



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

June 1, 2023

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

1. **5:30 PM Work Session**

Discuss potential separation requirements for smoking establishment uses.

2. **6:00 PM Regular Meeting**

3. **Roll Call**

4. **Consent Agenda**

1. Discuss and take action regarding the approval of the May 18, 2023, Regular Planning and Zoning Commission Meeting Minutes.
2. **REPLAT/ Palladium Addition Phase 2 (RP-23-01798).** Presentation, discussion, and consideration on a request for a replat of residential Lots 1 - 3, Block A, establishing 9 lots (1R - 9R) on approximately 9.425 acres situated in the Matthew Jones Survey, Abstract No. 667, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation
3. **FINAL PLAT/ ARI Holdings Addition (FP-23-01528).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

5. **Regular Agenda**

1. **PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551).** Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion and Recommendation

2. **PUBLIC HEARING/ Golden Chick (SUP-22-13138).** Presentation, discussion, public hearing, and take action on a request to rezone approximately 1.88 acres of land, currently zoned as Planned Development based on Light Commercial Standards (Ordinance No. 449), generally located on the northwest corner of E. Eldorado Parkway and Hart Road, within Little Elm's town limits, in order to allow for a new 1,507 square-foot quick service food establishment with a drive-thru component.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion and Recommendation

6. **Discussion of future agenda items, update on Council action, and requests for new business considerations**

7. **Adjourn**

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on May 29, 2023, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Olga Chernomorets - Managing Director of Planning



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/01/2023

OVERVIEW

Project	Adoption of the May 18, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	06/01/2023
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the May 18, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

May 18 2023 meeting minutes



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, MAY 18, 2023 - 7:00 pm

Present: Michael Bell, Chairman; Ron Trees, Vice Chairman; Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Robert Martin, Commissioner; Debra Cadet, Alternate Commissioner

Absent: Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Chip Norman, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning
Wesley Brandon, Town Engineer
Rachel Mendoza, Development Manager
Brian Salvesen, Planner

1. 5:30 PM Work Session

- Planning & Zoning Commission as the Capital Improvements Advisory Committee - Town Engineer Wesley Brandon to discuss the Commission's role.

Town Engineer, Wesley Brandon, informed the Commission that they had been approved to be the Capital Improvements Advisory Committee by the Town Council. No official action was taken.

2. 6:00 PM Regular Meeting

Chairperson Bell opened the meeting at 6:00pm.

3. Roll Call

4. Consent Agenda

Motion: Approve Consent Agenda as presented.

Motion by Commissioner Jack Skinner, seconded by Commissioner Robert Martin

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

6 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the May 4, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Item passed in consent agenda motion.

2. **FINAL PLAT/ Ace Hardware (FP-23-01029).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation

The applicant's withdrawal request was approved under the consent agenda motion.

3. **FINAL PLAT/ King Road Business Park (FP-23-01030).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 8.251 acres, situated in J.W. King Survey, Abstract No. 694, within Little Elm's Town Limits, in order to establish a commercial lot, easements, and dedicate Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Staff's request for denial was approved in the consent agenda motion.

5. Regular Agenda

1. **PUBLIC HEARING/Liquor Mart (SUP-23-01048).** Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) for a 3,040 square-foot Liquor Store use, generally located in Building 200, 11700 FM 423, currently zoned Planned Development with a Light Commercial base through Ordinance #1691, in order to allow for sale of alcoholic beverages for off-site consumption only.
 - Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the item to the commission.

The commission had no questions for staff.

The applicant, Dhaval Solanki, and his consultant, Andy Sissney, were available for questions.

Commissioner Martin wanted to make sure the applicant was understanding of the signage

limitations.

Commissioner Ocelli wanted clarification on what makes the proposal a "high-end" liquor store, compared to other liquor stores.

The applicant stated they would have a high quality interior.

The following residents spoke voicing concerns over the proposal, specifically the proximity to the store to residential land, potentially increasing any noise or safety nuisances.

Public Hearing opened at 6:09pm.

The following residents spoke with concerns about the proposal:

Jamar Johnson, 3116 Horizons Drive

Ramana Danam, 3112 Horizons Drive

Ajay Kotha, 2532 Lake Bend Drive

Ananthoju Jayadevud, 2568 Lake Bend Drive

Public Hearing closed at 6:16pm.

Commissioner Martin: Does not see a reason for denial based on zoning or ordinances.

Vice-Chair Trees: Based on previous PD report, Liquor Stores do not create a criminal nuisance compared to other retail.

Commissioner Skinner: No ordinance requiring distance or screening from residential areas for Liquor Stores makes for a tough case for denial.

Motion: Approve with conditions by staff.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Jack Skinner

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Tom Ocelli,
Commissioner Jack Skinner, Commissioner Robert Martin

NAY: Alternate Commissioner Debra Cadet

5 - 1 Passed

2. **PUBLIC HEARING/ Lakeshore Plaza Addition (PD-23-00838).** A request to rezone approximately 4.159 acres of land, currently zoned as Lakefront District (LF), with an SUP for a daycare use (Ordinance No. 1462), generally located 500 feet west of the intersection of E Eldorado Parkway and Hillside Drive, within Little Elm's town limits, in order to establish a new Planned Development district based on Lakefront (LF) district standards, to capture existing nonconforming development, expand the existing daycare square footage, and allow a new mixed-use commercial/residential development with modified development standards.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the item to the commission.

Commissioner Cadet: Were all of staff's comments addressed?

Staff: All except for the four waivers.

Commissioner Martin: Is the gate to the Town's Trail system common?

Staff: The area is intended as a child play area and the fence and gate are there for safety concerns.

Commissioner Skinner: Are there issues with the existing commercial retail building that are outstanding?

Staff: They have taken care of the outstanding comments.

Commissioner Cadet: How will they ensure dumpster access?

Staff: A shared dumpster agreement.

Commissioner Ocelli: Is the rear fire lane open all the way through? How will Lot 3 access the dumpster?

Staff: The walkway and gate will block the rear fire lane, and there is no direct access to the dumpster from lot 3.

The applicant and their architect were available for questions.

Chairperson Bell had questions on the timeline of the development and what development plans were approved when.

Public Hearing opened at 6:57pm.

With no one in attendance indicating they wished to speak, the Public Hearing was closed at 6:57pm.

The Commission and Staff continued to clarify the timeline of development applications of the development.

Recess at 7:04pm.

Reconvened at 7:06pm.

Motion: Approve agenda item with conditions by staff.

The Commission debated on if the project should be approved with the setback waiver in contrast to what the Town has envisioned for the Lakefront District.

Motion by Vice Chairman Ron Trees, seconded by Chairman Michael Bell

AYE: Chairman Michael Bell, Vice Chairman Ron Trees

NAY: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

2 - 4 Failed

Motion: Deny agenda item.

Motion by Commissioner Jack Skinner, seconded by Commissioner Tom Ocelli

AYE: Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

NAY: Chairman Michael Bell, Vice Chairman Ron Trees

4 - 2 Passed

6. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
7. **Adjourn**

Meeting adjourned at 7:30pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/01/2023

OVERVIEW

Project	REPLAT/ Palladium Addition Phase 2 (RP-23-01798)
P&Z Hearing	06/01/2023
Council Hearing	N/A
Size	Approximately 9.425 acres
Current Zoning	Planned Development (Lakefront District Base)
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail/Commercial
Applicant	David Jett, KAZ Surveying
Owner	Town of Little Elm and Little Elm EDC
Strategic Goal	

Agenda Item

REPLAT/ Palladium Addition Phase 2 (RP-23-01798). Presentation, discussion, and consideration on a request for a replat of residential Lots 1 - 3, Block A, establishing 9 lots (1R - 9R) on approximately 9.425 acres situated in the Matthew Jones Survey, Abstract No. 667, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the northeast intersection of E. Eldorado Parkway and Main Street, within Little Elm's Town limits.

Planning Analysis

This is a Replat for the Palladium Phase 2 addition, changing 3 lots into 9 commercial lots in the Town's Lakefront District. The reason for this replat is to further subdivide the three lots so that each pad-site is its own lot. The plat meets the Town's subdivision requirements, most notably the minimum lot size requirement, which in the Lakefront District, there is no minimum lot size.

Recommended Action

Staff recommends approval of the agenda item.

