

0 30 60 120 180 240 Feet

SP2018-017 - TRU HOTEL
SITE PLAN - LOCATION MAP = 

SUMMER LEE

HORIZON

C

PD-32

GR

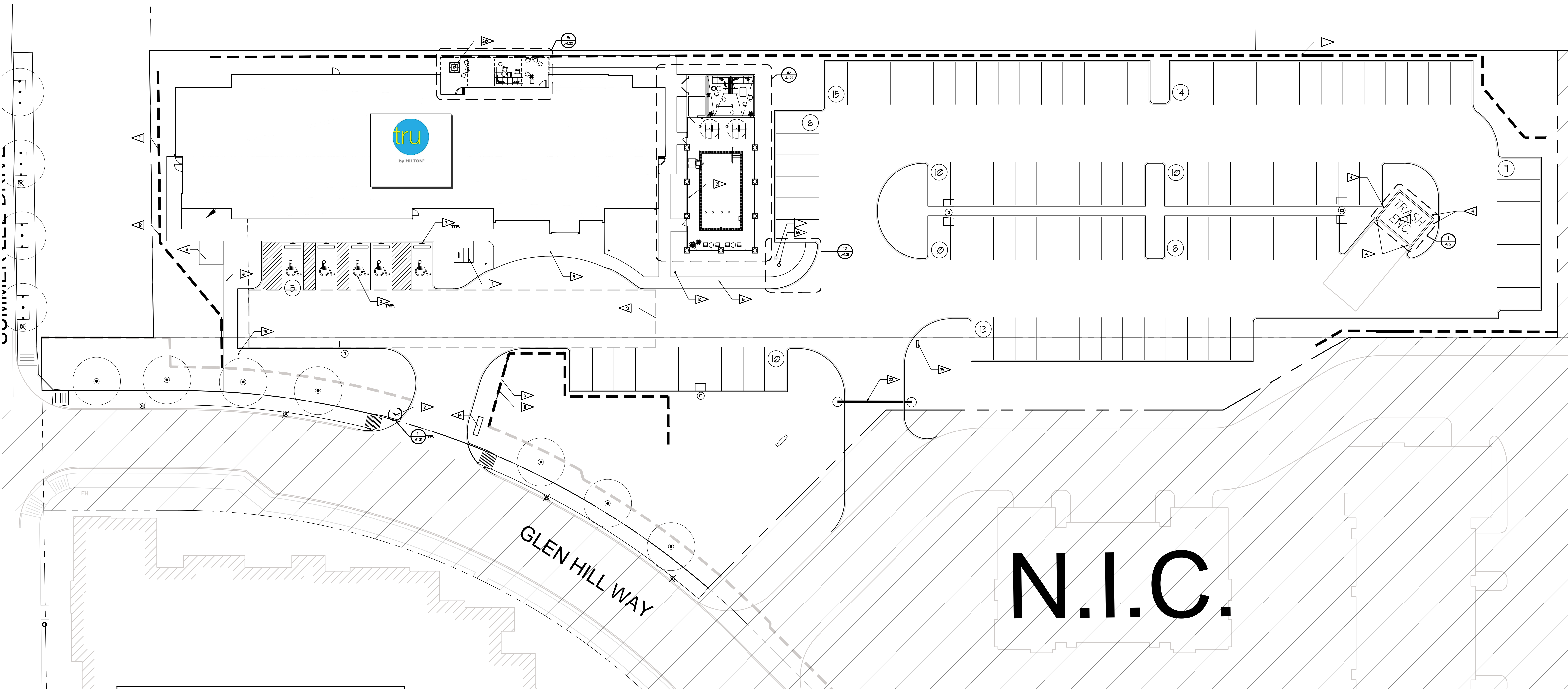


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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PARKING LOT PLAN SITE INFORMATION BLOCK

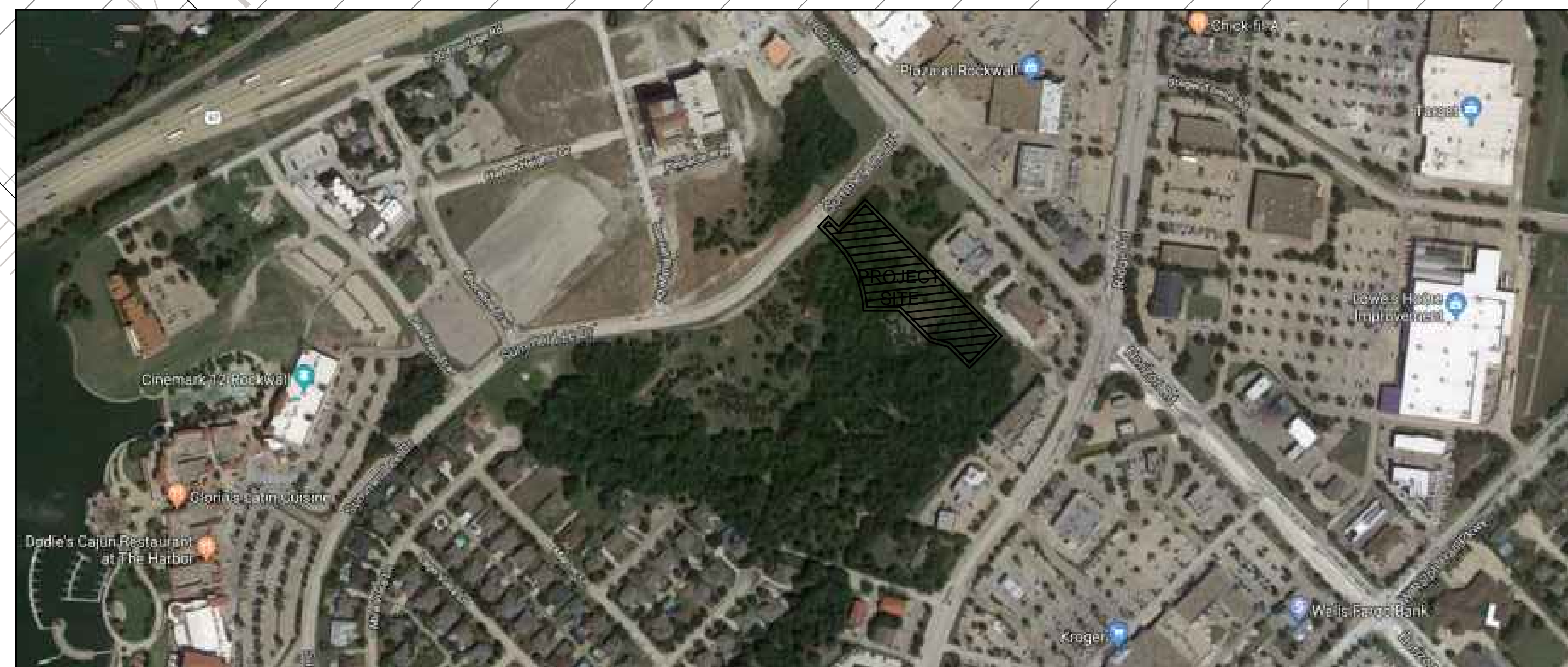
Site Address SUMMER LEE DRIVE, ROCKWALL, TX 75032
 Site acreage 2.12 Acres
 Pervious area .69 Acres
 Impervious area 1.43 Acres
 Number of building stories (above grade) 4
 Building height 48'-3 3/4"
 Type of construction (new structures or additions)
Type 5A
 Square footage of building footprint 11,472 sq. ft.
 Total square footage of building 44,105 sq. ft.
 Number of bicycle stalls shown: 4 Bicycle Stalls
 Number of Parking stalls:

