

GENERAL LANDSCAPE NOTES

- All finished grades to be approved by the landscape architect prior to the installation of any plant material.
- Plant material to be approved by the landscape architect prior to installation.
- All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
- The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
- For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
- It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
- All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
- Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
- The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
- Under no circumstance shall any tree be planted within 6'-0" of any building without the express written approval of the landscape architect.
- Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
- Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
- All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
- Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
- The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
- The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
- Groundcover, when used, should extend under adjacent shrubs and trees.
- All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
- All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Field adjustments may be required to avoid conflicts with proposed utilities or other site appearances. Notify the landscape architect prior to any field adjustments.
- All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
- All new landscaping shall be in conformance with the standards of city ordinances.
- All planting shall be properly irrigated.
- All landscape islands to be excavated to a minimum depth of 24 inches.

INSPECTIONS:

- No excavation shall occur in city R.O.W. without a R.O.W. permit--contact Public Works Department.
- The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
- The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
- Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:

- Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
- Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
- A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
- Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
- All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
- Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
- Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
- Native site topsoil is to be protected from erosion or stockpiled.
- Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

GENERAL IRRIGATION NOTES

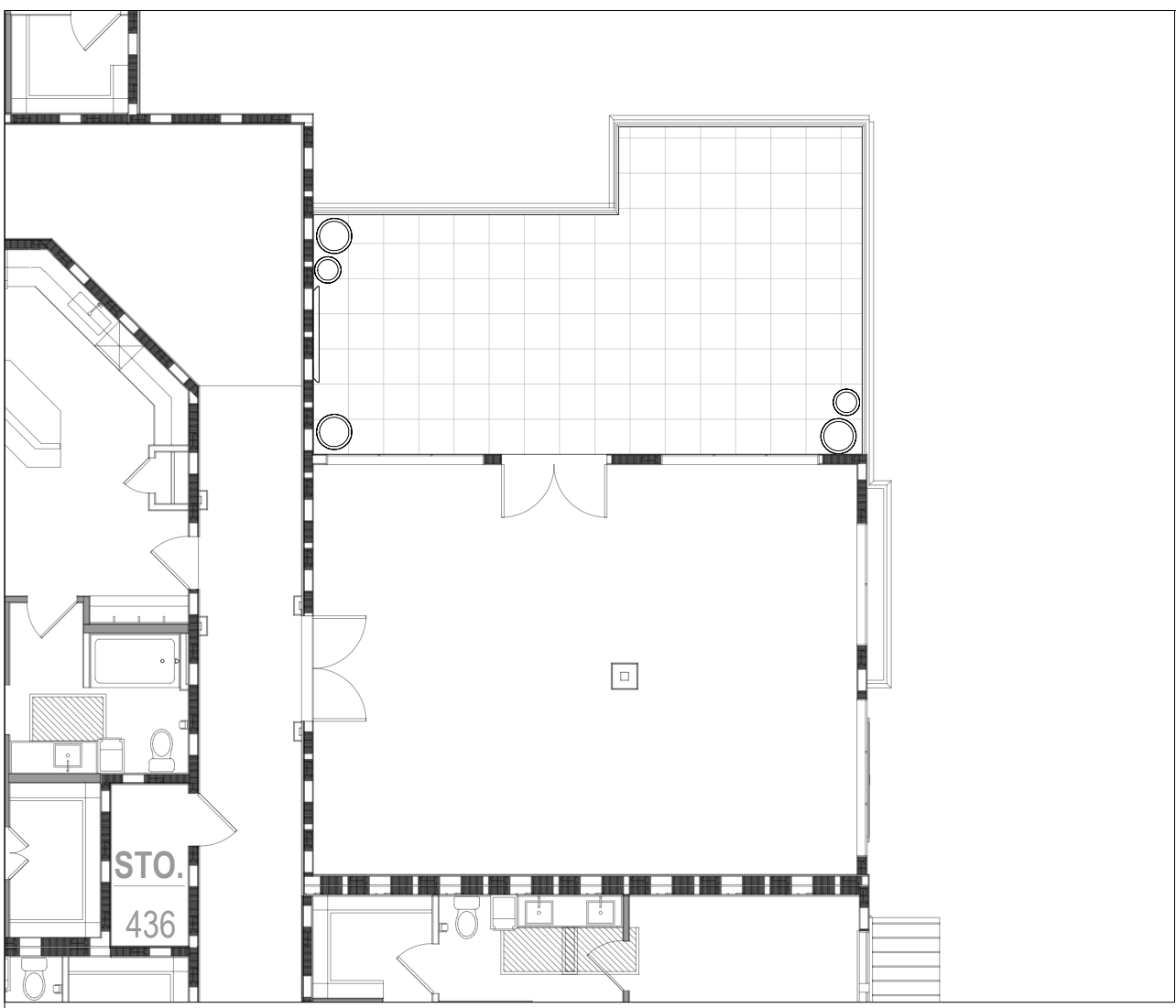
- The irrigation plan is diagrammatic and it shall be the irrigation contractor's responsibility to adjust the location of or watering rate of any head or drip emitter to provide full and adequate coverage or to add additional heads as necessary to ensure 100% coverage to turf and optimum growing conditions for all plant material. Contractor to assume liability for insufficient irrigation.
- Submit shop drawings of proposed system, layout and any pre-agreed upon equipment and/or layout modification for LA approval prior to installation.
- Submit as-built record drawings illustrating complete irrigations system to LA/Owner Rep. at time of completion of construction and prior to final payment. Locate parts and equipment (elec. valves, gate valves, flush valves, quick coupler valves and controllers) for LA approval prior to installation.
- Install all drip irrigation components as per manufacturer's requirements.
- All trenching within the dripline of existing trees is to be done by hand. Mo mechanical trencher shall be used in these areas and no roots larger than 1-3/4" in diameter shall be cut. Contact the landscape architect if a problem arises.
- The irrigation system has been designed for 65 psi. The irrigation contractor shall verify the water pressure in the field and notify the landscape architect immediately should a discrepancy exist.
- Irrigation heads and components shall be located a minimum of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of clay sub-soils.
- In areas where spray heads are zones with rotor heads use appropriate rotary nozzles to match precipitation rates.
- Mainline may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways, even if not indicated on plan. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- The irrigation contractor shall size the pipe according to the pipe schedule. Gallons per minute are calculated by the combined emission head output downline from pipe being sized.
- All valve boxes (irrigation, gate valves, flush cap, water features, control wire etc.) are to be placed in mulch/decomposed granite/planting areas. Under no circumstances are the valve boxes to be placed in a lawn or hardscape area. Box/lid color to match adjacent granite/surface material as closely as possible. Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of pea gravel for all valve boxes installed.
- All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy strand of grass is obtained.
- The general contractor is responsible to provide power to the irrigation controller.
- Controllers are to be programmed to allow sufficient flow rates are maintained throughout the system.
- All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 24 volt wiring to be #14 UFUL direct burial-solid copper.
- Wire sleeve to be 2" class 200 PVC (min.).
- Extend (2) additional control wires to furthest valve box, wire to controller, coil wire and label station numbers.
- Irrigation sleeves are to be schedule 40 PVC with a minimum diameter twice the size of the irrigation main line. Irrigation sleeves are to extend 12" beyond edge of pavement, wall or curb and a minimum of 36" beyond edge of sidewalks. Provide separate sleeve for wire at each sleeve location.
- If applicable contractor shall field verify best possible location to mount rain sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- Installation contractor and maintenance contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
- Civil plans shall govern in the installation of water, sewer, storm drainage and fire protection lines. See civil plans for location and sizes.

IRRIGATION STANDARDS:

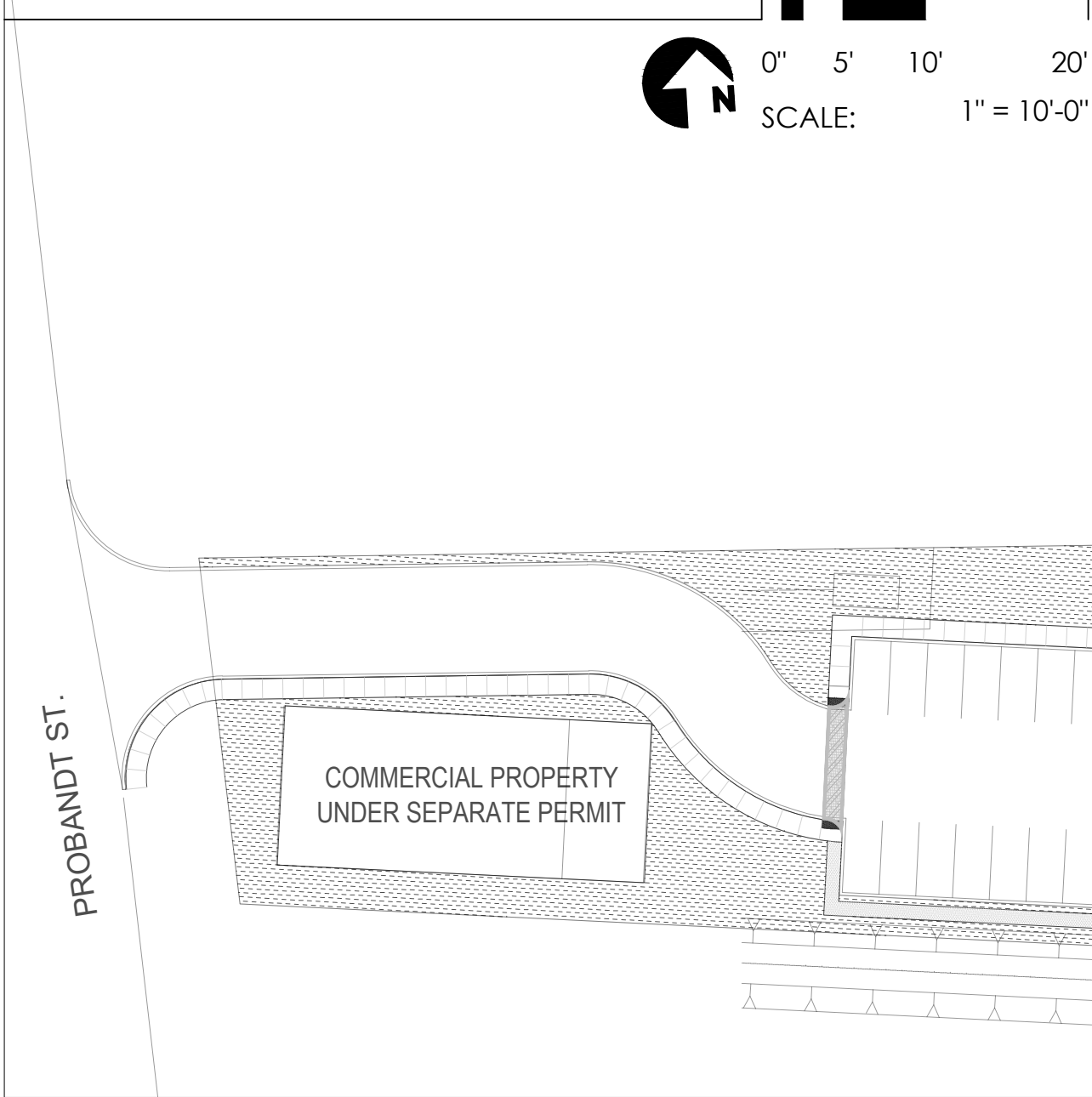
- Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
- Contact Development Services for irrigation permit prior to installing the irrigation system.
- Irrigation overspray on streets and walks is prohibited.
- Mainlines, valves, or control wires shall not be located in the R.O.W.
- ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
- Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
- The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
- Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-heads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
- No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS:

- The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
- Landscape and open areas shall be free of trash, litter and weeds.
- All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.W. Visibility Requirements.
- Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
- Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.









SKY DECK PLAN

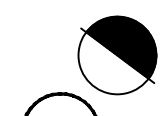
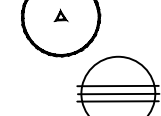
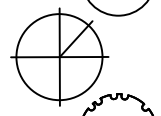
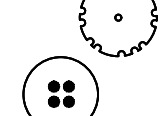
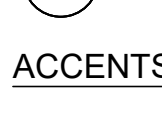
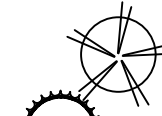


LANDSCAPE ARCHITECTURAL SITE PLAN

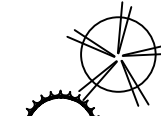
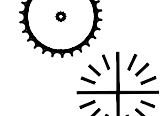

PLANT PALETTE - OVERALL

TREES - LARGE TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Taxodium distichum</i> BALD CYPRESS	26	36" BOX	6" CAL. MIN.	10' HT. STANDARD
 <i>Cupressus arizonica</i> ARIZONA CYPRESS	30	36" BOX	6" CAL. MIN.	10' HT. STANDARD
 <i>Platanus Mexicana</i> MEXICAN SYCAMORE 'ALAMO'	16	36" BOX	6" CAL. MIN.	10' HT. STANDARD
TREES - SMALL TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Cercis canadensis</i> var. <i>texensis</i> TEXAS REDBUD	18	24" BOX	4" CAL. MIN.	10' HT. STANDARD
 <i>Sophora secundiflora</i> TEXAS MOUNTAIN LAUREL	12	24" BOX	4" CAL. MIN.	10' HT. STANDARD
 <i>Prunus mexicana</i> MEXICAN PLUM	14	24" BOX	4" CAL. MIN.	10' HT. STANDARD

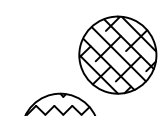
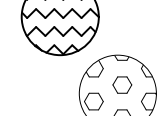

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
 <i>Abelia grandiflora</i> GLOSSY ABELIA	35	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Callicarpa americana</i> AMERICAN BEAUTYBERRY	68	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Berberis thunbergii</i> 'Concorde' CONCORDE JAPANESE BARBERRY	52	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Leucophyllum frutescens</i> TEXAS SAGE	56	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i> FLAME ACANTHUS	29	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Buxus sinica</i> var. <i>insularis</i> WINTERGREEN BOXWOOD	40	5 GAL	30" HT.	HEAVY SPECIMENS

ACCENTS

NAME	QTY.	SIZE	SPACING	COMMENTS
 <i>Pennisetum alopecuroides</i> 'Hameln' "HAMELN" FOUNTAIN GRASS	162	5 GAL	30" O.C.	
 <i>Nassella tenuissima</i> MEXICAN FEATHERGRASS	123	5 GAL	30" O.C.	
 <i>Muhlenbergia capillaris</i> GULF MUHLY	232	5 GAL	30" O.C.	

GROUNDCOVERS

NAME	QTY.	SIZE	SPACING	COMMENTS
 <i>Eurytmus fortunei</i> WINTER CREEPER	271	1 GAL	12" O.C.	
 <i>Trachelospermum asiaticum</i> ASIATIC JASMINE	211	1 GAL	12" O.C.	
 <i>Rudbeckia fulgida</i> 'Goldsturn' BLACK EYED SUSAN	263	1 GAL	12" O.C.	

SURFACE MATERIALS

DESCRIPTION	
SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)	
BERMUDA GRASS SOD <i>Cynodon dactylon</i>	3,030 SF
THUNDERTURF SEED MIX (BY: SEEDSOURCE.COM) Buffalograss, Blue Grama and Curly Mesquite mix	20,245 SF



VICINITY MAP

LANDSCAPE ARCHITECTURAL SHEET INDEX

PAGE 1 OF 30	-	SHEET L1.00	-	COVER
PAGE 2 OF 30	-	SHEET L2.00	-	UTILITIES COORDINATION
PAGE 3 OF 30	-	SHEET L2.01	-	STRUCTURAL COORDINATION AND OCCUPANCY
PAGE 4 OF 30	-	SHEET L2.02	-	FENCING COORDINATION
PAGE 5 OF 30	-	SHEET L2.03	-	FENCING COORDINATION
PAGE 6 OF 30	-	SHEET L3.00	-	GRADING AND DRAINAGE - POOL AND SKY DECK
PAGE 7 OF 30	-	SHEET L4.00	-	DIMENSION - SITE
PAGE 8 OF 30	-	SHEET L4.01	-	DIMENSION - SITE
PAGE 9 OF 30	-	SHEET L4.02	-	DIMENSION - ENLARGEMENTS
PAGE 10 OF 30	-	SHEET L5.00	-	HARDSCAPE - SITE
PAGE 11 OF 30	-	SHEET L5.01	-	HARDSCAPE - SITE
PAGE 12 OF 30	-	SHEET L5.02	-	HARDSCAPE - ENLARGEMENTS
PAGE 13 OF 30	-	SHEET L5.03	-	HARDSCAPE - MATERIALS BOARD
PAGE 14 OF 30	-	SHEET L5.04	-	HARDSCAPE - CUTSHEETS
PAGE 15 OF 30	-	SHEET L6.00	-	SITE DETAILS
PAGE 16 OF 30	-	SHEET L6.01	-	SITE DETAILS
PAGE 17 OF 30	-	SHEET L6.02	-	SITE DETAILS
PAGE 18 OF 30	-	SHEET L6.03	-	SITE DETAILS
PAGE 19 OF 30	-	SHEET L6.04	-	SITE DETAILS
PAGE 20 OF 30	-	SHEET L6.05	-	SITE DETAILS
PAGE 21 OF 30	-	SHEET L7.00	-	LIGHTING - SITE
PAGE 22 OF 30	-	SHEET L7.01	-	LIGHTING - SITE
PAGE 23 OF 30	-	SHEET L7.02	-	LIGHTING - ENLARGEMENTS
PAGE 24 OF 30	-	SHEET L8.00	-	LANDSCAPE - SITE
PAGE 25 OF 30	-	SHEET L8.01	-	LANDSCAPE - SITE AND SKY DECK
PAGE 26 OF 30	-	SHEET L8.02	-	LANDSCAPE MATERIALS
PAGE 27 OF 30	-	SHEET L9.00	-	IRRIGATION PLAN - SITE
PAGE 28 OF 30	-	SHEET L9.01	-	IRRIGATION PLAN - SITE
PAGE 29 OF 30	-	SHEET L9.02	-	IRRIGATION DETAILS
PAGE 30 OF 30	-	SHEET L10.00	-	GENERAL LANDSCAPE DETAILS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

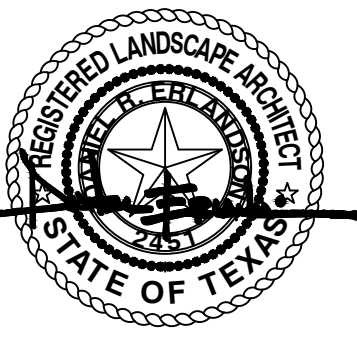
COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

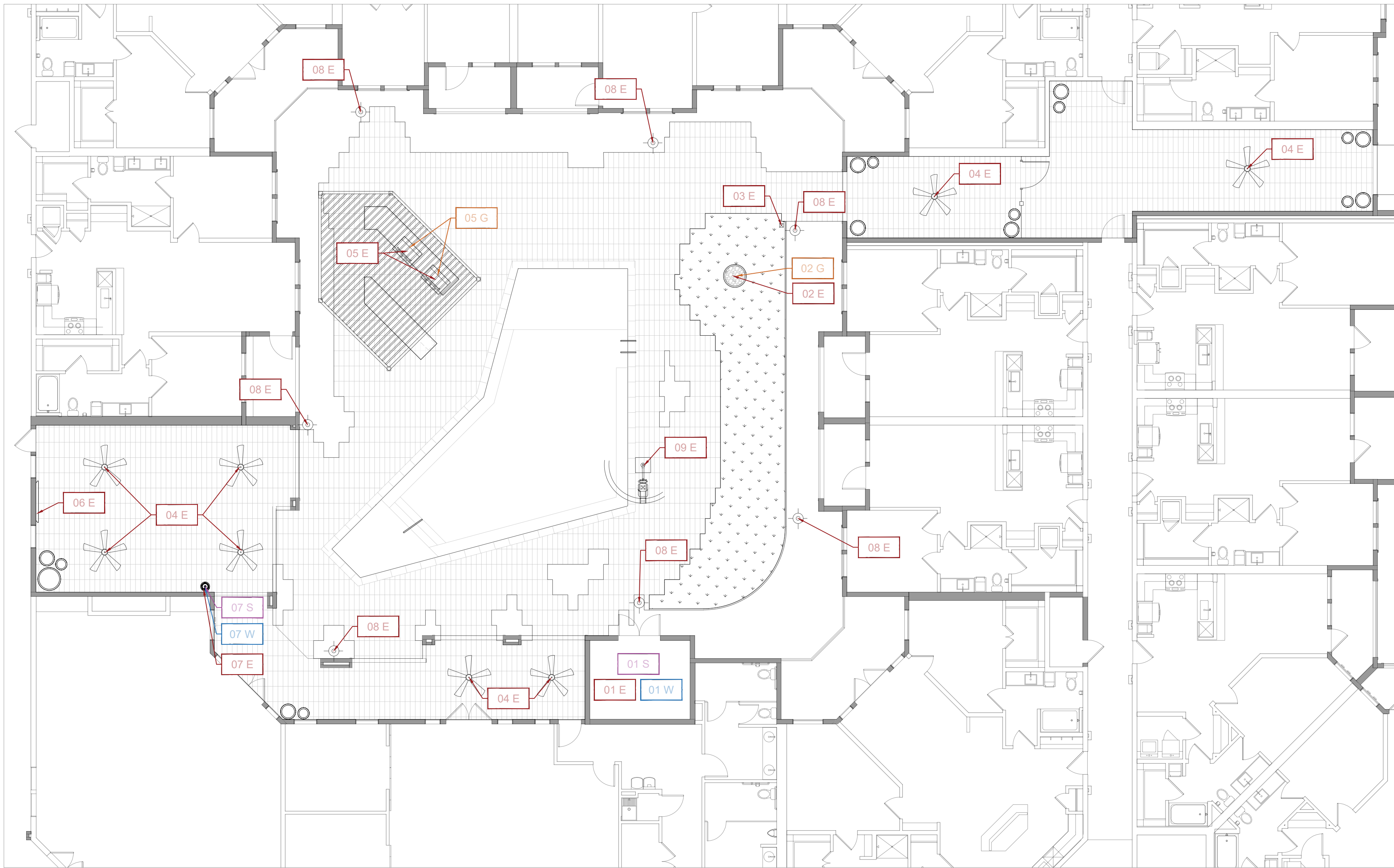
SHEET TITLE
COVER SHEET

SHEET NUMBER

L1.00

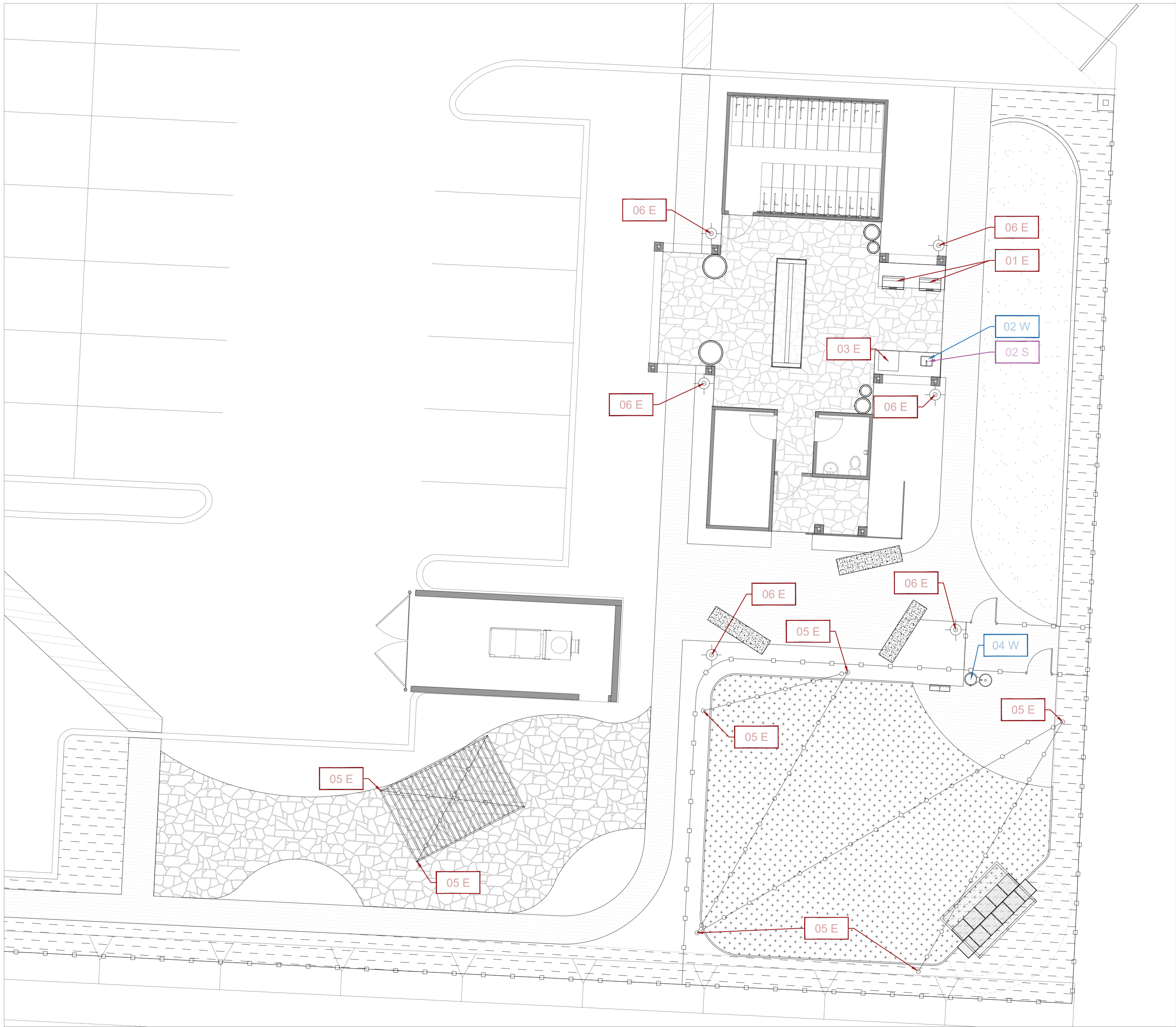
SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



UTILITY COORDINATION ITEMS PLAN

POOL COURTYARD



UTILITY COORDINATION ITEMS PLAN

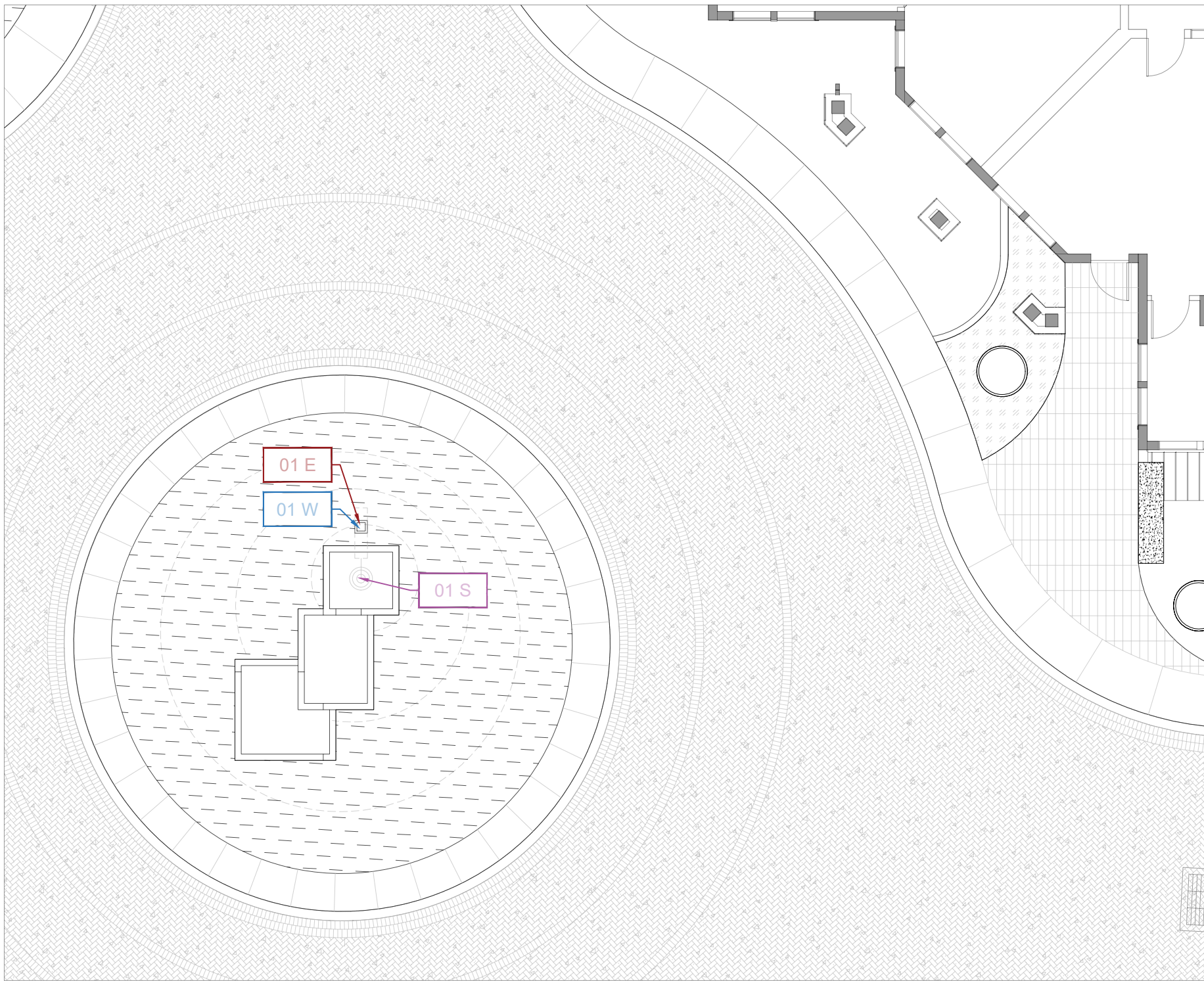
DOG PARK

POOL AMENITY AREA
UTILITIES COORDINATION ITEMS

- 01 POOL EQUIPMENT ROOM
(REFER TO POOL CONSULTANT FOR EQUIPMENT
(REFER TO ARCHITECTURAL DRAWINGS) QTY: 01
- 02 PRE-FAB 42" DIA FLORENCE FIRE TABLE 24" TALL (PROPANE)
(BY: THEOUTDOORPLUS) (REFER TO HARDSCAPE PLANS) QTY: 01
- 03 POLE-MOUNTED FIRE PIT CONTROLS
(REFER TO DETAIL 09/L6.01) QTY: 01
- 04 CEILING FAN
(REFER TO LIGHTING PLANS)
- 05 BUILT-IN PROPANE BBQ STATION
2 X PACIFICA GRILL, 3.6BT A&I PGS 36 INCH
(REFER TO HARDSCAPE PLAN) (REFER TO DETAIL 17/L6.03) QTY: 01
- 06 75" OUTDOOR TV SUPER HI-BRIGHT SERIES
(BY: MIRAGEVISIONTV) (INSTALL PER MANUFACTURER'S SPECIFICATIONS) QTY: 01
- 07 ELKAY WALL MOUNT VANDAL RESISTANT ADA COOLER
(NON-FILTERED | REFRIGERATED | STAINLESS | PRODUCT #: VRCS8) QTY: 01
- 08 LIGHTING BOLLARD
(REFER TO LIGHTING PLANS)
- 09 ADA POOL LIFT
(REFER TO POOL SHOP DRAWINGS)

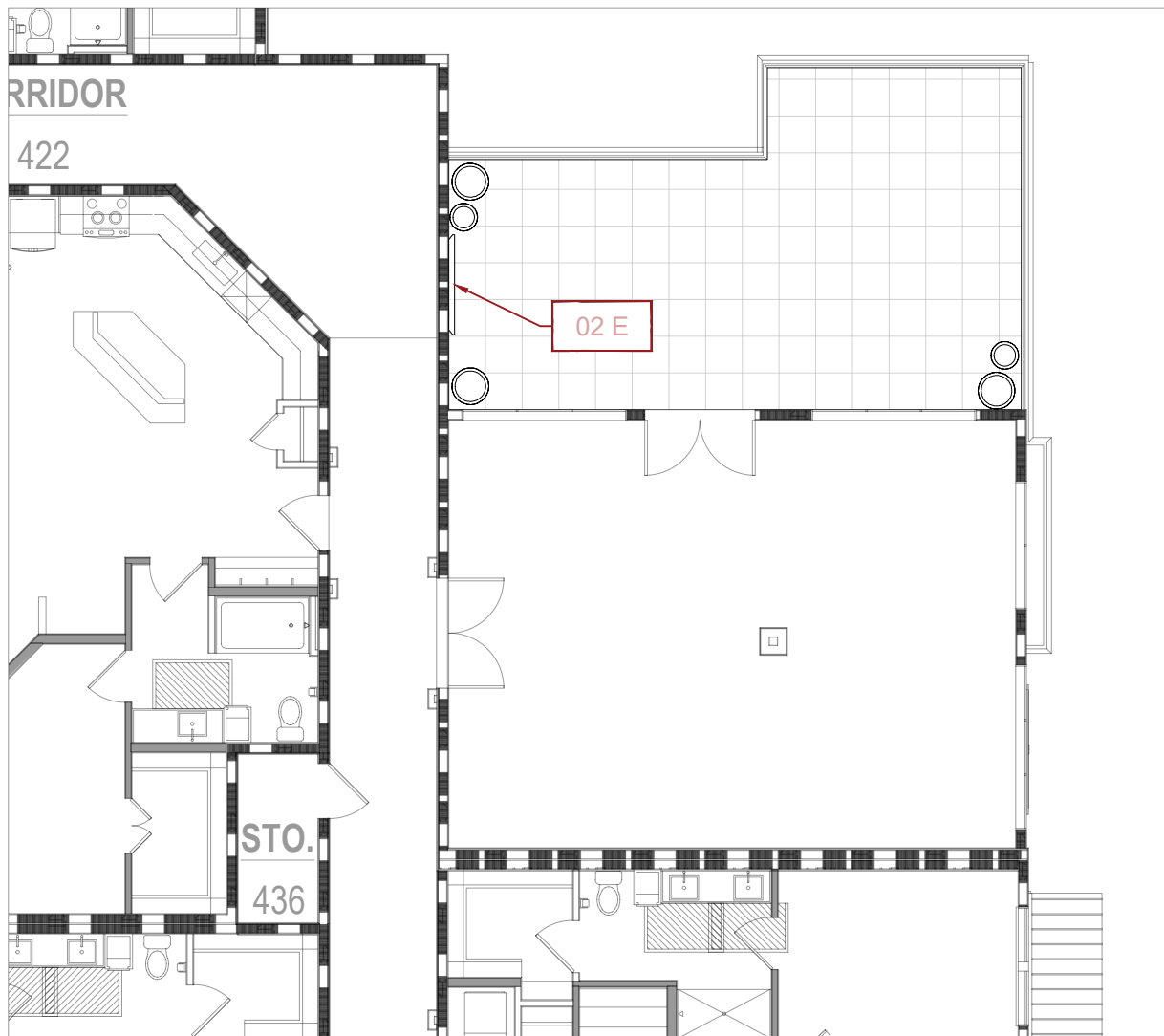
ENTRY FEATURE
UTILITIES COORDINATION ITEMS

- 01 BUILT-IN WATER FEATURE
(BY: OWNER)



UTILITY COORDINATION ITEMS PLAN

ENTRY FEATURE



UTILITY COORDINATION

SKY DECK

SKY DECK
UTILITIES COORDINATION ITEMS

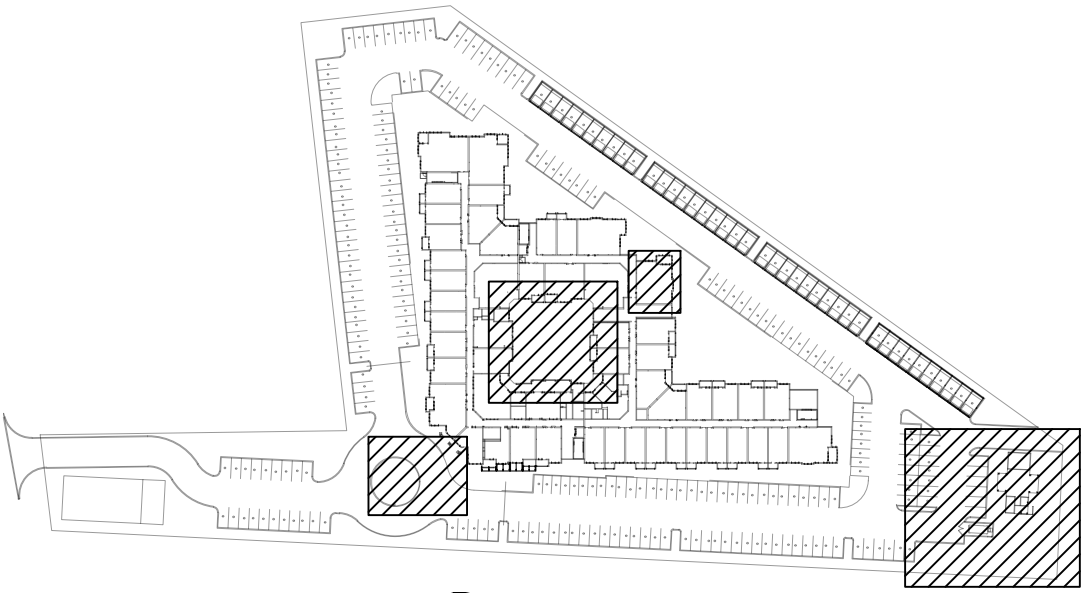
- 01 NOT IN USE
- 02 75" OUTDOOR TV SUPER HI-BRIGHT SERIES
(BY: MIRAGEVISIONTV) (INSTALL PER MANUFACTURER'S
SPECIFICATIONS) QTY: 01

DOG PARK
UTILITIES COORDINATION ITEMS

- 01 BUILT-IN ELECTRIC BBQ STATION
2 X ELECTRI-CHEF RUBY 32" X 16" X 15 1/2"
(REFER TO HARDSCAPE PLANS) (REFER TO DETAIL 18/L6.04) QTY: 01
- 02 SINK (BY: LION PREMIUM GRILLS)
MODEL: BAR FAUCET AND SINK
SIZE: 15" x 15" W/ 2" DRAIN (54187)
(REFER TO HARDSCAPE PLANS) (REFER TO DETAIL 19/L6.04) QTY: 01
- 03 SUMMIT COMMERCIAL SERIES UNDERCOUNTER
REFRIGERATOR OR APPROVED EQUAL
(REFER TO HARDSCAPE PLANS) (REFER TO DETAIL 19/L6.04) QTY: 01
- 04 PET DRINKING FOUNTAIN (BY: DOG-ON-IT-PARKS)
ITEM #: 7211 PRODUCT: BARRIER FREE FOUNTAIN W/ PET BOWL
(REFER TO HARDSCAPE PLANS) (REFER TO DETAILS
03/L6.00, 16/L6.03 AND LIGHTING PLANS) QTY: 01
- 05 PERGOLA-MOUNTED STRING LIGHTS (REFER TO DETAILS
03/L6.00, 16/L6.03 AND LIGHTING PLANS)
- 06 LIGHTING BOLLARD
(REFER TO LIGHTING PLANS)

- (W) WATER CONNECTIONS
- (G) GAS CONNECTIONS (PROPANE)
- (E) ELECTRICAL CONNECTIONS
- (S) SANITARY CONNECTIONS

FOR COORDINATION ONLY



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

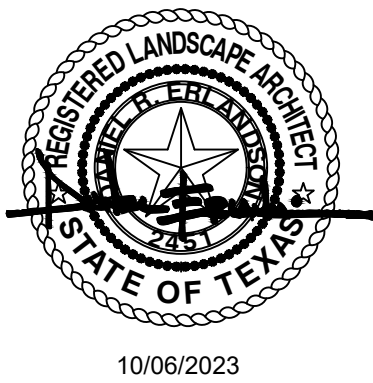
COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE

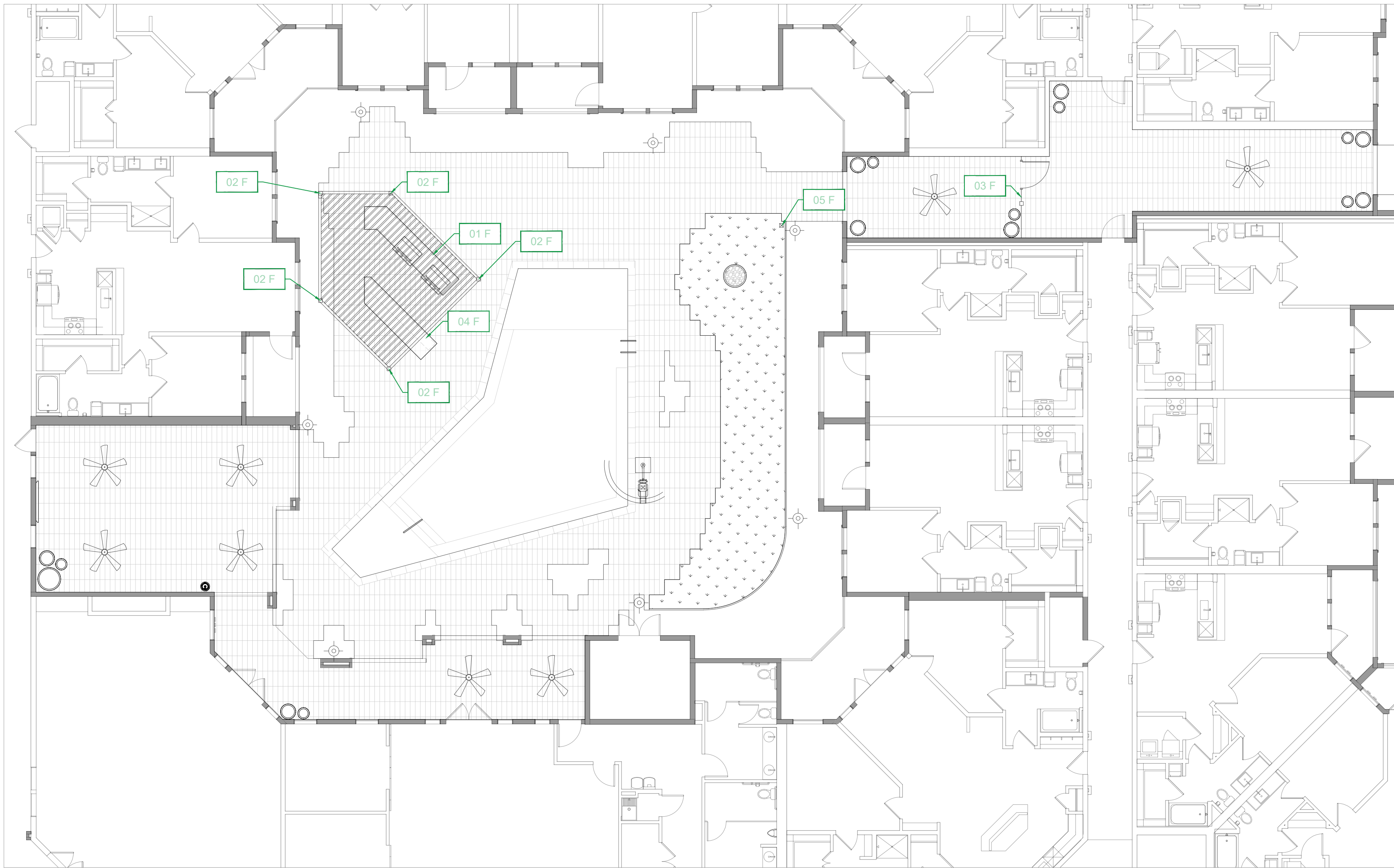
UTILITY
COORDINATION

SHEET NUMBER

L2.00

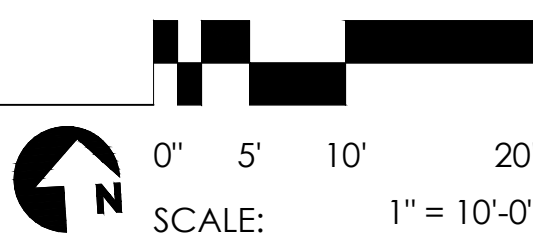
SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

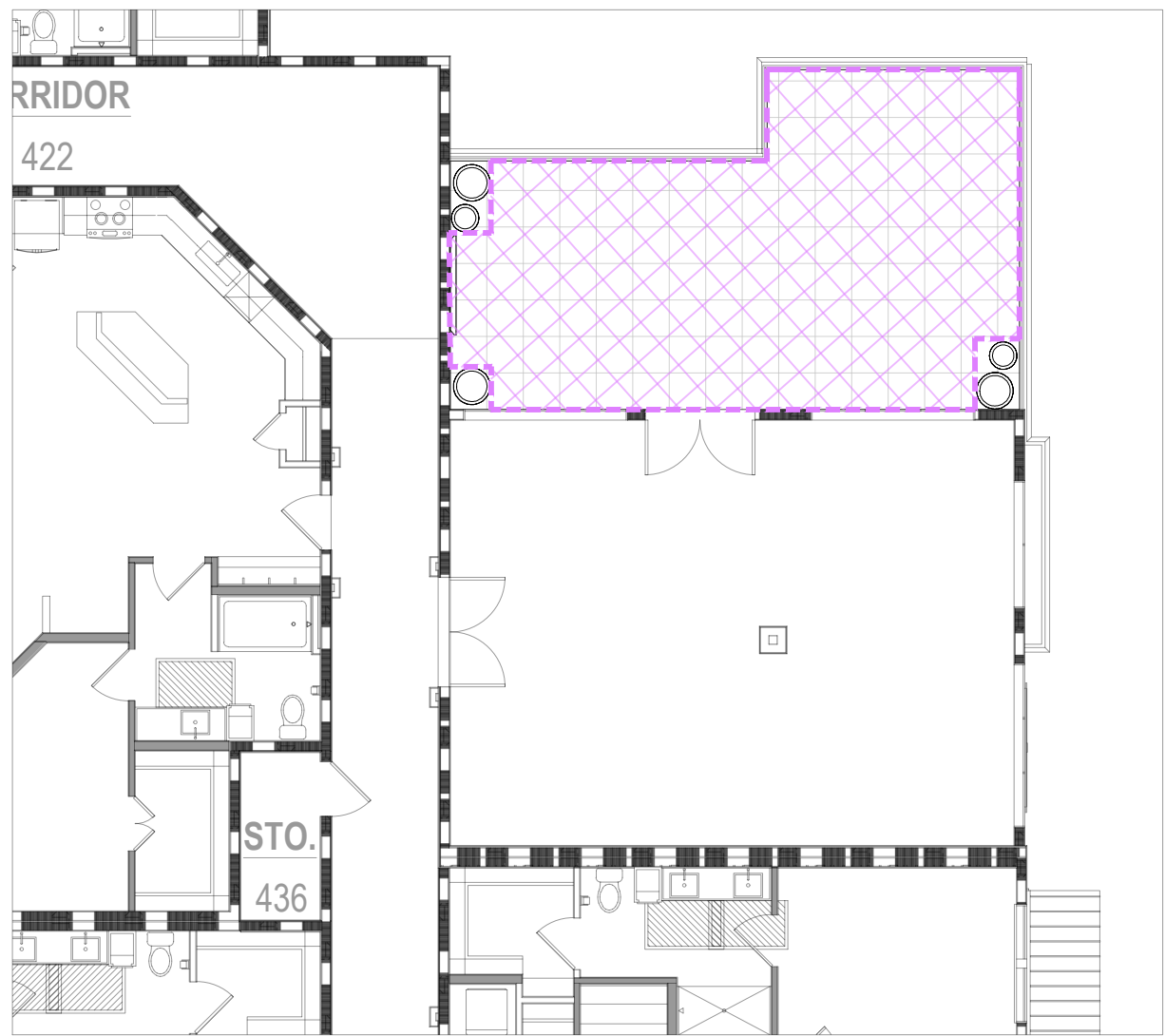


STRUCTURAL COORDINATION ITEMS PLAN

POOL COURTYARD

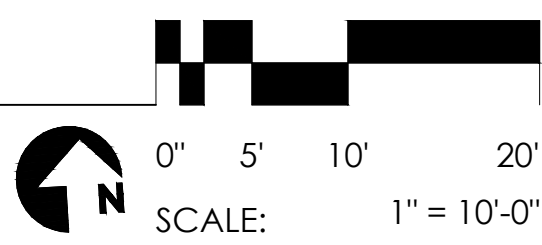


- POOL AMENITY AREA
STRUCTURAL COORDINATION ITEMS
- 01 BUILT-IN BBQ STATION
(REFER TO DETAIL 17/L6.03)
 - 02 BUILT-IN SHADE STRUCTURE
(REFER TO DETAIL 14/L6.02)
 - 03 48\"/>

