

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF UNIVERSITY PARK, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF UNIVERSITY PARK, AS HERETOFORE AMENDED, BY AMENDING PLANNED DEVELOPMENT DISTRICT NO. 24; APPROVING A NEW DETAILED SITE PLAN FOR THE FIRST UNITARIAN CHURCH AT 4015 NORMANDY, UNIVERSITY PARK, DALLAS COUNTY, TEXAS, TO ADD A NEW FELLOWSHIP HALL, PLUS RENOVATION AND EXPANSION OF THE SANCTUARY, CHAPEL, CHURCH OFFICES, AND EDUCATIONAL FACILITIES ON THE PROPERTY MORE PARTICULARLY DESCRIBED AS LOT 1A, BLOCK B, ST. ANDREWS PLACE ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of University Park and the City Council of the City of University Park, in compliance with the laws of the State of Texas with reference to the granting of zoning classifications and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of the City of University Park is of the opinion and finds that a zoning change should be granted and that the Comprehensive Zoning Ordinance and Map should be amended; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY PARK, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of University Park, Texas, are hereby amended by amending Planned Development District No. 24 to adopt a new detailed site plan for the First Unitarian Church of Dallas ("Church") on the property described as Lots 1A, Block B, St. Andrews Place Addition, an addition to the City of University Park, Dallas County, Texas, more commonly known as 4015 Normandy, University Park, Texas.

SECTION 2. That the new detailed site plan setting forth the uses proposed for PD-24 is attached hereto as Exhibit "A" and made a part hereof for all purposes, the same

as if fully copied herein. That such site plan contains the data required by Section 9.5.3 of the Comprehensive Zoning Ordinance and is hereby approved in all respects.

SECTION 3. That the granting of the amended detailed site plan for PD-24 is subject to the following special conditions:

A. Development of the property shall be in accordance with the detailed site plan approved hereby in accordance with Section 9.5.3 and all other provisions of the Comprehensive Zoning Ordinance of the City of University Park, as amended hereby, and, unless otherwise defined herein, all terms used shall have the respective definitions assigned to them in the Comprehensive Zoning Ordinance;

B. The Church will limit use of the office space to Church offices only;

C. The buildings and property may be used as set out below and are subject to the conditions listed as follows, including maximum square footages:

1. Sanctuary of 7,542 square feet for worship services, receptions, congregational gatherings, and other church-related events;
2. Chapel of 1,250 square feet for worship, receptions, congregational gatherings, and other church-related events;
3. Fellowship Hall of 15,719 square feet for:
 - a. Channing Hall and support spaces for fellowship, receptions, congregational gatherings, kitchen, and other church-related events;
 - b. Choir room/music center, music practice, congregational gatherings, and other church-related events;
 - c. Church Library;
4. Educational facilities use of 23,006 square feet for Sunday School classrooms, Church-operated nursery/pre-K day care center for up to 120 children and administrative offices, provided that no public or private school shall be permitted without approval of a specific use permit;
5. The parking lot on the southeast corner of the site may not be used for gatherings

of people, nor shall any tent or canopy be erected thereon for any purpose;

6. No part of any building on the property may be rented to any party unaffiliated with the Church unless all required parking can be accommodated on church property and on Church-facing parking on Normandy Avenue. Rentals to the Park Cities YMCA are prohibited. Notwithstanding the foregoing, any such permitted rental of the property to any party unaffiliated with the Church shall only be permitted between the hours of 9:00 a.m. through 5:00 p.m., Monday through Friday. The Church is prohibited from renting to any one person or organization more than once annually, and the total lease term must not exceed a total term of three consecutive days in any calendar year. No such rental may be made if such use would create a noise or other nuisance to residential neighbors;

7. Maximum building height. The maximum height for all buildings within PD-24 shall be thirty-five feet (35') to the top of the parapet or ridge;

8. Yard, lot and space regulations. Maximum yard, lot, space and height regulations are shown on the attached Detailed Site Plan;

9. Landscaping. Development of the landscaping must be in substantial conformance with the attached Landscape Site Plan;

10. Screening. A minimum 8' screening wall will be constructed adjacent to the eastern boundary of the property at the location shown on the Site Plan. A tubular steel fence will also be constructed on the eastern boundary at the location shown on the Conceptual Site Plan. Additional bushes, shrubs and other vegetation shown on the Concept Site Planting Plan will be located adjacent to the tubular fence. All screening structures will be maintained by the Church. Plant material integral to the screen along the tubular fence will be maintained by the Church;

11. Site Lighting. Lighting standards for the new parking lot on the eastern portion of the Property shall not exceed 8' in height (except for tree-mounted illumination). Lighting fixtures shall be equipped with a cut-off luminaire so that lighting is contained on the subject site;

12. Preston Road Façade. The materials of new construction facing Preston Road may include stone, cast stone, masonry, stucco, concrete, wood, metal or glass. Sight lines from the third floor of the new construction facing Preston Road shall not be allowed into the backyards of residential properties located west of Preston Road;

13. Construction Standards. No parking of construction vehicles or equipment will be permitted on City streets, except for streets that are closed for construction. All parking shall be in the space provided on the site or in the employee parking lot. If additional parking is required, the contractor shall provide off-premises parking and shuttle workers to the site;

14. In order to minimize disruptions caused by construction, the Church will be limited in time for completion of the work allowed by this ordinance. All phases of construction will be completed no later than 48 months from issuance of the initial building permit;

15. Primary entry to the construction site for all activities and delivery of materials shall be from Preston Road and St. Andrews Drive, provided that construction traffic, including equipment, materials, personnel, deliveries, etc. may not be routed to the site by Normandy-St. Andrews through the adjacent residential area to the east, and that any such traffic on St. Andrews must come directly off of Preston Road and not go east of the St. Andrews Gate;

16. No parking of construction vehicles or contractors' employees' vehicles shall be allowed on City streets;

17. No explosives shall be used in the construction activities;

18. The Church shall provide a full-time liaison during the construction to respond to questions and complaints from citizens on a 24/7 basis. A phone number for this contact will be provided to all adjacent property owners and posted at the Church and job site where it can be found by interested parties; and

19. Background checks will be performed by the contractor for all construction workers prior to their working on the site. The information will be provided to the Church and a file of all background checks will be kept by the Church. A convicted felon or pedophile will be barred from working on the project.

SECTION 4. That all ordinances of the City of University Park in conflict with the provisions of this ordinance or the Comprehensive Zoning Ordinance are hereby repealed.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part decided to be invalid, illegal or unconstitutional, and the same shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Comprehensive Zoning Ordinance, as

amended hereby, shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of University Park, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day such a violation is continued shall be deemed to constitute a separate offense.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

Duly passed by the City Council of the City of University Park, Texas, on the 21st day of January 2020.

APPROVED:

OLIN LANE JR., MAYOR

ATTEST:

CHRISTINE GREEN, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

(RLD/1-8-20;113096)

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ATTEST:

CHRISTINE GREEN, CITY SECRETARY

FIRST UNITARIAN CHURCH

NEW FELLOWSHIP HALL

SCHEMATIC DESIGN - PD
11/08/2019

4015 Normandy Ave.
Dallas, TX 75205

PROJECT NUMBER: 027.7572.100
EAB NUMBER: PRJ#XXXXXXXX

Gensler

5005 Greenville Ave
Dallas, TX 75206
Tel: 214.273.1500

**TLC ENGINEERING
SOLUTIONS**

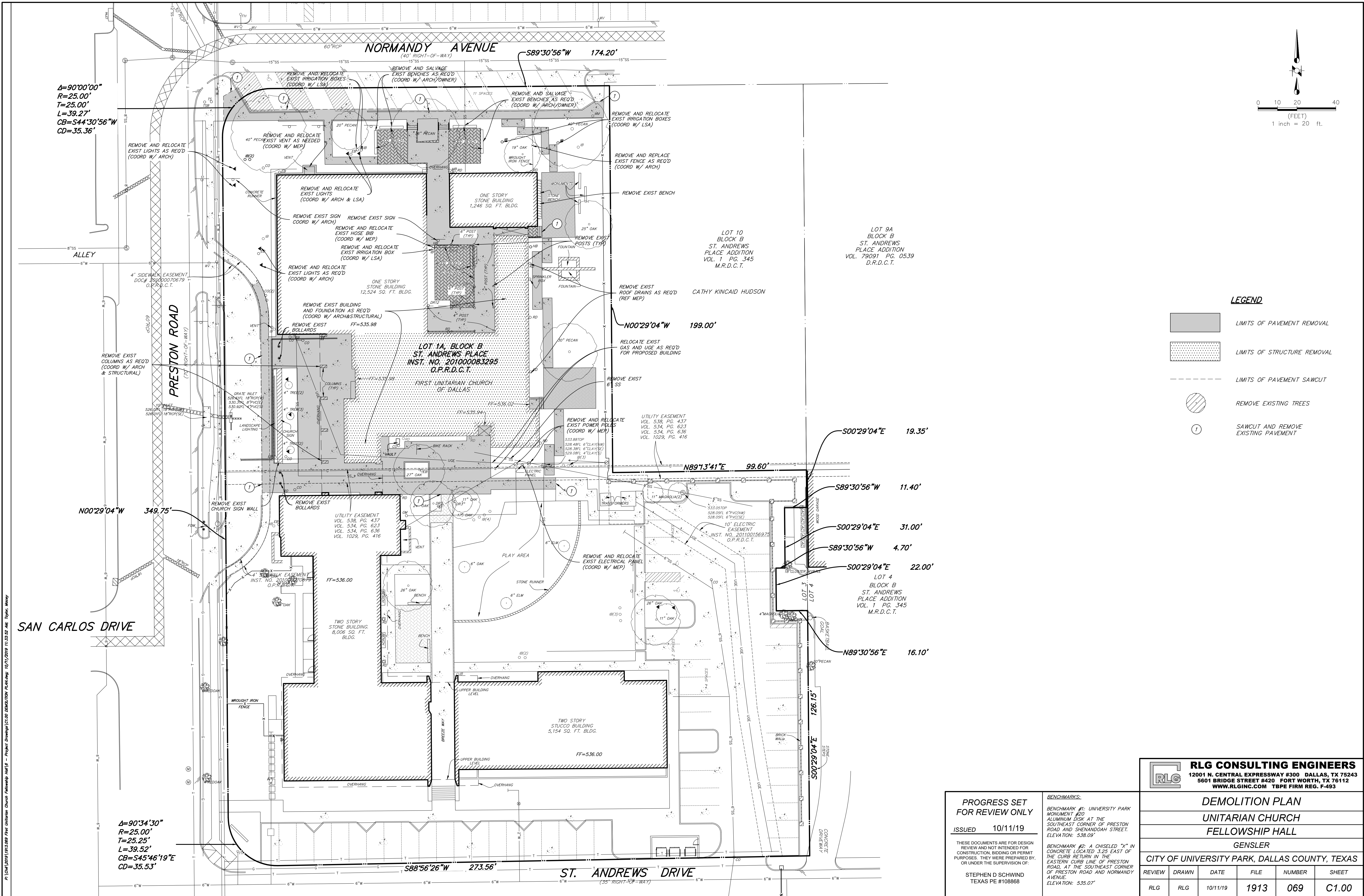
MEP
4131 N Central Expy
Suite 200
Dallas, TX 75204
Tel: 214.540.5900

DATUM ENGINEERS INC

STRUCTURAL
6516 Forest Park Rd
Dallas, TX 75235
Tel: 214.358.0174

LA TERRA STUDIO

LANDSCAPE
2712 Swiss Ave
Studio A
Dallas, TX 75204
Tel: 214.749.0333



Date Description

Seal / Signature

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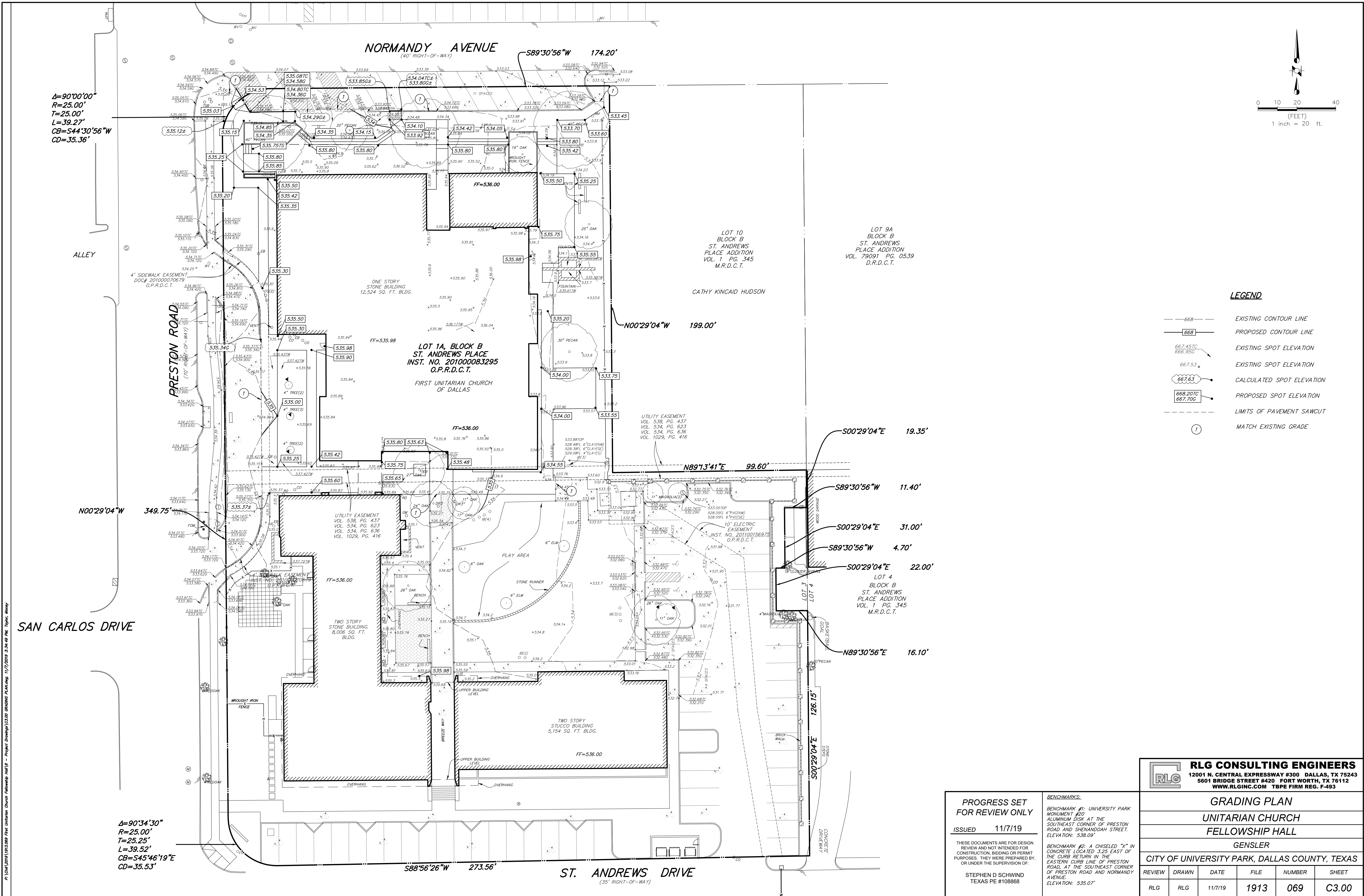
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NEW FELLOWSHIP HALL

Project Number
027.7572.000

Description
DEMOLITION PLAN

Scale
AS NOTED

C1.00



Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
NEW FELLOWSHIP HALL

Project Number
027.7572.000

Description
GRADING PLAN

Scale
AS NOTED

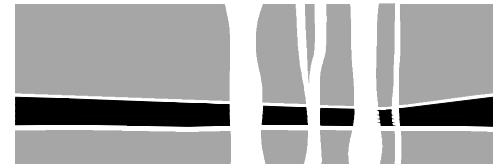
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FIRST UNITARIAN CHURCH