SHOWN	
Standard Car	103
Accessible	5
Total	108

 Area Analysis:

	Sq. Ft.
Total Site	92,500
Building Footprints	11,472
Greenspace	29,935
Paving/Building/Sidewalk	62,565
Site Coverage	67.63%

- ▶ SITE PLAN KEY NOTES**
- STANDARD 2' (w) X 6' (d) BICYCLE STALL (4 COUNT ON PROPERTY)
 - ACCESSIBLE PARKING STALL
 - ACCESSIBLE PARKING STALL SIGNAGE - REFER TO DETAIL 10/A121
 - CONCRETE BOLLARD - REFER TO DETAIL 9/A121
 - DECORATIVE PATIO. SCORED / SAUCUT JOINTS AS INDICATED. BROOM FINISH ENTIRE FIELD PERPENDICULAR TO TRAFFIC FLOW. AT THE SHADED AREAS, DIRECTION OF BROOM FINISH IS TO BE PERPENDICULAR TO MAIN FIELD.
 - CONCRETE SIDE WALK
 - TRASH ENCLOSURE - REFER TO DETAIL 1/A121
 - STOP SIGN - REFER TO DETAIL 11/A121
 - FIRE APPARATUS AREA
 - STORM WATER DRAIN. REFER TO CIVIL DRAWINGS.
 - RETAINING WALL. REFER TO CIVIL DRAWINGS.
 - GUARD RAIL ABOVE NEW RETAINING WALL - REFER TO DETAIL 4/A121
 - PROPOSED TRANSFORMER LOCATION / CONCRETE PAD.
 - MONUMENTAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
 - DIRECTIONAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
 - (1) 30' FLAG POLE - REFER TO DETAILS 12, 13, 14/A121
 - FLAG POLE UP LIGHTING (2 - UPLIGHTS, REFER TO ELECTRICAL DRAWINGS AND DETAIL 12/A121)
 - LIGHT POLE.
 - ILLUMINATED BOLLARD - REFER TO ELECTRICAL DRAWINGS AND DETAIL 14/A121
 - PRE-FABRICATED FIRE PIT, UNDERGROUND GAS LINE AND EMERGENCY SHUT-OFF.
 - FENCE AND GATE WITH ELECTRONIC LOCK TO ENCLOSE POOL. REFER TO DETAIL 1/A122
 - SECURED GATE W/ KNOX BOX FOR FIRE DEPT ACCESS.