Attachments

REPLAT/ Palladium Addition Phase 2 (RP-23-01798)



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/01/2023

OVERVIEW

Project	FINAL PLAT/ ARI Holdings Addition (FP-23-01528)
P&Z Hearing	06/01/2023
Council Hearing	N/A
Size	Approximately 1.626 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Residential
Applicant	Jasmine Smoot-Leyva, Blue Sky Surveying & Mapping
Owner	Todd Rohwer, ARI Holdings
Strategic Goal	

Agenda Item

FINAL PLAT/ ARI Holdings Addition (FP-23-01528). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Located on the northeast corner of the intersection of Old Witt Road and Witt Road, within Little Elm's town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The plat does not currently meet the Town's Subdivision ordinance and is not ready for approval. The applicant has requested an extension to the June 15th Planning and Zoning Commission meeting.

Recommended Action

Staff recommends approval of the applicant's extension request to the June 15, 2023 meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/01/2023

OVERVIEW

Project	PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551)
P&Z Hearing	06/01/2023
Council Hearing	July 18, 2023
Size	Approximately 35 acres
Current Zoning	Planned Development (Mixed Use)
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Lakefront District (LF)
Applicant	Dorothy Parks, DPC Real Estate
Owner	Ryan Miller, Alta 3Eighty LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551). Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion and Recommendation

Location

Located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits.

Planning Analysis

Subject property consists of a recently complete multifamily development, totally approximately 10 acres, currently zoned Planned Development through Ordinance No. 1283, as amended by Ordinance No. 1589, which encompasses several tracts of land, totaling 35 acres. Originally, the existing PD was envisioned as a large scale mixed-use development, providing for multifamily residential along the norther and western portion, utilizing the remainder of the land for retail/commercial uses anchored by a large big-box tenant.

Originally, the subject property was intended to fully consist of multifamily and associated amenities. Recently, the property has remodeled one of the existing dwelling units into a commercial unit in order to accommodate Project Access, an amenity intended to solely serve the multifamily community. However, the operation offers a variety of functions and resources that do not fall under the previously approved residential use. The existing Planned Development would need to be amended in order to allow Project Access to occupy the unit, by clearly defining the operation and including it as a permitted use on this property.

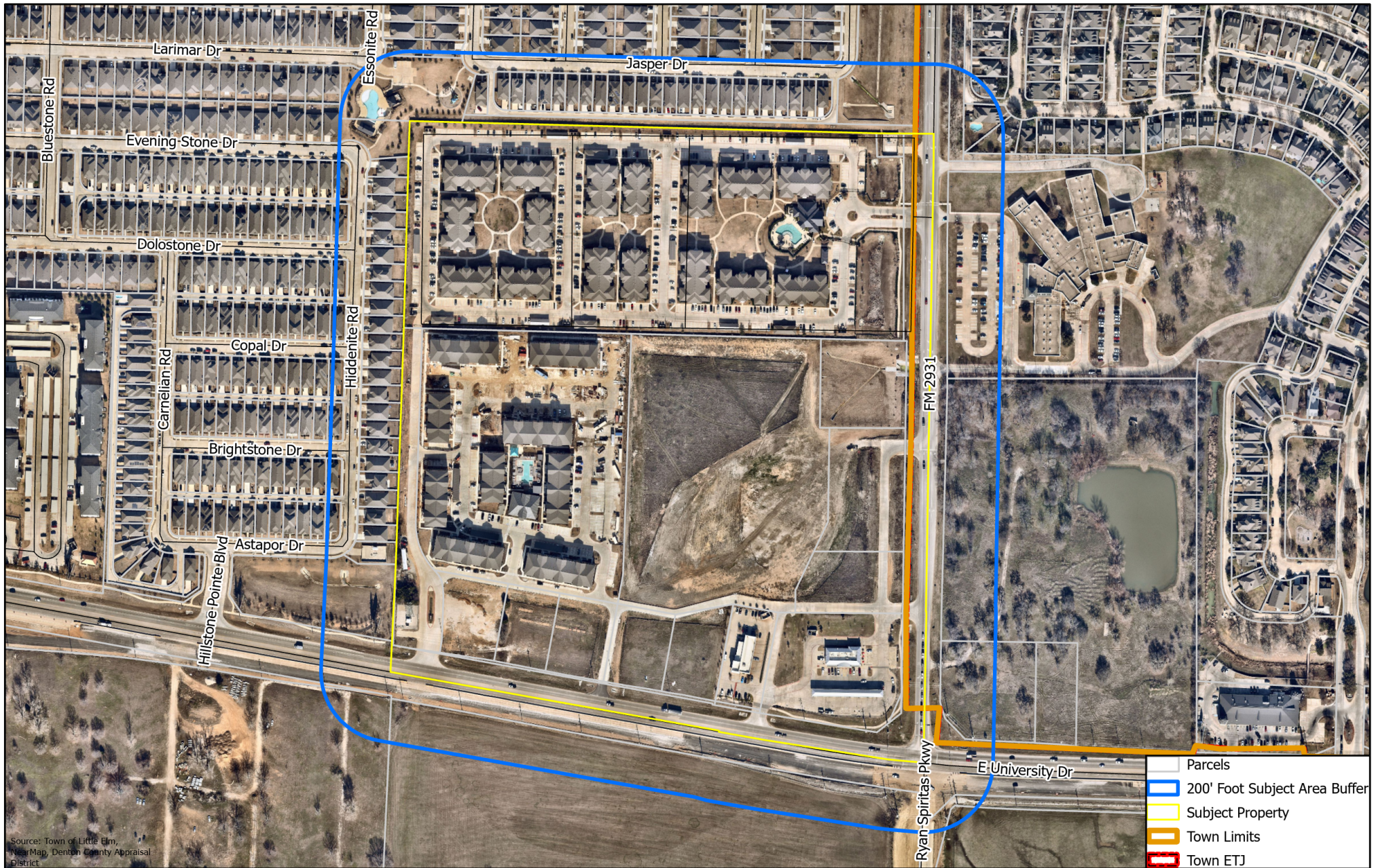
At this time, Staff and applicant are still working on identifying all the details of the operation.

Recommended Action

Staff recommends this request be tabled until June 15, 2023, in order to allow additional time to establish the use definition for the Project Access operation.

Attachments

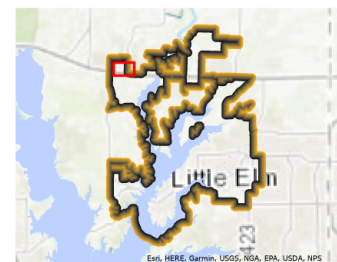
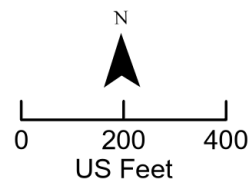
Location Map



Alta 3Eighty PD Amendment 26535 E UNIVERSITY AUBREY, TX

Town of Little Elm
Denton County, Tx

Date: 5/19/2023



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/01/2023

OVERVIEW

Project	PUBLIC HEARING/ Golden Chick (SUP-22-13138)
P&Z Hearing	06/01/2023
Council Hearing	July 18, 2023
Size	Approximately 1.88 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Commercial
Applicant	Ticha Mhlanga, C&M Engineering
Owner	Mannu Mehta, Mannat Hart Inc.
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Golden Chick (SUP-22-13138). Presentation, discussion, public hearing, and take action on a request to rezone approximately 1.88 acres of land, currently zoned as Planned Development based on Light Commercial Standards (Ordinance No. 449), generally located on the northwest corner of E. Eldorado Parkway and Hart Road, within Little Elm's town limits, in order to allow for a new 1,507 square-foot quick service food establishment with a drive-thru component.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion and Recommendation

Location

Generally located 700 feet west of the intersection of E. Eldorado Parkway and Hart Road.

Planning Analysis

Background.

The subject property was subdivided in June 2022 via a conveyance plat to establish the current lot with the intent of developing a commercial site. To the west of the property there is a commercial office development and the Lakeside Homes Subdivision, and The property to the north is vacant with no official plans for redevelopment at this time. The adjacent property to the east is developing as a two suite commercial center. The adjacent property to the east also has a drive-thru, however the plans for that property were submitted before the Town amendment the Zoning Code to require an SUP. Beyond the property, to east and on the corner of Hart and E. Eldorado, is the existing 7-11 gas station and convenience store.

