

TREE PRESERVATION NOTES

1. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
2. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED.
3. ALL EXISTING TREES DENOTED TO REMAIN SHALL BE PROTECTED AT THE ROOT PROTECTION ZONE(RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12' RADIUS FROM TRUNK FOR EVERY 1" IN DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
4. A CHAIN LINK FENCE BARRIER DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED BY THE CONTRACTOR UNTIL CONSTRUCTION IS COMPLETED.
5. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC.
6. THE RPZ SHALL BE COVERED WITH MULCH AND BE MAINTAINED BY GENERAL CONTRACTOR DURING CONSTRUCTION PHASE TO REDUCE MOISTURE STRESS.
7. DURING CONSTRUCTION, NO EXCESS SOIL, ADDITIONAL FILL MATERIAL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTION BARRIER, NOR SHALL ANY SOIL BE REMOVED FROM WITHIN THE BARRIER.
8. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE CUT CLEANLY IMMEDIATELY AFTER INJURY. ALL WOUNDS TO LIVE OAKS SHALL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
9. THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE RPZ OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN THREE INCHES. WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
10. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUNDCOVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.
11. THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
12. WHERE TREES HAVE BEEN REMOVED FROM IRRIGATION, GENERAL CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER ONCE A WEEK DURING THE DURATION OF CONSTRUCTION. COORDINATE W/ L.A. FOR AMOUNT OF WATER TO BE APPLIED.
13. NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
14. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED PER UDC 35-523 (f) MITIGATION.
15. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
16. ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.

LEGEND:

- EXISTING TREE TO REMAIN
  - ROOT PROTECTION ZONE
  - DRIP LINE
  - TRUNK
- EXISTING TREE TO BE REMOVED
  - ROOT PROTECTION ZONE
  - TRUNK
  - DRIP LINE
- ROOT PROTECTION ZONE
  - TREE PROTECTION FENCE (REFERENCE DETAIL 1/L1.00)
- LOC LIMIT OF CONSTRUCTION
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- OHL OVERHEAD UTILITY LINE

SOUTH FLORES POLICE SUBSTATION

8801 S FLORES ST.  
SAN ANTONIO, TEXAS

project number	issuance / revisions
23-01	10.25.24 100% CONSTRUCTION DOCUMENTS
design professional	04.17.25 ISSUE FOR PERMITTING AND CONSTRUCTION
	03.06.25 1 PERMIT COMMENTS
	04.17.25 2 ADD 02

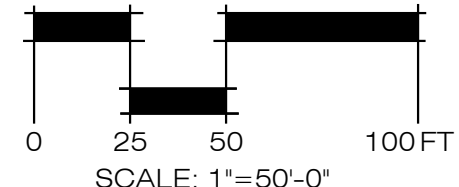


4/17/2025

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BEATY PALMER ARCHITECTS



TREE INVENTORY: UPLAND

Point #	Tag #	Species	Caliper	Understory Species* to 11.5"		Significant Tree to 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Notes	Canopy Cover
				Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved		Value
5215	4456	MESQUITE	13"						13							550
5228	4458	MESQUITE	10"						10							550
5233	4459	PECAN	25"							25						
5235	4460	PECAN	21"					21								
5236	4461	PECAN	32"							32						
5239	4462	MESQUITE	12"					12								
5237	4463	HACKBERRY	12"					12								
5241	4464	CEDAR ELM	11"					11								
5240	4465	MULBERRY	16"					16								
5242	4466	PECAN	26"							26						
5243	4467	MESQUITE	10"					10								
5244	4468	COTTONWOOD	12"					12								
5245	4469	CHINABERRY	10"												Invasive: No Credit, Remove	
5247	4470	LIGUSTRUM	12"												Invasive: No Credit, Remove	
5248	4471	HUISACHE	12"					12								
1438	6057	MESQUITE ^^	24"												Tree in Decline	
1439	6058	MESQUITE	11"					11								
1440	6059	HACKBERRY	12"					12								
1441	6060	MESQUITE	10"					10								
1442	6061	HACKBERRY	14"						14							875
1458	6062	HUISACHE	13"					13								
1459	6063	HACKBERRY	12"						12							875
1460	6064	HACKBERRY	10"						10							875
1462	6065	HACKBERRY	11"						11							875
1463	6066	HACKBERRY	10"						10						Tree Cluster @ 105%	918.75
1464	6067	HACKBERRY	14"						14						Tree Cluster @ 105%	918.75
1465	6068	HACKBERRY	14"						14						Tree Cluster @ 105%	918.75
1466	6069	HACKBERRY	15"					15								
1467	6070	HACKBERRY	24"									24				
1468	6071	HACKBERRY	12"					12								
1469	6072	HACKBERRY	10"					10								
1470	6074	HACKBERRY	10"					10								
1471	6075	HACKBERRY	10"					10								
Sub. Tot. Inches=				0	0	0	0	209	108	83	0	24	0	0		7356.25
Total inches by category=					0		0		317		83		24			
Preservation percentage=				N/A				34%				0%				
Mitigation required (Commercial) =				0				18.8				273				
Total Mitigation (inches)				291.8				0								

No category to fall below 20% preservation;  
 Preserved - Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.  
 Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation  
 \* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees  
 \*\* Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees  
 \*\*\* Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed  
 ^ Multi-trunk tree, where smallest trunk is below Significant level in size  
 ^^ Tree in decline  
 ^^^ Tree to remain that does not meet minimum root protection zone requirements, therefore counted as removed

TREE INVENTORY: FLOODPLAIN BUFFER

Point #	Tag #	Species	Caliper	Understory Species* to 11.5"		Significant Tree to 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Notes	Canopy Cover
				Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved		Value
10003	89	MESQUITE	10"						10							550
10004	90	MESQUITE	11"						11							550
5173	4447	HUISACHE	12"					12								
5174	4448	HUISACHE	18"					18								
Sub. Tot. Inches=				0	0	0	0	30	21	0	0	0	0	0		1,100
Total inches by category=					0		0		51		0		0			
Preservation percentage=				N/A				41%				N/A				
Mitigation required (Commercial) =				0				19.8				0				
Total Mitigation (inches)				19.8				0								

No category to fall below 20% preservation;  
 Preserved - Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.  
 Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation  
 \* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees  
 \*\* Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees  
 \*\*\* Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed  
 ^ Multi-trunk tree, where smallest trunk is below Significant level in size  
 ^^ Tree in decline  
 ^^^ Tree to remain that does not meet minimum root protection zone requirements, therefore counted as removed

SOUTH FLORES  
POLICE  
SUBSTATION

8801 S FLORES ST.  
SAN ANTONIO, TEXAS

project number  
23-01  
design professional  
04.17.25

issuance / revisions

10.25.24 100%  
CONSTRUCTION  
DOCUMENTS  
ISSUE FOR  
PERMITTING AND  
CONSTRUCTION



03.06.25 1 PERMIT  
COMMENTS  
04.17.25 2 ADD 02

4/17/2025

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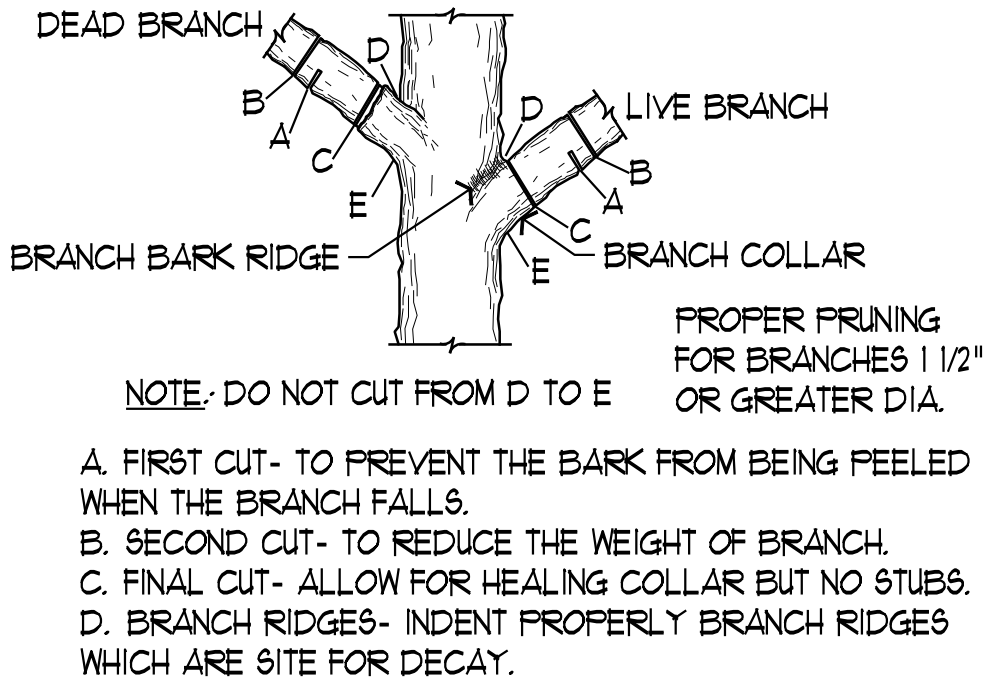
BEATY PALMER ARCHITECTS

TREE INVENTORY: FLOODPLAIN

Point #	Tag #	Species	Calliper	Understory Species* to 11.5"		Significant Tree to 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***	Notes	Canopy Cover
				Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Preserved		
10000	86	MESQUITE	10"						10							550
10001	87	MESQUITE	18"												Offsite	
10002	88	MESQUITE	10"												Offsite	
10005	91	MESQUITE	10"												Offsite	
10006	92	MESQUITE	16"					16								
10007	93	MESQUITE	16"						16							550
10008	94	MESQUITE	12"					12								
5176	4449	MESQUITE	17"						17							550
5183	4450	MESQUITE	12"						12							550
5185	4451	HUISACHE	16"						16							550
5188	4452	HUISACHE	15"						15							550
5207	4454	HUISACHE	11"						11							550
5210	4455	HUISACHE	11"						11							550
5224	4457	MESQUITE	14"						14							550
5175	5175	HUISACHE	12"												Dead - Remove	
Sub. Tot. Inches=				0	0	0	0	28	122	0	0	0	0	0		3850
Total inches by category=						0		0	150			0		0		
Preservation percentage=				N/A		81%		N/A		N/A		0				
Mitigation required (Commercial) =				0		-2		0		0						
Total Mitigation (inches)				-2		Mitig. @1.5 in./tree		0								

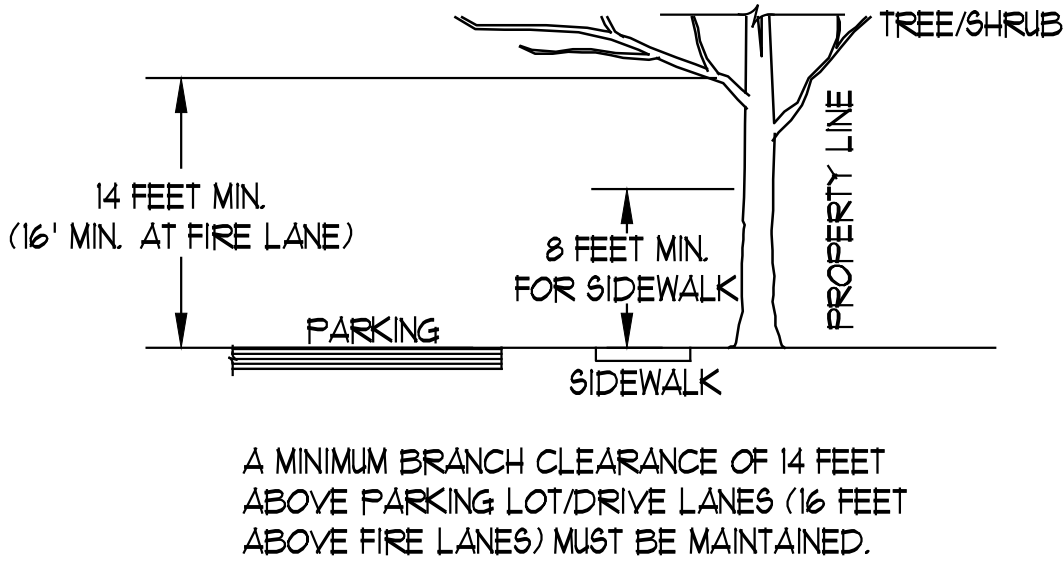
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 Preserved - Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.  
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 ^ Multi-trunk tree, where smallest trunk is below Significant level in size  
 ^^ Tree in decline  
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TREE INVENTORY: DETAILS

