







PROJECT SUMMARY - HOTEL & GARAGE	
Zoning	PD 80 (Ord. No. 3442)
Land Area	
Lot 1R	1,594 acres (69,431 square feet)
Lot 3	3.169 acres (138,919 square feet)
Total	4.763 acres (208,350 square feet)
Setbacks	
Alpha Road	10 feet
Cambridge Concourse	10 feet
Inwood Road	10 feet
Encroachments	Balconies, gates/fences, and retaining walls may extend 5 feet max. into setbacks
Building Area	
Hotel (Lot 1R)	
Level 1	
Meeting Space	4,000 square feet
Restaurant/Bar	6,000 square feet
Service/Back of House	6,494 square feet
Level 2	14,018 square feet (31 rooms)
Level 3	14,018 square feet (31 rooms)
Level 4	14,251 square feet (31 rooms)
Level 5	14,251 square feet (31 rooms)
Level 6	14,435 square feet (31 rooms)
Hotel Total	87,667 square feet (155 rooms)
Garage (Lot 3)	
Lower Level	50,752 square feet
Level 1	50,752 square feet
Level 2	50,752 square feet
Level 3	61,551 square feet
Level 4	61,551 square feet
Level 5	61,551 square feet
Level 6	61,551 square feet
Level 7	61,551 square feet
Garage Total	460,011 square feet
Foundation Type	
Hotel (Lot 1R)	Straight-drilled concrete piers
Garage (Lot 3)	Straight-drilled concrete piers
Maximum Height	
Allowed	200 feet
Actual	
Hotel (FFE=627.0)	70 feet (6 stories)
Garage (FFE=629.0)	86 feet-6 inches (7 stories, 6 above, 1 below)
Maximum Floor Area Ratio	
Allowed	4:1
Actual	
Lot 1R (87,667 square feet)	1.26:1
Lot 3	NA for Parking Structure
Maximum Building Coverage	
Allowed	
Lot 1R (Hotel)	80% (55,545 square feet)
Lot 3 (Garage)	80% (111,135 square feet)
Actual	
Lot 1R (Hotel)	23.8% (16,494 square feet)
Lot 3 (Garage)	36.5% (50,752 square feet)
Parking Ratio	
Hotel (155 rooms)	1 parking space per room = 155 spaces
Parking Provided	
Garage	
Lower Level	138 spaces
Level 1	124 spaces
Level 2	107 spaces
Level 3-6	191 spaces
Level 7	196 spaces
Total Garage Parking	1,329 spaces
Surface Parking	25 spaces
Parallel Parking (Cambridge)	10 spaces
Hotel Valet	5 spaces
Total Parking Provided	1,369 spaces

**SITE PLAN
ALOFT ALPHA WEST
BY BRIDGEVIEW REAL ESTATE
LOTS 1R & 3**

OWNER: BV EAGLE ALPHA LLC 8390 LBJ FREEWAY SUITE 565 DALLAS, TEXAS 75243 CONTACT: STEVE MAY TEL. NO. 214-477-7877	DEVELOPER: BRIDGEVIEW REAL ESTATE 8390 LBJ FREEWAY SUITE 565 DALLAS, TEXAS 75243 CONTACT: STEVE MAY TEL. NO. 214-477-7877	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TEXAS 75240 TEL. NO. 972-770-1300 CONTACT: KEVIN GRAHAM, P.E.
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LEGEND	
PROPERTY LINE	
ADA SITE ACCESS ROUTE	
PROPOSED FIRE LANE	
PROPOSED EASEMENT	
PARKING COUNT	
PROPOSED TRANSFORMER	TRANS.
PROPOSED BALCONY/ PATIO	
PROPOSED CURB INLET	CI
PROPOSED STORM MANHOLE	STMH
PROPOSED SANITARY SEWER MANHOLE	SSMH
PROPOSED GRATE INLET	GI
PROPOSED JUNCTION BOX	JB

VICINITY MAP
N.T.S.

Kimley»Horn

KHA PROJECT 064429307	DATE AUGUST 30, 2019	SCALE AS SHOWN	DESIGNED BY KPG	DRAWN BY KPG	CHECKED BY KPG
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SITE PLAN