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KENNETH R. KILLIAN, AIA  
TX REG. NO. 19489

SEAL

**PRELIMINARY DOCUMENT**  
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**OWNER**  
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CONTACT: THOMAS KIRKLAND

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214-501-3354  
CONTACT: MOHAMMAD KABIR, PE

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ROOT ENGINEERING SERVICES, INC  
45 FM 3356  
VAN ALSTYNE, TX 75495  
903-375-9303 EXT.103  
CONTACT: ADAM HARRIS, PE

**TOWNEPLACE SUITES**  
BY MARRIOTT

**TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS**

**PROJECT ADDRESS**  
908 E. INTERSTATE 30  
ROCKWALL, TEXAS 75087

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	CITY RESUBMITTAL
-	10.24.18	CITY RESUBMITTAL

SP2018-029  
ROCKWALL SITE PLAN REFERENCE

2018.101  
PROJECT NUMBER

**EXTERIOR ELEVATIONS**

**A4.01**  
SHEET NUMBER



**MATERIAL QUANTITIES**

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	3,690 SF	45 %
STUCCO (S-2)	1,924 SF	24 %
STONE (ST-1)	2,545 SF	31 %
TOTAL	8,159 SF	100 %

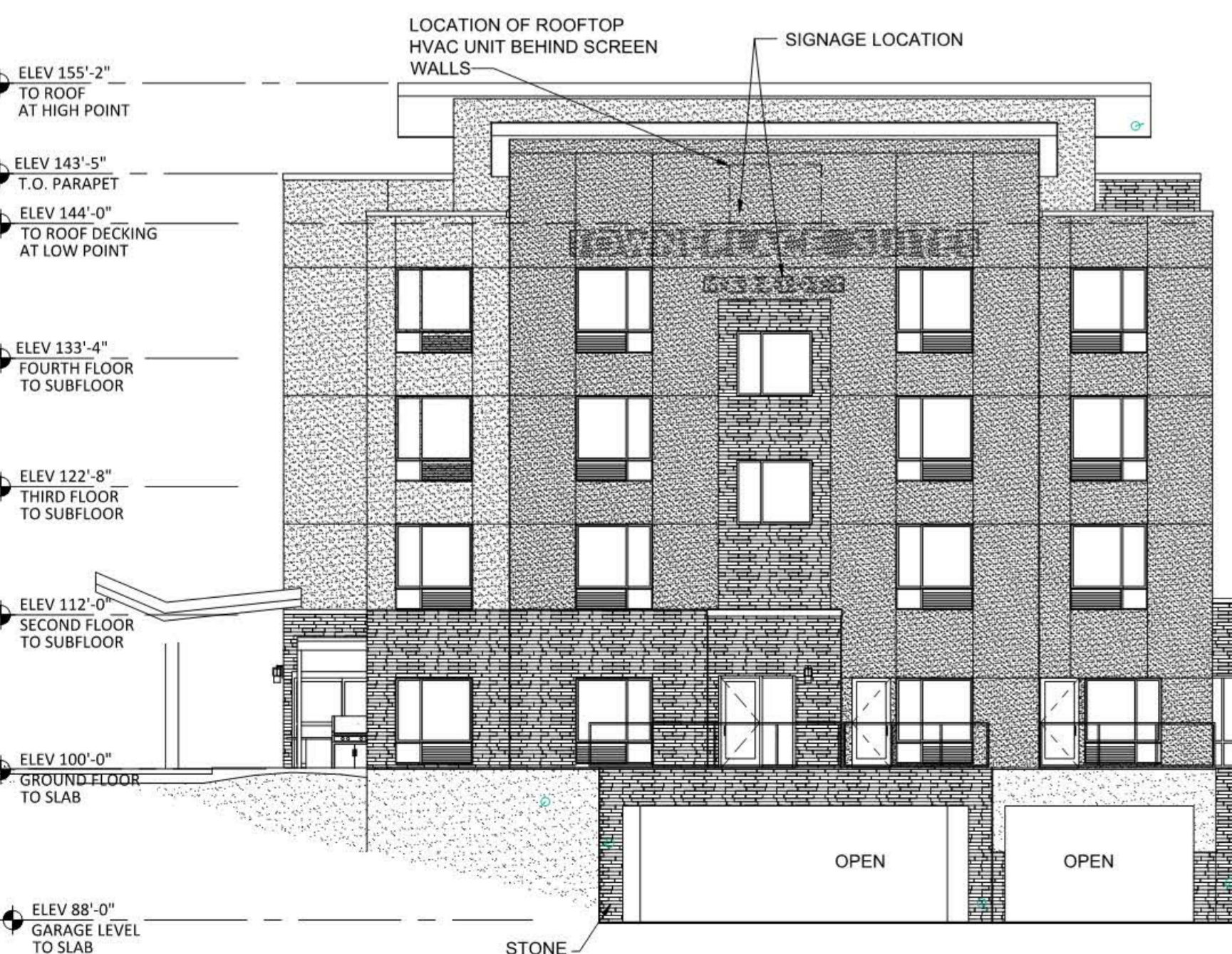
**1 SOUTHEAST (FRONT/STREET) EXTERIOR ELEVATION**



**MATERIAL QUANTITIES**

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	5,288 SF	48 %
STUCCO (S-2)	2,504 SF	23 %
STUCCO (S-3)	985 SF	8 %
STONE (ST-1)	2,301 SF	21 %
TOTAL	11,078 SF	100 %

