

**TOWN OF LITTLE ELM  
ORDINANCE NO. 1737**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY ESTABLISHING A NEW PLANNED DEVELOPMENT - LIGHT COMMERCIAL (PD-LC) DISTRICT IN ORDER TO ALLOW A NEW COMMERCIAL DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 5.172 ACRES OF LAND, GENERALLY LOCATED ON THE NORTHWEST CORNER OF OAK GROVE PARKWAY AND SCARLET FALLS DRIVE; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; 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**, a request for Planned Development-Light Commercial (PD-LC) with modified development standards on approximately 5.172 acres of land, more specifically described in the exhibits, attached hereto; and

**WHEREAS**, this zoning change is accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; and

**WHEREAS**, the 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 zoning change described herein; and

**WHEREAS**, at its regular meeting held on October 5, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. PD-23-10136; 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 is 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. ZONING AMENDMENT** That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by establishing a new Planned Development-Light Commercial (PD-LC) based on Light Commercial (LC) district requirements with modified uses and development standards in order to allow a new commercial development on approximately 5.172 acres of land generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm Town limits, more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

**SECTION 3. CONDITIONS AND REGULATIONS.** The permitted uses and standards shall be in accordance with the Light Commercial (LC) District and all applicable provisions of Chapter 106 – Zoning Ordinance in general, unless otherwise specified herein:

- a) The Zoning and Land Use Regulations, and all conditions set forth in **Exhibit B** attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development. In the event of conflict between the provisions of **Exhibit B** and provisions of any other exhibit, the provisions of **Exhibit B** control.

**SECTION 4. PLANNED DEVELOPMENT MASTER PLAN** The Concept Plan Exhibit and related plans, images, and documents approved and described as Exhibit C attached hereto and made a part hereof are approved. The subject property shall be improved in accordance with the plans set forth in Exhibit C.

- a) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development



Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

- b) The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- c) If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

**SECTION 5. SAVINGS.** This 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 indirect 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 5. ZONING MAP.** The official zoning map of the Town shall be amended to reflect the changes in zoning made by this ordinance.

**SECTION 6. 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 7. 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 Comprehensive 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 the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.



**SECTION 8. REPEALER.** That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

**SECTION 9. EFFECTIVE DATE.** That this Ordinance shall take effect immediately upon its adoption and publication 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 7<sup>th</sup> day of November, 2023.

Town of Little Elm, Texas

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Curtis Cornelious, Mayor

ATTEST:

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Caitlan Biggs, Town Secretary



**Exhibit A**  
Metes and Bounds



**PROPERTY DESCRIPTION 1.359 ACRES**

BEING A 1.359 ACRE TRACT OF LAND SITUATED IN THE DAVID M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KELSEY KIRK MARIN, AS RECORDED IN INSTRUMENT NO. 81949, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL AT THE COMMON EAST CORNER OF SAID MARIN TRACT AND LOT 4, BLOCK B, OAK GROVE, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-406, SAID OFFICIAL RECORDS, SAID NAIL BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI, AS RECORDED IN INSTRUMENT NO. 97-R0069147, SAID OFFICIAL RECORDS;

THENCE SOUTH  $01^{\circ} 41' 44''$  EAST (DEED = SOUTH  $00^{\circ} 04' 44''$  WEST), A DISTANCE OF 362.61 FEET ALONG THE COMMON LINE OF SAID MARIN AND MAROSKI TRACTS TO A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 720, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 458.93 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ} 29' 16''$  WEST - 448.18 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHWEST CORNER OF SAID MARIN TRACT;

THENCE NORTH  $89^{\circ} 31' 30''$  EAST ALONG THE NORTH LINE OF SAID MARIN TRACT, PASSING A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1X, AFORESAID BLOCK B, AT A DISTANCE OF 5.13 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 1X, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 1X AND LOT 2, SAID BLOCK, AT A DISTANCE OF 55.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 2, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 3, SAID BLOCK, AT A DISTANCE OF 114.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID BLOCK B A TOTAL DISTANCE OF 255.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,201 SQUARE FEET OR 1.359 ACRES OF LAND.



**PROPERTY DESCRIPTION - 3.813 ACRES**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. M. CULE SPEER SURVEY ABSTRACT NUMBER 226 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SUBURBAN PROPANE, L.P. TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI RECORDED UNDER CLERK'S FILE NUMBER 97-R0069147, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER IN THE NORTH LINE OF FARM TO MARKET HIGHWAY NUMBER 720 ALSO KNOWN AS OAK GROVE PARKWAY, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY SAID POINT BEING THE SOUTHEAST CORNER OF THE REMNANT OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM NORTH DALLAS BANK AND TRUST COMPANY TO KELSEY KIRK MARIN RECORDED UNDER DOCUMENT NUMBER 2021-81949, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00° 42' 37" W, 384.86 FEET WITH THE EAST LINE OF SAID MARIN TRACT TO A POINT IN A FENCE CORNER FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK B OF OAK GROVE, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2020-406, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 75° 08' 02" E, 417.50 FEET WITH THE SOUTH LINE OF SAID BLOCK B OF SAID OAK GROVE TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 19X IN SAID BLOCK B OF SAID OAK GROVE;

THENCE S 00° 37' 38" E, 417.50 FEET WITH THE WEST LINE OF SAID LOT 19X AND WITH THE WEST LINE OF SCARLETT FALLS DRIVE, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY TO A CAPPED IRON ROD MARKED KHA FOUND FOR CORNER IN SAID NORTH LINE OF SAID FARM TO MARKET HIGHWAY;

THENCE N 75° 14' 04" W, 257.30 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 09' 13", A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 171.98 FEET, WHOSE CHORD BEARS N 64° 21' 19" W, 171.41 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO THE PLACE OF BEGINNING AND CONTAINING 3.813 ACRES OF LAND.



**Exhibit B**  
PD Standards



## PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 5.172 total acres of land within the Town of Little Elm, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with one end-cap drive thru component. The elements within this PD will contribute to a high-quality multitenant commercial development that enhances the natural characteristics of the property, while still providing the highest and best use for the property based on its location and access, as well as help serve as the gateway into the Town. This PD will provide the zoning regulations, as depicted in Exhibit B, necessary to develop the site. The final layout must generally conform to Exhibit C.

It is the intent of this PD to primarily follow the Light Commercial (LC) zoning regulations as the base district, with modified development standards and uses as outlined within this PD ordinance, therefore amending the existing Town of Little Elm Zoning Map. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated, or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the "Effective Date") (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", unless the context provides to the contrary.

As used herein, "Director" means the Director of Development Services.

**Conceptual plan required.** The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 106.04.03, except the Director may approve minor revisions which do not alter the basic relationship of the proposed development.



## PLANNED DEVELOPMENT DISTRICT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Zoning Ordinance and the Subdivision Ordinance, as they exist, or may be amended, at the time of development.

### GENERAL CONDITIONS FOR THE PD

1. Purpose:

The purpose of this Planned Development is to allow for a mixture of commercial retail, restaurant, and office uses supported by complimentary development standards that allow for the development to also serve as a gateway for the Town. This PD will allow for alternative standards to off-street parking requirement to serve the overall development, modification of the parking island requirements, maximum lot coverage requirements, and an alternative to the foundation planting requirement. Anticipated construction start in 2nd quarter of 2024.

2. Base Zoning District:

The permitted uses and standards will be in accordance with the Light Commercial District (LC) zoning district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

3. Uses:

All permitted uses in the Light Commercial (LC) district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

Uses Permitted by Right

- Restaurant with Drive-Thru (as shown on Concept Site Plan)

4. Lot Regulations: Setbacks, side yards, rear yards, maximum building heights, maximum floor area, and landscape buffers shall be in accordance with the Zoning Ordinance, unless otherwise specified in the PD.

Maximum Lot Coverage: 80%

5. Architectural Standards: Architectural standards shall be in accordance with the Zoning Ordinance. Reference Sec. 106.06.05 for architectural standards for commercial structures, except as specified below.

Architectural standards as provided on Architectural façade plans.



6. Landscape. All provisions within Article VI. Division 4. Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto.

Foundation plantings or sidewalk tree gates are to be omitted, and instead, additional pedestrian features such as plazas, seating areas, fountains, and/or outdoor recreation facilities will occupy an area equal to or greater than ten percent of the total building area in accordance with Sec 106.06.18.b.d.

7. Parking Regulations: All provisions within Article VI. Division 4. Parking, Stacking, and Loading Standards shall be met except as specified below:

Off-Street Parking: Shared parking will be allowed between all tenants during different peak hour needs. Shared Parking Requirement: Provide one parking stall per 250 SF of building floor area.

Landscaped Parking Islands:

Provide one landscaped parking island for every 10 parking stalls unless double row parking is provided, internal to the site, as shown in site plan. Provide one landscaped parking island for every 14 stalls for double row parking as shown in site plan.

8. Screening: All provisions within Article VI. Division 3 Screening Walls and Fences shall be met.
9. Signs: All provisions within Chapter 86 – Sign Ordinance shall be met except as specified below:

Restaurant drive-thru menu sign and speaker: Drive-thru menu sign and speaker system location as shown on the Site Plan. Any drive-up or drive-thru speaker system shall emit no more than fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.



Waivers:

- Provide one parking stall per 250 SF of building floor area.
- Internal double row of parking shall provide landscape islands every 14 spaces, as shown in site plan.
- Maximum Lot Coverage to be 80%.
- Alternative foundation planting requirement provided through enhanced pedestrian amenities
- Drive-Thru by right, only as shown on the Concept Plan



**Exhibit C**  
Development Plans





Know what's below.  
Call before you dig.

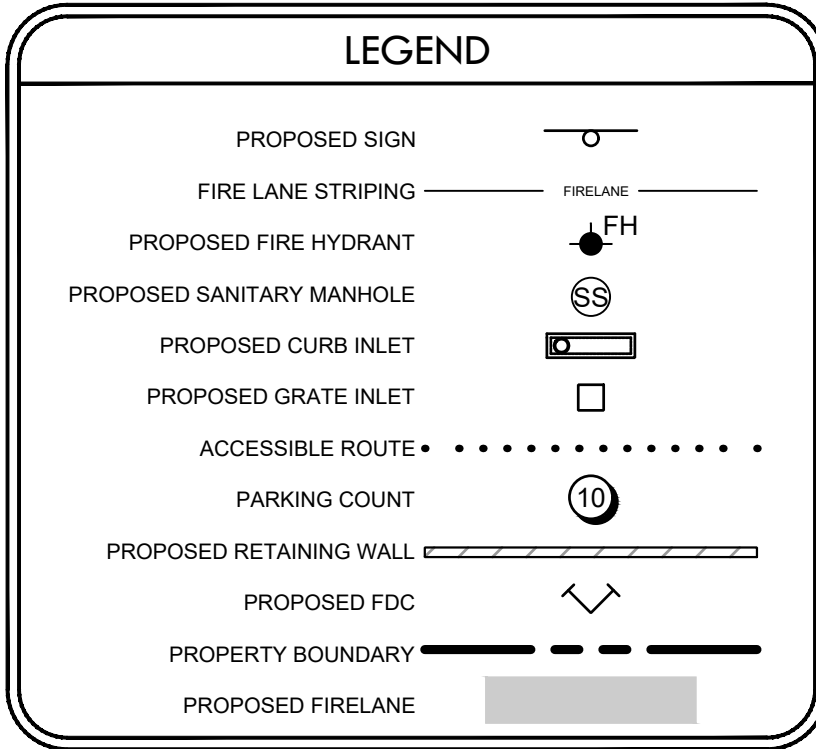
PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR  
DESIGN REVIEW ONLY AND  
NOT INTENDED FOR THE  
PURPOSES OF CONSTRUCTION,  
BIDDING OR PERMIT. THEY  
WERE PREPARED BY, OR  
UNDER THE SUPERVISION OF:  
PATRICK C. FILSON  
P.E.# 108577  
DATE: October 31, 2023

RIDGE REALTY  
PARTNERS LLC

15769 PLEAT LEAF ROAD  
FRISCO, TEXAS 75033  
PH: 832-998-4818  
KRISHNA KATEPALLI

2135 OAK GROVE

TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS



- LAYOUT & DIMENSIONAL CONTROL NOTES:
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
  - DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
  - CURB RADIUS: UNLESS NOTED OTHERWISE, ALL CURB RADIUS SHALL BE 3' AT FACE OF CURB.
  - BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
  - ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.

