

## **TOWN OF LITTLE ELM**

### **ORDINANCE NO. 1733**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A NEW SPECIFIC USE PERMIT FOR A 6,400 SQUARE-FOOT BAR AND RESTAURANT, ON A 4.0 ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF WEST UNIVERSITY DRIVE, APPROXIMATELY 1,500 FEET WEST OF PALOMA CREEK BOULEVARD; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

**WHEREAS**, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, Chapter 106 (Zoning) of the Little Elm Code of Ordinances, requires a Specific Use Permit be granted by Town Council in order to legally operate and occupy the subject property with a bar while it is zoned Light Commercial (LC); and

**WHEREAS**, a request for a Specific Use Permit for a bar has been submitted by Ravi Kadiri, Paloma380 Properties LLC, on property located approximately 1,500 feet west of the intersection of Paloma Creek Blvd. and U.S. Highway 380; and

**WHEREAS**, Section 106.02.17 of the Little Elm Code of Ordinances provides that Town Council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions; and

**WHEREAS**, Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested planned development amendment described herein; and

**WHEREAS**, at its regular meeting held on September 7, 2023 the Planning & Zoning Commission considered and made recommendations on a request grant a Specific Use Permit for a 6,400 square-foot bar and restaurant, with an outdoor patio (Case No. SUP-23-01041); and

**WHEREAS**, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2. AMENDMENT.** That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, as amended, is hereby amended by the following:

- A. Granting a Specific Use Permit authorizing a bar on approximately 4.0 acres of land, generally located on the south side of West University Drive, approximately 1,500 feet west of Paloma Creek Boulevard, subject to the following conditions:
  - 1. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan and floor plan, which are attached hereto as Exhibit A and made a part hereof for all purposes.
  - 2. The Specific Use Permit granted herein for a bar and restaurant shall be limited to that particular area designated on the approved site plan and floor plan, encompassing a total area not to exceed 6,400 square feet.
  - 3. Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar.
  - 4. All alcohol-related activities must meet all standards found in Chapter 10, Alcoholic Beverages, of the Little Elm Code of Ordinances.

**SECTION 3. SAVINGS.** This Ordinance (which includes the New Zoning Ordinance) shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

**SECTION 4. PENALTY.** Any person, firm, or corporation violating any of the provision of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 5. SEVERABILITY.** The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the New Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of this Ordinance (which includes the New Zoning Ordinance) without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

**SECTION 6. REPEALER.** That all ordinances of the Town of Little Elm in conflict with the provisions of this Ordinance are hereby repealed to the extent of that conflict.

**SECTION 7. EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

**PASSED AND APPROVED** by the Town Council of the Town of Little Elm, Texas on the 17<sup>th</sup> day of October, 2023.

**The Town of Little Elm, Texas**

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Curtis J. Cornelious, Mayor

ATTEST:

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Caitlan Biggs, Town Secretary

ATTACHMENT – EXHIBIT A



# CONCEPT PLANS

FOR

# KADIRI LLC

**APPROX. 1,400 LF WEST OF PALOMA CREEK BLVD AND US-380**

**DENTON COUNTY PID: 38200**

**A0662A M. JONES, TR 19, 4.0 ACRES**

**OLD DCAD TR #33**

**LITTLE ELM, TX 75068**

**VICINITY MAP**

SCALE: 1" = 50'

**DEVELOPER**

**RAVI KADIRI**  
**KADIRI LLC**  
1473 OVERLAND PARK LANE  
FRISCO, TX 75035  
214-733-3726  
RAVISKADIRI@GMAIL.COM

PREPARED BY \_\_\_\_\_

# BOHLER //

CONTACT: DEAN CARDWEL

DCARDWELL@BOHLERENG.COM

469-458-7300

**ARCHITECT**  
HMS, ARCHITECTURE, PLLC  
208 S. JOHNSON STREET, SUITE 100  
MCKINNEY, TEXAS 75069  
PHONE: 972-897-5861  
CONTACT: MATT SPEER

**OWNER**  
CONTACT: RAVI KADIRI  
PHONE: 972-377-2828  
PALOMA380 PROPERTIES LLC  
7271 CLEMENTINE DR  
IRVING, TX 75063

**ENGINEER/SURVEYOR**  
**BOHLER**  
2600 NETWORK BLVD, SUITE 31  
FRISCO, TX 75034  
PHONE: 469-458-7300  
CONTACT: DEAN CARDWELL



**BOHLER**

CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
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TRANSPORTATION SERVICES

## REVISIONS

[illegible]

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ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220012.00
DRAWN BY:	JJB
CHECKED BY:	DOC
DATE:	8/8/2023
CAD I.D.:	

PROJECT:

**PALOMA CREEK  
RESTAURANT**

FOR —

KADIRI LLC

APPROX. 1,400 LF WEST OF  
PALOMA CREEK BLVD AND US-380

DENTON COUNTY PID: 38200  
A0662A M. JONES, TR 19. 4 ACRES  
OLD DCAD TR #13  
LITTLE ELM, TX 75068

BOHLER //

2600 NETWORK BLVD, STE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
TBPE No. 18065 | TBPLS No. 10194413

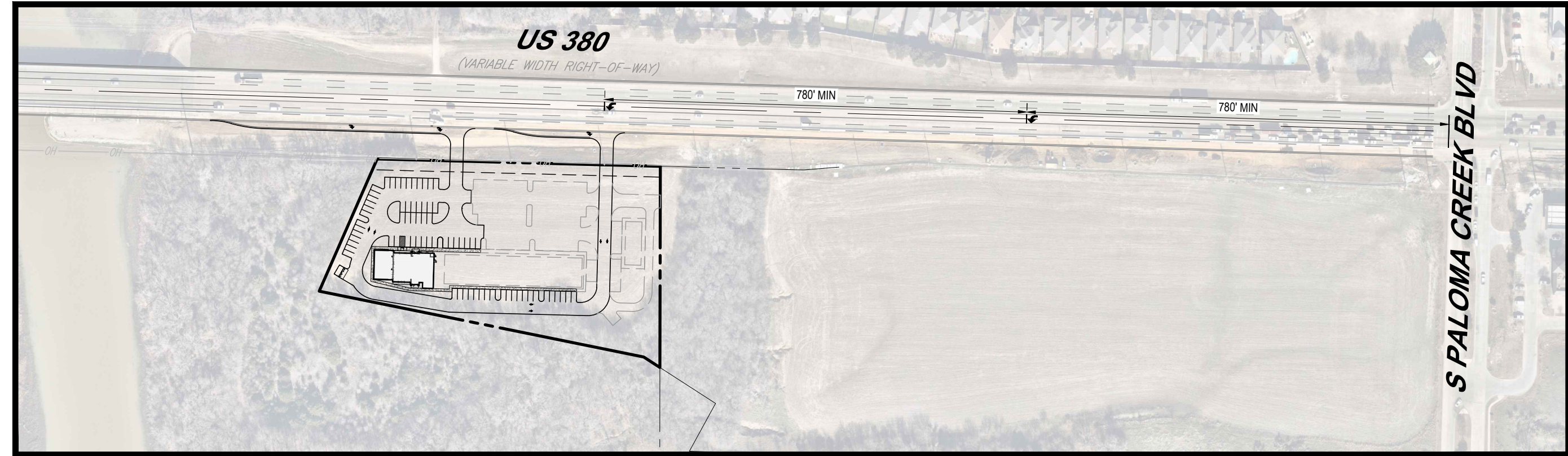
SHEET TITLE:

# COVER SHEET

SHEET NUMBER:

C-101





SITE DATA SUMMARY CHART		
SITE DATA SUMMARY	SITE INFO	Restaurant
EXISTING ZONING	LIGHT COMMERCIAL	
LAND USE DESIGNATION	MIXED USE	
GROSS ACREAGE	4.07 AC	
NET ACREAGE	3.03 AC	
NUMBER OF PROPOSED LOTS	1	
PERCENTAGE OF SITE COVERAGE	74.41%	
AREA OF OPEN SPACE	69,555 SF	
PERCENTAGE OF OPEN SPACE	65.26%	
PERCENTAGE OF LANDSCAPE	34.74%	
AREA OF IMPERVIOUS COVERAGE	39.43%	
PERCENTAGE OF IMPERVIOUS COVERAGE	60.56%	
PROPOSED BUILDING AREA (SF)	22,480 SF	6,280 SF
NUMBER OF SINGLE - STORY BUILDINGS	3	
NUMBER OF TWO - STORY BUILDINGS	NONE	
MAX. BUILDING HEIGHT	60'	
PROPOSED FLOOR AREA	22,480 SF	6,280 SF
PROPOSED FLOOR AREA BY USE	22,480 SF	6,280 SF
REQUIRED PARKING	157 SPACES	(1/100SF)= 63 Spaces
PROVIDED PARKING	160 SPACES	72
STANDARD PARKING	155 SPACES	70
ADA PARKING	6 SPACES	2 ADA Spaces
TOTAL PARKING	160 SPACES	
INVENTORY PARKING	NONE	
ELECTRIC CHARGING KIOSKS	NONE	
REQUIRED LOADING SPACES	3	
PROVIDED LOADING SPACES	3	
AREA OF OUTSIDE STORAGE	NONE	
PERCENTAGE OF OUTSIDE STORAGE	NONE	
START OF CONSTRUCTION (M/Y)	TBD	

1. LAND USE FOR THE SITE IS DENOTED AS RETAIL/COMMERCIAL IN THE 2017 TOWN OF LITTLE ELM COMPREHENSIVE PLAN.
2. SITE IS WITHIN THE U.S. 380 OVERLAY DISTRICT (380-OD).
3. SITE IS NATURALLY SCREENED BY EXISTING VEGETATION ALONG ALL ADJACENT PROPERTIES.
4. EXISTING USE OF SURROUNDING SITE IS DESIGNATED PER TOWN STANDARDS AT A LATER DATE.
5. CIVIL PLANS WILL REQUIRE A SEPARATE REVIEW AND APPROVAL PROCESS.
6. TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED DURING THE CIVIL PLAN REVIEW PROCESS AND MAY NECESSITATE REVISIONS TO THE PROPOSED LAYOUT.
7. TxDOT APPROVAL IS REQUIRED FOR THE PROPOSED DRIVEWAY LOCATIONS.

**ARCHITECT**  
HMS, ARCHITECTURE, PLLC  
208 S. JOHNSON STREET, SUITE 211  
MCKINNEY, TEXAS 75069  
PHONE: 972-897-5861  
CONTACT: MATT SPEER

**OWNER**  
CONTACT: RAVI KADIRI  
PHONE: 972-377-2828  
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7271 CLEMENTINE DR  
IRVING, TX 75063

**ENGINEER/SURVEYOR**  
**BOHLER**  
2600 NETWORK BLVD, SUITE 310  
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CONTACT: DEAN CARDWELL



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## REVISIONS

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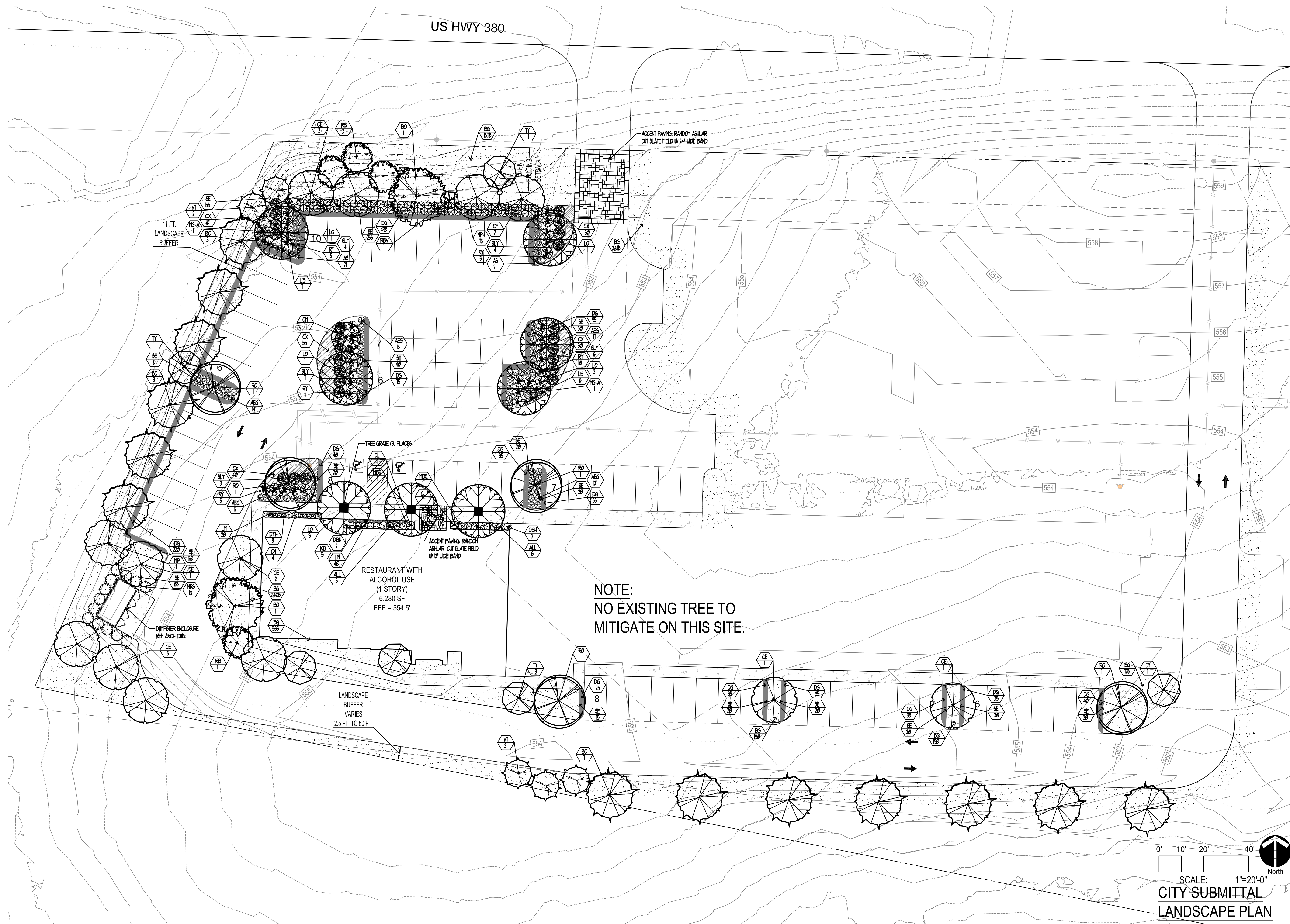
SHEET TITLE:

# CONCEPT PLAN

SHEET NUMBER

C-102





PROJECT NAME	380 RETAIL DEVELOPMENT
PROJECT NUMBER	21-021
REVISIONS	
CITY COMMENTS 6/15/23	
CITY COMMENTS 8/07/23	

# 380 RETAIL DEVELOPMENT

U. S. HWY 380  
LITTLE ELM, TEXAS

PROJECT NAME  
380 RETAIL DEVELOPMENT  
U. S. HWY 380  
LITTLE ELM, TEXAS

**RICKY D. PETTY**  
LANDSCAPE ARCHITECT  
7720 ALTO CARO DRIVE  
DALLAS, TEXAS 75248  
PHONE: (214) 543-5265  
e-mail: ricky@rdpetty.com

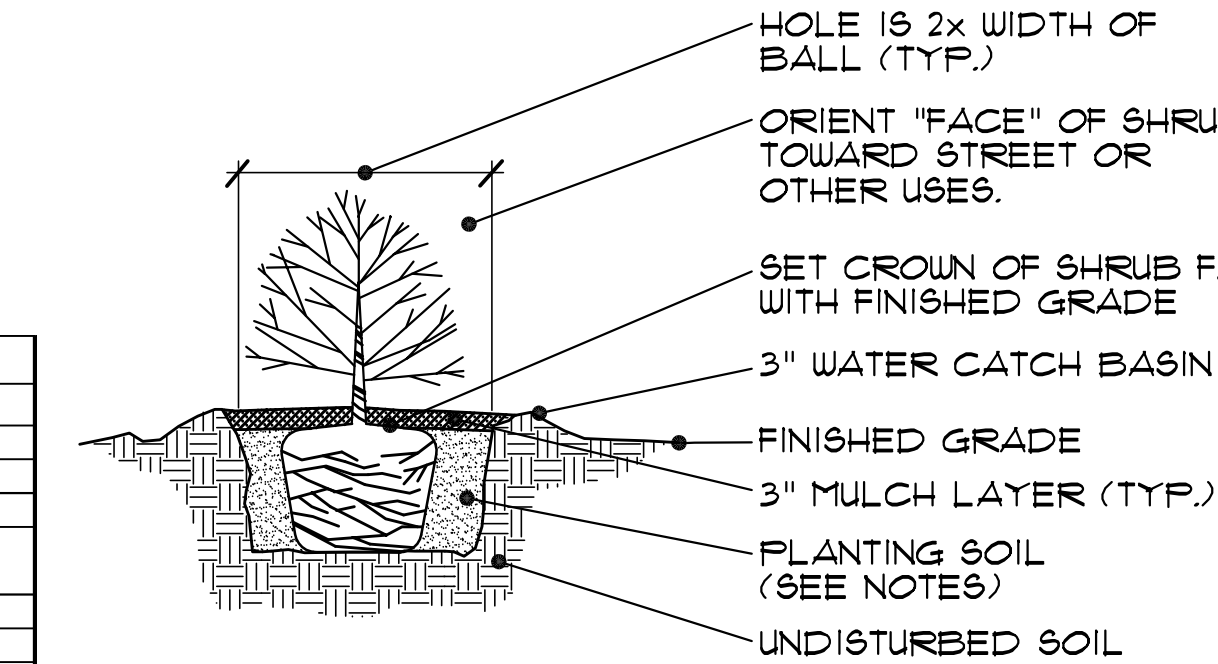
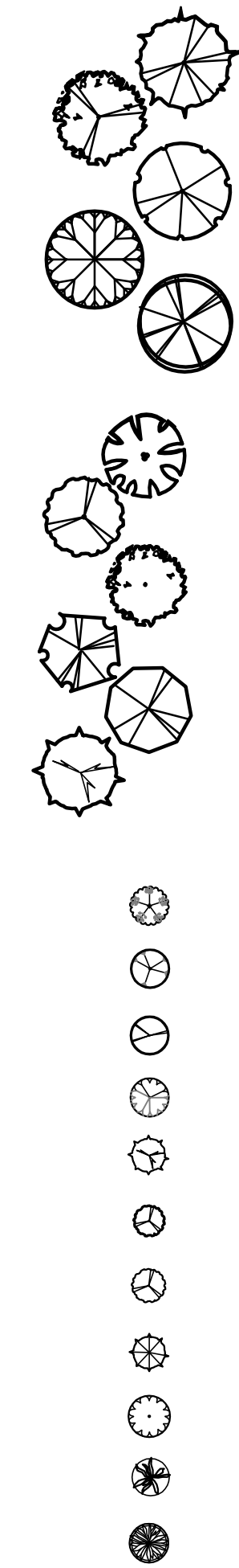
TITLE  
LANDSCAPE  
DATE  
APRIL 14, 2023  
SCALE  
1" = 20'-0"  
SHEET  
L-1



