

Applicable Urban Design Priorities Project Should Achieve

[1] Explore opportunities to reorganize the ground-level programming of the hotel to provide main entry and activation on the north and east sides of the building.

Although the proposed urban form of the hotel structure helps to create a potential urban edge between the mall, the adjacent multifamily, and the new hotel, the current design of the ground-level as well as the way in which grade challenges have been handled on site, create an awkward and unnatural interaction between the building and the surrounding streets. By reorienting the lobby and the hotel restaurant and bar and connecting them to the streets to the north and east, a more active and inviting ground-level can be achieved, enhancing the placemaking and experience of the pedestrian on the entire Red Bird Mall site.

[2] Ensure a walkable environment around all sides of the hotel by providing inviting and comfortable streetscapes along all internal roadways.

In following with the pre-established streetscape requirements for the Red Bird Mall site, all internal roadways should provide wide sidewalks and ample space for street trees and landscaping to establish this redevelopment as a walkable environment.

[3] In alignment with the master vision for the Red Bird Mall site, consider ways in which a future wellness trail can be provided along the ring road south of the hotel.

While the future trail is part of the larger vision for the Red Bird Mall site, it is important in the interim to provide comfortable pedestrian movements through the parking areas. Additionally, to minimize the impact of the automobile on the visual and pedestrian experience, the design team should explore ways to screen the parking wherever possible.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV

Context Description

The redevelopment of the once-prominent Red Bird Mall represents an important and significant opportunity to bring much needed shopping, dining, entertainment, and services to the communities and neighborhoods that surround the current Red Bird Mall site. The project under review hopes to build off of the current improvements being made to the mall by bringing a new dual-brand hotel to the southwest corner of the site, locating another source of site activation to the rapidly-developing redevelopment.

Key urban design considerations for achieving this long term vision include the design of the ground-level of the building to better integrate with the surrounding development, the design of the streetscape around the building to enhance on-site walkability, and the incorporation of a future wellness trail along the ring road on the south side of the site.

Red Bird Redevelopment

Neighborhood:
Red Bird

TIF District:
Mall Area Redevelopment

Program:
Hotel

PROPOSED DUEL BRAND COURTYARD AND RESIDENT INN BY MARRIOTT

URBAN DESIGN PEER REVIEW
06.18.2021

APPLICABLE URBAN DESIGN PRIORITIES PROJECT SHOULD ACHIEVE

[1] DESIGN THE STREETScape AS A CONTINUOUS, UNIFIED EXPERIENCE THAT CONNECTS THE DEVELOPMENT WITH THE IMPROVEMENTS BEING MADE AT THE MALL.

Provide a landscaped walking connection to the surrounding development. Uniform and coordination exterior design and Hardscaping design will be implemented to provide cohesion and connection to redeveloped sites.

[2] REIMAGINE THE PROPOSED FRONT PARKING AND DROP-OFF ZONE AS A MORE PEDESTRIAN-FRIENDLY AMENITY THAT GIVES PRIORITY TO THE PEDESTRIAN.

Due to the heat of Texas, landscaping and cover would need to be a large part of the design. Walk ways and courtyards that have cover would be a must. these covers can be a large design moment that can bring attention and focus to the entrance of the mall. Vehicular drop off zones and waiting areas that connect to walk paths near the entrance would enhance the pedestrian areas and help prevent safety concerns.

[3] ENHANCE THE CONNECTION BETWEEN THE PROPOSED DEVELOPMENT WITH THE PROPOSED PLAZA ON THE MALL SITE

With the proposed hotel being on the south west side of the mall the strong connection between the site and the proposed plaza for the mall would be thorough the walk and bike trail that encircles the entire development. the landscaped path leads to both the hotel and the mall areas at large.

POLICY REFERENCES

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV



Context Description

The redevelopment of the once-prominent Red Bird Mall represents an important and significant opportunity to bring much needed shopping, dining, entertainment, and services to the communities and neighborhoods that surround the current Red Bird Mall site. The project under review hopes to build off of the current improvements being made to the mall and surrounding area by bringing a hotel and event area to the site.

Key urban design considerations for achieving this long term vision include the exterior event space, the hardscaping and landscape design around the proposed hotel, the connection of the development into proposed future uses at the adjacent mall by bike and walking trails, and the treatment of the proposed guest parking/drop-off zone at the front of the site

RED BIRD REDEVELOPMENT

Neighborhood:
Red Bird

TIF District:
Mall Area Redevelopment

Program:
Hotel

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Atlantic Hotels
1601 Bryan Street | Suite M-2101
Dallas, Texas 75201

Revisions:

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PROPOSED DUEL BRAND COURTYARD AND RESIDENT INN BY MARRIOTT

REDBIRD MALL,
DALLAS TX 75237

JUNE UDPRP REVIEW
JUNE 18TH, 2021

OWNER:
ATLANTIC HOTEL GROUP
CONTACT: PERRY MOLUBHOY
1601 BRYAN ST., STE M210
IRVING, TX 75201
PHONE: (469) 886-8602
EMAIL: PERRY@ATLANTICHOTELGROUP.COM

ARCHITECT:
MAYSE & ASSOCIATES
CONTACT: RONALD K. SMITH, AIA, P.E.
HAO XU, AIA
14881 QUORUM DRIVE, SUITE 800
DALLAS, TEXAS 75254
PHONE: 972.386.0338
EMAIL:
RSMITH@MAYSEASSOCIATES.COM
HXU@MAYSEASSOCIATES.COM

PROJECT DESCRIPTION:

THE PROPOSED DUAL BRAND RESIDENT INN AND COURTYARD BY MARRIOTT IS A 5 STORY BUILDING 164 ROOMS WITH A 1 STORY BALLROOM MEETING SPACE. THE FIRST FLOOR WILL HAVE THE HOTEL LOBBY, BREAKFAST SPACES, A BAR, EXERCISE AND GUESTROOMS UNDER THE HOTEL TOWER. THE BALLROOM MEETING SPACE WILL OPEN TO AN EXTERIOR MEETING AREA AND HAVE AMENITIES TO SUPPORT ITS OWN EVENTS. THERE IS A POOL, BBQ GRILL AND EXTERIOR LOUNGE AREA IN THE FRONT PATIO.



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03. SOUTHWEST OF PALLADIUM BIRD APARTMENTS



02. LOOKING FROM NORTHWEST



01. LOOKING AT APARTMENTS FROM BACK ROAD



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06. NORTH SIDE - SIDE WALK



05. LOOKING FROM NORTHEAST



4. SOUTHWEST OF PALLADIUM BIRD APPARTMENTS



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10. EAST SIDE OF PALLADIUM BIRD APPARTMENTS



08. LOOKING FROM NORTHEAST



09. LOOKING FROM NORTHWEST



07. LOOKING FROM NORTH SIDE



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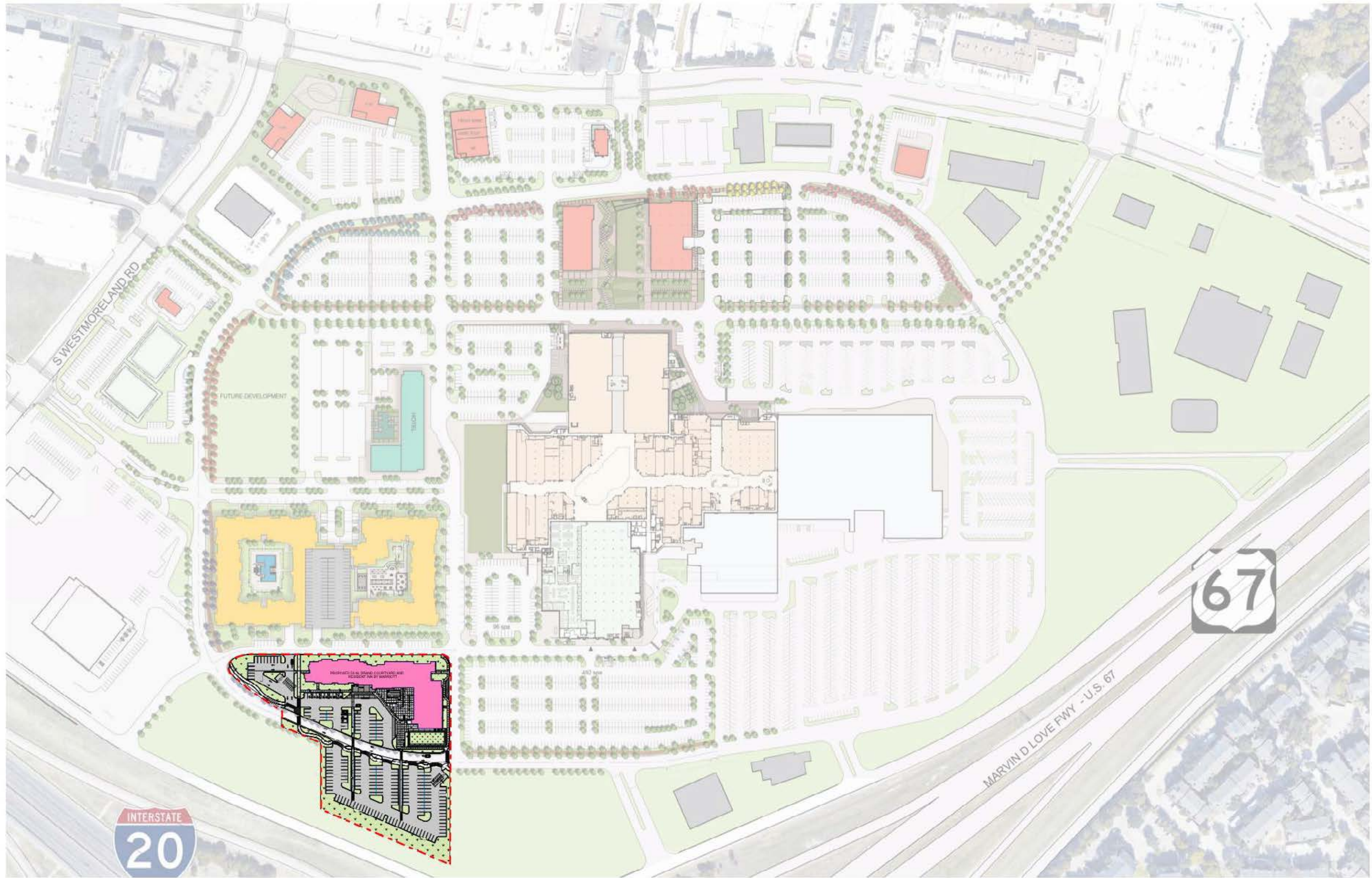


