

2 LANDSCAPE DIAGRAM  
SCALE: 1" = 30'-0"

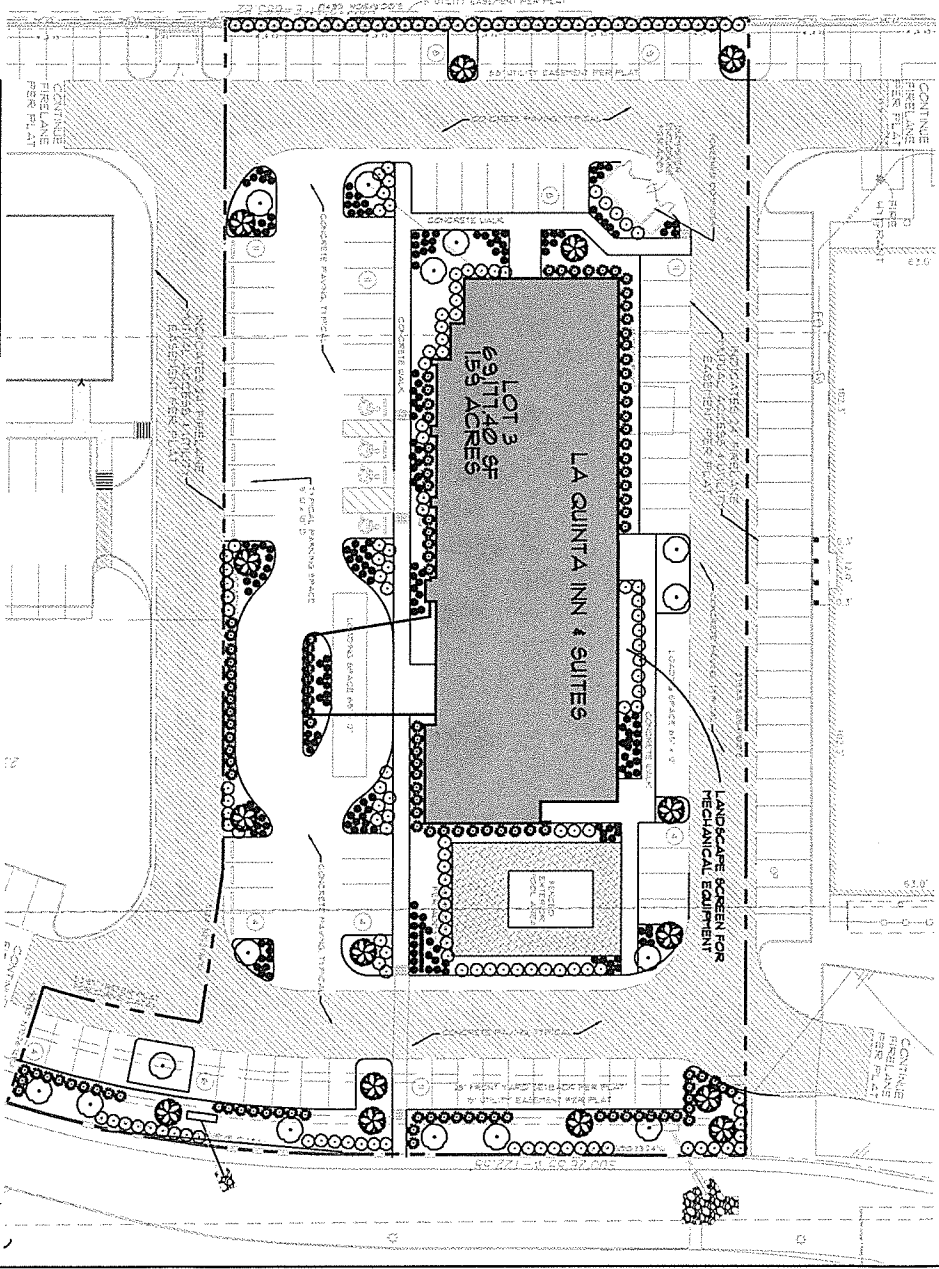
LANDSCAPE PERCENTAGE CALCULATION  
TOTAL SITE AREA = 68,011 SF  
TOTAL SITE LANDSCAPING (ROUND LANDSCAPED 11,445 SF  
PERCENTAGE REQUIRED BY ZONING ORDINANCE FOR  
COMMERCIAL ZONING = 15% EXCEEDED BY 4 TREES

LANDSCAPE NOTES:

- TREES  
All new trees shall be a minimum three-inch caliper measured at a height of 6 inches above the ground.  
If a trunk tree splits into multiple trunks below the 6-inch level, then the multiple trunk trees are measured. 1. Measure largest trunk circumference; 2. remaining trunks, measure circumference divided by two; Sum of (1) and (2) for the total circumference, divide total by 3.14 for caliper.  
For every 500 square feet of required landscape area, or fraction thereof, of required landscape area, one tree of three inch caliper or larger is required. Trees shall be located on the site in the following sequence:  
TOTAL TREES REQUIRED = 13,613 SF / 500 = 28 TREES  
TOTAL TREES PROVIDED = 10  
ADDITIONAL TREES: 9  
PARKING LOT TREES: 11  
TOTAL: 30
- STREET TREES REQUIRED:  
STREET TREES PROVIDED  
10 STREET TREES PROVIDED  
2. Additional trees in the parking area (one tree for each 20 parking spaces);  
PARKING LOT TREES REQUIRED 100 SPACES / 50' = 5 PARKING LOT TREES REQUIRED  
PARKING LOT TREES PROVIDED = 11  
3. The remaining required trees may be located throughout the site. Street trees and parking lot trees are included in the total tree requirements and are not in addition to that requirement.

