



TOWNHOMES
at Gattis



David Cavalier, Broker | Cavalier Real Estate | (512) 656-5787 | dpcavalier@earthlink.net | GattisSchoolTownHomes.com



Townhomes at Gattis
Round Rock, Texas MSA

Gattis School Townhomes is a premier community of 74 thoughtfully and environmentally designed townhomes. Located just north of Austin in the sought-after suburb of Round Rock, Gattis School Townhomes is surrounded by established single family neighborhoods, as well as many close-by national retail, restaurant, entertainment, and employment centers. It is within 2 miles of the intersection of Toll Road 45 & I-35 intersection, with easy access to everything, including downtown Austin, the new \$1 billion Apple campus, and the new Tesla plant. It is only minutes from The Domain, a retail mecca with over 100 upscale retail shops and restaurants. Located in the acclaimed Round Rock ISD and minutes from Concordia University and the Cypress Creek campus of Austin Community College, Gattis School Townhomes provide educational opportunities for all family members. There are many neighborhood parks and natural areas to enjoy, as well as several nearby golf courses, including Forest Creek Golf Club, TeraVista Golf Club and Star Ranch Golf Club. Gattis School Townhomes is the embodiment of a great location for a productive, safe and healthy lifestyle. Gattis School Townhomes features well-crafted floor plans with attached garages, beautiful exteriors, great curb appeal, and energy efficient fixtures and appliances. At Gattis School Townhomes your family will get the benefits of suburban Austin living, upscale shopping, dining and entertainment, great transportation options, a top-rated school district, and amazing natural amenities, all in one of the most desirable communities in Texas!



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Townhomes at Gattis

2600 Gattis School Road | Round Rock, TX 78664

Energy & Security Features

- Energy efficient vinyl windows with Low-E Glass
- 14 SEER high efficiency electric Heatpump
- Digital programmable thermostats
- R-38 Blown Insulation in Attic (per plan)
- R-13 Insulation in Exterior Walls
- Poly Sealant on Exterior Walls, Windows, and Doors
- Attic Air Flow Ventilation with Soffit and Roof Venting
- 40 gallon electric water heater
- Energy Star rated electric appliances
- Water Saving Plumbing fixtures
- Radiant barrier roof sheathing
- Front door handle set, deadbolts at front and back doors

Kitchen Features

- 42" Upper Cabinets
- GE (or similar) Stainless Steel Electric Cooking Range, Microwave
- GE (or similar) Dishwasher
- Built in Pantry
- LVP in kitchen & breakfast
- Stainless steel sink with Chrome Moen faucet
- Granite counter tops (3 cm) with Ceramic Tile backsplash
- Garbage disposal with sink top push button switch

Exterior Features

- Front elevation stone and fiber cement siding as per plan
- HOA Maintained Rear Yard
- Durable metal garage doors
- Shingles with 30-year limited warranty
- Concrete flatwork for driveway, entry walk & rear patio per plan
- 8' Fiberglass front door with Matte Black door hardware
- Fully landscaped and irrigated common areas
- GFI outlets per plan
- Rear Patio per plan
- Hose bibs per plan

Interior Features

- Professionally Designed Interior Selections
- Optional premium design packages
- 9' ceilings per plan
- Monterey drag texture on all sheet rocked walls and ceilings
- LVP floors in foyer, family room, dining room, kitchen, breakfast
- Ceiling fans in Living room & Master bedroom
- Ceramic tile in bathrooms and utility room
- Plush carpet in bedrooms & second floor common areas
- Moen Plumbing fixtures
- 5 Panel Interior Doors
- Matte Black Daylon Lever
- Chrome Bath Hardware
- Shelving in linen and closets (per plan)
- Flat LED disk light fixtures (per plan)
- Individual fire sprinkler system for each home

Features, options and materials are subject to change without notice.



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Communication Features

- Prewired (RG-6) for TV (family and master bedrooms)
- Prewired for Cat 5 outlets per plan
- Prewired for potential security system

Bath Features

- 36" vanity cabinets in bathrooms
- Walk-in Shower (with Shower Glass) with Ceramic Tile Surround in Master bath (per plan)
- Ceramic tile floors in master bath & 2nd bath
- Tub with ceramic tile walls in 2nd bath
- 42" tall mirrors in all bath
- Elongated commodes in all baths
- Engineered Marble Countertops (with 4" splash) in all baths with undermount porcelain sinks
- Pedestal Sink at Powder bath
- Single-lever Moen chrome finished faucets

General Construction Features

- 1-2-10 year builder warranty
- Sound-absorbing & fire retardant common wall construction
- Stone exterior front elevation per plan
- Professionally Engineered Post tension foundation system
- Professionally Engineered Floor Truss System
- 3,000 PSI high pressure concrete

Common Amenities

- Dog Park
- BBQ and Bench Area
- Common areas maintained by HOA

Features, options and materials are subject to change without notice.

