



**A1** OVERALL SITE PLAN  
SCALE 1"=40'-0"

**DATA SUMMARY TABLE**

**HOTEL BUILDING + Parking Structure**

i) PROPOSED USE & GROSS FLOOR AREA:	= 4 STORY 120 RMS HOTEL = MEETING ROOMS = 2,900 Sq. Ft.±
ii) NUMBER OF STORIES :	= FOUR STORY (4 Story Bldg)
iii) HEIGHT OF THE BLDG :	= 65'-6"
iv) FINISHED FLOOR ELEVATION :	= 434' is equivalent to 100'-0" shown in Elevations
v) FOUNDATION TYPE :	= SLAB ON GRADE ON PIER & BEAM
vi) TOTAL GROSS SQ. FT. :	= 82,700 ± Sq. Ft.
PARKING PROVIDED	
TOTAL PARKING PROVIDED	= TOTAL 171 Parking spaces = 30 Surface + (22 in Garage)= 52 Parking = 119 on 4 Level Parking Garage

**APARTMENT + RETAIL + Parking Structure**

i) PROPOSED USE & GROSS FLOOR AREA:	= RETAIL & APARTMENT, 223,000 Sq. Ft ± = RETAIL LEASE SPACE= 23,500 Sq. Ft ± = APARTMENT = 199,500 Sq. Ft ± 1 BED ROOMS = 138 UNITS 2 BED ROOMS = 23 UNITS
ii) NUMBER OF STORIES :	= FIVE STORY (5 Story Bldg)
iii) HEIGHT OF THE BLDG :	= 78'-0"
iv) FINISHED FLOOR ELEVATION :	= 434' is equivalent to 100'-0" shown in Elevations
v) FOUNDATION TYPE :	= SLAB ON GRADE ON PIER & BEAM
vi) TOTAL GROSS SQ. FT. :	= 223,000 Sq. Ft.±
PARKING PROVIDED	
TOTAL PARKING PROVIDED	=TOTAL 307 Parking Spaces = 65 Surface + 17 in Garage= 82 Parking = 225 on 5 Level Parking Garage

**SITE**

LOT AREA:	= 265,781 SF
TOTAL BUILDING COVERAGE:	= 104,000 SF
BUILDING COVERAGE PERCENTAGE:	= 104,000/ 265,781 x 100% = 39.13%
TOTAL LOT COVERAGE:	= 191,681
LOT COVERAGE PERCENTAGE:	= 191,681/ 265,781 x 100%= 72.12%

**NOTE:**

THE PLACEMENT OF FUTURE STREET LIGHT FIXTURES ALONG LUNA STILL NEEDS TO BE DETERMINED AND APPROVED BY THE CITY.

THE CONFIGURATION OF THE LEFT TURN LANE AT THE MEDIAN BREAK STILL NEEDS TO BE REFINED AND APPROVED BY THE CITY.

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**HIGHNESS HOSPITALITY LLC**

OWNER:

5721 ADAIR LANE  
PLANO, TX 75024  
214-869-7309

**TownePlace Suites® by Marriott**

PROJECT:

12101 LUNA ROAD  
FARMERS BRANCH, TX, 75234

SEAL:

REGISTERED ARCHITECT  
M. H. DEWAN  
STATE OF TEXAS  
No. 27862  
November 15, 2016

REVISIONS:	DATE:

TITLE: PRELIMINARY DESIGN SUBMITTAL

**OVERALL SITE PLAN**

DATE:	08/15/2016	SCALE:	1"=40'-0"
DRAWN:	MM	CHECKED:	MHD
PROJECT #	08B-2016		
SHEET NO:	A-1.01		