

UNIT MATRIX

UNIT A	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT A-HC	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT B	TWO BEDROOM/TWO BATH	906 SQ. FT.
UNIT B-HC	TWO BEDROOM/TWO BATH	906 SQ. FT.

BUILDING MATRIX

TYPE 1	22 A, 2 A-HC, AND 16 B UNITS
TYPE 2	30 B AND 2 B-HC UNITS

BUILDING COMMON AREAS

CLUBHOUSE	2,997 SQ. FT.
LOBBY	148 SQ. FT.
MULTI-USE	1,008 SQ. FT.
OFFICE	170 SQ. FT.
BUSINESS CENTER	38 SQ. FT.
LAUNDRY	227 SQ. FT.
FITNESS CENTER	405 SQ. FT.
MEN'S ROOM	151 SQ. FT.
WOMEN'S ROOM	149 SQ. FT.
CORRIDOR	98 SQ. FT.
PORCHES	392 SQ. FT.
AUXILIARY SPACES	211 SQ. FT.
CORRIDORS	9,403 SQ. FT.
STAIRS	3,700 SQ. FT.
ELEVATORS	672 SQ. FT.
FIRE RISERS	110 SQ. FT.
STORAGE CLOSETS	243 SQ. FT.
MECH. CLOSETS	736 SQ. FT.
MECH. CHASES	216 SQ. FT.
BRICK LEDGES	246 SQ. FT.
AIR GAPS	234 SQ. FT.

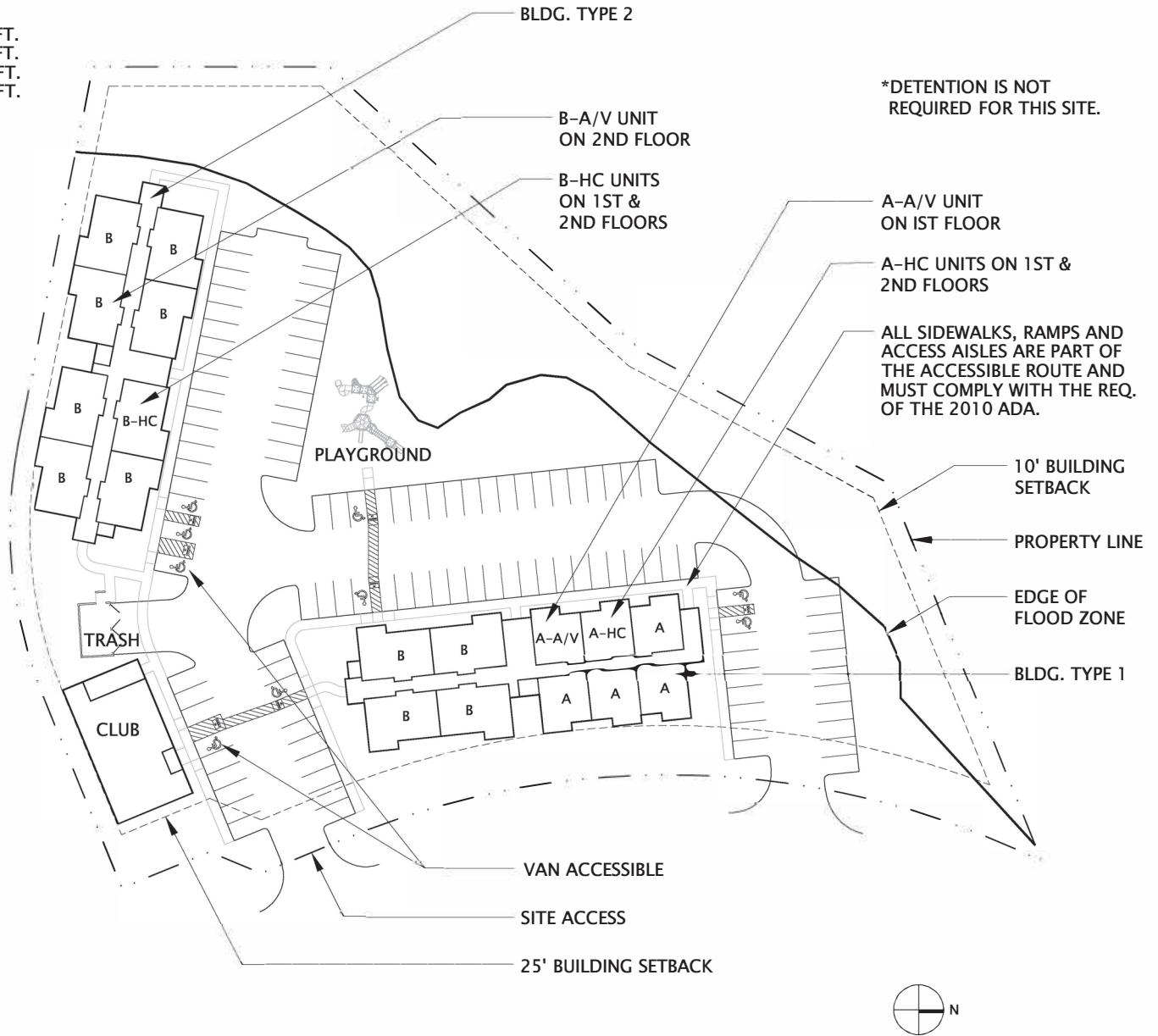
PARKING CALCULATIONS PER CITY OF LAREDO

24 1/1 UNITS @1.5 SPACES PER UNIT	36
48 2/2 UNITS @2 SPACES PER UNIT	96
GUEST PARKING (1 PER 4 UNITS)	18
	150

PARKING PROVIDED 111*

*NOTE: VARIANCE IS BEING REQUESTED FROM THE CITY OF LAREDO.

TOTAL HC PARKING REQUIRED:	9
TOTAL HC PARKING PROVIDED:	9
VAN ACCESSIBLE SPACES PROVIDED:	2



*DETENTION IS NOT REQUIRED FOR THIS SITE.

ALL SIDEWALKS, RAMPS AND ACCESS AISLES ARE PART OF THE ACCESSIBLE ROUTE AND MUST COMPLY WITH THE REQ. OF THE 2010 ADA.

