paid Job Training program as well. We are truly excited to partner with such a like-minded organization and we hope to hear from you in the future.

Sincerely,

Nathan Skog  
Field Representative



June 21, 2011

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801 Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: *Accessible Housing Austin!, Inc. Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application from Accessible Housing Austin! (AHA!) for funds under HUD's Section 811 program. We look forward to partnering with AHA!. *Austin Travis County Integral Care (ATCIC) is excited to be in a position to provide its services to AHA!'s future tenants. ATCIC provides a host of services to the residents of Austin and the surrounding area including Adult Behavioral Health Services, Child and Family Services, Intellectual and Developmental Disabilities Services, and Psychiatric Crisis Services.*

AHA! is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that AHA! is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with AHA! in the future.

Sincerely,

David Evans  
Executive Director



*Date June 15, 2011*

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801 Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: *Accessible Housing Austin!, Inc.  
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application from Accessible Housing Austin! (AHA!) for funds under HUD's Section 811 program. We look forward to partnering with AHA!.

Capital Metro is working to provide opportunities to people with disabilities in Austin, Texas to live in the community. Our goals are to insure that each client receives either, access to accessible fixed route or rail services or to assist them with access to paratransit services to meet their needs. We are committed to working with AHA! to outreach to individuals in need of affordable, accessible and integrated housing opportunities and provide vital services for their support.

AHA! is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community through affordable housing and access to public transportation.

As an organization that supports opportunities for people with disabilities to live independently in Austin, Texas, we are pleased that AHA! is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with AHA! in the future.

Sincerely,

Martin Kareithi  
Accessible Transportation Specialist  
Capital Metropolitan Transportation Authority  
2910 E. 5<sup>th</sup> St.  
Austin, Texas 78702  
512-389-7583 (v) 711 Relay

**Austin office**  
825 E. Rundberg Lane, Suite E6  
Austin, Texas 78753  
voice/tdd: 512-832-6349  
fax: 512-832-1869  
email: arcil@arcil.com  
**website:** www.arcil.com  
**ARCIL Graphics:** 512-832-6349



**San Marcos office**  
voice/tdd: 512-396-5790  
fax: 512-396-5794  
email: sanmarcos@arcil.com  
**Round Rock office**  
voice/tdd: 512-828-4624  
fax: 512-828-4625  
email: roundrock@arcil.com

June 7, 2011

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: *Accessible Housing Austin!*  
*Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

Please accept this letter in support of the application Accessible Housing Austin! (AHA!) is submitting for funds under HUD's Section 811 program. We look forward to partnering with AHA!.

Austin Resource Center for Independent Living (ARCIL) is working to provide a range of services for people with disabilities in the Austin area so that they may live in the community. We are committed to working with AHA! to provide independent living services for the residents of the affordable, accessible and integrated housing being developed by AHA!.

AHA! is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that AHA! is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with AHA! in the future.

Sincerely,

  
Ronald Rocha, Executive Director



7800 Shoal Creek Blvd., Suite 171-E  
Austin, Texas 78757-1024  
MAIN OFFICE 512.454.4816  
TOLL-FREE 800.315.3876  
FAX 512.323.0902

June 21, 2011

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801 Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: Accessible Housing Austin!, Inc.  
Section 811 Application for Fund Reservation

Dear Ms. Mitchell:

Disability Rights Texas supports the Accessible Housing Austin! (AHA) application for funds under HUD's Section 811 program. AHA has experience developing housing for people with disabilities that is affordable, accessible and integrated into the larger community.

AHA has submitted an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA will develop, own and manage up to 10 units of integrated housing for people with disabilities.

As an organization that works to protect and advance the rights of people with disabilities, Disability Rights Texas is excited to offer its services to the residents of 1920 Gaston Place Drive who have disabilities. We look forward to working with AHA to meet the needs of these residents so they can live fully integrated in their community.

Thank you for your consideration of AHA's application. If you have any questions, please feel free to contact me at the number listed above.

Sincerely,

Mary Faithfull  
Executive Director  
Disability Rights Texas

*Disability Rights Texas is a nonprofit agency that protects and advances the legal, human and service rights of Texans with a broad range of disabilities. Disability Rights Texas is federally funded and designated by the federal government as the protection and advocacy agency (P&A) for the state of Texas. In March 2011, the agency changed its name from Advocacy Inc. to Disability Rights Texas.*



Adapt of Texas  
1640-A E. 2nd ST. STE 100  
Austin, TX 78702  
512-442-0252  
[www.adaptoftexas.org](http://www.adaptoftexas.org)

June 20, 2011

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: *Accessible Housing Austin!*  
*Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

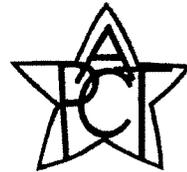
Please accept this letter in support of the application Accessible Housing Austin! (AHA!) is submitting for funds under HUD's Section 811 program. We look forward to partnering with AHA!.

ADAPT of Texas is an organization dedicated to improving the lives of people with disabilities in Texas. We are committed to working with Accessible Housing Austin to ensure residents of the affordable, accessible and integrated housing being developed by AHA! have the opportunity to improve the community by becoming involved with our organization.

AHA! is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage integrated housing for people with disabilities. As a result of these funds, people with disabilities will be able to live fully integrated in the community.

As an organization that supports opportunities for people with disabilities to live independently in Texas communities, we are pleased that AHA! is applying to support the development of resources to create housing opportunities for people with disabilities. We hope their application is looked at favorably and we look forward to working with AHA! in the future.

Sincerely,



*June 10, 2011*

Charlotte Mitchell  
Chief, Multifamily Grant Programs  
U.S. Department of Housing and Urban Development  
Fort Worth Regional Office, Region VI  
801Cherry Street, Unit #45, Suite 2500  
Fort Worth, TX 76102-6882

RE: *Accessible Housing Austin!, Inc.  
Section 811 Application for Fund Reservation*

Dear Ms. Mitchell:

The Personal Attendant Coalition of Texas (PACT) supports the Accessible Housing Austin! (AHA!) application for funds under HUD's Section 811 program. PACT works to ensure in-home attendants for people with disabilities receive fair compensation for their important work and supports them while they help others. Personal attendants, as well as the availability of affordable housing are crucial for the full social inclusion of people with disabilities. PACT is excited to be in a position to offer its services to the residents of 1920 Gaston Place Drive who have disabilities. We look forward to working with Accessible Housing Austin! meet the needs of its residents.

AHA! has experience in developing housing for people with disabilities that is affordable, accessible, and integrated into the community at large. AHA! is submitting an Application for Fund Reservation under the Section 811 Supportive Housing for People with Disabilities Program. With these funds, AHA! will develop, own, and manage up to 10 units of integrated housing for people with disabilities. PACT is excited to partner with AHA! to make available its services as so that residents with disabilities will be able to live fully integrated in the community.

Thank you for your consideration of AHA!'s application. If you have any questions, please contact me.

Sincerely,

**Catherine R. Cranston**  
**PACT Organizer**  
**1640A E. 2<sup>nd</sup> Street, #100**  
**Austin, TX 78702**  
**512.442.0252**

## 15 e. Resumes of Key Social Service Personnel – Easter Seals Central Texas

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**Jean Langendorf** is the Vice President, Community and Housing Services at Easter Seals Central Texas. She had been Executive Director, United Cerebral Palsy of Texas (UCP Texas merged with Easter Seals beginning 2010) and previously served as the Project Director for the Texas Home of Your Own Coalition a UCP Texas project designed to expand homeownership opportunities for Texans with disabilities. Her previous experience also includes managing the City of El Paso Community Development Block Grant social service programs; serving as coordinator of neighborhood development and property management programs, union organizing and nursing home research. Ms. Langendorf has served as a consultant providing technical assistance to Public Housing Authorities for Project Access and Fannie Mae, providing technical assistance for housing and homeownership programs throughout the United States. She has served on the national Fannie Mae Housing Impact Advisory Council and the Texas Department of Housing and Community Affairs Disability Advisory Committee. Currently, she serves as an appointee of Governor Rick Perry on the Housing and Health Services Coordination Council.

