PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # SP2018-017 **P&Z DATE** 7/10/18 **CC DATE** 7/16/18 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECIEPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPTER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

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_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO. SP2018-017

NOTE: *THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.*

DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✓] Site Plan ($250.00 + $20.00 Acre) [1] 250+20x2.12=$292.40
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	2600 Summer Lee Drive				
Subdivision	ISAAC BROWN	Lot	2A	Block	
General Location	On the Southeast side of Summer Lee Dr. approximately 400 South of Horizon Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD-32	Current Use	NONE		
Proposed Zoning	PD-32	Proposed Use	HOTEL		
Acreage	2.12	Lots [Current]	1	Lots [Proposed]	1

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

[ ] Owner	SUMMER LEE ROCKWALL, LLC.	[✓] Applicant	FC CUNY CORPORATION
Contact Person	PHILLIP McNEILL	Contact Person	CAMERON SLOWN
Address	1468 KIMBROUGH ROAD	Address	2 HORIZON COURT
	SUITE 103		
City, State & Zip	GERMANTOWN, TN 38138	City, State & Zip	HEATH, TX 75032
Phone		Phone	4694027700
E-Mail	PMCNEILL@MCNEILLHOTELS.COM	E-Mail	CSLOWN@FCCUNY.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CAMERON SLOWN [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 292.40 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 15 *day of* JUNE *, 20* 18 *. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 15 *day of* June *, 20* 18 *.*

ABBY ARCHIBALD
Notary Public, State of Texas
Comm. Expires 05-27-2022
Notary ID 129830487

Owner's/Applicant's Signature

Notary Public in and for the State of Texas Abby Archibald

My Commission Expires May 27, 2022

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. Each set of plans should be folded into a *Tri-Fold* with the project title or identifier facing out.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[✓] *PLAN SET.* A plan set is composed of the following items:

- [✓] *SITE PLAN.*
- [✓] *LANDSCAPE PLAN.*
- [ ] *TREESCAPE PLAN.* → BEING PREPARED
- [✓] *PHOTOMETRIC PLAN.*
- [✓] *BUILDING ELEVATIONS.*

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[✓] *BUILDING MATERIAL SAMPLE BOARD.* See the *Material Sample Board Design Guidelines* in this development packet.

[✓] *APPLICATION AND APPLICATION FEE.* → ARRIVING VIA FEDEx EARLY NEXT WEEK

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

[ ] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

[ ] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[ ] *APPLICATION AND APPLICATION FEE.*

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. WITHOUT A COMPLETE APPLICATION SUBMITTAL, THE CASE MAY NOT BE PROCESSED AND MAY NOT BE PLACED ON A PUBLIC HEARING AGENDA.

CHECKLIST FOR SITE PLAN SUBMITTALS

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

CASE NUMBER: | **REVIEWED BY:**
OVERLAY DISTRICT: | **REVIEW DATE:**

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				*Per Application*
✓ Site Plan	☑	☐		-
✓ Landscape Plan	☑	☐		-
✓ Treescape Plan	☐	☐	TREES ARE CURRENTLY BEING SURVEYED	-
✓ Photometric Plan	☑	☐		-
✓ Building Elevations	☑	☐		-
Building Material Sample Board and/or Color Rendering of Building Elevations	☑	☐	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	-
Submittal Requirements	☑	☐	Four (4) large (24" x 36") **folded** copies and one (1) PDF digital copy of each plan is required at the time of submittal.	-
Is the property properly platted?	☑	☐	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	☑	☐	The title block is to be located in the lower right hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	-
Case Number 1st SUBMITTAL	☐	☐	The case number should be placed in the lower right hand corner below the title block of all sheets.	-
Owners (Name, Address, and Phone Number)	☑	☐	The owners name, address, and phone number are required to be in the lower right hand corner left of the title block.	-
Developer (Name, Address, and Phone Number)	☑	☐	The name, address, and phone number of the person or company that prepared the plans are required in the lower right hand corner left of the title block.	-
North Point	☑	☐	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	-
Numeric and Graphic Scale	☑	☐	The recommended engineering scales are 1"=20', 1"=40', etc ... with a maximum of 1"=100'.	-
Vicinity Map	☑	☐	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Date	☑	☐	The date that the plans were prepared is required on all submittals.	-
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	-
✓Commercial	☑	☐	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓Industrial	☐	☐	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	☑	☐	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site	☑	☐	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	☑	☐	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	☑	☐	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	☐	☑	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	☑	☐	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	☑	☐	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	☑	☐	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	☑	☐	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	☑	☐		-
Indicate all Drive Widths	☑	☐		-
Indicate all Fire Lanes	☑	☐	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	☑	☐		-
Indicate all Sidewalks	☑	☐	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	☑	☐	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	☑	☐	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	☑	☐	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	☐	☑		-

2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	☑	☐	See the comment section in *Adequate Parking and Maneuvering* below.	-
Parking Table	☑	☐	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	☑	☐		Art. VI 5.4
Adequate Parking	☑	☐	*Reference Table 3 of Article VI.*	Art. VI Table 3
Adequate Parking and Maneuvering	☑	☐	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction *(Check w/ the Engineering Department).*	Art. VI 5.3.C
Adequate Loading Area	☐	☑	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer *(Art. VI 6.5 Loading Requirements).*	Art. VI 6.4
Adequate Loading Maneuvering	☐	☑		Art. VI 6
Type and Depth of Paving Material	☑	☐	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.2

2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.*				
Proposed or Existing Signage	☑	☐	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	☐	☑	Label the height and type of fence proposed or existing. All fencing shall conform to Chapter 10, Article XI of the Code of Ordinances.	Art. V 1.7
Utility Equipment Screening (Pad or Ground Mounted)	☑	☐	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.5.3
Utility Equipment Screening (Roof Mounted)	☑	☐	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.5.3
Above Ground Storage Tanks	☐	☑	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.5.4
Dumpster Screening	☑	☐	Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.5.2
Outside Storage	☐	☑		
Off-Street Loading Dock Screening	☐	☑	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.5.1
Residential Adjacency Standards	☐	☑	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference *Art. VIII 5.2*).	Art. V 1.6

3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	Art. VIII 4.3
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	☑	☐	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	Art. VIII 5.12
Landscape Table	☑	☐	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	Art. VIII 4.3

Indicate all Landscaping	☑	☐	Indicate the locations all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	☑	☐	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	Art. VIII 4.3
Indicate all Landscape Buffers	☑	☐	Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.1
Acceptable Landscape Materials:				Art. VIII 5.3
✓ Trees allowed in Street Landscape Buffers	☑	☐	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Art. VIII 5.3.E
✓ Trees not allowed in Landscape Buffers	☑	☐	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Art. VIII 5.3.F
Protected Trees (To Remain On Site)	☑	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Parking Lot Landscaping	☑	☐	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.9
Location of all Site Amenities	☑	☐	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	Art. VIII 4.3
Identify Visibility Triangles	☐	☐	Identify visibility triangles on all lots for all driveway intersections and public streets.	
Street Trees	☑	☐	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	Art. VIII 5.7
Tree Locations	☑	☐	Trees must be planted at least five feet from water, sewer and storm sewer lines.	Art. VIII 4.3
Irrigation Requirements Note	☑	☐	Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.5

4.1 TREESCAPE PLAN

→ TREE SURVEY IS BEING COMPLETED

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☐	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	-
Buildings	☐	☐	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	☐	☐		Art. IX 3
Protected Trees (To Remain On Site)	☐	☐	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said tress shall be protected prior to and during all construction, including dirt work.	Art. IX 3

Protected Trees (To be Removed from the Site)	☐	☐	Indicate the location of protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	Art. IX 3
Treescape Table	☐	☐	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3

5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	☑	☐	Provide the same site data information required in Section *2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements* of this checklist.	-
Indicate Lighting Levels (in Foot Candles [FC])	☑	☐	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use	☐	☐	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use	☑	☐	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. *Subject to requirements in Art. VII 3.3.C.*	Art. VII 3.3.C
Under-Canopy Lighting	☐	☐	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 0.35 of one foot candle (with the exception below).	Art. VII 3.3.G.1
Lighting for Motor Vehicle Dealerships	☐	☐	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	Art. VII 3.3.G.2
Lighting in Parking Areas	☑	☐	Parking areas are not to exceed a maintained average of 1.5 foot candles at ground level, and shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VI 3.4.A
Indicate all Exterior Lighting	☑	☐	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	
Indicate the Mounting Height for all Proposed Light Fixtures	☑	☐	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources	☑	☐		
Proposed Light Fixtures	☑	☐	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	-

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Specific Zoning and Overlay Districts may have additional design and material requirements.*				
Provide Exterior Elevations	☑	☐	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	☑	☐	North South East West (Circle all that apply)	-
90% Masonry Requirement	☐	☐	***For Buildings less than 25,000 Sq. Ft.:*** Exterior walls should consist of 90% masonry materials excluding doors and windows. ***For Buildings greater than 25,000 Sq. Ft.:*** 90% of exterior walls shall consist of brick, stone, split faced CMU, plaster, stucco or a combination of.	Art. 4.1.A.1 Art.4.1.D.2
Indicate Amount and Location of the 20% (of the 90%) Stone Requirement.	☐	☐	Applies to facades that are visible from a public right-of-way and/or open space.	Art. 4.1.A.1
Indicate the Surface Area of Each Facade	☐	☐	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	-
Proposed Building Materials	☑	☐	Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color	☐	☐		-

Indicate Parapet Wall Height (If Applicable)	☑	☐	If applicable indicate th rapet wall by dashing in the top of roof deck.	-
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	☑	☐	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	-
Indicate Any Additional Design Elements Proposed (If Applicable)	☑	☐	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	-
Indicate Building Height(s) [H]	☑	☐	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	Art. V 4.1.B.1
Minimum Standards for Articulation:				
Horizontal Articulation of Façades: Projecting Offset = 25% x **(H)** [Min. 5 Ft.] Length of Offset = 25% x **(L)** [Min. 15 Ft.] Distance Between* **(L)** = 3 x **(H)** [Max. 60 Ft.]	☐	☐	...should occur every _____ feet* in between an offset that projects out from the wall at = **(H)** _____ x 25% = _____. The length of the offset is = **(L)** _____ x 25% = _____. (* Minimum distance between projections is 60')	Art. V 4.1.C.1.a
Vertical Articulation of Façades: Height Extension = 25% x **(H)** [Min. 5 Ft.] Length of Extension = 25% x **(L)** [Min. 15 Ft.] Distance Between* **(L)** = 3 x **(H)** [Max. 60 Ft.]	☐	☐	...should occur every _____ feet in between the offset that extends above roof parapet at = **(H)** _____ x 25% = _____. The length of the height extension is = **(L)** _____ x 25% = _____. (* Minimum distance between extensions is 60')	Art. V 4.1.C.1.b

6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
NOTE: *Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.*				
Minimum Standards for Articulation:				
Horizontal Articulation of Façades: Projecting Offset = 25% x **(H)** [Min. 5 Ft.] Length of Offset = 25% x **(L)** [Min. 20 Ft.] Distance Between* **(L)** = 4 x **(H)** [Max. 80 Ft.]	☐	☐	...should occur every _____ feet* in between an offset that projects out from the wall at = **(H)** _____ x 25% = _____. The length of the offset is = **(L)** _____ x 25% = _____. (* Minimum distance between projections is 80')	Art. V 5.C.1.a
Vertical Articulation of Façades: Height Extension = 25% x **(H)** [Min. 5 Ft.] Length of Extension = 25% x **(L)** [Min. 20 Ft.] Distance Between* **(L)** = 4 x **(H)** [Max. 80 Ft.]	☐	☐	...should occur every _____ feet in between the offset that extends above roof parapet at = **(H)** _____ x 25% = _____. The length of the height extension is = **(L)** _____ x 25% = _____. (* Minimum distance between extensions is 80')	Art. V 5.C.1.b

☐ **Pre-Development Meeting:**
Date: ____ /____ /____

_____

_____

_____

_____

☐ **Administrative Site Plan/Public Hearing Site Plan**
1) Is the property located within an Overlay District or a Planned Development District? ☐ YES ☐ NO
2) If yes which Overlay District or Planned Development District? _____
3) Is the applicant requesting appeals? ☐ YES ☐ NO
4) If yes note the appeals:

_____

_____

_____

☐ **Planning & Zoning Work Session (Packet Due ____ /____ /____):**
Date: ____/____/____

☐ **DRC Meeting**
Date: ____/____/____

☐ **ARB Meeting**
Date: ____/____/____

☐ **Planning and Zoning Meeting (Packet Due ____ /____ /____):**
Date: ____/____/____
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

☐ **City Council Meeting (Packet Due ____ /____ /____):**
Date: ____/____/____
1st _____
2nd _____
Vote: ___ For, ___ Against; ___ Abstaining, ___ Absent (_____).

GENERAL NOTES:

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 6/15/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: **SP2018-017**

Project Name: **TRU Hotel**

Project Type: **SITE PLAN**

Applicant Name: **FC CUNY CORPORATION**

Owner Name: **BRYANT, JUDY GRACE & LINDA JEAN BRUNET**

Project Description:

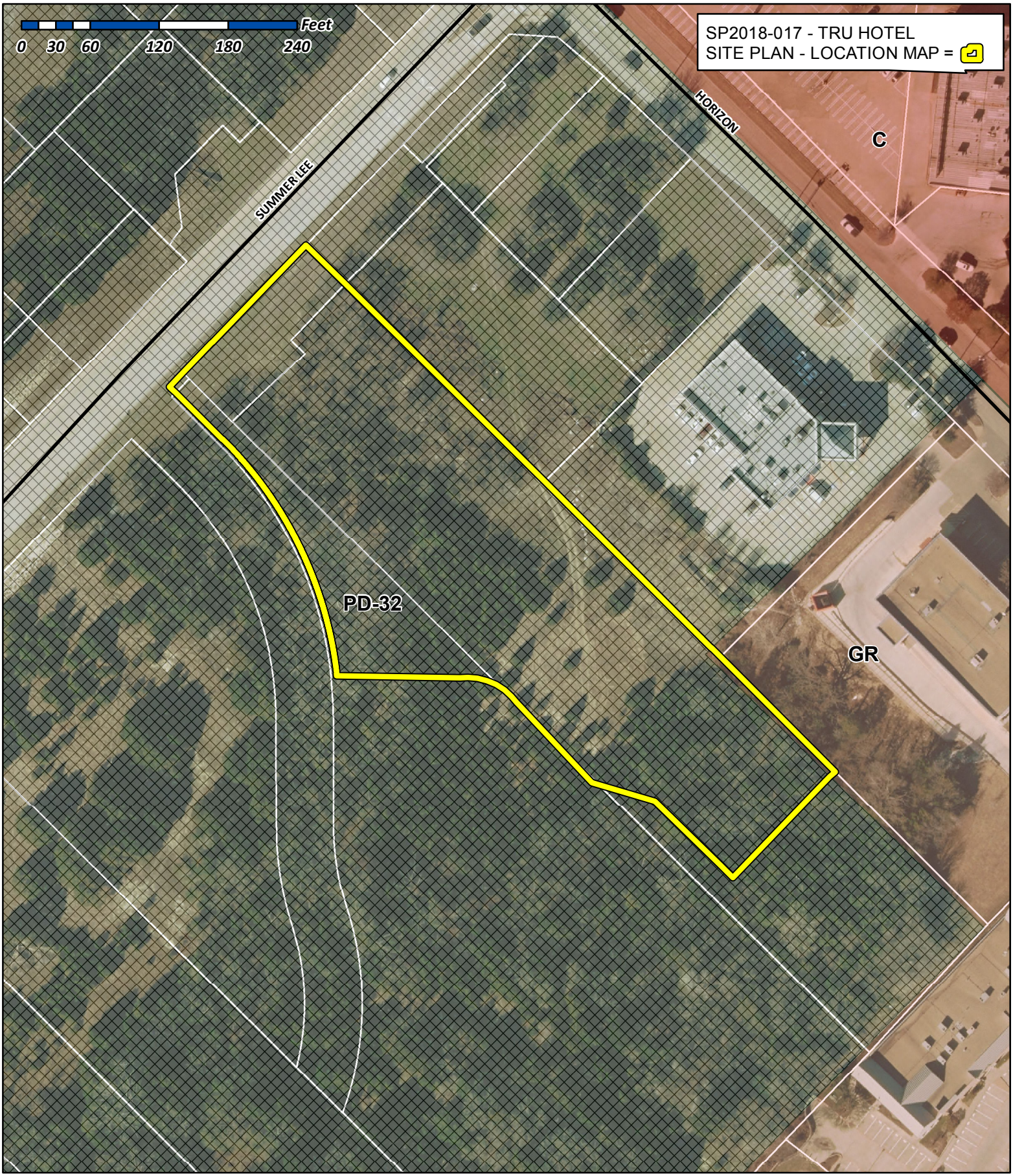
RECEIPT

Project Number: SP2018-017
Job Address: SUMMER LEE
ROCKWALL, TX 75032

Receipt Number: B80394
Printed: 6/18/2018 3:54 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	$ 292.40

Total Fees Paid: **$ 292.40**
Date Paid: 6/18/2018 12:00:00AM
Paid By: FC CUNY CORPORATION
Pay Method: CHECK 6711
Received By: LM



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI. 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™

GLEN HILL WAY

N.I.C.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address SUMMER LEE DRIVE, ROCKWALL, TX 75032
Site acreage 2.12 Acres

Pervious area .69 Acres
Impervious area 1.43 Acres

Number of building stories (above grade) 4
Building height 48'-8 3/4"
Type of construction (new structures or additions)
Type 5A

Square footage of building footprint 11,472 sq. ft.
Total square footage of building 44,105 sq. ft.

Number of bicycle stalls shown. Site: 4 Bicycle Stalls
Number of Parking stalls:

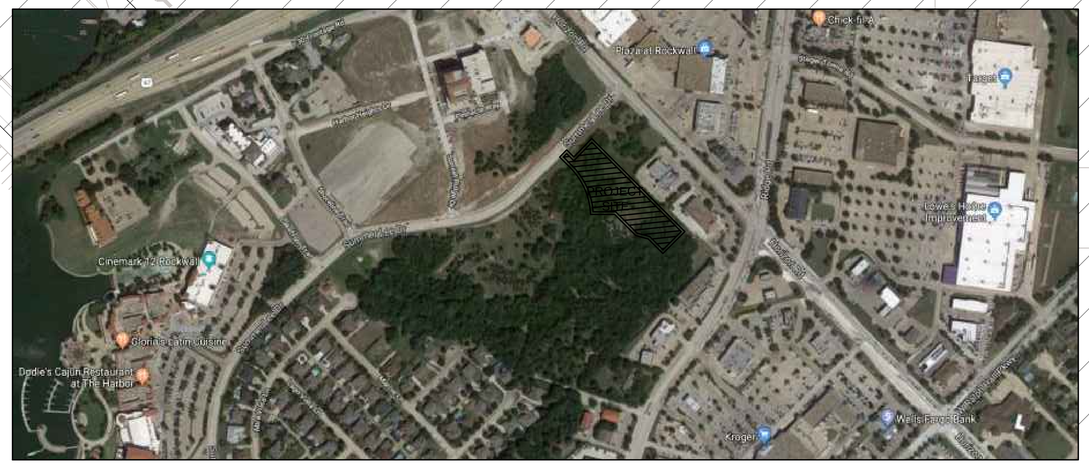
	SHOWN
Standard Car	103
Accessible	5
Total	108

Area Analysis:

	Sq. Ft.
Total Site	92,500
Building Footprints	11,472
Greenspace	29,935
Paving/Building/Sidewalk	62,565
Site Coverage	67.63%

SITE PLAN KEY NOTES

1. STANDARD 3' (w) X 6' (d) BICYCLE STALL (4 COUNT ON PROPERTY)
2. ACCESSIBLE PARKING STALL
3. ACCESSIBLE PARKING STALL SIGNAGE - REFER TO DETAIL 10/A1.21
4. CONCRETE BOLLARD - REFER TO DETAIL 9/A1.21
5. DECORATIVE PATIO. SCORED / SAWCUT JOINTS AS INDICATED. BROOM FINISH ENTIRE FIELD PERPENDICULAR TO TRAFFIC FLOW. AT THE SHADED AREAS, DIRECTION OF BROOM FINISH IS TO BE PERPENDICULAR TO MAIN FIELD.
6. CONCRETE SIDE WALK
7. TRASH ENCLOSURE - REFER TO DETAIL 1/A1.21
8. STOP SIGN - REFER TO DETAIL 11/A1.21
9. FIRE APPARATUS AREA
10. STORM WATER DRAIN. REFER TO CIVIL DRAWINGS.
11. RETAINING WALL. REFER TO CIVIL DRAWINGS.
12. GUARD RAIL ABOVE NEW RETAINING WALL - REFER TO DETAIL 4/A1.21
13. PROPOSED TRANSFORMER LOCATION / CONCRETE PAD.
14. MONUMENTAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
15. DIRECTIONAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
16. (1) 30' FLAG POLE - REFER TO DETAILS 12, 13, 14/A1.21
17. FLAG POLE UP LIGHTING (2 - UPLIGHTS, REFER TO ELECTRICAL DRAWINGS AND DETAIL 12/A1.21)
18. LIGHT POLE.
19. ILLUMINATED BOLLARD - REFER TO ELECTRICAL DRAWINGS AND DETAIL 14/A1.21
20. PRE-FABRICATED FIRE PIT, UNDERGROUND GAS LINE AND EMERGENCY SHUT-OFF.
21. FENCE AND GATE WITH ELECTRONIC LOCK TO ENCLOSE POOL. REFER TO DETAIL 7/A1.22
22. SECURED GATE W/ KNOX BOX FOR FIRE DEPT ACCESS.



PROJECT LOCATION MAP:

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60' 90'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O WILLIAM J. HIGH COMPANY
7680 WOLFCREST ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT: 201709
DRAWN BY: DSD
DATE:
SCALE: AS NOTED
Site Plan Submittal 06/15/2018

CASE NO.

ARCHITECTURAL SITE PLAN
A1.01

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS:
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REGILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES: (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE. OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SOIL UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK SHOWN.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. ALL PLANT MATERIAL AND PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER BEDS FREE OF WEEDS AND GRASS IN A HEALTHY, GROWING CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. ALL PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ARDMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. STAKING, FLAGGING, GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED BY STEEL EDGING. SEE DETAIL ON SHEET.
15. "SEASONAL COLOR MIX" SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. OWNER MAY SELECT COLOR FOR EACH SEASON TO FOLLOW.
16. ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE FILLED IN WITH ADJACENT SOIL AND COMPACTED.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS AND SEED IN A TIMELY MANNER. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

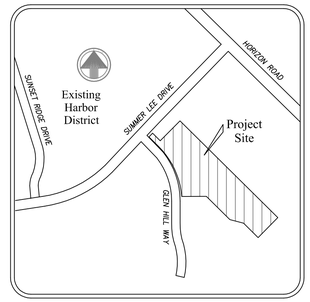
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

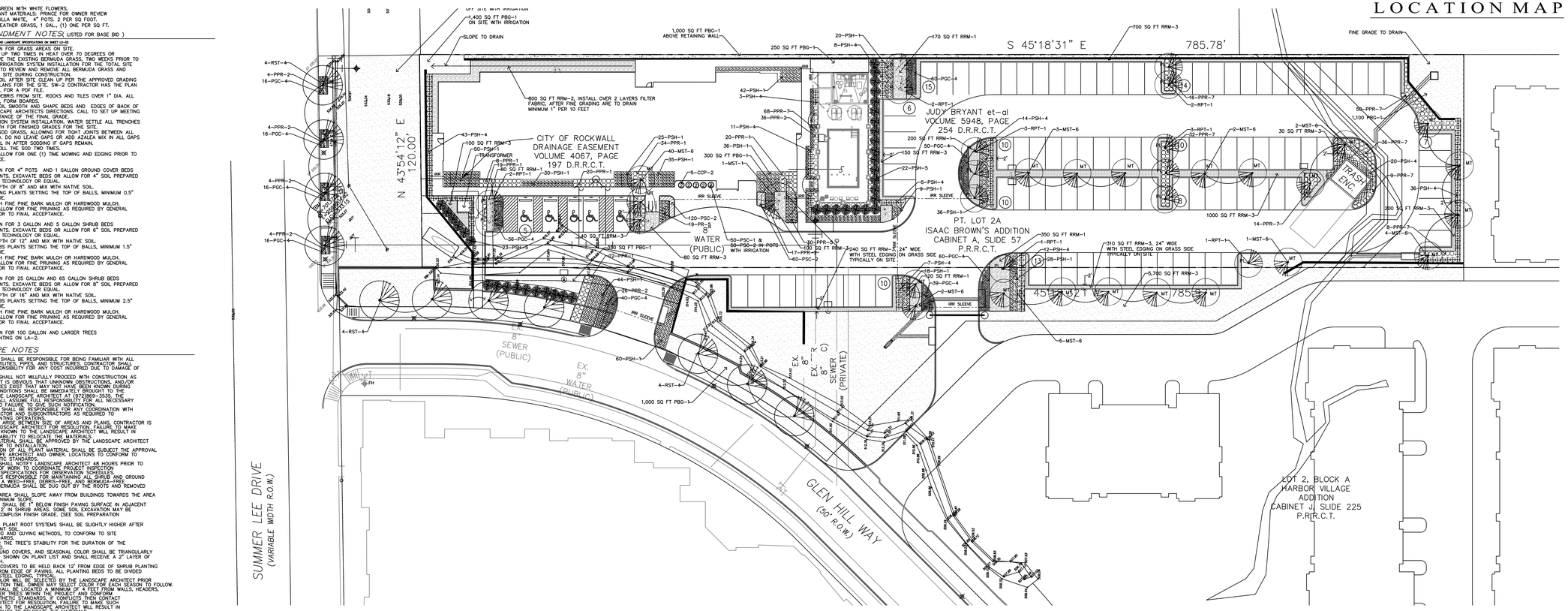
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT..
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- REQUIRED STREETSCAPE TREES — 4.0" CALIPER
- REQUIRED PARKING LOT TREES — PL — 3.0" CALIPER
- MITIGATION SITE CANOPY TREES — MT — 4.0" CALIPER / MT — 6.0" CALIPER
- MITIGATION SITE ORNAMENTAL TREE — 4.0" CALIPER
- LARGE SCREENING SHRUB — 5'-6"
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- NATIVE GRASSES
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- 1-PGC-1 — QUANTITY / SYMBOL KEY TO PLANT LIST
- IRR SLEEVE — IRRIGATION SLEEVE. IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

COMMON NAME	BOTANICAL NAME	SIZE
REQUIRED STREETSCAPE TREES		
RST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
RST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
RST-3 BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
RST-4 CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
REQUIRED PARKING LOT TREES		25 GAL.
PL-1 CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
PL-2 DESERT WILLOW	CHILOPSIS LINEARIS,	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-1 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-4 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
MITIGATION TREES ON SITE		
MST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
MST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-3 OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-4 BALD CYPRESS	TAXODIUM DISTICHUM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-5 CEDAR ELM	ULMAS CRASSIFOLIA	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-6 CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-7 DESERT WILLOW	CHILOPSIS LINEARIS,	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-8 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-9 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM ,	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
MST-10 SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATA 'SAVANAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD

COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS, HEDGES		
PSH-1 DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
PSH-2 INDIAN HAWTHORN, PINK	RAPHIOLEPIS INDICA,	3 GAL (W) WHITE (P) PINK
PSH-3 SOFT LEAF YUCCA, GREEN	YUCCA RECURVIFOLIA	3 GAL.
PSH-4 DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
PSH-5 NELLIE R. STEVENS	LEX OPACA, N.R.STEVENS	25 GAL.
PSH-6 TEXAS MOUNTAIN LAUREL	DERMTOPHYLLUM SECUNDIFLORUM	25 GAL. PURPLE
GROUND COVERS		
PGC-1 MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
PGC-2 ASIATIC WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
PGC-3 DWARF YERBENA CHERRY	VERBENA TENUISECTA	4" POTS
PGC-4 MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL. ADD ALTERNATE #LA2 3 GAL.
PERENNIALS		
PPR-1 TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	3 GAL. OR BB WITH SPIKE
PPR-2 SALVIA GREGGII	SALVIA GREGGII	3 GAL. (R) RED, (C) CORAL
PPR-3 DAYLILIES, EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL.
PPR-4 DAYLILIES, EVERGREEN	HEMEROCALLIS, RED	1 GAL.
PPR-5 LANTANA TRAILING, PURPLE	LANTANA MONTEVINES	1 GAL.(P) PURPLE
PPR-6 LANTANA TRAILING, WHITE	LANTANA MONTEVINES	1 GAL.(W) WHITE
PPR-7 PURPLE MUHLY GRASS	MUHLY FILIPES	3 GAL.

COMMON NAME	BOTANICAL NAME	SIZE
VINES		
PVN-1 CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
PVN-2 CLEMATIS, DEEP VIOLET	CLEMATIS, GYPSY QUEEN, DEEP VIOLET	1 GAL.ON STAKE
PVN-3 CROSS VINE	BIGNONIA CAPREOLATA	1 GAL.ON STAKE
PVN-4 CONFEDERATE JASMINE	MILLETTIA RETICULATE	1 GAL.ON STAKE
PVN-5 PICUS VINE	FICUS PUMILA	1 GAL.ON STAKE
SEASONAL COLOR, SEE COLOR NOTES FOR BIDDING THIS SHEET		
PSC-1 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
PSC-2 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
GRASS		
PSG-1 TIF BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
ROCK MULCH BEDS		
RRM-1 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 2"-4" RIVER ROCKS		
RRM-2 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 2"-3" RIVER ROCKS		
RRM-3 DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES, INSTALL COMPACTED		
CERAMIC PLANTERS		
CCP-1 30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CCP-2 36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CCP-3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

GBA architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

PROJECT: TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT: SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1661 AUTOMATION PARKWAY, SUITE 103
JEFFERSONTOWN, TENNESSEE 38138

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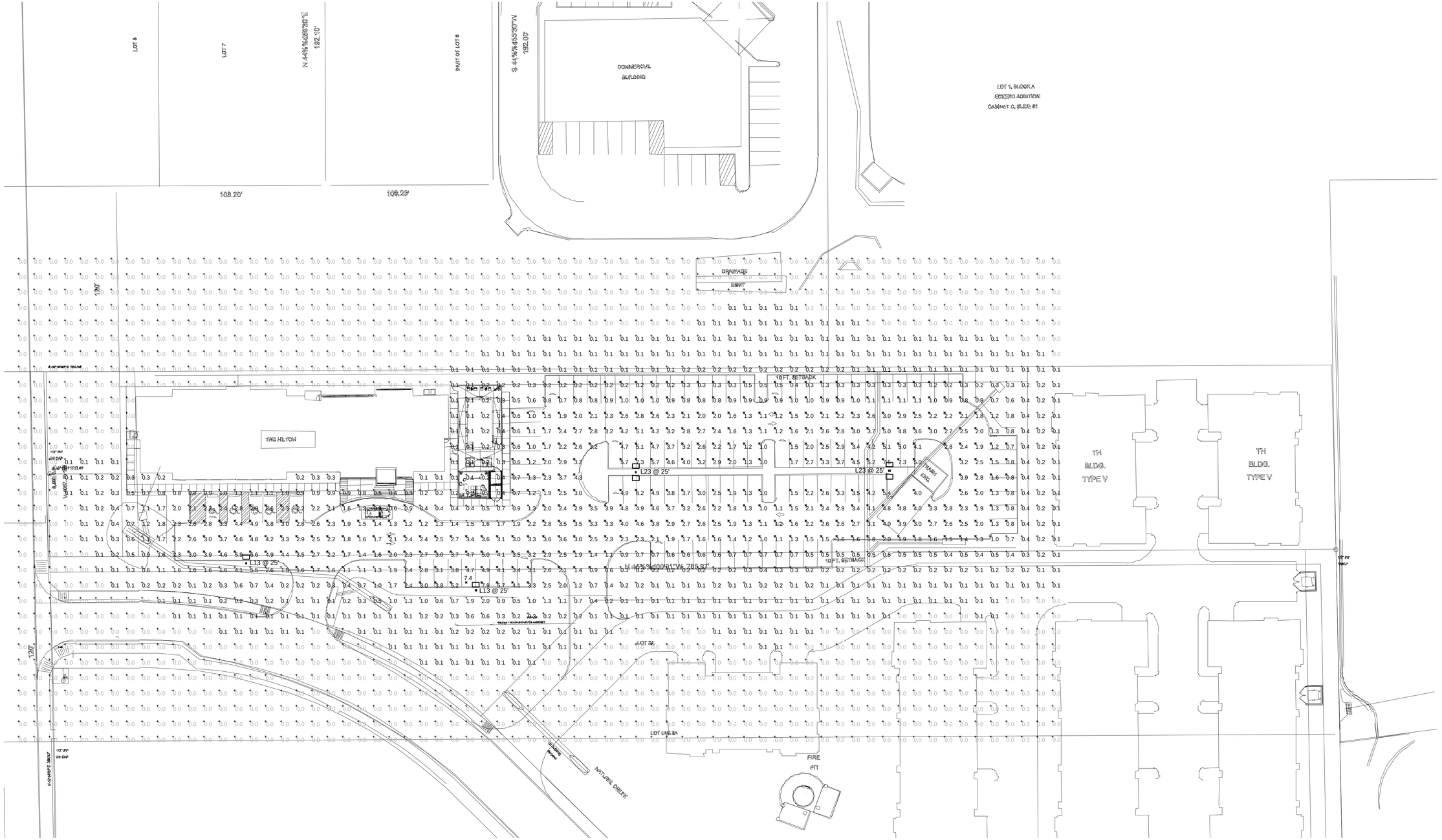
PROJECT: 201709
DRAWN BY: T.H.P.
DATE: 6/15/18
SCALE: AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

LANDSCAPE-PLAN

L1-01



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

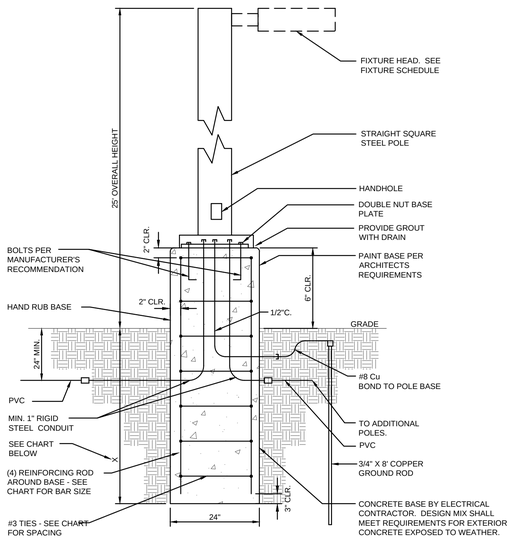
SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

2018 © EXCEL ENGINEERING, INC.

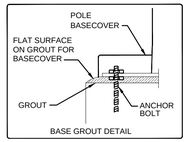


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SLL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
RW	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
AFL	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

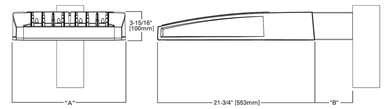
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



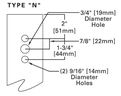
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5, 6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)	**Accessories** (Order Separately)
7030=70 CRI 3000K [13] **8030**=80 CRI 3000K [14] **7050**=70 CRI 5000K [13] **7060**=70 CRI 6000K [13] **600**=Drive Current Factory Set to Nominal 600mA [15] **800**=Drive Current Factory Set to Nominal 800mA [15] **1200**=Drive Current Factory Set to Nominal 1200mA [15, 16] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [13, 17] **DIM**=External 0-10V Dimming Leads [18, 19] **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [21] **R**=NEMA Twistlock Photocontrol Receptacle [21] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **HA**=50°C High Ambient [23] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 27, 29] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [31] **HSS**=Factory Installed House Side Shield [32] **CE**=CE Marking [33]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [34] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [9] **GLEON-QMEA**=Quick Mount Extended Arm Kit [9] **LS/HSS**=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only DesignLights Consortium® (DLC) qualified to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with MS, MS/X or MS/DIM sensor. Sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 80' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

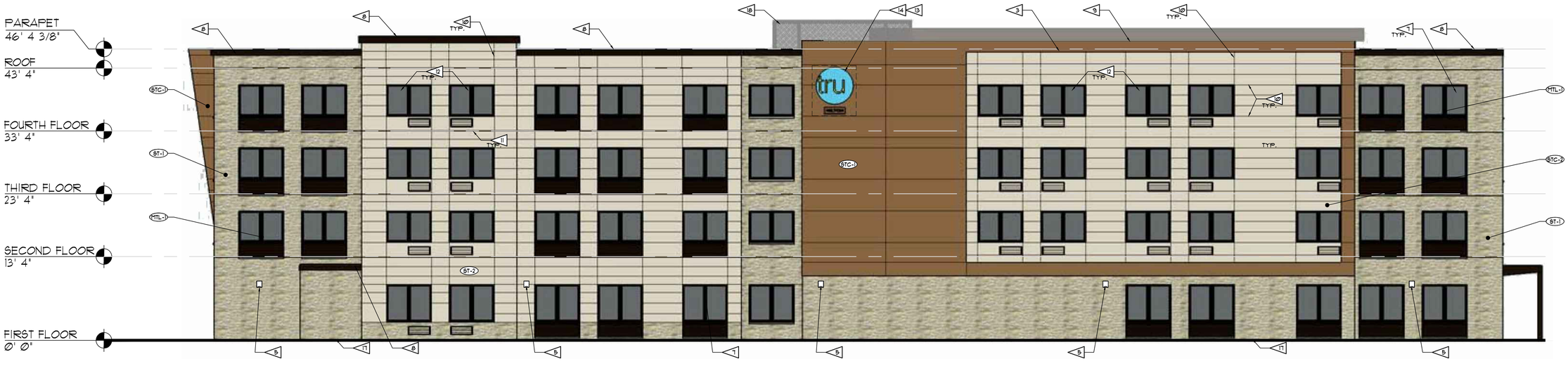
SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP2

2018 © EXCEL ENGINEERING, INC.



1 NORTH ELEVATION

1/8" = 1'-0"

2 SOUTH ELEVATION

1/8" = 1'-0"

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	
DATE:	
SCALE:	AS NOTED

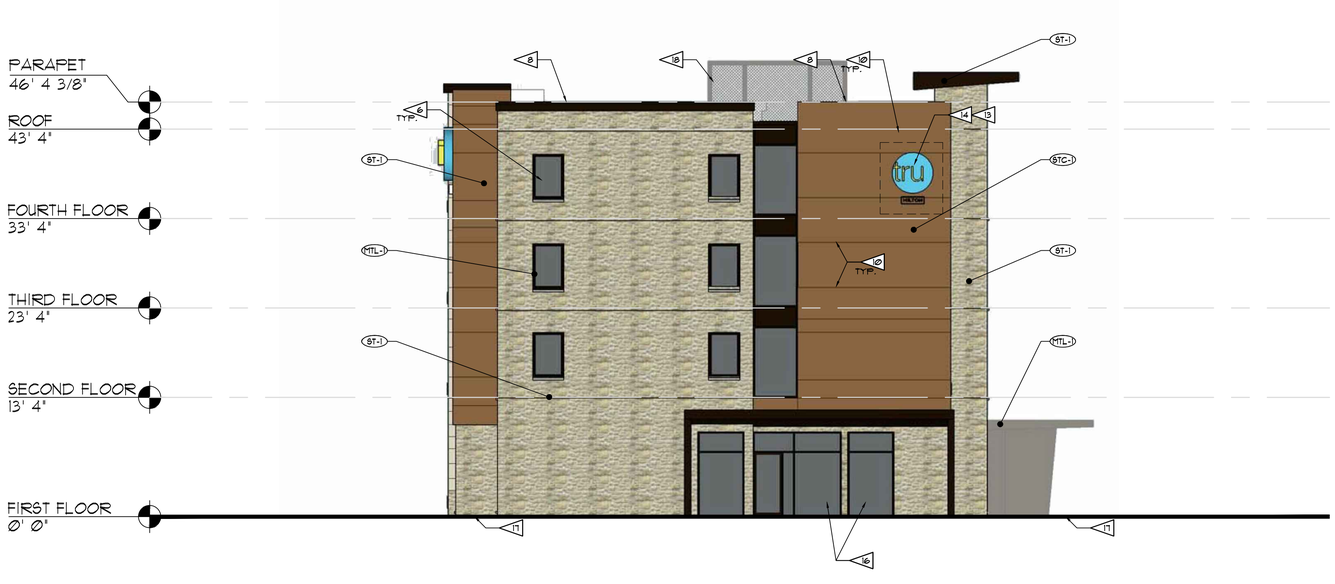
Site Plan Submittal 06/15/2018

CASE NO.

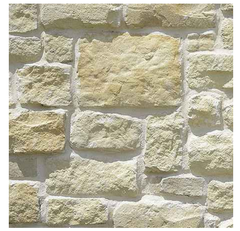
ELEVATION

A6.01

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

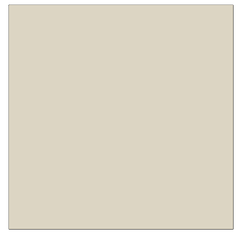


2 WEST ELEVATION
1/8"=1'-0"



MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE

MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125

MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-01: STC-1 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
STUCCO-02: STC-2 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM 0C-32
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2" ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. NOT USED
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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tru by HILTON

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
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GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

ELEVATION

A6.02

City of Rockwall

Project Plan Review History

Project Number	SP2018-017	**Owner**	BRYANT, JUDY GRACE & LINDA JEAN BRUNET	**Applied**	6/15/2018 LM
Project Name	TRU Hotel	**Applicant**	FC CUNY CORPORATION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype	PD			**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
2600 SUMMER LEE DR	ROCKWALL, TX 75032	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
ECKERD ADDITION	2A	NULL	2A	3160-0000-002A-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/15/2018	6/22/2018	6/19/2018	4	APPROVED	
ENGINEERING	Amy Williams	6/15/2018	6/22/2018	6/20/2018	5	COMMENTS	See Comments

(6/20/2018 11:20 AM AW)
- See markups
- Storm pro-rata $7226.59/acre
- 4% Engineering Inspection Fees
- Impact Fees
- Dumpster area to drain to oil/water separator
- Show and label flood plain with cross sections and elevations
- Wetland determination is required
- Flood study is required and review to be paid by developer/engineer
- Retaining wall to be rock or stone. No smooth concrete walls allowed
- Parallel parking required along Summer Lee and Glen Hill Way
- Fire lane radius a minimum of 20' unless 30' are needed for building height. Reference fire code
- Need to label dimensions on all parking
- Need to label a minimum of 2' from back of curb to walls on all 18' parking
- Need to label median width minimum of 5' for 18' parking spaces
- No walls in easements (see markup)
- Need to extend public 8" sewer to the eastern property line. Need to make sure it is deep enough to serve the eastern properties
- Need 10' from building to retaining wall in front along Summer Lee
- All utilities including franchise to be underground

Landscape plan-No trees within 5' of any utilities

FIRE	Ariana Hargrove	6/15/2018	6/22/2018	6/21/2018	6	COMMENTS	See commnets

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2018 12:26 PM AA) Where a facility or building hereafter constructed within the jurisdiction is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided . Fire Hydrant located along Summer Lee is not considered accessable to to topography, unless otherwise proven. The proposed location of the Fire Department Connection (FDC) shall be indicated on the plans. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. For buildings 30-feet or more and/or 3 or more stories in height minimum interior turning radius of 30 feet is required on all fire lanes.							
GIS	Lance Singleton	6/15/2018	6/22/2018	6/21/2018	6	APPROVED	
PLANNING	Ryan Miller	6/15/2018	6/22/2018	6/20/2018	5	APPROVED	See Comments

SP2018-017; Site Plan for Tru Hotel
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the Interior, Horizon/Summer Lee and Residential Subdistricts of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (SP2018-017) in the lower right hand corner of all pages on future submittals.
M.4 Treescape Plan. A treescape plan is required to be submitted showing what trees will be removed and how the removed trees will be mitigated.
I.5 Building Layout. The building layout does not conform to the general guidelines contained in Resolution 10-40. Specifically, it does not:

(1) Have a visible building entry off of Summer Lee Drive.
(2) Provide additional landscaping beyond that provided in the right-of-way adjacent to the entry (i.e. landscape pots/plants).
(3) Locate the refuse/service area in a niche or recess in the building's façade or in a parking court screened by the building (i.e. the refuse container is in a location that will be visible from public right-of-way).

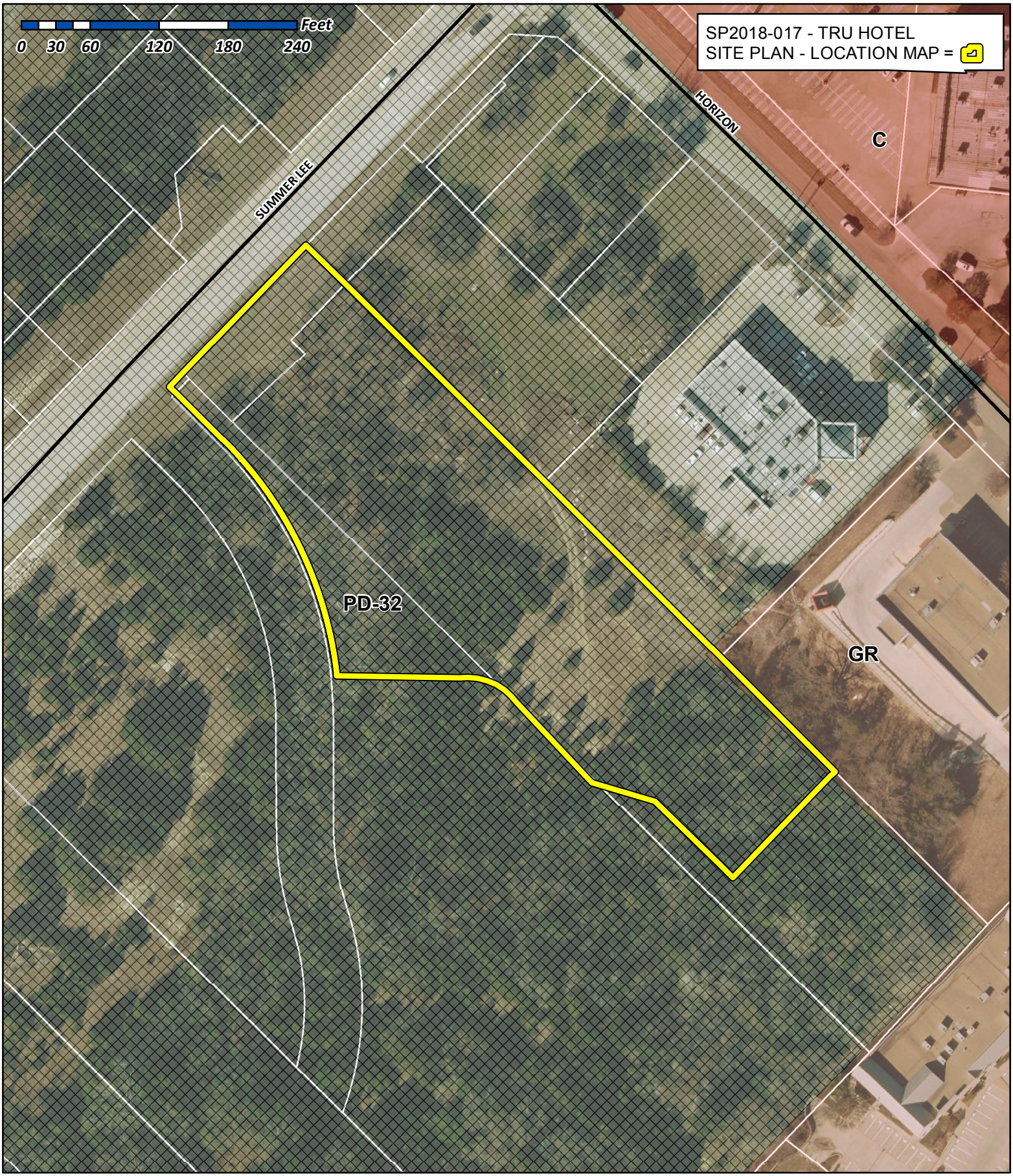
I.6 Architecture. The Architectural Guidelines contained in Resolution 10-40 stipulate that the architectural style must meet one (1) of three (3) architectural styles (i.e. Tuscan, Traditional, and Transitional). Based on the proposed elevations and the language in the ordinance, the hotel does not appear to conform to any of the architectural styles. Consider incorporating building materials (i.e. brick) and architectural elements (e.g. balconies, awnings/canopies, roof elements and variation, etc.) that would better meet the requirements of this ordinance. A modulated façade would also help to better bring this project into conformance with the guidelines.
I.7 Architecture. The Architectural Guidelines contained in Resolution 10-40 identify this property as a potential landmark building opportunity which can use, "special forms, roof forms, materials, colors, accent lighting, and additional height allowances as approved by the Architectural Review Board. Tower elements on one to three story buildings may exceed the maximum building height of the subdistrict by 10 feet. Tower elements on four-story or taller buildings may exceed the maximum building height of the subdistrict by 20 feet." The proposed building does not utilize any of the land mark building opportunity guidelines.
M.8 Building Materials. The subject property is located within the Scenic Overlay (SOV) District, which requires 20% natural stone on all sides of the building. The proposed cultured stone will require an exception by the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). As an alternative the material can be changed to meet the ordinance requirements.
I.9 Building Materials. Dryvit is an acrylic product and does not meet the 3-part stucco requirements. The use of this material will require discretionary approval by the City Council pending a recommendation from the Architectural Review Board (ARB) and Planning and Zoning Commission.
M.10 Building Elevations. Please indicate the percentage of each material (excluding windows and doors) on each elevation.
M.11 Building Elevations. Please indicate the location and height of all proposed roof top units and demonstrate that they will not be visible from adjacent properties or public right-of-way.
M.12 Building Elevations. The first floor of all buildings in this district are required to be built to a commercial standard of 15-feet.
M.13 Subdistrict Requirements. According to the Horizon/Summer Lee Subdistrict a maximum of 20% (the Interior Subdistrict allows a maximum of ten [10] percent) of all parking must be surface parking. Currently, the plans show the property being 100% surface parked. This will require discretionary approval by the City Council.
M.14 Master Tree Planting Plan. The Master Tree Planting Plan shows that all street trees adjacent to Summer Lee Drive and Glen Hill Way are required to be Cedar Elms. Please change the Landscape Plan to conform to this requirement. Any changes to this requirement requires discretionary approval from the City Council.
M.15 Streetscape Plan. Please provide a Streetscape Plan demonstrating conformance to the requirements of Planned Development District 32 (PD-32). This plan will include all right-of-way plantings, required parallel parking areas, street tree locations, required pedestrian elements, and location of all required street lights.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.16 Streetscape Plan. Summer Lee Drive is identified as a Street Type 'O' which, "consists of streetscape improvements and parallel parking dedication on both sides of an existing 29-foot wide street …" In lieu of the parallel parking look to incorporate additional plantings and pedestrian elements in the large right-of-way space in front of the building. This is also an opportunity to incorporate a pocket park in conformance with the Design Guidelines contained in Resolution 10-40.
M.17 Streetscape Plan. Glen Hill Way is identified as a Street Type 'G' which requires parallel parking spaces adjacent to an eight (8) foot sidewalk with street trees in five (5) foot x ten (10) foot leave outs in the parallel parking areas spaced 30-feet on center. The current plan does notmeet the required Streetscape Plan. Please make the necessary changes to the Street Type 'G' on the Site Plan, Landscape Plan and requested Streetscape Plan.
M.18 Photometric Plan. The proposed parking lot light standard does not meet the requirements of Planned Development District 32 (PD-32).
M.19 Photometric Plan. The Photometric Plan does not show the incorporation of any pedestrian scale streetlights in accordance with the streetscape elements required by Planned Development District 32 (PD-32). Please show these lighting standards on the requested Streetscape Plan and show the lighting standard in the Photometric Plans.
M.20 According to Ordinance No. 17-22, the proposed project will require Waivers to the Design Standards for:

(1) Building Placement
(2) Landscape Standards
(3) Parking Requirements

I.21 The Architectural Review Board (ARB) meeting for this case will be held on June 26, 2018.
I.22 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 3, 2018; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 10, 2018 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on June 26, 2018.
I.23 The projected City Council meeting date for this case will be July 16, 2018.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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tru by HILTON™

GLEN HILL WAY

N.I.C.

PARKING LOT PLAN SITE INFORMATION BLOCK

Site Address SUMMER LEE DRIVE, ROCKWALL, TX 75032
Site acreage 2.12 Acres

Pervious area .69 Acres
Impervious area 1.43 Acres

Number of building stories (above grade) 4
Building height 48'-8 3/4"
Type of construction (new structures or additions)
Type 5A

Square footage of building footprint 11,472 sq. ft.
Total square footage of building 44,105 sq. ft.

