

ORDINANCE NO. 7335

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 20-17 AND (2) A DETAIL PLAN FOR A FIRE STATION ON A 2.745-ACRE TRACT OF LAND LOCATED AT 6450 NORTH PRESIDENT GEORGE BUSH TURNPIKE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 9th day of May, 2022, the Plan Commission did consider and make recommendations on a certain request for (1) an Amendment to Planned Development (PD) District 20-17; and (2) A Detail Plan for a Fire Station by **Hart Gaugler + Associates**; and

**WHEREAS**, The City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving (1) an Amendment to Planned Development (PD) District 20-17 and (2) a Detail Plan for a Fire Station on a 2.745-acre tract of land located at 6450 North President George Bush Turnpike and being more particularly described in Exhibit A, attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in Exhibit "A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.



**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 22-13**

WHEREAS, the City of Garland, a Texas home-rule municipality, is the sole owner of a tract of land, situated in the P. M. Rice Survey, Abstract No. 1241, in the City of Garland, Dallas County, Texas, and being all of that called 2.741 acre tract, described by deed to the City of Garland, Texas, as recorded under Instrument No. 202000130116, of the Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 1/2" iron rod found for the most southerly corner of said 2.741 acre tract, same being the southwesterly corner of a called 3.58 acre tract of land, described by deed to F & L, L.L.P., as recorded under Instrument Number 201300281265, O.P.R.D.C.T., said corner also being in the northeasterly monumented line of President George Bush Turnpike (State Highway No. 190) (a variable width public right-of-way);

THENCE along the southwesterly line of said 2.741 acre tract, same being the northeasterly monumented line of President George Bush Turnpike, the following (2) two courses and distances:

ZONING FILE NUMBER Z 22-13

1. North 56°03'28" West, a distance of 257.87' to a 1/2" iron rod found for an angle point;

2. North 55°51'59" West, a distance of 222.35' to a 1/2" iron rod with a yellow plastic cap stamped "TXHS" found for the most westerly corner of said 2.741 acre tract, same being the most southerly corner of Lot 2, Block 1, of CAMPBELL FERRIS ADDITION, an addition to the City of Garland, as recorded in Volume 2001161, Page 1590, of the Map Records, Dallas County, Texas;

THENCE North 33°56'07" East, along the common line between said 2.741 acre tract and Lot 2, Block 1, a distance of 224.18' to a point for corner, from which a 1/2" iron rod with a yellow plastic cap stamped "TXHS" found bears, North 23°43'11" West, a distance of 0.20', said point for corner being the most easterly corner of said Lot 2, Block 1, same being the northwesterly corner of said 2.741 acre tract, said corner also being at an angle point of Lot 1, Block 1, of MONTESSORI SCHOOL ADDITION, an addition to the City of Garland, as recorded under Instrument No. 200900325963, O.P.R.D.C.T.;

THENCE North 89°08'06" East, along the common line between said 2.741 acre tract and said Lot 1, Block 1, a distance of 279.24' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the northeasterly corner of said 2.741 acre tract, same being the southeasterly corner of said Lot 1, Block 1, said corner also being in the westerly line of the aforementioned 3.58 acre tract;

**EXHIBIT A**

THENCE in a southerly direction, along the common line between said 2.741 acre and 3.58 acre tracts, the following (2) two courses and distances:

1. South 01°56'14" East, a distance of 145.75' to a 1/2" iron rod found for an angle point;

2. South 02°04'06" West, a distance of 313.50' to the POINT OF BEGINNING and containing 119,850 square feet or 2.745 acres of land, more or less.

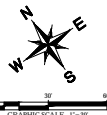
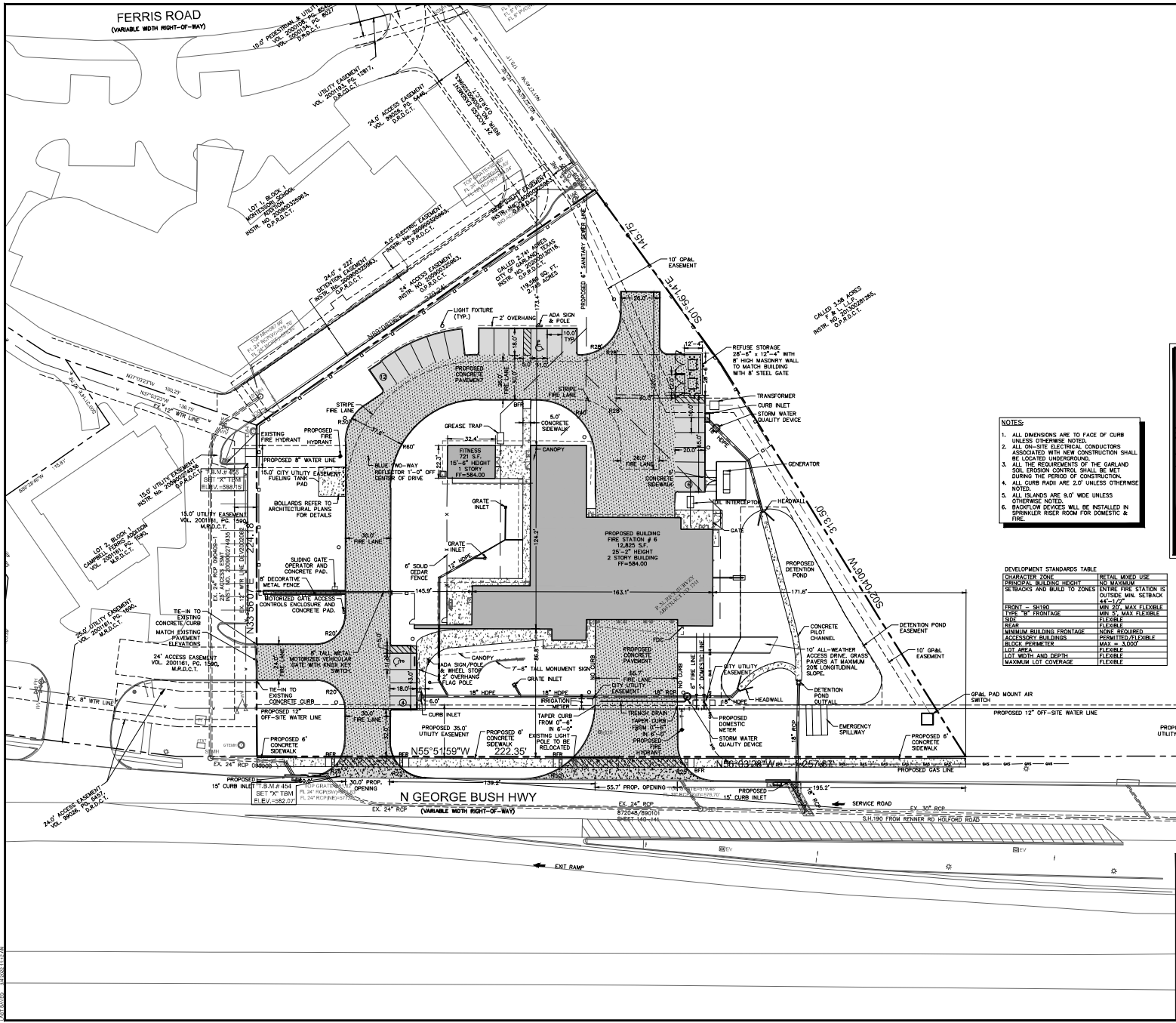
**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 22-13**

**6450 North President George Bush Turnpike**

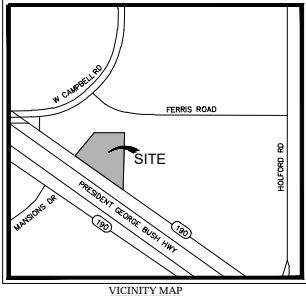
- I. Statement of Purpose:** The purpose of this Planned Development District is to amend the Planned Development (PD) District 20-17 to allow a Fire Station and approve a Detail Plan.
- II. Statement of Effect:** This Planned Development (PD) shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773 and Planned Development (PD) District 20-17, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Planned Development (PD) District 20-17 and Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Development Plans:**
- A. Detail Plan: Development is to be in general conformance with the approved Detail Plan set forth in Exhibit C, Exhibit D, and Exhibit E. In the event of conflict between the conditions and Detail Plan, the conditions listed below are to apply.
- V. Specific Conditions:**
- A. Site Layout: The development shall be in conformance with the site layout in Exhibit C.
- B. Landscaping and Screening: Landscaping and Screening shall be in conformance with Exhibit D.
- C. Building Elevations: Building elevations shall be in general conformance with Exhibit E.

EXHIBIT C



**LEGEND**

---	PROPERTY LINE
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING GAS LINE
---	EXISTING STORM LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED STORM LINE
[Pattern]	5" CONCRETE SIDEWALK
[Pattern]	6" CONCRETE PAVEMENT
[Pattern]	7" CONCRETE PAVEMENT FIRE LANE
[Pattern]	10" CONCRETE PAVEMENT IN ROW
[Symbol]	PARKING COUNT



- 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.
  3. ALL THE REQUIREMENTS OF THE GULFLAND SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.
  4. ALL CURB RADI ARE 2.0' UNLESS OTHERWISE NOTED.
  5. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
  6. BACKFLOW DEVICES WILL BE INSTALLED IN SHRINKER RISER ROOM FOR DOMESTIC & FIRE.

**DEVELOPMENT STANDARDS TABLE**

CHARACTER ZONE	RETAIL MIXED USE
PRINCIPAL BUILDING HEIGHT	100 MAXIMUM
SETBACKS AND BUILD TO ZONES	ENTIRE FIRE STATION IS OUTSIDE MIN. SETBACK
FRONT - SH100	44'-10"
FRONT - 6" FRONTAGE	MIN. 5' MAX FLEXIBLE
SIDE	FLEXIBLE
REAR	FLEXIBLE
MINIMUM BUILDING FRONTAGE	NONE REQUIRED
ACCESSORY BUILDINGS	PERMITTED/FLEXIBLE
BLOCK PERMETER	MAX = 3.00X
LOT AREA	FLEXIBLE
LOT WIDTH AND DEPTH	FLEXIBLE
MAXIMUM LOT COVERAGE	FLEXIBLE

**SITE DATA SUMMARY TABLE**

USE	PS 20-17 MIXED USE
EXISTING ZONING	PS 20-17 MIXED USE
PROPOSED ZONING	PS 20-17 MIXED USE
PROPOSED USE	FIRE STATION
LOT AREA (SQUARE FEET)	2,745
LOT AREA (SQUARE FEET)	119,860
BUILDING FOOTPRINT AREA (SQUARE FEET)	124.6
MINIMUM BUSINESS USE	5,000
RESIDENTIAL	2,380
APARTMENT BAYS	4,407
MEZZANINE	830
FINISH	72
TOTAL IMPERVIOUS AREA (SQUARE FEET)	52,341
PERCENTAGE OF SITE COVERED BY IMPERVIOUS COVER	43.77%
LOT COVERAGE PERCENTAGE COVER	4.50%
FLOOR AREA (SQUARE FEET)	124.6
FLOOR AREA (SQUARE FEET)	11.5
BUILDING HEIGHT (HEIGHT) (STORIES / FT-IN)	2 STORIES / 25'-2"
BUILDING HEIGHT (HEIGHT) (STORIES / FT-IN)	10 STORIES / 83'
PARKING RATIO	7.50
REQUIRED PARKING	120
PROPOSED PARKING	120
ACCESSORY PARKING REQUIRED	0
ACCESSORY PARKING PROVIDED	0
OPEN SPACE REQUIRED (SQUARE FEET) 7.5	11,540
OPEN SPACE PROVIDED (SQUARE FEET)	10,500

NOTE: LANDSCAPING PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

**SITE PLAN**  
**GARLAND FIRE STATION NO. 6**  
 LOT 1, BLOCK 1  
 FIRE STATION NO. 6 ADDITION  
 2,745 AC. (119,860 S.F.)  
 F.M. RICE SURVEY, ABSTRACT NO. 1241  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS  
 CITY OF GARLAND CASE # 210511-1

**DATE:** MAY 3, 2022

**DESIGNED BY:** HCA  
**DRAWN BY:** HCA  
**CHECKED BY:** JDB  
**DATE:** MAY 2022

**SCALE:** AS SHOWN

**PROJECT NO.:** 220221

**ENGINEER:** HART GAUGLER ASSOCIATES, INC.  
 12001 W. GARDEN DRIVE, SUITE 100  
 DALLAS, TEXAS 75244  
 PHONE: 972.239.5111 / 972.239.5055 FAX: 972.239.5111 / 972.239.5055  
 WWW.HARTGAUGLER.COM

**REGISTERED PROFESSIONAL ENGINEER:** JOHN D. BLACKER  
 STATE LICENSE NO. 11414  
 EXPIRES: 12/31/2024

**PROJECT NO.:** 220221

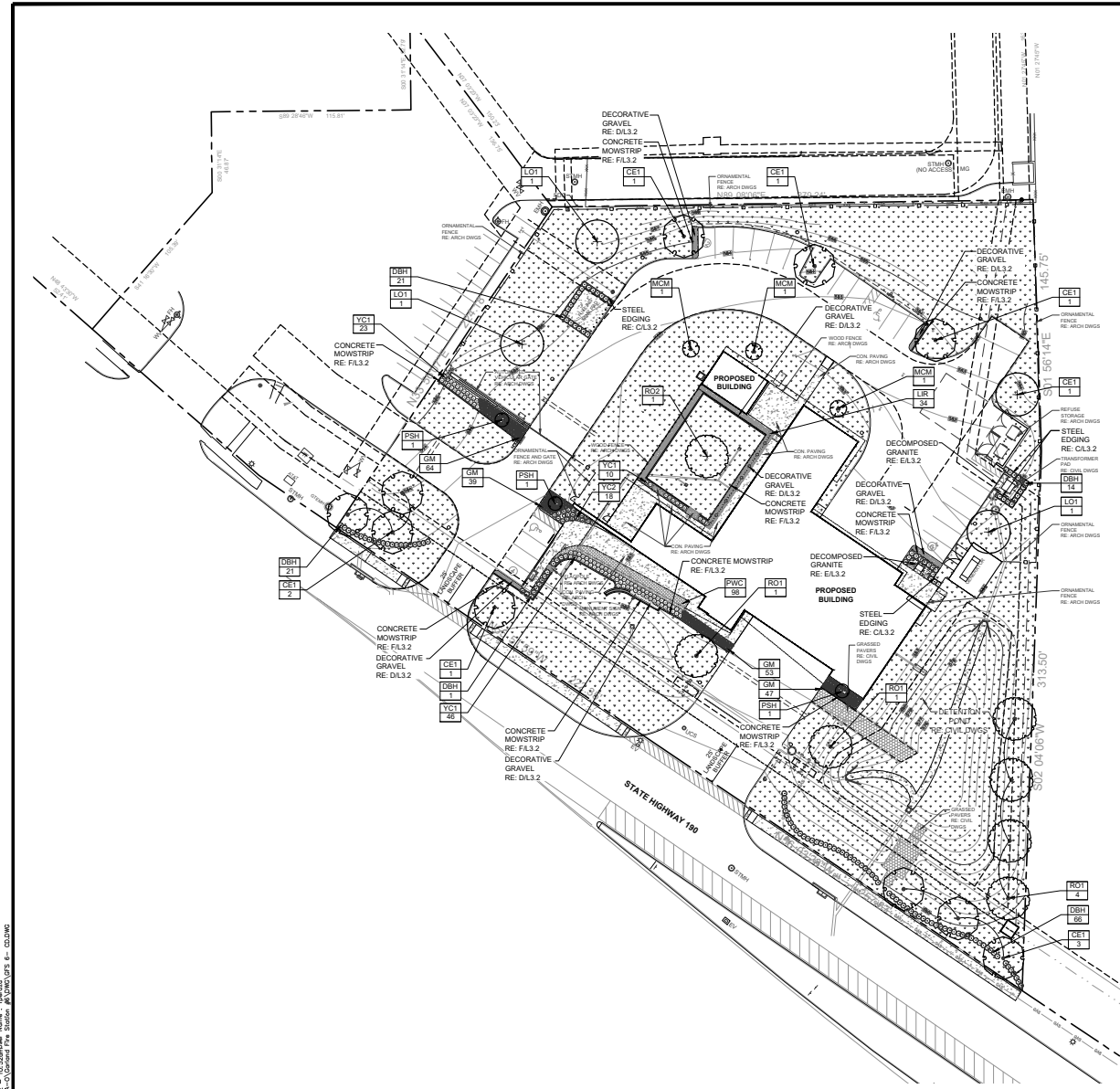
**SHEET:** C0.01

**HART GAUGLER + ASSOCIATES**  
 Structural & Civil Engineering Services  
 12001 W. Garden Drive, Suite 100  
 Dallas, Texas 75244  
 Phone: 972.239.5111 / 972.239.5055 Fax: 972.239.5111 / 972.239.5055  
 www.hartgaugler.com  
 Texas Registered Engineering Firm #E-5053

**THE CITY OF GARLAND**  
**FIRE STATION NO. 6**  
**6450 N GEORGE BUSH HWY**  
 LOT 1, BLOCK 1  
 FIRE STATION NO. 6 ADDITION  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

**SITE PLAN**

EXHIBIT D



**LANDSCAPE LEGEND**

SYMBOL	DESCRIPTION
[Pattern]	TF TUF (419) SOLID SOD
[Pattern]	BERMUDAGRASS (REPLANTING SCHEDULE L3.2)

**GENERAL NOTES**

- REFERENCE CIVIL FOR GRADING PLANS
- ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
- ALL PEDESTRIAN WALKING SURFACES SHALL NOT EXCEED 5% (1:20) LONGITUDINAL SLOPE & 2% (1:50) CROSS SLOPE.
- ENSURE TREES ARE NOT WITHIN UTILITY EASEMENT.

Garland Fire Station No. 6: Landscape Tabulation Chart

Site Area Landscaped		
Total Site Area (Acres/ SF)	Total Area Landscaped (Acres/ SF)	Percentage of Site Area Landscaped
2.745 Acres/ 119,580 SF	1.60 Acres/ 69,621.43 SF	58.2%

**Street Buffer Trees**

Street buffer trees shall be provided in a ratio of three (3) caliper inches for every thirty (30') of linear frontage

Street Name	Street Frontage (Linear Feet)	Large Tree Required	Large Trees Caliper Inches Required At 3"
State Highway 190	374.51	13	39'
		Large Tree Provided: 13	Large Trees Provided At 3.5": 45.50

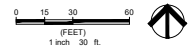
**Street Buffer Shrubs**

A minimum of ten (7) shrubs per thirty (30) linear feet shall be planted within the additional right-of-way dedicated for landscaping purposes.

Street Name	Street Frontage (Linear Feet)	Required Shrubs	*Shrubs Provided
State Highway 190	374.51	87	87

NOTES:  
 1) Large trees shall be per plant list at time of planting.  
 2) The shrubs shall be per plant list at time of planting.

**A LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"  
 PLAN



Date: 05/04/2022, 10:50 AM  
 User: J:\Projects\2022\Garland Fire Station No. 6 - Landscape\Drawings\Site\Site Plan.dwg  
 Plot: 1:1  
 Plot Date: 05/04/2022, 10:50 AM  
 Plot User: J:\Projects\2022\Garland Fire Station No. 6 - Landscape\Drawings\Site\Site Plan.dwg

DESIGN TEAM

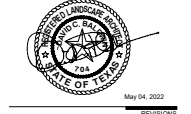
**DCBA**  
 LANDSCAPE ARCHITECTURE  
 A WHOLLY OWNED SUBSIDIARY OF LA

IRRIGATION DESIGNER

**SEITH HEIDMAN**  
 IRRIGATION DESIGN & CONSULTING, LLC  
 4007 W. Parker Rd., Suite 200, Plano, TX 75075

**GARLAND FIRE STATION No. 6**  
 GARLAND, TEXAS

CITY OF GARLAND  
 CASE NUMBER: 21651-1  
 DNT103-0172  
 SEAL



May 04, 2022

REVISION	DATE	REMARKS

ISSUE DATE: 05/04/2022

ISSUE TITLE: 100% CONSTRUCTION DOCUMENTS

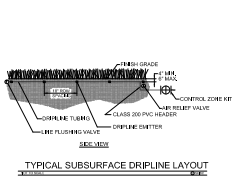
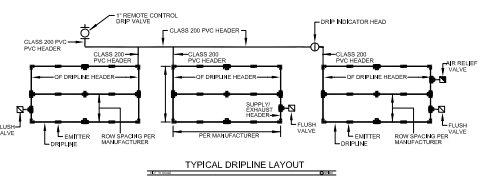
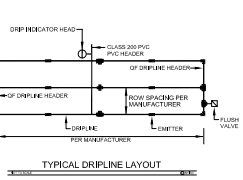
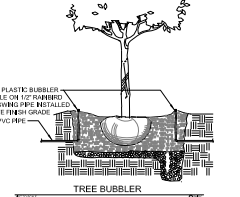
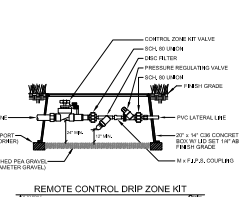
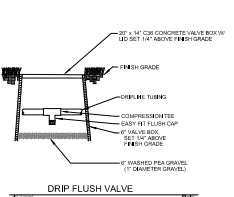
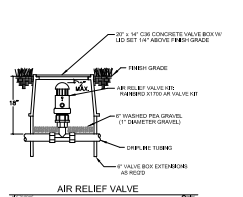
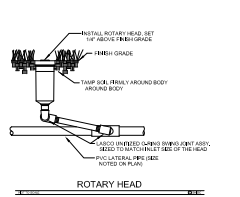
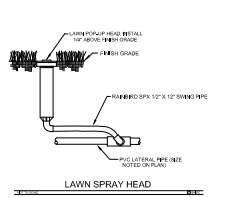
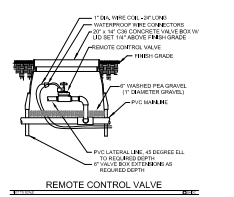
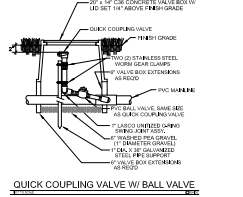
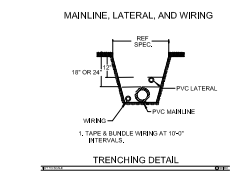
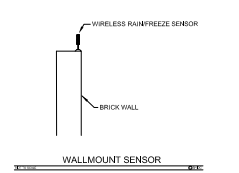
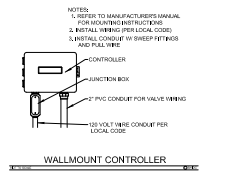
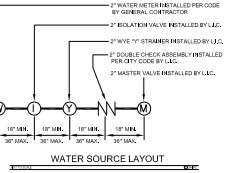
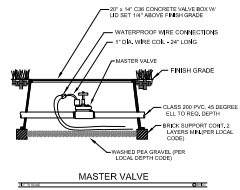
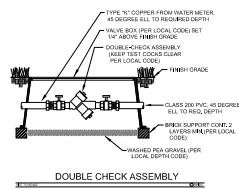
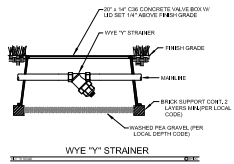
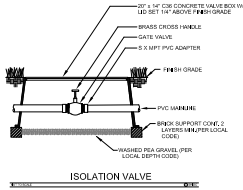
PROJECT MANAGER: RM  
 DRAWN BY: RP  
 PROJECT DESIGNER: RM/RP  
 SHEET TITLE: LANDSCAPE PLAN

**L3.1**





Section D and E are part of the Mechanical and Electrical Specifications for the Irrigation System. See Section 15.00 for the complete specifications for the Irrigation System.



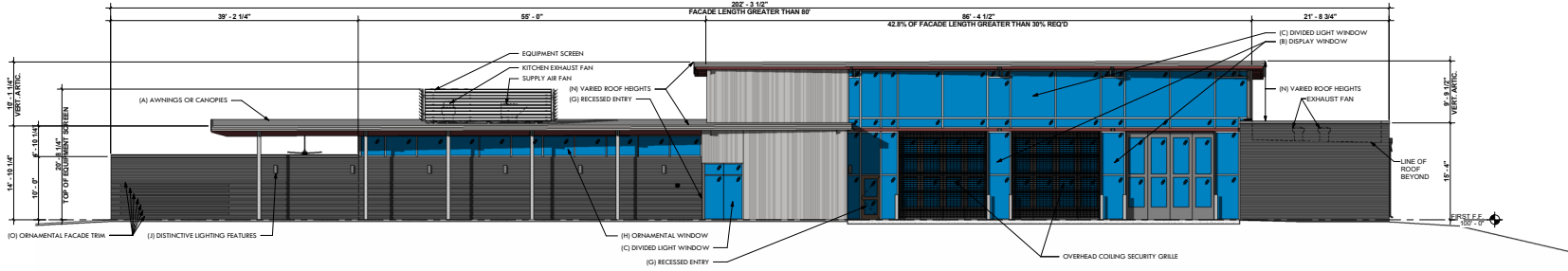
- NOTES:**
- ALL 24 VOLT LEAD AND COMMON VALVE WIRING SHALL BE A MINIMUM OF UF-14 GA. SINGLE CONDUCTOR. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER WIRE SIZE. WIRE SPLICES SHALL BE 3M-2BY PERMANENT AND WATERPROOF PER THE SPECIFICATIONS.
  - COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
  - PIPING AND VALVES IN PAVING SHOWN FOR CLARITY. INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
  - LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER. MAINLINE AND PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18" OF COVER. ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON #705 SOLVENT AND #P-88 PRIMER FOR PVC CONNECTIONS PER THE SPECIFICATIONS.
  - SIZE PIPING PER MANUFACTURER'S RECOMMENDATIONS OF NOT EXCEEDING 5 FPS. REFERENCE CHART.
  - CONNECT LAWN SPRAY, TREE BUBBLER, AND DRIP INDICATOR HEADS TO LATERAL PIPING WITH RAINBIRD 1/2" SPX SWING PIPE. CONNECT ROTARY HEADS TO LATERAL PIPE WITH LASCO #T722 SERIES 'UNITIZED' OR'ING SWING JOINTS.
  - INSTALL QUICK COUPLING VALVES IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX. CONNECT QUICK COUPLERS TO MAINLINE PIPE WITH LASCO #T722-212 'UNITIZED' OR'RING SWING JOINT. SUPPLY OWNER WITH ONE (1) COUPLER KEY WITH SWIVEL HOSE BIBB EACH. VALVES TO BE INSTALLED SO THAT TOP OF QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX TOP. PURPLE LED HEADS NON-POTABLE. NOT SAFE FOR DRINKING\* IN ENGLISH AND SPANISH. INSTALL EVERY 200'-0" ON CENTER ALONG ENTIRE LENGTH OF MAINLINE.
  - PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE. POWER (120V) SHALL BE LOCATED IN JUNCTION BOX AND HARDWIRED WITHIN FIVE (5) FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR.
  - INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOXES.
  - INSTALL SLEEVES UNDER ALL HARDSCAPE SURFACES SUCH AS ROADS, DRIVES, WALKS, ETC., WHETHER SHOWN OR NOT. SLEEVES SHALL BE CLASS 200 PVC, SIZED AS NOTED ON PLANS AND INSTALLED BY IRRIGATION CONTRACTOR.
  - ADJUST NOZZLES FOR SITUATIONS THAT REQUIRE LESS THAN 90 DEGREE RADIUS SPRAY. NO OVERSPRAY ALLOWED ON ANY HARDSCAPE SURFACES.
  - DESIGN PRESSURE IS 60.0 PSI. STATIC PRESSURE IS 65 PSI. TEN DAYS PRIOR TO START OF CONSTRUCTION, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN STATED DO NOT START WORK UNTIL NOTIFIED TO PROCEED.
  - MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
  - INSTALL REMOTE CONTROL DRIP ZONE KITS IN 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX.
  - INSTALL DRIPLINE MINIMUM OF 2" AND A MAXIMUM OF 4" FROM HARDSCAPE SURFACES. STAKE DRIPLINE AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE BEFORE INSTALLATION. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OF 5'-0" PER SECOND IN DRIPLINE.
  - PROVIDE AND INSTALL DISTRIBUTION TUBING, STAKES, EMITTERS, TRANSFER FITTINGS, DIFFUSER BUG CAP, OR DRIPLINE HEADERS, CONTROL ZONE KITS, ETC. NECESSARY FOR PROPER INSTALLATION OF THE DRIP SYSTEM. ALL PVC HEADER PIPING TO BE CLASS 200 PVC SOLVENT WELD PIPE. INSERT 17MM BARBED INSERT FITTINGS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL RAINBIRD XP-1200X W/ VAN NOZZLE. TURN OFF OPERATION INDICATOR FOR EACH DRIP ZONE.
  - AIR RELIEF VALVE TO BE NETAFIM AIR-VACUUM VENTS INSTALLED IN A 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX WITH 6" OF GRAVEL SUMP. FLUSH VALVES TO BE NETAFIM AUTOMATIC FLUSH VALVE INSTALLED IN A 20"x14" INCH BROOKS C36 CONCRETE VALVE BOX WITH 6" OF GRAVEL SUMP.
  - ALL TECHLINE CV AND DISTRIBUTION TUBING TO BE INSTALLED BELOW FINISH GRADE APPROXIMATELY 4" TO 6" PER MANUFACTURER'S RECOMMENDATIONS. ALL DRIPLINE TO BE INSTALLED MIN. OF 14" AND MAX. OF 20" ROW SPACING UNLESS INSTRUCTED OTHERWISE. VERIFY THE EXACT EMITTER FLOW, EMITTER SPACING, AND ROW SPACING WITH MANUFACTURER PRIOR TO INSTALLING TO PROVIDE PROPER PRECIPITATION RATE BASED ON PLANT MATERIAL AND SOIL TYPE. TUBING TO BE STAKED WITH RAINBIRD 1/2 GA. GALVANIZED TIE DOWNS. INSTALL STAKES EVERY 3'-0" ALONG ENTIRE LENGTH OF TUBING AND A MINIMUM OF 24" FROM ANY FITTINGS.
  - INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY ONE (1) AIR RELIEF VALVE AND APPROXIMATELY ONE (1) FLUSH VALVE FOR EACH DRIP ZONE KIT.
  - DO NOT INSTALL ANY MAINLINES, VALVES, OR CONTROL WIRES WITHIN THE R.O.W. UNLESS CITY APPROVED.
  - PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE ROOT ZONES. CONTRACTOR MUST STAKE DITCHES AND RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO ANY TRENCHING OR DIGGING.
  - ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF GARLAND REQUIREMENTS.

REVISION	DATE	REMARKS	REVISION#

ISSUE TITLE: 100% CONSTRUCTION DOCUMENTS  
ISSUE DATE: 05/04/2022

PROJECT MANAGER: SAH  
DRAWN BY: SAH PROJECT DESIGNER: SAH  
CHECKED BY: SAH SHEET TITLE: IRRIGATION NOTES & DETAILS  
SHEET NO.:

Drawn/Checked: SAH, 04-May-2022, 11:17:20 AM, Project: 21051-14, Title: 100% Construction Documents, Sheet: L4.2, IRRIGATION NOTES & DETAILS



**1 ELEVATION PLAN - SOUTH (FRONT) FACADE ARTICULATION**  
1/8" = 1'-0"

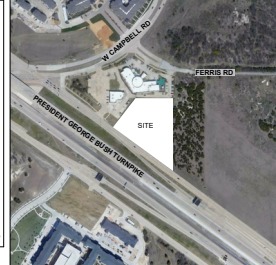
**BUILD TO ZONE SETBACKS**

TYPE B FRONTAGE	MIN. SETBACK = 5' MAX. SETBACK = FLEXIBLE
NOTE: SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE UTILITY EASEMENT CLOSEST TO THE BUILDING FACE ALONG THAT STREET	1. ENTIRE FIRE STATION IS OUTSIDE OF THE MINIMUM SETBACK

**ARCHITECTURAL ELEMENTS**

- (A) AWNINGS OR CANOPIES
- (B) DISPLAY WINDOWS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRNSOMS
- (F) ALCOVES
- (G) RECESSED ENTRY
- (H) ORNAMENTAL WINDOWS
- (J) DISTINCTIVE LIGHTING
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIM

**VICINITY MAP**



CASE No.: 210511-1

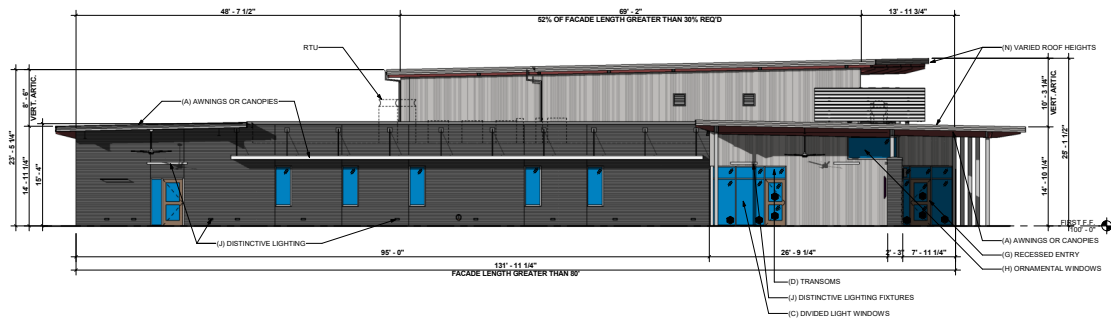


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DRAWN BY Author  
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BRW PROJECT NUMBER 220086.00

THE CITY OF GARLAND  
FIRE STATION NO. 6  
GARLAND  
6450 N PRESIDENT  
GEORGE BUSH TURNPIKE  
GARLAND, TX 75044

**EP1.1**

ELEVATION PLAN



**1 ELEVATION PLAN - WEST FACADE ARTICULATION**  
1/8" = 1'-0"

**VICINITY MAP**



**BUILD TO ZONE SETBACKS**

TYPE B FRONTAGE	MIN. SETBACK = 5' MAX. SETBACK = FLEXIBLE
NOTE: SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE UTILITY EASEMENT CLOSEST TO THE BUILDING FACE ALONG THAT STREET	1. ENTIRE FIRE STATION IS OUTSIDE OF THE MINIMUM SETBACK

**ARCHITECTURAL ELEMENTS**

- (A) AWNINGS OR CANOPIES
- (B) DISPLAY WINDOWS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRNSOMS
- (F) ALCOVES
- (G) RECESSED ENTRY
- (H) ORNAMENTAL WINDOWS
- (J) DISTINCTIVE LIGHTING
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIM

**CASE No.: 210511-11**

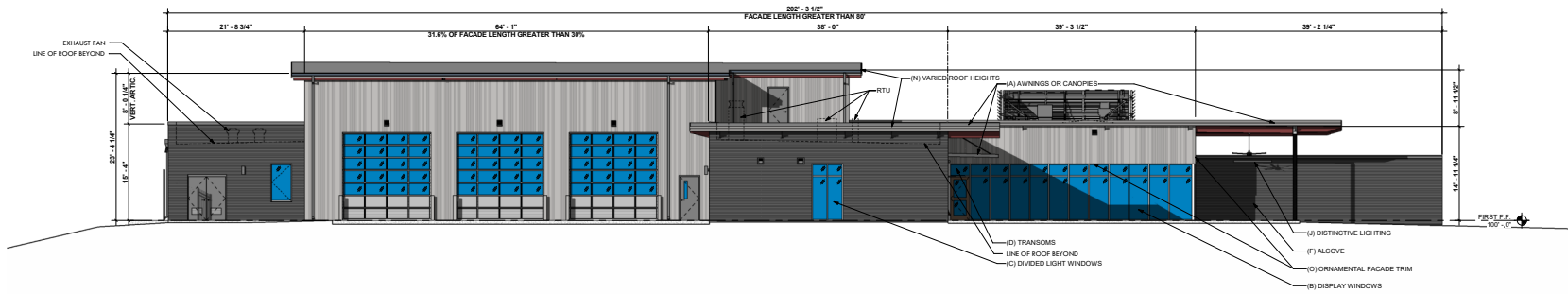


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THE CITY OF GARLAND  
FIRE STATION NO. 6  
6450 N PRESIDENT GEORGE BUSH TURNPIKE  
GARLAND, TX 75044

**EP1.2**

ELEVATION PLAN



**1 ELEVATION PLAN - NORTH (REAR) FACADE ARTICULATION**  
1/8" = 1'-0"

**VICINITY MAP**



**BUILD TO ZONE SETBACKS**

TYPE B FRONTAGE	MIN. SETBACK = 5' MAX. SETBACK = FLEXIBLE
NOTE: SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE UTILITY EASEMENT CLOSEST TO THE BUILDING FACE ALONG THAT STREET	1. ENTIRE FIRE STATION IS OUTSIDE OF THE MINIMUM SETBACK

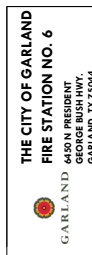
**ARCHITECTURAL ELEMENTS**

- (A) AWNINGS OR CANOPIES
- (B) DISPLAY WINDOWS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRNSOMS
- (F) ALCOVES
- (G) RECESSED ENTRY
- (H) ORNAMENTAL WINDOWS
- (J) DISTINCTIVE LIGHTING
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIM

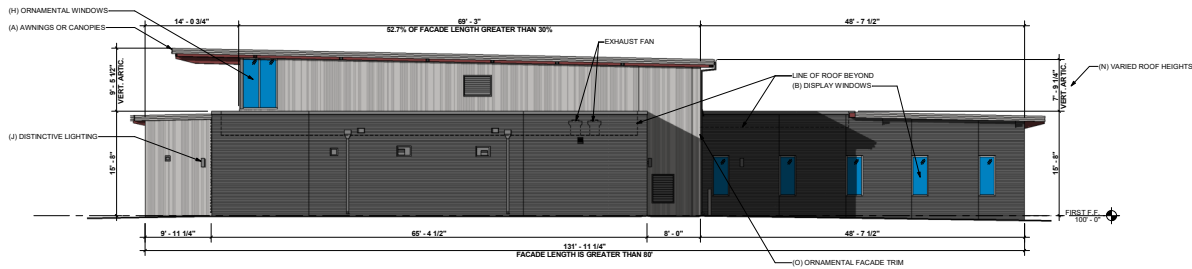
**CASE No.: 210511-11**



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**EP1.3**  
ELEVATION PLAN



**1 EXTERIOR ELEVATION - (EAST) FACADE ARTICULATION**  
 1/8" = 1'-0"

**VICINITY MAP**



**BUILD TO ZONE SETBACKS**

<b>TYPE B FRONTAGE</b>	MIN. SETBACK = 5' MAX. SETBACK = FLEXIBLE
NOTE: SETBACKS SHALL BE MEASURED FROM THE EDGE OF THE UTILITY EASEMENT CLOSEST TO THE BUILDING FACE ALONG THAT STREET	1. ENTIRE FIRE STATION IS OUTSIDE OF THE MINIMUM SETBACK