**Naomi Hubert**, Housing Programs Director for Easter Seals Central Texas, has a M.Ed. in Special Education/Psychology from Southwest Texas State University and a BFA in Interior Design/Architecture from Texas Tech University. She has more than 15 years experience with organizations providing services to people with disabilities and 14 years in housing services, including serving as Housing Coordinator and Modification Specialist with the Central Texas Accessible Design Alliance project of United Cerebral Palsy Association of the Capitol Area where she worked with the Austin Housing Authority on modification issues. Ms. Hubert has provided training to consumers, state and city housing finance agency staff, housing and disability service providers on consumer controlled home modification program design model.

**Rosa Gonzalez-Abrego**, Housing Contracts Administrator, has over 18 years in the non-profit field. She provides eligibility reviews and approval of applicants for home modification services and assistance in carrying out project goals and activities relating to housing, homeownership and architectural barrier removal. Ms Gonzalez-Abrego is a policy and regulation expert and often provides training and assistance to contractors to assist with contract compliance requirements. She prepares project and billing documents to secure timely reimbursements of contract funds while monitoring expenditure data to ensure projects are a success.

**Otis Larry**, Housing Counselor provides housing and homeownership counseling services to individuals with disabilities. He has been working with the Texas Home of Your Own (HOYO) Program for over ten years in volunteer and part-time employment since becoming a homeowner through the HOYO program. Mr. Larry conducts the Homebuyer Education Orientation Session for the program and provides one-on-one support to applicants.

**Monica Elsbrock**, Director of Employment Services provides supervision to the Employment Services staff. She has 25 years experience in design and management of vocational programs for people with disabilities. Ms. Elsbrock was responsible for the Employment Services Program receiving its second and third three year certification from CARF. Ms. Elsbrock has been with Easter Seals Central Texas 7 years, is a current CARF surveyor and holds a BA in Special Education/Psychology from the University of New Mexico.

**Michelle Wilkinson**, is the Licensed Professional Counselor who offers mental health counseling services to clients at Easter Seals Central Texas. Ms. Wilkinson has over eight years of professional counseling experience whose expertise includes: crisis management, substance abuse/chemical dependency and issues relating to homelessness and basic needs. She holds a MA in Counseling from Dallas Theological Seminary, and a BS in Psychology from Louisiana State University.

## 15 f. Financial Capacity to provide support services: Sources of Funds

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Sources of Funds: Easter Seals Central Texas (ESCT) has secured a three year funding grant in the amount of \$504,738 from the City of Austin that will be coupled with \$2,426,241 from other sources to ensure the following service goals are met. AHA! will refer all interested residents to ESCT so that each household will have the opportunity to access services being provided by ESCT as a part of its City Of Austin Health and Human Services Department Self-Sufficiency Continuum for Social Service Contracts.

1. 2,549 clients will receive services through Housing and Employment Programs.
2. 100% of 48 clients served who acquire long term stable housing supports that they can afford.
3. 80% of 164 clients served who acquire long term stable housing supports that they can afford.
4. 80% of 80 mental health clients achieve projected mental health outcomes after completing at least 10 mental health therapy sessions increase with Global Assessment of Functioning score by at least five points.
5. 80% of 52 students attending Job Readiness/Computer Literacy classes improved competency skills in general knowledge of computers, Microsoft Word and Microsoft Excel measured by pre-and post-tests.
6. 65% of 25 students attending Financial Literacy classes increase their financial literacy measured by pre- and post-tests.

**15 f. Financial Capacity to provide support services: Sources of Funds: Budget**

Agency: Easter Seals Central Texas

Program: Infrastructure: Community and Employment Services

<i>IMPORTANT: All \$ amounts must be whole dollars</i>			
PERSONNEL	CITY OF AUSTIN Amount	Amount Funded by ALL OTHER Sources	TOTAL Budget (ALL funding sources)
Salaries and Benefits	443,838	878,490	1,322,328
<b>A. SUBTOTALS: PERSONNEL</b>	443,838	878,490	1,322,328
<b>OPERATING EXPENSES</b>			
General Operating Expenses	60,900	232,068	292,968
Insurance/Bonding (included in General Operating Expenses)	0	0	0
Audit Expenses (included in General Operating Expenses)	0	0	0
Consultants/Contractual Direct Expenses only (provide details for this line item in the Subcontracted Expenses form #3)	0	95,670	95,670
Staff Travel	0	33,213	33,213
<b>B. SUBTOTALS: OPERATING EXPENSES</b>	60,900	360,951	421,851
<b>DIRECT ASSISTANCE</b>			
Food/Beverage for Clients	0	0	0
Financial Assistance for Clients (e.g. rent, utilities)	0	1,186,800	1,186,800
Other (specify)	0	0	0
<b>C. SUBTOTALS: DIRECT ASSISTANCE</b>	0	1,186,800	1,186,800
<b>EQUIPMENT/CAPITAL OUTLAY</b>			
Specify equipment over \$1,000 per item	0	0	0
<b>D. SUBTOTALS: EQUIPMENT/CAPITAL OUTLAY</b>	0	0	0
<b>GRAND TOTAL (A + B + C + D)</b>	504,738	2,426,241	2,930,979

## Overview of Predevelopment Work Completed

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Phase 1 ESA available upon request.

## GASTON PLACE

Schematic Design 3.28.11

### PROJECT DESCRIPTION

New construction of 20 units as an addition to HACA's complex  
 10 1-bedroom units, 10 2-bedroom units  
 9 of 20 units to be fully accessible for mobility impairments  
 1 of 20 units to be fully accessible for mobility impairments, hearing, and visual impairments  
 10 of 20 units to be adaptable  
 New parking area, including accessible spaces  
 New staff office and maintenance/storage  
 New exterior circulation, including an elevator

### DEVELOPMENT AND DESIGN GUIDELINES

Austin Energy Green Building Program Rating Tool: 3 star goal  
 City of Austin's SMART Housing Program requirements  
 Fair Housing Act, ANSI/TAS, and other applicable accessibility requirements  
 HUD Section 811 Guidelines  
 University Hills Neighborhood Design Guidelines  
 City of Austin Zoning Restrictions for MF-2-NP

### SITE INFORMATION + EXISTING CONDITIONS

Physical Address: 1920 Gaston Place Drive  
 Legal Address: Lot 2, Block D, Subdivision: Handy Junction  
 Size: 2.51 acres  
 Zoning: MF-2-NP (Max 50% bldg coverage, 60% impervious cover)  
 HACA complex: 23 units and activity center (1 story, R-1, built in 1985)  
 40 parking spaces, including 2 accessible and 7 compact spaces

### CODE ANALYSIS

Occupancy: Group R - 2 (Residential - Apartments)  
 Construction Type: Type 5B (wood stick frame)  
 Sprinklers: required for multi-family residential applications  
 Circulation: Exterior exiting and stairs

### UNITS

	accessible	adaptable	unit size max	total area max
1 bedroom / 1 bathroom	5	5	540 sf	5400
2 bedroom / 1 bathroom	5	5	800 sf	8000
UNIT TOTALS	10	5		
TOTAL UNIT AREA				13400

### SECONDARY SPACES

Multi-purpose Space/ Office / Bathrm				365
Exterior Laundry + HW Closets (unconditioned)				180
Maintenance/Janitorial Storage (unconditioned)				90
Elevator + Machine Room (120 sf 1st floor, 80 sf 2nd floor)				200