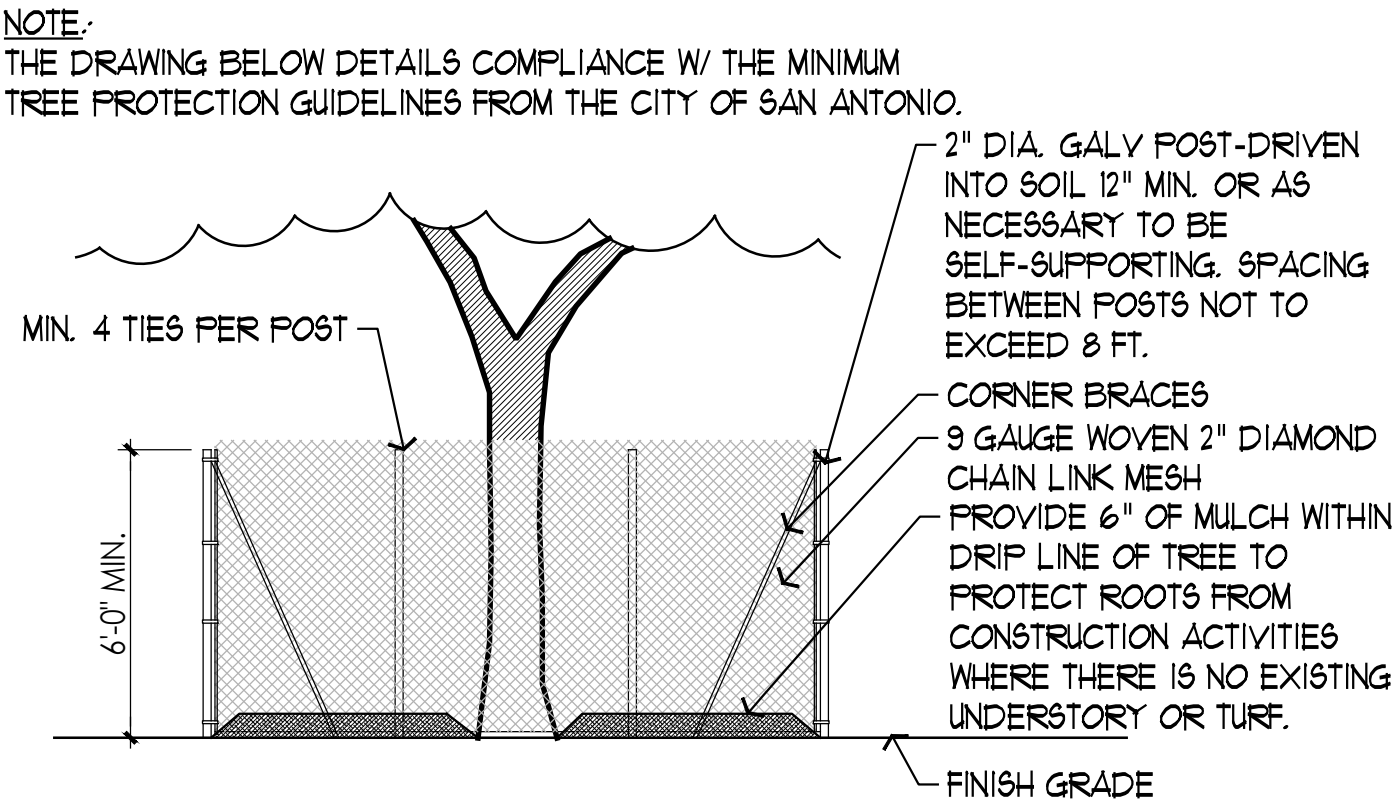


FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING SPRAY WITHIN 20 MINUTES TO PREVENT SPREAD OF OAK WILT

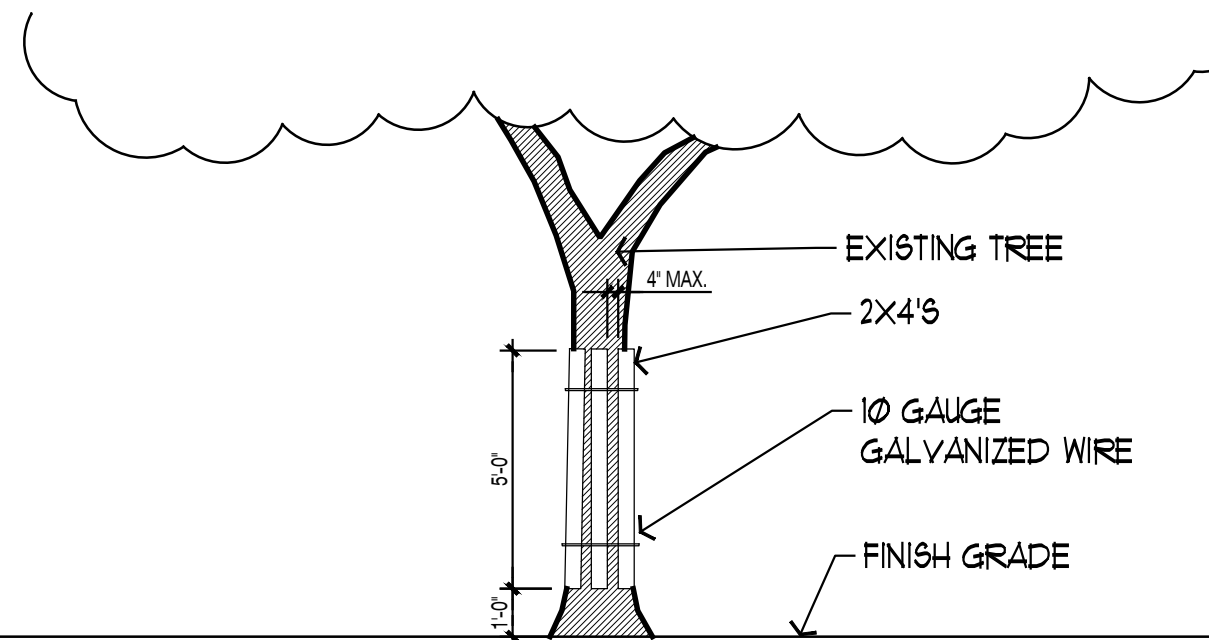
3
 **DETAIL: BRANCH PRUNING**
 SCALE: N.T.S.



4
 **DETAIL: TREE BRANCH CLEARANCE**
 SCALE: N.T.S.



1
 **DETAIL: TREE PROTECTION**
 SCALE: 1/4"= 1'-0"



2
 **DETAIL: 2X4 TREE PROTECTION**
 SCALE: 1/4"= 1'-0"

NOTES:  
 1. PROTECTIVE LUMBER SHALL NOT BE DIRECTLY NAILED TO THE TREE  
 2. 2X4'S SHALL BE HELD SECURELY IN PLACE WITH 10 GAUGE WIRE WRAPPED OVER THE LUMBER AND AROUND THE TREE AT MIN. OF 2 LOCATIONS.  
 3. THE GAP BETWEEN THE BOARDS IS TO BE 4 INCHES OR LESS.  
 4. PROVIDE 6" OF MULCH WITHIN DRIP LINE OF TREE TO PROTECT ROOTS FROM CONSTRUCTION ACTIVITIES WHEN THERE IS NO EXISTING UNDERSTORY OR TURF.

SOUTH FLORES  
 POLICE  
 SUBSTATION

8801 S FLORES ST.  
 SAN ANTONIO, TEXAS

project number 23-01  
 design professional 04.17.25

issuance / revisions  
 10.25.24 100% CONSTRUCTION DOCUMENTS  
 04.17.25 2 ADD 02

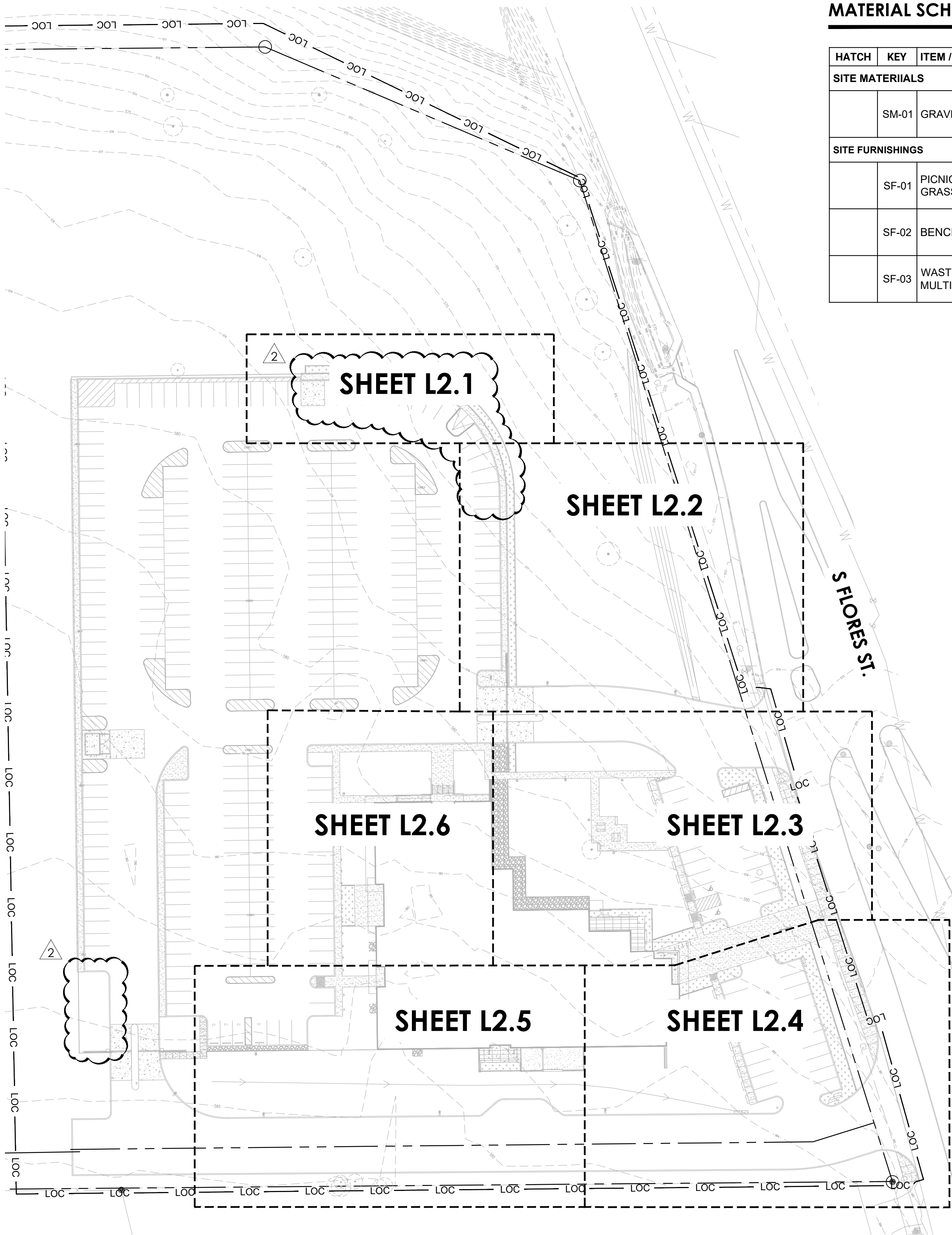


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BEATY PALMER ARCHITECTS





MATERIAL SCHEDULE

HATCH	KEY	ITEM / DESCRIPTION	MANUFACTURER / SUPPLIER	COLOR	FINISH	CONTACT	NOTES
SITE MATERIALS							
	SM-01	GRAVEL	BUCKHORN SOIL & STONE OR APPROVED EQUAL	SHADOW STONE	1-1/2" DIA.	(210) 695-1911	
SITE FURNISHINGS							
	SF-01	PICNIC TABLE: GRASSHOPPER	LANDSCAPE FORMS	BLACK	ACID-ETCH UHPC	KATHY MURPHY kathym@landscapeforms.com; (269) 276-4594	
	SF-02	BENCH: GRASSHOPPER	LANDSCAPE FORMS	BLACK	ACID-ETCH UHPC	KATHY MURPHY kathym@landscapeforms.com; (269) 276-4594	
	SF-03	WASTE RECEPTACLE: MULTIPLICITY	LANDSCAPE FORMS	SILVER METALLIC	POWDERCOAT	KATHY MURPHY kathym@landscapeforms.com; (269) 276-4594	

GENERAL CONSTRUCTION NOTES

1. THE GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO MOBILIZATION TO DISCUSS AND MARK ALL TREES TO BE PROTECTED AND REMOVED.
2. THE GENERAL CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY EXISTING CONDITIONS THAT PREVENT CONSTRUCTION AS DETAILED.
3. ALL DIMENSIONS MUST BE VERIFIED ON SITE. NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
4. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR THE CONSTRUCTION OF THIS PROJECT.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING SUBGRADE FOR ALL HARDSCAPE AND PLANTING AREAS. SUBGRADE FOR PLANTING AREAS SHALL BE 18" BELOW LABELED FINISH GRADE TO RECEIVE 14" SOIL MIX AND 4" MULCH BY LANDSCAPE CONTRACTOR. DO NOT EXCAVATE IN THE ROOT PROTECTION ZONE OF EXISTING TREES. THOSE AREAS ARE TO RECEIVE 2" OF COMPOST MIXED INTO THE SOIL BY HAND AT TIME OF PLANTING.
6. CONTRACTOR SHALL ALERT LANDSCAPE ARCHITECT WHEN SUBGRADE HAS BEEN ESTABLISHED FOR REVIEW PRIOR TO BACKFILLING WITH SOIL MIX.

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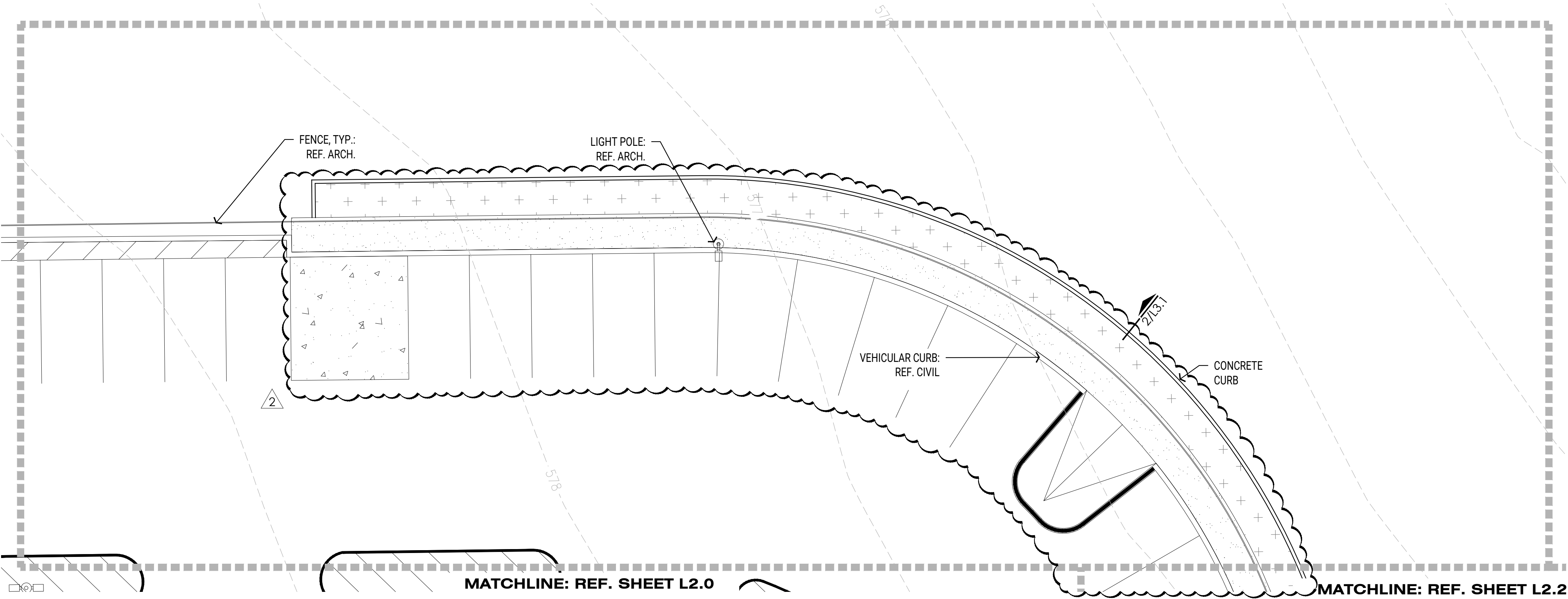
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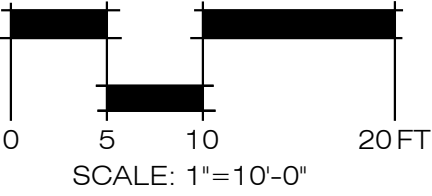
OVERALL SITE PLAN + NOTES





