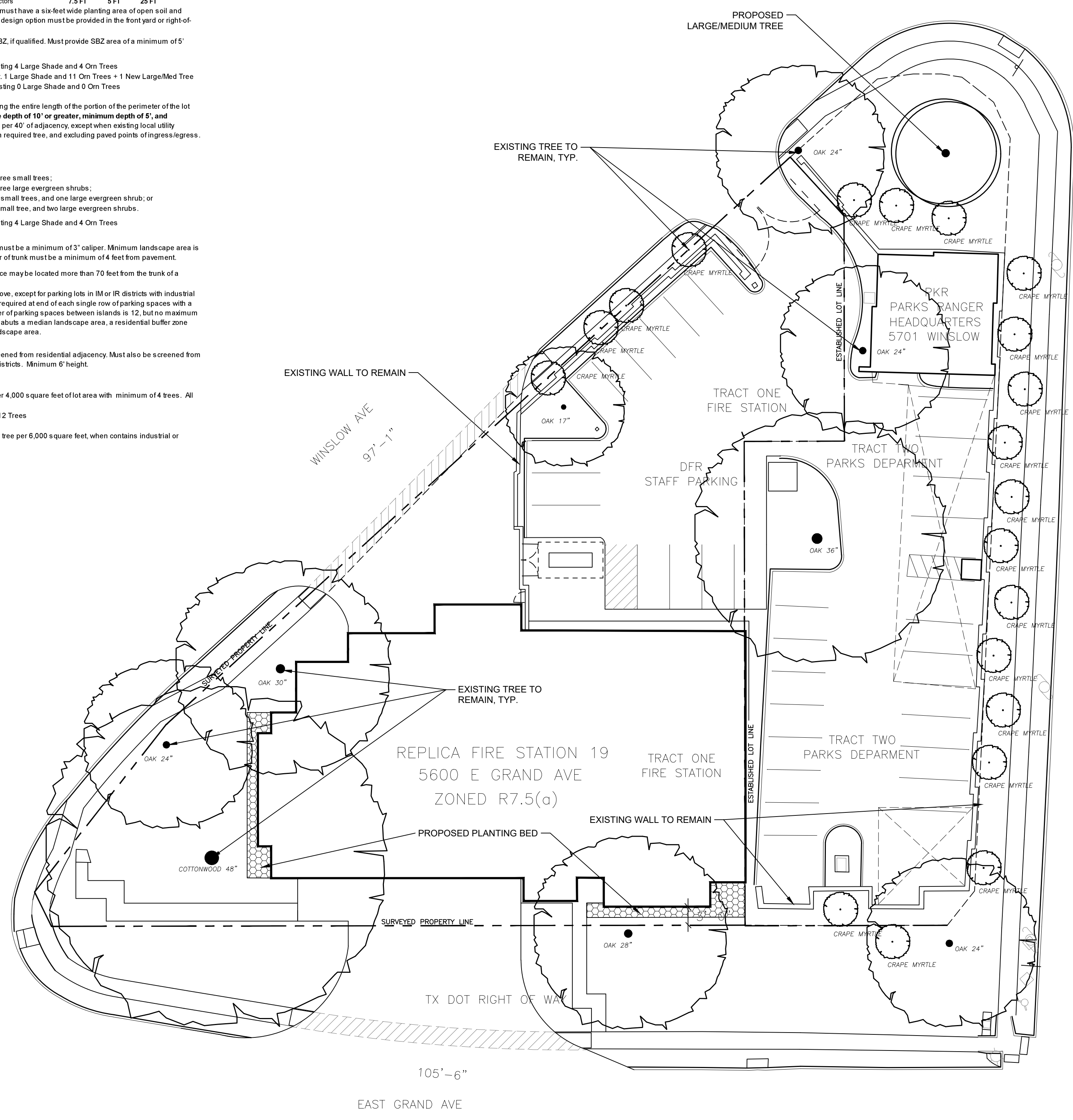


DESIGN OPTION PROVISIONS	
Points are required for each building site. The minimum number of design option points required for a building site:	
Lot Size	Points required (Ex: a 4500 sf lot requires 4 points to be obtained)
0 to 999 sf	0
1,000 sf to 1,999 sf	1
2,000 sf to 9,999 sf	2-9
(One point for every 1000 sf)	
10,000 sf to 19,999 sf	10
20,000 sf to 39,999 sf	15
40,000 sf to 2.99 acres	20
3 acres to 9.99 acres	30
10 acres to 19.99 ac	40
20 acres to 49.99 ac	40
50 acres and greater	50
0	(1) Plant material bonus - 5 points maximum - Plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All plant material must be placed in the front yard.
Options:	
0	Added: Small tree 0.5 pts.;
0	Large shrub 0.25 pts.;
0	Large/medium tree 1 pt. Excess large/medium site trees
0	(2) Buffer zone enhancements - 20 points max. - Each required buffer zone depth may be increased by a min. number of feet. It is not available where the street buffer zone is reduced to no more than 5% of lot area.
Options:	
0	Large enhanced buffer zone (5 feet); 5 pts.
0	Small enhanced buffer zone (2 feet); 2 pts.
0	(3) Engineered solutions for soil volume - 10 points maximum - Use engineered solutions for providing soil volume for a minimum of 75% of required street buffer trees.
Options:	
0	Minimum required soil volume, 5 pts.;
0	Increase 10% above minimum requirements, 6 pt
0	+ 15%, 7 pts.;
0	+ 20%, 8 pts.;
0	+ 25%, 9 pts.;
0	+ 30% or more, 10 pts.
5	(4) Screening - 20 points maximum. Screen all parking lots on the lot along the entire adjacent public street frontages on a building site or artificial lot, excluding driveways and usability triangles. Screening must be visible. Options:
1)	Standard design (shrub ht. min. of 2' at installation), 5 pts.;
2)	Enhanced design", 10 pts.;
3)	Grouped beds, 5 pts.;
4)	5' Screening wall or fence (min. ht. of 3'), 5 pts.;
5)	Berm (min. ht. of 3'), 5 pts.;
(* - landscape architect required; ** - may complement option 1 or 2)	
Screening is mandatory in NO(A), LO(A), LO-1, LO-2, LO-3, MO(A), MO-1, MO-2 and GO(A) districts	
Existing wall to remain to screen parking	
0	(5) Building facade - 15 points maximum. Facade planting areas adjacent to public streets or private driveways. Options:
1)	Standard design, 5 pts.;
2)	Enhanced design", 10 pts.;
3)	Additional grouping of medium/small trees, 5 pts.;
4)	One small tree per 30 ft. within 15 feet of facade, 5 pts.
0	(6) Pedestrian uses - 25 points maximum. Provide private or publicly accessible pedestrian facilities for at least 5% of the building site. Options:
1)	Urban streetscape (maximum of 2 amenity types): 10 pts.
Benches:	
Lamps:	
Enhanced sidewalk (not available for option 7);	
8 ft. Unobstructed sidewalk;	
Water feature;	
2)	Special amenities in building site, 5 pts. (private), 10 pts. (public);
3)	Habitat restoration adjacency, 10 pts. (private), 15 pts. (public);
