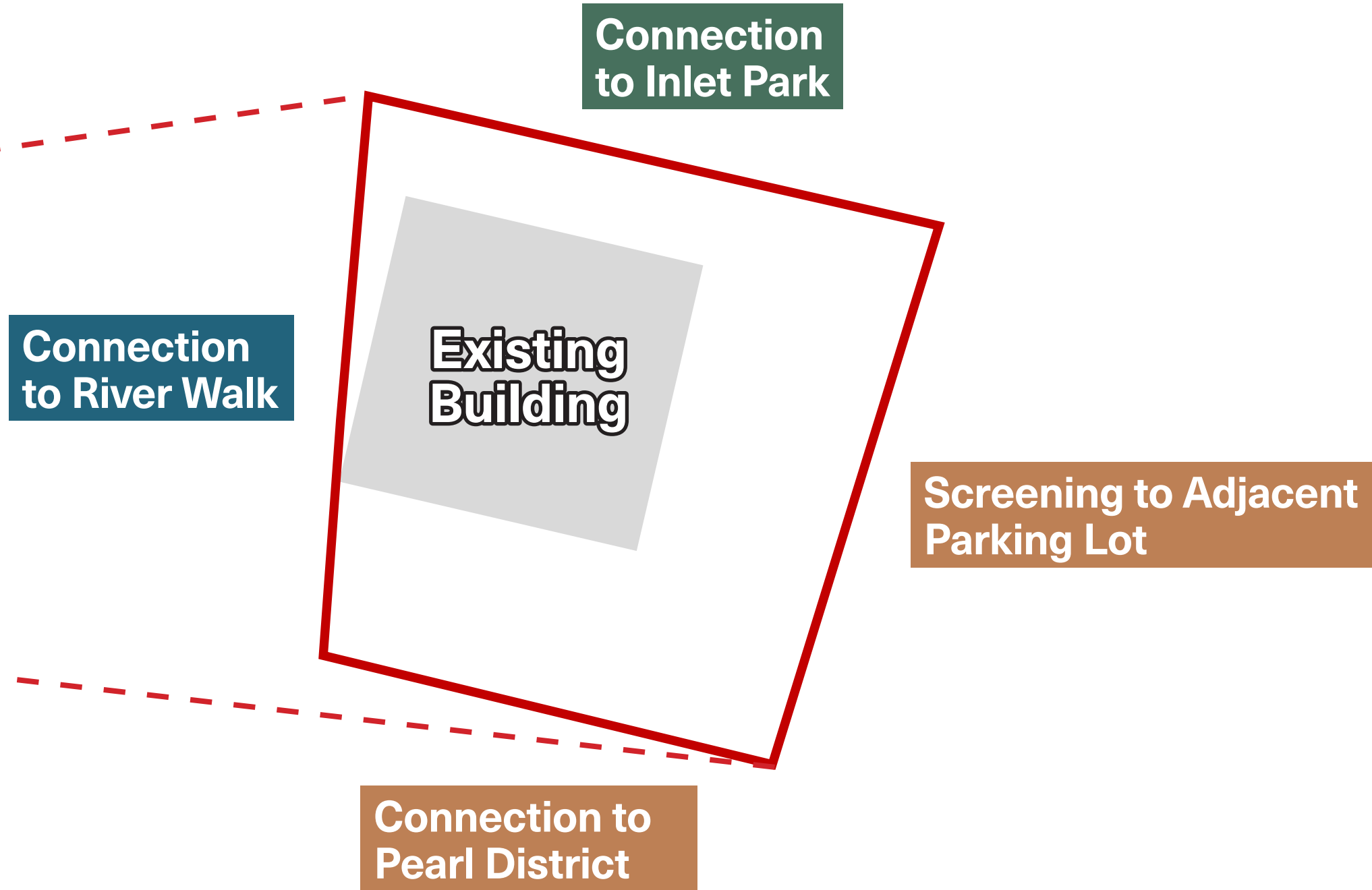
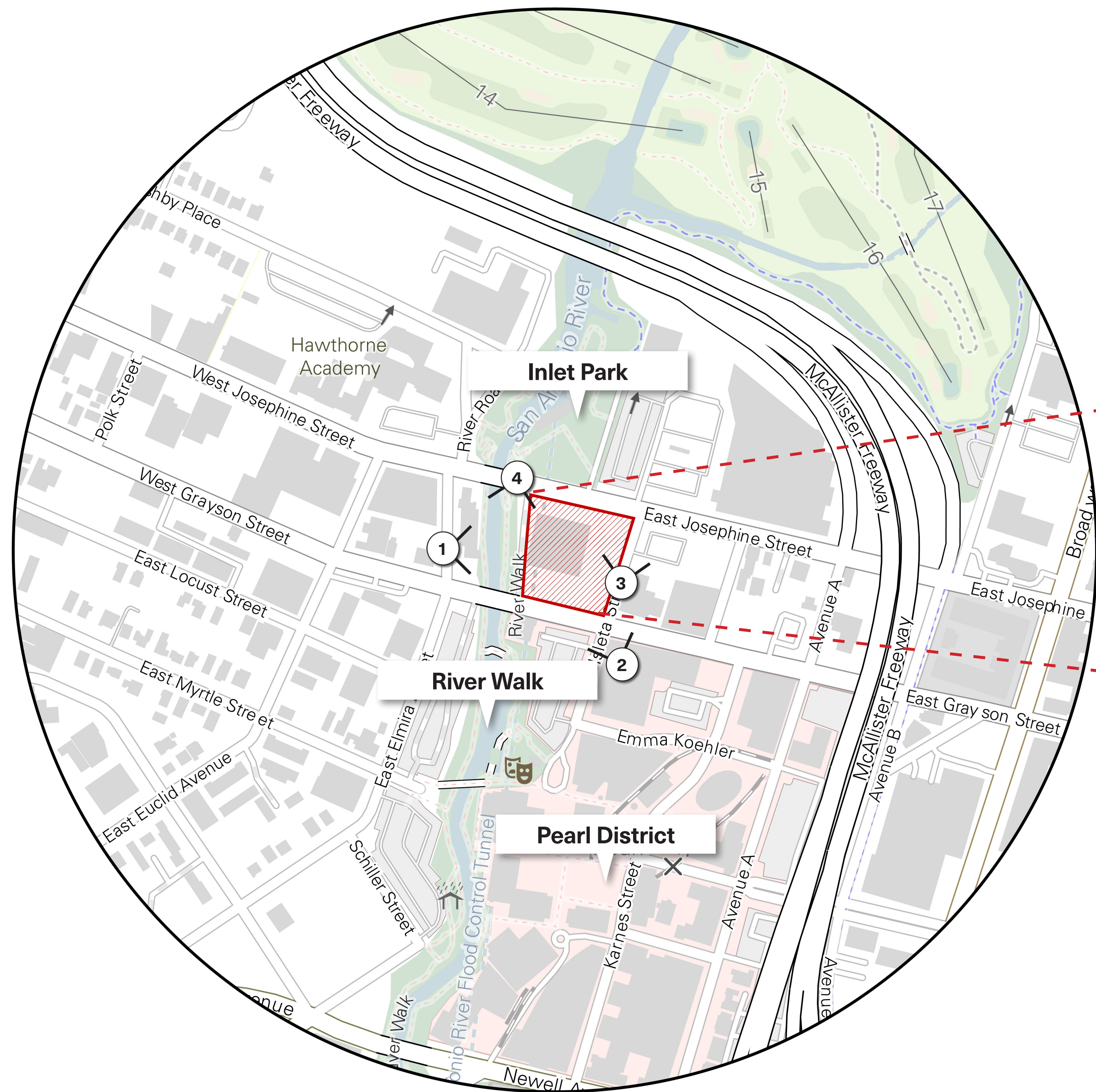
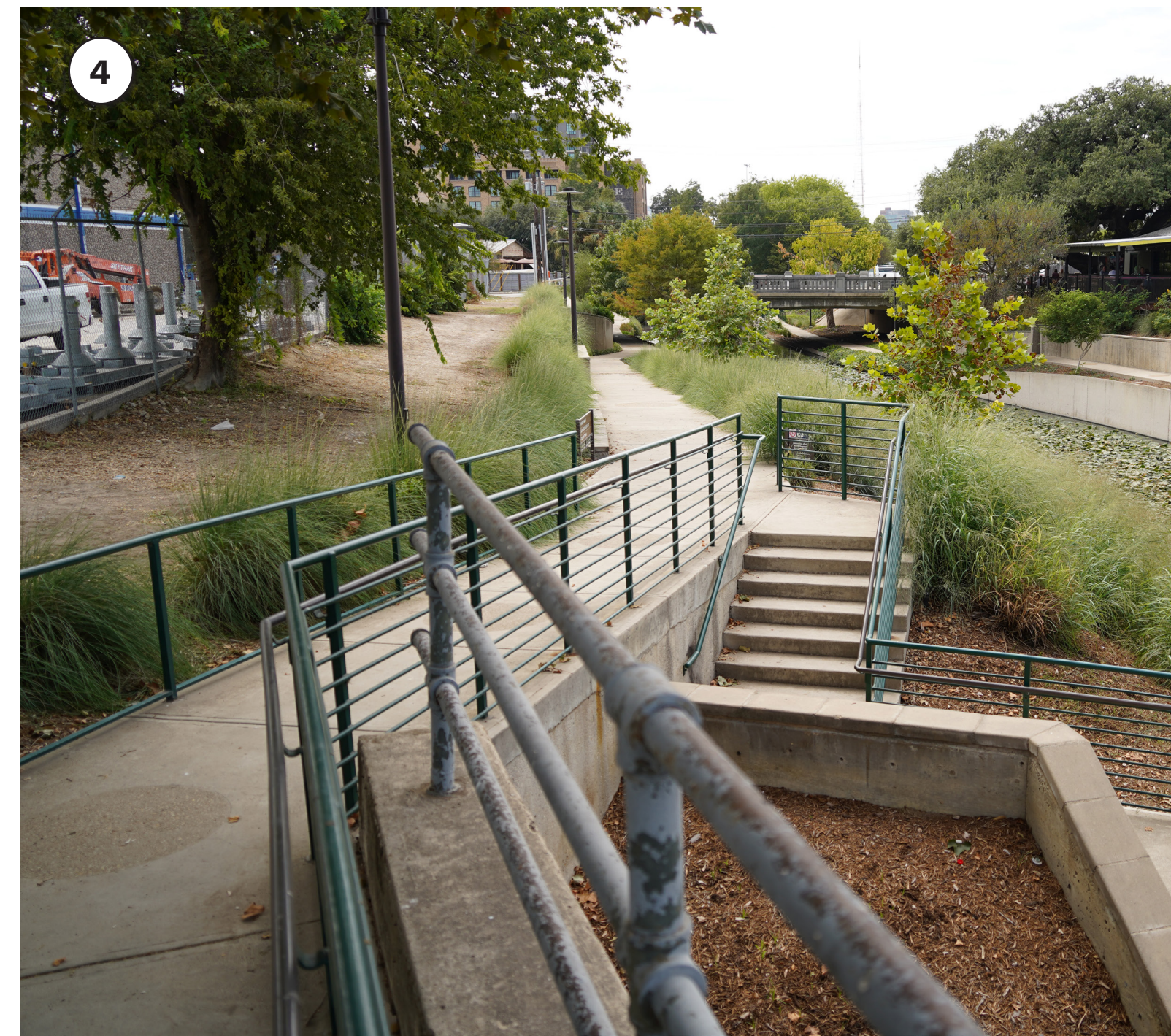
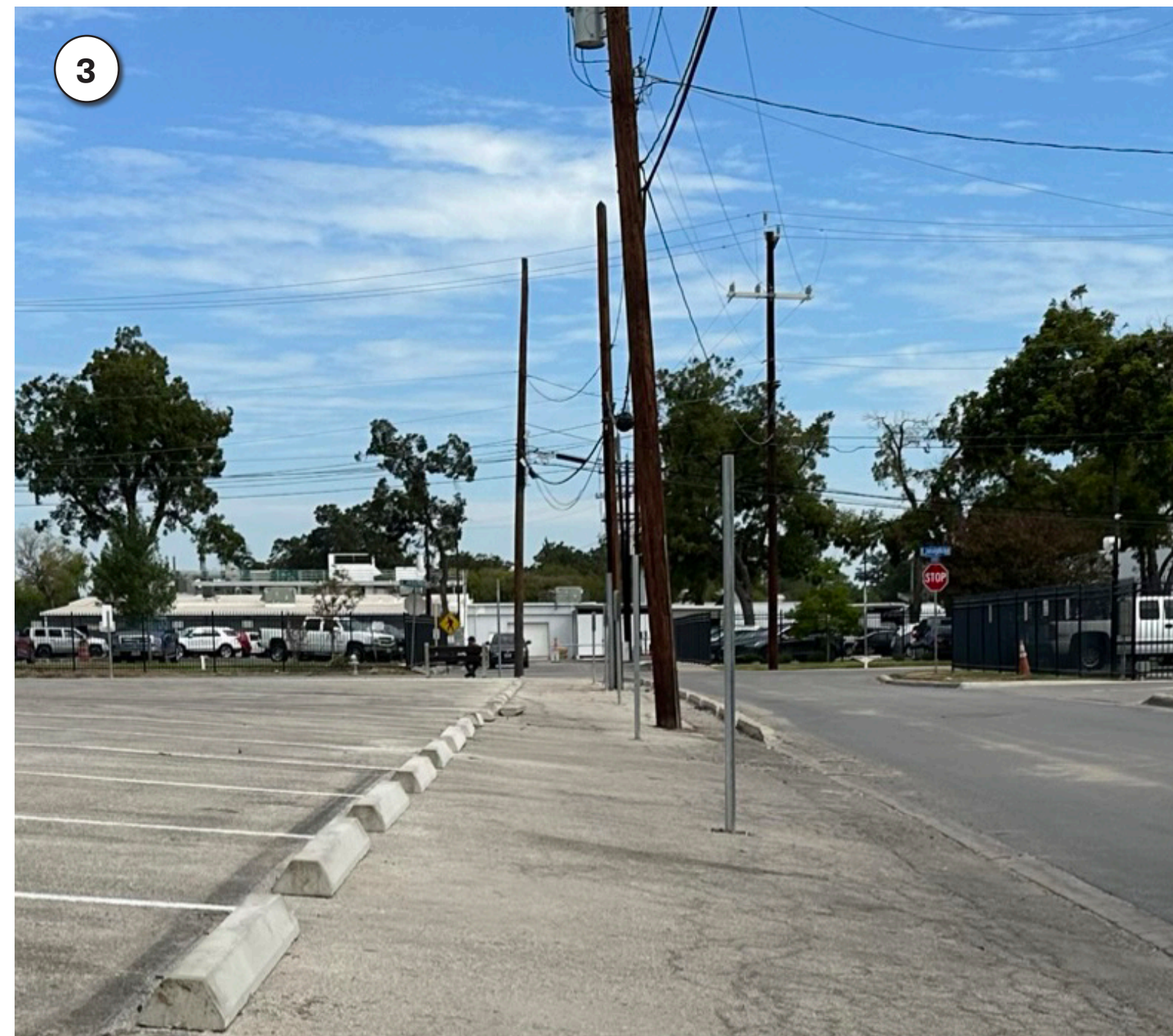