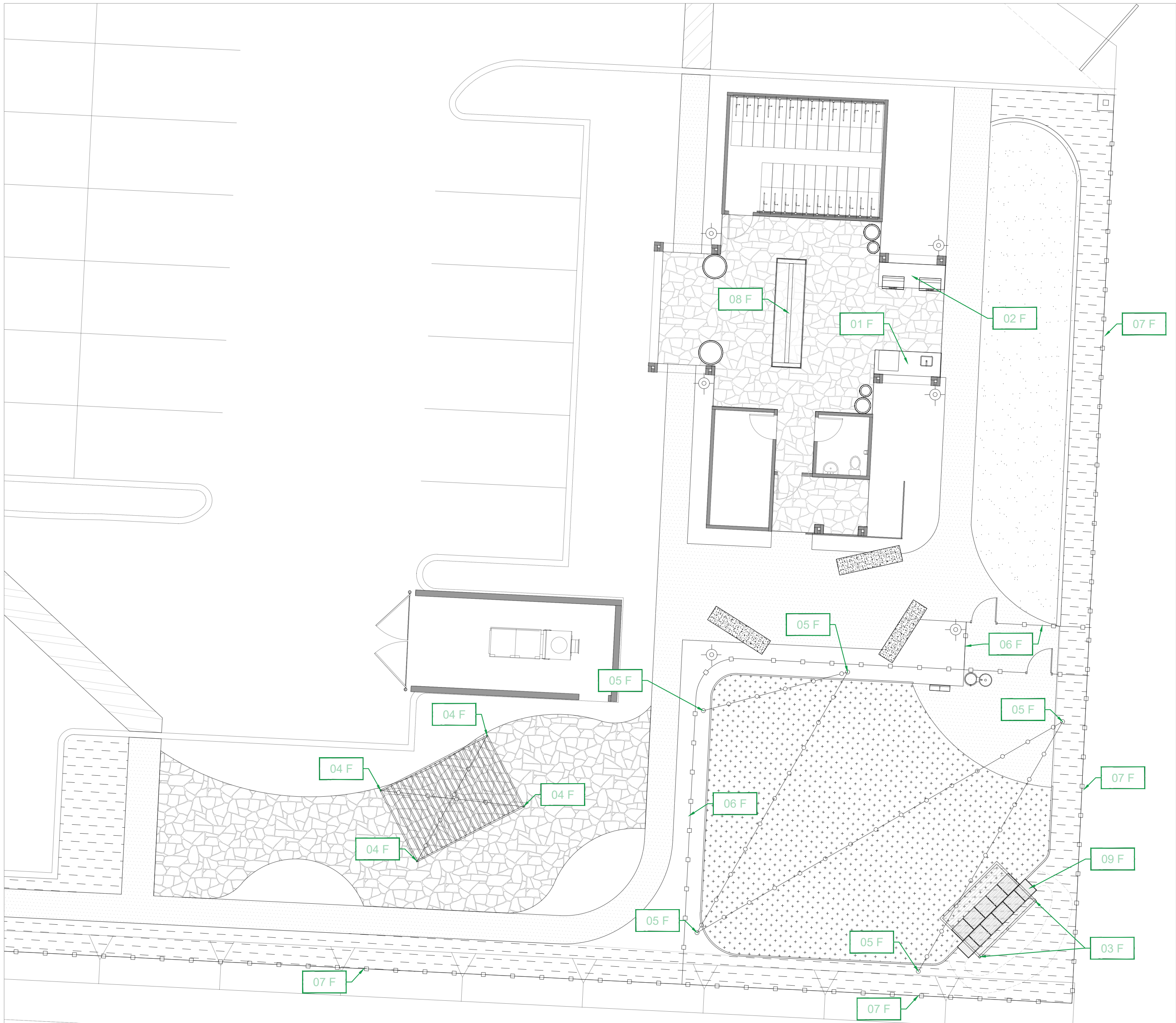


OCCUPANCY LOADS

SKY DECK



SKY DECK OCCUPANCY LOADS
DESCRIPTION
OCCUPIABLE AREA
1 OCCUPANT PER EVERY 15 SQ. FT.
470 SQ.FT. / 15 = 31 OCCUPANTS



STRUCTURAL COORDINATION ITEMS PLAN

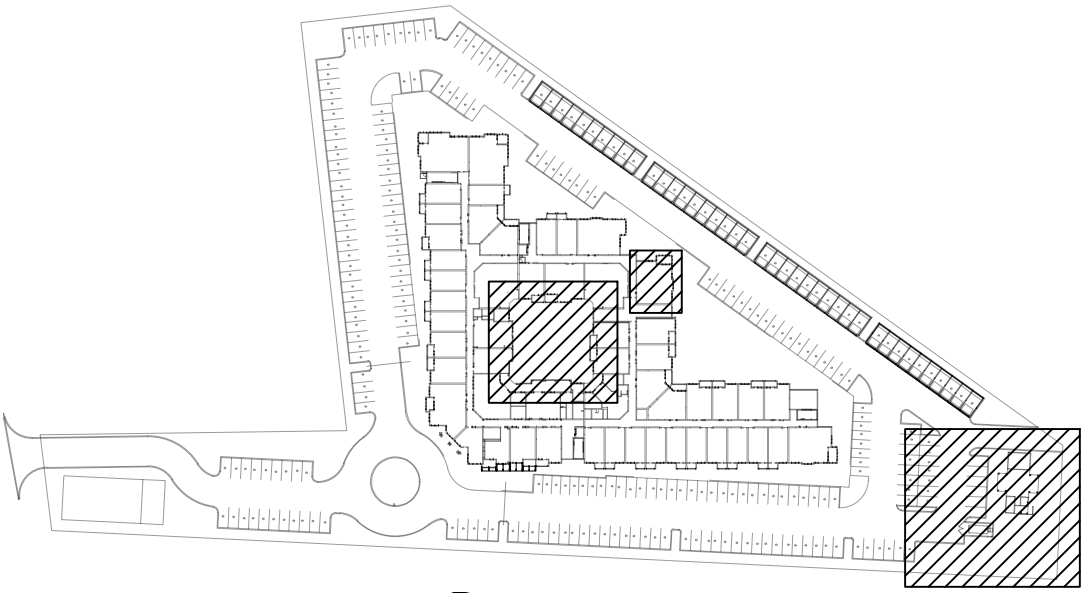
DOG PARK



- DOG PARK
STRUCTURAL COORDINATION ITEMS
- 01 BUILT-IN COUNTERTOP W/ SINK AND UNDERCOUNTER FRIDGE
(REFER TO DETAIL 19/L6.04)
 - 02 BUILT-IN BBQ STATION
(REFER TO DETAIL 18/L6.04)
 - 03 PRE-FAB CANTILEVERED SHADE STRUCTURE
(BY: SHADEX) (REFER TO HARDSCAPE PLANS)
 - 04 BUILT-IN SHADE STRUCTURE
(REFER TO DETAIL 16/L6.03)
 - 05 POLE MOUNTED STRING LIGHTS
(REFER TO DETAIL 03/L6.00)
 - 06 42\"/>

F CONCRETE FOOTING
(COORDINATE WITH STRUCTURAL ENGINEER)

FOR COORDINATION ONLY



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

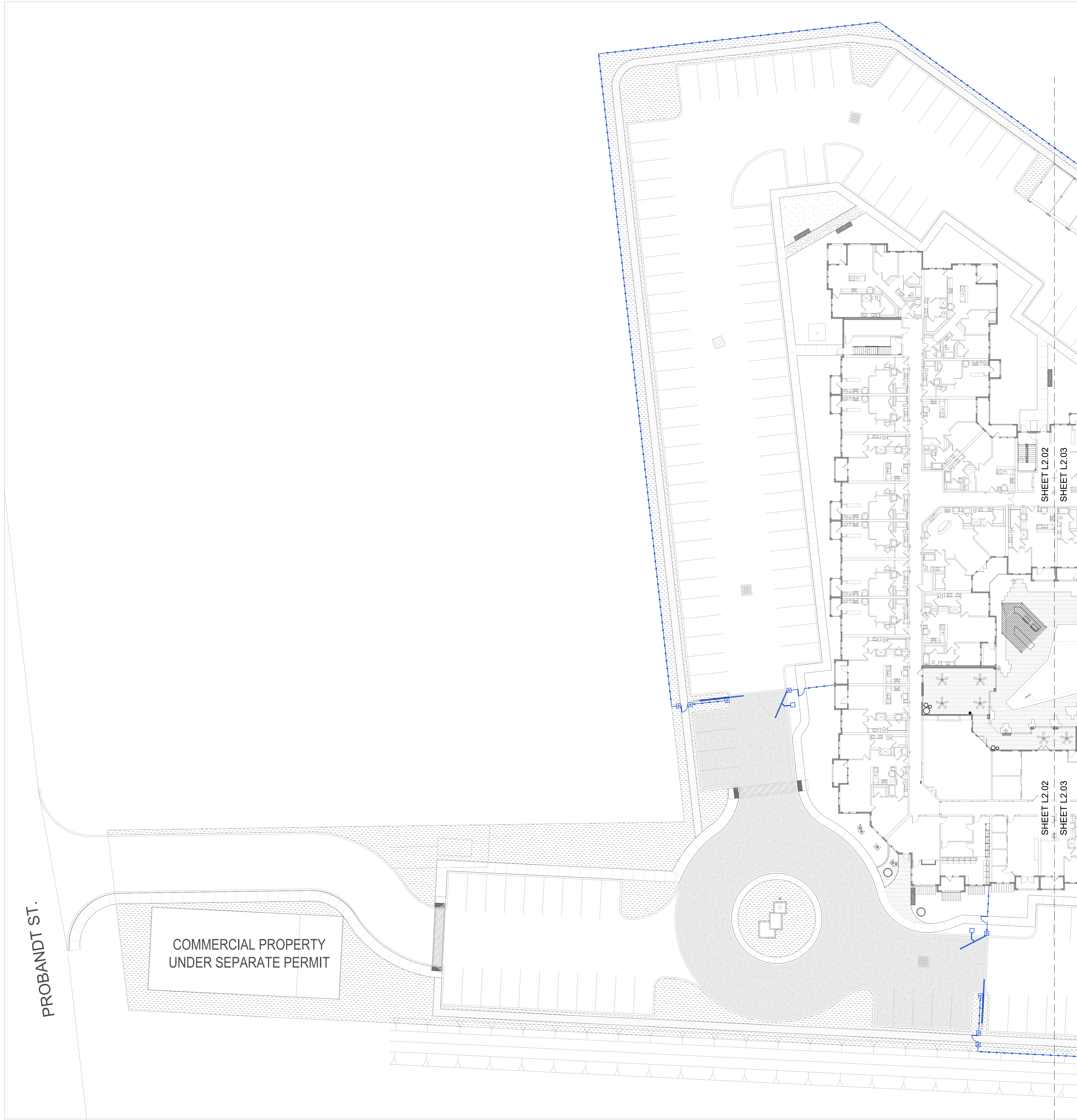
SHEET TITLE
STRUCTURAL
COORDINATION
AND OCCUPANCY

SHEET NUMBER

L2.01

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

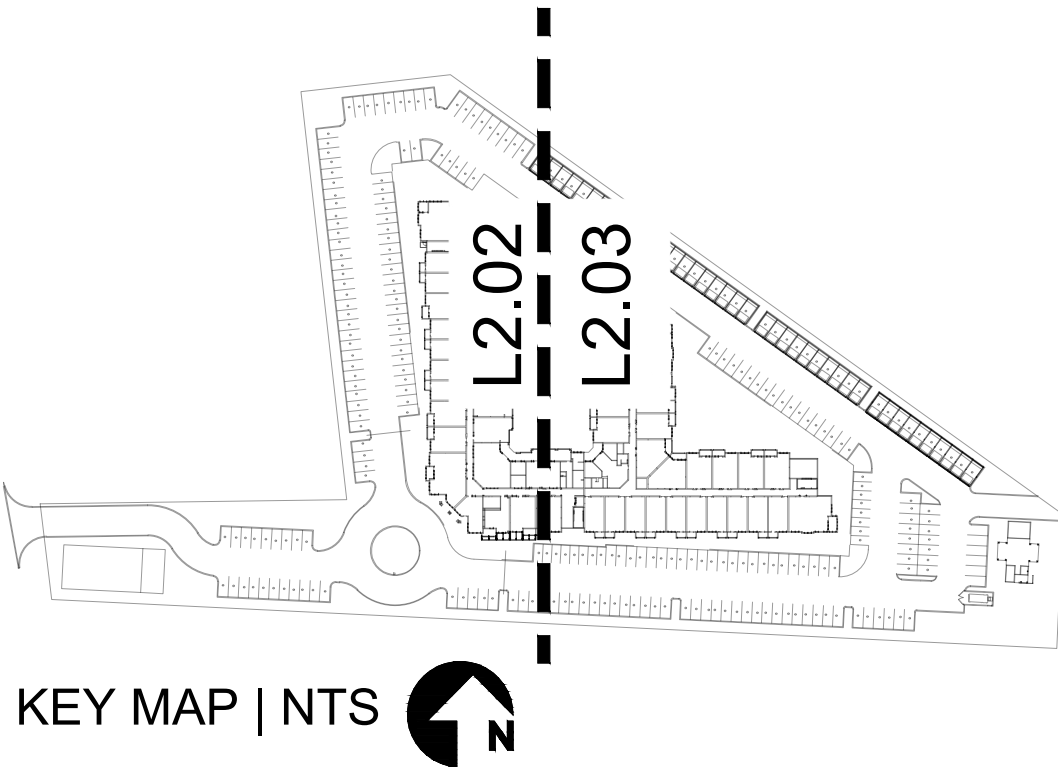
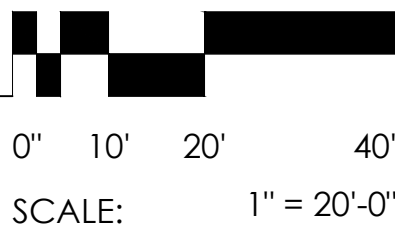


FENCING COORDINATION

SITE

- FENCING LEGEND
- | DESCRIPTION |
|--|
| 42" TALL TUBE STEEL FENCE
(REFER TO DETAIL 06/L6.00) |
| 48" TALL POOL TUBE STEEL FENCE
(REFER TO DETAIL 06/L6.00) |
| 6" TALL WELDED WIRE MESH PERIMETER FENCE
(REFER TO DETAIL 13/L6.01) |

FOR COORDINATION ONLY



DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

**COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved**

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # 21159



hpla
studio

**HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.**
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

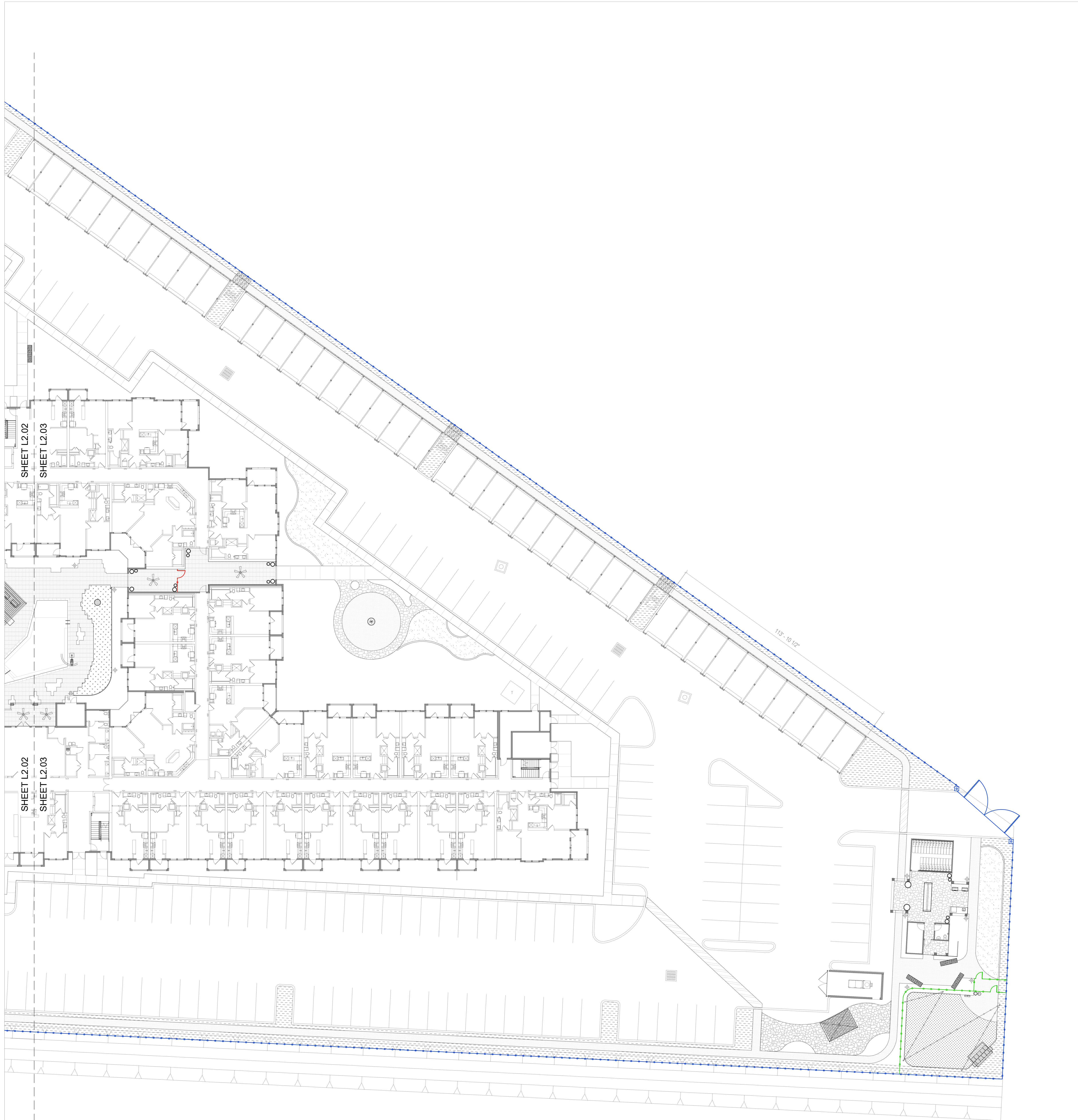
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
FENCING
COORDINATION

SHEET NUMBER
L2.02

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

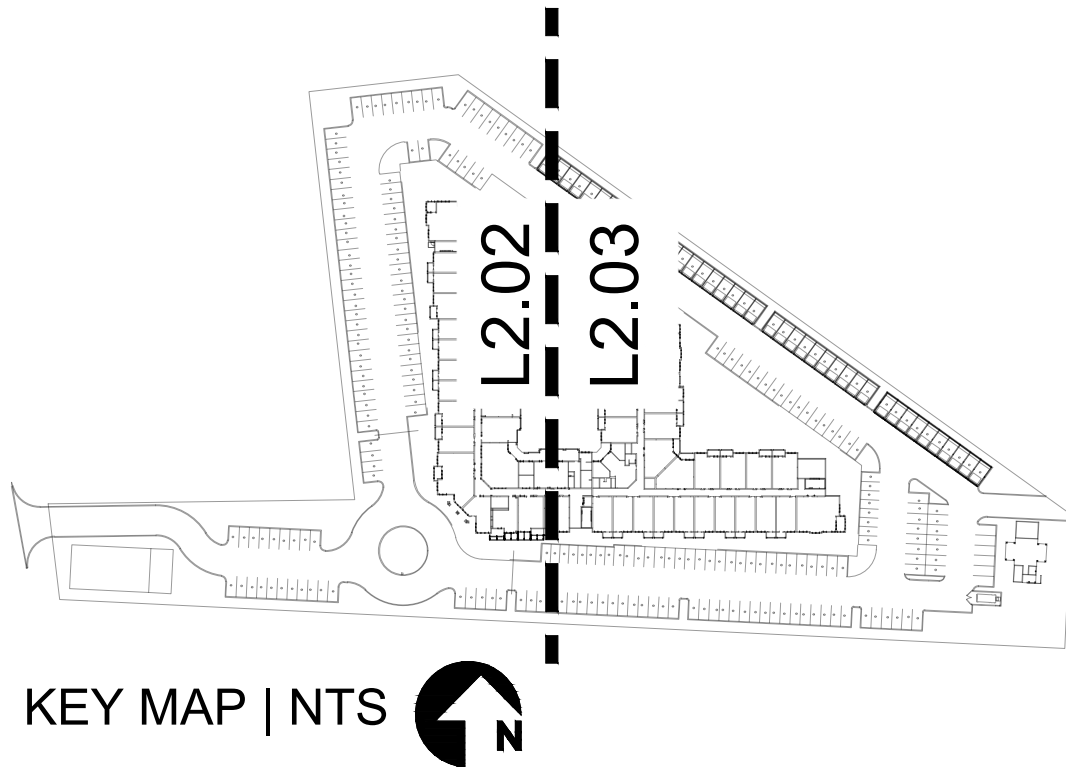
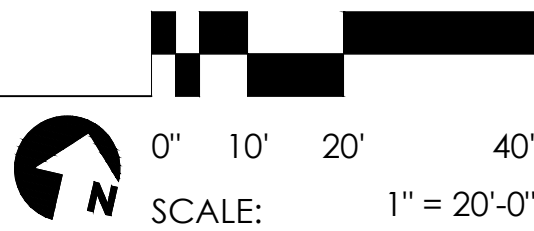


- FENCING LEGEND
- | DESCRIPTION |
|--|
| 42" TALL TUBE STEEL FENCE
(REFER TO DETAIL 06/L6.00) |
| 48" TALL POOL TUBE STEEL FENCE
(REFER TO DETAIL 06/L6.00) |
| 6" TALL WELDED WIRE MESH PERIMETER FENCE
(REFER TO DETAIL 13/L6.01) |

FOR COORDINATION ONLY

FENCING COORDINATION

SITE



DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

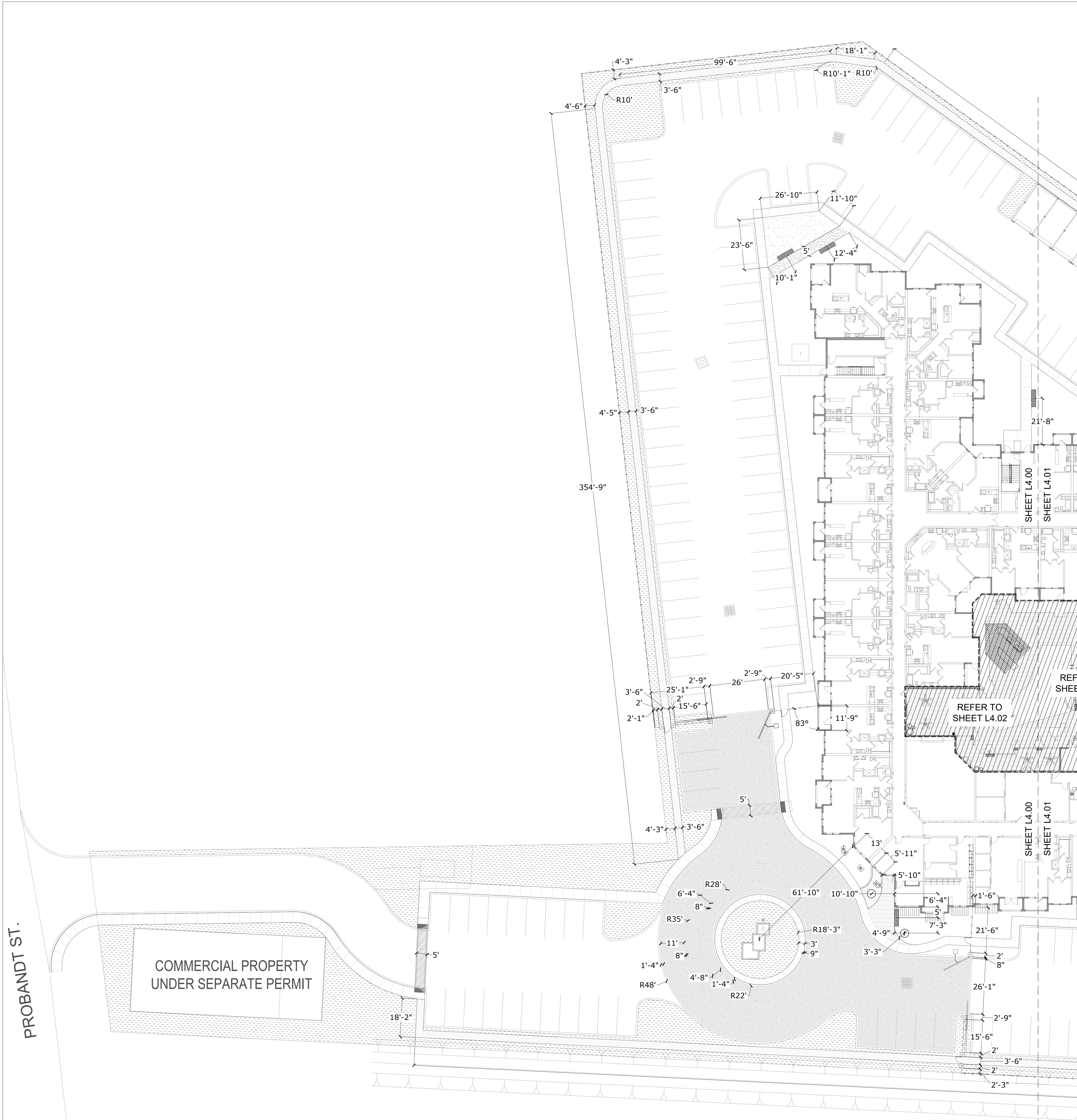
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
**STRUCTURAL
COORDINATION
ITEMS**

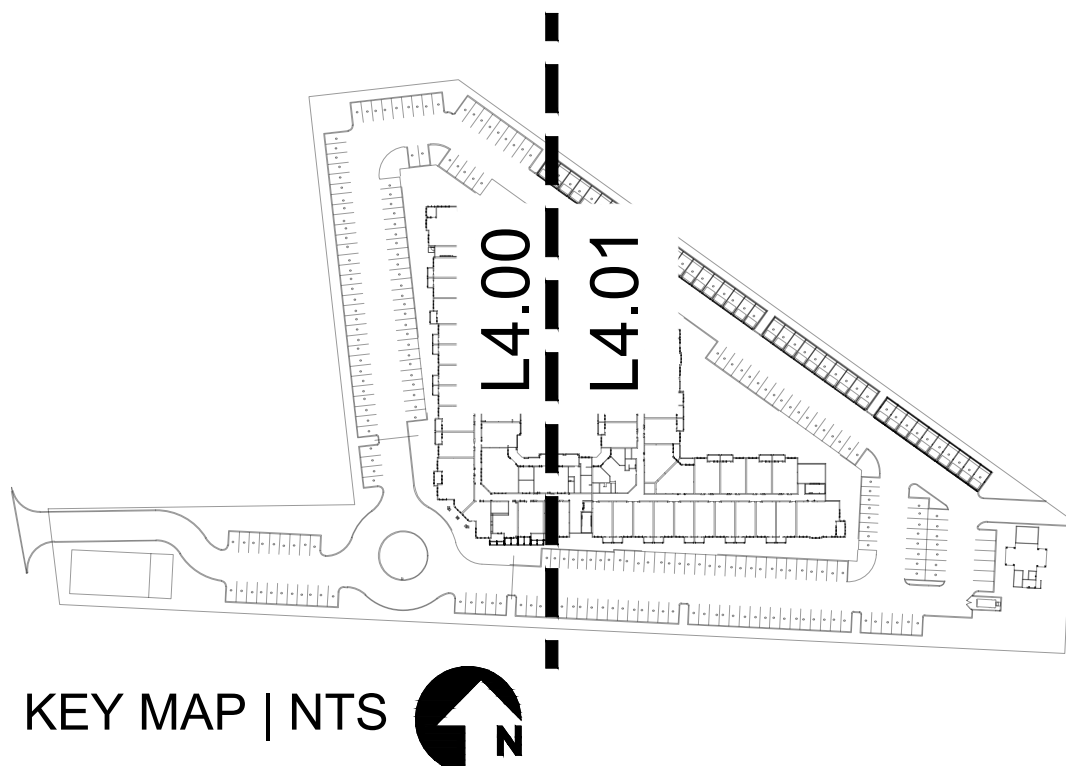
SHEET NUMBER
L2.03

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



DIMENSION PLAN
SITE



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

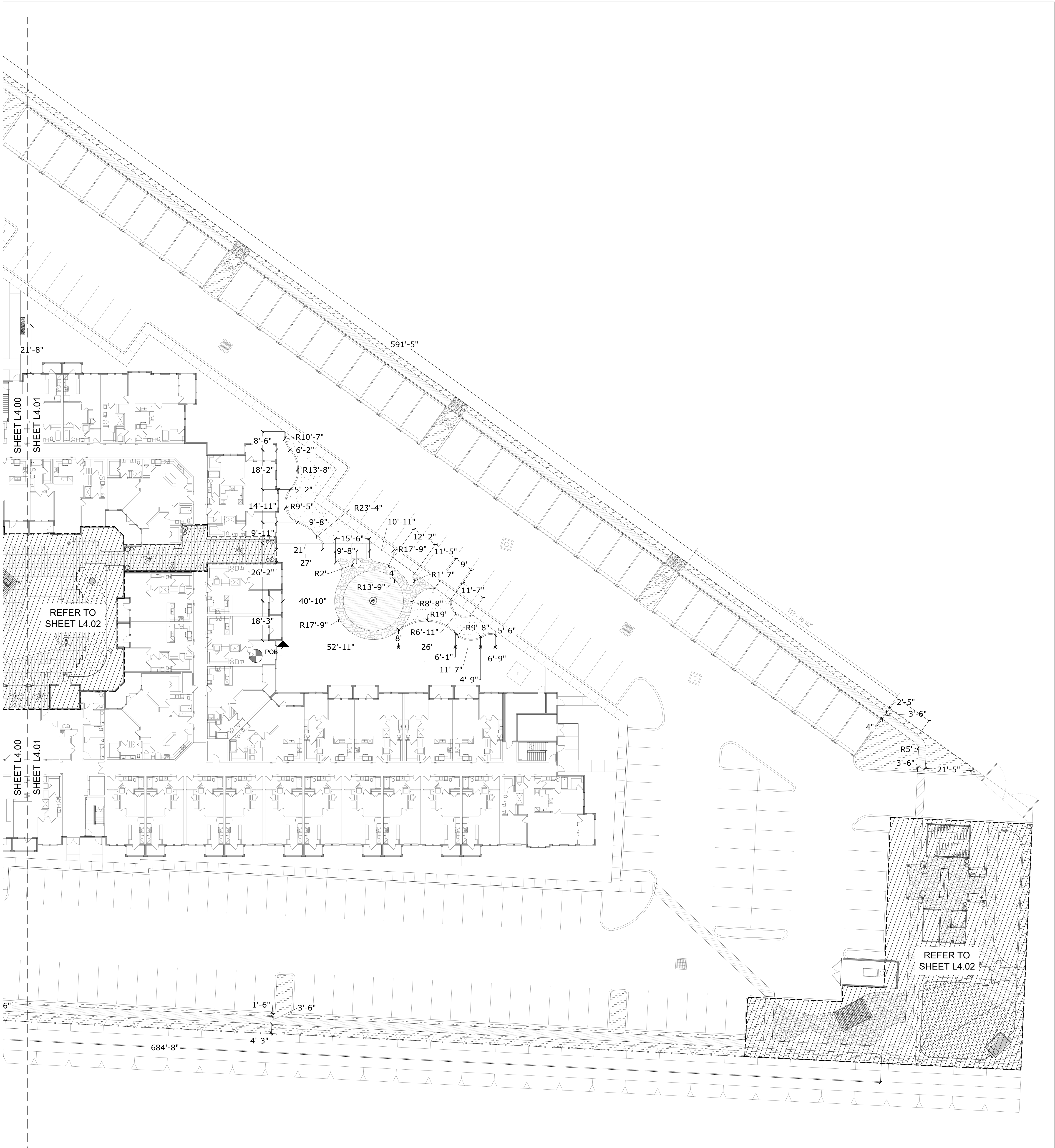
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
DIMENSION PLAN

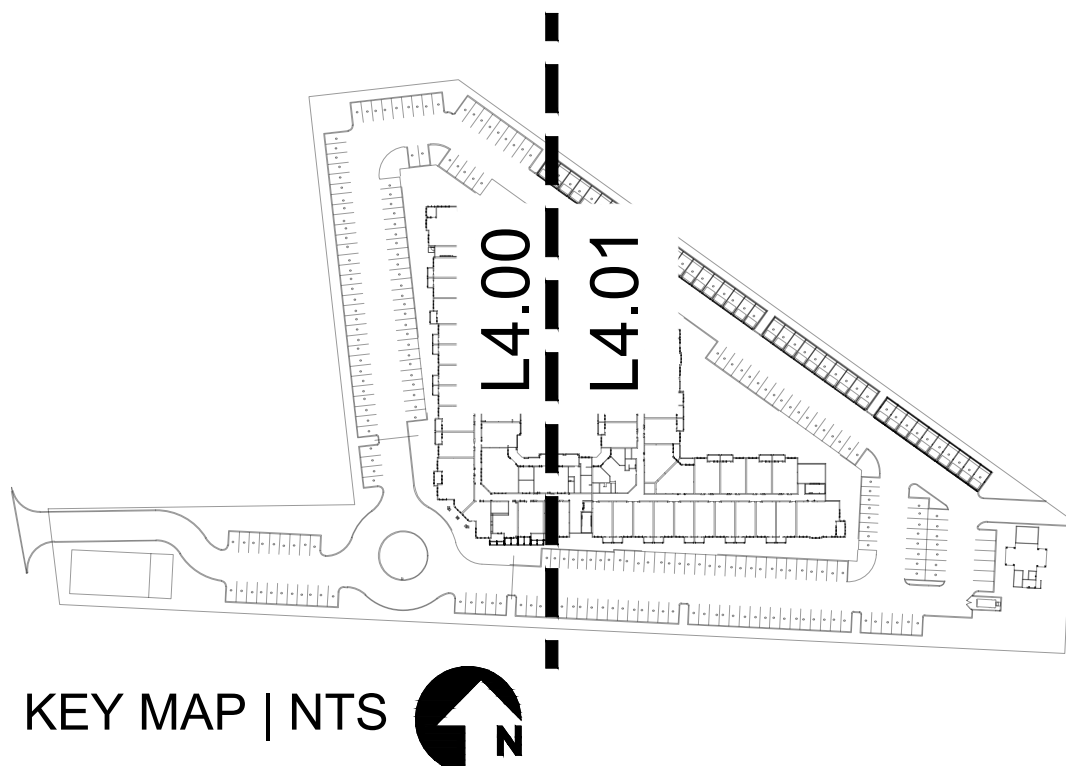
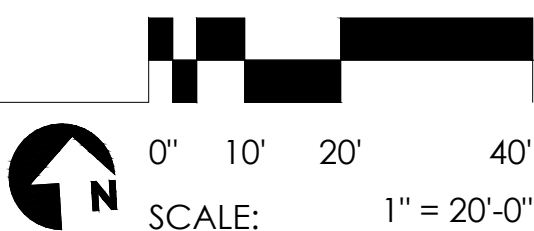
SHEET NUMBER
L4.00

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



DIMENSION PLAN
SITE



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # 21159



**HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.**
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

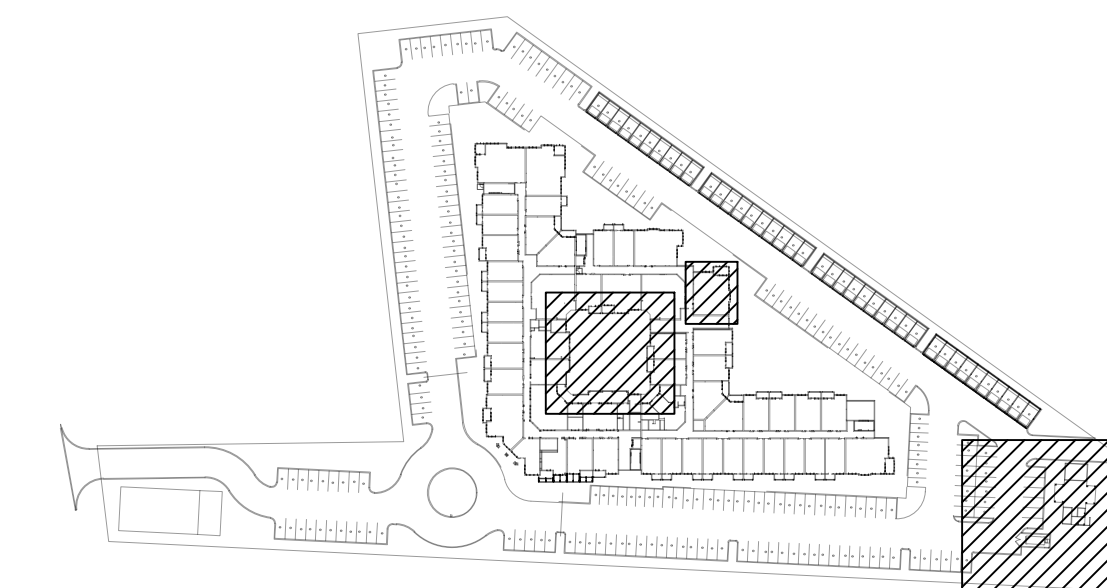
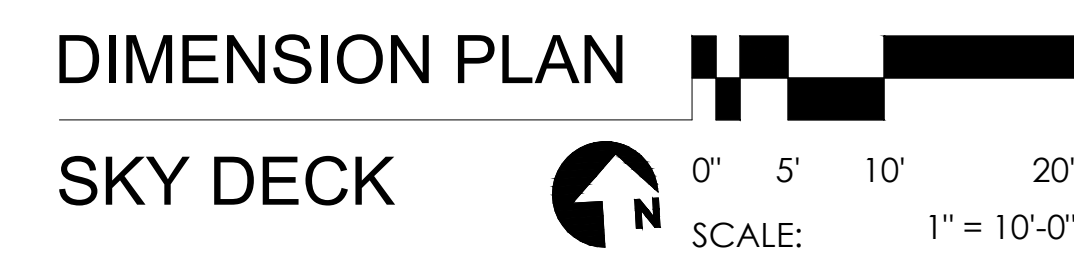
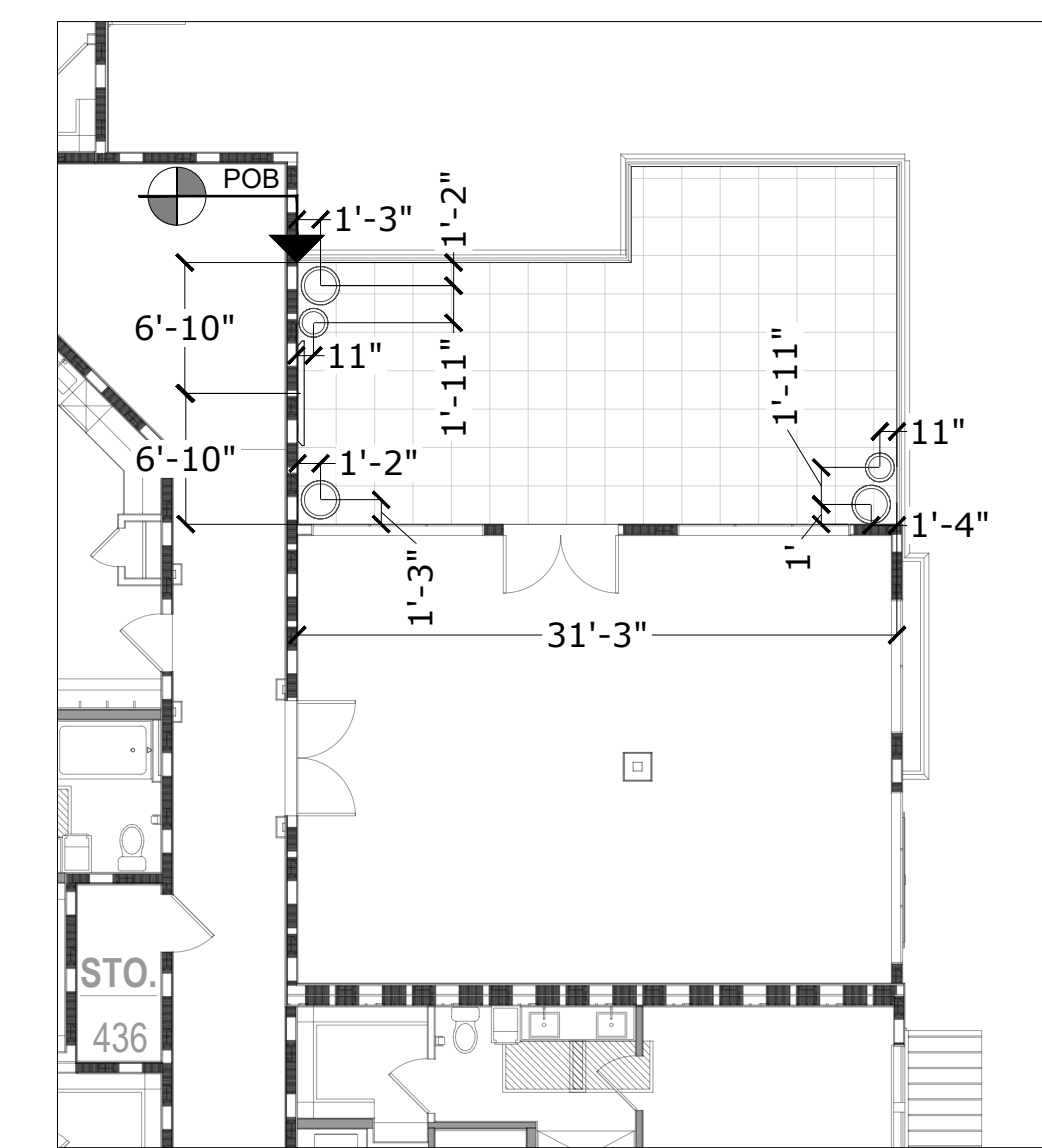
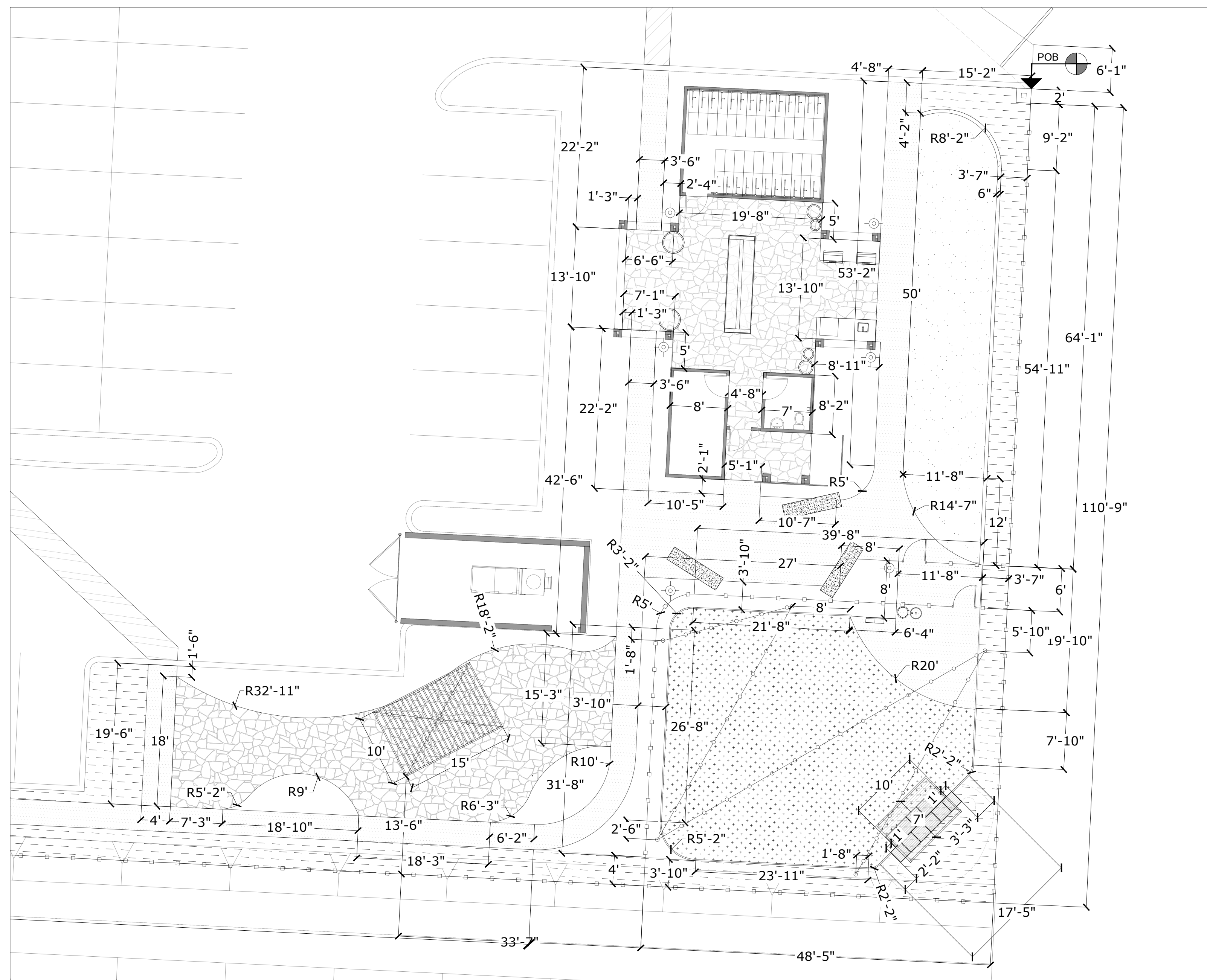
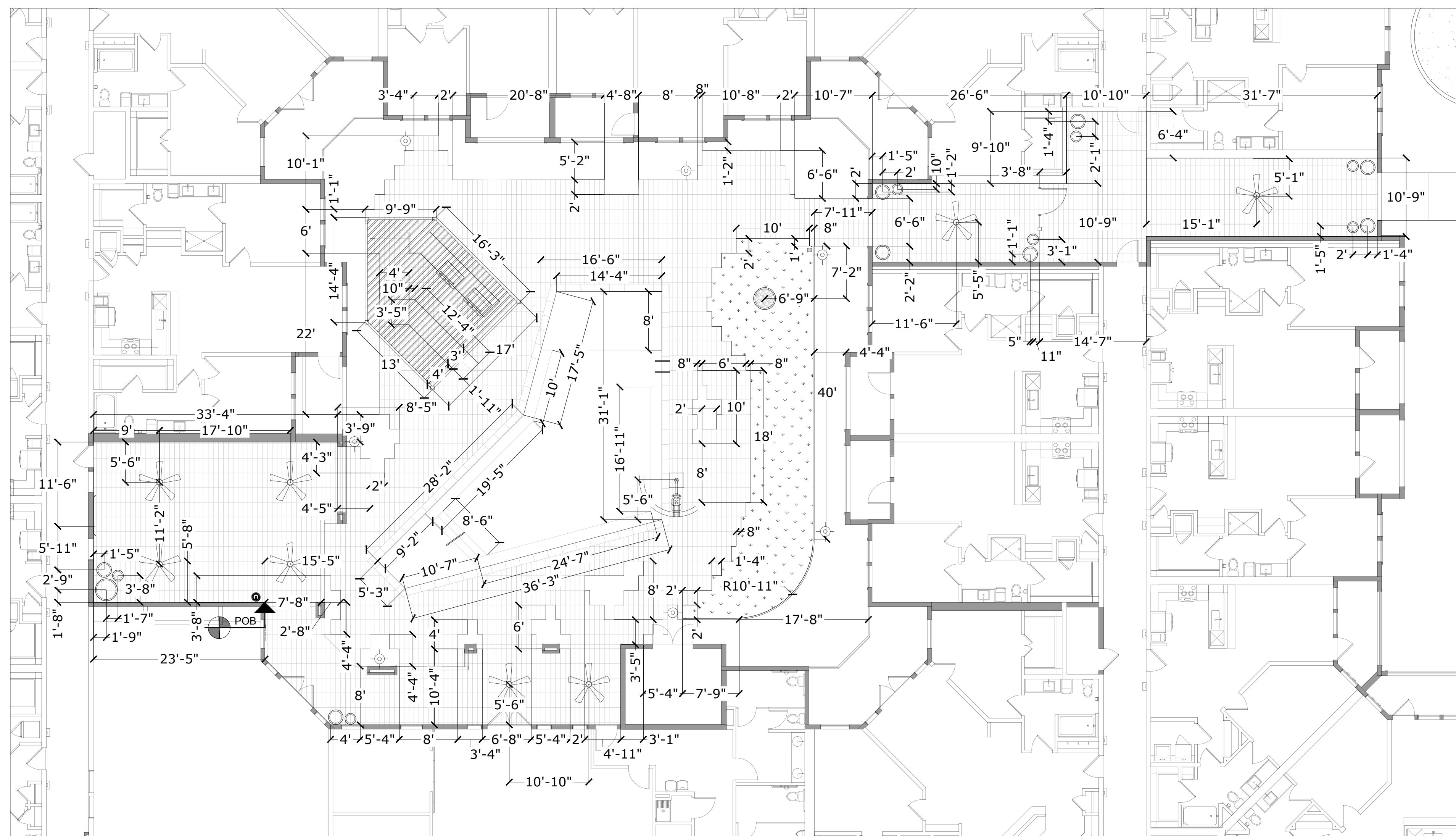
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
DIMENSION PLAN

SHEET NUMBER
L4.01

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

[illegible]

**COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved**

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used in any form without its express permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural work as expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural works depicted in unsealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. In the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT #: 21159



hpla studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
DIMENSION PLAN -
ENLARGEMENTS

SHEET NUMBER

L4.02

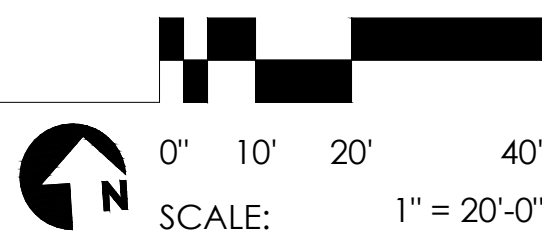
SCALE: AS INDICATED

30% PERMIT SET - 2023-OCTOBER-06

PROBANDT ST.