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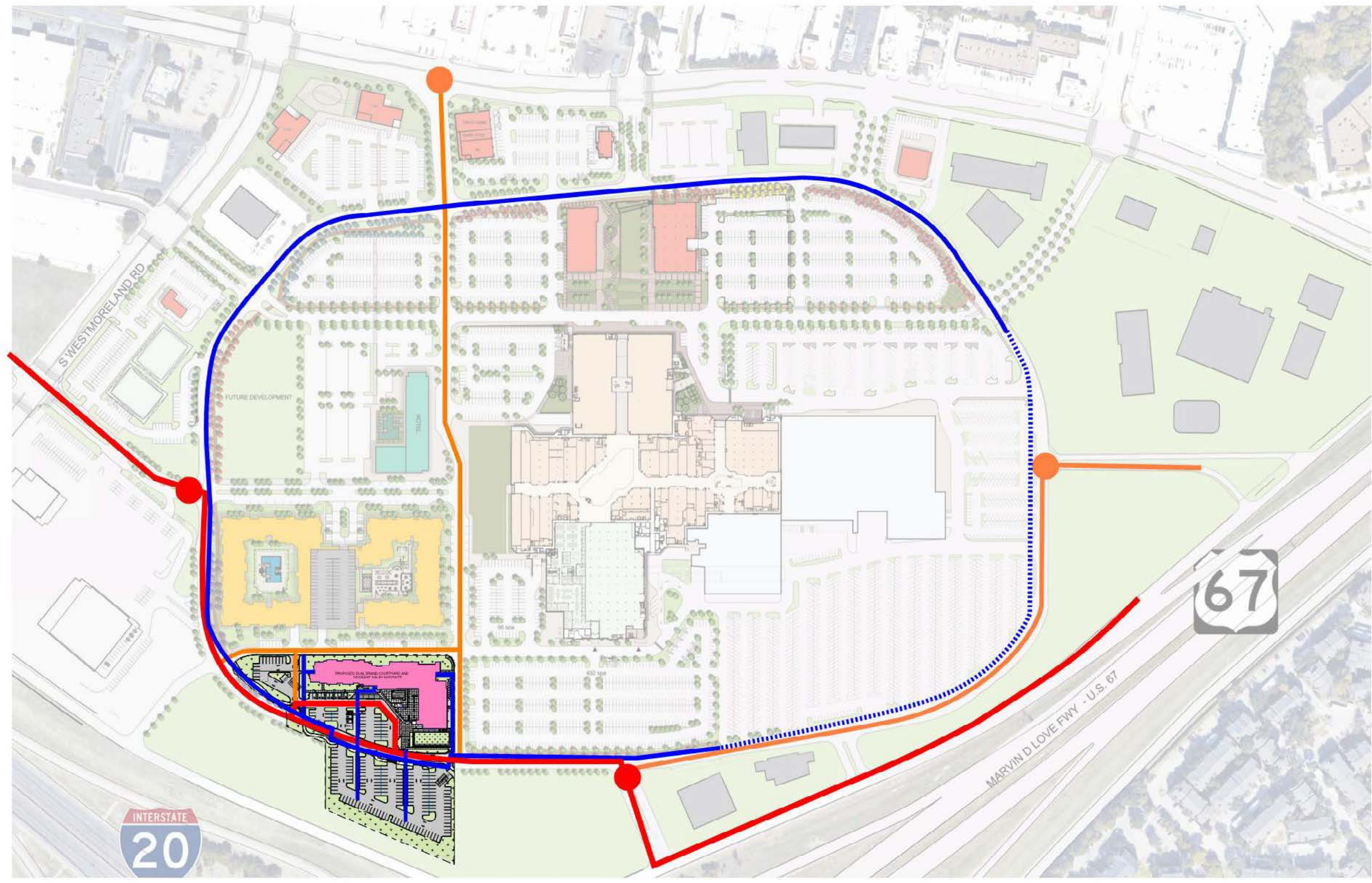
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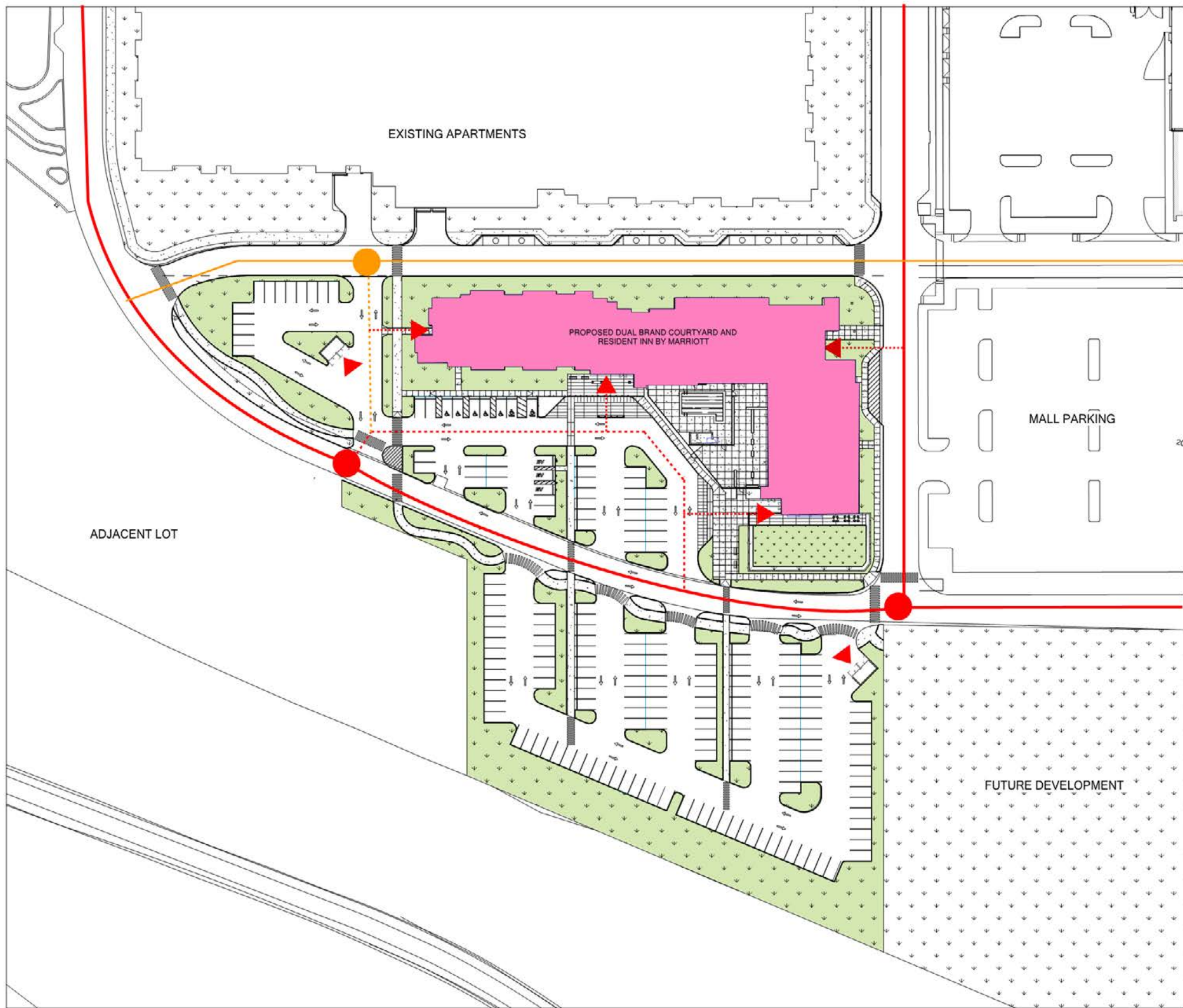


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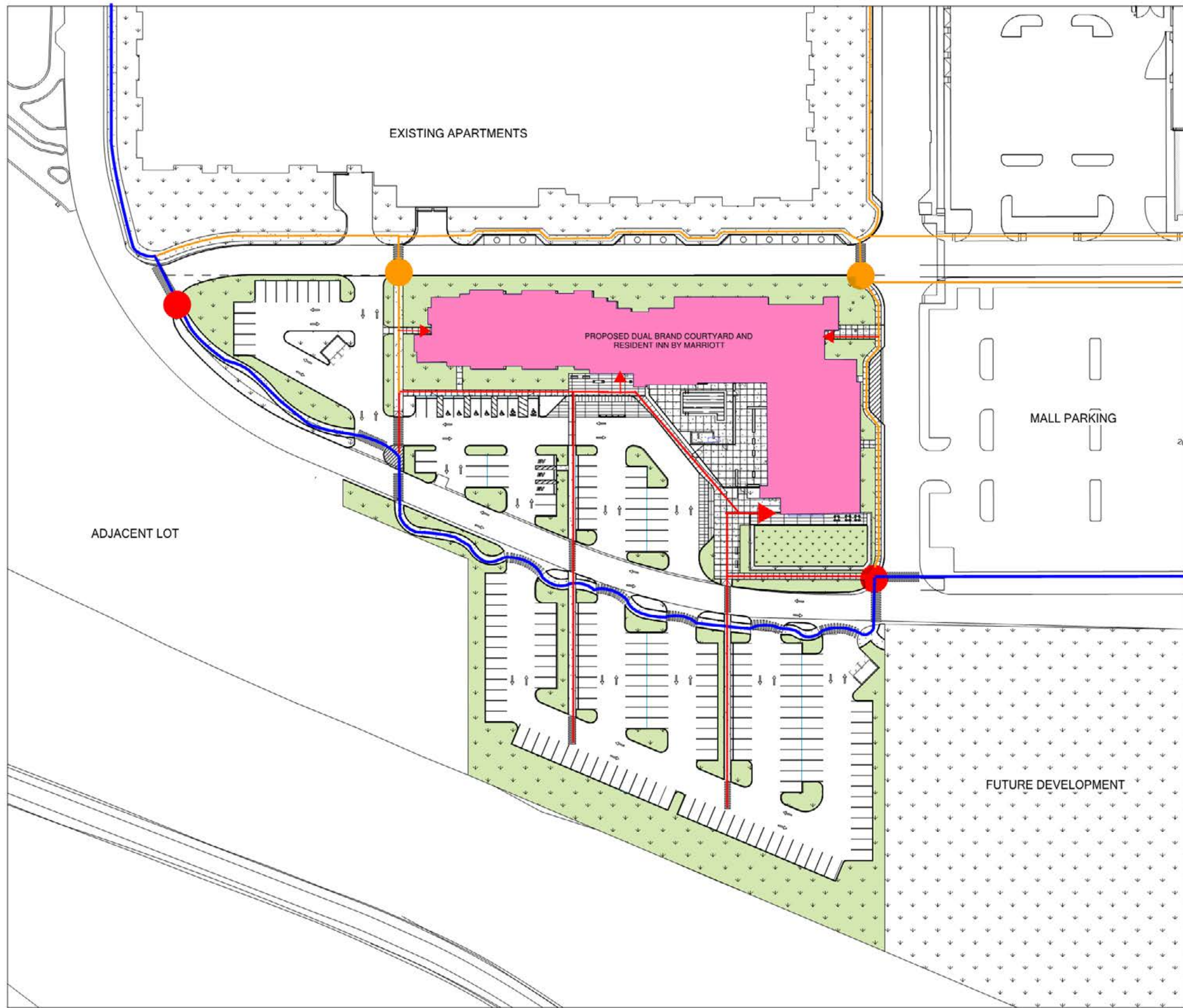
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- OVERALL WALKING TRAIL PROPOSED (Blue dashed line)
- SERVICE (Red triangle)

