

ZONING INFORMATION	
SITE LOCATION	Lubbock, Texas
AREA PER PARCEL	2.52
TOTAL AREA (ACRE)	3.395
CURRENT ZONING	SOUTH PARCELS NORTH PARCELS HDR/HC SF2/NC SOUTH PARCELS NORTH PARCELS
PROPOSED	HC TO BE CHANGED TO HIGH DENSITY RESIDENTIAL (HDR)-VERTICAL MIXED USE REMAIN
DENSITY PROVIDED	SEE DENSITY STUDY
NUMBER OF BEDS	SEE DENSITY STUDY
MINIMUM LOT SIZE	NO MINIMUM (MINIMUM LOT WIDTH 40'-0")
OPEN SPACE	MINIMUM COMMON OPEN SPACE 5%
MAX BLDG COVERAGE	NO LIMIT FOR VERTICAL MIXED USE

MAXIMUM STORIES/HEIGHT ALLOWED	75' (Vertical Mixed use)	70' PROPOSED
--------------------------------	--------------------------	--------------

SETBACKS	NORTH PARCEL		SOUTH PARCEL	
	HDR	PROPOSED	NC	PROPOSED
FRONT SETBACK	10'	10'	25'	25'
SIDE STREET SETBACK	5'	N/A	N/A	N/A
SIDE SETBACK ADJACENT TO NONRESIDENTIAL USE/RESIDENTIAL ZONE	15'/20'	15'/20'	15'	15'
REAR YARD ADJACENT TO NONRESIDENTIAL USE/RESIDENTIAL ZONE	20'/50'	20'/50'	10'	15'-17'

BUILDING TABULATION - DENSITY STUDY	
AMENITY/LEASING/LOBBY	14,700 Sq. Ft.
RETAIL	2,350 Sq. Ft.
GARAGE 4 TIERS (PRE CAST)	85,000 Sq. Ft.
RESIDENTIAL GSF (LEVEL 1)	36,000 Sq. Ft.
RESIDENTIAL GSF (LEVEL 2)	50,000 Sq. Ft.
RESIDENTIAL GSF (LEVEL 3-4)	108,000 Sq. Ft.
RESIDENTIAL GSF (LEVEL 5)	46,000 Sq. Ft.
TOTAL RESIDENTIAL GSF	257,050 Sq. Ft.
TOTAL BLDG GSF (INCLUDING PARKING)	342,050 Sq. Ft.
TOTAL NUMBER OF BEDS *	584 BEDS
TOTAL NUMBER OF UNITS	221 UNITS
PARKING SPACE PROVIDED	288
PARKING RATIO PER UNIT	1.3
PARKING RATIO PER BED	0.49

CONCEPTUAL SITE PLAN STUDY

DENSITY STUDY OPTION 3



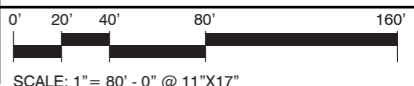
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
 P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDDESIGN.COM

©2022 LESSARD DESIGN INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY OTHER FORM OR MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF LESSARD DESIGN INC.

