

11 by Jan 23
 P-2 Feb. C
 Council March 5

SITE PLAN APPLICATION

Date: 1-21-84

NAME OF PROPOSED DEVELOPMENT Best Western Motel

NAME OF ~~PROPERTY OWNER~~/DEVELOPER Phil WEATHERFORD

ADDRESS RT 4, Box 557 Heath, TX 75087 PHONE 722-1059 Home

NAME OF LAND PLANNER/ENGINEER Fred Cook 630-1240 office

ADDRESS Rockswell, Texas PHONE _____

TOTAL ACREAGE 2.16 CURRENT ZONING C

NUMBER OF LOTS/UNITS 1

Signed Phil Weatherford

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
<u>✓</u>	<u>_____</u>	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
<u>✓</u>	<u>_____</u>	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
<u>_____</u>	<u>_____</u>	3. Design and location of ingress and egress <u>200' apart</u> 71
<u>_____</u>	<u>_____</u>	4. Off-street parking and loading facilities <u>1 per room + 1 per 100 sq ft in restaurant</u>
<u>_____</u>	<u>_____</u>	5. Height of all structures
<u>✓</u>	<u>_____</u>	6. Proposed Uses
<u>_____</u>	<u>_____</u>	7. Location and types of all signs, including lighting and heights
<u>✓</u>	<u>_____</u>	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown
on Site Plan

Not
Applicable

9. Street names on proposed streets

10. The following additional information:

Scale

Percent of lot in landscaping

5% of total lot, 20% of which
must be in front half of lot

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

Taken by: _____

File No. 1984-18-SP

Date: _____

Fee: 75.00 + \$10.00/acre

\$105.00

CITY OF ROCKWALL OFFICIAL RECEIPT

NAME Phil Weatherford DATE 1/23/97
ADDRESS _____

Cash Check Other

GARBAGE		
LAND FILL PERMIT		
GARAGE SALES		
SOLICATORS PERMIT		
RENT		
MISCELLANEOUS WATER SALES		
<u>Site Plan</u>		<u>105 -</u>
<u>Final Plat</u>		<u>205 -</u>
		<u>310 -</u>

2301

Received By _____

FORM G-1

SITE PLAN ~~/XXXXXXXXXX/XXXXXXXXXX/XXXXXXXXXX~~

FACT SHEET

Applicant: Phil Weatherford

Name of Proposed Development: Best Western

Acreage: 2.16

Number of Lots: 1

Current Zoning: "C"

Surrounding Zoning: "C"

Description: 60 unit motel with 6,000 sq. ft. restaurant. Two entrances off I-30 service road. Located just east of K-Bob's. One of two plans submitted for same site.

Staff Comments:

1. Need number of seats in restaurant to check parking
2. Fire lanes should be designated
3. Building Code requires 2-hour fire wall if east wall of restaurant less than 10 ft. from property line.

Planning and Zoning Commission Recommendations:

2/9/84 - Approval with fire lanes designated

City Council Decision:

3/5/84 - Approve

Weatherford Plan Review.

1. Need actual seating arrangement to calculate required parking spaces needed. By sq ft. the bldg requires 60 spaces.

2. Motel Parking requires 60 spaces

For a total of 120 required spaces they show 124 on site plan.

3. The restaurant east wall measures only 3' 0" off property line.

Zoning Requires: 15'-0" without F.R. wall
0' with F.R. wall

Building Code requires = 2 hr wall less than
10'-0" to prop. line
& 1 hr. elsewhere.

4. Would require fire hydrant in front.

(Lang King)
of site.

fire lanes



HARRISON PONTIAC-BUICK-GMC, INC.

3110 I-30 / GREENVILLE, TEXAS 75401 / Greenville 454-3122 Dallas 226-7075

January 20, 1984

City of Rockwall
Rockwall, Texas 75087
Attn: Karen Martin

Dear Mrs. Martin:

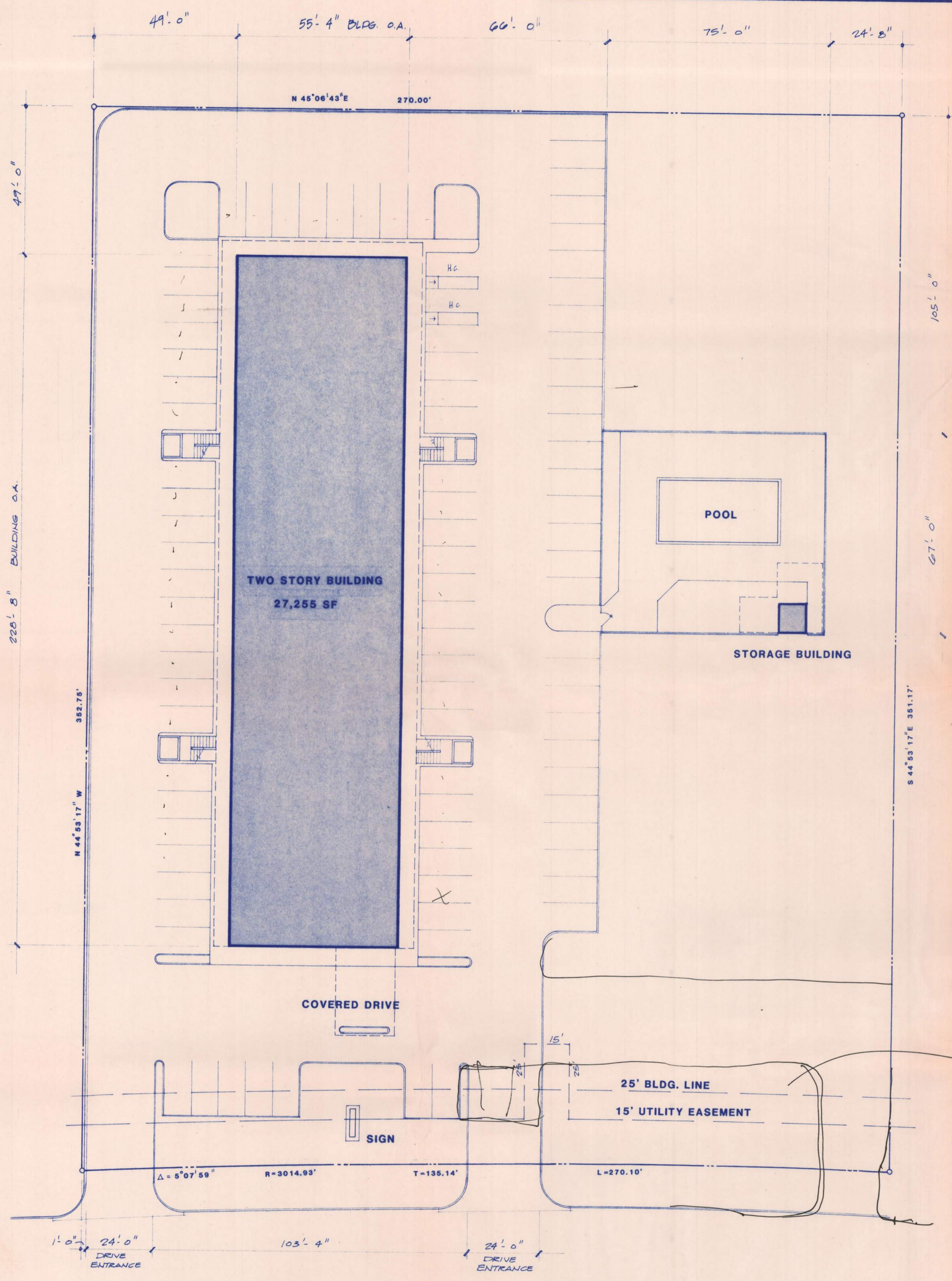
Please be advised per this letter that Mr. Phil Weatherford is hereby authorized to proceed with the development of the HARRISON SUBDIVISION of Rockwall, Texas.

I acknowledge receipt on this day of Mr. Weatherford's Letter of Commitment for funding on this project, which is to be a motel.

Very truly yours,

Robert G. Harrison, Jr.

RGH/rm



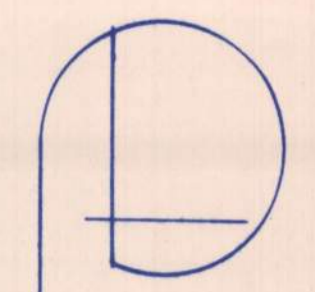
LEGAL DESCRIPTION:
 A tract of land situated in the Joseph Cadle Survey, Abstract No. 65, City of Rockwell, Rockwell County, being that tract as recorded in Volume 172, Page 183, Deed Records, Rockwell County, Texas.