Number of bicycle stalls shown. Site: 4 Bicycle Stalls
Number of Parking stalls:

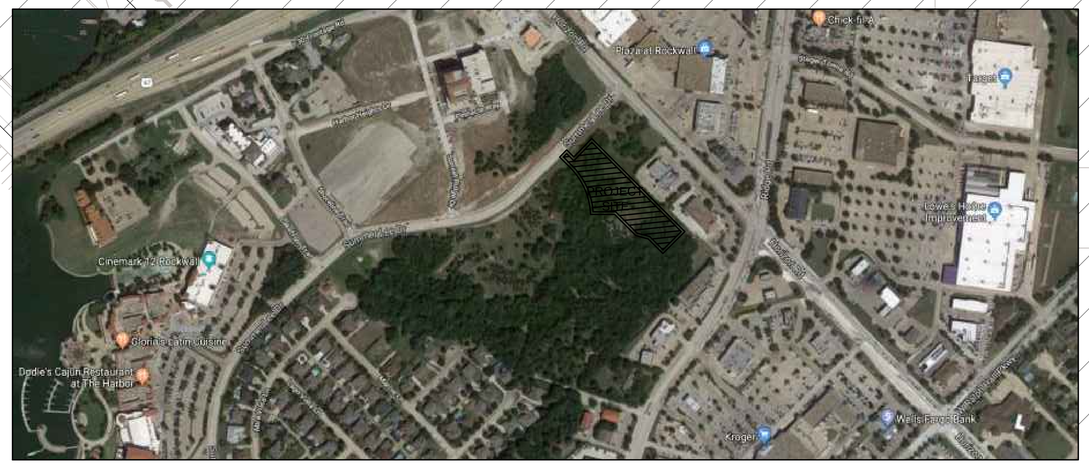
	SHOWN
Standard Car	103
Accessible	5
Total	108

Area Analysis:

	Sq. Ft.
Total Site	92,500
Building Footprints	11,472
Greenspace	29,935
Paving/Building/Sidewalk	62,565
Site Coverage	67.63%

SITE PLAN KEY NOTES

1. STANDARD 3' (w) X 6' (d) BICYCLE STALL (4 COUNT ON PROPERTY)
2. ACCESSIBLE PARKING STALL
3. ACCESSIBLE PARKING STALL SIGNAGE - REFER TO DETAIL 10/A1.21
4. CONCRETE BOLLARD - REFER TO DETAIL 9/A1.21
5. DECORATIVE PATIO. SCORED / SAWCUT JOINTS AS INDICATED. BROOM FINISH ENTIRE FIELD PERPENDICULAR TO TRAFFIC FLOW. AT THE SHADED AREAS, DIRECTION OF BROOM FINISH IS TO BE PERPENDICULAR TO MAIN FIELD.
6. CONCRETE SIDE WALK
7. TRASH ENCLOSURE - REFER TO DETAIL 1/A1.21
8. STOP SIGN - REFER TO DETAIL 11/A1.21
9. FIRE APPARATUS AREA
10. STORM WATER DRAIN. REFER TO CIVIL DRAWINGS.
11. RETAINING WALL. REFER TO CIVIL DRAWINGS.
12. GUARD RAIL ABOVE NEW RETAINING WALL - REFER TO DETAIL 4/A1.21
13. PROPOSED TRANSFORMER LOCATION / CONCRETE PAD.
14. MONUMENTAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
15. DIRECTIONAL SIGN AND CONCRETE FOUNDATION AS REQUIRED FOR OWNER PROVIDED SIGNAGE.
16. (1) 30' FLAG POLE - REFER TO DETAILS 12, 13, 14/A1.21
17. FLAG POLE UP LIGHTING (2 - UPLIGHTS, REFER TO ELECTRICAL DRAWINGS AND DETAIL 12/A1.21)
18. LIGHT POLE.
19. ILLUMINATED BOLLARD - REFER TO ELECTRICAL DRAWINGS AND DETAIL 14/A1.21
20. PRE-FABRICATED FIRE PIT, UNDERGROUND GAS LINE AND EMERGENCY SHUT-OFF.
21. FENCE AND GATE WITH ELECTRONIC LOCK TO ENCLOSE POOL. REFER TO DETAIL 7/A1.22
22. SECURED GATE W/ KNOX BOX FOR FIRE DEPT ACCESS.



PROJECT LOCATION MAP:

ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60' 90'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O WILLIAM J. HIGH COMPANY
7680 WOLFCREST ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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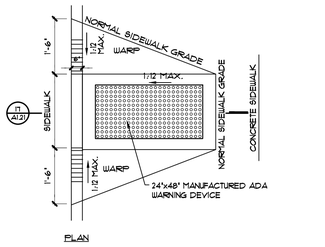
PROJECT: 201709
DRAWN BY: DSD
DATE:
SCALE: AS NOTED
Site Plan Submittal 06/15/2018

CASE NO.

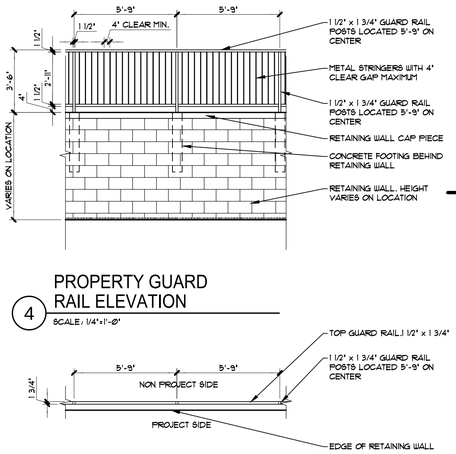
ARCHITECTURAL SITE PLAN
A1.01

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™

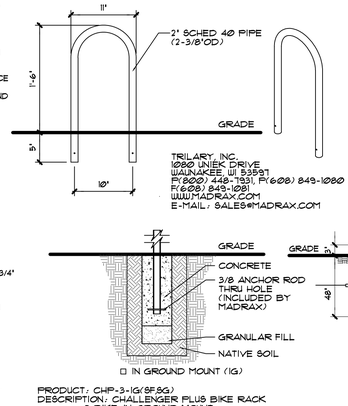


17 CURB RAMP DETAIL
SCALE: N.T.S.



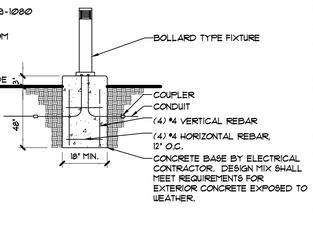
4 PROPERTY GUARD RAIL ELEVATION
SCALE: 1/4"=1'-0"

16 PROPERTY GUARD RAIL PLAN
SCALE: 1/4"=1'-0"

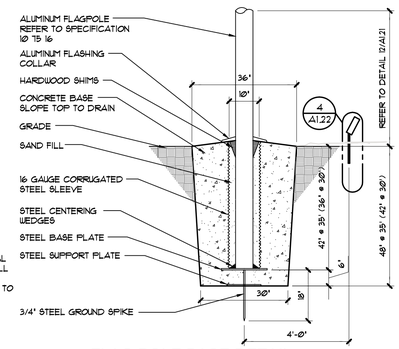


PRODUCT: CHP-3-IG(SF,SG)
DESCRIPTION: CHALLENGER PLUS BIKE RACK 3 BIKE, IN-GROUND MOUNT

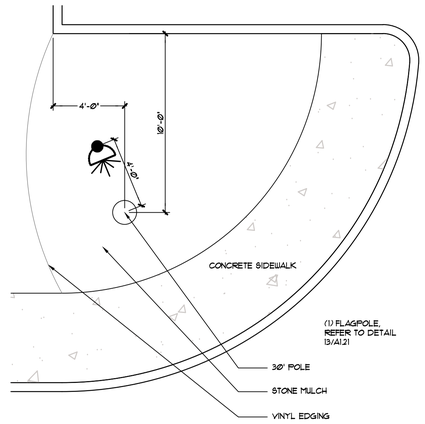
15 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



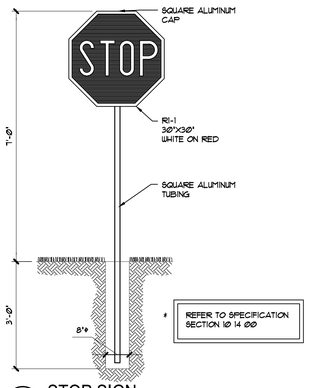
14 ILLUMINATED BOLLARD AT MAIN ENTRY
SCALE: N.T.S.



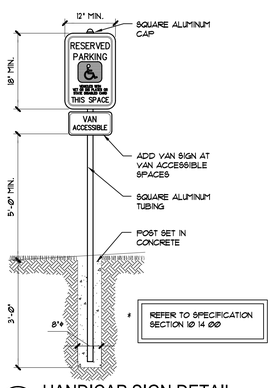
13 FLAG POLE BASE DETAIL
SCALE: N.T.S.



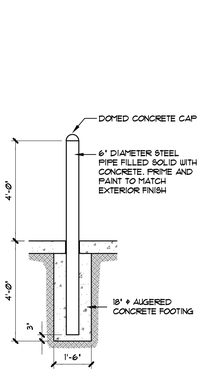
12 FLAG POLE LAYOUT
SCALE: 1/4"=1'-0"



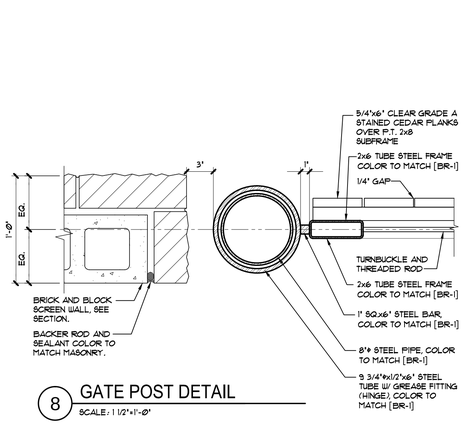
11 STOP SIGN
SCALE: N.T.S. C1-SD-001



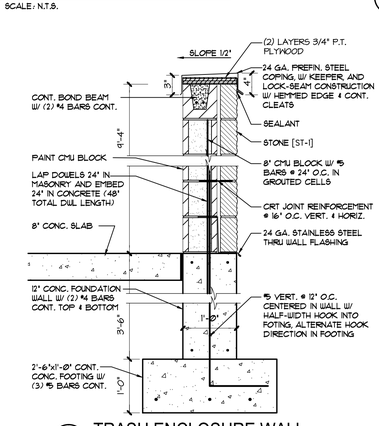
10 HANDICAP SIGN DETAIL
SCALE: N.T.S. C1-SD-002



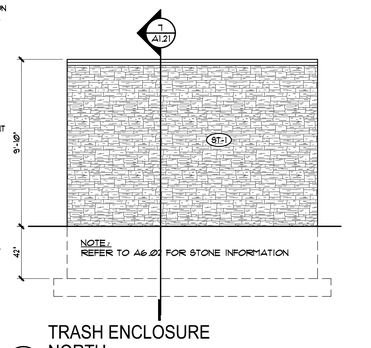
9 TYPICAL BOLLARD
SCALE: N.T.S.



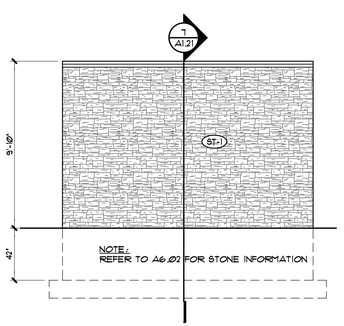
8 GATE POST DETAIL
SCALE: 1 1/2"=1'-0"



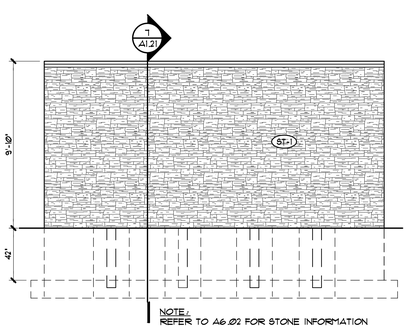
7 TRASH ENCLOSURE WALL
SCALE: 3/4"=1'-0"



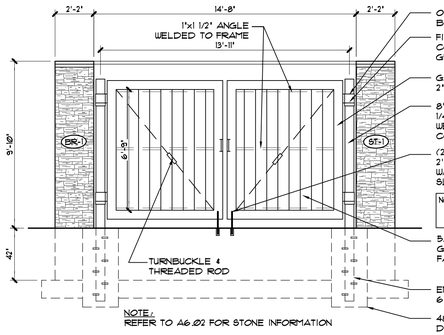
6 TRASH ENCLOSURE NORTH
SCALE: 1/4"=1'-0"



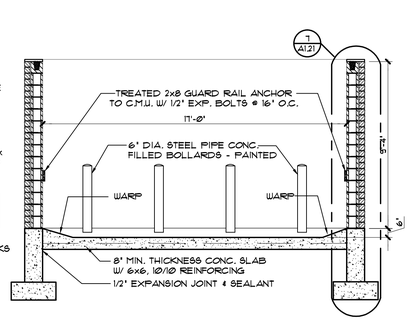
5 REFUSE ENCLOSURE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



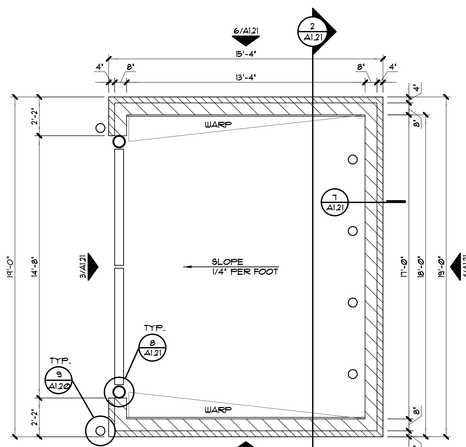
4 REFUSE ENCLOSURE - EAST ELEVATION
SCALE: 1/4"=1'-0"



3 REFUSE ENCLOSURE - WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SECTION THRU REFUSE ENCLOSURE
SCALE: 1/4"=1'-0"



1 REFUSE/RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

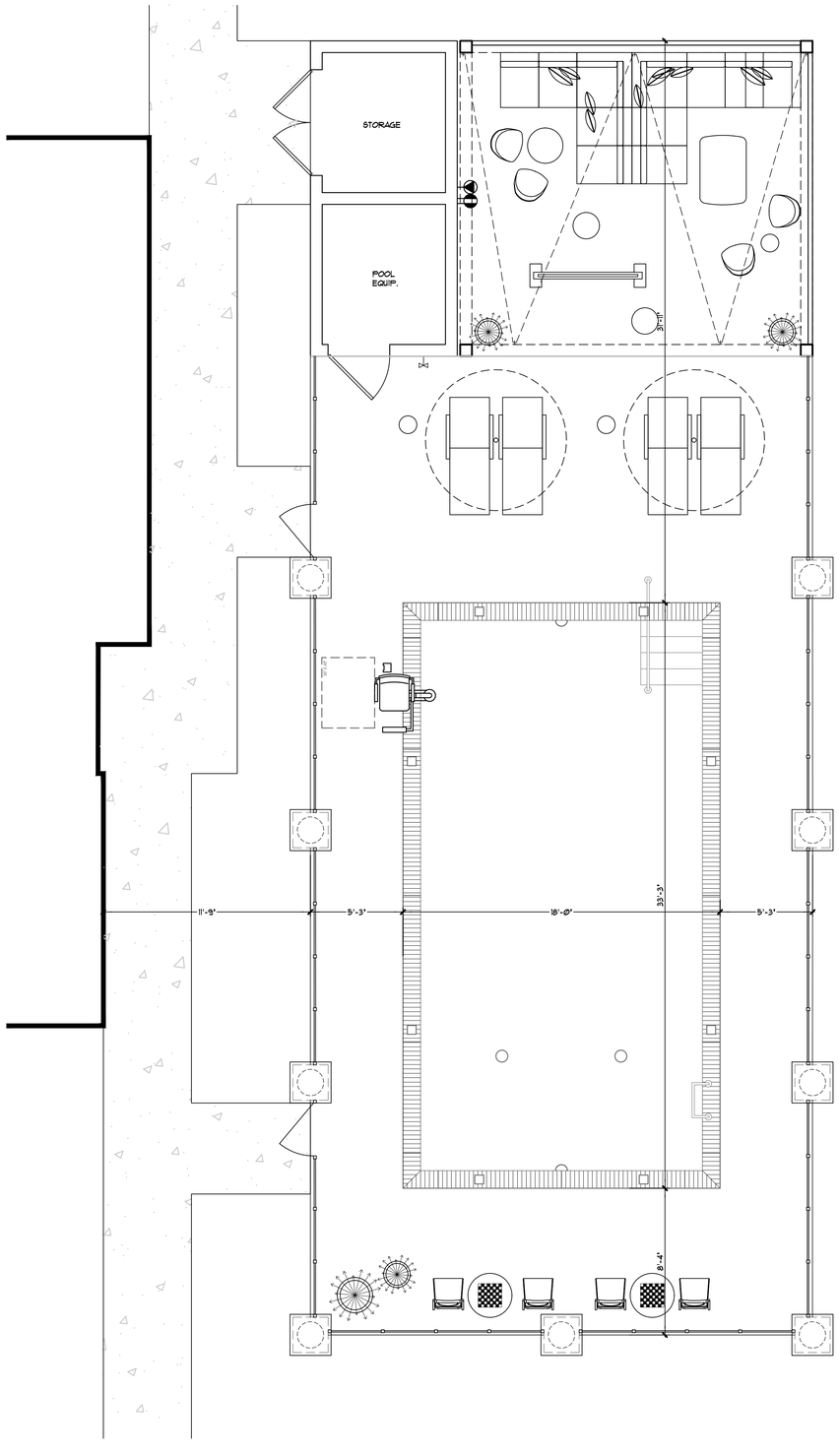
CASE NO.

SITE DETAILS

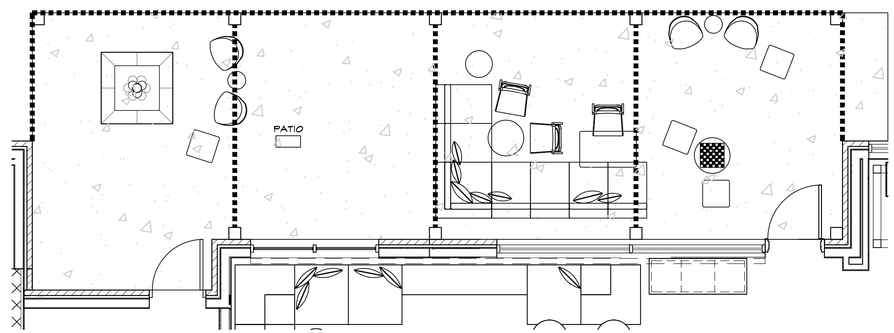
A1.21

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

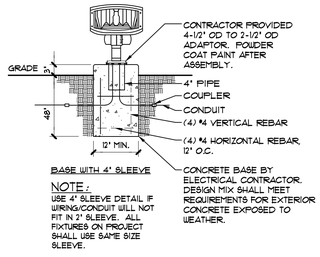
tru
by HILTON™



6 ENLARGED POOL PLAN
SCALE: 1/4"=1'-0"

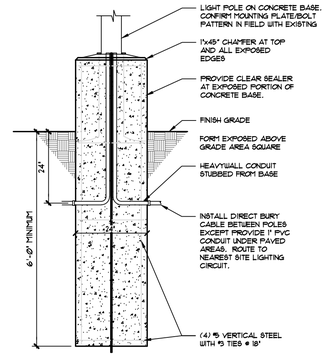


5 ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"

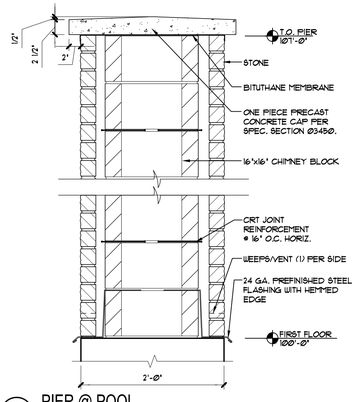


NOTE:
USE 4" SLEEVE DETAIL IF WIRING/CONDUIT WILL NOT FIT IN 2" SLEEVE. ALL FIXTURES ON PROJECT SHALL USE SAME SIZE SLEEVE.

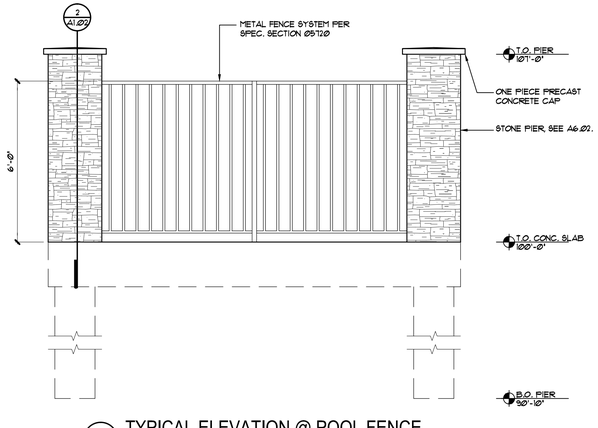
4 DETAIL - GROUND MOUNTED FIXTURE
SCALE: N.T.S.



3 DETAIL - LIGHT POLE
SCALE: N.T.S.



2 PIER @ POOL
1"=1'-0"



1 TYPICAL ELEVATION @ POOL FENCE
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

SITE DETAILS

A1.22

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS:
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REGILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES: (LISTED FOR BASE BID)

INCLUDE THE NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE. OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SOIL UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE WORK SHOWN.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. ALL PLANT MATERIAL AND PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER BEDS FREE OF WEEDS AND GRASS IN A HEALTHY, GROWING CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. ALL PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ARDMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. STAKING, FLAGGING, GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE WARRANTY PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED BY STEEL EDGING. SEE DETAIL ON SHEET.
15. "SEASONAL COLOR MIX" SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. OWNER MAY SELECT COLOR FOR EACH SEASON TO FOLLOW.
16. ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPE AREA SHALL NOT HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE FILLED IN WITH ADJACENT SOIL AND COMPACTED.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS AND SEED IN A TIMELY MANNER. IT IS CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

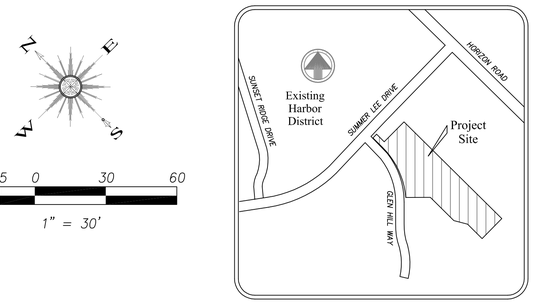
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

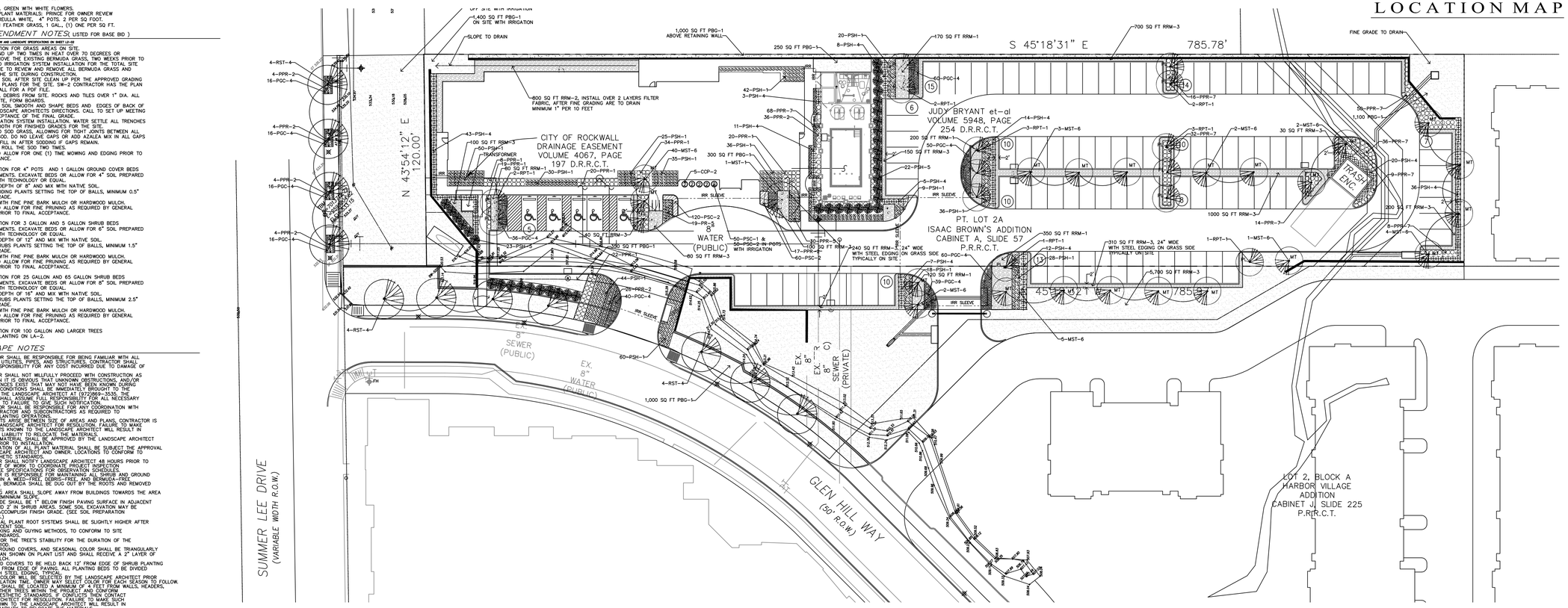
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT..
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1" ABOVE GRADE.



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- 4.0" CALIPER — REQUIRED STREETSCAPE TREES
- PL, 3.0" CALIPER — REQUIRED PARKING LOT TREES
- MT, 4.0" CALIPER / MT, 6.0" CALIPER — MITIGATION SITE CANOPY TREES
- 4.0" CALIPER — MITIGATION SITE ORNAMENTAL TREE
- 5'-6" — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- NATIVE GRASSES
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- 7-PGC-1 — QUANTITY / SYMBOL KEY TO PLANT LIST
- IRR SLEEVE — IRRIGATION SLEEVE. IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

COMMON NAME	BOTANICAL NAME	SIZE
REQUIRED STREETSCAPE TREES		
RST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
RST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
RST-3 BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
RST-4 CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
REQUIRED PARKING LOT TREES		25 GAL.
PL-1 CREPEMYRTLE, NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
PL-2 DESERT WILLOW	CHILOPSIS LINEARIS,	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-1 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-4 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
MITIGATION TREES ON SITE		
MST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
MST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-3 OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-4 BALD CYPRESS	TAXODIUM DISTICHUM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-5 CEDAR ELM	ULMAS CRASSIFOLIA	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-6 CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-7 DESERT WILLOW	CHILOPSIS LINEARIS,	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-8 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
MST-9 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM ,	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
MST-10 SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATA 'SAVANAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD

COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS, HEDGES		
PSH-1 DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
PSH-2 INDIAN HAWTHORN, PINK	RAPHELOPSIS INDICA,	3 GAL (W) WHITE (P) PINK
PSH-3 SOFT LEAF YUCCA, GREEN	YUCCA RECURVIFOLIA	3 GAL.
PSH-4 DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
PSH-5 NELLIE R. STEVENS	LEX OPACA, N.R.STEVENS	25 GAL.
PSH-6 TEXAS MOUNTAIN LAUREL	DERMTOPHYLLUM SECUNDIFLORUM	25 GAL. PURPLE
GROUND COVERS		
PGC-1 MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
PGC-2 ASIATIC WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
PGC-3 DWARF TERBINNA CHERRY	VIBRINNA TENUISTRA	4" POTS
PGC-4 MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL. ADD ALTERNATE #LA2 3 GAL.
PERENNIALS		
PPR-1 TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	3 GAL. OR BB WITH SPIKE
PPR-2 SALVIA GREGGII	SALVIA GREGGII	3 GAL. (R) RED, (C) CORAL
PPR-3 DAYLILIES, EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL.
PPR-4 DAYLILIES, EVERGREEN	HEMEROCALLIS, RED	1 GAL.
PPR-5 LANTANA TRAILING, PURPLE	LANTANA MONTEVINES	1 GAL.(P) PURPLE
PPR-6 LANTANA TRAILING, WHITE	LANTANA MONTEVINES	1 GAL.(W) WHITE
PPR-7 PURPLE MUHLY GRASS	MUHLY FILIPES	3 GAL.

COMMON NAME	BOTANICAL NAME	SIZE
VINES		
PVN-1 CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
PVN-2 CLEMATIS, DEEP VIOLET	CLEMATIS, GYPSY QUEEN, DEEP VIOLET	1 GAL.ON STAKE
PVN-3 CROSS VINE	BIGNONIA CAPREOLATA	1 GAL.ON STAKE
PVN-4 CONFEDERATE JASMINE	MILLETTIA RETICULATE	1 GAL.ON STAKE
PVN-5 PICUS VINE	FICUS PUMILA	1 GAL.ON STAKE
SEASONAL COLOR, SEE COLOR NOTES FOR BIDDING THIS SHEET		
PSC-1 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
PSC-2 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
GRASS		
PSG-1 TIF BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
ROCK MULCH BEDS		
RRM-1 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 2"-4" RIVER ROCKS		
RRM-2 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 2"-3" RIVER ROCKS		
RRM-3 DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES, INSTALL COMPACTED		
CERAMIC PLANTERS		
CCP-1 30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CCP-2 36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CCP-3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

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tru by HILTON

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
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214-697-2580
tom@landdesignplan.com

PROJECT: TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT: SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1661 AUTOMATION PARKWAY, STE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	6/15/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

LANDSCAPE-PLAN

L1-01

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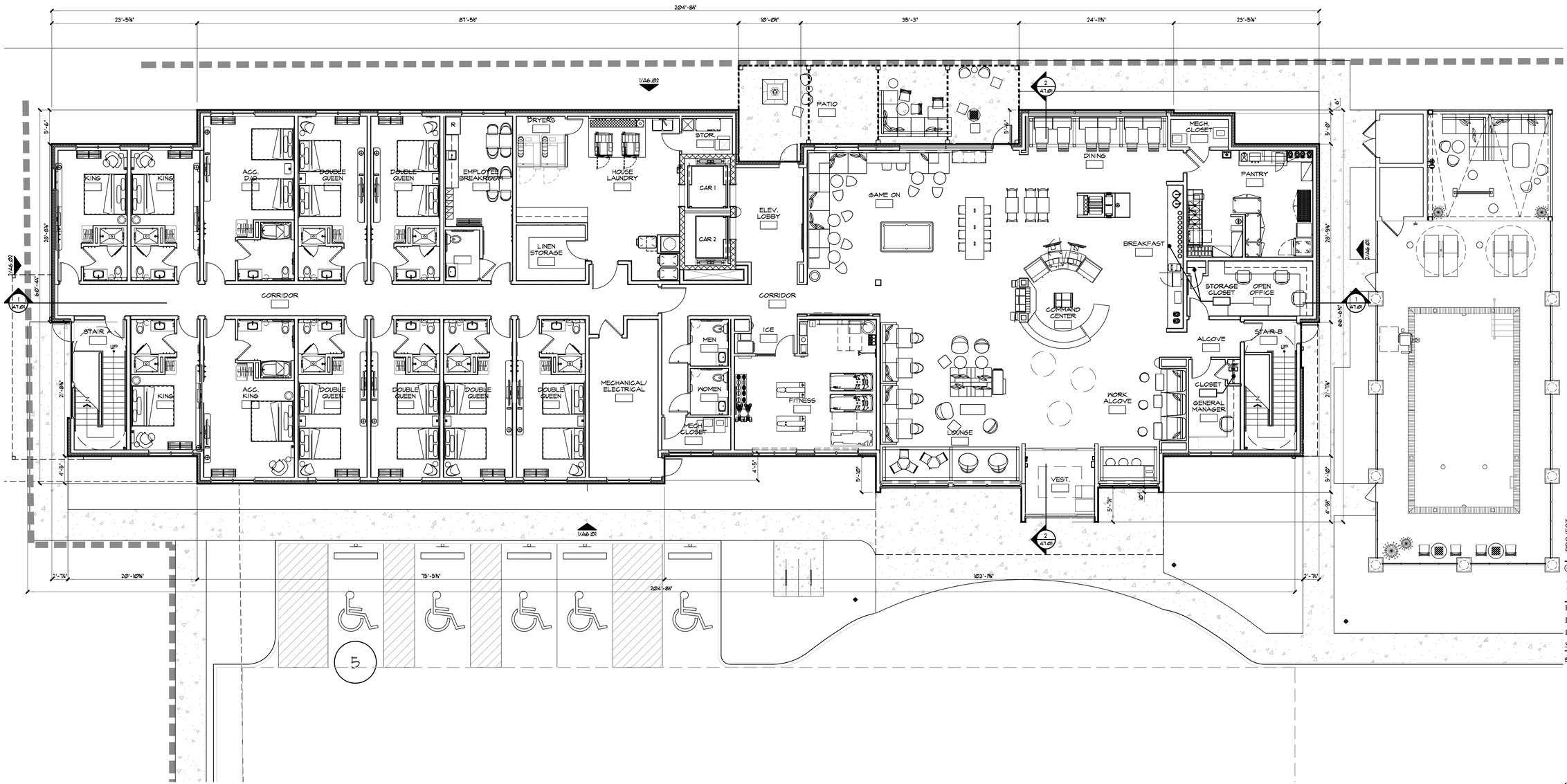

FIRST FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBERLY HOTEL COMPANY
1464 KINNEY ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

FIRST FLOOR PLAN

A2.01

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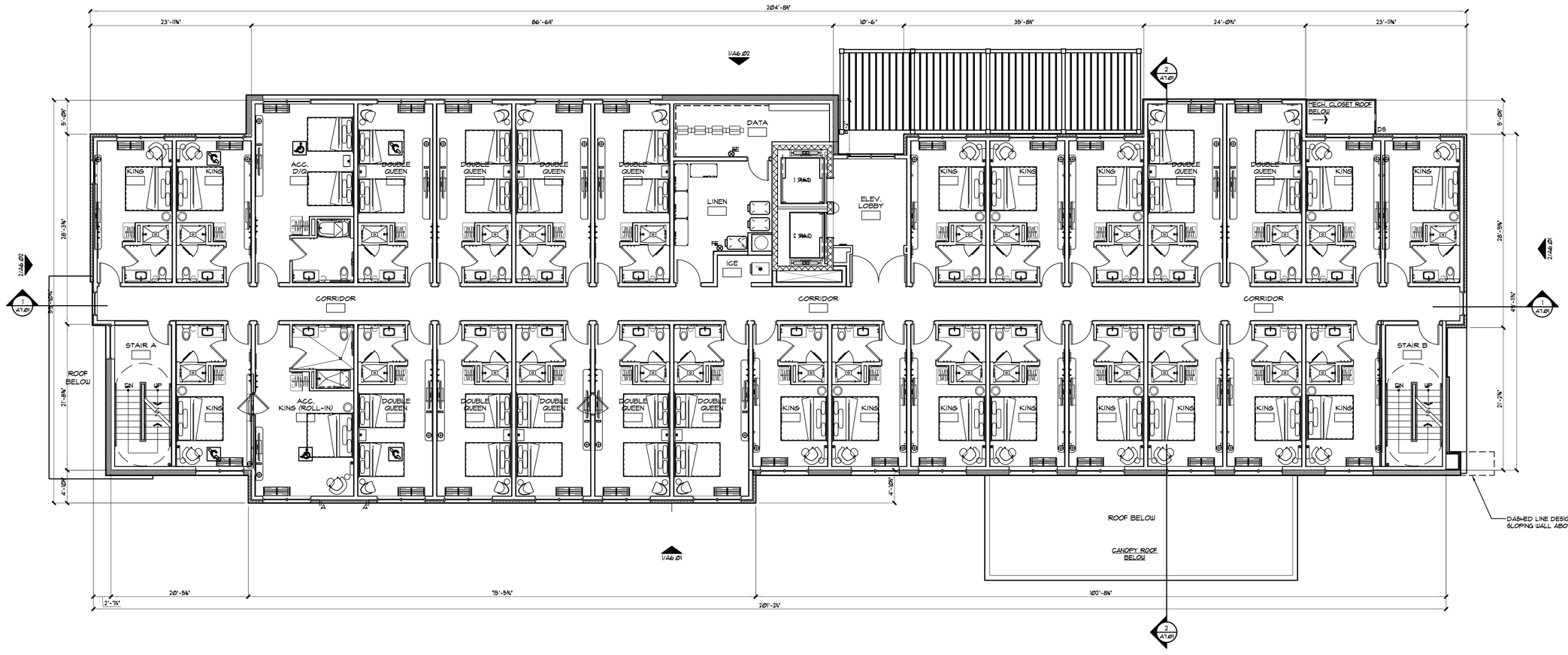

SECOND FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
1408 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
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DATE:	
SCALE:	AS NOTED
Site Plan Subm'ttal	06/15/2018

CASE NO.

SECOND FLOOR PLAN

A2.02

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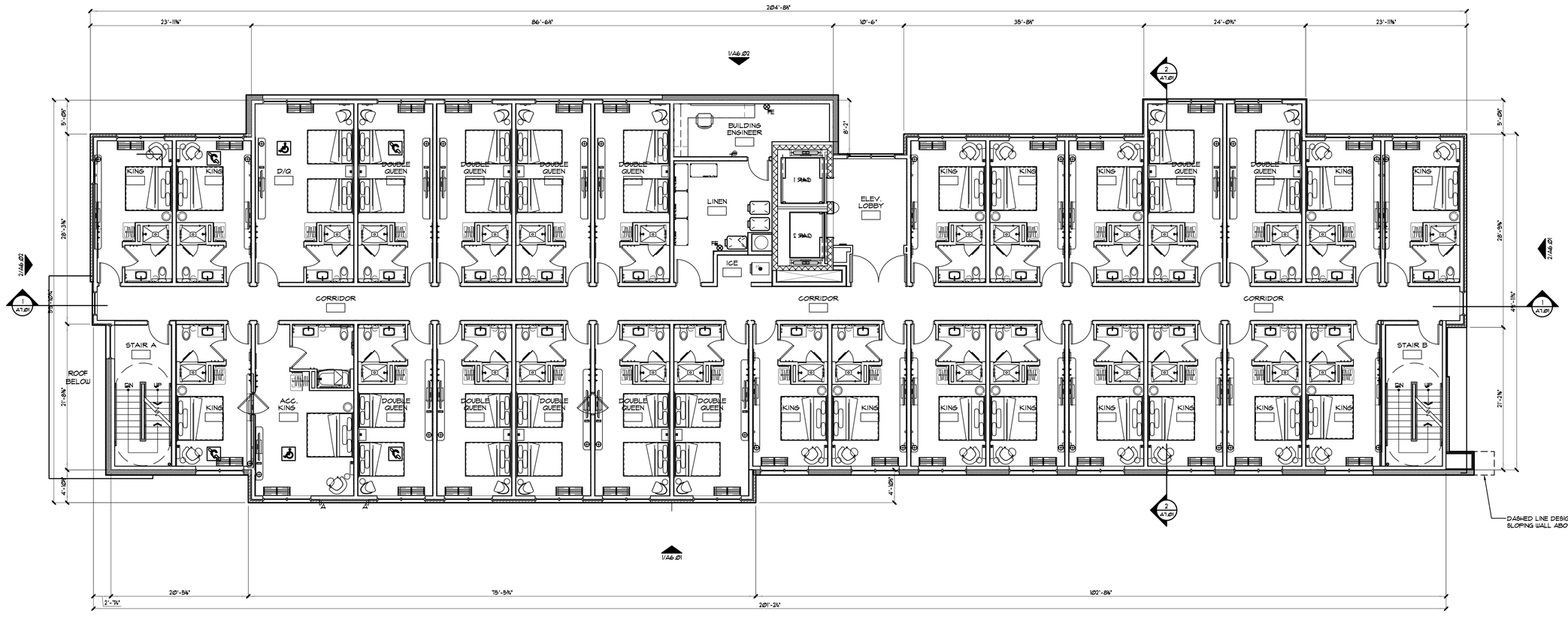

THIRD FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
1408 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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SCALE:	AS NOTED

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CASE NO.

THIRD FLOOR PLAN

A2.03

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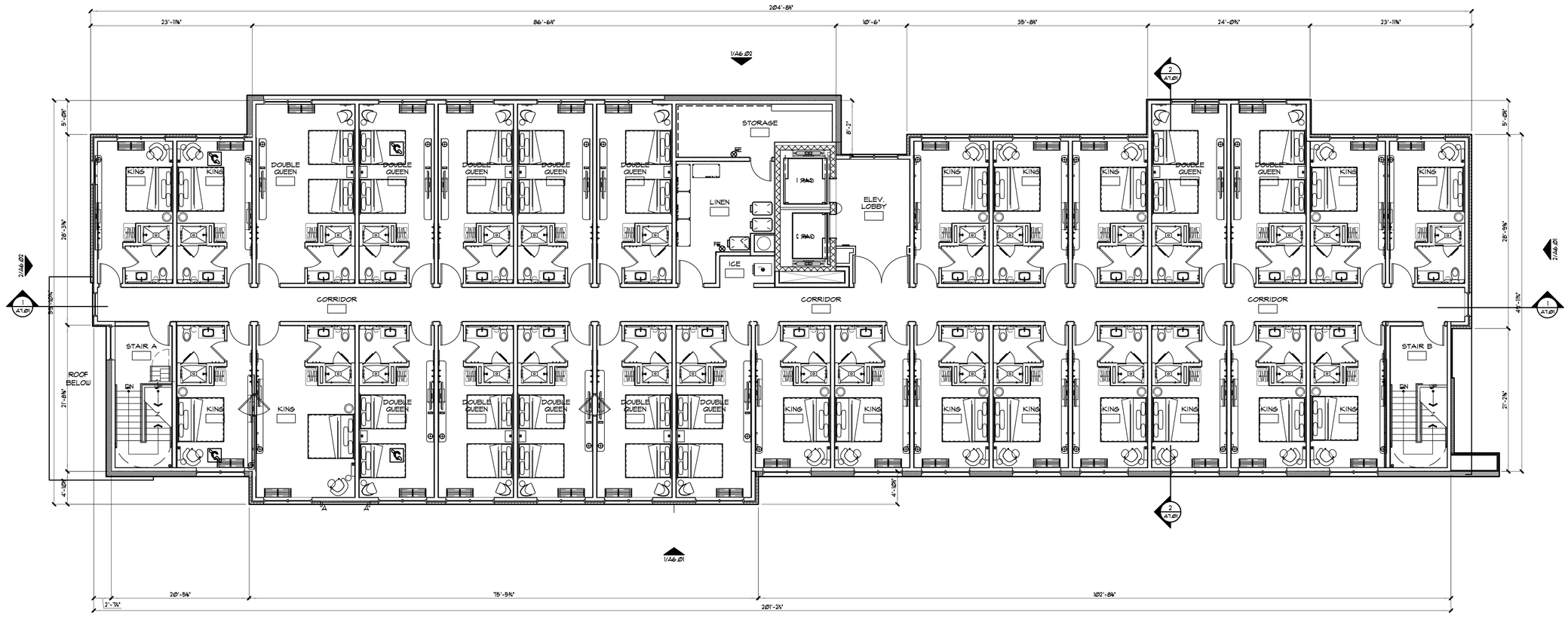

FOURTH FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
1408 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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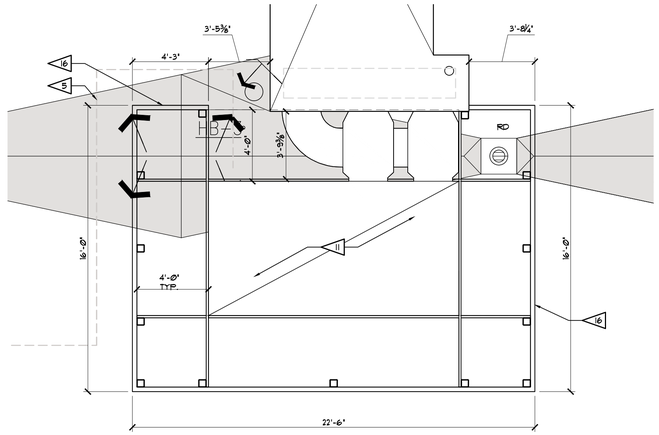
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

FOURTH FLOOR PLAN

A2.04



1 ROOF TOP / EQUIPMENT SCREEN PLAN
Scale: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

1. "SPILL-OUT" SCUPPER / OVERFLOW / SECONDARY ROOF DRAINAGE. REFER TO DETAIL 11A/A7.61.
2. PRE-FINISHED STEEL (OR ALUMINUM) COPING
3. PRE-FINISHED STEEL (OR ALUMINUM) GRAVEL STOP. REFER TO DETAIL 9/A7.31
4. ROOF SCUTTLE / PERSONNEL ROOF ACCESS HATCH AND ALTERNATING TREAD LADDER. REFER TO DETAIL(S) 12/A7.61.
5. APPROXIMATE ROUTING OF WALKWAY PAD(S). PADS TO BE IN CONTRASTING COLOR TO ROOF SURFACE. REFER TO DETAIL 13/A7.61.
6. ROOF KITES (BUILD UP UTILIZING TAPERED INSULATION BOARD TO ACHIEVE 1/4" RESULTANT SLOPE).
7. ELEVATOR OVERRUN.
8. SHADED AREA INDICATES TAPERED INSULATION REQUIRED TO MAINTAIN POSITIVE SLOPE TO DRAINS.
9. ROOF DRAIN, REFER TO DETAIL(S) 1 & 5/A7.61.
10. TOILET EXHAUST FAN ON CURB, TYPICAL. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 3/A7.61.
11. MAKE-UP AIR UNIT ON CONCRETE CURB. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 7/A7.61.
12. MECHANICAL / CONDENSING UNIT, REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 2/A7.61.
13. PRE-FABRICATED ROOF SUMP, TAPERED INSULATION BOARD, ROOF DRAIN (R.D.) AND ASSEMBLY. REFER TO DETAIL(S) 1/A7.61.
14. ELEVATOR RELIEF LOUVERS OUT SIDE WALL. REFER TO MECHANICAL DRAWINGS.
15. HOSE BIBB AT ROOF. REFER TO DETAIL 10/A7.61.
16. EQUIPMENT SCREEN, REFER TO SPECIFICATION SECTION 10 24 00, AND DETAIL 1/A2.05

GENERAL ROOF NOTES

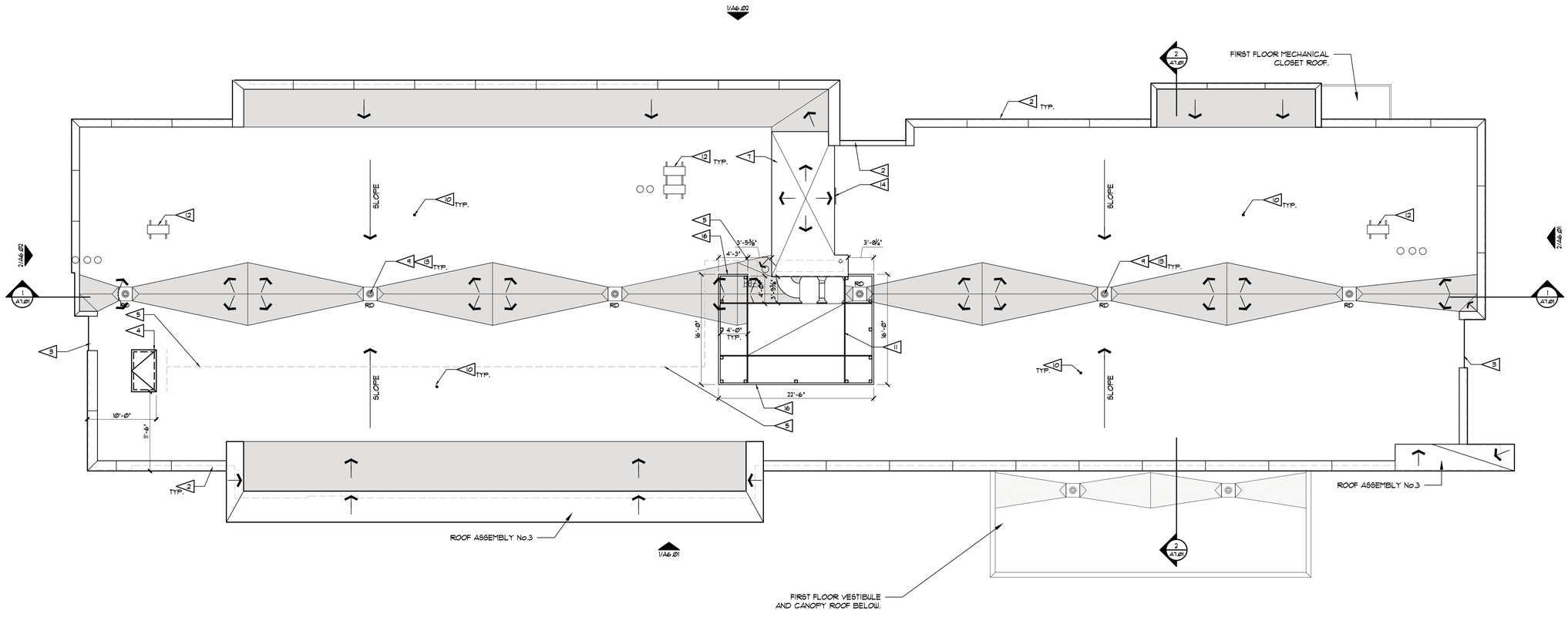
A. ARROWS ON ROOF PLAN DESIGNATE INTENDED DIRECTION OF WATER SURFACE DRAINAGE AND / OR PITCH OF SLOPED STRUCTURE.
B. ROOF SLOPE TO BE ¼" PER FT SLOPE, MINIMUM. PROVIDE TAPERED INSULATION AS REQUIRED WITH A ¼" PER FT SLOPE, MINIMUM SO THAT RESULTANT SLOPE EQUALS ¼" PER FT.
C. UNLESS NOTED OR SHOWN OTHERWISE, MAIN ROOF SURFACES HAVE SLOPE OR PITCHED STRUCTURE. SLOPE TO DRAINS ARE ACCOMPLISHED BY ADDITIONAL TAPERED INSULATION.
D. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND ROOFING DETAILS NOT SHOWN. (INCLUDING PLUMBING VENTS)
E. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS (WHERE APPLICABLE).
F. PROVIDE CRICKETS / SADDLES AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS.
G. REFER TO FLOOR PLANS / DRAWING(S) A2.02 FOR ADDITIONAL INFORMATION ON LOWER ROOF AREA AND HIDDEN ROOF SURFACES / AREAS.
H. ROOFING CONTRACTOR TO PROVIDE BALLAST MATERIAL (OR CONCRETE PAD) FOR ALL ROOFTOP EQUIPMENT CURBS.
I. REFER TO A7.61 FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED (SUCH AS ROOF CURB, ROOF DRAIN, ETC.)
J. MINIMUM ROOF COVERING CLASSIFICATION: CLASS B, PER TABLE 1505.1 IBC 2009
K. FALL PROTECTION DEVICES ARE TO BE DESIGNED AND PROVIDED BY GENERAL CONTRACTOR (AT THEIR EXPENSE) IF NEEDED DURING CONSTRUCTION.
L. PROVIDE DOWNSPOUT (D.S.) AND CONCRETE SPLASH BLOCK (AT LOWER ROOF OR GRADE) AT AREAS SHOWN TO HAVE GUTTERS.
M. PROVIDE ADDITIONAL LAYER OF ROOFING MEMBRANE (3'-0", MINIMUM) AROUND ALL RTU's AND AHU's FOR PROTECTION.
N. PROVIDE 24" WIDE CONTINUOUS WALKWAY PAD / ROUTE FROM STAIR TOWER / ROOF SCUTTLE TO ALL ROOF TOP EQUIPMENT / UNITS. (SHOWN AS DASHED LINE ON PLAN)
O. ALL ROOFTOP EQUIPMENT REQUIRING SERVICING (OR AS REQUIRED BY CODE) SHALL BE PLACED A MINIMUM OF 10'-0" FROM EDGE OF ROOF, UNLESS ROOF EDGE / TOP OF PARAPET IS A MINIMUM OF 42" ABOVE ROOF DECK / SURFACE.

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.



ROOF PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBERLY-HORN COMPANY
1400 KINGSBOROUGH PLACE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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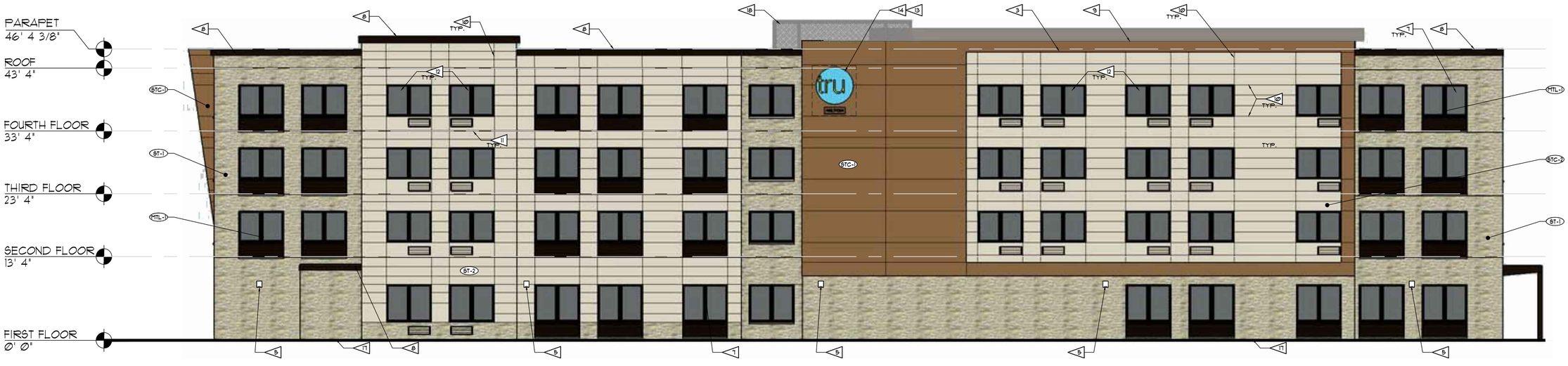
PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	06/15/2018

CASE NO.

ROOF PLAN

A2.05



1 NORTH ELEVATION

1/8" = 1'-0"

2 SOUTH ELEVATION

1/8" = 1'-0"

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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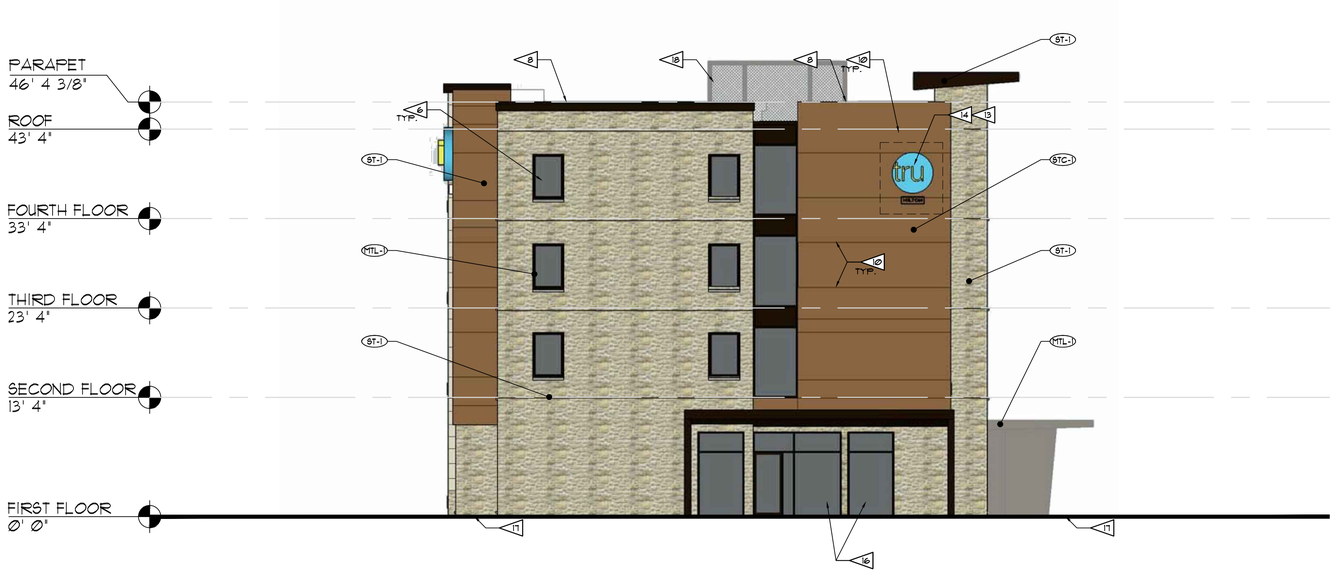
CASE NO.