4)	Athletic fields, 10 pts. - or 20 pts. (on lots over 10 acres).
0	(7) Pavements - 15 points maximum. Provide enhanced or special pavement to a minimum of 25% of all outdoor vehicular pavement, or 5% pedestrian-use pavement on the lot, as applicable. Options:
1)	Enhanced vehicular pavement. Texture 3 pts. Color 3 pts.;
2)	Permeable vehicular pavement, 5 pts.;
3)	Enhanced pedestrian walkways: Texture 3 pts. Color 3 pts.
10	(8) Conservation - 25 points maximum. Provide conservation programs on the property. It must occupy at least 5% of the lot area. Options:
1)	10 Tree preservation in development impact area, 2 pts. for each tree up to 10 pts.;
2)	Habitat preservation and restoration (native grassland or woodland), 5 pts.;
3)	Habitat preservation and restoration - active management plan, 10 pts.;
4)	Habitat preservation and restoration - adjacent to primary natural areas, 15 pts.
10	(9) Low Impact Development - 20 points maximum. Improve the property with design to manage stormwater flow and provide surface heat abatement. Options:
1)	Rain garden, max 6 pts.;
2)	Bioswale, max 10 pts.;
3)	10 Water-wise plant materials and planting beds; max 10 pts.
0	(10) Parking Lots - 30 points max. for DIA 10 acres or larger; 20 points max. for DIA less than 10 acres. Options:
1)	Pedestrian pathway, 5 pts.;
2)	Parking islands - maximum of 10 parking spaces between landscape islands, 5 pts.;
3)	Parking islands - increase landscape area a minimum of 200 sf for each large/medium tree. +50% of required islands, 5 pts. +75% of required islands, 10 pts.
4)	Parking islands - increase landscape area a minimum of 300 sf for each large/medium tree. +50% of required islands, 7 pts. +75% of required islands, 12 pts.
5)	Parking islands - each additional parking island provided, 3 pts.
6)	Landscape medians - provide a minimum of 10 ft. wide landscape median with large/medium trees for a minimum of a 12 space parking row, 5 pts.
7)	Landscape medians - provide a minimum of 12 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 10 pts. for each full median for a maximum of 20 points on the lot.
8)	Landscape medians - provide a minimum of 16 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 15 pts. for each full median for a maximum of 30 points on the lot.
9)	Large trees located in minimum of 500 sf dedicated open soil area, 2 pts. for maximum of 20 pts.
10)	Pocket park. Provide a minimum of 2,500 sf of contiguous open soil surface area, 20 pts.
0	(11) General - Provide documentation and demonstrate ability to achieve any of the following conditions. Options:
1)	Provide SITES (Sustainable Sites Initiative) documentation and demonstrate ability to attain SITES certified level (55 points) or greater, 10 pts.
2)	Provide and implement a landscape maintenance plan for a minimum of a 3 year period. 3 pts.
25	TOTAL POINTS 20 REQUIRED POINTS

