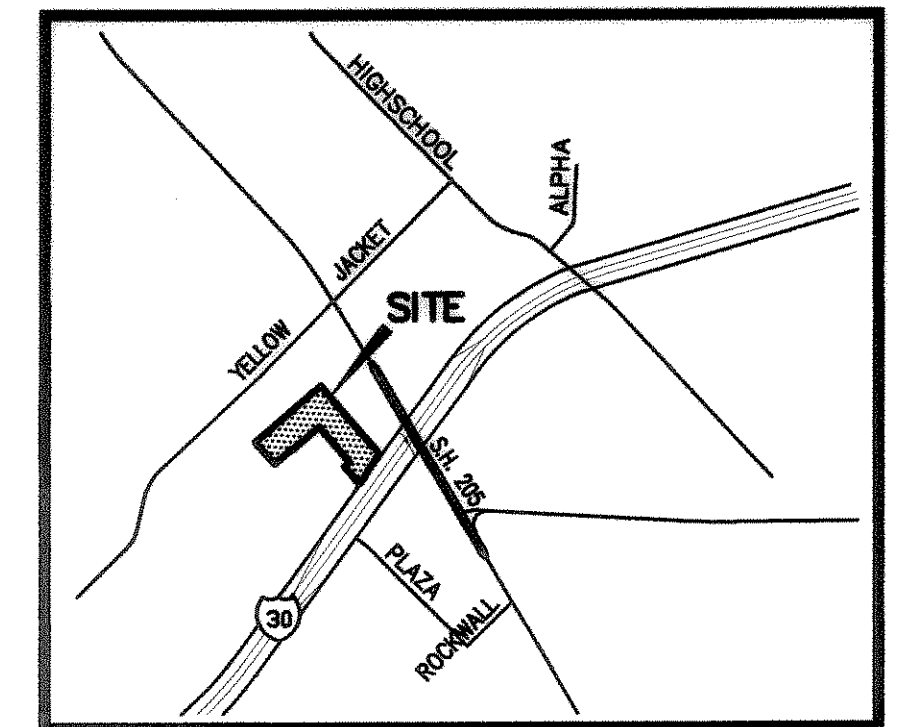


Contractor to field verify all existing underground utilities & report any discrepancies or conflicts to Engineer prior to any installation.

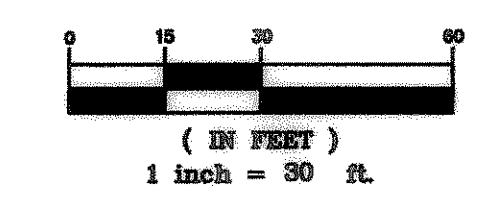


LOCATION MAP N.T.S.

WATER METER SCHEDULE				
METER ID NUMBER	WATER METER SIZE	DOM.	IRR.	SAN. SEWER SIZE
1	2-2"	X		6"
2	2"		X	

SITE DATA SUMMARY

VALUE PLACE HOTEL - SITE SUMMARY	
ZONING	C - COMMERCIAL
PROPOSED USE	HOTEL (121 ROOMS)
LOT AREA	2.148 Ac (93,588 SF)
BUILDING AREA:	MAIN FLOOR 18,746 S.F.
TOTAL BUILDING	42,984 S.F.
LOT COVERAGE	11.48%
F.A.R.	0.46:1
BUILDING HEIGHT	42'-10" (4 STORY)
PARKING	1 SPACE PER SLEEPING ROOM PLUS 50% OF THE REQUIREMENT FOR ACCESSORY USES WHICH ARE ATTACHED
REQUIRED	121 SPACES
PROVIDED	122 (INCLUDES 5 H.C. SPACES)
HANDICAP PARKING REQUIRED	5 SPACES
HANDICAP PARKING PROVIDED	5 SPACES



"AS-BUILT" PLANS

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE IMPROVEMENTS ACCORDING TO THESE PLANS AS APPROVED BY THE CITY OF ROCKWALL. THE CONSTRUCTION OF ALIGNMENTS AND GRADES WERE VERIFIED BY JONES & BOYD IN ACCORDANCE TO THESE DOCUMENTS. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS SHOWN ON THESE DOCUMENTS.

NOTES.
NO PART OF WALL (FOOTING, TIEBACK, OR EDGE) CAN BE IN EASEMENT, R.O.W., OR OUTSIDE PROPERTY.

LEGEND

- EXISTING FIRE HYDRANT
- EXISTING CONTOUR INTERVAL
- RCP
- PROPOSED IRRIGATION WATER METER
- PROPOSED DOMESTIC WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER INLET
- PROPOSED TOP OF PAVEMENT CONTOUR INTERVAL
- FF=695.50
- PROPOSED PARKING CANT

