

GENERAL INFORMATION					
REQUIREMENTS	MEETS	N/A	COMMENTS	REQUEST	
SHEET SIZE	YES		24" X 36" SHEETS PROVIDED	N/A	
TITLE BLOCK	YES		LOCATED BOTTOM LEFT OF ALL SHEETS	N/A	
IS THE PROPERTY PROPERLY PLATTED?	YES		PROPERTY IS PROPERLY PLATTED IN SHEET A100	N/A	
OWNERS	YES		PADDOCK PARTNERSHIP, 9400 N. CENTRAL EXPRESSWAY SUITE 500, DALLAS TEXAS 75231	N/A	
DEVELOPERS	YES		DITWIN II L.L.C. 8004 WINBROOK DR., BENBROOK TEXAS	N/A	
NORTH ARROW	YES		NORTH ARROW LOCATED IN SHEET A100	N/A	
NUMERIC AND GRAPHIC SCALE	YES		SCALE LOCATED IN SHEET A100	N/A	
VICINITY MAP	YES		LOCATED ON SHEET A100	N/A	
NAME OF THE PERSON PREPARING THE PLAN	YES		HUGO MONSANTO ARCHITECT	N/A	
SITE ACREAGE AND SQUARE FOOTAGE	YES		SITE AGREAGE AND SQUARE FOOTAGE NOTED IN SHEET A100 WITH THE CALCULATIONS OF 1.837 ACRES (80,019.72 S.F.)	N/A	
BUILDING TOTAL SQUARE FOOTAGE	YES		BUILDING AREA 58,456 SF	N/A	
IMPERVIOUS COVER	YES		34,706 S.F. INDICATED ON SHEET A100	N/A	
FLOODPLAINS AND FLOODWAYS AREA		N/A	According to the U.S. Department of Housing and Urban Development Federal Insurance Administration Flood Insurance Rate Map Community Panel Number: 48439C0245K Effective Date: 9-25-09. This property lies in Zone X and does not lie within a 100 Year Flood Hazard Area.	N/A	
DIMENSIONAL CONTROLS					
REQUIREMENTS	MEETS	N/A	COMMENTS	REQUEST	
PERIMETER DIMENSION OF THE SITE	YES		276.50' WEST) 289.53'(SOUTH) 286.74'(EAST) 273.63' (NORTH). INDICATED ON SHEET A100	N/A	
PERIMETER DIMENSION OF ALL BUILDINGS	YES		78'-5" X 194'-2"	N/A	
DISTANCE BETWEEN BUILDINGS		NA		N/A	
DISTANCE BETWEEN BUILDING AND PROPERTY LINES	YES		SHEET A100- FRONT =30' PROVIDED, REAR = 54'-5" PROVIDED, SIDE 1 = 54'-5" PROVIDED, SIDE 2 = 117'-1"	N/A	
INDICATE ALL PROPERTY LINES	YES		276.50' (WEST) 289.53'(SOUTH) 286.74'(EAST) 273.63' (NORTH). PROPERTY LINE IS LABELED ON SHEET A100	N/A	
INDICATE ALL EASEMENTS	YES		SHEET A100- 10' DRNG & UTILITY ESMT LOCATED ON THE SOUTH SIDE OF THE PROPERTY. 20'x20' EASEMENT AT NORTH PROPERTY LINE.	N/A	
INDICATE ALL DRIVE/ TURNING RADII	YES		SHEET A100- 25' TURNING RADIUS AT ENTRANCE, 28' TURNING RADIUS ALONG FIRE LANE	N/A	
INDICATE ALL DRIVE WIDTHS	YES		SHEET A100- 24' DRIVE WIDTH PROVIDED	N/A	
INDICATE FIRE LANES	YES		SHEET A100 - FIRE LANE IS INDICATED	N/A	
DIMENSION OF A TYPICAL PARKING SPACE	YES		9'X18' TYPICAL PARKING SPACE PROVIDED	N/A	