NOTE TO CONTRACTOR  
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

ELECTRIC VEHICLE NOTE  
ELECTRIC VEHICLE CONDUIT IS PROVIDED FOR 1 SPACE PER 25 SPOTS

SITE PLAN KEY	
①	PROP. METER (DOMESTIC)
②	PROP. DDC (FIRE SERVICE)
③	PROP. METER (IRRIGATION)

TXDOT R.O.W. NOTE  
ALL IMPROVEMENTS WITHIN TXDOT R.O.W. BY SEPARATE PERMIT



GRAPHIC SCALE  
0 30 60 FEET  
SCALE: 1" = 30'

**SITE PLAN**  
**CITY PROJECT NO. PD-23-01036**

**2135 OAK GROVE**  
5.172 ACRES  
D.M. CULE SURVEY A-226  
(DOC. NO. 2021-01949 P.R.D.C.T.)  
C.F. #97-R006947 P.R.D.C.T.)  
CITY OF LITTLE ELM,  
DENTON COUNTY, TEXAS  
PREPARATION DATE: 10/31/2023

**OWNER/APPLICANT**  
RIDGE REALTY PARTNERS LLC  
15769 PLEAT LEAF ROAD  
FRISCO, TEXAS 75034  
PH: 832-998-4818  
CONTACT: KRISHNA KATEPALLI

**LANDSCAPE ARCHITECT**  
STUDIO GREEN SPOT, INC.  
1333 W. MCDEMOTT DR #200  
ALLEN, TX 75013  
PH: 469-369-4448  
CONTACT: CHRIS TRONZANO, RLA

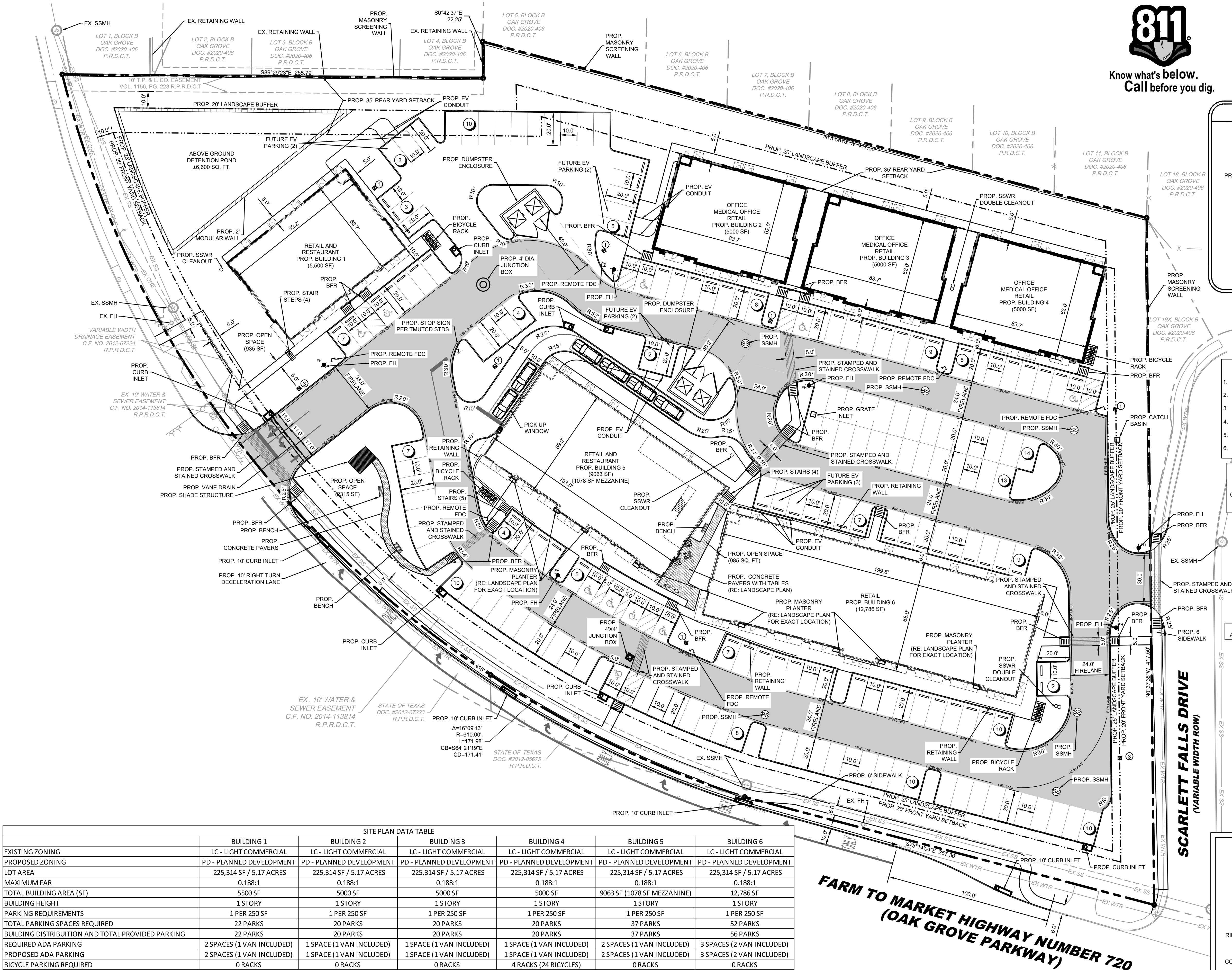
**ENGINEER**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-488-4960  
CONTACT: PATRICK FILSON, PE

**SURVEYOR**  
BARTON CHAPA SURVEYING  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76037  
PH: 817-864-1957  
CONTACT: JACK BARTON, RPLS

CONCEPT  
PLAN

SHEET:

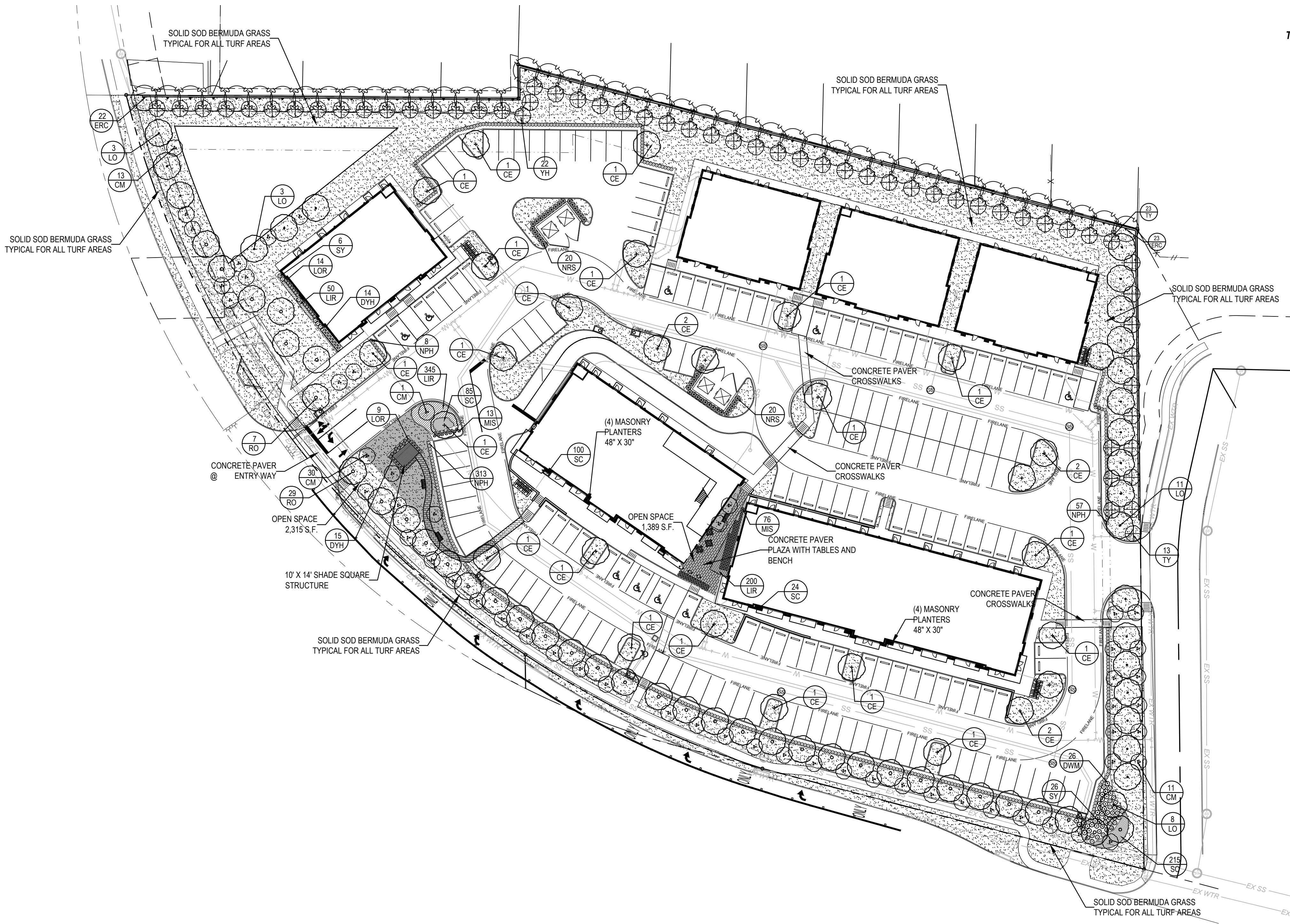
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SITE PLAN DATA TABLE						
	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4	BUILDING 5	BUILDING 6
EXISTING ZONING	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL	LC - LIGHT COMMERCIAL
PROPOSED ZONING	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT	PD - PLANNED DEVELOPMENT
LOT AREA	225,314 SF / 5.17 ACRES	225,314 SF / 5.17 ACRES	225,314 SF / 5.17 ACRES	225,314 SF / 5.17 ACRES	225,314 SF / 5.17 ACRES	225,314 SF / 5.17 ACRES
MAXIMUM FAR	0.188:1	0.188:1	0.188:1	0.188:1	0.188:1	0.188:1
TOTAL BUILDING AREA (SF)	5500 SF	5000 SF	5000 SF	5000 SF	9063 SF (1078 SF MEZZANINE)	12,786 SF
BUILDING HEIGHT	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY	1 STORY
PARKING REQUIREMENTS	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF	1 PER 250 SF
TOTAL PARKING SPACES REQUIRED	22 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	52 PARKS
BUILDING DISTRIBUTION AND TOTAL PROVIDED PARKING	22 PARKS	20 PARKS	20 PARKS	20 PARKS	37 PARKS	56 PARKS
REQUIRED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VAN INCLUDED)
PROPOSED ADA PARKING	2 SPACES (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	1 SPACE (1 VAN INCLUDED)	2 SPACES (1 VAN INCLUDED)	3 SPACES (2 VAN INCLUDED)
BICYCLE PARKING REQUIRED	0 RACKS	0 RACKS	0 RACKS	4 RACKS (24 BICYCLES)	0 RACKS	0 RACKS
BICYCLE PARKING PROVIDED	0 RACKS	0 RACKS	0 RACKS	4 RACKS (24 BICYCLES)	0 RACKS	0 RACKS
MAXIMUM LOT COVERAGE (%)	-	-	-	70	-	-
IMPERVIOUS COVER (SF)	-	-	-	152305	-	-
LOT COVERAGE (%)	-	-	-	68	-	-
OPEN SPACE PROVIDED	-	-	-	4235 SF	-	-

FILE PATH: K:\shp\p23001\_1616\_ELM\Drawings\01\_Concept Plan\03\_Production\CD SITE PLAN.dwg  
PLANNED: CD SITE PLAN, 10/30/2023, 4:49  
PLOTTER: BY: CHAS WALKER  
PLOT DATE: 10/31/2023





LANDSCAPE TABULATIONS:

**SITE TREE REQUIREMENTS**  
Requirements: 10% of gross vehicular area to be landscaped.  
(1) large canopy tree (4" cal.) per 400 s.f. of required landscaped area.

