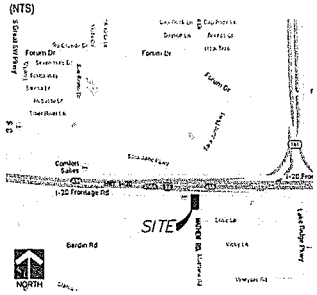
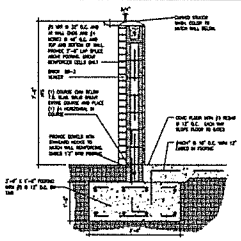
Exhibit A - Site Plan

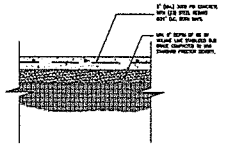
Page 1 of 3

VICINITY MAP.
(NTS)





DUMPSTER ENCLOSURE DETAILS
NTS

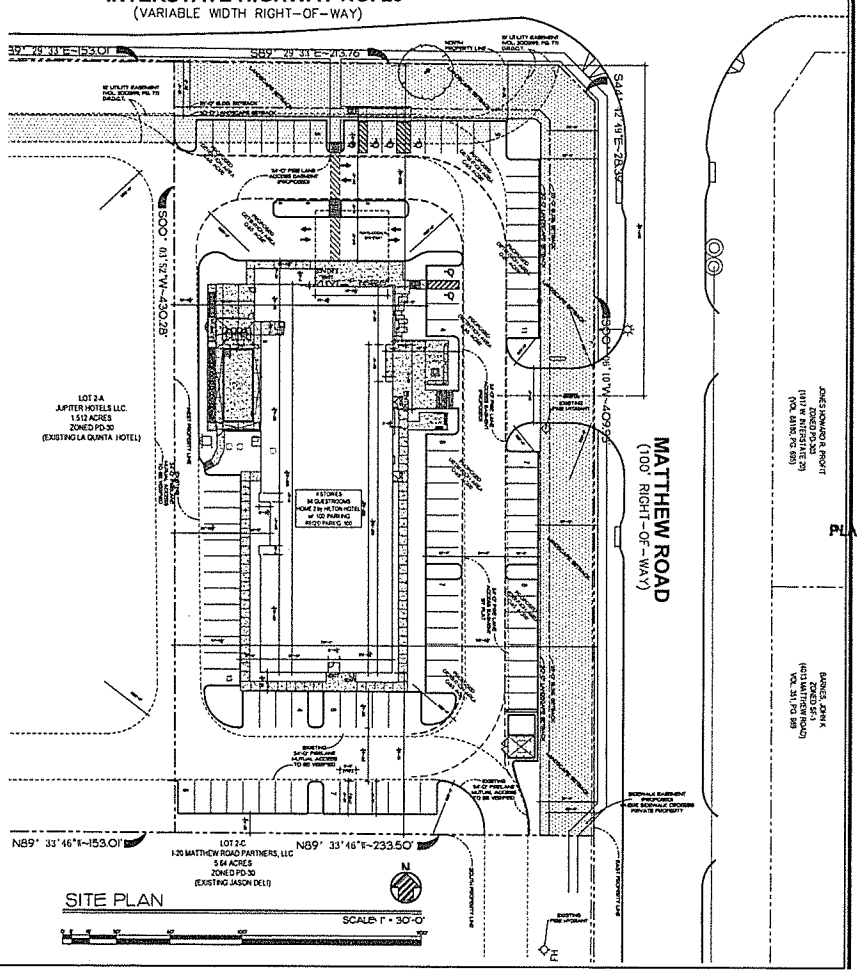


PAVING DETAILS
NTS

PROJECT CONTACTS	
OWNER I-20 Matthew Road Partners, LLC 15280 Addison Road, Suite 301 Addison, Texas 75001 Contact: Daryl N. Snadon Facsimile: (972) 385-8039	ARCHITECT Mayse & Associates Contact: Ronald Smith, AIA 14850 Quorum Drive Suite 201 Dallas, Texas 75254 (972) 386-0338
DEVELOPER: Kriya Hotels 433 E. Las Colinas Blvd, Suite 860 Irving, texas 75039 Contact: Mr. Paresh Patel Office: (214) 445-8741 Mobile: (972) 821-2996	LANDSCAPE: Yellow Rose Landscape Services Contact: Casey Wier (972) 248-2373 4325 REEDER DR. Carrollton, Texas 75010

