



- 1 Building Type 1
3 Story 30 Units
- 2 Building Type 2
3 Story 30 Units
- 3 Building Type 3
3 Story 30 Units
- 4 Building Type 4
3 Story 30 Units
- 5 Club house
- 6 Maintenance
- 7 Pool area
- 8 Dog park
- 9 Walking Path
- 10 Dumpster
- 11 Carport
- 12 5/7 car garage
- 13 Park and garden
- 14 Future Development

INVESTWELL ARCHITECTS LLC
 DESIGNS FOR LIFE
 24275 KATY FREEWAY, SUITE 400
 KATY, TX 77494
 346-387-7177

PROJECT NAME:
 PRESTON CHS MF
 MULTIFAMILY APARTMENTS

PROJECT ADDRESS:
 10651 Co Rd 134 Cellen, TX 75009

CLIENT NAME:
 PRESTON 33 CHS LLC
 5899 CUSTER Rd, SUITE #110-150
 FRISCO, TX 75035

| NO. | Revision Date | REVISIONS |
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| Preston 33 | | | | | | |
|--|-------------------------|-------|----------------|---------|-------------|---------|
| Program Data Version # 1 | | | | | | |
| Type | Description | No. | Unit Areas | | Total Areas | |
| | | | Net | Gross | Net | Gross |
| A | ONE BEDROOM, ONE BATH | 78 | 674 | 725 | 52,572 | 56,550 |
| A1 | ONE BEDROOM, ONE BATH | 36 | 754 | 815 | 27,144 | 29,340 |
| A1-HC | ONE BEDROOM, ONE BATH | 0 | 754 | 815 | 0 | 0 |
| A2 | ONE BEDROOM, ONE BATH | 22 | 828 | 904 | 18,216 | 19,888 |
| A2-HC | ONE BEDROOM, ONE BATH | 2 | 828 | 904 | 1,656 | 1,808 |
| B1 | TWO BEDROOM, ONE BATH | 110 | 990 | 1,064 | 108,900 | 117,040 |
| B1-HC | TWO BEDROOM, ONE BATH | 4 | 990 | 1,064 | 3,960 | 4,256 |
| B2 | TWO BEDROOM, ONE BATH | 42 | 1,000 | 1,070 | 42,000 | 44,940 |
| B2-HC | ONE BEDROOM, ONE BATH | 0 | 1,073 | 1,143 | 0 | 0 |
| C | THREE BEDROOM, TWO BATH | 6 | 1,326 | 1,424 | 7,956 | 8,544 |
| C-HC | THREE BEDROOM, TWO BATH | 0 | 1,326 | 1,424 | 0 | 0 |
| TOTAL UNITS: | | 300 | | | | |
| RENTABLE AREA AT APARTMENT BUILDINGS: | | | | 262,404 | 282,366 | |
| AVG. NET UNIT SIZE: | | | 874.68 Sq. Ft. | | | |
| AVG. GROSS UNIT SIZE: | | | 941.22 Sq. Ft. | | | |
| TOTAL ONE BEDROOM UNITS | | 138 | | | 46.0% | |
| TOTAL TWO BEDROOM UNITS | | 156 | | | 52.0% | |
| TOTAL THREE BEDROOM UNITS | | 6 | | | 2.0% | |
| TOTAL UNITS: | | 300 | | | 100.0% | |
| Miscellaneous Areas | | | | | | |
| LEASING & AMENITY AREAS | | | | 5,108 | | |
| TOTAL CONSTRUCTION AREA | | | | 287,474 | | |
| LAND AREA (estimated) | | 12.48 | Acres | | | |
| UNIT DENSITY: | | 24.04 | Units per acre | | | |
| Parking | | | | | | |
| Open parking | | 383 | | | | |
| HC Parking | | 6 | | | | |
| Garage Parking | | 29 | | | | |
| EV open parking | | 16 | | | | |
| HC Garage Parking | | 1 | | | | |
| Carport Parking | | 97 | | | | |
| HC Carport Parking | | 2 | | | | |
| TOTAL PARKING PROVIDED (for apartment tenants) | | 534 | | | | |
| PARKING RATIO (for entire site) | | 1.78 | | | | |

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|----------------|-------------|
| DATE | 11/18/2022 |
| ISSUE | SITE DESIGN |
| PROJECT NUMBER | 221001 |
| DRAWN BY | |
| SITE PLAN | |
| SHEET NUMBER | |

1 **SITE PLAN**
 SCALE: 1" = 80'-0"

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