

CONSULTANTS

CIVIL
 RLG CONSULTING ENGINEERS
 12001 N. CENTRAL EXPRESSWAY, SUITE
 300, DALLAS, TX 75243

STRUCTURAL
 PONCE-FUESS ENGINEERING, LLC
 3333 LEE PARKWAY, SUITE 475, DALLAS, TX
 75219

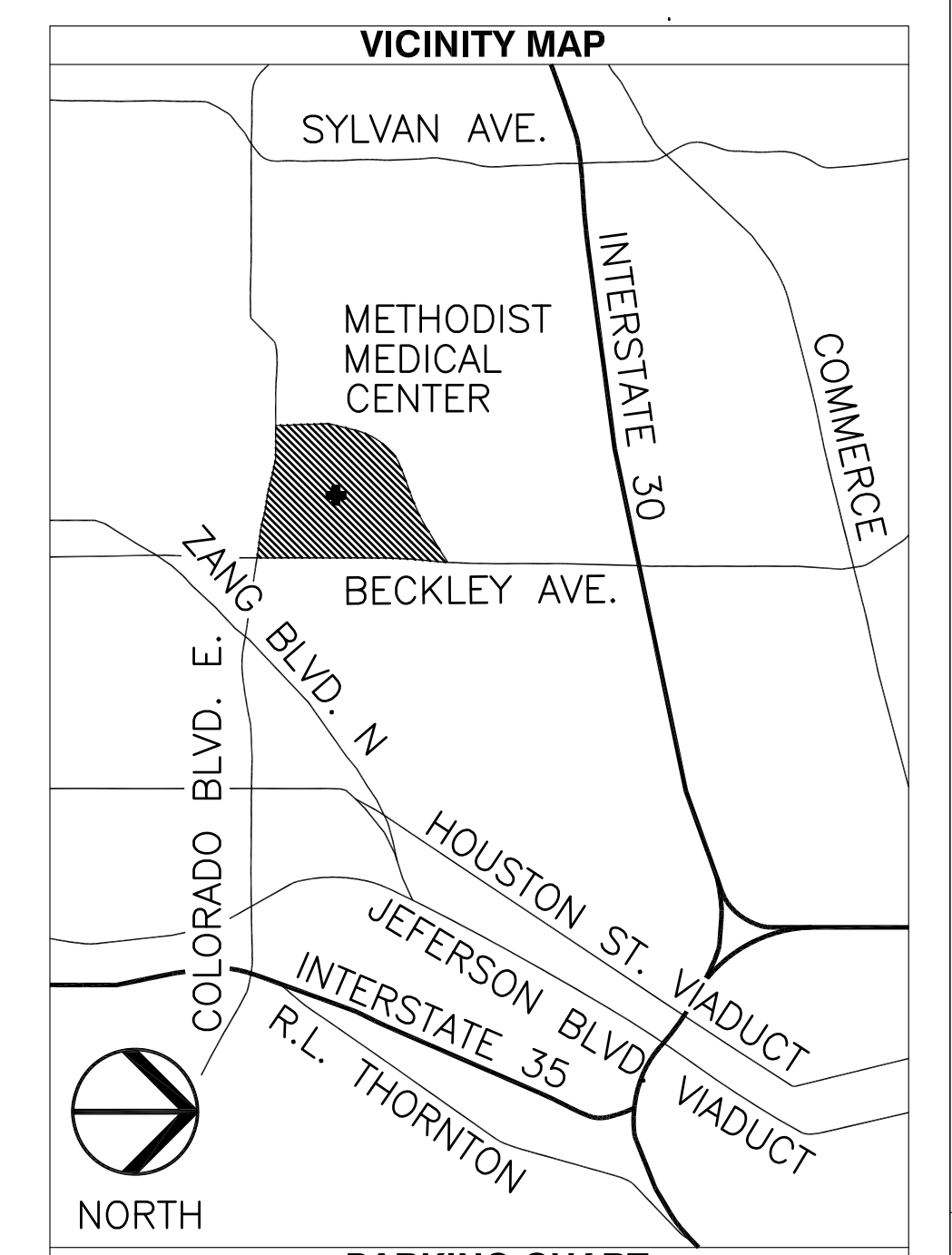
MEP
 WSP USA
 3625 N. HALL STREET, SUITE 1300, DALLAS,
 TX 75219

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



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

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

PROJECT