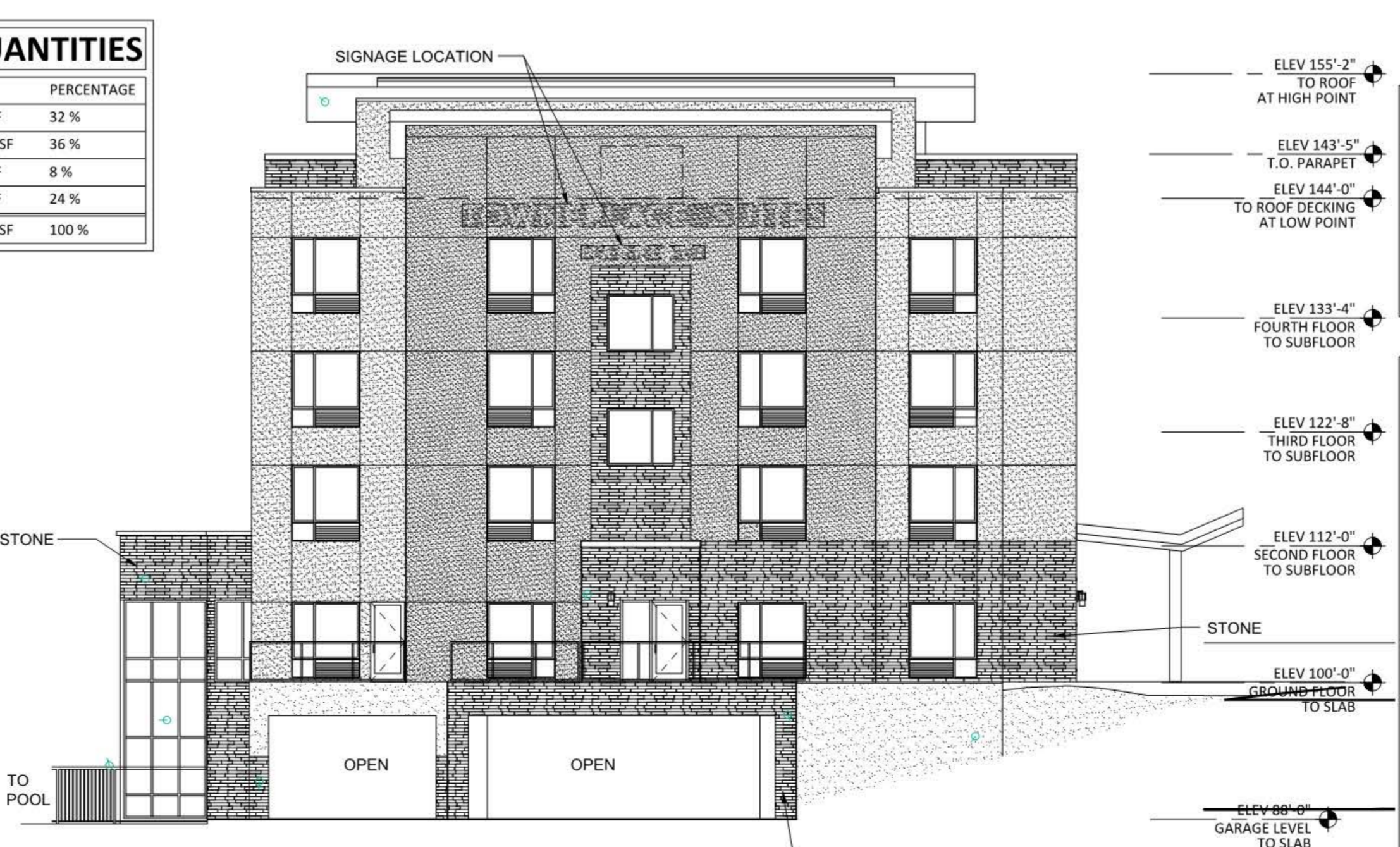
**2 NORTHWEST (REAR) EXTERIOR ELEVATION**



**MATERIAL QUANTITIES**

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	873 SF	32 %
STUCCO (S-2)	1,007 SF	36 %
STUCCO (S-3)	215 SF	8 %
STONE (ST-1)	672 SF	24 %
TOTAL	2,767 SF	100 %

**3 NORTHWEST (RIGHT SIDE) EXTERIOR ELEVATION**



**MATERIAL QUANTITIES**

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	871 SF	31 %
STUCCO (S-2)	1,045 SF	36 %
STUCCO (S-3)	350 SF	12 %
STONE (ST-1)	615 SF	21 %
TOTAL	2,881 SF	100 %

- DESIGN ELEMENTS**
- BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:
- CANOPIES, AWNINGS, OR PORTICOS;
  - RECESSES/PROJECTIONS;
  - ARCADES;
  - PEAKED ROOF FORMS;
  - ARCHES;
  - OUTDOOR PATIOS;
  - DISPLAY WINDOWS;
  - ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
  - ARTICULATED GROUND FLOOR LEVELS OR BASE;
  - ARTICULATED CORNICE LINE;
  - INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS.
  - OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
  - VARIED ROOF HEIGHTS;
- 7 TOTAL

**4 SOUTHWEST (LEFT SIDE) EXTERIOR ELEVATION**

**EXTERIOR MATERIAL LEGEND**

STUCCO (S-1)	3 COAT STUCCO COLOR: SHOJI WHITE - SHERWIN WILLIAMS 7042	
STUCCO (S-2)	3 COAT STUCCO COLOR: ARGOS - SHERWIN WILLIAMS 7065	
STUCCO (S-3)	2 COAT STUCCO COLOR: CUSTOM TO MATCH STONE	
STONE (S-1)	COLOR: SLATE	
ALL COPING:	ALUMINUM - COLOR: CLEAR ANODIZED	
ALL SOFFITS:	ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH	
SINGLE PLY ROOFING MEMBRANE (R-1)	SINGLE-PLY ROOF MEMBRANE COLOR: WHITE	
METAL ROOF DECKING (R-2)	STANDING SEAM COLOR: KYMAR FINISH TO MATCH CLEAR ANODIZED ALUM.	
PAINT (PT-1):	COLOR: APOLIC BSX SILVER 4-4BSX-G50 TO MATCH CLEAR ANODIZED	
STUCCO (S-3):	PAINT TO MATCH ADJACENT WALL COLOR	
RAILINGS (RL-1):	ALUMINUM - COLOR: CLEAR ANODIZED	
CLEAR GLASS (GL-1)		





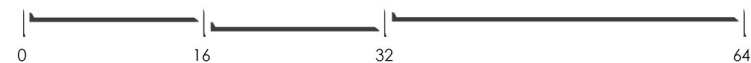
PATIO AMENITY AREA



ROCKWALL TOWNEPLACE SUITES \_  
SOUTHEAST (FRONT | STREET) ELEVATION RENDERING

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY \_ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE\_ 1/16" = 1'-0" @ 22"x34" FORMAT



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STUDIO OF ARCHITECTURE

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TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM  
10670 N. CENTRAL EXPWY. | STUDIO 600  
DALLAS, TX 75231