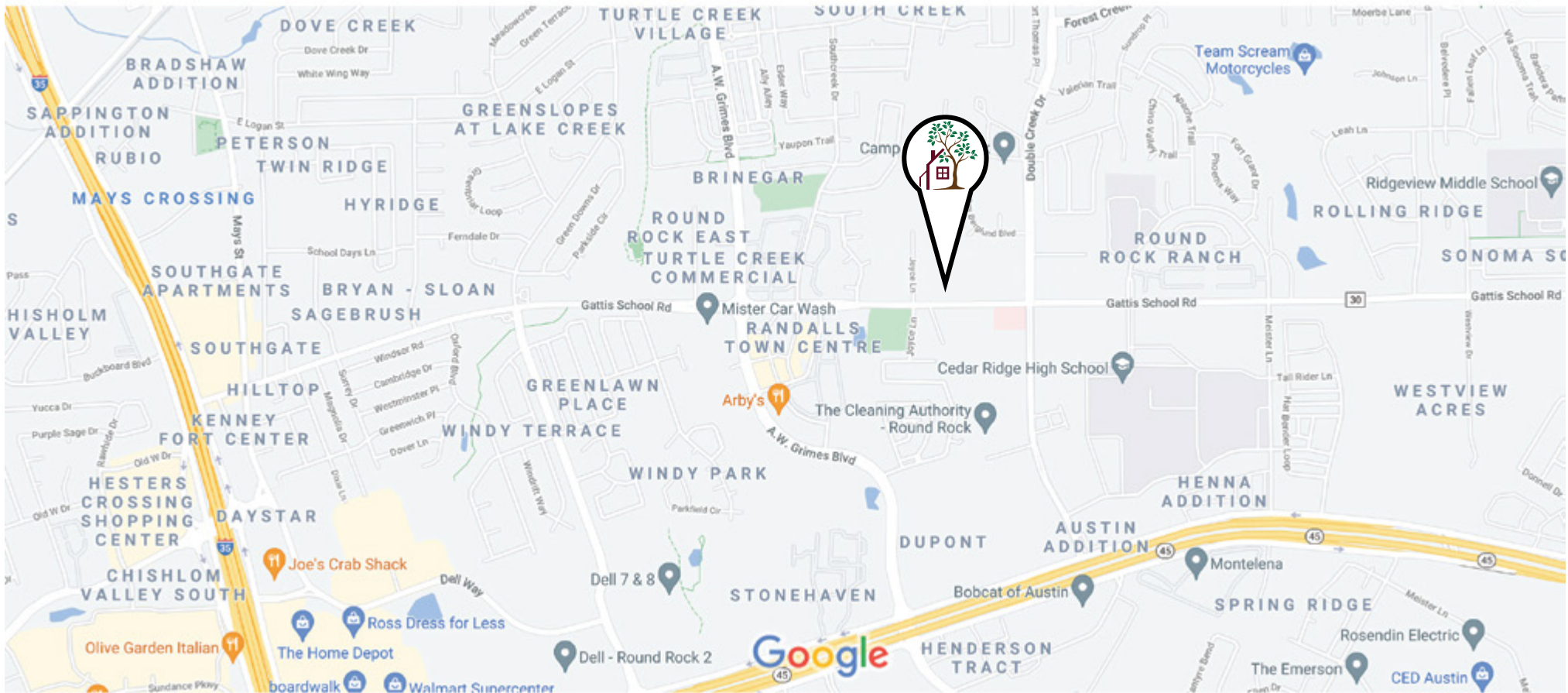


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Gattis School Townhomes

2306 Gattis School Road
Round Rock TX 78664

Green Abode
Development

Exterior Selections



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Inspiration Properties





Gattis School Townhomes



Black 5 tab Architectural
Composition Shingles

Proposed Exterior Materials



Cobra Stone white
4-12 Limestone



SW Tricorn Black
Eaves, Fascia, Front Doors
& Garage Doors



Contemporary
Garage Door
Style
2 Panel Front
Doors



Black Gutters
& Downspouts

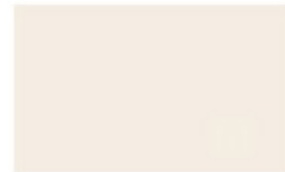
Bronze Vinyl Windows



Rear



Front



SW Westhighland
White
Siding

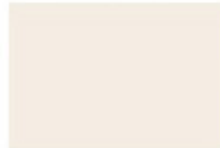




Black 5 Tab Architectural
Composition Shingles



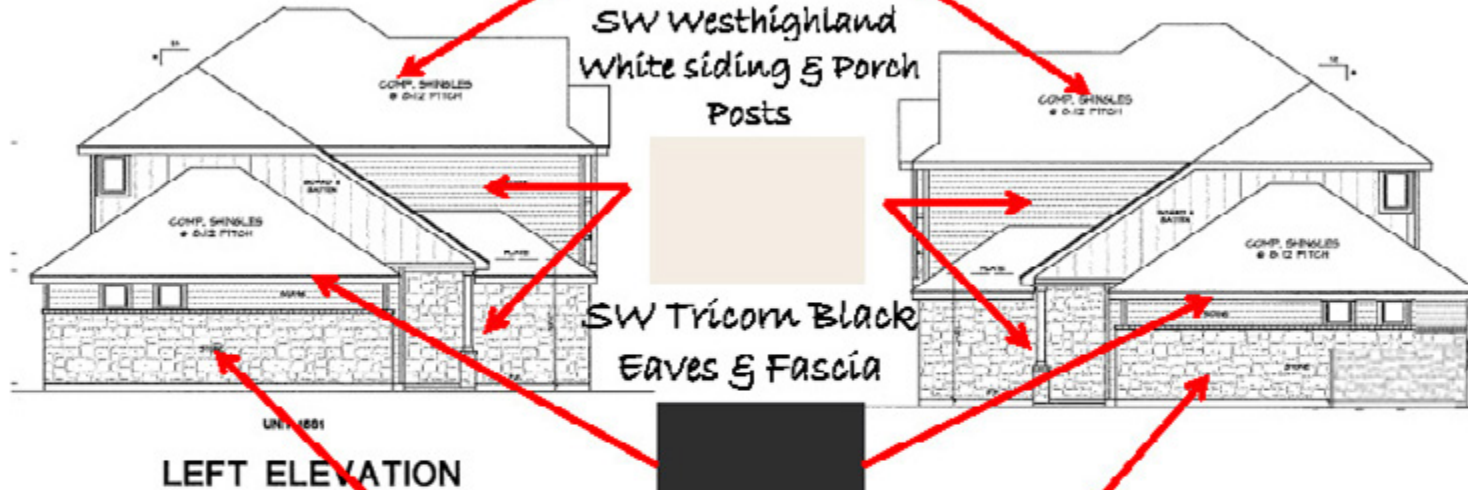
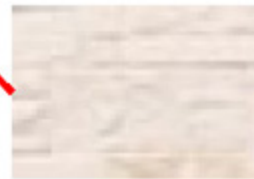
SW Westhighland
White siding & Porch
Posts

