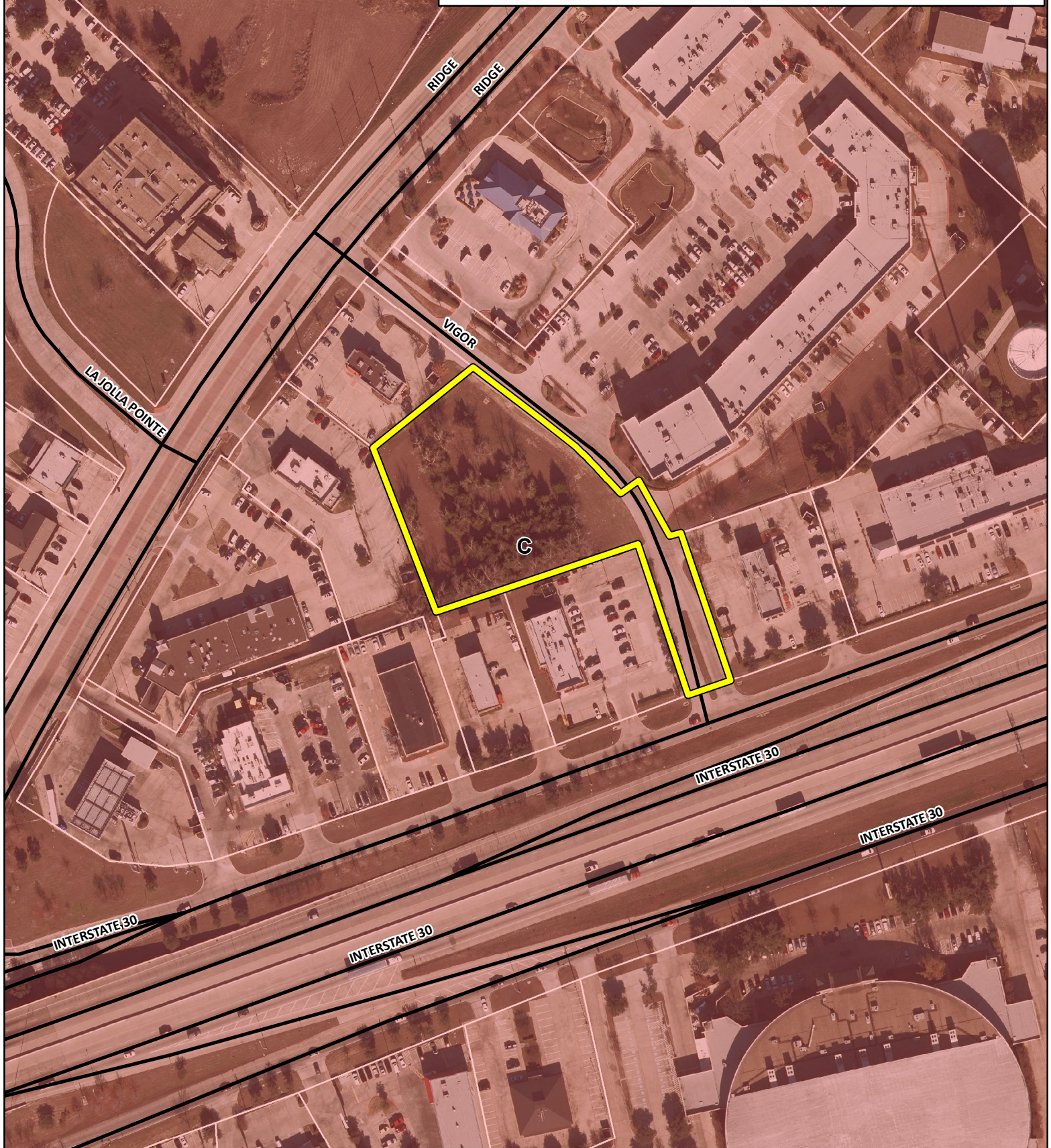




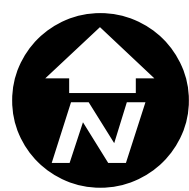
SP2017-019- BEST WESTERN PLUS EXECUTIVE RESIDENCY HOTEL  
SITE PLAN- LOCATION MAP =

