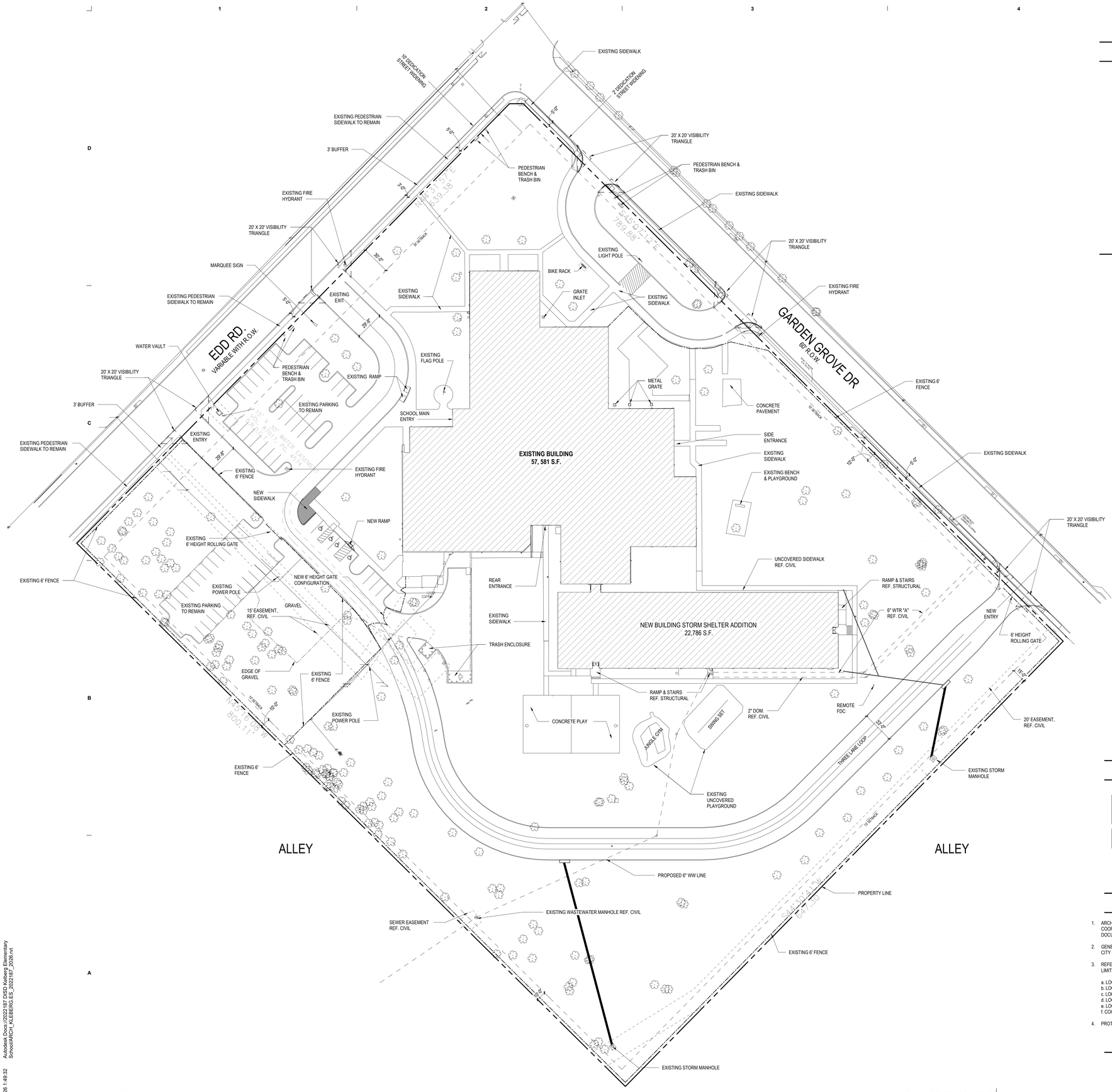
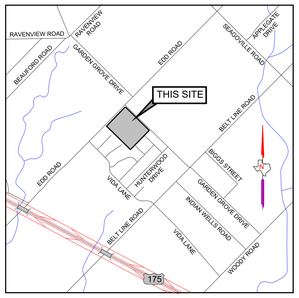


1" = 40'-0"