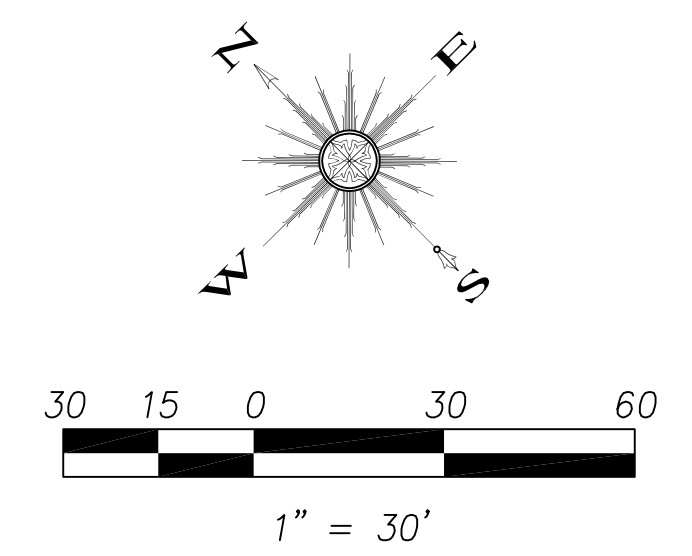
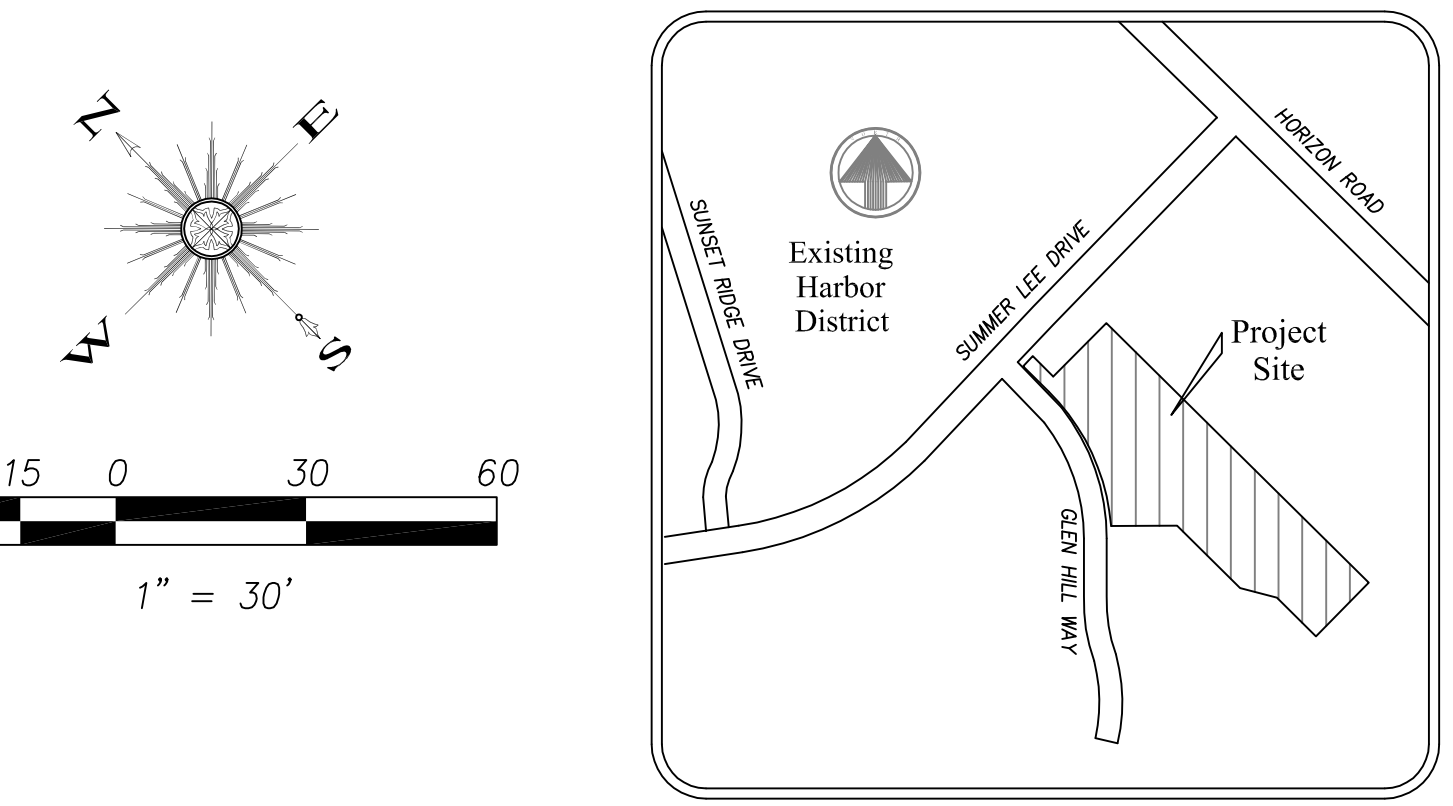


PROJECT LOCATION MAP:

PROJECT: **TRU by HILTON**
 SUMMER LEE DRIVE
 ROCKWALL, TEXAS 75032
 CLIENT: **SUMMER LEE ROCKWALL, LLC**
 CO. MICHELL HOTEL COMPANY
 1488 KIMBROUGH ROAD, SUITE 103
 GERMANTOWN, TENNESSEE 38138

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PROJECT: 201709
 DRAWN BY: DSD
 DATE:
 SCALE: AS NOTED
 Site Plan Submittal 06/15/2018



PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 2004, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOG IS TO BE COMMON BERBERA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYSA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3"-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS:
BASE BID:
1. BISCAYNA GREEN WITH WHITE FLOWERS
OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
1. DWARF HELIXIA WHITE, 4" POTS 2 PER SQ FOOT
2. MEXICAN FEATHER GRASS, 1 GAL. (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES (LISTED FOR BASE BID)

INCLUDE THE FOLLOWING SOIL AMENDMENT SPECIFICATIONS ON SHEET L1-01

SOIL PREPARATION FOR GRASS AREAS ON SITE
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERBERA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REMOVE AND REMOVE ALL BERBERA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL FOR CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE, ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND MAKE SMOOTH FOR FINISHED GRASSES FOR THE SITE.
6. INSTALL SOG SOG GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOG. DO NOT LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SOODING IF GAPS REMAIN.
7. WATER AND ROLL THE SOG TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

