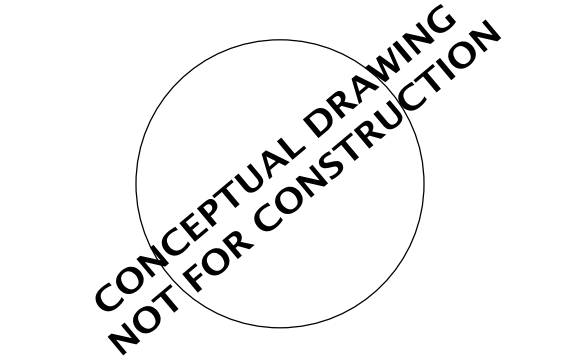


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22497 IH-35
KYLE, TEXAS 78640



DPN PROPERTIES LLC

Revisions:

No	Description
1	
2	



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22497 IH-35
KYLE, TEXAS 78640

SITE LOCATION

PROPOSED SITE LOCATION
KYLE, TEXAS



OWNER

DPN PROPERTIES, LLC
CONTACT: KYLE B. DAVIS
P.O. BOX 1221
NEW BOSTON, TX 75570
PHONE: 903.628.5571
EMAIL: KDAVIS@LDATTY.COM

LANDSCAPE ARCHITECT

STUDIO GREEN SPOT
CONTACT: CHRIS TRONZANO, RLA
1784 MCDERMONTT DR.
SUITE 100,
ALLEN, TX 75013
PHONE: 469.369.4448
EMAIL: CHRIS@STUDIOGREENSPOT.COM

CIVIL ENGINEER

TDI ENGINEERING, LLC
CONTACT: LIZE CHALLIS
5906 OLD FREDERICKSBURG RD.
SUITE 300,
AUSTIN, TX 78749
PHONE: 512.301.3389
EMAIL: LCHALLIS@TDI-LLC.NET

STRUCTURAL ENGINEER

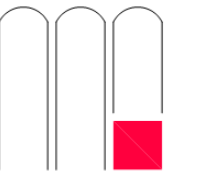
DCI ENGINEERS
CONTACT: KRIS SWANSON
515 SOUTH CONGRESS AVENUE
SUITE 600,
AUSTIN, TX 78704
PHONE: 512.472.9797
EMAIL: KSWANSON@DCI-ENGINEERS.COM

ARCHITECT

MAYSE & ASSOCIATES
CONTACT: RONALD K. SMITH AIA, P.E.
14881 QUORUM DRIVE, SUITE 800
DALLAS, TX 75254
PHONE: 972.386.0338
EMAIL: RSMITH@MAYSEASSOCIATES.COM

MEP ENGINEER

SUTTON ENGINEERING, LLC
CONTACT: KRIS SWANSON
5600 TENNYSON PKWY
SUITE 240,
PLANO, TX 75024
PHONE: 214.763.7300
EMAIL: CSUTTON@SUTTON.ENGINEERING



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KYLE, TEXAS 78640



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Revisions:

1	No
2	

date **10/27/2023**
job no. **2023.01**

sheet title **SITE PLAN - OVERALL**
sheet no.

P1

SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATION
2. REFER CIVIL PLANS FOR SITE DIMENSIONAL CONTROL
3. REFER STRUCTURAL FOR FOUNDATIONAL DIMENSIONAL CONTROL
4. PROVIDE MARKING OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT

SITE (FLOOR AREA RATIO) SF

SITE	AREA SF
PROPOSED FOR COUNTRY INN	100,464.83 SF
BUILDING SF	51,400 SF
(FAR)	0.511<1.8 (OK)

GROSS BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST FLOOR	13,600 SF +/-
2ND FLOOR	12,000 SF +/-
3RD FLOOR	12,900 SF +/-
4TH FLOOR	12,900 SF +/-
TOTAL	51,400 SF +/-

PARKING TABULATION

PARKING SPACE REQUIRED:

CITY OF KYLE TEXAS, PARKING ORDINANCE (RS) DISTRICT = 1 SPACE FOR EA. 250 SF (GROSS FLOOR AREA), NOT PRACTICAL FOR HOTEL/BUSINESS (SEE REQUESTED REQUIRED PARKING):

HOTEL USE: 1 PER BEDROOM AND 1 PER EACH 2 EMPLOYEES

87 GUESTROOMS =	87 PARKING
14 EMPLOYEES =	7 PARKING
PROPOSED TOTAL =	94 PARKING

PARKING SPACE PROVIDED:

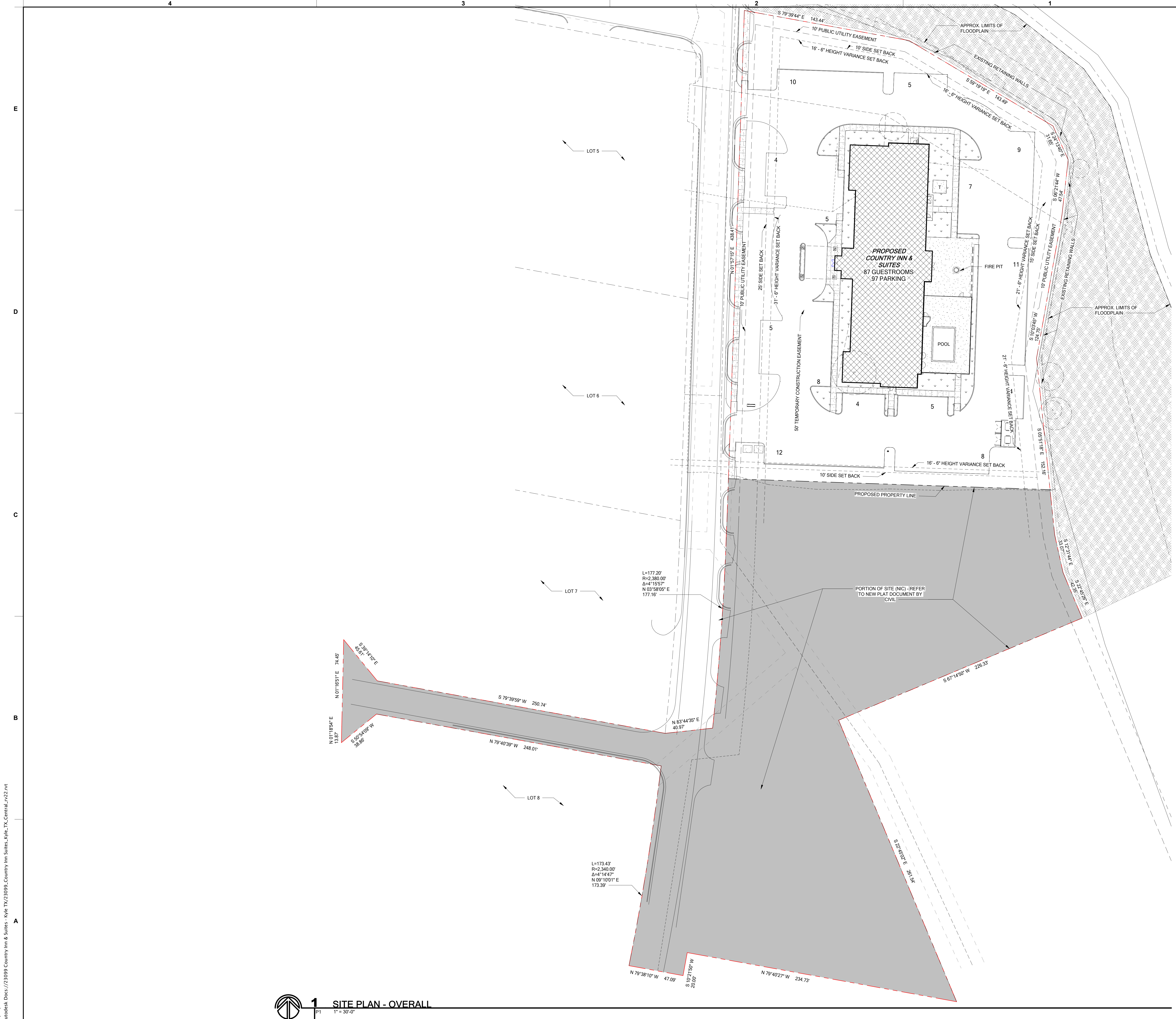
REGULAR CARS - 9' x 18'	59
NARROW CARS - 8.5' x 18'	17
LARGE CARS - 10' x 20'	17
HANDICAP CAR PARKING - 9' x 18'	3
HANDICAP VAN PARKING - 11' x 18'	1
TOTAL PARKING PROVIDED	97

SITE LEGEND

- LANDSCAPE
- SIDEWALK
- RETAINING WALL
- PARKING EASEMENT
- FIRE LANE
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

1 SITE PLAN - OVERALL
1" = 30'-0"

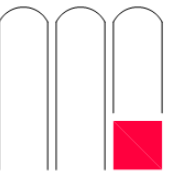
10/27/2023 9:18:17 AM Autodesk Docs://23099 Country Inn & Suites - Kyle, TX Central.rvt



L=177.20'
R=2,380.00'
Δ=4°15'57"
N 03°58'05" E
177.16'

L=173.43'
R=2,340.00'
Δ=4°14'47"
N 08°10'01" E
173.39'

PORTION OF SITE (NIC) - REFER TO NEW PLAT DOCUMENT BY CIVIL



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SITE PLAN GENERAL NOTES

01. ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATION
02. REFER CIVIL PLANS FOR SITE DIMENSIONAL CONTROL
03. REFER STRUCTURAL FOR FOUNDATIONAL DIMENSIONAL CONTROL
04. PROVIDE MARKING OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT

SITE (FLOOR AREA RATIO) SF

SITE	AREA SF
PROPOSED FOR COUNTRY INN	100,464.83 SF
BUILDING SF	51,400 SF
(FAR)	0.511x1.8 (OK)

GROSS BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST FLOOR	13,600 SF +/-
2ND FLOOR	12,000 SF +/-
3RD FLOOR	12,900 SF +/-
4TH FLOOR	12,900 SF +/-
TOTAL	51,400 SF +/-

PARKING TABULATION

PARKING SPACE REQUIRED:
CITY OF KYLE TEXAS, PARKING ORDINANCE (RS) DISTRICT 1 SPACE FOR EA 280 SF (GROSS FLOOR AREA), NOT PRACTICAL FOR HOTEL/BUSINESS (SEE REQUESTED REQUIRED PARKING);
HOTEL USE: 1 PER BEDROOM AND 1 PER EACH 2 EMPLOYEES

87 GUESTROOMS = 87 PARKING
14 EMPLOYEES = 7 PARKING
PROPOSED TOTAL = 94 PARKING

PARKING SPACE PROVIDED:
REGULAR CARS - 9' x 18' 59
NARROW CARS - 8.5' x 18' 17
LARGE CARS - 10' x 20' 17
HANDICAP CAR PARKING - 9' x 18' 3
HANDICAP VAN PARKING - 11' x 18' 1
TOTAL PARKING PROVIDED 97

KEYNOTE LEGEND

- 1 TRANSFORMER LOCATION, PROVIDE CONCRETE PAD AND CONFIRM REQUIRED CLEARANCE - REFER TO CIVIL DRAWINGS
- 2 TRASH DUMPSTER W/ GATE
- 4 PAINTED ACCESSIBLE SIGN
- 6 PROPOSED GAS METER LOCATION, REFER TO CIVIL
- 10 FROST-PROOF HOSE BIB
- 11 FIRE LANE STRIPE
- 13 FIRE HYDRANT
- 37 MONUMENT SIGN, SIGN AS SEPARATE PERMIT

SITE LEGEND

- LANDSCAPE
- SIDEWALK
- RETAINING WALL
- PARKING EASEMENT
- FIRE LANE
- INDICATES TRAFFIC DIRECTION
- PROPERTY LINE
- EASEMENT LINE AS INDICATED