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

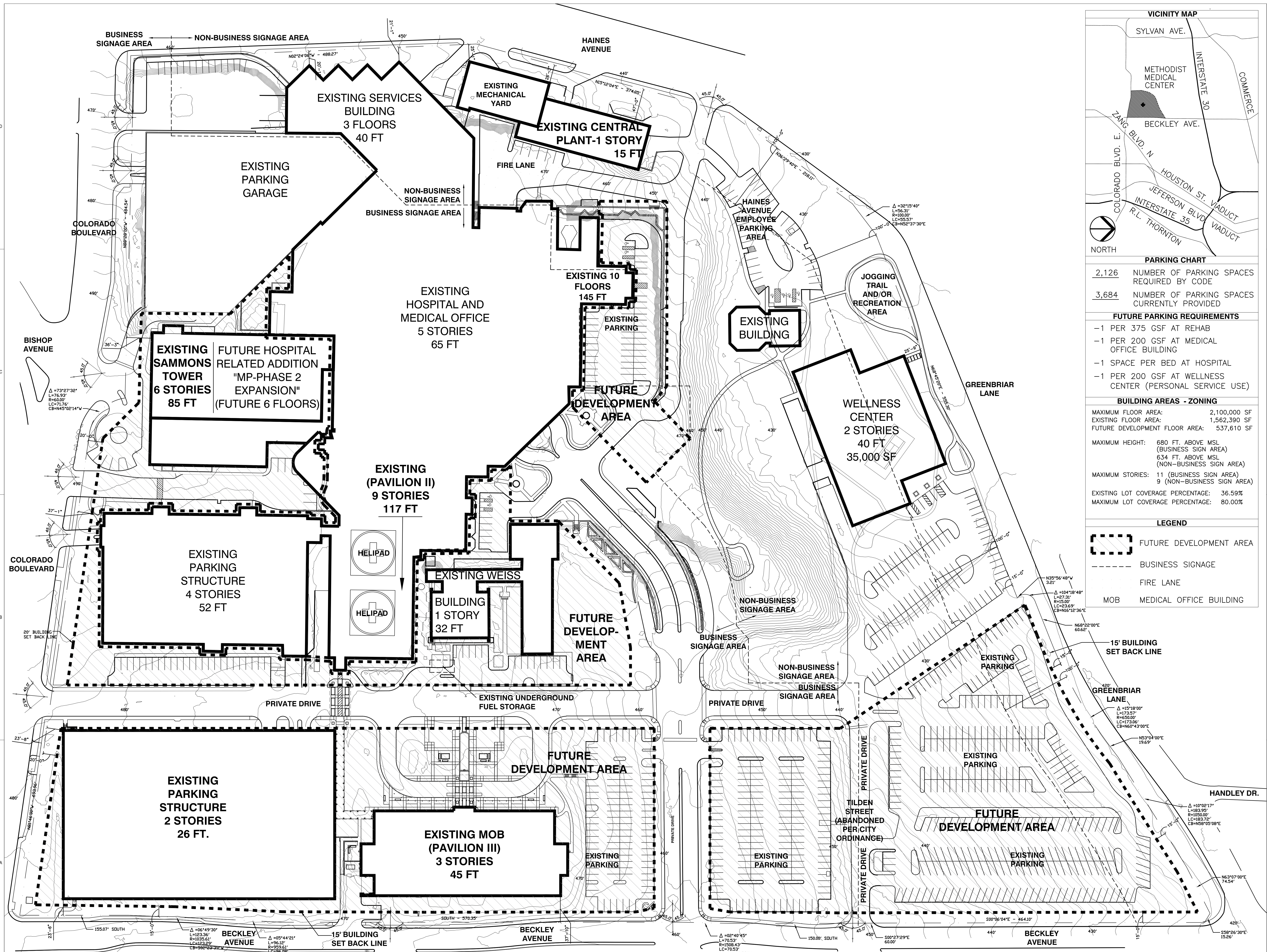
METHODIST HEALTH SYSTEM
 1441 N. BECKLEY AVENUE
 DALLAS, TEXAS 75203
 KEYPLAN

ISSUE CHART

NO.	ISSUE	DATE
Sheet Information		
Date	AUGUST 20, 2018	
Job Number	147211.000	
Drawn	BB	
Checked	MR	
Approved	MR	
Title		

PLANNED DEVELOPMENT DISTRICT NO. 282

Sheet
A00-02



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

ZONING CASE NO. Z178-190 v3 DEVELOPMENT PLAN - P+W (9-11-2018)

