

PARK CITIES YMCA

6000 PRESTON ROAD
DALLAS, TX 75205



Good Fulton & Farrell Architects

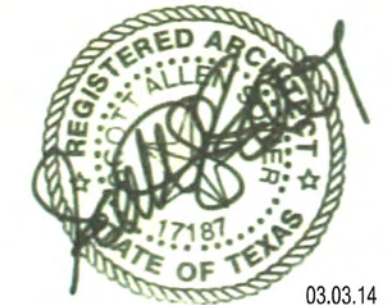
2808 Fairmount Street
Suite 300
Dallas, Texas 75201

214.303.1500/Tel
214.303.1512/Fax
www.gff.com

Job #: 13094.00 Date: 03.03.2014

DETAILED SITE PLAN

1. ARCHITECTURAL SITE PLAN
2. CIVIL SITE PLAN
3. LANDSCAPE SITE PLAN
4. PARKING GARAGE PLAN
5. FIRST FLOOR ACTIVITY PLAN
6. SECOND FLOOR ACTIVITY PLAN
7. ELEVATIONS

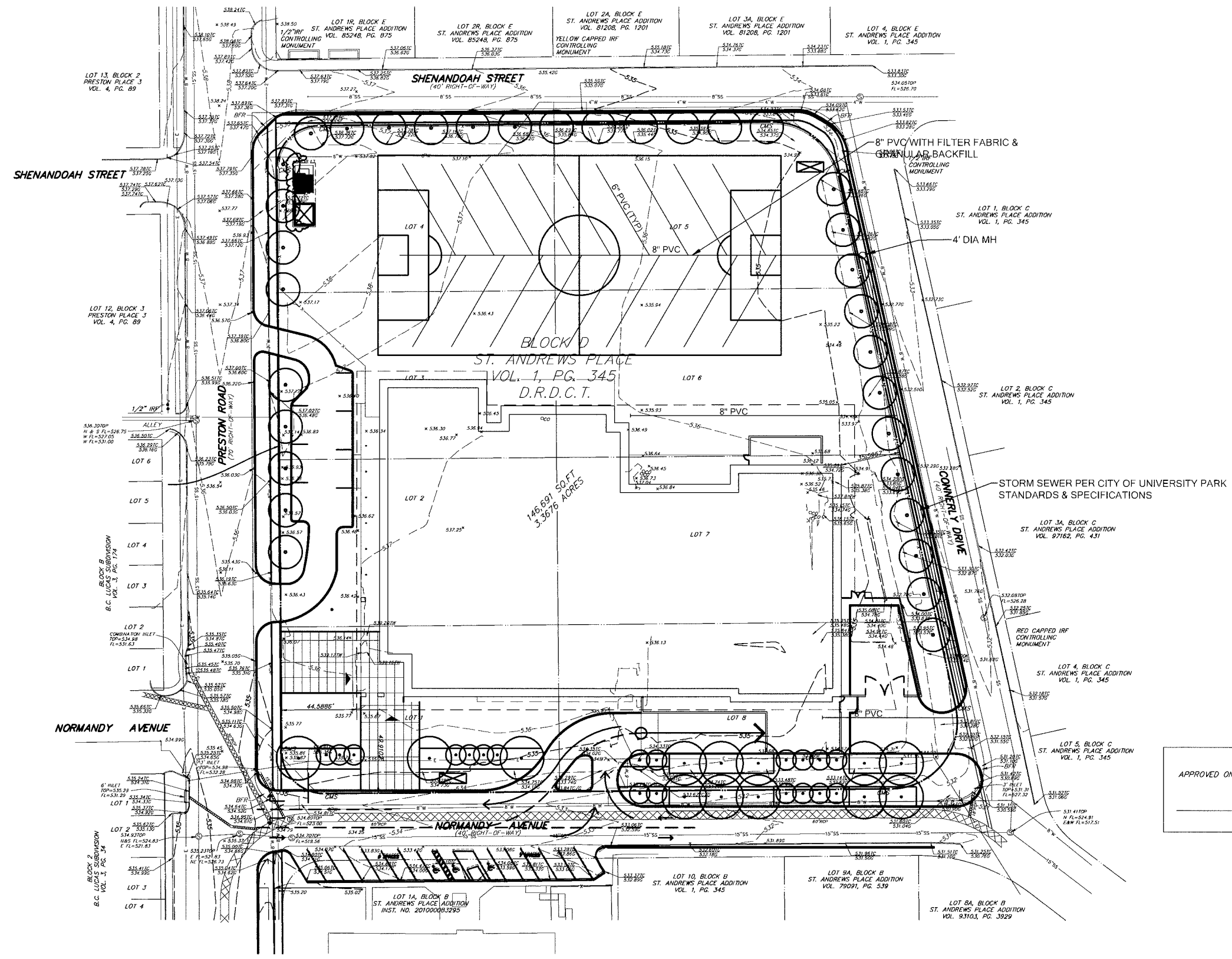
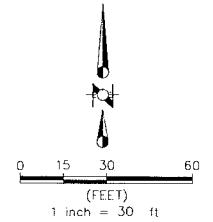


03.03.14

SIGNATURE BLOCK:

APPROVED ON THE _____ DAY OF _____, 20__





APPROVED ON THE _____ DAY OF _____ 20____

RAYMOND L. GOODSON JR., INC.
 CONSULTING ENGINEERS
 5445 LA SIERRA DRIVE, SUITE 300, DALLAS, TEXAS 75244-1128 (214) 733-8100
 E-MAIL: rlg@rlg.com FROM REG. F-483