SCREENING OF UTILITY AREAS & EQUIPMENT					
REQUIREMENTS	MEETS	N/A	COMMENTS	REQUEST	
ACROSS THE STREET FROM RESIDENTIAL ZONING		N/A		N/A	
ADJOINING RESIDENTIAL ZONING		N/A		N/A	
TOP OF ROOF DECK DASHED IN ON BUILDING ELEVATIONS	YES		INDICATED ON SHEET A201 & A202	N/A	
PARKING/LOADING/MANEUVERING/PAVING					
REQUIREMENTS	MEETS	N/A	COMMENTS	REQUEST	
PARKING TABLE	YES		95 PARKING SPACES REQUIRED - 96 PARKING SPACES PROVIDED ON SHEET A100	N/A	
HANDICAP PARKING SPACES SHOWN	YES		4 REQUIRED - 6 HANDICAP PARKING SPACES PROVIDED ON SHEET A100	N/A	
ADEQUATE PARKING	YES		1 MORE THAN REQUIRED	N/A	
ADEQUATE PARKING AND MANEUVERING	YES		TYPICAL PARKING AND MANEUVERING DISTANCE IS PROVIDED	N/A	
ADEQUATE LOADING AREA	YES		LOADING ZONE PROVIDED SEE SHEET A100	N/A	
ADEQUATE LOADING MANEUVERING	YES		INDICATED ON SHEET A100	N/A	
TYPE AND DEPTH OF CONCRETE	YES		NOTE : 8" CONCRETE REINFORCED WITH #3 @ 12" O.C. OVER 6" SAND BASE AS INDICATED ON SHEET A100	N/A	
MISCELLANEOUS					
REQUIREMENTS	MEETS	N/A	COMMENTS	REQUEST	
SIDEWALKS	YES		INDICATED ON SHEET A100	N/A	
LOCATION OF FIRE HYDRANTS	YES		1 FIRE HYDRANT IS EXISTING ON NORTH EAST SIDE OF PROPERTY, ADDITIONAL HYDRANT IS PROPOSED ON SOUTHWEST SIDE OF PROPERTY AS INDICATED ON SHEET A100	N/A	
ADJACENT LOT LINES	YES		INDICATED ON SHEET A100	N/A	
ADJACENT STREET RIGHT-OF-WAY WITH CENTERLINES	YES		INDICATED ON SHEET A100	N/A	
MEDIAN BREAKS IN ADJACENT STREETS	YES		INDICATED ON SHEET A100	N/A	
CROSS ACCESS EASEMENT		N/A		N/A	

OWNER:
PADDOCK PARTNERSHIP
9400 N. CENTRAL EXPRESSWAY
SUITE 500
DALLAS, TX 75231

DEVELOPER:
DITWIN II L.L.C.
8004 WINBROOK DR.
BENBROOK TEXAS
PHONE: 817-718-5486



NEW HOTEL:
PADDOCK WAY
@
HWY 360
LOT 2R BLOCK 2
GRAND PRAIRIE, TEXAS



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PLANNING DEPARTMENT

APPENDIX "F" SPREAD SHEET
COMFORT SUITES
CASE # SU150407/S150402
702 EAST PADDOCK WAY
PORTION OF LOT 2, BLOCK 2, PADDOCK PLACE BUSSINES PARK
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

