

# HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

**HDRC CASE NO:** 2018-109  
**ADDRESS:** 210 N FLORES ST  
**LEGAL DESCRIPTION:** NCB 158 BLK LOT 14  
**ZONING:** D  
**CITY COUNCIL DIST.:** 1  
**APPLICANT:** Jenna Stoeltje  
**OWNER:** Patio Delantero LTD  
**TYPE OF WORK:** Landscaped, open space  
**APPLICATION RECEIVED:** June 01, 2018  
**60-DAY REVIEW:** July 31, 2018

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for the design of a landscaped, open space located at 210 N Flores.

## APPLICABLE CITATIONS:

*City of San Antonio, Downtown Design Guide*

### Chapter 6, On-Site Open Space

Provide publicly accessible open spaces at street level that provide pedestrian linkages throughout Downtown.

1. Open space should be:
  - Located at the ground level;
  - Open to the public during daylight hours and it should be clear that all are encouraged to take advantage of the space – that they are not a private amenity, but rather a public one;
  - At least 500 square feet in size;
  - Lined with ground floor spaces designed for retail, especially restaurants that include outdoor dining, and/or cultural uses, along at least 20 percent of its frontage.

Incorporate amenities that facilitate outdoor activities such as standing, sitting, strolling, conversing, window-shopping and dining, including seating for comfort and landscaping for shade and aesthetics. Open spaces can feature art work, street furniture, and landscaping that invite customers or enhance a buildings setting.

- Provide landscaping and seating in each open space type as follows: paseo, courtyards, plazas, roof terraces.
- Ensure anti-skateboard and anti graffiti design features, pedestrian scaled signage that identifies uses and shops, site furniture, art work, or amenities such as fountains, seating, and kiosks
- Buffer seating areas from traffic; for example, position a planter between a bench and curb whenever possible.
- Utilize buildings, colonnades and landscaping to define edges and create a sense of three-dimensional containment to urban open spaces and plazas.
- Plazas and courtyards are encouraged to incorporate amenities beyond the minimum required, including permanent and/or temporary seating, to facilitate enjoyment and use. Seating should be placed with consideration to noontime sun and shade; deciduous trees should be planted to provide the most comfortable access to sun and shade.
- Furniture and fixtures should be selected with regard to maintenance considerations. Ample seating in both shaded and sunny locations should be provided in the plaza areas.
- Street furniture should be located in close proximity to areas of high pedestrian activity and clustered in groupings
- Barriers may be considered to separate pedestrian and dining activities through planters, rails and chain with bollards. However they should be moveable.
- Landscape elements should support an easy transition between indoor and outdoor through spaces, well-sited and comfortable steps, shading devices and/or planters that mark building entrances, etc., as seen in Figure 6.5
- Landscape elements should establish scale and reinforce continuity between indoor and outdoor space. Mature

- canopy trees should be provided within open spaces, especially along streets and required setbacks
- Landscape elements should provide scale, texture and color. A rich, coordinated palette of landscape elements that enhances the development site's identity is encouraged

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval of the design of a landscaped, open space located at 210 N Flores. The landscape design is proposed to continue the aesthetic of the landscaping at the new Frost Tower, currently under construction. This request received conceptual approval at the March 21, 2018, Historic and Design Review Commission hearing.
- b. **SITE DESIGN** – The applicant has noted the inclusion of an event lawn featuring 11,000 square feet in space, 4,650 square feet of paving paths crossing the site and connecting the public right of way at E Houston to that on Main Avenue and 2,350 square feet of a promenade to be aligned with promenade that runs parallel to the right of way on E Houston to the immediate south of the front tower. The proposed site design is consistent with the Downtown Design Guide, Chapter 6.
- c. **SITE ELEMENTS** – The applicant has noted the installation of cubic limestone seat walls and a pergola covering the western path. The limestone seat walls will be constructed of salvaged stone from the wall that one existing on site at the Front Bank motorbank, which was demolished for the construction of the new Frost Tower. The applicant will also incorporate stones from the Presbyterian church.
- d. **SITE MATERIALS** – The applicant has noted materials that includes cubic limestone seat walls, salvaged stone, limestone pavers, sidewalk brick to match that which currently exists on E Houston Street and exposed aggregate concrete. The applicant has noted the installation of a utility screening that is to consist of perforated steel panels and stone veneer with an overall height of 8' – 7". Staff finds the proposed materials and height of this screening appropriate. In addition to the above noted materials, the applicant has proposed low height walls to consist of salvaged stone. Staff finds this appropriate.
- e. **ARCHAEOLOGY**- The San Pedro or Principal Acequia, a designated Local Historic Landmark, National Historic Civil Engineering Landmark, and previously recorded archaeological site, likely traverses the property. The project area is also adjacent to the Main and Military Plazas National Register of Historic Places District and Main and Military Plazas Local Historic District. A review of historic archival documents shows structures likely within the property as early as 1767. Therefore, the property may contain archaeological sites, some of which may be significant. Thus, archaeological investigations are highly recommended and should occur.

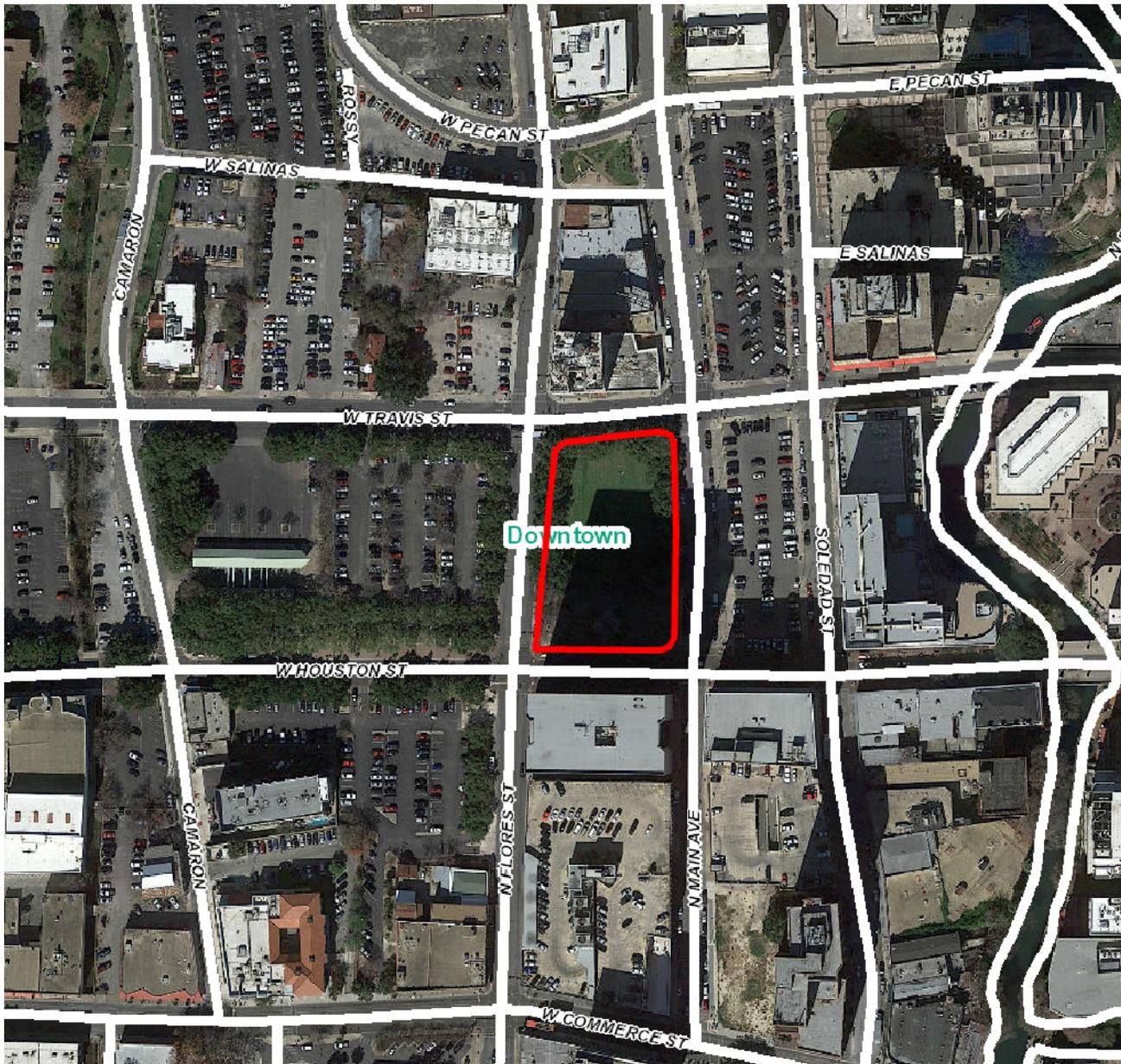
## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through e with the following stipulation:

- i. Archaeological investigations are highly recommended and should occur for below-ground impacts associated with new building and utility construction activities. Minor landscaping and minor site work should not require archaeological investigations. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

## **CASE MANAGER:**

Edward Hall



## Flex Viewer

Powered by ArcGIS Server

Printed: Mar 08, 2018

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### **Description of the Project**

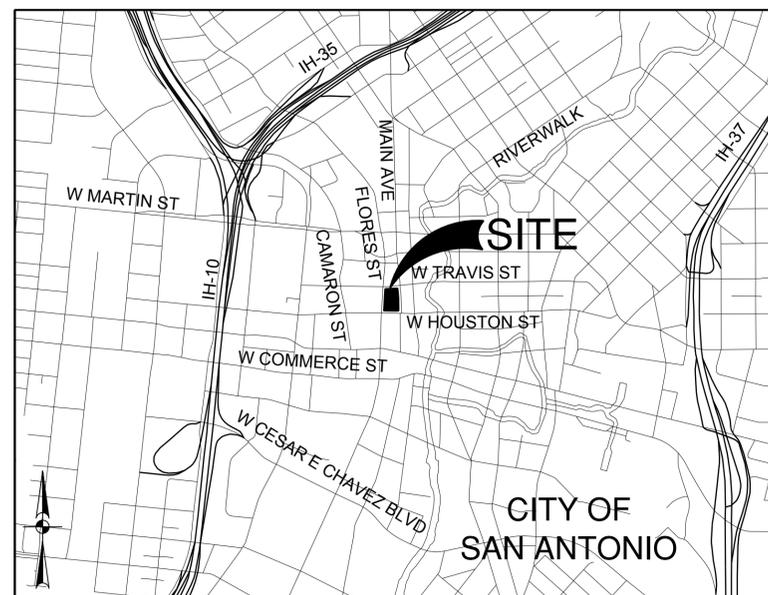
Weston Urban is seeking final approval of its design of a landscaped, open space. The landscape design is intended to continue the aesthetic of the landscaping at the new Frost Tower. The open space and the promenade along the Frost Tower on Houston Street should be viewed as an island of green that connects to the San Pedro Creek Culture Park. The landscaping within the open space consists of a ring of existing oak trees, which surrounds a grass lawn that is bordered by two pathways (one with a pergola overhead) and a promenade. There will be space in the northwest corner of the property for a potential retail building. Any future building is restricted to a max of 5,000 square feet. The design will also pay homage to the late 19<sup>th</sup> century Presbyterian church that used to be on the site by incorporating original stones from the historic structure.

# WESTON URBAN OPEN SPACE

SAN ANTONIO, TEXAS



## VICINITY MAP



## CLIENT

PATIO DELANTERO, LTD.  
C/O WESTON URBAN  
112 E PECAN ST, SUITE 175  
SAN ANTONIO, TX 78205  
PH. 210-630-7519  
WWW.WESTONURBAN.COM

## PROJECT ADDRESS

210 NORTH FLORES STREET  
SAN ANTONIO, BEXAR COUNTY, TEXAS

## CONSULTANTS

PRIME CONSULTANT / LANDSCAPE ARCHITECT  
GUSTAFSON GUTHRIE NICHOL (GGN)  
1932 1ST AVENUE SUITE 700  
SEATTLE, WA 98101  
PH. 206-903-6802

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INTELLIGENT ENGINEER SERVICES  
10001 REUNION PLACE SUITE 200  
SAN ANTONIO, TX 78126  
PH. 219-349-9098

CIVIL ENGINEER  
PAPE-DAWSON ENGINEERS  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213-2251  
PH. 210-375-9000

MECHANICAL-ELECTRICAL-PLUMBING ENGINEER  
CNG ENGINEERING  
1917 N. NEW BRAUNFELS AVENUE SUITE 201  
SAN ANTONIO, TX 78208  
PH. 210-224-8841

LOCAL LANDSCAPE ARCHITECT  
RIALTO STUDIO  
2425 BROADWAY  
SAN ANTONIO, TX 78215  
PH. 210-828-1155

LIGHTING  
TILLET LIGHTING  
15 MAIDEN LANE, SUITE 508  
NEW YORK, NY 10038  
PH. 212-766-0144

COST ESTIMATING  
DREW COLLABORATIVE WORKS  
1200 WESTLAKE AVENUE NORTH, SUITE 1600  
SEATTLE, WA 98109  
PH. 206-718-2840

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# WESTON URBAN OPEN SPACE

SAN ANTONIO, TEXAS

**OWNER**  
PATIO DELANTERO, LTD.  
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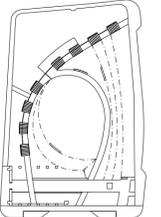
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Seal



Key Plan



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
**SHEET INDEX**

Sheet No.  
**G0.01**







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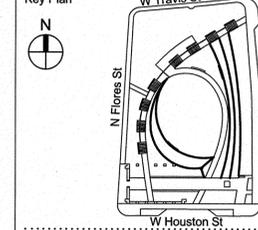
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*W.R. Wood*  
5-31-18

Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

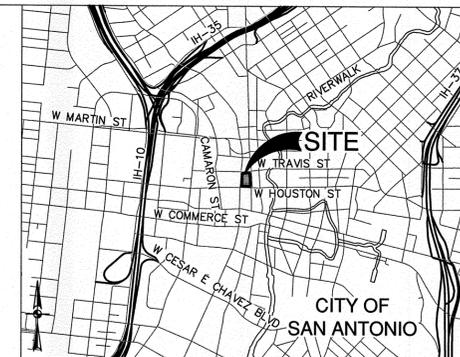
100% CONSTRUCTION DOCUMENTS

Sheet Title

STORMWATER POLLUTION PREVENTION PLAN

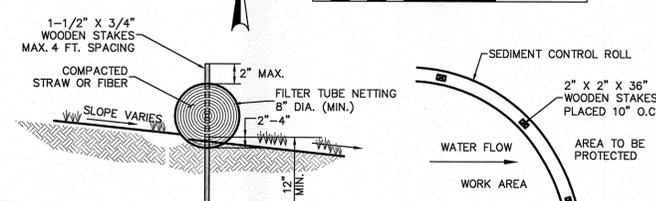
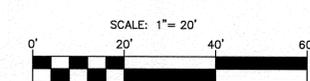
Sheet No.

C1.00



## LOCATION MAP

NOT-TO-SCALE



## CROSS-SECTION

NOT-TO-SCALE

## PLAN VIEW

NOT-TO-SCALE

## SEDIMENT CONTROL ROLLS

SEDIMENT CONTROL ROLLS ARE ELONGATED TUBES OF COMPACTED STRAW AND/OR OTHER FIBERS THAT ARE INSTALLED ALONG CONTOURS OR AT THE BASE OF SLOPES TO HELP REDUCE SOIL EROSION AND RETAIN SEDIMENT. THEY FUNCTION BY SHORTENING SLOPE LENGTH, REDUCING RUNOFF WATER VELOCITY, TRAPPING DISLODGED SOIL PARTICLES AND REDUCING THE EFFECTS OF SLOPE STEEPNESS.

## MATERIALS

CORE MATERIAL: CORE MATERIALS SHALL BE BIODEGRADABLE, NON-TOXIC, WEED FREE. MATERIAL MAY BE COMPOST, MULCH, ASPEN EXCELSDOR WOOD FIBERS, CHIPPED SITE VEGETATION, AGRICULTURAL RICE OR WHEAT STRAW, COCONUT FIBER, OR OTHER 100% BIODEGRADABLE FIBERS. CONTAINMENT MESH: CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE SUCH AS BURLAP TWINE, UV PHOTODEGRADABLE PLASTIC OR POLYESTER. USE BIODEGRADABLE OR PHOTODEGRADABLE MESH WHEN WATTLE WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. USE RECYCLABLE MESH FOR TEMPORARY INSTALLATIONS. WATTLES SHALL HAVE A MINIMUM DIAMETER OF 8 INCHES AND A MAXIMUM DIAMETER OF 20 INCHES. NO MORE THAN 5% OF THE FILL MATERIAL SHALL BE PERMITTED TO ESCAPE FROM THE CONTAINMENT MESH. MESH SHALL BE 0.5" X 0.5" HIGH DENSITY POLYETHYLENE AND ETHYL VINYL ACETATE AND CONTAIN ULTRA-VIOLET INHIBITORS. WATTLE ENDS SHALL BE TIED CLOSED.

## SEDIMENT CONTROL ROLLS IN A TEMPORARY EROSION CONTROL APPLICATION

WHEN NO LONGER REQUIRED FOR THE INTENDED PURPOSE, TEMPORARY ROLLS SHALL BE REMOVED FROM THE SITE. AS AN OPTION, THE STRAW ROLLS MAY BE SLIT DOWN THE LENGTH OF THE NETTING AND THE STRAW MAY BE USED ON SLOPES OR OTHER AREAS.

TRENCHES, DEPRESSIONS OR ANY OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY STRAW ROLLS SHALL BE BACKFILLED AND REPAIRED WITH THE EXCESS SEDIMENT CAPTURED BY THE ROLLS. PRIOR TO SPREADING THE STRAW OR OTHER FINAL EROSION CONTROL PROTECTION.

## SEDIMENT CONTROL ROLLS IN A PERMANENT EROSION CONTROL APPLICATION

LEAVE ROLLS AS INSTALLED TO PHOTODEGRADE OR BIODEGRADE OVER TIME AS NATIVE AND APPLIED VEGETATION ULTIMATELY STABILIZE THE REPAIRED SITE.

## INSTALLATION

- REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED ROLLS WILL HAVE DIRECT CONTACT WITH THE SOIL.
- A SMALL TRENCH, 2-4 INCHES IN DEPTH SHOULD BE EXCAVATED ON THE SLOPE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE PLACED UPSLOPE NEXT TO THE TRENCH.
- INSTALL THE ROLLS IN THE TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE ROLL. ROLL SHOULD BE LAPPED 6" MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.
- WOODEN STAKES SHOULD BE USED TO FASTEN THE ROLLS TO THE SOIL. WHEN CONDITIONS WARRANT, A STRAIGHT METAL BAR CAN BE USED TO DRIVE A "PILOT HOLE" THROUGH THE ROLL AND INTO THE SOIL.
- WOODEN STAKES SHOULD BE PLACED 6" FROM THE ROLL END ANGLED TOWARDS THE ADJACENT ROLL AND SPACED AT 4 FEET CENTERS LEAVING LESS THAN 1-2 INCHES OF STAKE EXPOSED ABOVE THE ROLL. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE ROLL TYING ACROSS WITH WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.
- TERMINAL ENDS OF ROLLS MAY BE "DOG LEGGED" UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENT.
- BACKFILL THE UPSLOPE LENGTH OF THE ROLL WITH THE EXCAVATED SOIL AND COMPACT.
- CARE SHALL BE TAKEN DURING INSTALLATION SO AS TO AVOID DAMAGE OCCURRING TO THE ROLL AS A RESULT OF THE INSTALLATION PROCESS. SHOULD THE ROLL BE DAMAGED DURING INSTALLATION, A WOODEN STAKE SHALL BE PLACED EITHER SIDE OF THE DAMAGED AREA TERMINATING THE LOG SEGMENT.

## INSPECTION AND MAINTENANCE

- THE SEDIMENT CONTROL ROLLS SHALL BE INSPECTED AFTER INSTALLATION TO INSURE THAT THEY ARE TRENCHED-IN AND THAT NO GAPS EXIST UNDER THE ROLLS OR BETWEEN ADJACENT ENDS OF THE ROLLS.
- ROLLS SHALL BE INSPECTED AFTER SIGNIFICANT RAINFALL EVENTS. ROLLS OR GULLIES UPSLOPE OF THE ROLL AND ANY UNDERCUTTING IS TO BE REPAIRED.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

### LEGEND

PROPERTY LINE	---
EXISTING CONTOURS	---
5 FT CONTOUR	---885---
1 FT CONTOUR	---884---
PROPOSED CONTOURS	---
5 FT CONTOUR	---885---
1 FT CONTOUR	---884---
100-YR FLOODPLAIN	---
PROJECT LIMITS	---
STABILIZED CONSTRUCTION ENTRANCE/EXIT (TO BE FIELD LOCATED)	---
CONCRETE TRUCK WASHOUT PIT (TO BE FIELD LOCATED)	---
CONSTRUCTION STAGING AREA (TO BE FIELD LOCATED)	---
SILT FENCE OR FILTER SOCK	---
INLET PROTECTION	---
PROPOSED DIRECTIONAL FLOW ARROW WITH SLOPE	---
EXISTING DIRECTIONAL FLOW ARROW WITH SLOPE	---
GRAVEL FILTER BAGS	---
ROCK BERM	---

## GENERAL NOTES

- DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
- CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
- STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
- RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
- ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
- FOR A COMPLETE LISTING OF TEMPORARY STORM WATER POLLUTION PREVENTION CONTROLS REFER TO THE TPDES STORM WATER POLLUTION PREVENTION PLAN.
- STORM WATER POLLUTION PREVENTION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES ON THIS PLAN FOR VISUAL CLARITY.
- AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENT AREAS, EMBANKMENT SLOPES, ETC. WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
- BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADE AREAS.
- BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGES ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
- UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
- SILT FENCE INSTALLATION TO BE COORDINATED WITH THE DEMOLITION OF EXISTING PAVEMENT AND STRUCTURES. UNTIL THE INSTALLATION OF SILT FENCE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SITE AND PERFORM STREET SWEEPING OF THE ADJACENT STREETS AS A TEMP MEASURE AS NECESSARY.
- OPS ENGERY WILL FUNCTION AS A SECONDARY OPERATOR ON THIS PROJECT AND BE INSTALLING ELECTRIC UTILITIES FOR ON-SITE CONSTRUCTION AND OFF-SITE FEED TO THE PROJECT.

THE ENGINEERING SEAL HAS BEEN AFFIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SWP3) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SWP3 ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

## EXHIBIT 2

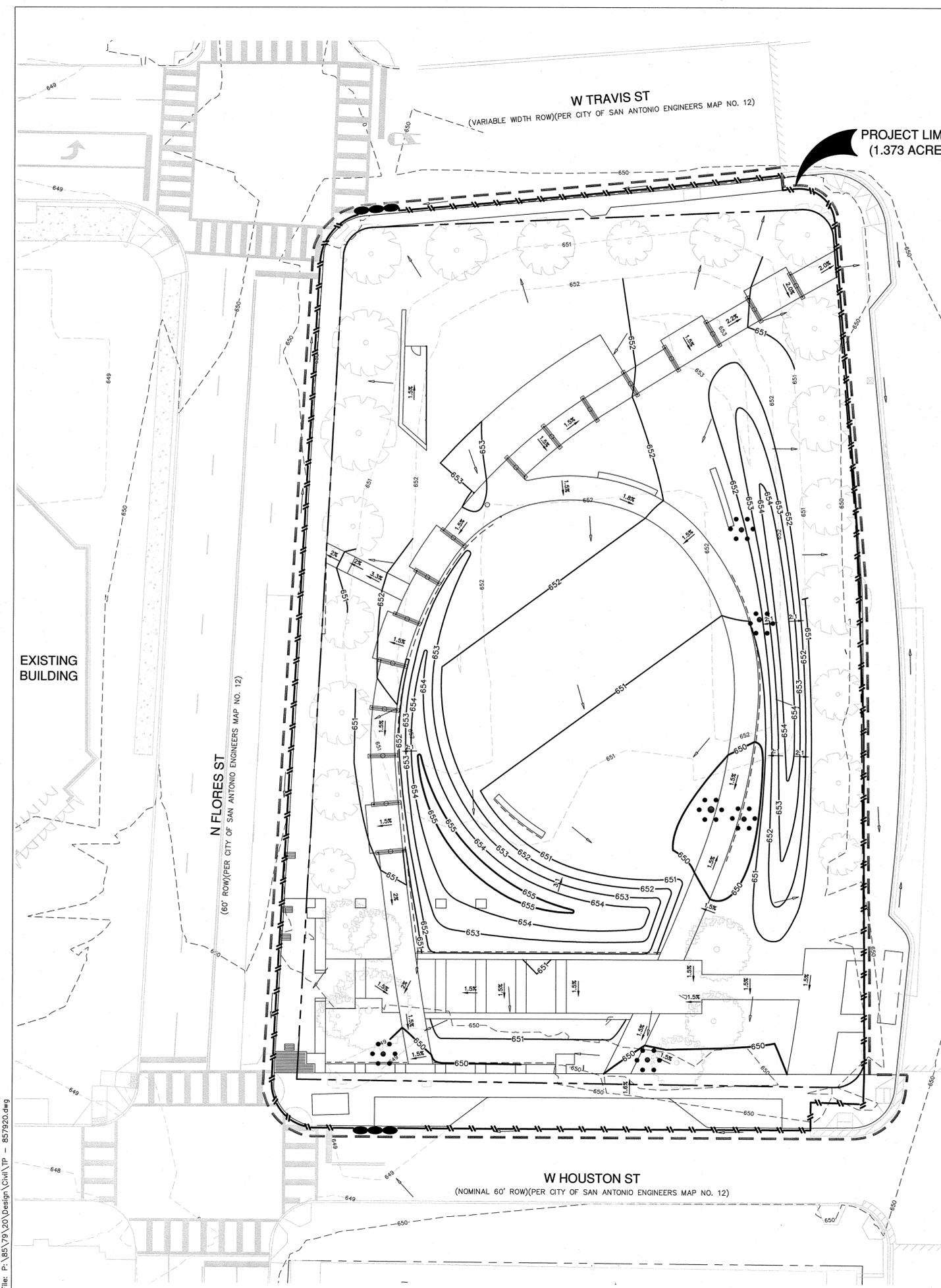
## SWP3 MODIFICATIONS

DATE	SIGNATURE	DESCRIPTION

## SEDIMENT CONTROL ROLLS

NOT-TO-SCALE

Date: May 30, 2018, 2:39pm User ID: RGarza  
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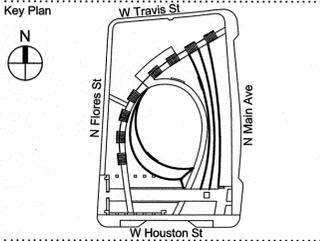
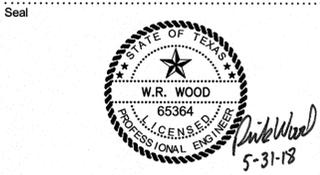
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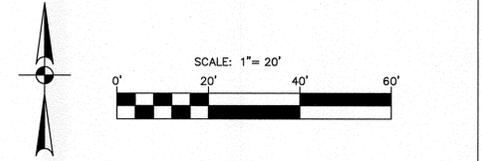
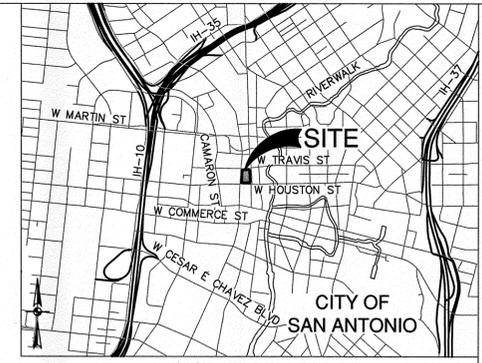


No.	Date	Issue Name

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS  
Sheet Title: GRADING AND DRAINAGE PLAN

Sheet No. C3.00



### LEGEND

PROPERTY LINE	---
EXISTING CURB	=====
PROPOSED STANDARD CURB	=====
PROPOSED HEADER CURB	=====
PROPOSED SAWTOOTH CURB	=====
EXISTING CONTOURS	- - - - -
5 FT CONTOUR	- - - - - 885
1 FT CONTOUR	- - - - - 884
PROPOSED CONTOURS	- - - - -
5 FT CONTOUR	- - - - - 885
1 FT CONTOUR	- - - - - 884
EXISTING SPOT ELEVATIONS	x85.00
PROPOSED SPOT ELEVATIONS	x85.00
EXISTING DIRECTIONAL FLOW ARROW	→
PROPOSED DIRECTIONAL FLOW ARROW	→
DRAINAGE (STORM DRAIN)	FD
DRAINAGE (FRENCH DRAIN)	FD
DRAINAGE (J-DRAIN OR EQUAL)	J
(REF. LANDSCAPE DETAILS)	

NOTE: REF. C4.00 FOR DETAILED STORM DRAIN DESIGN INFORMATION.

## GRADING NOTES:

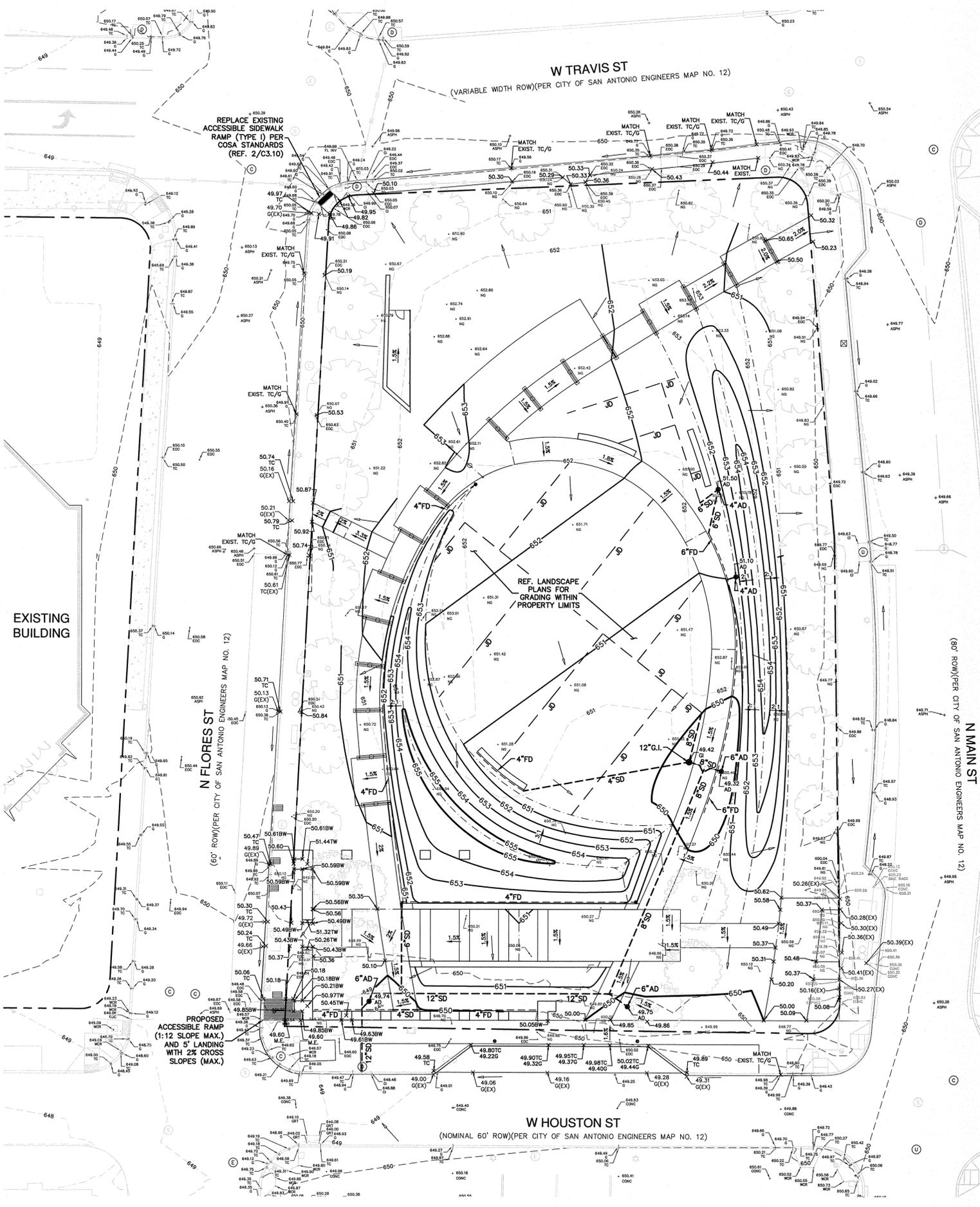
- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOT SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO APPLICABLE CITY, COUNTY AND TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- SITE PREPARATION, GRADING, EXCAVATION AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
- ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
- ALL ELEVATIONS AND PROPOSED CONTOURS SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH MUST BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE. THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL, CLEAN STRIPS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
- THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECT'S PLAN, IF APPLICABLE.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGEWAYS. THE CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHES OFFSITE OR INTO EXISTING STORM DRAIN SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
- THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH (0.10) FOOT.
- IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1% ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1.0% UNLESS OTHERWISE SHOWN.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION ANY DAMAGE DONE TO EXISTING TREES, BUILDINGS, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS (NO SEPARATE PAY ITEMS).
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
- UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM THE PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE.
- POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
- FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
- NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT A PERMIT.

## DRAINAGE NOTES:

- ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH THE PROJECT GEOTECH REPORT, THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY, COUNTY OR TxDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- THE CONTRACTOR SHALL BE REQUIRED TO LOCATE ALL PUBLIC OR PRIVATE UTILITIES INCLUDING BUT NOT LIMITED TO: WATER, SEWER, TELEPHONE, AND FIBER OPTIC LINES. SITE LIGHTING ELECTRIC, SECONDARY ELECTRIC, PRIMARY ELECTRICAL DUCT BANKS, LANDSCAPE IRRIGATION FACILITIES, AND GAS LINES. ANY UTILITY CONFLICTS THAT ARISE SHALL BE COMMUNICATED TO THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 1-800-DIG-TESS A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND THE REPAIR SHALL BE AT THE CONTRACTORS SOLE EXPENSE WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES. THE CONTRACTOR SHOULD EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING UTILITIES AND SHOULD THEY BE DAMAGED DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR WILL BE REQUIRED TO REPAIR OR REPLACE THE DAMAGED FACILITIES AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL OR BETTER CONDITION DAMAGE DONE TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING AND STRUCTURES.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION.
- WATER JETTING THE BACKFILL OF UTILITY TRENCHES WILL NOT BE PERMITTED.
- NORTHINGS AND EASTINGS LISTED ON THESE PLANS ARE TO CENTER OF BOX FOR JUNCTION BOXES AND GRATE INLETS AND TO OUTSIDE CORNER FACE OF CURB FOR ALL CURB AND COMBINATION INLETS. ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
- CONTRACTOR SHALL ENSURE PROPER SIZE OF JUNCTION BOXES NEEDED WHERE INDICATED ON PLAN. CONTRACTOR SHALL CONNECT STORM DRAIN PIPE TO JUNCTION BOXES PER MANUFACTURES SPECIFICATIONS.
- ALL STORM DRAIN TO JUNCTION BOX CONNECTIONS SHALL HAVE CONCRETE COLLARS.
- ALL GRATE INLETS MUST BE H20 RATED GRATES.
- TOPS OF MANHOLES, JUNCTION BOXES AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRADING PLAN.