PARKING GARAGE

GREENSCREEN

POOL AMENITY AREA

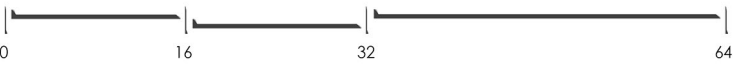
PARKING GARAGE



ROCKWALL TOWNEPLACE SUITES  
NORTHWEST (REAR) ELEVATION RENDERING

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-	-	-

2018.101  
PROJECT NUMBER

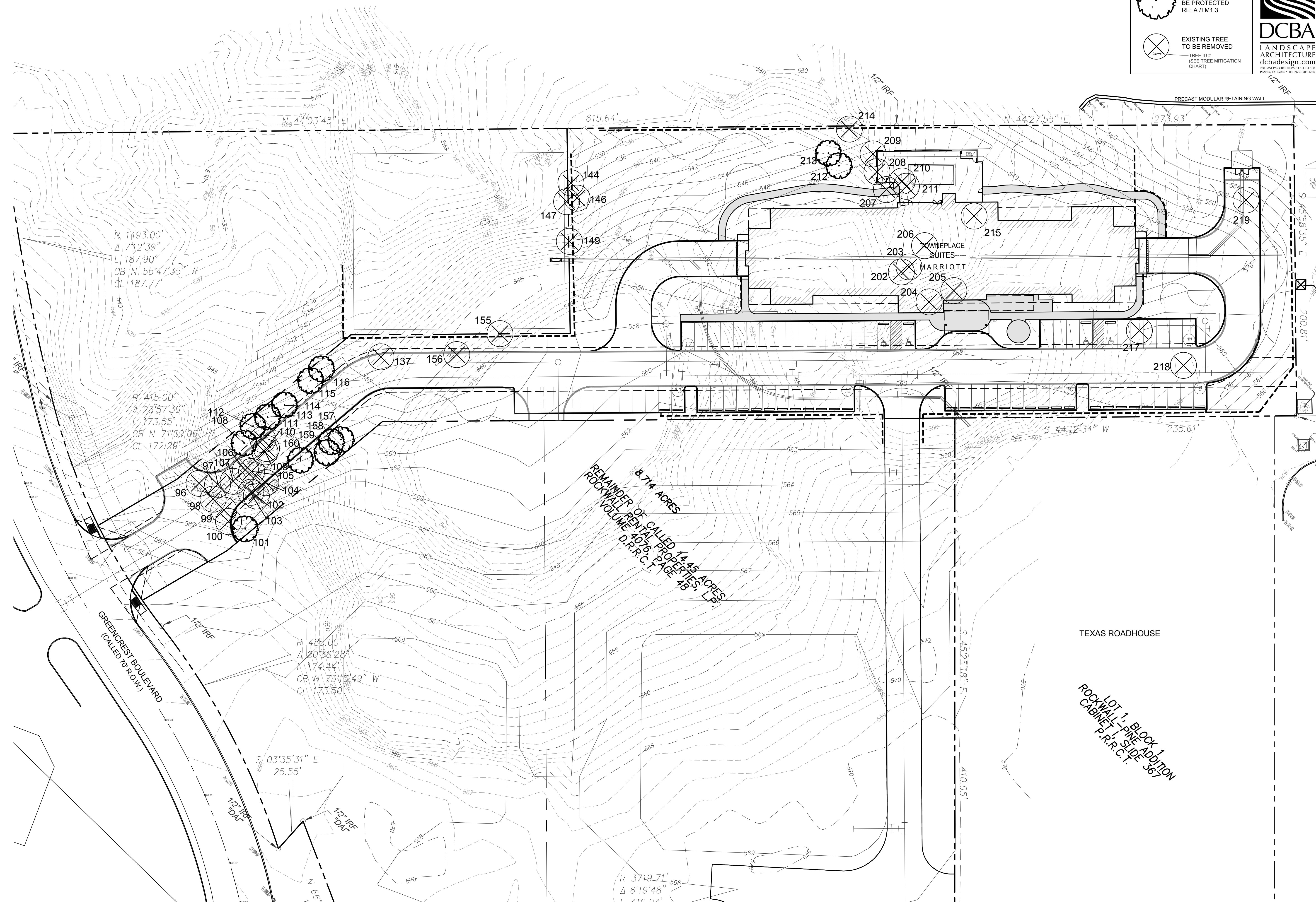
**TREE PRESERVATION PLAN**

**TM1.1**  
SHEET NUMBER  
SP2018-029

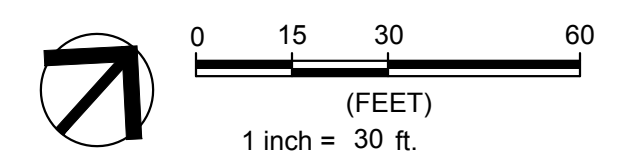
**LEGEND**

EXISTING TREE TO REMAIN & TO BE PROTECTED RE: A/TM1.3

EXISTING TREE TO BE REMOVED TREE ID # (SEE TREE MITIGATION CHART)



**A TREE PRESERVATION PLAN**  
SCALE: 1" = 30'-0"  
PLAN VIEW



REMAINDER OF CALLED 14.45 ACRES  
ROCKWALL RENTAL PROPERTIES, L.P.  
8.74 ACRES  
D.A.R.C.T.

LOT 1 - BLOCK 1  
ROCKWALL - PINE ADDITION  
CABINET P.R.R.C.T.

R 1493.00'  
Δ 7°12'39"  
L 187.90'  
CB N 55°47'35" W  
CL 187.77'

R 415.00'  
Δ 23°57'39"  
L 173.55'  
CB N 71°09'06" W  
CL 172.28'

R 485.00'  
Δ 20°36'28"  
L 174.44'  
CB W 73°10'49" W  
CL 173.50'

R 3749.71'  
Δ 6°19'48"  
L 110.04'



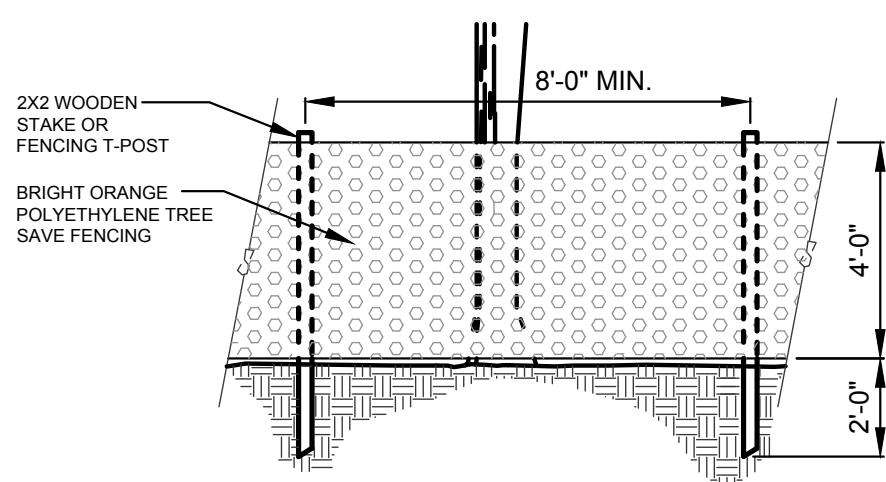
**TREE PROTECTION:**

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLIGENCE. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



**A TREE PROTECTION SCALE: N.T.S. SECTION**

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)  
 THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3. EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

- PRIMARY PROTECTED TREES:**  
 PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).
- SECONDARY PROTECTED TREES:**  
 HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).
- FEATURED TREES:**  
 FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).
- NON-PROTECTED TREE:**  
 NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.
- EXEMPTION:** (SEE ARTICLE IX SECTION 1.3 - TREE PRESERVATION)  
 UTILITY COMPANIES, UTILITY SERVICE AND OR DISTRIBUTION/TRANSMISSION LINES. UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS IN THIS ARTICLE WHEN ESTABLISHING DISTRIBUTION AND TRANSMISSION LINES. WHEN ESTABLISHING NEW UTILITY SERVICE, SERVICES SHOULD BE ROUTED BETWEEN THE SERVICE POLE OR TRANSMISSION AND DISTRIBUTION LINES AND THE BUILDING BEING SERVED IN A MANNER THAT DOES NOT REQUIRE THE REMOVAL OF A PROTECTED OR FEATURE TREE. ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THIS ARTICLE.

