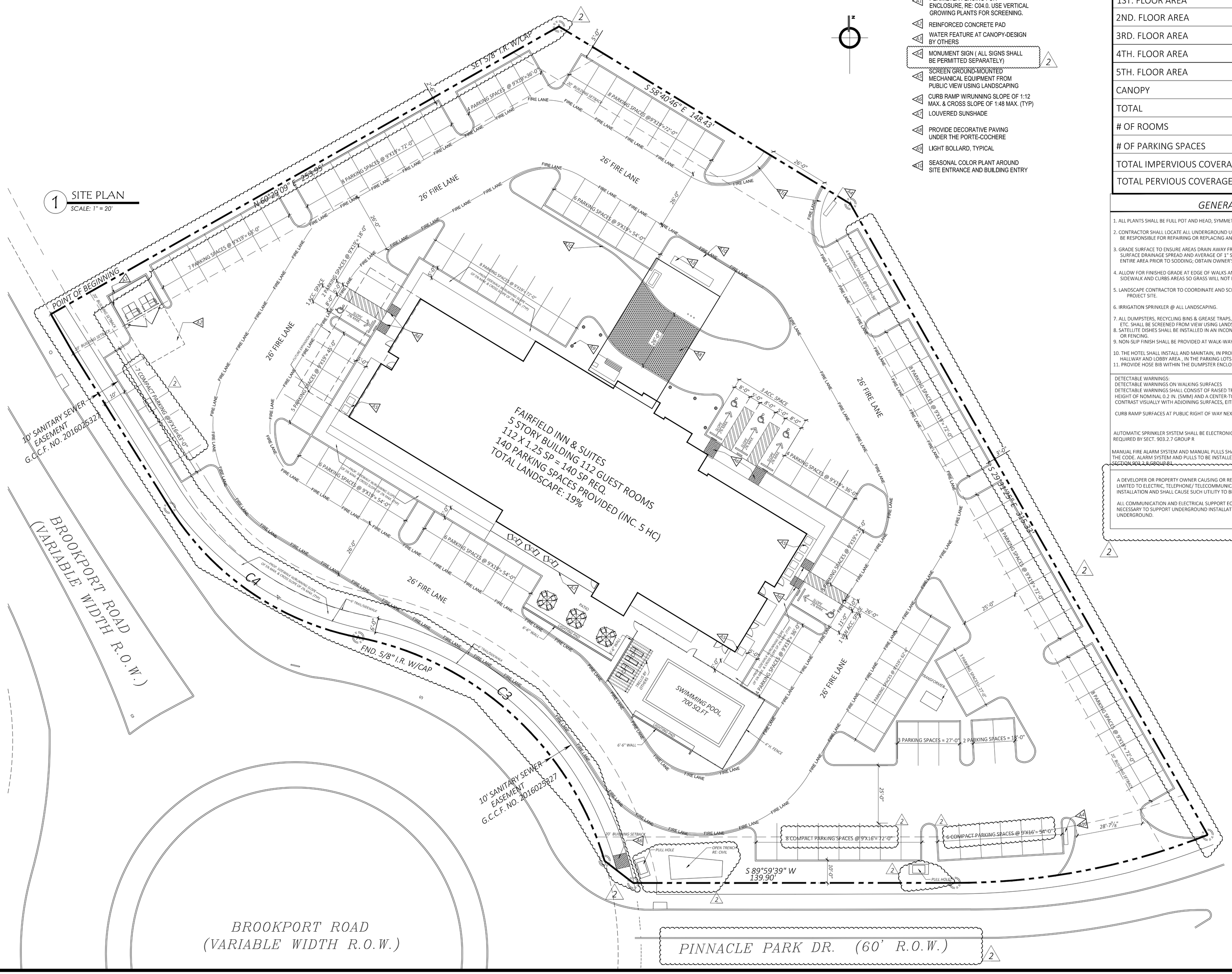

CRITERIA NOTES

ARCHITECTURE:

- PERIMETER FENCING FOR ENCLOSURE, RE: C04.0. USE VERTICAL GROWING PLANTS FOR SCREENING.
- REINFORCED CONCRETE PAD
- WATER FEATURE AT CANOPY-DESIGN BY OTHERS
- MONUMENT SIGN (ALL SIGNS SHALL BE PERMITTED SEPARATELY) 2
- SCREEN GROUND-MOUNTED MECHANICAL EQUIPMENT FROM PUBLIC VIEW USING LANDSCAPING
- CURB RAMP W/RUNNING SLOPE OF 1:12 MAX. & CROSS SLOPE OF 1:48 MAX. (TYP)
- LOUVERED SUNSHADE
- PROVIDE DECORATIVE PAVING UNDER THE PORTE-COCHERE
- LIGHT BOLLARD, TYPICAL
- SEASONAL COLOR PLANT AROUND SITE ENTRANCE AND BUILDING ENTRY

PROJECT INFORMATION

1ST. FLOOR AREA	13,650 SQ.FT.
2ND. FLOOR AREA	12,955 SQ.FT.
3RD. FLOOR AREA	12,955 SQ.FT.
4TH. FLOOR AREA	12,955 SQ.FT.
5TH. FLOOR AREA	12,955 SQ.FT.
CANOPY	1,844 SQ.FT.
TOTAL	66,952 SQ.FT.
# OF ROOMS	112
# OF PARKING SPACES	140
TOTAL IMPERVIOUS COVERAGE	85,090 S.F
TOTAL PERVIOUS COVERAGE	20,327 S.F

GENERAL NOTES

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6. IRRIGATION SPRINKLER @ ALL LANDSCAPING.
7. ALL DUMPSTERS, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
8. SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.
9. NON-SLIP FINISH SHALL BE PROVIDED AT WALK-WAYS.
10. THE HOTEL SHALL INSTALL AND MAINTAIN, IN PROPERLY OPERATING ORDER SURVEILLANCE CAMERAS IN EACH INTERIOR HALLWAY AND LOBBY AREA , IN THE PARKING LOTS AND EACH EXTERIOR CORRIDOR.
11. PROVIDE HOSE BIB WITHIN THE DUMPSTER ENCLOSURE OR MAX. 50' OF THE DUMPSTER.

DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 (23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO DRIVEWAY SHALL HAVE TRUNCATED DOMES.

AUTOMATIC SPRINKLER SYSTEM SHALL BE ELECTRONICALLY SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS SHALL BE PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED. LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER SECTION 903.2.8 GROUP R1

A DEVELOPER OR PROPERTY OWNER CAUSING OR REQUESTING THE INSTALLATION OF ANY UTILITY, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE/ TELECOMMUNICATION, TELEVISION, AND GAS, SHALL BEAR ALL COSTS FOR SUCH INSTALLATION AND SHALL CAUSE SUCH UTILITY TO BE PLACED AND MAINTAINED UNDERGROUND.

ALL COMMUNICATION AND ELECTRICAL SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY TO SUPPORT UNDERGROUND INSTALLATION SHALL BE MOUNTED ON A PEDESTAL OR PAD OR PLACED UNDERGROUND.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS D. JARRELL R.A. 6630 ON

06-22-18

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REVISIONS

1	01/05/2018	MARRIOT 30% REVIEW
2	6/12/2018	DRC REVIEW
3		
4		
5		
6		

FAIRFIELD INN & SUITES

LEAGUE CITY, TX

SITE PLAN
SHEET TITLE

1"=20'
SCALE

#6093
PROJECT NUMBER

MAY 3, 2018
DATE

C03.0
SHEET NUMBER

Exhibit B