BUILDING SQUARE FOOT
A FOUR STORIES HOME 2 BY HILTON HOTELS WITH 96 GUEST ROOMS, LOBBY, EXERCISE ROOM, MEETING ROOM, EXTERIOR POOL AND OUTDOOR SEATINGS. *FIRST FLOOR UNDER ROOF: 15,615 SF *EA. UPPER FLOOR UNDER ROOF: 15,870 SF. + (3 FLOORS) 47,610 S F TOTAL BUILDING SQUAREFOOT (UNDER ROOF): 15,615 + (15,870X3) = 63,225 SF.
PARKING
REQUIRED: 1 SPACE PER GUEST ROOM + 4 SPACES FOR STAFF OR 100 SPACES PROVIDED 100 SPACES: 94 NON ADA SPACES @ 9'X18' TYP. 6 ADA SPACES @ 8'X18' (INCLUDING A VAN SPACE ACCESS AISLES)

INTERSTATE HIGHWAY NO. 20
(VARIABLE WIDTH RIGHT-OF-WAY)



SITE PLAN DATA:

GENERAL INFORMATION APPLIES DISTRICT WIDE	REQUIREMENT	PROVIDED	OK ✓	DEFICIENT X	NA	COMMENTS	UDC REFERENCE
SHEET SIZE	24X36	24X36	✓				ARTICLE 16
TITLE BLOCK	LOWER RIGHT CORNER	LOWER RIGHT CORNER	✓				ARTICLE 16
IS THE PROPERTY PLATTED?	PLAT	NOT UPDATED			✓	TO BE RE PLATTED IF SUP IS APPROVED	ARTICLE 16
OWNERS	NAME, ADDRESS AND PH	REF A0.01	✓				ARTICLE 16
DEVELOPERS	NAME, ADDRESS AND PH	REF A0.01	✓				ARTICLE 16
NORTH ARROW	NORTH UP ON PLAN	REF A0.01	✓				ARTICLE 16
NUMERIC AND GRAPHIC SCALE	MAX 1 100	1 30	✓				ARTICLE 16
VICINITY MAP	ON SUBMITTAL	REF A0.01	✓				ARTICLE 16
NAME AND INITIALS OF PERSON COMPANY PREPARING THE PLAN	ON SUBMITTAL	SEE ARCHITECT CONTACT ON A1.01	✓				ARTICLE 16
NUMERIC AND GRAPHIC SCALE	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
SITE ACREAGE AND SQUARE FOOTAGE	MIN 5 000 S F	100 168 S F (2 30 ACRES)	✓			PER ARTICLE 6 TABLE 6D FOR COMMERCIAL USE	ARTICLE 16
BUILDING SQUARE FOOTAGE	FAR 0 5 1 MAX 0 5 X 100 168 = 50 084 S F MAX	63,225 SQ FT		X		PER ARTICLE 6 TABLE 6D FOR COMMERCIAL USE	ARTICLE 16
IMPERVIOUS COVER	(90%) 100 168 X 90 = 90 168 S F MAX (BASED ON 10% LANDSCAPE REQ'D)	72 958 S F	✓			PER ARTICLE 6 TABLE 6D FOR COMMERCIAL USE	ARTICLE 16
FLOODPLAINS AND FLOOD AREAS SHOW FINISH FLOOR ELEVATION FOR NEW STRUCTURES	2 FEET ABOVE EXISTING OR ONE FOOT ABOVE 100 YEAR FULLY DEVELOPED FLOOD	PER NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO 48113C0145 J THIS PROPERTY IS IN ZONE X (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)	✓			FIN FLR WILL NOT BE KNOWN UNTIL A GRADING AND DRAINAGE PLAN IS DESIGNED BUT DESIGN WILL COMPLY WITH REQUIREMENTS	ARTICLE 16

DIMENSIONAL CONTROLS APPLIES DISTRICT WIDE							
PERIMETER DIMENSIONS OF SITE	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
PERIMETER DIMENSIONS OF ALL BUILDINGS	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
INDICATE ALL PROPERTY LINES	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
INDICATE BUILDING SETBACKS	25 FRONT, 25' SIDE, 0 REAR	REF A0.01	✓			BUILDING LOCATION EXCEEDS MIN REQ'MNTS	ARTICLE 16
INDICATE ALL EASEMENTS	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
INDICATE ALL DRIVE/ TURNING RADII	MINIMUM 32' RADIUS	30' AT MATTHEW ROAD REF A0.01	✓				ARTICLE 16
INDICATE DRIVE WIDTHS	MINIMUM 24'	MINIMUM 24' REF A0.01	✓				ARTICLE 16
INDICATE FIRE LANES	ON SITE PLAN	REF A0.01	✓				ARTICLE 16
DIMENSION OF TYPICAL PARKING SPACE	9'X18' FOR 90 DEGREE 8X18 FOR H C	9'X18' + 2' OVERHANG, 8X18 H C REF A0.01	✓			APPENDIX D	ARTICLE 16