**MATERIAL SCHEDULE:**  
REF. SCHEDULE ON L2.0

HATCH	KEY	DESCRIPTION
	SM-01	GRAVEL
	SF-01	PICNIC TABLE
	SF-02	BENCH
	SF-03	WASTE RECEPTACLE



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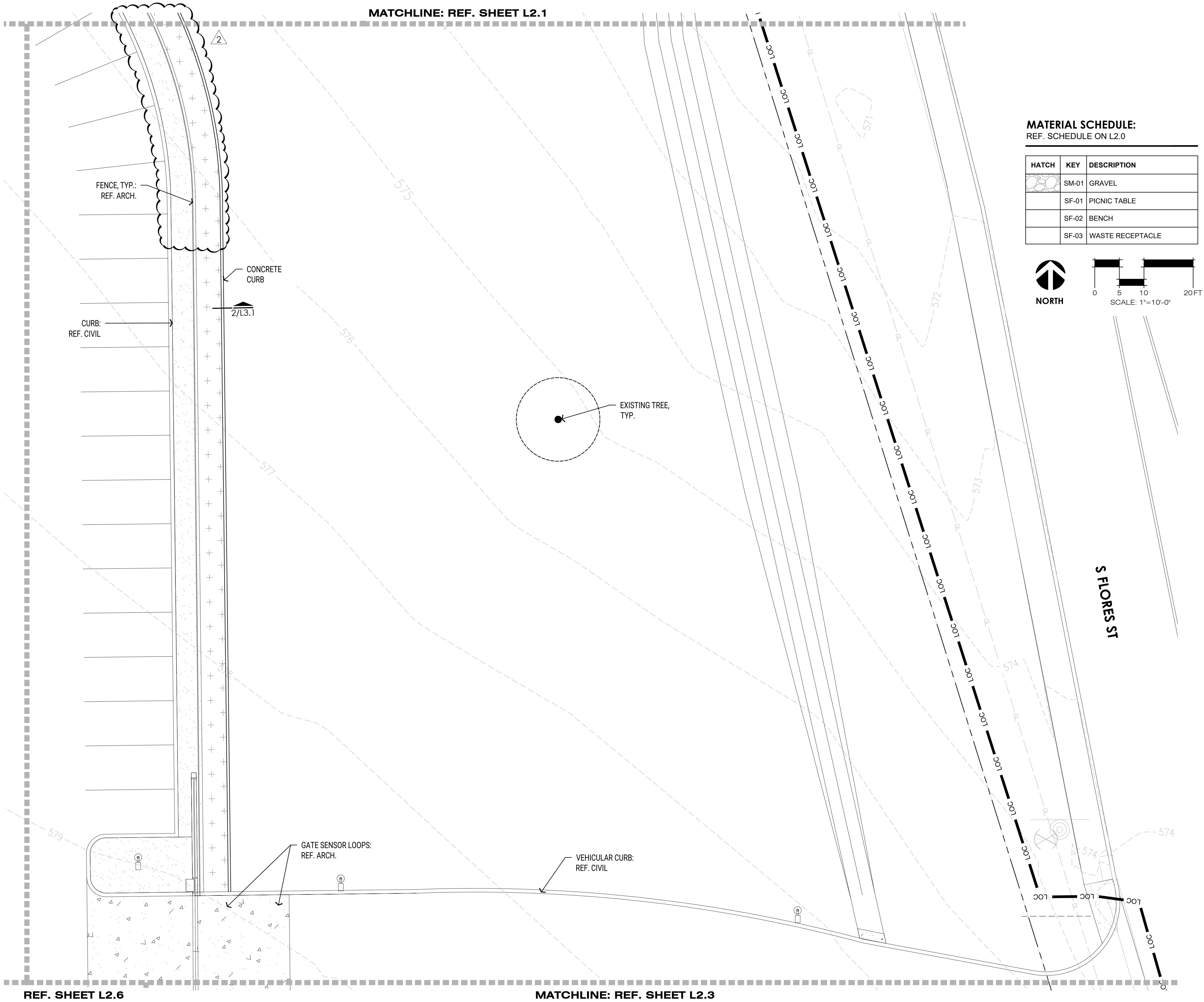


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<b>project number</b> 23-01 <b>design professional</b> 04.17.25	<b>issuance / revisions</b> 10.25.24 100% CONSTRUCTION DOCUMENTS ISSUE FOR PERMITTING AND CONSTRUCTION 04.17.25 2 ADD 02
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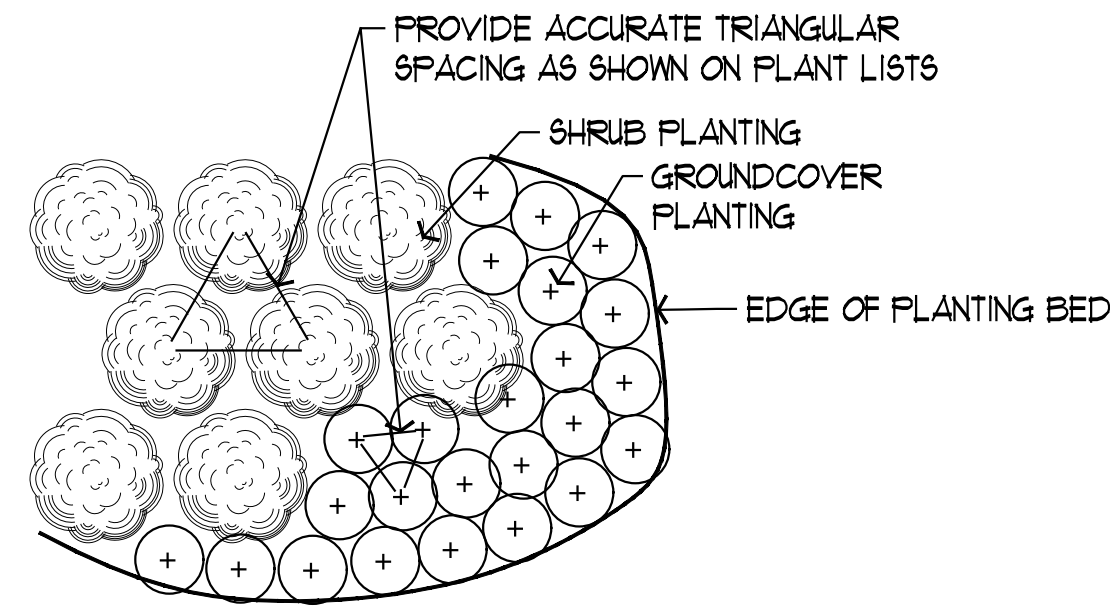
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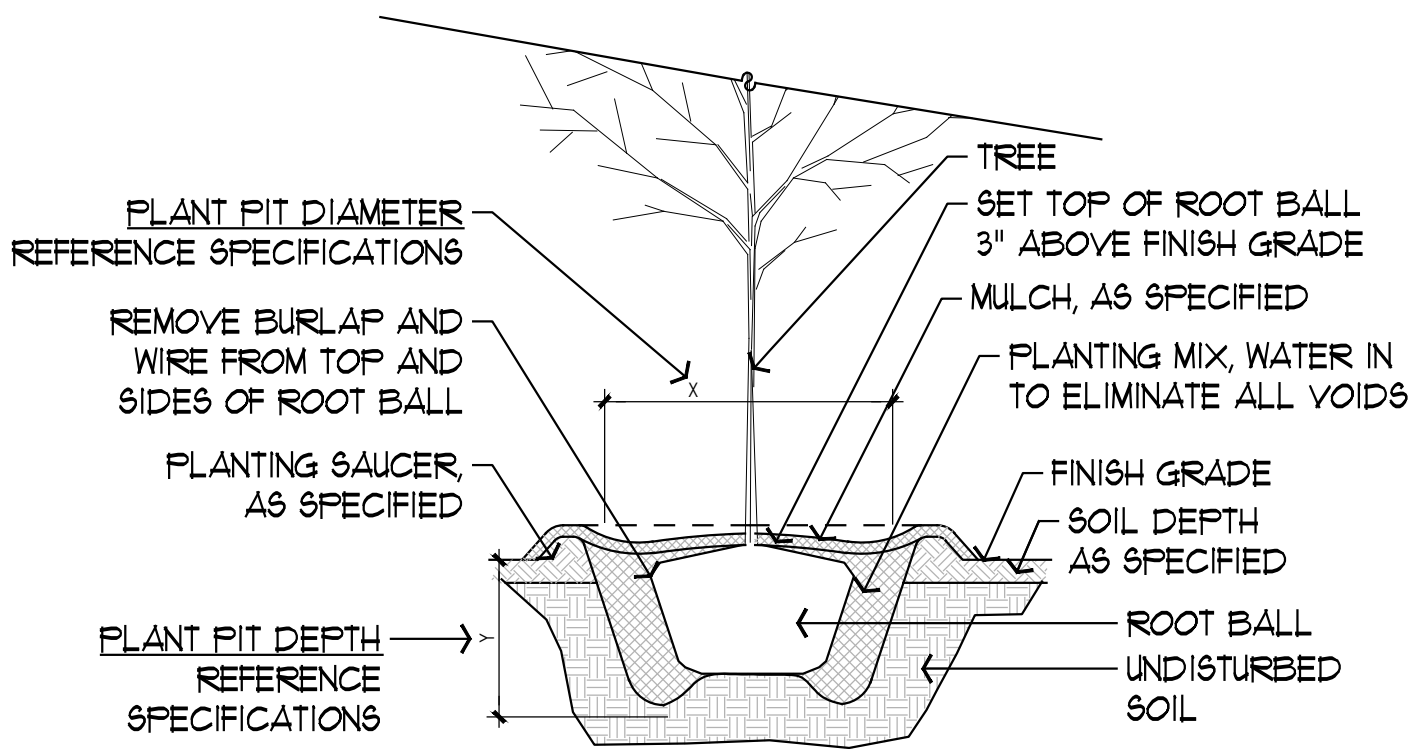
**BEATY PALMER ARCHITECTS**