In August 2022 the Town approved a Zoning Amendment which required approval of a Specific Use Permit (SUP) for any drive-thru use in Light Commercial. In December 2022, the applicant submitted their SUP request and has been working with staff to mitigate the drive-thru use with other site enhancements.

Proposal.

The applicant, Golden Chick, is requesting an SUP for a quick service food establishment with a drive-thru component. The proposal is for new construction and includes full development of the 1.88 -acre Lot, with a 1,507 square-foot, single-story building, with a drive-thru in the rear. The applicant has submitted all the relevant plans showing their compliance with the LC zoning district, as well as the newly adopted site criteria for drive-thru uses, as outlined below.

Uses.

The permitted uses for this LC are in accordance with the Light Commercial (LC) zoning district, which allows a drive-thru through a Specific Use Permit.

Site Criteria.

Section 106.05.02.2(y) Special Regulations for Specific Permanent Land Uses - Drive-in or drive-thru facilities, provides the following site criteria regulations.

- a. Drive-thru and queue lanes shall not be located between the front of the building (primary entrance) and a public right-of-way. (Proposed drive-thru operation is meeting this requirement.)
- b. Auto-oriented facilities shall not block or conflict with pedestrian or bicycle access or walkways. (Proposed drive-thru operation is meeting this requirement.)
- c. Screening shall be provided between the facility and any public right-of-way. (Proposed drive-thru operation is meeting this requirement.)
- d. Pertaining to corner lots, the first 25 feet on a side street from the intersection, shall also be considered front of the building and a primary entrance. (This requirement is not applicable due to subject property location.)

Stacking Criteria.

Proposed site plan is providing sufficient stacking and the additional lane within the drive-thru area is intended to serve as a pass-through/escape lane.

Building Standards.

Proposed elevations meet the architectural requirements for a tri-partite design, vertical articulations. Horizontal articulation building requirements are met by using different materials to create different building depths along the 3 elevations that don't have a typical articulation. At the time of posting the agenda staff cannot determine if the building plans meet the town facade requirement for 30% glazing as well as ensuring certain building materials are within the approved materials list due to not being labeled on the plan sets. Previous submittals had the color of the building as the typical earth tone materials used throughout the town, and staff has requested the applicant change the building color back to the earth tone color instead of the color in the latest submittal which is primarily black, gray, and white. The applicant anticipates meeting these requirements and providing the revised plans by the date of the public hearing. It should be noted that Staff does not support CMU construction for the screening of the back-of house operation on the rear of the building, as identified on the plans;

however, the CMU is not called out within the material percentages.

Landscaping.

The submittals by the applicant meet the Town's landscape standards for interior, perimeter, and parking island landscaping. As a condition of the SUP request the drive-thru is properly screened from the Right-of-Way with perimeter tree and shrub plantings as well as tree and shrub planting along the drive-thru. Additionally, the applicant is keeping many mature elm and cedar trees along the west side of the property along with new plantings of Elm and Oak trees to screen the property from the nearby residences. Since the building is not 5,000 square feet they are not required to provide foundation planting.

Parking.

Food establishments are required to park at 1 space per 100 square feet. Based on the total building area of 1,507 square feet, the property is required to provide at least 16 parking spaces. The proposed plans show 25 parking spaces being provided, all at the Town Standard of 10x20 feet. During the Site Development Plan submittal the applicant will be required to identify electrical vehicle charging station infrastructure.

Fire and Engineering.

The Fire Marshall and Town Engineer have reviewed the resubmitted plans and have no issues at this time, specifically for the zoning request process. This does not approve any of the submitted plans for construction.

Comprehensive Plan.

The future land use of this area is identified as retail and commercial. The proposed quick service food establishment is a permitted use through the zoning for this site; the development does not conflict with the Town's vision for this area.

Recommended Action

The purpose of an SUP is to add or modify specific land use rights to those already granted within a zoning district. Section 106.02.17 provides that each request considers the intensity of the proposed use within the context of the proposed location based on compatibility and suitability, and in evaluating the compatibility of the proposed use within the existing area context, "the 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."

The purpose of establishing the SUP requirement for a drive-thru type of use was to ensure the Town is able to evaluate each request on a case by case basis for situational suitability as well as meeting the required site criteria.

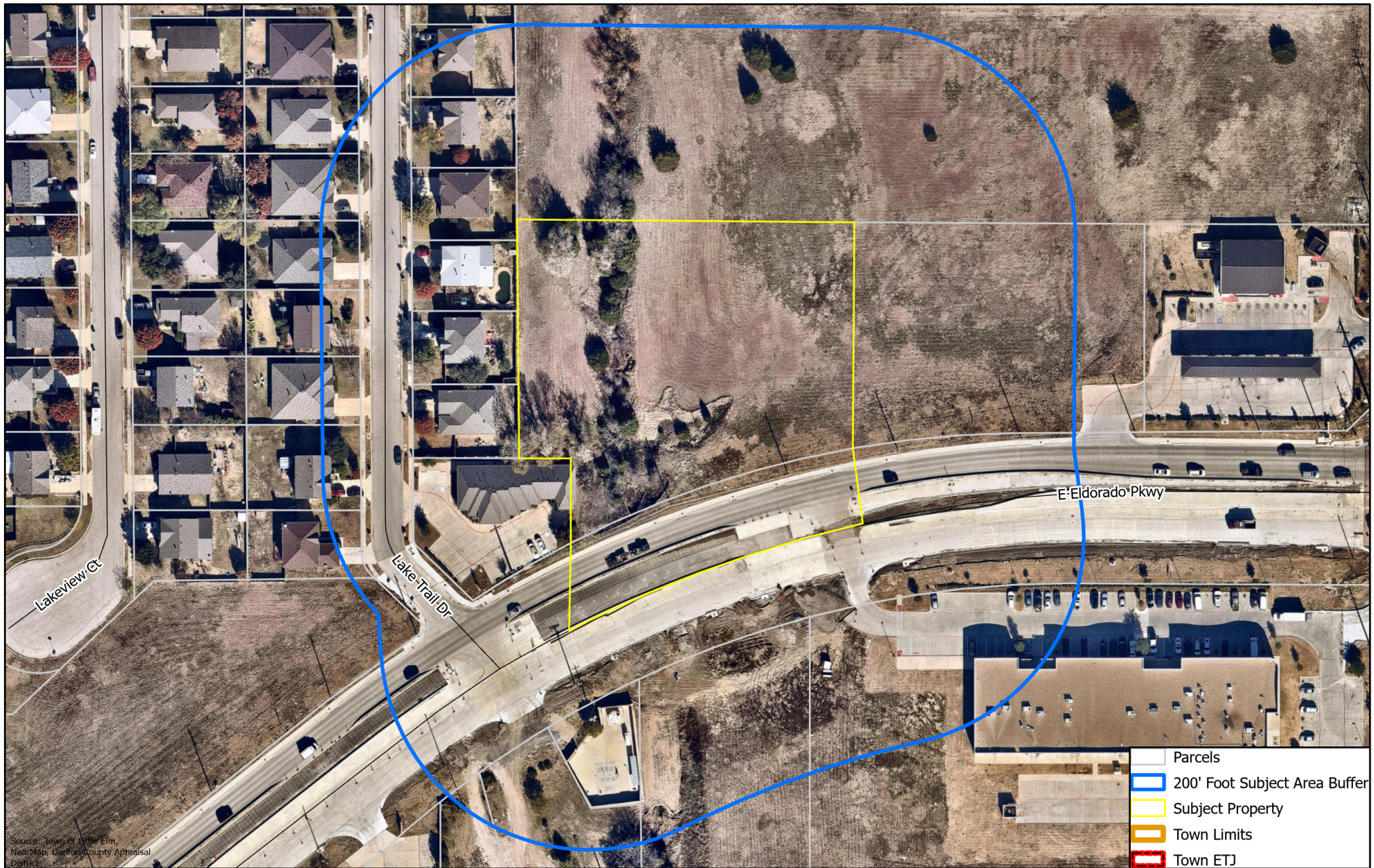
Staff recommend the Planning and Zoning Commission evaluate the proposed SUP request based on the presented information, in accordance with Section 106.02.17 and Section 106.05.02.2(y), and make a recommendation accordingly.