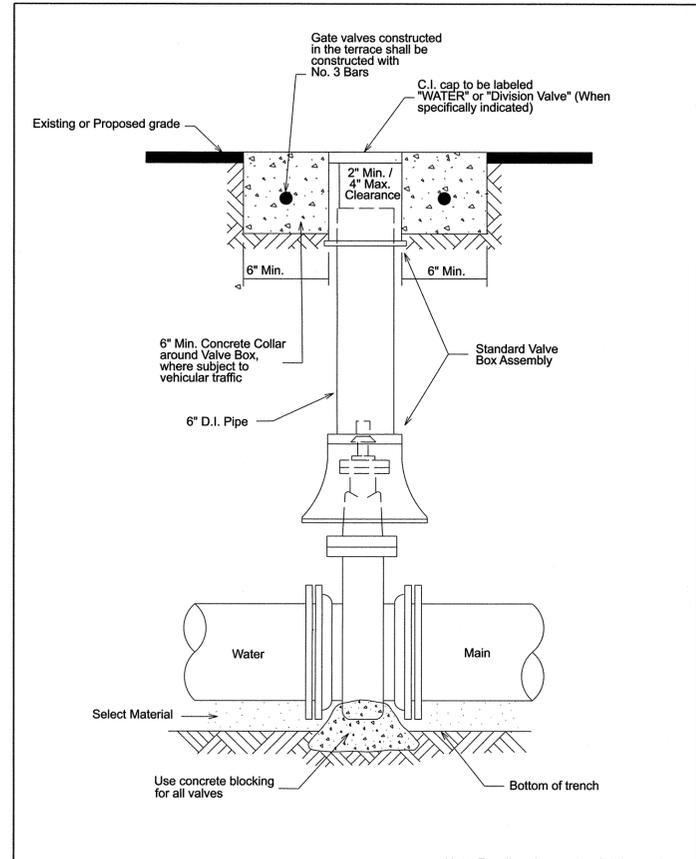


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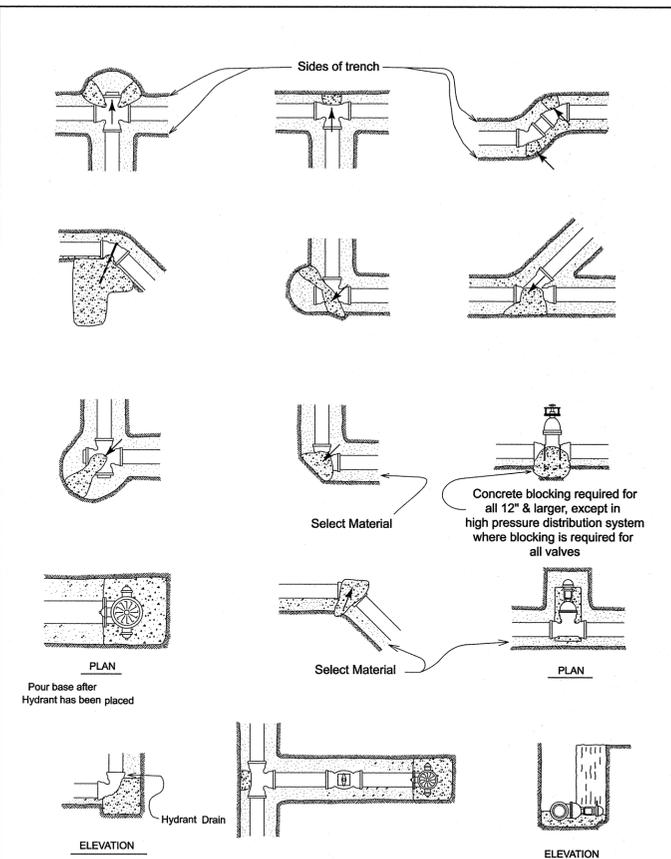




NOTE: All Concrete to be 3,000 psi

Note: For all work associated with recycled water valves, refer to DD-110-10, Sheet 1 of 1

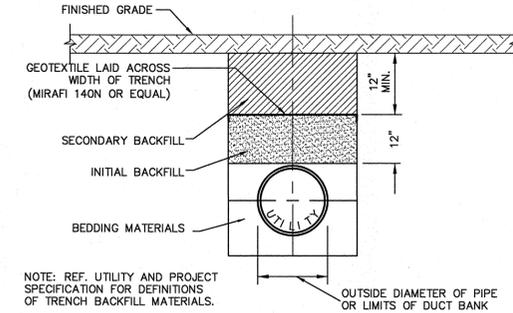
PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	INSTALLATION OF NON-GEARED GATE VALVE WITH VALVE BOX AND EXTENSION	APPROVED MARCH 2008	REVISED APRIL 2014
		<b>DD-828-01</b>	
			SHEET 1 OF 1



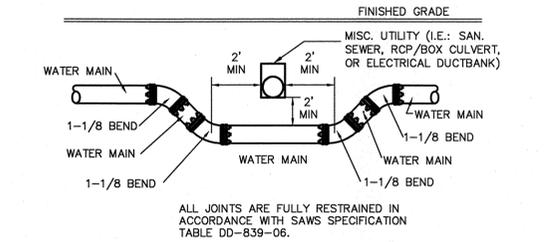
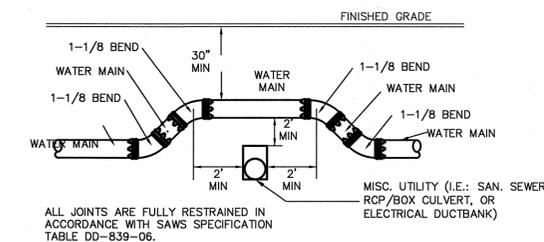
PROPERTY OF  
SAN ANTONIO WATER SYSTEM  
SAN ANTONIO, TEXAS

THRUST BLOCKS FOR  
FITTINGS (WATER ONLY)

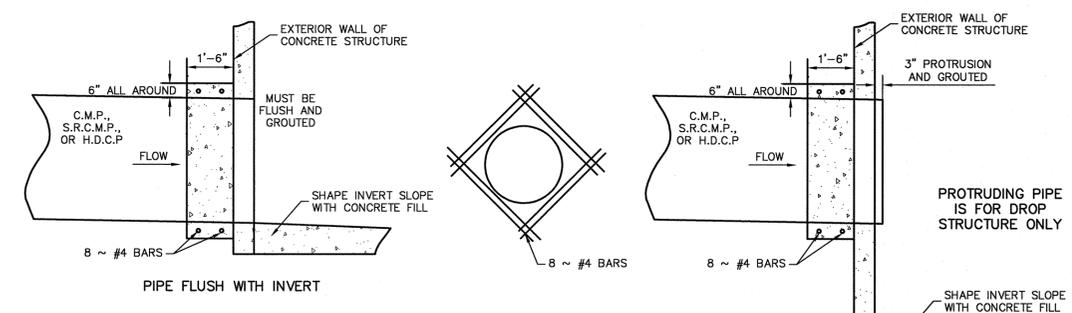
APPROVED MARCH 2008	REVISED APRIL 2014
<b>DD-839-01</b>	
	SHEET 1 OF 2



**3 TYPICAL UTILITY IN TRENCH**  
NOT-TO-SCALE



**4 TYPICAL UTILITY/WATER CROSSING DETAIL**  
NOT-TO-SCALE



JANUARY 2006

STANDARD PLANS  
CITY OF SAN ANTONIO, TEXAS  
DEVELOPMENT SERVICES

CONCRETE COLLAR  
DETAIL

DRAWN BY: ANDREW WINTER, P.E.	DATE	REVISIONS	SCALE: SEE ABOVE
CHECKED BY: SAM DENT, P.E.			DATE: 19 JANUARY 2006
			SHEET: 1 OF 1

1. CONCRETE FOR STRUCTURE SHALL BE CLASS "A," 3,000 P.S.I. AT 28 DAYS.
2. ALL EXPOSED EDGES SHALL BE CHAMFERED 3/4".
3. REINFORCING STEEL SHALL BE NEW BILLET STEEL, INTERMEDIATE GRADE, ASTM, A-15. THE DEFORMATION SHALL CONFORM TO ASTM, A-305.
4. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS.
5. ALL BARS INTERCEPTING MANHOLE OPENING AND REINFORCED CONCRETE PIPE SHALL BE FIELD-CUT.
6. WHERE LAPPING OF BARS IS REQUIRED, A MINIMUM LAP OF 33 DIAMETERS SHALL BE USED.
7. INVERT OF JUNCTION BOX TO BE SHAPED WITH CONCRETE FILL (3,000 P.S.I. MIN.) TO EFFECT DRAINAGE TO OUTLET PIPE. COST SUBSIDIARY TO CLASS "A" CONCRETE (JUNCTION BOXES).

**5 CONCRETE COLLAR DETAIL**  
NOT-TO-SCALE

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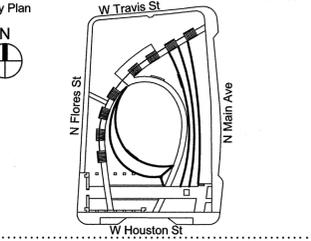
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Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
UTILITY DETAILS



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Sheet No.  
**C3.20**







TREE PRESERVATION TABLE

**NOTE:**  
THIS TABLE IS SOLELY INTENDED FOR COSA STAFF TO DESIGNATE TREES THAT DO NOT MEET THE ROOT PROTECTION ZONE CRITERIA. IT IS NOT INTENDED TO BE USED BY THE CONTRACTOR TO DESIGNATE THE REMOVAL OF TREES. PLEASE REFERENCE THE PLAN FOR TREE DISPOSITION.

Tag #	Species	Not Significant Tree		Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage/ CITY STREET TREES 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
3302	OAK						20							
3303	OAK						19							
3304	ELM						12							
3305	ELM						14							
3306	ELM							14						
3307	CRAPE MYRTLE						21							
3308	CRAPE MYRTLE						22							
3309	CRAPE MYRTLE**						22							
3310	CRAPE MYRTLE						18							
3311	CRAPE MYRTLE						17							
3312	CRAPE MYRTLE						18							
3313	CRAPE MYRTLE						18							
3314	CRAPE MYRTLE						14							
3315	CRAPE MYRTLE						17							
3316	ELM											12		
3317	ELM											11		
3322	CRAPE MYRTLE*							20						
3323	CRAPE MYRTLE**						18							
3324	ELM											13		
3325	ELM											13		
3326	ELM											10		
3327	ELM											14		
3328	CRAPE MYRTLE (DEAD)													
3329	CRAPE MYRTLE						22							
3330	CRAPE MYRTLE*										28			
3331	CRAPE MYRTLE**						15							
3332	CRAPE MYRTLE						14							
3333	CRAPE MYRTLE						19							
3334	CRAPE MYRTLE*							18						
3335	CRAPE MYRTLE**						18							
3336	CRAPE MYRTLE						11							
3337	CRAPE MYRTLE						21							
3338	CRAPE MYRTLE						22							
3339	ELM						13							
3340	ELM						11							
3341	ELM							15						
3342	OAK							17						
3343	OAK						18							
3344	OAK							21						
3345	OAK							18						
3346	OAK							20						
3347	OAK										25			
3348	OAK							22						
3349	OAK							20						
3350	OAK							20						
3351	OAK						19							
3352	OAK						15							
3353	OAK							18						
3354	OAK							21						
3355	OAK							21						
3356	OAK							22						
3357	OAK							23						
3359	OAK							17						
Sub. Tot. Inches=				0	0	448	347	0	0	0	0	53	73	0
Total inches by category				0	0		795		0			53	73	73
Preservation percentage				0%		44%		100%						
Mitigation required (Commercial)				0		-29		73						
Total Mitigation (inches)				44										

Sub. Tot. Inches=				0	0	448	347	0	0	0	0	53	73	0
Total inches by category				0	0		795		0			53	73	73
Preservation percentage				0%		44%		100%						
Mitigation required (Commercial)				0		-29		73						
Total Mitigation (inches)				44										

No category to fall below 10% preservation;  
 Preserved- Tree to remain that meets root protection zone requirements described in section 35-523 of the UDC.  
 Mitigation 1:1 for significant trees below minimum preservation requirements; 3:1 for heritage trees below 100% preservation  
 \* Warranty Tree to remain that does not meet City root protection zone requirements  
 \*\* Tree to remain that does not meet City root protection zone requirements; therefore **counted** as removed

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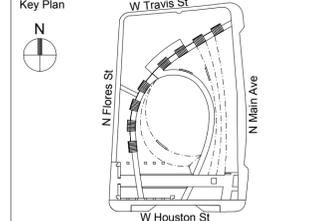
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Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
**MASTER TREE PRESERVATION TABLE**

Sheet No.  
**L1.01-P**



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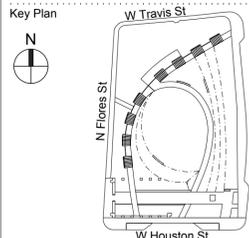
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No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
**MATERIALS PLAN**

Sheet No.  
**L1.10**

NOTE:  
1. SEE L1.61 - PLANTING PLAN FOR EXISTING AND PROPOSED TREE LOCATIONS RELATIVE TO PROPOSED UTILITY LOCATIONS.

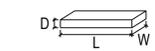
## PAVING SCHEDULE

SYMBOL	DESCRIPTION	LOCATION	DIMENSION	SETTING BED	DETAIL	SPEC
(P1)	DIMENSIONAL LIMESTONE PAVER	PROMENADE	42"L X 26-1/2"W X 2" D	2" MORTAR	(1) L5.10	34 14 40
(P2)	DECORATIVE CONCRETE, PEDESTRIAN RATED	PROMENADE AND PERGOLA PATH	N/A	N/A	SEE CIVIL	32 13 13.10 32 13 16
(P3)	CONCRETE UNIT PAVER, PEDESTRIAN RATED	HOUSTON STREET SIDEWALK	8"L X 4"W X 2 3/8" D	1" SAND	(3) L5.10	32 14 13
(P4)	CONCRETE UNIT PAVER, VEHICULAR RATED	HOUSTON STREET	8"L X 4" W X 4"D	SEE CIVIL	SEE CIVIL	32 14 13
(P5)	CITY STANDARD CONCRETE	FLORES AND TRAVIS STREET SIDEWALKS	PER PLANS	SEE CIVIL	SEE CIVIL	32 13 13.10
(P6)	CONCRETE UNIT PAVER, PEDESTRIAN RATED	UTILITY ACCESS STRIP ALONG CURB	8"L X 4" W X 4"D	1" SAND	(3) L5.10	32 14 13
(P7)	GRAVEL	TREES AT SE CORNER	SEE LAYOUT PLANS	N/A	(9) L5.10	32 93 00
(P8)	REINFORCED GRAVEL	SEATING ZONE AND SE CORNER	SEE LAYOUT PLANS	NA	(5) L5.10	32 93 00
(P9)	DECORATIVE CONCRETE, PEDESTRIAN RATED	LOOP PATH	SEE JOINTING PLANS	N/A	SEE CIVIL	32 13 13.10 32 13 16

\*OR AS DIMENSIONED ON PLANS AND DETAILS

NOTE: MORTAR BED DEPTHS ARE SUGGESTED MINIMUMS. MASONRY CONTRACTOR TO INSTALL ACCORDING TO WHAT IS NECESSARY FOR STONE PERFORMANCE IN ACCORDANCE WITH SPECIFICATIONS.

### PAVER DIMENSION DIAGRAM



## WALL SCHEDULE

WALL TYPE	DESCRIPTION	DETAIL	SPEC
WALL TYPE 1	NOT IN USE		
WALL TYPE 2	RADIAL CUBIC STONE SEAT WALL	(2) L5.00	04 43 00
WALL TYPE 3	CUBIC STONE RETAINING WALL	(3) L5.00	04 43 00
WALL TYPE 4	RECLAIMED STONE WALL	(4) L5.00	04 43 13
WALL TYPE 5	RECLAIMED STONE BATTERED WALL	(5) L5.00	04 43 00
WALL TYPE 6	CUBIC STONE BLOCK WALL	(6) L5.00	04 43 00
WALL TYPE 7	STONE VENEER WALL WITH CUBIC CAPSTONE AT UTILITY ENCLOSURE	(3) L5.01	04 43 00

## LIGHT FIXTURES

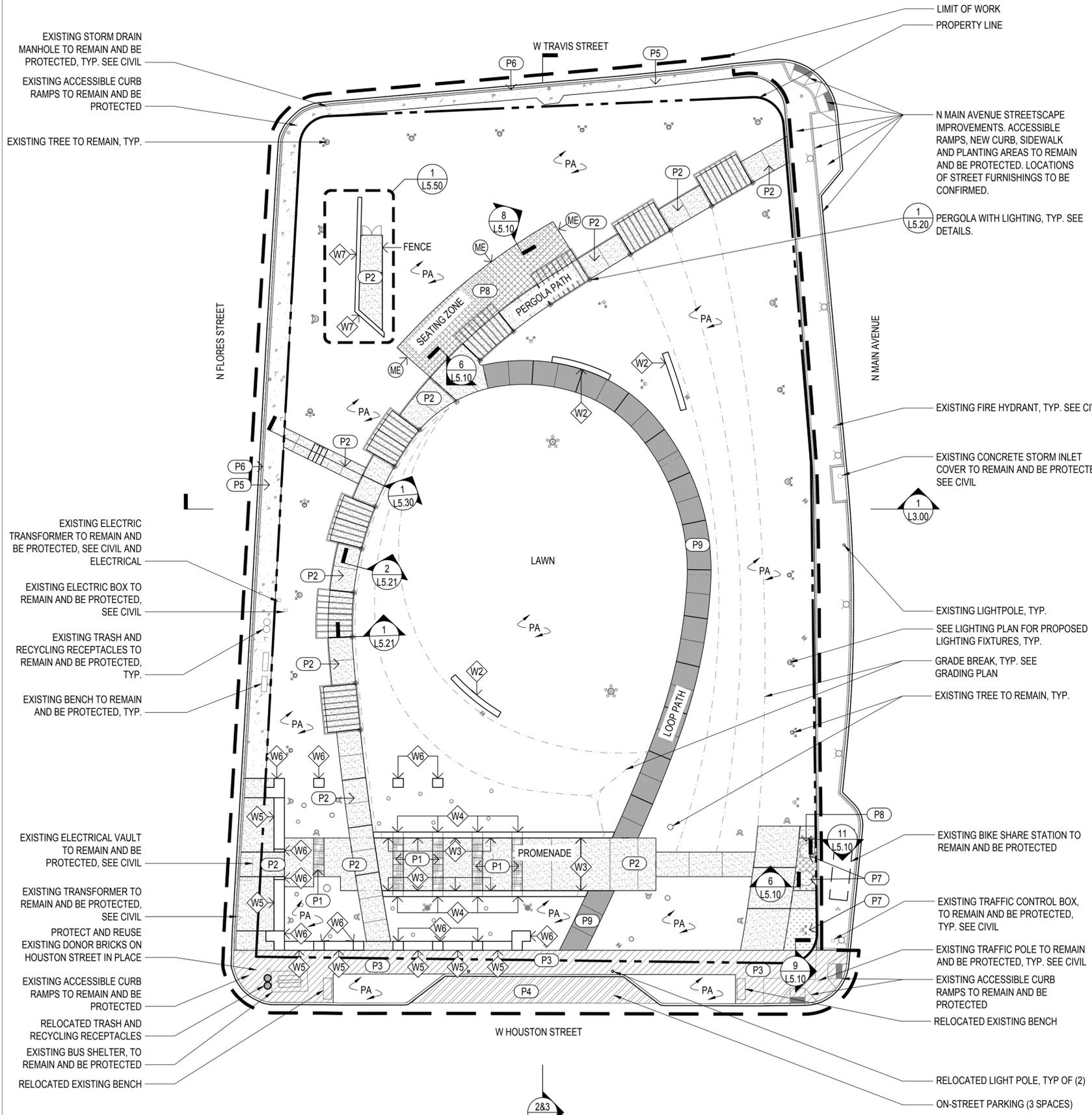
SYMBOL	TYPE
(ELT01B)	ELT01B
(ELT02)	ELT02
(ELT03)	ELT03
(ELT04)	ELT04
(ELT06)	ELT06
(ELT06A)	ELT06A
(ELT08)	ELT08

NOTE: SEE LIGHTING PLANS AND ELECTRICAL DETAILS

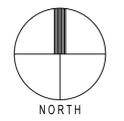
## SITE FURNISHING SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	SPEC
(P)	PERGOLA	(1) L5.20 (2) L5.20 (3) L5.20	SEE STRUCTURAL
(TR)	TRASH AND RECYCLE RECEPTACLES		N.I.C.

SYMBOL	DESCRIPTION	DETAIL	SPEC
(ME)	METAL EDGE	(10) L5.10	32 93 00



**1 MATERIALS PLAN**  
SCALE: 1"=20'-0"





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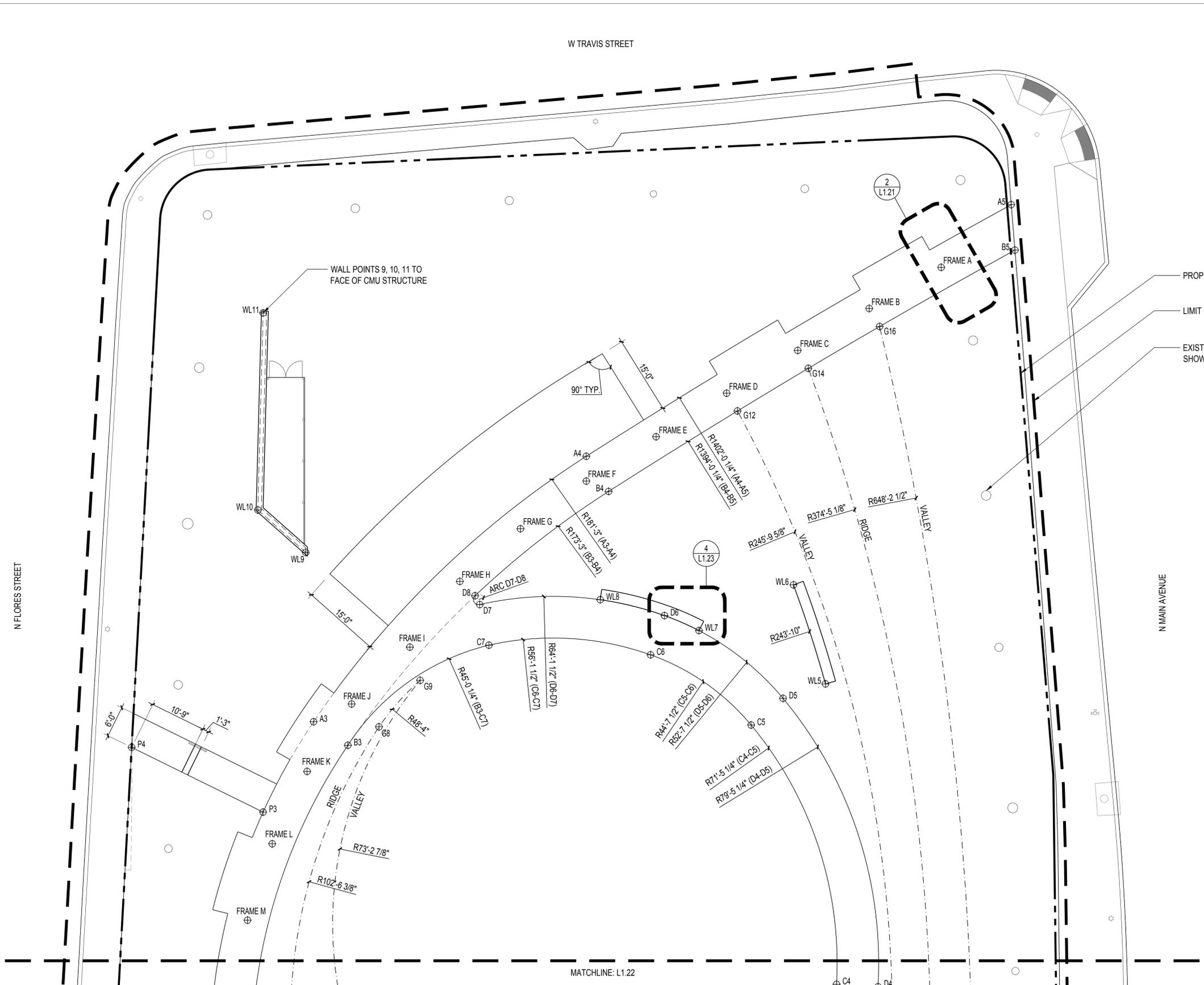
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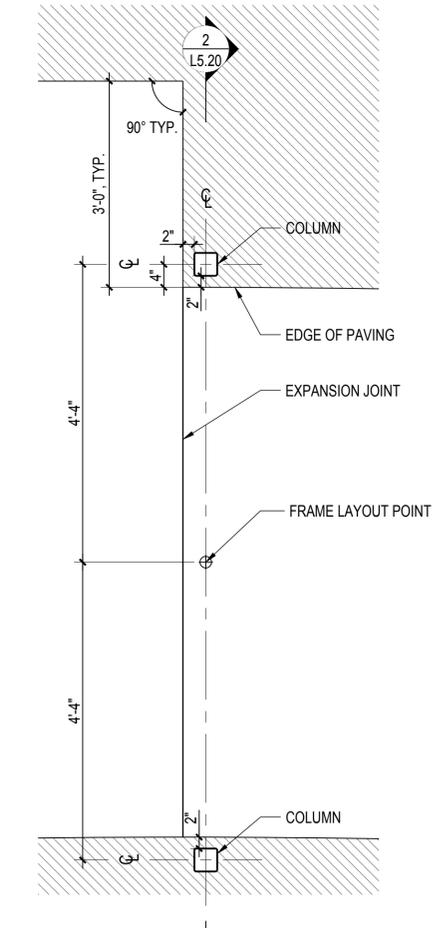
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- LAYOUT NOTES:**
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  - ALL ARC END POINTS ARE POINTS OF TANGENCY UNLESS NOTED OTHERWISE.
  - SEE L1.24 FOR TREE LAYOUT PLAN.
  - SEE L1.25 FOR ELECTRICAL, LIGHTING, AND DOMESTIC WATER LAYOUT PLAN.



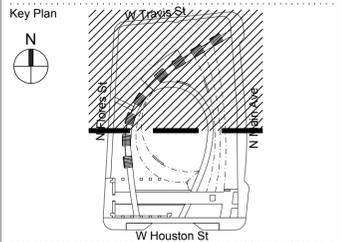
PROPERTY LINE  
LIMIT OF WORK  
EXISTING TREE TRUNK LOCATIONS SHOWN FOR REFERENCE ONLY



1 LAYOUT PLAN - NORTH  
SCALE: 1"=10'-0"



2 TYPICAL FRAME & COLUMN PLAN  
SCALE: 3/4"=1'-0"



Revisions

No.	Date	Issue Name

Date: June 01, 2018

Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: LAYOUT PLAN - NORTH

Sheet No.: L1.21

5/31/2018

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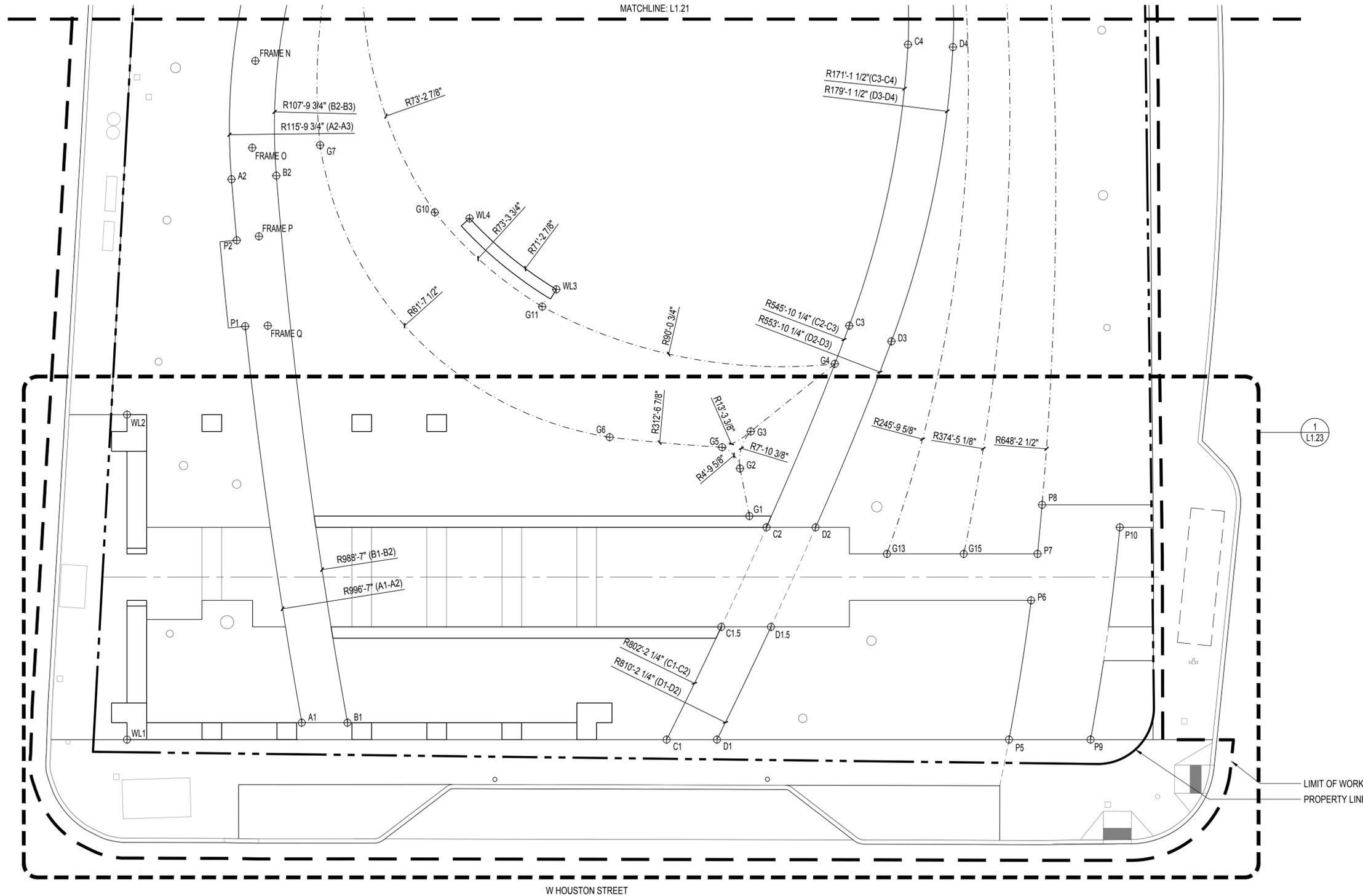
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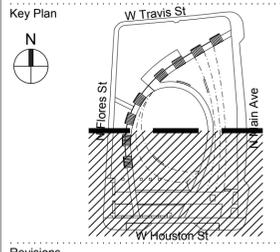
**LAYOUT NOTES:**

1. ALL LAYOUT POINTS ARE BASED ON SURVEY COORDINATE SYSTEM ORIGIN (0,0).
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4. SEE L1.24 FOR TREE LAYOUT PLAN.
5. SEE L1.25 FOR ELECTRICAL, LIGHTING, AND DOMESTIC WATER LAYOUT PLAN.



LIMIT OF WORK  
PROPERTY LINE

1 LAYOUT PLAN - SOUTH  
SCALE: 1"=10'-0"



Revisions

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: LAYOUT PLAN - SOUTH

Sheet No.: L1.22

5/31/2018

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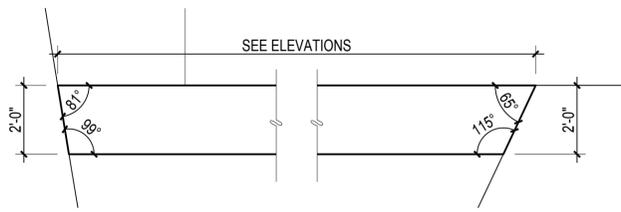
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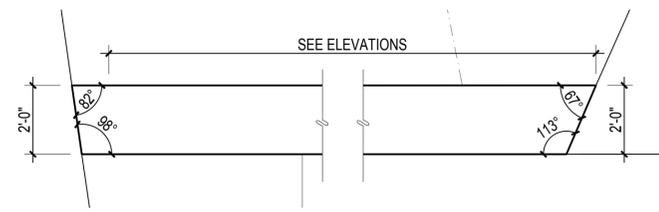
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**LAYOUT NOTES:**

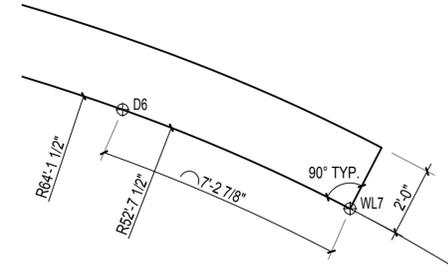
1. ALL LAYOUT POINTS ARE BASED ON SURVEY COORDINATE SYSTEM ORIGIN (0,0).
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4. SEE L1.24 FOR TREE LAYOUT PLAN.
5. SEE L1.25 FOR ELECTRICAL, LIGHTING, AND DOMESTIC WATER LAYOUT PLAN.



