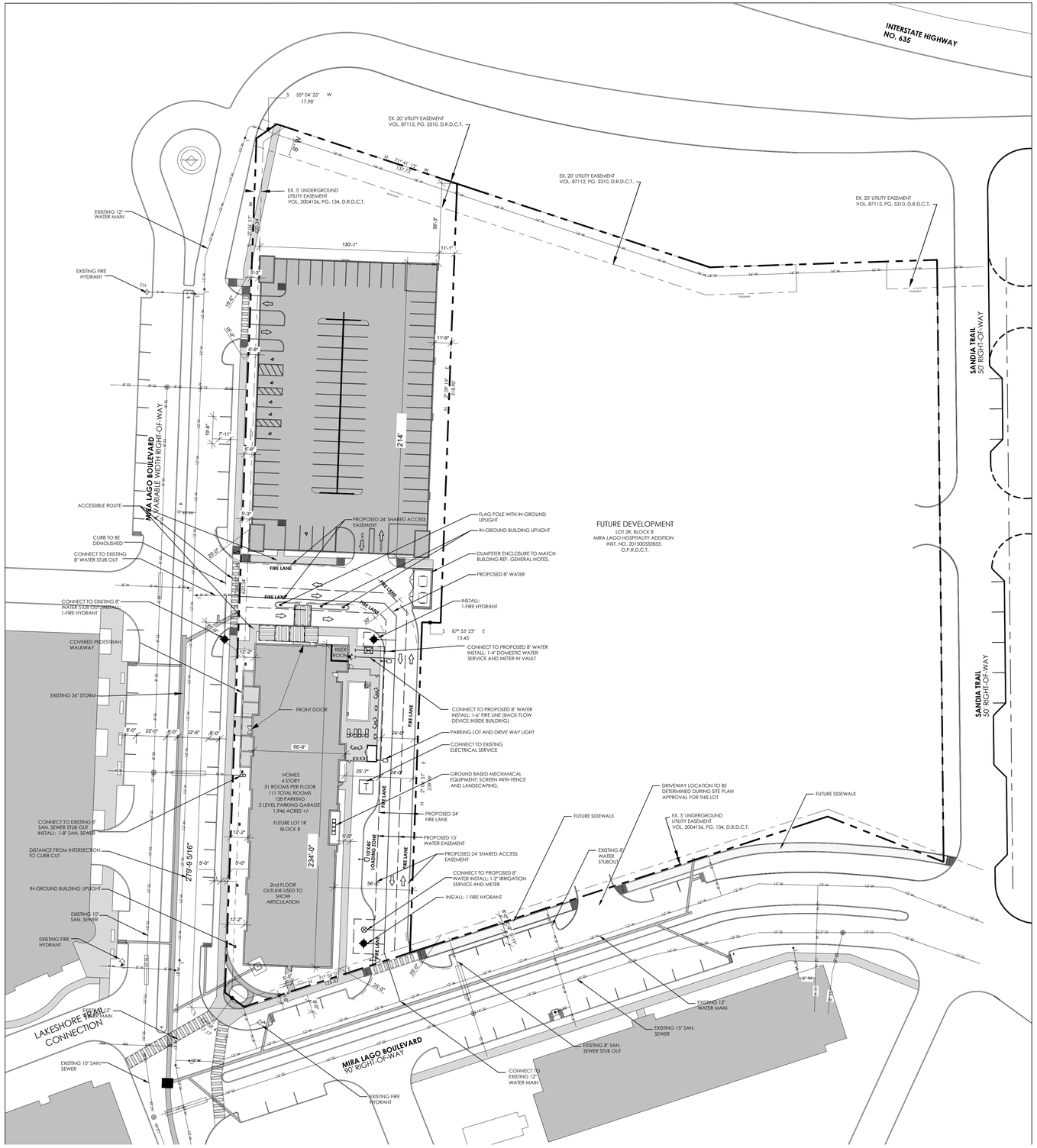
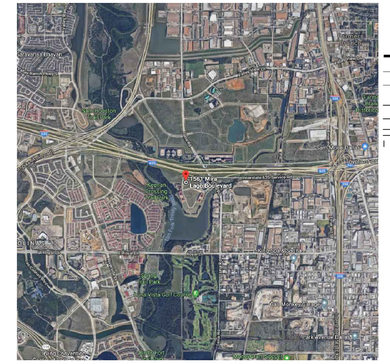


1 SITE PLAN
SCALE: 1"=40'

VICINITY MAP:



LEGEND

- WATER VALVE
- FIRE HYDRANT
- PROPERTY LINE
- 12" W — UNDERGROUND WATER LINE
- 10" SS — UNDERGROUND SANITARY SEWER LINE
- PROP WATER LINE
- PROP SANITARY SEWER LINE
- PROP FIRE LANE
- PROP FIRE DEPARTMENT CONNECTION
- PROP FIRE HYDRANT
- PROP S.S. DOUBLE CLEANOUT
- PROP WATER VAULT
- PROP WATER METER