NDA

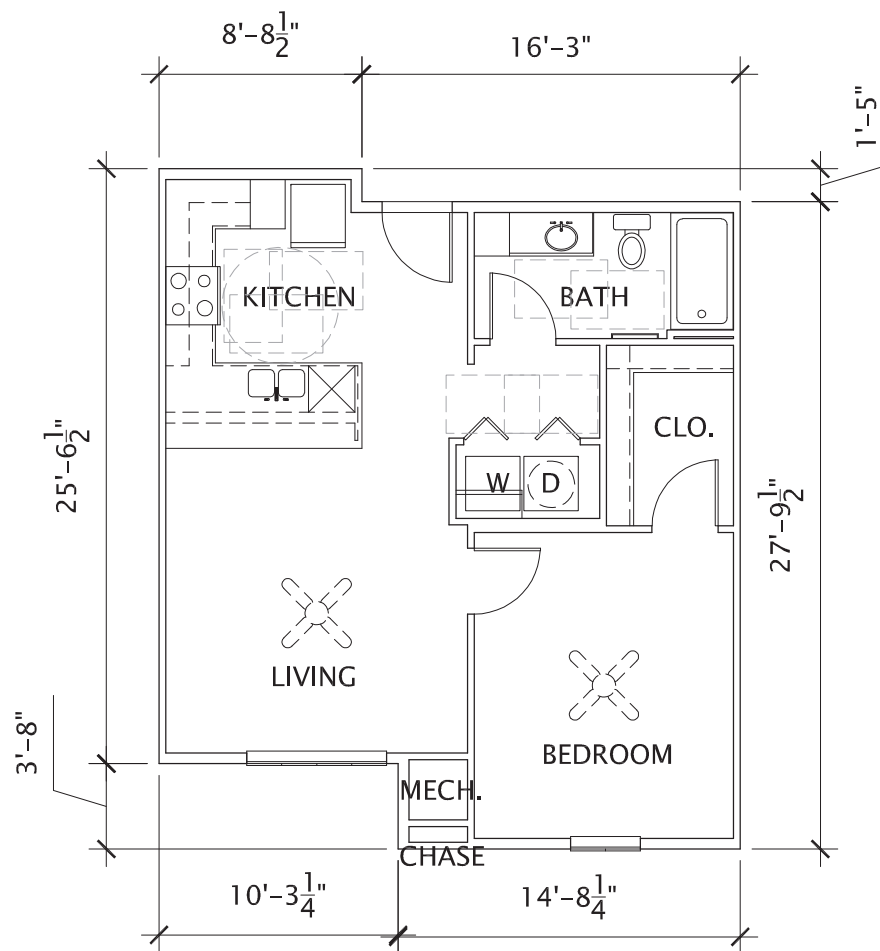
THE ENCLAVE AT RIVERBANK

02/26

E1

SITE PLAN - 3.08 ACRES

SCALE: 1" = 80'



NDA

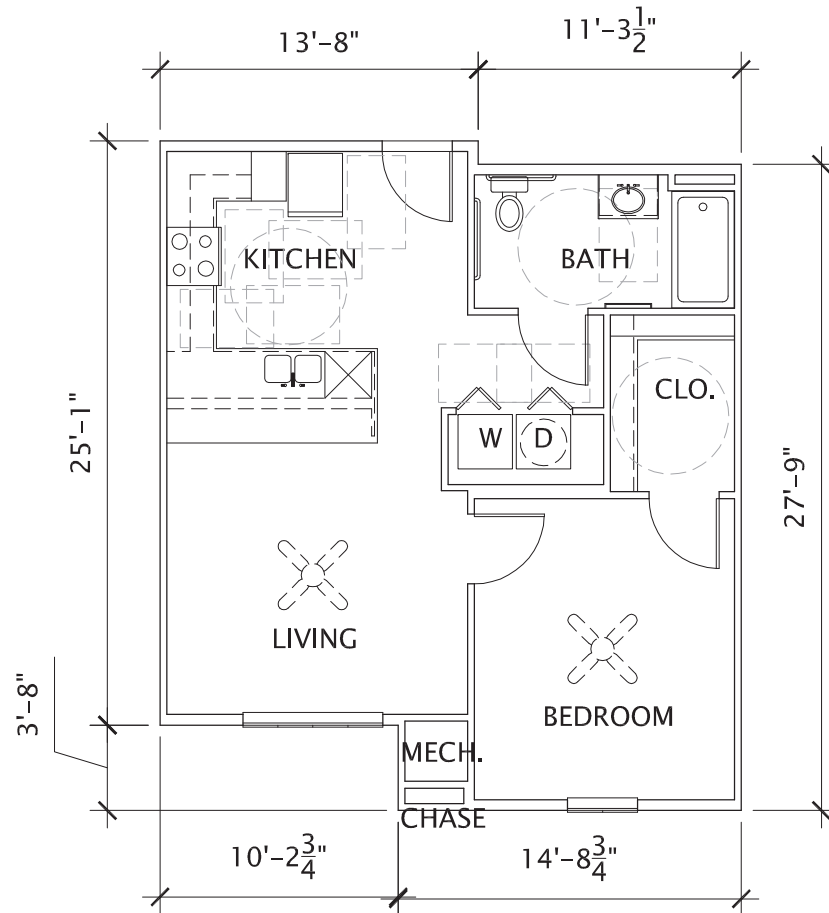
THE ENCLAVE AT RIVERBANK

02/26

E2

PLAN A - ONE BEDROOM/ONE BATH 655 SQ. FT

SCALE: 1/8"=1'-0"