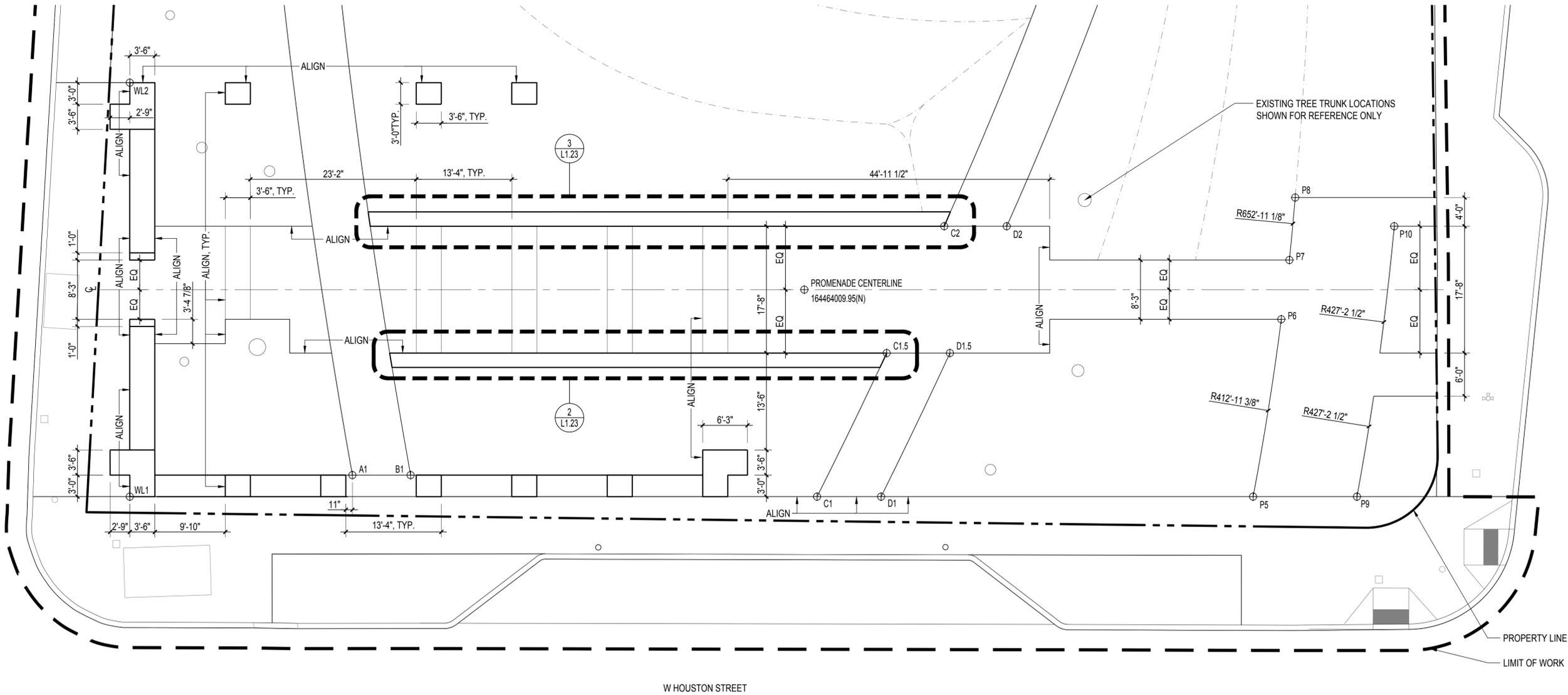
**2 PROMENADE SOUTH WALL LAYOUT**  
SCALE: 3/8" = 1'-0"



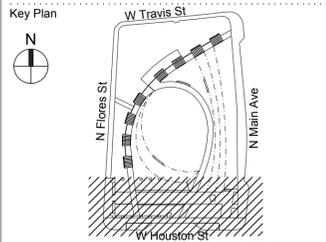
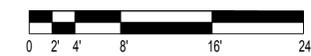
**3 PROMENADE NORTH WALL LAYOUT**  
SCALE: 3/8" = 1'-0"



**4 PATH AND WALL ARC LAYOUT**  
SCALE: 3/8" = 1'-0"



**1 LAYOUT PLAN - PROMENADE**  
SCALE: 1/8" = 1'-0"



Revisions

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **LAYOUT PLAN - PROMENADE**

Sheet No.: **L1.23**

5/31/2018

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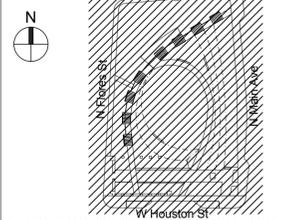
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Seal



Key Plan



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

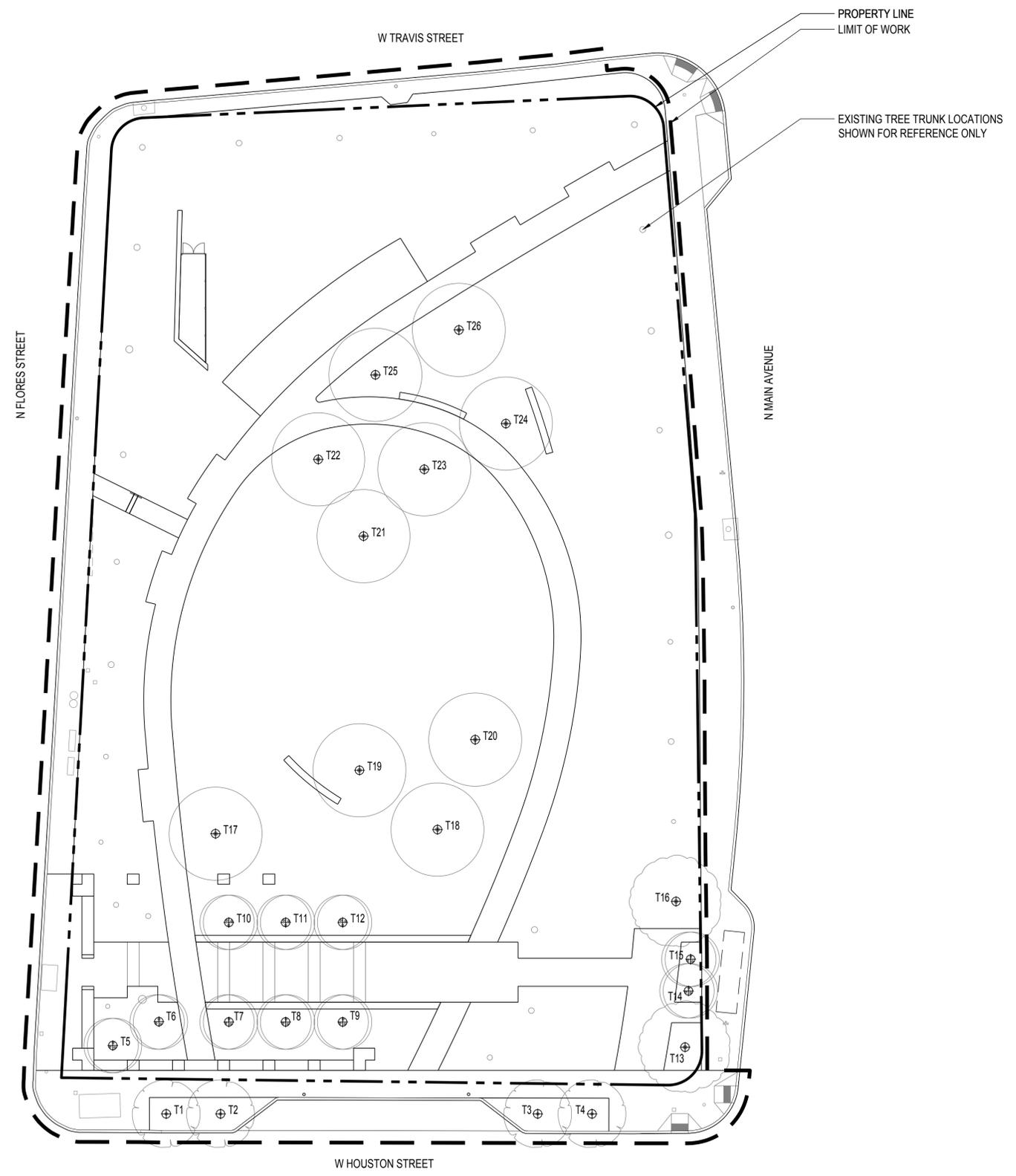
Sheet Title  
**LAYOUT PLAN - TREES**

Sheet No.  
**L1.24**

## TREE LAYOUT SCHEDULE

POINT	NORTHING	EASTING
T1	164463510.51(N)	25557865.26(E)
T2	164463510.51(N)	25558057.26(E)
T3	164463510.53(N)	25559178.60(E)
T4	164463510.51(N)	25559370.62(E)
T5	164463751.38(N)	25557676.61(E)
T6	164463835.61(N)	25557839.54(E)
T7	164463834.59(N)	25558086.82(E)
T8	164463834.59(N)	25558287.57(E)
T9	164463834.59(N)	25558489.23(E)
T10	164464185.37(N)	25558086.82(E)
T11	164464185.37(N)	25558287.57(E)
T12	164464185.37(N)	25558489.23(E)
T13	164463745.72(N)	25559699.58(E)
T14	164463943.95(N)	25559711.71(E)
T15	164464055.83(N)	25559719.38(E)
T16	164464259.37(N)	25559667.66(E)
T17	164464498.26(N)	25558039.79(E)
T18	164464512.92(N)	25558824.36(E)
T19	164464721.81(N)	25558548.58(E)
T20	164464829.85(N)	25558957.79(E)
T21	164465547.29(N)	25558562.97(E)
T22	164465817.87(N)	25558402.70(E)
T23	164465782.85(N)	25558777.64(E)
T24	164465943.96(N)	25559066.13(E)
T25	164466115.76(N)	25558604.91(E)
T26	164466274.32(N)	25558899.88(E)

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1 LAYOUT PLAN - TREES  
SCALE: 1"=20'-0"



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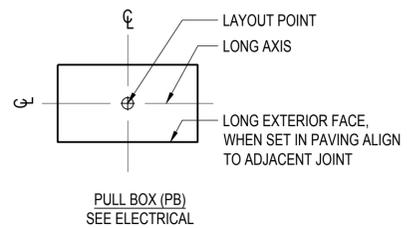
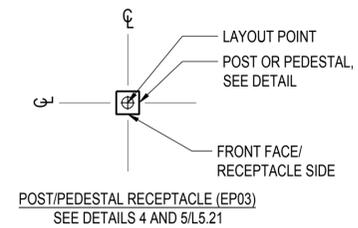
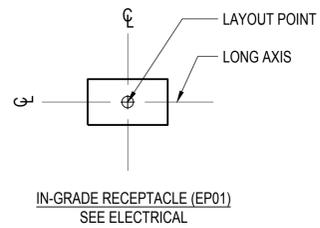
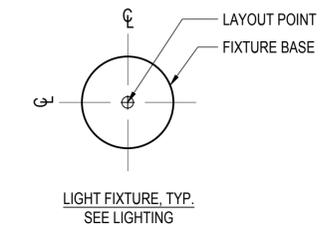
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### HOSE BIB SCHEDULE

LABEL	LAYOUT
HOSE BIB 1	PER PLAN
HOSE BIB 2	PER PLAN

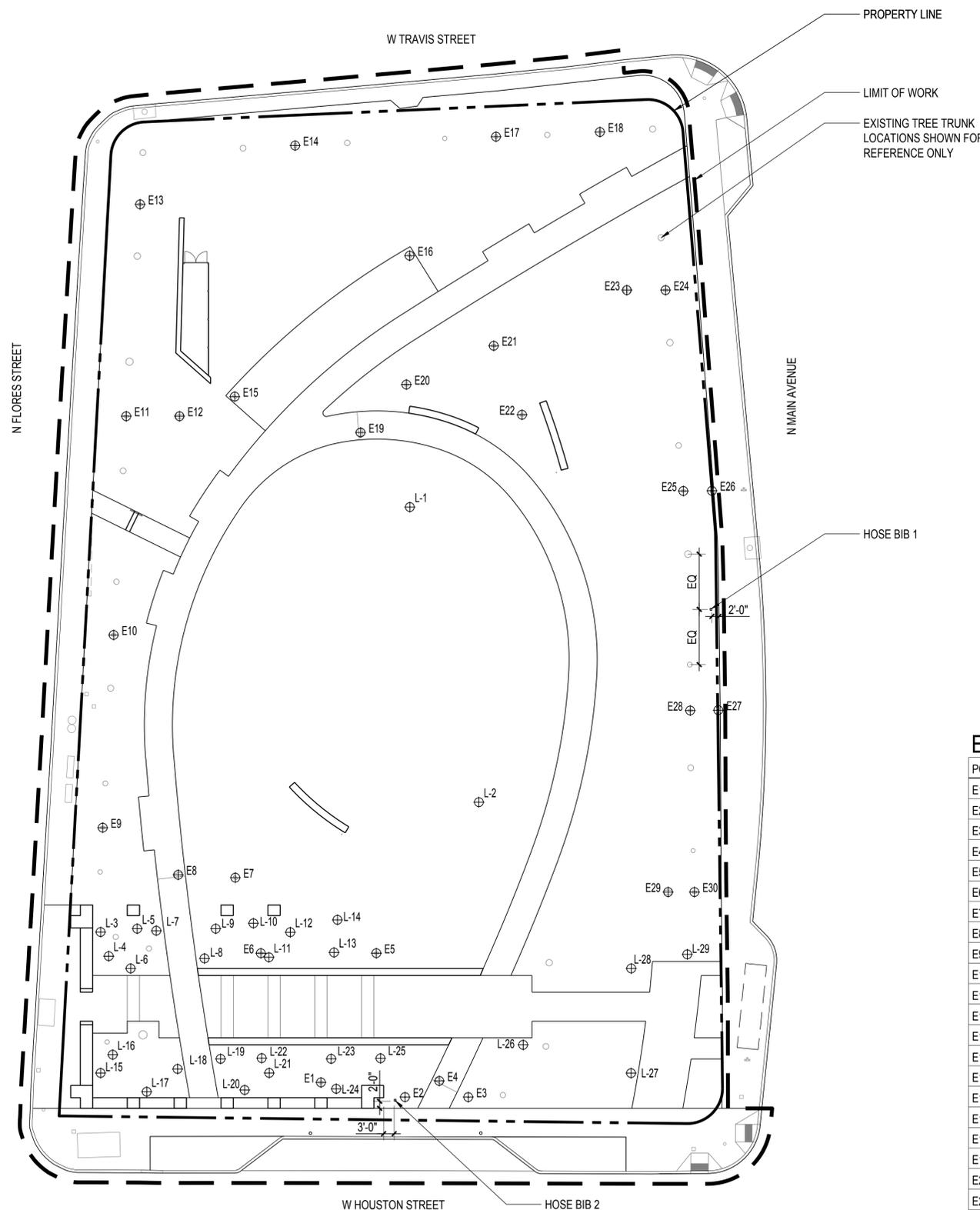


### LIGHTING LAYOUT SCHEDULE

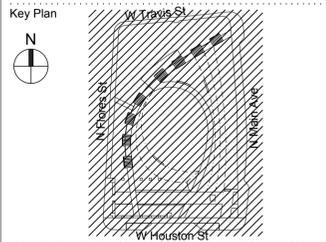
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L-1	164465710.89(N)	25558692.17(E)	ELT01B
L-2	164464706.27(N)	25558927.72(E)	ELT01B
L-3	164464263.95(N)	25557636.48(E)	ELT03
L-4	164464181.88(N)	25557664.31(E)	ELT08
L-5	164464275.46(N)	25557761.63(E)	ELT08
L-6	164464139.95(N)	25557739.05(E)	ELT03
L-7	164464268.73(N)	25557826.80(E)	ELT03
L-8	164464174.22(N)	25557991.30(E)	ELT08
L-9	164464275.55(N)	25558029.57(E)	ELT08
L-10	164464293.89(N)	25558158.23(E)	ELT08
L-11	164464177.99(N)	25558211.16(E)	ELT08
L-12	164464263.47(N)	25558283.87(E)	ELT08
L-13	164464194.55(N)	25558433.25(E)	ELT08
L-14	164464305.68(N)	25558444.86(E)	ELT08
L-15	164463783.95(N)	25557636.48(E)	ELT03
L-16	164463846.47(N)	25557677.89(E)	ELT08
L-17	164463720.24(N)	25557793.93(E)	ELT08
L-18	164463797.91(N)	25557899.41(E)	ELT03
L-19	164463832.31(N)	25558046.13(E)	ELT08
L-20	164463726.23(N)	25558128.38(E)	ELT08
L-21	164463784.20(N)	25558212.09(E)	ELT08
L-22	164463834.59(N)	25558186.55(E)	ELT02
L-23	164463832.52(N)	25558423.49(E)	ELT08
L-24	164463730.33(N)	25558440.69(E)	ELT08
L-25	164463834.05(N)	25558591.86(E)	ELT02
L-26	164463879.95(N)	25559078.68(E)	ELT03
L-27	164463783.71(N)	25559447.07(E)	ELT03
L-28	164464139.95(N)	25559447.65(E)	ELT03
L-29	164464187.95(N)	25559638.95(E)	ELT03

### ELECTRICAL LAYOUT SCHEDULE

POINT	NORTHING	EASTING	FIXTURE TYPE	ORIENTATION
E1	164463751.95(N)	25558388.48(E)	EP01	LONG AXIS E/W
E2	164463701.95(N)	25558675.44(E)	EP03A	FRONT FACE TO STREET
E3	164463701.95(N)	25558891.41(E)	EP03A	FRONT FACE TO STREET
E4	164463757.14(N)	25558792.54(E)	PB	ALIGN TO JOINT
E5	164464191.97(N)	25558577.75(E)	EP01	LONG AXIS E/W
E6	164464191.96(N)	25558183.53(E)	EP01	LONG AXIS E/W
E7	164464449.22(N)	25558096.40(E)	EP01	SHORT AXIS PERP TO SLOPE
E8	164464458.90(N)	25557901.37(E)	PB	ALIGN TO JOINT
E9	164464619.38(N)	25557643.78(E)	EP01	LONG AXIS E/W
E10	164465275.55(N)	25557680.89(E)	EP01	LONG AXIS E/W
E11	164466020.18(N)	25557724.21(E)	EP01	LONG AXIS E/W
E12	164466020.18(N)	25557905.96(E)	EP01	LONG AXIS E/W
E13	164466741.58(N)	25557771.43(E)	EP01	LONG AXIS E/W
E14	164466941.82(N)	25558300.52(E)	EP01	LONG AXIS N/S
E15	164466087.04(N)	25558094.48(E)	EP01	ALIGN FACE TO PAVING EDGE
E16	164466566.81(N)	25558691.34(E)	EP01	ALIGN FACE TO PAVING EDGE
E17	164466972.07(N)	25558986.18(E)	EP01	LONG AXIS N/S
E18	164466988.05(N)	25559340.84(E)	EP01	LONG AXIS N/S
E19	164465964.77(N)	25558523.80(E)	PB	ALIGN TO JOINT
E20	164466128.11(N)	25558680.27(E)	EP01	LONG AXIS E/W
E21	164466259.96(N)	25558978.38(E)	EP01	LONG AXIS E/W
E22	164466025.34(N)	25559074.97(E)	EP01	LONG AXIS E/W
E23	164466449.56(N)	25559432.71(E)	PB	LONG AXIS E/W
E24	164466449.56(N)	25559564.83(E)	EP01	LONG AXIS E/W
E25	164465765.64(N)	25559625.55(E)	EP01	LONG AXIS E/W
E26	164465766.17(N)	25559723.19(E)	EP03B	SEE DETAIL
E27	164465019.42(N)	25559744.89(E)	EP03B	SEE DETAIL
E28	164465018.23(N)	25559649.01(E)	EP01	LONG AXIS E/W
E29	164464400.27(N)	25559573.61(E)	PB	LONG AXIS E/W
E30	164464400.27(N)	25559663.34(E)	EP01	LONG AXIS E/W



1 LAYOUT PLAN - ELECTRICAL & DOMESTIC WATER  
SCALE: 1"=20'-0"



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
LAYOUT PLAN - ELECTRICAL & DOMESTIC WATER

Sheet No.

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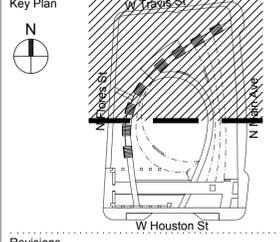
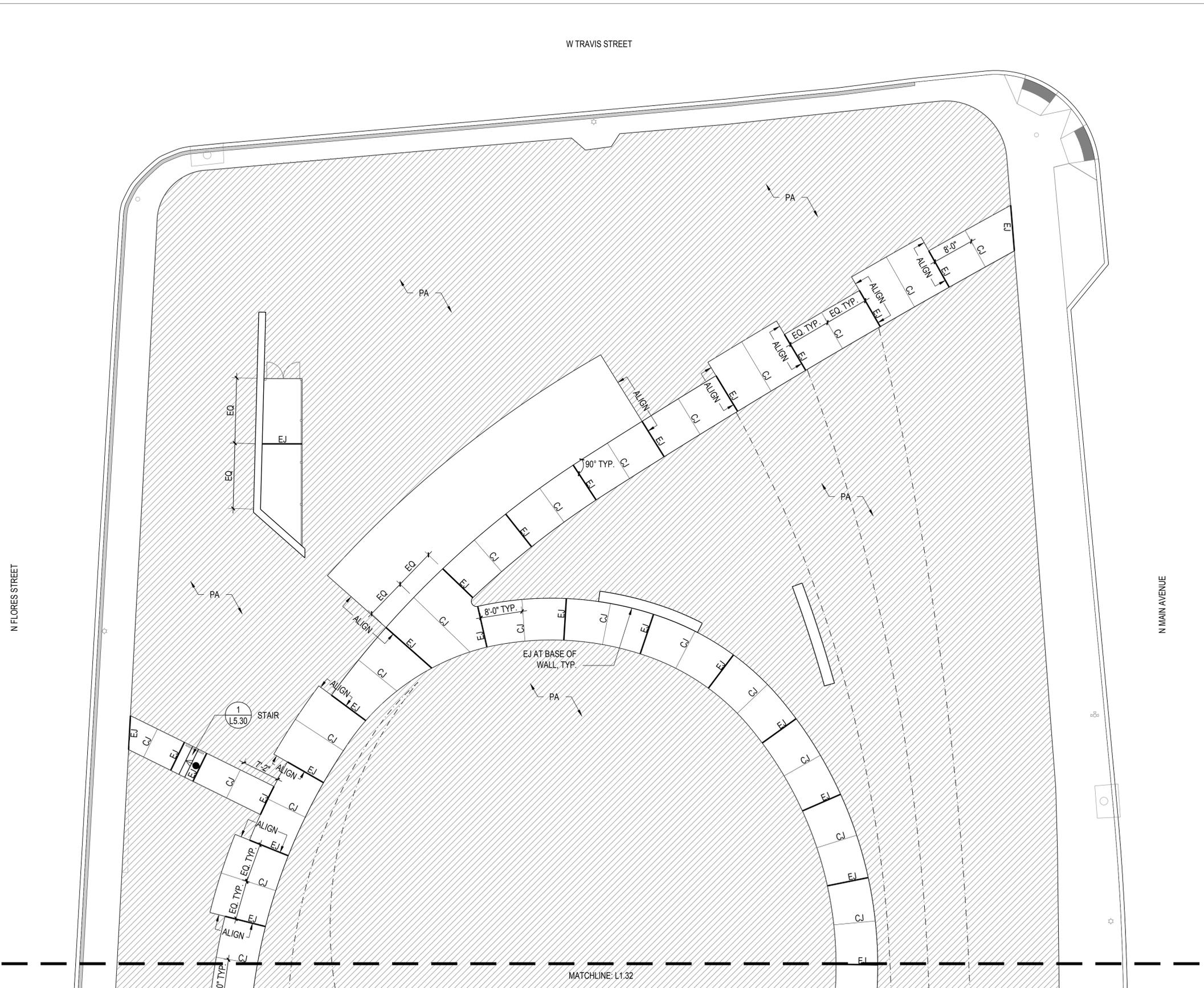
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## LEGEND

- EXPANSION JOINT            SEE CIVIL FOR DETAIL
- CRACK CONTROL JOINT            SEE CIVIL FOR DETAIL



Revisions

No.	Date	Issue Name

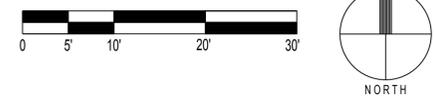
Date: June 01, 2018

Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **JOINTING PLAN - NORTH**

Sheet No.: **L1.31**

**1** JOINTING PLAN - NORTH  
SCALE: 1"=10'-0"



5/31/2018

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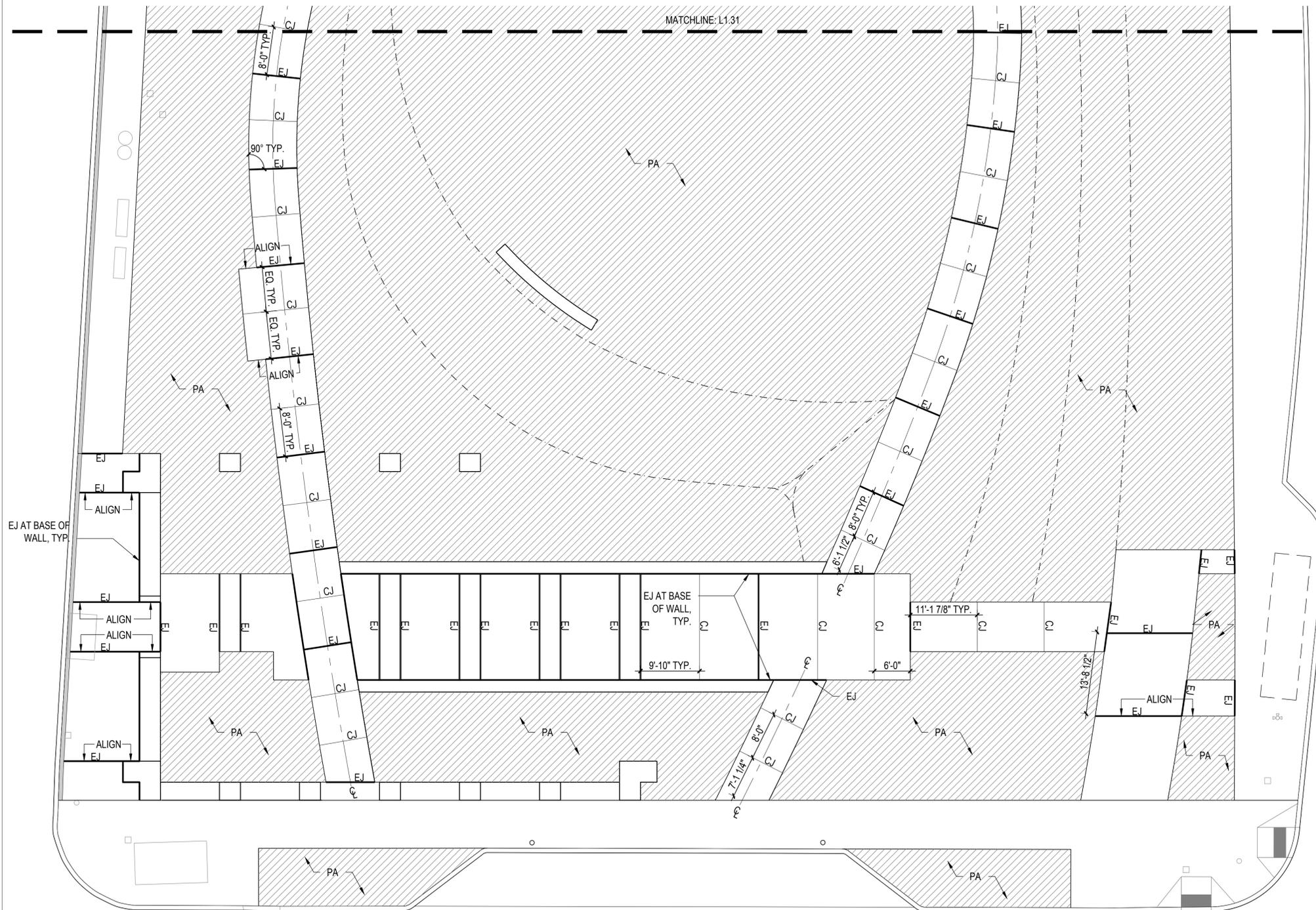
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## LEGEND

- EXPANSION JOINT      SEE CIVIL FOR DETAIL
- CRACK CONTROL JOINT      SEE CIVIL FOR DETAIL

EJ AT BASE OF WALL, TYP.

EJ AT BASE OF WALL, TYP.

W HOUSTON STREET

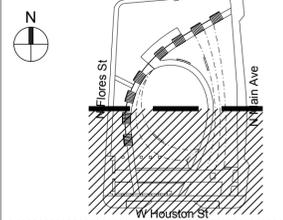
1 JOINTING PLAN - SOUTH  
SCALE: 1"=10'-0"



Seal



Key Plan



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
**JOINTING PLAN - SOUTH**

Sheet No.  
**L1.32**

5/31/2018



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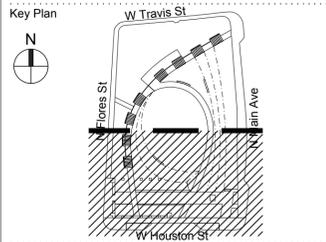
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Revisions

No.	Date	Issue Name

Date: June 01, 2018

Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **GRADING PLAN - SOUTH**

Sheet No. **L1.52**

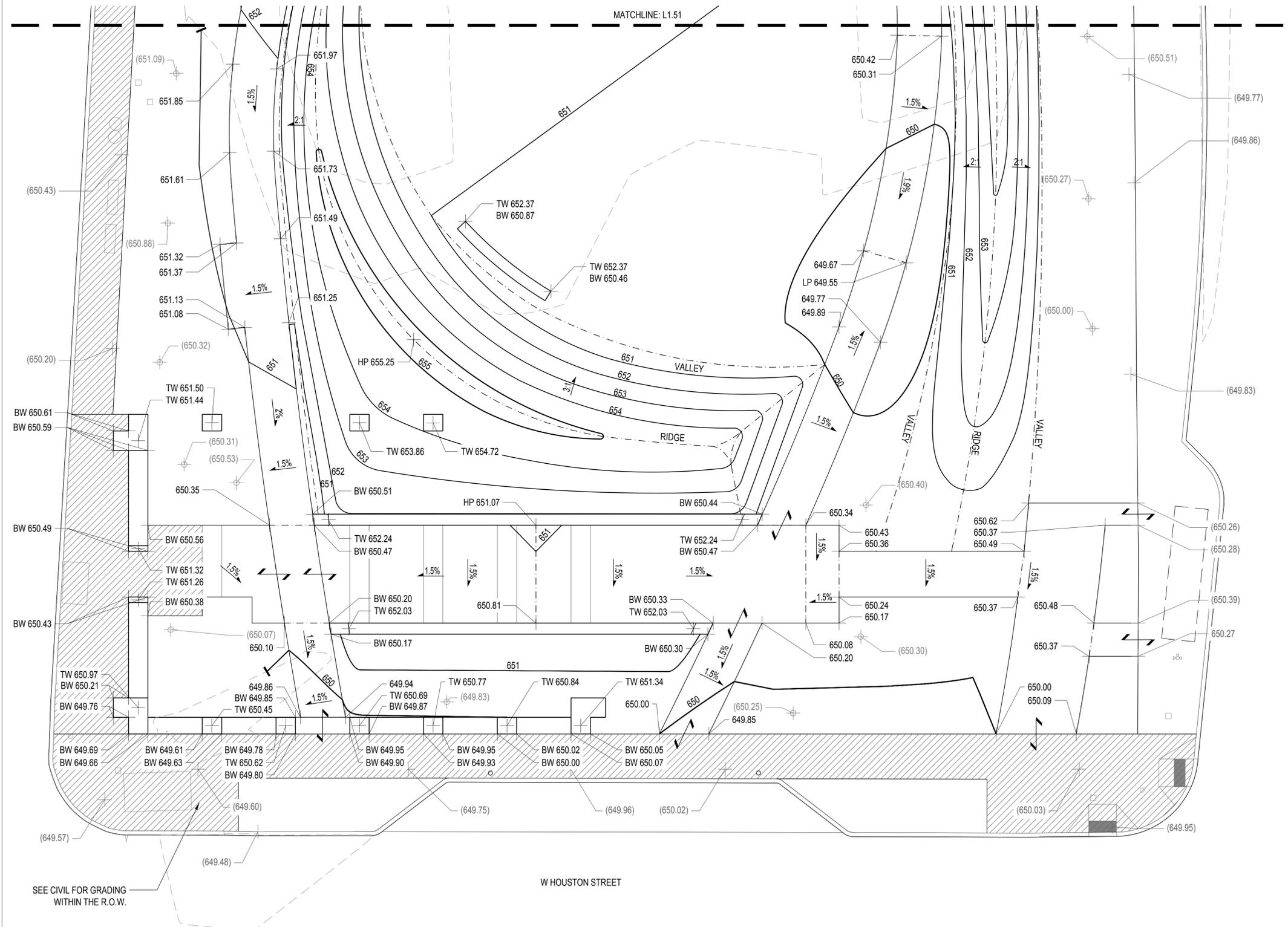
- NOTE:**
1. MINIMIZE DISRUPTION TO GROUND PLANE EXCEPT WHERE SHOWN.
  2. SEE CIVIL FOR GRADING WITHIN THE R.O.W.

**ABBREVIATIONS**

- BW BOTTOM OF WALL
- BS BOTTOM OF STAIRS
- BC BOTTOM OF CURB
- BL BREAK LINE
- BR BREAK
- FFE FINISHED FLOOR ELEVATION
- FL FLOW LINE
- HP HIGH POINT
- HPS HIGH POINT OF SWALE
- LP LOW POINT
- LPS LOW POINT OF SWALE
- MAX MAXIMUM
- MIN MINIMUM
- RL RIDGE LINE
- TC TOP OF CURB
- TS TOP OF STAIRS
- TW TOP OF WALL

**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR (MIN.)
- PROPOSED CONTOUR (MAJ.)
- SPOT ELEVATION (PROPOSED)
- SPOT ELEVATION (EXISTING)
- SPOT ELEVATION (EXISTING TREE)
- FLOW (DIRECTION OF SLOPE)
- GRADED SLOPE (HORIZONTAL : VERTICAL)
- GRADE BREAK
- FLUSH



**1 GRADING PLAN - SOUTH**  
SCALE: 1"=10'-0"



5/31/2018

### TREE SCHEDULE

	SYMBOL	BOTANICAL NAME / COMMON NAME	CONTAINER SIZE	CALIPER	QTY
EXISTING TO REMAIN		QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	N/A	SEE L1.01	
		ULMUS CRASSIFOLIA / CEDAR ELM	N/A	SEE L1.01	
		LAGERSTROEMIA SPP. / CREPE MYRTLE	N/A	SEE L1.01	
PROPOSED		PLATANUS MEXICANA / MEXICAN SYCAMORE	60" BOX	4"-6"	10
		QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	60" BOX	4"-6"	2
		ULMUS CRASSIFOLIA / CEDAR ELM	60" BOX	4"-6"	4
		LAGERSTROEMIA X 'TUSCARORA' / 'TUSCARORA' CREPE MYRTLE	48" BOX	MULTI-TRUNK VASE-SHAPED	10

### PLANTING SCHEDULE

MIX	SYMBOL	TYPE	BOTANICAL NAME /COMMON NAME	SIZE	SPACE	QTY	
LAWN			SEE PLANTING SPEC	13,240 SF	N/A	N/A	
OAK UNDERSTORY		GROUND COVER	CAREX RETROFLEXA VAR 'TEXENSIS' / SEDGE	4" POT	18" O.C.	5667	
EAST BERM		GROUND COVER	VINCA MAJOR / GREATER PERIWINKLE	1 GAL	18" O.C.	1315	
		PERENNIAL	DIANELLA CAERULEA 'CASSA BLUE' / CASSA BLUE FLAX LILY	3 GAL	18" O.C.	279	
		GRASS	CHASMANTHIUM LATIFOLIUM / WOOD OATS	1 GAL	18" O.C.	394	
		SHRUB	CONVOLVULUS CNEORUM / BUSH MORNING GLORY	5 GAL	36" O.C.	61	
			DALEA FRUTESCENS 'SIERRA NEGRA' TM / BLACK PRAIRIE CLOVER	5 GAL	48" O.C.	46	
			LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM / BREWSTER COUNTY BAROMETERBUSH	5 GAL	36" O.C.	45	
			PITTOSPORUM TOBIRA 'CREAM DE MINT' TM / CREAM DE MINT DWARF MOCK ORANGE	5 GAL	30" O.C.	67	
			SALVIA GREGGII 'ALBA' / WHITE TEXAS SAGE	5 GAL	36" O.C.	28	
			SUCCULENT	AGAVE DESMETTIANA / DWARF CENTURY PLANT	7 GAL	AS SHOWN	6
				DASYLIRION WHEELERI / GREY DESERT SPOON	7 GAL	AS SHOWN	2
		HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	AS SHOWN	12		
PROMENADE		SHRUB	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / DWARF MOCK ORANGE	5 GAL	36" O.C.	91	

### PLANTING SCHEDULE

MIX	SYMBOL	TYPE	BOTANICAL NAME /COMMON NAME	SIZE	SPACE	QTY
HOUSTON ST STREETSCAPE			LOROPETALUM CHINENSE / FRINGE FLOWER	5 GAL	36" O.C.	42
		SHRUB	ILEX VOMITORIA 'STOKES DWARF' / DWARF YAUPON HOLLY	5 GAL	48" O.C.	141
		PERENNIAL	ASPIDISTRA ELATIOR / CAST IRON PLANT	3 GAL	24" O.C.	142
		FERN	CYRTOMIUM FALCATUM / HOLLY FERN	3 GAL	18" O.C.	415
		PERENNIAL	LIRIOPE GIGANTEA / GIANT LIRIOPE	5 GAL	24" O.C.	250
		PERENNIAL	ZAMIA PUMILA / COONTIE	5 GAL	42" O.C.	68
		PERENNIAL	NOLINA LINDHEIMERIANA / DEVIL'S SHOESTRING	5 GAL	30" O.C.	97
		SUCCULENT	YUCCA RUPICOLA / TEXAS YUCCA	5 GAL	30" O.C.	110
		PERENNIAL	DIETES IRIDIOIDES / FORTNIGHT LILY	1 GAL	36" O.C.	24
		SHRUB	CALLISTEMON CITRINUS 'LITTLE JOHN' / DWARF BOTTLE BRUSH	5 GAL	48" O.C.	12
		PERENNIAL	DIETES BICOLOR / FORTNIGHT LILY	1 GAL	36" O.C.	12
		PERENNIAL	GAURA LINDHEIMERI / WHITE GAURA	1 GAL	24" O.C.	20
		SUCCULENT	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL	36" O.C.	9
PERGOLA VINE		SHRUB	PODOCARPUS MACROPHYLLUS 'PRINGLE DWARF' / PRINGLES DWARF PODOCARPUS	5 GAL	36" O.C.	13
		PERENNIAL	SALVIA GREGGII / AUTUMN SAGE	4" POT	24" O.C.	14
		VINE	WISTERIA SINENSIS / CHINESE WISTERIA (STAKED)	5 GAL	AS SHOWN	16

### TREE AND PLANTING NOTES:

- CONTRACTOR TO REVIEW AND VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ARE BASED ON AS BUILT CONDITIONS AND DESIGN SPACING. QUANTITIES NOTED ARE FOR REFERENCE ONLY.
- STAKE OR SPRAY EXTENTS OF BEDLINES IN FIELD PRIOR TO PLANTING.
- LANDSCAPE ARCHITECT TO REVIEW ALL PLANT BEDLINES AND PLANT LAYOUTS IN FIELD PRIOR TO PLANTING.
- PLANTING SOIL TO BE FREE AND CLEAR OF ALL DEBRIS. LANDSCAPE ARCHITECT TO VERIFY SOIL PRIOR TO PLANTING. SEE SPECIFICATIONS 329113 AND 329300 FOR ADDITIONAL REQUIREMENTS.

### GROUND COVER SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	DETAIL
	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	4" POT	18" o.c.	479	
	CAREX TEXENSIS / TEXAS SEDGE	4" POT	12" o.c.	615	
	DALEA GREGGII / TRAILING INDIGO BUSH	4" POT	18" o.c.	268	
	DYSCORISTE LINEARIS / NARROWLEAF SNAKEHERB	4" POT	12" o.c.	2269	
	SALVIA LYRATA / LYRELEAF SAGE	4" POT	12" o.c.	569	
	SCUTELLARIA OVATA / HEARTLEAF SKULLCAP	4" POT	12" o.c.	688	
	SEDUM TEXANUM / TEXAS SEDUM	4" POT	12" o.c.	565	

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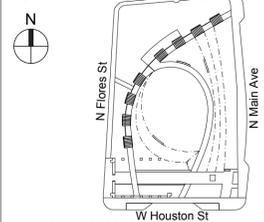
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Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

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Sheet Title

### PLANTING NOTES & SCHEDULES

Sheet No.

