

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 5TH GRADE CORE CLASSROOMS: = 16
 6th THRU 8th GRADE CORE CLASSROOMS: = 31
 TOTAL: CORE CLASSROOMS ALL GRADE LEVELS: = 47

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 16 (CLASSROOMS) = 24 SPACES
 3.5 PARKING SPACES PER EACH MIDDLE SCHOOL (GRADE LEVEL 6th, 7th & 8th) CLASSROOMS
 3.5 X 31 (CLASSROOMS) = 109 SPACES
 TOTAL OFF-STREET PARKING SPACES REQUIRED = 133 SPACES

EXISTING AND NEW PROPOSED OFF-STREET PARKING

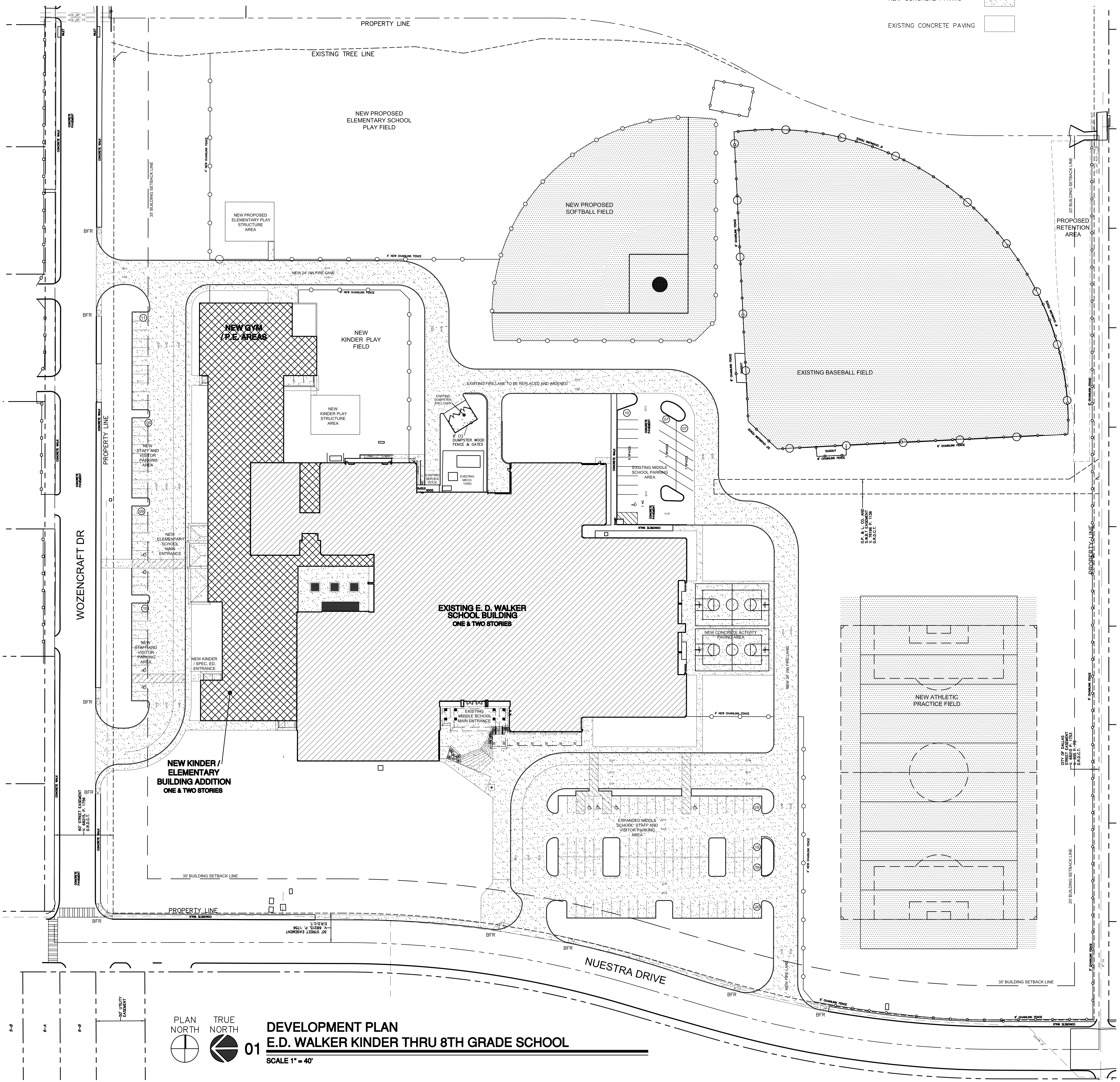