4015 Normandy Ave.
Dallas, TX 75205

Gensler

Meadows Building
5005 Greenville Ave.
Dallas, TX 75206
United States



la terra studio™

△ Date Description

Seal / Signature

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Project Name

NEW FELLOWSHIP HALL

Project Number

027.7572.000

Description

LANDSCAPE SITE PLAN

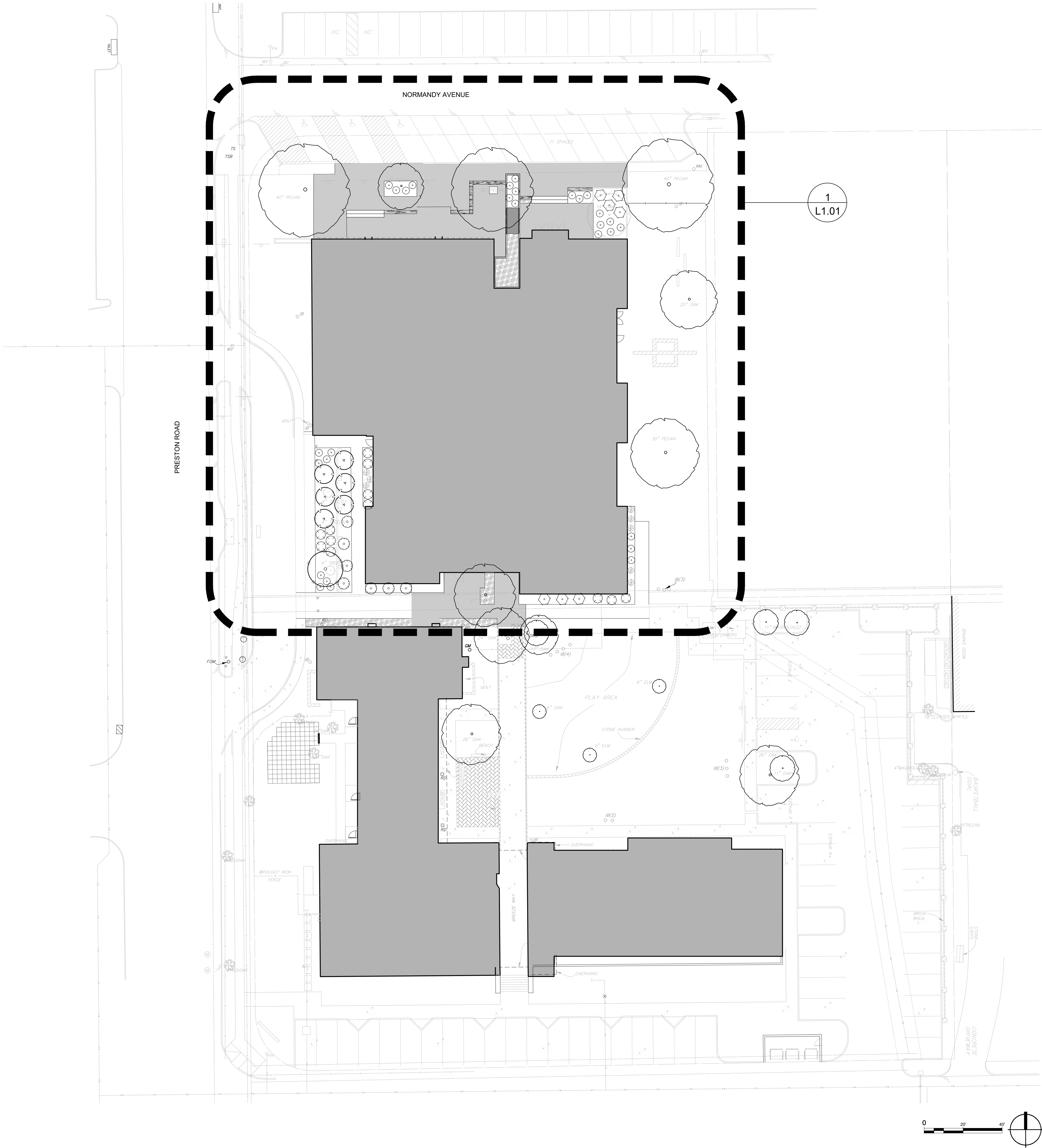
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2019-11-07

