

FUSION LODGING, L.L.C.

265 BAYVIEW COURT
CORPELL, TEXAS 75919

DEVELOPER:

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CORP.
ARCHITECTURE, INTERIOR DESIGN
PPR ARQ, CORP.
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SUITE 1000
FARMERS, TEXAS 75044
TEL: 972-600-1000
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email: pprarq@pprarq.com

4-Story Staybridge Suites

120 & LAKE RIDGE PARKWAY,
GRAND PRAIRIE, TEXAS



CONSULTANTS LLC
15043 DANFORTH DR.
FRISCO, TX 75035
TEL: 972-880-8955
FAX: 972-525-2784
TVA REG. NO. F-000253

PROJECT NO. 120

PROFESSIONAL SEAL



ENGINEERING SITE PLAN AND
DIMENSION CONTROL

PROJECT #
SECTION BY
PROJECT OWNER
DRAUGHT BY
DRAWN BY
DATE

C1

SHEET NUMBER

- GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR THE CITY OF DALLAS.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS STANDARD SPECIFICATIONS FOR THE CITY OF DALLAS.
 3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE FIELD SURVEY PRIOR TO CONSTRUCTION.
 4. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE FIELD SURVEY PRIOR TO CONSTRUCTION.

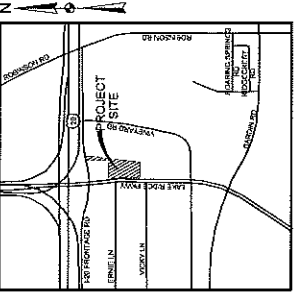
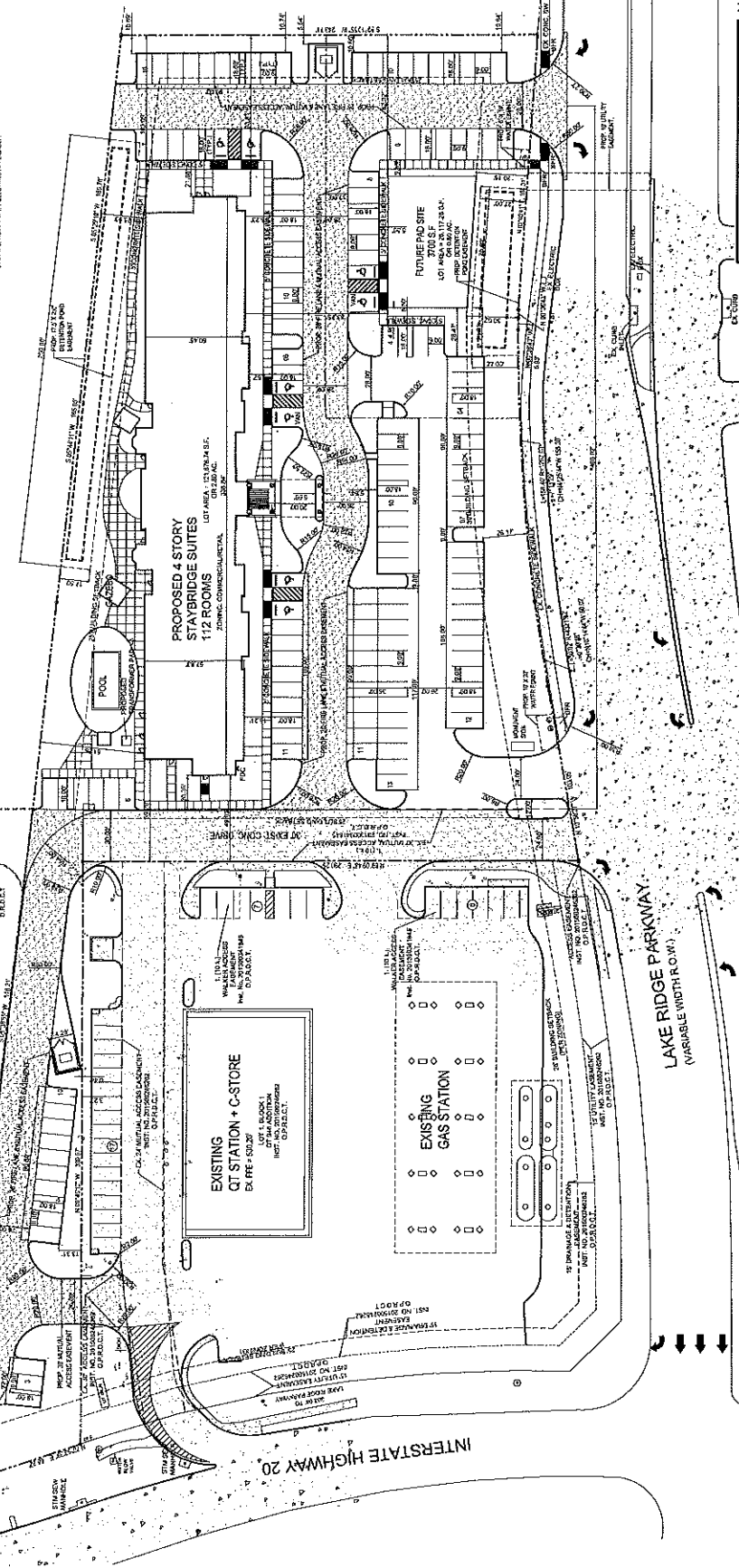
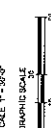