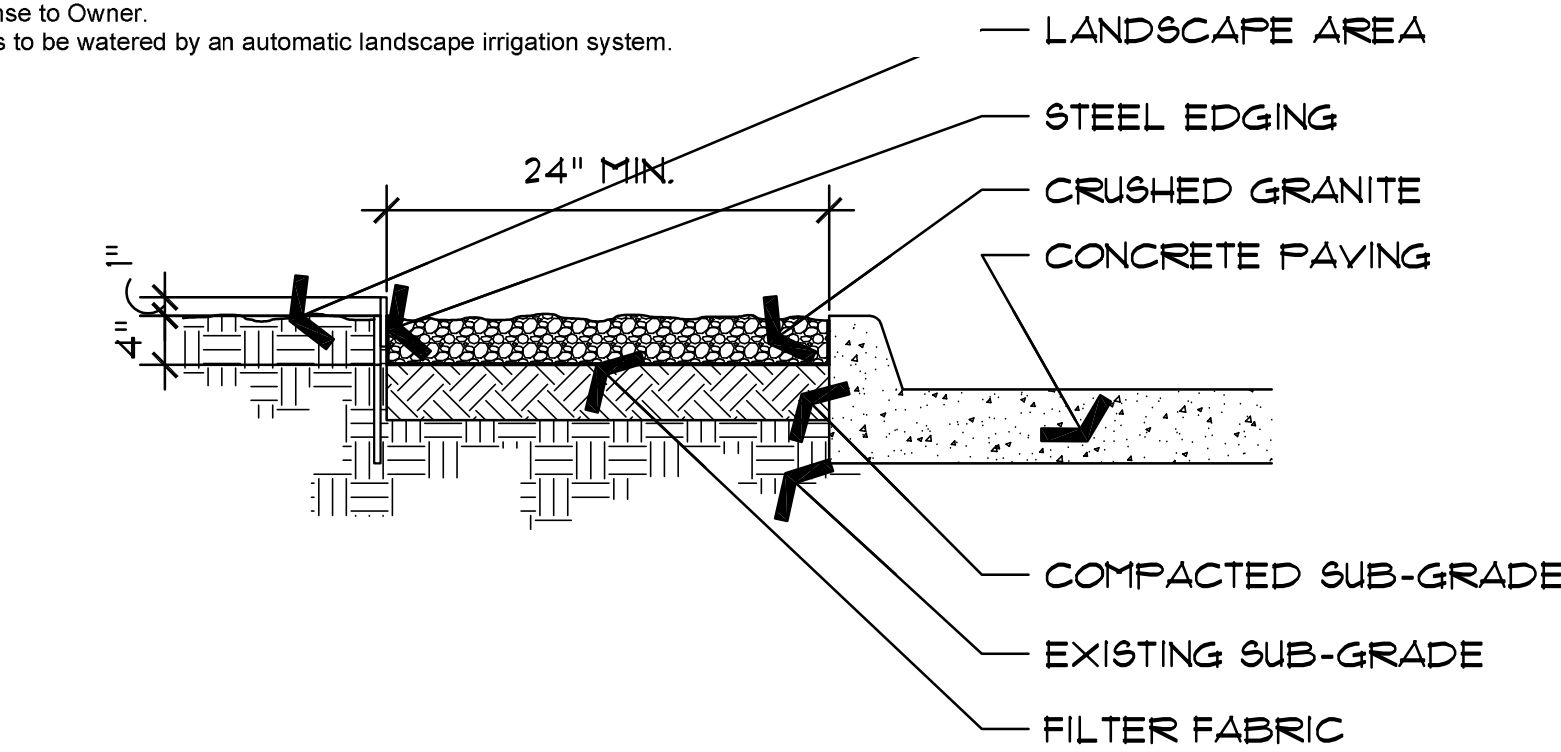
PLANT SCHEDULE					
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
<b>Shade Trees</b>					
BC	Taxodium distichum	Bald Cypress	13 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
BO	Quercus macrocarpa	Bur Oak	2 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	12 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	8 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Oak	5 EA.	#100, 4" cal. Min., 12' Ht. Min., 6' Spread Min.	Container., Single trunk, Well branched with Central Leader, 6' branching height
<b>Ornamental Trees</b>					
CM	Lagerstroemia indica 'Natchez'	Crapemyrtle - Natchez White	1 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height
MP	Prunus mexicana	Mexican Plum	1 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
RB	Cercis canadensis 'Forest Pansy'	Redbud 'Forest Pansy'	4 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
RBV	Viburnum rufidulum	Rusty Blackhaw Viburnum	1 EA.	#45, 10' Ht. min, 5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height
TY	Ilex vomitoria	Yaupon Holly Tree Form	6 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height, Berried
VT	Vitex agnus-castus	Chaste Tree	5 EA.	#60, 10' Ht. min, 5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height
<b>Shrubs</b>					
AEG	Abelia x grandiflora 'Edward Goucher'	Abelia - Edward Goucher	68 EA.	#5, 18" min. Ht., 15" min. spread	Container, Well branched full to ground, Plant 36" O.C.
ALL	Abelia x grandiflora 'Lemon-Lime'	Abelia - Lemon-Lime	9 EA.	#5, 18" min. Ht., 15" min. spread	Container, Well branched full to ground, Plant 36" O.C.
CL	Ternestromia gymnanthera	Cleyera	2 EA.	#5, 36" min. Ht., 24" min. Spread	Container, Well branched full to ground, Speciman
CN	Nandina domestica 'Compacta'	Compact Nandina	4 EA.	#5, 24" min. Ht., 18" min. Spread	Container, Well branched full to ground, Plant 36" O.C.
DBH	Ilex cornuata 'Burfordii Nana'	Dwarf Burford Holly	4 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" O.C.
DYH	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	8 EA.	#3, 12" min Ht., 12" min. spread	Container, Well branched full to ground, Plant 24" O.C.
KB	Buxus macrophylla 'Korean'	Boxwood - Korean	5 EA.	#5, 24" min. Ht., 18" min. Spread	Container, Well branched full to ground, Plant 30" O.C.
NPH	Ilex cornuta 'Needlepoint'	Needlepoint Holly	73 EA.	#7, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 36" O.C.
NRS	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	13 EA.	#15, 48" min. Ht., 30" min. spread	Container, Well branched full to ground, Plant 60" O.C.
RY	Hesperaloe parviflora	Red Yucca	32 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 60" O.C.
SLY	Yucca recurvifolia	Softleaf Yucca	24 EA.	#5, 36" min. Ht., 24" min. spread	Container, Well branched full to ground, Plant 60" O.C.
<b>Ornamental Grasses</b>					
CX	Carex texensis	Texas Sedge	165 EA.	#1	Container, Full, Plant 24" O.C.
LB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	13 EA.	#1	Container, Full, Plant 30" O.C.
MG-A	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	2 EA.	#5	Container, Full
<b>Perennials</b>					
AS	Salvia greggii	Autumn Sage	2 EA.	#1	Container, Full
MBS	Salvia farnacia	Mealy Blue Salvia	42 EA.	#1	Container, Full
<b>Groundcover</b>					
LM	Liriope muscari	Big Blue Lily Turf	60 EA.	#1	Container, Full, Plant 12" o.c.
<b>Lawn Grasses</b>					
BG	Cynodon dactylon	Bermuda Grass	19,775 Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
<b>Miscellaneous</b>					
DG	Decomposed Granite		1,200 Sq. Ft.	4" deep	Install per detail
SE	Steel Edging		886 Ln. Ft.	1/8" x 4"	Install per detail with metal stakes. Color: Green
	Tree Grate	Neenah #8704-A	3 EA.	4 Ft. x 4 Ft.	Color: Black Install per Manufacturer's Specifications

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
<b>Interior Area</b>		
10% of Vehicular Use Area (48,910 Sq. Ft.)	4,891 Sq. Ft.	18,890 Sq. Ft.
One Canopy Tree per 400 Sq. Ft. of Required Area	13 Ea.	13 Ea.
Terminus Island with One Canopy Tree	Yes	Yes
Minimum Size 9 Ft. x 18 Ft.	Yes	Yes
12 Parking Spaces Max. Apart	Yes	Yes
Ornamental Tree Along Major Access	No	No
Enhanced Pavement at Access and Crosswalks	Yes	Yes
<b>Perimeter Landscape</b>		
Parking Lot Screening	Yes	Yes
Landscape Buffer Along Street	20 Ft.	30 Ft.
One Canopy Tree per 30 Ln. Ft. (147 Ln. Ft.)	5 Ea.	5 Ea.
One Ornamental Tree per 5 Canopy Trees	1 Ea.	6 Ea.
Adjacent Property Buffer	10 Ft.	Varies 10 Ft. to 40 Ft.
One Canopy Tree per 50 Ln. Ft.		
West Property Line (266.28 Ln. Ft.)	6 Ea.	6 Ea.
South Property Line (485 Ln. Ft.)	10 Ea.	10 Ea.
One Ornamental Tree per 5 Canopy Trees		
West Property Line	2 Ea.	3 Ea.
South Property Line	2 Ea.	3 Ea.

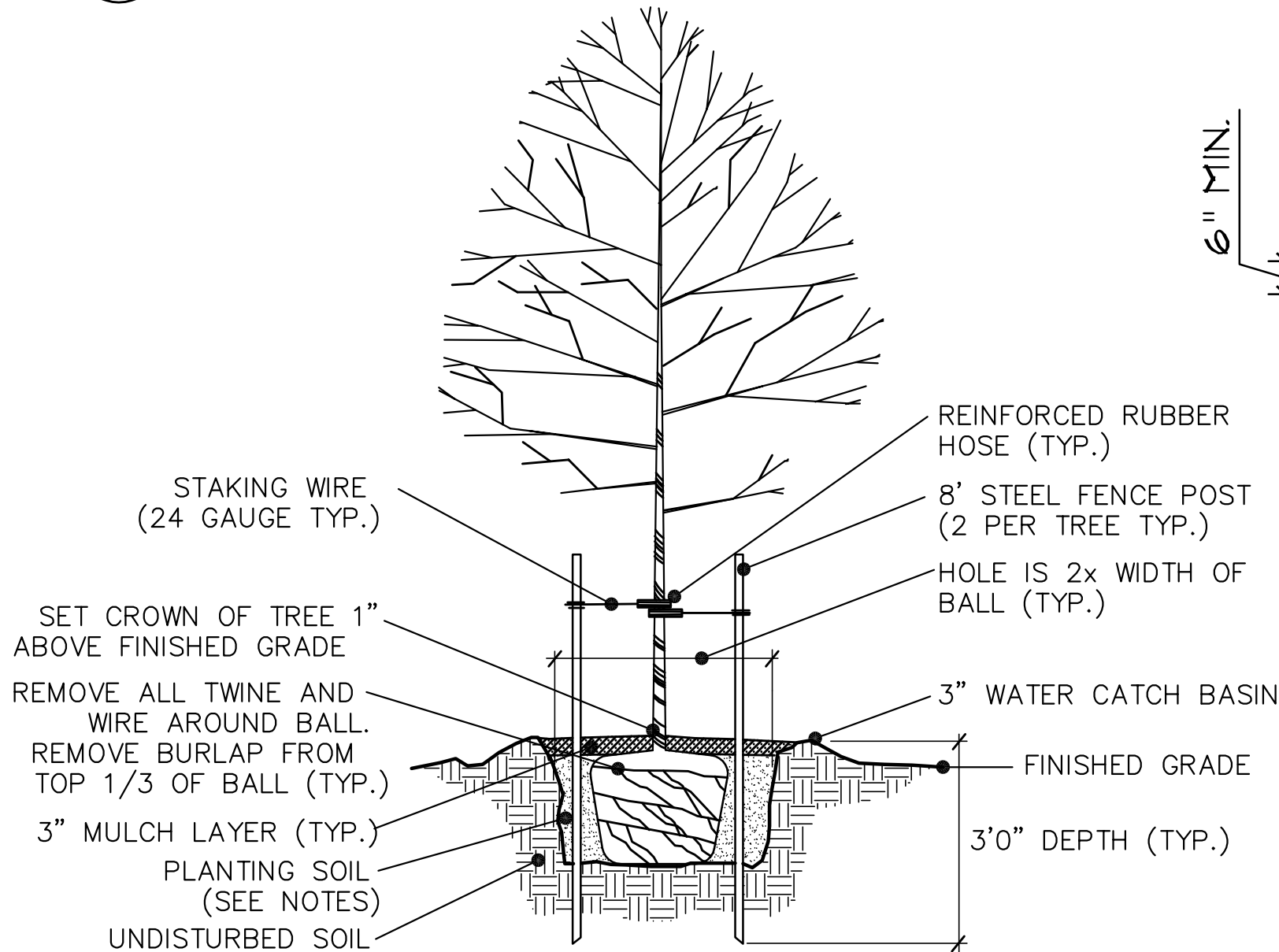
Landscape Points		
ITEM	POINTS	DESCRIPTION
Required Points	25	
Enhanced Hardscape	5	Stamped Concrete at parking entrance and building entrance
Enhanced Landscape	5	Landscape planting in all parking lot islands
Enhanced Buffer	5	Landscape buffer 5' more than what is required adjacent to street frontage and perimeter
Foundation Planting	5	Foundation shrub planting along front façade
Landscape Buffer Berm along Frontage	5	4 Ft. high berm between street and parking lot



