EXHIBIT 400A

THE EPISCOPAL SCHOOL OF DALLAS

PAVED PARKING PROVIDED

	EXISTING	PROPOSED	NET
NORTH	268	426	[+158]
MIDDLE			
ENTRY:	137	92	[-45]
SIDE:	25	25	[00]
SOUTH			
DROPOFF:	53	40	[-13]
STAFF:	0	144	[+144]
TOTAL:	**483**	**727**	**[+134]**

OVERFLOW PARKING PROVIDED

	EXISTING	PROPOSED	NET
LOT 1:	0	77	[+77]
LOT 2:	0	44	[+44]
TOTAL:	**0**	**121**	**[+121]**

PARKING DATA

LOWER SCHOOL: 1.5 SPACES / CLASSROOM
MIDDLE SCHOOL: 3.5 SPACES / CLASSROOM
UPPER SCHOOL: 9.5 SPACES / CLASSROOM

SCHOOL LEVEL	# OF CLASSROOMS	PKG REQUIRED
LOWER SCHOOL	26	39 SPACES
MIDDLE SCHOOL	25	88 SPACES
UPPER SCHOOL	49	466 SPACES
	100	**593 SPACES**

PRIVATE SCHOOL PARKING REQUIRED PER DALLAS DEVELOPMENT CODE SEC. 51A-4.204(17).

