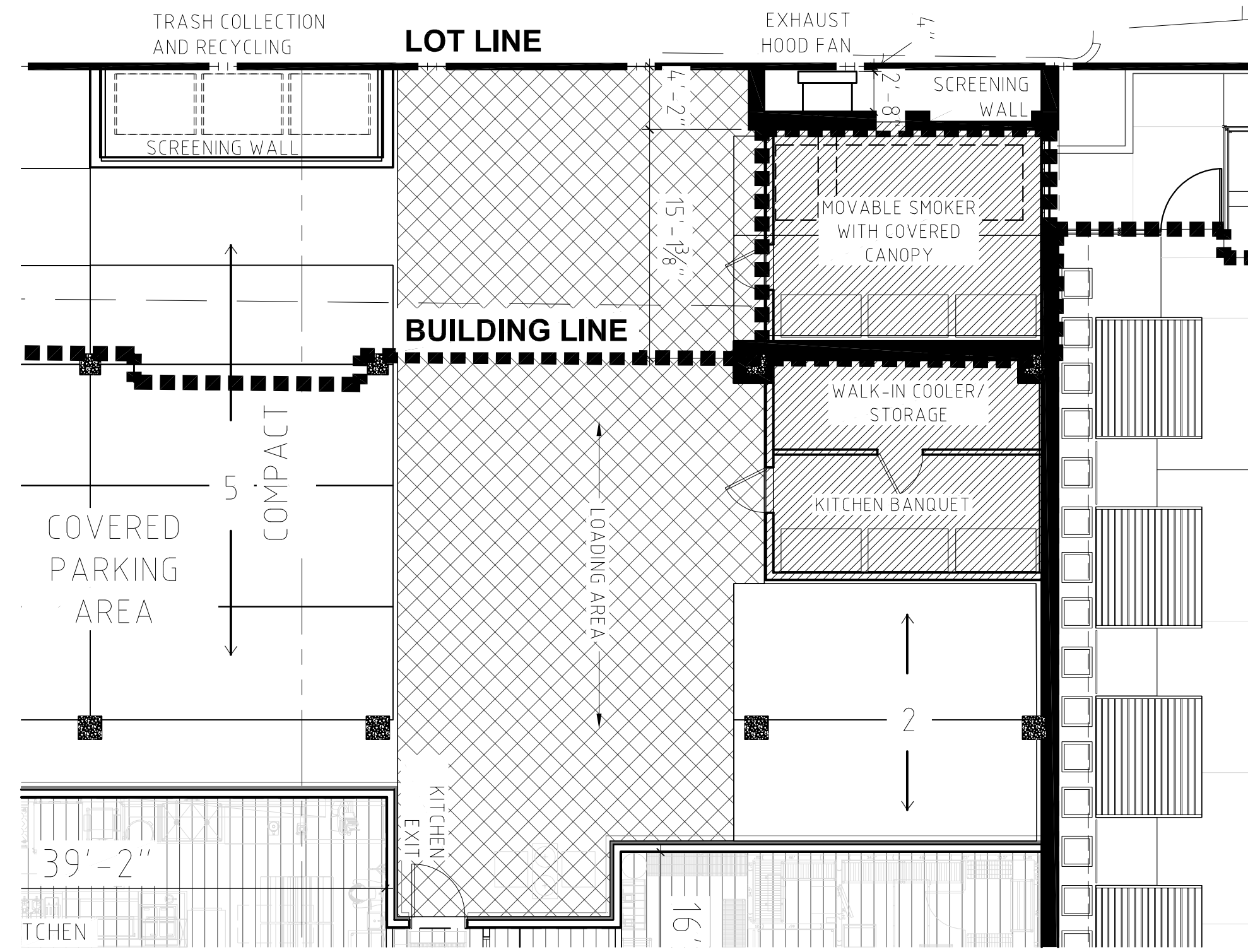




03 enlarged plan

1/8" = 1'-0"

