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PERSPECTIVE

SEABROOK TOWN CENTER

A PROPOSED COMMERCIAL AND MULTIFAMILY MIXED USE DEVELOPMENT

ARCHITECTURE • PLANNING • INTERIORS
3221A WEST ALABAMA • HOUSTON, TEXAS 77098
Office 713-522-1054 • Fax 713-522-4496 • info@mcshouston.com
MCS ARCHITECTS LLC

SEABROOK, TX

2020 06 23

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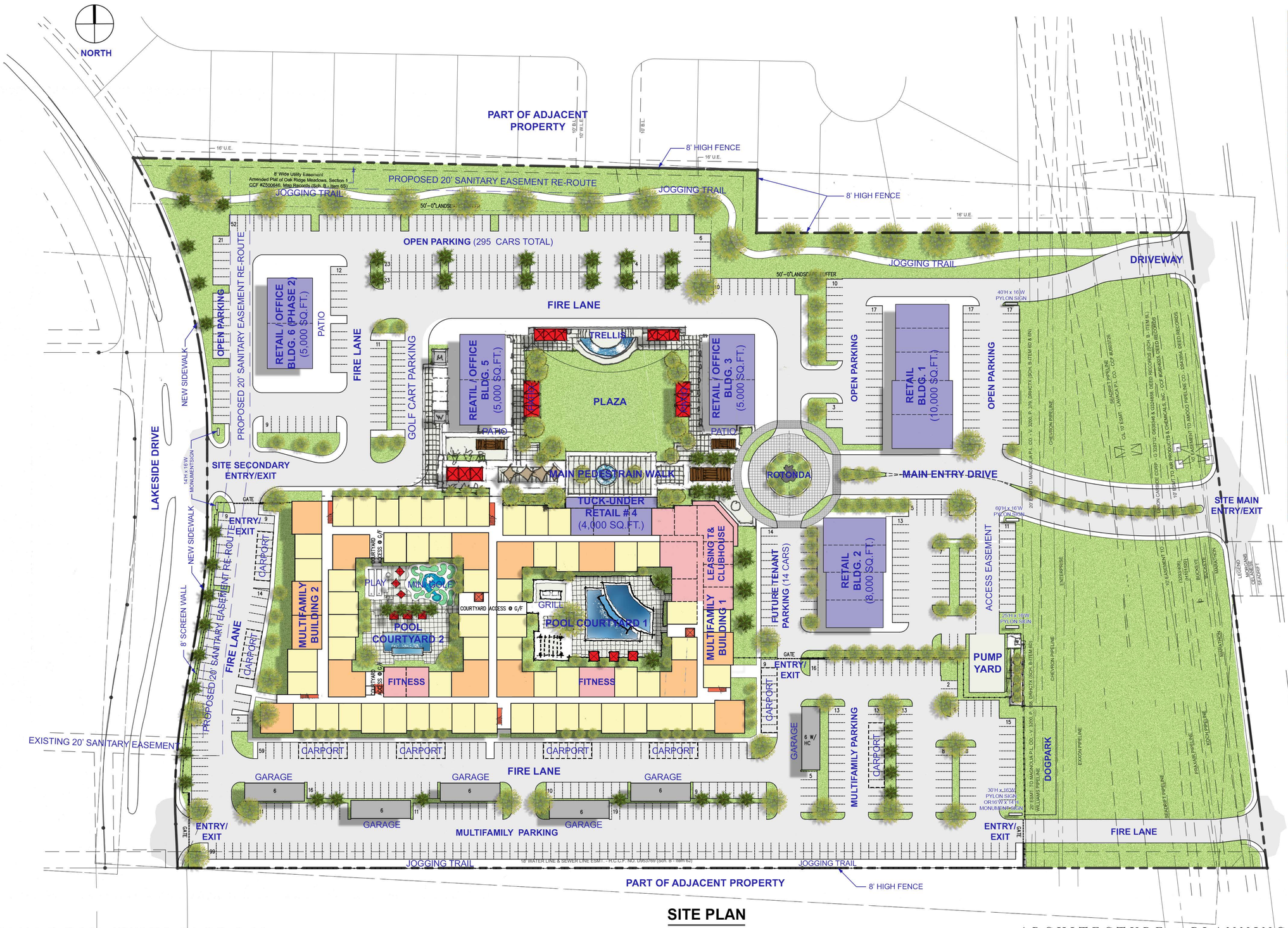

SITE PLAN

SCALE: 1' = 50'

MULTIFAMILY			
Level	2-BR	1-BR	Subtotal
Level 1	14	55	69
Level 2	21	62	83
Level 3	22	64	86
Level 4	22	64	86
Subtotal	79	245	324
Percentage	24%	76%	
Total		324	
Ground Floor	90,336		
Second Floor	90,336		
Third Floor	94,336		
Fourth Floor	94,336		
MF Gross Floor Area	369,344	sq.ft.	
No. of Req'd Parking	131	326	
Total Required		457	
Multifamily Parking Count			
Leasing		14	
Open Parking		406	
Detached Parking		36	
Total Parking Provided		456	spaces

RETAIL			
Phase 1			
Retail / Office Bldg 3		5,000	
Tuck-Under Retail (Attached to MF)		4,000	
Retail / Office Bldg 5		5,000	
Subtotal		14,000	
Phase 2			
Retail Bldg !		10,000	
Retail Bldg 2		8,000	
Retail / Office Bldg 6		5,000	
Subtotal		23,000	sq.ft.
Total Rentable		37,000	sq.ft.
Parking Ratio	8	spaces	per 1,000 sq.ft
Open Parking Provided		295	spaces
Golf Cart Parking		14	spaces

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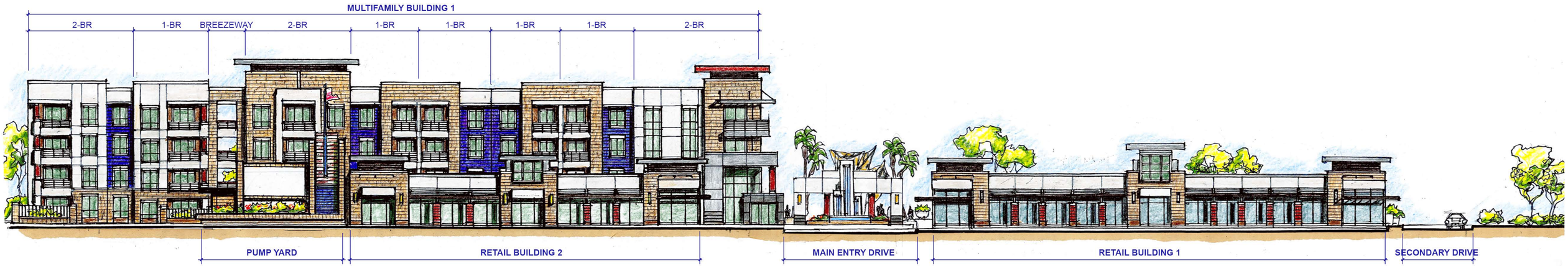
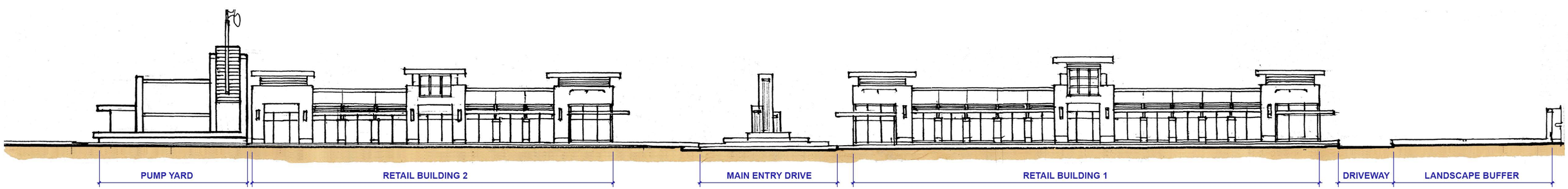


VIEW FROM STATE HIGHWAY 146

SITE EAST OVERALL FACADE

SCALE: 1/16'= 1'-0"



VIEW FROM STATE HIGHWAY 146

RETAIL EAST ELEVATION

SCALE: 1/16" = 1'-0"

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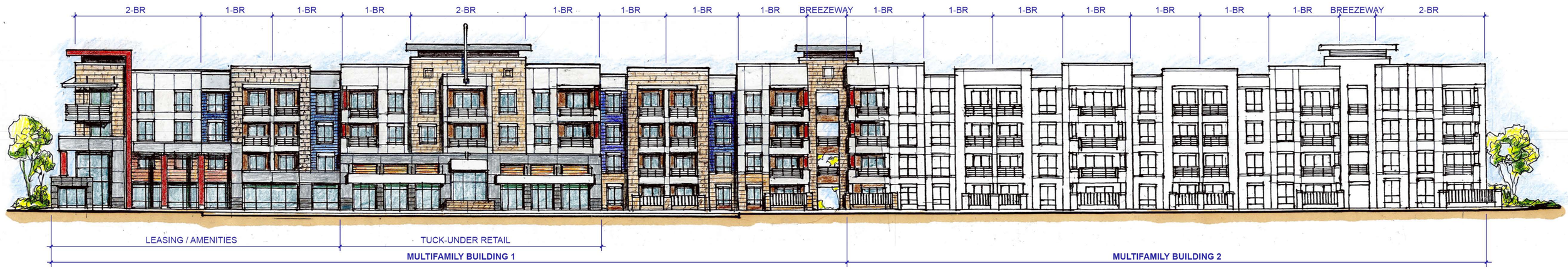
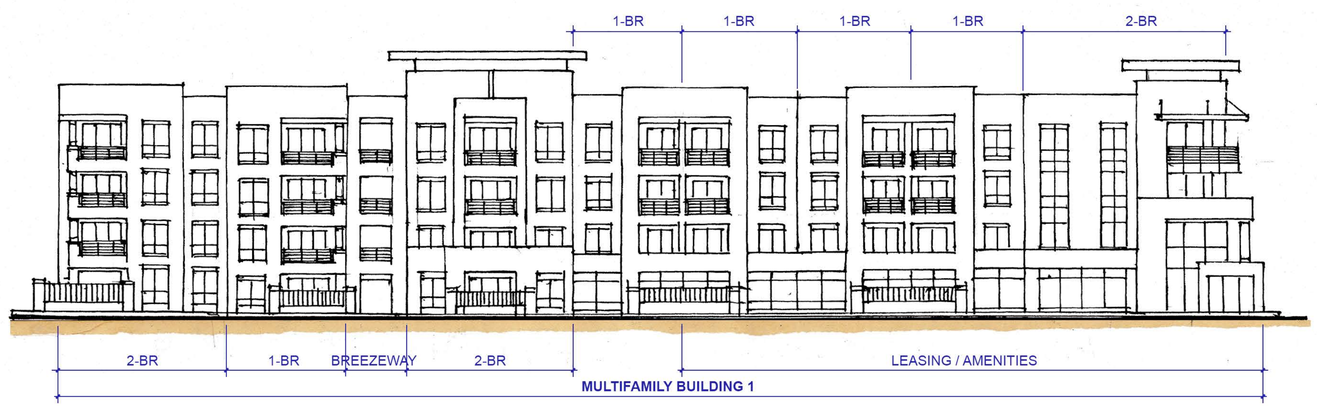


VIEW FROM PLAZA

MULTIFAMILY NORTH ELEVATION

SCALE: 1/16'= 1'-0"



EAST FACADE, VIEW FROM STATE HIGHWAY 146

MULTIFAMILY EAST FACADE

SCALE: 1/16" = 1'-0"

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