5 SHRUB PLANTING  
SCALE: NONE



4 DECOMPOSED GRANITE  
SCALE: NONE

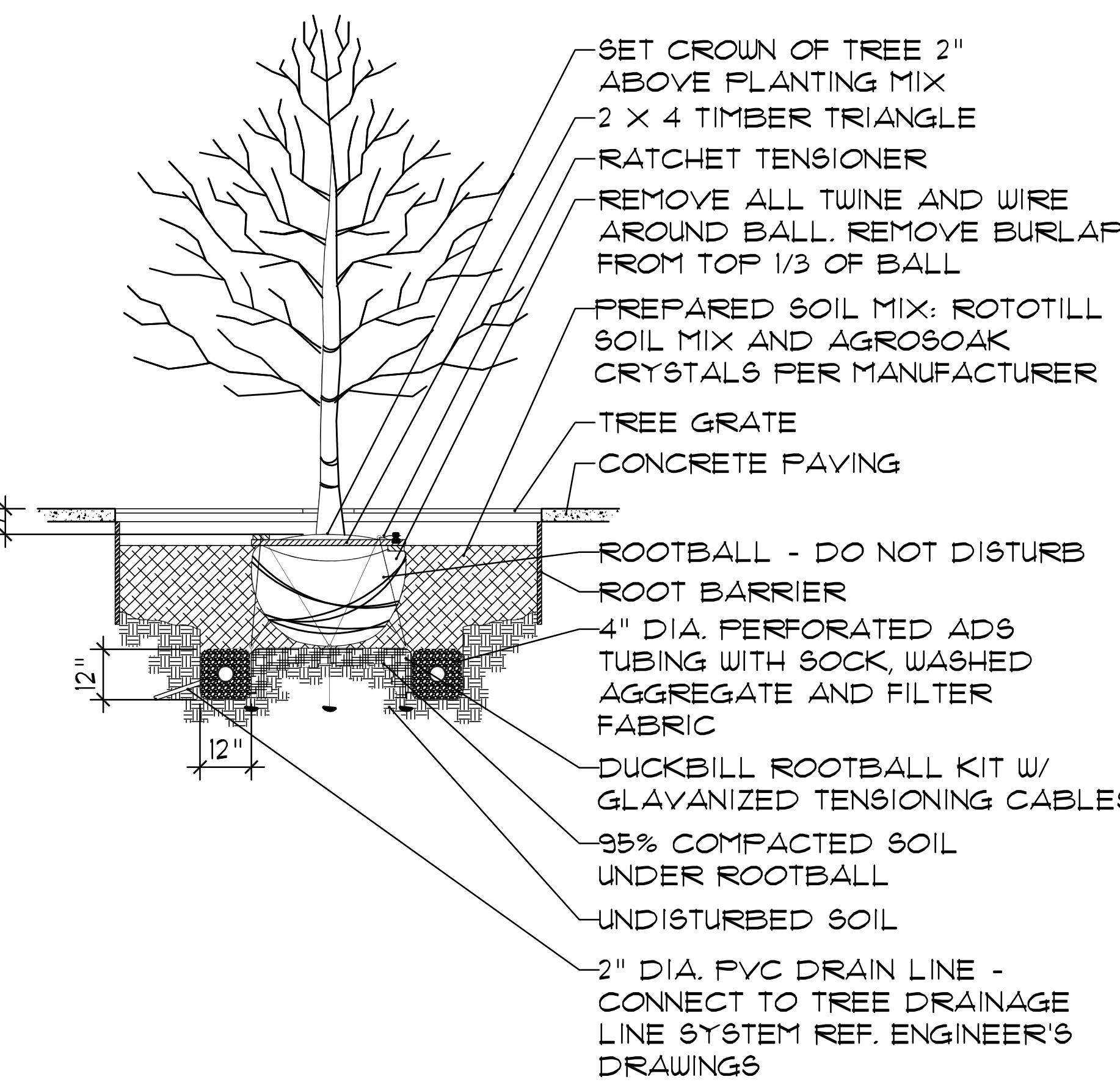
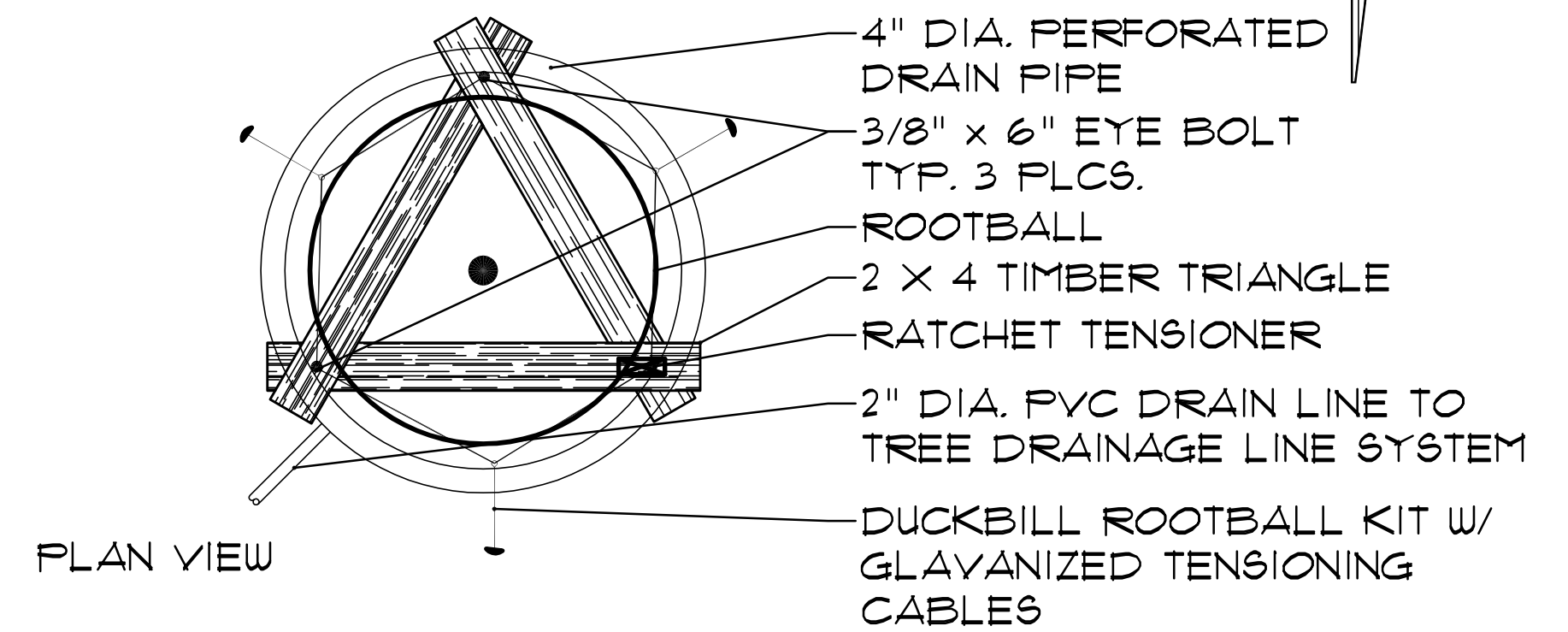


3 TREE PLANTING  
SCALE: NONE

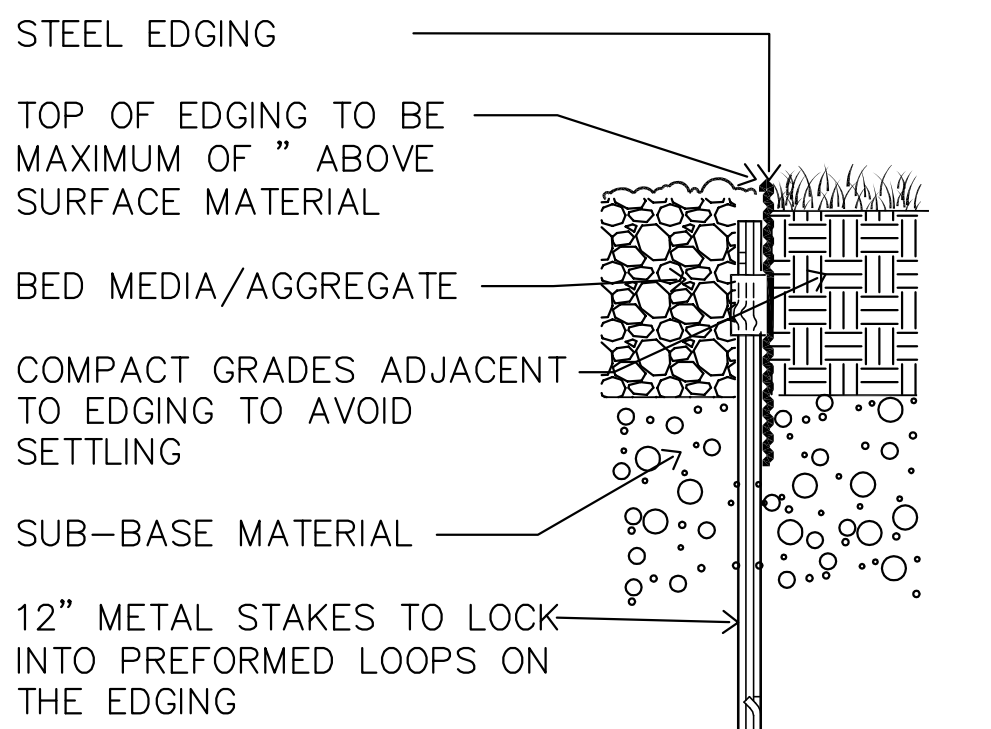
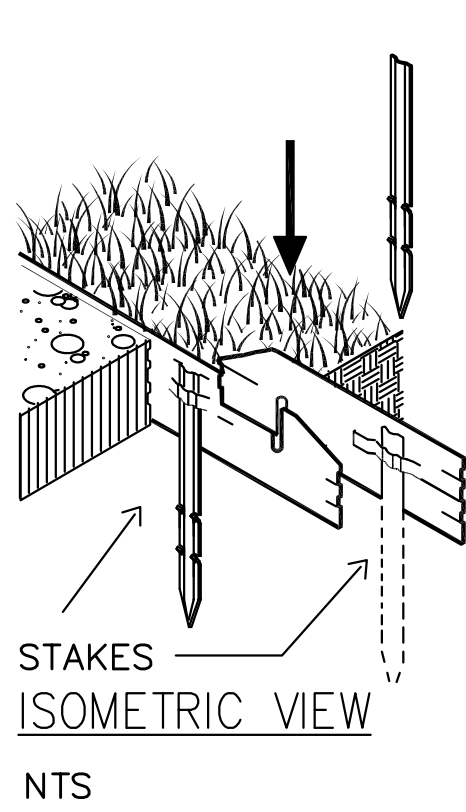
SIZE:  
1/8" X 4" THICK  
FINISH LEGEND:  
(GR) GREEN-ELECTROSTATICALLY APPLIED  
BAKED ON PAINT, MEETS AAMA 2603  
NOTES:

1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
2. 8'-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
3. 16'-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.

2 STEEL EDGING  
SCALE: NONE

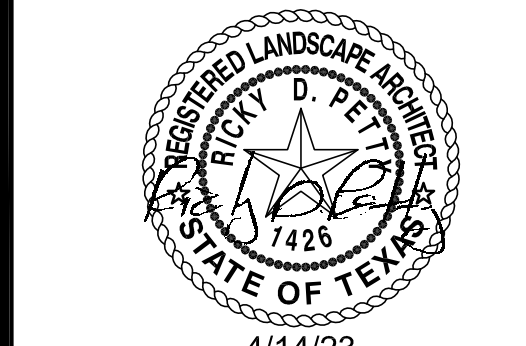


1 TREE GRATE  
SCALE: NONE



PROJECT NUMBER	21-021
REVISIONS	
CITY COMMENTS	6/15/23
CITY COMMENTS	8/07/23

380 RETAIL DEVELOPMENT  
U. S. HWY 380  
LITTLE ELM, TEXAS



PROJECT NAME  
380 RETAIL DEVELOPMENT  
U. S. HWY 380  
LITTLE ELM, TEXAS

RICKY D. PETTY  
LANDSCAPE ARCHITECT  
7720 ALTO CARO DRIVE  
DALLAS, TEXAS 75248  
PHONE: (214) 543-5265  
e-mail: ricky@rdpetty.com

TITLE LANDSCAPE  
DATE APRIL 14, 2023  
SCALE NONE  
SHEET



## TORO PRECISION

NO.	GPM	NO.	GPM	NO.	GPM
5A	0.05	8A	0.15	10A	0.2
5Q	0.08	8Q	0.2	10Q	0.3
5T	0.12	8T	0.3	10T	0.4
5H	0.15	8H	0.4	10H	0.6
5TT	0.2	8TT	0.5	10TT	0.8
5TQ	0.25	8TQ	0.6	10TQ	0.9
5F	0.3	8F	0.8	10F	1.2
12A	0.3	15A	0.4	4EST	0.4
12Q	0.4	15Q	0.6	4CST	0.8
12T	0.6	15T	0.9		
12H	0.9	15H	1.3		
12TT	1.1	15TT	1.7		
12TQ	1.3	15TQ	2.0		
12F	1.7	15F	2.6		

Pipe	
SIZE	GPM
3/4"	0 - 9.9
1"	10.0 - 14.9
1 1/4"	15.0 - 24.9
1 1/2"	25.0 - 34.9
2"	35.0 - 59.9
2 1/2"	60.0 - 74.9
3"	75.0 - 119.9
4"	120.0 - 199.9

## HYDRAULIC CALCULATIONS

ITEM	SIZE	F&I	NOTES
Maximum GPM			Fitting Loss Accounted By Adding 10% To Flow Shown in Manuf. Nozzle Chart.
Estimated - 300 GPM			TYPE "K" COPPER 30 LN. FT.
Service	1"	6.70	
Water Meter	1"	5.30	
Ball Valve	1"	0.20	
Wye Strainer	1"	0.20	
Backflow Preventer	1"	6.00	
Master Valve	1"	4.10	
Main Line	2"	1.80	300 LN. FT.
Station Valve	1"	4.10	
Zones		5.00	
Head		30.00	
Total Loss		63.40	Design Pressure
Assumed Static Pressure		65.00	
Pressure Differential		1.60	Residual Pressure

## IRRIGATION LEGEND and SCHEDULE

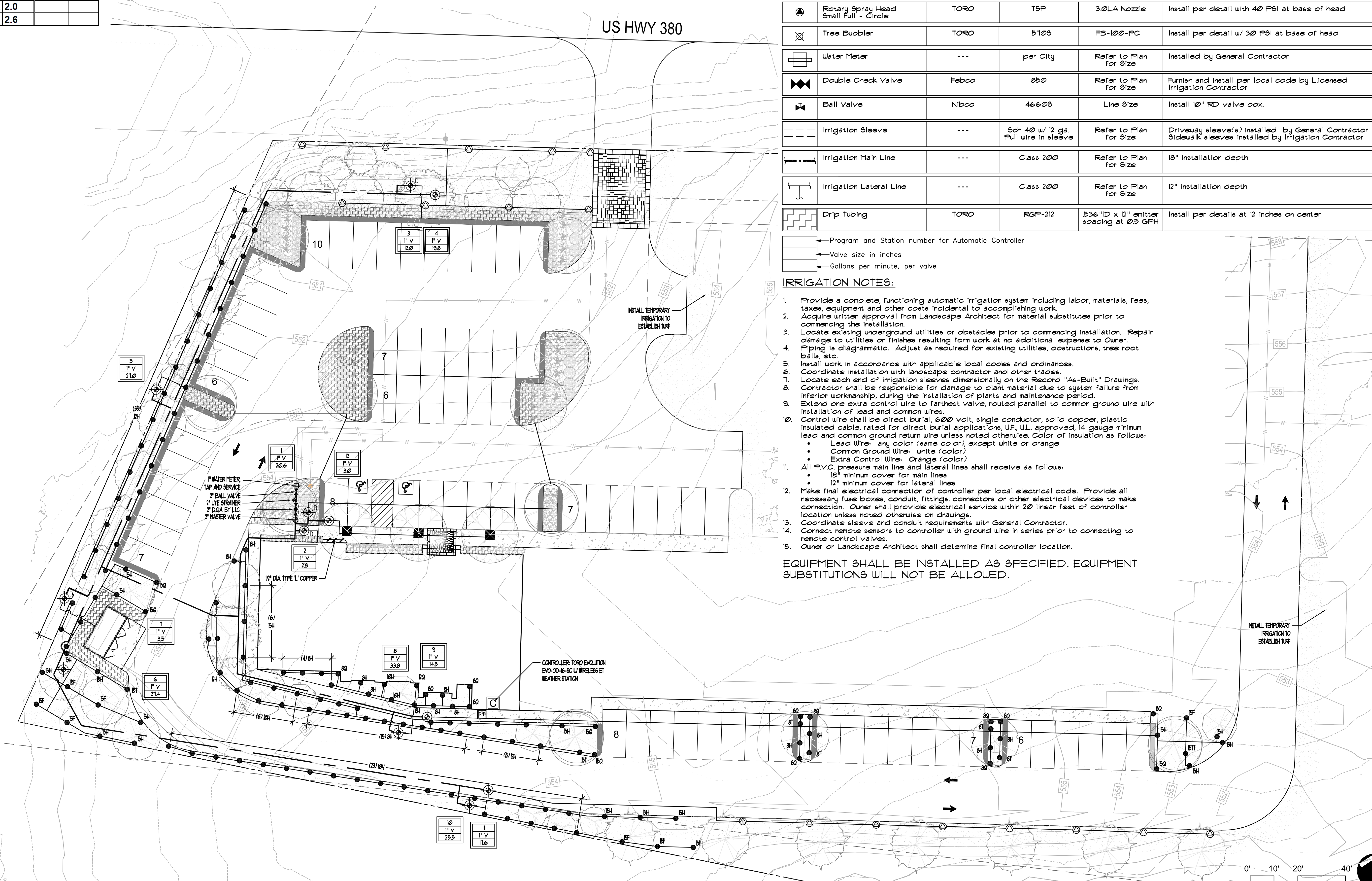
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
	Automatic Controller	TORO	Evolution Series	Refer to Plan for Size	Wall mount with Wireless ET Weather Station
	Master Valve (w/ Pressure Regulator)	TORO	P-220 W/ EZReg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Remote Control Valve (w/ Pressure Regulator)	TORO	P-220 W/ EZReg	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Drip Zone Valve Kit (w/ Pressure Regulator)	TORO	DK-700	Refer to Plan for Size	Install per detail in 12"x17" rectangular valve box w/ bolt down lid. Rout and paint valve number on lid.
	Laun Spray Head	TORO	510Z-4P-FRX W/ TORO Precision Series Nozzles	15Q, 15H OR 15F Nozzle U.N.O.	Install per detail w/ 30 PSI at base of head
	Rotary Spray Head Small Part - Circle	TORO	T5P	20LA Nozzle	Install per detail with 40 PSI at base of head
	Rotary Spray Head Small Full - Circle	TORO	T5P	30LA Nozzle	Install per detail with 40 PSI at base of head
	Tree Bubbler	TORO	510S	FB-100-PC	Install per detail w/ 30 PSI at base of head
	Water Meter	---	per City	Refer to Plan for Size	Installed by General Contractor
	Double Check Valve	Febco	850	Refer to Plan for Size	Furnish and install per local code by Licensed Irrigation Contractor
	Ball Valve	Nibco	4660S	Line Size	Install 10" RD valve box.
	Irrigation Sleeve	---	Sch 40 w/ 12 ga. Full wire in sleeve	Refer to Plan for Size	Driveway sleeve(s) installed by General Contractor Sidewalk sleeves installed by Irrigation Contractor
	Irrigation Main Line	---	Class 200	Refer to Plan for Size	18" installation depth
	Irrigation Lateral Line	---	Class 200	Refer to Plan for Size	12" installation depth
	Drip Tubing	TORO	RGP-212	536"ID x 12" emitter spacing at 0.5 GPH	Install per details at 12 inches on center

Program and Station number for Automatic Controller  
Valve size in inches  
Gallons per minute, per valve

## IRRIGATION NOTES:

- Provide a complete, functioning automatic irrigation system including labor, materials, fees, taxes, equipment and other costs incidental to accomplishing work.
- Acquire written approval from Landscape Architect for material substitutes prior to commencing the installation.
- Locate existing underground utilities or obstacles prior to commencing installation. Repair damage to utilities or finishes resulting from work at no additional expense to Owner.
- Piping is diagrammatic. Adjust as required for existing utilities, obstructions, tree root balls, etc.
- Install work in accordance with applicable local codes and ordinances.
- Coordinate installation with landscape contractor and other trades.
- Locate each end of irrigation sleeves dimensionally on the Record "As-Built" Drawings.
- Contractor shall be responsible for damage to plant material due to system failure from inferior workmanship, during the installation of plants and maintenance period.
- Extend one extra control wire to farthest valve, routed parallel to common ground wire with installation of lead and common wires.
- Control wire shall be direct burial, 600 volt, single conductor, solid copper, plastic insulated cable, rated for direct burial applications, UF, UL approved, 14 gauge minimum lead and common ground return wire unless noted otherwise. Color of insulation as follows:
  - Lead Wire: any color (same color), except white or orange
  - Common Ground Wire: white (color)
  - Extra Control Wire: Orange (color)
- All P.V.C. pressure main line and lateral lines shall receive as follows:
  - 18" minimum cover for main lines
  - 12" minimum cover for lateral lines
- Make final electrical connection of controller per local electrical code. Provide all necessary fuse boxes, conduit, fittings, connectors or other electrical devices to make connection. Owner shall provide electrical service within 20 linear feet of controller location unless noted otherwise on drawings.
- Coordinate sleeve and conduit requirements with General Contractor.
- Connect remote sensors to controller with ground wire in series prior to connecting to remote control valves.
- Owner or Landscape Architect shall determine final controller location.

