



This drawing is preliminary without the handwritten signature and date on the Architect's or Engineer's Seal.

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SPRINGHILL SUITES® 901 E. U.S. Hwy 80 Mesquite, TX
MARRIOTT

Job #: 9017-I

Date: 04/07/2017
 File: A100-Site-477.dwg
 Drawn By: Mike
 Revisions:

Sheet No.
A10.0

87,170 SF TOTAL SITE AREA
 8717 (10%) LANDSCAPING REQ'D
 9250 (10%) PROVIDED

1 SHADE, EVERGREEN, CF
 3 ORNAMENTAL TREES
 PER 500 SF REQUIRED
 LANDSCAPE AREA

1 TREE PER 15
 PARKING SPACES

11 SHADE and 42
 ORNAMENTAL
 TREES SHOWN

LANDSCAPE MAINTENANCE NOTE:

Landscape Maintenance: The property owner, tenant and the agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a healthy, neat, live-growing and orderly condition at all times. This shall include mowing, edging, pruning, fertilizing, watering, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size. All irrigation heads or lines which are broken and low water shall be replaced or repaired immediately to prevent the waste of water.

PROVIDE BUFFALO GRASS
 ALL UNPAVED AREA

Transformer pad

Fire Sprinkler
 Room and
 Connection

13.00'

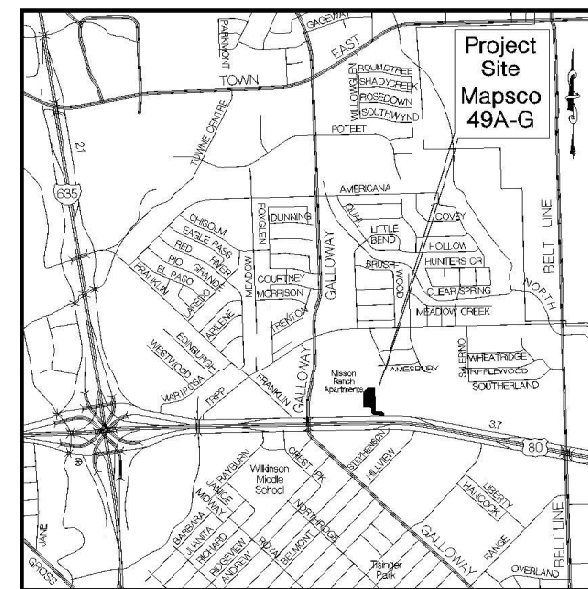
25.64'

59,500 sf total
 including canopy.
 14,800 sf 1st Floor
 Maximum Height 65'
 top of parapet

87 parking spaces, 5 of which are TAS, and 3
 of which are Electric Vehicle Only. Another 3
 Loading Zone Spaces are provided

Construction Type V-A
 Occupancy Group R-1 Hotel
 NFPA 13R Sprinkler

The development of the site will be in accordance with City of Mesquite development standards. This Zoning Concept Plan is for illustrative purposes only and subject to change. This Zoning Concept Plan is intended to describe the intent of the Development. Significant deviations from this Zoning Concept Plan, as determined by the Director of Planning, will require an amendment to the Conditional Use Permit.



1 SITE PLAN

SCALE: 1"=40'-0"

TAS/ADA GENERAL SITE NOTES

- These notes shall supersede any grades shown on any plans. Bring to the attention of the Architect and Civil Engineer any discrepancies.
- Cross slope on any sidewalk shall not exceed 2 per cent. *403(3)
- Slope in any direction in mobility impaired parking spaces shall not exceed 2 percent. *502(4)
- Slope in any direction in set back areas shall not exceed 2 per cent. *503(4)
- Maximum slope along any sidewalk or mobility impaired route shall not exceed 5 per cent. Cross slope on any route shall not exceed 2 per cent. *403(3)
- Ramps exceeding 5 per cent shall have hand rails on both sides. Ramps can not rise more than 30" without landings. *405(1) Ramps can not rise more than 1/2" *405(1) Landings to meet ADA requirements. *405(1)
- All outside doors shall have ADA landings. Landing slopes shall not exceed 2 per cent in any direction. All exterior door shall have no more than 1/4" to 1/2" ADA level change, this shall include the threshold. *404(2)
- Curb ramp can not exceed 1/2" and can not rise more than 6". Curb ramp side flare can not exceed 1/10 and can not rise more than 6". Ramps can not extend into a parking lot or area. *406(1)
- Slope in any direction at swimming pool deck or under ramps shall be less than 1/12 per cent.
- One space of each type of electric vehicle charging station must conform to requirements for mobility impaired parking spaces and shall not exceed 2 percent slope in any direction. An 36" accessible route must be provided on both sides of these spaces. It also must conform to ADA parking slope requirements.

E. U.S. Hwy 80 Service Road
 Variable R.O.W