

FRONTAGE CALCULATION

CRITERIA: 60% OF THE BUILDING FRONTAGE ON PUBLIC STREETS TO BE NON-RESIDENTIAL

MAIN STREET BLDG: 175'-9" x 60% = 105'-6"

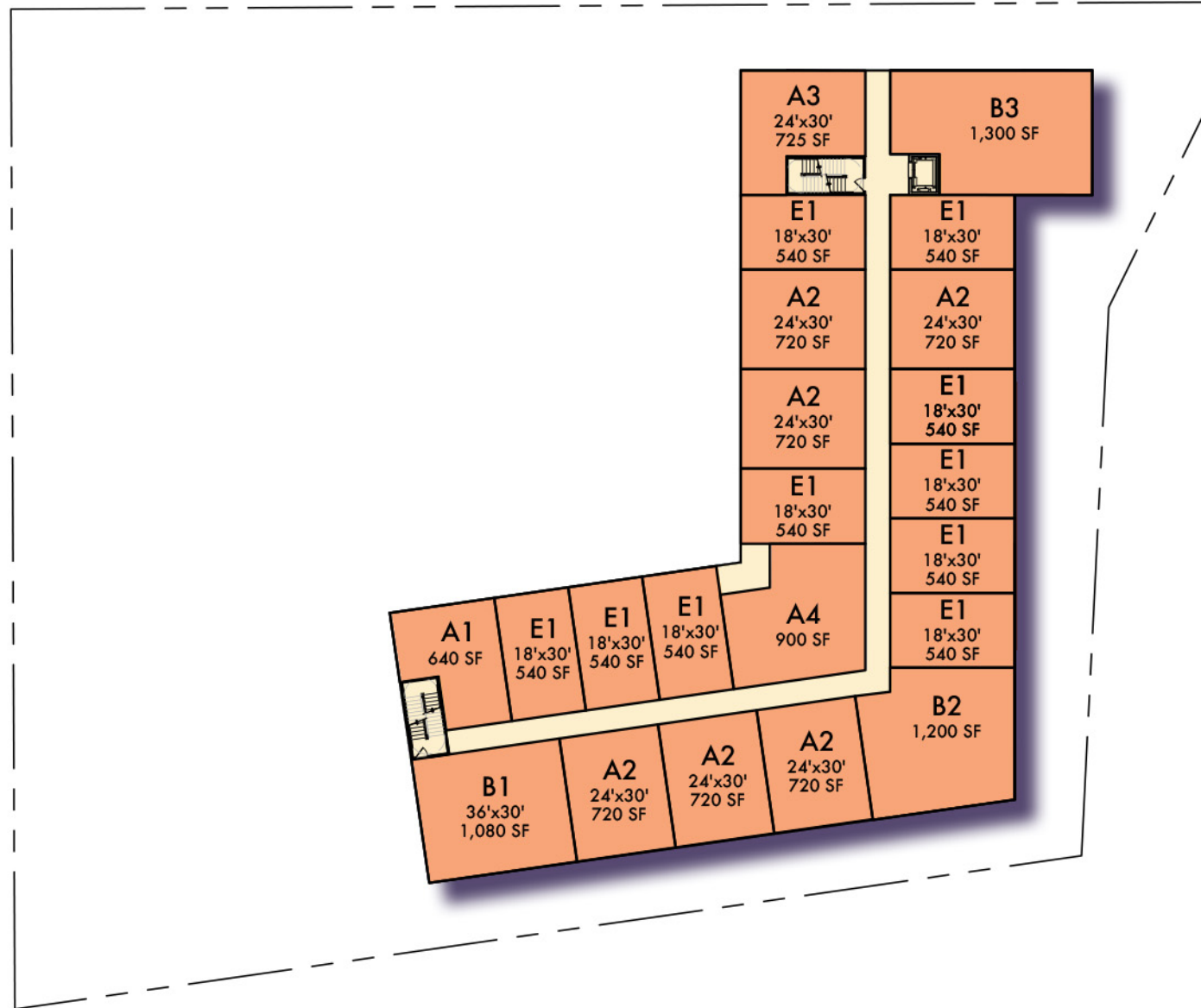
PECAN STREET BLDG: 84'-9" x 60% = 50'-10"

TOTAL NON-RES FRONTAGE REQ'D: 156'-4"

TOTAL NON-RES FRONTAGE PROVIDED: 156'-9"

25 OCTOBER 2023

© 2023 WILDER ARCHITECTS



01 LEVEL 2 and 3



25 OCTOBER 2023

© 2023 WILDER ARCHITECTS

Unit Mix
Magnolia on Main
Keller, Texas

Wilder Architects
26 October 2023

	E1	A1	A2	A3	A4	B1	B2	B3	
	540 SF	640 SF	720 SF	725 SF	900 SF	1,080 SF	1,200 SF	1,300 SF	
3	10	1	6	1	1	1	1	1	22
2	10	1	6	1	1	1	1	1	22
Ground	8	1	3		1	1	1	1	15
	28	3	15	2	3	3	3	2	59
	15,120 SF	1,920 SF	10,800 SF	1,450 SF	2,700 SF	3,240 SF	3,600 SF	2,600 SF	
41,430 SF - NET RENTABLE (RESIDENTIAL)									

59 UNITS
702 SF AVERAGE

EFFICIENCY UNITS	28	47.5%
1 BR UNITS	23	39.0%
2 BR UNITS	8	13.6%

2,190 SF of Non-RES on Ground level (retail)
1,200 SF of Non-RES on Ground level (Leasing / Co-work)

PARKING

RESIDENTIAL PARKING REQ'D:	
1 per E Unit	28
1 per 1BR Unit	23
1.5 per 2BR Unit	12
TOTAL RES req'd	63

RESIDENTIAL PARKING PROVIDED:	
63 Offstreet Surface spaces	
3 Accessible spaces	
66 spaces provided	

NON-RESIDENTIAL PARKING REQ'D	
1 per 200 SF of RETAIL	11 spaces
1 per 350 SF of OFFICE	4 spaces

NON-RESIDENTIAL PARKING PROVIDED:	
15 Onstreet Surface spaces	
1 Accessible spaces	
16 spaces provided	