SITE CONTEXT



Some Facts about the Site

- » A mixed-use project
- » 102 E. Josephine Street, San Antonio, Texas 78215
- » 95,762 sqft
- » 100% Impervious Cover



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JAMES A. FUEx 01.13.23

△	DATE	ISSUE
A	JAN 13, 2023	100% SCHEMATIC DESIGN

PROJECT NAME
Oxbow Lewellen

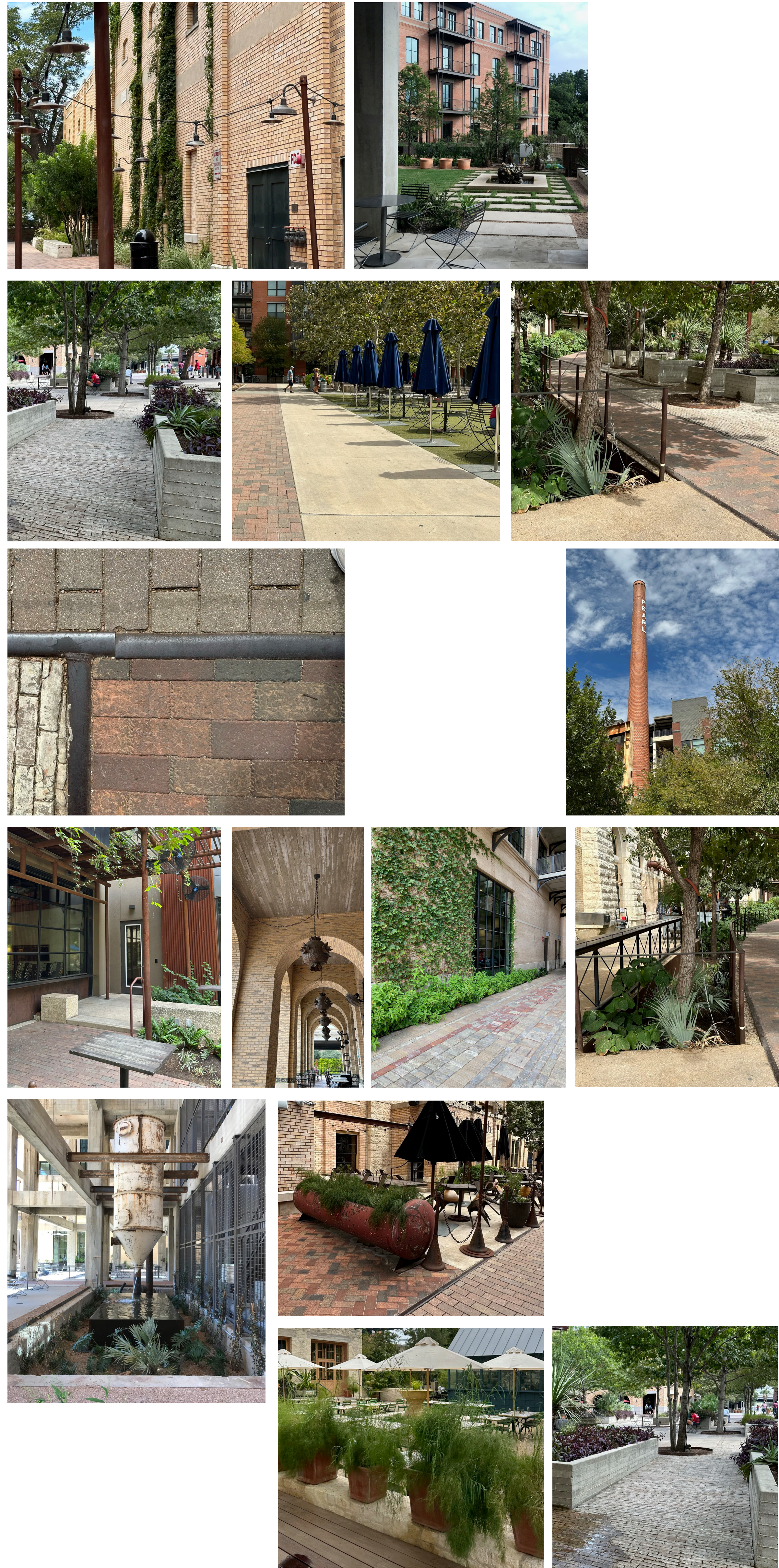
PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