NDA

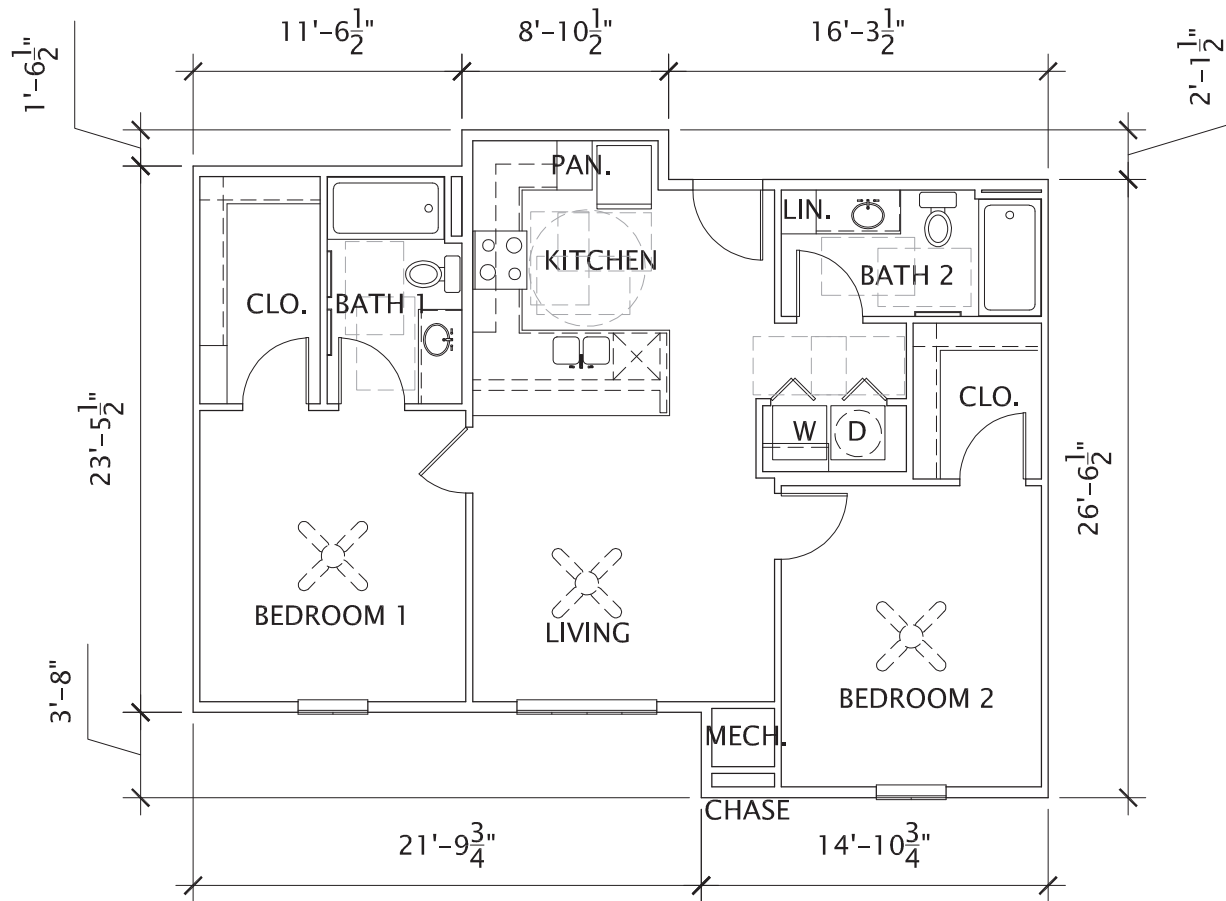
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E3

PLAN A-HC - ONE BEDROOM/ONE BATH 655 SQ. FT

SCALE: 1/8"=1'-0"



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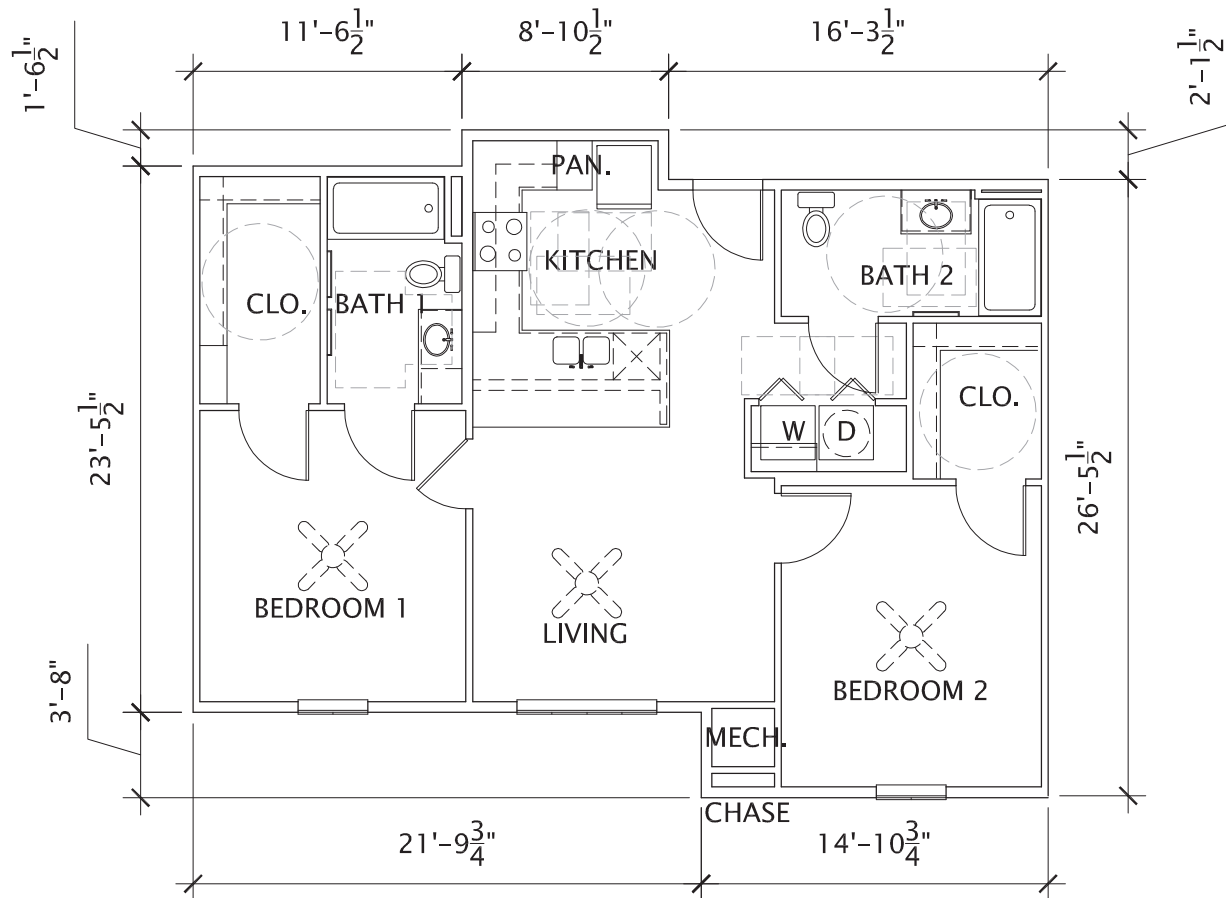
THE ENCLAVE AT RIVERBANK

02/26

E4

PLAN B - TWO BEDROOM/TWO BATH 906 SQ. FT

SCALE: 1/8"=1'-0"