TREE MITIGATION TABLE					
TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION (*SEE NOTES)
96	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	EXEMPT - ULTIY EASEMENT
97	LIVE OAK	<i>Quercus virginiana</i>	6	REMOVED	EXEMPT - ULTIY EASEMENT
98	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	EXEMPT - ULTIY EASEMENT
99	LIVE OAK	<i>Quercus virginiana</i>	12	REMOVED	EXEMPT - ULTIY EASEMENT
100	HACKBERRY	<i>Celtis occidentalis</i>	16	REMOVED	EXEMPT - ULTIY EASEMENT
101	LIVE OAK	<i>Quercus virginiana</i>	8	REMAIN	EXEMPT - ULTIY EASEMENT
102	LIVE OAK	<i>Quercus virginiana</i>	10	REMOVED	EXEMPT - ULTIY EASEMENT
103	CEDAR ELM	<i>Ulmus crassifolia</i>	10	REMOVED	EXEMPT - ULTIY EASEMENT
104	LIVE OAK	<i>Quercus virginiana</i>	6	REMOVED	EXEMPT - ULTIY EASEMENT
105	LIVE OAK	<i>Quercus virginiana</i>	10	REMOVED	EXEMPT - ULTIY EASEMENT
106	LIVE OAK	<i>Quercus virginiana</i>	10	REMOVED	EXEMPT - ULTIY EASEMENT
107	CEDAR ELM	<i>Ulmus crassifolia</i>	8	REMOVED	EXEMPT - ULTIY EASEMENT
108	CEDAR ELM	<i>Ulmus crassifolia</i>	6	REMAIN	
109	LIVE OAK	<i>Quercus virginiana</i>	6	REMOVED	EXEMPT - ULTIY EASEMENT
110	LIVE OAK	<i>Quercus virginiana</i>	14	REMOVED	EXEMPT - ULTIY EASEMENT
111	LIVE OAK	<i>Quercus virginiana</i>	12	REMOVED	EXEMPT - ULTIY EASEMENT
112	CEDAR ELM	<i>Ulmus crassifolia</i>	10	REMAIN	
113	LIVE OAK	<i>Quercus virginiana</i>	10	REMAIN	
114	LIVE OAK	<i>Quercus virginiana</i>	8	REMAIN	
115	LIVE OAK	<i>Quercus virginiana</i>	12	REMAIN	
116	LIVE OAK	<i>Quercus virginiana</i>	12	REMAIN	
137	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	EXEMPT - ULTIY EASEMENT
138	LIVE OAK	<i>Quercus virginiana</i>	6	REMAIN	
144	LIVE OAK	<i>Quercus virginiana</i>	10	REMOVED	10
146	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	8
147	LIVE OAK	<i>Quercus virginiana</i>	6	REMOVED	6
149	LIVE OAK	<i>Quercus virginiana</i>	10	REMOVED	10
155	LIVE OAK	<i>Quercus virginiana</i>	6	REMOVED	6
156	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	EXEMPT - ULTIY EASEMENT
157	LIVE OAK	<i>Quercus virginiana</i>	12	REMAIN	
158	LIVE OAK	<i>Quercus virginiana</i>	8	REMAIN	
159	LIVE OAK	<i>Quercus virginiana</i>	14	REMAIN	
160	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	12	REMAIN	
202	CEDAR ELM	<i>Ulmus crassifolia</i>	6	REMOVED	6
203	CEDAR ELM	<i>Ulmus crassifolia</i>	10	REMOVED	10
204	CEDAR ELM	<i>Ulmus crassifolia</i>	8	REMOVED	8
205	CEDAR ELM	<i>Ulmus crassifolia</i>	8	REMOVED	8
206	CEDAR ELM	<i>Ulmus crassifolia</i>	14	REMOVED	14
207	CEDAR ELM	<i>Ulmus crassifolia</i>	18	REMOVED	18
208	CEDAR ELM	<i>Ulmus crassifolia</i>	8	REMOVED	8
209	CEDAR ELM	<i>Ulmus crassifolia</i>	14	REMOVED	14
210	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	8
211	LIVE OAK	<i>Quercus virginiana</i>	8	REMOVED	8
212	CEDAR ELM	<i>Ulmus crassifolia</i>	8	REMAIN	
213	CEDAR ELM	<i>Ulmus crassifolia</i>	16	REMAIN	
214	CEDAR ELM	<i>Ulmus crassifolia</i>	12	REMOVED	12
215	CEDAR ELM	<i>Ulmus crassifolia</i>	4	REMOVED	4
216	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	14	REMOVED	7
217	HACKBERRY	<i>Celtis occidentalis</i>	16	REMOVED	EXEMPT - ULTIY EASEMENT
218	HACKBERRY	<i>Celtis occidentalis</i>	12	REMOVED	EXEMPT - ULTIY EASEMENT
219	HACKBERRY	<i>Celtis occidentalis</i>	14	REMOVED	EXEMPT - ULTIY EASEMENT
TOTAL REQUIRED MITIGATION CALIPER INCHES					165.00
TOTAL TREE PROVIDED @ MINIMUM 4" CALIPER					165



**ARCHITECT**

**KILLIAN**  
STUDIO OF ARCHITECTURE

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2018.101  
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**TREE PRESERVATION PLAN**

