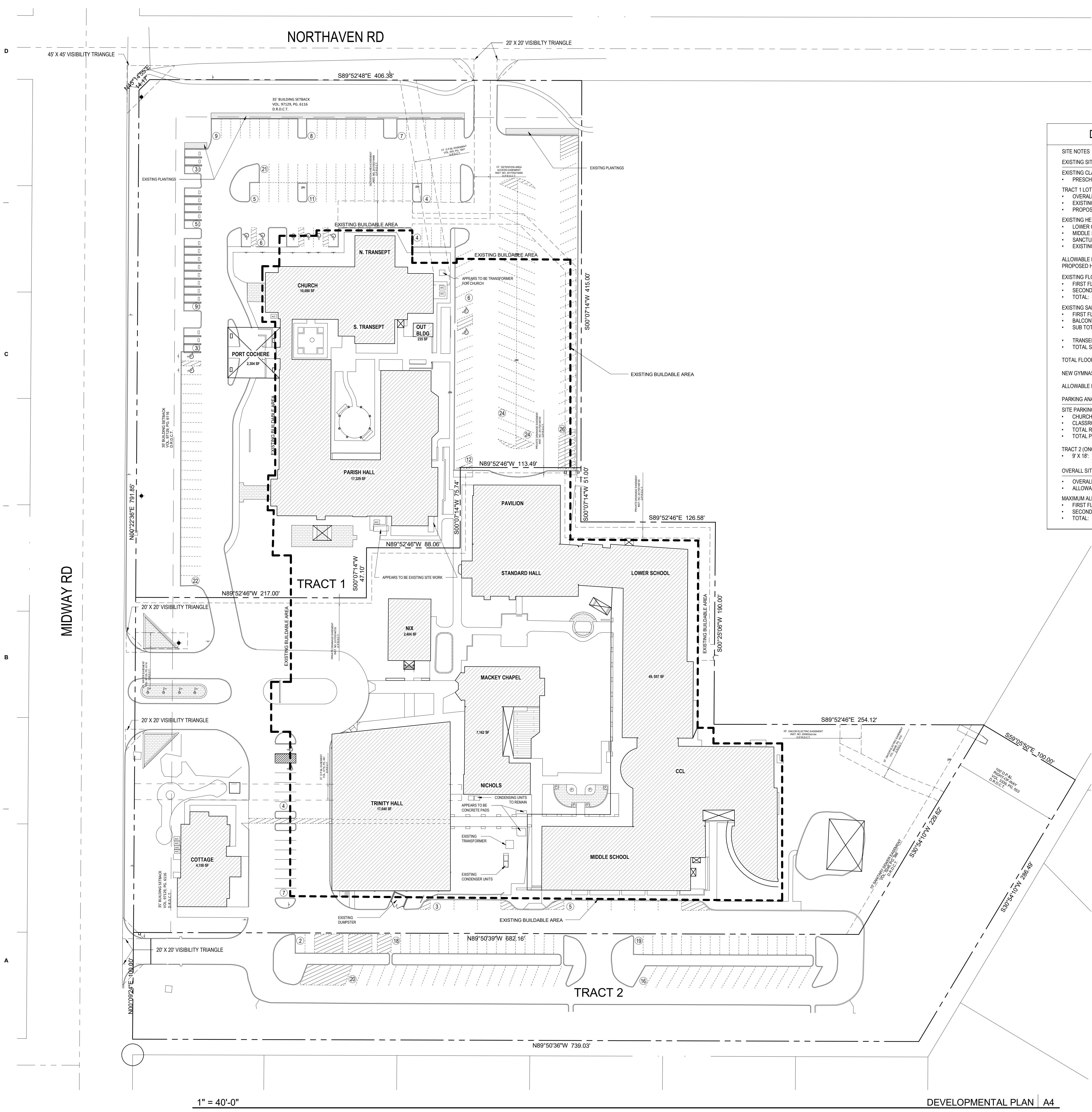


These drawings have been prepared as one coordinated set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.



