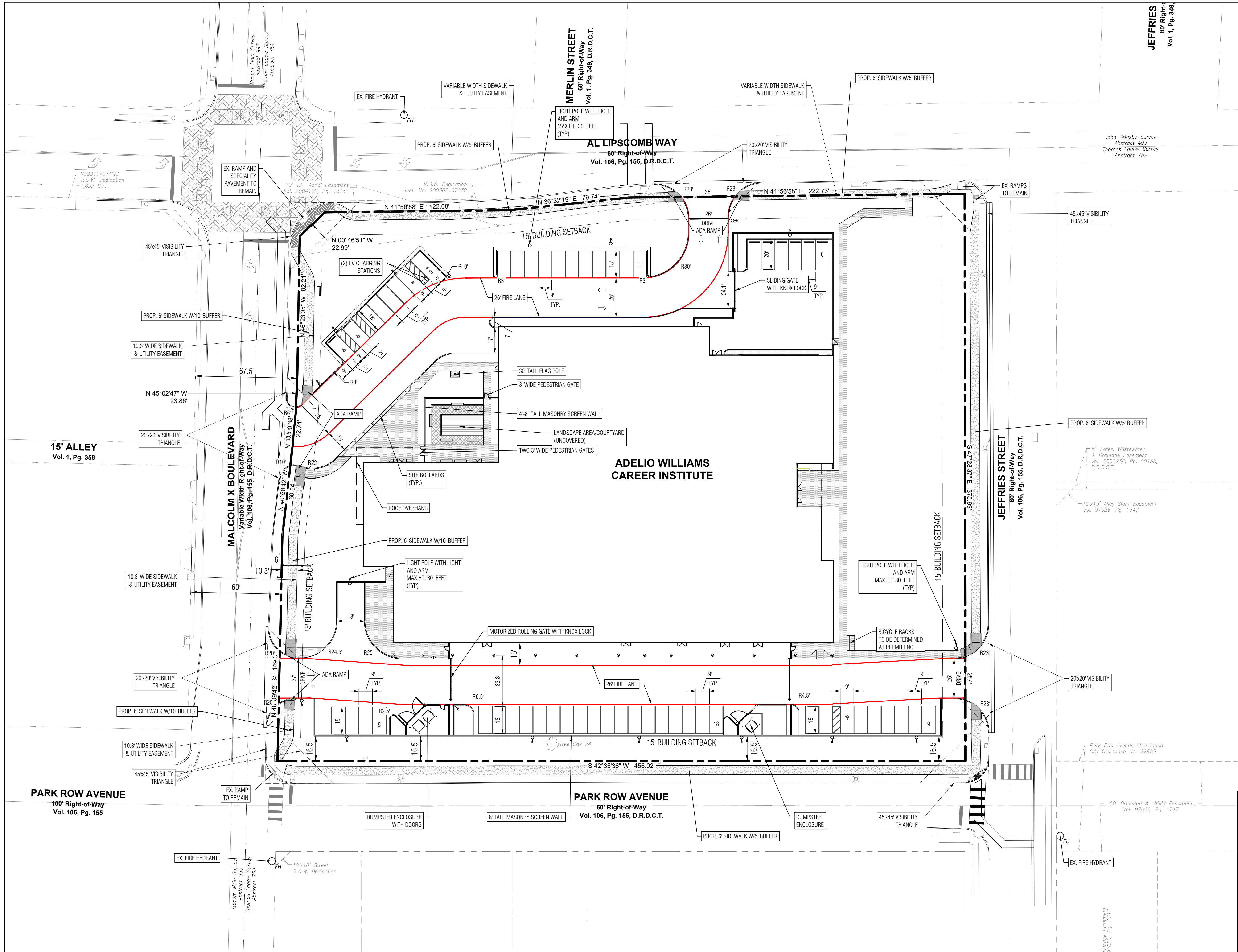




BUILDING SUMMARY

BUILDING SQUARE FOOTAGE:	
BUILDING COVERAGE	
TOTAL BUILDING FOOTPRINT	53,485.56 S.F.
TOTAL LOT AREA	165,915.76 S.F., 3.809 AC.
LOT COVERAGE	32.2%