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FIRST UNITARIAN CHURCH

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Dallas, TX 75205

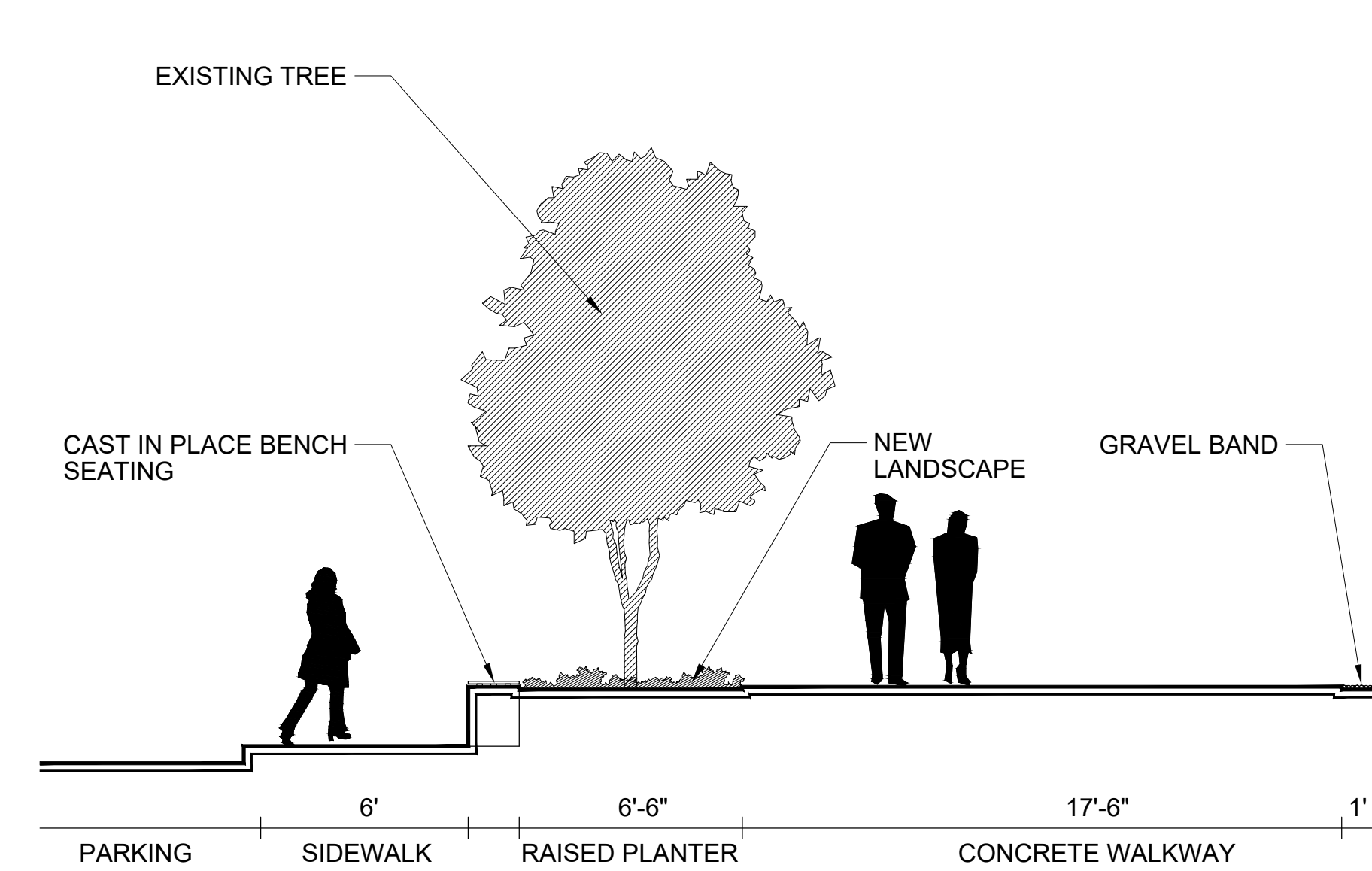
Gensler

Meadows Building
5005 Greenville Ave.
Dallas, TX 75206
United States

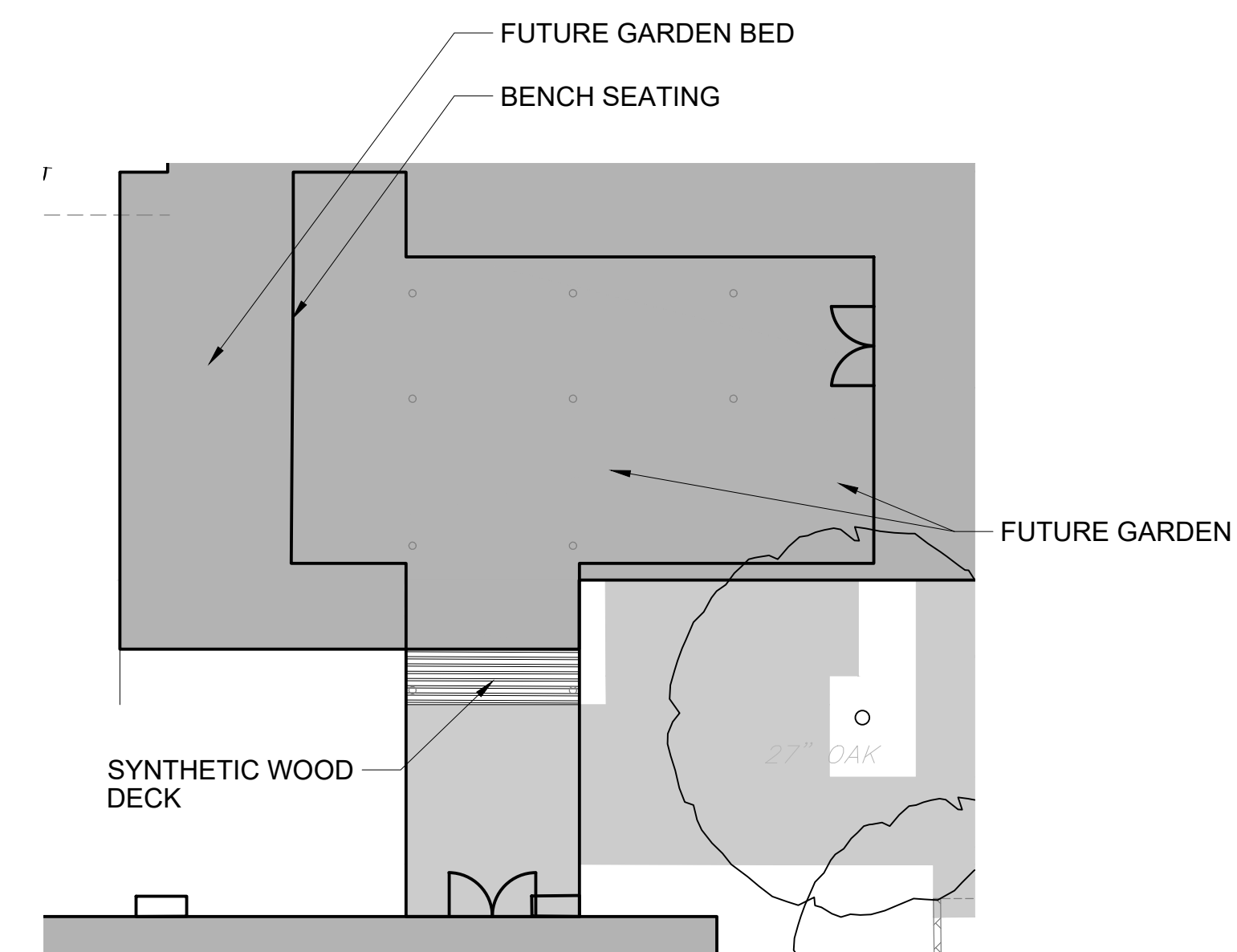
Tel: 214.273.1500
Fax: 214.273.1505



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NORMANDY ST. FRONTAGE



OUTDOOR COURTYARD

Date	Description
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Seal / Signature

NOT FOR CONSTRUCTION

Project Name

NEW FELLOWSHIP HALL

Project Number

027.7572.000

Description

LANDSCAPE SITE PLAN
ENLARGEMENT

2019-11-07

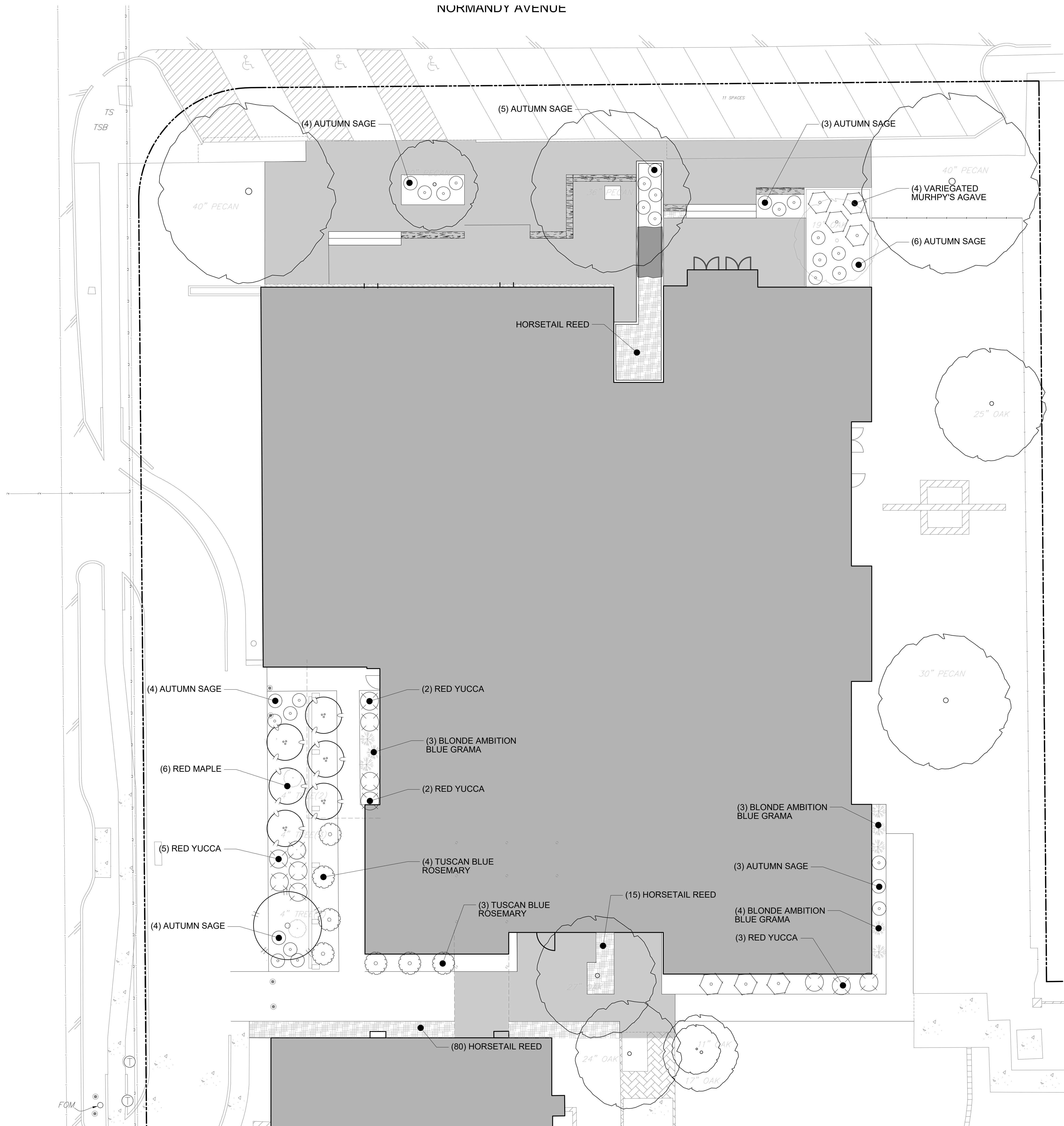
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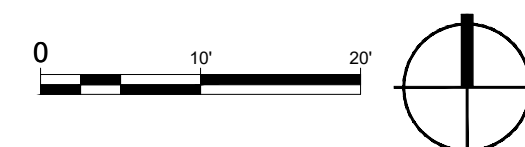
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NORMANDY AVENUE



1 ENLARGEMENT



00 TRAFFIC/ PARKING ANALYSIS SUMMARY

SCALE: 1" = 1'-0"

ROADWAY INTERSECTION ANALYSIS

INTERSECTION CAPACITY ANALYSIS — METHODOLOGY

The level of performance of infrastructure can often be measured through an analysis of volume and capacity that considers various physical and operational characteristics of the system. For vehicular traffic, an operational analysis of roadway intersection capacity is the most detailed type of analysis. An industry-standardized methodology for this type of analysis is presented in the Highway Capacity Manual (HCM). HCM uses the term "level of service" (LOS) to qualitatively describe the efficiency using a letter grade of A through F. Generally, LOS is described as follows:

LOS A = free, uninterrupted flow
LOS B = reasonably free flow
LOS C = stable flow
LOS D = approaching unstable flow
LOS E = unstable flow, operating at design capacity
LOS F = operating over design capacity

Traffic operational analysis is typically measured in one-hour periods during day-to-day peak conditions. In most urban settings, LOS C (or better) is desirable, although LOS D is considered to be acceptable. Nevertheless, periods of LOS D or F conditions are not uncommon for brief periods of time at major transportation facilities. In some cases, measures to add more capacity—either through operational changes and/or physical improvements—can be identified to increase efficiency and sometimes improve the level of service.