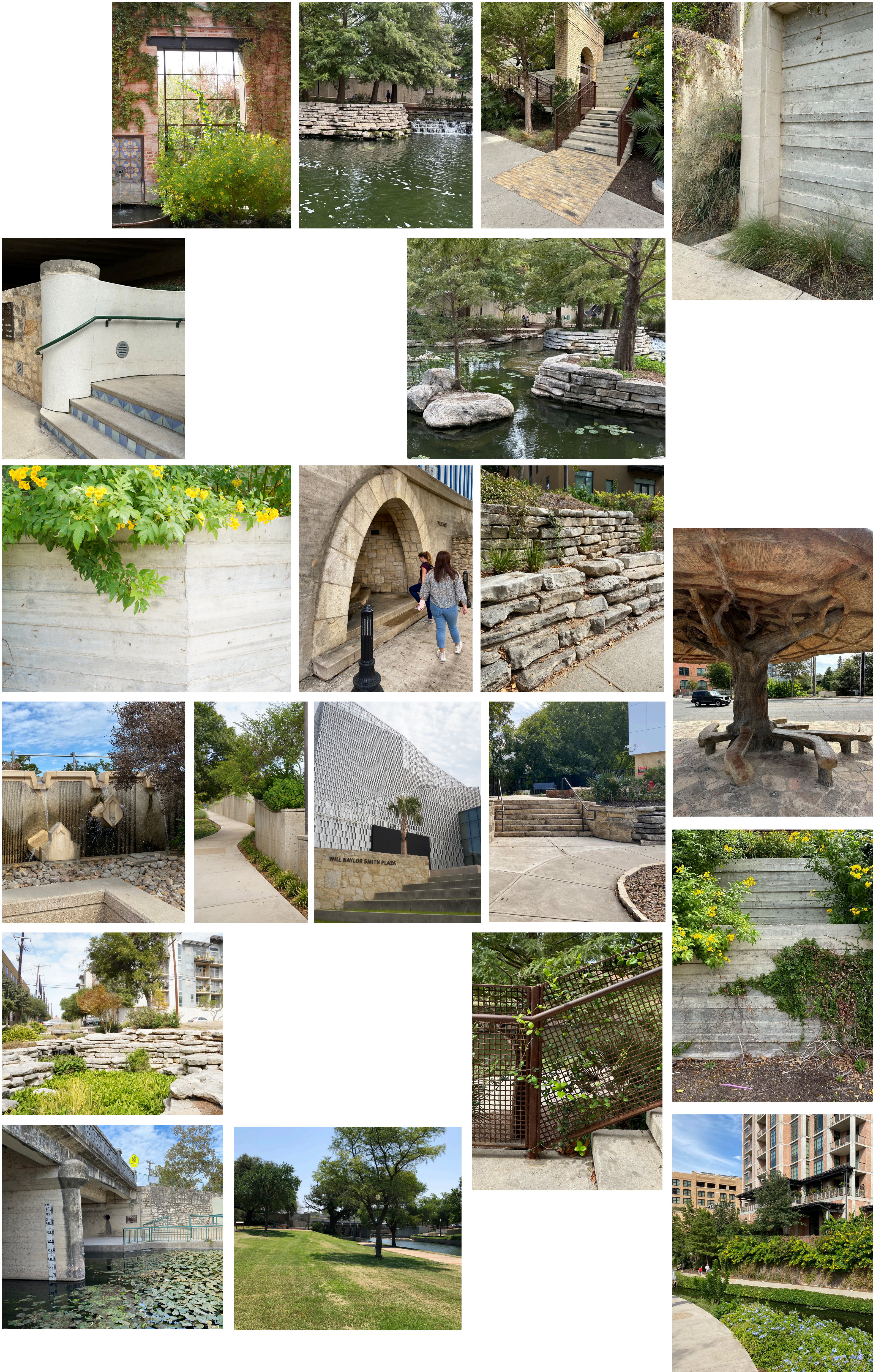
SHEET TITLE
SITE INFORMATION

SHEET NUMBER
L - 01

PEARL DISTRICT



RIVER WALK



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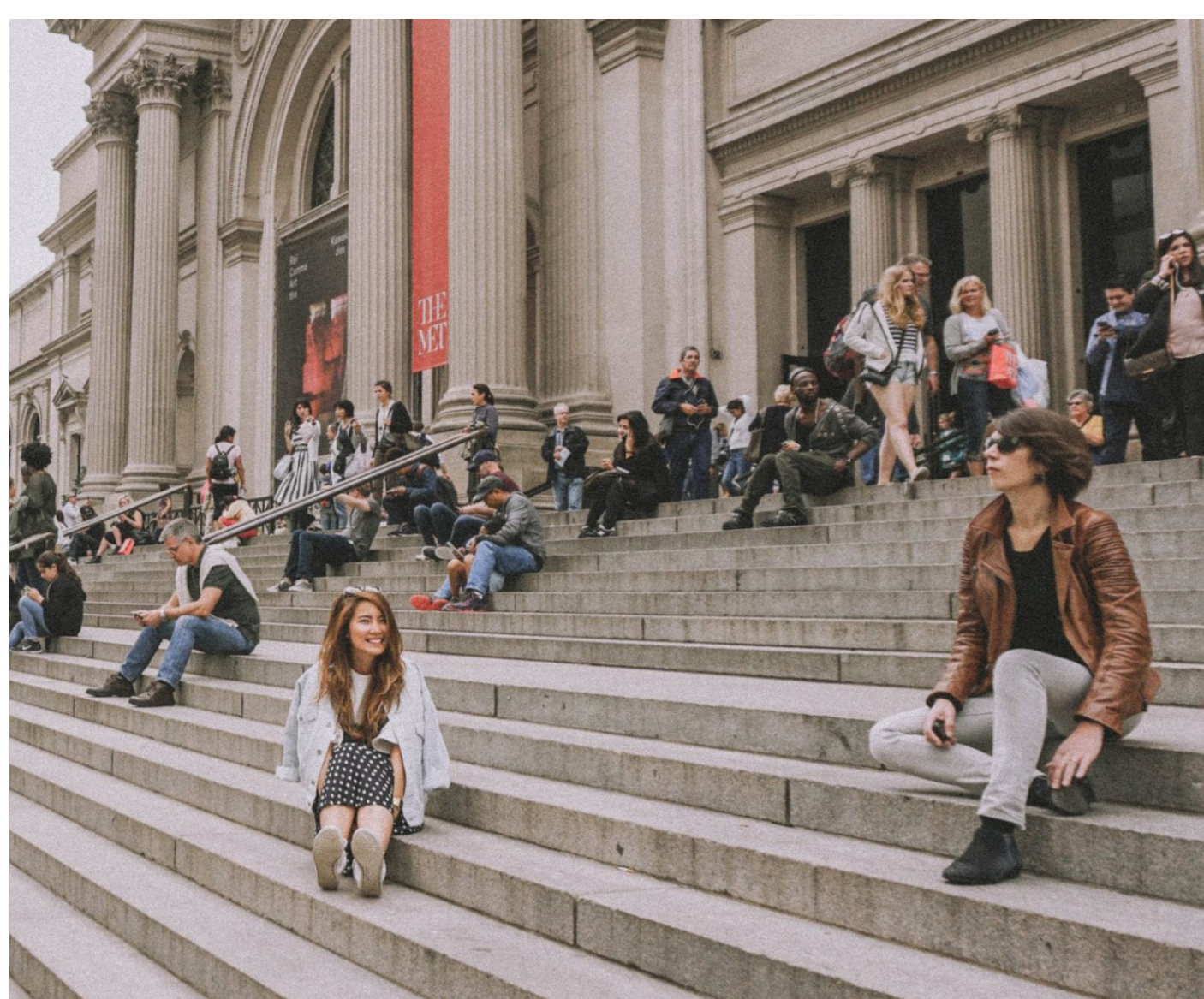
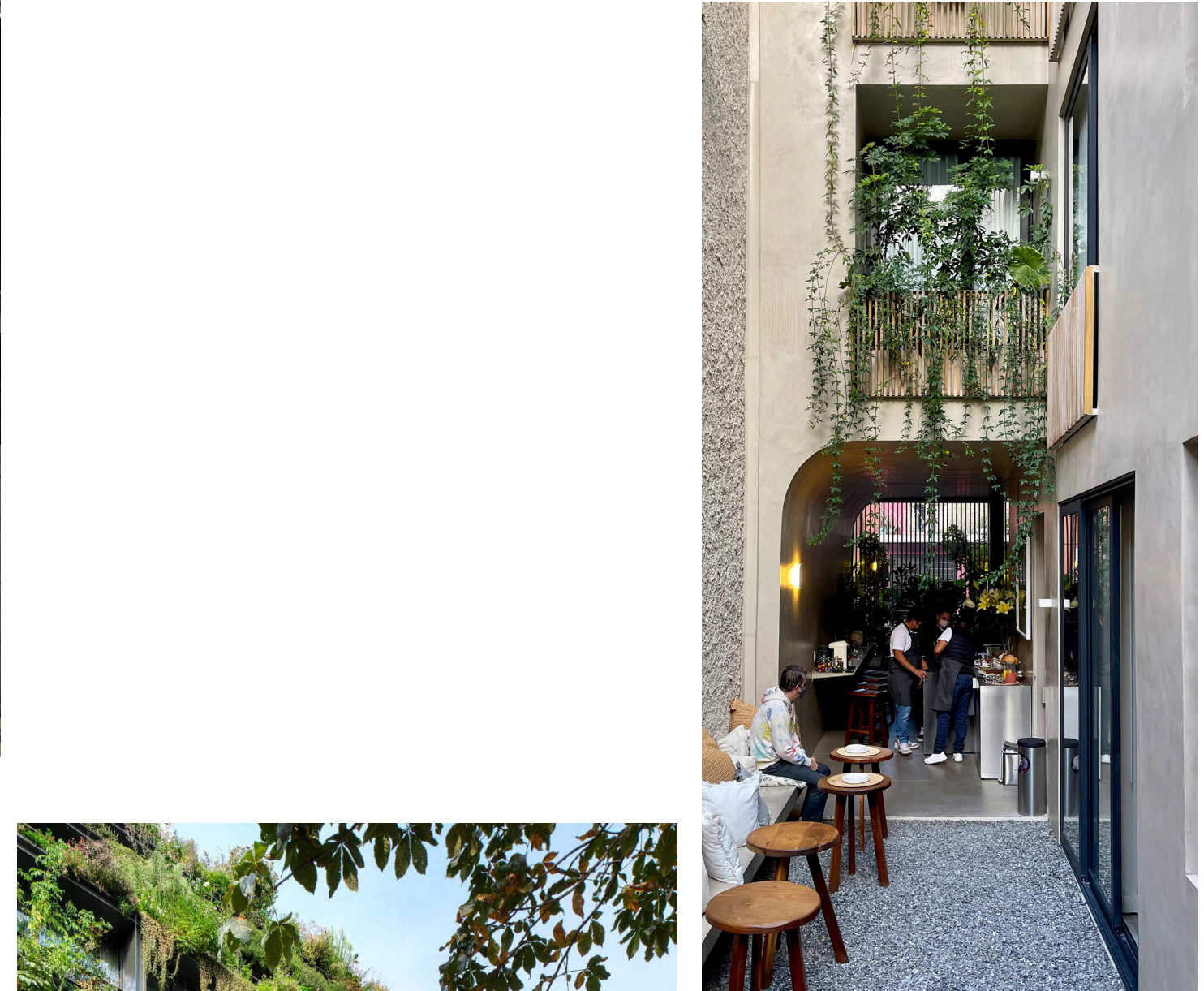
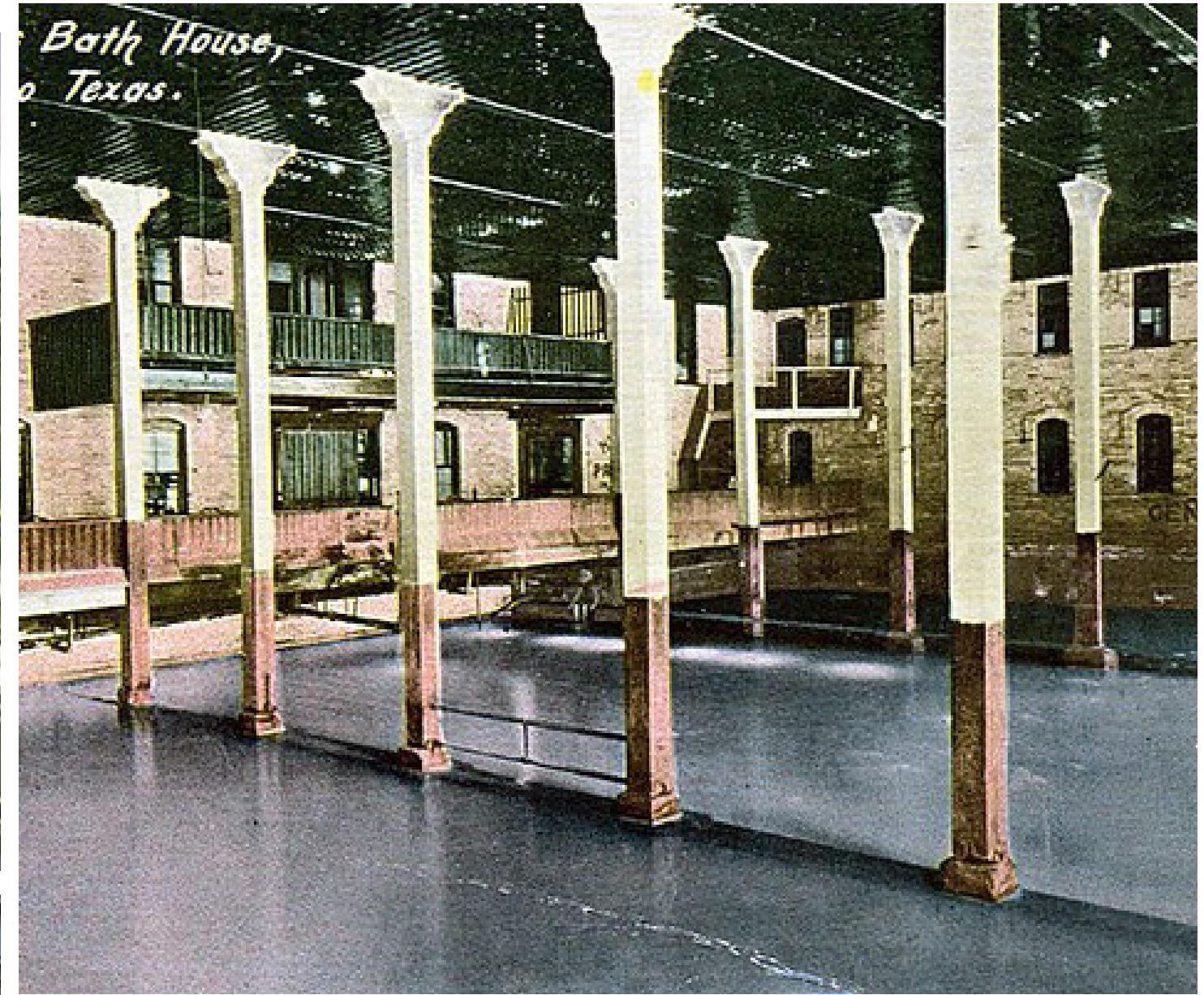
