

FIRE LANE STRIPING
SPECIFICATIONS AND REQUIREMENTS

THE ACCESS ROADWAY AND/OR FIRE LANE SHALL BE STRIPED ON A PAVED SURFACE, AND BE CLEARLY MARKED ON THE PAVEMENT WITH A "RED" LINE AT LEAST FOUR (4) INCHES WIDE. "NO PARKING" AND "FIRE LANE" IN NOT LESS THAN FOUR (4) INCH LETTERS IN "WHITE" SHALL BE PLACED EVERY OTHER FIFTEEN (15) FEET ON THE STRIP. WHERE THE FIRE LANE IS ADJACENT TO A CURB, THE ENTIRE CURB SHALL BE PAINTED. A LEGEND STATING "NO PARKING - FIRE LANE" OF A MINIMUM OF EIGHTEEN (18) INCHES PAINTED IN "YELLOW" SHALL BE PLACED AT ALL ENTRANCES TO THE FIRE LANE (LETTERING MAY BE LARGER, BUT 18" IS MINIMUM). ALL FIRE LANES SHALL CONNECT AT BOTH ENDS TO A DEDICATED STREET OR BE CONSTRUCTED WITH TURNAROUND AREAS AT THE DEAD-END WITH A MINIMUM RADIUS OF FIFTY (50) FEET. ALL PAINT REFERRED TO SHALL BE A TRAFFIC MARKING PAINT.

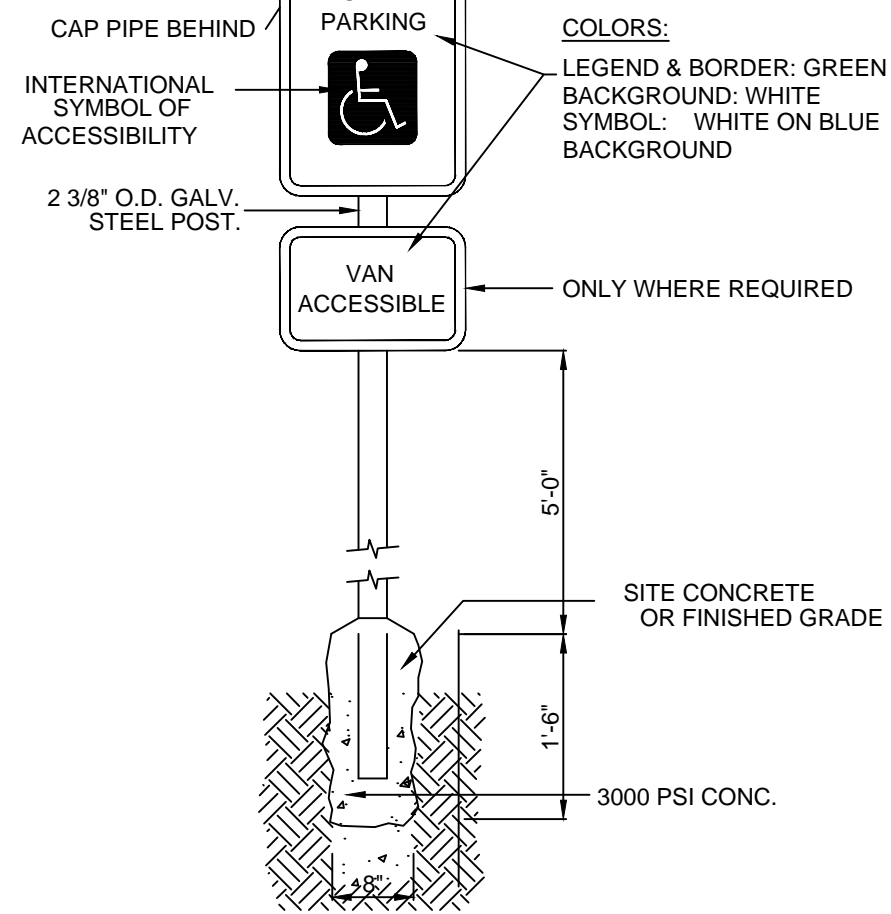
WHEN REQUIRED DURING CONSTRUCTION OR OTHER TEMPORARY USE, APPROVED SIGNS SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. SIGN MUST BE SECURED SO THAT THEY CANNOT BE MOVED UNTIL PERMANENT FIRE LANE IS PAINTED.

- FIRELANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIME DURING CONSTRUCTION
- FIRELANE STRIPING & PAVING SPECIFICATIONS SHALL BE PER CITY'S GENERAL DESIGN STANDARDS DETAIL
- FIRELANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