PLANTING DETAILS

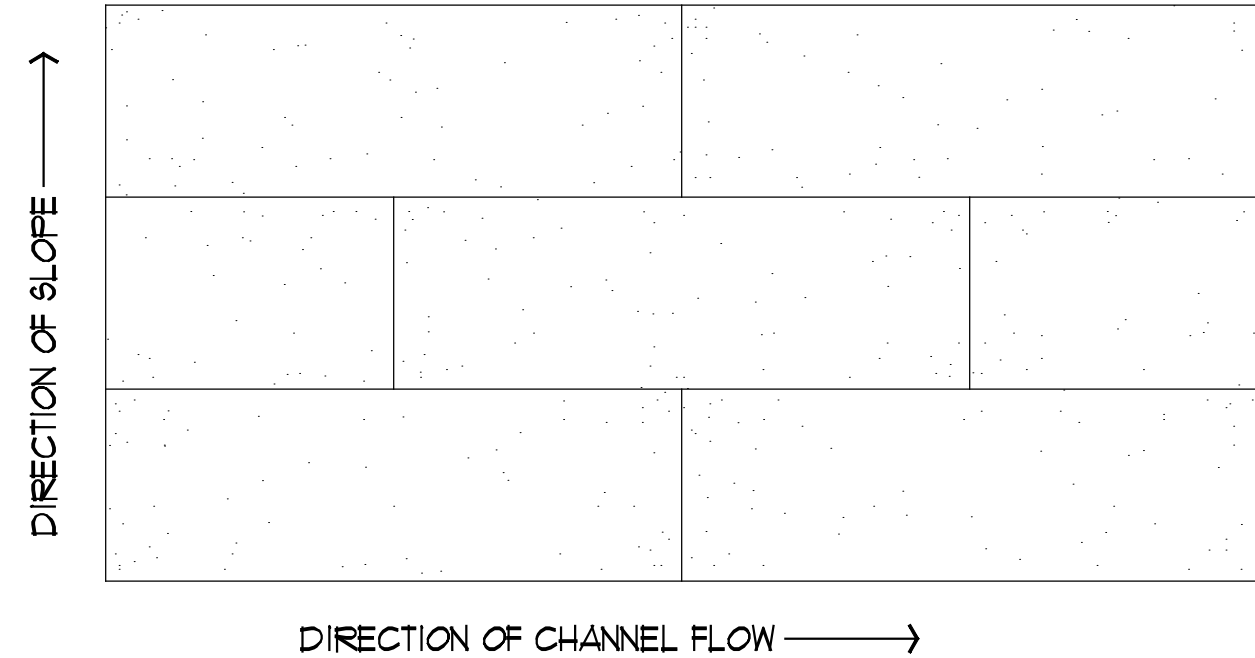
4 PLAN: SHRUB SPACING



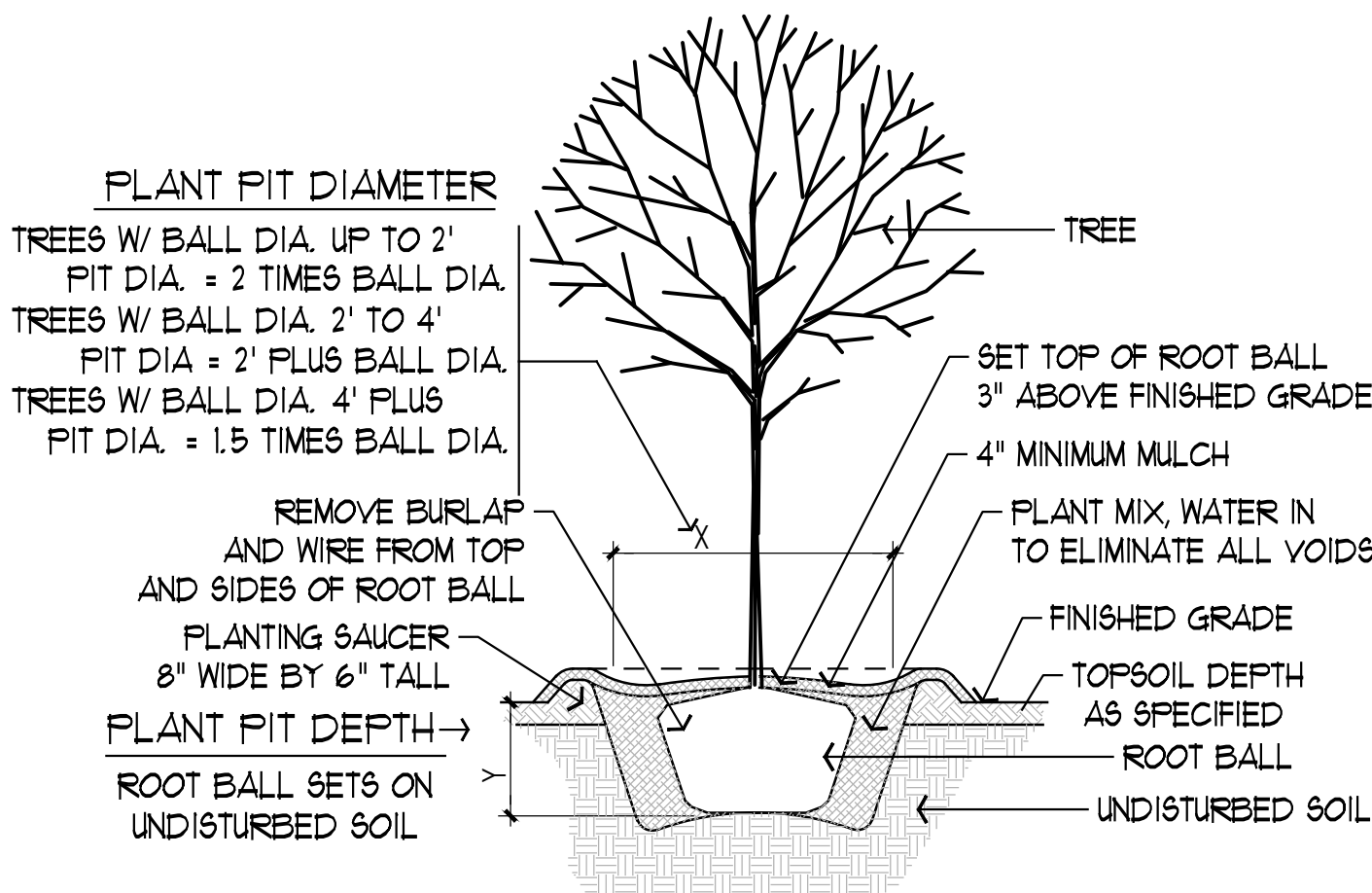
1 SECTION: TREE PLANTING



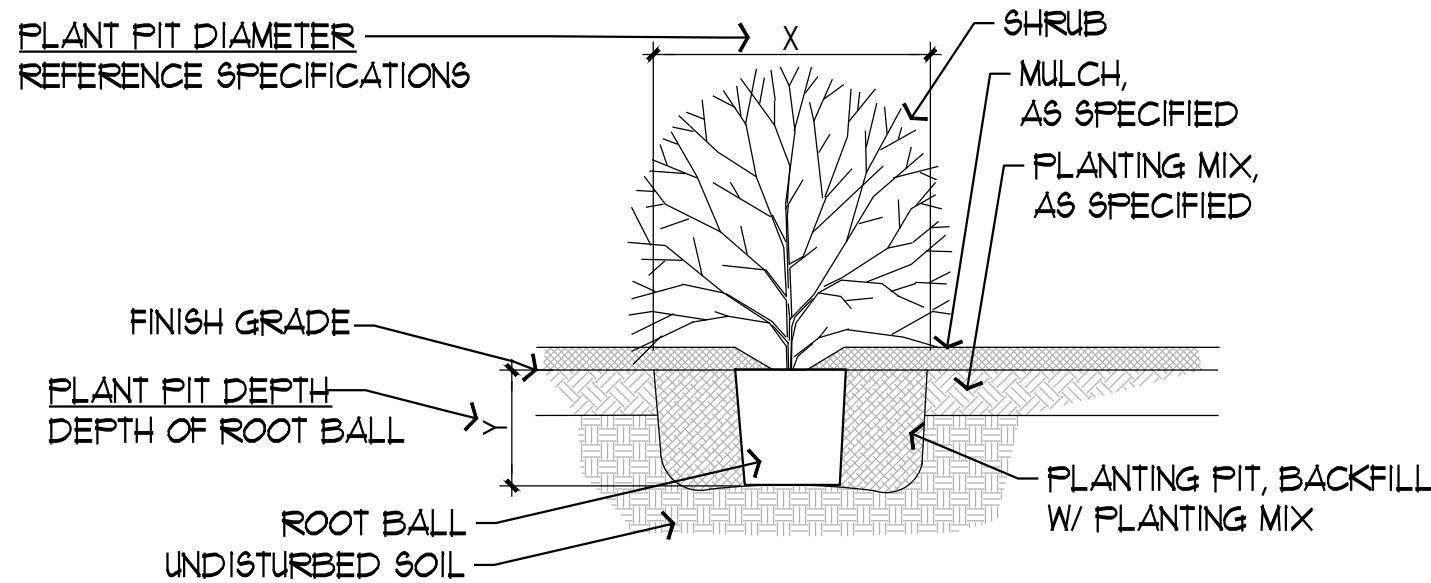
5 DETAIL: SOD INSTALLATION



2 SECTION: TREE PLANTING



3 SECTION: SHRUB PLANTING



PLANTING NOTES

1. MAINTAIN A 1' CLEAR AREA AT THE BASE OF EACH TREE TO ALLOW OXYGEN EXCHANGE. INSTALL NATIVE BARK MULCH WHERE NOTED. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD AND INSTALLED TO A DEPTH OF 4" AS COMPLIANT WITH COSA STANDARDS. IN SPECIFIC AREAS WHERE NOTED, USE GRAVEL MULCH AT A DEPTH OF 6". GRAVEL SHALL BE 2'-3" SHADOW STONE (DARK GRAY, ANGULAR). PROVIDE SAMPLE FOR REVIEW.
2. ALL BACKFILL FOR PLANTING AREAS SHALL BE A SOIL MIX WITH THE FOLLOWING COMPONENTS:
  - 1/3 CUBIC YARD TOPSOIL
  - 1/3 CUBIC YARD COMPOSTED MANURE
  - 1/3 CUBIC YARD SAND
  - 1 1/2 POUNDS SULFUR
  - 1/2 POUND GENERAL ALL-PURPOSE FERTILIZER"MIXED SOIL WITH COMPOST" AVAILABLE FROM NEW EARTH IS AN ACCEPTABLE SUBSTITUTION FOR THE MIX LISTED ABOVE. FERTILIZER IS STILL REQUIRED. SUBMIT SAMPLE FOR REVIEW.
3. ALL PLANTING AREAS SHALL BE EXCAVATED TO 22" BELOW FINISH GRADE ELEVATIONS TO RECEIVE 18" OF SOIL MIX AND 4" OF MULCH. DO NOT EXCAVATE IN THE ROOT PROTECTION ZONE OF EXISTING TREES. THOSE AREAS SHALL RECEIVE 2' OF COMPOST MIXED INTO THE SOIL BY HAND AT TIME OF PLANTING.
4. ALL TURF AREAS SHALL BE EXCAVATED TO A DEPTH OF 6" BELOW FINISH GRADE ELEVATIONS. ALL TURF AREAS SHALL RECEIVE 6" OF ENRICHED TOPSOIL. PROVIDE SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT.
5. NATIVE SEED AREAS SHALL BE EXCAVATED TO A DEPTH OF 6" BELOW FINISH GRADE ELEVATIONS TO RECEIVE 4" OF ENRICHED TOP SOIL WITH 2' OF COMPOST.
6. ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS (NOT TABULATION).
7. ALL PLANTS MUST COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND MEET OR EXCEED HEIGHT AND SPREAD REQUIREMENTS LISTED ON THE PLANT SCHEDULE.
8. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL TREES, SHRUBS, AND GROUND COVER IN A HEALTHY STATE UNDER THE CONTRACT UNTIL FINAL ACCEPTANCE BY THE OWNER.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION.
10. ALL GROUND AREAS DAMAGED BY CONSTRUCTION ACTIVITY ARE TO BE SEEDED WITH TURF, UNLESS ANOTHER GROUND TREATMENT IS SHOWN ON PLANTING PLANS.

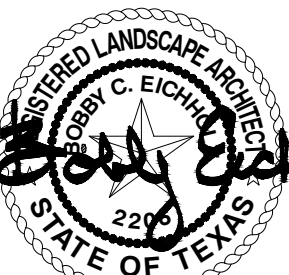
2

PLANT SCHEDULE									
CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS	
TREES									
BOK-4C	10	BUR OAK	QUERCUS MACROCARPA	4" CAL.	8'-10'	6'-8'			SINGLE STRAIGHT TRUNK, FULL SYMMETRICAL CANOPY
COK-3C	22	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3" CAL.	10'-12'	6'-8'			SINGLE STRAIGHT TRUNK, FULL SYMMETRICAL CANOPY
ELM-4C	20	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL.	14'-16'	6'-8'			SINGLE STRAIGHT TRUNK, FULL SYMMETRICAL CANOPY
MOK-3C	19	MONTERREY OAK	QUERCUS POLYMORPHA	3" CAL.	10'-12'	6'-8'			SINGLE STRAIGHT TRUNK, FULL SYMMETRICAL CANOPY
RET-3C	12	RETAMA	PARKINSONIA ACULEATA	3" CAL.	8'-10'	6'-8'			MULTI-TRUNK SPECIMEN WITH FULL CANOPY AND SYMMETRICAL GROWTH
SYC-3C	20	MEXICAN SYCAMORE	PLATANUS MEXICANA	3" CAL.	10'-12'	4'-6'			SINGLE STRAIGHT TRUNK, FULL SYMMETRICAL CANOPY
YAU-45G	6	PRIDE OF HOUSTON YAUPON HOLLY	ILEX VOMITORIA 'PRIDE OF HOUSTON'	45 GAL.	4'-6'	4'-6'			MULTI-TRUNK SYMMETRICAL CANOPY, BRANCHING TO TOP OF ROOTBALL
SHRUBS									
BMF-1G	16	BLUE MIST FLOWER	CONOCLINIUM COELESTINUM	1 GAL.	12"-16"	12"-16"	24"		FULL AND SYMMETRICAL
DYA-5G	123	DWARF YAUPON HOLLY	ILEX VOMITORIA 'STOKES DWARF'	5 GAL.	10"-12"	10"-12"	24"		FULL AND SYMMETRICAL
FCB-5G	32	FIRECRACKER PLANT	RUSSELLIA EQUISETIFORMIS	5 GAL.	24"-28"	16"-20"	24"		FULL AND SYMMETRICAL
GLI-1G	159	GIANT LIRIOPE	LIRIOPE GIGANTEA	1 GAL.	12"-16"	8"-10"	18"		FULL AND SYMMETRICAL, WELL ROOTED
GMG-1G	39	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS	1 GAL.	12"-16"	12"-16"	30"		FULL AND SYMMETRICAL, WELL ROOTED
HER-15G	83	RED YUCCA	HESPERALOE PARVIFLORA	15 GAL.	24"-28"	16"-20"	36"		FULL AND SYMMETRICAL
KDR-1G	67	DWARF MEXICAN PETUNIA 'KATIE BLUE'	RUELLIA BRITTONIANA 'KATIE BLUE'	1 GAL.	6"-8"	8"-10"	12"		FULL AND SYMMETRICAL
LMG-3G	65	LINDHEIMER'S MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL.	20"-24"	16"-20"	36"		FULL AND SYMMETRICAL, WELL ROOTED
LRB-5G	62	RIO BRAVO SAGE	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	5 GAL.	16"-20"	16"-20"	48"		FULL AND SYMMETRICAL
SAL-1G	106	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	8"-10"	8"-10"	24"		FULL AND SYMMETRICAL
TUR-5G	39	TURK'S CAP	MALVAVISCUS DRUMMONDII	5 GAL.	24"-28"	16"-20"	30"		SYMMETRICAL GROWTH
ZEX-1G	185	HAIRY WEDELIA	ZEXMENIA HISPIDA	1 GAL.	8"-10"	8"-10"			FULL CONTAINER
GROUND COVERS									
BER SED	31,934 SF	BERMUDA GRASS	CYNODON DACTYLON	SEED					
BER SOD	28,611 SF	BERMUDA GRASS	CYNODON DACTYLON	SOD					
HARDSCAPE									
GRA-BL	1,250	GRAVEL	'BLANCO' RIVER ROCK, 2"-4"	SF					4" DEPTH; INSTALL ON MARIFI 140N FILTER FABRIC

SOUTH FLORES  
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design professional	04.17.25	ISSUE FOR PERMITTING AND CONSTRUCTION