**TM1.2**  
 SHEET NUMBER  
 SP2018-029





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BY MARRIOTT

**PROJECT**  
**TOWNEPLACE SUITES BY MARRIOTT**  
**ROCKWALL, TEXAS**

**PROJECT ADDRESS**  
I-30 HIGHWAY  
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101  
PROJECT NUMBER

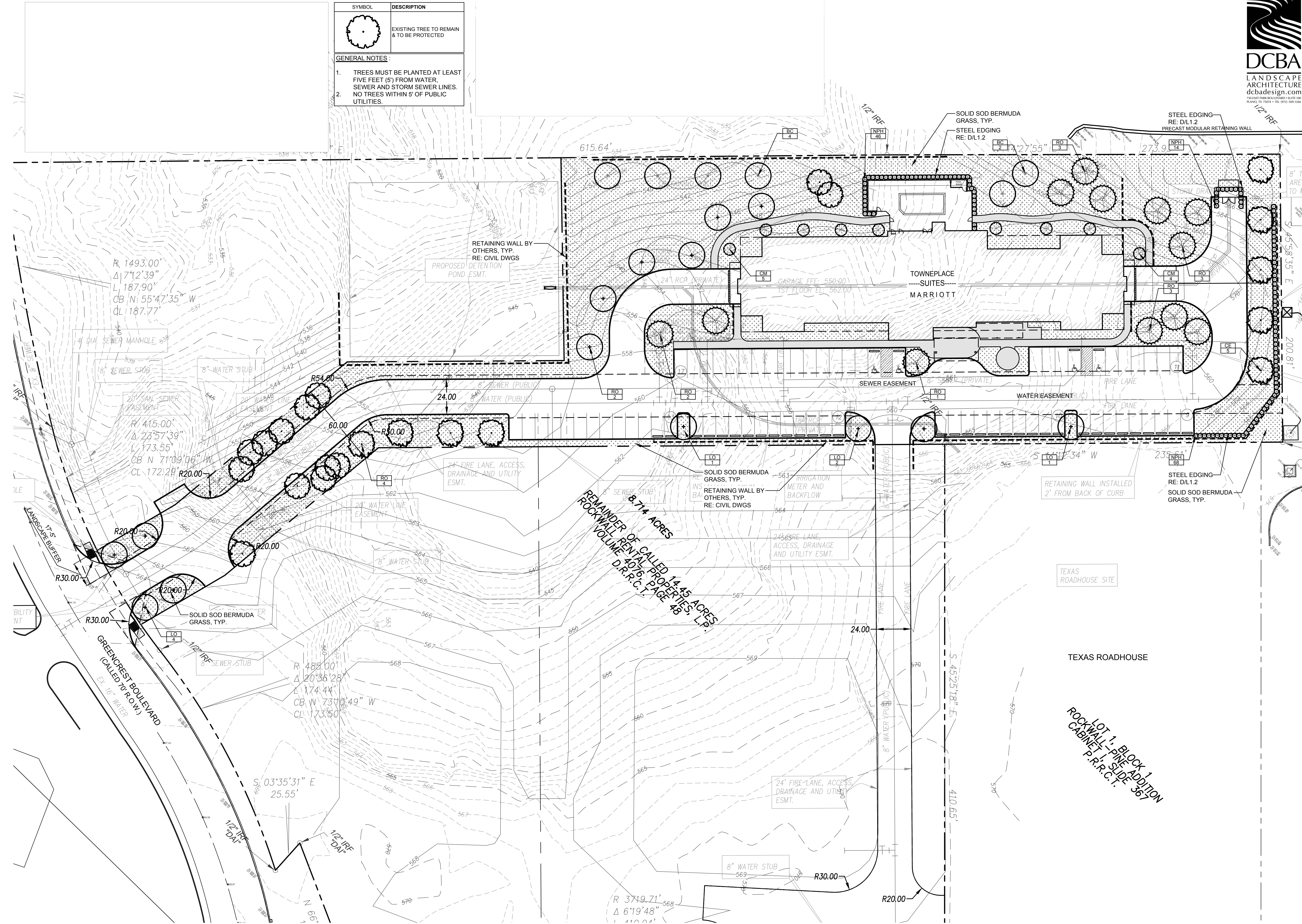
**LANDSCAPE PLAN**

**L1.1**  
SHEET NUMBER  
SP2018-029

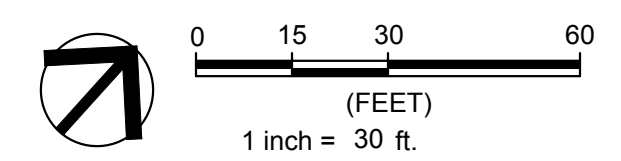
SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

**GENERAL NOTES:**

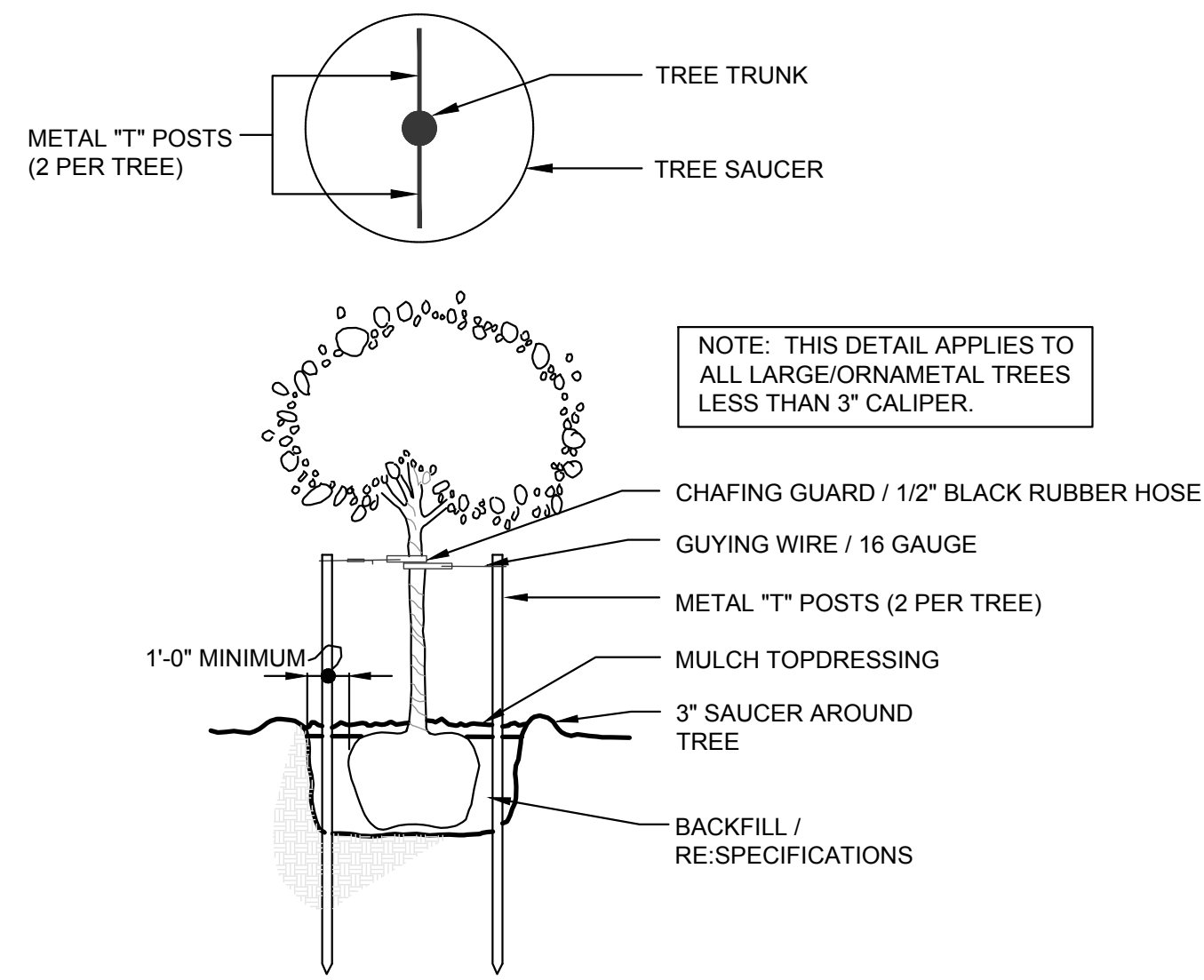
- TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
- NO TREES WITHIN 5' OF PUBLIC UTILITIES.