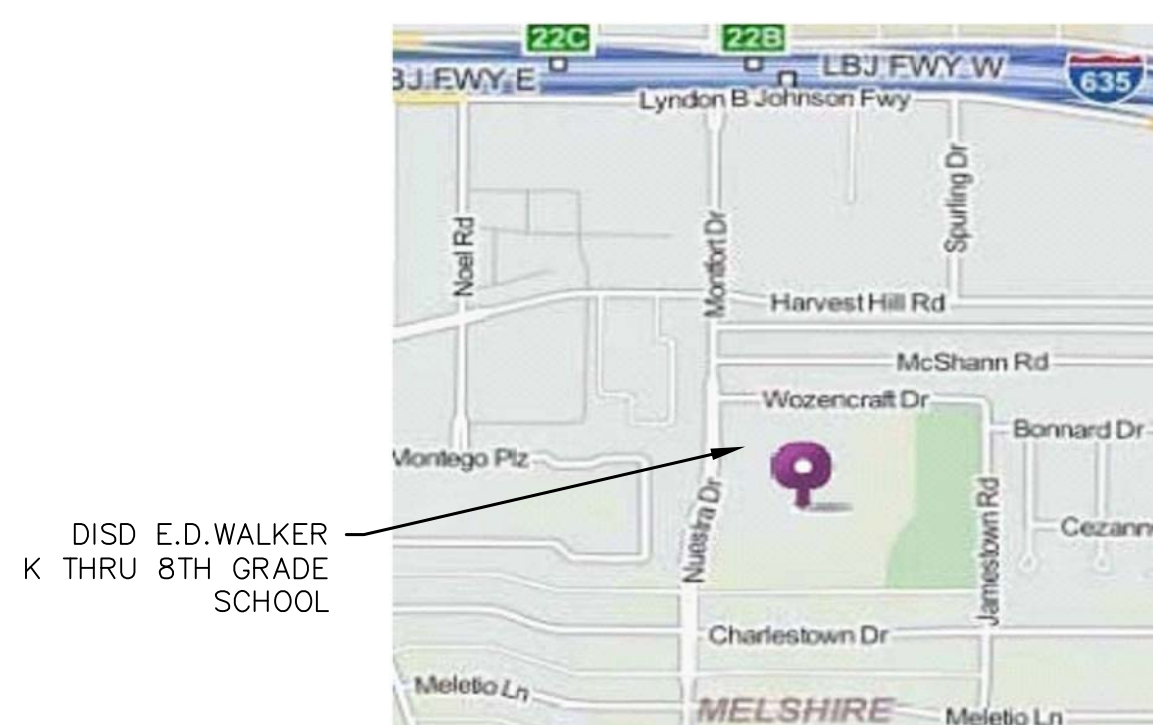
EXISTING STANDARD SPACES: = 23
 EXISTING HANDICAP SPACES: = 1
 PROPOSED NEW STANDARD SPACES: = 108
 PROPOSED NEW HANDICAP SPACES: = 8
 TOTAL OFF-STREET PARKING SPACES PROVIDED: = 140 SPACES

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.
 - a.) 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



SITE PLAN LEGEND

NEW CONCRETE PAVING	
EXISTING CONCRETE PAVING	

PLAN NORTH TRUE NORTH
 01
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