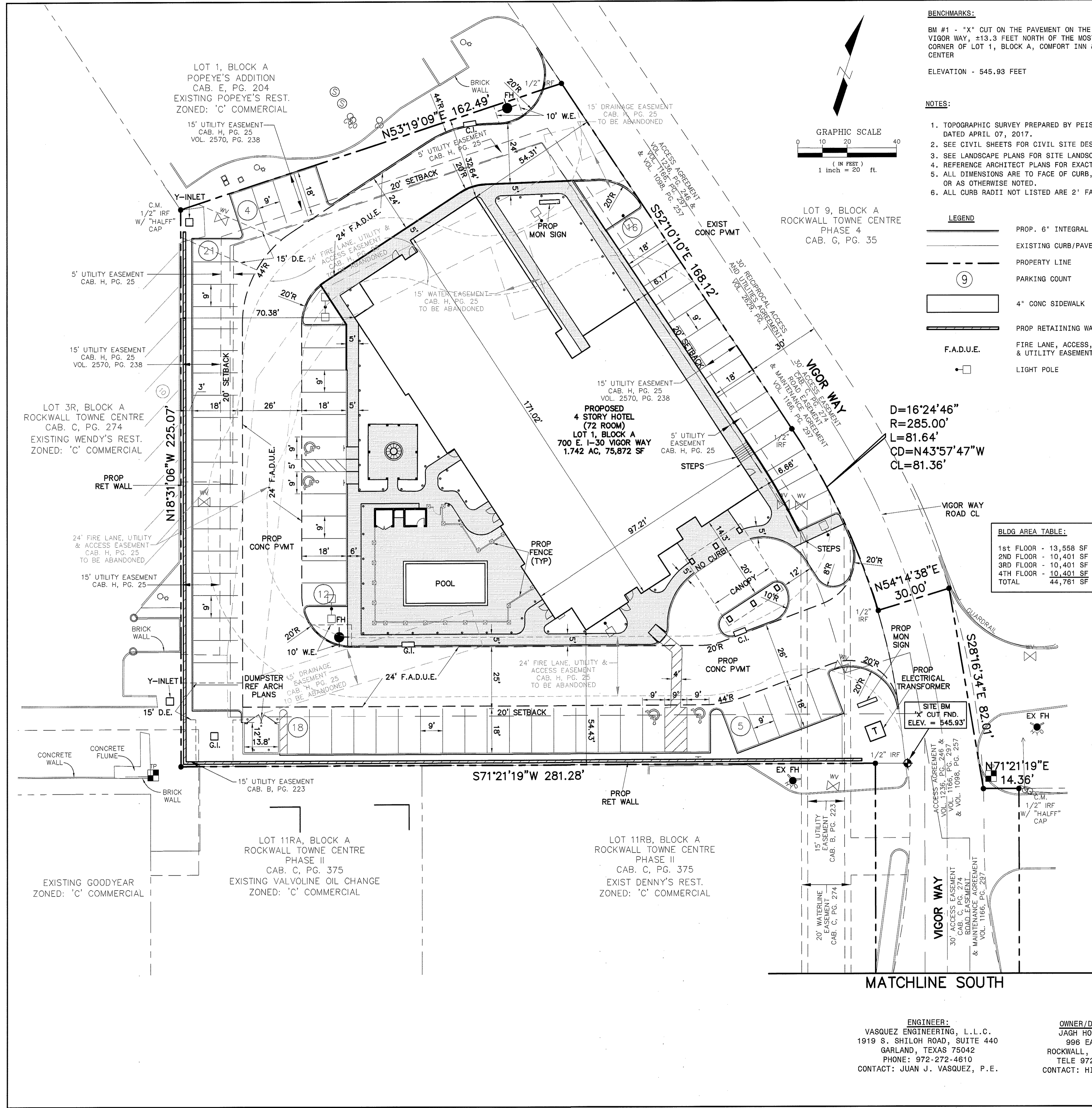


# City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

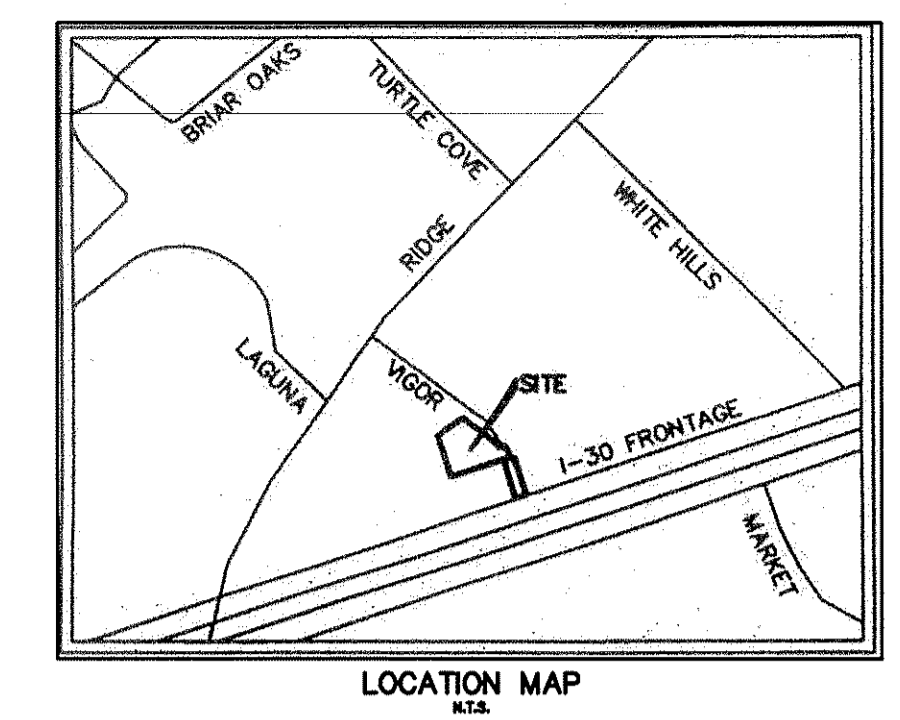
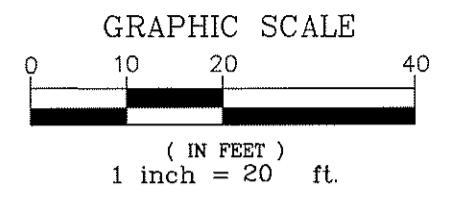




**BENCHMARKS:**  
BM #1 - "X" CUT ON THE PAVEMENT ON THE WEST R.O.W. LINE OF VIGOR WAY, ±13.3 FEET NORTH OF THE MOST SOUTHEASTERN PROPERTY CORNER OF LOT 1, BLOCK A, COMFORT INN & SUITES ROCKWALL TOWNE CENTER  
ELEVATION - 545.93 FEET

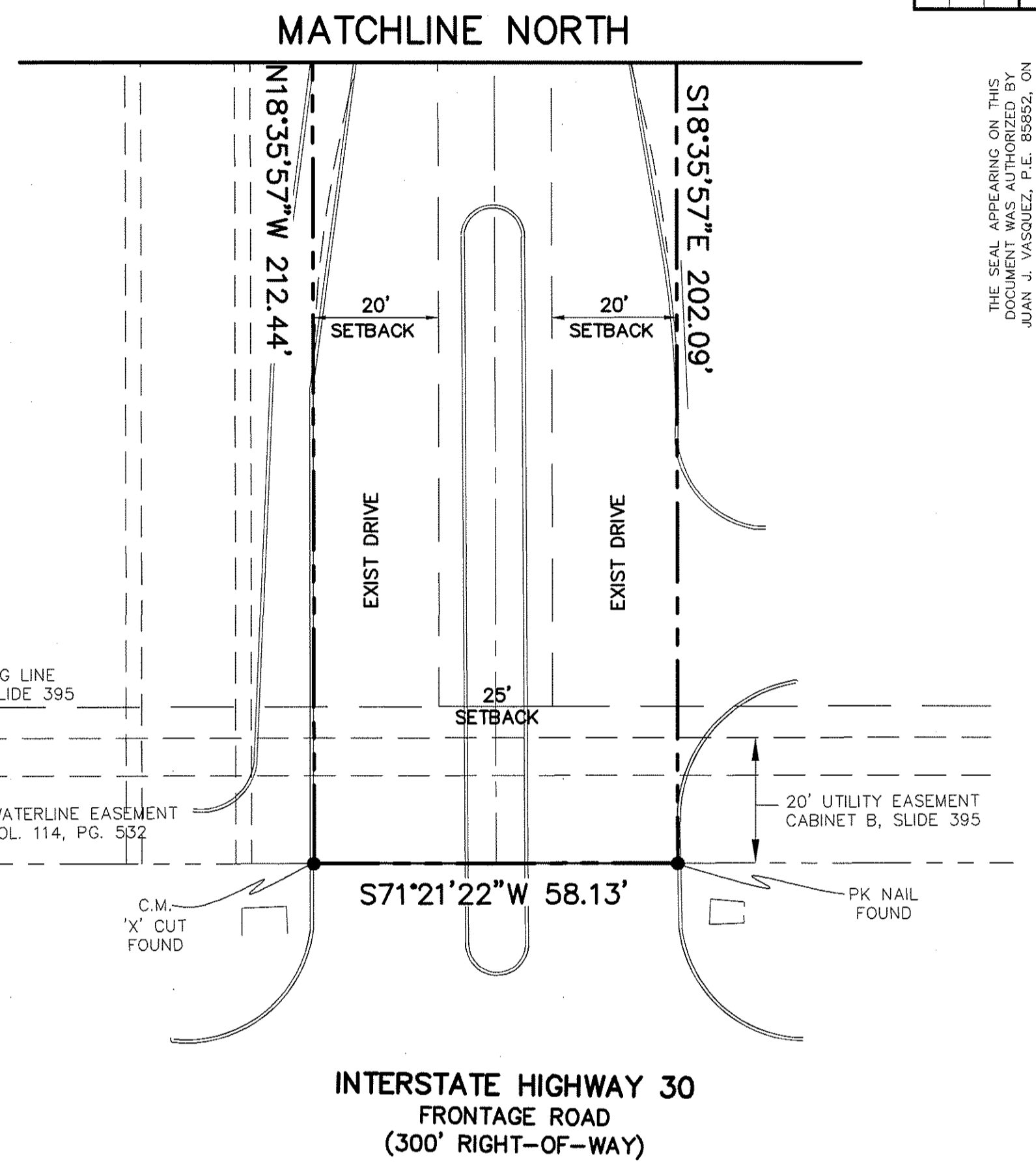
**NOTES:**

1. TOPOGRAPHIC SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC DATED APRIL 07, 2017.
2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. ALL CURB RADII NOT LISTED ARE 2' FACE OF CURB.