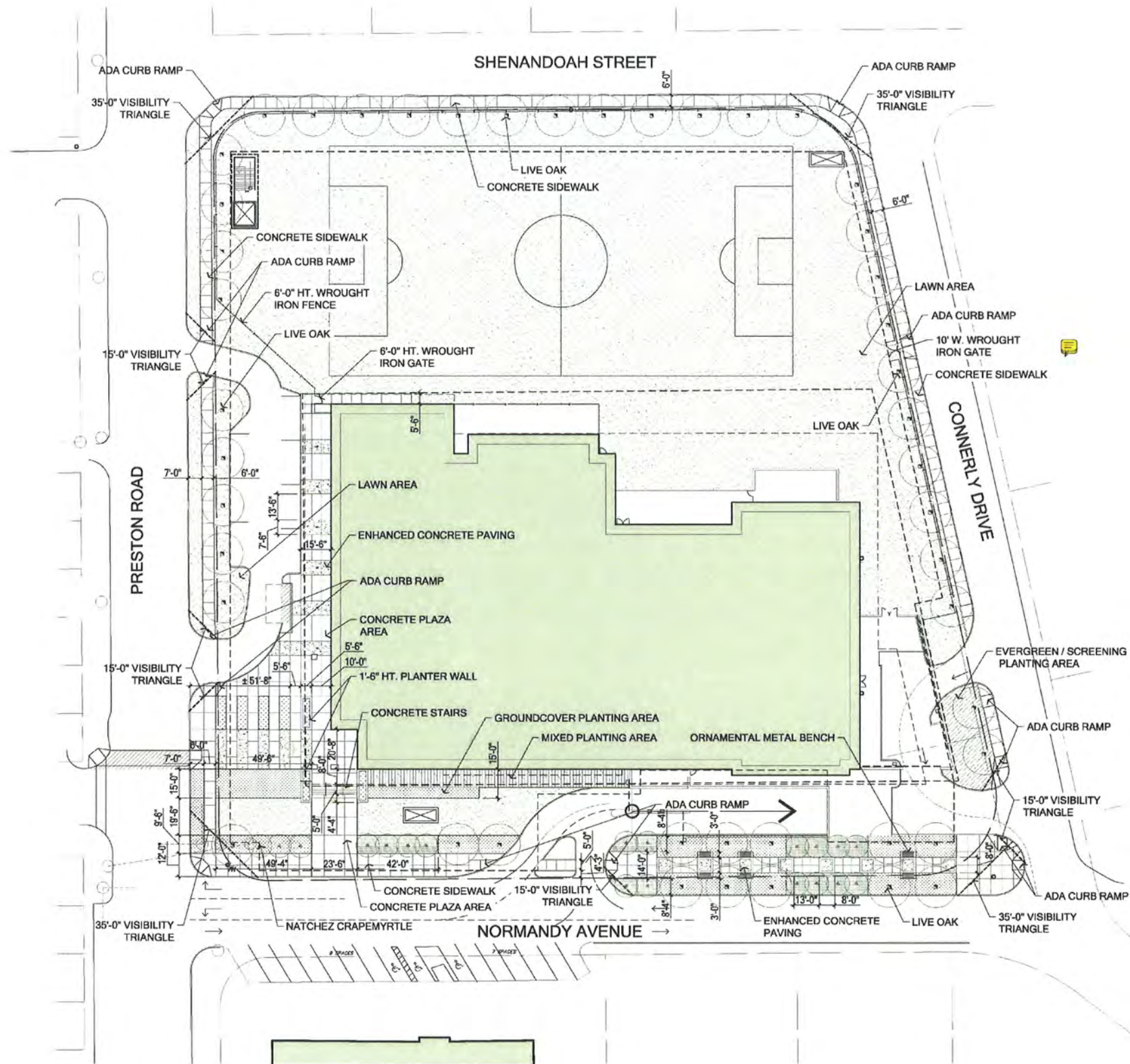
PROGRESS SET - FOR REVIEW ONLY
 Issued 3/6/14

These documents are for Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of

John Stull, P.E. #40847
 Raymond L. Goodson, Jr., Inc.

SHEET NO.
C1.00

PLANNED DEVELOPMENT - DETAILED SITE PLAN						
PARK CITIES YMCA						
BLOCK D, ST ANDREWS PLACE						
GOOD, FULTON & FARRELL						
CITY OF UNIVERSITY PARK, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
RLG	RLG	1/23/14	1"=30'	SITE	10	373
JOB NO.	10-373	E-FILE		DWG. NO.		



PLANTING LEGEND

	ENHANCED CONCRETE PAVING
	INORGANIC MULCH AREA
	GROUNDCOVER AREA
	MIXED PLANTING AREA
	EVERGREEN PLANTING AREA
	LAWN AREA

PLANTING NOTES

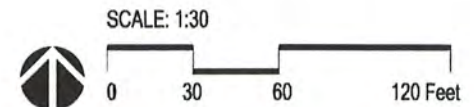
- A. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH SOLID SOD. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- B. MIXED PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 4" OF HARDWOOD MULCH; PLANT (10) #5 CONTAINER SHRUBS; (5) #3 CONTAINER SHRUBS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- C. EVERGREEN PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 4" OF HARDWOOD MULCH; PLANT (15) #5 CONTAINER SHRUBS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- D. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 4" OF HARDWOOD MULCH; PLANT (30) 4" CONTAINER GROUNDCOVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- D. HARDWOOD MULCH - PROVIDE 4" DEPTH OF SHREDDED HARDWOOD MULCH.
- E. SHADE TREE - 5" CALIPER LIVE OAK @ MIN. 9'-0" HT.
- F. ORNAMENTAL TREE - 5'-10" SINGLE TRUNK NATCHEZ CRAPE MYRTLE.

IRRIGATION NOTES

- A. ALL LAWN SURFACES TO BE FULL IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. EXCEPT FOR THE SPORTS FIELD, NO ROTOR SPRAY HEADS ARE TO BE USED.
- B. ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- C. ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- D. SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS THAT ARE SEPARATED BY PAVEMENT PRIOR TO ANY PAVEMENT INSTALLATION.
- E. NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- F. ALL IRRIGATION LINES SHALL BE LEAK TESTED PRIOR TO BURIAL.
- G. SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- H. ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- I. "AS BUILT" DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT THE TIME OF FINAL ACCEPTANCE.

EXT. LIGHTING NOTES

- A. ALL EXTERIOR LIGHTING SHALL NOT EXCEED 0.5 FOOT-CANDLES WHEN MEASURED 3FT. ABOVE GRADE AT THE PROPERTY LINE.
- B. FULL CUT-OFF FIXTURES WILL BE USED ON THE BUILDING WHERE REQUIRED BY CODE.
- C. EXTERIOR LIGHTS SHALL BE SHIELDED OR PLACED SO AS NOT TO CREATE EXCESSIVE GLARE, A TRAFFIC HAZARD, OR PUBLIC NUISANCE.



