



SAN MARCOS

CONCEPTUAL MASSING DESIGN
MAY 2018

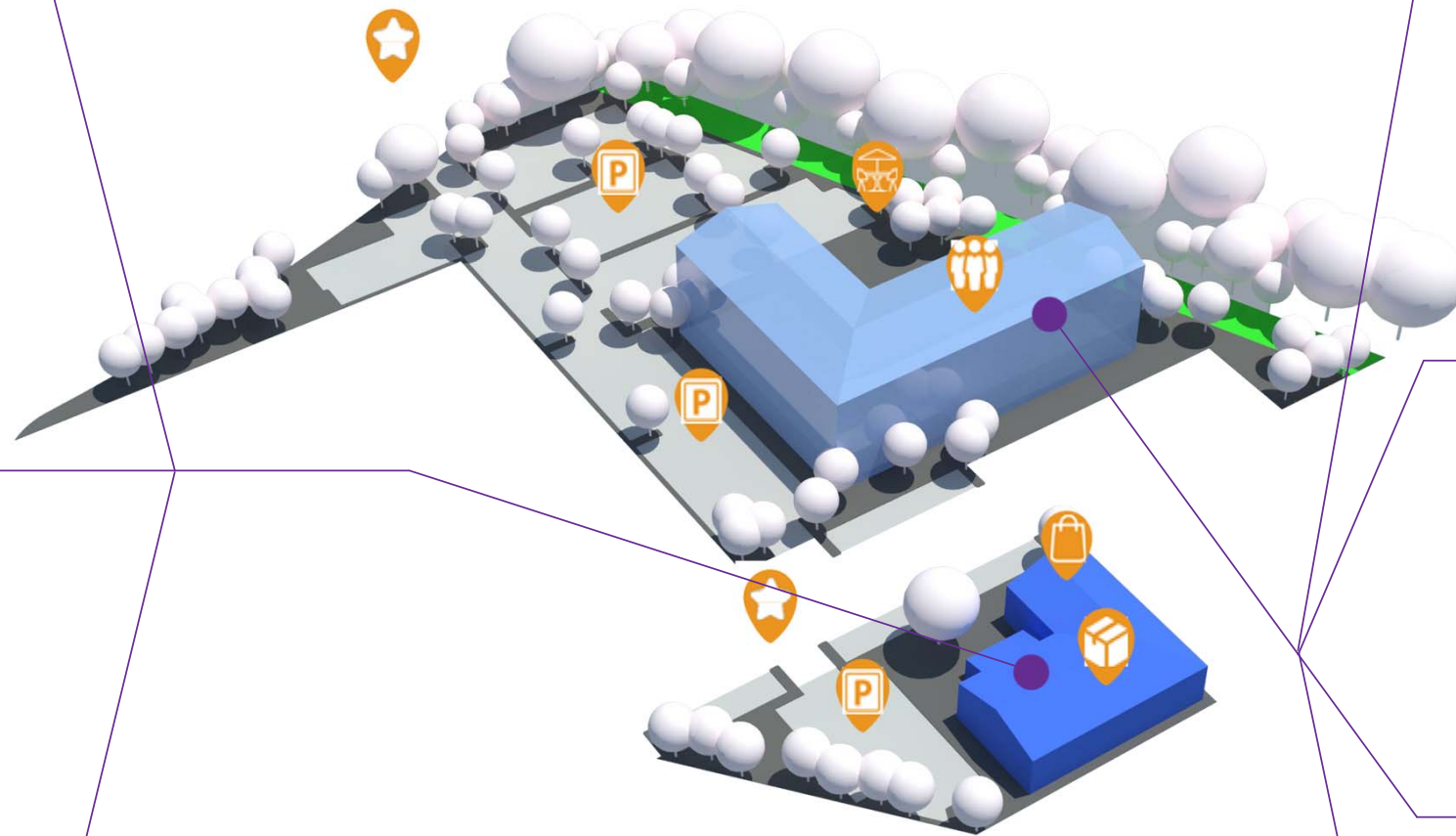
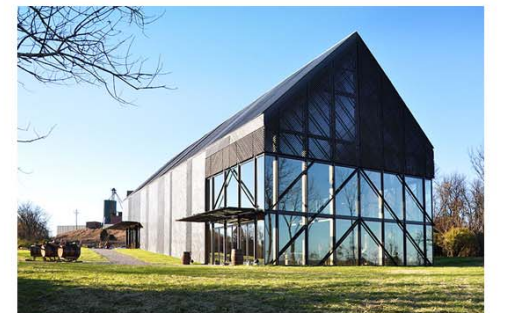


