



C.2 | 'REMNANT' WATER FEATURE

CO: LOCAL SOURCE

SIZE:

MODEL/FABRICATOR: WATER FEATURES OF TEXAS

FINISH: CONCRETE FINISH WITH CHIPPED EDGES

COLOR: NATURAL CONCRETE

REMARKS: CONTRACTOR TO PROVIDE MOCK-UP FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. BOARD FORMED CONCRETE IS INTENDED TO SUBTLY DISPLAY THE WOOD GRAIN AND JOINTING OF THE BOARDS.




M.2 | KEYSTONE RETAINING WALL
 CO: KEYSTONE RETAINING WALL SYSTEM
 MODEL: VULNER WALL
 COLOR: LIMESTONE
 SIZE: HEIGHT 8", WIDTH 18.6" 1" DEPTH, 93.85
REMARKS: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION, CONTRACTOR TO SUBMIT PRODUCT INFORMATION FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION, INSTALL PER MANUFACTURER'S RECOMMENDATIONS OR SUPPLY SPECS FOR APPROVED OTHER.

A large, modern covered walkway with a wooden ceiling and concrete floor, featuring a circular inset showing a close-up of a light fixture.



A close-up photograph of a textured surface, possibly a wall or ceiling, featuring horizontal lines and a mottled, aged appearance. The texture is composed of irregular, horizontal bands of light beige and cream colors, with some darker, brownish-tan streaks and spots. The overall effect is one of a weathered or aged material, perhaps a type of stone or plaster.



The figure shows a large, rectangular area with a brown, mottled, and textured appearance, resembling a microscopic view of a material surface. In the bottom right corner, there is a circular inset. This inset shows a cross-section of a material, revealing several distinct horizontal layers or bands of different shades of brown and tan. Below the circular inset, the label 'a12' is printed.

A close-up photograph of a brown, textured surface, possibly a book cover or endpaper. The texture is fibrous and uneven. A circular inset in the bottom right corner shows a cross-section of the material, revealing a layered structure with a lighter brown inner layer and a darker brown outer layer. The inset is labeled 'REV' at the bottom.


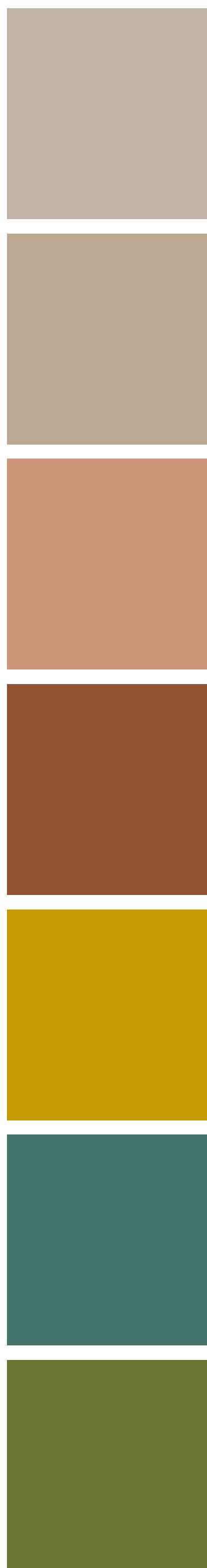


Figure 10. Micrograph of a dark, textured surface, likely a cross-section of a material, with a circular inset showing a magnified view of the surface texture.

[illegible]

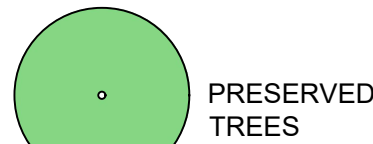
[illegible]

TREE PRESERVATION - UPLAND

TREE PRESERVATION: (Tree Survey Method)

TREES SURVEYED

PALM TREES: 5 TOTAL PALMS - 0 REMOVED:
SIGNIFICANT TREE: 165 TOTAL INCHES X 40% REQ. PRESERVED:
SIGNIFICANT TREE INCH. PRESERVED:
REQUIRED SIGNIFICANT MITIGATION:
HERITAGE TREE: 51.5 TOTAL INCHES X 100% REQ. PRESERVED :
HERITAGE TREE INCH. PRESERVED:
REQUIRED HERITAGE MITIGATION: 51.5" @ 3:1 =
TOTAL REQUIRED MITIGATION: 154.5" - 22" SIGN. OVERAGE = 132.5 INCHES REQUIRED



PRESERVED TREES



REMOVED TREES



PRESERVED PALM TREES



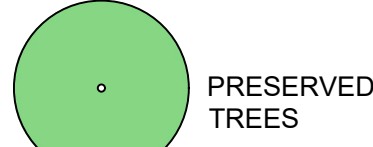
REMOVED PALM TREES

TREE PRESERVATION - FLOODPLAIN

TREE PRESERVATION: (Tree Survey Method)

TREES SURVEYED

PALM TREES: 1 TOTAL PALMS - 0 REMOVED:
SIGNIFICANT TREE: 0 TOTAL INCHES X 40% REQ. PRESERVED:
REQUIRED SIGNIFICANT MITIGATION:
HERITAGE TREE: 0 TOTAL INCHES X 100% REQ. PRESERVED :
REQUIRED HERITAGE MITIGATION:
TOTAL REQUIRED MITIGATION: 0 INCHES REQUIRED



PRESERVED TREES



REMOVED TREES



PRESERVED PALM TREES



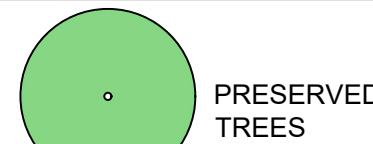
REMOVED PALM TREES

TREE PRESERVATION - ESA

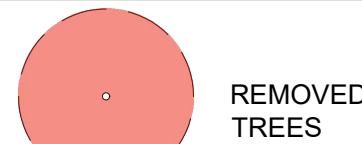
TREE PRESERVATION: (Tree Survey Method)

TREES SURVEYED

PALM TREES: 4 TOTAL PALMS - 0 REMOVED:
SIGNIFICANT TREE: 0 TOTAL INCHES X 40% REQ. PRESERVED:
REQUIRED SIGNIFICANT MITIGATION:
HERITAGE TREE: 0 TOTAL INCHES X 100% REQ. PRESERVED :
REQUIRED HERITAGE MITIGATION:
TOTAL REQUIRED MITIGATION: 0 INCHES REQUIRED



PRESERVED TREES



REMOVED TREES



PRESERVED PALM TREES



REMOVED PALM TREES



TRANSPLANTED PALM TREES

TREE PRESERVATION MITIGATION

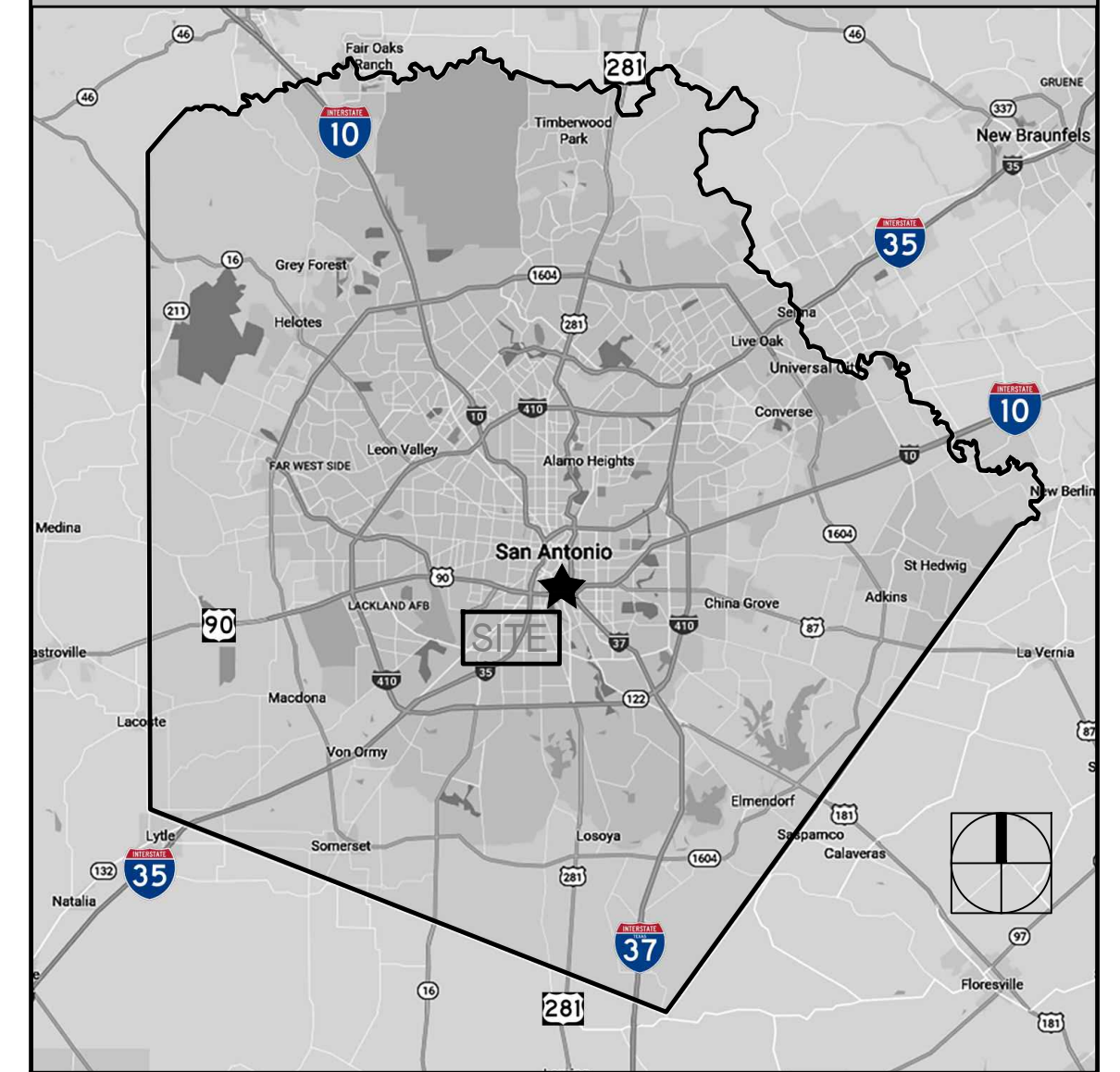
TREE PRESERVATION: TREE MITIGATION SUMMARY

UPLAND AREA MITIGATION: 132.5 INCHES
E.S.A. AREA MITIGATION: 0 INCHES
FLOODPLAIN AREA MITIGATION: 0 INCHES
TOTAL REQUIRED MITIGATION: 132.5 INCHES REQUIRED
TOTAL PROPOSED TREE INCHES ON SITE: 200 INCHES PROPOSED
200" PROPOSED - 132.5" PROPOSED INCHES = 67.5" REMAINING
REFERENCE LP SHEET FOR PROPOSED TREES AND DETAIL LANDSCAPE CALCULATIONS

TREE CANOPY ORDINANCE

SITE AREA = 27,042 SF X 15% (CRAG AREA) = 4,056 SF TREE CANOPY REQUIRED
PROPOSED TREES, REF. LANDSCAPE PLAN FOR TREE SPECIES LOCATIONS
(6) MONTEREY OAK - 875 SF @ 75% 4,725 SF
(6) LIVE OAK - 875 SF @ 75% 4,725 SF
(6) MEXICAN SYCAMORE - 1200 SF @ 75% 6,480 SF
(8) CHINKAPIN OAK - 875 SF @ 75% 6,300 SF
(5) DESERT WILLOW - 275 SF @ 75% 41,238 SF
TOTAL TREE CANOPY COVERAGE 23,468 SF (25%)

BEXAR COUNTY MAP



ALAMO
ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.821.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape

201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering, Inc.

549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants, Inc.

9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC

14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME

MEIER MP

207 Roosevelt Ave.
San Antonio, TX 78201

HDRC-REVIEW
90% CD DWGS.

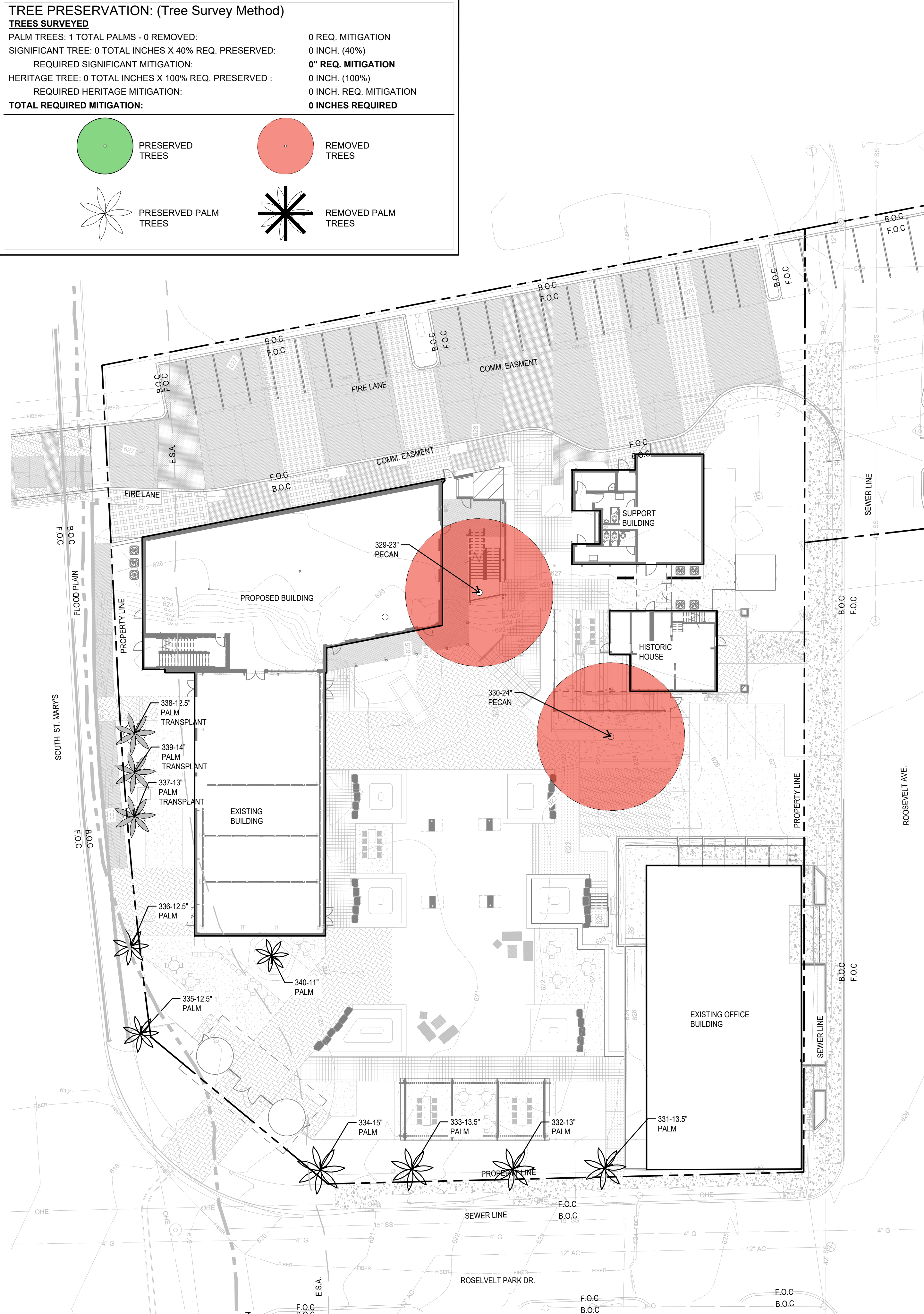
FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

HDRC-REVIEW
90% CD DWGS.

SHEET TITLE

TREE
PRESERVATION
PLAN

TP 1.2



EAST LOT BAKKE MEIER MP - ROOSEVELT												
Tag #	Species	Tree Caliper	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1	
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
313	CEDAR ELM	7.5				7.5						
314	CEDAR ELM	14				14						
315	CEDAR ELM	15			15							
316	HACKBERRY	13.5					13.5					
317	HACKBERRY	16					16					
320	CEDAR ELM	27.5						27.5				
321	CEDAR ELM	11				11						
323	CEDAR ELM	11.5				11.5						
324	CEDAR ELM	13				13						
325	CEDAR ELM	13				13						
326	CEDAR ELM	19.5				19.5						
327	CEDAR ELM	12				12						
329	PECAN	23				23						
330	PECAN	24										
331	PALM	13.5										
332	PALM	13										
333	PALM	13.5										
334	PALM	15										
340	PALM	11										
Sub Tot. Inches=			0	0	50	89.5	29.5	0	51.5	0	0	0
Total inches by category=			0	0	139.5	139.5	29.5	0	51.5	0	0	0
Preservation percentage=			#DIV/0!		Significant		53%		Heritage Preservation		0%	
Mitigation required (Commercial) =			0		Commercial (inches)=		-21.9		Heritage Mitigation (inches)=		154.5	
Mitigation required (Residential) =			0		Residential (inches)=							

EAST LOT BAKKE MEIER MP - ROOSEVELT												
Tag #	Species	Tree Caliper	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1	
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
336	PALM	12.5										
337	PALM	13										
338	PALM	12.5										
339	PALM	14										
Sub Tot. Inches=			0	0	0	0	0	0	0	0	0	0
Total inches by category=			0	0	0	0	0	0	0	0	0	0
Preservation percentage=			#DIV/0!		Significant		#DIV/0!		Heritage Preservation		#DIV/0!	
Mitigation required (Commercial) =			0		Commercial (inches)=		0		Heritage Mitigation (inches)=		0	
Mitigation required (Residential) =					Residential (inches)=							

EAST LOT FLOODPLAIN BAKKE MEIER MP - ROOSEVELT												
Tag #	Species	Tree Caliper	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1	
			Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved
335	PALM	12.5										
Sub Tot. Inches=			0	0	0	0	0	0	0	0	0	0
Total inches by category=			0	0	0	0	0	0	0	0	0	0
Preservation percentage=			#DIV/0!		Significant		#DIV/0!		Heritage Preservation		#DIV/0!	
Mitigation required (Commercial) =			0		Commercial (inches)=		0		Heritage Mitigation (inches)=		0	
Mitigation required (Residential) =					Residential (inches)=							

1 EAST LOT TREE PRESERVATION
PLAN

SCALE: 1"=20'
0' 5' 10' 20' 40'

ALAMO
ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.621.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape
Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering,
Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants,
Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting
Group, LLC
1439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION,
LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP

207 Roosevelt Ave.
San Antonio, TX 78201

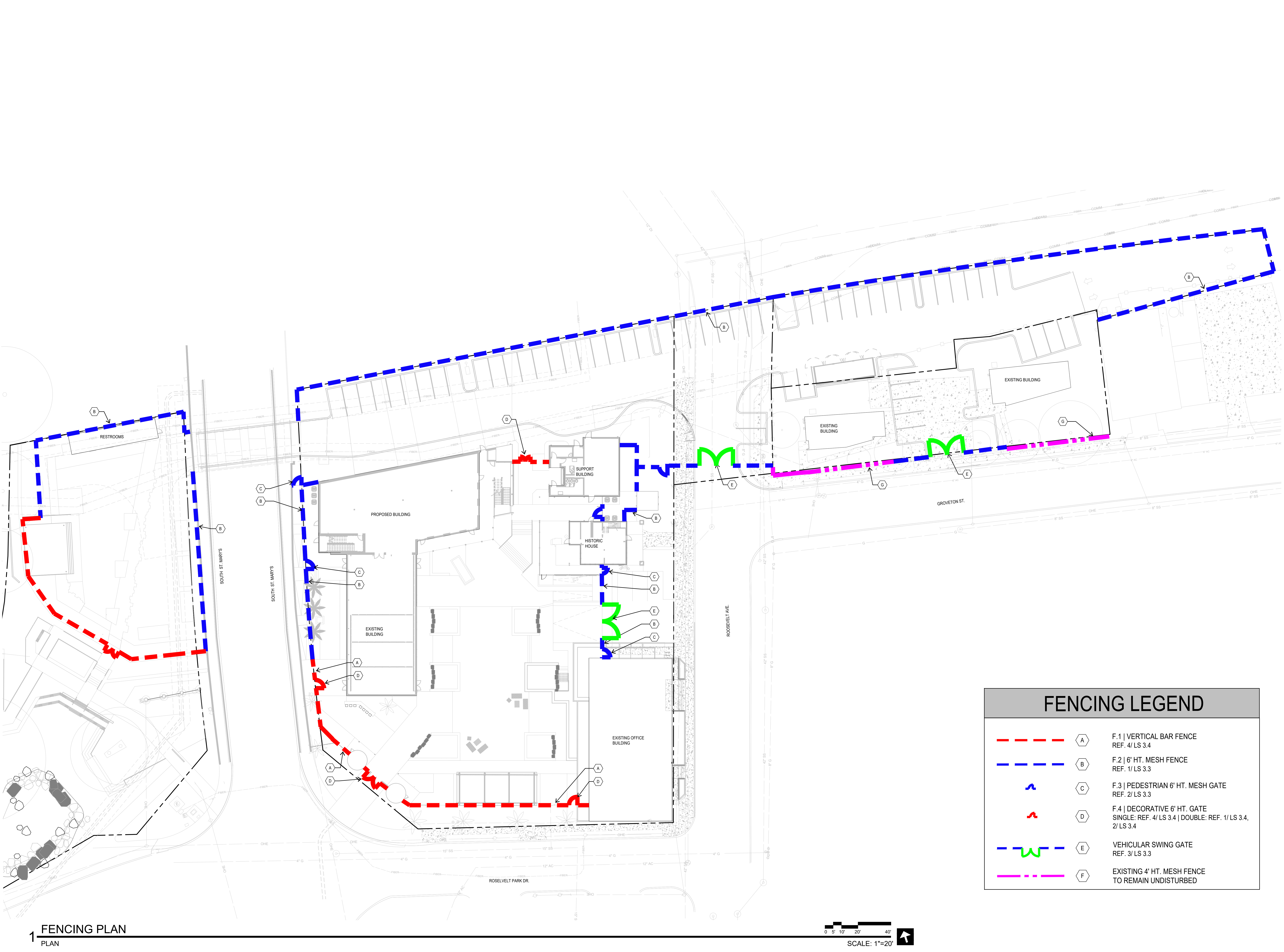
**HDRC-REVIEW
90% CD DWGS.**

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

**HDRC-REVIEW
90% CD DWGS.**

SHEET TITLE
FENCING PLAN

LF 1.1



1 FENCING PLAN
PLAN

0' 5' 10' 20' 40'
SCALE: 1"=20'

KEY MAP

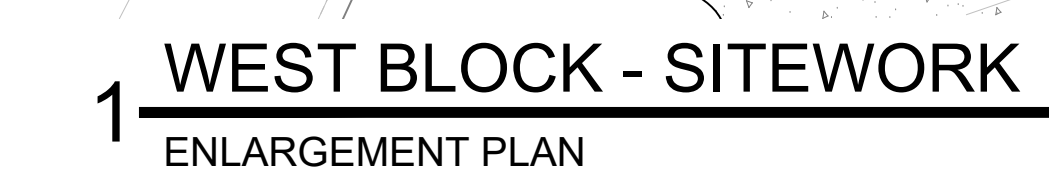
KEY MAP

GROSVENOR ST

ROOSEVELT PARK DR

LS 1.1

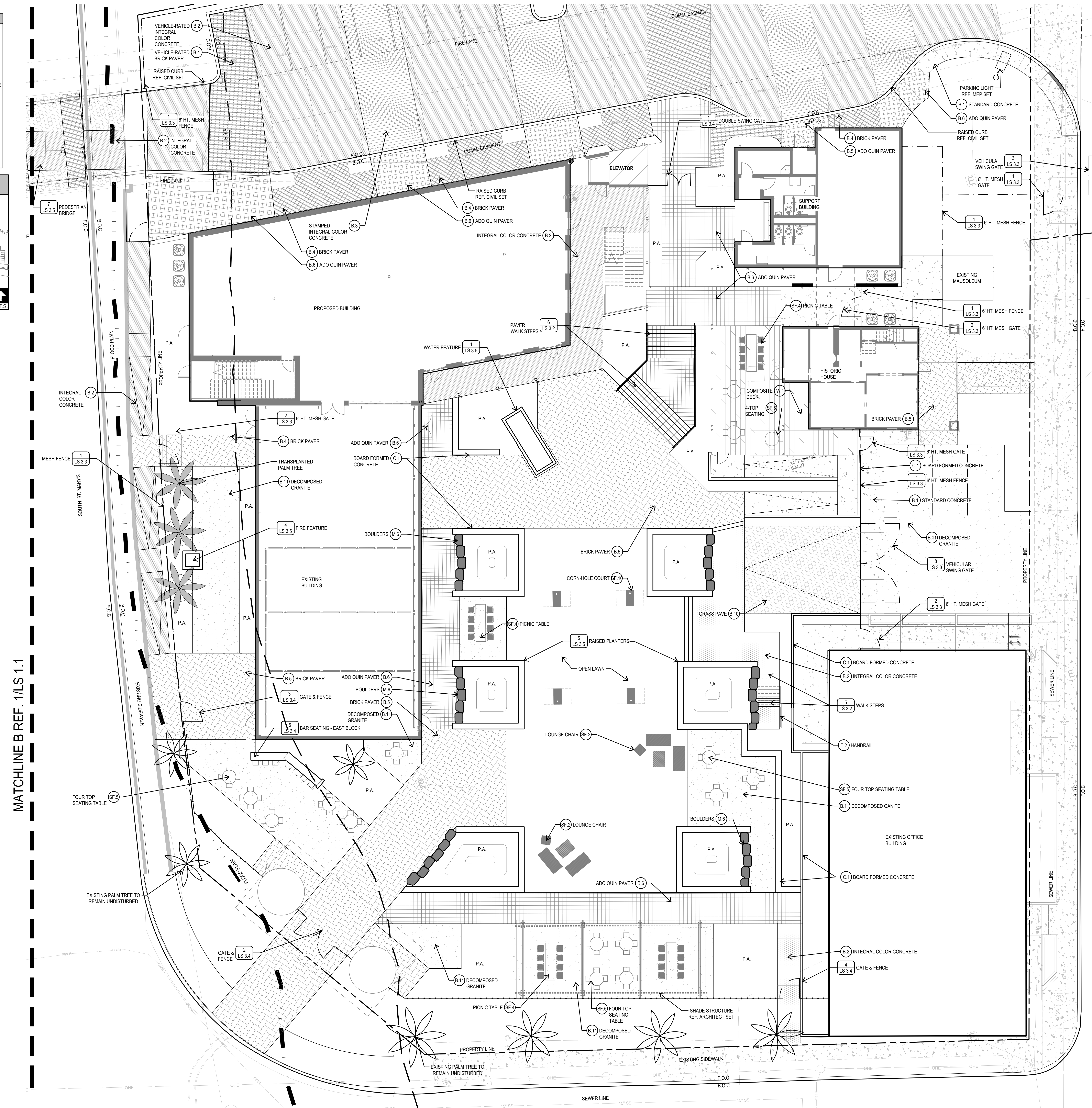
↑
N.T.S.



LS 1.1

KEY MAP

A key map showing the project location. A shaded square area is labeled 'LS 1.2' with a leader line. The map shows 'OAKLEY PARK DR' running vertically and 'OAKLEY ST' running horizontally. To the right of Oakley St, there is a building complex and a parking lot. The map is oriented with North at the top.



