



Carrollton Hotels & Convention Complex

State Highway 190 & Raiford Road
Carrollton, Texas



Lowen Holdings, LP



LABUNSKI
ASSOCIATES
ARCHITECTS &
CONSULTANTS

NOTE: The information is conceptual and subject to adjustments pending further verification and Franchisor, Developer and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied.

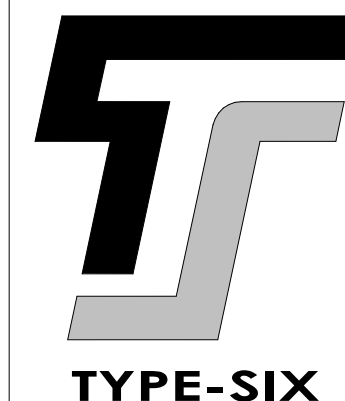




McCoy Rd 2700
Sutters Mill Rd 1600

STOP





TYPE-SIX
DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
682.999.8154



RESIDENCE INN
LOWEN ALLEN, LP
ADDRESS TBD
CARROLLTON, TEXAS ZIP
PROJECT # 1931

ISSUE DATE
DEC 23 2019

ISSUED FOR
REVIEW

#	Revision	Date
1	Revision 1	4.1.20

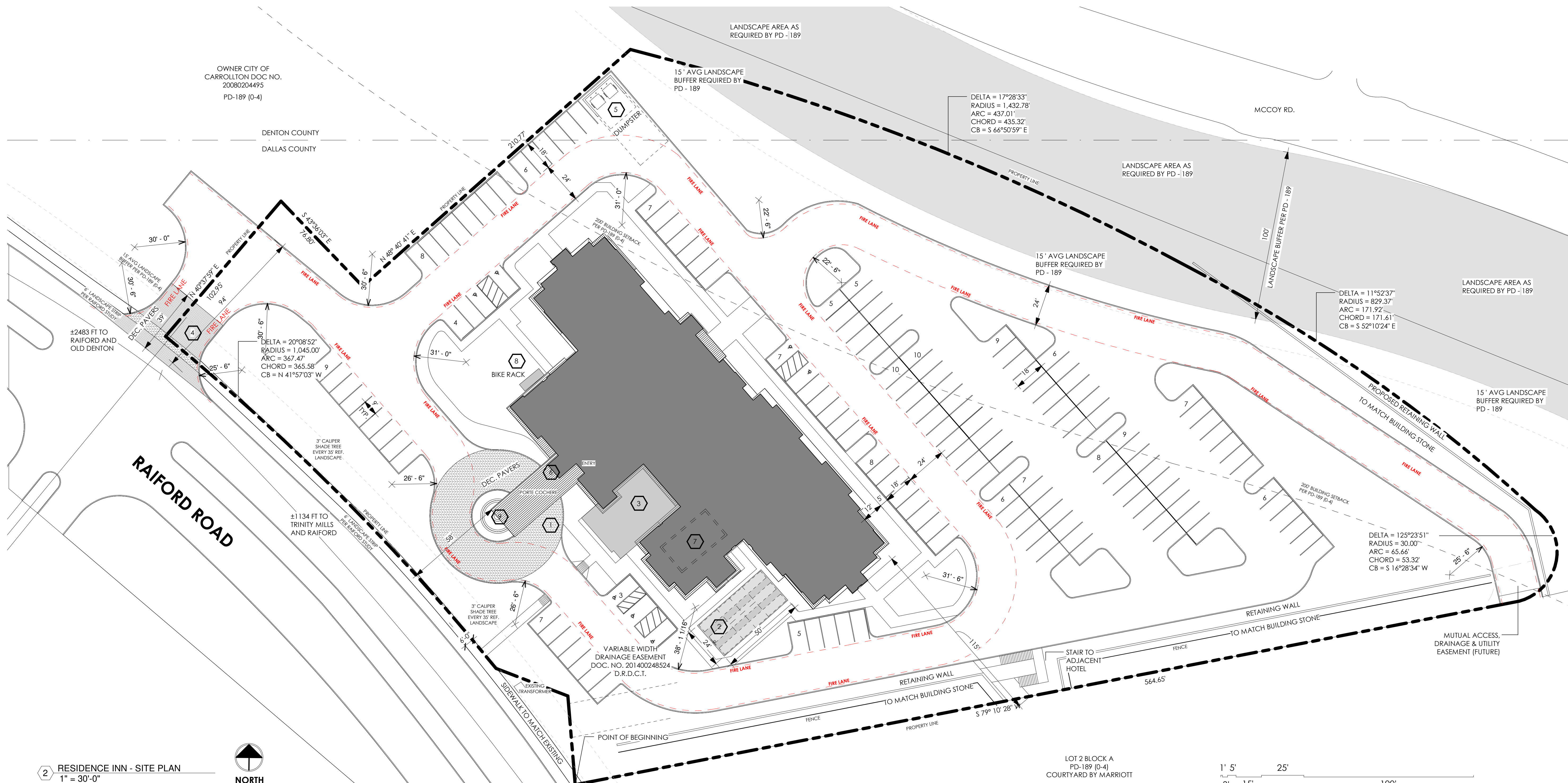
SHEET NAME
CONCEPTUAL
ARCHITECTURAL
SITE PLAN

SHEET NUMBER
AS1.00

THIS DOCUMENT IS
INCOMPLETE AND MAY NOT
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.
D. HAYES HINKLE - 26067

7/31/2019

CASE NUMBER: CITY FILE NO. PLSUP 20-1X1
CITY OF CARROLLTON



OWNER INFORMATION:

PROPERTY OWNER: LOWEN ALLEN, LP - OWNER
EMAIL: AJAY.DESA@LOWENHOSPITALITY.COM
PHONE: 214.596.1500
ADDRESS: 1920 ENCHANTED WAY, SUITE 200