FINISH SCHEDULE

ROOM NAME	BASE	FLOOR	WALLS	CLG.	HT.	REMARKS
	4" COVERED RUBBER					
	WOOD					
	NONE					
	VINYL COMPOSITION SHEET					
	CARPET & PAD					
	CONCRETE					
	TEXTURED GYPSUM BOARD PAINTED					
	PAINTED CMU					
	EXPOSED CMU					
				SPRAYED ACOUSTIC		
				EXPOSED STRU.		
TYP. UNIT & HANDICAP BEDRM.	•	•		•		
TYP. UNIT & HANDICAP BATH	•	•		•		
TYP. UNIT & HANDICAP DRESS.	•	•		•		
LOBBY (A101)	•			•		
TELEPHONE (A102)		•	•		•	
OFFICE (A103)	•		•		•	
STORAGE (A104)		•	•		•	
HVAC (A105)		•	•		•	
VENDING (A106)				•		
WOMEN (A107)	•	•		•		
MEN (A108)	•	•		•		
MEETING RM. (A109)				•		
LIVING (A139)	•	•		•		
KITCHEN (A140)		•		•		
BOILER RM. (A113)		•	•		•	
LAUNDRY (A131)	•	•		•		
STORAGE (A210)		•	•		•	

See P.A. drawing for facade

change as per comm w/ Kiewit - Kiewit 8/23/84



ARCHITECTURAL INNOVATIONS
 Architecture Interiors Planning
 P. O. BOX 110537
 ARLINGTON, TEXAS 76007
 2/4 988 8274

BEST WESTERN MOTEL
ROCKWALL TEXAS

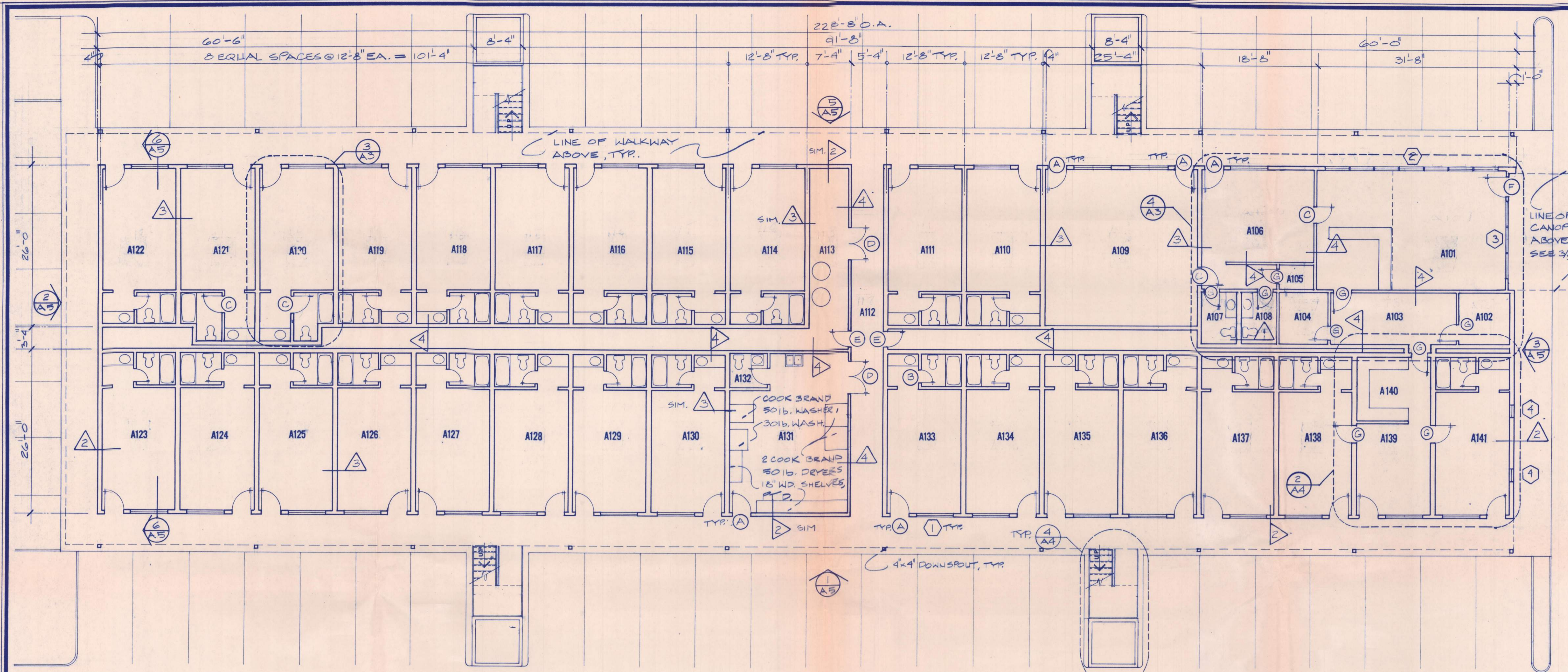


PROJECT: 8423
 DATE:

NOT FOR CONSTRUCTION

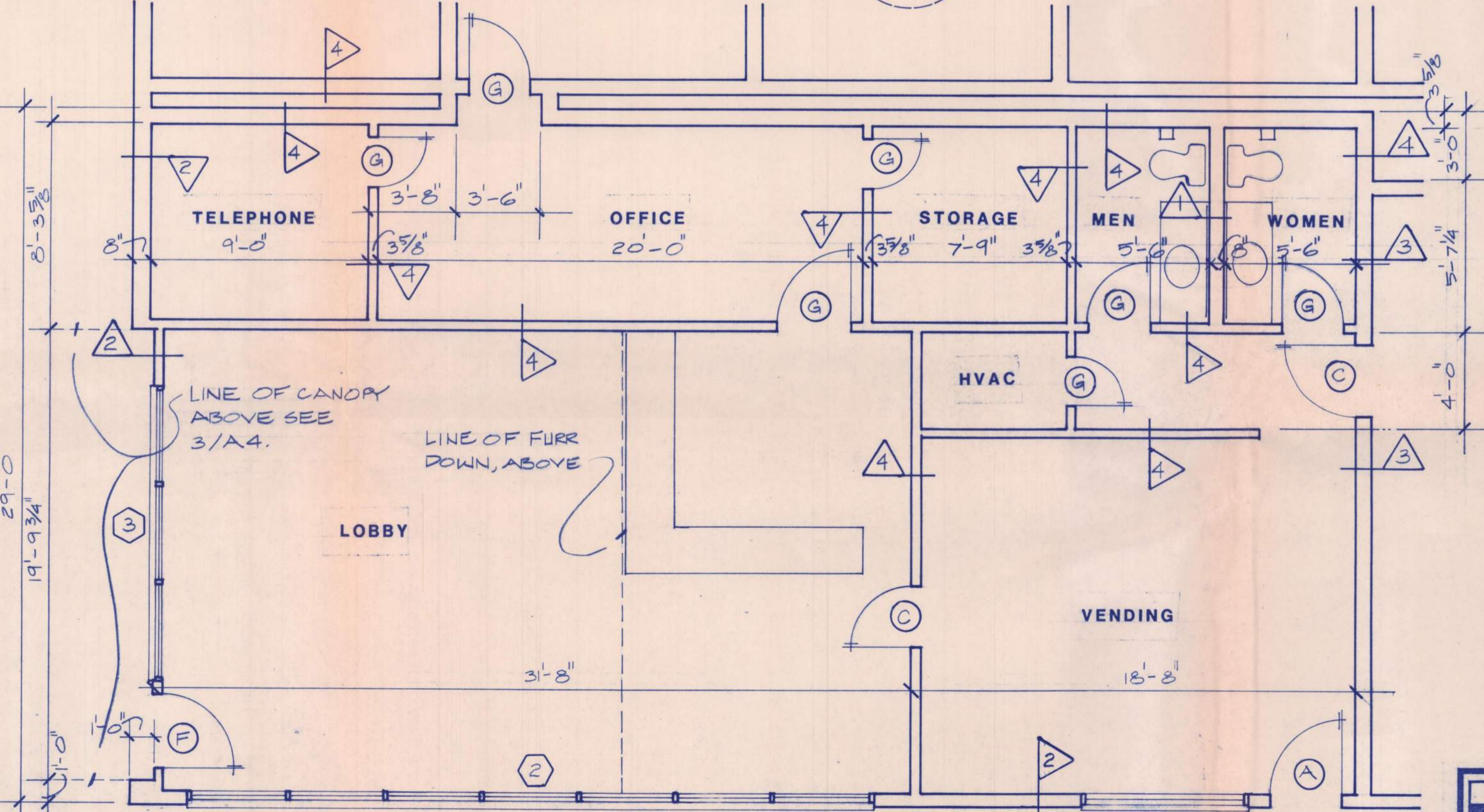
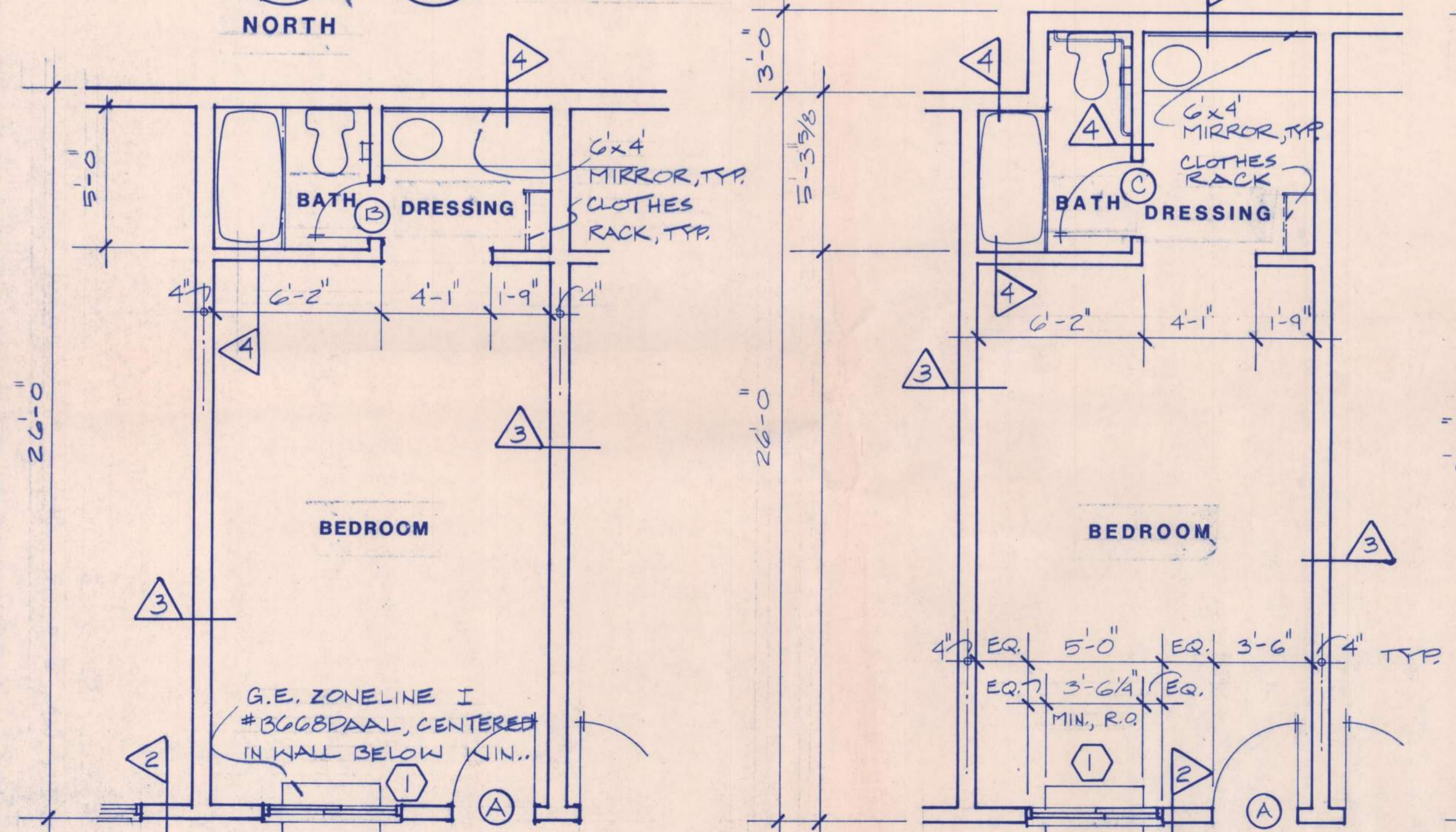
TRUETT CONSTRUCTION CO.