For traffic signal-controlled ("signalized") intersections and STOP-controlled ("unsignalized") intersections, LOS is determined based upon the calculated average seconds of delay per vehicle. For signalized intersections, the average delay per vehicle can be effectively calculated for the entire intersection. However, the average delay per vehicle for unsignalized intersections is calculated by only approach or by individual traffic movements that must stop or yield right-of-way. For unsignalized intersections of a major street or driveway and a minor roadway, the analysis methodology often breaks down and yields low levels of service (often, LOS F) that cannot be mitigated unless a traffic signal is installed. However, for a traffic signal to be installed, the responsible agency that governs the right of way must issue its approval subject to very specific warrant criteria being met and several other operational considerations being satisfied. Neither level of service nor delay is considered a criterion for traffic signal installation.

The following table summarizes the LOS criteria for signalized and unsignalized intersections as defined in the latest edition of the Highway Capacity Manual.

Signalized Intersection (Average Delay per Vehicle)	Unsignalized Intersection (Average Delay per Vehicle)
LOS A	LOS A
LOS B	LOS B
LOS C	LOS C
LOS D	LOS D
LOS E	LOS E
LOS F	LOS F

NOTE: Signalized intersection delay is calculated using the HCM methodology. Unsignalized intersection delay is calculated using the HCM methodology. Delay from the approach delay and may differ slightly from actual signal delay.

SUMMARY OF FINDINGS AND RECOMMENDATIONS

The services of Delaney Group, Inc. (Delaney) were retained by First Unitarian Church of Dallas to conduct a traffic impact analysis (TIA) for the proposed Church Operated Nursery/Pre-K Child Day Care Center at the First Unitarian Church of Dallas. The subject property is to be located in the First Unitarian Church of Dallas in the city of University Park, Texas.

The proposed Church Operated Nursery/Pre-K Child Day Care Center is planned to be fully operational by 2022. Table 1 shows the development program summary for the site development.

Table 1. Development Program Summary	
Use	Quantity
Church Operated Nursery/Pre-K Child Day Care Center	120 Students

The analysis of the traffic generated by the proposed development indicated no significant impact on the local roadway system. Below is a summary of findings from this TIA.

FINDING: All the study intersections currently operate at LOS C or better at background-plus-site conditions for both peak hours.

FINDING: All the study intersections are operated at LOS D or better at background-plus-site conditions for both peak hours.

FINDING: Based upon the roadway link analysis, the proposed development has no significant impact on Preston Road.

FINDING: Based upon the projected volumes derived in this study, installation of an auxiliary deceleration lane is not required at any of the study intersections.

GENERAL RECOMMENDATIONS:

- There is enough spacing space for a double queue on the site adjacent to Preston Road as shown in Exhibit 4. The available space is about 240 feet. The space should easily accommodate about 10 vehicles. It is recommended that the parents dropping off/picking up kids use the space available along Preston Road if necessary. Delaney also recommends that the parents use the parking spaces available behind the building via St. Andrews Drive. There are a sufficient number of parking spaces available on St. Andrews Drive, Normandy Avenue and on the site for both staff and parents. The staff need to make sure the on-site queuing along Preston Road does not spill back onto Preston Road. This would lead to unnecessary disturbance to traffic on Preston Road.

SITE ACCESS REVIEW

DECELERATION LANE ANALYSIS

DECELERATION LANE RECOMMENDATIONS:
Based upon the projected volumes derived in this study, installation of an auxiliary deceleration lane is not recommended for any of the study intersections.

PARKING COUNTS

SCALE: 6" = 1'-0"

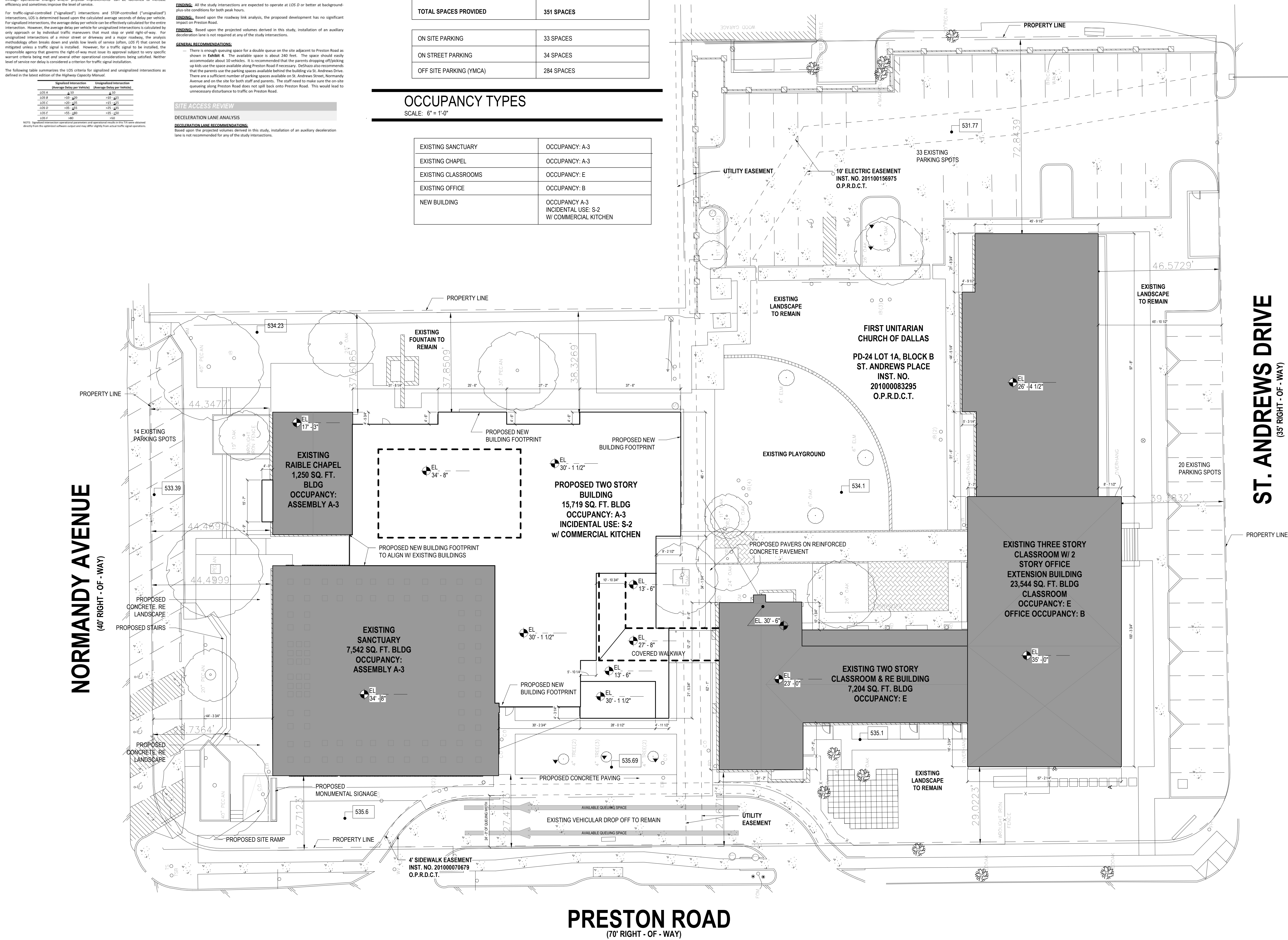
NEW ADDITION (15,719 SQFT)	32 SPACES
SANCTUARY (~7,542 SQFT, SEATS: 275 FLOOR, 100 BALCONY)	125 SPACES
1960'S EDUCATION BUILDING (7,204 SQFT, 10 CLASSROOMS)	16 SPACES
2010 EDUCATION/OFFICE BUILDING (23,544 SQFT, 10 CLASSROOMS)	16 SPACES FOR EDUCATION 35 SPACES FOR OFFICE
TOTAL SPACES REQUIRED	224 SPACES, 7 ACCESSIBLE INCLUDED
TOTAL SPACES PROVIDED	351 SPACES