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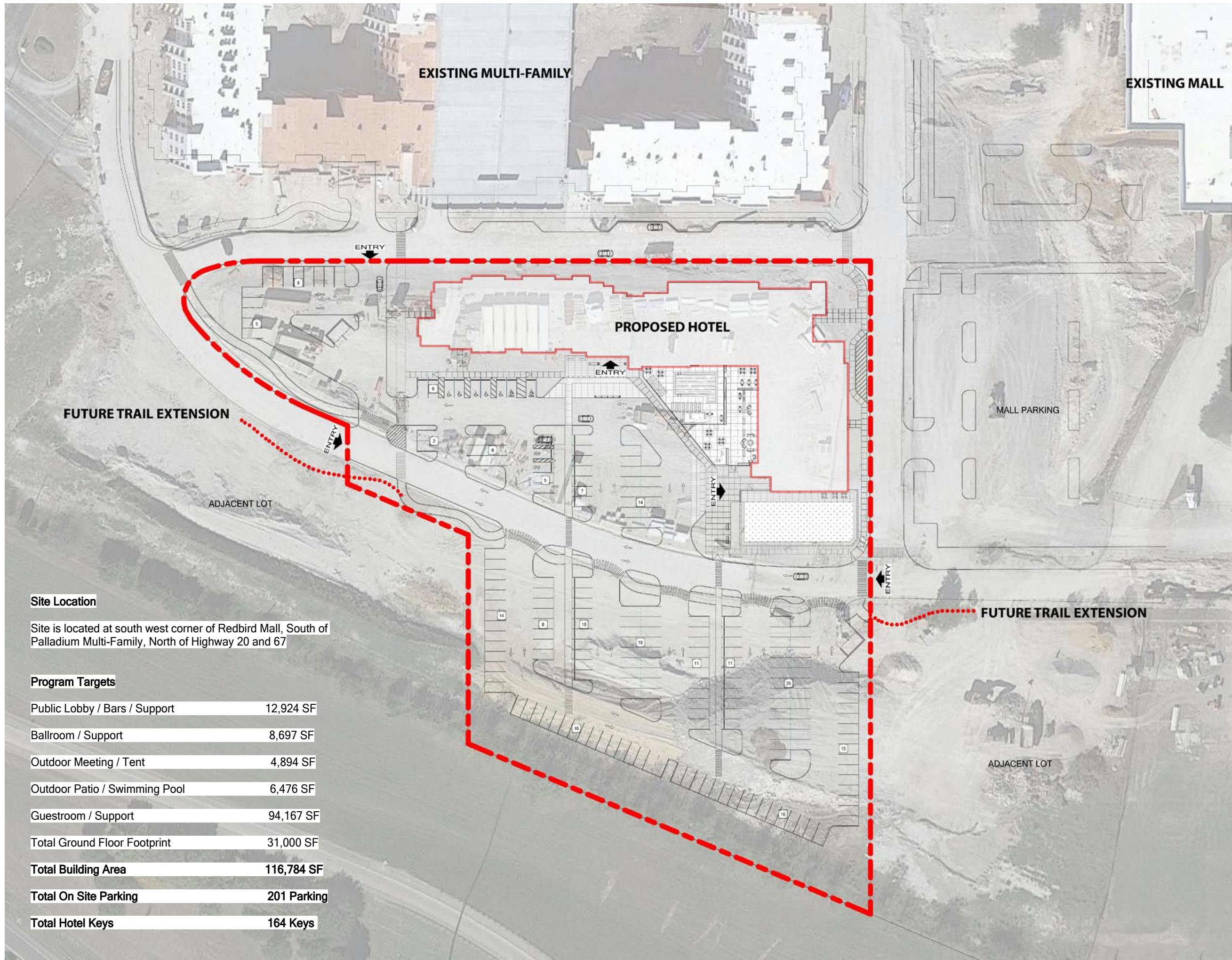
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EXISTING MULTI-FAMILY

EXISTING MALL

PROPOSED HOTEL

FUTURE TRAIL EXTENSION

MALL PARKING

ADJACENT LOT

FUTURE TRAIL EXTENSION

ADJACENT LOT

Site Location

Site is located at south west corner of Redbird Mall, South of Palladium Multi-Family, North of Highway 20 and 67

Program Targets

| | |
|-------------------------------|-------------|
| Public Lobby / Bars / Support | 12,924 SF |
| Ballroom / Support | 8,697 SF |
| Outdoor Meeting / Tent | 4,894 SF |
| Outdoor Patio / Swimming Pool | 6,476 SF |
| Guestroom / Support | 94,167 SF |
| Total Ground Floor Footprint | 31,000 SF |
| Total Building Area | 116,784 SF |
| Total On Site Parking | 201 Parking |
| Total Hotel Keys | 164 Keys |

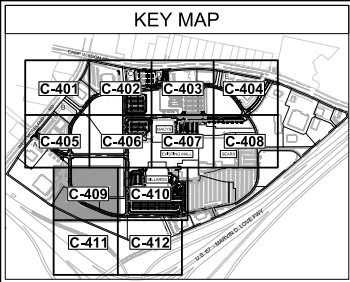
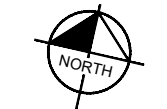


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- ### NOTES
1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE. FOR ANY QUESTIONS CONTACT CIVIL ENGINEER IMMEDIATELY.
 3. GRADES IN ALL SIDEWALK, ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT TO EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT TO EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
 4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, STORM MANHOLES ETC. TO MATCH PROPOSED FINISHED GRADES, IF NECESSARY.
 5. MAXIMUM SLOPE IN TURF AREAS SHALL BE 4:1.
 6. CONTRACTOR TO VERIFY EXISTING SIDEWALK IN THE R.O.W. COMPLIES WITH TAS REQUIREMENTS. IF IT IS DETERMINED THAT EXISTING SLOPES OR DROPS EXCEED MAXIMUM TAS SPECIFICATIONS (2% MAXIMUM CROSS SLOPE, 5% MAXIMUM LONGITUDINAL SLOPES, AND 14" MAXIMUM DROP), CONTRACTOR TO REMOVE AND RECONSTRUCT PANEL OF SIDEWALK TO BE COMPLIANT.

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| MATCH EXISTING ELEVATION | ○ 506.50ME |
| TOP OF WALL ELEVATION | ○ 506.00TW |
| BOTTOM OF WALL ELEVATION | ○ 506.00BW |
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CONTRACT INFORMATION

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REVISIONS

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 •9019 KIMLEY-HORN AND ASSOCIATES, INC. TX F-928 PH 972-770-1300 FAX 972-239-3820
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
 WWW.KIMLEY-HORN.COM

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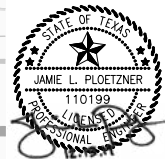
GRADING PLAN 9 OF 12
REIMAGINE REDBIRD
 3662 W. CAMP WISDOM ROAD DALLAS, TEXAS 75237
DALLAS WATER UTILITIES
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

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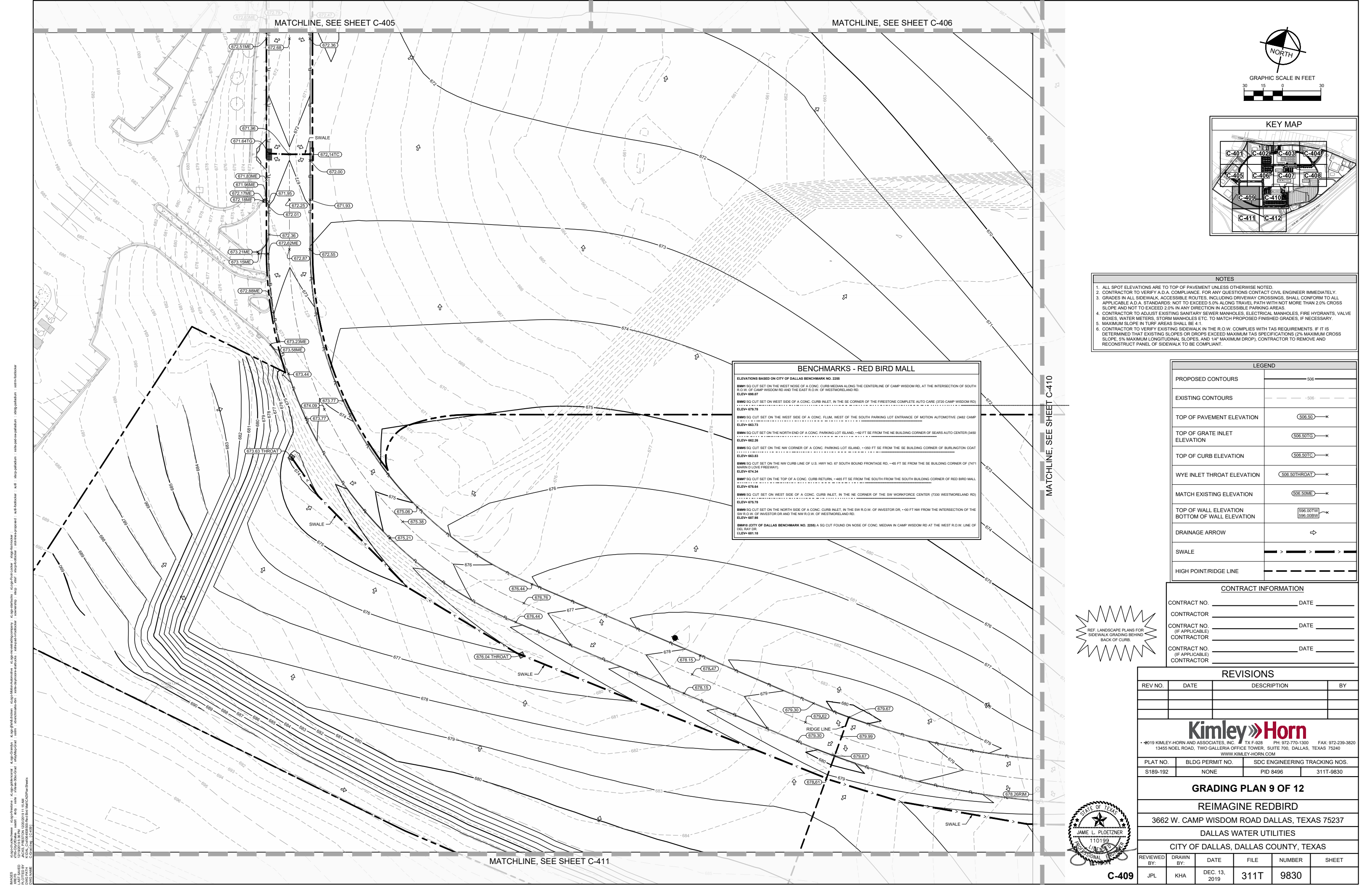
BENCHMARKS - RED BIRD MALL