4/17/2025

OVERALL PLANTING NOTES, DETAILS + SCHEDULE

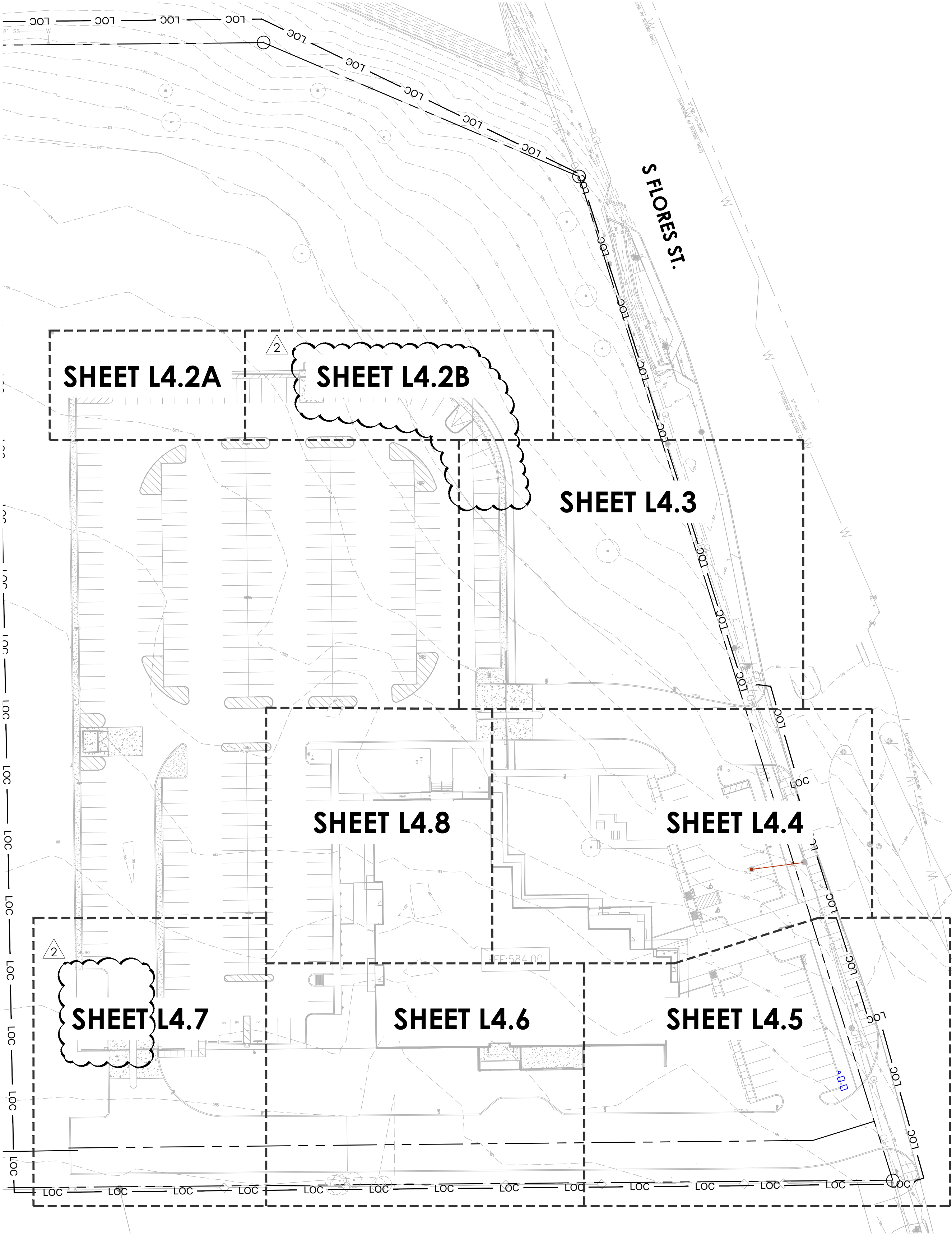
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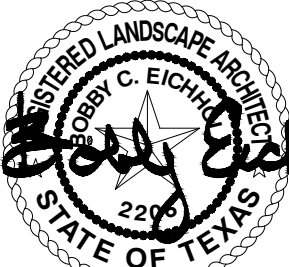




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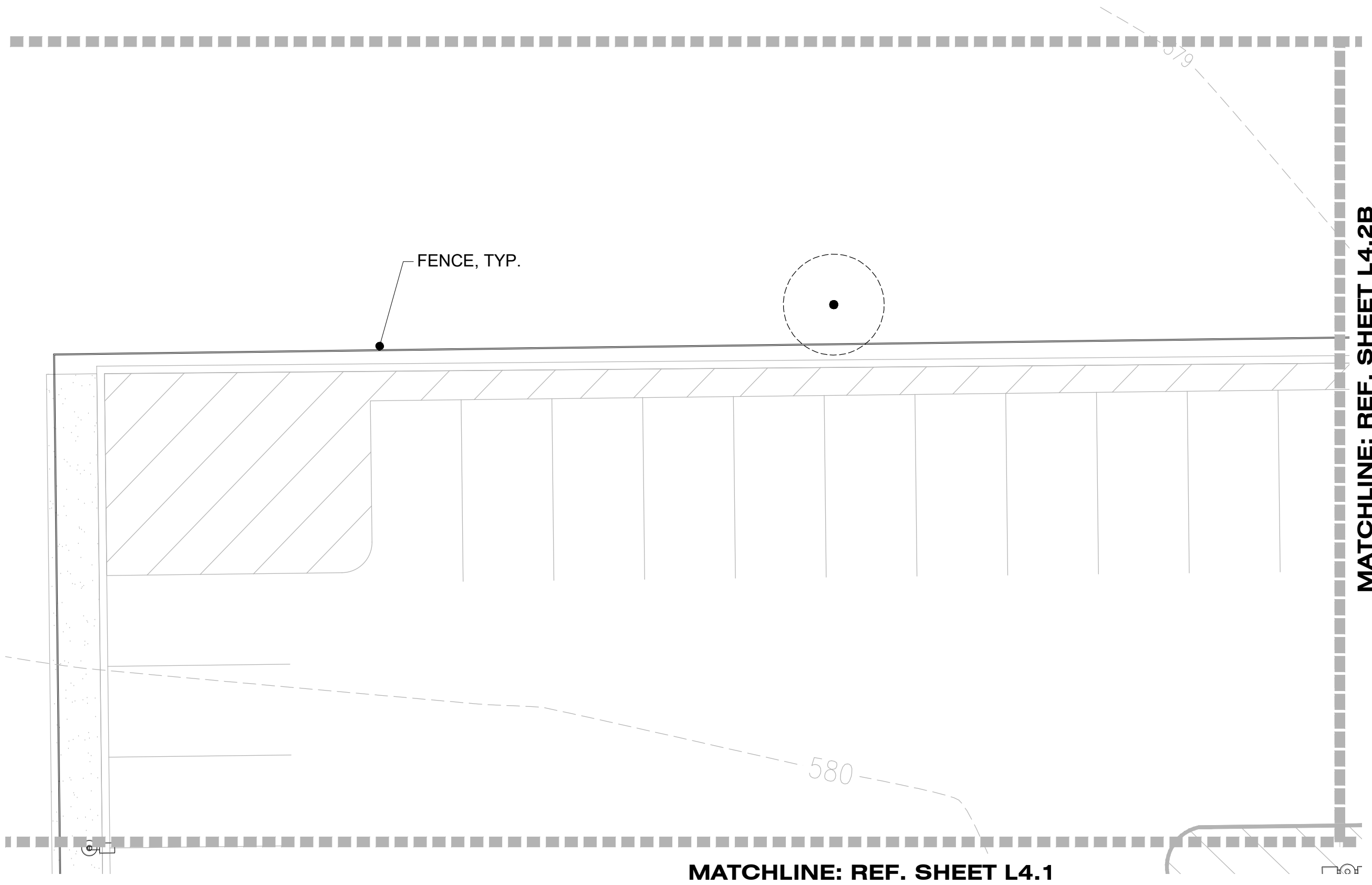
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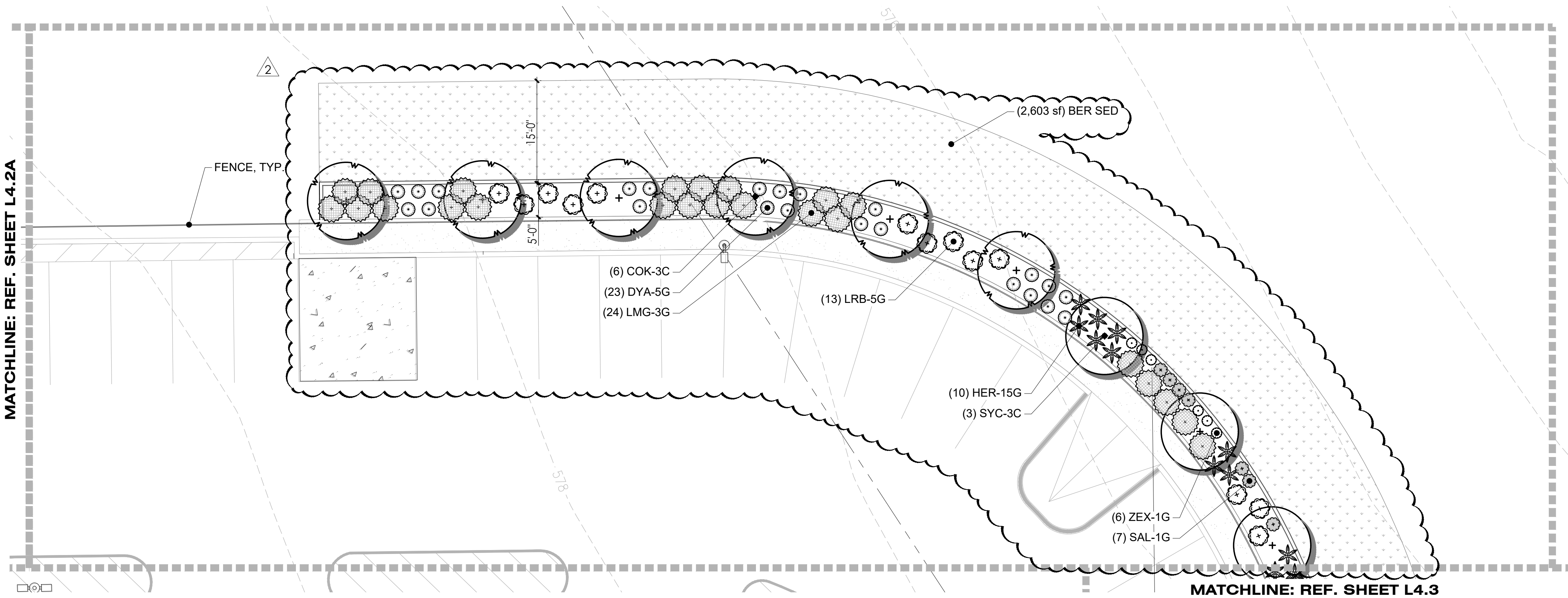
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PLAN A

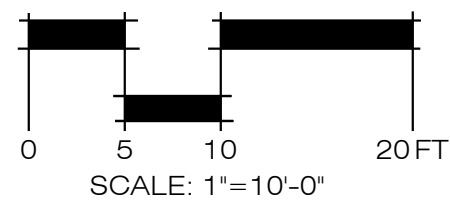


PLAN B

PLANTING PLAN

LEGEND

- LOC — LIMIT OF CONSTRUCTION
- LIMIT OF SOD
- SODDED TURF
- SEEDDED TURF
- GRAVEL (REF. SHEET L2.0)



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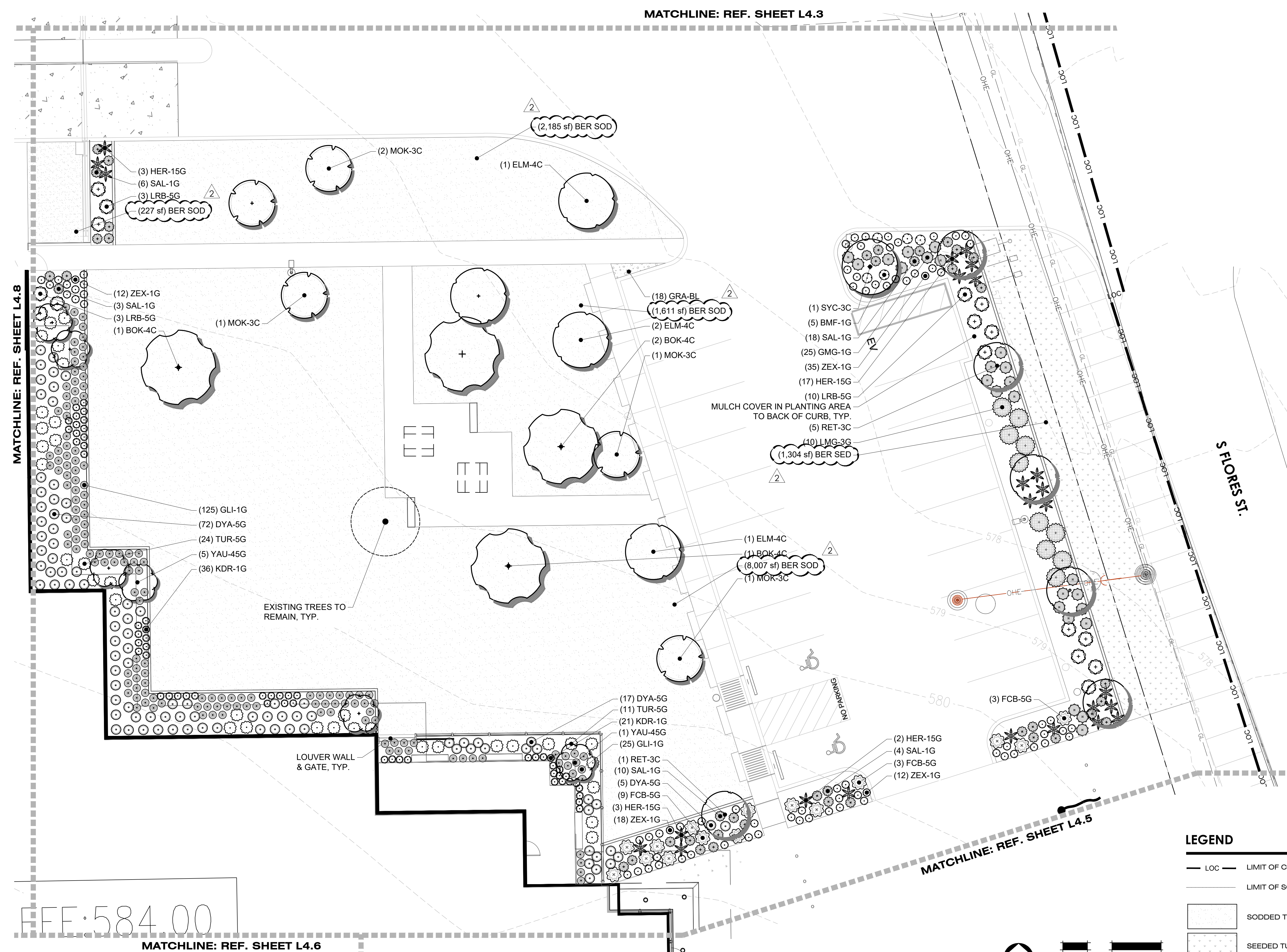
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PLANTING PLAN