Staff recommend approval of the request with the condition that the applicant submits facade plans that adhere to the Town's design standards in time for the Planning and Zoning Commission's public hearing.

Attachments

Location Map
Golden Chick Site Plans
Submittal 3 Building Elevations

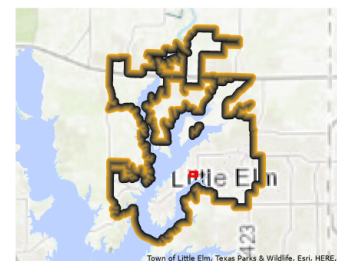
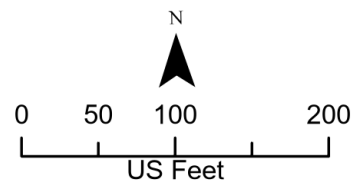
Submittal 4 Building Elevations



Specific Use Permit: 995 East Eldorado Parkway,
Little Elm, TX, USA

Town of Little Elm
Denton County, Tx

Date: 5/1/2023



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SPECIFIC USE PERMIT APPLICATION FOR

1001 E. ELDORADO PKWY, LITTLE ELM, TEXAS
LOT 2R1, BLOCK 1 TRICON ADDITION,
DENTON COUNTY

MAY 2023



VICINITY MAP

SCALE: 1"=2000'

SCHEDULE OF DRAWINGS	
DRAWING No.	TITLE
C-01	COVER PAGE
-	PLAT
C-02	SITE PLAN
C-03	ENGINEERING & GRADING PLAN

CLIENT:
MANNU MEHTA
MANNAT HART INC.
1303 N. GREENVILLE DRIVE
RICHARDSON
TEXAS, 75081
972-398-3828
mauu@mannotfood.com

ARCHITECT:
VIZUAL ARCHITECTURE
400 N. SAINT PAUL ST.
SUITE 1050
DALLAS, TEXAS, 75201
214-675-9175
daniel@vizualarchitecture.com

ENGINEER:
C&M ENGINEERING
16520 TOLEDO BEND CT
PROSPER
TEXAS, 75078
469-481-6139
contact@cmengineering-us.com



CIVIL ENGINEERS
16520 TOLEDO BEND COURT
PROSPER, TX 75078
T: 469-481-6139 AL 602-222-0639
TEXAS REGISTERED ENGINEERING FIRM F-23204

GOLDEN CHICK HART ROAD
1001 E ELDORADO PKWY
LITTLE ELM, TEXAS 75068



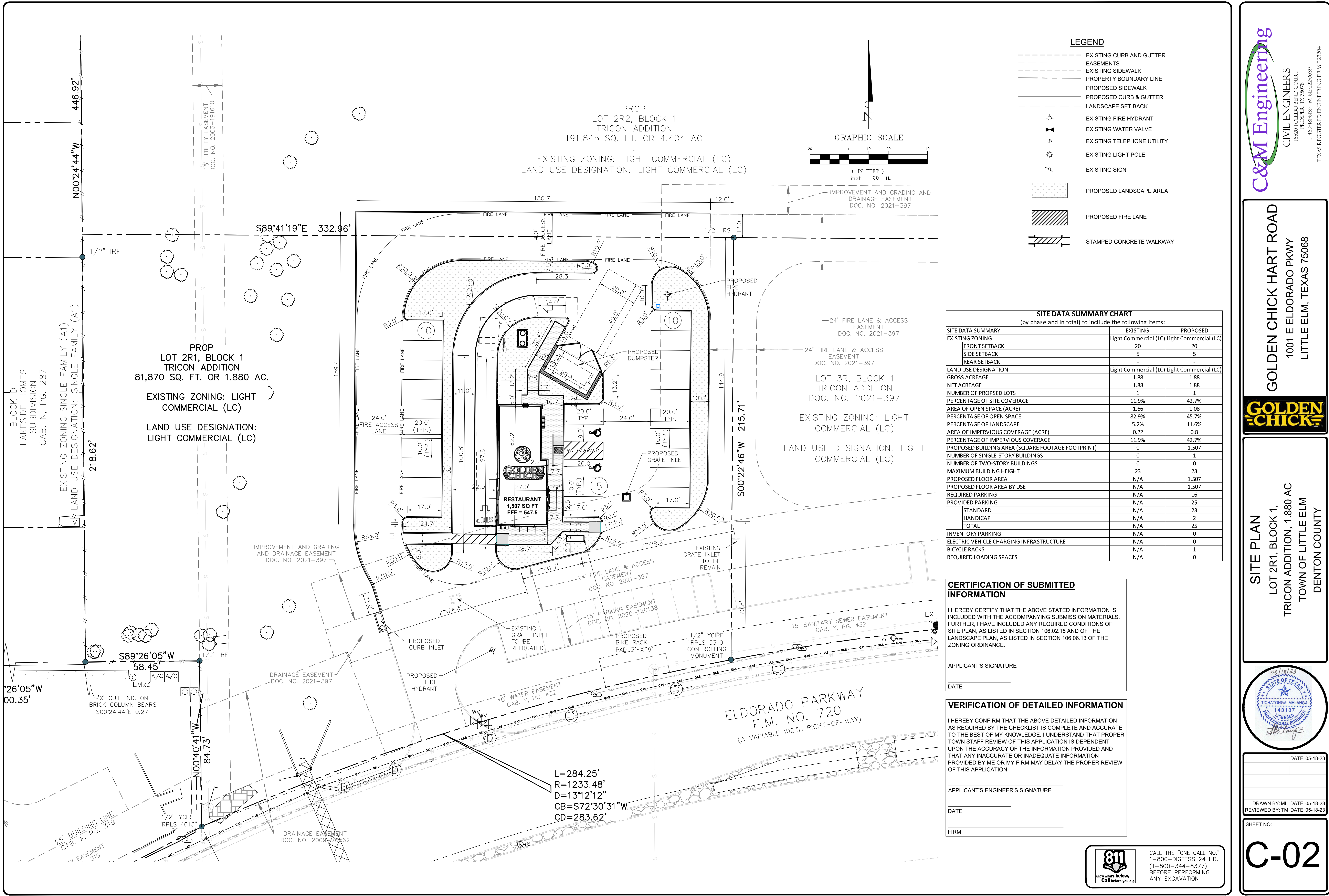
COVER PAGE
LOT 2R1, BLOCK 1,
TRICON ADDITION, 1.880 AC
TOWN OF LITTLE ELM
DENTON COUNTY



DATE: 05-18-23
DRAWN BY: ML DATE: 05-18-23
REVIEWED BY: TM DATE: 05-18-23

SHEET NO:

C-01



C&M Engineering
CIVIL ENGINEERS
16520 TOLEDO BEND COURT
FROSTBERG, TX 75778
T: 409-486-6139 AL 602-222-0639
TEXAS REGISTERED ENGINEERING FIRM F23204