MATCHLINE B REF. 1/LS 1.1

1 EAST BLOCK - SITEWORK


100

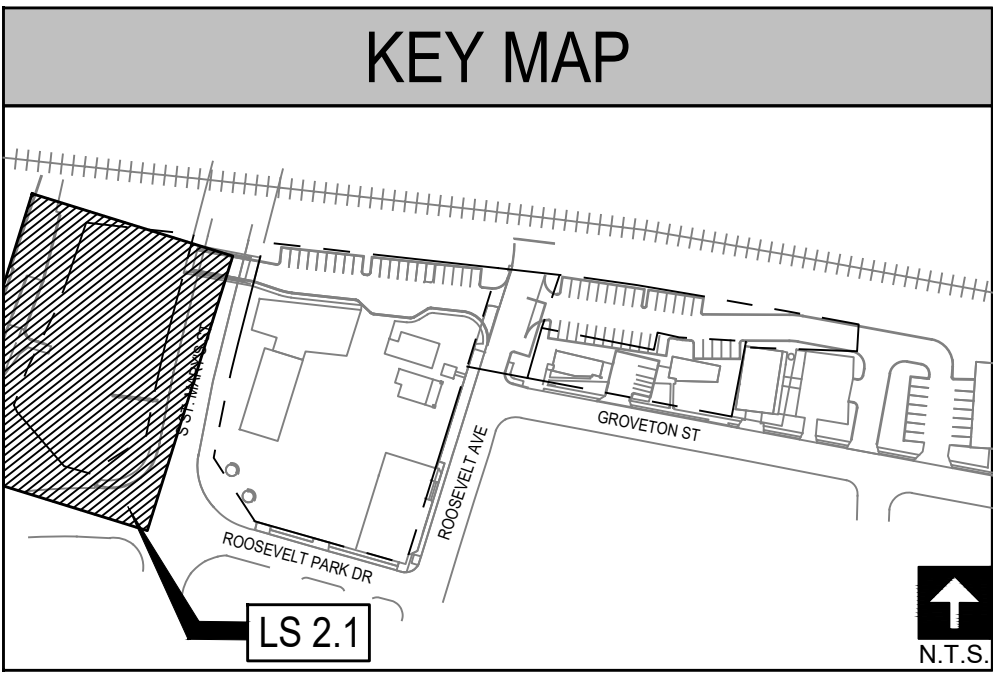
[illegible]

LS 1.2

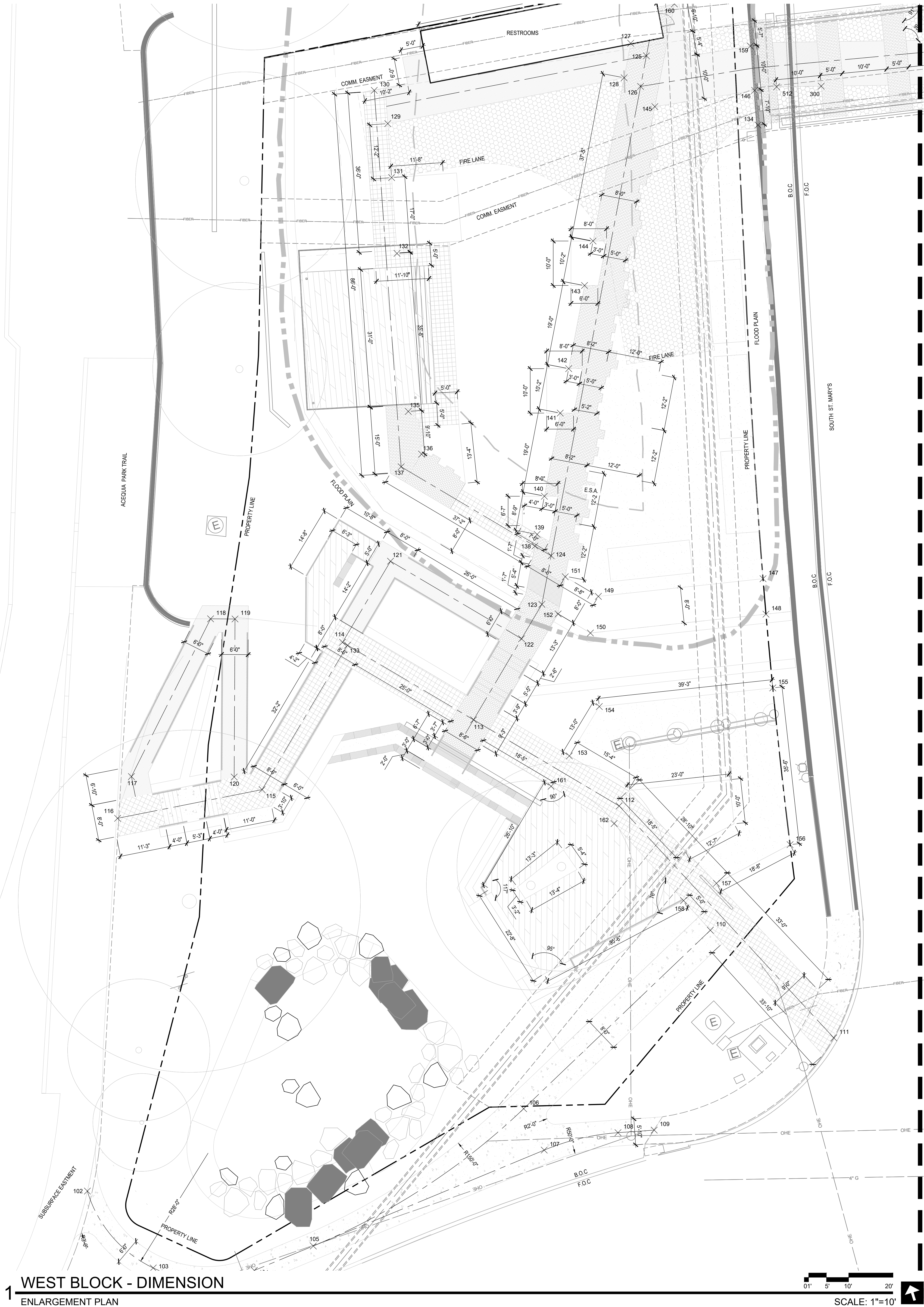
01' 5' 10' 20'

SCALE: 1"=10'





XY COORDINATES TABLE		
POINT-NO.	Position X	Position Y
101	2131815.9185	13694007.5821
102	2131841.2000	13694041.0023
103	2131856.2096	13694020.5888
104	2131877.7647	13694013.2835
105	2131892.0544	13694014.5995
106	2131946.4480	13694030.0229
107	2131940.0917	13694019.7555
108	2131965.1104	13694018.5643
109	2131973.0645	13694016.6890
110	2131995.2337	13694054.2502
111	2132017.1240	13694023.8603
112	2131987.7919	13694082.7254
113	2131955.7916	13694118.1392
114	2131936.0911	13694139.8412
115	2131914.3668	13694120.3380
116	2131890.0114	13694123.3857
117	2131885.0317	13694127.4751
118	2131900.5769	13694153.5056
119	2131904.7621	13694153.0616
120	2131911.2231	13694124.6971
121	2131946.1400	13694150.8359
122	2131967.8485	13694126.0339
123	2131980.8328	13694140.7667
124	2131986.0865	13694150.6138
125	2132032.4683	13694237.5505
126	2132067.3404	13694232.6141
127	2132035.4753	13694243.1848
128	2132031.2600	13694243.7815
129	2131983.0971	13694250.5996
130	2131982.4474	13694258.7713
131	2131980.3437	13694238.8667
132	2131978.0584	13694229.1343
133	2131973.8605	13694211.2512
134	2131971.5752	13694201.6158
135	2131967.3773	13694153.6327
136	2131962.7776	13694176.9180
137	2131963.0444	13694176.1139
138	2131963.2369	13694153.7665
139	2131984.4868	13694156.1131
140	2131986.5960	13694163.9151
141	2131997.5615	13694190.6193
142	2132002.3533	13694189.6008
143	2132011.3187	13694206.4050
144	2132016.1105	13694215.3864
145	2132035.6786	13694231.3195
146	2132058.4651	13694227.8079
147	2132033.3106	13694127.8628
148	2132031.5788	13694120.0503
149	2131996.7566	13694135.0767
150	2131992.6017	13694127.1424
151	2131987.6862	13694145.1146
152	2131983.6834	13694137.8120
153	2131977.9699	13694101.0529
154	2131992.5853	13694114.0074
155	2132029.6439	13694110.0768
156	2132021.3410	13694068.9307
157	2132002.9830	13694065.5530
158	2131990.7394	13694063.3004
159	2131963.7786	13694058.3402
160	2131957.2731	13694052.4610
161	2131970.4856	13694094.4200
162	2131981.1413	13694082.6277



MATCHLINE A REF. 1/LS 2.2

ALAMO ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.821.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering, Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants, Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP
207 Roosevelt Ave.
San Antonio, TX 78201

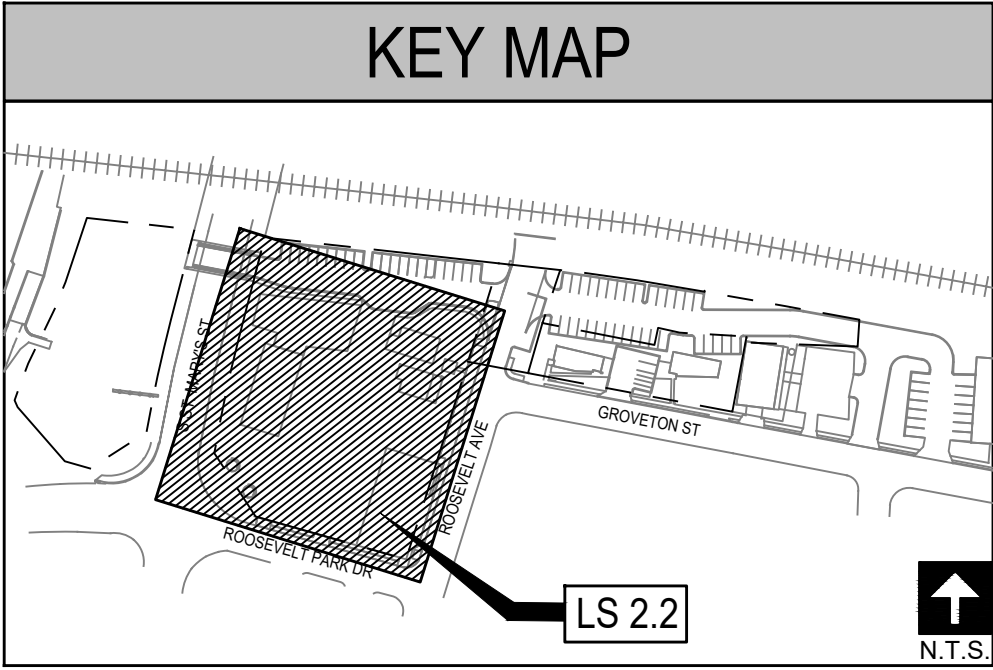
HDRC-REVIEW 90% CD DWGS.

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

HDRC-REVIEW 90% CD DWGS.

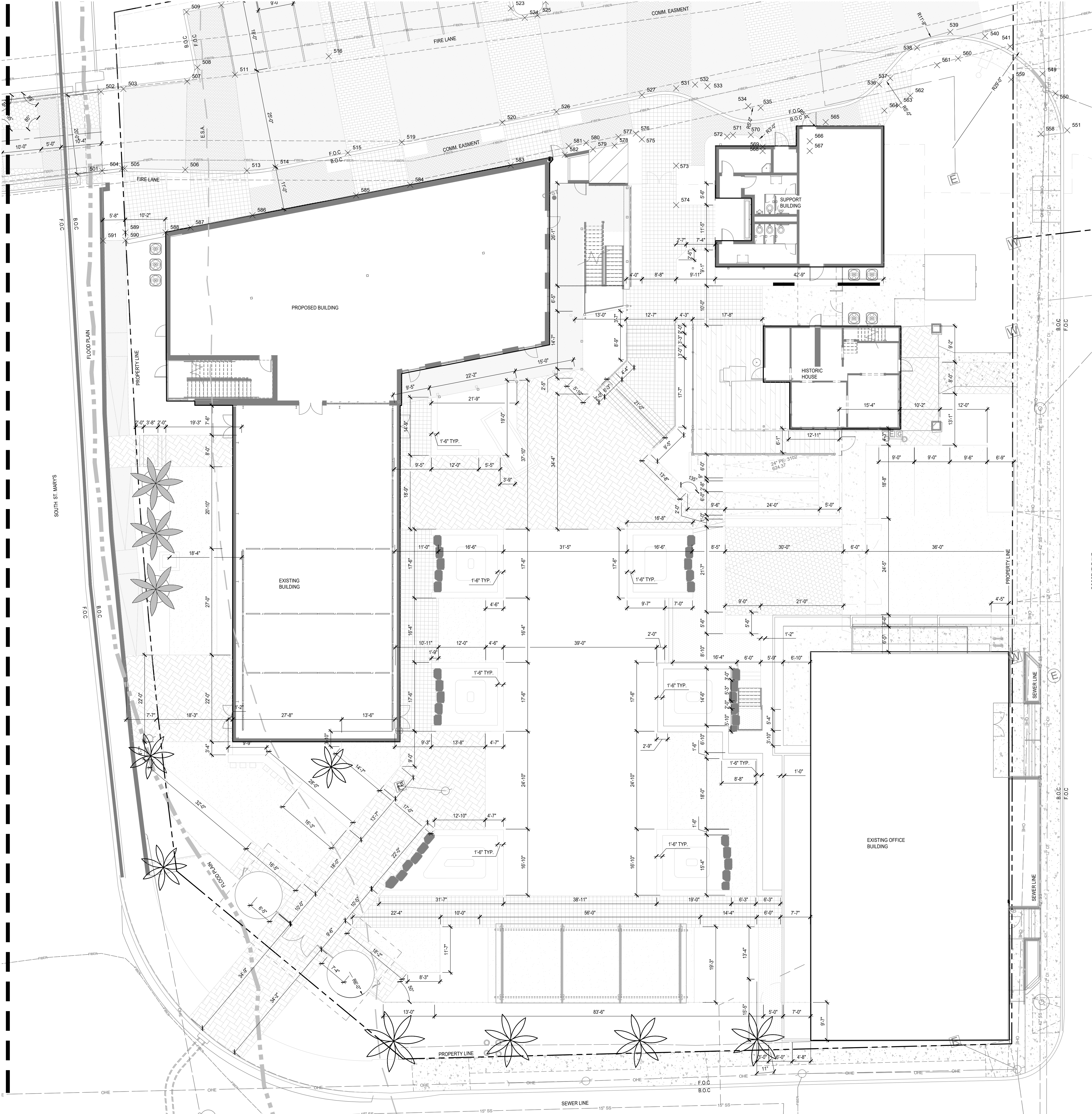
SHEET TITLE
WEST BLOCK - DIMENSION ENLARGEMENT PLAN

LS 2.1



PARKING LOT - XY COORDINATES TABLE			
POINT NO.	Position X	Position Y	
501	2132121.7120	13694216.1853	
502	2132127.4177	13694235.4672	
503	2132133.0546	13694234.4189	
504	2132126.7894	13694215.2448	
505	2132127.3181	13694215.0609	
506	2132141.9568	13694210.1507	
507	2132149.0963	13694231.4357	
508	2132152.6274	13694234.0626	
509	2132154.1993	13694246.5220	
510	2132163.1172	13694247.2544	
511	2132161.1820	13694229.4588	
512	2132153.2533	13694206.3616	
513	2132156.8439	13694205.3022	
514	2132163.9887	13694204.0097	
515	2132182.6376	13694201.9930	
516	2132185.3253	13694226.8480	
517	2132187.2605	13694244.7437	
518	2132201.1564	13694243.2410	
519	2132196.5336	13694230.4904	
520	2132222.4058	13694197.6926	
521	2132227.0286	13694240.4433	
522	2132234.6999	13694239.6138	
523	2132233.0872	13694224.7007	
524	2132235.1473	13694221.3956	
525	2132239.0003	13694221.0561	
526	2132236.3112	13694196.1889	
527	2132258.3080	13694193.8102	
528	2132265.8678	13694216.1385	
529	2132271.3109	13694235.6549	
530	2132280.1358	13694234.7005	
531	2132267.1220	13694192.8571	
532	2132271.9848	13694192.3302	
533	2132274.8918	13694190.9629	
534	2132283.2598	13694183.0836	
535	2132286.1588	13694181.7463	
536	2132316.6653	13694176.4472	
537	2132319.8145	13694173.1545	
538	2132328.9960	13694184.5352	
539	2132337.8597	13694185.8435	
540	2132345.9668	13694182.1952	
541	2132351.2751	13694177.7581	
542	2132361.0218	13694227.0352	
543	2132349.4091	13694212.1222	
544	2132352.6892	13694208.8170	
545	2132361.4433	13694207.8033	
546	2132365.6402	13694207.8275	
547	2132377.6879	13694217.8678	
548	2132379.9829	13694224.0579	
549	2132357.0450	13694188.7448	
550	2132358.7004	13694163.0006	
551	2132358.7877	13694153.1598	
552	2132297.3347	13694232.8407	
553	2132285.7221	13694217.8076	
554	2132298.3822	13694214.6225	
555	2132301.3648	13694214.3000	
556	2132304.6899	13694210.9601	
557	2132306.2526	13694221.8731	
558	2132352.1070	13694154.2595	
559	2132349.0046	13694169.7089	
560	2132337.7098	13694176.8130	
561	2132332.1246	13694179.7791	
562	2132323.3402	13694173.3985	
563	2132319.7777	13694171.9539	
564	2132315.9396	13694171.7364	
565	2132300.8320	13694173.3700	
566	2132295.5363	13694169.9354	
567	2132294.7777	13694167.5860	
568	2132283.3699	13694171.1365	
569	2132283.6903	13694172.1659	
570	2132281.7173	13694175.9219	
571	2132277.3820	13694177.2712	
572	2132275.8077	13694177.3348	
573	2132261.2853	13694174.0904	
574	2132258.3155	13694164.5415	
575	2132254.9711	13694183.0715	
576	2132253.9297	13694184.9076	
577	2132249.4570	13694185.4403	
578	2132247.8758	13694183.6284	
579	2132242.3620	13694184.3316	
580	2132241.1714	13694186.4307	
581	2132236.7087	13694186.9714	
582	2132235.1175	13694185.1496	
583	2132221.2151	13694186.0814	
584	2132195.3714	13694189.5291	
585	2132181.4556	13694191.0624	
586	2132154.8234	13694194.0516	
587	2132138.8997	13694195.7515	
588	2132132.4314	13694196.4642	
589	2132122.7044	13694199.4916	
590	2132122.1341	13694197.5672	
591	2132116.6810	13694199.1831	
592	2132243.6477	13694238.5462	
593	2132242.0351	13694223.7331	

MATCHLINE B REF. 1/LS 2.1



1 EAST BLOCK - DIMENSION
ENLARGEMENT PLAN

SCALE: 1"=10'

ALAMO ARCHITECTS
1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.621.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering, Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants, Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP
207 Roosevelt Ave.
San Antonio, TX 78201

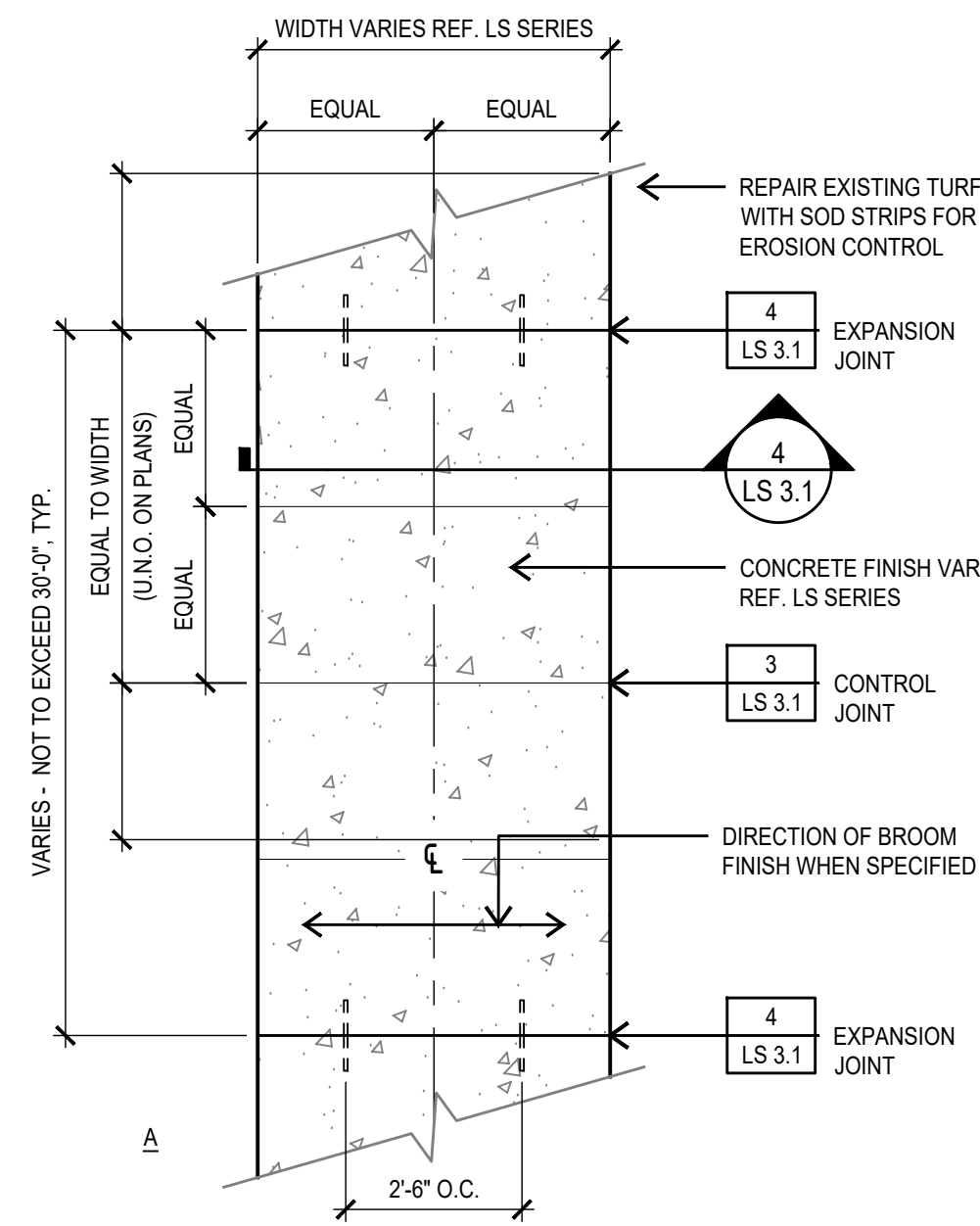
**HDRC-REVIEW
90% CD DWGS.**

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

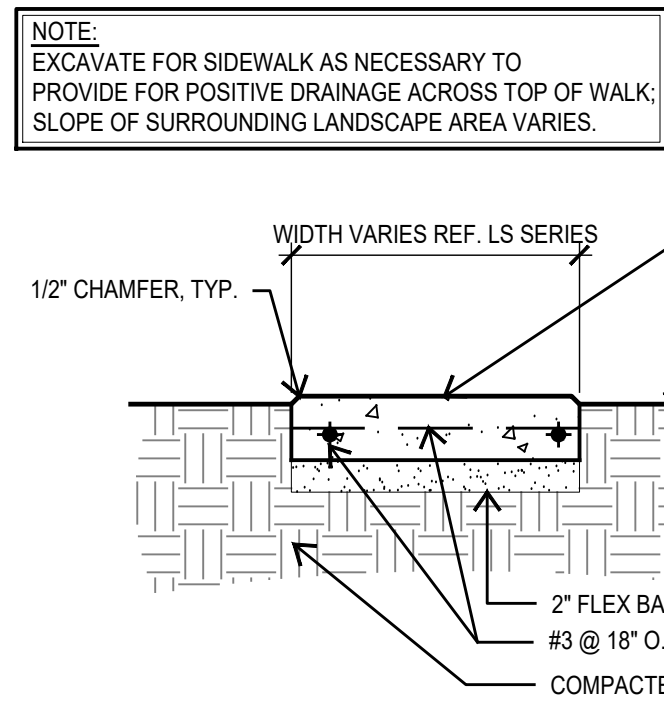
HDRC-REVIEW
90% CD DWGS.

SHEET TITLE
**EAST BLOCK -
DIMENSION
ENLARGEMENT
PLAN**

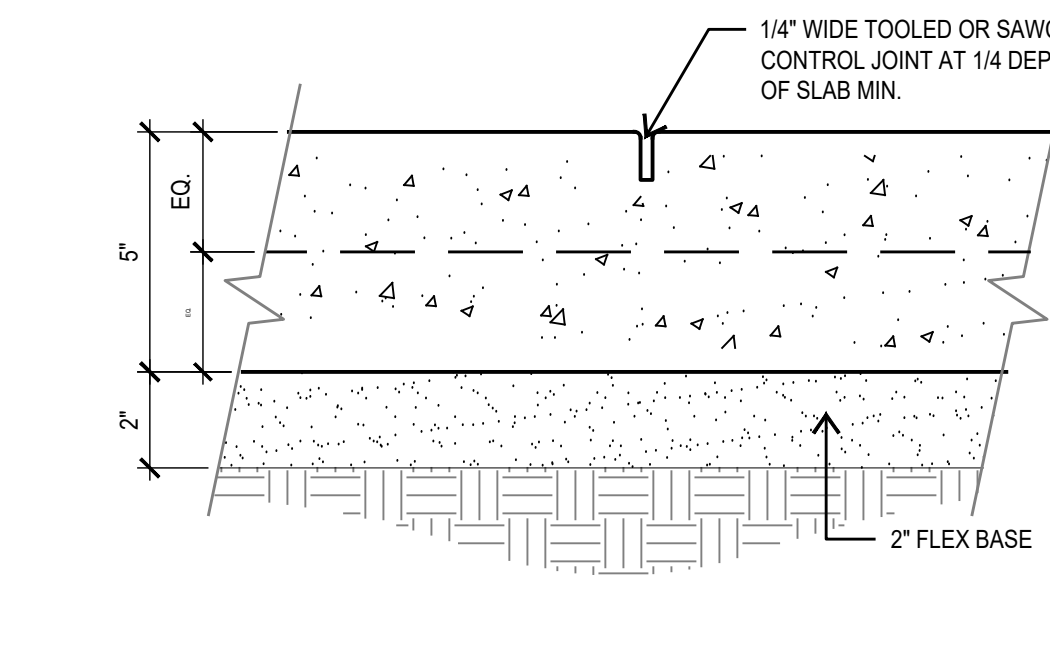
LS 2.2



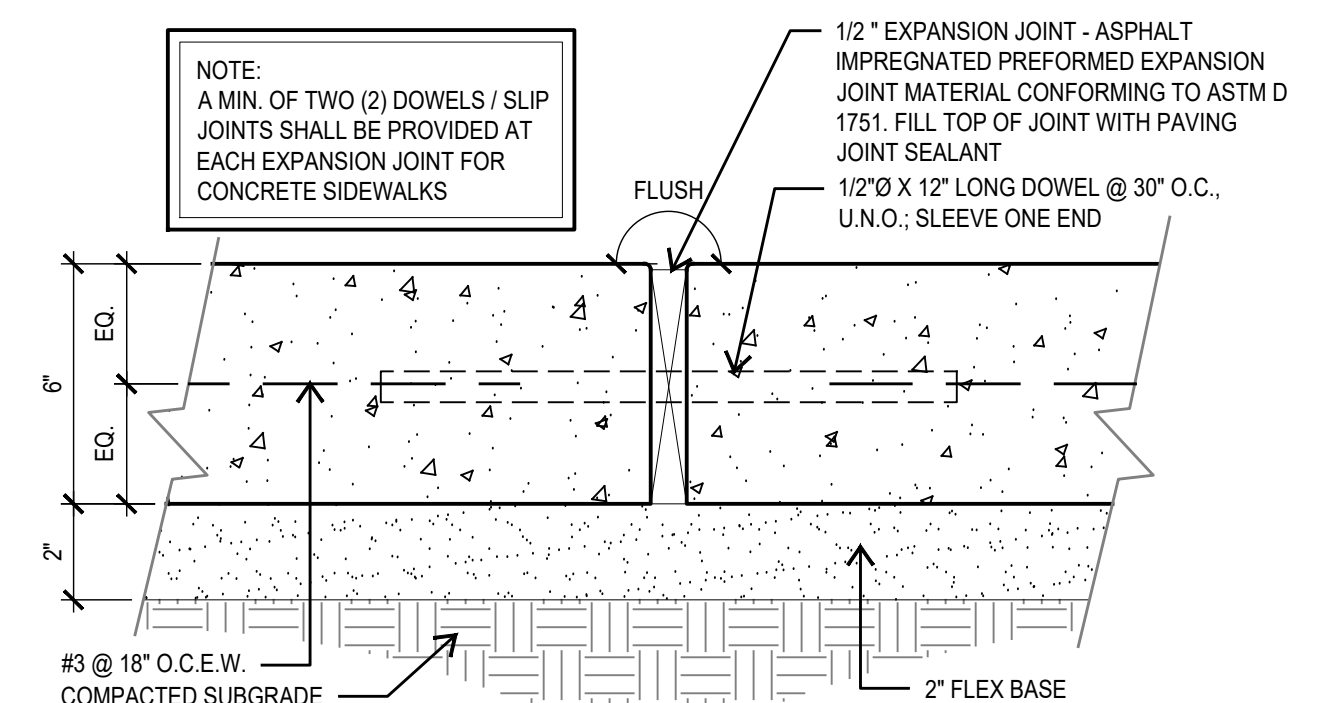
1 SIDEWALK
PLAN SCALE: 3/8"=1'-0"



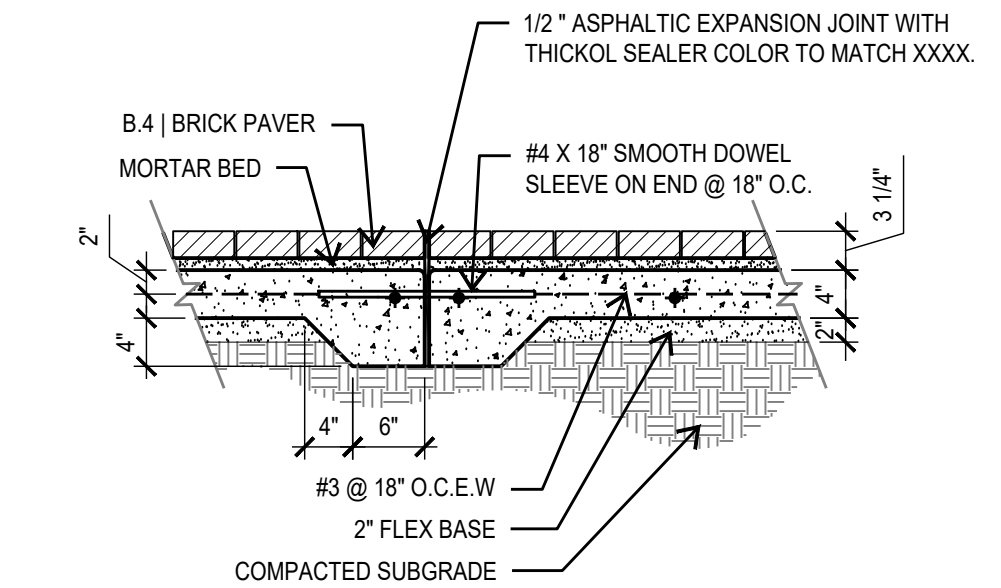
2 SIDEWALK
PLAN SCALE: 1"=1'-0"