**ARCHITECTURAL ELEMENTS**

- (A) AWNINGS OR CANOPIES
- (B) DISPLAY WINDOWS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRNSOMS
- (F) ALCOVES
- (G) RECESSED ENTRY
- (H) ORNAMENTAL WINDOWS
- (J) DISTINCTIVE LIGHTING
- (N) VARIED ROOF HEIGHTS
- (O) ORNAMENTAL FACADE TRIM

**CASE No.: 210511-11**

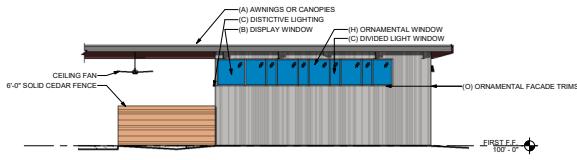


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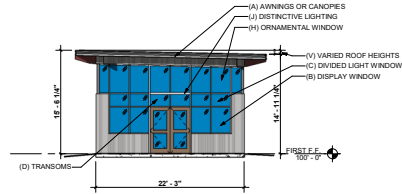
THE CITY OF GARLAND  
 FIRE STATION NO. 6  
 6450 N PRESIDENT GEORGE BUSH TURNPIKE  
 GARLAND, TX 75044

**EP1.4**

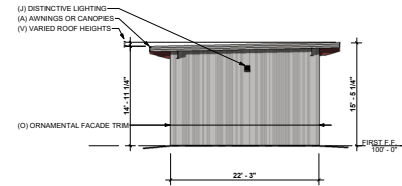
ELEVATION PLAN



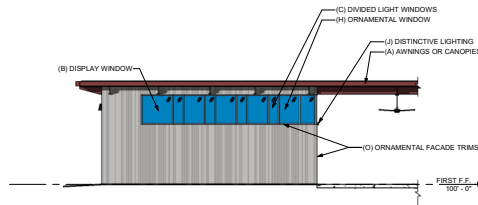
**3 EXTERIOR ELEVATION - (EAST) FITNESS**  
1/8" = 1'-0"



**2 EXTERIOR ELEVATION - (FRONT) SOUTH FITNESS**  
1/8" = 1'-0"



**1 EXTERIOR ELEVATION - (NORTH) FITNESS**  
1/8" = 1'-0"



**4 EXTERIOR ELEVATION - (WEST) FITNESS**  
1/8" = 1'-0"

**VICINITY MAP**



**ARCHITECTURAL ELEMENTS**

- (A) AWNINGS OR CANOPIES
- (B) DISPLAY WINDOWS
- (C) DIVIDED LIGHT WINDOWS
- (D) TRNSOMS
- (F) ALCOVES
- (G) RECESSED ENTRY
- (H) ORNAMENTAL WINDOWS
- (J) DISTINCTIVE LIGHTING
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- (O) ORNAMENTAL FACADE TRIM

**CASE No.: 210511-11**

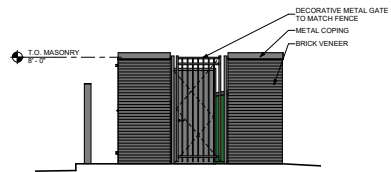


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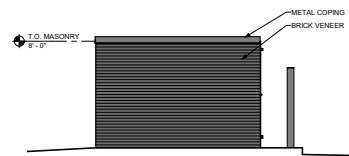
**THE CITY OF GARLAND**  
**FIRE STATION NO. 6**  
4450 N PRESIDENT GEORGE BUSH TURNPIKE  
GARLAND, TEXAS 75044

**EP1.5**

ELEVATION PLAN



**3 ELEVATION - DUMPSTER ENCLOSURE**  
1/4" = 1'-0"



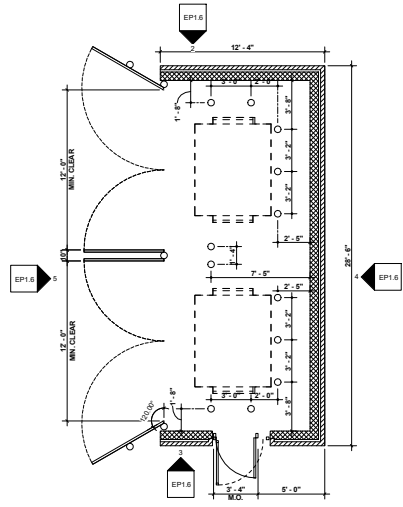
**2 ELEVATION - DUMPSTER ENCLOSURE**  
1/4" = 1'-0"



**5 ELEVATION - DUMPSTER ENCLOSURE**  
1/4" = 1'-0"



**4 ELEVATION - DUMPSTER ENCLOSURE**  
1/4" = 1'-0"



**1 ENLARGED PLAN - DUMPSTER ENCLOSURE**  
1/4" = 1'-0"



**CASE No.: 210511-11**

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**THE CITY OF GARLAND**  
FIRE STATION NO. 6  
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GARLAND, TEXAS 75044

**EP1.6**  
ELEVATION PLAN