EQUIPMENT SHALL BE INSTALLED AS SPECIFIED. EQUIPMENT SUBSTITUTIONS WILL NOT BE ALLOWED.



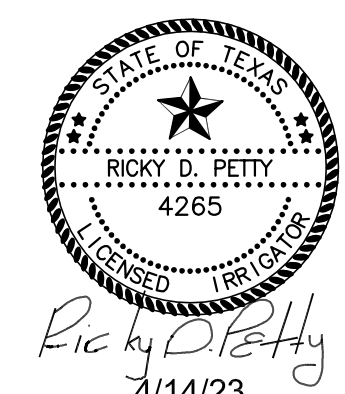
0' 10' 20' 40'  
SCALE: 1"=20'-0"  
IRRIGATION PLAN

PROJECT: 380 RETAIL DEVELOPMENT  
PROJECT NUMBER: 21-021  
REVISIONS:

CITY COMMENTS 6/15/23  
CITY COMMENTS 8/07/23

## 380 RETAIL DEVELOPMENT

U. S. HWY 380  
LITTLE ELM, TEXAS

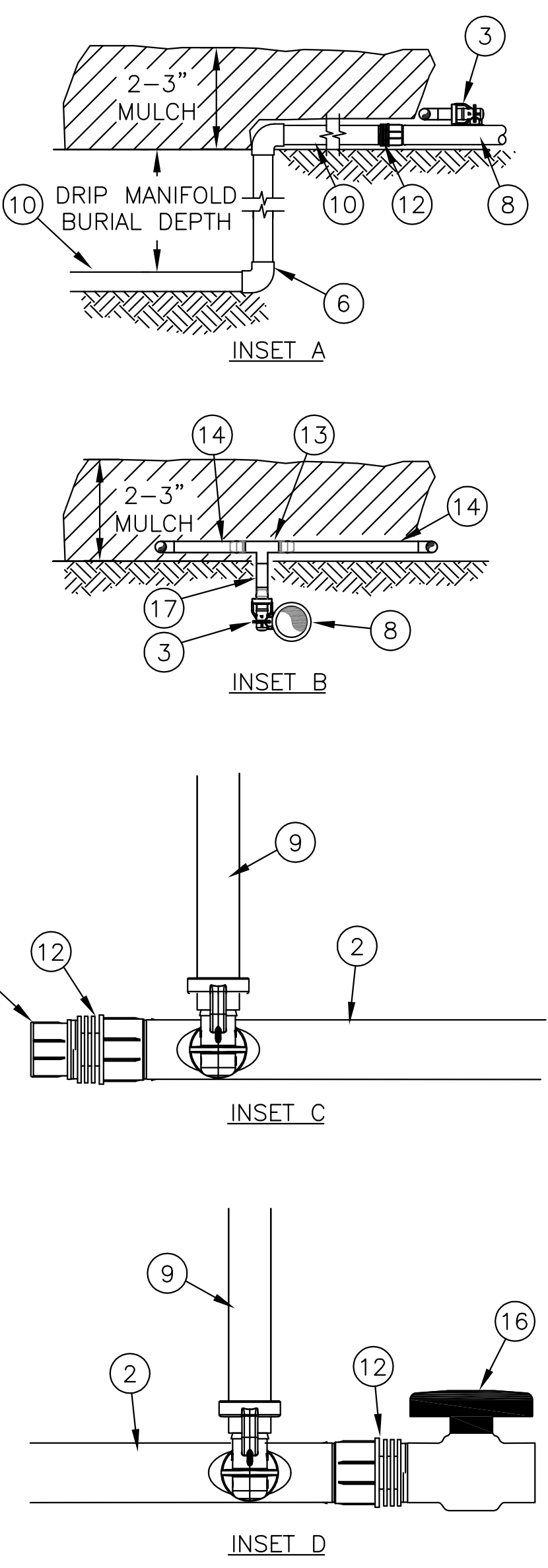
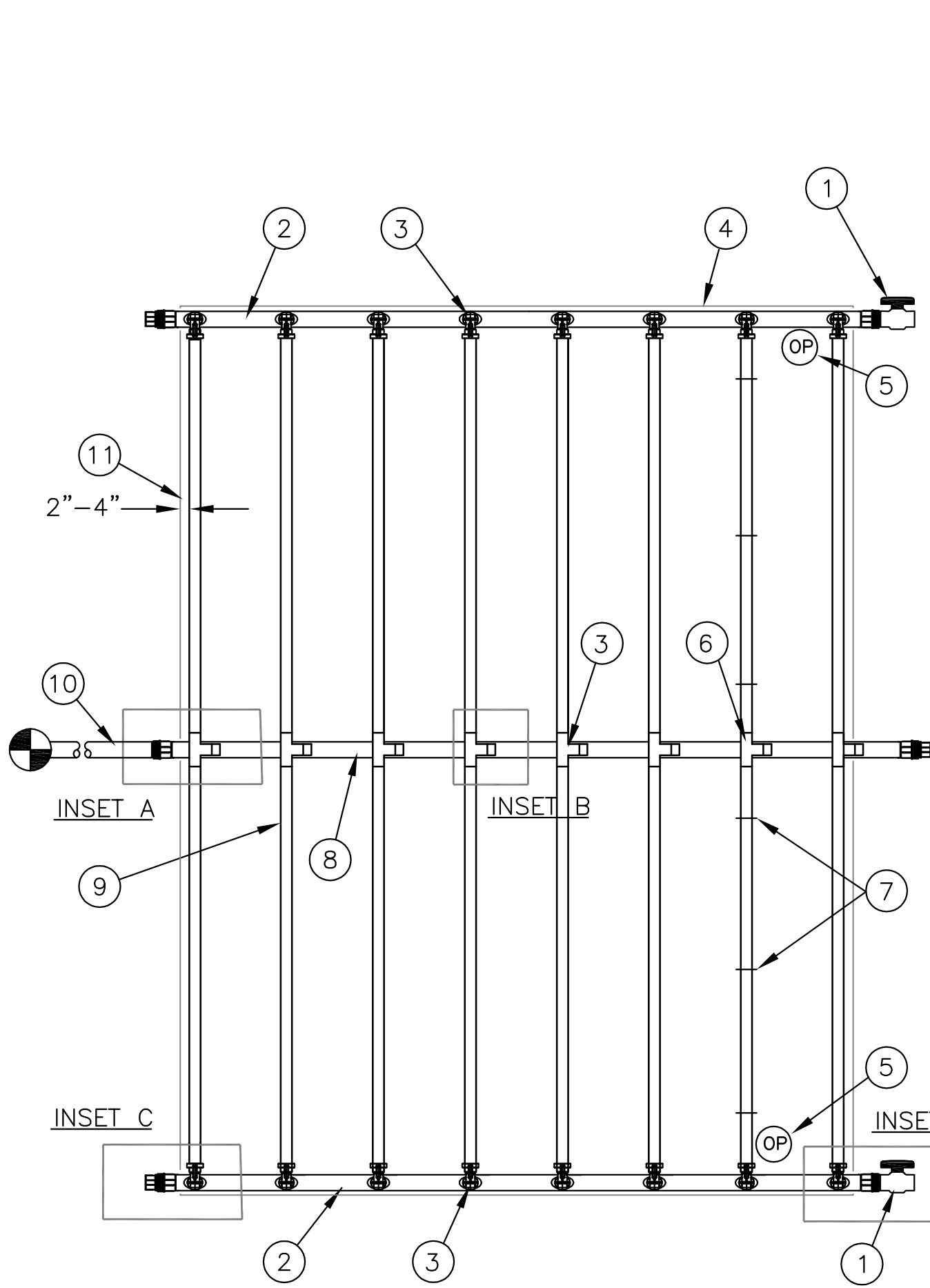


PROJECT NAME  
380 RETAIL DEVELOPMENT  
U. S. HWY 380  
LITTLE ELM, TEXAS

RICKY D. PETTY  
LANDSCAPE ARCHITECT  
7720 ALTO CARO DRIVE  
DALLAS, TEXAS 75248  
PHONE: (214) 543-5265  
e-mail: ricky@rdpetty.com

TITLE: IRRIGATION  
DATE: APRIL 14, 2023  
SCALE: 1" = 20'-0"  
SHEET





- NOTES:
- FOR ALL QF HEADER CONNECTIONS INSTALL TLF SERIES TWIST LOCK FITTINGS
  - DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON HUNTER WEB SITE (WWW.HUNTERINDUSTRIES.COM) FOR SUGGESTED SPACING.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

## DL2000 SUB-SURFACE DRIPLINE

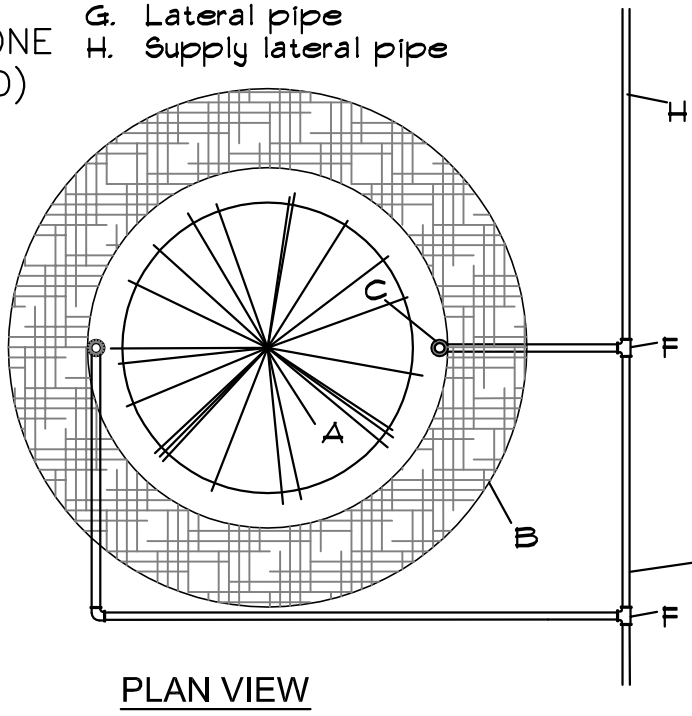
NOT TO SCALE

- FLUSH POINT (TYPICAL)  
SEE TORO DETAIL "T-FCH-H"
- QF EXHAUST HEADER
- PRE-INSTALLED BARB FITTING
- PERIMETER OF AREA
- OPERATION INDICATOR  
RAINBIRD OPERIND
- PVC SCH 40 ELL (TYPICAL)
- TIE-DOWN STAKES  
REFER TO TORO DRIPLINE DESIGN GUIDE FOR PROPER SPACING
- QF SUPPLY HEADER
- SUB-SURFACE/ON-SURFACE DRIPLINE:  
TORO DL2000 DRIPLINE (TYPICAL)  
NON-POTABLE: TORO DL2000-E
- PVC SUPPLY PIPE FROM TORO DRIP ZONE ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED  
2"-4" FROM PERIMETER OF AREA
- TWIST LOCK FITTING : TLF-MPT
- BARB X BARB INSERT TEE:  
TTL-T (TYPICAL)
- TORO DL2000 SERIES DRIPLINE (TYPICAL)
- TWIST LOCK CAP
- PVC SCH 40 BALL VALVE
- TORO HDL BLANK TUBING

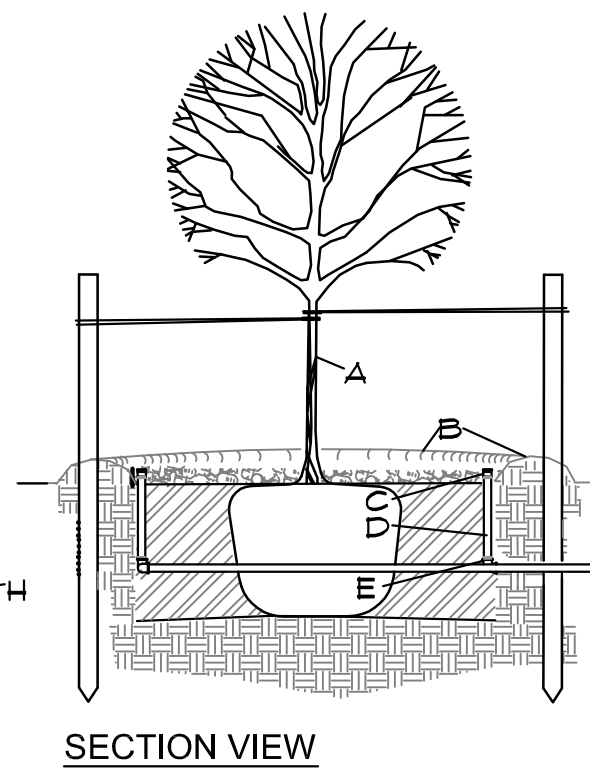
DL2000 Dripline Maximum Lateral Lengths (Feet)				
Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.5	1.0	0.5	1.0
20	360	160	475	395
30	400	260	565	375
40	460	400	650	430

- GENERAL NOTES:**
- Keep all laterals and heads away from the root ball, and inside of the tree ring.
  - Install top of head flush with root flare.