1 SITE PLAN
 SCALE: 1" = 20'-0"
 NORTH



1 GROUND FLOOR PLAN

SCALE 1/8" = 1'-0"



- LEGEND
- A101 LOBBY
 - A102 TELEPHONE
 - A103 OFFICE
 - A104 STORAGE
 - A105 HVAC
 - A106 VENDING
 - A107 WOMEN
 - A108 MEN
 - A109 MEETING ROOM
 - A110 MOTEL ROOM
 - A111 MOTEL ROOM
 - A112 COVERED PASSAGEWAY
 - A113 BOILER ROOM
 - A114 MOTEL ROOM
 - A115 MOTEL ROOM
 - A116 MOTEL ROOM
 - A117 MOTEL ROOM
 - A118 MOTEL ROOM
 - A119 MOTEL ROOM
 - A120 MOTEL ROOM (HANDICAP)
 - A121 MOTEL ROOM (HANDICAP)
 - A122 MOTEL ROOM
 - A123 MOTEL ROOM
 - A124 MOTEL ROOM
 - A125 MOTEL ROOM
 - A126 MOTEL ROOM
 - A127 MOTEL ROOM
 - A128 MOTEL ROOM
 - A129 MOTEL ROOM
 - A130 MOTEL ROOM
 - A131 LAUNDRY
 - A132 TOILET
 - A133 MOTEL ROOM
 - A134 MOTEL ROOM
 - A135 MOTEL ROOM
 - A136 MOTEL ROOM
 - A137 MOTEL ROOM
 - A138 MOTEL ROOM
 - A139 LIVING
 - A140 KITCHEN
 - A141 BEDROOM



NOT FOR CONSTRUCTION

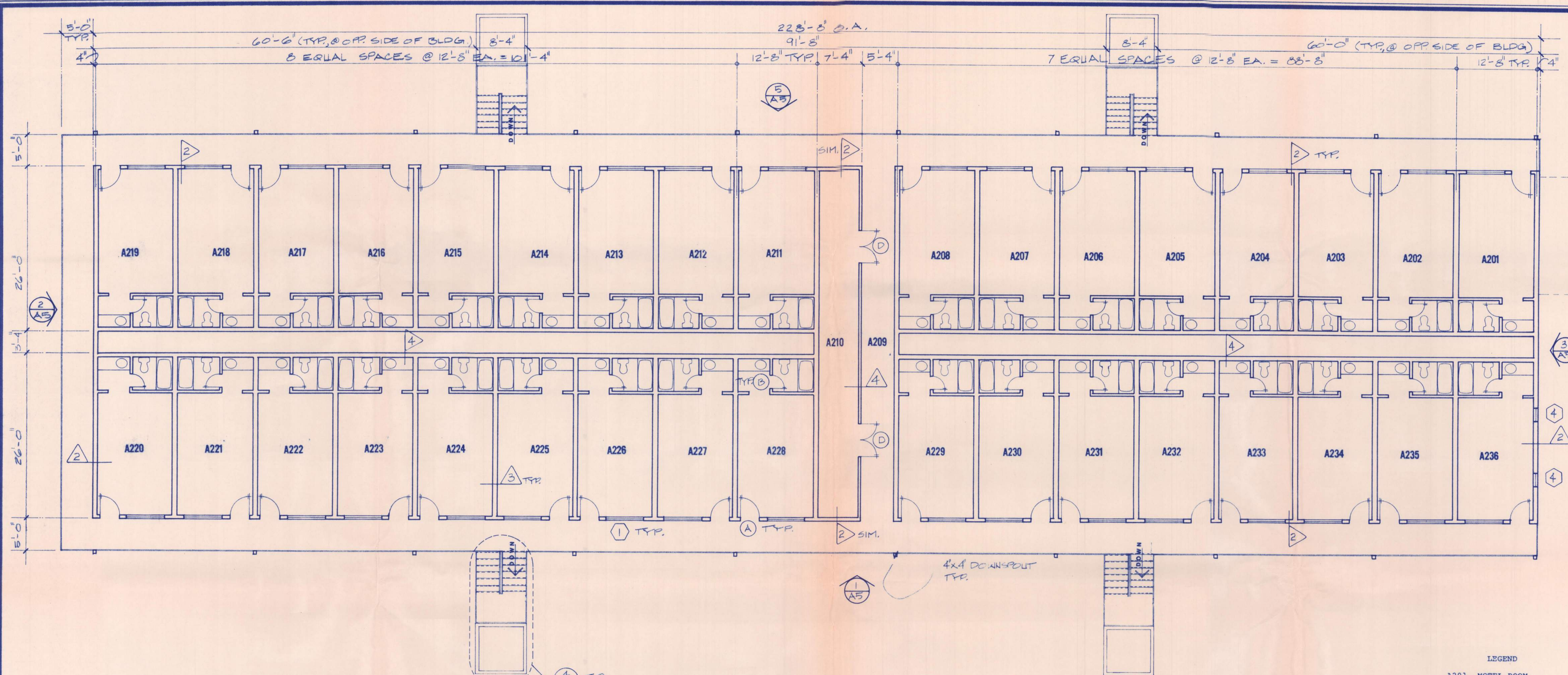
ARCHITECTURAL INNOVATIONS
Architecture Interiors Planning
P. O. BOX 110537
ARLINGTON, TEXAS 76007
214-988-8274

WESTERN MOTEL
BEST ROCKWALL
TEXAS



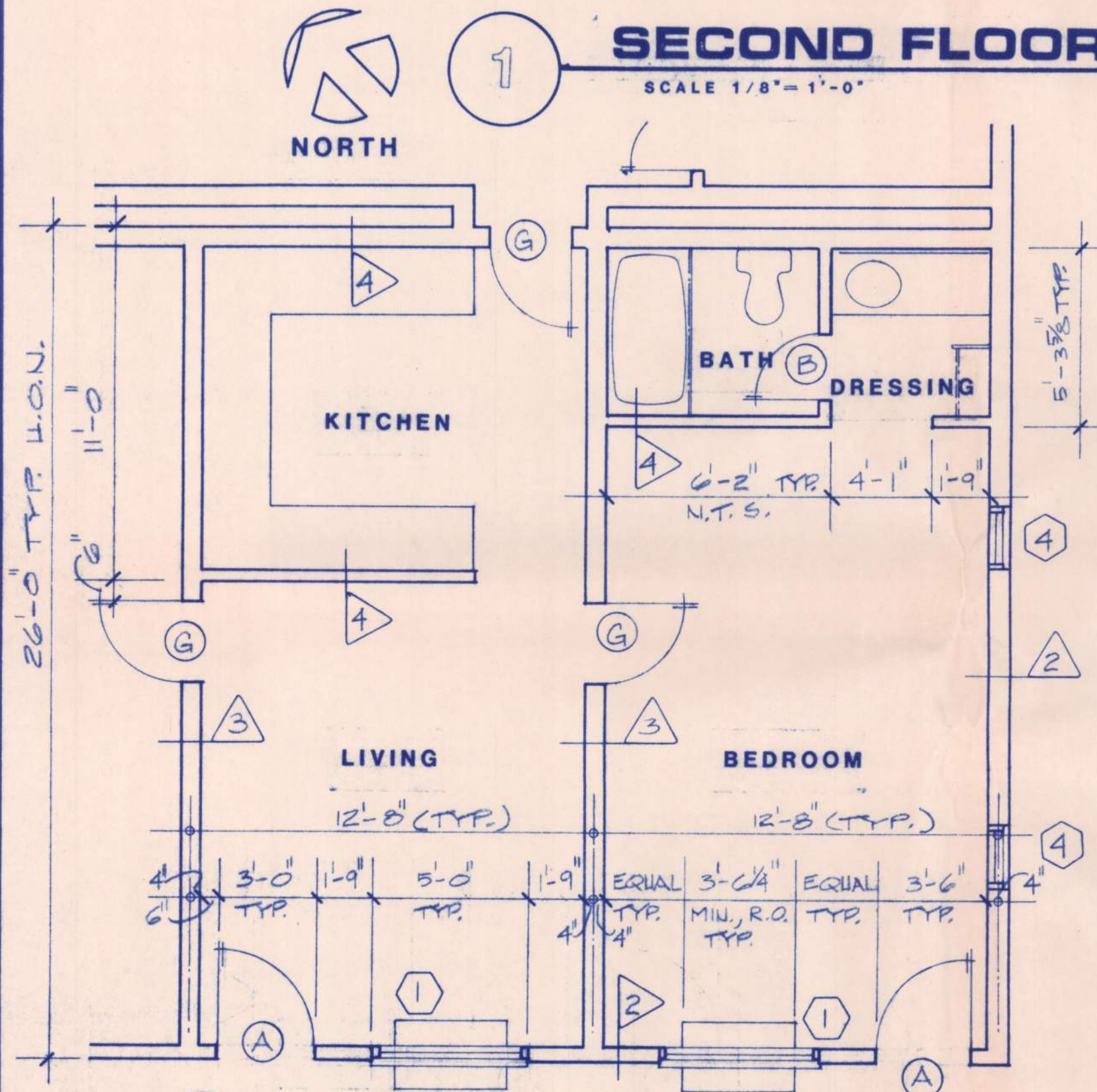
PROJECT: 8423
DATE:

of A3



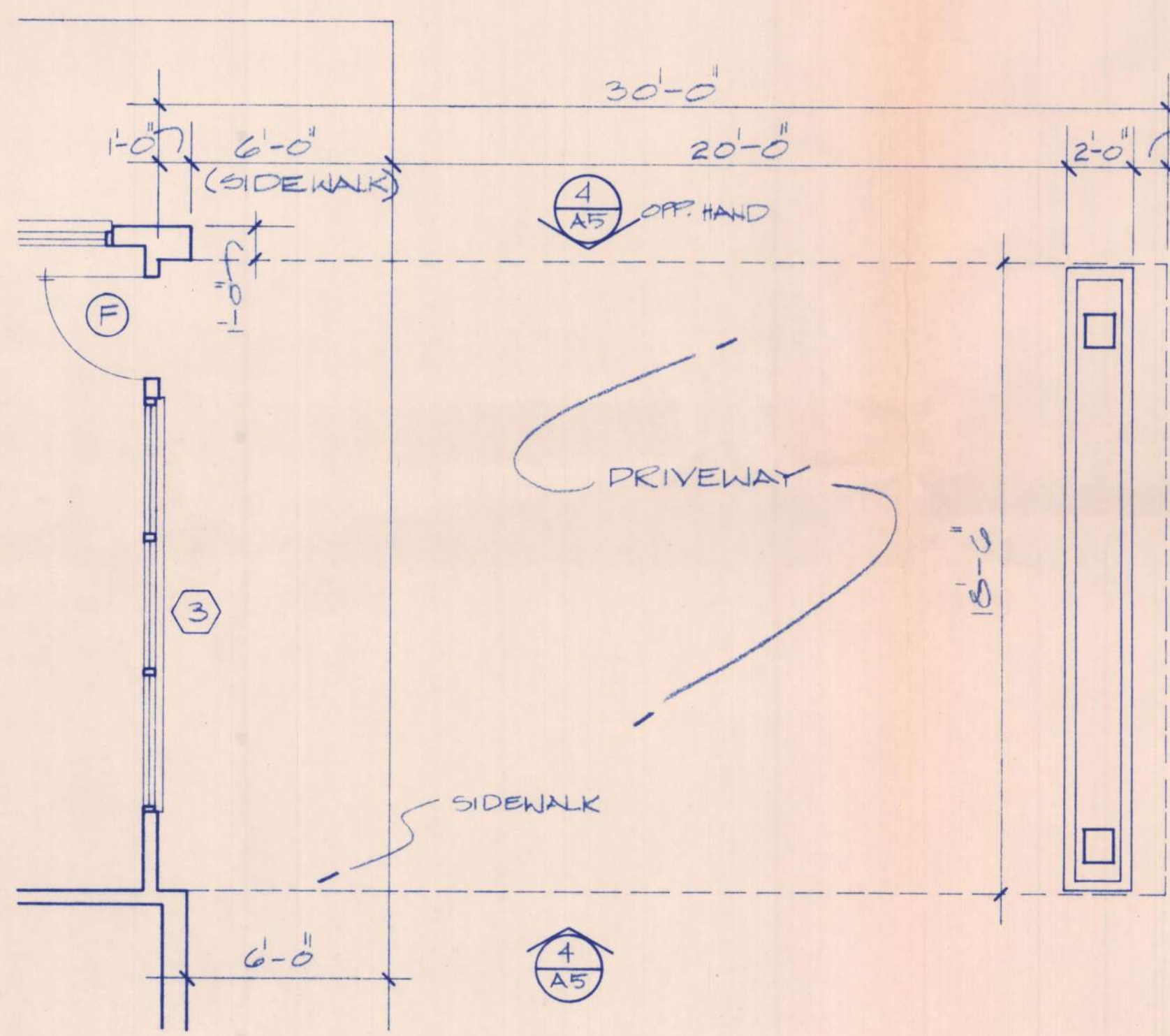
1 SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



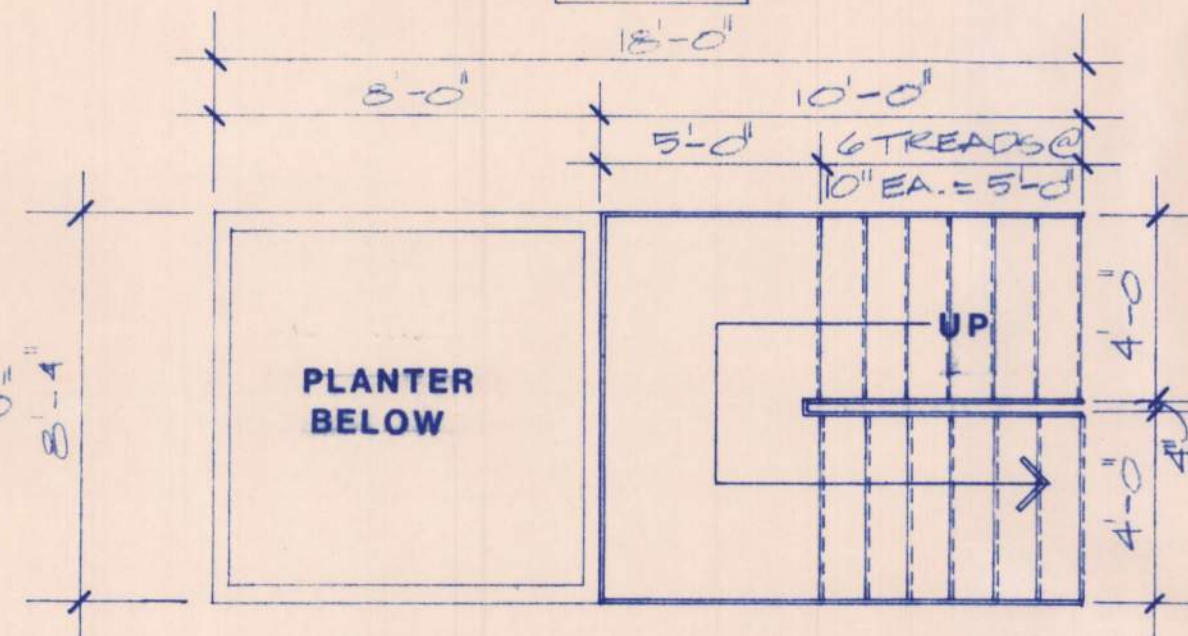
2 MANAGERS SUITE

SCALE 1/4" = 1'-0"



3 CANOPY PLAN

SCALE 1/4" = 1'-0"

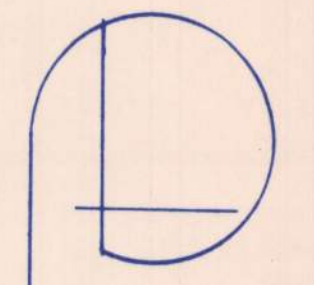


4 STAIR PLAN

SCALE 1/4" = 1'-0"

LEGEND

- A201 MOTEL ROOM
- A202 MOTEL ROOM
- A203 MOTEL ROOM
- A204 MOTEL ROOM
- A205 MOTEL ROOM
- A206 MOTEL ROOM
- A207 MOTEL ROOM
- A208 MOTEL ROOM
- A209 COVERED PASSAGEWAY
- A210 STORAGE
- A211 MOTEL ROOM
- A212 MOTEL ROOM
- A213 MOTEL ROOM
- A214 MOTEL ROOM
- A215 MOTEL ROOM
- A216 MOTEL ROOM
- A217 MOTEL ROOM
- A218 MOTEL ROOM
- A219 MOTEL ROOM
- A220 MOTEL ROOM
- A221 MOTEL ROOM
- A222 MOTEL ROOM
- A223 MOTEL ROOM
- A224 MOTEL ROOM
- A225 MOTEL ROOM
- A226 MOTEL ROOM
- A227 MOTEL ROOM
- A228 MOTEL ROOM
- A229 MOTEL ROOM
- A230 MOTEL ROOM
- A231 MOTEL ROOM
- A232 MOTEL ROOM
- A233 MOTEL ROOM
- A234 MOTEL ROOM
- A235 MOTEL ROOM
- A236 MOTEL ROOM
- A237 MOTEL ROOM