SHRUBS

Shrubs shall be a minimum five-gallon container size and meet the standard of the American Association of Nurserymen. For every 50 square feet, or fraction thereof, of required landscape area, one shrub a minimum of five gallons in size is required.  
REQUIRED SHRUBS: 13,613 SF / 50 = 273 SHRUBS REQUIRED  
PROVIDED SHRUBS: 283 SHRUBS PROVIDED  
1. In addition to required trees and shrubs, all of the required landscape area SHALL be covered with grass, organic mulch, or live groundcover (up to 40% of landscape area). A native/adaptative materials landscape plan that reflect a variety of native or adapted plant material having low maintenance and water requirements is encouraged.  
2. All plant materials, including replacement trees, shall be specified and planted with plants using the standards of Association of Nurserymen. All plants shall be clearly tagged by the providing nursery for easy inspection with the botanical name. All landscaping shall be installed according to sound horticultural practices, in a manner designed to encourage quick establishment and healthy growth (see Exhibits 6 and 7).



1 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

SYMBOL	COMMON NAME	DESCRIPTION
	TOTAL TREES	1" CALIBER OR LARGER
	LANDSCAPED AREA	1" CALIBER OR LARGER
	GRASS	1" CALIBER OR LARGER
	MULCH	1" CALIBER OR LARGER
	GROUND COVER	1" CALIBER OR LARGER

TITLE BLOCK:  
proposed La Quinta Inn & Suites  
380 Palace Parkway  
Grand Prairie, TX 75050  
Lot #3, Block A  
Palace Parkway Hotel Addition

OWNER / DEVELOPER:  
Mr. AJ Patel  
GSP Investments, Inc.  
1000 Lost Valley Dr.  
Dallas, TX 76039  
817/832-0022



**WEST FACADE:**

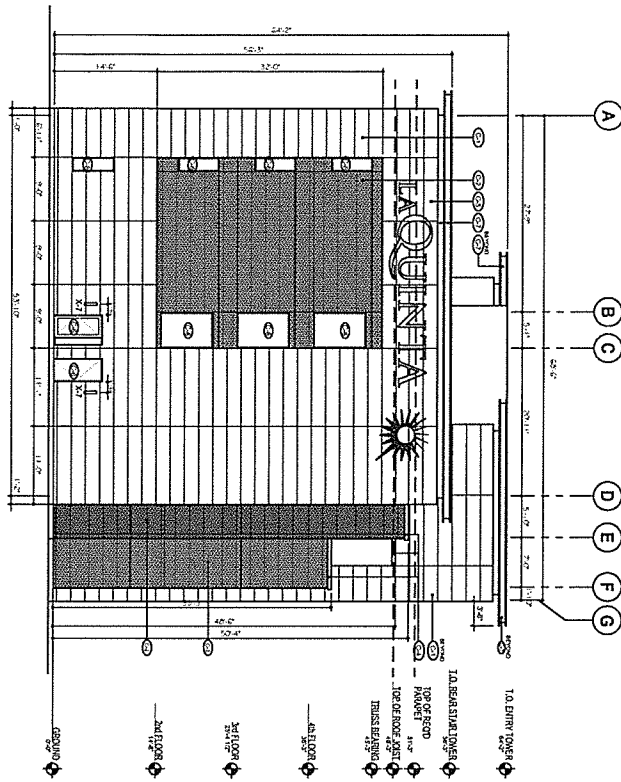
- CLEAR PANEL SW-1584 - 8889A RECONDO APPROX. 2,500 S.F. (2,380 I.F. + 120)
- ENCOGOTT THIN BRICK MANUFACTURE PRODUCT APPROX. 2,400 S.F. (2,320 I.F. + 80)
- ENCOGOTT THIN BRICK LIGHT GREY SANDTIN APPROX. 1,150 S.F. (1,080 I.F. + 70)
- GLASS GLAZING - APPROX. 1,111 S.F. (1,111 I.F. + 0)
- REMAINING 3% = TRAIL CAP ETC.

**EAST FACADE:**

- CLEAR PANEL SW-1584 - 8889A RECONDO APPROX. 2,500 S.F. (2,380 I.F. + 120)
- ENCOGOTT THIN BRICK MANUFACTURE PRODUCT APPROX. 2,400 S.F. (2,320 I.F. + 80)
- ENCOGOTT THIN BRICK LIGHT GREY SANDTIN APPROX. 1,150 S.F. (1,080 I.F. + 70)
- GLASS GLAZING - APPROX. 1,111 S.F. (1,111 I.F. + 0)
- REMAINING 3% = TRAIL CAP ETC.