**LEGEND**

—	PROP. 6" INTEGRAL CURB
---	EXISTING CURB/PAVEMENT
- - -	PROPERTY LINE
○	PARKING COUNT
□	4" CONC SIDEWALK
▬	PROP RETAINING WALL
—	F.A.D.U.E. FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
□	LIGHT POLE



**SITE SUMMARY TABLE**

County	ROCKWALL
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY
Zoning District	'C' W/ SUP S-163
Proposed use	HOTEL
Site Area:	1.742 Acres 75,872 S.F.
Building Area	44,761 S.F. (TOTAL)
Building Height:	59'-3" - 4 STORY
Lot Coverage:	13,558/75,872 = 17.9%
Floor Area Ratio:	44,761/75,872 = 1:59.0
Parking Required:	1 SPC/ROOM (72 ROOMS) = 72 SPACES
<b>Parking Provided:</b>	
Total	= 66 SPACES
Regular	= 72 SPACES
Handicap	= 4 SPACES
Total	= 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.8%
Pervious Area:	64,573 / 75,872 SF = 29.6%

**SITE PLAN**  
**BEST WESTERN PLUS EXECUTIVE RESIDENCY**  
LOT 1, BLOCK A  
COMFORT INN & SUITES  
1.742 ACRES  
ROCKWALL, ROCKWALL COUNTY, TEXAS  
JUNE 16, 2017  
CASE #SP2017-XXX

**ENGINEER:**  
VASQUEZ ENGINEERING, L.L.C.  
1919 S. SHILOH ROAD, SUITE 440  
GARLAND, TEXAS 75042  
PHONE: 972-272-4610  
CONTACT: JUAN J. VASQUEZ, P.E.

**OWNER/DEVELOPER:**  
JAGH HOSPITALITY  
996 EAST I-30  
ROCKWALL, TEXAS 75087  
TELE 972-722-3265  
CONTACT: HIMMAT CHAUHAN

APP.	
DATE	
NO.	
NO.	

**VASQUEZ ENGINEERING, L.L.C.**  
1919 S. Shiloh Road  
Suite 440, LB 44  
Garland, Texas 75042  
Ph: 972-272-2948  
TX Registration # F-12266

**DEVELOPER:**  
JAGH HOSPITALITY  
996 East I-30  
Rockwall, TX 75087

**SITE PLAN PLAN**  
LOT 1, BLOCK A  
COMFORT INN & SUITES  
ROCKWALL TOWNE CENTRE  
ROCKWALL, TEXAS

Scale: 1" = 20'  
Designed by: JUV  
Drawn by: JUV  
Checked by: JUV  
Date: 06/16/2017

**SHEET**  
**SP1**

**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
4	LE	Lacebark Elm	<i>Ulmus parvifolia</i> 'Sempervirens'	4" cal.	12' ht., 4' spread
4	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	12' ht., 5' spread
<b>ORNAMENTAL TREES</b>					
6	RB	Oklahoma Redbud	<i>Cercis reniformis</i> 'Oklahoma'	30 gal.	8' ht., 4' spread, 3 trunk min.
<b>SHRUBS</b>					
14	BAR	Crimson Pygmy Barberry	<i>Berberis thunbergii</i> 'Crimson Pygmy'	5 gal.	full, 20" sprd, 24" o.c.
15	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
53	DHG	Dwarf Hamlin Grass	<i>Pennisetum alopecuroides</i> 'Hameln'	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
19	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Condeaux'	5 gal.	full, 24" sprd, 30" o.c.
19	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.	full, 30" o.c.
11	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	full, 24" sprd, 30" o.c.
10	SY	Soffleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
26	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
115	BBL	Big Blue Liriope	<i>Liriope muscarifolia</i> 'Big Blue'	1 gal.	full, 18" o.c.
65	BF	Blue Fescue	<i>Festuca glauca</i>	1 gal.	full, 12" o.c.
160	MG	Mondo Grass	<i>Ophiopogon japonicus</i>	1 gal.	full, 12" o.c.
30	SC	Seasonal Color		4" pots	full, 12" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**GENERAL LAWN NOTES**

**EROSION CONTROL AND SOIL PREPARATION:**  
 THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOVING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
 SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

**HYDROMULCH:**  
 SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE WEED WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. FINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**  
 IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**  
 VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**  
 STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDEG STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

**LANDSCAPE TABULATIONS  
 ROCKWALL, TEXAS**

**SITE LANDSCAPE REQUIREMENTS**

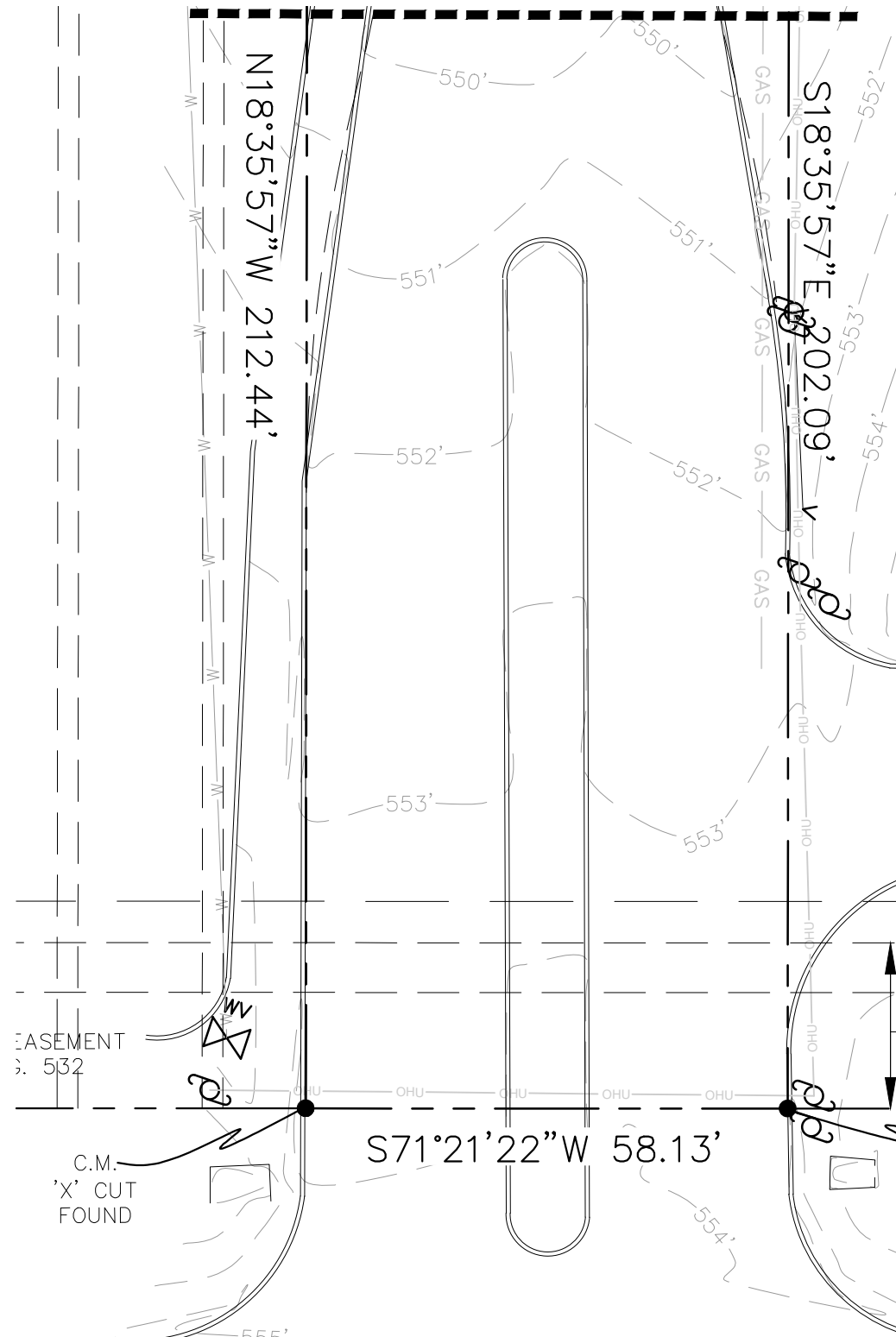
- A minimum of 15% of the site shall be landscaped.
  - No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage.
- Site: 75,856 s.f.