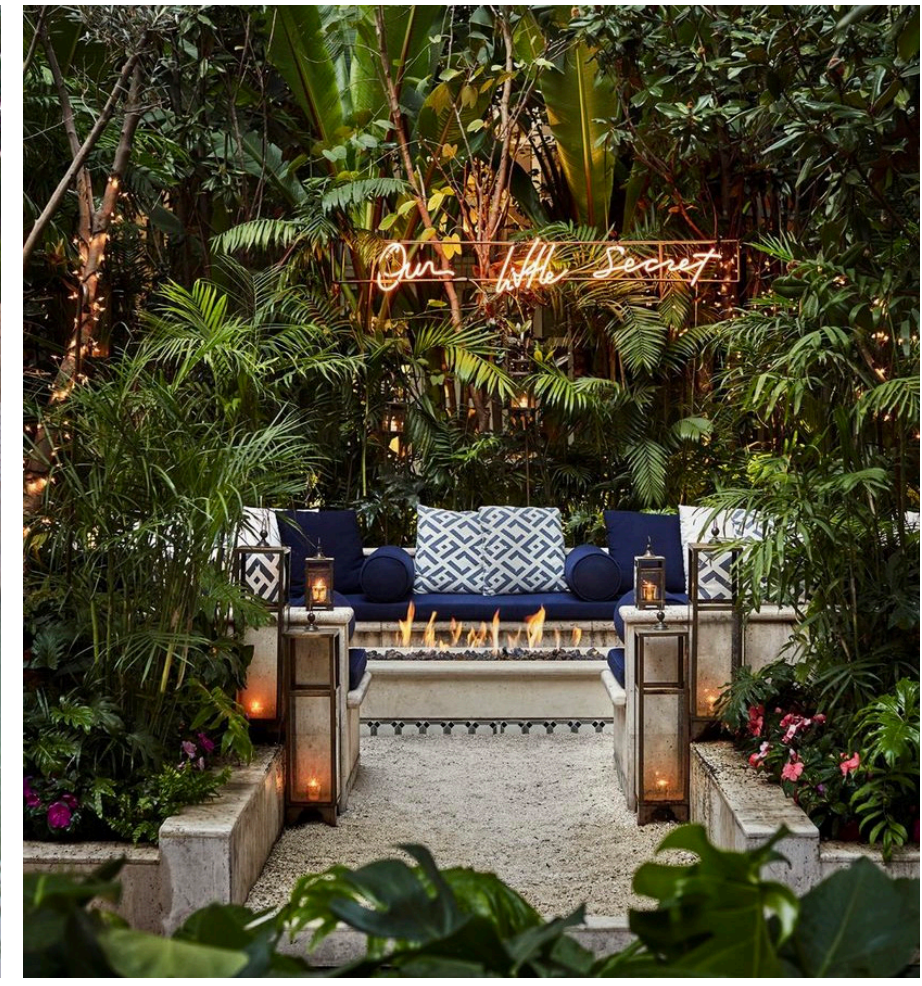
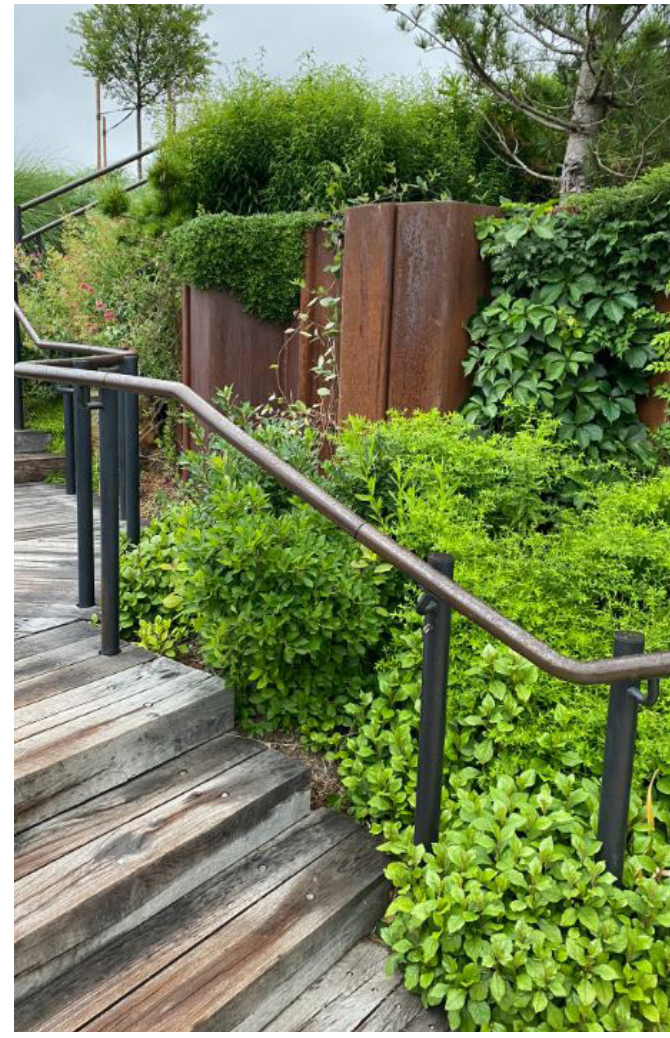
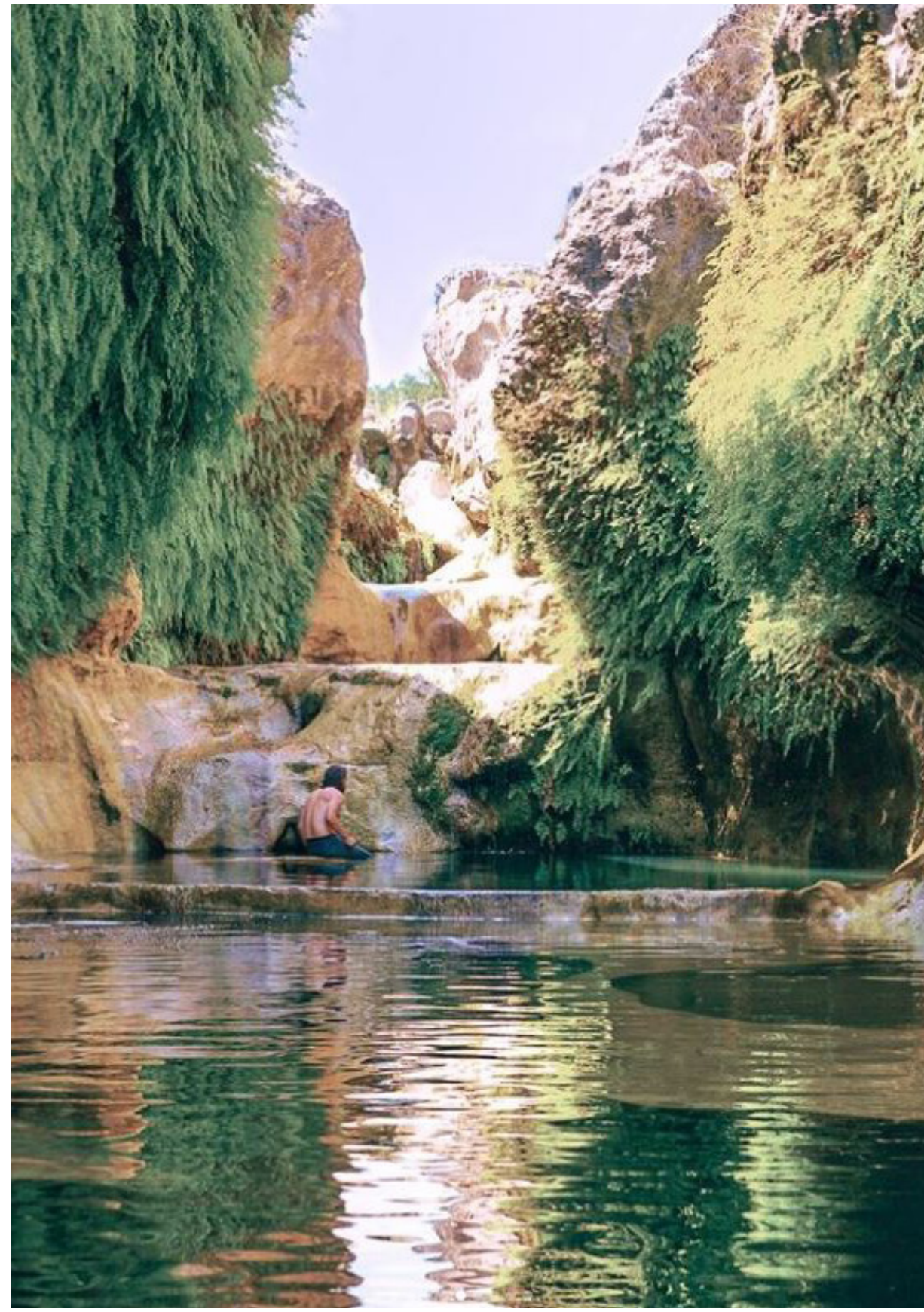
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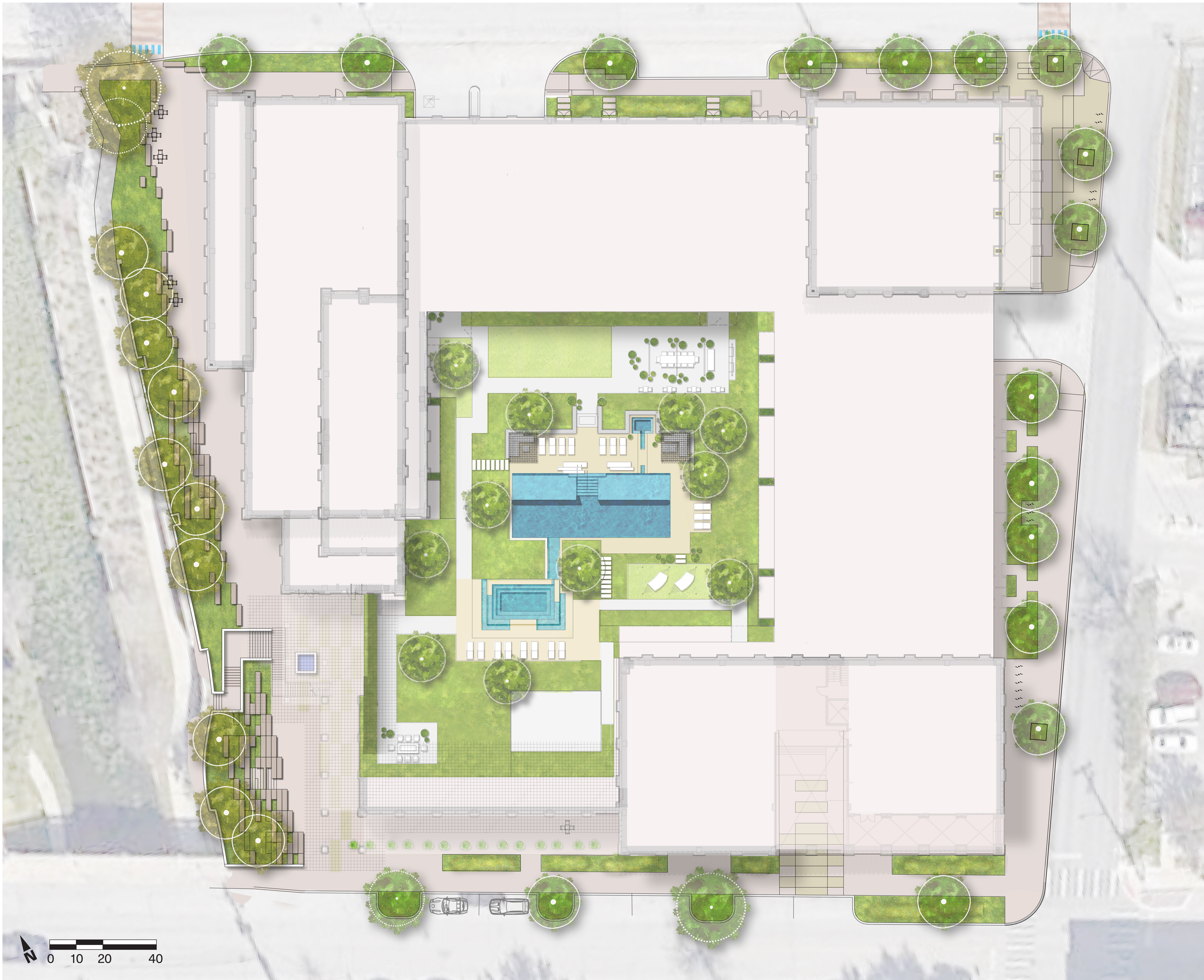
PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
PEARL DISTRICT AND
RIVER WALK