TABLE 1: BUILDING SIZE, STAYBRIDGE & FUTURE P&U - 2,375,000 S.F.

STANDARD	REQUIRED	PROVIDED	MEETS
1. FRONT YARD	20 FEET	30.00 FEET	✓
2. REAR YARD	20 FEET	30.00 FEET	✓
3. SIDE YARD	20 FEET	40.00 FEET	✓
4. BUILDING FOOTPRINT	20 FEET	40.00 FEET	✓
5. LOT WIDTH	100 FEET	100.00 FEET	✓
6. LOT DEPTH	100 FEET	100.00 FEET	✓
7. MAX. HEIGHT	50 FEET	40 FEET	✓
8. MIN. LOT AREA	15,000 SQ. FT.	147,000 SQ. FT.	✓
9. MIN. LOT AREA	140 SPACES	147 SPACES	✓
10. MIN. LOT AREA	7 SPACES	8 SPACES	✓
11. ACCESSIBLE PARKING	50%	50%	✓
12. MINIMUM MAINTENANCE	50%	50%	✓

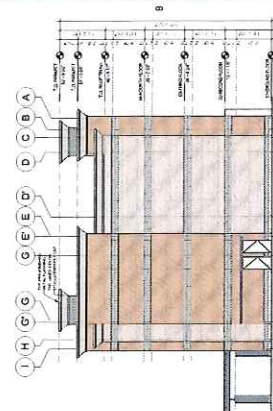
LEGEND:
EXISTING SHARED FIRELINE
& NEW FIRELINE

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



NE

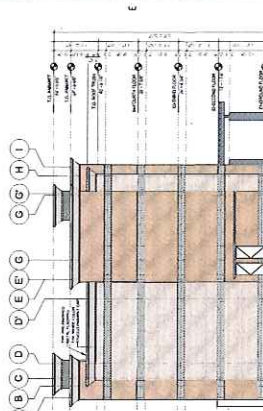
LAKE RIDGE PARKWAY
CLARE WIDTH R.O.W.)



SOUTH ELEVATION

FLACARE DESCRIPTION WITH GLASS	AREA, sq ft	% REQUIRED	% PROVIDED
FLACARE STONE	742 S.F.	25% MIN	25%
FLACARE STONE	742 S.F.	25% MAX	25%
FLACARE STONE (FLACARE 1000)	742 S.F.	25% MAX	7.5%
FLACARE STONE	742 S.F.	25% MAX	1.5%
TOTAL	3,375 S.F.	25%	100%
FLACARE HEIGHT		25'	46'-0.75'

