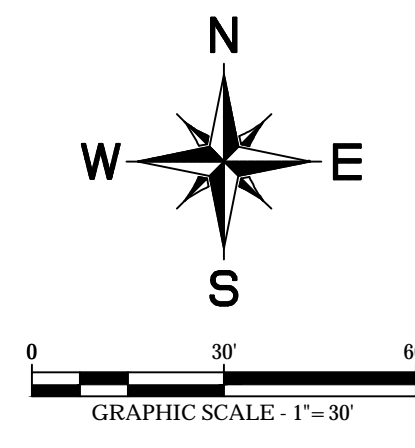


VICINITY MAP
N.T.S.

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND. ALL THE REQUIREMENTS OF THE DALLAS SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
 3. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 4. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
 5. STREETS, ALLEYS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF DALLAS, STANDARD CONSTRUCTION DETAILS, FILE 251D-1, LATEST EDITION.



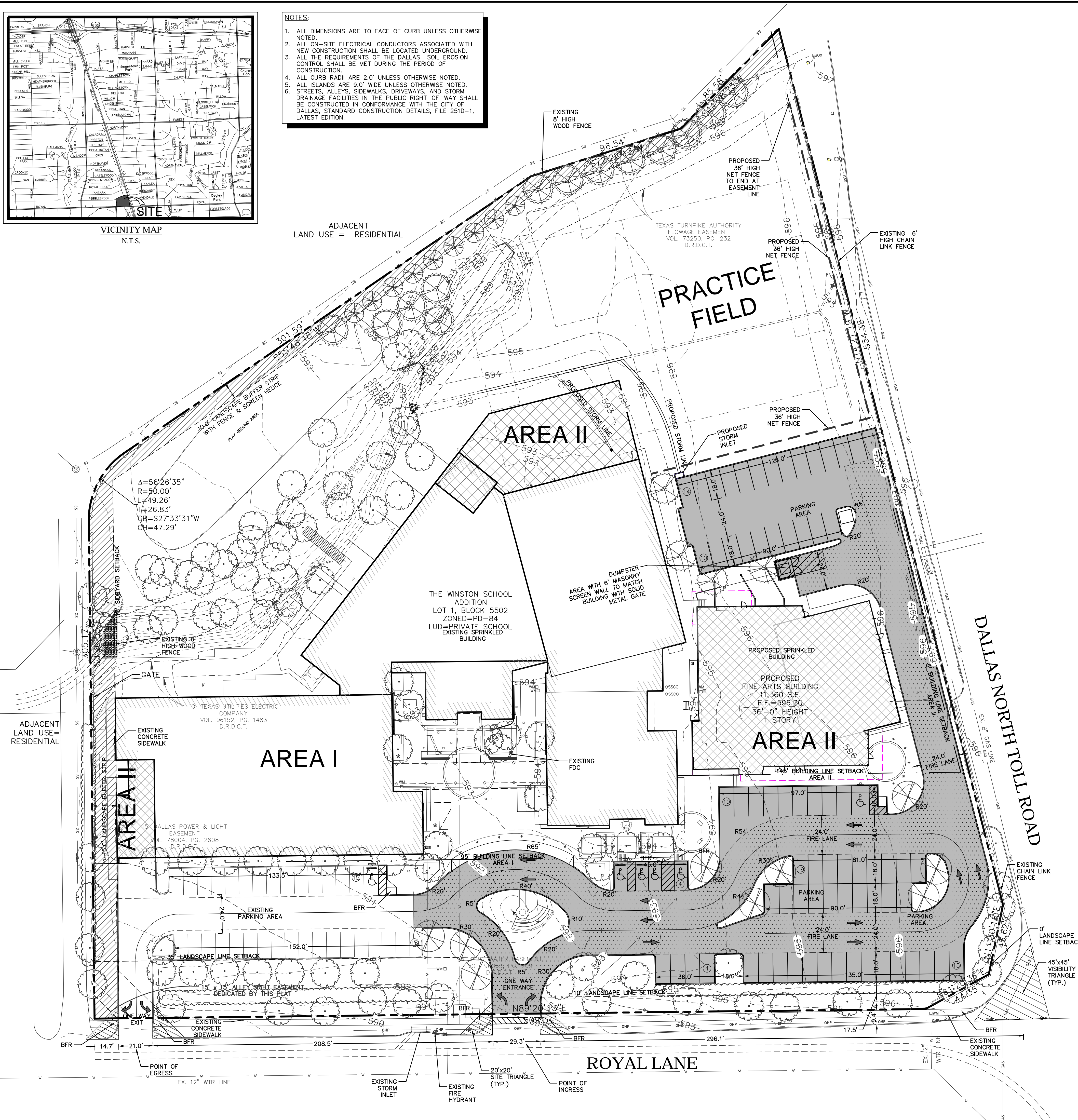
LEGEND

---	PROPERTY LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING GAS LINE
---	EXISTING STORM LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED STORM LINE
---	EXISTING CONTOURS
---	695
---	694
---	PROPOSED CONTOURS
---	695
---	694
---	CONCRETE SIDEWALK
---	CONCRETE FIRE LANE
⊙	PARKING COUNT
⊙	EXISTING TREE

SITE DATA SUMMARY TABLE

EXISTING ZONING	PD-84
PROPOSED ZONING	PD-84
PROPOSED USE	PRIVATE SCHOOL
LOT AREA (ACRES)	5.5528
LOT AREA (SQUARE FEET)	241,878
EXISTING BUILDING LOT COVERAGE (SQUARE FEET)	49418
PROPOSED BUILDING LOT COVERAGE (SQUARE FEET)	18280
TOTAL BUILDING LOT COVERAGE (PERCENT-X.XXX)	67.678 (27.98%)
MAXIMUM LOT COVERAGE (PERCENT-X.XXX)	28
BUILDING HEIGHT (# STORIES)	2
EXISTING BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	36'-0"
PROPOSED BUILDING HEIGHT (FEET-DISTANCE TO TALLEST BUILDING ELEMENT)	36'-0"
EXISTING FLOOR AREA (SQUARE FEET)(AREA I)	57,942
PROPOSED FLOOR AREA (SQUARE FEET)(AREA II)	17,375
TOTAL FLOOR AREA (SQUARE FEET)	75,317