PARKING/ LOADING/ MANEUVERING/ PAVING APPLIES DISTRICT WIDE	REQUIREMENT	PROVIDED	OK ✓	DEFICIENT X	NA	COMMENTS	UDC REFERENCE
HANDICAP PARKING SPACES SHOWN	PROVIDE PARKING TABLE INDICATING THE TOTAL REQUIRED BY USE AND TOTAL PARKING REQ'D 4 HC REQUIRED 100 TOTAL SPACES REQUIRED	SEE TABLE ON PLAN 6 HC SPACES PROVIDED 100 TOTAL PROVIDED	✓				ARTICLE 16
ADEQUATE PARKING	1 PER ROOM(96) PLUS 4 FOR STAFF = 100	100 SPACES	✓				ARTICLE 16
ADEQUATE PARKING AND MANEUVERING	24 FOOT AISLES 9 X 18 SPACES REQUIRED	24 MINIMUM AISLES PROVIDED AND MINIMUM 9 X 18 SPACES PROVIDED	✓				ARTICLE 16
ADEQUATE LOADING AREA	NA	THERE ARE NO LOADING DOCKS FOR THIS USE			✓		ARTICLE 16
ADEQUATE LOADING MANEUVERING	NA	THERE ARE NO LOADING DOCKS FOR THIS USE QUICK DROP OFF PORTE COCHERE PROVIDED			✓	TRASH ENCLOSURE LOCATED FOR EASE OF LOADING SEE PLAN	ARTICLE 16
TYPE AND DEPTH OF CONCRETE SURFACE	5" THICK 3000 PSI CONCRETE PER ARTICLE 10	5" THICK 3000 PSI MINIMUM SEE DETAIL	✓		✓	MINIMUM MAY BE INCREASED BASED ON GEOTECH REPORT (TBD)	ARTICLE 10

MISCELLANEOUS APPLIES DISTRICT WIDE	REQUIREMENT	PROVIDED	OK ✓	DEFICIENT X	NA	COMMENTS	UDC REFERENCE
LOCATION OF FIRE HYDRANTS	NO PORTION OF ANY BUILDING SHALL BE MORE THAN 500 FROM HYDRANT MEASURED ALONG FIRE LANE	PROVIDED SEE 2 EXISTING HYDRANTS ALONG MATTHEW ROAD	✓			THE TWO EXISTING HYDRANTS ALLOW FOR REQUIRED HOSE LENGTH COVERAGE WHEN THE FIRE SYSTEM IS DESIGNED THE FDC WILL BE LESS THAN 100' FROM F H	ARTICLE 16
ADJACENT LOT LINES	ON PLANS	ON PLANS	✓				ARTICLE 16
ADJACENT STREET RIGHT OF WAY WITH CENTER LINES	ON PLANS	ON PLANS	✓			ROW OF I 20 VARIES, OPPOSITE SIDE NOT SHOWN FOR CLARITY DUE TO SCALE	ARTICLE 16
MEDIAN BREAKS IN ADJACENT STREETS	NA	NA	✓				ARTICLE 16
CROSS ACCESS EASEMENTS	ON PLANS	ON PLANS	✓			EXISTING ACCESS EASEMENT TO NORTH AND EAST TO BE RELOCATED SHOWN ON PLANS	ARTICLE 16

SCREENING OF UTILITY AREAS AND EQUIPMENT APPLIES DISTRICT WIDE	REQUIREMENT	PROVIDED	OK ✓	DEFICIENT X	NA	COMMENTS	UDC REFERENCE
ACROSS THE STREET FROM RESIDENTIAL ZONING	NA	NA			✓	ALL REQUIREMENTS FOR THIS ARE ITEM NA DUE TO NOT BEING ACROSS FROM RESIDENTIAL	APPX F-4C3
ADJOINING RESIDENTIAL ZONING	NA	NA			✓	ALL REQUIREMENTS FOR THIS ITEM ARE NA DUE TO NOT BEING ACROSS FROM RESIDENTIAL	APPX F-4C3
OUTSIDE STORAGE	NA	NA			✓		APPX F-4C2
TOP OF ROOF DECK DASHED IN ON BUILDING ELEVATIONS	ON ELEVATIONS	ON ELEVATIONS	✓				APPX F-1A2
GARAGE BAY DOORS	NA	NA			✓		APPX F-2D5