Vehicular Area: (88,116.05 s.f.)

Required	Provided
8,811.61 s.f. (10%)	59,533 s.f. (68%)

Required	Provided
(22) trees (4" cal.)	(133) trees (4" cal.)

**PARKING LOT**  
Requirement: One (1) large canopy tree per island and one island for every (10) spots.  
Perimeter vehicular screening provided with 36" ht. evergreen shrubs

Provided

**PERIMETER LANDSCAPE REQUIREMENTS**  
Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)

Provided

Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.

OAK GROVE PKWY - (885 l.f.)

Required	Provided
45 trees (4" cal.)	43 trees (4" cal.)
28 ornamental trees	42 ornamental trees
	(5:1 ornamental to large tree replacement rate)

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: Perimeter vehicular screening with evergreen shrubs (36" Ht.)

Provided

Requirements: (1) large tree per 20 l.f. and (3) ornamental per 5 large trees required in perimeter buffer areas.

Perimeter vehicular screening provided with 36" ht. evergreen shrubs

Scarlett Falls Drive - (417 l.f.)

Required	Provided
21 trees (4" cal.)	19 trees (4" cal.)
13 ornamental trees	24 ornamental trees
	(5:1 ornamental to large tree replacement rate)

PERIMETER LANDSCAPE REQUIREMENTS

Requirements: Double row of trees four inch caliper minimum on offset 15 foot centers is planted within the required rear landscape edge, where 50 percent of the trees are large trees

North Property Line - (696 l.f.)

Required	Provided
88 trees	90 trees
44 large trees (4" cal.)	45 large trees (4" cal.)
44 ornamental trees	45 ornamental trees

FOUNDATION PLANTING- (building s.f.= 36,849 s.f.)

Open Space required- 3,685 s.f.      Open Space provided- 3,703 s.f.

In place of foundation planting 10% of the building square footage is being provided as outdoor open spaces area. The open space area will include concrete pavers in the patio and walk area, table and chairs, shade structure and benches.

LANDSCAPE DESIGN OPTIONS  
25 POINTS REQUIRED

Enhanced Entranceway Paving (Concrete Pavers) - 5 points  
Enhanced Hardscape (Sidewalk Enhancements) - 5 points  
Enhanced Landscape in Entryways - 5 points  
Open Space Provisions Greater than Required (20-30%) - 5 points  
Masonry Planters (4 min) - 5 points  
Total points = 25 points

PLANT MATERIAL SCHEDULE: LOT 2

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	26	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht., 5' spread, 6' clear straight trunk container, 12' ht., 5' spread, 6' clear straight trunk container, 10' ht., multi-trunk, tree form container, 10' ht., multi-trunk, tree form container, 12' ht., 5' spread, 6' clear straight trunk B&B, 10' ht., full to base, 4' spread
LO	26	Live Oak	<i>Quercus virginiana</i>	4" cal.	
CM	58	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	
TY	58	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	
RO	36	Red Oak	<i>Quercus shumardii</i>	4" cal.	
ERC	45	Eastern Red Cedar	<i>Juniperus virginiana</i>	4" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	498	Needlepoint Holly	<i>Ilex x cornuta 'needlepoint'</i>	7 gal.	container grown, 36" ht., 24" spread container grown, 30" ht., 24" spread container grown, 24" ht., 20" spread container grown, 24" ht., 20" spread container grown, 20" spread container grown, 24" ht., 20" spread container grown, 24" ht., 20" spread
NRS	40	Nellie R. Stevens Holly	<i>Ilex x Nellie R Stevens'</i>	7 gal.	
MIS	89	Miscanthus	<i>Miscanthus sinensis</i>	5 gal.	
LOR	23	Loropetalum	<i>Loropetalum sinensis</i>	3 gal.	
DYH	29	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	
DWM	26	Dwarf Wax Myrtle	<i>Myrica Pauciflora</i>	5 gal.	
SY	32	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	595	Liriope	<i>Liriope Muscari</i>	4" pots	container full, well rooted selection by owner solid sod refer to notes
SC	209	Seasonal Color '419' Bermudagrass	<i>Cynodon dactylon '419'</i>	4" pots	
NOTE: Plant list is an aid to bidders only. shall meet or exceed remarks as indicated.			Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material All trees to have straight trunks and be matching within varieties.		

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

TOWN OF LITTLE ELM LANDSCAPE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS INCLUDE MOWING, EDGING, PRUNING, AND FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING.
- NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN.
- THE RIGHT-OF-WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED THE TOWN MAY REQUIRE RELEGATION TO PREVENT EROSION OR SLIPPAGE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 30 DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G. DROUGHT OR FREEZE).
- WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.
- REQUIRED LANDSCAPED OPEN AREA AND DISTURBED AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
- ALL LANDSCAPING SHALL BE PLANNED AREAS THAT IS DEFINED BY EDGING, MULCH OR ANOTHER PRACTICE APPROVED BY THE TOWN.
- ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOST, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK 'STORM CLOUD' IN COLOR.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

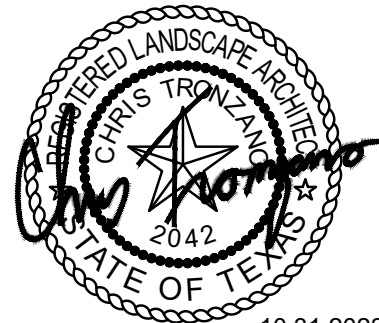
GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



10.31.2023

LITTLE ELM COMMERCIAL

OAK GROVE PKWY / SCARLETT FALLS DRIVE  
LITTLE ELM, TEXAS

ISSUE:

CITY COMMENTS 04.18.2023  
CITY COMMENTS 05.31.2023  
CITY COMMENTS 07.11.2023  
CITY COMMENTS 08.02.2023  
CITY COMMENTS 09.07.2023  
CITY COMMENTS 10.31.2023

DATE:

10.31.2023

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

02 LANDSCAPE PLAN

SCALE 1"=40'-0"



L.1



FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
15500 PLAT LEW ROAD  
FRIEDCO, TEXAS 75064  
TELEPHONE: (852) 986-8818  
CONTACT: KRISHNA KATTEPALI

**APPLICANT:** KIRKMAN ENGINEERING  
5000 STATE HIGHWAY 131  
COLLEEVILLE, TEXAS 75004  
TELEPHONE: (817) 688-9225  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkman.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (802) 742-4459  
FAX: (802) 742-4459  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com

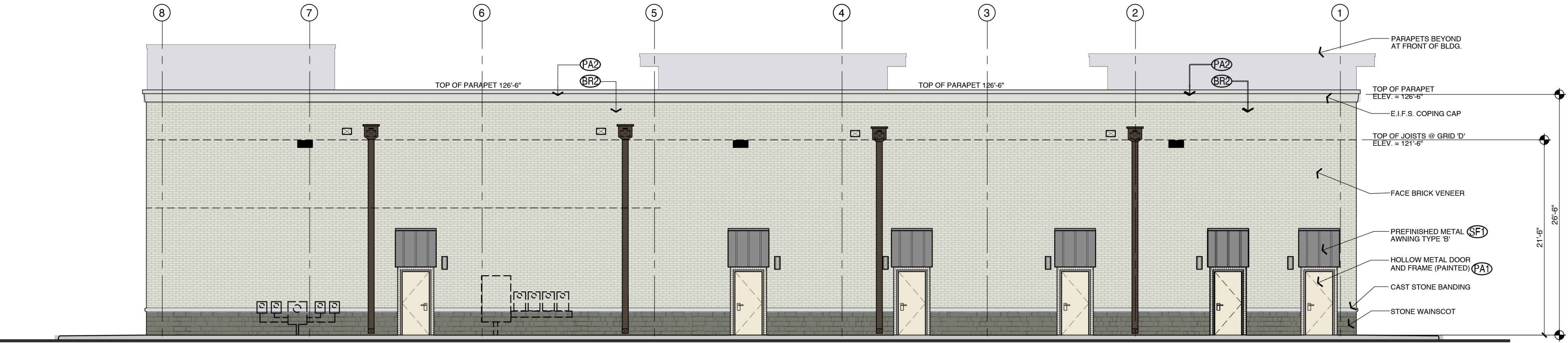
**BUILDING DIMENSIONS:** MAIN BUILDING - 131'-4" WIDE x 79'-2" DEEP  
MEZZANINE - 131'-4" WIDE x 79'-2" DEEP  
MAIN FLOOR - 131'-4" WIDE x 79'-2" DEEP

**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 32'-0"

- NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
  2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
  6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

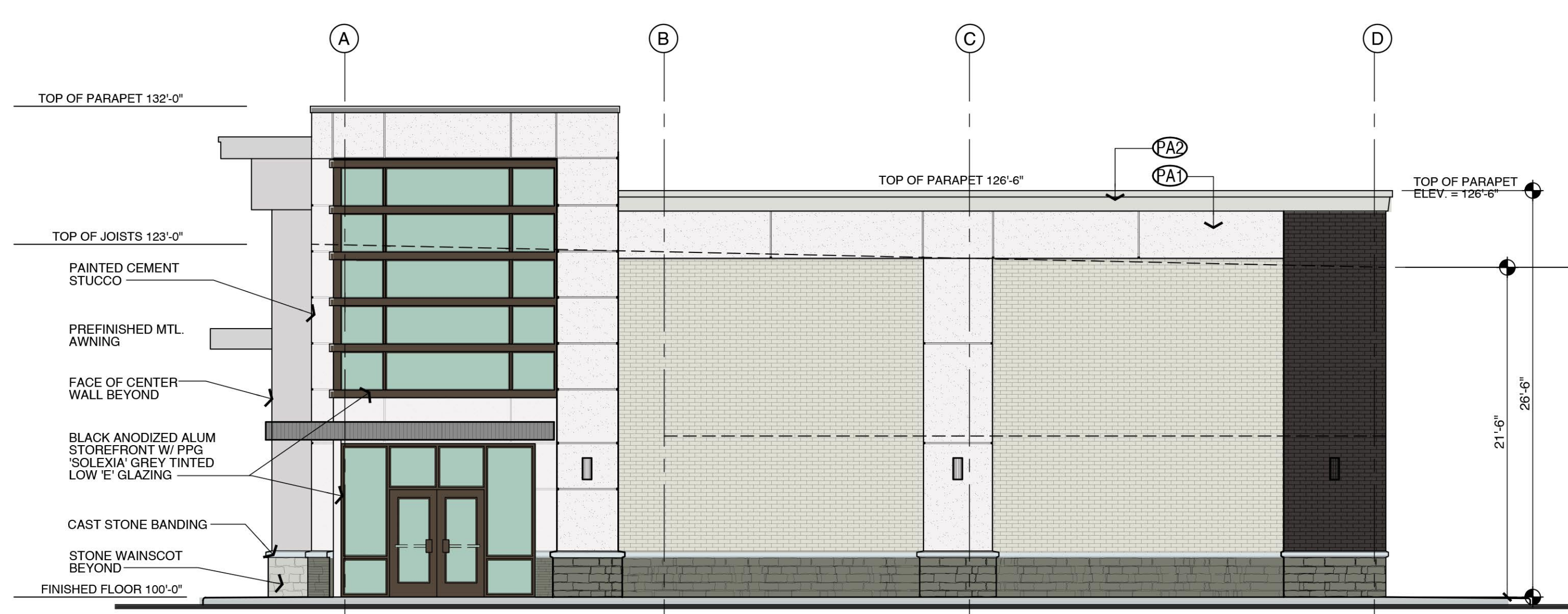
MATERIALS LEGEND

- BR1:** "ONYX" SMOOTH HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH
- BR2:** ENDICOTT CLAY PRODUCTS /  
NO. 5N1 "GLAZED WHITE"  
SMOOTH FINISH
- ST1:** STONE VENEER / STACKED STONE /  
ACME - M. STONE "HARAPPA GOLD"  
SLACKSTONE
- CFB:** CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT
- SF1:** STOREFRONT / AWNINGS / CANOPIES:  
BLACK ANODIZED ALUMINUM  
GLAZING: LOW-E - GREY TINTED
- PA1:** EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6005  
"CACHET CREAM" CORNICE
- PA2:** EXTERIOR PAINT - E.I.F.S. COPING CAPS  
SHERWIN WILLIAMS - SW 7006  
"EXTRA WHITE"