NDA

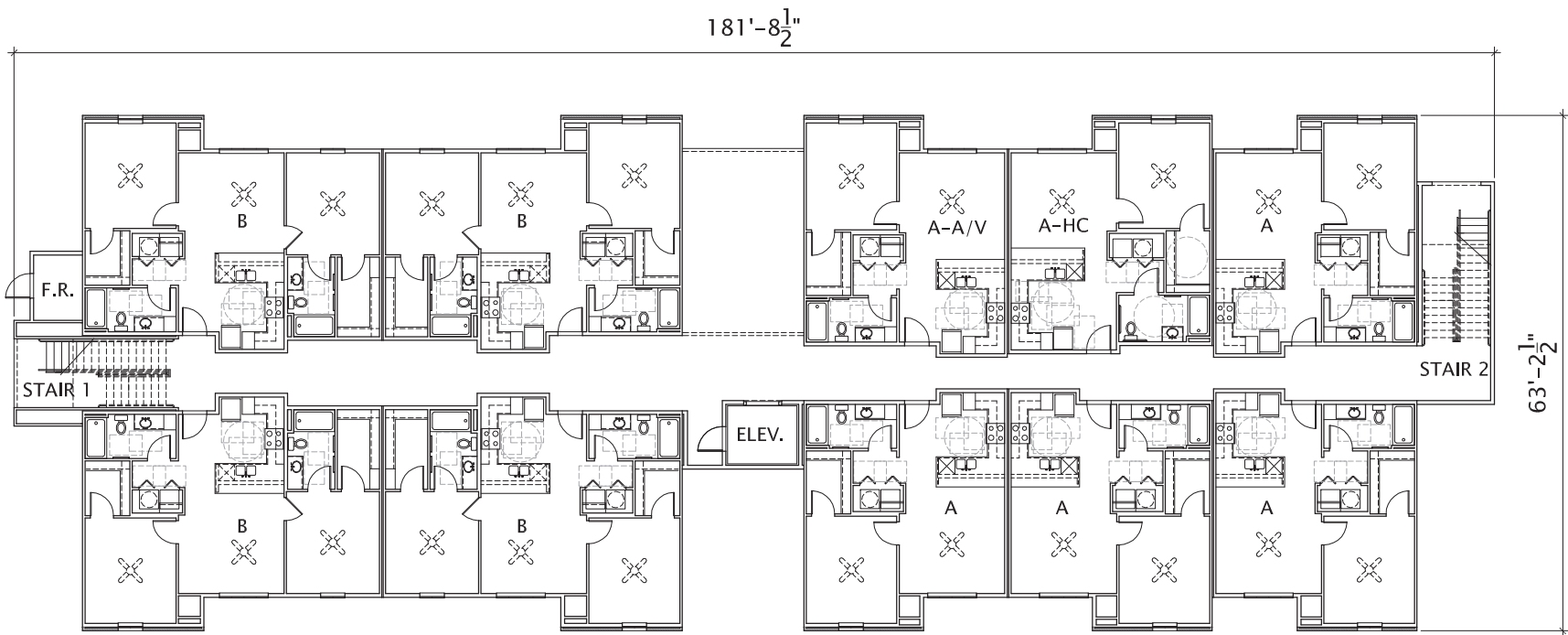
THE ENCLAVE AT RIVERBANK

02/26

E5

PLAN B-HC - TWO BEDROOM/TWO BATH 906 SQ. FT

SCALE: 1/8"=1'-0"



GROSS AREA:	9,800 SQ. FT.
CORRIDORS:	1,398 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

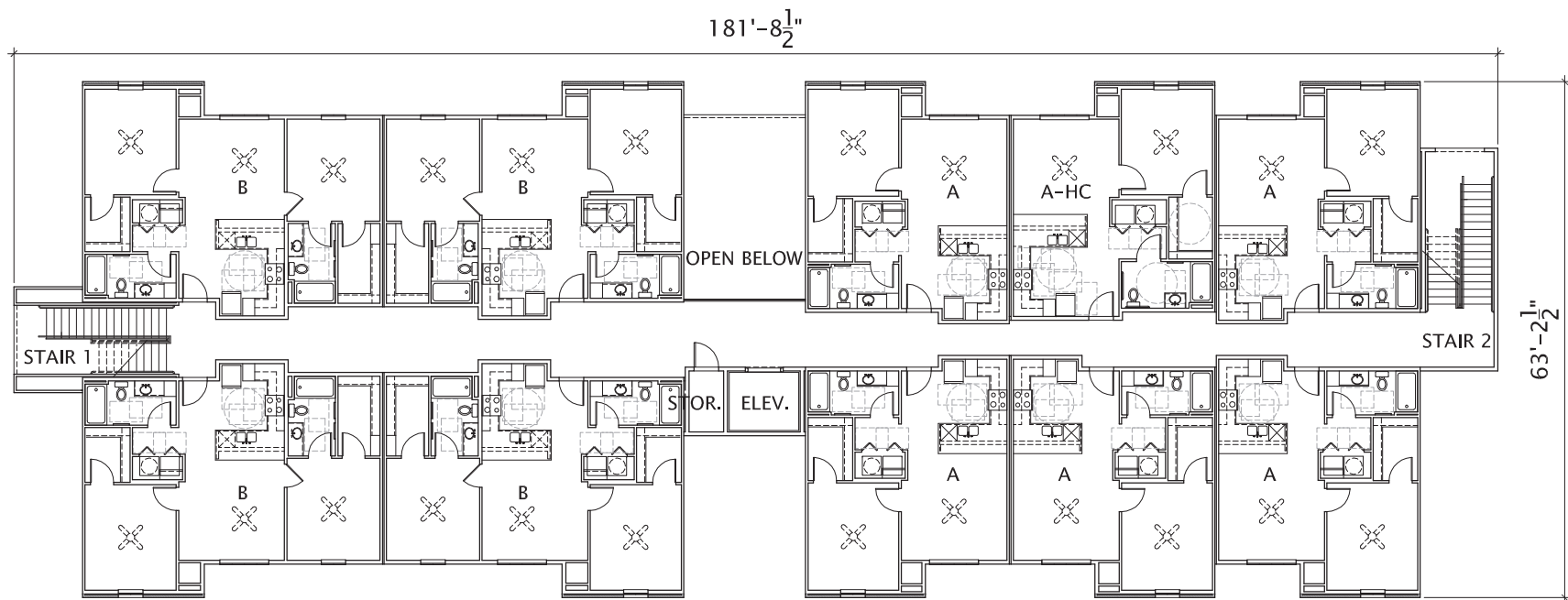
NDA
E6

THE ENCLAVE AT RIVERBANK

02/26

TYPE ONE FIRST FLOOR – 7,554 SQ. FT. NRA

SCALE: 1"=20'-0"