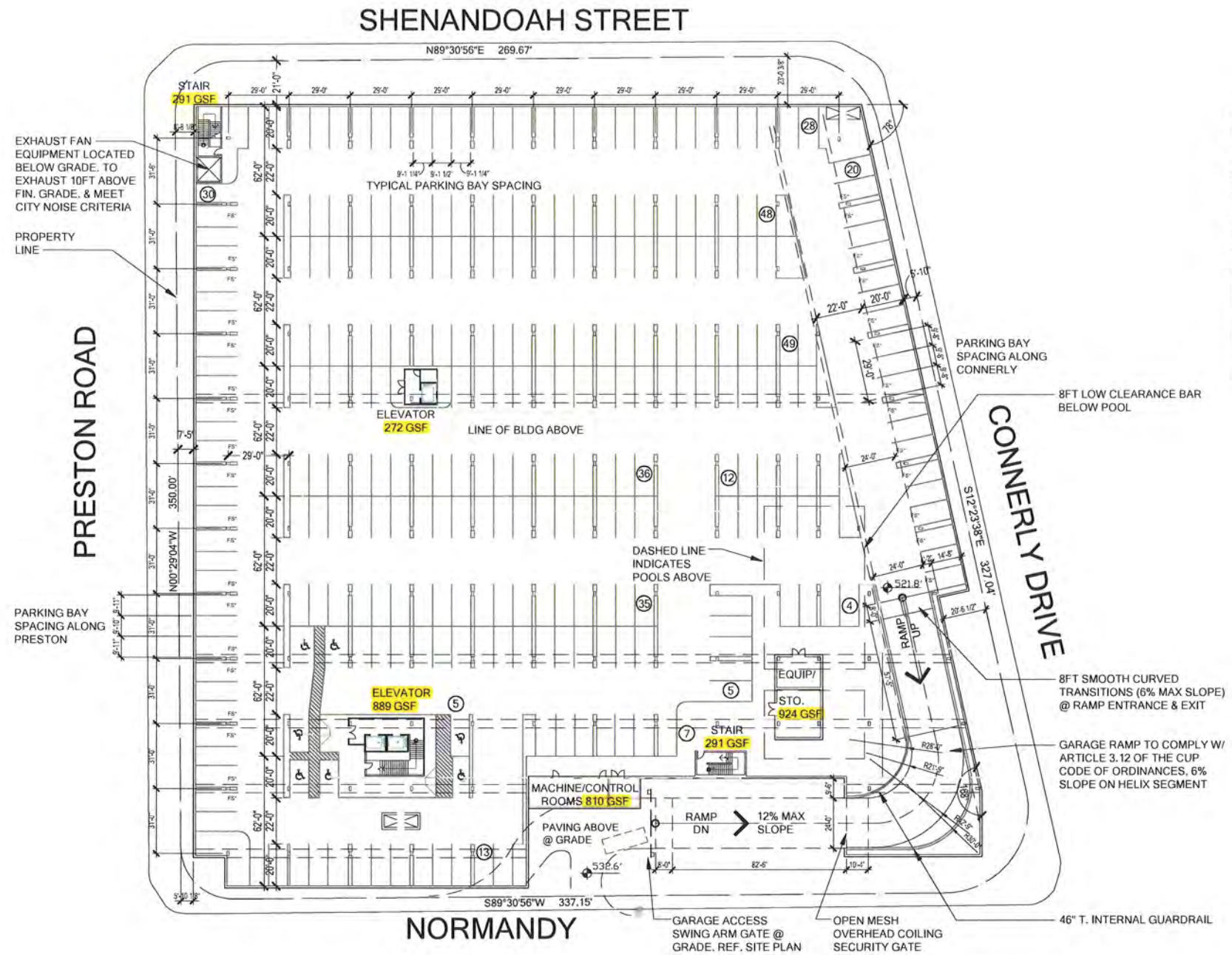
YMCA - LANDSCAPE SITE PLAN
 PARK CITIES YMCA, WITH RISE EDUCATIONAL AREA
 DALLAS, TEXAS

Job #: 13094.00
 File Name: L-Site
 Date: 02.18.2014
 Drawn by: MSB



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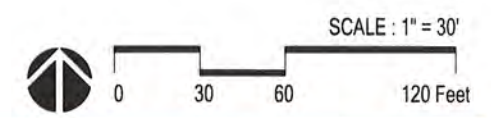
TOTAL UNDERGROUND GROSS AREA = 123,595 SQFT
 (NO ACTIVITY SPACE PROVIDED IN UNDERGROUND GARAGE)

TOTAL UNDERGROUND NON-ACTIVITY USES = 3,500 SQFT
 3,500 GROSS SQFT NON-ACTIVITY USES ALLOWED BY PD

TOTAL PARKING = 299
 292 PARKING BELOW GROUND SPACES PROVIDED; 7 ABOVE GROUND
 284 REQUIRED IN GARAGE BY PD

(7) TOTAL ACCESSIBLE SPACES PROVIDED IN GARAGE INCLUDING (1 VAN ACCESSIBLE)

NO REGULAR VALET PARKING UTILIZED ON SITE.



DETAILED SITE PLAN REVIEW: PARKING GARAGE PLAN

PARK CITIES YMCA, WITH RISE EDUCATIONAL AREA
 DALLAS, TEXAS

Job #: 13094.00
 File Name: A-FP U1 - PARKING APPROVED
 Date: 03.03.2014
 Drawn by: TEC/AKB