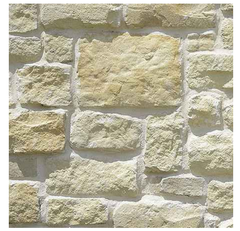
ELEVATION

A6.01

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

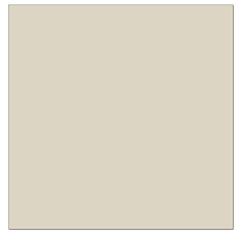


2 WEST ELEVATION
1/8"=1'-0"



MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE

MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125

MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-01: STC-1 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
STUCCO-02: STC-2 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM 0C-32
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2" ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. NOT USED
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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Site Plan Submittal 06/15/2018

CASE NO.

ELEVATION

A6.02

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

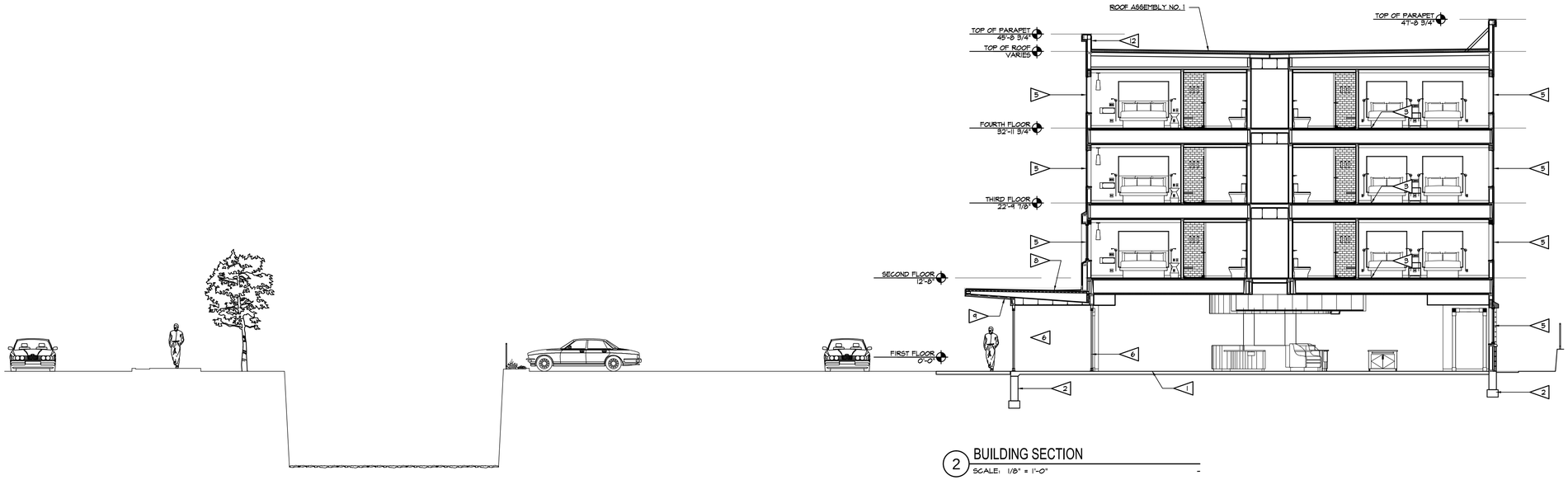
ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.

GENERAL NOTES:

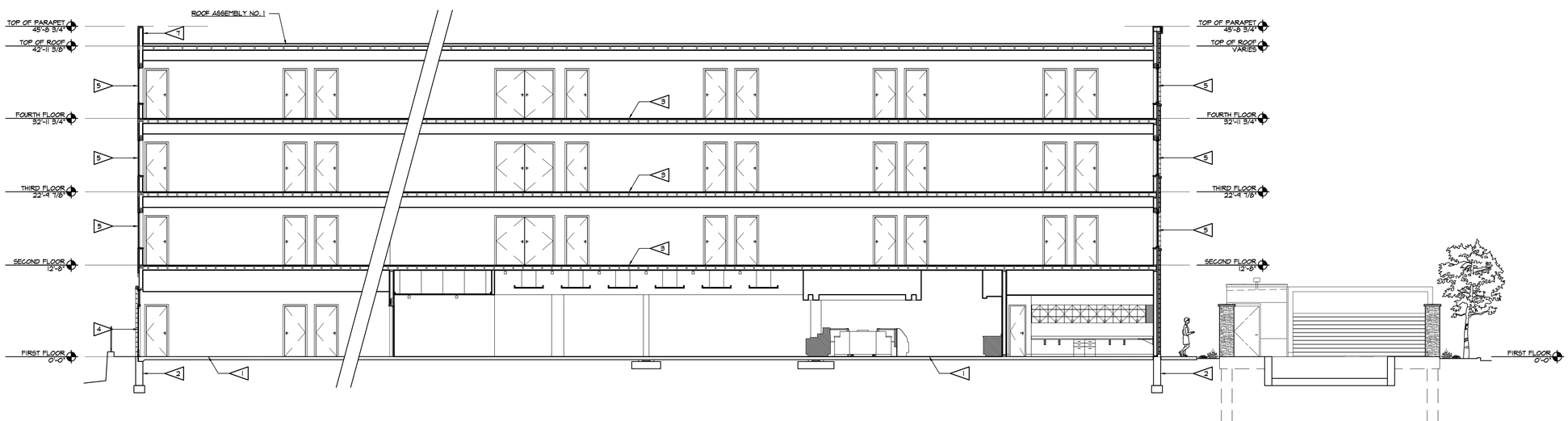
1. REFER TO EXTERIOR ELEVATIONS SHEETS A6.01 THROUGH A6.03 FOR ADDITIONAL DETAIL CALLOUTS NOT IDENTIFIED HEREIN.
2. REFER TO WALL SECTIONS SHEETS A7.11 THOUGH A7.15 FOR ADDITIONAL INFORMATION AND DETAILS NOT SPECIFICALLY IDENTIFIED.

KEY NOTES

1. FLOOR CONSTRUCTION (FIRST FLOOR): 5" CONCRETE SLAB-ON-GRADE WITH 6 x 6 - W2.1 x W2.1 WWF (OR FIBER MESH) ON 6" FREELY DRAINING SUB-BASE WITH 10 MIL VAPOR BARRIER - REFER TO STRUCTURAL DRAWINGS.
2. CONCRETE FOUNDATION WALL AND SPREAD FOOTING, REFER TO STRUCTURAL DRAWINGS.
3. FLOOR CONSTRUCTION (UPPER FLOORS TYP.): 1-1/4" GYPCRETE TOPPING ON 3/4" APA RATED SHEATHING WOOD FLOOR JOISTS. - REFER TO STRUCTURAL DRAWINGS.
4. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMALLY-BROKEN FRAME AND INSULATED GLAZING. REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 41 13
5. PRE-FINISHED FIXED ALUMINUM WINDOW SYSTEM (AT GUESTROOMS). REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 51 13
6. SLIDING / BI-PARTING ALUMINUM DOORS. REFER TO SPECIFICATION SECTION 08 42 29.
7. RUN ROOF MEMBRANE UP AND OVER BACKSIDE OF PARAPET WALL, OVER GYPSUM ROOF PROTECTION BOARD.
8. ENTRY CANOPY - REFER TO ROOF PLAN A2.02 FOR ADDITIONAL INFORMATION.
9. ALUMINUM COMPOSITE METAL (ACM) SOFFIT PANEL SYSTEM OVER 5/8" FIBER-FACED GYPSUM SOFFIT BOARD OVER G90 SUSPENDED CEILING SYSTEM WITH MONEL 400 HANGER WIRE. REFER TO SPECIFICATION SECTION 07 42 43.



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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architecture | design
7780 ELMWOOD AVE. STE. 204
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PROJECT:	201709
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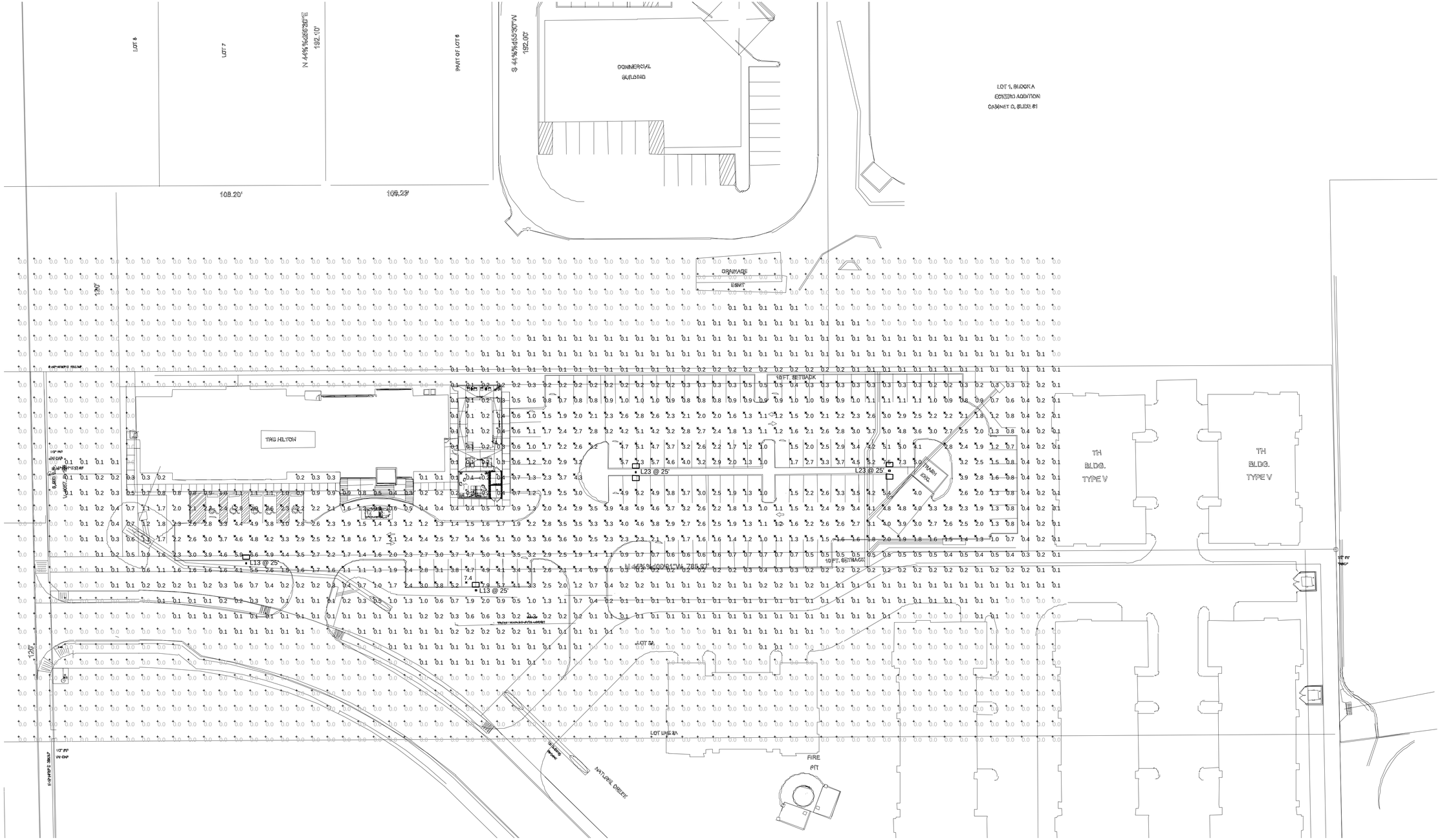
Site Plan Submittal 06/15/2018

CASE NO.

BUILDING SECTIONS

A7.01



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

NORTH

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

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ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

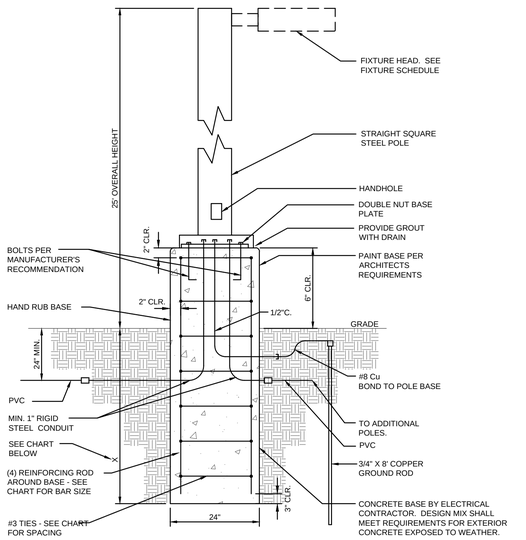
SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

2018 © EXCEL ENGINEERING, INC.

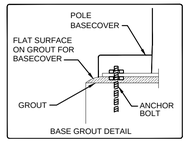


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SLL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
RW	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
AFL	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

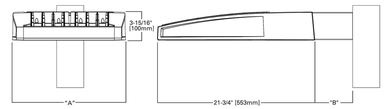
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



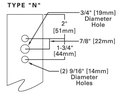
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



Eaton
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*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5, 6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)	**Accessories** (Order Separately)
7030=70 CRI 3000K [13] **8030**=80 CRI 3000K [14] **7050**=70 CRI 5000K [13] **7060**=70 CRI 6000K [13] **600**=Drive Current Factory Set to Nominal 600mA [15] **800**=Drive Current Factory Set to Nominal 800mA [15] **1200**=Drive Current Factory Set to Nominal 1200mA [15, 16] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [13, 17] **DIM**=External 0-10V Dimming Leads [18, 19] **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [21] **R**=NEMA Twistlock Photocontrol Receptacle [21] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **HA**=50°C High Ambient [23] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 27, 29] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [31] **HSS**=Factory Installed House Side Shield [32] **CE**=CE Marking [33]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [34] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [9] **GLEON-QMEA**=Quick Mount Extended Arm Kit [9] **LS/HSS**=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only DesignLights Consortium® (DLC) qualified to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with MS, MS/X or MS/DIM sensor. Sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 80' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
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Specifications and dimensions subject to change without notice.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP2

2018 © EXCEL ENGINEERING, INC.

tru

tru
by HILTON

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/28/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-017**; *Tru Hotel*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior, Horizon/Summer Lee* and *Residential Subdistricts* of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 5, 2018, the City Council approved *Ordinance No. 18-16* [*Case No. Z2018-001*] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above the 36-foot height restriction stipulated by the Scenic Overlay (SOV) District; however, the ordinance also obligated the property to meet the requirements of Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] at the time of site plan. In accordance with this approval, the applicant submitted a site plan for a four (4) story, ~45,900 SF hotel on June 15, 2018. The submitted plan shows that the hotel will incorporate 98 traditional hotel rooms (*i.e. not extended stay*), and be located at the northwest corner of Summer Lee Drive and Glenn Hill Way.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Interior, Horizon/Summer Lee* and *Residential Subdistricts*. All of these *Subdistricts* require a Specific Use Permit (SUP) for a *Hotel* land use, and on January 2, 2018, the City Council approved a SUP [*Ordinance No. 18-07*] for the TRU Hotel. This SUP ordinance was later amended and superseded by the *PD Development Plan* [*Ordinance No. 18-16*].

The majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*; however, due to the incorporation of the hotel into *Ordinance No. 18-16,* the application of the *Interior Subdistricts* requirements where applied to this property. This was also due to the realignment of Glen Hill Way (*i.e. Street Type 'G'*). Based on the submitted site plan package the proposed case is in conformance with all applicable requirements of *Ordinance No.'s 17-22 & 18-16, Resolution No. 10-40*, and the Unified Development Code (UDC) with the exception of the items listed in the *Variance/Waivers/Exceptions* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Summer Lee Drive)	*10-Feet*	*67' 11"; In Conformance*
Setback Distance from ROW (Glen Hill Way)	*Minimum: 5-Feet Average: 20-Feet*	*Minimum: 72' 6"/Average: x>72' 6"; Wavier Requested*
Building Form	*30% Building Façade Fronting Summer Lee Drive (i.e. ~17' – 18')*	*~28-Feet; In Conformance*
Ground Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Upper Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Maximum Building Height	*5-Stories or 75-Feet*	*4-Stories or ~52' 7"; In Conformance*
First Floor Minimum Commercial Height	*15-Feet*	*13' 4"; Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*37' 3"; In Conformance*
Maximum Surface Parking Requirement	*10% Surface Parking*	*100%; Waiver Requested*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x<90%; Variance Requested*
Minimum Stone Requirement	*20% Each Façade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*N/A; Need to Incorporate All Street Elements*	*Need a Streetscape Plan*
Maximum Lot Coverage	*60%*	*12.4%; In Conformance*

VARIANCES/WAIVERS/EXCEPTIONS:

Based on the applicant's submittal staff has identified the following variances and exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Material Variances*.

   a) *Stone Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant is requesting to use a *NevilStone*, which is a simulated manufactured stone replicating Austin Stone. The percentage of culture stone appears to exceed 20% on each façade; however, the applicant has failed to provide staff with the percentages required to verify coverage. *This variance will require a ¾-majority vote of all City Council members present.*

   b) *Masonry Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing cultured stone and *Dryvit* (*i.e. an acrylic material similar to EFIS*). The *Dryvit* being proposed is similar to the *StoTherm NExT Insulated Wall Cladding* used on the Hilton and SpringHill Suites hotels and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower. *This variance will require a ¾-majority vote of all City Council members present.*

   c) *Secondary Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should not incorporate more than 10% secondary materials. EFIS or similar materials are considered to be secondary materials. *This variance will require a ¾-majority vote of all City Council members present.*

According to the Unified Development Code (UDC), the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out that these variances have been granted to other buildings

within the Harbor District; however, variances are to be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council.

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

1) <u>*Building Form and Placement Requirements*</u>.

    i. *Build-To-Lines and Building Setbacks.* According to the *Interior Subdistrict* all buildings should be setback a minimum of five (5) feet from the Glen Hill Way right-of-way line, but have an average setback of 20-feet. In this case, the proposed hotel does meet the minimum setback, but is exceeding the average setback by more than 72-feet. The applicant is requesting a waiver to this requirement.

    ii. *Building Height.* According to the *Interior Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum first floor height of 15-feet. The proposed building incorporates a ~13½-foot first floor height. This will require the City Council to grant a waiver.

2) <u>*Landscaping Requirements.*</u>

    i. *Street Planting Requirements.* The revised street cross section for Glen Hill Way that was approved with *Ordinance No. 18-16* depicts street trees incorporated into tree wells in the sidewalk. The applicant is proposing to move these trees off of the right-of-way line and on to the subject property. This will require the City Council to grant a waiver to allow the revised streetscape.

3) <u>*Parking Requirements*</u>

    i. *Surface Parking Setbacks.* According to the *Interior Subdistrict* a maximum of 10% of the total parking for this district may be surface parking. In this case, the applicant is requesting a waiver for 100% surface parking.

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Interior Subdistrict*; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the *Interior Subdistrict* being built out and taking into account the remaining parcel layout in the *Horizon/Summer Lee Subdistrict*, the approval of this project would not prevent the implementation or intent of this Planned Development District. The waivers for this case require a simple majority vote for approval.

In addition to the items listed above, the applicant has the following outstanding items to address before the site plan can be approved and accepted:

1) *Photometric Plan*. *Ordinance No. 17-22* provides specific models for parking lot light standards and pedestrian scale light standards. The photometric plan provided by the applicant does not show comparable lighting standards for the parking lot lights and omits the pedestrian scale light standards required along both Glen Hill Way and Summer Lee Drive. A revised photometric plan will need to be submitted showing conformance to the minimum requirements prior to the approval and acceptance of this site plan.

2) *Streetscape Plan*. Staff has requested an updated streetscape plan showing the location of all street trees, pedestrian elements, landscaping, and lighting. The applicant has not submitted a streetscape plan. A streetscape plan will need to be submitted showing conformance to the minimum requirements prior to the approval and acceptance of this site plan.

These items have been added to the *Recommendations* section of this case memo as conditions of approval.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in *Resolution No. 10-40*, and requested the applicant change the elevations to match either the project approved to the south of the subject property (*i.e. the Harbor Urban Condos/Townhomes*) or the styles stipulated by *Resolution No. 10-40*. The applicant has resubmitted building elevations that the ARB will review at their meeting on August 28, 2018.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request, then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) All retaining walls depicted on the plan will need to be rock-faced and conform to the requirements stipulated by *Ordinance No. 17-22* and *Resolution No. 10-40*.

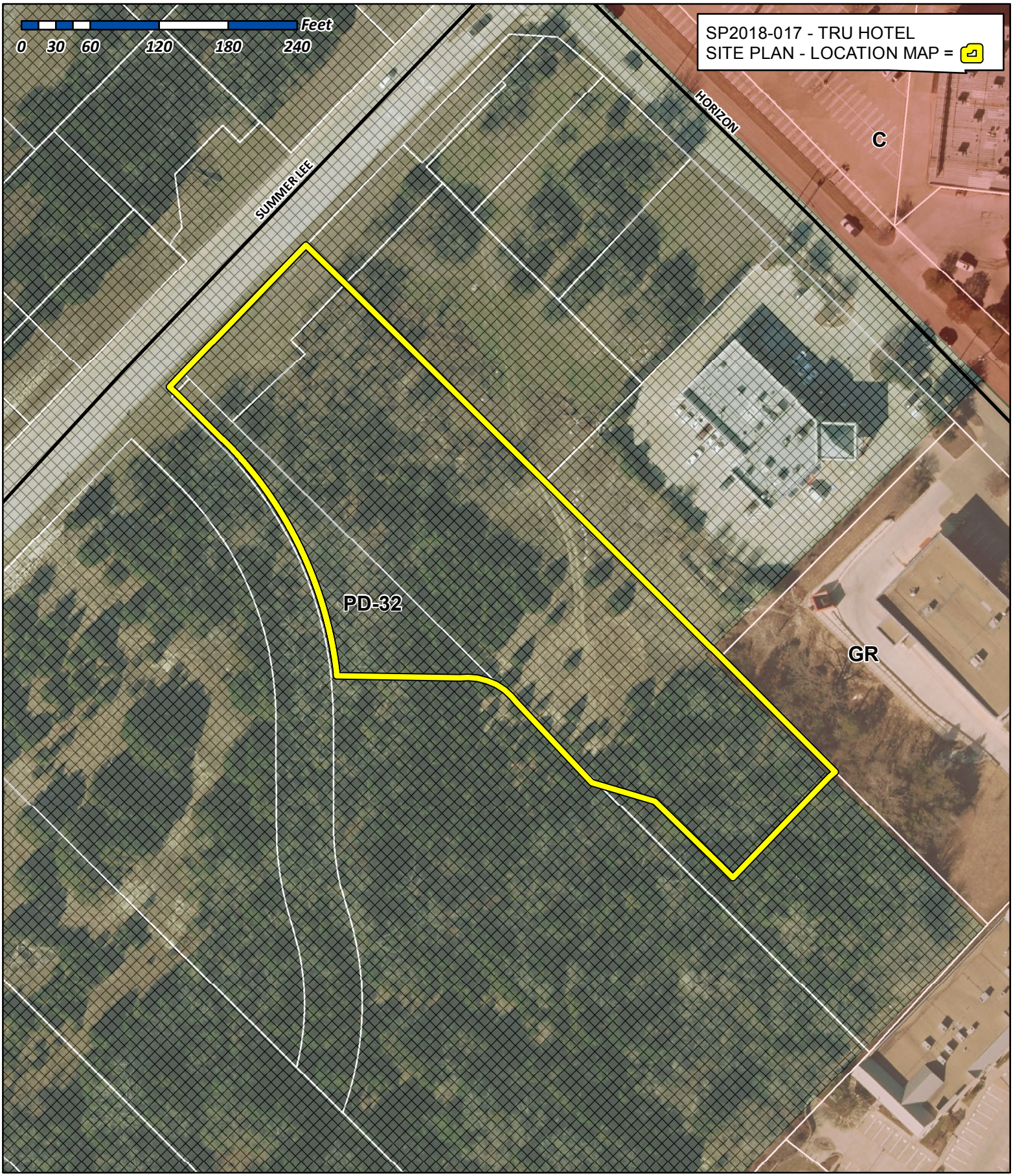
3) Per the guidelines listed by the zoning district, pedestrian landscaping elements should be incorporated into the landscape plan for the development. Specifically, irrigated pots should be incorporated adjacent to the building.

4) Prior to the issuance of a Certificate of Occupancy (CO) for these buildings all street trees and pedestrian landscaping elements adjacent to the subject property, along Summer Lee Drive, and along Glen Hill Way shall be installed and irrigated.

5) The applicant shall submit an updated streetscape plan showing conformance to the requirements of *Ordinance No. 17-22*, *Resolution No. 10-40*, and the UDC.

6) The applicant shall submit an updated photometric plan and lighting cut sheets conforming to the requirements of *Ordinance No. 17-22*, *Resolution No. 10-40*, and the UDC.

7) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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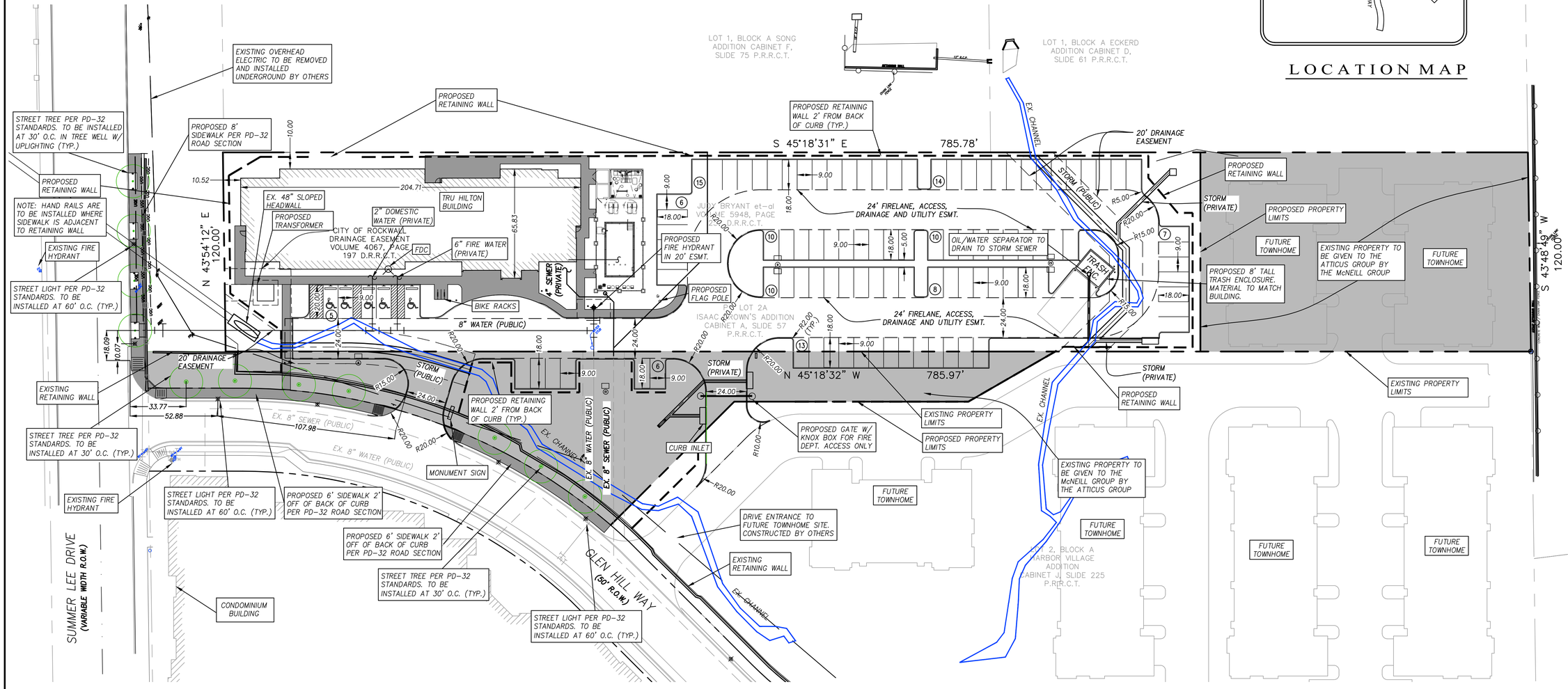

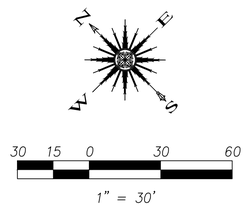

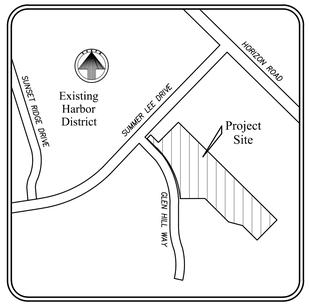

LOCATION MAP

LAND SWAP TABLE

LAND AREA GIVEN TO ATTICUS GROUP	23,770 S.F. (0.55 AC.)
LAND AREA GIVEN TO McNEILL GROUP	21,976 S.F. (0.50 AC.)

SITE INFORMATION

LAND AREA:	2.12 ACRES (92,500 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±45,900 S.F. (11,472 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	46'-4"
BUILDING TO LOT COVERAGE:	11,472/92,500=.124 -> 12.4%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=98 SPACES
BUILDING PARKING PROVIDED:	104 TOTAL (INCLUDES 5 HANDICAP SPACES)
IMPERVIOUS AREA:	62,012 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	30,448 S.F.

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1488 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	C.A.S.
DATE:	6/15/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

SITE PLAN

C4.0

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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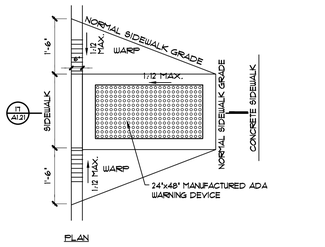
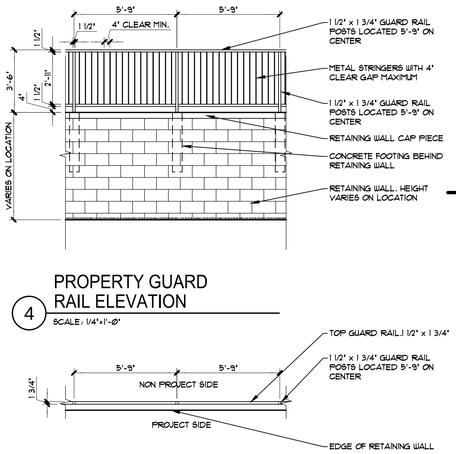
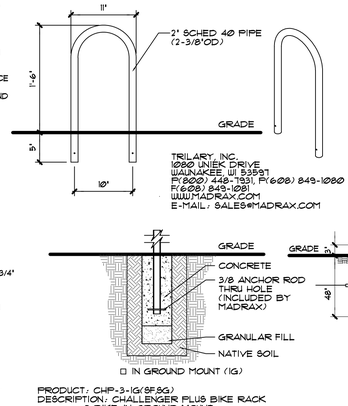


17 CURB RAMP DETAIL
SCALE: N.T.S.



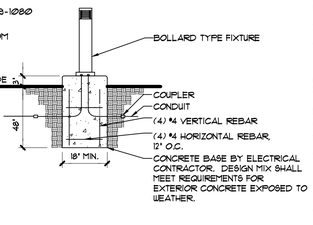
4 PROPERTY GUARD RAIL ELEVATION
SCALE: 1/4"=1'-0"

16 PROPERTY GUARD RAIL PLAN
SCALE: 1/4"=1'-0"

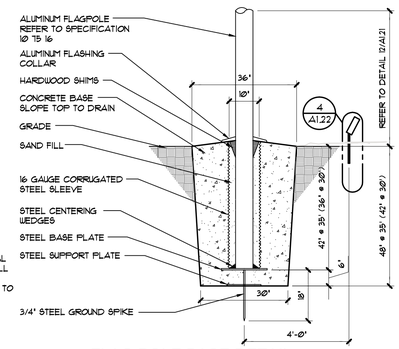


PRODUCT: CHP-3-IG(SF,SG)
DESCRIPTION: CHALLENGER PLUS BIKE RACK 3 BIKE, IN-GROUND MOUNT

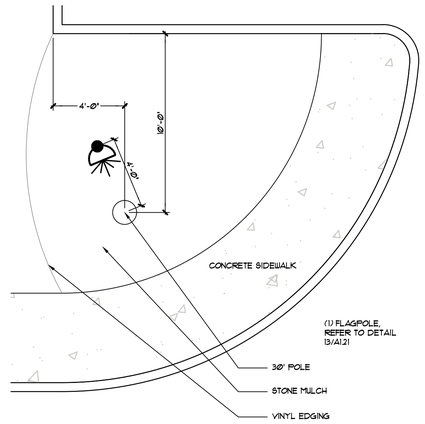
15 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



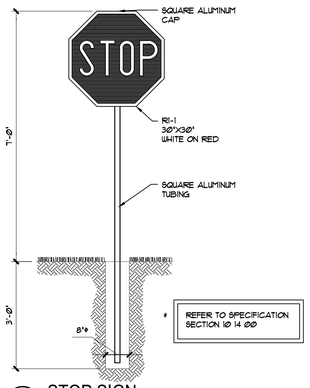
14 ILLUMINATED BOLLARD AT MAIN ENTRY
SCALE: N.T.S.



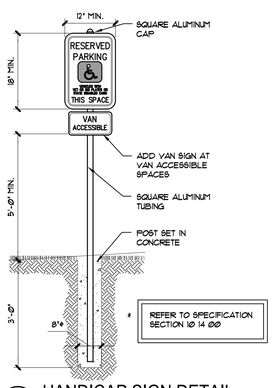
13 FLAG POLE BASE DETAIL
SCALE: N.T.S.



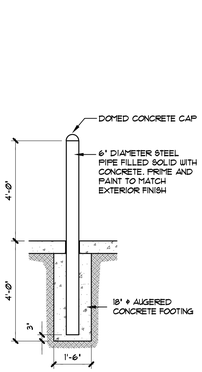
12 FLAG POLE LAYOUT
SCALE: 1/4"=1'-0"



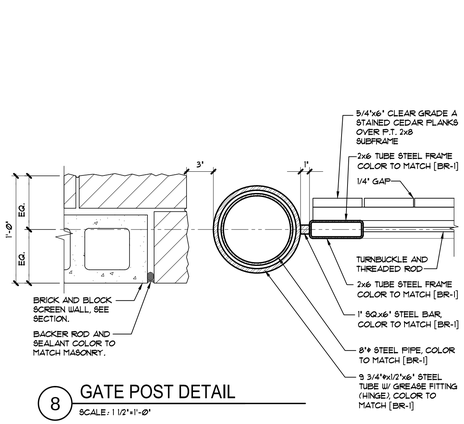
11 STOP SIGN
SCALE: N.T.S. C1-SD-001



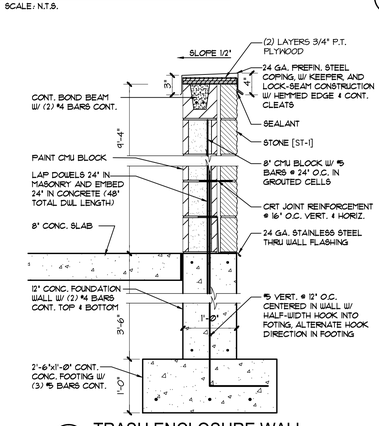
10 HANDICAP SIGN DETAIL
SCALE: N.T.S. C1-SD-002



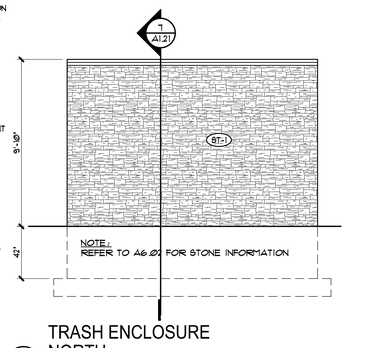
9 TYPICAL BOLLARD
SCALE: N.T.S.



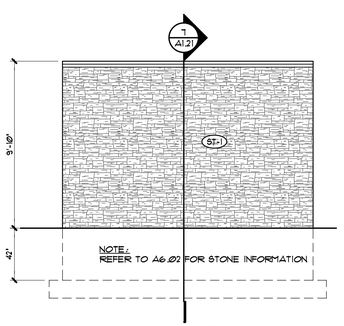
8 GATE POST DETAIL
SCALE: 1 1/2"=1'-0"



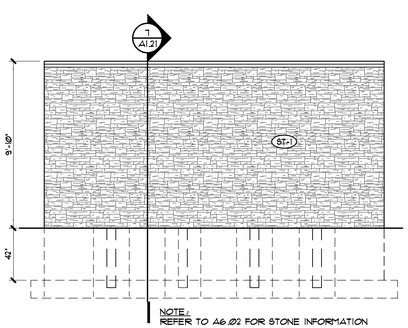
7 TRASH ENCLOSURE WALL
SCALE: 3/4"=1'-0"



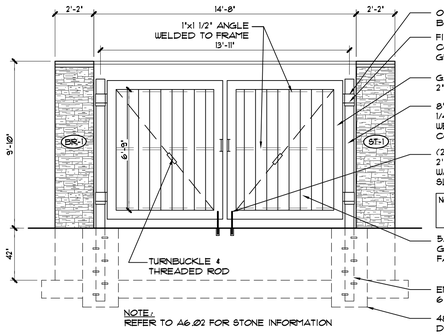
6 TRASH ENCLOSURE NORTH
SCALE: 1/4"=1'-0"



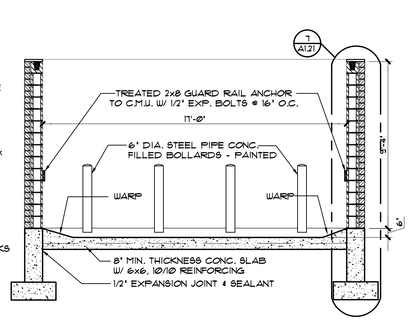
5 REFUSE ENCLOSURE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



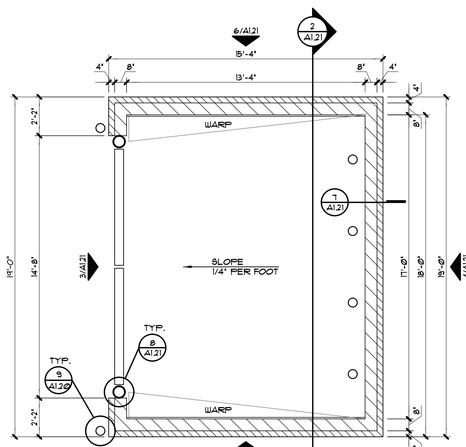
4 REFUSE ENCLOSURE - EAST ELEVATION
SCALE: 1/4"=1'-0"



3 REFUSE ENCLOSURE - WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SECTION THRU REFUSE ENCLOSURE
SCALE: 1/4"=1'-0"



1 REFUSE/RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

SITE DETAILS

A1.21

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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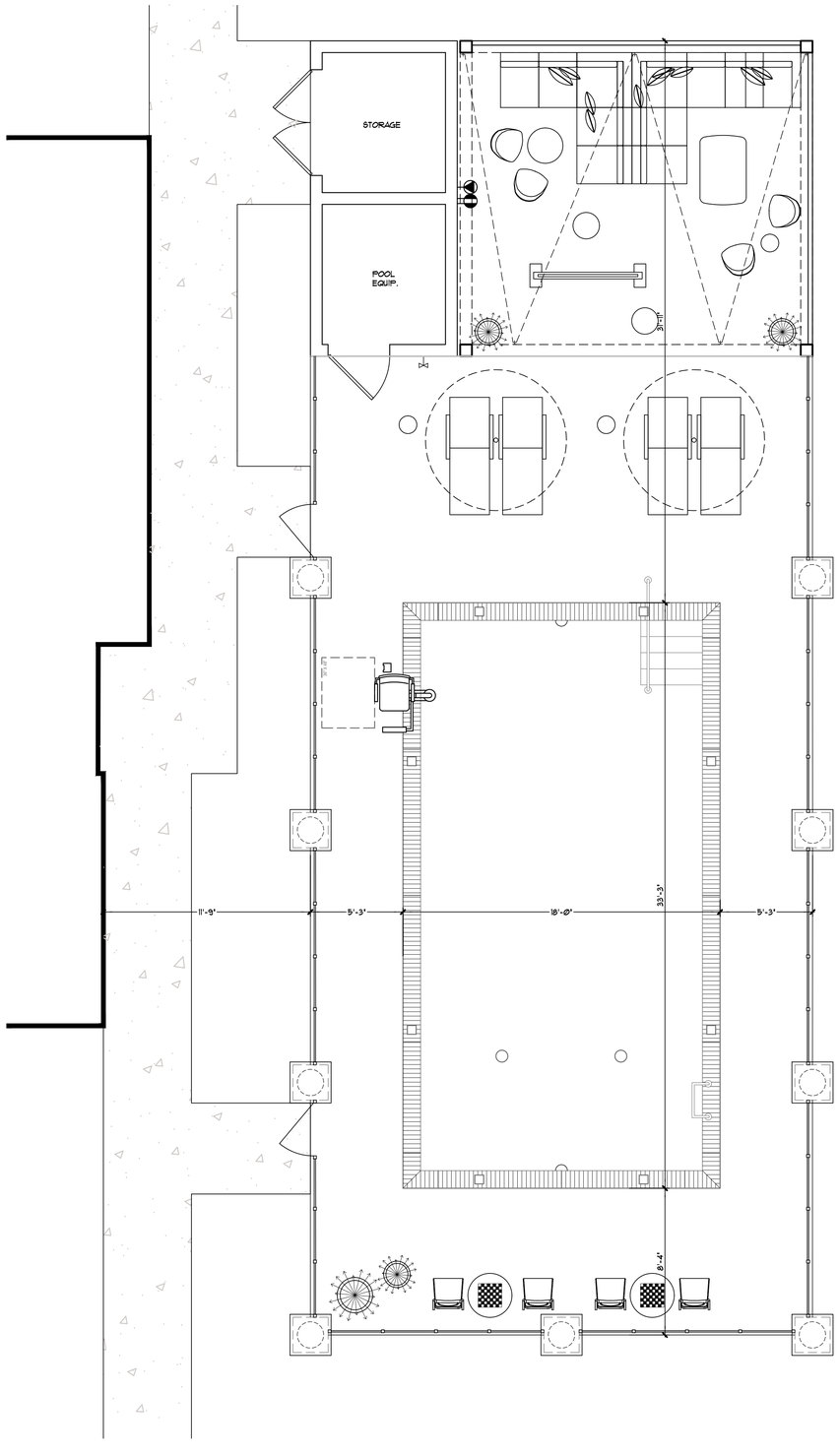
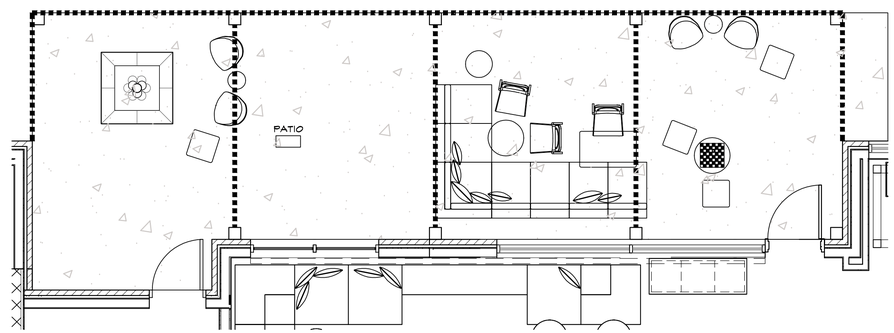
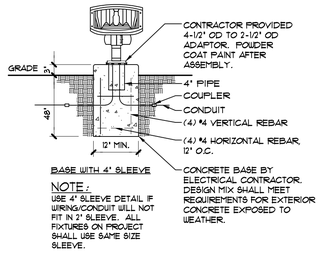


6 ENLARGED POOL PLAN
SCALE: 1/4"=1'-0"

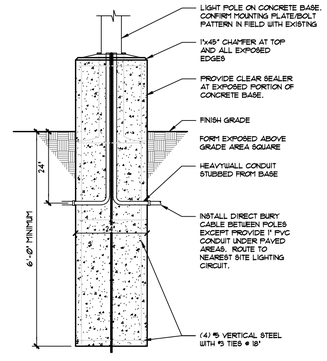


5 ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"

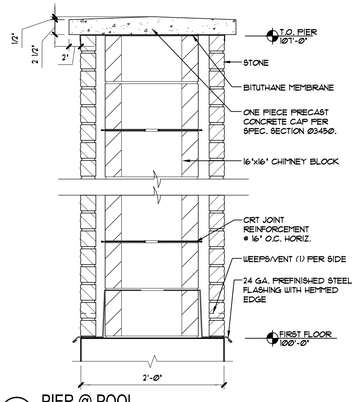


NOTE:
USE 4" SLEEVE DETAIL IF WIRING/CONDUIT WILL NOT FIT IN 2" SLEEVE. ALL FIXTURES ON PROJECT SHALL USE SAME SIZE SLEEVE.

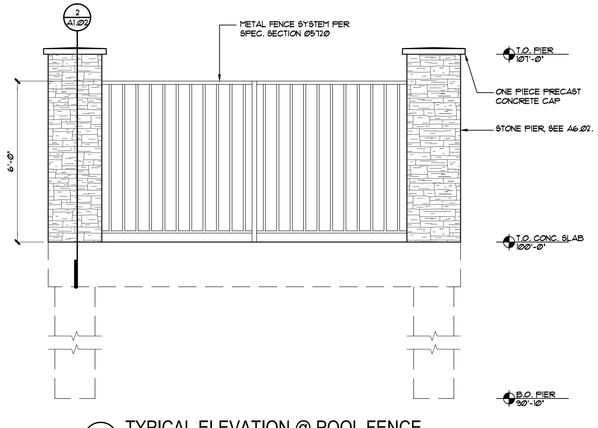
4 DETAIL - GROUND MOUNTED FIXTURE
SCALE: N.T.S.



3 DETAIL - LIGHT POLE
SCALE: N.T.S.



2 PIER @ POOL
1"=1'-0"



1 TYPICAL ELEVATION @ POOL FENCE
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
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C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

SITE DETAILS

A1.22

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS.
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES: (LISTED FOR BASE BID)

INCLUDE SOIL NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SUB CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON LA-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONDITION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ADEMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE GUARANTEE PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. SELECT FLOOR FIVE EACH SEASON TO FOLLOW.
16. ALL UTILITIES SHALL BE LOCATED A MINIMUM OF 5' FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPES EQUAL TO OR GREATER THAN 3:1 HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO BE HAVE FILLED IN WITH SOIL AND CONSENT OF LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- 10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

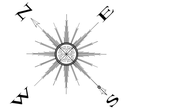
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

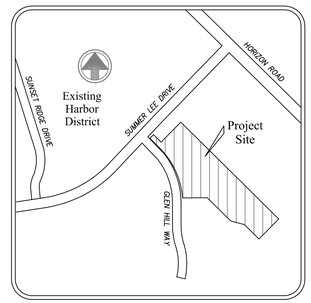
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE IN SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1' ABOVE GRADE.

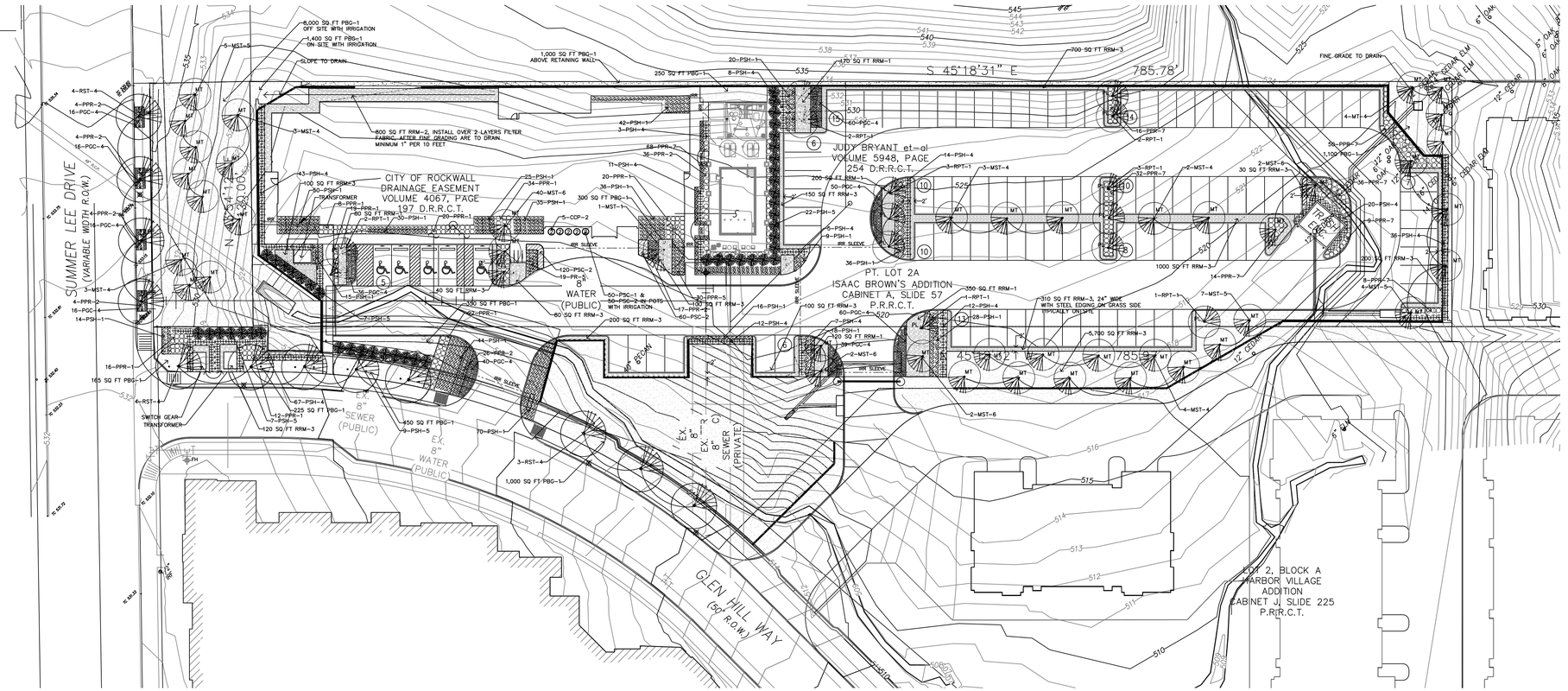


30 15 0 30 60

1" = 30'



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- 4.0" CALIPER — REQUIRED STREETSCAPE TREES
- PL 3.0" CALIPER — REQUIRED PARKING LOT TREES
- MT 4.0" CALIPER / MT 6.0" CALIPER — MITIGATION SITE CANOPY TREES
- 4.0" CALIPER — MITIGATION SITE ORNAMENTAL TREE
- 5'-6" — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- QUANTITY / SYMBOL KEY TO PLANT LIST (e.g. 7-PGC-1)
- IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

		COMMON NAME	BOTANICAL NAME	SIZE
	REQUIRED STREETSCAPE TREES:			
	RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
	RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
	RST-3	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
	RST-4	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
	REQUIRED MITIGATION TREES			
	RPT-1	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
	RPT-2	NEXT GENERATION	CHILOPSIS LINEARIS	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 2 FEET
	RPT-3	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
	RPT-4	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
	QUANTITY MITIGATION TREES ON SITE			
1	MST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
0	MST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-3	OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
15	MST-4	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
14	MST-5	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
4	MST-6	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-7	DESERT WILLOW	CHILOPSIS LINEARIS	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-8	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-9	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
0	MST-10	SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATTA 'SAVANNAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD
TOTAL 34				

	COMMON NAME	BOTANICAL NAME	SIZE
	SHRUBS, HEDGES		
	PSH-1 DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
	PSH-2 INDIAN HAWTHORN, PINK	RAPHELOPSIS INDICA	3 GAL.
	PSH-3 SOFT LEAF YUCCA, GREEN	YECCA RECURVIFOLIA	3 GAL.
	PSH-4 DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
	PSH-5 NELLIE R. STEVENS	LEX OPACA, N.R.STEVENS	25 GAL.
	PSH-6 TEXAS MOUNTAIN LAUREL	DERMTOPHILUM SECUNDIFLORUM	25 GAL. PURPLE
	GROUND COVERS		
	PGC-1 MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
	PGC-2 PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
	PGC-3 MOSS VERBENA CHERRY	VERBENA TENUISECTA	4" POTS
	PGC-4 MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL ADD ALTERNATE #LA2 3 GAL.
	PERENNIALS		
	PPR-1 TEXAS RED YUCCA	HESPERALOE PARVIFOLIA	3 GAL OR BB WITH SPIKE
	PPR-2 CHERRY SAGE	SALVA GREGGII	3 GAL (R) RED, (C) CORAL
	PPR-3 DAYLILIES EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL
	PPR-4 DWARF PAMPAS GRASS	CORTADERIA SELLOANA	1 GAL
	PPR-5 LANTANA 'BANDANA PURPLE	LANTANA MONTEVIENS	1 GAL (P) PURPLE
	PPR-6 LANTANA TRAILING, WHITE	LANTANA MONTEVIENS	1 GAL.(W) WHITE
	PPR-7 PURPLE MUHLY GRASS	MUHLY FILIPES	1 GAL.