WITHOUT BASE FLOOD ELEVATION (BFE) ZONE AE

REGULATORY FLOODWAY

WATER QUALITY BUFFER ZONE 30% IMPERVIOUS COVER

MOOD BOARD



ENTRANCE



AMENITIES



MULTIFAMILY



PARKING



RETAIL



RESTAURANT

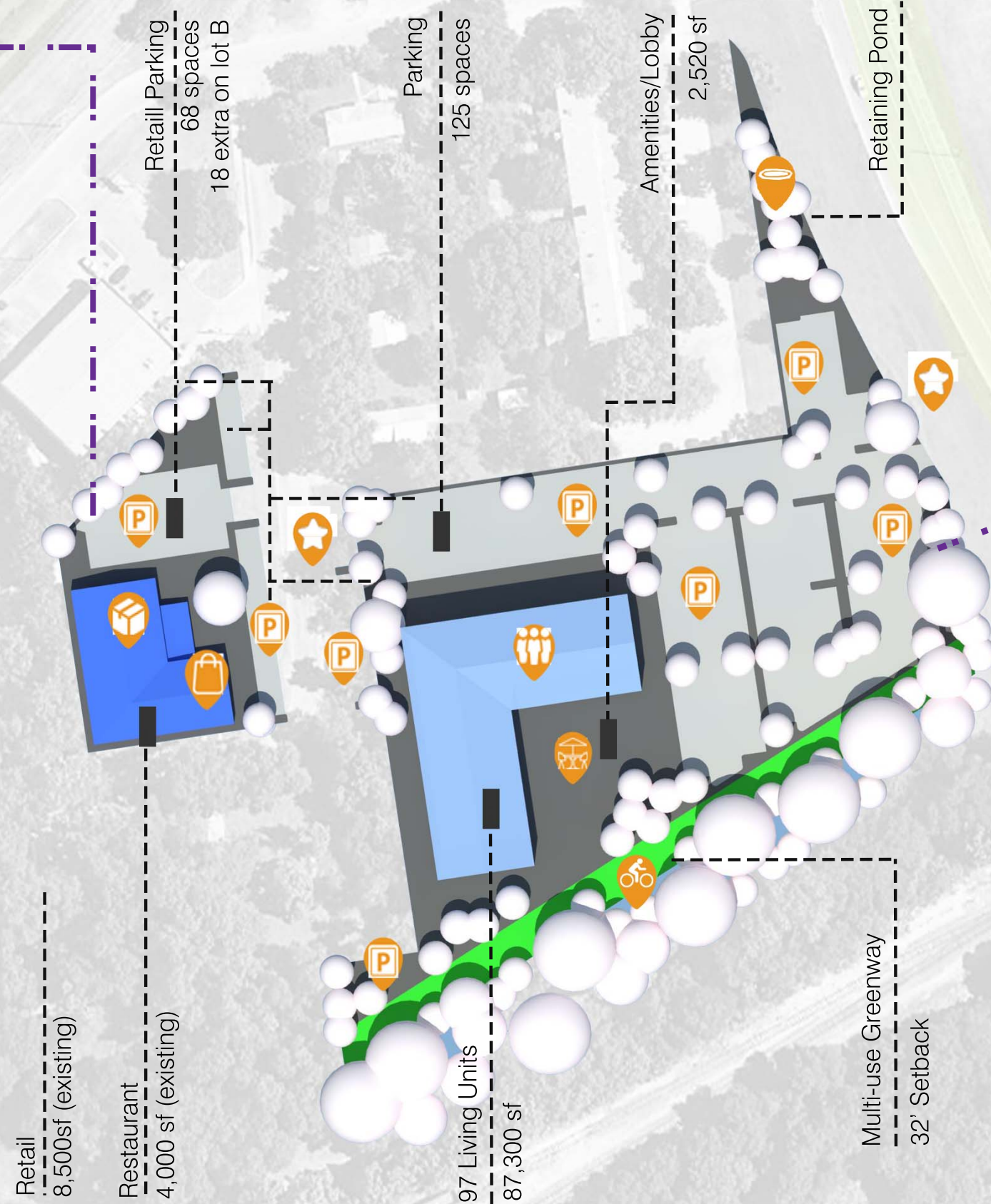
AREAS BREAKDOWN (OPTION #1 MULTIFAMILY)

