

TREBLE CREEK RETAIL CENTER

SAN ANTONIO, TEXAS

SCHEMATIC DESIGN PACKAGE

JANUARY 26, 2017



SITE PLAN INFORMATION

SITE AREA: 126,127 GSF

PROJECT AREA:

31,912 GROSS SQUARE FEET
30,977 RENTABLE SQUARE FEET

NOTE: GSF AND RSF DO NOT INCLUDE
COVERED OUTDOOR AREAS

PARKING: 132 SPACES
(4.26 SPACES / 1000 SF RETAIL AREA)

NOTE: 4 ACCESSIBLE SPACES
REQUIRED, 6 PROVIDED

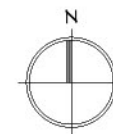
ZONING INFORMATION

ZONING: G2 ERZD PUD

SETBACKS WITH APPROVED VARIANCES:

NORTH = 18'
(EDGE OF PRIVATE DRIVE CURB TO
FACE OF BUILDING)
SOUTH = 60'
EAST = 30'
WEST = 10'

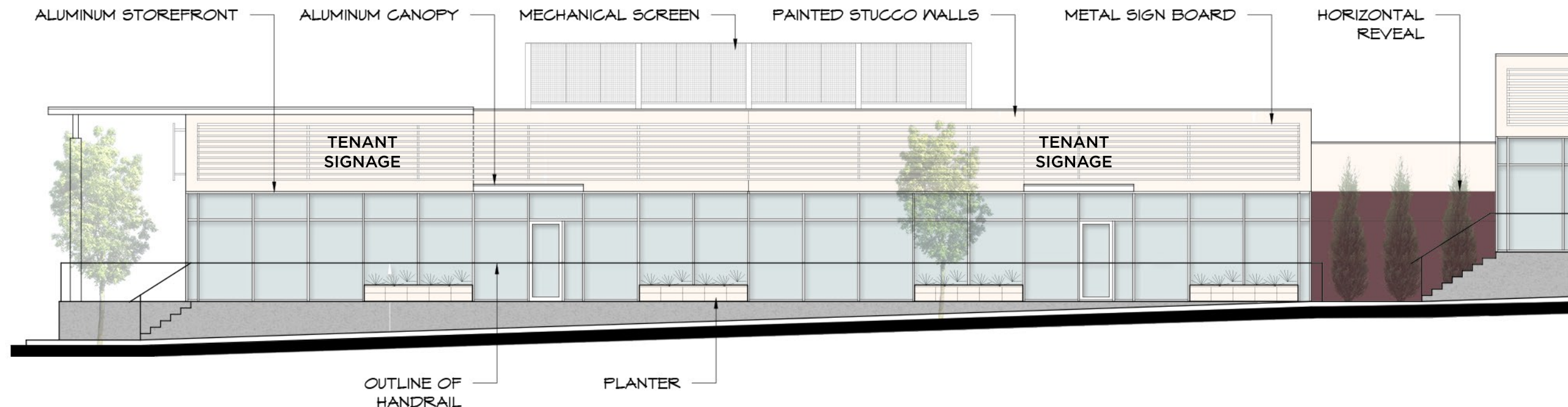
MAXIMUM BUILDING HEIGHT: 25' (ADDITIONAL
HEIGHT ALLOWED PER 35-517 MUNICICODE)



SCHEMATIC SITE PLAN

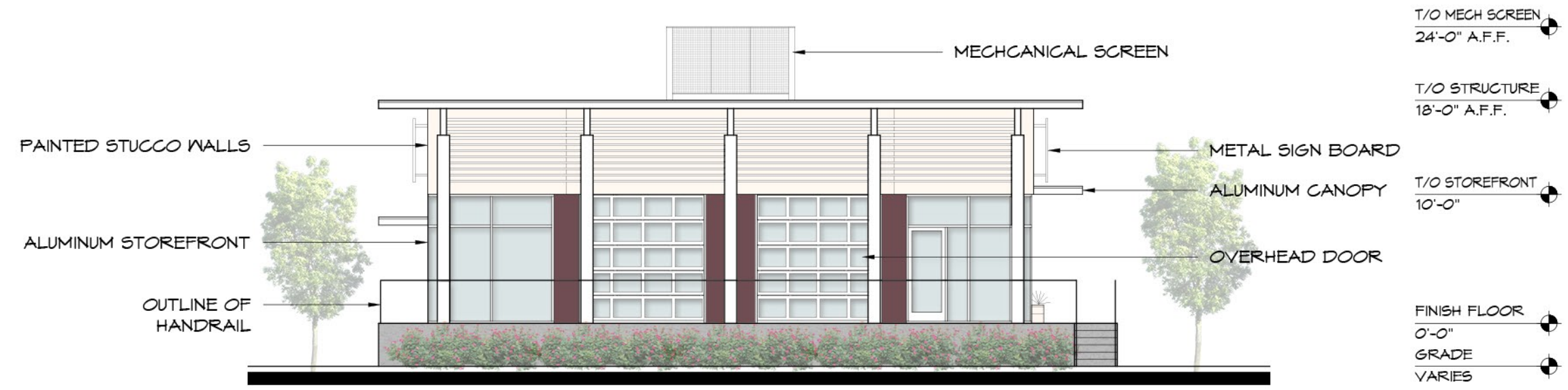
SCALE: 1" = 80'