ARCHITECTURAL INNOVATIONS
Interiors Planning
Architecture
P. O. BOX 110537
ARLINGTON, TEXAS 76007
214 988 8274

BEST WESTERN MOTEL
ROCKWALL TEXAS



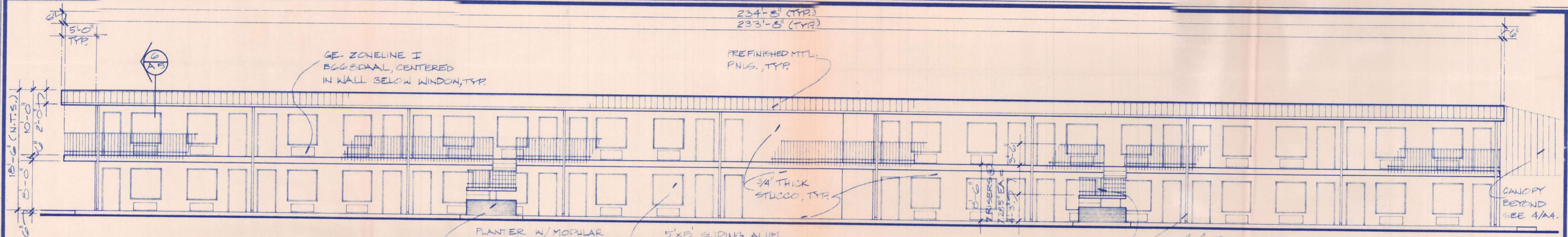
PROJECT: 8423

DATE:

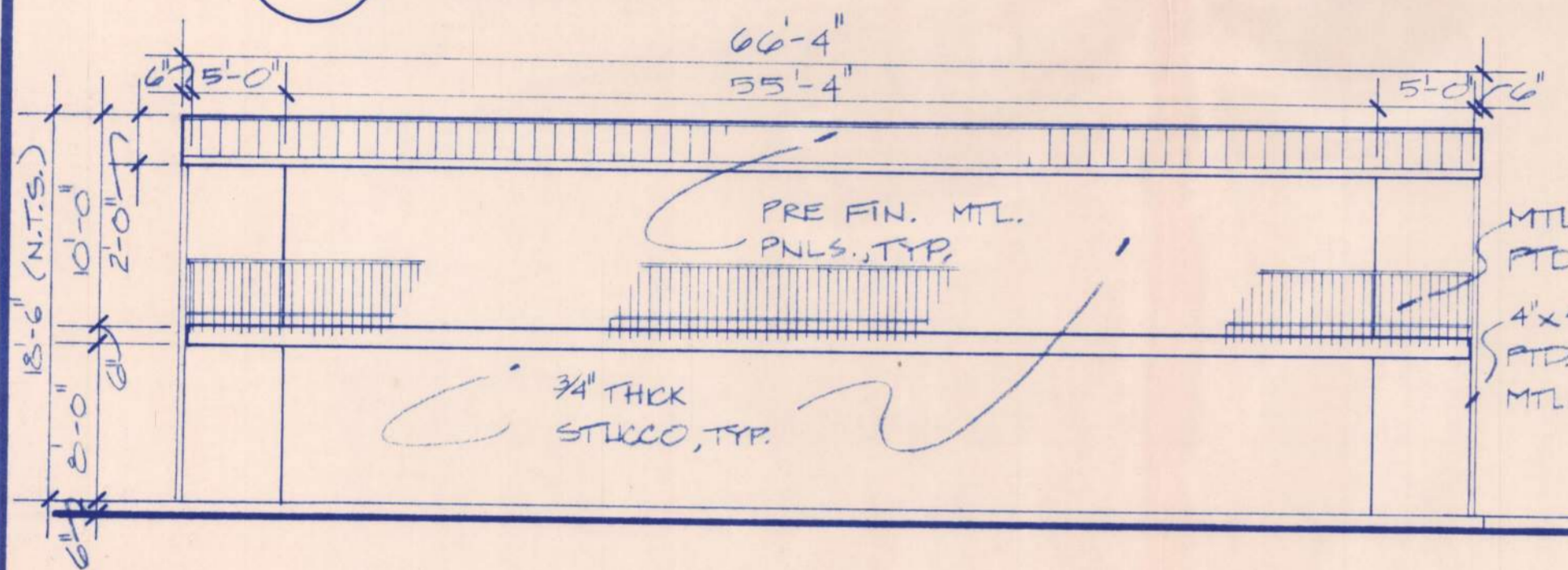
NOT FOR CONSTRUCTION



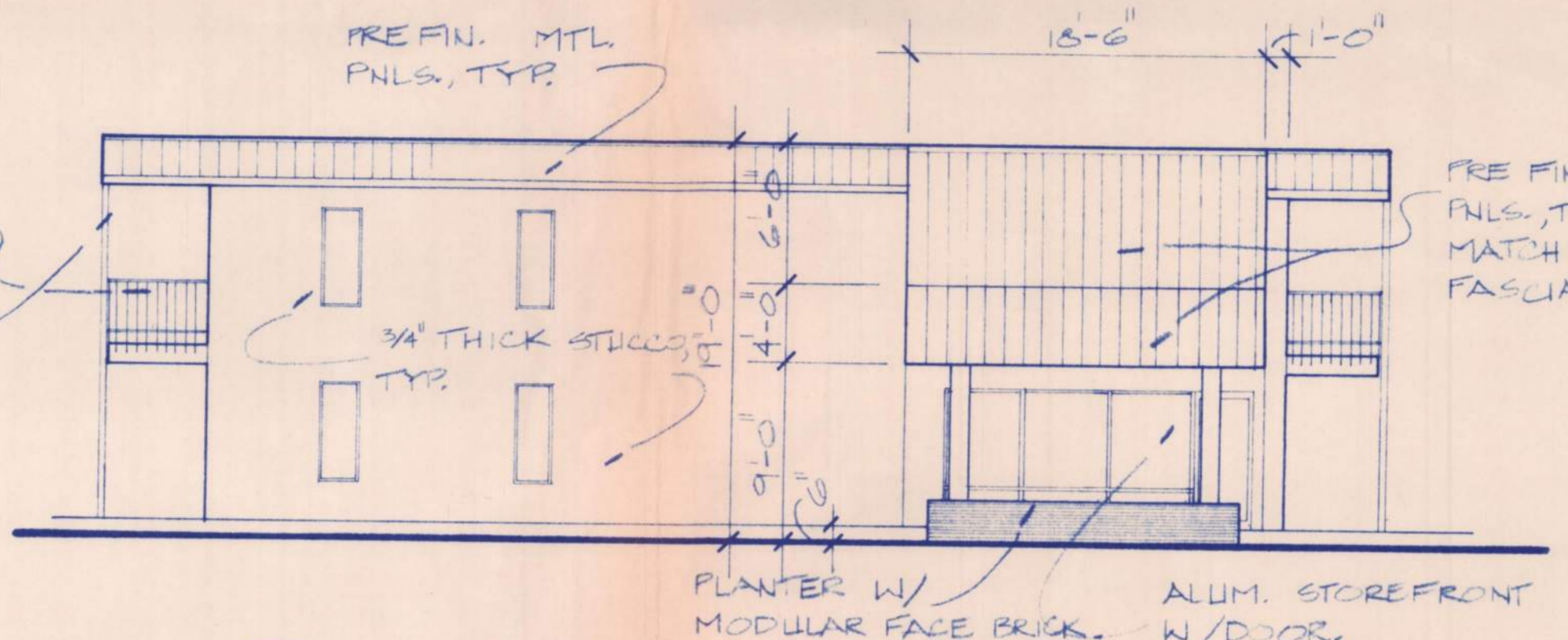
of A4



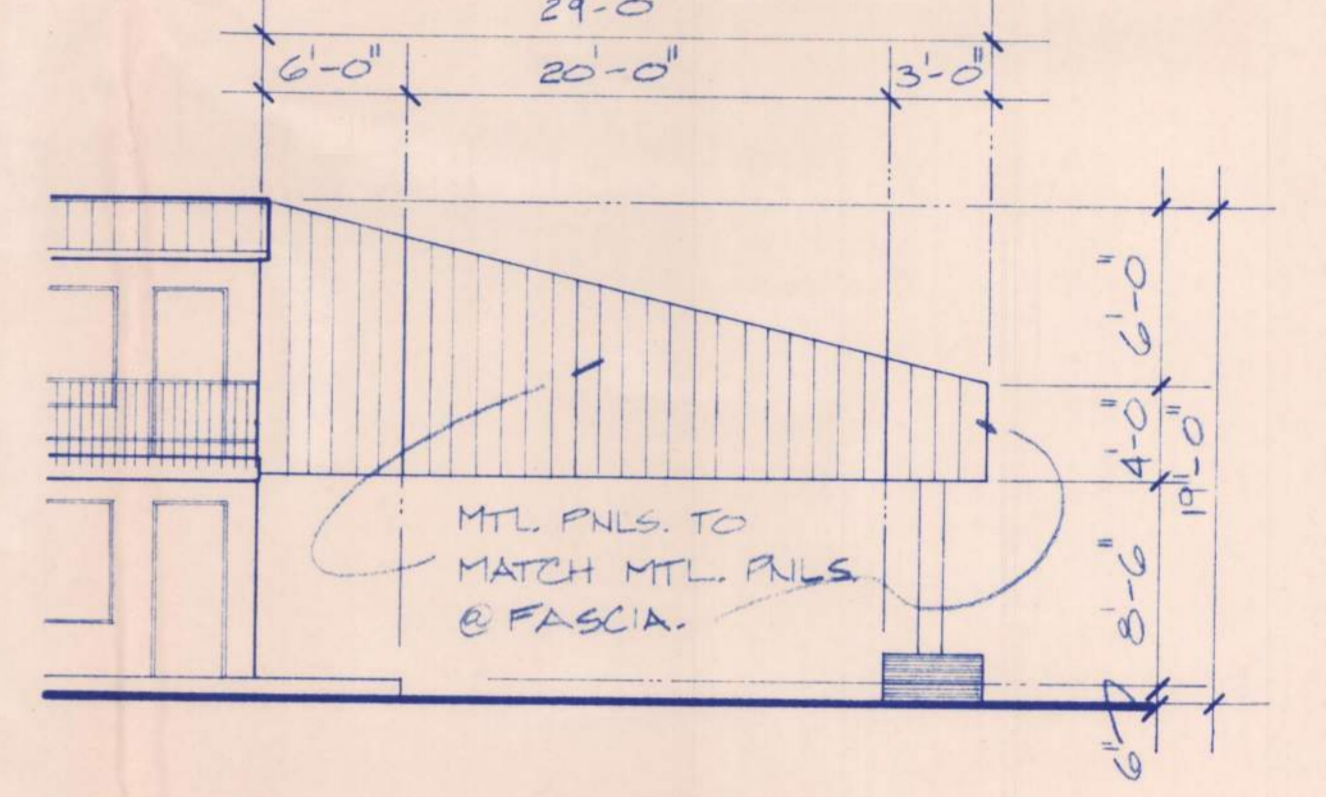
1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



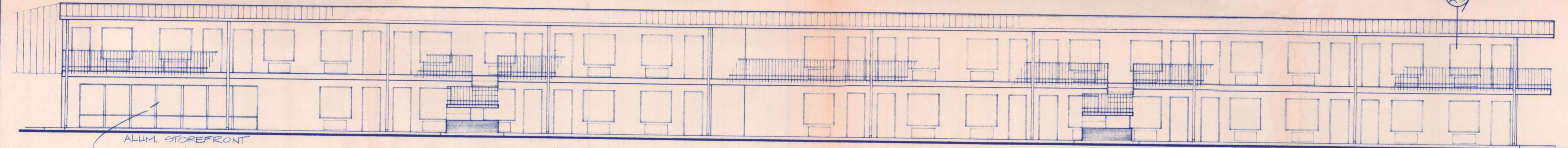
2 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"

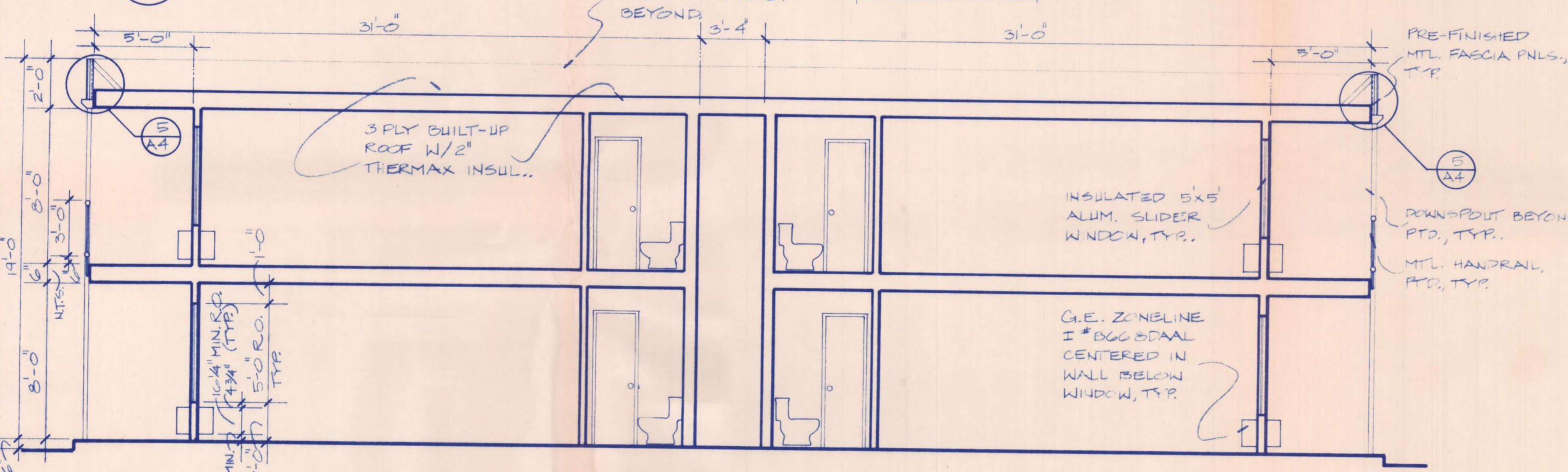


4 PARTIAL ELEVATION
SCALE 1/8" = 1'-0"



5 NORTH ELEVATION
SCALE 1/8" = 1'-0"

NOTE:
REFER TO 1/A4 FOR TYP. NOTES & DIM. @ OPP. HAND.



6 BLDG. SECTION
SCALE 1/4" = 1'-0"

WINDOW - DOOR & FRAME SCHEDULE

	WIDTH	HEIGHT	THKNS.	TYPE	GLASS	FACING	FRAME MATL.	REMARKS
(A)	3'-0"	7'-0"	1 3/4"	H.M.	NONE	MTL, PTD.	MTL, PTD.	20 MINUTE FIRE RATE; PROVIDE DEAD BOLT
(B)	2'-0"	6'-8"	"	"	"	"	"	PROVIDE PRIVACY LOCK
(C)	3'-0"	6'-8"	"	"	"	"	"	"
(D)	2'-6" PAIR	7'-0"	"	"	"	"	"	20 MINUTE FIRE RATE; PROVIDE DEAD BOLT
(E)	2'-6"	7'-0"	"	"	"	"	"	"
(F)	3'-0"	7'-0"	"	ALUM.	CLEAR	OK BRONZE ANODIZED	OK BRONZE ANODIZED	"
(G)	2'-6"	6'-8"	"	H.M.	NONE	MTL, PTD.	MTL, PTD.	"
(1)	5'-0"	5'-0"	-	ALUM. SLIDING	CLEAR	-	OK BRONZE ANODIZED	"
(2)	4'-0" (7 PNLs.)	7'-0"	-	ALUM. FIXED	TINTED BRONZE	-	"	"
(3)	4'-0" (3 PNLs.)	7'-0"	-	"	"	-	"	"
(4)	2'-0"	5'-0"	-	"	CLEAR	-	"	"

NOT FOR CONSTRUCTION



PROJECT: 8423

DATE:

of A5

BEST WESTERN MOTEL

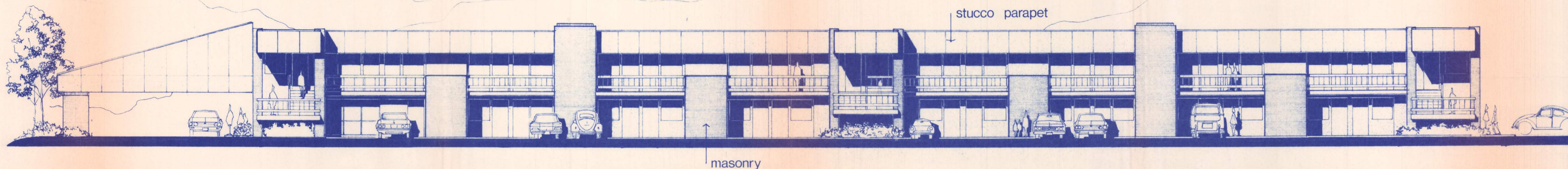
ROCKWALL

TEXAS

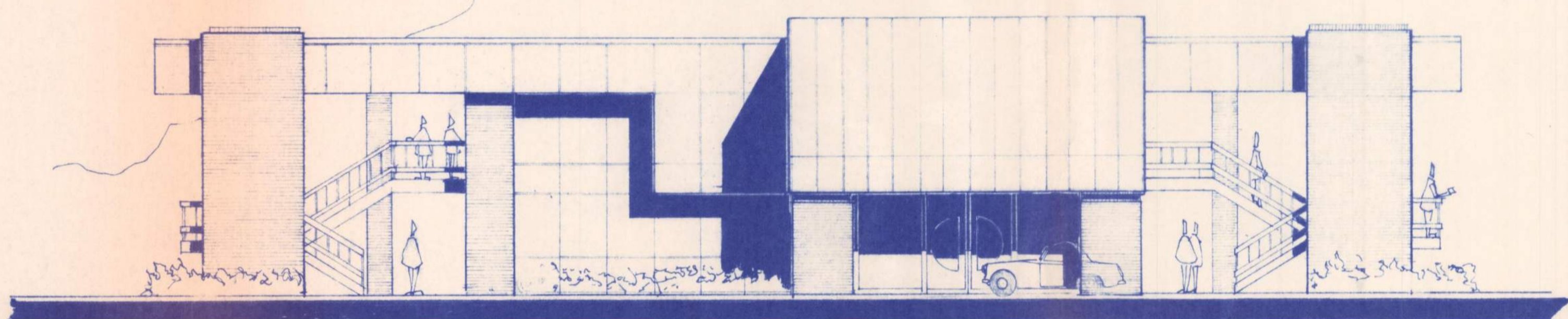
ARCHITECTURAL INNOVATIONS
Architecture Interiors Planning