GOLDEN CHICK HART ROAD
1001 E ELDERADO PKWY
LITTLE ELM, TEXAS 75068

GOLDEN CHICK

SITE PLAN
LOT 2R1, BLOCK 1,
TRICON ADDITION, 1.880 AC
TOWN OF LITTLE ELM
DENTON COUNTY

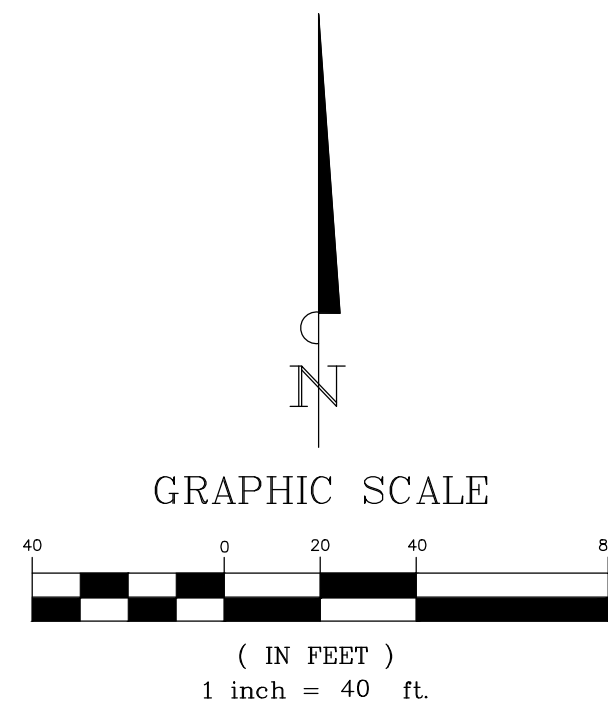
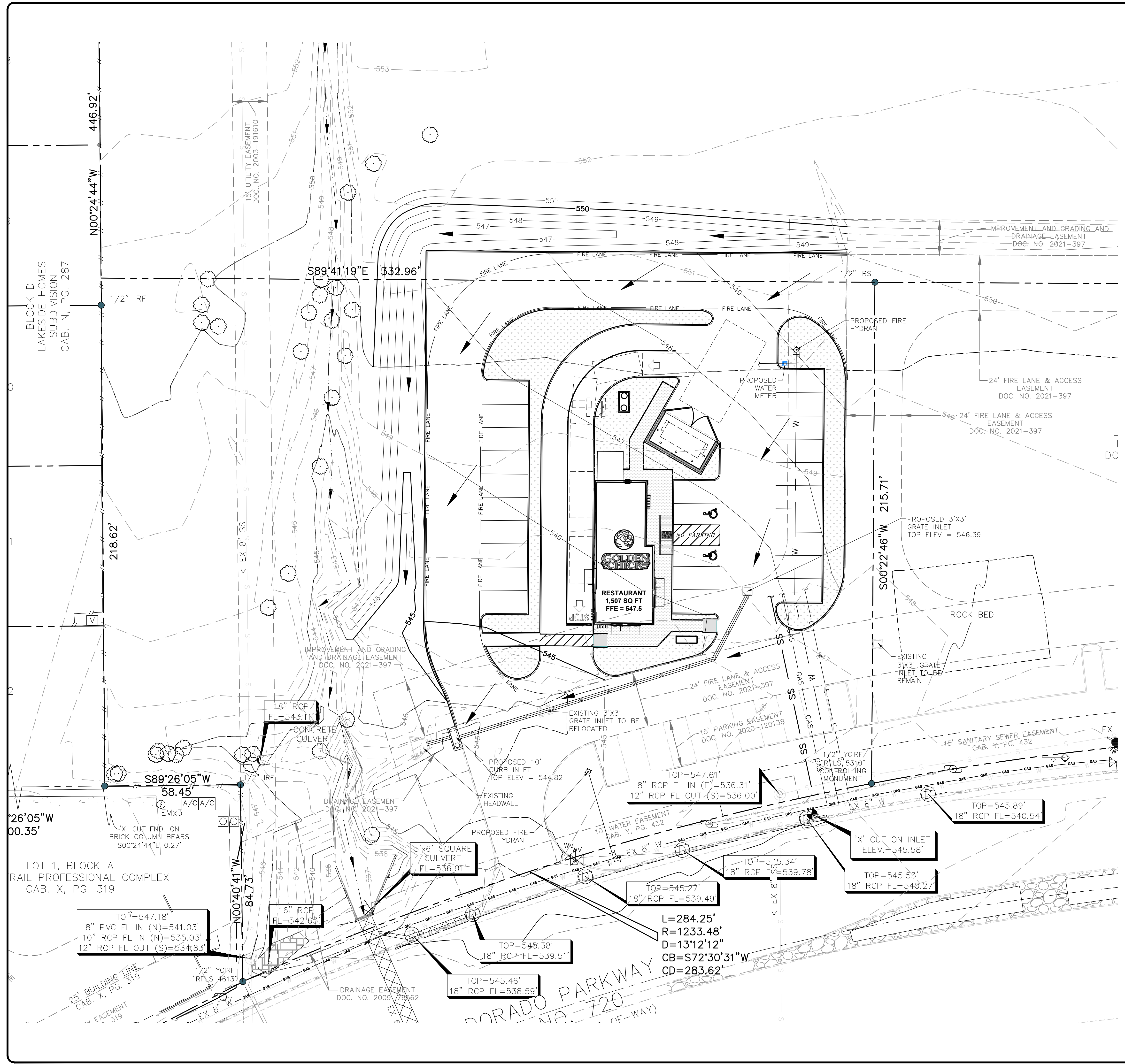
05/18/23
STATE OF TEXAS
TICHATONGA MHLANGA
143187
LICENSED PROFESSIONAL ENGINEER
MHLANGA

DATE: 05-18-23

DRAWN BY: ML DATE: 05-18-23
REVIEWED BY: TM DATE: 05-18-23

SHEET NO:

C-02



- LEGEND**
- EXISTING CURB AND GUTTER
 - EASEMENTS
 - EXISTING SIDEWALK
 - PROPERTY BOUNDARY LINE
 - PROPOSED SIDEWALK
 - PROPOSED CURB & GUTTER
 - LANDSCAPE SET BACK
 - EXISTING STORM LINE
 - EXISTING OVER HEAD ELECTRIC
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND TELEPHONE
 - EXISTING GAS LINE
 - EXISTING EASEMENTS
 - EXISTING CURB AND GUTTER
 - PROPOSED LANDSCAPE AREA
 - PROPOSED FIRE HYDRANT
 - EXISTING WATER VALVE
 - EXISTING TELEPHONE UTILITY
 - EXISTING LIGHT POLE
 - EXISTING SIGN
 - PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED FIRE LANE
 - STAMPED CONCRETE WALKWAY
 - PROPOSED TOP OF CURB ELEVATION
 - PROPOSED TOP OF PAVEMENT ELEVATION
 - PROPOSED DRAINAGE FLOW

C&M Engineering

CIVIL ENGINEERS
16520 TOLEDO BEND COURT
FROSTBER, TX 75078
T: 409-486-6139 AL 602-222-0639
TEXAS REGISTERED ENGINEERING FIRM F23204

GOLDEN CHICK HART ROAD

1001 E ELDORADO PKWY
LITTLE ELM, TEXAS 75068

ENGINEERING & GRADING PLAN

LOT 2R1, BLOCK 1,
TRICON ADDITION, 1.880 AC
TOWN OF LITTLE ELM
DENTON COUNTY

05/18/23
STATE OF TEXAS
TICHATONGA MHLANGA
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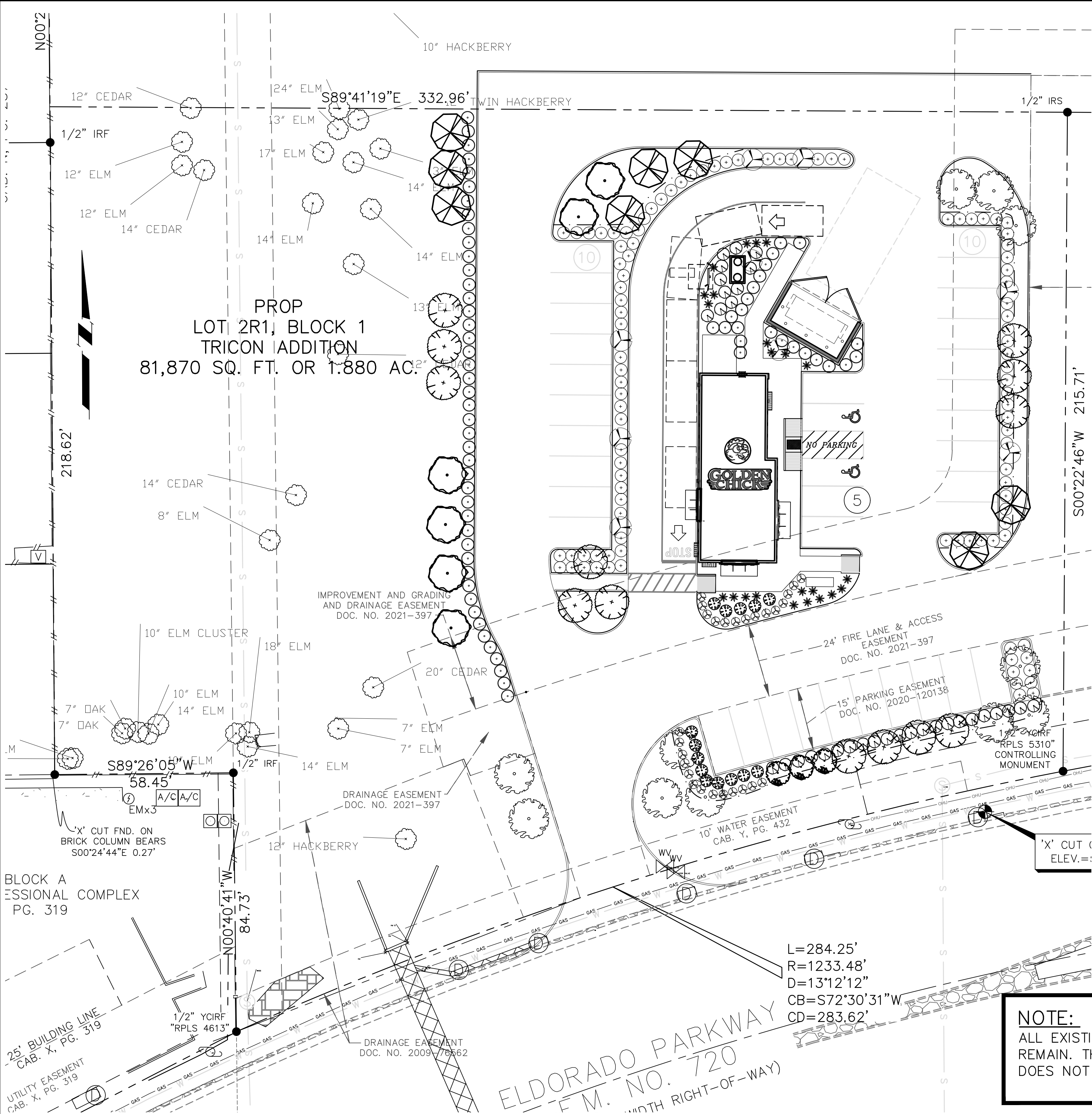
SHEET NO:

C-03



CALL THE "ONE CALL NO."
1-800-DIGITSS 24 HR.
(1-800-344-8377)
BEFORE PERFORMING
ANY EXCAVATION

[DATE: 5/21/2023 4:05 PM] [AUTHOR: jbarro] [PLOTTER: AutoCAD PDF (General Documentation).pc3] [STYLE: JLB-LA-2021.ctb] [PATH: c:\Users\jbarro\OneDrive\Documents\2022-016 GC Little Elm TX-Ldwg] [LAYOUT: 1-LANDSCAPE PLAN]



LANDSCAPE REQUIREMENTS				
	MANDATORY REQUIREMENT	SITE	REQUIRED	PROVIDED
STREET BUFFER ZONE	1 TREE /30 L.F. + 1 ORNAMENTALS	285 L.F.	10+2	12+3
RESIDENTIAL BUFFER ZONE	1 TREE /30 L.F.	218 L.F.	8	10
INTERIOR ZONE	1 TREE/ 400 S.F.	5254 S.F.	14	16
		TOTAL	32+2	38+3

LANDSCAPE DESIGN POINTS	
SITE AREA - 81,870 S.F. (1.880 Ac.)	
POINTS REQUIRED - 20	
POINTS PROVIDED - 20	
FOUNDATION PLANTING - 5 PTS	
OPEN SPACE - 5 PTS	
ENHANCE CANOPY - 5 PTS	
ENHANCE LANDSCAPNG - 5 PTS.	

CERTIFICATION

This plan was prepared by Jose L. Barro, Landscape Architect or under his direct supervision according to all of the statutes and regulations of the State of Texas.

Jose L. Barro
Jose L. Barro
Date

Jose L. Barro, Landscape Architect and Planner, LLC
1177 Magnolia Wood Avenue
Baton Rouge, LA 70808
Phone: 225-571-9534
E-mail: JBarro1972@gmail.com



LANDSCAPE NOTES

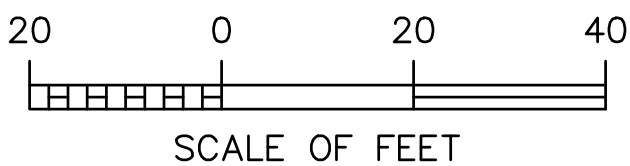
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES OF GOOD ARBORICULTURAL PRACTICE AS SET FORTH BY THE ANSI A300 CURRENTLY IN EFFECT AT THE TIME OF THE WORK.
- PLANT MATERIAL SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- LANDSCAPE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL THE APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS. LANDSCAPE CONTRACTOR SHALL BE LICENSED IN THE STATE OF TEXAS AT THE TIME OF INSTALLATION.
- WHEN PLANT MATERIAL IS NOT AVAILABLE, LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF SUBSTITUTIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROPER SURFACE DRAINAGE OF LANDSCAPED AREAS.
- ALL PLANTING BEDS AND TREE WELLS SHALL BE MULCHED. ALL OTHER AREAS SHALL BE SEEDED AND/OR SODDED WITH BUFFALO GRASS.
- AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED AS PART OF THIS PROJECT. PLANTING BEDS WILL BE IRRIGATED USING DRIP IRRIGATION FOR WATER CONSUMPTION REDUCTION. IRRIGATION DESIGN BY OTHERS.
- QUANTITIES ARE PROVIDED AS REFERENCE. CONTRACTOR IS RESPONSIBLE TO PROVIDE NECESSARY QUANTITY OF PLANTS TO MEET THE DESIGN INTENT.

REQUIRED LANDSCAPE NOTES

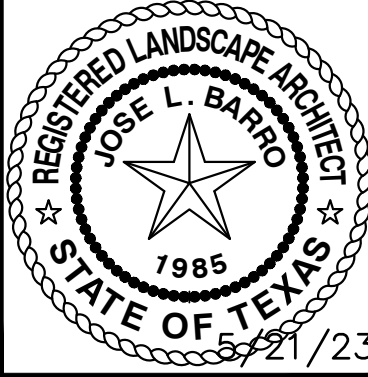
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES.
- THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE 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 REVEGETATION 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 THIRTY (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 CONTROLLERS 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 AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
- ALL STREETScape FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK "STORM CLOUD" IN COLOR.

PLANT MATERIAL CHART

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SPECIFICATIONS
	LIVE OAK	Quercus virginiana	6	4" CAL., 10'-12' Ht.
	LACEBARK ELM	Ulmus parvifolia	13	4" CAL., 10'-12' Ht.
	SHUMARD OAK	Quercus shumardii	8	4" CAL., 10'-12' Ht.
	CHINESE PISTACH	Pistacia chinensis	11	4" CAL., 10'-12' Ht.
	CHASE TREE / VITEX (ORNAMENTAL)	Vitex agnus-castus	3	4" CAL., 10'-12' Ht.
	EVERGREEN VIBURNUM	Viburnum odoratissimum	68	5 GAL., 36" O.C.
	INDIAN HAWTHORNE	Raphiolepis indica	90	3 GAL., 36" O.C.
	CARISSA HOLLY	Ilex cornuta Carissa	34	5 GAL., 36" O.C.
	TEXAS SAGE	Leucophyllum frutescens	16	5 GAL., 36" O.C.
	BARBERRY	Berberis thunbergii	27	3 GAL., 36" O.C.
	RED YUCCA	Hesperaloe parviflora	21	3 GAL.
	FOSTER HOLLY	Ilex x attenuata 'Fosteri	8	10 GAL., 5'-6' HT.



