

HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-461
COMMON NAME: 1032 W LYNWOOD / BEACON HILL LINEAR PARK
LEGAL DESCRIPTION: NCB 3103 BLK 2 LOT 39 40&41
ZONING: UZROW,NCD-5
CITY COUNCIL DIST.: 1
APPLICANT: Tara Lindberg
OWNER: City of San Antonio
TYPE OF WORK: Park improvements
APPLICATION RECEIVED: July 30, 2019
60-DAY REVIEW: September 29, 2019
CASE MANAGER: Stephanie Phillips
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various park improvements.

APPLICABLE CITATIONS:

UDC Sec. 35-641. - Design Considerations for Historic and Design Review Commission Recommendations.

In reviewing an application, the historic and design review commission shall be aware of the importance of attempting to find a way to meet the current needs of the City of San Antonio, lessee or licensee of public property. The historic and design review commission shall also recognize the importance of recommending approval of plans that will be reasonable to implement. The best urban design standards possible can and should be employed with public property including buildings and facilities, parks and open spaces, and the public right-of-way. Design and construction on public property should employ such standards because the use of public monies for design and construction is a public trust. Public commitment to quality design should encourage better design by the private sector. Finally, using such design standards for public property improves the identity and the quality of life of the surrounding neighborhoods.

UDC Sec 35-642. – New Construction of Buildings and Facilities

In considering whether to recommend approval or disapproval of a certificate, the historic and design review commission shall be guided by the following design considerations. These are not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will enhance the city and its neighborhoods. Good and original design solutions that meet the individual requirements of a specific site or neighborhood are encouraged and welcomed.

(a) Site and Setting.

(1) Building sites should be planned to take into consideration existing natural climatic and topographical features. The intrusive leveling of the site should be avoided. Climatic factors such as sun, wind, and temperature should become an integral part of the design to encourage design of site-specific facilities which reinforces the individual identity of a neighborhood and promotes energy efficient facilities.

(2) Special consideration should be given to maintain existing urban design characteristics, such as setbacks, building heights, streetscapes, pedestrian movement, and traffic flow. Building placement should enhance or create focal points and views. Continuity of scale and orientation shall be emphasized.

(3) Accessibility from streets should be designed to accommodate safe pedestrian movement as well as vehicular traffic. Where possible, parking areas should be screened from view from the public right-of-way by attractive fences, berms, plantings or other means.

(4) Historically significant aspects of the site shall be identified and if possible incorporated into the site design. Historic relationships between buildings, such as plazas or open spaces, boulevards or axial relationships should be maintained.

(b) Building Design.

(1) Buildings for the public should maintain the highest quality standards of design integrity. They should elicit a pride of ownership for all citizens. Public buildings should reflect the unique and diverse character of San Antonio and should be responsive to the time and place in which they were constructed.

(2) Buildings shall be in scale with their adjoining surroundings and shall be in harmonious conformance to the identifying

quality and characteristics of the neighborhood. They shall be compatible in design, style and materials. Reproductions of styles and designs from a different time period are not encouraged, consistent with the secretary of the interior's standards. Major horizontal and vertical elements in adjoining sites should be respected.

(3) Materials shall be suitable to the type of building and design in which they are used. They shall be durable and easily maintained. Materials and designs at pedestrian level shall be at human scale, that is they shall be designed to be understood and appreciated by someone on foot. Materials should be selected that respect the historic character of the surrounding area in texture, size and color.

(4) Building components such as doors, windows, overhangs, awnings, roof shapes and decorative elements shall all be designed to contribute to the proportions and scale of their surrounding context. Established mass/void relationships shall be maintained. Patterns and rhythms in the streetscape shall be continued.

(5) Colors shall be harmonious with the surrounding environment, but should not be dull. Choice of color should reflect the local and regional character. Nearby historic colors shall be respected.

(6) Mechanical equipment or other utility hardware should be screened from public view with materials compatible with the building design. Where possible, rooftop mechanical equipment should be screened, even from above. Where feasible, overhead utilities should also be underground or attractively screened. Exterior lighting shall be an integral part of the design. Interior lighting shall be controlled so that the spillover lighting onto public walkways is not annoying to pedestrians.

(7) Signs which are out of keeping with the character of the environment in question should not be used. Excessive size and inappropriate placement on buildings results in visual clutter. Signs should be designed to relate harmoniously to exterior building materials and colors. Signs should express a simple clear message with wording kept to a minimum.

(8) Auxiliary design. The site should take into account the compatibility of landscaping, parking facilities, utility and service areas, walkways and appurtenances. These should be designed with the overall environment in mind and should be in visual keeping with related buildings, structures and places.

Unified Development Code Sec. 35-640. - Public Property and Rights-of-Way.

(a) Public Property. Generally, the historic and design review commission will consider applications for actions affecting the exterior of public properties except in the case of building interiors that are the sites of major public assemblies or public lobbies. The historic and design review commission will also consider applications for actions affecting public properties such as city parks, open spaces, plazas, parking lots, signs and appurtenances.

(b) Public Rights-of-Way. Generally, the historic and design review commission will consider applications for actions affecting public rights-of-way whose construction or reconstruction exceeds in quality of design or materials standards of the design manual of the public works department.

Unified Development Code Sec. 35-646. - Construction in Public Rights-of-Way.

(a) General Provisions. All construction in the public right-of-way shall conform to all city codes. In considering an application, the historic and design review commission shall be guided by the following:

(1) Sidewalk Zones. Pedestrian movement should be pleasant, allowing for store browsing, comfortable transit waiting and easy accessibility for disabled people. Where possible, sidewalks should at least five (5) feet in width. Existing sidewalks should not be narrowed when replaced.

(2) Sidewalk Paving and Surfaces. Materials should complement stylistic differences of individual buildings, particularly when related to historic buildings.

- A. Materials. Materials should be chosen for beauty, strength, longevity, easy maintenance and traction when dry or wet.
- B. Color and Texture. To ensure the safety of pedestrians, all changes in surfaces should be defined by contrasting color, texture or materials.

(3) Street Features and Arrangements. Historic districts and the downtown, as well as other distinct areas of the city have diverse character and any street furniture selected for these areas should complement these differences. In addition, the clustering of street furniture in one (1) place is recommended. Trash receptacles, seating, telephones and other street furniture should be grouped together.

- A. Circulation. A clear path-of-travel of thirty-six (36) inches wide shall be maintained in and around street features and arrangement.

- B. Seating. Seating should be physically comfortable and inviting, durable and attractive. Plaza and open space seating should also be socially comfortable by offering a variety of choices such as in the sun or shade, near traffic and activity or not, and alone or in groups.
- C. Drinking Fountains. Placing drinking fountains in new development is encouraged. Fountains should be placed within general areas of pedestrian traffic and located on accessible surfaces.
- D. Trash Receptacles. Trash receptacles should blend visually with their surroundings and their design and location should make use as convenient as possible.
- E. Vending Machines. Vending machines will not dispense items other than newspapers and periodicals. Vending machines shall be clustered together and away from intersection corners.
- F. Vending Carts and Kiosks. Vending carts and kiosks are encouraged in locations that do not impede normal pedestrian traffic.
- G. Outdoor Dining. Lease of public right-of-way for outdoor dining is encouraged in appropriate locations. Lease of sidewalk space for outdoor dining shall be managed through the department of parks and recreation and shall comply with all city codes. It is recommended that at least eight (8) feet of sidewalk be retained between the curb and the leased or licensed space to provide an uninterrupted public walkway.
- H. Street Objects. Utility boxes, vending machines and so on should not be located in sidewalk zones. Their design and color should be compatible with character of their surroundings.