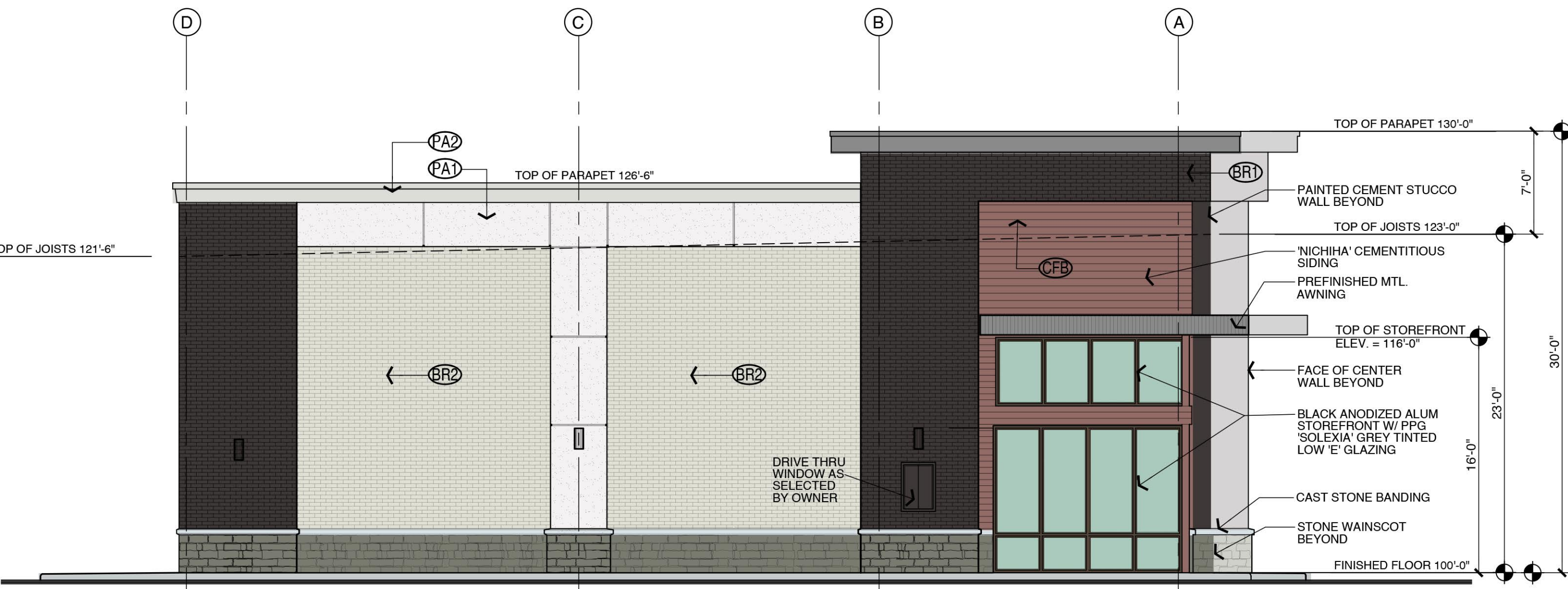
4 NORTH ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



3 EAST ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



2 WEST ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



1 FRONT (SOUTH) ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION:	REAR / NORTH ELEVATION:
FACE BRICK / STONE VENEER: 1,428 SQFT 56%	FACE BRICK / STONE VENEER: 1,254 SQFT 72%	FACE BRICK / STONE VENEER: 1,071 SQFT 68%	FACE BRICK / STONE VENEER: 3,168 SQFT 90%
PAINTED CEMENT STUCCO: 530 SQFT 20%	PAINTED CEMENT STUCCO: 194 SQFT 11%	PAINTED CEMENT STUCCO: 390 SQFT 25%	PAINTED CEMENT STUCCO: 0 SQFT 0%
E.I.F.S. COPING CAP: 170 SQFT 7%	E.I.F.S. COPING CAP: 106 SQFT 6%	E.I.F.S. COPING CAP: 75 SQFT 5%	E.I.F.S. COPING CAP: 198 SQFT 6%
CAST STONE BANDING: 30 SQFT 1%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 118 SQFT 4%
NICHHA CEMENTITIOUS SIDING: 418 SQFT 16%	NICHHA CEMENTITIOUS SIDING: 156 SQFT 9%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%
FACADE TOTAL W/O OPENINGS: 2,576 SQFT	FACADE TOTAL W/O OPENINGS: 1,738 SQFT	FACADE TOTAL W/O OPENINGS: 1,564 SQFT	FACADE TOTAL W/O OPENINGS: 3,484 SQFT
DOORS / WINDOWS: 1,328 SQFT 34%	DOORS / WINDOWS: 216 SQFT 11%	DOORS / WINDOWS: 390 SQFT 20%	DOORS / WINDOWS: 126 SQFT 4%
FACADE TOTAL: 3,904 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 3,610 SQFT

**Patrick Ahearne, Architect**

814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 2 for:  
**The FM720 Little Elm Development**  
2135 Oak Grove  
Little Elm, Texas



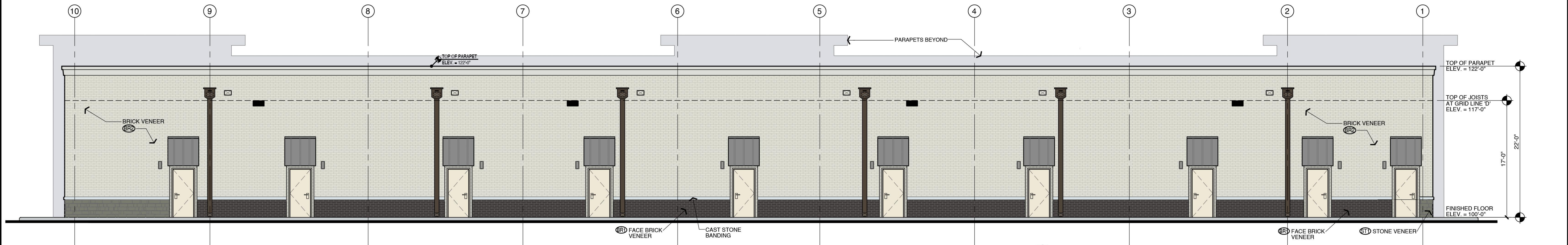
ISSUED FOR OWNER REVIEW ONLY

DATE: JULY 26, 2023  
JOB NO: 23-FM720 02 10  
DRAWN: PMA  
CHECKED: PMA

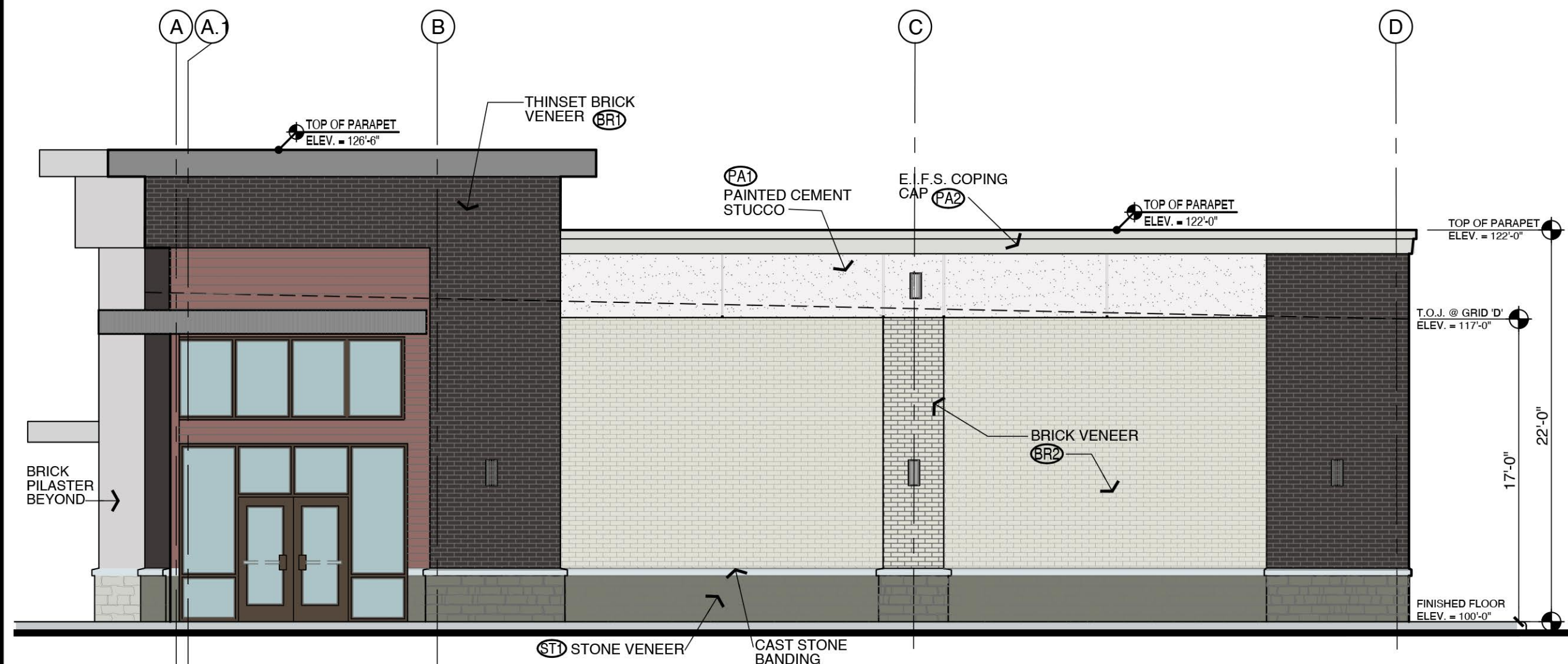
REVISIONS:


**A3.01**





**4 NORTH ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG



**3 EAST ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG

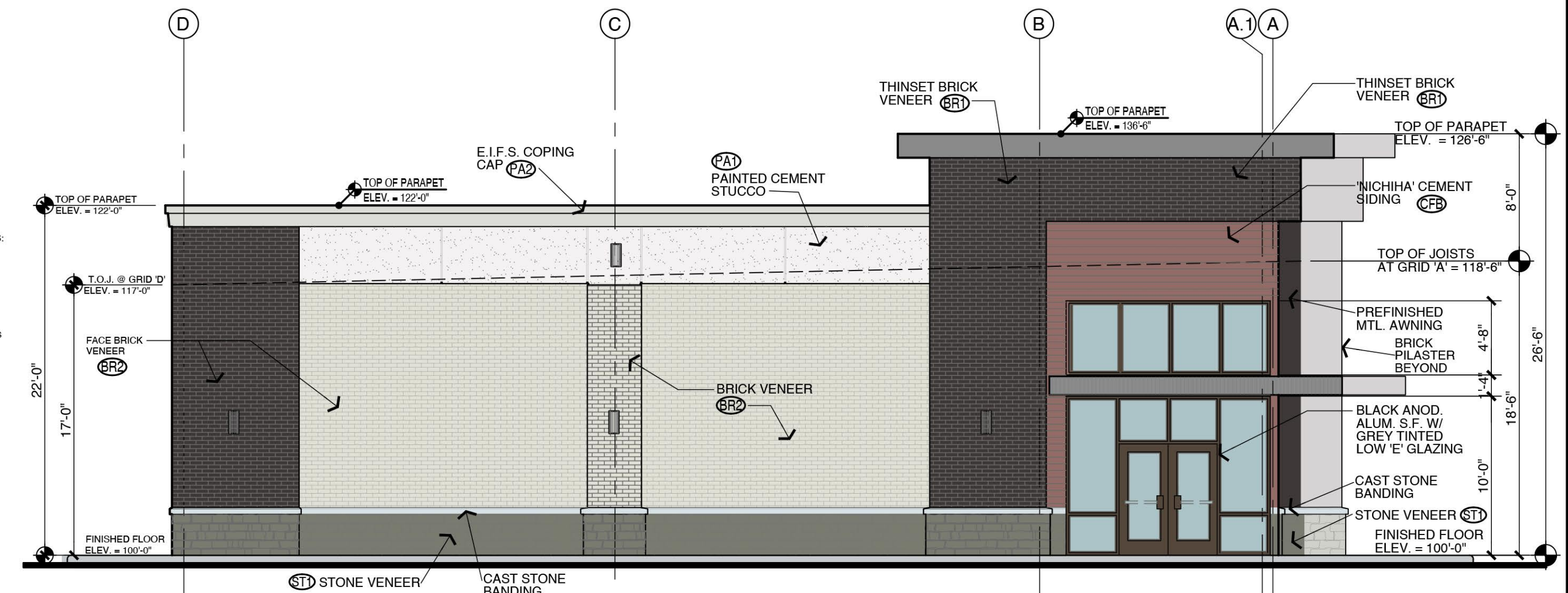
**FACADE INFORMATION**

**FACADE PLAN:**  
**THE FM720 PREMIERE OAKS DEVELOPMENT**  
**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
15708 PLEAT LEAF ROAD  
FRESNO, TEXAS 76844  
TELEPHONE: (855) 968-4818  
CONTACT: KRISHNA KATTELALI  
**APPLICANT:** KIRKMAN ENGINEERING  
5200 STATE HIGHWAY 121  
COLEYVILLE, TEXAS 76834  
TELEPHONE: (817) 488-0425  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkman.com  
**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4459  
LICENSE NO. 14649  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com  
**BUILDING DESCRIPTION:** MAIN BUILDING - 199'-4" WIDE x 66'-0" DEEP  
12,786 SQ/FT  
**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 31'-0"

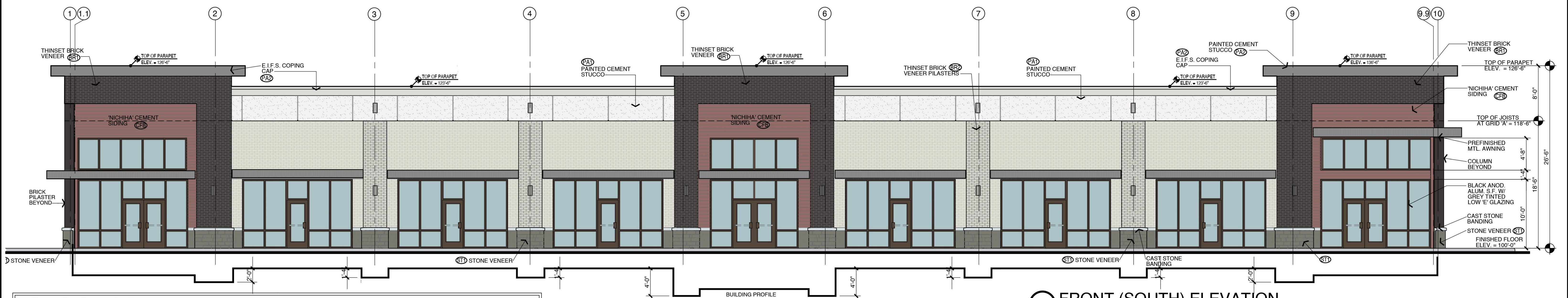
- NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
  2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  3. WHEN PRINTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
  6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

**MATERIALS LEGEND**

- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. 5N "OLIVED WHITE SMOOTH FINISH
- ST1: STONE VENEER / STACKED STONE / ACME "M STONE" "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (REDWOOD) ACCENT
- SF1: STOREFRONT / AWNINGS / CANOPIES: BLACK ANODIZED ALUMINUM GLAZING LOW 'E' GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6305 "CACHET CREAM" PLASTER & CORNICE
- PAP: EXTERIOR PAINT - E.I.F.S. COPING CAPS SHERWIN WILLIAMS - SW 7006 "EXTRA WHITE"



**2 WEST ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG



**1 FRONT (SOUTH) ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICK / STONE VENEER: 2,075 SQ/FT 65%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 4,270 SQ/FT 95%
PAINTED CEMENT STUCCO: 484 SQ/FT 15%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA' CEMENTITIOUS SIDING: 339 SQ/FT 11%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 306 SQ/FT 9%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 266 SQ/FT 5%
FACADE TOTAL W/O OPENINGS: 3,204 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 4,536 SQ/FT
DOORS / WINDOWS: 1,746 SQ/FT 35%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 231 SQ/FT 5%
FACADE TOTAL: 4,950 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 4,767 SQ/FT

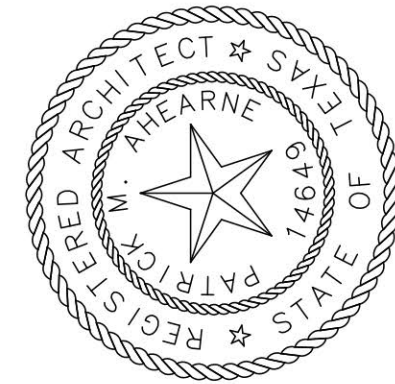
**Patrick Ahearne, Architect**  
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 1 for:  
**The FM720 Premiere Oaks Development**  
2135 Oak Grove  
Little Elm, Texas



ISSUED FOR OWNER REVIEW ONLY  
DATE: JULY 14, 2023  
JOB NO: 23-FM720 02 10  
DRAWN: PMA  
CHECKED: PMA  
REVISIONS:  
**A3.01**





Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 3 for:  
The FM720 Little Elm Development  
2135 OAK GROVE  
Little Elm, Texas

DATE: JULY 26, 2023  
JOB NO: 23 720 LELM 0206  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

## FACADE INFORMATION

### FACADE PLAN:

#### THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
10700 PLANT LEAF ROAD  
FRISCO, TEXAS 75034  
TELEPHONE: 800-888-8818  
CONTACT: KRISHNA KATTEPALI

**APPLICANT:** KIRKMAN ENGINEERING  
500 STATE HIGHWAY 191  
COLLEVILLE, TEXAS 75004  
TELEPHONE: 817-688-4845  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkman.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4459  
LICENSE NO. 14663  
CONTACT: PATRICK AHEARNE  
pahearne@gmail.com

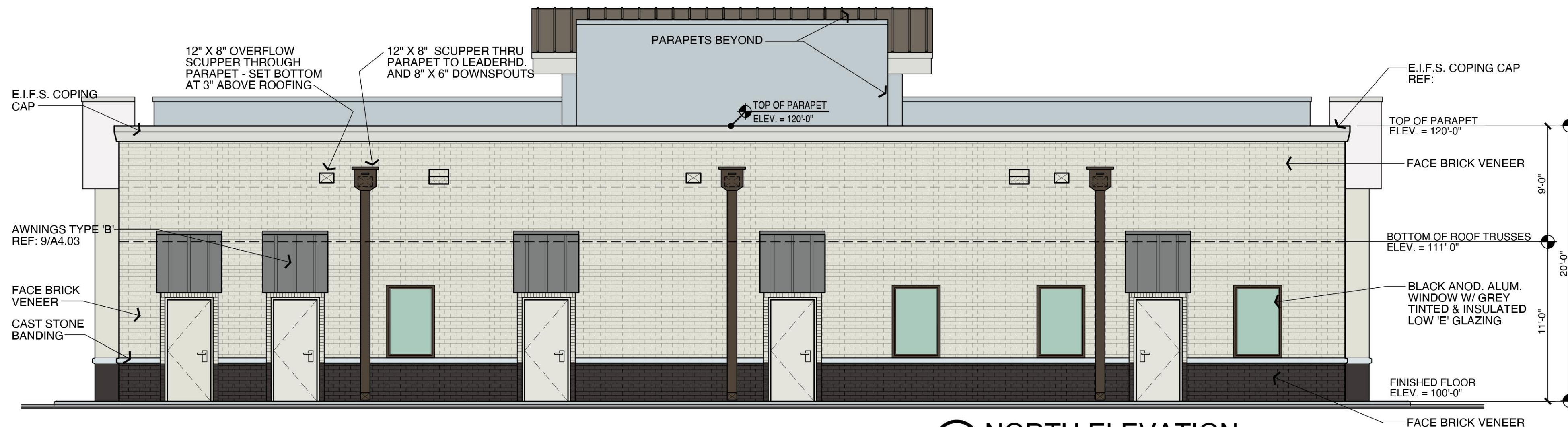
**BUILDING DIMENSIONS:** MAIN BUILDING - 85'-8" WIDE x 82'-0" DEEP  
4,385 SQFT

**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 26'-0"

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

## MATERIALS LEGEND

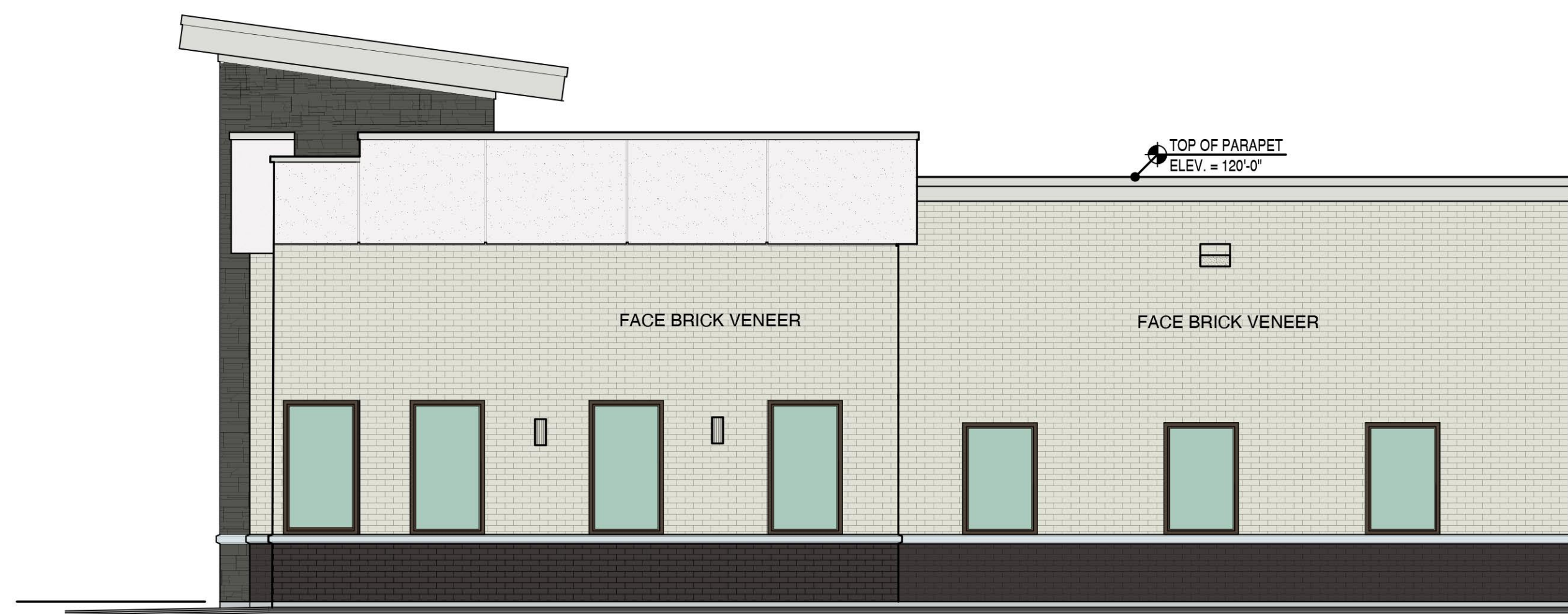
- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR, DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. SN1 "GLAZED WHITE" SMOOTH FINISH
- ST1: ACME - M STONE "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (CEDAR) ACCENT
- BLACK ANODIZED ALUMINUM GLAZING: LOW-E GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6865 "CACHET CREAM" CORNICE
- SHERWIN WILLIAMS - SW 7006 "EXTRA WHITE" E.I.F.S. COPING CAPS