TOTAL INTERIOR SF 14,235

### PARKING

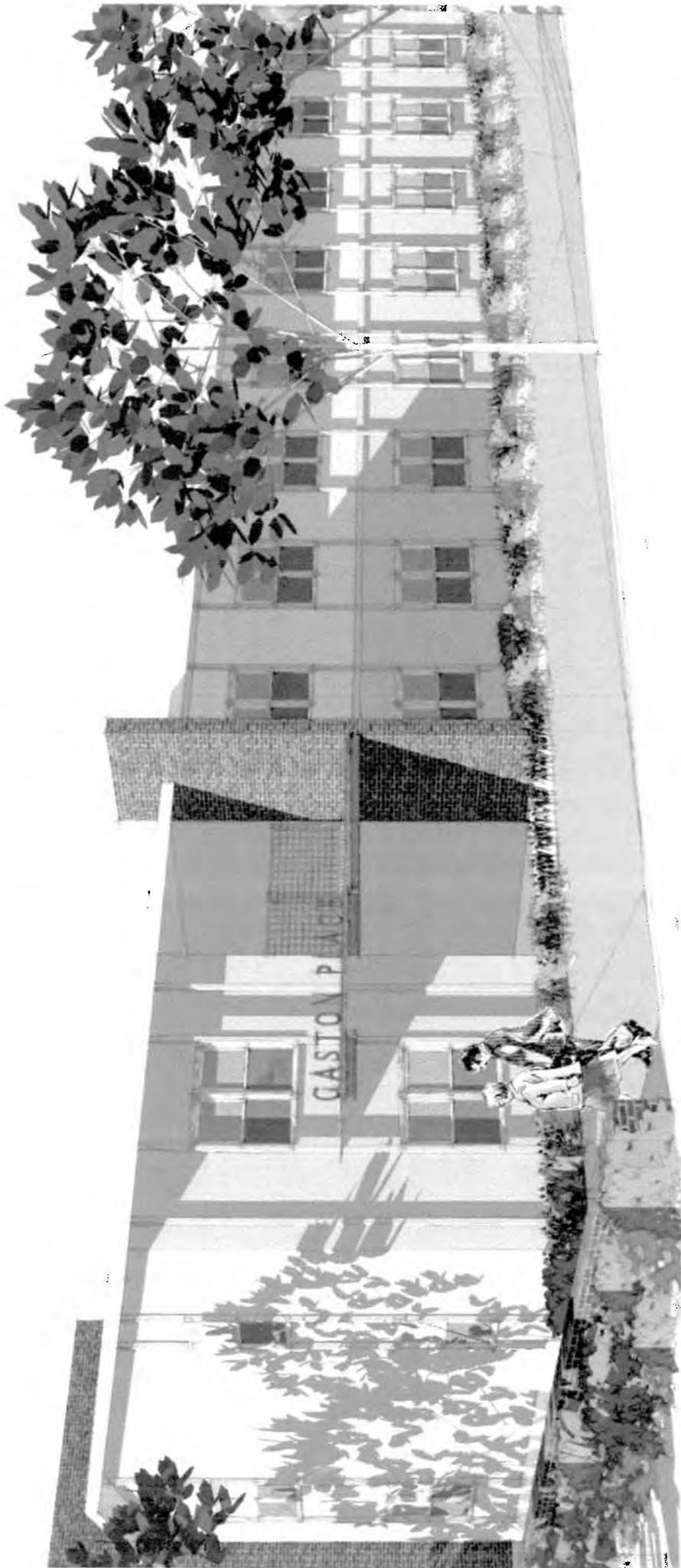
	spaces	UCR	
Existing 1 bedroom units: 23 @ 1.5 spaces/unit	34.5	0.8	27.6
New 1 bedroom units: 10 @ 1.5 spaces/unit	15	0.8	12
New 2 bedroom units: 10 @ 2 spaces/unit	20	0.8	16

TOTAL REQUIRED PARKING SPACES\* 56

Existing spaces 40

NEW SPACES REQUIRED 16

\* 2% minimum of accessible parking







Accessible Housing Austin  
1100 West 11th Street, Suite 100  
Austin, Texas 78703  
P: 512.477.8867



3108 5th Street, Austin  
Austin, Texas 78723  
P: 512.228.4254  
E: 512.228.4259

Westwood Engineers  
1018 West 11th Street, Suite 100  
Austin, Texas 78703  
P: 512.235.8021

Unit Engineer

ERA International  
1100 West 11th Street, Suite 400  
Austin, Texas 78703  
P: 512.248.8113  
E: 512.248.1919

Unit Engineer

Callahan Engineers and Surveyors  
411 West 5th Street, Suite 1  
Austin, Texas 78705  
P: 512.461.2207  
E: 512.461.2207



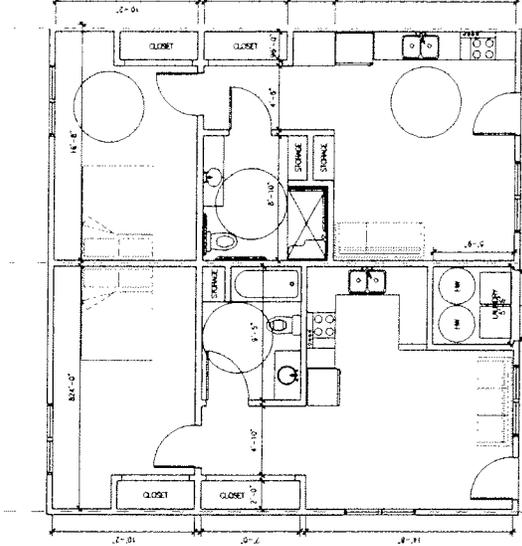
Project  
**Gaston Place**

Project Address  
1900 Gaston Place Drive  
Austin, Texas 78723

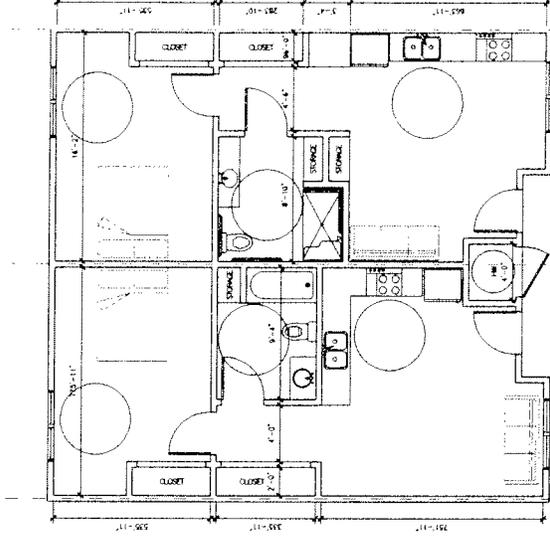
Architectural Design  
3/29/11

Unit Floor Plans

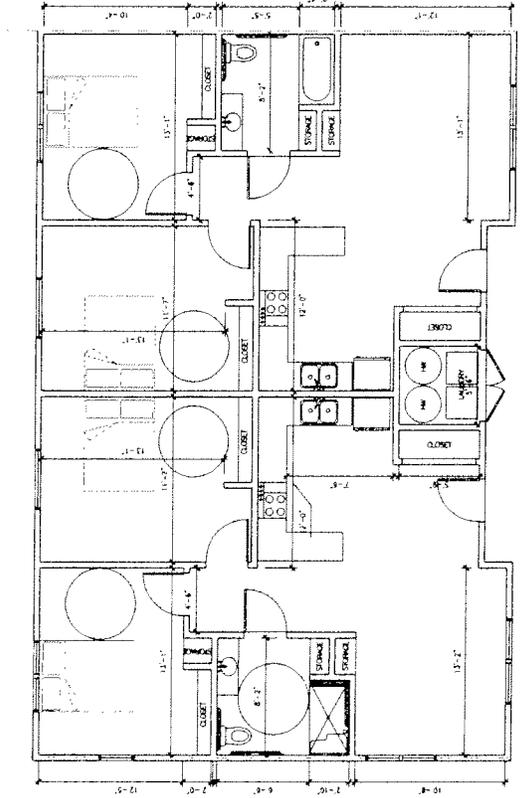
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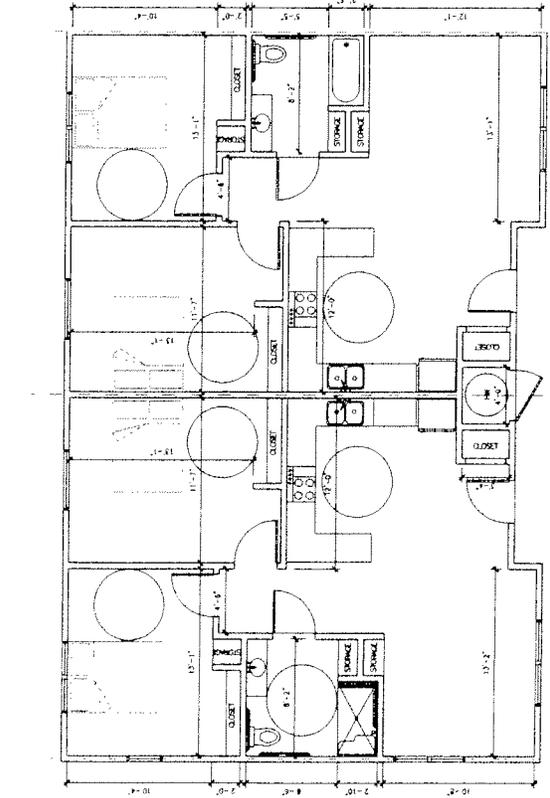
06 2 BEDROOM UNIT - ADAPTABLE, TYPE B