PROJECT DATA:
LOTS 1-6, BLOCK D
UNIVERSITY ANNEX NO. 2 ADDITION
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS

HOTEL LUMEN			
USE	PARKING RATIO	FLOOR AREA/ROOMS	PARKING REQUIREMENT
Hotel	1 per room	93 Rooms	93
Restaurant / Patio	1 per 100 GSF	4,481 SF	45
Reception	1 per 3 seats*	1,700 SF* (64 seats, 120 unseated)	40
Mech/ Business Center		726 SF	N/A
TOTAL			178
TOTAL PROVIDED ON SITE			80

*Capacity: 64 seats or 120 unseated

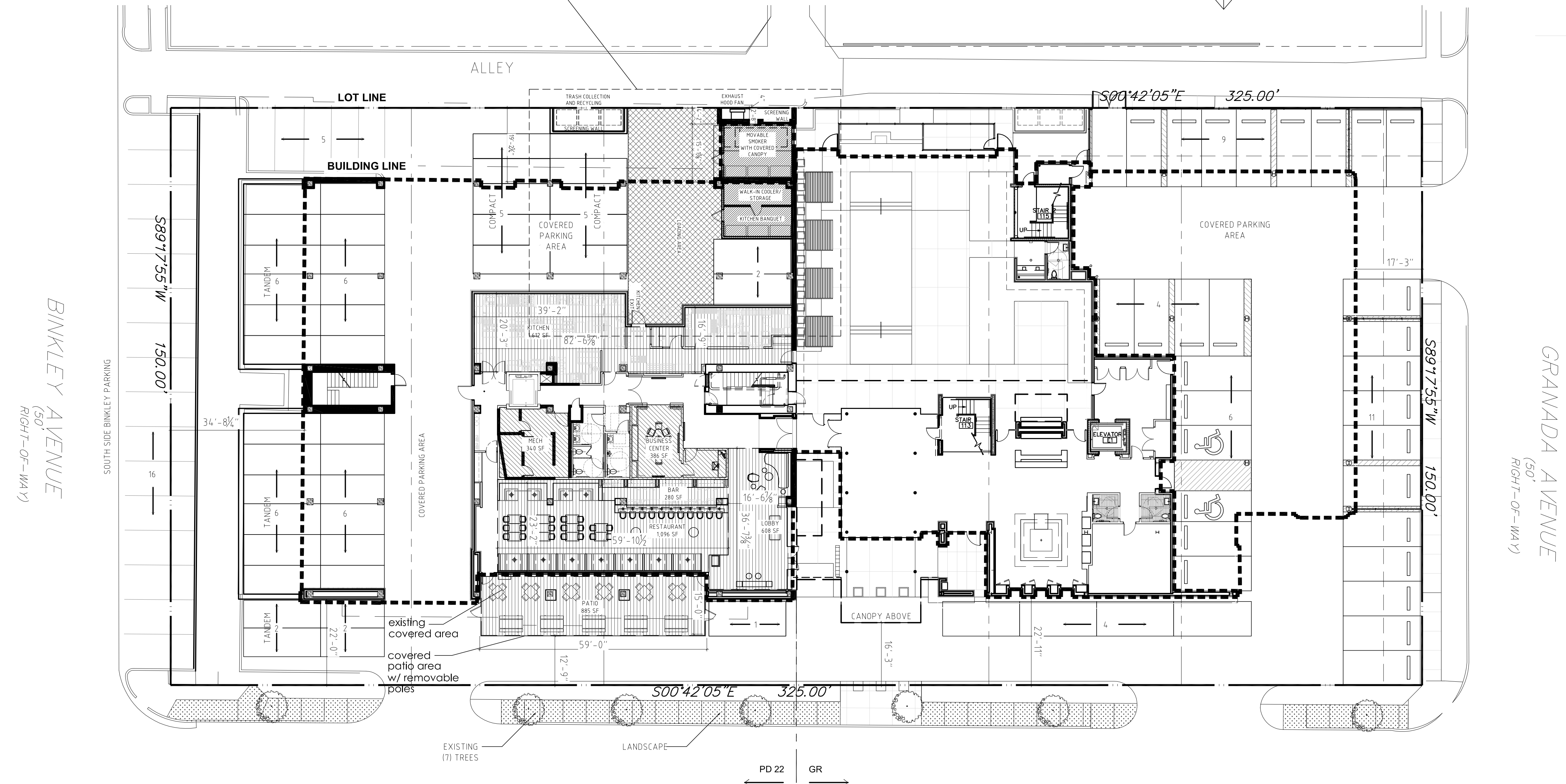
PARKING ALLOCATION	
On Site	Parking Provided
Standard	56
Compact	10
Tandem	14
TOTAL	80
*16 Spaces adjacent to site in Binkley Ave	