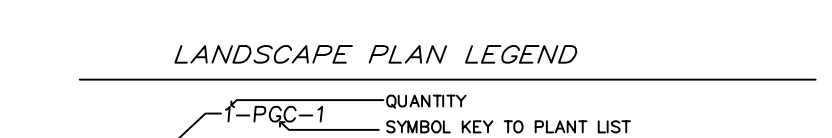
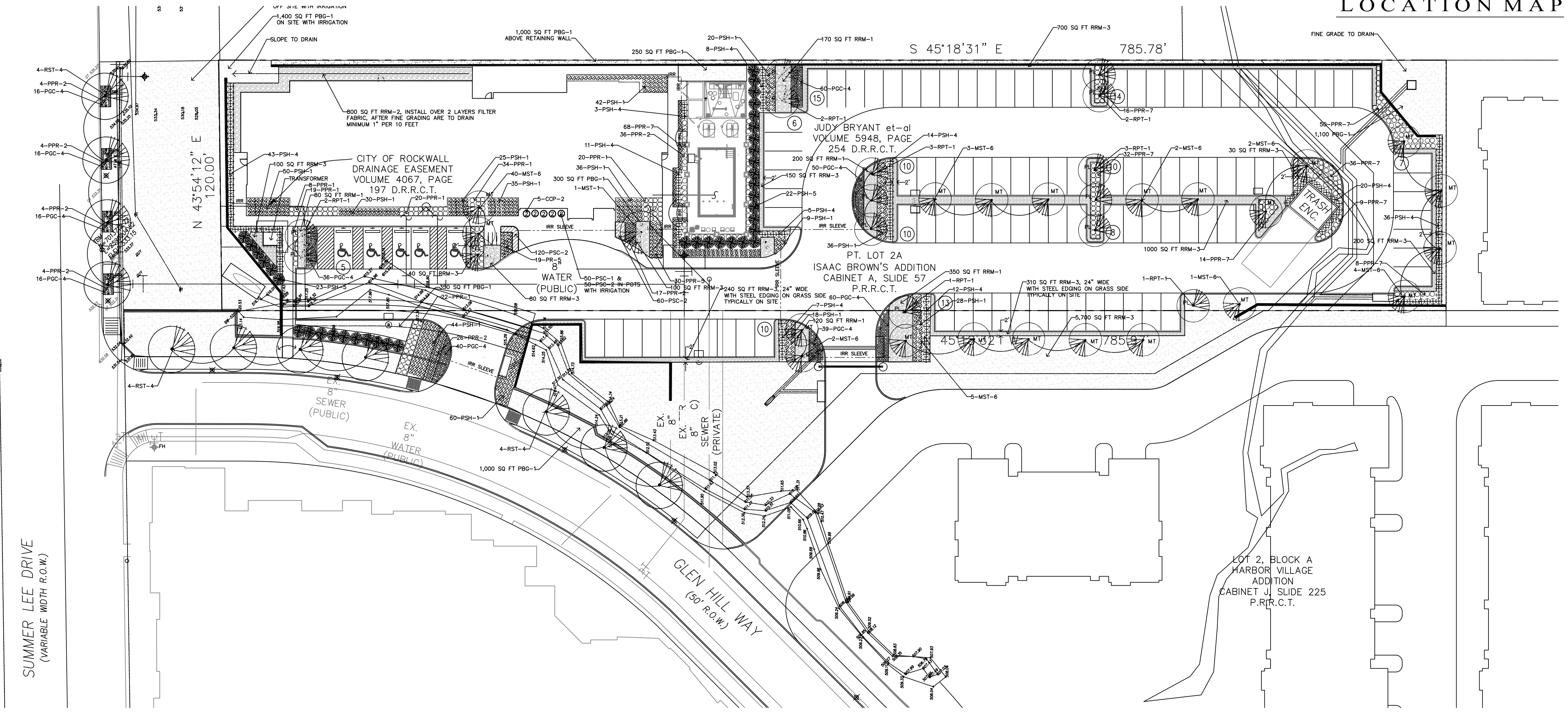
SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUB PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUB PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON L1-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL OBTAIN SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESCRIBED WHEN IT IS KNOWN THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)984-2535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION.
5. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE CONDITION AND BEING WEED-FREE AT ALL TIMES. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
6. ALL PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS).
7. CROWN OF PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING AND ADJUST SOIL SETTLING METHODS, TO CONFORM TO SITE SPECIFIC STANDARDS.
8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE CONDITION AND BEING WEED-FREE AT ALL TIMES. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS).
11. CROWN OF PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING AND ADJUST SOIL SETTLING METHODS, TO CONFORM TO SITE SPECIFIC STANDARDS.
12. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREA AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE COVERED FROM SOG WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. OWNER MAY SELECT COLOR FOR EACH SEASON TO FOLLOW. ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADS, TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE CONDITION AND BEING WEED-FREE AT ALL TIMES. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
16. SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO ADJACENT AREAS ARE FILLED IN WITH ADJACENT SOIL AND COMPACTED.
17. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1" OF FINISHED GRADE.
18. THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIAL FOR 90 DAYS FROM FINAL COMPLETION DATE.
19. STEEL EDGING SEE NOTES THIS SHEET.



TREE PRESERVATION NOTES
SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.
THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.
THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARriott HOTEL SITE.

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

COMMON NAME	BOTANICAL NAME	SIZE
REQUIRED STREET TREES		
RST-1	LIVE OAK	100 GAL. 8.0'-8.5" CAL. SINGLE TRUNK
RST-2	LIVE OAK	100 GAL. 3.0'-3.5" CAL. SINGLE TRUNK
RST-3	BALD CYPRESS	100 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
RST-4	CEADAR ELM	100 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
REQUIRED PARKING LOT TREES		
RPT-1	DESERT MILLOW	85 GAL. 3.0'-3.5" CAL. SINGLE TRUNK TO 4 FEET
RPT-2	LITTLE GEM MAGNOLIA	85 GAL. 3.0'-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-3	YAUPOIN HOLLY	85 GAL. 3.0'-3.5" CAL. MULTI TRUNK
REQUIRED MITIGATION TREES		
MST-1	LIVE OAK	100 GAL. 6.0'-6.5" CAL. SINGLE TRUNK
MST-2	LIVE OAK	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-3	OCTOBER GLORY MAPLE	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-4	BALD CYPRESS	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-5	CEADAR ELM	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-6	OPREHARTLE NATCHEZ WHITE	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-7	DESERT MILLOW	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-8	LITTLE GEM MAGNOLIA	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK
MST-9	YAUPOIN HOLLY	85 GAL. 4.0'-4.5" CAL. MULTI TRUNK, FULL HEAD
MST-10	SAVANNAH HOLLY	85 GAL. 4.0'-4.5" CAL. SINGLE TRUNK, FULL HEAD

COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS, HEDGES		
SHR-1	DWARF YAUPOIN HOLLY	3 GAL. (W) WHITE (P) PINK
SHR-2	WISAM HAWTHORN PINK	3 GAL. (W) WHITE (P) PINK
SHR-3	SOFT LEAF YUCCA, GREEN	3 GAL. (W) WHITE (P) PINK
SHR-4	DWARF BURFORD HOLLY	25 GAL. PURPLE
SHR-5	NELLE R. STEVENS	25 GAL. PURPLE
SHR-6	TEXAS MOUNTAIN LAUREL	25 GAL. PURPLE
GROUND COVERS		
GPC-1	MORDO GRASS	4" POTS
GPC-2	PURPLE WATER CREEPER	4" POTS
GPC-3	MEXICAN FEATHER GRASS	4" POTS
PERENNIALS		
PRP-1	TEXAS RED YUCCA	3 GAL. OR 8B WITH SPIKE
PRP-2	CHERRY SAGE	3 GAL. (R) RED, (C) CORAL
PRP-3	DAWSON'S EVERGREEN	3 GAL. (R) RED, (C) CORAL
PRP-4	LAUREL HYDRANGEA	3 GAL. (R) RED, (C) CORAL
PRP-5	LANTANA TRAILING WHITE	3 GAL. (R) RED, (C) CORAL
PRP-6	PURPLE MURPHY GRASS	3 GAL. (R) RED, (C) CORAL

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "L" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE "M" MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