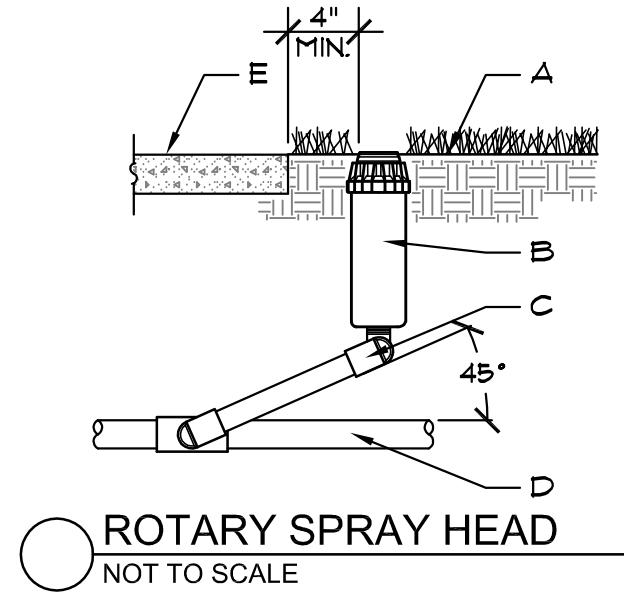
- CONSTRUCTION NOTES:**
- Tree
  - Tree ring
  - Bubbler Nozzle
  - Sch 80 Riser (Length as required)
  - Sch 40 5xT 90
  - Sch 40 Tee
  - Lateral pipe
  - Supply lateral pipe



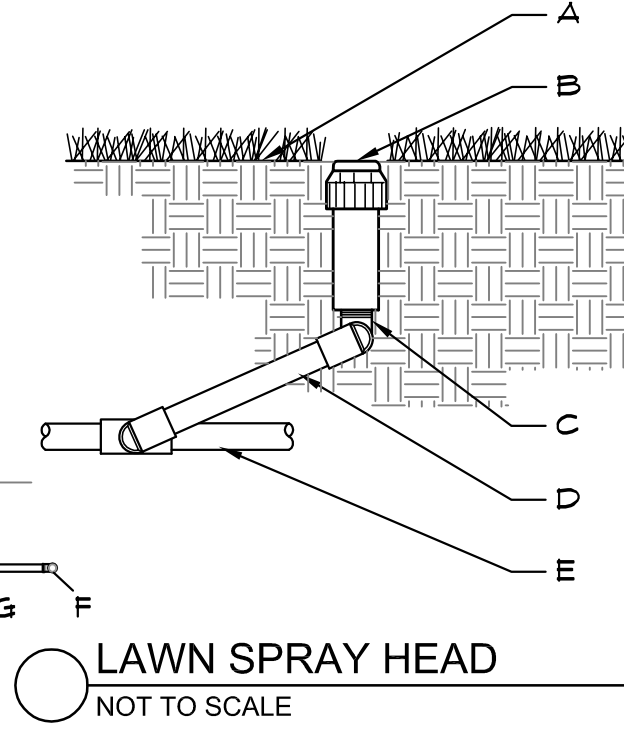
ISOLATED TREE PLANTING  
NOT TO SCALE



SECTION VIEW



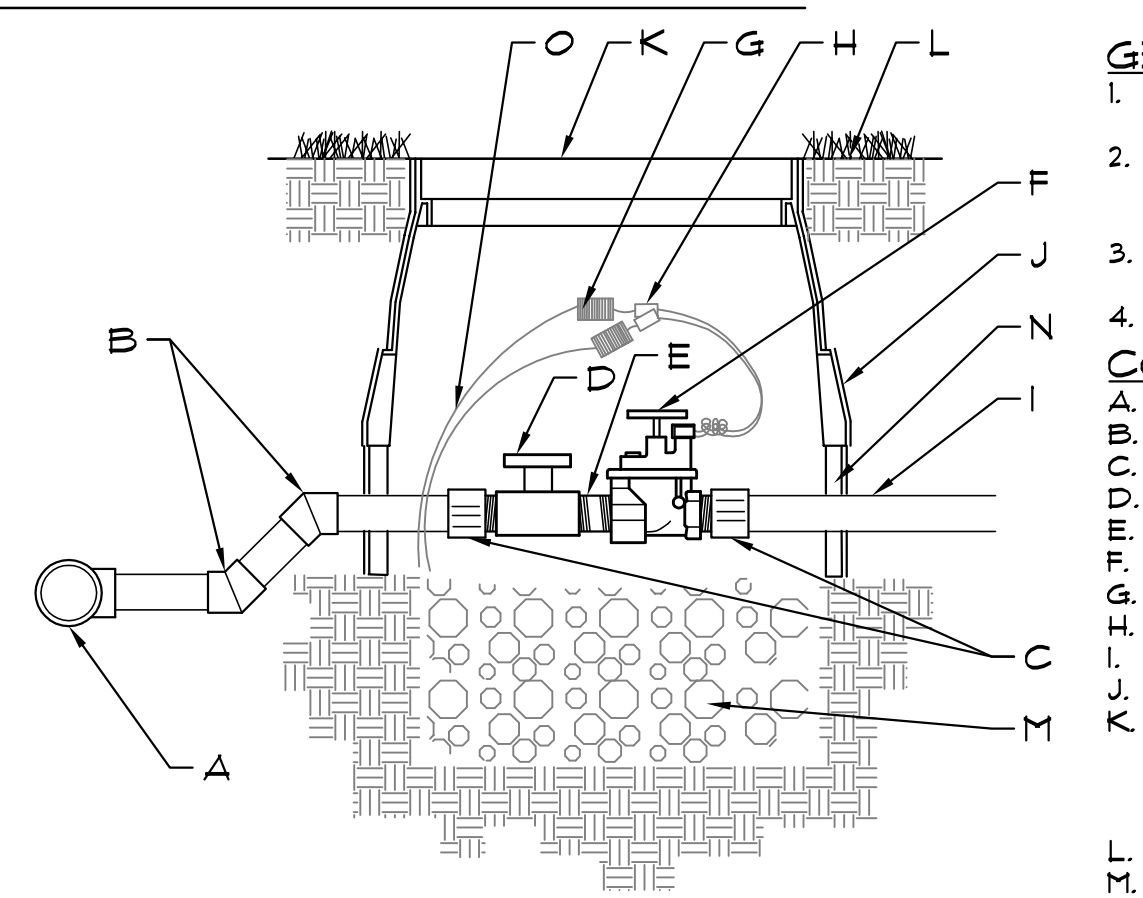
ROTARY SPRAY HEAD  
NOT TO SCALE



LAWN SPRAY HEAD  
NOT TO SCALE

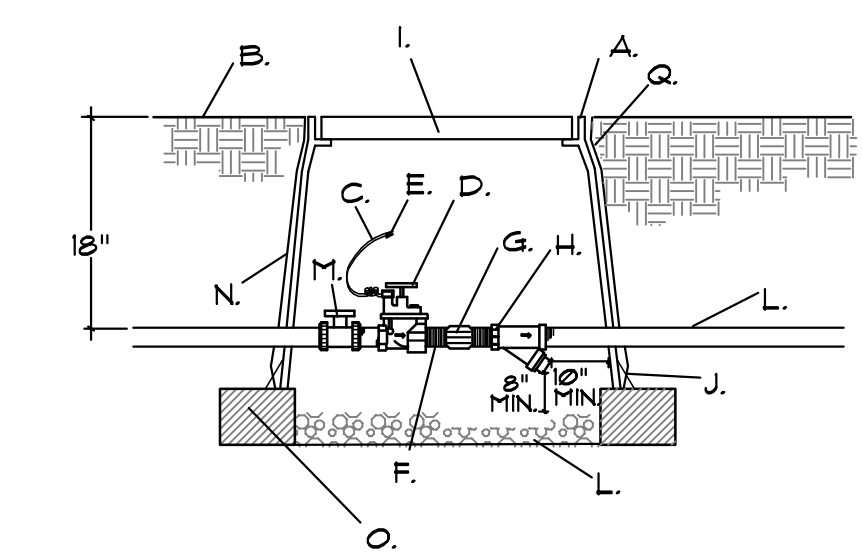
- GENERAL NOTES:**
- SET TOP OF HEAD FLUSH WITH FINISH GRADE
  - FLUSH PIPING PRIOR TO INSTALLING NOZZLE
  - SET HEAD OFFSET OF LATERAL AND MAINLINE PIPING
- CONSTRUCTION NOTES:**
- FINISH GRADE
  - ROTARY SPRAY HEAD
  - 3/4" LASCO UNITIZED O-RING SWING JOINT ASSEMBLY
  - LATERAL PIPING
  - PAVING

- GENERAL NOTES:**
- SET TOP OF HEAD FLUSH WITH FINISH GRADE.
- CONSTRUCTION NOTES:**
- FINISH GRADE
  - SPRINKLER HEAD (SEE PLAN)
  - SCH. 40 NIPPLE
  - TORO SUPER RUNNY PIPE SWING JOINT 8PPA-5/25.
  - LATERAL PIPE.



ELECTRIC VALVE  
NOT TO SCALE

- GENERAL NOTES:**
- INSTALL FEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
  - MAINLINE SHALL HAVE A MINIMUM OF 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
  - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
  - CENTER VALVE ASSEMBLY IN VALVE BOX.
- CONSTRUCTION NOTES:**
- PVC SERVICE TEE
  - SCH 40 45° BEND
  - SCH 40 MALE ADAPTER
  - SCH 40 BALL VALVE
  - GRAY SCH 80 SHORT NIPPLE (TBE)
  - AUTOMATIC VALVE
  - WIRE COIL
  - WATERPROOF WIRE CONNECTORS
  - LATERAL PIPE
  - 10 ML BLACK PLASTIC ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK, ROUT AND PAINT VALVE NUMBER ON TOP OF LID. SET 1/4" ABOVE FINISH GRADE.
  - FINISH GRADE
  - WASHED FEA GRAVEL - 6" DEPTH MIN
  - 6" VALVE BOX EXTENSIONS AS REQUIRED
  - VALVE WIRING

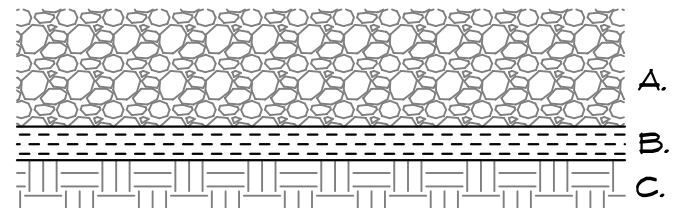


DRIPLINE VALVE/FILTER ASSEMBLY  
NOT TO SCALE

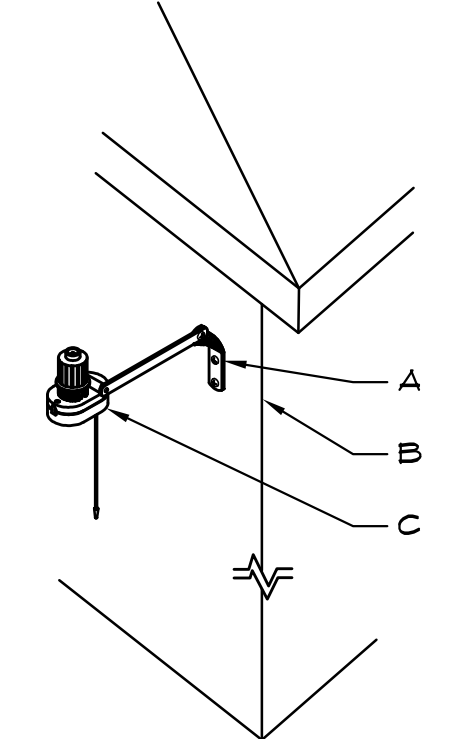
- CONSTRUCTION NOTES:**
- 12" X 11" PLASTIC VALVE BOX WITH LOCKING LID.
  - FINISHED GRADE.
  - 24" WIRE LOOP.
  - AUTOMATIC VALVE, SEE IRRIGATION PART LIST.
  - WATER PROOF WIRE CONNECTOR.
  - SCH 80 NIPPLE.
  - PRESSURE REGULATOR.
  - WYE STRAINER. INSTALL TO PROVIDE ACCESS FOR MAINTENANCE AND REPLACEMENT OF FILTER.
  - LOCKING VALVE BOX COVER.
  - VALVE BOX EXTENSIONS IF NEEDED.
  - LATERAL LINE.
  - 4" LAYER OF 3/4" GRAVEL.
  - TRUE UNION BALL VALVE.
  - 6MM BLACK POLYETHYLENE PLASTIC TAPE TO ALL INLET AND OUTLET PIPE AND INSTALL FULL LENGTH OF VALVE BOX BOTTOM.
  - C.M.W. BLOCK

- GENERAL NOTES:**
- CONTRACTOR SHALL PLACE DRIPLINE TO ASSURE ADEQUATE WATERING FOR PLANT GROWTH AND VIABILITY. DO NOT EXCEED DRIP LINE RUNS GREATER THAN 110 LN. FT.

- CONSTRUCTION NOTES:**
- MULCH (REF. LANDSCAPE DRAWINGS)
  - DRIPLINE
  - BED PREP (REF. LANDSCAPE PLAN)



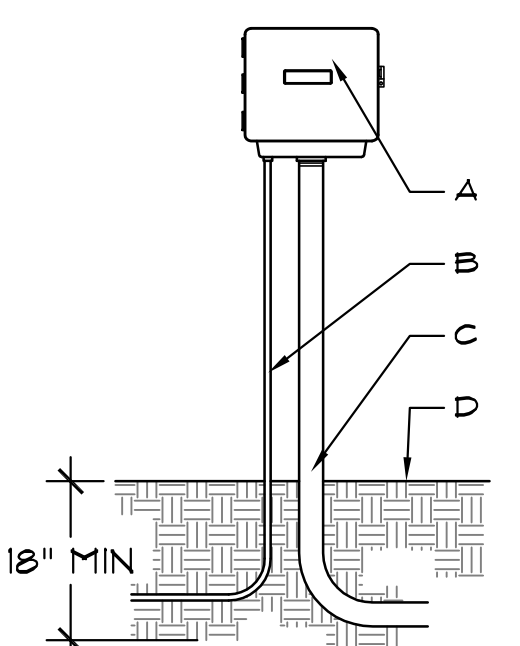
DRIPLINE / CRUSHER FINES  
NOT TO SCALE



RAIN SENSOR  
NOT TO SCALE

- GENERAL NOTES:**
- LOCATE SENSOR ABOVE THE CONTROLLER. AS APPROVED BY LANDSCAPE ARCHITECT
  - CONNECT SENSOR TO CONTROLLER PER MANUFACTURER'S SPECS.
  - MINIMUM 6" ABOVE GRADE

- CONSTRUCTION NOTES:**
- ATTACH TO WALL PER MANUFACTURER'S SPECS
  - WALL
  - SENSOR - POSITION SO THERMOSTAT PORTION POINTS SOUTH

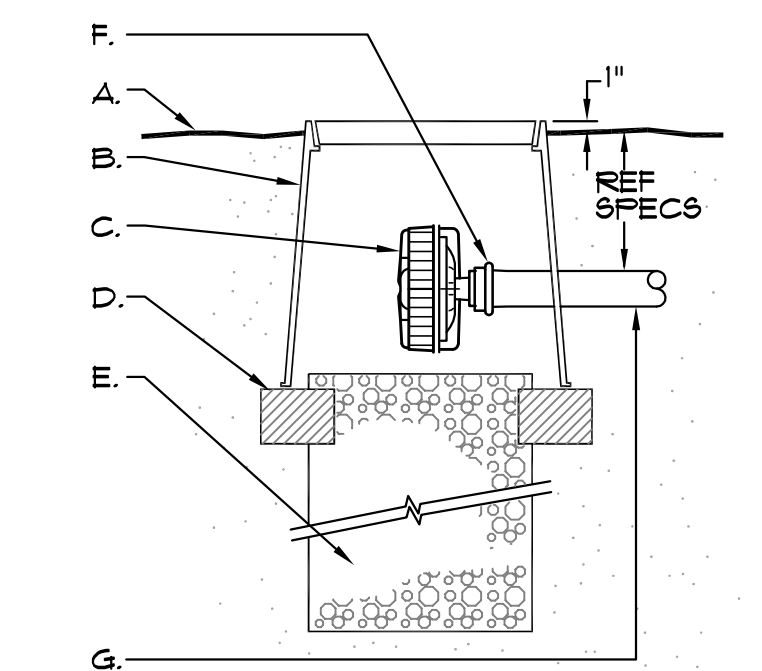


WALL MOUNTED CONTROLLER  
NOT TO SCALE

- GENERAL NOTES:**
- INSTALL PER MANUFACTURER'S SPECIFICATIONS.
  - INSTALL ELECTRICAL SERVICE PER LOCAL CODES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION INSTALLATION.
  - ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4"-6" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
  - ATTACH TEMPERATURE SENSOR TO CONTROLLER WITH STAINLESS STEEL SCREWS IN LOCATION APPROVED BY IRRIGATION CONSULTANT.
- CONSTRUCTION NOTES:**
- WEATHERPROOF CONTROLLER. REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS.
  - ELECTRIC SERVICE 1/2" CONDUIT.
  - REMOTE ELECTRIC VALVE 2" CONDUIT.
  - FINISH GRADE

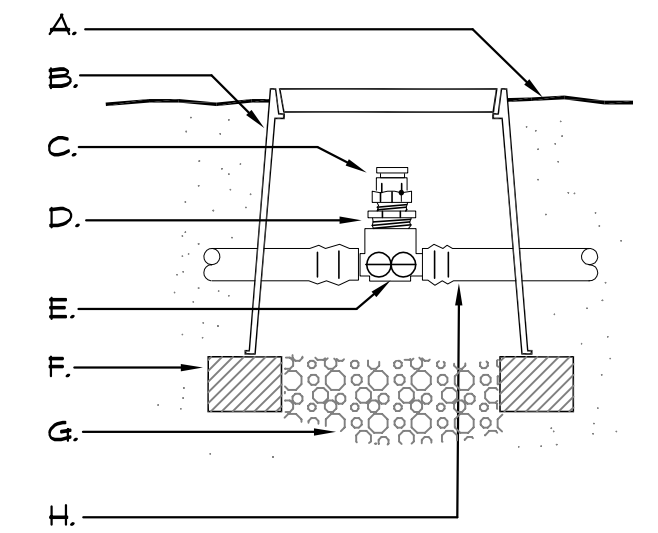
- GENERAL NOTES:**
- INSTALL WASHED FEA GRAVEL BELOW DCA TO ALLOW ACCESS TO TEST COCKS AND OPERATION OF BALL VALVES
  - INSTALL FEA GRAVEL FLUSH WITH ELECTRIC VALVE.
  - PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
  - CENTER VALVE ASSEMBLY IN VALVE BOX.