FIRE STATION No. 19	
ADDRESS: 5600 E. GRAND AVE	TRACE#:
DATE: Nov-20	LOT SIZE: 48,072 SF / 1.10 Acres
MANDATORY PROVISIONS	
Non-Compliant Street Buffer Zone (SBZ) - Must have one 3" caliper large or medium tree per 40' of street frontage, except when existing conditions allow two small trees to substitute for each required tree. All street trees must be provided along the entire length of the lot, excluding paved surfaces at points of ingress/egress, and within an area measured from the property boundary, unless authorized for distance from the street curb.	
Urban Streetscape - (Option) If approved, must have a six-foot wide planting area of open soil and covered soil conditions. A minimum of one design option must be provided in the front yard or right-of-way area.	
Right-of-Way - (Option) May be used for SBZ, if qualified. Must provide SBZ area of a minimum of 5' depth on the property.	
Winslow (277 LF / 40 = 7); 7 Required; Existing 4 Large Shade and 4 Orn Trees	
S. Beacon (267 LF / 40 = 7); 7 Required; Ex. 1 Large Shade and 11 Orn Trees + 1 New Large/Med Tree	
E. Grand (198 LF / 40 = 5); 5 Required; Existing 0 Large Shade and 0 Orn Trees	
Non-Compliant Residential Buffer Zone (RBZ) - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, with an average depth of 10' or greater, minimum depth of 5', and maximum depth of 30'. Must include one plant group per 40' of adjacency, except when existing local utility conditions allow two small trees to substitute for each required tree, and excluding paved points of ingress/egress.	
Screening is not required	
X Screening is required. Plant group is:	
One large or medium tree and three small trees;	
One large or medium tree and three large evergreen shrubs;	
One large and medium tree, two small trees, and one large evergreen shrub; or	
One large or medium tree, one small tree, and two large evergreen shrubs.	
Winslow (277 LF / 40 = 7); 7 Required; Existing 4 Large Shade and 4 Orn Trees	
Compliant Interior Zone - All required large and medium trees must be a minimum of 3' caliper. Minimum landscape area is 160 sq. ft. with a minimum soil width of 8 feet. The center of trunk must be a minimum of 4 feet from pavement.	
X 21 to 100 parking spaces. No parking space may be located more than 70 feet from the trunk of a large/medium tree.	
101 or more parking spaces. Same as above, except for parking lots in IM or IR districts with industrial and warehouse uses. Landscape area is required at end of each single row of parking spaces with a minimum of one tree, the maximum number of parking spaces between islands is 12, but no maximum number of parking spaces in a row when it abuts a median landscape area, a residential buffer zone landscape area, or a street buffer zone landscape area.	
NA Screening of off-street loading spaces - Must be screened from residential adjacency. Must also be screened from all adjacent public streets, except CS and industrial districts. Minimum 6' height.	
Compliant Site Trees - 107 credits	
X Standard - Must have one 2" caliper tree per 4,000 square feet of lot area with minimum of 4 trees. All site trees must be located on the lot.	
12 Required 48,072 SF / 4,000 = 12 Trees	
134 Provided 134 credits	
NA IIR and IR zoning - Must have one 2" caliper tree per 6,000 square feet, when contains industrial or warehouse uses.	
Required	
Provided	