02 1 BEDROOM UNIT - ADAPTABLE, TYPE A



08 2 BEDROOM UNIT - ACCESSIBLE, TYPE B



04 2 BEDROOM UNIT - ACCESSIBLE, TYPE A

Legend

Client  
**Accessible Housing Austin**  
1920 Gaston Place, Suite 100  
Austin, TX 78723  
P: 512.472.2698



2024 024 Franklin Avenue  
Austin, Texas 78723  
P: 512.330.4284  
E: 512.330.4285

Architect  
**Blackburn**  
1028 West 11th Street, Suite 100  
Austin, Texas 78703  
P: 512.518.8313  
E: 512.330.2821

MEP Engineer  
**EA Incorporated**  
10000 North Loop West, Suite 400  
Austin, Texas 78726  
P: 512.518.8313  
E: 512.794.6313

Civil/Structural Engineer and Surveyor  
**411 West 42nd Street, Suite 1**  
Austin, Texas 78724  
P: 512.388.2277

Architect  
**Joseph B. Gaudin**  
77.000000 77.000000  
**PROGRESS PRINT**  
NOT FOR REGULATORY APPROVAL,  
PERMIT, OR CONSTRUCTION

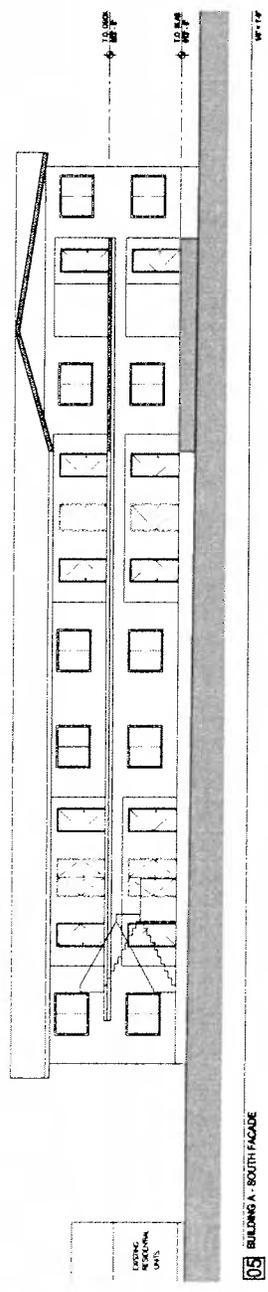
# Gaston Place

Project Address  
**1920 Gaston Place Drive**  
Austin, Texas 78723

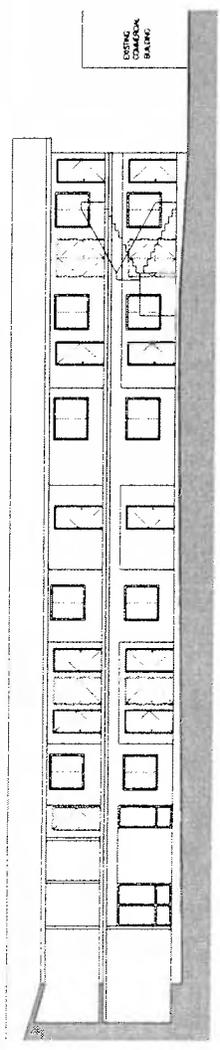
Schematic Design  
3/20/11

## Exterior Elevations

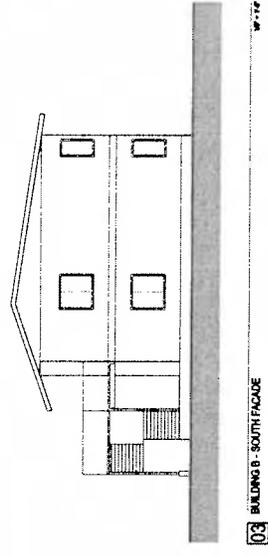
Sheet No.  
**A3.0**



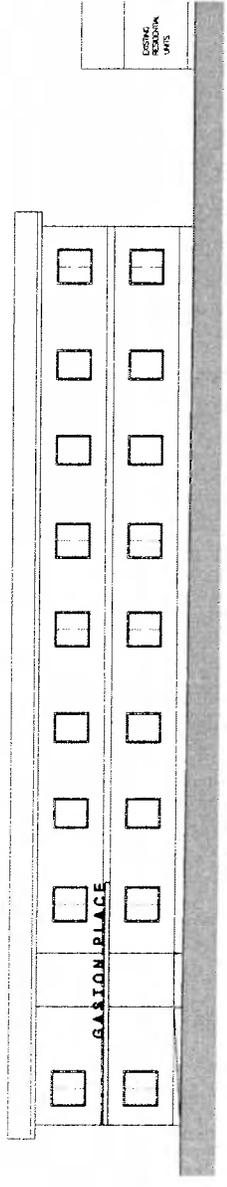
05 BUILDING A - SOUTH FACADE



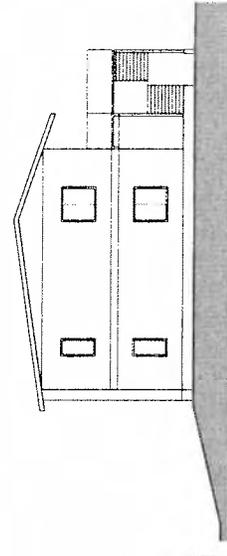
04 BUILDING B - WEST FACADE



03 BUILDING B - SOUTH FACADE

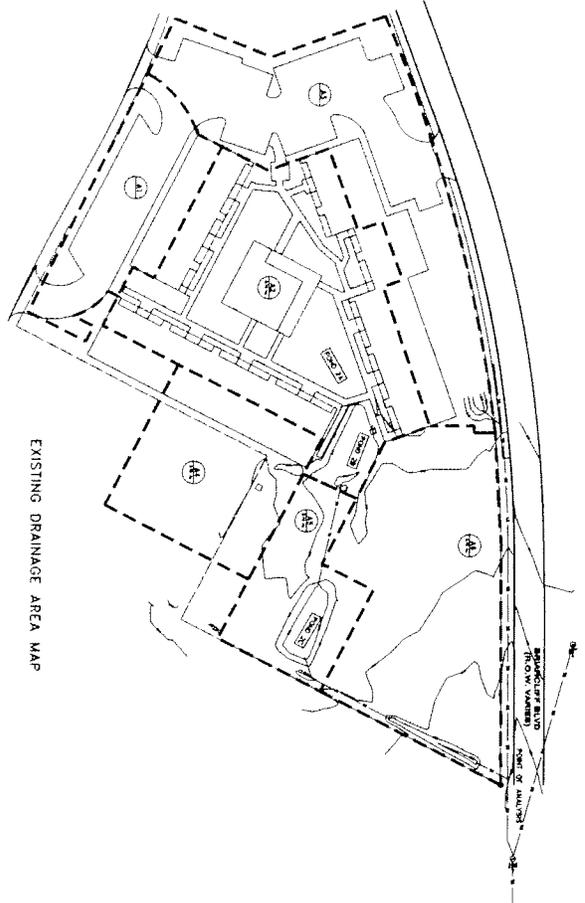


02 BUILDING A - NORTH FACADE



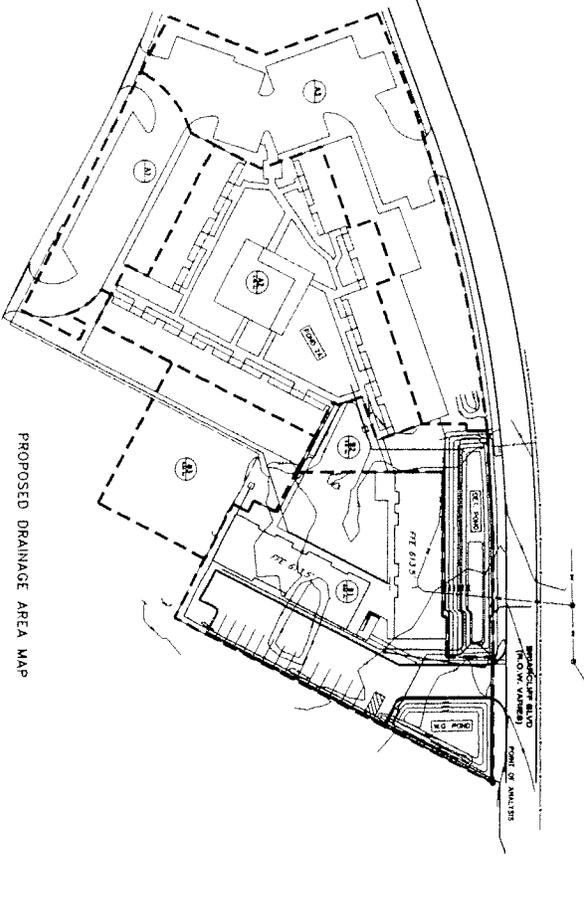
01 BUILDING A - WEST FACADE





EXISTING DRAINAGE AREA MAP

Sub-Block	Drainage Area	Flow	Flow	Flow	Flow	Flow
1	10,000	1.0	1.0	1.0	1.0	1.0
2	10,000	1.0	1.0	1.0	1.0	1.0
3	10,000	1.0	1.0	1.0	1.0	1.0
4	10,000	1.0	1.0	1.0	1.0	1.0
5	10,000	1.0	1.0	1.0	1.0	1.0
6	10,000	1.0	1.0	1.0	1.0	1.0
7	10,000	1.0	1.0	1.0	1.0	1.0
8	10,000	1.0	1.0	1.0	1.0	1.0
9	10,000	1.0	1.0	1.0	1.0	1.0
10	10,000	1.0	1.0	1.0	1.0	1.0



PROPOSED DRAINAGE AREA MAP

Sub-Block	Drainage Area	Flow	Flow	Flow	Flow	Flow
1	10,000	1.0	1.0	1.0	1.0	1.0
2	10,000	1.0	1.0	1.0	1.0	1.0
3	10,000	1.0	1.0	1.0	1.0	1.0
4	10,000	1.0	1.0	1.0	1.0	1.0
5	10,000	1.0	1.0	1.0	1.0	1.0
6	10,000	1.0	1.0	1.0	1.0	1.0
7	10,000	1.0	1.0	1.0	1.0	1.0
8	10,000	1.0	1.0	1.0	1.0	1.0
9	10,000	1.0	1.0	1.0	1.0	1.0
10	10,000	1.0	1.0	1.0	1.0	1.0

**CIVILTUDE**  
ENGINEERS & SURVEYORS

10000 W. LOOP WEST, SUITE 200  
HOUSTON, TEXAS 77042  
PH: 281.412.2000  
WWW.CIVILTUDE.COM

LEGEND: THE MARKER SYMBOLS 2  
FOR THE EXISTING DRAINAGE AREA MAP  
EXISTING AND PROPOSED  
DRAINAGE AREA MAP

DATE: 11/15/2011  
DRAWN BY: JLB  
CHECKED BY: JLB  
SCALE: AS SHOWN

SHEET NO. 2

1. Project No. 10011-0011, Station: 10011-0011-0011, Drawing: 10011-0011-0011-0011



**March 28, 2011**

Mr. Spencer Duran  
AHA! Project Specialist  
1016 La Posada  
Suite 160  
Austin, Texas 78752

## **Gaston Place – MEP Narrative**

### **Mechanical**

#### **Cooling/Heating Equipment – Dwellings & Office/Multi-Purpose Space**

Each dwelling and clubhouse space shall be equipped with a ducted mini-split VRF cooling and heating system. This system will be electric cooling and heat-pump heating with auxiliary electric resistance heat.

