

**EXHIBIT 400A**



**THE EPISCOPAL SCHOOL OF DALLAS**

**PAVED PARKING PROVIDED**

	EXISTING	PROPOSED	NET
<b>NORTH</b>	268	386	[+118]
<b>MIDDLE ENTRY:</b>	137	66	[-71]
<b>SIDE:</b>	25	25	[00]
<b>SOUTH</b>			
<b>DROPOFF:</b>	53	40	[-13]
<b>STAFF:</b>	0	141	[+141]
<b>TOTAL:</b>	<b>483</b>	<b>658</b>	<b>[+175]</b>

**OVERFLOW PARKING PROVIDED**

	EXISTING	PROPOSED	NET
<b>LOT 1:</b>	0	77	[+77]
<b>LOT 2:</b>	0	44	[+44]
<b>TOTAL:</b>	<b>0</b>	<b>121</b>	<b>[+121]</b>

**PARKING DATA**

LOWER SCHOOL (PRE-K - 4TH GRADE):	2 SPACES / CLASSROOM
MIDDLE SCHOOL (5TH GRADE - 8TH GRADE):	3.5 SPACES / CLASSROOM
UPPER SCHOOL (9TH GRADE - 12TH GRADE):	10.5 SPACES / CLASSROOM

**PARKING REQUIRED**

SCHOOL LEVEL	# OF CLASSROOMS	PKG REQUIRED
LOWER SCHOOL	26 x 2 =	52 SPACES
MIDDLE SCHOOL	25 x 3.5 =	88 SPACES
UPPER SCHOOL	49 x 10.5 =	515 SPACES
<b>TOTAL</b>	<b>100</b>	<b>655 SPACES</b>

**2018 SUMMARY**

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

**2020 EXISTING**

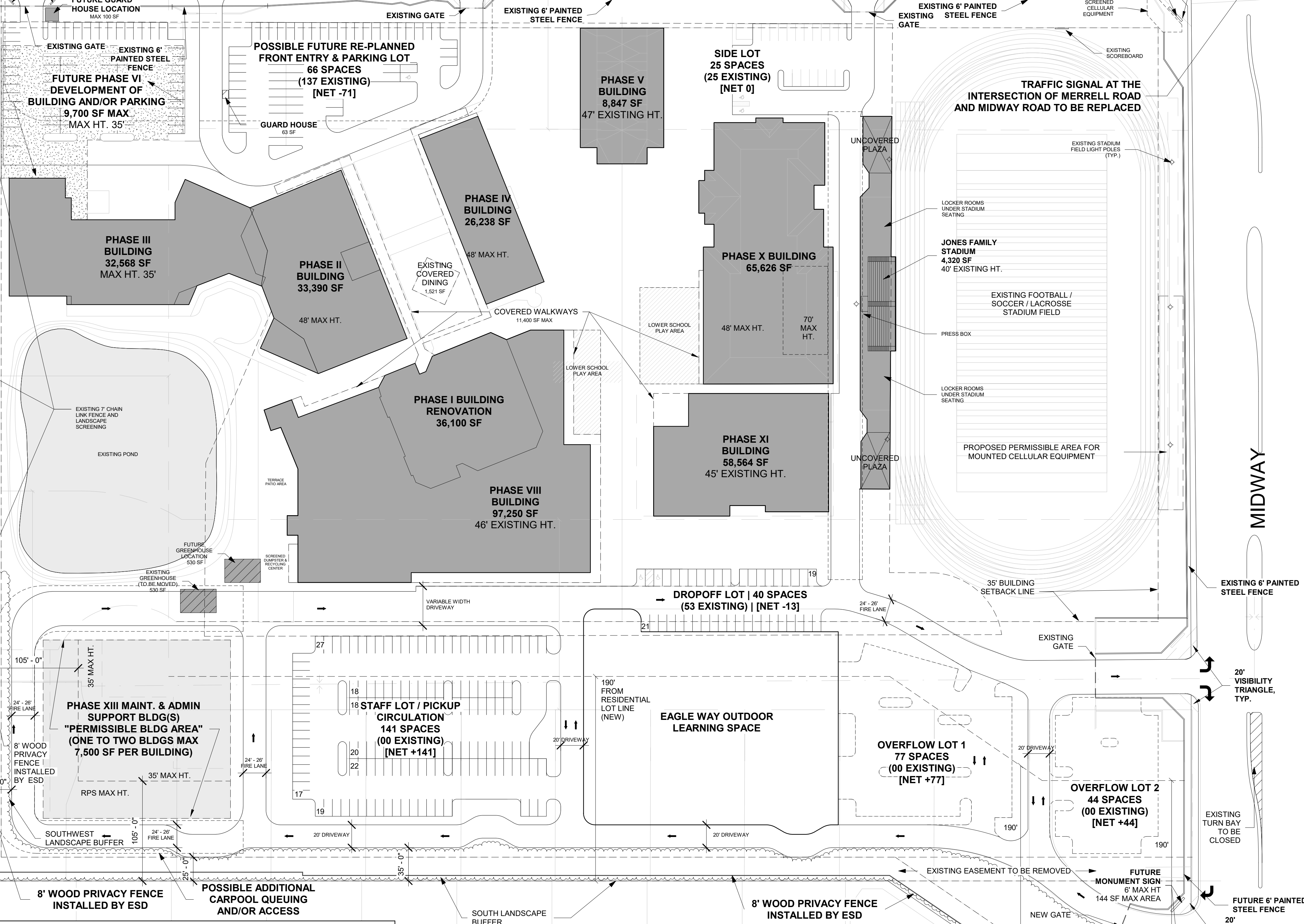
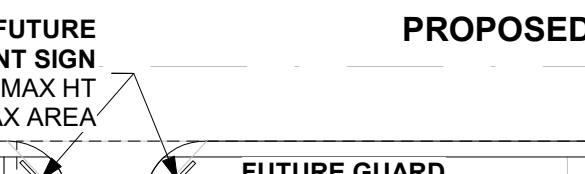
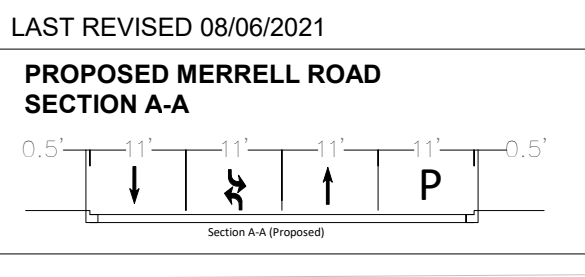
TOTAL SITE ACREAGE:	35.173 ACRES
EXISTING LOT COVG.:	16.82%
MAX. LOT COVG.:	30%