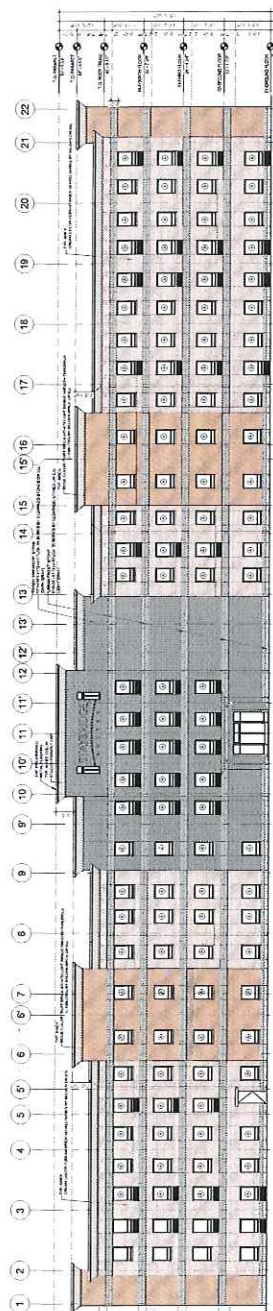
SCAFFOLD DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
STONH	742 S.F.	25% MIN	20.4 %
IBHCK	2,620 S.F.		72 %
STUGGO (PLANET 104.3)	283 S.F.	20% MAX	7.15 %
TOTAL	3,634 S.F.		100 %
BUILDING HEIGHT		29'	48'-0"



4 NORTH ELEVATION

FACADE DESCRIPTION WITH GLASS	AREA provided	% REQUIRED	% PROVIDED
STONE	742 S.F.	25% MIN	20 %
BIRCH	2,876 S.F.		7 %
STUCCO	780 S.F. (maximum)	20% MAX	7.5 %
GLASS	367 S.F.		1.6 %
TOTAL	3,765 S.F.	-	100 %
BUILDING HEIGHT		20'	40' or 3"

FACADE DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
STONE	742 S.F.	25% MIN	20.4 %
BRICK	2,627 S.F.	*	72 %
STUCCO	260 S.F.	20% MAX	7.6%
	1.0000 (100.0)		
TOTAL	3,629 S.F.	*	100 %
BUILDING HEIGHT		25'	40.0 x 32'



1 WEST ELEVATION

MAJOR DESCRIPTION WITHIN CLASS	AREA, sq ft	% REQUIRED	% PROVIDED
STONE	5,600 S.F.	25% MIN	32.6%
BRICK	12,500 S.F.	25% MIN	38%
GLASS	360 S.F.	25% MAX	25%
TOTAL	20,000 S.F.	25% MAX	35%
BUILDING HEIGHT	17.0 to 3.0	*	100%
TOTAL BUILDING HEIGHT	22		48.92'

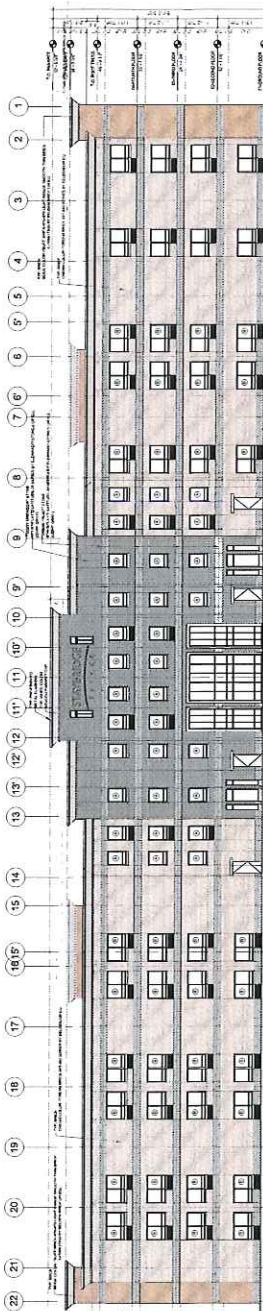
FACTOR	STONE		BRICK		BUILDING HEIGHT	
	AREA, SQ. FT.	PERCENT REQUIRED	AREA, SQ. FT.	PERCENT REQUIRED	PERCENT REQUIRED	PERCENT REQUIRED
FOUNDATION	12,790.5 SF	25% MIN.	12,790.5 SF	25% MIN.	25% MIN.	34.6%
WALLS	12,790.5 SF	40.8%	17,330.3 SF	40.8%	17,330.3 SF	50%
FLOORING	12,790.5 SF	25% MAX.	12,790.5 SF	25% MAX.	20% MAX.	74%
CEILING	12,790.5 SF	100%	12,790.5 SF	100%	100%	100%
TOTAL	42,790.5 SF		42,790.5 SF		36,297.3 SF	
BUILDING HEIGHT	25		25			46.90'