SHEET NUMBER
L - 02





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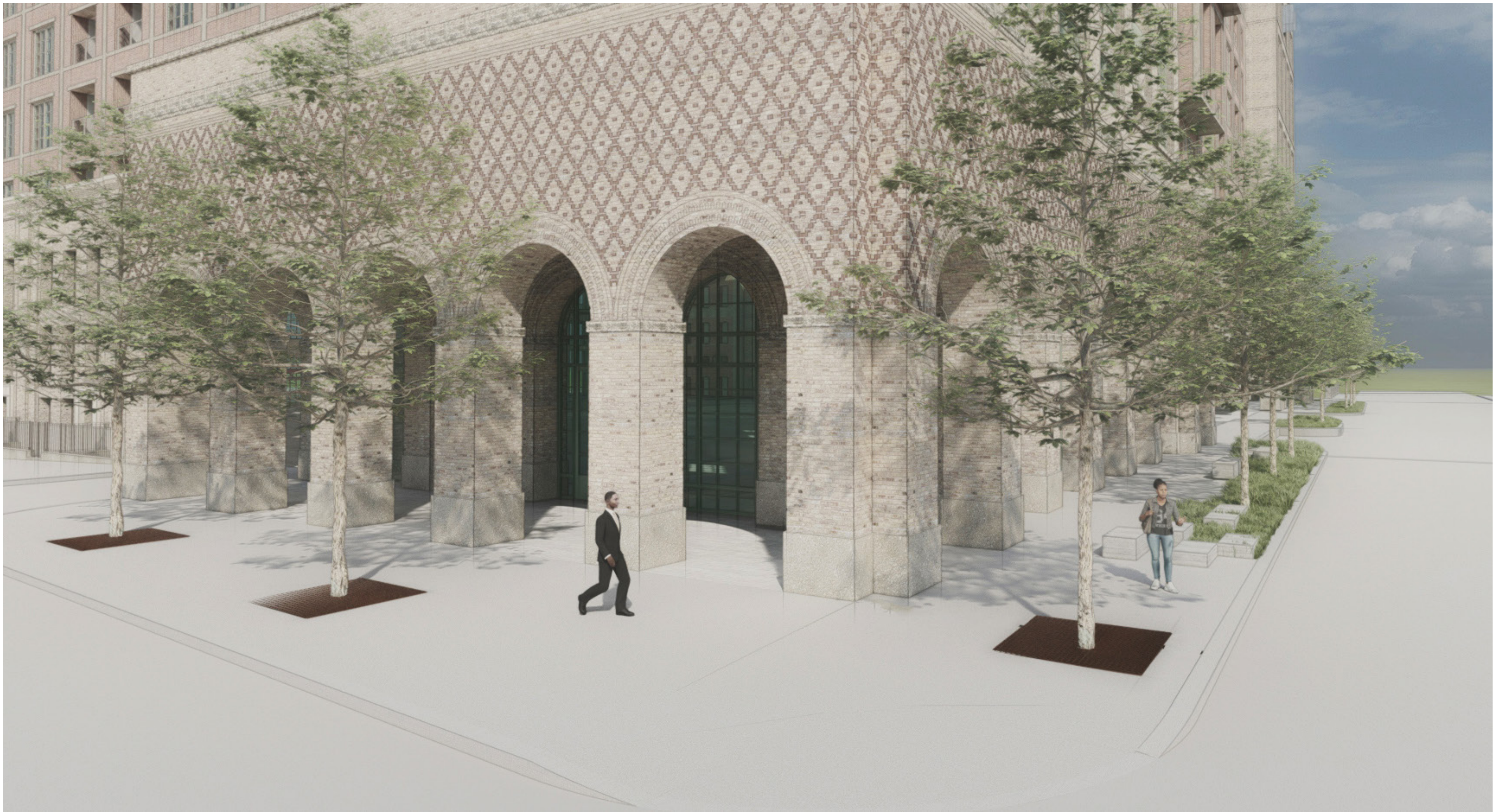
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KEY PLAN

SHEET TITLE

THE PLAN

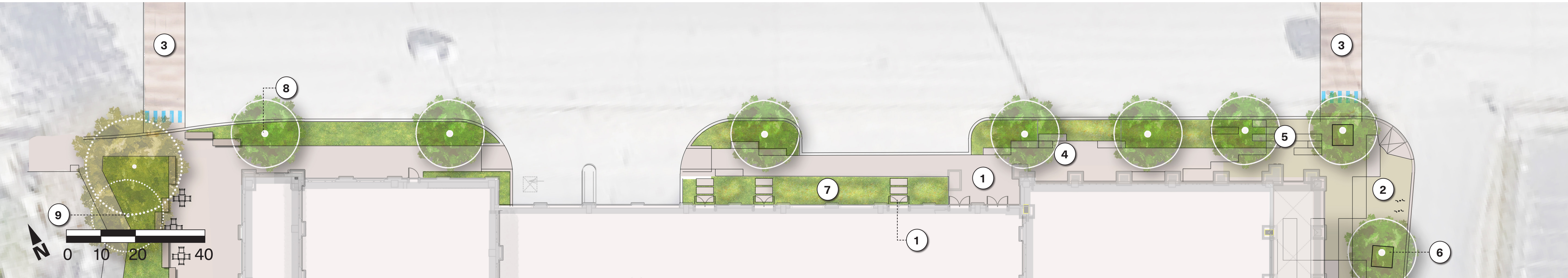
SHEET NUMBER

L - 04



KEY NOTES

- 1. Concrete walk - 4" thick, sandblast finish
- 2. Paver band - 4"x8" keystone paver limestone arctex finish
- 3. Crosswalk colored concrete - integral colored concrete and painted top coat
- 4. Concrete seat wall - board form concrete with cantera stone
- 5. Planter - atelier virkant planters -OE60, OE80
- 6. Paver grate - 6'x6' paver grate by ironsmith
- 7. Plant bed - 12" imported soil blended with 6" existing soil, 2" mulch, 40% 1 gal, 40% 3 gal, 20% 5 gal
- 8. Street tree - 4" caliper cedar elm and Mexican Sycamore
- 9. Existing tree



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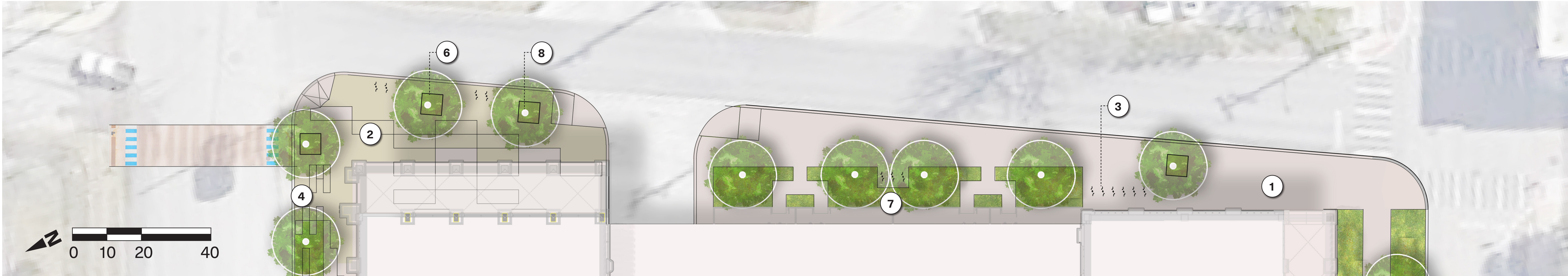
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KEY PLAN

SHEET TITLE
STREETSCAPE - E
JOSEPHINE STREET

SHEET NUMBER
L - 05



- ### KEY NOTES
1. Concrete walk- 4" thick, sandblast finish
 2. Paver band- 4"x8" keystone paver limestone arctex finish
 3. Bike rack- Flo bike rack by landscape forms
 4. Concrete retaining wall- board form concrete
 5. Planter- atelier virkant planters - OE60, OE80
 6. Paver grate- 6'x6' paver grate by ironsmith
 7. Plant bed- 12" imported soil blended with 6" existing soil, 2" mulch, 40% 1 gal, 40% 3 gal, 20% 5 gal
 8. Street tree- 4" caliper cedar elm and Mexican Sycamore



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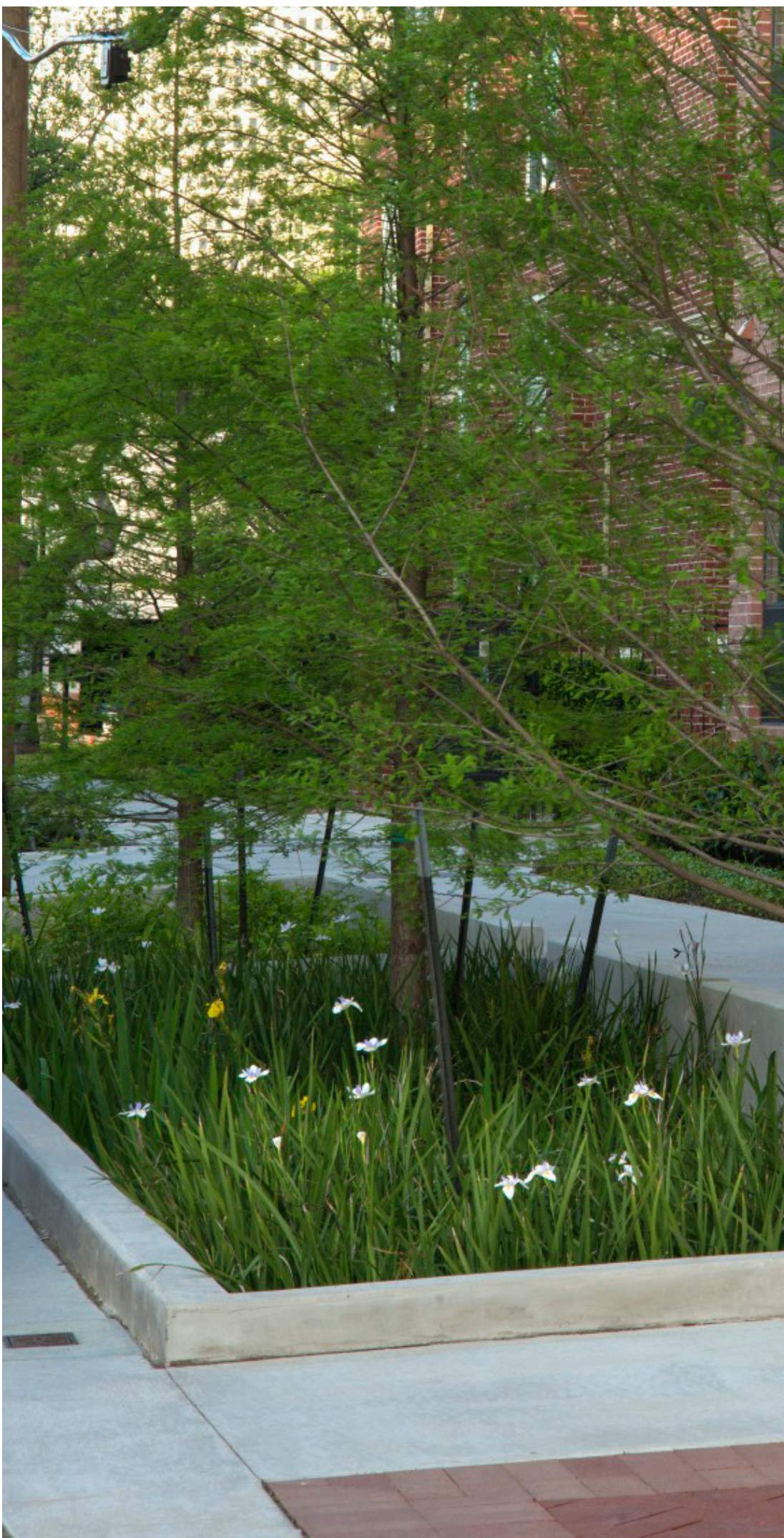
PROJECT NAME
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102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
STREETSCAPE -
ISLETA STREET

SHEET NUMBER
L - 06



KEY NOTES

1. Concrete walk- 4" thick, sandblast finish
2. Paver band- 4"x8" keystone paver limestone arctex finish
3. Bike rack- Flo bike rack by landscape forms
4. Concrete retaining wall- board form concrete
5. Planter- atelier virkant planters - OE60, OE80
6. Paver grate- 6'x6' paver grate by ironsmith
7. Plant bed- 12" imported soil blended with 6" existing soil, 2" mulch, 40% 1 gal, 40% 3 gal, 20% 5 gal
8. Street tree- 4" caliper cedar elm and Mexican Sycamore