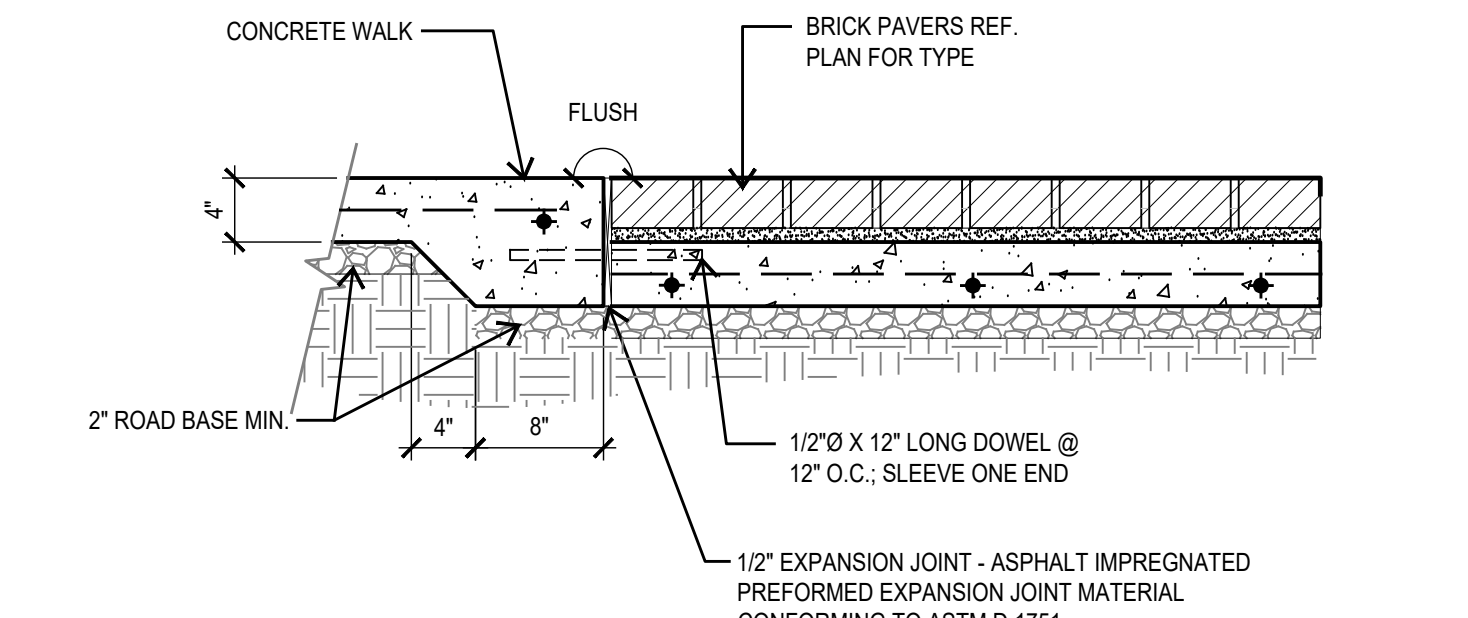
3 SIDEWALK CONTROL JOINT
PLAN SCALE: 3"=1'-0"



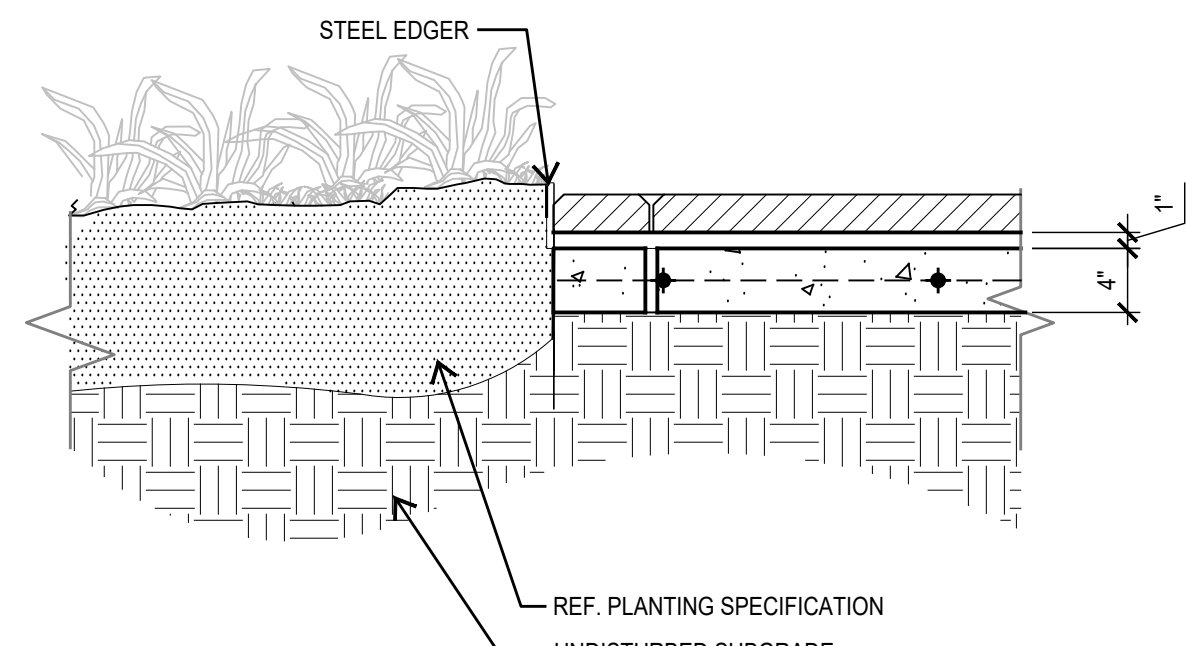
4 SIDEWALK EXPANSION JOINT
PLAN SCALE: 3"=1'-0"



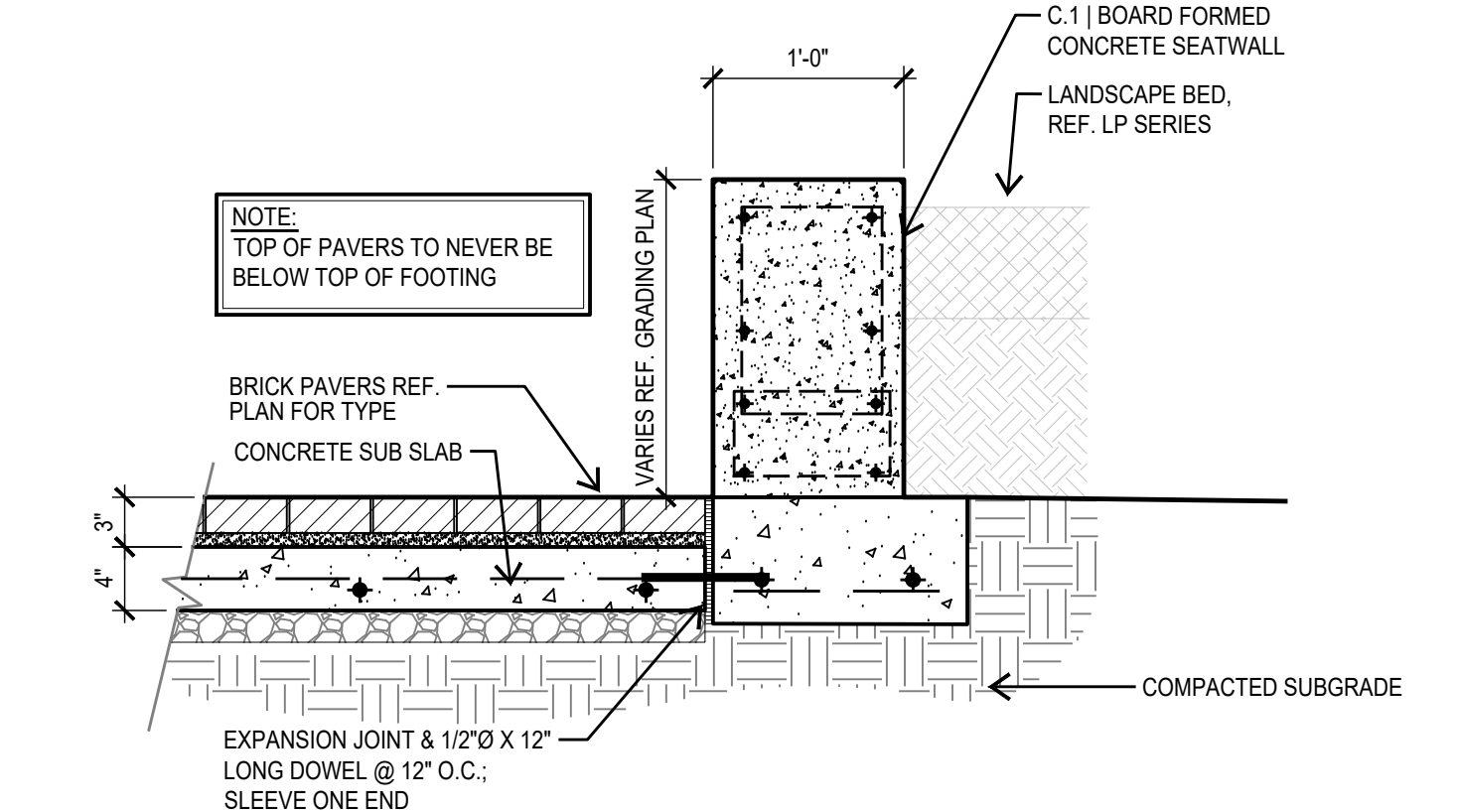
5 PAVERS
SECTION SCALE: 3/4"=1'-0"



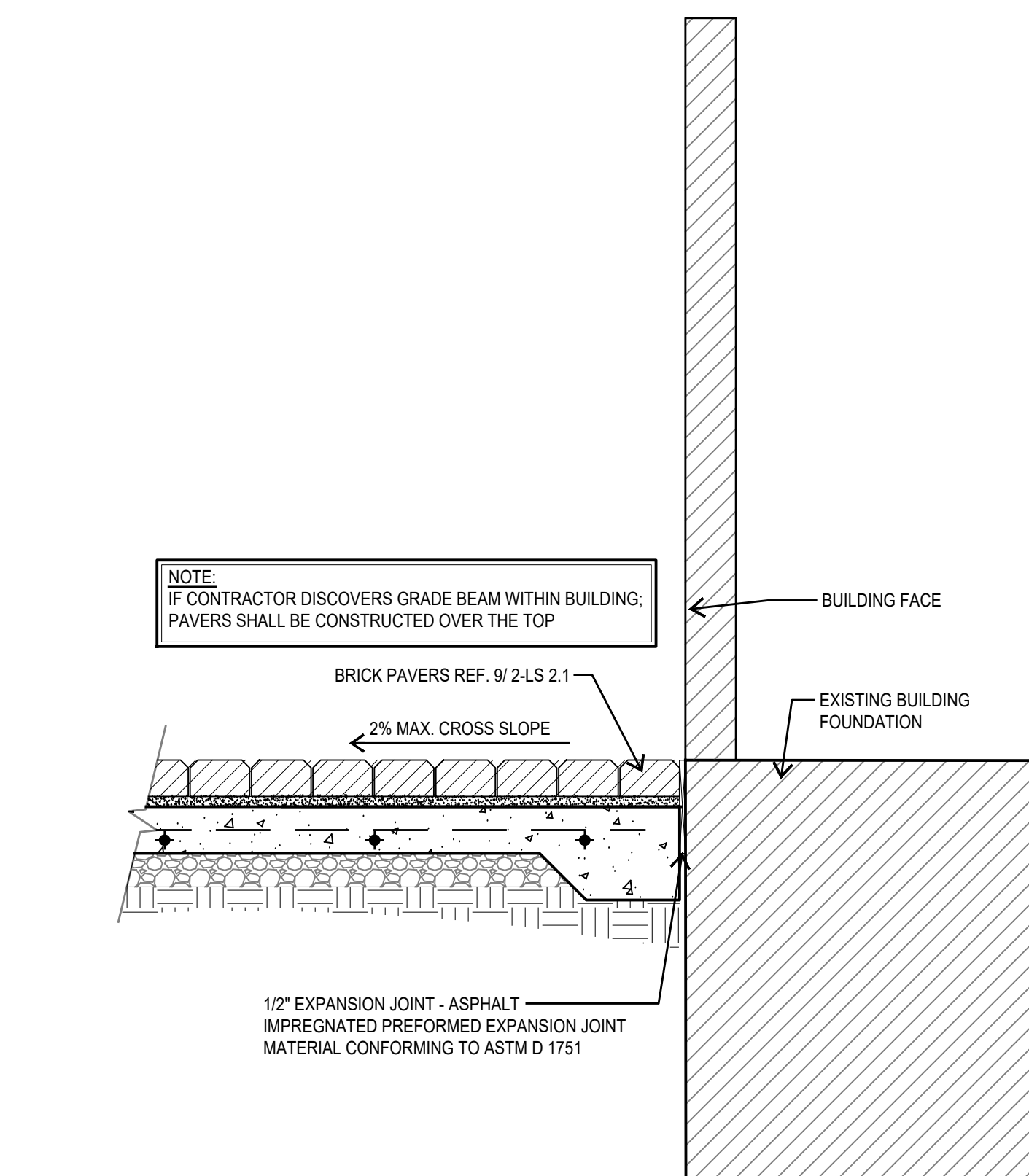
6 CONC. TO BRICK PAVERS
PLAN SCALE: 1"=1'-0"



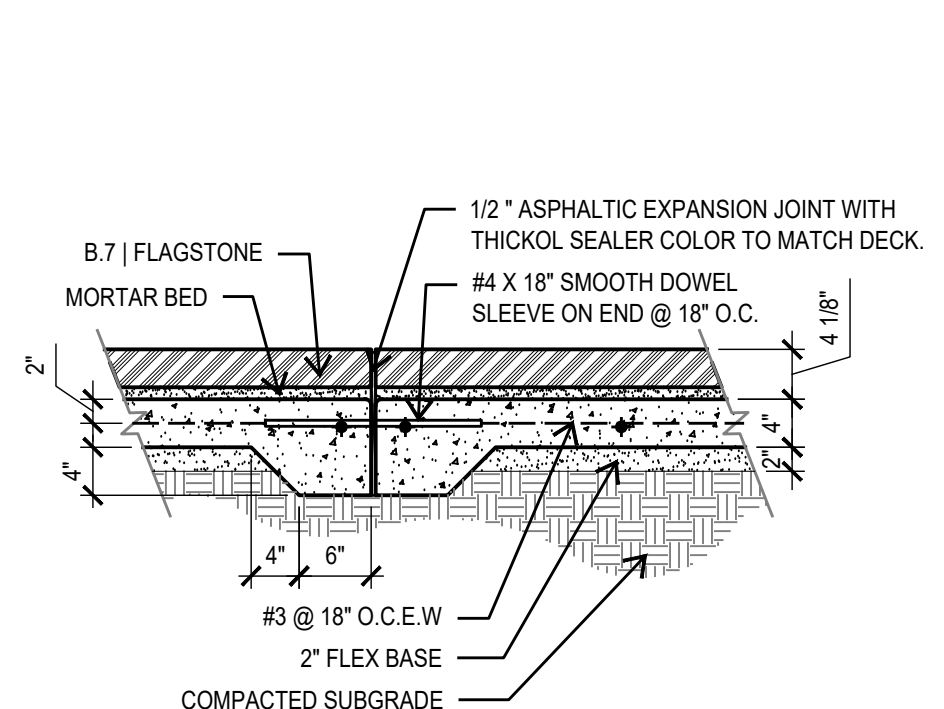
7 PAVERS @ PLANTING
PLAN SCALE: 1"=1'-0"



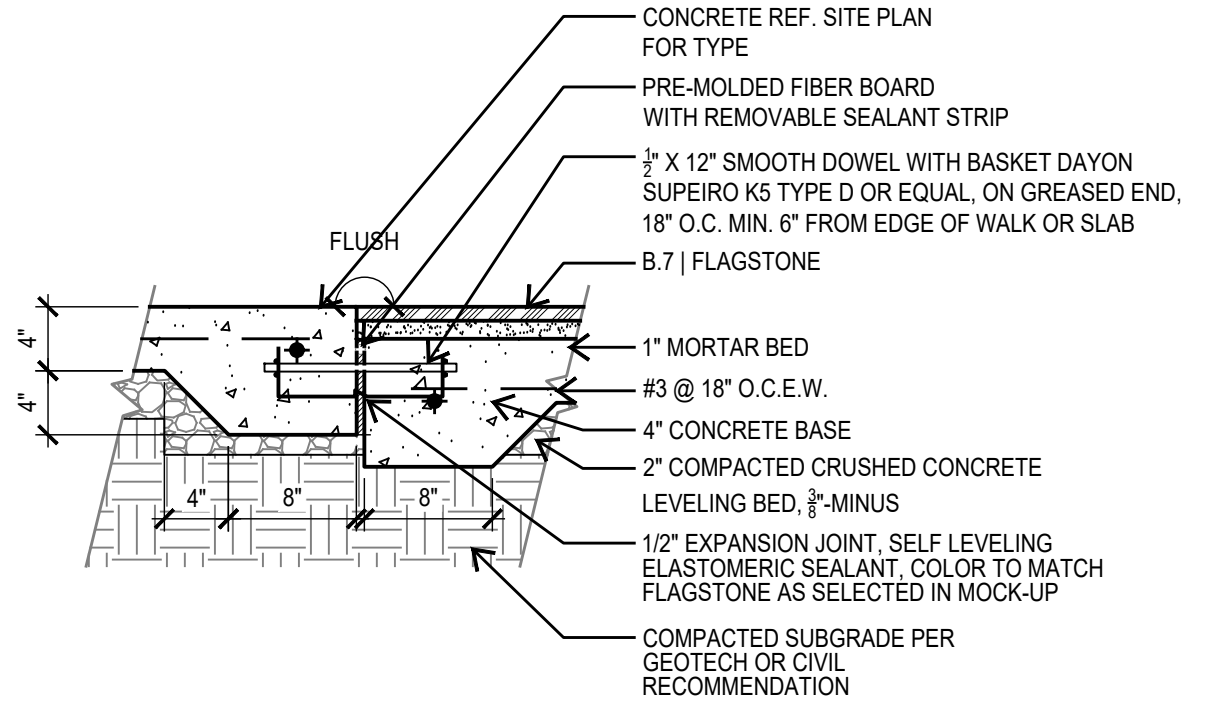
8 PAVERS @ PLANTER
PLAN SCALE: 1"=1'-0"



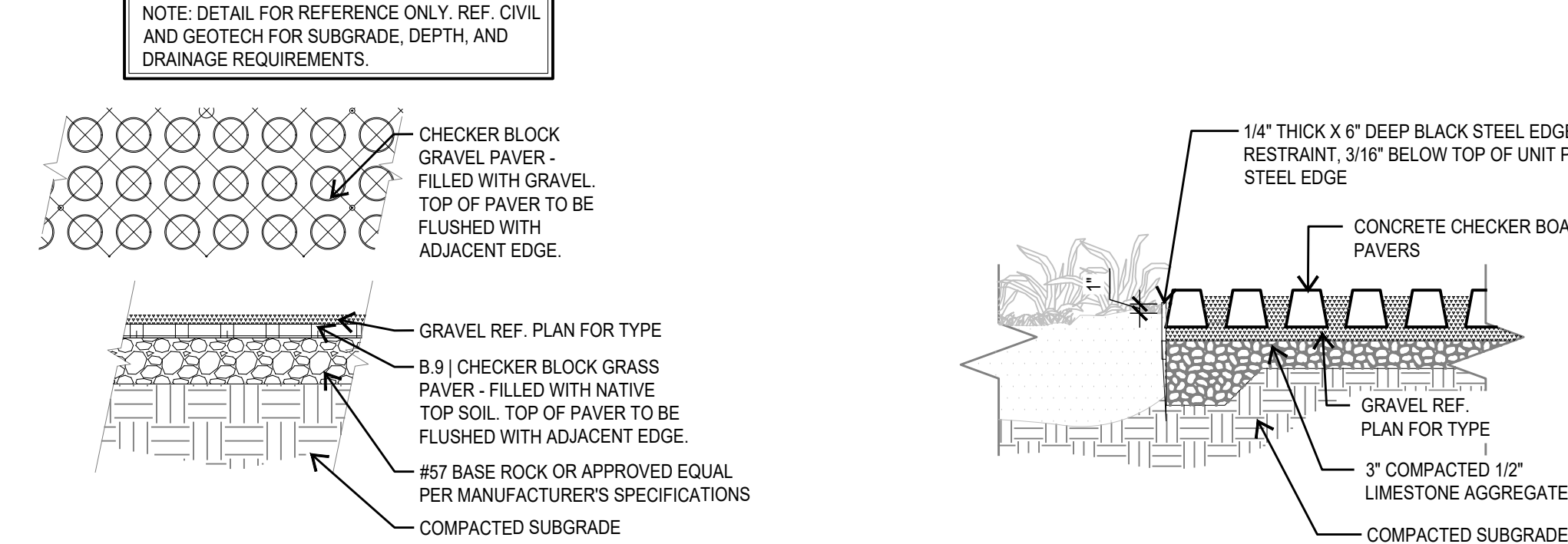
13 PAVERS @ BLDG.
PLAN SCALE: 1"=1'-0"



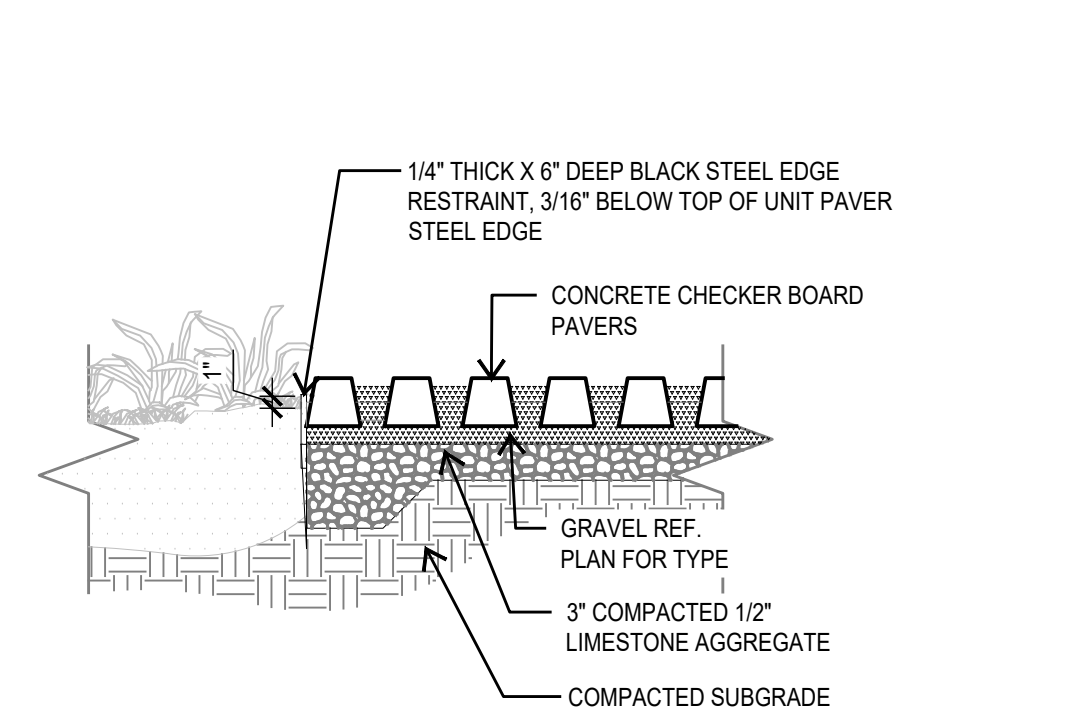
9 FLAGSTONE
SECTION SCALE: 3/4"=1'-0"



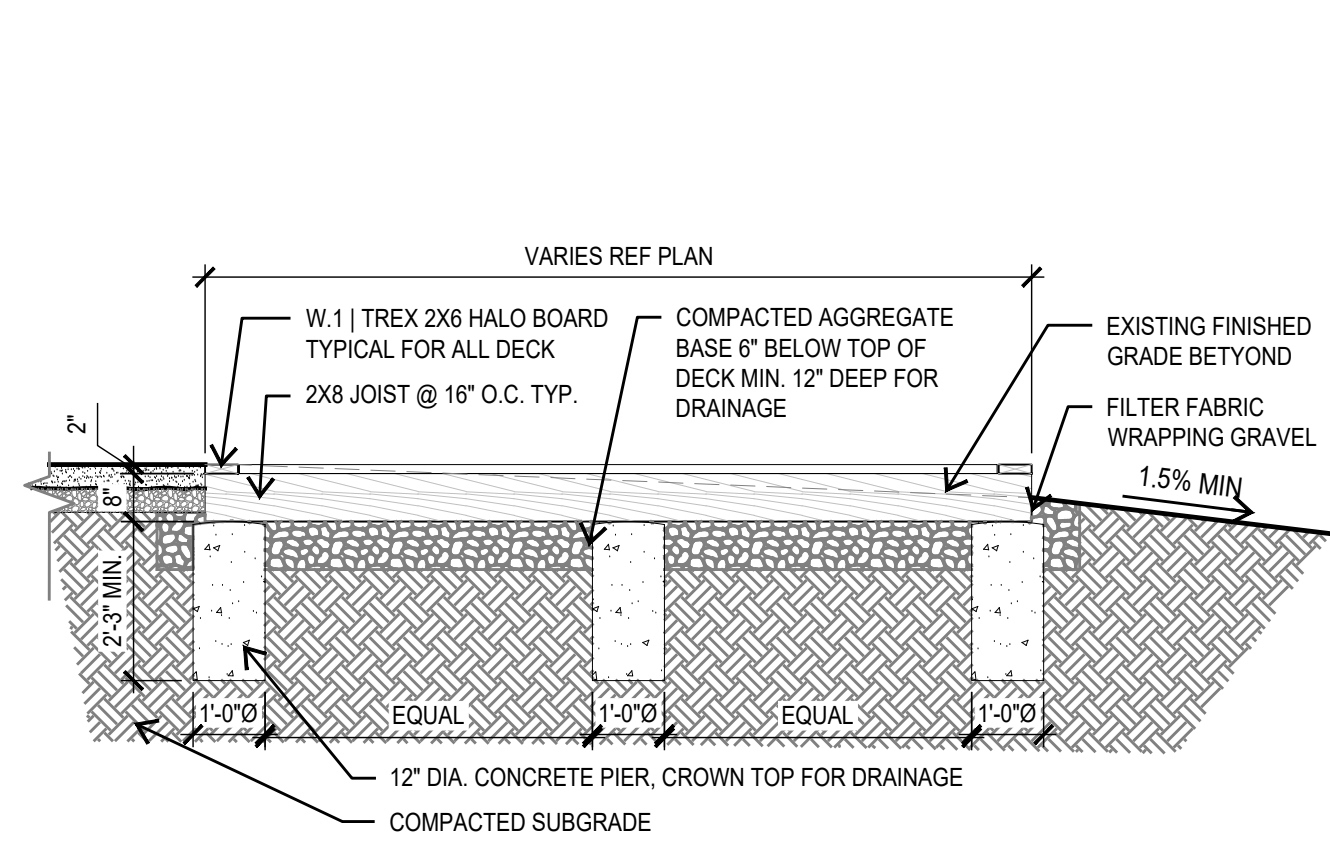
10 FLAGSTONE @ CONC.
SECTION SCALE: 1"=1'-0"



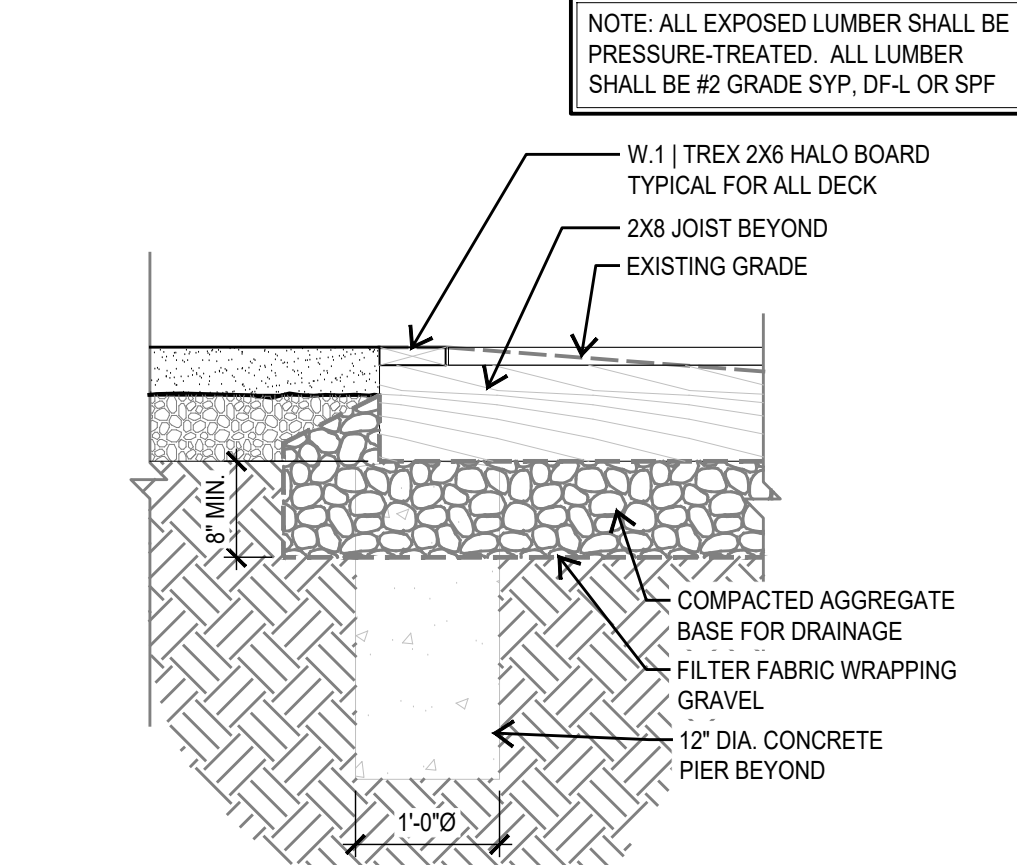
11 GRAVEL PAVER
SECTION SCALE: 3/4"=1'-0"