**BLDG #1
SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BLDG #1
WEST ELEVATION**

SCALE: 3/32" = 1'-0"



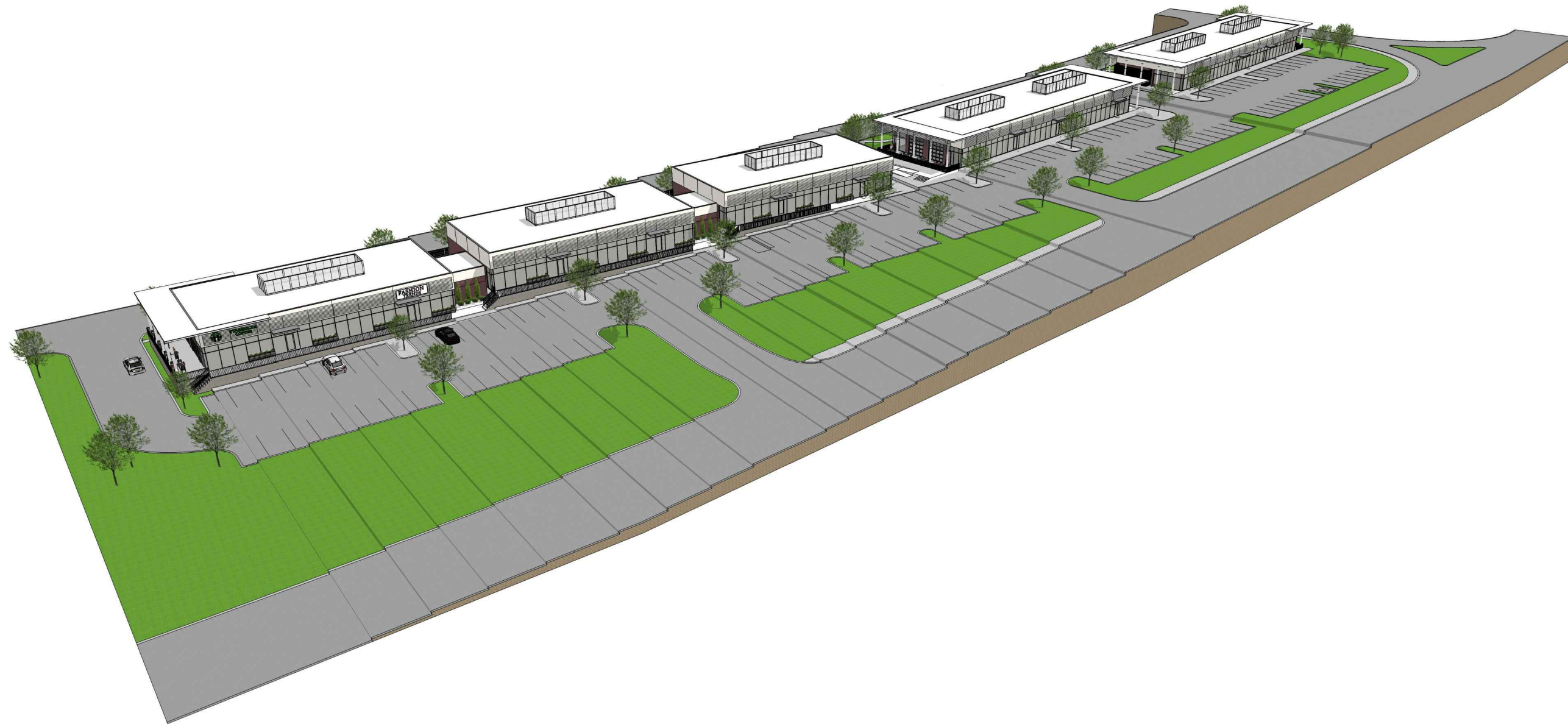