L1.60



# WESTON URBAN OPEN SPACE

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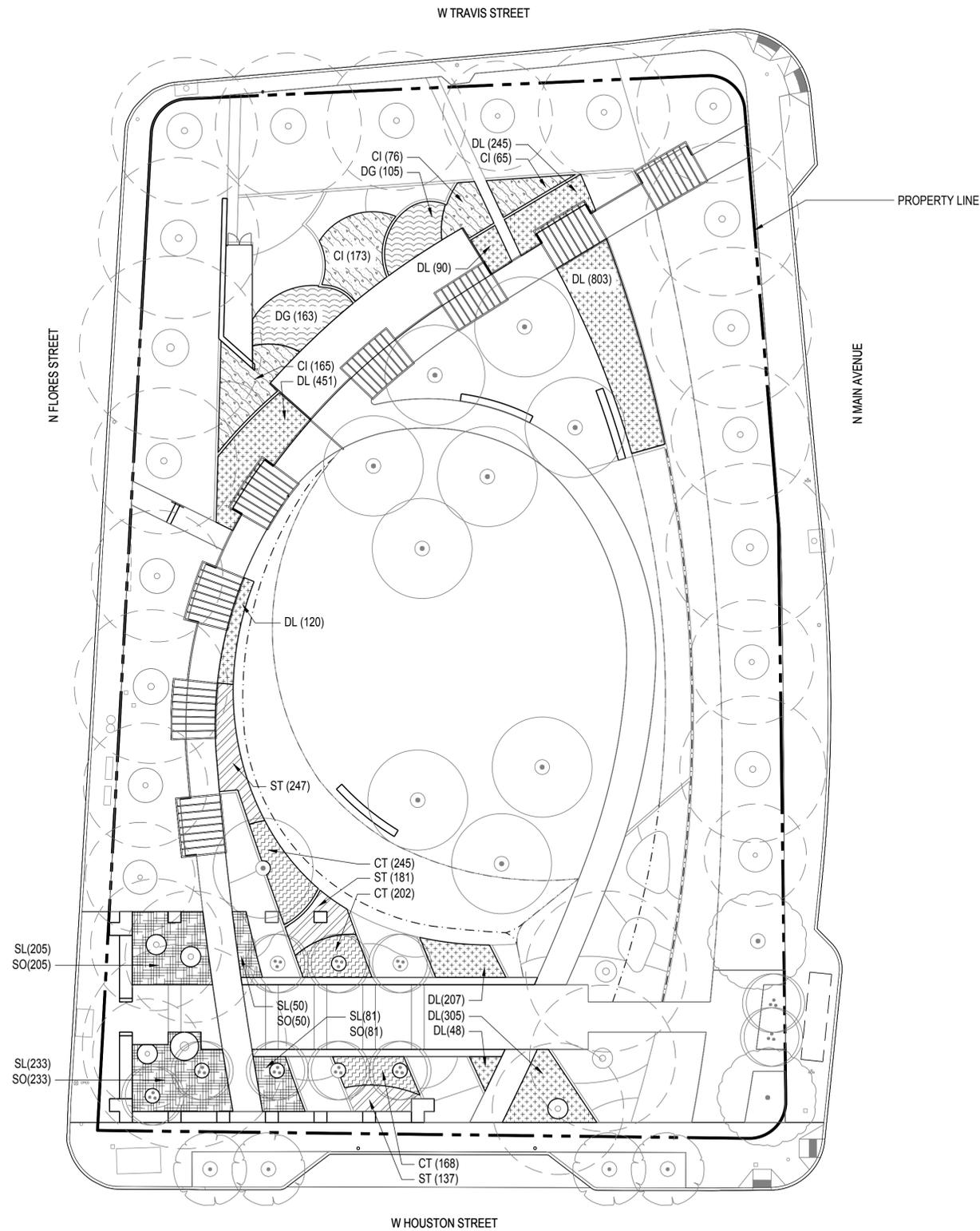
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NOTE:  
1. FOR TREE PRESERVATION  
STATISTICS REFER TO L1.01-P -  
MASTER TREE PRESERVATION  
TABLE

## GROUNDCOVER SCHEDULE

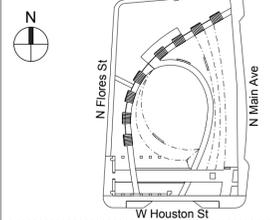
SYMBOL	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QTY	DETAIL
CI	CALLIRHOE INVOLUCRATA / PURPLE POPPYMALLOW	4"POT	18" o.c.	479	1 L5.81
CT	CAREX TEXENSIS / TEXAS SEDGE	4"POT	12" o.c.	615	1 L5.81
DG	DALEA GREGGII / TRAILING INDIGO BUSH	4" POT	18" o.c.	268	1 L5.81
DL	DYSCHORISTE LINEARIS / NARROWLEAF SNAKEHERB	4"POT	12" o.c.	2269	1 L5.81
SL	SALVIA LYRATA / LYRELEAF SAGE	4"POT	12" o.c.	569	5 L5.80
SO	SCUTELLARIA OVATA / HEARTLEAF SKULLCAP	4"POT	12" o.c.	688	5 L5.80
ST	SEDUM TEXANUM / TEXAS SEDUM	4"POT	12" o.c.	565	1 L5.81



Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

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Sheet Title

**PLANTING PLAN -  
GROUNDCOVER**

Sheet No.

**L1.62**

**1 PLANTING PLAN - GROUNDCOVER**  
SCALE: 1"=20'-0"



5/31/2018





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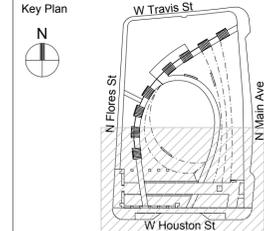
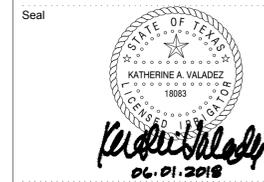
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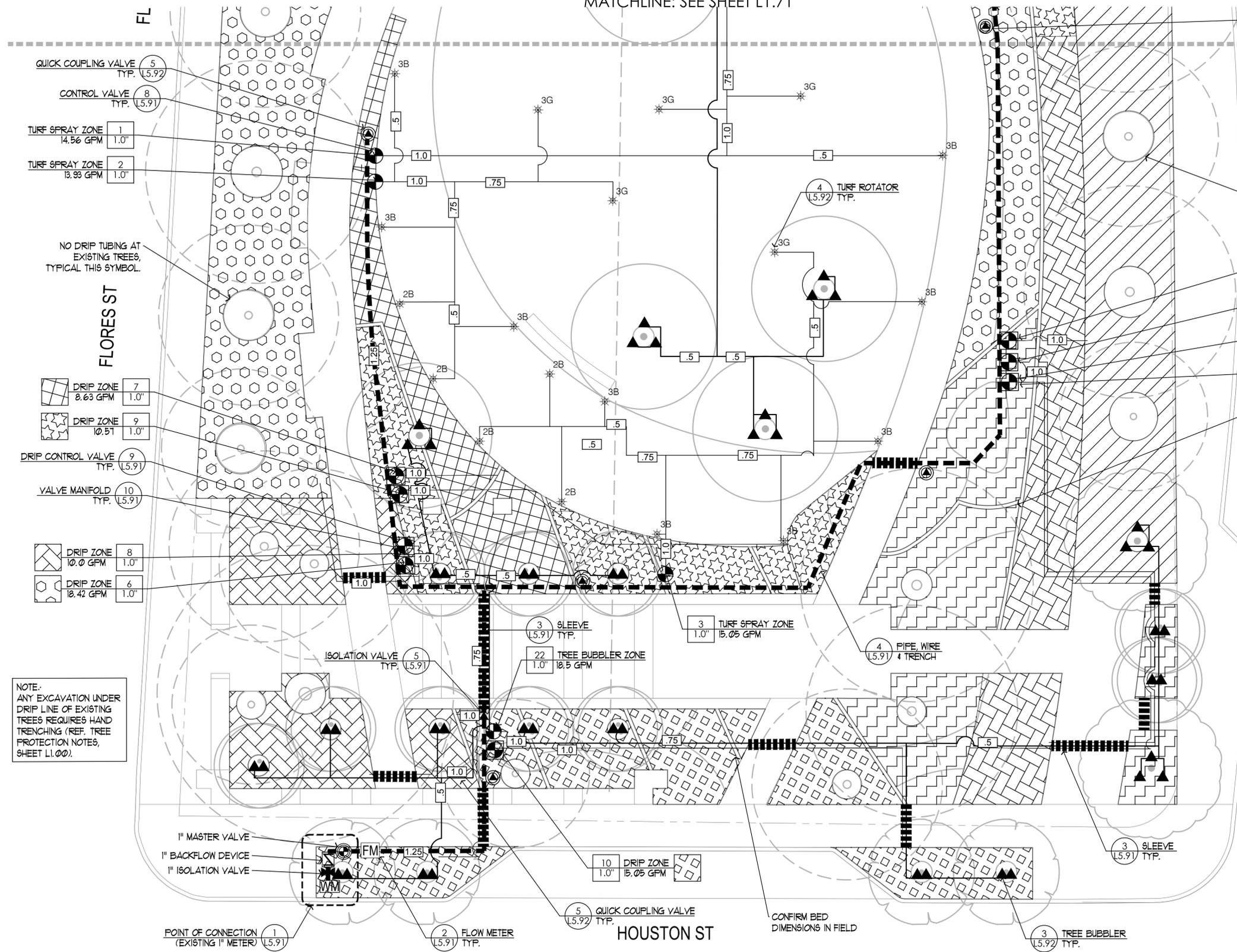
No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

## IRRIGATION PLAN - SOUTH

Sheet Title: IRRIGATION PLAN - SOUTH  
Sheet No.: L1.72

MATCHLINE: SEE SHEET L1.71



**NOTE:**  
ANY EXCAVATION UNDER DRIP LINE OF EXISTING TREES REQUIRES HAND TRENCHING (REF. TREE PROTECTION NOTES, SHEET L1.00).

NO DRIP TUBING AT EXISTING TREES, TYPICAL THIS SYMBOL.

- 12 DRIP ZONE 20.30 GPM
- 13 DRIP ZONE 13.88 GPM
- 11 DRIP ZONE 11.41 GPM
- 10 VALVE MANIFOLD TYP.

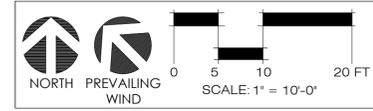
CONFIRM BED DIMENSIONS IN FIELD

MAIN AVE

**NOTES**  
SEE IRRIGATION NOTES ON L1.70

**LEGEND**

	CONTROLLER
	SENSOR
	1" WATER METER (EXISTING METER ON HOUSTON ST.)
	1" MASTER VALVE
	1" BACKFLOW PREVENTER
	1" FLOW METER
	1" TREE BUBBLER STATION NO./ APPLICATION 1.5 GPM VALVE SIZE / FLOW
	CONTROL VALVE
	DRIP CONTROL VALVE
	QUICK CONNECT VALVE
	MP ROTATOR & NOZZLE
	TREE BUBBLER
	DRIP IN-LINE EMITTER TUBING (INDIVIDUAL ZONE AREAS)
	DRIP IN-LINE EMITTER TUBING
	PVC DRIP HEADER MANIFOLD
	DRIP FLUSH VALVE
	SCHEDULE 40 PVC MAINLINE
	CLASS 200 & 315 PVC LATERAL LINES
	SCHEDULE 40 PVC SLEEVES
	ISOLATION VALVE (PIPE SIZE, FULL PORT)
	QUICK COUPLING VALVE



**NOTE:**  
ANY EXCAVATION UNDER DRIP LINE OF EXISTING TREES REQUIRES HAND TRENCHING (REF. TREE PROTECTION NOTES, SHEET L1.00).

1" MASTER VALVE  
1" BACKFLOW DEVICE  
1" ISOLATION VALVE

POINT OF CONNECTION (EXISTING 1" METER)

2 FLOW METER TYP.

5 QUICK COUPLING VALVE TYP.

HOUSTON ST

CONFIRM BED DIMENSIONS IN FIELD

3 TREE BUBBLER TYP.



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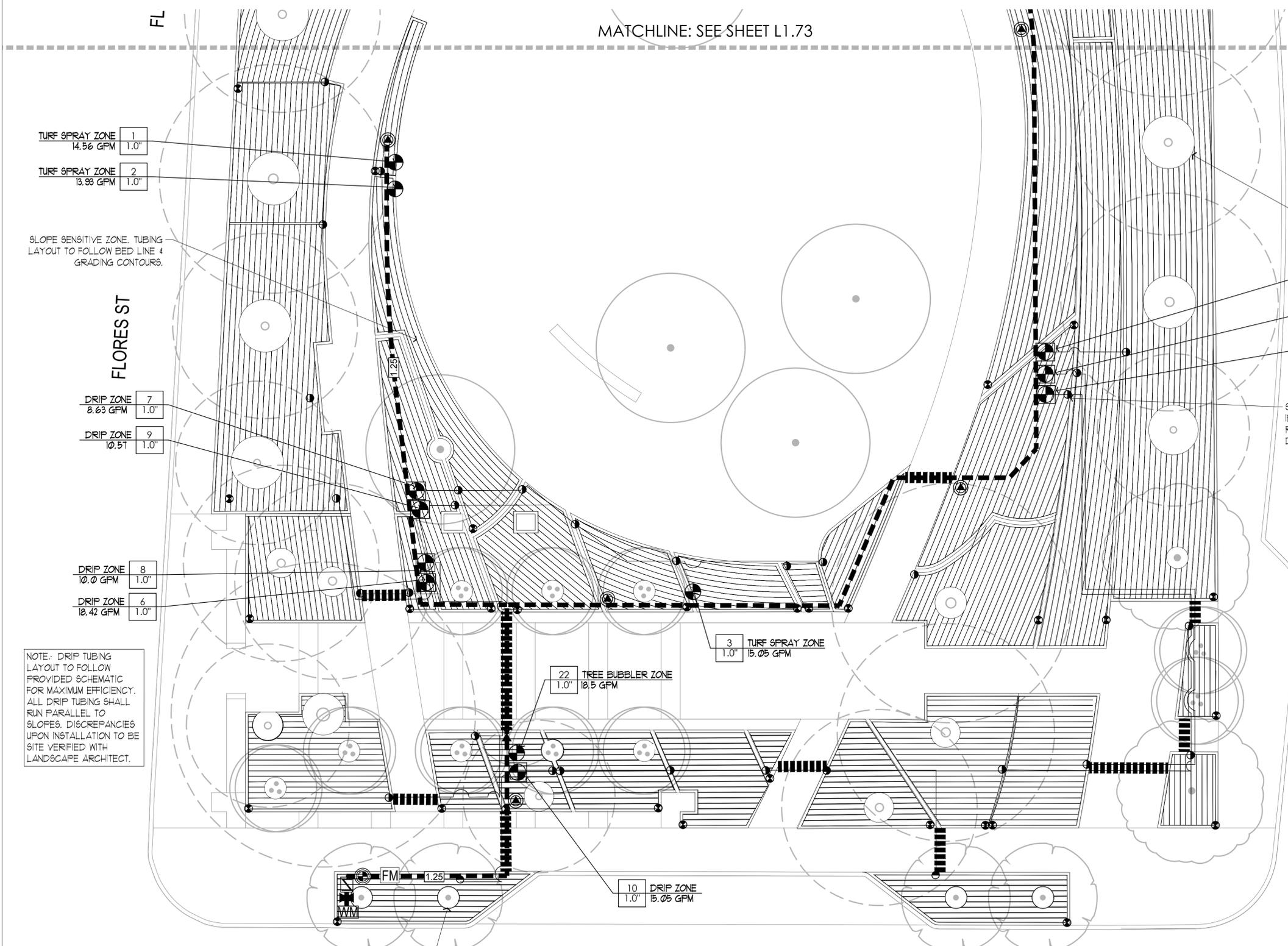
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MATCHLINE: SEE SHEET L1.73



TURF SPRAY ZONE 1  
14.56 GPM 1.0"

TURF SPRAY ZONE 2  
13.93 GPM 1.0"

SLOPE SENSITIVE ZONE. TUBING LAYOUT TO FOLLOW BED LINE & GRADING CONTOURS.

NO DRIP TUBING AT EXISTING TREES. TYPICAL THIS SYMBOL.

12 DRIP ZONE  
1.0" 20.30 GPM

13 DRIP ZONE  
1.0" 3.88 GPM

11 DRIP ZONE  
1.0" 11.41 GPM

SITE CONSTRUCTED DRIP IRRIGATION MANIFOLD OR RAIN BIRD XGF-10-12-100 DRIPLINE HEADER

DRIP ZONE 7  
2.63 GPM 1.0"

DRIP ZONE 9  
0.51 1.0"

DRIP ZONE 8  
10.0 GPM 1.0"

DRIP ZONE 6  
18.42 GPM 1.0"

NOTE: DRIP TUBING LAYOUT TO FOLLOW PROVIDED SCHEMATIC FOR MAXIMUM EFFICIENCY. ALL DRIP TUBING SHALL RUN PARALLEL TO SLOPES. DISCREPANCIES UPON INSTALLATION TO BE SITE VERIFIED WITH LANDSCAPE ARCHITECT.

22 TREE BUBBLER ZONE  
1.0" 18.5 GPM

3 TURF SPRAY ZONE  
1.0" 15.05 GPM

10 DRIP ZONE  
1.0" 15.05 GPM

NO DRIP TUBING AT EXISTING TREES. TYPICAL THIS SYMBOL.

MAIN AVE

HOUSTON ST

FL

FLORES ST

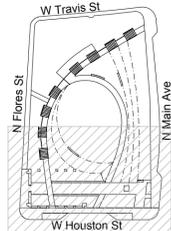
## LEGEND

- CONTROLLER
- SENSOR
- 1" WATER METER (EXISTING METER ON HOUSTON ST.)
- 1" MASTER VALVE
- 1" BACKFLOW PREVENTER
- 1" FLOW METER
- TREE BUBBLER STATION NO./ APPLICATION
- CONTROL VALVE
- DRIP CONTROL VALVE
- QUICK CONNECT VALVE
- MP ROTATOR & NOZZLE
- TREE BUBBLER
- DRIP IN-LINE EMITTER TUBING (DIRECTION TUBING LAYOUT)
- DRIP IN-LINE EMITTER TUBING
- PVC DRIP HEADER MANIFOLD
- DRIP FLUSH VALVE
- SCHEDULE 40 PVC MAINLINE
- CLASS 200 & 315 PVC LATERAL LINES
- SCHEDULE 40 PVC SLEEVES
- ISOLATION VALVE (PIPE SIZE, FULL PORT)
- QUICK COUPLING VALVE

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

100% CONSTRUCTION DOCUMENTS

Sheet Title

IRRIGATION PLAN - SOUTH, DRIP LAYOUT

Sheet No.

L1.74





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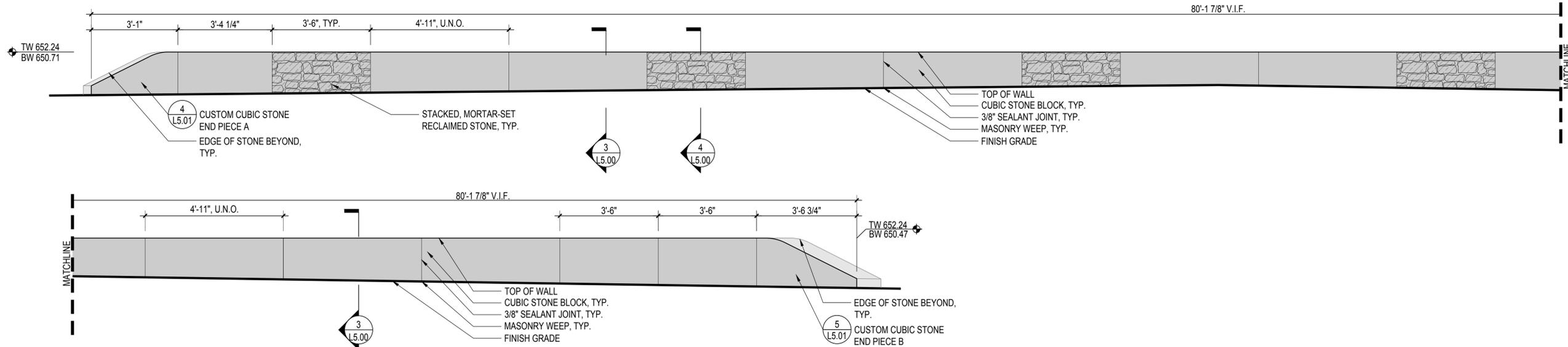
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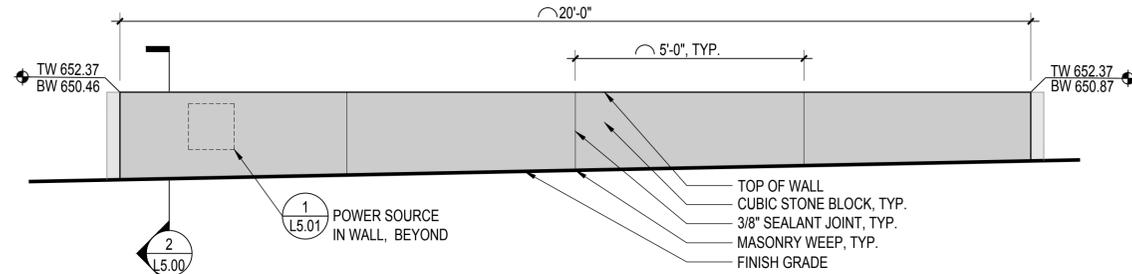
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NOTE:  
1. REFER TO L1.51 - GRADING PLAN - NORTH AND L1.52 - GRADING PLAN - SOUTH FOR ELEVATIONS AND ADJACENT CONDITIONS.

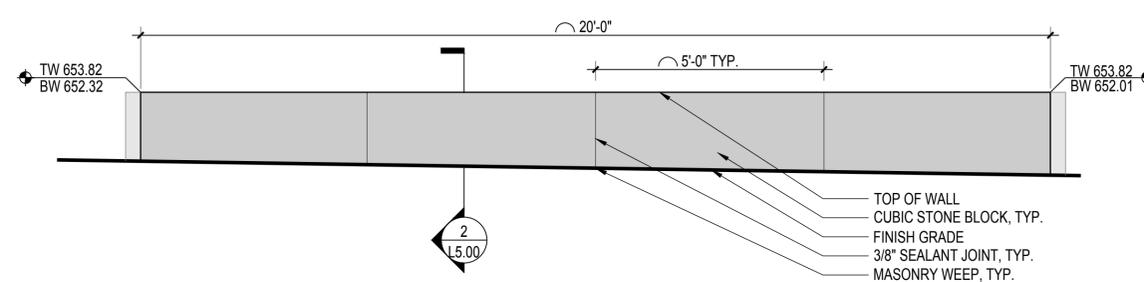


**1 ELEVATION: WALL TYPE W3 AND W4 NORTH AT PROMENADE**  
SCALE: 1/2" = 1'-0"



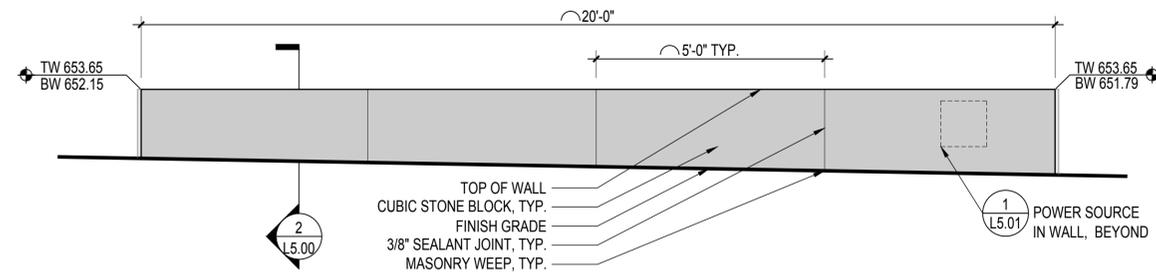
NOTE:  
1. REFER TO LAYOUT SCHEDULE AND PLANS FOR WALL RADIUS.

**2 ELEVATION: WALL TYPE W2 RADIAL WALL AT BERM**  
SCALE: 1/2" = 1'-0"



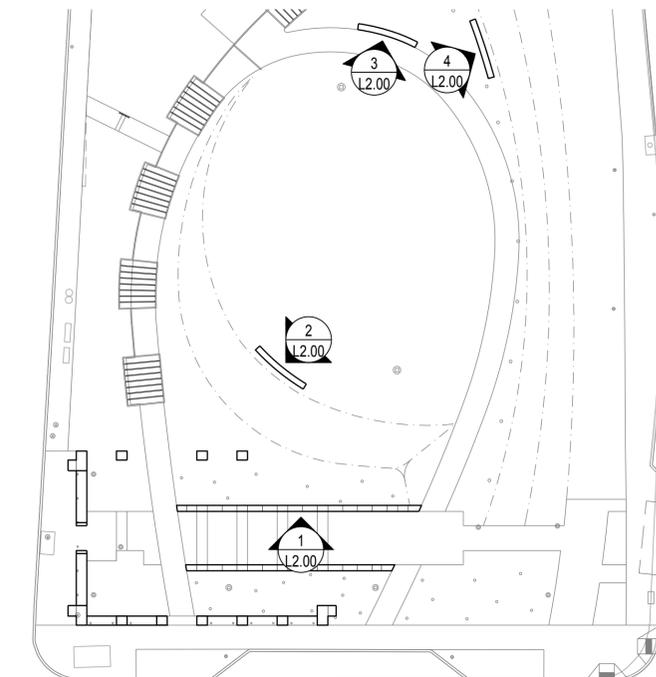
NOTE:  
1. REFER TO LAYOUT SCHEDULE AND PLANS FOR WALL RADIUS.

**3 ELEVATION: WALL TYPE W2 RADIAL WALL AT PATH**  
SCALE: 1/2" = 1'-0"

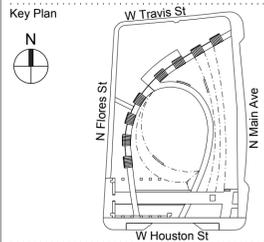


NOTE:  
1. REFER TO LAYOUT SCHEDULE AND PLANS FOR WALL RADIUS.

**4 ELEVATION: WALL TYPE W2 RADIAL WALL AT LAWN**  
SCALE: 1/2" = 1'-0"



**KEY PLAN**  
SCALE: NTS



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
WALL ELEVATIONS

Sheet No.  
**L2.00**

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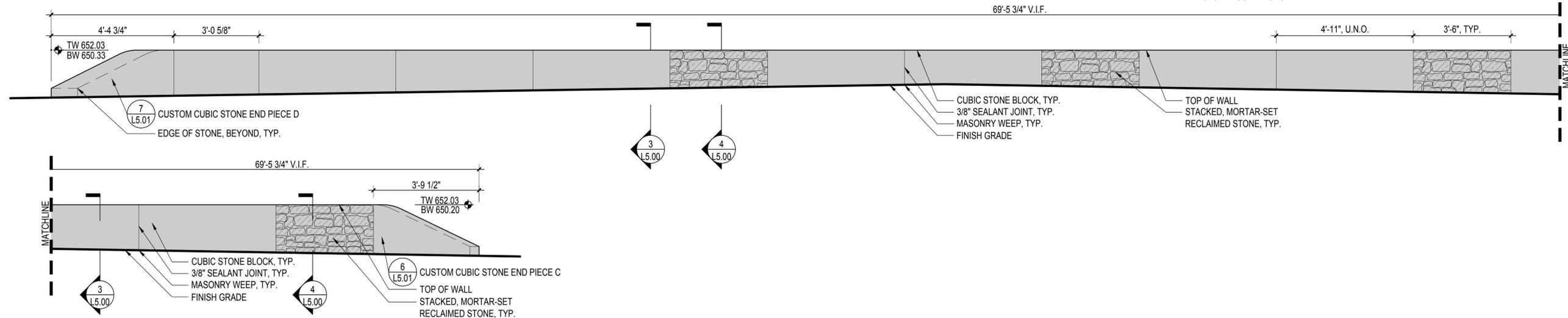
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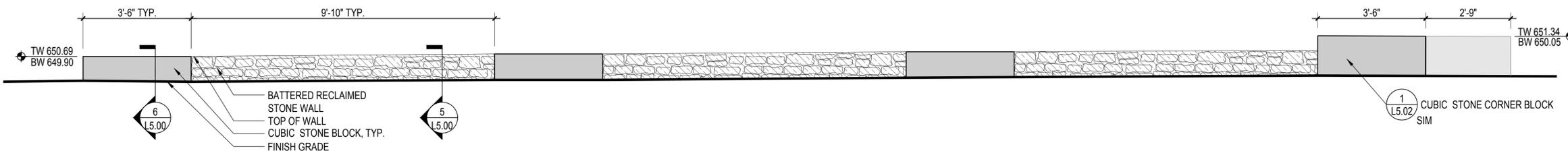
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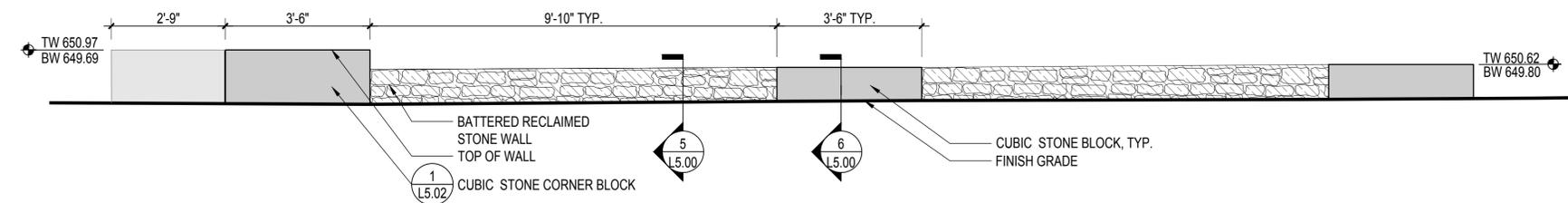
NOTE:  
1. REFER TO L1.51 - GRADING PLAN - NORTH AND L1.52 - GRADING PLAN - SOUTH FOR ELEVATIONS AND ADJACENT CONDITIONS.



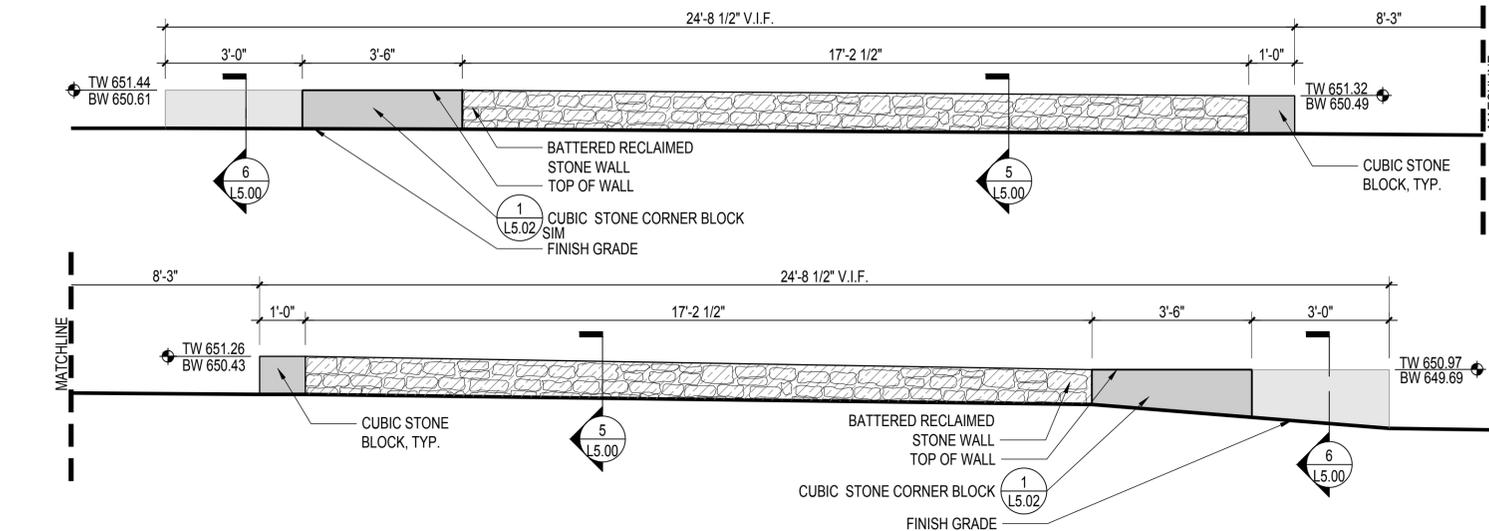
1 ELEVATION: WALL TYPE W3 AND W4 SOUTH AT PROMENADE  
SCALE: 1/2" = 1'-0"



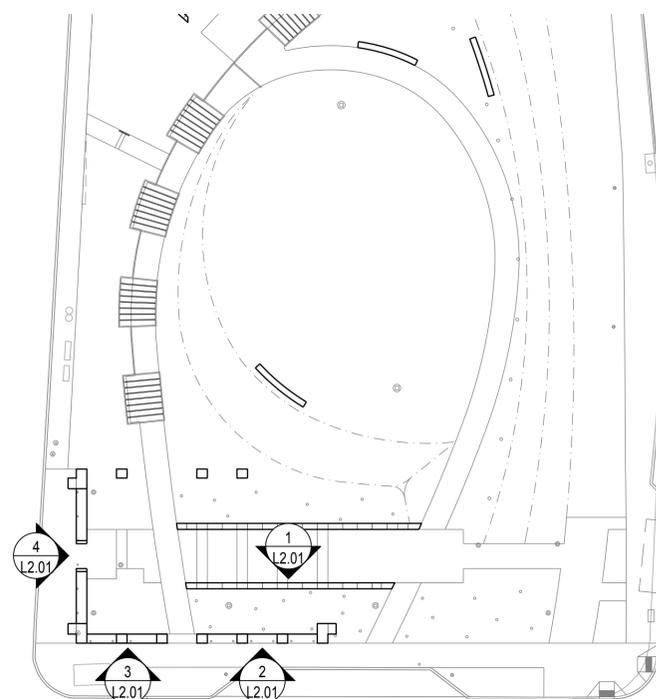
2 ELEVATION: WALL TYPES W5 AND W6 - HOUSTON STREET EAST  
SCALE: 1/2" = 1'-0"



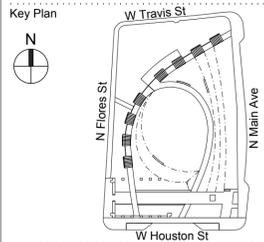
3 ELEVATION: WALL TYPES W5 AND W6 - HOUSTON STREET WEST  
SCALE: 1/2" = 1'-0"



4 ELEVATION: WALL TYPES W5 AND W6 - FLORES STREET  
SCALE: 1/2" = 1'-0"



KEY PLAN  
SCALE: NTS



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
WALL ELEVATIONS

Sheet No.  
L2.01

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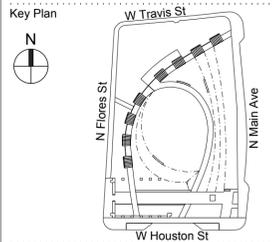
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Revisions

No.	Date	Issue Name

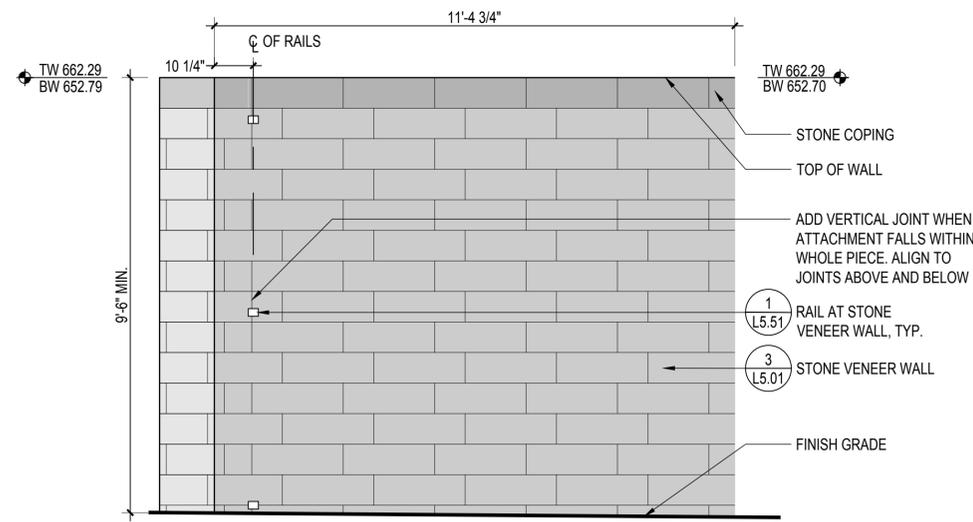
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100% CONSTRUCTION DOCUMENTS

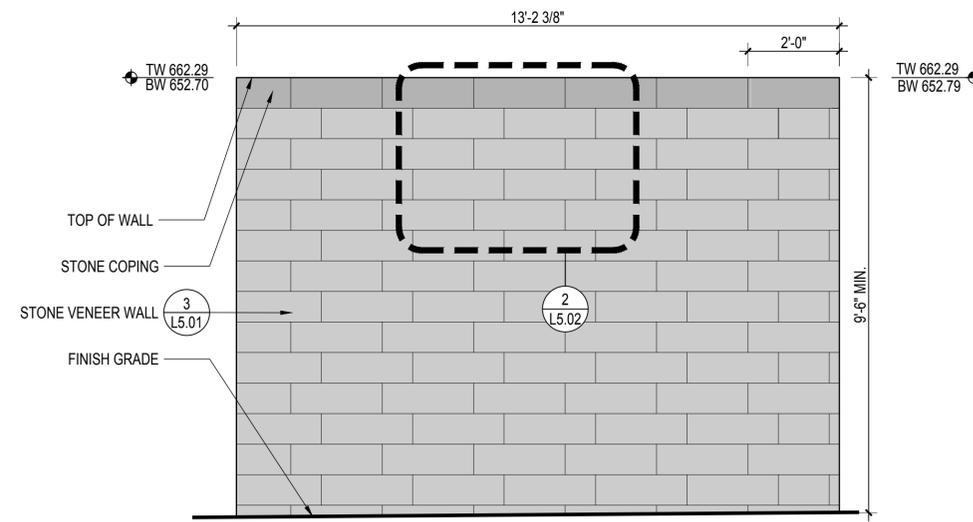
Sheet Title  
WALL ELEVATIONS

Sheet No.