- CONSTRUCTION NOTES:**
- WATER METER (SIZE PER PLAN)
  - BALL VALVE (SIZE PER LINE)
  - WYE STRAINER (SIZE PER LINE)
  - TYPE "K" COPPER PIPE
  - COPPER 5xT COUPLING
  - TEE NIPPLE
  - PIPE PER CITY CODE
  - COUPLING
  - FINISH GRADE
  - JUMBO VALVE BOX. SET FLUSH WITH FINISH GRADE
  - DOUBLE CHECK VALVE ASSEMBLY
  - COMPACTED SUBGRADE
  - MALE ADAPTER
  - MASTER ELECTRIC VALVE
  - WIRE COIL
  - WATERPROOF WIRE CONNECTORS
  - 10 ML BLACK PLASTIC
  - 10" RD VALVE BOX. SET 1/4" ABOVE FINISH GRADE.
  - WASHED FEA GRAVEL - 12" DEPTH MIN
  - VALVE WIRING



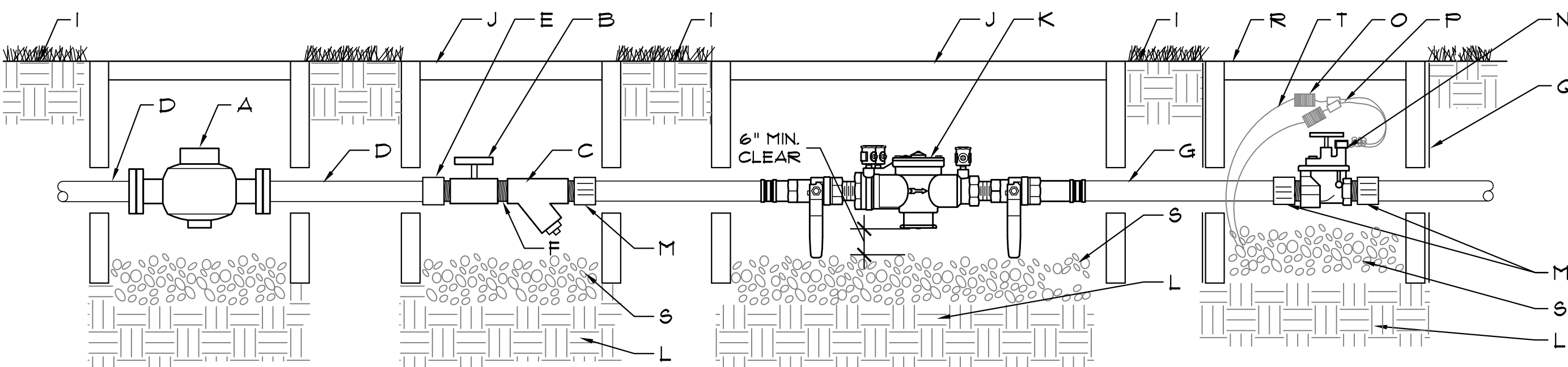
TECHLINE LINE FLUSHING VALVE  
NOT TO SCALE

- CONSTRUCTION NOTES:**
- FINISH GRADE
  - VALVE BOX
  - LINE FLUSHING VALVE
  - BRICK SUPPORTS (THREE)
  - WASHED AGGREGATE SUMP (1 CUBIC FOOT)
  - COMPRESSION RING
  - TECHLINE 11MM TUBING



TECHLINE AIR/VACUUM RELIEF  
NOT TO SCALE

- CONSTRUCTION NOTES:**
- FINISH GRADE
  - 6" ROUND VALVE BOX
  - AIR / VACUUM RELIEF VALVE
  - 3/4" M X 1/2" F REDUCTION BUSHING
  - TECHLINE 180° 2-WAY ADAPTER TEE
  - BRICK SUPPORTS (THREE)
  - WASHED AGGREGATE SUMP
  - TECHLINE TUBING



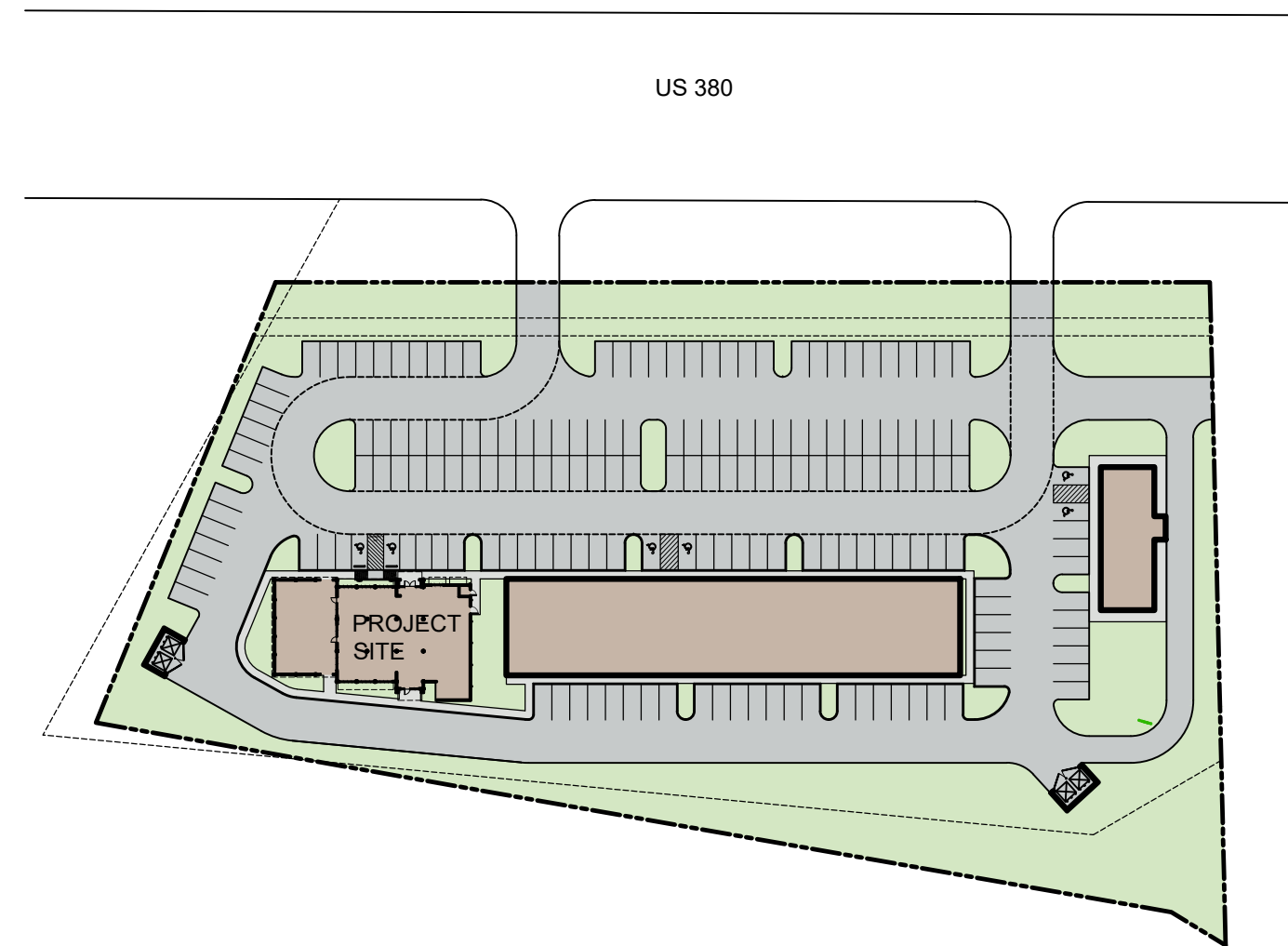
BACKFLOW PREVENTER CONNECTION  
NOT TO SCALE

## 380 RETAIL DEVELOPMENT

U. S. HWY 380  
LITTLE ELM, TEXAS

**RICKY D. PETTY**  
LANDSCAPE ARCHITECT  
7720 ALTO CARO DRIVE  
DALLAS, TEXAS 75248  
PHONE: (214) 543-5265  
e-mail: ricky@rdpetty.com

TITLE: IRRIGATION  
DATE: APRIL 14, 2023  
SCALE: 1" = 20'-0"  
SHEET: L-4

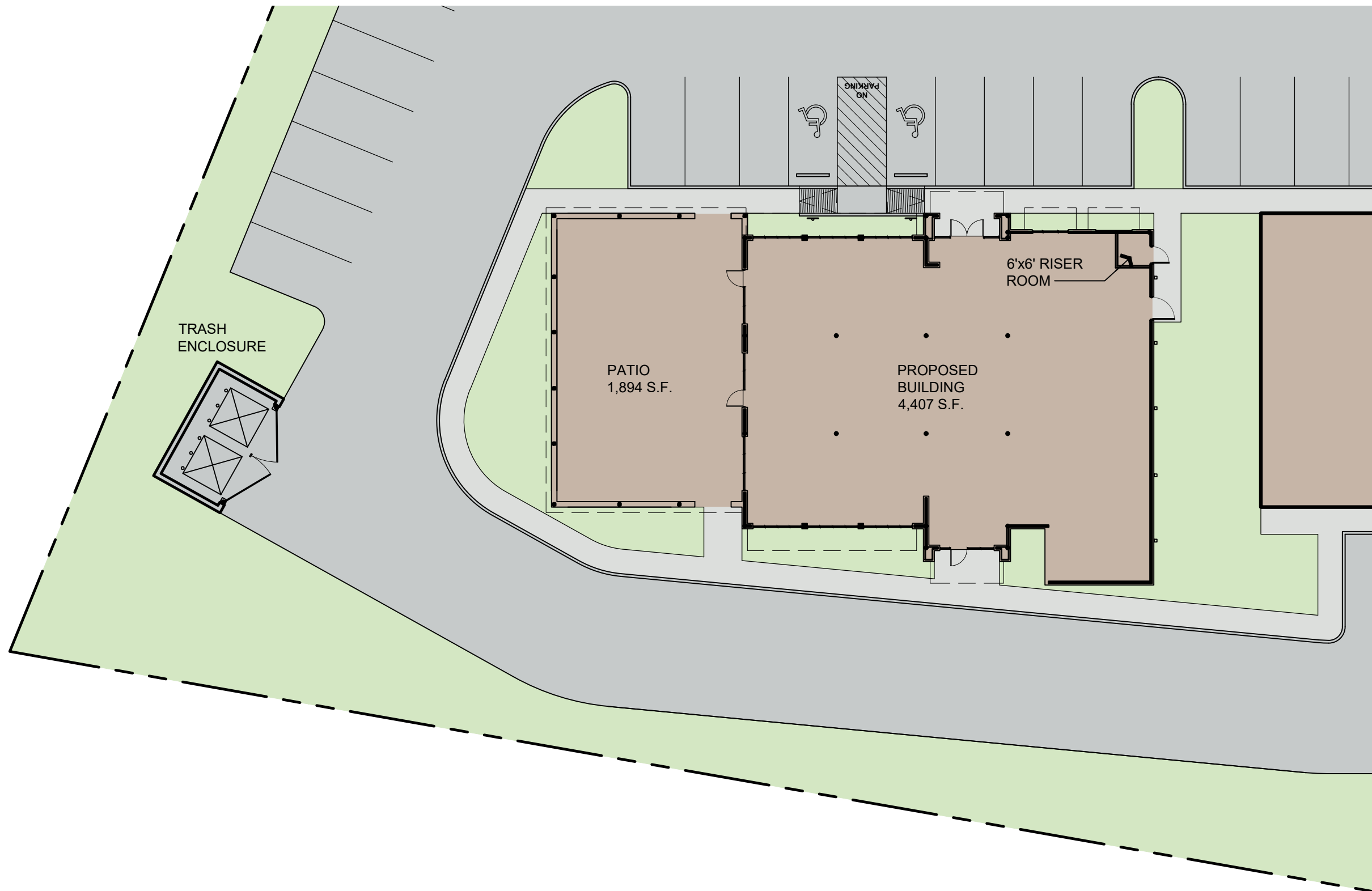


02

OVERALL SITE PLAN

Scale: 1" = 100'-0"  
50' 0 25' 50' 100' 200'

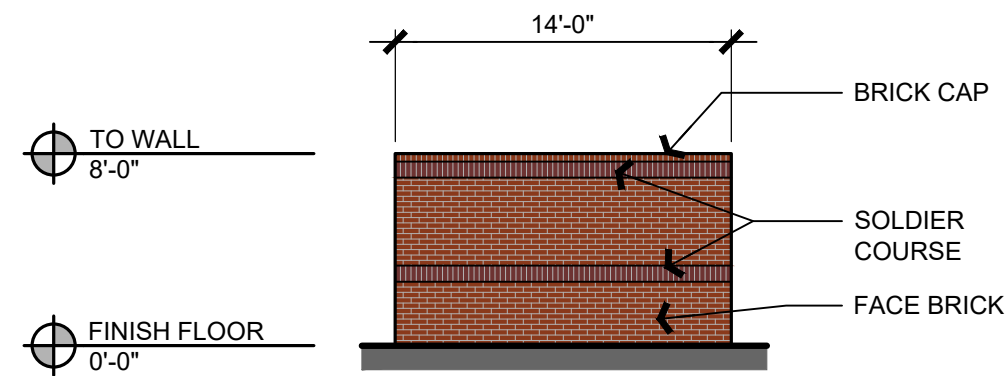
NOTE:  
OVERALL SITE PLAN IS FOR  
REFERENCE ONLY. APPROVAL  
OF THIS SUP DOES NOT INCLUDE  
APPROVAL OF THIS SITE PLAN.



01

PROJECT SITE PLAN

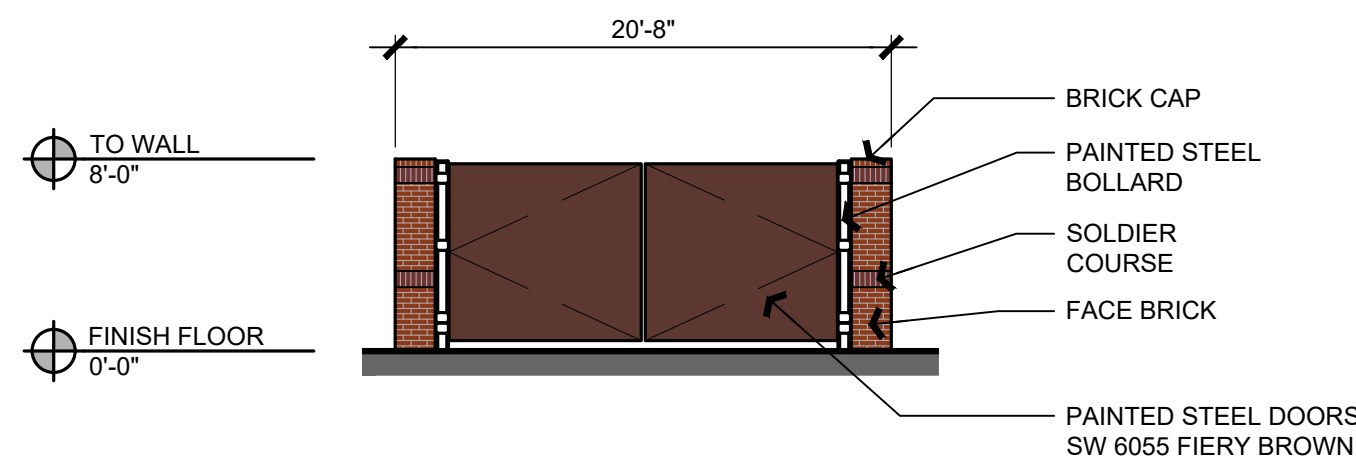
Scale: 1" = 20'-0"  
10' 0 5' 10' 20' 40'



04

TRASH ENCLOSURE SIDE ELEVATION

Scale: 1/8" = 1'-0"  
5' 0 2' 4' 8' 16'



03

TRASH ENCLOSURE FRONT ELEVATION

Scale: 1/8" = 1'-0"  
5' 0 2' 4' 8' 16'

PROJECT INFORMATION

SPEC RESTAURANT  
DENTON COUNTY PID: 38200  
A0662A M. JONES, TR 19. 4ACRES  
OLD DCAD TR#13  
LITTLE ELM, TEXAS 75068

ARCHITECT

HMS ARCHITECTURE, P.L.L.C.  
208 S. JOHNSON STREET  
SUITE 211  
MCKINNEY, TEXAS 75069  
(972) 897-5861  
CONTACT: MATT SPEER  
matt@hms-arch.com  
www.hms-arch.com

CIVIL

BOHLER ENGINEERING, INC.  
2700 NETWORK BLVD.  
SUITE 310  
FRISCO, TEXAS 75034  
(469) 458-7300  
CONTACT: DEAN CARDWELL  
dcardwell@bohlereng.com

OWNER

KADIRI LLC  
14773 OVERLAND PARK LANE  
FRISCO, TEXAS 75035  
(214) 733-3726  
CONTACT: RAVI KADIRI  
raviskadiri@gmail.com

