

CONSULTANTS

CIVIL
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY, SUITE
300, DALLAS, TX 75243
STRUCTURAL
PONCE-FUERTS ENGINEERING, LLC
3333 LEE PARKWAY, SUITE 475, DALLAS, TX
75219
MEP
WSP USA
3625 N. HALL STREET, SUITE 1300, DALLAS,
TX 75219
LANDSCAPING
KENDALL + LANDSCAPE ARCHITECTURE
8150 N. CENTRAL EXPRESSWAY, SUITE
M2025, DALLAS, TX 75206
OWNER
METHODIST HEALTH SYSTEM
1441 N. BECKLEY AVENUE, DALLAS, TX
75203
FACILITY
METHODIST DALLAS MEDICAL CENTER
1441 N. BECKLEY AVENUE, DALLAS, TX
75203
COST ESTIMATION
AUSTIN COMMERCIAL
3535 TRAVIS STREET, SUITE 300, DALLAS,
TX 75204

VICINITY MAP

PARKING CHART

2,126	NUMBER OF PARKING SPACES REQUIRED BY CODE
3,684	NUMBER OF PARKING SPACES CURRENTLY PROVIDED

FUTURE PARKING REQUIREMENTS

- 1 PER 375 GSF AT REHAB
- 1 PER 200 GSF AT MEDICAL OFFICE BUILDING
- 1 SPACE PER BED AT HOSPITAL
- 1 PER 200 GSF AT WELLNESS CENTER (PERSONAL SERVICE USE)

BUILDING AREAS - ZONING

1.	METHODIST MEDICAL CENTER	846,552
2.	SERVICES BUILDING	175,452
3.	PAVILION II	175,874
4.	PAVILION III	109,774
5.	WELLNESS CENTER	35,000
6.	MEDICAL OFFICE SPACE - 1310 STEAMWAYS	11,810
7.	MDMC POLICE DEPT. - 1328 OAKENWALD	1,924
8.	CAREFLITE BUILDING - 152 OAKENWALD	5,888
9.	MESS BUILDING - 1401 STEAMWAYS	31,100
10.	SAMMONS TOWER	229,000
SUBTOTAL		1,625,772 SF
PROPOSED MAX FLOOR AREA		2,100,000 SF
MP-PHASE 2 EXPANSION (FUTURE 6 FLOORS)		180,000 SF
TOTAL CAMPUS AREA		1,562,390 SF
LOT COVERAGE PERCENTAGE		36.50%

LEGEND

- FUTURE DEVELOPMENT AREA
- BUSINESS SIGNAGE
- FIRE LANE
- MOB MEDICAL OFFICE BUILDING

PROJECT

**MDMC FOLSOM
WELLNESS CENTER**
1441 N. BECKLEY AVENUE
DALLAS, TEXAS 75203

**METHODIST HEALTH
SYSTEM**
1441 N. BECKLEY AVENUE
DALLAS, TEXAS 75203
KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Sheet Information		
Date	APRIL 5, 2018	
Job Number	147211.000	
Drawn	BB	
Checked	MR	
Approved	MR	
Title		

**PLANNED DEVELOPMENT
DISTRICT NO. 282**

Sheet
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