JOB NUMBER
CS-010715

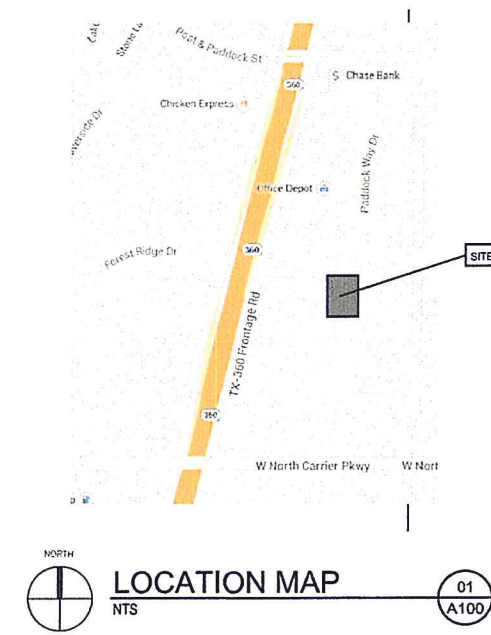
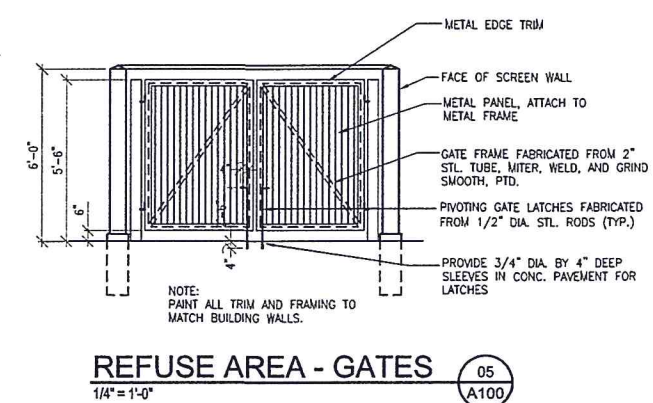
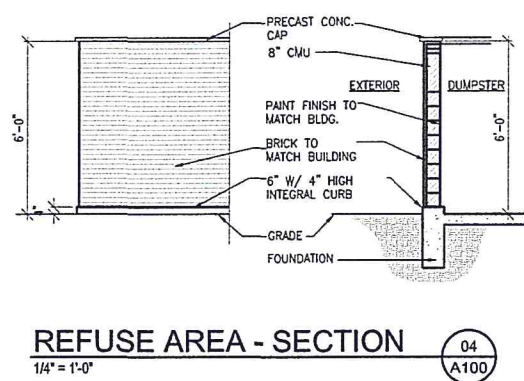