	COMMON NAME	BOTANICAL NAME	SIZE
	VINES		
	PVN-1 CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
	PVN-2 CLEMATIS, DEEP VIOLET	CLEMATIS, JACKMANII, QUEEN, DEEP VIOLET	1 GAL.ON STAKE
	PVN-3 ORIGO VINE	GUINONIA CAPREOLATA	1 GAL.ON STAKE
	PVN-4 CONFEDERATE JASMINE	MELETTIA FRAGRANS	1 GAL.ON STAKE
	PVN-5 FICUS VINE	FICUS POMILA	1 GAL.ON STAKE
	SEASONAL COLOR NOTES FOR PLANTING THIS SHEET		
	PSC-1 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
	PSC-2 SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
	GRASS		
	PBG-1 TIF BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
	ROCK MULCH BEDS		
	RRM-1 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 3"--4" RIVER ROCKS		
	RRM-2 ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"--2" RIVER ROCKS		
	RRM-3 DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES. INSTALL COMPACTED		
	CERAMIC PLANTERS		
	CP-1 30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
	CP-2 36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
	CP-3 24" WIDE 30" HIGH , SQUARE TOP, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

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PROJECT:
TRU by HILTON
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CLIENT:
SUMMER LEE ROCKWALL, LLC
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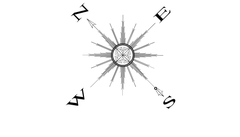
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	8/18/18
SCALE:	AS NOTED

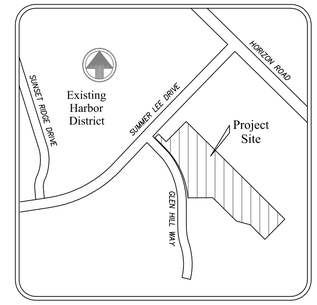
Site Plan Submittal 08/18/2018

CASE NO.

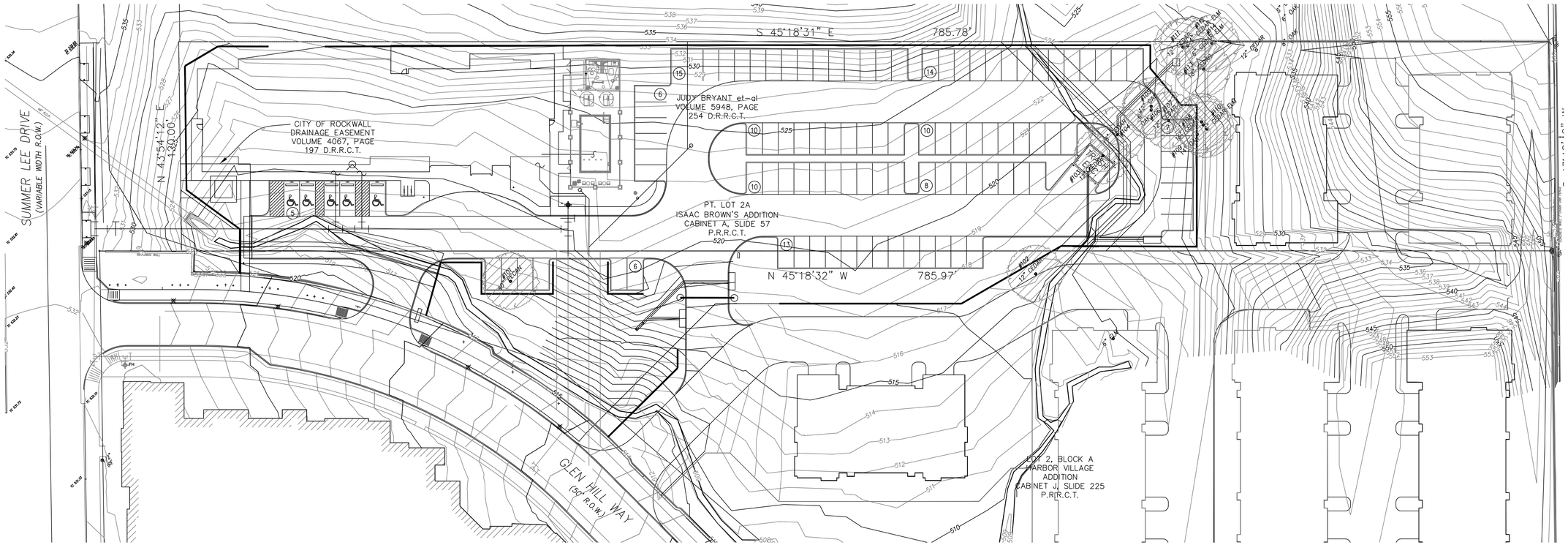
LANDSCAPE-PLAN

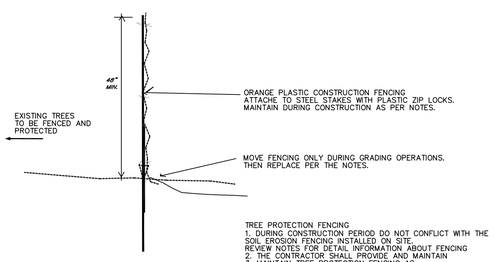
L1-01





LOCATION MAP





1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

HARBOR TRU HILTON HOTEL **8/18/2018**

TREE SURVE DATE PROVIDED BY OTHERS

TREE NO	TYPE TYPE	TOTAL CALIPER	PROTECTED TREES CALIPER	PROTECTED FEATURE TREES	MITIGATION CALCUATION	REPLACEMENT INCHES REQUIRED
101	PECAN	40	40	YES	2 TIMES	80
102	RED CEDAR	12	12		0.5 TIMES	6
103	RED CEDAR	12	12		0.5 TIMES	6
104	RED CEDAR	8	8		1 TIMES	8
105	LIVE OAK	12	12		0.5 TIMES	6
106	LIVE OAK	6	6		1 TIMES	6
107	RED CEDAR	12	12		0.5 TIMES	6
108	RED CEDAR	16	16		0.5 TIMES	8
109	LIVE OAK	14	14		1 TIMES	14
110	CEDAR ELM	6	6		1 TIMES	3
111	RED CEDAR	12	12		0.5 TIMES	6
112	RED CEDAR	14	14		0.5 TIMES	7
113	RED CEDAR	18	18		0.5 TIMES	9
114	CEDAR ELM	6	6		1 TIMES	6
	TOTAL CALIPER INCHES	188				
	TOTAL PROTECTES INCHES		188			
	TOTAL REPLACEMENT CALIPER INCHES REQUIRED					171
	PRESERVATION CREDITS		NO TREES SAVED ON SITE			0

REPLACEMENT TREES TO BE INSTALLED PER LANDSCAPE PLAN

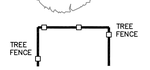
QUANTITY		CALIPER	TOTAL INCHES
1	LIVE OAK	6	6
0	LIVE OAK	4	0
0	OCTOBER GLORY	4	0
15	BALD CYPRESS	4	60
14	CEDAR ELM	4	56
4	CREPEMYRTLE	4	16
0	LITTLE GEM MAGNOLIA	4	0
0	YAUPON HOLLY	4	0
0	SAVANNAH HOLLY	4	0
TOTAL REPLACEMENT CALIPER INCHES PROVIDED ON THE PLAN			138 81%
TOTAL REPLACEMENT CALIPER INCHES REQUIRED FOR TREE FUND			33 19%

PURCHASE CREDITS REQUIRED
PAYMENT TO BE MADE TO CITY OF ROCKWALL TREE FUND 200.00 PER INCH $ 6,600.00

TREE PRESERVATION SYMBOLS

EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.



TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

TREE MITIGATION NOTES

1. SEE CHART ON THIS SHEET NOTING, TREE NUMBER, TYPE AND CALIPER.
2. EACH TREE IS RATED BY SIZE AND REQUIRED MITIGATION REQUIRED PER TREE IN INCHES.
3. THE TREES ARE SHOWN ON THE LANDSCAPE PLANTING PLAN AS MST IN EACH SYMBOL AND NOTED BY TYPE AND CALIPER TO BE INSTALLED IN THE PLANT LIST.
4. THE TOTAL MITIGATION TREES ARE SHOWN AND THE AMOUNT CALCULATED FOR THE ROCKWALL TREE FUND IS SHOWN.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT ON 10.5.18
NO. 21174 ON 08/30/18

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBROUGH ROAD, SUITE 103
7248 KIMBROUGH ROAD, SUITE 103
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PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	8/18/18
SCALE:	AS NOTED
Site Plan Submittal	08/18/2018

CASE NO.

TREESCAPE-PLAN

L1-02

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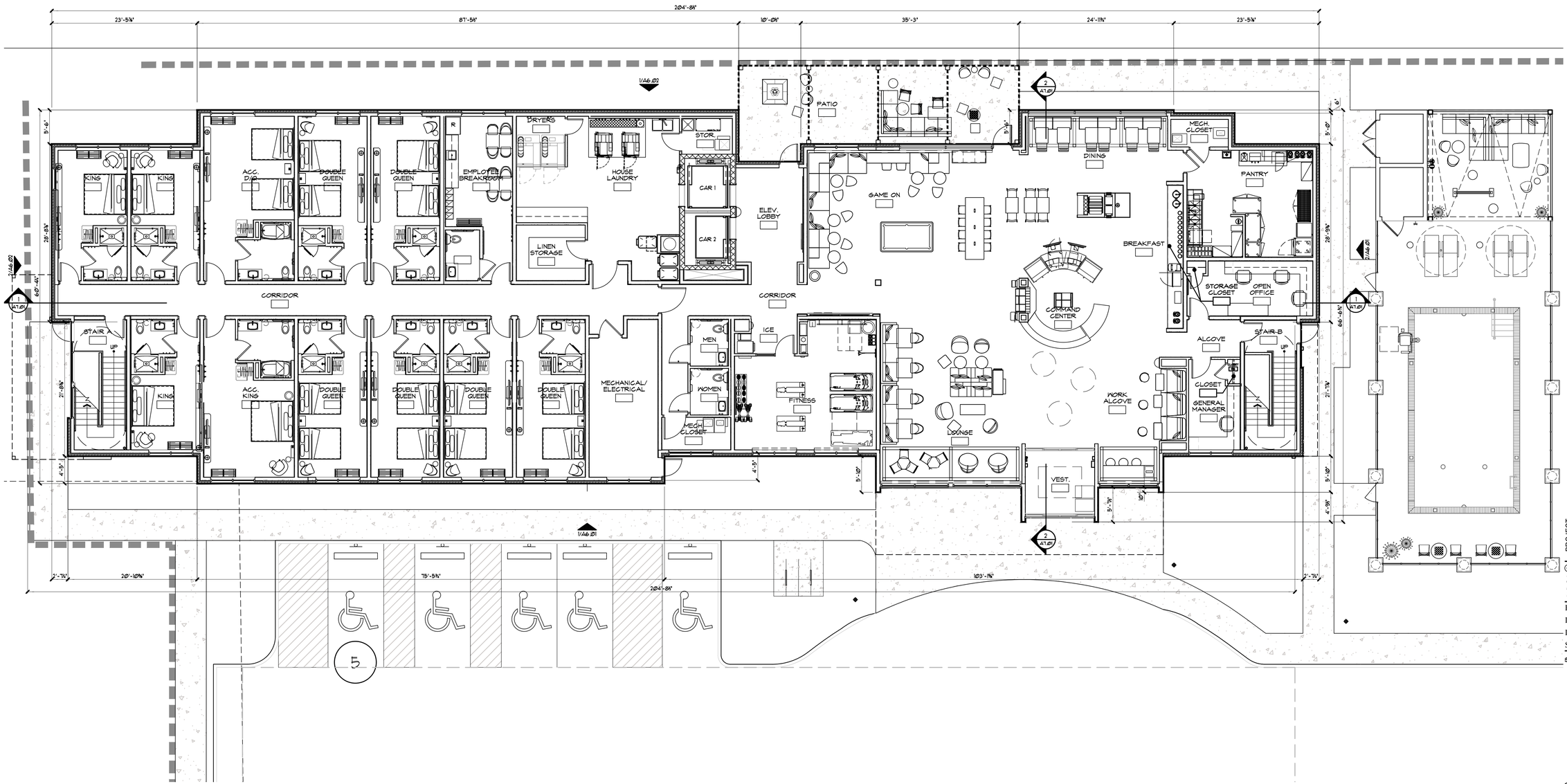

FIRST FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBERLY HOTEL COMPANY
1464 KINNEY ROAD, SUITE 103
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PROJECT:	201709
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SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

FIRST FLOOR PLAN

A2.01

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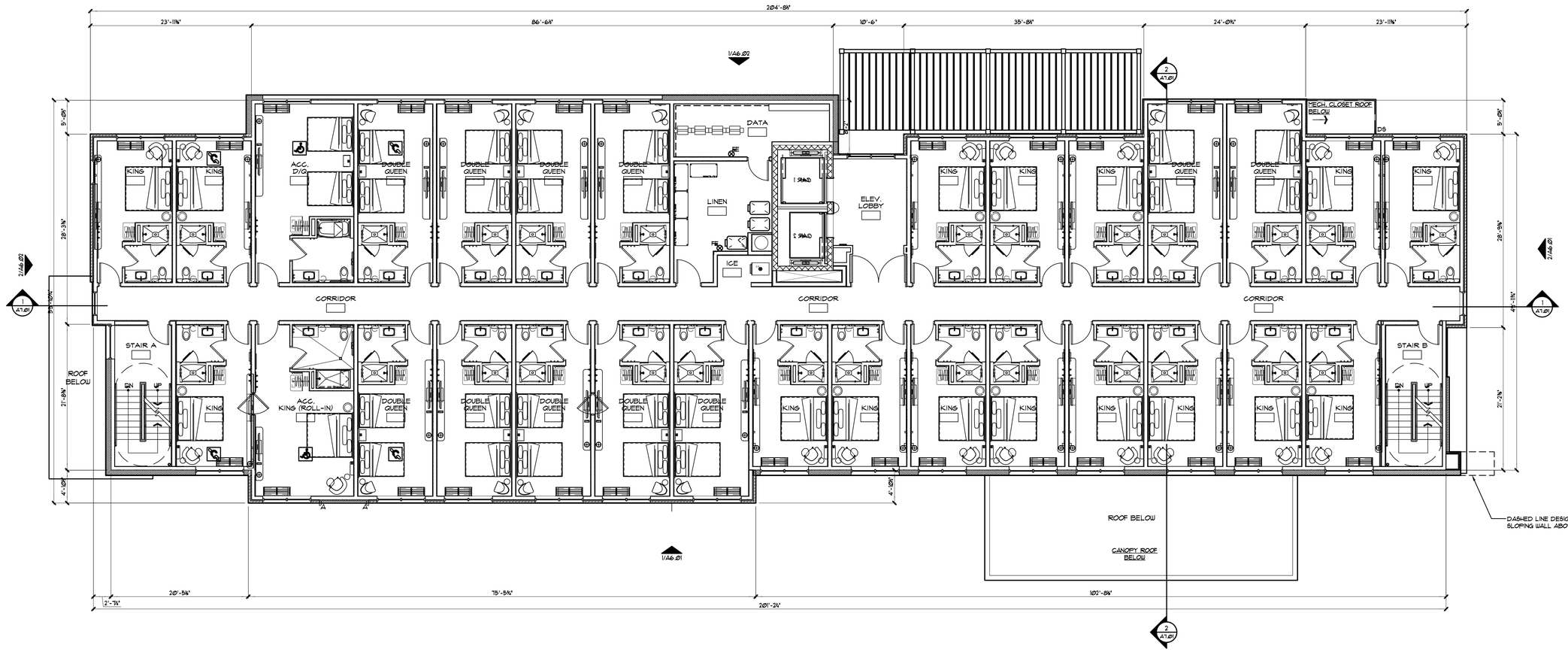

SECOND FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
1408 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Subm'ttal	06/15/2018

CASE NO.

SECOND FLOOR PLAN

A2.02

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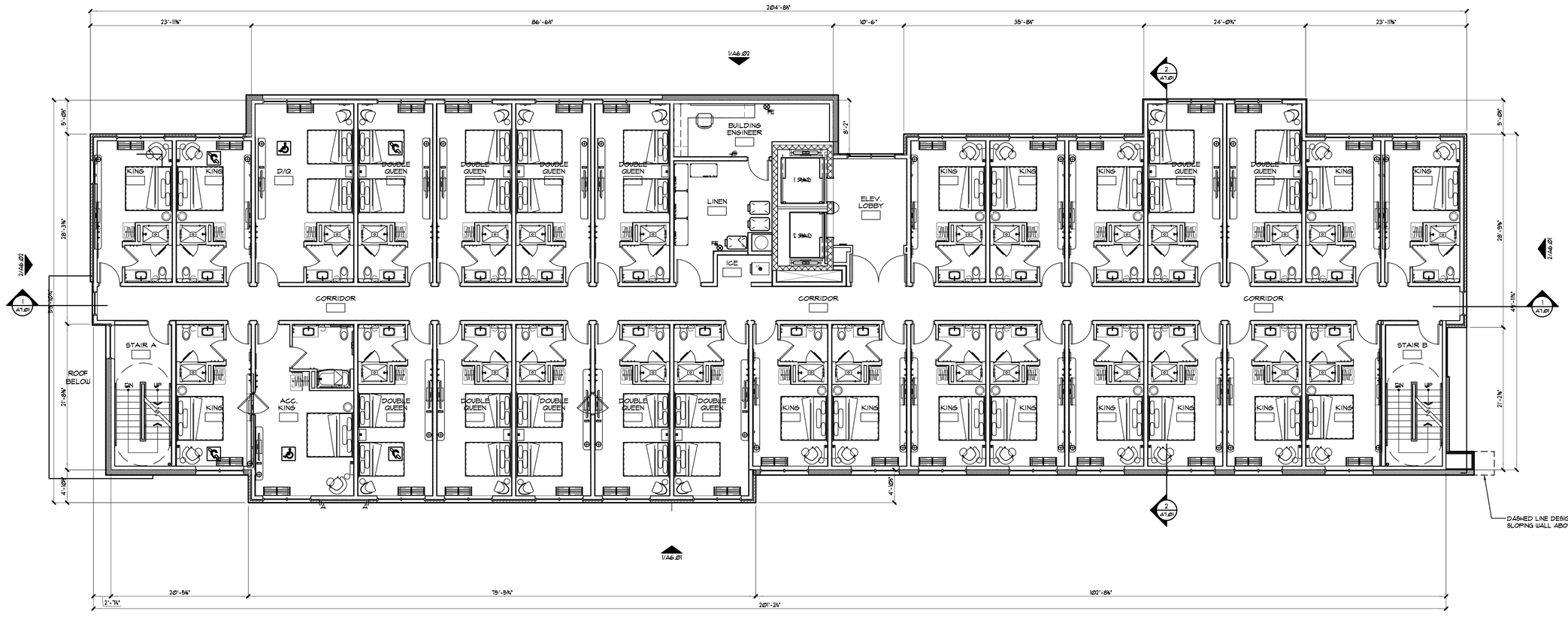

THIRD FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
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PROJECT:	201709
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DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

THIRD FLOOR PLAN

A2.03

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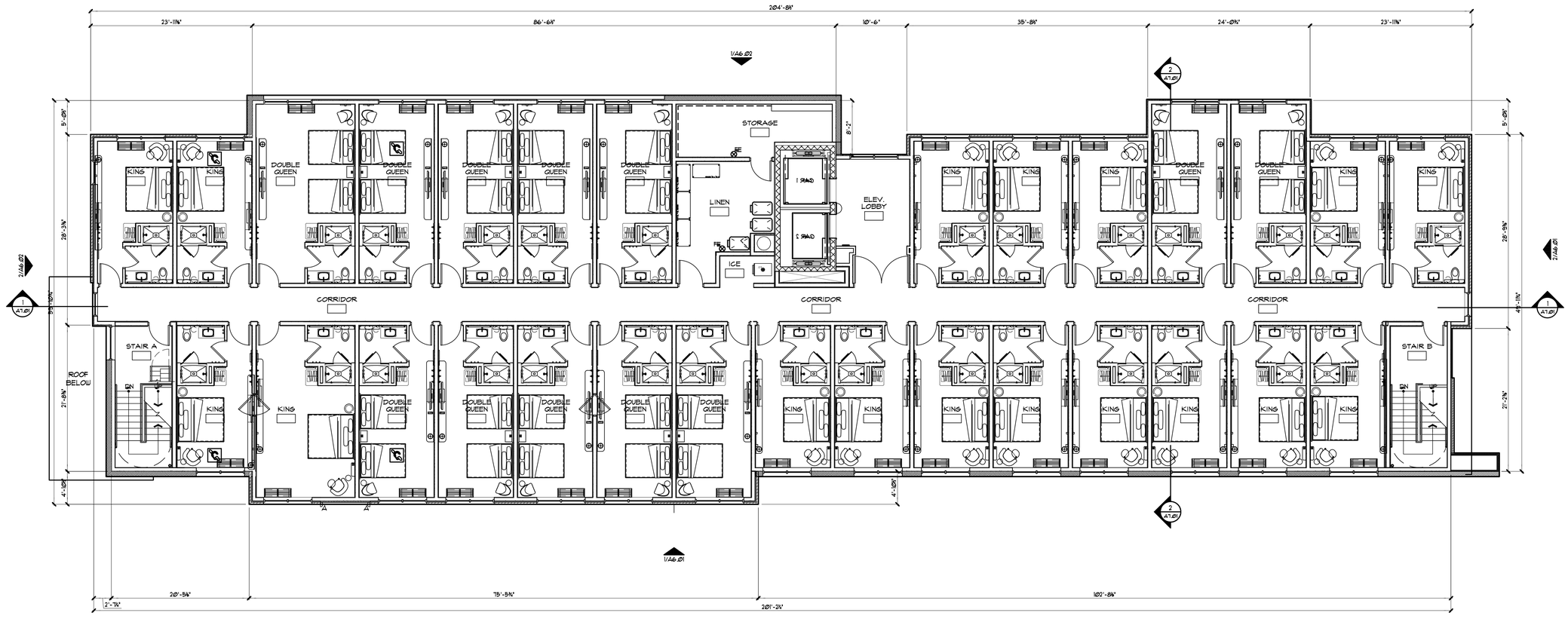

FOURTH FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
COMPANY NAME
1408 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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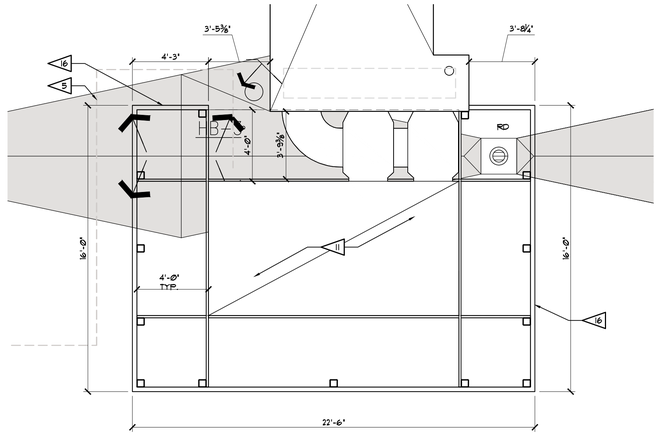
PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

FOURTH FLOOR PLAN

A2.04



1 ROOF TOP / EQUIPMENT SCREEN PLAN
Scale: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

1. "SPILL-OUT" SCUPPER / OVERFLOW / SECONDARY ROOF DRAINAGE. REFER TO DETAIL 11A/A7.61.
2. PRE-FINISHED STEEL (OR ALUMINUM) COPING
3. PRE-FINISHED STEEL (OR ALUMINUM) GRAVEL STOP. REFER TO DETAIL 9/A7.31
4. ROOF SCUTTLE / PERSONNEL ROOF ACCESS HATCH AND ALTERNATING TREAD LADDER. REFER TO DETAIL(S) 12/A7.61.
5. APPROXIMATE ROUTING OF WALKWAY PAD(S). PADS TO BE IN CONTRASTING COLOR TO ROOF SURFACE. REFER TO DETAIL 13/A7.61.
6. ROOF KITES (BUILD UP UTILIZING TAPERED INSULATION BOARD TO ACHIEVE 1/4" RESULTANT SLOPE).
7. ELEVATOR OVERRUN.
8. SHADED AREA INDICATES TAPERED INSULATION REQUIRED TO MAINTAIN POSITIVE SLOPE TO DRAINS.
9. ROOF DRAIN, REFER TO DETAIL(S) 1 & 5/A7.61.
10. TOILET EXHAUST FAN ON CURB, TYPICAL. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 3/A7.61.
11. MAKE-UP AIR UNIT ON CONCRETE CURB. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 7/A7.61.
12. MECHANICAL / CONDENSING UNIT, REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 2/A7.61.
13. PRE-FABRICATED ROOF SUMP, TAPERED INSULATION BOARD, ROOF DRAIN (R.D.) AND ASSEMBLY. REFER TO DETAIL(S) 1/A7.61.
14. ELEVATOR RELIEF LOUVERS OUT SIDE WALL. REFER TO MECHANICAL DRAWINGS.
15. HOSE BIBB AT ROOF. REFER TO DETAIL 10/A7.61.
16. EQUIPMENT SCREEN, REFER TO SPECIFICATION SECTION 10 24 00, AND DETAIL 1/A2.05

GENERAL ROOF NOTES

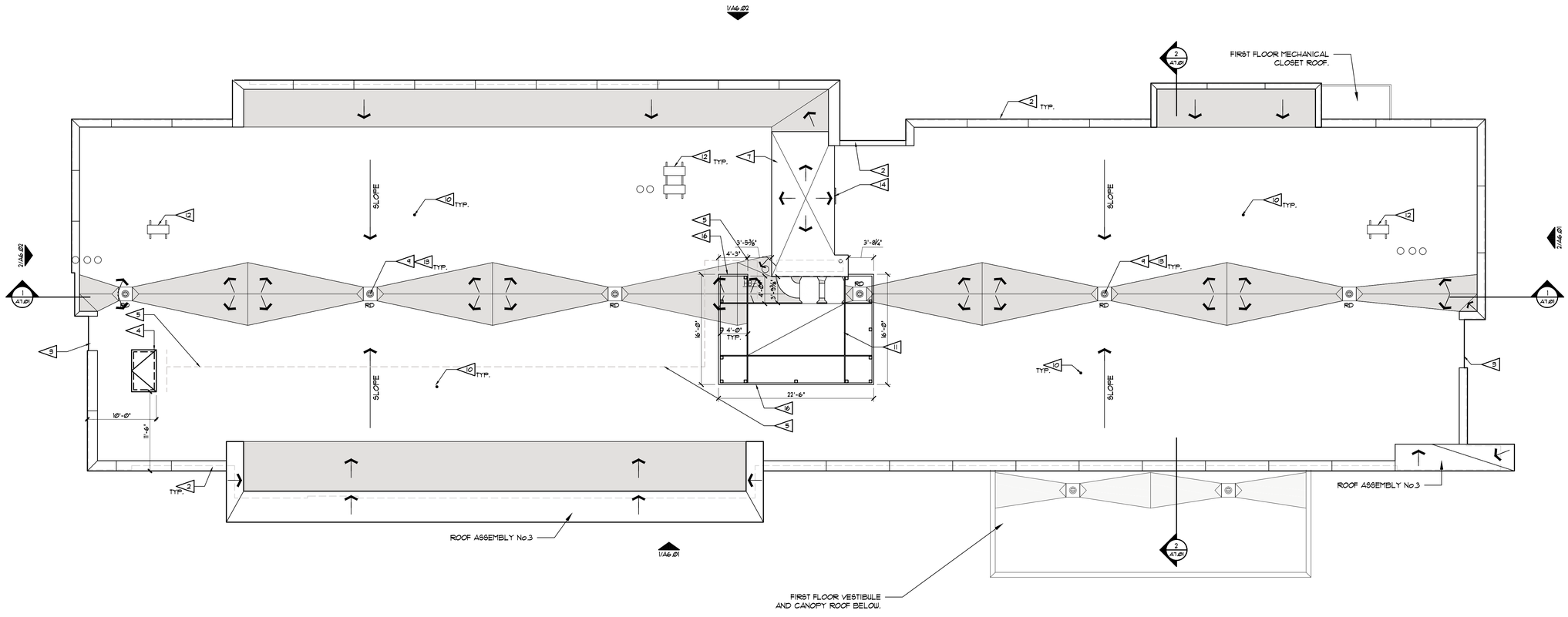
A. ARROWS ON ROOF PLAN DESIGNATE INTENDED DIRECTION OF WATER SURFACE DRAINAGE AND / OR PITCH OF SLOPED STRUCTURE.
B. ROOF SLOPE TO BE ¼" PER FT SLOPE, MINIMUM. PROVIDE TAPERED INSULATION AS REQUIRED WITH A ¼" PER FT SLOPE, MINIMUM SO THAT RESULTANT SLOPE EQUALS ¼" PER FT.
C. UNLESS NOTED OR SHOWN OTHERWISE, MAIN ROOF SURFACES HAVE SLOPE OR PITCHED STRUCTURE. SLOPE TO DRAINS ARE ACCOMPLISHED BY ADDITIONAL TAPERED INSULATION.
D. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND ROOFING DETAILS NOT SHOWN. (INCLUDING PLUMBING VENTS)
E. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS (WHERE APPLICABLE).
F. PROVIDE CRICKETS / SADDLES AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS.
G. REFER TO FLOOR PLANS / DRAWING(S) A2.02 FOR ADDITIONAL INFORMATION ON LOWER ROOF AREA AND HIDDEN ROOF SURFACES / AREAS.
H. ROOFING CONTRACTOR TO PROVIDE BALLAST MATERIAL (OR CONCRETE PAD) FOR ALL ROOFTOP EQUIPMENT CURBS.
I. REFER TO A7.61 FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED (SUCH AS ROOF CURB, ROOF DRAIN, ETC.)
J. MINIMUM ROOF COVERING CLASSIFICATION: CLASS B, PER TABLE 1505.1 IBC 2009
K. FALL PROTECTION DEVICES ARE TO BE DESIGNED AND PROVIDED BY GENERAL CONTRACTOR (AT THEIR EXPENSE) IF NEEDED DURING CONSTRUCTION.
L. PROVIDE DOWNSPOUT (D.S.) AND CONCRETE SPLASH BLOCK (AT LOWER ROOF OR GRADE) AT AREAS SHOWN TO HAVE GUTTERS.
M. PROVIDE ADDITIONAL LAYER OF ROOFING MEMBRANE (3'-0", MINIMUM) AROUND ALL RTU's AND AHU's FOR PROTECTION.
N. PROVIDE 24" WIDE CONTINUOUS WALKWAY PAD / ROUTE FROM STAIR TOWER / ROOF SCUTTLE TO ALL ROOF TOP EQUIPMENT / UNITS. (SHOWN AS DASHED LINE ON PLAN)
O. ALL ROOFTOP EQUIPMENT REQUIRING SERVICING (OR AS REQUIRED BY CODE) SHALL BE PLACED A MINIMUM OF 10'-0" FROM EDGE OF ROOF, UNLESS ROOF EDGE / TOP OF PARAPET IS A MINIMUM OF 42" ABOVE ROOF DECK / SURFACE.

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.



ROOF PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

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PROJECT:	201709
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SCALE:	AS NOTED
Site Plan Submittal	06/15/2018

CASE NO.

ROOF PLAN

A2.05

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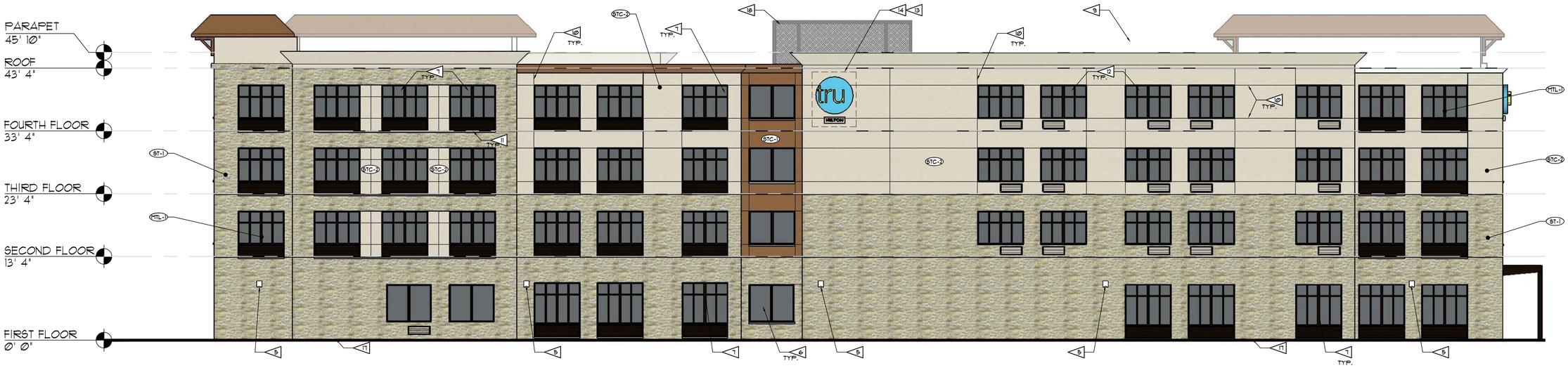

1 NORTH ELEVATION
1/8"=1'-0"

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

PROJECT:
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SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

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PROJECT: 201709
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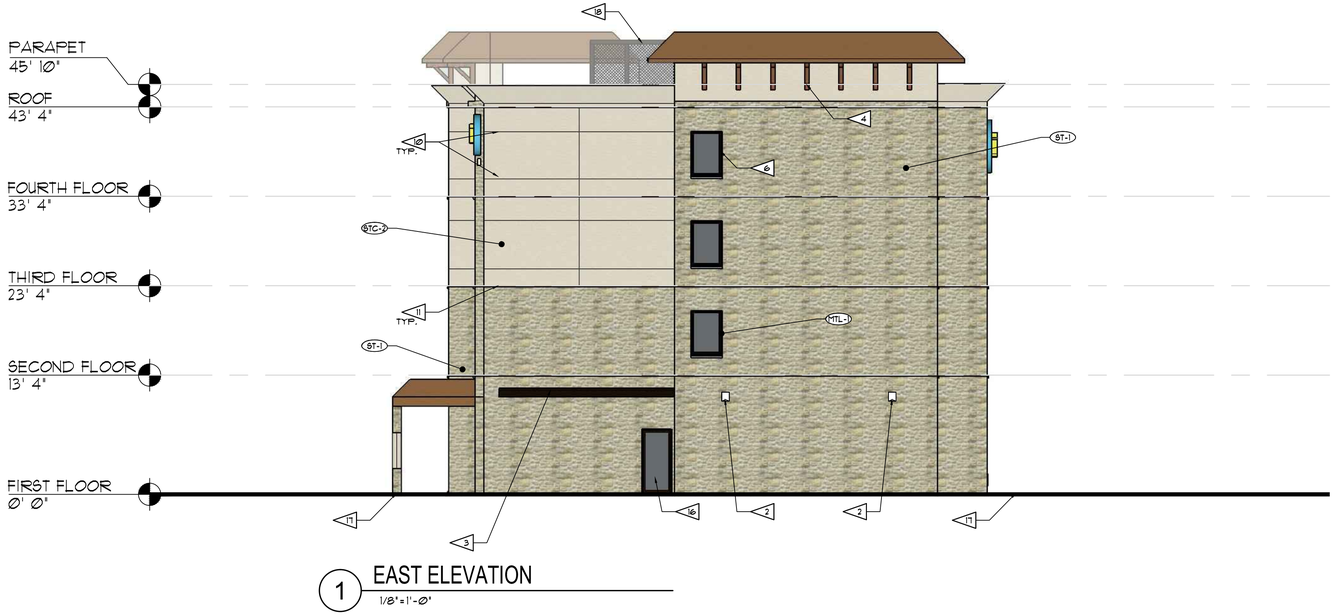
SCALE: AS NOTED

Site Plan Submittal 06/15/2018

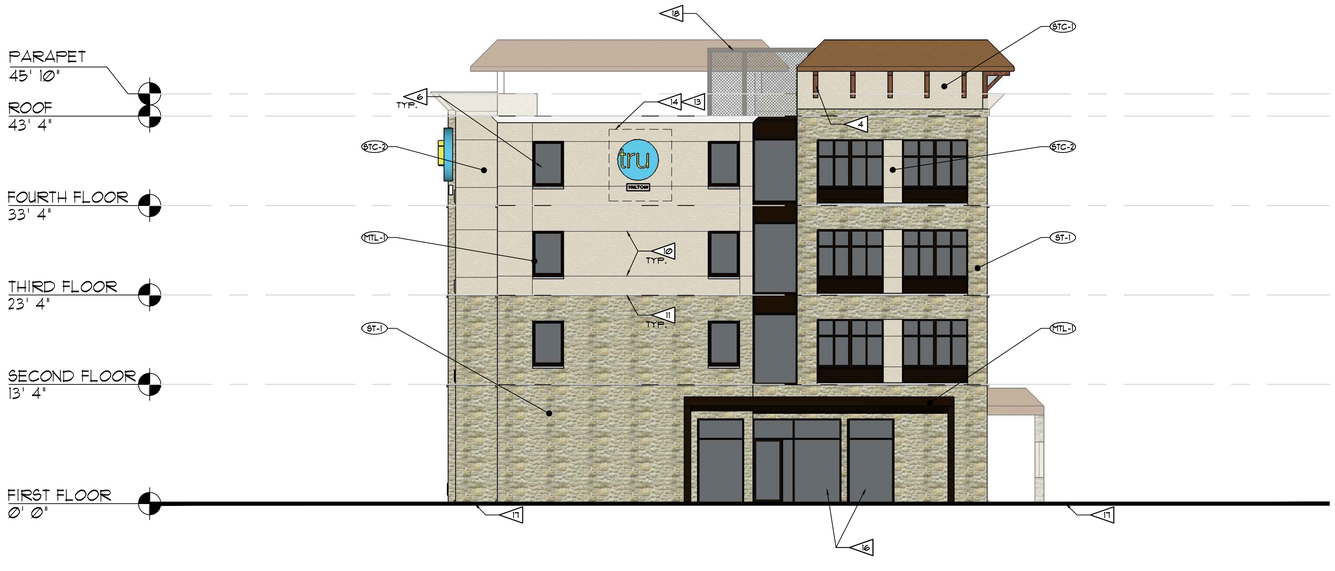
CASE NO.

ELEVATION

A6.01



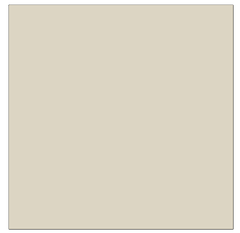
1 EAST ELEVATION
1/8"=1'-0"



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

MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE

MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125



MANUFACTURER: DRYVIT
COLOR: TAPESTRY BEIGE BM OC-32

MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-01: STC-1 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
STUCCO-02: STC-2 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM OC-32
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY, MOUNTED 2" ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING, MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING, RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. DECORATIVE MOUNTED WOOD
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS, MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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Site Plan Submittal 06/15/2018

CASE NO.

ELEVATION

A6.02

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

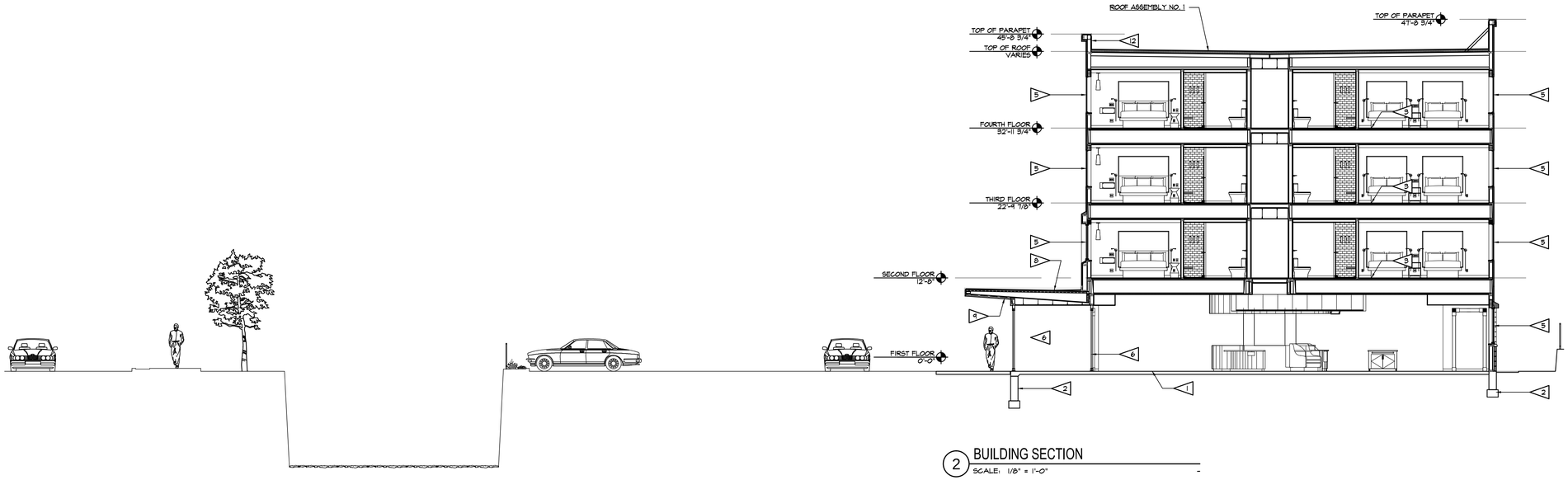
ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.

GENERAL NOTES:

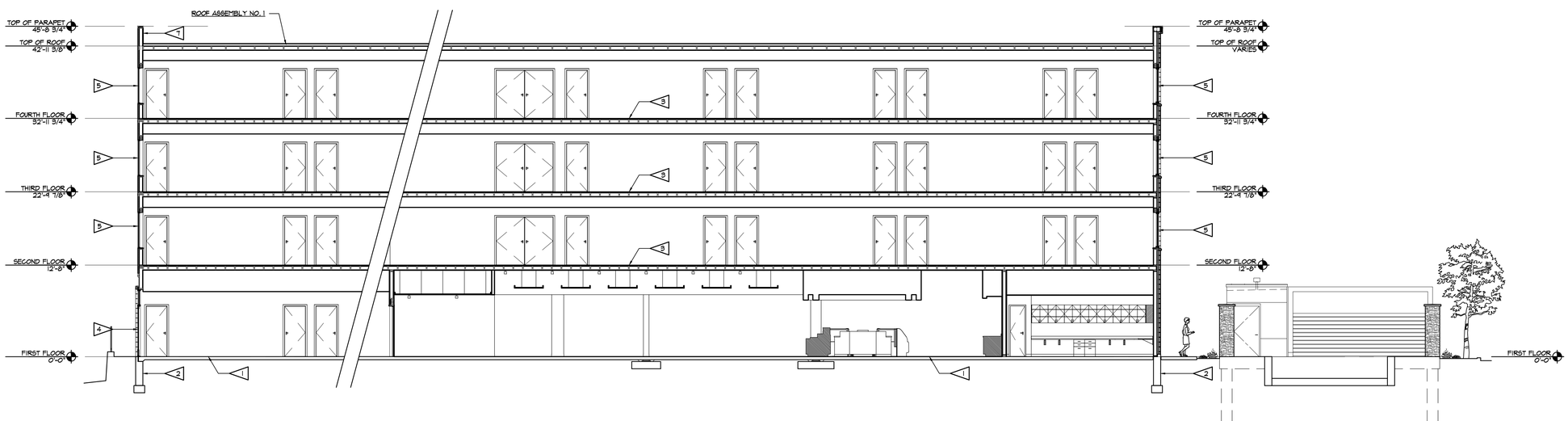
1. REFER TO EXTERIOR ELEVATIONS SHEETS A6.01 THROUGH A6.03 FOR ADDITIONAL DETAIL CALLOUTS NOT IDENTIFIED HEREIN.
2. REFER TO WALL SECTIONS SHEETS A7.11 THOUGH A7.15 FOR ADDITIONAL INFORMATION AND DETAILS NOT SPECIFICALLY IDENTIFIED.

KEY NOTES

1. FLOOR CONSTRUCTION (FIRST FLOOR): 5" CONCRETE SLAB-ON-GRADE WITH 6 x 6 - W2.1 x W2.1 WWF (OR FIBER MESH) ON 6" FREELY DRAINING SUB-BASE WITH 10 MIL VAPOR BARRIER - REFER TO STRUCTURAL DRAWINGS.
2. CONCRETE FOUNDATION WALL AND SPREAD FOOTING, REFER TO STRUCTURAL DRAWINGS.
3. FLOOR CONSTRUCTION (UPPER FLOORS TYP.): 1-1/4" GYPCRETE TOPPING ON 3/4" APA RATED SHEATHING WOOD FLOOR JOISTS. - REFER TO STRUCTURAL DRAWINGS.
4. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMALLY-BROKEN FRAME AND INSULATED GLAZING. REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 41 13
5. PRE-FINISHED FIXED ALUMINUM WINDOW SYSTEM (AT GUESTROOMS). REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 51 13
6. SLIDING / BI-PARTING ALUMINUM DOORS. REFER TO SPECIFICATION SECTION 08 42 29.
7. RUN ROOF MEMBRANE UP AND OVER BACKSIDE OF PARAPET WALL, OVER GYPSUM ROOF PROTECTION BOARD.
8. ENTRY CANOPY - REFER TO ROOF PLAN A2.02 FOR ADDITIONAL INFORMATION.
9. ALUMINUM COMPOSITE METAL (ACM) SOFFIT PANEL SYSTEM OVER 5/8" FIBER-FACED GYPSUM SOFFIT BOARD OVER G90 SUSPENDED CEILING SYSTEM WITH MONEL 400 HANGER WIRE. REFER TO SPECIFICATION SECTION 07 42 43.



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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PROJECT:	201709
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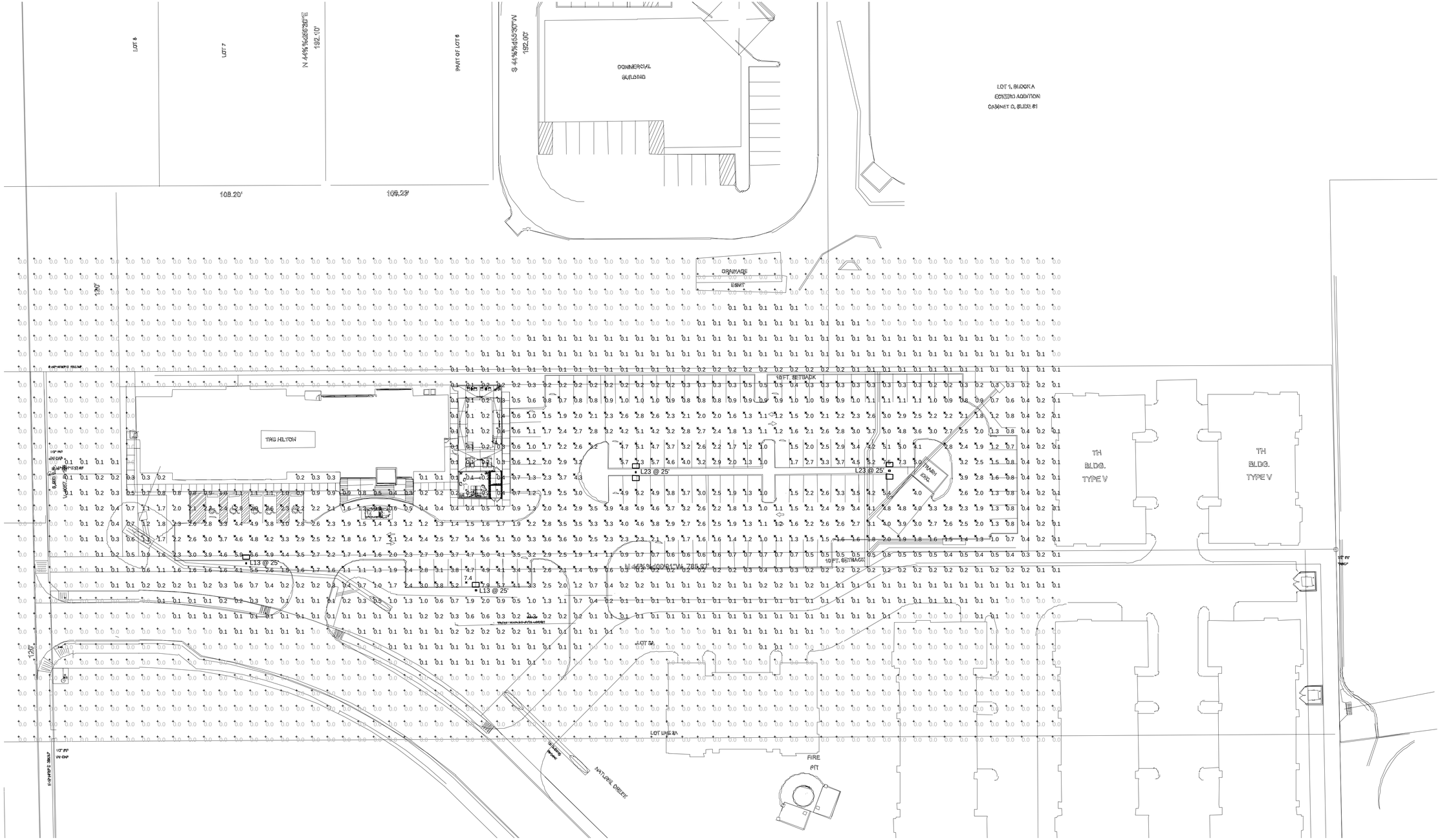
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

BUILDING SECTIONS

A7.01



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

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ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

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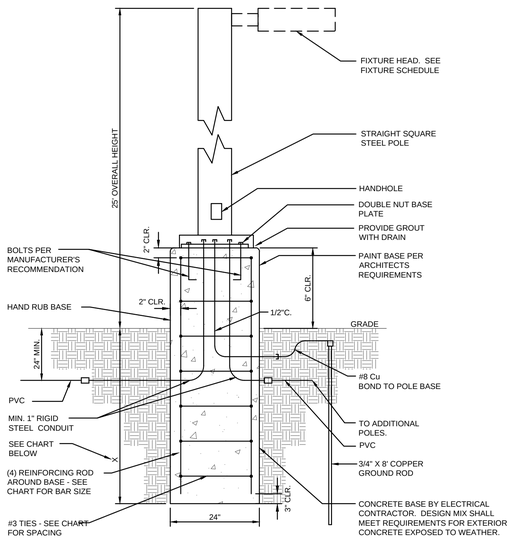
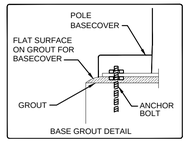


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SLL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
RW	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
AFL	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

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P: 770-486-4800
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Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

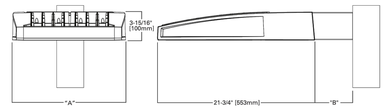
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



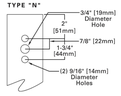
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



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*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5, 6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)	**Accessories** (Order Separately)
7030=70 CRI 3000K [13] **8030**=80 CRI 3000K [14] **7050**=70 CRI 5000K [13] **7060**=70 CRI 6000K [13] **600**=Drive Current Factory Set to Nominal 600mA [15] **800**=Drive Current Factory Set to Nominal 800mA [15] **1200**=Drive Current Factory Set to Nominal 1200mA [15, 16] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [13, 17] **DIM**=External 0-10V Dimming Leads [18, 19] **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [21] **R**=NEMA Twistlock Photocontrol Receptacle [21] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **HA**=50°C High Ambient [23] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 27, 29] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [31] **HSS**=Factory Installed House Side Shield [32] **CE**=CE Marking [33]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [34] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [9] **GLEON-QMEA**=Quick Mount Extended Arm Kit [9] **LS/HSS**=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only DesignLights Consortium® (DLC) qualified to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with MS, MS/X or MS/DIM sensor. Sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 80' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
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Specifications and dimensions subject to change without notice.

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FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP2

2018 © EXCEL ENGINEERING, INC.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/28/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-017**; *Tru Hotel*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior, Horizon/Summer Lee* and *Residential Subdistricts* of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 5, 2018, the City Council approved *Ordinance No. 18-16* [*Case No. Z2018-001*] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above the 36-foot height restriction stipulated by the Scenic Overlay (SOV) District; however, the ordinance also obligated the property to meet the requirements of Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] at the time of site plan. In accordance with this approval, the applicant submitted a site plan for a four (4) story, ~45,900 SF hotel on June 15, 2018. The submitted plan shows that the hotel will incorporate 98 traditional hotel rooms (*i.e. not extended stay*), and be located at the northwest corner of Summer Lee Drive and Glenn Hill Way.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Interior, Horizon/Summer Lee* and *Residential Subdistricts*. All of these *Subdistricts* require a Specific Use Permit (SUP) for a *Hotel* land use, and on January 2, 2018, the City Council approved a SUP [*Ordinance No. 18-07*] for the TRU Hotel. This SUP ordinance was later amended and superseded by the *PD Development Plan* [*Ordinance No. 18-16*].

The majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*; however, due to the incorporation of the hotel into *Ordinance No. 18-16,* the application of the *Interior Subdistricts* requirements where applied to this property. This was also due to the realignment of Glen Hill Way (*i.e. Street Type 'G'*). Based on the submitted site plan package the proposed case is in conformance with all applicable requirements of *Ordinance No.'s 17-22 & 18-16, Resolution No. 10-40*, and the Unified Development Code (UDC) with the exception of the items listed in the *Variance/Waivers/Exceptions* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Summer Lee Drive)	*10-Feet*	*67' 11"; In Conformance*
Setback Distance from ROW (Glen Hill Way)	*Minimum: 5-Feet Average: 20-Feet*	*Minimum: 72' 6"/Average: x>72' 6"; Wavier Requested*
Building Form	*30% Building Façade Fronting Summer Lee Drive (i.e. ~17' – 18')*	*~28-Feet; In Conformance*
Ground Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Upper Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Maximum Building Height	*5-Stories or 75-Feet*	*4-Stories or ~52' 7"; In Conformance*
First Floor Minimum Commercial Height	*15-Feet*	*13' 4"; Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*37' 3"; In Conformance*
Maximum Surface Parking Requirement	*10% Surface Parking*	*100%; Waiver Requested*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x<90%; Variance Requested*
Minimum Stone Requirement	*20% Each Façade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*N/A; Need to Incorporate All Street Elements*	*Need a Streetscape Plan*
Maximum Lot Coverage	*60%*	*12.4%; In Conformance*

VARIANCES/WAIVERS/EXCEPTIONS:

Based on the applicant's submittal staff has identified the following variances and exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Material Variances*.

a) *Stone Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant's building elevations indicate the use of *NevilStone*, which is a simulated manufactured stone product replicating Austin Stone; however, the applicant indicated to the Architectural Review Board (ARB) that the project would utilize the same stone approved on the adjacent condominium building (*i.e. the Harbor Urban Condominiums*). As a result, staff has included the use of *Tuscan Villa Florentine* by *Coronado Stone Products* will need to be used on the building. *The use of simulated stone will need to be approved by the Planning and Zoning Commission pending a recommendation by the Architecture Review Board (ARB).*

Based on the resubmitted building elevations, the percentage of culture stone provided on each elevation meets the 20% stone requirement with the exception of the north elevation. This elevation only incorporates 17.1% stone, and will require a variance from the City Council. *This variance will require a ¾-majority vote of all City Council members present.*

b) *Masonry Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing *Dryvit* (*i.e. an acrylic material similar to EFIS*). The *Dryvit* being proposed is similar to the *StoTherm NExT Insulated Wall Cladding* used on the Hilton and SpringHill Suites hotels and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower. *This variance will require a ¾-majority vote of all City Council members present.*

c) *Secondary Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should not incorporate more than 10% secondary materials. EFIS or similar materials are considered to be secondary materials. *This variance will require a ¾-majority vote of all City Council members present.*

2) *Lighting Variances*.

a) *Light at Residential Property Line.* According to Section 3, *Outdoor Lighting for Non-Residential Properties*, of the UDC, the maximum allowable light intensity measured at the property line of a residentially zoned property shall be 0.2 of one (1) foot candle. The property directly south and west of the subject property (i.e. the Harbor Urban Townhomes) is entitled for 42 individually owned townhomes. According to the submitted photometric plan, the lighting values in these areas range from 0.2 FC to 0.5 FC. This will require a variance from the City Council. *This variance will require a simple majority vote.*

According to the Unified Development Code (UDC), the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out that the variances relating to materials have been granted to other buildings within the Harbor District; however, variances are to be considered on a *case-by-case* basis by the Planning and Zoning Commission and City Council.