MODEL VIEW

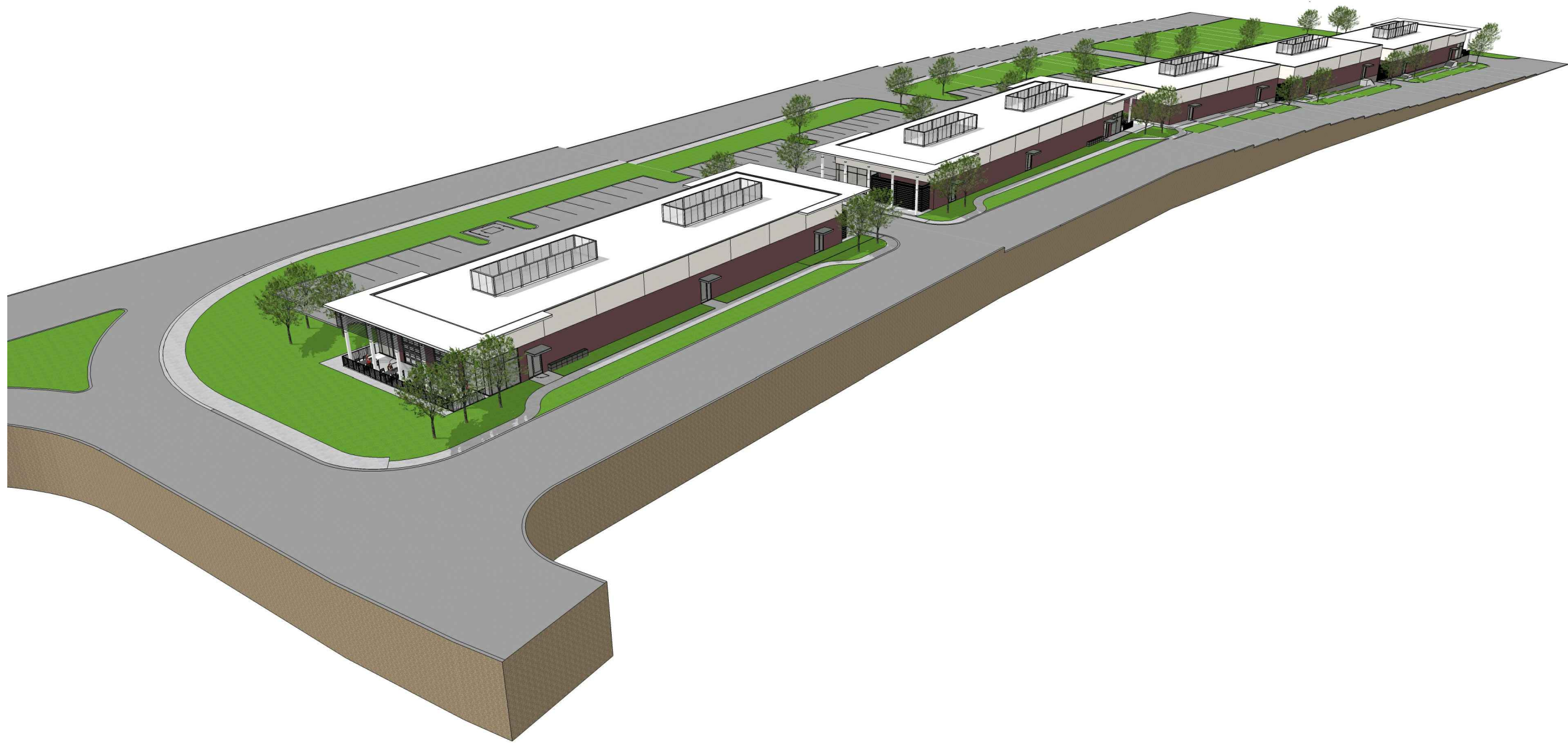
SCALE: NTS



MODEL VIEW

SCALE: NTS







MODEL VIEW

SCALE: NTS







RENDERING

SCALE: NTS