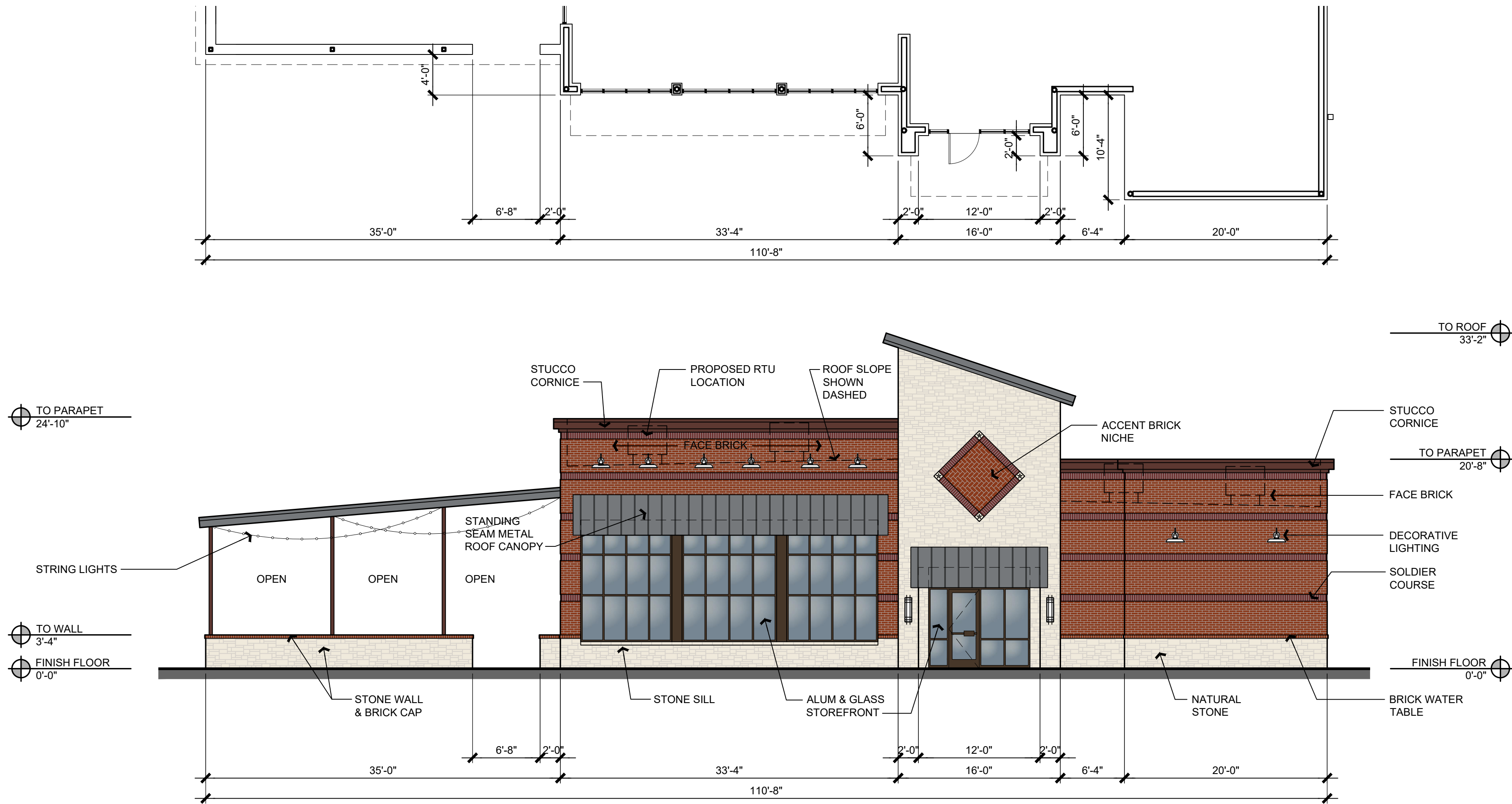
HMS PROJECT NO.: 22-245  
DATE: 08/02/2023



## MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	533 S.F. 38.7%
BRICK	FRISCO BLEND BLACKSON BRICK	647 S.F. 46.9%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	117 S.F. 8.5%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	81 S.F. 5.9%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	454 S.F. 24.8%
TOTALS		1,832 S.F. 100.0%

NOTE:  
• CALCULATIONS ARE FOR BUILDING ONLY.  
• PATIO WALL NOT INCLUDED.  
• CANOPIES NOT INCLUDED.  
• STANDING SEAM METAL ROOF NOT INCLUDED.



02

## SOUTH FACADE (REAR) ELEVATION / PLAN

Scale: 1/8" = 1'-0"  
5' 0' 2' 4' 8' 16'



01

## NORTH FACADE (FRONT) ELEVATION / PLAN

Scale: 1/8" = 1'-0"  
5' 0' 2' 4' 8' 16'

## MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	491 S.F. 39.2%
BRICK	FRISCO BLEND BLACKSON BRICK	516 S.F. 41.2%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	165 S.F. 13.1%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	81 S.F. 6.5%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	579 S.F. 31.6%
TOTALS		1,832 S.F. 100.0%

NOTE:  
• CALCULATIONS ARE FOR BUILDING ONLY.  
• PATIO WALL NOT INCLUDED.  
• CANOPIES NOT INCLUDED.  
• STANDING SEAM METAL ROOF NOT INCLUDED.

## PROJECT INFORMATION

SPEC RESTAURANT  
DENTON COUNTY PID: 38200  
A0662A M. JONES, TR 19. 4ACRES  
OLD DCAD TR#13  
LITTLE ELM, TEXAS 75068

## ARCHITECT

HMS ARCHITECTURE, P.L.L.C.  
208 S. JOHNSON STREET  
SUITE 211  
MCKINNEY, TEXAS 75069  
(972) 897-5861  
CONTACT: MATT SPEER  
matt@hms-arch.com  
www.hms-arch.com

## CIVIL

BOHLER ENGINEERING, INC.  
2700 NETWORK BLVD.  
SUITE 310  
FRISCO, TEXAS 75034  
(469) 458-7300  
CONTACT: DEAN CARDWELL  
dcardwell@bohlereing.com

## OWNER

KADIRI LLC  
14773 OVERLAND PARK LANE  
FRISCO, TEXAS 75035  
(214) 733-3726  
CONTACT: RAVI KADIRI  
raviskadiri@gmail.com

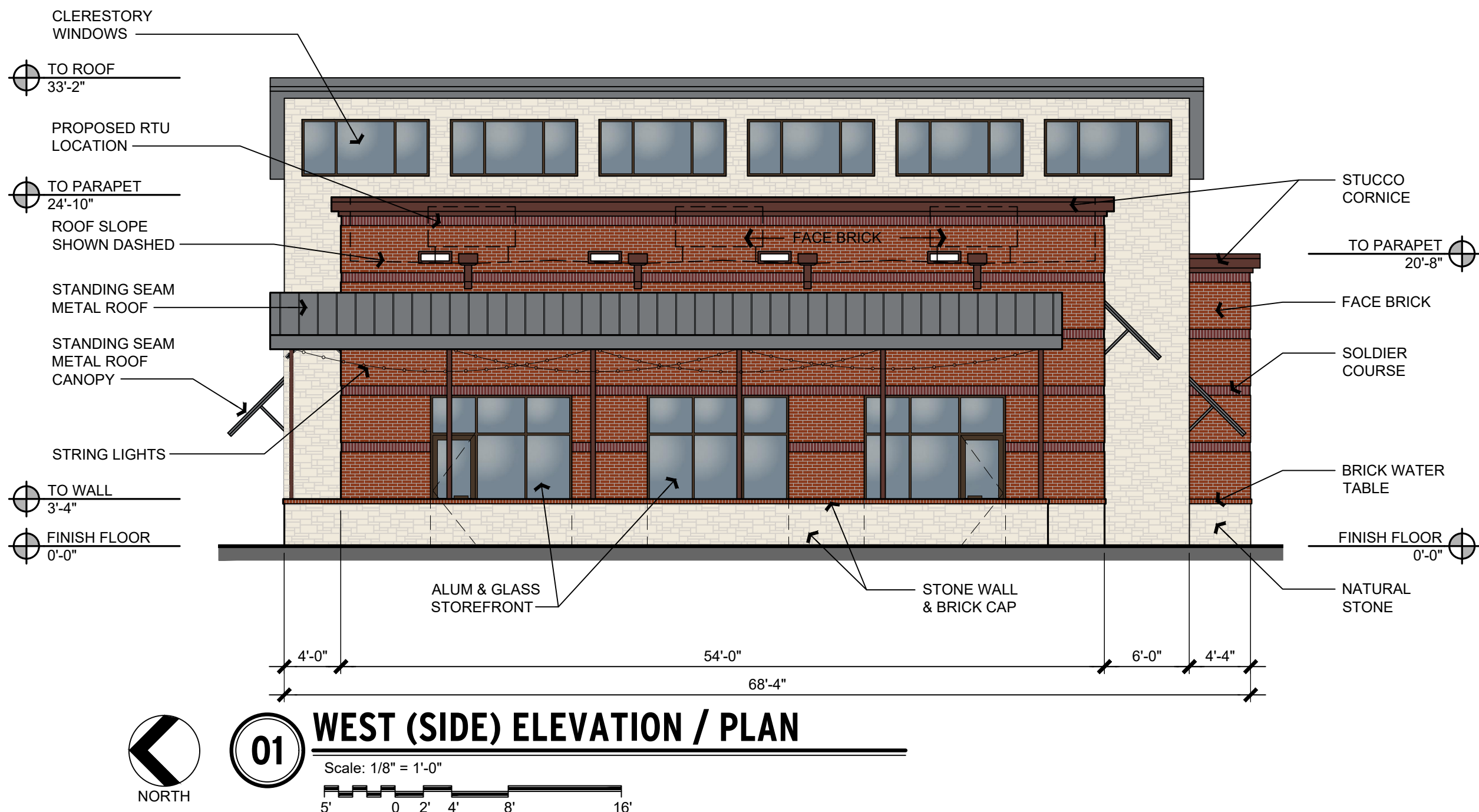
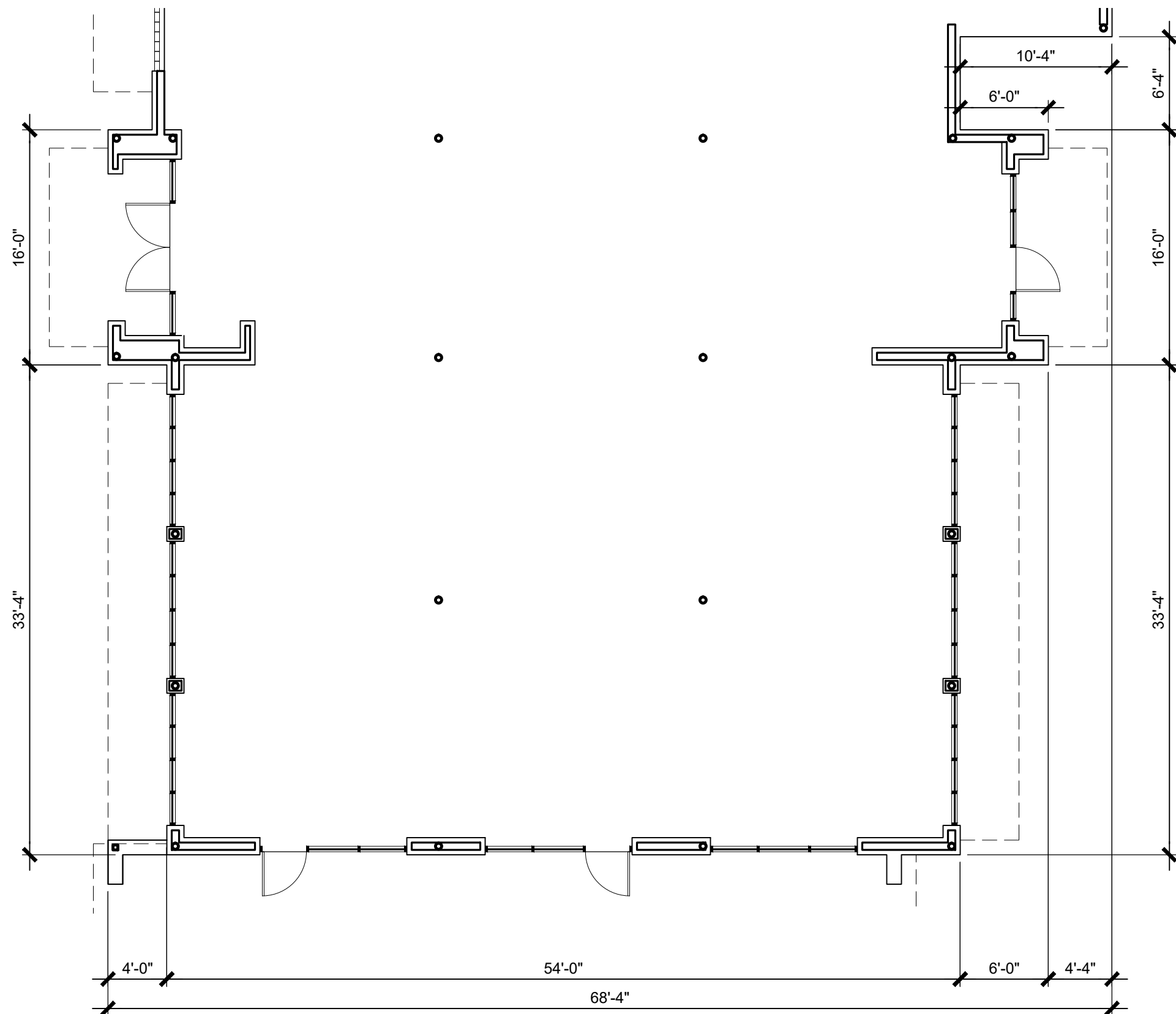
HMS PROJECT NO.: 22-245  
DATE: 08/02/2023



MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	560 S.F. 35.0%
BRICK	FRISCO BLEND BLACKSON BRICK	770 S.F. 48.1%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	191 S.F. 11.9%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	80 S.F. 5.0%
GLAZING	DARK BRONZE ANODIZED STOREFRONT W/ PPG SOLARCOOL PACIFICA GLAZING	516 S.F. 24.4%
TOTALS		2,117 S.F. 100.0%

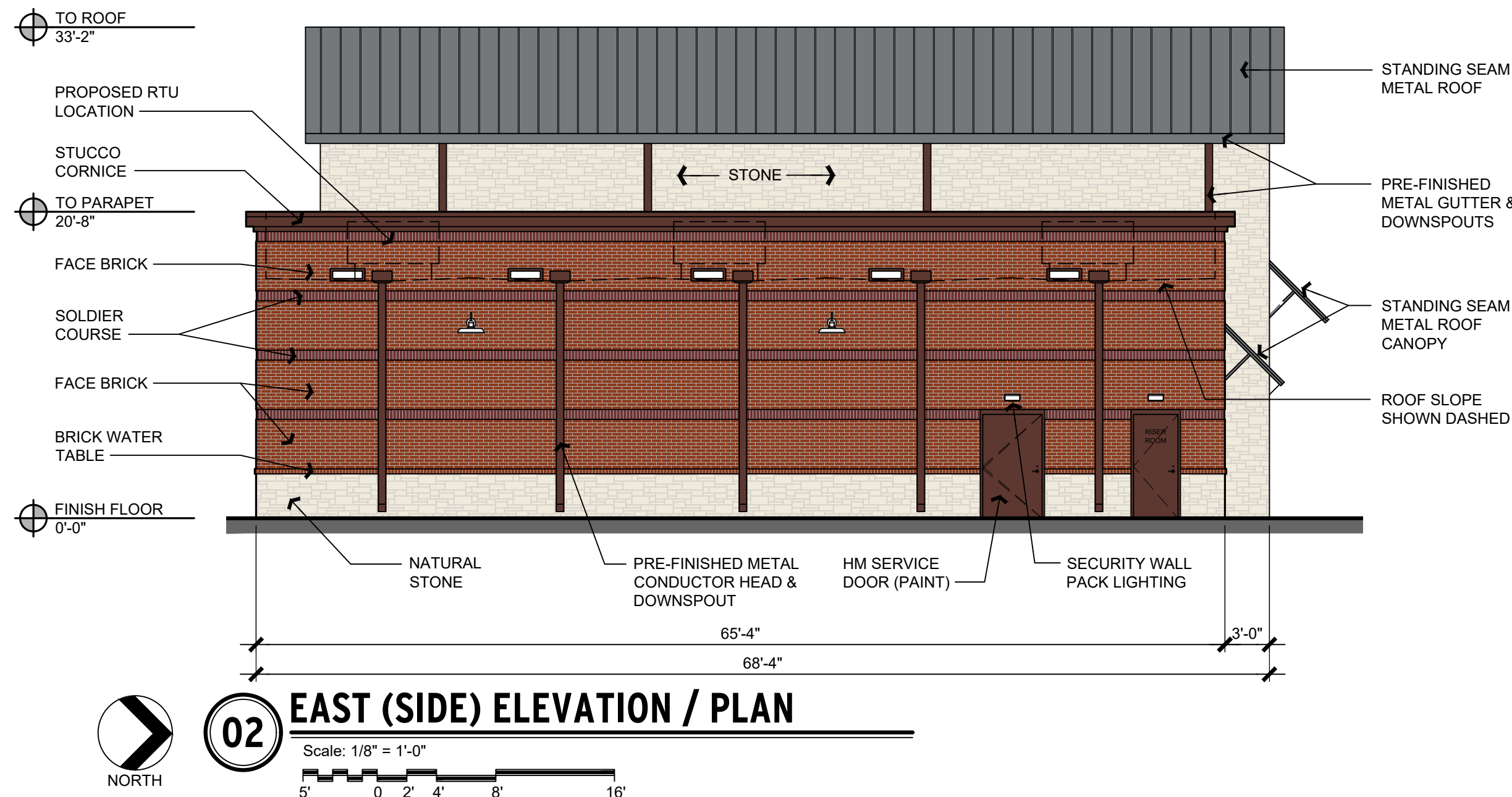
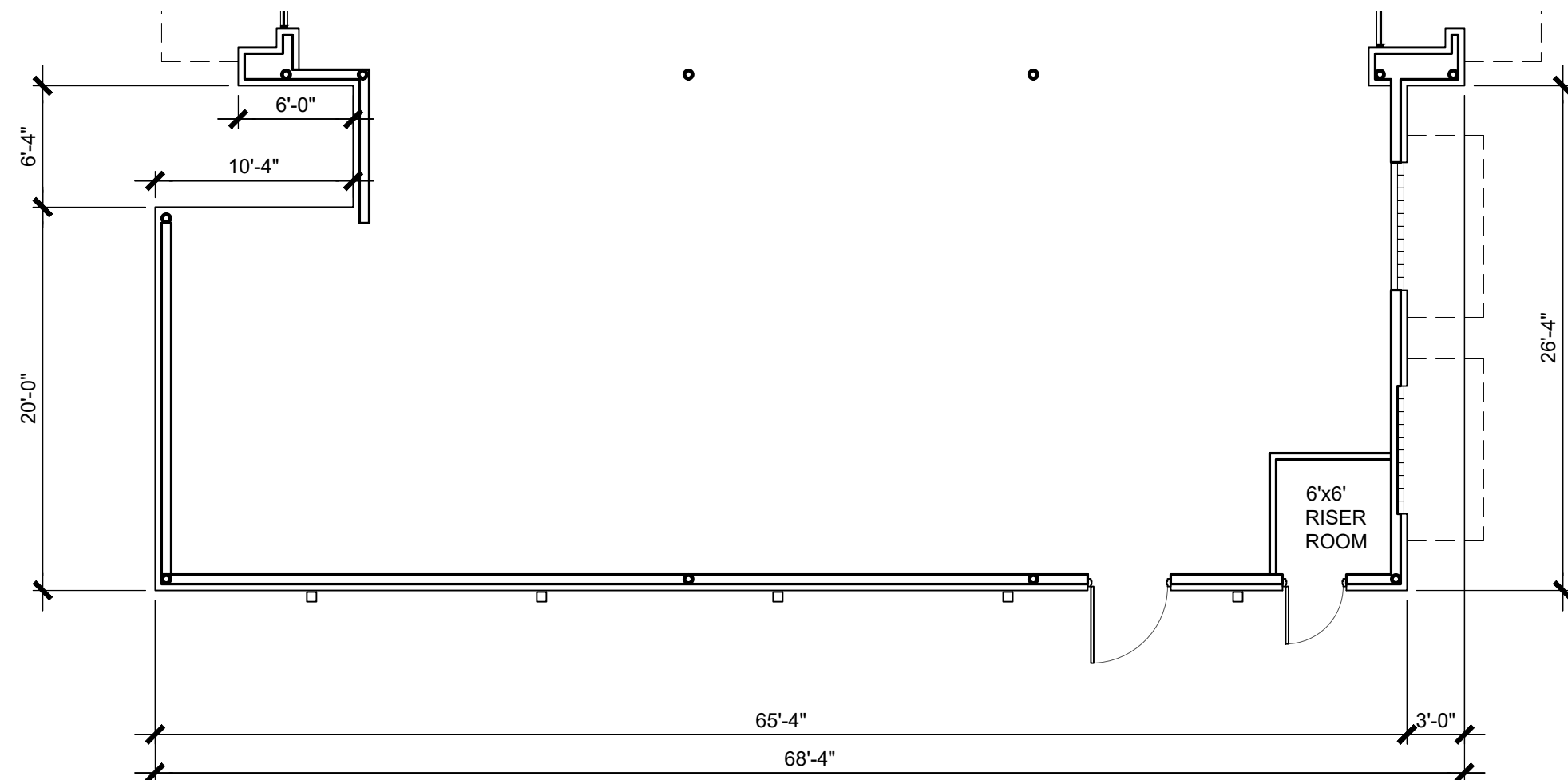
- NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
  - PATIO WALL NOT INCLUDED.
  - CANOPIES NOT INCLUDED.
  - STANDING SEAM METAL ROOF NOT INCLUDED.