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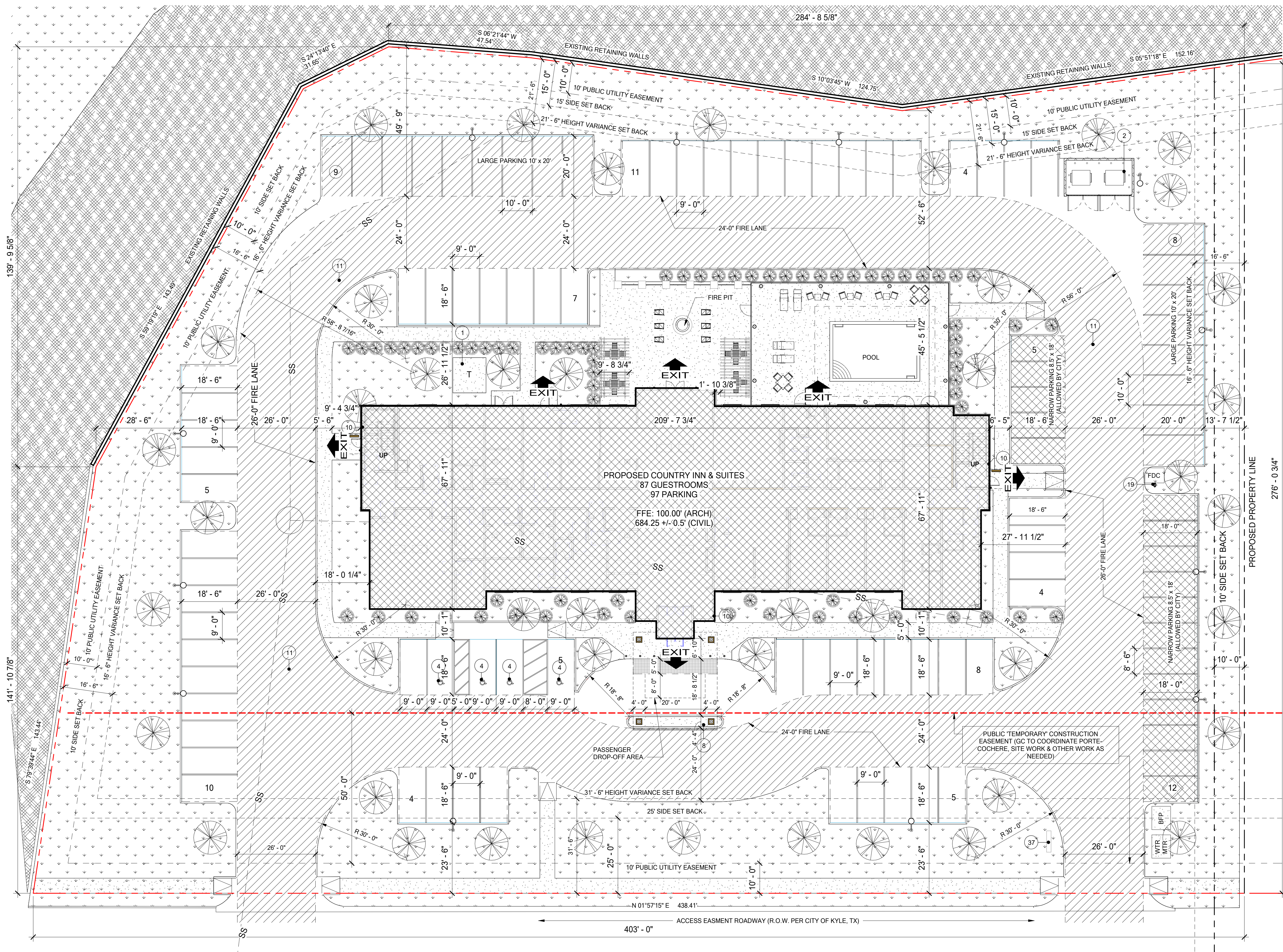


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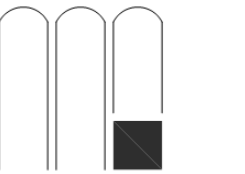
Revisions:
1 No
2

date **10/27/2023**
job no. **2023.01**
sheet title **SITE PLAN**
sheet no.

P2



1 SITE PLAN - project north Copy 1
1/16" = 1'-0"



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2	

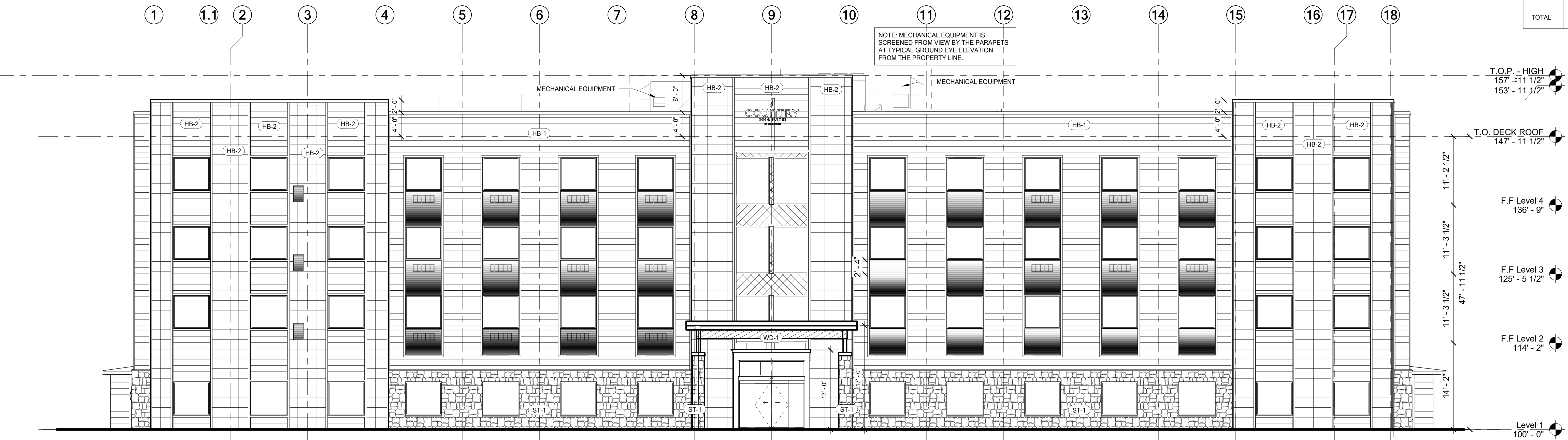
date **10/27/2023**
job no. **2023.01**

sheet title
EXTERIOR ELEVATIONS
sheet no.

