

CONSULTANTS

CIVIL
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY, SUITE
300, DALLAS, TX 75243
STRUCTURAL
PONCE-FUJESS 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

PROJECT

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

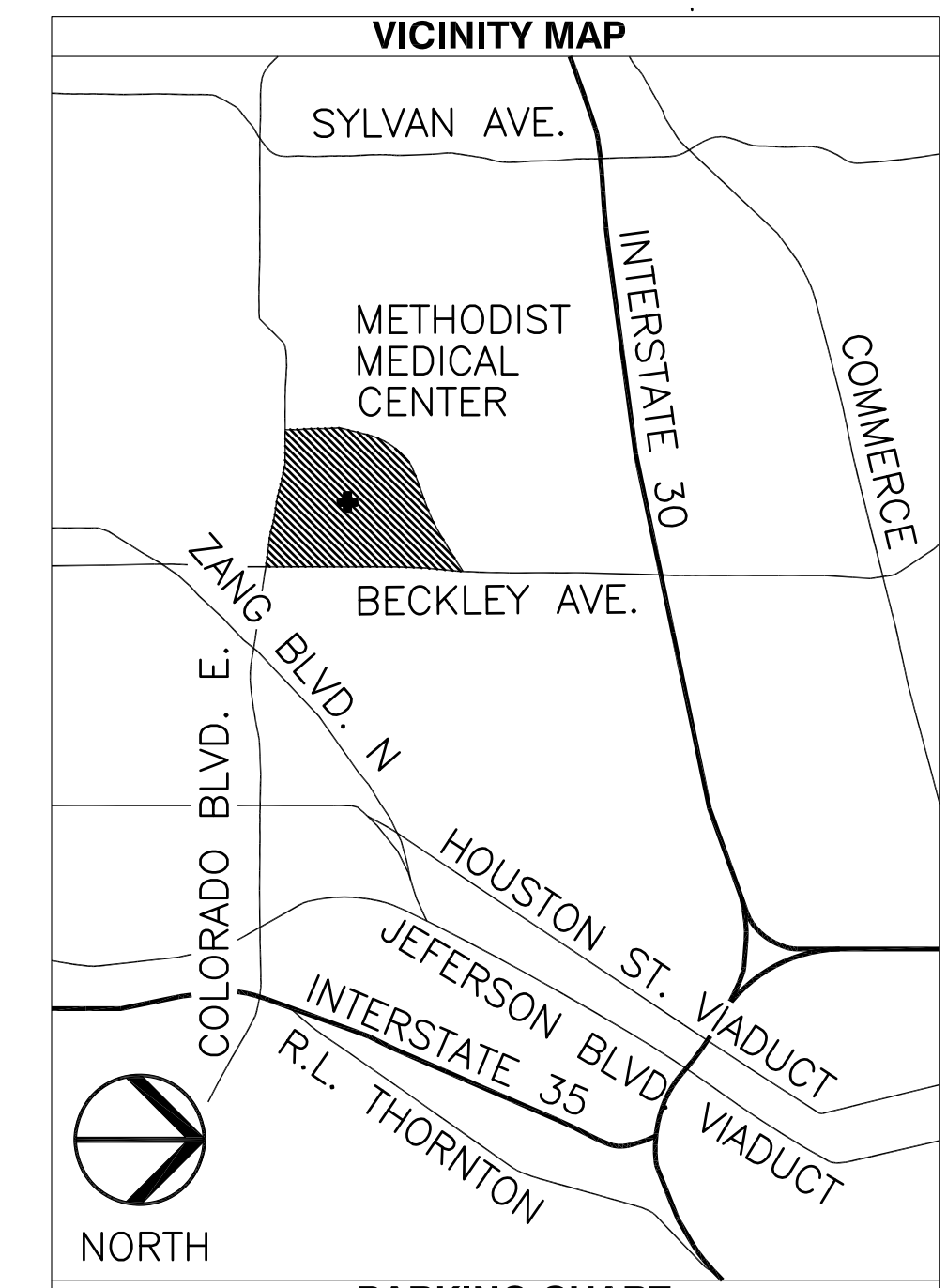
**METHODIST HEALTH
SYSTEM**
1441 N. BECKLEY AVENUE
DALLAS, TEXAS 75203
KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Sheet Information		
Date	OCTOBER 11, 2018	
Job Number	147211.000	
Drawn	BB	
Checked	MR	
Approved	MR	
Title		

