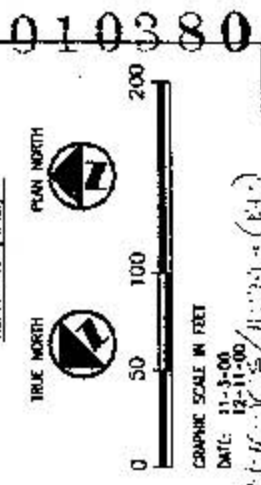
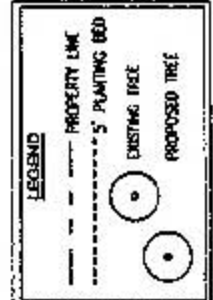
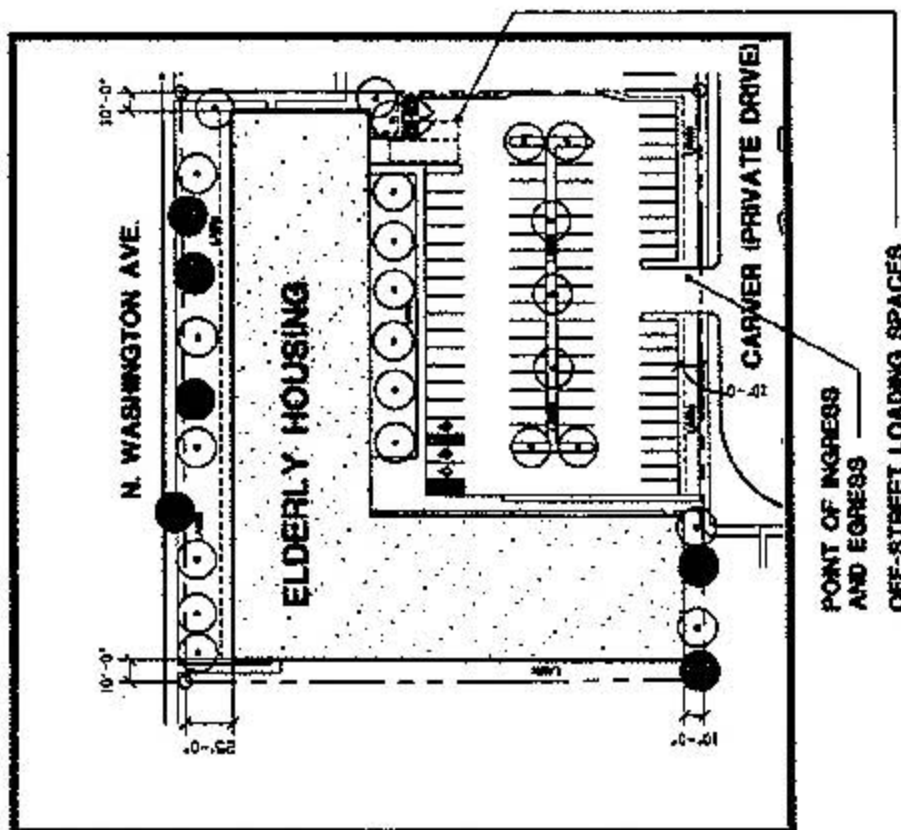


LANDSCAPE CODE COMPLIANCE CHART		CURRENT ZONING CLASSIFICATION	MF-2A
REQUIRED	REQUIREMENT FOR SITE	PARKING CALCULATIONS	
1.	2" CALIPER TREE PER 4000 SF OF LOT AREA	PROPOSE 0.53 PARKING SPACES PER DWELLING UNIT (DALLAS DEVELOPMENT CODE REQUIRES 0.7 SPACES PER UNIT=71 SPACES)	
2.	5" CALIPER TREES PER 30' OF STREET FRONTAGE	101 DWELLING UNITS x 0.15 = 56 SPACES	
3.	REPLACEMENT TREES MUST EQUAL IN CALIPER WHEN TO BE REMOVED TO THE CALIPER OF TREES REMOVED.	56 SPACES PROVIDED	
4.	REPLACEMENT TREES MUST BE 2" CALIPER MINIMUM.	COMMON AREA TABULATION:	
5.	OFF-STREET LOADING SPACES MUST BE PROVIDED FROM RESIDENTIAL ALLEYWAY AND PUBLIC STREET.	FIRST FLOOR LOBBY AND OFFICES 2121 SF	
6.	PARKING SPACES MUST BE LOCATED WITHIN 120' OF 2" CALIPER LARGE CANOPY TREE.	SECOND FLOOR READING ROOM 815 SF	
7.	LANDSCAPE BARRIER STRIP ALONG ADJACENT PUBLIC STREET FRONTAGE, MIN. WIDTH OF 10'.	THIRD FLOOR EXERCISE ROOM 788 SF	
8.	SCREEN PARKING LOTS ALONG ADJACENT PUBLIC STREET FRONTAGE, MIN. 5' HEIGHT.	FOURTH FLOOR DINING ROOM 1581 SF	
9.	PERMETER LANDSCAPE BUFFER-LENGTH OF PROPERTY, RESIDENTIAL AGENCY	TOTAL USABLE COMMON SPACE 5,509 SF	
		CODE REQUIRES (1) SPACE PER 300 SF OF COMMON SPACE 5,509 SF/300 SF=18 SPACES	
		TOTAL PARKING PROVIDED (56 + 18)	
		74 SPACES PROVIDED	

BUILDING DATA	
NUMBER OF STORIES	FOUR
MAXIMUM BUILDING HEIGHT	36 FEET REQUIRED, 34 FEET PROPOSED
NUMBER OF UNITS	(11) 2-BEDROOM AND (90) 1-BEDROOM
	TOTAL UNITS = 101
BUILDING FOOTPRINT	28,682 SF
LOT COVERAGE	28,682 SF 940C. FOOTPRINT/ 80,758 SF LOT = 36.8% COVERAGE

Approved
 City Plan Commission
 12-7-2000



PLANNED DEVELOPMENT DISTRICT NO. 594

DEVELOPMENT / LANDSCAPE PLAN
ROSELAND ELDERLY HOUSING
 2200 N. WASHINGTON AVE. DALLAS, TEXAS
 DALLAS HOUSING AUTHORITY




010380