03 LEGEND NOT TO SCALE

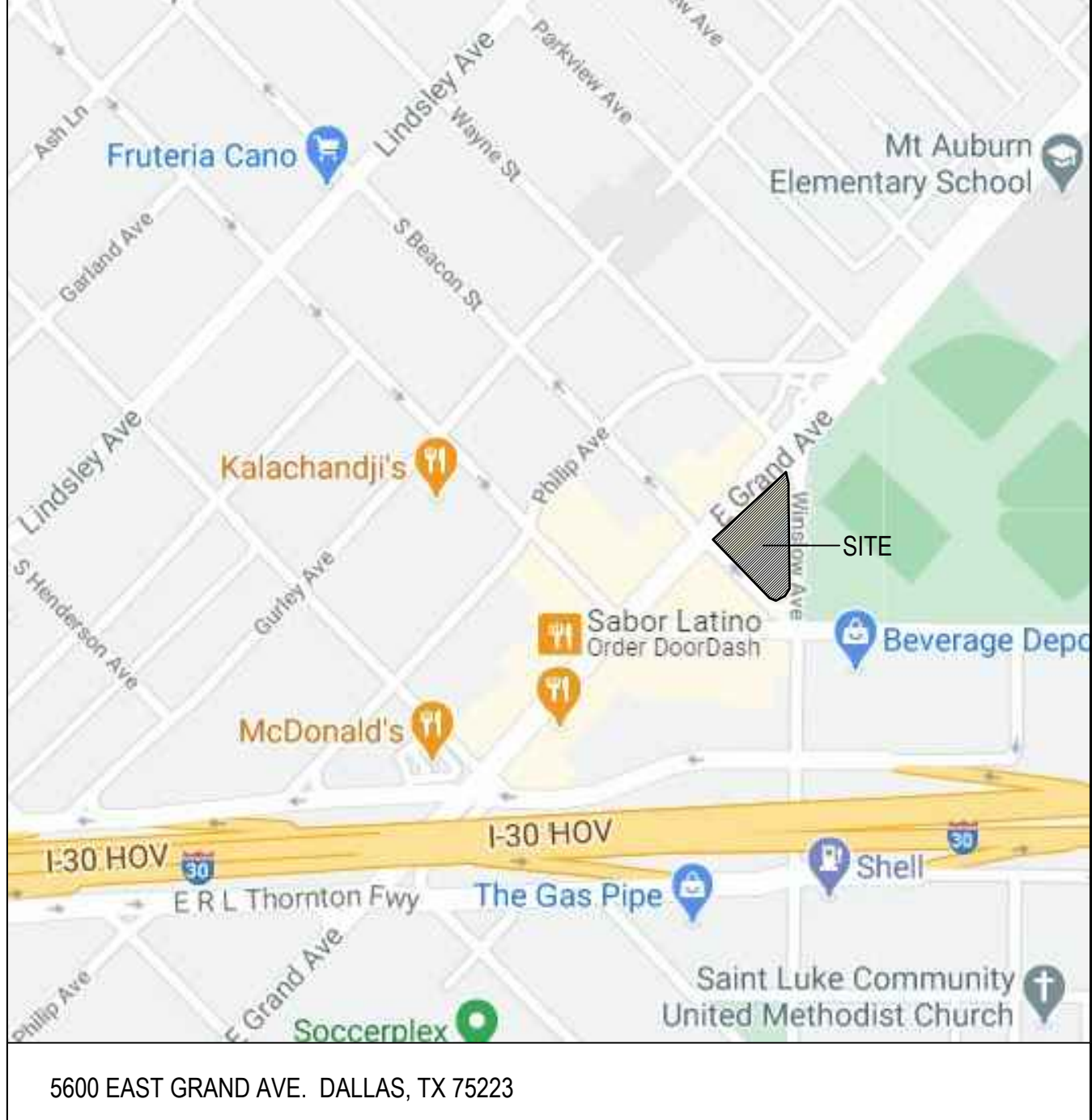
- EXISTING TREE TO REMAIN
- NOTE: IF EXISTING TREE DIES OR IS REMOVED, THEN (1) SHADE OR TWO (2) ORNAMENTALS FROM LIST BELOW WILL BE PLANTED IN APPROXIMATE LOCATION.
- PROPOSED LARGE / MEDIUM TREE (3\" CALIPER MIN.):
- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*
- BALD CYPRESS / *TAXODIUM DISTICHUM*
- PROPOSED SMALL / ORNAMENTAL TREE (2\" CALIPER MIN.):
- DESERT WILLOW / *CHILOPSIS LINEARIS*
- RED BUD / *CERCIS CANADENSIS* OR *RENIFORMIS*
- CRAPE MYRTLE / *LAGERSTROEMIA INDICA*
- EVE'S NECKLACE / *SOPHORA AFFINIS*
- YAUPON HOLLY / *ILEX VOMITORIA*
- BLACKHAW VIBURNUM / *VIBURNUM RUFIGULUM*
- PROPOSED PLANTING BED:
- SHRUBS (MIN. 1 GALLON):
- YUCCA / *HESPERALOE PARVIFLORA* SPP.
- INDIAN HAWTHORN / *RAPHIOLEPIS* SPP.
- HOLLY / *ILEX* SPP.
- NANDINA / *NANDINA DOMESTICA*
- AUTUMN SAGE / *SALVIA GREGGII*
- TEXAS SAGE / *LEUCOPHYLLUM FRUTESCENS*
- ROSEMARY / *ROSEMARINUS* SPP.
- AND / OR-
- GROUND COVER PLANTING (MIN. 4\" POT):
- LIRIOPE / *LIRIOPE* SPP.
- WINTERCREEPER / *EUONYMUS FORTUNEI*
- MEXICAN FEATHER GRASS / *NASSELLA TENUISSIMA*