GRAPEVINE, TX 76051

ARCHITECT INFORMATION:

ARCHITECT: TYPE-SIX
COMPANY: TYPE-SIX DESIGN AND DEVELOPMENT SERVICES
ADDRESS: 300 E ABRAM ST, ARLINGTON, TX 76010
EMAIL: HAYES.HINKLE@TYPE-SIX.COM
PHONE: 817.690.2195

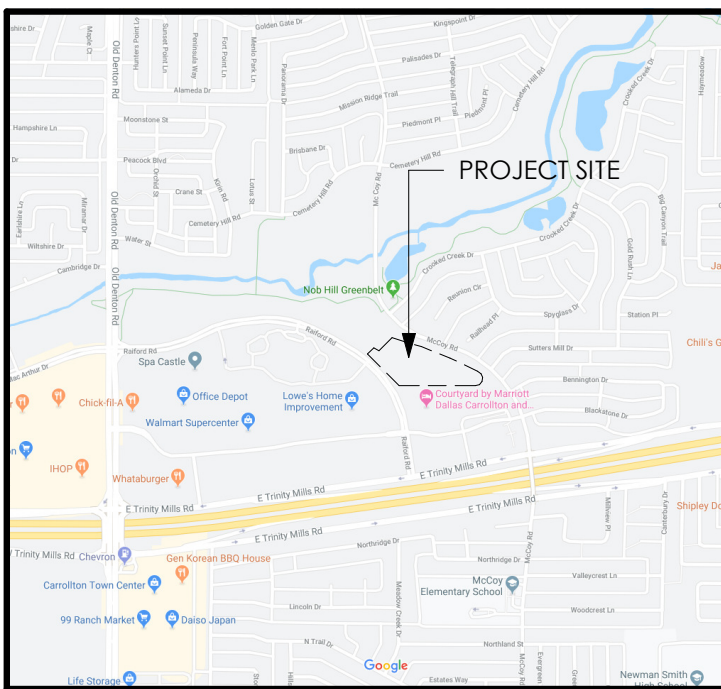
SITE INFORMATION:

LOWEN ALLEN, LP - OWNER/DEVELOPER

JOHN JACKSON SURVEY ABSTRACT NO. 708 AND THE BENJAMIN BACCIUS SURVEY ABSTRACT NO. 119, IN THE CITY OF CARROLLTON, DENTON AND DALLAS COUNTY, AND BEING A PORTION OF THE REMAINING TRACT OF LAND CONVEYED TO THE CITY OF CARROLLTON AS EVIDENCED BY THE DEED RECORDED UNDER INSTRUMENT NO. 20080204495 OF THE DEED RECORDS OF DALLAS COUNTY TEXAS AND UNDER DOCUMENT NO. 2008-7136 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

ACREAGE OF TRACT: 4.60 ACRES (200.376 S.F.)
BOUNDARY OF TRACT: PROPERTY DESCRIPTION DOCUMENT

AREA MAP:



BUILDING SITE LEGEND:

1. ENTRY - GUEST DROP OFF - HERRINGBONE PAVERS BY OWNER
2. SPORT COURT - BOCCI BALL 24' X 50' (1200 SQ. FT.)
3. COURTYARD
4. SITE ENTRY / EXIT
5. DUMPSTER
6. PORTE COCHERE - 14' CLEAR
7. INDOOR POOL - 35' X 20'
8. BIKE RACK
9. WATER FEATURE/FOUNTAIN

ZONING INFORMATION:

ZONED: PD-189 (0-4)
ZONED: URBAN DESIGN STANDARDS FOR RAIFORD RD

HOTEL INFORMATION - BUILDING NARRATIVE

RESIDENCE INN - BY MARRIOTT
TOTAL ROOMS: 117 GUESTROOMS
BUILDING HEIGHT: 71' 7 1/2"
BUILDING STORIES: 6 STORIES
GUESTROOMS WILL HAVE KITCHENETTES
MEETING ROOM: 700 SQ. FT.
FITNESS FACILITY
SPORT COURT - BOCCIE BALL/MULTI-PURPOSE

CONSTRUCTION:

BUILDING FOOTPRINT: 21,700 SQ. FT.
TYPE II-B FULLY SPRINKLED - NFPA 13
OCCUPANCY: R1 HOTEL AND NON SEPERATED USES
STRUCTURAL SLAB ON GRADE

LANDSCAPE: (REF. L1.01)

COMMERCIAL LANDSCAPE REQUIREMENT : 10%
LANDSCAPE PROVIDED : ±40,190 SF
LANDSCAPE PERCENTAGE PROVIDED: 20%
LARGE TREES
SMALL TREES
SHRUBS
GROUND COVER

* LANDSCAPE IS CONCEPTUAL ONLY AND FINAL DESIGN IS TO BE BY LANDSCAPE ARCHITECT TO COMPLY WITH CITY OF CARROLLTON STANDARDS.

PARKING SUMMARY

HOTEL OFF-STREET PARKING REQUIREMENTS : 1.1 PER GUEST SUITE
HOTEL OFF-STREET PARKING REQUIRED: 129
HOTEL OFF-STREET PARKING PROVIDED: 148
ADA PARKING PROVIDED: 7 SPACES - (2 VAN ACCESSIBLE)

GENERAL NOTES:

- A. SIDEWALKS (WHICH ARE REQUIRED IN ALL DISTRICTS, WITH THE SINGLE EXCEPTION OF LOCAL INDUSTRIAL STREETS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF CARROLLTON'S SPECIFICATIONS.
- B. CERTIFICATES OF OCCUPANCY WILL NOT BE ISSUED UNTIL SUCH REQUIREMENTS HAVE BEEN MET.
- C. A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPED. (THE LANDSCAPING MUST BE LOCATED IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, BE IDENTIFIED BY A SHADING PATTERN WHICH IS IDENTIFIED IN THE LEGEND AND IDENTIFIED IN SQUARE FEET ON THE SITE PLAN.
- D. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF CARROLLTON IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- E. ALL SURFACE AND PARKING MATERIALS WILL MEET THE MINIMUM STANDARDS OF THE CITY OF CARROLLTON.
- F. EXTERIOR ILLUMINATION WILL BE PROVIDED ON ALL EXTERIOR WALLS FACING EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS AND FOR ALL PARKING AREAS AND WALKWAYS BETWEEN BUILDINGS AND PARKING AREAS. EXTERIOR ILLUMINATION WILL COMPLY WITH CITY OF CARROLLTON DARK SKY ORDINANCES.
- G. LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH RAIFORD LIGHTING STUDY AND WILL BE EXECUTED IN THE EVENT OTHER SURROUNDING DEVELOPMENTS COMPLY.
- H. ALL MECHANICAL AND DUMPSTERS SHALL BE CONSTRUCTED, PLACED, SCREENED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CARROLLTON CODE OF ORDINANCES. DUMPSTERS SHALL BE MASONRY TO MATCH BUILDING.
- I. ALL FENCES, SIGNS, LIGHTING, LUMINARIES AND EXTERIOR AUDITORY SPEAKERS SHALL COMPLY WITH CITY OF CARROLLTON ORDINANCES.

- J. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND
- K. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY NECESSARY EASEMENTS FOR NEW WATER METERS, FIRE VAULTS, MUTUAL ACCESS, THE EXTENSION OF WATER, SANITARY SEWER AND/OR DRAINAGE FACILITIES. SUCH EASEMENTS SHALL BE DEDICATED BY PLAT.
- L. SEPARATE PERMITS ARE REQUIRED FOR ANY NEW SIGNS, FENCES & RETAINING WALLS.
- M. ALL RETAINING WALLS ADJACENT TO RAIFORD ROAD WILL BE SIMILAR IN MATERIAL AND APPEARANCE WITH THE SCREENING WALL ALONG RAIFORD ROAD. SHALL COMPLY WITH URBAN DESIGN STANDARD
- N. HOTEL AND OWNER WILL COMPLY WITH ARTICLE XXI SPECIAL USE PERMITS SECTION H. RESIDENCE HOTEL OR SUITES.
 - a. MINIMUM SQUARE FEET REQUIRED: 300 SQ FT
 - b. MINIMUM SQUARE FEET PROVIDED: 471 SQ FT
- O. AMENITIES PROVIDED: INDOOR POOL, FITNESS FACILITY, SPORTS COURT
- P. RETAINING WALLS SHALL BE SIMILAR IN MATERIAL AND APPEARANCE TO ADJACENT PROPERTIES.
- Q. ALL EXTERIOR GROUND, ROOF OR WALL MOUNTED MECHANICAL OR ELECTRICAL EQUIPMENT MUST BE SCREENED FROM VIEW.
- R. THE PEDESTRIAN STREETLIGHT SHALL BE 18 FEET IN HEIGHT AND AT 60 FEET ON CENTER STAGGERED BETWEEN STREET TREES. LIGHTS SHALL BE PLACED ADJACENT TO SIDEWALKS BETWEEN CURB AND SIDEWALK. LIGHTS SHALL BE ONCOR PROVIDED HANOVER FIXTURE WITH PHILADELPHIA POLES AND SILVER OR GREY FINISH. PROVIDE A STREET PROFILE SHOWING RAIFORD ROAD WITH THE SIDEWALK, STREETLIGHTS AND 15-FOOT LANDSCAPE BUFFER. THE SIDEWALK AND STREETLIGHTS SHALL NOT BE IN THE LANDSCAPE BUFFER.