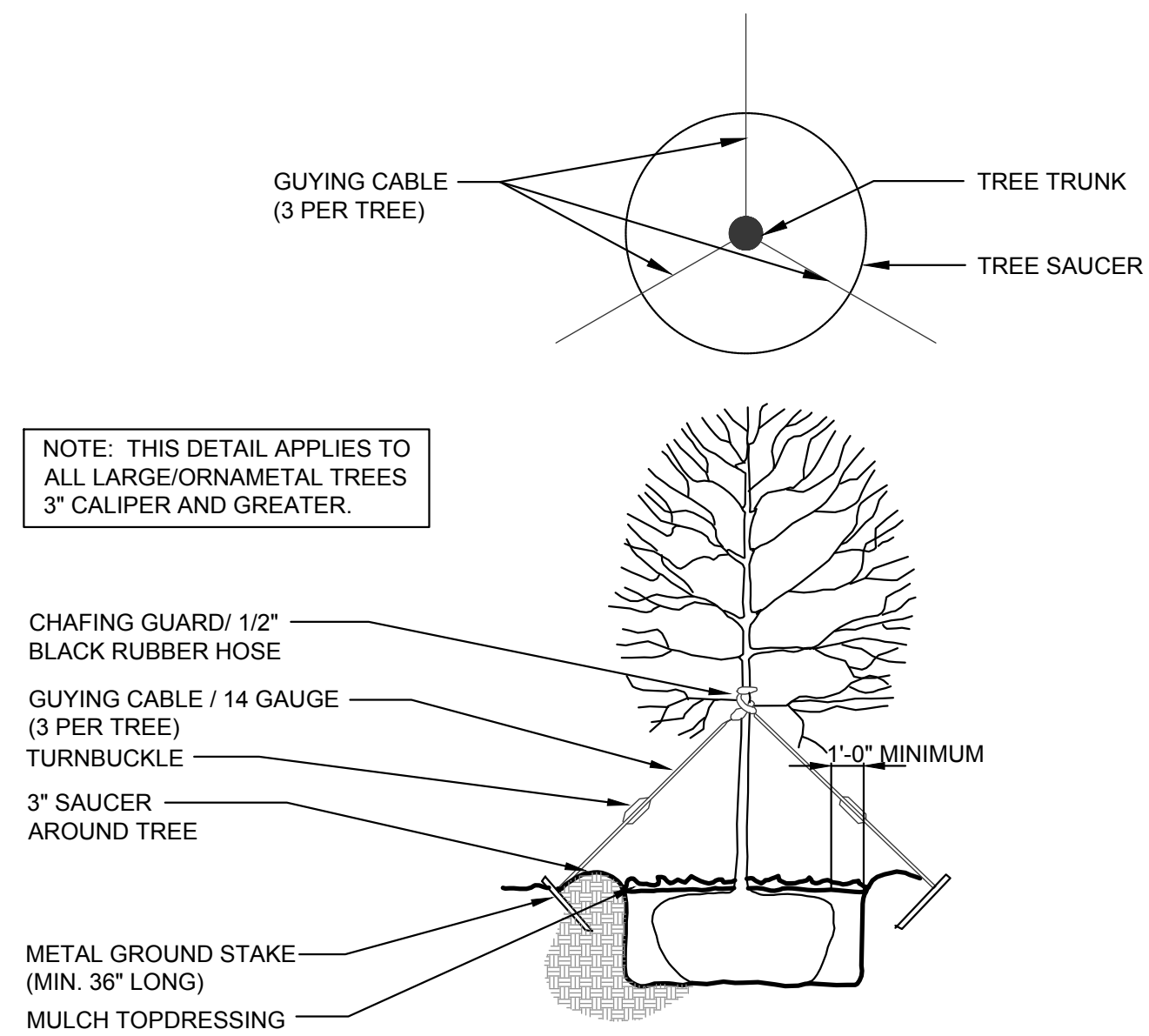
**A LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"  
PLAN VIEW