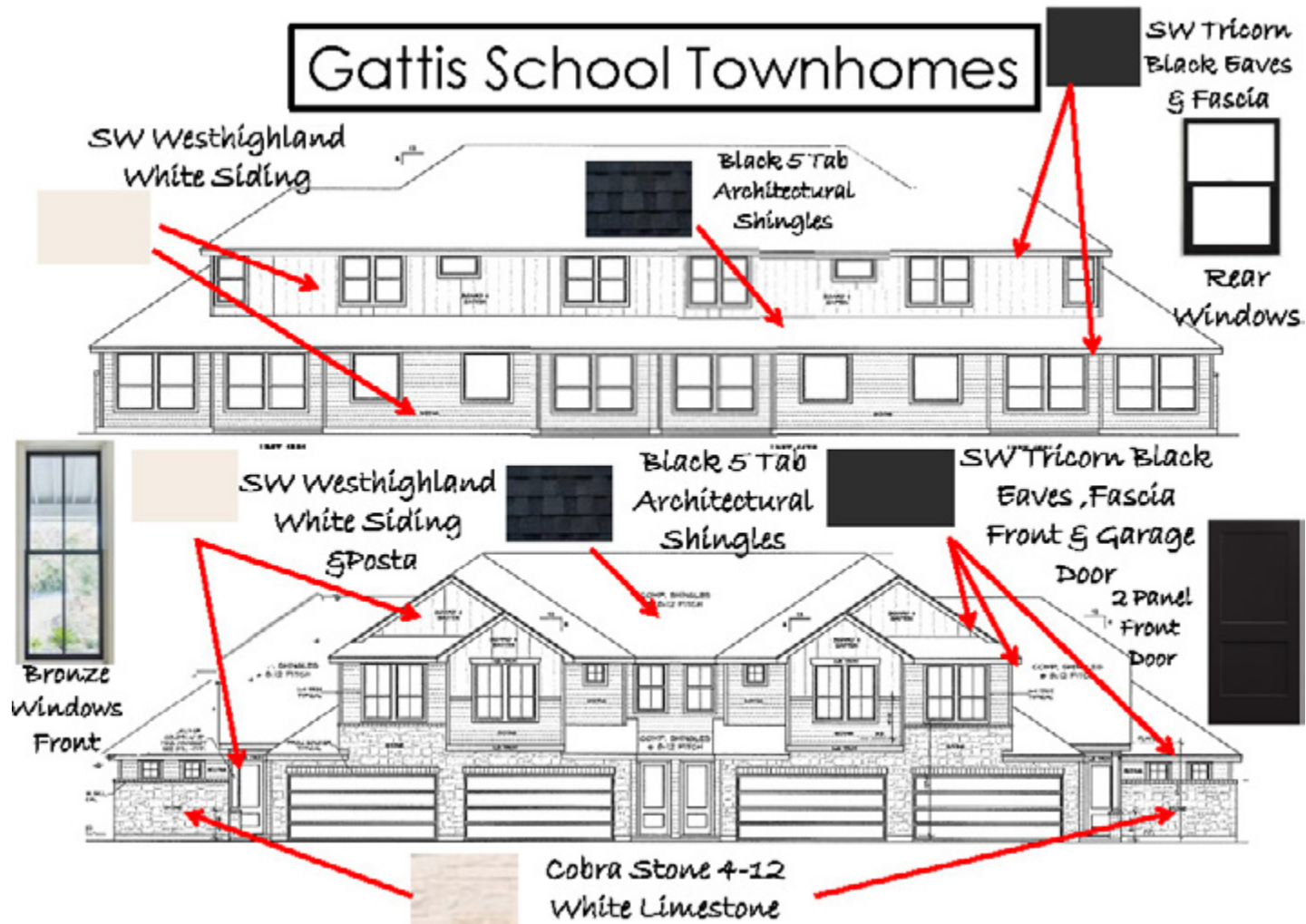


SW Tricom Black
Eaves & Fascia

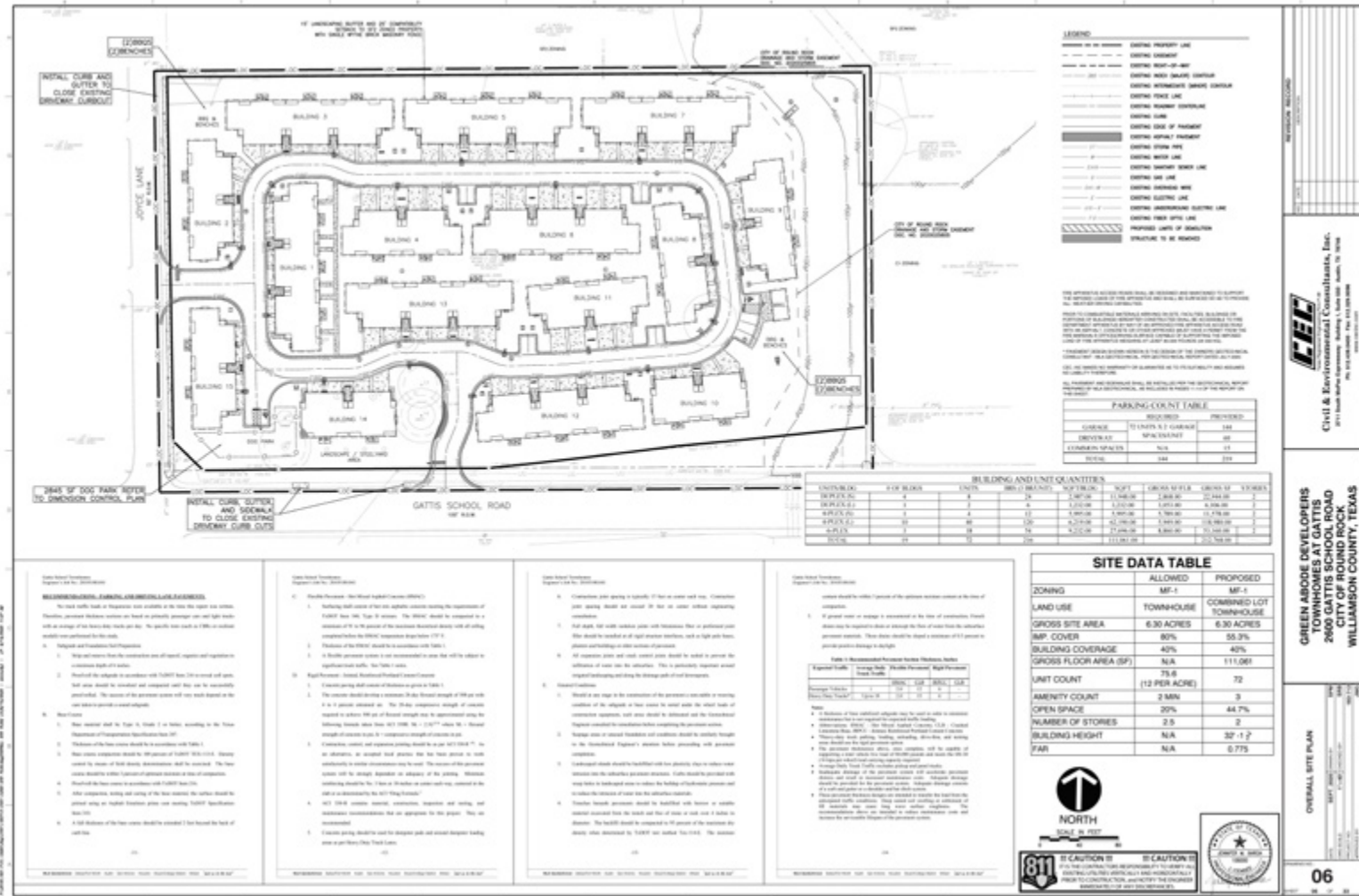


Cobra Stone 4-12
White Limestone





TOWNHOMES at Gattis



EEC
Civil & Environmental Consultants, Inc.
4011 South Main Street, Suite 100, Dallas, TX 75246
714.444.4444