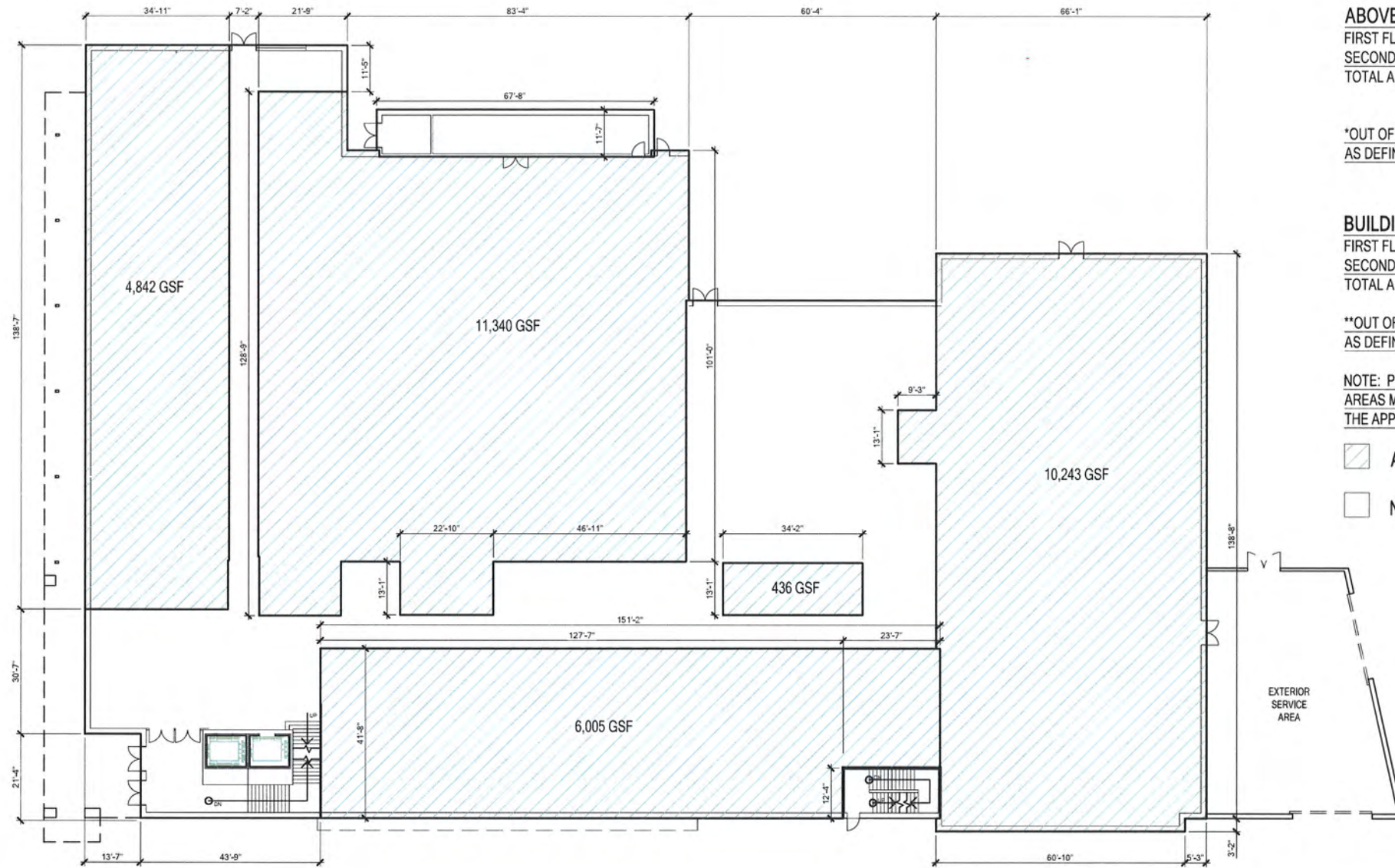


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ABOVE GROUND BUILDING ENVELOPE GSF

FIRST FLOOR AREA	43,311 GSF
SECOND FLOOR AREA	15,189 GSF
TOTAL AREA *	58,500 GSF



*OUT OF A MAXIMUM OF 58,500 GSF,
AS DEFINED BY SECTION C. (1) OF PD-12 ORDINANCE

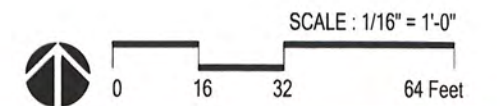
BUILDING ACTIVITY SPACE

FIRST FLOOR AREA	32,896 GSF
SECOND FLOOR AREA	11,700 GSF
TOTAL AREA **	44,596 GSF

**OUT OF A MAXIMUM OF 44,596 GSF,
AS DEFINED BY SECTION C. (1) OF PD-12 ORDINANCE

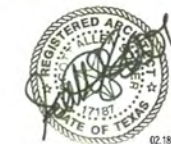
NOTE: PRIOR TO THE SUBMITTAL FOR A BUILDING PERMIT, FLOOR
AREAS MAY BE ADJUSTED AND WILL BE IN FULL COMPLIANCE WITH
THE APPROVED ORDINANCE FOR PD-12

-  ACTIVITY SPACE:
-  NON-ACTIVITY SPACE:



DETAILED SITE PLAN REVIEW: FIRST FLOOR
ACTIVITY SPACE
PARK CITIES YMCA, WITH RISE EDUCATIONAL AREA
DALLAS, TEXAS

Job #: 13094.00
File Name: A-FP 01 - APPROVED 2014
Date: 02.18.2014
Drawn by: TEC/AKB



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ABOVE GROUND BUILDING ENVELOPE GSF

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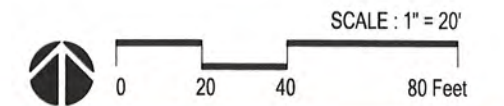
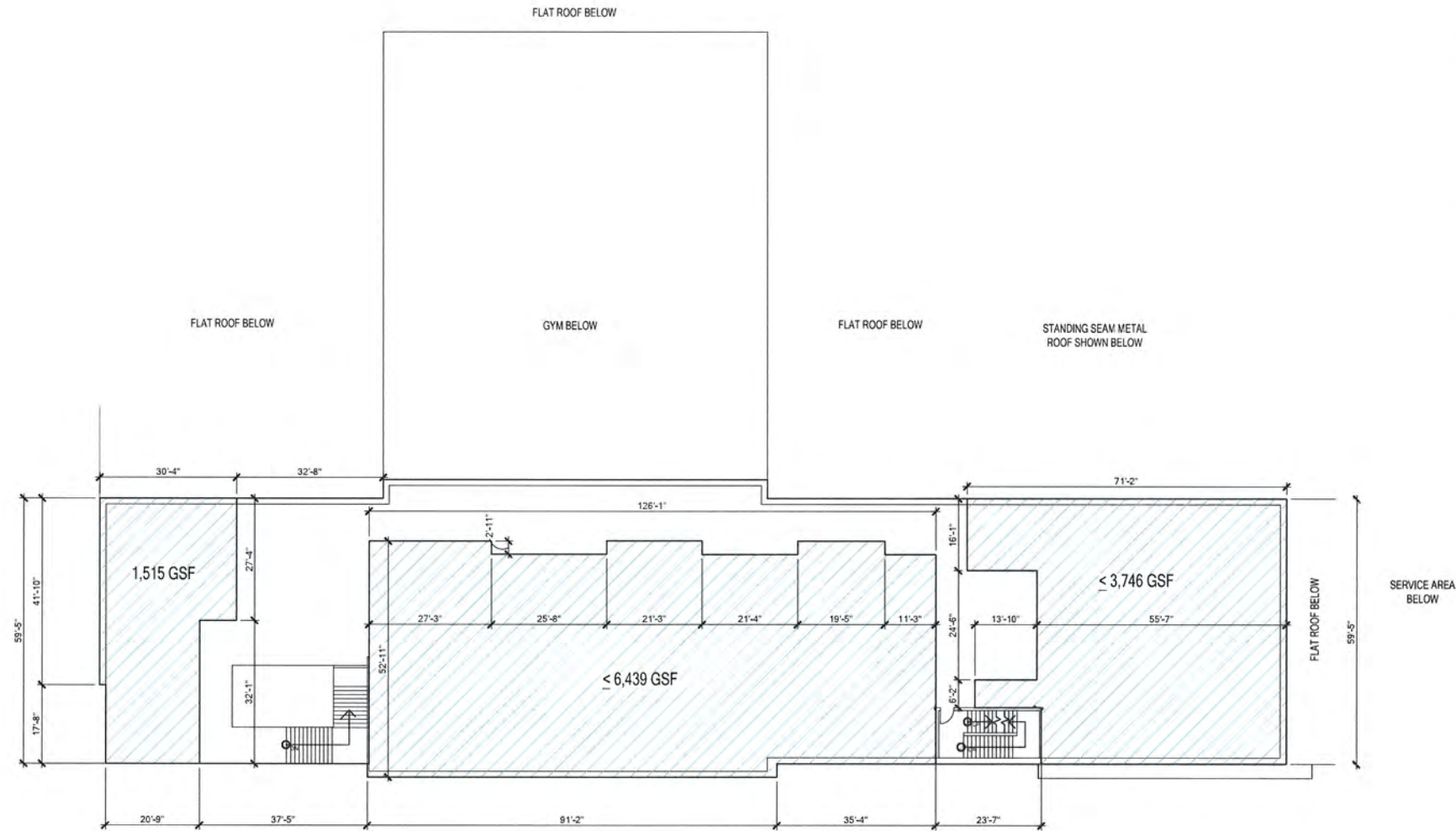
BUILDING ACTIVITY SPACE