GLARE & LIGHT STANDARD INFORMATION:

- A. LIGHT FIXTURES SHALL BE HOODED OR A LIGHTING SOURCE WITH A SEAL OF APPROVAL FOR DARK SKY COMPLIANCE OR ITS EQUIVALENT AS DETERMINED BY THE CITY MANAGER OR DESIGNEE SHALL BE INSTALLED;
- B. LIGHT FIXTURES OF ANY KIND SHALL BE ORIENTED 90 DEGREES DOWNWARD FROM ANY ARTERIAL STREET, AS SHOWN ON THE ADOPTED TRANSPORTATION PLAN.
- C. ADJUSTABLE WALL-MOUNTED FIXTURES SHALL BE MOUNTED WITH SHIELDING PLACED SUCH THAT LIGHT IS PROJECTED DOWNWARDS WITH SPILLAGE NO GREATER THAN 45-DEGREES FROM THE FACE OF THE BUILDING.
- D. THERE SHALL BE NO MORE THAN TWO TENTHS (0.2) OF ONE (1) FOOT CANDLE OF LIGHT VERTICALLY MEASURED FIVE (5) FEET ABOVE GRADE OR MORE AT THE PROPERTY LINE SHINING ONTO ANY ADJACENT RESIDENTIAL USES OR ZONED PROPERTY, AND, MORE THAN FOUR-TENTHS (0.4) OF (1) FOOT CANDLE OF LIGHT VERTICALLY MEASURED FIVE (5) FEET ABOVE GRADE OR MORE.
- E. THE USE OF MERCURY VAPOR LAMPS AS A LIGHT SOURCE SHALL BE PROHIBITED.
- F. ALL LUMINARIES ON PROPERTY ZONED OR USED FOR COMMERCIAL OR MULTI-FAMILY RESIDENTIAL PURPOSES VISIBLE FROM ANY STREET SHALL BE SO DESIGNED AS TO HAVE THE LIGHT SOURCE FULLY SHIELDED FROM THE DIRECT VIEW AT A POINT FIVE (5) FEET OR GREATER ABOVE GRADE AT THE PROPERTY LINE.
- G. ALL LUMINARIES ON PROPERTY ZONED OR USED FOR COMMERCIAL OR MULTI-FAMILY RESIDENTIAL ABUTTING PROPERTY USED OR ZONED SINGLE-FAMILY RESIDENTIAL DISTRICT SHALL BE SO DESIGNED AS TO HAVE THE LIGHT SOURCE FULLY SHIELDED FROM THE DIRECT VIEW FIVE (5) FEET OR GREATER ABOVE GRADE AT THE PROPERTY LINE.