The AHU will be located in a return-air furred-ceiling located above the bathroom ceiling. Condensate will be routed to the lavatory tail piece. The return air filter grille, with MERV 7 filter, will be located in a common area furred-ceiling such as the hallway with the thermostat immediately adjacent. All thermostats shall be 7-Day Programmable and Energy Star compliant. All condensing units will be located at the roof level. It is assumed that all dwellings, both 1 bedroom and 2 bedroom, will require 1.5-Tons of cooling capacity. All outside air requirements are assumed to be met through the use of operable windows/doors.

#### **Heating/Cooling System (Each Dwelling & Office/Multi-Purpose Space)**

Mitsubishi SEZ-KD18NA  
17.5SEER / 10.0 HSPF

#### **Exhaust Systems**

Exhaust fans shall be provided in all bathrooms, shall be capable of exhausting 50CFM at 0.1in-wg, and shall be ducted to the exterior. Each fan shall be controlled via timer. All range hoods shall be ducted to the exterior and be capable of exhausting 100CFM at 0.1in-wg.

#### **Construction Air Quality**

All AHUs shall be off during construction. All construction air quality shall adhere to SMACNA IAQ requirements. This will include sealing all ductwork, boots, registers, etc... during construction.

## Plumbing

### **Wastewater**

The wastewater system for each building will consist of schedule 40 PVC horizontal building drainage, vertical stack and vent. Horizontal wastewater systems shall maintain 1/8"/FT slope. Clean outs will be required per code.

### **Domestic**

The domestic water system will consist of an individual entry from a dedicated water meter for each building. The domestic water will enter the building, rise to the truss/joist space, and extend to each grouping of central domestic water heating equipment. Dwelling domestic cold and hot water will originate at the central water heating equipment located off the breezeway. Branch piping will then extend to fixtures within each dwelling. CPVC piping material will be approved. All piping located in exterior walls shall be insulated to R-2. All piping in circulating systems (solar thermal & WH to Storage Tank) shall be insulated to R-4. Two (2) keyed frost-free hose bibs are anticipated for each building.

#### Equipment & Fixtures:

*Metering* – Each dwelling will be equipped with a domestic cold water sub-meter as well as a domestic hot water sub-meter to effectively allocate appropriate cost to each dwelling from the semi-centralized domestic hot water system.

*Water Heater* –Water heaters will be centralized and will utilize natural gas fuel in conjunction with storage tanks and solar assist. Centralized water heaters and storage tanks shall be located in closets accessible from the breezeway in all conditions. Each combination of one (1) water heater, one (1) storage tank and one (1) solar assist system will serve up to 4 dwellings. Closets utilized for clothes washing equipment, 4 of the 10 closets, will house the domestic water heating equipment serving the clothes washing equipment as well as the 4 adjacent dwellings. Exact equipment is unknown at this point, but preliminary pricing should include one (1) 120Gal storage tank, one (1) 120gal Phoenix natural gas water heater and one (1) solar assist system per 4 dwellings. Provide ¾" circulation line, circulation pump and temperature mixing valve.

Each water heater will be installed with the following: T&P, Drain Pan, Expansion Tank, Check Valves, Cut-Off Valves, and Heat Trap Nipples. The T&P and Drain Pan connections will be routed to the exterior of the building and ell-ed down 6" AFG.