COMMERCIAL PROPERTY
UNDER SEPARATE PERMIT

HARDSCAPE PLAN
SITE

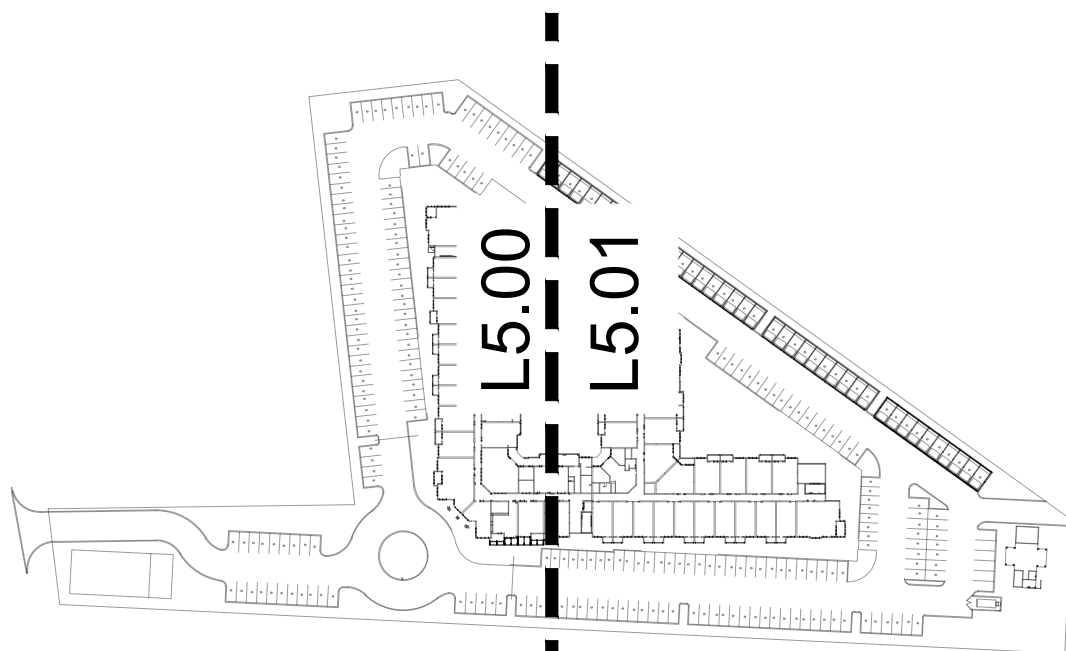


HARDSCAPE LEGEND - SITE

- 01 NOT IN USE
- 02 LIMESTONE BLOCK (BY: AUSTIN BLOCK CO. OR SIMILAR) QTY: 04
(REFER TO CUTSHEET 09/L5.04)
- 03 SLIDING + SWINGING MAIN VEHICULAR GATES QTY: 02
(REFER TO DETAIL 21/L6.05)
- 04 NOT IN USE
- 05 CONCRETE SIDEWALK
(REFER TO CIVIL ENGINEER)
- 06 6' TALL WELDED WIRE MESH PERIMETER FENCE 1,752 L.F.
(REFER TO DETAIL 13/L6.01 & MATERIAL BOARD 18/L5.03)
- 07 PRE-FAB PLANTING POT (BY: TOURNESOL)
SIZE: 48"W X 36"H | MODEL: DT/DCT-4800 - DELTA COLLECTION QTY: 02
MATERIAL: FRP | COLOR: TERRACOTTA | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 14/L5.04)
- 08 BUILT-IN WATER FEATURE
(BY: OWNER)
- 09 CROSSWALK
(REFER TO CIVIL ENGINEER)
- 10 SWINGING VEHICULAR GATE
(REFER TO DETAIL 22/L6.05)
- 11 PEDESTRIAN PERIMETER GATE
(REFER TO DETAIL 13/L6.01)
- 12 CONCRETE HEADER
(REFER TO DETAIL 10/L6.01 & MATERIAL BOARD 11/L6.03)
- 13 SAND SET PAVER SOLDIER COURSE | VEHICULAR USE 1,260 S.F.
(BY: HANOVER.COM)
SIZE: 4" x 8" x 3" THICK | TYPE: TRADITIONAL BRICK PAVERS
COLOR: TAN/CHARCOAL BLEND
(REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 14/L5.03)
- 14 LANDSCAPE AREA
(REFER TO LANDSCAPE PLANS)
- 15 PRE-FAB FIRE PIT (BY: PALOFORM) QTY: 01
MODEL: BOL CORTEN FIRE BOWL | WOOD BURNING VERSION
SIZE: 42" DIA
- 16 NOT IN USE
- NOTE: FOR ALL OUTDOOR FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS

SURFACE MATERIALS

DESCRIPTION	QUANTITY
TAVERNA STONE PAVERS (BY: PAVESTONE) SIZE: 8"x12" COLOR: CAFE PATTERN: STACKED (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 01/L5.03)	248 S.F.
3/8" MINUS LIMESTONE (BY: AUSTIN BLOCK CO.) 2" MIN. DEPTH (REFER TO DETAIL 05/L6.00 AND MATERIAL BOARD 02/L5.03)	7,600 S.F.
SOD (REFER TO LANDSCAPE PLANS)	1,505 S.F.
TEXAS RED MOSS FLAGSTONE (BY: TEXAS GARDEN MATERIALS) COLOR: TEXAS RED 2" THICK (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 15/L5.03)	195 S.F.
SAND SET VEHICULAR USE PAVERS (BY: HANOVER.COM) 9,025 S.F. 4" x 8" x 3" THICK TRADITIONAL BRICK PAVERS PATTERN: HERRINGBONE COLOR: TAN (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 13/L5.03)	
SAND SET VEHICULAR USE PAVERS (BY: HANOVER.COM) 190 S.F. 4" x 8" x 3" THICK TRADITIONAL BRICK PAVERS PATTERN: STACKED COLOR: TAN (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 13/L5.03)	
DECORATIVE ROCK (BY: BUCKHORN SOIL AND STONE) 95 S.F. TYPE: LARGE SHADOW STONE COLOR: GRAY/BLUE SIZE: 1-2" (REFER TO DETAIL 05/L6.00 & MATERIAL BOARD 04/L5.03)	
SEED MIX (REFER TO LANDSCAPE PLANS)	21,160 S.F.



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

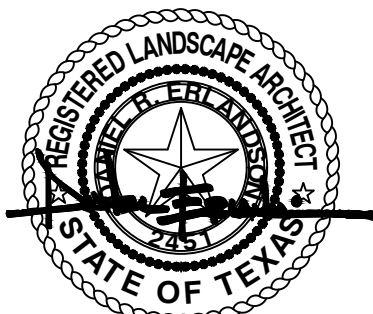
COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



10/06/2023

hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

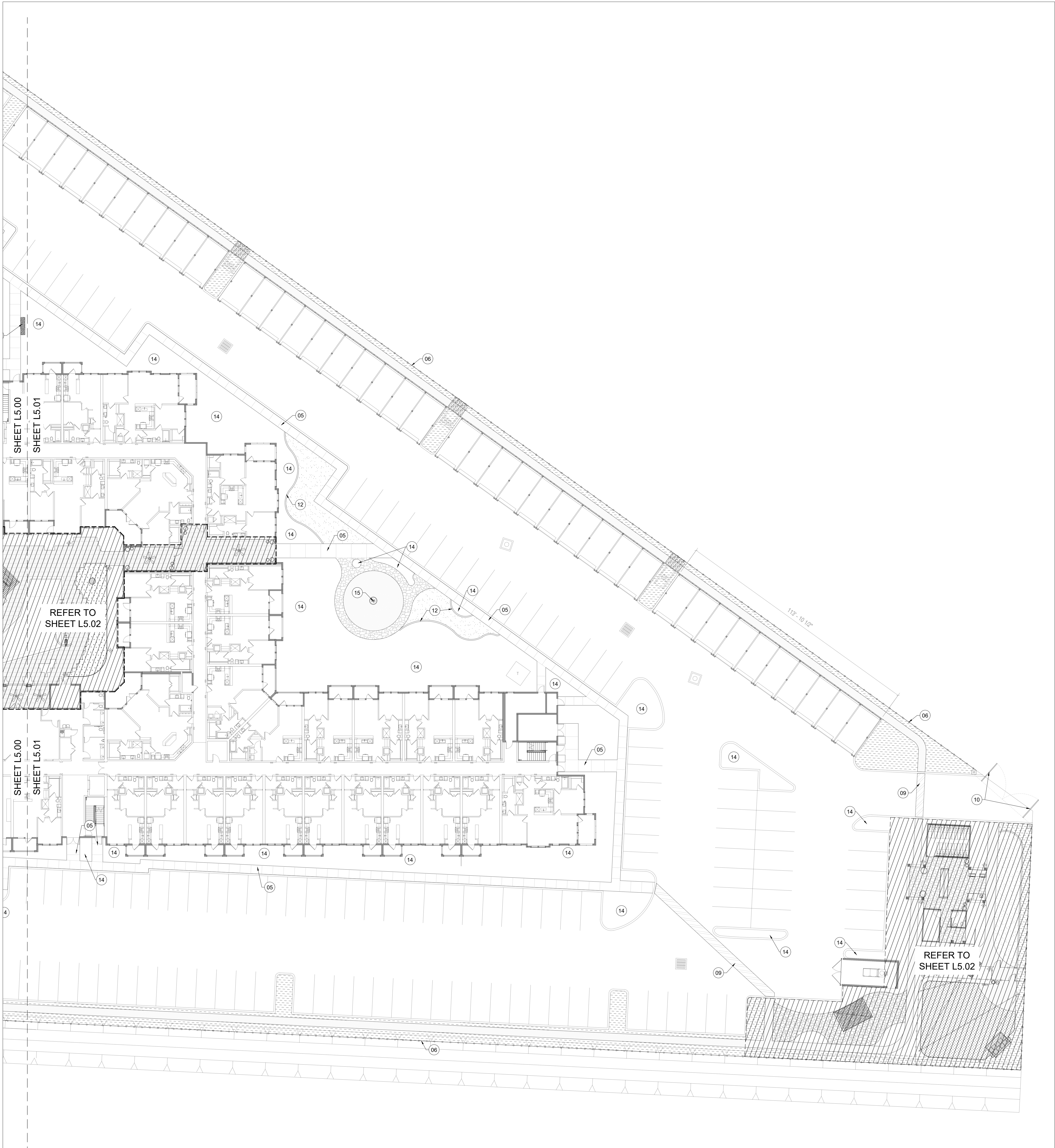
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
HARDSCAPE PLAN

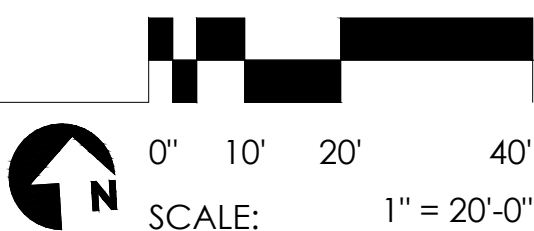
SHEET NUMBER
L5.00

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



HARDSCAPE PLAN
SITE



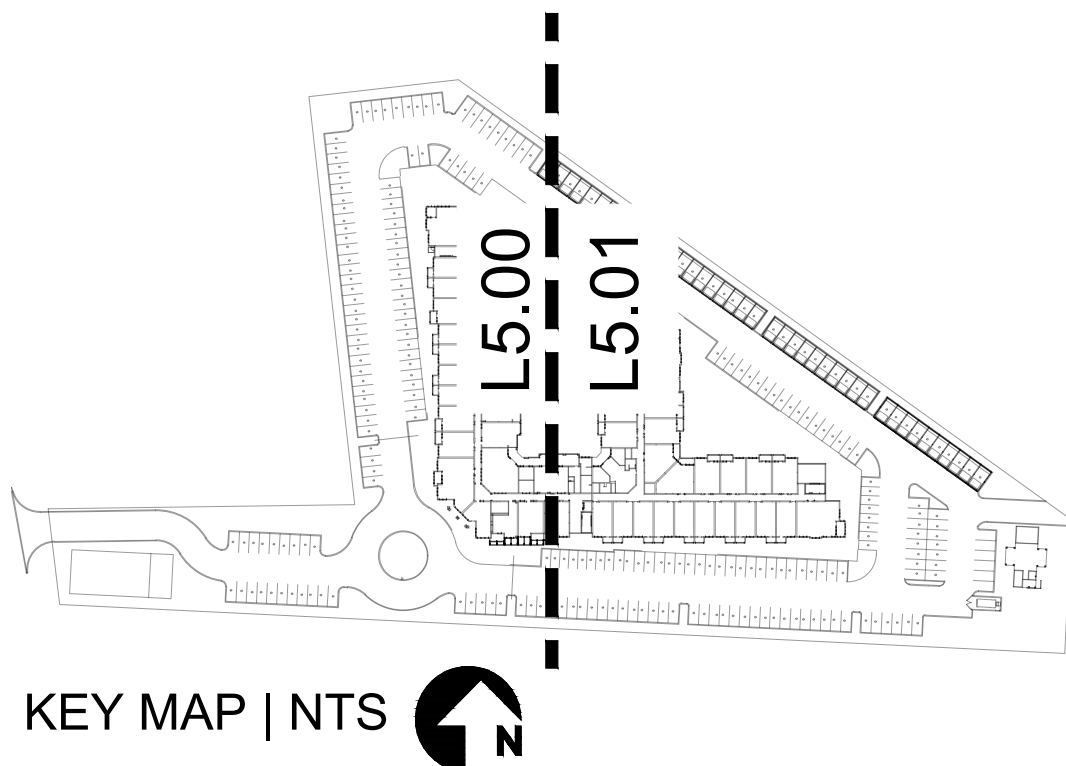
HARDSCAPE LEGEND - SITE

- 01 NOT IN USE
- 02 LIMESTONE BLOCK (BY: AUSTIN BLOCK CO. OR SIMILAR) QTY: 04
(REFER TO CUTSHEET 09/L5.04)
- 03 SLIDING + SWINGING MAIN VEHICULAR GATES QTY: 02
(REFER TO DETAIL 21/L6.05)
- 04 NOT IN USE
- 05 CONCRETE SIDEWALK
(REFER TO CIVIL ENGINEER)
- 06 6' TALL WELDED WIRE MESH PERIMETER FENCE 1,752 L.F.
(REFER TO DETAIL 13/L6.01 & MATERIAL BOARD 18/L5.03)
- 07 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 02
SIZE: 48"W X 36"H | MODEL: DT/DCT-4800 - DELTA COLLECTION
MATERIAL: FRP | COLOR: TERRACOTTA | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 14/L5.04)
- 08 BUILT-IN WATER FEATURE
(BY: OWNER)
- 09 CROSSWALK
(REFER TO CIVIL ENGINEER)
- 10 SWINGING VEHICULAR GATE
(REFER TO DETAIL 22/L6.05)
- 11 PEDESTRIAN PERIMETER GATE
(REFER TO DETAIL 13/L6.01)
- 12 CONCRETE HEADER
(REFER TO DETAIL 10/L6.01 & MATERIAL BOARD 11/L6.03)
- 13 SAND SET PAVER SOLDIER COURSE | VEHICULAR USE 1,260 S.F.
(BY: HANOVER.COM)
SIZE: 4" x 8" x 3" THICK | TYPE: TRADITIONAL BRICK PAVERS
COLOR: TAN/CHARCOAL BLEND
(REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 14/L5.03)
- 14 LANDSCAPE AREA
(REFER TO LANDSCAPE PLANS)
- 15 PRE-FAB FIRE PIT (BY: PALOFORM) QTY: 01
MODEL: BOL CORTEN FIRE BOWL | WOOD BURNING VERSION
SIZE: 42" DIA
- 16 NOT IN USE

NOTE: FOR ALL OUTDOOR FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS

SURFACE MATERIALS

DESCRIPTION	QUANTITY
TAVERNA STONE PAVERS (BY: PAVESTONE) SIZE: 8"x12" COLOR: CAFE PATTERN: STACKED (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 01/L5.03)	248 S.F.
36" MINUS LIMESTONE (BY: AUSTIN BLOCK CO.) 2" MIN. DEPTH (REFER TO DETAIL 05/L6.00 AND MATERIAL BOARD 02/L5.03)	7,600 S.F.
SOD (REFER TO LANDSCAPE PLANS)	1,505 S.F.
TEXAS RED MOSS FLAGSTONE (BY: TEXAS GARDEN MATERIALS) COLOR: TEXAS RED 2" THICK (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 15/L5.03)	195 S.F.
SAND SET VEHICULAR USE PAVERS (BY: HANOVER.COM) 9,025 S.F. 4" x 8" x 3" THICK TRADITIONAL BRICK PAVERS PATTERN: HERRINGBONE COLOR: TAN (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 13/L5.03)	
SAND SET VEHICULAR USE PAVERS (BY: HANOVER.COM) 190 S.F. 4" x 8" x 3" THICK TRADITIONAL BRICK PAVERS PATTERN: STACKED COLOR: TAN (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 13/L5.03)	
DECORATIVE ROCK (BY: BUCKHORN SOIL AND STONE) 95 S.F. TYPE: LARGE SHADOW STONE COLOR: GRAY/BLUE SIZE: 1-2" (REFER TO DETAIL 05/L6.00 & MATERIAL BOARD 04/L5.03)	
SEED MIX (REFER TO LANDSCAPE PLANS)	21,160 S.F.



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



10/06/2023

hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

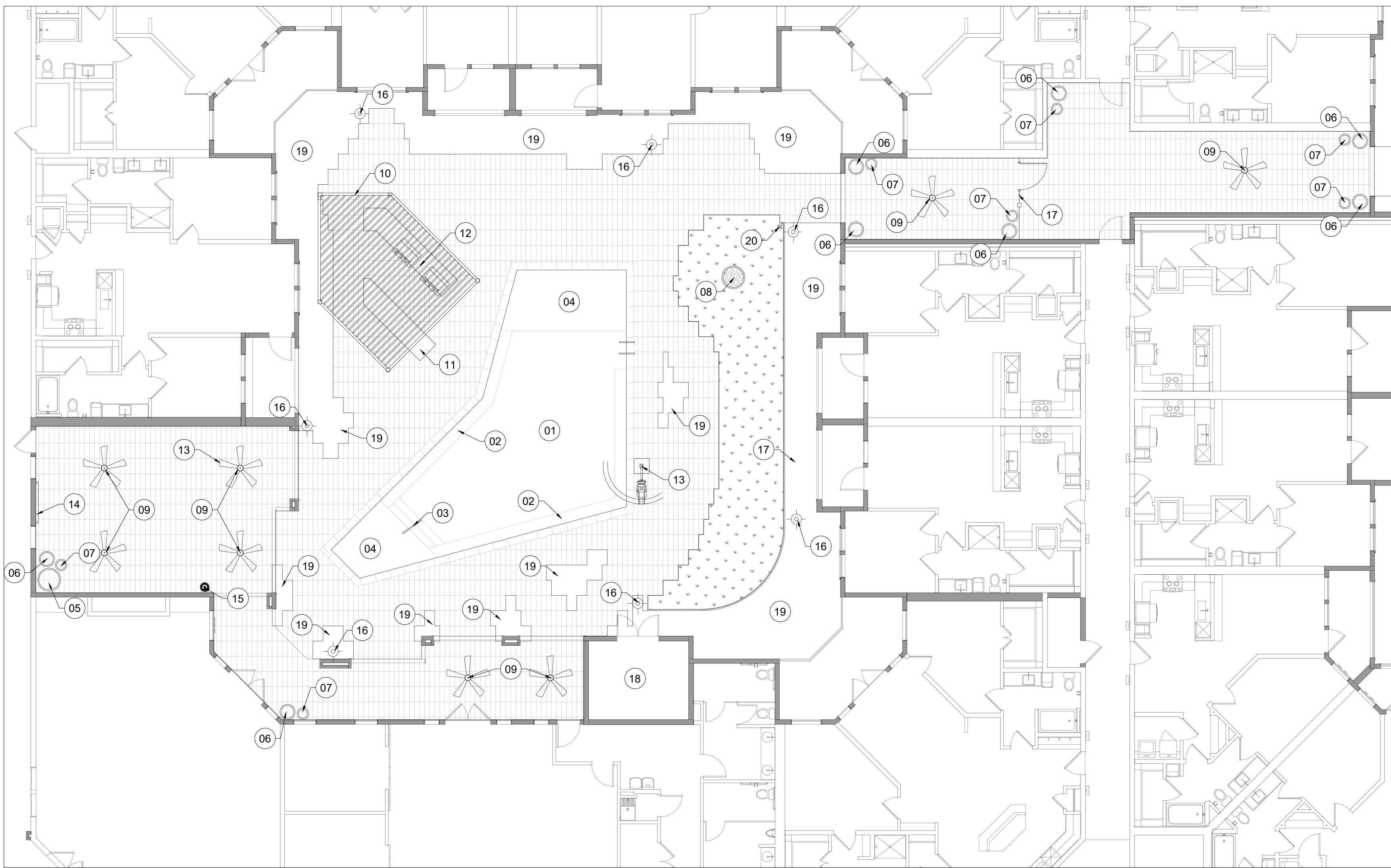
SHEET TITLE
HARDSCAPE PLAN

SHEET NUMBER

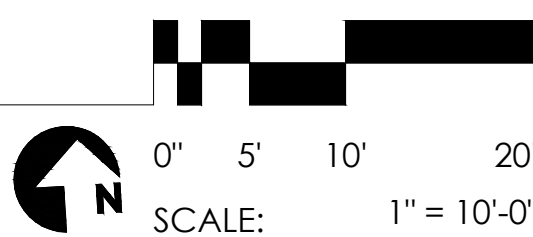
L5.01

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



HARDSCAPE PLAN
POOL COURTYARD



HARDSCAPE LEGEND - POOL AMENITY AREA

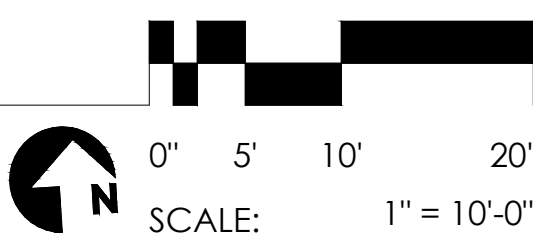
- 01 SWIMMING POOL (REFER TO POOL SHOP DRAWINGS) 815 S.F.
(1) INTERIOR FINISH: QUARTZSCAPES REGULAR (BY: NPT POOL)
PRODUCT: ANVIL | WATER COLOR: DEEP DARK GREEN
(REFER TO MATERIAL BOARD 07/L5.03)
(2) TILE LINE: KEY WEST (BY: NPT POOL)
MODEL: COOL WAVES | SIZE: 6" X 6"
(REFER TO MATERIAL BOARD 09/L5.03)
(3) COPING: TRAVERTINE (BY: NPT POOL) | COLOR: LIGHT NOCE
SIZE: 12" X 24" (REFER TO MATERIAL BOARD 08/L5.03)
(4) IN-POOL LIGHTING: PENTHAIRE GLOBERITE LED
(5) CLEANING: SKIMMERS W/ DEDICATED LINE FOR CLEANER
(6) MIN. WATER DEPTH 4'-0"
- 02 IN-POOL BENCH (REFER TO POOL SHOP DRAWINGS) 73 L.F.
- 03 POOL STEPS/HANDRAIL (REFER TO POOL SHOP DRAWINGS)
- 04 POOL SUNSHELF (REFER TO POOL SHOP DRAWINGS)
- 05 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 01
SIZE: 36"W X 30"H | MODEL: DT/DCT-3600 - DELTA COLLECTION
COLOR: TERRACOTTA | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 01/L5.04)
- 06 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 08
SIZE: 24"W X 36"H | MODEL: DT/DCT-2436 - DELTA COLLECTION
COLOR: PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 02/L5.04)
- 07 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 07
SIZE: 18"DIA X 20"H | MODEL: WS-1800F - WILSHIRE COLLECTION
COLOR: PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 3/L5.04)
- 08 PRE-FAB 42" DIA FLORENCE FIRE TABLE 24" TALL QTY: 01
W/ PROPANE TANK STORAGE (BY: THEOUTDOORPLUS)
COLOR: COFFEE RUSTIC FINISH | TOPPING: LAVA ROCK
(REFER TO CUTSHEET 04/L5.04)
- 09 CEILING FAN (REFER TO LIGHTING PLANS)
- 10 BUILT-IN WOOD TRELLIS (REFER TO DETAIL 14/L6.02 & MATERIAL BOARD 17/L5.03)
- 11 BUILT-IN BARTOP SEATING (REFER TO DETAIL 20/L6.04 & MATERIAL BOARDS 05/L5.03 & 06/L5.03)
- 12 BUILT-IN PROPANE BBQ STATION (REFER TO DETAIL 17/L6.03, CUTSHEET 05/L5.04 AND MATERIAL BOARDS 05/L5.03 & 06/L5.03)
- 13 ADA POOL LIFT (REFER TO POOL SHOP DRAWINGS)
- 14 75" OUTDOOR TV SUPER HI-BRIGHT SERIES QTY: 01
(BY: MIRAGEVISIONTV) (REFER TO CUTSHEET 08/L5.04)
(INSTALL PER MANUFACTURER'S SPECIFICATIONS 42" ABOVE FFE)
- 15 ELKAY WALL MOUNT VANDAL RESISTANT ADA COOLER QTY: 01
NON-FILTERED | REFRIGERATED | STAINLESS | PRODUCT #: VRCBS
- 16 LIGHTING BOLLARD (REFER TO LIGHTING PLAN)
- 17 48" TALL TUBE STEEL POOL FENCE 133 L.F.
(REFER TO DETAIL 06/L6.00 & MATERIAL BOARD 10/L5.03)
- 18 POOL EQUIPMENT ROOM (REFER TO ARCHITECTURE PLANS AND POOL SHOP DRAWINGS)
- 19 LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
- 20 POLE-MOUNTED FIRE PIT CONTROLS QTY: 01
(REFER TO DETAIL 09/L6.01)

NOTE: FOR ALL OUTDOOR FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
TAVERNA STONE PAVERS (BY: PAVESTONE) SIZE: 8'X12' COLOR: CAPE (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 01/L5.03)	4,310 S.F.
ARTIFICIAL TURF (BY: SYNTHETIC GRASS WAREHOUSE) TYPE: DIAMOND PRO FESCUE COLOR: OLIVE GREEN (REFER TO DETAIL 01/L6.00 AND MATERIAL BOARD 03/L5.03)	550 S.F.



HARDSCAPE PLAN
DOG PARK

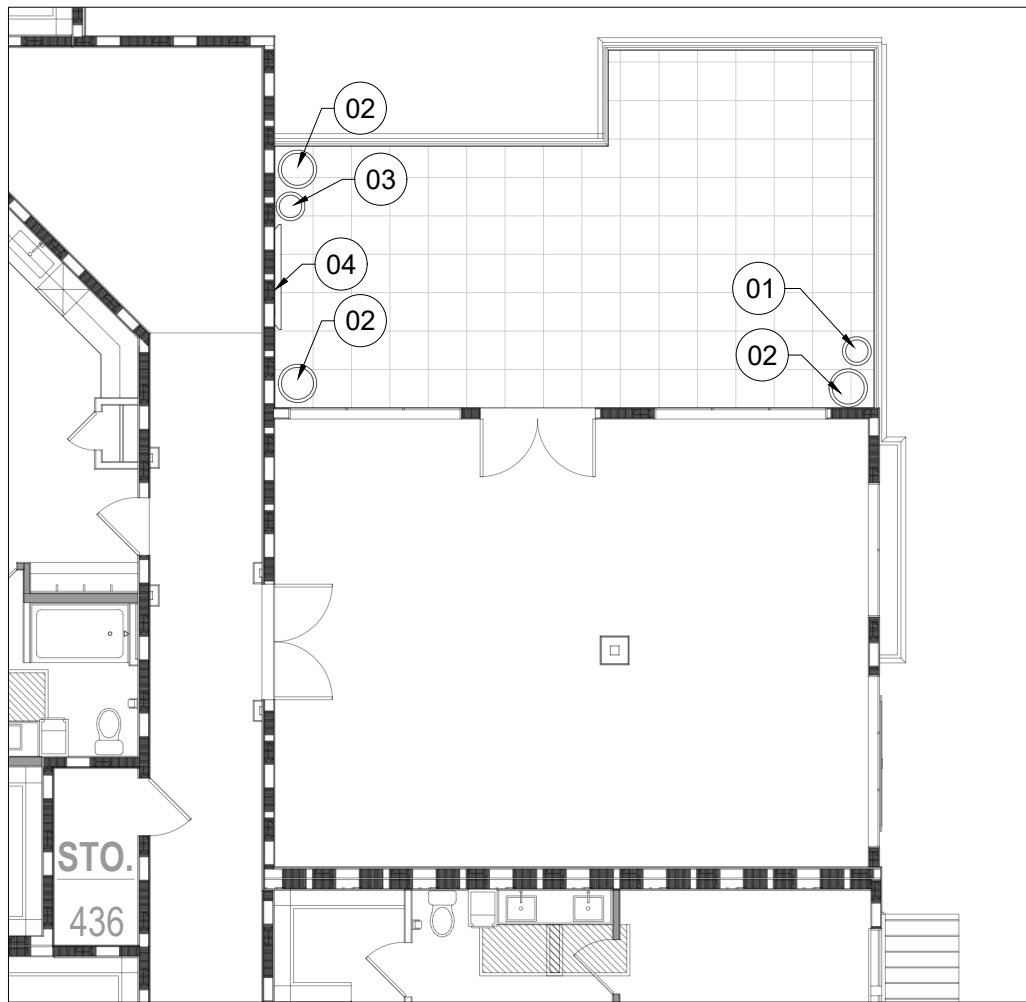


HARDSCAPE LEGEND - DOG PARK

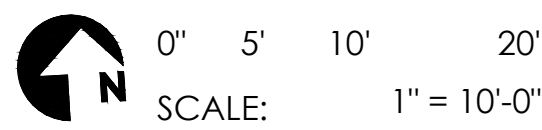
- 01 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 02
SIZE: 36"W X 30"H | MODEL: DT/DCT-3600 - DELTA COLLECTION
COLOR: TERRACOTTA | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 01/L5.04)
- 02 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 02
SIZE: 24"W X 36"H | MODEL: DT/DCT-2436 - DELTA COLLECTION
COLOR: PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 02/L5.04)
- 03 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 02
SIZE: 18"DIA X 20"H | MODEL: WS-1800F - WILSHIRE COLLECTION
COLOR: FRP PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 07/L6.00 & CUTSHEET 3/L5.04)
- 04 LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)
- 05 BUILT-IN COUNTERTOP W/ SINK AND UNDERCOUNTER FRIDGE (REFER TO DETAIL 19/L6.04 & MATERIAL BOARDS 05/L5.03 & 06/L5.03)
- 06 BUILT-IN ELECTRIC BBQ STATION (REFER TO DETAIL 18/L6.04, CUTSHEET 10/L5.04 & MATERIAL BOARDS 05/L5.03 & 06/L5.03)
- 07 LIMESTONE BLOCK (BY: AUSTIN BLOCK CO. OR SIMILAR) QTY: 03
(REFER TO CUTSHEET 09/L5.04)
- 08 DOG WASTE STATION (BY: DOG-ON-IT-PARKS) QTY: 01
ITEM #: 7408R | COLOR: BLACK
(REFER TO CUTSHEET 11/L5.04)
- 09 PET DRINKING FOUNTAIN (BY: DOG-ON-IT-PARKS) QTY: 01
ITEM #: 7211 | PRODUCT: BARRIER FREE FOUNTAIN W/ PET BOWL
COLOR: PEARL WHITE (REFER TO CUTSHEET 12/L5.04)
PIXEL BENCHES (BY: MAGLIN) ON GRASSY KNOLL
(REFER TO DETAIL 16/L6.02 & CUTSHEET 13/L5.04)
- 10 PRE-FAB CANTILEVERED SHADE STRUCTURE (BY: SHADEFX) QTY: 01
SIZE: 10'X7' | FREESTANDING CANOPY
(REFER TO CUTSHEET 06/L5.04)
- 11 BUILT-IN WOOD PERGOLA W/ STRING LIGHTS (34 L.F.) (REFER TO DETAIL 16/L6.03 & MATERIAL BOARD 17/L5.03)
- 12 POLE MOUNTED STRING LIGHTS (REFER TO DETAIL 03/L6.00 & LIGHTING PLANS)
- 13 BUILT-IN COMMUNITY TABLE QTY: 01
(REFER TO DETAIL 12/L6.01 & MATERIAL BOARDS 05/L5.03 & 06/L5.03)
- 14 LIGHTING BOLLARD (REFER TO LIGHTING PLAN)
- 15 42" TALL DOG PARK FENCE 108 L.F.
(REFER TO DETAIL 06/L6.00 & MATERIAL BOARD 10/L5.03)
- 16 6" TALL WELDED WIRE MESH PERIMETER FENCE (REFER TO DETAIL 13/L6.01 & MATERIAL BOARD 18/L5.03)
- 17 CONCRETE HEADER (REFER TO DETAIL 10/L6.01 & MATERIAL BOARD 11/L6.03)

NOTE: FOR ALL OUTDOOR FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
TEXAS RED MOSS FLAGSTONE (BY: TEXAS GARDEN MATERIALS) COLOR: TEXAS RED SIZE: 2" THICK (REFER TO DETAIL 04/L6.00 & MATERIAL BOARD 15/L5.03)	1,700 S.F.
ARTIFICIAL PET TURF (BY: SYNTHETICGRASSWAREHOUSE) TYPE: EVERLAST PET TURF COLOR: FIELD GREEN (REFER TO DETAIL 01/L6.00 AND MATERIAL BOARD 12/L5.03)	1,205 S.F.
SOD (REFER TO LANDSCAPE PLANS)	661 S.F.
3/8" MINUS LIMESTONE (BY: AUSTIN BLOCK CO.) 2" MIN. DEPTH (REFER TO DETAIL 05/L6.00 AND MATERIAL BOARD 02/L5.03)	SEE SITE PLAN
SEED MIX (REFER TO LANDSCAPE PLANS)	SEE SITE PLAN



HARDSCAPE PLAN
SKY DECK

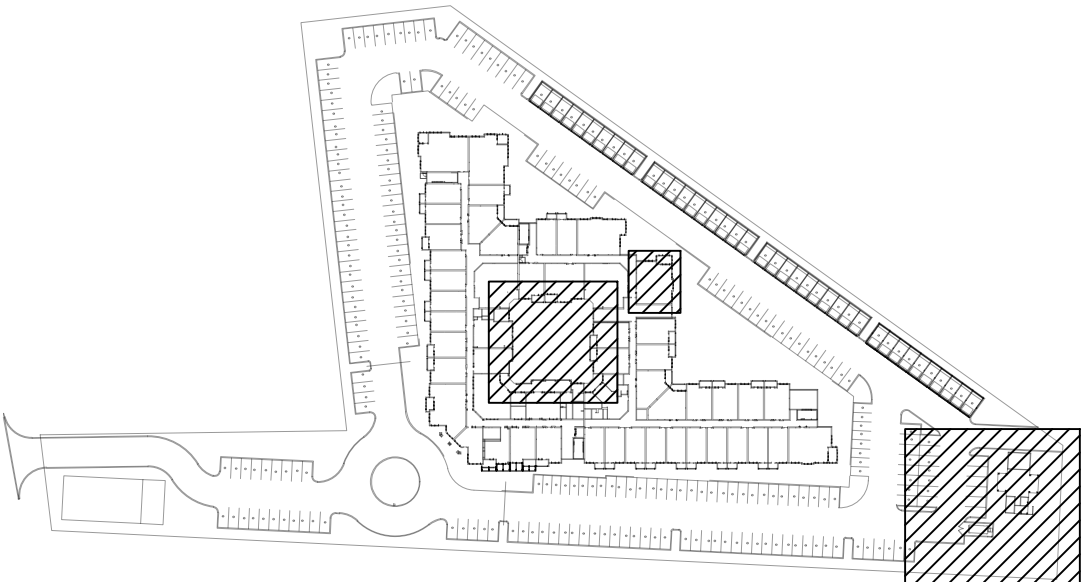


HARDSCAPE LEGEND - SKY DECK

- 01 NOT IN USE
- 02 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 04
SIZE: 24"W X 36"H | MODEL: DT/DCT-2436 - DELTA COLLECTION
COLOR: PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 08/L6.01 & CUTSHEET 02/L5.04)
- 03 PRE-FAB PLANTING POT (BY: TOURNESOL) QTY: 04
SIZE: 18"DIA X 20"H | MODEL: WS-1800F - WILSHIRE COLLECTION
COLOR: PUDDLE | MATERIAL: FRP | TEXTURE: SMOOTH
(REFER TO DETAIL 08/L6.01 & CUTSHEET 03/L5.04)
- 04 75" OUTDOOR TV SUPER HI-BRIGHT SERIES QTY: 01
(BY: MIRAGEVISIONTV) (REFER TO CUTSHEET 14/L5.02)
(INSTALL PER MANUFACTURER'S SPECIFICATIONS 42" ABOVE FFE)

NOTE: FOR ALL OUTDOOR FURNISHINGS, REFER TO INTERIOR ARCHITECTURE DRAWINGS

SURFACE MATERIALS	
DESCRIPTION	QUANTITY
PORCELAIN PAVERS ON PEDESTAL (BY: TILETECH) COLOR: TURKISH WHITE MARBLE SIZE: 24"X24" (REFER TO DETAIL 11/L6.01 & MATERIAL BOARD 16/L5.03)	495 S.F.



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE

HARDSCAPE PLAN -
ENLARGEMENTS

SHEET NUMBER

L5.02

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

MATERIALS BOARD

01 - STONE PAVER



PRODUCT	TAVERNA
COLOR	CAFE
MANUFACTURER	PAVESTONE
SIZE	8"X12"
LOCATION	POOL AMENITY AREA

02 - DECOMPOSED LIMESTONE



PRODUCT	DECOMPOSED LIMESTONE
COLOR	-
MANUFACTURER	AUSTIN BLOCK CO
SIZE	3/8" MINUS
LOCATION	SITE TRAILS AND DOG PARK

03 - ARTIFICIAL TURF



PRODUCT	DIAMOND PRO FESCUE
COLOR	OLIVE GREEN
MANUFACTURER	SYNTHETIC GRASS WAREHOUSE
SIZE	-
LOCATION	POOL AMENITY AREA

04 - DECORATIVE ROCK



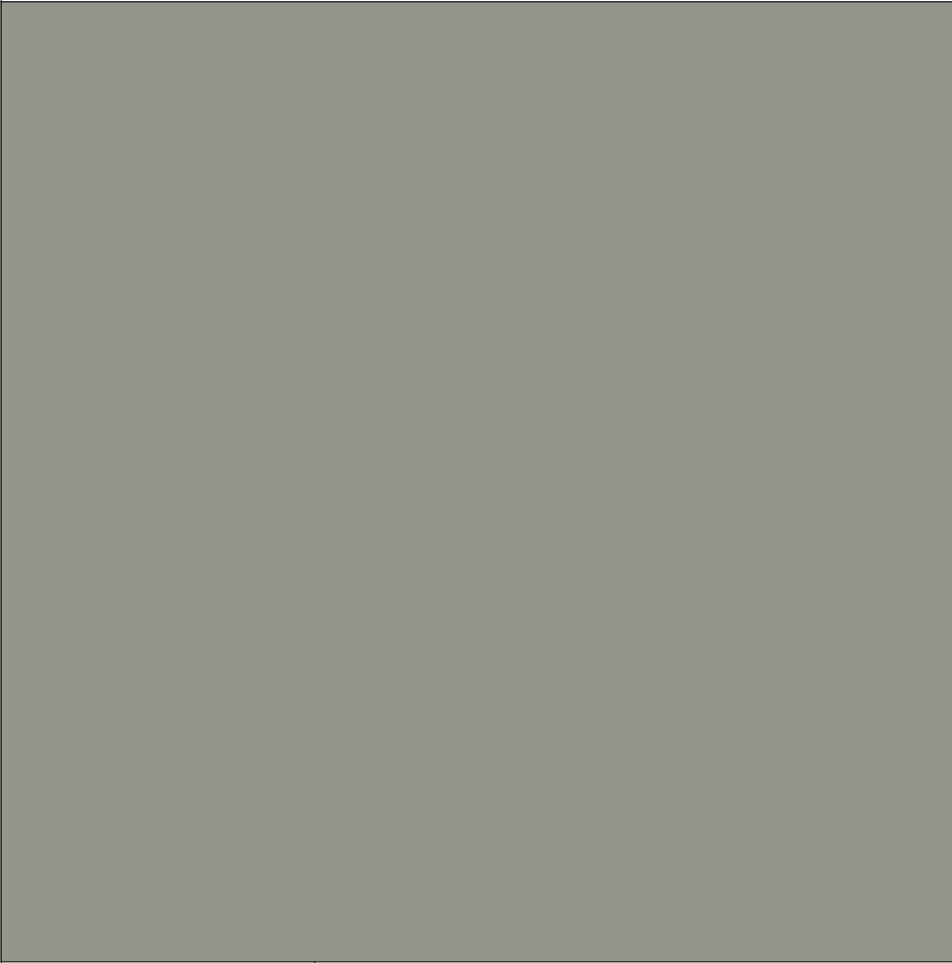
PRODUCT	LARGE SHADOW STONE
COLOR	DARK BLUE-GRAY/BLACK
MANUFACTURER	BUCKHORN SOIL AND STONE
SIZE	1-1/8"-2"
LOCATION	MAIN ENTRY

05 - COUNTERTOP



PRODUCT	DEKTON
COLOR	VK03 GRIGIO
MANUFACTURER	COSENTINO
SIZE	-
LOCATION	POOL AND DOG PARK COUNTERTOPS

06 - STUCCO



PRODUCT	STUCCO SMOOTH
COLOR	SW 9130 EVERGREEN FOG
MANUFACTURER	-
SIZE	-
LOCATION	POOL AND DOG PARK CMU

07 - POOL FINISH



PRODUCT	QUARTZSCAPES REGULAR SERIES
COLOR	ANVIL DEEP DARK GREEN
MANUFACTURER	NPT
SIZE	-
LOCATION	POOL

08 - COPING



PRODUCT	TRAVERTINE COPING
COLOR	LIGHT NOCE
MANUFACTURER	NPT
SIZE	12"X24"X2"
LOCATION	POOL

09 - TILE LINE



PRODUCT	KEY WEST
COLOR	COOL WAVES
MANUFACTURER	NPT
SIZE	6" X 6"
LOCATION	POOL

10 - TUBE STEEL FENCE



PRODUCT	HSS
COLOR	BLACK
MANUFACTURER	-
SIZE	-
LOCATION	POOL AND DOG PARK

11 - NATURAL CONCRETE



PRODUCT	CONCRETE
COLOR	NATURAL
MANUFACTURER	LOCAL PROVIDER
SIZE	-
LOCATION	SITE SIDEWALKS/HEADERS

12 - ARTIFICIAL PET TURF



PRODUCT	EVERLAST PET TURF
COLOR	FIELD GREEN
MANUFACTURER	SYNTHETIC GRASS WAREHOUSE
SIZE	-
LOCATION	DOG PARK

13 - VEHICULAR PAVER SURFACE



PRODUCT	TRADITIONAL PREST BRICK PAVERS
COLOR	TAN
MANUFACTURER	HANOVER
SIZE	4"X8"X3"
LOCATION	ENTRY ROUNDABOUT

14 - VEHICULAR PAVER SOLDIER COURSE



PRODUCT	TRADITIONAL PREST BRICK PAVERS
COLOR	TAN / CHARCOAL BLEND
MANUFACTURER	HANOVER
SIZE	4"X8"X3"
LOCATION	ENTRY ROUNDABOUT

15 - FLAGSTONE



PRODUCT	FLAGSTONE ROCK
COLOR	TEXAS RED MOSS
MANUFACTURER	TEXAS GARDEN MATERIALS
SIZE	2"-3" THICK
LOCATION	DOG PARK AMENITY AREA AND SITE

16 - PORCELAIN PAVER



PRODUCT	ISLAND COLLECTION ITEM: HP4003
COLOR	TURKISH WHITE MARBLE
MANUFACTURER	HANOVER
SIZE	24" X 24"
LOCATION	SKY DECK

17 - WOOD TRELLIS



PRODUCT	ROUGH CUT CEDAR, STAINED FINISH
COLOR	NATURAL COLOR
MANUFACTURER	-
SIZE	-
LOCATION	POOL AND DOG PARK

18 - WIRE MESH FENCE



PRODUCT	WIRE MESH
COLOR	BLACK
MANUFACTURER	-
SIZE	-
LOCATION	SITE PERIMETER

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 417-4311
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
HARDSCAPE
MATERIAL BOARD

SHEET NUMBER
L5.03

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

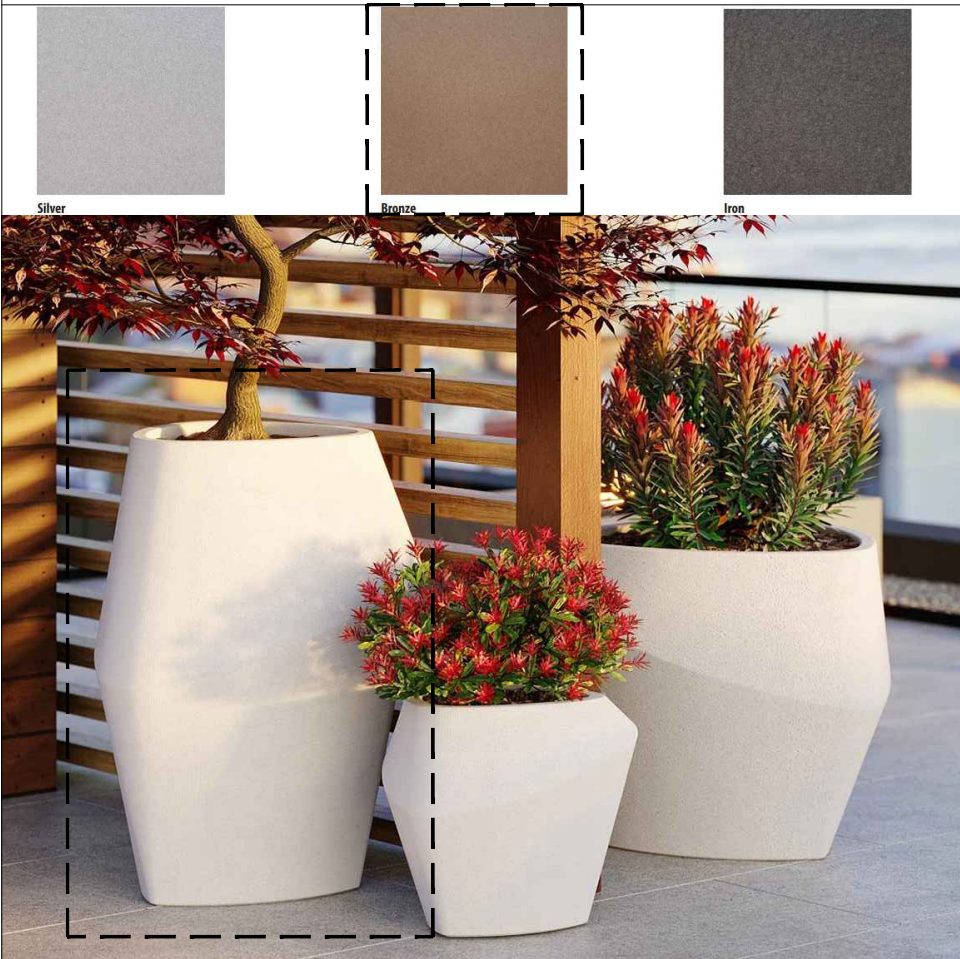
PRE-FAB CUTSHEETS

01 - PRE-FAB PLANTING POT



PRODUCT	DT/DCT-3600 DELTA COLLECTION
COLOR/TEXTURE	FRP PUDDLE, SMOOTH TEXTURE
MANUFACTURER	TOURNESOL
SIZE	36" W X 30" H

02 - PRE-FAB PLANTING POT



PRODUCT	DT/DCT-2436 DELTA COLLECTION
COLOR/TEXTURE	FRP BRONZE, SMOOTH TEXTURE
MANUFACTURER	TOURNESOL
SIZE	24" W X 36" H

03 - PRE-FAB PLANTING POT



PRODUCT	WS-1800F WILSHIRE COLLECTION
COLOR/TEXTURE	FRP PUDDLE, SMOOTH TEXTURE
MANUFACTURER	TOURNESOL
SIZE	18" DIA X 20" H

04 - PRE-FAB FIRE PIT



PRODUCT	FLORENCE FIRE PIT
COLOR	RUSTIC COFFEE LAVA ROCK TOP
MANUFACTURER	THEOUTDOORPLUS
SIZE	42" DIA 24" TALL

05 - GAS GRILL



PRODUCT	PGS T-SERIES 39" ITEM #: S367
COLOR	STAINLESS STEEL
MANUFACTURER	AEI CORPORATION
SIZE	-

06 - SHADE STRUCTURE

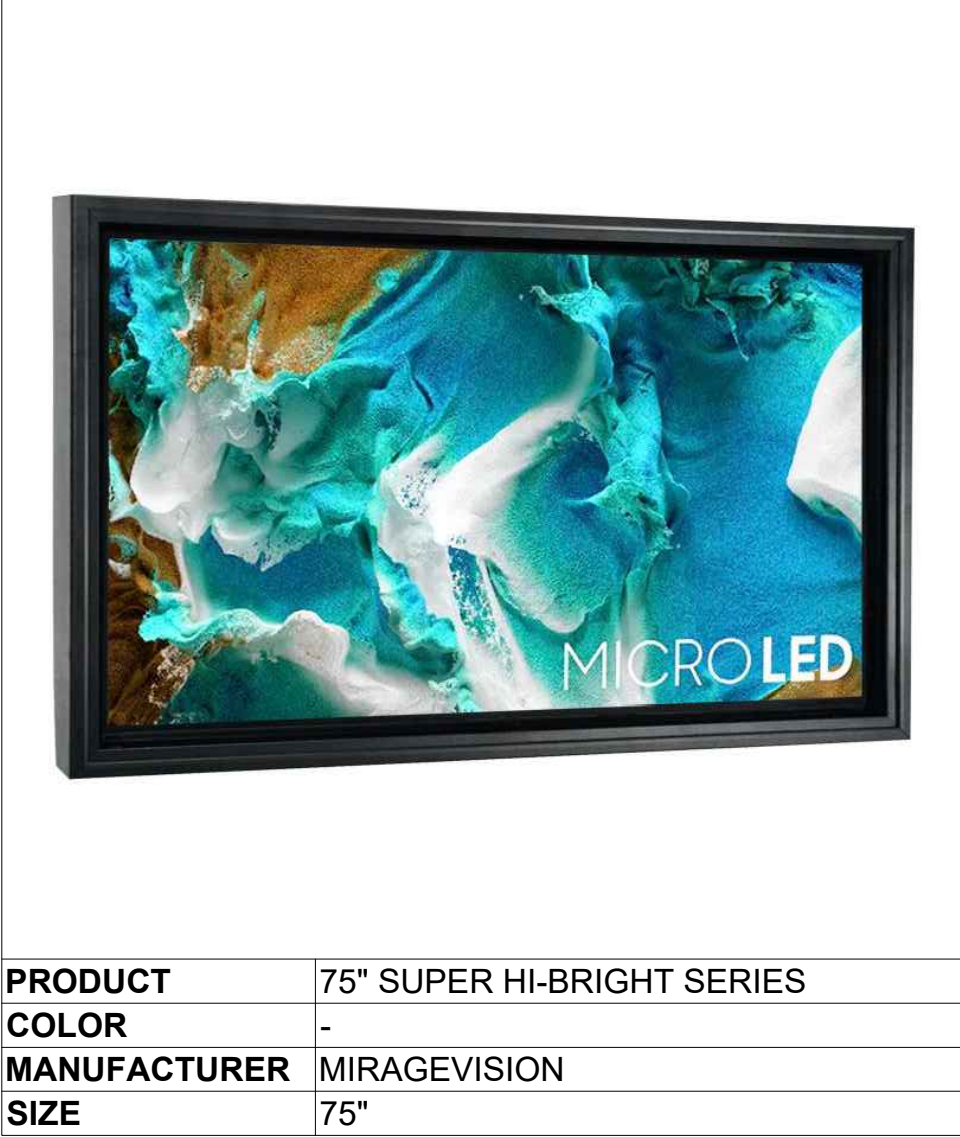


PRODUCT	CANTILEVERED SHADE STRUCTURE
COLOR	-
MANUFACTURER	SHADEFX
SIZE	10' X 7'

07 - NOT IN USE

PRODUCT	-
COLOR	-
MANUFACTURER	-
SIZE	-

08 - OUTDOOR TV



PRODUCT	75" SUPER HI-BRIGHT SERIES
COLOR	-
MANUFACTURER	MIRAGEVISION
SIZE	75"