(4) Streetscape Landscaping. Landscaping, particularly streets trees, are an important addition to the streetscape because of the hot Texas climate. Appropriate application along sidewalks strengthens the visual quality of public streets. Careful selection of plant materials, using native and low-water use plants, is recommended.

(Ord. No. 98697 § 6)

Sec. 35-645. - Signs and Billboards on Public Property or Right-of-Way.

(a) General Provisions. All non-regulatory signage on public property, on the public right-of-way, or overhanging the public right-of-way shall conform to all city codes and must be approved by the historic preservation officer prior to installation. Permits must be obtained following approval of the application. The historic preservation officer may submit an application under this section to the historic and design review commission for their recommendation prior to approving, denying, or approving with conditions the application. Memorials, markers, naming rights of public property, and recognition of charitable donations given to the City of San Antonio shall be additionally governed by existing policies for memorials and markers and/or any formal action passed by city council. Temporary displays approved by the department exercising control of the public property are authorized if in accordance with chapter 28 of the City Code of San Antonio, Texas.

(b) Sign Definitions. For signage definitions, refer to subsection 35-612(b) and chapter 28 of the City Code.

(c) Proportion of Signs. Signage width and height must be in proportion to the facade, respecting the size, scale and mass of the facade, building height, and rhythms and sizes of window and door openings. The building facade shall be considered as part of an overall sign program but the sign shall be subordinate to the overall building composition. Additionally, signs should respect and respond to the character and/or period of the area in which they are being placed.

(d) Standards for Sign Design and Placement. In considering whether to recommend approval or disapproval of an application for a certificate to construct or alter signage on a building, object, site, or structure, the historic and design review commission shall be guided by the following standards in addition to any specific design guidelines adopted by city council:

- (1) Primary sign design considerations shall be identification and legibility. Size, scale, height, color and location of signs shall be harmonious with, and properly related to, the overall design of the building or structure and the surrounding area.
- (2) The number of signs on each building shall be kept to a minimum to prevent unsightly clutter and confusion.
- (3) Signs which describe, point, or direct the reader to a specific place or along a specific course, such as "entrance," "exit," and "handicap access" shall be reviewed.
- (4) All graphic elements shall reinforce the architectural integrity of any building. Signs should not disfigure, damage, mar, alter, or conceal architectural features or details and should be limited to sizes which are in scale with the architecture and the streetscape. The historic and design review commission shall be guided by the building's proportion and scale when such elements are incorporated.

(5) Additionally, when reviewing applications for signage the historic preservation officer and the historic and design review commission shall consider the visual impact on nearby historic resources and established neighborhood character.

(f) Prohibited Signs. Signs that shall not be permitted include:

(1) Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, interrupt, or conceal any window opening, door, or significant architectural feature or detail of any building;

(2) Roof mounted signs, except in the cases of (i) integral design with the building; (ii) a contributing sign; (iii) or otherwise allowed in this article;

(3) Digital and/or LED lighted signs, not to include LED light sources that do not meet the definition of a sign, with or without rotating, flashing lettering, icons or images. Except as provided below:

A. A public transportation agency may incorporate transit information signage into transit shelters, utilizing LED or digital technology, provided the signage is contained within or under the transit shelter, and is limited to five (5) square feet of signage area, and one (1) sign per thirty (30) linear feet of pedestrian shelter.

B. A public transportation agency may incorporate transit information signage into a monument sign at transit stops, utilizing LED or digital technology, provided it is limited to five (5) square feet of signage area.

C. A public transportation agency may incorporate transit information signage into a monument sign at transit facilities (other than transit stops), utilizing LED or digital technology, provided it is limited to seven (7) square feet of signage area.

D. The historic preservation officer may impose additional restrictions on illumination to ensure that the character of signs are harmonious with the character of the structures on which they are to be placed and any designated landmarks or districts in the area, provided that such restrictions are reasonably related to other conforming signs and conforming structures in the area, do not unreasonably restrict the amount of signage allowed by this section, and are in keeping with the intent of this section. Among other things, consideration shall be given to the location and illumination of the sign in relation to the surrounding buildings, the use of appropriate materials, the size and style of lettering and graphics, and the type of lighting proposed. Notwithstanding the above, applicants may not exceed illumination restrictions contained in chapter 28.

FINDINGS:

- a. The property located at 1032 W Lynwood, north of Downtown, is a public park with the common name of Beacon Hill Linear Park. The applicant is requesting approval to carry out various park improvements.
- b. PARK IMPROVEMENTS – The applicant has proposed various park improvements, including the addition of new trees, installation of exercise and playground equipment, new park benches, new trash receptacles, and a new walking and biking path. Fencing and tree stabilization will also be added in various areas as indicated. Staff finds the proposal consistent with the UDC.
- c. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

RECOMMENDATION:

Staff recommends approval of the proposed park improvements based on findings a through c with the following stipulation:

- i. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.

W-NORWOOD-CT

W-RIDGEWOOD-CT

W-HILDEBRAND-AVE

W-LULLWOOD-AVE

W-ROSEWOOD-AVE

W-HOLLYWOOD-AVE

W-LYNWOOD

W-ELSMERE-PLACE

FULTON-CT

N-FLORES-ST

FULTON-ST

W-GRAMERCY-PLACE

W-KINGS-HWY

N-FLORES-ST

RIPLEY-AVE

W-AGARITA-AVE

SAN PEDRO AVE

W-NORWOOD-CT

W-RIDGEWOOD-CT

W-HILDEBRAND-AVE

W-LULLWOOD-AVE

W-ROSEWOOD-AVE

W-HOLLYWOOD-AVE

W-LYNWOOD

W-ELSMERE-PLACE

W-GRAMERCY-PLACE

W-KINGS-HWY

W-SUMMIT-AVE

W-AGARITA-AVE

HOWARD-ST

BELKNAP-ST

BREEDEN-AVE

—— User drawn lines

City of San Antonio GIS
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Site Photos

Subject: Beacon Hill HDRC Submittal

Dunaway #: 3928.001

Date: August 2, 2019

Photos of the Beacon Hill Linear Park Site – 1032 W Lynwood, San Antonio, TX 78201:



Beacon Hill Linear Park
Site Photos
8/2/2019



BEACON HILL LINEAR PARK

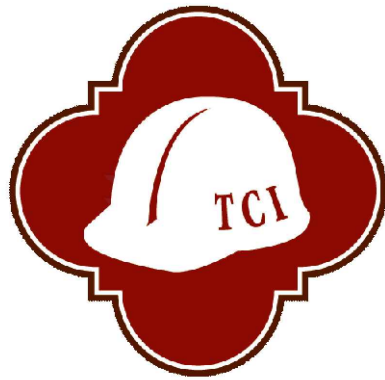
95% REVIEW SET

SAN ANTONIO, TEXAS

June 28, 2019

OWNER:

Transportation & Capital Improvements
The City of San Antonio
Municipal Plaza Building
114 W. Commerce, 4th Floor
San Antonio, TX 78205
(210) 207-8022



CITY COUNCIL:

RON NIRENBERG	MAYOR
ROBERTO C. TREVINO	DISTRICT 1
JADA ANDREWS-SULLIVAN	DISTRICT 2
REBECCA J. VIAGRAN	DISTRICT 3
DR. ADRIANA ROCHA GARCIA	DISTRICT 4
SHIRLEY GONZALES	DISTRICT 5
MELISSA CABELLO HAVRDA	DISTRICT 6
ANA SANDOVAL	DISTRICT 7
MANNY PELAEZ	DISTRICT 8
JOHN COURAGE	DISTRICT 9
CLAYTON PERRY	DISTRICT 10