FIRST FLOOR AREA	32,896 GSF
SECOND FLOOR AREA	11,700 GSF
TOTAL AREA **	44,596 GSF

**OUT OF A MAXIMUM OF 44,596 GSF,
AS DEFINED BY SECTION C. (1) OF PD-12 ORDINANCE

NOTE: PRIOR TO THE SUBMITTAL FOR A BUILDING PERMIT, FLOOR AREAS MAY BE ADJUSTED AND WILL BE IN FULL COMPLIANCE WITH THE APPROVED ORDINANCE FOR PD-12

- ACTIVITY SPACE:
- NON-ACTIVITY SPACE:



DETAILED SITE PLAN REVIEW: SECOND FLOOR ACTIVITY SPACE PLAN
PARK CITIES YMCA, WITH RISE EDUCATIONAL AREA
DALLAS, TEXAS

Job #: 13094.00
File Name: A-FP 02 - APPROVED 2014
Date: 02.18.2014
Drawn by: TEC/AKB



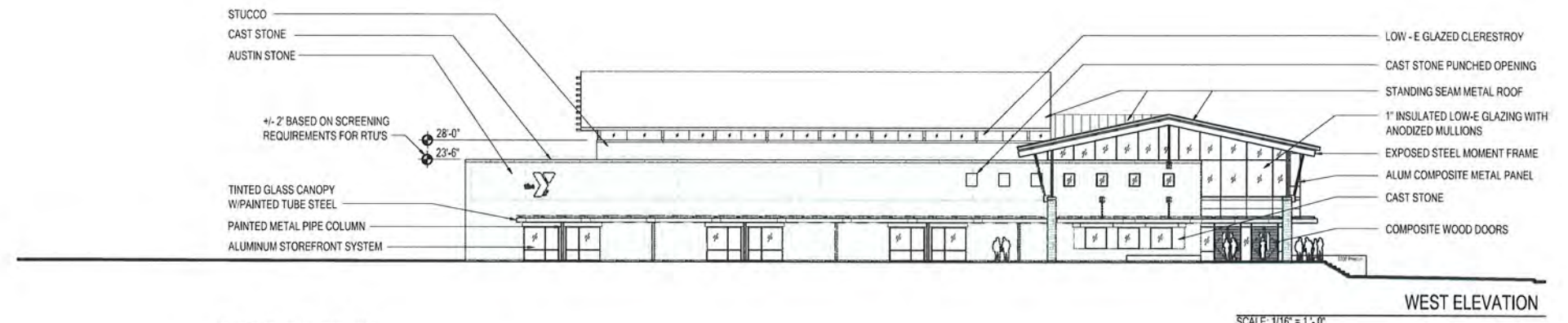
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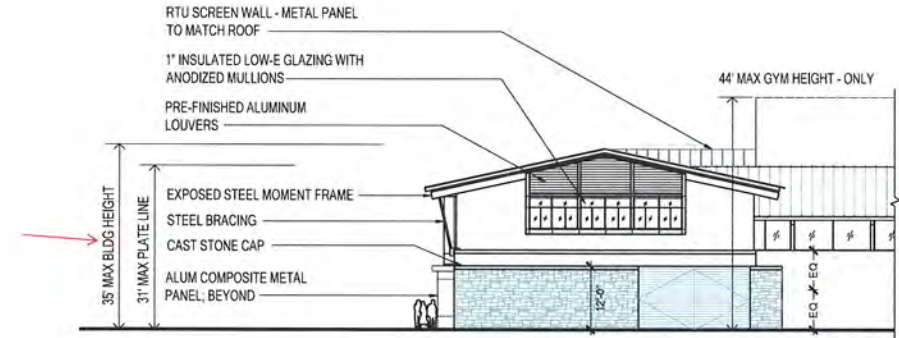
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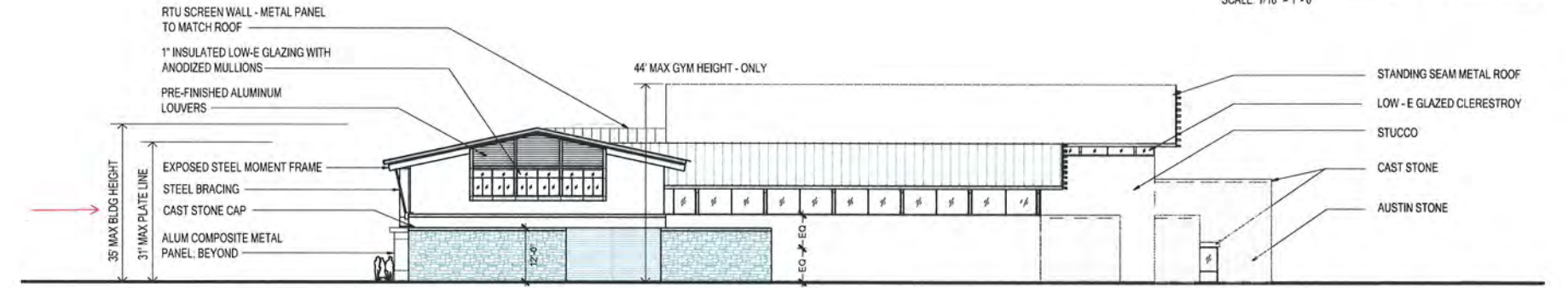
WEST ELEVATION