COMMON NAME	BOTANICAL NAME	SIZE
VINES		
VIN-1	CLEMATIS WHITE	1 GAL ON STAKE
VIN-2	CLEMATIS DEEP VIOLET	1 GAL ON STAKE
VIN-3	ROSIER	1 GAL ON STAKE
VIN-4	ROSIER	1 GAL ON STAKE
VIN-5	ROSIER	1 GAL ON STAKE
SEASONAL COLOR, SEE COLOR NOTES FOR BIDDING THIS SHEET		
SC-1	30" WIDE, 30" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE
SC-2	36" WIDE, 24" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE
SC-3	24" WIDE, 30" HIGH, SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE
GRASS		
GRS-1	TIF BERBERA GRASS	BERBERA SPECIES, 419 TFF
ROCK MULCH BEDS		
RRM-1	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 2"-4" RIVER ROCKS	SOLID SOG
RRM-2	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"-2" RIVER ROCKS	SOLID SOG
RRM-3	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"-2" RIVER ROCKS	SOLID SOG
CERAMIC PLANTERS		
CCP-1	30" WIDE, 30" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE
CCP-2	36" WIDE, 24" HIGH, ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE
CCP-3	24" WIDE, 30" HIGH, SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.	1 GAL ON STAKE

LANDSCAPE IRRIGATION WARRANTIE

1. LANDSCAPE CONTRACTOR SHALL WARRANTIE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTIED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. MAINTENANCE SHALL BE PERFORMED AS OFTEN AS REQUIRED TO PREVENT WEEDS AND DEBRIS. MAINTENANCE WILL INCLUDE AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES
2. WATER, SEWER, ELEC, CABLE, STORM, ETC.
3. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
4. DEEP ROOT BARRIERS, 1" x 60" x 166" INSTALLED 18" x 48" x 2"
PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY INCLUDES 4" WIDE CHANNEL OF 3/4" DRAIN GRANULE ON OUT SIDE OF BARRIER, 24" DEEP BARRIER TO EXTEND 1' ABOVE GRADE.

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT
TRU BY HILTON
 SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

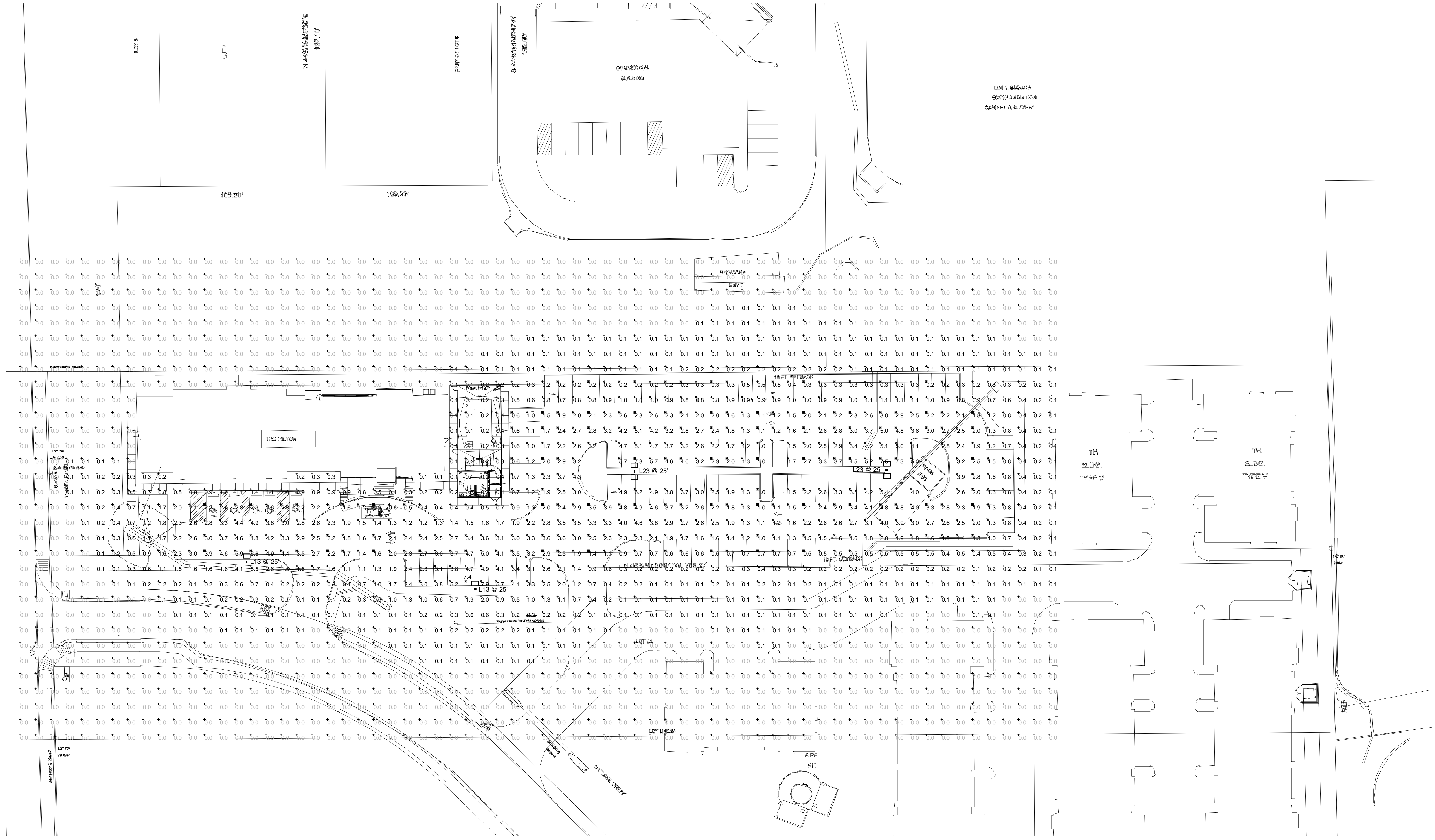
NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