ON SITE PARKING	33 SPACES
ON STREET PARKING	34 SPACES
OFF SITE PARKING (YMCA)	284 SPACES

OCCUPANCY TYPES

SCALE: 6" = 1'-0"

EXISTING SANCTUARY	OCCUPANCY: A-3
EXISTING CHAPEL	OCCUPANCY: A-3
EXISTING CLASSROOMS	OCCUPANCY: E
EXISTING OFFICE	OCCUPANCY: B
NEW BUILDING	OCCUPANCY A-3 INCIDENTAL USE: S-2 W/ COMMERCIAL KITCHEN



GENERAL NOTES

- REFER TO CIVIL FOR LOT SIGNAGE.
- REFER TO LANDSCAPE DWGS FOR DETAILED LANDSCAPE / PLANTING LAYOUT.
- REFER TO CIVIL FOR TOPOGRAPHICAL AND SPOT ELEVATIONS.
- REFER TO CIVIL FOR UTILITY LOCATIONS, EASEMENTS, AND SIZE OF LINES.
- EXISTING SITE FENCE TO REMAIN.
- REFER TO TIA REPORT ON DETAILED PARKING ANALYSIS

LEGEND

EXISTING BUILDINGS TO REMAIN

FIRST UNITARIAN CHURCH

4015 Normandy Ave.
Dallas, TX 75205

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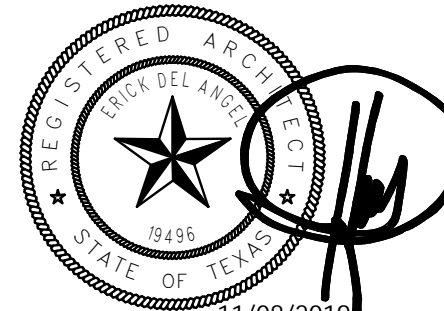
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Date	Description
09/06/19	Schematic Design
11/08/19	VE Pricing

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Project Name
NEW FELLOWSHIP HALL

Project Number
027.7572.100

Description
SITE PLAN

Scale
As indicated



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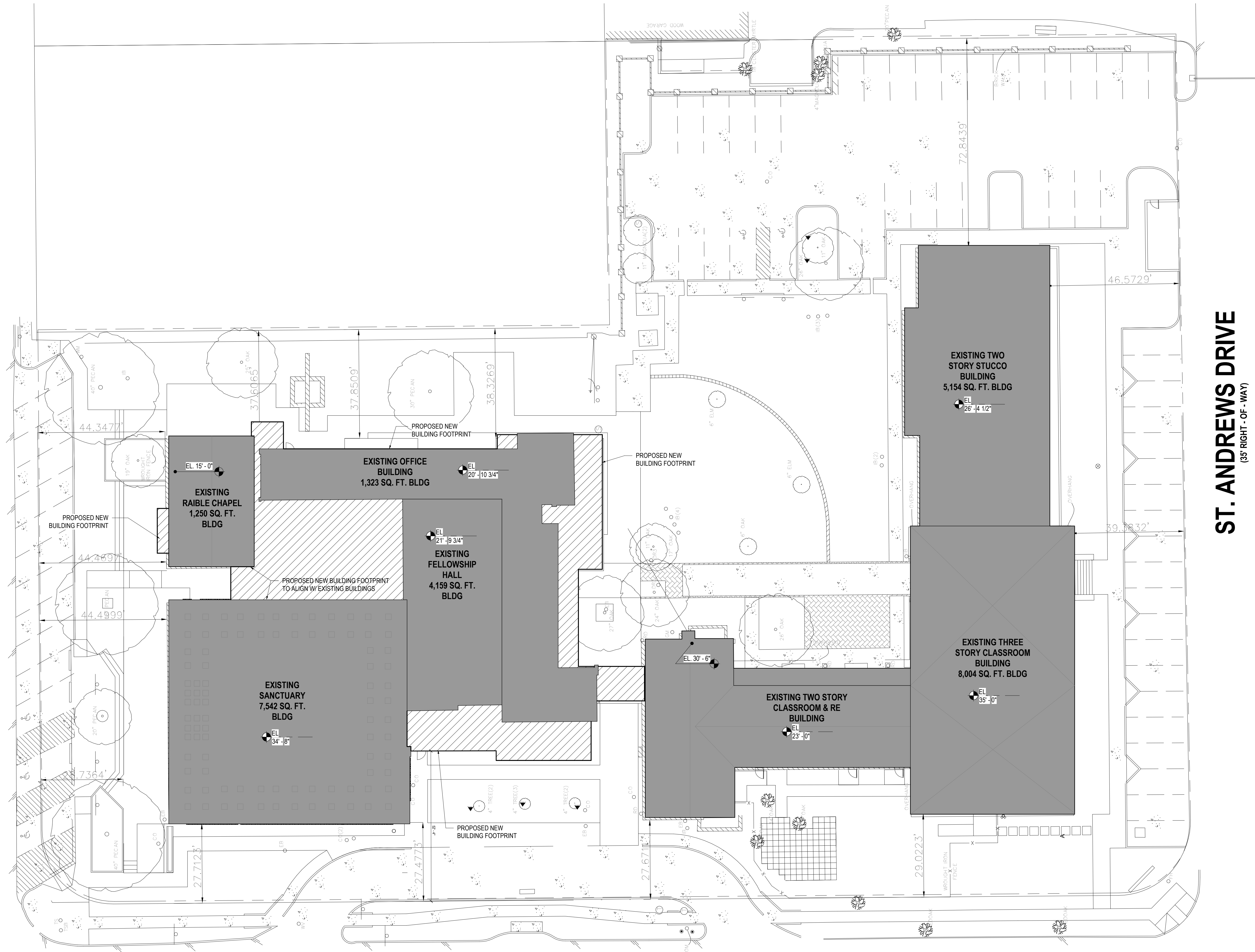
01 SITE PLAN - NEW

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

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NORMANDY AVENUE

(40' RIGHT-OF-WAY)



PRESTON ROAD
(70' RIGHT-OF-WAY)

ST. ANDREWS DRIVE

(35' RIGHT-OF-WAY)

SHEET NOTES

GENERAL NOTES

FIRST UNITARIAN CHURCH

4015 Normandy Ave.
Dallas, TX 75205

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Project Name

NEW FELLOWSHIP HALL

Project Number

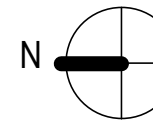
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Description

