EXHIBIT S-193-S49B

FAIRMOUNT STREET

12 – CEDAR ELM TREES IN 4'X4' TREE WELLS

7 – CEDAR ELM TREES IN 4'X4' TREE WELLS

2 – MAGNOLIA TREES

1 MAGNOLIA TREE

3 – MAGNOLIA TREES

EXISTING HOTEL ZA ZA

ZA ZA CONDOMINIUMS

NEW SIDEWALK

GCOVER/SHRUB FOUNDATION PLANTING

4 – RED OAK TREES IN 4'X4' TREE WELLS

PROPERTY LINE

OUTDOOR PARKING

5' DIA. PLANTER POTS W/TREES

NEW SIDEWALK

2 – PALM TREES

1 – MAGNOLIA TREE

7 – WAX MRTYLE TREES IN POTS

1 – MAGNOLIA TREE

2 – SWEETGUM TREES

1 – CEDAR ELM TREE SPECIMEN

2 – LIVE OAK TREES

AUTOCOURT

1 – CEDAR ELM TREE SPECIMEN

POOL

6 – MAGNOLIA TREES

1 – RED OAK TREE IN 4'X4' TREE WELL

BALD CYPRESS TREE INFILL WITH EXISTING

NEW SIDEWALK

SHRUB SCREEN FOR PARKING

STATE THOMAS MONUMENT

THOMAS AVENUE

6'-0" SIDEWALK

1 – LIVE OAK TREE IN 5'X5' TREE WELLS W/GRATES

GROUNDCOVER/SHRUB FOUNDATION PLANTING

1 – MAGNOLIA TREE

10 – LIVE OAK TREES IN 4'X4' TREE WELLS W/GRATES

LEONARD STREET

EXISTING LAWN/GRASS TO REMAIN

4 – EXISTING BALD CYPRESS TREES TO BE MAINTAINED

ALLEY

REVISIONS
REVISED: SEPT 18, 2003

OAK LAWN PLANNING DISTRICT LANDSCAPE CHECKLIST COMPLIANCE WITH PD 193, ORD. 21859	ZA ZA HOTEL PHASE 1
ADDRESS: 2300 LEONARD TRACE#: ZONING DISTRICT: HC	
THIS PORTION OF THE PLAN HAS PREVIOUSLY BEEN SUBMITTED (JUNE 2001) AND APPROVED BY THE CITY OF DALLAS (CHIEF ARBORIST). THE PROJECT IS COMPLETE AND COMPLIES WITH ALL PD 193 REQUIREMENTS.	

OAK LAWN PLANNING DISTRICT LANDSCAPE CHECKLIST COMPLIANCE WITH PD 193, ORD. 21859	ZA ZA CONDOMINIUMS PHASE 2
ADDRESS: 2403 THOMAS TRACE#: ZONING DISTRICT: HC	

1. PROTECTED TREE MITIGATION
   TOTAL INCHES REMOVED: 42 cal. in.
   TOTAL INCHES PROVIDED: 45.5 cal. in. (MIN. 3-1/2" CAL. EA TREE)
2. IRRIGATION
   THIS SITE WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. VISUAL OBSTRUCTION
   THIS PLAN COMPLIES WITH ALL VISIBILITY TRIANGLE SPECIFICATIONS.
4. SCREENING OF OFF-STREET PARKING:
   THIS PLAN SCREENS ALL OFF-STREET SURFACE PARKING FROM THE STREET AND RESIDENTIAL ADJACENCY USING A LANDSCAPE SCREEN (SHRUBS).
5. SCREENING OF OFF-STREET LOADING AND GARBAGE STORAGE AREA SCREENING:
   THIS PLAN SCREENS ALL OFF-STREET LOADING AND GARBAGE STORAGE AREAS FROM PUBLIC STREETS ADJACENT TO THE SITE AND PROPERTY WITHIN A RESIDENTIAL DISTRICT ADJACENT TO OR OPPOSITE FROM THE SITE.
6. STREET TREES
   THIS PLAN COMPLIES WITH ALL STREET TREE REQUIREMENTS:
   320 LF STREET FRONTAGE EXISTING
   13 STREET TREES REQUIRED @ 1 PER 25 LF OF FRONTAGE.
   13 STREET TREES PROVIDED.
7. PARKWAY LANDSCAPE/PERMEABLE AREA
   25% OF PARKWAY MUST BE LANDSCAPE/PERMEABLE SURFACE.
   TOTAL PARKWAY AREA = 5904 SF
   TOTAL LANDSCAPE/TREE GRATE AREA = 2697 SF (45%)

0 16' 48'
8' 32'
GRAPHIC SCALE 1/16" = 1'-0"

083734
25396
APPROVED BY CITY COUNCIL Exhibit S-193B
OCT 0 8 2003
City Secretary
PDS 49

Approved
City Plan Commission
9-11-03

PLANNED DEVELOPMENT DISTRICT NO. 193

ARMSTRONG BERGER, INC.
LANDSCAPE ARCHITECTS / PLANNERS
2611 STATE STREET
DALLAS, TEXAS 75204
(214) 871-0893 VOICE
(214) 871-0894 FAX
armberg@armberg.com

ZA ZA HOTEL & CONDOMINIUMS

Dallas, Texas

DRAWING TITLE
LANDSCAPE PLAN

ZONING FILE#
Z023-259 (WE)

DATE:	AUGUST 28,2003
SCALE:	1"=10'-0"
PROJ. NO.	20040
DRAWN:	JHH
APPD:	JHA

DRAWING NO.
L0.01