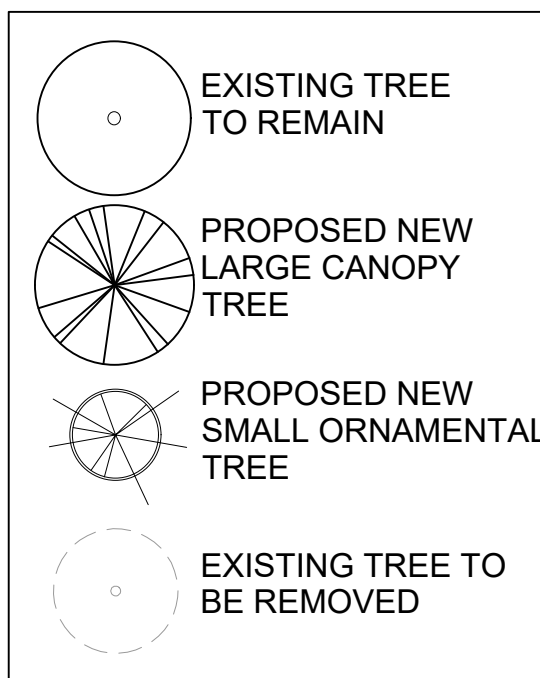


Cedar Springs Rd.

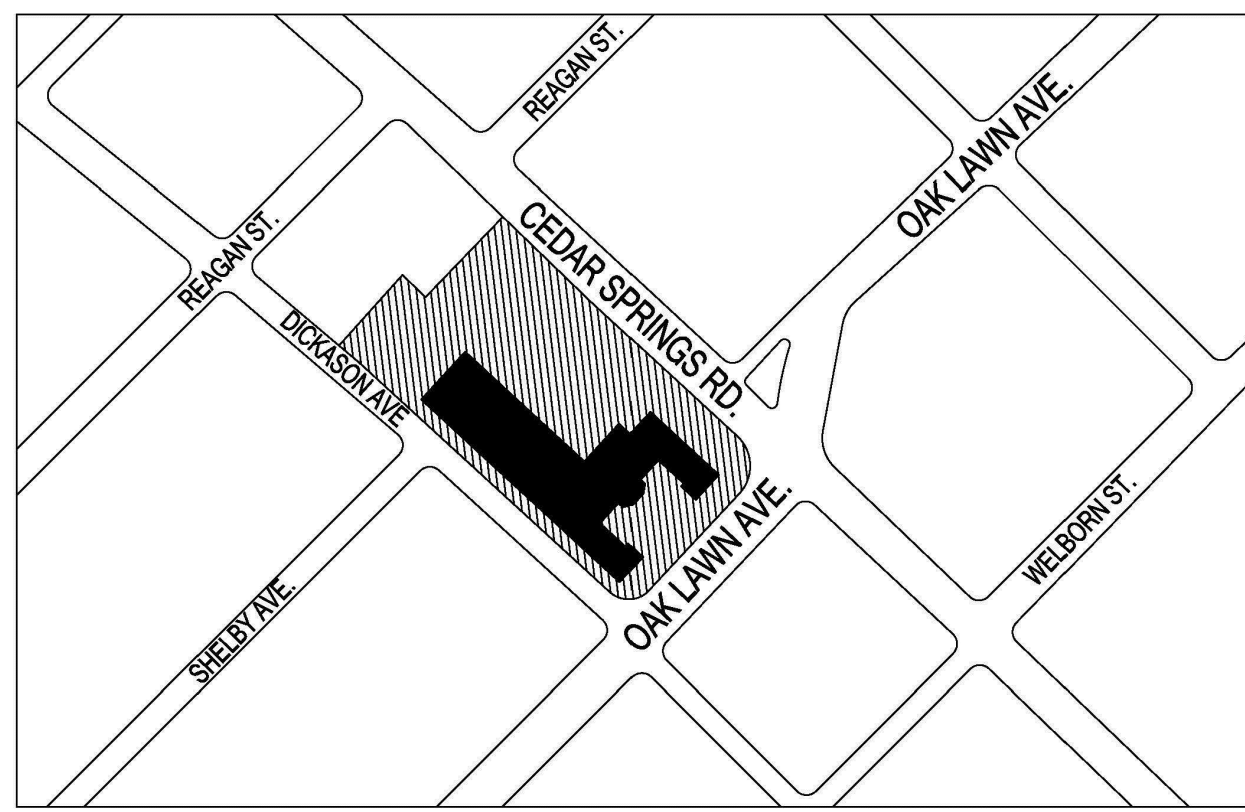
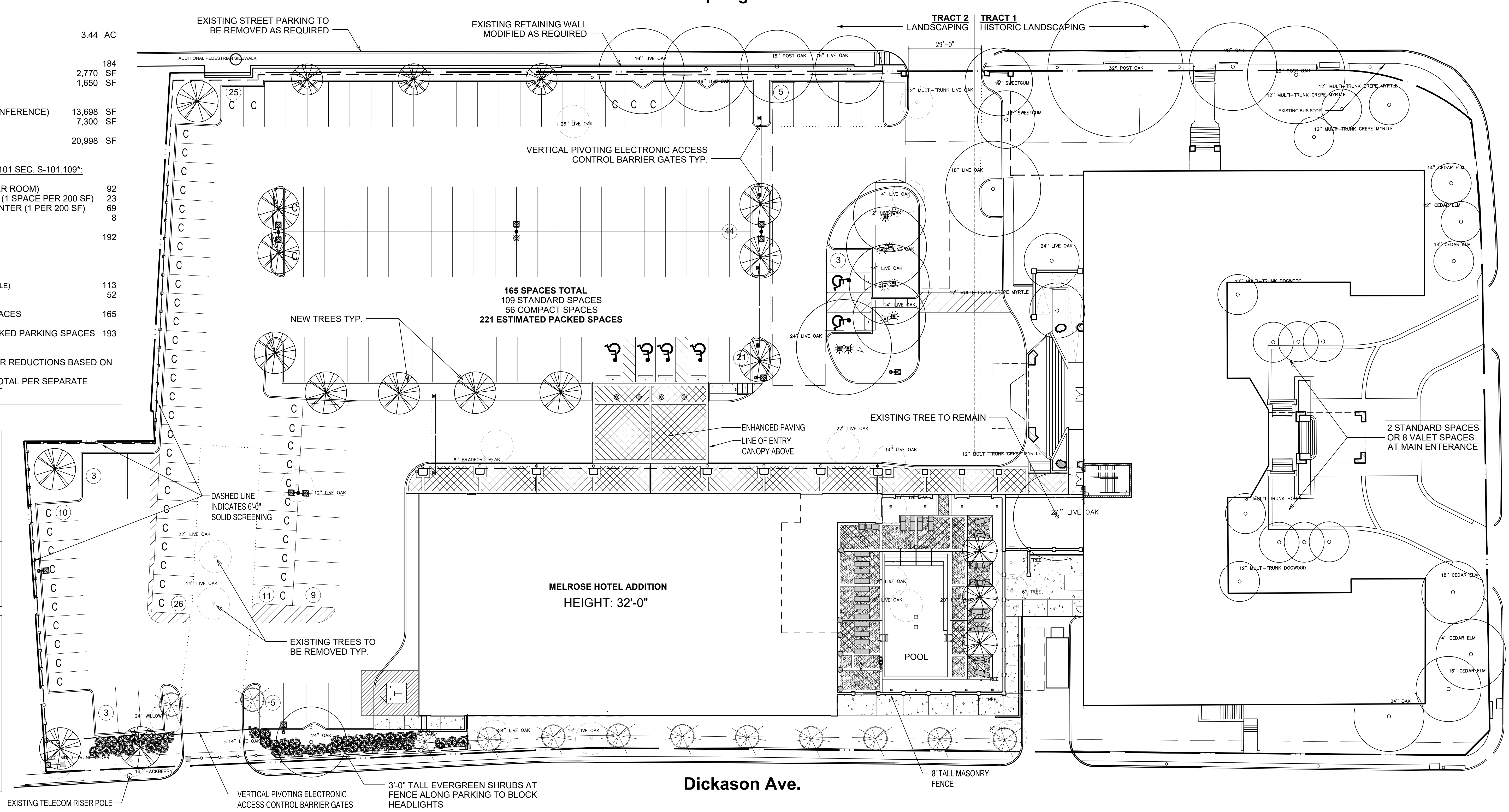
CASE NUMBER: M190-025