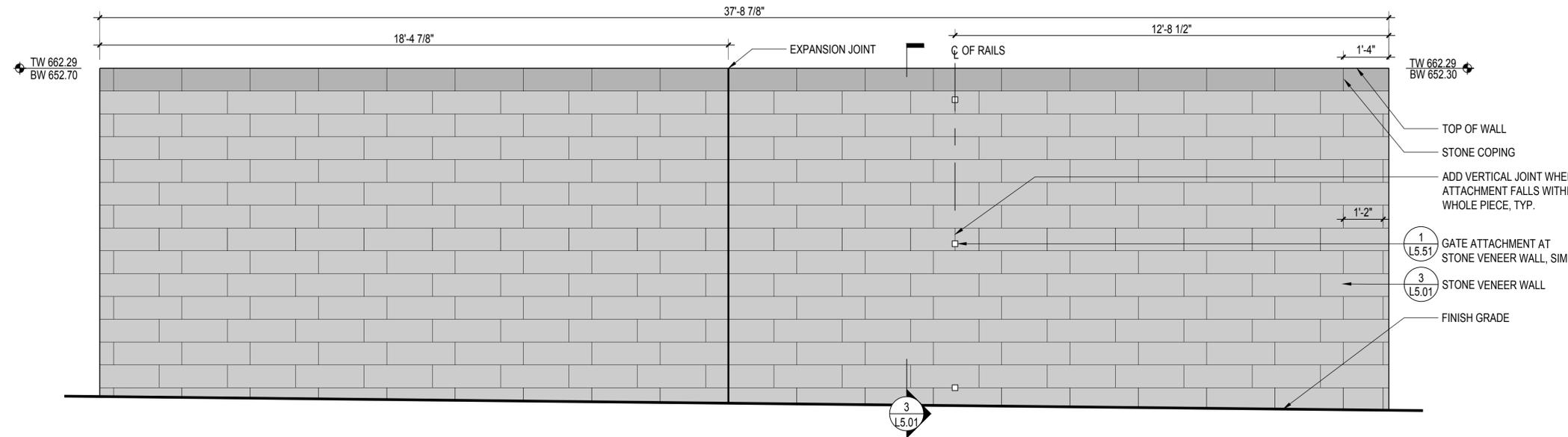
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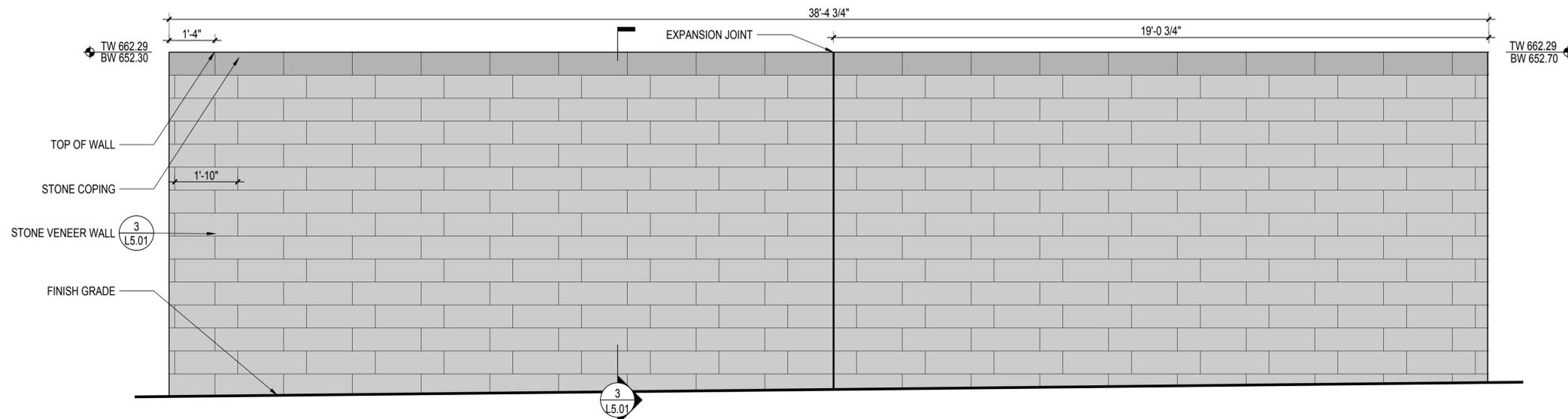
1 ELEVATION: WALL TYPE W7 UTILITY ENCLOSURE NORTH  
SCALE: 1/2" = 1'-0"



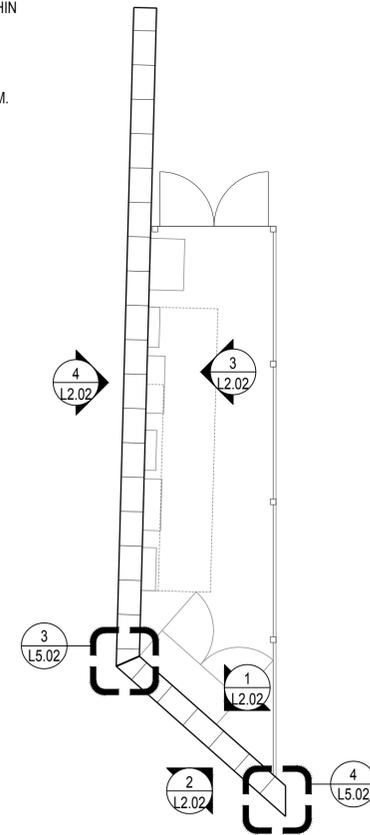
2 ELEVATION: WALL TYPE W7 UTILITY ENCLOSURE SOUTH  
SCALE: 1/2" = 1'-0"



3 ELEVATION: WALL TYPE W7 UTILITY ENCLOSURE EAST  
SCALE: 1/2" = 1'-0"



4 ELEVATION: WALL TYPE W7 UTILITY ENCLOSURE WEST  
SCALE: 1/2" = 1'-0"



NOTE:  
1. UTILITY BOXES SHOWN ARE DIAGRAMMATIC. REFER TO ELECTRICAL FOR LAYOUT AND CONNECTIONS.

KEY PLAN  
SCALE: 1/8" = 1'-0"

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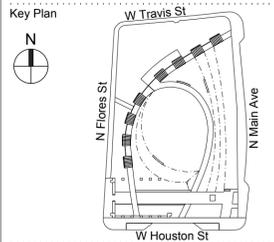
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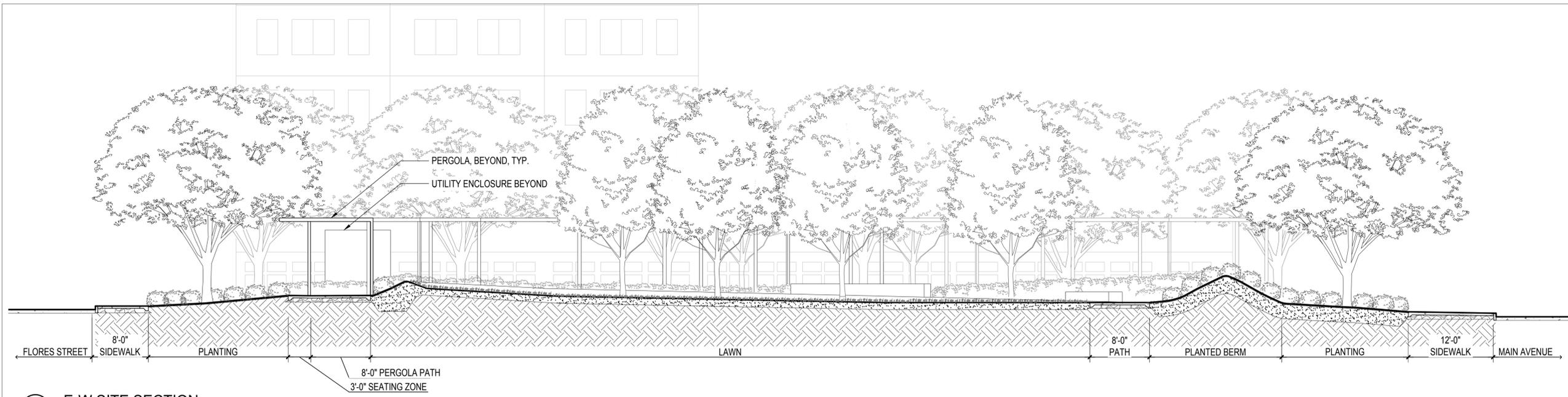
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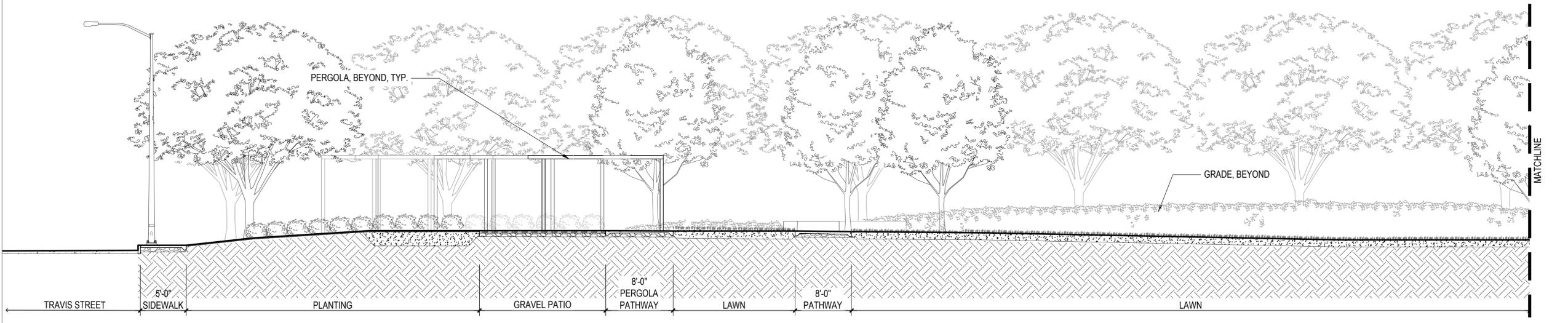
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No.	Date	Issue Name

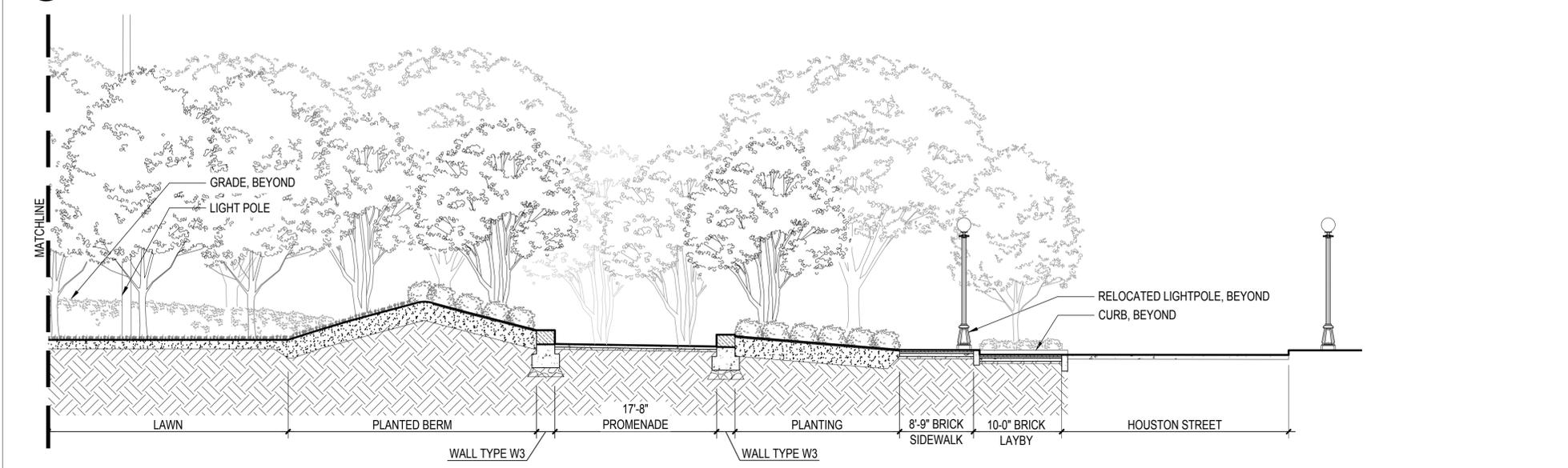
Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS  
Sheet Title: SITE SECTIONS  
Sheet No.:



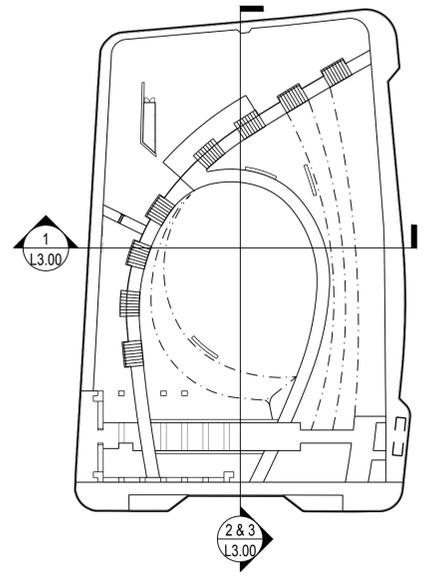
**1 E-W SITE SECTION**  
SCALE: 1/8" = 1'-0"



**2 N-S SITE SECTION 1**  
SCALE: 1/8" = 1'-0"



**3 N-S SITE SECTION 2**  
SCALE: 1/8" = 1'-0"



**4 KEY PLAN**  
SCALE: NTS

5/31/2018

## SITE SECTIONS

L3.00

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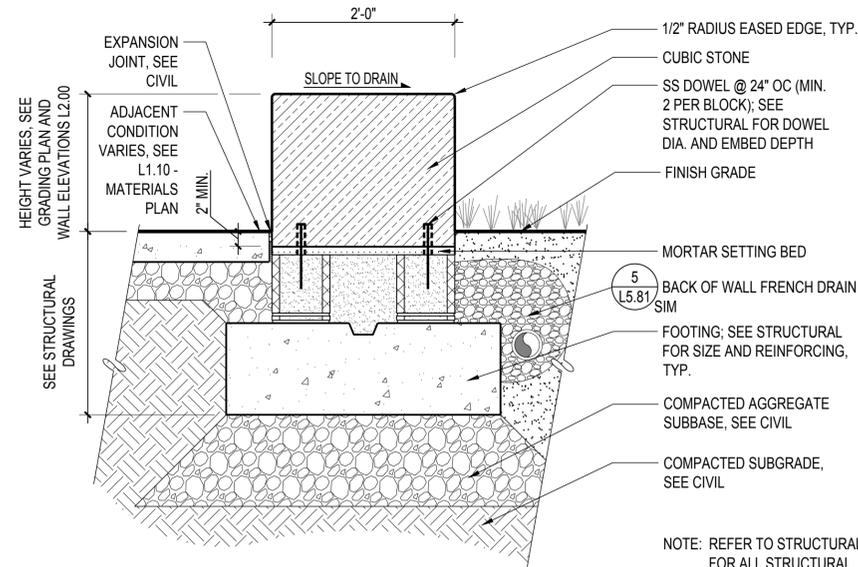
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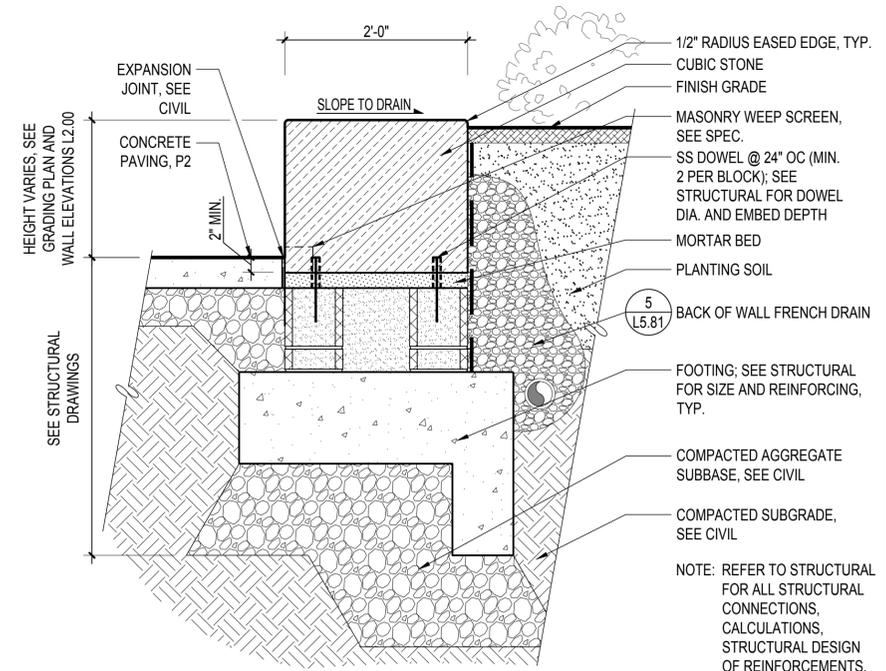
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NOTE: REFER TO STRUCTURAL FOR ALL STRUCTURAL CONNECTIONS, CALCULATIONS, STRUCTURAL DESIGN OF REINFORCEMENTS, AND FOR WALL FOOTING DIMENSIONS AND MATERIALS.

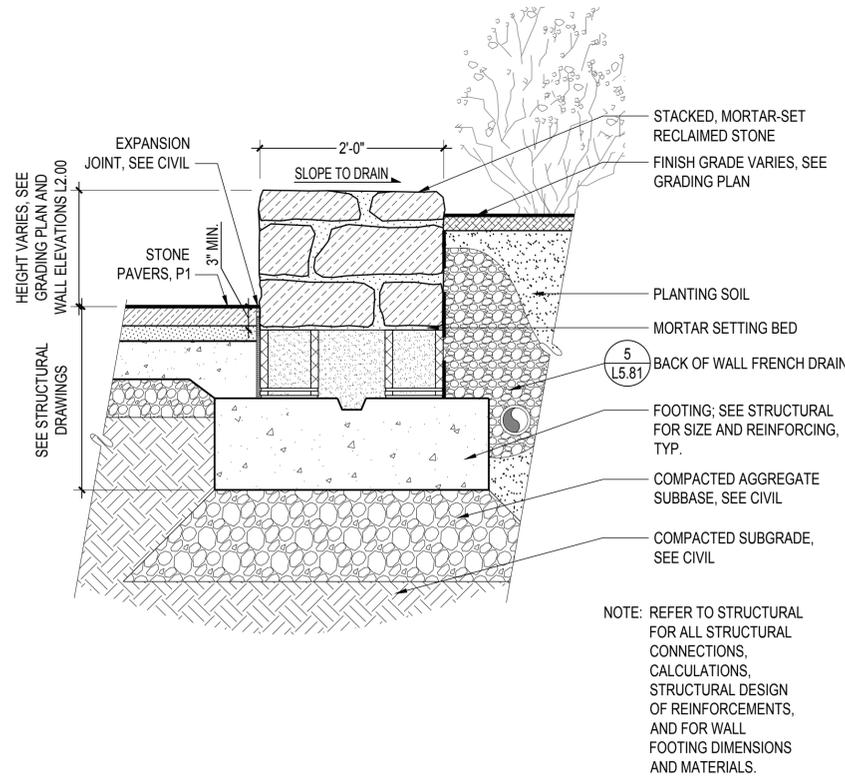


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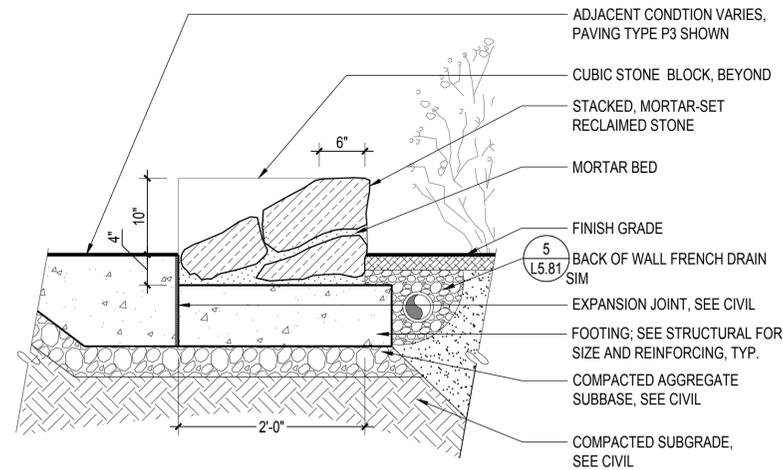
1 NOT IN USE

2 DETAIL: WALL TYPE W2 - RADIAL CUBIC STONE SEAT WALL  
SCALE: 1" = 1'-0"

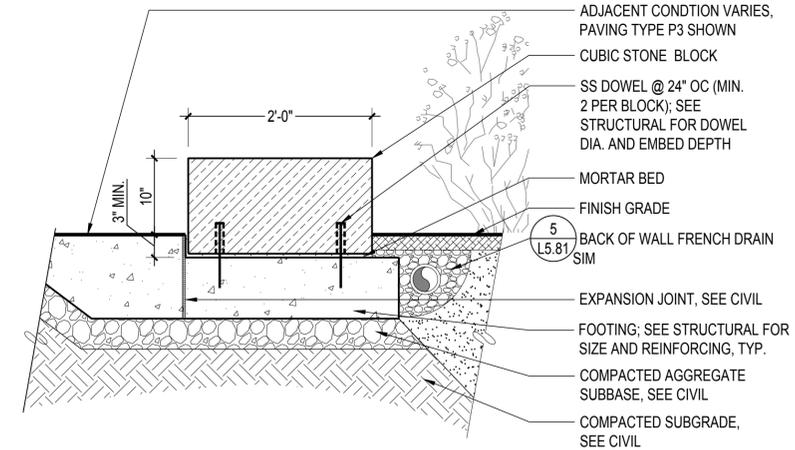
3 DETAIL: WALL TYPE W3 - CUBIC STONE RETAINING WALL  
SCALE: 1" = 1'-0"



NOTE: REFER TO STRUCTURAL FOR ALL STRUCTURAL CONNECTIONS, CALCULATIONS, STRUCTURAL DESIGN OF REINFORCEMENTS, AND FOR WALL FOOTING DIMENSIONS AND MATERIALS.



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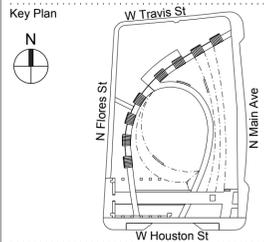


NOTE: REFER TO STRUCTURAL FOR ALL STRUCTURAL CONNECTIONS, CALCULATIONS, STRUCTURAL DESIGN OF REINFORCEMENTS, AND FOR WALL FOOTING DIMENSIONS AND MATERIALS.

4 DETAIL: WALL TYPE W4 - RECLAIMED STONE WALL  
SCALE: 1" = 1'-0"

5 DETAIL: WALL TYPE W5 - RECLAIMED STONE BATTERED WALL  
SCALE: 1" = 1'-0"

6 DETAIL: WALL TYPE W6 - CUBIC STONE BLOCK WALL  
SCALE: 1:1\_XREF



Revisions

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: DETAILS - WALLS

Sheet No.: L5.00

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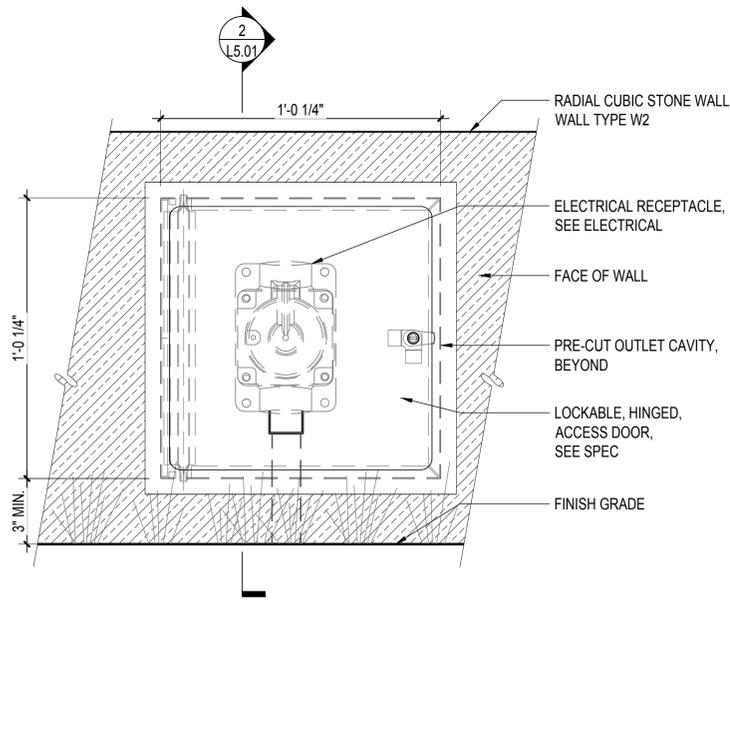
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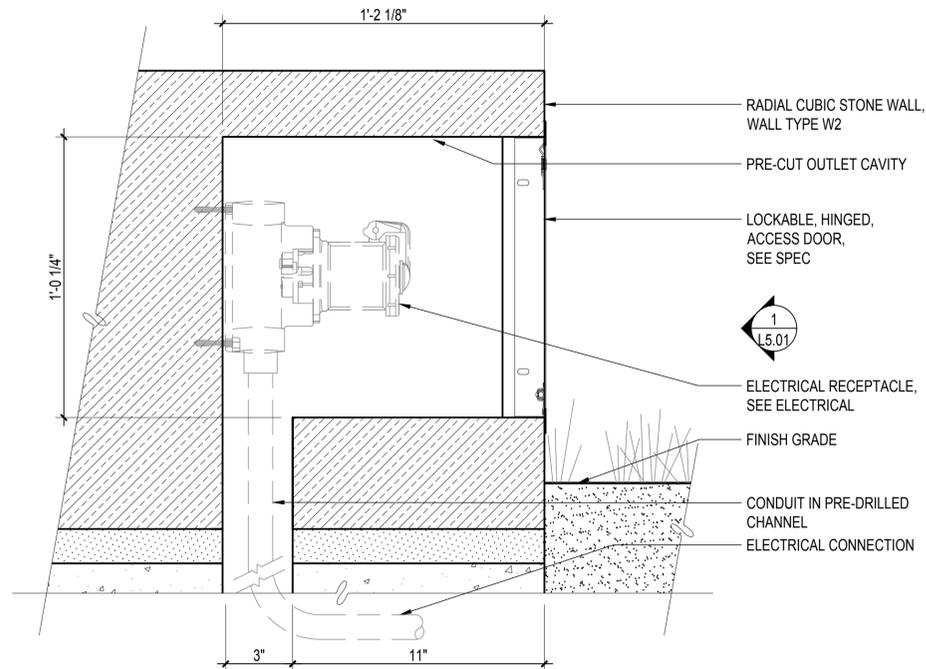
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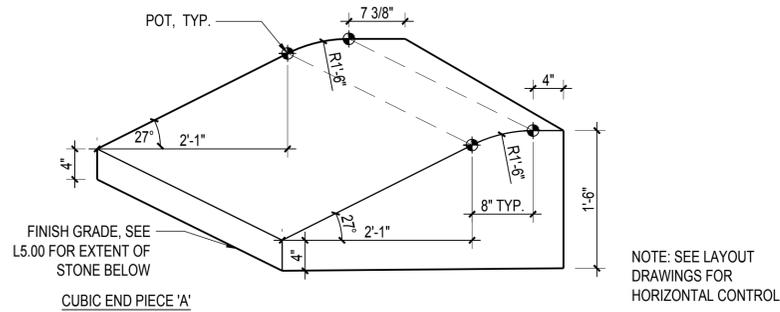
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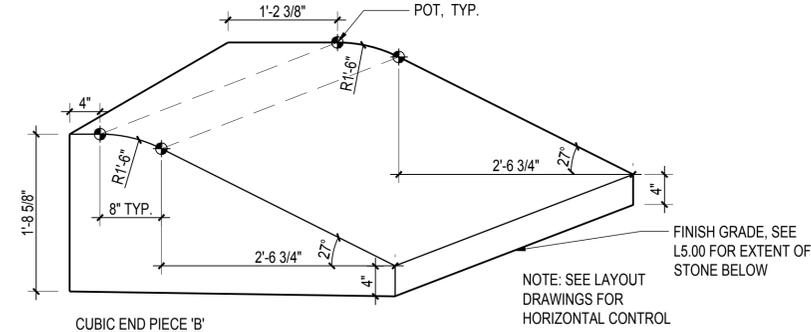
**1** ELEVATION: POWER SOURCE IN WALL TYPE W2  
SCALE: 3" = 1'-0"



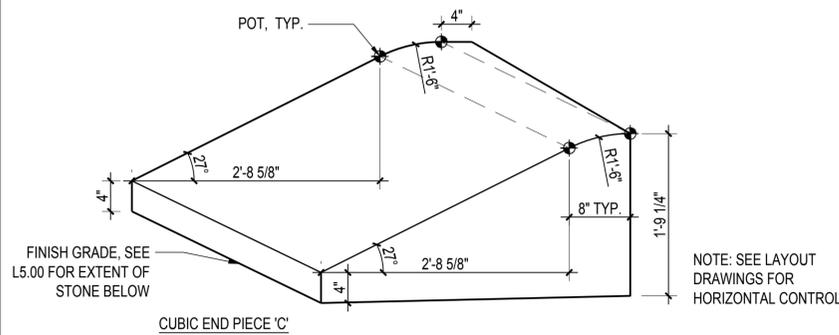
**2** DETAIL: POWER SOURCE IN WALL TYPE W2  
SCALE: 3" = 1'-0"



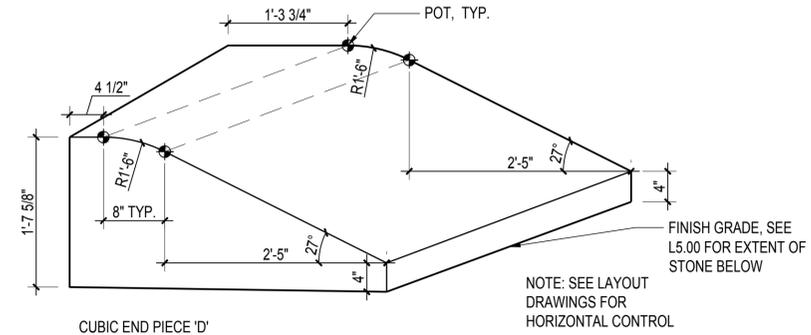
**4** AXON: CUSTOM CUBIC STONE END PIECE A  
SCALE: 1" = 1'-0"



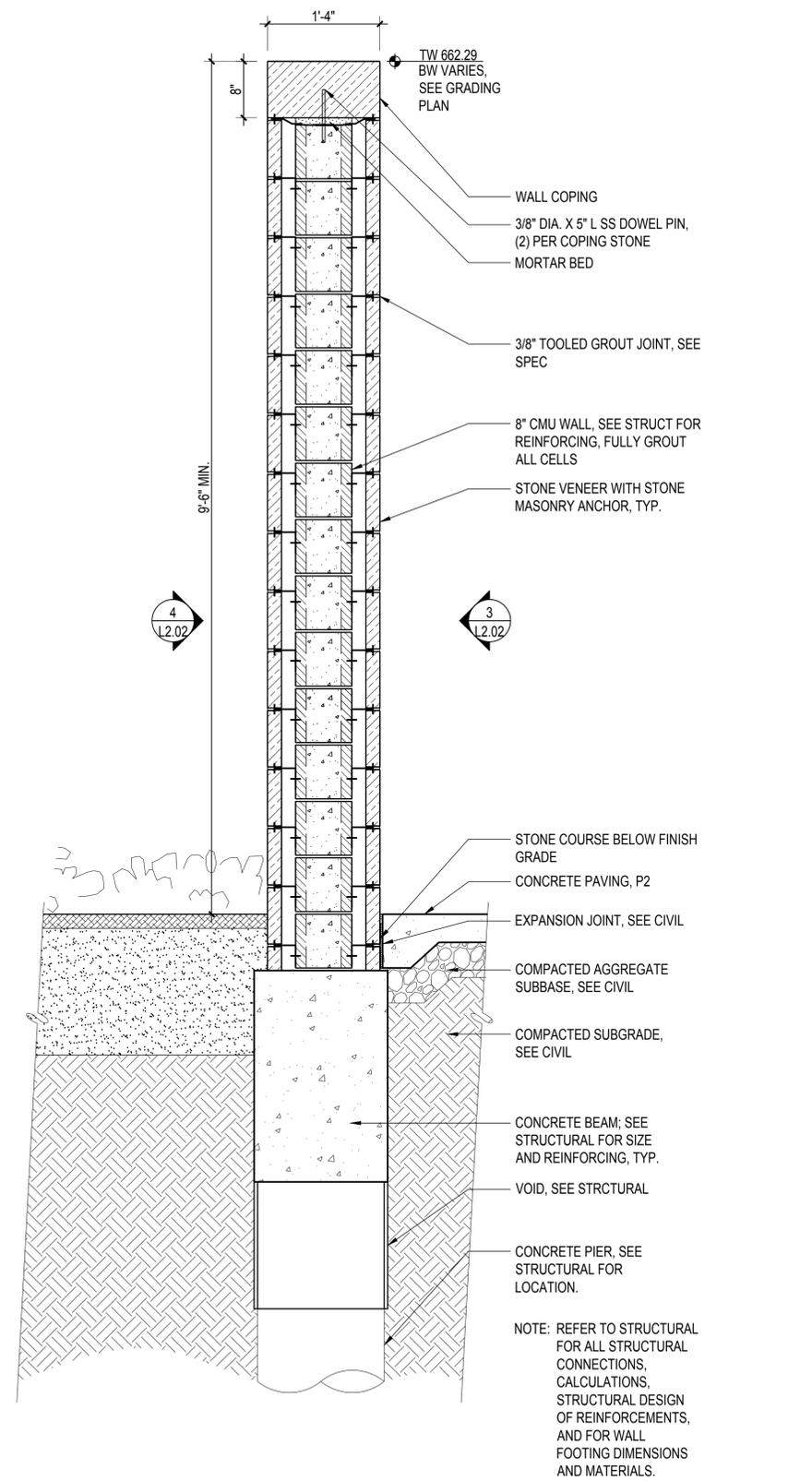
**5** AXON: CUSTOM CUBIC STONE END PIECE B  
SCALE: 1" = 1'-0"



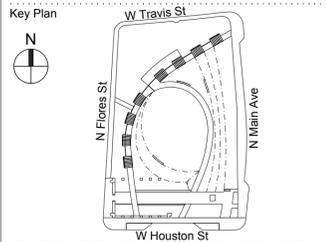
**6** AXON: CUSTOM CUBIC STONE END PIECE C  
SCALE: 1" = 1'-0"



**7** AXON: CUSTOM CUBIC STONE END PIECE D  
SCALE: 1" = 1'-0"



**3** DETAIL: WALL TYPE W7 - STONE VENEER WALL AT UTILITY ENCLOSURE  
SCALE: 1" = 1'-0"



Revisions

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: DETAILS - WALLS

Sheet No. L5.01

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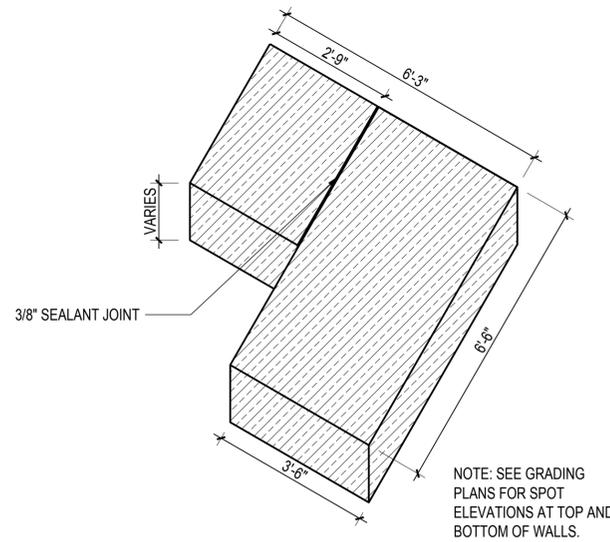
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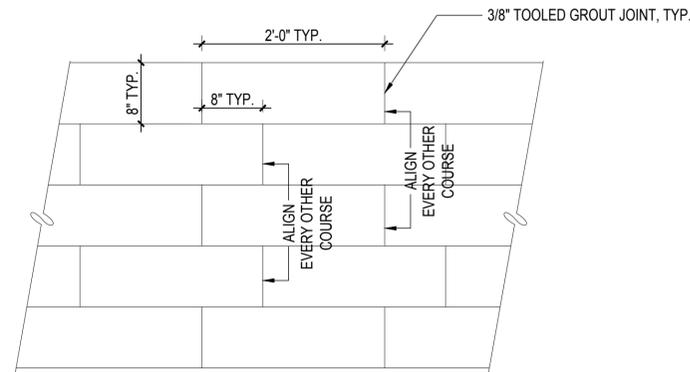
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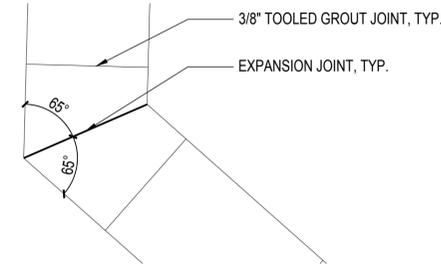
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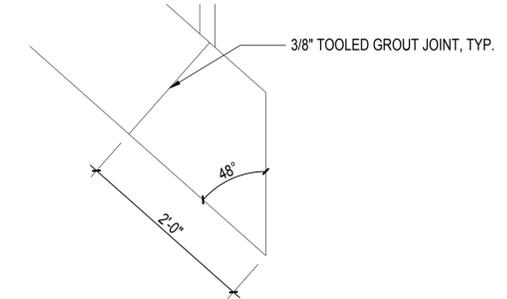
1 AXON: CUBIC STONE CORNER BLOCK  
SCALE: 1/2" = 1'-0"



2 ELEVATION: WALL TYPE W7 PATTERN  
SCALE: 1" = 1'-0"



3 PLAN: W7 COPING - CENTER  
SCALE: 1" = 1'-0"

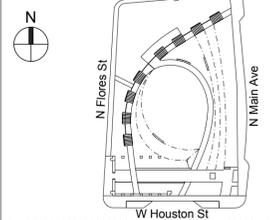


4 PLAN: W7 COPING - SOUTH  
SCALE: 1" = 1'-0"

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title

DETAILS - WALLS

Sheet No.

