



— McAllen
CITY CENTER



9YARDS
DIRT TO DONE



McAllen
CITY CENTER

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McAllen CITY CENTER

OVERALL SITE PLAN OPT. A



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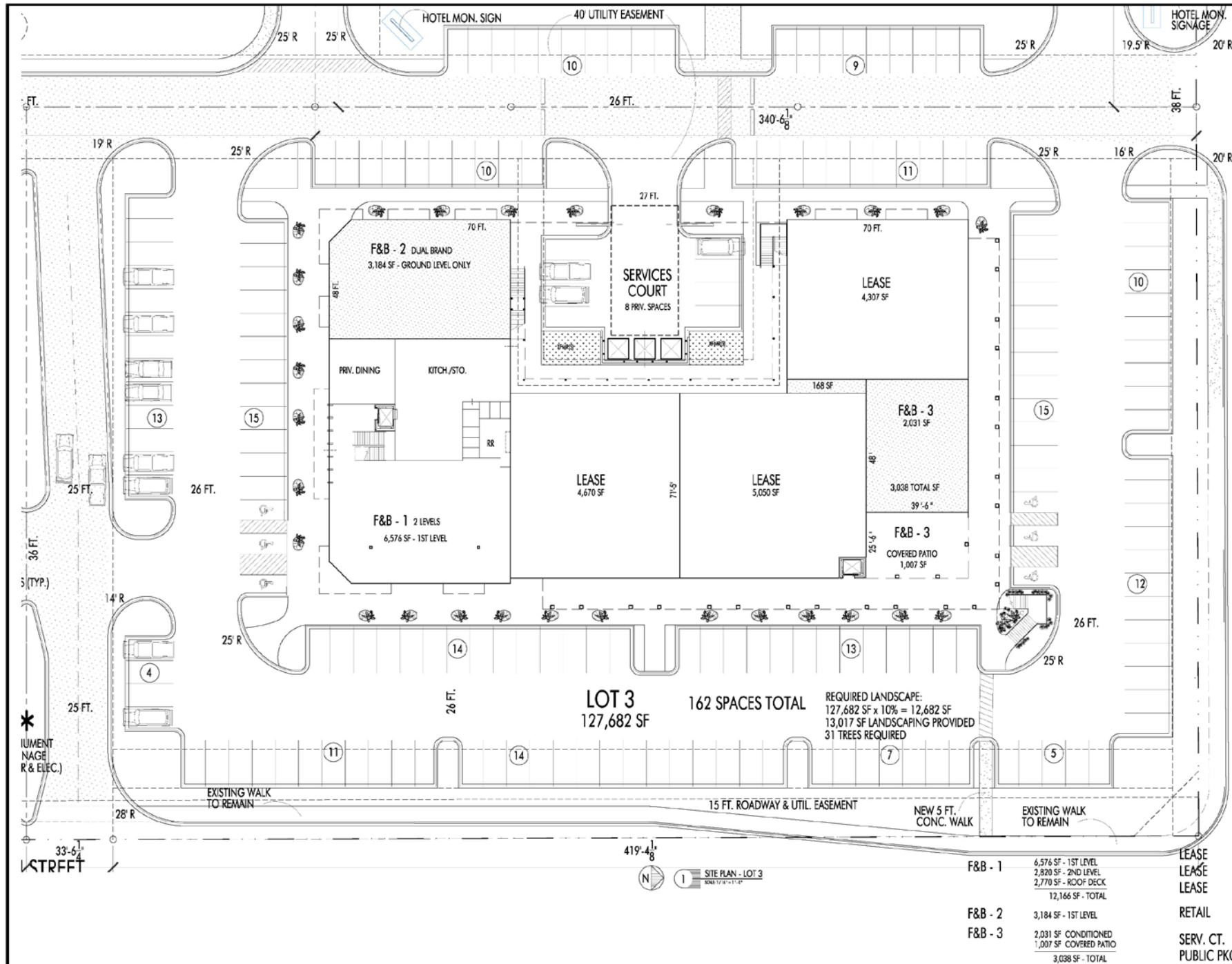
McAllen CITY CENTER

