



LANDSCAPE CODE COMPLIANCE CHART	
REQUIRED	PROVIDED
1. 2" CALIPER TREE PER 4000 SF OF LOT AREA	80,760 S.F. = TOTAL OF 24 TREES FOR SITE
2. 5" CALIPER TREES PER 30' OF STREET FRONTAGE	206 L.F. = TOTAL OF 24 TREES FOR SITE
3. REPLACEMENT TREES MUST EQUAL IN CALIPER WHEN REMOVED TO THE CALIPER OF TREES TO BE REPLACED	YES
4. REPLACEMENT TREES MUST BE 2" CALIPER MINIMUM	YES
5. OFF-STREET LOADING SPACES MUST BE PROVIDED FROM RESIDENTIAL ALLEYS AND PUBLIC STREETS MIN. 6' HEIGHT	YES
6. PARKING SPACES MUST BE LOCATED WITHIN 120' OF 2" CALIPER LARGE CANOPY TREE	YES
7. LANDSCAPE BARRIER STRIP ALONG ADJACENT PUBLIC STREET FRONTAGE, MIN. WIDTH OF 10'	YES
8. SCREEN PARKING LOTS ALONG ADJACENT PUBLIC STREET FRONTAGE, MIN. 3' HEIGHT	YES
9. PERIMETER LANDSCAPE BUFFER-LENGTH OF PROPERTY, RESIDENTIAL AGENCY	YES

CURRENT ZONING CLASSIFICATION MF-2A	
PARKING CALCULATIONS	
PROPOSE 0.53 PARKING SPACES PER DWELLING UNIT (DALLAS DEVELOPMENT CODE REQUIRES 0.7 SPACES PER UNIT=71 SPACES)	56 SPACES PROVIDED
101 DWELLING UNITS x 0.55 = 56 SPACES	
COMMON AREA TABULATION:	
FIRST FLOOR LOBBY AND OFFICES	2121 SF
SECOND FLOOR READING ROOM	815 SF
THIRD FLOOR EXERCISE ROOM	788 SF
FOURTH FLOOR DINING ROOM	1561 SF
TOTAL USABLE COMMON SPACE	5,309 SF
CODE REQUIRES (1) SPACE PER 300 SF OF COMMON SPACE = 5,309 SF / 300 SF = 18 SPACES	18 SPACES PROVIDED
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/ 80,756 SF LOT = 36.8% COVERAGE

Approved
City Plan Commission
12-7-2000

LEGEND

- - - - - PROPERTY LMC
- - - - - 5' PLANTING BED
- EXISTING TREE
- PROPOSED TREE

PROJECT SITE

VICINITY MAP (N.I.S.)

TRUE NORTH

PLAN NORTH

0 50 100 200

GRAPHIC SCALE IN FEET

DATE: 11-3-00
12-11-00

010380

DEVELOPMENT / LANDSCAPE PLAN

ROSELAND ELDERLY HOUSING

2200 N. WASHINGTON AVE. DALLAS, TEXAS

DALLAS HOUSING AUTHORITY

PLANNED DEVELOPMENT DISTRICT NO. 594