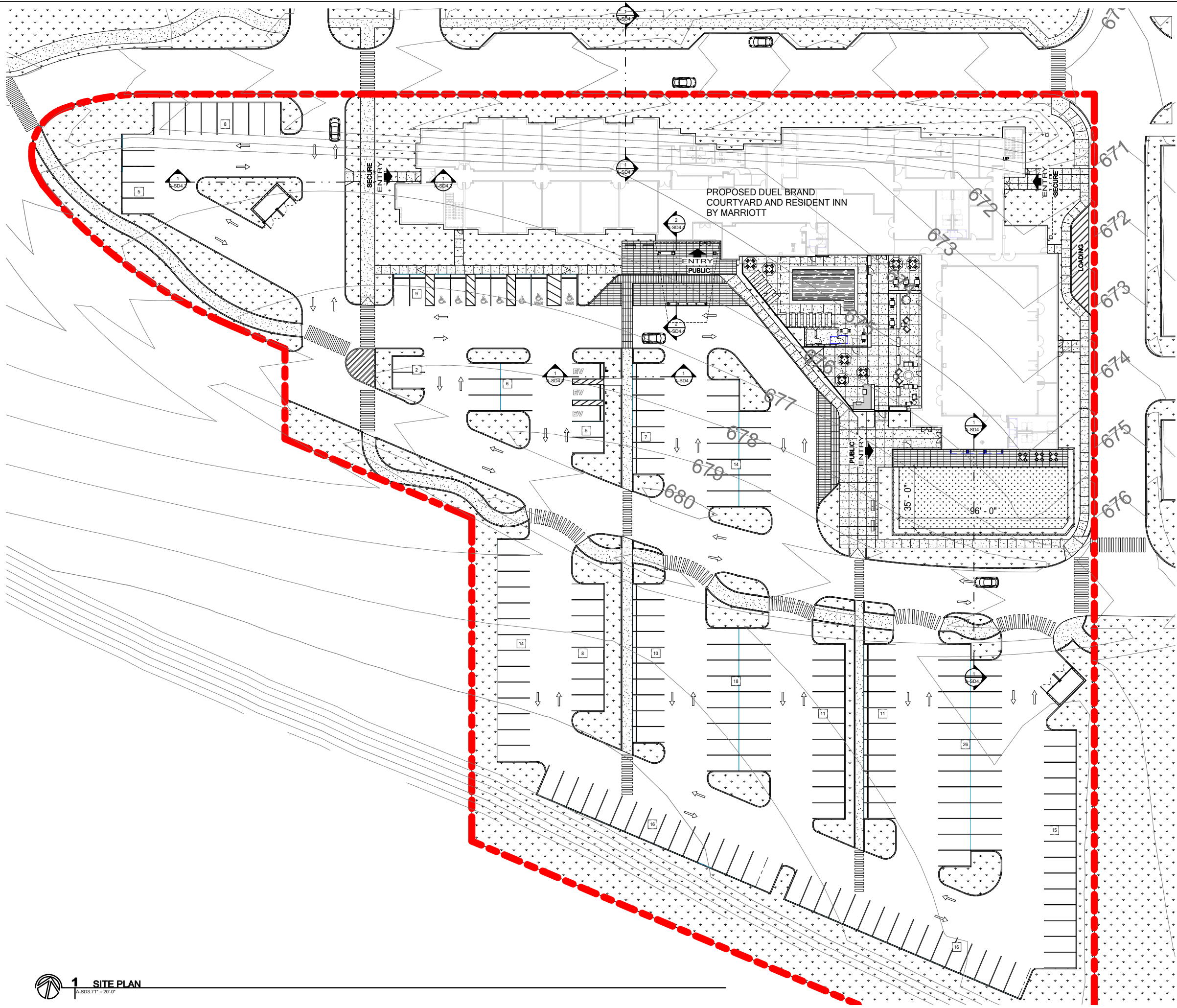
ELEVATIONS BASED ON CITY OF DALLAS BENCHMARK NO. 2255

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| BM#1 SQ CUT SET ON THE WEST NOSE OF A CONC. CURB MEDIAN ALONG THE CENTERLINE OF CAMP WISDOM RD. AT THE INTERSECTION OF SOUTH R.O.W. OF CAMP WISDOM RD AND THE EAST R.O.W. OF WESTMORELAND RD. ELEV= 672.87 |
| BM#2 SQ CUT SET ON WEST SIDE OF A CONC. CURB INLET, IN THE SE CORNER OF THE FIRESTONE COMPLETE AUTO CARE (3730 CAMP WISDOM RD) ELEV= 679.76 |
| BM#3 SQ CUT SET ON THE WEST SIDE OF A CONC. FLUM, WEST OF THE SOUTH PARKING LOT ENTRANCE OF MOTION AUTOMOTIVE (3422 CAMP WISDOM RD) ELEV= 663.73 |
| BM#4 SQ CUT SET ON THE NORTH END OF A CONC. PARKING LOT ISLAND, +92 FT SE FROM THE NE BUILDING CORNER OF SEARS AUTO CENTER (3450 CAMP WISDOM RD) ELEV= 662.26 |
| BM#5 SQ CUT SET ON THE NW CORNER OF A CONC. PARKING LOT ISLAND, +350 FT SE FROM THE SE BUILDING CORNER OF BURLINGTON COAT (3530 CAMP WISDOM RD) ELEV= 663.83 |
| BM#6 SQ CUT SET ON THE NW CURB LINE OF U.S. HWY NO. 67 SOUTH BOUND FRONTAGE RD, +45 FT SE FROM THE SE BUILDING CORNER OF 0471 MARIN D. LOVE FREEWAY. ELEV= 674.24 |
| BM#7 SQ CUT SET ON THE TOP OF A CONC. CURB RETURN, +45 FT SE FROM THE SOUTH FROM THE SOUTH BUILDING CORNER OF RED BIRD MALL. ELEV= 678.64 |
| BM#8 SQ CUT SET ON WEST SIDE OF A CONC. CURB INLET, IN THE SE CORNER OF THE SW WORKFORCE CENTER (7330 WESTMORELAND RD) ELEV= 678.76 |
| BM#9 SQ CUT SET ON THE NORTH SIDE OF A CONC. CURB INLET, IN THE SW R.O.W. OF INVESTOR DR, +30 FT NW FROM THE INTERSECTION OF THE SW R.O.W. OF INVESTOR DR AND THE NW R.O.W. OF WESTMORELAND RD. ELEV= 687.88 |
| BM#10 CITY OF DALLAS BENCHMARK NO. 2255) A SQ CUT FOUND ON NOSE OF CONC. MEDIAN IN CAMP WISDOM RD AT THE WEST R.O.W. LINE OF INVESTOR DR. ELEV= 681.18 |



C-409





BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|--------------|-----------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,446 SF |
| 3RD FLOOR | 21,446 SF |
| 4TH FLOOR | 21,446 SF |
| 5TH FLOOR | 21,446 SF |
| TOTAL | 116,784 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | RI STUDIO | RI ONE BEDROOM | RI ONE BEDROOM END | RI ACE STUDIO | RI ACE ONE BRN | CY KING | CY QD | CY ACC KING | CY ACC QD | TOTAL |
|--------------|-----------|----------------|--------------------|---------------|----------------|-----------|-----------|-------------|-----------|------------|
| 1ST FLR | 0 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 3 |
| 2ND FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 38 |
| 3RD FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 38 |
| 4TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 38 |
| 5TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 38 |
| TOTAL | 24 | 49 | 10 | 4 | 1 | 28 | 43 | 1 | 4 | 164 |

PARKING TABULATION

PARKING SPACE REQUIRED:

GUESTROOMS: 164 SPACES
 64 HOTEL ROOMS TOTAL
 1 SPACE PER HOTEL ROOM

OTHER FACILITIES: 23 SPACES

TOTAL PARKING REQUIRED: 187

TOTAL ADA PARKING REQUIRED: 6

PARKING SPACE PROVIDED:

ON SITE PARKING:

- REGULAR CARS-9'X18' 201
- HANDICAP CAR PARKING-9'X18' 191
- HANDICAP VAN PARKING-9'X18' 5
- EV CHARGING PARKING 2

TOTAL PARKING PROVIDED: 201

TOTAL ADA PARKING PROVIDED: 7



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PROJECT INTRODUCTION

- **RESIDENCE INN BY MARRIOTT**
Residence Inn provides a “home plus” experience with the added amenities of an upscale hotel for ambitious extended stay travelers with a desire for both work and play. Hotels offer spacious suites with living, working, cooking and dining areas, free grocery shopping service and a free hot breakfast daily.
- **COURTYARD BY MARRIOTT**
The Courtyard prototype is inspired by the modern definition of success. Inviting spaces help business guests shift gears to reenergize and be their most creative and successful selves.
- **DUAL BRANDED LOBBY & BALL ROOM**
Shared Arrival/Front Desk, Lobby/Lounge, Elevators/Corridors, Fitness Center, Pool. The Ballroom and Outdoor Meeting will be the epicenter of the community social connections and collaboration.
- **HIKE AND BIKE TRAIL**
Providing shaded pedestrian pathway around the building to connect the Hike and Bike Trail in the overall master plan. The wellness trail and greenway provides not only economic and transportation benefits, but also community pride and identity of the Redbird Mall.

DESIGN PRINCIPLES

1. EXTERIOR: modern with options for colors and materials
2. ARRIVAL: iconic experience with cutting edge porte-cochere and enhanced lighting
3. NATURAL LIGHT: connections to the outdoors with front patio and Bistro Terrace featuring expanded windows
4. ACCESS: secure and safe environment
5. EXPERIENCE: welcoming and walkable outdoor space to tie hotel guests to the overall mall pedestrian system
6. COLLABORATION: wellness trail and outdoor gathering provide community pride and identity



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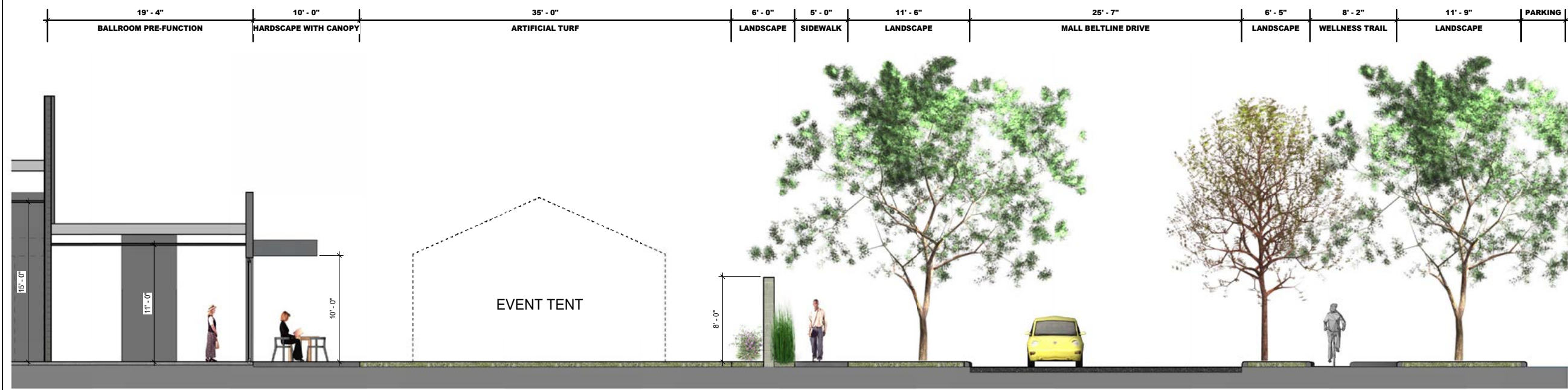
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1 SITE CONDITION - BALLROOM & OUTDOOR EVENT
A-S04.114" = 1'-0"





1" = 10'-0"
 "S" "% &" & "S"

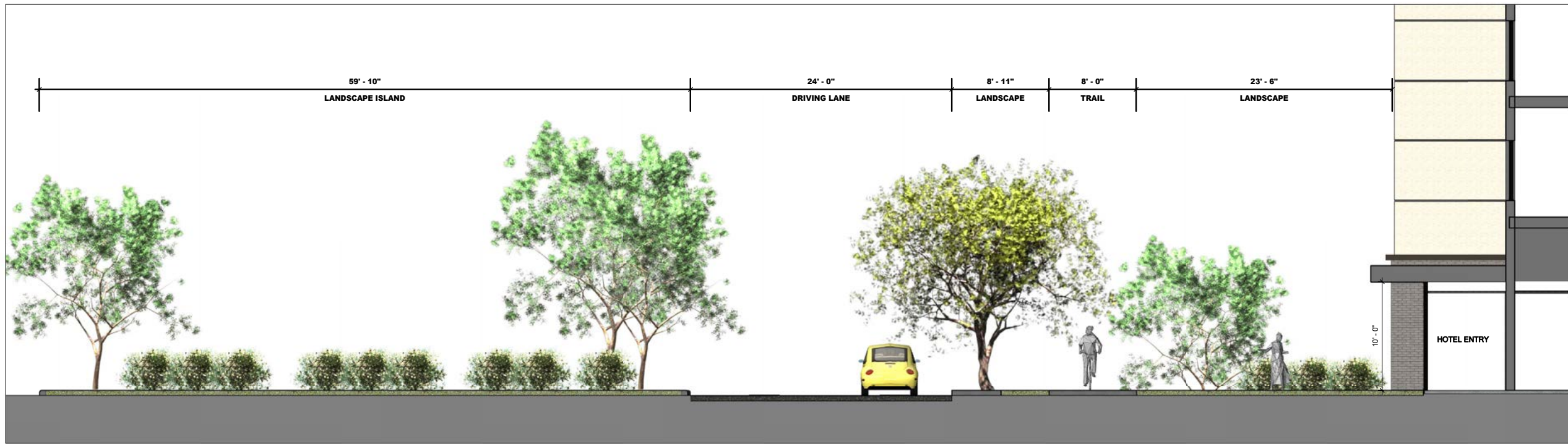


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1 SITE CONDITION - HOTEL WEST SIDE