SITE PLAN - EXISTING

Scale

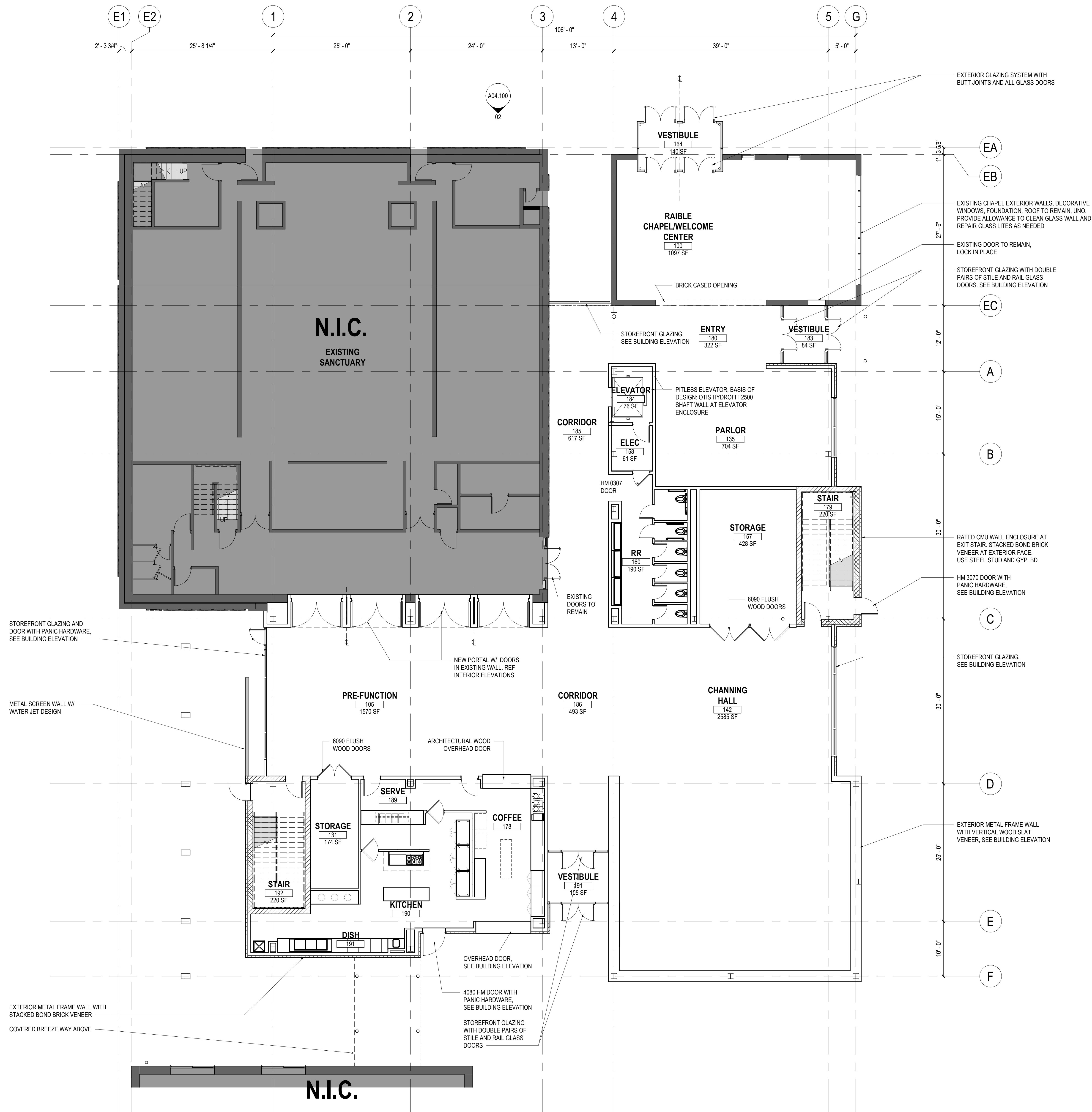
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1 SITE PLAN - EXISTING W/ PROPOSED

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

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SHEET NOTES

FIRST UNITARIAN CHURCH

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GENERAL NOTES

- RE: A00 DRAWING SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
- RE: G01 SHEET SERIES FOR CODE ANALYSIS RELATED TO PROJECT.
- ALL PARTITIONS TO BE TYPE "XX", UNO. ALL FURRED-OUT PARTITIONS TO BE TYPE "XX", UNO. RE: A09.100 FOR PARTITION TYPES.
- DOOR NUMBERS ARE THE SAME AS THE ROOM INTO WHICH THEY SWING. MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION. RE: A10.100 FOR DOOR SCHEDULE AND TYPES.
- ALL EXISTING DOORS, FRAMES AND HARDWARE TO REMAIN ARE DESIGNATED WITH AN "E" SYMBOL.
- ALL PARTITIONS AT THE WINDOW WALL ARE CENTERED ON EITHER COLUMNS OR WINDOW MULLIONS, UNO.
- COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
- PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.

Date	Description
A 09/06/19	Schematic Design
B 11/08/19	VE Pricing

LEGEND

- EXISTING TO REMAIN, N.I.C.
- RATED WALL

KEY PLAN

Seal / Signature



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Project Name

NEW FELLOWSHIP HALL

Project Number

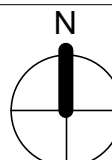
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Description

LEVEL 1 - FLOOR PLAN

Scale

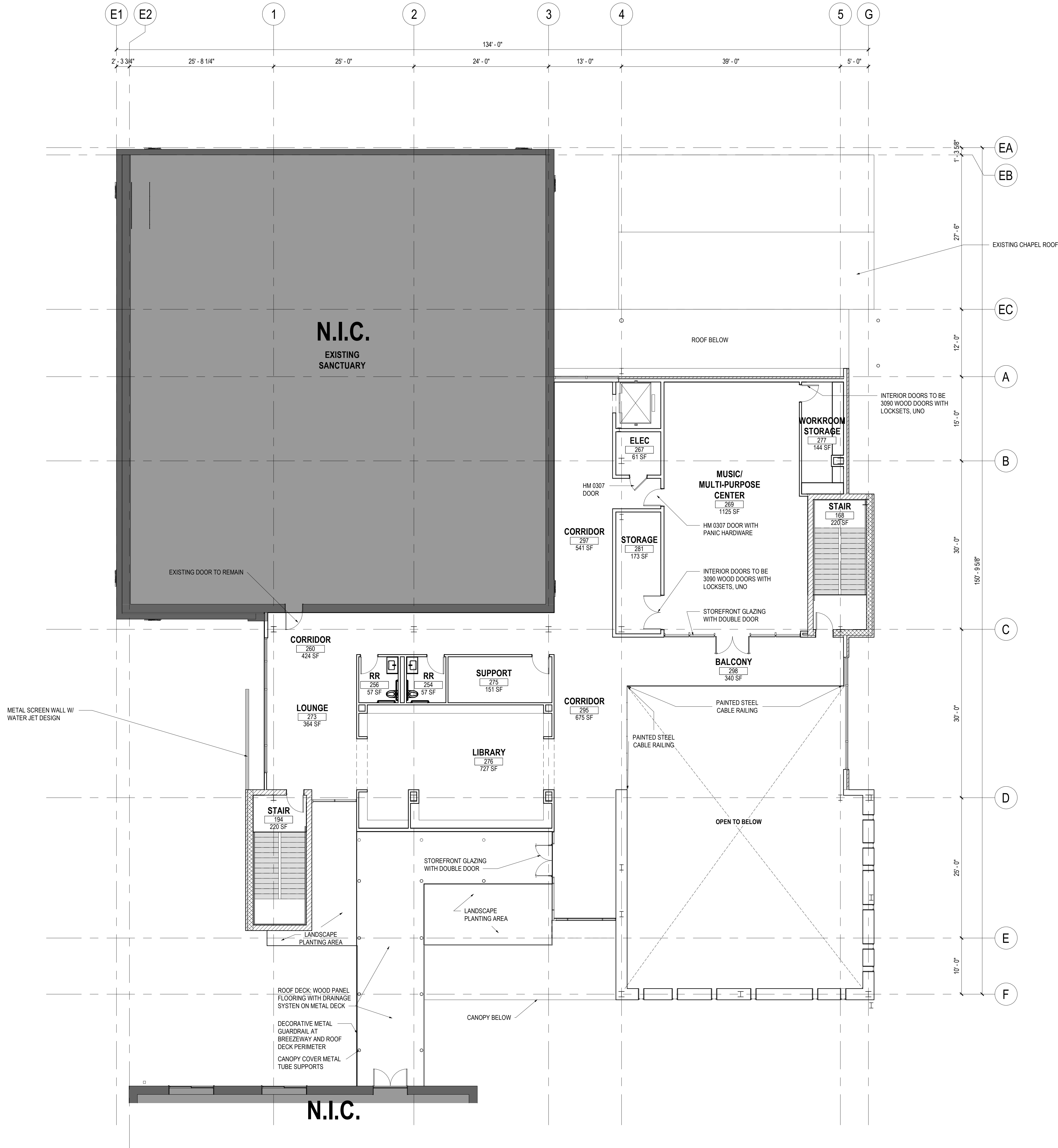
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SHEET NOTES

FIRST UNITARIAN CHURCH
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Dallas, TX 75205

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Date	Description
09/06/19	Schematic Design
11/08/19	VE Pricing

LEGEND

- EXISTING TO REMAIN, N.I.C.
- RATED WALL

Seal / Signature



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Project Name

NEW FELLOWSHIP HALL

Project Number

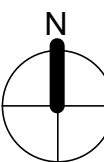
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Description

LEVEL 2 - FLOOR PLAN

Scale

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A02.202

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SHEET NOTES

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CHURCH
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Dallas, TX 75205

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to set your office location

GENERAL NOTES

A. REFER TO PRESENTATION IMAGERY 8/25/19 FOR
ADDITIONAL MATERIAL INTENT

Date	Description
A 09/06/19	Schematic Design
B 11/08/19	VE Pricing

LEGEND

EXISTING TO REMAIN, N.I.C.