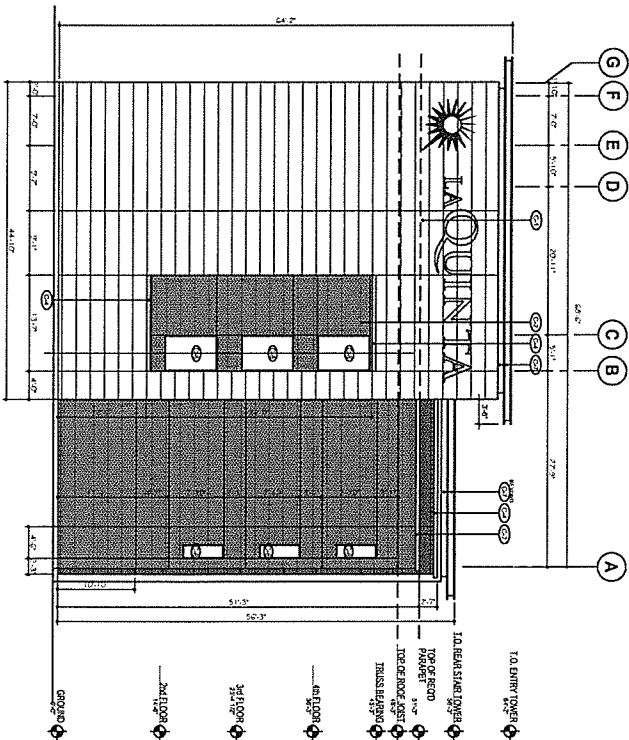
**1 LEFT SIDE (WEST) ELEVATION**

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



**2 RIGHT SIDE (EAST) ELEVATION**

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



**TITLE BLOCK:**

proposed La Quinta Inn & Suites  
380 Palace Parkway  
Grand Prairie, TX 75050

**OWNER / DEVELOPER:**  
Mr. AJ Patel  
GSP Investments, Inc.  
1000 Lost Valley Dr.  
Dallas, TX 75039  
817/832-4022

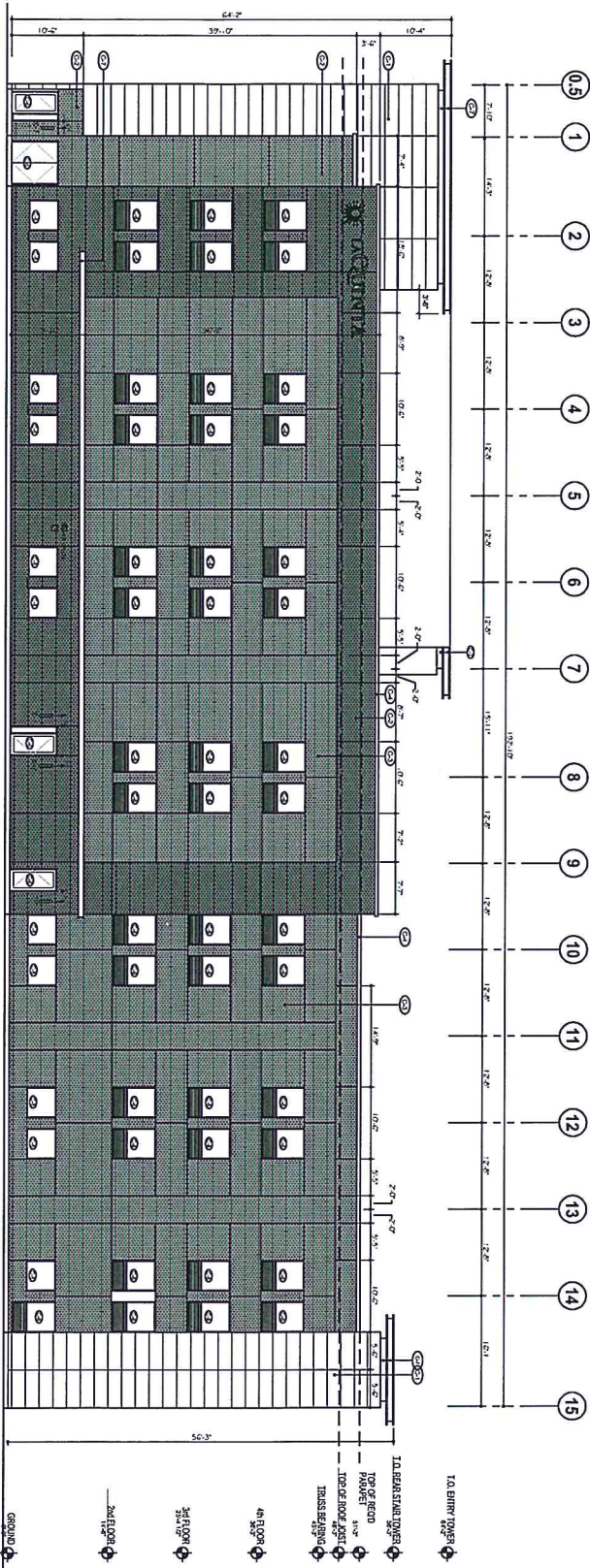


NOTE: RESIDUALS BASED ON COLOR  
PALETTE INFORMATION ONLY



# NORTH FACADE:

- CLAUDE PAVILION, 2nd FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 3rd FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 4th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 5th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 6th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 7th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 8th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 9th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 10th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 11th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 12th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 13th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 14th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)
- CLAUDE PAVILION, 15th FLOOR - APPROX. 1,313 SF. (1,313 / 10,254 + 12%)



## 1 REAR (NORTH) ELEVATION

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

TITLE BLOCK:  
OWNER / DEVELOPER:  
Mr. AJ Paul  
GSP Investments, Inc.  
1000 Lost Valley Dr.  
Dallas, TX 75039  
817/832-4022

PROPOSED La Quinta Inn & Suites  
380 Palace Parkway  
Grand Prairie, TX 75050  
Lot #3, Block A  
Palace Parkway Hotel Addition