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

1) <u>*Building Form and Placement Requirements*</u>.

i. *Build-To-Lines and Building Setbacks.* According to the *Interior Subdistrict* all buildings should be setback a minimum of five (5) feet from the Glen Hill Way right-of-way line, but have an average setback of 20-feet. In this case, the proposed hotel does meet the minimum setback, but is exceeding the average setback by more than 72-feet. The applicant is requesting a waiver to this requirement.

ii. *Building Height.* According to the *Interior Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum first floor height of 15-feet. The proposed building incorporates a ~13'-4" first floor height. This will require the City Council to grant a waiver.

2) <u>*Landscaping Requirements.*</u>

i. *Street Planting Requirements.* The revised street cross section for Glen Hill Way that was approved with *Ordinance No. 18-16* depicts street trees incorporated into tree wells in the sidewalk. The applicant is proposing to move these trees off of the right-of-way line and on to the subject property. This will require the City Council to grant a waiver to allow the revised streetscape.

3) <u>*Parking Requirements*</u>

i. *Surface Parking Setbacks.* According to the *Interior Subdistrict* a maximum of 10% of the total parking for this district may be surface parking. In this case, the applicant is requesting a waiver for 100% surface parking.

4) Streetscape Plan

ii. Streetscape Plan. According to Planned Development District 32 (PD-32) a streetscape plan showing elements contained in *Exhibit 'C-4'* of *Ordinance No. 17-22* shall be provided with the site plan. In this case the applicant has not submitted a streetscape plan showing the provision of any street furnishings or enhanced paving. The landscape plan submitted by the applicant does show tree leave-outs, but fails to show a detail of what these leave-outs will look like. In addition, the lighting plan does not show the pedestrian scale street standard or the locations where this standard will be provided. *Staff has included this as a condition of approval for this case.*

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Interior Subdistrict*; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the *Interior Subdistrict* being built out and taking into account the remaining parcel layout in the *Horizon/Summer Lee Subdistrict*, the approval of this project would not prevent the implementation or intent of this Planned Development District. *The waivers for this case require a simple majority vote for approval.*

In addition to Planned Development District (PD-32) and the UDC, *Resolution 10-40* was adopted by the City Council with the purpose of acting as a guide for the design and architecture of the district. Contained in this resolution are recommendations concerning *Landmark Building Opportunities*, which designate this corner as an area that should incorporate "…special forms, roof forms, materials, accent lighting, and additional height allowances as approved by the Architectural Review Board." In this case, the applicant is proposing -- *at the recommendation of staff* -- to provide an enhanced streetscape along Summer Lee Drive. Staff originally recommended that the applicant provide a pocket park in the right-of-way as a compensatory measure for the requested variances and waivers, which deal with building materials and building placement; however, the applicant has chosen to incorporate a wider sidewalk with an extra row of trees in lieu of a pocket park. The City Council will have the discretion to decide if this proposal sufficiently offsets the requested variances and waivers. In addition, the Architectural Review Board (ARB) will be providing a recommendation to the Planning and Zoning Commission and City Council with regard to the proposed variances and the plans conformance to Planned Development District 32 (PD-32) and *Resolution 10-40*.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018 and August 28, 21018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in *Resolution No. 10-40*, and requested the applicant change the elevations to match either the project approved to the south of the subject property (*i.e. the Harbor Urban Condos/Townhomes*) or the styles stipulated by *Resolution No. 10-40*. The applicant has resubmitted building elevations that appear to take

into account the ARB's recommendations. The ARB will review these revisions at their meeting on August 28, 2018.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request, then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The simulated stone used on the building will need to be *Tuscan Villa Florentine* by *Coronado Stone Products*, which is the same stone used on the project south of the subject property (*i.e. Harbor Urban Condominiums*).

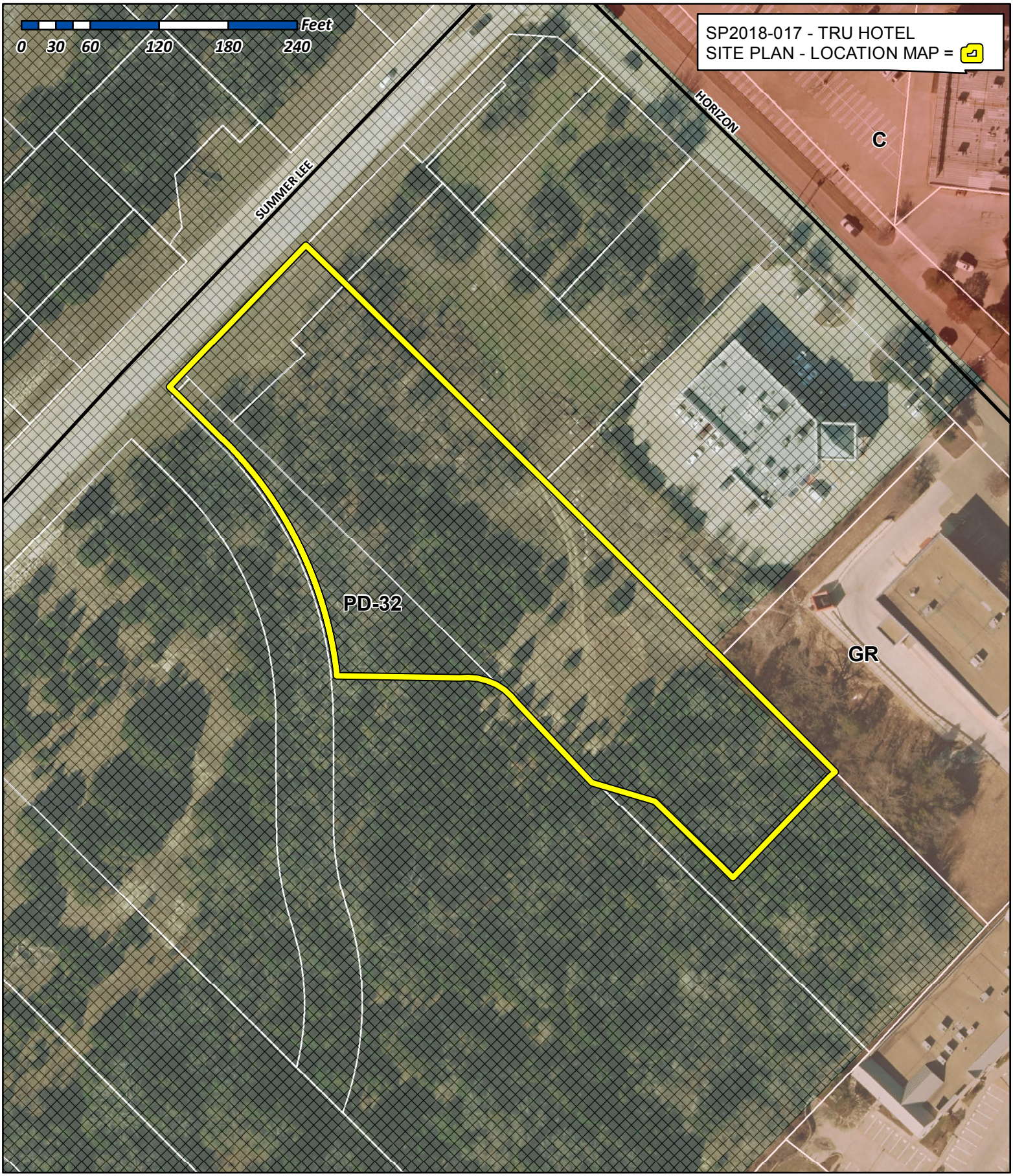
3) All retaining walls depicted on the plan will need to be rock-faced and conform to the requirements stipulated by *Ordinance No. 17-22* and *Resolution No. 10-40*.

4) Per the guidelines listed by the zoning district, pedestrian landscaping elements should be incorporated into the landscape plan for the development. Specifically, irrigated pots should be incorporated adjacent to the building.

5) Prior to the issuance of a Certificate of Occupancy (CO) for these buildings all street trees and pedestrian landscaping elements adjacent to the subject property, along Summer Lee Drive, and along Glen Hill Way shall be installed and irrigated.

6) The applicant shall submit an updated streetscape plan showing conformance to the requirements of *Ordinance No. 17-22*, *Resolution No. 10-40*, and the UDC.

7) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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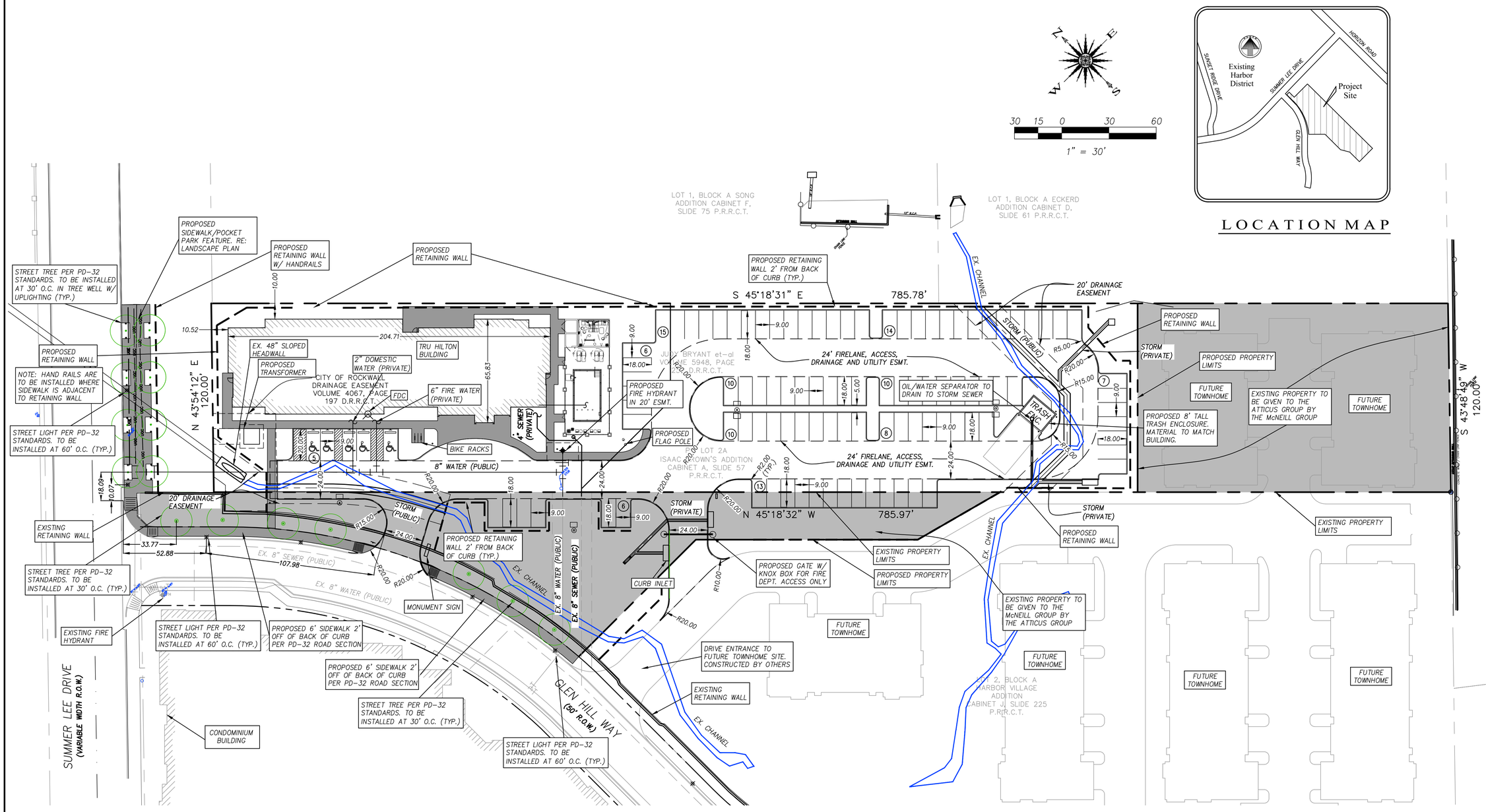

LAND SWAP TABLE

LAND AREA GIVEN TO ATTICUS GROUP	23,770 S.F. (0.55 AC.)
LAND AREA GIVEN TO McNEILL GROUP	21,976 S.F. (0.50 AC.)

SITE INFORMATION

LAND AREA:	2.12 ACRES (92,500 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±45,900 S.F. (11,472 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	46'-4"
BUILDING TO LOT COVERAGE:	11,472/92,500=.124 -> 12.4%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=98 SPACES
BUILDING PARKING PROVIDED:	104 TOTAL (INCLUDES 5 HANDICAP SPACES)
IMPERVIOUS AREA:	62,012 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	30,448 S.F.

SP 2018-017

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON

Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1488 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	C.A.S.
DATE:	6/15/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

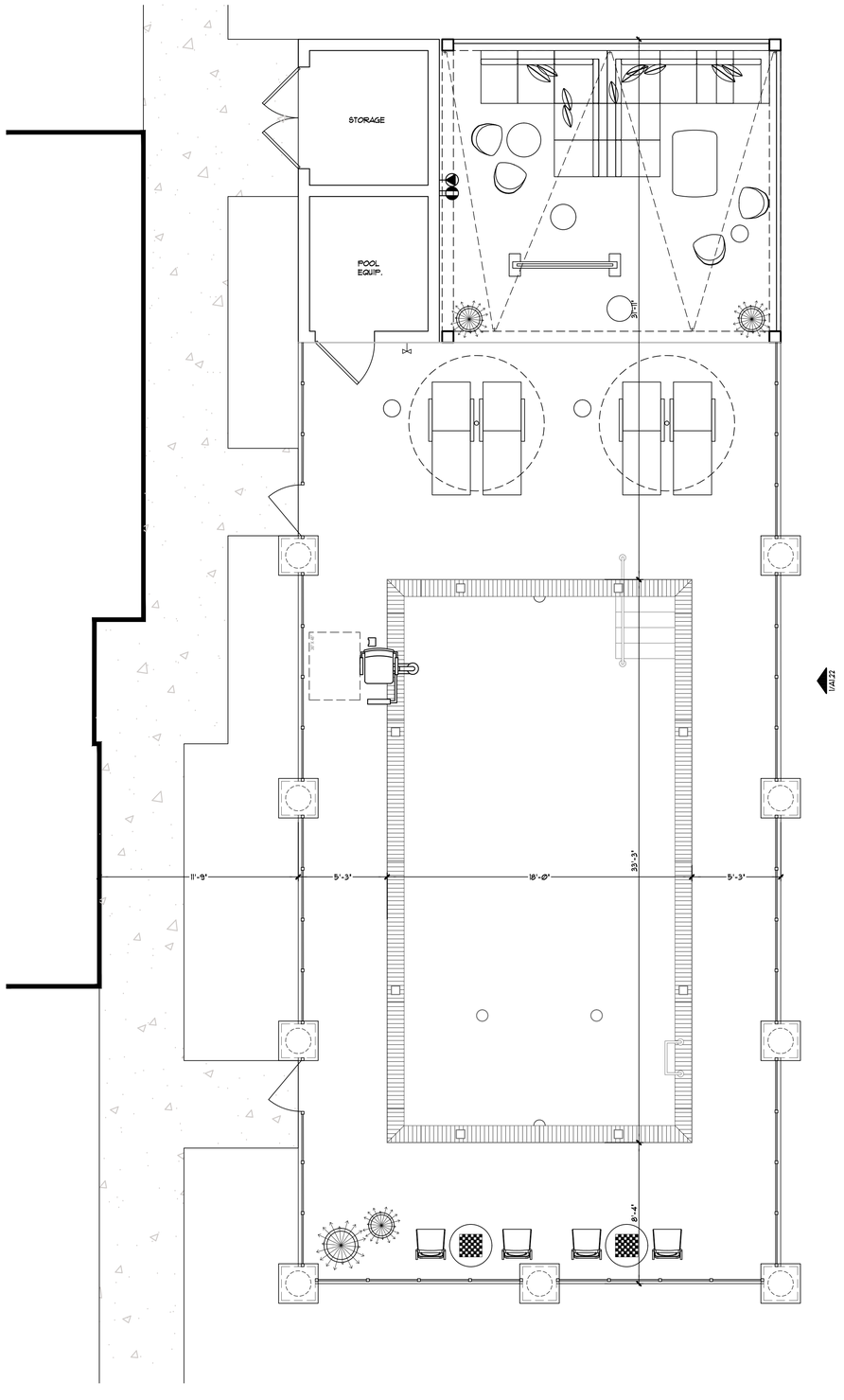
CASE NO.

SITE PLAN

C4.0

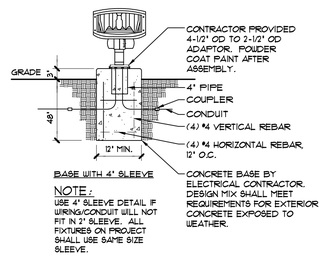
GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru
by HILTON



6 ENLARGED POOL PLAN
SCALE: 1/4"=1'-0"

5 ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"



4 DETAIL - GROUND MOUNTED FIXTURE
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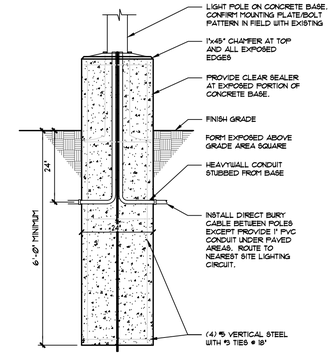

3 DETAIL - LIGHT POLE
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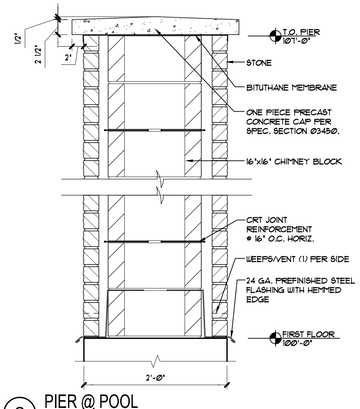

2 PIER @ POOL
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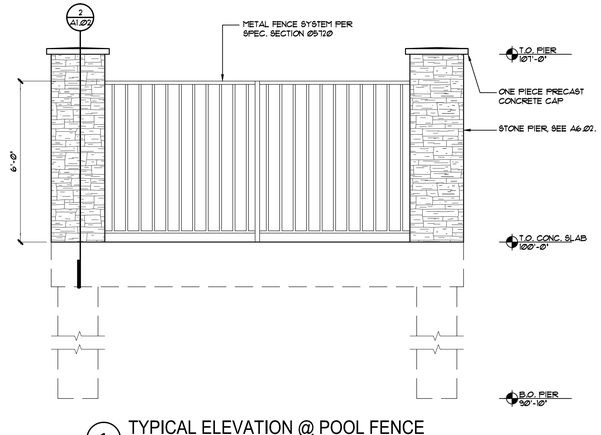

1 TYPICAL ELEVATION @ POOL FENCE
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 03/06/2018

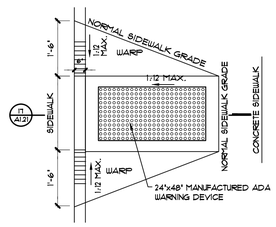
CASE NO.

SITE DETAILS

A1.22

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON



17 CURB RAMP DETAIL
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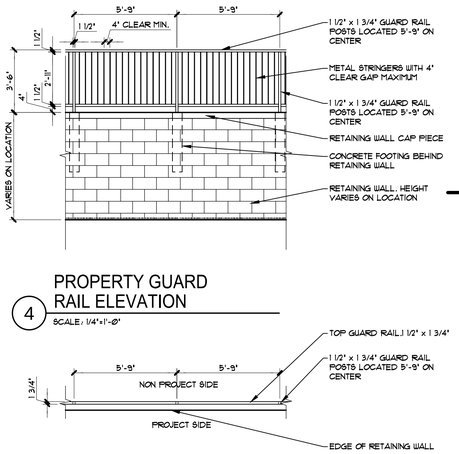
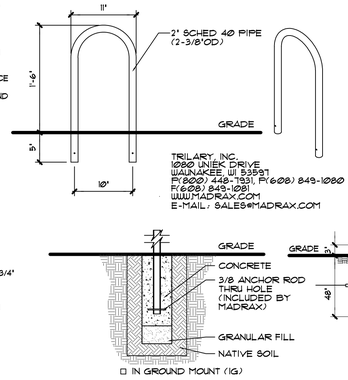


4 PROPERTY GUARD RAIL ELEVATION
SCALE: 1/4"=1'-0"

16 PROPERTY GUARD RAIL PLAN
SCALE: 1/4"=1'-0"



15 DETAIL - TYPICAL BIKE RACK
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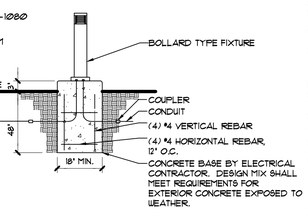

14 ILLUMINATED BOLLARD AT MAIN ENTRY
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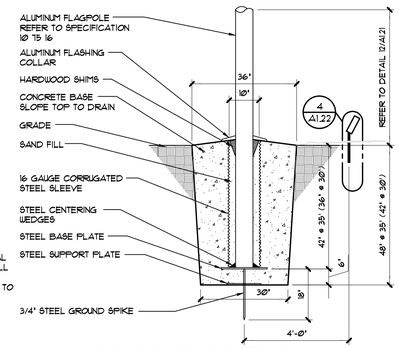

13 FLAG POLE BASE DETAIL
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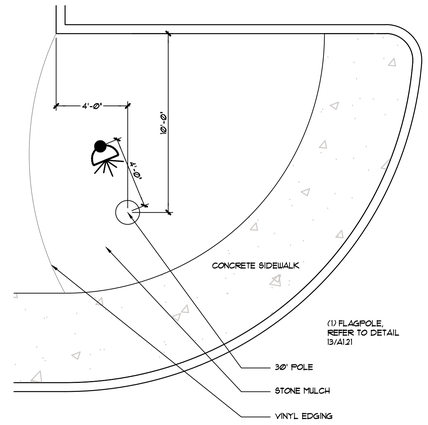

12 FLAG POLE LAYOUT
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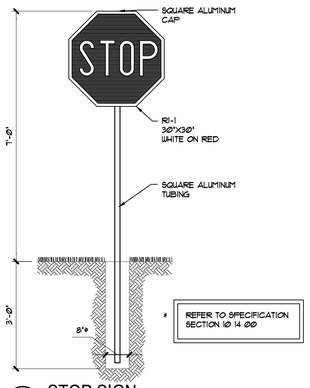

11 STOP SIGN
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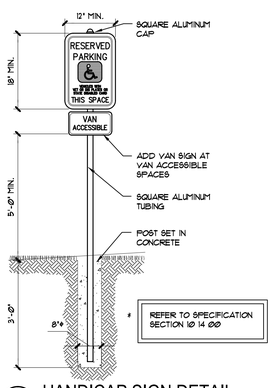

10 HANDICAP SIGN DETAIL
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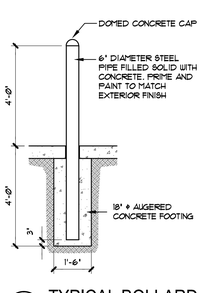

9 TYPICAL BOLLARD
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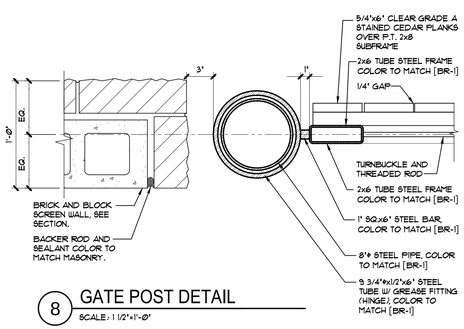

8 GATE POST DETAIL
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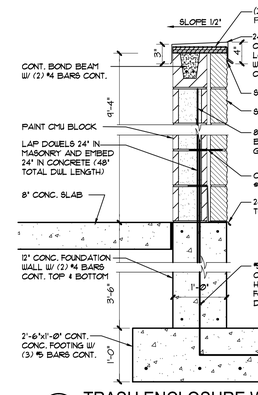

7 TRASH ENCLOSURE WALL
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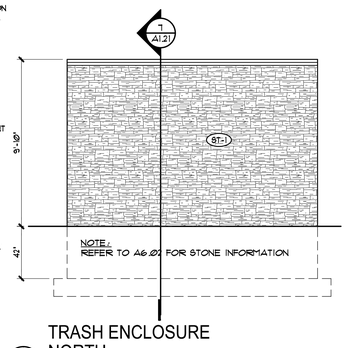

6 TRASH ENCLOSURE NORTH
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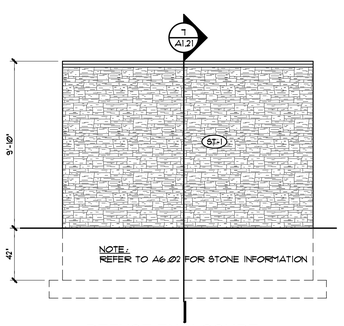

5 REFUSE ENCLOSURE SOUTH ELEVATION
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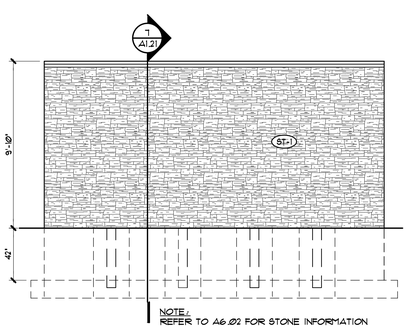

4 REFUSE ENCLOSURE - EAST ELEVATION
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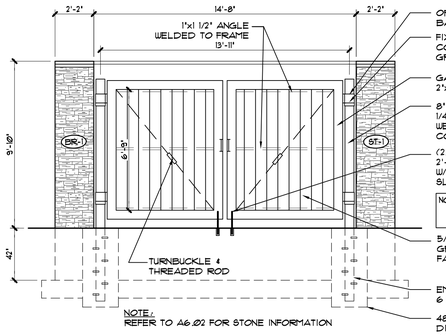

3 REFUSE ENCLOSURE - WEST ELEVATION
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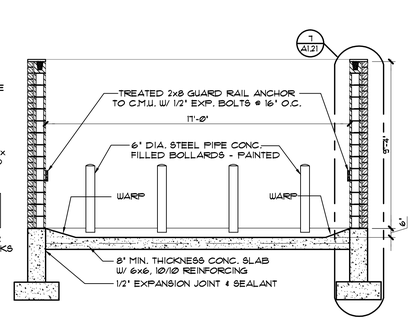

2 SECTION THRU REFUSE ENCLOSURE
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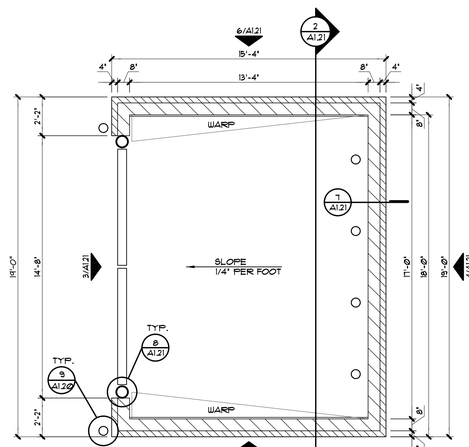

1 REFUSE/RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1468 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	03/06/2018

CASE NO.

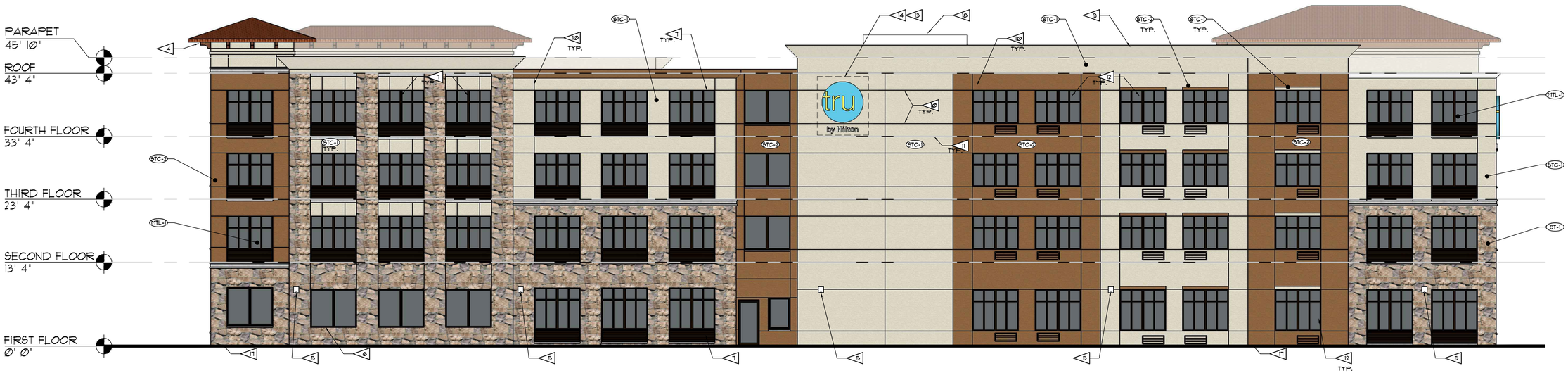
SITE DETAILS

A1.21

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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

AUSTIN STONE AZURE 2,963 SF 31.2%
DRYVIT CRAFT PAPER SW 6125 1394 SF 14.7%
MANUFACTURER: DRYVIT 1,934 SF 20.4%
WINDOW 3,208 SF 33.7%



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

AUSTIN STONE AZURE 1,584 SF 17.1%
DRYVIT CRAFT PAPER SW 6125 1689 SF 18.2%
MANUFACTURER: DRYVIT 2,863 SF 31.4%
WINDOW 3,082 SF 33.3%

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
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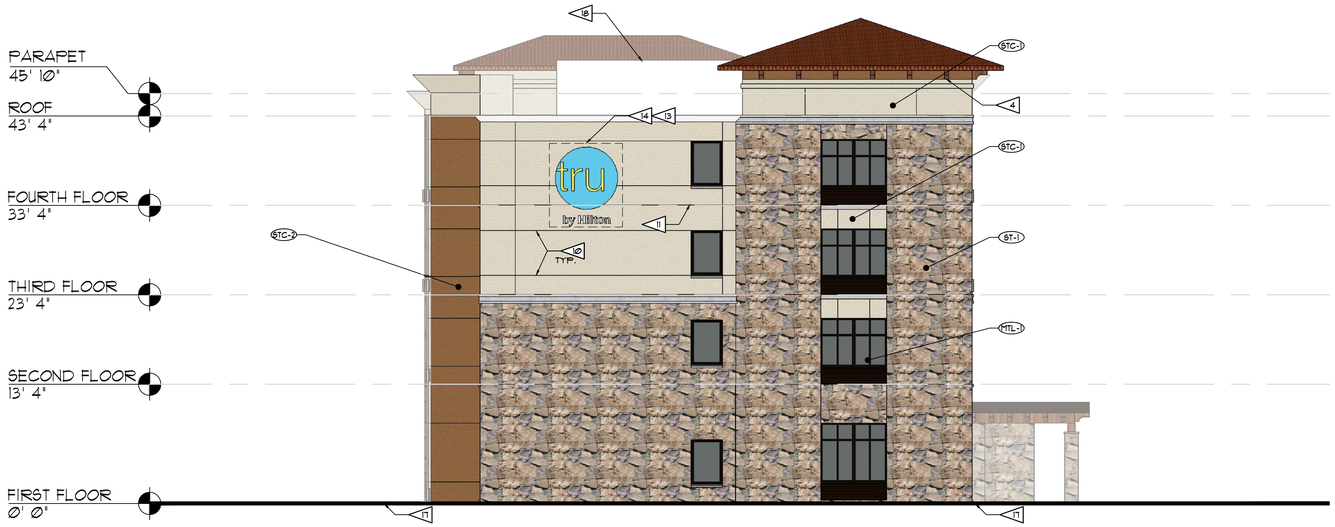
PROJECT: 201709
DRAWN BY:
DATE:
SCALE: AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

ELEVATION

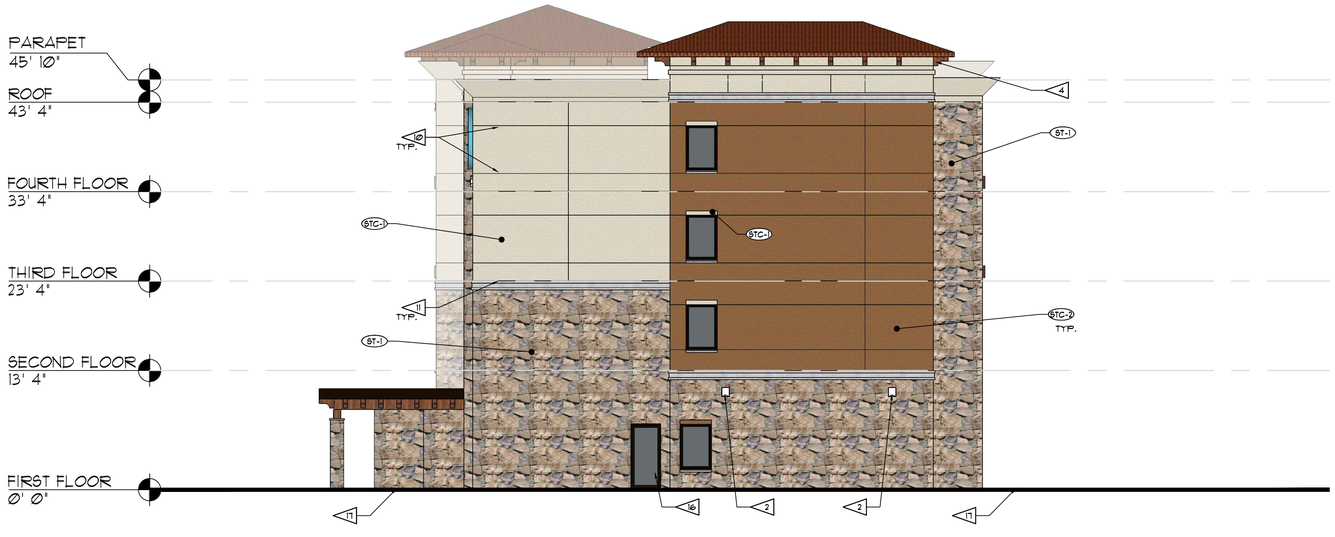
A6.01



2 WEST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,466 SF 52.7%	DRYVIT CRAFT PAPER SW 6125 301 SF 10.8%
MANUFACTURER: DRYVIT 700 SF 25.4%	WINDOW 305 SF 11.1%

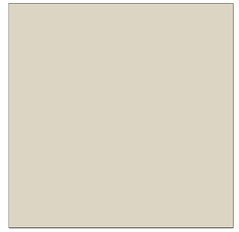


1 EAST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,094 SF 38.6%	DRYVIT CRAFT PAPER SW 6125 923 SF 32.6%
MANUFACTURER: DRYVIT 720 SF 25.4%	WINDOW 98 SF 3.4%

MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE



MANUFACTURER: DRYVIT
COLOR: TAPESTRY BEIGE BM OC-32

MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125

MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-02: STC-1 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM OC-32
STUCCO-01: STC-2 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2' ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. DECORATIVE MOUNTED WOOD
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APPROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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tru by HILTON

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CASE NO.

ELEVATION

A6.02

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

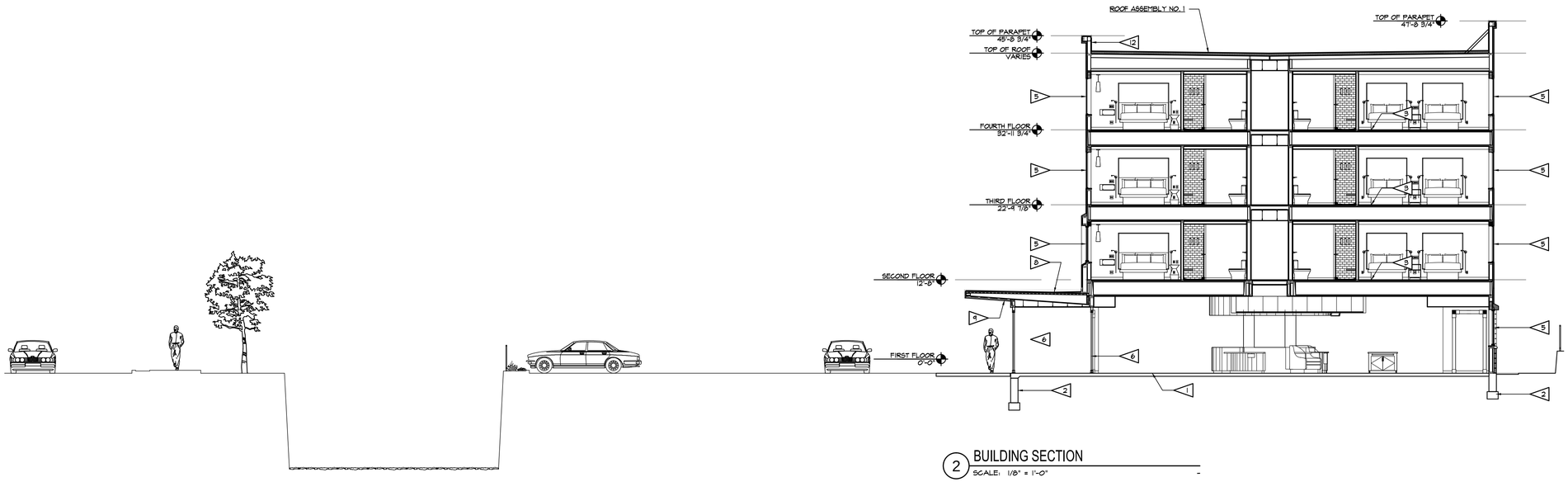
ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.

GENERAL NOTES:

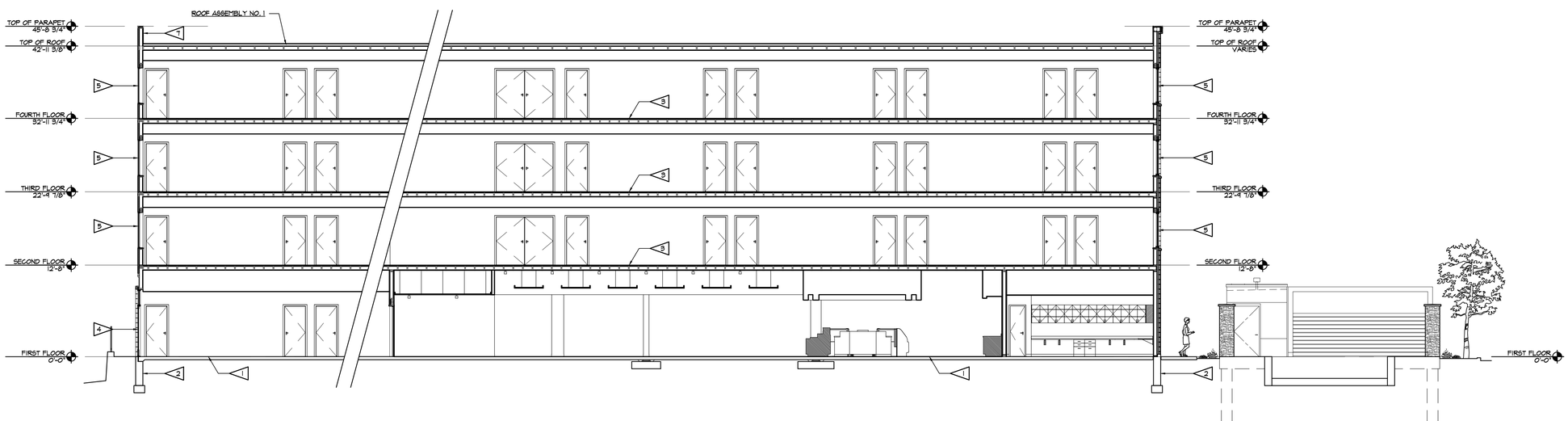
1. REFER TO EXTERIOR ELEVATIONS SHEETS A6.01 THROUGH A6.03 FOR ADDITIONAL DETAIL CALLOUTS NOT IDENTIFIED HEREIN.
2. REFER TO WALL SECTIONS SHEETS A7.11 THOUGH A7.15 FOR ADDITIONAL INFORMATION AND DETAILS NOT SPECIFICALLY IDENTIFIED.

KEY NOTES

1. FLOOR CONSTRUCTION (FIRST FLOOR): 5" CONCRETE SLAB-ON-GRADE WITH 6 x 6 - W2.1 x W2.1 WWF (OR FIBER MESH) ON 6" FREELY DRAINING SUB-BASE WITH 10 MIL VAPOR BARRIER - REFER TO STRUCTURAL DRAWINGS.
2. CONCRETE FOUNDATION WALL AND SPREAD FOOTING, REFER TO STRUCTURAL DRAWINGS.
3. FLOOR CONSTRUCTION (UPPER FLOORS TYP.): 1-1/4" GYPCRETE TOPPING ON 3/4" APA RATED SHEATHING WOOD FLOOR JOISTS. - REFER TO STRUCTURAL DRAWINGS.
4. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMALLY-BROKEN FRAME AND INSULATED GLAZING. REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 41 13
5. PRE-FINISHED FIXED ALUMINUM WINDOW SYSTEM (AT GUESTROOMS). REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 51 13
6. SLIDING / BI-PARTING ALUMINUM DOORS. REFER TO SPECIFICATION SECTION 08 42 29.
7. RUN ROOF MEMBRANE UP AND OVER BACKSIDE OF PARAPET WALL, OVER GYPSUM ROOF PROTECTION BOARD.
8. ENTRY CANOPY - REFER TO ROOF PLAN A2.02 FOR ADDITIONAL INFORMATION.
9. ALUMINUM COMPOSITE METAL (ACM) SOFFIT PANEL SYSTEM OVER 5/8" FIBER-FACED GYPSUM SOFFIT BOARD OVER G90 SUSPENDED CEILING SYSTEM WITH MONEL 400 HANGER WIRE. REFER TO SPECIFICATION SECTION 07 42 43.



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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tru by HILTON

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Site Plan Submittal 09/06/2018

CASE NO.

BUILDING SECTIONS

A7.01

1 NORTHEAST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

4 SOUTHWEST PERSPECTIVE

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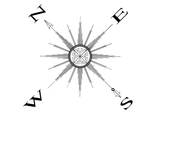
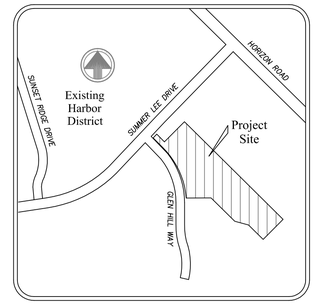
Site Plan Submittal 03/06/2018

CASE NO.

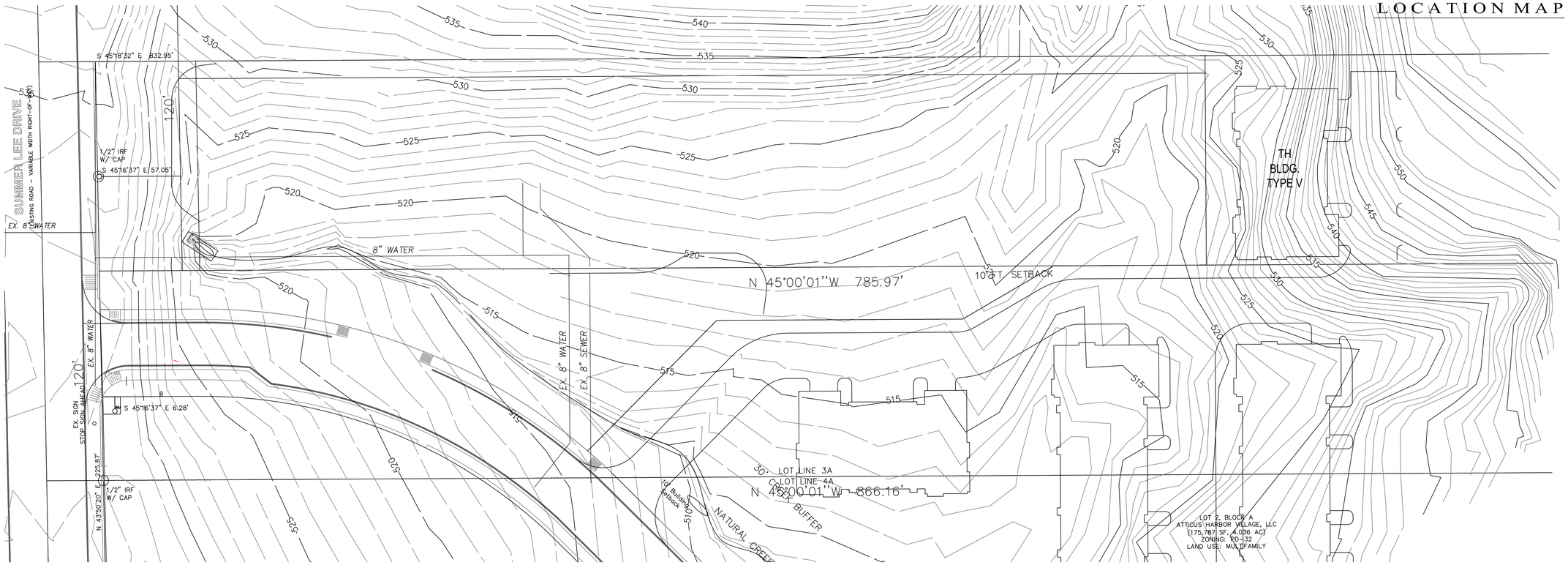
PERSPECTIVES

A6.03

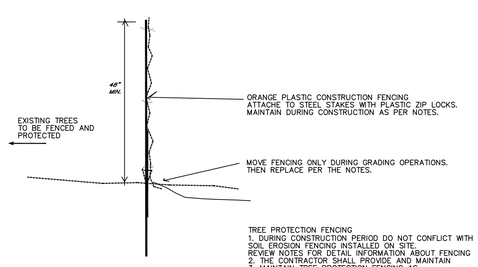




LOCATION MAP

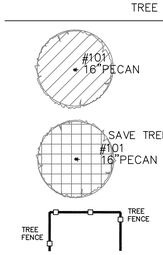


TREE SURVEY IS IN PROGRESS
ON SITE AT THIS TIME



1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

TREE PRESERVATION SYMBOLS



EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.

TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

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T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1216 CAMINO LAGO
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214-697-2580
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT TLA NO. 2113 ON 06/30/18

PROJECT:
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ROCKWALL, TEXAS 75032

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2401 KINGSLEY ROAD, SUITE 103
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PROJECT:	201709
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DATE:	9/06/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

TREESCAPE-PLAN

L1-02

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS.
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES(LISTED FOR BASE BID)

INCLUDE SOIL NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON L4-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ADMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE MAINTENANCE PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. SELECT COLOR FOR EACH SEASON TO FOLLOW.
16. ALL TREES SHALL BE LOCATED A MINIMUM OF 5' FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPES GREATER THAN 3:1 HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE BEEN FILLED IN WITH CONSENT OF LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- 10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

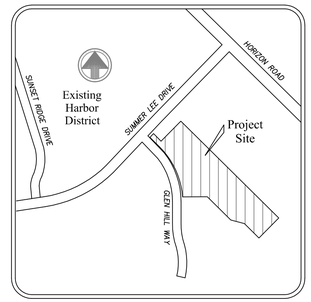
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

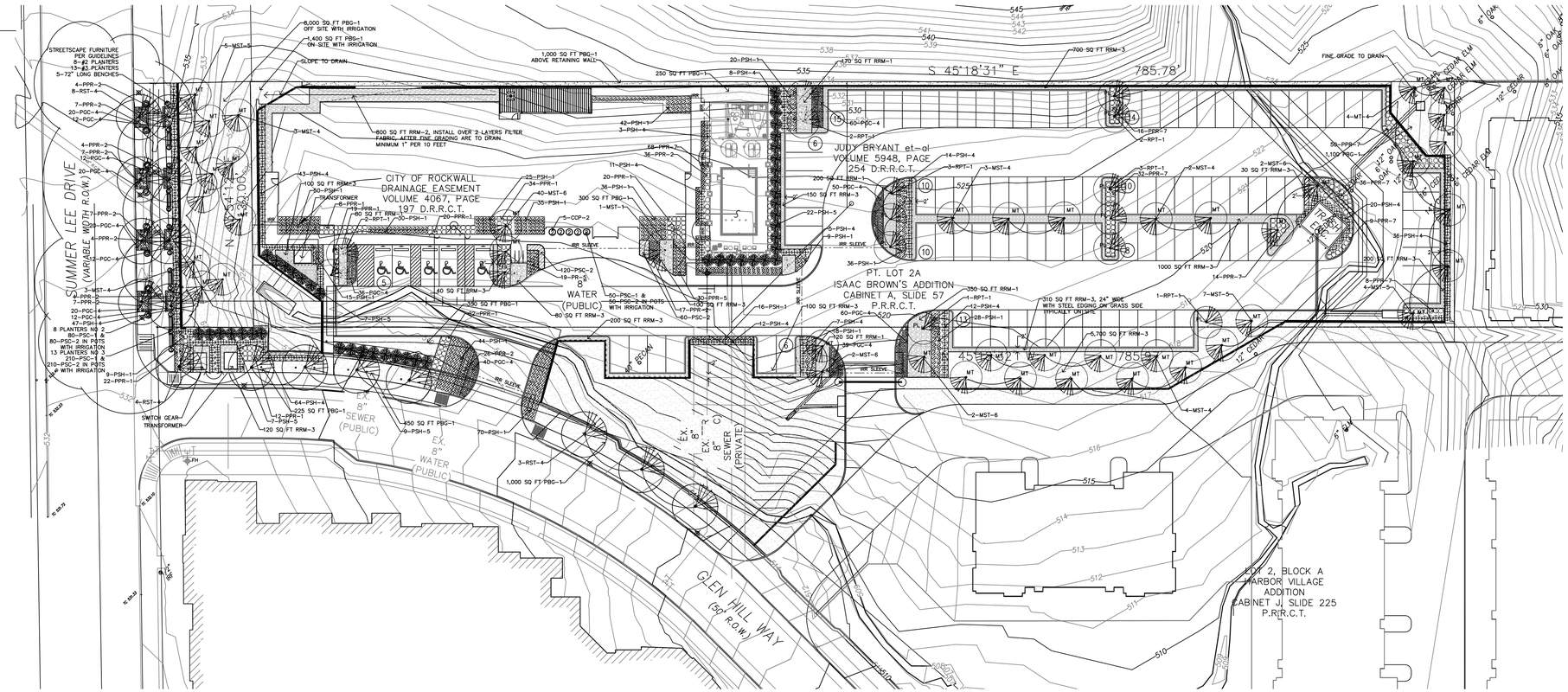
1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE IN SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1' ABOVE GRADE.

30 15 0 30 60

1" = 30'



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- 4.0" CALIPER — REQUIRED STREETSCAPE TREES
- PL 3.0" CALIPER — REQUIRED PARKING LOT TREES
- MT 4.0" CALIPER / MT 6.0" CALIPER — MITIGATION SITE CANOPY TREES
- 4.0" CALIPER — MITIGATION SITE ORNAMENTAL TREE
- 5'-6" — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- QUANTITY / SYMBOL KEY TO PLANT LIST (e.g. 1-PGC-1)
- IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

		BOTANICAL NAME	SIZE
REQUIRED STREETSCAPE TREES:			
RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
RST-3	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
RST-4	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
REQUIRED MITIGATION TREES			
RPT-1	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
RPT-2	NEXT GENERATION	CHILOPSIS LINEARIS	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 2 FEET
RPT-3	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-4	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
QUANTITY MITIGATION TREES ON SITE			
1	MST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
0	MST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-3 OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
15	MST-4 BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
14	MST-5 CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
4	MST-6 CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-7 DESERT WILLOW	CHILOPSIS LINEARIS	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-8 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-9 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
0	MST-10 SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATA 'SAVANNAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD
TOTAL 34			

	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS, HEDGES			
PSH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
PSH-2	INDIAN HAWTHORN, PINK	RAPHELOPSIS INDICA	3 GAL. (W) WHITE (P) PINK
PSH-3	SOFT LEAF YUCCA, GREEN	YECCA RECURVIFOLIA	3 GAL.
PSH-4	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
PSH-5	NELLIE R. STEVENS	LEX OPACA, N.STEVENS	25 GAL.
PSH-6	TEXAS MOUNTAIN LAUREL	DERMTOPHILUM SECUNDIFLORUM	25 GAL. PURPLE
GROUND COVERS			
PGC-1	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
PGC-2	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
PGC-3	MOSS VERBENA CHERRY	VERBENA TENUISECTA	4" POTS
PGC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL ADD ALTERNATE #LA2 3 GAL.
PERENNIALS			
PPR-1	TEXAS RED YUCCA	HESPERALOE PARWFOLIA	3 GAL OR BB WITH SPIKE
PPR-2	CHERRY SAGE	SALVIA GREGGII	3 GAL (R) RED, (C) CORAL
PPR-3	DAYLILIES EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL.
PPR-4	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL.
PPR-5	LANTANA TRAILING, PURPLE	LANTANA MONTEVIDENSIS	1 GAL.(P) PURPLE
PPR-6	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS	1 GAL.(W) WHITE
PPR-7	PURPLE MUHLY GRASS	MUHLY FILIPES	1 GAL.