**PLANNED DEVELOPMENT
DISTRICT NO. 282**

Sheet
A00-02



PARKING CHART

2,126	NUMBER OF PARKING SPACES REQUIRED BY CODE
3,617	NUMBER OF PARKING SPACES CURRENTLY PROVIDED

FUTURE PARKING REQUIREMENTS

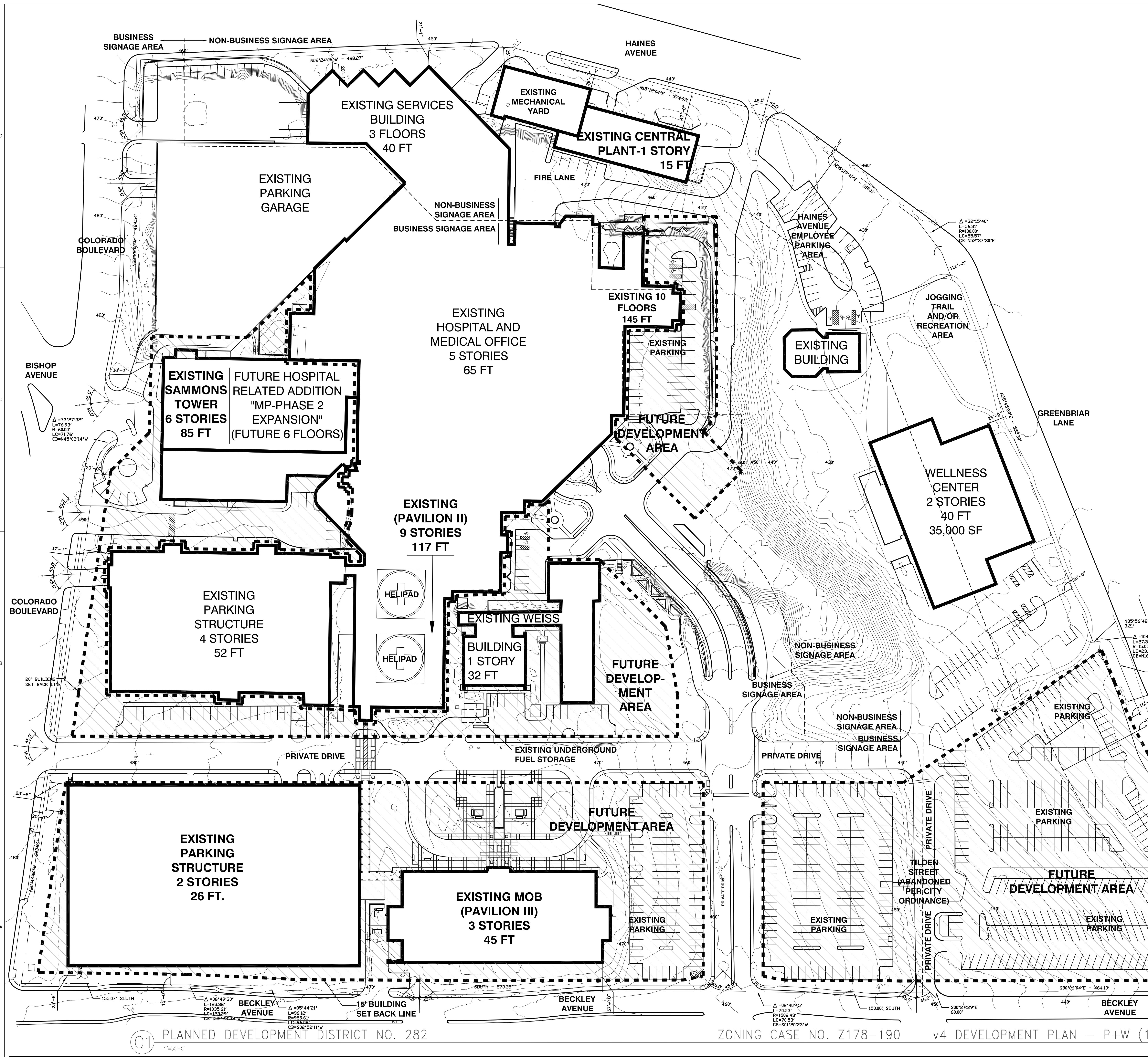
- 1 PER 375 GSF AT REHAB
- 1 PER 200 GSF AT MEDICAL OFFICE BUILDING
- 1 SPACE PER BED AT HOSPITAL
- 1 PER 200 GSF AT WELLNESS CENTER (PERSONAL SERVICE USE)

BUILDING AREAS - ZONING

MAXIMUM FLOOR AREA:	2,100,000 SF
EXISTING FLOOR AREA:	1,562,390 SF
FUTURE DEVELOPMENT FLOOR AREA:	537,610 SF
MAXIMUM HEIGHT:	680 FT. ABOVE MSL (BUSINESS SIGN AREA) 634 FT. ABOVE MSL (NON-BUSINESS SIGN AREA)
MAXIMUM STORIES:	11 (BUSINESS SIGN AREA) 9 (NON-BUSINESS SIGN AREA)
EXISTING LOT COVERAGE PERCENTAGE:	36.59%
MAXIMUM LOT COVERAGE PERCENTAGE:	80.00%

LEGEND

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



01 PLANNED DEVELOPMENT DISTRICT NO. 282
1"=50'-0"

ZONING CASE NO. Z178-190 v4 DEVELOPMENT PLAN - P+W (10-11-2018)