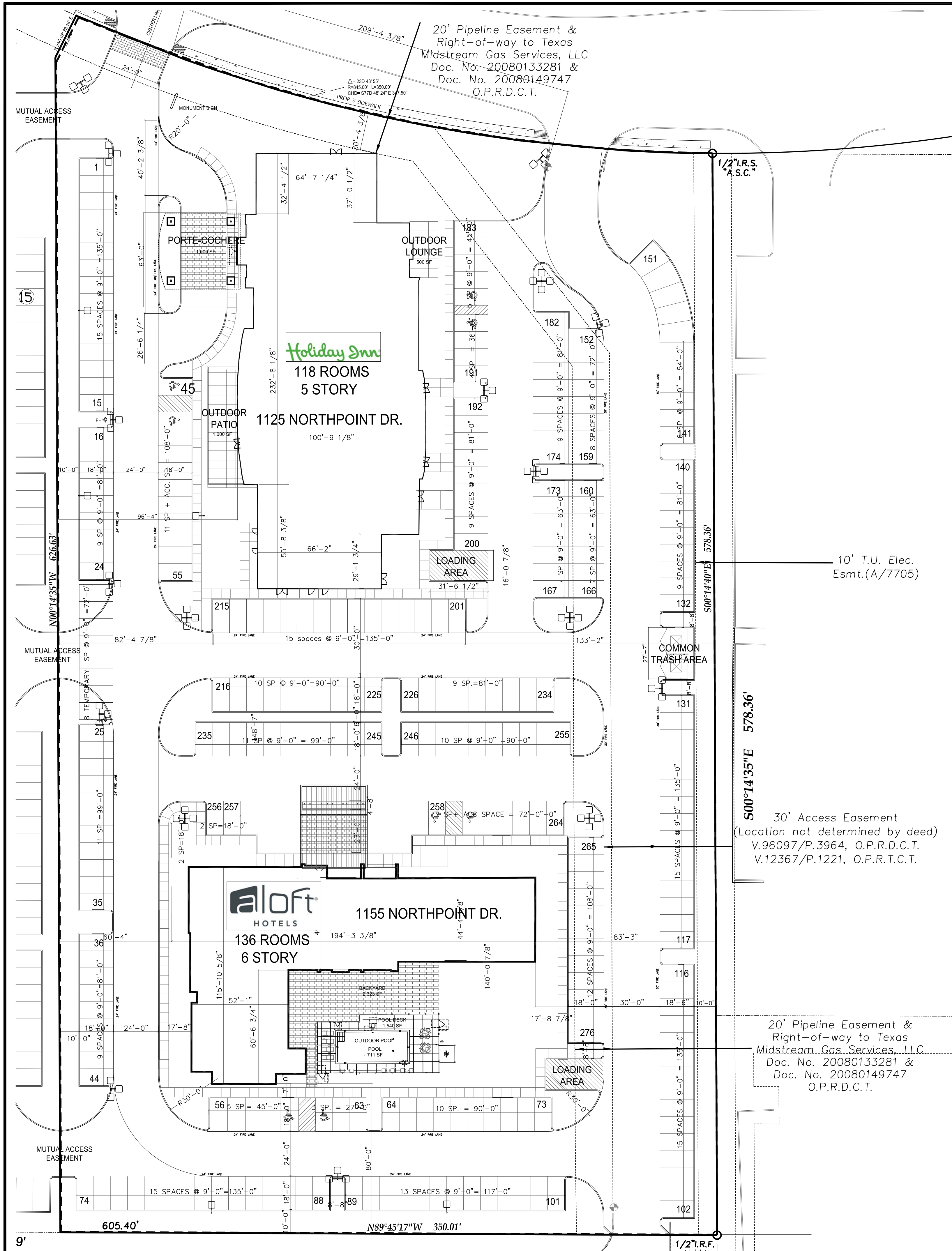




SITE DATA						
	BUILDING AREA	BUILDING HEIGHT	PARKING REQUIRED	PARKING PROVIDED	LOT COVERAGE	FLOOR AREA RATIO
HOTEL 1 (ALOFT)	1F:12,044 2F:11,034 3F:11,034 4F:11,034 5F:11,034 6F:11,034 TOTAL:67,214	6 STORY 74'	136 GUESTROOMS: 136 SPACES	136 SPACES	LOT AREA: 211,081 S.F. FIRST FLOOR: 12,044 S.F.= 5.70 %	TOTAL AREA: 67,214 S.F./ LOT AREA= 211,081 S.F.= .31%
HOTEL 2 (HOLIDAY INN)	1F:19,932 2F:14,047 3F:14,047 4F:14,047 5F:14,047 TOTAL:76,120	5 STORY 62'	118 GUESTROOMS: 118 SPACES + 4,000 S.F. MEETING ROOM @ 1/2 S.F.= 40 SPACES= 158 SPACES	140 SPACES+ 8 SPACES (TEMP)	LOT AREA: 211,081.37 S.F. FIRST FLOOR: 19,932 S.F.= 9.44 %	TOTAL AREA: 76,120 S.F./ LOT AREA= 211,081 S.F.= .36%
TOTAL	147,252 S.F.		294 SPACES	284 SPACES (*)	15.14%	.67%

(*) AT CLOSING, THE REBECCA ABIGAIL RAPOPORT 1989 TRUST AND EMILY PALMER RAPOPORT TRUST (COLLECTIVELY, THE SELLER) WILL ENTER INTO A MUTUAL ACCESS AND RECIPROCAL AGREEMENT WITH NORTHPOINT HOTEL GROUP, LLC (THE BUYER) FOR 20 MORE PARKING SPACES

ALOFT

REQUIRED AMENITIES	PROVIDED
MINIMUM OF 125 ROOMS	YES (136 ROOMS PROVIDED)
MINIMUM ROOM SIZE OF 285 SQUARE FEET	YES (290 S.F. MIN PROVIDED)
INTERIOR CLIMATE CONTROLLED CORRIDOR	YES
LOBBY/WAITING/ATRIUM AREAS - MIN 750 SQ.FT. OR 5 SQ.FT. PER GUEST ROOM	YES (1,662 S.F. PROVIDED)
RESTAURANT - LIMITED SERVICE	YES (50 SEATS)
PORTE-COCHERE OR OTHER COVERED AREA	YES
MEETING SPACE 1,200 SQ. FT.	NO (500 S.F. PROVIDED)
MINIMUM OF 2 ACRES	YES
OPTIONAL AMENITIES - INCLUDE MIN. OF 3IN	