GROSS AREA:	9,409 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

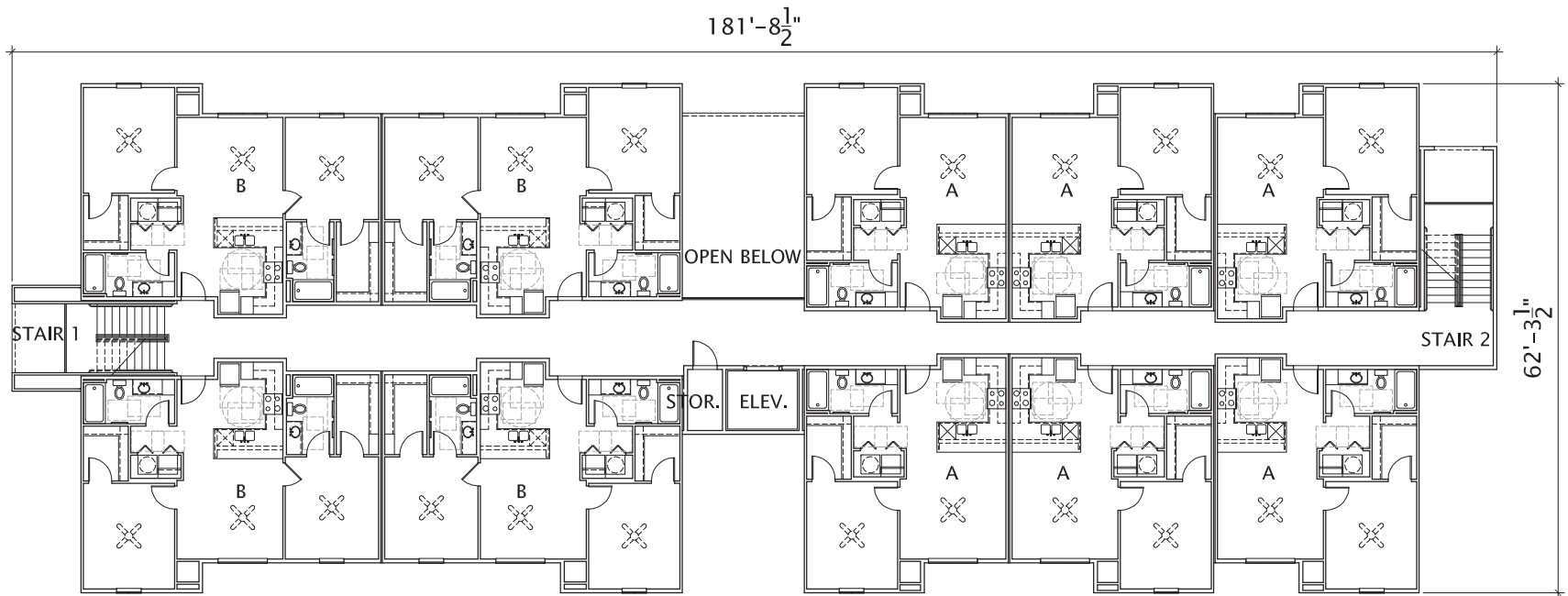
NDA
E7

THE ENCLAVE AT RIVERBANK

02/26

TYPE ONE SECOND FLOOR – 7,554 SQ. FT. NRA

SCALE: 1"=20'-0"



GROSS AREA: 9,341 SQ. FT.

CORRIDORS: 1,022 SQ. FT.
 ELEVATOR: 84 SQ. FT.
 STAIR 1: 217 SQ. FT.
 STAIR 2: 260 SQ. FT.
 UNIT MECH.: 104 SQ. FT.
 MECH. CHASES: 30 SQ. FT.
 STORAGE ROOM: 40 SQ. FT.
 AIR GAPS: 30 SQ. FT.

NDA

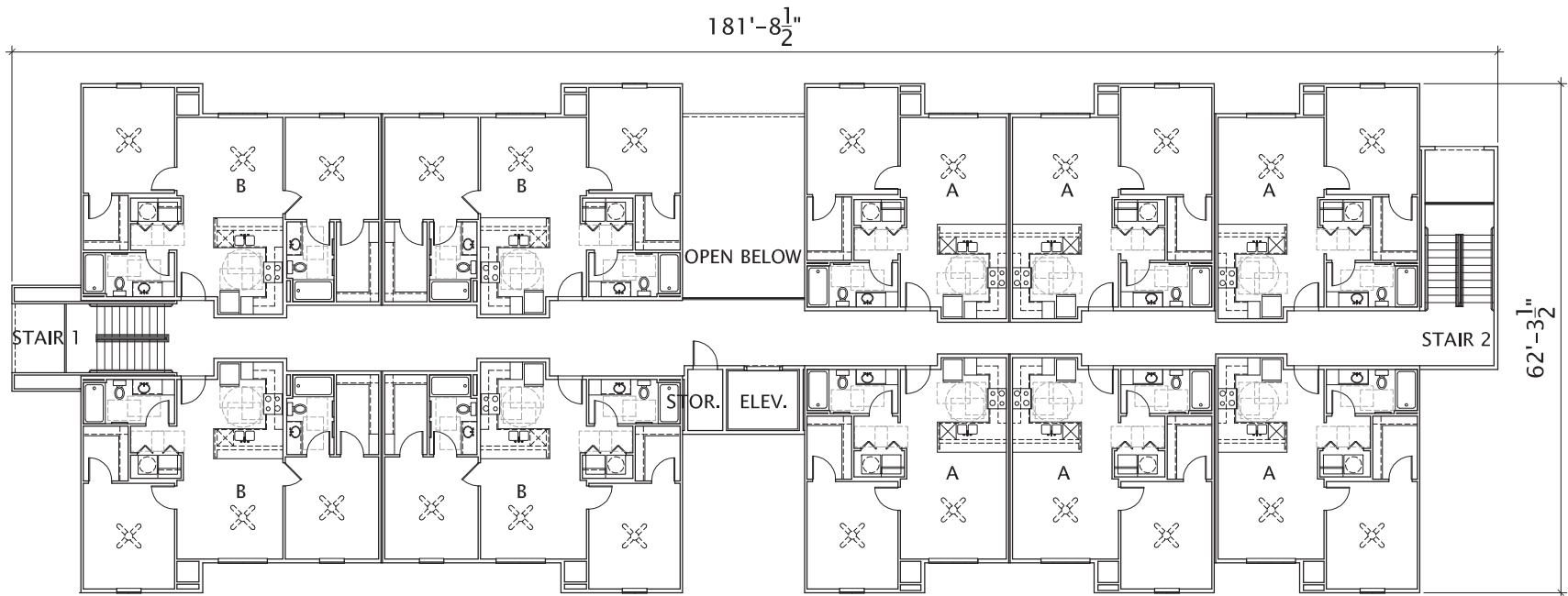
THE ENCLAVE AT RIVERBANK

02/26

E8

TYPE ONE THIRD FLOOR – 7,554 SQ. FT. NRA

SCALE: 1"=20'-0"



GROSS AREA: 9,341 SQ. FT.

