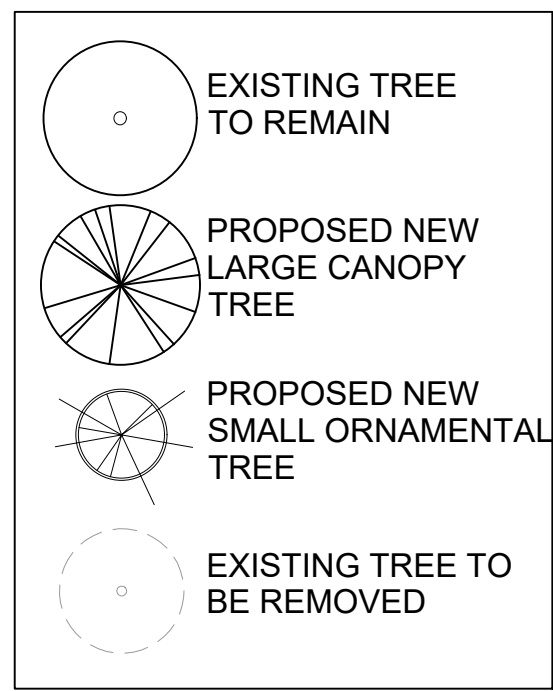


Cedar Springs Rd.

CASE NUMBER: M189-014

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)	109
COMPACT SPACES	56
TOTAL PROVIDED STRIPED SPACES	165
TOTAL PROVIDED PACKED PARKING SPACES	221

* PD 193 ALLOWS FOR FURTHER REDUCTIONS BASED ON SHARED PARKING



PROPOSED NEW TREES:
(3" MINIMUM DIAMETER)

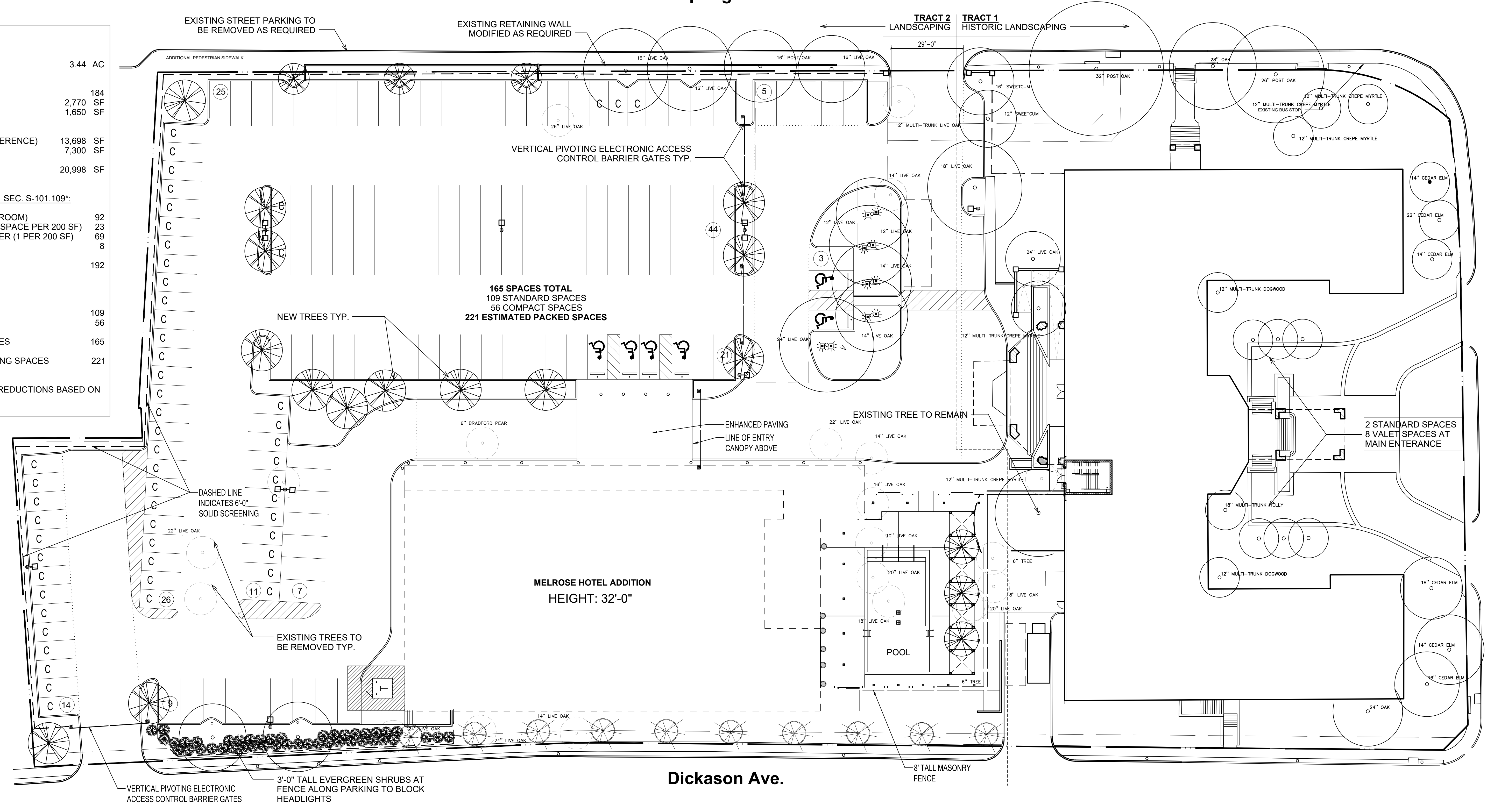
TOTAL:	29
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EXISTING TREES TO REMAIN:

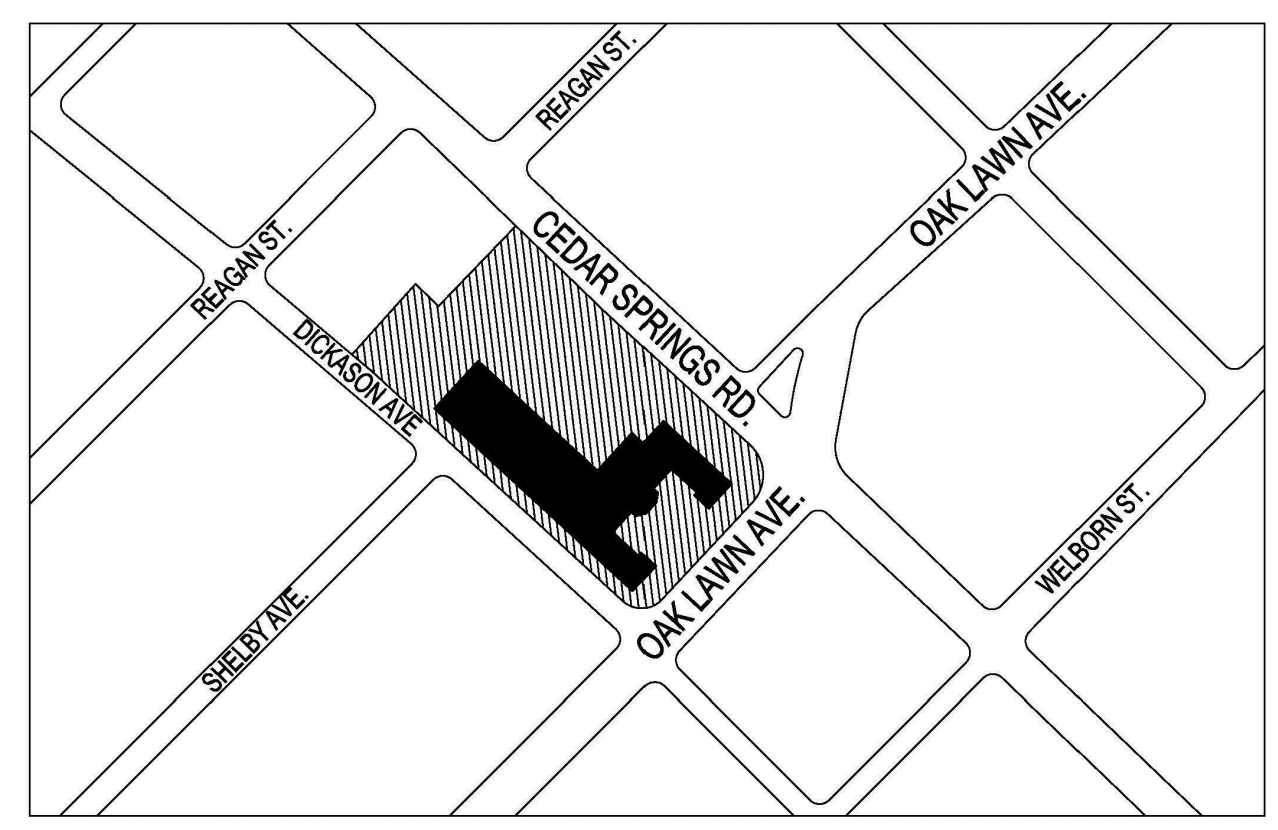
TOTAL	41
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TREES TO BE REMOVED:

OAK	6
LIVE OAK	10
GENERIC TREE	5
TOTAL:	21



Oak Lawn Ave.



VICINITY MAP: NTS

1 DEVELOPMENT LANDSCAPE PLAN
Scale: 1" = 20'-0"



Melrose Hotel
Dallas Texas
Job Number: 12072.00 Drawn By: JAS/JEF Date: 06/13/2019