DOOR/OUTDOOR POOL (MIN 600 SQ.FT. WATER SURFACE AREA)	YES (711 S.F. PROVIDED)
EQUIPPED WEIGHT ROOM/ FITNESS CENTER (MIN. 600 SQ.FT.)	YES (786 S.F. PROVIDED)
PLAY GROUND	NO
SPOTS COURT	NO
JOGGING TRAIL (MIN 1/4 MILE)	NO
GIFT/PANTRY SNACK SHOP (MIN. 300 SQ. FT.)	YES (320 S.F. PROVIDED)
MEETING SPACE 5,000 SQ.FT.	NO (500 S.F. PROVIDED)
FULL SERVICE RESTAURANT (MINIMUM SEATING CAPACITY OF 35)	YES (50 PROVIDED)
OUTDOOR PLAZA (1,000 SQ.FT.)	YES (2,323 S.F. BACKYARD + 1,540 POOL DECK PROVIDED)

HOLIDAY INN

REQUIRED AMENITIES	PROVIDED
MINIMUM OF 125 ROOMS	NO (118 ROOMS PROVIDED)
MINIMUM ROOM SIZE OF 285 SQUARE FEET	YES (316 S.F. MIN PROVIDED)
INTERIOR CLIMATE CONTROLLED CORRIDOR	YES
LOBBY/WAITING/ATRIUM AREAS - MIN 750 SQ.FT. OR 5 SQ.FT. PER GUEST ROOM	YES (2,423 S.F. PROVIDED)
RESTAURANT - LIMITED SERVICE	YES (50 SEATS)
PORTE-COCHERE OR OTHER COVERED AREA	YES (600 S.F. PROVIDED)
MEETING SPACE 1,200 SQ. FT.	YES (5,700 S.F. PROVIDED)
MINIMUM OF 2 ACRES	YES
OPTIONAL AMENITIES - INCLUDE MIN. OF 3IN	
DOOR/OUTDOOR POOL (MIN 600 SQ.FT. WATER SURFACE AREA)	NO (400 S.F. PROVIDED)
EQUIPPED WEIGHT ROOM/ FITNESS CENTER (MIN. 600 SQ.FT.)	NO (278 S.F. PROVIDED)
PLAY GROUND	NO
SPOTS COURT	NO
JOGGING TRAIL (MIN 1/4 MILE)	NO
GIFT/PANTRY SNACK SHOP (MIN. 300 SQ. FT.)	NO (58 S.F. PROVIDED)
MEETING SPACE 5,000 SQ.FT.	YES (5,700 S.F. PROVIDED)
FULL SERVICE RESTAURANT (MINIMUM SEATING CAPACITY OF 35)	YES (50 PROVIDED)
OUTDOOR PLAZA (1,000 SQ.FT.)	YES (1,000 S.F. PATIO DINING+ 500 S.F. LOUNGE PATIO PROVIDED)