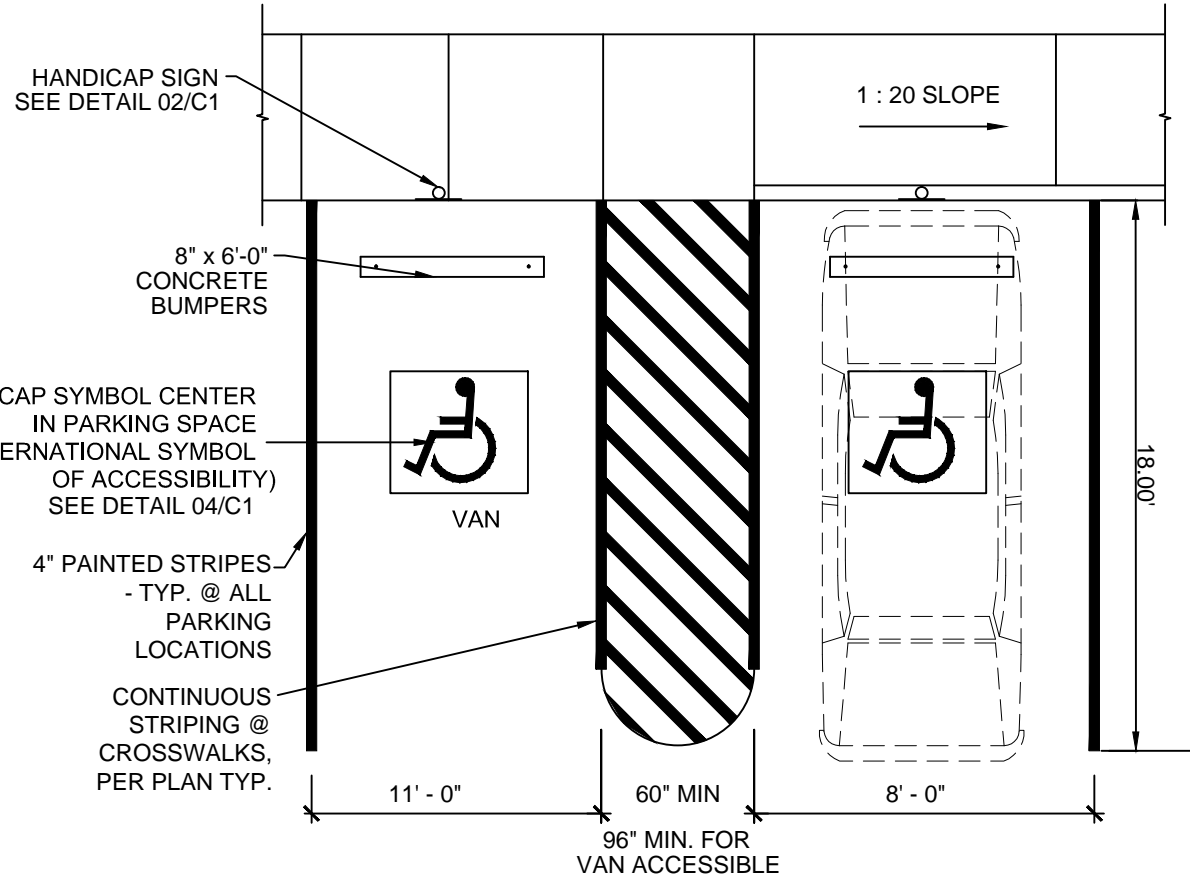
GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS.
- CONTRACTOR SHALL PROVIDE "AS BUILT" PLANS TO THE ENGINEER SO THAT THE REPRODUCIBLE OF THE ENGINEERING PLANS MAY BE CORRECTED TO REFLECT "AS BUILT" CONDITIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE AND MAINTAIN ALL NECESSARY WARNING AND SAFETY DEVICES (FLASHING LIGHTS, BARRICADES, SIGNS, ETC.) TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL THE WORK HAS BEEN COMPLETED AND ACCEPTED BY THE CITY.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY IN THE FIELD ANY UTILITIES THAT MAY CONFLICT WITH HIS CONSTRUCTION. AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION IN THE VICINITY OF UNDERGROUND UTILITIES, NOTIFY THE FOLLOWING APPLICABLE:

PER CITY REQUIREMENTS



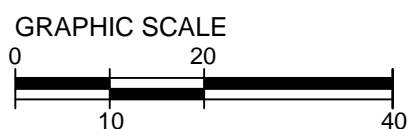
02 DETAIL - HANDICAP SIGN
SCALE: NONE



- ACCESSIBLE ROUTE NOTES:
- MAXIMUM LONGITUDINAL SLOPE: 1:20
 - MAXIMUM CROSS SLOPE, INCLUDING PARKING AISLE: 1:50

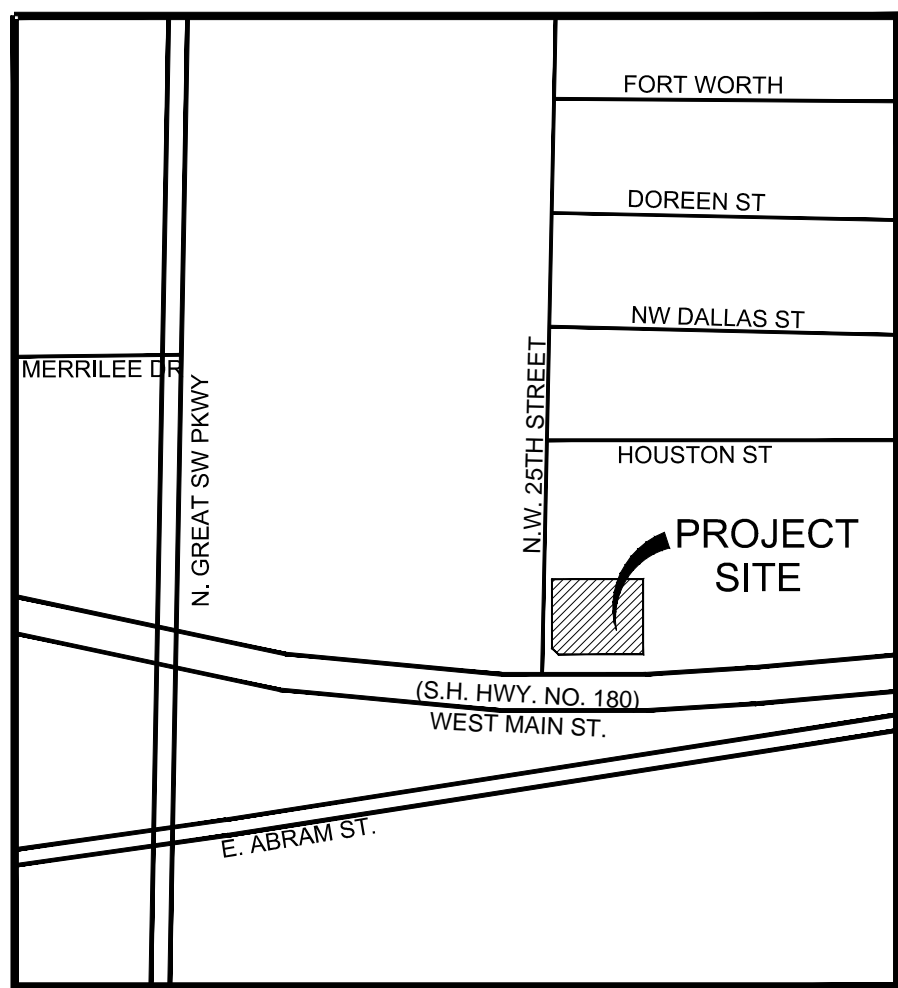
03 DETAIL - HANDICAP PARKING GRAPHICS
SCALE: NONE

01 ENGINEERING SITE PLAN AND DIMENSION CONTROL
SCALE: 1" = 20'-0"



- ZONING:
- BUILDING SIZE 1 & 2 = 21,714.00 S.F.
 - IMPERVIOUS AREA = 35,964.19 S.F.
 - IMPACT ZONE: NORTH

STANDARD	REQUIRED	PROVIDED	MEETS
1. FRONT YARD	25 FEET	25.00 FEET	✓
2. REAR YARD	0 FEET	7.50 FEET	✓
3. SIDE YARD	10 FEET	11.27 FEET	✓
4. BUILDING SEPARATION	25 FEET	20.00 FEET	✓
5. F.A.R. / MAX. AREA	1: 1/ 1	0.42	✓
6. LOT WIDTH	100 FEET	235.07 FEET	✓
7. LOT DEPTH	150 FEET	195.63 FEET	✓
8. MAX. HEIGHT	50 FEET	30' - 6 3/8"	✓
9. MIN. LOT AREA	15,000 SQ.FT.	49,614.84 SQ.FT.	✓
10. PARKING	43 SPACES	47 SPACES	✓
11. ACCESSIBLE PARKING	2 SPACES	2 SPACES	✓
12. MINIMUM MASONRY	85%	91%	✓



VICINITY MAP
SCALE: NONE

"CASE NUMBER SU60202/S160201"

GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION, AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION, DEPTH, SIZE, AND ANY RELEVANT INFORMATION OF ALL PROPOSED ABOVE AND UNDERGROUND UTILITIES INCLUDING GAS, FIBER OPTIC, EXCAVATION, COMMUNICATION CABLES, AND THE LIKE, PRIOR TO PERFORMING ANY GROUND WORK, EXCAVATION, EMBANKMENT FILL OR POLE DRILLING RELATED TO ONSITE OR OFF SITE WORK FOR THIS PROJECT.

OWNERSHIP AND USE OF DRAWINGS

THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER, J. EISENHOUR CONSULTING LLC, ARE INSTRUMENTS OF SERVICE THROUGH WHICH THE CONTRACTOR SHALL EXECUTE THE WORK DESCRIBED HEREIN. ONLY THE ENGINEER SHALL OWN, CLAIM AUTHORSHIP, CLAIM COPYRIGHT OR RETAIN ANY OTHER RESERVED RIGHTS ON THESE DRAWINGS UNLESS OTHERWISE AGREED TO OR PROVIDED IN WRITING BY THE ENGINEER. THESE DRAWINGS SHALL NOT BE COPIED, REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THESE DRAWINGS SHALL BE USED SOLELY FOR THE PROJECT, THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ARE PERMITTED TO USE OR REPRODUCE PORTIONS OF THE DRAWINGS RELATIVE TO THEIR PERFORMANCE CONTRACT AS SPECIFIED IN THE CONTRACT DOCUMENTS. THESE DRAWINGS SHALL NOT BE USED BY THE CONTRACTOR, SUBCONTRACTOR, MATERIAL OR EQUIPMENT SUPPLIER ON OTHER PROJECTS OR ON ADDITIONS TO THIS PROJECT OUTSIDE THE ORIGINAL SCOPE OF WORKS WITHOUT THE SPECIFIC WRITTEN CONSENT OF THE ENGINEER. OFFICIAL SUBMISSION OF THESE PLANS TO REGULATORY AGENCIES SHALL ONLY MEAN COMPLIANCE TO REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.



Land Development Building Design

1044 Morningstar Court
Mesquite, TX 75150
Cell No: 972.415.1730
Fax: 972.415.1730

PROJECT NAME: ENGINEERING SITE PLAN AND DIMENSION CONTROL
PROP. 2 - STORY INDEPENDENT HOTEL
2478 WEST MAIN ST., N.W. 25TH ST.,
CITY OF GRAND PRAIRIE
1.139 ACRES

OWNER/DEVELOPER: A & M DEVELOPER LLC
7701 LAS COLINAS RIDGE, STE 250
IRVING, TEXAS 75063

ENGINEER COMPANY: E.M. FAGGETT ENGINEERING
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS:

FOR P & Z

PROJECT MANAGER: FREDERICK L. GATELA

DESIGN COORDINATOR:

REVISION DATE: 05/06/16

DATE: 05/06/16

DATE: 05/06/16

ENGINEER: STONED/SEALED

DATE: 05/06/16

DATE: 05/06/16

DATE: 05/06/16

DATE: 05/06/16

DATE: 05/06/16

DATE: 05/06/16

SHEET:

C1

OF:



GENERAL CONSTRUCTION NOTES

IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY, PROVIDE INFORMATION AND COORDINATE WITH THE CITY/COUNTY UTILITY DEPARTMENTS AND OTHER UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING AND ANY NEW UTILITY LINES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, TELEPHONE, CABLE, AND FIBER OPTIC CABLES, AND THE LAKE, PRIOR TO PERFORMING ANY DIRT WORK, EXCAVATION, EMBANKMENT FILL OR PILE DRILLING RELATED TO ROADS OR OTHER SITE WORK FOR THIS PROJECT.