GENERAL NOTES

FIRE LANES
1. FOR DETAILS CONCERNING THE REQUIREMENT, LOCATION, AND ENFORCEMENT OF THE FIRE LANES REFER TO THE 2015 UNIFORM FIRE CODE AND CITY ORDINANCE 3414.
2. FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
3. A MINIMUM OF 14 FEET O-CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRE LANES.
4. FIRE LANES SHALL BE CONSTRUCTED OF AN ALL-WEATHER DRIVING SURFACE HAVING THE CAPABILITY TO SUPPORT A 80,000 POUND VEHICLE.
5. DEAD END FIRE LANES WITHOUT APPROVED TURN AROUND INSTALLATIONS SHALL NOT EXCEED 150 FEET IN LENGTH.
6. ALL FIRE LANES SHALL HAVE A MINIMUM 26 FOOT INSIDE RADIUS AND A MINIMUM 50 FOOT OUTSIDE RADIUS.

FIRE HYDRANTS:
1. REQUIRED FIRE HYDRANTS AND WATER SUPPLY LINES BE LOCATED WITHIN THE DEDICATED UTILITY EASEMENTS.
2. WHEN FIRE LANE AND UTILITY EASEMENTS ARE REQUIRED, THE UTILITY EASEMENT AT BE LOCATED WITHIN THE FIRE LANE EASEMENT.
3. FIRE HYDRANTS SHALL BE SPACED AT INTERVALS OF 300 FEET ALONG THE LENGTH OF THE FIRE LANES AND NON-RESIDENTIAL STREETS.
4. FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN 3 FEET NOR FURTHER THAN 6 FEET FROM STREETS OR FIRE LANES.
5. DEAD END WATER LINES SHALL MEET THE FOLLOWING REQUIREMENTS FOR MINIMUM PIPE SIZES:
   - A. ONE HYDRANT, MAXIMUM 150 FEET — 6 INCHES
   - B. ONE HYDRANT, MAXIMUM 500 FEET — 8 INCHES
   - C. ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 150 FEET — 8 INCHES
   - D. ONE HYDRANT AND FIRE SPRINKLER SYSTEM, MAXIMUM 500 FEET — 12 INCHES
   - E. TWO HYDRANTS, MAXIMUM 500 FEET — 12 INCHES
   - F. TWO OR THREE HYDRANTS AND FIRE SPRINKLER SYSTEM ARE NOT PERMITTED ON A DEAD END MAIN.

LANDSCAPING
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. ALL LANDSCAPE AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED SYSTEM .
3. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.

UTILITIES
1. ALL UTILITIES MUST BE PLACED UNDERGROUND.
2. THE MINIMUM UTILITY EASEMENT WIDTH SHALL BE 15 FEET WIDE.
3. FOR TRASH RECEPTACLES THE FOLLOWING NOTES SHALL BE INCLUDED:
   - A. THE SANITATION CONTAINER WALLS SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES.
   - B. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS.
   - C. DUMPSTER PADS SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRE LANES.

SITE INFORMATION - FARMERS BRANCH	
EXISTING ZONING	PD-81
TOTAL SITE AREA	84,774 sf
TOTAL FLOOR AREA RATIO	.68
TOTAL IMPERVIOUS COVER (SF)	60,010 sf
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	70.7%
TOTAL BUILDING COVERAGE	17 %
HOME 2 SUITES	
PROPOSED USE	HOTEL
NUMBER OF HOTEL ROOMS	111 ROOMS
AREA OF BUILDING FOOTPRINT(SF)	14,446 sf
NUMBER OF STORIES	4 STORIES
BUILDING FLOOR AREA	57,784 sf
MAX HEIGHT OF BUILDING (FEET)	65'
FINISHED FLOOR ELEVATION (FEET)	439'
FOUNDATION TYPE	SLAB ON GRADE
PARKING STRUCTURE	
PROPOSED USE	PARKING
AREA OF BUILDING FOOTPRINT(SF)	27,400sf
NUMBER OF STORIES	2 STORIES
GROSS BUILDING FLOOR AREA	54,800sf
MAX HEIGHT OF BUILDING (FEET)	24'-6"
FINISHED FLOOR ELEVATION (FEET)	439 sf
FOUNDATION TYPE	SLAB ON GRADE

PARKING DATA REQUIREMENTS

PARKING REQUIRED PER PD-81	
One space for each of the first 100 rooms, plus ½ space per room for the next 50 rooms.	109
Additional spaces required for affiliated facilities	0