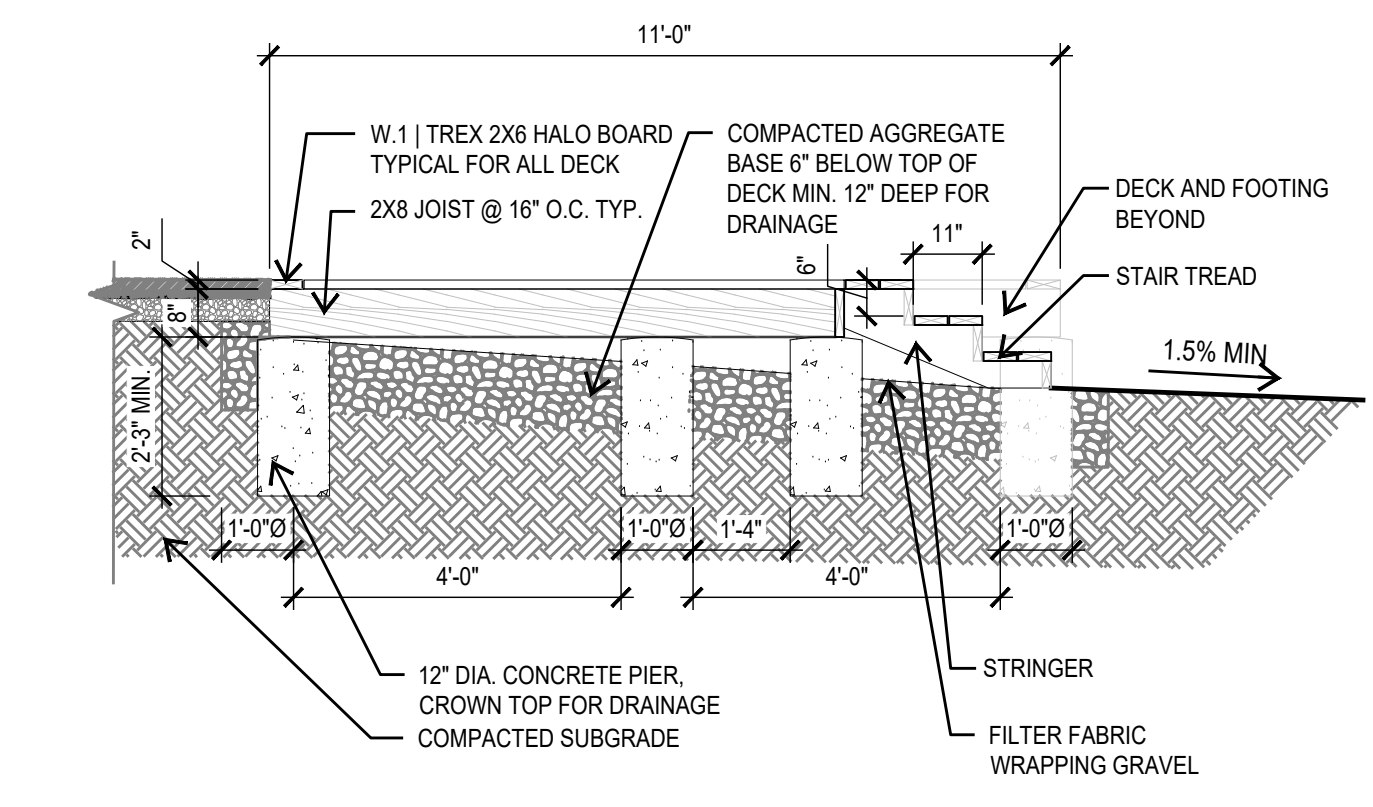
12 GRAVEL PAVER @ PLANTING
SECTION SCALE: 3/4"=1'-0"



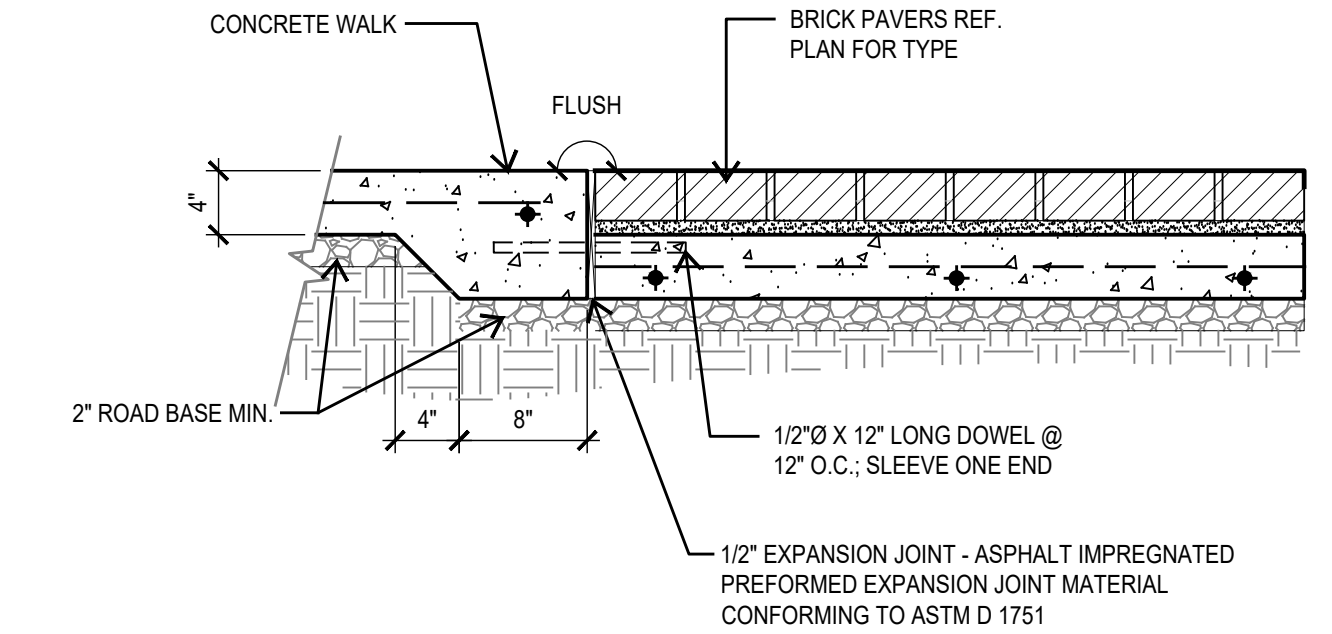
14 WOOD DECK
PLAN SCALE: 3/8"=1'-0"



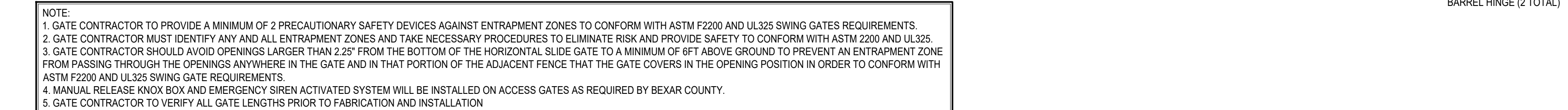
15 WOOD DECK @ D.G. PAVER
PLAN SCALE: 3/4"=1'-0"

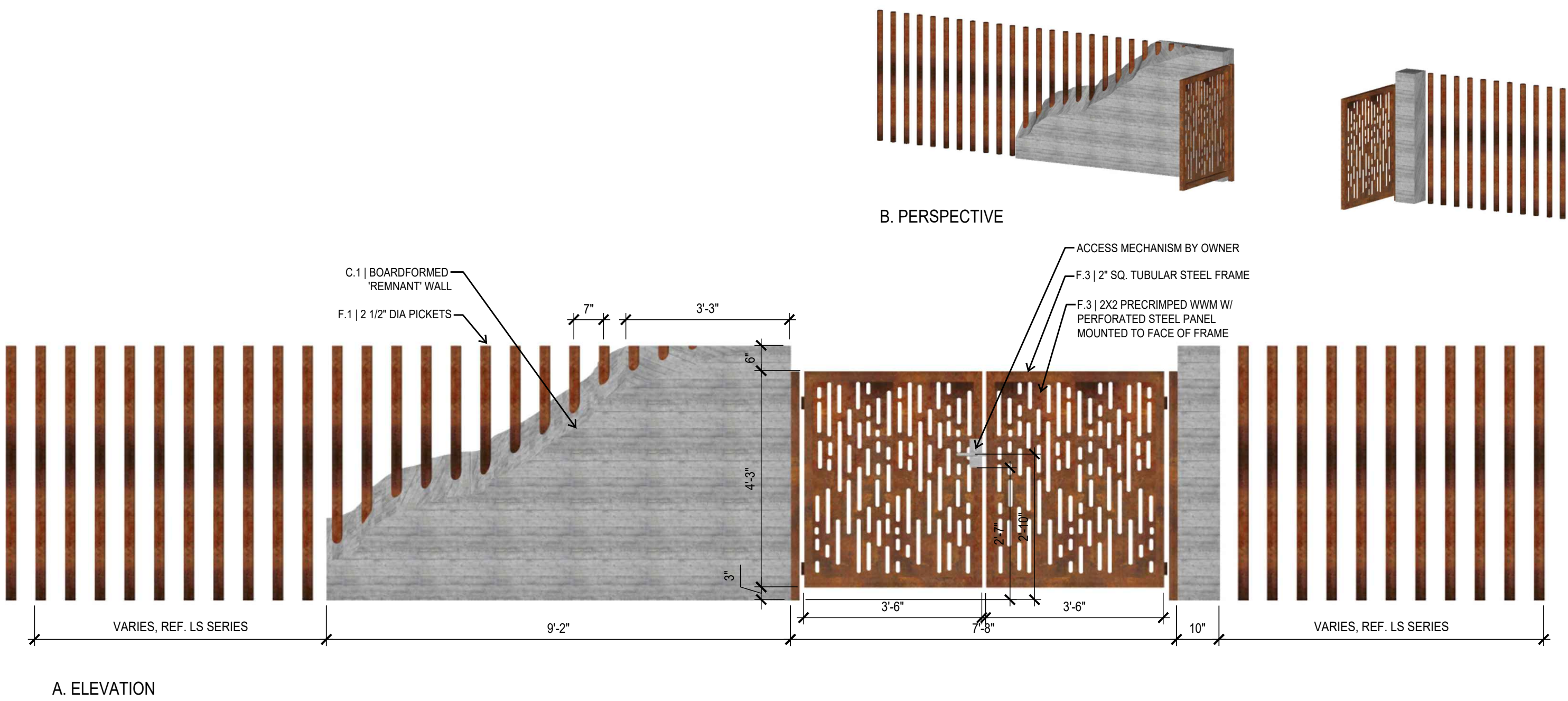


16 WOOD DECK
PLAN SCALE: 3/8"=1'-0"



17 CONC. TO BRICK PAVERS
SECTION SCALE: 1"=1'-0"



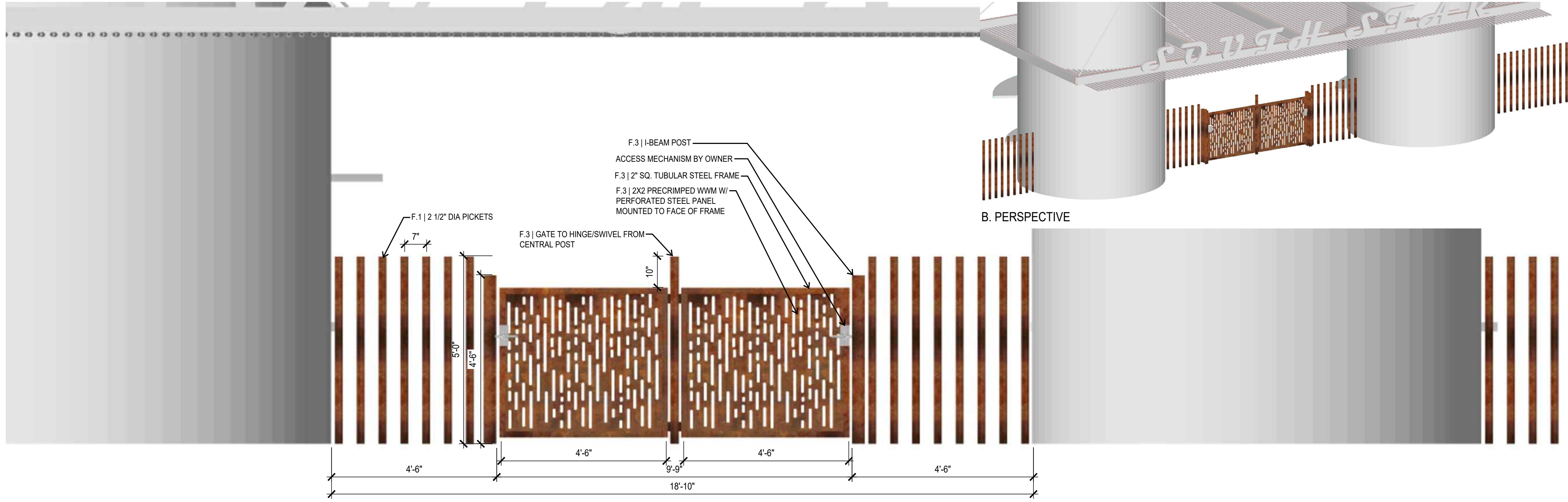


A. ELEVATION

B. PERSPECTIVE

1 ENTRY GATE & FENCE WEST BLOCK
ELEVATION

SCALE: 1/2"=1'-0"

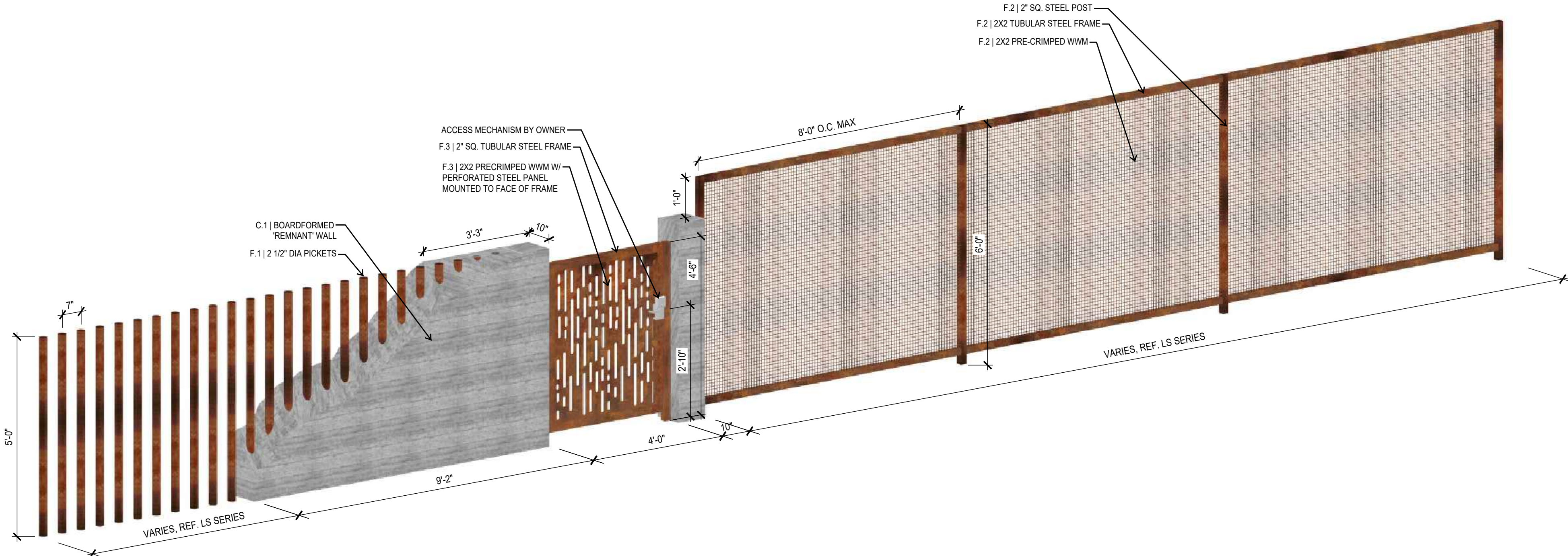


A. ELEVATION

B. PERSPECTIVE

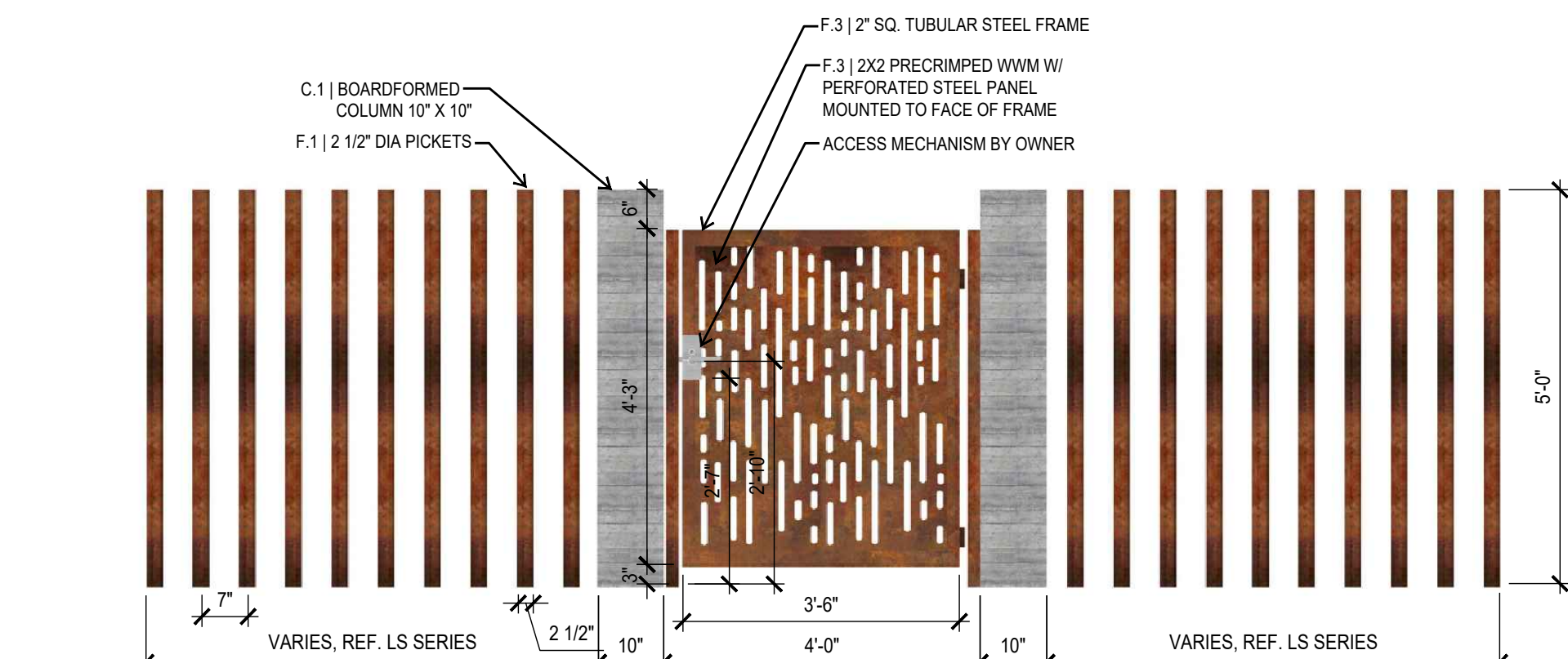
2 ENTRY GATE & FENCE EAST BLOCK
ELEVATION

SCALE: 1/2"=1'-0"



3 GATE & FENCE
PERSPECTIVE

SCALE: 1/2"=1'-0"

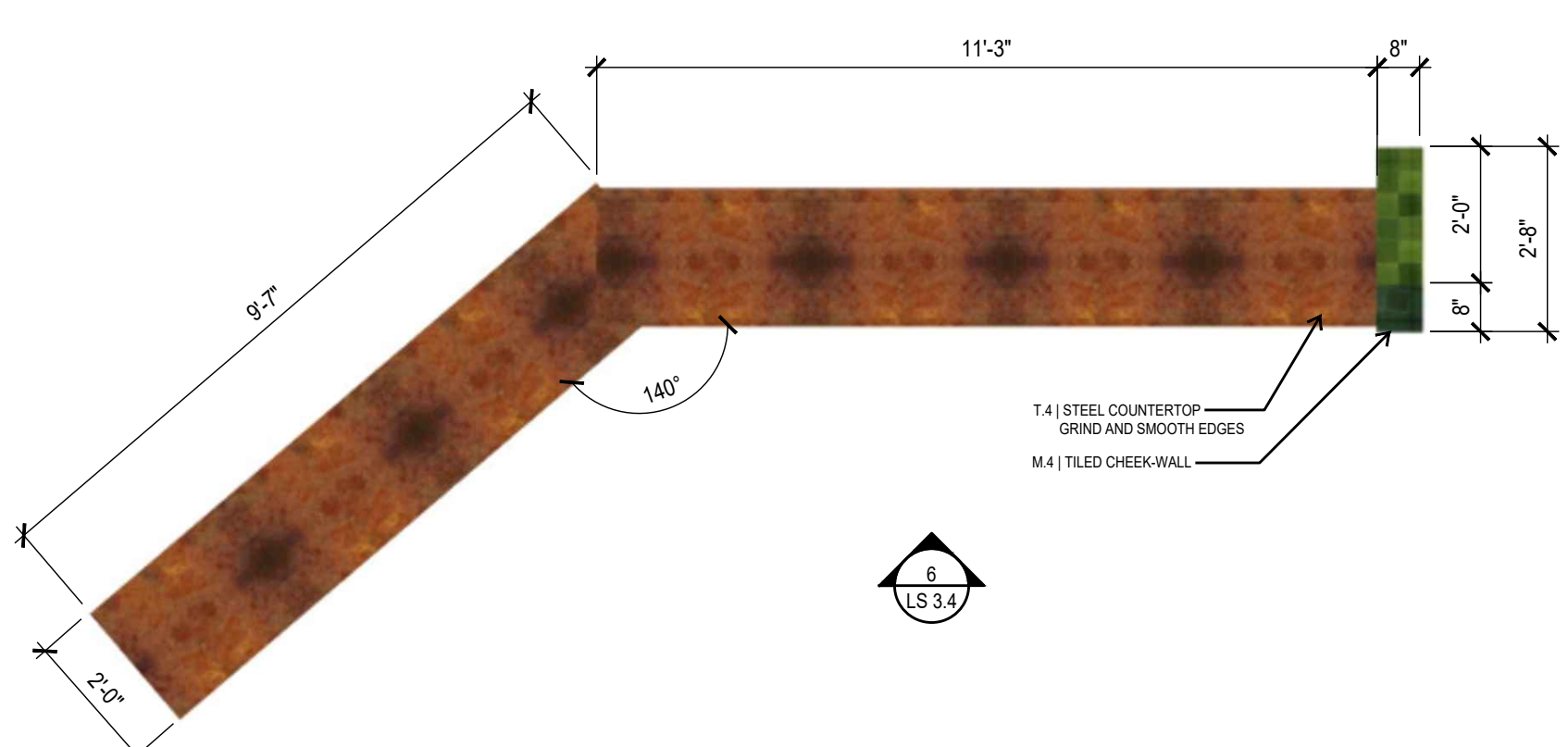


A. ELEVATION

B. PERSPECTIVE

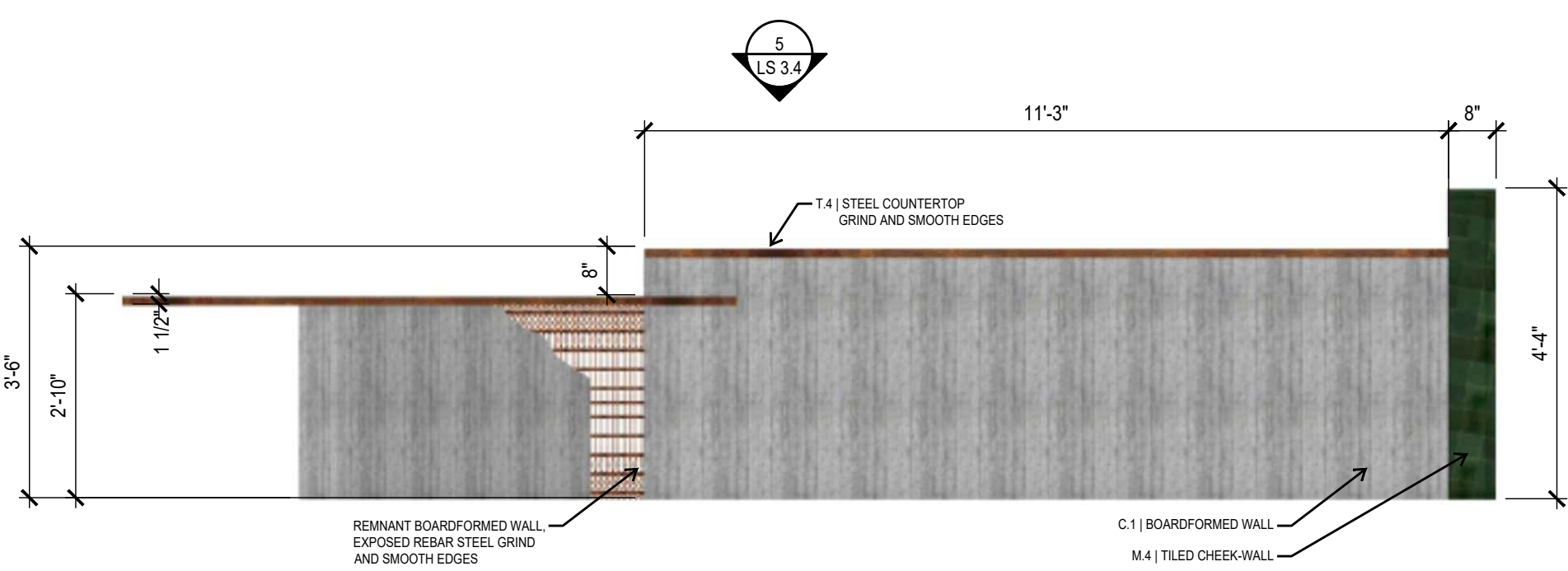
4 GATE & FENCE
ELEVATION

SCALE: 3/4"=1'-0"



5 BAR SEATING-EAST BLOCK
TOP VIEW

SCALE: 1/2"=1'-0"



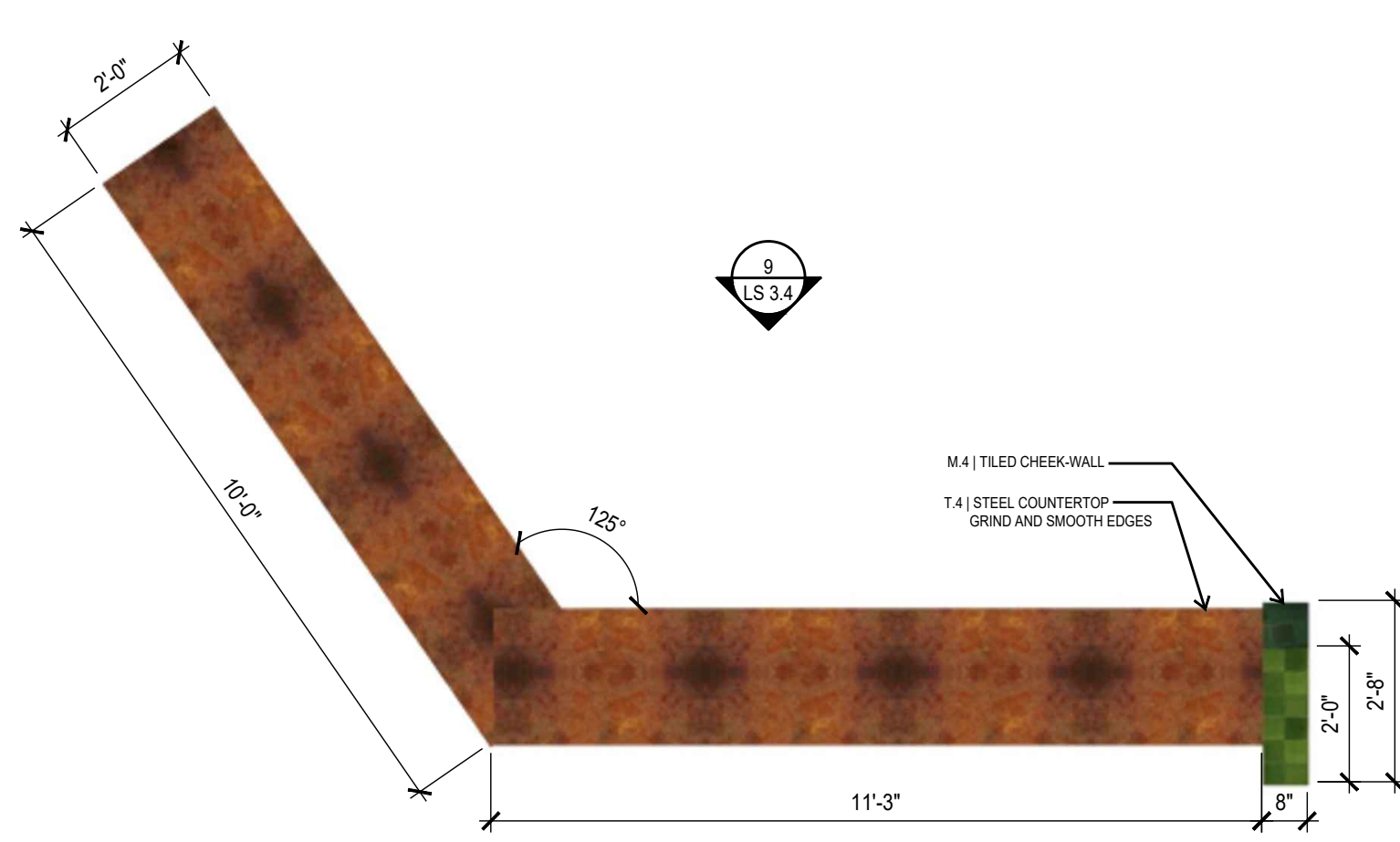
6 BAR SEATING-EAST BLOCK
ELEVATION

SCALE: 1/2"=1'-0"