OWNERSHIP AND USE OF DRAWINGS

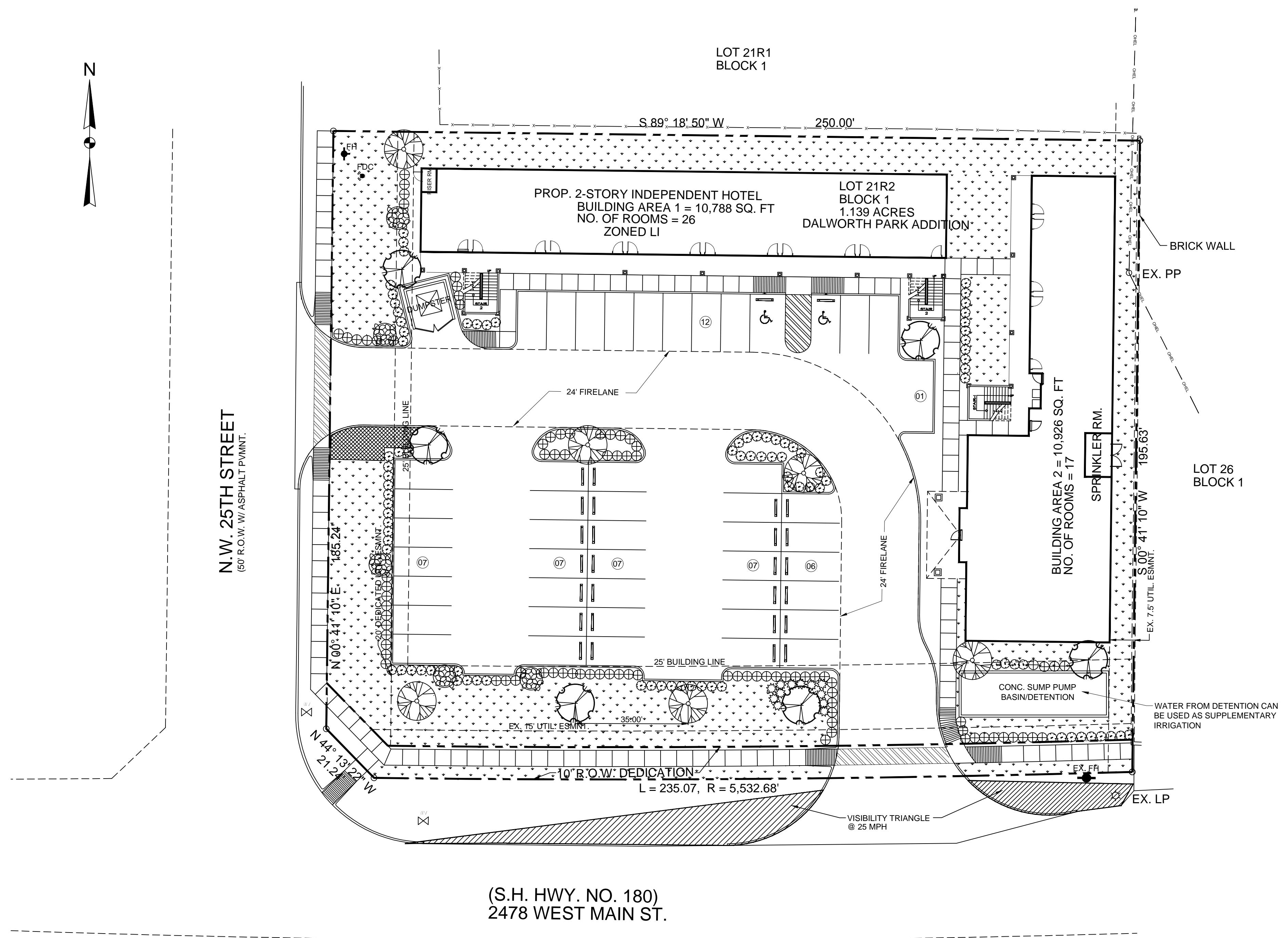
THESE DRAWINGS WHETHER PRINTED OR ELECTRONIC IN FORM, PREPARED BY THE ENGINEER, J.R. EISENHOUR CONSULTING LLC, OR BY ANY OTHER PERSON OR ENTITY, ARE THE PROPERTY OF THE ENGINEER AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THE ENGINEER SHALL NOT BE USED TO REPRODUCE OR TRANSMIT ANY INFORMATION OR ANY OTHER INFORMATION THAT IS NOT SPECIFICALLY REVISED OR TRANSMITTED TO ANY THIRD PARTY.

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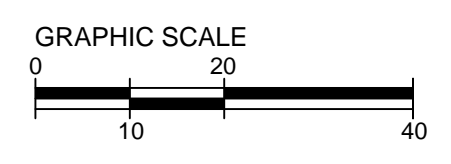
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THESE DRAWINGS ARE FOR INFORMATION ONLY. ANY CHANGES TO THESE DRAWINGS FOR THE PURPOSE OF REGULATORY REQUIREMENTS AND SHALL NOT BE CONSTRUED AS PUBLICATION OR LOSS OF ENGINEER'S COPYRIGHTS OR OTHER RESERVED RIGHTS.

 EISENHOUR <i>Consulting, LLC</i>	
Land Development Building Design	
<div style="display: flex; justify-content: space-between; font-size: 0.8em;"> 1044 Morningdale Court Mesquite, TX. 75150 Cell No: 972.415.1730 Tele/Fax: 214.501.2697 </div>	
PROJECT NAME : <div style="text-align: center;"> TRASH ENCLOSURE DETAILS PROP. 2 - STORY INDEPENDENT HOTEL 2478 WEST MAIN ST., N.W. 25TH ST., CITY OF GRAND PRAIRIE 1.193 ACRES </div>	
OWNER/DEVELOPER : <div style="text-align: center;"> A & M DEVELOPER LLC 7701 LAS COLINAS RIDGE, STE 250 IRVING, TEXAS 75063 </div>	
ENGINEER COMPANY : <div style="text-align: center;"> E. M. FAGGETT ENGINEERING P.O. BOX 17605 FORT WORTH, TEXAS 76102 </div>	
PROJECT STATUS: <div style="text-align: center; border: 1px solid black; padding: 2px; font-weight: bold;">FOR P & Z</div> PROJECT MANAGER: FREDERICK L. GATELA DESIGN COORDINATOR: _____ REVISION DATE: 05/06/16 ISSUE DATE: 05/06/16 DRAWING BY:	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> ENGINEER SIGNED/SEALED : <div style="border-bottom: 1px solid black; width: 100%;"></div> </div> <div style="width: 45%; text-align: right;"> SHEET : <div style="font-size: 3em; font-weight: bold; margin-top: 20px;">C1a</div> </div> </div> <div style="margin-top: 20px; font-size: 0.8em;"> <p>DATE _____</p> <p>ON THE DATE INDICATED HEREIN, ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.</p> </div>
DATE: _____	
DATE: _____	
DATE: _____	



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



ZONING DISTRICT: LI = 4% REQUIRED LANDSCAPE

TOTAL LOT AREA = 49,614.84 S.F.

