

SITE AND BUILDING SUMMARY

SITE DESCRIPTION

ADDRESS: 12532 NUESTRA DRIVE, DALLAS, TEXAS
 TOTAL LAND ACRES - 21.117 ACRES (EXCLUDES STREET EASEMENTS)
 TOTAL BUILDING(S) FOOT PRINT - 133,074 SQ. FT. (3.0549 ACRES)
 TOTAL LOT COVERAGE - 14.47%
 CURRENT ZONING - CITY OF DALLAS "PD 734"

PROPOSED CONSTRUCTION / SCOPE OF WORK

NEW BUILDING ADDITION - CLASSROOMS, GYMNASIUM, ASSOCIATED SUPPORT AREAS AND ASSOCIATED SITE / INFRASTRUCTURE UPGRADES
 EXISTING BUILDING - EXPANSION OF MEDIA CENTER AND SELECT MAJOR AND MINOR INTERIOR AND EXTERIOR RENOVATION WORK THROUGHOUT BUILDING

*TORNADO SHELTER REQUIREMENTS: *

AS PER "2014 - ICC 500" A TORNADO SHELTER IS REQUIRED AND WILL BE PROVIDED FOR IN THE NEW PROPOSED GYMNASIUM ADDITION.

FACILITY DESCRIPTION

PROPOSED FACILITY: TWO STORY KINDERGARTEN THRU 8TH GRADE SCHOOL:

EXISTING BUILDING: = 151,019 SQ. FT.
 NEW PROPOSED CLASSROOM: = 52,937 SQ. FT. & GYMNASIUM ADDITION
 GROSS BUILDING AREA: = 203,956 SQ. FT.
 EXISTING BUILDING & ADDITION

CORE CLASSROOM QUANTITY ANALYSIS

KINDERGARTEN THRU 6TH GRADE CORE CLASSROOMS: = 35
 7th & 8th GRADE CORE CLASSROOMS: = 15
 TOTAL: CORE CLASSROOMS ALL GRADE LEVELS: = 50

BUILDING HEIGHT

EXISTING BUILDING: = 28
 NEW BUILDING ADDITION: = 30

PARKING ANALYSIS

CURRENT PROPOSED SCOPE OF WORK WILL REQUIRE ADDITIONAL PARKING SPACES
 CITY OF DALLAS OFF-STREET PARKING CRITERIA SECT. 51-4.207 - EDUCATIONAL USE: PUBLIC AND PRIVATE SCHOOL:

1.5 PARKING SPACES PER EACH KINDER THRU JUNIOR HIGH (GRADE LEVEL KINDER, 1st TO 5th GRADE) CLASSROOMS
 1.5 X 30 (CLASSROOMS) = 45 SPACES
 3.5 PARKING SPACES PER EACH MIDDLE SCHOOL (GRADE LEVEL 6th, 7th & 8th) CLASSROOMS
 3.5 X 15 (CLASSROOMS) = 53 SPACES
 TOTAL OFF-STREET PARKING SPACES REQUIRED = 98 SPACES