SITE DATA	
Site Area	1.119 acres
Hotel Rooms	93
Restaurant Floor Area	4,481 SF
Building Height (from grade to top of reception canopy)	50 FT
Rooftop Covered	1,120 SF
Rooftop Uncovered	580 SF
Rooftop Total	1,700 SF
Dining Functions with Covered Area	64 seats
Reception Functions (Standing)	120 people
Total Site Area	48,750 SF
Total Building Floor Area	87,413 SF
F.A.R. (Floor Area Ratio)	1.79



01 location plan

NTS



02 site plan

1/16" = 1'-0"

PROJECT TEAM:
OWNER
Hotel Lumen
6101 Hillcrest Avenue, Dallas, TX 75205
(214) 219-2400

DESIGN TEAM
Coeval Studio
154 Leslie St.
Dallas, Texas 75207
214.931.4097 - Office

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info@coevalstudio.com
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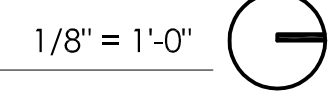
Hotel Lumen
6101 Hillcrest Avenue,
Dallas, TX 75205

PROJECT NUMBER
15001
REVISIONS

ISSUE DATE
01.06.2016

SITE PLAN

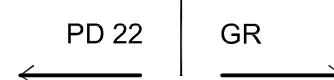
D1.0



The map shows the downtown Dallas area with the proposed Dallas Streetcar route highlighted in red. The route starts at the intersection of Key St and Granada Ave, proceeds east on Granada Ave, then turns south on Key St, and finally turns east on Binkley Ave. Key landmarks and streets labeled include: Granada Ave, Binkley Ave, Key St, Normandy Ave, Suburban, Hillcrest Ave, and various buildings like the Hotel Lumen, Electric Charging Station, and the Perkins Chapel. The map also shows the locations of several churches and schools, including the Southern Methodist University and the Perkins School of Theology.

