







## PROJECT DATA:

ZONING

SITE AREA: 1. LOT 3C: 2. LOT 3D: TOTAL SF 70,432 SF 25,344 SF 95,766 SF (2.198 ACRES)

BUILDING SF:
1. 1ST FLOOR:
2. 2ND FLOOR:
3. 3RD FLOOR:
TOTAL SF 14,189 SF 14,189 SF 14,189 SF 42,567 SF

SITE DENSITY CALCULATIONS:

1. UNITS 1 - 10 (15,000 SF) 15,000 SF REQUIRED

2. UNITS 11 - 75 (1/500 SF/UNIT) 97,500 SF REQUIRED

TOTAL PARCEL SF REQUIRED FOR USE: 112,500 SF (TOTAL EXISTING - 95,766 SF)

OCCUPANCY TABULATIONS:

 EXISTING USE:
 PROPOSED USE: HOTEL APARTMENTS

PARKING: 1. EXISTING: 2. NEW SPACES ADDED

81 SPACES (4 HANDICAPPED INCLUDED) 2 SPACES

TOTAL SPACES 83

LANDSCAPING BICYCLE PARKING EXISTING (ADDITIONAL TBD)
TBD

## SITE PLAN KEYNOTES:

- 1. EXISTING CURB CUT TO REMAIN
  2. EXISTING DRIVE TO REMAIN
  3. EXISTING OPEN AREA TO REMAIN (REMODELED FOR OUTDOOR RECREATIONAL USE)
  4. EXISTING TRASH ENCLOSURE
  5. EXISTING SIDEWALK
  6. EXISTING LANDSCAPED AREA
  7. EXISTING CANOPY AT DROP OFF AREA
  8. REMOVE EXISTING CURBING, ADD NEW
  ASPHALT PAVING MATCH ADJACENT



21-699 8/18/2021

WJM

GG

PROJECT:

DATE:

DRAWN:

CHECKED:

## VIVO Apartments New Braunfels 2

Remodeling

1533 N. Interstate 35 New Braunfels, Texas

Preliminary Site Plan



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