A-SD4.214" = 1'-0"





1" = 10' # 5
"S" % "&" &

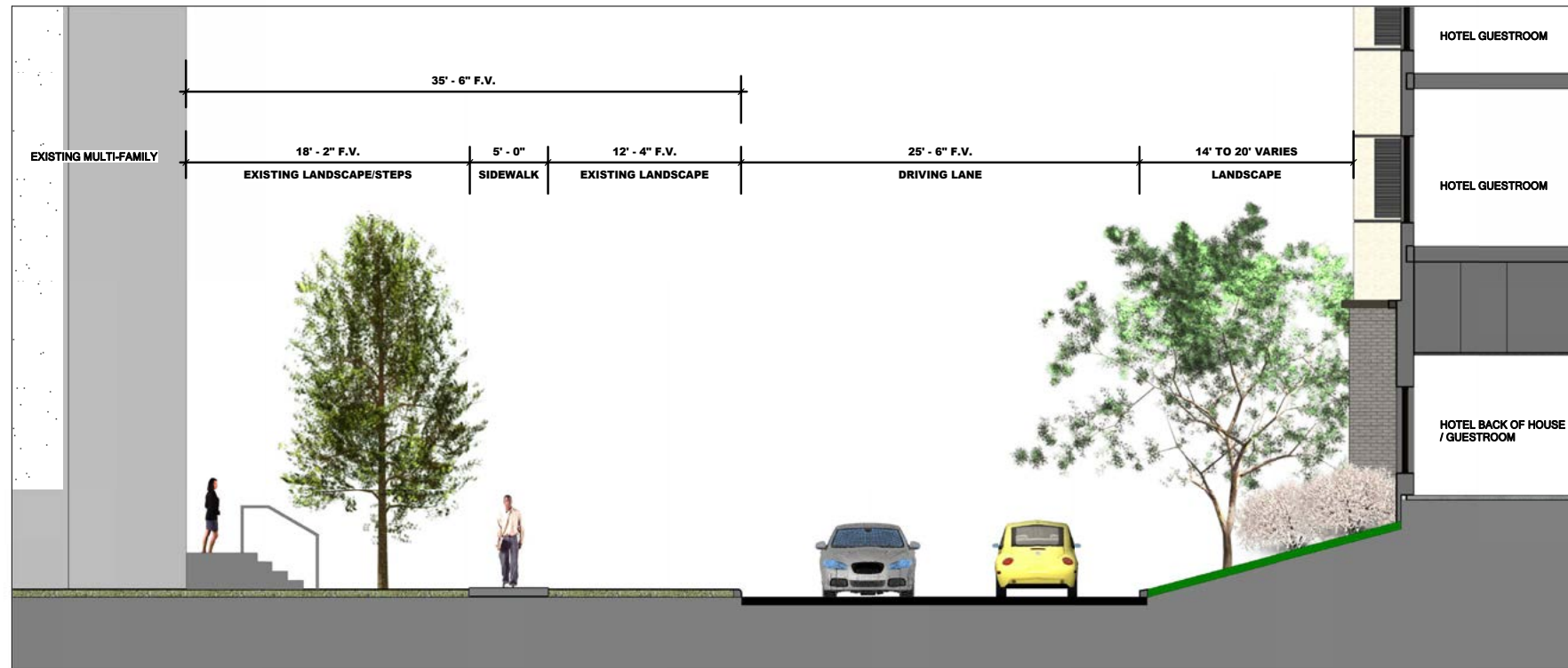


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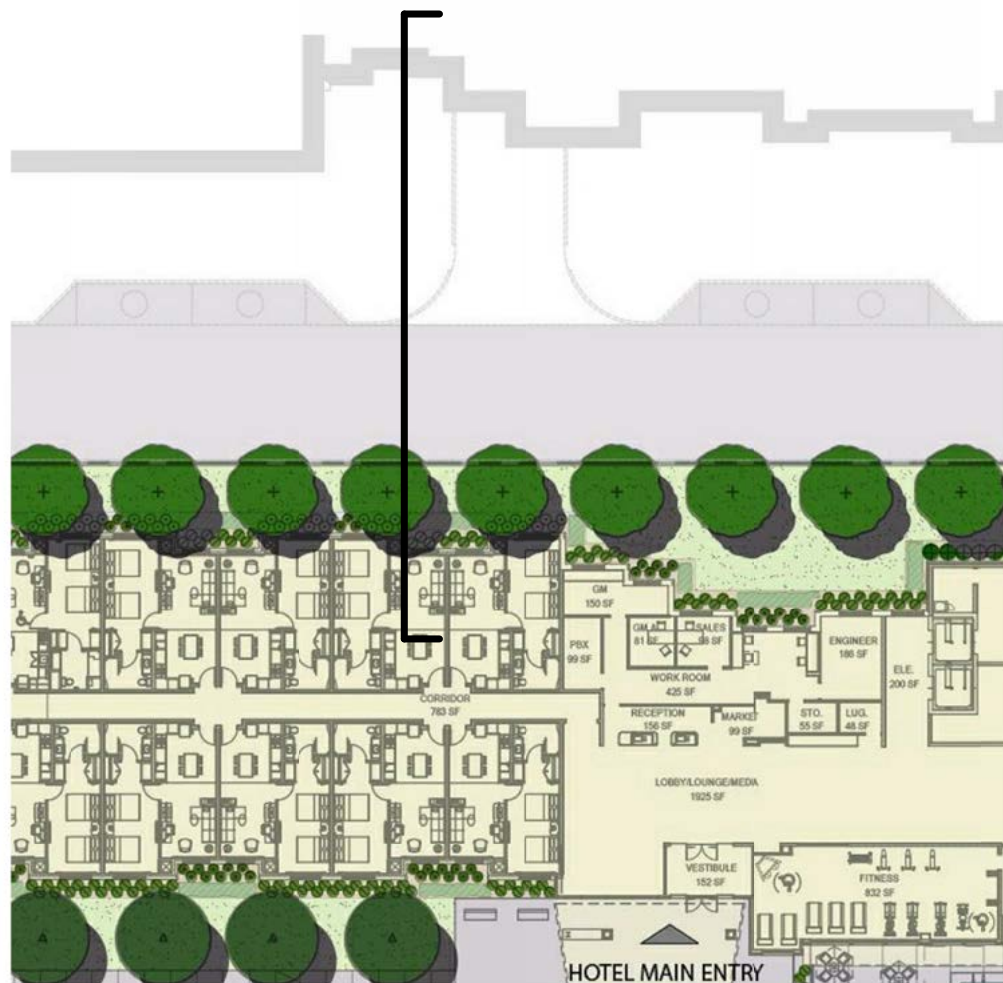
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- 6' PLUS GRADING CHANGES AT HOTEL NORTH SIDE
- PROVIDE UPSCALE LANDSCAPING VIEWS FOR MULT-FAMILY RESIDENCE
- AVOID UNPLEASANT RETAINING WALLS AND GUARDRAILS
- SHIELD HOTEL BACK OF HOUSE AND GUESTROOM AT GROUND LEVEL
- COMPLIMENTING PEDESTRIAN PATHWAY ON THE OTHER SIDE OF THE STREET

1 SITE CONDITION - HOTEL NORTH SIDE





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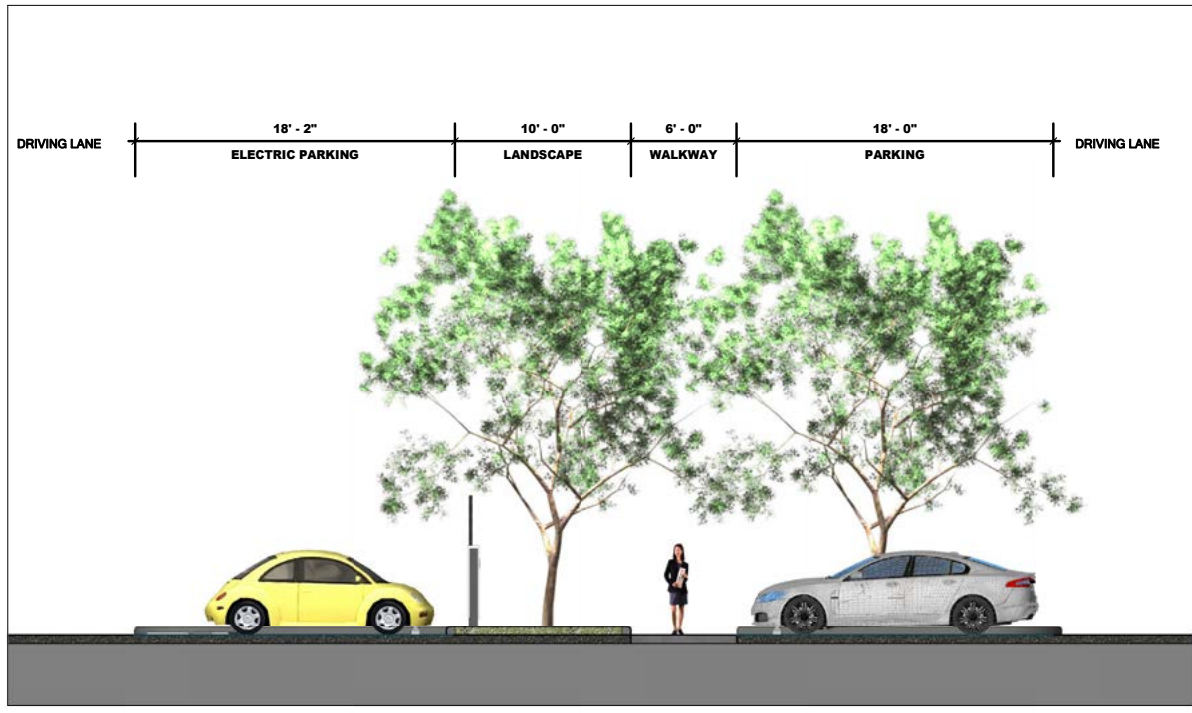