OVERALL ALL BUILDING FASCAD CALCULATION

FACADE DESCRIPTION WITH CLASIS	AREA provided	% REQUIRED	% PROVIDED
STONE	12,795 S.F.	25% MIN	29.8 %
BRICK	21,303 S.F.		49.8 %
STUCCO (max)	2,767 S.F.	25% MAX	6.4 %
GLASS	9,975 S.F.		14 %
TOTAL	47,830 S.F.	*	100 %
MIN. RISING HEIGHT		25'	40'-0" / 4'

ONLY. SIGN PERMIT WILL BE SUBMITTED FOR REVIEW AFTER CITY COUNCIL SITE PLAN APPROVAL*

3. *SIGNAGE IS FOR ILLUSTRATIVE PURPOSES ONLY. SIGN PERMIT WILL BE SUBMITTED FOR REVIEW AFTER CITY COUNCIL SITE PLAN APPROVAL*

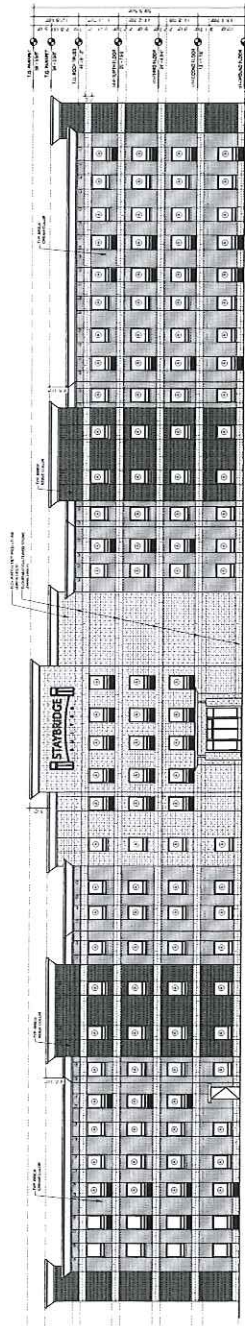


EAST ELEVATION

GENERAL NOTE:

FACOR	DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED	FACOR	DESCRIPTION WITHOUT GLASS	AREA provided	% REQUIRED	% PROVIDED
STONE	5.511 S.F	255 MIN	31 %	38 %	STONE	5.511 S.F	255 MIN	31 %	38 %
GLASS	11.022 S.F	255 MAX	7 %	9 %	GLASS	11.022 S.F	255 MAX	7 %	9 %
GLASS	3.220 S.F	10 %	10 %	10 %	GLASS	3.220 S.F	10 %	10 %	10 %
	17.755 S.F	100 %	100 %	100 %		17.755 S.F	100 %	100 %	100 %
BUILDING HEIGHT					BUILDING HEIGHT				
46.0/37'					25'				