09 - LIMESTONE BLOCK



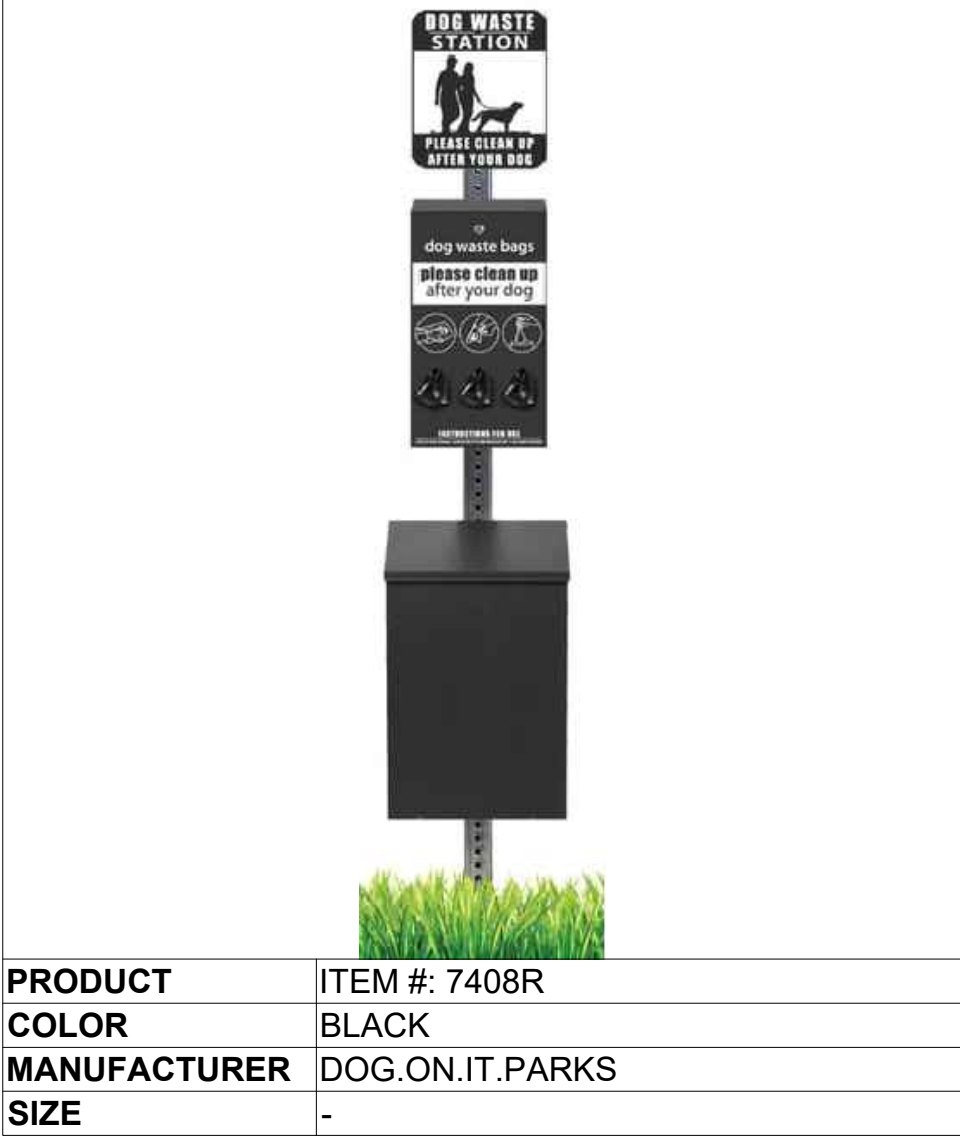
PRODUCT	LIMESTONE BLOCK
COLOR	LIMESTONE
MANUFACTURER	AUSTIN BLOCK COMPANY
SIZE	-

10 - ELECTRIC GRILL



PRODUCT	RUBY 32 DUAL ELECTRIC GRILL
COLOR	STAINLESS STEEL
MANUFACTURER	ELECTRI-CHEF
SIZE	32" X 16" X 15-1/2"

11 - DOG WASTE RECEPTACLE



PRODUCT	ITEM #: 7408R
COLOR	BLACK
MANUFACTURER	DOG.ON.IT.PARKS
SIZE	-

12 - PET DRINKING FOUNTAIN



PRODUCT	ITEM #: 7211 BARRIER FREE FOUNTAIN
COLOR	PEARL WHITE
MANUFACTURER	DOG.ON.IT.PARKS
SIZE	-

13 - PIXEL BENCHES



PRODUCT	PIXEL BENCHES
COLOR	-
MANUFACTURER	MAGLIN
SIZE	-

14 - PRE-FAB PLANTING POT



PRODUCT	DT/DCT-4800 DELTA COLLECTION
COLOR/TEXTURE	FRP TERRACOTTA, SMOOTH TEXTURE
MANUFACTURER	TOURNESOL
SIZE	48" W X 36" H

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

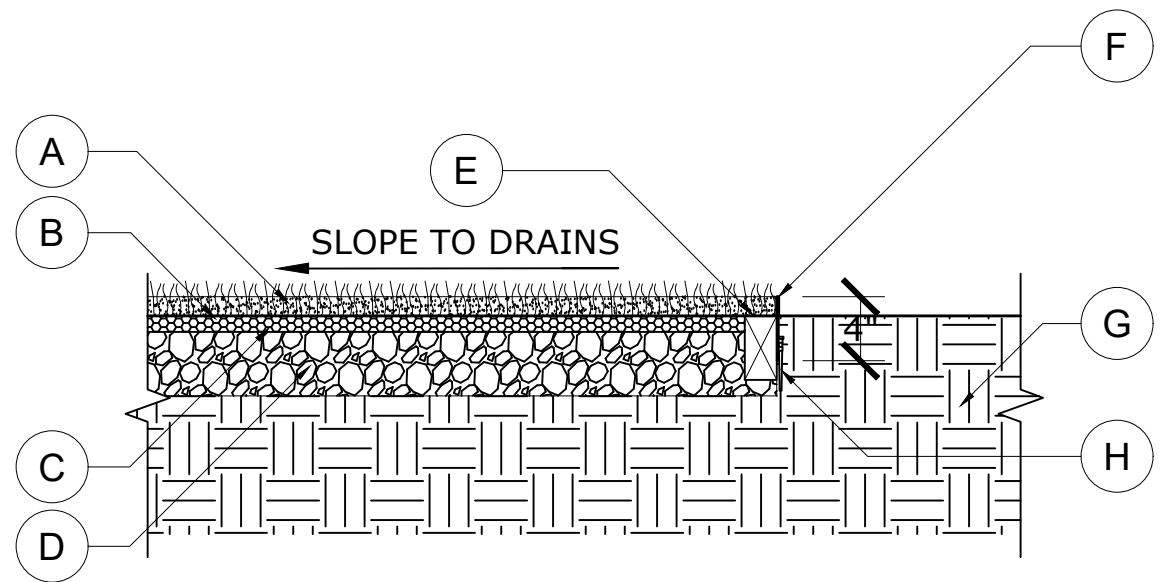
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
HARDSCAPE - CUTSHEETS

SHEET NUMBER
L5.04

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

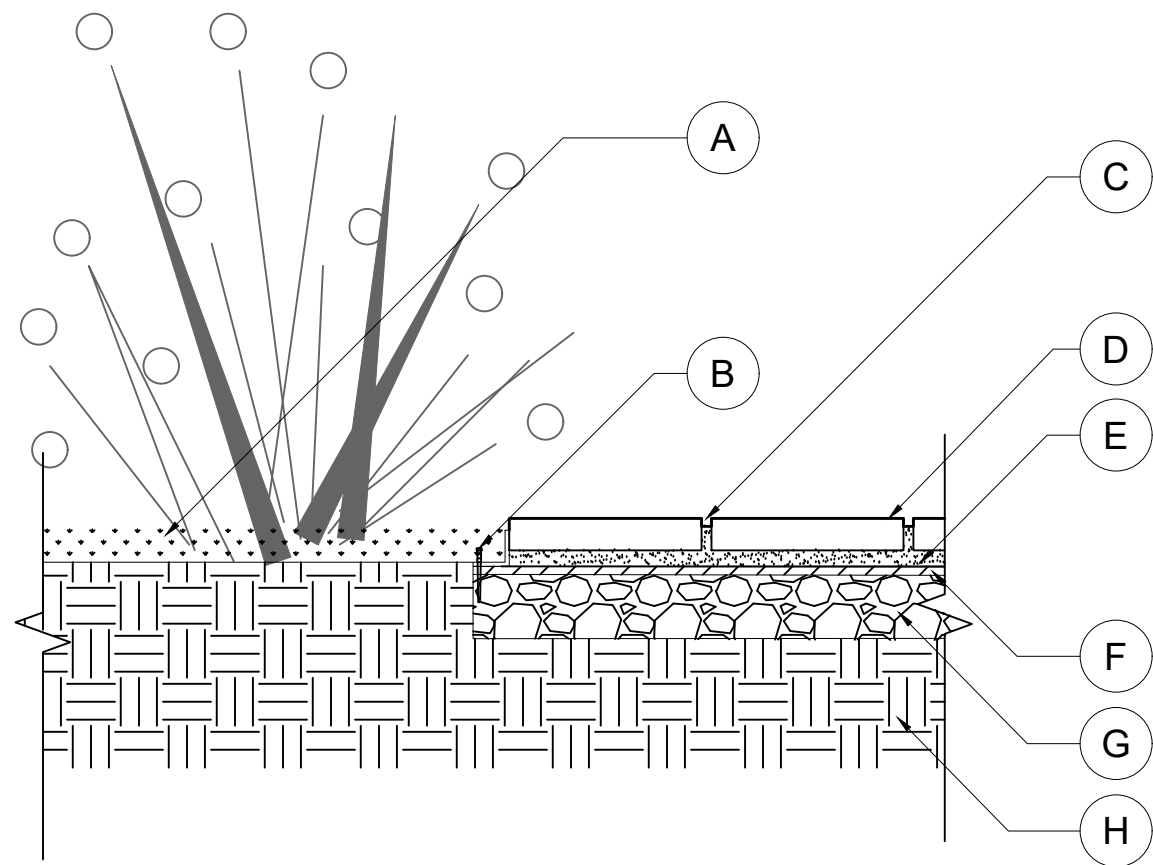


LEGEND	
A	ARTIFICIAL TURF (REFER TO HARDSCAPE PLANS FOR TYPE) (INSTALL PER MANUFACTURER'S SPECIFICATIONS)
B	MANUFACTURER APPROVED INFILL
C	1" OR 2" SOFPAD
D	4" LAYER OF CLEAN STONE (W/ TOP LAYER OF FINES) - OR - 3/4" MINUS STONE
E	SYNTHETIC WOOD NAILER
F	1/8" X 4" X 16' STEEL EDGING (BY: SURE-LOC ALIMUMIN EDGING CORP.)
G	COMPACTED SUBGRADE
H	TAPERED STEEL STAKES TO INTERIOR OF BEDDING AREA

01 ARTIFICIAL TURF AT GRADE

SCALE: 1" = 1'-0"

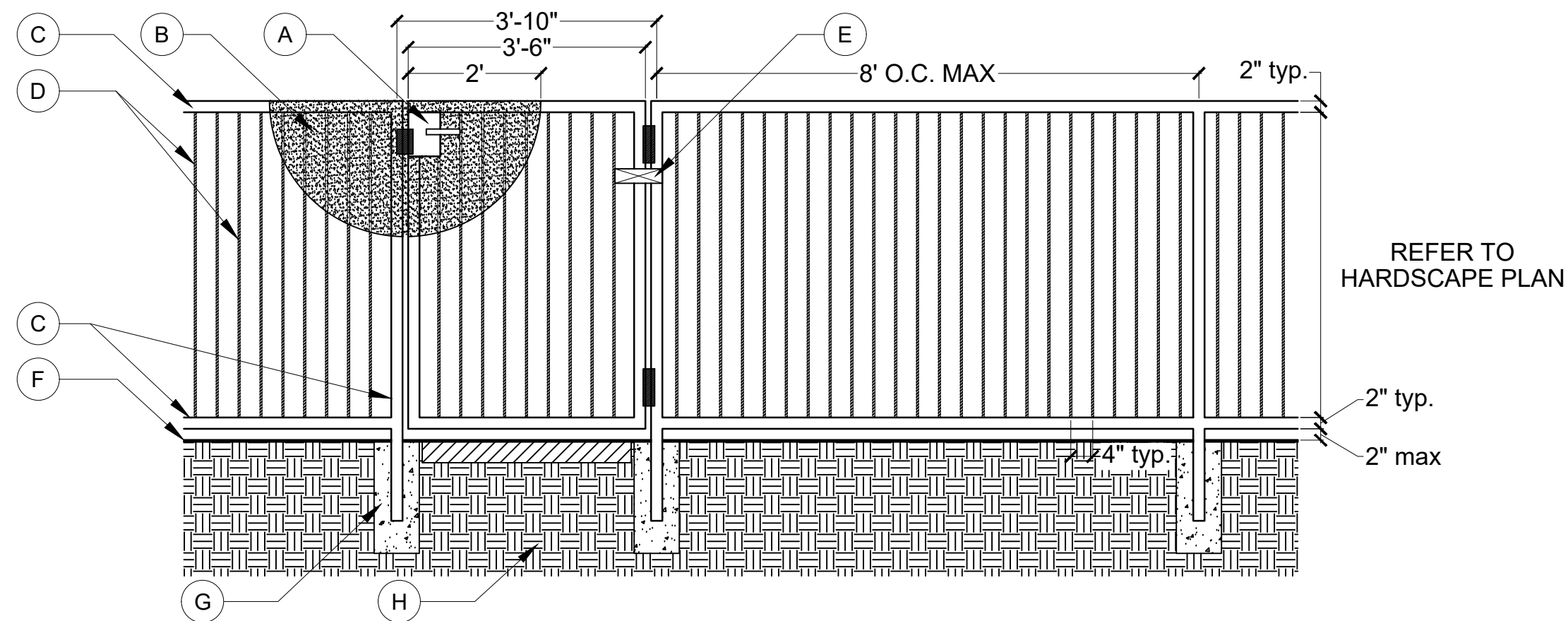
02 NOT IN USE



LEGEND	
A	LANDSCAPE AREA, MULCH TO BE FLUSH W/ PAVER EDGING
B	PAVER EDGING HELD IN PLACE W/ SPICES
C	SWEEP SAND INTO JOINTS & TREAT W/ PRE-EMERGENT 4 HOURS PRIOR TO PLACEMENT
D	SET TOP OF PAVERS 1/4" ABOVE FINISH GRADE OF ADJACENT CONCRETE
E	1" SAND LAYING COURSE
F	GEOTEXTILE FABRIC
G	AGGREGATE BASE COURSE (4" FOR PEDESTRIAN SURFACES / 6" FOR VEHICULAR SURFACES)
H	COMPACTED SUBGRADE

04 PAVERS ON SAND

SCALE: 1" = 1'-0"

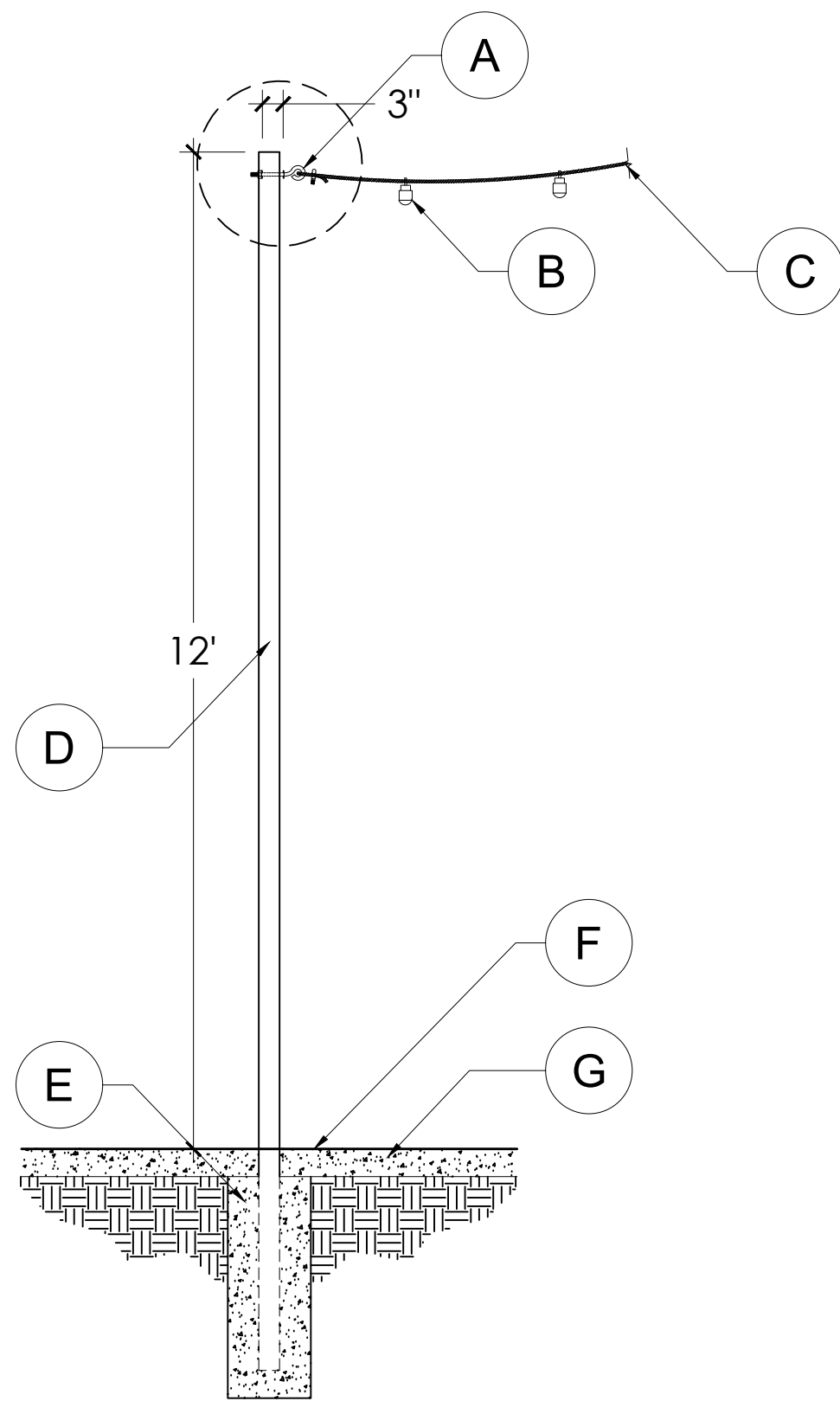


NOTES:

- DESIGN TO MEET 2006 IBC APPROVED BARRIER, PER SECTION 3109.3. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL - FIELD VERIFY ALL DIMENSIONS.
- ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 5" MIN. BELOW TOP OF GATE
- THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN 3" IN ANY DIRECTION WITHIN 18" FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND GATE POST WITH WHICH THE GATE LATCHES.

06 TUBE STEEL FENCE

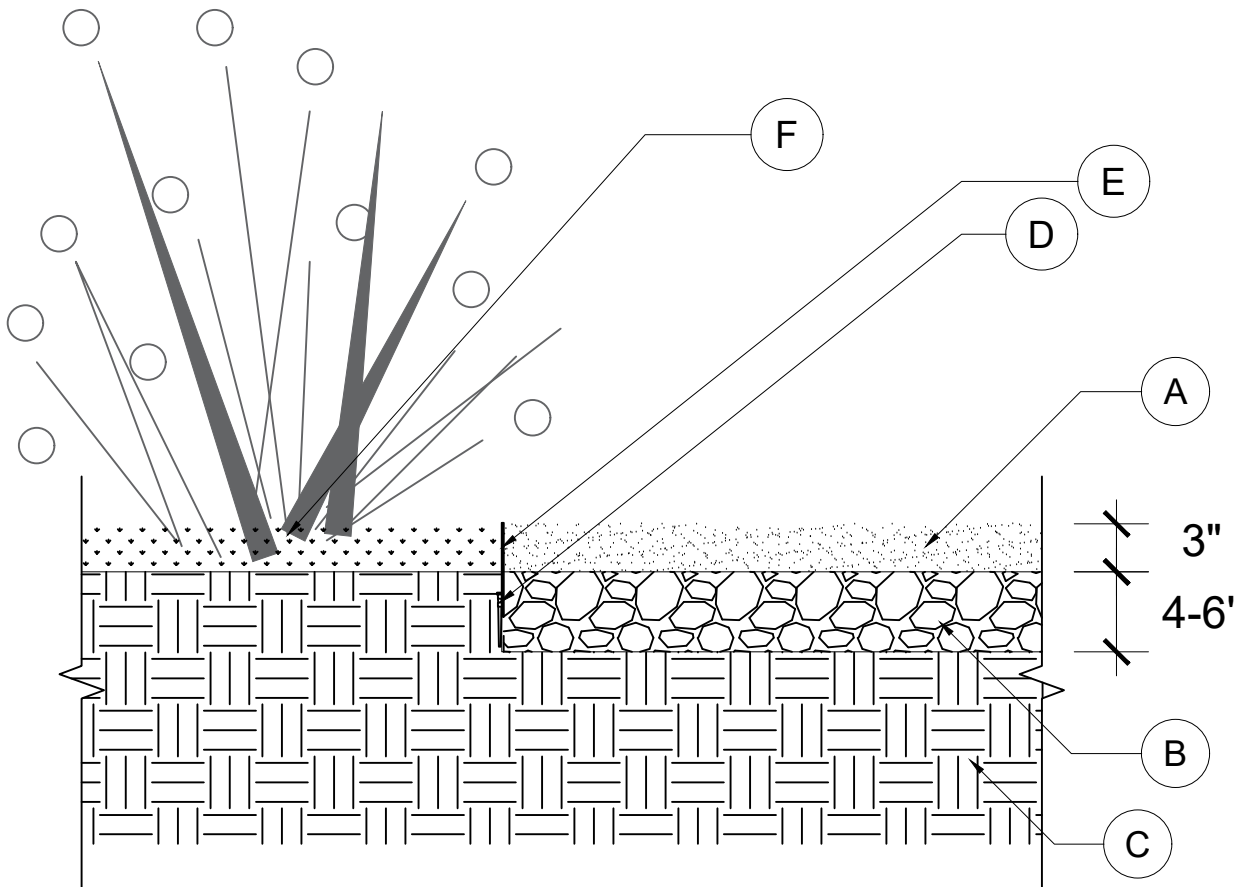
SCALE: 1/2" = 1'-0"



CROSS SECTION

03 STRING LIGHTS AT GRADE

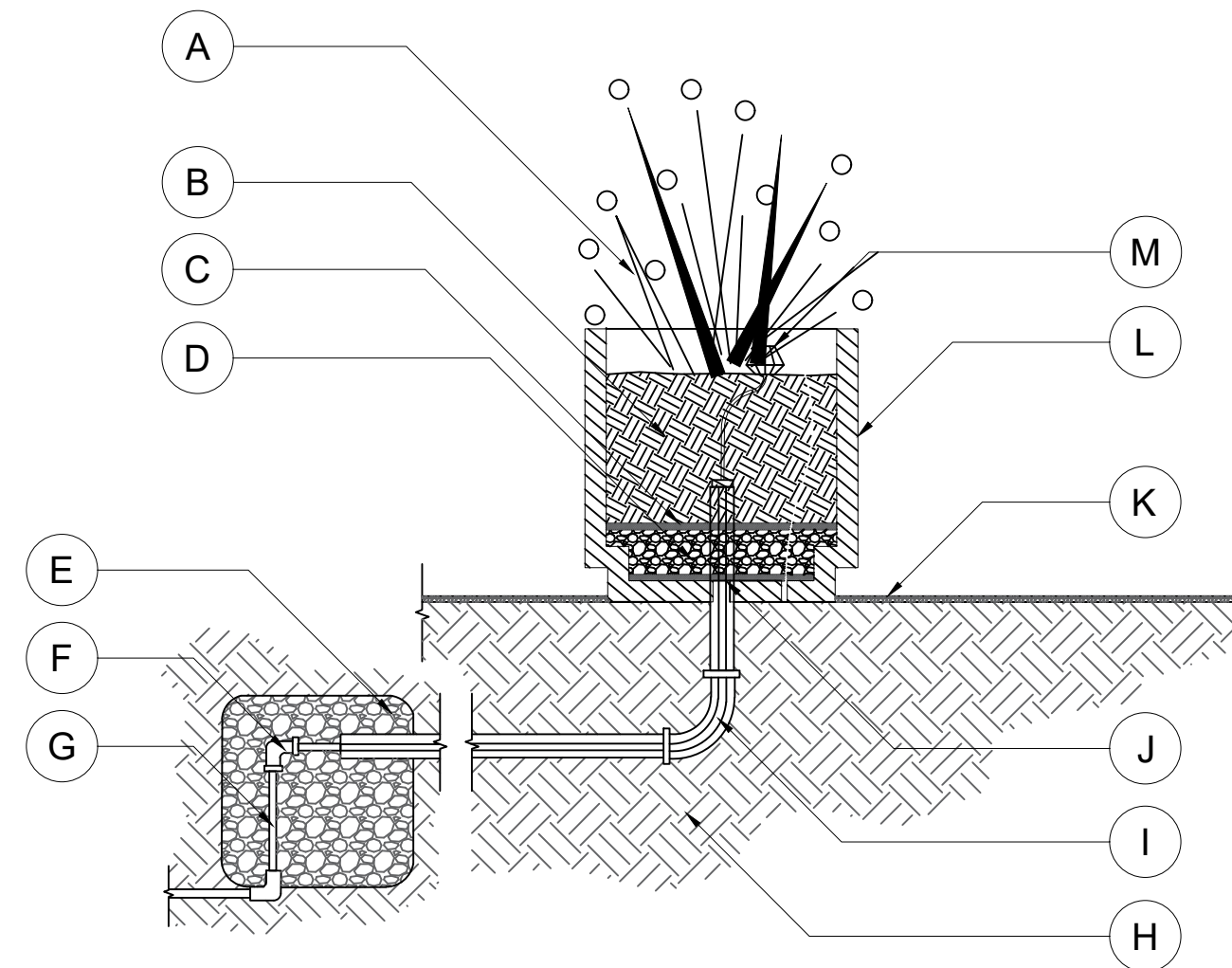
SCALE: 3/8" = 1'-0"



LEGEND	
A	DECORATIVE ROCK OR DECOMPOSED GRANITE AS SPECIFIED IN HARDSCAPE PLANS
B	AGGREGATE BASE COURSE (PRE-SOAKED & COMPACTED TO MIN. 95%)
C	COMPACTED SUBGRADE
D	TAPERED STEEL STAKES TO INTERIOR OF BEDDING AREA
E	1/8" X 4" X 16' STEEL EDGING (BY: SURE-LOC ALUMINUM EDGING CORP.)
F	LANDSCAPE AREA, MULCH TO BE FLUSH W/ STEEL EDGING

05 DECORATIVE ROCK / DECOMPOSED GRANITE

SCALE: 1" = 1'-0"



LEGEND	
A	LIGHT WEIGHT SOIL MIX.
B	FILTER FABRIC OVER GRAVEL BED.
C	3/8" WASHED PEA GRAVEL, 8" DEEP.
D	FILTER SCREEN OR APPROVED EQUAL BY MECHANICAL ENGINEER.
E	16"x16" GRAVEL SUMP WRAPPED IN FILTER FABRIC LOCATE IN PLANTER 3" MIN. BEYOND HARDSCAPE AND 5' MIN. FROM BLDG. FOUNDATION.
F	PVC FLEX ELL.
G	PVC LATERAL, SEE IRRIGATION PLANS.
H	COMPACTED SUBGRADE.
I	FLEX PVC, SEE IRRIGATION PLANS.
J	2" CLASS 200 PVC SLEEVE AS DRAIN LINE, EXTEND THRU DECK.
K	FINISH PAVING, REFER TO HARDSCAPE PLANS.
L	PLANTING POT, REFER TO HARDSCAPE PLANS.
M	THREADED OUTLET BY: JAY R. SMITH INDUSTRIES, TEL.: 334-277.8520. MODEL: 2670T, 02, 03, THREAD. B-2. OR APPROVED EQUAL BY MECHANICAL ENG.

07 PRE-FAB PLANTER AT GRADE

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

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9630
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

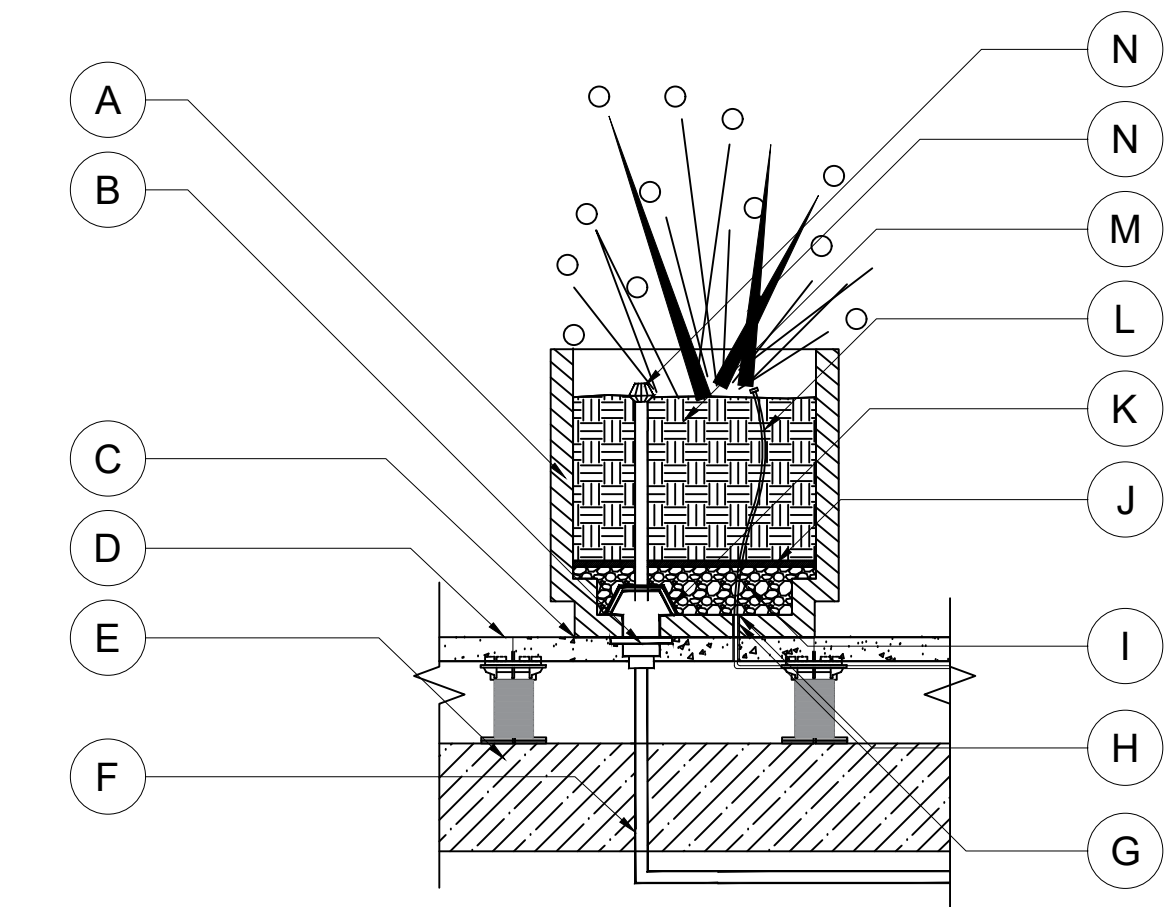
SHEET TITLE
SITE DETAILS

SHEET NUMBER

L6.00

SCALE: AS INDICATED

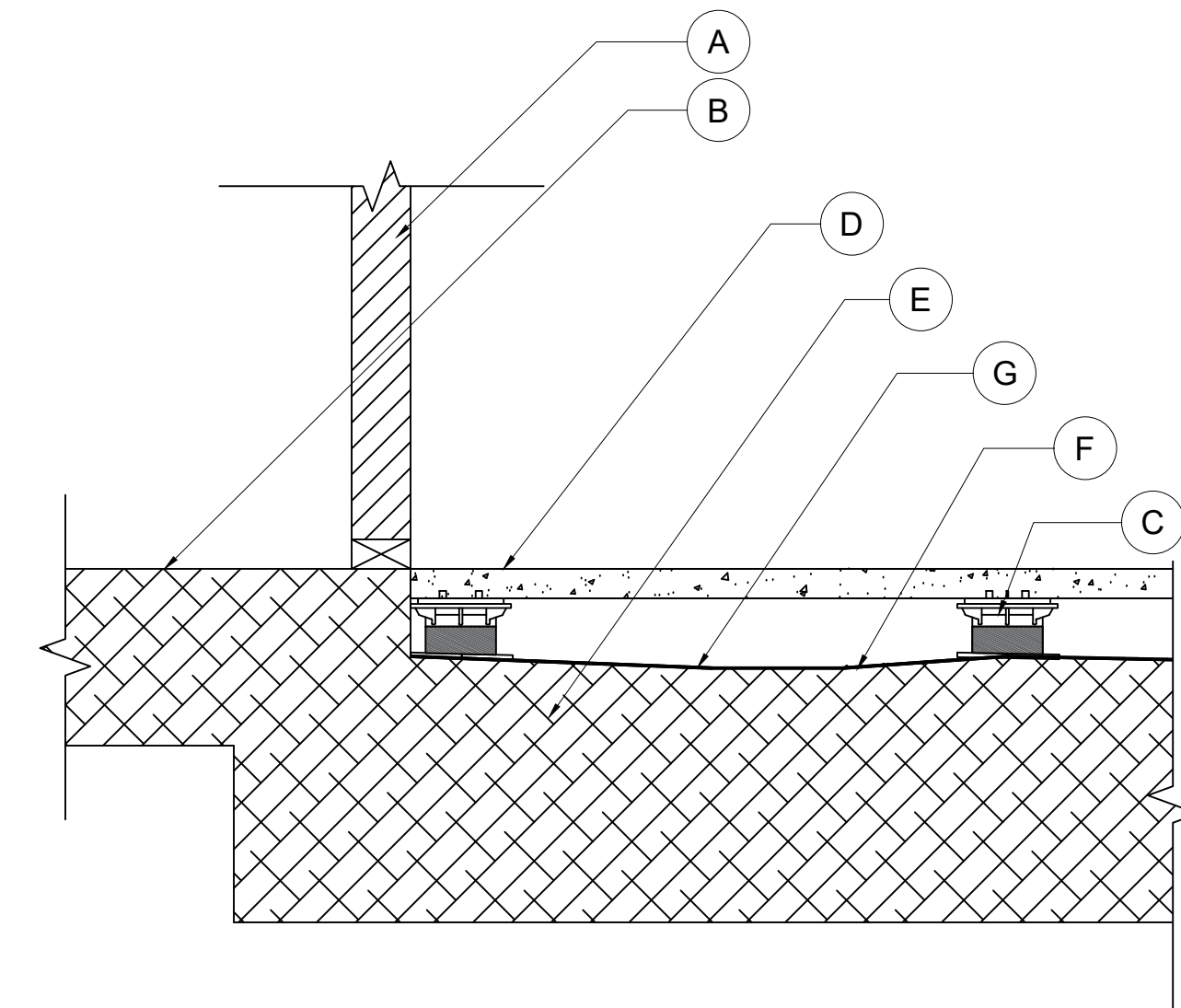
80% PERMIT SET - 2023-OCTOBER-06



LEGEND	
A	PLANTER POT (REFER TO HARDSCAPE PLAN FOR COLORS AND FINISHES).
B	NO-HUB OUTLET BY: JAY R. SMITH INDUSTRIES INC. TEL:334-277-8520, MODEL: 2005Y, B-SQUARE TOP, OR APPROVED EQUAL BY MECHANICAL ENGINEER.
C	CAULK ALL SEAMS W/ WATERPROOF SEALANT.
D	FINISH PAVING, REFER TO HARDSCAPE PLANS.
E	STRUCTURAL SLAB.
F	TO DRAINAGE, REFER TO MECHANICAL PLANS.
G	DRILL 1/2" DIA. HOLE IN BOTTOM OF POT FOR PVC SLEEVE.
H	CAULK, CONTINUOUS, AROUND RIM OF PVC SLEEVE.
I	3/8" WASHED PEA GRAVEL 4" DEEP.
J	FILTER FABRIC OVER GRAVEL BED.
K	FILTER SCREEN OR APPROVED EQUAL BY MECHANICAL ENGINEER.
L	IRRIGATION LINE WITH EMITTER.
M	LIGHT WEIGHT SOIL MIX.
N	PLANTING, REFER TO LANDSCAPE PLANS.
O	THREADED OUTLET BY: JAY R. SMITH INDUSTRIES, INC., 334-277-8520, MODEL: 2070T, 02.03.TREAD: B-2 OR APPROVED EQUAL BY MECHANICAL ENGINEER

08 PRE-FAB PLANTERS ON PODIUM

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



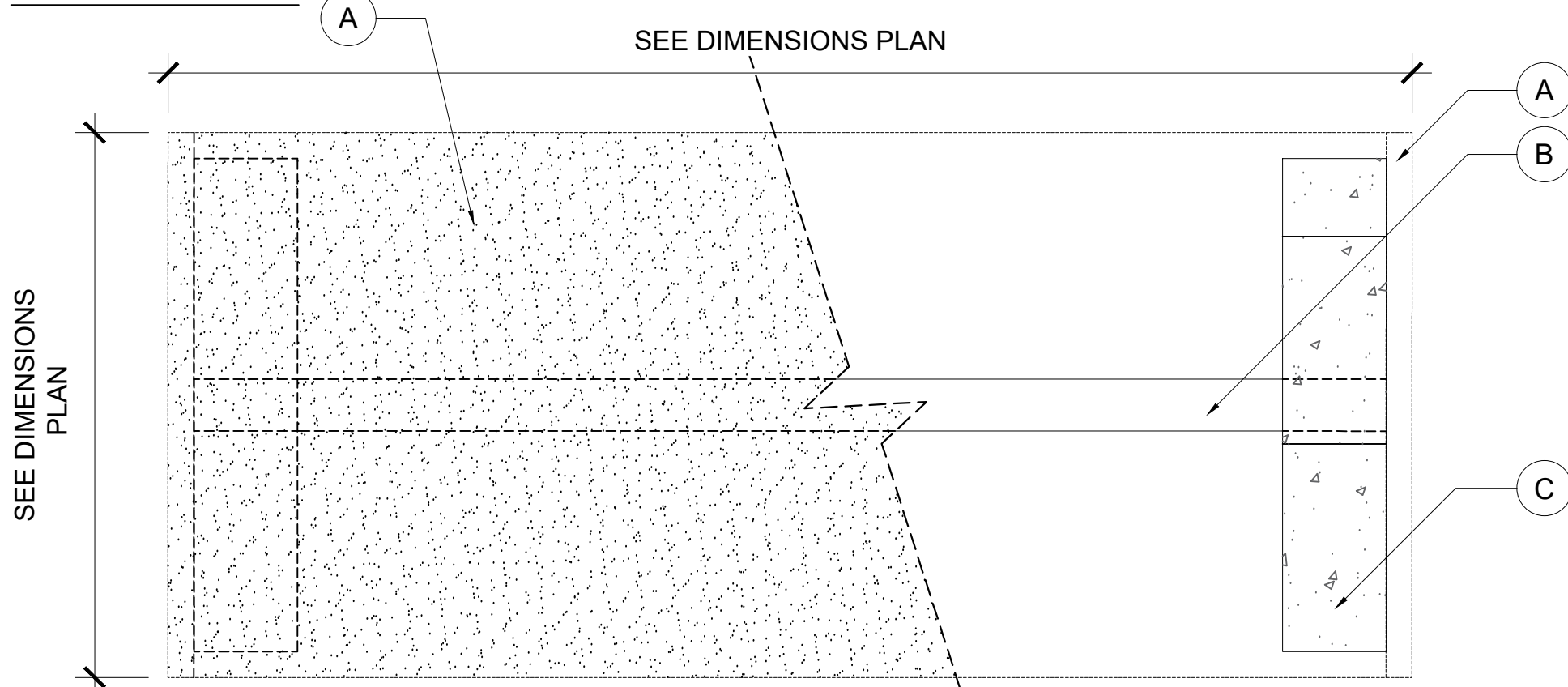
LEGEND	
A	ADJACENT BUILDING
B	FINISHED FLOOR ELEVATION
C	PEDESTAL SYSTEM
D	PORCELAIN PAVERS (REFER TO HARDSCAPE PLAN)
E	ROOF ASSEMBLY (REFER TO ARCHITECTURAL PLANS)
F	WATERPROOFING (REFER TO ARCH PLANS)
G	DRAINAGE MAT

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF ASSEMBLY DRAINAGE

11 PAVERS ON PEDESTAL

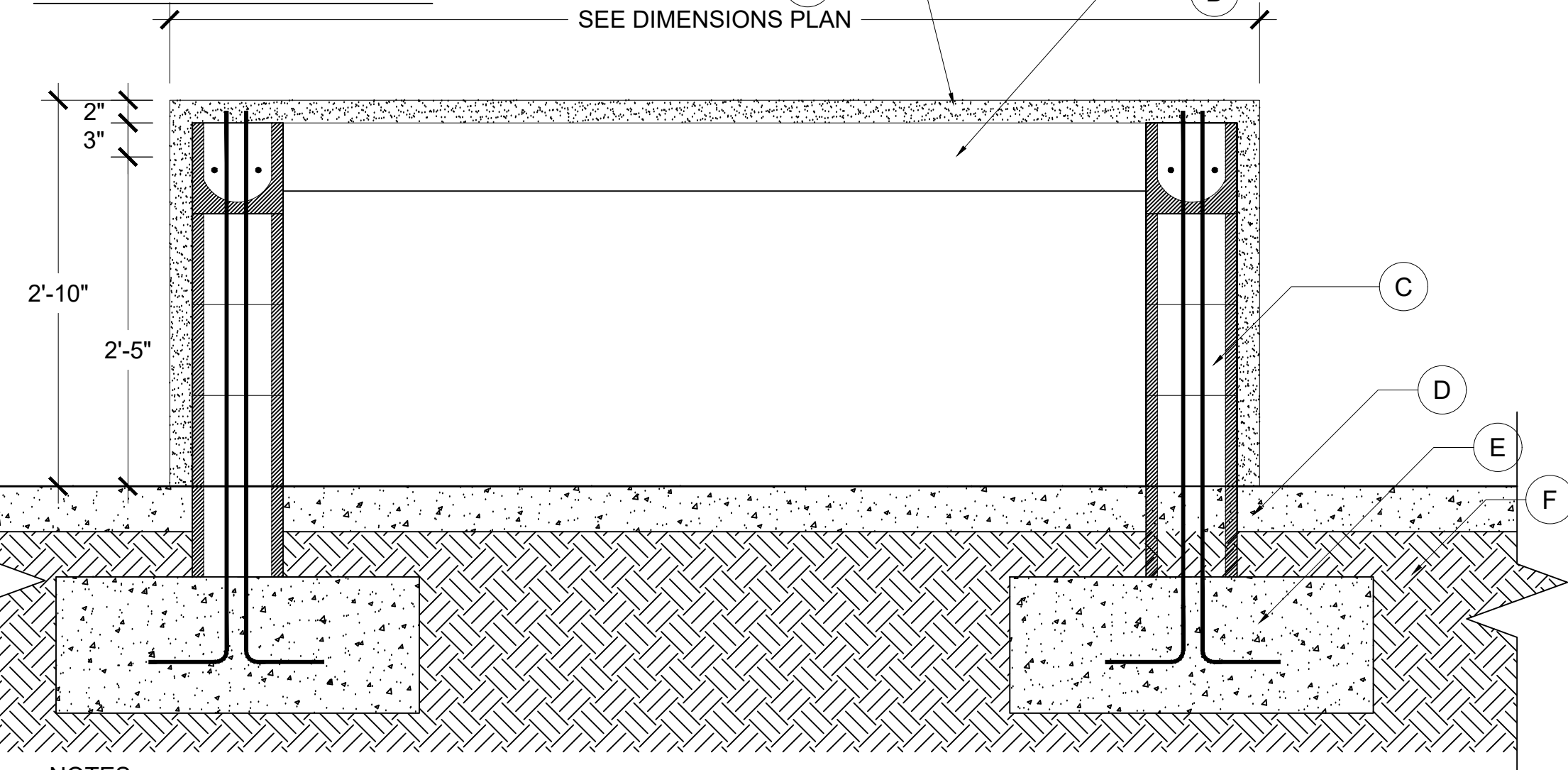
SCALE: 1" = 1'-0"

PLAN VIEW



COMMUNITY TABLE LEGEND	
A	DEKTON VK03 GRIGIO COUNTERTOP (BY: COSENTINO) (REFER TO MATERIAL BOARD 05/L5.03); WATERFALL BOTH ENDS
B	4" x 6" TUBE STEEL SUPPORT FOR COUNTER
C	8" x 8" x 16" CMU BLOCK; GROUT SOLID; SMOOTH STUCCO COLOR: SW9130 EVERGREEN FOG (REFER TO MATERIAL BOARD 06/L5.03)
D	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
E	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
F	COMPACTED SUBGRADE

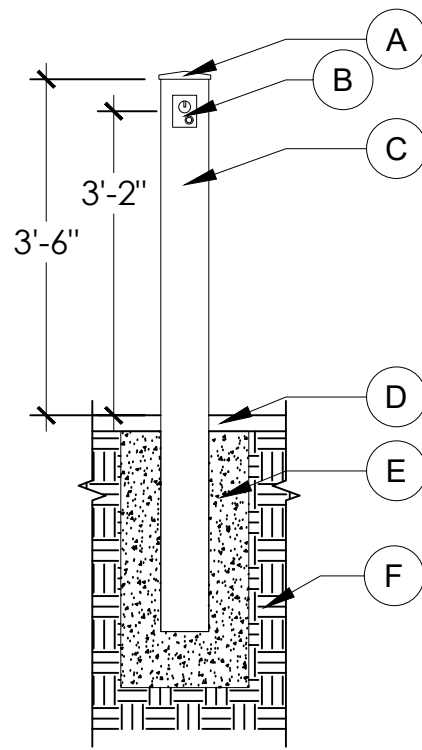
CROSS SECTION 1



NOTES:
-CONTRACTOR TO SUBMIT SHOP DRAWINGS AND FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
-GRIND SMOOTH ALL WELD JOINTS AND POWDERCOAT W/ (2) LAYERS OF BLACK PAINT

12 BUILT-IN COMMUNITY TABLE

SCALE: 1" = 1'-0"

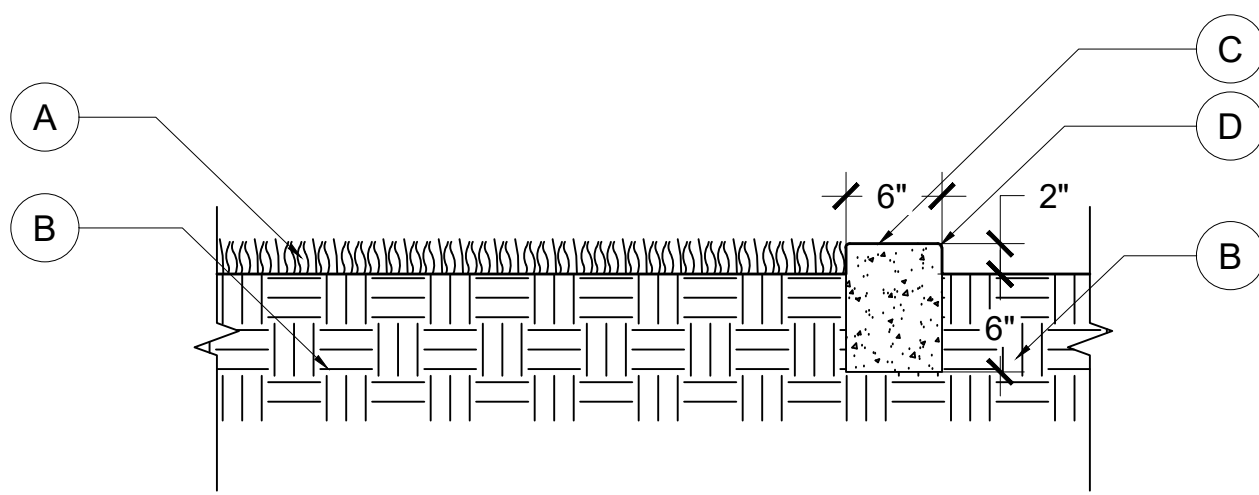


LEGEND	
A	6" CAST IRON PYRAMID POST CAP.
B	(BY: KINGS ARCHITECTURAL METALS)
C	MODEL #: 45-811
D	COMMERCIAL EMERGENCY SHUTOFF SWITCH & TIMER
E	(BY: THE OUTDOOR PLUS)
F	PRODUCT #: OPT-ESTOPTMPL
G	6" SQ TUBE STEEL POST
H	ADJACENT PAVING
I	CONCRETE FOOTING, REFER TO STRUCTURAL ENGINEER.
J	COMPACTED SUBGRADE

09 FIRE PIT CONTROL POST

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

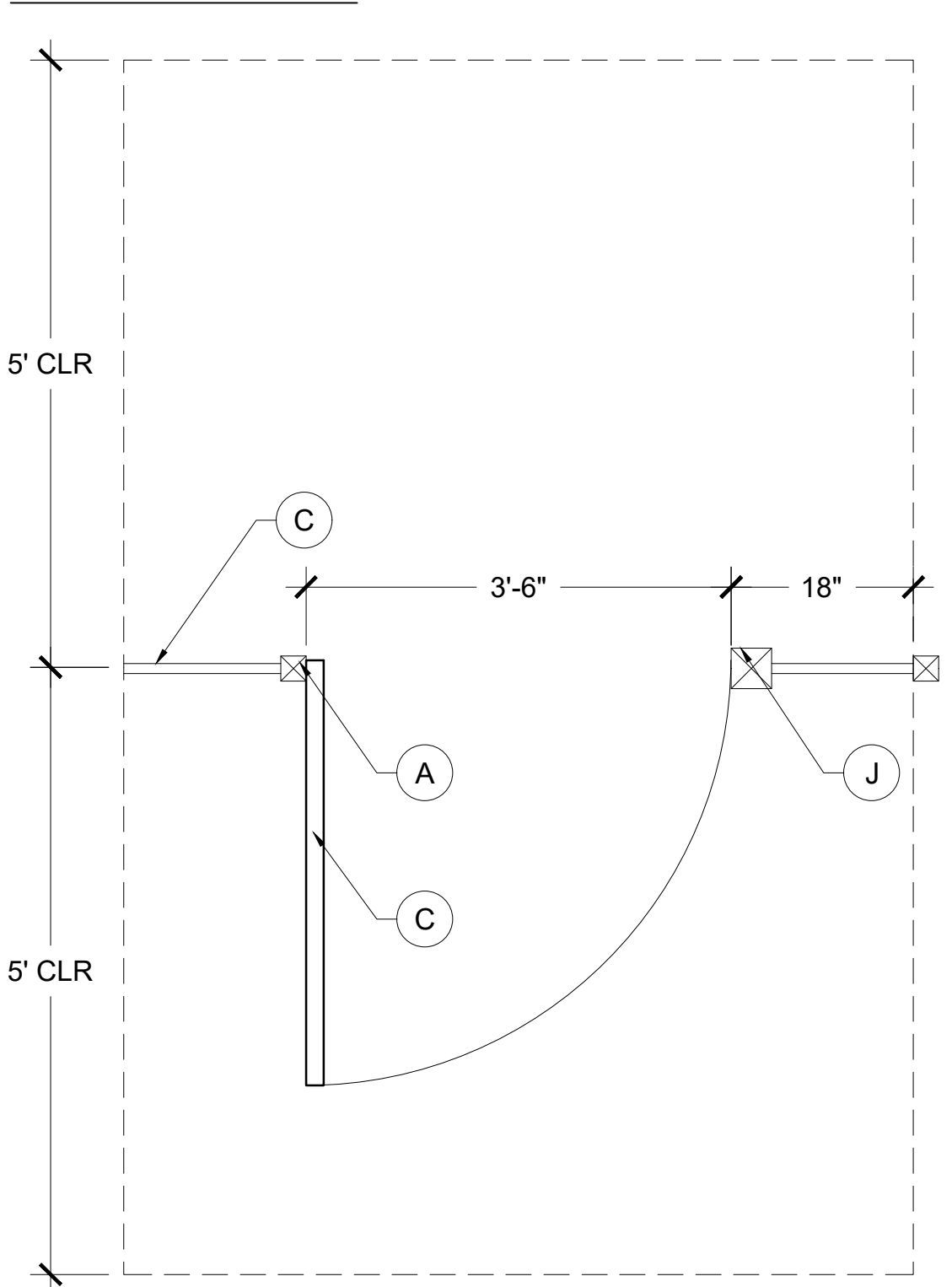
LEGEND	
A	SOD FINISH GRADE
B	COMPACTED SUBGRADE
C	6" CAST IN PLACE CONCRETE CURB (SET INTO COMPACTED SUBGRADE MIN 6")
D	1/4" TOOLED CHAMFER



10 CONCRETE HEADER

SCALE: 1" = 1'-0"

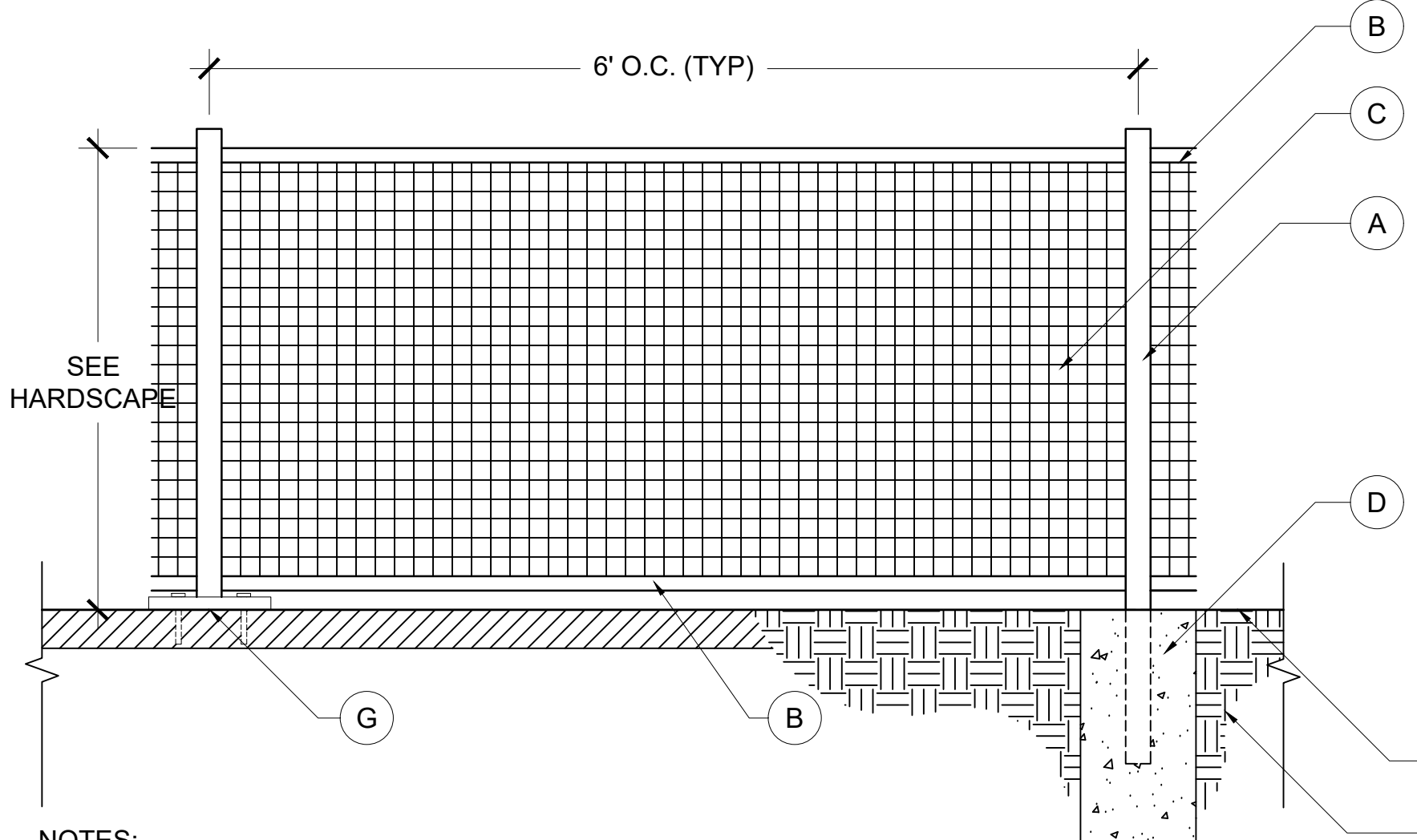
PLAN - GATE



NOTES: GATE
-GATES TO BE SIMILAR CONSTRUCTION AS FENCE DETAIL
-FENCING & GATES SHALL MEET ALL CITY & COUNTY HEALTH
DEPT. REQUIREMENTS FOR POOL BARRIER SAFETY CODES
-WELD & GRIND SMOOTH ALL JOINTS.