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**LEGEND**

- LOC LIMIT OF CONSTRUCTION
- LIMIT OF SOD
- SODDED TURF
- SEEDDED TURF
- GRAVEL (REF. SHEET L2.0)

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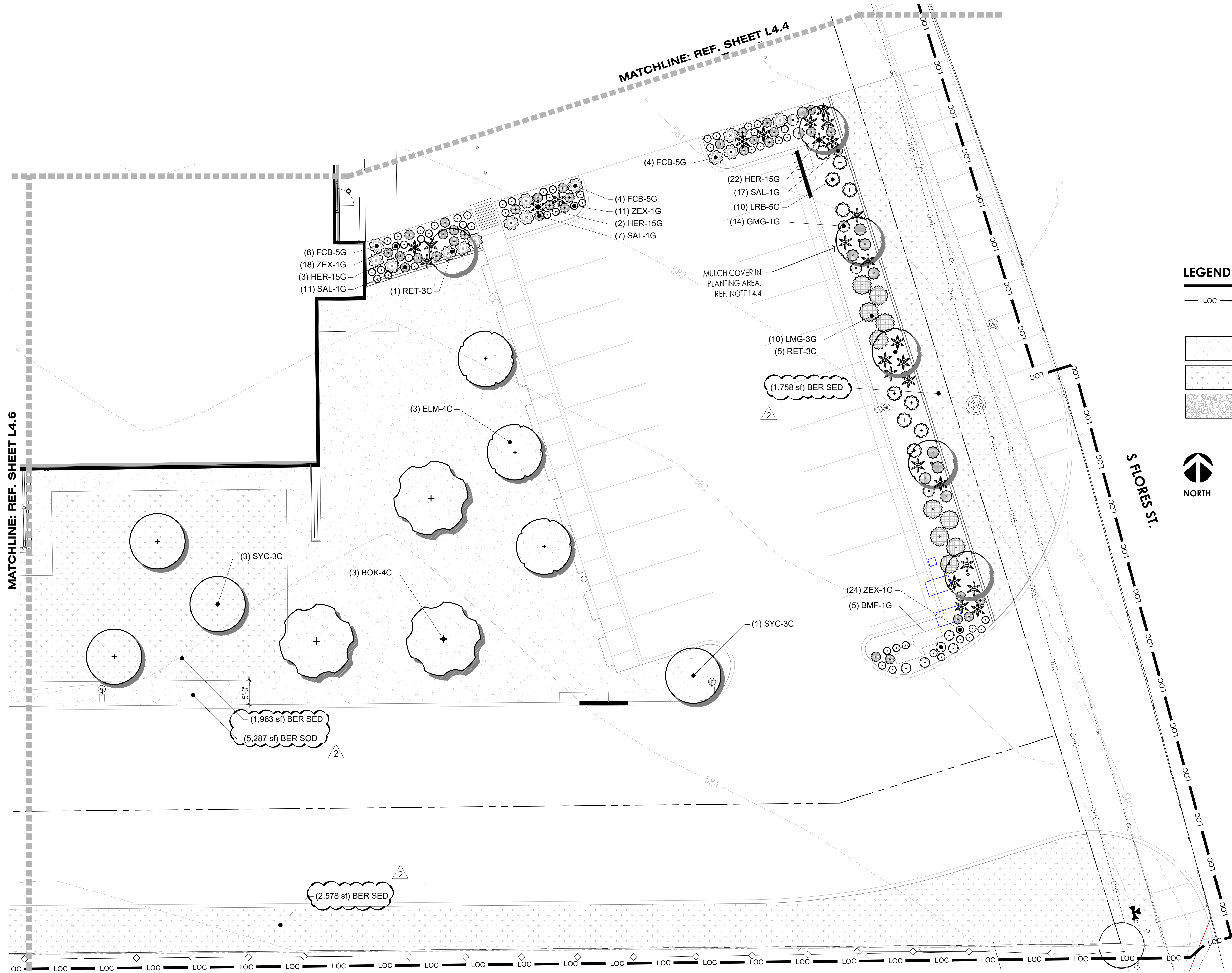
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**LEGEND**

— LOC — LIMIT OF CONSTRUCTION

— LIMIT OF SOD

SODDED TURF

SEEDDED TURF

GRAVEL (REF. SHEET L2.0)

**NORTH**

0 5 10 20 FT

SCALE: 1"=10'-0"

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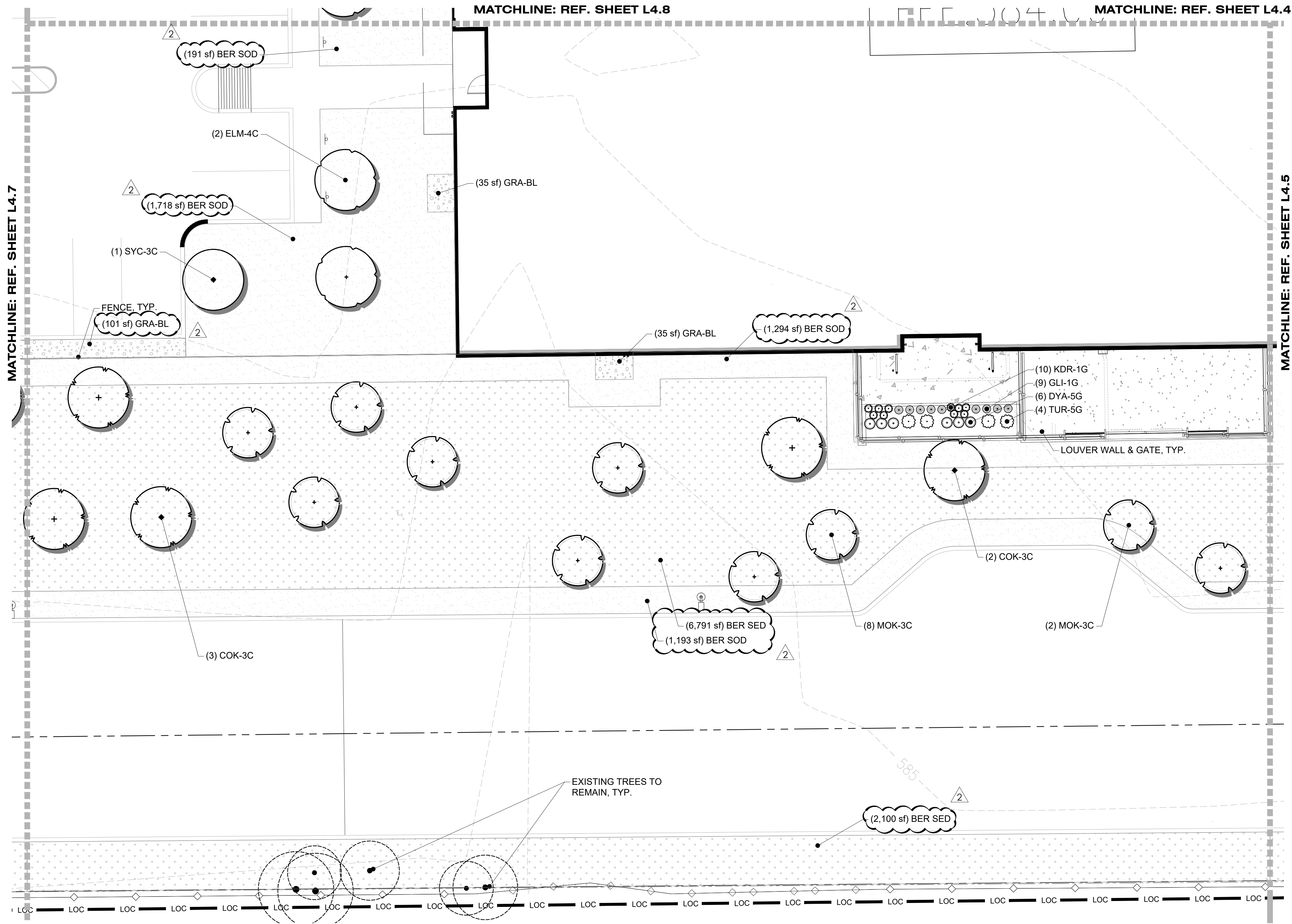
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**PLANTING PLAN**





PLANTING PLAN

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04.17.25	2 ADD 02



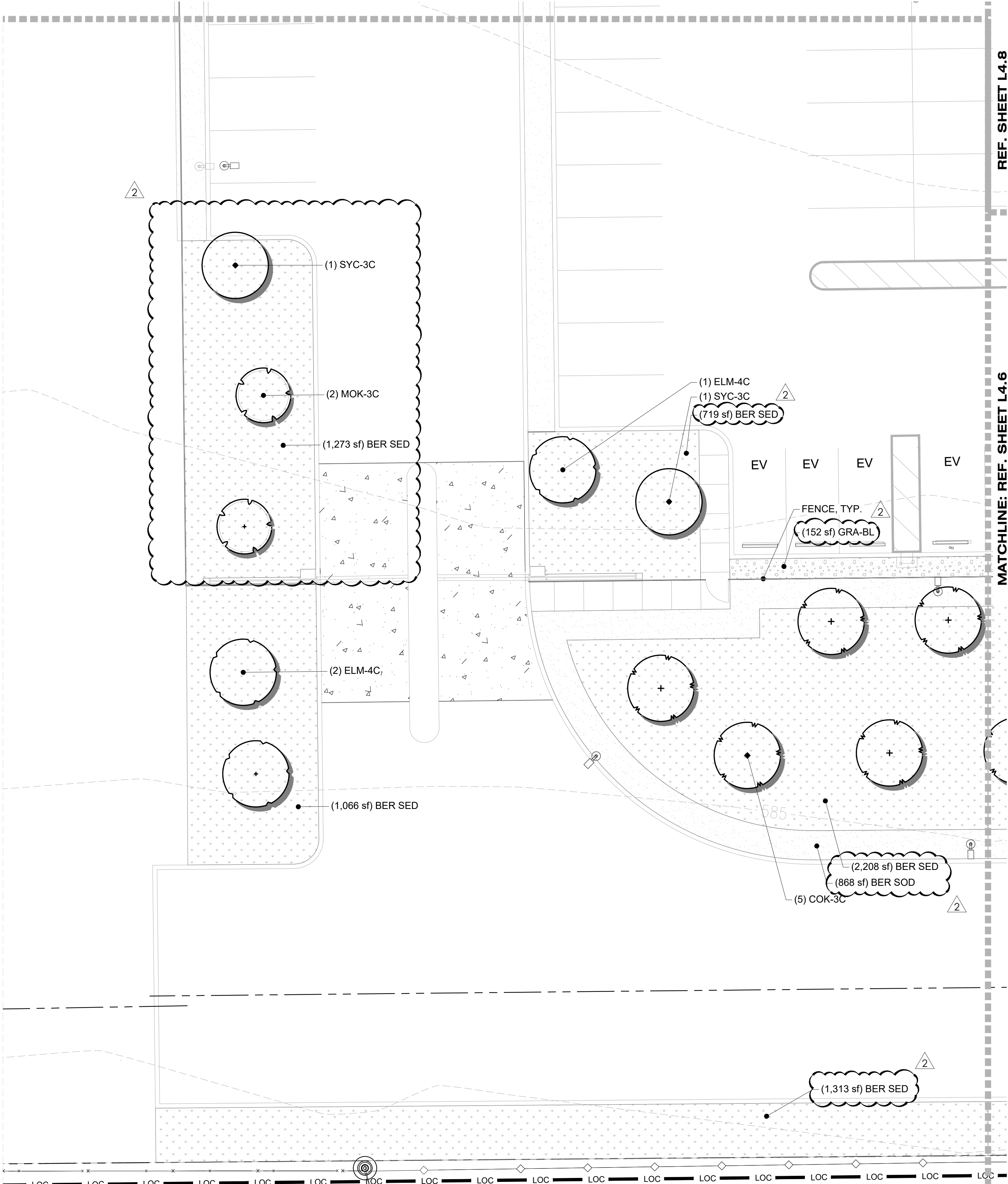
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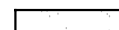
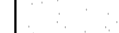

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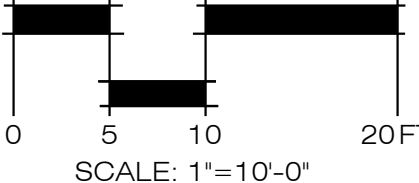


## PLANTING PLAN




## LEGEND

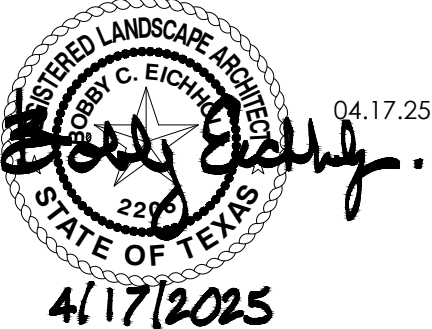
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|---|--------------------------|
| — LOC —   | LIMIT OF CONSTRUCTION    |
| -----   | LIMIT OF SOD             |
|  | SODDED TURF              |
|  | SEEDED TURF              |
|  | GRAVEL (REF. SHEET L2.0) |