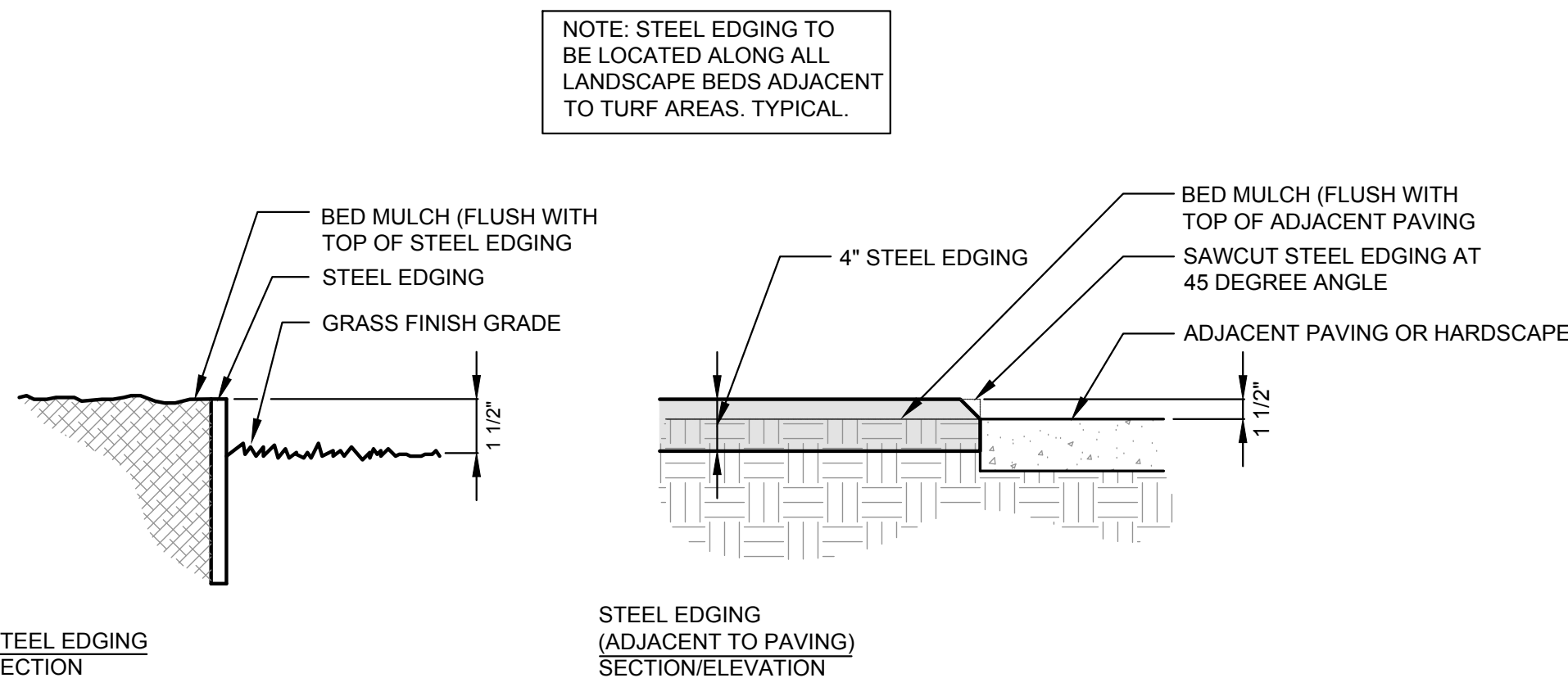




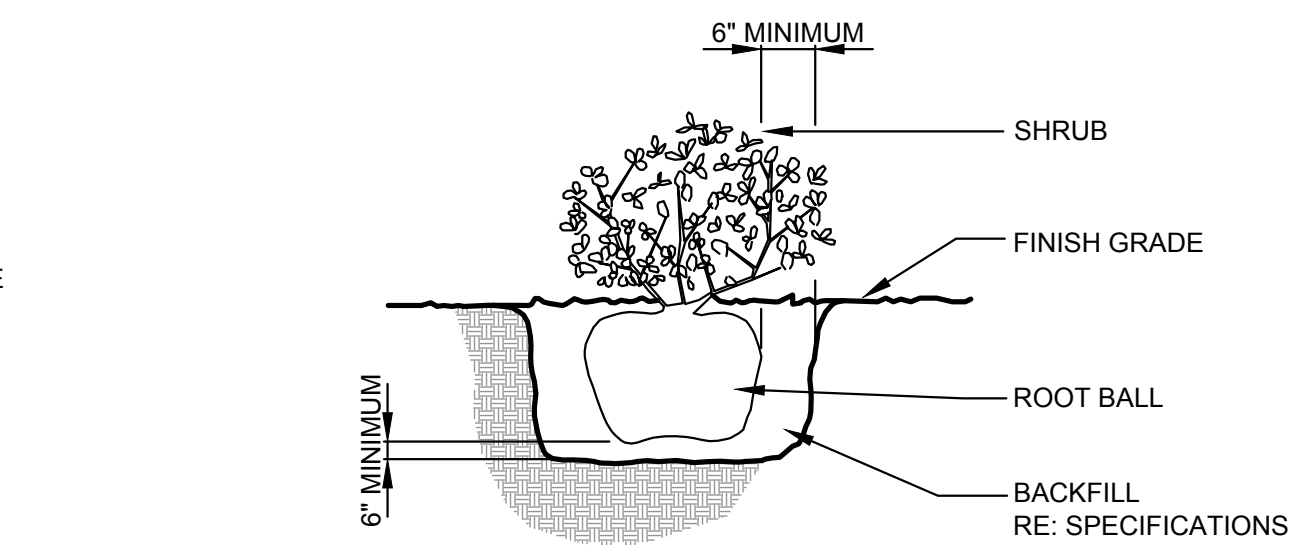
**B** TREE STAKING DETAIL  
SCALE: N.T.S. SECTION/ELEVATION



**A** TREE GUYING DETAIL  
SCALE: N.T.S. SECTION/ELEVATION



**D** STEEL EDGING  
SCALE: N.T.S. SECTION/ELEVATION



**C** SHRUB PLANTING DETAIL  
SCALE: N.T.S. SECTION/ELEVATION

**PLANT LIST**

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	<i>Quercus virginiana</i>	100 gallon; minimum 4" caliper x 15' height x 6' spread	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
RO	12	SHUMARD RED OAK	<i>Quercus shumardii</i>	100 gallon; minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	9	CEDAR ELM	<i>Ulmus crassifolia</i>	100 gallon; minimum 4" caliper x 16' height x 7' spread	Container-grown; full head; matched.
BC	6	BALD CYPRESS	<i>Taxodium distichum</i>	65 gallon; minimum 4" caliper x 12' height x 6' spread.	Container-grown; full head; clear trunk.
CM	9	'MUSKOGEE' CRAPE MYRTLE	<i>Lagerstroemia indica 'Muskogee'</i>	30 gallon; minimum 7" height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
NPH	128	NEEDLE POINT HOLLY	<i>Ilex cornuta 'Needlepoint'</i>	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.

**LANDSCAPE GENERAL NOTES:**

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
- ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



ARCHITECT

**KILLIAN**

STUDIO OF ARCHITECTURE  
KEN KILLIAN STUDIO OF ARCHITECTURE  
10670 N. CENTRAL EXPWY | SUITE 600  
DALLAS, TEXAS 75231  
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA  
TX REG. NO. 19489

SEAL

**PRELIMINARY DOCUMENT**

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

OWNER

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DALLAS, TEXAS 75231  
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MARRIOTT

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CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER

FC CUNY CORPORATION  
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HEATH, TEXAS 75032  
(469) 402-7700  
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER

MK ENGINEERS AND ASSOCIATES, INC  
400 CHISHOLM PLACE, SUITE 106  
PLANO, TX 75075  
214-501-3354  
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC  
45 FM 3356  
VAN ALSTYNE, TX 75495  
903-375-9303 EXT.103  
CONTACT: ADAM HARRIS, PE