LANDSCAPE TABLE DATA:

STANDARD	REQUIRED	PROVIDED	MEETS
1. MINIMUM LANDSCAPE AREA FOR LI ZONING	4%	27.51%	✓
2. MINIMUM LANDSCAPE AREA REQUIRED	1,984.99 S.F.	14,721.14 S.F.	✓
3. STREET TREES REQUIREMENTS ONE SHADE TREE / 500.0 S.F. OF REQUIRED L.S.	4 TREES	9 TREES	✓
4. PARKING LOT TREES (1 TREE/20 PARKING SPACES)	3 TREES	4 TREES	✓
5. SCREEN SHRUBS 1 SHRUB/ 3 LF OF FRONT (348.68 FT.)	116 SHRUBS	117 SHRUBS	✓

PLANT LIST :

QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING
06	SHUMARD RED OAK	QUERCUS SHUMARDII	3.0" CALIPER AT THE TIME OF PLANTING
06	LIVE OAK	QUERCUS VIRGINIANA	3.0" CALIPER AT THE TIME OF PLANTING
02	CRAPE MYRTLE (3:1 RATIO OF LARGE TREES)	LAGERSTROEMIA INDICA	1" CAL., CANE MIN. 8' HT.
88	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	36" HEIGHT AT THE TIME OF PLANTING, 36" O.C.
91	DWARF CRAPE MYRTLE	LAGERSTROEMIA INDICA	36" HEIGHT AT THE TIME OF PLANTING, 36" O.C.

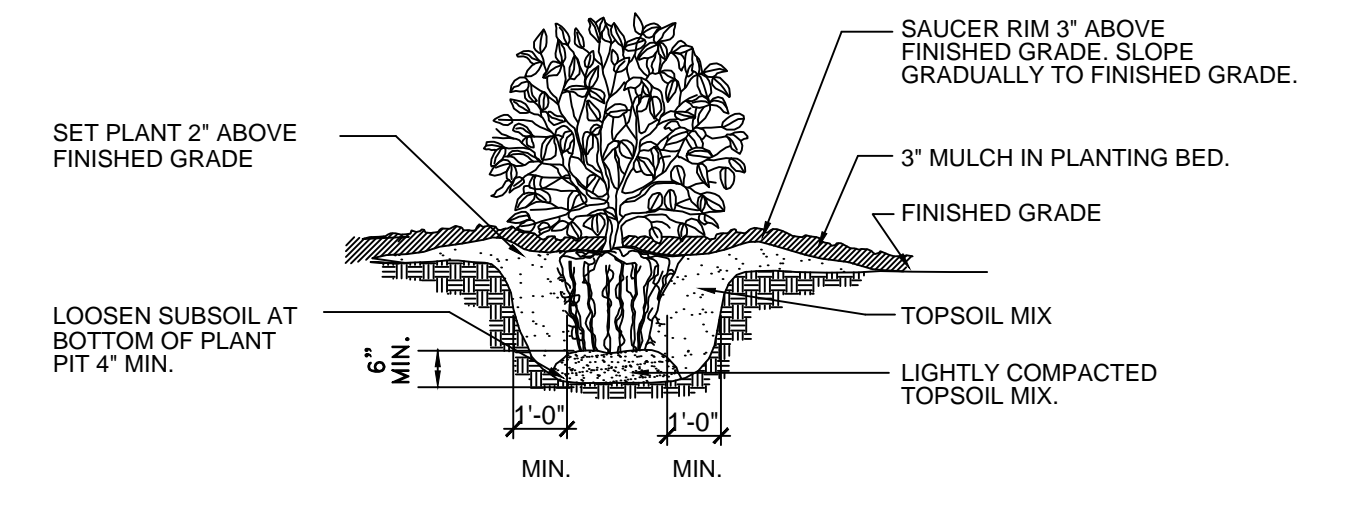
PLANTING LEGEND	
	SHUMARD RED OAK
	LIVE OAK
	CRAPE MYRTLE
	DWARF BURFORD HOLLY
	DWARF CRAPE MYRTLE
	SEASONAL PLANT
	SEASONAL COLOR BED
	BERMUDA GRASS

GENERAL LANDSCAPE NOTES

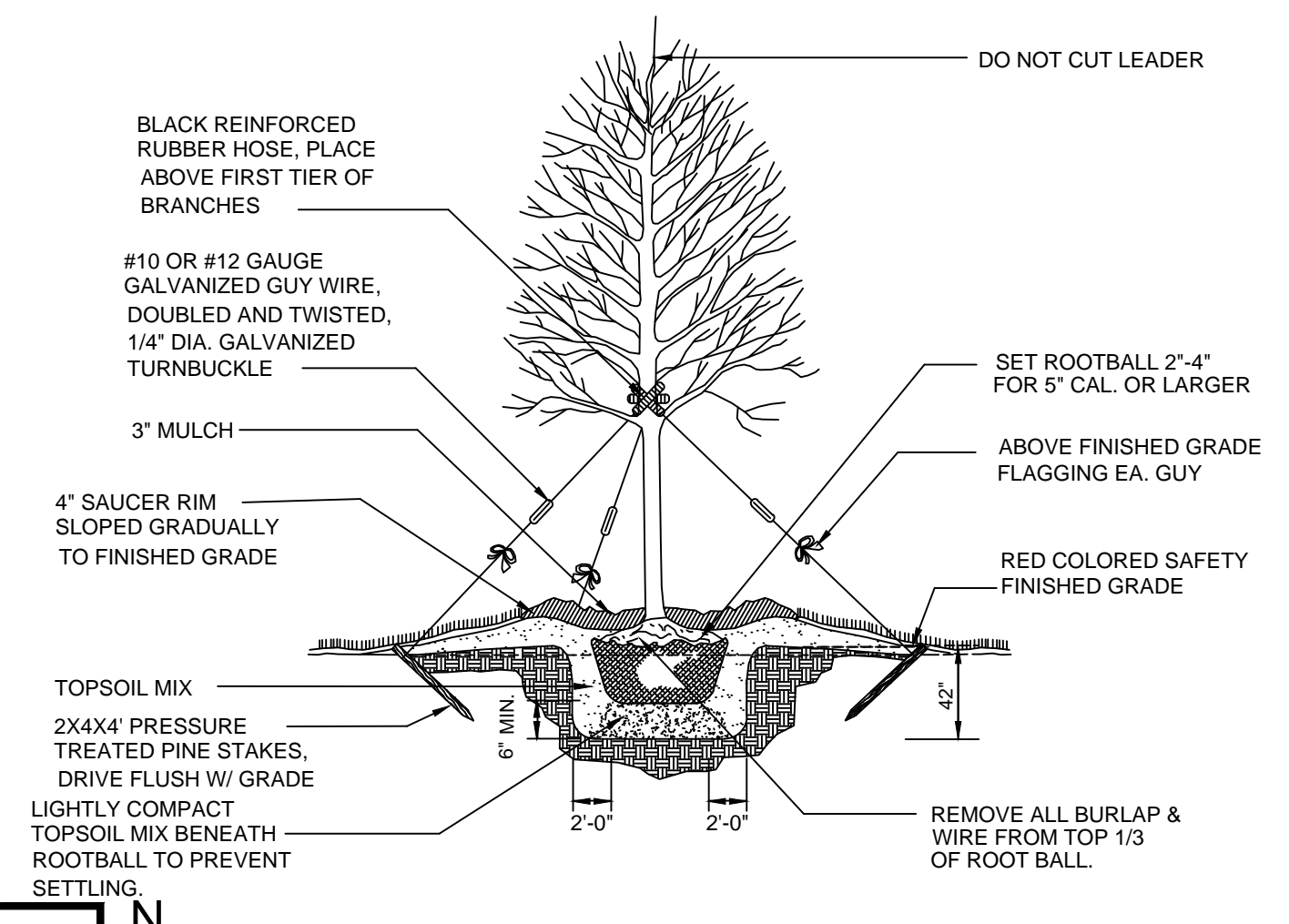
- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF GRAND PRAIRIE, TEXAS.
- AS UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
- ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREES LAWN AREAS UNLESS OTHERWISE NOTED.
- ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
- REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.