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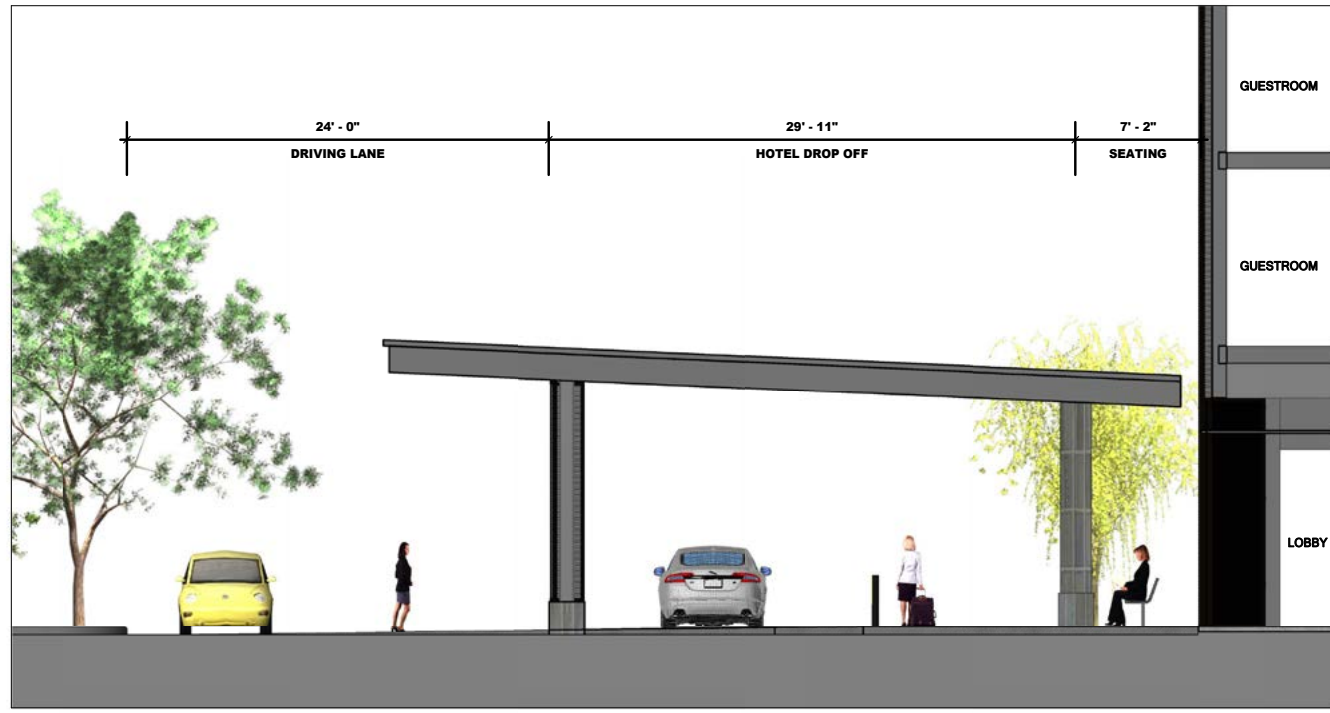
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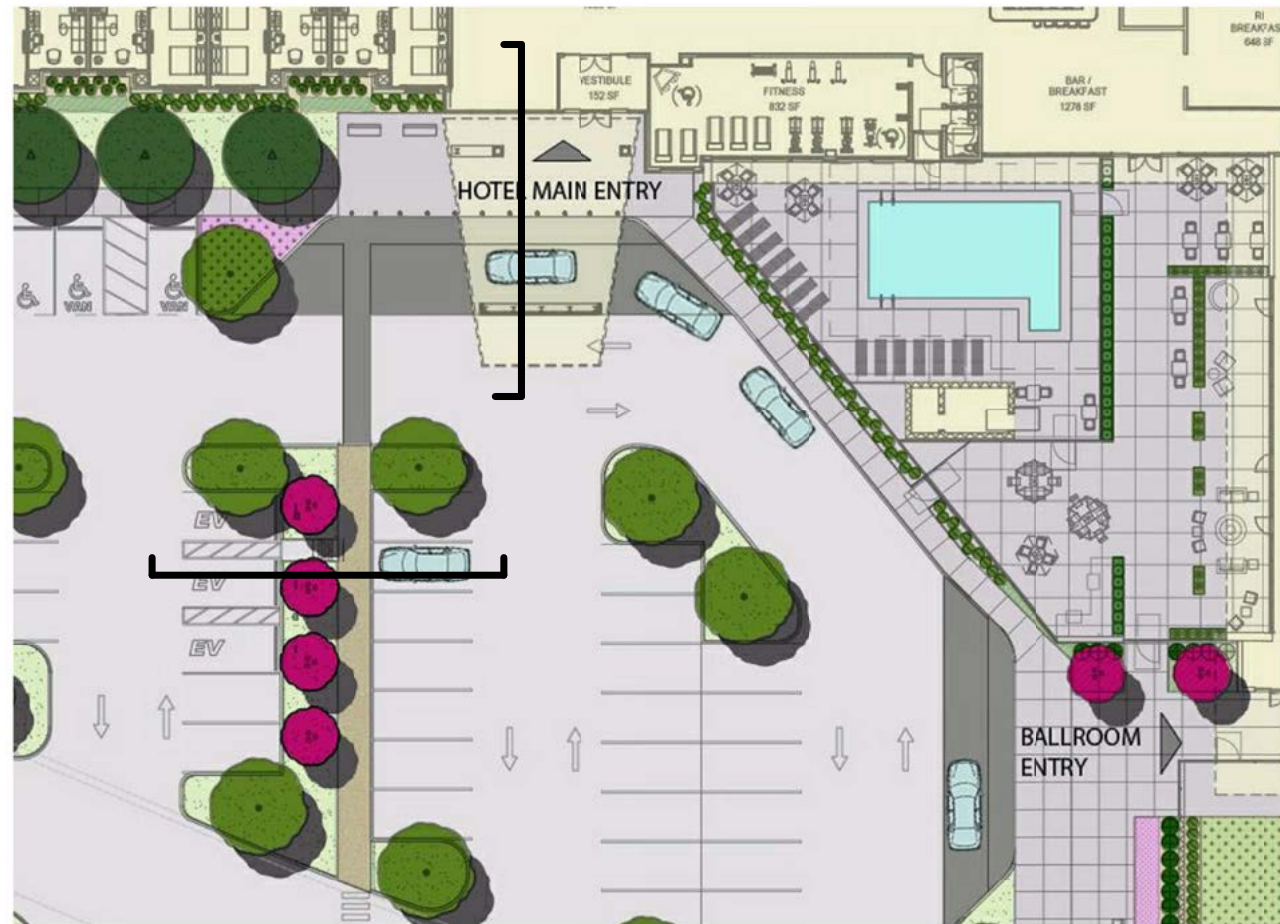
1 SITE CONDITION - HOTEL SOUTH SIDE

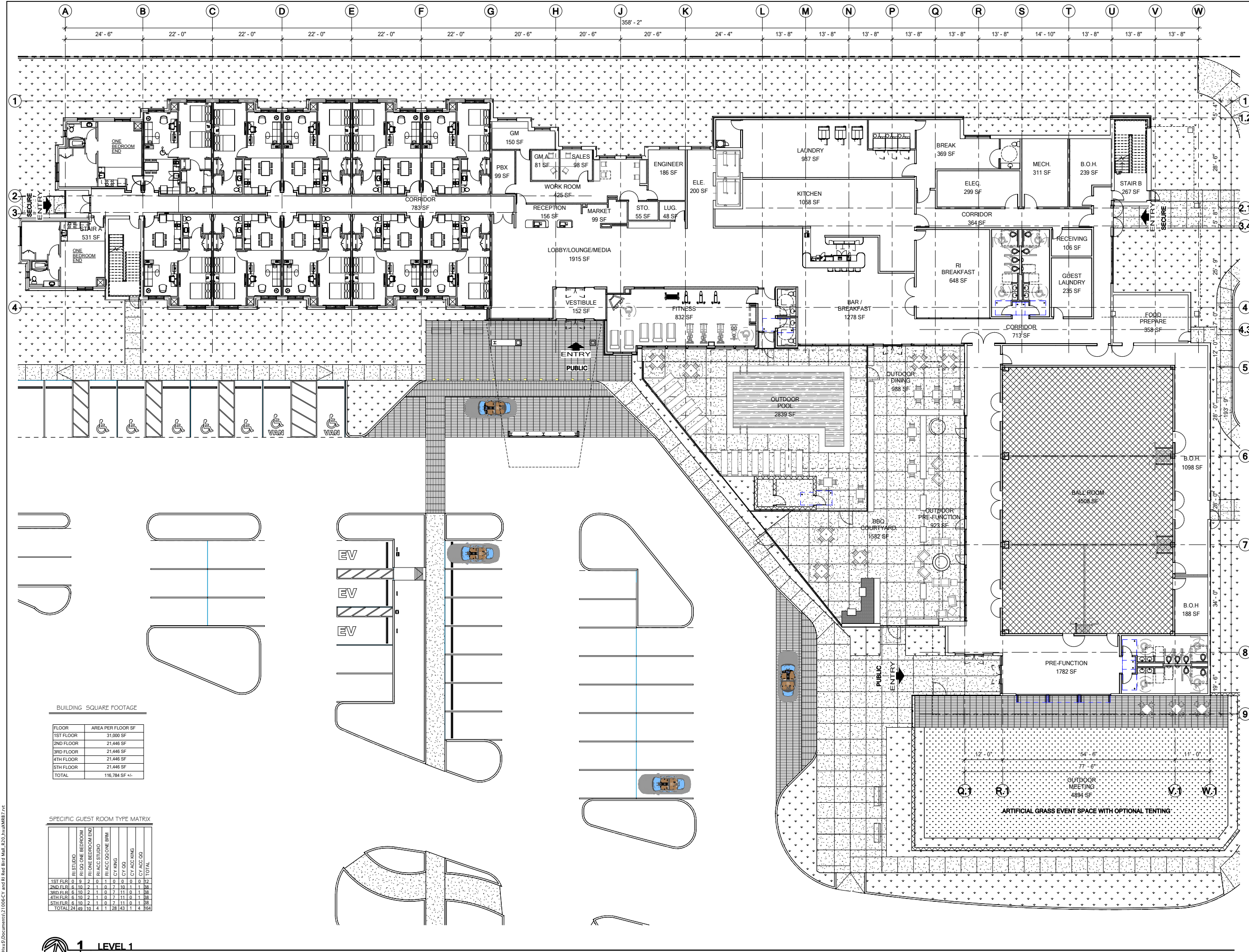
A-SD4.414" = 1'-0"



2 SITE CONDITION - HOTEL ENTRY

A-SD4.414" = 1'-0"