L5.02

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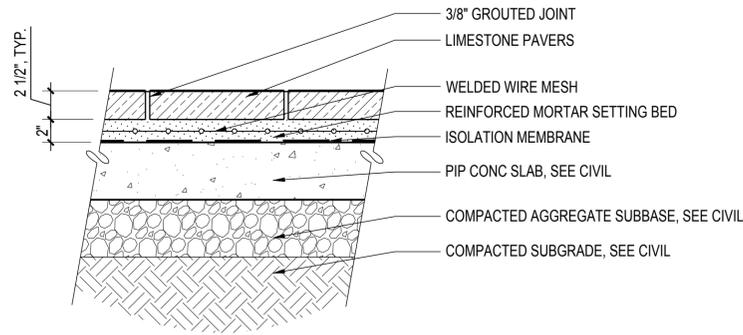
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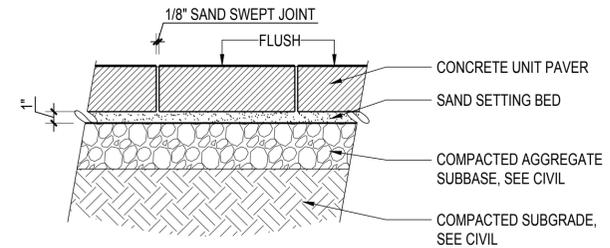
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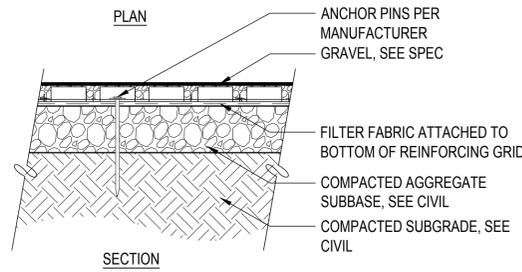
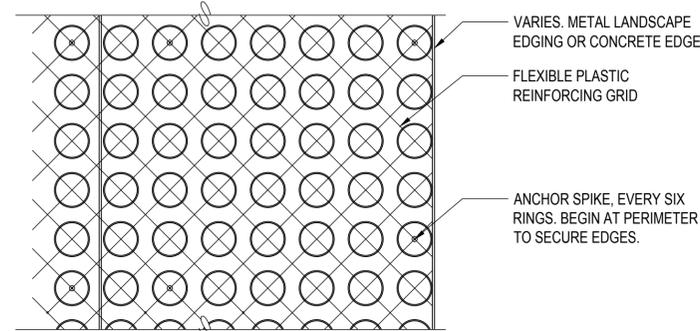


**1** **DETAIL: STONE PAVERS - P1**  
SCALE: 1 1/2" = 1'-0"



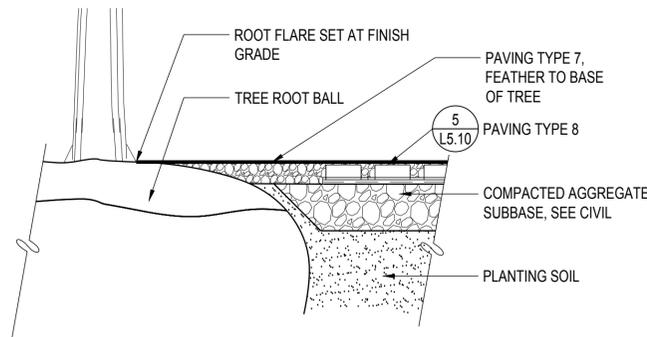
**3** **DETAIL: SAND-SET CONCRETE UNIT PAVER - P3, P6**  
SCALE: 1 1/2" = 1'-0"

**2** **NOT IN USE**  
SCALE: 1 1/2" = 1'-0"

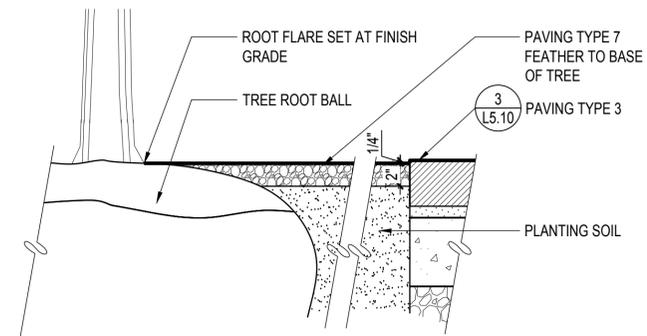


**5** **DETAIL: GRAVEL WITH REINFORCING GRID - P8**  
SCALE: 1 1/2" = 1'-0"

**4** **NOT IN USE**  
SCALE: 1 1/2" = 1'-0"

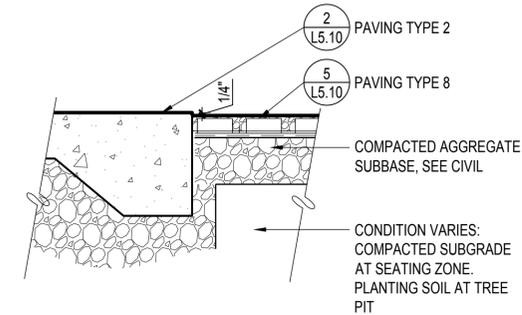


**7** **DETAIL: P8 AT TREE**  
SCALE: 1 1/2" = 1'-0"

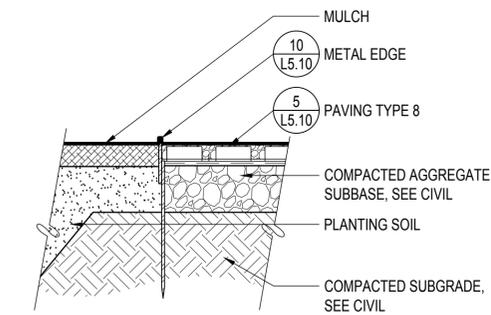


**9** **DETAIL: P7 AT TREE**  
SCALE: 1 1/2" = 1'-0"

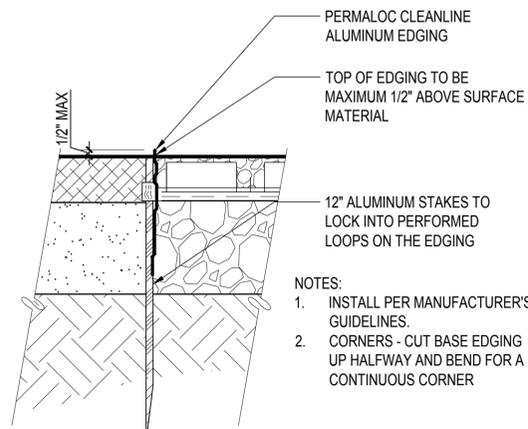
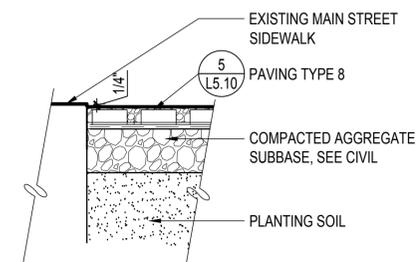
**6** **DETAIL: P8 AT P2**  
SCALE: 1 1/2" = 1'-0"



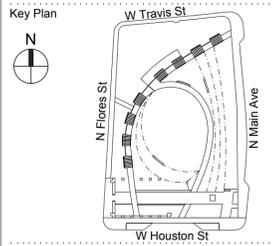
**8** **DETAIL: P8 AT PLANTING**  
SCALE: 1 1/2" = 1'-0"



**11** **DETAIL: P8 AT MAIN STREET SIDEWALK**  
SCALE: 1 1/2" = 1'-0"



**10** **DETAIL: METAL EDGE**  
SCALE: 3" = 1'-0"



Revisions

No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **DETAILS - PAVING**

Sheet No.: **L5.10**

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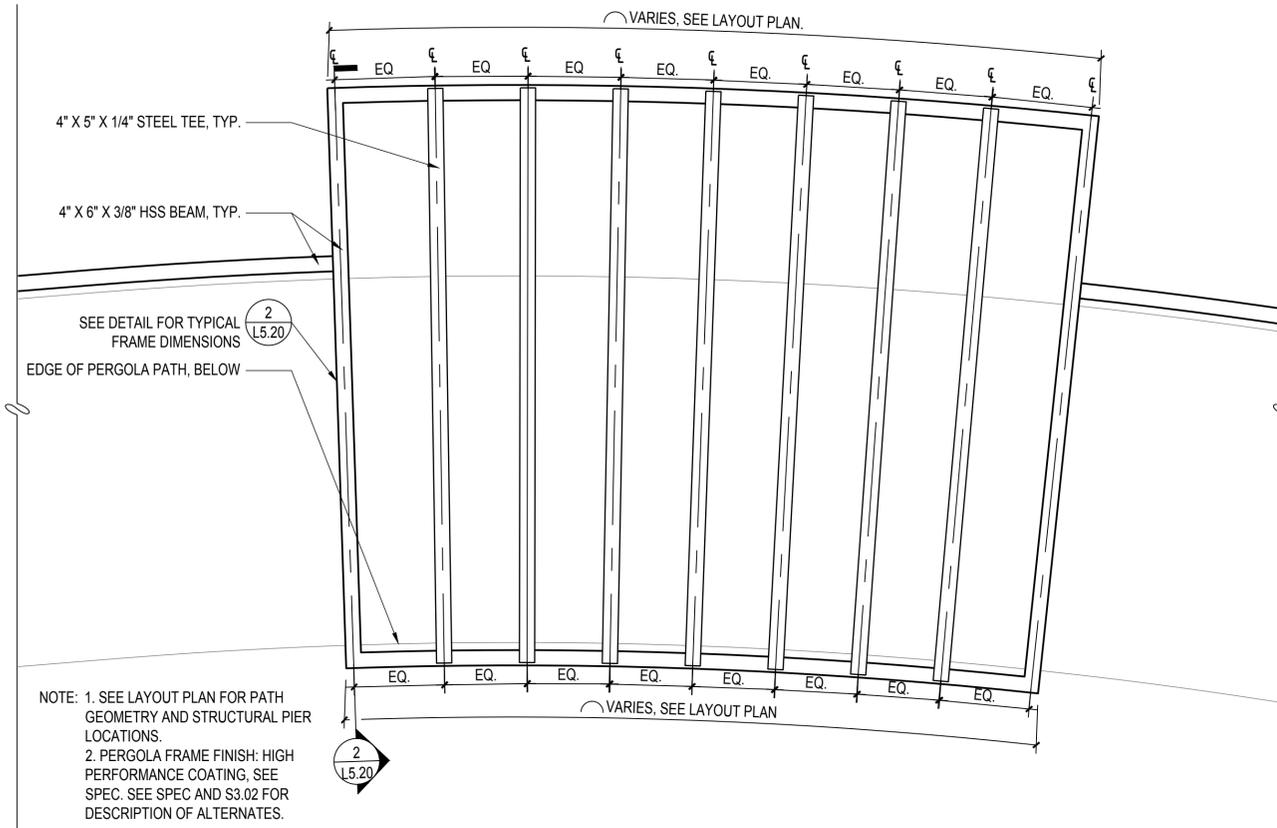
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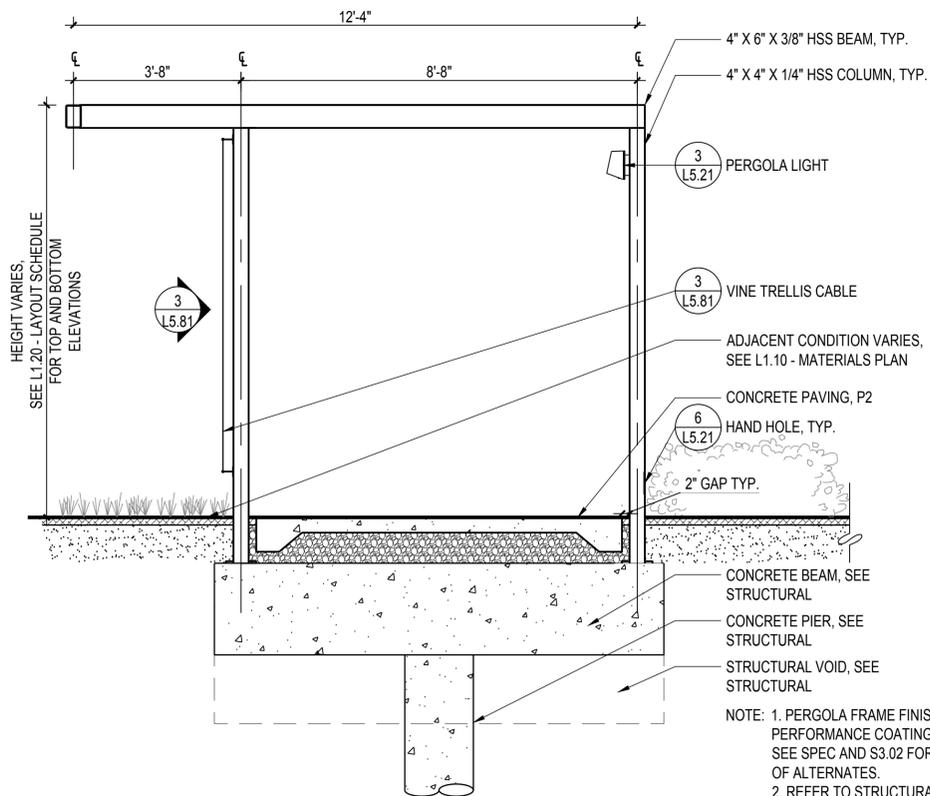
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- NOTE: 1. SEE LAYOUT PLAN FOR PATH GEOMETRY AND STRUCTURAL PIER LOCATIONS.  
2. PERGOLA FRAME FINISH: HIGH PERFORMANCE COATING, SEE SPEC. SEE SPEC AND S3.02 FOR DESCRIPTION OF ALTERNATES.

## 1 ROOF PLAN: TYPICAL PERGOLA STRUCTURE

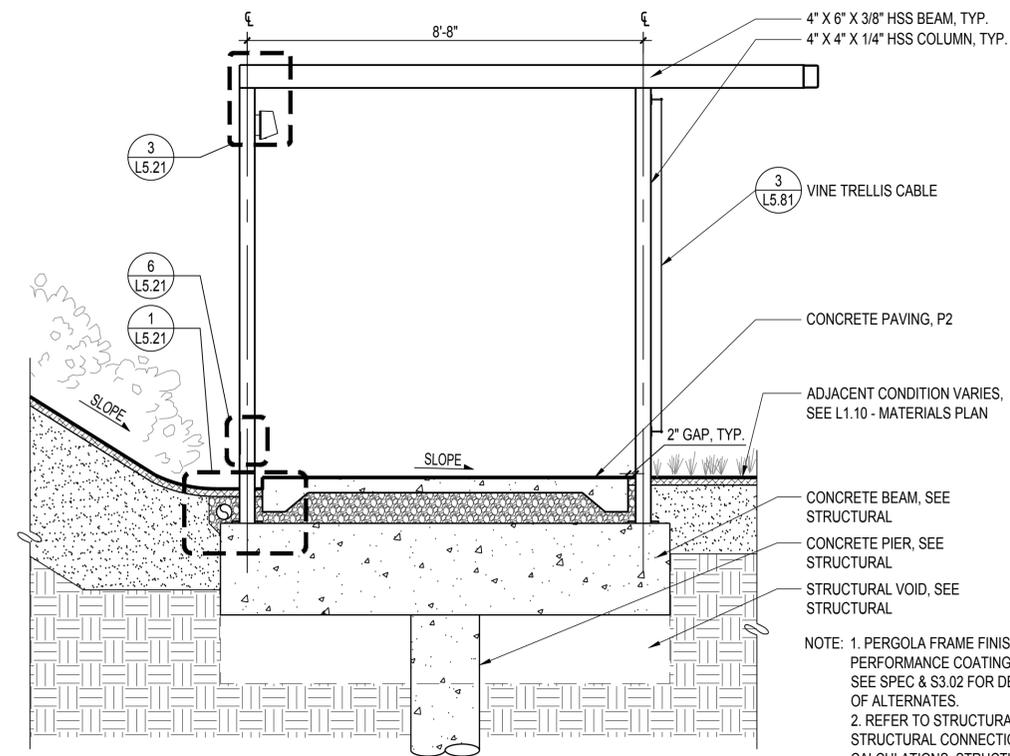
SCALE: 1/2" = 1'-0"



- NOTE: 1. PERGOLA FRAME FINISH: HIGH PERFORMANCE COATING, SEE SPEC. SEE SPEC AND S3.02 FOR DESCRIPTION OF ALTERNATES.  
2. REFER TO STRUCTURAL FOR ALL STRUCTURAL CONNECTIONS, CALCULATIONS, STRUCTURAL DESIGN OF REINFORCEMENTS, AND FOR WALL FOOTING DIMENSIONS AND MATERIALS.

## 2 SECTION: TYPICAL PERGOLA FRAME

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



- NOTE: 1. PERGOLA FRAME FINISH: HIGH PERFORMANCE COATING, SEE SPEC. SEE SPEC & S3.02 FOR DESCRIPTION OF ALTERNATES.  
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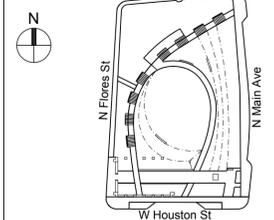
## 3 SECTION: PERGOLA FRAME AT BERM

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

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

100% CONSTRUCTION DOCUMENTS

Sheet Title

**DETAILS - SITE  
FURNISHINGS**

Sheet No.

**L5.20**

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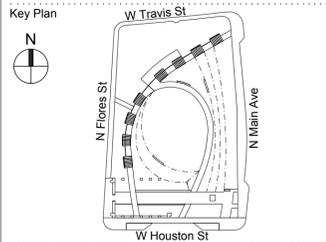
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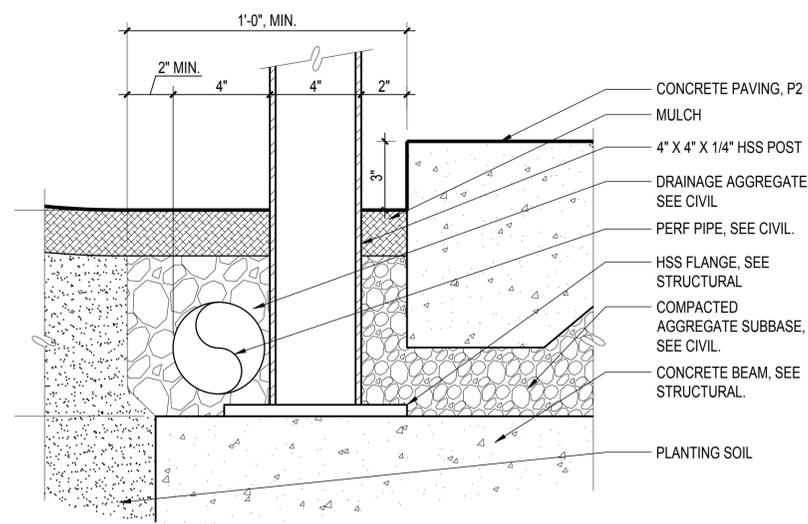
Revisions

No.	Date	Issue Name

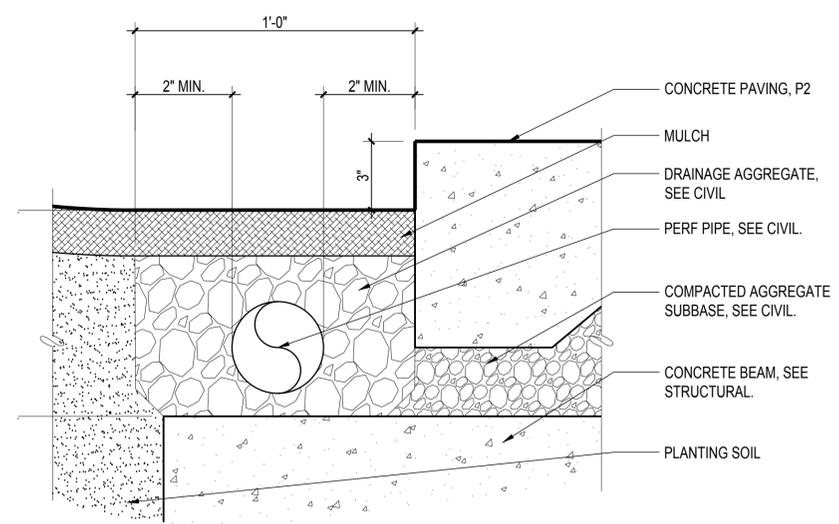
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Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **DETAILS - SITE FURNISHINGS**

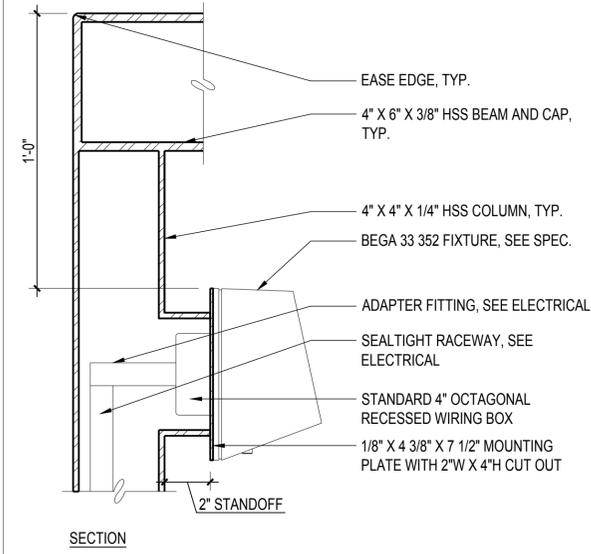
Sheet No.: **L5.21**



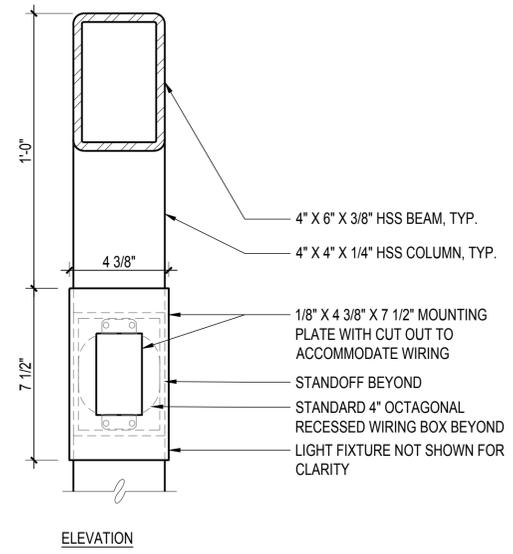
**1** **DETAIL: DRAIN AT PERGOLA POST**  
SCALE: 3" = 1'-0"



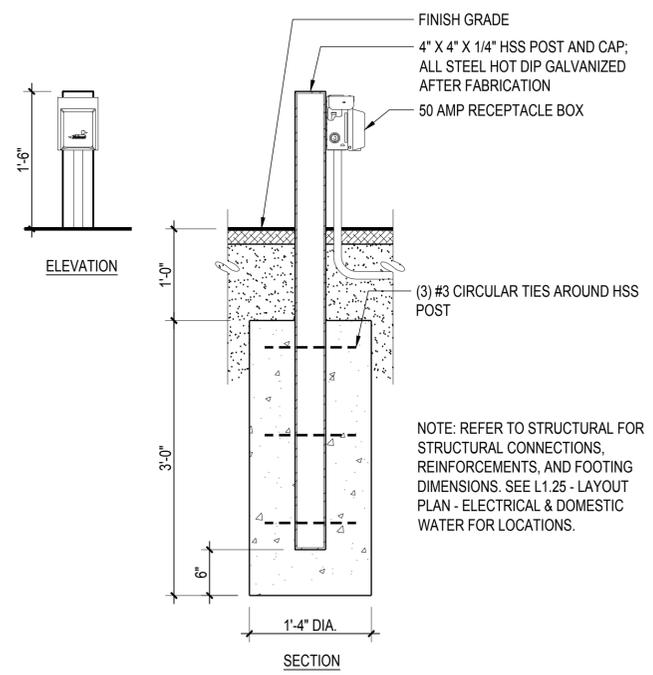
**2** **DETAIL: DRAIN AT PERGOLA PATH**  
SCALE: 3" = 1'-0"



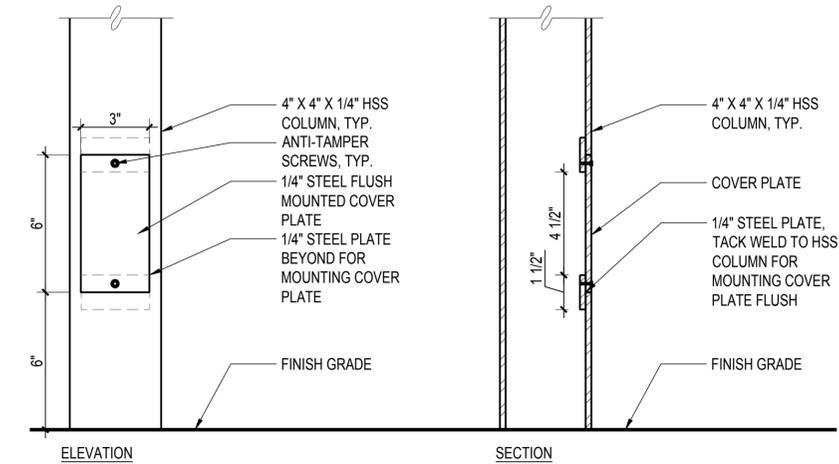
**3** **DETAIL: PERGOLA LIGHT**  
SCALE: 3" = 1'-0"



**4** **DETAIL: HSS POST 50 AMP RECEPTACLE**  
SCALE: 1" = 1'-0"



**5** **DETAIL: STONE PEDESTAL FOR 50 AMP RECEPTACLE**  
SCALE: 1" = 1'-0"



**6** **DETAIL: HAND HOLE AT PERGOLA COLUMN**  
SCALE: 3" = 1'-0"

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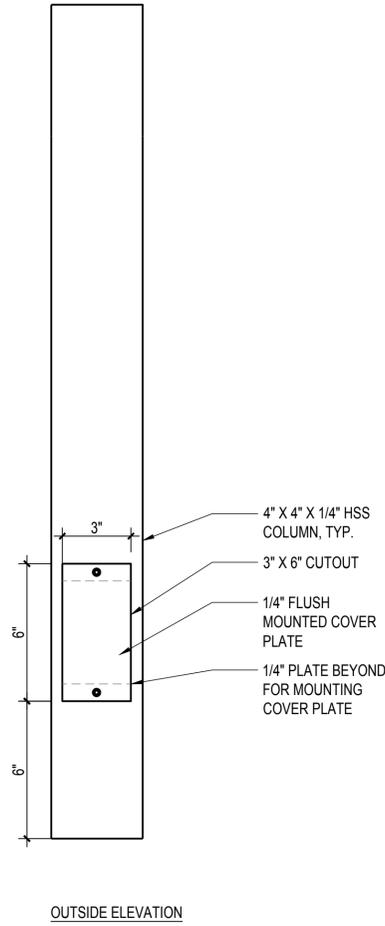
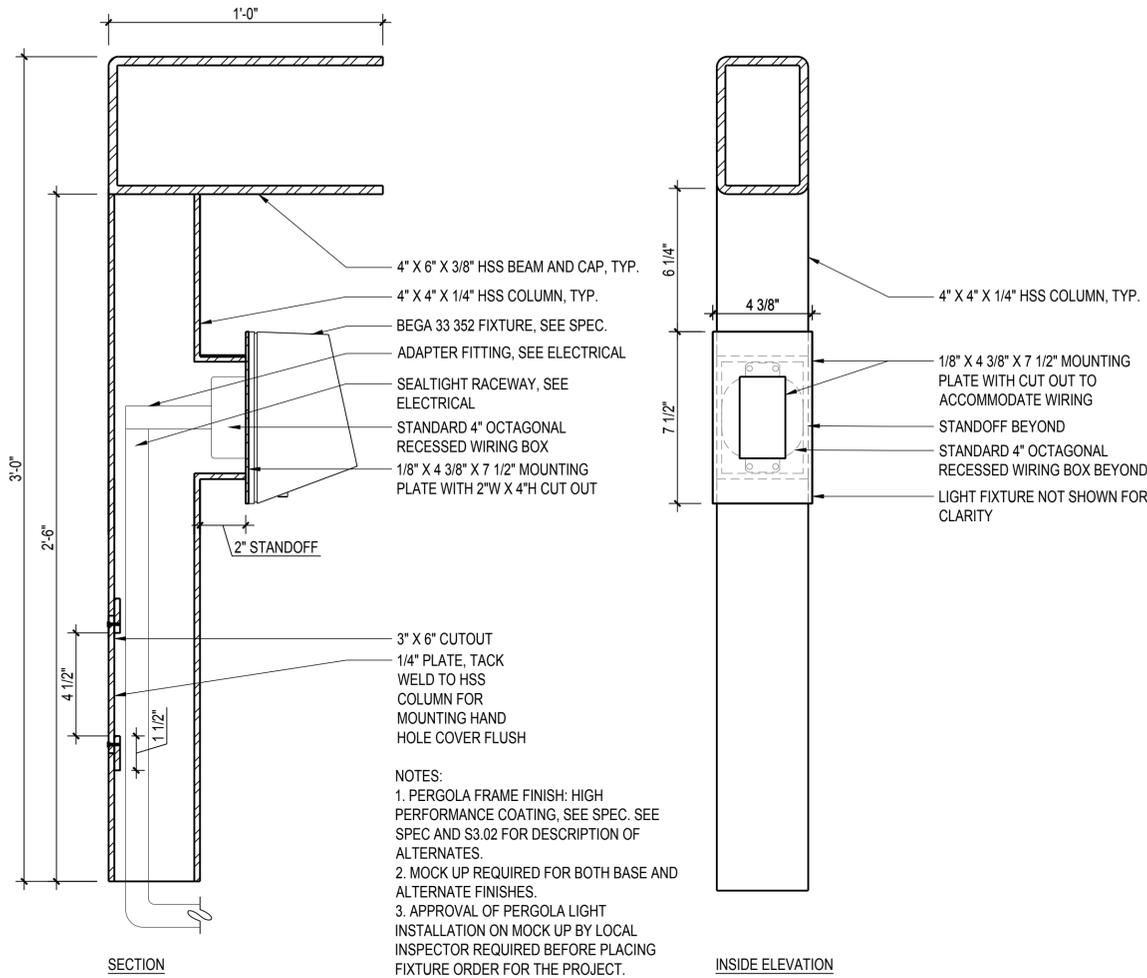
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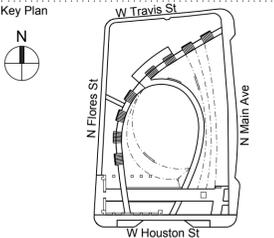
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**NOTES:**  
1. PERGOLA FRAME FINISH: HIGH PERFORMANCE COATING, SEE SPEC. SEE SPEC AND S3.02 FOR DESCRIPTION OF ALTERNATES.  
2. MOCK UP REQUIRED FOR BOTH BASE AND ALTERNATE FINISHES.  
3. APPROVAL OF PERGOLA LIGHT INSTALLATION ON MOCK UP BY LOCAL INSPECTOR REQUIRED BEFORE PLACING FIXTURE ORDER FOR THE PROJECT.