GREEN ASHORE DEVELOPERS
TOWNHOMES AT GATTIS
2600 GATTIS SCHOOL ROAD
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

OVERALL SITE PLAN

06

SCP2001-0005





GATTIS SCHOOL TOWNHOMES

2306 GATTIS SCHOOL ROAD ROUND ROCK, TX 78664

BUILDING #XXXX

CONSTRUCTION:

XXXX
XXXX
XXXX
XXXX

ARCHITECT:

DANZE & DAVIS ARCHITECTS, INC.

4701 SPICEWOOD SPRINGS RD., STE. 200
AUSTIN, TEXAS 78759
(512) 343-0714
ATTN: HARRISON DAVIS EXT. 309

CIVIL ENGINEER:

CEC, INC.

371 S. MOPAC BLDG 1, STE. 500
AUSTIN, TEXAS 78746
(512) 439-0400
ATTN: ARMANDO PORTILLO, P.E.

MEP ENGINEER:

EEA CONSULTING ENGINEERS

665 VAUGHT RANCH RD, STE. 100
AUSTIN, TX 78730
(512) 714-4430
ATTN: SARA HAMILL, P.E.

STRUCTURAL ENGINEER:

R.D. HAMMOND CONSULTING & ENGINEERS, L.P.

(956) 367-5561
ATTN: R. DEREK HAMMOND, P.E.

PROPERTY ANALYSIS:

City of Round Rock, Texas
2306 GATTIS SCHOOL ROAD ROUND ROCK TX 78664
MULTI-UNIT PROJECT - 160 STORY TOWNHOMES
3 STORY 4-1/2 TO 4 UNITS 100% - 4 UNITS (3400) - 300

CODE ANALYSIS:

City of Round Rock, Texas
2015 International Building Code, 2015 IRC & 2015 International Residential Code
OCCUPANCY R-3, Type V-B CONSTRUCTION
2 STORY BUILDING - 30'-0" 1/2" SLDGE. HT.
TOTAL FLOOR BUILDING AREA - 8,219 SQ.FT.
GROSS FLOOR AREA (GFA) - 5,849 SQ.FT.
SPRINKLER SYSTEM NFPA 13C



GENERAL NOTES:

- All policies, codes, rules, and regulations shall apply to all drawings for this project.
- All construction shall conform to international, national and state codes, specifications, standards and regulations, and any amendments, until superseded by the applicable code.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- All work shall be done in accordance with the approved plans and specifications.
- Any work not shown on the drawings shall be done in accordance with the approved plans and specifications.
- The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- All work shall be done in accordance with the approved plans and specifications.
- Any work not shown on the drawings shall be done in accordance with the approved plans and specifications.

SHEET INDEX

OF COVER SHEET

CIVIL ENGINEERING	MEP ENGINEERING
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This site development has been reviewed and approved by the City of Round Rock, Texas.
All construction on the subject site must be constructed consistent with these plans.
Planning Director, City of Round Rock

DANZE & DAVIS
ARCHITECTS, INC.
4701 SPICEWOOD SPRINGS RD, STE. 200
AUSTIN, TEXAS 78759
WWW.DANZE-DAVIS.COM

GATTIS SCHOOL
TOWNHOMES
GREEN AROBE
DEVELOPMENT

ROUND
ROCK

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION
1.13.2020

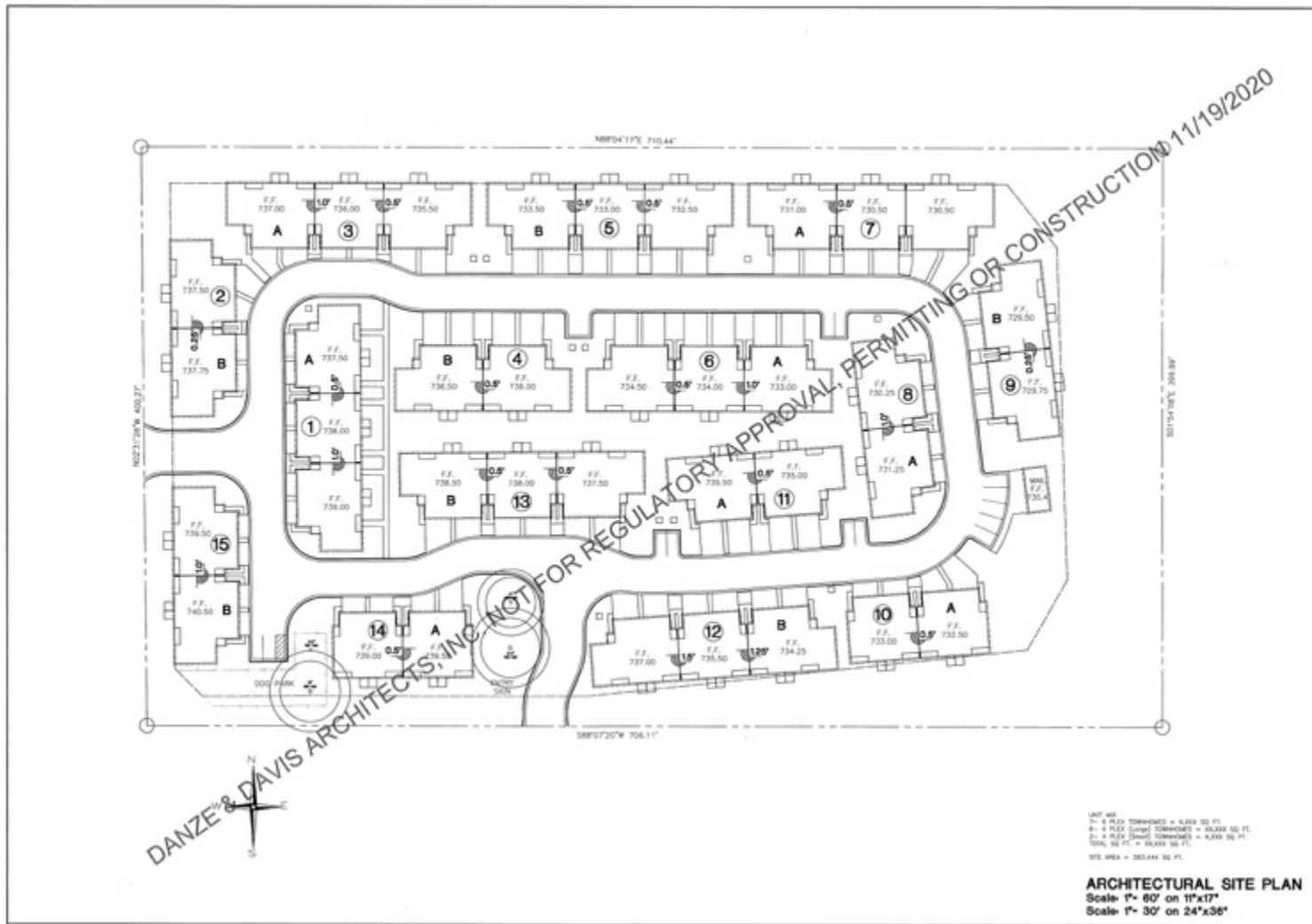
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CHECK BY: AOC
DATE: 12.21.19
PLAN SHEET NO. 00-0000