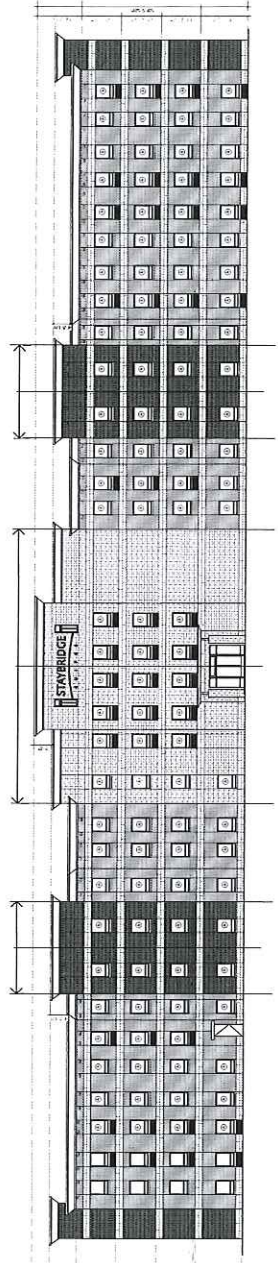
1: MATERIALS OVERLAY - WEST ELEVATION



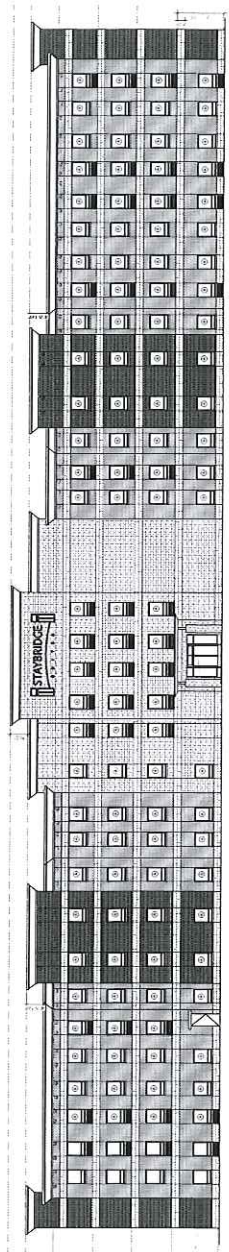
TOTAL FACADE AREA	= 17,760 SF
WINDOWS AND DOORS	= 2035 SF
TOTAL WALL AREA FOR MATERIAL CALCULATION	= 15,725 SF
REQUIRED STONE (17,760/25)	= 4,440 SF
PROVIDED STONE	= 5,800 SF
PROVIDED BRICK	= 8343 SF
PROVIDED STUCCO	= 282 SF

FAÇADE DESCRIPTION	AREA PROVIDED	% PROVIDED	FAÇADE DESCRIPTION	AREA PROVIDED	% PROVIDED
STYLOS	5,100.53 *	25% MIN	STYLOS WITHOUT GLASS	1,420.53 *	7% MIN
GLASS	1,420.53 *	7% MIN	GLASS	8,240.53 *	41%
STUCCO	100.53 *	0.5% MAX	STUCCO	100.53 *	0.5%
GLASS	2,000.53 *	10% MAX	GLASS	100.53 *	0.5%
GLASS	17,000.53 *	85%	GLASS	170.53 *	0.8%
TOTAL	17,000.53 *	100%	TOTAL	18,770.53 *	100%
BUILDING HEIGHT	20'		BUILDING HEIGHT	40' 9 3/4"	