SCALE: 1/16" = 1'-0"



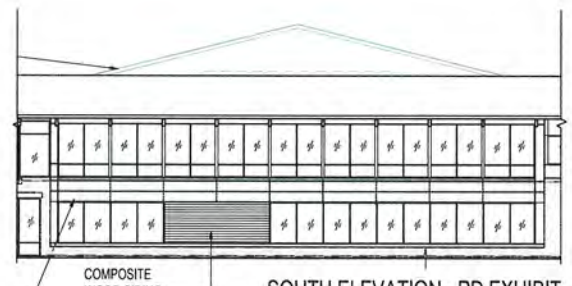
EAST ELEVATION - PD EXHIBIT

SCALE: 1/16" = 1'-0"



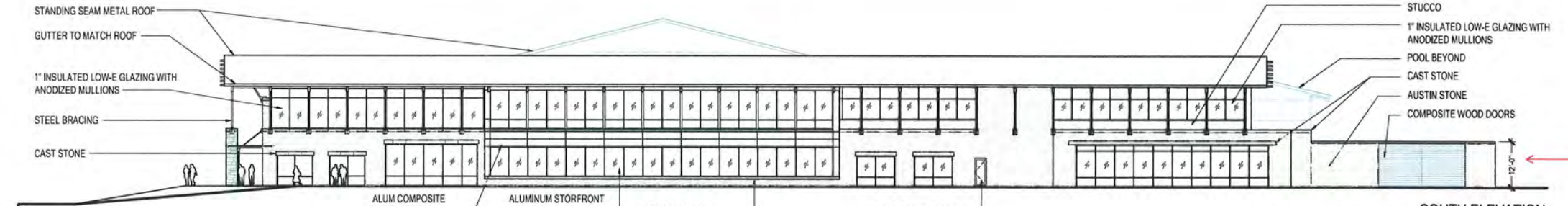
EAST ELEVATION

SCALE: 1/16" = 1'-0"



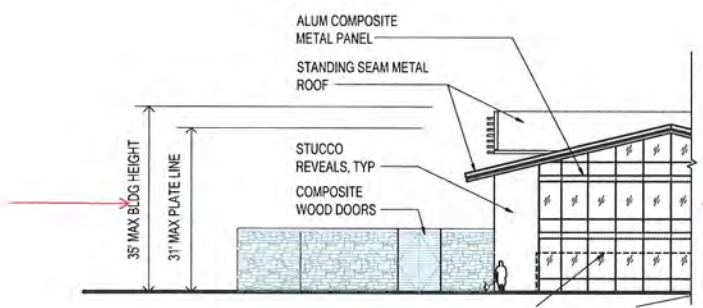
SOUTH ELEVATION - PD EXHIBIT

SCALE: 1/16" = 1'-0"



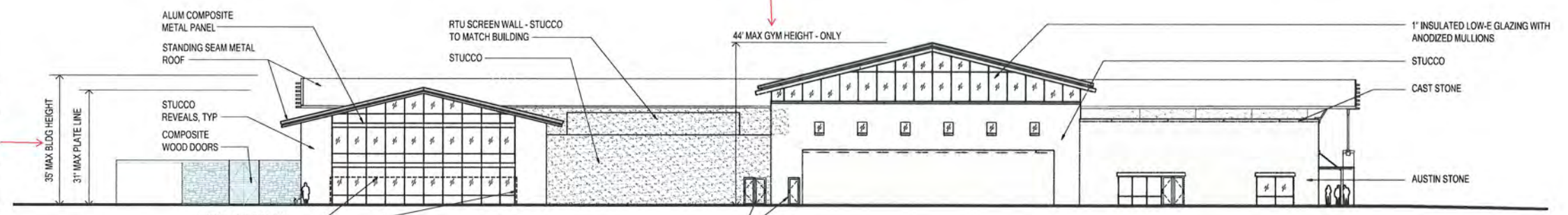
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION - PD EXHIBIT

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

DETAILED SITE PLAN REVIEW: ELEVATIONS

PARK CITIES YMCA, WITH RISE EDUCATIONAL AREA
DALLAS, TEXAS

Job #: 13094.00
File Name: A-ELEVATIONS, ARCHIVE: A-ELEVATIONS-COPY
Date: 03.03.2014
Drawn by: AKB



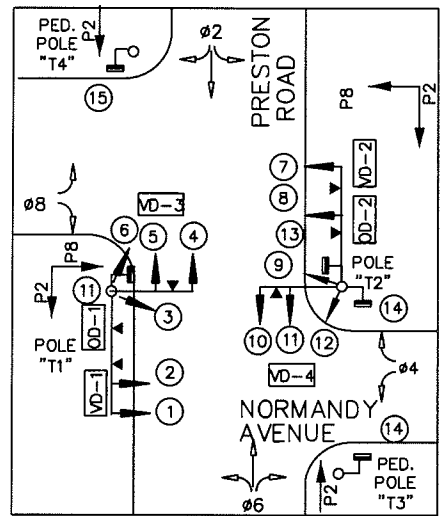
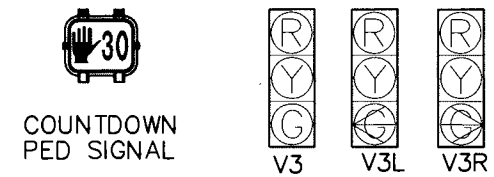
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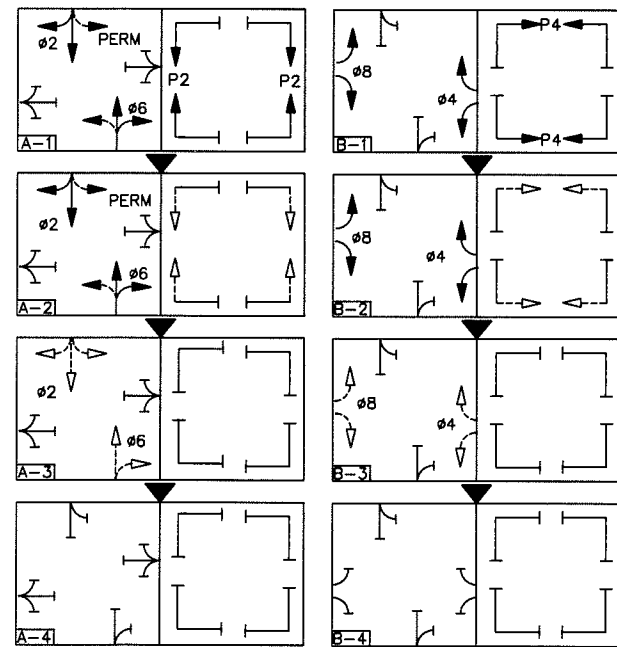
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LEGEND :