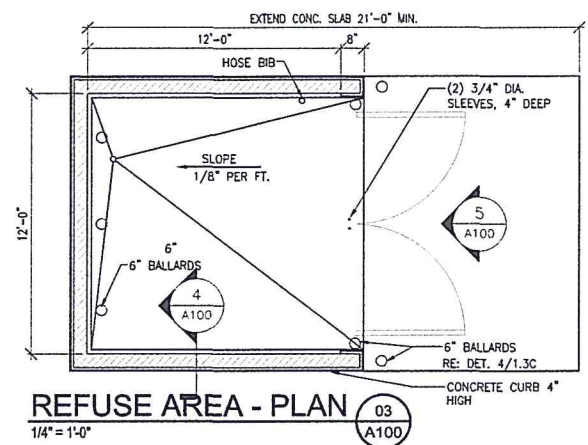
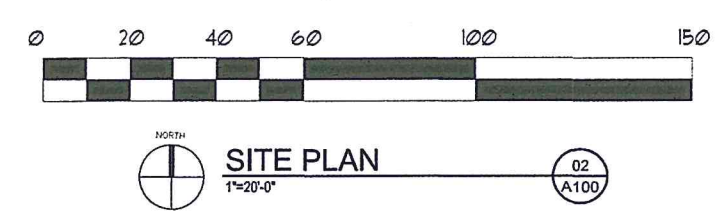
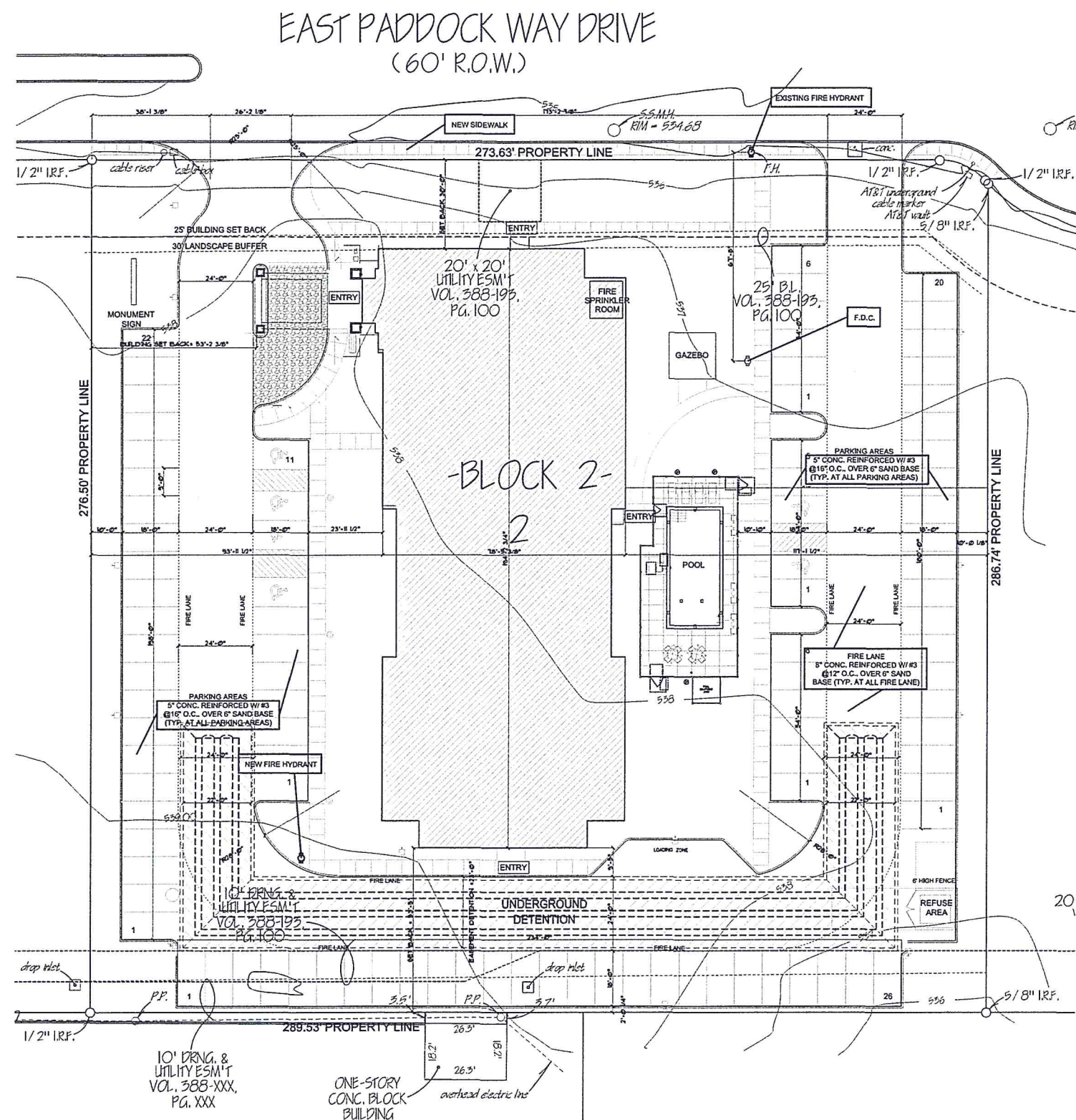
SHEET NUMBER
A000