	COMMON NAME	BOTANICAL NAME	SIZE
VINES			
PVN-1	CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
PVN-2	CLEMATIS, DEEP VIOLET	CLEMATIS, JACKMANII, QUEEN, DEEP VIOLET	1 GAL.ON STAKE
PVN-3	ORIGG VINE	GUINONIA CAPREOLATA	1 GAL.ON STAKE
PVN-4	CONFEDERATE JASMINE	MELETTIA PENTASTYLA	1 GAL.ON STAKE
PVN-5	FICUS VINE	FICUS POMILA	1 GAL.ON STAKE
SEASONAL COLOR NOTES FOR PLANTING THIS SHEET			
PSC-1	SPRING SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
PSC-2	SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
GRASS			
PBG-1	TIF BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
ROCK MULCH BEDS			
RRM-1	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 3"-4" RIVER ROCKS		
RRM-2	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"-2" RIVER ROCKS		
RRM-3	DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES. INSTALL COMPACTED		
CERAMIC PLANTERS			
CP-1	30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-2	36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-3	24" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

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PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1661 INTERNATIONAL BLVD. STE 103
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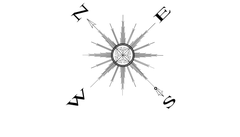
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	9/06/18
SCALE:	AS NOTED

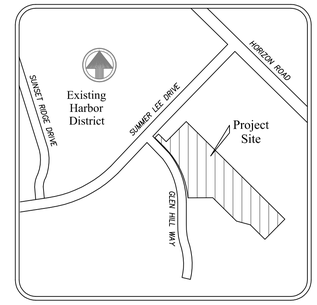
Site Plan Submittal 09/06/2018

CASE NO.

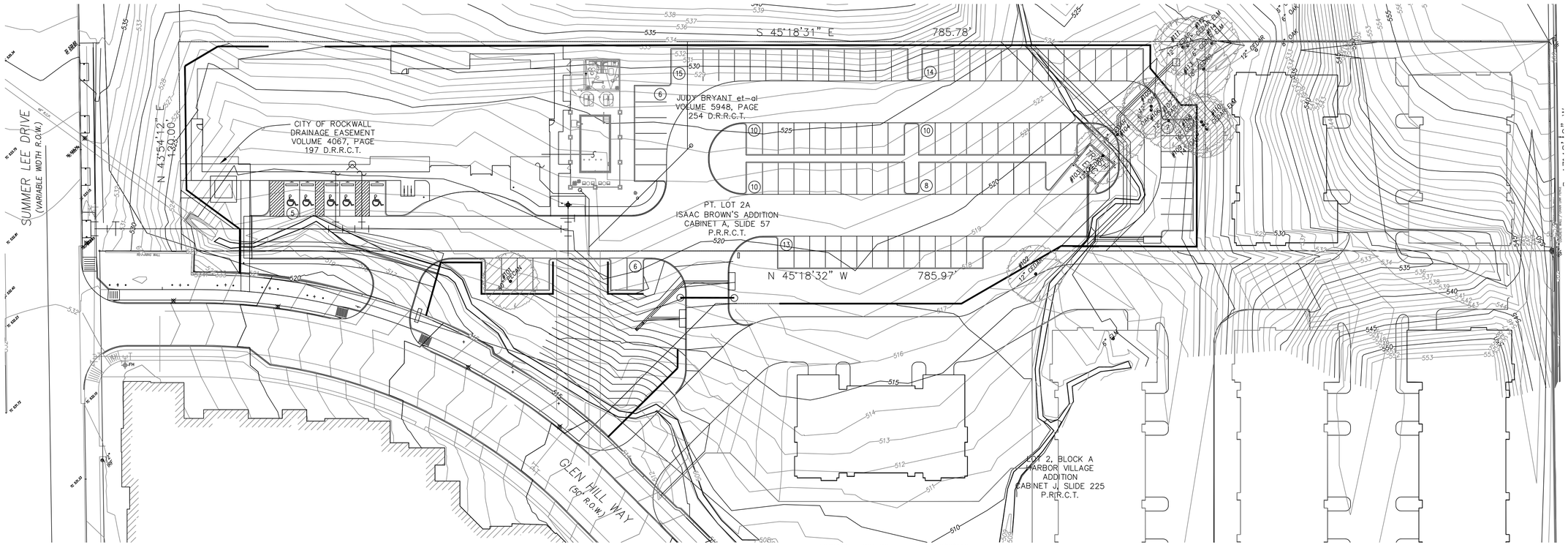
LANDSCAPE-PLAN

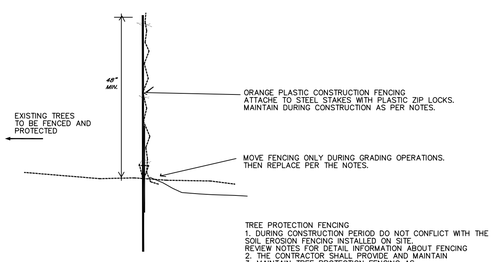
L1-01





LOCATION MAP





1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

HARBOR TRU HILTON HOTEL **8/18/2018**

TREE SURVE DATE PROVIDED BY OTHERS

TREE NO	TYPE TYPE	TOTAL CALIPER	PROTECTED TREES CALIPER	PROTECTED FEATURE TREES	MITIGATION CALCUATION	REPLACEMENT INCHES REQUIRED
101	PECAN	40	40	YES	2 TIMES	80
102	RED CEDAR	12	12		0.5 TIMES	6
103	RED CEDAR	12	12		0.5 TIMES	6
104	RED CEDAR	8	8		1 TIMES	8
105	LIVE OAK	12	12		0.5 TIMES	6
106	LIVE OAK	6	6		1 TIMES	6
107	RED CEDAR	12	12		0.5 TIMES	6
108	RED CEDAR	16	16		0.5 TIMES	8
109	LIVE OAK	14	14		1 TIMES	14
110	CEDAR ELM	6	6		1 TIMES	3
111	RED CEDAR	12	12		0.5 TIMES	6
112	RED CEDAR	14	14		0.5 TIMES	7
113	RED CEDAR	18	18		0.5 TIMES	9
114	CEDAR ELM	6	6		1 TIMES	6
	TOTAL CALIPER INCHES	188				
	TOTAL PROTECTES INCHES		188			
	TOTAL REPLACEMENT CALIPER INCHES REQUIRED					171
	PRESERVATION CREDITS		NO TREES SAVED ON SITE			0

REPLACEMENT TREES TO BE INSTALLED PER LANDSCAPE PLAN

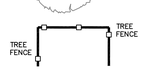
QUANTITY		CALIPER	TOTAL INCHES
1	LIVE OAK	6	6
0	LIVE OAK	4	0
0	OCTOBER GLORY	4	0
15	BALD CYPRESS	4	60
14	CEDAR ELM	4	56
4	CREPEMYRTLE	4	16
0	LITTLE GEM MAGNOLIA	4	0
0	YAUPON HOLLY	4	0
0	SAVANNAH HOLLY	4	0
TOTAL REPLACEMENT CALIPER INCHES PROVIDED ON THE PLAN			138 81%
TOTAL REPLACEMENT CALIPER INCHES REQUIRED FOR TREE FUND			33 19%

PURCHASE CREDITS REQUIRED
PAYMENT TO BE MADE TO CITY OF ROCKWALL TREE FUND 200.00 PER INCH $ 6,600.00

TREE PRESERVATION SYMBOLS

EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.



TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

TREE MITIGATION NOTES

1. SEE CHART ON THIS SHEET NOTING, TREE NUMBER, TYPE AND CALIPER.
2. EACH TREE IS RATED BY SIZE AND REQUIRED MITIGATION REQUIRED PER TREE IN INCHES.
3. THE TREES ARE SHOWN ON THE LANDSCAPE PLANTING PLAN AS MST IN EACH SYMBOL AND NOTED BY TYPE AND CALIPER TO BE INSTALLED IN THE PLANT LIST.
4. THE TOTAL MITIGATION TREES ARE SHOWN AND THE AMOUNT CALCULATED FOR THE ROCKWALL TREE FUND IS SHOWN.

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by HILTON

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT ON 10.5.18
NO. 21174 ON 08/30/18

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
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7248 KIMBROUGH ROAD, SUITE 103
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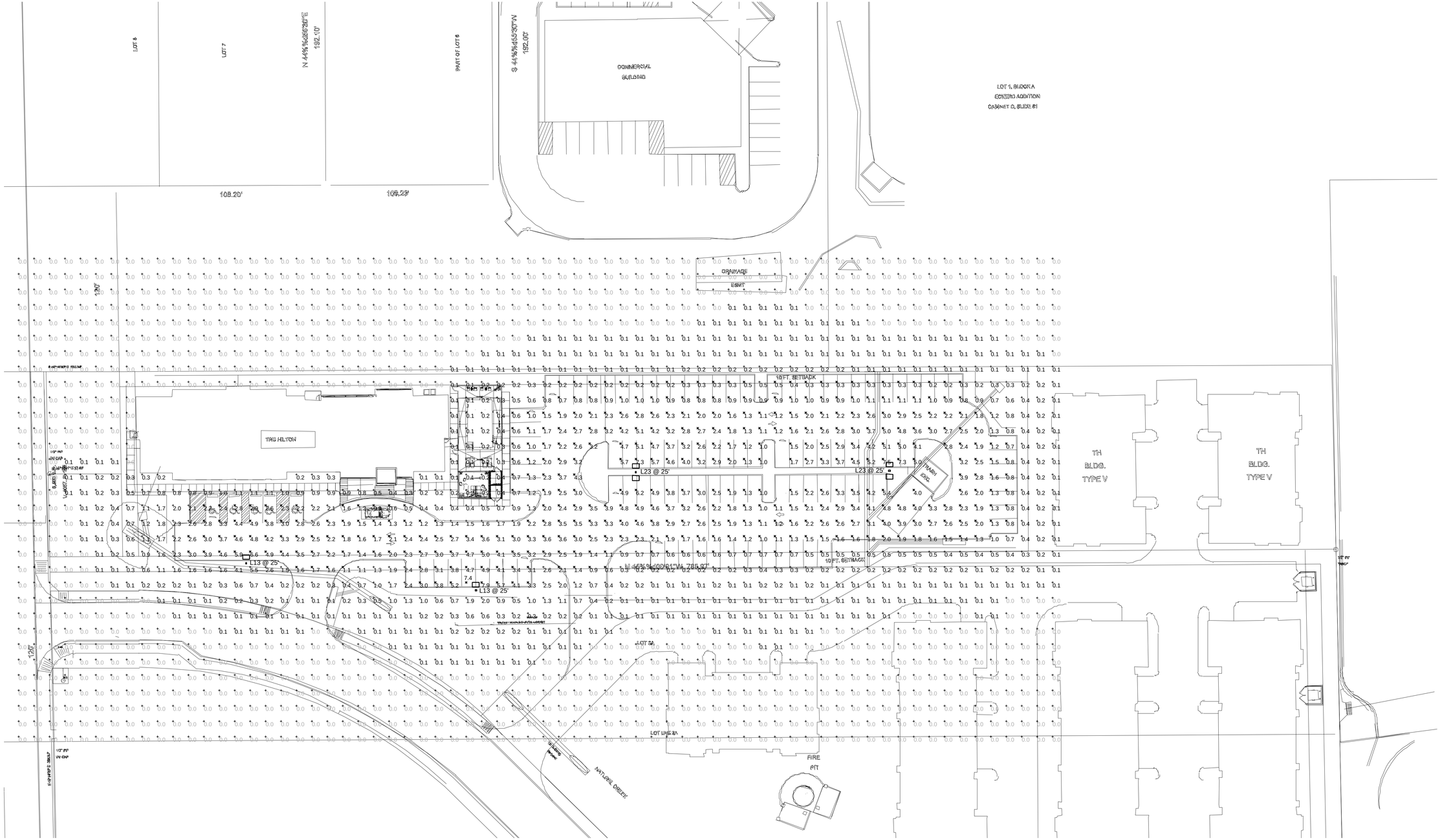
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	8/18/18
SCALE:	AS NOTED
Site Plan Submittal	08/18/2018

CASE NO.

TREESCAPE-PLAN

L1-02



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

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PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

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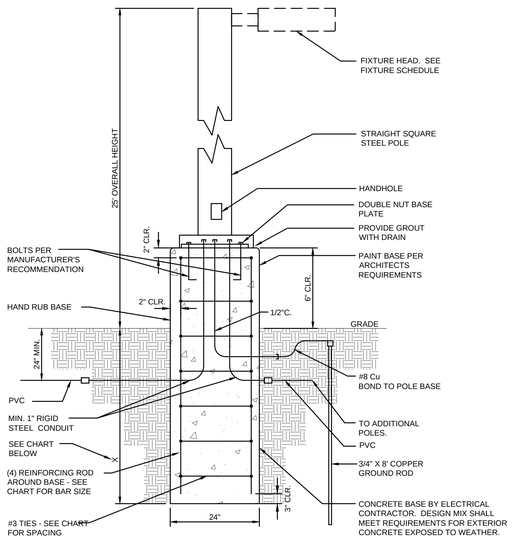
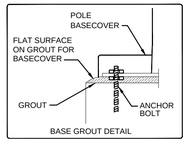


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SLL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
RW	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
AFL	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Eaton
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Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

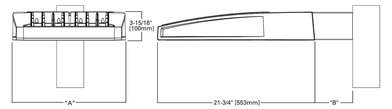
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



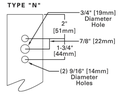
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



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Peachtree City, GA 30269
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*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5, 6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)	**Accessories** (Order Separately)
7030=70 CRI 3000K [13] **8030**=80 CRI 3000K [14] **7050**=70 CRI 5000K [13] **7060**=70 CRI 6000K [13] **600**=Drive Current Factory Set to Nominal 600mA [15] **800**=Drive Current Factory Set to Nominal 800mA [15] **1200**=Drive Current Factory Set to Nominal 1200mA [15, 16] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [13, 17] **DIM**=External 0-10V Dimming Leads [18, 19] **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [21] **R**=NEMA Twistlock Photocontrol Receptacle [21] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **HA**=50°C High Ambient [23] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 27, 29] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [31] **HSS**=Factory Installed House Side Shield [32] **CE**=CE Marking [33]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [34] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [9] **GLEON-QMEA**=Quick Mount Extended Arm Kit [9] **LS/HSS**=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only DesignLights Consortium® (DLC) qualified to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with MS, MS/X or MS/DIM sensor. Sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 80' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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ARCHITECTS • ENGINEERS • SURVEYORS
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PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

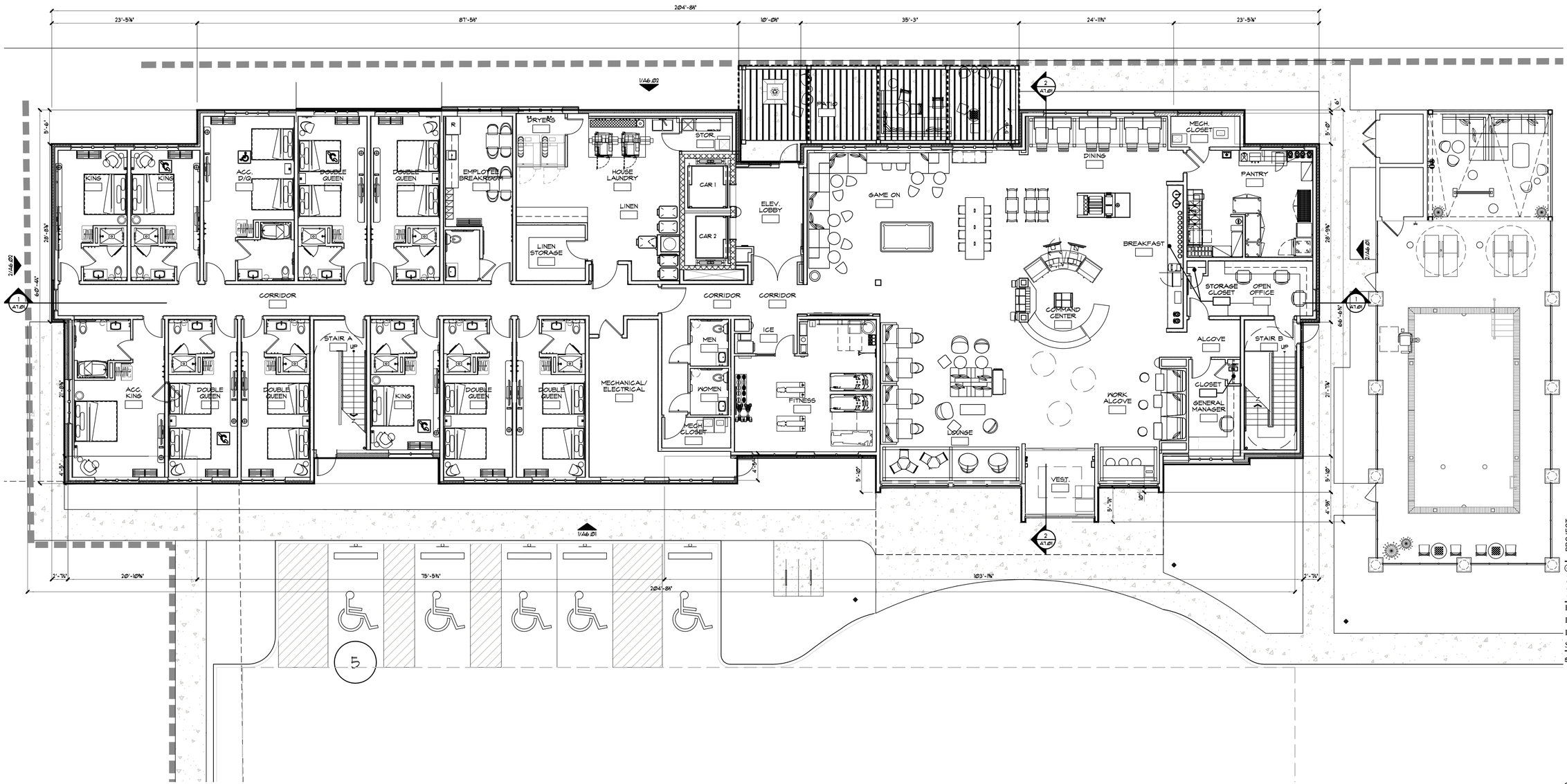
SHEET NUMBER

PXP2

2018 © EXCEL ENGINEERING, INC.

GBA
architecture | design
2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru
by HILTON™



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KINSER HOTEL COMPANY
1409 KINSER PIKE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

FIRST FLOOR PLAN

A2.01

GBA
architecture | design

2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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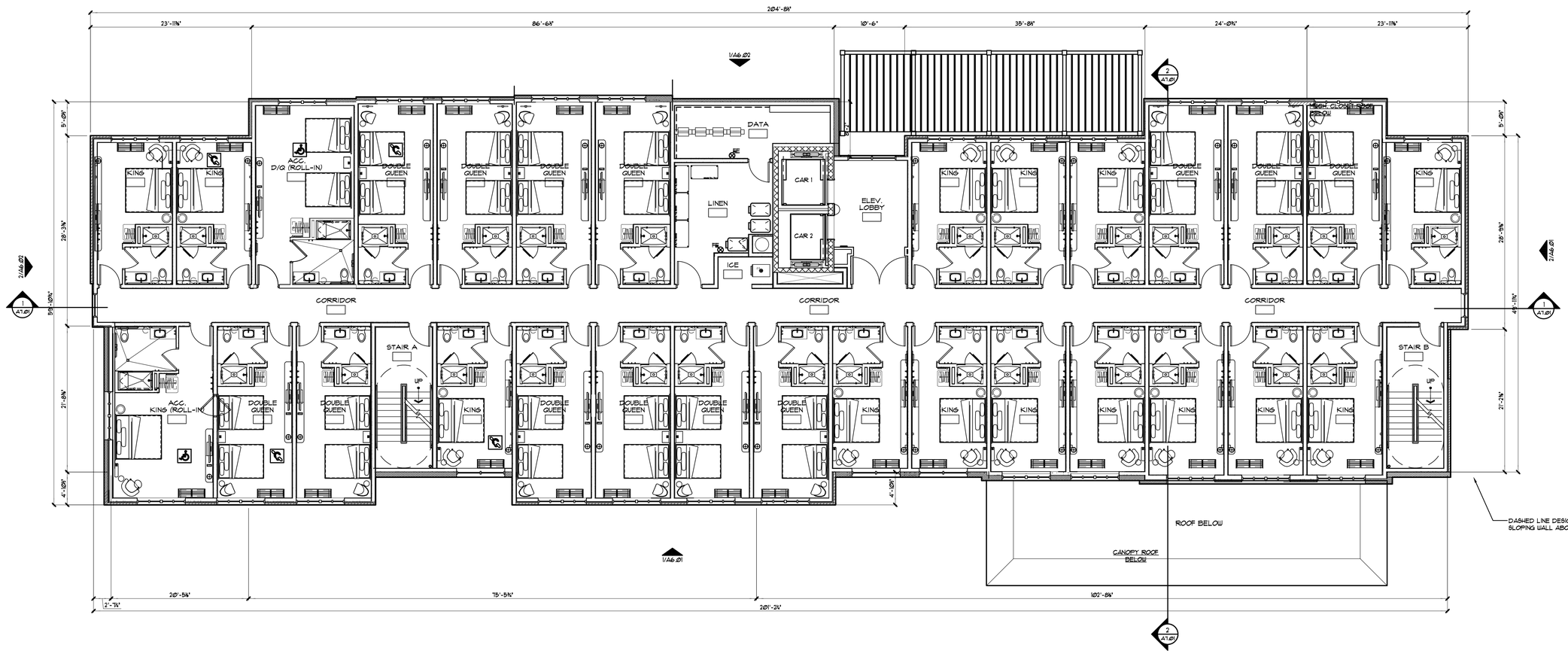

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
HOTEL DEVELOPMENT
1468 KIMBRO HIGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

SECOND FLOOR PLAN

A2.02

GBA
architecture | design

2248 DEMINᐧ WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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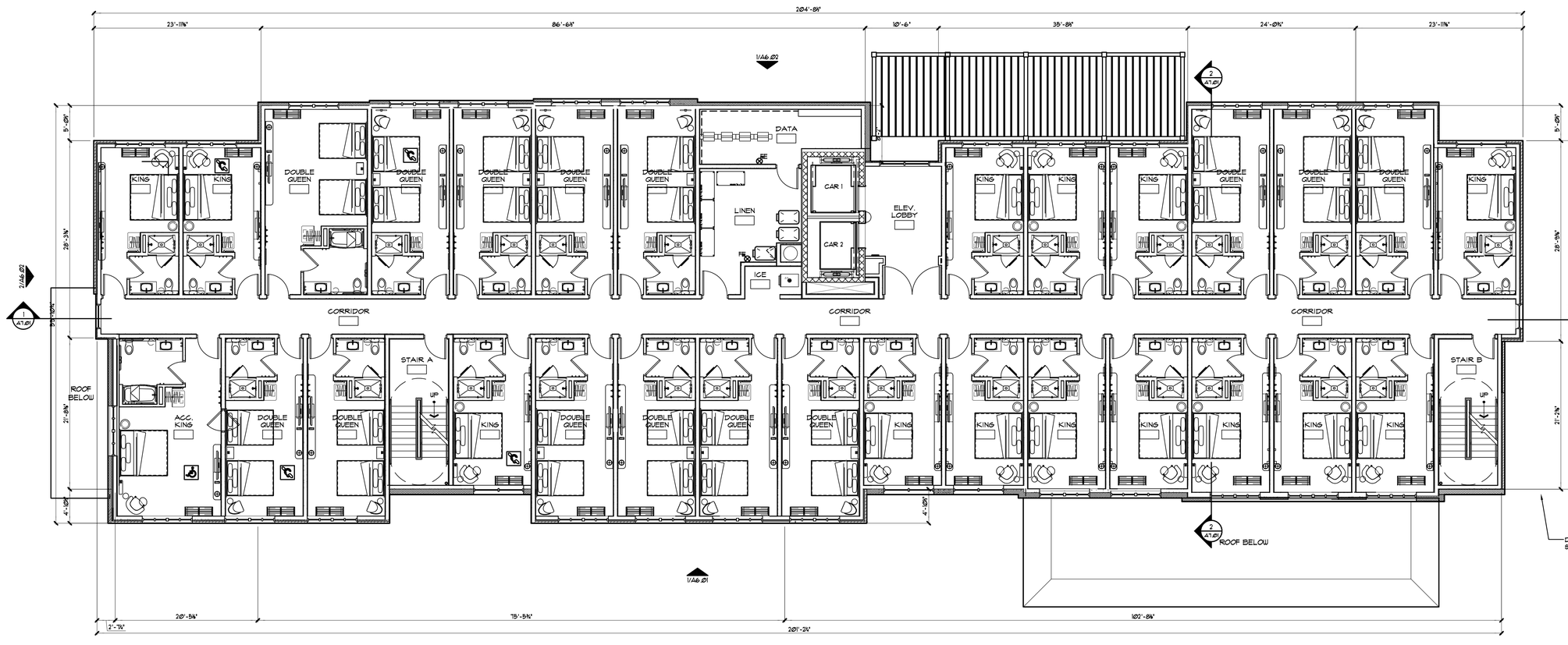

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
JOHN HALL, COMPANY
1468 KIMBERLOUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

THIRD
FLOOR PLAN

A2.03

GBA
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2248 DEMINGWAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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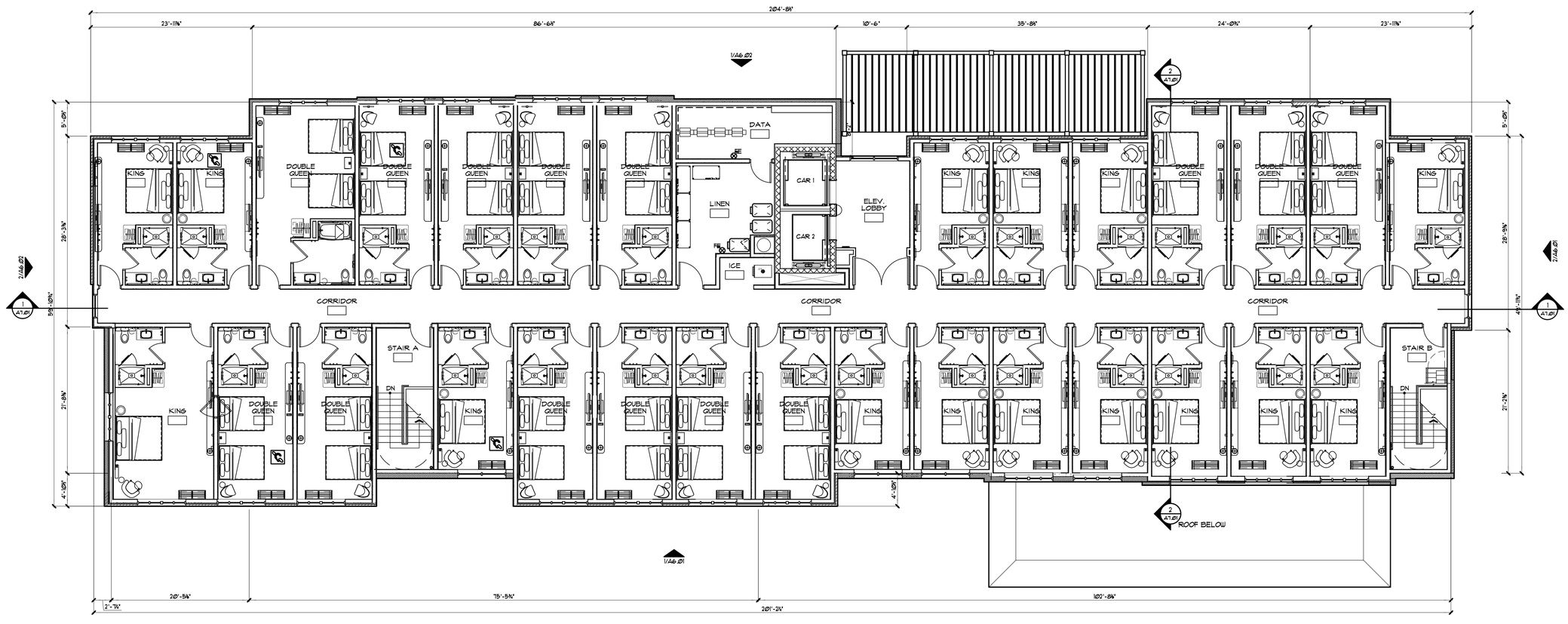

FOURTH FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
JOHN HALL, MANAGING
1468 KIMBRO HIGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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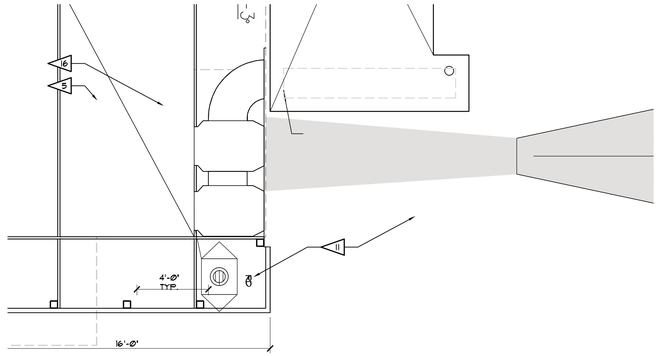
PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

FOURTH
FLOOR PLAN

A2.04



1 ROOF TOP / EQUIPMENT SCREEN PLAN
Scale: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

1. "SPILL-OUT" SCUPPER / OVERFLOW / SECONDARY ROOF DRAINAGE. REFER TO DETAIL 11A/A7.61.
2. PRE-FINISHED STEEL (OR ALUMINUM) COPING
3. PRE-FINISHED STEEL (OR ALUMINUM) GRAVEL STOP. REFER TO DETAIL 9/A7.31
4. ROOF SCUTTLE / PERSONNEL ROOF ACCESS HATCH AND ALTERNATING TREAD LADDER. REFER TO DETAIL(S) 12/A7.61.
5. APPROXIMATE ROUTING OF WALKWAY PAD(S). PADS TO BE IN CONTRASTING COLOR TO ROOF SURFACE. REFER TO DETAIL 13/A7.61.
6. ROOF KITES (BUILD UP UTILIZING TAPERED INSULATION BOARD TO ACHIEVE 1/4" RESULTANT SLOPE).
7. ELEVATOR OVERRUN.
8. SHADED AREA INDICATES TAPERED INSULATION REQUIRED TO MAINTAIN POSITIVE SLOPE TO DRAINS.
9. ROOF DRAIN, REFER TO DETAIL(S) 1 & 5/A7.61.
10. TOILET EXHAUST FAN ON CURB, TYPICAL. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 3/A7.61.
11. MAKE-UP AIR UNIT ON CONCRETE CURB. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 7/A7.61.
12. MECHANICAL / CONDENSING UNIT, REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 2/A7.61.
13. PRE-FABRICATED ROOF SUMP, TAPERED INSULATION BOARD, ROOF DRAIN (R.D.) AND ASSEMBLY. REFER TO DETAIL(S) 1/A7.61.
14. ELEVATOR RELIEF LOUVERS OUT SIDE WALL. REFER TO MECHANICAL DRAWINGS.
15. HOSE BIBB AT ROOF. REFER TO DETAIL 10/A7.61.
16. EQUIPMENT SCREEN, REFER TO SPECIFICATION SECTION 10 24 00, AND DETAIL 1/A2.05

GENERAL ROOF NOTES

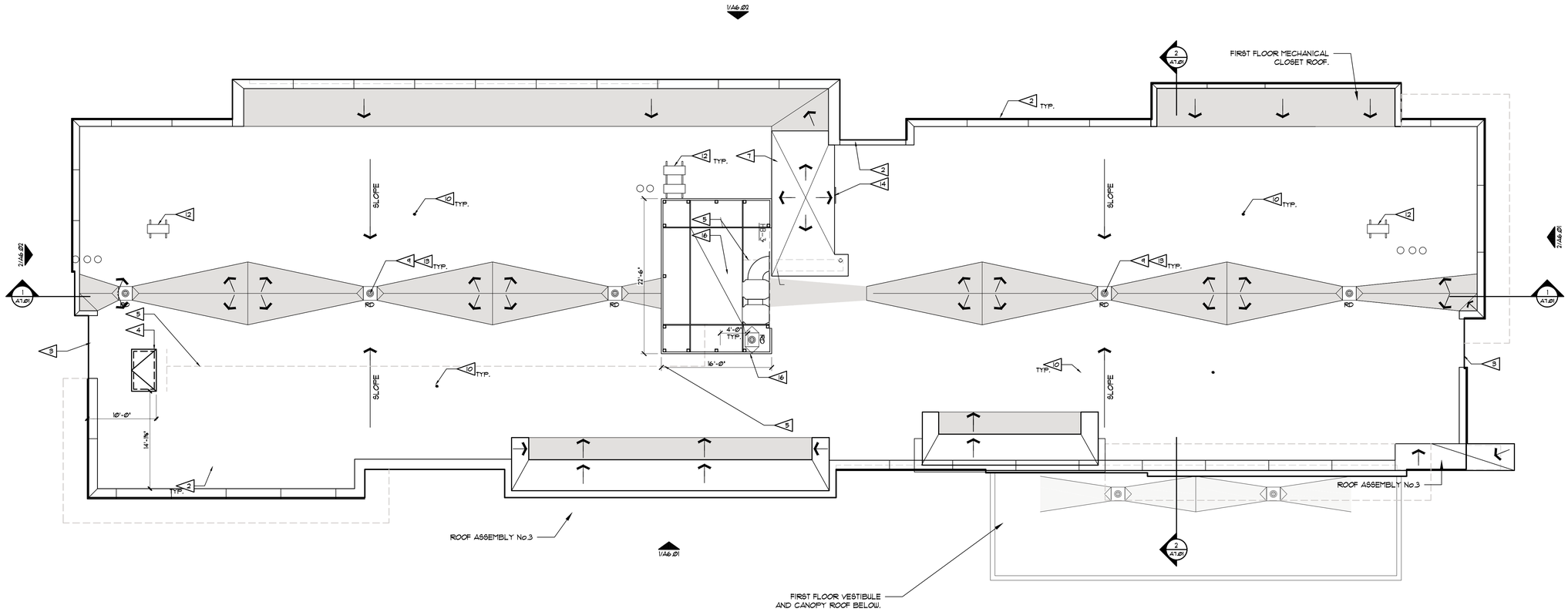
A. ARROWS ON ROOF PLAN DESIGNATE INTENDED DIRECTION OF WATER SURFACE DRAINAGE AND / OR PITCH OF SLOPED STRUCTURE.
B. ROOF SLOPE TO BE ¼" PER FT. SLOPE, MINIMUM. PROVIDE TAPERED INSULATION AS REQUIRED WITH A ¼" PER FT SLOPE, MINIMUM SO THAT RESULTANT SLOPE EQUALS ¼" PER FT.
C. UNLESS NOTED OR SHOWN OTHERWISE, MAIN ROOF SURFACES HAVE SLOPE OR PITCHED STRUCTURE. SLOPE TO DRAINS ARE ACCOMPLISHED BY ADDITIONAL TAPERED INSULATION.
D. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND ROOFING DETAILS NOT SHOWN. (INCLUDING PLUMBING VENTS)
E. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS (WHERE APPLICABLE).
F. PROVIDE CRICKETS / SADDLES AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS.
G. REFER TO FLOOR PLANS / DRAWING(S) A2.02 FOR ADDITIONAL INFORMATION ON LOWER ROOF AREA AND HIDDEN ROOF SURFACES / AREAS.
H. ROOFING CONTRACTOR TO PROVIDE BALLAST MATERIAL (OR CONCRETE PAD) FOR ALL ROOFTOP EQUIPMENT CURBS.
I. REFER TO A7.61 FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED (SUCH AS ROOF CURB, ROOF DRAIN, ETC.)
J. MINIMUM ROOF COVERING CLASSIFICATION: CLASS B, PER TABLE 1505.1 IBC 2009
K. FALL PROTECTION DEVICES ARE TO BE DESIGNED AND PROVIDED BY GENERAL CONTRACTOR (AT THEIR EXPENSE) IF NEEDED DURING CONSTRUCTION.
L. PROVIDE DOWNSPOUT (D.S.) AND CONCRETE SPLASH BLOCK (AT LOWER ROOF OR GRADE) AT AREAS SHOWN TO HAVE GUTTERS.
M. PROVIDE ADDITIONAL LAYER OF ROOFING MEMBRANE (3'-0", MINIMUM) AROUND ALL RTU's AND AHU's FOR PROTECTION.
N. PROVIDE 24" WIDE CONTINUOUS WALKWAY PAD / ROUTE FROM STAIR TOWER / ROOF SCUTTLE TO ALL ROOF TOP EQUIPMENT / UNITS. (SHOWN AS DASHED LINE ON PLAN)
O. ALL ROOFTOP EQUIPMENT REQUIRING SERVICING (OR AS REQUIRED BY CODE) SHALL BE PLACED A MINIMUM OF 10'-0" FROM EDGE OF ROOF, UNLESS ROOF EDGE / TOP OF PARAPET IS A MINIMUM OF 42" ABOVE ROOF DECK / SURFACE.

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.



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

0' 4' 8' 16' 24'

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MEMPHIS HOTEL COMPANY
1661 KIRBY PARKWAY, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

ROOF PLAN

A2.05

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 09/17/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-017**; *Tru Hotel*

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Phillip McNeill of Summer Lee Rockwall, LLC for the approval of a site plan for a hotel on a 2.12-acre tract of land identified as portions of Lot 2A, Isaac Brown Addition and Lot 2, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District and the *Interior, Horizon/Summer Lee* and *Residential Subdistricts* of Planned Development District 32 (PD-32), situated within the Scenic Overlay (SOV) District, located adjacent to Summer Lee Drive southwest of the intersection of Horizon Road [FM-3097] and Summer Lee Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 5, 2018, the City Council approved *Ordinance No. 18-16* [*Case No. Z2018-001*] granting a *PD Development Plan* for a hotel on the 2.12-acre subject property. This ordinance also granted the hotel the ability to extend the height of the structure above the 36-foot height restriction stipulated by the Scenic Overlay (SOV) District; however, the ordinance also obligated the property to meet the requirements of Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] at the time of site plan. In accordance with this approval, the applicant submitted a site plan for a four (4) story, ~45,900 SF hotel on June 15, 2018. The submitted plan showed that the hotel will incorporate 98 traditional hotel rooms (*i.e. not extended stay*), and be located at the northwest corner of Summer Lee Drive and Glenn Hill Way. On September 11, 2018, the Planning and Zoning Commission approved the site plan.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the subject property is located within the *Interior, Horizon/Summer Lee* and *Residential Subdistricts*. All of these *Subdistricts* require a Specific Use Permit (SUP) for a *Hotel* land use, and on January 2, 2018, the City Council approved a SUP [*Ordinance No. 18-07*] for the TRU Hotel. This SUP ordinance was later amended and superseded by the *PD Development Plan* [*Ordinance No. 18-16*].

The majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*; however, due to the incorporation of the hotel into *Ordinance No. 18-16,* the application of the *Interior Subdistricts* requirements where applied to this property. This was also due to the realignment of Glen Hill Way (*i.e. Street Type 'G'*). Based on the submitted site plan package the proposed case is in conformance with all applicable requirements of *Ordinance No.'s 17-22 & 18-16, Resolution No. 10-40*, and the Unified Development Code (UDC) with the exception of the items listed in the *Variance/Waivers/Exceptions* section of this case memo. A summary of the applicable requirements for this case are as follows:

Ordinance Provisions	*Interior Subdistrict Standards*	*Conformance to the Standards*
Setback Distance from ROW (Summer Lee Drive)	*10-Feet*	*67' 11"; In Conformance*
Setback Distance from ROW (Glen Hill Way)	*Minimum: 5-Feet Average: 20-Feet*	*Minimum: 72' 6"/Average: x>72' 6"; Wavier Requested*
Building Form	*30% Building Façade Fronting Summer Lee Drive (i.e. ~17' – 18')*	*~28-Feet; In Conformance*
Ground Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Upper Floor Land Uses	*Office, Senior Living and/or Residential*	*Hotel; Approved by Ordinance No. 18-16*
Maximum Building Height	*5-Stories or 75-Feet*	*4-Stories or ~52' 7"; In Conformance*
First Floor Minimum Commercial Height	*15-Feet*	*13' 4"; Waiver Requested*
Encroachments to Street	*5-Feet*	*0-Feet; In Conformance*
Surface Parking Setbacks from ROW	*10-Feet*	*37' 3"; In Conformance*
Maximum Surface Parking Requirement	*10% Surface Parking*	*100%; Waiver Requested*
Minimum Number of Pedestrian Ways	*1 Per Block Face*	*1; In Conformance*
Minimum Masonry Percentage	*90%*	*x<90%; Variance Requested*
Minimum Stone Requirement	*20% Each Façade*	*x<20%; Variance Requested*
Minimum Landscaping Percentage	*N/A; Need to Incorporate All Street Elements*	*Need a Streetscape Plan*
Maximum Lot Coverage	*60%*	*12.4%; In Conformance*

VARIANCES/WAIVERS/EXCEPTIONS:

Based on the applicant's submittal staff has identified the following variances and exceptions to the requirements of the Unified Development Code (UDC):

1) *Building Material Variances*.

a) *Stone Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC each exterior wall should incorporate a minimum of 20% natural or quarried stone. In this case, the applicant's building elevations indicate the use of *NevilStone*, which is a simulated manufactured stone product replicating Austin Stone; however, the applicant indicated to the Architectural Review Board (ARB) that the project would utilize the same stone approved on the adjacent condominium building (*i.e. the Harbor Urban Condominiums*). As a result, staff included the use of *Tuscan Villa Florentine* by *Coronado Stone Products* as the stone to be used on this building. The use of this simulated stone product was approved by the Planning and Zoning Commission on September 11, 2018; however, the building elevations submitted by the applicant show the north elevation fails to provide 20% stone. This elevation only incorporates 17.1% stone, and will require a variance from the City Council. *This variance will require a ¾-majority vote of all City Council members present.*

b) *Masonry Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should be constructed utilizing a minimum of 90% masonry materials. The applicant is requesting a variance to this standard for the purpose of utilizing *Dryvit* (*i.e. an acrylic material similar to EFIS*). The *Dryvit* being proposed is similar to the *StoTherm NExT Insulated Wall Cladding* used on the Hilton and SpringHill Suites hotels and requires the same three (3) part application system that was used to install the *Dryvit Stucco* on the Trend Tower. *This variance will require a ¾-majority vote of all City Council members present.*

c) *Secondary Material Requirements.* According to Section 6.8, *Scenic Overlay (SOV) District*, of the UDC exterior walls should not incorporate more than 10% secondary

materials. EFIS or similar materials are considered to be secondary materials. *This variance will require a ¾-majority vote of all City Council members present.*

2) *Lighting Variances*.

a) *Light at Residential Property Line.* According to Section 3, *Outdoor Lighting for Non-Residential Properties*, of the UDC, the maximum allowable light intensity measured at the property line of a residentially zoned property shall be 0.2 of one (1) foot candle. The property directly south and west of the subject property (i.e. the Harbor Urban Townhomes) is entitled for 42 individually owned townhomes. According to the submitted photometric plan, the lighting values in these areas range from 0.2 FC to 0.5 FC. This will require a variance from the City Council. *This variance will require a simple majority vote.*

According to the Unified Development Code (UDC), the approval of any variances is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out that the variances relating to materials have been granted to other buildings within the Harbor District; however, variances are to be considered on a *case-by-case* basis by the City Council.

According to *Ordinance No. 17-22*, "(i)n order to provide flexibility and create high quality projects, an applicant for development within the PD District [*PD*-32] may request a waiver of the following District or Subdistrict standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict." Based on the applicant's submittal staff has identified the following waivers to the requirements of *Ordinance No. 17-22*:

1) <u>*Building Form and Placement Requirements*</u>.

i. *Build-To-Lines and Building Setbacks.* According to the *Interior Subdistrict* all buildings should be setback a minimum of five (5) feet from the Glen Hill Way right-of-way line, but have an average setback of 20-feet. In this case, the proposed hotel does meet the minimum setback, but is exceeding the average setback by more than 72-feet. The applicant is requesting a waiver to this requirement.

ii. *Building Height.* According to the *Interior Subdistrict* all buildings should incorporate a first floor that is built to a commercial height with a minimum first floor height of 15-feet. The proposed building incorporates a ~13'-4" first floor height. This will require the City Council to grant a waiver.

2) <u>*Landscaping Requirements.*</u>

i. *Street Planting Requirements.* The revised street cross section for Glen Hill Way that was approved with *Ordinance No. 18-16* depicts street trees incorporated into tree wells in the sidewalk. The applicant is proposing to move these trees off of the right-of-way line and on to the subject property. This will require the City Council to grant a waiver to allow the revised streetscape.

3) <u>*Parking Requirements*</u>

i. *Surface Parking Setbacks.* According to the *Interior Subdistrict* a maximum of 10% of the total parking for this district may be surface parking. In this case, the applicant is requesting a waiver for 100% surface parking.

4) <u>*Streetscape Plan*</u>

ii. Streetscape Plan. According to Planned Development District 32 (PD-32) a streetscape plan showing elements contained in *Exhibit 'C-4'* of *Ordinance No. 17-22* shall be provided with the site plan. In this case the applicant has not submitted a streetscape plan showing the provision of any street furnishings or enhanced paving. The landscape plan submitted by the applicant does show tree leave-outs, but fails to show a detail of what these leave-outs will look like. In addition, the lighting plan does not show the pedestrian scale street standard or the locations where this standard will be provided. *Staff has included this as a condition of approval for this case.*

With regard to granting waivers, *Ordinance No. 17-22* states that "… (w)aivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission … [and] In order to approve a waiver, the City Council must find that the waiver:

1) Meets the general intent of the PD District or Subdistrict in which the property is located; and,
2) Will result in an improved project which will be an attractive contribution to the PD District or Subdistrict; and,
3) Will not prevent the implementation of the intent of this PD District."

In this case, the proposed project does appear to meet the general intent of the *Interior Subdistrict*; however, granting any waivers to the requirements of *Ordinance No. 17-22* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Staff should point out, with the majority of the *Interior Subdistrict* being built out and taking into account the remaining parcel layout in the *Horizon/Summer Lee Subdistrict*, the approval of this project would not prevent the implementation or intent of this Planned Development District. *The waivers for this case require a simple majority vote for approval.*

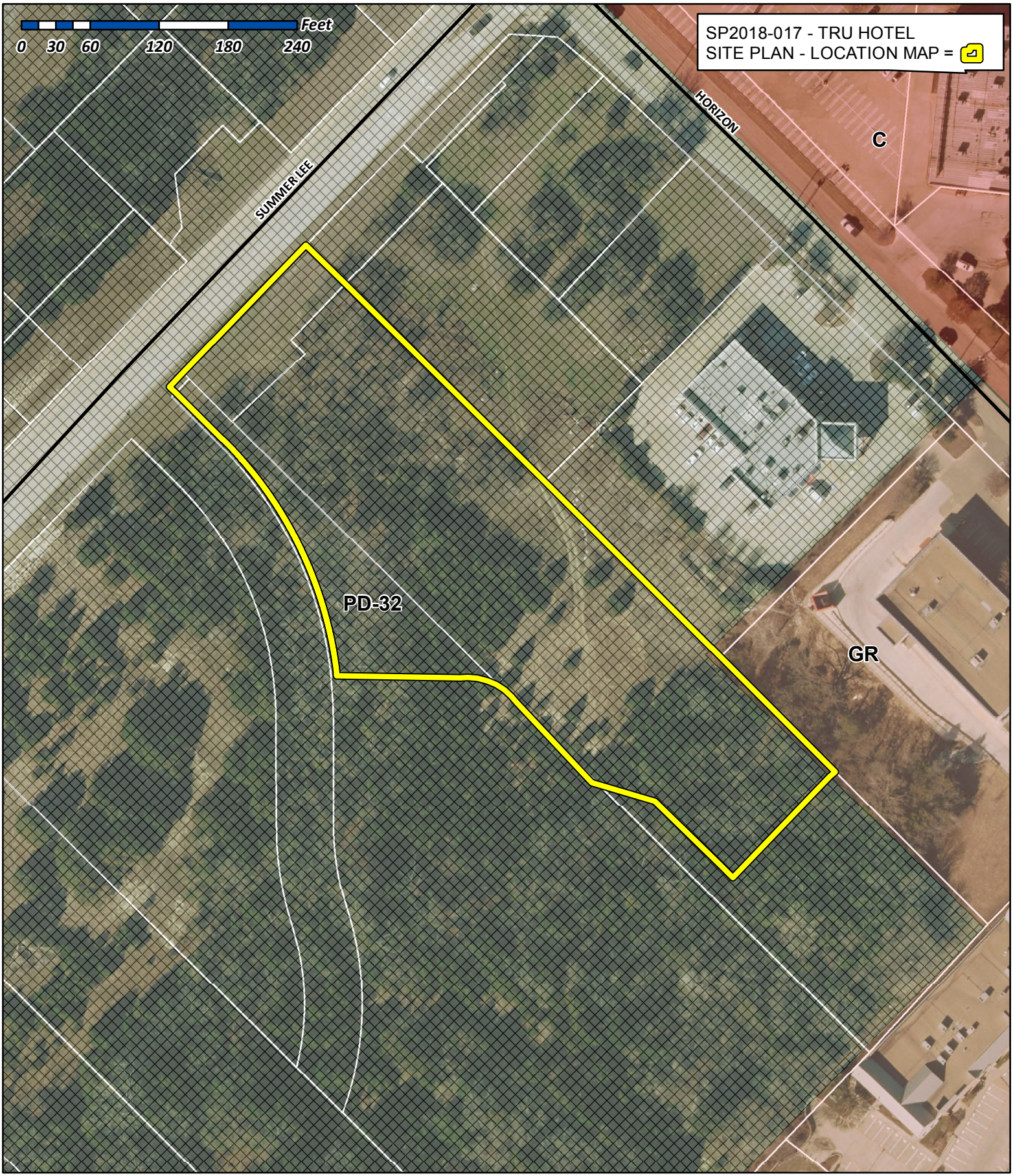
In addition to Planned Development District (PD-32) and the UDC, *Resolution 10-40* was adopted by the City Council with the purpose of acting as a guide for the design and architecture of the district. Contained in this resolution are recommendations concerning *Landmark Building Opportunities*, which designate this corner as an area that should incorporate "…special forms, roof forms, materials, accent lighting, and additional height allowances as approved by the Architectural Review Board." In this case, the applicant is proposing -- *at the recommendation of staff* -- to provide an enhanced streetscape along Summer Lee Drive. Staff originally recommended that the applicant provide a pocket park in the right-of-way as a compensatory measure for the requested variances and waivers, which deal with building materials and building placement; however, the applicant has chosen to incorporate a wider sidewalk with an extra row of trees in lieu of a pocket park. The City Council will have the discretion to decide if this proposal sufficiently offsets the requested variances and waivers.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 26, 2018 and August 28, 21018, the Architectural Review Board (ARB) reviewed the proposed site plan and building elevations. The ARB found that the architectural style being proposed for the hotel did not match the styles contained in *Resolution No. 10-40*, and requested the applicant change the elevations to match either the project approved to the south of the subject property (*i.e. the Harbor Urban Condos/Townhomes*) or the styles stipulated by *Resolution No. 10-40*. On September 11, 2018, the ARB reviewed the revised building elevations and approved a motion to recommend approval of the elevations pending the proposed roof top mechanical screening incorporated an architecturally integrated system that match the building color. This motion passed by a vote of 7-0.

PLANNING AND ZONING COMMISSION

On September 11, 2018, the Planning and Zoning Commission approved a motion to approve the site plan and recommend approval of all associated variances, waivers and exceptions by a vote of 5-0, with Commissioners Lyons and Moeller absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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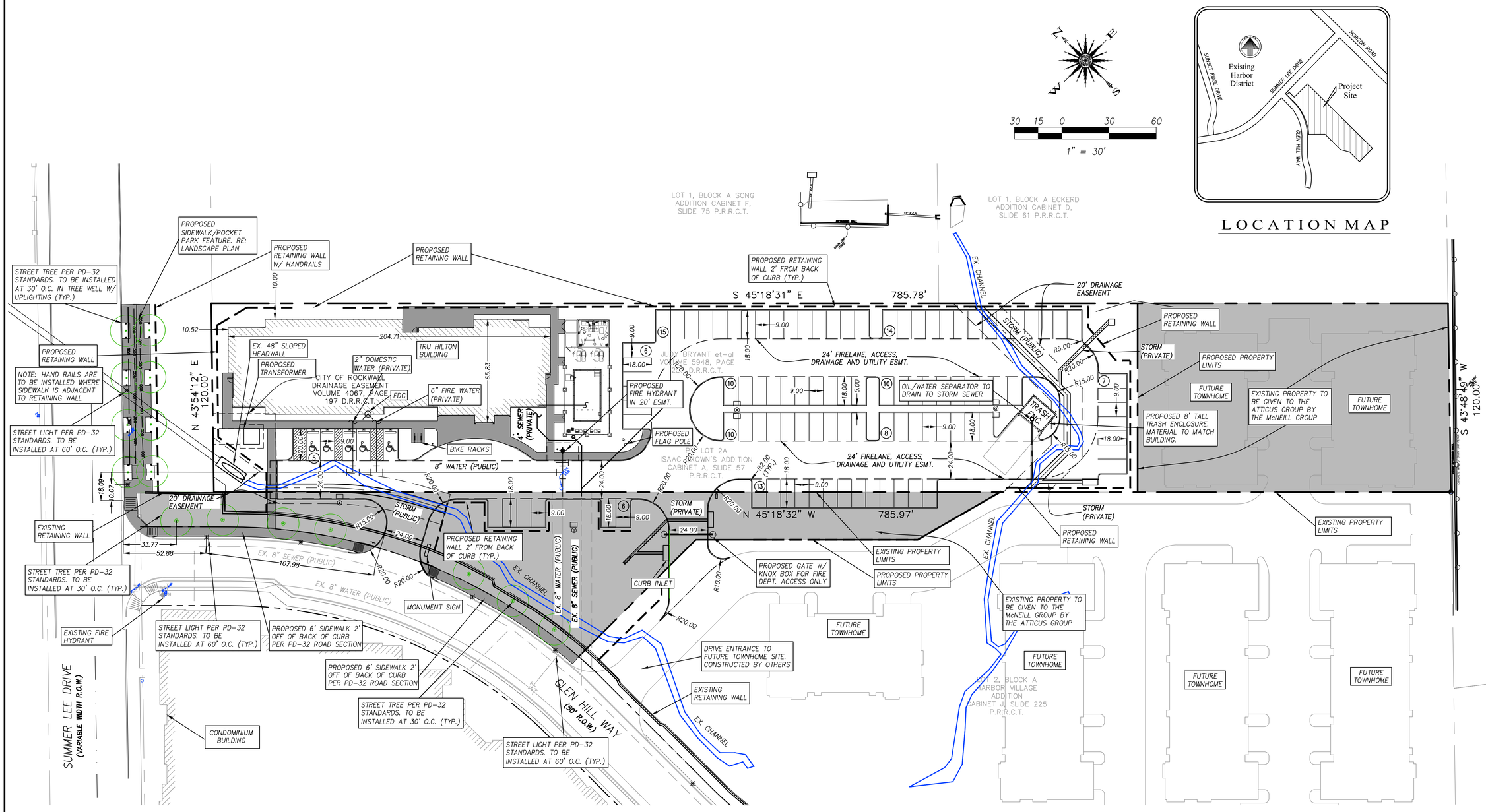

LAND SWAP TABLE

LAND AREA GIVEN TO ATTICUS GROUP	23,770 S.F. (0.55 AC.)
LAND AREA GIVEN TO McNEILL GROUP	21,976 S.F. (0.50 AC.)