COVER
SHEET
CV





TOWNHOMES
at Gattis



UNIT KEY:
 1- = FULL TOWNHOMES = 4,100 SQ. FT.
 2- = FULL (Small) TOWNHOMES = 3,500 SQ. FT.
 3- = FULL (Small) TOWNHOMES = 4,100 SQ. FT.
 TOTAL SQ. FT. = 38,044 SQ. FT.
 SITE AREA = 38,044 SQ. FT.

ARCHITECTURAL SITE PLAN
 Scale: 1" = 60' on 11"x17"
 Scale: 1" = 30' on 24"x36"

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 475 Lakeside Parkway, Suite 200, Raleigh, NC 27605
 WWW.DANZE-DAVIS.COM

GATTIS SCHOOL TOWNHOMES GREEN ABODE DEVELOPMENT

ROUND ROCK

NOT FOR REGULATORY APPROVAL PERMITTING OR CONSTRUCTION 11/19/2020

Job No. 190229
 DRAWN BY: JMD
 DATE: 12.1.19
 PLAN (REV): 0000000

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TOWNHOMES
at Gattis





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1800 Woodland Lane, Suite 100, Fort Worth, TX 76104
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GATTIS SCHOOL TOWNHOMES GREEN ABOUDE DEVELOPMENT

ROUND ROCK

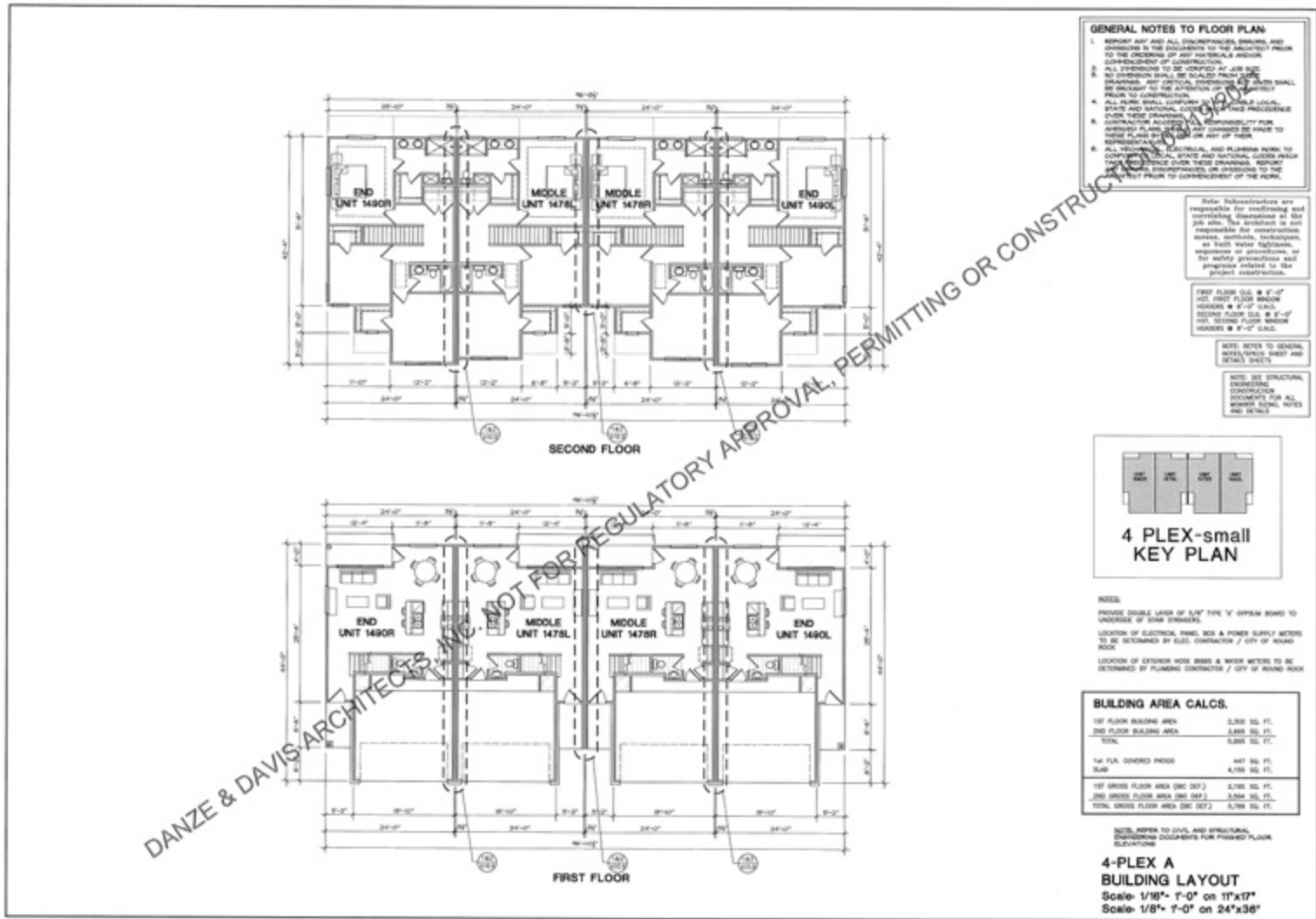
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION 3.12.21