MECHANICAL EQUIPMENT SCREENING:

ALL GROUND MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED BY MEANS OF LANDSCAPING. PLANTS SHALL MAKE A SOLID VISUAL WALL THAT WILL EXTEND 12" ABOVE THE TOP OF THE SCREENED EQUIPMENT. A 24" CLEAR AREA WILL BE PROVIDED BETWEEN THE EQUIPMENT AND THE SCREEN FOR VENTILATION PURPOSES.

ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED BY A PARAPET WALL. THE PARAPET WALL SHALL EXTEND 12" ABOVE THE HIGHEST ROOF MOUNTED MECHANICAL EQUIPMENT.

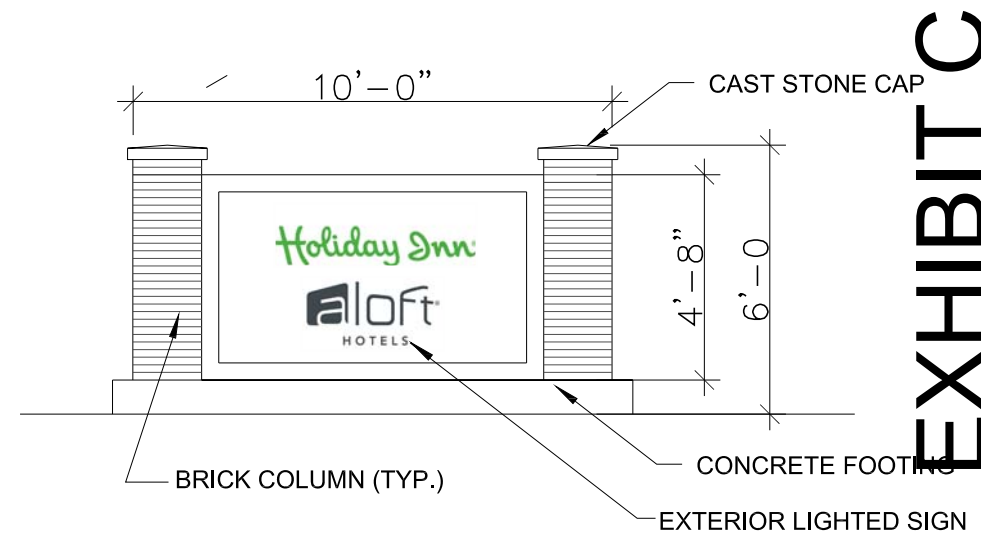
SITE LIGHTING:

ALL SITE LIGHTING SHALL BE PROVIDED IN A WAY TO CONTAIN ON THE SITE ALL GLARE PRODUCED BY THE LIGHT FIXTURES.

ALL LIGHT POLES SHALL HAVE A MAXIMUM HEIGHT OF 20' AND SHALL BE MOUNTED ON A 24" HEIGHT CONCRETE BASE.