TCI PROJECT TEAM

DESIREE SALMON	SENIOR LANDSCAPE ARCHITECT
ALMA NUNEZ	PROJECT MANAGER

PARKS AND RECREATION PROJECT TEAM

SANDY JENKINS
TONY FORSHAGE
ROCKY DUQUE DE ESTRADA

LANDSCAPE ARCHITECT:

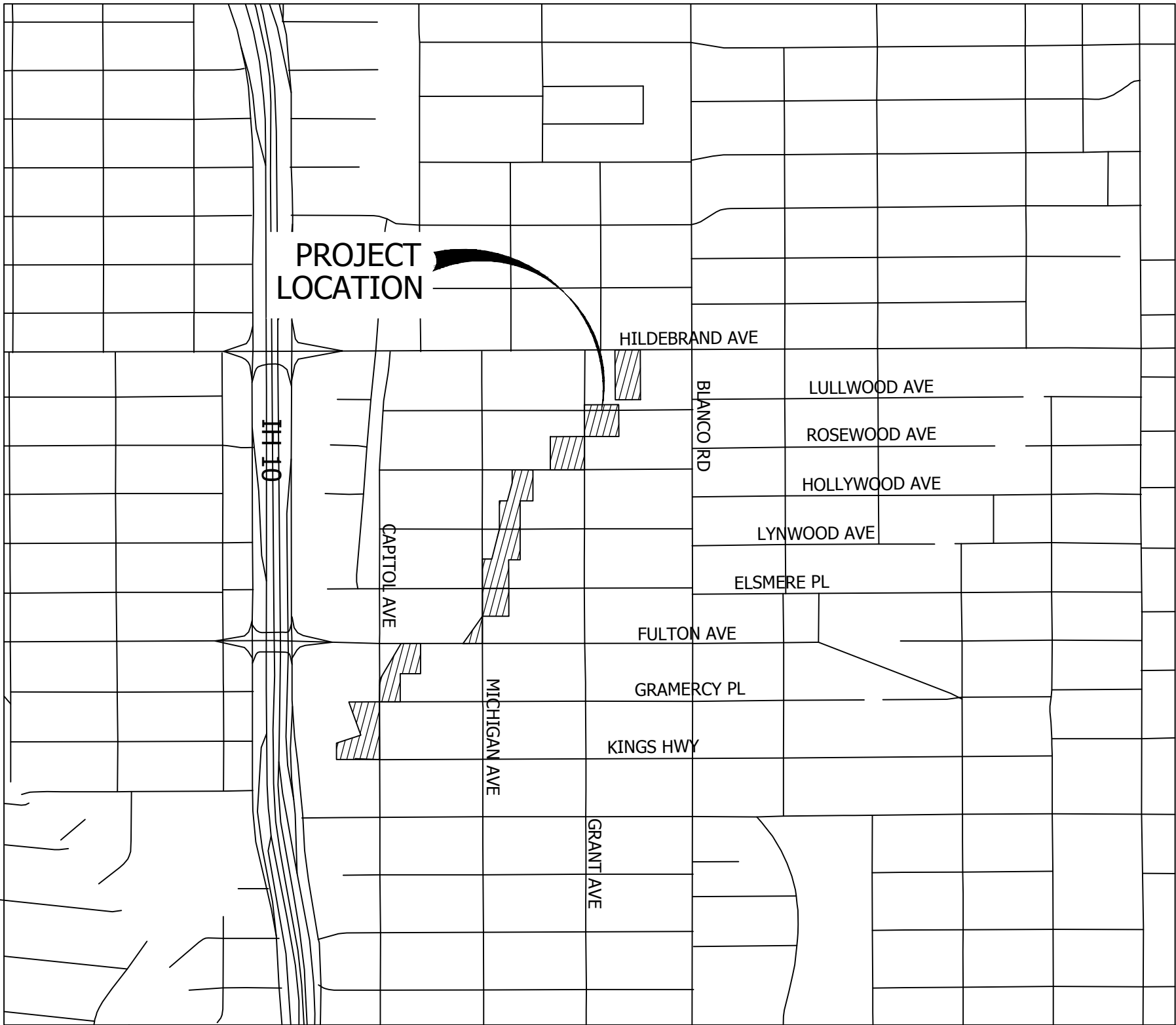


118 Broadway Street - Suite 201
San Antonio, Texas 78205
Tel: 210.267.5246
Fax: 817.335.7437

ARCHITECT:



DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY ST. SUITE 516
SAN ANTONIO, TX 78204
P: 210-225-6130



LOCATION MAP



SHEET INDEX:

NO.	SHEET NAME
	COVER SHEET
	EPIC SHEET
	COSA GENERAL NOTES
	GENERAL NOTES
L0.00	SITE REFERENCE PLAN
L0.01	TREE PRESERVATION PLAN
L0.02	TREE PRESERVATION PLAN
L0.03	TREE PRESERVATION PLAN
L0.04	TREE PRESERVATION PLAN
L0.05	TREE INVENTORY & PRESERVATION DETAILS
L1.00	LAYOUT REFERENCE PLAN
L1.01	LAYOUT PLAN
L1.01A	LAYOUT PLAN
L1.01B	LAYOUT PLAN
L1.02	LAYOUT PLAN
L1.02A	LAYOUT PLAN
L1.02B	CHILDREN'S PARK SITE PLAN
L1.03	LAYOUT PLAN
L1.03A	LAYOUT PLAN
L1.03B	LAYOUT PLAN
L1.04	LAYOUT PLAN
L1.05	LAYOUT PLAN
L1.05A	LAYOUT PLAN
L3.00	DETAILS INDEX
L3.01	SITE DETAILS
L3.02	FITNESS CLUSTER DETAILS
L3.03	DOG PARK & SITE FURNITURE DETAILS
L3.04	PLAYGROUND DETAILS
L3.05	SITE DETAILS
L4.00	PLANTING REFERENCE PLAN
L4.01	PLANTING PLAN
L4.02	PLANTING PLAN
L4.03	PLANT LIST & DETAILS

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I. STORMWATER POLLUTION PREVENTION-CLEAN WATER ACT SECTION 402

Texas Pollutant Discharge Elimination System (TPDES) TXR 150000: Stormwater Discharge Permit or Construction General Permit (CGP) required for projects with 1 or more acres disturbed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 504.

☐ No Action Required ☒ Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000.
2. Comply with the Storm Water Pollution Prevention Plan (SW3P) and revise when necessary to control pollution or required by the Engineer.
3. Post Construction Site Notice (CSN) with SW3P information on or near the site, accessible to the public and Texas Commission on Environmental Quality (TCEQ), Environmental Protection Agency (EPA) or other inspectors.
4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, Contractor shall submit Notice of Intent (NOI) to TCEQ and the COSA inspector.
5. NOI required: ☐ Yes ☒ No

Note: If amount of soil disturbance changes, permit requirements may change.

II. WORK IN OR NEAR STREAMS, WATERBODIES AND WETLANDS CLEAN WATER ACT SECTIONS 401 AND 404

US Army Corps of Engineers (USACE) Permit required for filling, dredging, excavating or other work in any potential USACE jurisdictional water, such as, rivers, creeks, streams, or wetlands.

The Contractor shall adhere to all of the terms and conditions associated with the following permit(s):

- ☒ No Permit Required
- ☐ Nationwide Permit (NWP) 14 - Pre-construction Notice (PCN) not Required
- ☐ Nationwide Permit 14 - PCN Required
- ☐ Individual 404 Permit Required
- ☐ Other Nationwide Permit Required: NWP# _____

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices (BMPs) planned to control erosion, sedimentation and post-project total suspended solids (TSS).

- 1.
- 2.
- 3.
- 4.

401 Best Management Practices: (Not applicable if no USACE permit)

Erosion

- ☐ Temporary Vegetation
- ☐ Blankets/Matting
- ☐ Mulch
- ☐ Sodding
- ☐ Interceptor Swale
- ☐ Diversion Dike
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks

Sedimentation

- ☐ Silt Fence
- ☐ Rock Berm
- ☐ Triangular Filter Dike
- ☐ Sand Bag Berm
- ☐ Straw Bale Dike
- ☐ Brush Berms
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks
- ☐ Stone Outlet Sediment Traps
- ☐ Sediment Basins

Post-Construction TSS

- ☐ Vegetative Filter Strips
- ☐ Retention/Irrigation Systems
- ☐ Extended Detention Basin
- ☐ Constructed Wetlands
- ☐ Wet Basin
- ☐ Erosion Control Compost
- ☐ Mulch Filter Berm and Socks
- ☐ Compost Filter Berm and Socks
- ☐ Vegetation Lined Ditches
- ☐ Sand Filter Systems
- ☐ Sedimentation Chambers
- ☐ Grassy Swales

III. CULTURAL RESOURCES

Cultural resources fall under the Antiquities Code of Texas and/or the National Historic Preservation Act, as amended in 1966. If previously unidentified archeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the City Archeologist (210-207-7306) notified and/or the SHPO.

☒ No Action Required ☐ Required Action

Action No.

- 1.
- 2.
- 3.
- 4.

IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical. Contractor must adhere to Construction Specification Requirements Specs 162,164, 192, 193, 506, 730, 751, 752 in order to comply with requirements for invasive species, beneficial landscaping, and tree/brush removal commitments.

☐ No Action Required ☒ Required Action

Action No.

- 1.Ensure that a tree permit is in place for this project, if required.
- 2.Follow the tree preservation/mitigation plan provided in the design plan set. If there are any questions or concerns, please contact the City Arborist at 207-0278, before any work begins

V. FEDERAL LISTED, PROPOSED THREATENED, ENDANGERED SPECIES, CRITICAL HABITAT, STATE LISTED SPECIES, CANDIDATE SPECIES AND MIGRATORY BIRDS.

☐ No Action Required ☒ Required Action

Action No.

- 1.MIGRATORY BIRD NESTS: Schedule construction activities as needed to meet the following requirements:

A. Do not remove or destroy any active migratory bird nests (nests containing eggs and/or flightless birds) at any time of year. If there are any active nests, they shall not be removed until the nests become inactive.

B. On/in structures, if there are any active nests, they shall not be removed until all nests become inactive. After inactive nests are removed and/or before nest activity begins, deterrent materials may be applied to the structures to prevent future nest building.

- 2.Deterrent material should be placed (and maintained) after October 1 or before February 15.
- 3.The preferred nesting season for migratory birds is from February 15 through October 1. When practical, schedule construction operations outside of the preferred nesting season.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the COSA Inspector immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediate area, and contact the COSA Inspector immediately.

VI. HAZARDOUS MATERIALS OR CONTAMINATION ISSUES

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropriate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets (MSDS) for all hazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labeling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with safe work practices, and contact the COSA Inspector immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills.

Contact the COSA Inspector if any of the following are detected:

- * Dead or distressed vegetation (not identified as normal)
- * Trash piles, drums, canister, barrels, etc.
- * Undesirable smells or odors
- * Evidence of leaching or seepage of substances

Hazardous Materials or Contamination Issues Specific to this Project:

☒ No Action Required ☐ Required Action

Action No.

- 1.
- 2.
- 3.

Does the project involve the demolition of a span bridge?

☐ Yes ☒ No (No further action required)

If "Yes", a pre- demolition notification must be submitted to the Texas Department of State Health Services. The contractor shall contact the Project Engineer 25 calendar days prior to the demolition of the bridges(s) on the project to assist with the notification.

VII. OTHER ENVIRONMENTAL ISSUES

(includes regional issues such as Edwards Aquifer District, etc.)

☒ No Action Required ☐ Required Action

Action No.

- 1.
- 2.
- 3.

Beacon Hill Linear Park January 2019					
ENVIRONMENTAL_PERMITS, ISSUES_AND_COMMITMENTS					
EPIC					
FILE: epic 2015-10-09 SAT.dgn	DN: TxDOT	CK: TxDOT	DN: BW	CK: GAG	
© TxDOT	OCTOBER 2015	CONT	SECT	JOB	HIGHWAY
REVISIONS		---	---	-----	
		DIST	COUNTY		SHEET NO.
		---	-----		-----

DUNAWAY
 550 Bailey Avenue
 Suite 400
 Fort Worth, Texas 76107
 Tel: 817.335.1121
 Fax: 817.335.1114

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
2. NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
3. THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
6. IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
7. DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
8. CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
9. CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)

233-2010

BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET)

354-6538 / 357-5741

COSA DRAINAGE

207-8048

COSA SIGNAL OPERATIONS

207-7720 / 207-7765

TEXAS STATE WIDE ONE CALL LOCATOR

1-800-344-8377

- CITY PUBLIC SERVICE ENERGY

- TIME WARNER

- AT&T

- MCI
11. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
12. ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
13. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
14. THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
15. IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.

IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.

IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
16. IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL.

THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
17. CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

18. CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR OR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

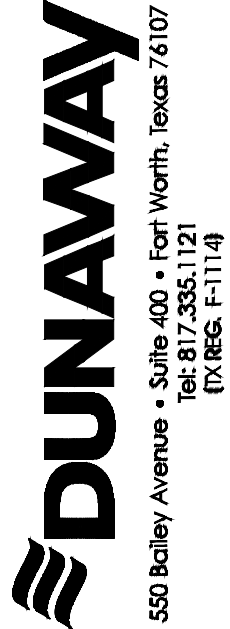
1. NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
2. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
4. ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
5. ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
6. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
7. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
8. SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
9. NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
10. TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
11. NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
12. ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
13. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
14. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
15. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
16. TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

1. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
2. WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
3. PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
4. FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

REVISIONS		DESCRIPTION				
NO.	DATE					

COSA GENERAL NOTES



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 Bryan Kye Mask
 L.A.# 2369

JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:

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GENERAL NOTES

- THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ADJUST CONSTRUCTION ACTIVITIES, DELIVERIES, STORAGE, ETC., TO ACCOMMODATE THE OWNER'S NEEDS FOR USE OF THESE FACILITIES.
- THE CONSTRUCTION STAGING AREA IS LOCATED ON SITE. THE EXACT BOUNDARIES OF THE STAGING AREA WILL BE AGREED TO BY THE OWNER AND THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SECURE THE STAGING AREA. THE STAGING AREA SHALL BE MAINTAINED WITH A DRIVING SURFACE SUITABLE TO PREVENT EROSION.
- UPON COMPLETION OF THE CONSTRUCTION, THE STAGING AREA SHALL BE REMOVED. THE AREA DISTURBED SHALL BE REGRADED TO PROVIDE A SMOOTH CONTOUR. ALL GRAVEL, CRUSHED LIMESTONE, ETC., SHALL BE COMPLETELY REMOVED PRIOR TO FINISH GRADING. HYDROMULCH WILL BE PLACED OVER ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED IN THESE DRAWINGS.