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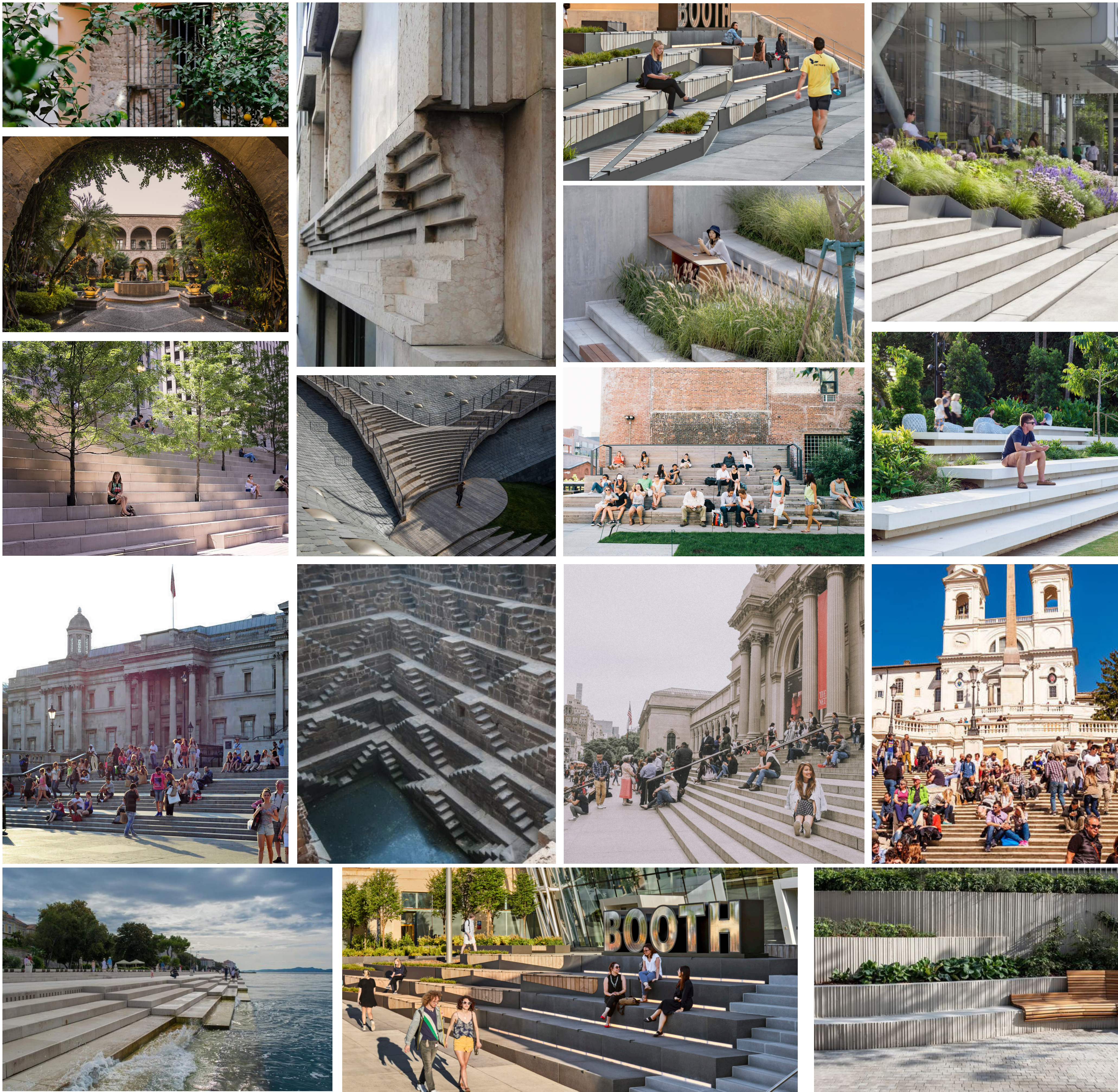
PROJECT NAME
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102 E. Josephine Street
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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
STREETSCAPE - E
GRAYSON STREET

SHEET NUMBER
L - 07



KEY NOTES

- 1. Concrete walk- 4" thick, sandblast finish
- 2. Paver band- 4"x8" keystone paver limestone arctex finish
- 3. Concrete retaining wall- board form concrete
- 4. Planter- atelier virkant planters
- 5. Plant bed- 12" imported soil blended with 6" existing soil, 2" mulch, 40% 1 gal, 40% 3 gal, 20% 5 gal
- 6. Shade trees- 4" caliper Bald Cypress and Mexican Sycamore
- 7. Synthetic Turf - Synlawn - Synaugustine 547
- 8. Water Feature - Cantera Stone basin and sculptural vertical element

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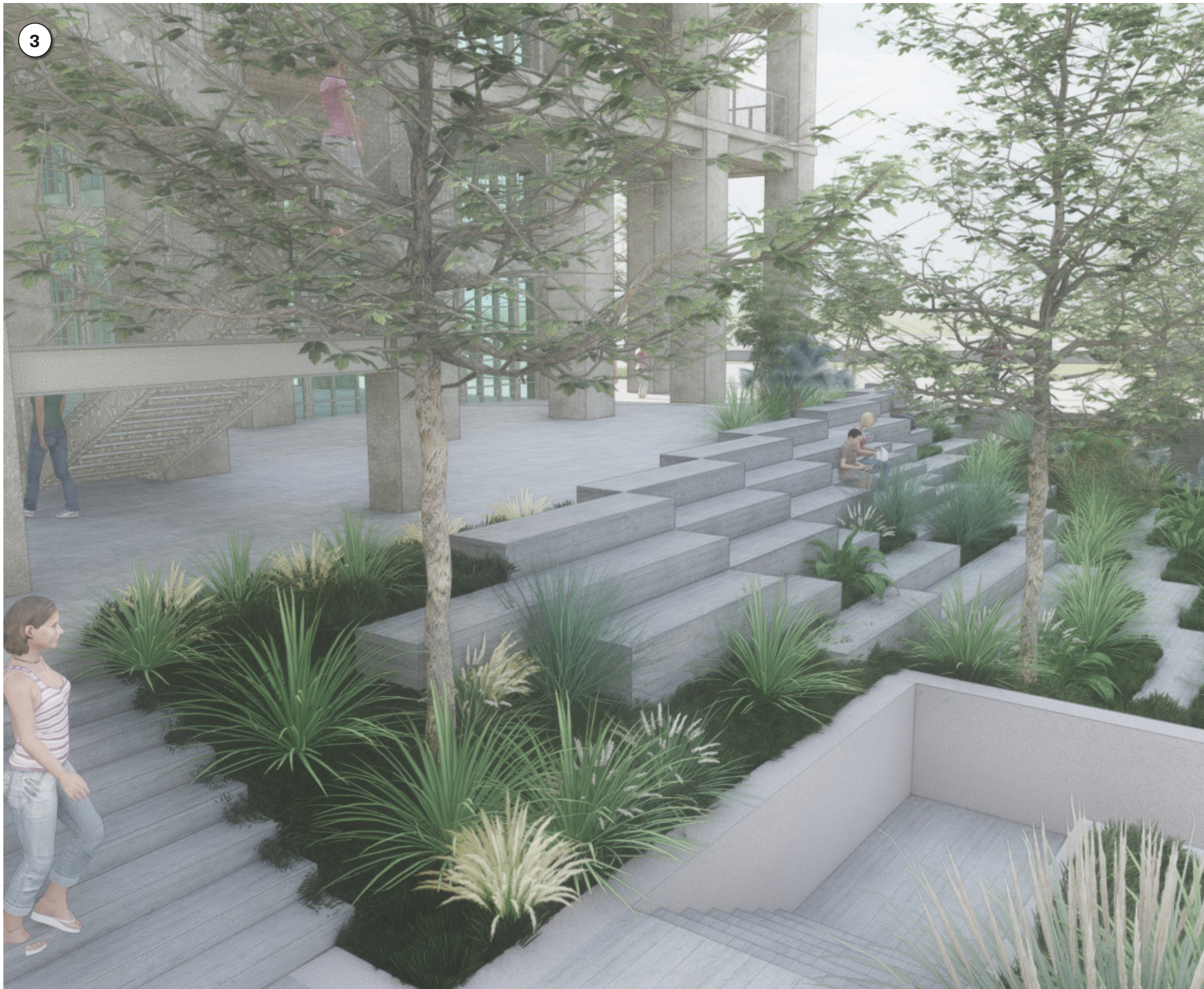
KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE

STREETSCAPE -
RIVERWALK

SHEET NUMBER

L - 08



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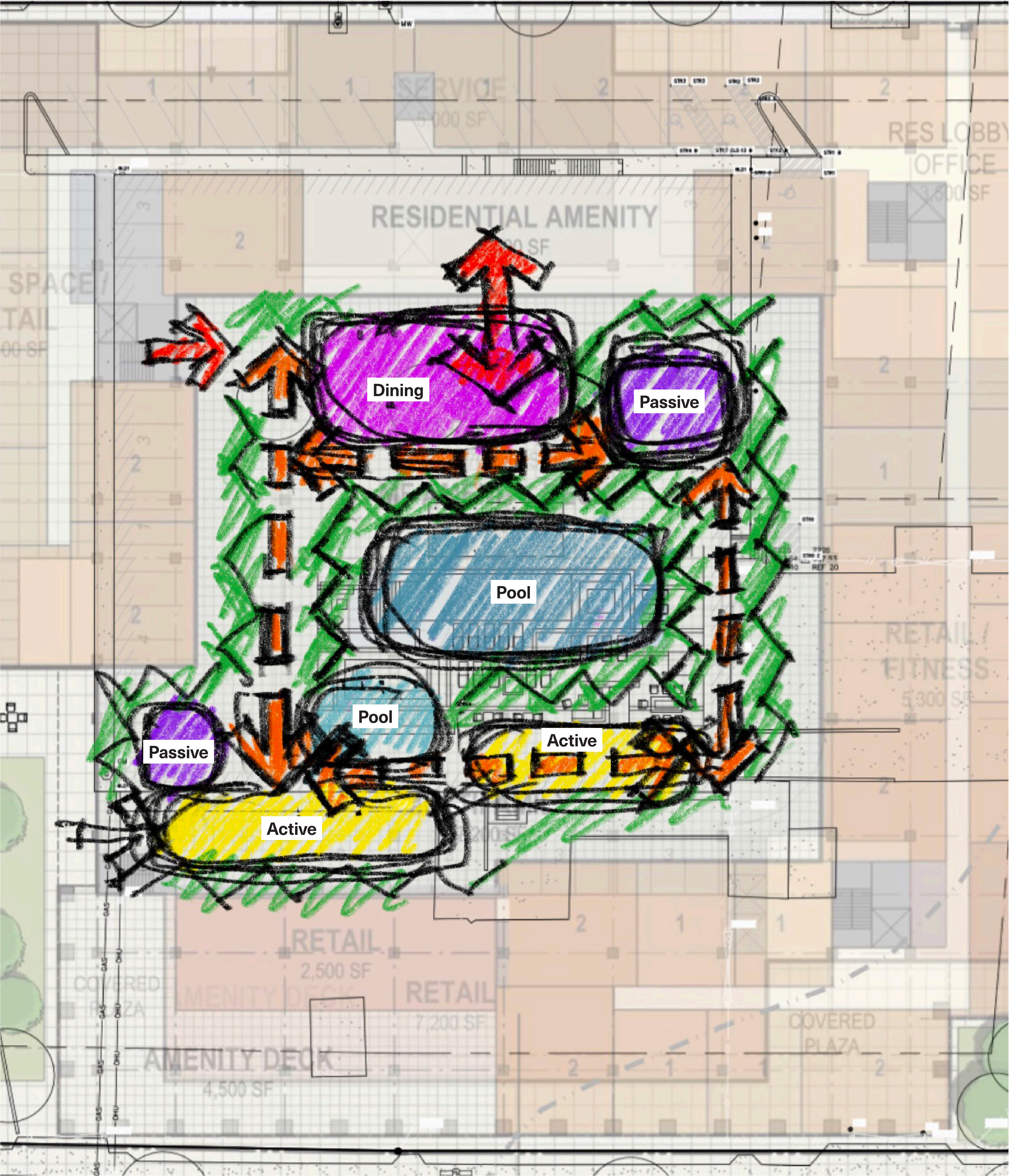
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KEY PLAN