SITE INFORMATION

LAND AREA:	2.12 ACRES (92,500 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA (4 FLOORS):	±45,900 S.F. (11,472 1st FLOOR FOOTPRINT)
BUILDING HEIGHT:	46'-4"
BUILDING TO LOT COVERAGE:	11,472/92,500=.124 -> 12.4%
BUILDING REQUIRED PARKING:	HOTEL: 1/ROOM=98 SPACES
BUILDING PARKING PROVIDED:	104 TOTAL (INCLUDES 5 HANDICAP SPACES)
IMPERVIOUS AREA:	62,012 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	30,448 S.F.

SP 2018-017

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7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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Engineer:
F.C. CUNY CORPORATION
#2 Horizon Court • Ste. 500 • Heath, Texas 75032
Phone: 469-402-7700
Fax: 469-402-0700
Texas Registered Engineering Firm F-7449

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
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1488 KIMBROUGH ROAD, SUITE 103
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PROJECT:	201709
DRAWN BY:	C.A.S.
DATE:	6/15/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

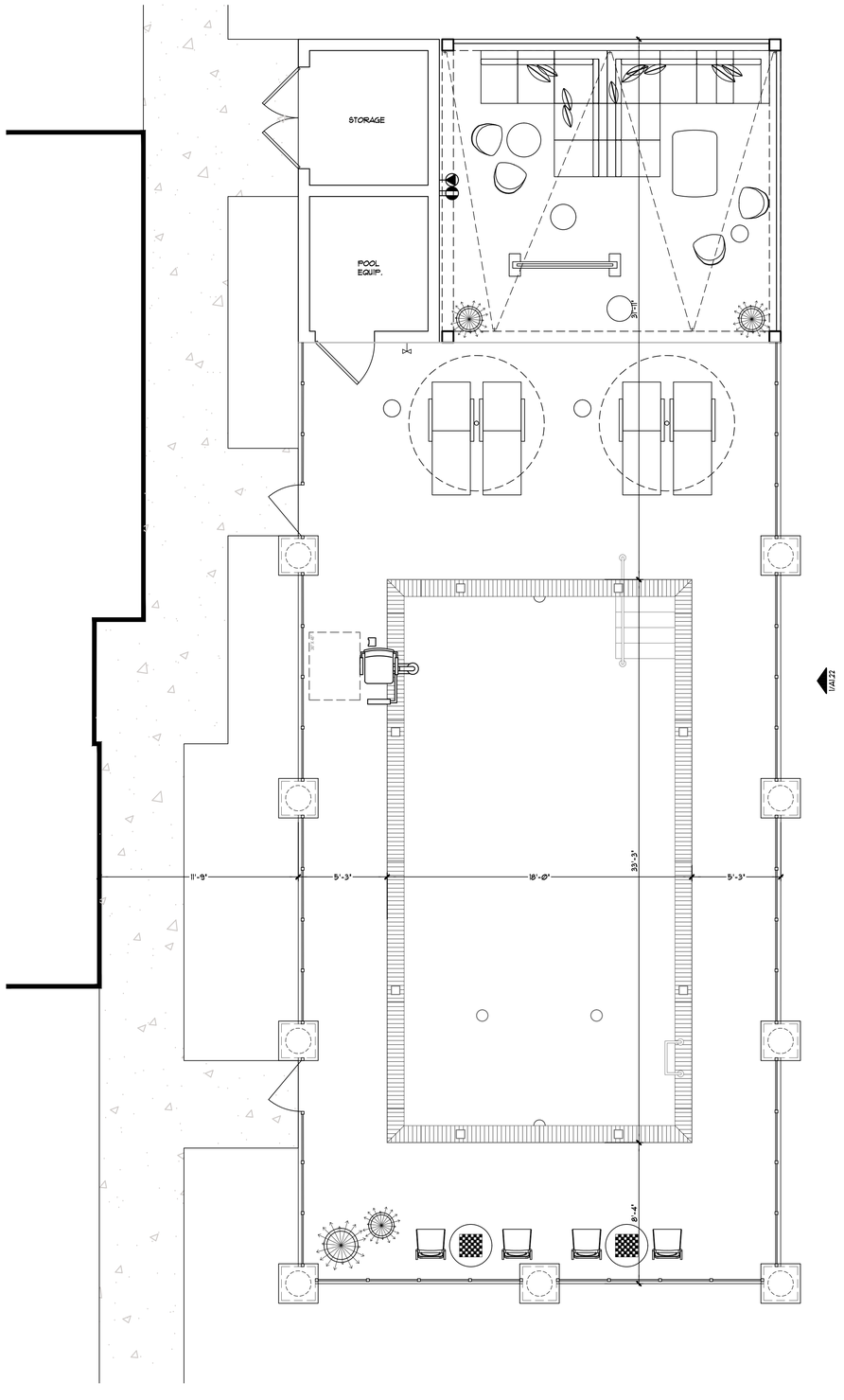
CASE NO.

SITE PLAN

C4.0

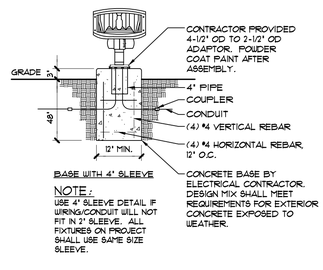
GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru
by HILTON

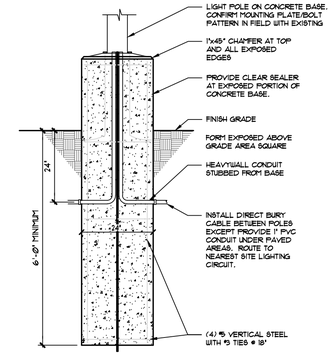


6 ENLARGED POOL PLAN
SCALE: 1/4"=1'-0"

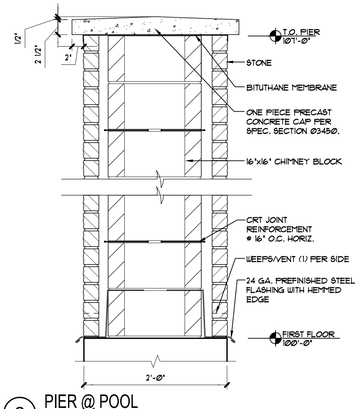
5 ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0"



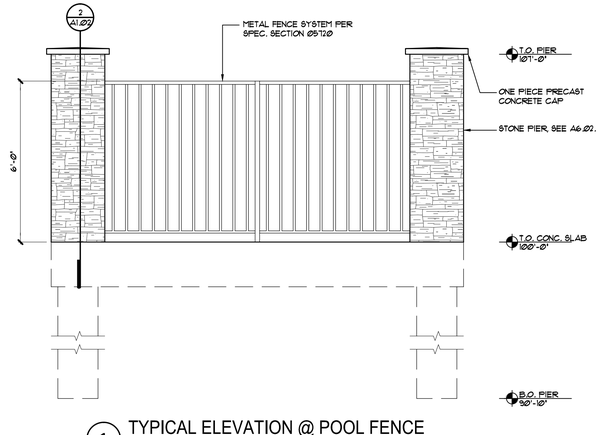
4 DETAIL - GROUND MOUNTED FIXTURE
SCALE: N.T.S.



3 DETAIL - LIGHT POLE
SCALE: N.T.S.



2 PIER @ POOL
1"=1'-0"



1 TYPICAL ELEVATION @ POOL FENCE
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 03/06/2018

CASE NO.

SITE DETAILS

A1.22

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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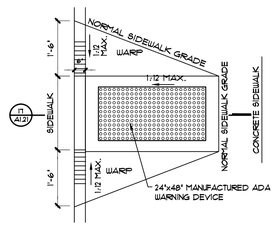
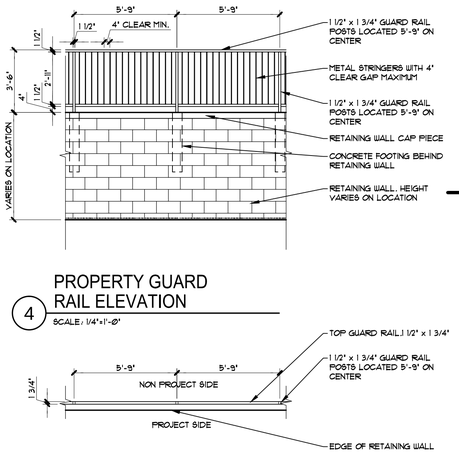
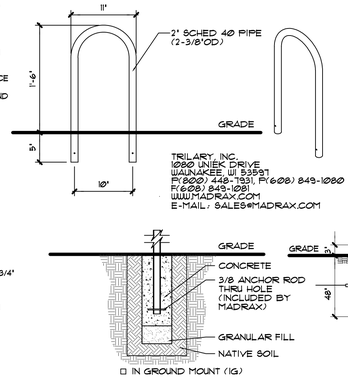


17 CURB RAMP DETAIL
SCALE: N.T.S.

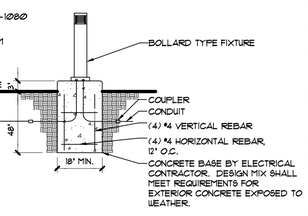


4 PROPERTY GUARD RAIL ELEVATION
SCALE: 1/4"=1'-0"

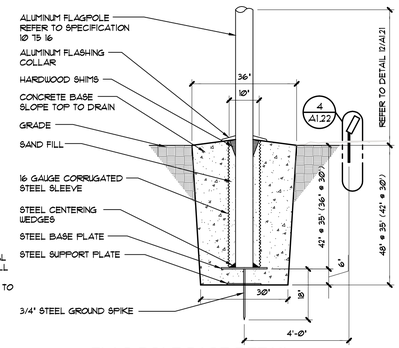
16 PROPERTY GUARD RAIL PLAN
SCALE: 1/4"=1'-0"



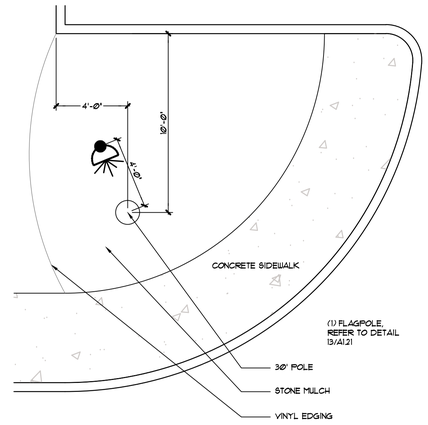
15 DETAIL - TYPICAL BIKE RACK
SCALE: NONE



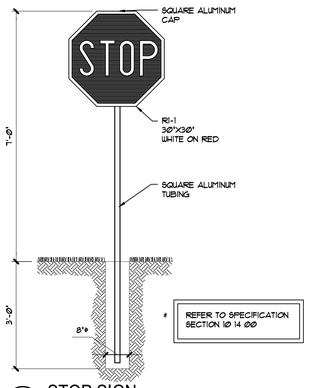
14 ILLUMINATED BOLLARD AT MAIN ENTRY
SCALE: N.T.S.



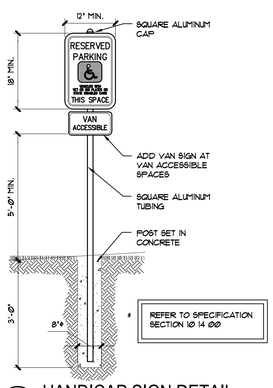
13 FLAG POLE BASE DETAIL
SCALE: N.T.S.



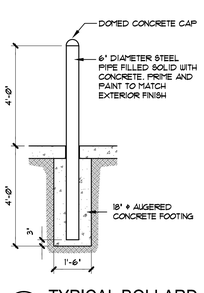
12 FLAG POLE LAYOUT
SCALE: 1/4"=1'-0"



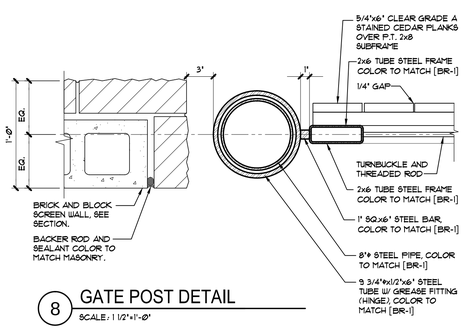
11 STOP SIGN
SCALE: N.T.S. C1-SD-001



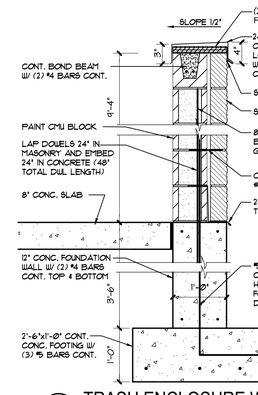
10 HANDICAP SIGN DETAIL
SCALE: N.T.S. C1-SD-002



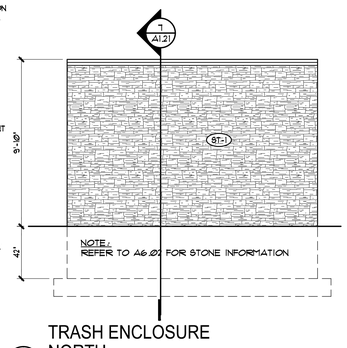
9 TYPICAL BOLLARD
SCALE: N.T.S.



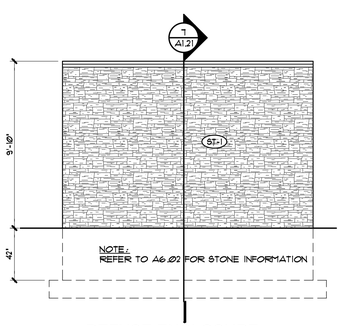
8 GATE POST DETAIL
SCALE: 1 1/2"=1'-0"



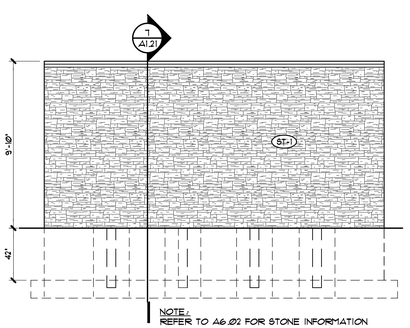
7 TRASH ENCLOSURE WALL
SCALE: 3/4"=1'-0"



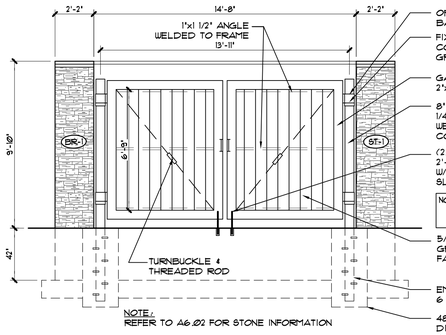
6 TRASH ENCLOSURE NORTH
SCALE: 1/4"=1'-0"



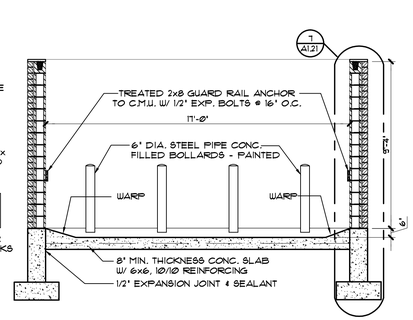
5 REFUSE ENCLOSURE SOUTH ELEVATION
SCALE: 1/4"=1'-0"



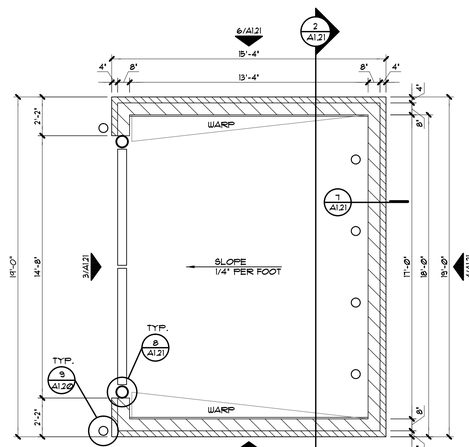
4 REFUSE ENCLOSURE - EAST ELEVATION
SCALE: 1/4"=1'-0"



3 REFUSE ENCLOSURE - WEST ELEVATION
SCALE: 1/4"=1'-0"



2 SECTION THRU REFUSE ENCLOSURE
SCALE: 1/4"=1'-0"



1 REFUSE/RECYCLING ENCLOSURE PLAN
SCALE: 1/4"=1'-0"

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
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PROJECT:	201709
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DATE:	
SCALE:	AS NOTED
Site Plan Submittal	03/06/2018

CASE NO.

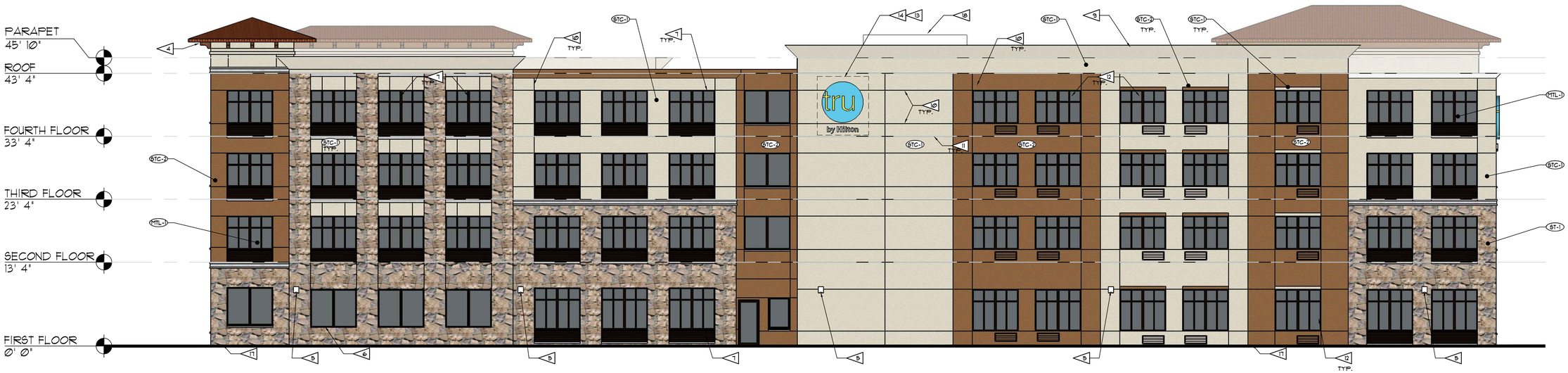
SITE DETAILS

A1.21

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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

AUSTIN STONE AZURE 2,963 SF 31.2%
DRYVIT CRAFT PAPER SW 6125 1394 SF 14.7%
MANUFACTURER: DRYVIT 1,934 SF 20.4%
WINDOW 3,208 SF 33.7%



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

AUSTIN STONE AZURE 1,584 SF 17.1%
DRYVIT CRAFT PAPER SW 6125 1689 SF 18.2%
MANUFACTURER: DRYVIT 2,863 SF 31.4%
WINDOW 3,082 SF 33.3%

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PROJECT: 201709
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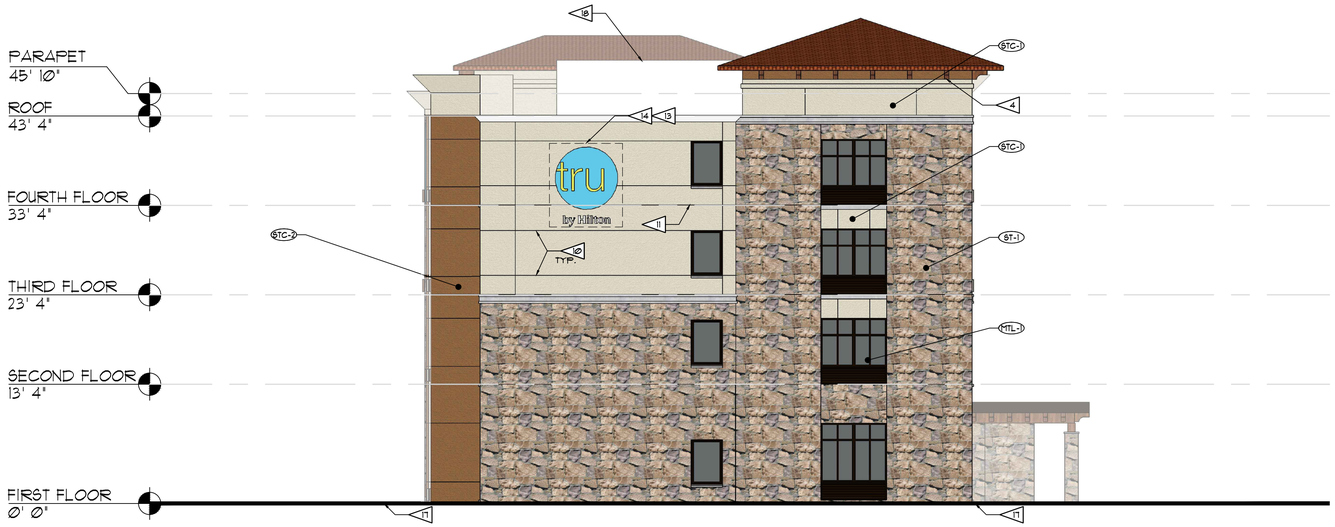
SCALE: AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

ELEVATION

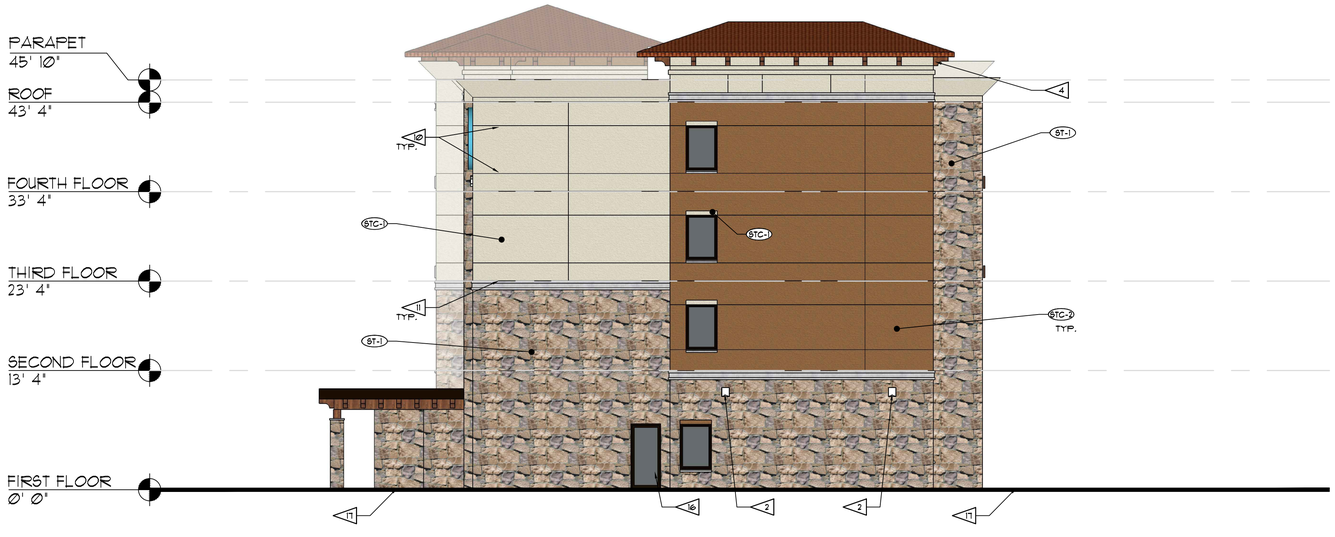
A6.01



2 WEST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,466 SF 52.7%	DRYVIT CRAFT PAPER SW 6125 301 SF 10.8%
MANUFACTURER: DRYVIT 700 SF 25.4%	WINDOW 305 SF 11.1%

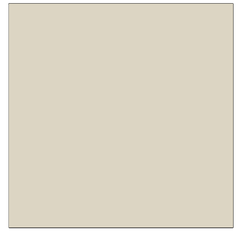


1 EAST ELEVATION

1/8"=1'-0"

AUSTIN STONE AZURE 1,094 SF 38.6%	DRYVIT CRAFT PAPER SW 6125 923 SF 32.6%
MANUFACTURER: DRYVIT 720 SF 25.4%	WINDOW 98 SF 3.4%

MANUFACTURER: NEVILSTONE: AUSTIN STONE
COLOR: AZURE



MANUFACTURER: DRYVIT
COLOR: TAPESTRY BEIGE BM OC-32

MANUFACTURER: DRYVIT
COLOR: CRAFT PAPER SW 6125

MANUFACTURER: FIRESTONE BUILDING PRODUCTS
COLOR: DARK BRONZE

MATERIAL DESCRIPTION
STONE-01: ST-1 MANUFACTURER: NEVILSTONE: AUSTIN STONE COLOR: AZURE
STUCCO-02: STC-1 MANUFACTURER: DRYVIT COLOR: TAPESTRY BEIGE BM OC-32
STUCCO-01: STC-2 MANUFACTURER: DRYVIT COLOR: CRAFT PAPER SW 6125
METAL-01: MTL-1 MANUFACTURER: FIRESTONE BUILDING PRODUCTS COLOR: DARK BRONZE

EXTERIOR ELEVATION KEY NOTES

1. EXTERIOR WALL-MOUNTED UPLIGHTS - SOUTH ELEVATIONS ONLY. MOUNTED 2' ABOVE FINISHED FLOOR
2. EXTERIOR WALL-MOUNTED AREA LIGHTING. MOUNTED A 11'-0" ABOVE FINISHED FLOOR.
3. HORIZONTAL LED STRIP LIGHTING. RECESSED LED STRIP LIGHT INTO PRE-FORMED ALUMINUM TROUGH - DASHED LINE REPRESENTS ROUTING / EXTENT.
4. DECORATIVE MOUNTED WOOD
5. EXTERIOR WALL-MOUNTED SECURITY WALL PACK LIGHTS. MOUNTED AT 8'-8" A.F.F. TO TOP OF FIXTURE.
6. SPANDREL GLASS WITHIN WINDOW TYPE.
7. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM WITH INTEGRAL PRE-FINISHED ALUMINUM PTAC LOUVER (TYPICAL).
8. PRE-FINISHED STEEL (OR ALUMINUM) FASCIA
9. PRE-FINISHED STEEL (OR ALUMINUM) COPING
10. 3/4" DEEP V-JOINT IN E.I.F.S. (V.J.)
11. E.I.F.S. CONTROL JOIN (C.J.) TYPICAL AT HORIZONTAL FLOOR LINES.
12. FIXED ALUMINUM GUESTROOM WINDOW SYSTEM.
13. 3/4" PLYWOOD BEHIND FINISH MATERIAL AT SIGN FIELD (AREA SHOWN DASHED, V.I.F.) OWNER WILL PROVIDE SIGN TEMPLATE.
14. INTERNALLY-ILLUMINATED BUILDING SIGNAGE. BUILDING SIGN TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. CONTRACTOR TO PROVIDE POWER TO J-BOX.
15. SLIDING GLASS ENTRY DOOR.
16. ALUMINUM STOREFRONT WINDOW AND DOOR SYSTEM.
17. APPROXIMATE LINE OF GRADE. REFER TO CIVIL DRAWINGS.
18. ROOFTOP SCREEN

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tru by HILTON

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ROCKWALL, TEXAS 75032

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Site Plan Submittal 09/06/2018

CASE NO.

ELEVATION

A6.02

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

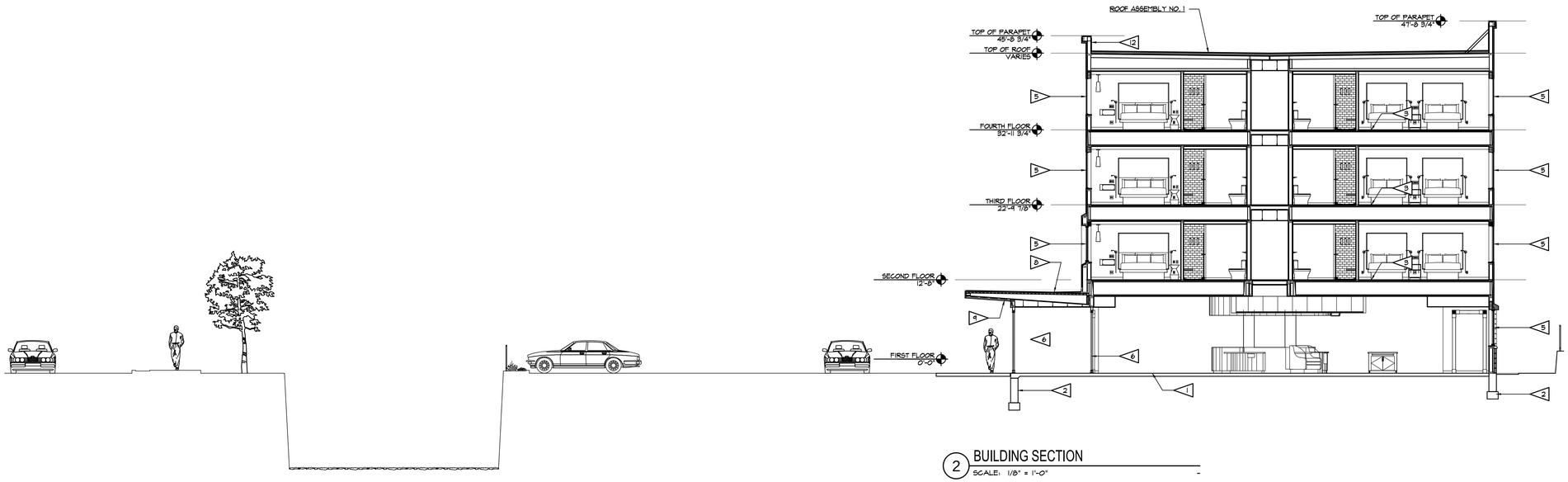
ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.

GENERAL NOTES:

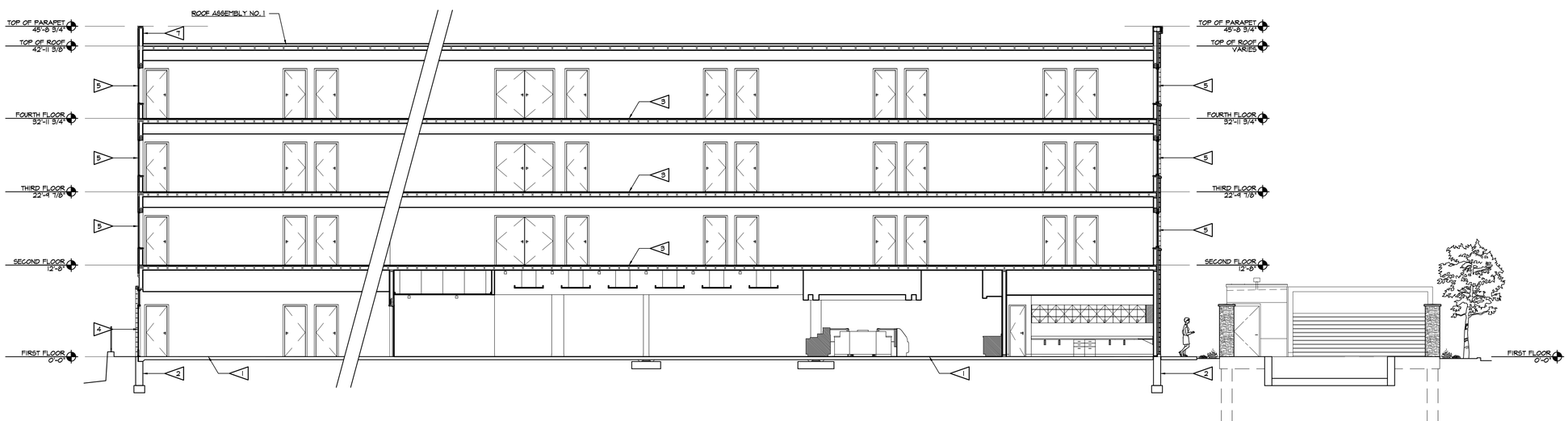
1. REFER TO EXTERIOR ELEVATIONS SHEETS A6.01 THROUGH A6.03 FOR ADDITIONAL DETAIL CALLOUTS NOT IDENTIFIED HEREIN.
2. REFER TO WALL SECTIONS SHEETS A7.11 THOUGH A7.15 FOR ADDITIONAL INFORMATION AND DETAILS NOT SPECIFICALLY IDENTIFIED.

KEY NOTES

1. FLOOR CONSTRUCTION (FIRST FLOOR): 5" CONCRETE SLAB-ON-GRADE WITH 6 x 6 - W2.1 x W2.1 WWF (OR FIBER MESH) ON 6" FREELY DRAINING SUB-BASE WITH 10 MIL VAPOR BARRIER - REFER TO STRUCTURAL DRAWINGS.
2. CONCRETE FOUNDATION WALL AND SPREAD FOOTING, REFER TO STRUCTURAL DRAWINGS.
3. FLOOR CONSTRUCTION (UPPER FLOORS TYP.): 1-1/4" GYPCRETE TOPPING ON 3/4" APA RATED SHEATHING WOOD FLOOR JOISTS. - REFER TO STRUCTURAL DRAWINGS.
4. PRE-FINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH THERMALLY-BROKEN FRAME AND INSULATED GLAZING. REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 41 13
5. PRE-FINISHED FIXED ALUMINUM WINDOW SYSTEM (AT GUESTROOMS). REFER TO DRAWING SHEET A8.01 & A8.02 AND SPECIFICATION SECTION 08 51 13
6. SLIDING / BI-PARTING ALUMINUM DOORS. REFER TO SPECIFICATION SECTION 08 42 29.
7. RUN ROOF MEMBRANE UP AND OVER BACKSIDE OF PARAPET WALL, OVER GYPSUM ROOF PROTECTION BOARD.
8. ENTRY CANOPY - REFER TO ROOF PLAN A2.02 FOR ADDITIONAL INFORMATION.
9. ALUMINUM COMPOSITE METAL (ACM) SOFFIT PANEL SYSTEM OVER 5/8" FIBER-FACED GYPSUM SOFFIT BOARD OVER G90 SUSPENDED CEILING SYSTEM WITH MONEL 400 HANGER WIRE. REFER TO SPECIFICATION SECTION 07 42 43.



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

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tru by HILTON

PROJECT:
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PROJECT:	201709
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Site Plan Submittal 09/06/2018

CASE NO.

BUILDING SECTIONS

A7.01

1 NORTHEAST PERSPECTIVE

2 NORTHWEST PERSPECTIVE

3 SOUTHEAST PERSPECTIVE

4 SOUTHWEST PERSPECTIVE

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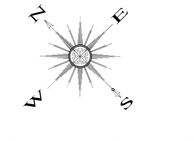
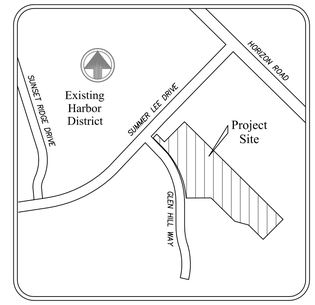
CASE NO.

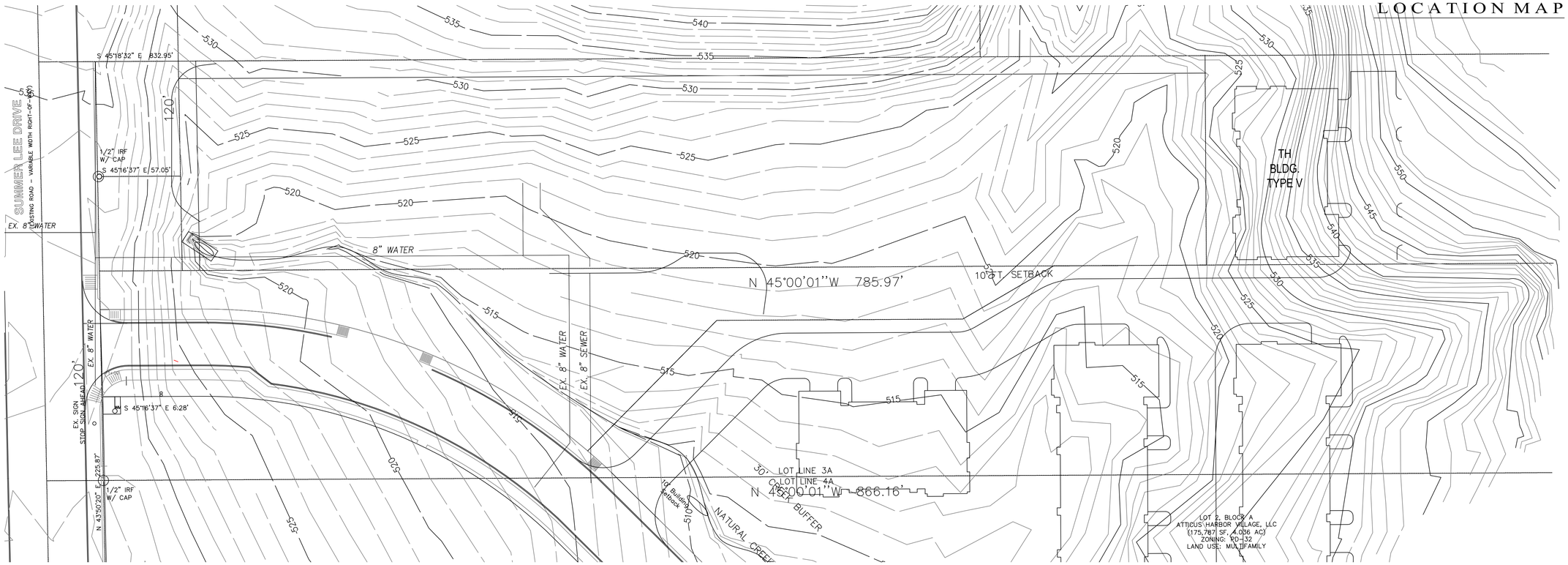
PERSPECTIVES

A6.03

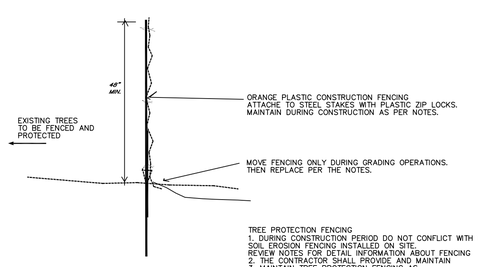




LOCATION MAP

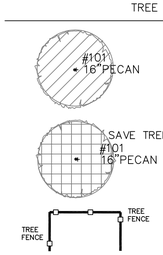


TREE SURVEY IS IN PROGRESS
ON SITE AT THIS TIME



1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

TREE PRESERVATION SYMBOLS



EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.

TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT TLA NO. 2113 ON 06/30/18

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TRU by HILTON
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CLIENT:
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PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	9/06/18
SCALE:	AS NOTED

Site Plan Submittal 06/15/2018

CASE NO.

TREESCAPE-PLAN

L1-02

PLANT MINIMUM CRITERIA STATEMENT

1. PLANTS ARE REQUIRED TO MEET MINIMUM SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK' PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, MAY 12, 204, AND RECOMMENDED BY THE TEXAS NURSERY & LANDSCAPE ASSOCIATION.

GRASS NOTES FOR BIDDING

1. BASE BID ALL SOD IS TO BE COMMON BERMUDA GRASS.
2. ADD ALTERNATE #1 GRASS ALL FOR A CHANGE TO ZOYZIA SUN AND SHADE TOLERANT GRASS. INSTALL BE SOIL AMENDMENT NOTES.
3. REMOVE ALL EXISTING GRASSES FROM SITE PRIOR TO INSTALLATION.

COLOR AS NOTED

1. BASE BID ALL COLOR BEDS TO INCLUDE (4) FOUR 4" POTS PER SQ FT. INSTALLED IN 6" PREPARED SOIL FOR FOR FLOWERING PLANTS.
2. INCLUDE COLOR STAR FERTILIZER.
3. BEDS TO BE RAISED 3-4" HIGH AND SLOPED TO DRAIN.
4. OPTIONS FOR COLOR ARE AS FOLLOWS.
   BASE BID,
   1. BEGONIA, GREEN WITH WHITE FLOWERS,
   OPTIONAL PLANT MATERIALS: PRINCE FOR OWNER REVIEW
   1. DWARF REILLA WHITE, 4" POTS. 2 PER SQ FOOT.
   2. MEXICAN FEATHER GRASS, 1 GAL., (1) ONE PER SQ FT.

SOIL AMENDMENT NOTES(LISTED FOR BASE BID)

INCLUDE SOIL NOTES BELOW AND LANDSCAPE SPECIFICATIONS ON SHEET L2-02

SOIL PREPARATION FOR GRASS AREAS ON SITE.
1. SPRAY ROUND UP TWO TIMES IN HEAT OVER 70 DEGREES OR MANUALLY REMOVE THE EXISTING BERMUDA GRASS, TWO WEEKS PRIOR TO SITE WORK AND IRRIGATION SYSTEM INSTALLATION FOR THE TOTAL SITE AREA. CONTINUE TO REVIEW AND REMOVE ALL BERMUDA GRASS AND WEEDS FROM THE SITE DURING CONSTRUCTION.
2. FINE GRADE SOIL AFTER SITE CLEAN UP PER THE APPROVED GRADING AND DRAINAGE PLANS FOR THE SITE. SW-2 CONTRACTOR HAS THE PLAN ON FILE, OR CALL FOR A PDF FILE.
3. REMOVE ALL DEBRIS FROM SITE. ROCKS AND TILES OVER 1" DIA. ALL EXTRA CONCRETE, FORM BOARDS.
4. HAND RAKE SOIL SMOOTH AND SHAPE BEDS AND EDGES OF BACK OF CURB PER LANDSCAPE ARCHITECTS DIRECTIONS. CALL TO SET UP MEETING PRIOR TO ACCEPTANCE OF THE FINAL GRADE.
5. AFTER IRRIGATION SYSTEM INSTALLATION, WATER SETTLE ALL TRENCHES AND RAKE SMOOTH FOR FINISHED GRADES FOR THE SITE.
6. INSTALL SOD SOD GRASS, ALLOWING FOR TIGHT JOINTS BETWEEN ALL SECTIONS OF SOD. DO NO LEAVE GAPS OR ADD AZALEA MIX IN ALL GAPS OVER 0.5" TO FILL IN AFTER SODDING IF GAPS REMAIN.
7. WATER AND ROLL THE SOD TWO TIMES.
8. IN BASE BID ALLOW FOR ONE (1) TIME MOWING AND EDGING PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 4" POTS AND 1 GALLON GROUND COVER BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 4" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 8" AND MIX WITH NATIVE SOIL.
3. INSTALL BEDDING PLANTS SETTING THE TOP OF BALLS, MINIMUM 0.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 3 GALLON AND 5 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 6" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 12" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 1.5" ABOVE SOIL GRADE.
4. MULCH 2" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 25 GALLON AND 65 GALLON SHRUB BEDS
1. SOIL AMENDMENTS, EXCAVATE BEDS OR ALLOW FOR 8" SOIL PREPARED BY LIVING EARTH TECHNOLOGY OR EQUAL.
2. TILL IN TO DEPTH OF 16" AND MIX WITH NATIVE SOIL.
3. INSTALL SHRUBS PLANTS SETTING THE TOP OF BALLS, MINIMUM 2.5" ABOVE SOIL GRADE.
4. MULCH 3" WITH FINE PINE BARK MULCH OR HARDWOOD MULCH.
5. IN BASE BID ALLOW FOR FINE PRUNING AS REQUIRED BY GENERAL CONTRACTOR PRIOR TO FINAL ACCEPTANCE.

SOIL PREPARATION FOR 100 GALLON AND LARGER TREES
1. SEE TREE PLANTING ON L4-2.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
5. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER. LOCATIONS TO CONFORM TO THE SITE AESTHETIC STANDARDS.
7. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES. SEE SPECIFICATIONS FOR OBSERVATION SCHEDULES
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER AREA IN A WEED-FREE, DEBRIS-FREE, AND BERMUDA-FREE CONDITION. ALL BERMUDA SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
9. PLANTING AREA SHALL SLOPE AWAY FROM BUILDINGS TOWARDS THE AREA DRAINS AT ADMINIMUM SLOPE.
10. FINISH GRADE SHALL BE 1" BELOW FINISH PAVING SURFACE IN ADJACENT LAWN AREA AND 2" IN SHRUB AREAS. SOME SOIL EXCAVATION MAY BE REQUIRED TO ACCOMPLISH FINISH GRADE. (SEE SOIL PREPARATION SPECIFICATIONS.)
11. CROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL.
12. TREE STAKING AND GUYING METHODS, TO CONFORM TO SITE AESTHETIC STANDARDS.
RESPONSIBLE FOR THE TREE'S STABILITY FOR THE DURATION OF THE MAINTENANCE PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPAN SHOWN ON PLANT LIST AND SHALL RECEIVE A 2" LAYER OF LAYER OF MULCH.
14. ALL GROUND COVERS TO BE HELD BACK 12" FROM EDGE OF SHRUB PLANTING AREAS AND 6" FROM EDGE OF PAVING. ALL PLANTING BEDS TO BE DIVIDED FROM SOD WITH STEEL EDGING, TYPICAL.
15. SEASONAL COLOR WILL BE SELECTED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION TIME. SELECT COLOR FOR EACH SEASON TO FOLLOW.
16. ALL TREES SHALL BE LOCATED A MINIMUM OF 5' FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE SITE AESTHETIC STANDARDS. IF CONFLICTS THEN CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR LIABILITY TO RELOCATE THE MATERIALS.
17. SLOPES GREATER THAN 3:1 HAVE PLANTING INSTALLED UNTIL ALL GULLIES TO RUTS HAVE BEEN FILLED IN WITH CONSENT OF LANDSCAPE ARCHITECT.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- 10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PEST OR PLANT DISEASE. IT IS THE CONTRACTORS OBLIGATION TO WARRANTY ALL PLANT MATERIAL FOR 365 DAYS FROM FINAL COMPLETION DATE.
20. STEEL EDGING SEE NOTES THIS SHEET.

NOTE
1. STEEL EDGING IS REQUIRED TO BE INSTALLED SO THAT THE HEIGHT OF THE STEEL EDGING IS NO GREATER THAN THE HEIGHT OF ADJACENT FRESHLY MOWED GRASS. (EDGING IS NOT INTENDED TO BE A VISUAL COMPONENT OF THE LANDSCAPE NOR TO HOLD BACK PLANTING BEDS BUT TO SEPARATE LAWN AREAS FROM PLATING BEDS FOR THE PURPOSE OF PREVENTING, E.G. BY REGULAR WEEDEATER TRIMMING, GRASS FROM ENTERING THE PLANTING BED.) AS A RULE OF THUMB, EDGING SHOULD BE INSTALLED PRIOR TO SODDING AT A HEIGHT NO GREATER THAN TWO INCHES (2") ABOVE FINISHED UNSODDED GRADE.

LANDSCAPE IRRIGATION WARRANTEE

1. LANDSCAPE CONTRACTOR SHALL WARRANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF THE COMPLETED WORK.
2. IRRIGATION SYSTEM SHALL BE WARRANTED FOR ONE YEAR PARTS AND LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPORATIVE (ET) WEATHER BASED CONTOLLERS ANS SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR.

CITY OF ROCKWALL MAINTENANCE NOTE;

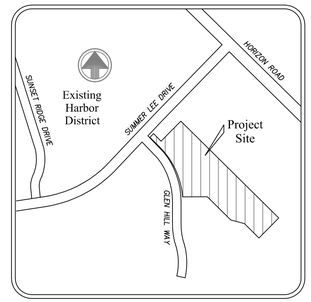
MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED O AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

ROOT BARRIERS AT UTILITIES AND PAVING EDGES

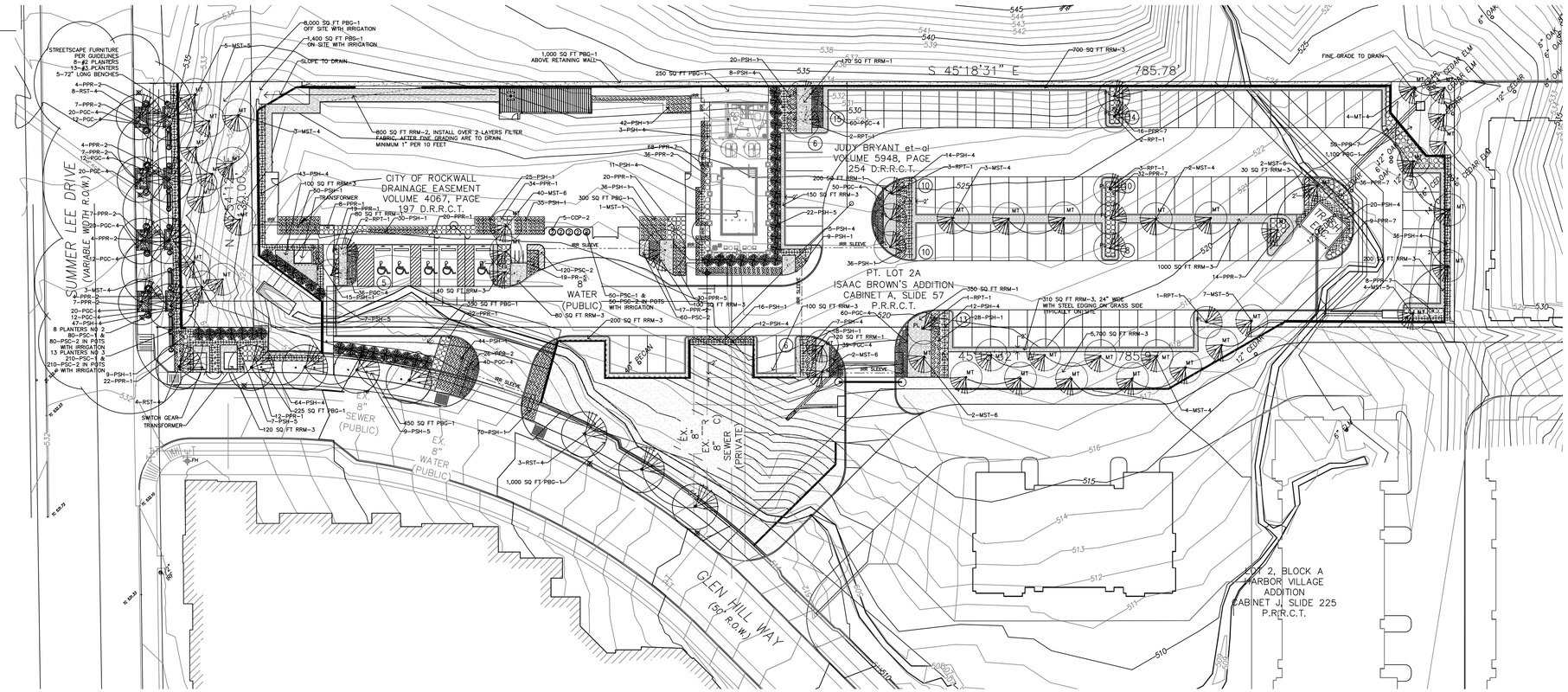
1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE IN SIDE OF PAVING OR UTILITY, INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP. BARRIER TO EXTEND 1' ABOVE GRADE.

30 15 0 30 60

1" = 30'



LOCATION MAP



THE HARBOR PLANT SYMBOLS

- 4.0" CALIPER — REQUIRED STREETSCAPE TREES
- PL 3.0" CALIPER — REQUIRED PARKING LOT TREES
- MT 4.0" CALIPER / MT 6.0" CALIPER — MITIGATION SITE CANOPY TREES
- 4.0" CALIPER — MITIGATION SITE ORNAMENTAL TREE
- 5'-6" — LARGE SCREENING SHRUB
- EVERGREEN SHRUBS
- EVERGREEN FLOWERING SHRUBS
- COLORFUL FLOWERING SHRUBS
- EVERGREEN SHRUBS
- PERENNIALS
- VINES, WIRE TO WALL OR FENCE
- SEASONAL COLOR BEDS, 8" DEEP MIRACLE GROW SOIL
- RIVER ROCK MULCH — SEE PLANT LIST LEGEND FOR KEY
- DECOMPOSED GRANITE — SEE PLANT LIST LEGEND FOR KEY
- BERMUDA GRASS, SOLID SOD, SEE GRASS NOTES

LANDSCAPE PLAN LEGEND

- QUANTITY / SYMBOL KEY TO PLANT LIST (e.g. 1-PGC-1)
- IRR SLEEVE — IRRIGATION SLEEVE: IRRIGATION WATER SUPPLY 4", WIRES 2" OR AS NOTED ON PLAN

TREE PRESERVATION NOTES

SEE TREE SURVEY CHART ON L1-01 SITE TREE SURVEY CHART DATA AND L2-01 FOR TREE PROTECTION FENCING DETAILS.
THE SUMMARY OF THE CHART OUTLINES EACH TREE AND CALIPER SIZE AND TYPE TO BE REMOVED FROM THE SITE OR PROTECTED AS OFF SITE TREES.

THE TREE REMOVAL PERMIT IS REQUIRED FOR THE PROTECTED TREE CALIPER TOTAL OF 302 INCHES OF TREES TO BE REMOVED FROM SITE.

THE LANDSCAPE PLAN L2-01 ILLUSTRATES INSTALLING THE MITIGATION SITE TREES LISTED IN THE HARBOR SELECTED PLANT LIST. THE TOTAL FOR EACH TREE IS LISTED IN THE PLANT LIST AND ON L2-01 AND THE CALIPER INCHES MITIGATED BY THE TREES IS CALCULATED ON THE TREE SURVEY CHART ON L1-01. THE MITIGATION TREES SHOWN ON THE LANDSCAPE PLAN MEET THE REQUIRED MITIGATION OF 302 CALIPER INCHES ON THE MARRIOTT HOTEL SITE.

