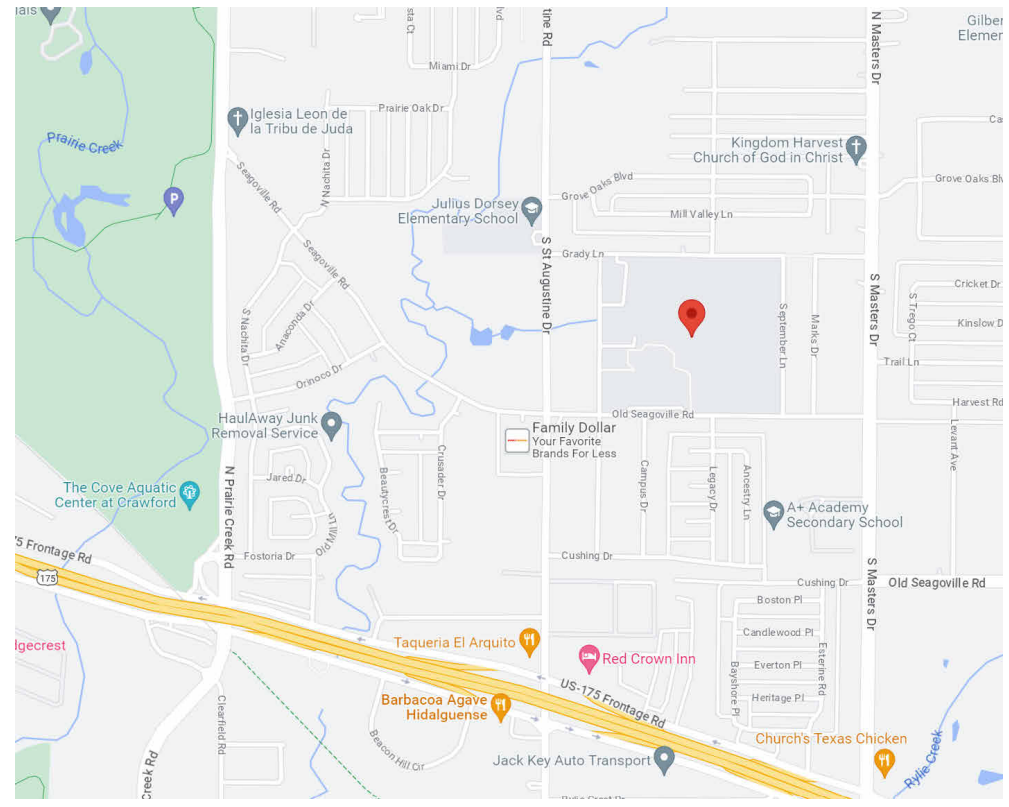


**Staff comment:**  
 Revisions are in progress to clean up fence/gate location (vis triangles, front setbacks, and water easement) and plan clean-up for clarity.

**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	23,079 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
[Diagonal]	GRAVEL
[Stippled]	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. NOT FOR CONSTRUCTION. 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

**AD0.1**  
 DEVELOPMENT PLAN