Jose L. Barro
Landscape Architect and
Planner, LLC
1177 Magnolia Wood Ave.
Baton Rouge, LA 70808
225.571.9534



REVISIONS		NO.	BY	DATE	REMARKS

SHEET INFO		DESIGNED	JLB	DRAWN	JLB	CHECKED	JLB	APPROVED	JLB	LAST EDIT	5/21/2023	PLOT DATE	5/21/2023	SUBMITTAL
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LANDSCAPE PLAN
GOLDEN CHICK
1001 E. EL DORADO PARKWAY
LITTLE ELM, TX
PROJECT NUMBER
2022-016
DRAWING FILE NAME
2022-016 GC LITTLE ELM TX-L

SHEET NUMBER

L1

WALL MATERIAL TAKEOFF									
Material: Mark	Material: Name	Material: Manufacturer	Material: Description	Length	Material: Area	Material: Comments			Phase Created
	Appliance - Stainless Steel		Stainless Steel 18/8	<varies>	413 SF				New Construction
	CEMENTITIOUS BOARD		CEMENTITIOUS TRIM	<varies>	3114 SF				New Construction
	COLD FORMED METAL FRAMING		Structural steel 50ksi	9' - 11 3/4"	95 SF				New Construction
	Concrete Masonry Units		Concrete masonry units	<varies>	522 SF				New Construction
	Damp-proofing		AIR BARRIER	<varies>	3317 SF				New Construction
	EIFS, Exterior Insulation Black		STUCCO SYSTEM	<varies>	204 SF				New Construction
	Gypsum Wall Board		GYPSUM BOARD	<varies>	6186 SF				New Construction
	Plywood, Sheathing		PLYWOOD	<varies>	3352 SF				New Construction
	Rigid insulation		RIGID FOAM INSULATION BOARD	<varies>	785 SF				New Construction
	Steel, Paint Finish, GOLDEN CHICK, Matte		Steel, paint finish, dark gray, matte	<varies>	67 SF				New Construction
	WALL VINYL		WALL VINYL	<varies>	569 SF	WALL VINYL, RE: 2/A1.2 FURNISHING PLAN			New Construction
	WOOD FRAMING		WOOD FRAMING	<varies>	5205 SF				New Construction
EF-1	THIN BRICK		1 1/4" THICK KING SIZE THIN BRICK	<varies>	2256 SF				New Construction
EF-2	THIN STONE		1 1/4" THICK THIN STONE	<varies>	1207 SF				New Construction
EF-5	BLACK WALL TILE		BLACK WALL TILE	<varies>	43 SF				New Construction
WC-1	Tile, Porcelain, 12in x 18in		3" X 6" SUBWAY TILE BACKSPLASH	<varies>	570 SF				New Construction
WC-3	PORCELAIN TILE		PORCELAIN TILE WALL FINISH	<varies>	220 SF				New Construction
WC-4	FIBERGLASS REINFORCED PANELS (WC-4)		FIBERGLASS REINFORCED PANELS	<varies>	1515 SF	WALL SWEET MATERIAL TAKE-OFF			New Construction
ZMaterial: 271Mark	Default Wall			<varies>	276 SF				New Construction
	Material: Name	Material: Description	Material: Area		29916 SF	Material: Comments	Material: Manufacturer	Material: Cost	Phase Created

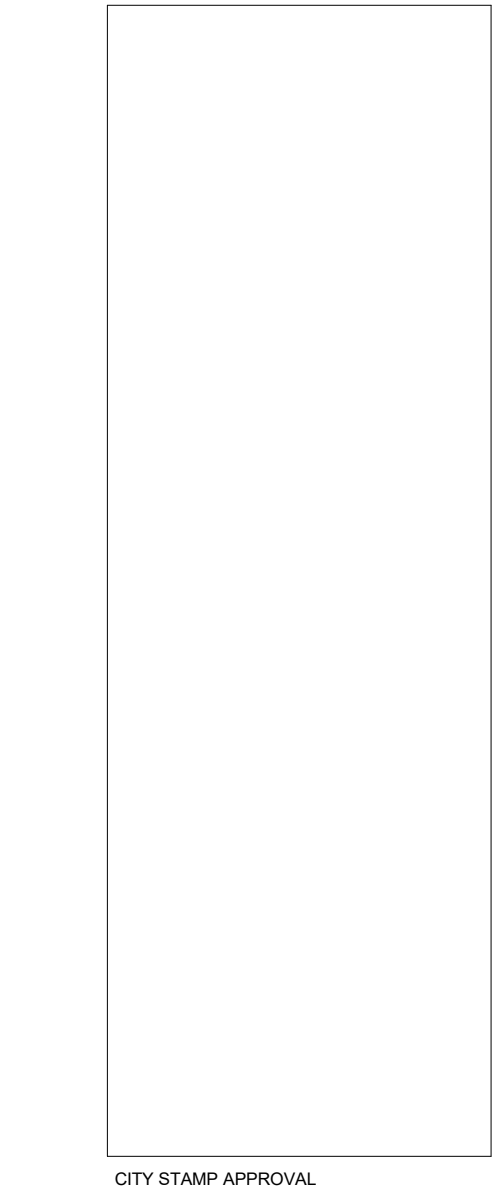
	123000- Millwork- Solid Surface- "SS1"	SOLID SURFACE MATERIAL	11 SF					0.00	New Construction
B-1	WALL BASE B-1	COVE TRANSITION STRIP	10 SF					0.00	New Construction
B-2	Tile, CERAMIC, 8" COVE BASE	QUARRY TILE COVE BASE	129 SF					0.00	New Construction
EF-3	Brick, BLACK GLOSS	MASONRY BRICK VENEER, TYP.	32 SF					0.00	New Construction
EF-4	EIFS, Exterior Insulation White	STUCCO SYSTEM	153 SF					0.00	New Construction
R-2	PREFINISHED METAL COPING CAP		441 SF					0.00	New Construction
WC-2	Tile, CERAMIC, 8"	8" CERAMIC BULLNOSE TILE	74 SF					0.00	New Construction



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 ENTRY SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CITY STAMP APPROVAL

KEY NOTES:	
1	BUILDING SIGNAGE; FOR REVIEW UNDER SEPARATE PERMIT, RE: ELECTRICAL, GC TO PROVIDE WIRING
2	PRE-FABRICATED ALUMINUM AWNING BY SIGNAGE VENDOR.
3	PRE-FABRICATED ALUMINUM CANOPY AND TURNBUCKLES BY SIGNAGE VENDOR.
4	DASHED LINE INDICATES ROOF LINE BEYOND
5	PRE-FINISHED DOWNSPOUT AND COLLECTION BOX, RE: 5/A3.4
6	WALL MOUNTED SCONCES, RE: ELECTRICAL
7	EMERGENCY LIGHTING FOR EGRESS DOOR, RE: ELECTRICAL
8	KNOX BOX, MOUNT NO LOWER THAN 5'-0" AND NO HIGHER THAN 6'-0" A.F.F., VERIFY FINAL LOCATION WITH FIRE MARSHAL PRIOR TO INSTALL.
9	STEEL LADDER MOUNTED TO THE BUILDING FOR ROOF ACCESS, PAINT, RE: 1/A3.4
10	STAINLESS STEEL TRANSACTION EDGE.
11	ELECTRICAL SWITCH GEAR, METER AND C.T. PAINT
12	GAS METER, RE: PLUMBING, PAINT
13	G.C. TO PROVIDE CODE COMPLIANT STREET ADDRESS SIGNAGE
14	LED STRIP LIGHT ON PARAPET CAP BY SIGNAGE VENDOR, RE: ELEC.
15	BUILDING ROOF PEAK PROVIDED BY SIGNAGE VENDOR, RE: WALL SECTIONS FOR LIMITS OF BUILDING ROOF PEAK AND INSTALLATION.
16	METAL DECOR FRAME.

EXTERIOR FINISH SCHEDULE	
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EF-1	KING SIZE THIN BRICK
EF-2	THIN STONE
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EF-4	8" WIDE INTEGRAL COLOR EIFS BAND
EF-5	BLACK WALL TILE
EXTERIOR PAINT	
EP-1	OIL BASED PAINT PAPRIKA
ROOFING	
R-1	SINGLE PLY MEMBRANE
R-2	PREFINISHED METAL PARAPET CAP



