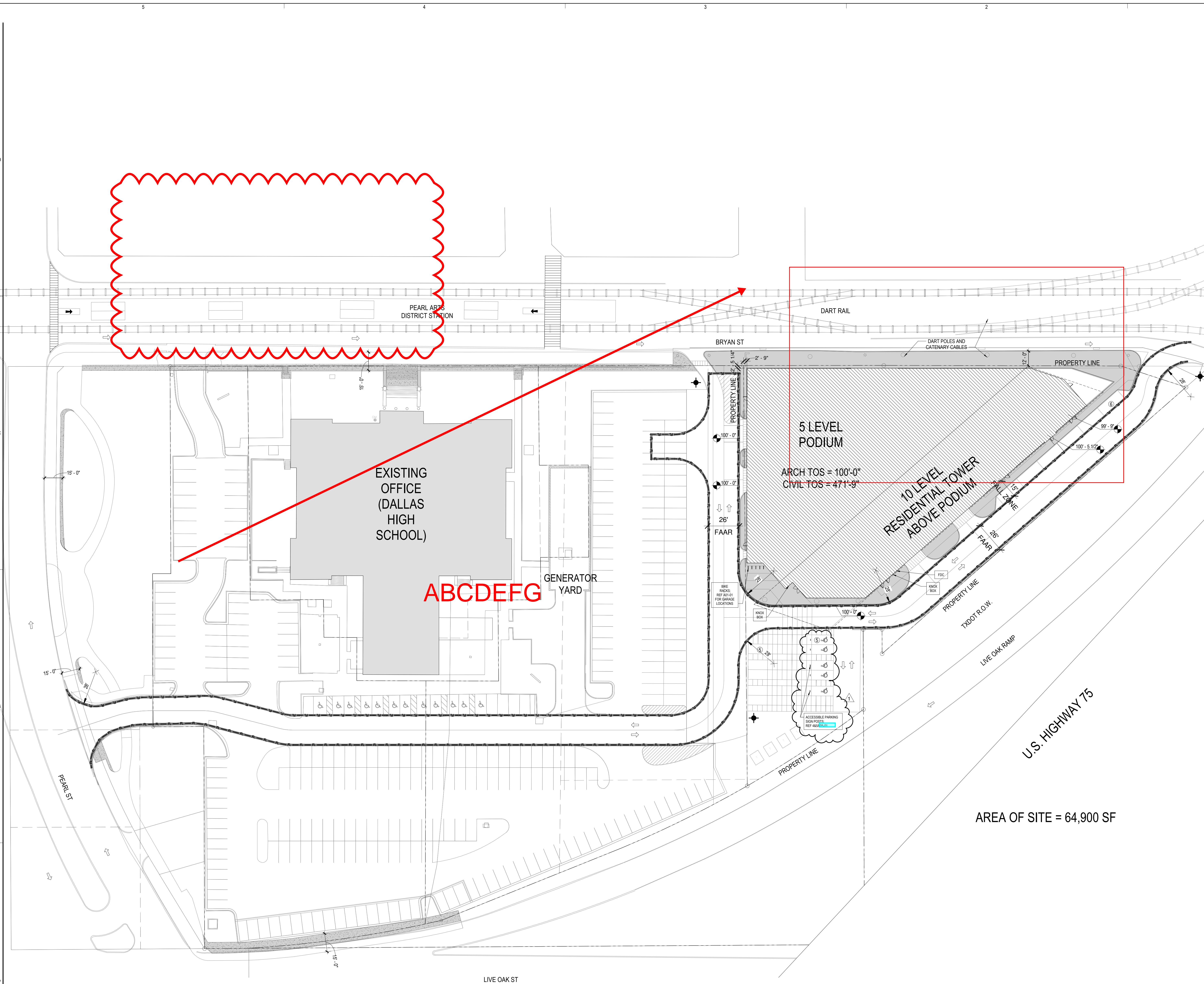


12/10/2019 2:26:29 AM ARCH-Matthews SW Bryan St Tower.dwg - detached.rvt



1 SITE PLAN
1/32" = 1'-0"

ARCHITECTURAL SITE
GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY

2. RE: CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- SITE GEOMETRY AND DIMENSIONAL CONTROL
- SITE UTILITIES
- SITE GRADING AND DRAINAGE
- ASPHALT/CONCRETE PAVING DETAILS
- PAVING MARKERS
- CONCRETE SIDEWALK, CURB, AND GUTTER DETAILS
- PARKING BUMPERS
- TRAFFIC SIGNAGE
- PAVING STRIPING AND CURB MARKINGS
- TYPICAL HANDICAP SIGNAGE/SPACES

3. RE: ELECTRICAL DRAWINGS FOR SITE INFORMATION INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- SITE LIGHT STANDARD LOCATIONS AND SIZES
- ELECTRICAL SLEEVING LOCATIONS AND SIZES
- TELEPHONE AND CABLE T.V. PULL BOX LOCATIONS
- ELECTRICAL MANHOLE LOCATIONS AND DETAILS
- PULL BOX LOCATIONS AND SIZES FOR VARIOUS SITE LIGHTING ELEMENTS
- EXTERIOR BUILDING ILLUMINATION AND UTILITY COORDINATION