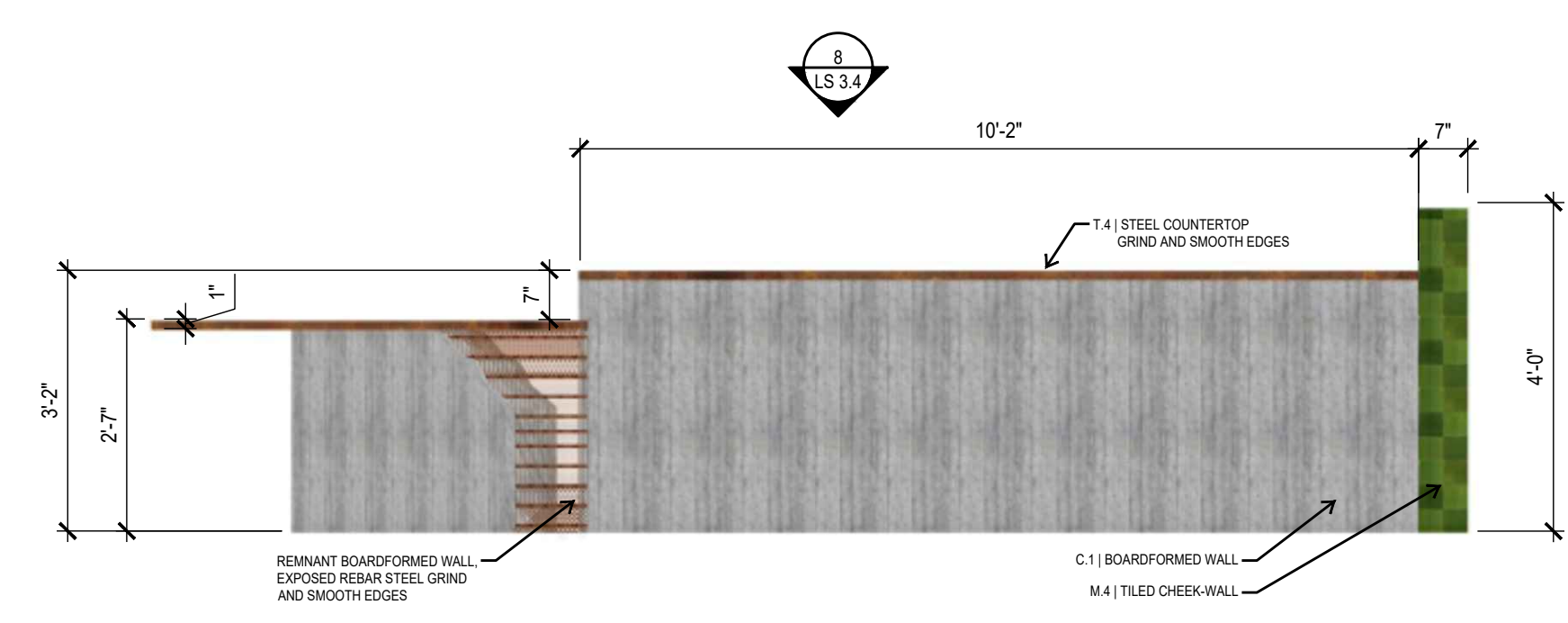
7 BAR SEATING-EAST BLOCK
PERSPECTIVE

SCALE: 1/2"=1'-0"



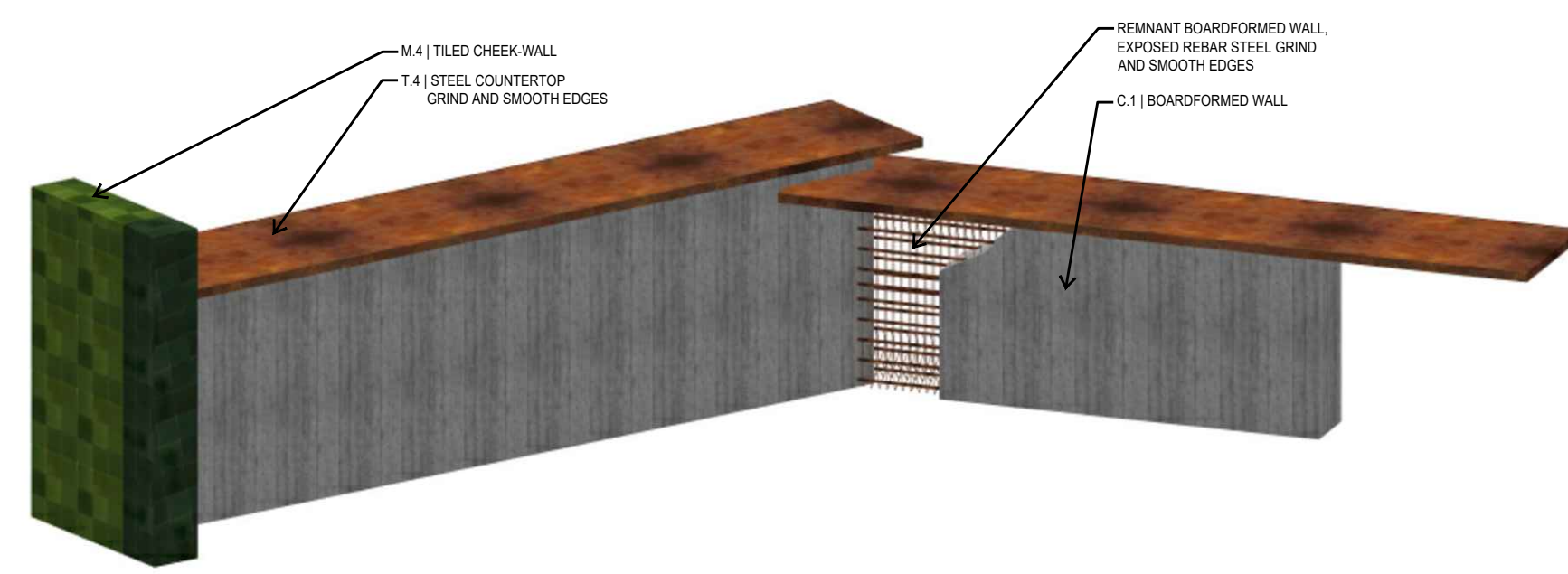
8 BAR SEATING-WEST BLOCK
TOP VIEW

SCALE: 1/2"=1'-0"



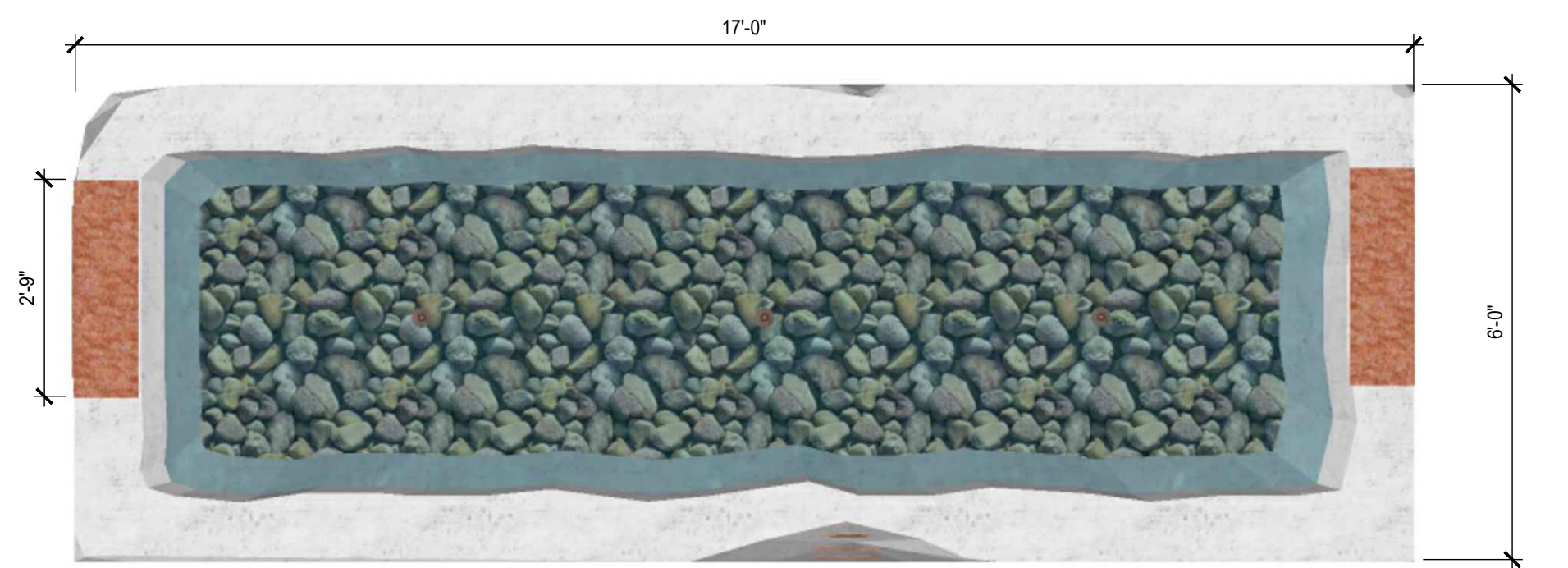
9 BAR SEATING-WEST BLOCK
ELEVATION

SCALE: 1/2"=1'-0"

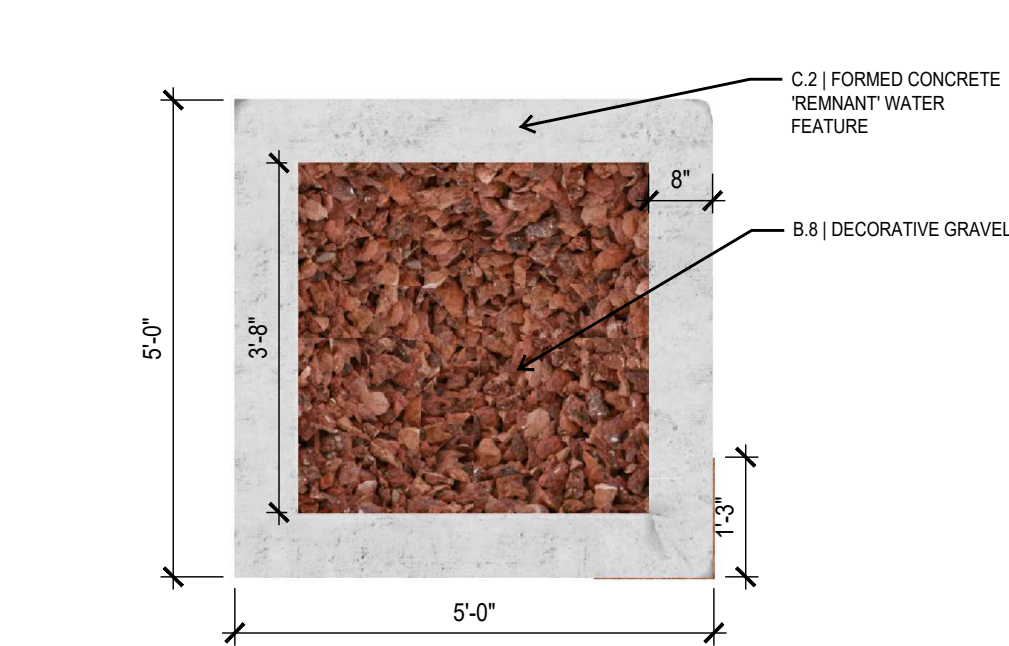


10 BAR SEATING-WEST BLOCK
PERSPECTIVE

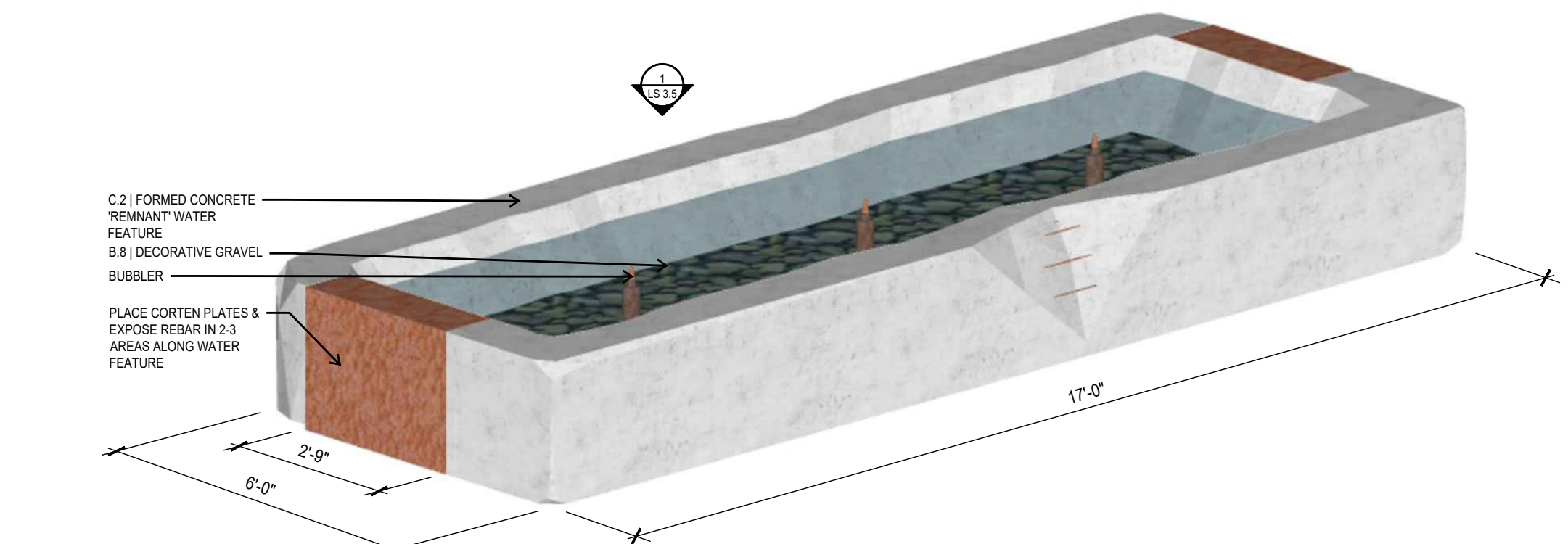
SCALE: 1/2"=1'-0"



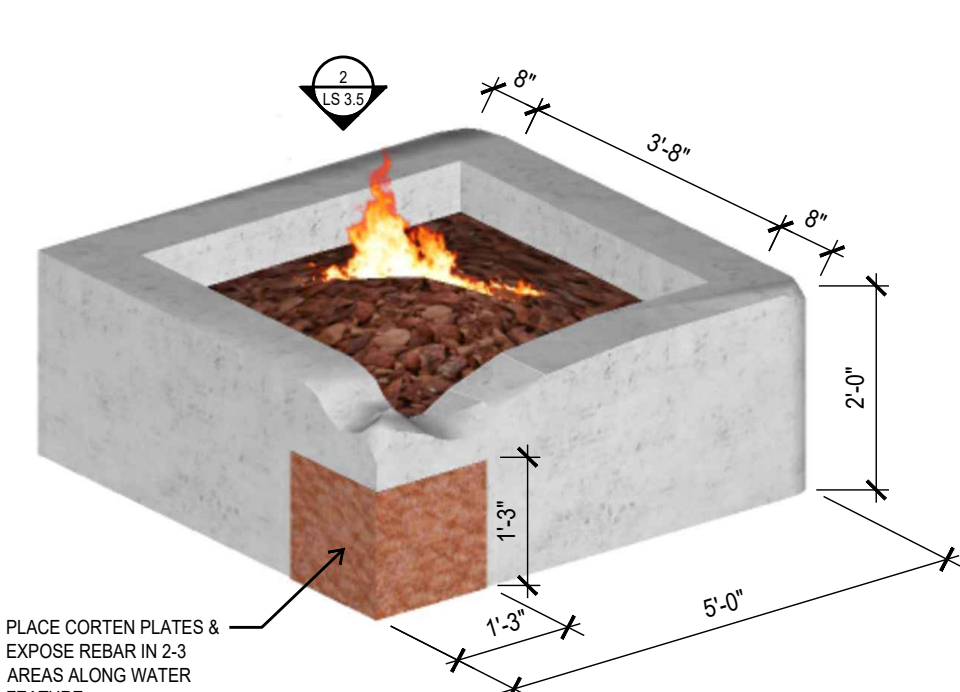
1 WATER FEATURE
TOP VIEW
SCALE: AS SHOWN



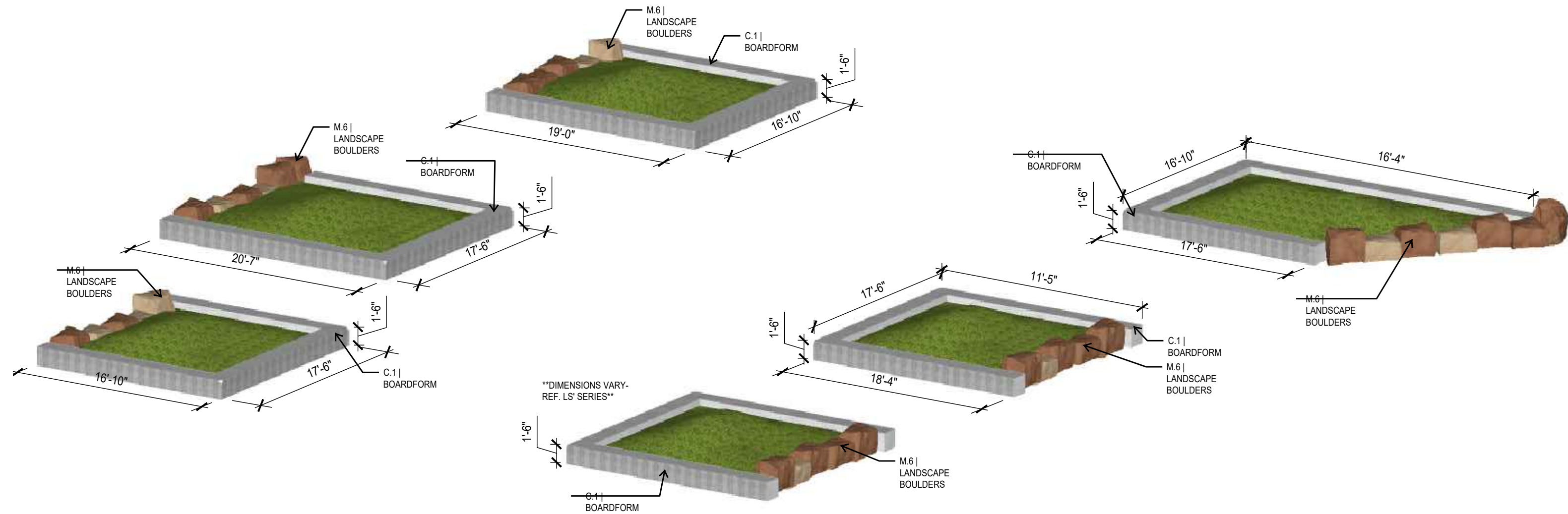
2 WATER FEATURE
TOP VIEW
SCALE: AS SHOWN