OVERALL SITE PLAN OPT. B



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LOT 3 SITE PLAN FIRST LEVEL



LOT 3
127,682 SF
162 SPACES TOTAL

REQUIRED LANDSCAPE:
127,682 SF x 10% = 12,682 SF
13,017 SF LANDSCAPING PROVIDED
31 TREES REQUIRED

F&B - 1	6,576 SF - 1ST LEVEL 2,820 SF - 2ND LEVEL 2,770 SF - ROOF DECK 12,166 SF - TOTAL
F&B - 2	3,184 SF - 1ST LEVEL
F&B - 3	2,031 SF CONDITIONED 1,007 SF COVERED PATIO 3,038 SF - TOTAL

LEASE	4,670 SF - 1ST LEVEL
LEASE	5,050 SF - 1ST LEVEL
LEASE	4,307 SF - 1ST LEVEL
RETAIL	17,200 SF - 2ND LEVEL
SERV. CT.	8 PRIV. SPACES
PUBLIC PKG.	150 SPACES



STANLEY C. CREWETTE, AIA
TEAM REG. # 15716
DATE: 4-19-24
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PERMIT OR CONSTRUCTION
PURPOSES.

ADDRESS
MC ALLEN, TEXAS



The project will be subject to all applicable laws, codes, ordinances, rules, regulations, and orders of the City of McAllen, Texas. It is the responsibility of the applicant to obtain all necessary permits and approvals from the City of McAllen, Texas. The applicant shall be responsible for obtaining all necessary permits and approvals from the City of McAllen, Texas. The applicant shall be responsible for obtaining all necessary permits and approvals from the City of McAllen, Texas.