CORRIDORS: 1,022 SQ. FT.
 ELEVATOR: 84 SQ. FT.
 STAIR 1: 217 SQ. FT.
 STAIR 2: 260 SQ. FT.
 UNIT MECH.: 104 SQ. FT.
 MECH. CHASES: 30 SQ. FT.
 STORAGE ROOM: 40 SQ. FT.
 AIR GAPS: 30 SQ. FT.

NDA

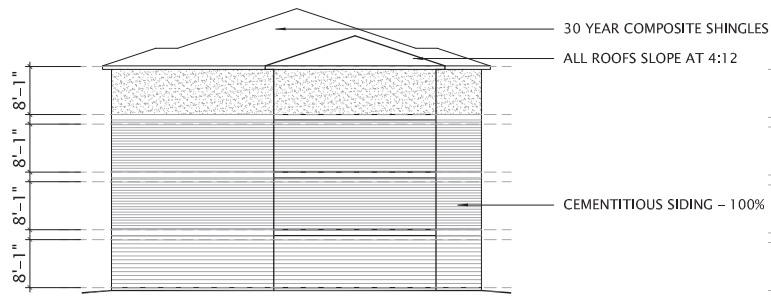
THE ENCLAVE AT RIVERBANK

02/26

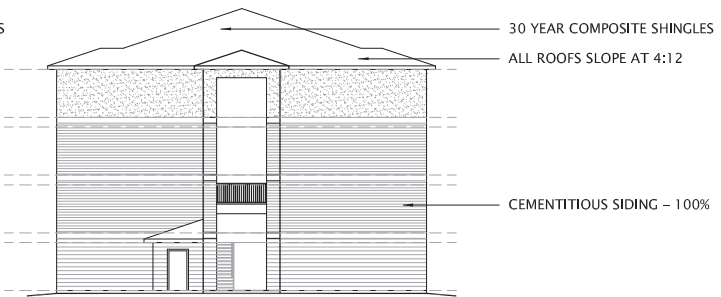
E9

TYPE ONE FOURTH FLOOR – 7,554 SQ. FT. NRA

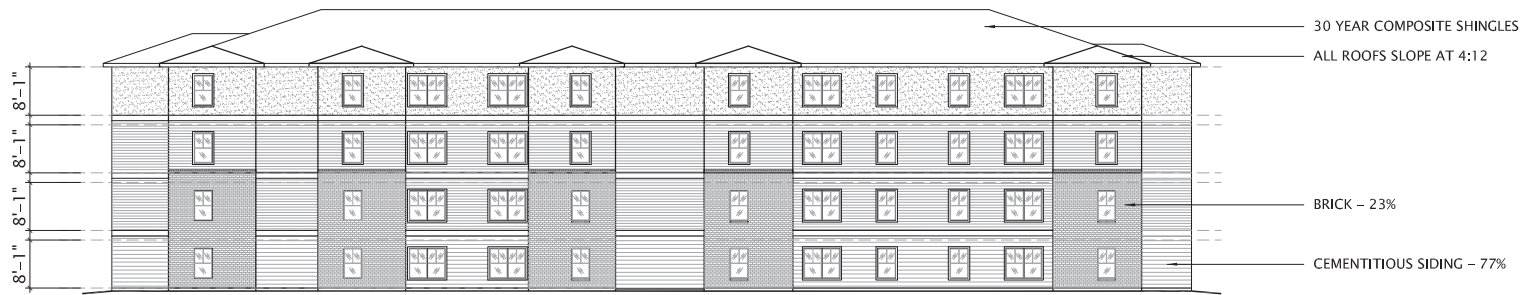
SCALE: 1"=20'-0"



END ELEVATION



END ELEVATION



REAR ELEVATION



FRONT ELEVATION

NDA

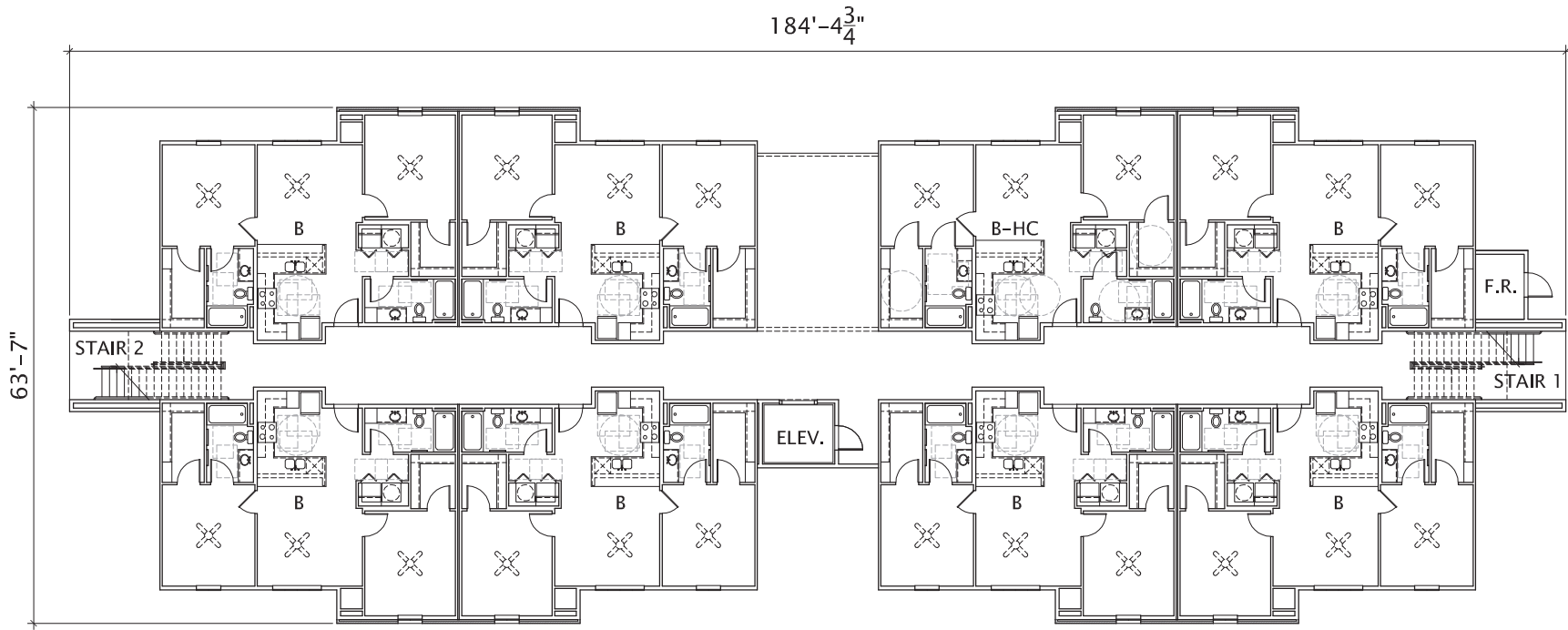
THE ENCLAVE AT RIVERBANK

02/26

E10

BUILDING TYPE 1 ELEVATIONS

SCALE: 1"=30'-0"