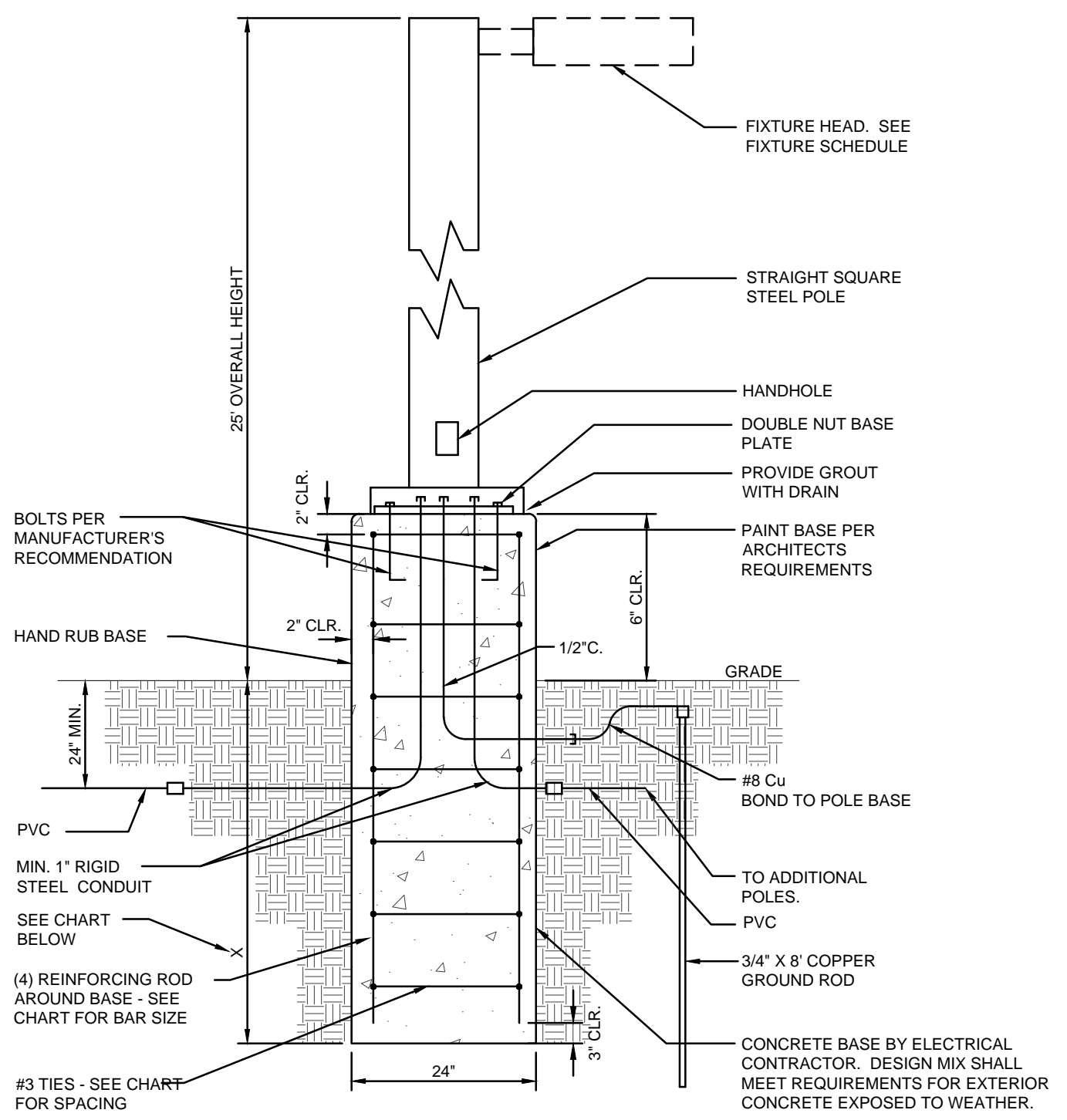
PXP1



SITE PLAN - PHOTOMETRIC
 SCALE: 1" = 30'

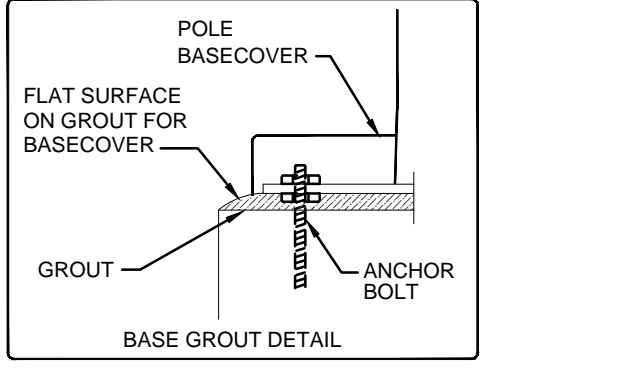
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	L13	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
□	L23	2	EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-06-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	568

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1



NOTES:
 A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.
 BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.
 DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOSURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

page 5

NOMINAL POWER LUMENS (1A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	59	115	166	225	279	333	391	445	501	558
Input Current @ 208V (A)	0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 240V (A)	0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 277V (A)	0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 347V (A)	0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)	0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)	0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28