REQUIRED	PROVIDED
11,378 s.f. (15%)	11,273 s.f. (14.86%)
PARKING LOT LANDSCAPE	
1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.	
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. No parking space shall be located more than 80' from the trunk of a large canopy tree	
REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	8 canopy trees, 4" cal.

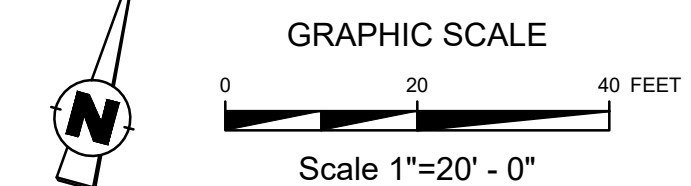
**SITE SUMMARY TABLE**

County	ROCKWALL
Project Name	BEST WESTERN PLUS EXECUTIVE RESIDENCY
Zoning District	'C' W/ SUP S-163
Proposed use	HOTEL
Site Area:	1.742 Acres 75,872 S.F.
Building Area	44,761 S.F. (TOTAL)
Building Height:	58'-3" - 4 STORY
Lot Coverage:	13,558/75,872 = 17.9%
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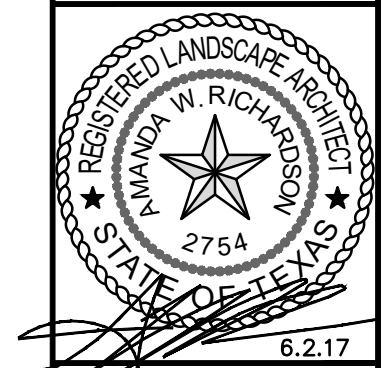
**MATCHLINE NORTH**



INTERSTATE HIGHWAY 30  
 FRONTAGE ROAD  
 (300' RIGHT-OF-WAY)



**VASQUEZ ENGINEERING, L.L.C.**  
 1919 S. Shiloh Road  
 Suite 440, LB 44  
 Garland, Texas 75042  
 PH: 972-278-2948  
 TX Registration # F-12266



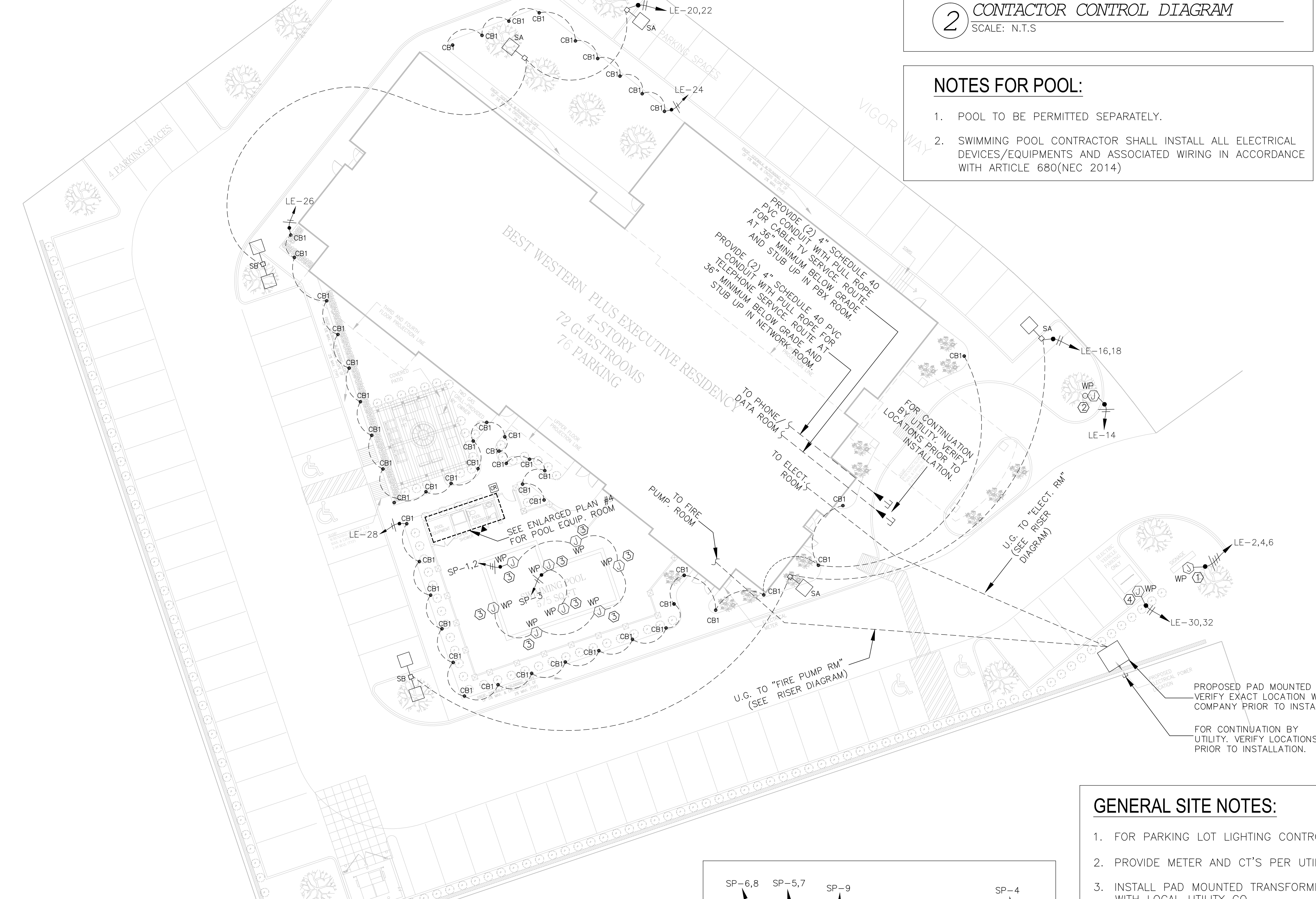
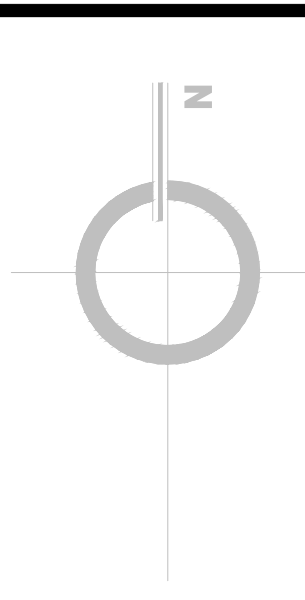
**DEVELOPER:**  
**JAGH HOSPITALITY**  
 996 East I-30  
 Rockwall, TX 75087

**LANDSCAPE PLAN**  
 LOT 1, BLOCK A  
 COMFORT INN & SUITES  
 ROCKWALL TOWNE CENTRE  
 ROCKWALL, TEXAS

Scale: 1" = 20'  
 Designed by: AWR  
 Drawn by: AWR  
 Checked by: AWR  
 Date: 05/04/2017