GROSS AREA:	9,528 SQ. FT.
CORRIDORS:	1,507 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	27 SQ. FT.

NDA

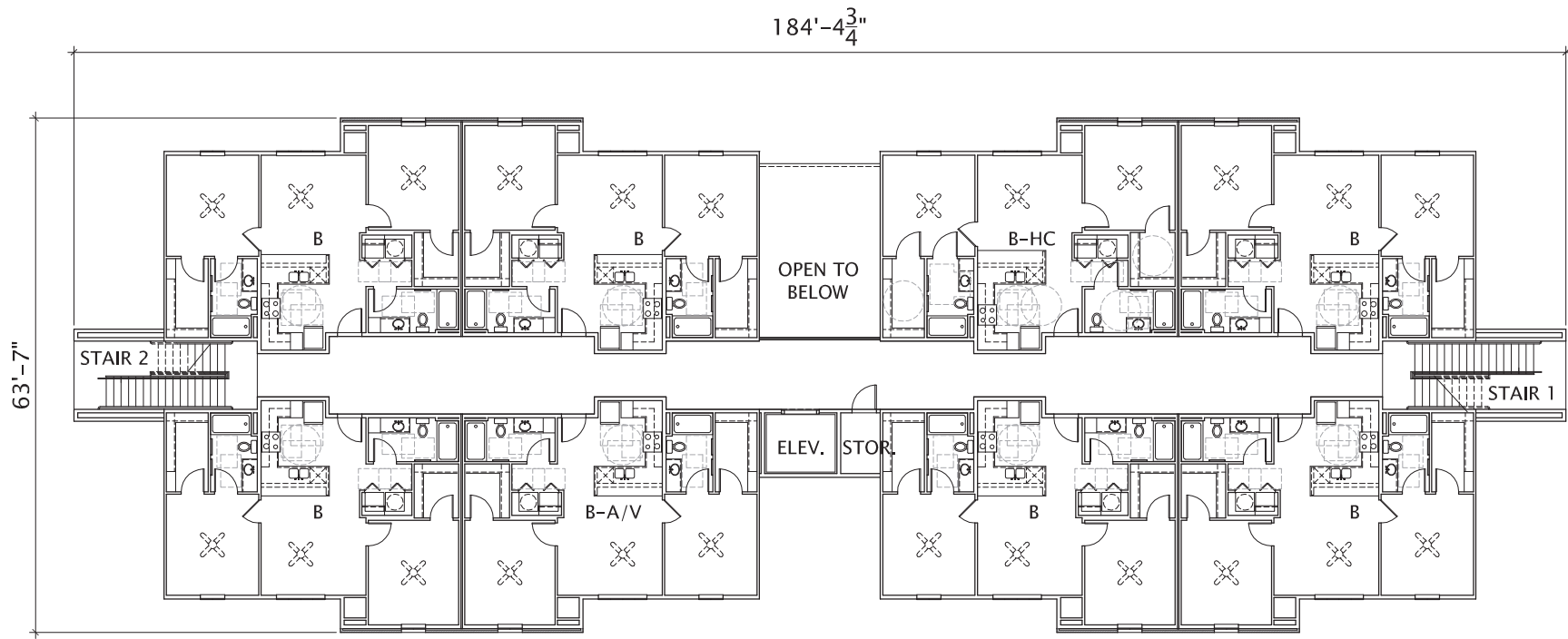
THE ENCLAVE AT RIVERBANK

02/26

E11

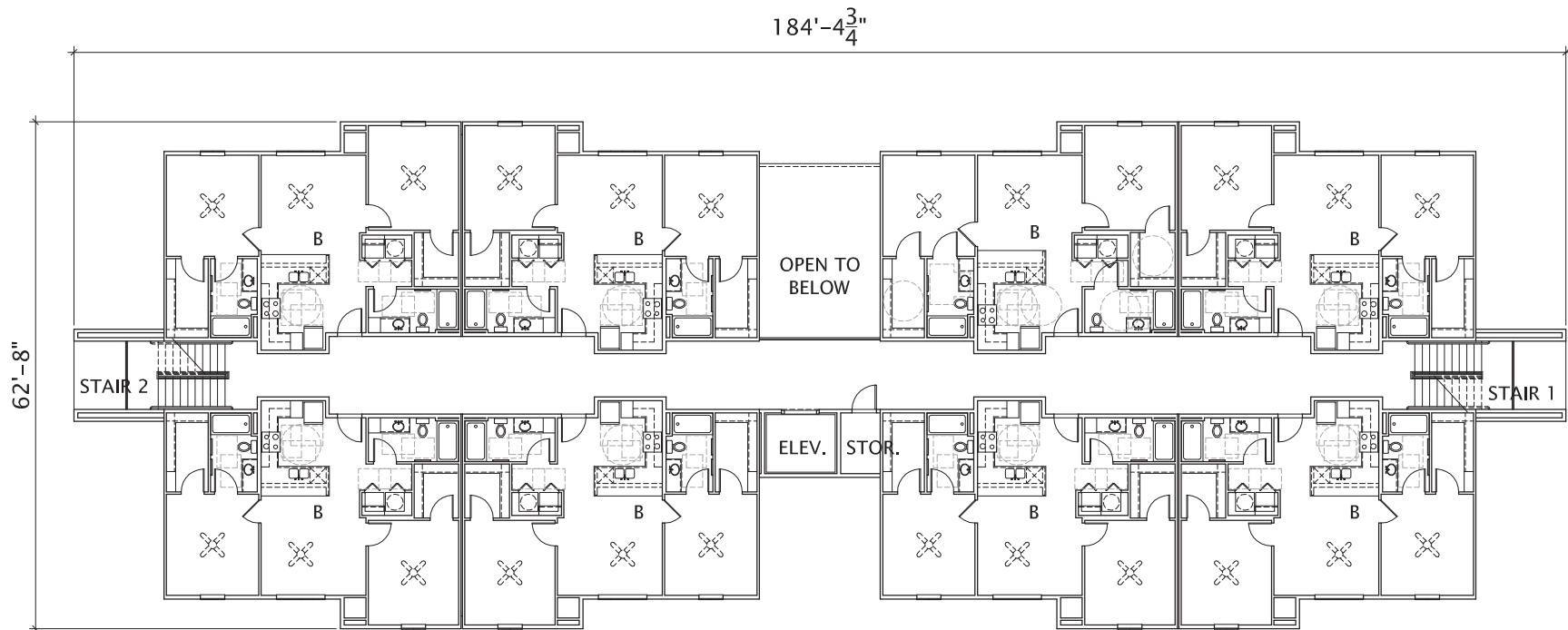
TYPE TWO FIRST FLOOR – 7,248 SQ. FT. NRA