SHEET TITLE

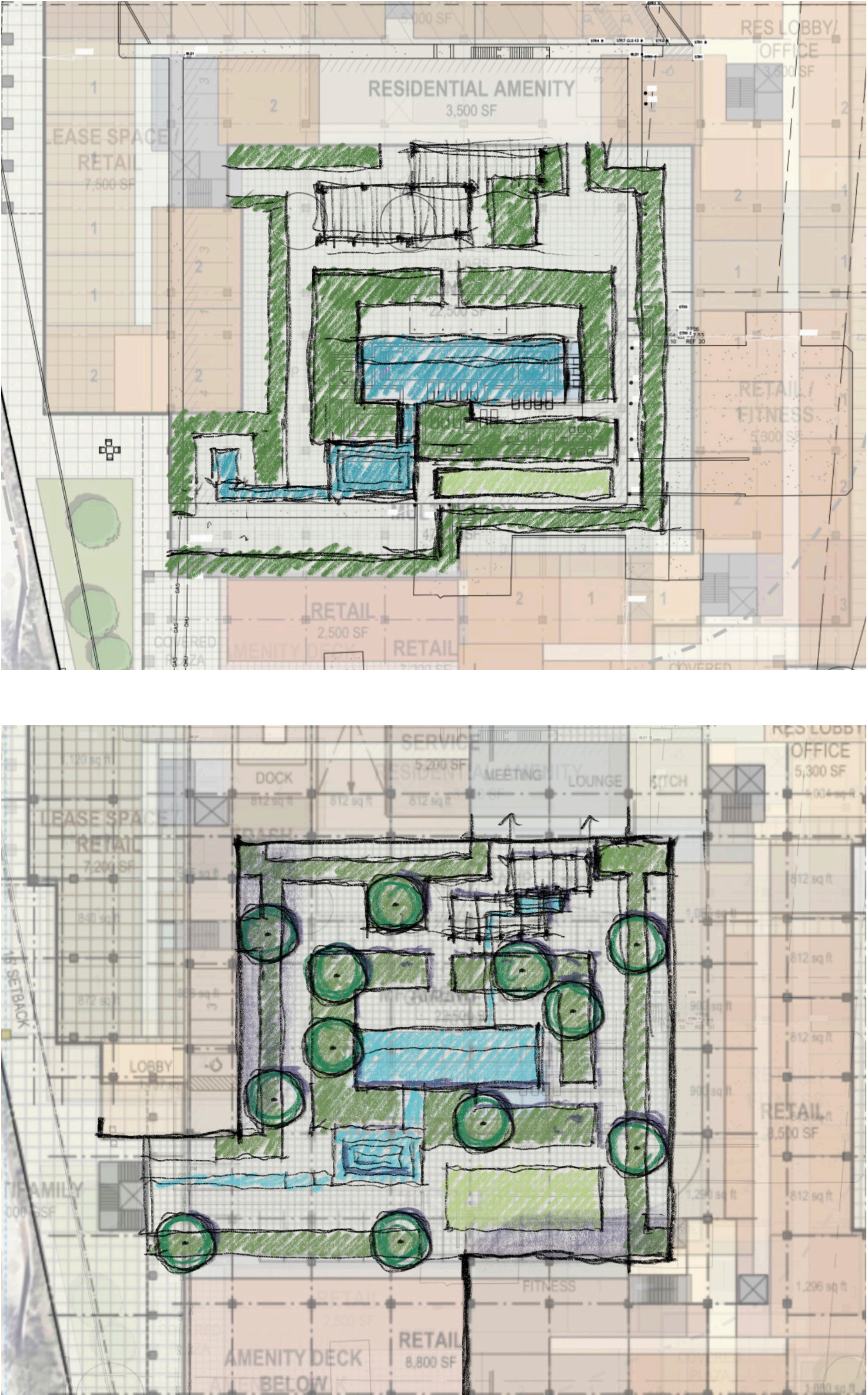
RIVERWALK

SHEET NUMBER
L - 09

BUBBLE DIAGRAM



INITIAL SKETCHES



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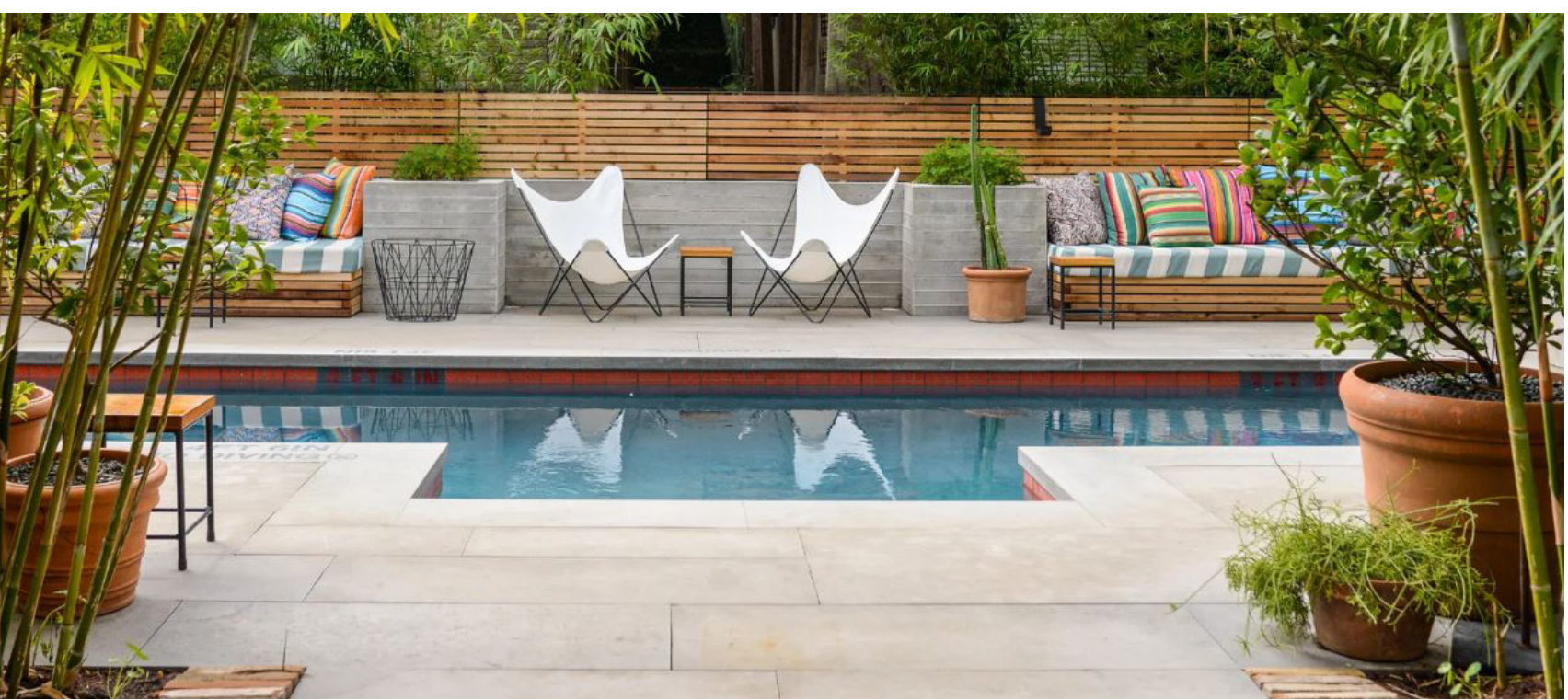
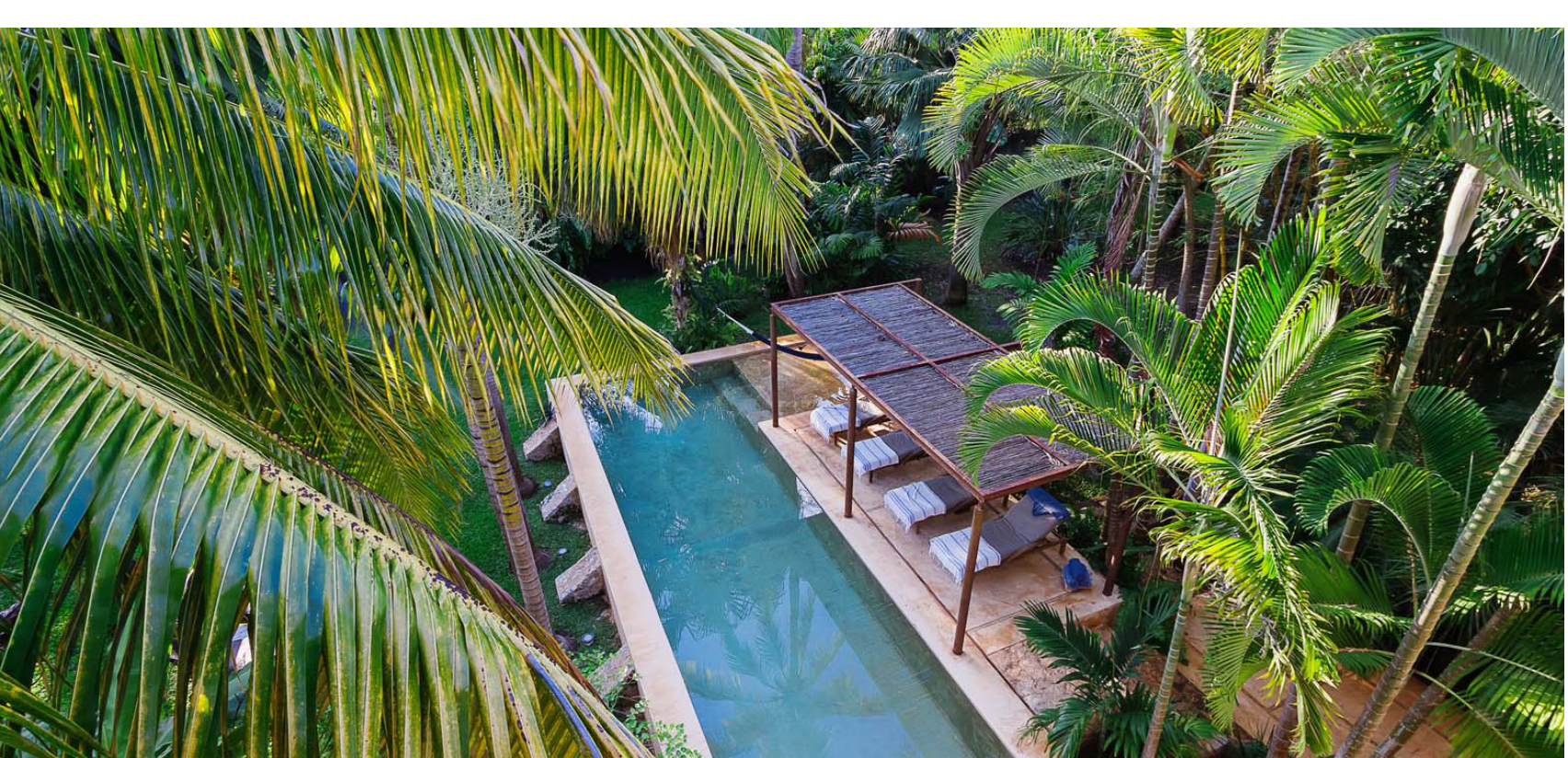
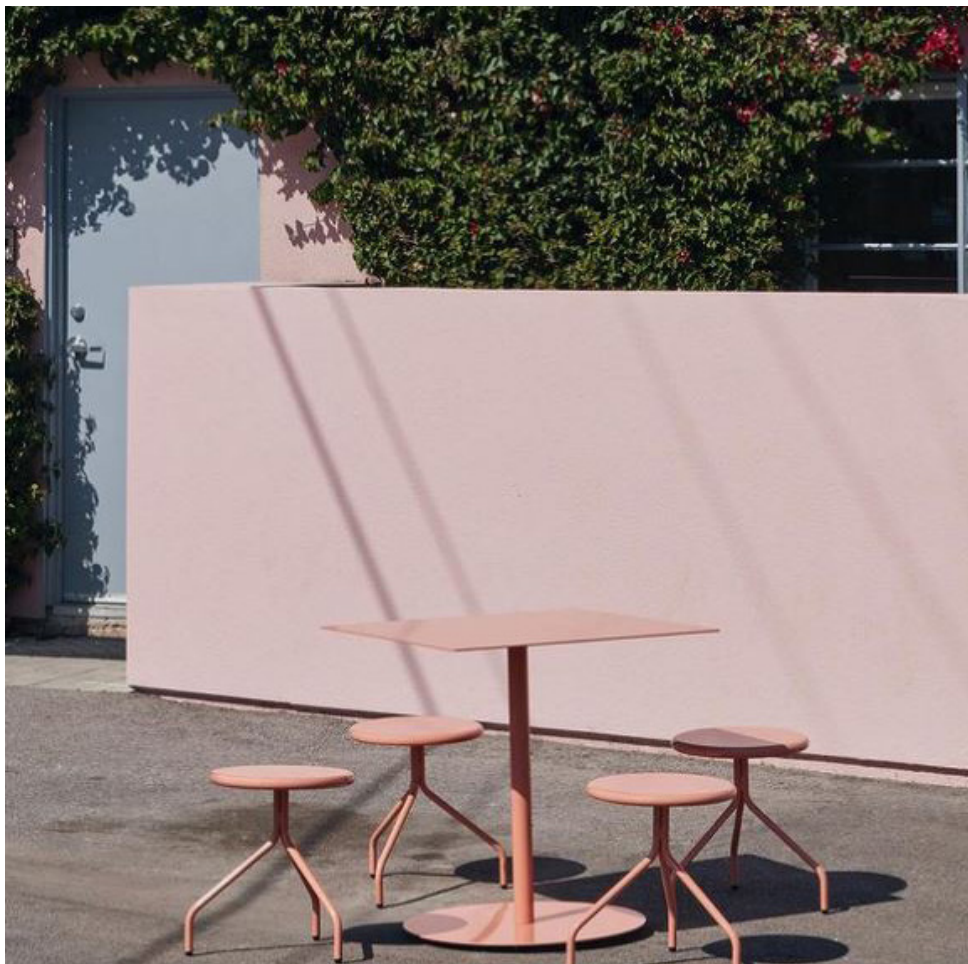
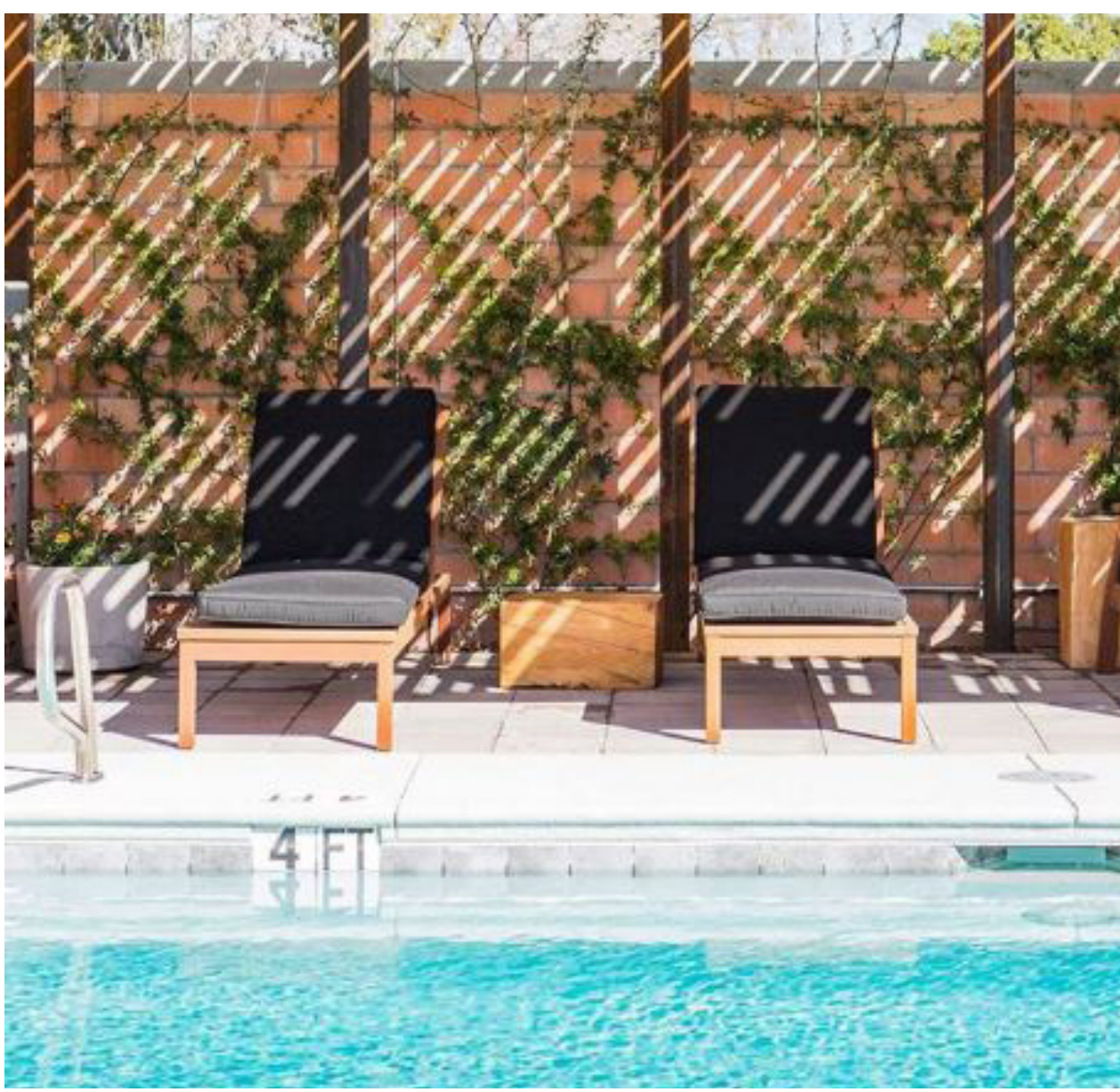
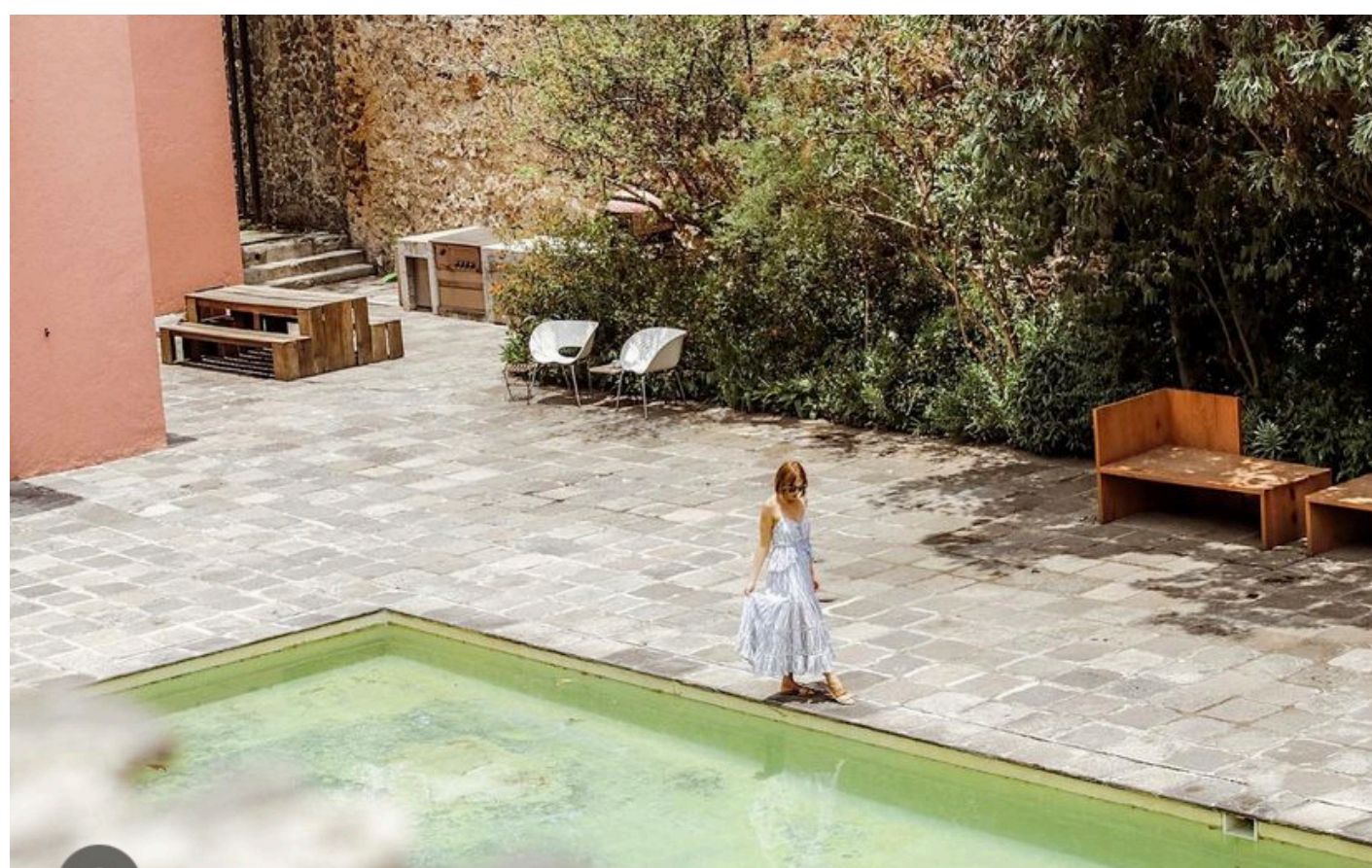
PROJECT NAME
Oxbow Lewellen

PROJECT ADDRESS
102 E. Josephine Street
San Antonio, Texas 78215

KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
COURTYARD

SHEET NUMBER
L - 10



Kirksey
ARCHITECTURE

Houston + Austin + Dallas

6909 Portwest Drive

Houston Texas 77024

713 850 9600

kirksey.com

DESIGNWORKSHOP

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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
RIVERWALK

SHEET NUMBER
L - 11

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KEY NOTES

1. Pool – sun shelf - 10” depth - SGM French blue pool plaster - Daltile – Dignitary porcelain tile 6”
2. Pool – Full Depth - 52” depth - 10” depth - SGM French blue pool plaster - Daltile – Dignitary porcelain tile 6”
3. Pool – Plunge Pool - Depth varies 10” steps – 30” total depth - Cantera stone rounded edges coping and veneer
4. Pool - Runnel - 10” depth - SGM French blue pool plaster - Daltile – Dignitary porcelain tile 6”
5. Pool Deck - 2” thick x 12” x 24” cantera stone mortared in place on strucutral foam
6. Concrete Paving - 4” thick concrete on foam- Dayton topcast retardant for medium sandblast look. Wing walls connected to subslab at perimeter of all paving