THE HARBOR SELECTED PLANT LIST

NOTE: NOT ALL OF PLANTS LISTED ARE USED ON THE PLANTING PLAN

		BOTANICAL NAME	SIZE
REQUIRED STREETSCAPE TREES:			
RST-1	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	200 GAL. 8.0"-8.5" CALIPER, SINGLE TRUNK
RST-2	LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK
RST-3	BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
RST-4	CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
REQUIRED MITIGATION TREES			
RPT-1	CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 4 FEET
RPT-2	NEXT GENERATION	CHILOPSIS LINEARIS	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 2 FEET
RPT-3	LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 3.0"-3.5" CAL. SINGLE TRUNK TO 3 FEET
RPT-4	YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA	65 GAL. 3.0"-3.5" CAL. MULTI TRUNK
QUANTITY MITIGATION TREES ON SITE			
1	MST-1 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 6.0"-6.5" CAL. SINGLE TRUNK
0	MST-2 LIVE OAK, SINGLE TRUNK	QUERCUS VIRGINIANA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-3 OCTOBER GLORY MAPLE	ACER RUBRUM, OCTOBER GLORY	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
15	MST-4 BALD CYPRESS	TAXODIUM DISTICHUM	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
14	MST-5 CEDAR ELM	ULMAS CRASSIFOLIA	100 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
4	MST-6 CREPEMYRTLE NATCHEZ WHITE	LAGERSTROMIA INDICA, (W) WHITE	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-7 DESERT WILLOW	CHILOPSIS LINEARIS	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-8 LITTLE GEM MAGNOLIA	MAGNOLIA LITTLE GEM	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK
0	MST-9 YAUPON HOLLY , MULTI TRUNK	ILEX VOMITORIA, TREE FORM	65 GAL. 4.0"-4.5" CAL. MULTI TRUNK, FULL HEAD
0	MST-10 SAVANNAH HOLLY, TREE FORM	ILEX ATTENUATA 'SAVANNAH'	65 GAL. 4.0"-4.5" CAL. SINGLE TRUNK, FULL HEAD
TOTAL 34			

	COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS, HEDGES			
PSH-1	DWARF YAUPON HOLLY	ILEX VOMITORIA, NANA	3 GAL.
PSH-2	INDIAN HAWTHORN, PINK	RAPHELOPSIS INDICA	3 GAL. (W) WHITE (P) PINK
PSH-3	SOFT LEAF YUCCA, GREEN	YECCA RECURVIFOLIA	3 GAL.
PSH-4	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	3 GAL.
PSH-5	NELLIE R. STEVENS	LEX OPACA, N.STEVENS	25 GAL.
PSH-6	TEXAS MOUNTAIN LAUREL	DERMTOPHILUM SECUNDIFLORUM	25 GAL. PURPLE
GROUND COVERS			
PGC-1	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POTS
PGC-2	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI	4" POTS, ADD ALTERNATE #LA1 1 GAL.
PGC-3	MOSS VERBENA CHERRY	VERBENA TENUISECTA	4" POTS
PGC-4	MEXICAN FEATHER GRASS	STIPA TENUISSIMA "PONYTAIL"	1 GAL ADD ALTERNATE #LA2 3 GAL.
PERENNIALS			
PPR-1	TEXAS RED YUCCA	HESPERALOE PARWFOLIA	3 GAL OR BB WITH SPIKE
PPR-2	CHERRY SAGE	SALVIA GREGGII	3 GAL (R) RED, (C) CORAL
PPR-3	DAYLILIES EVERGREEN	HEMEROCALLIS, YELLOW	1 GAL.
PPR-4	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES	1 GAL.
PPR-5	LANTANA TRAILING, PURPLE	LANTANA MONTEVIDENSIS	1 GAL.(P) PURPLE
PPR-6	LANTANA TRAILING, WHITE	LANTANA MONTEVIDENSIS	1 GAL.(W) WHITE
PPR-7	PURPLE MUHLY GRASS	MUHLY FILIPES	1 GAL.

	COMMON NAME	BOTANICAL NAME	SIZE
VINES			
PVN-1	CLEMATIS, WHITE	CLEMATIS, MONTANA, WHITE	1 GAL.ON STAKE
PVN-2	CLEMATIS, DEEP VIOLET	CLEMATIS, JACKMANII, QUEEN, DEEP VIOLET	1 GAL.ON STAKE
PVN-3	ORIGG VINE	GUINONIA CAPREOLATA	1 GAL.ON STAKE
PVN-4	CONFEDERATE JASMINE	MELETTIA PENTASTYLA	1 GAL.ON STAKE
PVN-5	FICUS VINE	FICUS POMILA	1 GAL.ON STAKE
SEASONAL COLOR NOTES FOR PLANTING THIS SHEET			
PSC-1	SPRING SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
PSC-2	SEASONAL COLOR	TO BE SELECTED AT TIME OF PLANTING	4" POTS
GRASS			
PBG-1	TIF BERMUDA GRASS	BERMUDA SPECIES, 419 TIFF	SOLID SOD
ROCK MULCH BEDS			
RRM-1	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 3"-4" RIVER ROCKS		
RRM-2	ROUND RIVER ROCK, MULTI COLOR FULL COLOR RANGES, 1"-2" RIVER ROCKS		
RRM-3	DECOMPOSED GRANITE, LARGEST 0.6" LESS FINES. INSTALL COMPACTED		
CERAMIC PLANTERS			
CP-1	30" WIDE, 30" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-2	36" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		
CP-3	24" WIDE 24" HIGH , ROUND, SELECTED AT SOUTHWEST NURSERY BY LANDSCAPE ARCHITECT.		

THE HARBOR FREEWAY FRONTAGE DISTRICT CRITERIA

SHORELINE TRAIL
STREETSCAPE "A" MIX OF TREES, STREET LIGHT POLES @ 60 FEET SPACING

24' PUBLIC ROAD
STREETSCAPE "C" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

LAKESHORE TRAIL
STREETSCAPE "E" LIVE TREES SPACED @ 52 FEET, STREET LIGHT POLES @ 52 FEET SPACING

INTERSTATE HIGHWAY 30 EDGE
STREETSCAPE MIX OF TREES

PARKING LOT TREES 1 PER 8 PARKING SPACES, 108 SPACES REQUIRES 14 TREES

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PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MCNEILL HOTEL COMPANY
1661 INTERNATIONAL BLVD. STE 103
GERMANTOWN, TENNESSEE 38138

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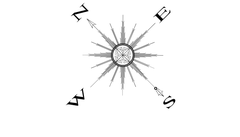
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	9/06/18
SCALE:	AS NOTED

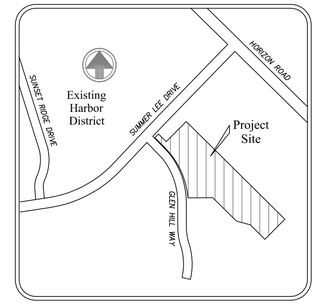
Site Plan Submittal 09/06/2018

CASE NO.

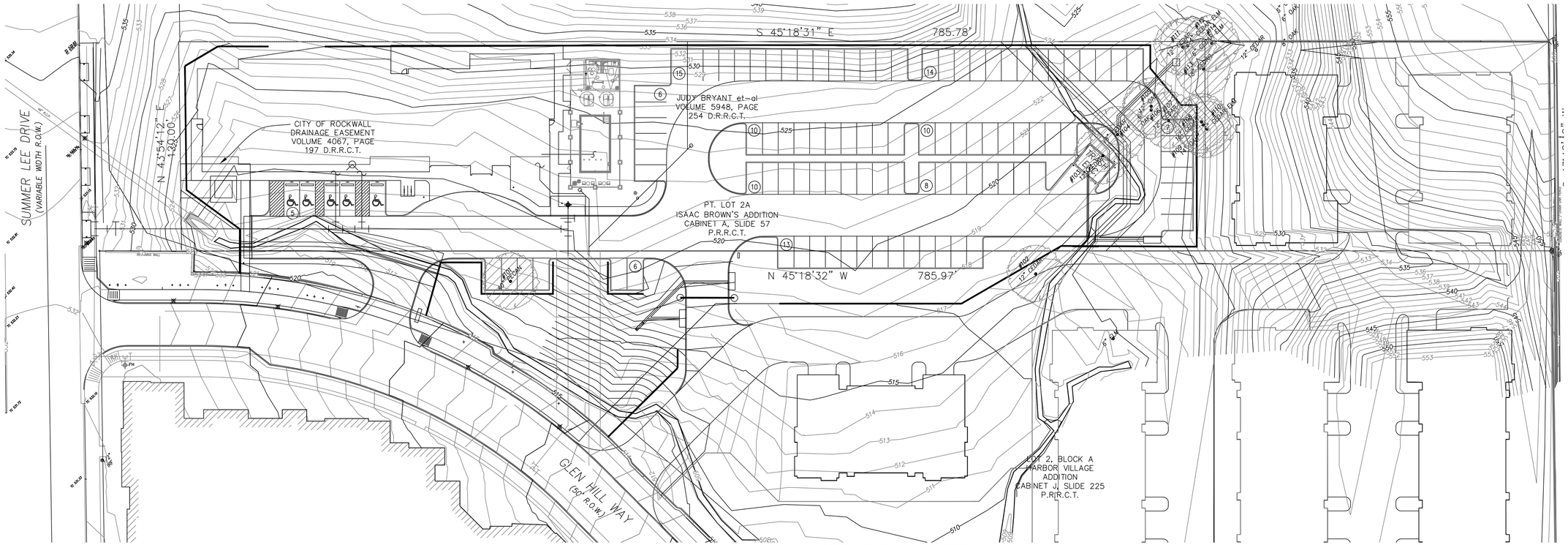
LANDSCAPE-PLAN

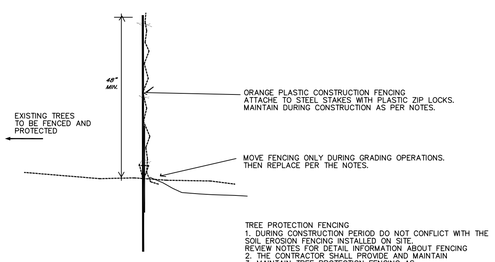
L1-01





LOCATION MAP





1 TREE PROTECTION FENCE DETAIL
NOT TO SCALE

HARBOR TRU HILTON HOTEL **8/18/2018**

TREE SURVE DATE PROVIDED BY OTHERS

TREE NO	TYPE TYPE	TOTAL CALIPER	PROTECTED TREES CALIPER	PROTECTED FEATURE TREES	MITIGATION CALCUATION	REPLACEMENT INCHES REQUIRED
101	PECAN	40	40	YES	2 TIMES	80
102	RED CEDAR	12	12		0.5 TIMES	6
103	RED CEDAR	12	12		0.5 TIMES	6
104	RED CEDAR	8	8		1 TIMES	8
105	LIVE OAK	12	12		0.5 TIMES	6
106	LIVE OAK	6	6		1 TIMES	6
107	RED CEDAR	12	12		0.5 TIMES	6
108	RED CEDAR	16	16		0.5 TIMES	8
109	LIVE OAK	14	14		1 TIMES	14
110	CEDAR ELM	6	6		1 TIMES	3
111	RED CEDAR	12	12		0.5 TIMES	6
112	RED CEDAR	14	14		0.5 TIMES	7
113	RED CEDAR	18	18		0.5 TIMES	9
114	CEDAR ELM	6	6		1 TIMES	6
	TOTAL CALIPER INCHES	188				
	TOTAL PROTECTES INCHES		188			
	TOTAL REPLACEMENT CALIPER INCHES REQUIRED					171
	PRESERVATION CREDITS		NO TREES SAVED ON SITE			0

REPLACEMENT TREES TO BE INSTALLED PER LANDSCAPE PLAN

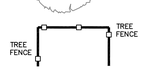
QUANTITY		CALIPER	TOTAL INCHES
1	LIVE OAK	6	6
0	LIVE OAK	4	0
0	OCTOBER GLORY	4	0
15	BALD CYPRESS	4	60
14	CEDAR ELM	4	56
4	CREPEMYRTLE	4	16
0	LITTLE GEM MAGNOLIA	4	0
0	YAUPON HOLLY	4	0
0	SAVANNAH HOLLY	4	0
TOTAL REPLACEMENT CALIPER INCHES PROVIDED ON THE PLAN			138 81%
TOTAL REPLACEMENT CALIPER INCHES REQUIRED FOR TREE FUND			33 19%

PURCHASE CREDITS REQUIRED
PAYMENT TO BE MADE TO CITY OF ROCKWALL TREE FUND 200.00 PER INCH $ 6,600.00

TREE PRESERVATION SYMBOLS

EXISTING SITE TREES NOTED TO BE REMOVED AND MITIGATED ON THE SITE, IF PROTECTED TREES.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
CITY PERMIT REQUIRED FOR ANY TREE REMOVAL.

EXISTING SITE TREES TO REMAIN ON THE SITE, IF PROTECTED TREES OR NOT FOR HOME SITE.
SEE NOTES THIS SHEET L1-02 FOR CHARTS
TREE TO BE PROTECTED AS PER PLAN. WITH FENCING AND SIGNAGE.



TREE PROTECTIVE FENCING SEE DETAIL 1, L1-01
SEE PLAN FOR LOCATION. INSTALL AT DRIP LINES OF THE TREES
ALSO INSTALL ON ALL TREES WITHIN 50 FEET OF CONSTRUCTION ZONE.

TREE MITIGATION NOTES

1. SEE CHART ON THIS SHEET NOTING, TREE NUMBER, TYPE AND CALIPER.
2. EACH TREE IS RATED BY SIZE AND REQUIRED MITIGATION REQUIRED PER TREE IN INCHES.
3. THE TREES ARE SHOWN ON THE LANDSCAPE PLANTING PLAN AS MST IN EACH SYMBOL AND NOTED BY TYPE AND CALIPER TO BE INSTALLED IN THE PLANT LIST.
4. THE TOTAL MITIGATION TREES ARE SHOWN AND THE AMOUNT CALCULATED FOR THE ROCKWALL TREE FUND IS SHOWN.

GBA
architecture | design
7780 ELMWOOD AVE. STE. 204
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru
by HILTON

T.H.Pritchett / Associates
LANDSCAPE ARCHITECTS
1216 CAMINO LAGO
IRVING, TEXAS 75039
214-697-2580
tom@landdesignplan.com

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T.H. PRITCHETT ON 10.5.18
NO. 21174 ON 08/30/18

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KIMBROUGH ROAD, SUITE 103
7248 KIMBROUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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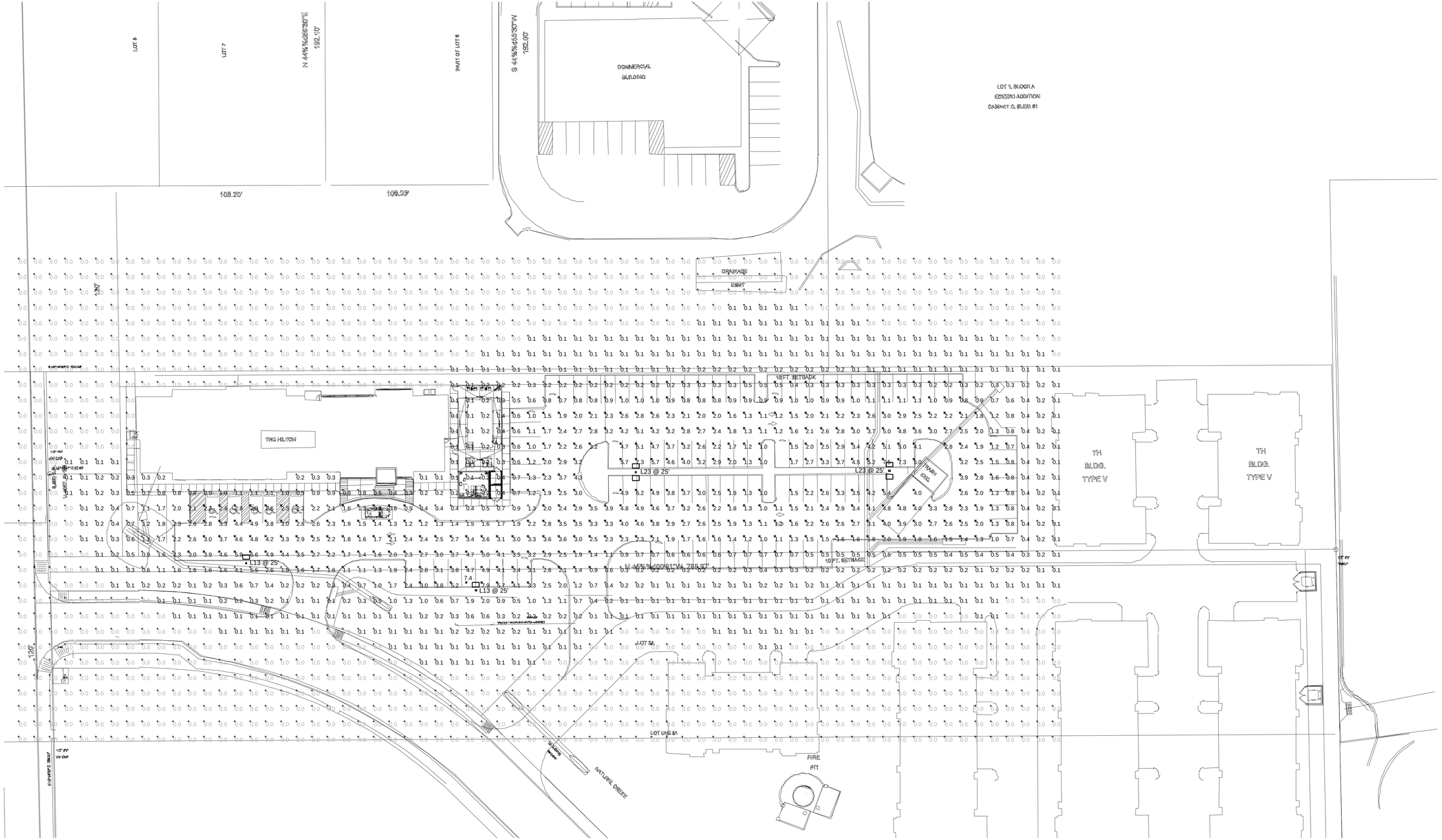
PROJECT:	201709
DRAWN BY:	T.H.P.
DATE:	8/18/18
SCALE:	AS NOTED
Site Plan Submittal	08/18/2018

CASE NO.

TREESCAPE-PLAN

L1-02



SITE PLAN - PHOTOMETRIC

SCALE: 1" = 30'

30' 0 30' 60'

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L13	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	279
	L23	2	EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)	GLEON-AF-05-LED-E1-SL3-7050	GALLEON AREA AND ROADWAY LUMINAIRE (5) 70 CRI, 5000K	80	372	0.8	558

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	7.9 fc	0.2 fc	39.5:1	12.0:1

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

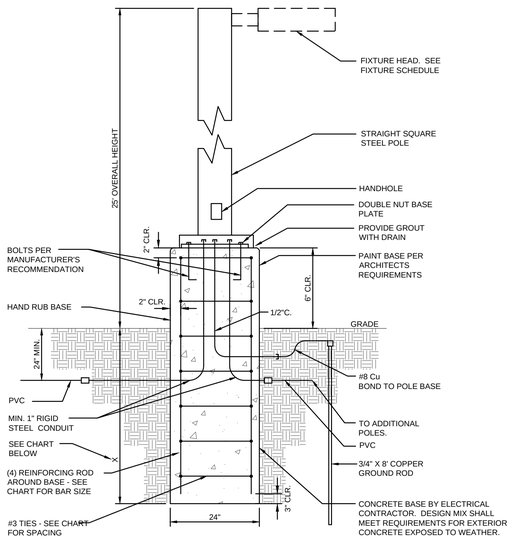
SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP1

2018 © EXCEL ENGINEERING, INC.

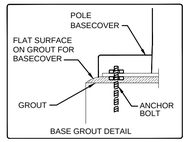


NOTES:
A DRILLED 2'-0" DIA. HOLE SHALL BE USED AS THE FORM FOR THE CONCRETE BASE IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL.

BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL.

DESIGN BASED ON IBC-2009: 100 MPH WIND SPEED, EXPOXURE C, 150 PSF/FT LATERAL SOIL PRESSURE, OCCUPANCY CATEGORY II, IMPORTANCE FACTOR 1.0.

POLE HEIGHT	X	REBAR SIZE	#3 TIE SPACING
10'-0" - 20'-0"	73" (INCHES)	#5	10"
21'-0" - 35'-0"	103" (INCHES)	#5	10"
36'-0" - 45'-0"	120" (INCHES)	#6	12"
46'-0" - 50'-0"	130" (INCHES)	#6	12"



LIGHT POLE DETAIL

NO SCALE

"L13" & "L23"

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.6	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	1.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,116	11,951	17,833	23,563	29,195	34,937	41,317	46,814	52,221	57,817
	3000K Lumens	5,414	10,579	15,786	20,858	25,843	30,926	36,574	41,440	46,226	51,180
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,493	12,688	18,932	25,015	30,994	37,090	43,863	49,699	55,439	61,380
	3000K Lumens	5,748	11,231	16,759	22,143	27,436	32,832	38,828	43,994	49,075	54,334
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,234	12,181	18,176	24,017	29,756	35,609	42,111	47,715	53,225	58,930
	3000K Lumens	5,518	10,783	16,089	21,260	26,340	31,521	37,277	42,237	47,115	52,165
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,372	12,453	18,580	24,550	30,418	36,400	43,048	48,776	54,409	60,239
	3000K Lumens	5,640	11,023	16,447	21,732	26,926	32,221	38,106	43,177	48,163	53,324
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,270	12,252	18,282	24,156	29,929	35,815	42,356	47,992	53,534	59,271
	3000K Lumens	5,550	10,845	16,183	21,383	26,493	31,703	37,494	42,483	47,388	52,467
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,189	12,094	18,045	23,844	29,543	35,352	41,809	47,372	52,843	58,506
	3000K Lumens	5,479	10,706	15,973	21,107	26,151	31,294	37,009	41,934	46,777	51,790
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,105	11,931	17,803	23,522	29,144	34,877	41,245	46,734	52,130	57,717
	3000K Lumens	5,404	10,561	15,755	20,822	25,798	30,873	36,510	41,369	46,145	51,091
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,233	12,180	18,174	24,013	29,753	35,604	42,106	47,708	53,218	58,921
	3000K Lumens	5,517	10,782	16,088	21,256	26,337	31,517	37,272	42,231	47,109	52,157
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	5,922	11,572	17,268	22,816	28,269	33,829	40,006	45,330	50,566	55,984
	3000K Lumens	5,242	10,244	15,286	20,197	25,024	29,945	35,413	40,126	44,761	49,557
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SLL/SLR	4000K/5000K Lumens	6,429	12,563	18,746	24,768	30,688	36,723	43,429	49,208	54,891	60,775
	3000K Lumens	5,691	11,121	16,594	21,925	27,165	32,507	38,443	43,559	48,590	53,798
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,547	12,794	19,090	25,224	31,253	37,400	44,228	50,114	55,902	61,893
	3000K Lumens	5,795	11,325	16,898	22,328	27,665	33,106	39,151	44,361	49,484	54,788
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,564	12,828	19,141	25,291	31,336	37,499	44,347	50,248	56,051	62,058
	3000K Lumens	5,810	11,355	16,944	22,388	27,739	33,194	39,256	44,480	49,616	54,934
	BUG Rating	B3-U0-G2	B4-U0-G2	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
RW	4000K/5000K Lumens	5,478	10,703	15,970	21,102	26,145	31,286	37,001	41,924	46,765	51,777
	3000K Lumens	4,849	9,474	14,137	18,679	23,144	27,694	32,753	37,111	41,396	45,833
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
AFL	4000K/5000K Lumens	6,371	12,449	18,576	24,544	30,411	36,392	43,037	48,764	54,396	60,225
	3000K Lumens	5,640	11,020	16,443	21,726	26,920	32,214	38,096	43,166	48,151	53,311
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	4000K/5000K Lumens	6,394	12,494	18,644	24,634	30,521	36,524	43,194	48,942	54,593	60,444
	3000K Lumens	5,660	11,060	16,504	21,806	27,017	32,331	38,235	43,323	48,326	53,505
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"L13" & "L23"

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

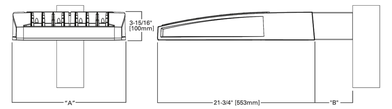
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



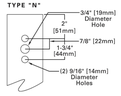
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

*www.designlights.org

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AF**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 [4] **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [4] **10**=10 [4]	**LED**=Solid State Light Emitting Diodes	**E1**=120-277V **347**=347V [5] **480**=480V [5, 6]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [7] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm [Standard Length] [11] **QMEA**=Quick Mount Arm (Extended Length) [12]

Options (Add as Suffix)	**Accessories** (Order Separately)
7030=70 CRI 3000K [13] **8030**=80 CRI 3000K [14] **7050**=70 CRI 5000K [13] **7060**=70 CRI 6000K [13] **600**=Drive Current Factory Set to Nominal 600mA [15] **800**=Drive Current Factory Set to Nominal 800mA [15] **1200**=Drive Current Factory Set to Nominal 1200mA [15, 16] **F**=Single Fuse (120, 277 or 347V. Must Specify Voltage) **FF**=Double Fuse (208, 240 or 480V. Must Specify Voltage) **2L**=Two Circuits [13, 17] **DIM**=External 0-10V Dimming Leads [18, 19] **P**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Volatage) [21] **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle [21] **R**=NEMA Twistlock Photocontrol Receptacle [21] **AHD145**=After Hours Dim, 5 Hours [22] **AHD245**=After Hours Dim, 6 Hours [22] **AHD255**=After Hours Dim, 7 Hours [22] **AHD355**=After Hours Dim, 8 Hours [22] **HA**=50°C High Ambient [23] **MS/DIM-L08**=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [24, 25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [24, 26] **MS/DIM-L40**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [24, 27] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **MS/X-L08**=Bi-Level Motion Sensor, Maximum 8' Mounting Height [24, 25, 29] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [24, 26, 29] **MS/X-L40**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [24, 27, 29] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [24, 28, 29] **MS-L08**=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [24, 25] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [24, 26] **MS-L40**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [24, 27] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [24, 28] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [30] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [30] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **MT**=Factory Installed Mesh Top **TH**=Tool-less Door Hardware **LCF**=Light Square Trim Plate Painted to Match Housing [31] **HSS**=Factory Installed House Side Shield [32] **CE**=CE Marking [33]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100-WH**=Wireless Configuration Tool for Occupancy Sensor [34] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [9] **GLEON-QMEA**=Quick Mount Extended Arm Kit [9] **LS/HSS**=Field Installed House Side Shield [32, 34]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only DesignLights Consortium® (DLC) qualified to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. Only for use with 480Y Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase Corner Grounded Delta systems).
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
14. Extended lead times apply. Use dedicated IES files for 3000K, 5000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Use dedicated, corresponding IES files for 600mA, 800mA and 1200mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-05 or AF-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with LumaWatt Pro wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available with MS, MS/X or MS/DIM sensor. Sensor has an integral photocell.
22. Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
25. Approximately 22' detection diameter at 8' mounting height.
26. Approximately 40' detection diameter at 20' mounting height.
27. Approximately 60' detection diameter at 40' mounting height.
28. Approximately 80' detection diameter at 40' mounting height.
29. Replace X with number of Light Squares operating in low output mode.
30. LumaWatt Pro wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoEB in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information.
31. Not available with house side shield (HSS).
32. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
33. CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
34. One required for each Light Square.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1810700

PROPOSED PROJECT

TRU BY HILTON

SUMMER LEE DRIVE • ROCKWALL, TEXAS

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 30, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION

SITE PLAN - ELECTRICAL

SHEET NUMBER

PXP2

2018 © EXCEL ENGINEERING, INC.

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2248 DEMING WAY, SUITE. 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

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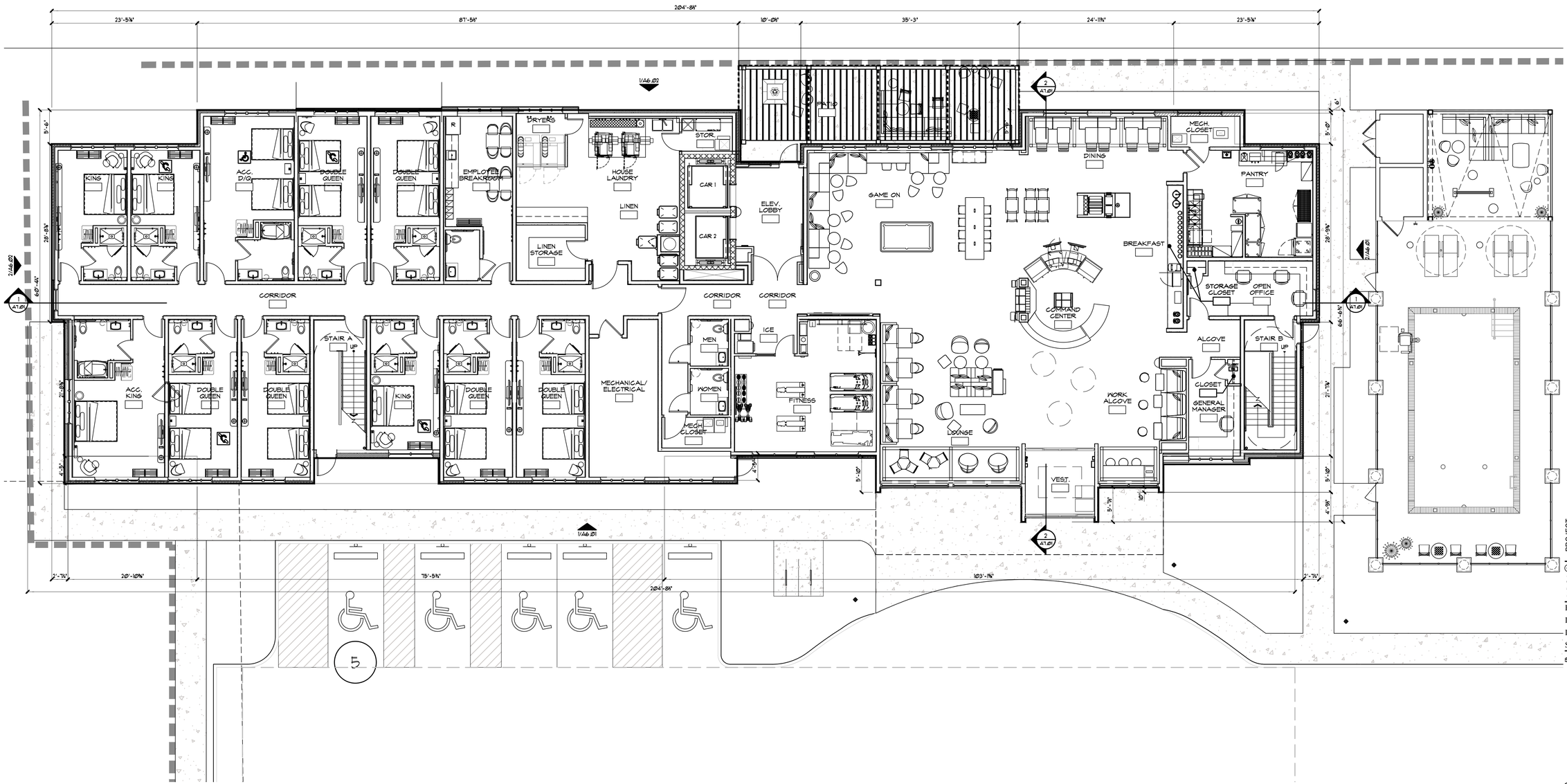
by HILTON™



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O KINSER HOTEL COMPANY
1409 KINSER PIKE, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

FIRST FLOOR PLAN

A2.01

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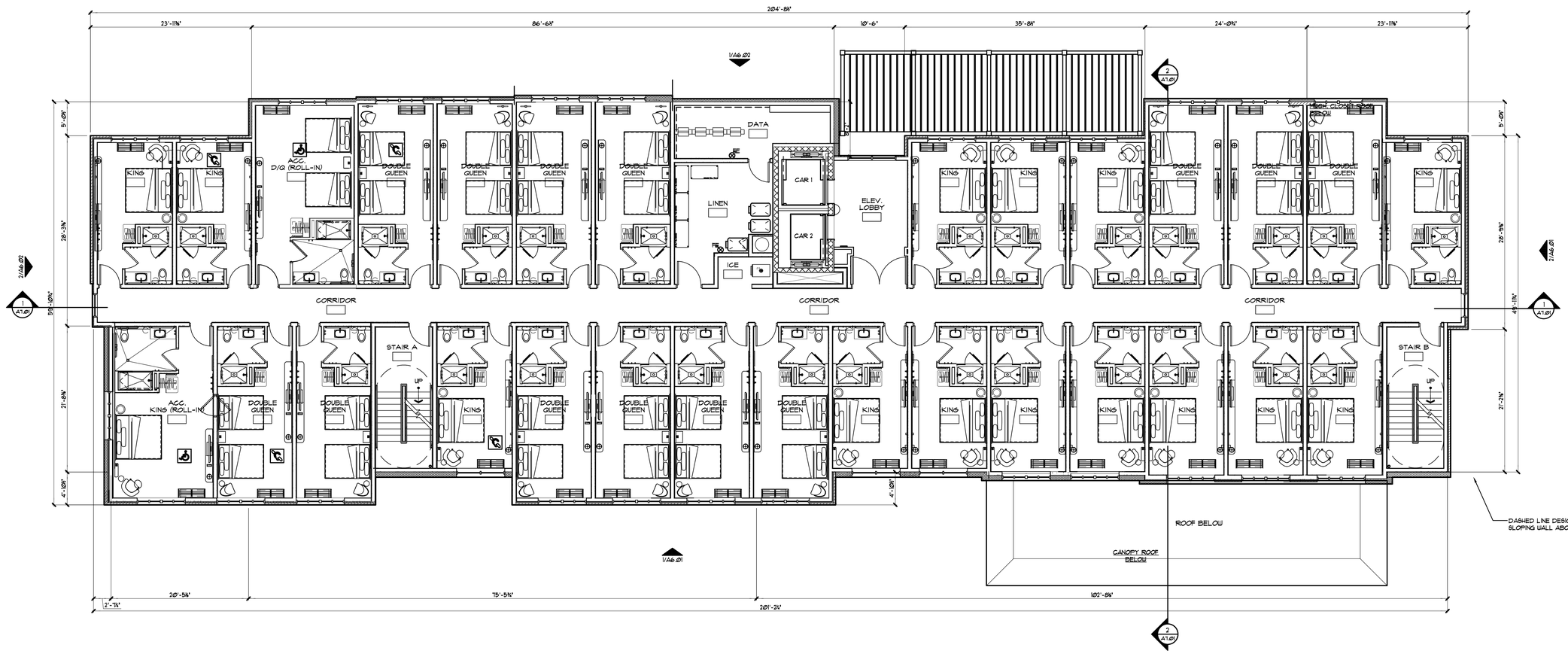

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
HOTEL DEVELOPMENT
1468 KIMBRO HIGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
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SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

SECOND FLOOR PLAN

A2.02

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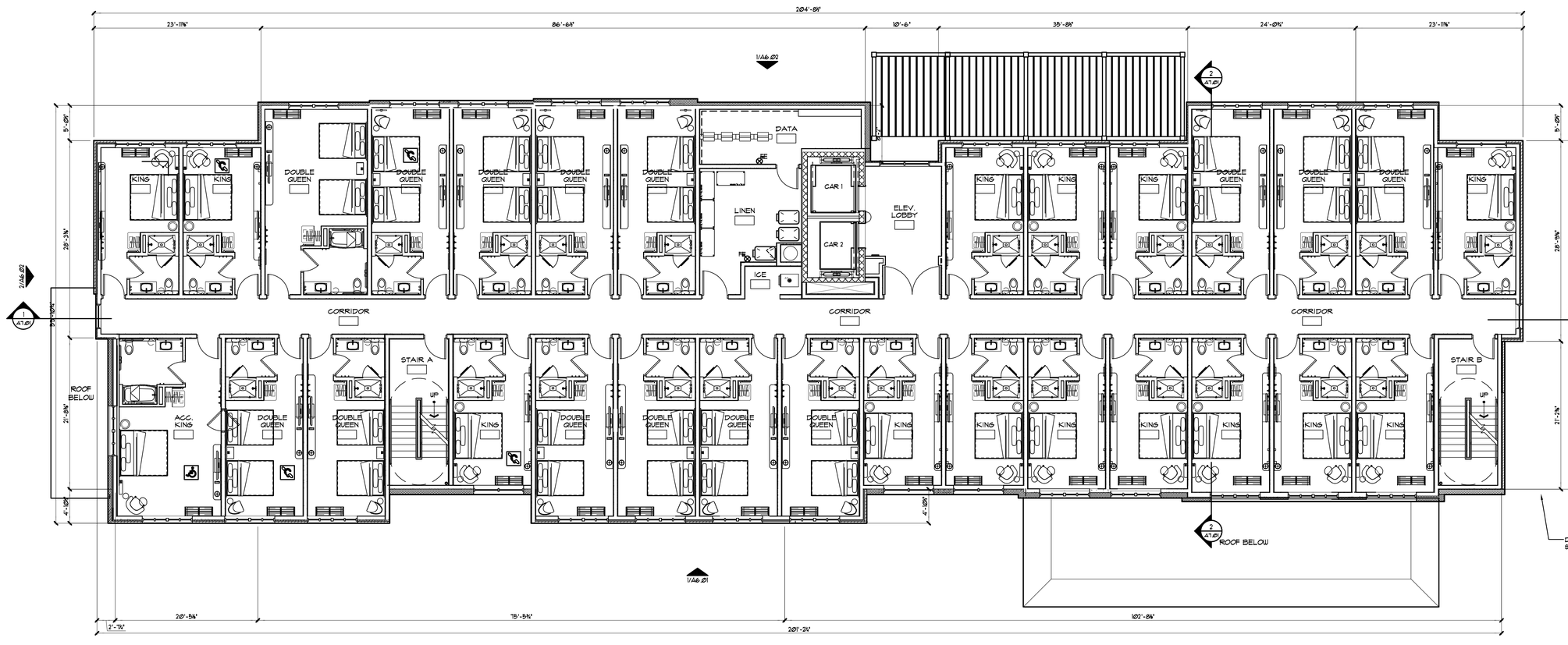

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
JOHN HALL, COMPANY
1468 KIMBERLOUGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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PROJECT:	201709
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DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

THIRD
FLOOR PLAN

A2.03

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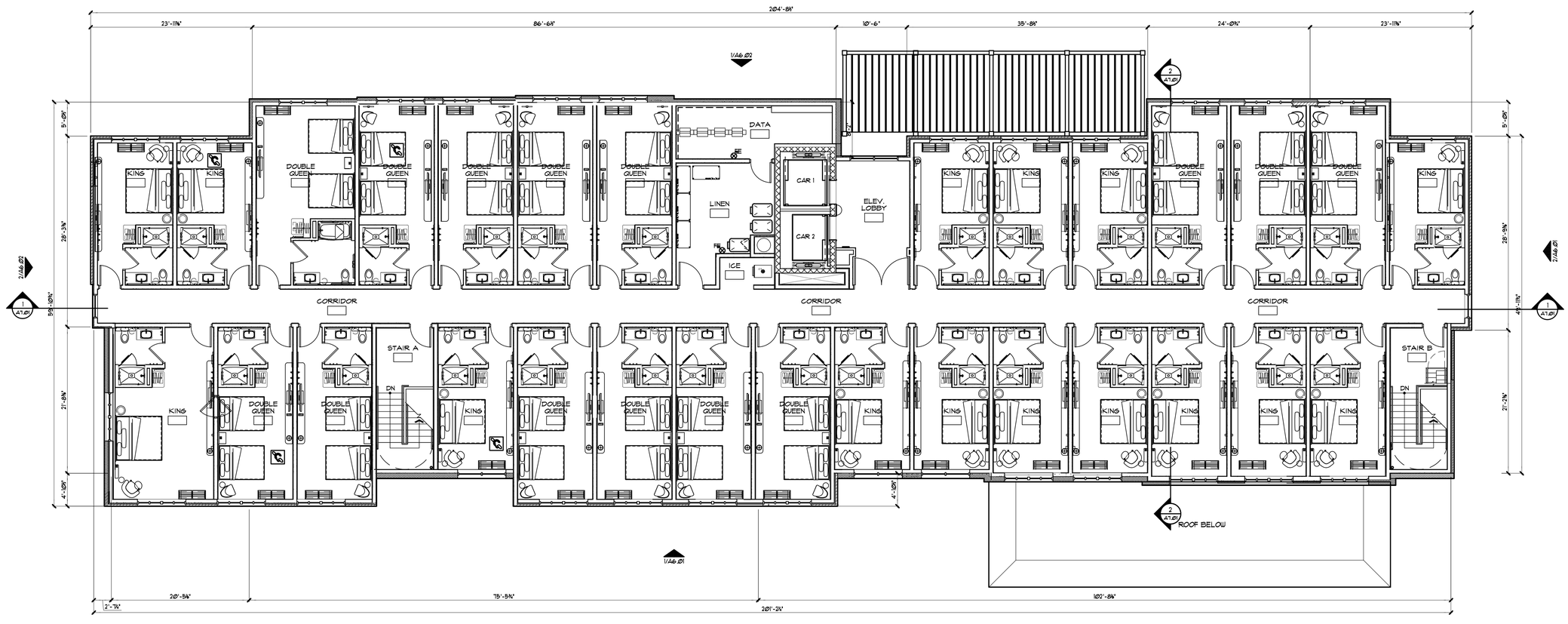

FOURTH FLOOR PLAN

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

0' 4' 8' 16' 24'

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
JOHN HALL, MANAGING
1468 KIMBRO HIGH ROAD, SUITE 103
GERMANTOWN, TENNESSEE 38138

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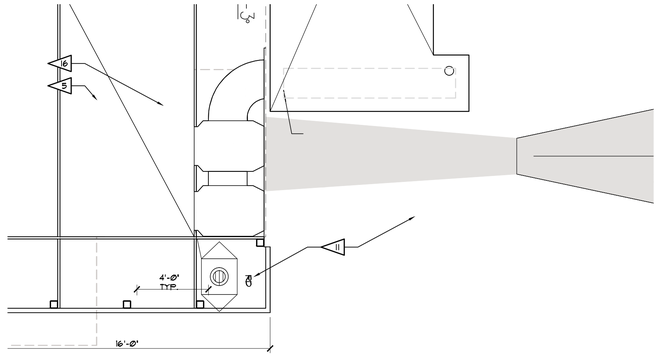
PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED

Site Plan Submittal 09/06/2018

CASE NO.

FOURTH
FLOOR PLAN

A2.04



1 ROOF TOP / EQUIPMENT SCREEN PLAN
Scale: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

1. "SPILL-OUT" SCUPPER / OVERFLOW / SECONDARY ROOF DRAINAGE. REFER TO DETAIL 11A/A7.61.
2. PRE-FINISHED STEEL (OR ALUMINUM) COPING
3. PRE-FINISHED STEEL (OR ALUMINUM) GRAVEL STOP. REFER TO DETAIL 9/A7.31
4. ROOF SCUTTLE / PERSONNEL ROOF ACCESS HATCH AND ALTERNATING TREAD LADDER. REFER TO DETAIL(S) 12/A7.61.
5. APPROXIMATE ROUTING OF WALKWAY PAD(S). PADS TO BE IN CONTRASTING COLOR TO ROOF SURFACE. REFER TO DETAIL 13/A7.61.
6. ROOF KITES (BUILD UP UTILIZING TAPERED INSULATION BOARD TO ACHIEVE 1/4" RESULTANT SLOPE).
7. ELEVATOR OVERRUN.
8. SHADED AREA INDICATES TAPERED INSULATION REQUIRED TO MAINTAIN POSITIVE SLOPE TO DRAINS.
9. ROOF DRAIN, REFER TO DETAIL(S) 1 & 5/A7.61.
10. TOILET EXHAUST FAN ON CURB, TYPICAL. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 3/A7.61.
11. MAKE-UP AIR UNIT ON CONCRETE CURB. REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 7/A7.61.
12. MECHANICAL / CONDENSING UNIT, REFER TO MECHANICAL DRAWINGS AND DETAIL(S) 2/A7.61.
13. PRE-FABRICATED ROOF SUMP, TAPERED INSULATION BOARD, ROOF DRAIN (R.D.) AND ASSEMBLY. REFER TO DETAIL(S) 1/A7.61.
14. ELEVATOR RELIEF LOUVERS OUT SIDE WALL. REFER TO MECHANICAL DRAWINGS.
15. HOSE BIBB AT ROOF. REFER TO DETAIL 10/A7.61.
16. EQUIPMENT SCREEN, REFER TO SPECIFICATION SECTION 10 24 00, AND DETAIL 1/A2.05

GENERAL ROOF NOTES

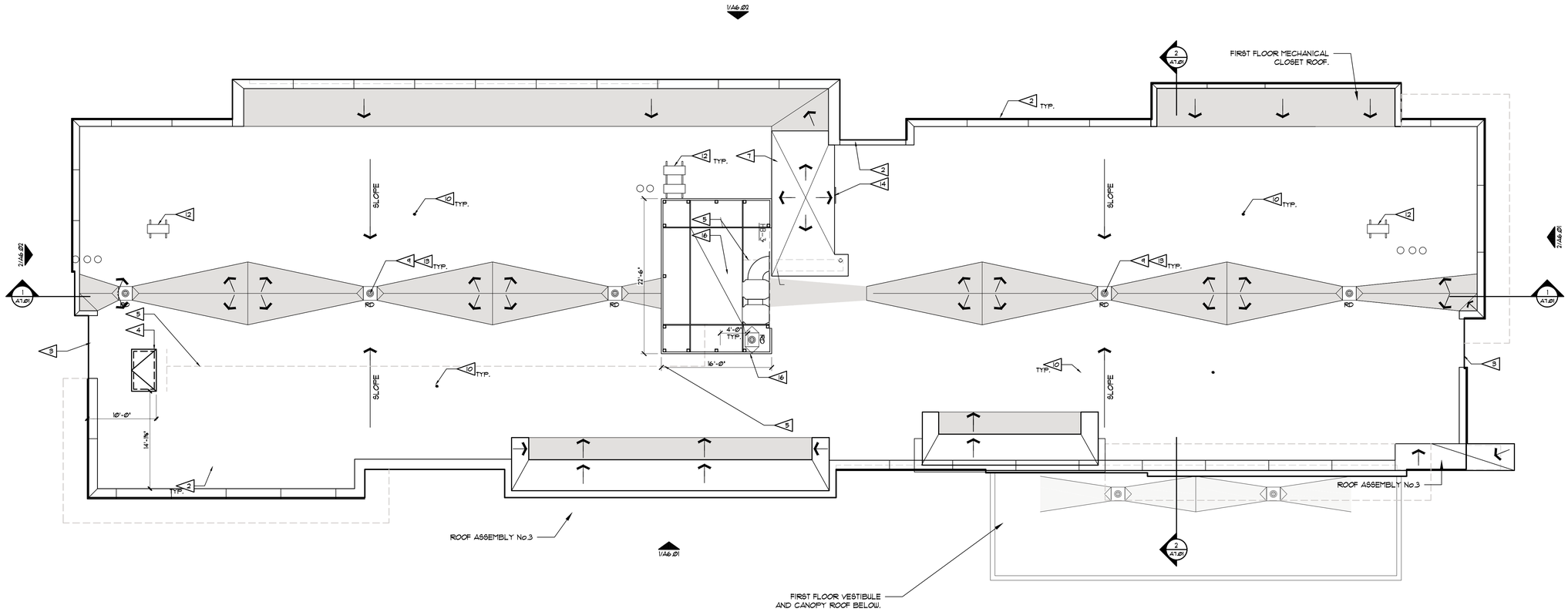
A. ARROWS ON ROOF PLAN DESIGNATE INTENDED DIRECTION OF WATER SURFACE DRAINAGE AND / OR PITCH OF SLOPED STRUCTURE.
B. ROOF SLOPE TO BE ¼" PER FT. SLOPE, MINIMUM. PROVIDE TAPERED INSULATION AS REQUIRED WITH A ¼" PER FT SLOPE, MINIMUM SO THAT RESULTANT SLOPE EQUALS ¼" PER FT.
C. UNLESS NOTED OR SHOWN OTHERWISE, MAIN ROOF SURFACES HAVE SLOPE OR PITCHED STRUCTURE. SLOPE TO DRAINS ARE ACCOMPLISHED BY ADDITIONAL TAPERED INSULATION.
D. REFER TO PLUMBING AND MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS AND ROOFING DETAILS NOT SHOWN. (INCLUDING PLUMBING VENTS)
E. REFER TO EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS (WHERE APPLICABLE).
F. PROVIDE CRICKETS / SADDLES AT HIGH SIDE OF ALL MECHANICAL EQUIPMENT TO PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS.
G. REFER TO FLOOR PLANS / DRAWING(S) A2.02 FOR ADDITIONAL INFORMATION ON LOWER ROOF AREA AND HIDDEN ROOF SURFACES / AREAS.
H. ROOFING CONTRACTOR TO PROVIDE BALLAST MATERIAL (OR CONCRETE PAD) FOR ALL ROOFTOP EQUIPMENT CURBS.
I. REFER TO A7.61 FOR TYPICAL DETAILS NOT SPECIFICALLY REFERENCED (SUCH AS ROOF CURB, ROOF DRAIN, ETC.)
J. MINIMUM ROOF COVERING CLASSIFICATION: CLASS B, PER TABLE 1505.1 IBC 2009
K. FALL PROTECTION DEVICES ARE TO BE DESIGNED AND PROVIDED BY GENERAL CONTRACTOR (AT THEIR EXPENSE) IF NEEDED DURING CONSTRUCTION.
L. PROVIDE DOWNSPOUT (D.S.) AND CONCRETE SPLASH BLOCK (AT LOWER ROOF OR GRADE) AT AREAS SHOWN TO HAVE GUTTERS.
M. PROVIDE ADDITIONAL LAYER OF ROOFING MEMBRANE (3'-0", MINIMUM) AROUND ALL RTU's AND AHU's FOR PROTECTION.
N. PROVIDE 24" WIDE CONTINUOUS WALKWAY PAD / ROUTE FROM STAIR TOWER / ROOF SCUTTLE TO ALL ROOF TOP EQUIPMENT / UNITS. (SHOWN AS DASHED LINE ON PLAN)
O. ALL ROOFTOP EQUIPMENT REQUIRING SERVICING (OR AS REQUIRED BY CODE) SHALL BE PLACED A MINIMUM OF 10'-0" FROM EDGE OF ROOF, UNLESS ROOF EDGE / TOP OF PARAPET IS A MINIMUM OF 42" ABOVE ROOF DECK / SURFACE.

ROOF ASSEMBLY LEGEND

ROOF ASSEMBLY NO. 1: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 4" EXPANDED POLYSTYRENE (EPS) INSULATION BOARD OVER 3/4" T & G OSB ROOF SHEATHING (TAPERED WHERE INDICATED) OVER FRAMING / TRUSSES.

ROOF ASSEMBLY NO. 2: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER ROOF DECK OVER SLOPED STEEL BEAMS PER STRUCTURAL DRAWINGS.

ROOF ASSEMBLY NO. 3: FULLY-ADHERED ROOFING MEMBRANE SYSTEM OVER 1/2" MINIMUM POLY-ISOCYANURATE INSULATION (TAPERED WHERE INDICATED, 1/4" PER FT) OVER 3/4" T & G OSB ROOF SHEATHING OVER WOOD FRAMING MEMBERS (PER STRUCTURAL / DETAILS INDICATED.



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

0' 4' 8' 16' 24'

GBA
architecture | design
2248 DEMING WAY, SUITE 120
MIDDLETON, WI 53562
608-829-1750
608-829-3056 (FAX)

tru by HILTON™

PROJECT:
TRU by HILTON
SUMMER LEE DRIVE
ROCKWALL, TEXAS 75032

CLIENT:
SUMMER LEE ROCKWALL, LLC
C/O MEMPHIS HOTEL COMPANY
1661 KIRBY PARKWAY, SUITE 103
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PROJECT:	201709
DRAWN BY:	DSD
DATE:	
SCALE:	AS NOTED
Site Plan Submittal	09/06/2018

CASE NO.

ROOF PLAN

A2.05

September 18, 2018

ATTN: CAMERON SLOWN
FC CUNY CORPORATION
2 HORIZON COURT,
HEATH, TX 75032

RE: PD SITE PLAN (SP2018-017), TRU Hotel

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 09/17/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request, then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit.

2) The simulated stone used on the building will need to be Tuscan Villa Florentine by Coronado Stone Products, which is the same stone used on the project south of the subject property (i.e. Harbor Urban Condominiums).

3) All retaining walls depicted on the plan will need to be rock-faced and conform to the requirements stipulated by Ordinance No. 17-22 and Resolution No. 10-40.

4) Per the guidelines listed by the zoning district, pedestrian landscaping elements should be incorporated into the landscape plan for the development. Specifically, irrigated pots should be incorporated adjacent to the building.

5) Prior to the issuance of a Certificate of Occupancy (CO) for these buildings all street trees and pedestrian landscaping elements adjacent to the subject property, along Summer Lee Drive, and along Glen Hill Way shall be installed and irrigated.

6) The applicant shall submit an updated streetscape plan showing conformance to the requirements of Ordinance No. 17-22, Resolution No. 10-40, and the UDC.

7) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On September 11, 2018, the Planning and Zoning Commission approved a motion to approve the site plan and recommend approval of all associated variances, waivers and exceptions by a vote of 5-0, with Commissioners Lyons and Moeller absent.

CITY COUNCIL:

On September 17, 2018, the City Council made the following motions for approval & denial of the requested variances, waivers and exceptions as by the applicant:

1. A motion to approve the building material variances as outlined in staff's memo failed to obtain approval by a 3/4 majority vote of council. The motion failed by a vote of 5 to 2 with Major Pruitt and Councilmember Trowbirdge dissenting.

2. A motion to approve a request to the outdoor lighting requirements passed by a vote of 4 to 3 with Mayor Pruitt and Councilmembers Trowbridge & Macalik dissenting. This motion required a simple majority vote of council for approval.

3. A motion to approve waivers to the requirements as established in Ordinance 17-22 (PD-32) to the building form and placement, landscape requirements, parking requirements, and streetscape plan passed by a vote of 5 to 2 with Mayor Pruitt and Councilmember Trowbridge dissenting.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Planning Director
Planning & Zoning Department
City of Rockwall, TX