DATE: 8-14-14  
DRAWN: 14038  
CHECKED: 14038  
PROJECT: A303  
SHEET: 14038

RSS ARCHITECTS LLC  
2201 DOTTIE LANN Pkwy, SUITE 105  
FORT WORTH, TEXAS 76104  
TEL: 817/649-9003 FAX: 817/649-9100

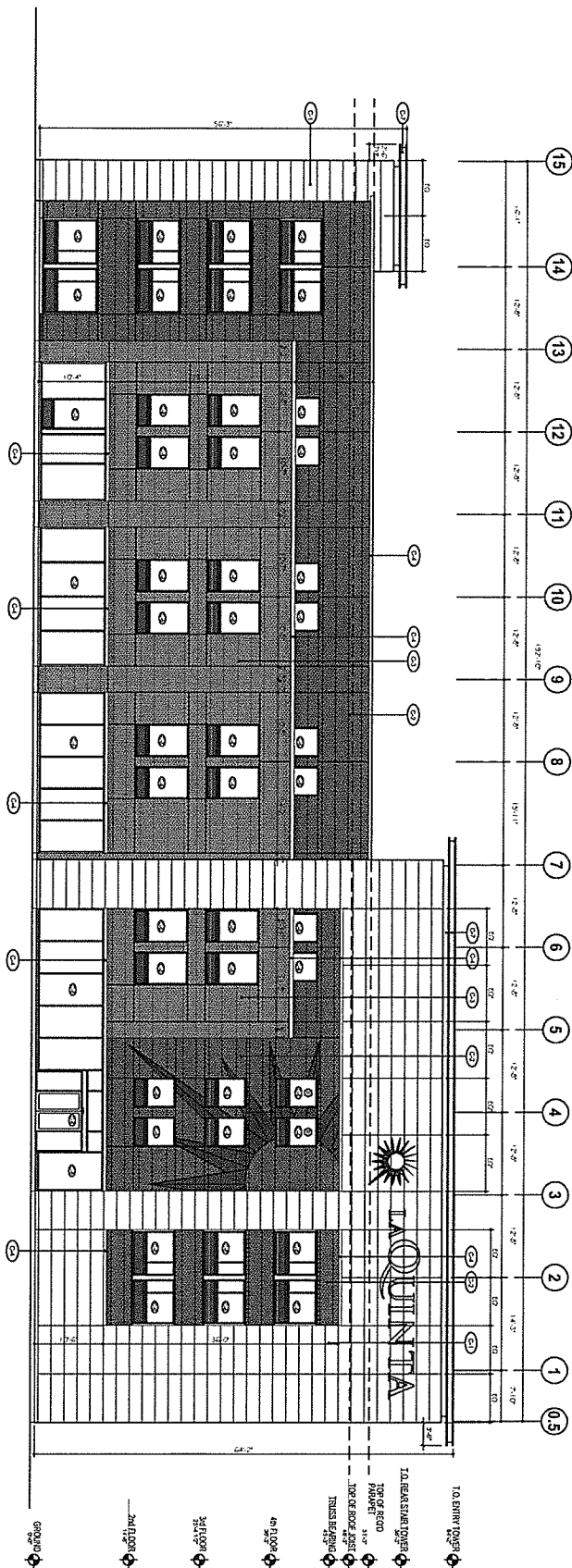


PROPOSED HOTEL  
380 PALACE PARKWAY  
GRAND PRAIRIE, TEXAS 75050

8/14/2014 14038



CLASS (CLUBS) - APPROX. 2,585 S. (2,558 N.1,015 + 22%)  
REMAINING 6% + 70%, CAP. ETC.

[illegible]

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

<b>TITLE BLOCK:</b> proposed La Quinta Inn & Suites 380 Palace Parkway Grand Prairie, TX 75050  Lot #3, Block A Palace Parkway Hotel Addition	<b>OWNER / DEVELOPER:</b> Mr. AJ Patel CSP Investments, Inc. 1000 Lost Valley Dr. Euless, TX 76039 817/832-6022
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Job	14035
Sheet	A301
or	Sheet

**R S S ARCHITECTS LLC**  
2201 DOTTIE LYNN HWY, SUITE 115  
FORT WORTH, TEXAS 76120  
TEL: 817/640-9003 FAX: 817/649-8480