SITE PLAN NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING FOR THIS PROJECT.
- THE CONTRACTOR AND THEIR AGENTS, SUBCONTRACTOR, ENGINEER, OR SURVEYOR ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER AND HIS AGENTS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY.
- COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WRITTEN DIMENSIONS AND COORDINATES SHALL GOVERN OVER SCALED DRAWINGS.
- ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WILL CONFORM TO CITY OF SAN ANTONIO STANDARDS AND SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL NORTHING AND EASTING COORDINATE POINTS ARE TO BE THE CENTERPOINT, CORNER INTERSECTION, CENTER OF POLE, FENCE POST OR SIGN AND ALONG THE DESIGNATED CENTERLINES UNLESS OTHERWISE NOTED.
- LAYOUT AND GRADING FOR THE IMPROVEMENTS SHALL OCCUR AS DIRECTED BY THE LANDSCAPE ARCHITECT WITH THE FOLLOWING GUIDELINES:
 - ALL SLOPES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50) IN THE DIRECTION OF THE DOWNHILL SIDE.
 - THE LONGITUDINAL SLOPE OF THE SLOPES SHALL BE NO GREATER THAN 5% (1:20) UNLESS OTHERWISE NOTED.
 - ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING EXISTING FLOW PATTERNS UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
- TREE TRUNK LOCATIONS SHOWN ARE APPROXIMATE. IF LOCATIONS CONFLICT WITH ANY PROPOSED IMPROVEMENT, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO ANY CONSTRUCTION.

GRADING NOTES

- STRIP TOPSOIL TO A DEPTH NOT TO EXCEED 1" STOCKPILE AND REDISTRIBUTE TO GRADED AREAS ONCE ROUGH GRADING OPERATIONS ARE COMPLETE. STOCKPILE AREA TO BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO GRADING.
- ALL PROPOSED GRADES INDICATED ARE FINISHED GRADES. THE PROPOSED PAVING IS SHOWN TO FINISHED GRADE AND THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATING FOR IMPROVEMENTS AS PART OF THE OVERALL MASS GRADING.
- ALL LAND FORMS AND SLOPES SHALL BE GRADED TO BE A SMOOTH, FLOWING, ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL CONTINUITY.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CLEARED BRUSH, DEBRIS, ETC., FROM WITHIN THE LIMITS OF CONSTRUCTION. DISPOSE OF MATERIAL OFF SITE.
- WHEN CLEARING FOR GRADING, THE CONTRACTOR SHALL COORDINATE TREE PRESERVATION WITH THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
- REFER TO EXISTING CONDITIONS AND REMOVAL ITEMS PLAN FOR SURVEY, BENCHMARKS, DEMOLITION, EXISTING TREE REMOVAL, AND CLEARING INFORMATION.
- REFER TO LAYOUT SHEETS FOR LAYOUT INFORMATION.
- CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND MARKING OF ALL EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES WITHIN THE PROJECT AREA.

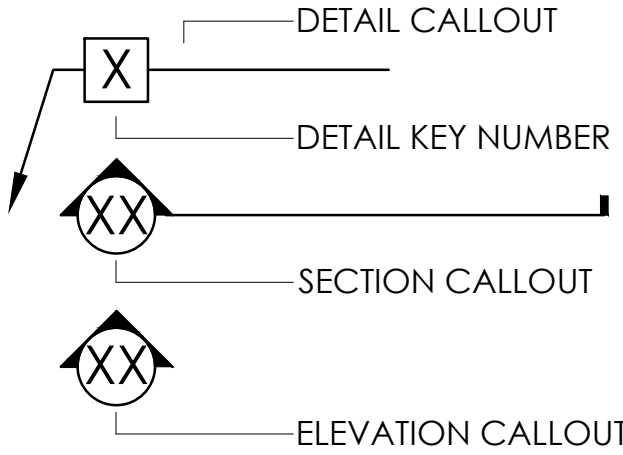
TREE PROTECTION NOTES

- A ROOT PROTECTION ZONE (RPZ) WILL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH OF THE TREE. I.E. A 10" TREE WILL HAVE A 10' RADIUS ROOT PROTECTION ZONE. THIS AREA SHALL BE SUSTAINED IN A NATURAL STATE AND REMAIN FREE OF VEHICULAR OR MECHANICAL TRAFFIC.
- AN ORANGE MESH FENCE DELINEATING THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- WHERE CONSTRUCTION OCCURS WITHIN THE RPZ, THE TREE PROTECTION FENCING IS TO BE SET 4' FROM THE NEAREST CONSTRUCTION.
- TREE TRUNK PROTECTION IS REQUIRED FOR ALL TREE TRUNKS IN AREAS WHERE CONSTRUCTION OCCURS WITHIN THE ROOT PROTECTION ZONE.
- ALL ROOTS LARGER THAN ONE INCH DIAMETER ARE TO BE CUT CLEANLY AND OAK SLOUNDS PAINTED WITH APPROVED TREE PAINT WITHIN 30 MINUTES.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE.
- NO CLEANOUT AREAS WILL BE CONSTRUCTED SO THAT MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- NO GRADE CHANGES MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- THE RPZ SHALL BE COVERED WITH MULCH TO REDUCE MOISTURE STRESS. MULCH LOCATION AND AMOUNT SHALL COMPLY WITH CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 22.04.01 OR AS APPROVED BY CITY ARBORIST.
- ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK SLOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK MILD INFECTION.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE INSTALLATION.
- THE ASSOCIATED TREE PROTECTION DETAIL COMPLIES WITH THE MINIMUM TREE PROTECTION GUIDELINES FROM THE CITY OF SAN ANTONIO. WHERE POSSIBLE, PROVIDE FENCE TO TREE DRIP LINE OR GROUP TREES IN FENCE PERIMETER TO PROVIDE INCREASED PROTECTION.
- SHRED, DOUBLE GRIND, TREES AND UNDERSTORY VEGETATION TO BE REMOVED FOR USE AS SHREDDED NATIVE BARK MULCH. IMPORT SHREDDED NATIVE BARK MULCH AS NECESSARY TO FULFILL THE REQUIREMENTS OF THE CONTRACT.
- NO WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREES WHICH ARE DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION, SHALL BE MITIGATED PER UDC 35.523 FOR MITIGATION.
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE BUT IS NOT LIMITED TO WATERING THE ROOT PROTECTION ZONE, PRUNING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.

DEMOLITION NOTES

- REMOVE TREES: REMOVE TREES BELOW FINISH GRADE. FILL AND COMPACT ALL HOLES WITH APPROVED FILL MATERIAL TO FLUSH WITH SURROUNDING GRADES. REPAIR ANY DAMAGED AREAS TO EXISTING PRIOR TO DEMOLITION OR BETTER CONDITIONS.
- COORDINATE ALL DEMOLITION AND CONSTRUCTION ACTIVITIES PRIOR TO COMMENCEMENT WITH CITY STAFF TO ENSURE SAFETY OF PATRONS.
- CONTRACTOR SHALL DETERMINE LOCATIONS AND EXTENT OF ALL EXISTING SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- PROTECT IN PLACE ALL ITEMS NOT SCHEDULED TO BE REMOVED OR RELOCATED INCLUDING VEGETATION, HOSE BIBBS AND OTHER UTILITIES.
- CONTRACTOR SHALL ERECT LIMITS OF WORK BARRICADES SO THAT PEDESTRIAN CIRCULATION MAY CONTINUE UNINTERRUPTED.
- REFERENCE DETAIL FOR TREE PROTECTION FENCING. INSTALL TREE PROTECTION FENCING BEFORE DEMOLITION COMMENCES.