DATE OF ORIGINAL ISSUE
01/06/15

APPENDIX F REQUIREMENTS

0
A000

NTS



PROJECT DATA:

SITE AREA:	1.837 ACRES (80,019.72 S.F.)
BUILDING AREA:	58,456 SF
NUMBER OF STORIES:	4
NUMBER OF ROOMS:	91 ROOMS
MINIMUM FINISHED FLOOR:	539.0'

STANDARD FRONT YARD:	REQUIRED	PROVIDED	MEETS
REAR YARD:	25'	30'	YES
SIDE YARD:	0'	54.5'	YES
SIDE YARD:	25'	54'-5 1/8"	YES
SIDE YARD:	25'	117'-1 1/8"	YES
F.A.R./MAX AREA:	1:1/??	.73 / 80,019.72 S.F.	YES
LOT WIDTH:	100'	289.53'	YES
LOT DEPTH:	150'	286.74'	YES
MAX. HEIGHT:	50'	50'	YES
MIN. LOT AREA:	15,000 S.F.	80,019.72 S.F.	YES
PARKING:	95	96	YES
ACCESSIBLE PARKING:	4	6	YES
IMPERVIOUS SURFACES:		34,076 S.F.	

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SITE PLAN
COMFORT SUITES
CASE # SU150407/S150402
702 EAST PADDOCK WAY
PORTION OF LOT 2, BLOCK 2, PADDOCK PLACE BUSSINES PARK
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

OWNER:
PADDOCK PARTNERSHIP
9400 N. CENTRAL EXPRESSWAY
SUITE 600
DALLAS, TX 75231

DEVELOPER:
DITVIN II L.L.C.
8004 WINBROOK DR.
BENBROOK, TEXAS
PHONE: 817-709-5486

NEW HOTEL:
PADDOCK WAY
HWY 360
LOT 2R BLOCK 2
GRAND PRAIRIE, TEXAS

COMFORT SUITES

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JOB NUMBER
CS-010715

SHEET NUMBER
A100

DATE OF ORIGINAL ISSUE
01/06/15



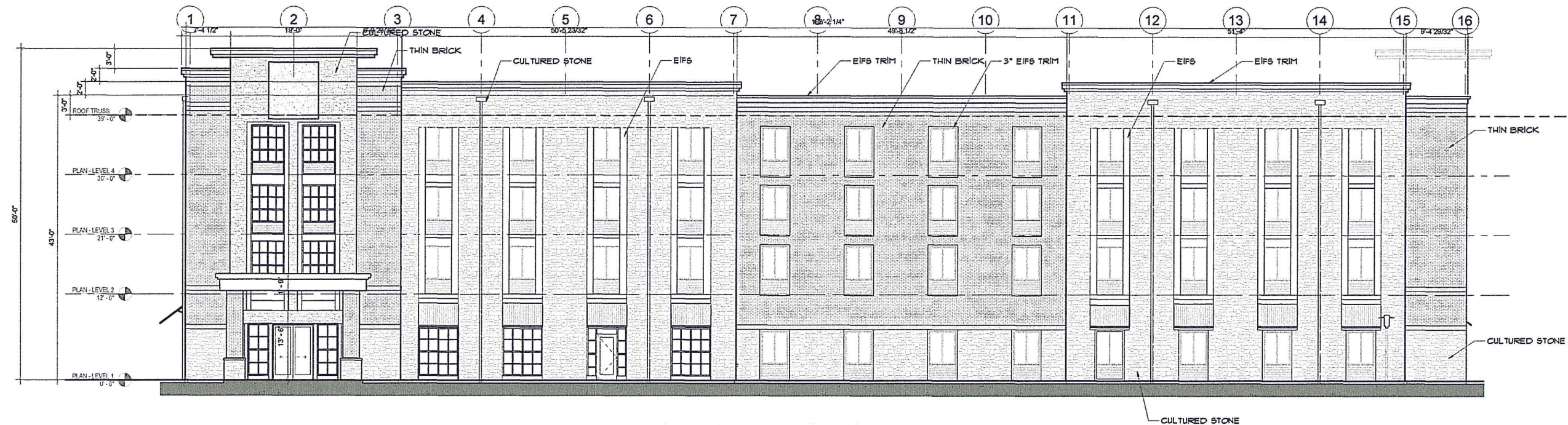
IRRIGATION NOTE:
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS.
DESIGN AND INSTALLATION SHALL BE ACCORDING ARTICLE 4 OF SECTION 8 OF THE
UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE (ORD. 973-2014)

LANDSCAPE TO BE PROVIDED				
	COMMON NAME	SCIENTIFIC NAME	MIN. PLANT. REQUIREMENTS	QUANTITY
	GRAPE HYDRILE	LACERSTROENHA INDICA	5 GAL. MULTI TRUNK	16
	INDIAN HAWTHORNE	RAUAPOLEPSIA OVATA CLARA	2' (24") HT. 3 GAL	50
	RED OAK	QUERCUS RUBRA	3" CALIFER. STRAIGHT TRUNK	19
	GRASS	CYNODON LACTILON	SOD	18,6-43

PLANNING DEPARTMENT

LANDSCAPE PLAN
COMFORT SUITES
CASE # SU150407/S150402
702 EAST PADDOCK WAY
PORTION OF LOT 2, BLOCK 2, PADDOCK PLACE BUSSINES PARK
GRAND PRAIRIE, TARRANT COUNTY, TEXAS