MATERIAL KEY

MATERIAL	MANUFACTURER / PRODUCT	AREA / PERCENTAGE
STONE	WHITE REGULAR CHOP EAGLE STONE SUPPLY	543 S.F. 31.8%
BRICK	FRISCO BLEND BLACKSON BRICK	847 S.F. 49.6%
ACCENT BRICK	CHEROKEE BLEND BLACKSON BRICK	173 S.F. 10.1%
STUCCO	3 COAT STUCCO SYSTEM SW 6055 FIERY BROWN	89 S.F. 5.2%
HM DOOR	SW 6055 FIERY BROWN	56 S.F. 3.3%
TOTALS		1,708 S.F. 100.0%

- NOTE:
- CALCULATIONS ARE FOR BUILDING ONLY.
  - PATIO WALL NOT INCLUDED.
  - CANOPIES NOT INCLUDED.
  - STANDING SEAM METAL ROOF NOT INCLUDED.



PROJECT INFORMATION

SPEC RESTAURANT  
DENTON COUNTY PID: 38200  
A0662A M. JONES, TR 19. 4ACRES  
OLD DCAD TR#13  
LITTLE ELM, TEXAS 75068

ARCHITECT

HMS ARCHITECTURE, P.L.L.C.  
208 S. JOHNSON STREET  
SUITE 211  
MCKINNEY, TEXAS 75069  
(972) 897-5861  
CONTACT: MATT SPEER  
matt@hms-arch.com  
www.hms-arch.com

CIVIL

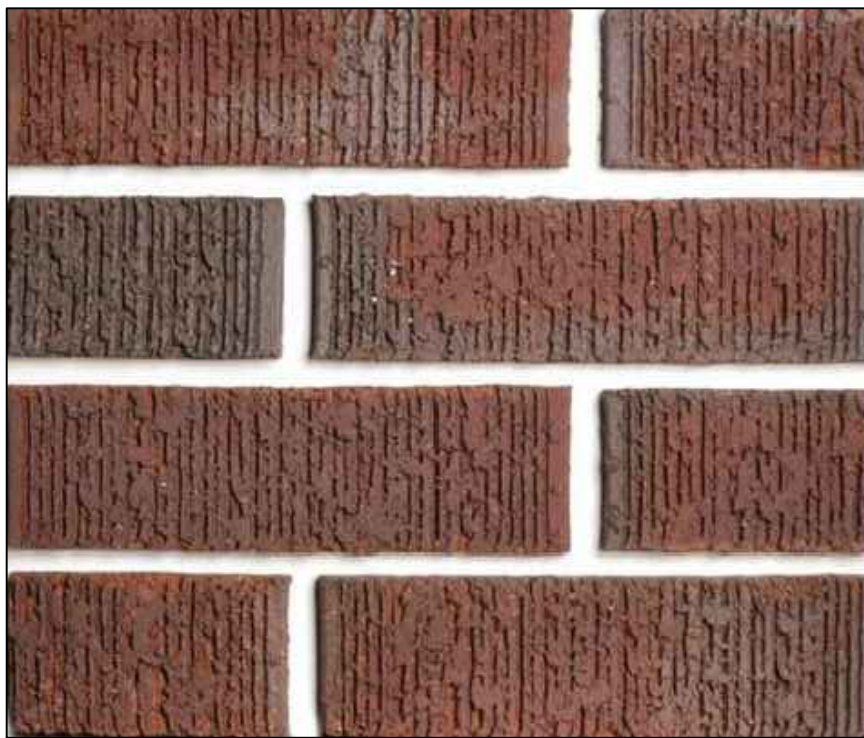
BOHLER ENGINEERING, INC.  
2700 NETWORK BLVD.  
SUITE 310  
FRISCO, TEXAS 75034  
(469) 458-7300  
CONTACT: DEAN CARDWELL  
dcardwell@bohlereng.com

OWNER

KADIRI LLC  
14773 OVERLAND PARK LANE  
FRISCO, TEXAS 75035  
(214) 733-3726  
CONTACT: RAVI KADIRI  
raviskadiri@gmail.com

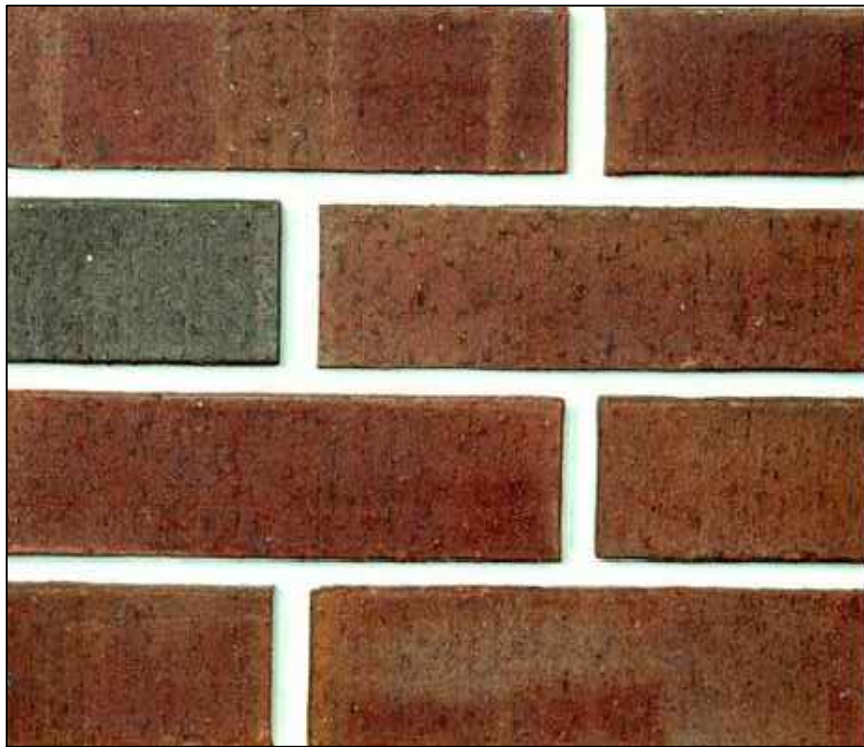
HMS PROJECT NO.: 22-245  
DATE: 08/02/2023





### 03 MATERIAL - ACCENT BRICK

CHEROKEE BLEND  
BLACKSON BRICK



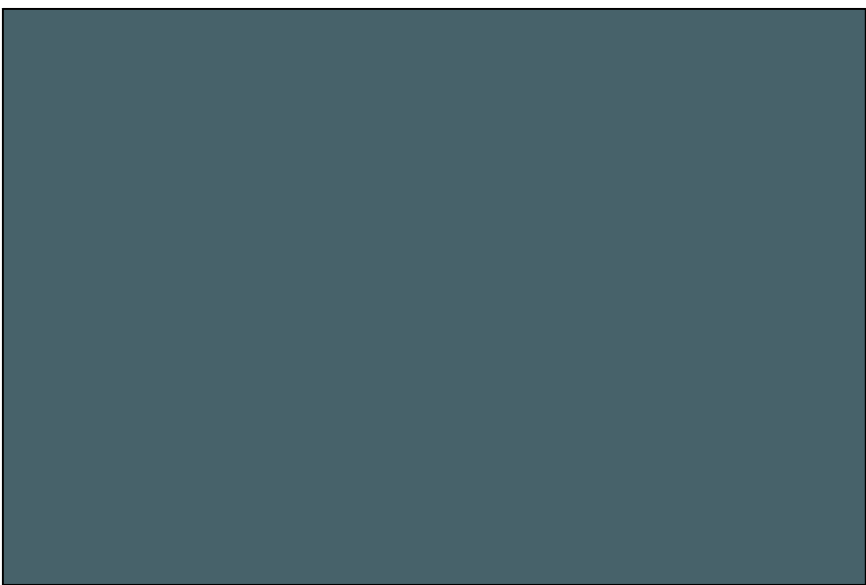
## 02 MATERIAL - BRICK

FRISCO BLEND  
BLACKSON BRICK



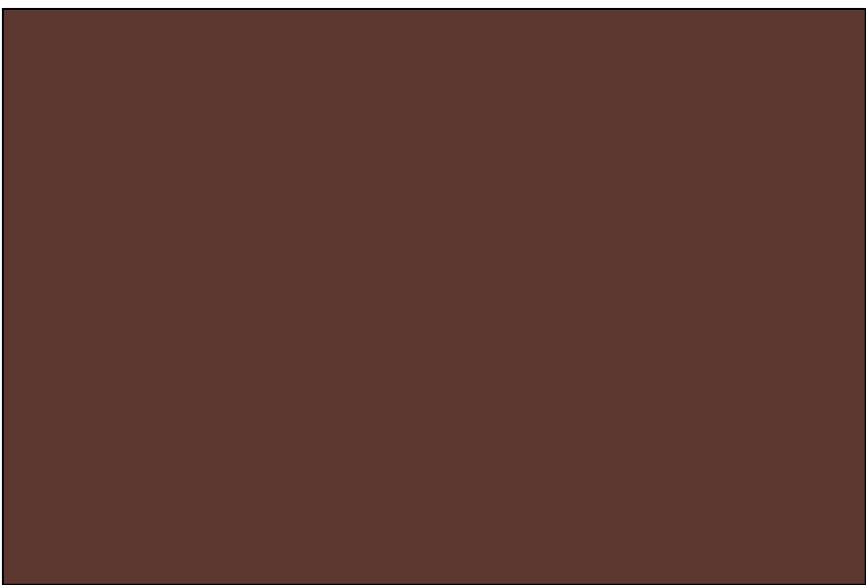
## 01 MATERIAL - STONE

WHITE REGULAR CHOP  
EAGLE STONE SUPPLY



## 06 MATERIAL - GLAZING

PPG SOLARCOOL PACIFICA  
APPROXIMATE COLOR



**05 MATERIAL - PAINT STUCCO & HM DOOR**

SHERWIN WILLIAMS  
6055 FIERY BROWN

# BERRIDGE

MANUFACTURING COMPANY

(800) 669-0099  
www.Berridge.com

## Standard Colors

Shasta White	Barchment	Almond	Sierra Tan	Buckskin
Medium Bronze	Aged Bronze	Copper Brown	Dark Bronze	Terra-Cotta
Deep Red	Colonial Red	Burgundy	Bristol Blue	Royal Blue
Patina Green	Hemlock Green	Teal Green	Forest Green	Evergreen
Hartford Green	Cityscape	Zinc Grey	Charcoal Grey	Matte Black

## Premium Colors

Premium colors require a nominal surcharge.

Natural White	Award Blue

## Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

Champagne	Copper-Cote™	Antique Copper-Cote

### Natural Metal Finish

**Acrylic Coated Galvalume®**  
is a coated sheet product that combines the corrosion resistance of Galvalume® metal sheet with a clear, organic resin (epoxy/urethane) on the underside.

Acrylic-Coated Galvalume®

Zinc-Cote™

Lead-Cote™

Prewetted Galvalume®

## Print Pattern Finishes


Consult BHC on print pattern pricing and availability.

CORTEN AZPP Raw	Walnut	Honey Walnut	Rosewood	Boston Cherry

Please consult the BHC Technical department at [Technical@bhc.com](mailto:Technical@bhc.com) for LEED compliance information.  
Data is indicative of the printing process; please request actual color chips for accurate color viewing.

## 04 MATERIAL - METAL DOWNSPOUTS

BERRIDGE METALS  
AGED BRONZE


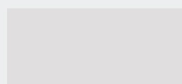



**KAWNEER**

Building  
Legacies

## KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefits of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41	Architectural Class I (0.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (0.4 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44	Architectural Class I (0.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (0.7 mils minimum)

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 Form No. 22-2354

Technology Park/Atlanta  
 555 Guthrie Court  
 Norcross, GA 30092

770.449.5555 TEL

[www.kawneer.com](http://www.kawneer.com)

## 08 MATERIAL - STOREFRONT

KAWNEER TRIFAB 451  
DARK BRONZE ANODIZED



# BERRIDGE

MANUFACTURING COMPANY

(800) 669-0009  
www.Berridge.com

## Standard Colors

 Shasta White	 Parchment	 Almond	 Sierra Tan	 Buckskin
 Medium Bronze	 Aged Bronze	 Copper Brown	 Dark Bronze	 Terra-Cotta
 Deep Red	 Colonial Red	 Burgundy	 Bristol Blue	 Royal Blue
 Patina Green	 Hemlock Green	 Teal Green	 Forest Green	 Evergreen
 Hartford Green	 Cityscape	 Zinc Grey	 Charcoal Grey	 Matte Black

## Premium Colors

Premium colors require a nominal surcharge.

 Natural White	 Award Blue
--	---

## Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

 Champagne	 Copper-Cote™	 Antique Copper-Cote
--	---	--

### Natural Metal Finish

Acrilyc Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear organic resin application for extra protection and a Galvalume® substrate.



Acrilyc Coated Galvalume®



Zinc-Cote™



Lead-Cote™



Pewterweather Galvalume®

## Print Pattern Finishes

Consult BAC on print pattern pricing and availability.

 COR-TEN AZ3P Raw	 Walnut	 Honey Walnut	 Rosewood	 Boston Cherry
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Please consult the BAC Technical department at [technical@berridge.com](mailto:technical@berridge.com) for LSPD compliance information.  
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

## 07 MATERIAL - METAL CANOPIES

BERRIDGE METALS  
CHARCOAL GREY

## PROJECT INFORMATION

SPEC RESTAURANT  
DENTON COUNTY PID: 38200  
A0662A M. JONES, TR 19. 4ACRE  
OLD DCAD TR#13  
LITTLE ELM, TEXAS 75068

## ARCHITECT

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108 S. JOHNSON STREET  
SUITE 211  
MCKINNEY, TEXAS 75069  
(972) 897-5861  
CONTACT: MATT SPEER  
matt@hms-arch.com  
www.hms-arch.com

## CIVIL

BOHLER ENGINEERING, INC.  
2700 NETWORK BLVD.  
SUITE 310  
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CONTACT: DEAN CARDWELL  
dcardwell@bohlereng.com

## OWNER

KADIRI LLC  
4773 OVERLAND PARK LANE  
FISCO, TEXAS 75035  
(214) 733-3726  
CONTACT: RAVI KADIRI  
raviskadiri@gmail.com

HMS PROJECT NO.: 22-245  
DATE: 08/02/2023