### 4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

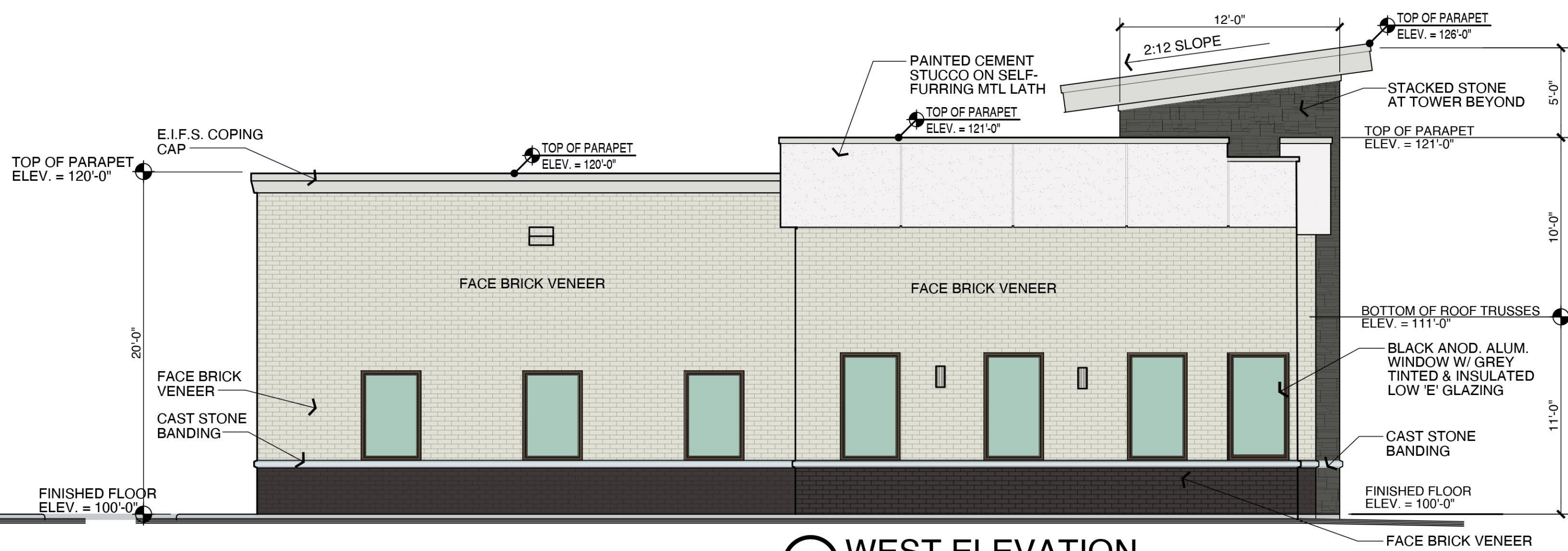
1 FM720 PO ELEV 1.DWG



### 3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

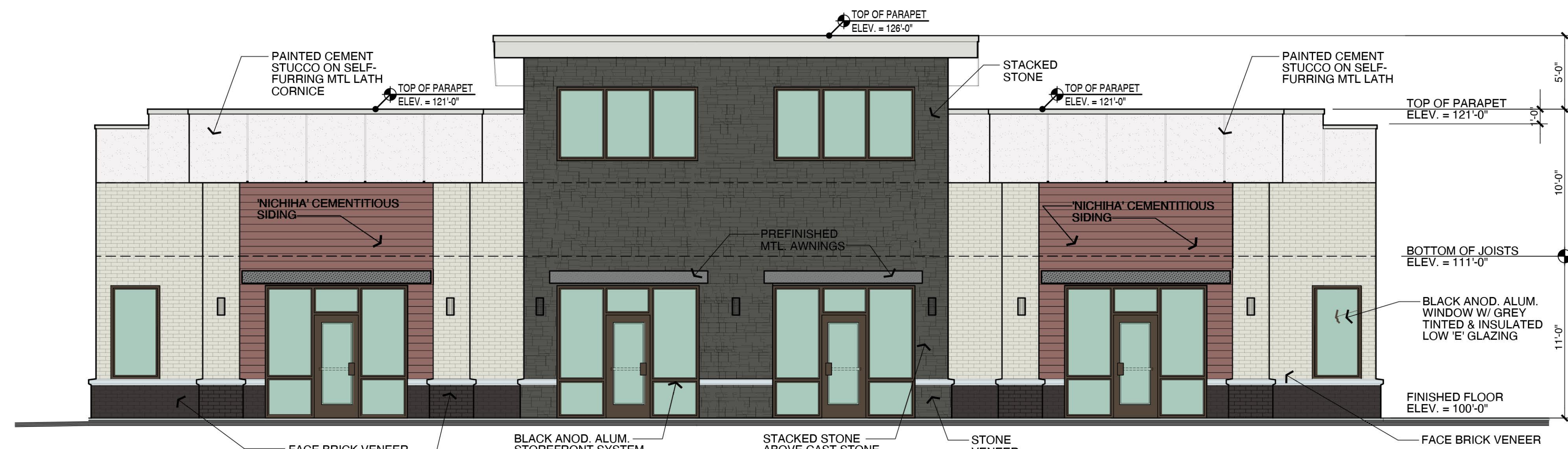
1 FM720 PO ELEV 1.DWG



### 2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



### 1 FRONT (SOUTH) ELEVATION

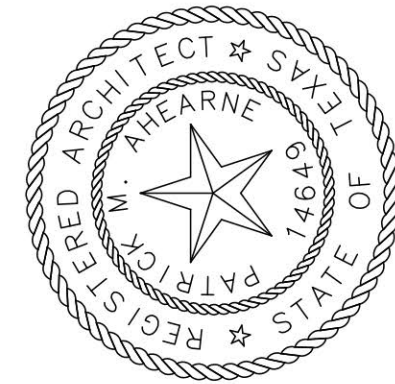
SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,920 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

ISSUED FOR OWNER REVIEW & PRELIMINARY PRICING ONLY





Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 2 for:  
The FM720 Little Elm Development  
2135 OAK GROVE  
Little Elm, Texas

DATE: JUNE 28, 2023  
JOB NO: 23 720 LELM 0206  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

## FACADE INFORMATION

### FACADE PLAN:

#### THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** HOSE REALTY PARTNERS, LLC  
15709 PLEAT LEAF ROAD  
FRIEDLAND, TEXAS 76041  
TELEPHONE: (817) 998-4419  
CONTACT: KRISTINA KATTEPAU

**APPLICANT:** NORMAN ENGINEERING  
5300 STATE HIGHWAY 121  
COLLEGEVILLE, TEXAS 76034  
TELEPHONE: (817) 886-8555  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@norman.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (214) 673-0054  
LICENSE NO. 15489  
CONTACT: PATRICK AHEARNE  
patricka@patricka.com

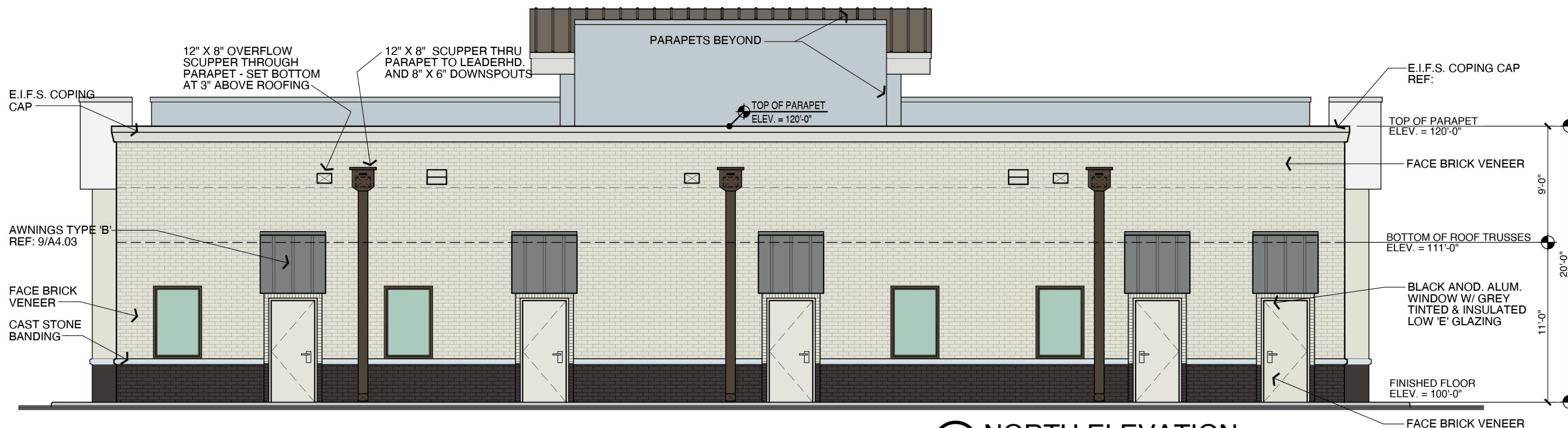
**BUILDING DIMENSIONS:** MAIN BUILDING - 82'-6" WIDE x 82'-0" DEEP  
4,989 SQFT

**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 26'-0"

## MATERIALS LEGEND

- BR1: "ONYX" SMOOTH HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS /  
NO. 311 "GLAZED WHITE"  
SMOOTH FINISH
- ACME - M STONE "HARAPPA GOLD"  
SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT
- BLACK ANODIZED ALUMINUM  
GLAZING: LOW-E - GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6500  
"CACHET CREAM" CORNICES
- PA2: SHERWIN WILLIAMS - SW 7006  
"EXTRA WHITE"  
E.I.F.S. COPING CAPS

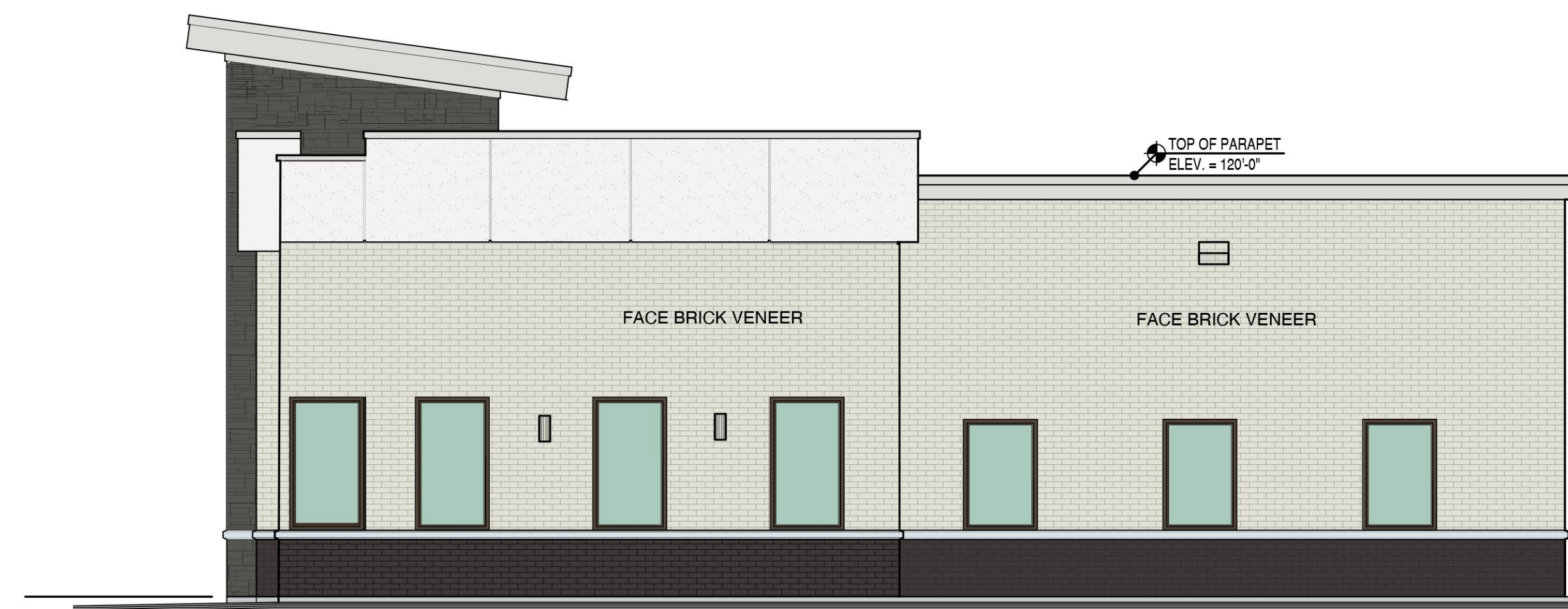
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
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- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.