CONCEPTUAL MASSING LOT A (possible uses)

- Retail: 8,500sf
- Restaurant: 4,000sf

- Parking Spaces:
(by ordinance)

Retail: 28 spaces
Restaurant: 40 spaces
TOTAL: 68 spaces



Development Parameters

Land Use and Zoning: CD-5D
High Density Mix Use Bldg
Setback: Street 0ft
Side 0ft
Front 0ft
Back 32' for Multi-use Greenway
Lot Area: 144,183.60sqft
(3.31 Acres)
Uses: Office, Restaurant, Retail, MultiFamily
Height: 5 Stories
30% Impervious Cover @ back
NO PARKING @ Front of Building

CONCEPTUAL MASSING LOT B

- Lobby/Amenities: 2,520sf
- Living: 87,300 sf
(97 @ 900 sft units)

circulation @ %15: 13,473sf
LOT B TOTAL
CONSTRUCTION: 103,293sf

- Parking Spaces:
(by ordinance)

Living Units @1.2 / Unit:
116 spaces



RETAINING POND



ENTRANCE



AMENITIES



MULTIFAMILY



PARKING



RETAIL

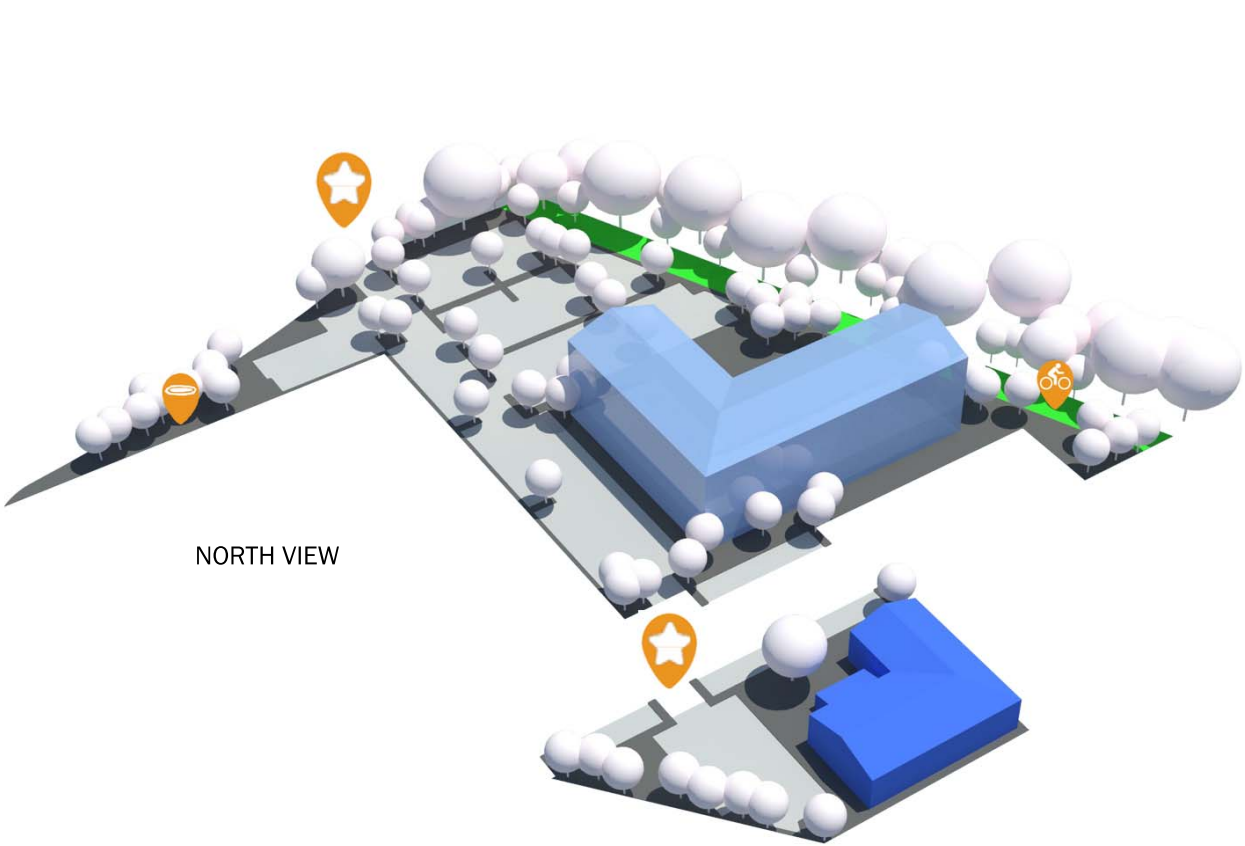


RESTAURANT

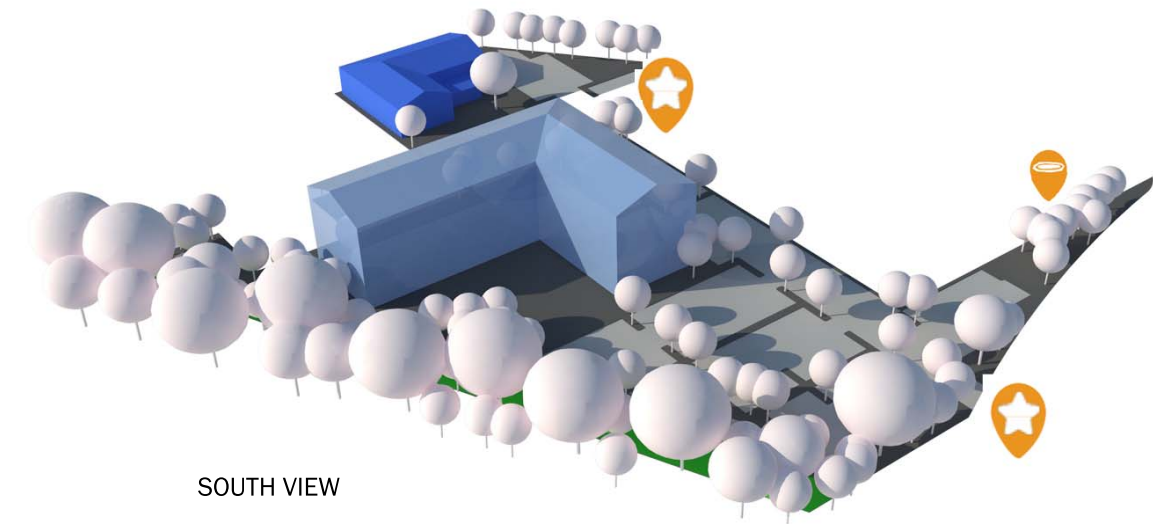


MULTI-USE GREENWAY

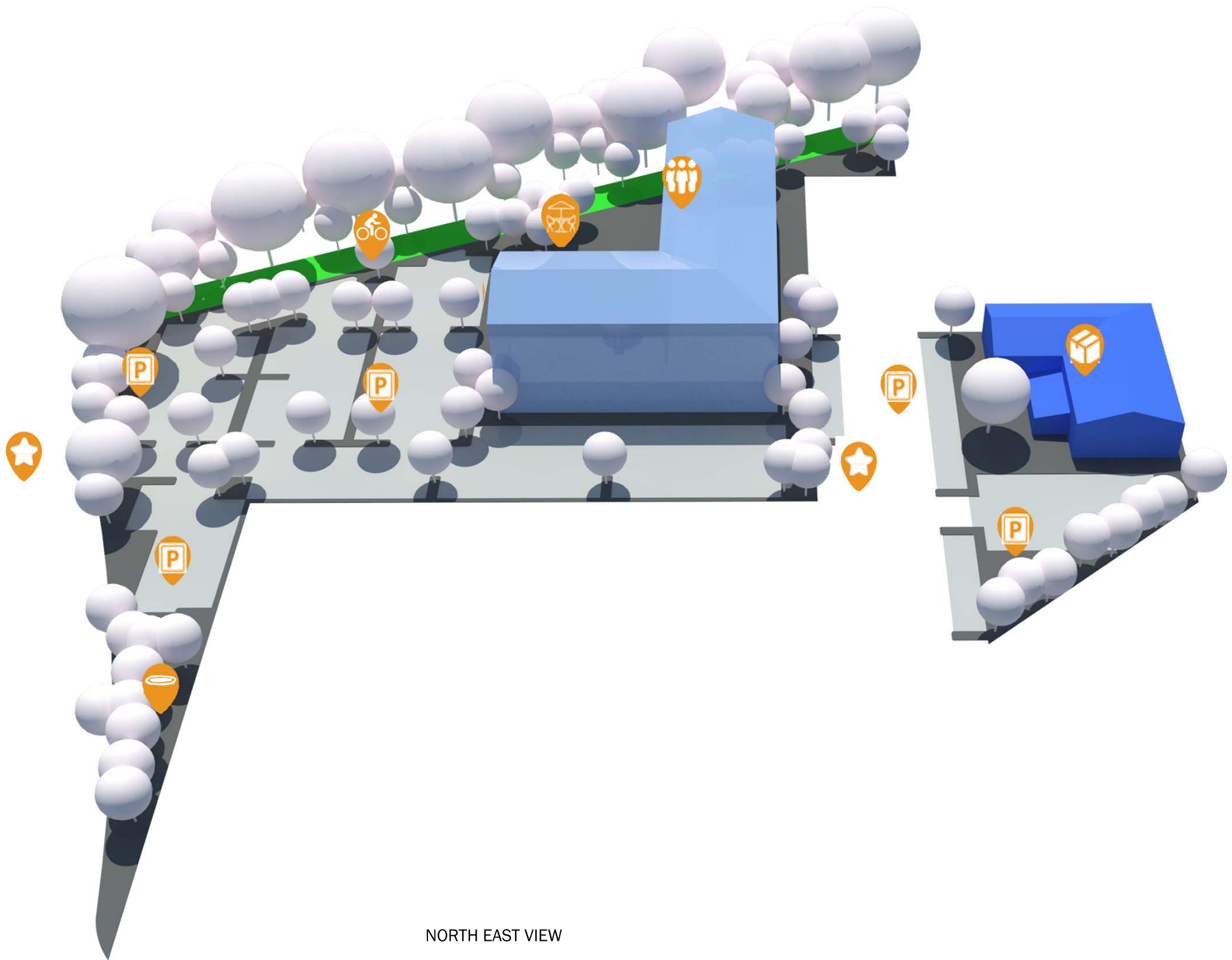
VOLUMETRIC STUDY



NORTH VIEW



SOUTH VIEW



NORTH EAST VIEW

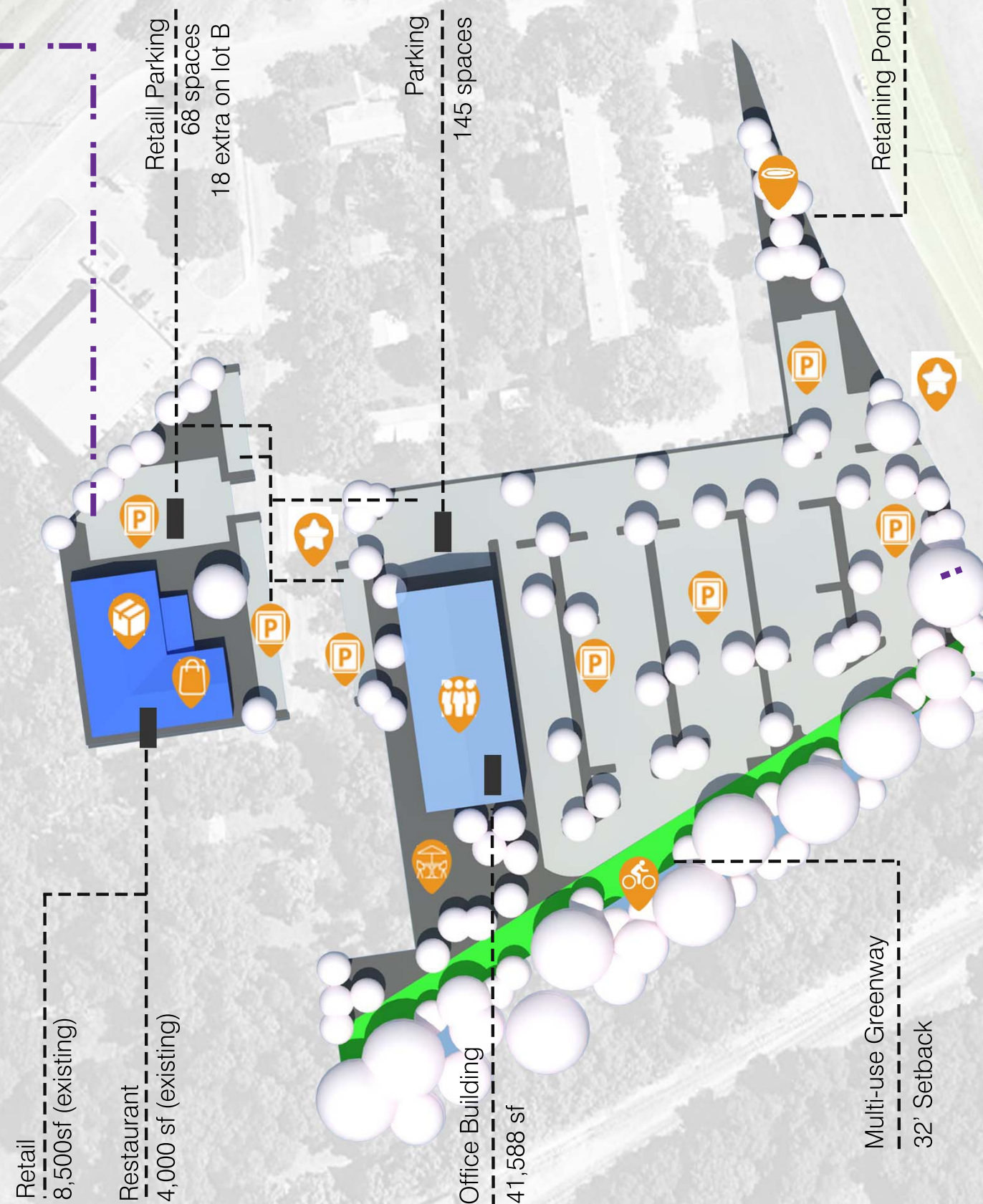
AREAS BREAKDOWN (OPTION #2 OFFICES)

CONCEPTUAL MASSING LOT A (possible uses)

◆ Retail: 8,500sf
◆ Restaurant: 4,000sf

◆ Parking Spaces:
(by ordinance)

Retail: 28 spaces
Restaurant: 40 spaces
TOTAL: 68 spaces



Development Parameters

Land Use and Zoning: CD-5D
High Density Mix Use Bldg
Setback: Street 0ft
Side 0ft
Front 0ft
Back 32' for Multi-use Greenway
Lot Area: 144,183.60sqft
(3.31 Acres)
Uses: Office, Restaurant, Retail, MultiFamily
Height 4 Stories
30% Impervious Cover @ back
NO PARKING @ Front of Building