SCALE: 1"=20'-0"



GROSS AREA:	9,153 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	29 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E12	TYPE TWO SECOND FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



GROSS AREA:	9,098 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
AIR GAPS:	29 SQ. FT.

NDA	THE ENCLAVE AT RIVERBANK	02/26
E13	TYPE TWO THIRD FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



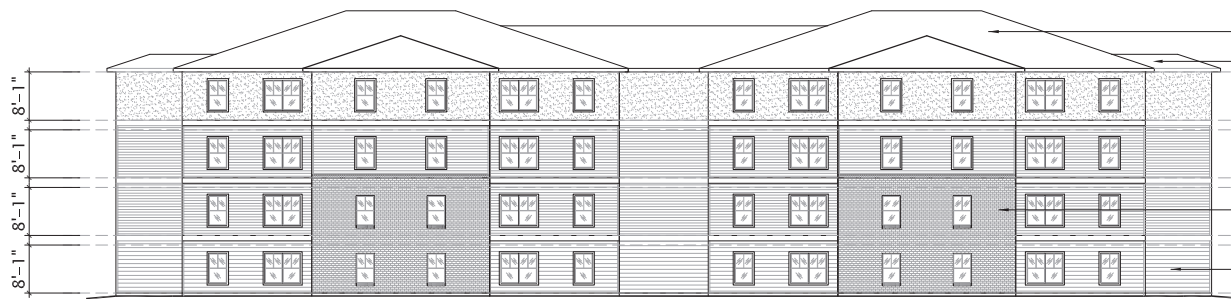
END ELEVATION

30 YEAR COMPOSITE SHINGLES
 ALL ROOFS SLOPE AT 4:12
 CEMENTITIOUS SIDING - 100%



END ELEVATION

30 YEAR COMPOSITE SHINGLES
 ALL ROOFS SLOPE AT 4:12
 CEMENTITIOUS SIDING - 100%



REAR ELEVATION

30 YEAR COMPOSITE SHINGLES
 ALL ROOFS SLOPE AT 4:12
 BRICK - 18%
 CEMENTITIOUS SIDING - 82%



FRONT ELEVATION

30 YEAR COMPOSITE SHINGLES
 ALL ROOFS SLOPE AT 4:12
 BRICK - 18%
 CEMENTITIOUS SIDING - 82%

NDA

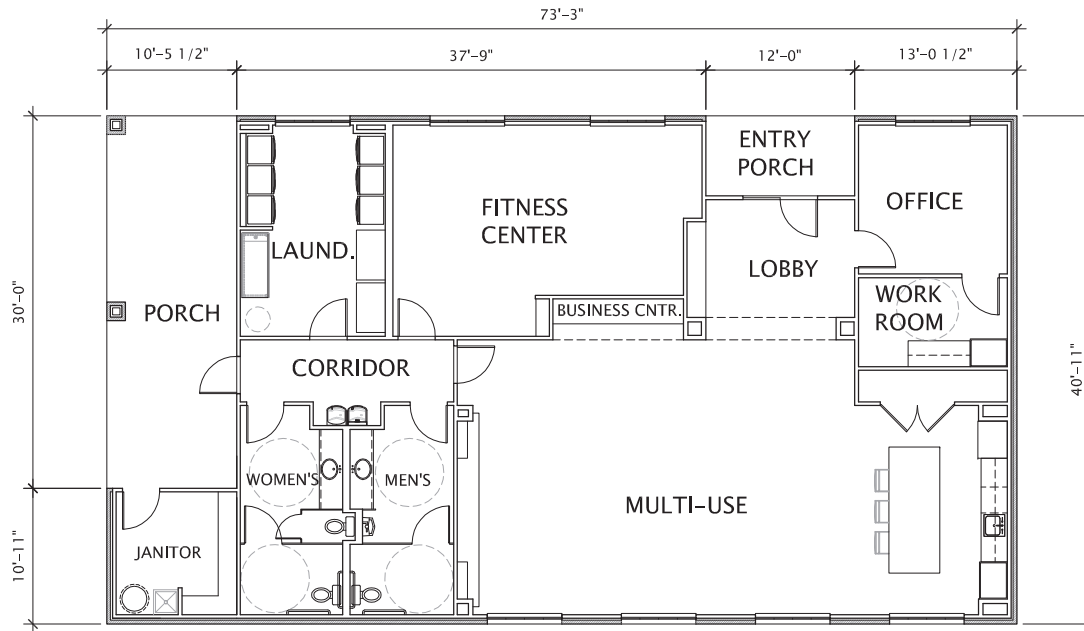
THE ENCLAVE AT RIVERBANK

02/26

E15

BUILDING TYPE 2 ELEVATIONS

SCALE: 1"=30'-0"



AREAS AVAILABLE TO RESIDENTS

LOBBY	148 SQ. FT.	FITNESS CENTER	405 SQ. FT.
MULTI-USE	1,008 SQ. FT.	MEN'S ROOM	151 SQ. FT.
OFFICE	170 SQ. FT.	WOMEN'S ROOM	149 SQ. FT.
BUSINESS CENTER	38 SQ. FT.	CORRIDOR	98 SQ. FT.
LAUNDRY	227 SQ. FT.	PORCHES	392 SQ. FT.

AREAS NOT AVAILABLE TO RESIDENTS

WORK ROOM	97 SQ. FT.
JANITOR	114 SQ. FT.

NDA

THE ENCLAVE AT RIVERBANK

02/26

E16

CLUBHOUSE PLAN - 2,997 SQ. FT.

SCALE: 1" = 15'-0"