Job No. 190229
DRAWN BY: HED
DATE: 03.19.21
CHKD. BY: KOK
PLAN DATE: 03.12.21

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- GENERAL NOTES TO FLOOR PLAN**
1. REPORT ANY AND ALL DISCREPANCIES, ERRORS, AND OMISSIONS IN THE DOCUMENTS TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY MATERIAL AND/OR CONSTRUCTION.
 2. ALL DIMENSIONS TO BE VERIFIED AT JOB SITE. NO DIMENSION SHALL BE SCALED FROM ANY DRAWING. ANY CRITICAL DIMENSIONS OF WORK SHALL BE BRACKETED TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
 3. ALL WORK SHALL CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES AND THESE PROVISIONS UNLESS THESE DRAWINGS SPECIFICALLY PROVIDE OTHERWISE. ALL WORK SHALL BE THE RESPONSIBILITY FOR THE ARCHITECT UNLESS OTHERWISE SPECIFIED.
 4. ALL MECHANICAL, ELECTRICAL, AND PLUMBING WORK TO CONFORM TO ALL LOCAL, STATE AND NATIONAL CODES UNLESS THESE DRAWINGS SPECIFICALLY PROVIDE OTHERWISE. REPORT ANY DISCREPANCIES OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.

Subcontractors are responsible for confirming and controlling dimensions at the job site. The architect is not responsible for instructions, means, methods, techniques, or both water systems, equipment or procedures, or the safety precautions and program related to the project installation.

FIRST FLOOR C.S. @ 9'-0" HIG. FIRST FLOOR WINDOW HEADERS @ 9'-0" U.L.S.
SECOND FLOOR C.S. @ 9'-0" HIG. SECOND FLOOR WINDOW HEADERS @ 9'-0" U.L.S.

NOTE: REFER TO GENERAL MATERIALS SHEET AND DETAILS SHEETS.

NOTE: SEE STRUCTURAL ENGINEERING DOCUMENTS FOR ALL WORKING DRAWINGS, NOTES AND DETAILS.



NOTES:

PROVIDE DOUBLE LAYER OF 5/8" TYPE 'V' SPAN BOND TO UNDERLIE OF STAR BRIMMER.

LOCATION OF ELECTRICAL PANEL, BOX & POWER SUPPLY METERS TO BE DETERMINED BY ELEC. CONTRACTOR / CITY OF ROUND ROCK.

LOCATION OF EXTENSION HOSE WBS & WATER METERS TO BE DETERMINED BY PLUMBING CONTRACTOR / CITY OF ROUND ROCK.

BUILDING AREA CALCS.

1ST FLOOR BUILDING AREA	3,200 SQ. FT.
2ND FLOOR BUILDING AREA	3,889 SQ. FT.
TOTAL	7,089 SQ. FT.
1st FLA. COVERED PORCH	447 SQ. FT.
SLAB	4,150 SQ. FT.
1ST GROSS FLOOR AREA (INC. DECK)	3,749 SQ. FT.
2ND GROSS FLOOR AREA (INC. DECK)	3,594 SQ. FT.
TOTAL GROSS FLOOR AREA (INC. DECK)	7,343 SQ. FT.

NOTE: REFER TO CIVIL AND STRUCTURAL ENGINEERING DOCUMENTS FOR FINISHED FLOOR ELEVATIONS.

**4-PLEX A
BUILDING LAYOUT**
Scale: 1/16" = 1'-0" on 11"x17"
Scale: 1/8" = 1'-0" on 24"x36"

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401 E. Highway 100, Suite 100, Round Rock, TX 78664
WWW.DANZE-DAVIS.COM

GATTIS SCHOOL TOWNHOMES GREEN ABODE DEVELOPMENT

ROUND ROCK

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION 3.2.21

Job No. 190229
DRAWN BY: MKD
DATE: 12.8.21
CHECKED BY: DDC
PLAN DATE: 10.14.21

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TOWNHOMES
at Gattis



**DANZE & DAVIS
ARCHITECTS, INC.**
101 Spangwood Lane, Suite 200, North York, PA 15104 | Phone: 412.521.0774 | Fax: 412.521.0278 | WWW.DANZE-DAVIS.COM

GATTIS SCHOOL
TOWNHOMES
GREEN ABODE
DEVELOPMENT

**ROUND
ROCK**



6-10-21

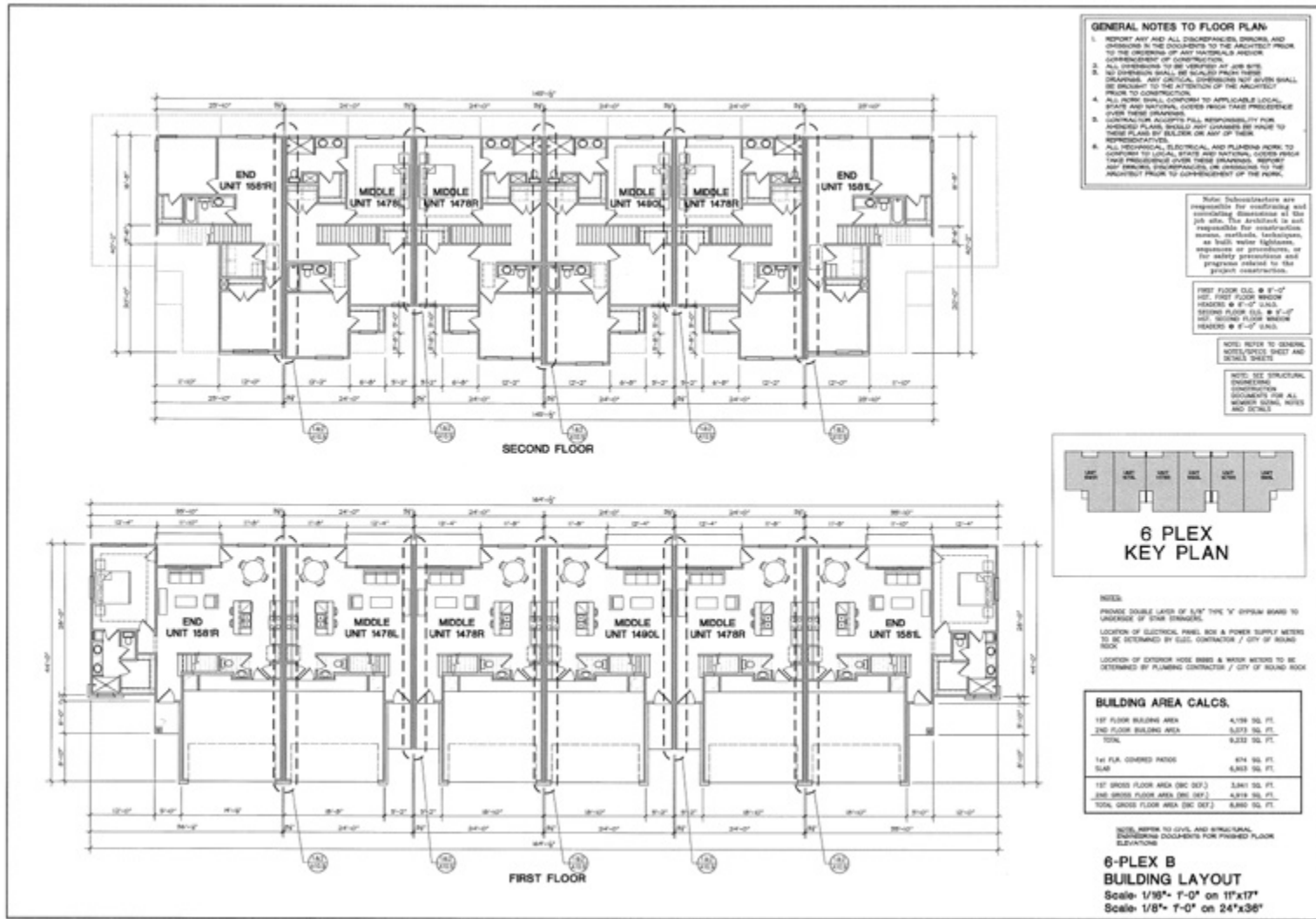
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1615 EASTMONTGOMERY AVE. SUITE 1000 ROUND ROCK, TX 78664
WWW.DANZE-DAVIS.COM