DETAIL LEGEND



ABBREVIATIONS

ALUM	ALUMINUM
BC	BEST MANAGEMENT PRACTICES
BM	BENCHMARK
BR	BARRIER
B	BUILDING
CAL	CALCULATED
CL	CLEARANCE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTAINER
CY	CUBIC YARD
DEG	DEGREE
DI	DRAINAGE
DIA	DIAMETER
D.G.S.	DRAINAGE GROUND SURFACE
EA	EASEMENT
ELEV	ELEVATION
E	EXISTING
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FT	FOOT
HP	HAND PUMP
HT	HEIGHT
IN	INCH
INV	INTERSECT
IRRIG	IRRIGATION
LP	LAND PUMP
MAX	MAXIMUM
MDD	MANHOLE DEPTH
MIN	MINIMUM
NIC	NATIVE CONCRETE INTERLOCKED
NTS	NATURAL STATE
OC	ON CONCRETE
OCE	ON CONCRETE ELEVATION
PC	PROPOSED CONCRETE
PL	PROPOSED LAND
PRC	PROPOSED ROAD CORNER
PT	PROPOSED TIE
PSI	PROPOSED PERMANENT SIGN
PTD	PROPOSED TIE
R	ROAD
REF	REFERENCE
RO	ROADWAY
RP	ROOT PROTECTION
SEC	SECTION
SF	SQUARE FOOT
SIM	SIMPLE
STL	STEEL
ST STL	STEEL STEEL
STRUCT	STRUCTURE
SY	SQUARE YARD
TC	TOTAL CONCRETE
TF	TOTAL FINISHED
TR	TOTAL ROADWAY
T	TOTAL
TYP	TYPICAL

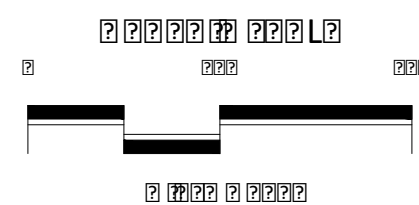
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DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

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SITE REFERENCE PLAN

BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

DUNAWAY
118 Broadway • Suite 201 • San Antonio, Texas 78205
Tel: 210.267.5246
[TX REG. F-1114]

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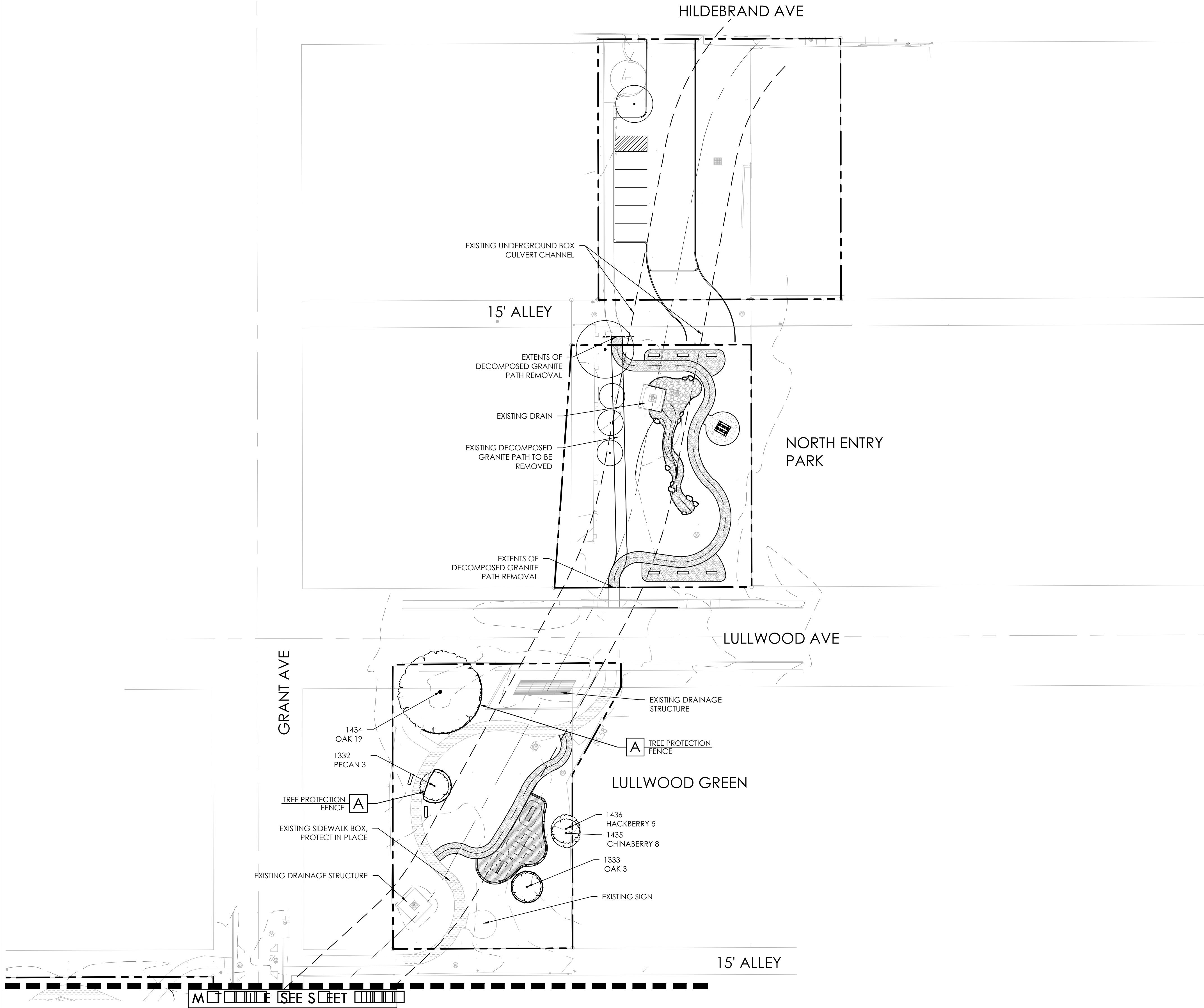
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LEGEND

PROPERTY LINE	---
DRIVE CENTER LINE	---
FENCE LINE	-x-x-x-
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	- - - - -
CONTROL JOINT	=====

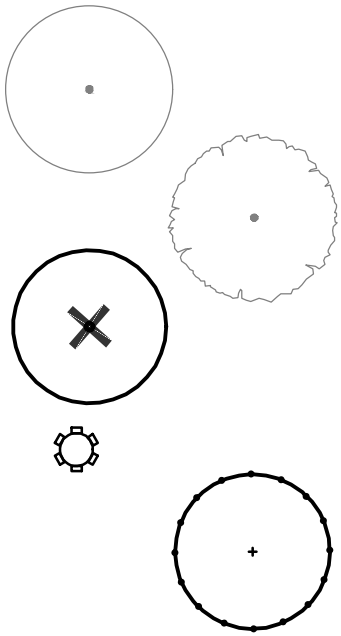
APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)

SURVEYED EXISTING TREE TO REMAIN

TREE TO BE REMOVED

TRUNK PROTECTION FENCING

TREE PROTECTION FENCING



PAVING LEGEND

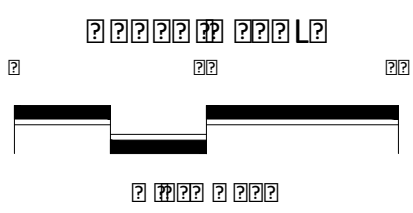
DECOMPOSED GRANITE	[Pattern]
DECOMPOSED GRANITE REPAIR	[Pattern]
FIBAR MULCH	[Pattern]
RIVER ROCK GRAVEL	[Pattern]

LANDSCAPE CONSTRUCTION LEGEND

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	TREE PROTECTION FENCE	A	L0.06
2	TRUNK PROTECTION FENCE	B	L0.06

NOTE: SURVEY PROVIDED BY CITY OF SAN ANTONIO DOES NOT CONTAIN ALL EXISTING TREES ON SITE. AERIAL IMAGES WHERE USED TO SHOW APPROXIMATE LOCATIONS OF REMAINING TREES NOT SHOWN ON SURVEY.