### 4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

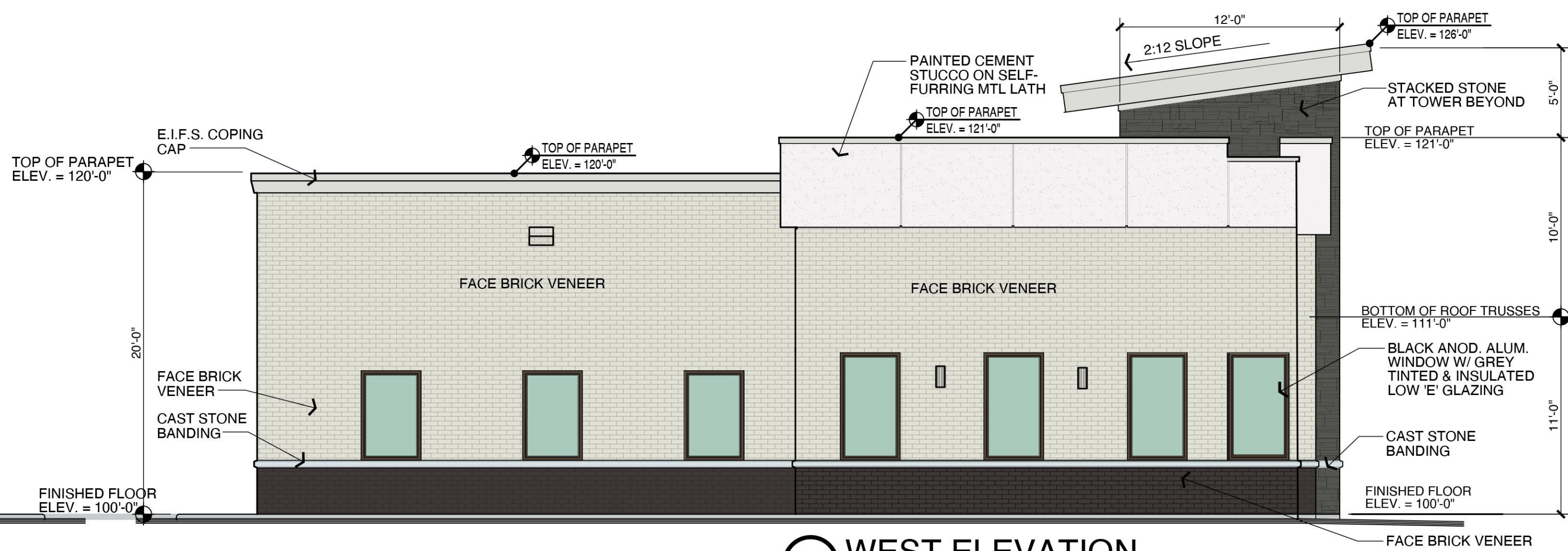
1 FM720 PO ELEV 1.DWG



### 3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

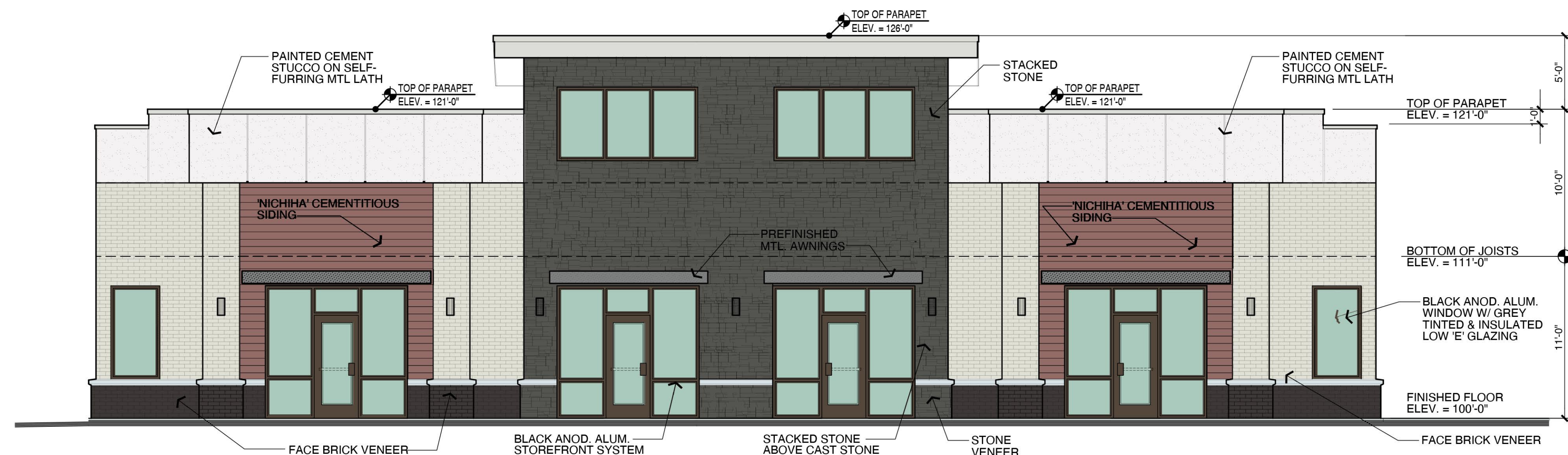
1 FM720 PO ELEV 1.DWG



### 2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



### 1 FRONT (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 25%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,820 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT



FACADE PLAN:

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MIDKAM ENGINEERING

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BUILDING DIMENSIONS: MAIN BUILDING: 501 BY 345 FT - 501 BY 345 FT

ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.

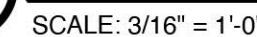
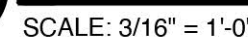
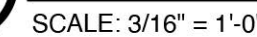
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND

4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.

USED ON THE STRUCTURE SHALL BE INSTALLED AND  
REVIEWED BY THE PLANNING DIVISION. MATERIAL

6. AN APPROVED FACADE PLAN SHALL BE POSTED C  
ALL TIMES.

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[illegible]

ION:	EAST ELEVATION	NORTH ELEVATION
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[illegible]

# Texas

DATE: JUNE 28, 2023

TABLE 1

CHECKED: PMA

## REVISIONS

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## A3.01



FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, L.L.C.  
15789 PLEAT LEAF ROAD  
FRISCO, TEXAS 75034  
TELEPHONE (852) 688-4818  
CONTACT: KRISHNA MATTEPALU

APPLICANT: KIRKMAN ENGINEERING  
5000 STATE HIGHWAY 121  
COLLEVILLE, TEXAS 76034  
TELEPHONE (817) 388-0625  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkseng.com

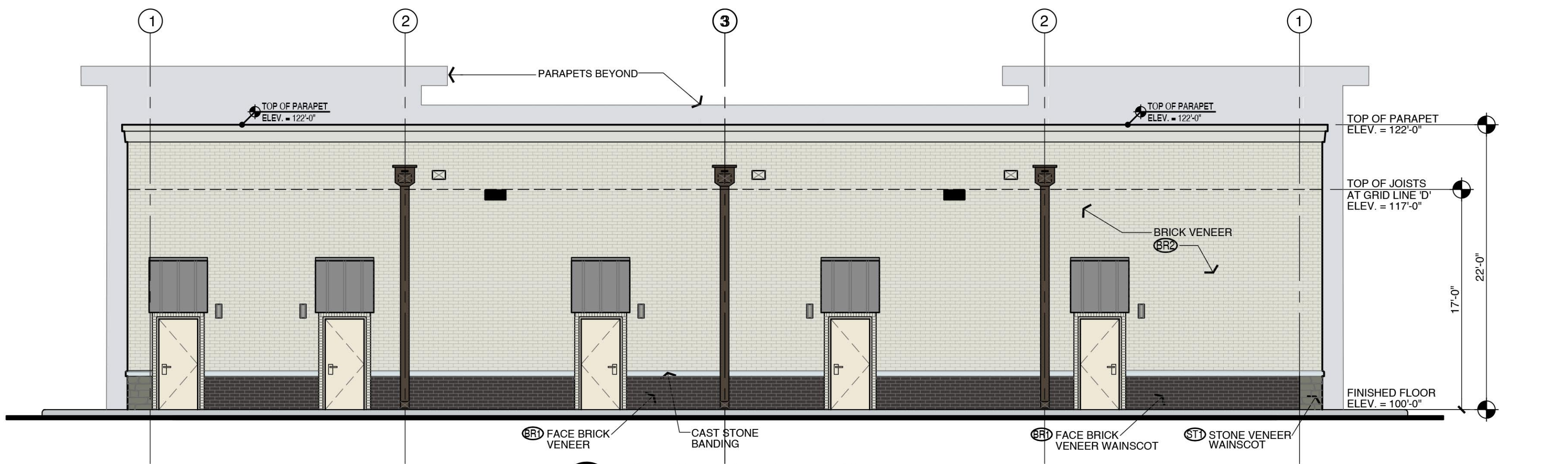
ARCHITECT: PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4469  
LICENSE NO. 14649  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com

BUILDING DIMENSIONS: MAIN BUILDING - 82'-2" WIDE X 62'-0" DEEP  
5,500 SQ/FT  
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 26'-6"