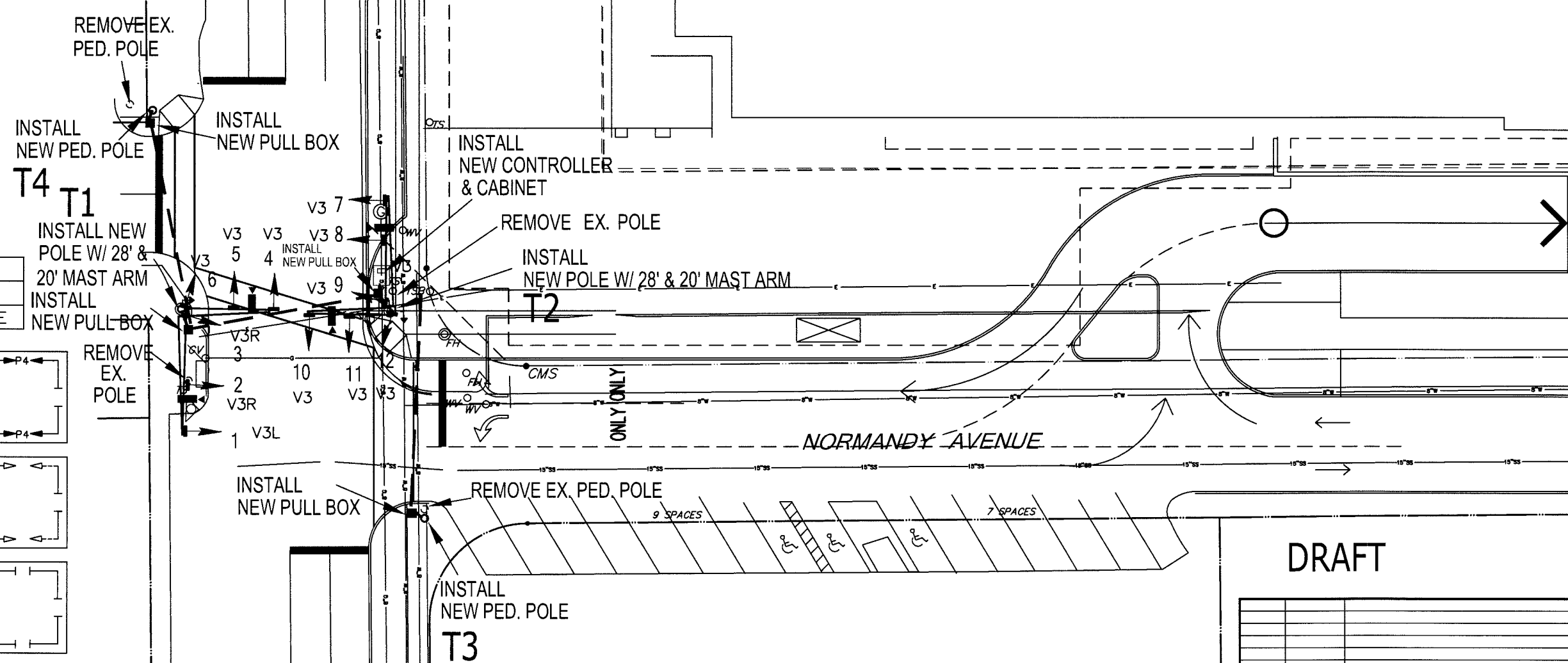
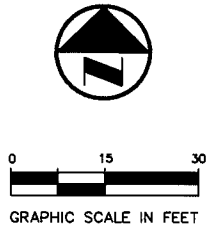
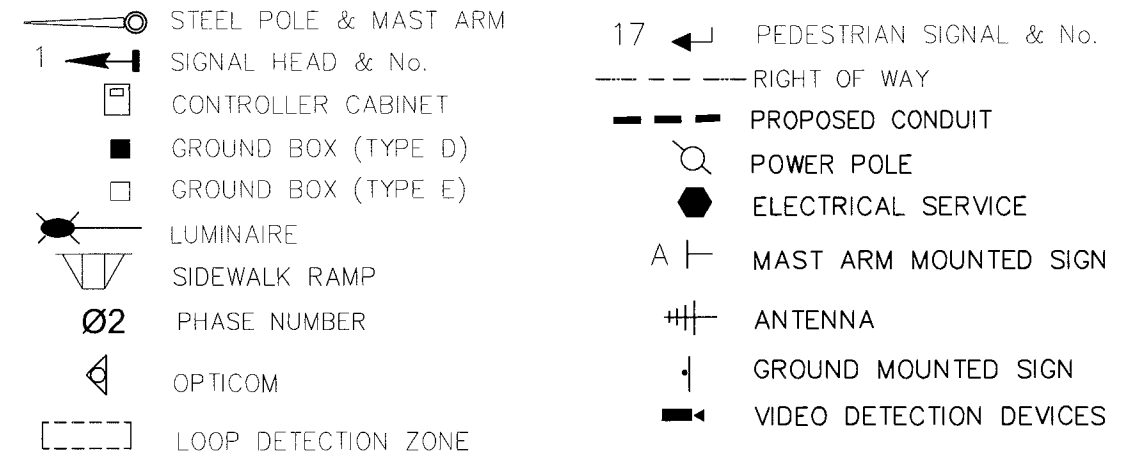
PHASING DIAGRAM