TREE NOTES:

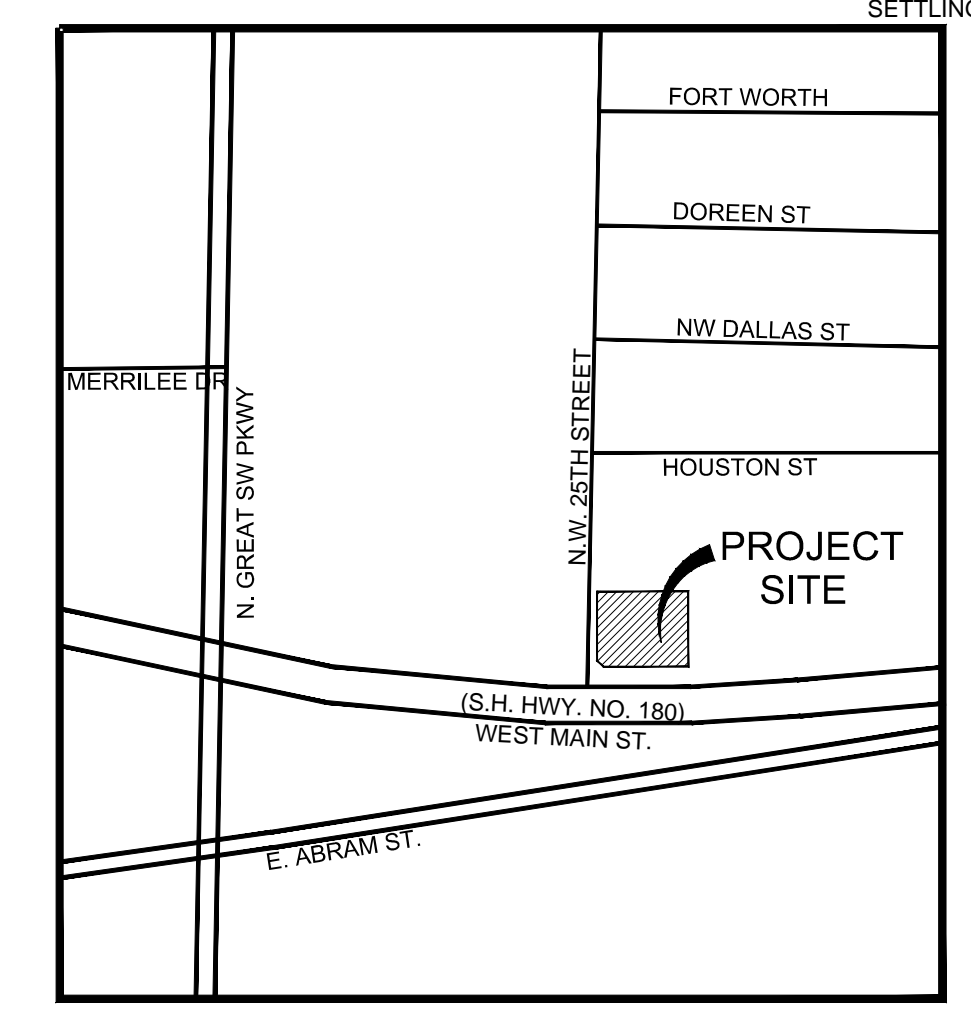
- AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES (3") CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
- APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING. KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
- PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.



02 SHRUB PLANTING DETAIL
SCALE: NONE



03 TREE PLANTING DETAIL
SCALE: NONE



VICINITY MAP
SCALE: NONE
"CASE NUMBER SU60202/S160201"