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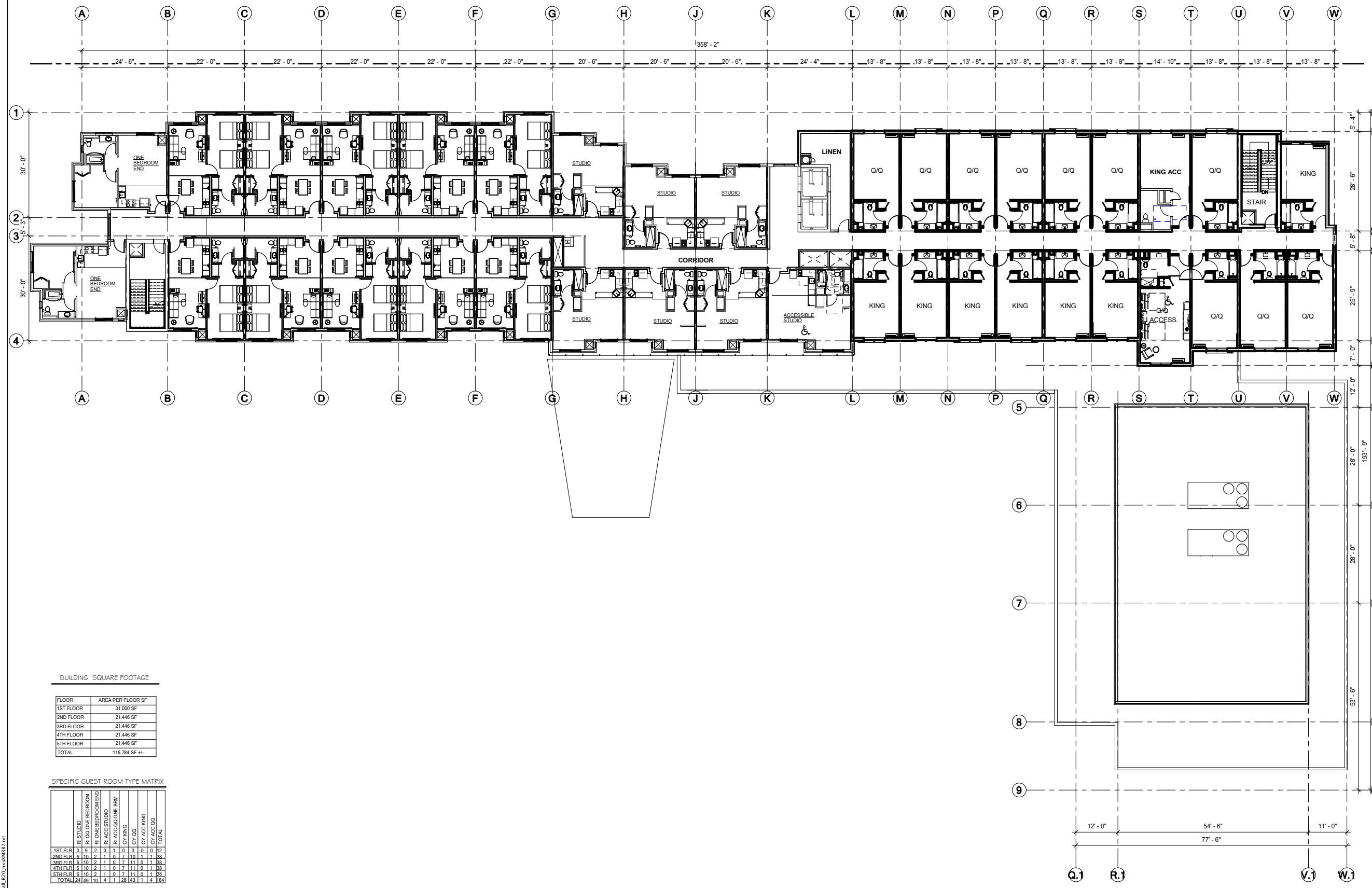
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BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|-----------|-------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,446 SF |
| 3RD FLOOR | 21,446 SF |
| 4TH FLOOR | 21,446 SF |
| 5TH FLOOR | 21,446 SF |
| TOTAL | 116,784 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | RI STUDIO | RI LOUNGE BEDROOM END | RI ACC STUDIO | RI ACC CO ONE BRM | RY KING | RY ACC KING | RY ACC QD | TOTAL |
|---------|-----------|-----------------------|---------------|-------------------|---------|-------------|-----------|-------|
| 1ST FLR | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 6 |
| 2ND FLR | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| 3RD FLR | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| 4TH FLR | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| 5TH FLR | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| TOTAL | 24 | 49 | 0 | 0 | 0 | 0 | 0 | 73 |



BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|-----------|-------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,446 SF |
| 3RD FLOOR | 21,446 SF |
| 4TH FLOOR | 21,446 SF |
| 5TH FLOOR | 21,446 SF |
| TOTAL | 116,784 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | RI STUDIO | RI Q/Q ONE BEDROOM | RI Q/Q ONE BEDROOM END | RI ACC STUDIO | RI ACC ONE BRN | CY Q/Q | CY KING | CY ACC KING | CY ACC Q/Q | TOTAL |
|---------|-----------|--------------------|------------------------|---------------|----------------|--------|---------|-------------|------------|-------|
| 1ST FLR | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2ND FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 35 |
| 3RD FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 35 |
| 4TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 35 |
| 5TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 10 | 1 | 1 | 35 |
| TOTAL | 24 | 40 | 6 | 4 | 0 | 28 | 40 | 4 | 4 | 164 |

1 LEVEL 2
 A-SDS 23/32" = 1'-0"

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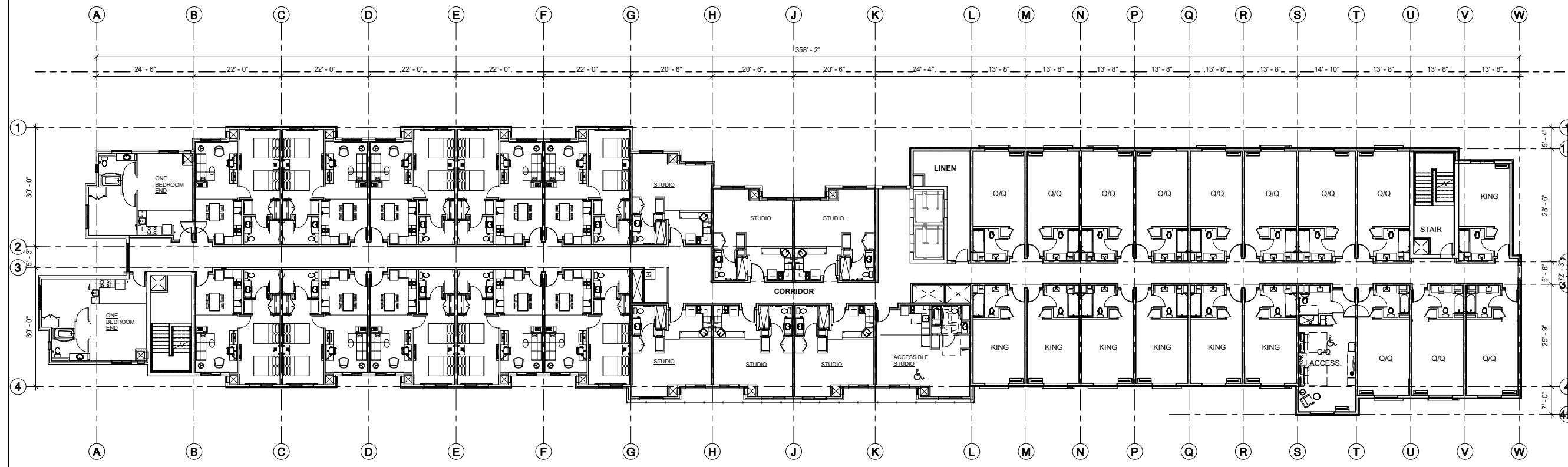
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1 LEVEL 3
A-S05.33/32" = 1'-0"

BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|--------------|-----------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,448 SF |
| 3RD FLOOR | 21,448 SF |
| 4TH FLOOR | 21,448 SF |
| 5TH FLOOR | 21,448 SF |
| TOTAL | 116,784 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | RESTUDIO | RI Q/O ONE BEDROOM | RI Q/O ONE BEDROOM END | RI ACC STUDIO | RI ACC Q/O ONE BRN | RY KING | RY Q/O | RY ACC KING | RY ACC Q/O | TOTAL |
|--------------|-----------|--------------------|------------------------|---------------|--------------------|-----------|-----------|-------------|------------|------------|
| 1ST FLR | 0 | 9 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 12 |
| 2ND FLR | 6 | 10 | 2 | 1 | 0 | 10 | 10 | 1 | 1 | 30 |
| 3RD FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| 4TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| 5TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| TOTAL | 24 | 49 | 10 | 4 | 1 | 28 | 43 | 1 | 4 | 154 |



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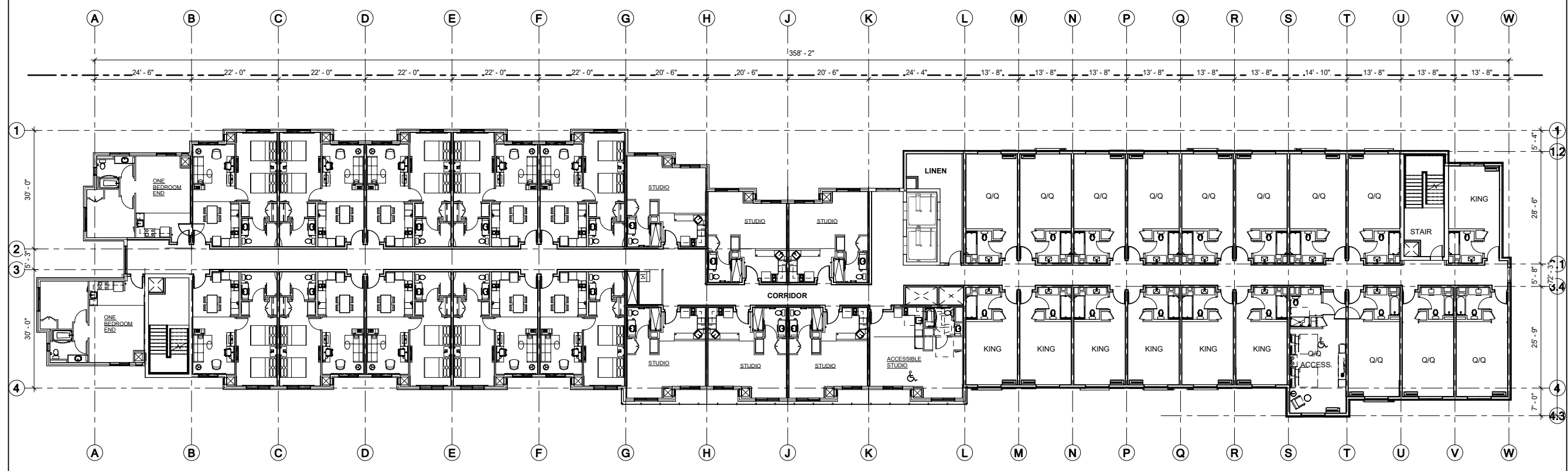
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1 LEVEL 4
A-S05.4.3.32' = 1'-0"

BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|--------------|-----------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,448 SF |
| 3RD FLOOR | 21,448 SF |
| 4TH FLOOR | 21,448 SF |
| 5TH FLOOR | 21,448 SF |
| TOTAL | 116,784 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | STUDIO | R/O ONE BEDROOM | R/O ONE BEDROOM END | R/ACC STUDIO | R/ACC/O ONE BRN | Q/O | Q/O KING | Q/ACC KING | Q/ACC/O | TOTAL |
|--------------|-----------|-----------------|---------------------|--------------|-----------------|-----------|-----------|------------|----------|------------|
| 1ST FLR | 0 | 9 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 12 |
| 2ND FLR | 6 | 10 | 2 | 1 | 0 | 10 | 10 | 1 | 1 | 30 |
| 3RD FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| 4TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| 5TH FLR | 6 | 10 | 2 | 1 | 0 | 7 | 11 | 0 | 1 | 38 |
| TOTAL | 24 | 49 | 10 | 4 | 1 | 28 | 43 | 1 | 4 | 154 |

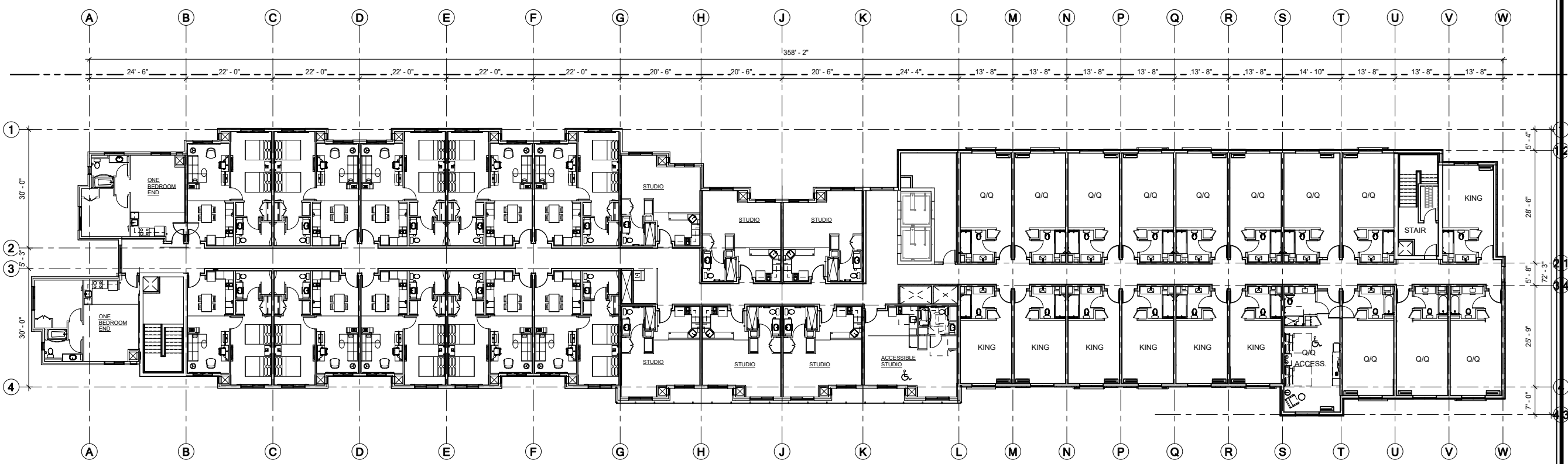


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1 LEVEL 5
 A:SD5.53/32" = 1'-0"