PHASE "A"	PHASE "B"
PRESTON ROAD	MORMANDY AVENUE



TO A-1 OR B-1
 PRO. = PROTECTED
 PER. = PERMITTED
 → = GREEN
 - - → = YELLOW
 - - - = RED










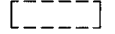

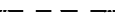






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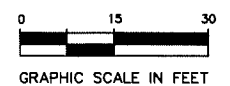


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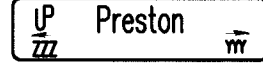
NO.	DATE	REVISION				
400 S. Houston Street, Suite 330 DALLAS, TX 75202 214-748-6740 TX REG. ENGINEERING FIRM F-3199						
SIGNAL CONCEPTUAL LAYOUT						
PRESTON ROAD AT NORMANDY AVENUE PARK CITIES, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JC	CM	MAR. 2014	1"=30"			1

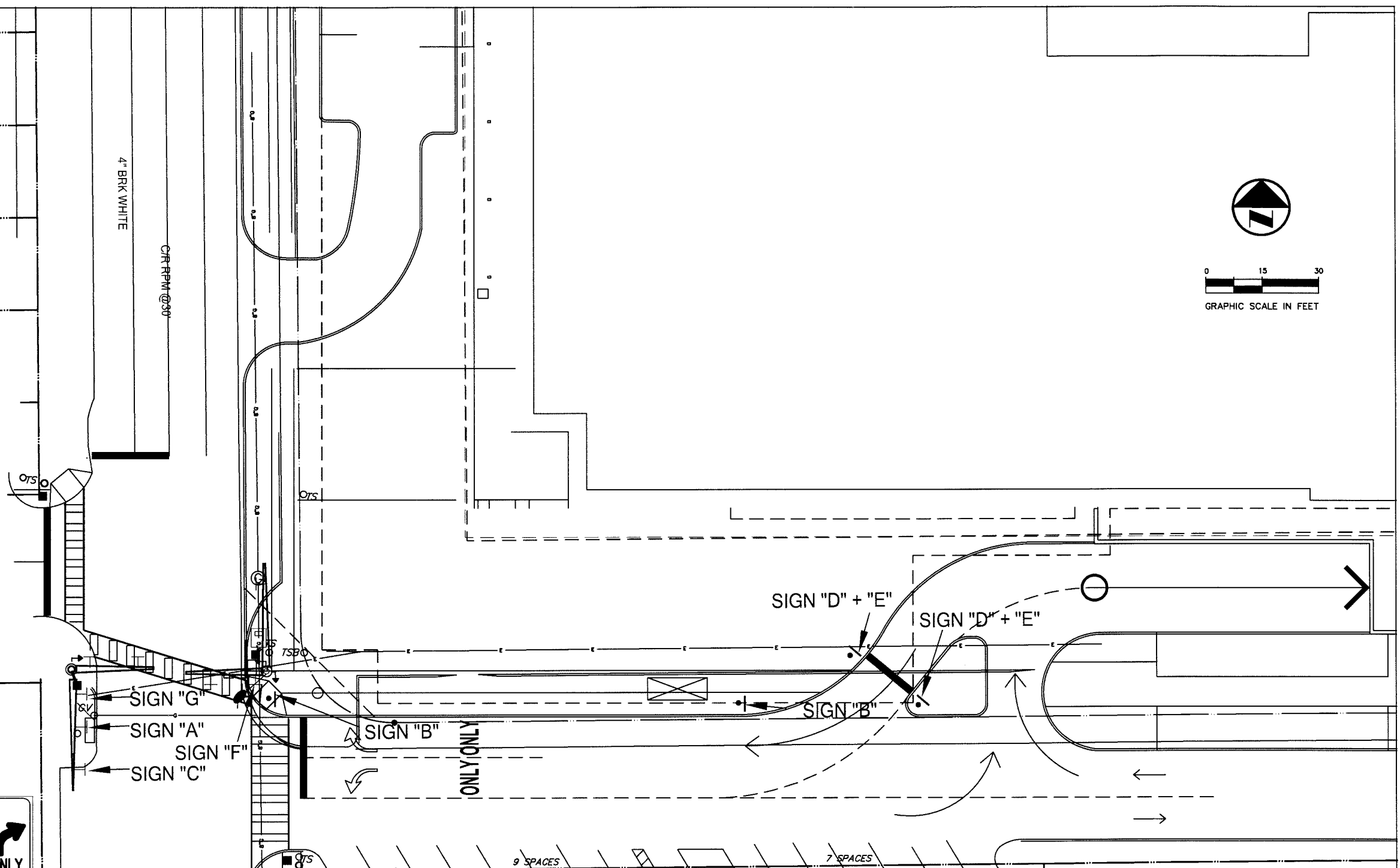
LEGEND :

-  STEEL POLE & MAST ARM
- 1  SIGNAL HEAD & No.
-  CONTROLLER CABINET
-  GROUND BOX (TYPE D)
-  GROUND BOX (TYPE E)
-  LUMINAIRE
-  SIDEWALK RAMP
- Ø2  PHASE NUMBER
-  OPTICOM
-  LOOP DETECTION ZONE
- 17  PEDESTRIAN SIGNAL & No.
-  RIGHT OF WAY
-  PROPOSED CONDUIT
-  POWER POLE
-  ELECTRICAL SERVICE
- A  MAST ARM MOUNTED SIGN
-  ANTENNA
-  GROUND MOUNTED SIGN




SIGN LEGEND :

- 
SIGN "A"
 (MAST ARM MOUNT)
- 
SIGN "B"
 (GROUND MOUNT)
- 
SIGN "C"
 (48"x30")
- 
SIGN "D"
 (GROUND MOUNT)
- 
SIGN "E"
 (GROUND MOUNT)
- 
SIGN "F"
 (MAST ARM MOUNT)
- 
SIGN "G"
 (MAST ARM MOUNT)



NOTE: BLOCK NUMBERS TO BE OBTAINED FROM PARK CITIES PRIOR TO SIGN FABRICATION.
 PROPOSED SIGNS TO BE PROVIDED BY PARK CITIES AND INSTALL BY CONTRACTOR.

DRAFT

NO.	DATE	REVISION					
		400 S. Houston Street, Suite 330 DALLAS, TX 75202 214-748-6740 TX REG. ENGINEERING FIRM F-3199					
SIGNAGE AND MARKING CONCEPTUAL LAYOUT							
PRESTON ROAD AT NORMANDY AVENUE							
<i>PARK CITIES, TEXAS</i>							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
JC	CM	MAR. 2014	1"=30"			2	