**1** **DETAIL: PERGOLA COLUMN ELECTRICAL AND LIGHTING MOCK-UP**  
SCALE: 3" = 1'-0"



No.	Date	Issue Name

Date: June 01, 2018  
Issue / Revision: 100% CONSTRUCTION DOCUMENTS

Sheet Title: **DETAILS - SITE FURNISHINGS**

Sheet No.: **L5.22**

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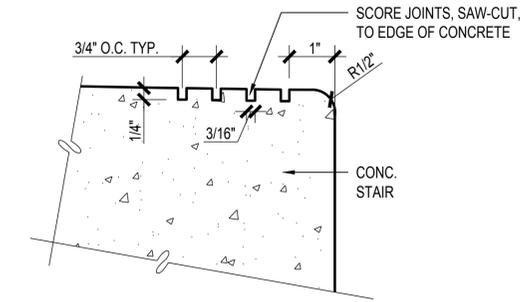
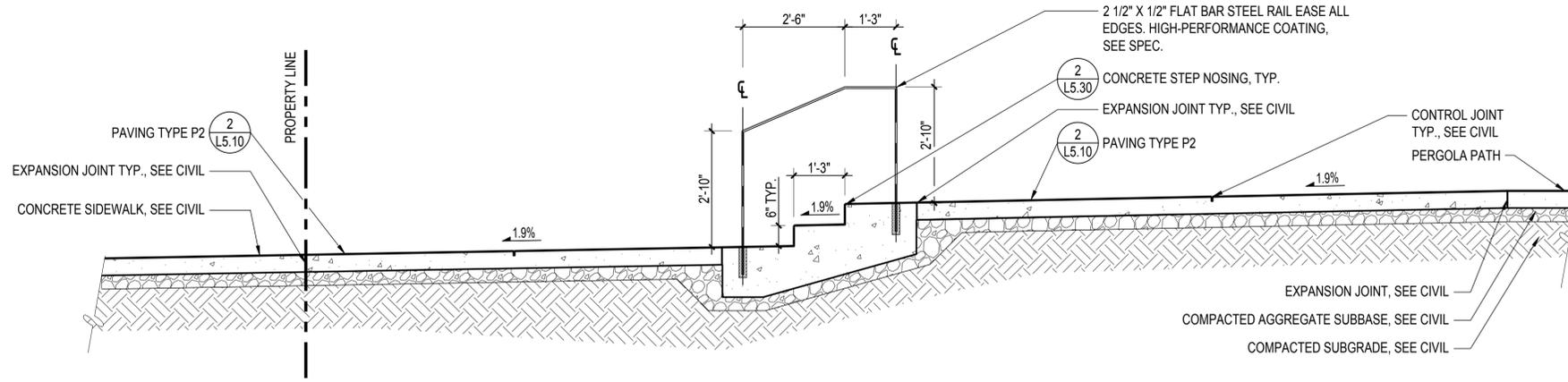
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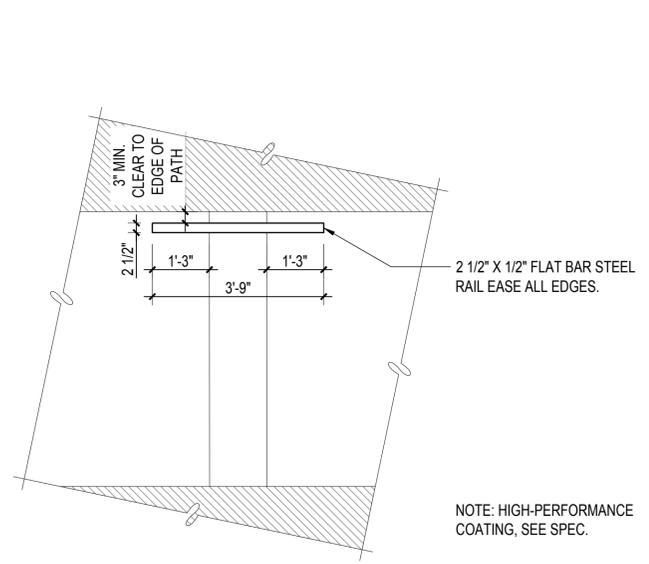
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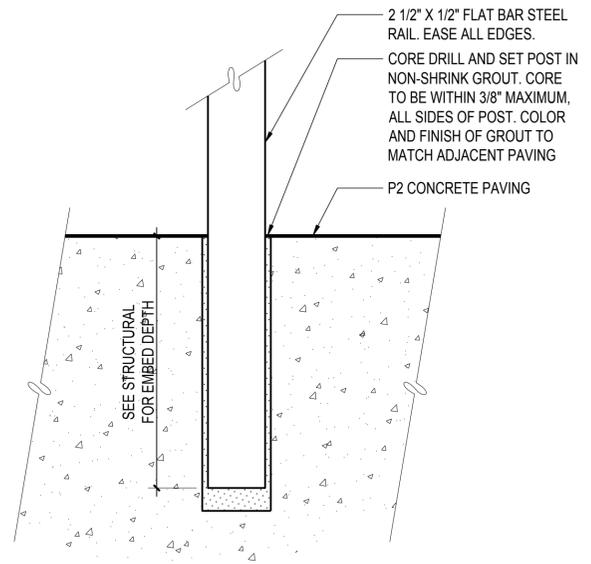


**1 SECTION: CONCRETE STEPS**  
SCALE: 1/2" = 1'-0"

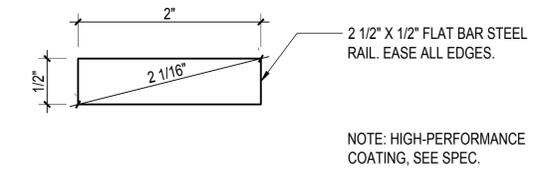
**2 DETAIL: CONCRETE STEP NOSING**  
SCALE: 6" = 1'-0"



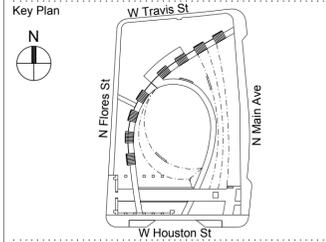
**3 PLAN: HANDRAIL AT CONCRETE STAIR**  
SCALE: 1/2" = 1'-0"



**4 DETAIL: HANDRAIL POST AT CONCRETE PAVING**  
SCALE: 3" = 1'-0"



**5 DETAIL: HANDRAIL CROSS SECTION**  
SCALE: 1:1



Revisions

No.	Date	Issue Name

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June 01, 2018

Issue / Revision  
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Sheet Title

## DETAILS - STAIRS

Sheet No.  
**L5.30**

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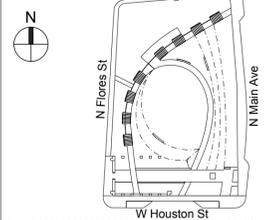
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Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

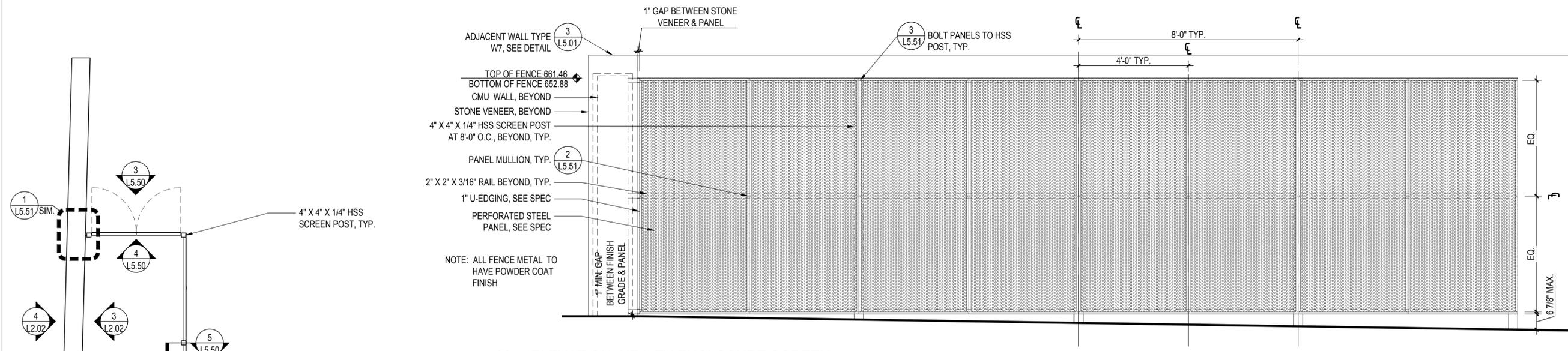
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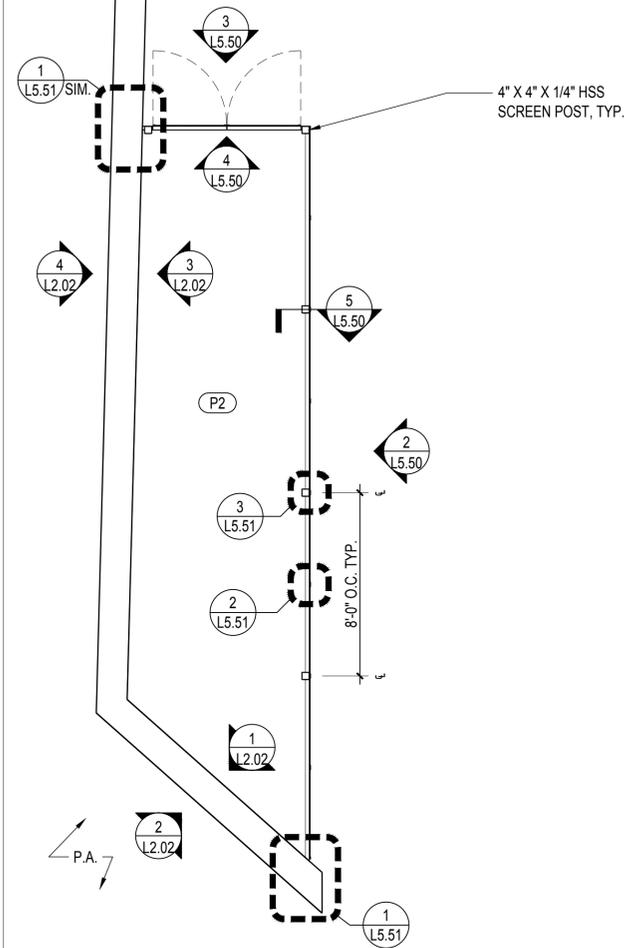
**DETAILS - FENCES &  
GATES**

Sheet No.

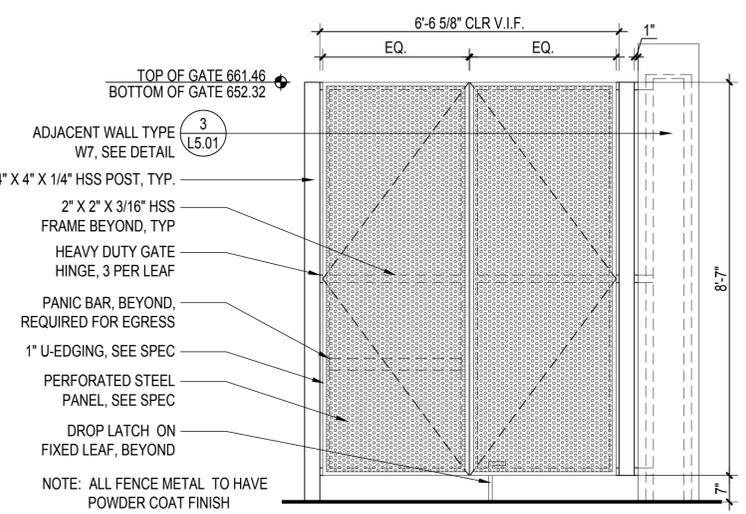
**L5.50**



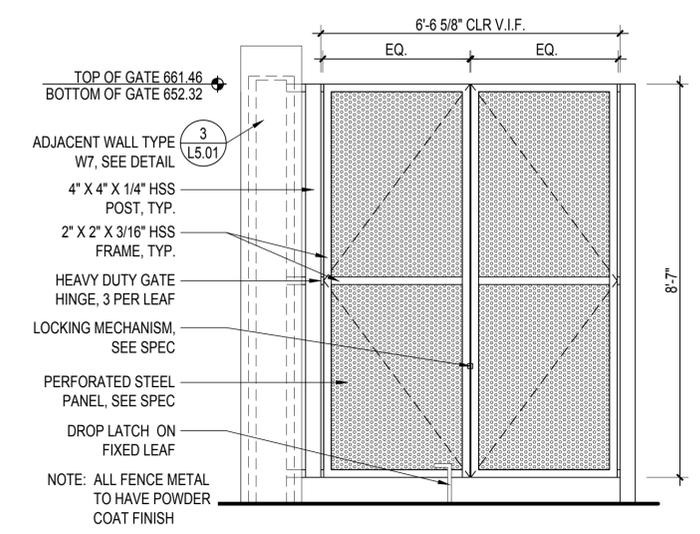
**2 ELEVATION: UTILITY ENCLOSURE SCREEN**  
SCALE: 1/2" = 1'-0"



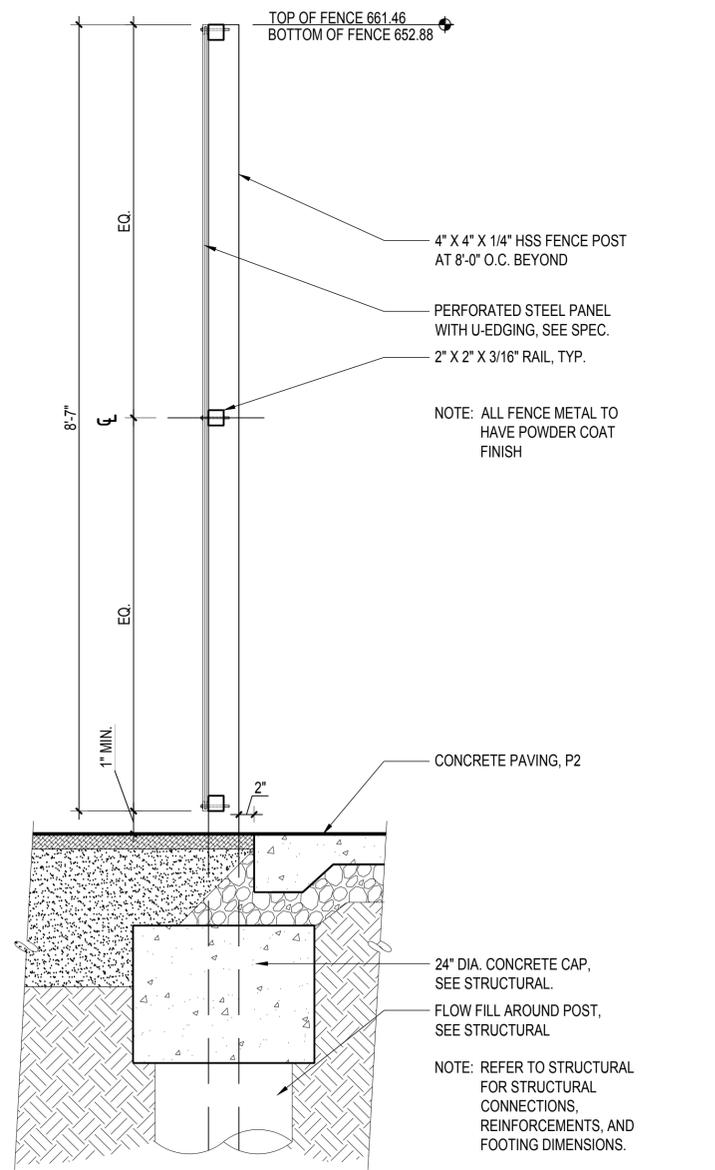
**1 ENLARGED PLAN: EQUIPMENT ENCLOSURE**  
SCALE: 1/4" = 1'-0"



**3 ELEVATION: OUTSIDE UTILITY ENCLOSURE GATE**  
SCALE: 1/2" = 1'-0"



**4 ELEVATION: INSIDE UTILITY ENCLOSURE GATE**  
SCALE: 1/2" = 1'-0"



**5 DETAIL : UTILITY ENCLOSURE FENCE POST**  
SCALE: 1" = 1'-0"

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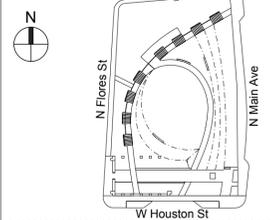
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Revisions

No.	Date	Issue Name

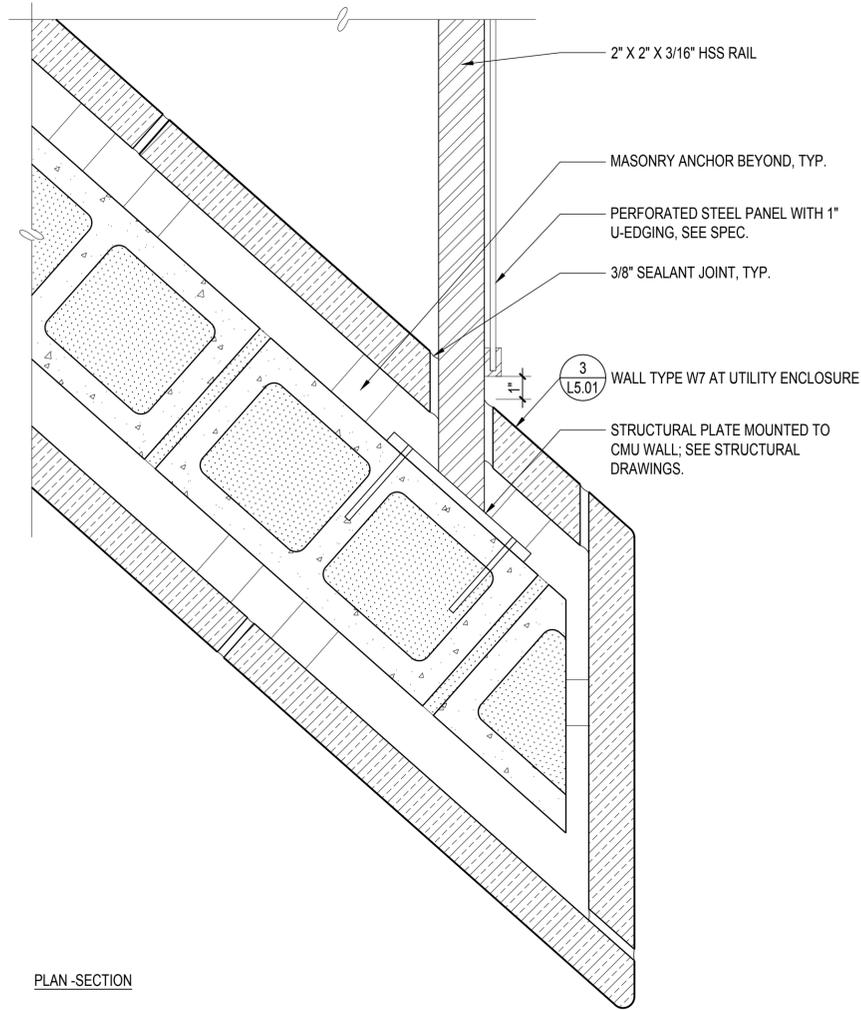
Date  
June 01, 2018

Issue / Revision  
100% CONSTRUCTION DOCUMENTS

Sheet Title  
**DETAILS - FENCES &  
GATES**

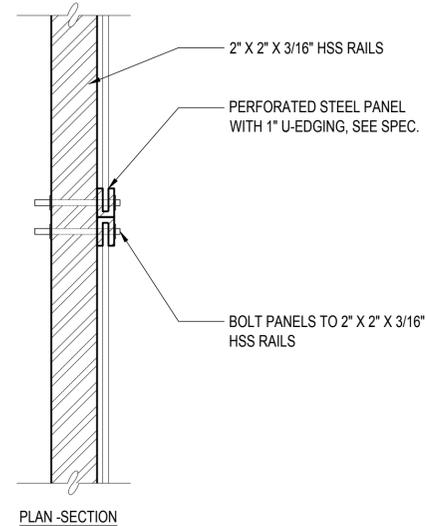
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**L5.51**



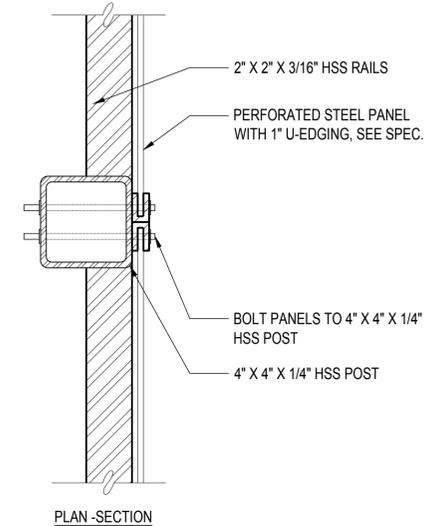
PLAN -SECTION

**1** **DETAIL: RAIL AT STONE WALL**  
SCALE: 3" = 1'-0"



PLAN -SECTION

**2** **DETAIL: PANEL MULLION**  
SCALE: 3" = 1'-0"



PLAN -SECTION

**3** **DETAIL: PANEL AT HSS POST**  
SCALE: 3" = 1'-0"

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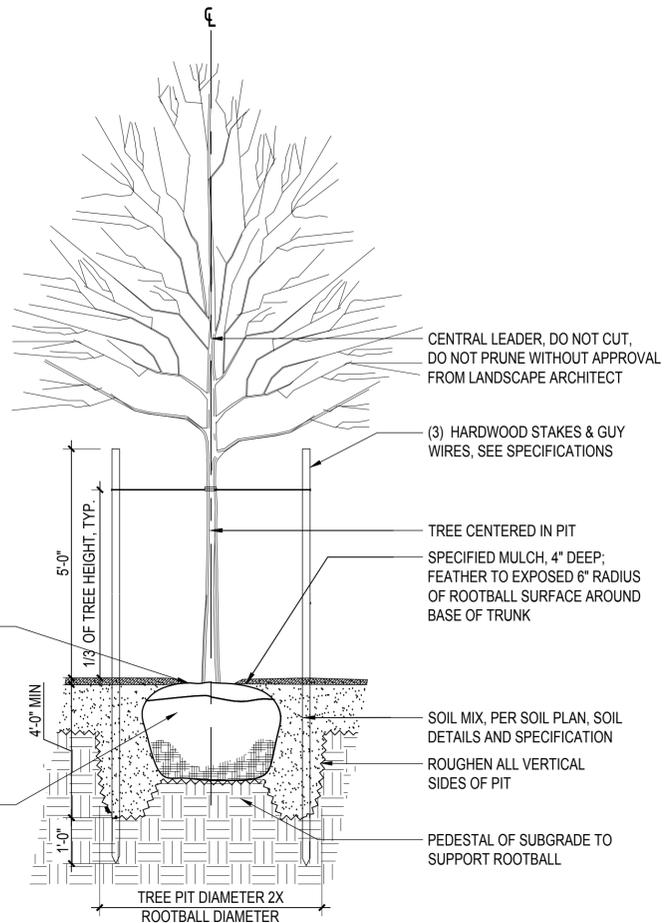
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**NOTES:**

1. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
2. UNCOIL TWISTED OR CIRCLING ROOTS PRIOR TO PLANTING. CUT OFF ANY PERMANENTLY KINKED ROOTS.
3. CONSTRUCT TREE PITS SO THAT GRADES REMAIN STATIC.
4. CONSTRUCT TREE PITS SO THAT TREES DO NOT LIST OR SETTLE.

SET CROWN OF ROOTBALL AT HEIGHT OF ADJACENT PLANTING. REMOVE DEBRIS & EXCESS SOIL FROM TOP OF ROOTBALL. ANY EXCESS SOIL COVERING THE FLARE OF THE TRUNK SHALL BE REMOVED. TREES SHALL EXHIBIT THE FLARE OF THE TREE TRUNK AT THE SOIL LINE.

CAREFULLY REMOVE ALL BURLAP, WIRE, TWINE AND WRAPPINGS FROM ROOTBALL. DO NOT DISTURB ROOTBALL SOIL OR ROOTS.



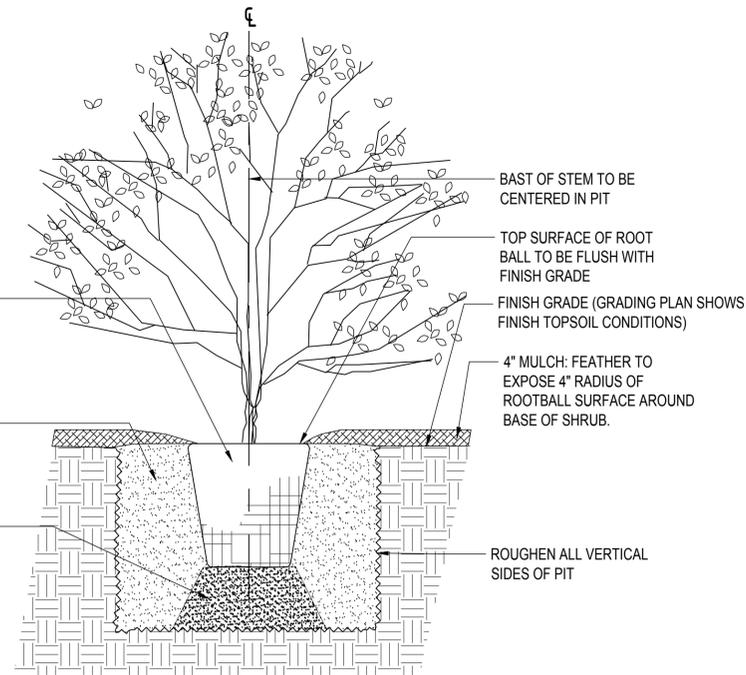
**1** DETAIL: TREE PLANTING

SCALE: #####

GENTLY REMOVE PLASTIC CONTAINER OR UPPER 2/3 OF WRAPPINGS FROM ROOTBALL PRIOR TO INSTALLATION. DO NOT DISTURB ROOTBALL SOIL OR ROOTS

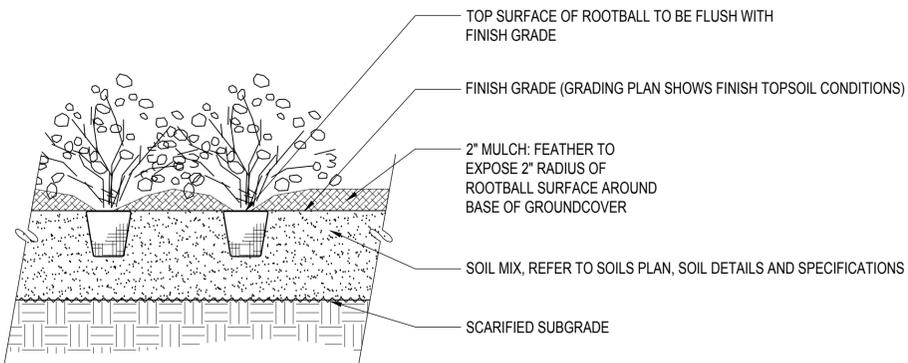
SOIL MIX, REFER TO SOILS PLAN, SOIL DETAILS AND SPECIFICATIONS. DO NOT COMPACT WITHIN PLANTING AREA. FILL LEVEL TO ALIGN WITH FINISH GRADE, SEE GRADING PLAN.

PEDESTAL OF SOIL MIX TAMP THOROUGHLY W/ FOOT ONLY BEFORE PLACING ROOTBALL ON PEDESTAL



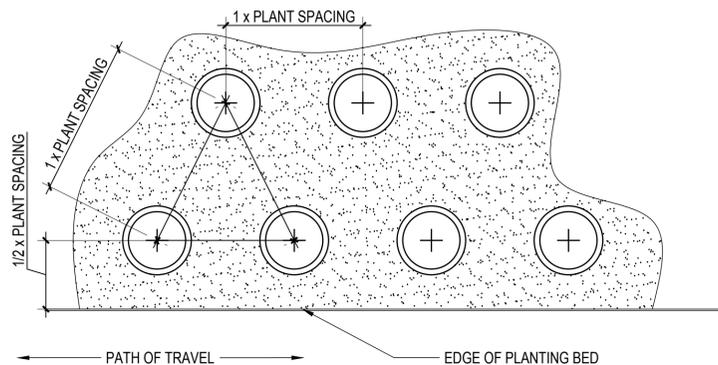
**2** DETAIL: SHRUB PLANTING

SCALE: #####



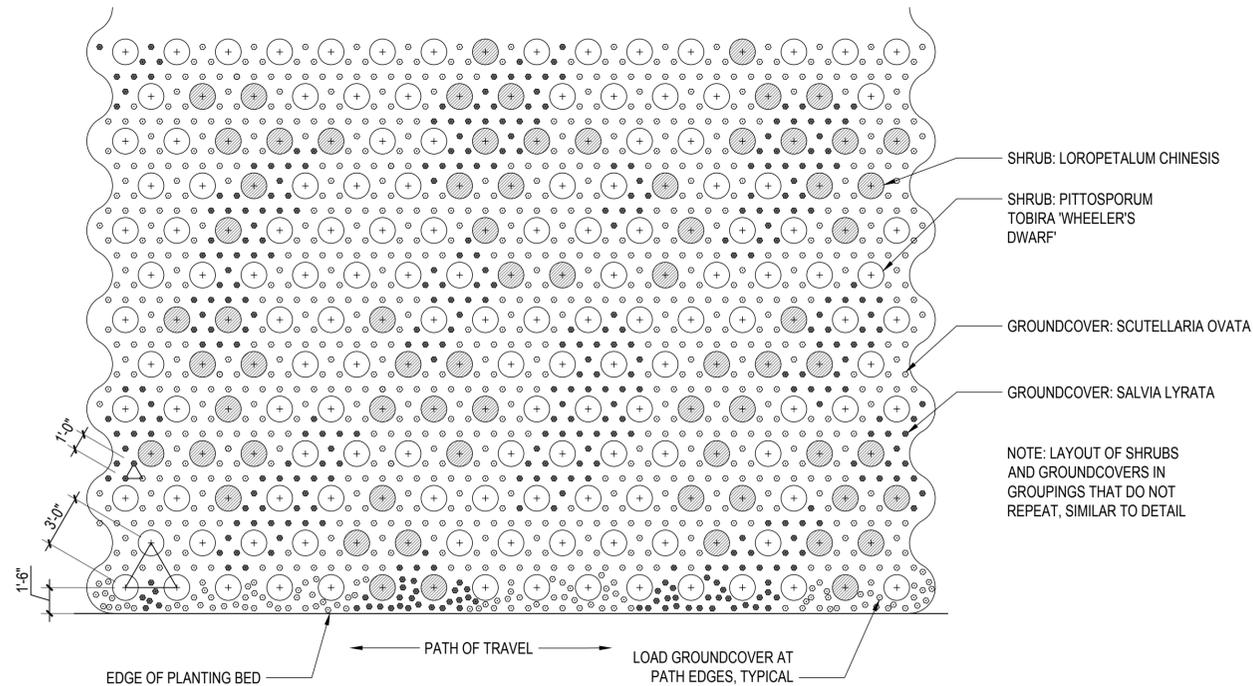
**3** DETAIL: GROUNDCOVER PLANTING

SCALE: #####



**4** DETAIL: PLANT SPACING

SCALE: #####



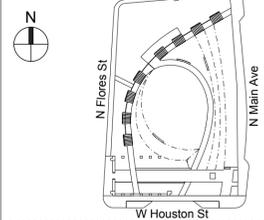
**5** DETAIL: PITTOSPORUM & LOROPETALUM MIX ( 65% : 35% MIX )

SCALE: #####

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Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

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Sheet Title

**DETAILS - PLANTING**

Sheet No.

**L5.80**

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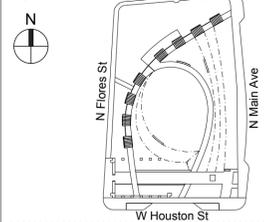
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Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

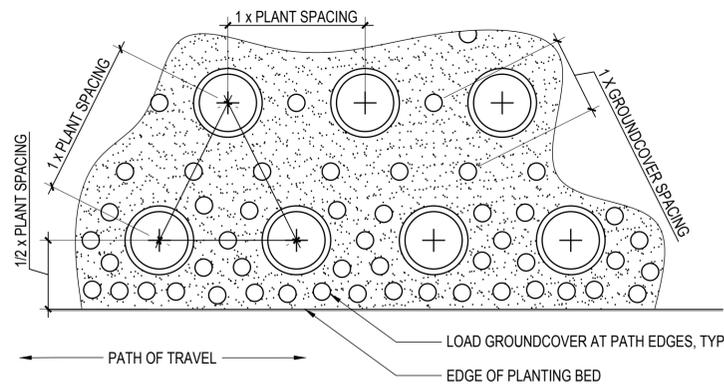
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Sheet Title

**DETAILS - PLANTING**

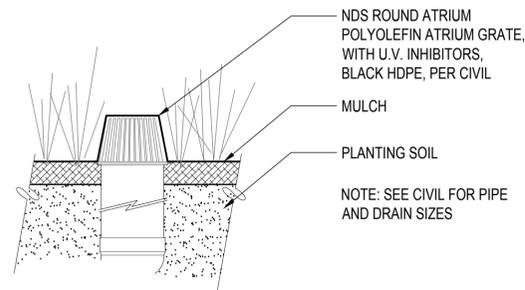
Sheet No.

**L5.81**



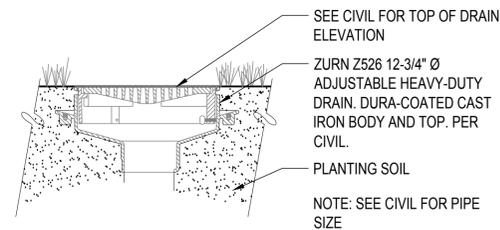
**1** DETAIL: GROUNDCOVER SPACING

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



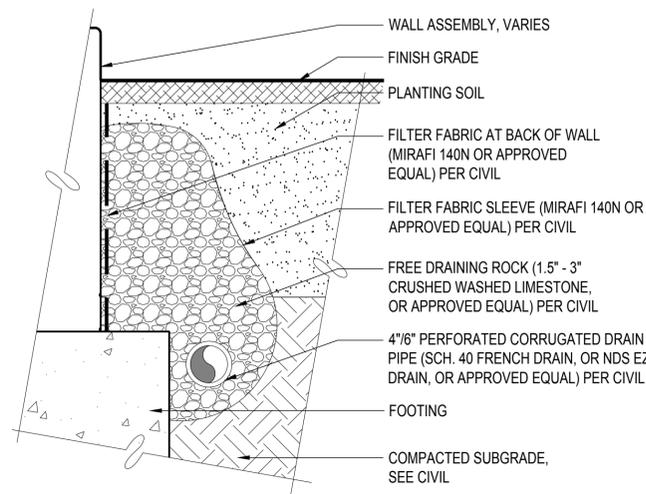
**2** DETAIL: ATRIUM DRAIN

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



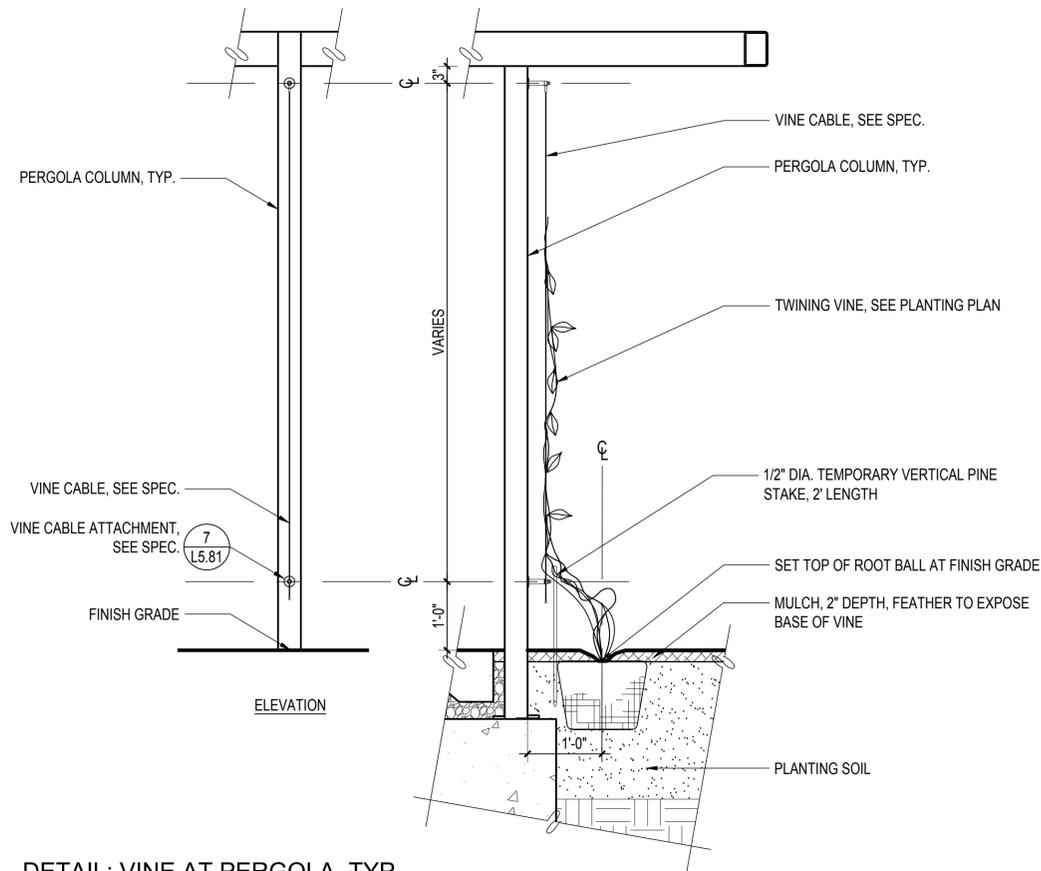
**4** DETAIL: ROUND GRATE INLET

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



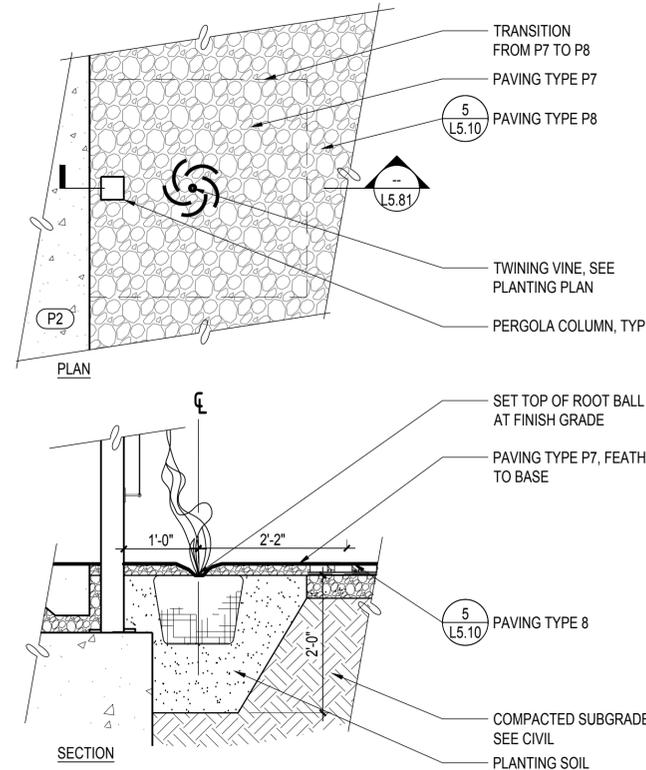
**5** DETAIL: BACK OF WALL FRENCH DRAIN

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



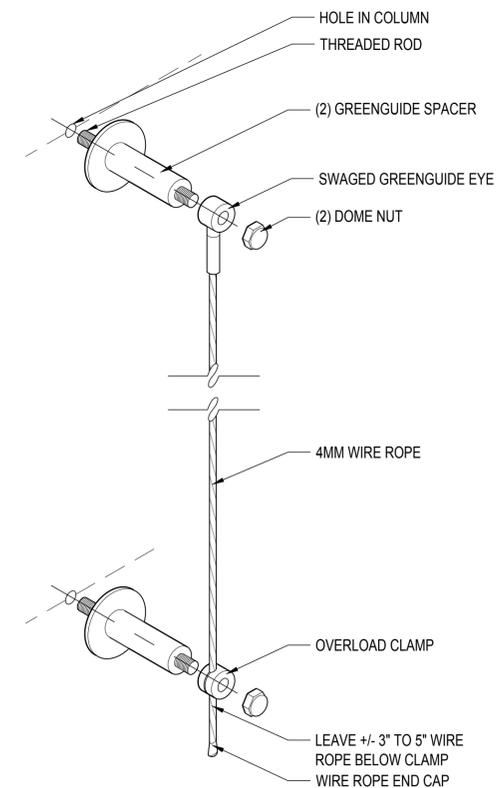
**3** DETAIL: VINE AT PERGOLA, TYP

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



**6** DETAIL: VINE AT PERGOLA IN GRAVEL

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



**7** DETAIL: CABLE ATTACHMENT

NOT TO SCALE



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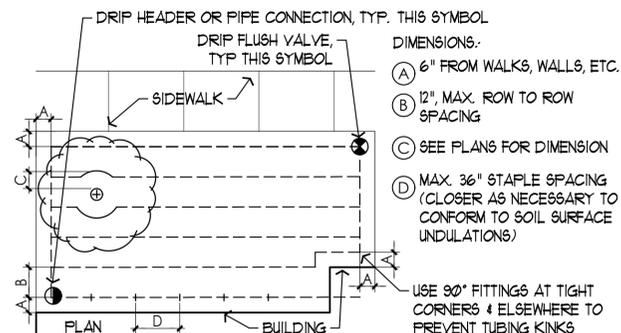
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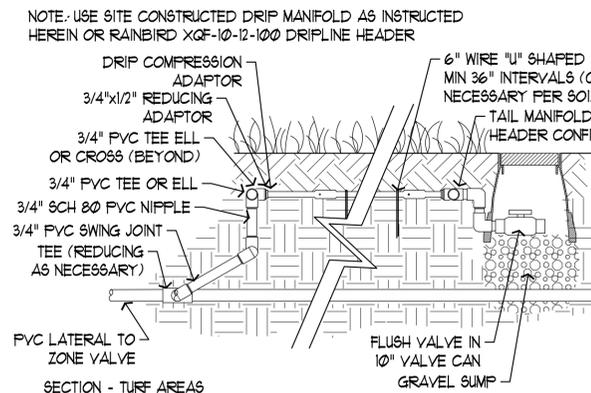
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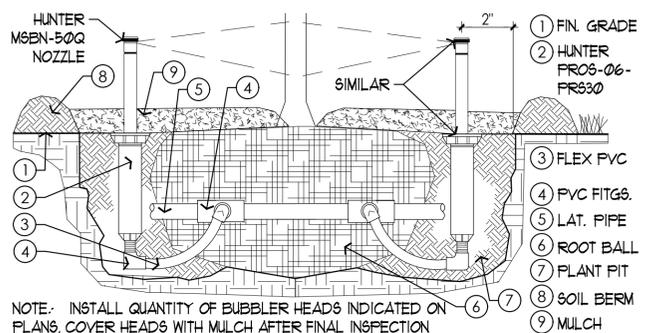
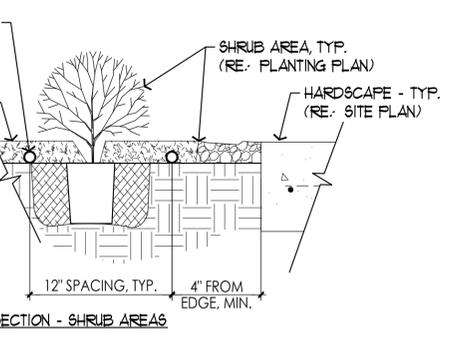