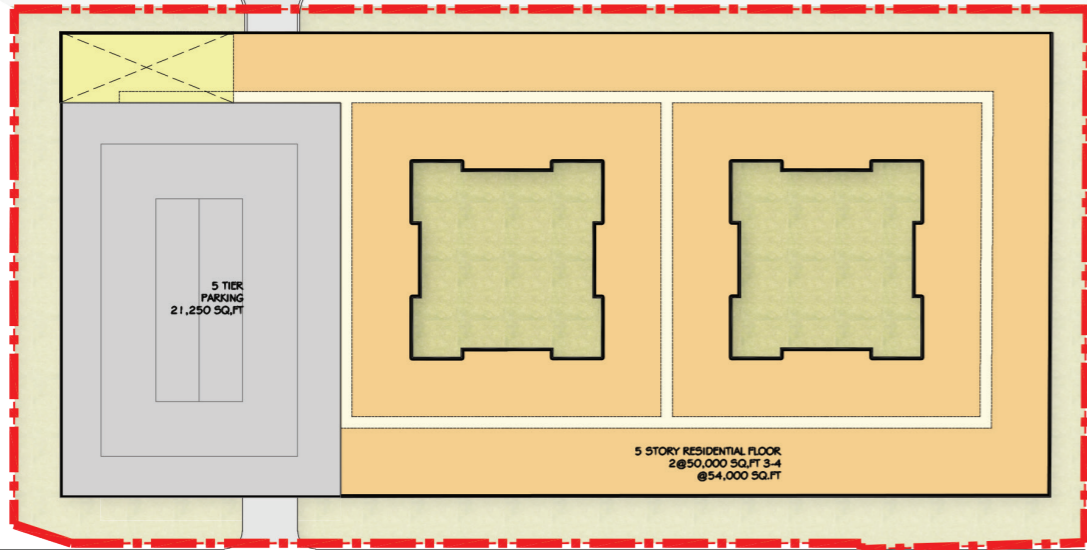
19TH & 20TH STREET
 LUBBOCK, TX
 PINECREST

NOV 12, 2024
 XXX.00XX.00X

A.01



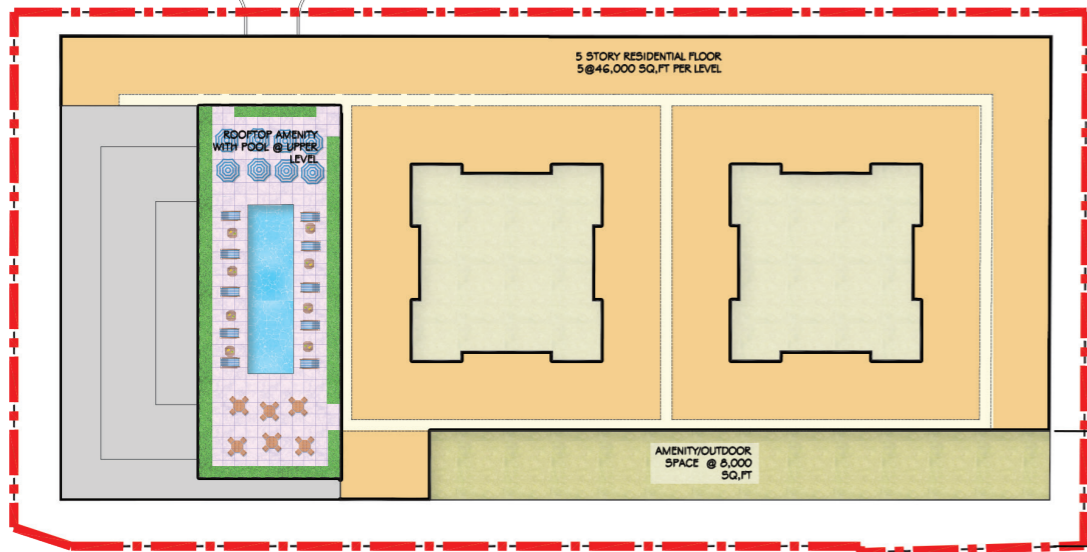
↔ 19TH STREET ↔



↔ ALLEY ↔

LEVELS 2-4

↔ 19TH STREET ↔



↔ ALLEY ↔

LEVEL 5

UNIT/BED TABULATION

Unit Type	S1	A1	B1	C1	D1	E1	
Description	Studio	1 Bed Jr.	2 Bed	3 Bed	4 Bed	5 Bed	
Beds per Unit	1	1	2	3	4	5	
Baths per Unit	1	1	2	3	4	5	
Level	Approx. NSF per unit	400	500	800	1,050	1,250	1,450
5		10	7	3	4	11	3
4		13	8	5	5	15	6
3		13	8	5	5	15	6
2		13	8	5	5	15	6
1		4	4	3	0	12	4

TOTAL:

SUB TOTALS			
UNITS BY FLOOR	BEDS BY FLOOR	BATHS BY FLOOR	NSF CALC.
38	94	94	32,200
52	136	136	45,900
52	136	136	45,900
52	136	136	45,900
27	82	82	26,800
221	584	584	196,700

TOTAL UNITS BY TYPE	S1	A1	B1	C1	D1	E1
BEDS BY TYPE	53	35	42	57	272	125
BATHS BY TYPE	53	35	42	57	272	125
RESIDENTIAL SF BY TYPE	21,200	17,500	16,800	19,950	85,000	36,250
% OF TOTAL BEDS	9.08%	5.99%	7.19%	9.76%	46.58%	21.40%
% OF TOTAL UNITS	23.98%	15.84%	9.50%	8.60%	30.77%	11.31%

Checks	
221	
584 OK	100% Bed-to-Bath Ratio
584 OK	2.64 Beds per unit
196,700	
82% Efficiency Assumed	