# SOUTH FLORES POLICE SUBSTATION

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SAN ANTONIO, TEXAS

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<b>design professional</b>		CONSTRUCTION
04.17.25		DOCUMENTS
		ISSUE FOR
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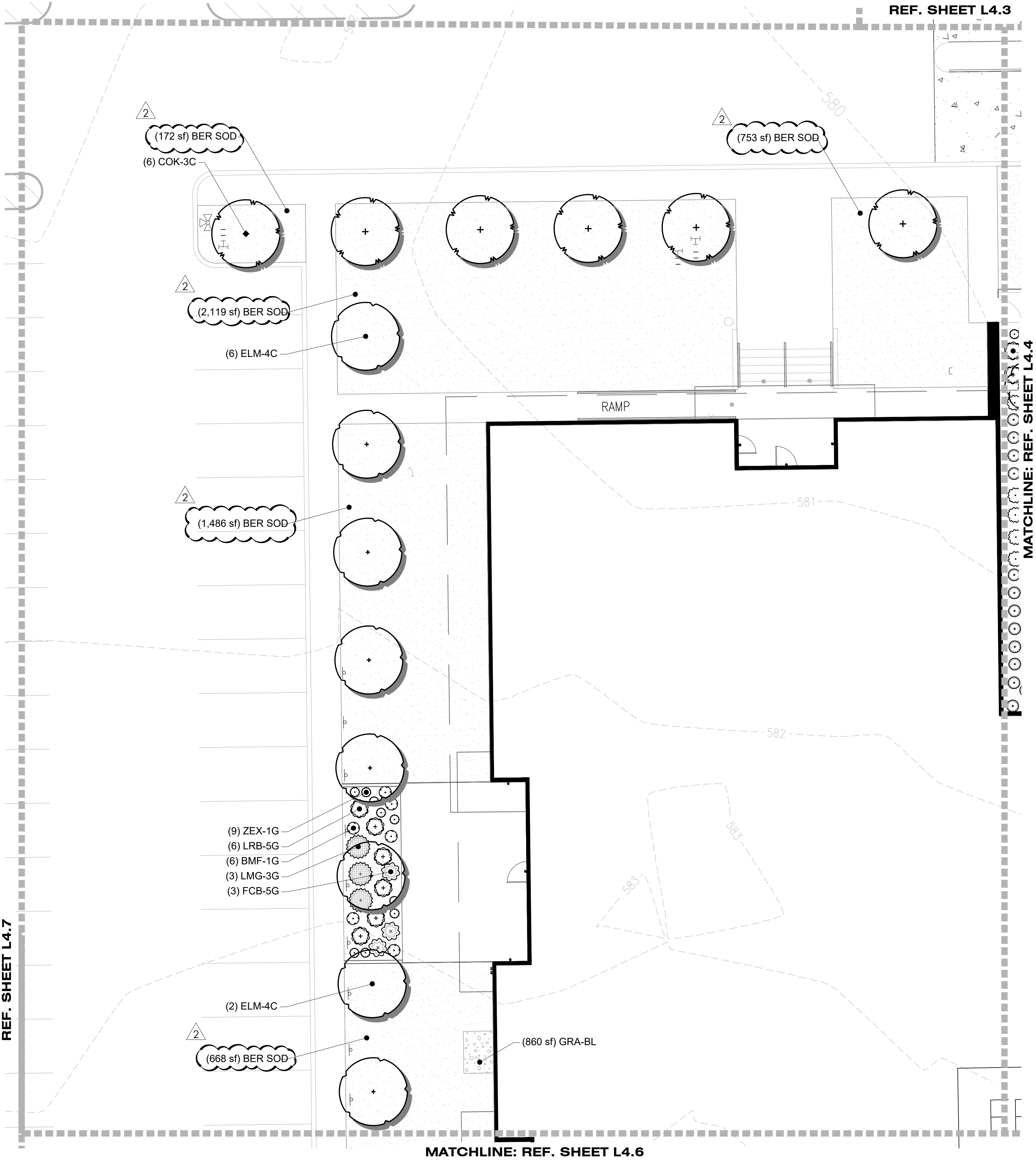
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# BEATY PALMER ARCHITECTS

## L4.7



**LEGEND**

— LOC — LIMIT OF CONSTRUCTION

— LIMIT OF SOD

SODDED TURF

SEEDED TURF

GRAVEL (REF. SHEET L2.0)

NORTH

SCALE: 1"=10'-0"

**SOUTH FLORES  
POLICE  
SUBSTATION**

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project number 23-01  
design professional 04.17.25

issuance / revisions  
10.25.24 100% CONSTRUCTION DOCUMENTS  
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**BEATY PALMER ARCHITECTS**



PROJECT SPECIFIC NOTES

1. This project requires a new 1" water meter, reference sheet L5.02 for location.
2. Meter will be equipped with like-size backflow prevention device and master valve.
3. Lateral sleeves will be twice the diameter of pipes within or minimum 4" (whichever is larger). Mainline sleeves to be minimum 4" diameter.
4. Install wiring in a separate sleeve within mainline sleeve, size as necessary. Head spacing, nozzle size and coverage patterns vary. Observe and install layout as shown.
5. Symbols denote head type; nozzle is called out at the symbol.
6. Contractor is to adjust for the broadest pattern possible, as governed by walks, fences, curbs, etc.
7. Unlabeled pipe is .75". Do not use .5" pipe.
8. Drip irrigation zones are shown schematically with specific hatch patterns per zone. Connect all like-hatched areas with SCH 40 PVC pipe, .75" minimum but do not exceed 5 FPS in any lateral pipe.
9. Verify all R.O.W. dimensions with appropriate jurisdiction.
10. Contractor shall take steps necessary to protect utilities and existing fencing at all times.
11. Plans are schematic in nature, any piping shown in hardscape areas is to be in a sleeve or understood to be installed in landscape.
12. Any excavation under drip line of existing trees requires hand trenching.
13. Temporary points of connection might be required to coincide with the levels of site and utility work progress. The installing Texas licensed irrigator will assume all responsibility for local and state code compliance regarding cross-connections and potential contamination hazards of the potable water supply.

IRRIGATORS LETTER OF CONFORMITY STATEMENT

This irrigation plan conforms to the irrigation design equipment standards set out in 35-510(j) and 35-511(c)(6) of the City of San Antonio unified development code and also complies with the requirements of Chapter 344, 344.72-344.77 of the Texas administrative code.

The irrigation system does not provide 100% coverage of the site, refer plans and/or specifications for area(s) to be covered. The drawings may be diagrammatic in nature for clarity. Some piping or components may be shown larger than scale or appear to be in hardscape areas. The installer should take this into consideration and interpret the design to provide full coverage of the areas shown with all piping in sleeves, common trenches, at the back of curbs or in other planted areas. The installer is responsible for providing all work contained in the drawings, notes, specifications, and details. The installer is required by law to notify at least two (2) working days prior to any excavation one of the following:

- Lone Star 811 (800-669-8344)
- Texas 811 (800-344-8377)

The installer shall verify that static water supply pressure exceeds the design pressure by a minimum of 10%. If less, notify in writing this office, the owner, or owner's representative for a resolution. Installer shall hold harmless this office, the owner, or owner's representative for failure to make such notification prior to starting construction and thereby accepts all costs and obligations for system supply pressure corrections.

Stanley F. Albus, ASLA  
Licensed Irrigator #4058  
Rialto Studio, Inc., 2425 Broadway, Suite 105  
San Antonio, Texas 78215 210-828-1155

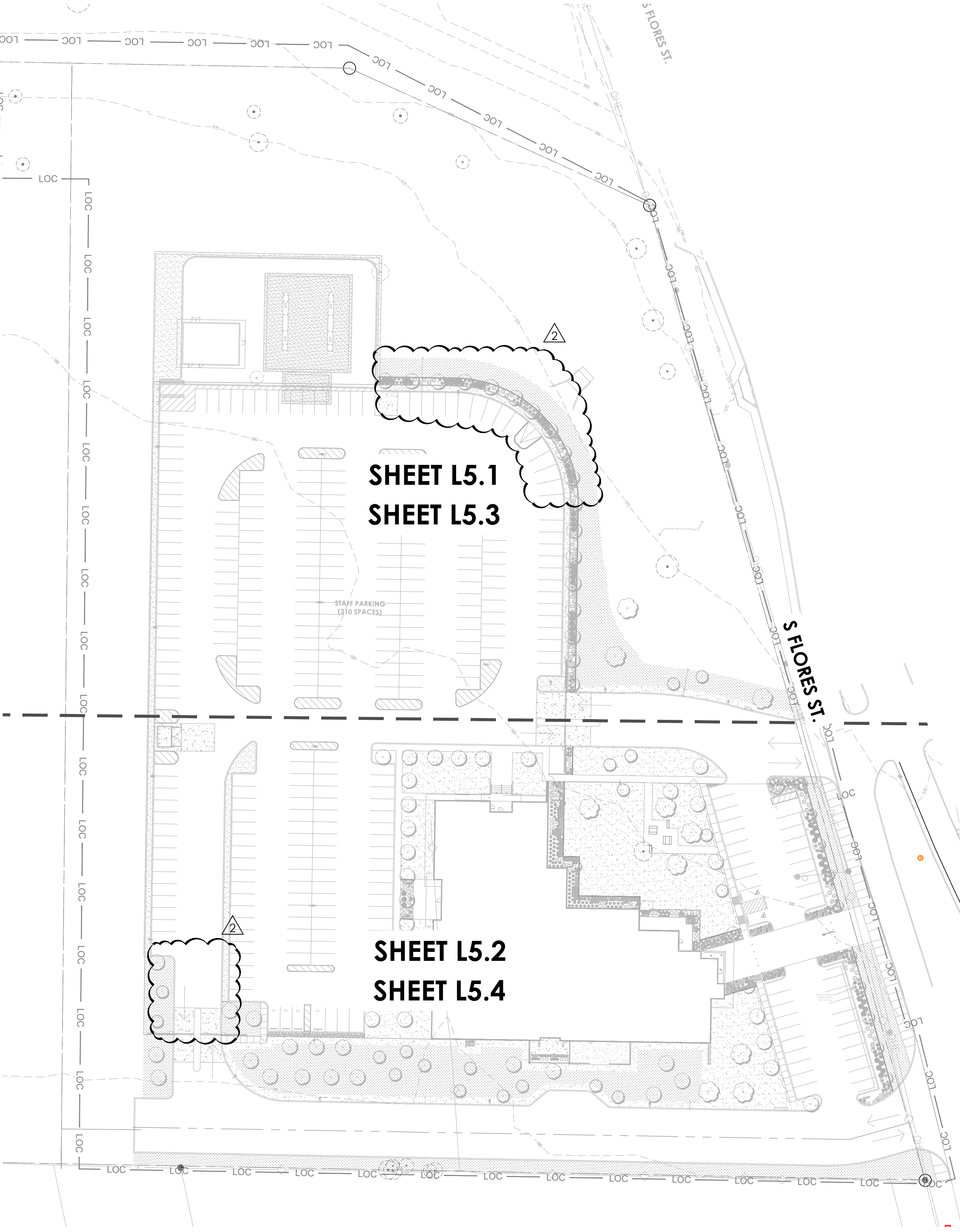
IRRIGATION SCHEDULE

ZONE PERFORMANCE DATA (RUN TIMES @ 80% E.T.)				No new zones added, readdress existing zones at controller.			
ZONE NO.	APPLICATION	VALVE SIZE	FLOW RATE	AVE. PREC. RATE	MINUTES FOR 1"	MINUTES FOR 1/2"	MINUTES FOR 1/3"
1	TURF ROTOR	1"	17.5 GPM	0.60 IN./HR	100	50	33
2	TURF ROTOR	1"	16.5 GPM	0.60 IN./HR	100	50	33
3	TURF ROTOR	1"	16.5 GPM	0.60 IN./HR	100	50	33
4	TURF ROTOR	1"	14.0 GPM	0.60 IN./HR	100	50	33
5	TURF ROTOR	1"	17.5 GPM	0.60 IN./HR	100	50	33
6	TURF ROTOR	1"	16.5 GPM	0.60 IN./HR	100	50	33
7	TURF ROTOR	1"	17.0 GPM	0.60 IN./HR	100	50	33
8	TURF ROTOR	1"	16.5 GPM	0.60 IN./HR	100	50	33
9	TURF ROTOR	1"	16.0 GPM	0.60 IN./HR	100	50	33
10	TURF ROTOR	1"	16.0 GPM	0.60 IN./HR	100	50	33
11	TURF ROTOR	1"	16.0 GPM	0.60 IN./HR	100	50	33
12	TURF ROTOR	1"	16.0 GPM	0.60 IN./HR	100	50	33
13	TURF ROTOR	1"	16.0 GPM	0.60 IN./HR	100	50	33
14	TURF SPRAY	1"	4.1 GPM	1.41 IN./HR	43	22	14
15	TREE BUBBLER	1"	16.0 GPM	1.00 IN./HR	60	30	20
16	TREE BUBBLER	1"	18.0 GPM	1.00 IN./HR	60	30	20
17	TREE BUBBLER	1"	16.0 GPM	1.00 IN./HR	60	30	20
18	TREE BUBBLER	1"	17.0 GPM	1.00 IN./HR	60	30	20
19	TREE BUBBLER	1"	17.0 GPM	1.00 IN./HR	60	30	20
20	TREE BUBBLER	1"	14.0 GPM	1.00 IN./HR	60	30	20
21	TREE BUBBLER	1"	16.0 GPM	1.00 IN./HR	60	30	20
22	TREE BUBBLER	1"	16.0 GPM	1.00 IN./HR	60	30	20
23	TREE BUBBLER	1"	17.0 GPM	1.00 IN./HR	60	30	20
24	TREE BUBBLER	1"	18.0 GPM	1.00 IN./HR	60	30	20
25	TREE BUBBLER	1"	15.0 GPM	1.00 IN./HR	60	30	20
26	SHRUB DRIP	1"	11.5 GPM	0.67 IN./HR	90	45	30
27	SHRUB DRIP	1"	16.9 GPM	0.67 IN./HR	90	45	30
28	SHRUB DRIP	1"	9.1 GPM	0.67 IN./HR	90	45	30
NOTE: This is intended to serve as a guide only. Contractor should evaluate actual water needs and schedule each zone to ensure proper plant growth and development.					2273	1137	753
					37 Hr 53 Min	18 Hr 57 Min	12 Hr 33 Min

FRICITION LOSS CHARTS

PRESSURE CALCULATIONS CRITICAL ZONE (#24 @ 18.0 GPM)		
DEVICE	SIZE	PSI REQUIRED
SERVICE AND METER	1"	3.9
BACKFLOW PREVENTER	1"	4.0
MASTER VALVE	1"	3.0
MAINLINE (627' @ 18.0 gpm)	1.5"	5.8
ELEVATION RISE (FALL)	5'	2.2
CONTROL VALVE	1"	3.0
LATERAL PIPE	.75"-1"	2.3
SWING JOINT	1/2"	1.0
NOZZLE	N/A	30.0
TOTAL DESIGN PRESSURE		55.2