SECTION - FENCING

NOTES: MESH SPECS
-MFR: McNICHOLS
-TYPE: SQUARE MESH (CUT TO SIZE)
-PRODUCT #: 3102120041
-DIMS: 1" SQUARE MESH, 0.12 WIRE DIA.

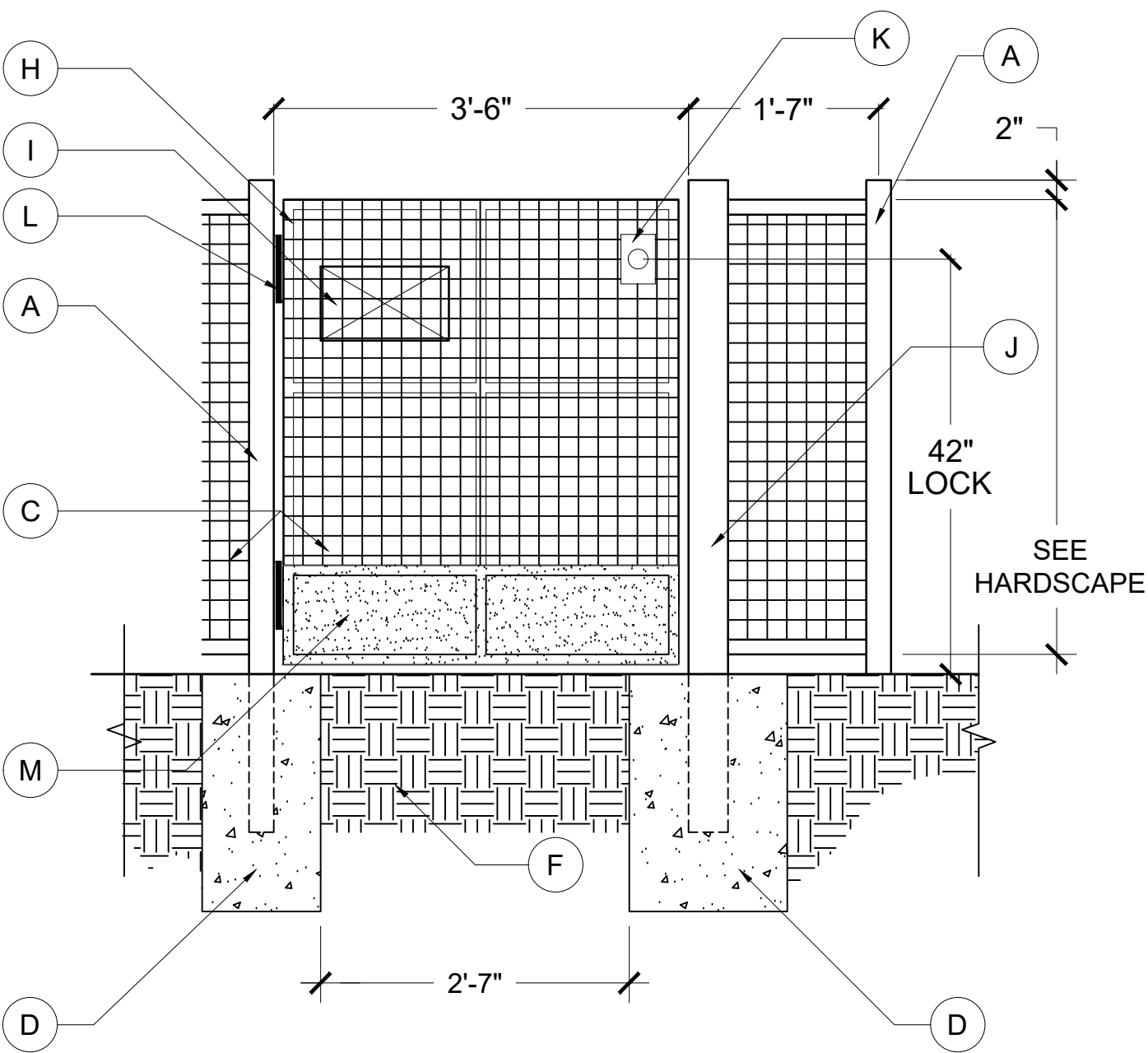


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
2. WELD AND GRIND SMOOTH ALL JOINTS
-A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF PAINT, COLOR: BLACK.

13 WIRE MESH FENCE

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

ELEVATION - GATE



DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

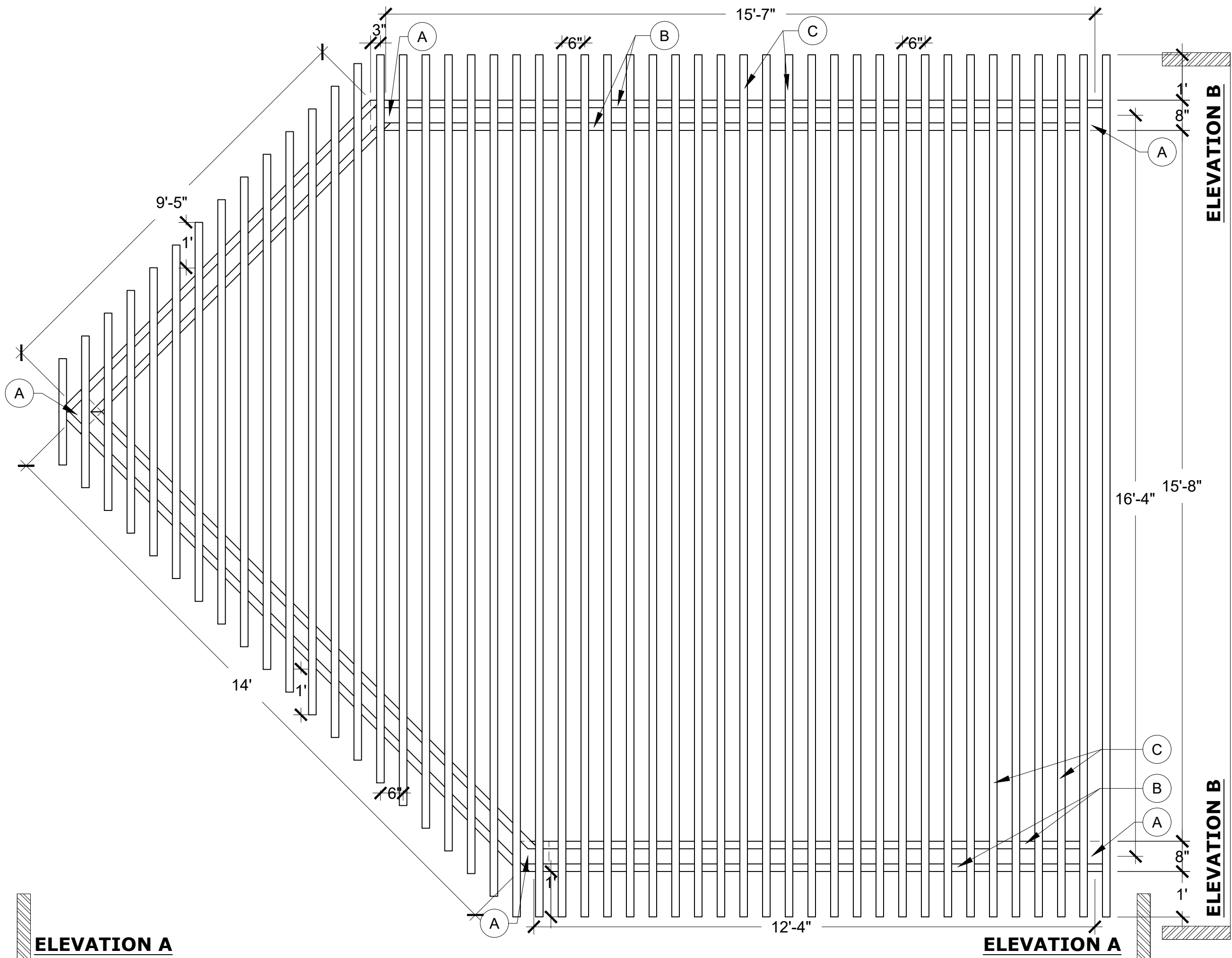
SHEET TITLE
SITE DETAILS

SHEET NUMBER

L6.01

SCALE: AS INDICATED

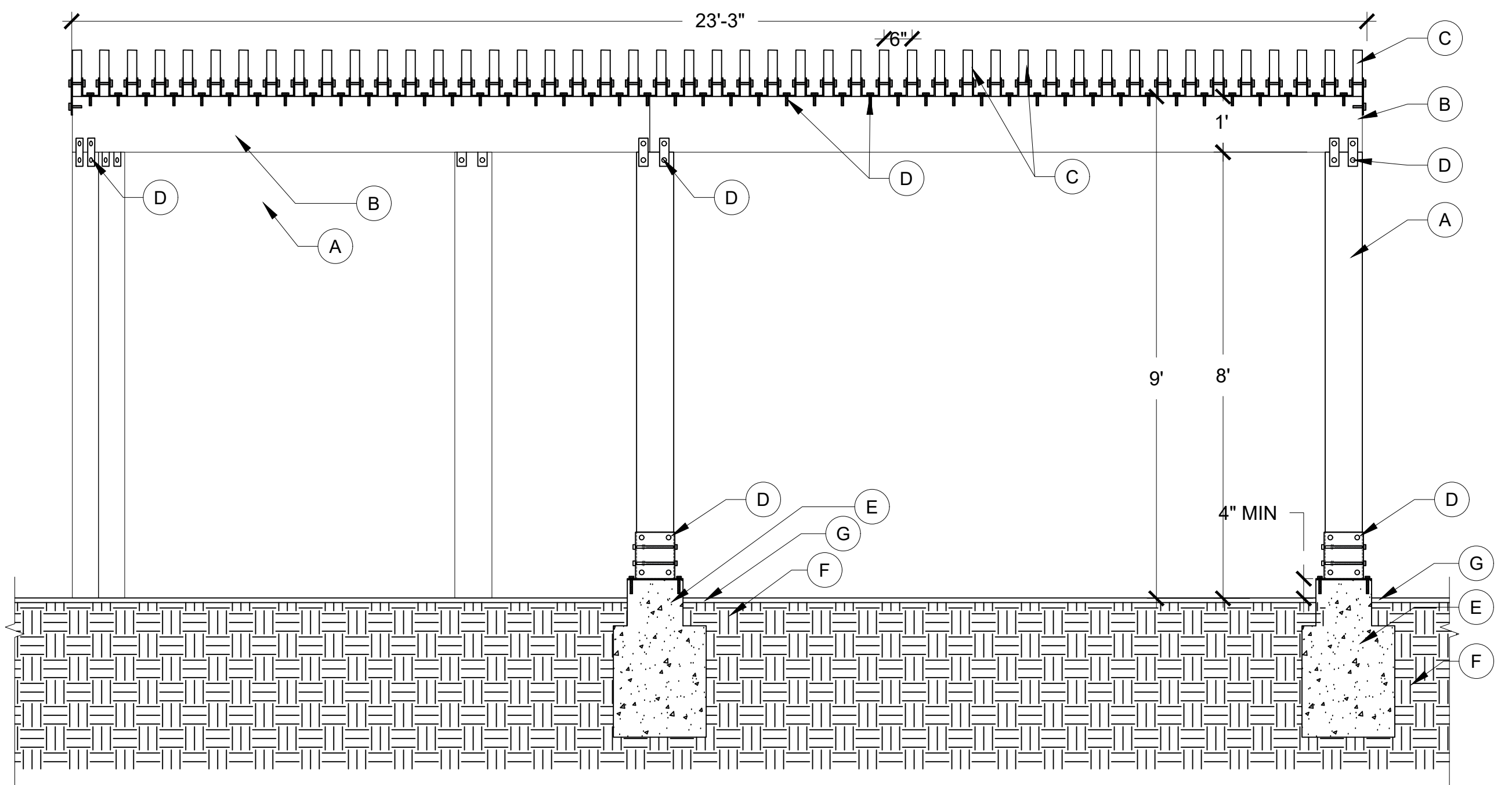
80% PERMIT SET - 2023-OCTOBER-06



ELEVATION A

ELEVATION B

PLAN
NOTE: CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS
& PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION

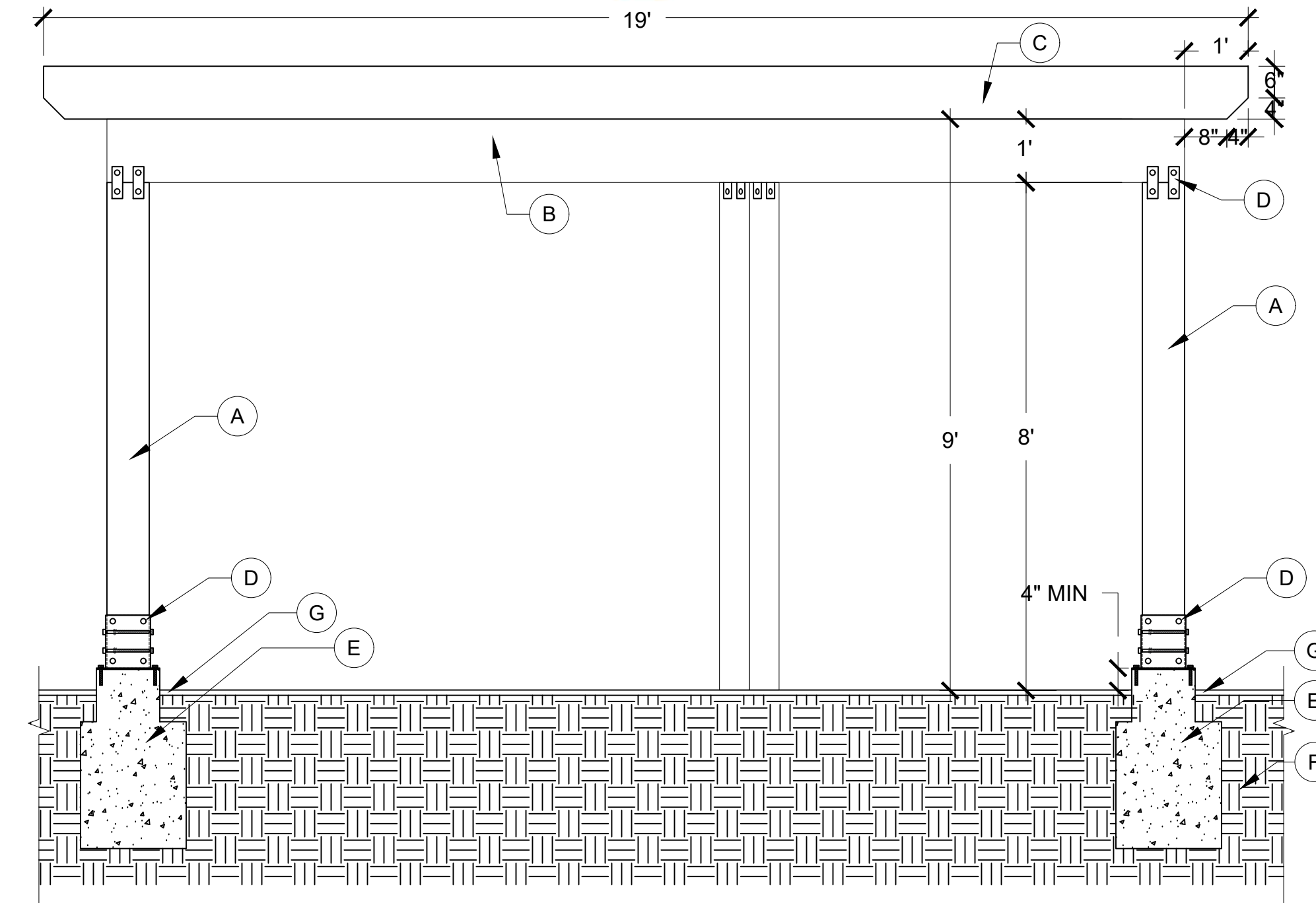


ELEVATION AA

LEGEND	
A	8"x8" ROUGH CUT CEDAR POST (VERTICAL)
B	2"x12" ROUGH CUT CEDAR BEAM (HORIZONTAL)
C	2"x10" ROUGH CUT CEDAR RAFTERS, CHAMFER EDGE (HORIZONTAL)
D	PLATES AND ANCHOR BOLTS (HARDWARE AS NEEDED)
E	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
F	COMPACTED SUBGRADE
G	FINISHED GRADE (REFER TO HARDSCAPE PLANS)



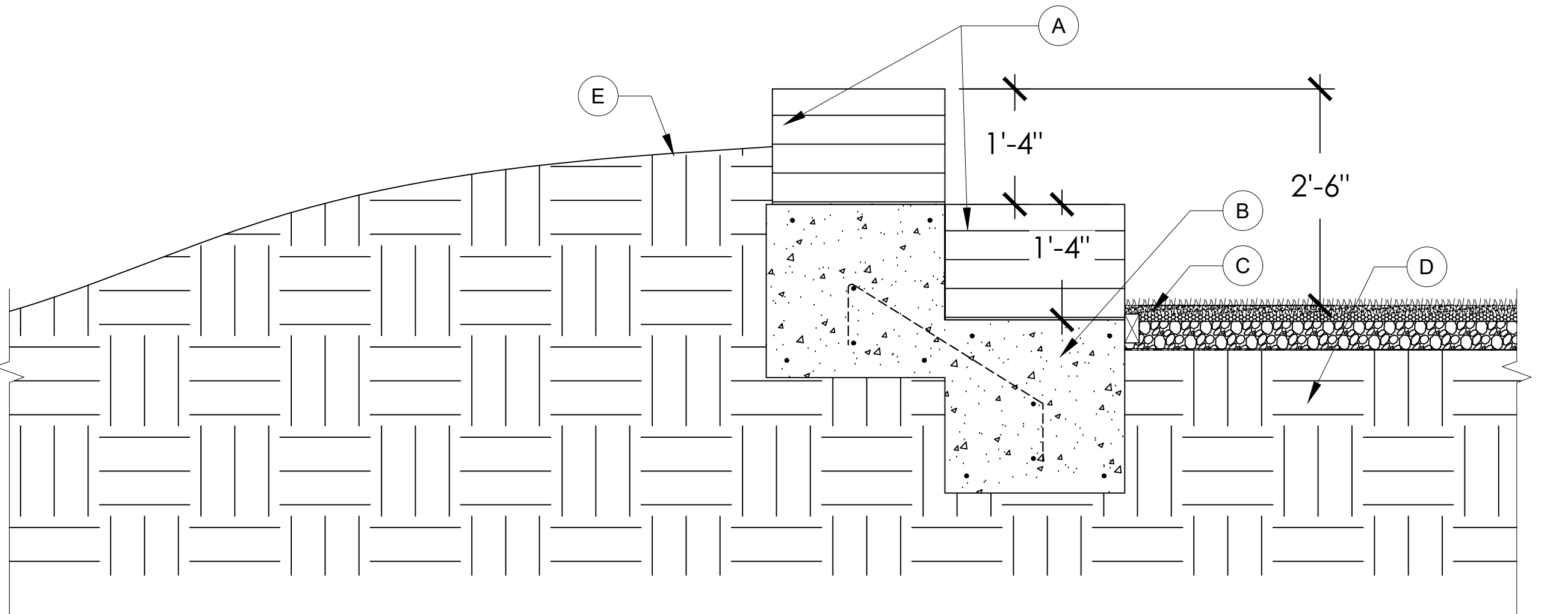
3D PERSPECTIVE
NOT TO SCALE



ELEVATION BB

14 WOOD PERGOLA ON POOL DECK

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



15 PIXEL BENCHES ON SLOPE

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

LEGEND	
PIXEL BLOCK (BY: MAGLIN) SIZE: 24" X 24" X 16 - 3/16" BLOCK	
A	TOP: HDPE DOUBLE SLAT PATTERN COLOR: BROWN SLATS, GRAY BASE BLOCK
B	CONCRETE PAD FOR ANCHORING (REFER TO STRUCTURAL ENGINEER)
C	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
D	COMPACTED SUBGRADE
E	NATURAL SEED LANDSCAPE AREA (REFER TO LANDSCAPE PLANS)

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

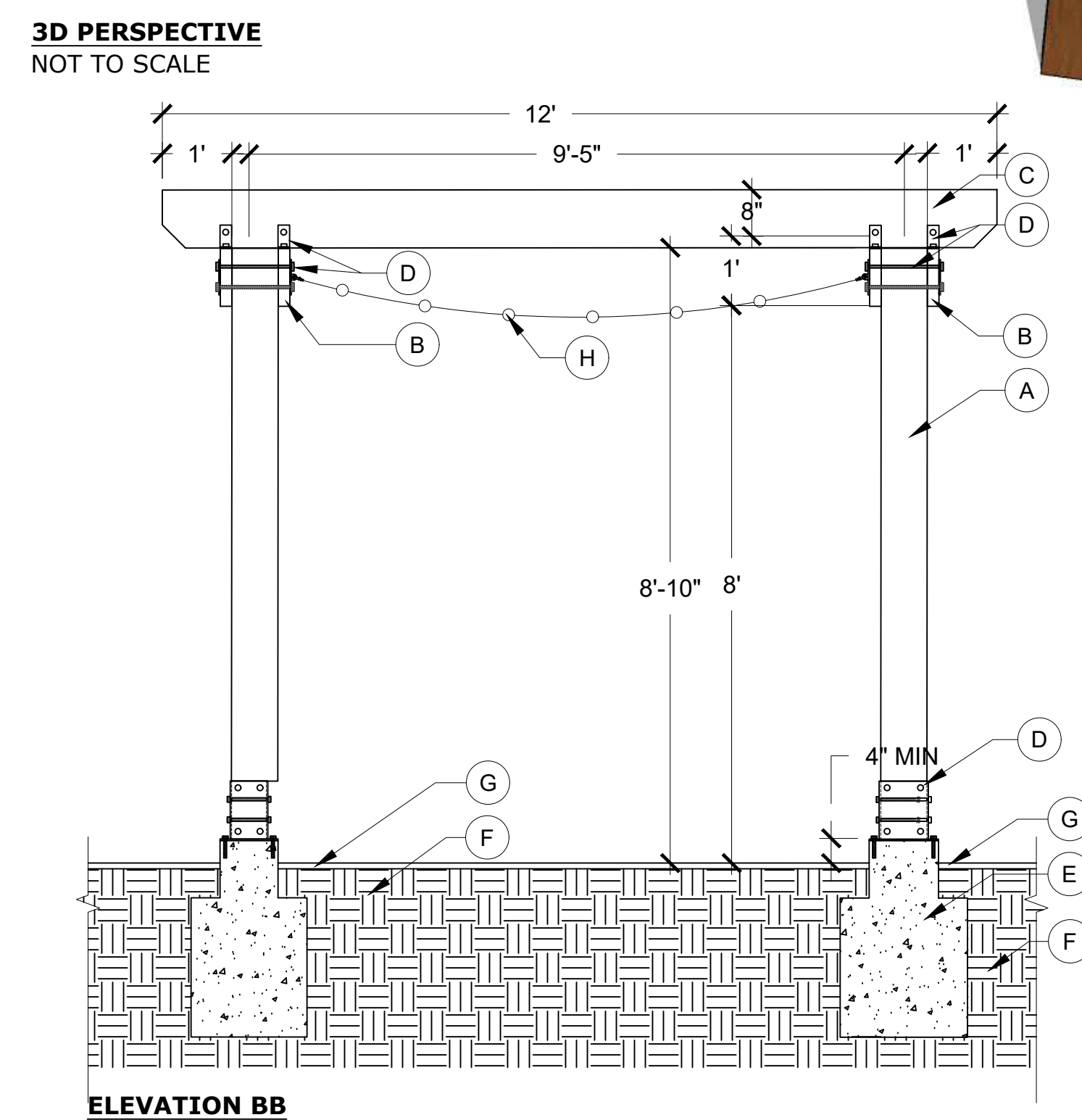
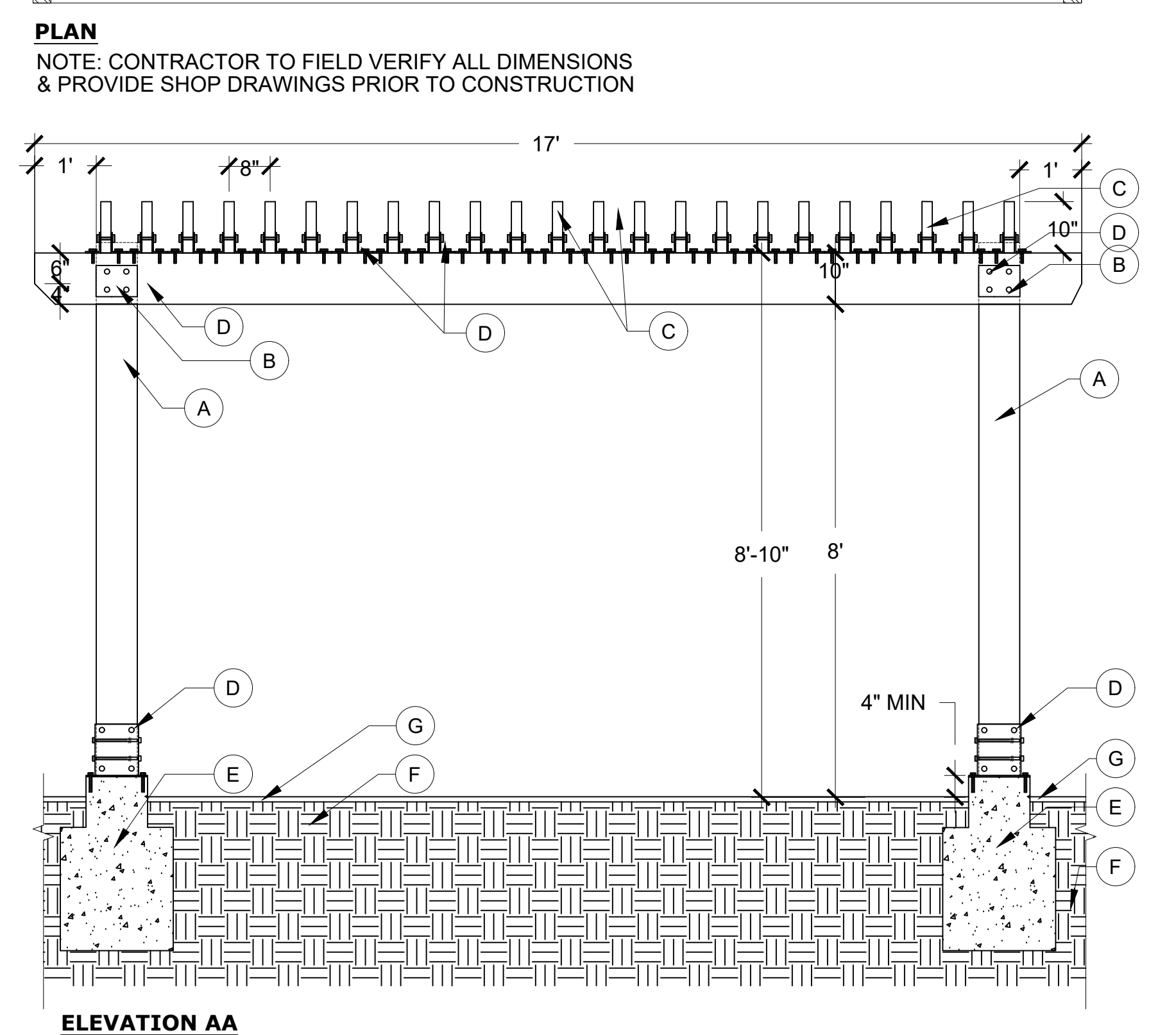
SHEET TITLE
SITE DETAILS

SHEET NUMBER

L6.02

SCALE: AS INDICATED

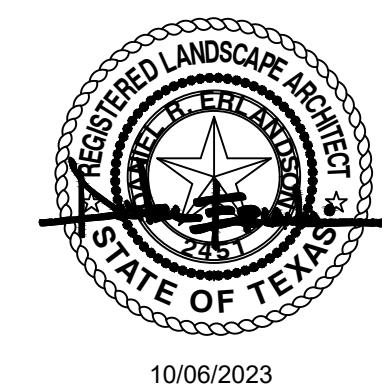
80% PERMIT SET - 2023-OCTOBER-06

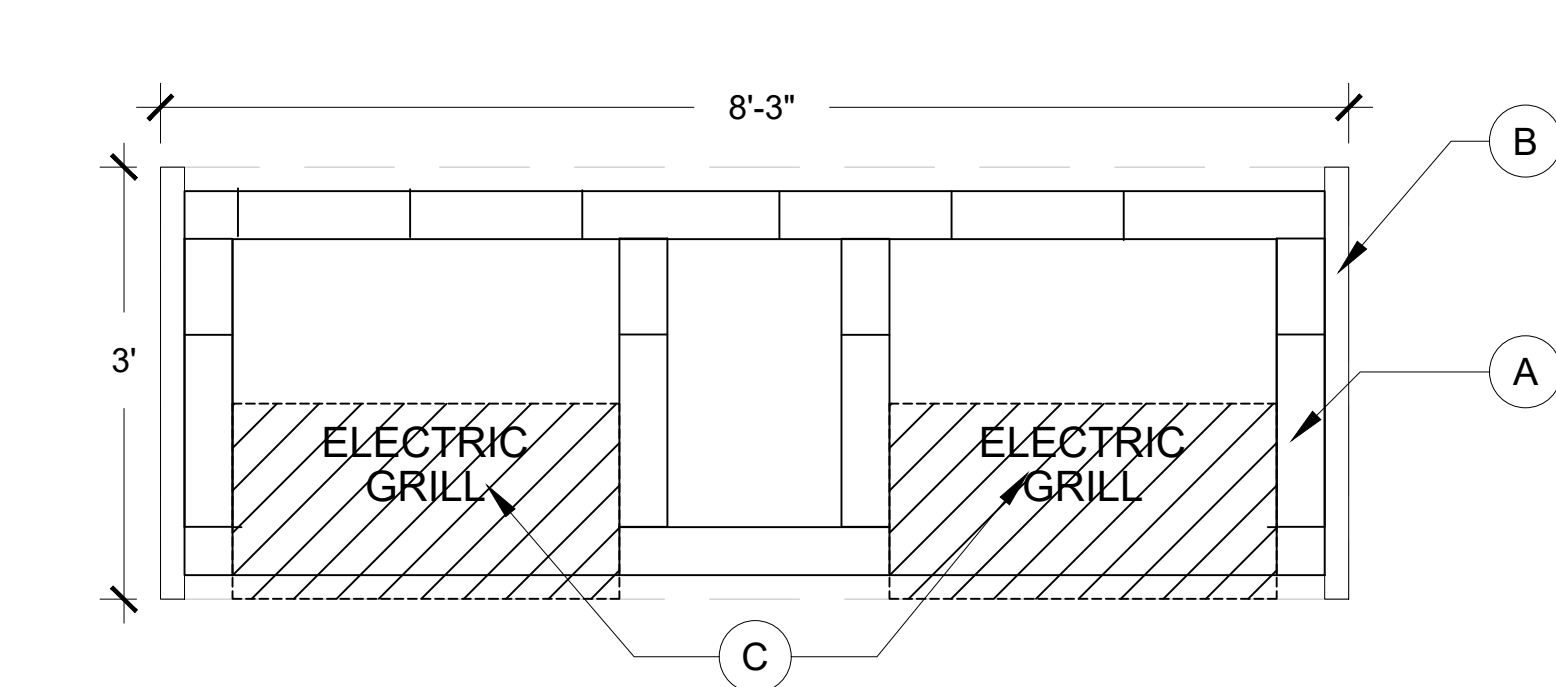


SCALE: 1/2" = 1'-0"

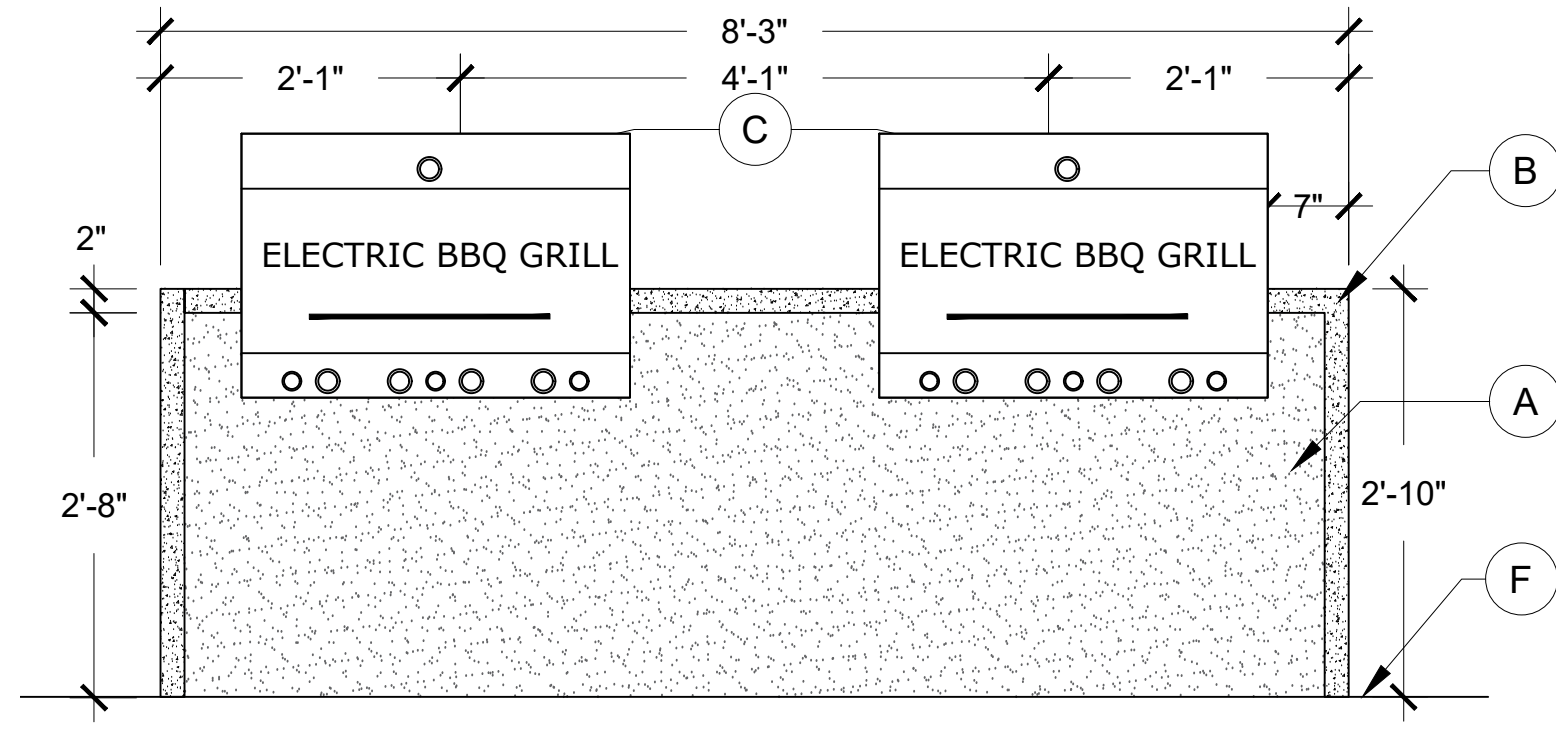


LEGEND	
A	4" X 8" X 16" CMU BLOCK FINISH: SMOOTH STUCCO COLOR: SW 9130 EVERGREEN FOG (REFER TO MATERIALS BOARD 06/L6.03)
B	2" THICK DEKTON COUNTERTOP (BY: COSENTINO) COLOR: VK03 GRIGIO (REFER TO MATERIALS BOARD 05/L6.03) WATERFALL BOTH ENDS 2" OVERHANG (TYP.) PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE & TOE SPACE NOT LESS THAN 27" HIGH, 19" DEEP, AND 30" WIDE.
C	PACIFICA GAS GRILL HEAD (BY: AEI) STAINLESS STEEL GAS GRILL W/ MDS L39 DOOR KIT MODEL #: 536T DIMS: 36.5"W X 9.5"H X 23"D INSTALL PER MANUFACTURER SPECIFICATIONS
D	EMERGENCY SHUTOFF DEVICE
E	#5 VERTICAL BARS AT 48" O.C.
F	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
G	EXPANSION JOINT
H	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
I	COMPACTED SUBGRADE



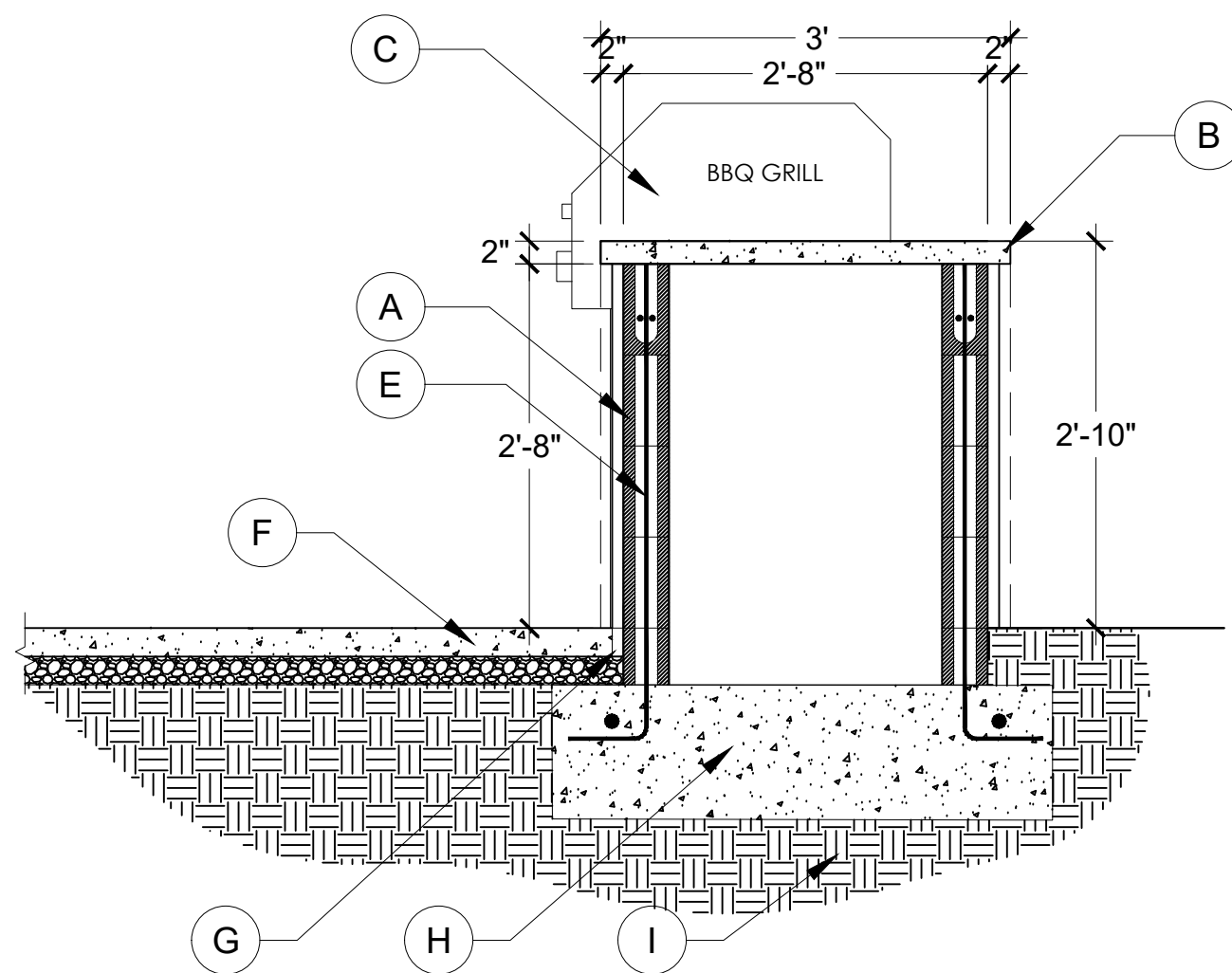


PLAN



ELEVATION

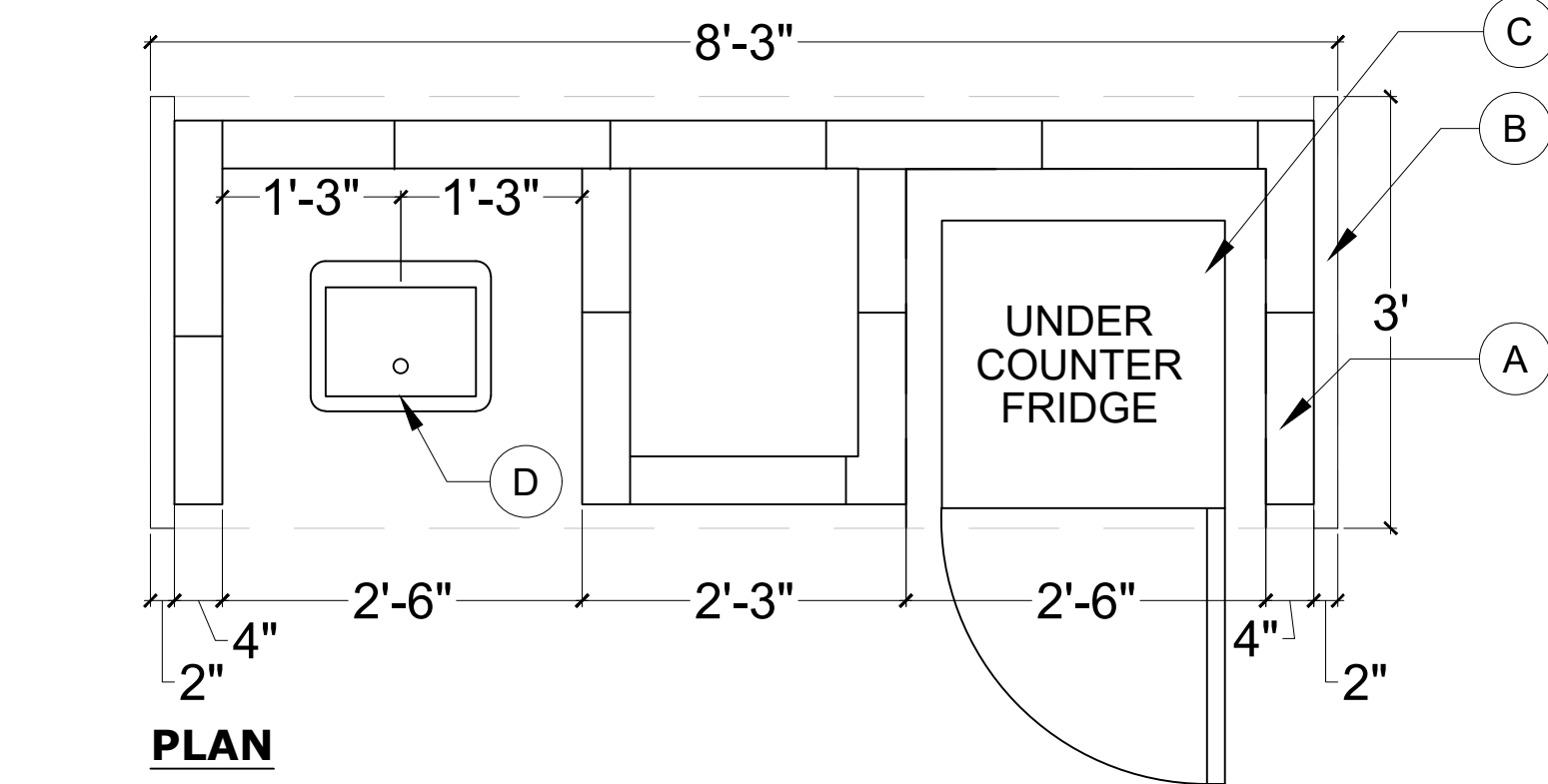
LEGEND	
A	4" X 8" X 16" CMU BLOCK FINISH: SMOOTH STUCCO COLOR: SW 9130 EVERGREEN FOG (REFER TO MATERIALS BOARD 06/L6.03)
B	2" THICK DEKTON COUNTERTOP (BY: COSENTINO) COLOR: VK03 GRIGIO (REFER TO MATERIALS BOARD 05/L6.03) WATERFALL BOTH ENDS 2" OVERHANG (TYP.) PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE & TOE SPACE NOT LESS THAN 27" HIGH, 19" DEEP, AND 30" WIDE.
C	PACIFICA GAS GRILL HEAD (BY: AEI) STAINLESS STEEL GAS GRILL W/ MDS L39 DOOR KIT MODEL #: S36T DIMS: 36.5"W x 9.5"H x 23"D INSTALL PER MANUFACTURER SPECIFICATIONS
D	EMERGENCY SHUTOFF DEVICE
E	#5 VERTICAL BARS AT 48" O.C.
F	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
G	EXPANSION JOINT
H	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
I	COMPACTED SUBGRADE