CONCEPTUAL MASSING LOT B

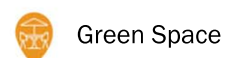
◆ Office Space: 41,588 sqft

circulation @ %15: 7,792sf

LOT B TOTAL
CONSTRUCTION: 103,293sf

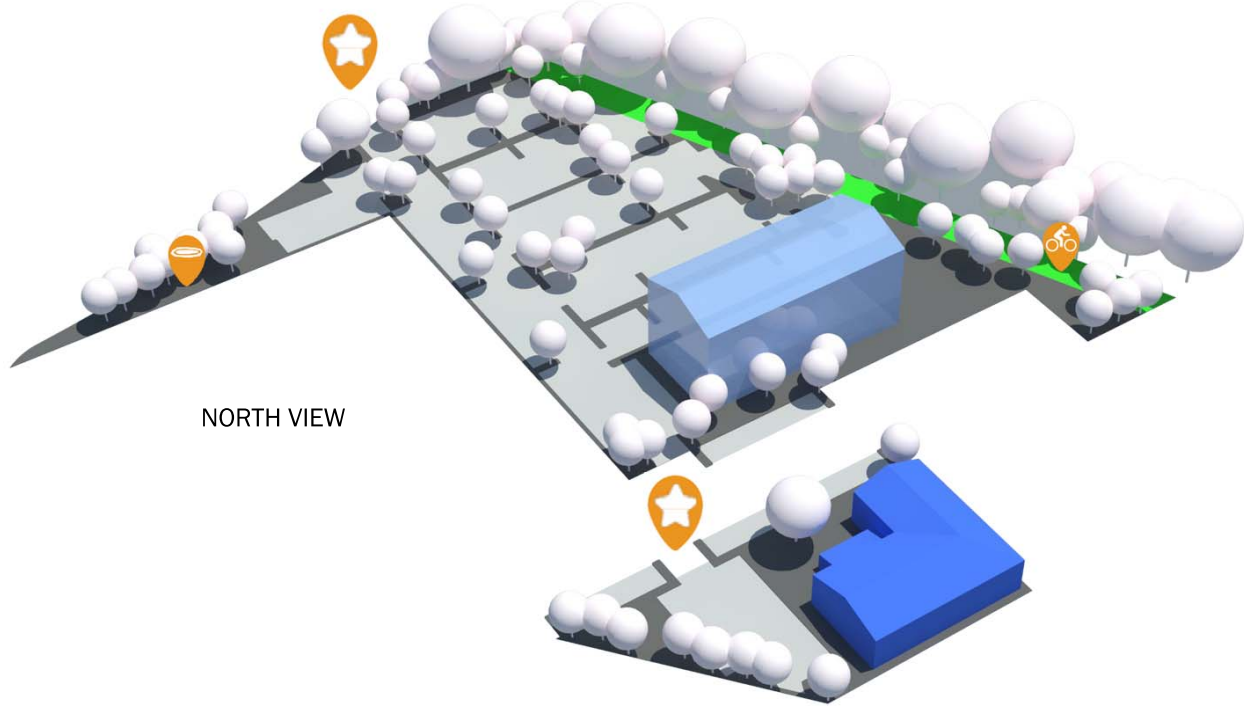
Parking Spaces:
(by ordinance)