02 NOTES NOT TO SCALE

IRRIGATION NOTE:  
ALL CODE REQUIRED TREES AND SHRUBS TO EITHER BE WATERED BY A PERMANENT IRRIGATION SYSTEM OR A TEMPORARY SYSTEM. FOR TEMPORARY IRRIGATION, PLANTINGS TO BE LOCATED WITHIN 200 FEET OF WATER SOURCE SUCH AS A PERMANENT HOSE BIB.

CITY OF DALLAS ORDINANCE, SEC. 51A-10.104:  
ALL NEWLY PLANTED CODE REQUIRED TREES AND SHRUBS WILL BE PLANTED IN COMPLIANCE WITH SECTION PLANTING AREA REQUIREMENTS.

01 VICINITY MAP NOT TO SCALE



**BROWN REYNOLDS WAITFORD ARCHITECTS**  
3535 TRAVIS STREET  
SUITE 200 DALLAS, TEXAS 75204  
214-528-9704  
WWW.BRWARCH.COM

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DATE: \_\_\_\_\_ ISSUE DATE: \_\_\_\_\_  
DRAWN BY: JCS  
CHECKED BY: RCC  
BRW PROJECT NUMBER: 2200666.00

CITY OF DALLAS  
**FIRE STATION No. 19**  
5600 EAST GRAND AVENUE  
DALLAS, TX 75223  
PLAT NO: XXXX  
TRACKING NO: DP20-XXX

SUSTAINABLE DEVELOPMENT & CONSTRUCTION	
NO.	DATE

04 LANDSCAPE PD PLAN

1" = 30'-0"

L1.0 - CITY OF DALLAS FIRE STATION No. 19

**L1.0**  
PD LANDSCAPE DRAWING