#### Phoenix Gas-Fired Water Heater

PH-130-119

First Hr Rating - 257 Gal

Efficiency - 96%

Turn-down Ratio - 5:1

BTUH Input - 130,000

The solar assist panels will be located on the roof and will require the installation of control equipment, circulation pump and associated piping to each storage tank.

*Private Fixtures* – Flow fixtures will be scheduled as Moen or equal and will be limited to specific GPM flow rates. Showerheads will be limited to 1.6GPM with a maximum of 1 head per stall, Bathroom Lavatories will be limited to 1.0GPM and Kitchen Sinks will be limited to 1.5GPM. Flush fixtures will be scheduled as high efficiency and will be limited to 1.28GPF.

*Public Fixtures* – Flow fixtures will be scheduled as Moen or equal and will be limited to specific GPM flow rates. Lavatories will be limited to 0.5GPM and Kitchen Sinks will be limited to 1.5GPM. Flush fixtures will be scheduled as high efficiency and will be limited to 1.28GPF.

#### **Gas**

Gas service will be extended from Gaston Place Drive to each building. Gas meters will be grouped per Texas Gas Requirements and will maintain 4'-0" clearance from the regulator to operable windows or doors and 5'-0" clearance from electrical equipment. Refer to Civil plans for additional information. Texas Gas to produce final gas extension documents.

#### **Electrical**

##### **Building Service**

Each contiguous building will be equipped with a single electrical service consisting of modular metering equipment in accordance with Austin Energy Criteria Manual. Each meter bank will be 120/240V, 1-Phase, fed from a pad-mounted transformer sized and placed by Austin Energy. One socket shall serve each dwelling and the final socket shall be used for the house system. Conduit with pull wire shall be provided by the electrical contractor and conductors to the point of service from the AE transformer shall be provided by AE. The house system serving the building without an elevator will be 120/240V, 1-Phase, equipped with 1-100A MCB distribution panel for building and site lighting as well as code required equipment maintenance receptacles. The house system serving the building with an elevator will be 120/240V, 1-Phase, equipped with 1-225A MCB distribution panel for building and site lighting as well as code required equipment maintenance receptacles. The elevator is assumed to be 30HP, 240V, 1-Phase for preliminary pricing purposes.

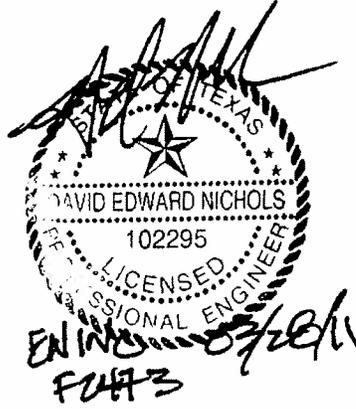
##### **Premises Wiring System**

All spaces shall utilize Energy Star compliant high efficacy compact fluorescent lighting. Energy Star compliant ceiling fans will be installed in all living areas and bedrooms. Each dwelling and clubhouse space will be equipped with a 120/240V., 1-Phase, 125A (or less) MLO load center. All feeder and branch circuit wiring shall be Type-NM. Allowances provided in 2008 NEC 310.15(B)(6) will be incorporated where applicable.



If you have any questions please feel free to contact our office.

Respectfully,  
David E. Nichols PE, LEED AP  
Vice President  
EN, Incorporated  
F-2473  
TX PE - 102295





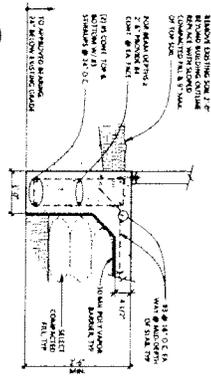


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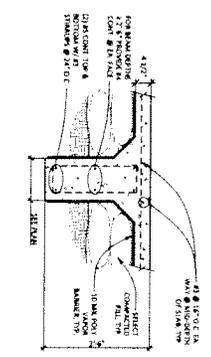
# GASTON PLACE

AUSTIN, TEXAS

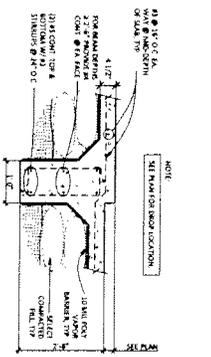
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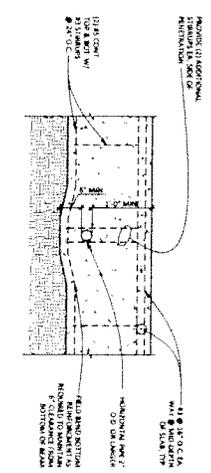
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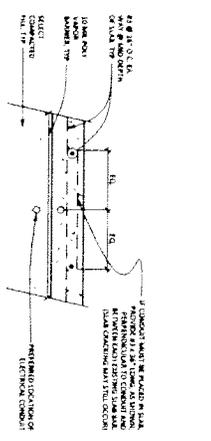
2 TYP INTERIOR GRADE BEAM  
11/17/17 0'



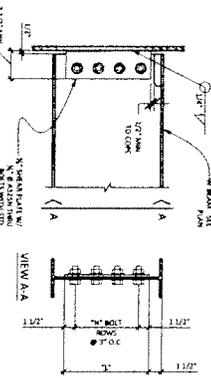
3 INTERIOR GRADE BEAM W/ DROP  
11/17/17 0'



4 HORIZONTAL PENETRATION OF GRADE BEAM  
11/17/17 0'



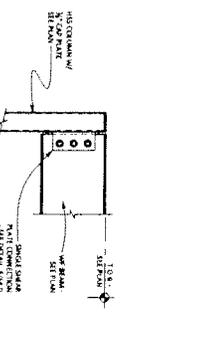
5 SLAB REINFORCING @ CONDUIT  
11/17/17 0'



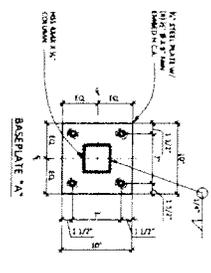
6 TYPICAL SINGLE SHEAR PLATE CONNECTION  
11/17/17 0'

MINIMUM REQUIRED BOLT ROW SCHEDULE

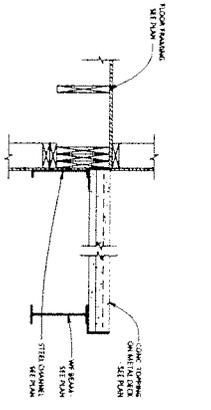
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NO. 1 & 2 W/ 6	5	5
NO. 1 & 2 W/ 7	6	6
NO. 1 & 2 W/ 8	7	7