SITE PLAN

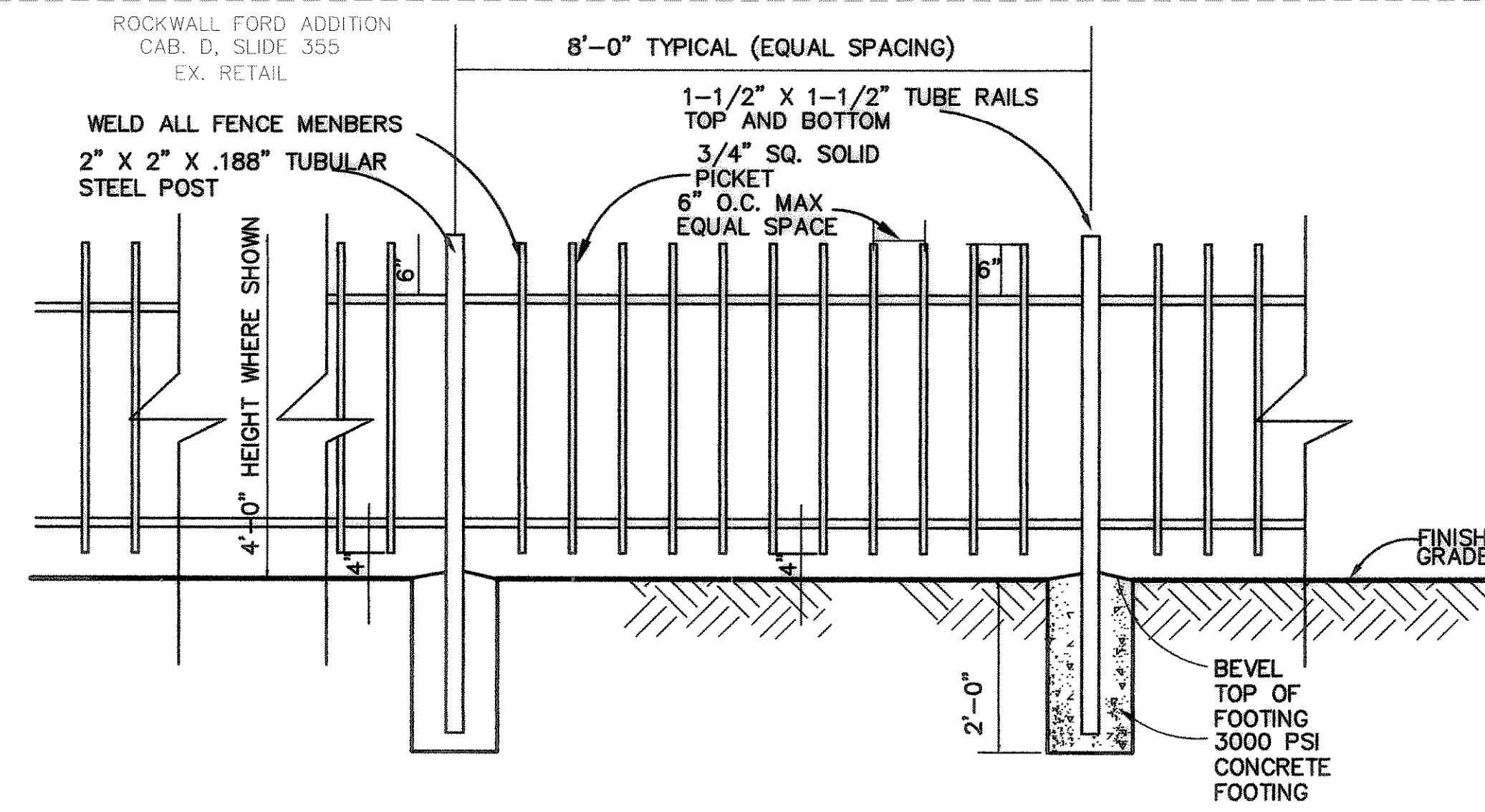
NEWMAN CENTER NO. ONE
BLOCK A, LOT 4
2.158 ACRES OUT OF
JOSEPH CADLE SURVEY, ABSTRACT NO. 65
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

ALRF, L.L.C.
9311 LBJ Freeway
Dallas, Texas 75243
OWNER
(972)238-7148

JONES & BOYD, INC.
17090 Dallas Parkway, Suite 200
Dallas, Texas 75248
SURVEYOR/ENGINEER
(972)248-7676

IKEMIRE ARCHITECTS
16660 Dallas Parkway, Suite 1150
Dallas, Texas 75248
ARCHITECT
(972)248-7676

Revised: 6-21-07
2nd Submittal: 7-05-06
1st Submittal: 6-16-06



IRON FENCE NOTES

- The contractor is responsible for making himself familiar with all underground utilities, pipes, and structures either shown or not shown on the plans. The contractor will be responsible for any cost incurred due to damage or replacement of said utilities and structures caused by his forces.
- All concrete used in footings and piers shall have a minimum compressive strength of 4000 PSI @ 28 days. Concrete used in columns shall have a minimum compressive strength of 3000 PSI @ 28 days.
- All reinforcing shall be new billet steel, ASTM A615, Grade 60 except stirrups shall be Grade 40 and spirals shall be ASTM A82, Grade 60.
- Concrete for drilled piers shall be poured within 8 hours of drilling pier holes.
- Locations and layout of the perimeter fence is shown on the landscape site plan.
- The contractor is responsible for all and required permits and city inspections.
- All wrought iron tubes and posts, tubes, rails and pickets shall be flush and free of all dents, spurs, and sharp edges and shall be installed level, plumb, and square.
- Provide continuous welds along all edges of fence members.
- Grind smooth all welds.
- All metal surfaces shall be primed and painted with two coats of rust-proof paint. Color to be flat black. Contractor to submit samples as required.

BENCHMARKS:
B.M. #1
SQUARE CUT ON TOP OF CURB ON THE SOUTH END OF A 15 FOOT CURB INLET APPROXIMATELY 77 FEET NORTHEAST OF THE SOUTH CORNER OF BLOCK A, LOT 2, NEWMAN CENTER NO. ONE. ELEV. = 565.46
B.M. #2
SQUARE CUT IN THE CENTER OF A 15 FOOT CURB INLET APPROXIMATELY 59 FEET NORTHWEST OF THE SOUTH CORNER OF BLOCK A, LOT 2, NEWMAN CENTER NO. ONE. ELEV. = 566.95