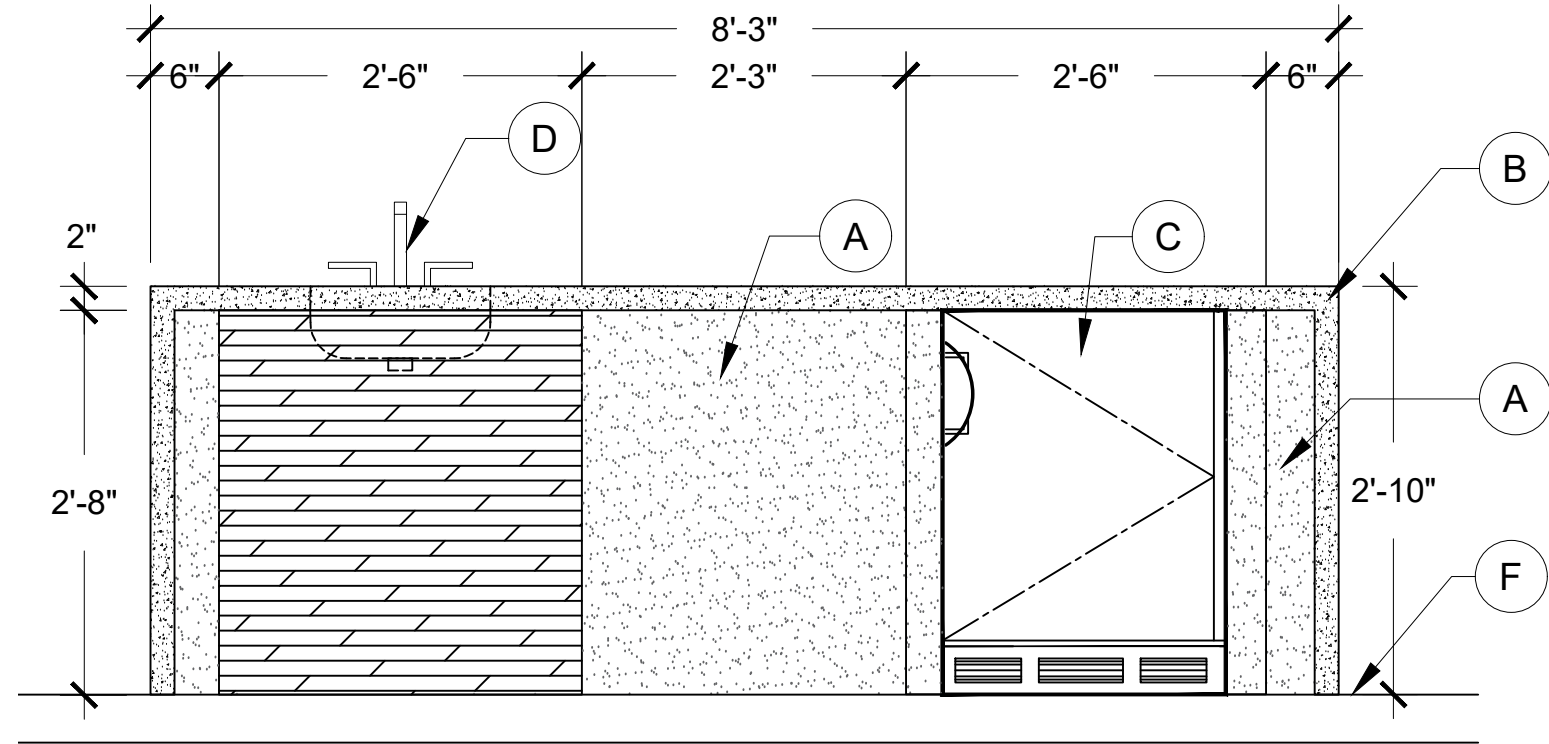
CROSS SECTION

18 DOG PARK BBQ STATION

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



PLAN

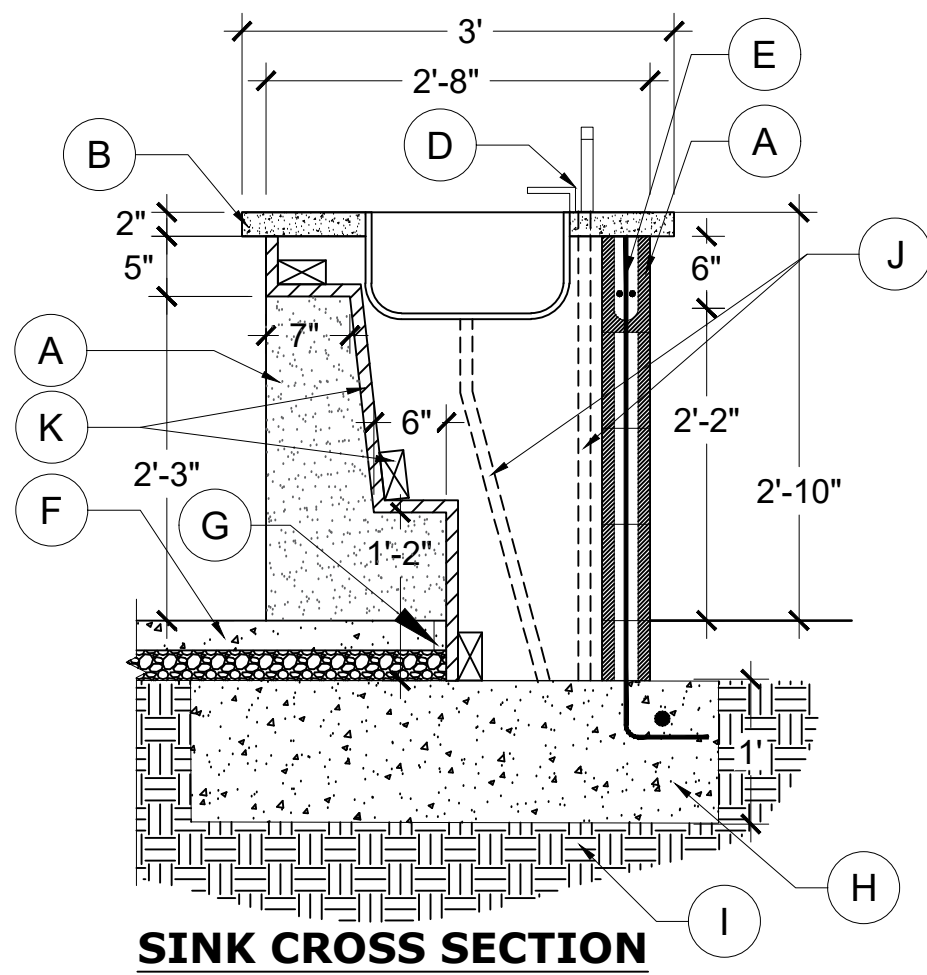


ELEVATION

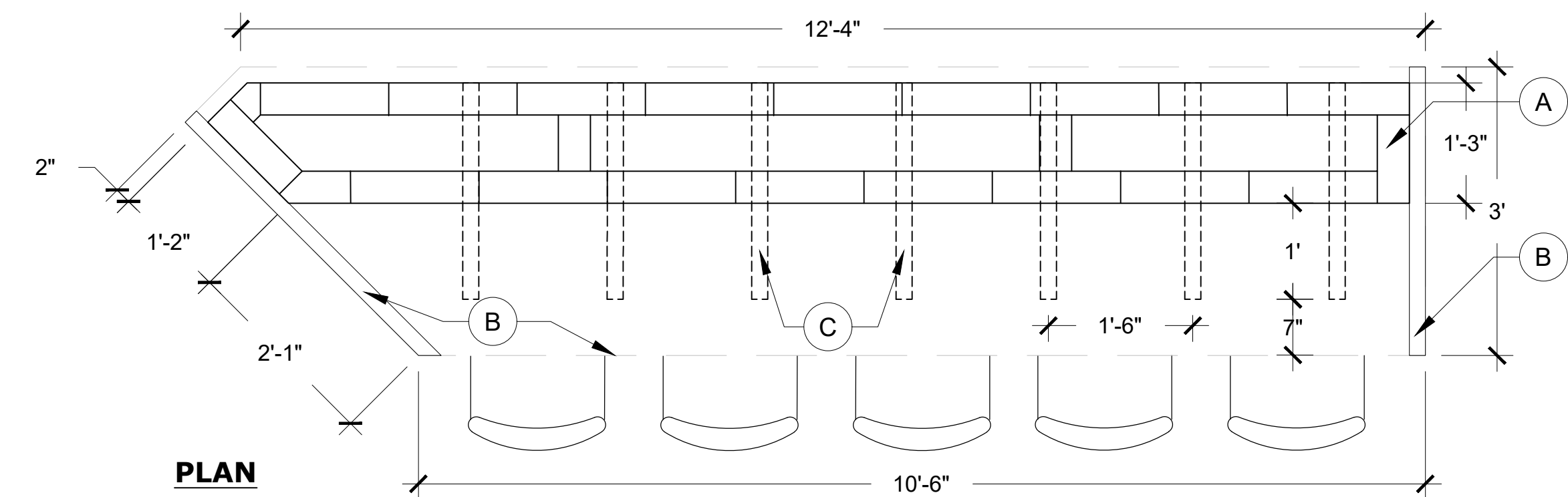
19 DOG PARK COUNTERTOP

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

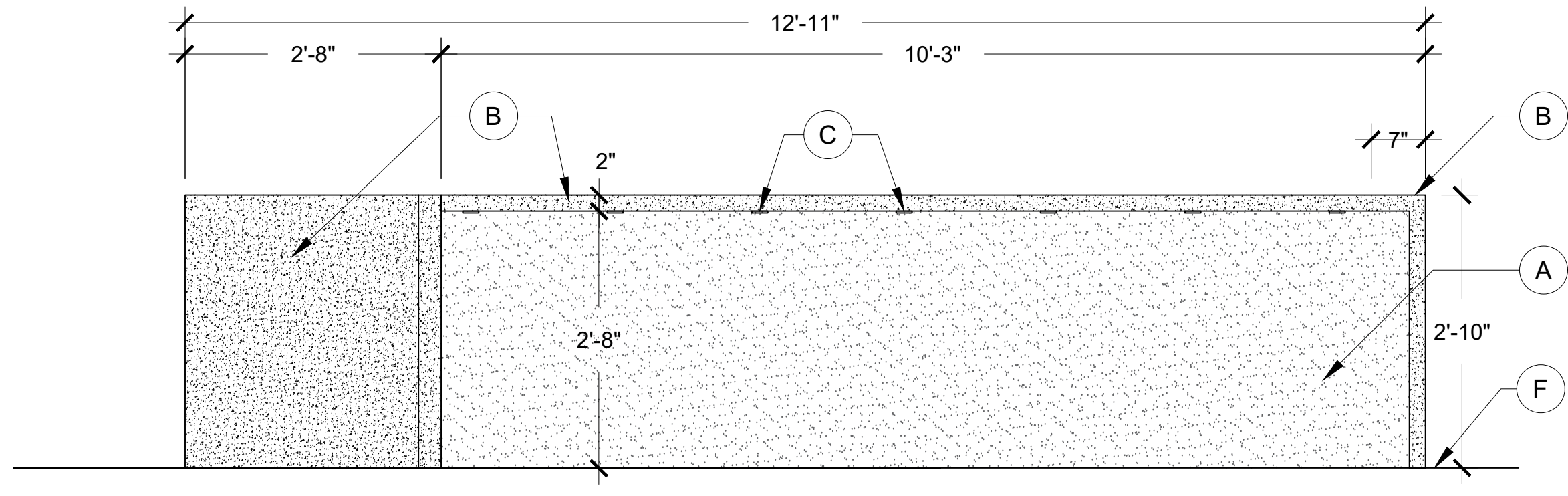
LEGEND	
A	4" X 8" X 16" CMU BLOCK FINISH: SMOOTH STUCCO COLOR: SW 9130 EVERGREEN FOG (REFER TO MATERIALS BOARD 06/L6.03)
B	2" THICK DEKTON COUNTERTOP (BY: COSENTINO) COLOR: VK03 GRIGIO (REFER TO MATERIALS BOARD 05/L6.03) WATERFALL BOTH ENDS 2" OVERHANG (TYP.) PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE & TOE SPACE NOT LESS THAN 27" HIGH, 19" DEEP, AND 30" WIDE.
C	SUMMIT COMMERCIAL SERIES UNDERCOUNTER REFRIGERATOR OR APPROVED EQUAL
D	SINK BY: LION PREMIUM GRILLS; BAR FAUCET AND SINK 15" x 15" W/ 2" DRAIN (54167)
E	#5 VERTICAL BARS AT 48" O.C.
F	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
G	EXPANSION JOINT
H	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)
I	COMPACTED SUBGRADE
J	SINK PLUMBING (REFER TO PLUMBING ENGINEER)
K	CEDAR WOOD PLANKS UNDER SINK TO HIDE PLUMBING



SINK CROSS SECTION

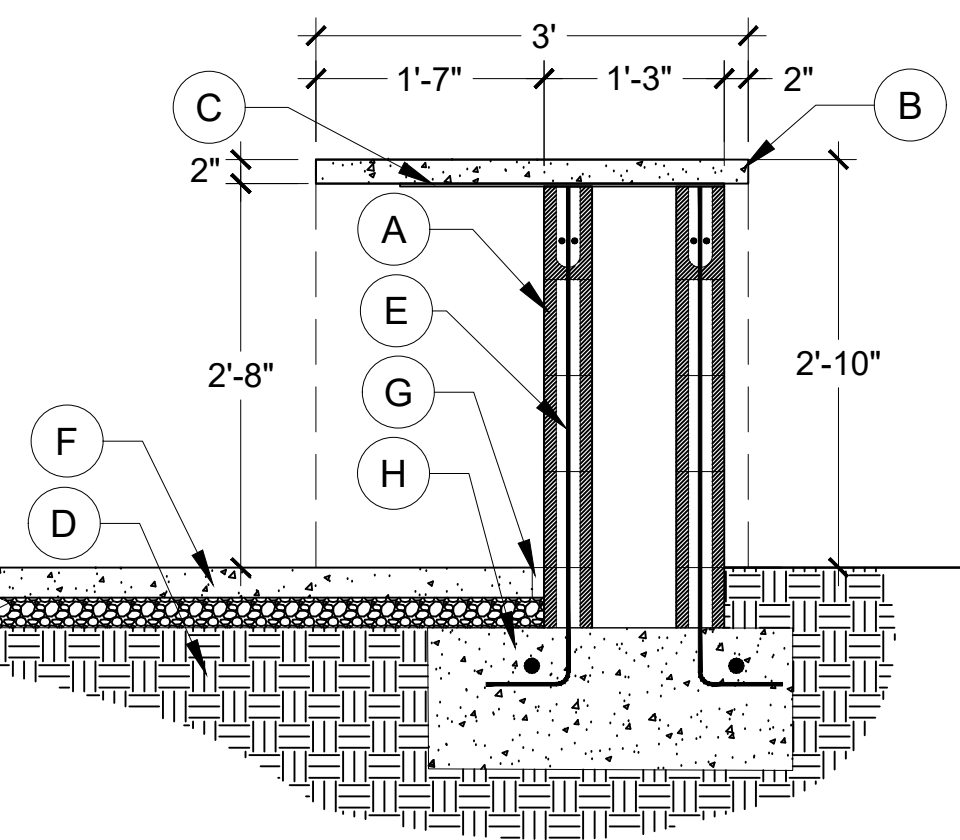


PLAN



ELEVATION

LEGEND	
A	4" X 8" X 16" CMU BLOCK FINISH: SMOOTH STUCCO COLOR: SW 9130 EVERGREEN FOG (REFER TO MATERIALS BOARD 06/L6.03)
B	2" THICK DEKTON COUNTERTOP (BY: COSENTINO) COLOR: VK03 GRIGIO (REFER TO MATERIALS BOARD 05/L6.03) WATERFALL BOTH ENDS 2" OVERHANG (TYP.) PER ADA, COUNTER TOP HEIGHT NOT TO EXCEED 34" IN HEIGHT WITH KNEE & TOE SPACE NOT LESS THAN 27" HIGH, 19" DEEP, AND 30" WIDE.
C	1/4" THICK X 3" WIDE STEEL FLATSTOCK TO SUPPORT OVERHAND COUNTERTOP, FLUSH WITH ADJACENT KNEE WALL
D	COMPACTED SUBGRADE
E	#5 VERTICAL BARS AT 48" O.C.
F	ADJACENT PAVING (REFER TO HARDSCAPE PLANS)
G	EXPANSION JOINT
H	CONCRETE FOOTING (COORDINATE W/ STRUCTURAL ENGINEER)



CROSS SECTION

20 POOL DECK BARTOP SEATING

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

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

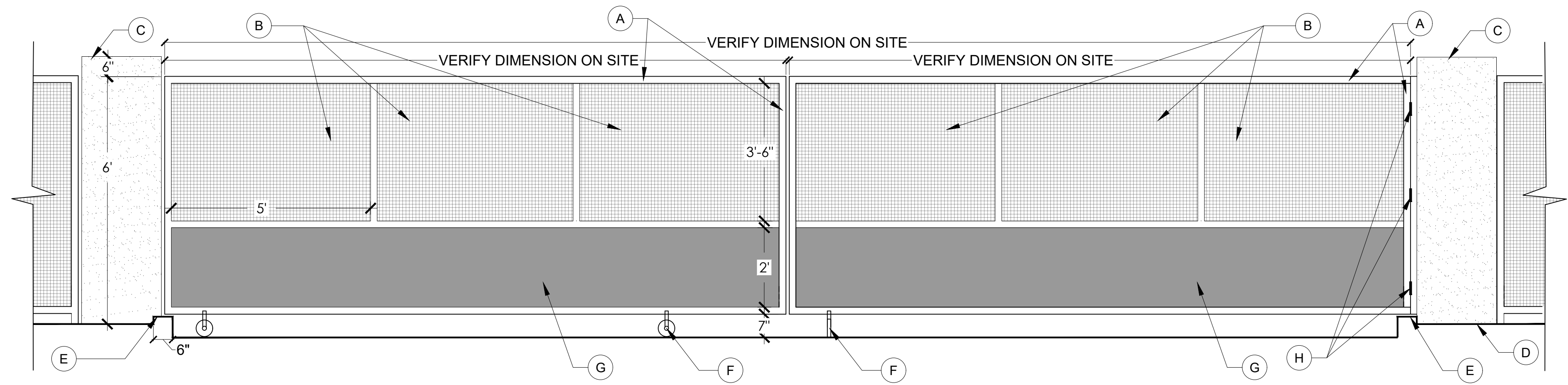
SHEET TITLE
SITE DETAILS

SHEET NUMBER

L6.04

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

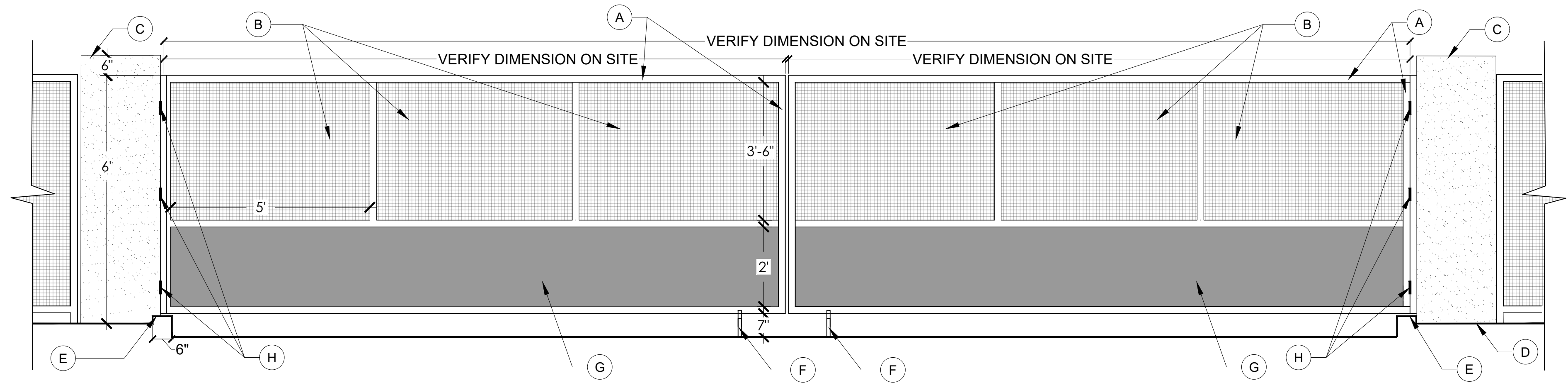


21 SLIDING AND SWINGING VEHICULAR GATE (RESIDENT ENTRY AND EXIT)

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

LEGEND	
A	2" x 2" STEEL POSTS AND RAILINGS
B	1" SQUARE WELDED WIRE MESH FENCING CUT TO SIZE (TACK WELD TO VERTICAL & HORIZONTAL POSTS) (BY: McNICHOLS) PRODUCT #: 3102120041 0.12 WIRE DIA.
C	2' X 2' CMU BLOCK COLUMN FINISH: SMOOTH STUCCO COLOR: TO MATCH BUILDING
D	FINISH GRADE
E	CURB (REFER TO CIVIL PLANS)
F	WHEELS AT SLIDER AND SWINGING GATE
G	1/4" THICK COLD ROLLED SHEET METAL, WELDED TO HSS FRAME
H	HEAVY DUTY GATE HINGES AS NEEDED

NOTE:
- FIELD VERIFY ALL DIMENSIONS
- REFER TO HARDSCAPE PLAN FOR VEHICULAR GATE LOCATIONS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS AND FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- WELD AND GRIND SMOOTH ALL JOINTS.
- A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF PAINT, COLOR: JET BLACK.



22 SLIDING VEHICULAR GATE (RAILWAY)

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

LEGEND	
A	2" x 2" STEEL POSTS AND RAILINGS
B	1" SQUARE WELDED WIRE MESH FENCING CUT TO SIZE (TACK WELD TO VERTICAL & HORIZONTAL POSTS) (BY: McNICHOLS) PRODUCT #: 3102120041 0.12 WIRE DIA.
C	2' X 2' CMU BLOCK COLUMN FINISH: SMOOTH STUCCO COLOR: TO MATCH BUILDING
D	FINISH GRADE
E	CURB (REFER TO CIVIL PLANS)
F	WHEELS AT SWINGING GATES
G	1/4" THICK COLD ROLLED SHEET METAL, WELDED TO HSS FRAME
H	HEAVY DUTY GATE HINGES AS NEEDED

NOTE:
- FIELD VERIFY ALL DIMENSIONS
- REFER TO HARDSCAPE PLAN FOR VEHICULAR GATE LOCATIONS.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS AND FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
- WELD AND GRIND SMOOTH ALL JOINTS.
- A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES, FOLLOWED BY A TOUCH-UP COAT ON ALL CONNECTIONS, WELDS, OR ANY DAMAGED/RUSTED AREAS. A SECOND COAT SHALL BE APPLIED, FOLLOWED BY (2) COATS OF PAINT, COLOR: JET BLACK.

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX

PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
SITE DETAILS

SHEET NUMBER

L6.05

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

LOW VOLTAGE LIGHTING

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR TRANSFORMER, JBOX/RECEPTACLE

ICON	TYPE	MANUFACT.	PRODUCT #	FINISH	IMAGE	QTY.
------	------	-----------	-----------	--------	-------	------

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR WATTAGE, LUMINOSITY AND LIGHT TEMPERATURE FOR NON-LOW-VOLTAGE FIX

ELECTRICAL LEGEND		
FIXTURE TYPE	DESCRIPTION	QUANTITY

FIXTURE TYPE	DESCRIPTION	QUANTITY
ELECTRICAL	MOUNTED IN-WALL (REFER TO	QTY: 01



REVISION SCHEDULE

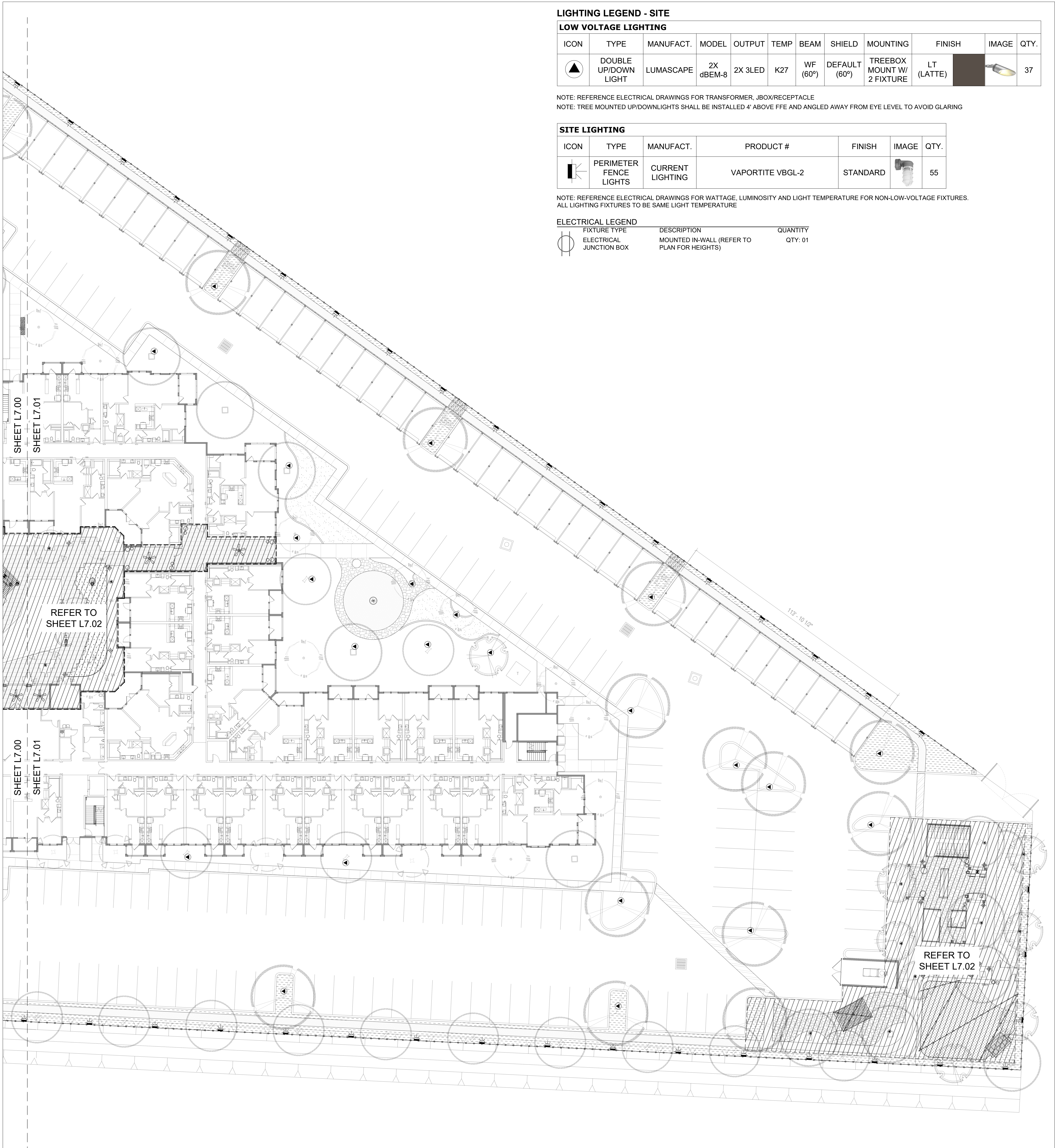
**COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved**

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be reproduced, copied, or transmitted in any form without the express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the landscape architectural drawings, or architectural elements, is expressed or should be implied from delivery of preliminary drawings or unscaled construction drawings. Permission to construct the landscape architectural works depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

PROJECT #: 21159



30% PERMIT SET - 2023-OCTOBER-06



LIGHTING PLAN
SITE

LIGHTING LEGEND - SITE

LOW VOLTAGE LIGHTING

ICON	TYPE	MANUFACT.	MODEL	OUTPUT	TEMP	BEAM	SHIELD	MOUNTING	FINISH	IMAGE	QTY.
	DOUBLE UP/DOWN LIGHT	LUMASCAPE	2X dBEM-8	2X 3LED	K27	WF (60°)	DEFAULT (60°)	TREEBOX MOUNT W/ 2 FIXTURE	LT (LATTE)		37

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR TRANSFORMER, JBOX/RECEPTACLE
NOTE: TREE MOUNTED UP/DOWNLIGHTS SHALL BE INSTALLED 4' ABOVE FFE AND ANGLED AWAY FROM EYE LEVEL TO AVOID GLARING

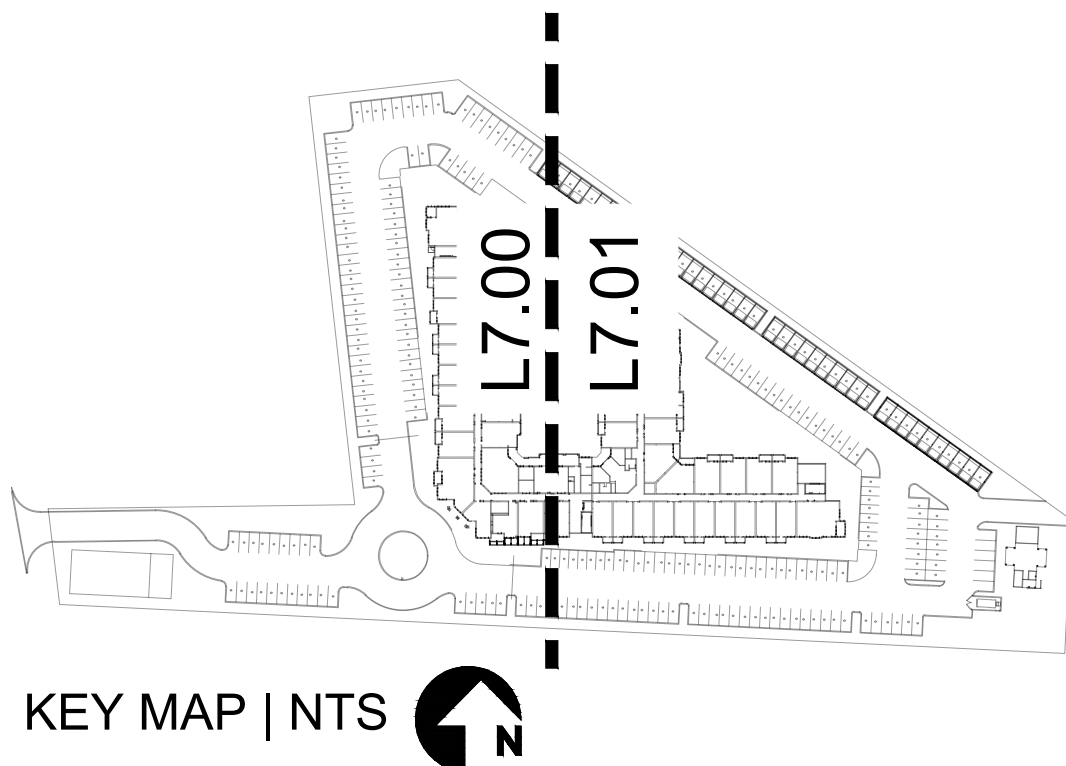
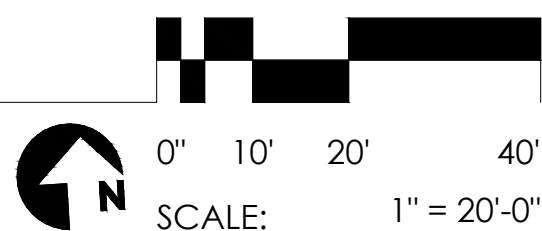
SITE LIGHTING

ICON	TYPE	MANUFACT.	PRODUCT #	FINISH	IMAGE	QTY.
	PERIMETER FENCE LIGHTS	CURRENT LIGHTING	VAPORTITE VBGL-2	STANDARD		55

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR WATTAGE, LUMINOSITY AND LIGHT TEMPERATURE FOR NON-LOW-VOLTAGE FIXTURES.
ALL LIGHTING FIXTURES TO BE SAME LIGHT TEMPERATURE

ELECTRICAL LEGEND

FIXTURE TYPE	DESCRIPTION	QUANTITY
	ELECTRICAL MOUNTED IN-WALL (REFER TO PLAN FOR HEIGHTS)	QTY: 01
	JUNCTION BOX	



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

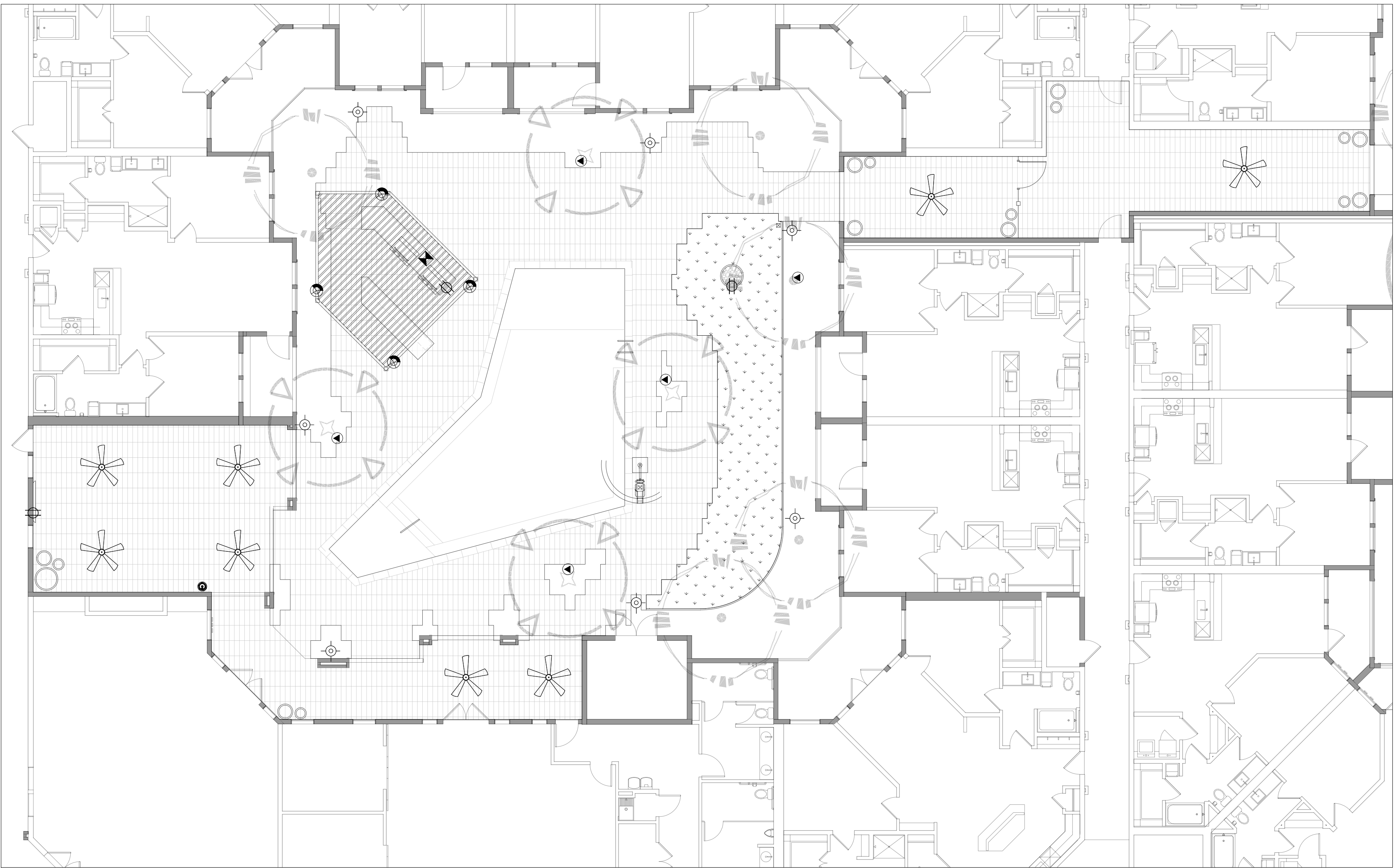
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
LIGHTING PLAN - SITE

SHEET NUMBER
L7.01

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



LIGHTING LEGEND - POOL DECK

LOW VOLTAGE LIGHTING											
ICON	TYPE	MANUFACT.	MODEL	OUTPUT	TEMP	BEAM	SHIELD	MOUNTING	FINISH	IMAGE	QTY.
	DOWNLIGHT	LUMASCAPE	dBEM-8	9LED	K27	FL (35°)	DEFAULT (60°)	STANDARD	DB (DARK BRONZE)		04
	DOUBLE UP/DOWN LIGHT	LUMASCAPE	2X dBEM-8	2X 3LED	K27	WF (60°)	DEFAULT (60°)	TREEBOX MOUNT W/ 2 FIXTURE	LT (LATTE)		05
	TASK LIGHT	FOCUS INDUSTRIES	FLEX ARM	7W	-	-	-	BQFD01L48 SS	SS		01

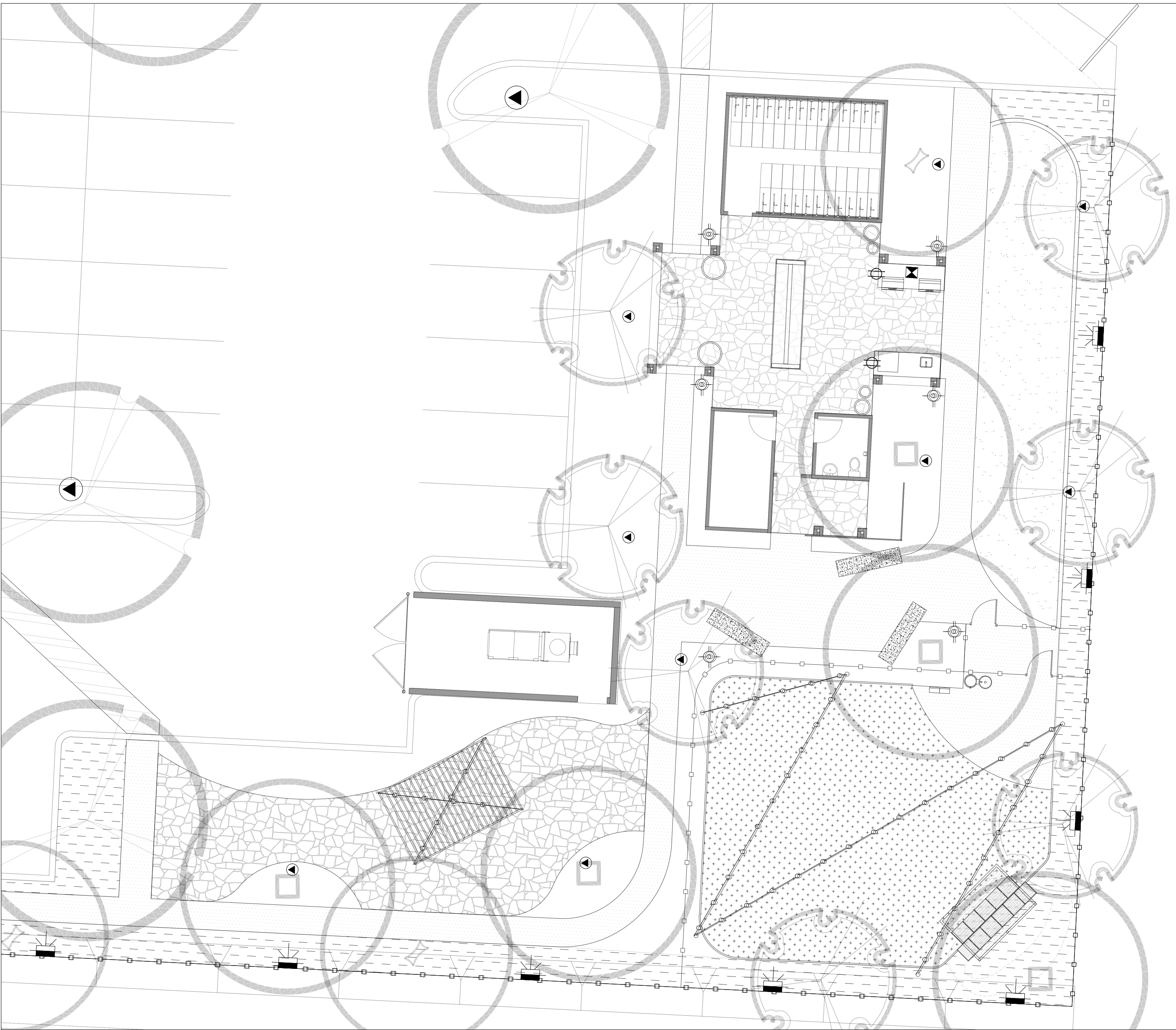
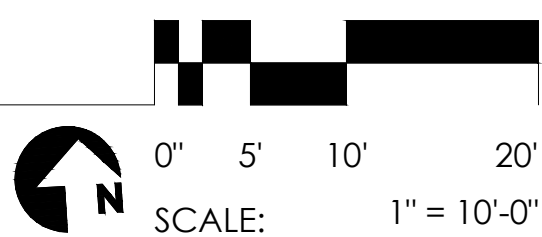
NOTE: REFERENCE ELECTRICAL DRAWINGS FOR TRANSFORMER, JBOX/RECEPTACLE
NOTE: TREE MOUNTED UP/DOWNLIGHTS SHALL BE INSTALLED 4' ABOVE FFE AND ANGLED AWAY FROM EYE LEVEL TO AVOID GLARING

SITE LIGHTING						
ICON	TYPE	MANUFACT.	PRODUCT #		FINISH	IMAGE QTY.
	BOLLARD	KIM LIGHTING	IMPACT BOLLARD PA7R-FT-NU-1-12L-010-AMB-44IRB-S20-BLT-UNV		BLACK MATTE TEXTURED	07

NOTE: REFERENCE ELECTRICAL DRAWINGS FOR WATTAGE, LUMINOSITY AND LIGHT TEMPERATURE FOR NON-LOW-VOLTAGE FIXTURES.
ALL LIGHTING FIXTURES TO BE SAME LIGHT TEMPERATURE

ELECTRICAL LEGEND		
FIXTURE TYPE	DESCRIPTION	QUANTITY
	ELECTRICAL JUNCTION BOX	MOUNTED IN-WALL (REFER TO PLAN FOR HEIGHTS) QTY: 03
	CEILING FAN	GALVESTON 52" TOASTED SIENNA INDOOR/OUTDOOR CEILING FAN W/ 4" DOWNROD (BY: QUORUM) PRODUCT #: 13525-44 QTY: 08

LIGHTING PLAN
POOL COURTYARD



LIGHTING LEGEND - DOG PARK

LOW VOLTAGE LIGHTING											
ICON	TYPE	MANUFACT.	MODEL	OUTPUT	TEMP	BEAM	SHIELD	MOUNTING	FINISH	IMAGE	QTY.
	DOUBLE UP/DOWN LIGHT	LUMASCAPE	2X dBEM-8	2X 3LED	K27	WF (60°)	DEFAULT (60°)	TREEBOX MOUNT W/ 2 FIXTURE	LT (LATTE)		09
	TASK LIGHT	FOCUS INDUSTRIES	FLEX ARM	7W	-	-	-	BQFD01L48 SS	SS		01

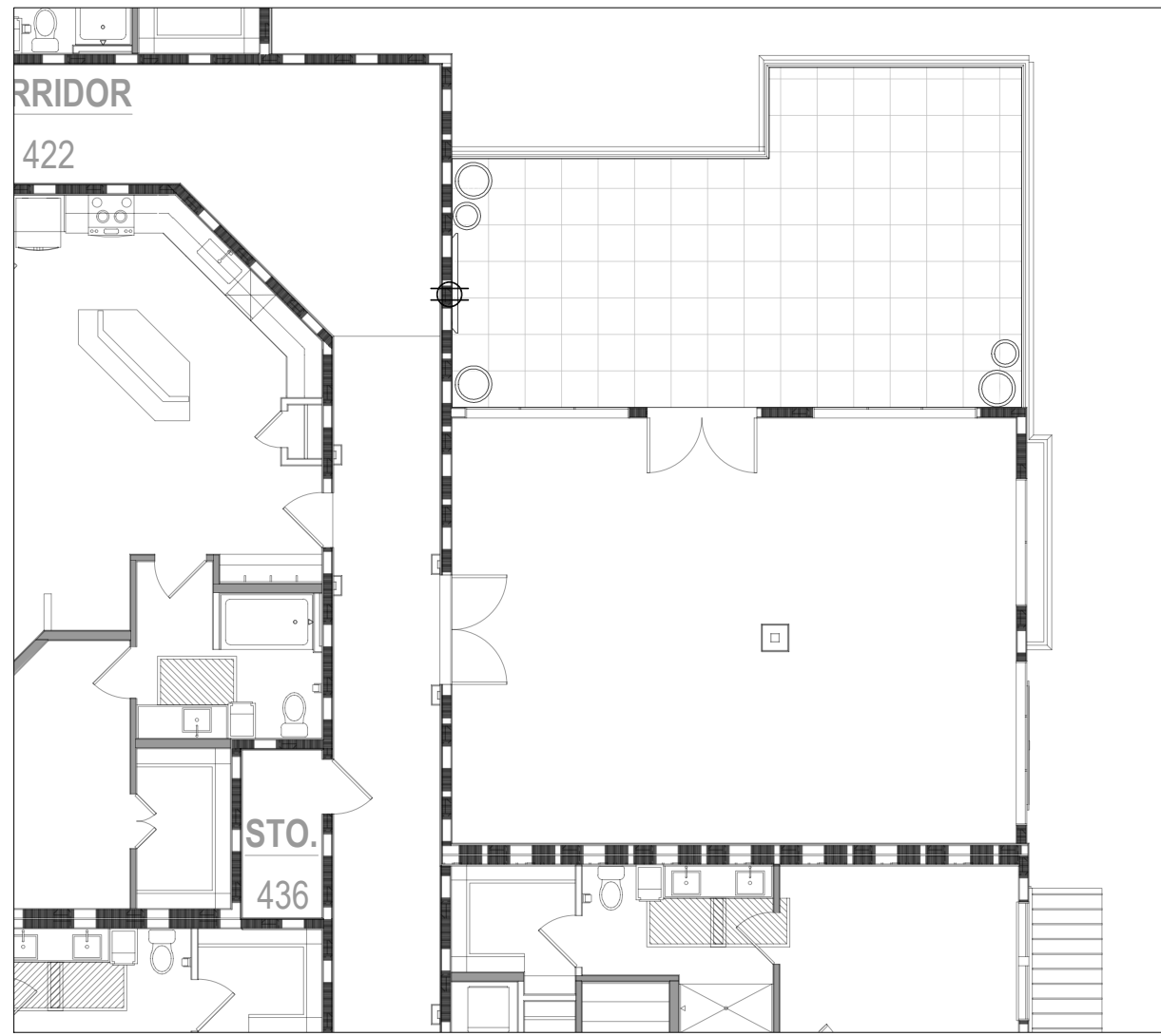
NOTE: REFERENCE ELECTRICAL DRAWINGS FOR TRANSFORMER, JBOX/RECEPTACLE
NOTE: TREE MOUNTED UP/DOWNLIGHTS SHALL BE INSTALLED 4' ABOVE FFE AND ANGLED AWAY FROM EYE LEVEL TO AVOID GLARING

SITE LIGHTING						
ICON	TYPE	MANUFACT.	PRODUCT #		FINISH	IMAGE QTY.
	BOLLARD	KIM LIGHTING	IMPACT BOLLARD PA7R-FT-NU-1-12L-010-AMB-44IRB-S20-BLT-UNV		BLACK MATTE TEXTURED	06
	STRING LIGHTS	TOKISTAR	EXBK-24-XXXX-S14-C W/ PHOTOCELL		CLEAR BULBS	180 L.F.
	PERIMETER FENCE LIGHTS	CURRENT LIGHTING	VAPORTITE VBGL-2		STANDARD	SEE SITE

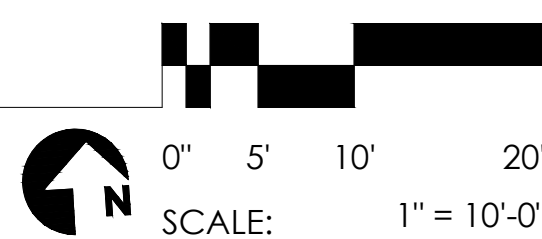
NOTE: REFERENCE ELECTRICAL DRAWINGS FOR WATTAGE, LUMINOSITY AND LIGHT TEMPERATURE FOR NON-LOW-VOLTAGE FIXTURES.
ALL LIGHTING FIXTURES TO BE SAME LIGHT TEMPERATURE

ELECTRICAL LEGEND		
FIXTURE TYPE	DESCRIPTION	QUANTITY
	ELECTRICAL JUNCTION BOX	MOUNTED IN-WALL (REFER TO PLAN FOR HEIGHTS) QTY: 03

LIGHTING PLAN
DOG PARK

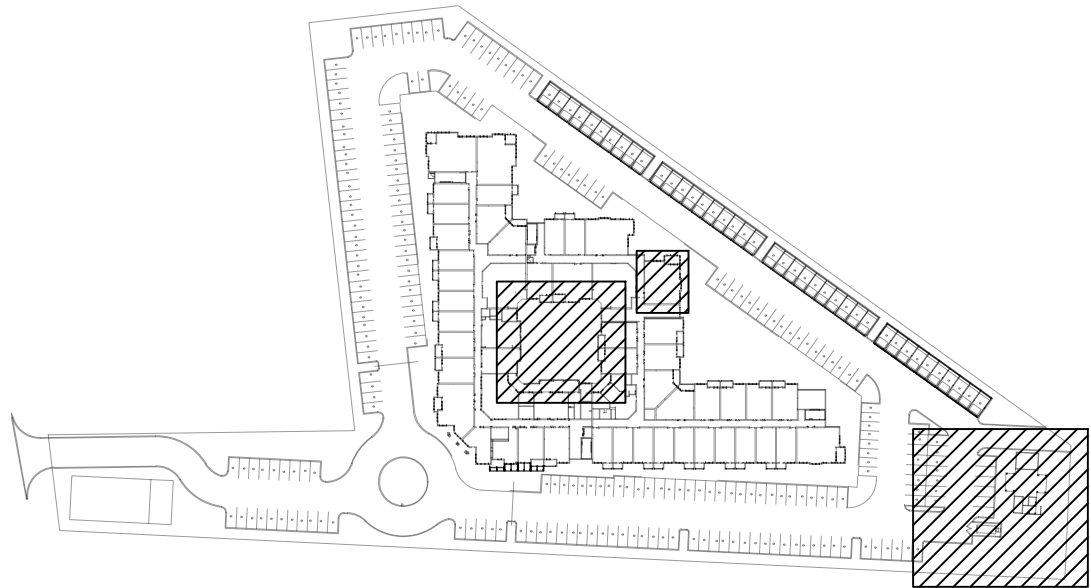


LIGHTING PLAN
SKY DECK



LIGHTING LEGEND - SKY DECK

ELECTRICAL LEGEND		
FIXTURE TYPE	DESCRIPTION	QUANTITY
	ELECTRICAL JUNCTION BOX	MOUNTED IN-WALL (REFER TO PLAN FOR HEIGHTS) QTY: 01



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE

ISSUE FOR PERMIT APPLICATION:
10/06/2023

ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



hpla
studio

HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
LIGHTING PLAN -
ENLARGEMENTS

SHEET NUMBER

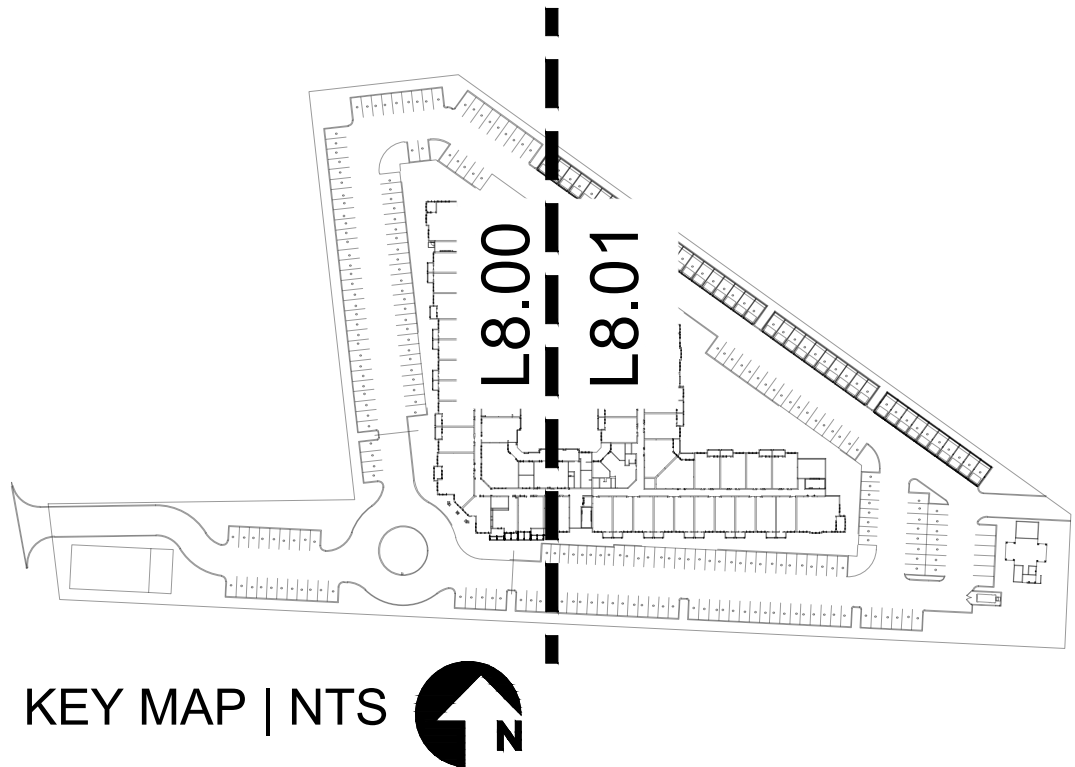
L7.02

SCALE: AS INDICATED




80% PERMIT SET - 2023-OCTOBER-06



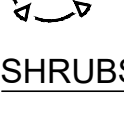




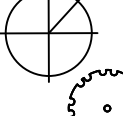
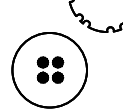


LANDSCAPE PLAN
SITE

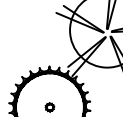
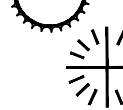



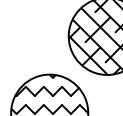
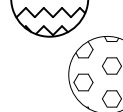

PLANT PALETTE - OVERALL


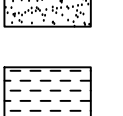
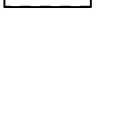
TREES - LARGE TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Taxodium distichum</i> BALD CYPRESS	26	36" BOX	6" CAL. MIN.	10' HT. STANDARD
 <i>Cupressus arizonica</i> ARIZONA CYPRESS	30	36" BOX	6" CAL. MIN.	10' HT. STANDARD
 <i>Platanus Mexicana</i> MEXICAN SYCAMORE 'ALAMO'	16	36" BOX	6" CAL. MIN.	10' HT. STANDARD

TREES - SMALL TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
 <i>Cercis canadensis var. texensis</i> TEXAS REDBUD	18	24" BOX	4" CAL. MIN.	10' HT. STANDARD
 <i>Sophora secundiflora</i> TEXAS MOUNTAIN LAUREL	12	24" BOX	4" CAL. MIN.	10' HT. STANDARD
 <i>Prunus mexicana</i> MEXICAN PLUM	14	24" BOX	4" CAL. MIN.	10' HT. STANDARD

SHRUBS				
NAME	QTY.	SIZE	HEIGHT	COMMENTS
 <i>Abelia grandiflora</i> GLOSSY ABELIA	35	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Callicarpa americana</i> AMERICAN BEAUTYBERRY	68	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Berberis thunbergii</i> 'Concorde' CONCORDE JAPANESE BARBERRY	52	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Leucophyllum frutescens</i> TEXAS SAGE	56	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Anisacanthus quadrifidus var. wrightii</i> FLAME ACANTHUS	29	5 GAL	30" HT.	HEAVY SPECIMENS
 <i>Buxus sinica var. insularis</i> WINTERGREEN BOXWOOD	40	5 GAL	30" HT.	HEAVY SPECIMENS

ACCENTS				
NAME	QTY.	SIZE	SPACING	COMMENTS
 <i>Pennisetum alopecuroides</i> 'Hameln' "HAMELN" FOUNTAIN GRASS	162	5 GAL	30" O.C.	
 <i>Nassella tenuissima</i> MEXICAN FEATHERGRASS	123	5 GAL	30" O.C.	
 <i>Muhlenbergia capillaris</i> GULF MUHLY	232	5 GAL	30" O.C.	

GROUNDCOVERS				
NAME	QTY.	SIZE	SPACING	COMMENTS
 <i>Euonymus fortunei</i> WINTER CREEPER	271	1 GAL	12" O.C.	
 <i>Trachelospermum asiaticum</i> ASIATIC JASMINE	211	1 GAL	12" O.C.	
 <i>Rudbeckia fulgida</i> 'Goldsturm' BLACK EYED SUSAN	263	1 GAL	12" O.C.	

SURFACE MATERIALS				
DESCRIPTION				
 SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)				
 BERMUDA GRASS SOD Cynodon dactylon				3,030 SF
 THUNDERTURF SEED MIX (BY: SEEDSOURCE.COM) Buffalograss, Blue Grama and Curly Mesquite mix				20,245 SF

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

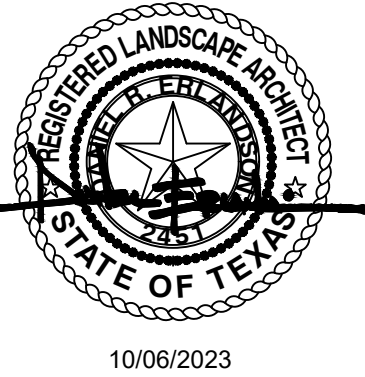
ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

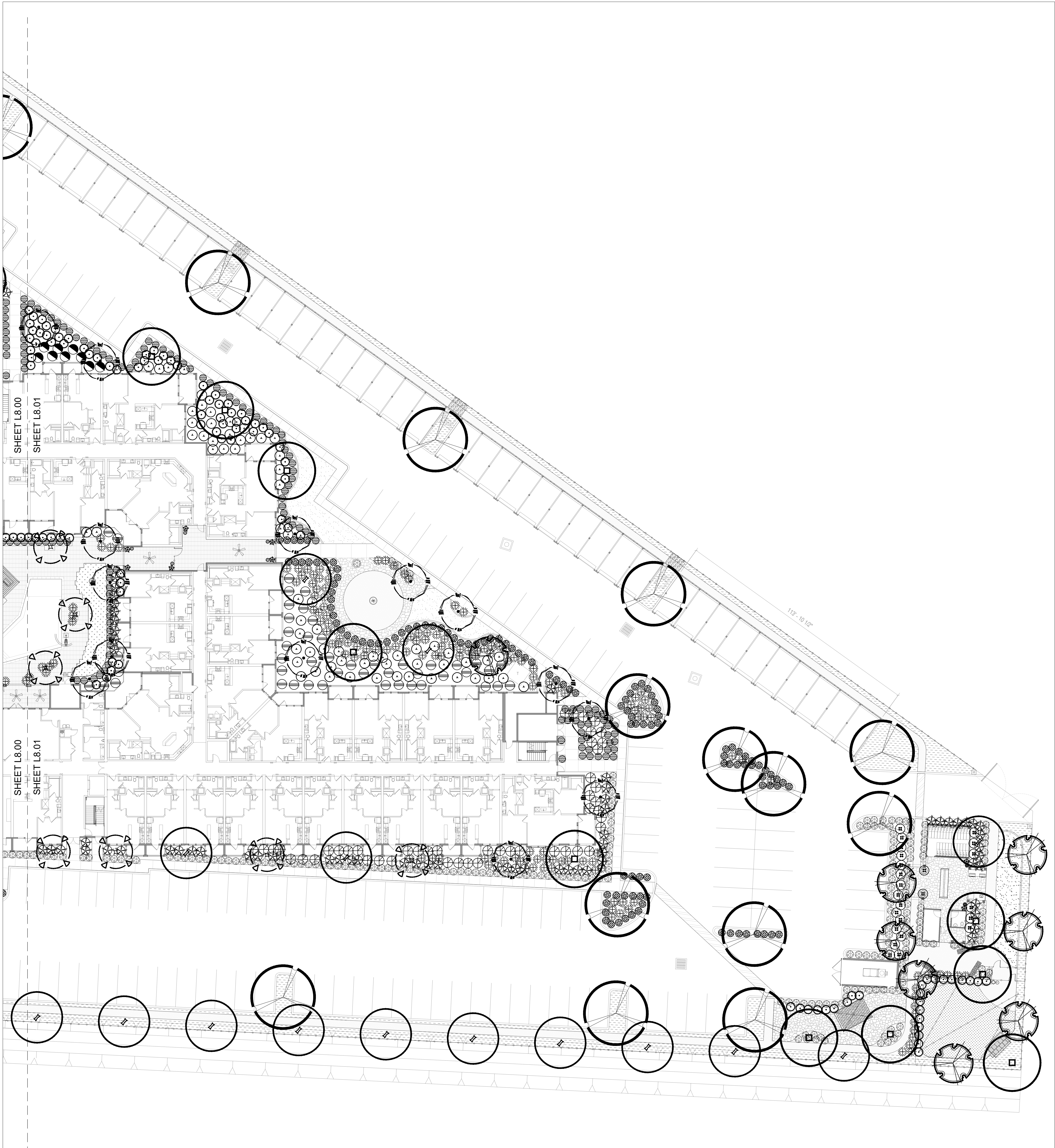
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
LANDSCAPE PLAN -
SITE

SHEET NUMBER
L8.00

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



LANDSCAPE PLAN
SITE

PLANT PALETTE - OVERALL

TREES - LARGE TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Taxodium distichum</i> BALD CYPRESS	26	36" BOX	6" CAL. MIN.	10' HT. STANDARD
<i>Cupressus arizonica</i> ARIZONA CYPRESS	30	36" BOX	6" CAL. MIN.	10' HT. STANDARD
<i>Platanus Mexicana</i> MEXICAN SYCAMORE 'ALAMO'	16	36" BOX	6" CAL. MIN.	10' HT. STANDARD

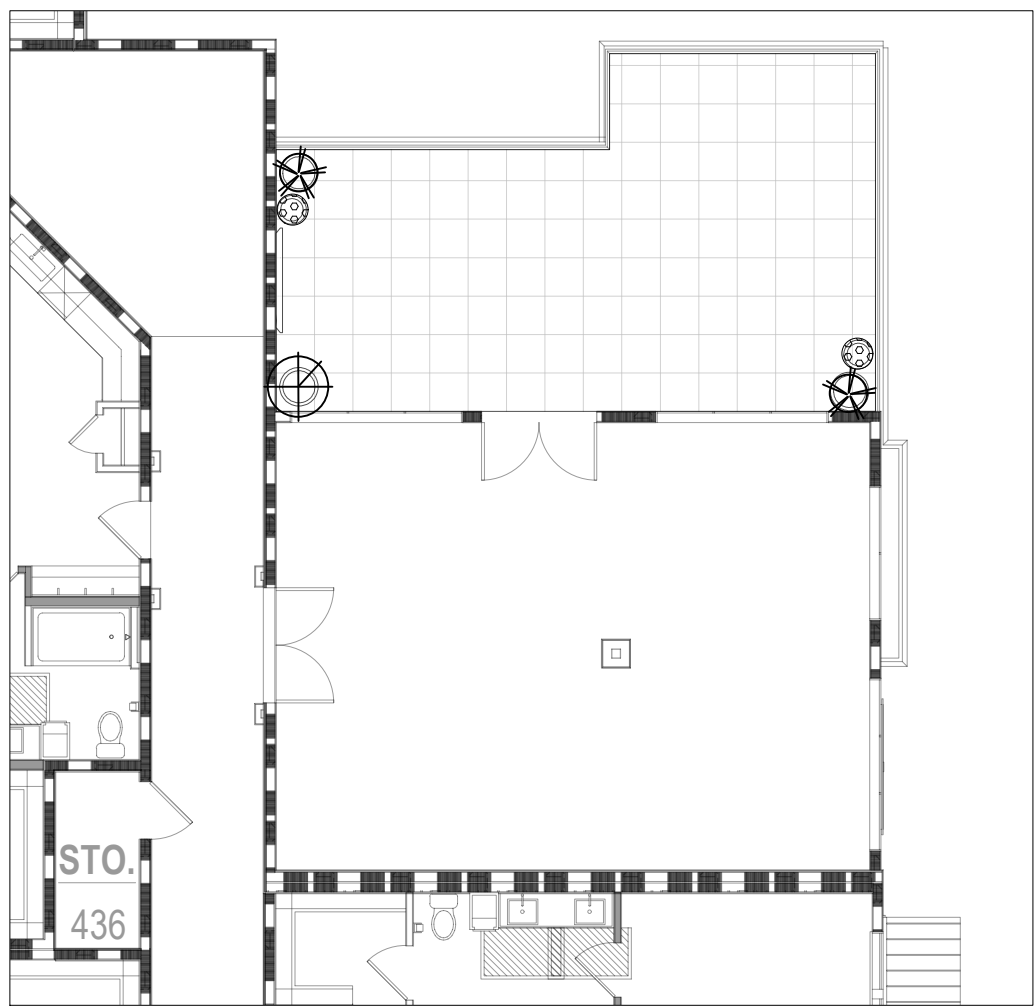
TREES - SMALL TREES				
NAME	QTY.	SIZE	CALIPER	COMMENTS
<i>Cercis canadensis var. texensis</i> TEXAS REDBUD	18	24" BOX	4" CAL. MIN.	10' HT. STANDARD
<i>Sophora secundiflora</i> TEXAS MOUNTAIN LAUREL	12	24" BOX	4" CAL. MIN.	10' HT. STANDARD
<i>Prunus mexicana</i> MEXICAN PLUM	14	24" BOX	4" CAL. MIN.	10' HT. STANDARD

SHRUBS				
NAME	QTY.	SIZE	HEIGHT	COMMENTS
<i>Abelia grandiflora</i> GLOSSY ABELIA	35	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Callicarpa americana</i> AMERICAN BEAUTY BERRY	68	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Berberis thunbergii 'Concorde'</i> CONCORDE JAPANESE BARBERRY	52	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Leucophyllum frutescens</i> TEXAS SAGE	56	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Anisacanthus quadrifidus var. wrightii</i> FLAME ACANTHUS	29	5 GAL	30" HT.	HEAVY SPECIMENS
<i>Buxus sinica var. insularis</i> WINTERGREEN BOXWOOD	40	5 GAL	30" HT.	HEAVY SPECIMENS

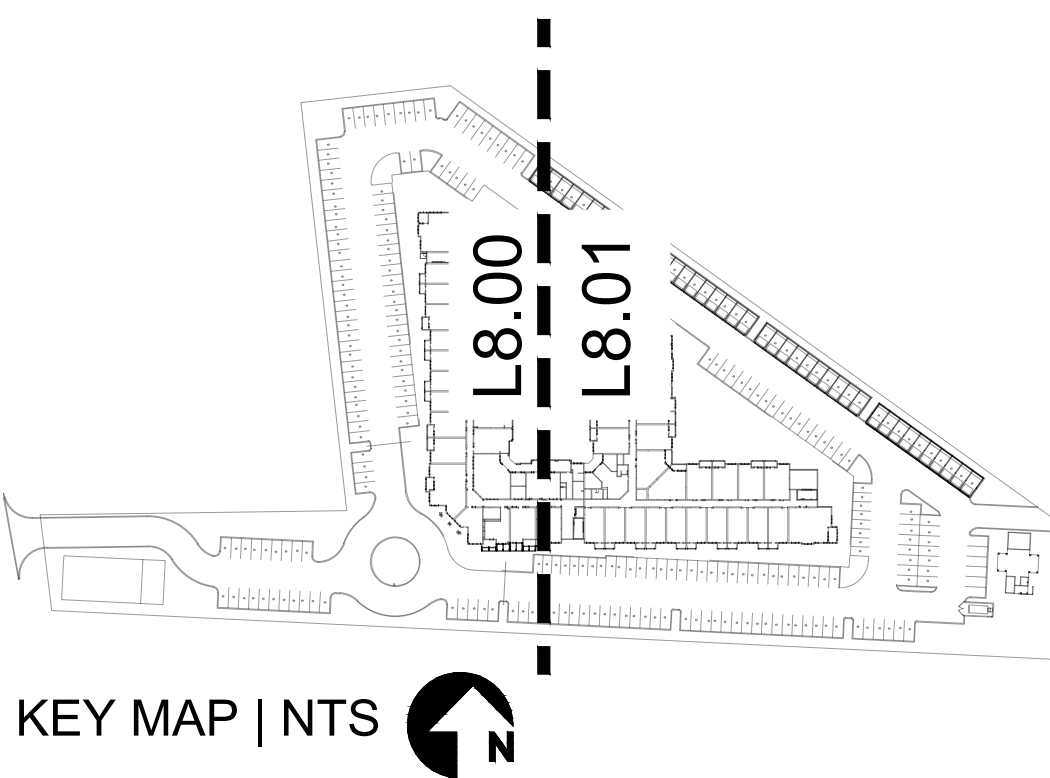
ACCENTS				
NAME	QTY.	SIZE	SPACING	COMMENTS
<i>Pennisetum alopecuroides 'Hameln'</i> 'HAAMELN' FOUNTAIN GRASS	162	5 GAL	30" O.C.	
<i>Nassella tenuissima</i> MEXICAN FEATHERGRASS	123	5 GAL	30" O.C.	
<i>Muhlenbergia capillaris</i> GULF MUFLY	232	5 GAL	30" O.C.	

GROUNDCOVERS				
NAME	QTY.	SIZE	SPACING	COMMENTS
<i>Euonymus fortunei</i> WINTER CREEPER	271	1 GAL	12" O.C.	
<i>Trachelospermum asiaticum</i> ASIATIC JASMINE	211	1 GAL	12" O.C.	
<i>Rutbeckia fulgida 'Goldsturm'</i> BLACK EYED SUSAN	263	1 GAL	12" O.C.	

SURFACE MATERIALS				
DESCRIPTION				
	SHREDDED HARDWOOD MULCH 4" MIN. DEPTH (IN ALL BEDS)			
	BERMUDA GRASS SOD <i>Cynodon dactylon</i>		3,030 SF	
	THUNDERURF SEED MIX (BY: SEEDSOURCE.COM) Buffalograss, Blue Grama and Curly Mesquite mix		20,245 SF	



LANDSCAPE PLAN
SKY DECK



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE:
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE:

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

**COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved**
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



**HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.**
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
LANDSCAPE PLAN -
SITE

SHEET NUMBER
L8.01

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06

LANDSCAPE MATERIALS

BALD CYPRESS



SCIENTIFIC NAME	<i>Taxodium distichum</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS

ARIZONA CYPRESS



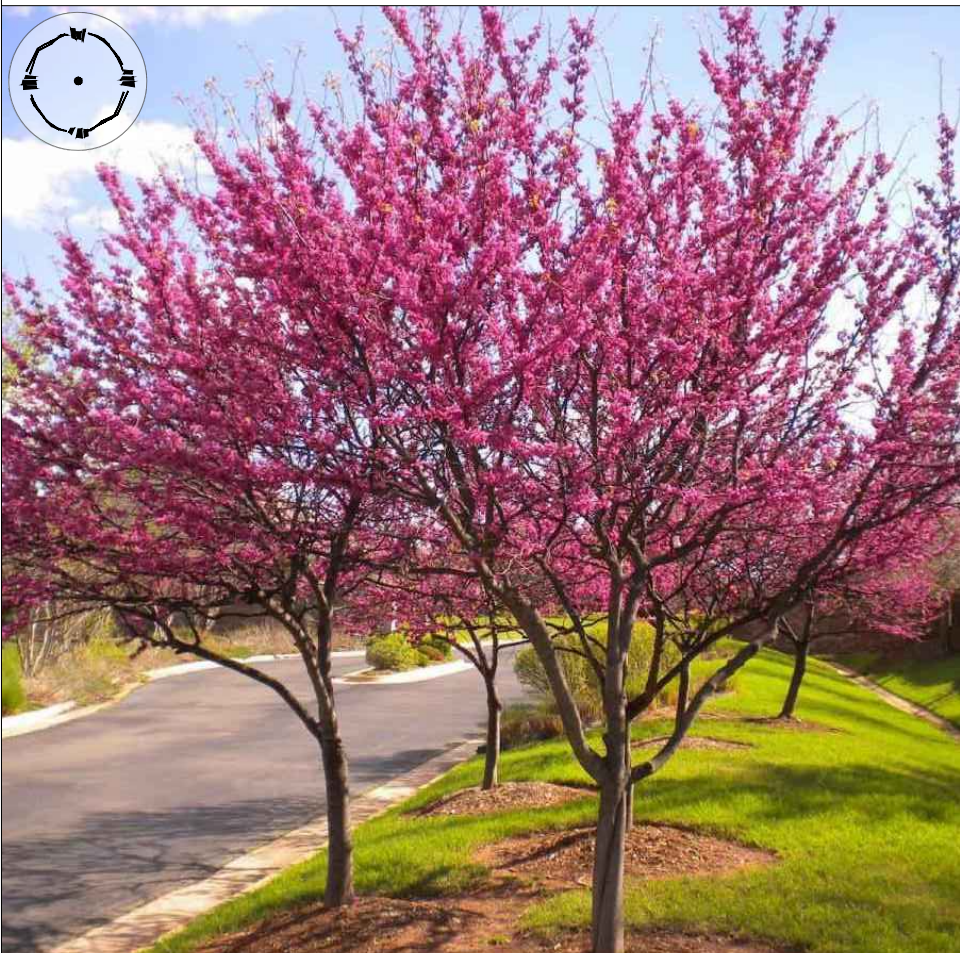
SCIENTIFIC NAME	<i>Cupressus arizonica</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

MEXICAN SYCAMORE 'ALAMO'



SCIENTIFIC NAME	<i>Platanus mexicana</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS

TEXAS REDBUD



SCIENTIFIC NAME	<i>Cercis canadensis</i> var. <i>texensis</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS

TEXAS MOUNTAIN LAUREL



SCIENTIFIC NAME	<i>Sophora secundiflora</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS

MEXICAN PLUM



SCIENTIFIC NAME	<i>Prunus mexicana</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	DECIDUOUS

SHRUBS

GLOSSY ABELIA



SCIENTIFIC NAME	<i>Abelia grandiflora</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

AMERICAN BEAUTYBERRY



SCIENTIFIC NAME	<i>Callicarpa americana</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	SEMI-EVERGREEN

CONCORDE JAPANESE BARBERRY



SCIENTIFIC NAME	<i>Berberis thunbergii</i> 'Concorde'
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

TEXAS SAGE



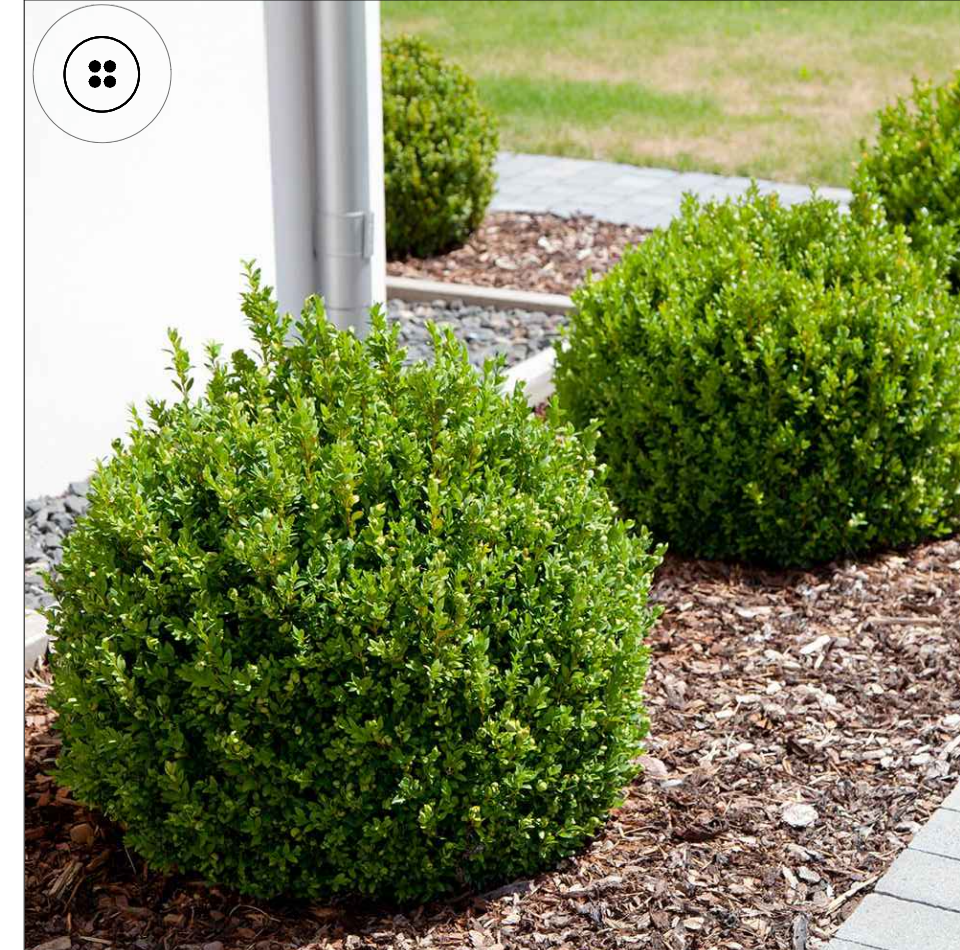
SCIENTIFIC NAME	<i>Leucophyllum frutescens</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

FLAME ACANTHUS



SCIENTIFIC NAME	<i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	SEMI-EVERGREEN

WINTERGREEN BOXWOOD



SCIENTIFIC NAME	<i>Buxus sinica</i> var. <i>insularis</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

ACCENTS

'HAMELN' FOUNTAIN GRASS



SCIENTIFIC NAME	<i>Pennisetum alopecuroides</i> 'Hameln'
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

MEXICAN FEATHERGRASS



SCIENTIFIC NAME	<i>Nassella tenuissima</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

GULF MUHLY



SCIENTIFIC NAME	<i>Muhlenbergia capillaris</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

GROUNDCOVERS

WINTER CREEPER



SCIENTIFIC NAME	<i>Euonymus fortunei</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

ASIATIC JASMINE



SCIENTIFIC NAME	<i>Trachelospermum asiaticum</i>
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	SEMI-EVERGREEN

BLACK EYED SUSAN



SCIENTIFIC NAME	<i>Rudbeckia fulgida</i> 'Goldsturn'
WATER / SUN	LOW WATER, FULL SUN
SOIL	WELL-DRAINED
PHENOLOGY	EVERGREEN

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
LANDSCAPE MATERIALS

SHEET NUMBER
L8.02

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



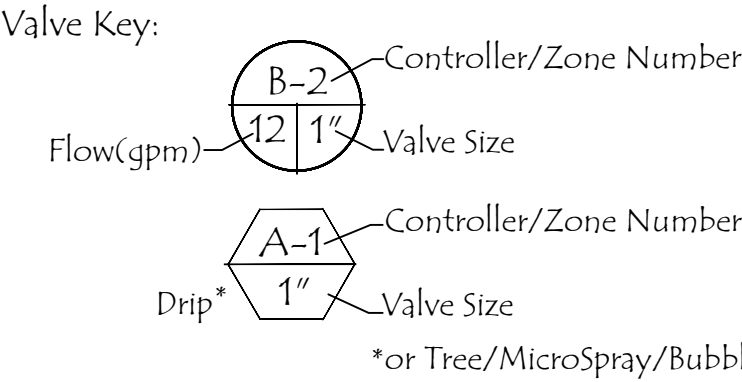
IRRIGATION PLAN
SITE



IRRIGATION SCHEDULE

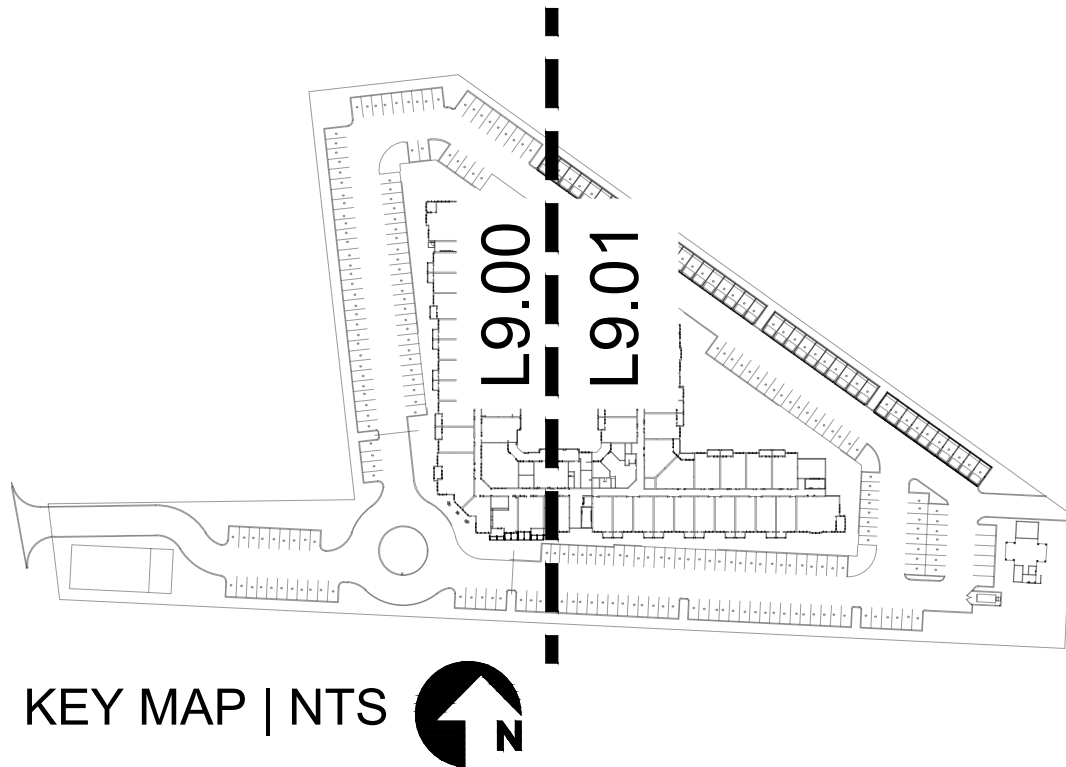
SYMBOL	SIZE	EQUIPMENT	DESCRIPTION					
EQUIPMENT:								
	1"	Per Owner (Service line from meter to backflow preventer shall be hard copper type "K"- Size as per Plan.)	Meter & Irrigation P.O.C. (Min. 60gpm @ 75psi).					
	1-1/2"	Tap & Meter by Others	Reduced Pressure Assembly/Locate in an Approved Security Box					
	1-1/2"	Febco 825VA-RP Series	Brass Master Valve					
	1-1/2"	Buckner 3100HS	Inti-trol Flow Sensor					
	1-1/2"	Inti-trol F5-BISO	Inti-trol RainMaster Eagle Series (Wall-Mounted w/Climate Logic Weather sensor)					
	Same size as main line.	42-8ta Electric Controller (Controller shall be wall-mounted in a secure location as determined by the property owner.)	Isolation Valve					
	See Plan	Isolation Valve	Nibco T-115 Brass Gate Valve					
	See Plan	Electric Drip Valve Assembly	Rainbird PER-PRS-D Series					
	See Plan (Micro-Sprays-Planter Bed-Turf Areas Only)	Rainbird 100-PEB Series Electric Remote Drip Valves w/ 30 PSI Preset Setpoint PMP50MF Pressure Regulator w/ QKCHK-200M Screen Filter (0.25 to 20 gpm Flow Rates)						
	Jumbo	Valve Box	Ametek (Drip Valve Assembly)					
	Standard	Valve Box	Ametek (Electric Control Valve)					
	10" Round	Valve Box	Ametek (Quick Coupler Valve, Isolation Valves, Wire Splices)					
	6" Round	Valve Box	Ametek (Flash Ends, Isolation Valves, Wire Splices)					
	3/4"	Quick Coupler	Rainbird 35DRC Series w/SSDK Key					
SPRINKLERS:								
	0.4 in/hr (2.56GPM) at 40 PSI	360° Rotor Heads	HUNTER MP3000 Series Nozzles on HUNTER PROS-06 Body					
	0.4 in/hr at 40 PSI	90°/270° Rotor Heads	HUNTER MP3000 Series Nozzles on HUNTER PROS-06 Body					
	0.4 in/hr (.26-2.51GPM) at 90 PSI	360° Rotor Heads	HUNTER MP1000, 2000 & 55 Series Nozzles on HUNTER PROS-06 Body					
	0.4 in/hr (.20-1.78GPM) at 90 PSI	90°/270° Rotor Heads	HUNTER MP1000, 2000 & 55 Series Nozzles on HUNTER PROS-06 Body					
	0.25GPM at 90 PSI	Tree Bubbler	HUNTER PCB-25 Series Nozzle on HUNTER PROS-06 Body					
	See Plan/ Flow Chart	2" PVC Mainline (UON)	Class 200 (minimum) PVC Solvent Weld Pipe					
	See Plan/ Flow Chart	Sprinkler Laterals	100 psi min. NSF 5408 PE Poly Pipe Laterals					
PIPE SCHEDULE (Class 200 PVC)								
1/2"	0-5	G.P.M.	1-1/4"	19-27	G.P.M.	2-1/2"	58-74	G.P.M.
3/4"	6-10	G.P.M.	1-1/2"	28-57	G.P.M.	3"	75-120	G.P.M.
1"	11-18	G.P.M.	2"	38-57	G.P.M.	4"	121-200	G.P.M.
DRIP EQUIPMENT:								
	(See Pipe Schedule)	Subgrade Dripline	NETAFIM Techline: Drip Lateral Pipe (or equal)					
	(See Pipe Schedule)	Drip Lateral Lines	NETAFIM Techline: Drip Lateral Pipe (or equal)					
	(See Pipe Schedule)	Drip Lateral Lines	NETAFIM Techline: Drip Lateral Pipe (or equal)					
	(See Pipe Schedule)	Drip Lateral Lines	Class 200Min. PVC Drip Lateral Pipe (or equal)					
	See Details/Notes	Sleeving Pipe	Schedule 40 PVC Pipe (2X pipe w/in sleeve) (2" Class 200 PVC for Control wiring)					
	3/4"	Drip Line Flush End Cap	Miscellaneous Sched. 40 PVC Fittings					
	0.5/1.0/2.0 GPH	XB-05/10/20PC Drip Emitters	Rainbird Pressure Compensating Series Xeri-Rag Emitters					
	0.0 - 15 GPH	XB-360-SPVK	Rainbird Xeri-Bubbler Stream Series (Calibrated to 2.0 GPH)					

NOTES:
Turf Sprinkler Heads shall be installed as per the lawn configuration with minimal overspray. Contractor shall install Hunter MP Rotator Series nozzles per Manufacturer's Recommendations.
Irrigation plan is schematic, contractor shall be responsible for ensuring all plant material receives 100% coverage. Contractor shall add, shift, relocate and/or adjust sprinkler heads and emission devices to ensure 100% coverage of all plant materials without any overspray.



Unless otherwise noted on the plans, Program "A" is reserved for Drip Irrigation Zones with Program "B" reserved for turf sprinkler zones. All other specialty zones shall be placed on Programs "C" & "D". Contractor shall install SMART Controller in a location determined by the Owner/G.C. General Contractor (G.C.) shall provide 120VAC power source to Controller location. Controller shall be calibrated with flow sensor and master valve to minimize water losses due to broken sprinkler heads and/or lateral & main line breaks.

CALL UTILITY NOTIFICATION
CALL 811
CALL 2 BUSINESS DAYS IN
ADVANCE BEFORE YOU DIG,
GRADE OR EXCAVATE FOR
THE MARKING OF UNDERGROUND
MEMBER UTILITIES.



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

**COPYRIGHT 2020 - Humphreys & Partners
Landscape Architecture, L.L.C.
All Rights Reserved**
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

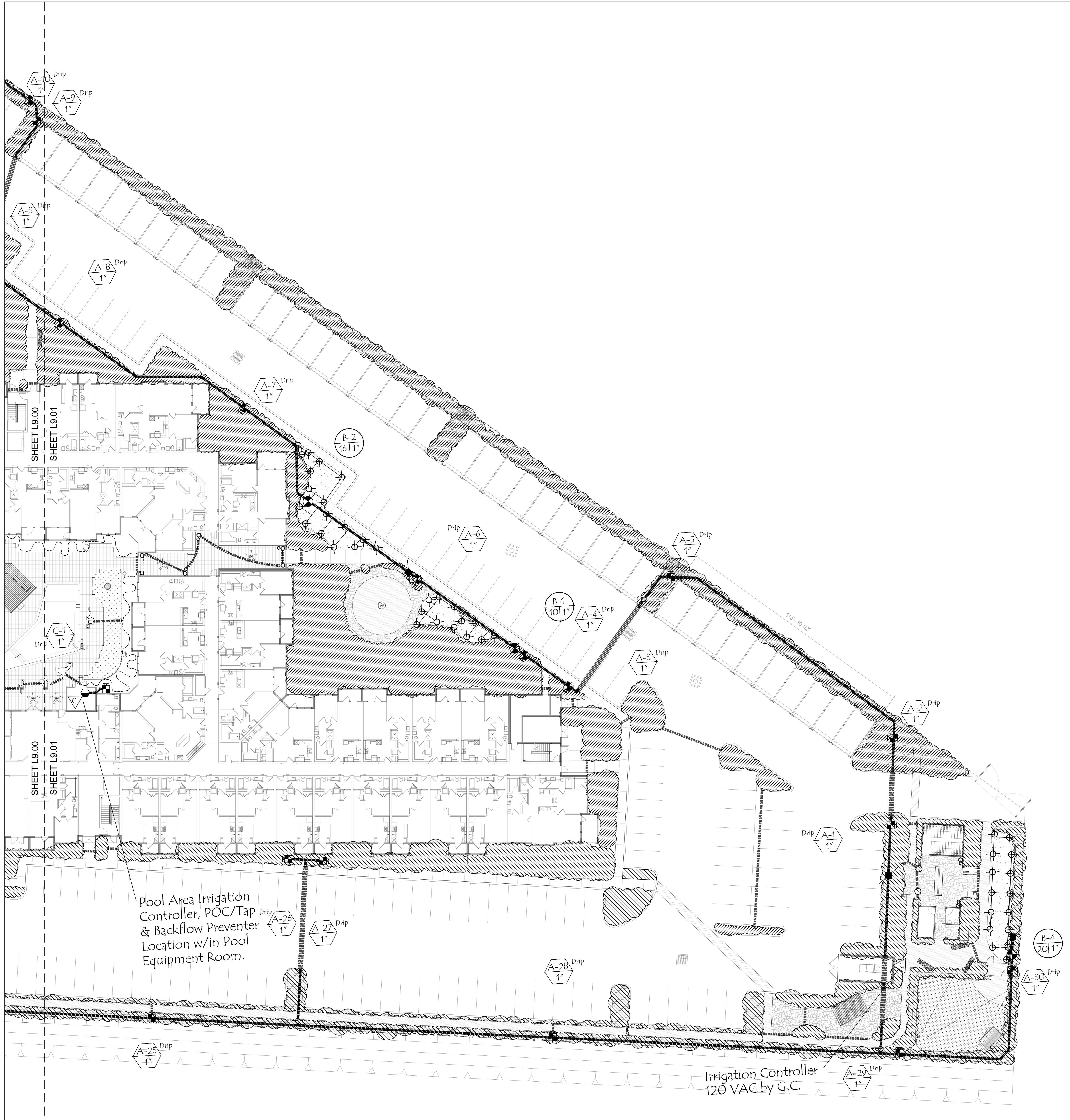
410 PROBANDT



**hpla
studio**
HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com

SHEET TITLE
IRRIGATION PLAN -
SITE
SHEET NUMBER
L9.00
SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06



IRRIGATION PLAN
SITE

IRRIGATION SCHEDULE

SYMBOL	SIZE	EQUIPMENT	DESCRIPTION
EQUIPMENT:			
		Tap & Meter by Others	Meter & Irrigation P.O.C. (Min. 60gpm @ 75psi).
	1-1/2"	Fetco 825YA-RP Series	Reduced Pressure Assembly (Locate in an Approved Security Box)
	1-1/2"	Buckner 3100150	Brass Master Valve
	1-1/2"	Tri-trol FS-B150	Tri-trol Flow Sensor
		42-Sta. Electric Controller	Introl RainMaster Eagle Series (Wall-Mounted w/Climate Logic Weather sensor)
	Same size as main line.	Isolation Valve	Nibco T-115 Braze Gate Valve
	See Plan	Electric Drip Valve Assembly	Rainbird PER-PRS-D Series
	See Plan (Micro-Sprays: Planter Bed/Turf Areas Only)	Rainbird 100-PEB Series Electric Remote Drip Valves w/ 30 PSI Preset Setpoint PMP50MFP Pressure Regulator w/ OKCHK-200M Screen Filter (0.25 to 20 gpm Flow Rates)	
	Jumbo	Valve Box	Anetek (Drip Valve Assembly)
	Standard	Valve Box	Anetek (Electric Control Valve)
	10" Round	Valve Box	Anetek (Quick Coupler Valve, Isolation Valves, Wire Splcos)
	6" Round	Valve Box	Anetek (Flush Ends, Isolation Valves, Wire Splcos)
	3/4"	Quick Coupler	Rainbird 33DR Series w/55DK Key
SPRINKLERS:			
	0.4 in/hr (2.56GPM) at 40 PSI	360" Rotator Heads	HUNTER MP3000 Series Nozzles on HUNTER PROS-O6 Body.
	0.4 in/hr at 40 PSI	90" 270" Rotator Heads	HUNTER MP3000 Series Nozzles on HUNTER PROS-O6 Body.
	0.4 in/hr (26-2.31GPM) at 30 PSI	360" Rotator Heads	HUNTER MP1000, 2000 & 55 Series Nozzles on HUNTER PROS-O6 Body
	0.4 in/hr (20-1.78GPM) at 30 PSI	90" 270" Rotator Heads	HUNTER MP1000, 2000 & 55 Series Nozzles on HUNTER PROS-O6 Body
	0.25GPM at 30 PSI	Tree Bubbler	HUNTER PCB-25 Series Nozzle on HUNTER PROS-O6 Body
	See Plan/Flow Chart	2" PVC Mainline (UON)	Class 200 (minimum) PVC Solvent Weld Pipe
	See Plan/Flow Chart	Sprinkler Laterals	100 psi min. NSF 3408 PE Poly Pipe Laterals
PIPE SCHEDULE:			
	1/2" 0-5 G.P.M.	1-1/4" 19-27 G.P.M.	2-1/2" 58-74 G.P.M.
	3/4" 6-10 G.P.M.	1-1/2" 28-37 G.P.M.	3" 75-120 G.P.M.
	1" 11-18 G.P.M.	2" 38-57 G.P.M.	4" 121-200 G.P.M.
DRIP EQUIPMENT:			
	(See Pipe Schedule)	Subgrade Dripline	NETAFIM Techline Drip Lateral Pipe (or equal)
	(See Pipe Schedule)	Drip Lateral Lines	NETAFIM Techline Drip Lateral Pipe (or equal)
	(See Pipe Schedule)	Drip Lateral Lines	NETAFIM Techline Drip Lateral Pipe (or equal)
	(See Pipe Schedule)	Drip Lateral Lines	Class 200 Min. PVC Drip Lateral Pipe (or equal)
	See Details/Notes	Sleeving Pipe	Schedule 40 PVC Pipe (2X pipe w/in sleeve) (2" Class 200 PVC for Control wiring)
	3/4"	Drip Line Flush End Cap	Miscellaneous Sched. 40 PVC Fittings
	0.5/1.0/2.0 GPH	XB-05/10/20PC Drip Emitters	Rainbird Pressure Compensating Series Xeri-Rag Emitters
	0.0 - 15 GPH	XS8-360-SPVK	Rainbird Xeri-Bubbler Stream Series (Calibrated to 2.0 GPH)

NOTES:
Turf Sprinkler Heads shall be installed as per the lawn configuration with minimal overspray.
Contractor shall install Hunter MP Rotator Series nozzles per Manufacturer's Recommendations.
Irrigation plan is schematic. contractor shall be responsible for ensuring all plant material receives 100% coverage. Contractor shall add, shift, relocate and/or adjust sprinkler heads and emission devices to ensure 100% coverage of all plant materials without any overspray.

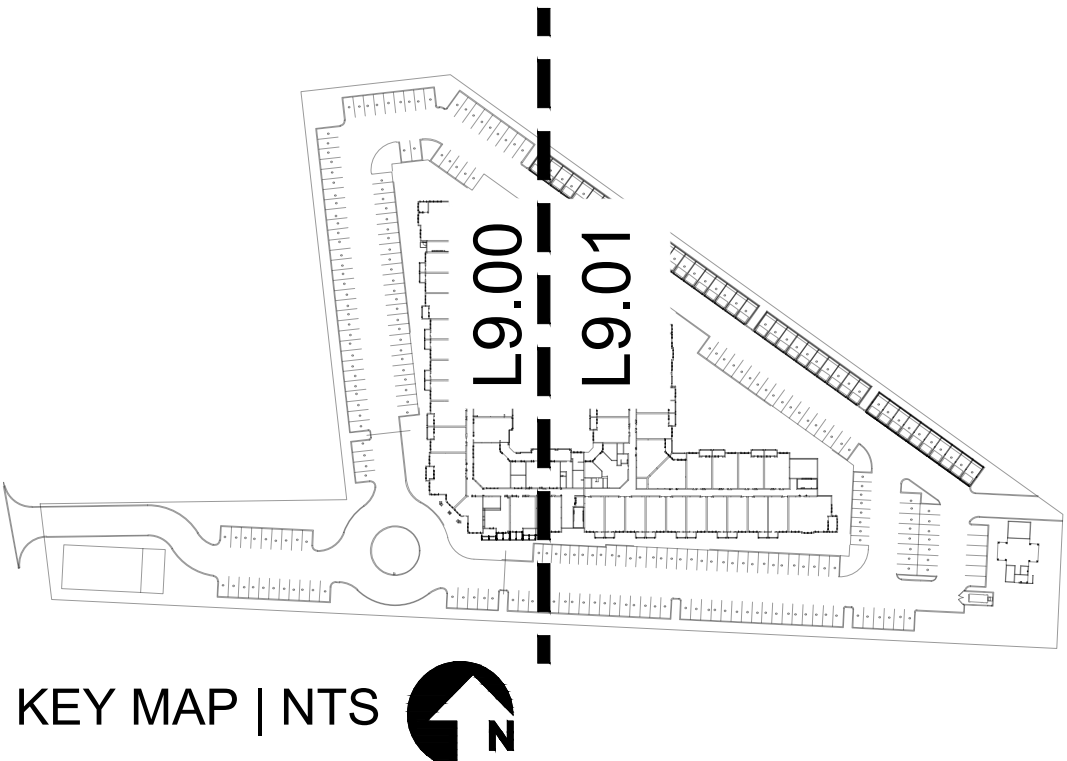
Valve Key:

Unless otherwise noted on the plans, Program "A" is reserved for Drip Irrigation Zones with Program "B" reserved for turf sprinkler zones. All other specialty zones shall be placed on Programs "C" & "D". Contractor shall install SMART Controller in a location determined by the Owner/G.C. General Contractor (G.C.) shall provide 120VAC power source to Controller location. Controller shall be calibrated with flow sensor and master valve to minimize water losses due to broken sprinkler heads and/or lateral & main line breaks.