**TOWNEPLACE SUITES®**  
BY MARRIOTT

PROJECT

**TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS**

PROJECT ADDRESS

I-30 HIGHWAY  
ROCKWALL, TEXAS

REV.	DATE	ISSUE
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2018.101

PROJECT NUMBER

**LANDSCAPE DETAILS & NOTES**

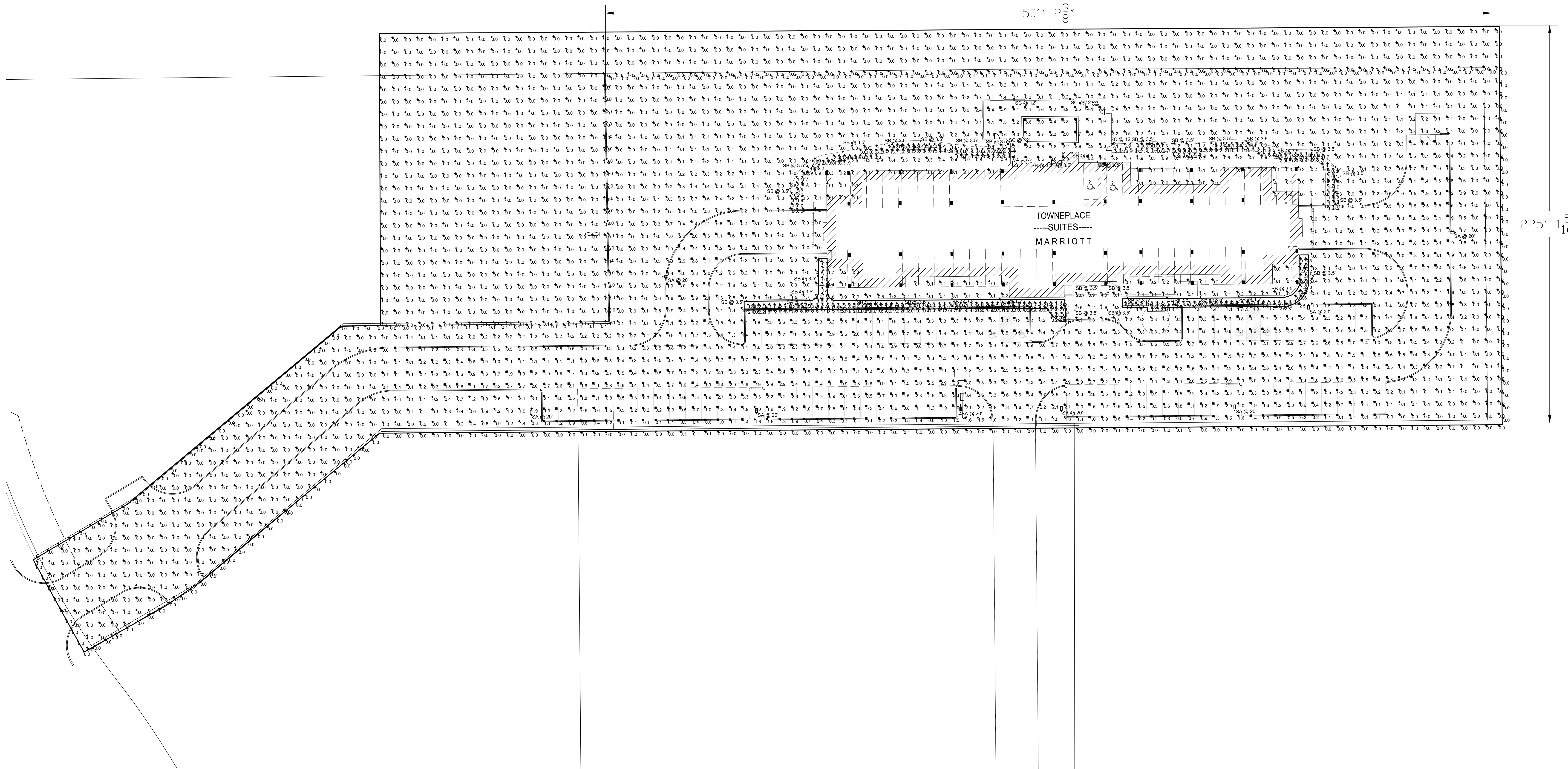
**L1.2**

SHEET NUMBER  
SP2018-029



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
SA	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	LED	1	DSX0_LED_P3_30K_BLC_MVOLT.ies	6428	1	71
SB	SB	36	Louis Poulsen Lighting	FLINDT-B-43.3IN-15W LED/3000K-120-277V/60HZ-[FINISH]-(MOUNT)-DIM 0-10V	Flint Pullert 3000K - ny MC- Pet 21-05-14	LED 3000K	1	91608_US_LITMS_FLINDT_B_LED_30K_IV00_B0100.ies	538	1	14
SC	SC	4	Lumina Canada Inc.	MA21-L1W30R1-R2-[VOLT]-(FINISH)-K3-BLC	Maya with Back Light Control	(1) BXRC-40E400F Round LED Array c/w Thomas Research Driver LED40W-036-C1100-D @ 120.00V	1	MA20_21-BLC-L1W30-R2.ies	2463	1	34

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKWAY	+	2.6 fc	13.0 fc	0.1 fc	130.0:1	26.0:1
FRONT WALKWAY 2	+	3.3 fc	12.3 fc	0.2 fc	61.5:1	16.5:1
PARKING & DRIVE	X	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
POOL DECK	X	4.0 fc	9.4 fc	0.5 fc	18.8:1	8.0:1
POOL WALKWAY 1	+	3.4 fc	18.7 fc	0.0 fc	N/A	N/A
POOL WALKWAY 2	+	3.4 fc	18.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	20.7 fc	0.0 fc	N/A	N/A



SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=13.3% → 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL: 121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

1 SITE PHOTOMETRIC  
SCALE: 1" = 25'

**RES**  
Root Engineering Services  
Mechanical, Electrical & Plumbing Systems Consultant  
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PHONE 847-249-8398 FAX 847-778-1603  
45 FM 3856 VAN ALSTINE, TX 75485  
PHONE 903-375-8303 FAX 847-778-1503  
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #15016

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CONTRACTOR  
**KEN KILLIAN**  
**STUDIO O ARCHITECTURE**  
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214-57-3652

PROJECT  
**TOWNSHIP SUITES**  
MARRIOTT  
I-30 HIGHWAY  
ROCKWALL, TEXAS

DRAWING ISSUE REVISION  
DATE: 09/27/2018  
D: 01  
OR REVIEW  
The Professional seal affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. Other drawings and calculations not submitted for review and seal are considered prepared by the responsibility of the contractor.  
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SITE PHOTOMETRIC PLAN  
SP2018-029  
PROJECT: **PM1**  
DATE: 09/27/2018  
DRAWN BY: AM TK PW  
CHECKED BY: SA  
DATE: 09/27/2018  
SCALE: 1" = 25'