ISSUED FOR:	
SITE PLAN DRAFT	9-15-23
SITE PLAN REVIEWED	10-13-23
SITE PLAN REVISIONS	11-5-23
P.U.D. SITE PLAN	4-19-24

SITE PLAN - LOT 3
SHEET NUMBER
SP - 4
LOT 3

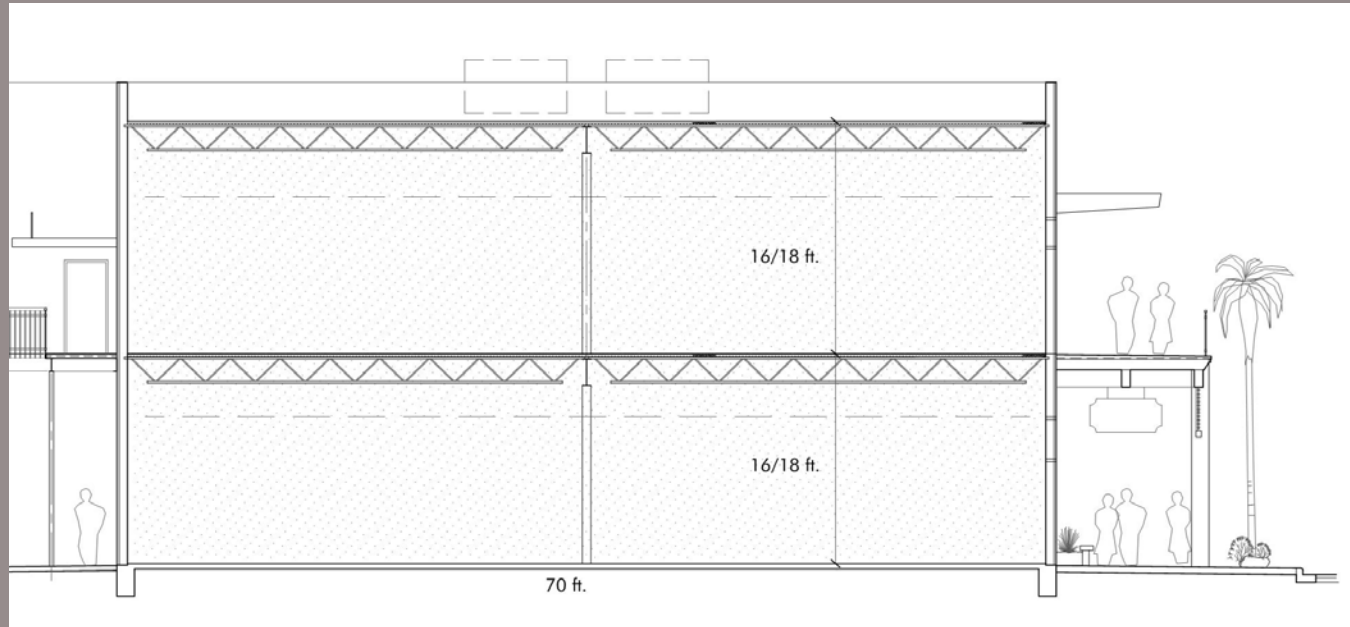
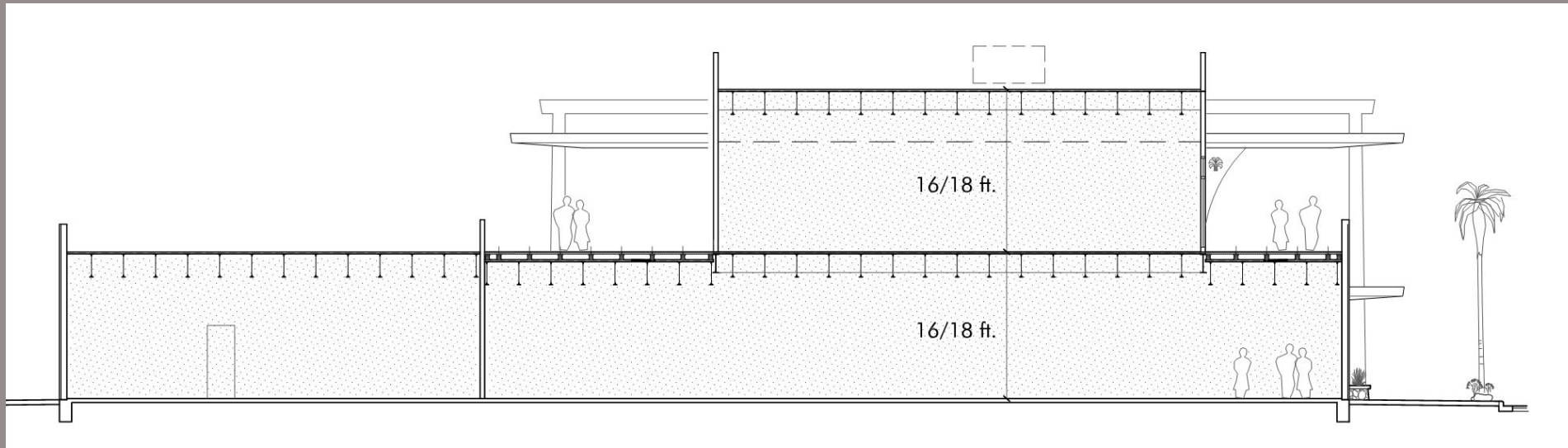