2: COMPOSITION OVERLAY

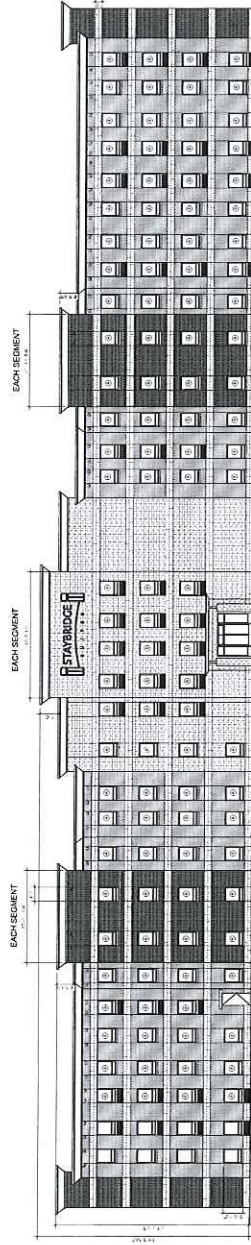


3: SCALE OVERLAY



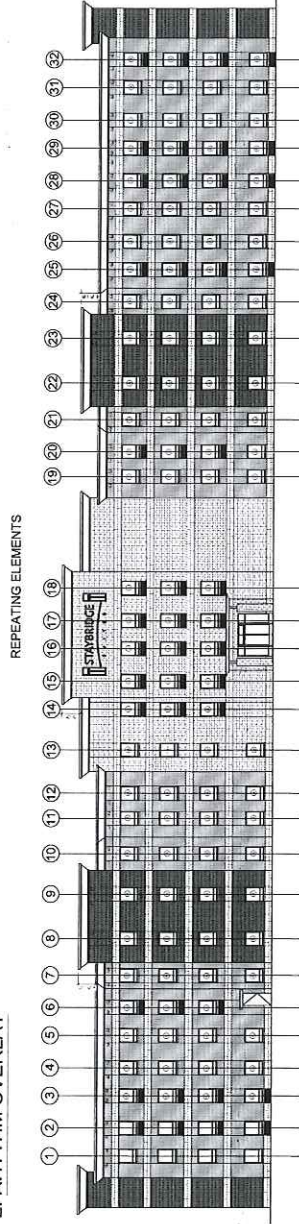
PROVIDED DETAIL 24"

4: PROPORTION OVERLAY

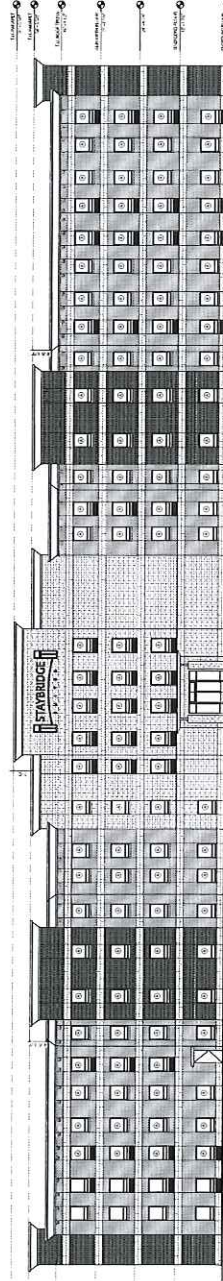


BUILDING SEGMENTS RATIO:
 SEGMENT 1: HEIGHT: 54'-6 5/8" WIDTH: 25'-11 3/4" (H+W REQUIRED)
 SEGMENT 2: HEIGHT: 59'-6 5/8" WIDTH: 35'-1/2" (H+W REQUIRED)
 SEGMENT 3: HEIGHT: 54'-6 5/8" WIDTH: 25'-11 3/4" (H+W REQUIRED)
 WINDOW AND DOOR RATIO: HEIGHT: 5'-9 1/2" WIDTH: 4'-0" (H+W OR H+W)

2: RHYTHM OVERLAY



6: TRANSPARENCY OVERLAY



ARCHITECT



ARCHITECTURAL DESIGN, PLANNING, INTERIOR DESIGN

PRP ARQ, corp.

3000 West Loop

West Loop, Texas 75204

TEL: 713.663.3144

FAX: 713.663.3144

WWW.PRP-ARQ.COM

DATE: 10/11/11

CONSULTANT



STAYBRIDGE SUITES
4045 LAKE RIDGE PARKWAY
GRAND PRAIRIE - TEXAS
for FUSION LODGING, LLC
TEXAS
CASE NO. P7180
SUBMITTAL NO. 1
LOT 14 ADDITION
ONE NON-RESIDENTIAL LOT
STEPHEN H. MCCOMAS SURVEY
ABSTRACT NO. 888
CITY OF DALLAS
DALLAS COUNTY TEXAS
CASE NO. STAYBRIDGE
SPECIFIC USE PERMITS
SITE PLAN-STAYBRIDGE