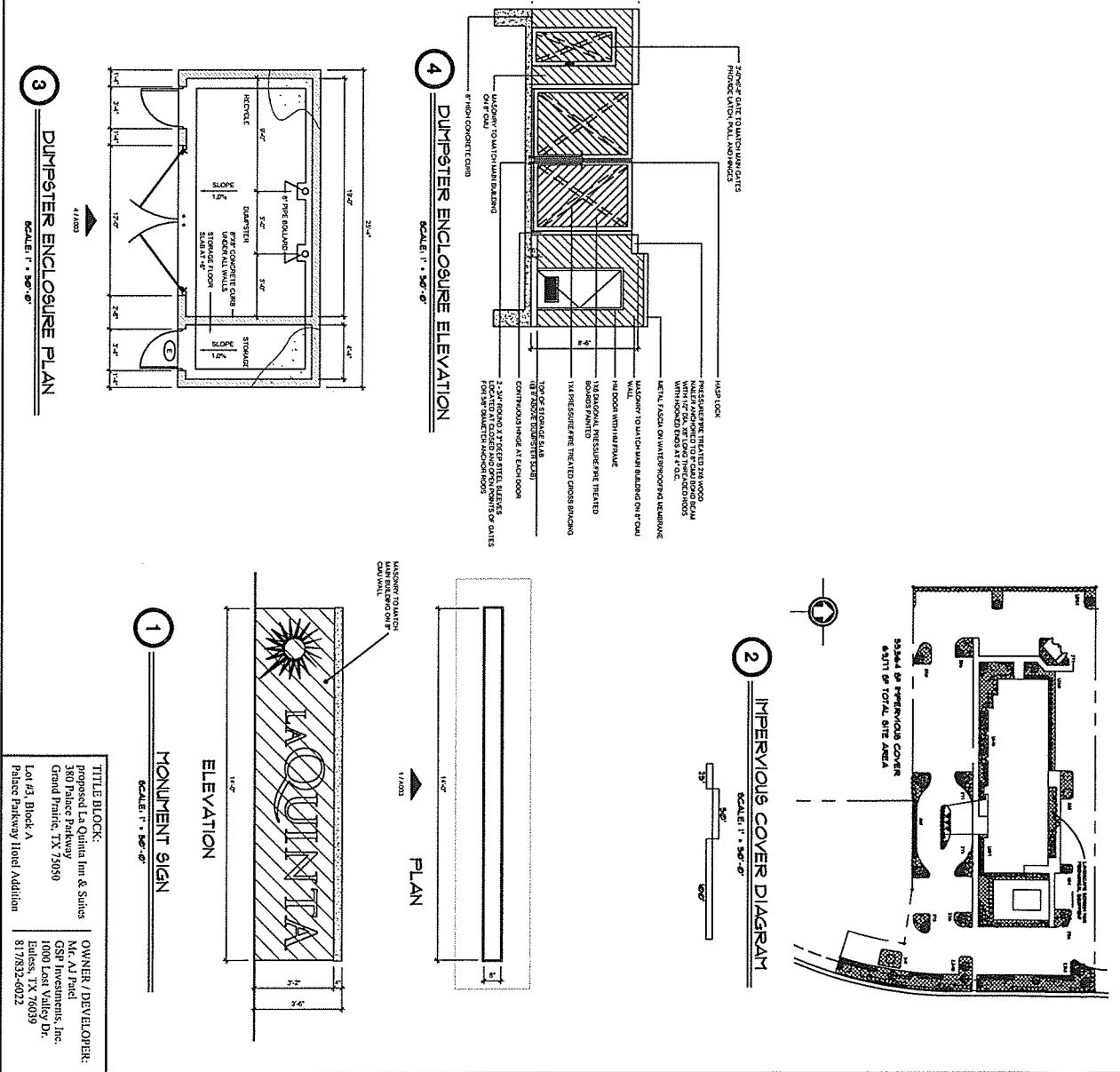


**PROPOSED HOTEL**  
380 PALACE PARKWAY  
GRAND PRAIRIE, TEXAS 75050

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**LA QUINTA INN AND SUITES**  
PALACE PARKWAY AT INTERSTATE HIGHWAY 30  
GRAND PRAIRIE, TEXAS

This document is provided to clarify areas where proposed project is classified as deficient per the City of Grand Prairie Unified Development Code and Appendix F. Refer UDC and Appendix F Analysis worksheet for further details.

**BUILDING DESIGN:**

- Proposed Building Height
  - RESPONSE: 25' Building Height is required, 64'-2" Building Height is provided.
- Horizontal Articulation of Primary Façade.
  - RESPONSE: It is not possible to meet the requirements on the side facades due to building length.
- Vertical Roofline Articulation of Primary Façade(deficient on North side only)
  - RESPONSE: Vertical roofline articulation requirements are met on all but North side of building.
- Cornice Element at Parapet
  - RESPONSE: Main roof parapet cornice exceeds requirement (required 18", provided 30"). Some sections of lower roof parapet cornice have 10" in lieu of required 18".
- Indicate Windows and Covered Walkways are Provided
  - RESPONSE: Covered walkways are not provided. Windows are less than required 25% on all elevations. Windows requirement cannot be met, as this is a residential use at the guest rooms. The 25% is exceeded at the public areas (breakfast room, lobby, etc...).
- Indicate Roof Profile Component (Curvilinear, Domed, Arched, Two or More Sloped Planes)
  - RESPONSE: Roof profile component as described is not provided.

**MATERIAL SELECTIONS:**

- Indicate Amount and Location for the 25% Supplemental Stone Requirement
  - RESPONSE: There is no stone used for this project.

**LANDSCAPE PLAN:**

- 30' Landscape Buffer at Public Street(s)
  - RESPONSE: 30' buffer required along Palace Parkway, but 16' buffer is provided. This aligns with existing development along Palace Parkway. Site landscaping area exceeds requirements by 4 times.



# GENERAL INFORMATION (APPLIES DISTRICT WIDE) - DEVELOPMENT IS NON INDUSTRIAL

SHEET SIZE	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
			X	N/A		
TITLE BLOCK (LEGAL DESCRIPTION OR ADDRESS)	SHEET SIZE OF 24x36 IS REQUIRED TITLE BLOCK IS TO BE LOCATED IN LOWER RIGHT HAND CORNER OF ALL SHEETS	PROVIDED 24x36 TITLE BLOCK IS PROVIDED IN LOWER RIGHT HAND CORNER OF ALL SHEETS	X			ARTICLE 16
IS THE PROPERTY PLATTED		THE PROPERTY IS PLATTED	X		PLAT IS ATTACHED TO SUBMITTAL	ARTICLE 16
OWNERS (NAME, ADDRESS, AND PHONE NUMBER)	PROVIDE NAME ADDRESS AND PHONE NUMBER FOR OWNERS	OWNER: MR. AJ PATEL GSP INVESTMENTS, INC. 1000 LOST VALLEY DR. EULESS, TX 76039 817/832-6022	X			ARTICLE 16
DEVELOPERS (NAME, ADDRESS, AND PHONE NUMBER)	PROVIDE NAME ADDRESS AND PHONE NUMBER FOR DEVELOPER	DEVELOPER: MR. AJ PATEL GSP INVESTMENTS, INC. 1000 LOST VALLEY DR. EULESS, TX 76039 817/832-6022	X			ARTICLE 16
NORTH ARROW	NORTH ARROW MUST BE FACING TRUE NORTH (OR STRAIGHT UP) ON PLAN	NORTH ARROW IS PROVIDED AND IS FACING TRUE NORTH	X			ARTICLE 16
NUMERIC AND GRAPHIC SCALE	RECOMMENDED ENGINEERING SCALES ARE 1" = 20', 1" = 40', ETC., WITH A MAXIMUM OF 1" = 100'	NUMERIC AND GRAPHIC SCALES ARE PROVIDED, 1" = 20'	X			ARTICLE 16
VICINITY MAP	VICINITY MAP SHOULD LOCATE THE SITE RELATIVE TO THE NEAREST MAJOR ROADWAYS IN A ONE-HALF MILE RADIUS	VICINITY MAP PROVIDED	X			ARTICLE 16
NAME OR INITIALS OF THE PERSON / COMPANY PREPARING THE PLAN		RSS ARCHITECTS, LLC SHANE SIGRIST	X			ARTICLE 16
SITE ACREAGE AND SQUARE FOOTAGE		1.59 ACRES, 69,177.40 S.F.	X			ARTICLE 16
BUILDINGS (TOTAL SQUARE FOOTAGE)		ONE BUILDING, 48,490 S.F.	X			ARTICLE 16
IMPERVIOUS COVER (TOTAL SQUARE FOOTAGE)	AN EMAILED SITE PLAN, IN PDF FORMAT, SHOWING AREAS OF IMPERVIOUS COVER WILL BE REQUESTED FOR THE GIS MAPPING DIVISION	IMPERVIOUS COVER SHOWN ON SHEET A002 AS 55,564 S.F.	X			ARTICLE 16
FLOODPLAINS AND FLOODWAY AREAS	SHOW PROPOSED FINISHED FLOOR ELEVATION FOR NEW STRUCTURES	FINISH FLOOR ELEVATION SHOWN ON SITE PLAN AS: 451.50	X			ARTICLE 16