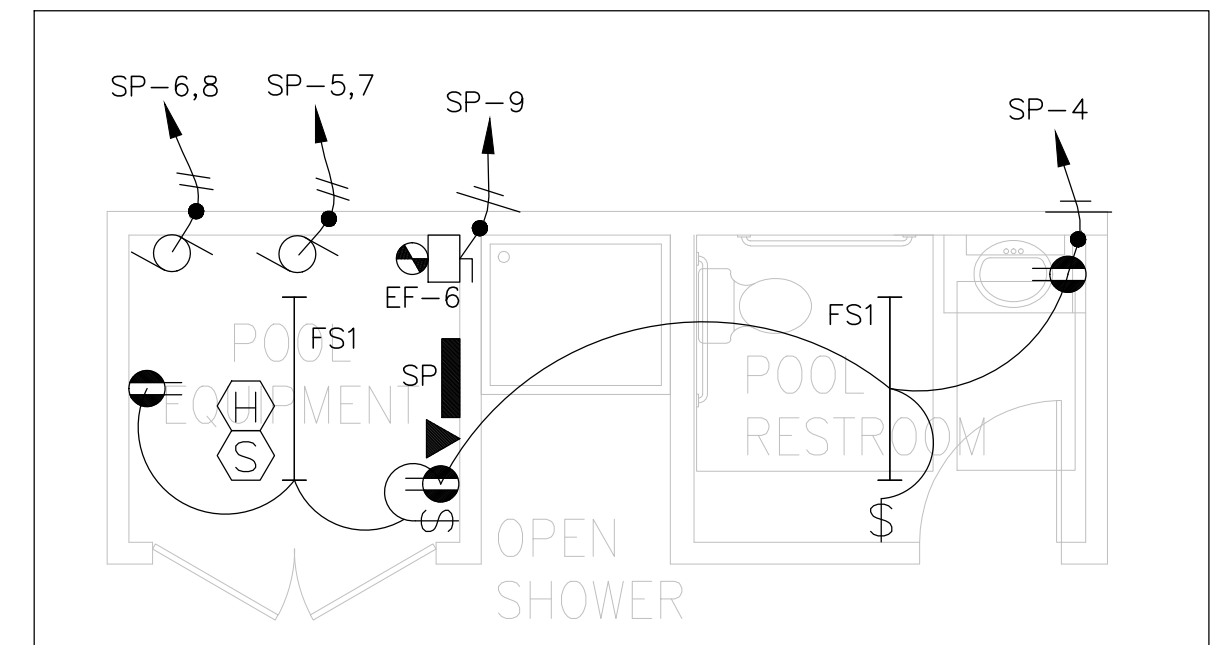
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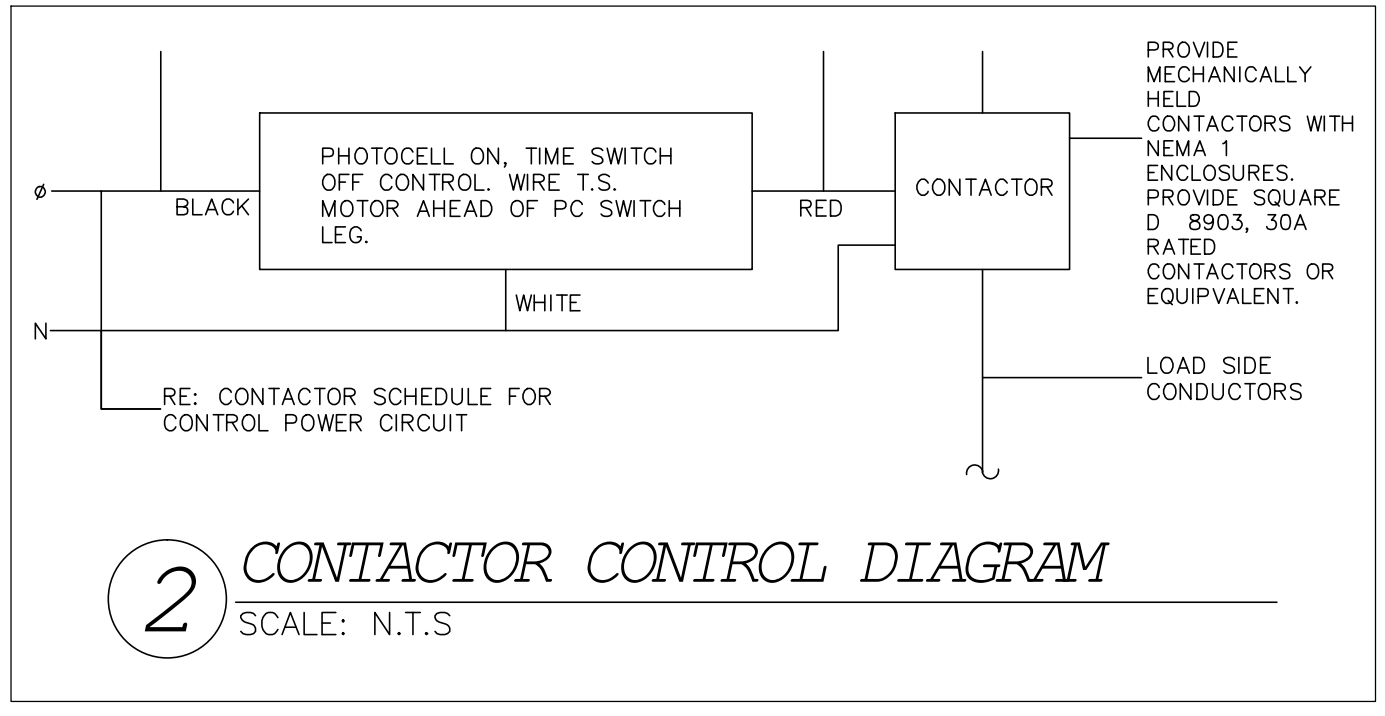


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**1 SITE PLAN**  
SCALE: 1/16" = 1'-0"