CALL UTILITY NOTIFICATION

CALL 811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



KEY MAP | NTS

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C.
All Rights Reserved
The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

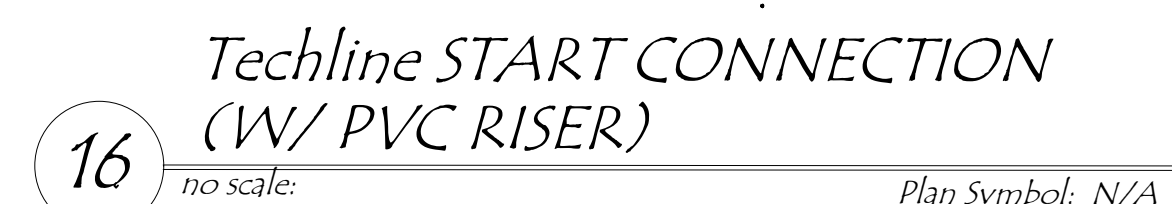
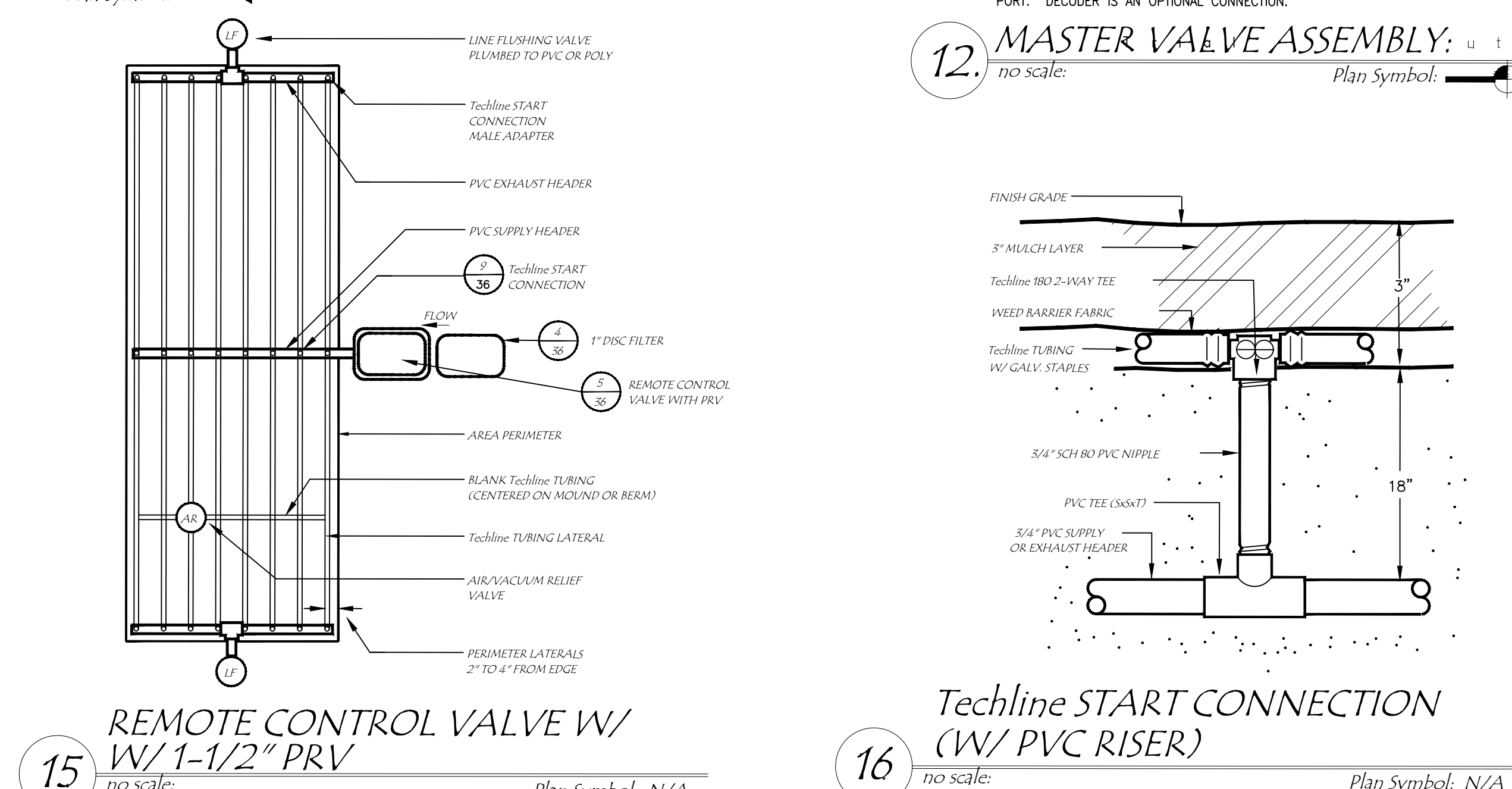
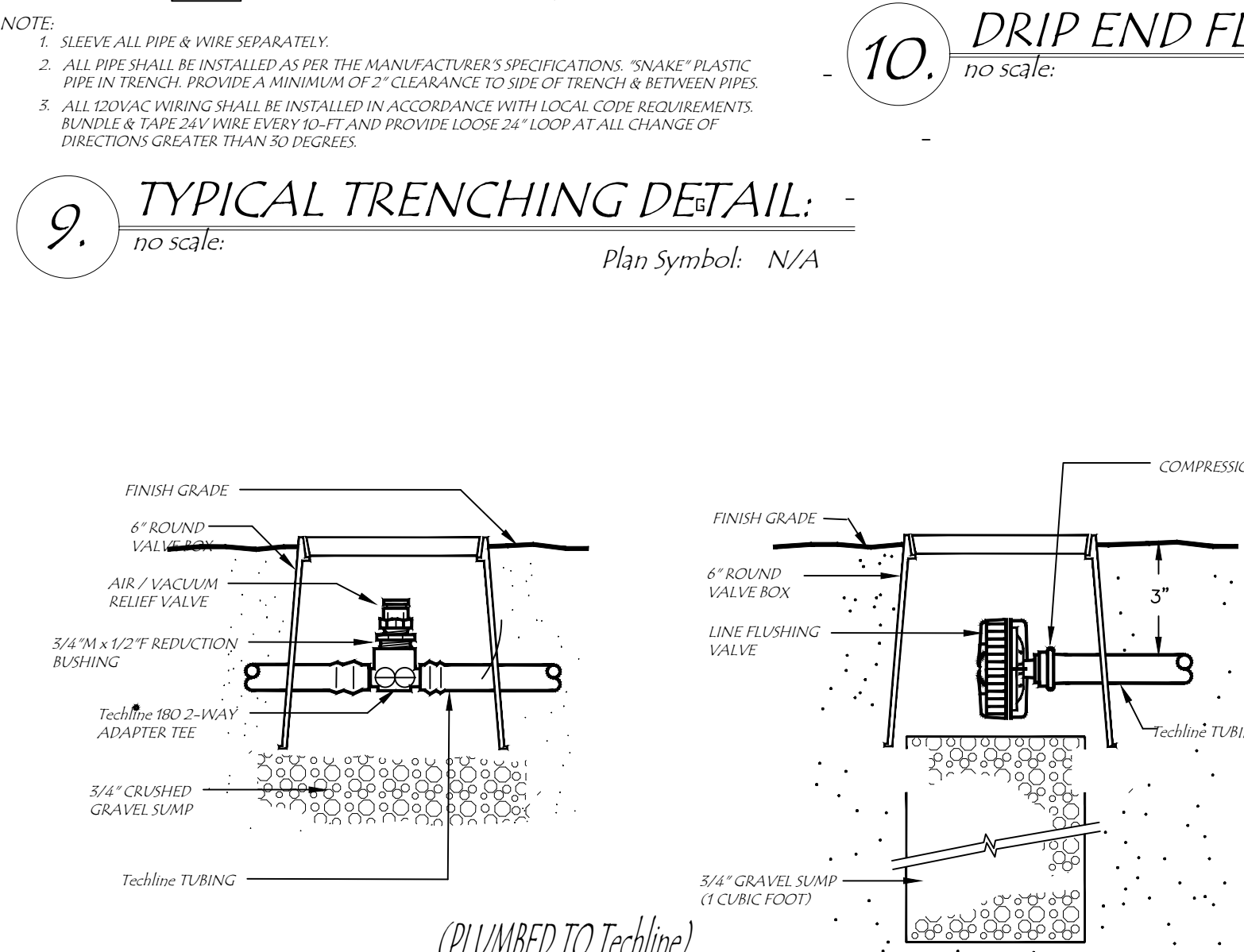
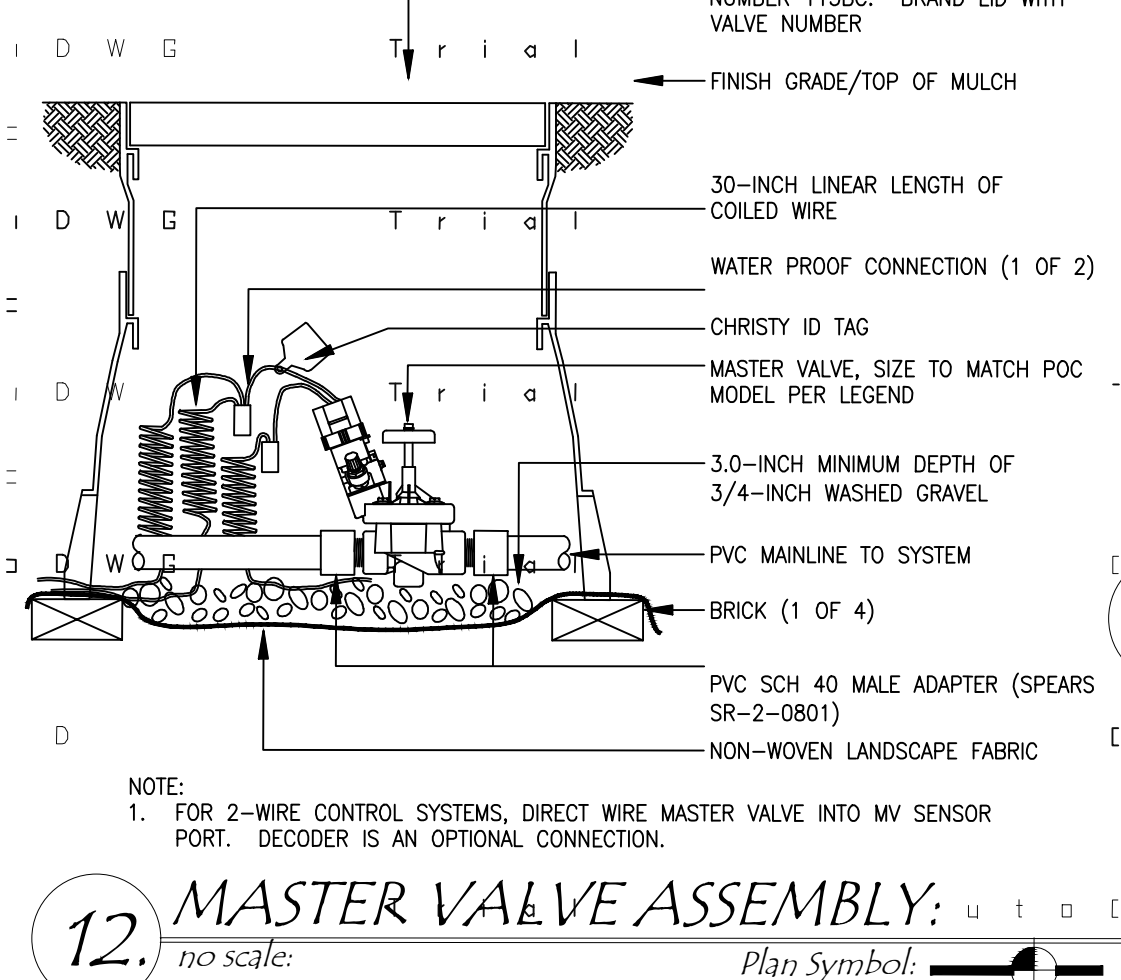
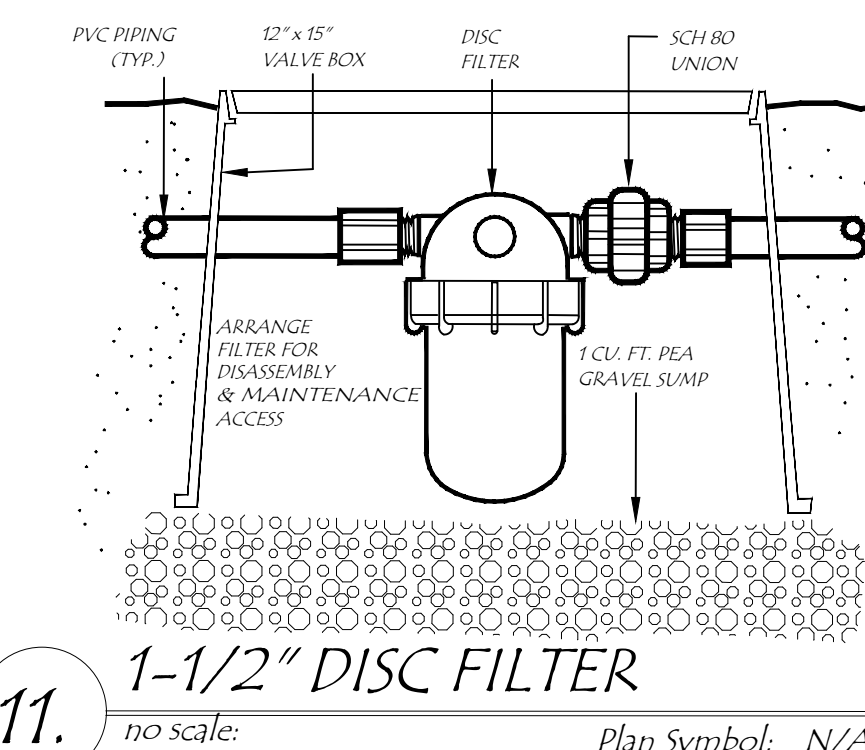
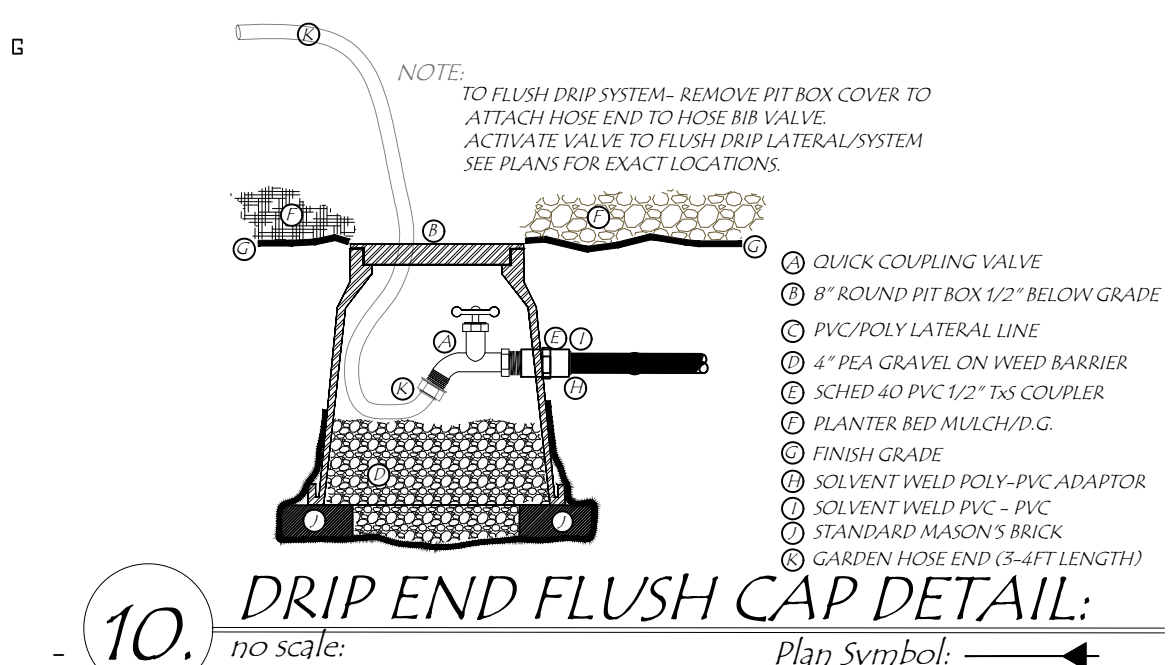
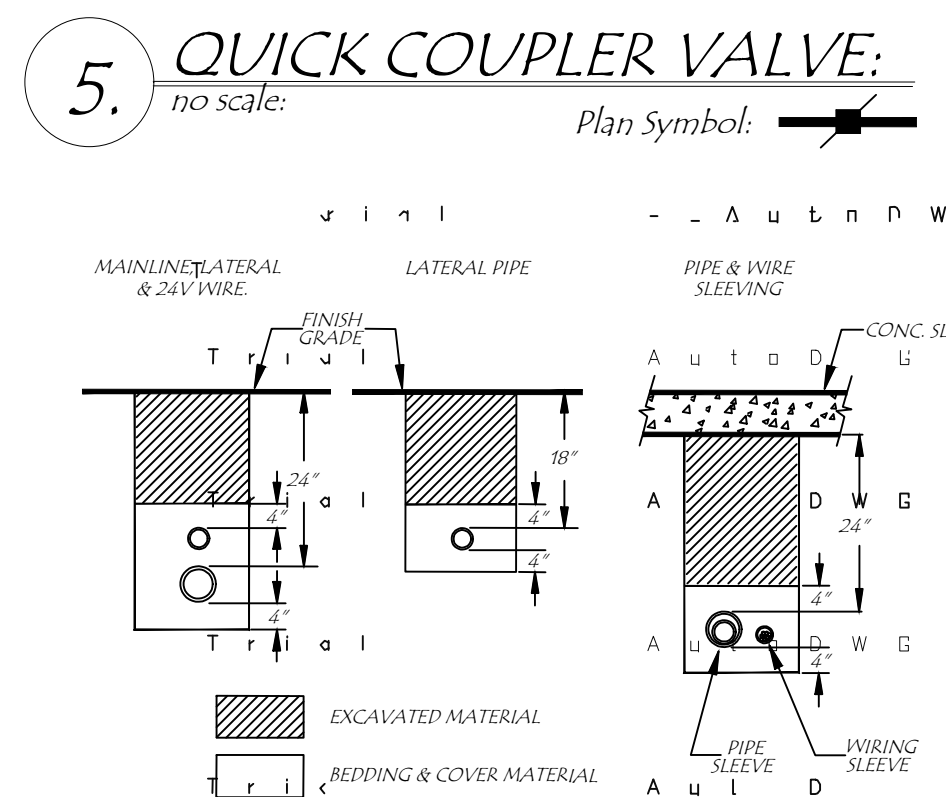
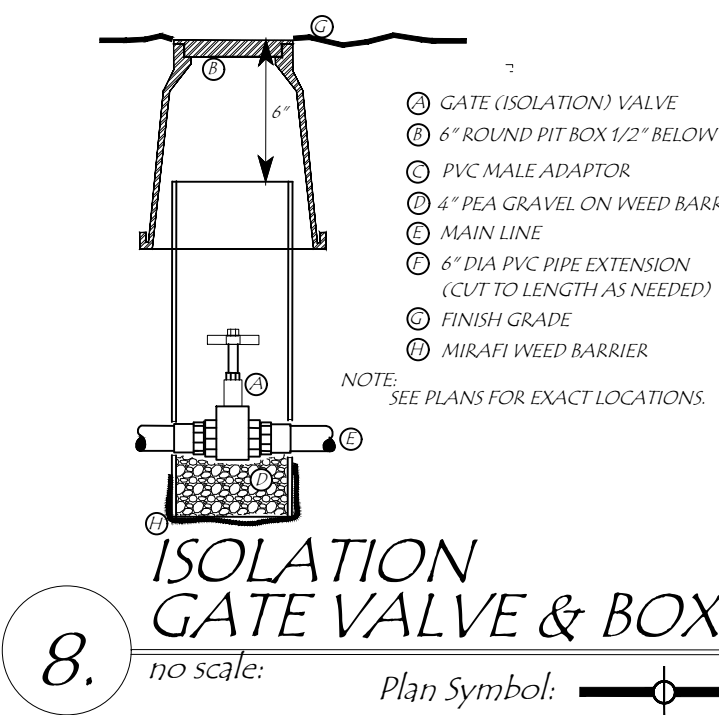
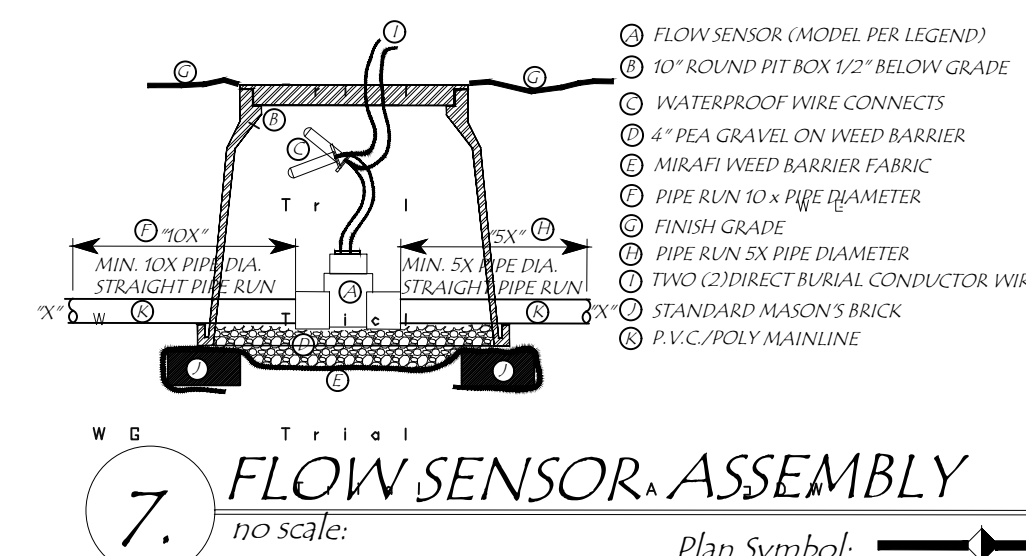
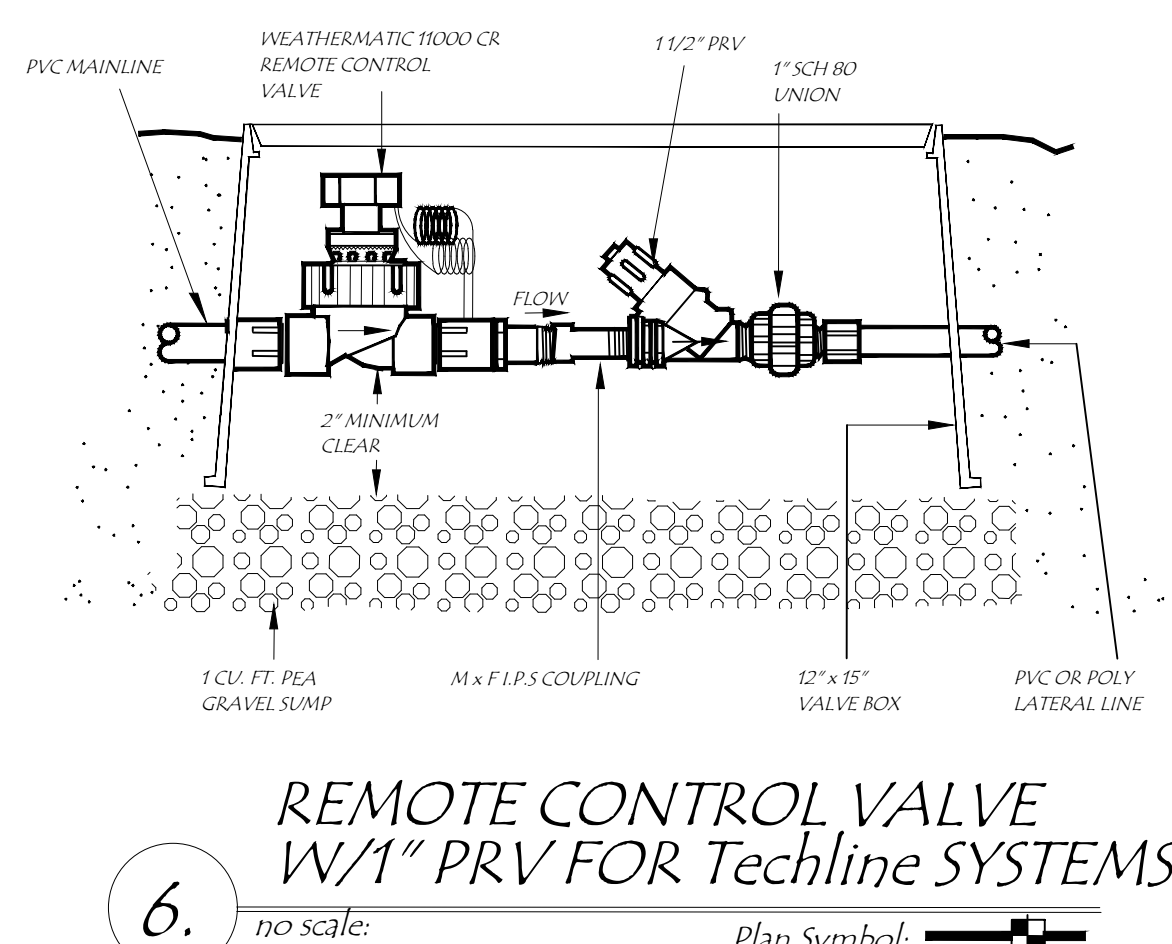
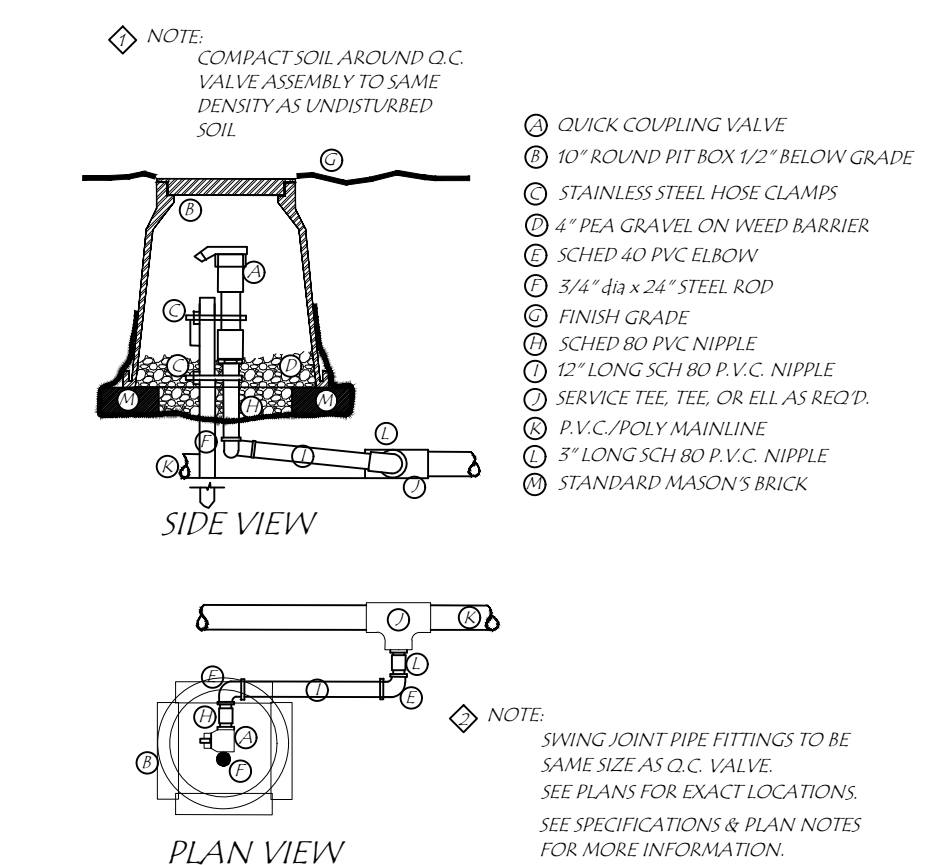
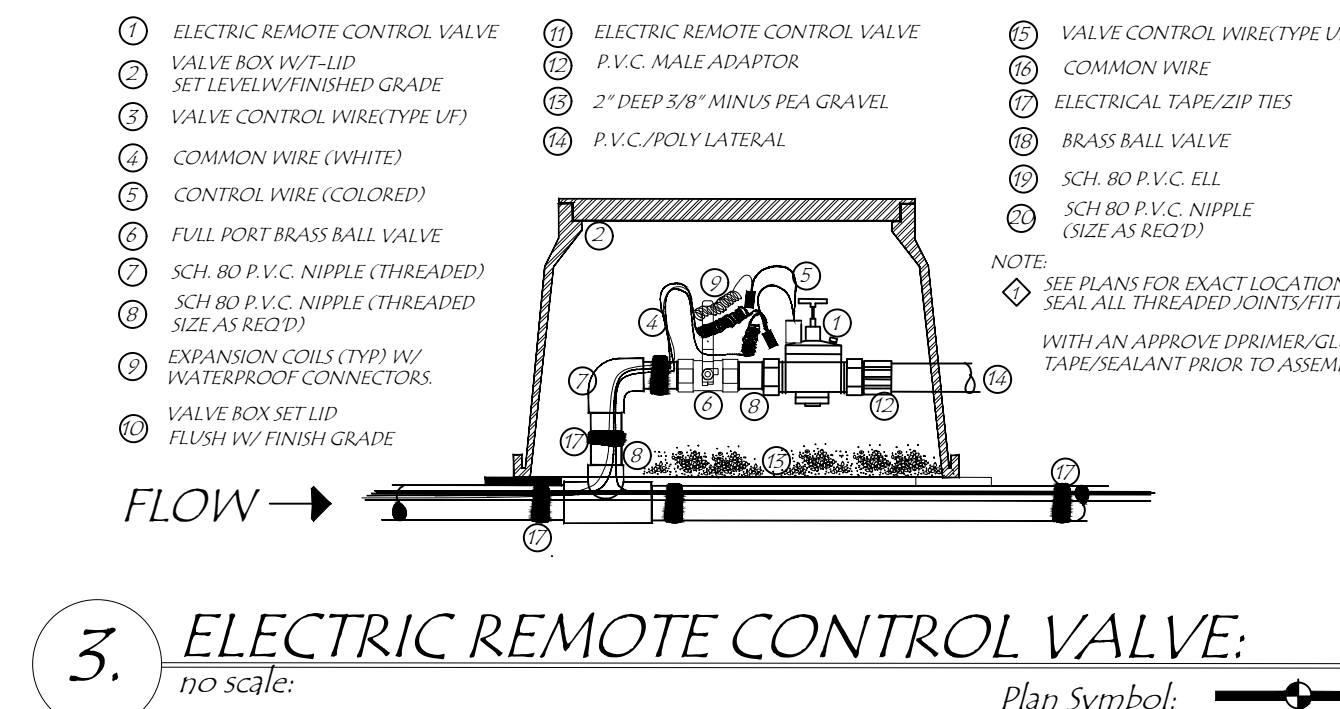
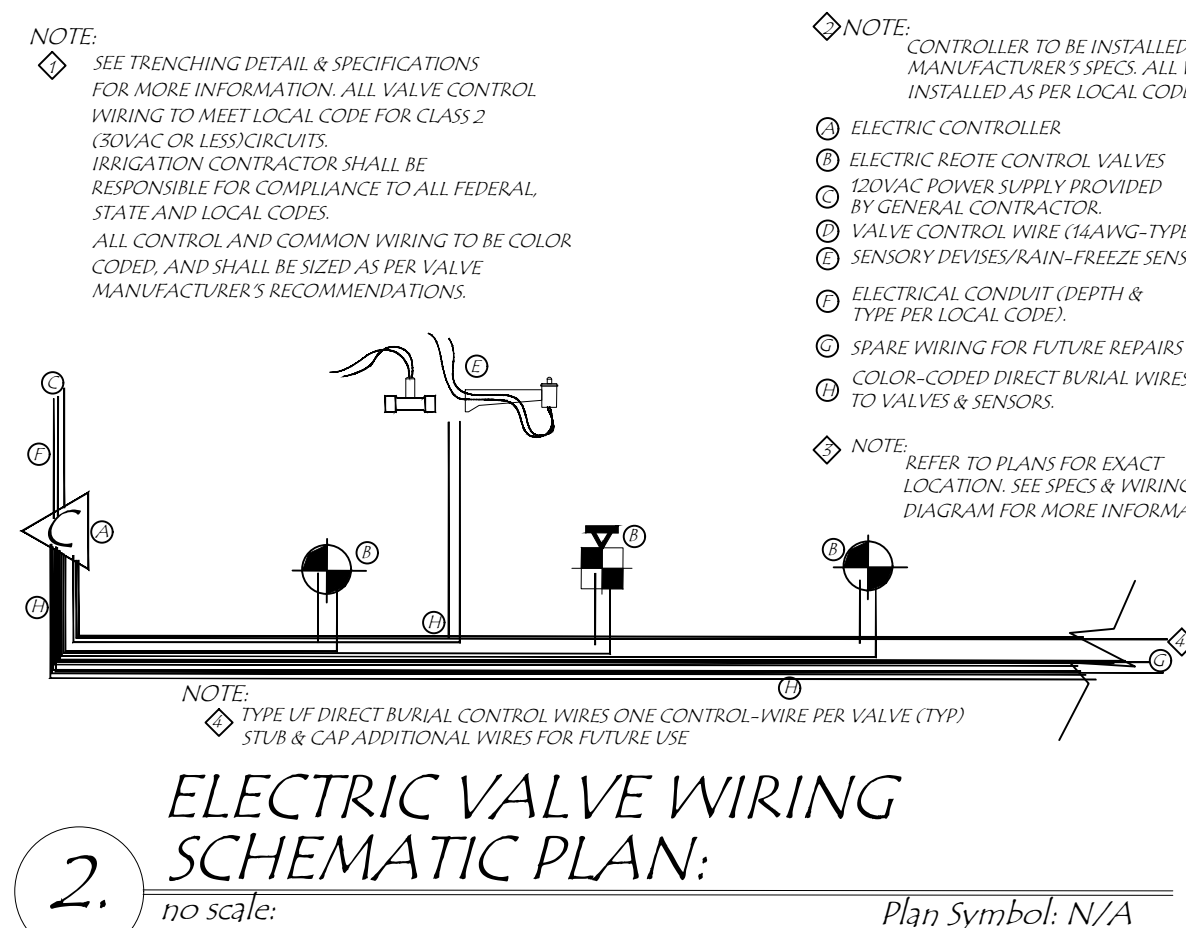
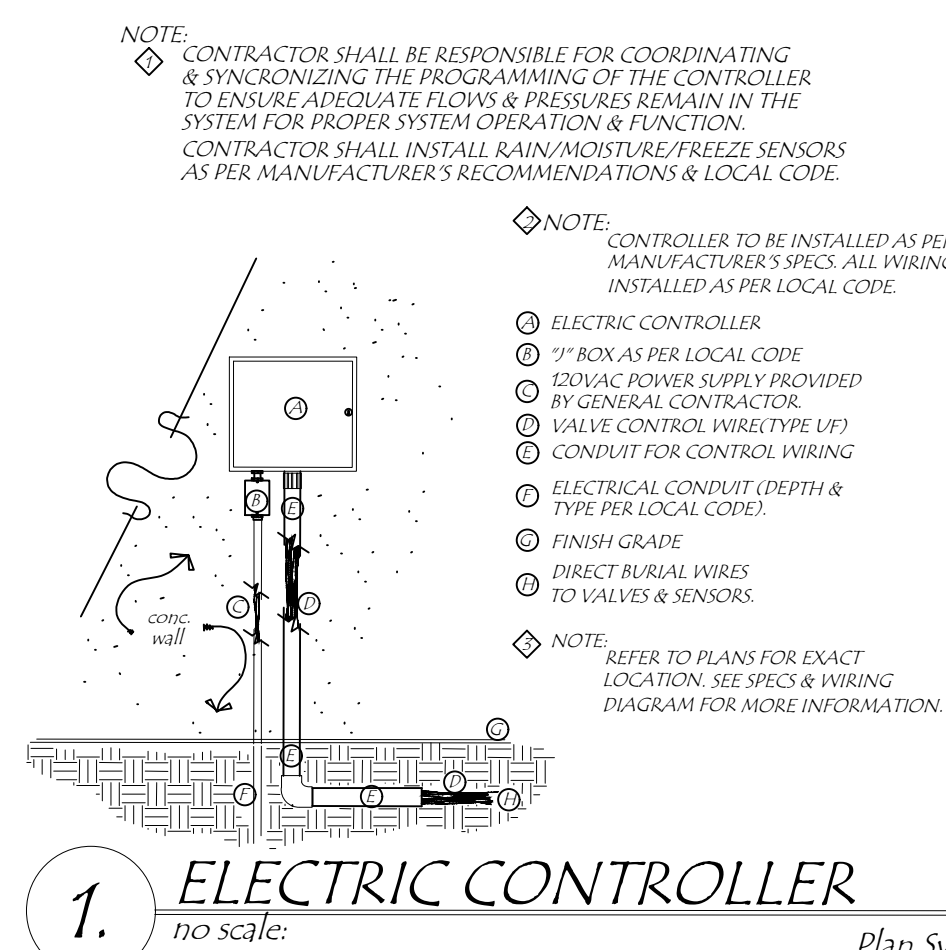
410 PROBANDT
SAN ANTONIO, TX
PROJECT # - 21159



HUMPHREYS & PARTNERS
LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com
AREA REAL ESTATE, LLC
1221 BROADWAY, STE 104
SAN ANTONIO, TX 78215
P: (210) 417-4311
E: luism@areatx.com


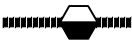









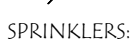


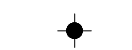



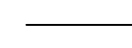

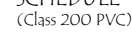


SHEET TITLE
IRRIGATION PLAN - SITE
SHEET NUMBER
L9.01
SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06


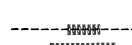



4.

IRRIGATION LEGEND

SYMBOL	SIZE	EQUIPMENT	DESCRIPTION	
EQUIPMENT:				
		Tap & Meter by Others	Meter & Irrigation P.O.C. (Min. 100gpm @ 75psi).	
		(Service line from meter to backflow preventer shall be hard copper)	Type "K" - Size as per Plan).	
	2"	Flow 825VA-RP Series	Reduced Pressure Assembly/locate in an Approved Security Box	
	2"	Ruckner R00D200 1-in-400 Fx-R200	Brass Markler Valve 1-in-400 Flow Series	
		42-52A Electric Controller	Introl RainMaker Eagle Series w/Climate Logic (Weather sensor) (Controller shall be wall-mounted in a secure location as determined by the property owner.)	
	Same size as main line	Isolation Valve	Nilfloc T-115 Brass Gate Valve	
	See Plan	Electric Turf Valve Assembly	Rainbird PER-PBS-D Series	
	See Plan Plaster Bed / Turf Area Only	Netafirm LVLC-Series Electric Remote Switch w/val / Preed Pressure Equalizer and Kewate Screen Filter		
	Jumbo	Valve Box	Ametek (Drp Valve Assembly)	
	3 Standard	Valve Box	Ametek (Electric Control Valve)	
	10" Round	Valve Box	Ametek (Quick Coupler Valve, Isolation Valves, Wire Splices)	
	6" Round	Valve Box	Ametek (Flush Ends, Isolation Valves, Wire Splices)	
	3/4"	Quick Coupler	Rainbird SDR3C Series w/SSDC Key	
SPRINKLERS:				
	0.4 in./fr. (2.5 GPM)	360° Rotor Heads	HUNTER MP5000 Series Nozzles on HUNTER PSCS-08 Body	
	0.4 in./fr. (40 PSI)	90°/270° Rotor Heads	HUNTER MP5000 Series Nozzles on HUNTER PSCS-06 Body	
	0.4 in./fr. (2.31 GPM)	360° Rotor Heads	HUNTER MP1000, 2000 & 55 Series Nozzles on HUNTER PSCS-06 Body	
	0.4 in./fr. (20-1.78 GPM)	90°/270° Rotor Heads	HUNTER MP1000, 2000 & 55 Series Nozzles HUNTER PSCS-06 Body	
	0.25 GPM	Tree Bubbles	HUNTER PCB-25 PVC Nozzle on HUNTER PSCS-06 Body	
	See Plan / Flow Chart	2" PVC Mainline (VCON)	Class 200 (minimum) Series Soreknet Weld Pipe	
	See Plan / Flow Chart	Sprinkler Laterals	Class 200 min. PVC Pipe Laterals	
PIPE SCHEDULE (CLASS 200 PVC)				
	1/2"	0-5 G.P.M.	1-1/4"	19-27 G.P.M.
	3/4"	6-10 G.P.M.	1-1/2"	28-57 G.P.M.
	1"	11-18 G.P.M.	2"	38-57 G.P.M.
	4"			121-200 G.P.M.

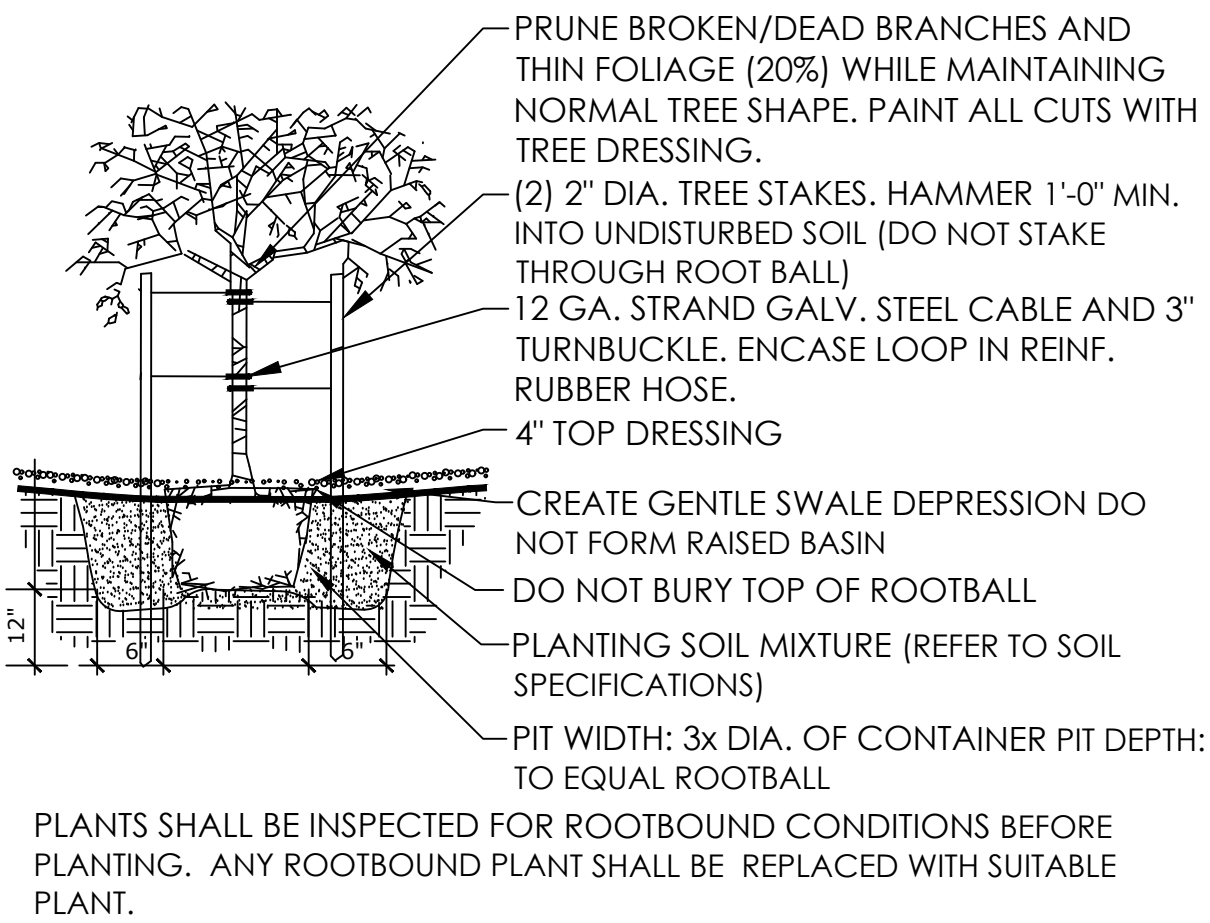
DRIP EQUIPMENT:

	27mm	Subgrade Dripline	TULCVXRS-B Netafirm Teedline (or equal)
	(See Detail Schedule)	Drip Lateral Lines	Class 200Min. PVC Drip Lateral (or equal)
	(See Details/Notes)	Sneezing Pipe	Schedule 40 PVC Pipe (2X pipe w/in sleeve) (2" Class 200 PVC for Control Venting)
	3/4"	Drip Line Flush End Cap	Miscellaneous Sched. 40 PVC Fittings

IRRIGATION GENERAL NOTES

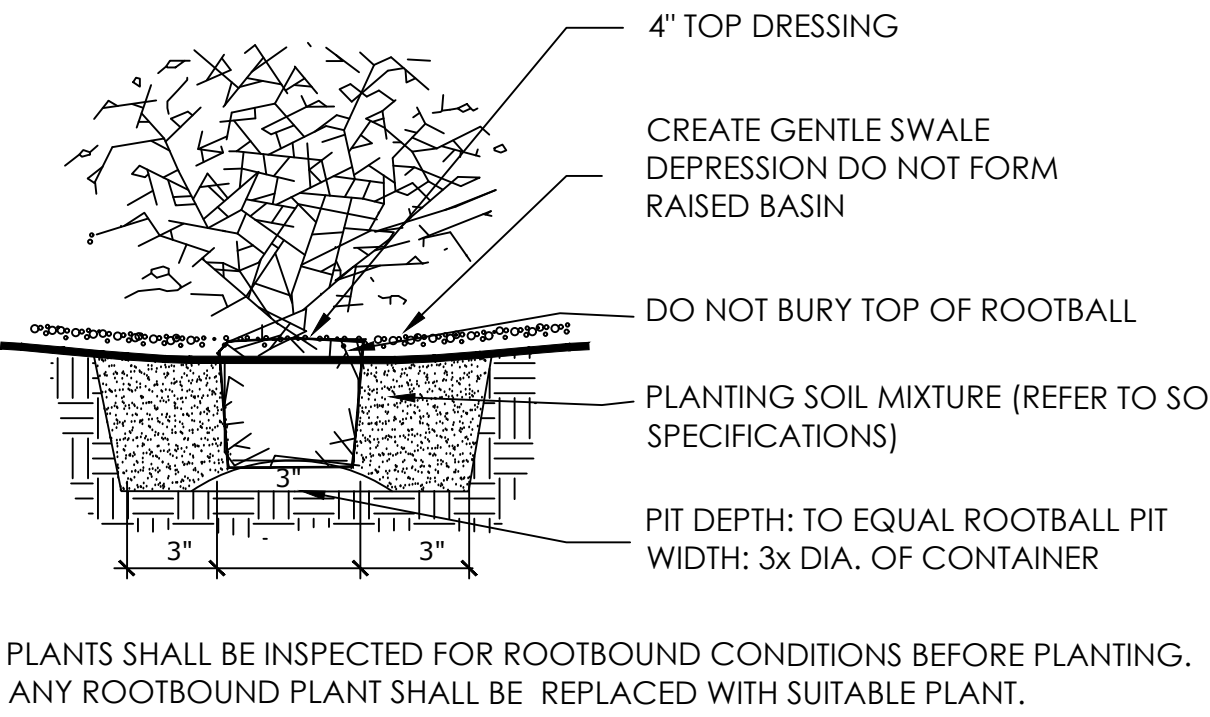


LANDSCAPE



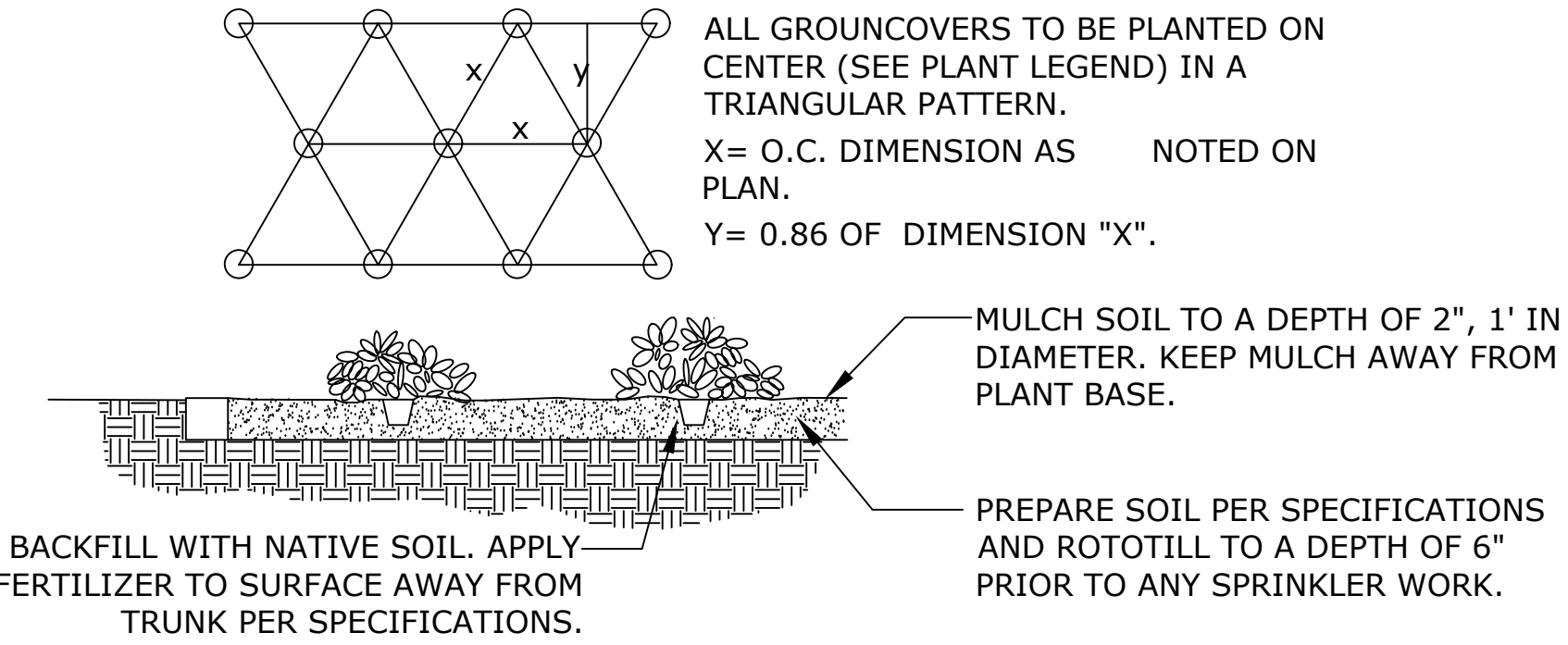
TREE PLANTING (AT-GRADE)

NOT TO SCALE



SHRUB PLANTING (AT-GRADE)

NOT TO SCALE



GROUNDCOVER PLANTING (AT-GRADE)

NOT TO SCALE

DESIGNED BY: M.R. | C.R.
DRAWN BY: C.R. | G.F. | V.C.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 10/06/2023

ISSUE FOR PRICING/BIDDING:
ISSUE DATE
ISSUE FOR PERMIT APPLICATION:
10/06/2023
ISSUE FOR CONSTRUCTION:
ISSUE DATE

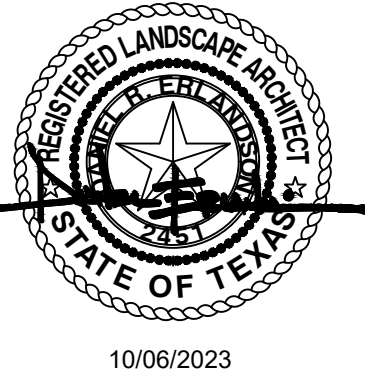
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION:

COPYRIGHT 2020 - Humphreys & Partners Landscape Architecture, L.L.C.
All Rights Reserved

The landscape architectural works depicted herein are the sole property of Humphreys & Partners Landscape Architecture, L.L.C. and may not be constructed or used without its express written permission. No permission to modify or reproduce landscape architectural works, including without limitation the construction of any landscape architectural element, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the landscape architectural elements depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Landscape Architecture, L.L.C. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

410 PROBANDT

410 PROBANDT
SAN ANTONIO, TX
PROJECT # : 21159



hpla

studio

HUMPHREYS & PARTNERS

LANDSCAPE ARCHITECTURE, L.L.C.

5339 ALPHA ROAD SUITE 300

DALLAS, TX 75240

T: (972) 701-9636

F: (972) 701-9639

W: www.hplastudio.com

AREA REAL ESTATE, LLC

1221 BROADWAY, STE 104

SAN ANTONIO, TX 78215

P: (210) 417-4311

E: luism@areatx.com

SHEET TITLE
GENERAL LANDSCAPE
DETAILS

SHEET NUMBER
L10.00

SCALE: AS INDICATED

80% PERMIT SET - 2023-OCTOBER-06