## DIMENSIONAL CONTROLS (APPLIES DISTRICT WIDE)

REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
		X	N/A		
PERIMETER DIMENSIONS OF THE SITE	INDICATED ON SITE PLAN	X			ARTICLE 16
PERIMETER DIMENSIONS OF ALL BUILDINGS	INDICATED ON SITE PLAN	X			ARTICLE 16
DISTANCE BETWEEN BUILDINGS	THERE IS ONLY ONE BUILDING SO DISTANCE BETWEEN IS NOT APPLICABLE		X		ARTICLE 16
DISTANCE BETWEEN BUILDINGS AND PROPERTY LINES	INDICATED ON SITE PLAN	X			ARTICLE 16
INDICATE ALL PROPERTY LINES	INDICATED ON SITE PLAN	X			ARTICLE 16
INDICATE ALL BUILDING SETBACKS	INDICATED ON SITE PLAN	X			ARTICLE 16
INDICATE ALL EASEMENTS	INDICATED ON SITE PLAN	X			ARTICLE 16
INDICATE ALL DRIVE/TURNING RADIUS	INDICATED ON SITE PLAN	X			ARTICLE 16
INDICATE ALL DRIVE WIDTHS	INDICATED ON SITE PLAN	X			ARTICLE 16



INDICATE ALL FIRE LANES		INDICATED ON SITE PLAN	X			ARTICLE 16
DIMENSION OF A TYPICAL PARKING SPACE		INDICATED ON SITE PLAN (9'W x 18'D)	X			ARTICLE 16

BUILDING DESIGN (APPLIES TO NON INDUSTRIAL BUILDINGS)						
	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
PROVIDE EXTERIOR ELEVATIONS	INCLUDED IN SUBMITTAL		X			APPENDIX F - 1.C.2
INDICATE SURFACE AREA OF EACH FACADE	INCLUDED IN SUBMITTAL	NORTH: 10,524 S.F. SOUTH: 11,015 S.F. EAST: 4,325 S.F. WEST: 4,115 S.F.	X			APPENDIX F - 1.C.2
LOCATION OF DESIGNATED PRIMARY FACADES	INCLUDED IN SUBMITTAL	NORTH, SOUTH, EAST AND WEST	X			APPENDIX F - 2A
LOCATION OF ARTICULATED PRIMARY ENTRANCES	CUSTOMER ENTRANCE FEATURE	PORTE-COCHERE PROVIDED AT PRINCIPAL PUBLIC ENTRANCE (LOCATED ON SOUTH SIDE OF BUILDING)	X			APPENDIX F - 2.D.4
INDICATE REQUIRED ROOF PARAPET WALL HEIGHT	PARAPET THAT EXTENDS ABOVE ROOF LINE 36" IN HEIGHT, WITH NO ROOF-TOP MECHANICAL EQUIPMENT BEING INSTALLED WITHIN 10' OF THE NEAREST PERIMETER WALL	PARAPETS ARE 4' HIGH (AT SMALLEST PARAPET) AND NO ROOF-TOP EQUIPMENT IS LOCATED WITHIN 10' OF NEAREST PERIMETER WALL	X			APPENDIX F - 4.C.1
INDICATE BUILDING HEIGHT (H)	25' (FOR COMMERCIAL USE)	64'-2"		X		APPENDIX F - 2.A.4 & 5
HORIZONTAL ARTICULATION OF PRIMARY FACADE	H (TOP OF REQUIRED ROOF PARAPET) = 51'-3" OFFSET = 15% OF HEIGHT = 7'-8"	OFFSET = 24'-0", MAX. DIST BETWEEN OFFSETS = 185'-6"				APPENDIX F - 2.A.4
	NORTH: LENGTH REQD 193' x 25% = 48'-3"	OFFSET = 2'-0", MAX. DIST BETWEEN OFFSETS = 43'-8"		X		
	SOUTH: LENGTH REQD 193' x 25% = 48'-3"	OFFSET = 7'-6", MAX. DIST BETWEEN OFFSETS = 44'-6"		X		
	EAST: LENGTH REQD 68'-6" x 25% = 17'-2"	OFFSET = 15'-10", MAX. DIST BETWEEN OFFSETS = 54'-9"		X		
	WEST: LENGTH REQD 68'-6" x 25% = 17'-2"			X		
VERTICAL ROOFLINE ARTICULATION OF PRIMARY FACADE	H (TOP OF REQUIRED ROOF PARAPET) = 51'-3" EXTENSION = 15% OF HEIGHT = 7'-8" DISTANCE BETWEEN EXTENSIONS = 51'-3" x 3 = 153'-9"					APPENDIX F - 2.A.5
	NORTH: LENGTH REQD 193' x 25% = 48'-3"	EXTENSION = 10'-4", MAX. DIST BETWEEN EXTENSIONS = 163'-2"		X		
	SOUTH: LENGTH REQD 193' x 25% = 48'-3"	EXTENSION = 10'-4", MAX. DIST. BETWEEN EXTENSIONS = 107'-0"		X		
	EAST: LENGTH REQD 68'-6" x 25% = 17'-2"	EXTENSION = 7'-11", MAX. DIST. BETWEEN EXTENSIONS = 44'-10"		X		
	WEST: LENGTH REQD 68'-6" x 25% = 17'-2"	EXTENSION = 7'-11", MAX. DIST. BETWEEN EXTENSIONS = 44'-10"		X		
INDICATE THE DESIGN ELEMENTS FOR BASE, FIELD WALL AND PARAPET WITH CORNICE	CORNICE ELEMENT AT PARAPET TO EXTEND 18" OUT FROM WALL SURFACE DISTINGUISHABLE ARCHITECTURAL ELEMENTS SUCH AS DISTINCT BASE	MAIN PARAPET WALLS HAVE CORNICE EXTENDING 3'-6", SOME OTHER PARAPETS HAVE LESS THAN 18" CORNICE PROJECTION ALL ELEVATIONS HAVE DISTINGUISHABLE ARCHITECTURAL ELEMENTS	X			APPENDIX F - 2.D.1
INDICATE WINDOWS AND COVERED WALKWAYS ARE PROVIDED	COVER WALKWAY / ARCADES FOR 50% OF PRIMARY FACADES	NO COVERED WALKWAYS / ARCADES PROVIDED		X		APPENDIX F - 2.D.1
INDICATE ROOF PROFILE	25% WINDOWS FOR BUILDINGS 10,000 S.F. AND OVER	WINDOWS ARE LESS THAN 25% ON ALL ELEVATIONS		X		
INDICATE ROOF USED FOR COMPONENT USED FOR	CURVILINEAR, DOWED OR ARCHED FORMATIONS TWO OR MORE SLOPE PLANES WITH AN AVERAGE SLOPE OF AT	NOT PROVIDED		X		APPENDIX F - 2.D.2