7. Synthethic Turf - Synlawn – roofdeck premium turf- Secured to foam and nailer board on wing walls
8. Grill and Countertop - 4” shell limestone veneer - 2” thick Daltile – Dignitary porcelain countertop - (2) Grills - 30” Ultra Premium Gas Grill – VQG115300NSS
9. Seat Walls - 4” veneer and cap shell limestone- CMU core
10. Steel Planter - ¼” steel plate height varies between 24”-48” - Angle iron bracing - Painted dovetail grey
11. Planters - Atelier Vierkant - OE60, OE80, SB15, provide irrigation and drainage to each planter
12. Fire Pit - Bobe gas fire insert - Automatic shut off valve - 4” shell limestone cap and veneer - CMU core
13. Shade Structure – Dining - Steel post and beams with kebony wood pickets - 10’x32’x9’ height
14. Shade Structure – Pool seating Steel post and beams with kebony wood pickets- 10’x10’x8’ height - sumbrella fabric privacy curtain
15. Shade Structure – Hammocks - Steel post and beams - Hanging steel planters with irrigation 10’x20’x8’ height
16. Plant bed- flush with adacent paving 12”-48” imported omni infinity soil blended, 2” mulch, 40% 1 gal, 40% 3 gal, 20% 5 gal
17. Sahde Trees- 4” caliper Bald Cypress, Mexican Sycamore, Live Oak
18. Ornamental Trees - 36” box - Chilean Mesquite, Desert Willow, Chitalpa, Texas Palmetto, Needle Palm
19. Site Furnishings

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KEY PLAN

SHEET TITLE

COURTYARD

SHEET NUMBER

L - 12

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KIRKSEY PROJECT NO. 2021321
KEY PLAN

SHEET TITLE
COURTYARD

SHEET NUMBER
L - 13



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SHEET TITLE
COURTYARD

SHEET NUMBER
L - 14