P3

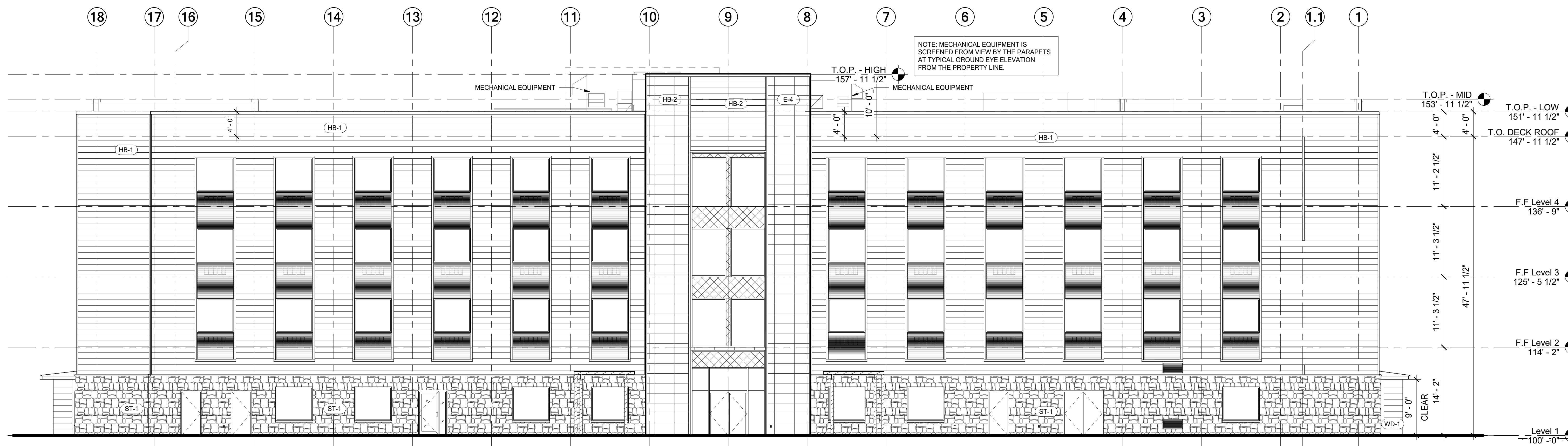
MATERIAL ELEVATION PERCENTAGE

MATERIALS	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION
STONE	6%	7%	17%	10%
WOOD	3%	3%	1%	2%
CAST STONE	1%	1%	1%	1%
HARDIE	90%	89%	81%	87%
TOTAL	100%	100%	100%	100%



C4 WEST ELEVATION

PS 1/8" = 1'-0"

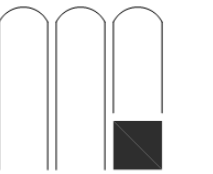


A4 EAST ELEVATION

PS 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- WD-1 WESTERN RED CEDAR
- ST-1 AUSTIN WHITE STONE
- HB-1 HARDIE BOARD PAINTED SW 2832 COLONIAL REVIVAL GRAY
- HB-2 HARDIE BOARD PAINTED SW 7605 GALE FORCE
- PT-1 PAINT SW 2832 COLONIAL REVIVAL GRAY



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1	No
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date **10/27/2023**

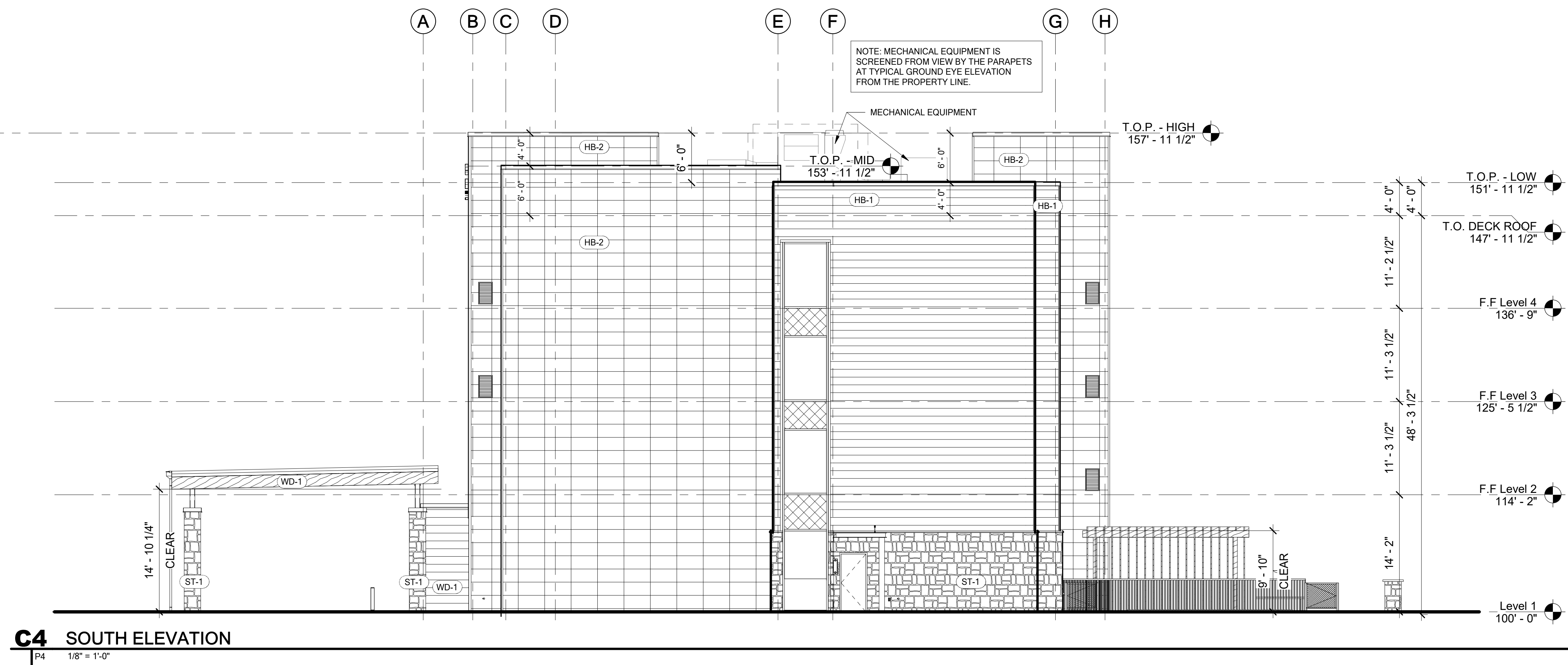
job no. **2023.01**

sheet title **EXTERIOR ELEVATIONS**
sheet no.