Office Space @300 / sq ft:
138 spaces

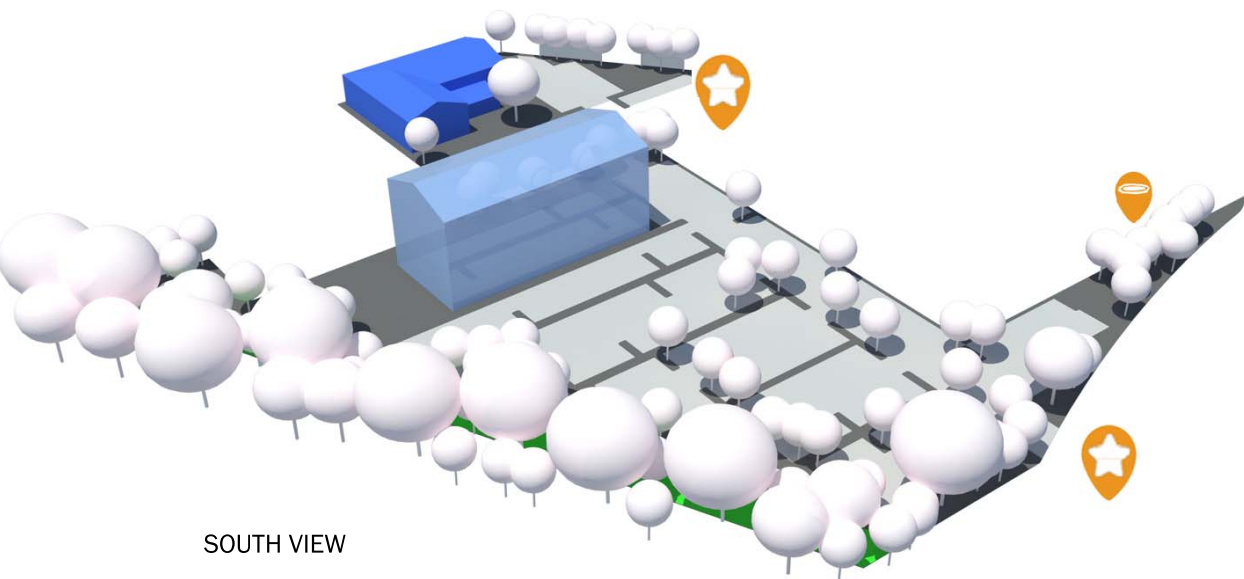


VOLUMETRIC STUDY

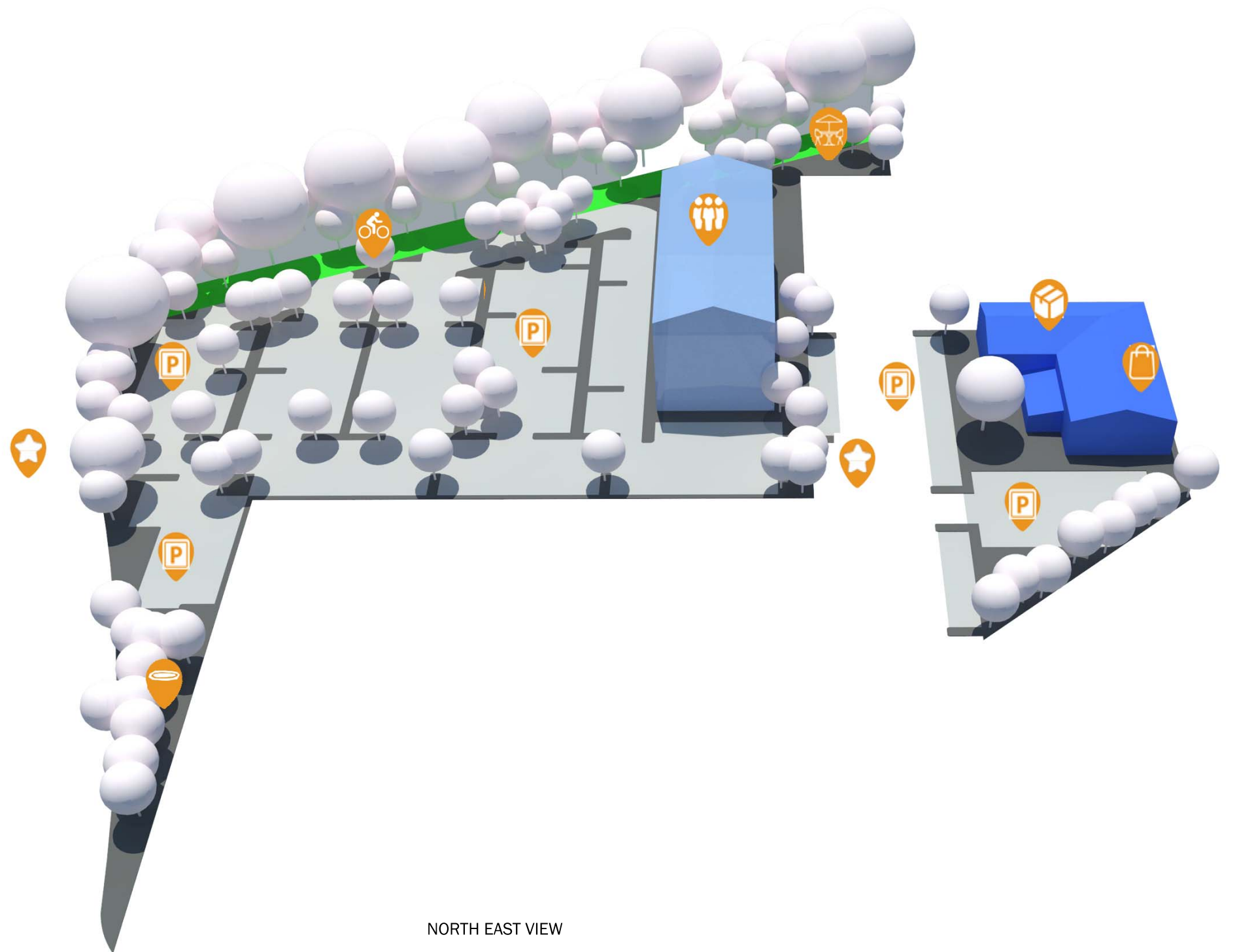
NORTH VIEW



SOUTH VIEW



NORTH EAST VIEW



RETAINING POND



ENTRANCE



GREEN AREA



OFFICE



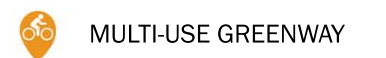
PARKING



RETAIL



RESTAURANT



MULTI-USE GREENWAY



G O M E Z V A Z Q U E Z
I N T E R N A T I O N A L

The power of design

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