7 TYPICAL BEAM TO HSS COLUMN CONNECTION  
11/17/17 0'



8 TYPICAL BASEPLATE DETAIL  
11/17/17 0'



9 TYP 2ND FLOOR WALKWAY FRAMING DETAIL  
11/17/17 0'

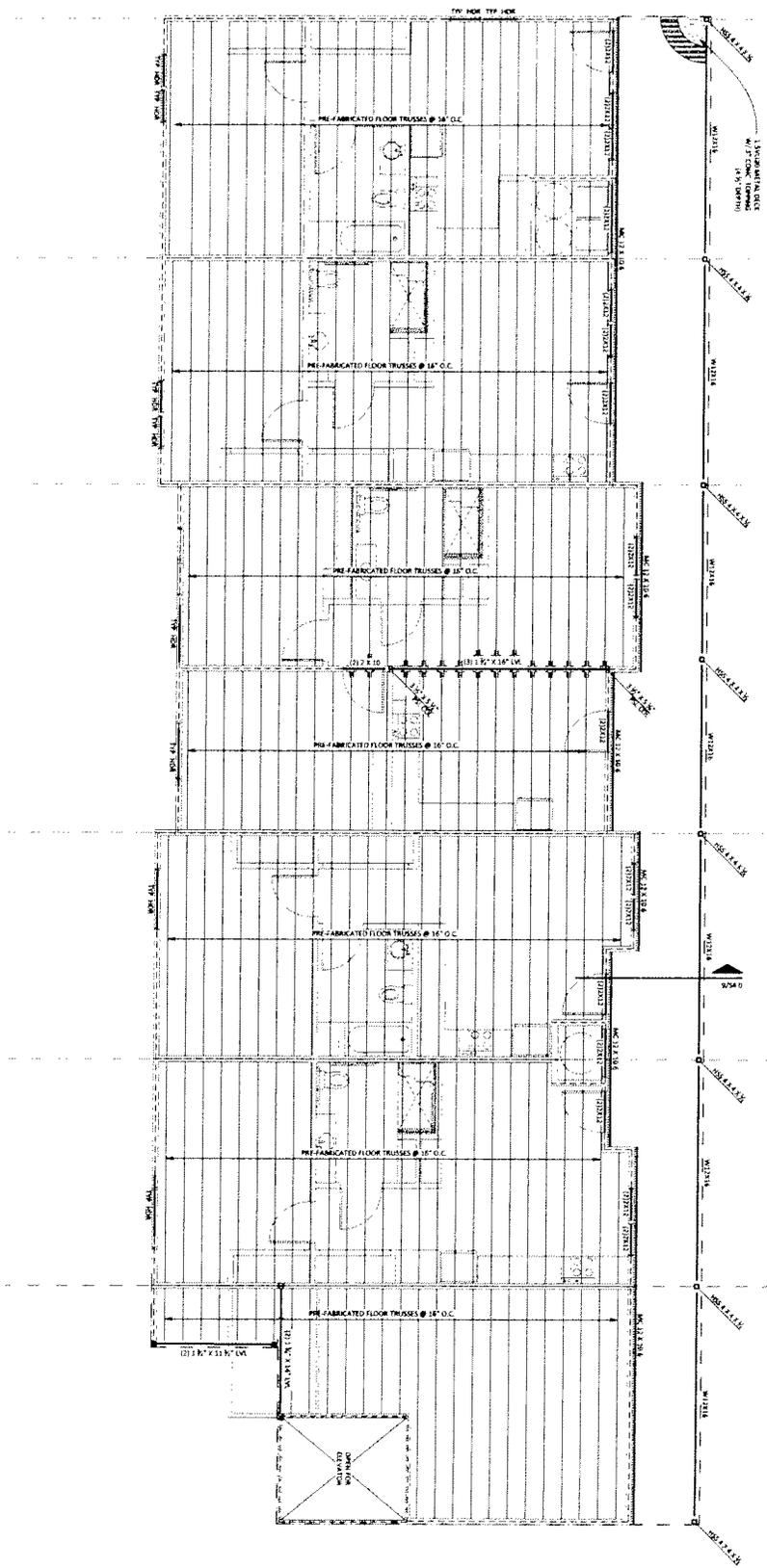
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**1** BUILDING "B"  
SECOND FLOOR FRAMING PLAN



NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

**GASTON PLACE**  
AUSTIN, TEXAS



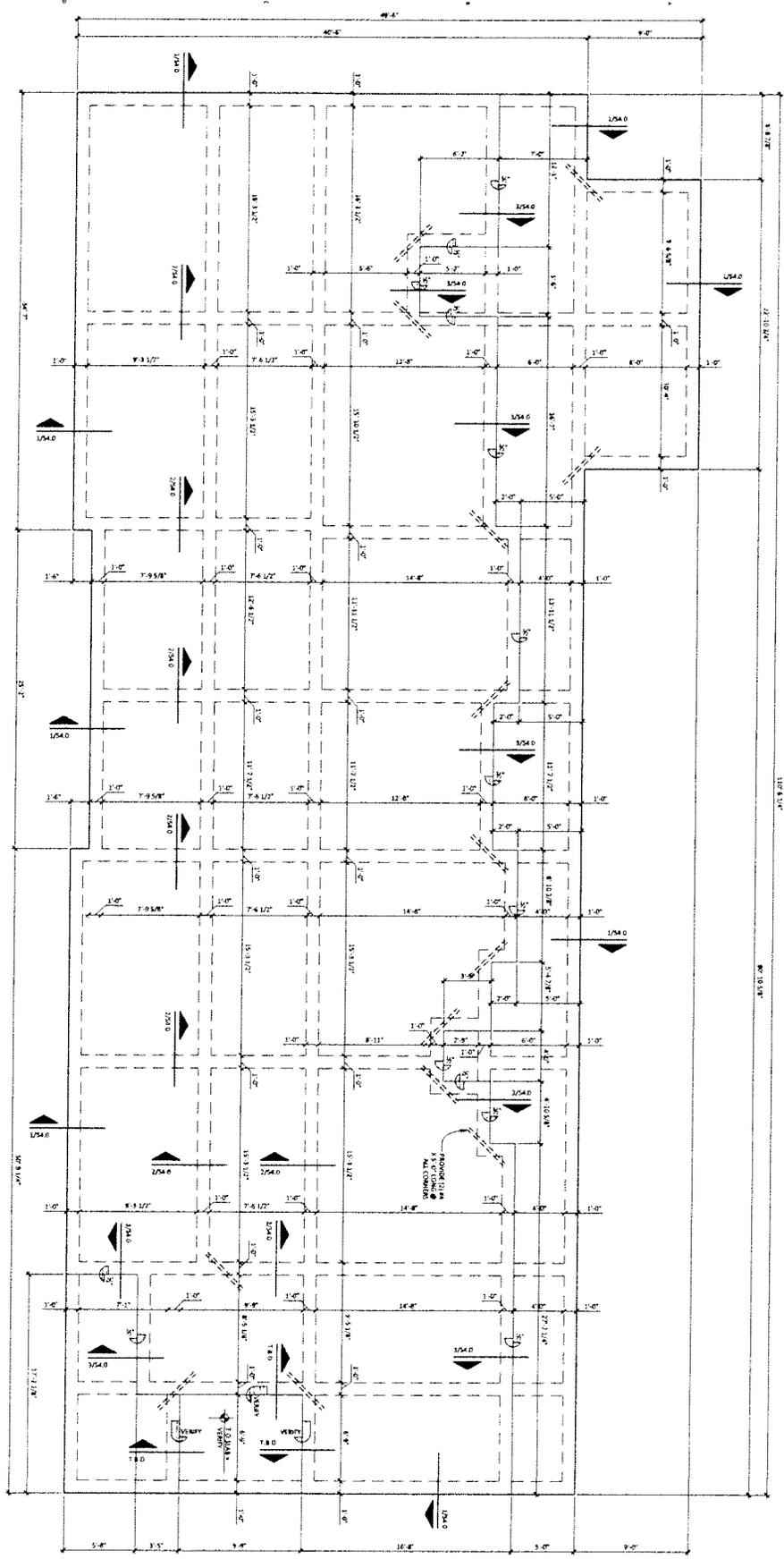
SHAW ENGINEERING  
ARCHITECTS  
1100 W. BRUNNEN  
AUSTIN, TEXAS 78701

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S2.1

01/11/11

**1**  
BUILDING "B"  
FOUNDATION PLAN



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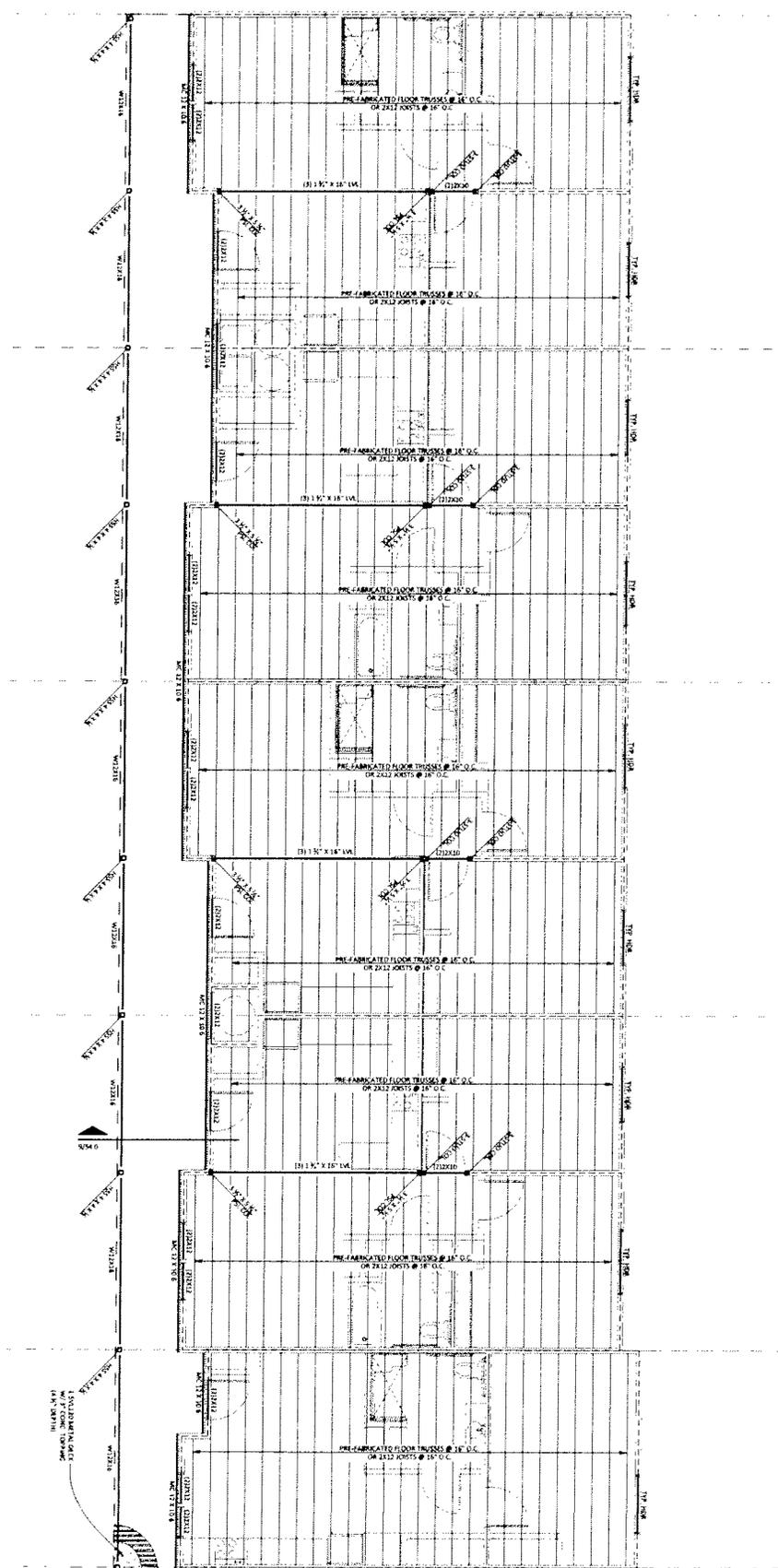
**GASTON PLACE**  
AUSTIN, TEXAS



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**1**  
**BUILDING "A"  
 SECOND FLOOR FRAMING PLAN**



NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

**S1.1**  
 24 JUN 2011

**BUILDING "A"  
 SECOND FLOOR  
 FRAMING PLAN**

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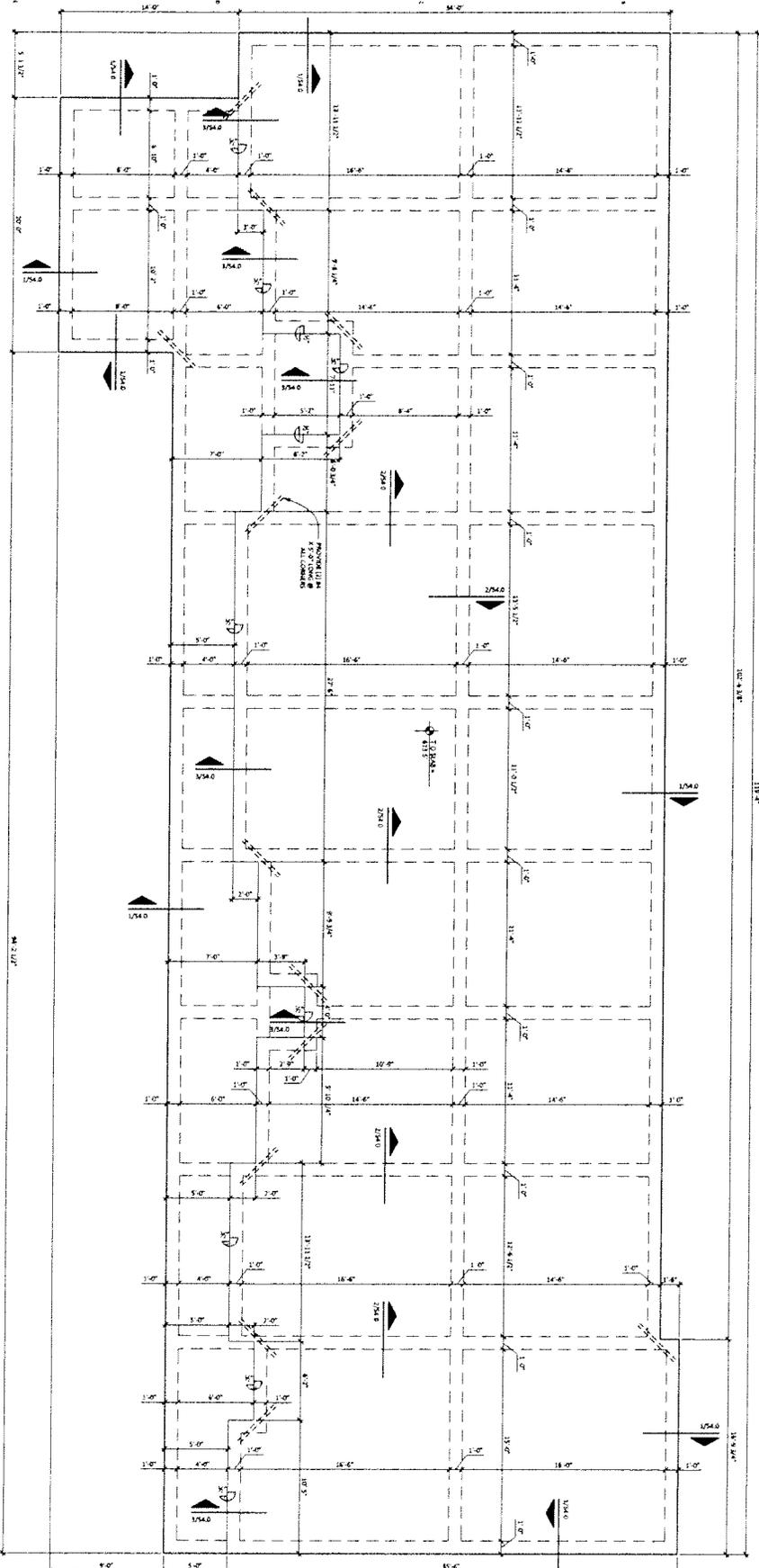
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INTERIM REVIEW ONLY  
 THIS DOCUMENT IS FOR  
 NOT BE USED FOR  
 CONSTRUCTION PURPOSES  
 OR PERMIT PURPOSES

**GASTON PLACE**  
 AUSTIN, TEXAS

1010 W. 11TH STREET  
 AUSTIN, TEXAS 78703  
 WWW.S11ARCHITECTS.COM  
 PHONE: 512.476.1111

**1**  
BUILDING "A"  
FOUNDATION PLAN



NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION / NOT FOR CONSTRUCTION

<p>SCHEMATIC DESIGN SET 2.28.13</p> <p>DATE: 2.28.13 DRAWN BY: [Redacted] CHECKED BY: [Redacted]</p>	<p>INTERFERE WITH ME ONLY DO NOT REMOVE OR ALTER ANY DIMENSIONS OR NOTES THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY APPROVED</p>
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**GASTON PLACE**  
AUSTIN, TEXAS



**S1.0**  
FOUNDATION PLAN