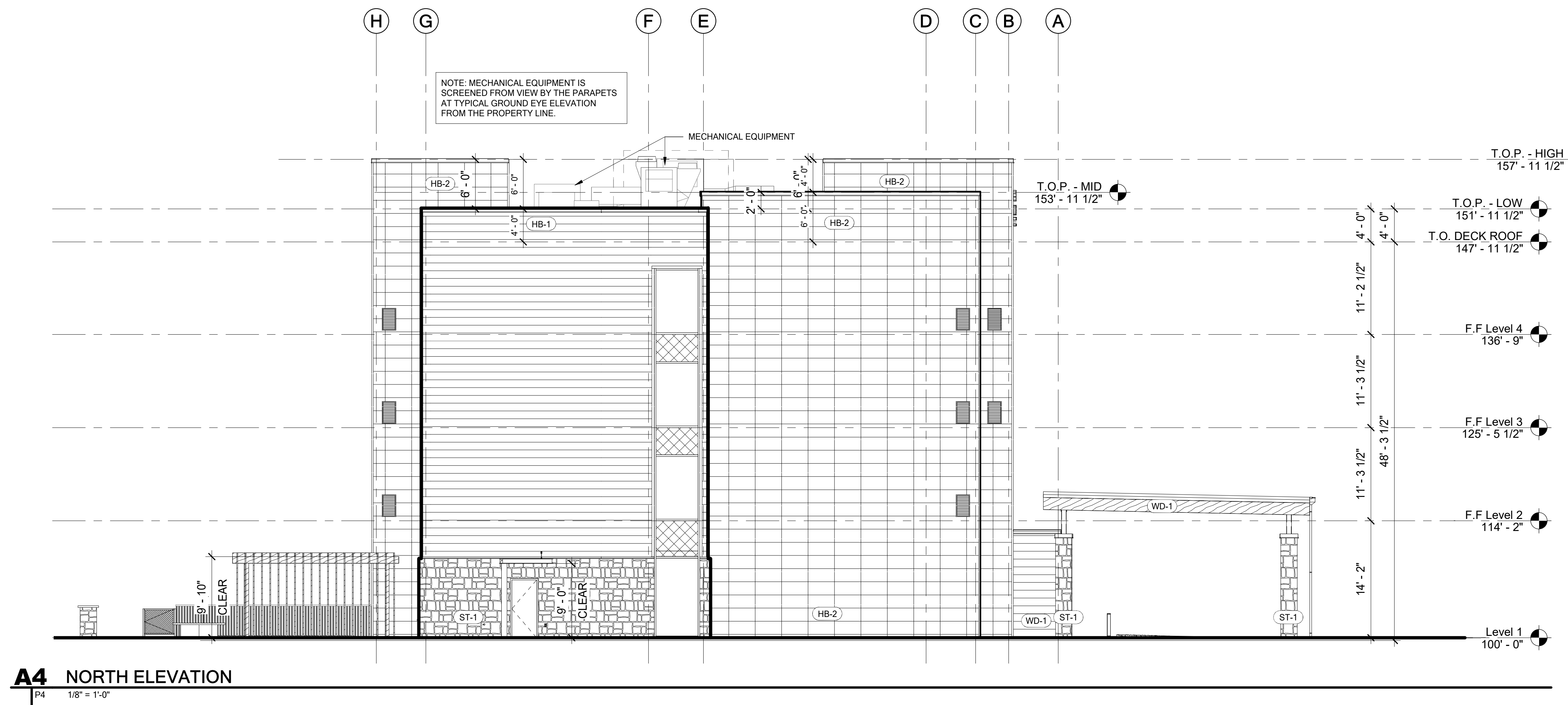
P4

MATERIAL ELEVATION PERCENTAGE

MATERIALS	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION
STONE	6%	7%	17%	10%
WOOD	3%	3%	1%	2%
CAST STONE	1%	1%	1%	1%
HARDIE	90%	89%	81%	87%
TOTAL	100%	100%	100%	100%



C4 SOUTH ELEVATION
1/4" = 1'-0"