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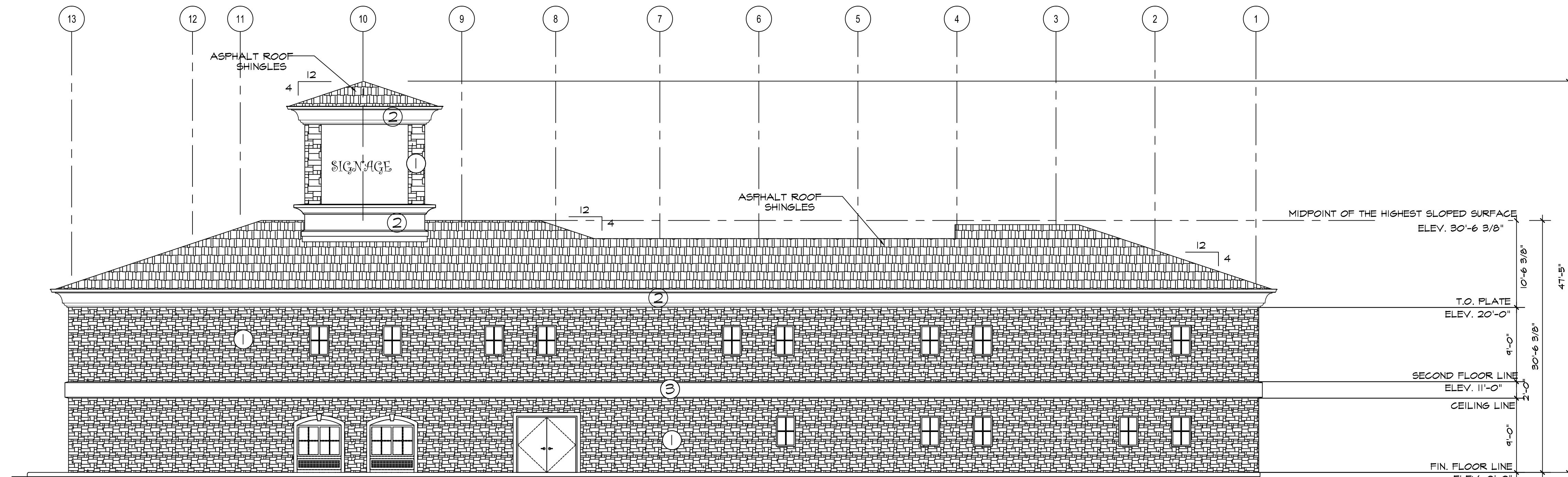
EISENHOUR
Consulting, LLC
Land Development Building Design
1044 Morningside Court
Mesquite, TX 75150
Cell No: 972-415-1730
Fax: 972-415-2997

PROJECT NAME :
**LANDSCAPE PLAN
PROP. 2 - STORY INDEPENDENT HOTEL**
2478 WEST MAIN ST., N.W. 25TH ST.,
CITY OF GRAND PRAIRIE
1.139 ACRES

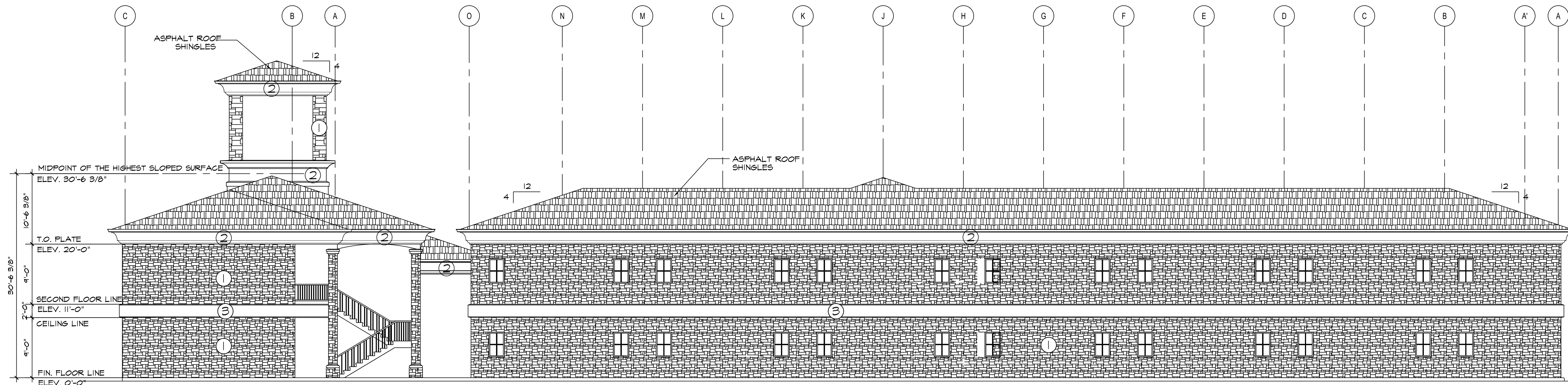
OWNER/DEVELOPER :
A & M DEVELOPER LLC
7701 LAS COLINAS RIDGE, STE 250
IRVING, TEXAS 75063

ENGINEER COMPANY :
E.M. FAGGETT ENGINEERING
P.O. BOX 17605
FORT WORTH, TEXAS 76102

PROJECT STATUS: FOR P & Z	ENGINEER: STORIED/SEALED	SHEET : C5 OF :
PROJECT ARCHITECT: FREDERICK L. GATELA	DATE:	
DESIGN COORDINATOR:	ON THE DATE INDICATED HEREIN, ALTERNATIVE A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING ACT.	
REVISION DATE: 05/06/16 PLANT DATE: 05/06/16 DRAWING BY:		



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



EXTERIOR MATERIALS PERCENTAGE AT BUILDING - 1

DIRECTION	TOTAL AREA	TOTAL AREA OPENINGS	RESULTANT AREA	STUCCO	%	STONE VENEER + STONE BAND	%	MEETS
NORTH	3,564 SF	218.4 SQ.FT	3,345.6 SQ.FT	324 SF	10 %	2,698 SF	324 SF	90 % YES
SOUTH	5082.8 SF	728 SQ.FT	4,354.8 SQ.FT	324 SF	7 %	3,707 SF	324 SF	93 % YES
EAST	550.0 SF	0.0 SQ.FT	550.0 SQ.FT	50 SF	9 %	450 SF	50 SF	91 % YES
WEST	550.0 SF	21.0 SQ.FT	529.0 SQ.FT	50 SF	9 %	429 SF	50 SF	91 % YES