PROVIDED WITHIN PARKING STRUCTURE	
PART OF LOT 1 BLOCK B	128

TOTAL PARKING REQUIRED: 109

TOTAL PARKING PROVIDED: 128

EXISTING ON-STREET PARKING	
	19

PROPERTY OWNER: Whitestone Hospitality Management llc
1200. ADDRESS: Walnut hill lane, #2525, Irving, TX-75038
TELEPHONE #: Ph: 972-600-8162 | Cell: 469-222-6968

	DATE	ACTION
PLANNING AND ZONING COMMISSION DATE:		
CITY COUNCIL DATE:		
ORDINANCE NO:		
RESOLUTION NO:		
ADMINISTRATIVE APPROVAL DATE:		

TYPE SIX

TYPE-SIX DESIGN AND DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
PROJECT MANAGER
hayes.hinkle@type-six.com
817-690-2195

HOME2 SUITE BY HILTON

FARMERS BRANCH, TX

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
7_25_2019

ISSUED FOR
SUP REVIEW

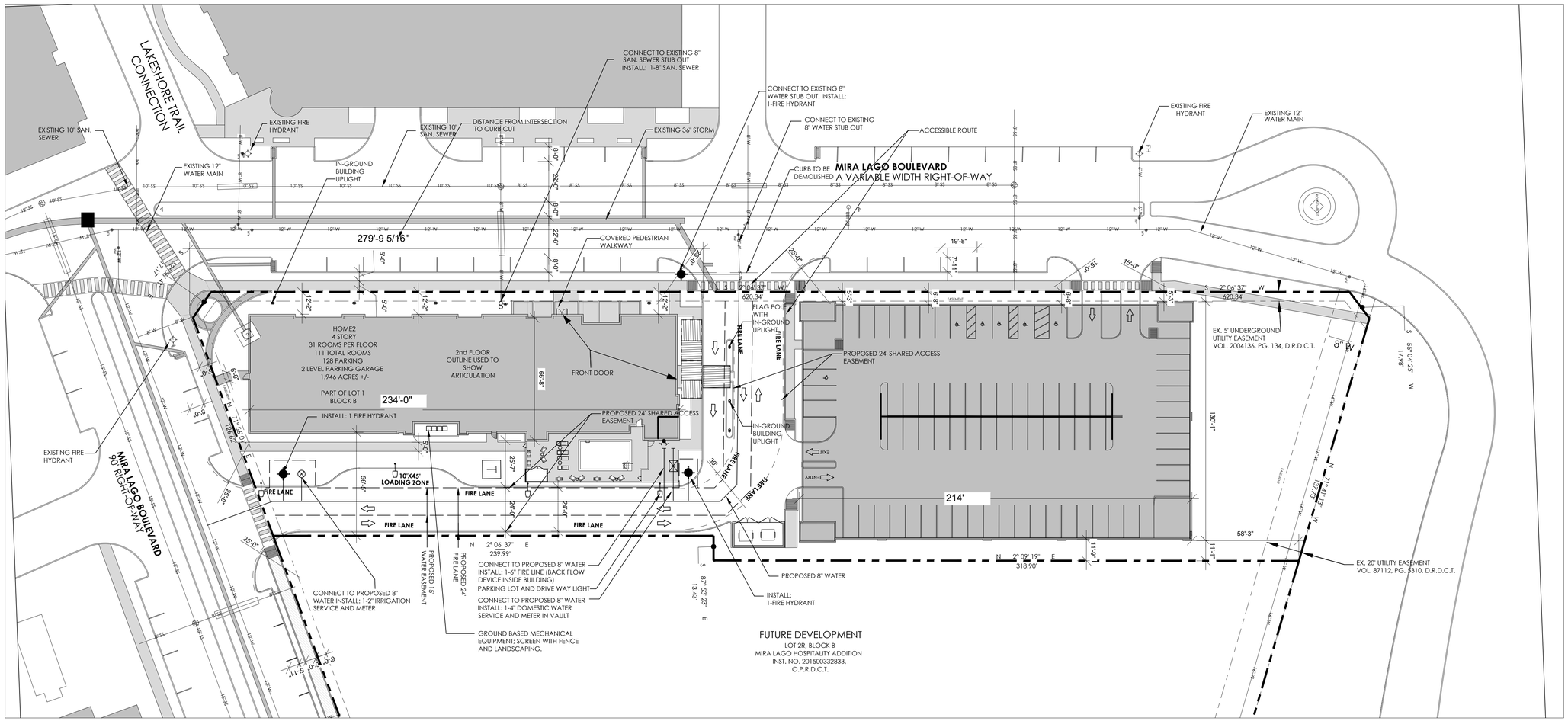
REVISIONS

#	Description	Date

SHEET NAME
SITE PLAN

REGISTERED ARCHITECT D. HAYES HINKLE 26067 STATE OF TEXAS 07/25/19

SHEET NUMBER
A101



1 SITE PLAN
SCALE: 1"=40'

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26067
STATE OF TEXAS
07/25/19

SHEET NUMBER
A102