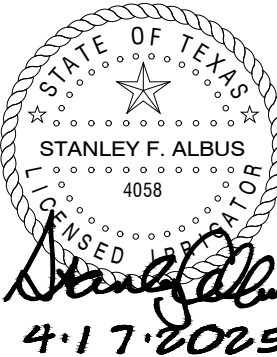
IRRIGATION REFERENCE PLAN, NOTES & SCHEDULE



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	04.17.25	2 ADD 02



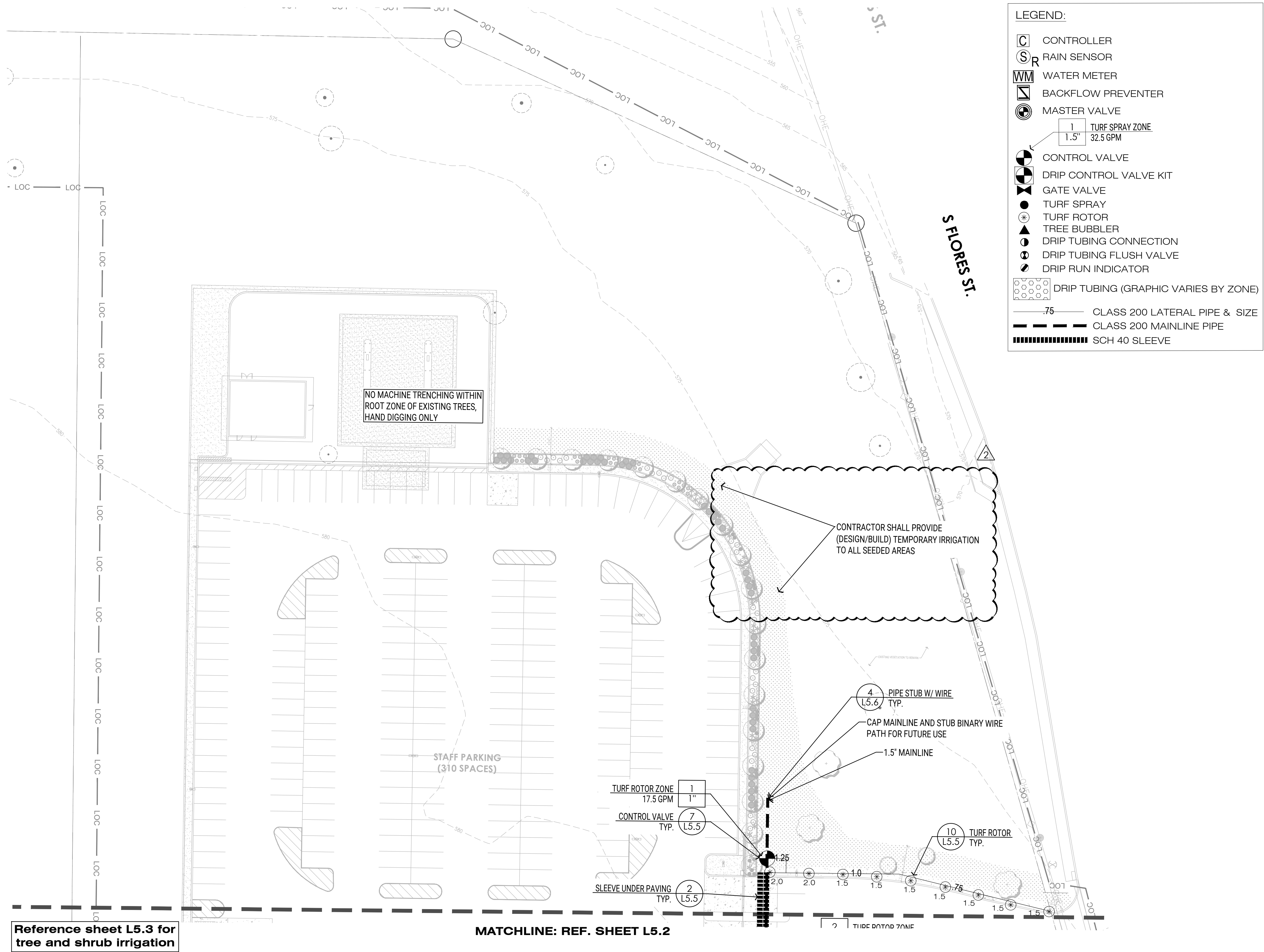
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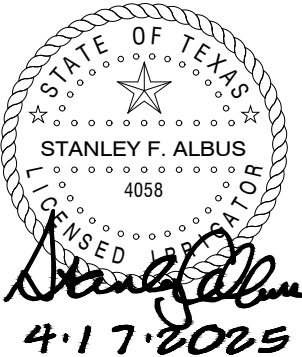




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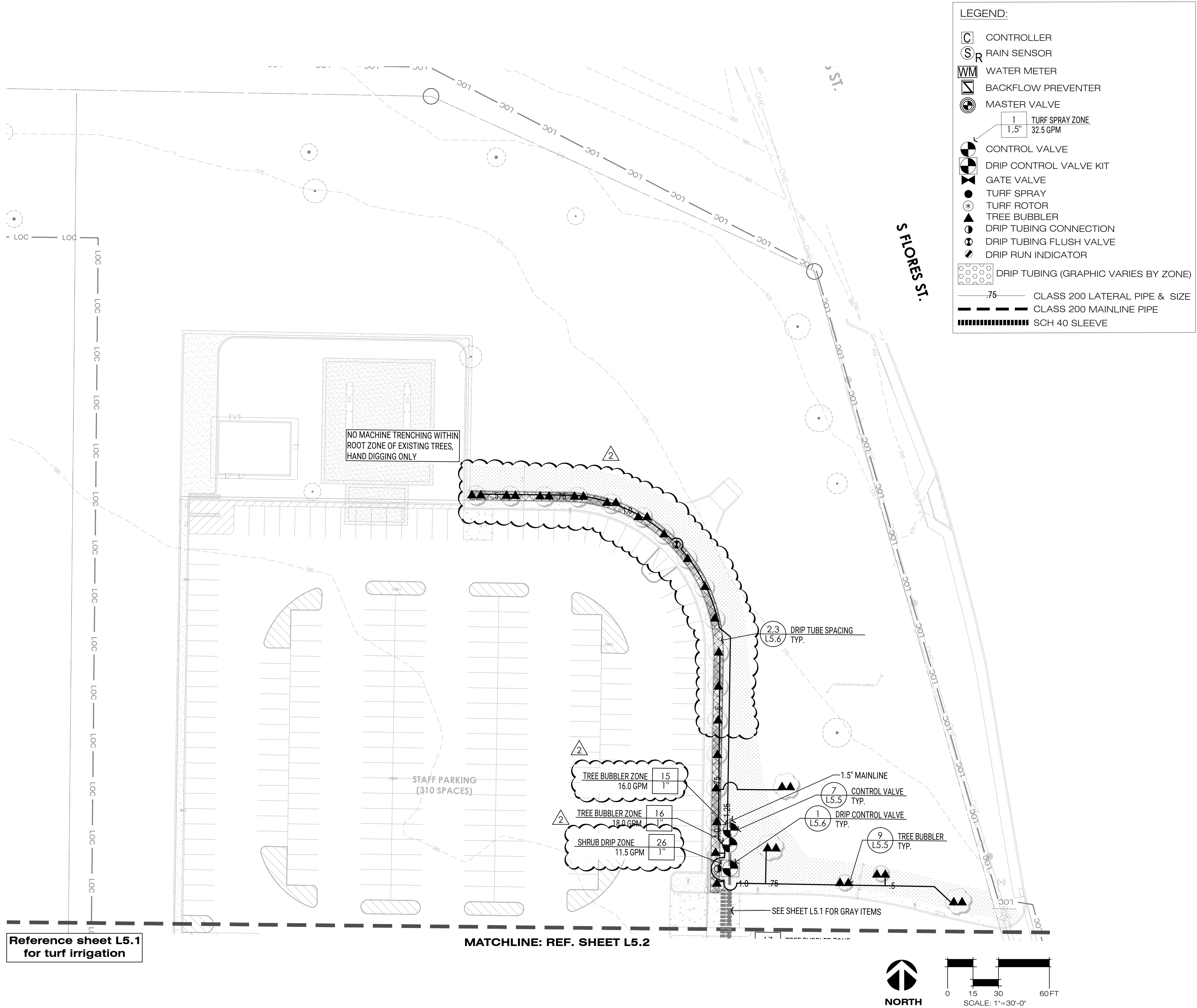
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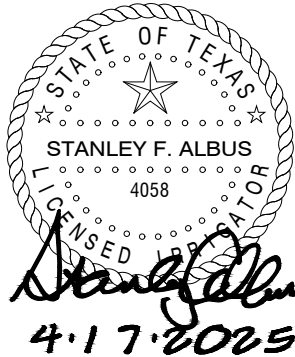


IRRIGATION PLAN - TREE AND SHRUB ZONES (SEE L5.1 & 5.2 FOR GRAY ITEMS)

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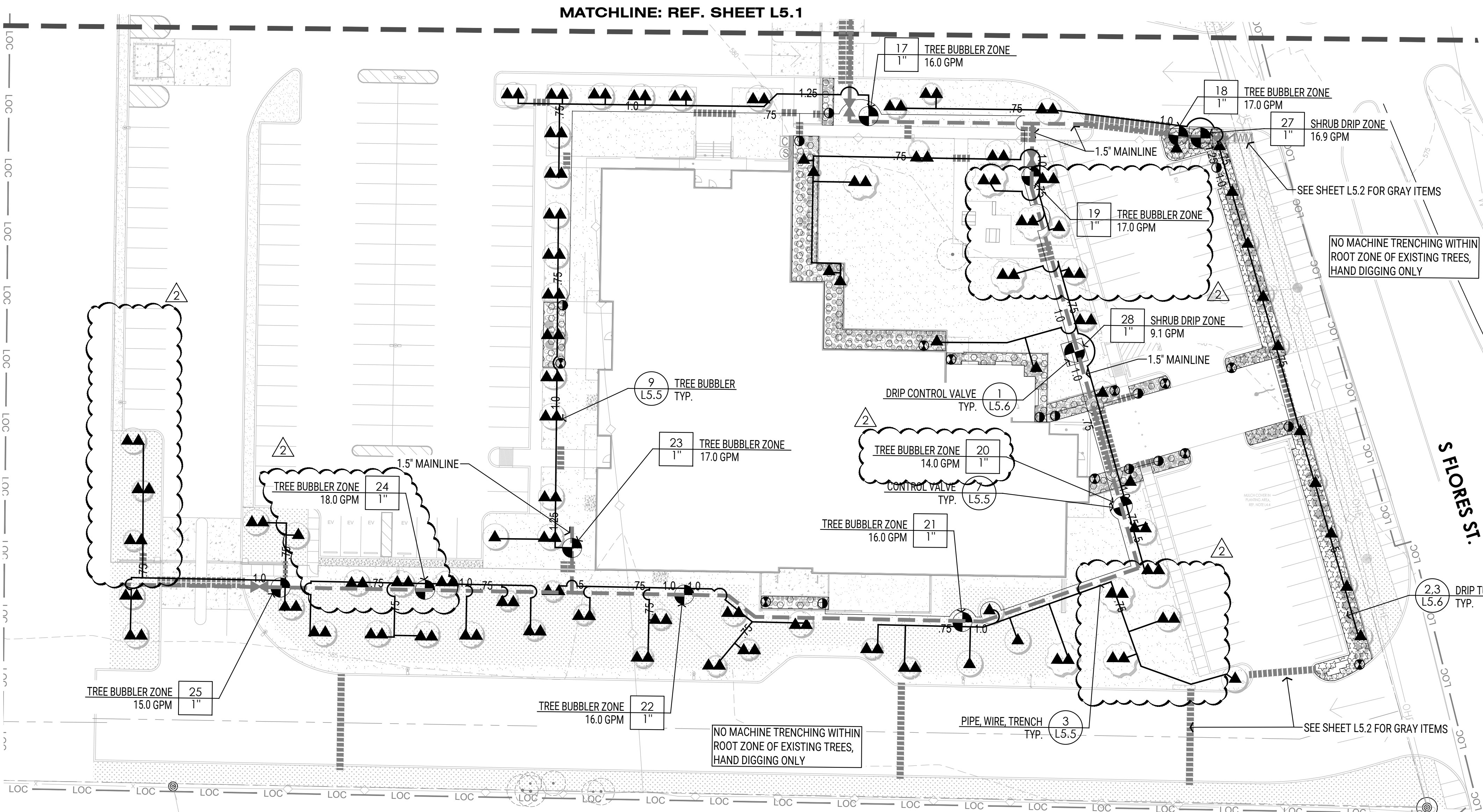
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**L5.3**



LEGEND:

- C CONTROLLER
- S<sub>R</sub> RAIN SENSOR
- WM WATER METER
- BP BACKFLOW PREVENTER
- MV MASTER VALVE
- 1 1.5" TURF SPRAY ZONE 32.5 GPM
- CV CONTROL VALVE
- DCVK DRIP CONTROL VALVE KIT
- GV GATE VALVE
- TS TURF SPRAY
- TR TURF ROTOR
- TB TREE BUBBLER
- DT DRIP TUBING CONNECTION
- DFV DRIP TUBING FLUSH VALVE
- DI DRIP RUN INDICATOR
- DT DRIP TUBING (GRAPHIC VARIES BY ZONE)
- .75 CLASS 200 LATERAL PIPE & SIZE
- CLASS 200 MAINLINE PIPE
- SCH 40 SLEEVE

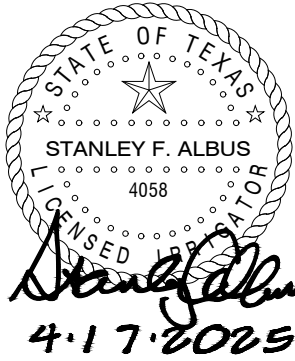


Reference sheet L5.2  
for turf irrigation

# SOUTH FLORES POLICE SUBSTATION

8801 S FLORES ST.  
SAN ANTONIO, TEXAS

project number	issuance / revisions
23-01	10.25.24 100% CONSTRUCTION DOCUMENTS
design professional	04.17.25 ISSUE FOR PERMITTING AND CONSTRUCTION
	04.17.25 2 ADD 02



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# L5.4

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BEATTY PALMER ARCHITECTS

IRRIGATION PLAN - TREE AND SHRUB ZONES (SEE L5.1 & 5.2 FOR GRAY ITEMS)