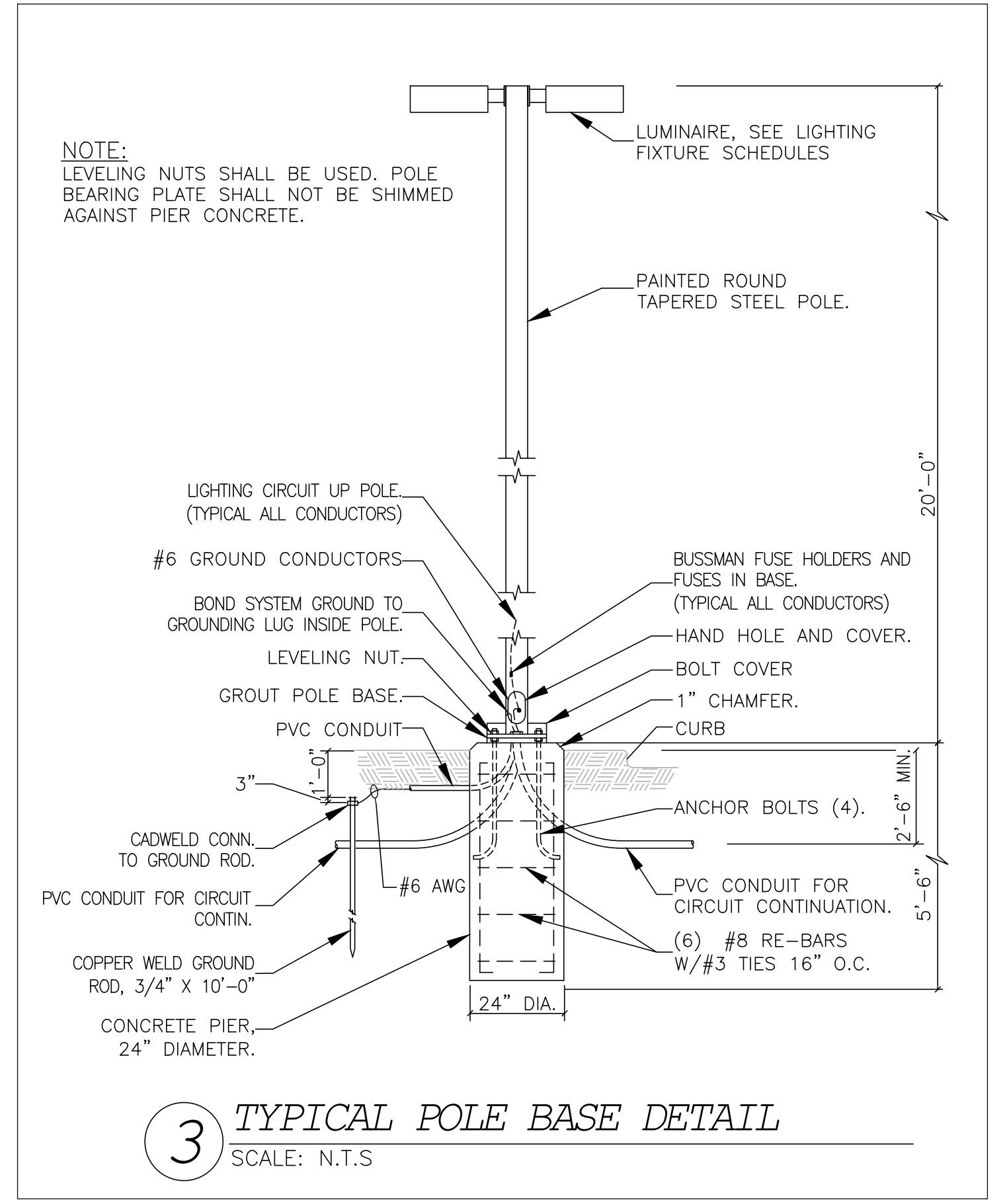


**4 ENLARGE POOL EQUIP. ROOM**  
SCALE: N.T.S.



**2 CONTACTOR CONTROL DIAGRAM**  
SCALE: N.T.S.

- NOTES FOR POOL:**
1. POOL TO BE PERMITTED SEPARATELY.
  2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 680(NEC 2014)



**3 TYPICAL POLE BASE DETAIL**  
SCALE: N.T.S.

- KEY NOTES:**
1. J.BOX FOR MONUMENT SIGN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
  2. J.BOX FOR FLAG POLE. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
  3. J.BOX FOR POOL LIGHTS. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
  4. J.BOX FOR ELECTRIC VEHICLE CHARGING STATION.

- GENERAL SITE NOTES:**
1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E6.0
  2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
  3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
  4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
  5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
  6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
  7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
  8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.

**D.R. ASSOCIATES ARCHITECTS**  
888 W. SAM HOUSTON PKWY. S. SUITE 120 HOUSTON, TX 77042  
PH: (713) 266-3304 FAX: (713) 266-3305 EMAIL: INFO@DR-ARCH.COM

JUNE 13, 2017

MEP GREEN DESIGNS & BUILD, PLLC  
REGISTRATION # F-10882  
17047 B Camino Real, #211 Houston, TX 77058  
Tel: (281)-786-1195 Fax: (281)-262-3144 www.mepgreendesigns.com

REVISIONS	
NO.	DESCRIPTION
1	UPDATED ARCH.
2	
3	
4	
5	
6	

BEST WESTERN PLUS EXECUTIVE RESIDENCY  
ROCKWALL, TX

**ELECTRICAL PLAZA**

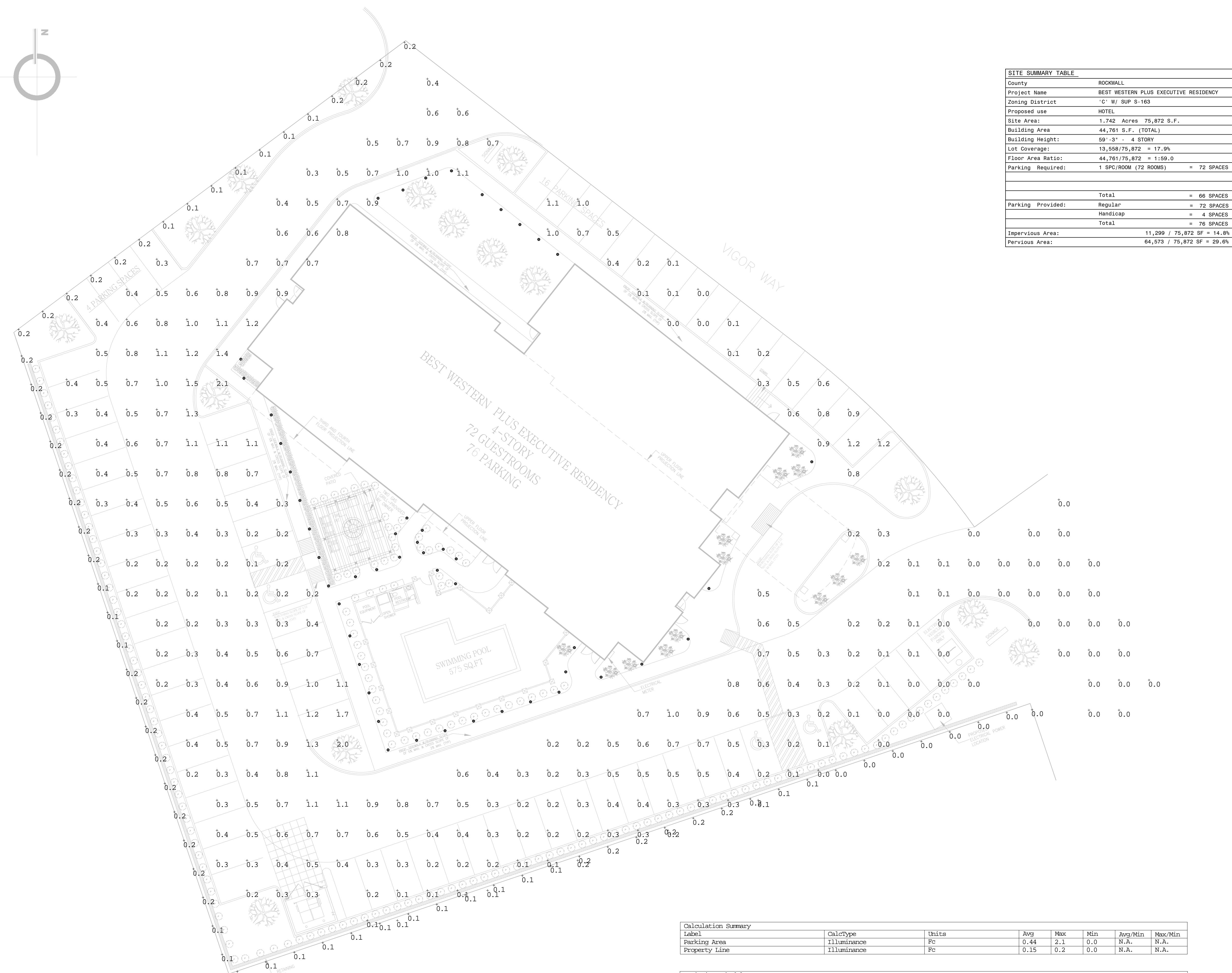
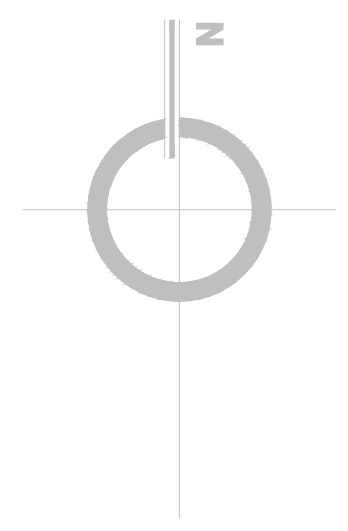
SHEET TITLE

1/16" = 1'-0"  
SCALE

#6091  
PROJECT NUMBER

JUNE 13, 2017  
DATE

**E6.0**  
SHEET NUMBER



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Floor Area Ratio:	44,761/75,872 = 1:59.0
Parking Required:	1 SPC/ROOM (72 ROOMS) = 72 SPACES
	Total = 66 SPACES
Parking Provided:	Regular = 72 SPACES
	Handicap = 4 SPACES
	Total = 76 SPACES
Impervious Area:	11,299 / 75,872 SF = 14.6%
Pervious Area:	64,573 / 75,872 SF = 29.6%

**D.R. ASSOCIATES ARCHITECTS**  
 888 W. SAM HOUSTON PKWY. S. SUITE 120 HOUSTON, TX 77042  
 PH: (713) 266-3304 FAX: (713) 266-3305 EMAIL: info@dr-architects.com

JUNE 13, 2017

MEP GREEN DESIGNS & BUILD, PLLC  
 REGISTRATION # F-10982  
 17047 B Cornino Res., #211 Houston, TX 77058  
 Tel: (281)-786-1195 Fax: (281)-262-3144 www.mepgreendesigns.com

REVISIONS	
1	UPDATED ARCH.
2	
3	
4	
5	
6	

BEST WESTERN PLUS EXECUTIVE RESIDENCY  
 ROCKWALL, TX

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	0.44	2.1	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.15	0.2	0.0	N.A.	N.A.