PARKING SUMMARY

PARKING REQUIREMENTS:	
3.5 SPACES PER CLASSROOM	
TOTAL CLASSROOMS	= 14 CLASSROOMS & 6 LABS
PARKING REQUIRED	= 14 x 3.5 = 49 SPACES
REQUIRED ADA ACCESSIBLE SPACES	= 2 (1 VAN)
PARKING SUMMARY	
PROPOSED PARKING	= 50 SPACES
PROVIDED ADA ACCESSIBLE SPACES	= 3 (1 VAN)
LOADING ZONE (MEDIUM)	= 1
BICYCLE PARKING TO BE DETERMINED AT TIME OF PERMITTING	

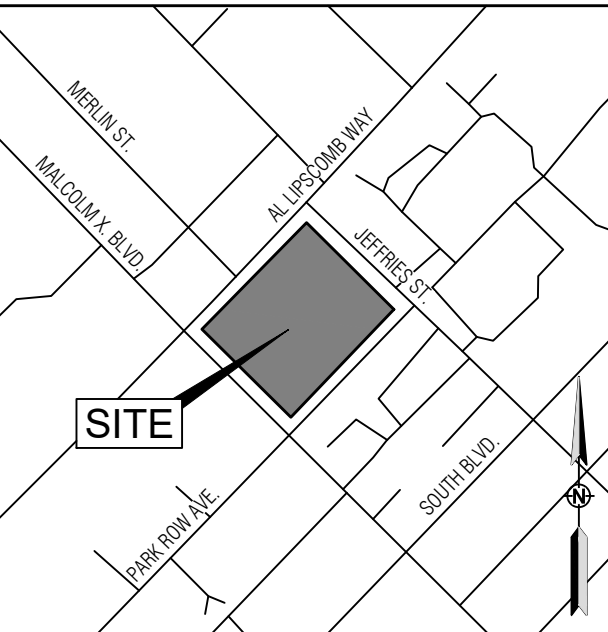
BIKE RACKS
1 PROVIDED, LOCATIONS TO BE DETERMINED AT PERMITTING

PROPOSED LEGEND

BOUNDARY LINE	
BUILDING	
CONCRETE CURB	
EDGE OF ASPHALT	
EDGE OF CONCRETE	
FIRE LANE	
SIDEWALK	
ADA RAMP	
SYNTHETIC TURF REF. LANDSCAPE	
WALL	
CURB INLET	
SAFETY END TREATMENT	
FINISH FLOOR ELEVATION	FFE = 451.50

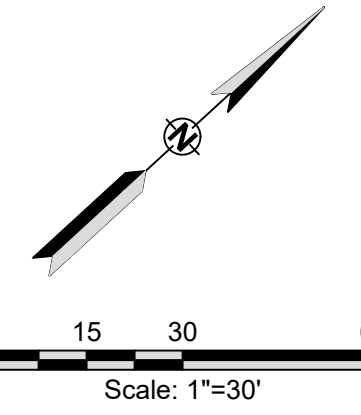
EXISTING LEGEND

BOUNDARY LINE	
CENTER LINE	
CONCRETE CURB	
EDGE OF ASPHALT	
EDGE OF CONCRETE	
PAVERS	
WALL	
CURB INLET	
LIGHT	
SIGN	
STORM MANHOLE	
TREE	



VICINITY MAP

(NOT TO SCALE)
DALLAS MAPSCO 46-T



2801 PARK ROW AVENUE
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DATE PREPARED: JULY 1, 2025

ZONING SITE PLAN

ZONING CASE NO.:
PREPARED BY:



TBPE FIRM F-303 HUB #1752575193300
4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 75038
PHONE: (972) 717-5151