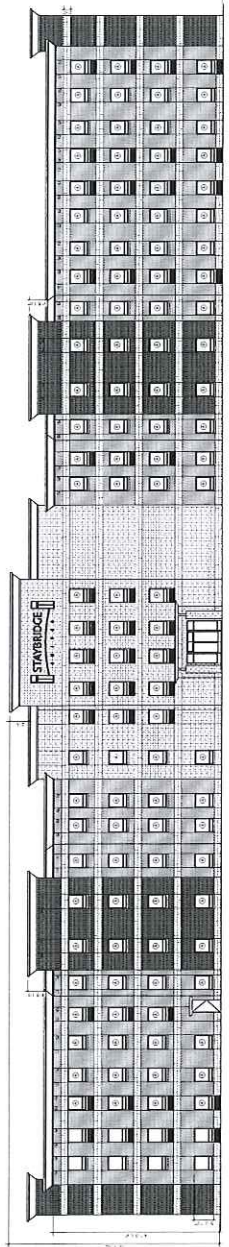
ELEVATION
ARTICULATION

DATE: 10/11/11
PROJECT: STAYBRIDGE
SHEET: 30-02
FILE: STAYBRIDGE
SCALE: 1/8" = 1'-0"

A3.3

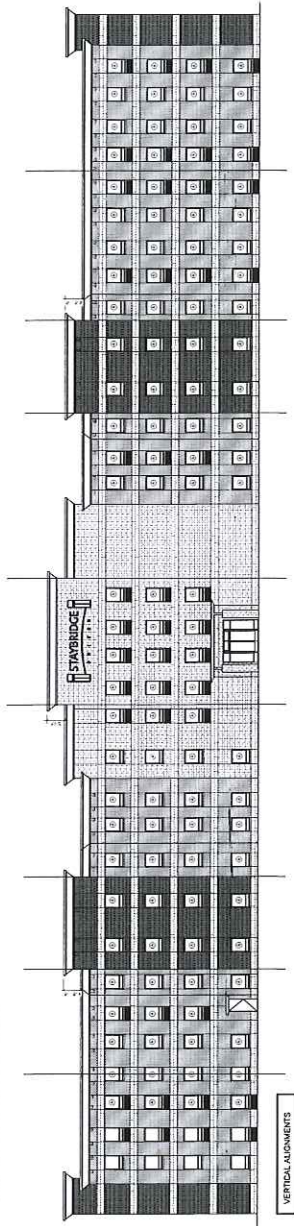
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7: ARTICULATION OVERLAY



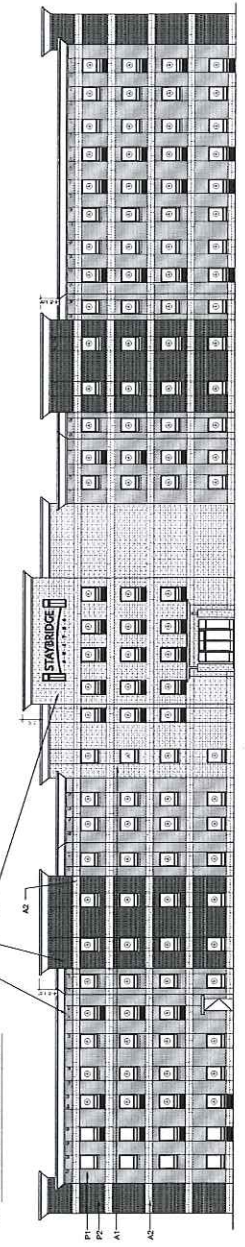
TOTAL BUILDING HEIGHT = 60'
REQUIRED HEIGHT OF BODY: (60' X .55) = 33' MIN.
PROVIDED: 47'

8: EXPRESS OVERLAY



VERTICAL ALIGNMENTS

9: COLOR OVERLAY



PRIMARY COLOR (P-1) GREY
PRIMARY COLOR (P-2) BRICK
ACCENT COLOR (A-1) DARK GREY
ACCENT COLOR (A-2) LIGHT GREY