NOTES:  
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.  
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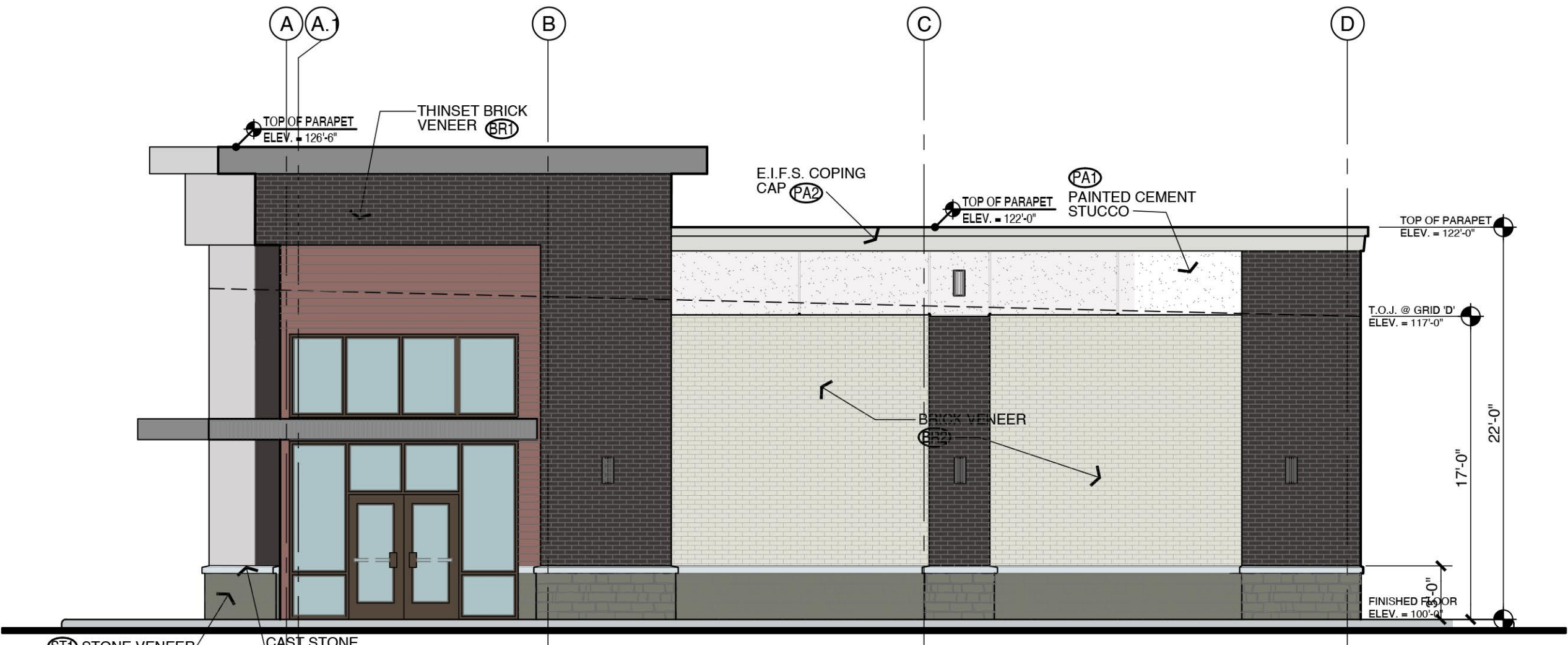
MATERIALS LEGEND

- BR1: "DMY" SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH  
BR2: ENDICOTT CLAY PRODUCTS / NO. 3N1 "GLAZED WHITE" SMOOTH FINISH  
ST1: STONE VENEER / STACKED STONE / SCME - M STONE "BARBARA GOLD" BLACKSTONE  
CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (CEDAR) ACCENT  
SF1: STOREFRONT / AWNINGS / CANOPIES: BLACK ANODIZED ALUMINUM GLAZING LOW-E, GREY TINTED  
PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6350 "CACHET CREAM" CORNICE  
PA2: EXTERIOR PAINT - E.I.F.S. COPING CAPS EXTRA WHITE



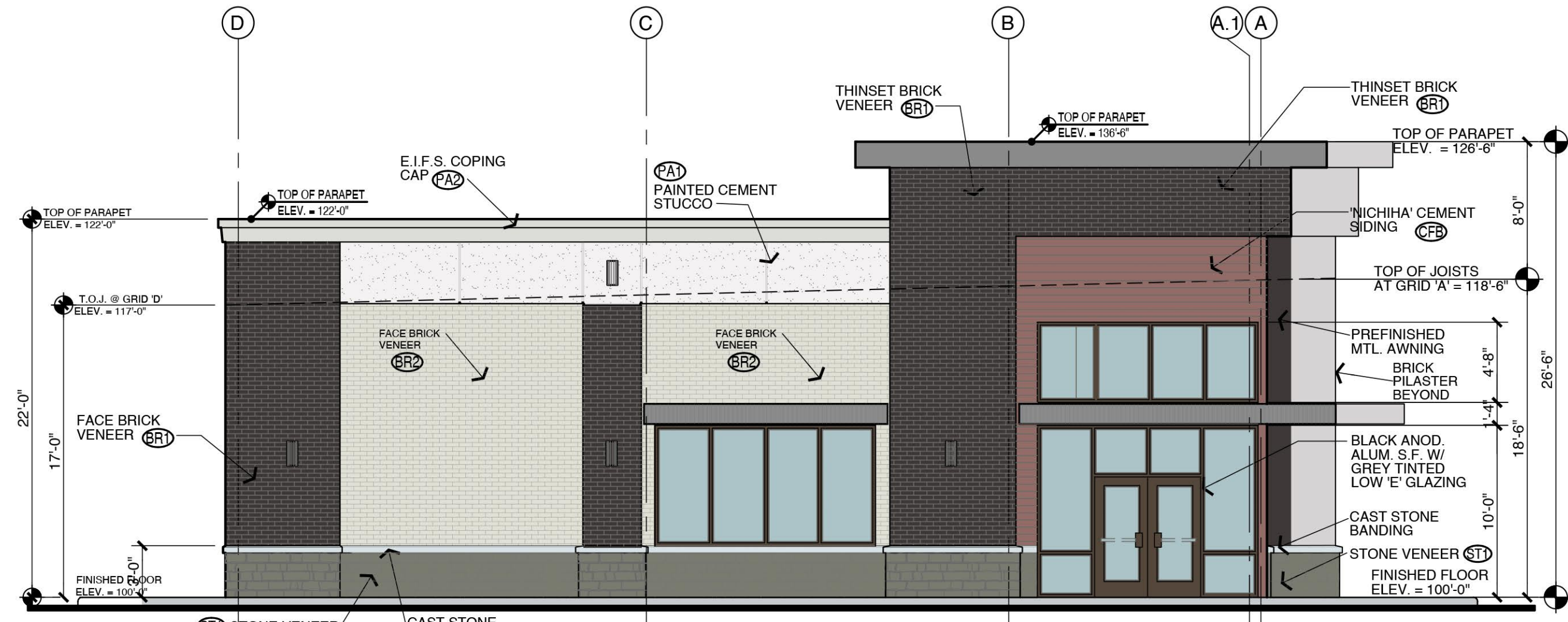
4 WEST ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



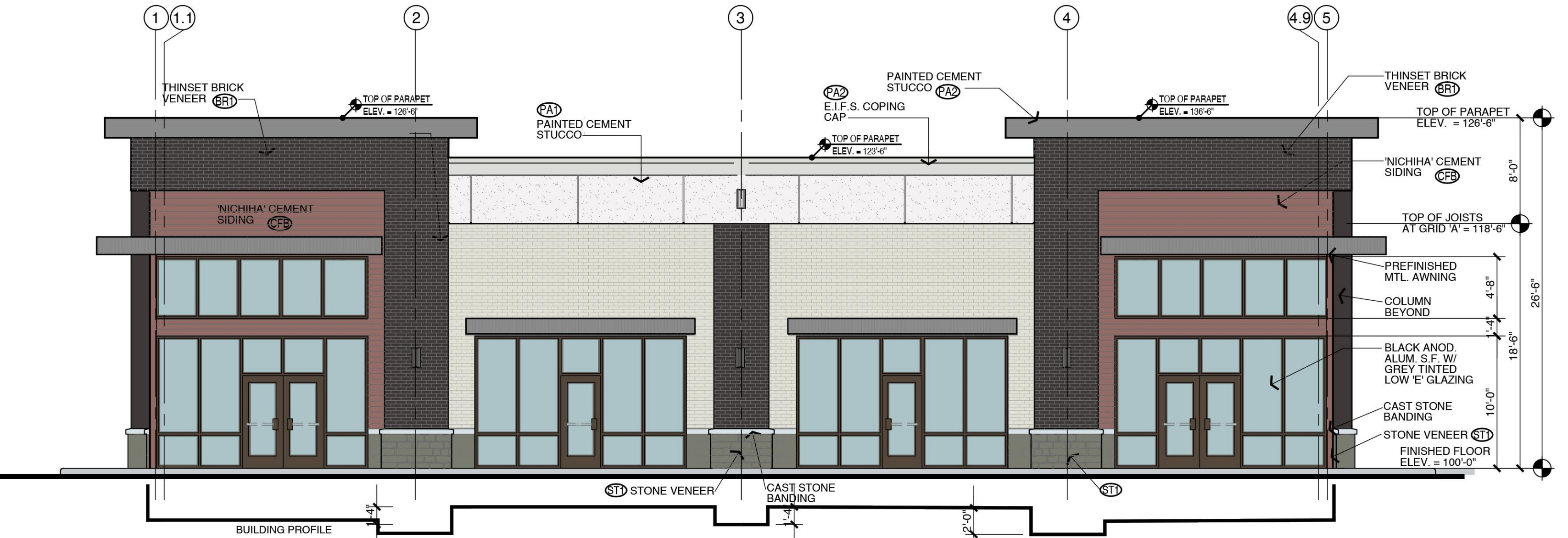
3 NORTH ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



2 SOUTH ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



1 FRONT (EAST) ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / EAST ELEVATION:	SOUTH ELEVATION:	NORTH ELEVATION	WEST ELEVATION
FACE BRICK / STONE VENEER: 1,348 SQ/FT 71%	FACE BRICK VENEER: 776 SQ/FT 69%	FACE BRICK VENEER: 904 SQ/FT 73%	FACE BRICK VENEER: 1,801 SQ/FT 93%
PAINTED CEMENT STUCCO: 164 SQ/FT 9%	PAINTED CEMENT STUCCO: 118 SQ/FT 11%	PAINTED CEMENT STUCCO: 118 SQ/FT 10%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA' CEMENTITIOUS SIDING: 252 SQ/FT 13%	NICHHA' CEMENTITIOUS SIDING: 126 SQ/FT 11%	NICHHA' CEMENTITIOUS SIDING: 126 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 145 SQ/FT 7%	E.I.F.S. COPING CAP: 96 SQ/FT 9%	E.I.F.S. COPING CAP: 96 SQ/FT 7%	E.I.F.S. COPING CAP: 140 SQ/FT 7%
FACADE TOTAL W/O OPENINGS: 1,908 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,116 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,244 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,941 SQ/FT
DOORS / WINDOWS: 425 SQ/FT 19%	DOORS / WINDOWS: 310 SQ/FT 27%	DOORS / WINDOWS: 212 SQ/FT 15%	DOORS / WINDOWS: 105 SQ/FT 5%
FACADE TOTAL: 2,334 SQ/FT	FACADE TOTAL: 1,456 SQ/FT	FACADE TOTAL: 1,456 SQ/FT	FACADE TOTAL: 2,046 SQ/FT

Patrick Ahearne, Architect  
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 3 for:  
The FM720 Little Elm Development  
2135 Oak Grove  
Little Elm, Texas

DATE: NOVEMBER 1, 2023  
JOB NO: 23-FM720 10 15  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:  
A3.01



# MATERIALS LEGEND

BR1: "ONYX" HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH



BR2: 'ENDICOT' CLAY PRODUCTS  
NO. SN1 "GLAZED WHITE"  
SMOOTH FINISH



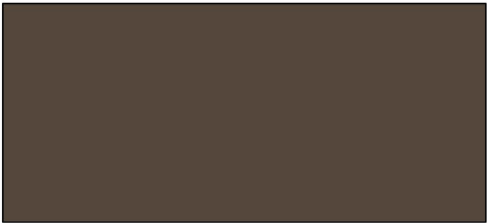
ST1: ACME M STONE - "HARAPPA GOLD"  
SLACKSTONE



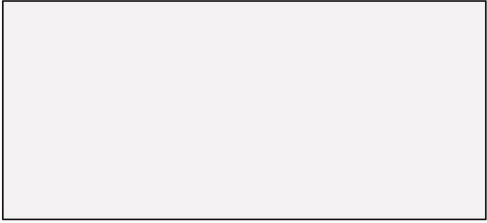
CFB: CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT



SF1: STOREFRONT / AWNINGS  
& CANOPIES: BLACK ANODIZED ALUM.  
  
GLAZING: LOW-E - GREY TINTED



PA1: EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6365  
"CACHET CREAM" CORNICES



PA2: EXTERIOR PAINT - E.I.F.S. COPING  
CAPS - SHERWIN WILLIAMS -  
SW 7006 - "PASSIVE GREY"



## FM270 PREMIERE OAKS PROJECT

### OFFICE BUILDINGS 1 - 3 & RETAIL BUILDINGS 1 - 3: