



**SITE DATA SUMMARY TABLE:**

ITEM:	NEW:
<b>GENERAL SITE DATA:</b>	
Zoning	TC (Town Center District)
Land Use	Hotel
Lot Area (S.F. & Acres)	148,125 Sq. Ft. (3.4 acres)
Building Footprint	12,130 Sq. Ft.
Building Height (Feet @ Tallest Element)	61'-9"
Floor Area Ratio	0.32-1
<b>PARKING DATA:</b>	
Parking Ratio:	1 Guest Room
Required Parking Retail (# spaces)	77 spaces
Required Accessible Parking Retail (# spaces)	4 spaces (4 provided)
Total Parking Provided (# spaces)	77 spaces
<b>POOL AND DUMPSTER DATA:</b>	
Pool Fencing: (Refer to sheet A1.02 for more details)	5'-0" min., Wrought Iron Railing
Dumpster: (Refer to Sheet A1.01 for more details)	Double: 28'-4" L x 15'-4" W x 10'-0" H Single: 15'-4" L x 15'-4" W x 10'-0" H

- KEY NOTES:**
- MONUMENT SIGN LOCATION
  - ACCESSIBLE PASSENGER DROP OFF AREA - PROVIDE 8'-0" WIDE AND 20'-0" LONG SPACE (MIN) WITH ADJACENT 60" WIDE CLEAR ACCESS AISLE (REQUIRED CLEARANCES, SHOWN DASHED) - DROP OFF ACCESS AISLE SHALL BE @ THE SAME LEVEL AS WALK & SHALL HAVE A SLOPE NOT TO EXCEED 1:48 (1/84 RECOMMENDED) - REFER TO BRAND FOR MORE INFORMATION REGARDING ACCESSIBLE PASSENGER LOADING ZONES
  - ACCESSIBLE CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 (1/14 RECOMMENDED); MAXIMUM CROSS SLOPE OF 1:48 (1/84 RECOMMENDED); REFER TO BRAND FOR FURTHER INFORMATION
  - ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS & ACCESS AISLES MUST MEET ALL ACCESSIBILITY REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY & LOCATIONS REQUIRED BY ACCESSIBILITY AND BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION - PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1/84 RECOMMENDED) - REFER TO BRAND FOR FURTHER INFORMATION
  - PROPOSED TRANSFORMER & CONCRETE PAD LOCATION - ADJUST LOCATION AS REQUIRED TO MEET LOCAL CODES & UTILITY ACCESS
  - CONDENSING UNIT LOCATION
  - PAVED WALKWAY - SLOPE AWAY FROM BUILDING (MAX 2% CROSS SLOPE) - BROOM FINISH CONCRETE
  - STAMPED CONCRETE @ DROP OFF AREA - REFER TO BRAND STANDARDS FOR SPECIFICATIONS (ASHER PATTERN); PROVIDE JOINTS AS REQUIRED - PROVIDE ENGRAVED CONTROL JOINTS IN SIDEWALK - REFER TO DETAIL 08/A1.01
  - LINE OF CANOPY ROOF ABOVE
  - DUMPSTER ENCLOSURE WITH GATE AND LOCKING HARDWARE - PROVIDE AREA DRAIN PER ENLARGED PLAN
  - IN-GROUND UPLIGHT
  - REINFORCED CONCRETE PAD
  - PROPERTY LINE
  - CURB CUT & DRIVEWAY ACCESS - SIZE & LOCATE CURB CUTS & DRIVE AISLES PER LOCAL REQUIREMENTS - MAINTAIN APPROPRIATE SITE LINES. REFER TO CIVIL DWGS
  - SITE LIGHTING - EXTERIOR POLE LIGHT. REFER TO ELECTRICAL DWGS
  - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (IF REQUIRED) - MAX. RUNNING SLOPE OF 1:20 AND MAX. CROSS SLOPE OF 1:48 (1/84 RECOMMENDED) - ALL PAVED SURFACES, CURB RAMP AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQ.
  - ASPHALT OR CONCRETE PAVING SHALL COMPLY W/ LOCAL REQUIREMENTS - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING - COORDINATE SITE DRAINAGE & DETENTION W/ CIVIL ENGINEER
  - ACCESS AISLE TO BE INDICATED AS "NO PARKING" ZONE WITH MATERIAL CHANGE OR PAVEMENT MARKING
  - FLAG POLE. REFER TO DETAIL 07/A1.01
  - 5'-4" WROUGHT IRON RAILING. REFER TO SHEET A1.02

- GENERAL NOTES:**
- BLDG. LIMITATIONS, AREA REQUIREMENTS, & SETBACKS ARE TO CONFORM TO APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - PROVIDE FIRE ACCESS LANE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - PROVIDED APPROPRIATE NUMBER OF CURB CUTS AND DRIVEWAY ACCESS WIDTHS TO SITE AS REQUIRED BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - TYP. PARKING SPACE SIZES SHALL BE AS PERD BY APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. 9x12 MIN.
  - COORDINATE LIGHTING LOCATIONS WITH LANDSCAPE PLANTINGS - PROVIDE PHOTOMETRIC ANALYSIS AS REQD BY APPLICABLE CODES
  - REFER TO BRAND STANDARDS FOR ADDITIONAL SIGNAGE INFORMATION AND REQUIREMENTS
  - IRRIGATE ALL LANDSCAPED AREAS WITH AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EXCEPT THOSE IMMEDIATELY ADJACENT TO EXTERIOR WALL OF THE HOTEL
  - ALL AREAS NOT WITHIN PLANTING BEDS TO RECEIVE 5000 OR OTHER APPROVED GROUND COVER
  - ALL EQUIP. MUST BE SCREENED W/ LANDSCAPING OR OTHER MEANS
  - ALL SITE DIMENSIONS ARE MINIMUM REQUIREMENTS. COMPLY WITH APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION
  - PROVIDE HOSE BIBS EVERY 200' AROUND MAIN BUILDING PERIMETER AND AT DUMPSTER ENCLOSURE. REFER TO PLUMBING DWGS
  - REFER TO BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPING, OUTBUILDINGS, PARKING, LIGHTING, CANOPY
  - PROVIDE AN ACCESSIBLE MEANS OF TRAVEL TO SITE PROPERTY LINE THAT MEETS ALL ACCESSIBILITY REQUIREMENTS
  - CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH DESIGNATED ACCESSIBLE ROUTES, THEIR CLEARANCES & MAX. SLOPES
  - PARKING LOT STRIPES MUST BE WHITE, EXCEPT WHERE OTHER COLORS ARE REQUIRED FOR FIRE LANES & NO PARKING ZONES

01 **SITE PLAN**  
A1.00 SCALE: 1" = 30'-0"



Location: Little Elm, TX  
Entity #: 18234-01  
Unit #: 55789

**PROJECT ARCHITECT:**  
Benjamin Cortez, AIA

**PROJECT COORDINATOR:**  
RK PATEL Design & Planning LLC



**OWNER & DEVELOPER:**  
Little Elm Hospitality, LLC  
4001 McEwen Rd  
Dallas, Texas 75244

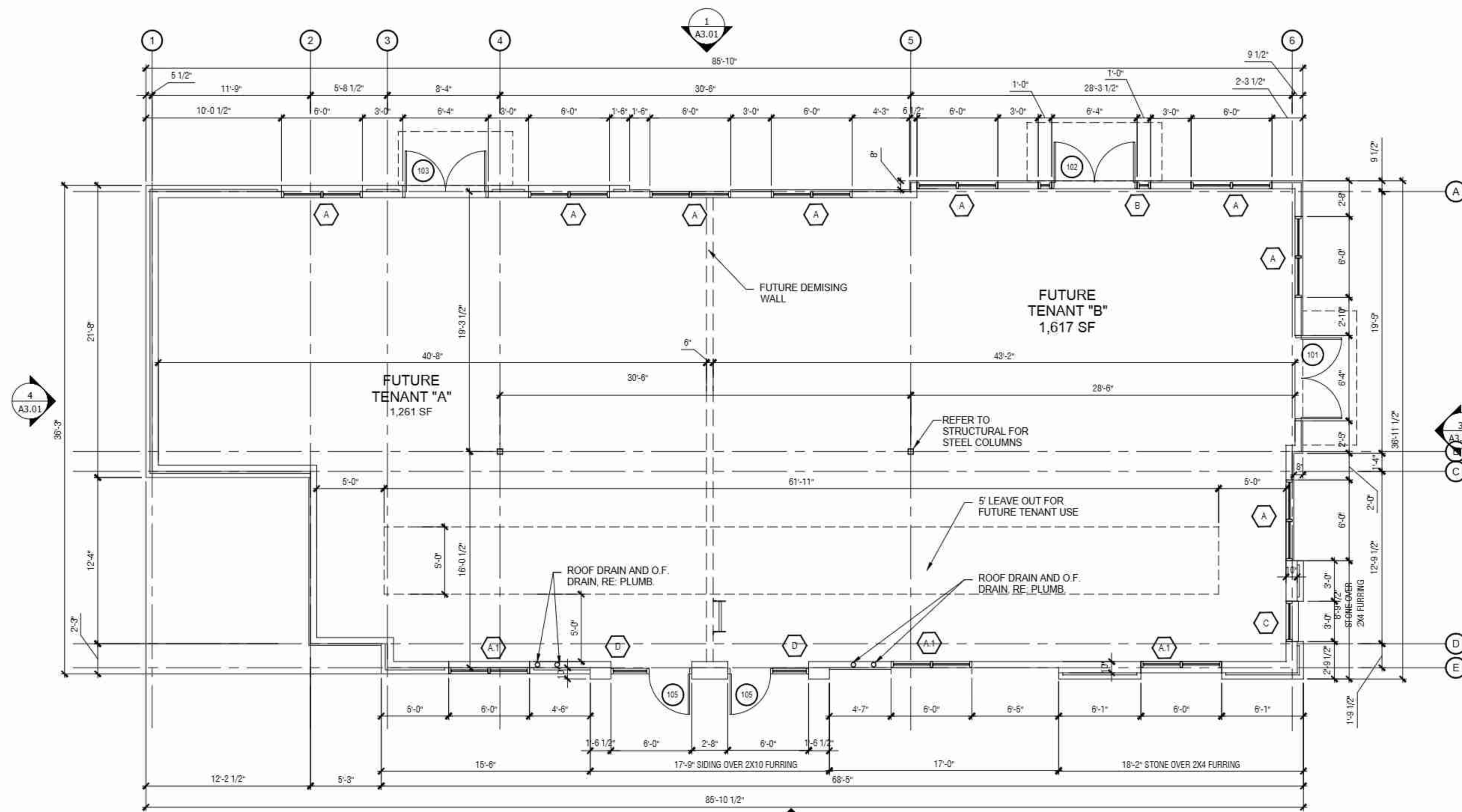
**La Quinta Hotel & Retail Development**  
by KREA  
**LAKEFRONT AT LITTLE ELM**  
PHASE 2,  
EDC LITTLE ELM

Revisions:

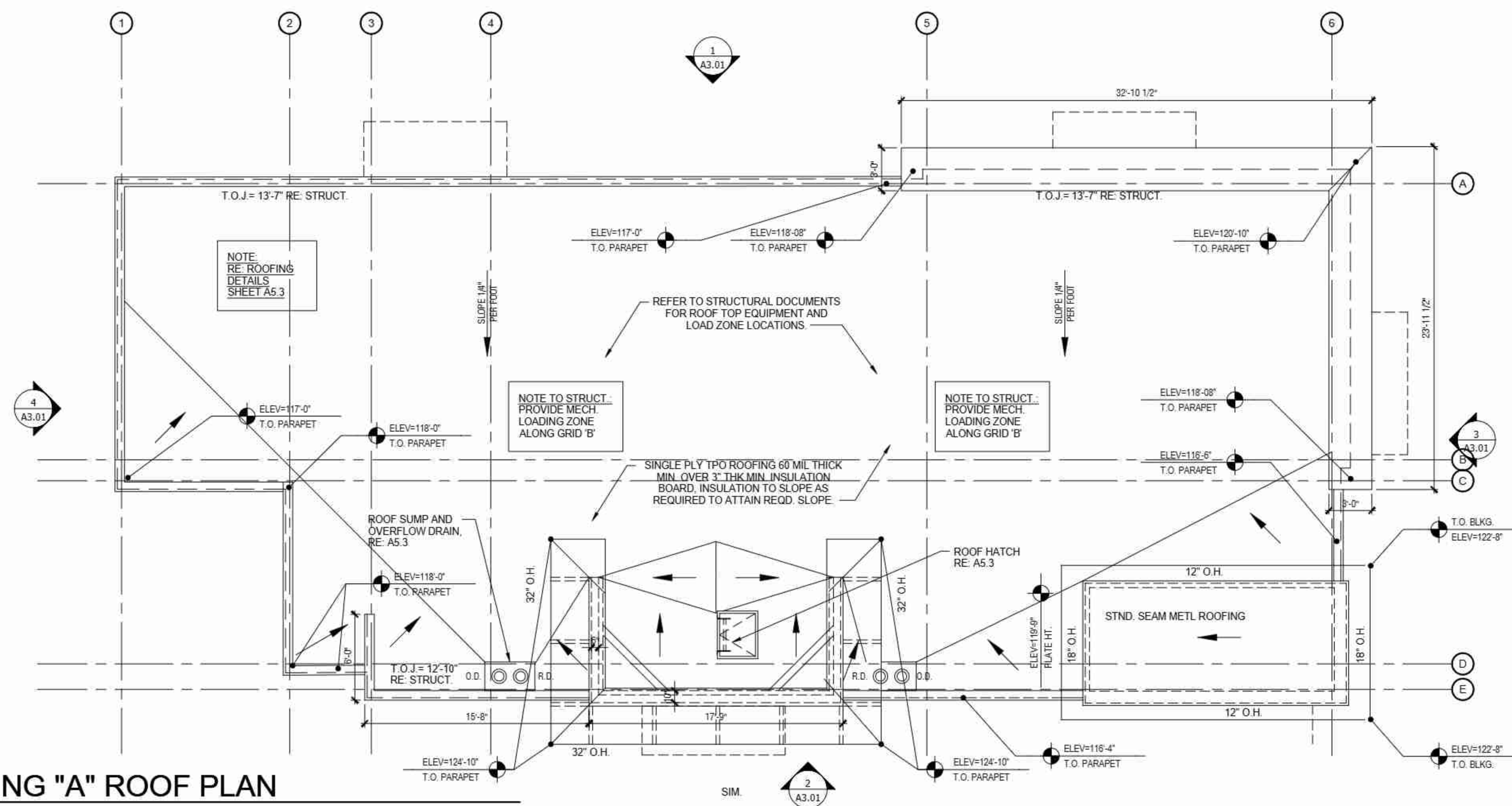
1	City Comments-02/22/2021

Drawn By: \_\_\_\_\_  
Checked By: \_\_\_\_\_  
Issue Date: \_\_\_\_\_  
Project No: \_\_\_\_\_

SHEET INFORMATION  
**SITE PLAN**  
Sheet No:  
**A1.00**



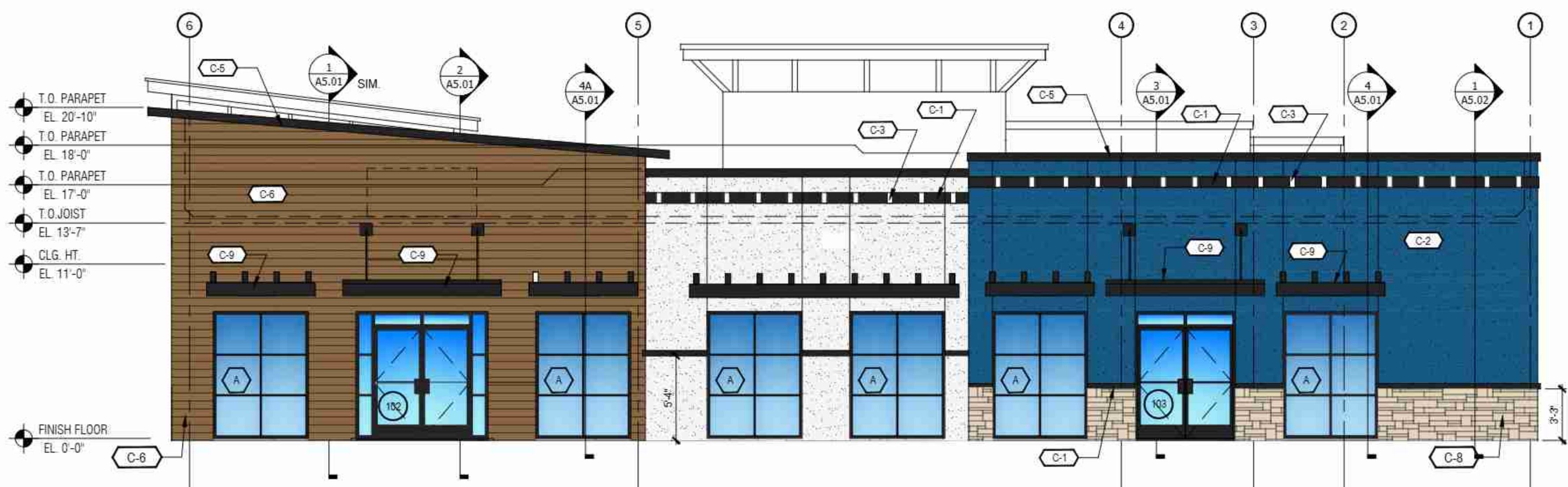
01 BUILDING "A" FLOOR PLAN  
SCALE: 3/16" = 1'-0"



02 BUILDING "A" ROOF PLAN  
SCALE: 3/16" = 1'-0"



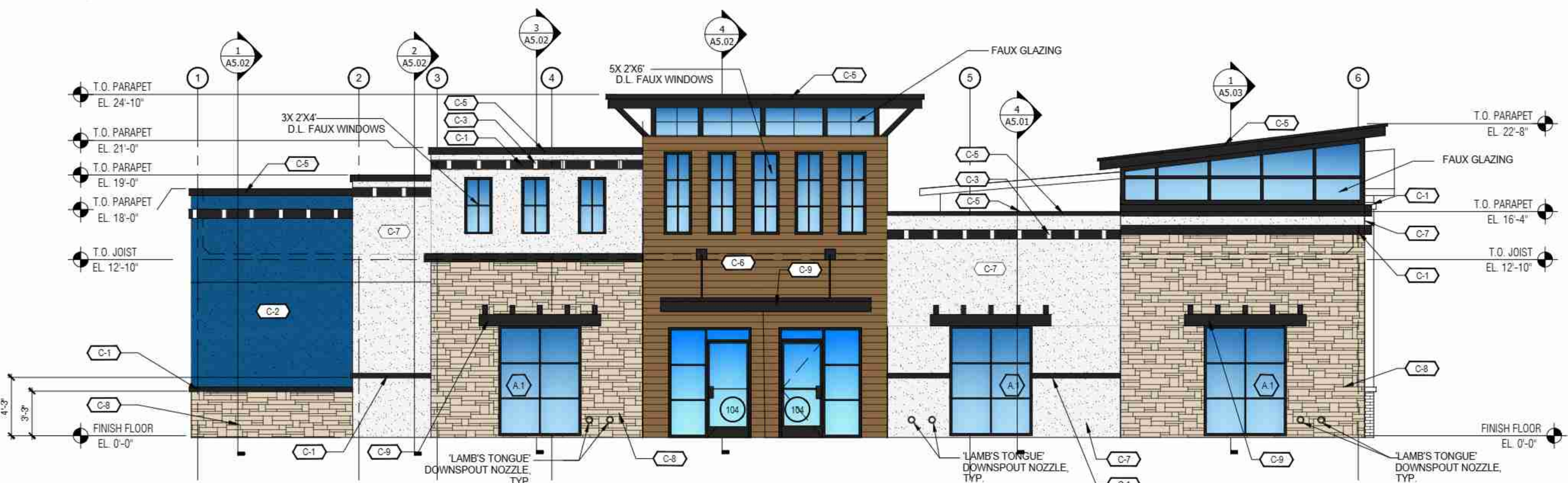
09-30-2022  
Project #: 2126



**MATERIAL/ COLOR LEGEND:**

- C-1 STUCCO (FINE SAND TEXTURE) PAINTED BM-1609 - TEMPTATION
- C-2 STUCCO (FINE SAND TEXTURE) PAINTED SW-6523 - DENIM
- C-3 EIFS DENTILS, PAINT BM879 - WHITE OPULANCE
- C-4 BRICK VENEER - VELOUR TEXTURE CHARCOAL GREY, BLEND DTP103
- C-5 PRE-FINISHED BREAK METAL PAINTED BM-1609 - TEMPTATION
- C-6 NICHHA RIFT-SAWN CEMENT SIDING LAP SIDING - "PECAN" \*\* "CHESNUT" APPROVED IF "PECAN" NOT AVAILABLE
- C-7 STUCCO (FINE SAND TEXTURE) PAINTED BM879 - WHITE OPULANCE
- C-8 LIMESTONE VENEER: "NATURAL CREAM"
- C-9 PAINTED CEMENT BOARD OVER WOOD TRELLIS PAINTED BM-1609 - TEMPTATION

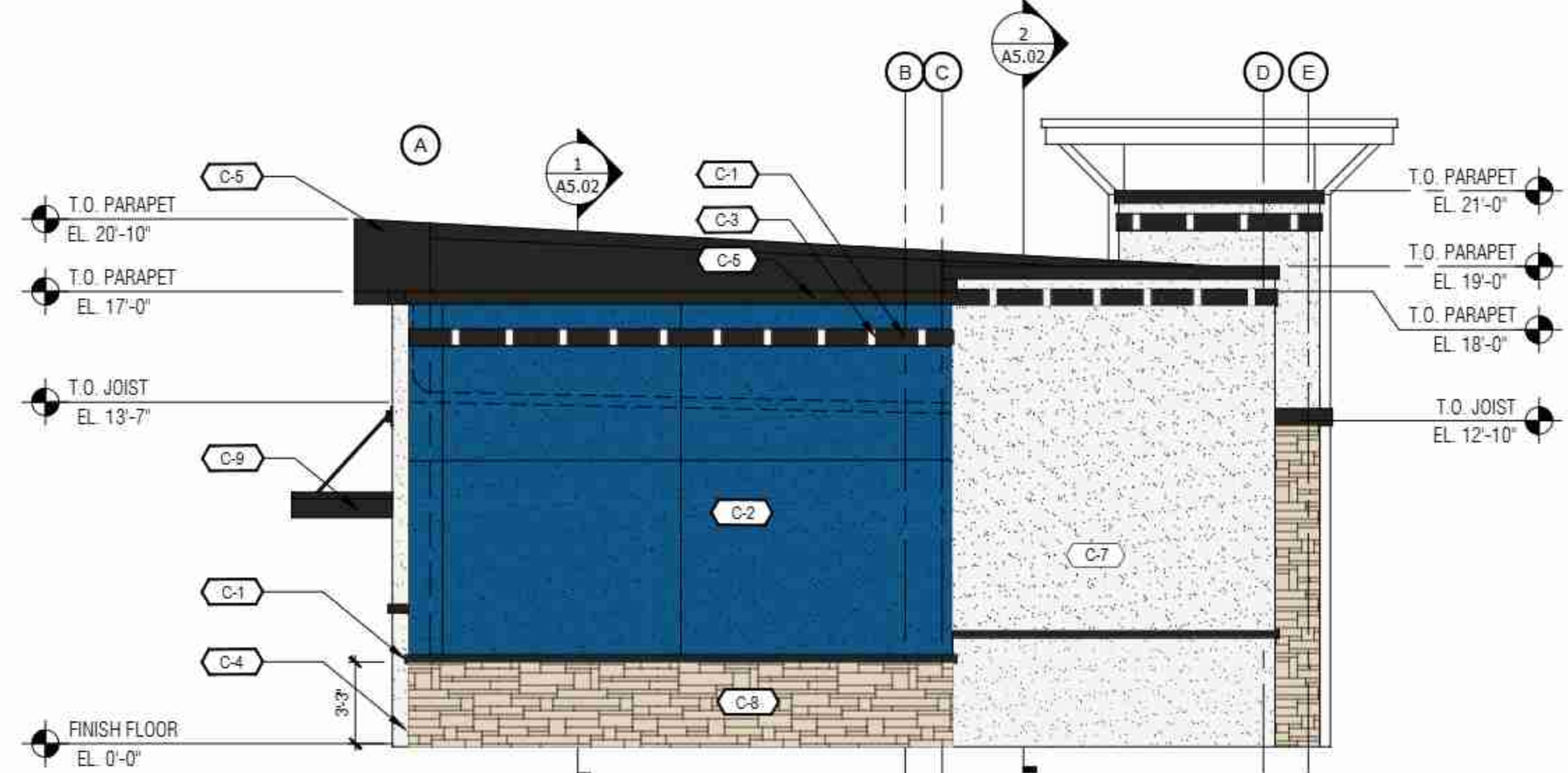
**01 NORTH EXTERIOR ELEVATION**  
A2.01 SCALE 3/16" = 1'-0"  
TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 1,124 (100%)  
348 S.F. BRICK (31%)  
20 S.F. CEMENT BOARD FASCIA (2%)  
756 S.F. E.I.F.S. (67%)



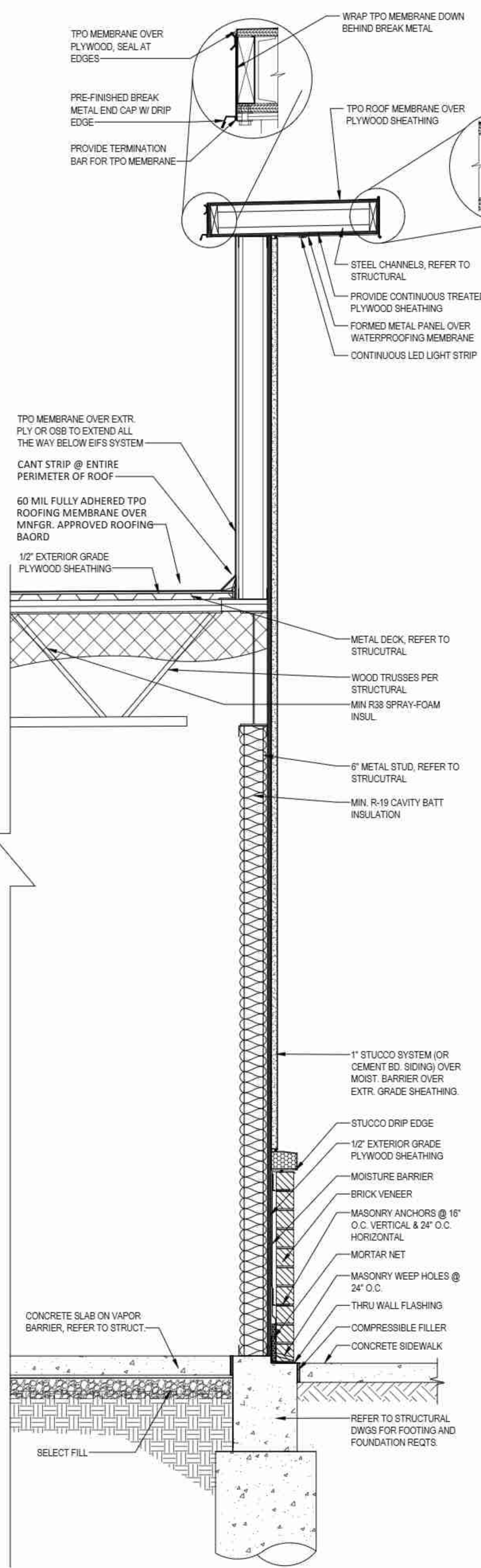
**02 SOUTH EXTERIOR ELEVATION (FACING ELDORADO)**  
SCALE 3/16" = 1'-0"  
TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 1,265 (100%)  
367 S.F. CEMENT BOARD SIDING (29%)  
27 S.F. WOOD TRELLIS (2%)  
379 S.F. E.I.F.S. (30%)  
405 S.F. STONE (32%)  
81 S.F. BRICK (7%)



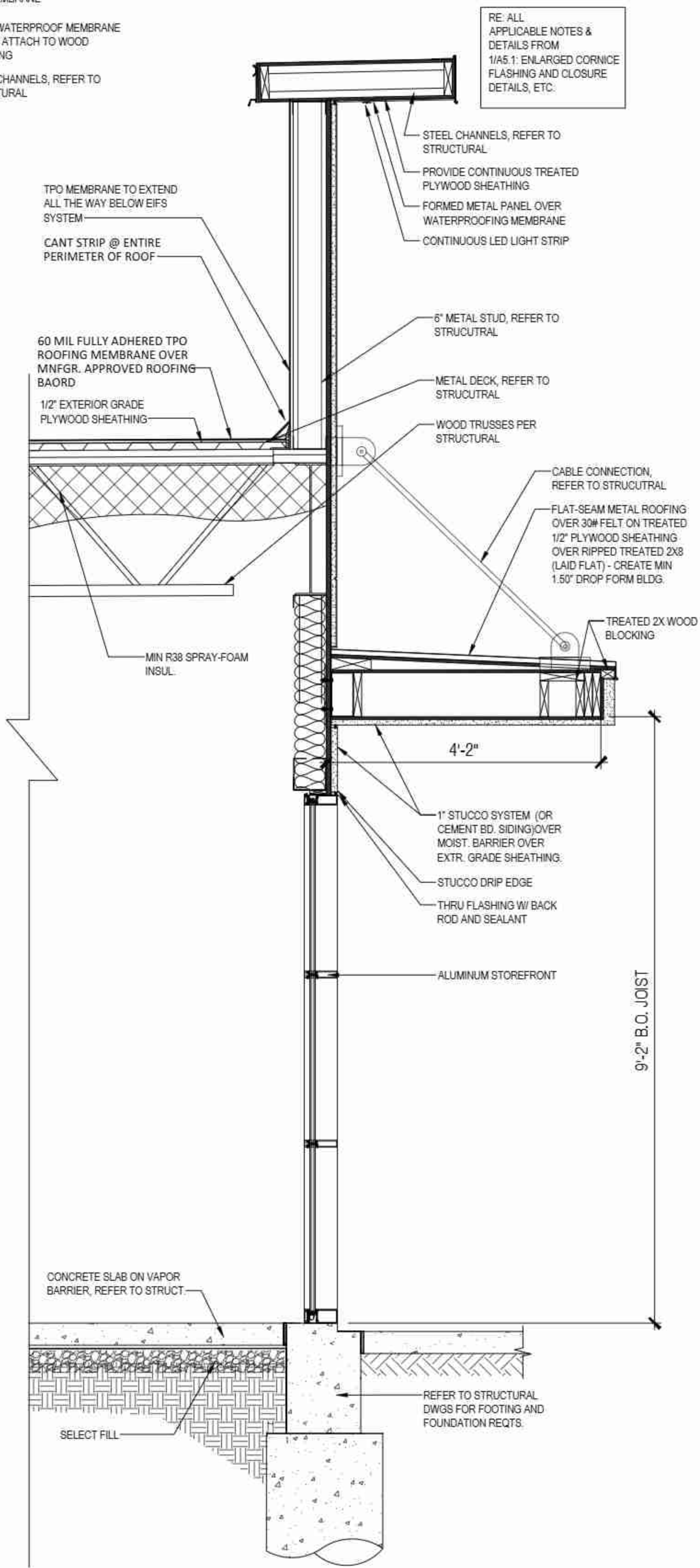
**03 EAST EXTERIOR ELEVATION**  
A2.01 SCALE 3/16" = 1'-0"  
TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 510 (100%)  
10 S.F. CEMENT BOARD SIDING (2%)  
6 S.F. WOOD TRELLIS (1%)  
316 S.F. E.I.F.S. (62%)  
140 S.F. STONE (28%)  
30 S.F. BRICK (6%)



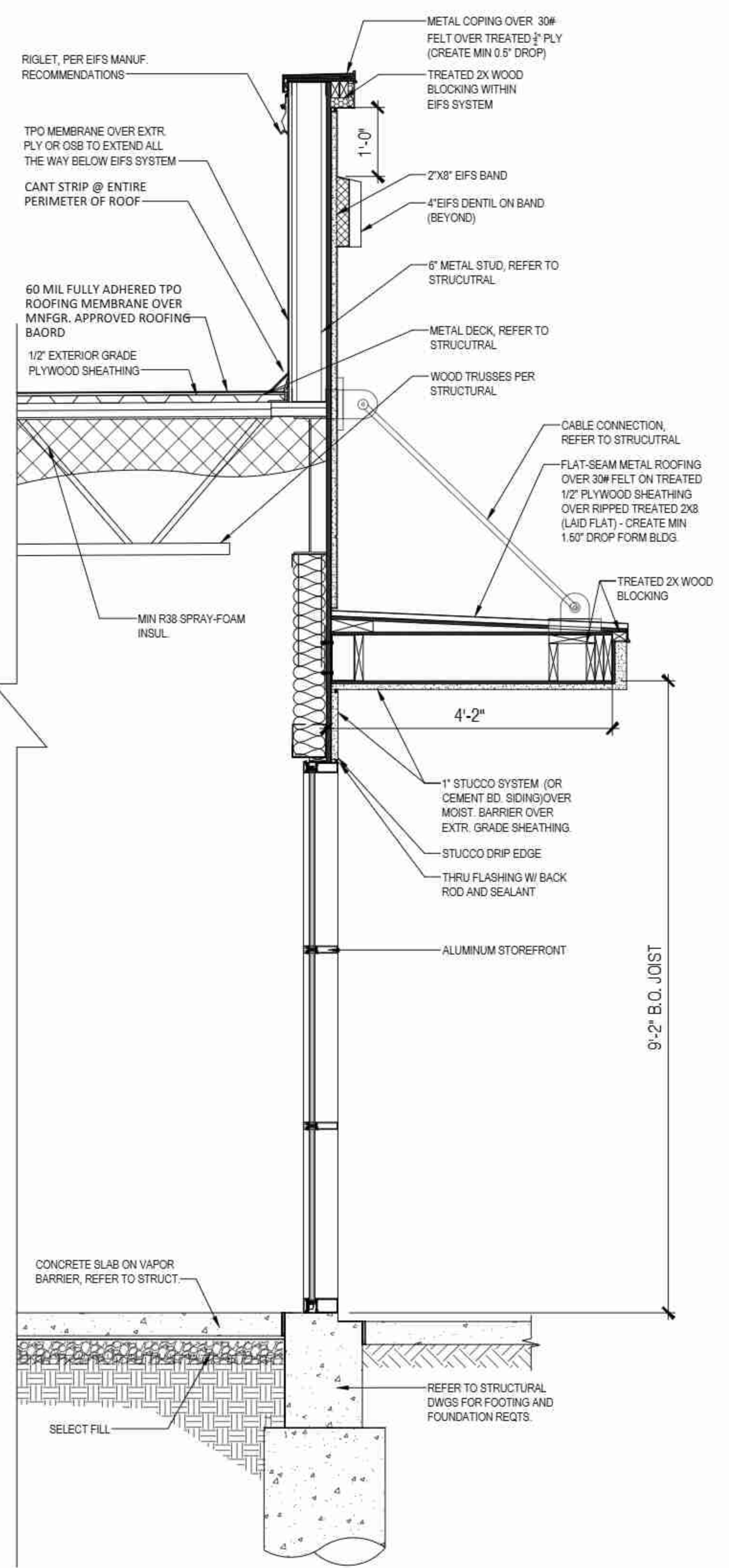
**04 WEST EXTERIOR ELEVATION**  
A2.01 SCALE 3/16" = 1'-0"  
TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 690 (100%)  
74 S.F. BRICK (11%)  
4 S.F. CEMENT BOARD FASCIA (1%)  
612 S.F. E.I.F.S. (88%)



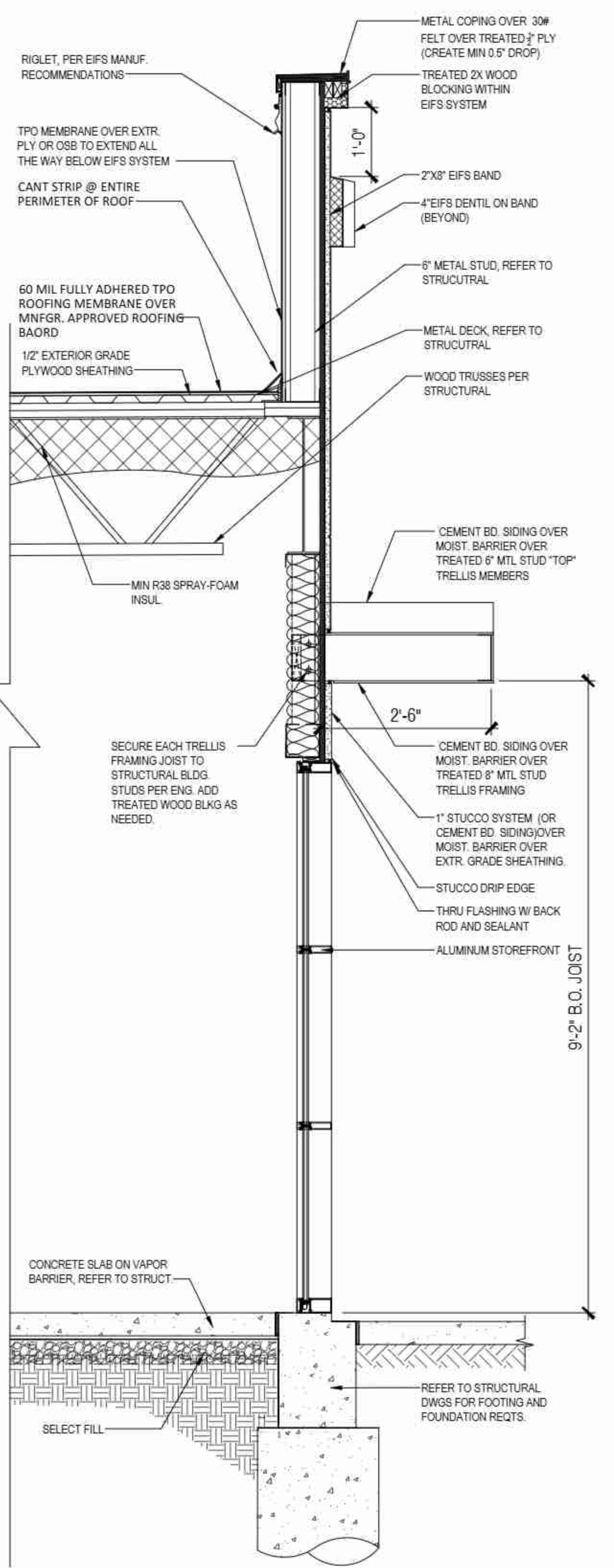
01 WALL SECTION  
A5.01 SCALE: 3/4" = 1'-0"



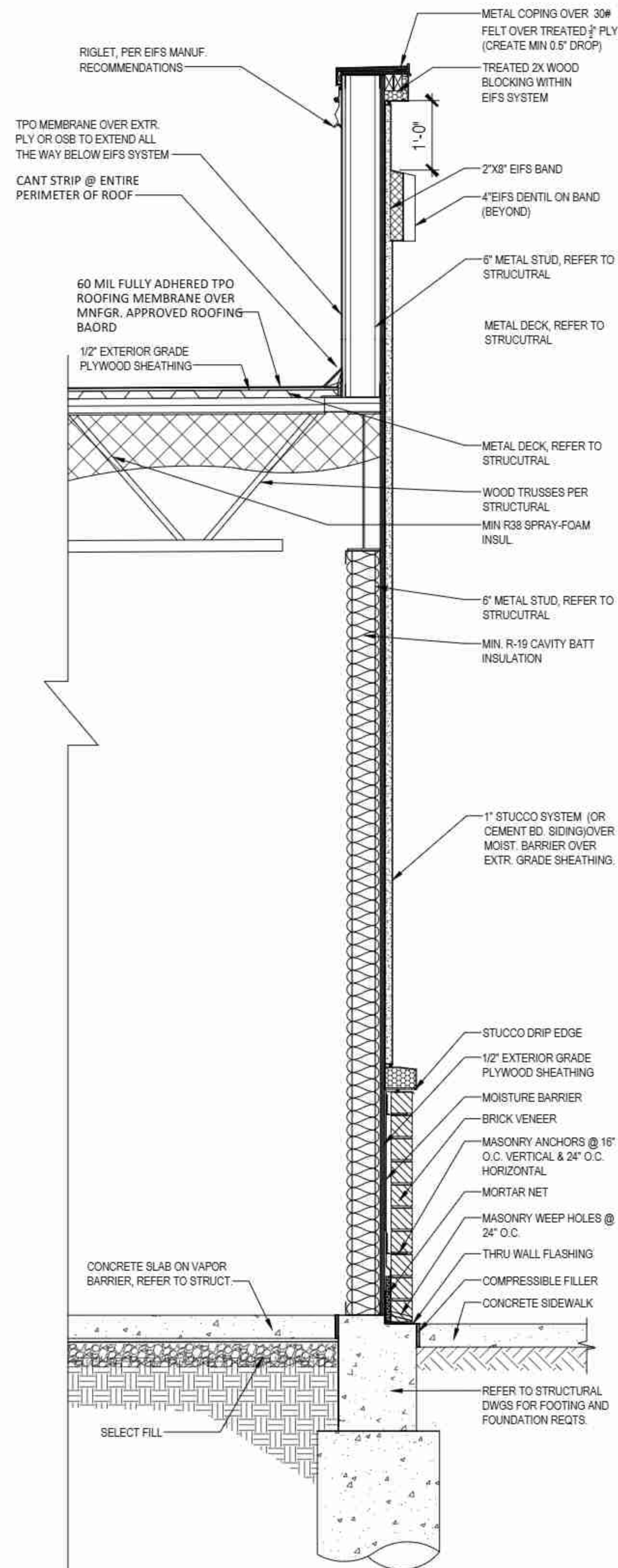
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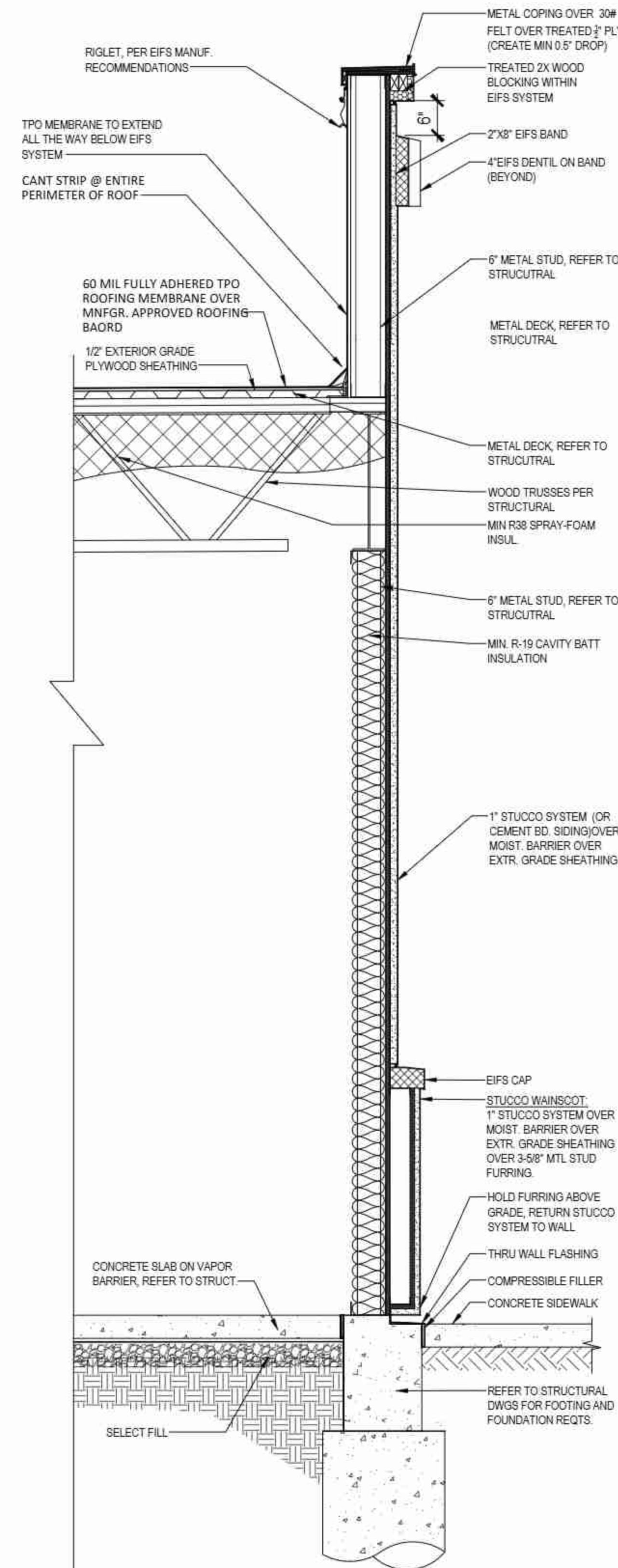
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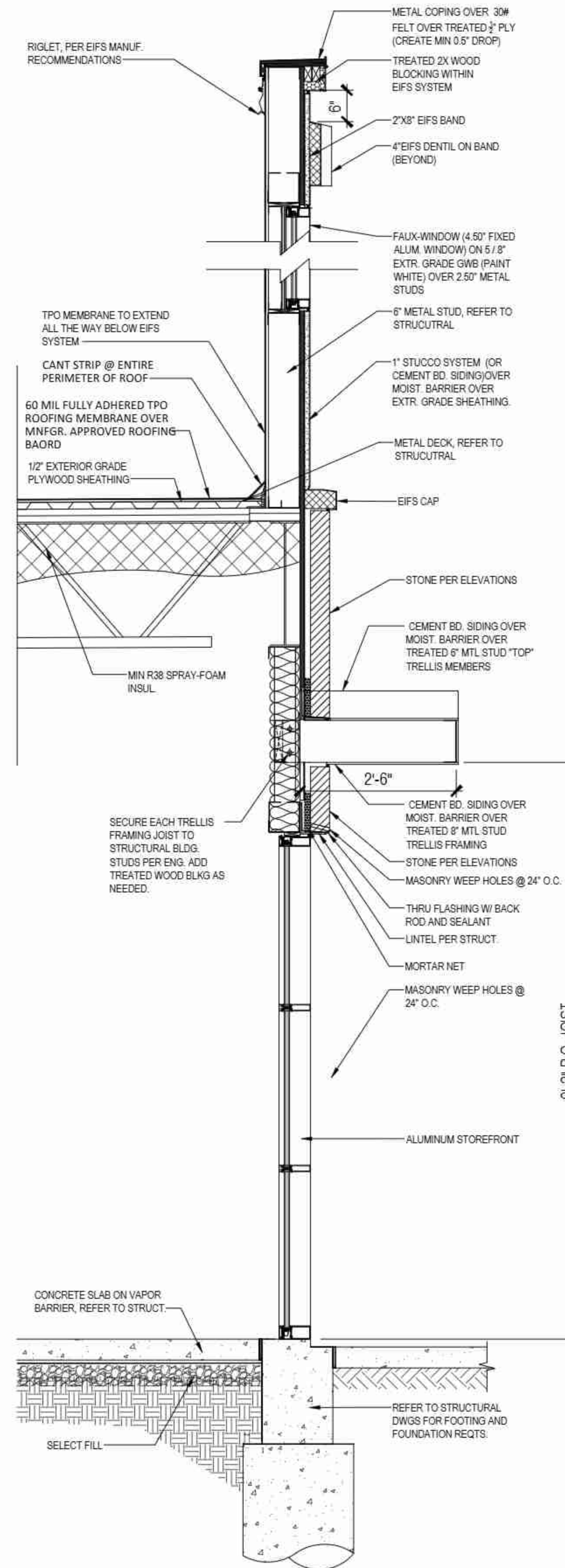
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A5.01 SCALE: 3/4" = 1'-0"



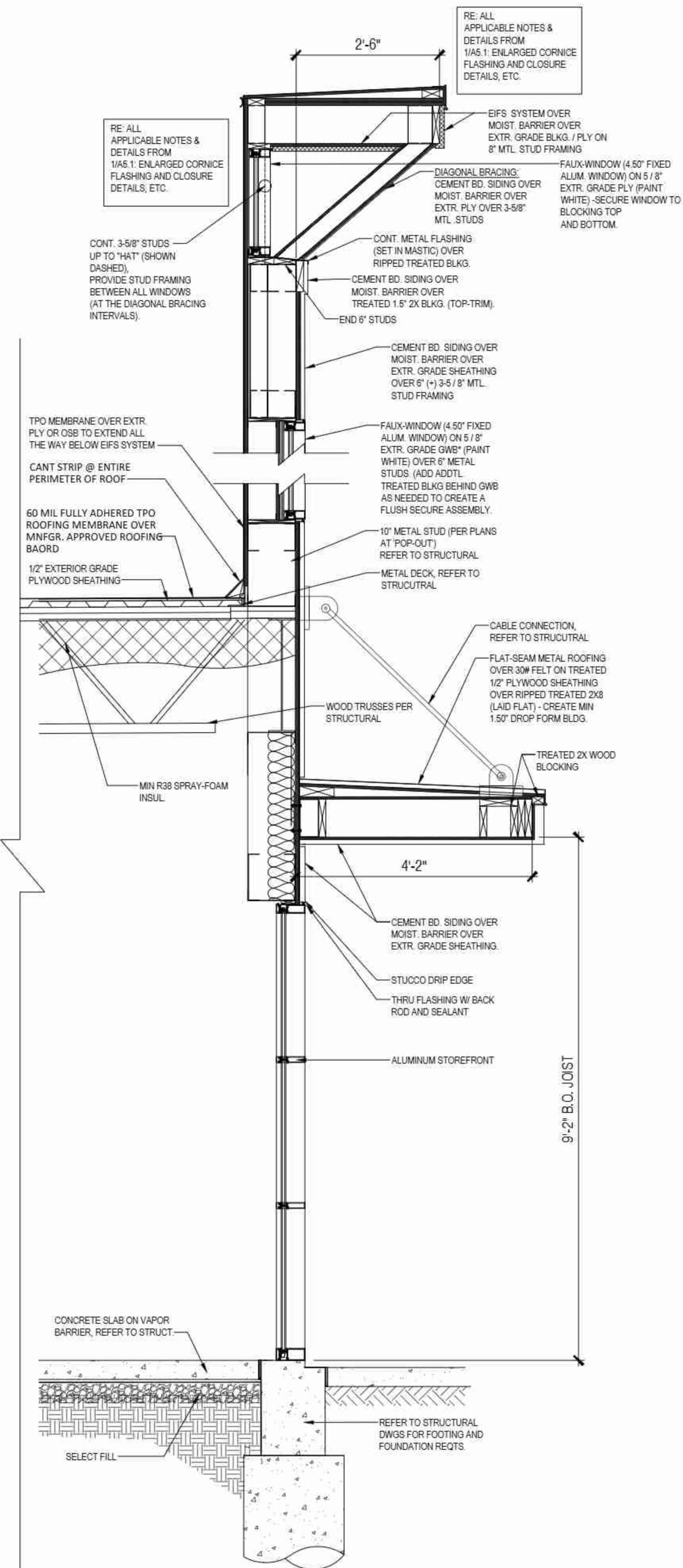
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A5.02 SCALE 3/4" = 1'-0"



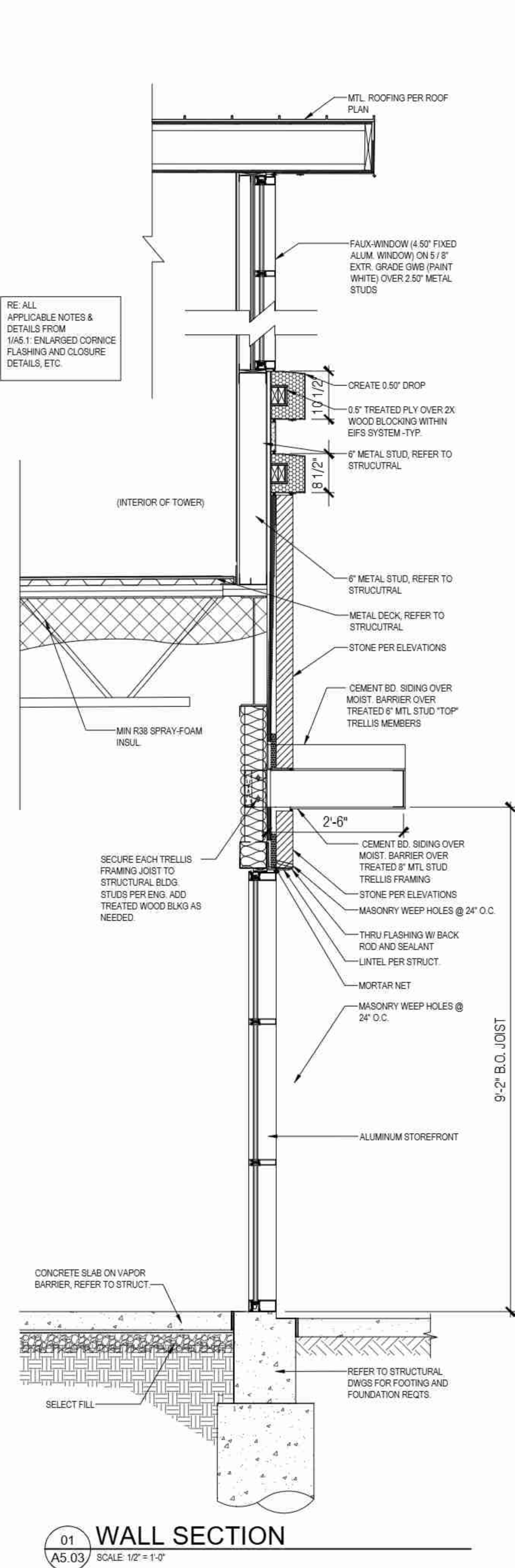
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A5.02 SCALE 3/4" = 1'-0"



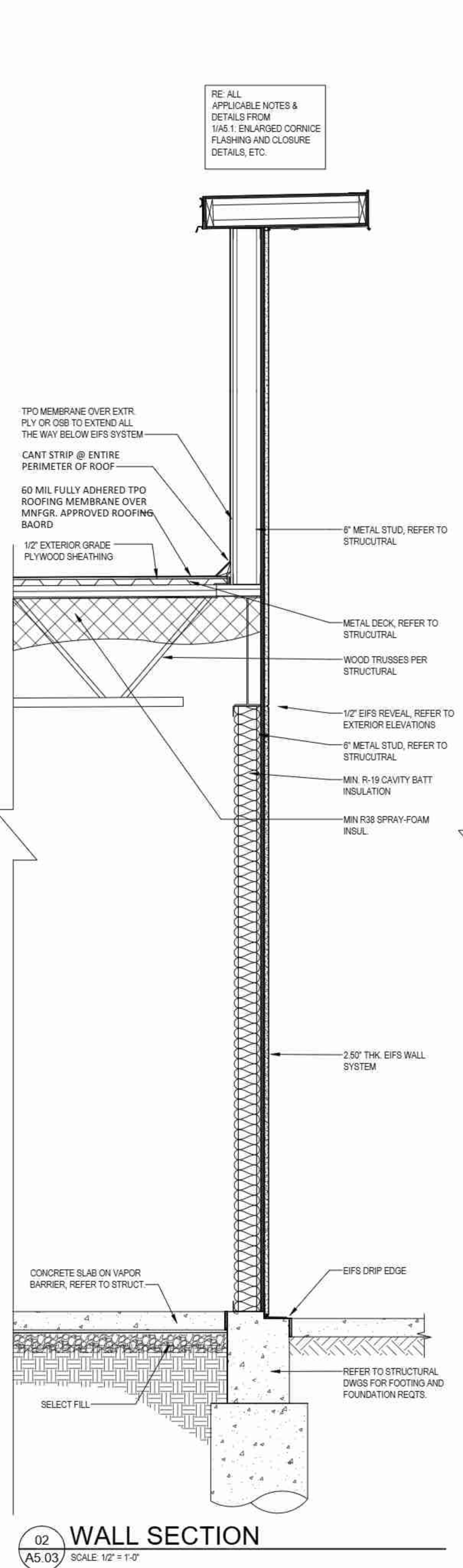
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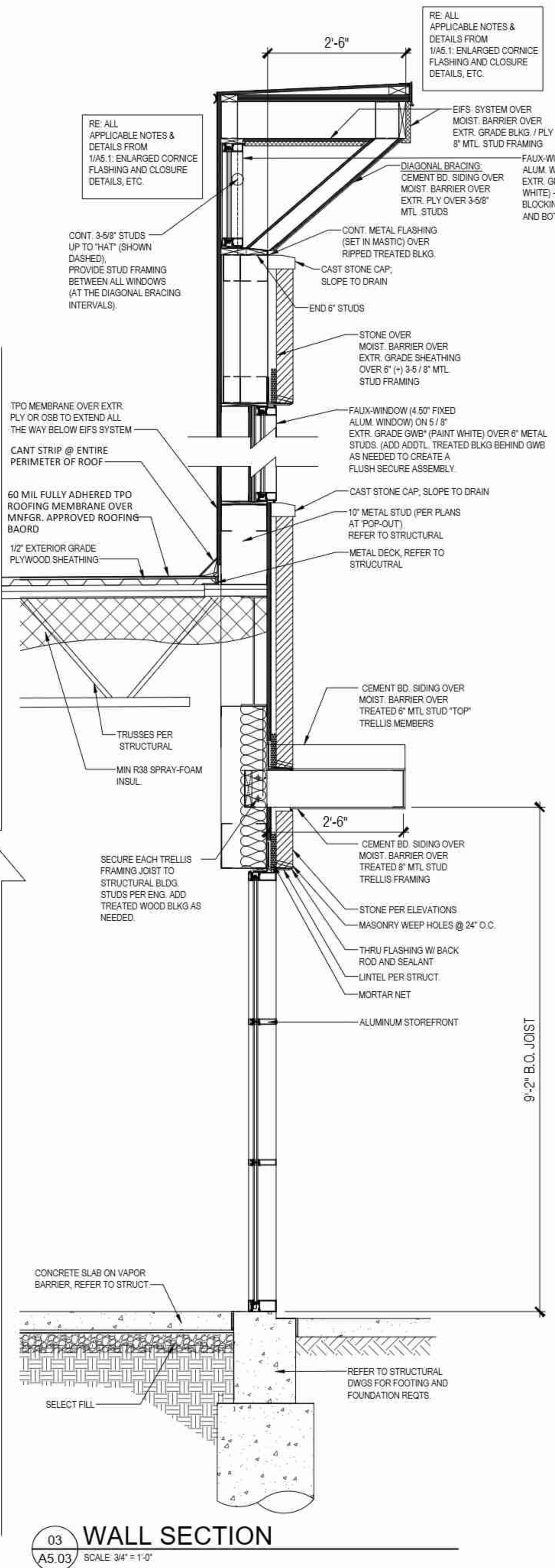
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A5.02 SCALE 3/4" = 1'-0"



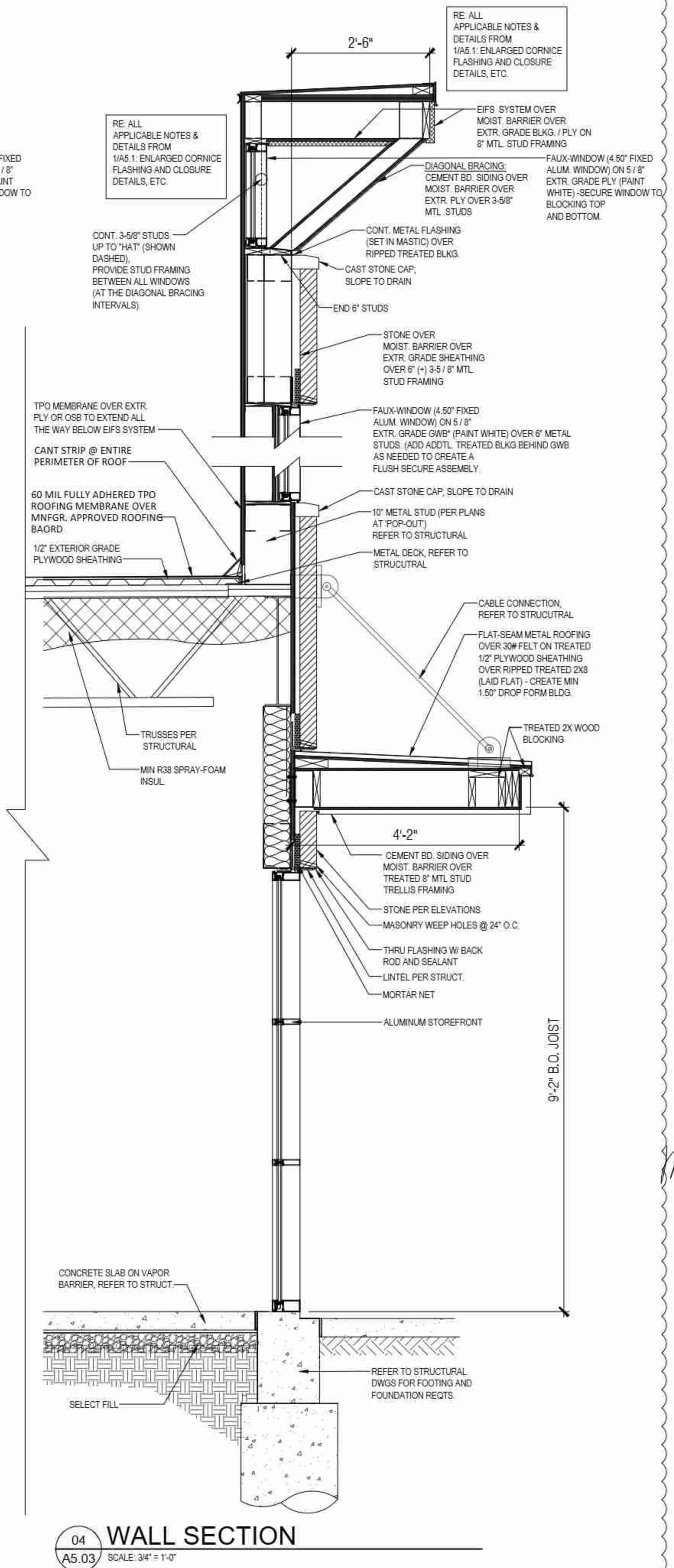
01 WALL SECTION  
A5.03 SCALE: 1/2" = 1'-0"



02 WALL SECTION  
A5.03 SCALE: 1/2" = 1'-0"



03 WALL SECTION  
A5.03 SCALE: 3/4" = 1'-0"



04 WALL SECTION  
A5.03 SCALE: 3/4" = 1'-0"

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**TRIUNE**  
ARCHITECTURE

LITTLE ELM RETAIL  
SHELL BUILDING  
ELDORADO BLVD.  
LITTLE ELM, TX

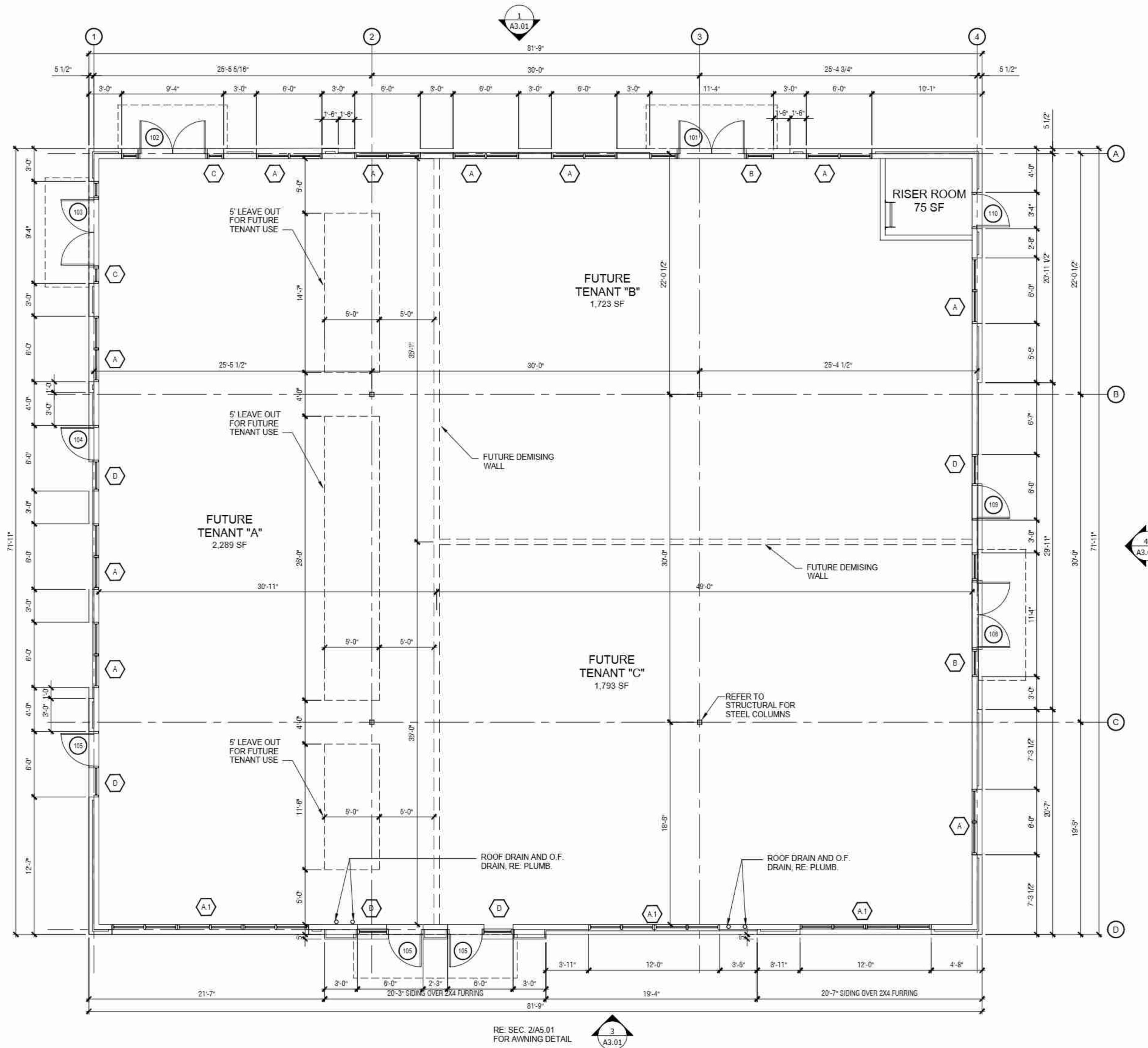
R5 Client Comments 09-30-22

REGISTERED ARCHITECT  
WESLEY W. GUNTER  
1916  
STATE OF TEXAS

Project #: 2126

WALL SECTION  
**A5.03**

5



01 **BUILDING "B" FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

RE: SEC. 2/A5.01 FOR AWNING DETAIL



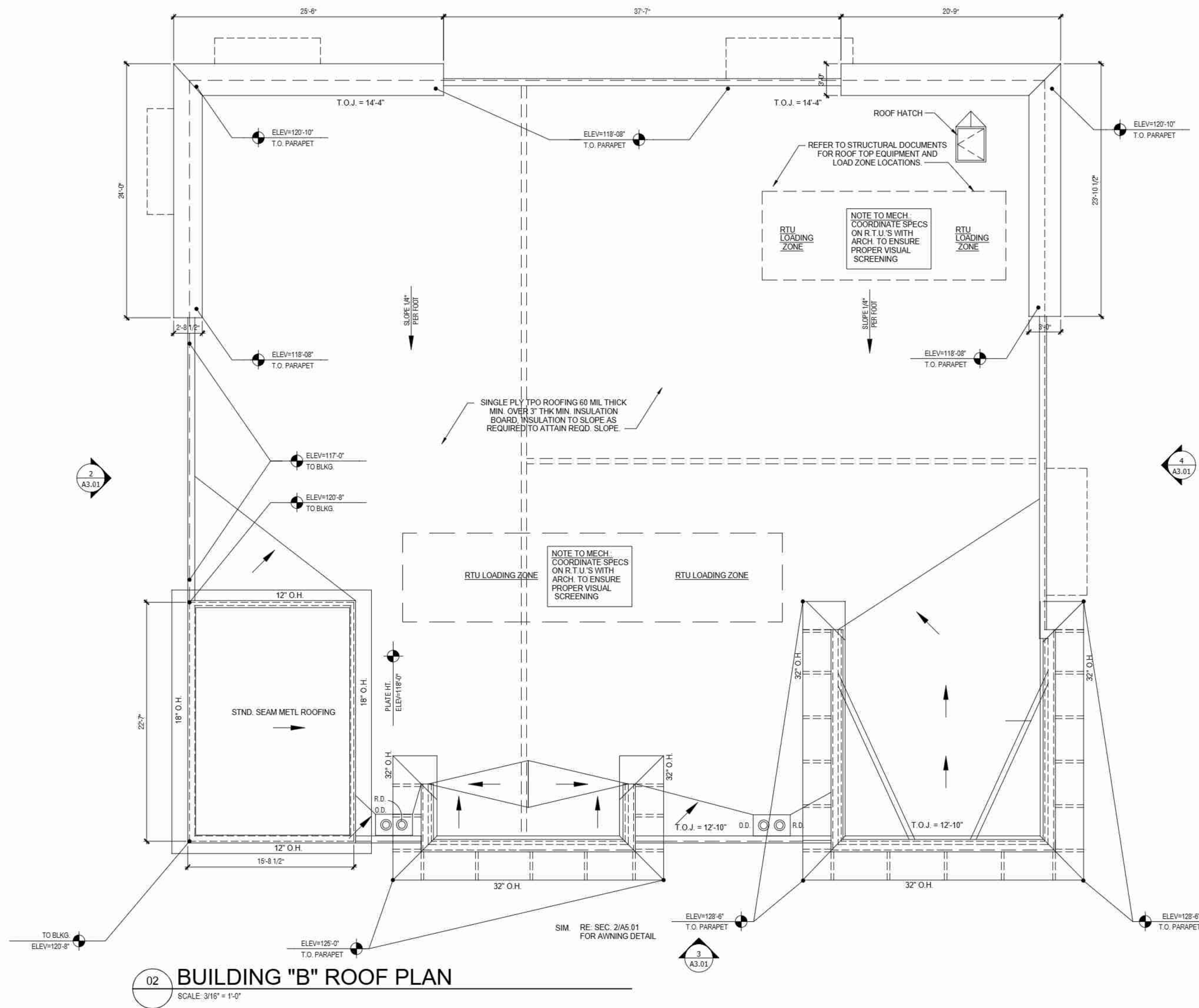
LITTLE ELM RETAIL  
SHELL BUILDING "B"  
ELDORADO BLVD.  
LITTLE ELM, TX




09-30-2022

Project #: 2126

**FLOOR PLAN**  
**A2.01**



**02 BUILDING "B" ROOF PLAN**  
SCALE: 3/16" = 1'-0"



09-30-2022

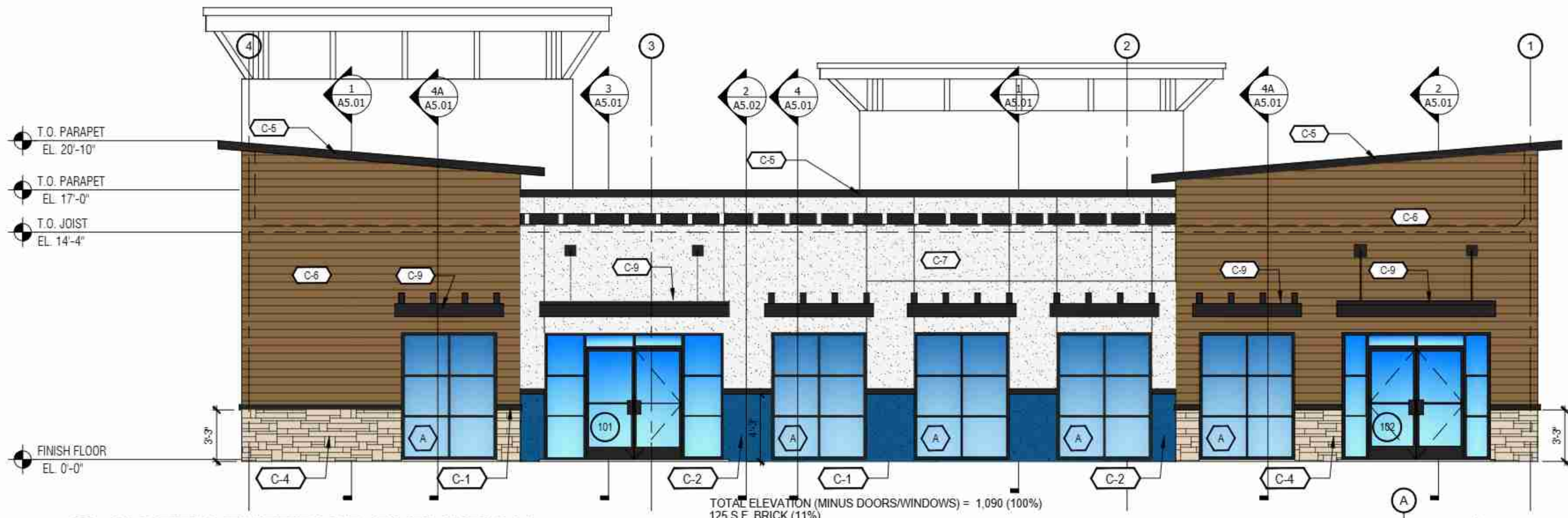
Project #: 2126

ROOF PLAN  
**A2.02**



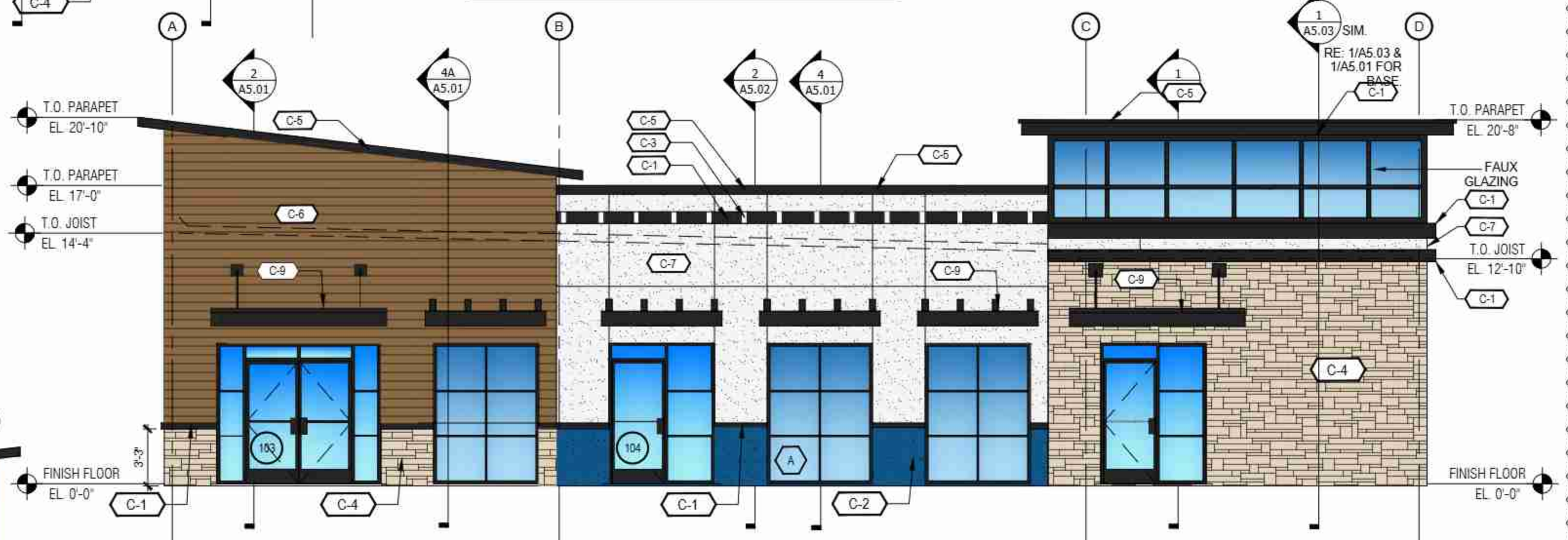
**MATERIAL/ COLOR LEGEND:**

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- C-9 PAINTED CEMENT BOARD OVER WOOD TRELLIS PAINTED BM-1609 - TEMPTATION



**01 NORTH EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 1,090 (100%)  
125 S.F. BRICK (11%)  
24 S.F. CEMENT BOARD FASCIA (2%)  
941 S.F. EIFS (87%)



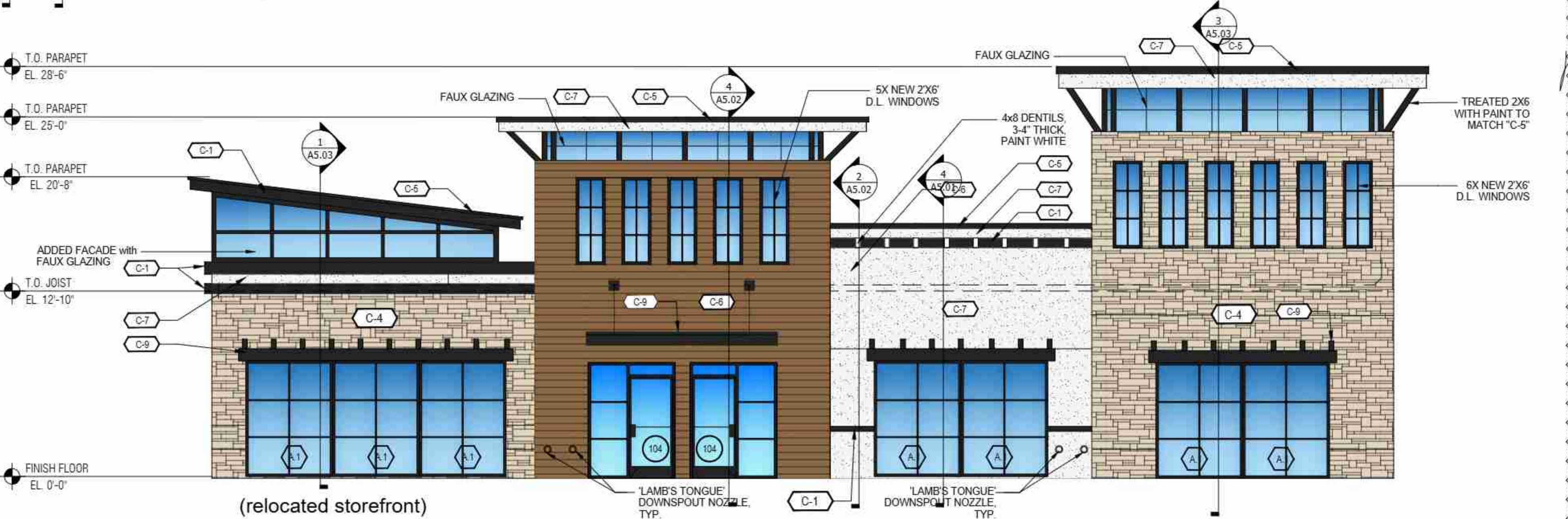
**02 WEST EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 925 (100%)  
5 S.F. BRICK (1%)  
9 S.F. CEMENT BOARD FASCIA (1%)  
696 S.F. EIFS (75%)  
215 S.F. STONE (23%)



**04 EAST EXTERIOR ELEVATION**  
SCALE: 3/16" = 1'-0"

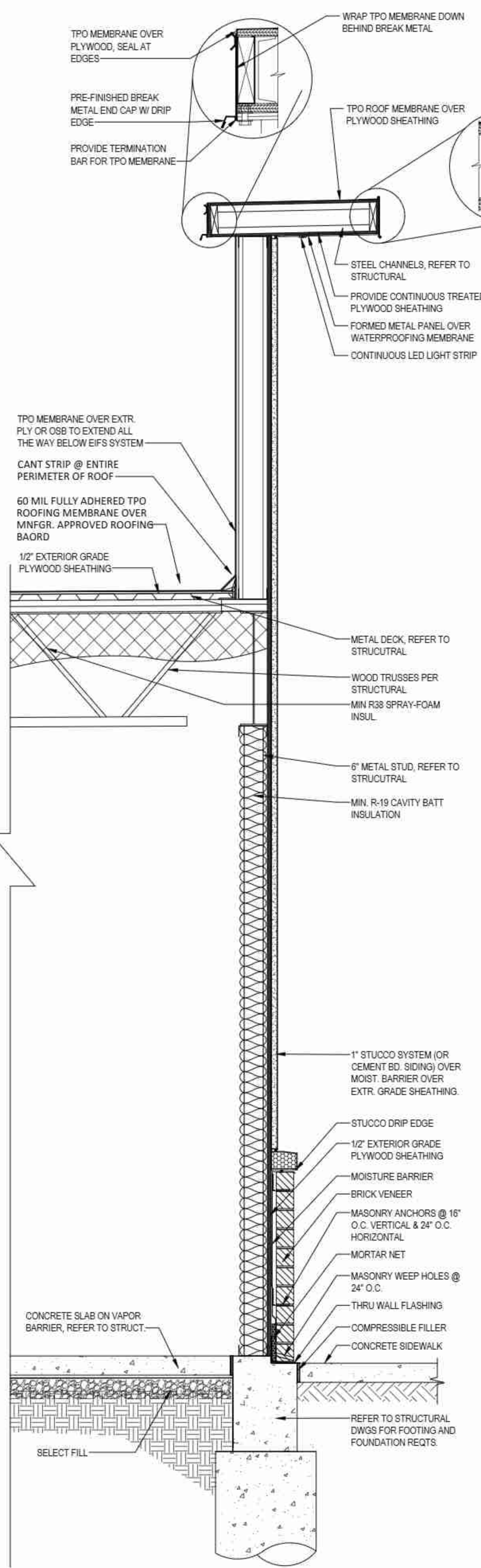
TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 1,058 (100%)  
82 S.F. BRICK (7%)  
12 S.F. CEMENT BOARD FASCIA (1%)  
10 S.F. WOOD TRELLIS (1%)  
988 S.F. EIFS (91%)



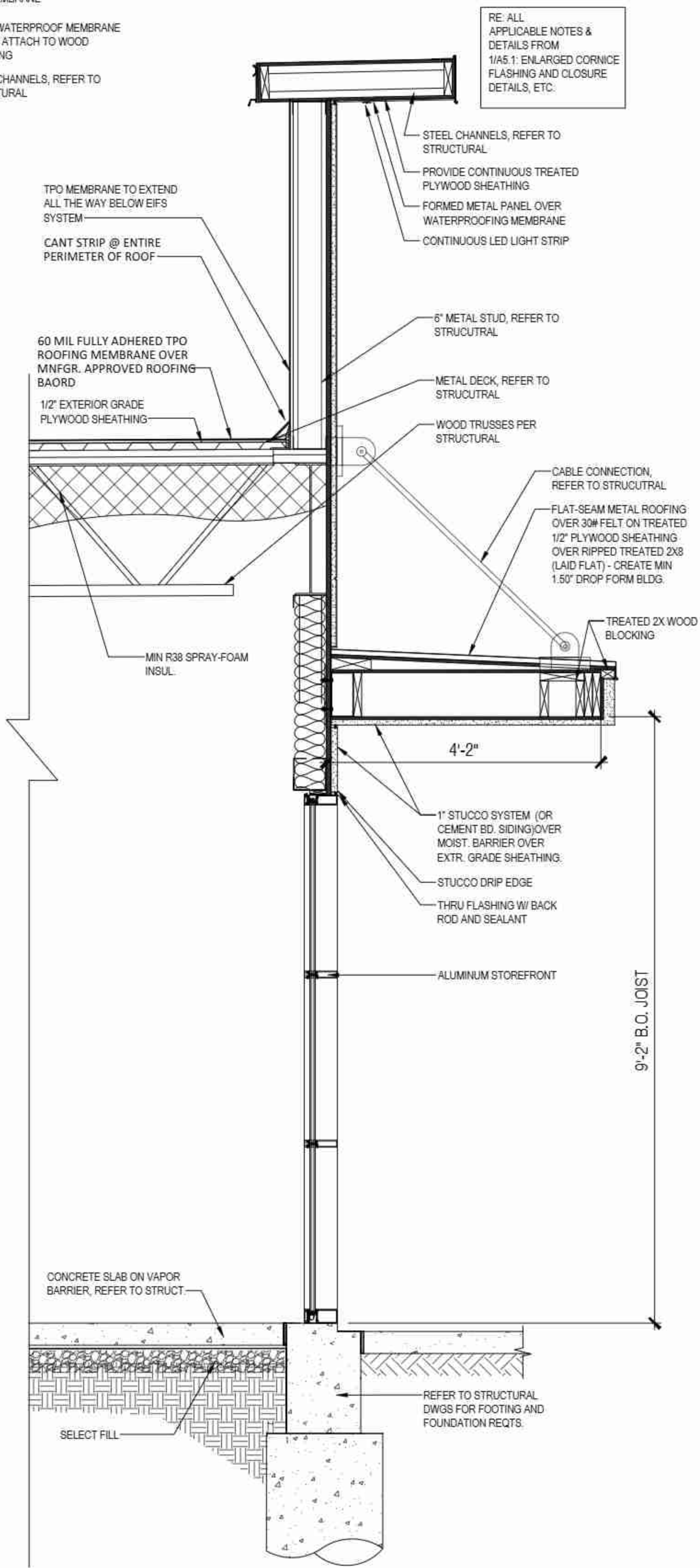
**03 SOUTH EXTERIOR ELEVATION (FACING ELDORADO)**  
SCALE: 3/16" = 1'-0"

TOTAL ELEVATION (MINUS DOORS/WINDOWS) = 1,029 (100%)  
377 S.F. CEMENT BOARD SIDING (37%)  
45 S.F. WOOD TRELLIS (4%)  
404 S.F. EIFS (39%)  
203 S.F. STONE (20%)

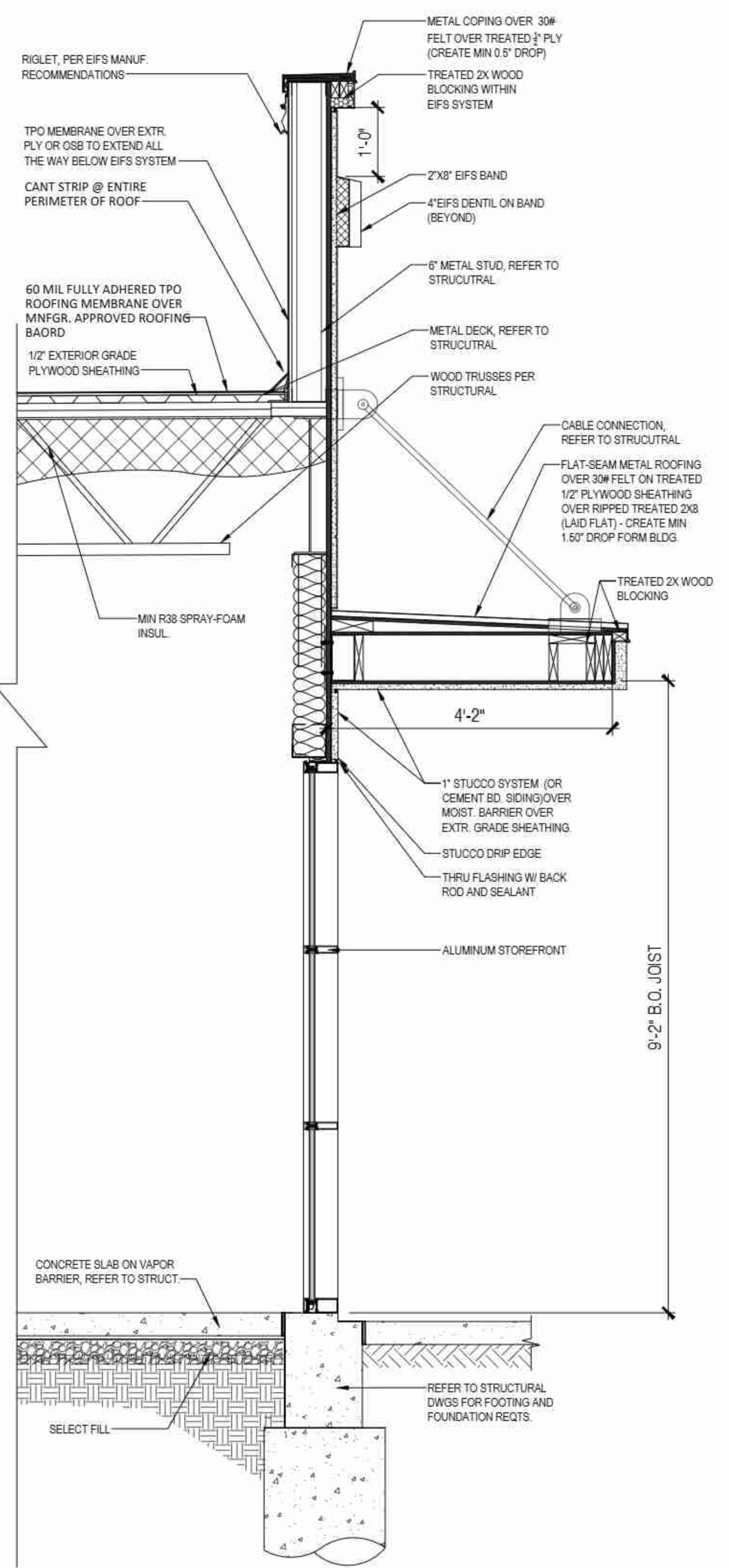
(relocated storefront)



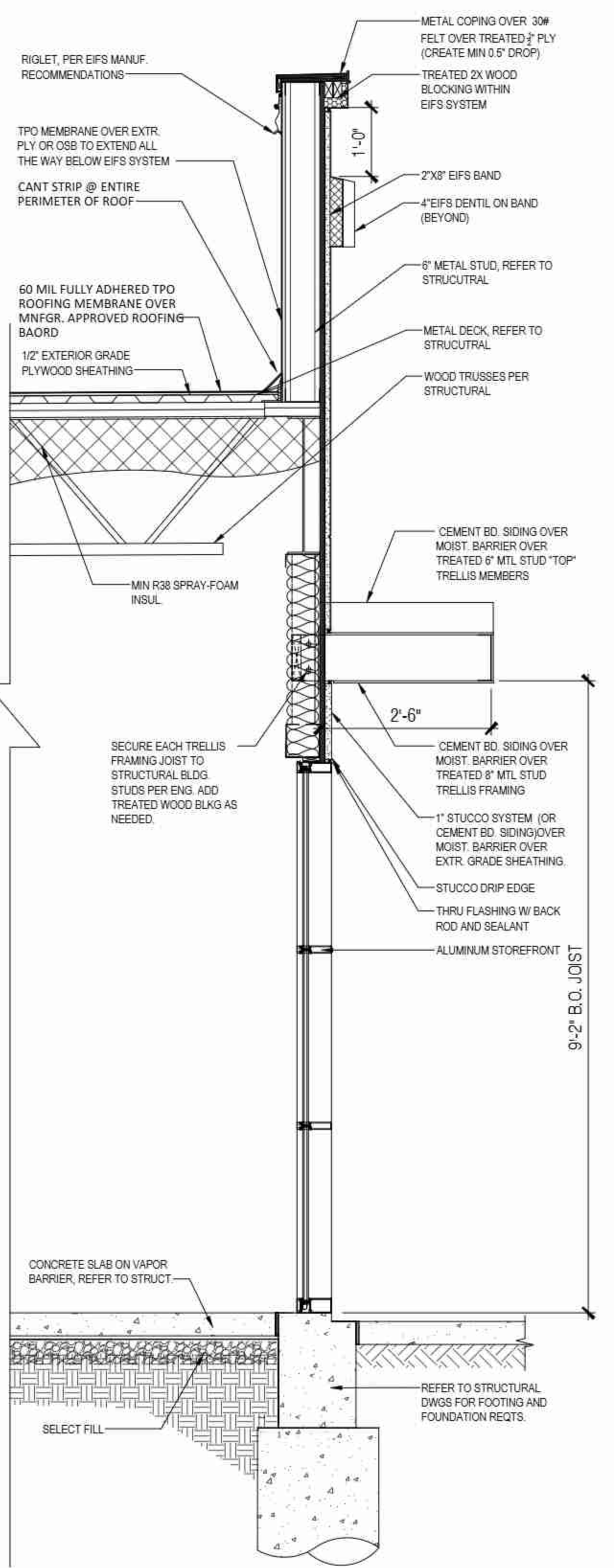
01 WALL SECTION  
A5.01 SCALE: 3/4" = 1'-0"



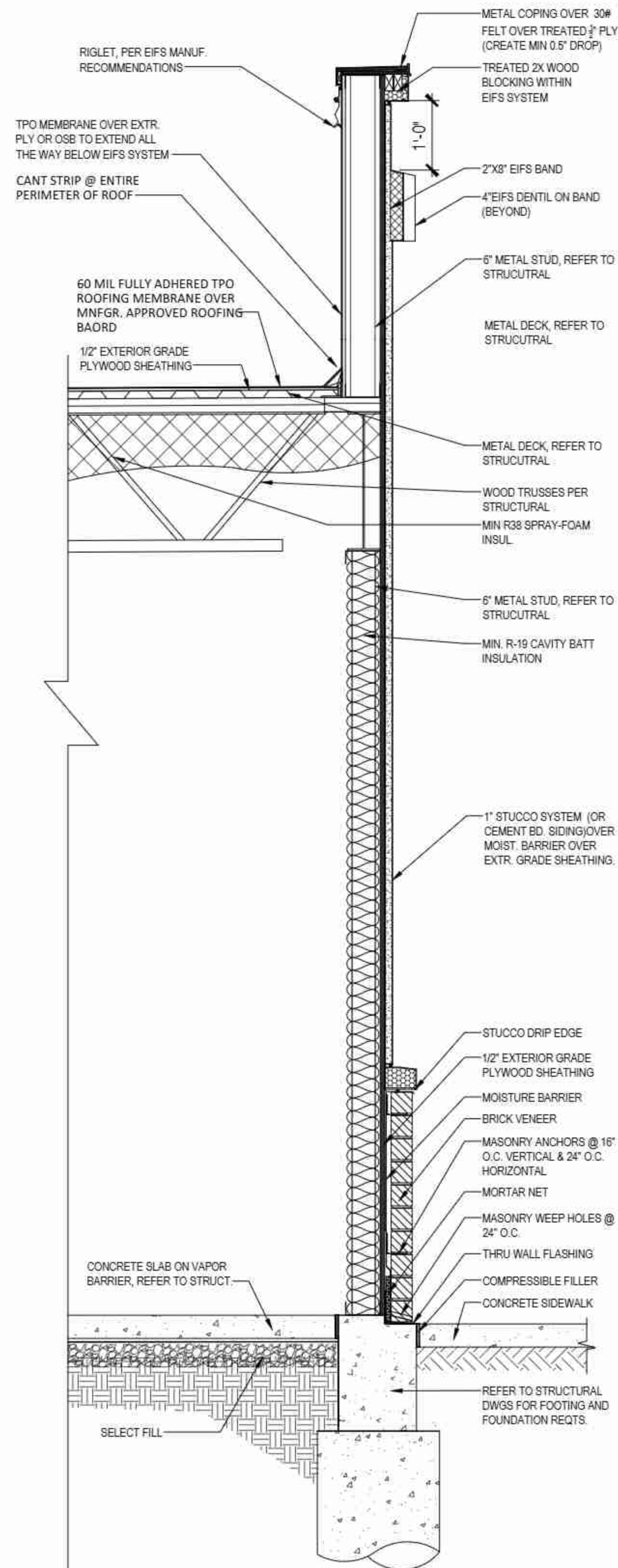
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A5.01 SCALE: 3/4" = 1'-0"



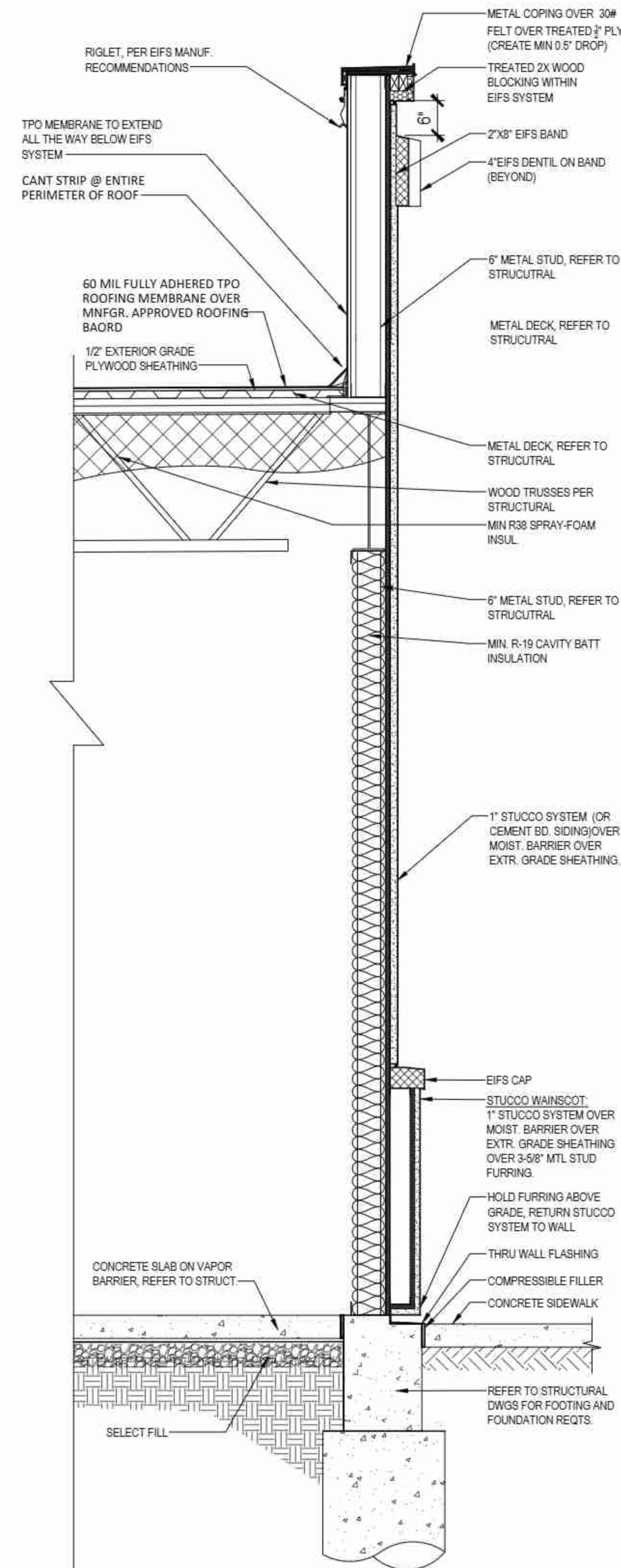
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A5.01 SCALE: 3/4" = 1'-0"



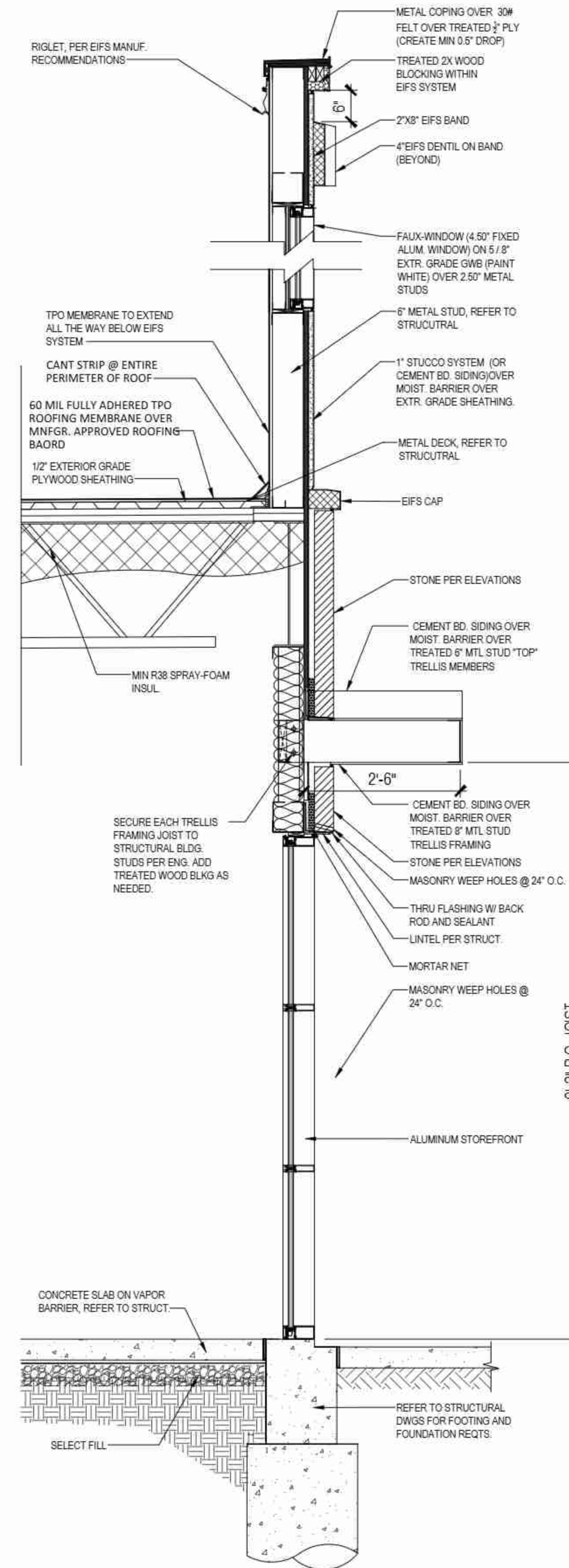
04 WALL SECTION  
A5.01 SCALE: 3/4" = 1'-0"



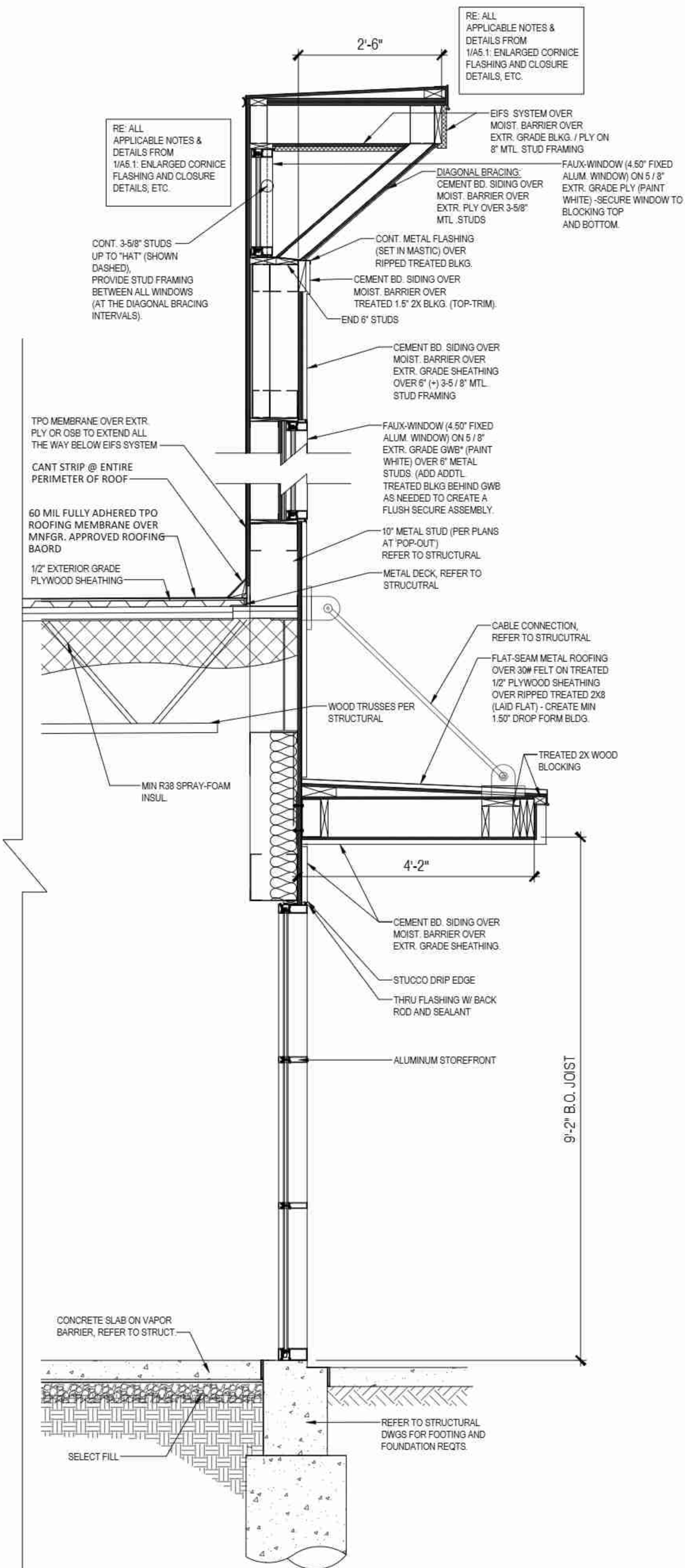
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A5.02 SCALE 3/4" = 1'-0"



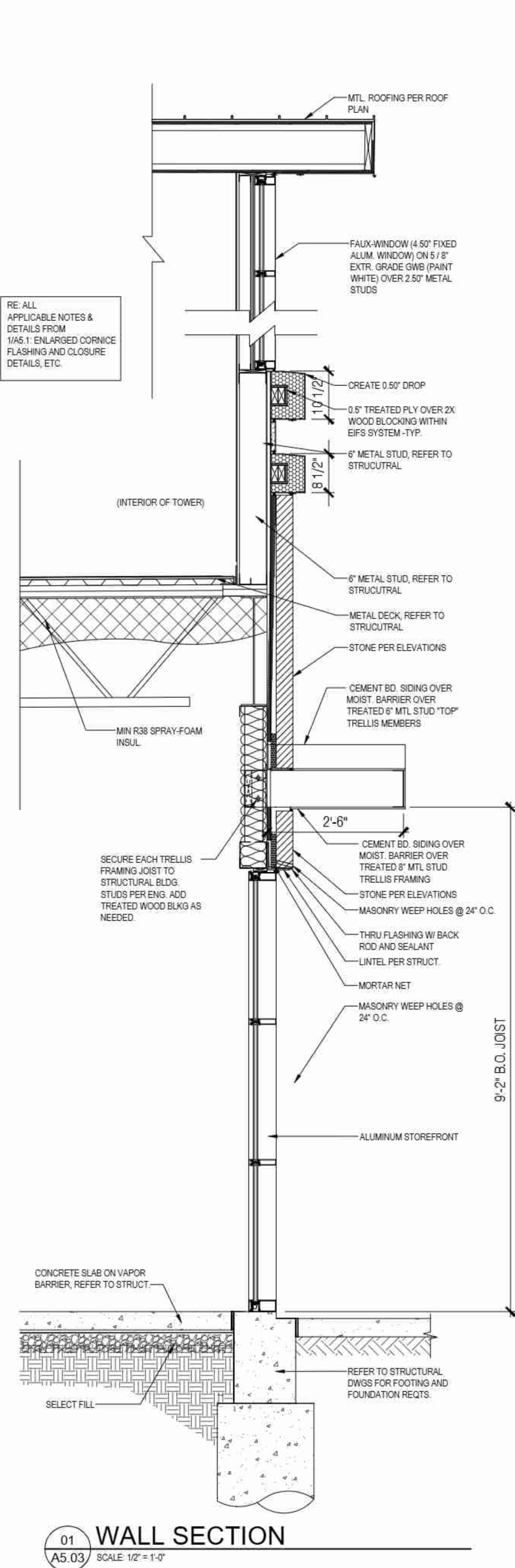
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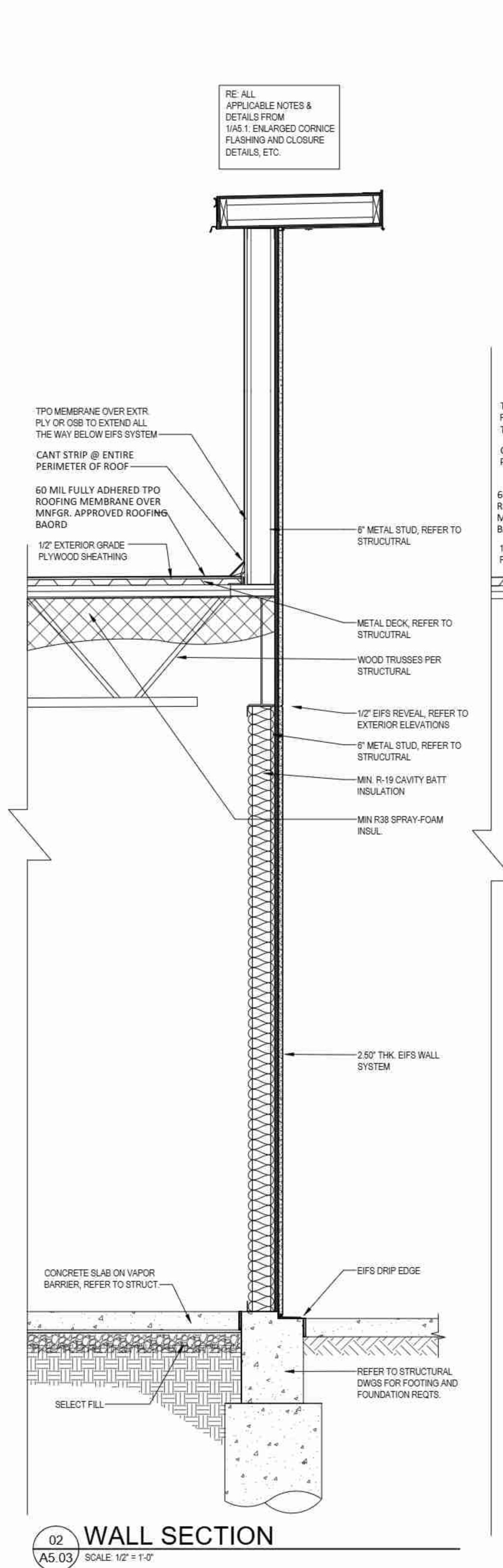
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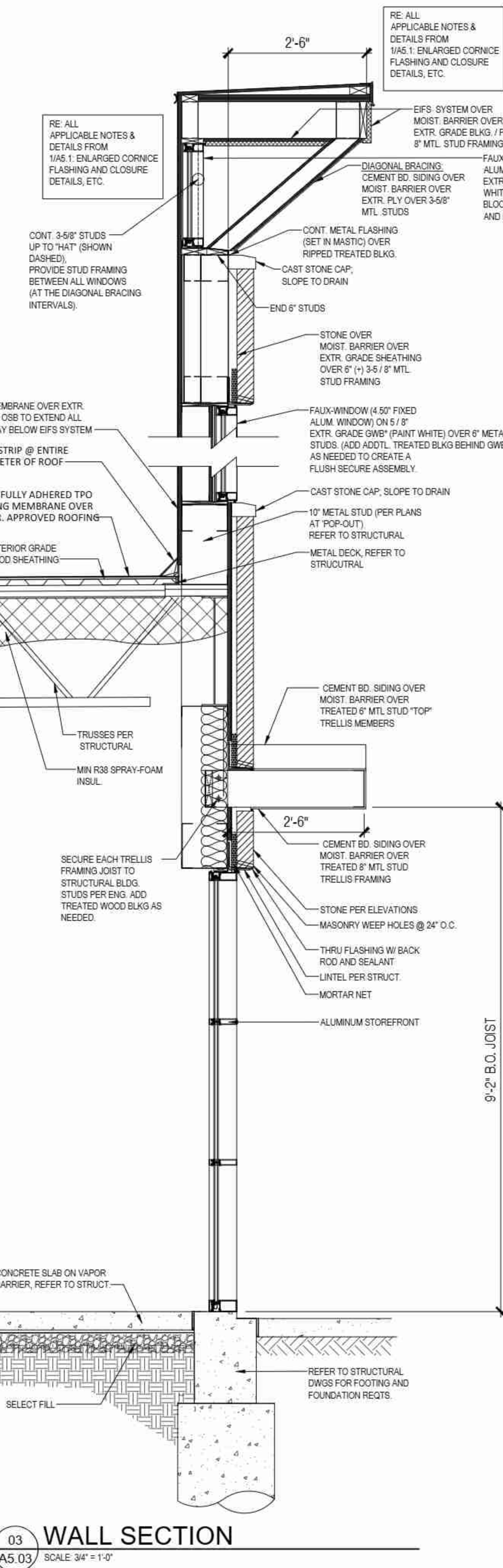
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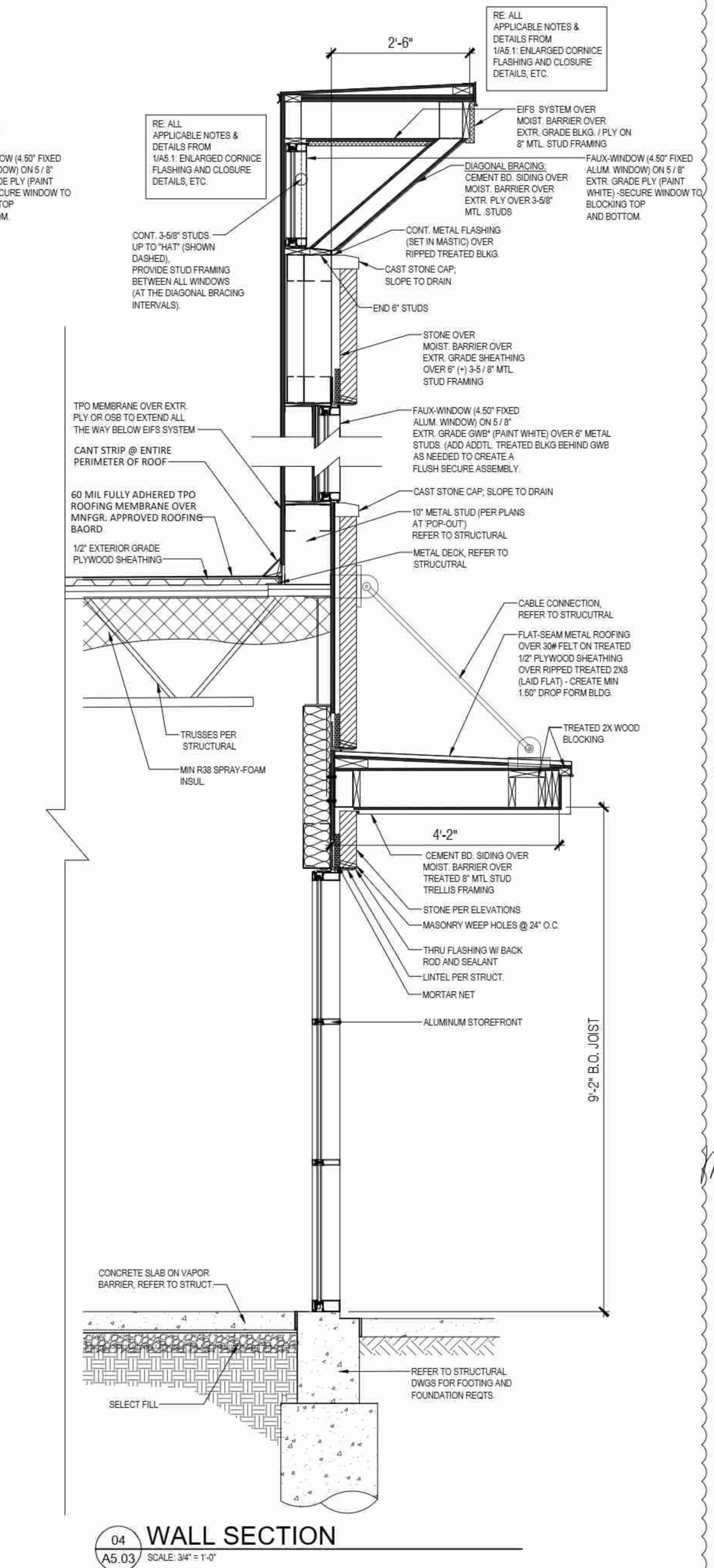
01 WALL SECTION  
A5.03 SCALE: 1/2" = 1'-0"



02 WALL SECTION  
A5.03 SCALE: 1/2" = 1'-0"



03 WALL SECTION  
A5.03 SCALE: 3/4" = 1'-0"



04 WALL SECTION  
A5.03 SCALE: 3/4" = 1'-0"

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**TRIUNE**  
ARCHITECTURE

LITTLE ELM RETAIL  
SHELL BUILDING  
ELDORADO BLVD.  
LITTLE ELM, TX

R5 Client Comments 09-30-22

REGISTERED ARCHITECT  
WESLEY W. GUNTER  
1916  
STATE OF TEXAS

Project #: 2126

WALL SECTION  
**A5.03**

5