LAND AREA:	3.44 AC
EXISTING HOTEL:	
ROOMS	184
RESTAURANTS	2,770 SF
BAR	1,650 SF
PROPOSED ADDITION:	
FIRST FLOOR (BALLROOM / CONFERENCE)	13,698 SF
SECOND FLOOR (SPA)	7,300 SF
TOTAL AREA:	20,998 SF
REQUIRED PARKING PER PDS 101 SEC. S-101.109*:	
HOTEL ROOMS (0.5 SPACES PER ROOM)	92
HOTEL BAR AND RESTAURANT (1 SPACE PER 200 SF)	23
BALLROOM / CONFERENCE CENTER (1 PER 200 SF)	69
SPA (1 SPACE PER 1000 SF)	8
TOTAL REQUIRED SPACES	192
PROVIDED PARKING:	
STANDARD SPACES (6 ACCESSIBLE)	113
COMPACT SPACES	52
TOTAL PROVIDED STRIPED SPACES	165
TOTAL PROVIDED VALET / PACKED PARKING SPACES	193
* PD 193 ALLOWS FOR FURTHER REDUCTIONS BASED ON SHARED PARKING	
** VALET / PACKED PARKING TOTAL PER SEPARATE PACKED PARKING AGREEMENT	



PROPOSED NEW TREES:
(3" MINIMUM DIAMETER)

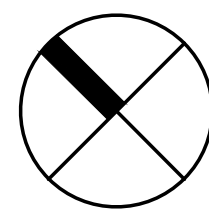
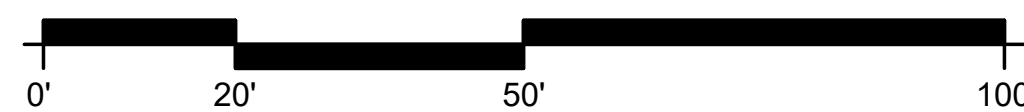
TOTAL:	32
EXISTING TREES TO REMAIN:	
TOTAL	38
TREES TO BE REMOVED:	
LIVE OAK	17
GENERIC TREE	10
TOTAL:	27



VICINITY MAP: NTS

1 DEVELOPMENT LANDSCAPE PLAN

Scale: 1" = 20'-0"



Melrose Hotel
Dallas Texas

Job Number: 12072.00 Drawn By: JEF/CC Date: 04/28/2020

Oak Lawn Ave.