P. O. BOX 110537
ARLINGTON, TEXAS 76007
214 988 8274

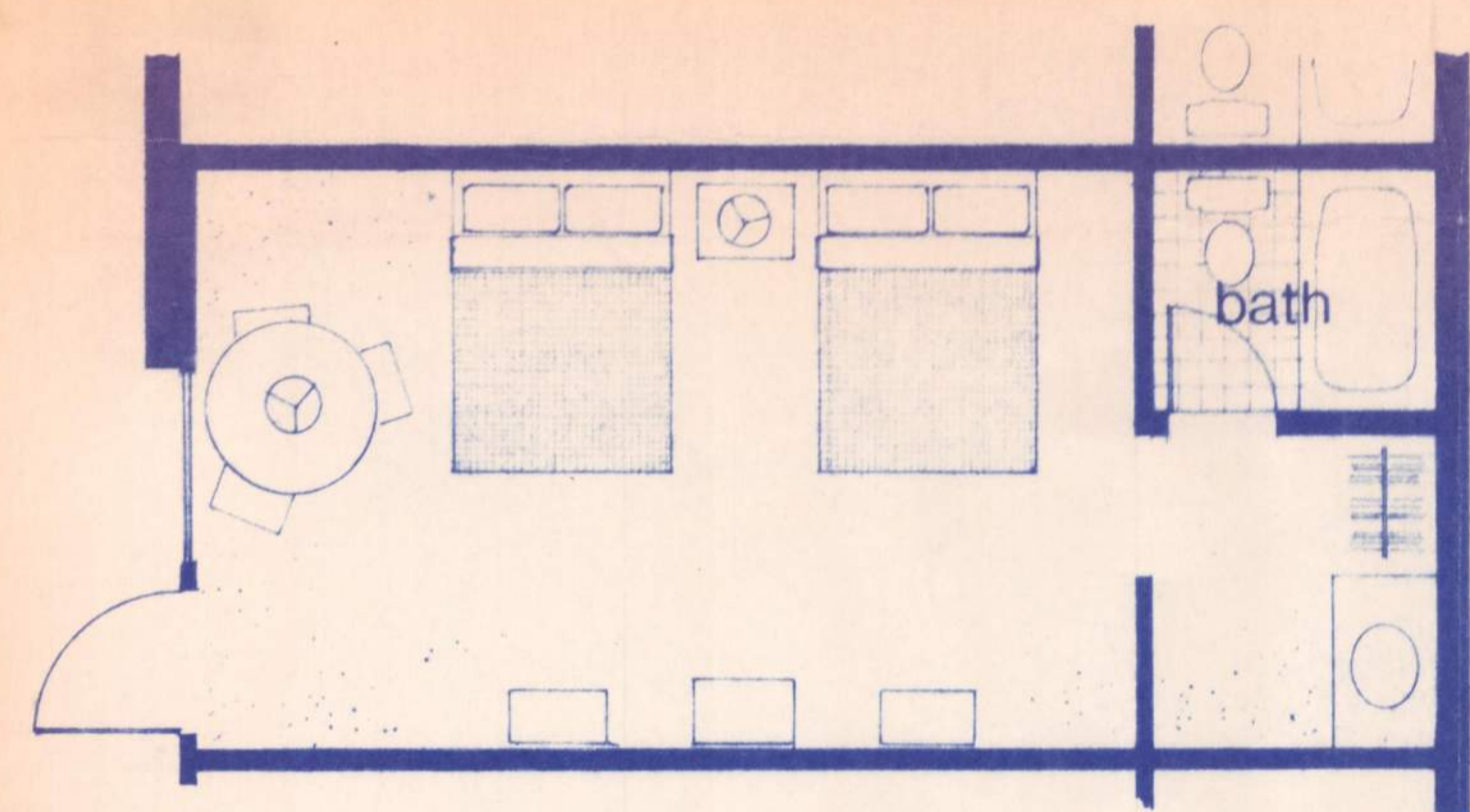




east elevation 1/4"=1'-0"



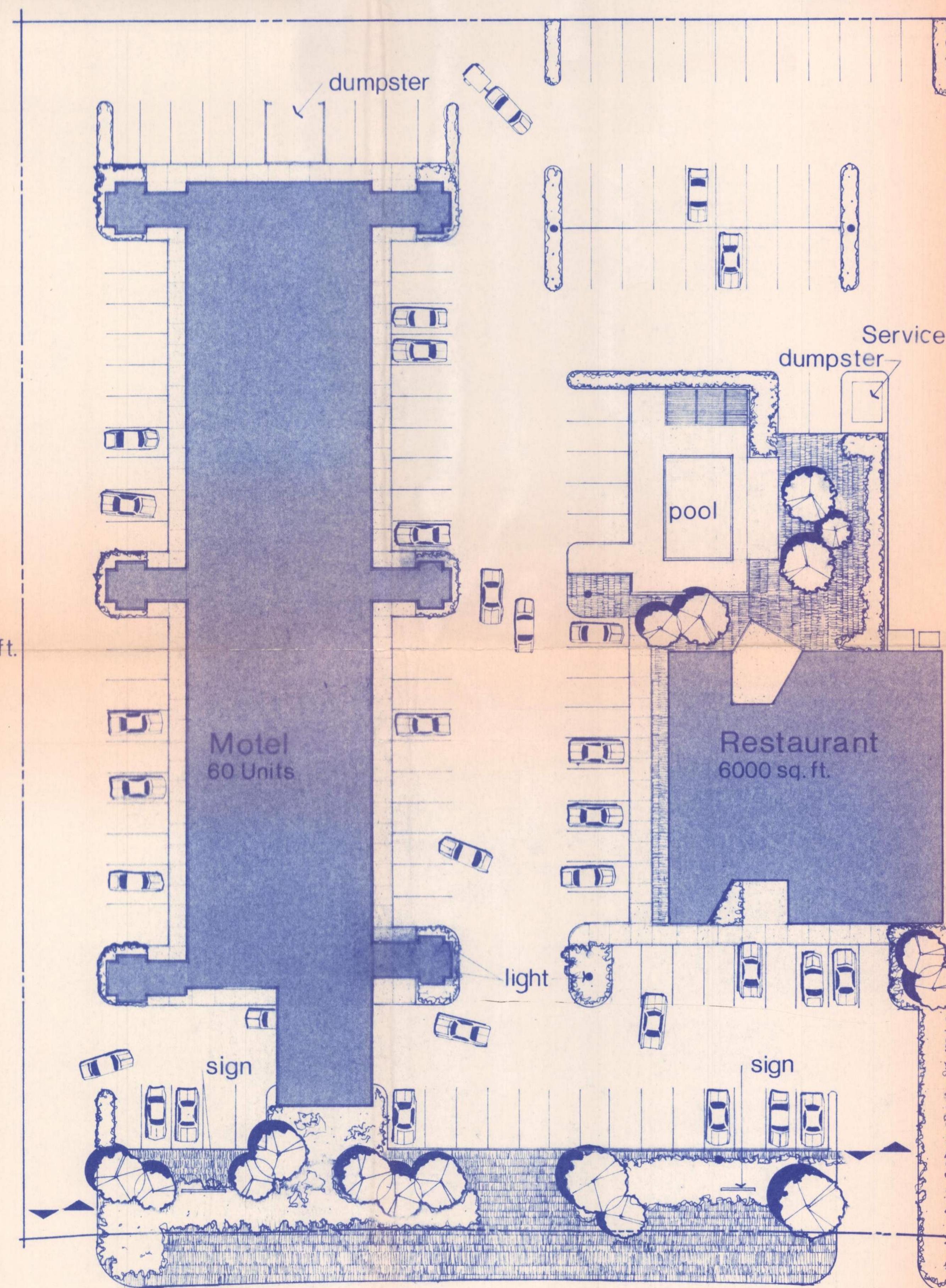
south elevation 1/8"=1'-0"



unit floor plan 1/4"=1'-0"

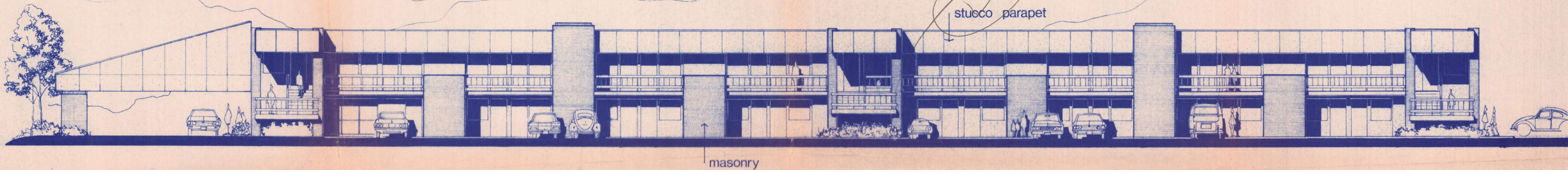
site data

- Lot Size 95242.5sq.ft.
- Landscaping 7920 sq.ft.
- Building Height 22'-0"
- Lighting Height 20'-0"
- Sign Height 20'-0"
- Sign Area 60sq.ft.