MAYSE & ASSOCIATES, INC
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REGISTERED ARCHITECT RONALD E. SMITH 9256 STATE OF TEXAS
007107114

Engineer:

KRIYA HOTELS
433 E Las Colinas Blvd, Suite 860
Irving, TX 75039

Owner:

Revisions:

RECEIVED
JUL 29 2014
PLANNING DEPARTMENT

HOME 2 SUITES BY HILTON

Home 2
by Hilton Hotels
GREAT SOUTHWEST CROSSING ADDITION
GRAND PRAIRIE, TEXAS

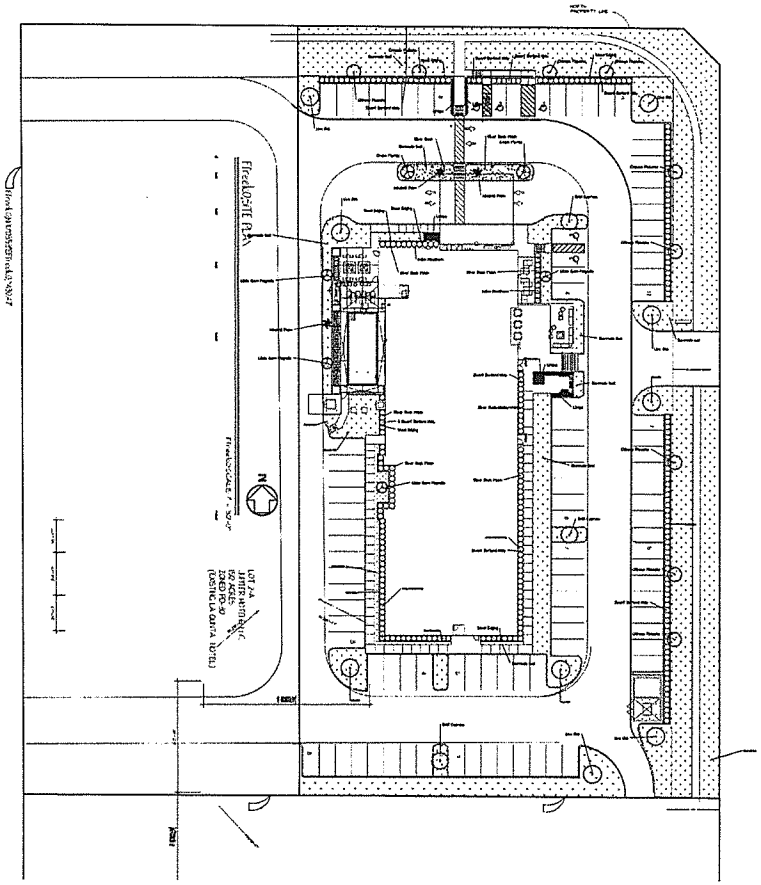
CASE NUMBER SU140801/S140801

DATE: 07-28-14
JOB #: 14021
SHEET TITLE: SITE PLAN
SHEET #: A0.01

FOR MAYSE INTERNAL USE ONLY F:\1-MAYSE\1M21-home2-Great Prairie\A-dwg\A-sites\1M21-A-01 Site Plan.dwg 07/28/14-12:39

YELLOW ROSE LANDSCAPE SERVICES

INTERSTATE HIGHWAY NO. 20



SITE PLAN DATA					
GENERAL INFORMATION APPLIED DISTRICT AREA					
	REQUIREMENT	PROVIDED	✓	COMMENTS	UDC REFERENCE
SHEET SIZE	24X36	24X36	✓		ARTICLE 6
PERCENTAGE OF TOTAL LANDSCAPE	0 PERCENT	27 PERCENT	✓		ARTICLE 6
30' LANDSCAPE BUFFER AT PUBLIC STREET(S) ADJOINING PARKING AREAS	30 BUFFER	30	✓		APPX. F-4B.2
STREET TREES	14 TREES	14 TREES	✓	PROVIDED ONE (1) TREE FOR EVERY 50 AREA FEET OF STREET FRONTAGE	ARTICLE 8
PARKING AREA TREES	ONE TREE FOR EVERY 20 PARKING SPACES, 100 PARKING SPACE COVERAGE	14 TREES	✓		ARTICLE 6
PARKING SCREENING SHRUBS AND BERMS	PROVIDE 2 OFFSET IN SHRUBS FOR EVERY 40 LINEAR FEET WITHIN A BUFFER AREA 36" REQUIRED HEDGE HEIGHT	36" HEIGHT PLANTED SCREEN (BURFORD HOLLY HEDGE)	✓		ARTICLE 6
LANDSCAPE TABLE		BOTTOM RIGHT OF PAGE			ARTICLE 8
IRRIGATION NOTES AND PLAN		ALL LANDSCAPE MUST BE IRRIGATED ON SITE	✓		ARTICLE 6