MATERIAL SELECTIONS (APPLIES TO NON INDUSTRIAL BUILDINGS)						
	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
INDICATED AMOUNT AND LOCATION OF PRINCIPLE MASONRY MATERIAL	INCLUDED IN SUBMITTAL	100% ON ALL ELEVATIONS, NOT COUNTING GLAZING/WINDOWS	X		BRICK IS BEING USED ALONG WITH CEMENT PANELS, WHICH IS OUR UNDERSTANDING ARE CLASSIFIED AS MASONRY MATERIAL	APPENDIX F - 2.B.1
INDICATE AMOUNT AND LOCATION OF SUBSTITUTE	TO BE REVIEWED BY DRC	NO SUBSTITUTE MATERIALS INDICATED		X		APPENDIX F - 2.B.1.ii



MATERIALS						
INDICATE AMOUNT AND LOCATION OF CONCRETE TILT-WALL APPLIQUES	REQUIRED FOR 25% OF EXPOSED CONCRETE IN TILT ALL SURFACES			X	NO TILT WALL IS BEING USED	APPENDIX F - 2.B.2
INDICATE AMOUNT AND LOCATION OF 2" REVEALS OR FORM LINER TEXTURE ON REMAINING TILT WALL STRUCTURE	REQUIRED FOR 10% OF REMAINING EXPOSED CONCRETE TILT WALL SURFACES			X	NO TILT WALL IS BEING USED	APPENDIX F - 2.B.2
INDICATE AMOUNT AND LOCATION OF THE 25% SUPPLEMENTAL STONE REQUIREMENT	25% OF PRIMARY FAÇADE SHALL BE FINISHED IN STONE, AUSTIN STONE, CUTURED STONE, GRANITE, SANDSTONE, SLATE, LIMESTONE, MARBLE, OR OTHER HARD AND DURABLE ALL WEATHER STONE			X		APPENDIX F - 2.B.3

SIGNAGE (APPLIES DISTRICT WIDE)						
	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
SIGNAGE ELEVATION DRAWINGS TO BE PROVIDED FOR MULTI-TENANT, WALL AND MONUMENT SIGNAGE	NO INDIVIDUAL POLE SIGNS ARE ALLOWED. MULTI-TENANT SIGNS ARE PERMITTED; AND, ANY WALL AND/OR MONUMENT SIGN NEEDS TO BE SHOWN ON THE SITE PLAN SUBMITTAL. ARTICULATED PUBLIC ENTRANCES MAY EXTEND 30' ABOVE PARAPET HEIGHT AND CONTAIN MULTI-TENANT SIGNAGE FOR NON-INDUSTRIAL PROJECTS.	BUILDING SIGNAGE SHOWN ON EXTERIOR ELEVATIONS, MONUMENT SIGNAGE SHOWN ON SITE PLAN AND DETAIL ON SHEET A003	X			APPENDIX F - 4.A

