

**KELLER PARKWAY**

**SAM'S CLUB**

**KELLER SPORTS PARK**

**SITE**

**PECAN ST**

**MAIN ST**

**BEAR CREEK PKWY**

121

27 SEPTEMBER 23  
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**VIEW OF NORTHEAST CORNER**

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**VIEW OF EAST ELEVATION**

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**VIEW OF SOUTHEAST CORNER**

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NOTE: ALL ROOFTOP HVAC EQUIPMENT  
WILL BE SCREENED FROM VIEW BY 4'  
TALL PARAPET WALL

**TABULATIONS**

60 RESIDENTIAL UNITS (incl. 2 LIVE/WORK UNITS) @ 709 SF AV.  
 LIVE / WORK: 2 UNITS (3%) at GROUND FLOOR  
 STUDIO: 25 UNITS (42%)  
 1BR: 25 UNITS (42%)  
 2BR: 8 UNITS (13%)  
 RETAIL: 2,000 SF at GROUND FLOOR  
 LEASING/AMENITY: 600 SF at GROUND FLOOR

**PARKING REQUIRED**

1 per LIVE/WORK UNIT 2  
 1 per STUDIO UNIT 25  
 1 per 1BR UNIT 25  
 1.5 per 2BR UNIT 12  
 1 per 200 SF (Retail) 10  
 74 spaces

**PARKING PROVIDED**  
74 spaces



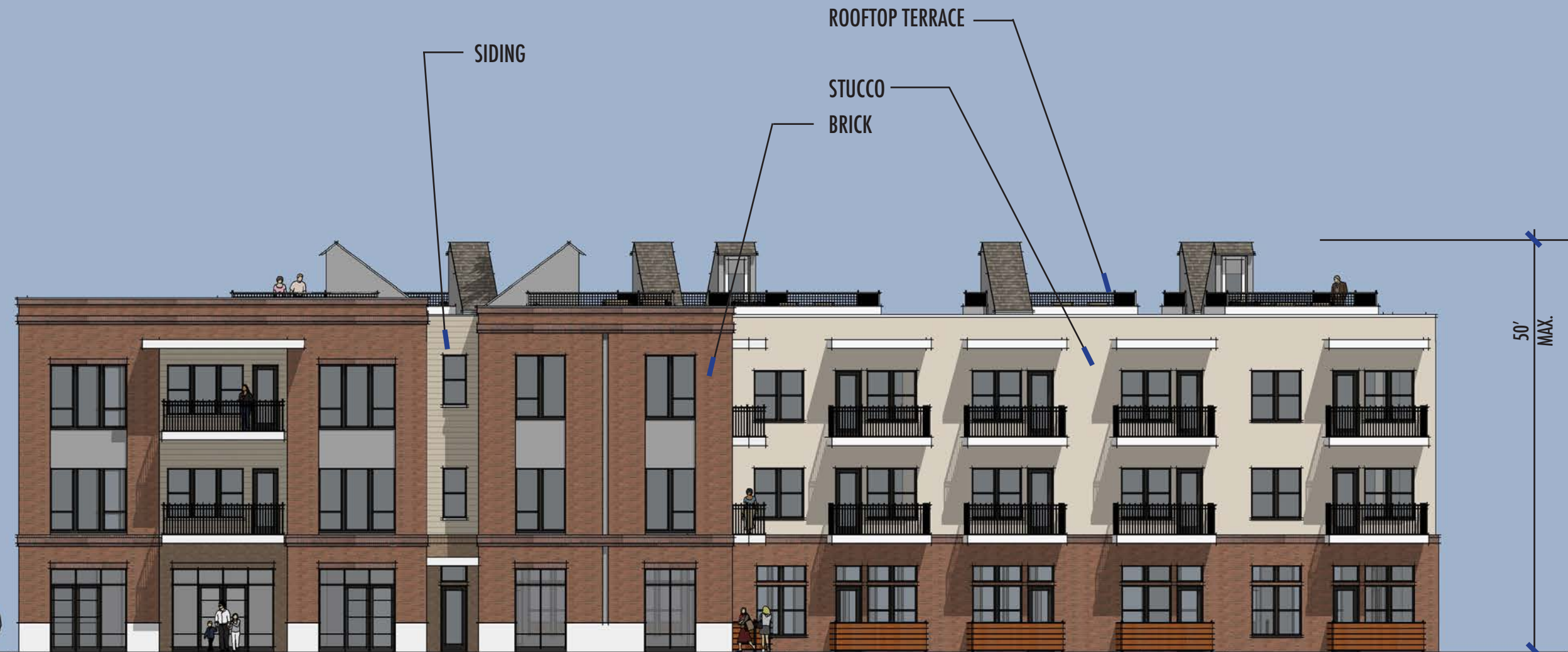
**BUILDING SKIN**

DOORS and WINDOWS: 35%  
 BALANCE OF BUILDING SKIN:  
 BRICK: 72%  
 CEMENTITIOUS FIBERBOARD: 18%  
 STUCCO: 10%

**EAST ELEVATION (MAIN ST)**

rev. 03 OCTOBER 23  
 27 SEPTEMBER 23  
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NOTE: ALL ROOFTOP HVAC EQUIPMENT  
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TALL PARAPET WALL



**NORTH ELEVATION (PECAN ST)**

**BUILDING SKIN**

DOORS and WINDOWS: 34%

BALANCE OF BUILDING SKIN:

BRICK: 67%

CEMENTITIOUS FIBERBOARD: 9%

STUCCO: 24%

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TALL PARAPET WALL



**SOUTH ELEVATION**

**BUILDING SKIN**

DOORS and WINDOWS: 34%

BALANCE OF BUILDING SKIN:

BRICK: 62%

CEMENTITIOUS FIBERBOARD: 12%

STUCCO: 26%

NOTE: ALL ROOFTOP HVAC EQUIPMENT  
WILL BE SCREENED FROM VIEW BY 4'  
TALL PARAPET WALL

ROOFTOP TERRACE

SIDING

STUCCO

BRICK



50'  
MAX.

**WEST ELEVATION**

**BUILDING SKIN**

DOORS and WINDOWS: 32%

BALANCE OF BUILDING SKIN:

BRICK: 38%

CEMENTITIOUS FIBERBOARD: 9%

STUCCO: 53%

27 SEPTEMBER 23  
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