GATTIS SCHOOL TOWNHOMES GREEN ABOUDE DEVELOPMENT

ROUND ROCK

6-10-21

Job No. 190229
DRAWN BY: AED
DATE: 12/28/18
CHECKED BY: JAC/ALC
PLUM DATE: 04/20/19

A2.0

CONTRACTOR: SEE PLAN. DANZE & DAVIS ARCHITECTS, INC. THESE DIMENSIONS AND THE LEGAS HEREON ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS EXPRESSED CONSENT.



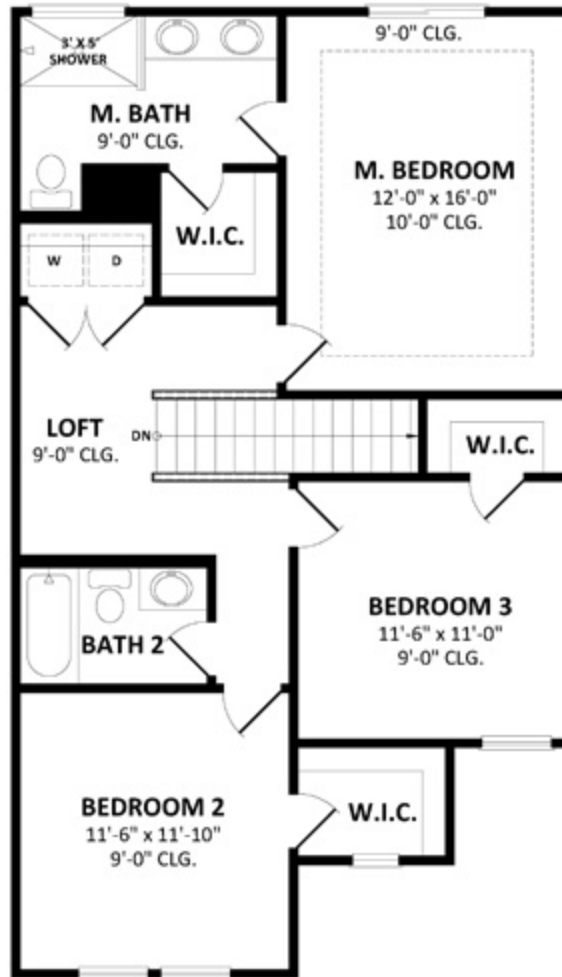


TOWNHOMES
at Gattis



FIRST FLOOR - 1478L - MIDDLE UNIT





SECOND FLOOR - 1478L - MIDDLE UNIT



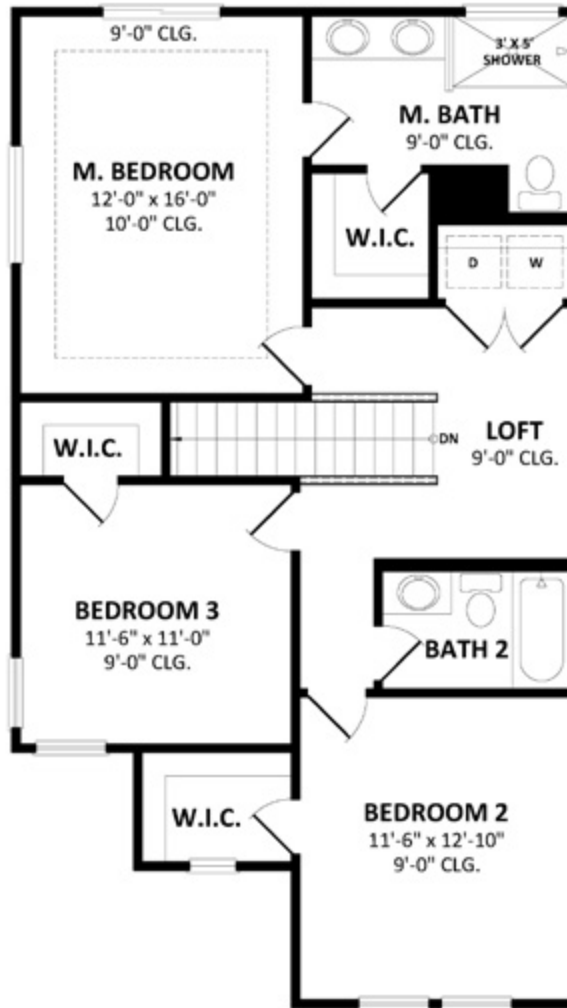


FIRST FLOOR - 1490R - END UNIT





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SECOND FLOOR - 1490R - END UNIT