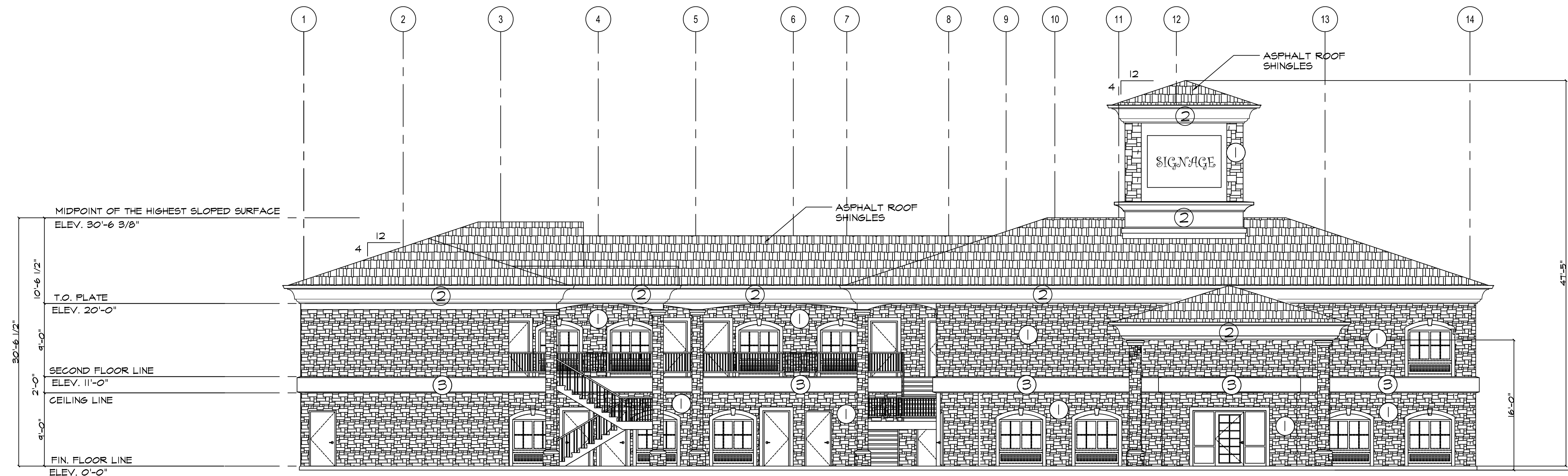
EXTERIOR MATERIALS PERCENTAGE AT BUILDING - 2

DIRECTION	TOTAL AREA	TOTAL AREA OPENINGS	RESULTANT AREA	STUCCO	%	STONE VENEER + STONE BAND	%	MEETS
NORTH	957.0 SQ.FT	0.0 SQ.FT	957.0 SQ.FT	87 SF	9 %	783 SF	87 SF	91 % YES
SOUTH	965.0 SQ.FT	140.0 SQ.FT	825.25 SQ.FT	88 SF	11 %	650 SF	88 SF	89 % YES
EAST	3,157.0 SQ.FT	243.6 SQ.FT	2,913.4 SQ.FT	287 SF	10 %	2,339 SF	287 SF	90 % YES
WEST	5,200.0 SQ.FT	948.0 SQ.FT	4,251.8 SQ.FT	299 SF	7 %	3,653 SF	299 SF	93 % YES

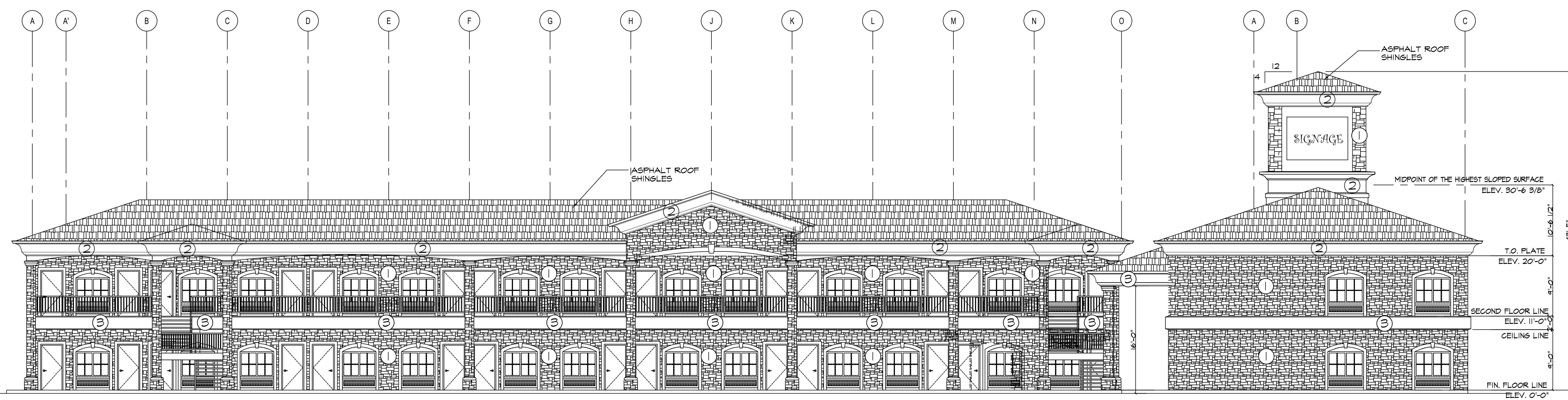
02 NORTH ELEVATION
SCALE : 1/8" = 1'-0"

MATERIAL LEGEND:

- 1 STONE VENEER- QUARRY COLOR
- 2 STUCCO (LIMESTONE TEXTURE)
SW 0055 LIGHT FRENCH GRAY
- 3 STONE BAND



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



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

EXTERIOR MATERIALS PERCENTAGE AT BUILDING - 1

DIRECTION	TOTAL AREA	TOTAL AREA OPENINGS	RESULTANT AREA	STUCCO	%	STONE VENEER + STONE BAND	%	MEETS
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SOUTH	5082.8 SF	728 SQ.FT	4,354.8 SQ.FT	324 SF	7 %	3,707 SF	324 SF	93 % YES
EAST	550.0 SF	0.0 SQ.FT	550.0 SQ.FT	50 SF	9 %	450 SF	50 SF	91 % YES
WEST	550.0 SF	21.0 SQ.FT	529.0 SQ.FT	50 SF	9 %	429 SF	50 SF	91 % YES

EXTERIOR MATERIALS PERCENTAGE AT BUILDING - 2

DIRECTION	TOTAL AREA	TOTAL AREA OPENINGS	RESULTANT AREA	STUCCO	%	STONE VENEER + STONE BAND	%	MEETS
NORTH	957.0 SQ.FT	0.0 SQ.FT	957.0 SQ.FT	87 SF	9 %	783 SF	87 SF	91 % YES
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WEST	5,200.0 SQ.FT	948.0 SQ.FT	4,251.8 SQ.FT	299 SF	7 %	3,653 SF	299 SF	93 % YES

MATERIAL LEGEND:

1

STONE VENEER- QUARRY COLOR

2

STUCCO (LIMESTONE TEXTURE)
SW 0055 LIGHT FRENCH GRAY

3

STONE BAND