FLOOR RATIO (RATIO-X.XX:1)	0.3114/1
PARKING RATIO (FROM ZONING ORDINANCE)	N/A
REQUIRED PARKING (# SPACES)	105
PROVIDED PARKING (# SPACES)	109
ACCESSIBLE PARKING REQUIRED (# SPACES)	5
ACCESSIBLE PARKING PROVIDED (# SPACES)	6

NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS



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NCA ARCHITECTURE
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3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
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CONTACT: CHRIS L. BEVINS

DEVELOPMENT/CONCEPTUAL PLAN
THE WINSTON SCHOOL ADDITION
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER
THE WINSTON SCHOOL
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DALLAS, TEXAS 75209
CONTACT: REBBIE EVANS
214-691-6950

ENGINEER
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12801 N. CENTRAL EXPWY.
DALLAS, TEXAS 75243
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TEXAS REGISTERED ENGINEERING FIRM #F-503
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MARCH 28, 2017

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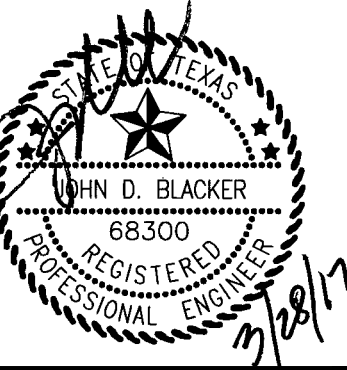
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The Winston School

THE WINSTON SCHOOL
5707 ROYAL LANE
DALLAS, TX

DATE	DESCRIPTION
09-11-2015	PERMIT SET
09-28-2015	ADDENDUM #1
02-08-2016	ASI #1
05-11-2016	ASI #7
07-18-2016	ASI #10
07-28-2016	ASI #11
08-30-2016	ASI #12
09-13-2016	ASI #13



NCA JOB #: 14016

DEVELOPMENT CONCEPTUAL PLAN

C0.01