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TOBIN LOFTS II
 SAN ANTONIO, TEXAS
 CONCEPTUAL SITE PLAN

THIS DRAWING IS NOT FOR REGULATORY APPROVAL, OR CONSTRUCTION

CALCULATIONS		
TOTAL ACREAGE		5.14 ACRES
TOTAL UNITS		±190 UNITS
AVERAGE UNIT SIZE		1026 SF
TOTAL BEDS		±502 BEDS
1 BEDROOM	48 UNITS X 1 BEDS	48 BEDS
2 BEDROOM	57 UNITS X 2 BEDS	114 BEDS
4 BEDROOM	85 UNITS X 4 BEDS	340 BEDS
RESIDENTIAL DENSITY		36.9 DU/AC
PARKING PROVIDED		±1,000 SPACES
USER	AREA REQUIRED	PROVIDED
CDC	31,967 GSF	±32,500 GSF
POLICE STATION	6,117 GSF	±6,200 GSF
MICRONAUTS	10,000 GSF	±10,300 GSF
OFFICE	NA	±27,500 GSF

- NOTES:**
- THIS PLAN IS FOR MASSING PURPOSES ONLY. A MORE DETAILED PLAN WILL BE REQUIRED TO CONFIRM PROJECTED YIELD.
 - A MIX OF 25% / 30% / 45% OF 1BR / 2BR / 4BR WAS USED. THIS HAS A SLIGHT REDUCTION IN 4 BEDROOM UNITS THAN THE PREVIOUS MIX FROM TOBIN II OF 21% / 26% / 53%. THIS IS DUE TO THE DECREASED AMOUNT OF CORNERS FOR 4 BEDROOM UNITS AND THE ADDITIONAL SQUARE FOOTAGE ALLOWING FOR MORE BEDS WITH LESS 4 BEDROOM UNITS.
 - THE AVERAGE UNIT SIZE IS 1026 SF (PER THE MIX FROM TOBIN II) AS REQUESTED BY THE CLIENT. THE RESIDENTIAL BUILDINGS SHOWN ARE 70' MODULES. A 20% CORE FACTOR HAS BEEN SUBTRACTED FROM THE BUILDINGS EXCLUDING THE CORRIDORS, AS WELL AS AREA FOR THE LEASE OFFICE AND CLUBHOUSE. THIS CORE FACTOR ALLOWS FOR ELEVATORS, STAIRWELLS, UNDULATIONS IN THE BUILDINGS, AND IN-LINE 4 BEDROOM STUDENT UNITS.
 - THE BASE FILE WAS PROVIDED BY THE CLIENT IN A DWG FORMAT. THE BOUNDARIES SHOWN ARE BASED ON THE DEVELOPABLE AREA OF THE PROVIDED BASE FILE.
 - A FIELD RUN TOPOGRAPHIC SURVEY IS NOT AVAILABLE AT THIS TIME. ADJUSTMENTS TO THE LAYOUT DUE TO GRADING CONCERNS MAY BE REQUIRED ONCE A TOPOGRAPHIC SURVEY HAS BEEN PROVIDED. EXISTING CONTOURS WERE DIGITIZED FROM ONLINE SAN ANTONIO GIS DATA AT 2-FOOT INTERVALS.
 - A DETAILED ANALYSIS OF STATE, COUNTY, AND CITY ORDINANCES GOVERNING THE DEVELOPMENT OF THIS PROJECT HAS NOT BEEN PERFORMED. ORDINANCE ANALYSIS WILL BE REQUIRED TO CONFIRM PROJECTED YIELDS.
 - THE TENNIS COURTS BEING REMOVED FOR THE DEVELOPMENT CAN BE LOCATED ON THE ROOF OF THE GARAGE.
 - THERE ARE NO RESIDENTIAL UNITS ON GROUND LEVEL. THE ONLY RESIDENTIAL USE ON GROUND LEVEL IS FOR THE LEASE/FITNESS CENTER. ALL RESIDENTIAL UNITS ARE 4 STORIES ABOVE THE OTHER USES EXCEPT FOR UNITS SOUTH AND WEST OF THE GARAGE WHICH ARE 3 STORIES.

- ASSUMPTIONS:**
- NO STORMWATER MANAGEMENT IS REQUIRED ON SITE.
 - THIS PLAN IS LOCATED WITHIN THE CITY OF SAN ANTONIO, TEXAS.
 - THIS PROJECT IS SUBJECT TO THE 2015 INTERNATIONAL BUILDING CODE AND THE 2015 INTERNATIONAL FIRE CODE.
 - THE PROPOSED CHILDHOOD DEVELOPMENT CENTER AREA IS 31,967 SF AND THE AREA FOR THE POLICE STATION IS 6,117 SF ACCORDING TO THE PRELIMINARY SPACE LIST PROVIDED BY THE CLIENT. THE PROPOSED MICRONAUTS AREA IS 10,000 SF.
 - THE "1 STORY OF CHILDHOOD DEVELOPMENT CENTER" WILL NOT HAVE ANY RESIDENTIAL UNITS ABOVE, AND WILL EXPOSE THE PARKING GARAGE BEHIND IT.
 - THE WINDOWS ON THE GROUND-LEVEL FACING THE AMENITY WILL BE PLACED HIGH ON THE WALLS TO RESTRICT THE VISIBILITY OF NON-RESIDENTIAL USES. THE LEASE/FITNESS WILL BE THE ONLY GROUND-LEVEL USE WITH VIEWS TO THE AMENITY.