DEVELOPMENTAL PLAN

SITE NOTES

EXISTING SITE

- EXISTING CLASSROOMS
 - PRESCHOOL - 8TH GRADE: 31 CLASSROOMS
- TRACT 1 LOT CALCULATIONS
 - OVERALL LOT: 422,559 SQ. FT.
 - EXISTING LOT COVERAGE: 101,496 SQ. FT. (24%)
 - PROPOSED LOT COVERAGE: 112,185 SQ. FT. (27%)
- EXISTING HEIGHTS
 - LOWER CLASSROOM: 36'-0" TO RIDGE OF ROOF
 - MIDDLE SCHOOL: 38'-0" TO RIDGE OF ROOF
 - SANCTUARY: 46'-0" TO RIDGE OF ROOF
 - EXISTING GYM: 35'-0" TO RIDGE OF ROOF
- ALLOWABLE BUILDING HEIGHT: 75'-0"
- PROPOSED HEIGHT OF NEW GYM: 34'-9"
- EXISTING FLOOR AREA (INCLUDING SANCTUARY)
 - FIRST FLOOR: 30,033 SQ. FT.
 - SECOND FLOOR: 36,388 SQ. FT.
 - TOTAL: 128,421 SQ. FT.
- EXISTING SANCTUARY AREA
 - FIRST FLOOR: 7,657 SQ. FT.
 - BALDOY: 1,914 SQ. FT.
 - SUB TOTAL: 9,571 SQ. FT.
- TRACT:
 - TRACT: 1,965 SQ. FT.
 - TOTAL SANCTUARY AREA: 11,536 SQ. FT.
- TOTAL FLOOR AREA: 156,997 SQ. FT.
- NEW GYMNASIUM AREA: 17,040 SQ. FT.
- ALLOWABLE FLOOR AREA: 301,886 SQ. FT.
- PARKING ANALYSIS - TRACT 1 & 2
- SITE PARKING
 - CHURCH: 236 SPACES
 - CLASSROOMS: 69 SPACES
 - TOTAL REQUIRED PARKING: 240 SPACES
 - TOTAL PARKING (TRACT 1) PROVIDED: 240 SPACES
- TRACT 2 (ONCOR) PARKING (OVERFLOW PARKING ONLY)
 - 9' X 18': 120 SPACES
- OVERALL SITE - TRACT 1 & 2
 - OVERALL LOT: 422,559 SQ. FT.
 - ALLOWABLE LOT COVERAGE: 162,043 SQ. FT. (31%)
- MAXIMUM ALLOWABLE FLOOR AREA
 - FIRST FLOOR: 172,702 SQ. FT.
 - SECOND FLOOR: 129,184 SQ. FT.
 - TOTAL: 301,886 SQ. FT.

CLASSROOM SUMMARY

LOWER SCHOOL	CLASSROOMS
PRE K	4
K	4
1st	3
2nd	3
3rd	3
4th	3
SUBTOTAL	20
MIDDLE SCHOOL	CLASSROOMS
5th	3
6th	2
7th	3
8th	3
SUBTOTAL	11

SITE DATA SUMMARY TABLE

PD 504	
LOT AREA (TRACT 1)	9.7 ACRES / 422,559 SF
FOOTPRINT / COVERAGE AREA EXISTING	112,185 SF
EXISTING	
Out Building	234 sf
Keisoe Cottage	4,281 sf
Lower School Building	13,205 sf
Upper School Building	8,874 sf
Standard Hall	5,214 sf
Pavilion	4,591 sf
Pavilion Canopy	875 sf
CCL	12,211 sf
Lower School, CCL, Middle School, Trinity Hall Canopies	6,478 sf
Mackey Chapel Building	3,404 sf
Nichols Building	3,751 sf
Nix Building	2,404 sf
Church Building	29,623 sf
Existing Gymnasium	7,252 sf
DEMOLISHED	
Existing Gymnasium Building	-7,252 sf
NEW	
New Gymnasium Building	17,040 sf
LOT COVERAGE %	27%

PARKING COUNT SCHEDULE

PARKING TYPE	NUMBER OF SPACES	
	PROVIDED	REQUIRED
SURFACE 9' X 18' (TRACT 1)	208	208
COMPACT	20	20
ADA	12	12
TOTAL PROVIDED SPACES	240	240
TOTAL REQUIRED	240	240

DATE	ISSUE
A	11/29/2023 Issue For Permit

PROJECT NAME
GOOD SHEPHERD EPISCOPAL SCHOOL - GYMNASIUM

PROJECT ADDRESS
11110 MIDWAY ROAD DALLAS, TX 75229

KIRKSEY PROJECT NO. **2022213**
KEY PLAN

SHEET TITLE
DEVELOPMENTAL PLAN

SHEET NUMBER
A1.21

4/25/2024 3:01:05 Autodesk Docs/2022213 Good Shepherd Episcopal Gymnasium_2022213 CS&ES Gymnasium_2022.rvt PM

1" = 40'-0"

DEVELOPMENTAL PLAN | A4

D234-007