TYPE-SIX
DEVELOPMENT SERVICES
300 E. ABRAM ST., #150
ARLINGTON, TX 76010
682.999.8154

Residence
Inn®
Marriott

RESIDENCE INN
LOWEN ALLEN, LP
ADDRESS TBD
CARROLLTON, TEXAS ZIP

PROJECT # 1931

ISSUE DATE
MAR 13 2020

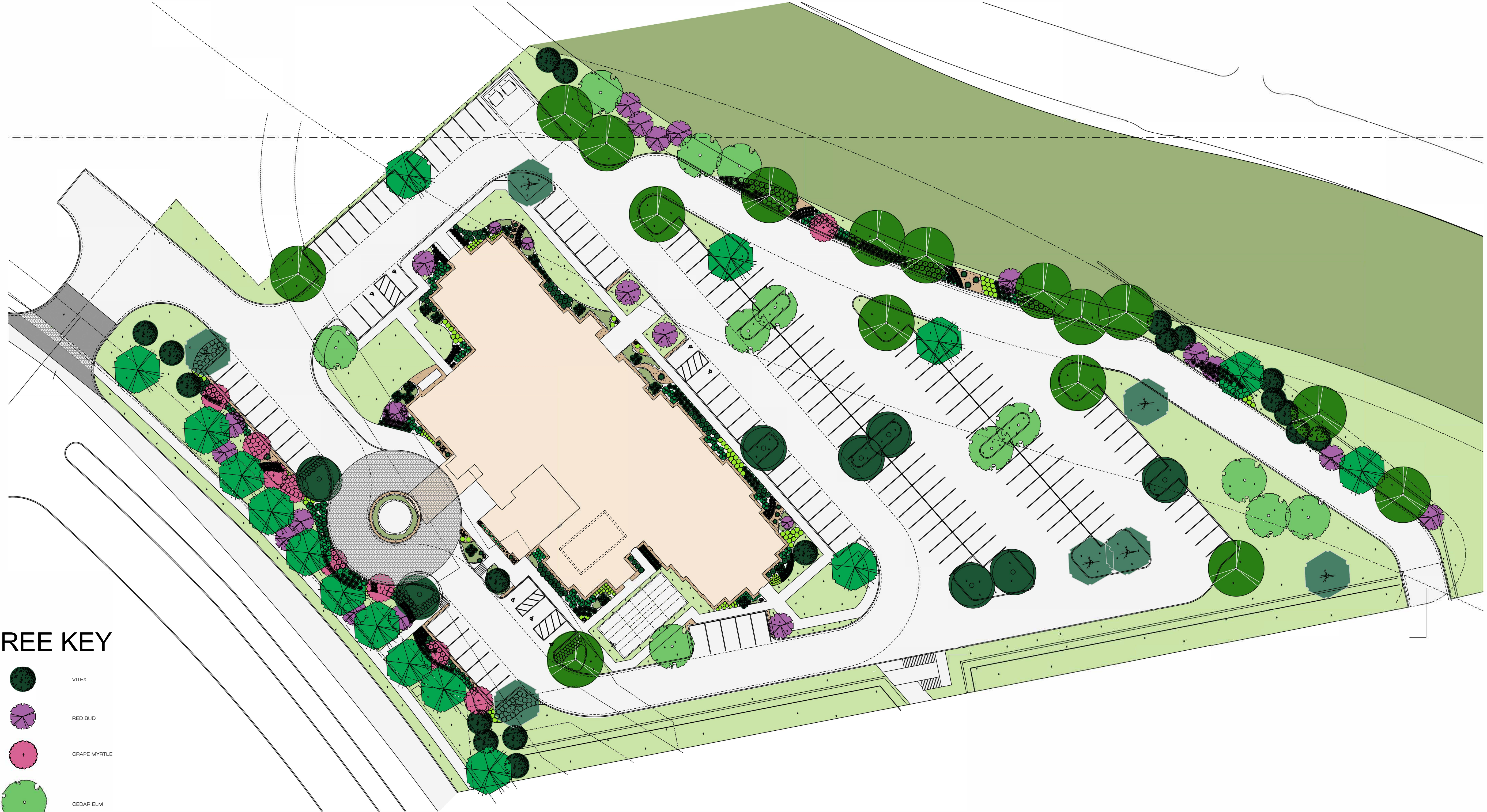
ISSUED FOR
REVIEW

#	Revision	Date

SHEET NAME
Conceptual
Landscape Plan

SHEET NUMBER
L1.00

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
10110 NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
214-902-4038