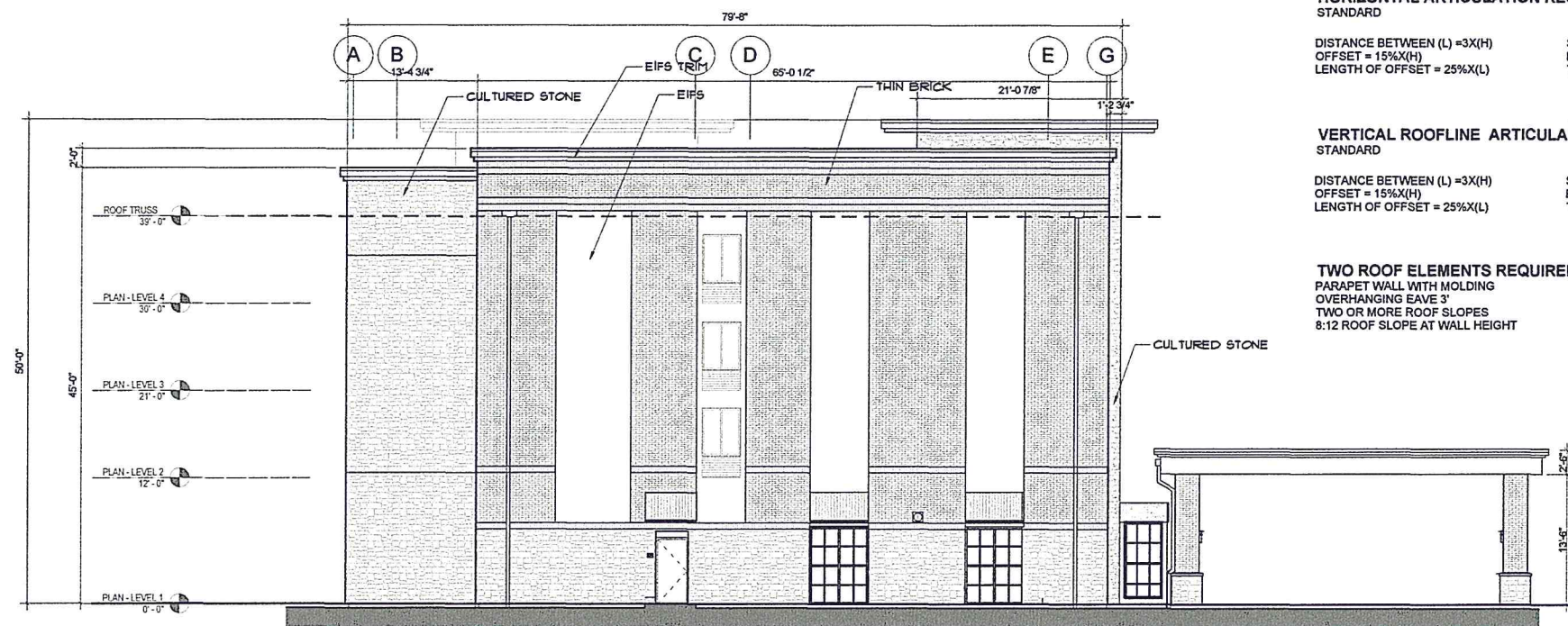
DATE OF ORIGINAL ISSUE
01/06/15



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

01
A201

WINDOWS	1,779	20%
BRICK	2,338	27%
STONE	3,445	40%
EIFS	1,146	13%
TOTAL	8,708	100%



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

02
A201

WINDOWS	250	7%
BRICK	1,643	43%
STONE	1,150	30%
EIFS	782	20%
TOTAL	3,825	100%

HORIZONTAL ARTICULATION REQUIRED:
STANDARD

DISTANCE BETWEEN (L) = 3X(H)
OFFSET = 15%(H) FROM THE WALL = (H) 50' X 15% = 7.5'
LENGTH OF OFFSET = 25%(L) THE LENGTH OF THE OFFSET = (L) 150' X 25% = 37.5'

VERTICAL ROOFLINE ARTICULATION REQUIRED:
STANDARD

DISTANCE BETWEEN (L) = 3X(H)
OFFSET = 15%(H) FROM THE ROOF = (H) 50' X 15% = 7.5'
LENGTH OF OFFSET = 25%(L) THE LENGTH OF THE OFFSET = (L) 150' X 25% = 37.5'

TWO ROOF ELEMENTS REQUIRED:
PARAPET WALL WITH MOLDING
OVERHANGING EAVE 3'
TWO OR MORE ROOF SLOPES
8:12 ROOF SLOPE AT WALL HEIGHT