A4 NORTH ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

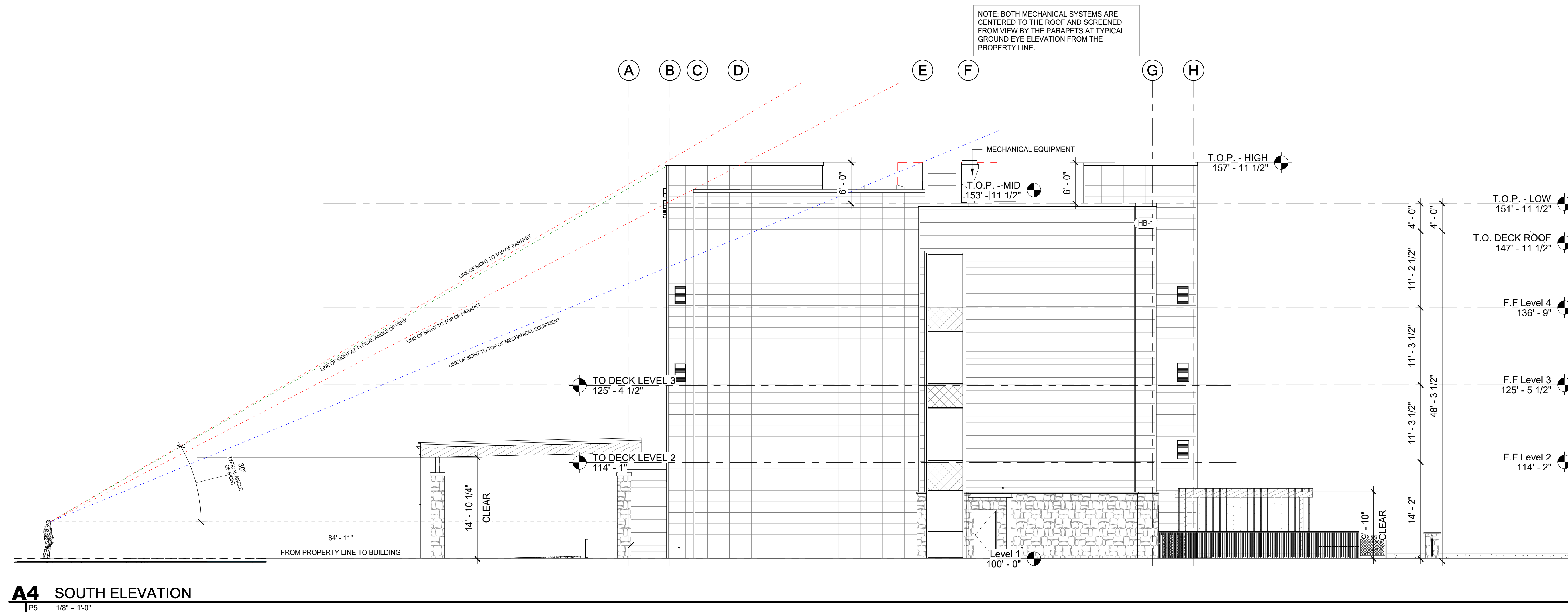
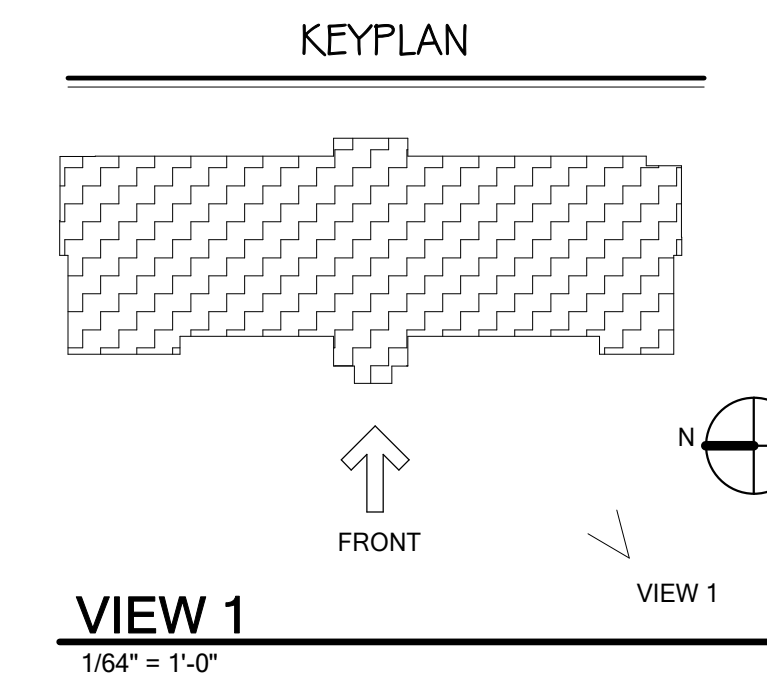
- WD-3 WESTERN RED CEDAR
- ST-1 AUSTIN WHITE STONE
- HB-1 HARDIE BOARD PAINTED SW 2832 COLONIAL REVIVAL GRAY
- HB-2 HARDIE BOARD PAINTED SW 7605 GALE FORCE
- PT-1 PAINT SW 2832 COLONIAL REVIVAL GRAY



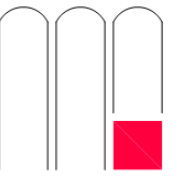
MECHANICAL UNITS ARE MODELED IN THE 3D MODEL, AND ARE NOT VISIBLE AT TYPICAL GROUND EYE ELEVATION FROM THE PROPERTY LINE.

VIEW 1- SOUTHWEST BUILDING PERSPECTIVE FROM PROPERTY LINE

FOR REFERENCE ONLY



A4 SOUTH ELEVATION
1/8" = 1'-0"



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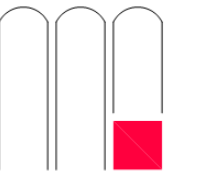
I	#	No
1		
2		

date **10/27/2023**

job no. **2023.01**

sheet title
RTU ELEVATION & PERSPECTIVE

P5



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Revisions:

No	Description
1	Initial
2	

B

date **10/27/2023**

job no. **2023.01**

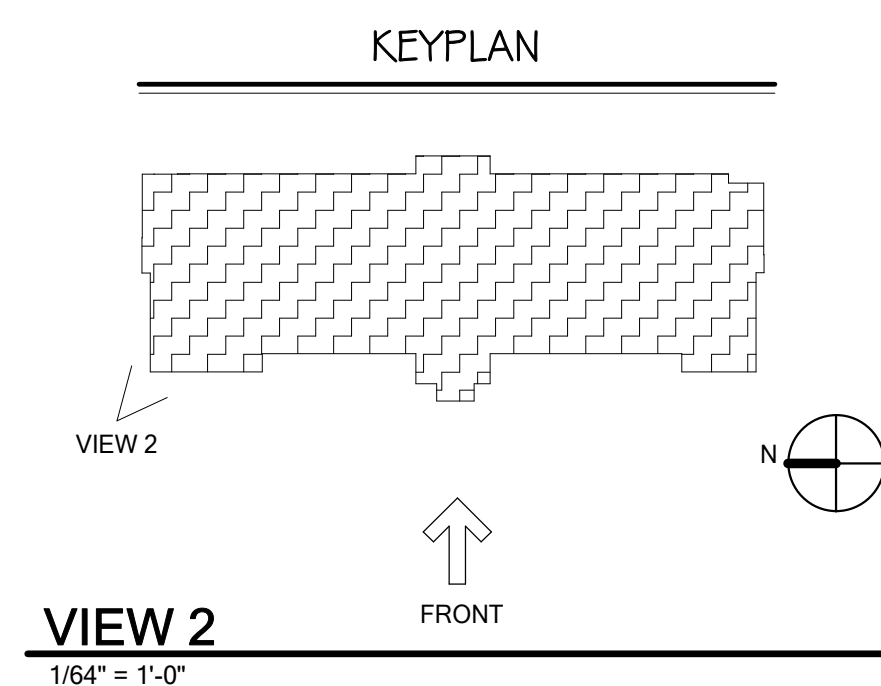
sheet title
EXTERIOR PERSPECTIVES
sheet no.