TOPOGRAPHIC SURVEY AND TREE SURVEY PROVIDED BY CITY OF SAN ANTONIO.



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TREE PRESERVATION PLAN



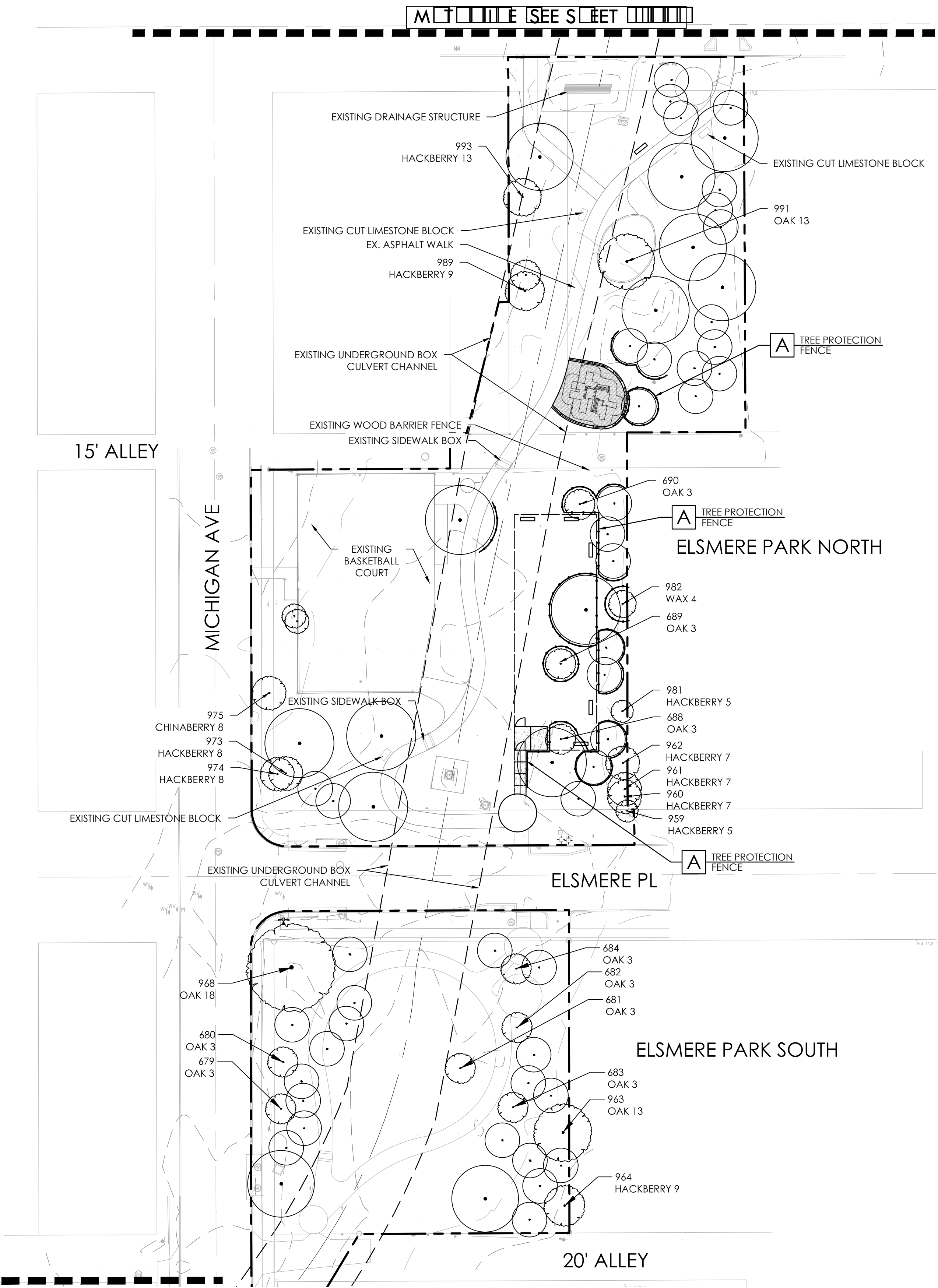
BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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L0.01

PLOT FILE: C:\Users\mm\OneDrive\Documents\2019\20190828\20190828.dwg
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LEGEND

- PROPERTY LINE
- DRIVE CENTER LINE
- FENCE LINE
- EXISTING CONCRETE CURB
- EXPANSION JOINT
- CONTROL JOINT

- APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)
- SURVEYED EXISTING TREE TO REMAIN
- TREE TO BE REMOVED
- TRUNK PROTECTION FENCING
- TREE PROTECTION FENCING

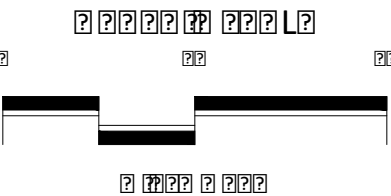
PAVING LEGEND

- DECOMPOSED GRANITE
- DECOMPOSED GRANITE REPAIR
- FIBAR MULCH
- RIVER ROCK GRAVEL

LANDSCAPE CONSTRUCTION LEGEND

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
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TREE PRESERVATION PLAN

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CHECKED BY:	BKM
DATE:	June 28, 2019