TREE KEY

- VITEX
- RED BUD
- CRAPE MYRTLE
- CEDAR ELM
- URBAN ASH
- MEXICAN SYCAMORE
- LIVE OAK
- RED OAK

01 CONCEPTUAL LANDSCAPE PLAN
SCALE: 1" = 30'-0"





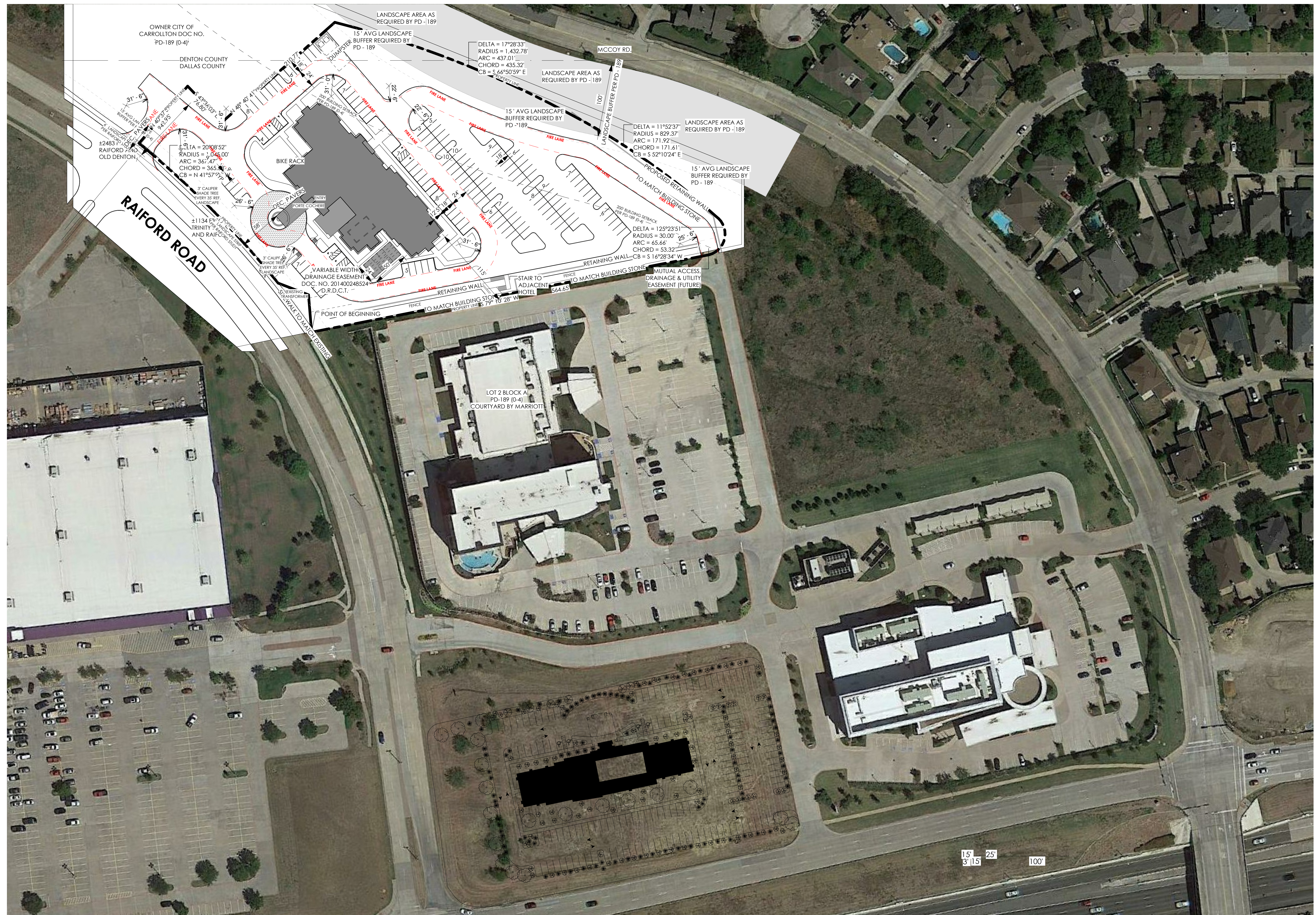
ISSUED FOR
REVIEW

Revision	Date

HEET NUMBER

AS0.02

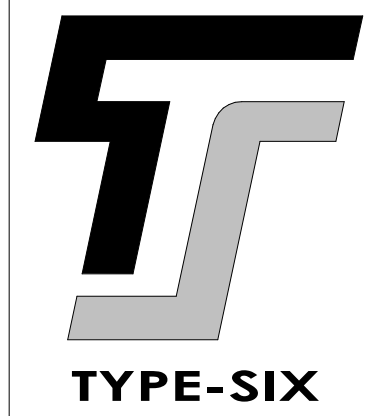
THIS DOCUMENT IS
COMPLETE AND MAY NOT
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.



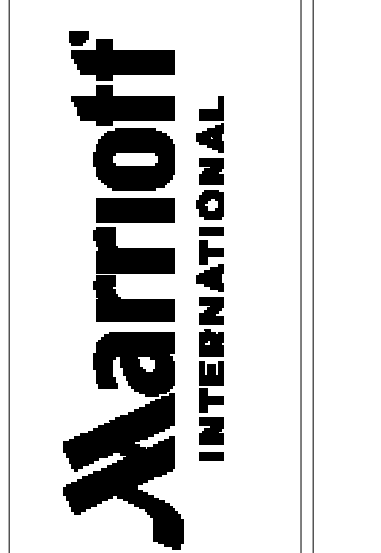
1 MASTER PLAN
1" = 60'-0"



RAIFORD ROAD RENDER



TYPE-SIX
DEVELOPMENT SERVICES
300 E. ABRAM ST. #150
ARLINGTON, TX 76010
682.999.8154



RESIDENCE INN
LOWEN ALLEN, LP
ADDRESS TBD
CARROLLTON, TEXAS ZIP
PROJECT # 1931

ISSUE DATE
DEC 23 2019

ISSUED FOR
REVIEW

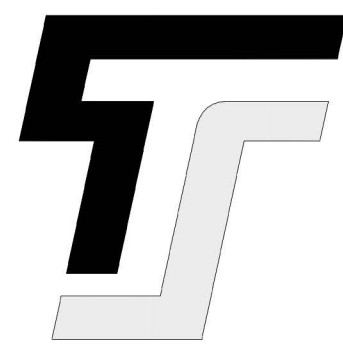
#	Revision	Date

SHEET NAME
FRONT RENDER

SHEET NUMBER
AS0.00

CASE NUMBER: CITY FILE NO. PLSUP 20-1X1
CITY OF CARROLLTON

THIS DOCUMENT IS
INCOMPLETE AND MAY NOT
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.
D. HAYES HINKLE - 26067
05/19/20