P6



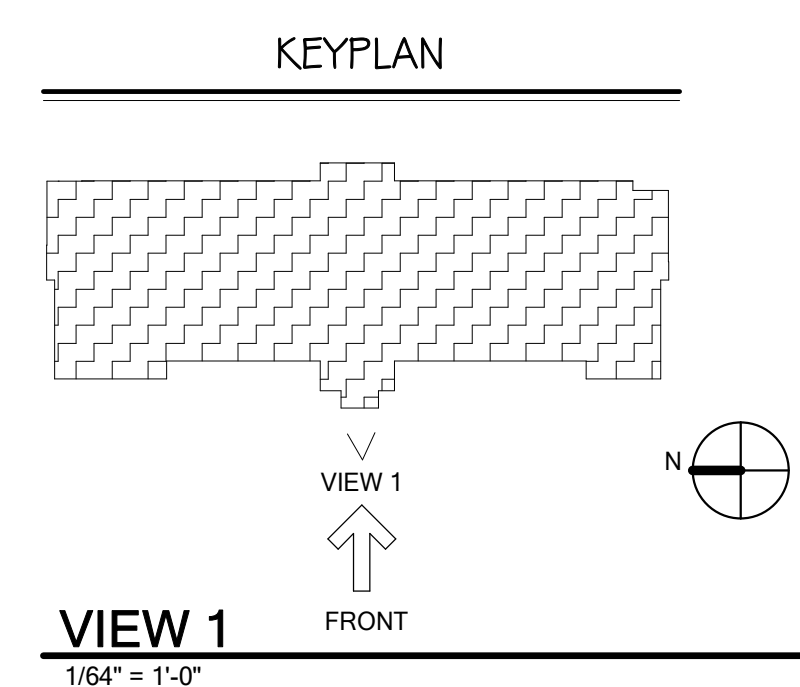
VIEW 2 - NORTHWEST FACADE

FOR REFERENCE ONLY



VIEW 1 - WEST FACADE

FOR REFERENCE ONLY



4

3

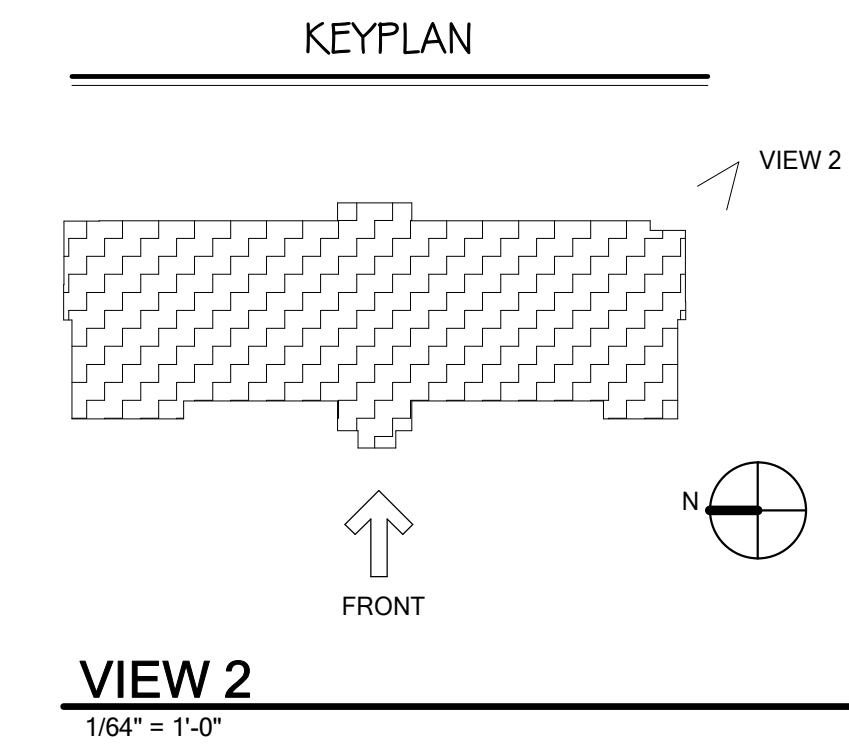
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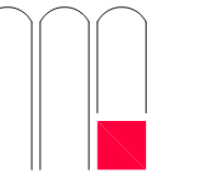
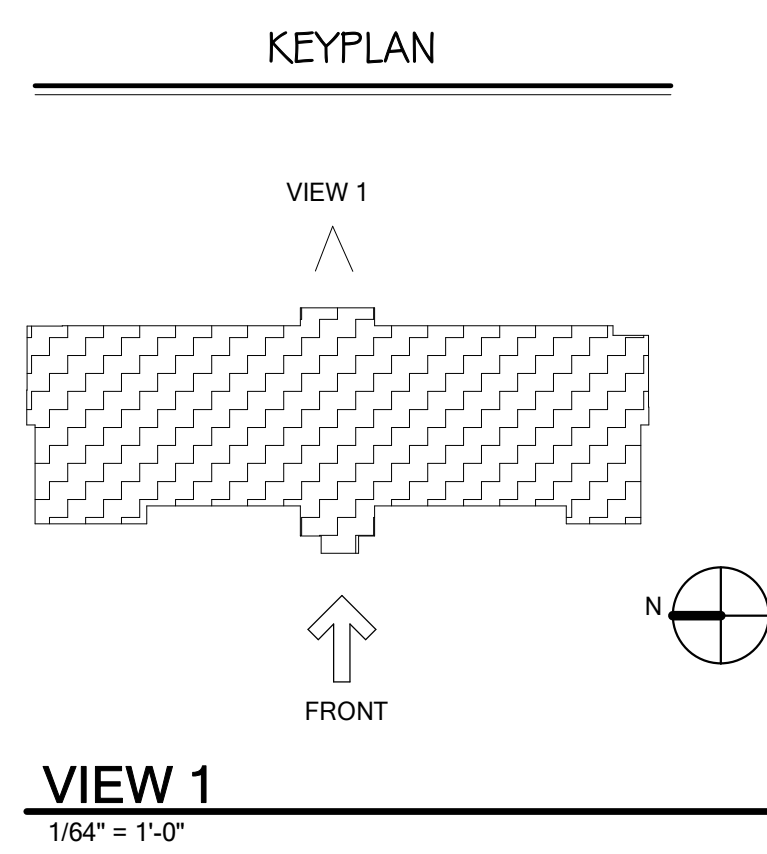
VIEW 2 - SOUTHEAST FACADE

FOR REFERENCE ONLY



VIEW 1 - EAST FACADE

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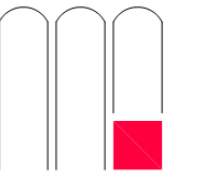
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date **10/27/2023**

job no. **2023.01**

sheet title **EXTERIOR PERSPECTIVES**
 sheet no.