PROVIDED
PROVIDED
NA
NA

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PLANNING DEPARTMENT

BUILDING ELEVATIONS

COMFORT SUITES

CASE # SU150407/S150402

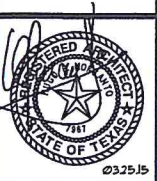
702 EAST PADDOCK WAY

PORTION OF LOT 2, BLOCK 2, PADDOCK PLACE BUSSINES PARK

GRAND PRAIRIE, TARRANT COUNTY, TEXAS

OWNER:
PADDOCK PARTNERSHIP
9400 N. CENTRAL EXPRESSWAY
SUITE 600
DALLAS, TX 75231

DEVELOPER:
DITVIN II L.L.C.
804 WINBROOK DR.
BENBROOK, TEXAS
PHONE: 817-709-9486



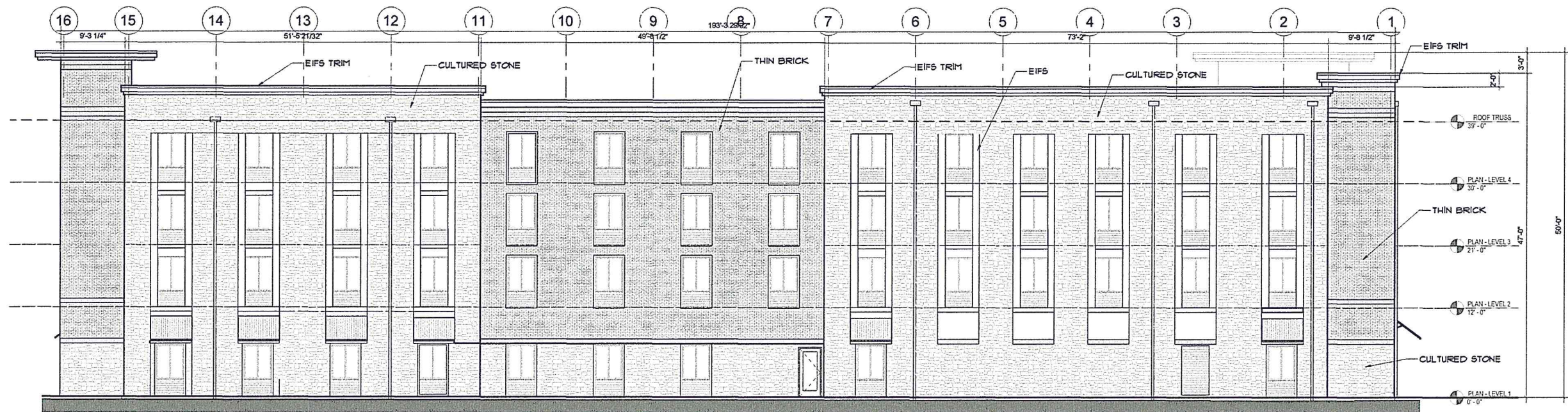
NEW HOTEL:
PADDOCK WAY
HWY 360
LOT 2R BLOCK 2
GRAND PRAIRIE, TEXAS



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A201
DATE OF ORIGINAL ISSUE
01/06/15



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

01
A202

WINDOWS	1,479	17%
BRICK	2,383	27%
STONE	3,905	45%
EIFS	986	11%
TOTAL	8,753	100%

HORIZONTAL ARTICULATION REQUIRED:
STANDARD

DISTANCE BETWEEN (L) = 3X(H)
OFFSET = 15% X (H) 50' X 15% = 7.5'
LENGTH OF OFFSET = 25% X (L) 150' X 25% = 37.5'