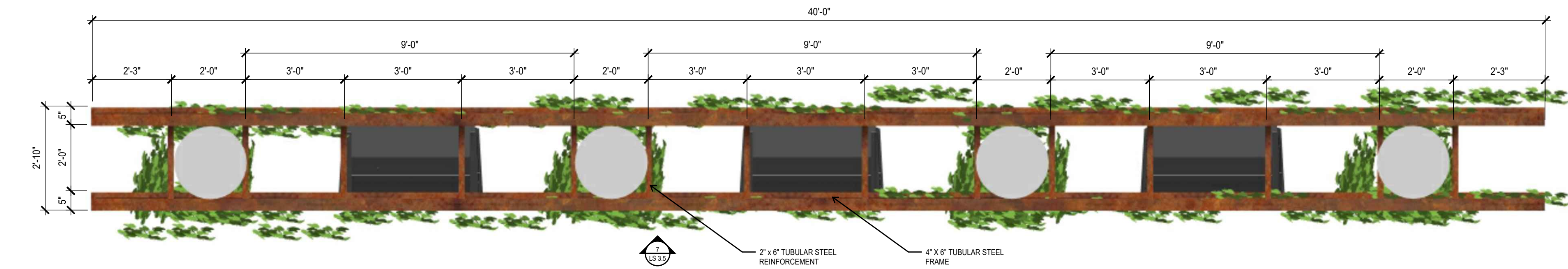
3 WATER FEATURE
PERSPECTIVE
SCALE: AS SHOWN



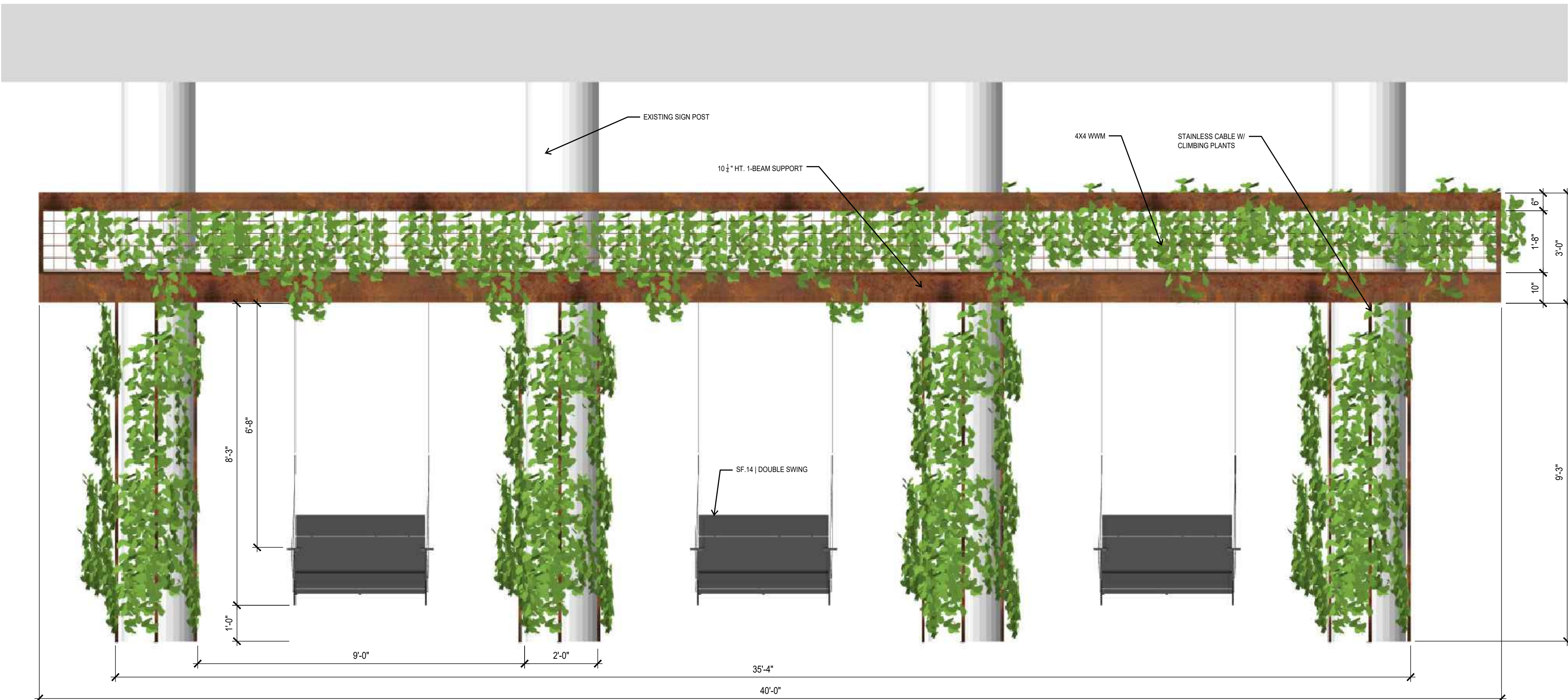
4 FIRE FEATURE
PERSPECTIVE
SCALE: AS SHOWN



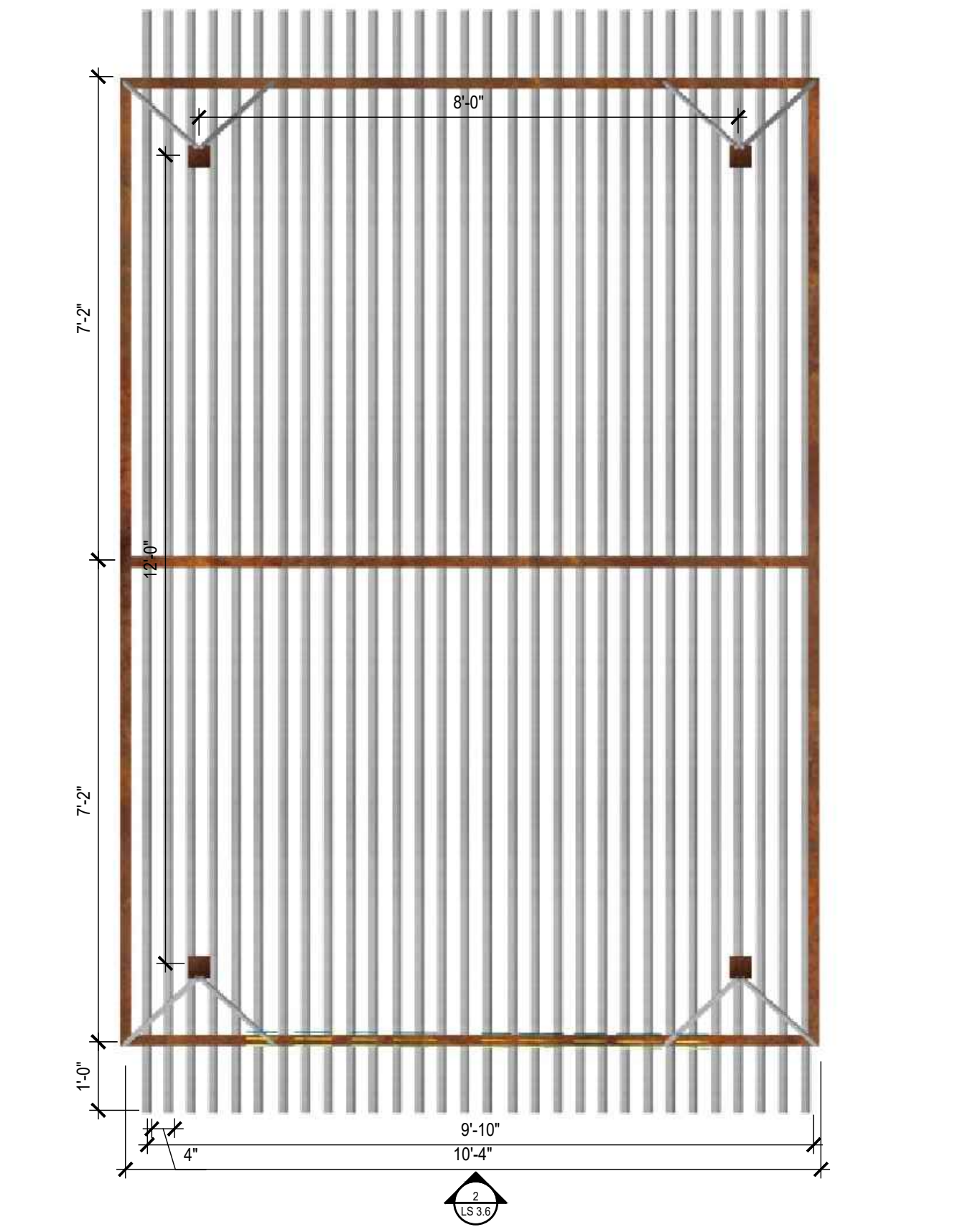
5 RAISED PLANTERS @ LAWN
PERSPECTIVE
SCALE: AS SHOWN



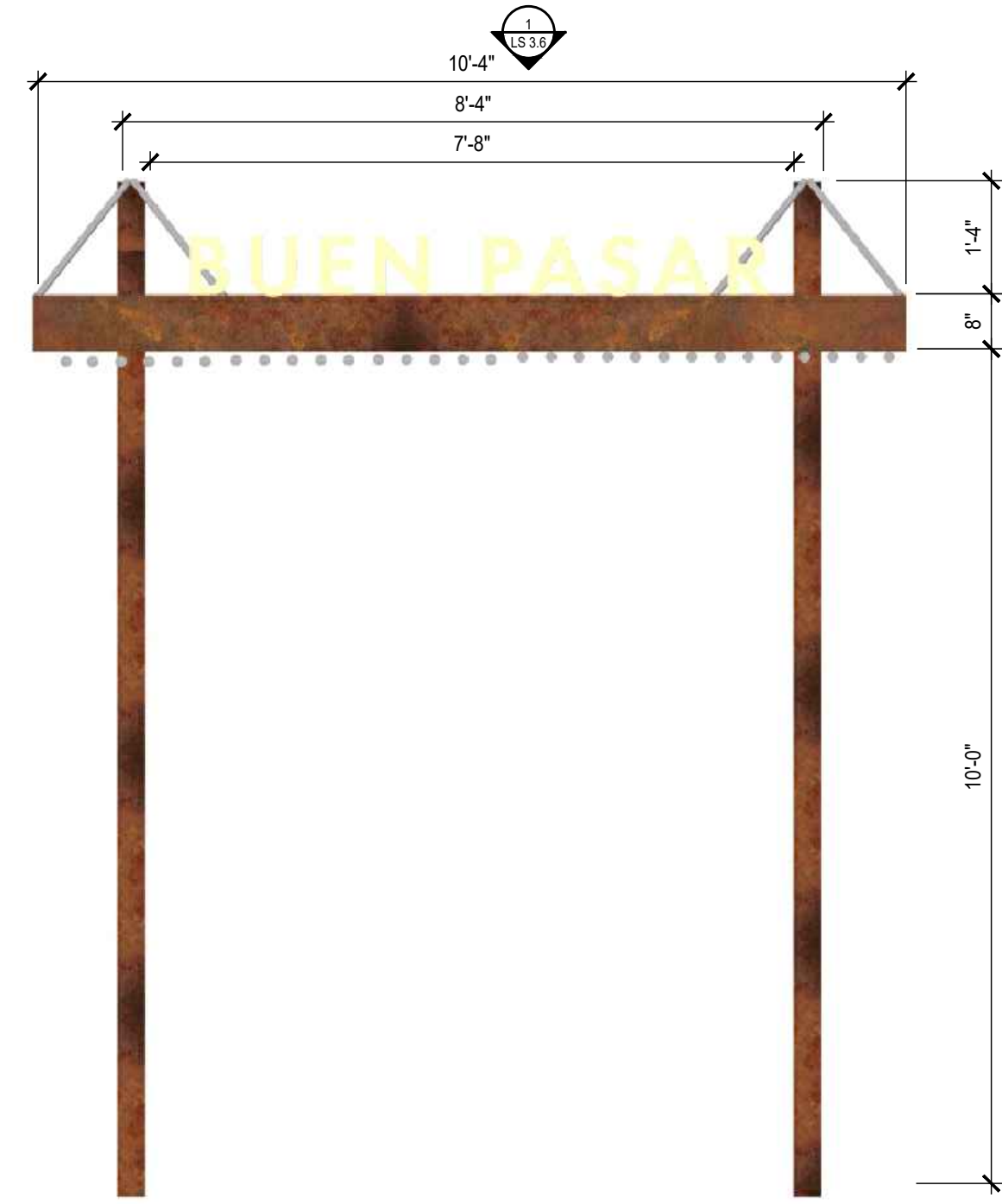
6 SWING BENCHES
TOP VIEW
SCALE: AS SHOWN



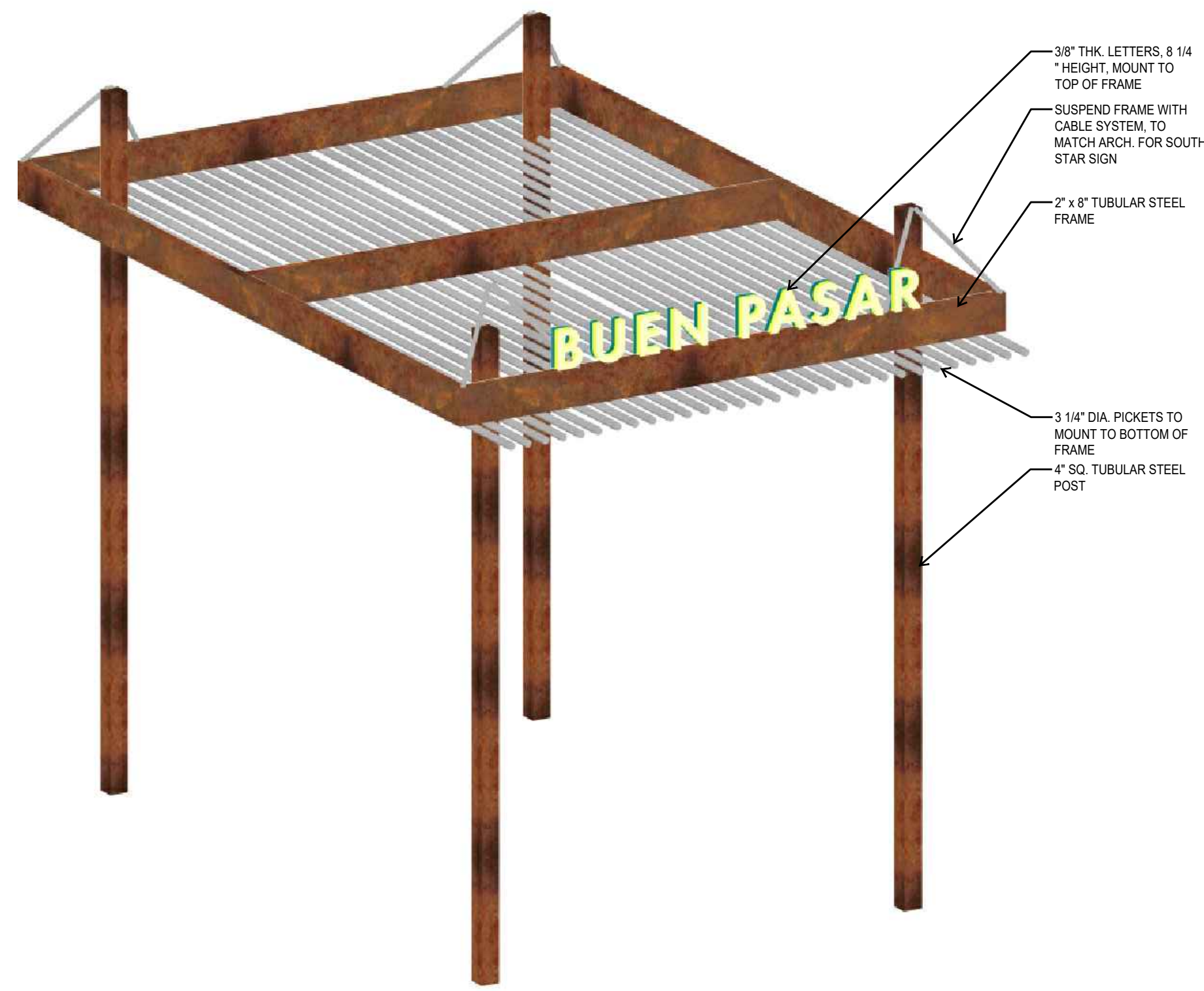
7 SWING BENCHES
ELEVATION
SCALE: AS SHOWN



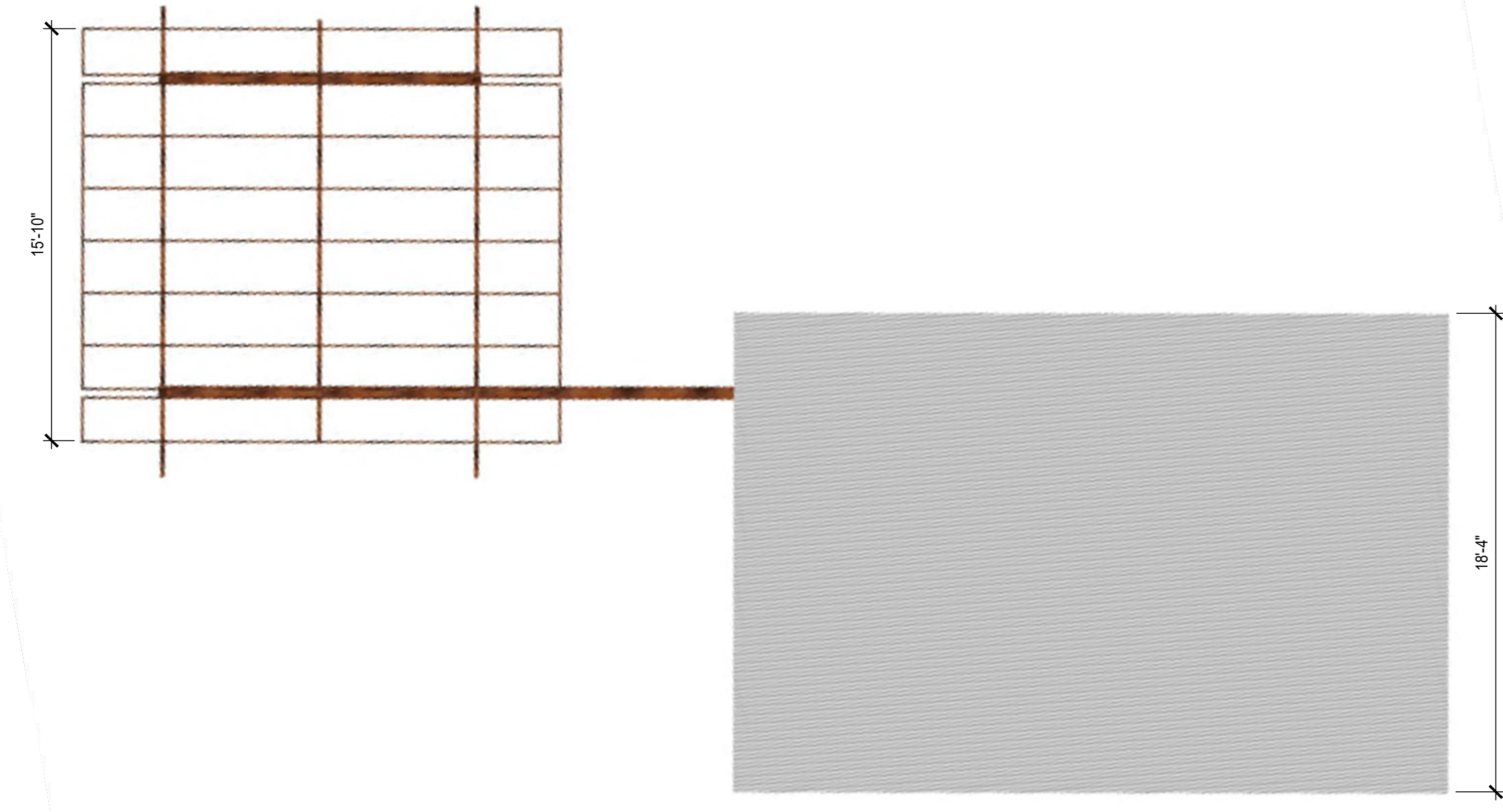
1 SHADE STRUCTURE-WEST BLOCK
TOP VIEW SCALE: AS SHOWN



2 SHADE STRUCTURE-WEST BLOCK
ELEVATION SCALE: AS SHOWN



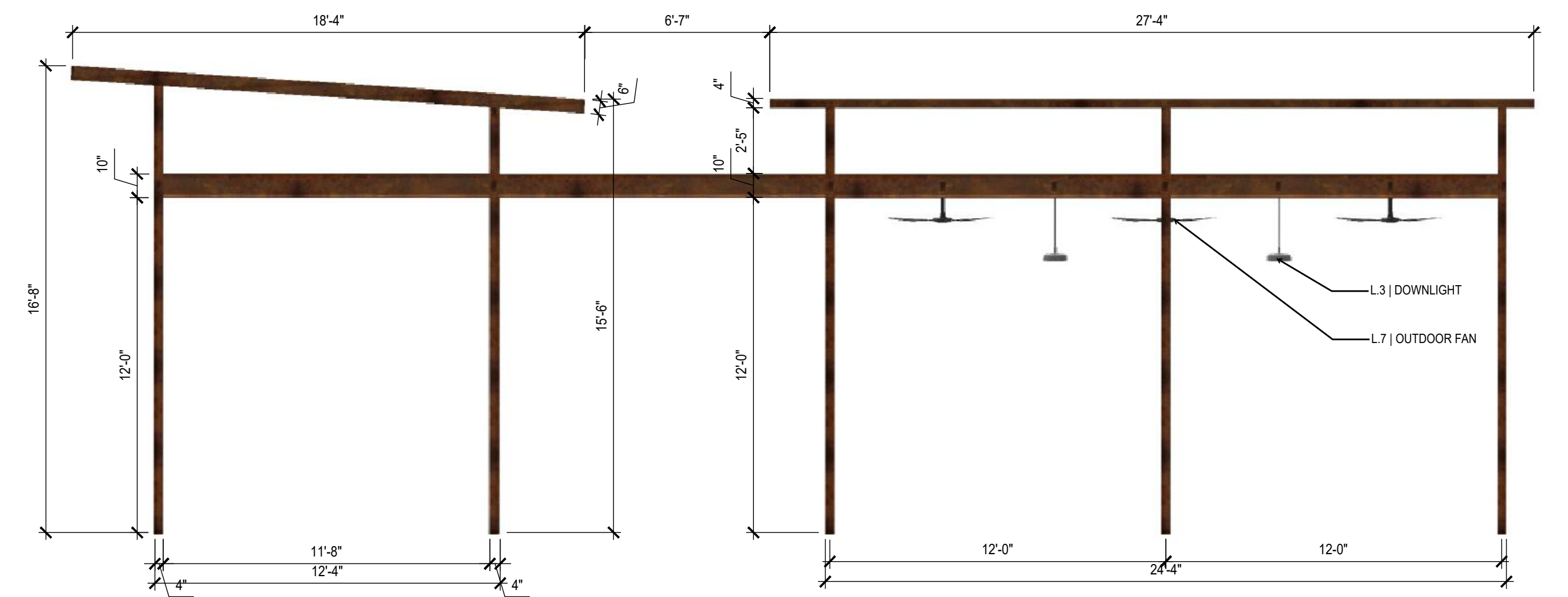
3 SHADE STRUCTURE-WEST BLOCK
PERSPECTIVE SCALE: AS SHOWN



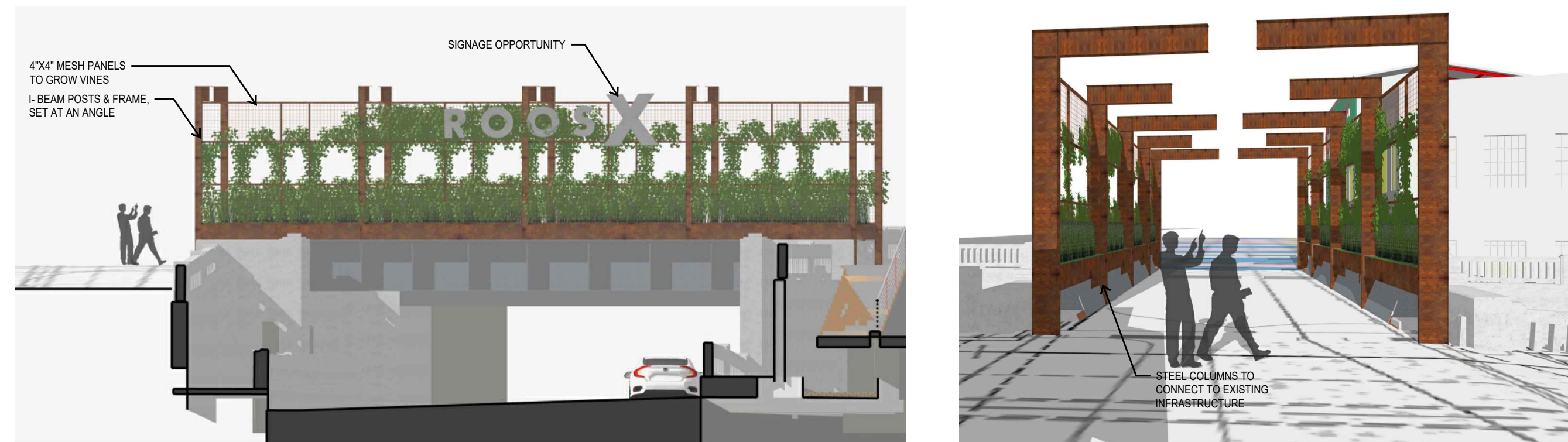
4 SHADE STRUCTURE-WEST BLOCK
PLAN SCALE: AS SHOWN



5 SHADE STRUCTURE-WEST BLOCK
PERSPECTIVE SCALE: AS SHOWN



6 SHADE STRUCTURE-WEST BLOCK
ELEVATION SCALE: AS SHOWN



7 BRIDGE STRUCTURE
PERSPECTIVE SCALE: AS SHOWN

LANDSCAPE ORDINANCE

PROPERTY DESCRIPTION: BAKKE ROOSEVELT MIX USE | 207 ROOSEVELT AVE. SAN ANTONIO TX. 78210 | ZONE: IDZ-9 | SAN ANTONIO CITY LIMITS

MANDATORY CRITERIA:

1. IRRIGATION: LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM THAT IS SUITABLE FOR THE TYPE OF LANDSCAPE MATERIALS INSTALLED TO MEET ORDINANCE REQUIREMENTS.

2. PARKING LOT SHADING: TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (C)(7), ABOVE. FURTHER, AN ADDITIONAL (5) FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT, AND (15) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT.

PARKING LOT AREA = XXX SF @ 25% = XXX SF

SHADING PROVIDED: (X) XXX @ 1200 SF (75% CREDIT) = XXX SF

TOTAL PARKING LOT SHADE SF XXX SF (25%) = XX POINTS

3. RIO-4 OVERLAY DISTRICT - Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. Landscape Design: Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.

(1) Provide Variety in Landscape Design: Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties

(2) Planting Requirements in Open Space Abutting the River or Creek: On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements FOR RIO-1 equal 60% and should continue the restoration landscape efforts along the river or creek banks with less formal planting designs so as to maintain the rural setting of the river.

(3) Plant Materials: A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.

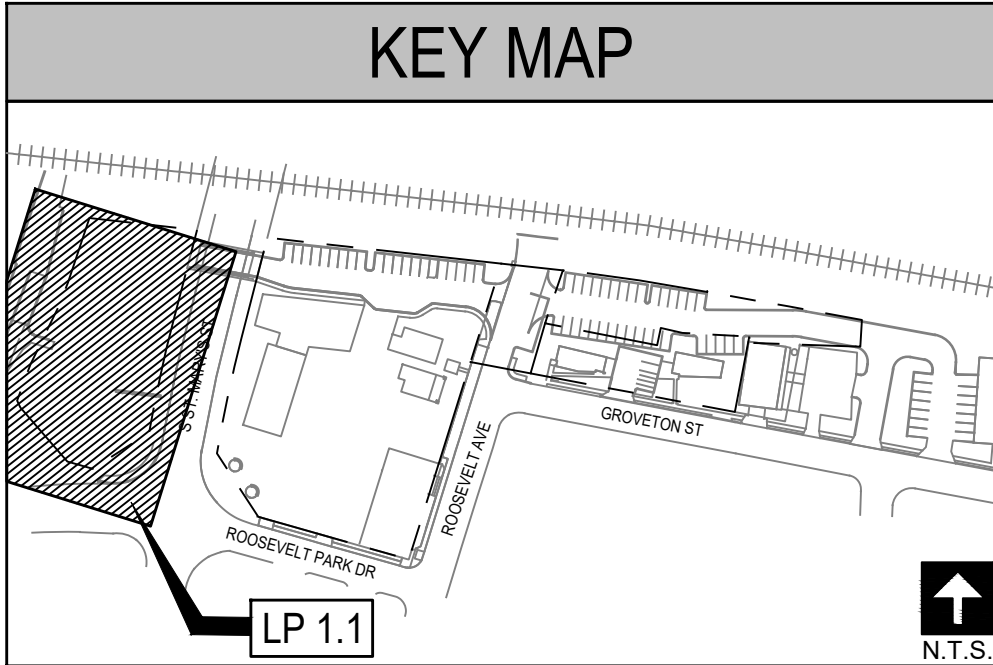
(4) Incorporate Existing Native Vegetation: Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.

(5) Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E.

4. ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY DISTRICT - PLANTS UTILIZED TO FULFILL THE LANDSCAPING REQUIREMENTS SHALL BE SELECTED FROM THE LIST OF NATIVE TEXAS PLANTS IN THE SAN ANTONIO RECOMMENDED PLANT LIST (SEE UDC APPENDIX E).

MITIGATION TREES

CALLOUT	QUANTITY	COMMON NAME BOTANICAL NAME	TREE SIZE	MITIGATION INCHES	TOTAL MITIGATION INCHES APPLIED
QMA	XXX	BUR OAK	3"	3"	XXX
QMA	XXX	BUR OAK - PARKING	3"	1.5"	XXX
PM	08	MEXICAN SYCAMORE	3"	3"	XXX
PM	XXX	MEXICAN SYCAMORE - PARKING	3"	1.5"	XXX
QP	13	MONTEREY OAK	3"	3"	XXX
QP	XXX	MONTEREY OAK - PARKING	3"	1.5"	XXX
QS	XXX	SHUMARD RED OAK	3"	3"	XXX
QS	XXX	SHUMARD RED OAK - PARKING	3"	1.5"	XXX
TOTAL MITIGATION					XXX



LABEL LEGEND

PM

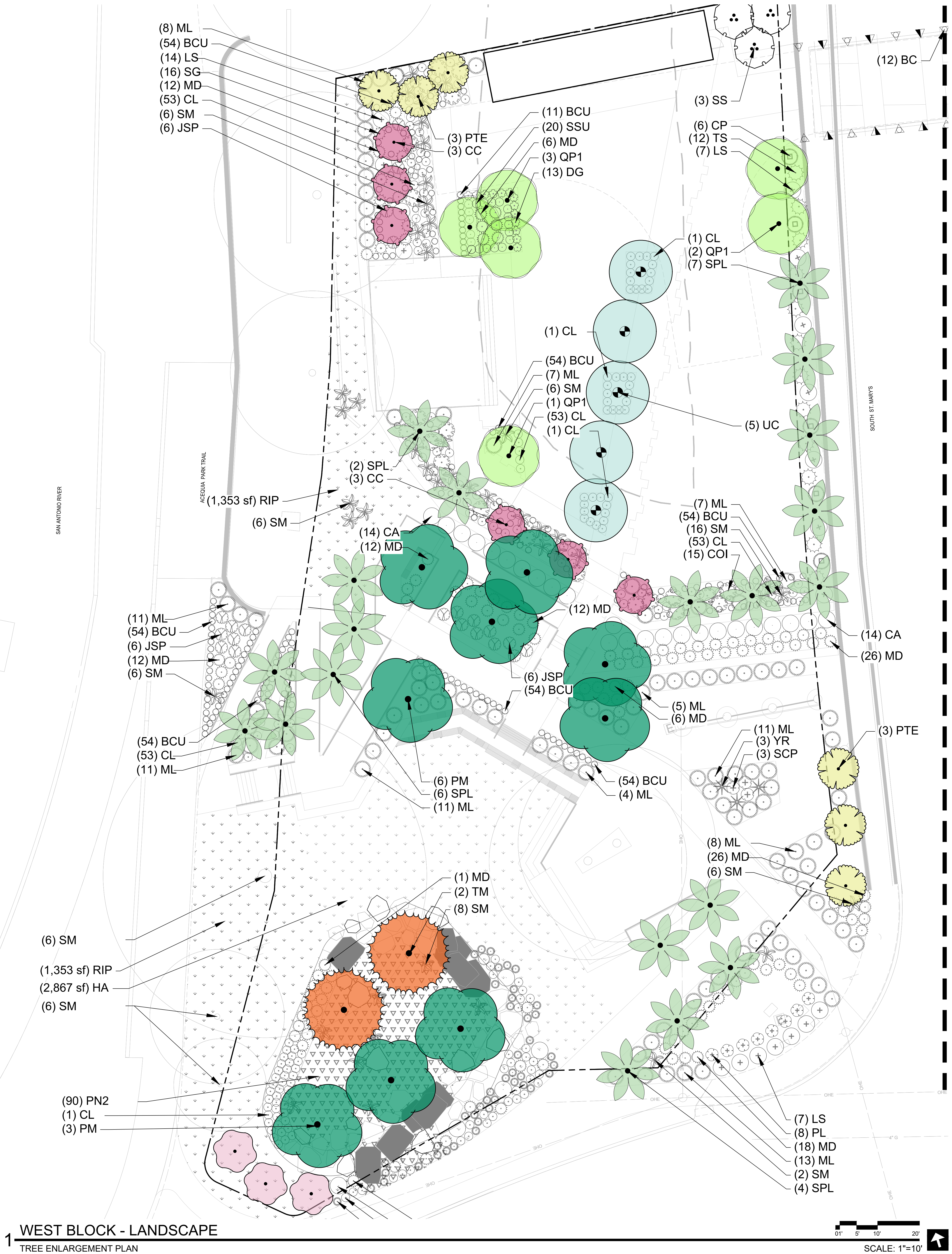
PT | ST | BF | CT | ###

PLANT NAME
AMOUNT OF
SHADE CREDIT

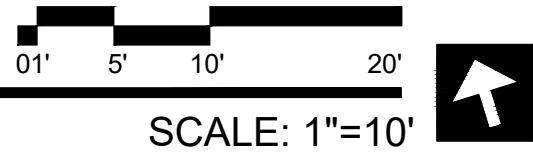
PM

PT | ST | BF | CT | ###

CANOPY TREE CREDIT
BUFFER CREDIT
STREET TREE CREDIT
PARKING LOT SHADE
TREE CREDIT



1 WEST BLOCK - LANDSCAPE
TREE ENLARGEMENT PLAN



ALAMO ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.821.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape
Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering,
Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants,
Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting
Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78231
P. 210.835.6300

CLIENT
KENEDY JUNCTION,
LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP
207 Roosevelt Ave.
San Antonio, TX 78201

HDRC-REVIEW
90% CD DWGS.
FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

HDRC-REVIEW
90% CD DWGS.

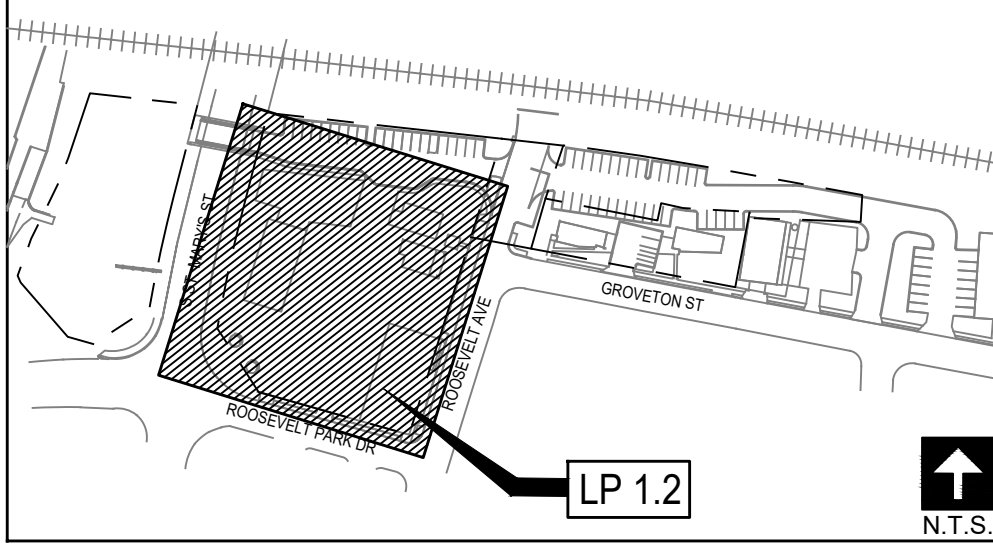
SHEET TITLE
WEST BLOCK -
TREE PLANTING
ENLARGEMENT
PLAN

LP 1.1

LANDSCAPE ORDINANCE

- PROPERTY DESCRIPTION:** BAKKE ROOSEVELT MIX USE | 207 ROOSEVELT AVE. SAN ANTONIO TX. 78210 | ZONE: IDZ-3 | SAN ANTONIO CITY LIMITS
- MANDATORY CRITERIA:**
- IRRIGATION:** LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM THAT IS SUITABLE FOR THE TYPE OF LANDSCAPE MATERIALS INSTALLED TO MEET ORDINANCE REQUIREMENTS.
 - PARKING LOT SHADING:** TWENTY (20) POINTS ARE AWARDED FOR COMPLIANCE WITH SUBSECTION (c)(7), ABOVE. FURTHER, AN ADDITIONAL: A) FIVE (5) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF THIRTY-FIVE (35) PERCENT OF ANY INDIVIDUAL PARKING LOT; AND B) FIFTEEN (15) POINTS ARE AWARDED WHEN SURFACE PARKING LOTS INCLUDE CANOPY TREES, AS DEFINED IN APPENDIX "A", WHICH SHADE A MINIMUM OF FIFTY (50) PERCENT OF ANY INDIVIDUAL PARKING LOT. PARKING LOT AREA = XXX SF @ 25% = XXX SF REQUIRED
SHADING PROVIDED: (X) XXX @ 1200 SF (75% CREDIT) = XXX SF
TOTAL PARKING LOT SHADE SF XXX SF (25%) - XX POINTS
 - RIO-4 OVERLAY DISTRICT:** Landscaping and maintenance boundaries are defined in accordance with a final maintenance agreement (the "Maintenance Agreement") entered into between the developer and SARA, which may occur independently from HDRC review. Landscape Design, Lush and varied landscapes are part of the tradition of the San Antonio River and San Pedro Creek. These design standards apply to landscaping within an individual site. Additional standards follow that provide more specific standards for the public pathway along the river or creek and street edges.
 - Provide Variety in Landscape Design. Provide variety in the landscape experience along the river or creek by varying landscape designs between properties. No more than seventy-five (75) percent of the landscape materials, including plants, shall be the same as those on adjacent properties
 - Planting Requirements in Open Space Abutting the River or Creek. On publicly-owned land leased by the adjoining property owner, if applicable, and/or within privately owned setbacks adjacent to the river or creek, a minimum percentage of the open space, excluding building footprint, lease space under bridges and parking requirements FOR RIO-1 equal 60% and should continue the restoration landscape efforts along the river or creek banks with less formal planting designs so as to maintain the rural setting of the river.
 - Plant Materials. A number of soil conditions converge in the San Antonio and San Pedro Creek area to create unique vegetation ecosystems. Soil conditions vary greatly along these waterways and therefore native and indigenous plants will vary accordingly. Landscaping should reflect the unique soil characteristics of the specific site.
 - Incorporate Existing Native Vegetation. Extend the use of native landscape materials, including plants, shrubs and trees that are used in the public areas of the river or creek onto adjacent private areas to form a cohesive design.
 - Use indigenous and noninvasive species characteristic of the specific site as found on the permissible plant list maintained by the parks and recreation department or the Unified Development Code Plant List found in Appendix E
 - ROOSEVELT AVENUE METROPOLITAN CORRIDOR OVERLAY DISTRICT - PLANTS UTILIZED TO FULFILL THE LANDSCAPING REQUIREMENTS SHALL BE SELECTED FROM THE LIST OF NATIVE TEXAS PLANTS IN THE SAN ANTONIO RECOMMENDED PLANT LIST (SEE UDC APPENDIX E).