P7



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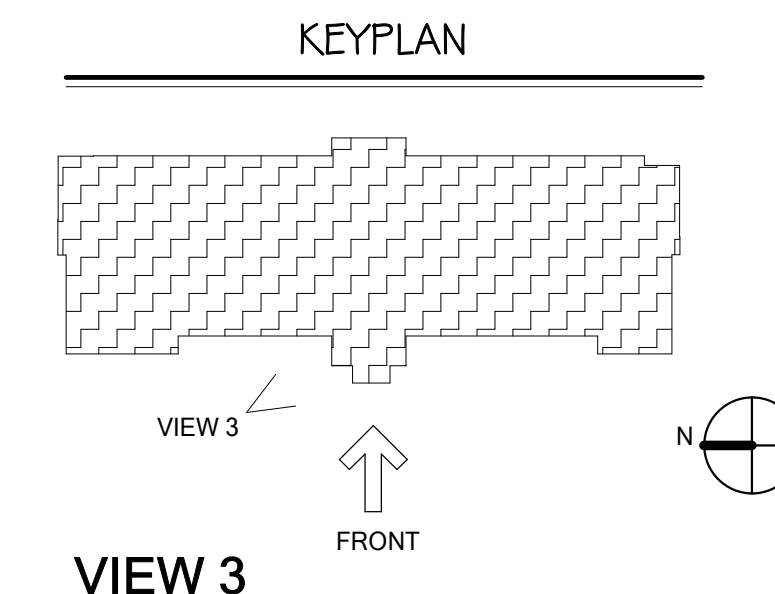
VIEW 2 - NORTH FACADE

FOR REFERENCE ONLY



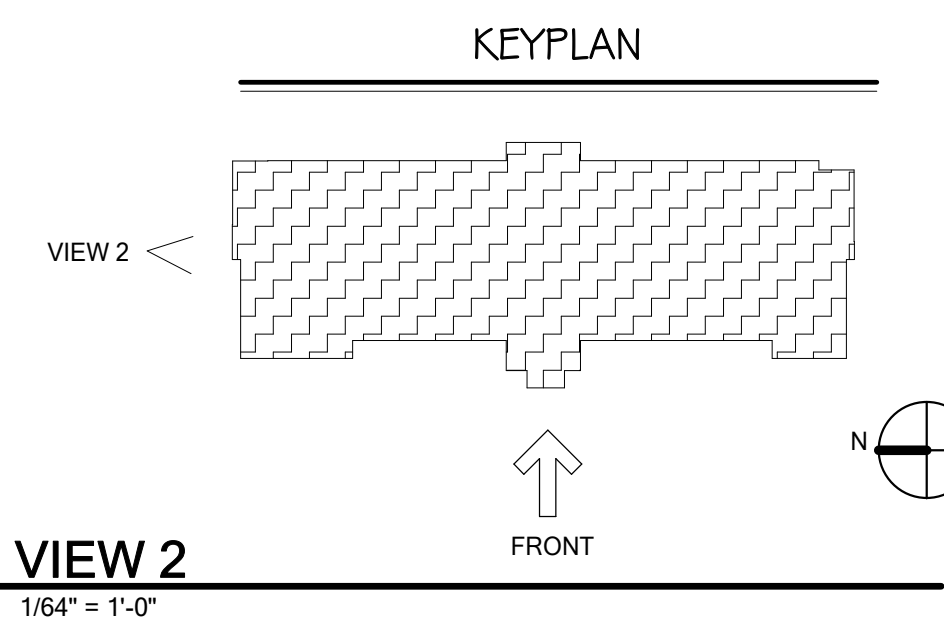
VIEW 3 - FRONT ENTRY

FOR REFERENCE ONLY



VIEW 3

1/64" = 1'-0"



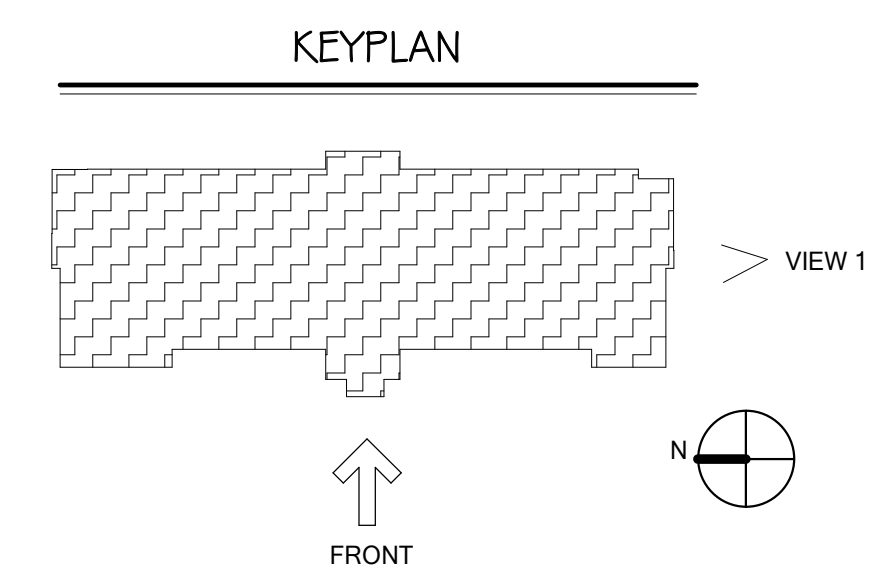
VIEW 2

1/64" = 1'-0"



VIEW 1 - SOUTH FACADE

FOR REFERENCE ONLY



VIEW 1

1/64" = 1'-0"

COUNTRY INN & SUITES

22497 IH-35
KYLE, TEXAS 78640



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Revisions:

No	By	Date
1		
2		

date 10/27/2023

job no. 2023.01

sheet title EXTERIOR PERSPECTIVES
sheet no.

P8