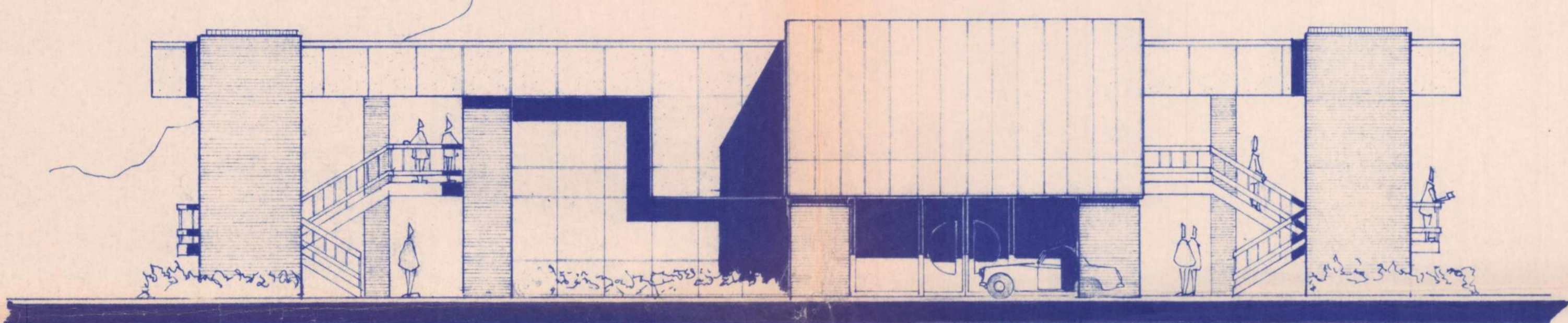


site plan 1"=20'-0"

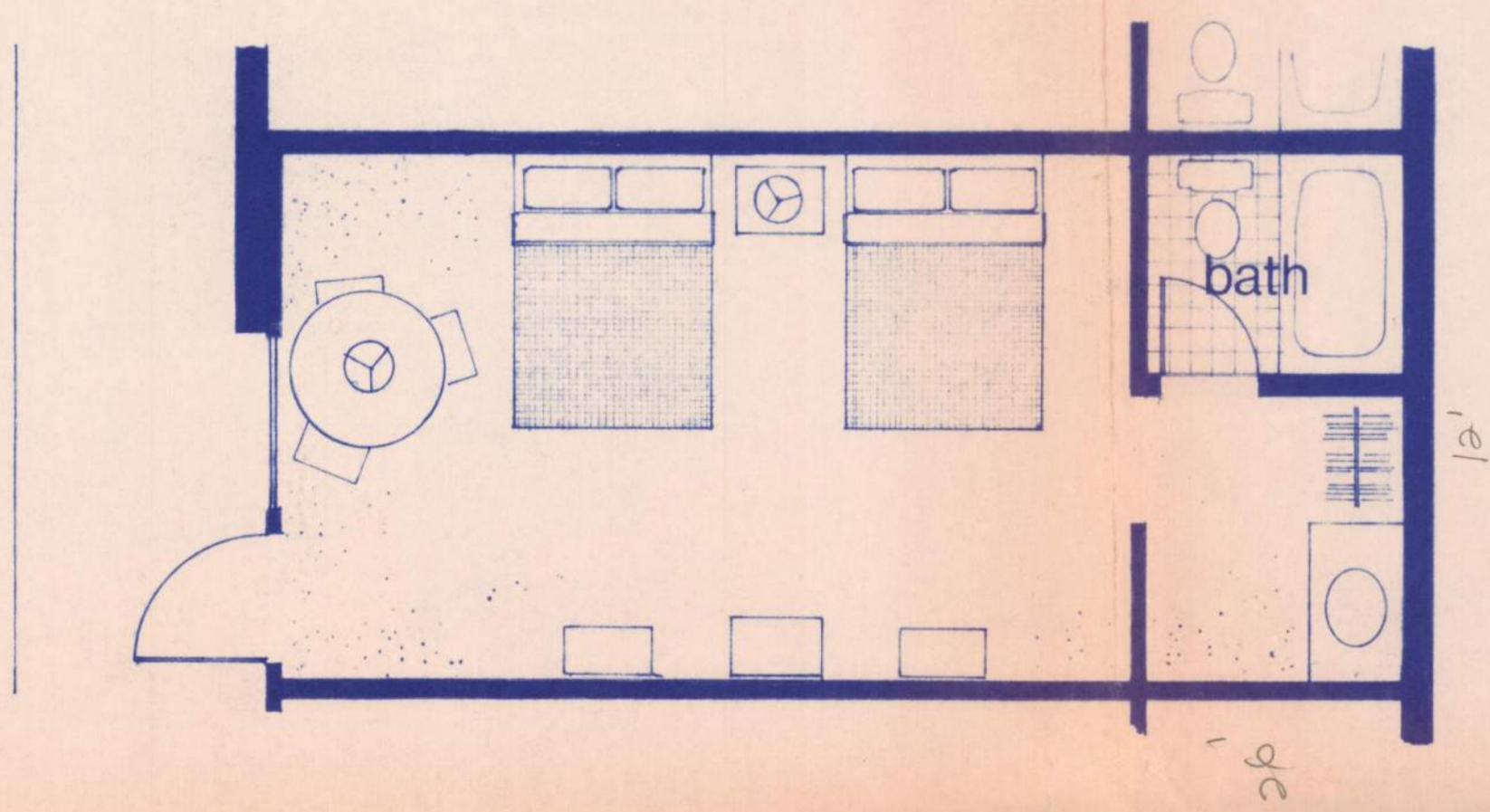
best western



east elevation 1/4"=1'-0"



south elevation 1/8"=1'-0"



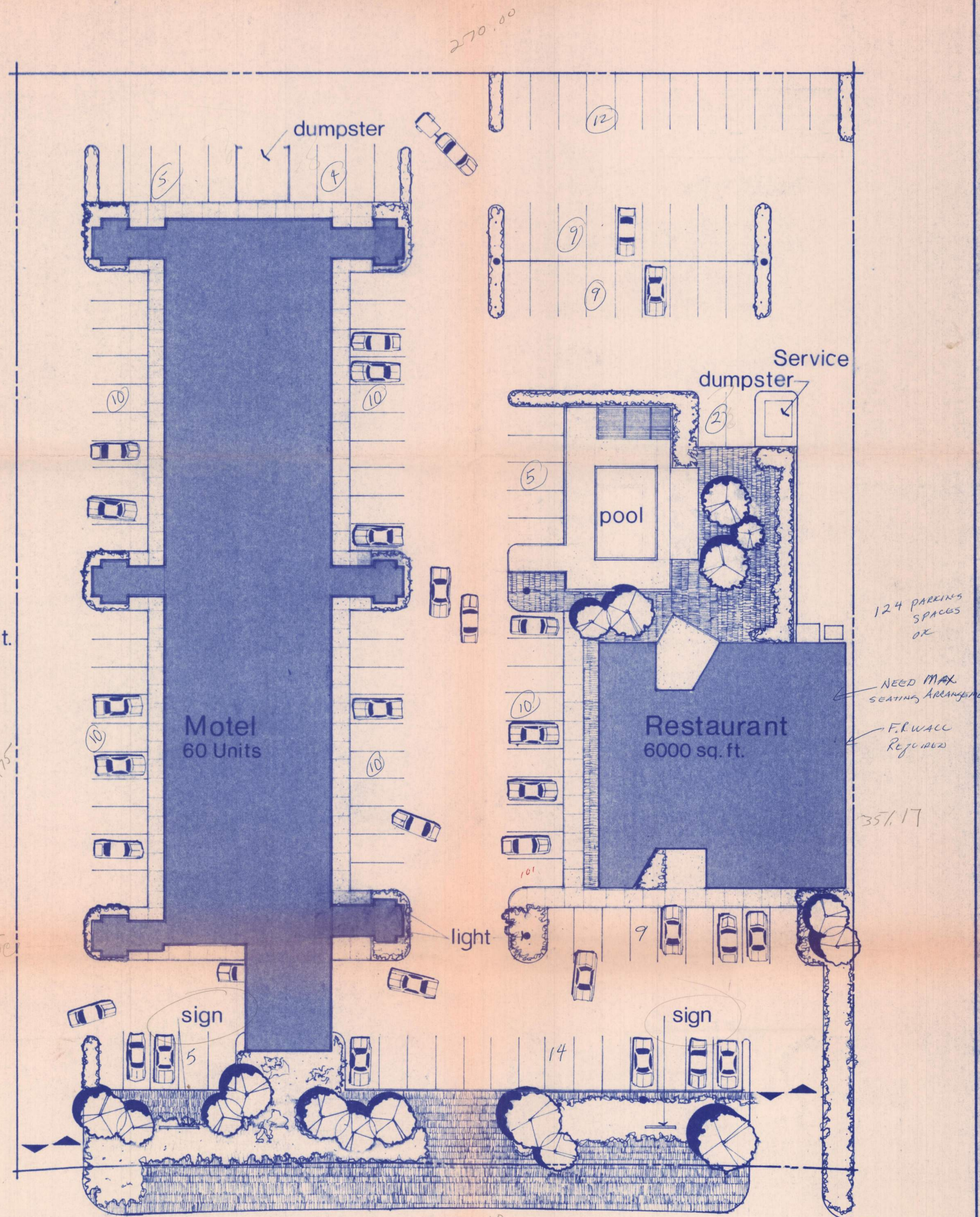
unit floor plan 1/4"=1'-0"

best western

site data

- Lot Size 95242.5sq.ft.
- Landscaping 7920 sq.ft.
- Building Height 22'-0"
- Lighting Height 20'-0"
- Sign Height 20'-0"
- Sign Area 60sq.ft.

Parking spaces 124 352.75
only one sign allowed if separate



site plan 1"=20'-0"