

# 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

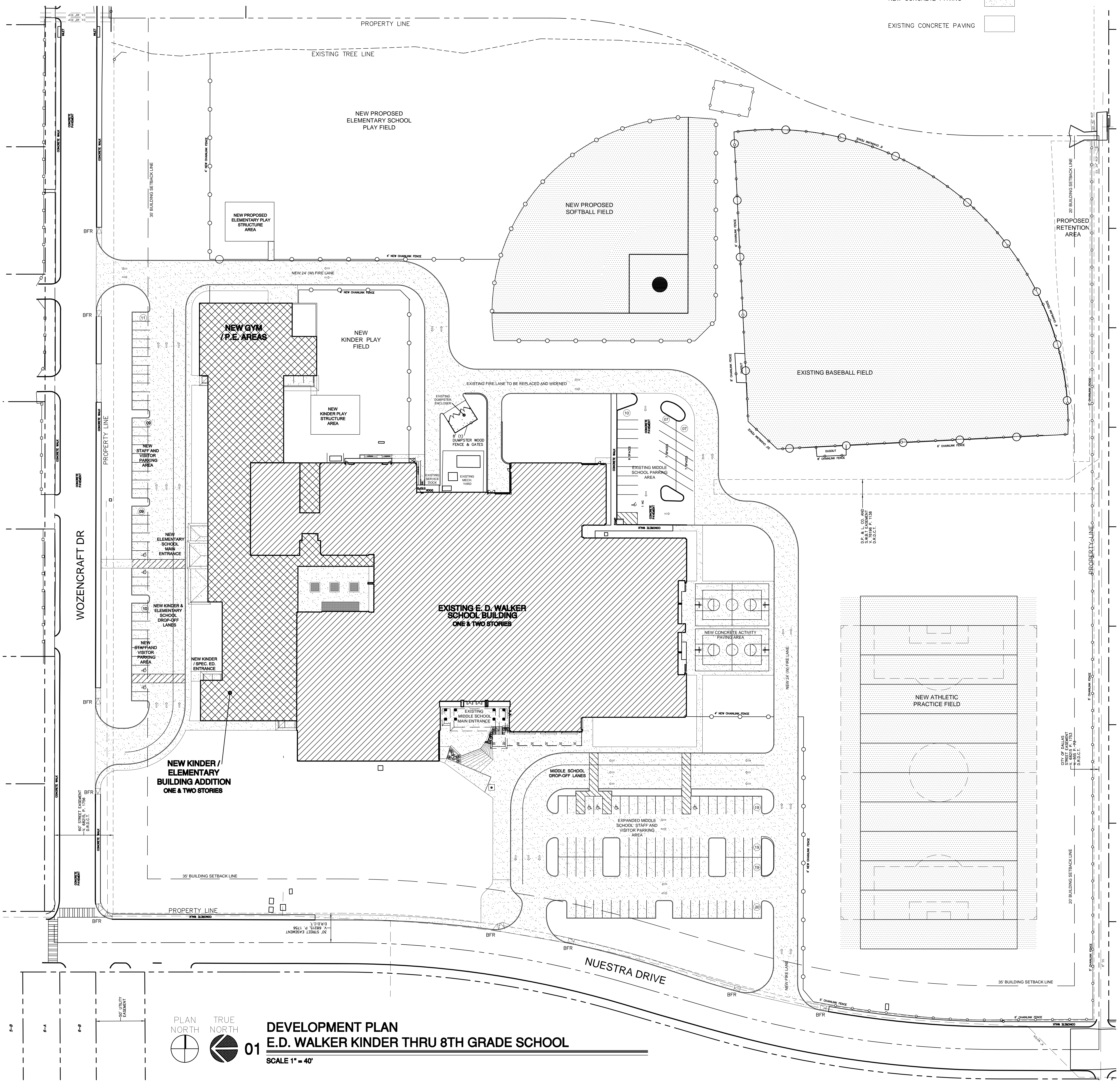
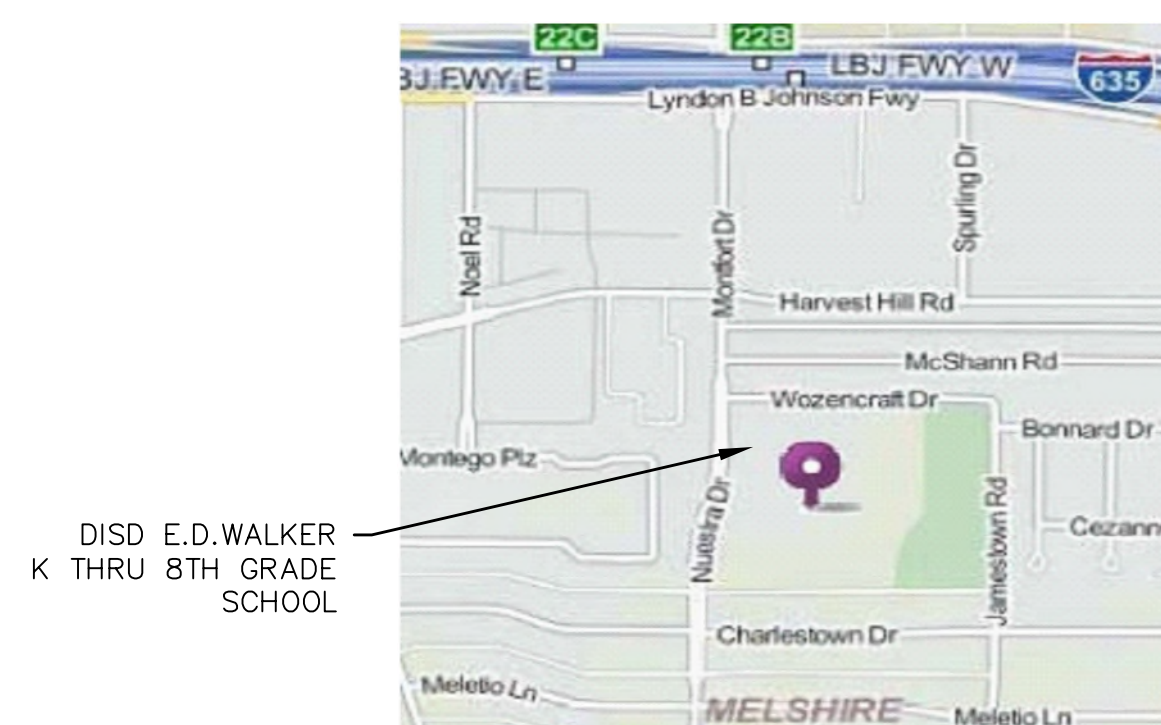
EXISTING STANDARD SPACES: = 23  
 EXISTING HANDICAP SPACES: = 1  
 PROPOSED NEW STANDARD SPACES: = 108  
 PROPOSED NEW HANDICAP SPACES: = 8  
 TOTAL OFF-STREET PARKING SPACES PROVIDED: = 140 SPACES

## 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.
  - 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

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

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BID PACKAGE NO. 056 - ORG. NO. 209  
**E.D. WALKER MIDDLE SCHOOL**



PLAN NORTH TRUE NORTH  
**01**  
**DEVELOPMENT PLAN**  
**E.D. WALKER KINDER THRU 8TH GRADE SCHOOL**  
 SCALE 1" = 40'

SHEET DESCRIPTION:  
**DEVELOPMENT PLAN**  
 SHEET NO.  
**A-1.00**