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GOLDEN CHICK (PROTO 2052)
ANYWHERE, USA
ANYWHERE USA



CURRENT REVISION

NOT FOR REGULATORY
APPROVAL, PERMITTING
OR CONSTRUCTION

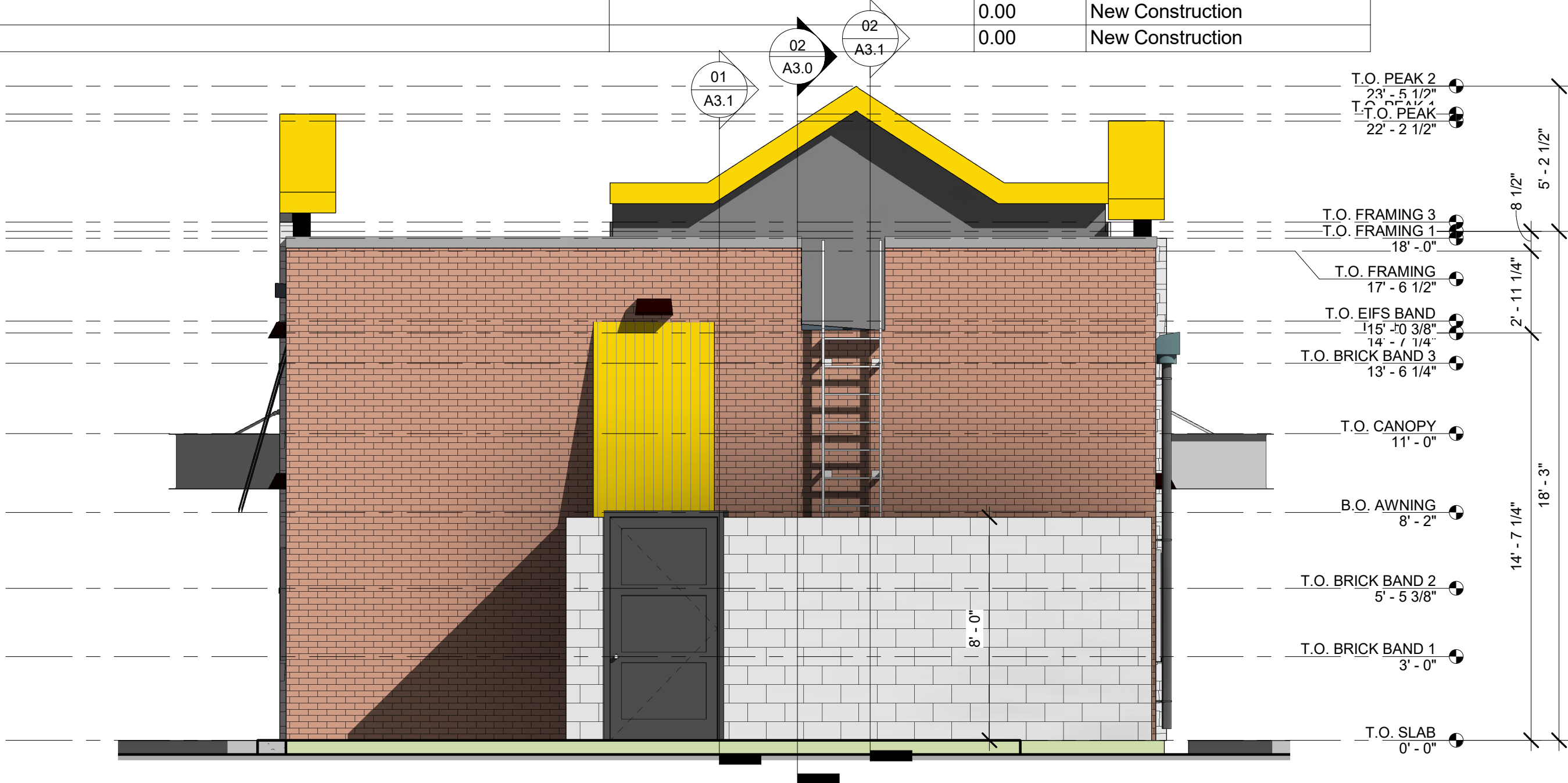
EXTERIOR
ELEVATIONS

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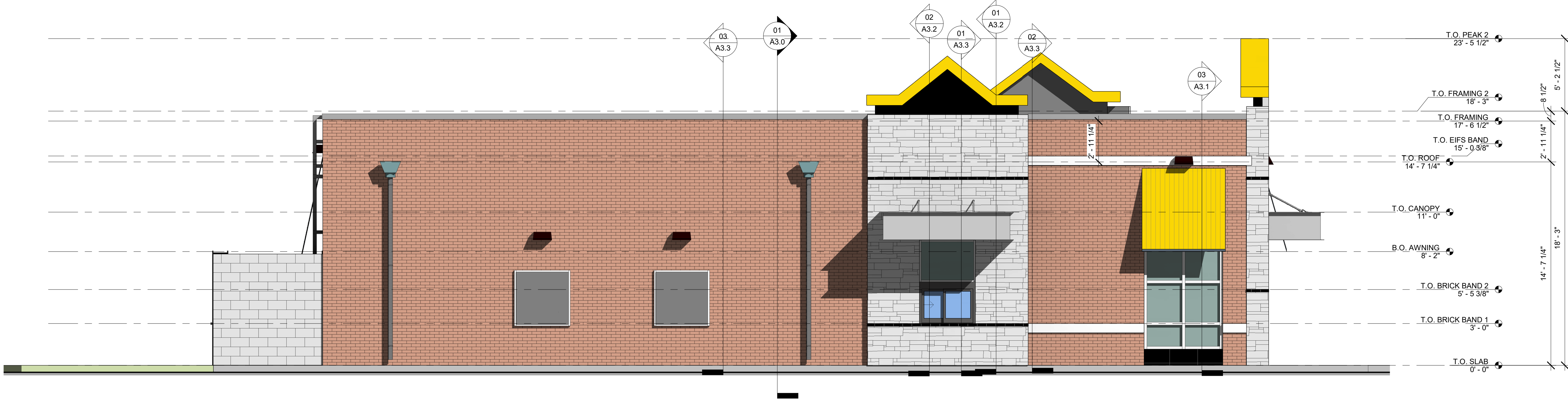
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R-2	PREFINISHED METAL COPING CAP			441 SF					0.00
WC-2	Tile, CERAMIC, 8"		8" CERAMIC BULLNOSE TILE	74 SF					0.00

CITY STAMP APPROVAL



02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



01 DRIVE-THROUGH SIDE ELEVATION
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EXTERIOR
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A2.1

Project # 000000
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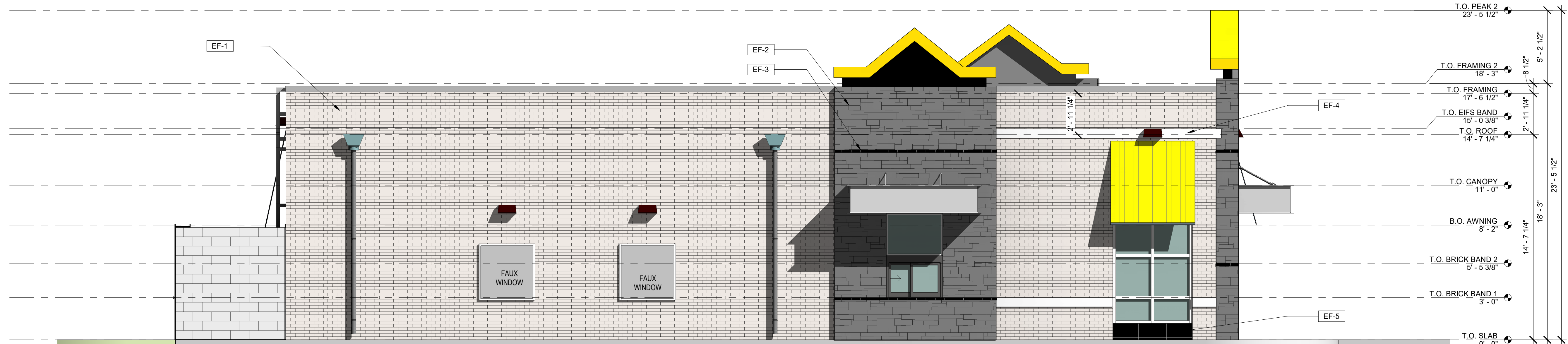
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04 REAR ELEVATION
SCALE: 1/4" = 1'-0"



03 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



02 DRIVE-THROUGH SIDE ELEVATION
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EP-1	OIL BASED PAINT PAPRIKA
ROOFING	
R-1	SINGLE PLY MEMBRANE
R-2	PREFINISHED METAL PARAPET CAP

Front elevation:
Brick – 155 SF (47.5%)
Stone – 155 SF (47.5%)
EIFS Band – 8 SF (2%)
Black Tile – 10 SF (3%)

Side entry side elevation:
Brick – 331 SF (34%)
Stone – 626 SF (64%)
EIFS Band – 24 SF (2%)
Black Tile – 4 SF (1%)

Rear elevation:
Brick – 399 SF (100%)

Drive Thru Side elevation:
Brick – 825 SF (81%)
Stone – 172 SF (16%)
EIFS Band – 9 SF (2%)
Black Tile – 5 SF (1%)