

1. GROUP R-1 HOTEL/MOTEL OCCUPANCIES SHALL BE OF TYPE I OR II CONSTRUCTION REGARDLESS OF HEIGHT AND OR AREA
2. THE ENTIRE FIRE LANE/MUTUAL ACCESS EASEMENT WILL BE CONSTRUCTED WITH THIS HOTEL

Ordinance Section 12-22-5.3: Allows for 3 colors. Base color up to 100%; Second color up to 5%; Accent color up to 1% of any one facade.  
Variance: Allow for up to 7 colors. Base color brick & stone up to 90%; Second color up to 30%; Third color up to 8%; Fourth color up to 6%; Accent colors up to 1%. All materials and colors shall be earth tone as specified in the Finish Material Legend.

Ordinance Section 12-29-4.3: Allows for signage up to 188 sq. ft. Variance: Allow for two logo signs silver, individual letters a maximum of 159 sq. ft. each; one 6 sq. ft. advertising "WXYZ" silver; and allowing for multi-colored bands on the underside of roof soffit and porte-cochere

SITE DATA						
	BUILDING AREA	BUILDING HEIGHT	PARKING REQUIRED	PARKING PROVIDED	LOT COVERAGE	FLOOR AREA RATIO
HOTEL 1 (ALOFT)	1F:15,541 2F:14,444 3F:14,444 4F:14,444 5F:14,444 TOTAL:73,317	5 STORY 60'-10"	139 GUESTROOMS: 139 SPACES 1,230 S.F. MEETING ROOM@ 100 S.F.= 12 SPACES= 151 SPACES	151 SPACES	LOT AREA: 120,650 S.F. FIRST FLOOR: 15,541 S.F.= 12.8 %	TOTAL AREA: 73,317 S.F./ LOT AREA= 120,650 S.F.= .60.7%

## ALOFT (DETAIL SITE PLAN)

REQUIRED AMENITIES	PROVIDED
MINIMUM OF 125 ROOMS	YES (139 ROOMS PROVIDED)
MINIMUM ROOM SIZE OF 285 SQUARE FEET	YES (305 S.F. MIN/ 326 S.F. AVE.)
INTERIOR CLIMATE CONTROLLED CORRIDOR	YES
LOBBY/WAITING/ATRIUM AREAS - MIN 750 SQ.FT. OR 5 SQ.FT. PER GUEST ROOM	YES (1,672 S.F. PROVIDED)
LIMITED SERVICE BREAKFAST BAR	YES (1144 S.F.)
PORTE-COCHERE OR OTHER COVERED AREA	YES
MEETING SPACE 1,200 SQ. FT.	YES (1,230 S.F. PROVIDED)
MINIMUM OF 2 ACRES	YES
OPTIONAL AMENITIES - INCLUDE MIN. OF 3IN	
INDOOR/OUTDOOR POOL ( MIN 600 SQ.FT. WATER SURFACE AREA)	YES (600 S.F. PROVIDED)
EQUIPPED WEIGHT ROOM/ FITNESS CENTER ( MIN. 600 SQ.FT.)	YES (832 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 (336 S.F. PROVIDED)
MEETING SPACE 5,000 SQ.FT.	NO
FULL SERVICE RESTAURANT ( MINIMUM SEATING CAPACITY OF 35)	NO
OUTDOOR PLAZA (1,000 SQ.FT.)	YES (3,240 S.F. 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.

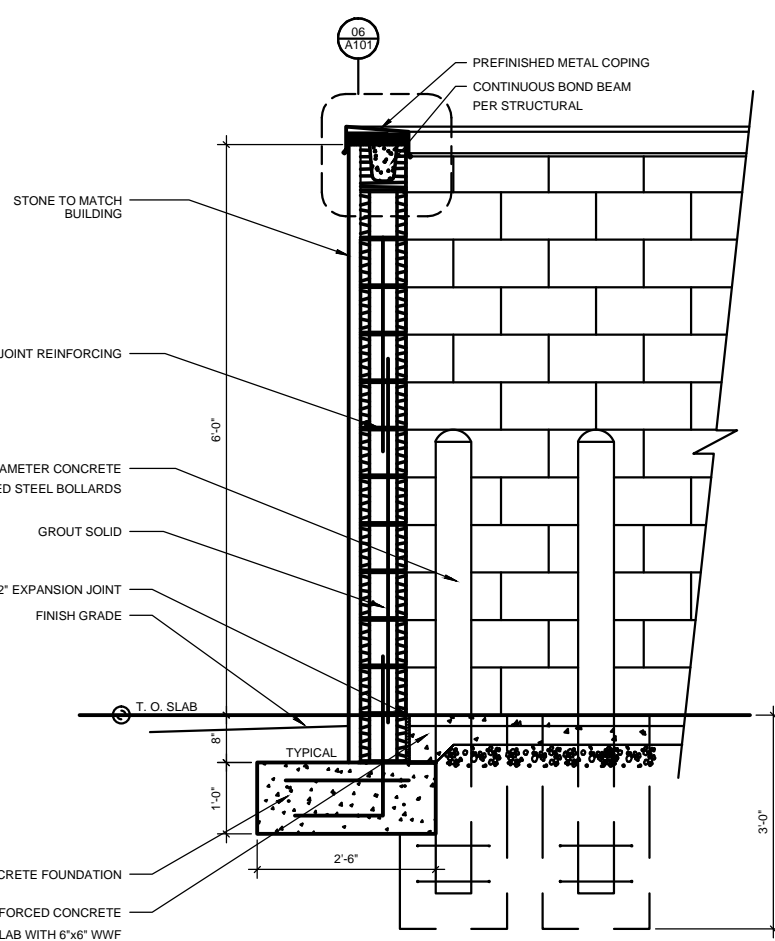
ALL ROOF TOP MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED BY A PARAPET WALL. THE PARAPET WALL SHALL EXTEND 12" ABOVE THE HIGHEST ROOF MOUNTED MECHANICAL EQUIPMENT.

### 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.



Arch: Sabrina Bala Reg. No.: 19142

02-01-17

owner

**architecture**  
**STUDIO RED DOT**  
5307 Mockingbird Ln., Suite 509  
Dallas, TX 75206  
t. 214.379.7427 m. 972.896.7594

**Civil engineer**  
**DDC DESIGN DEVELOPMENT**  
**CONSULTANTS, INC.**  
t. 214.868.9320

**Landscape**  
**STUDIO GREEN SPOT.INC**  
CHRIS TRONZANO  
t. 469.369.4448  
CHRIS@STUDIOGREENSPOT.COM

**project**  
**NORTHPOINT HOTEL**  
Coppell, Texas

The drawings and written material herein constitute original work of the architect, and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect

PD-242R2

revisions

title SITE PLAN

date 02.01.17

sheet

A100

Exhibit "B"