01 location plan

NTS



02 scope plan

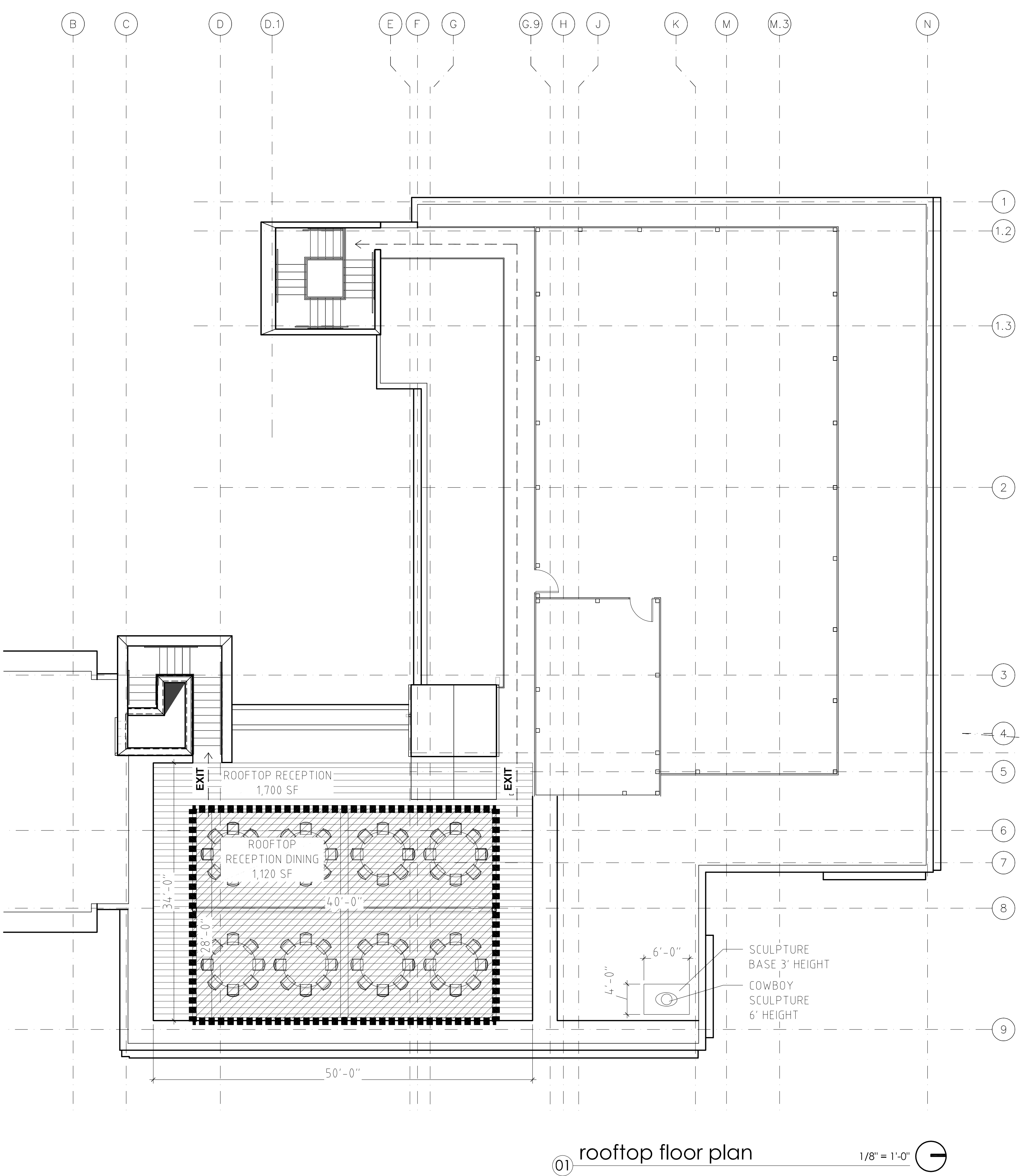