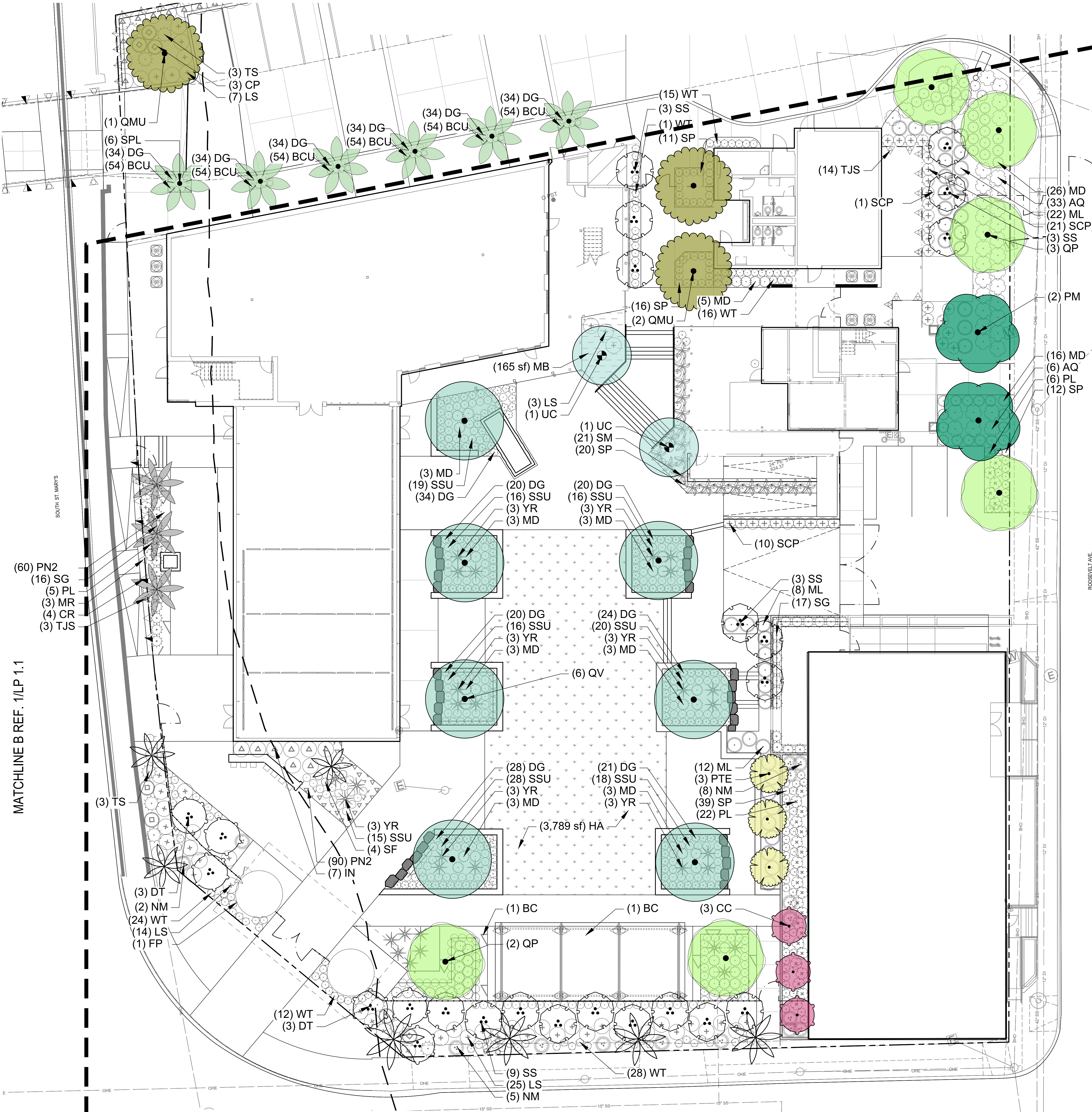
KEY MAP



LABEL LEGEND

- PM** PLANT NAME
PT | ST | BF | CT | ### AMOUNT OF SHADE CREDIT
- CANOPY TREE CREDIT
BUFFER CREDIT
STREET TREE CREDIT
PARKING LOT SHADE TREE CREDIT

MATCHLINE B REF. 1/LP 1.1



1 EAST BLOCK - LANDSCAPE ENLARGEMENT PLAN

SCALE: 1"=10'

GENERAL LANDSCAPE NOTES

PART 1:

LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL THE NEW WORK TO EXISTING CONDITIONS AND CONTROLS (SUCH AS EXISTING GRADES AND WALK ELEVATIONS) AS NECESSARY TO MEET THE INTENT OF THE PLANS.

BEFORE PROCEEDING WITH ANY WORK IN AN AREA, LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUTS AND SIZES AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. IF ANY UTILITIES OR OBSTRUCTIONS ARE DISCOVERED DURING CONTRACT WHICH MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT BEFORE PRECEDING. LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGE IF WORK PROCEEDS IN EITHER OF THE ABOVE SITUATIONS WITHOUT NOTIFYING LANDSCAPE ARCHITECT.

PRIOR TO ANY EXCAVATION, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES INCLUDING, BUT NOT LIMITED TO, TEXAS ONE CALL SYSTEM AT 1-800-245-4545 TO LOCATE EXISTING UNDERGROUND UTILITIES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO ANY UTILITIES OR PROPERTY THAT MAY OCCUR IN THE EXECUTION OF HIS CONTRACT WORK. WHEN WORK REQUIRES CROSSING EXISTING WALKS OR CURBS WITH EQUIPMENT, LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED BRIDGE MATERIAL SUCH AS WOOD PLANKS AND EARTH TO PREVENT DAMAGE TO FINISHED WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS THAT MAY BE WORKING ON THE SITE SIMULTANEOUSLY AND SHALL COORDINATE STAGING OF HIS WORK WITH OWNER AND LANDSCAPE ARCHITECT. ALL TRASH AND DEBRIS GENERATED FROM CONTRACT OPERATIONS SHALL BE REMOVED ON A DAILY BASIS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY IN CONJUNCTION WITH HIS CONTRACT WORK.

REFERENCES

- A) AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 290.1 - NURSERY STOCK.
B) TEXAS STATE DEPARTMENT OF AGRICULTURE (TDA) - NURSERY FLORAL LICENSING PROGRAM.

1) SUBMITTALS FOR REVIEW

- A) PRODUCT DATA: LIST OF CHEMICALS TO BE USED ON SITE.
B) SAMPLES:

1. 1 QUART SAMPLES OF EACH SOIL AMENDMENT WITH ANALYTICAL DATA FROM A RECOGNIZED TESTING LABORATORY SHOWING MANUFACTURER'S FACTURE'S MANUFACTURED ANALYSIS.
2. 1 CUBIC FOOT SAMPLES OF PREMIXED BACKFILL MIXES.

C) TEST RESULTS:

1. PROVIDE SOIL SAMPLE TEST RESULTS INDICATING PH, FERTILITY LEVELS, AND PERCENTAGES OF SAND, SILT, AND CLAY.
2. PROVIDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS BASED ON SOIL ANALYSIS, FOR CONTRACT PURPOSES, USE MIXTURE SPECIFIED IN THIS SECTION.

- D) NURSERY QUALIFICATIONS: COMPANY SPECIALIZING IN GROWING AND CULTIVATING PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEAR DOCUMENTED EXPERIENCE, AND CERTIFIED BY THE STATE OF TEXAS.

E) INSTALLER QUALIFICATIONS:

1. COMPANY SPECIALIZING IN LANDSCAPE INSTALLATION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
2. PROVIDE FULL-TIME SUPERINTENDENT ON-SITE DURING INSTALLATION.

F) PLANT MATERIALS:

1. PLANT MATERIALS ARE SUBJECT TO EXAMINATION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR UPON DELIVERY TO PROJECT.

1.2 DELIVERY, STORAGE AND HANDLING

- A) DELIVER FERTILIZER IN WATERPROOF BAGS SHOWING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, MANUFACTURER AND BRAND NAME, AND APPROVALS OF AUTHORITIES HAVING JURISDICTION.
B) DELIVER PLANT MATERIAL WITH IDENTIFICATION TAG SHOWING BOTANICAL NAME AND PLANT SIZE.

- C) DELIVER PLANT MATERIAL IMMEDIATELY PRIOR TO INSTALLATION; PLANT MATERIALS ON SAME DAY AS DELIVERED. IF PLANTING CANNOT BE ACCOMPLISHED ON SAME DAY OF DELIVERY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN HEALTHY AND VIGOROUS CONDITION.
D) KEEP PLANT MATERIAL MOIST AND PROTECT FROM DAMAGE AND DESICCATION OF LEAVES UNTIL PLANTING.

- E) DO NOT HANDLE PLANT MATERIALS BY STEM OR TRUNK.
F) KEEP CONTAINERS INTACT UNTIL JUST PRIOR TO PLANTING.

1.3 SEQUENCING

- A) INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS.

1.4 WARRANTY

- A) FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN HEALTHY, VIGOROUS, GROWING CONDITION ONE (1) YEAR AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.
B) REPLACE DEAD, UNHEALTHY AND UNSIGHTLY PLANT MATERIALS WITHIN WARRANTY PERIOD. UPON NOTIFICATION BY OWNER OR LANDSCAPE ARCHITECT.

- C) NOTIFY OWNER AND LANDSCAPE ARCHITECT 30 DAYS PRIOR TO EXPIRATION OF WARRANTY PERIOD AND ARRANGE FINAL ACCEPTANCE INSPECTION BY ALL PARTIES.

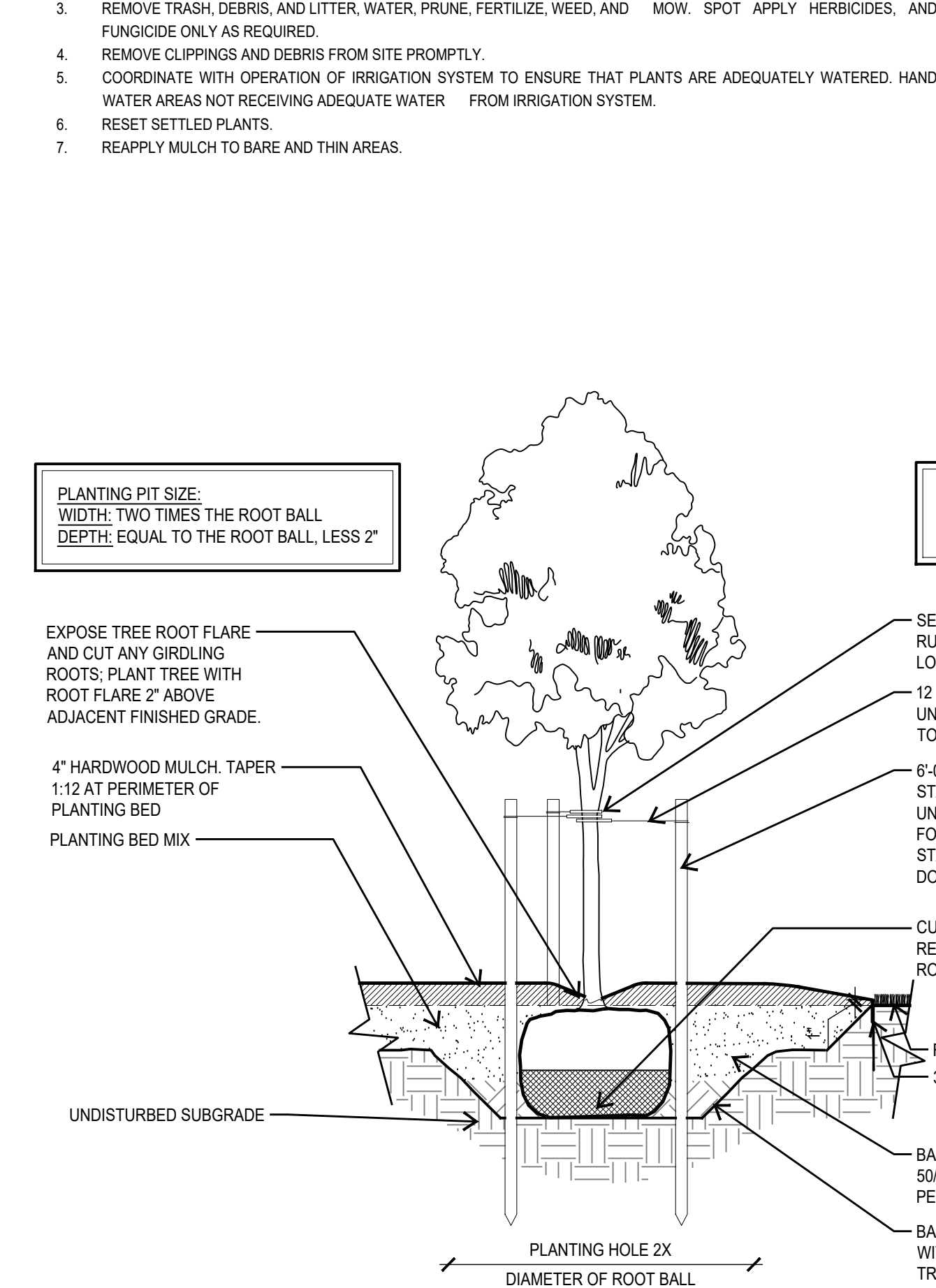
1. REMOVE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIALS.
2. REMOVE OUYING AND DAMAGED PLANTS.
3. WARRANT REPLACEMENT PLANTS UNDER SAME PROVISIONS AND FOR SAME TIME PERIOD AS ORIGINAL PLANTS.

1.5 MAINTENANCE

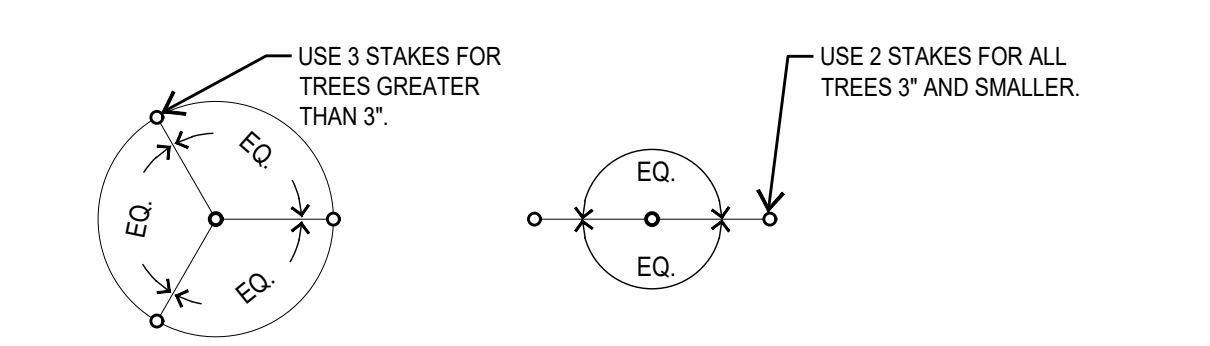
1. MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND FOR NINETY (90 DAYS) AFTER FINAL ACCEPTANCE..
2. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES SPECIFIED.

3. REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, FERTILIZE, WEED, AND MOW. SPOT APPLY HERBICIDES, AND FUNGICIDE ONLY AS REQUIRED.
4. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

5. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM IRRIGATION SYSTEM.
6. RESET SETTLED PLANTS.
7. REAPPLY MULCH TO BARE AND THIN AREAS.



1 TYPICAL TREE PLANTING AT BED SECTION



2 TYPICAL TREE STAKING PLAN

NOT TO SCALE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	HA	HABITURF	LAWN	SOD	
	MB	MELAMPodium LEUCANTHUM	BLACKFOOT DAISY	1 GAL.	PLANT 18" O.C.
	PN2	PHYLA NODIFLORA	LIPPIA	1 GAL.	
	RIP	RIPAREAN PLANTING MIX	SEED MIX	SEED	NATIVE AMERICAN SEED COMPANY, UPPER SLOPE WILDFLOWER MIX ITEM: #1815

1.6 MATERIALS

A) PLANT MATERIALS:

1. SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTE WITHOUT ADDITIONAL COST TO OWNER, PROVIDED PROPERLY SPREAD AND PROPORTIONATELY.
2. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
3. GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT SITE. FREE FROM DISEASE, INSECT INFESTATIONS, DEFECTS INCLUDING WEAKE OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, AND OBJECTABLE DISFIGUREMENTS.
4. EXHIBIT NORMAL GROWTH HABITS: VIGOROUS, HEALTHY, FULL, WELL-PROPORTIONED, AND SYMMETRICAL.
5. TREE TRUNKS TO BE STURDY AND EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
6. NOT PRUNED, TRIMMED, OR TOPPED.
7. CONTAINER-GROWN STOCK: GROWN IN CONTAINERS FROM SEEDING.

B) TOPSOIL:

1. USE SITE GENERATED SOIL FROM PLANTING PREPARATIONS, REASONABLY FREE FROM CLAY LUMPS, COARSE SANDS, STONES, ROOTS, FOREIGN MATTER.
2. IF SUFFICIENT ON-SITE MATERIALS DO NOT EXIST, PROVIDE SIMILAR OFF-SITE TOPSOIL FROM APPROVED LOCAL SOURCE. SUBMIT SAMPLE AND SOURCE FOR APPROVAL PRIOR TO DELIVERY OF ANY SOIL TO SITE.

C) MULCH:

1. SHREDED, COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC, (B. 210-581-5188) OR APPROVED SUBSTITUTE, PARTIALLY DECOMPOSED, FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.

D) SOIL AMENDMENTS:

1. SOIL SULFUR: AGRICULTURAL GRADE SULFUR CONTAINING MINIMUM 99 PERCENT SULFUR EXPRESSED AS ELEMENTAL.
2. IRON SULFATE: 20 PERCENT IRON EXPRESSED AS METALLIC IRON DERIVED FROM FERRIC AND FERROUS SULFATE AND 10 PERCENT SULFUR EXPRESSED AS ELEMENTAL, WHEN REQUIRED BY SOIL TESTS.
3. GYPSUM: AGRICULTURAL GRADE, CONTAINING MINIMUM 98 PERCENT CALCIUM SULFATE, WHEN REQUIRED BY SOIL TEST.
4. HERBICIDE: PRE-EMERGENT TYPE, SURFLAN OR APPROVED SUBSTITUTE.
5. FERTILIZER FOR TREES AT PLANTING: PLANT HEALTH CARE GROUP "PHC TREE SAVER" APPLIED AS PER P.H.C.G. DIRECTIONS AND APPLICATION RATES.
6. FERTILIZER FOR LAWN: PLANT HEALTH CARE GROUP "PHC FOR TURF 15-16" APPLIED AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
7. SOIL INOCULATES FOLLOWING TREE PLANTING: PLANT HEALTH CARE GROUP "PHC INJECTABLE INOCULANT FOR TREES" APPLIED AS PER PHC MIXING DIRECTIONS AND APPLICATION RATES.
8. FERTILIZER FOR PLANTER BED MIX: PLANT HEALTH CARE GROUP "HEALTHY START 3-4-3" APPLIED AT A RATE OF 25 POUNDS CUBIC YARD OF PLANT BED MIX.

H) TURF:

1. ALL SEED USED SHALL BE HIGH QUALITY, EXTRA FANCY, TREATED LAWN TYPE SEED AT 98% PURITY AND 85% GERMINATION, AND SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS WITH SIGNED COPIES OF A STATEMENT FROM THE VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE TEXAS STATE AGRICULTURAL CODE AND IS EQUAL TO OR BETTER THAN THE REQUIREMENT OF THESE SPECIFICATIONS. LAWN SEED TO BE FREE OF WEEDS OR NOXIOUS GRASS SEEDS.
2. SEED WHICH HAS BECOME WET, MOLTY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
3. GRASS SEED SCHEDULE:
A. BERMUODA GRASS: SEED.
B. MARCH- OCTOBER SHALL BE SPECIFIED BERMUODA.
C. OCTOBER- MARCH SHALL BE ANNUAL RYE GRASS.
4. "HYDRO-MULCH" AS MANUFACTURED BY COMBED, OR APPROVAL, EQUAL.
5. THE HYDRO-MULCH SHALL BE COMPOSED OF WOOD CELLULOSE FIBER AND CONTAIN NO GERMINATION OR GROWTH-INHIBITING FACTORS.
6. HYDRO-SEEDING ADDITIVE (BINDER), ECOLOGY CONTROL-M BINDER ORGANIC SEEDING ADDITIVE.
7. SOD: PROVIDE FULL, DARK GREEN, UNIFORM, STRONGLY ROOTED SOD IN 16" X 24" STRIPS FREE FROM WEEDS, UNDESIRABLE GRASSES, DISEASES AND PESTS. SOD SHALL BE CUT FROM THE FIELD NO LONGER THAN 48 HOURS BEFORE PLANTING. ROOTS OF SOD SHALL BE KEPT MOIST.
8. BRACING: TREE ANCHORS SHALL BE AS PER DETAILS.
9. TREE PAINT: MORRISON TREE SEAL, CABOT'S TREE PAINT, OR OTHER PRODUCT APPROVED BY LANDSCAPE ARCHITECT.
10. PLANTER BED EDGING SHALL BE 3/16" X 4" STEEL EDGING WITH MANUFACTURERS STANDARD GREEN FINISH.

I) MIXES:

1. PLANT BED MIX.
2. PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC, (B. 210-581-5188). DOCUMENTATION OF PURCHASE OF THIS SPECIFIC MIX SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT. IF EQUAL IS PROPOSED, CONTRACTOR SHALL SUBMIT SAMPLE AND COMPLETE ANALYSIS WITH TEST RESULTS AND METHOD OF PRODUCTION FOR EVALUATION AS AN EQUAL SUBSTITUTE.

PART 2 EXECUTION:

- 2.1 PREPARATION
LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINISH GRADE LESS ANY SETTLEMENT THAT MAY HAVE OCCURRED SINCE SITE CONSTRUCTION AND BACKFILLING. THIS GRADE SHALL BE RAKED TO REMOVE ALL DEBRIS INCLUDING STICKS, CLODS, AND STONES AND SHALL BE FINE GRADED TO ELIMINATE ALL HUMPS, RUTS, DEPRESSIONS AND ABRUPT CHANGES IN GRADE AND ANY AREA THAT COULD CAUSE WATER TO POND.

- A) IF VEGETATION IS GROWING IN PLANTING/LAWN AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER, ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 12 INCH DEPTH.

- B) MARK LOCATION OF TREES AND OUTLINES OF PLANTS BEDS USING COLORED WOOD STAKES OR FLAGS PRIOR TO BEGINNING PLANTING; OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.

2.2 PLANTING TREES AND SHRUBS

- A) REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
B) REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS; REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILL. PREVENT DAMAGE TO ROOTS.
C) REMOVE UPPER THIRD OF BURLAP FROM SALLED AND BURLAP TREES AFTER PLACEMENT.

- D) PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. FULL ANY WEEDS GROWING IN TREE BALL AND EXPOSE ROOT FLARE (THIS WILL BE THE TOP MOST IDENTIFIABLE ROOT). REMOVE ANY GROUNDING ROOTS AND SET PLANT SO THAT ROOT FLARE IS 1" ABOVE FINISH GRADE. ORIENT PLANTS FOR BEST APPEARANCE. BACKFILL THE BOTTOM 1/3 OF THE EXCAVATION WITH SOIL. CUT FROM EXCAVATION OF PIT AND THOROUGHLY WATER THIS SOIL TO SETTLE IN. BACKFILL THE REMAINDER OF THE EXCAVATION WITH A 50/50 MIX OF NEW EARTH'S 4 WAY MIX AND NATIVE SOIL EXCAVATED FROM THE PIT. PLACE PLANT HEALTH CARE GROUP'S "TREE SAVER" IN BACKFILL AS PER P.H.C.G. DIRECTION AND APPLICATION RATES. LIGHTLY TAMP AND WATER SOIL TO REMOVE ALL AIR POCKETS. FOR PLANTS OUTSIDE OF PLANTING BEDS, CONSTRUCT 3 INCH HIGH WATER CONTAINMENT RING AROUND PLANT. SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANT BASIN.
E) ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILL AND STAKE AS DETAILED.
1. TWO TO THREE WEEKS FOLLOWING PLANTING, INJECT PLANT HEALTH CARE INJECTABLE INOCULANT AROUND ROOT BALL FOLLOWING MANUFACTURERS DIRECTIONS AND APPLICATION RATES. CONTACT LANDSCAPE ARCHITECT TO OBSERVE THIS OPERATION.
F) TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
G) BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PAINTING.
1. FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDS TO PEDESTRIANS.
2. DO NOT RESTRICT PLANT MOVEMENT UNDER LIGHT WIND LOADS OR DAMAGE BARK.

- 2.3 PLANTING MASS SHRUBS, GROUNDCOVERS, AND ANNUALS (SEE DETAILS)
A) EXCAVATE PLANT BED TO DEPTH AS DETAILED ON PLANS.
B) BACKFILL WITH SPECIFIED BERMUDA GRASS AND TALL IN SPECIFIED PLANT HEALTH CARE'S "HEALTHY START 3-4-3" AT A RATE OF 25 LBS. PER CUBIC YARD OF PLANT BED MIX.
C) INSTALL METAL EDGINGS TO SEPARATE ALL PLANTER BEDS FROM TURF AND AT LOCATIONS INDICATED ON PLANS.
D) PLANTS IN STRAIGHT ROWS: SPACED ROWS AT SPACING INDICATED ON DRAWINGS, TO UNIFORMLY FULL BEDS, USE TRIANGULAR SPACING METHOD UNLESS OTHERWISE INDICATED.
E) WATER PLANTS THOROUGHLY IMMEDIATELY AFTER PLANTING. REPAIR SETTLED AREAS.
F) ADJUST FINAL GRADES TO 1/2 INCH BELOW ADJACENT PAVING CURBS.
G) SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANTING BEDS AS DETAILED.

2.4 CLEANING AND ADJUSTING

- A) REMOVE PLANT CONTAINERS, TRASH, RUBBISH, AND EXCESS SOILS FROM SITE DAILY AND AT COMPLETION OF TREE, SHRUBS AND GROUNDCOVER PLANTINGS.
B) REPAIR RUTS, HOLES AND SCARS IN GROWING SURFACE.