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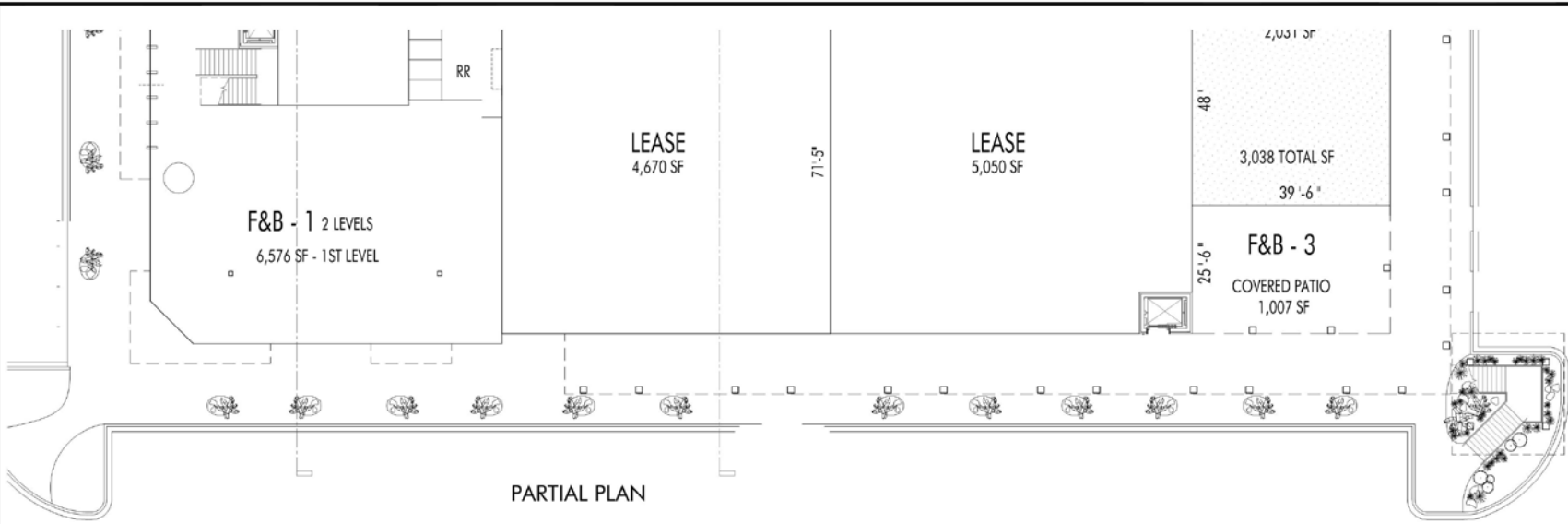


Design statement

This multi-tenant building is designed to be elegant yet understated, with intentions of allowing the brands that occupy the spaces to garner the attention. The structure is purposefully uncomplicated so that a variety of architectural accent treatments can provide distinction and interest.



CROSS SECTIONS



PARTIAL PLAN



EAST ELEVATION



STANLEY C. CROWTHER, AIA
 TEXAS REG. # 15126
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McAllen
CITY CENTER
 ADDRESS
 MC ALLEN, TEXAS

This project shall be a "single integrated" design and construction project. The design and construction shall be coordinated and controlled by the architect. The architect shall be responsible for the coordination and control of the design and construction of the project. The architect shall be responsible for the coordination and control of the design and construction of the project. The architect shall be responsible for the coordination and control of the design and construction of the project.

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SITE PLAN - LOT 7
 SHEET NUMBER
SP - 8
 LOT 7



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EAST ELEVATION

SCHEMATIC ELEVATION

THE FOLLOWING IMAGES ARE REPRESENTATIVE OF SIMILAR COMPONENTS AND CONCEPTS THAT MAY BE UNIQUELY INCORPORATED WITHIN THE MCALLEN CITY CENTER PROJECT, AS THE DESIGN PROCESS CONTINUES.



Rich Color Contrast



Roof Deck / Simplistic Shell / Streetscape



Roof Deck / Upscale Branding



Fenestration / Branding



Structural Feature / Warm Soffit



Elegant Storefronts



Accent / Materials



Incorporated Greenery / Branding
Material Accent



Planting Components /
Accent Features





Laser Metal Features



Feature Light Sconces



Roof Deck Shade



Sleek Storefront



Structural Feature / Warm Soffits



2 Level Composition



Protective Eyebrows