PLAN DEVELOPMENT | A4

VICINITY MAP



DEVELOPMENTAL PLAN

SITE NOTES

EXISTING SITE

EXISTING CLASSROOMS	
• KINDERGARTEN - 5TH GRADE	33 CLASSROOMS
LOT CALCULATIONS	
• OVERALL LOT:	518,614 SQ. FT.
• EXISTING LOT COVERAGE:	52,940 SQ. FT. (10.2%)
• PROPOSED LOT COVERAGE:	75,726 SQ. FT. (15%)
EXISTING HEIGHTS	
• EXISTING CLASSROOMS:	19'-0" TO RIDGE OF ROOF
ALLOWABLE BUILDING HEIGHT:	20'-0"
PROPOSED HEIGHT OF ADDITION:	15'-0"
EXISTING FLOOR AREA:	52,940 SQ. FT.
NEW STORM SHELTER AREA	22,786 SQ. FT.
TOTAL FLOOR AREA:	75,726 SQ. FT.
ALLOWABLE FLOOR AREA:	UNLIMITED
PARKING ANALYSIS (33 CLASSROOMS X 1.5)	
SITE PARKING	
• TOTAL REQUIRED PARKING:	0 SPACES
• TOTAL PARKING PROVIDED:	68 SPACES
OVERALL SITE	
• OVERALL LOT:	518,614 SQ. FT.
• ALLOWABLE LOT COVERAGE:	129, 654 SQ. FT. (25%)

CLASSROOM SUMMARY

CLASSROOMS	
SPECIAL ED.	3
SPECIALS	5
PRE K	5
KINDER	5
1ST	5
2ND	4
3RD	1
4TH	5
5TH	0
TOTAL	**33**

SITE DATA SUMMARY TABLE

PD 752		
LOT AREA		11.9 ACRES / 518,614 SF
FOOTPRINT / COVERAGE AREA EXISTING		52,940 SF
• Existing School	52,940 sf	
NEW		22,786 SF
• Storm Shelter Addition	22,786 sf	
LOT COVERAGE 15%		**75,726 SF**

PARKING COUNT SCHEDULE

PARKING SCHEDULE	
PARKING TYPE	NUMBER OF SPACES
SURFACE 9' X 18'	64
ADA	4
TOTAL SPACES	68

GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINTATE THE SITE WORK WITH ALL CONSTRUCTION DOCUMENTS. ANY CONFLICTS BETWEEN THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
2. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONFORM TO ALL REQUIREMENTS AS REQUIRED BY THE CITY OF DALLAS AND ALL AUTHORITIES HAVING JURISDICTION.
3. REFERENCE THE ELECTRICAL (MEP SITE) DOCUMENTS FOR ADDITIONAL SITE INFORMATION TO INCLUDE, BUT NOT LIMITED TO THE FOLLOWING:

   a. LOCATIONS AND SIZES FOR SITE LIGHTING AND LIGHTING ELEMENTS
   b. LOCATIONS AND SIZES FOR ELECTRICAL SLEEVES
   c. LOCATIONS FOR TELEPHONE/CABLE/DATA BOXES
   d. LOCATIONS AND DETAILS FOR ELECTRICAL MANHOLES
   e. LOCATIONS AND SIZES FOR PULL BOXES FOR LIGHTING ELEMENTS
   f. COORDINATION INFORMATION FOR EXTERIOR BUILDING ILLUMINATION AND UTILITIES
4. PROTECT ALL EXISTING TREES TO REMAIN DURING CONSTRUCTION

AREA RESERVED FOR CITY OF DALLAS PERMIT STAMP

Kirksey ARCHITECTURE

Dallas + Houston + Austin

143 Manufacturing Street

Dallas Texas 75207

214 522 1100

kirksey.com

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.

	DATE	ISSUE
A	03/06/2026	ISSUE FOR BID

PROJECT NAME

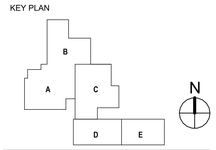
KLEBERG ELEMENTARY SCHOOL

PROJECT ADDRESS

1450 EDD ROAD
DALLAS, TEXAS 75253

KIRKSEY PROJECT NO. 2022187

KEY PLAN



SHEET TITLE

PLAN DEVELOPMENT/ ZONING CASE_ Z-25-000233

SHEET NUMBER

A1.22

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