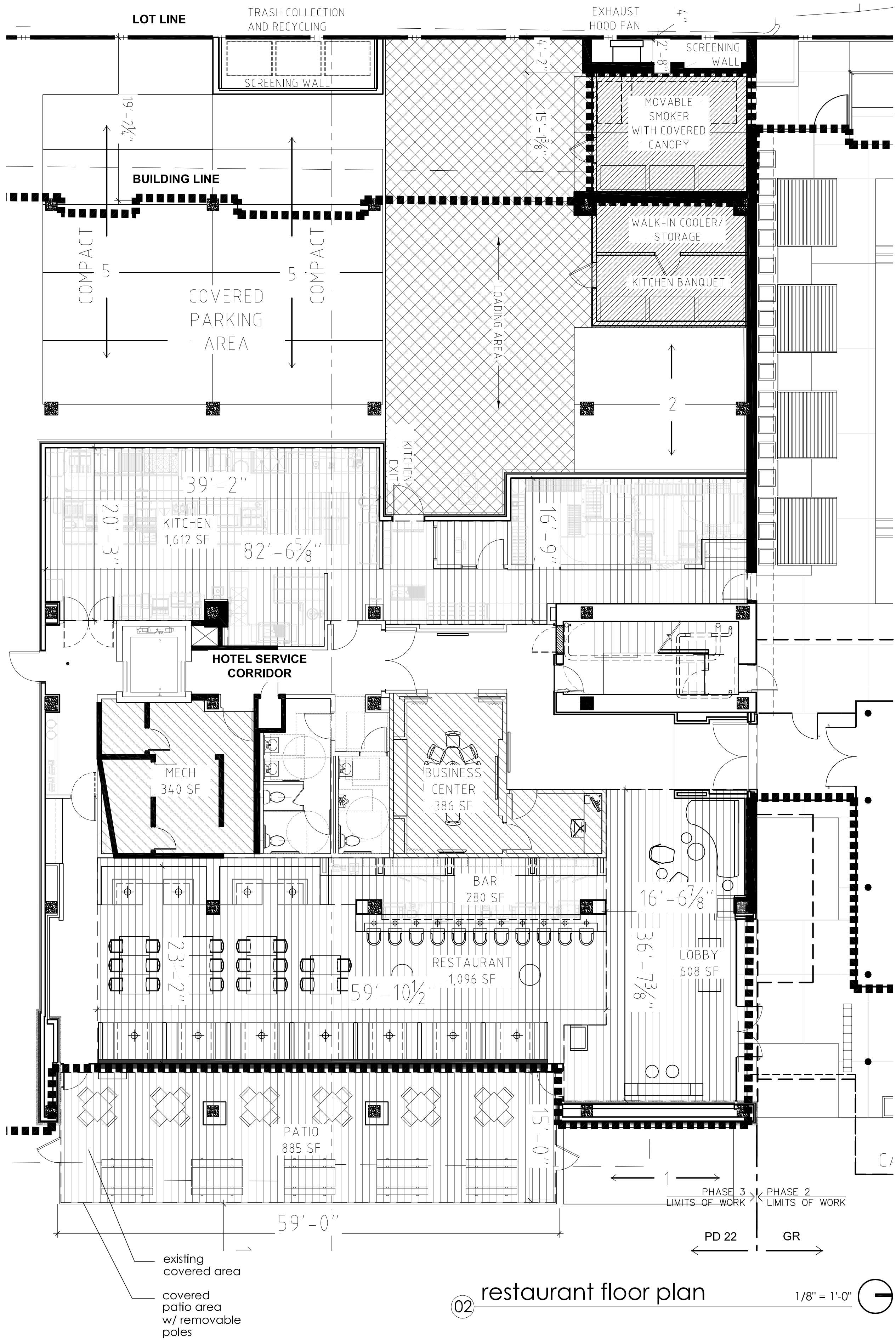
$$1/16'' = 1'-0''$$