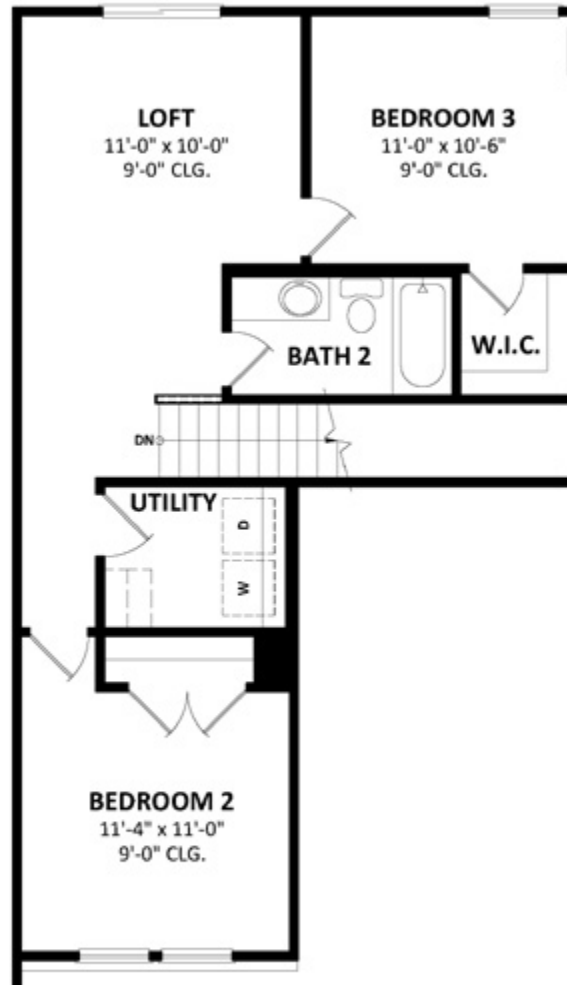


TOWNHOMES
at Gattis



FIRST FLOOR - 1581L - END UNIT





SECOND FLOOR - 1581L - END UNIT



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MAIN FLOORING – LEVEL ONE



Luxury Vinly Planking



Carpet





FANS/LIGHTS – LEVEL ONE

LIVING ROOM FANS



BEDROOM FANS



EXTERIOR



CLOSETS

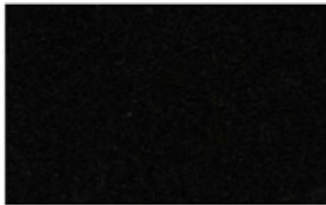




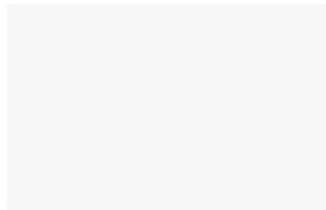
KITCHEN – LEVEL ONE



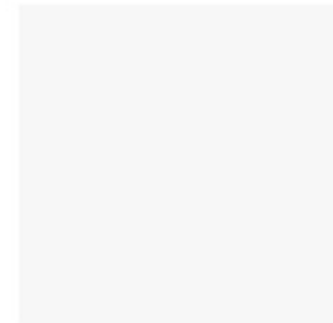
back splash



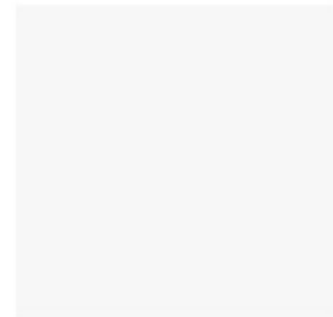
counters



cabinets



walls/ceiling - sw7636 origami white



doors/trim - sw7005 pure white





POWDER BATH - LEVEL ONE

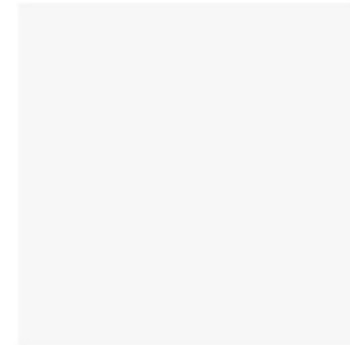
lighting



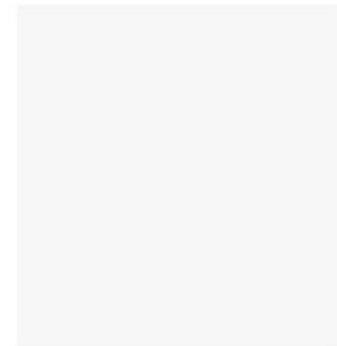
Plumbing



walls/ceiling - sw7636 origami white



doors/trim - sw7005 pure white

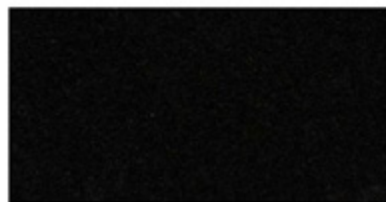




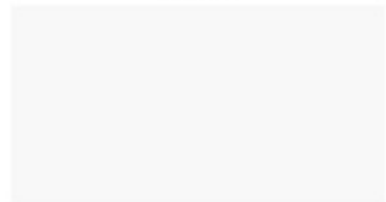
BATH TWO - LEVEL ONE



counters



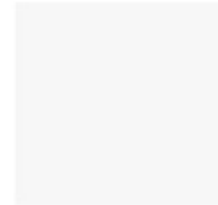
cabinets



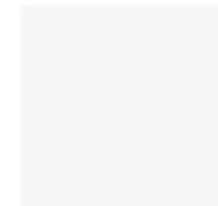
shower walls & bath floor



walls/ceiling
sw7636 origami white

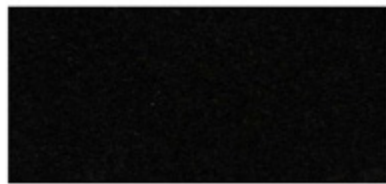


doors/trim
sw7005 pure white

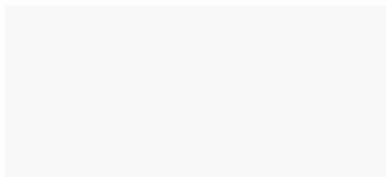




MASTER BATH – LEVEL ONE



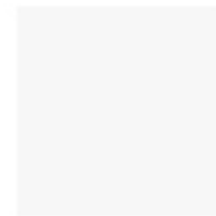
counters



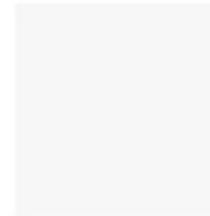
cabinets



shower walls



walls/ceiling
sw7636 origami white



doors/trim
sw7005 pure white



floors