EXISTING AND NEW PROPOSED OFF-STREET PARKING

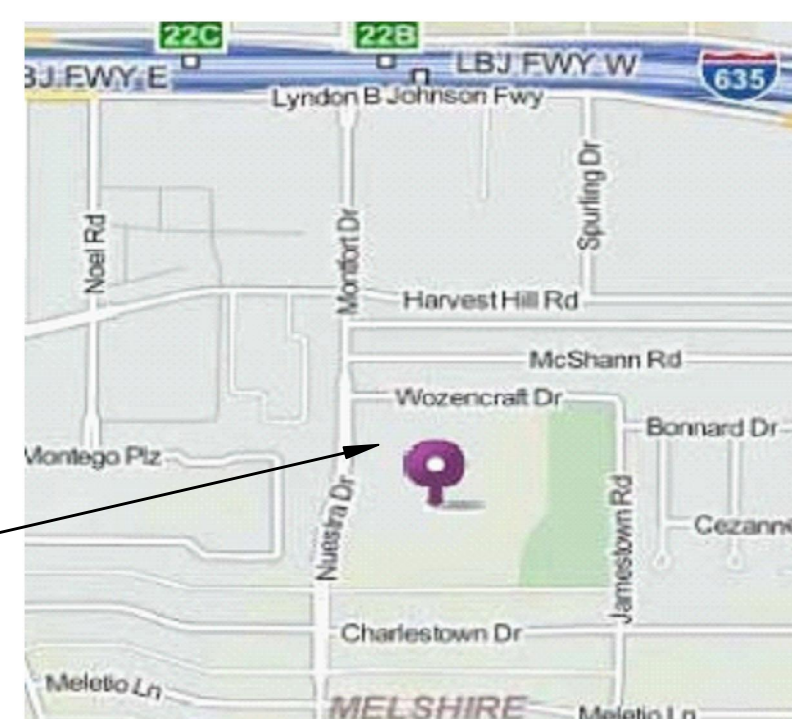
EXISTING STANDARD SPACES: = 23
 EXISTING HANDICAP SPACES: = 1
 PROPOSED NEW STANDARD SPACES: = 108
 PROPOSED NEW HANDICAP SPACES: = 8
 TOTAL OFF-STREET PARKING SPACES PROVIDED: = 140 SPACES

LANDSCAPING ANALYSIS

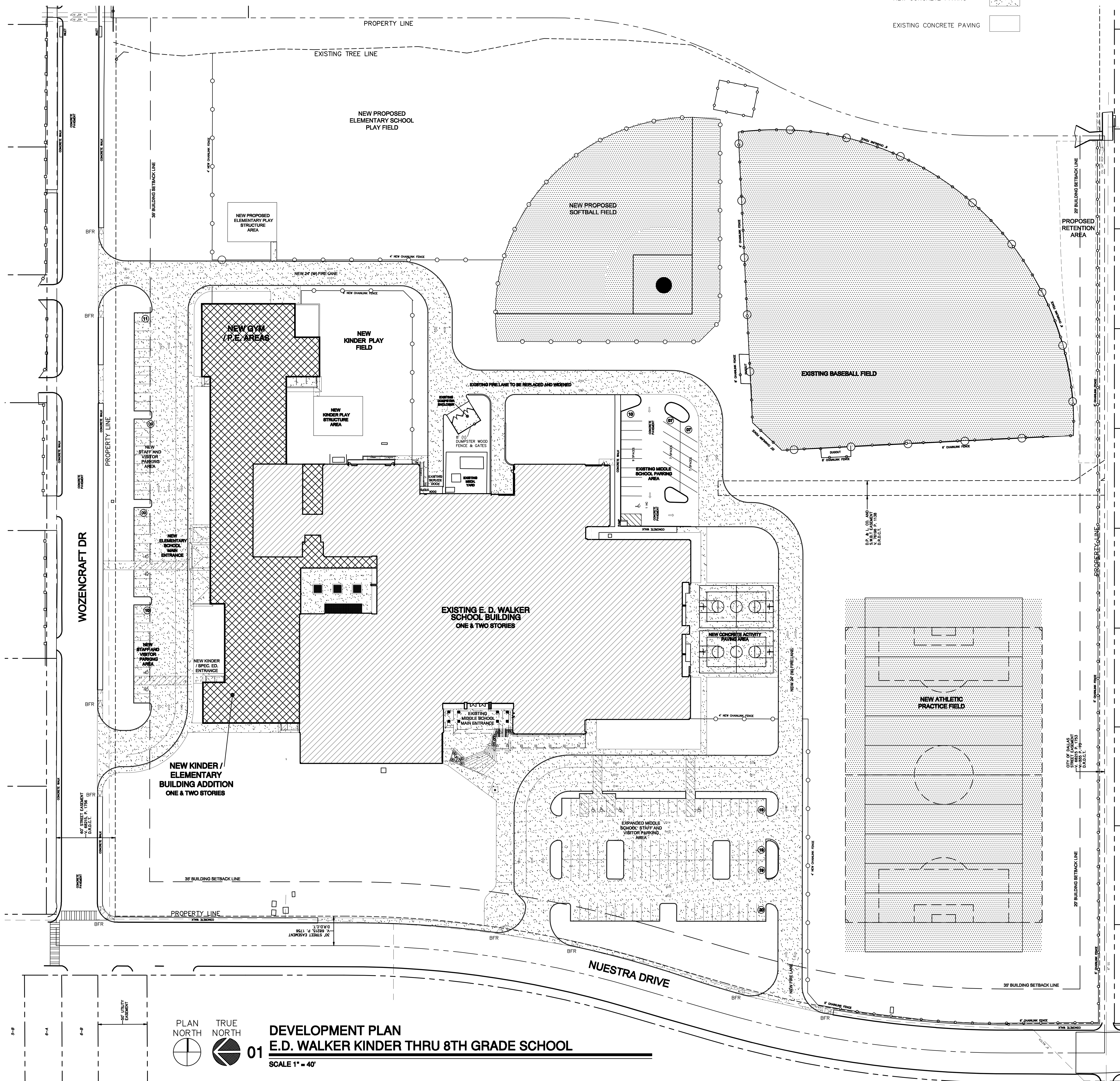
THE LANDSCAPE DESIGN WILL MEET THE CITY OF DALLAS LANDSCAPE REQUIREMENTS FOUND UNDER "ARTICLE X". REFER TO SUMMARY OF DESIGN STANDARDS BELOW:

- ENHANCED STREET BUFFER INCORPORATING A LARGE CANOPY TREE AND ONE LARGE NON-CANOPY TREE LOCATED ALONG WOZENCRAFT DRIVE AND NUESTRA DRIVE.
 - STREET TREES WILL BE PROVIDED AT 1 PER 50 LINEAR FEET ON WOZENCRAFT DRIVE AND NUESTRA DRIVE.
- FOUNDATION PLANTING AT A MINIMUM 50% OF BUILDING FACING WOZENCRAFT DRIVE AND NUESTRA DRIVE. SHRUBS SHALL BE PLANTED 3 FEET ON CENTER.
- PARKING LOTS SHALL BE SCREENED FROM STREET VIEW.
- SITE TREES WILL BE PROVIDED AT 1 PER 4,000 SQUARE FEET AND WILL BE ACHIEVED BY USING EXISTING TREE CREDITS AND NEW TREES.

VICINITY MAP



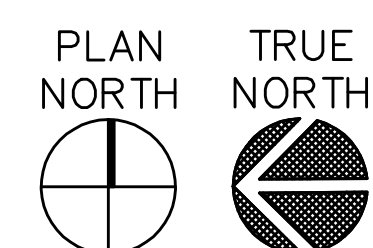
DISD E.D. WALKER K THRU 8TH GRADE SCHOOL



SITE PLAN LEGEND

NEW CONCRETE PAVING [Symbol]

EXISTING CONCRETE PAVING [Symbol]



DEVELOPMENT PLAN
 E.D. WALKER KINDER THRU 8TH GRADE SCHOOL

SCALE 1" = 40'

DRAWN BY:		
CHECKED BY:		
DATE:	05-11-18	
ISSUED FOR PERMIT:		
ISSUED FOR PRICING:		
REVISIONS:		
No.	Description	Date

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BID PACKAGE NO. 056 - ORG. NO. 209
E.D. WALKER MIDDLE SCHOOL
 12532 NUESTRA DRIVE DALLAS, TEXAS



SHEET DESCRIPTION:
 DEVELOPMENT PLAN
 SHEET NO.
A-1.00