4. REFERENCE LANDSCAPE DRAWINGS FOR:

- LANDSCAPE PLANTING AND DETAILS
- SOODING AND SEEDING
- LANDSCAPE BED DRAINAGE
- HARDSCAPE LAYOUT AND DETAILS (SPECIALTY PAVING)

5. REFERENCE IRRIGATION IN LANDSCAPE DRAWINGS FOR:

- HEAD AND VALVE LOCATIONS AND SIZES
- IRRIGATION SLEEVING LOCATIONS AND SIZES
- IRRIGATION SYSTEM CONTROLLER LOCATION
- DETAILS AND SPECIFICATIONS

6. THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS. SITE WORK AND STAGING THAT AFFECT THE AREAS ADJACENT TO THE EMERGENCY DEPARTMENT ENTRANCE WILL REQUIRE A WRITTEN COORDINATION PLAN SUBMITTED TO AND APPROVED BY THE FACILITY.

7. CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE.

8. PER ZONING CA-1 - NO SETBACKS ON SITE

ARCHITECTURAL SITE
PLAN LEGEND

EXISTING TO REMAIN

NEW BUILDING FOOTPRINT

NEW ASPHALT PAVING

NEW CONCRETE SIDEWALK OR PAVING

PROPERTY LINE

EASEMENT, BUILDING SETBACK & R.O.W.

FIRE LANE

NEW PARKING SPACE COUNT

FIRE HYDRANT LOCATION

PARKING SPACES PROVIDED

Per Dallas Development Code 51A-4.124 a.5.B.1 Off Street Parking Requirement for CA-1:
For all uses except single family, 1 parking space is required per 2,000 SF of floor area:
220,539 SF / 2,000 SF = 111 SPACES REQUIRED. Per SEC. 51A-4.233.1 bicycle spaces
required per 25 required off-street parking spaces = 111 spaces / 25 = 5 BICYCLE SPACES
REQUIRED.

PARKING SPACES PROVIDED

STANDARD SPACES

297 SPACES

ACCESSIBLE SPACES

(15 SPACES)

TOTAL NEW SPACES PROVIDED

312 PARKING SPACES

13 BIKE SPACES

NOTES:

1. 1 IN EVERY 6 ACCESSIBLE SPACES SHALL BE SERVED BY A 96 INCH WIDE
ACCESSIBLE AND SHALL BE DESIGNATED AS "VAN ACCESSIBLE". SO FOR THIS
PROJECT, 3 VAN ACCESSIBLE SPACES ARE REQUIRED.

2. THE EXISTING MARKED ACCESSIBLE SPACES TO REMAIN MAY NOT MEET
CURRENT GUIDELINES FOR ACCESSIBILITY. THE SCOPE OF THIS PROJECT DOES
NOT INCLUDE UPDATING OF THE EXISTING SPACES.

PARKING COUNT

	STANDARD	COMPACT	ADA	TOTAL SPACES/ LVL
ONSITE				
Level 01	6	5	5	16
GARAGE				
Level 01	6	16	5	27
Level 02	50	19	2	71
Level 03	57	8	1	66
Level 04	57	8	1	66
Level 05	56	9	1	66
TOTAL SPACES/TYP	232	65	15	312

PERKINS
+ WILL

2218 BRYAN ST, SUITE 200, DALLAS,
TX 75201
1214.283.8700
www.perkinswill.com

CONSULTANTS

CIVIL

STANTEC

12222 MERIT DR, SUITE 400, DALLAS, TX
75251

STRUCTURAL

CLICK ENGINEERING

325 NORTH SAINT PAUL ST, SUITE 2850,
DALLAS, TX 75201

MECHANICAL & PLUMBING

ME ENGINEERS

1825 MARKET CENTER BOULEVARD, SUITE
415, DALLAS, TX 75207

LANDSCAPING

JOHNSTON LANDSCAPE ARCHITECTURE

1 WICKSBURG LANE, RICHARDSON, TX
75080

ELECTRICAL

ACTS 29 CONSULTING

800 EAST CAMPBELL ROAD, SUITE 341,
RICHARDSON, TX 75081

FACILITY PERFORMANCE ASSOCIATES

1801 ROYAL LANE, SUITE 400
DALLAS, TX 75229

OWNER

RMG | MSW

320 W MAIN ST, LEWISVILLE, TX 75057

CONTRACTOR

REGISTERED ARCHITECT
STATE OF TEXAS
161012019

PROJECT

ADDENDUM #1 12/09/2019

BRYAN STREET
RESIDENTIAL TOWER
2400 BRYAN ST.
DALLAS, TX 75201

MATTHEWS SOUTHWEST

MATTHEWS
SOUTHWEST
320 W MAIN ST, LEWISVILLE,
TX 75057
KEYPLAN

ISSUE CHART

1	ADDENDUM #1	12/09/2019
MARK	ISSUE	DATE
Job Number	146080.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		
ARCHITECTURAL SITE PLAN		
SHEET NUMBER		
A01-01		

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