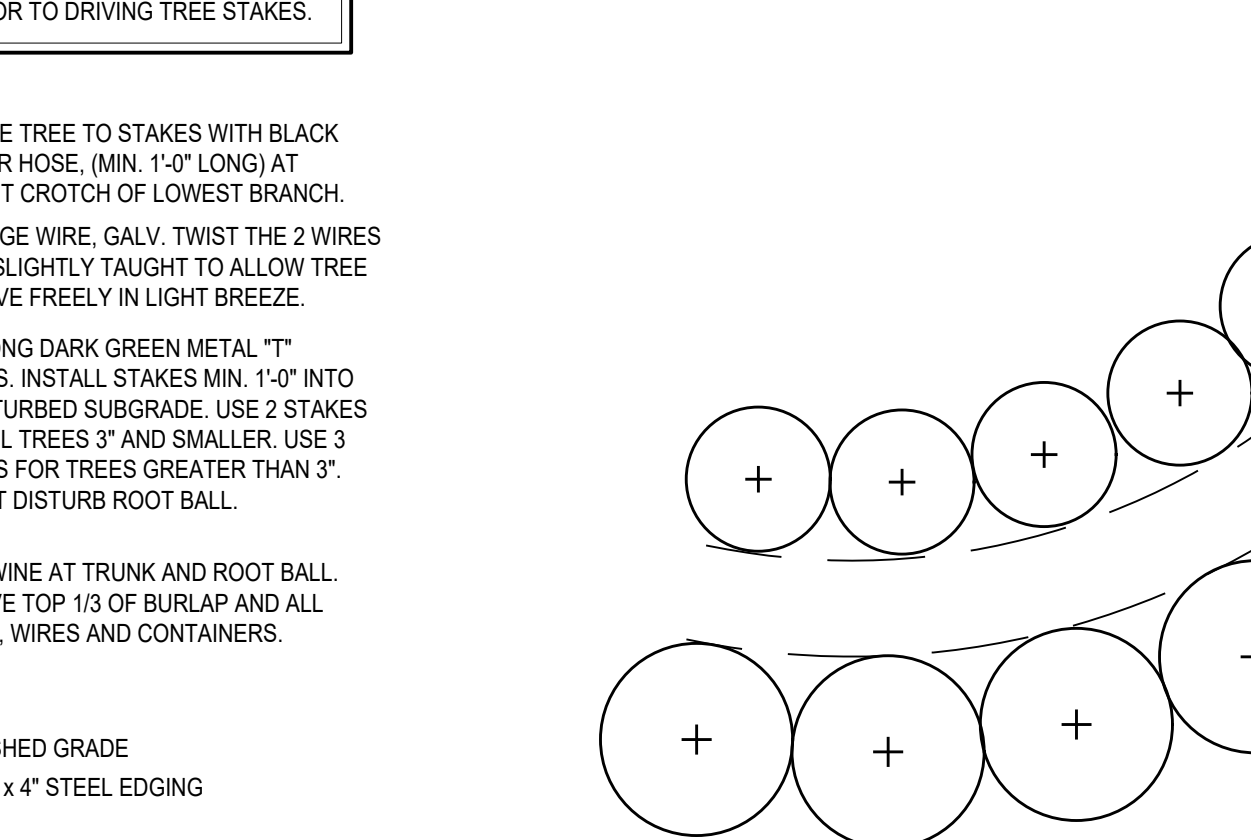
- 2.5 LAWN APPLICATION (AT COMPLETION OF TREE, SHRUB AND GROUNDCOVER PLANTINGS)
A) COORDINATION:
1. HYDROMULCH AND SOD AFTER TREE, SHRUB AND GROUNDCOVER INSTALLATION IS COMPLETE.
2. CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO INSURE FUNCTIONAL IRRIGATION SYSTEM PRIOR TO ANY LAWN INSTALLATION.

- B) PREPARATION:
1. PRE-PLANT WEED CONTROL:
IF WEEDS EXIST WITHIN PROPOSED LANDSCAPE AREAS AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED APPLICATOR. CLEAR AND REMOVE THESE EXISTING WEEDS UPON HERBICIDE'S COMPLETED ACTION BY GRUBBING OFF ALL PLANTS AT LEAST 1/2" BELOW THE SURFACE OF THE SOIL.
2. CONTRACTOR TO SCRAPPY GROUND SURFACE TO A MINIMUM 2" DEPTH FOR ALL GRASSES AND REMOVE ALL STICKS, TRASH, ROCKS AND OTHER DEBRIS AND DISPOSE OFF SITE.
3. IF EXISTING SOIL IN AN AREA IS FOUND TO BE CONTAMINATED OR OTHERWISE UNSUITABLE, CONTRACTOR SHALL PROVIDE COST PER CUBIC YARD TO REPLACE WITH SOIL SUITABLE FOR TURF.
CONTRACTOR TO RAKE ENTIRE AREA, LEVELING ANY IMPERFECTIONS IN THE GRADE. LANDSCAPE CONTRACTOR TO ENSURE THAT THERE WILL BE POSITIVE DRAINAGE AND NO PONDING ON SITE. FINISHED GRADE OF LAWN AREAS TO BE 1/2" BELOW TOP OF CURBS, SIDEWALKS AND OTHER PAVEMENTS. REMOVE ANY LARGE GREATER THAN 1") DIRT CLODS, ROCKS, AND TRASH AND PREPARE A SMOOTH, LEVEL, LOOSE AND COARSE SURFACE. LANDSCAPE ARCHITECT TO APPROVE FINE GRADING PRIOR TO ANY LAWN INSTALLATION. LAWN BED SHALL BE MOST (BUT NOT MUDDY) TO RECEIVE SEED AND SOD.
C) HYDROMULCH APPLICATION:
1. FOR ALL HYDROMULCH AREAS, INSTALL SOD STRIPS OF BERMUDA GRASS AT ALL BACKS OF CURBS WITHIN THE LIMITS OF CONSTRUCTION.
2. LAWN AREAS TO BE SEED IMMEDIATELY AFTER PREPARATION OF THE BED. APPLY A UNIFORM COAT OF HYDROMULCH AT THE RATES SPECIFIED BELOW:
A. SEED (REF. SCHEDULE, 1.6 H-3):
1) BERMUDA (WALLED): 1.1 LBS./1,000 S.F.
2) ANNUAL RYE GRASS: 8 LBS./1,000 S.F.
B. WOOD CELLULOSE FIBER MULCH: 40 LBS./1,000 S.F.
C. FERTILIZER "PHC FOR TURF" AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
D. INCORPORATE A TACKIFIER WITH MULCH CAP. DELAY IRRIGATION 8 HOURS TO PERMIT TACKIFIER TO SET.
3. SEED AREAS WITHIN SEEDING LIMITS INDICATED ON THE PLAN AND AREAS DISTURBED BY CONSTRUCTION OPERATIONS.
4. PROTECT EXISTING UTILITIES (INCLUDING IRRIGATION SYSTEM), PLANTING, PAVING, FENCING, AND OTHER SITE AMENITIES FROM DAMAGE CAUSED BY HYDROMULCHING OPERATION.
5. IMMEDIATELY FOLLOWING APPLICATION OF HYDROMULCH, THE CONTRACTOR SHALL WASH EXCESS HYDROMULCHING MATERIAL FROM PREVIOUSLY PLANTED MATERIAL, ARCHITECTURAL FEATURES, ETC., CARE SHALL BE EXERCISED TO AVOID WASHING OR GROWING MULCH MATERIALS FROM LAWN AREA.
6. UPON ESTABLISHMENT OF LAWN, APPLY A POST EMERGENT HERBICIDE FOR CONTROL OF NUT GRASS AND WEEDS. FERTILIZE AT 45 DAY INTERVALS WITH SPECIFIED PLANT HEALTH GROUP'S FERTILIZER AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET DURING AT 165 DAY INTERVALS DURING THE 90 DAY MAINTENANCE PERIOD. DURING THE MONTHS OF OCTOBER THROUGH MARCH CONTRACTOR SHALL HYDROSEED ALL LAWN AREAS WITH ANNUAL RYE GRASS. THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 1ST AND MAY 15 TO RE-PREPARE SEED BEDS AND HYDROMULCH WITH SPECIFIED BERMUDA SEED IN ORDER TO ESTABLISH A PERMANENT TURF COVER IN ALL LAWN AREAS.

- D) SOD INSTALLATION:
1. INCORPORATE SPECIFIED LAWN FERTILIZER AT SEVEN (7) POUNDS PER 1000 SQUARE FEET OF LAWN AREA FOR SOD.
2. PRE-EMERGE HERBICIDE APPLICATION: APPLY RECOMMENDED HERBICIDE TO LABEL INSTRUCTIONS IN TWO APPLICATIONS. THE FIRST APPLICATION WILL BE UP TO 10 DAYS PRIOR TO PLANTING. THE SECOND APPLICATION WILL BE 5 DAYS PRIOR TO PLANTING. USE CARE TO AVOID WIND DRIFT OR RUNOFF TO ADJACENT ORNAMENTAL TREE OR SHRUB PLANTINGS.
3. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
4. LAY SOD TO FORM SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SETTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOD TO AVOID SMOTHERING ADJACENT GRASS.
5. SOD PADS SHALL BE OF FULLEST SIZE POSSIBLE-NO SOD SLIVERS WILL BE PERMITTED.
6. FINISHED GRADE OF NEW SOD SHALL BE FLUSH WITH ADJACENT LAWN AND PAVEMENT. ENSURE POSITIVE DRAINAGE.
7. ROLL ENTIRE SODDED AREA WITH SOD ROLLER. WATER SOD THOROUGHLY.
8. CONTRACTOR SHALL COVERSEED SOD AREAS WITH ANNUAL RYE GRASS IF LAWN INSTALLATION OCCURS SEPTEMBER 15 THROUGH APRIL 15 AT 8 LBS./1,000 S.F.
9. SHOULD LAWN AREAS BE SEEDDED WITH ANNUAL RYE GRASS THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 15 AND MAY 15 TO RE-PREPARE SEED BED AND SEED WITH BERMUDA.

- 2.5 ACCEPTANCE
A) PRIOR TO SCHEDULING A SUBSTANTIAL COMPLETION INSPECTION LANDSCAPE CONTRACTOR SHALL THOROUGHLY CLEAN SITE OF ALL DEBRIS AND TRASH AND REPAIR ANY DAMAGE TO FINISH GRADE. WHEN LANDSCAPE WORK IS COMPLETE A SUBSTANTIAL COMPLETION INSPECTION WILL BE HELD. FOLLOWING COMPLETION OF ANY PUNCH LIST ITEMS GENERATED FROM THE SUBSTANTIAL COMPLETION INSPECTION A FINAL INSPECTION WILL BE HELD AND IF FOUND ACCEPTABLE A CERTIFICATE OF FINAL ACCEPTANCE WILL BE ISSUED.
B) LANDSCAPE CONTRACTOR SHALL CONTINUE MAINTENANCE UNTIL FINAL ACCEPTANCE AT WHICH TIME THE SPECIFIED MAINTENANCE PERIOD WILL BEGIN.

END OF SPECIFICATIONS

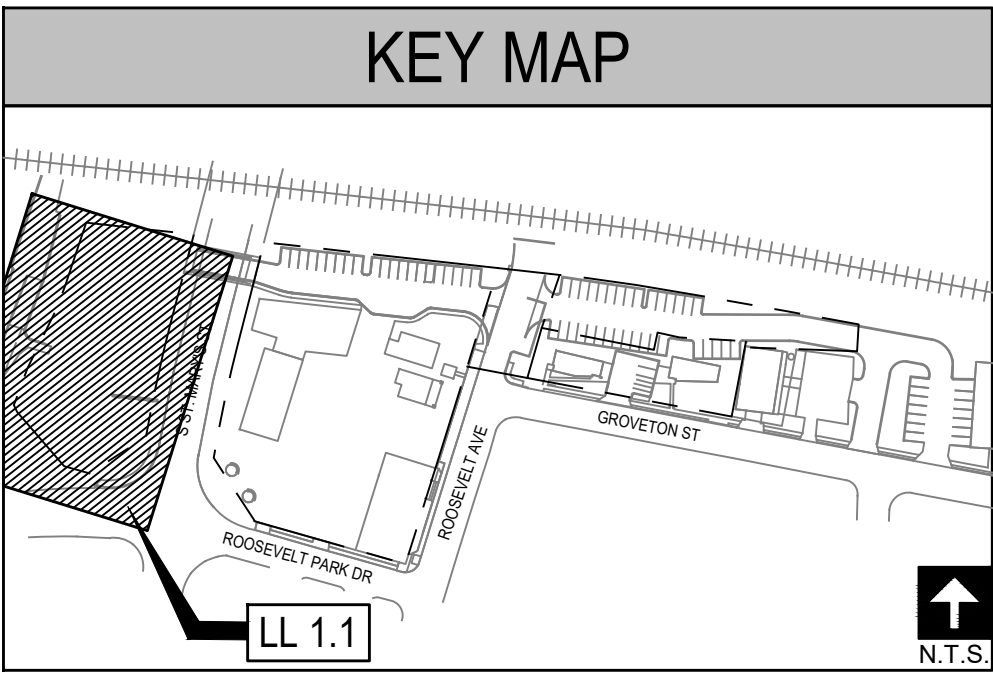


3 TYPICAL SHRUB SPACING PLAN

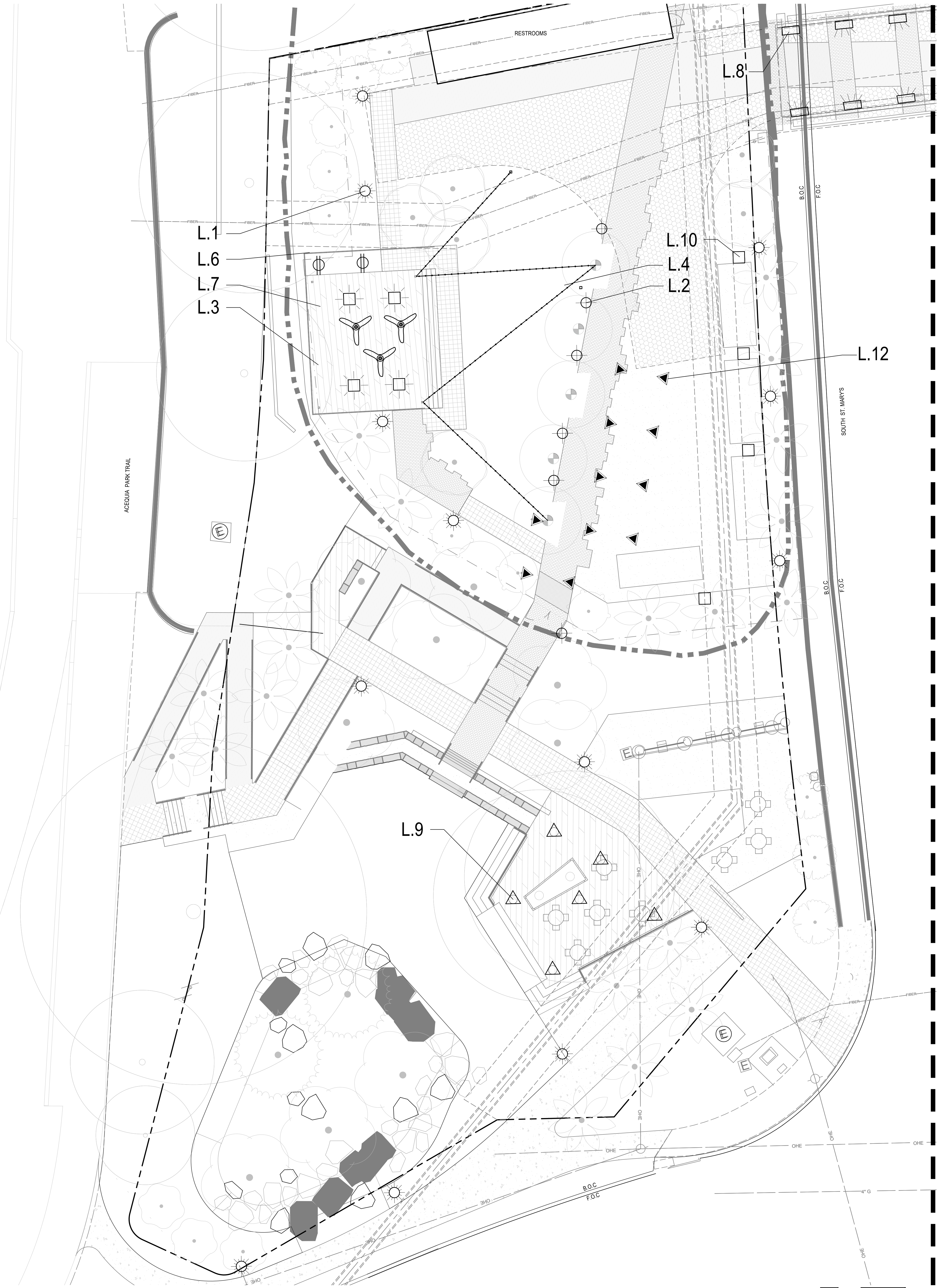
NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ORDINANCE	REMARKS
TREES							
	PM	11	PLATANUS MEXICANA	MEXICAN SYCAMORE	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QMU	8	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QP	6	QUERCUS POLYMORPHA	MONTEREY OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QP1	6	QUERCUS POLYMORPHA	MONTEREY OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QV	14	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	TM	2	TAXODIUM MUCRONATUM	MONTEZUMACYPRESS	4" CAL.		SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	UC	7	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL.		SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
ORNAMENTAL TREES							
	CC	13	CERCIS CANADENSIS	EASTERN REDBUD	8" HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	CLB	3	CHIOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	4" CAL.		SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	DT	6	DIOSPYROS TEXANA	TEXAS PERSIMMON	8" BTH		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	PTE	9	PARKINSONIA TEXANA	TEXAS PALO VERDE	8" HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	SS	21	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	8" HT.		MULTI-TRUNK ; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	SPL	26	SABAL PALMETTO	SABAL PALM	8" BTH	B&B	STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; DEBOUTED AND TRIM; HT REFERS TO TRUNK HT
SHRUBS							
	AQ	39	ANISACANTHUS QUADRIFIDUS WRIGHTII	WRIGHT'S DESERT HONEYSUCKLE	5 GAL.		PLANT 48" O.C.
	CP	24	CAESALPINIA PULCHERRIMA	PRIDE OF BARBADOS	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	CA	30	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	5 GAL.		PLANT 48" O.C.
	COI	21	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	5 GAL.		PLANT 48" O.C.
	IN	56	ILEX VOMITORIA 'NANA'	DWARF YAUPOH HOLLY	5 GAL.		DARK GREEN; FULL; PLANT 60" O.C.
	JSP	21	JUSTICIA SPICIGERA	MEXICAN HONEYSUCKLE	5 GAL.		PLANT 36" O.C.
	LS	106	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	TEXAS SAGE	5 GAL.		DEEP SILVER GREEN; FULL; PLANT 48" O.C.
	MD	209	MALVAVISCUS DRUMMONDII	TURK'S CAP	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	MCR	54	MYRICA CERIFERA	WAX MYRTLE	5 GAL.		PLANT 24" O.C.
	PL	41	PAVONIA LASIOPETALA	ROCK ROSE	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	SF	4	SALVIA FARINACEA	MEALY SAGE	5 GAL.		PLANT 24" O.C.
	SG	42	SALVIA GREGGII	CHERRY SAGE	5 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	SSU	241	SCUTELLARIA SUFFRUTESCENS	PINK SKULLCAP	5 GAL.		PLANT 24" O.C.
	TS	39	TECOMA STANS STANS 'GOLD STAR'	GOLD STAR YELLOW BELLS	5 GAL.		
GRASSES							
	BCU	223	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	5 GAL.		PLANT 18" O.C.
	CTX	42	CAREX TEXENSIS	TEXAS SEDGE	5 GAL.		
	CL	209	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	5 GAL.		DARK GREEN; FULL; PLANT 24" O.C.
	ML	153	MUHLENBERGIA LINDHEIMERI	LINDHEIMER'S MUHLY	5 GAL.		DARK GREEN; FULL; PLANT 48" O.C.
	NM	15	NOLINA MICRANTHA	BEARGRASS	5 GAL.		PLANT 48" O.C.
	SCP	34	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	5 GAL.		
GROUND COVERS							
	DG	186	DALEA GREGGII	TRAILING INDIGO BUSH	5 GAL.		PLANT 24" O.C.
	SP	100	SETCREASEA PALLIDA	PURPLE HEART VINE	1 GAL.		DARK GREEN; FULL; PLANT 36" O.C.
	WT	117	WEDELIA TEXANA	ORANGE ZEXMENIA	1 GAL.		DARK GREEN; FULL; 24" O.C.



WEST BLOCK - LIGHT LEGEND	
SYMBOLS & DESCRIPTION	
SYMBOL	DESCRIPTION
	L1 PED POLE LIGHTS QTY: 13
	L2 BOLLARDS QTY: 6
	L3 DOWN LIGHTS @ STRUCTURES QTY: 8
	L4 FESTOON LIGHTING LF: 158
	L5 CATENARY LIGHTING QTY: 0
	L6 GFCI QTY: 2
	L7 FAN QTY: 5
	L8 RECESSED LIGHTS @ BRIDGE QTY: 8
	L9 DOWN LIGHTS @ TREES QTY: 6
	L10 FOOD TRUCK PANELS QTY: 4
	L11 UPLIGHTS @ TREES QTY: 16
	L12 DOWNLIGHT @ POST QTY: 11



ALAMO ARCHITECTS

1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.821.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering, Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants, Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP

207 Roosevelt Ave.
San Antonio, TX 78201

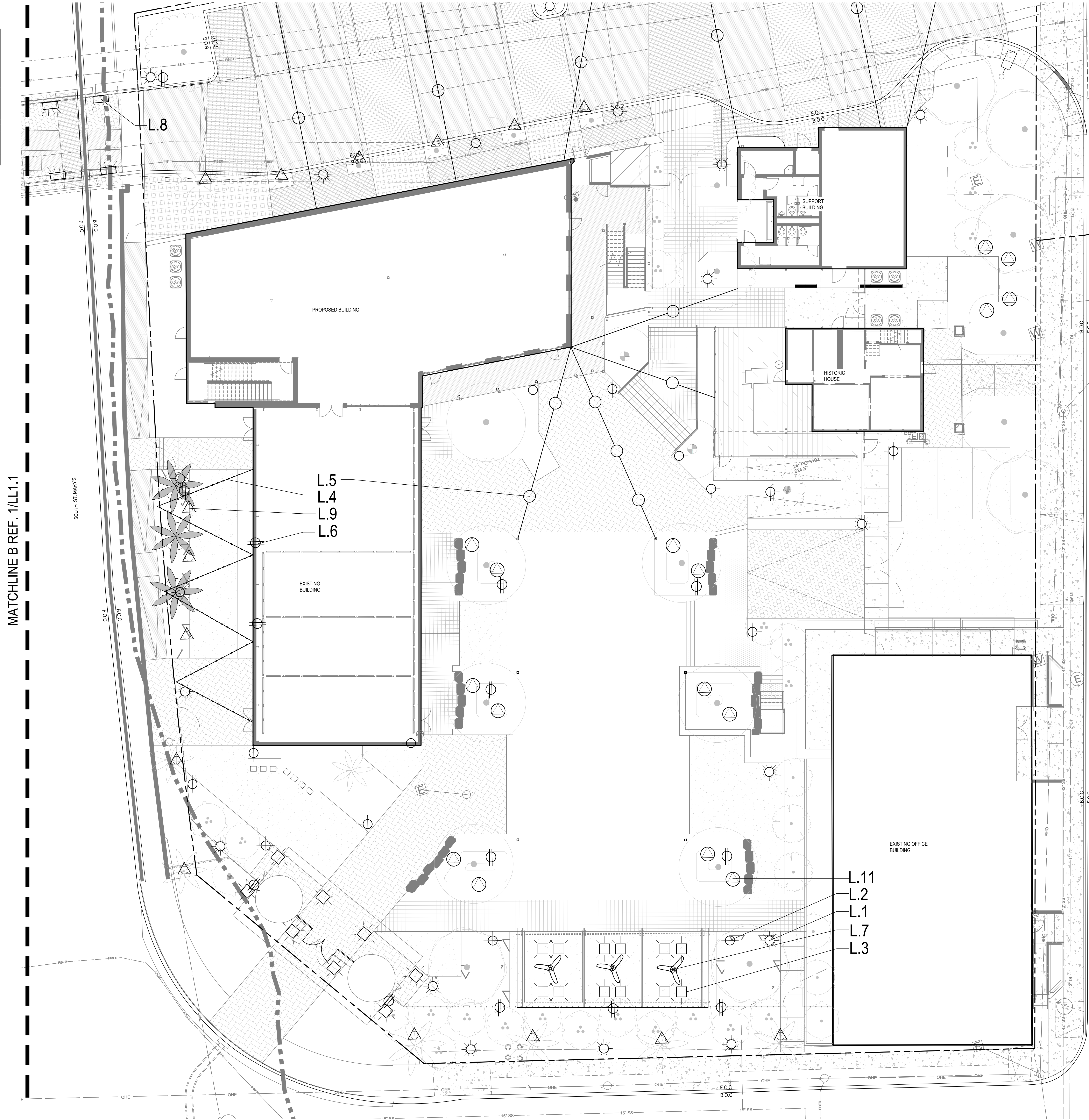
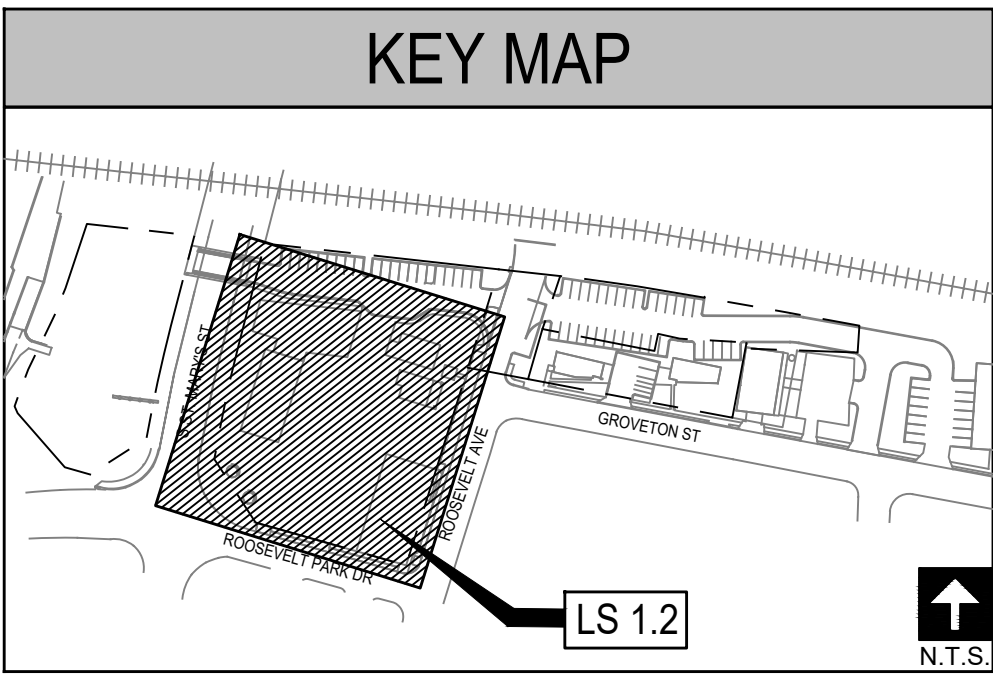
**HDRC-REVIEW
90% CD DWGS.**

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

**HDRC-REVIEW
90% CD DWGS.**

SHEET TITLE
**WEST BLOCK -
LIGHTING
PLAN**

LL 1.1



EAST BLOCK - LIGHT LEGEND	
SYMBOLS & DESCRIPTION	
SYMBOL	DESCRIPTION
	L1 PED POLE LIGHTS QTY: 19
	L2 BOLLARDS QTY: 14
	L3 DOWN LIGHTS @ STRUCTURES QTY: 20
	L4 FESTOON LIGHTING LF: 146
	L5 CATENARY LIGHTING QTY: 18
	L6 GFCI QTY: 14
	L7 FAN QTY: 3
	L8 RECESSED LIGHTS QTY: 0
	L9 DOWN LIGHTS @ TREES QTY: 15
	L10 FOOD TRUCK PANELS QTY: 0
	L11 UPLIGHTS @ TREES QTY: 12
	L12 DOWNLIGHT @ POST QTY: 0

1 EAST BLOCK - LIGHTING
ENLARGEMENT PLAN

SCALE: 1"=10'

ALAMO ARCHITECTS
1512 South Flores Street
San Antonio, Texas 78204
P. 210.227.2612 / F. 210.227.9457

GENERAL CONTRACTOR
Independent Contractors

207 Roosevelt Avenue
San Antonio, TX 78210
P. 210.621.6300

CIVIL ENGINEER
MBC Engineers

1035 Central Parkway North
San Antonio, TX 78232
P. 210.545.1122

Landscape Architect
MP Studio Landscape Architecture
201 Groveton St
San Antonio, TX 78210
P. 210.314.5582

Structural Engineer
Lundy & Franke Engineering, Inc.
549 Heimer Rd
San Antonio, TX 78232
P. 210.879.7900

MEP Engineer
DBR Engineering Consultants, Inc.
9601 McAllister Fwy #410
San Antonio, TX 78216
P. 210.546.0200

Code Consultant
Fire Protection Consulting Group, LLC
14439 NW Military Highway, Suite 108 #430
San Antonio, TX 78251
P. 210.835.6300

CLIENT
KENEDY JUNCTION, LTD

PROJECT NUMBER: 2020-17
PROJECT NAME
MEIER MP
207 Roosevelt Ave.
San Antonio, TX 78201

HDRC-REVIEW 90% CD DWGS.

FOR REVIEW ONLY
Not for regulatory approval,
permitting or construction

HDRC-REVIEW 90% CD DWGS.

SHEET TITLE
EAST BLOCK - LIGHTING PLAN

LL 1.2