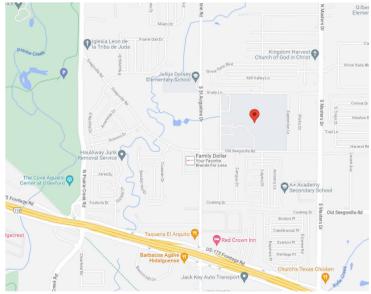


Staff comment:
 Revisions are in progress to clean up fence/gate location (vis triangles, front setbacks, and water easement) and plan clean-up for clarity.

VICINITY MAP



SITE INFORMATION

| | |
|-------------------------------------------------------------------------------------|-----------------------------|
| PLANNED DEVELOPMENT | PD 989 |
| FRONT YARD SETBACK (PD 989) | 25 FT |
| SIDE YARD SETBACK (PD 989) | 10 FT |
| REAR YARD SETBACK (PD 989) | 15 FT (NA) |
| TOTAL SITE AREA | 31.543 ACRES (1,374,605 SF) |
| EXISTING 1962 FOOTPRINT | 125,341 GSF |
| EXISTING SHOP WING FOOTPRINT | 12,888 GSF |
| EXISTING 2020 ADDITION FOOTPRINT | 23,073 GSF |
| TOTAL EXISTING BUILDING FOOTPRINT | 161,102 GSF |
| FLOOR AREA TO BE DEMOLISHED | 0 GSF |
| ATHLETICS ADDITION FOOTPRINT | 29,879 GSF |
| RESOURCE CENTER ADDITION FOOTPRINT | 11,266 GSF |
| TOTAL FOOTPRINT (EXISTING + NEW) | 202,247 GSF |
| TOTAL LOT COVERAGE (202-461 / 1,374,605) | 14.8% |
| OVERALL BUILDING HEIGHT | 38 FT |
| NUMBER OF STORIES | 3 |
| POTENTIAL FUTURE EXPANSION AREAS: | |
| WEST OF ATHLETICS ADDITION | 8,500 GSF |
| SOUTH OF ATHLETICS ADDITION | 14,500 GSF |
| TOTAL | 23,000 GSF |
| LOT COVERAGE INCLUDING POTENTIAL FUTURE EXPANSION : | 16.4% (225,461 / 1,374,605) |
| OFF-STREET AUTOMOBILE PARKING SPACES REQUIRED: | |
| 9.25 SPACES PER HIGH SCHOOL CLASSROOM (2019 PD) | |
| 71 CLASSROOMS x 9.25 SPACES/ CLASSROOM = 657 SPACES | |
| OFF-STREET AUTOMOBILE PARKING SPACES PROVIDED: | |
| 187 EXISTING | |
| 227 NEW | |
| 464 TOTAL | |
| REFER TO TRAFFIC STUDY FOR PROPOSED PARKING COUNT JUSTIFICATION | |
| BICYCLE PARKING SPACES REQUIRED PER DALLAS DEVELOPMENT CODE SEC. 51A-4.333: | |
| ONE BICYCLE PARKING SPACE PER 25 REQUIRED OFF-STREET PARKING SPACES (657 / 25 = 27) | |
| BICYCLE PARKING SPACES PROVIDED: | |
| 14 EXISTING | |
| 18 NEW | |
| 32 TOTAL | |

SITE PLAN LEGEND

| | |
|---------------|----------------------------------------------------|
| --- | FIRE LANE STRIPING |
| --- | EXISTING PROPERTY LINE |
| -X-X- | EXISTING FENCE TO REMAIN |
| -O-O- | FENCE |
| -N-N- | BACKSTOP NETTING |
| [Solid Grey] | EXISTING BUILDING |
| [Hatched] | NEW CONSTRUCTION |
| [Dotted] | CONCRETE PAVING |
| [Dark Grey] | INTEGRAL COLOR CONCRETE PAVING |
| [Light Grey] | CONCRETE SIDEWALK |
| [Grid] | FUTURE EXPANSION AREA |
| [Cross-hatch] | CONCRETE PAVER |
| [Stippled] | GRAVEL |
| [Light Green] | LANDSCAPING AREA |
| [Circle] | EXISTING LIGHT POLE, FIXTURE AND BASE HEIGHT = 20' |
| [Circle] | NEW LIGHT POLE, FIXTURE AND BASE HEIGHT = 20' |
| [Circle] | EXISTING TREE |

INTERIM REVIEW FOR REGULATORY APPROVAL. THIS PLAN IS NOT TO BE CONSIDERED A FINAL CONSTRUCTION PLAN. CRAIG S. REYNOLDS, ARCHITECT, TX REG. NO. 9689

BROWN REYNOLDS WATFORD ARCHITECTS
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BRW

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 DATE: APRIL 25, 2024
 DRAWN BY: RV, MC
 CHECKED BY: AH, LVL
 PROJECT NUMBER: 22206000

DALLAS ISD H. GRADY SPRUCE HS ADDITIONS & RENOVATIONS
 9733 OLD SEAGOVILLE RD DALLAS, TX 75217

| NO. | REVISION | DATE |
|-----|----------|------|
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AD0.1
 DEVELOPMENT PLAN