TYPE-SIX

TYPE-SIX
DEVELOPMENT SERVICES
300 E. ABRAM ST., #150
ARLINGTON, TX 76010
682.999.8154

Marriott
INTERNATIONAL

RESIDENCE INN
LOWEN ALLEN, LP
ADDRESS***
CARROLLTON, TEXAS ZIP

PROJECT # 1931

ISSUE DATE
DEC 23 2019

ISSUED FOR
REVIEW

#	Revision	Date
	REVISION 1	4.1.20

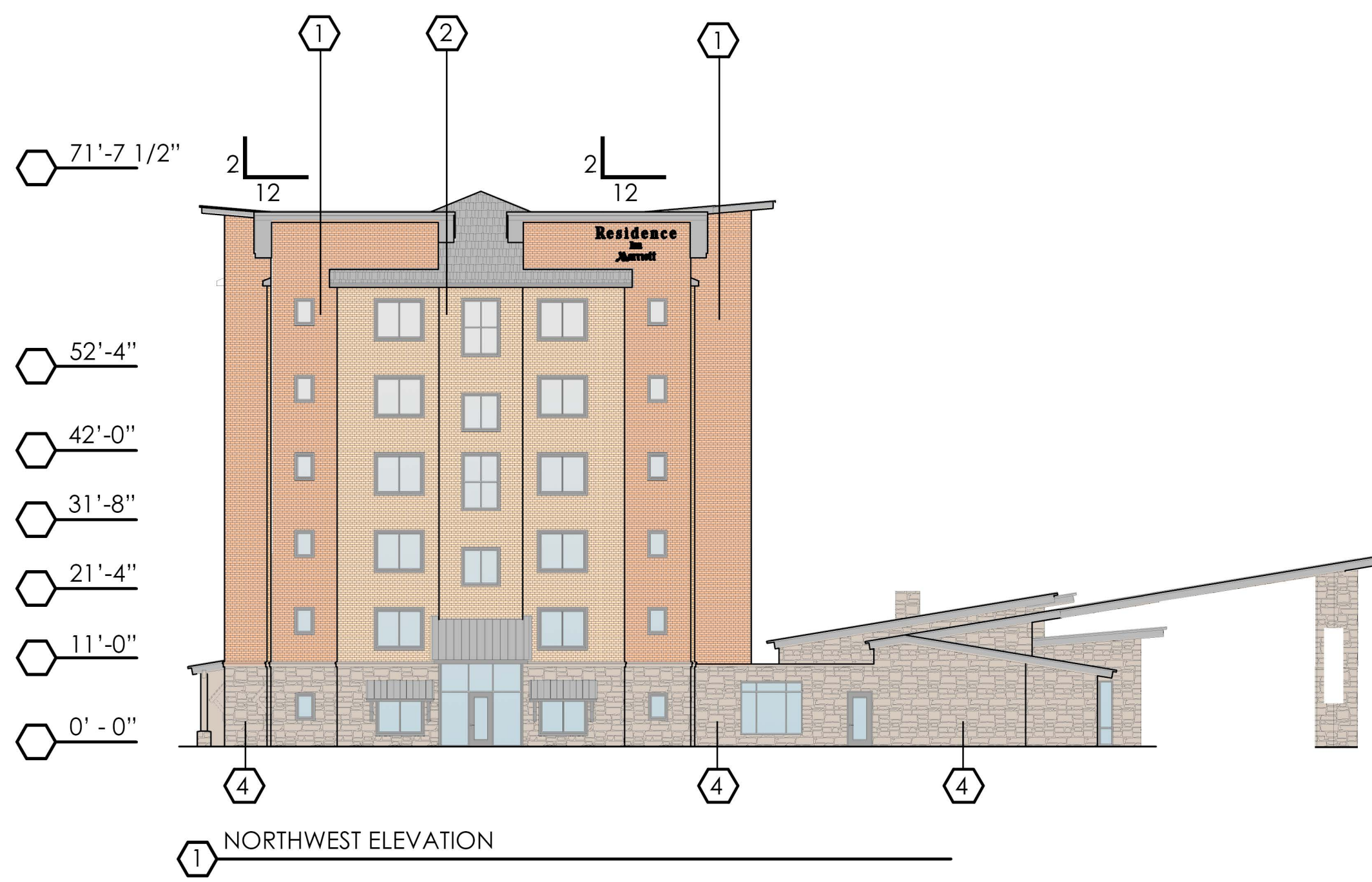
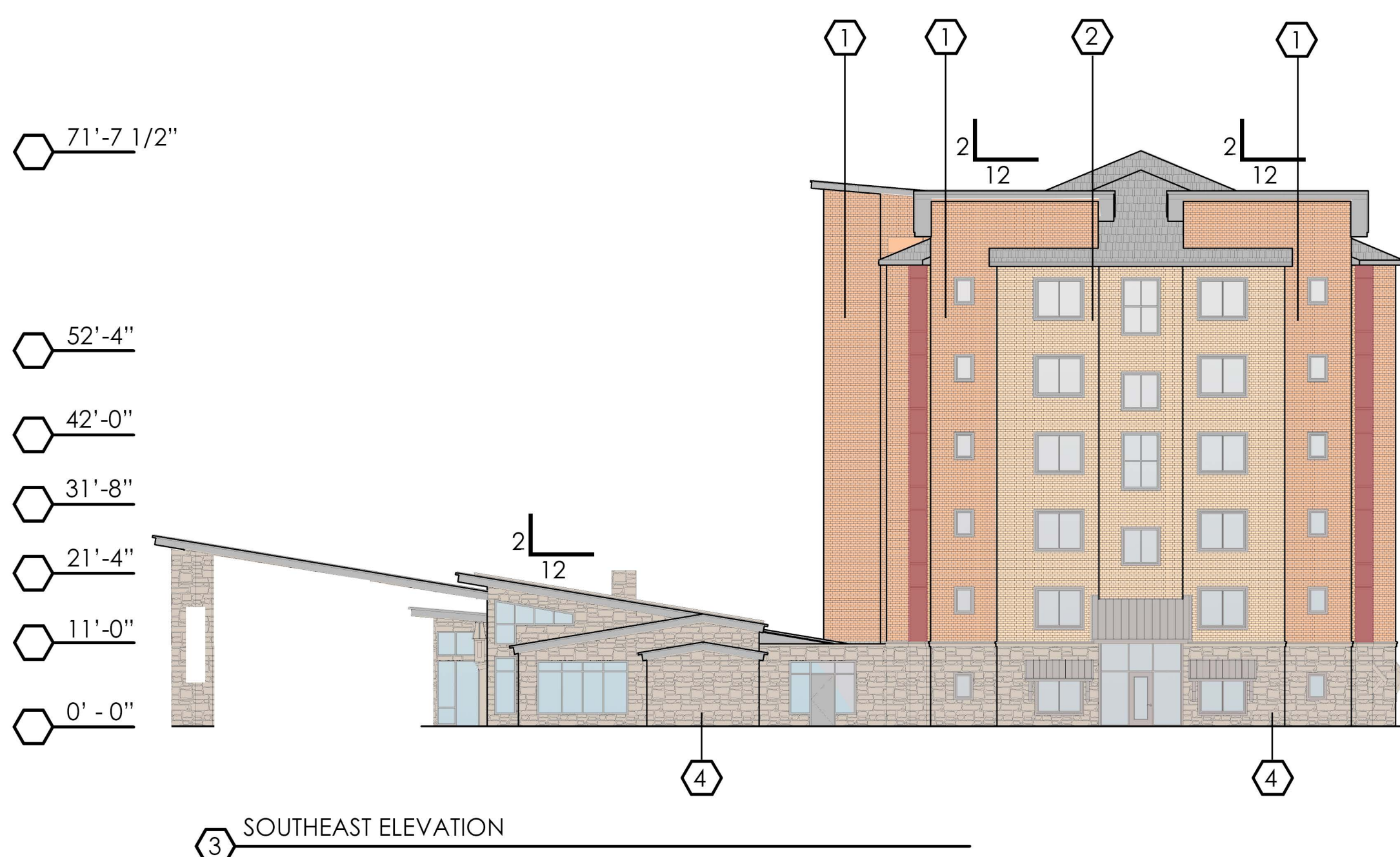
SHEET NAME
CONCEPTUAL
BUILDING ELEVATIONS

SHEET NUMBER
A4.00

THIS DOCUMENT IS
INCOMPLETE AND MAY NOT
BE USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION.

D. HAYES HINKLE - 26067

- ① MODULAR BRICK - RED SUNSET VELOUR
- ② MODULAR BRICK - MONTERREY
- ③ EIFS - CONSTANT CORAL
- ④ ELDORADO STONE - AUSTIN CREAM LIMESTONE
- ⑤ ROOFTOP SCREENED RTU



CASE NUMBER: CITY FILE NO. PLSUP 20-1X1
CITY OF CARROLLTON

#	Revision	Date