Optics

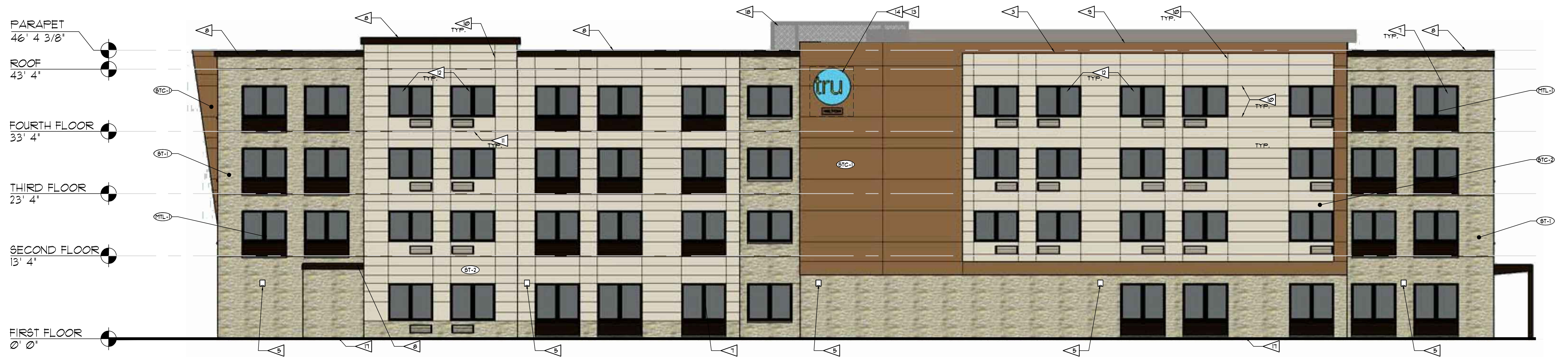
Optics	4000K/5000K Lumens	5,414	11,851	17,833	23,563	29,105	34,937	41,317	48,144	52,231	57,817
T2	3000K Lumens	5,414	10,679	15,796	20,858	26,443	30,926	36,574	41,440	45,226	51,180
T2R	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,324
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,156	53,225	58,530
T3R	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,211	38,108	43,777	48,163	53,224
T4T	3000K Lumens	6,370	12,552	18,282	24,156	29,929	35,815	42,256	47,992	53,524	59,271
T4W	3000K Lumens	6,189	12,094	18,045	23,844	29,543	35,362	41,809	47,372	52,843	58,506
SL2	4000K/5000K Lumens	6,105	11,831	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
SL3	3000K Lumens	5,404	10,561	15,759	20,822	25,798	30,873	36,510	41,369	46,145	51,091
SL4	4000K/5000K Lumens	6,233	12,160	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,521
SNQ	3000K Lumens	5,817	10,787	16,086	21,256	26,337	31,217	37,272	42,231	47,189	52,137
SMQ	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,879	40,006	45,330	50,566	55,584
SWQ	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,781	49,557
SL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
SWQ	3000K Lumens	5,691	11,121	16,594	21,925	27,166	32,507	38,443	43,559	48,590	53,798
SL/SLR	4000K/5000K Lumens	6,547	12,794	18,690	24,724	31,283	37,400	44,228	50,114	55,962	61,893
SWQ	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
SL/SLR	4000K/5000K Lumens	6,654	13,028	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,068
SWQ	3000K Lumens	5,815	11,268	16,844	22,388	27,739	33,194	39,268	44,480	49,618	54,534
SL/SLR	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,201	37,001	42,456	47,765	51,777
SWQ	3000K Lumens	4,849	9,474	14,137	18,779	23,144	27,894	32,753	37,111	41,396	45,833
SL/SLR	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,386	60,225
SWQ	3000K Lumens	5,640	11,020	16,443	21,728	26,920	32,214	38,096	43,166	48,151	53,311
SL/SLR	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,842	54,593	60,444
SWQ	3000K Lumens	5,660	11,060	16,504	21,866	27,017	32,331	38,235	43,323	48,326	53,505
SL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
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1 NORTH ELEVATION
1/8" = 1'-0"



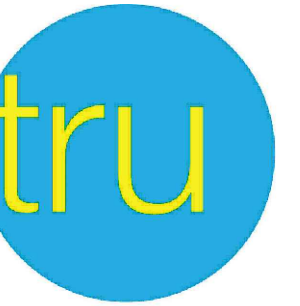
2 SOUTH ELEVATION
1/8" = 1'-0"

PROJECT: TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75082
CLIENT: SUMMER LEE ROCKWALL, LLC
COMNELL HOTEL COMPANY
688 WINDSOR SQUARE, SUITE 108
GERMAN TOWN, TENNESSEE 38108