**2020 PROPOSED**

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

**LANDSCAPE REQUIREMENTS**

- ALL FUTURE WORK BEING IMPLEMENTED SHALL CONFORM TO ARTICLE X.
- ARTICLE X SHALL APPLY ONLY TO THOSE PORTIONS OF THE PROJECT SCOPE AT TIME OF BUILDING PERMIT FOR EACH PHASE AS LONG AS THE AMOUNT OF NEW WORK DOES NOT EXCEED 50% OF TOTAL LOT AREA.
- AT NO TIME SHALL THE ENTIRE PORTION OF A LOT NEED TO BE BROUGHT INTO CONFORMANCE WITH ARTICLE X.



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

PRE-2000 BLDGS	EXISTING AREA	FUTURE AREA	TOTAL AREA
Phase I (Hart Gymnasium)	36,100 SF	-	36,100 SF
Phase II (School House)	33,390 SF	-	33,390 SF
Phase III (Gill Library)	32,568 SF	-	32,568 SF
Phase IV (Cook Building)	26,238 SF	-	26,238 SF
Merrell Guard House	63 SF	-	63 SF
<b>POST-2000 BLDGS</b>	<b>EXISTING AREA</b>	<b>FUTURE AREA</b>	<b>TOTAL AREA</b>
Phase V (All Saints Chapel)	8,847 SF	-	8,847 SF
Phase VI (Future Science Bldg)	-	9,700 SF	9,700 SF
Jones Family Stadium	4,320 SF	-	4,320 SF
Tennis Center	3,278 SF	-	3,278 SF
Batting Cage Shelter	2,240 SF	-	2,240 SF
Phase VIII (Swann Wellness Ctr)	97,250 SF	-	97,250 SF
Phase X (Frank Bldg)	65,626 SF	-	65,626 SF
Phase XI (Lower School)	58,564 SF	-	58,564 SF
Phase XII (Facility Management)	1,600 SF	8,400 SF	(10,000 SF to be removed)
Pump House	192 SF	-	192 SF
Covered Walkways	11,400 SF	-	11,400 SF
Covered Dining	1,521 SF	-	1,521 SF
Greenhouse	530 SF	-	530 SF
Phase XIII	-	15,000 SF	15,000 SF
Future Guard House Merrell	-	100 SF	100 SF
Future Guard House SE Entrance	-	100 SF	100 SF
Baseball Dugouts + Press Box	900 SF	250 SF	1,150 SF
Soccer Dugouts	600 SF	-	600 SF
Lacrosse Bench Area	900 SF	-	900 SF
Tennis Court Seating	900 SF	-	900 SF
Storage Shed	155 SF	-	155 SF
<b>TOTALS</b>	<b>258,823 SF</b>	<b>33,550 SF</b>	<b>282,373 SF</b>