2018 SUMMARY

TOTAL SITE ACREAGE: 35.173 ACRES
EXISTING LOT COVG.: 13%
MAX. LOT COVG.: 30%

2020 EXISTING

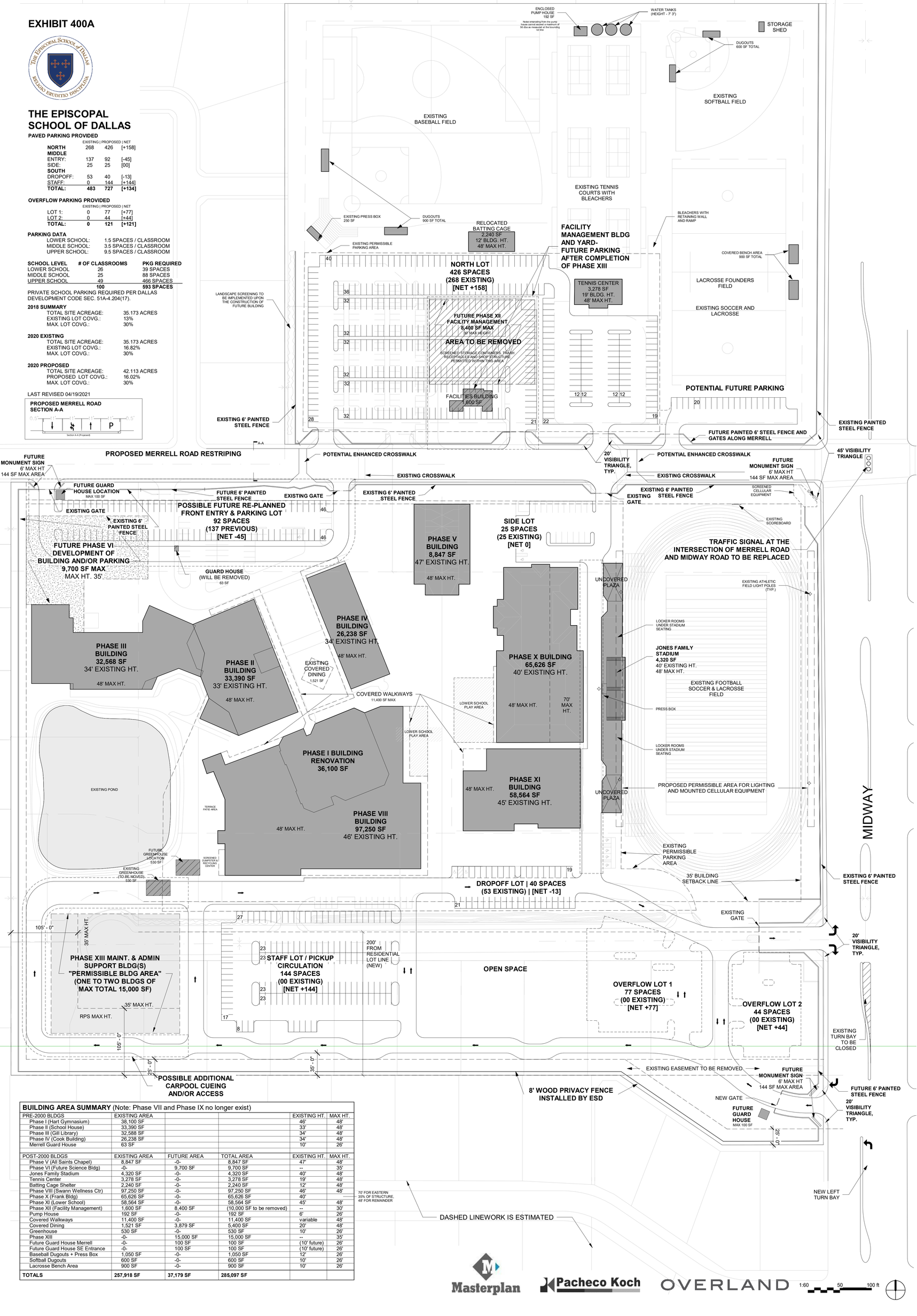
TOTAL SITE ACREAGE: 35.173 ACRES
EXISTING LOT COVG.: 16.82%
MAX. LOT COVG.: 30%

2020 PROPOSED

TOTAL SITE ACREAGE: 42.113 ACRES
PROPOSED LOT COVG.: 16.02%
MAX. LOT COVG.: 30%

LAST REVISED 04/19/2021

PROPOSED MERRELL ROAD SECTION A-A



BUILDING AREA SUMMARY (Note: Phase VII and Phase IX no longer exist)

PRE-2000 BLDGS	EXISTING AREA			EXISTING HT.	MAX HT.
Phase I (Hart Gymnasium)	38,100 SF			46'	48'
Phase II (School House)	33,390 SF			33'	48'
Phase III (Gill Library)	32,588 SF			34'	48'
Phase IV (Cook Building)	26,238 SF			34'	48'
Merrell Guard House	63 SF			10'	26'
POST-2000 BLDGS	EXISTING AREA	FUTURE AREA	TOTAL AREA	EXISTING HT.	MAX HT.
Phase V (All Saints Chapel)	8,847 SF	-0-	8,847 SF	47'	48'
Phase VI (Future Science Bldg)	-0-	9,700 SF	9,700 SF	--	35'
Jones Family Stadium	4,320 SF	-0-	4,320 SF	40'	48'
Tennis Center	3,278 SF	-0-	3,278 SF	19'	48'
Batting Cage Shelter	2,240 SF	-0-	2,240 SF	12'	48'
Phase VIII (Swann Wellness Ctr)	97,250 SF	-0-	97,250 SF	46'	48'
Phase X (Frank Bldg)	65,626 SF	-0-	65,626 SF	40'	--
Phase XI (Lower School)	58,564 SF	-0-	58,564 SF	45'	48'
Phase XII (Facility Management)	1,600 SF	8,400 SF	(10,000 SF to be removed)	--	30'
Pump House	192 SF	-0-	192 SF	6'	26'
Covered Walkways	11,400 SF	-0-	11,400 SF	variable	48'
Covered Dining	1,521 SF	3,879 SF	5,400 SF	20'	48'
Greenhouse	530 SF	-0-	530 SF	10'	26'
Phase XIII	-0-	15,000 SF	15,000 SF	--	35'
Future Guard House Merrell	-0-	100 SF	100 SF	(10' future)	26'
Future Guard House SE Entrance	-0-	100 SF	100 SF	(10' future)	26'
Baseball Dugouts + Press Box	1,050 SF	-0-	1,050 SF	12'	26'
Softball Dugouts	600 SF	-0-	600 SF	10'	26'
Lacrosse Bench Area	900 SF	-0-	900 SF	10'	26'
TOTALS	**257,918 SF**	**37,179 SF**	**285,097 SF**		

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1:60 — 50 — 100 ft