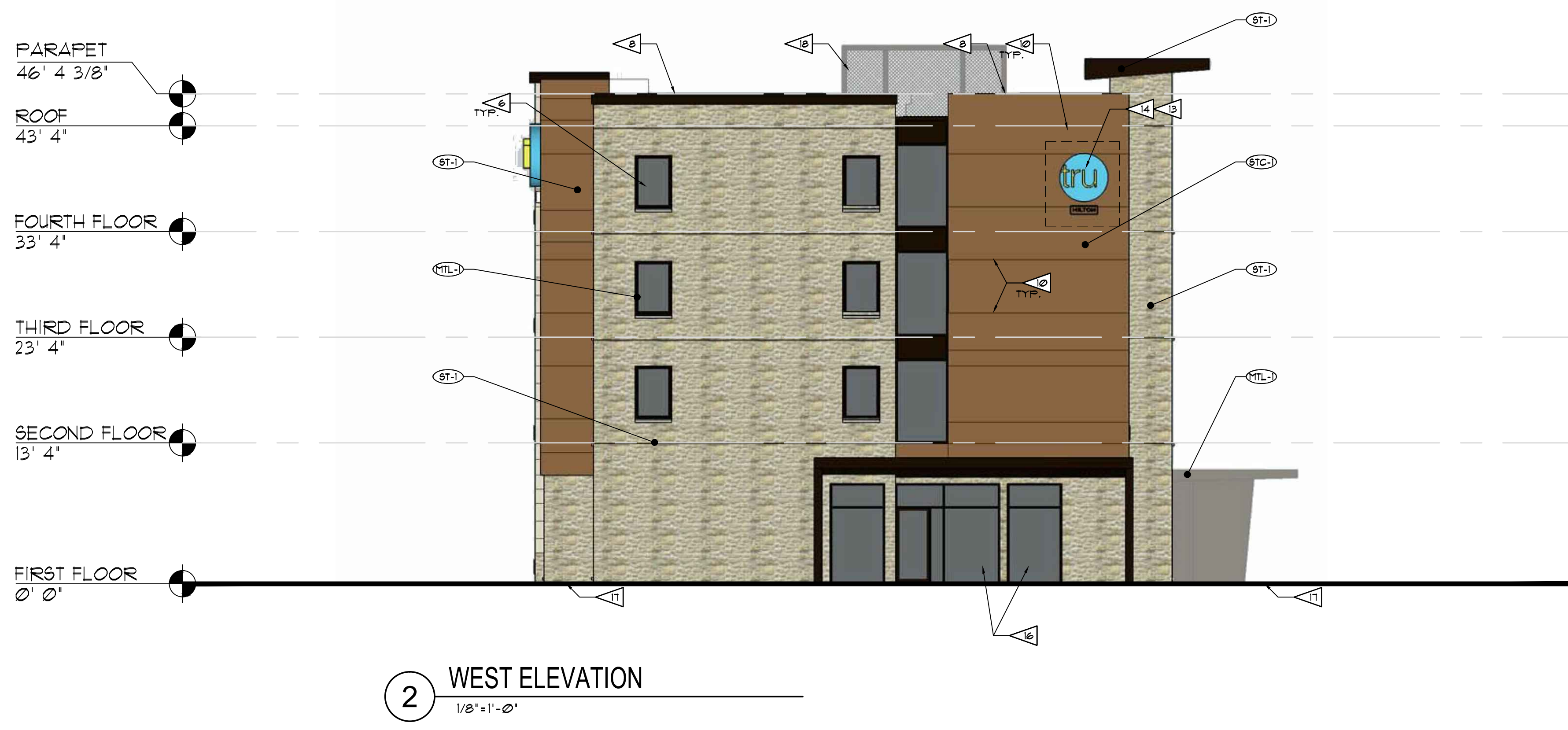
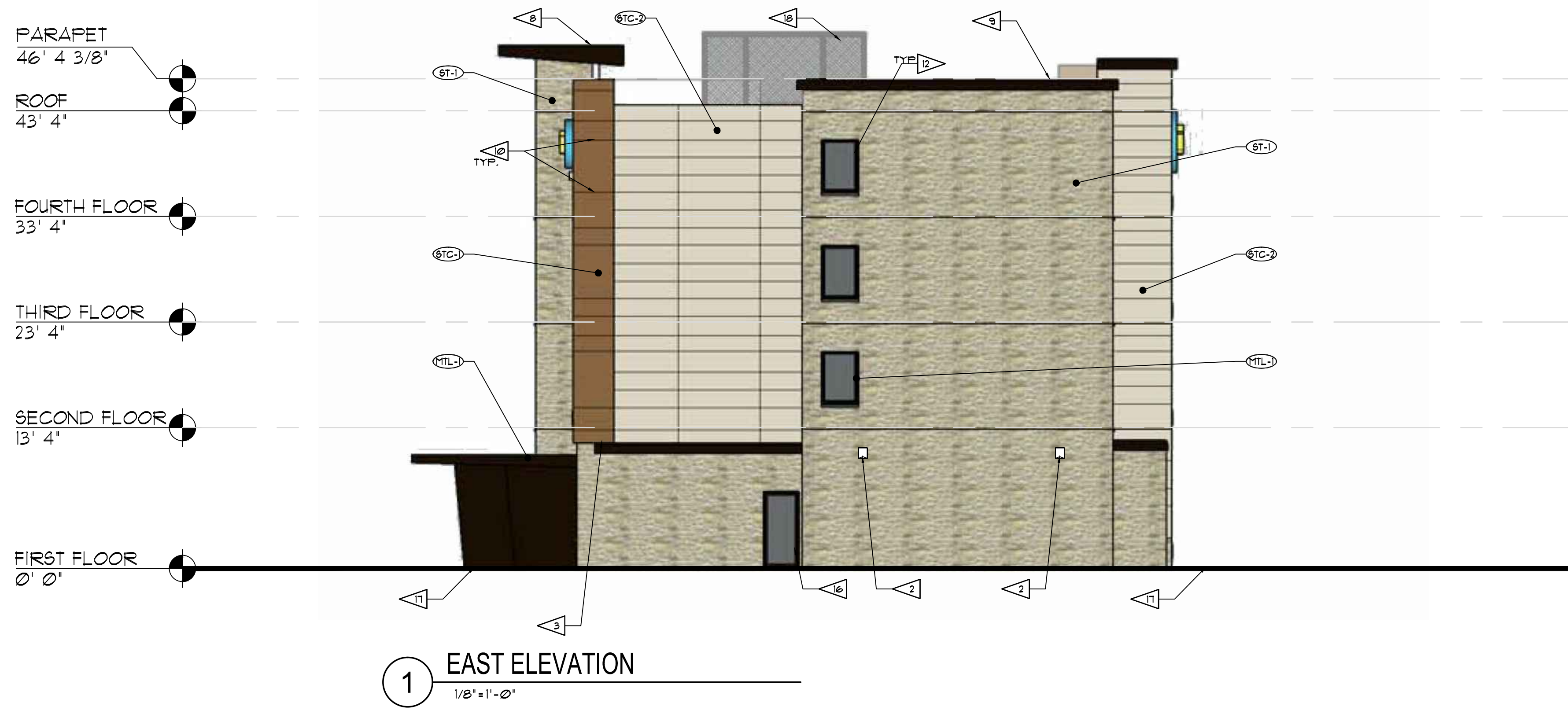
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PROJECT: 201709
DRAWN BY:
DATE:
SCALE: AS NOTED
Site Plan Submittal 06/15/2018

CASE NO.
ELEVATION



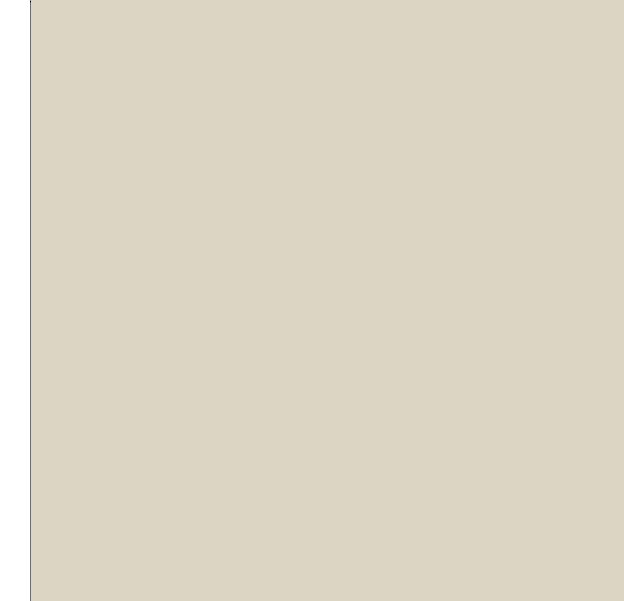
by HILTON™



MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE



MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-01: STC-1 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
STUCCO-02: STC-2 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM 0C-32
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES
1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2" ABOVE FINISHED FLOOR.
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11"-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. NOT USED
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" AFF. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APPROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

PROJECT: TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75087
CLIENT: SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1000 W. WASHINGTON AVE. SUITE 103
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