

Concept Site-Plan and Yield Study

Project Name:

CM Allen

Project Address:

CM Allen, San Marcos, Texas

Client:

SM Block 21 LLC

Date:

26-Sep-21

Project Phase:

Concept

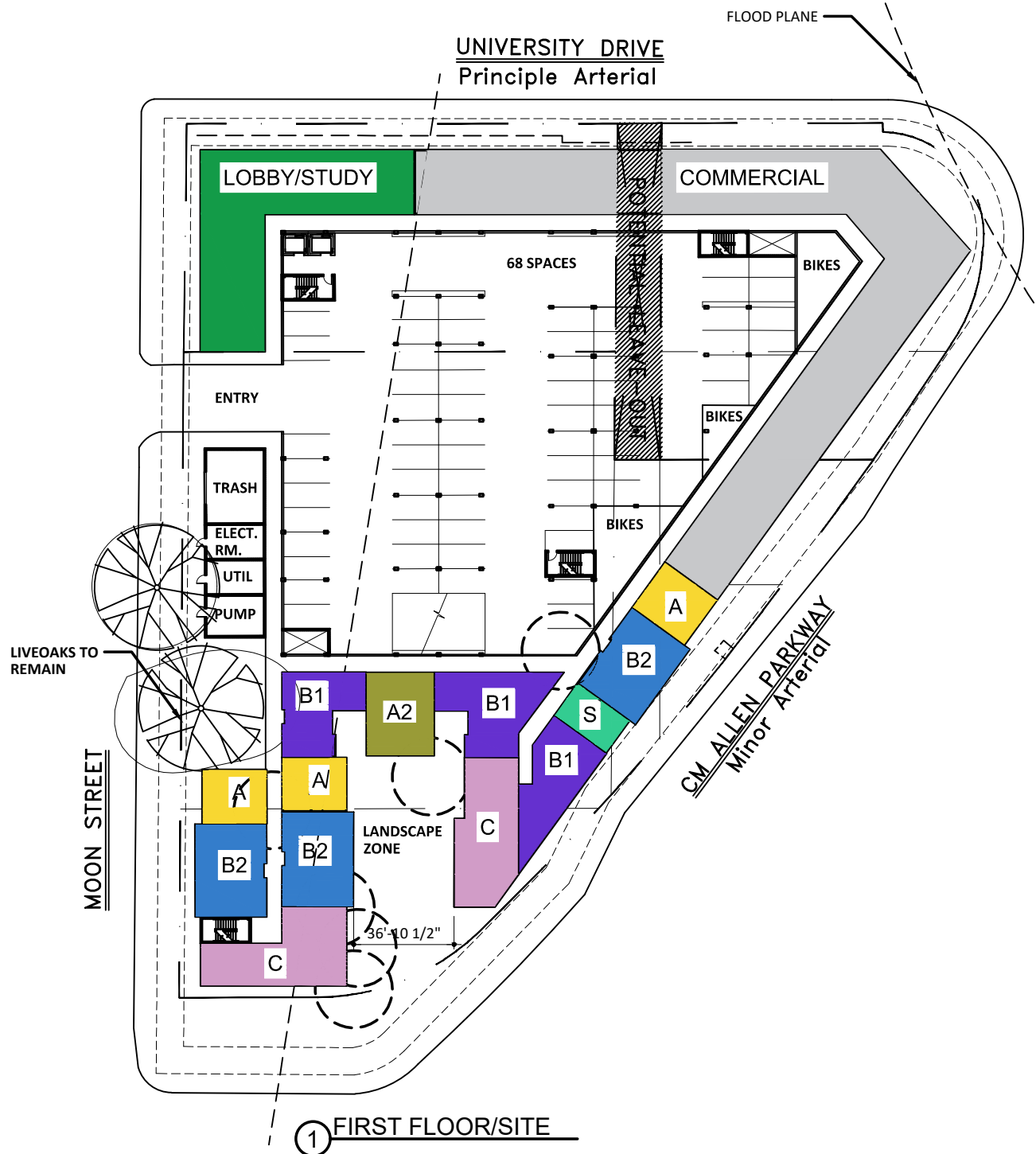
UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6		UNIT QTY	BEDS PER UNIT	TOTAL BEDS	TOTAL AREA	QTY
S1	351.0	1	1	1	1	1	1		6	1	6	2,106.0	6
A1	478.0	3	3	5	5	5	5		26	1	26	12,428.0	60
A2	560.0	1	5	7	7	7	7		34	1	34	19,040.0	
B1	750.0	3	6	6	6	6	6		33	2	66	24,750.0	98
B2	890.0	3	10	13	13	13	13		65	2	130	57,850.0	
C1	1,020.0	2	2	3	3	3	3		16	3	48	16,320.0	16
TOTAL		13	27	35	35	35	35		180		310	132,494.0	180.0
TOTAL NET AREA		10,434	18,914	24,580	24,580	24,580	24,580						

PARKING REQUIRED
6.3
27.3
35.7
69.3
136.5
50.4
325.5

COMMERCIAL	8,379												25
AMENITY	6,486												

350.7

Area Tabulations



Concept First Floor Plan



① SECOND FLOOR

Concept Second Floor Plan



① THIRD TO SIXTH FLOOR

Concept Third Floor Plan



North View



East View

Concept Renderings



South View



West View

Concept Renderings