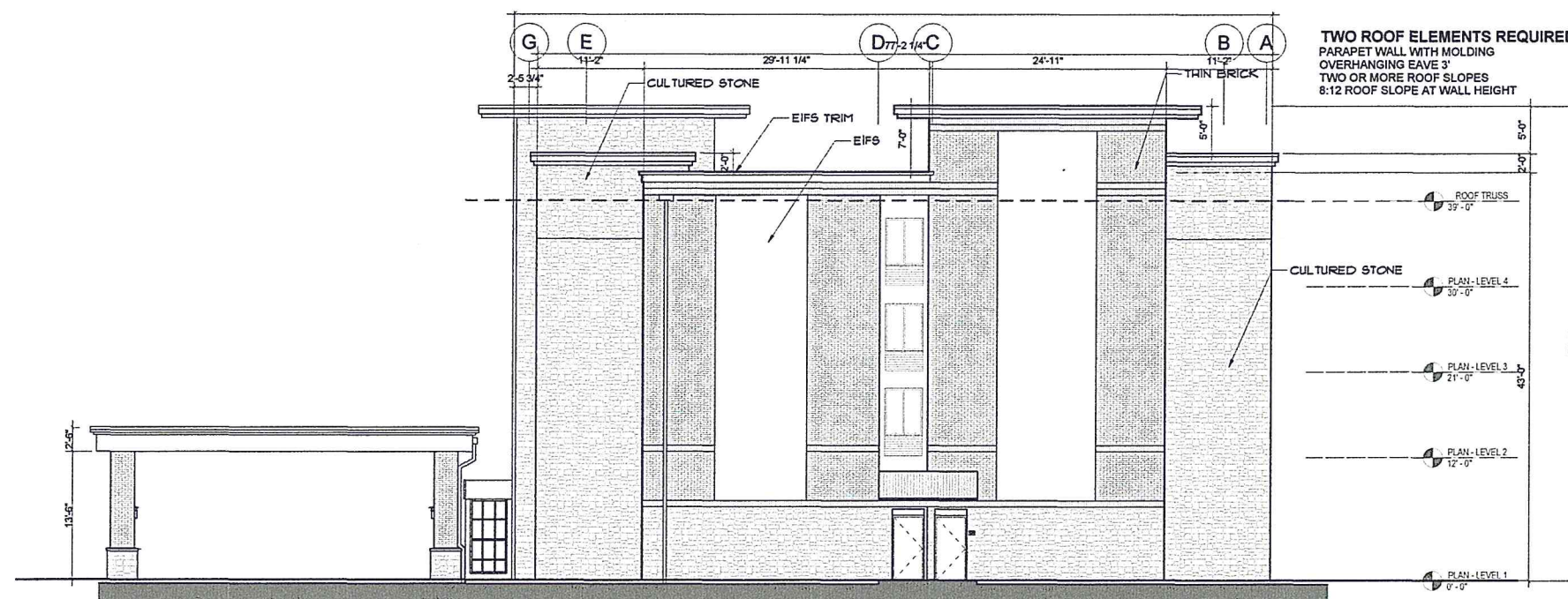
VERTICAL ROOFLINE ARTICULATION REQUIRED:
STANDARD

DISTANCE BETWEEN (L) = 3X(H)
OFFSET = 15% X (H) 50' X 15% = 7.5'
LENGTH OF OFFSET = 25% X (L) 150' X 25% = 37.5'

TWO ROOF ELEMENTS REQUIRED:

PARAPET WALL WITH MOLDING
OVERHANGING EAVE 3"
TWO OR MORE ROOF SLOPES
8:12 ROOF SLOPE AT WALL HEIGHT

PROVIDED
NA
NA



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

02
A202

WINDOWS	174	5%
BRICK	1,202	31%
STONE	1,690	44%
EIFS	790	20%
TOTAL	3,856	100%

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BUILDING ELEVATIONS

COMFORT SUITES

CASE # SU150407/S150402

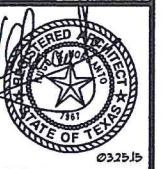
702 EAST PADDOCK WAY

PORTION OF LOT 2, BLOCK 2, PADDOCK PLACE BUSSINES PARK

GRAND PRAIRIE, TARRANT COUNTY, TEXAS

OWNER:
PADDOCK PARTNERSHIP
9400 N. CENTRAL EXPRESSWAY
SUITE 900
DALLAS, TX 75231

DEVELOPER:
DITWIN II L.L.C.
8004 WINBROOK DR.
BENBROOK, TEXAS
PHONE: 817-709-5486



NEW HOTEL:
PADDOCK WAY
HWY 360
LOT 2R BLOCK 2
GRAND PRAIRIE, TEXAS



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JOB NUMBER
CS-010715

SHEET NUMBER

A202

DATE OF ORIGINAL ISSUE
01/08/15



OWNER
 PADDOCK PARTNERSHIP
 9400 N. CENTRAL EXPRESSWAY, SUITE 500
 DALLAS, TEXAS 75231

DEVELOPER
 DITWIN II L.L.C.
 8004 WINBROOK DR.
 BENBROOK, TEXAS



GRAND PRAIRIE, TEXAS

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