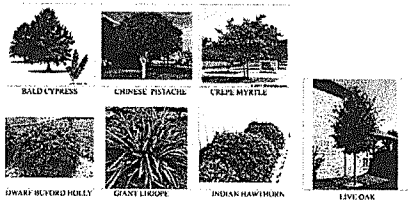
Home 2 by Hilton Hotel
Grand Prarie, TX

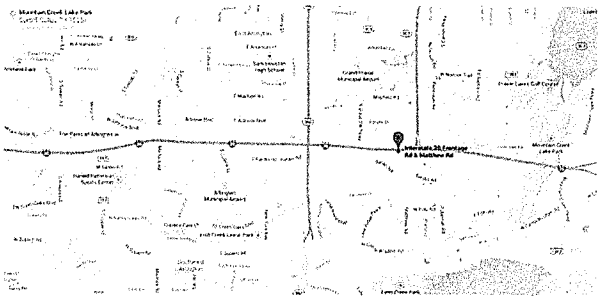
client		
scale	date	revision
1"=30'	6/13/2014	
drawn by	checked by	drawing #
		5

All landscape areas will meet UDC requirments

Qty	Common Name	Size	
Trees			
3	Bald Cypress	3"-35'	
6	Chinese Pistache	3"-35'	
2	Crape Myrtle	30 gallon	
4	Little Gem Magnolia	30 gallon	
9	Live Oak	3"-35'	
3	Windmill Palm	5'-6'	
Shrubs			
246	Dwarf Burford Holly	3 gallon	3' spacing
21	Indian hawthorn	3 gallon	3' spacing
Groundcovers			
248	Giant Liriope	1 gallon	1' spacing
1,495	Green Steel Edging	Feet	
1,360	River Rock	square feet	

Landscape Calculations
Total Site 100188 square feet
Landscaping 27,230 square feet
Landscaping 27 percent
101 parking spaces
14 parking lot trees
658 liner feet of Street
14 Street Trees





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LANDSCAPE PLAN

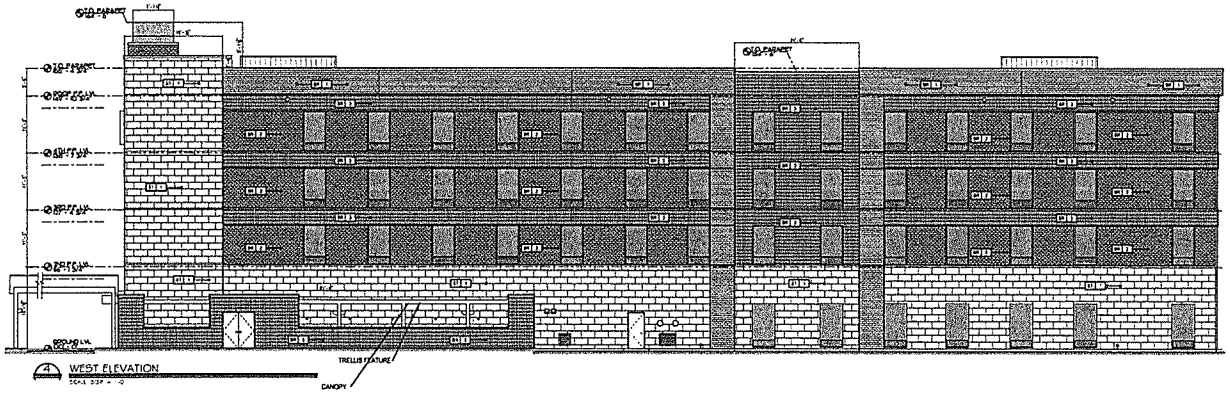
DATE: 07-28-14

JOB #: 14021

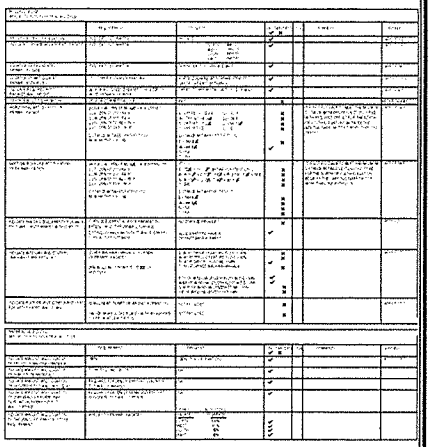
SHEET TITLE:

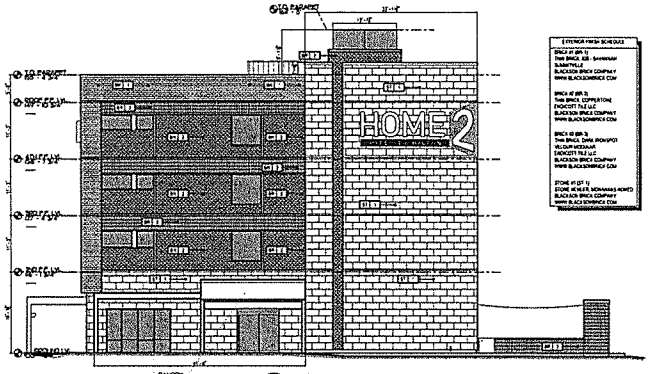
SHEET #: A0.02

FOR MAYSE INTERNAL USE ONLY P:\1-MAYSE\14021-home2-Grand Prairie\6-dwgs\6-acad\14021-401 Site Planning 072814-1531

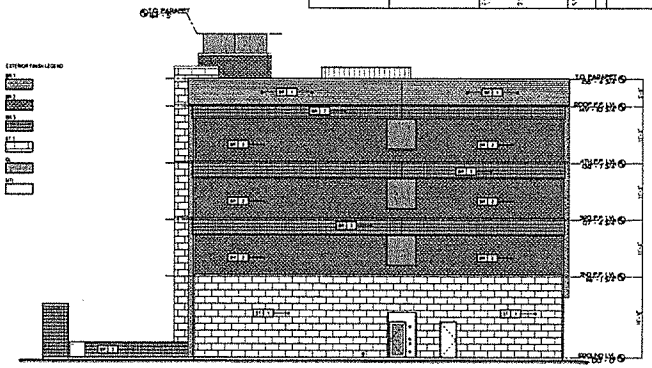


4 WEST ELEVATION

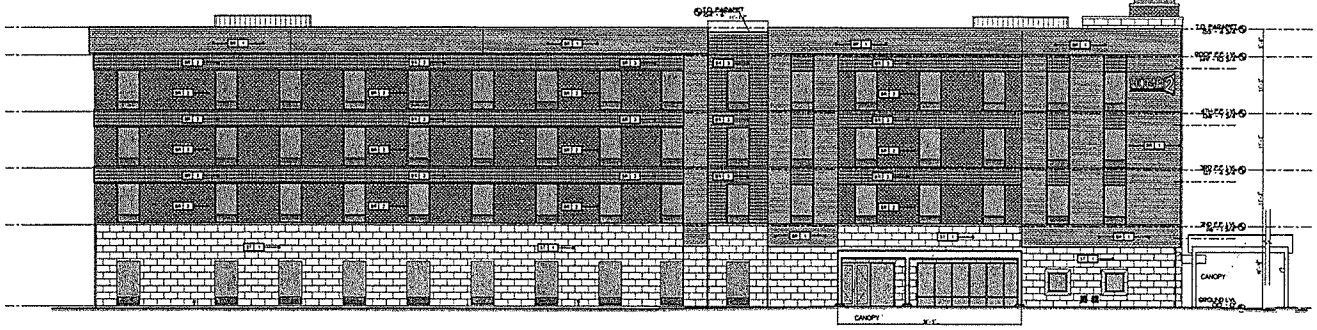




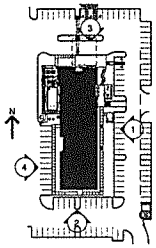
3 NORTH ELEVATION



2 SOUTH ELEVATION



1 EAST ELEVATION



5 KEY PLAN

MAYSE & ASSOCIATES, INC.

Seal:

Engineer:

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433 E Las Colinas Blvd, Suite 860
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CASE NUMBER SU140001/SP140001

EXTERIOR ELEVATIONS

DATE: 07-28-14

JOB #: 14021

SHEET TITLE:

SHEET #: A-2.0