Seal / Signature



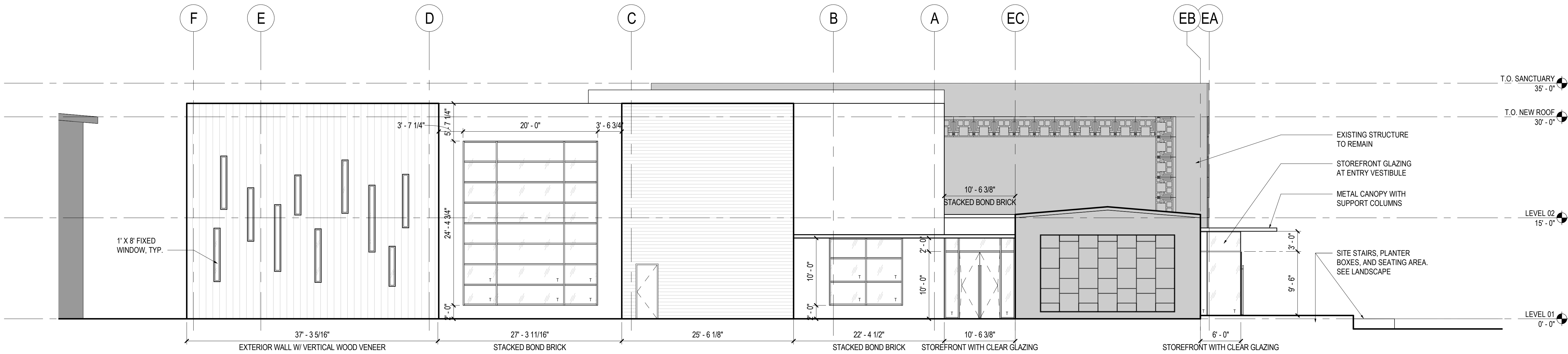
Project Name
NEW FELLOWSHIP HALL

Project Number
027.7572.100
Description
BUILDING ELEVATIONS

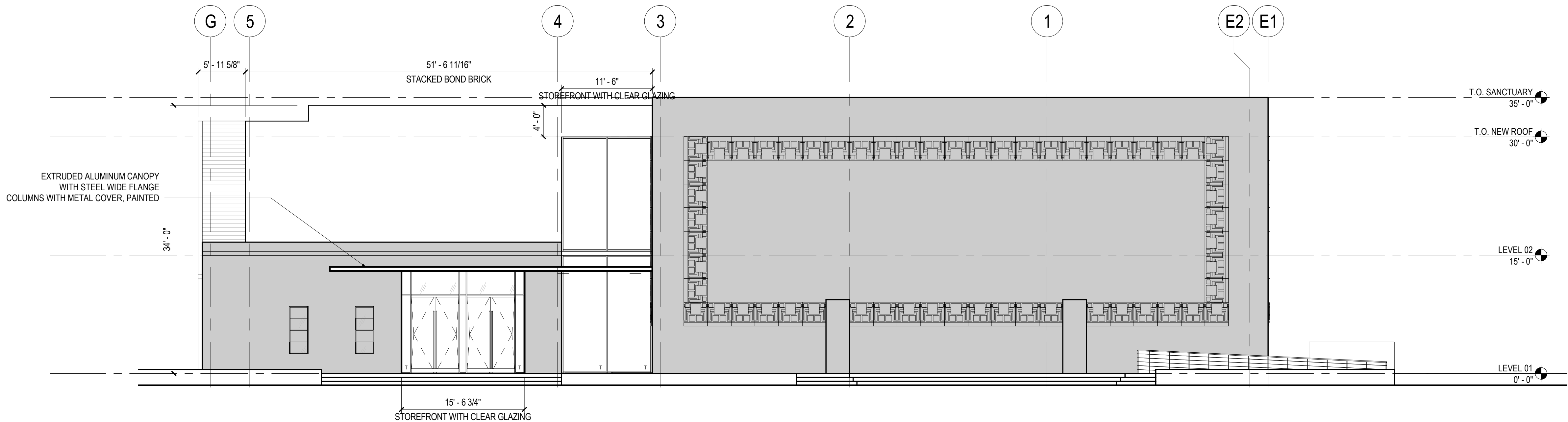
Scale
As indicated

A04.100

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01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

FIRST UNITARIAN CHURCH

4015 Normandy Ave.
Dallas, TX 75205

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Edit this information
by opening the titleblock in
the family editor,
then use the type selector
to set your office location

GENERAL NOTES

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ADDITIONAL MATERIAL INTENT

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LEGEND

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Seal / Signature



FOR REGULATORY REVIEW APPROVAL ONLY
NOT FOR PERMIT OR CONSTRUCTION

Project Name

NEW FELLOWSHIP HALL

Project Number

027.7572.100

Description

BUILDING ELEVATIONS

Scale

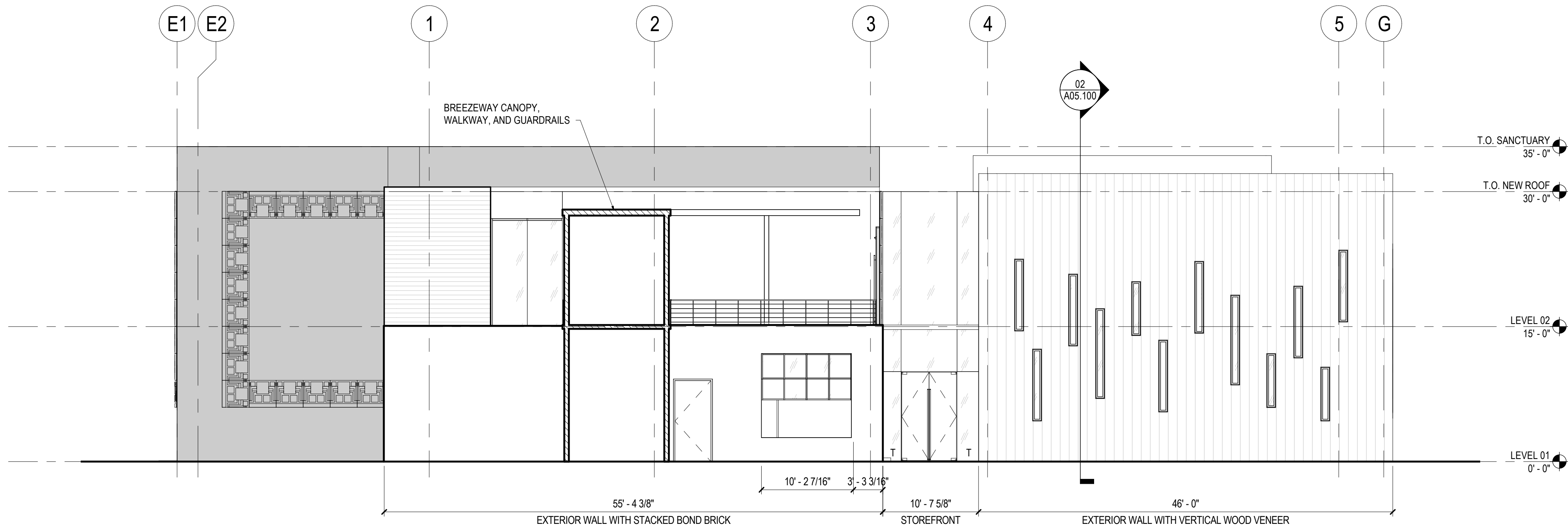
As indicated

A04.101

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01 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



02 WEST ELEVATION

SCALE: 1/8" = 1'-0"