BUILDING SQUARE FOOTAGE

| FLOOR | AREA PER FLOOR SF |
|--------------|-----------------------|
| 1ST FLOOR | 31,000 SF |
| 2ND FLOOR | 21,448 SF |
| 3RD FLOOR | 21,448 SF |
| 4TH FLOOR | 21,448 SF |
| 5TH FLOOR | 21,448 SF |
| TOTAL | 116,794 SF +/- |

SPECIFIC GUEST ROOM TYPE MATRIX

| | RESTUDIO | R1 Q/Q ONE BEDROOM | R1 Q/Q ONE BEDROOM END | R1 ACCG STUDIO | R1 ACCG ONE BRN | CY KING | CY ACC KING | CY ACC Q/Q | TOTAL |
|--------------|-----------|--------------------|------------------------|----------------|-----------------|-----------|-------------|------------|------------|
| 1ST FLR | 0 | 9 | 2 | 1 | 0 | 0 | 0 | 0 | 12 |
| 2ND FLR | 6 | 10 | 2 | 1 | 0 | 10 | 1 | 1 | 21 |
| 3RD FLR | 6 | 10 | 2 | 1 | 0 | 10 | 1 | 1 | 21 |
| 4TH FLR | 6 | 10 | 2 | 1 | 0 | 10 | 1 | 1 | 21 |
| 5TH FLR | 6 | 10 | 2 | 1 | 0 | 10 | 1 | 1 | 21 |
| TOTAL | 24 | 49 | 10 | 4 | 1 | 28 | 43 | 4 | 116 |

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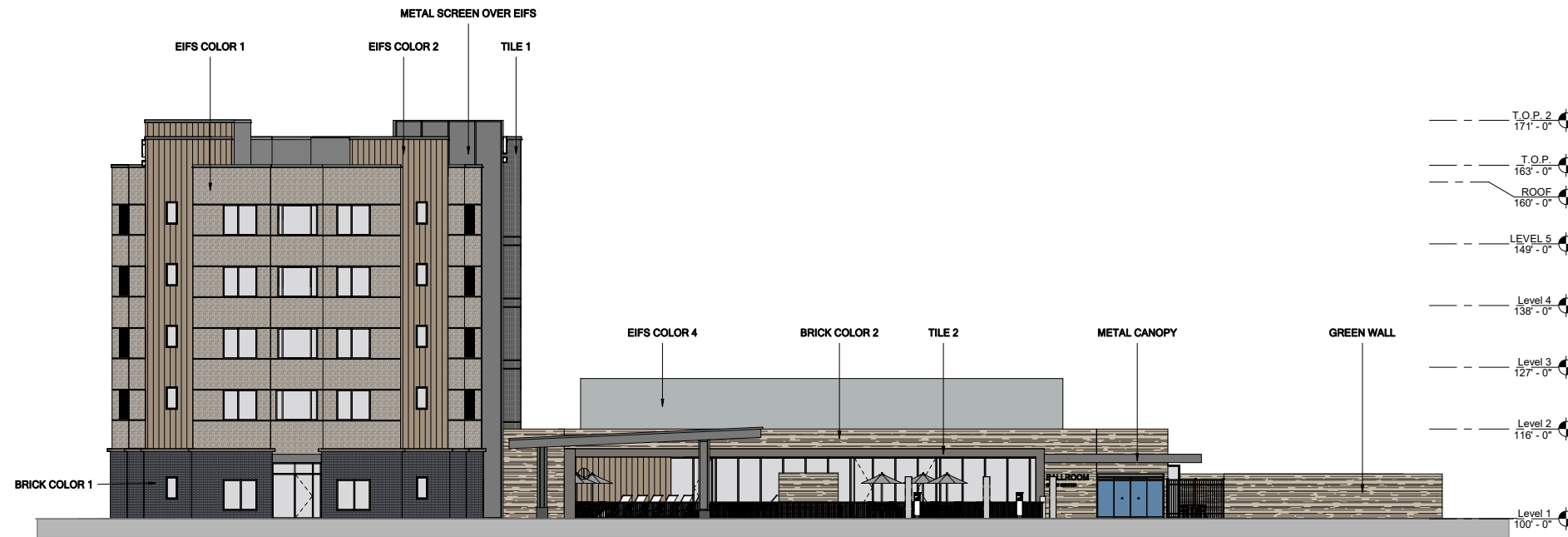


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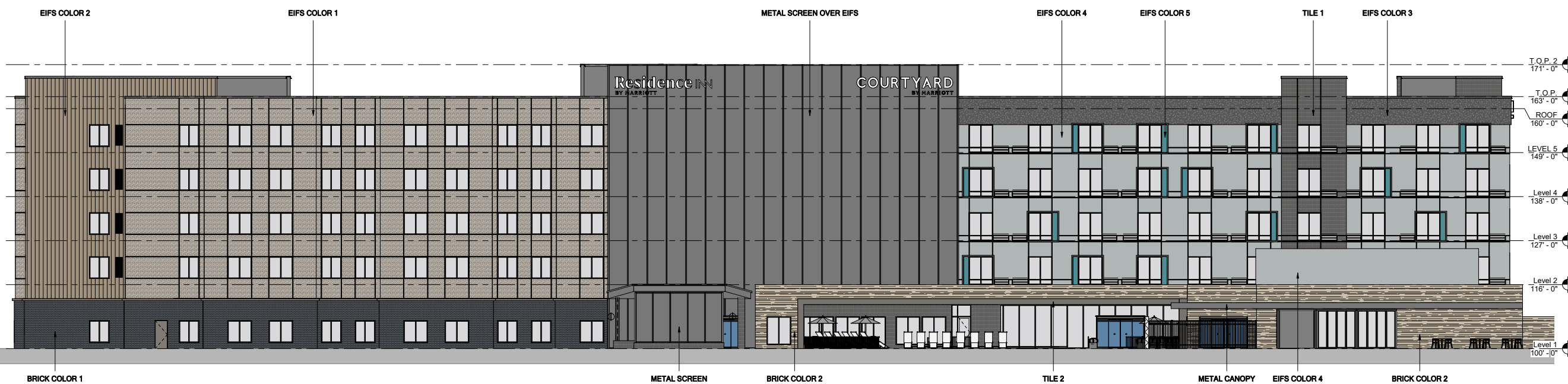
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2 WEST BUILDING ELEVATION

A-S06.13/32" = 1'-0"



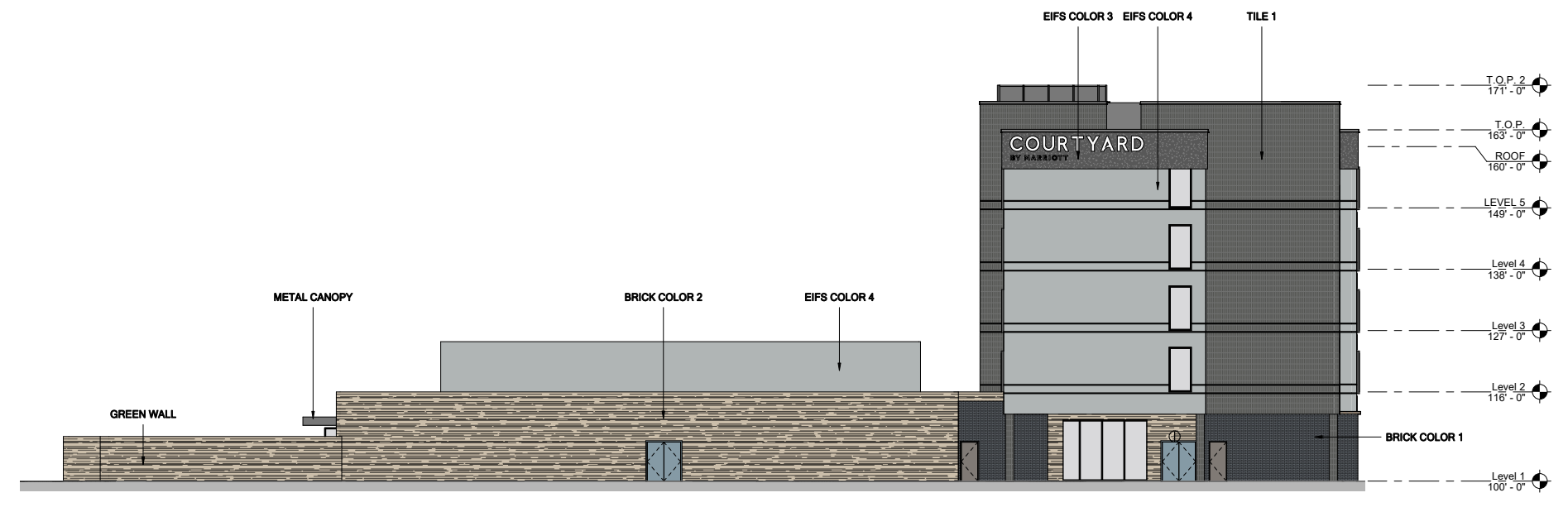
1 SOUTH BUILDING ELEVATION

A-S06.13/32" = 1'-0"

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2 NORTH BUILDING ELEVATION
 A-S06.2332' = 1'-0"



1 EAST BUILDING ELEVATION
 A-S06.2332' = 1'-0"

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PERSPECTIVE

- WELLNESS TRAIL FITS INTO THE GREATER OPEN SPACE OF HOTEL PEDESTRIAN SYSTEM
- SIMPLICITY AND CLEAN LINES OF THE TOWER
- RICH BUILDING MATERIAL WITH DURABLE MASONRY ON THE GROUND LEVEL
- POTENTIAL NIGHT LIGHT ON THE CENTER METAL SCREEN



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PERSPECTIVE

- WELLNESS TRAIL FITS INTO THE GREATER OPEN SPACE OF HOTEL PEDESTRIAN SYSTEM
- SIMPLICITY AND CLEAN LINES OF THE TOWER
- RICH BUILDING MATERIAL WITH DURABLE MASONRY ON THE GROUND LEVEL
- POTENTIAL NIGHT LIGHT ON THE CENTER METAL SCREEN



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PERSPECTIVE

- WEST AND EAST ENTRY CONNECT HOTEL TO MALL PEDESTRIAN WALKWAY
- 15-20 FEET LANDSCAPE ALONG NORTH SIDE OF HOTEL
- PEDESTRIAN CONNECTION TO MULTI-FAMILY SIDEWALK



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PERSPECTIVE

- WEST AND EAST ENTRY CONNECT HOTEL TO MALL PEDESTRIAN WALKWAY
- 15-20 FEET LANDSCAPE ALONG NORTH SIDE OF HOTEL
- PEDESTRIAN CONNECTION TO MULTI-FAMILY SIDEWALK





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