Luminaire Schedule						
Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens
8	KAD_LED_20C_530_30K_R3_MVOLT	SINGLE	1.000	KAD LED 20C 530 30K R3 MVOLT	38	4123

**1** PHOTOMETRIC PLAN  
 SCALE: 1/16" = 1'-0"

PHOTOMETRIC  
 SUITE  
 PLAZA

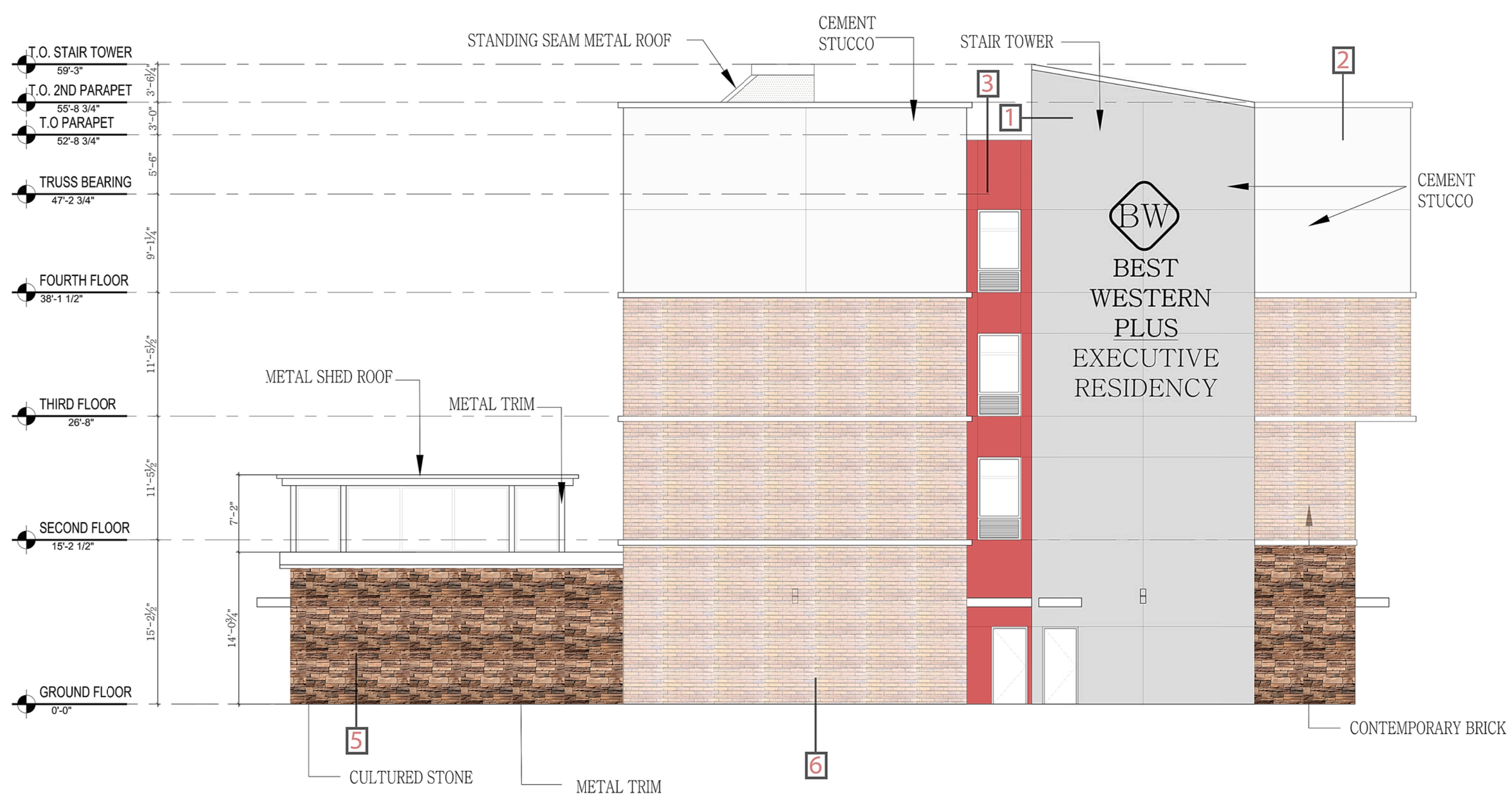
SHEET TITLE

1/16" = 1'-0"  
 SCALE

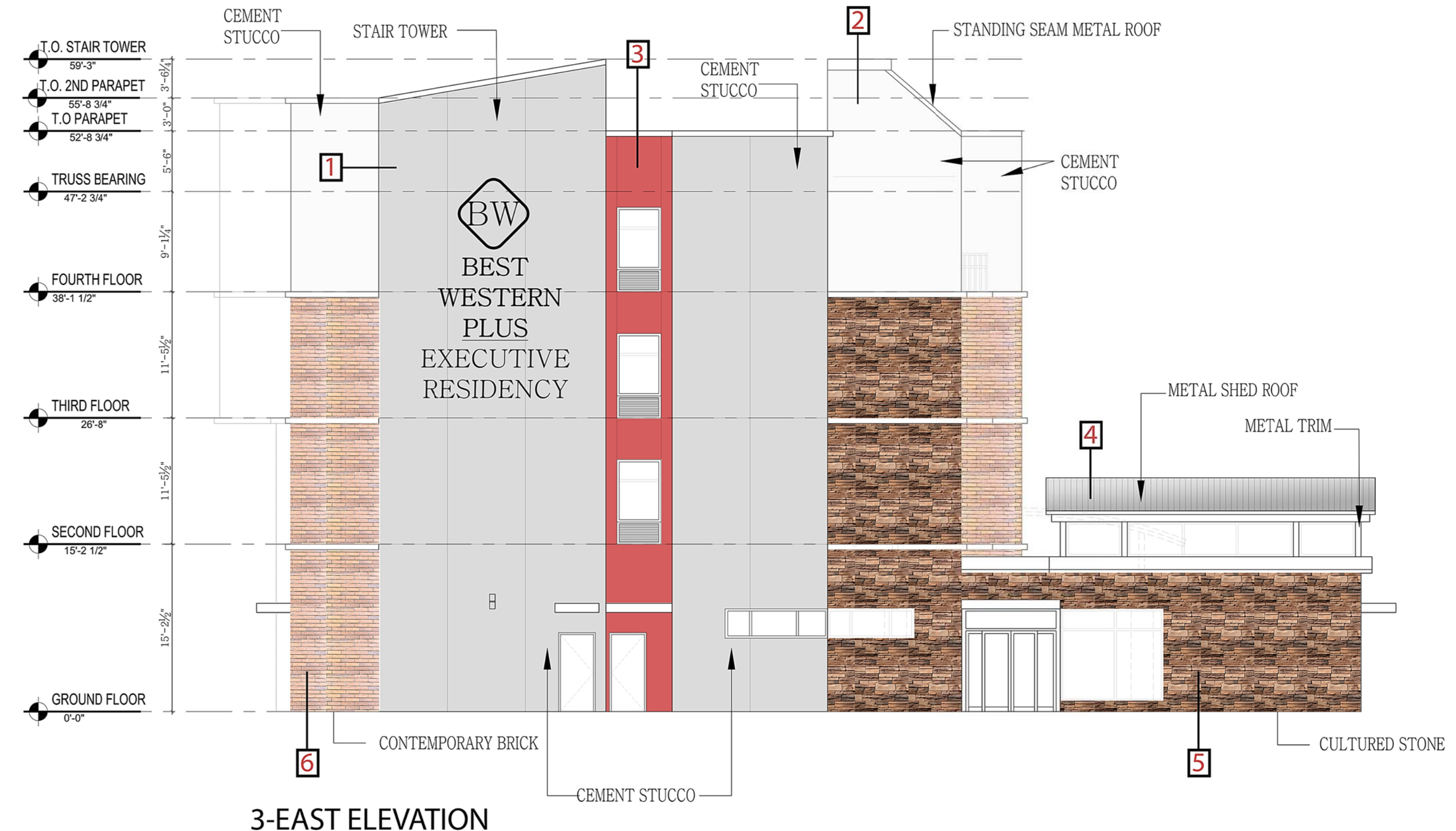
#6091  
 PROJECT NUMBER

JUNE 13, 2017  
 DATE

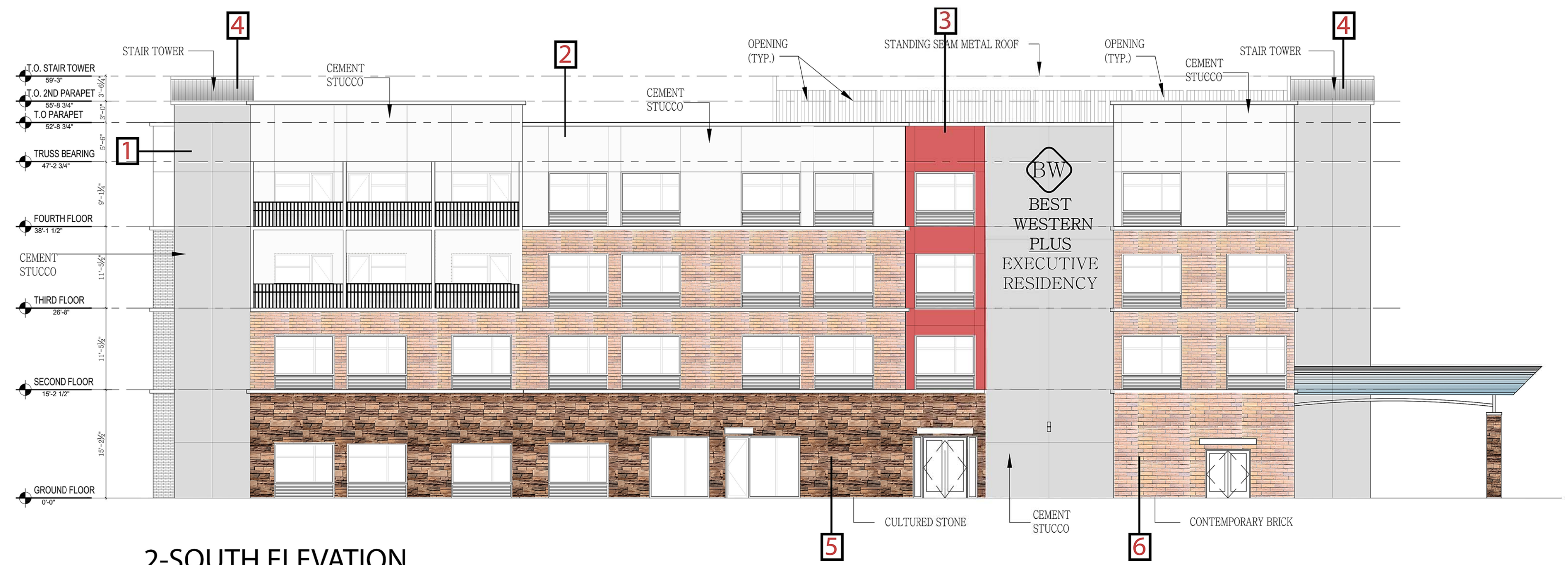
E 6 . 1  
 SHEET NUMBER



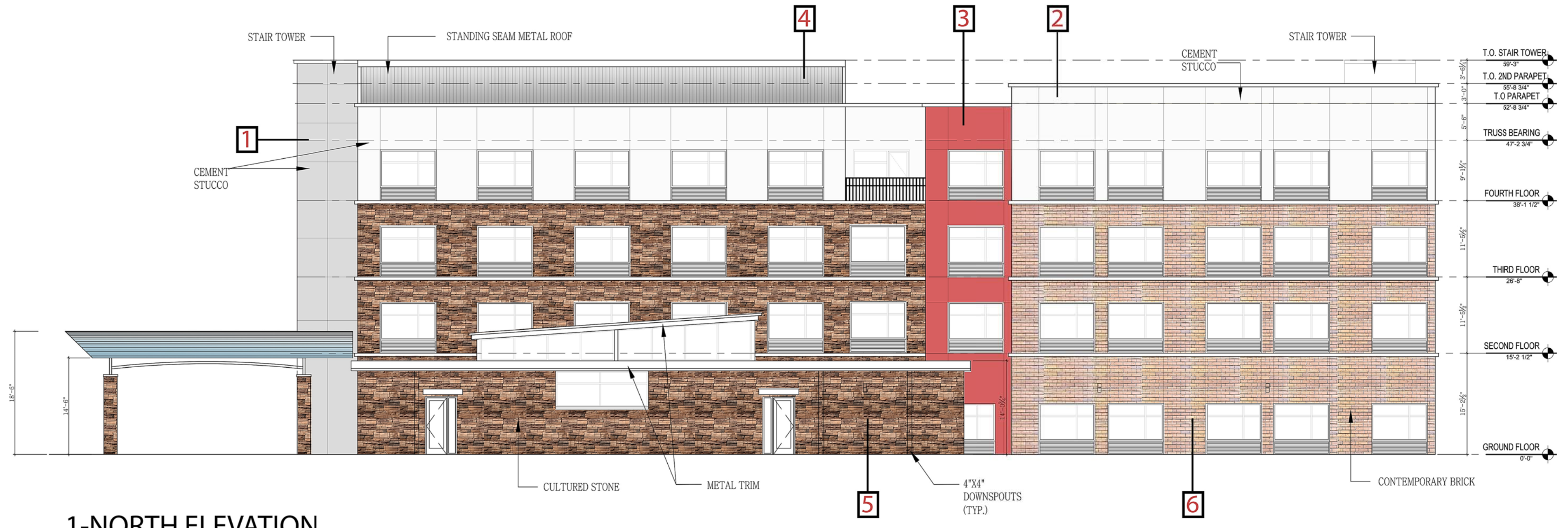
**4-WEST ELEVATION**



**3-EAST ELEVATION**



**2-SOUTH ELEVATION**



**1-NORTH ELEVATION  
(ADJUNTANT TO PLUBLIC RIGHT OF WAY)**

**TOTAL AREA : 6844 SQ.FT.**  
**STONE & MANUFACTURED BRICK AREA : 3123 SQ.FT.**  
**PERCENTAGE: %49**

- 1** SW 9161 DUSTBLU OR SIMILAR
- 2** SW 7566 WESTHIGHLAND WHITE OR SIMILAR
- 3** SW 6593 CORLA BELLS OR SIMILAR
- 4** LIGHT GREY (OR SIMILAR COLOR) METAL ROOFING PANELS
- 5** SANTAFE ELDERADO STACKED STONE OR SIMILAR
- 6** BRICK IT INDIAN COPPER 615 OR SIMILAR