LANDSCAPE PLAN (APPLIES DISTRICT WIDE)						
	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
PERCENTAGE OF TOTAL SITE LANDSCAPED REQUIRED	PERCENTAGE REQUIRED BY COMMERCIAL ZONING = 5%	PERCENTAGE REQUIRED 5% PERCENTAGE PROVIDED 20%	X		EXCEED REQUIREMENTS	ARTICLE 8
30' LANDSCAPE BUFFER AT PUBLIC STREET(S) ADJOINING PARKING AREAS	THIS APPLIES TO ALL SITE PAVING. BUILDING SETBACK MAY BE LESS PER ZONING REQUIREMENT.	30' LANDSCAPE BUFFER NOT PROVIDED, BUT SITE LANDSCAPING EXCEEDS MAXIMUM REQUIRED BY 4 TIMES REQUIRED - 5% PROVIDED - 20%		X		APPENDIX F - 4.B.2
STREET TREES	PROVIDE ONE TREE FOR EVERY 50 LINEAR FEET OF STREET FRONTAGE	REQUIRED STREET TREES = 5 PROVIDED STREET TREES = 10	X		EXCEED REQUIREMENTS	ARTICLE 8
PARKING AREA TREES	PROVIDE ONE TREE FOR EVERY 20 PARKING SPACES, NO PARKING SPACE GREATER THAN 100' FROM TREE	REQUIRED PARKING AREA TREES = 5 PROVIDED PARKING AREA TREES = 11	X		EXCEED REQUIREMENTS	ARTICLE 8
PARKING SCREENING SHRUBS AND BERMS	PROVIDE 6' OFFSET IN SHRUBS FOR EVERY 60 LINEAR FEET WITHIN A BUFFER AREA. 3' HIGH SHRUB HEDGE	273 SHRUBS REQUIRED	X		EXCEED REQUIREMENTS	APPENDIX F - 4.B.2
LANDSCAPE TABLE	PROVIDE LANDSCAPE TABLE SHOWING PLANT MATERIAL, QUANTITIES, SIZE AND SPACING FOR BOTHER REQUIRED AND PROVIDED	LANDSCAPE TABLE PROVIDED	X			ARTICLE 8
IRRIGATION NOTES AND PLAN	PROVIDE NOTE INDICATING IRRIGATION WILL MEET REQUIREMENTS OF UDC.	IRRIGATION NOTE INDICATING IRRIGATION WILL MEET REQUIREMENTS OF UDC IS PROVIDED ON LANDSCAPE PLAN	X			ARTICLE 8

SCREENING OF UTILITY AREAS & EQUIPMENT (APPLIES DISTRICT WIDE)						
	REQUIREMENT	PROVIDED	OK	DEFICIENT	COMMENTS	UDC REFERENCE
ACROSS THE STREET FROM RESIDENTIAL ZONING ....	MULTIPLE REQUIREMENTS (NOT LISTED BECAUSE NOT APPLICABLE)			X		APPENDIX F - 4.C.3
ADJOINING RESIDENTIAL ZONING	MULTIPLE REQUIREMENTS (NOT LISTED BECAUSE NOT			X		APPENDIX F - 4.C.3



.....	APPLICABLE)								
OUTSIDE STORAGE SCREENING	IN SIDE OR REAR YARD ONLY; 7' HIGH OR 1" ABOVE MATERIALS	NO OUTSIDE STORAGE			X			APPENDIX F - 4.C.2	
TOP OF ROOF DECK DASHED IN ON BUILDING ELEVATIONS	TO DEMONSTRATE COMPLIANCE WITH ROOF TOP SCREENING REQUIREMENTS	TOP OF REQ'D PARAPET SHOWN ON EXTERIOR ELEVATIONS	X					APPENDIX F - 1.A.2	
GARAGE BAY DOORS .....	MULTIPLE REQUIREMENTS (NOT LISTED BECAUSE NOT APPLICABLE)				X			APPENDIX F - 2.D.5	
DUMPSTER	DETAIL REQUIRED. A DETAILED PLAN SHOWING AN ELEVATION FOR A 6' HIGH MASONRY ENCLOSURE IS REQUIRED	DUMPSTER ENCLOSURE DETAILS SHOWN ON A003	X					ARTICLE 8	
LOADING DOCK SCREENING	REFER TO SECTION 8.9 OF THE UDC	NO LOADING DOCK PROVIDED			X			ARTICLE 8	

PARKING / LOADING / MANEUVERING / PAVING (APPLIES DISTRICT WIDE)									
	REQUIREMENT	PROVIDED	OK	DEFICIENT		COMMENTS		UDC REFERENCE	
PARKING TABLE	PROVIDE PARKING TABLE INDICATING THE TOTAL REQUIRED PARKING BY USE, TOTAL REQUIRED HANDICAPPED PARKING AND THE TOTAL PARKING PROVIDED	PARKING TABLE INDICATING TOTAL REQUIRED AND PROVIDED PARKING AND LOADING SPACES IS INCLUDED ON A001	X		N/A			ARTICLE 16	
HANDICAP PARKING SPACES SHOWN		4 HANDICAP ACCESSIBLE SPACES ARE REQUIRED, 4 HANDICAP ACCESSIBLE SPACES ARE PROVIDED	X					ARTICLE 16	
ADEQUATE PARKING	89 REQUIRED SPACES (85 FOR GUEST ROOMS +4)	90 SPACES PROVIDED	X					ARTICLE 16	
ADEQUATE PARKING AND MANEUVERING		DRIVE AND ACCESS WIDTHS SHOWN ON SITE PLAN	X					ARTICLE 16	
ADEQUATE LOADING AREA	2 SPACES REQUIRED	2 SPACES PROVIDED	X					ARTICLE 16	
ADEQUATE LOADING MANEUVERING		ADEQUATE MANEUVERING SPACE IS PROVIDED - REFER SITE PLAN	X					ARTICLE 16	
TYPE AND DEPTH OF CONCRETE SURFACE	IDENTIFY THE STANDARD OF PAVING REQUIRED.	ALL PARKING AND DRIVEWAY PAVING - 6" CONCRETE, REINFORCED PER ENGINEER REQUIREMENTS	X					ARTICLE 16	

MISCELLANEOUS(APPLIES DISTRICT WIDE)									
	REQUIREMENT	PROVIDED	OK	DEFICIENT		COMMENTS		UDC REFERENCE	
SIDEWALKS		SHOWN ON SITE PLAN	X		N/A			ARTICLE 16	
LOCATION OF FIRE HYDRANTS		SHOWN ON SITE PLAN	X					ARTICLE 16	
ADJACENT LOT LINES		SHOWN ON SITE PLAN	X					ARTICLE 16	
ADJACENT STREET RIGHT-OF-WAY WITH CENTER LINES		SHOWN ON SITE PLAN	X					ARTICLE 16	
MEDIAN BREAKS IN ADJACENT STREETS		SHOWN ON SITE PLAN	X					ARTICLE 16	
GROSS ACCESS EASEMENTS		SHOWN ON SITE PLAN	X					ARTICLE 16	