HILLCREST
AVENUE (100'
RIGHT-OF-WAY)

D1.1

SITE DATA	
Site Area	1.119 acres
Hotel Rooms	93
Restaurant Floor Area	4,481 SF
Building Height (from grade to top of reception canopy)	50 FT
Rooftop Covered	1,120 SF
Rooftop Uncovered	580 SF
Rooftop Total	1,700 SF
Dining Functions with Covered Area	64 seats
Reception Functions (Standing)	120 people
Total Site Area	48,750 SF
Total Building Floor Area	87,413 SF
F.A.R. (Floor Area Ratio)	1.79

PROJECT DATA:
LOTS 1-6, BLOCK D
UNIVERSITY ANNEX NO. 2 ADDITION
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS



PROJECT TEAM:
OWNER
Hotel Lumen
6101 Hillcrest Avenue, Dallas, TX 75205
(214) 219-2400

DESIGN TEAM
Coeval Studio
154 Leslie St.
Dallas, Texas 75207
214.931.4097 - Office

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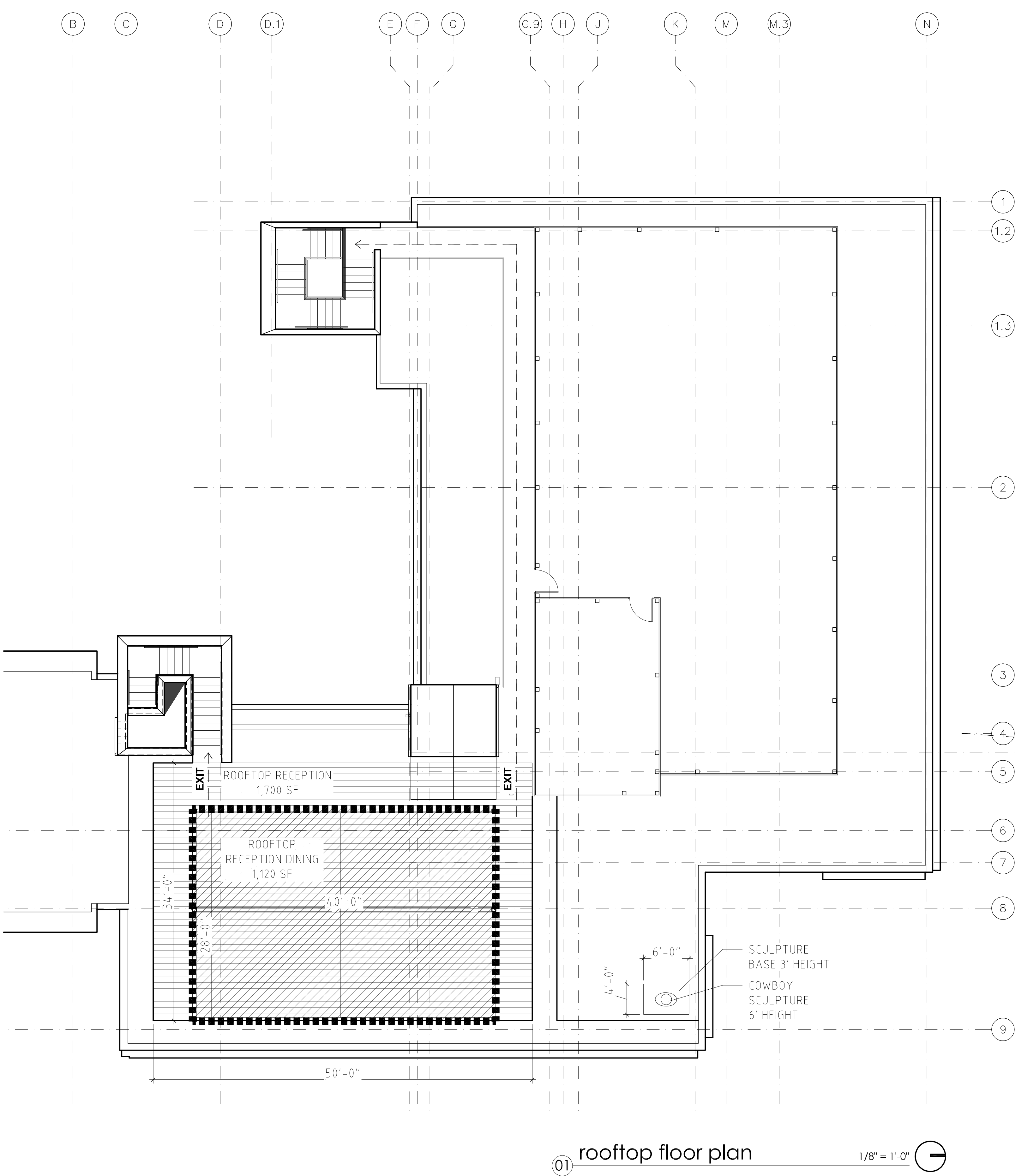
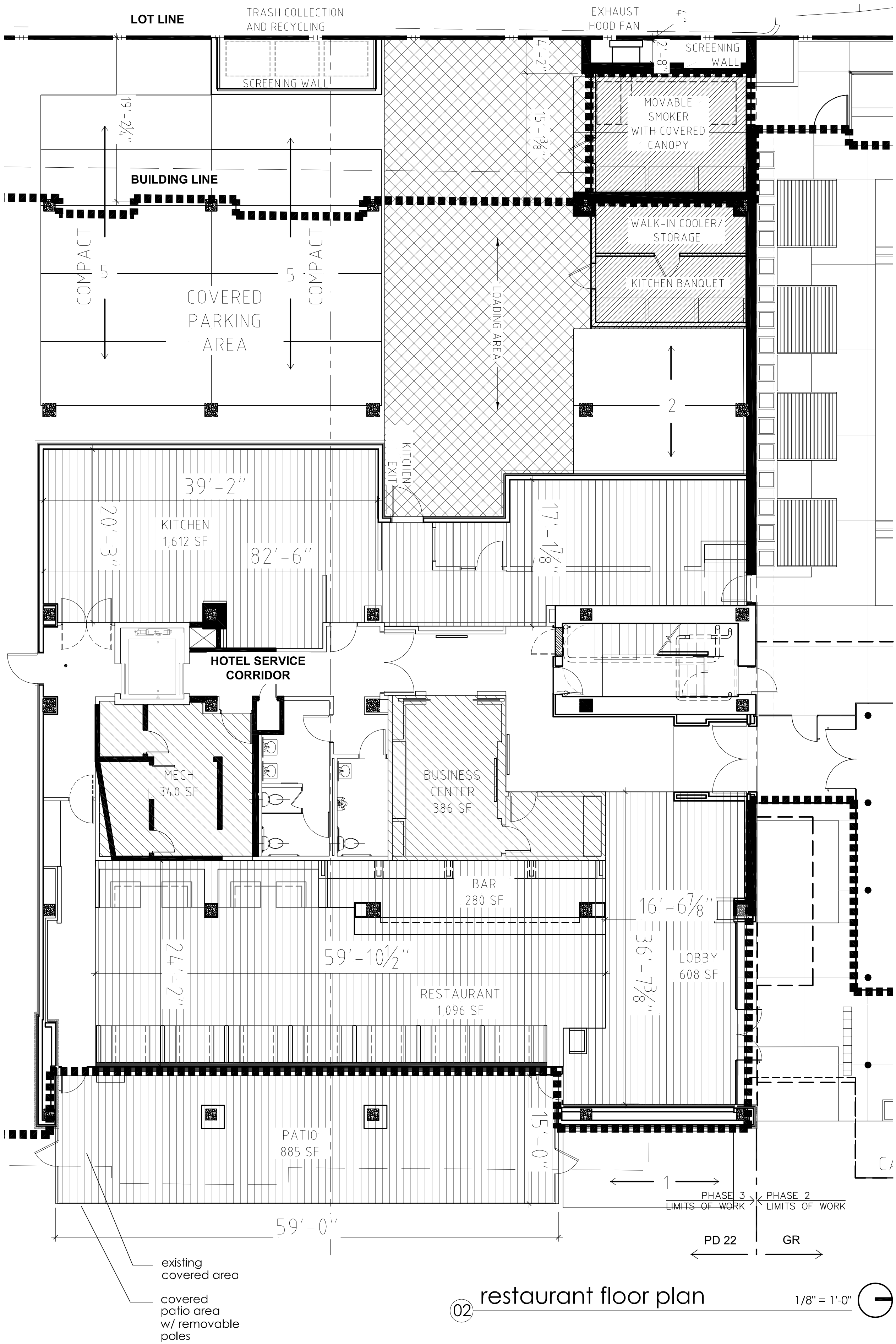
ISSUE DATE
01.06.2016

ROOFTOP PLAN

D1.2

SITE DATA	
Site Area	1.119 acres
Hotel Rooms	93
Restaurant Floor Area	4,481 SF
Building Height (from grade to top of reception canopy)	50 FT
Rooftop Covered	1,120 SF
Rooftop Uncovered	580 SF
Rooftop Total	1,700 SF
Dining Functions with Covered Area	64 seats
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F.A.R. (Floor Area Ratio)	1.79

PROJECT DATA:
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OWNER
Hotel Lumen
6101 Hillcrest Avenue, Dallas, TX 75205
(214) 219-2400

DESIGN TEAM
Coeval Studio
154 Leslie St.
Dallas, Texas 75207
214.931.4097 - Office

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AREA CALCULATION

D1.3