100 YEAR FLOOD PLAIN:

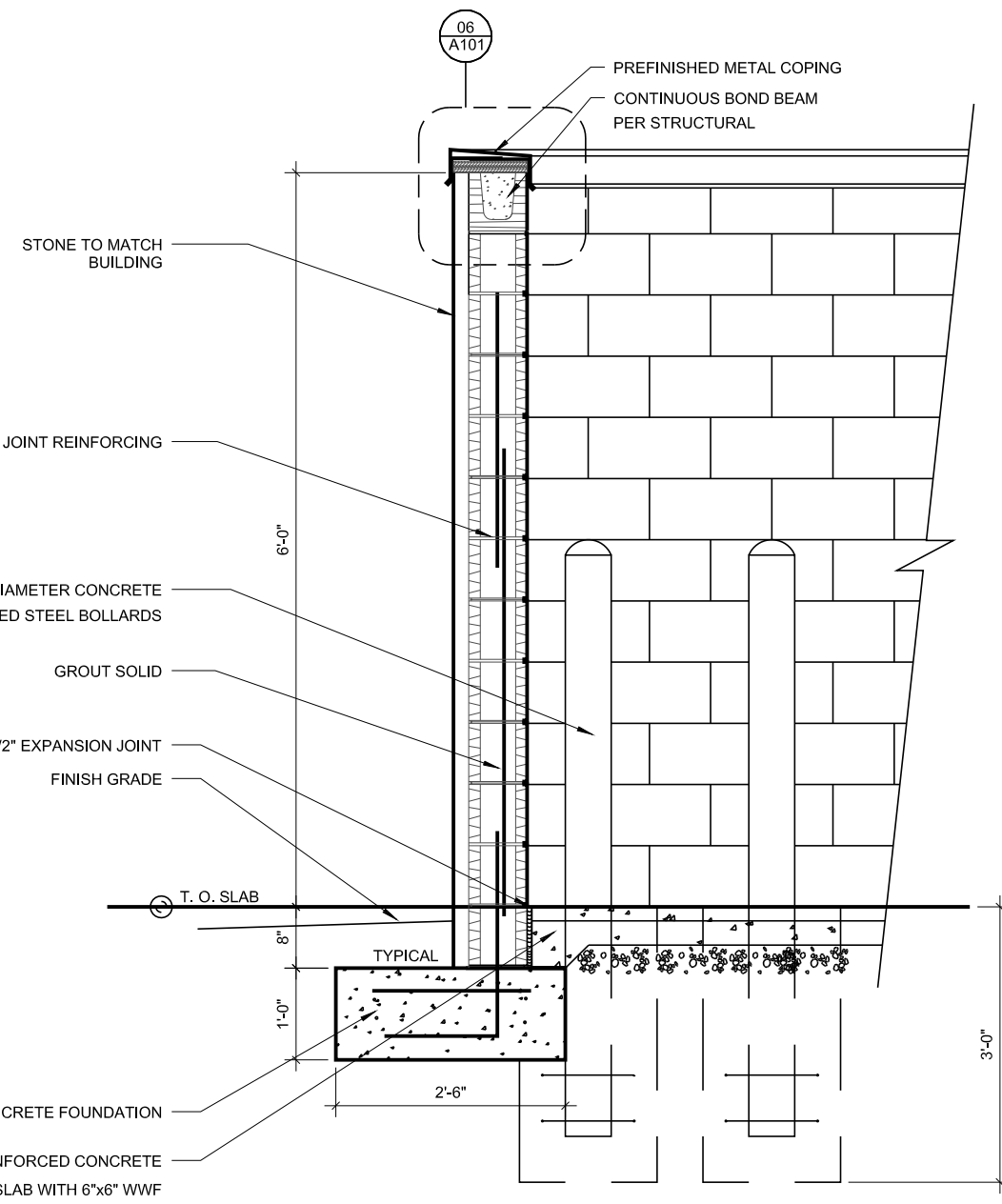
THIS PROPERTY IS OUTSIDE THE FEMA 100 YEAR FLOOD PLAIN.



MONUMENT SIGN

N.T.S.

05
A100



REFUSE AREA WALL

N.T.S.

04
A100

ALOFT/ HOLIDAY INN HOTELS	
Lot 1R, Block 1 Northpoint Addition Doc. No. 20080234110, M.R.D.C.T. Cabinet A, Slide 12987, P.R.T.C.T. 4.846 Acres = 211,081.37 S.F.	
Owner/ Applicant:	NORTHPOINT HOTEL GROUP LLC 768 Lexington Ave, Coppell Texas 75019 Phone: 972-897-4747 Email: sukieon@gmail.com
Architect:	Hugo Monsanto, Architect 200 S. Rogers Suite 102, Waxahachie Texas 75165 Phone: 972-938-2500 Email: monsantoarchitects@att.net
Engineer:	S.I.ABED, PE (TX/OK/LA) , CFM 221 Bedford Road, Suite 315, Bedford, Texas, 76022 Phone: 214-868-9320 Email: abed.ddc@gmail.com

DEVELOPER

NORTHPOINT HOTEL GROUP LLC
768 Lexington Ave, Coppell Texas 75019

NEW HOTEL DEVELOPMENT:

HWY 121 @ NORTH POINT DRIVE
COPPELL, TEXAS

12.21.15

h u g o m o n s a n t o
a r c h i t e c t

200 south rogers street #102 • waxahachie texas 75165 • monsantoarchitects@att.net • 972.938.2500

JOB NUMBER

MP/111515

SHEET NUMBER

A100

DATE OF ORIGINAL ISSUE

12/21/15