**1 DETAIL: DRIP TUBE SPACING**  
N.T.S.

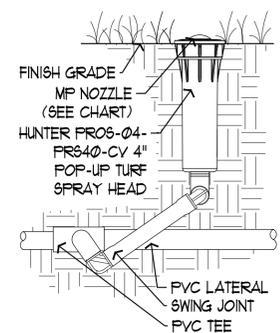


**2 DETAIL: DRIP IRRIGATION MANIFOLD**  
N.T.S.

DRIP AREAS:	SHRUB
EMITTER SIZE	.6 GPH
EMITTER SPACING	12"
ROW SPACING	12" TYP.
(± 25% FOR EQUAL SPACING)	
TUBING:	NETAFIM TLCV6-12

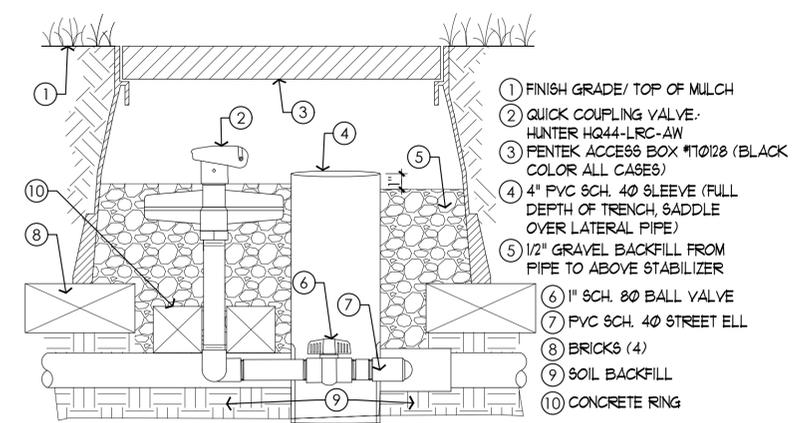


**3 DETAIL: TREE BUBBLER**  
SCALE: 3" = 1'-0"



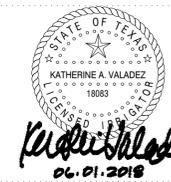
**4 DETAIL: TURF ROTATOR**  
SCALE: 3" = 1'-0"

NOZZLE SERIES NUMBER	COLOR CODE
80	MP8000R ORANGE NOZZLE 90°-210°
8G	MP8000R LIME GREEN NOZZLE 360°
1M	MP1000 MAROON NOZZLE 90°-210°
1LB	MP1000 LT. BLUE NOZZLE 210°-270°
1G	MP1000 GREEN NOZZLE 360°
2B	MP2000 BLACK NOZZLE 90°-210°
2G	MP2000 GREEN NOZZLE 210°-270°
2R	MP2000 RED NOZZLE 360°
3B	MP3000 BLUE NOZZLE 90°-210°
3Y	MP3000 YELLOW NOZZLE 210°-270°
3G	MP3000 GRAY NOZZLE 360°
MPC	MPCORNER NOZZLE 45°-105°
MPSS	MP SIDE STRIP (MP36530)
MPLC or MPRC	MP LEFT/RIGHT CORNER STRIP

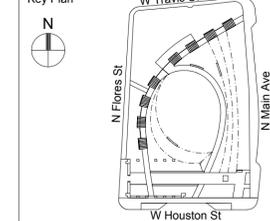


**5 SECTION: QUICK COUPLING VALVE**  
SCALE: 3" = 1'-0"

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

100% CONSTRUCTION DOCUMENTS

Sheet Title

IRRIGATION  
DETAILS

Sheet No.

L5.92

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## KEY NOTES

- 01 GFIC AT BASE OF POLE, SEE ELECTRICAL ENGINEERS DRAWING FOR INFORMATION.

## GENERAL NOTES

- 01 ALL FIXTURE FINISHES TO BE DETERMINED BY LANDSCAPE ARCHITECT.  
02 ALL VOLTAGES TO BE VERIFIED BY ELECTRICAL ENGINEER.  
03 ELECTRICAL CONTRACTOR TO COORDINATE ALL NECESSARY FIXTURE AND MOUNTING ACCESSORIES TO ENSURE PROPER INSTALL.  
04 LANDSCAPE ARCHITECT TO COORDINATE ALL FOOTING DETAILS AND DEPTHS.  
05 FINAL AIMING OF FIXTURES TO BE COORDINATED ON-SITE BY LIGHTING DESIGNER.  
06 FIXTURES NOT TO SCALE, GRAPHICS ENHANCED FOR CLARITY.

## NOTES

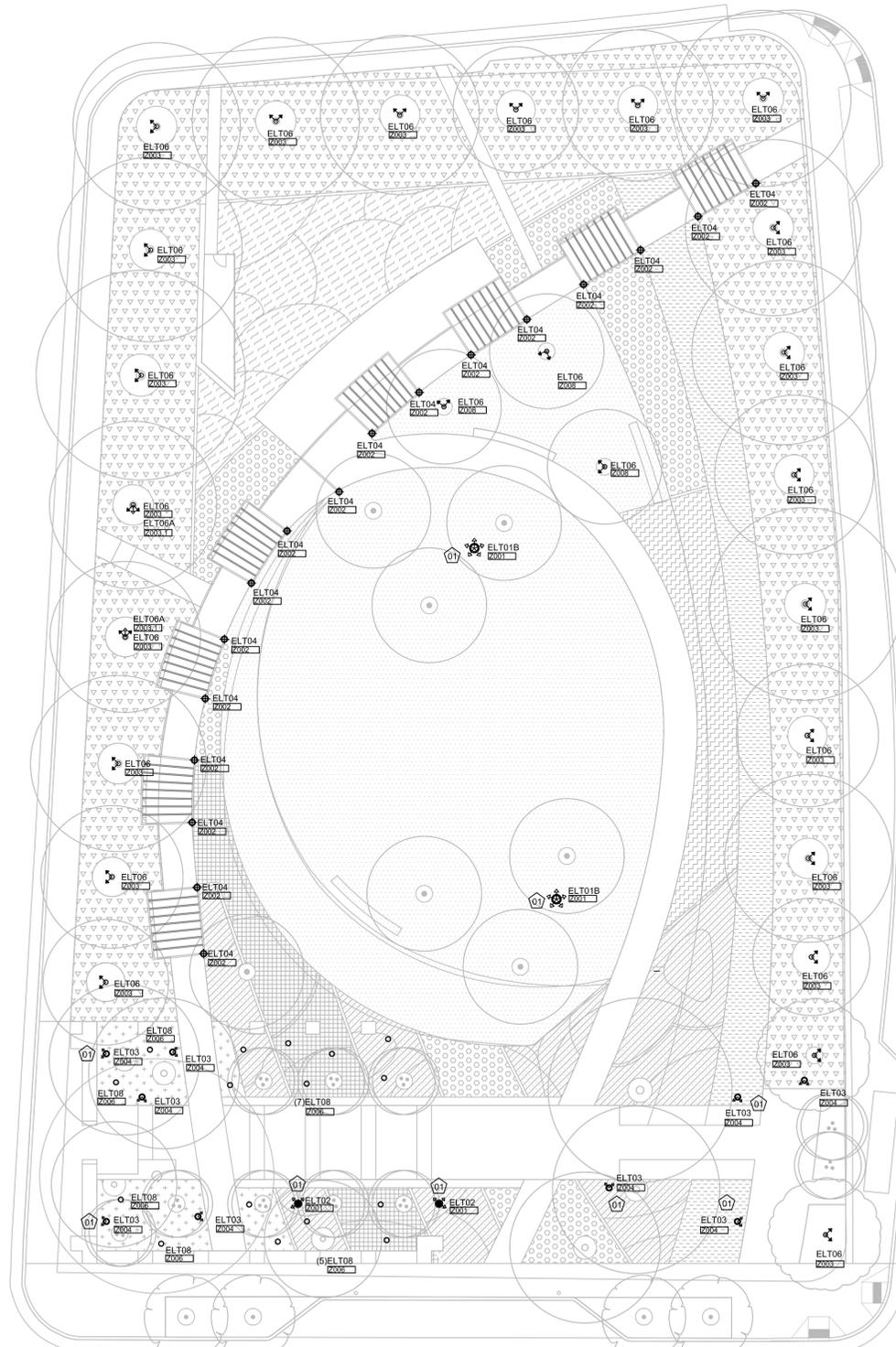
- REFER TO FIXTURE SCHEDULE AND FIXTURES CUTS LOCATED IN THE PROJECT MANUAL FOR DETAILED DESCRIPTIONS, REQUIREMENTS, AND MANUFACTURING CODES FOR LIGHTING FIXTURES AND POWER SUPPLIES.
- THE FOLLOWING FIXTURE TYPES REQUIRE REMOTE DRIVERS OR TRANSFORMERS. REFER TO PRODUCT CUT SHEETS FOR MORE INFORMATION. ALL REMOTE DRIVER QUANTITIES AND LOCATIONS TO BE COORDINATED WITH FIXTURE LOCATIONS (DISTANCES) TO PROVIDE PROPER OPERATING CONDITIONS FOR FIXTURES. LOCATIONS OF DRIVER/ TRANSFORMER HOUSINGS TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND ELECTRICAL ENGINEER.
  - ELT06, ELT06A - TREE MOUNTED DOWNLIGHT. FIXTURE TRANSFORMERS ARE LOCATED IN A COMBINED HOUSING / FIXTURE CANOPY TO BE MOUNTED ON THE TREE WITH A TREE STRAP. SEE CUT SHEET FOR MORE INFORMATION.
  - ELT08 - PLANTING BED ACCENT FIXTURE. INTEGRAL DIMMING DRIVER. ELECTRONIC TRANSFORMER LOCATED IN POWER PIPE MOUNTING DEVICE. SEE CUT SHEET FOR MORE INFORMATION.
- ALL DISTURBANCE WITHIN ROOT PROTECTION ZONES TO BE IN ACCORDANCE WITH LANDSCAPE ARCHITECTS SPECIFICATIONS.

## TYPICAL FIXTURE TAG DESCRIPTION



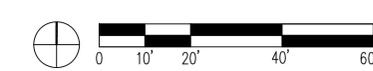
## LIGHTING FIXTURE LEGEND

SYMBOL	TYPE	DESCRIPTION
	ELT01A	NOT USED
	ELT01B	50' MAST MOUNTED FLOOD LIGHTS
	ELT02	30' MAST MOUNTED FLOOD LIGHTS
	ELT03	14' POLE MOUNTED AREA LIGHTS
	ELT04	TRELLIS STRUCTURE MOUNTED PATH LIGHTS
	ELT05	NOT USED
	ELT06	TREE MOUNT DBL-HEAD DOWNLIGHT
	ELT06A	TREE MOUNT SINGLE-HEAD DOWNLIGHT
	ELT07	NOT USED
	ELT08	STAKE MOUNT ACCENT LIGHT
	ELT09	NOT USED
	ELT10	NOT USED



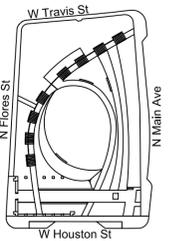
# 1 LIGHTING PLAN

Scale: 1" = 20'



Seal

Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

100% CONSTRUCTION DOCUMENTS

Sheet Title

# LIGHTING PLAN

Sheet No.

# LT1.00







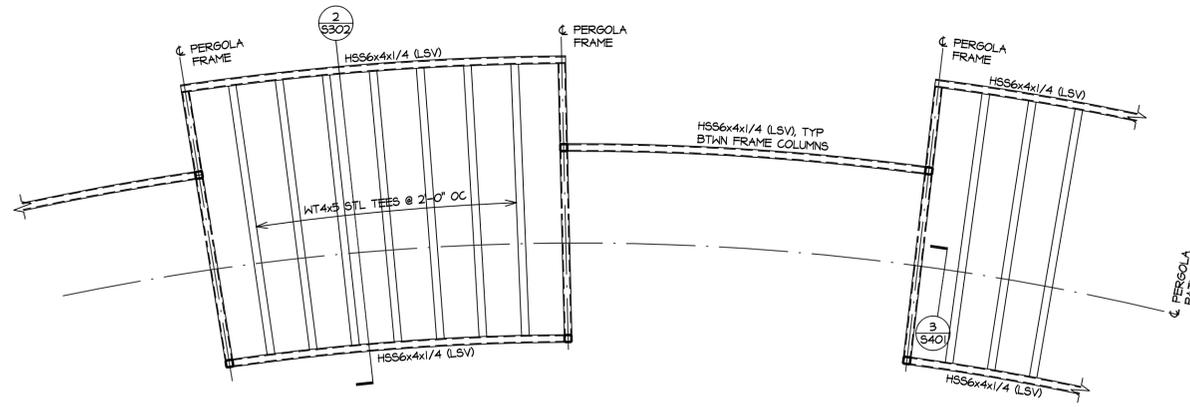






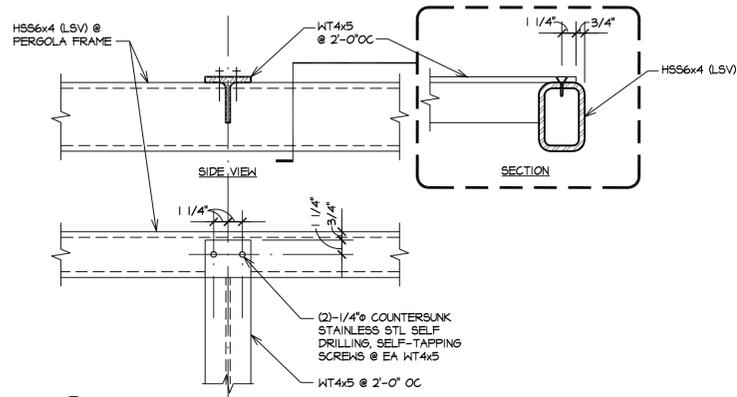






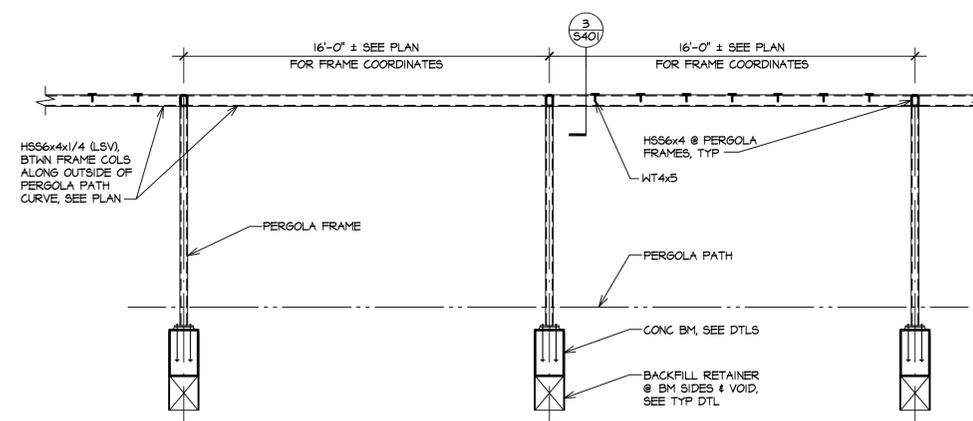
**1 PARTIAL PERGOLA FRAMING PLAN - TYPICAL**

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



**3 TYPICAL CONNECTION OF WT4x5**

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



**2 PERGOLA FRAMING DETAIL**

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

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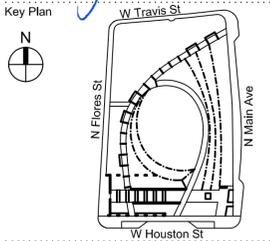
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Seal

06/01/2018



Revisions

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Date  
June 01, 2018

Issue / Revision  
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Sheet Title  
**STEEL DETAILS**

Sheet No.  
**S4.01**





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## GENERAL NOTES

- ALL UNDERGROUND BRANCH RACEWAYS SHALL BE SCHEDULE 80 PVC, MINIMUM 3/4" WHERE USED FROM PULLBOX TO OUTLET LOCATIONS.
- ALL WIRING SHALL BE THWN OR XHHW COPPER. REFER TO PANEL SCHEDULE FOR WIRE GAUGE REQUIREMENTS TO INDIVIDUAL LOADS. THESE ARE COORDINATED WITH VOLTAGE DROP AND APPLICABLE DERATION FACTORS.
- ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH INDIVIDUAL NEUTRALS EQUAL TO THE WIRE GAUGE SHOWN ON THE PANEL SCHEDULES.
- PROVIDE A SINGLE, #8 AWG EQUIPMENT GROUND CONDUCTOR IN EACH 2" RACEWAY FROM PANEL TO PULLBOX THAT CONTAINS MULTIPLE BRANCH CIRCUITS.
- COORDINATE ALL LOCATIONS WITH LANDSCAPE DRAWINGS PRIOR TO INSTALLATION.

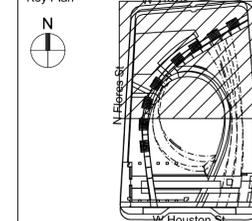
## KEYED NOTES: (E2.01 ONLY)

- ELECTRICAL SERVICE ENTRANCE AND EQUIPMENT WALL. REF: 1/E4.01
- EP01: IN-GRADE RECEPTACLE BOX. (TYP. ALL EP01) REF: 1/E3.01
- EP03A & EP03B: FOOD TRUCK ELECTRICAL CONNECTION RECEPTACLE. REF: 3/E3.01
- EP04: ELECTRICAL RECEPTACLE IN BENCH. REF: 4/E3.01
- ELT04 LIGHT FIXTURE MOUNTED IN PERGOLA POLE. (TYP. ALL ELT04) REF: 1/E3.02
- NOT USED.
- VERIFY INSTALL LOCATION(S) VIA LANDSCAPE DRAWINGS OF RECEPTACLES; EP01, EP03A, AND EP03B. (TYP. ALL EP01)
- CONNECT TO EXISTING CPS ENERGY MANHOLE. COORDINATE WITH CPS ENERGY FOR EXACT LOCATION AND UTILITY SERVICE CONNECTION.
- 2" UNDERGROUND RACEWAY TO PULLBOX, TYPICAL OF 6. COORDINATE CONDUCTOR COUNT WITH PLANS AND PANEL SCHEDULE.
- (2)-4" SCHEDULE 40 PVC WITH PULL STRINGS, 24" BELOW FINISHED GRADE, FOR FUTURE COMMUNICATIONS SERVICE.
- CAP AND MARK LOCATION OF RACEWAYS FOR FUTURE EXTENSION TO COMMUNICATIONS MANHOLE.

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

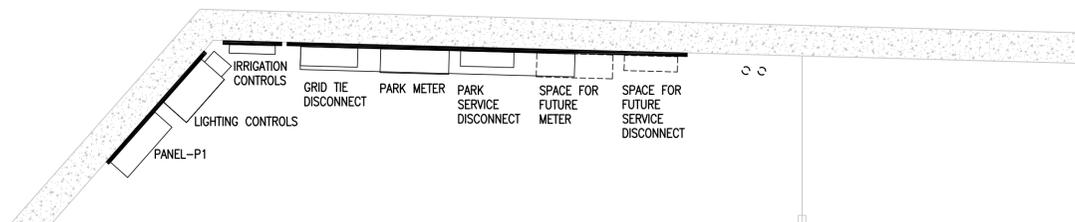
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Sheet Title

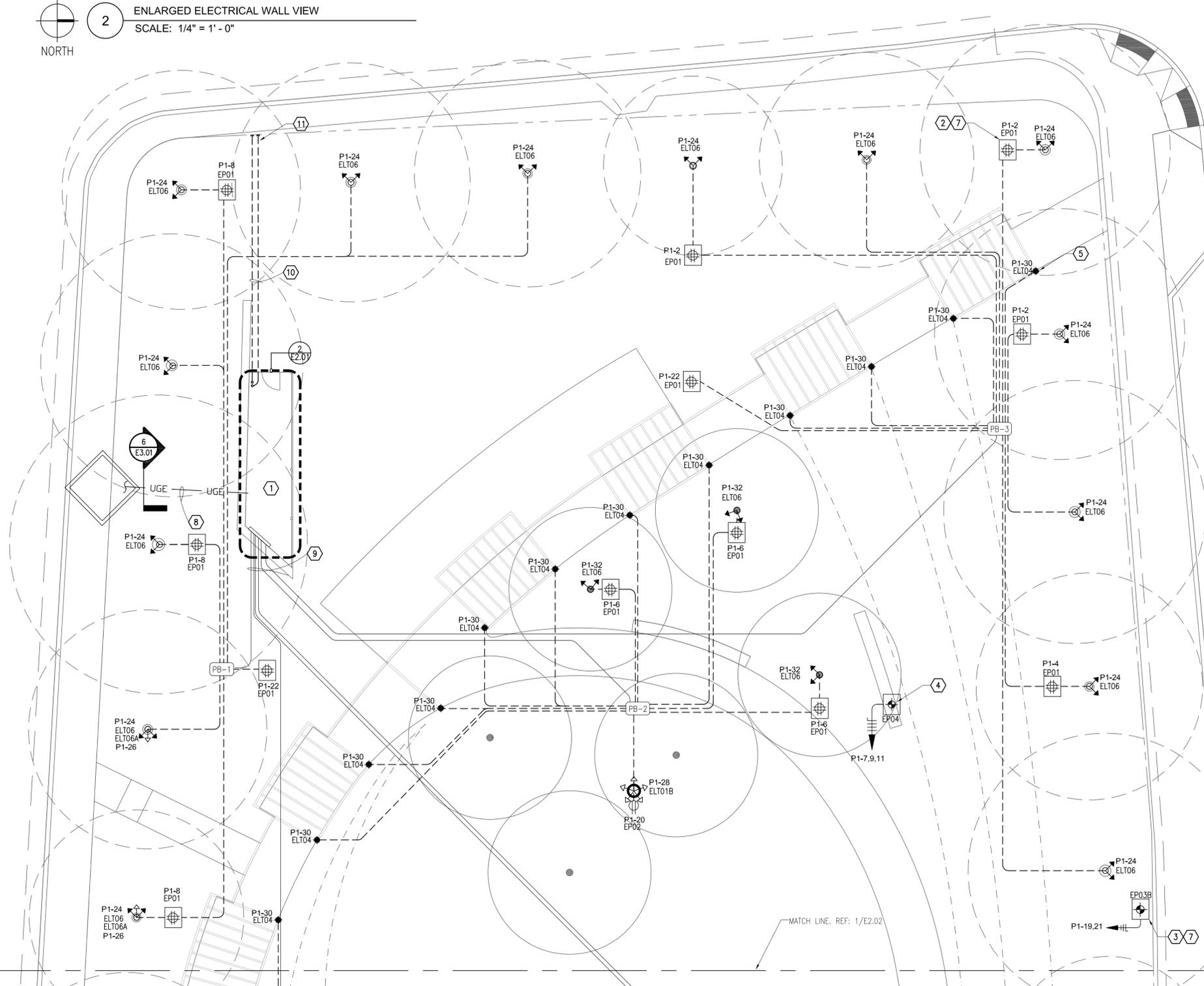
**PARTIAL ELECTRICAL  
SITE PLAN - NORTH**

Sheet No.

**E2.01**



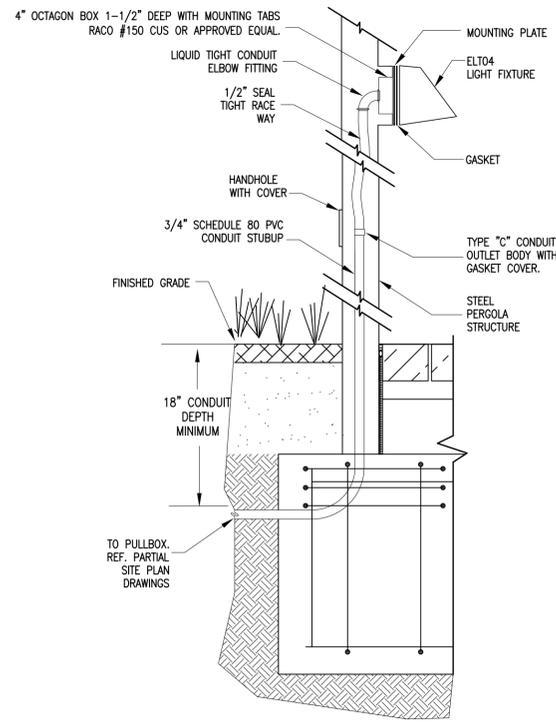
**2 ENLARGED ELECTRICAL WALL VIEW**  
SCALE: 1/4" = 1' - 0"



**1 PARTIAL ELECTRICAL SITE PLAN - NORTH**  
SCALE: 1" = 10' - 0"

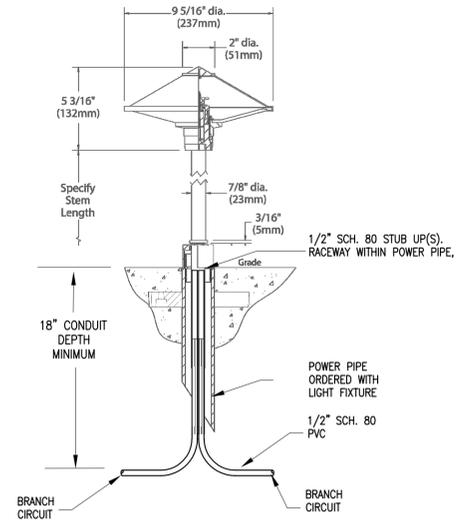




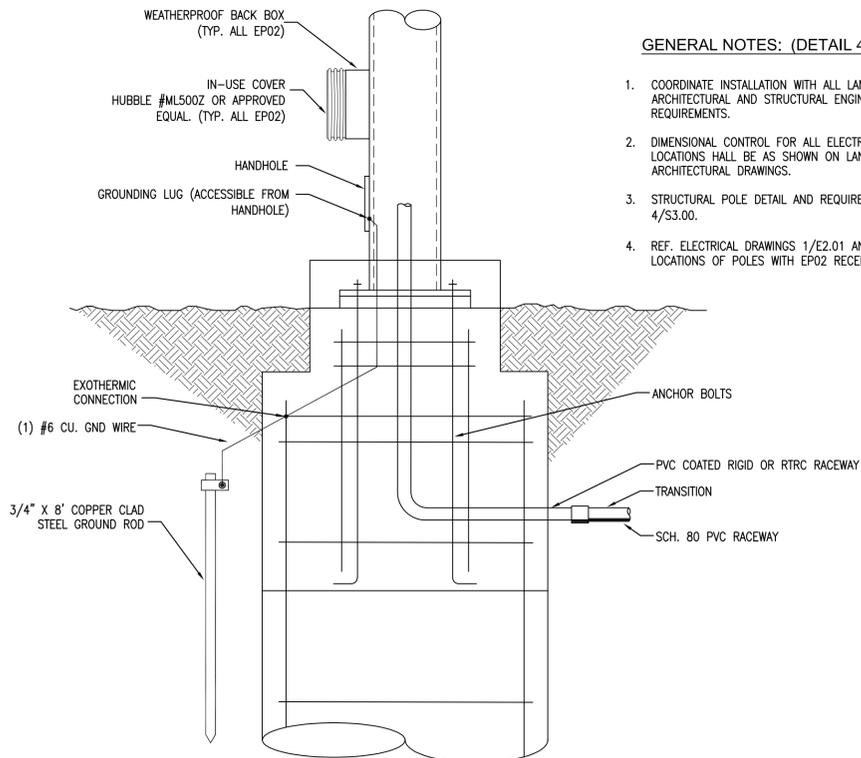


1 PERGOLA RACEWAY AND FIXTURE DETAIL - TYPE ELT04  
SCALE: NTS

2 NOT USED  
SCALE: NTS



3 STAKE LIGHTING FIXTURE DETAIL - TYPE ELT08  
SCALE: NTS



4 ELECTRICAL POLE BASE AND RECEPTACLE DETAIL - TYPE EP02  
SCALE: NTS

**GENERAL NOTES: (DETAIL 4 ONLY)**

- COORDINATE INSTALLATION WITH ALL LANDSCAPE ARCHITECTURAL AND STRUCTURAL ENGINEERING CONTRACT REQUIREMENTS.
- DIMENSIONAL CONTROL FOR ALL ELECTRICAL BASE LOCATIONS SHALL BE AS SHOWN ON LANDSCAPE ARCHITECTURAL DRAWINGS.
- STRUCTURAL POLE DETAIL AND REQUIREMENTS. REF. 4/S3.00.
- REF. ELECTRICAL DRAWINGS 1/E2.01 AND 1/E2.02 FOR LOCATIONS OF POLES WITH EP02 RECEPTACLES.

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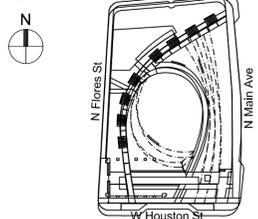
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Key Plan



Revisions

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Sheet Title  
**ELECTRICAL  
DETAILS**

Sheet No.  
**E3.02**



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## DISTRIBUTION PANEL P1

PROJECT :		WESTON URBAN OPEN SPACE		MAIN CIRCUIT BREAKER : MLO		ENCLOSURE : NEMA 3R	
PROJECT # :		0001-18		MAIN LUGS ONLY : 400A		MOUNTING : SURFACE	
LOCATION :		REF: 2/2.01		BUSSING : 400A		CB TYPE : BOLT-ON	
NOTES :				VOLTAGE : 208/120V, 3PH, 4W		PROVIDE : NEUTRAL BUS	
				INTERRUPTING : 25kAIC		GROUND BUS	

CKT	AMPS	POLE	CABLE	CIRCUIT DESCRIPTION	LOAD	TYPE	PH	TYPE	LOAD	CIRCUIT DESCRIPTION	CABLE	AMPS	POLE	CKT	
1						A	0		1,080	NOTES (2,3) RECEPTACLES PB-3	#10	20	1	2	
3	30	3	#8	SURGE PROTECTIVE DEVICE		B	0		360	NOTES (2,3) RECEPTACLES PB-3	#10	20	1	4	
5						C	0		1,260	NOTES (2,3) RECEPTACLES PB-2	#10	20	1	6	
7															
9	60	3	#6	EVENT RECEPTACLE #1	5,760	3	A	0	1,080	NOTES (2,3) RECEPTACLES PB-1	#10	20	1	8	
11						5,760	3	B	0	720	NOTES (2,3) RECEPTACLES PB-4	#10	20	1	10
13						5,760	3	C	0	360	NOTES (2,3) RECEPTACLES PB-5	#8	20	1	12
15	60	3	#6	EVENT RECEPTACLE #2	5,760	3	A	0	1,080	NOTES (2,3) RECEPTACLES PB-6	#10	20	1	14	
17						5,760	3	B	0	360	NOTES (2,3) RECEPTACLES PB-6	#10	20	1	16
19						5,760	3	C	0	900	RECEPTACLES @ LTG POLE BASES	#8	20	1	18
21	50	3	#6	FOOD TRUCK RECEPTACLE #1	4,800	3	A	0	720	RECEPTACLES @ LTG POLE BASES	#10	20	1	20	
23						4,800	3	B	0	360	RECEPTACLES PB-1, PB-3 (NOTE 3)	#10	20	1	22
25	50	3	#6	FOOD TRUCK RECEPTACLE #2	4,800	3	A	2	322	(23) ELT06	#8	20	1	24	
27						4,800	3	A	2	14	(2) ELT06A	#10	20	1	26
29	50	3	#6	FOOD TRUCK RECEPTACLE #3	4,800	3	B	2	1,500	(2) ELT01B (2) ELT02	#8	20	1	28	
31						4,800	3	C	2	238	(17) ELT04	#10	20	1	30
33	50	3	#6	FOOD TRUCK RECEPTACLE #4	4,800	3	A	2	42	(3) ELT06	#10	20	1	32	
35						4,800	3	B	2	360	(9) ELT03	#8	20	1	34
37	20	1	#12	CONDITIONED ENCLOSURE	300	3	C	2	128	(16) ELT08	#8	20	1	36	
39															
41	20	1		SPARE			A	3	200	LIGHTING CONTROLS	#12	20	1	38	
				SPARE			B	0	180	SERVICE RECEPTACLE	#10	20	1	40	
				SPARE			C	3	180	IRRIGATION CONTROLLER	#10	20	1	42	

PHASE	PANEL VA	SUB FEED	FEED THRU	TOTAL CONN	TOTAL DEMAND VA	AMPS	NOTES
PHASE A	30,136	-	-	30,136	30,368	253	1. SURGE PROTECTIVE DEVICE SHALL BE INSTALLED ABOVE PANEL-P1. CONNECT TO CIRCUIT BREAKERS 1,3,5.
PHASE B	29,780	-	-	29,780	29,989	250	2. CIRCUIT THRU CONTACTOR 'C1' CONTROLLED VIA RELAY PANEL Z008
PHASE C	24,808	-	-	24,808	24,999	208	3. 20 AMP 1 POLE GFCI CIRCUIT BREAKER
TOTAL	84,704	-	-	84,704	85,355	237	REVISIONS: CNG ENGINEERING, PLLC. R3.1 - Nov. 4

## LIGHTING FIXTURE SCHEDULE

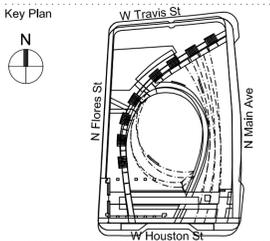
TYPE	LAMPS	MOUNTING	MOUNTING HEIGHT	VOLTS	WATTS	NOTE(S)
ELT01B	LED INCLUDED	POLE REF: 4/E3.02	50'	120	500	1
ELT02	LED INCLUDED	POLE REF: 4/E3.02	30'	120	250	1
ELT03	(2)LED INCLUDED	POLE REF: 4/E3.02	14'	120	40	1
ELT04	LED INCLUDED	SURFACE REF: 1/E3.02		120	14	1
ELT06	(2)LED INCLUDED	TREE REF: 1/E3.02		120	14	1
ELT06A	(1)LED INCLUDED	TREE REF: 1/E3.02		120	7	1
ELT08	LED INCLUDED	STAKE REF: 3/E3.02		120	8	1

NOTE 1. REFER TO TILLET LIGHTING DESIGN AND NARRATIVE FOR SPECIFICATION, DESCRIPTION, AND LIGHTING ZONE ALLOCATION.

Seal



Key Plan



Revisions

No.	Date	Issue Name

Date

June 01, 2018

Issue / Revision

100% CONSTRUCTION DOCUMENTS

Sheet Title **ELECTRICAL PANEL  
SCHEDULE AND LIGHTING  
FIXTURE SCHEDULE**

Sheet No.

**E5.01**