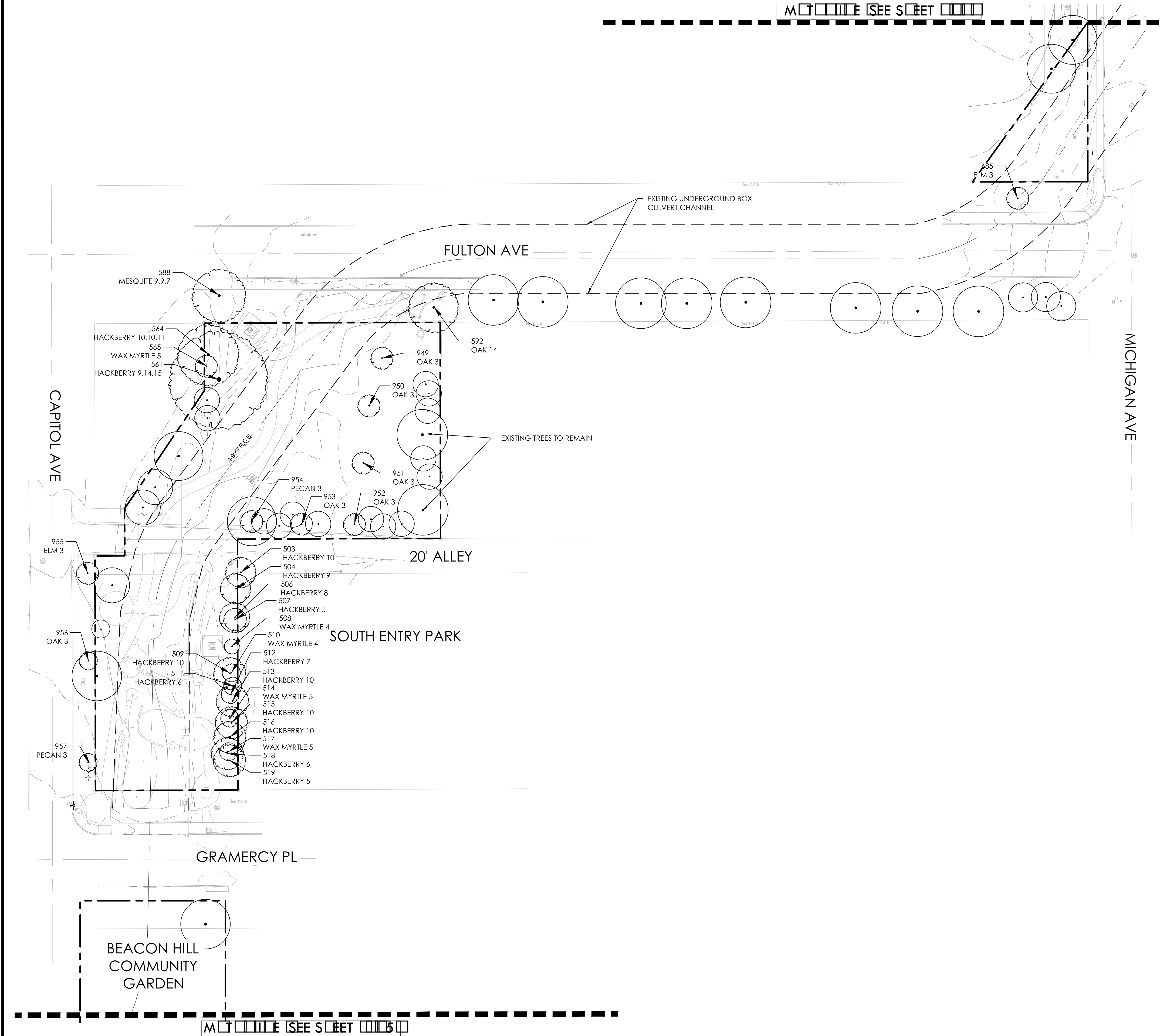
SHEET:
L0.03

DUNAWAY
 118 Broadway • Suite 201 • San Antonio, Texas 78205
 Tel: 210.267.5246
 (TX REG. F-1114)

REVISIONS

NO.	DATE	DESCRIPTION

01/11/2020 12:00 PM
 PLOTTED BY: J. K. [unclear]
 PLOTTED WITH: AutoCAD Plot (General Documentation)



LEGEND

PROPERTY LINE	
DRIVE CENTER LINE	
FENCE LINE	
EXISTING CONCRETE CURB	
EXPANSION JOINT	
CONTROL JOINT	

APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)	
SURVEYED EXISTING TREE TO REMAIN	
TREE TO BE REMOVED	
TRUNK PROTECTION FENCING	
TREE PROTECTION FENCING	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
FIBAR MULCH	
RIVER ROCK GRAVEL	

LANDSCAPE CONSTRUCTION LEGEND			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	TREE PROTECTION FENCE	A	L0.06
2	TRUNK PROTECTION FENCE	B	L0.06

NOTE: SURVEY PROVIDED BY CITY OF SAN ANTONIO DOES NOT CONTAIN ALL EXISTING TREES ON SITE. AERIAL IMAGES WHERE USED TO SHOW APPROXIMATE LOCATIONS OF REMAINING TREES NOT SHOWN ON SURVEY.

TREE PRESERVATION PLAN



BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

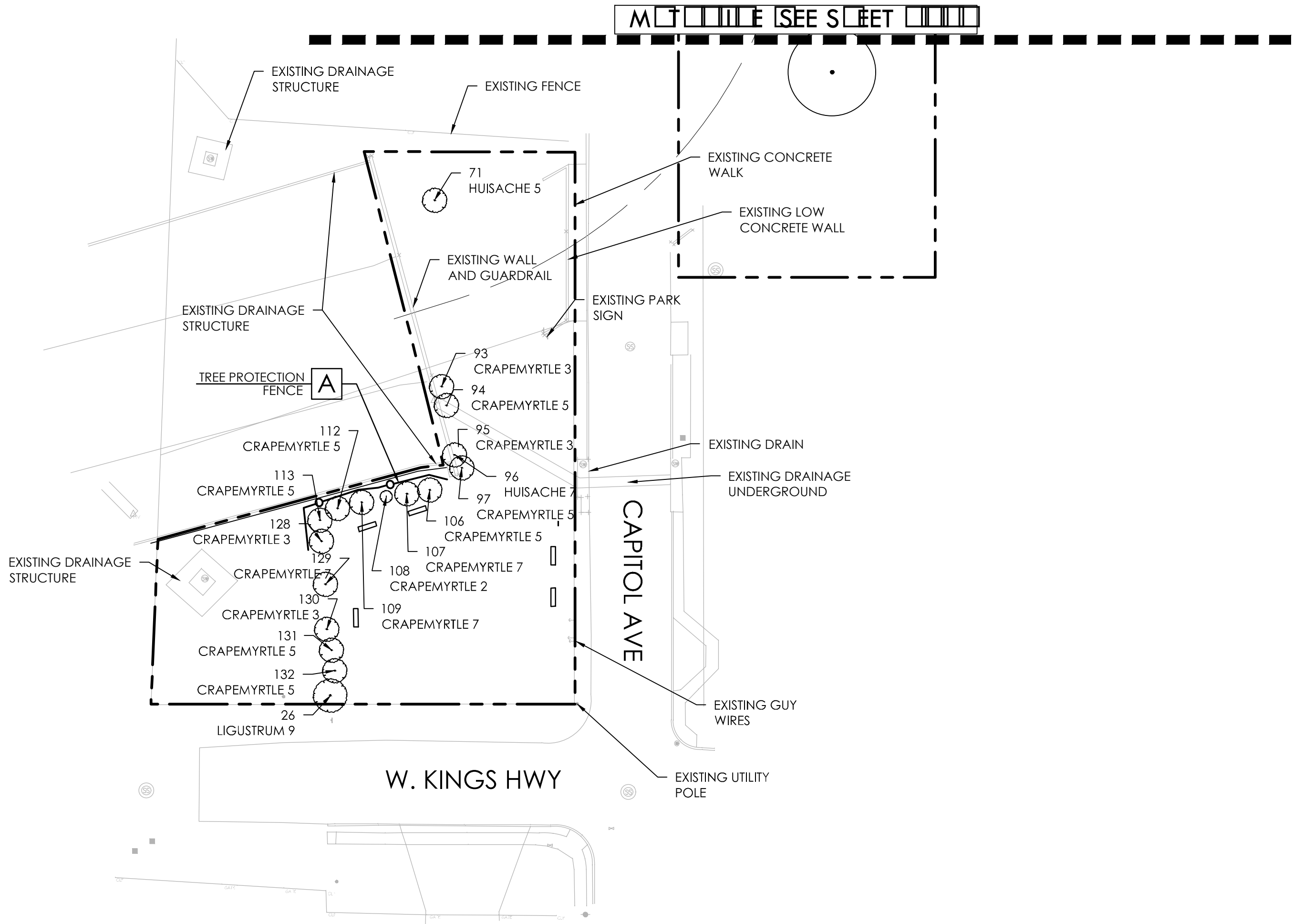
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JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:
L0.04

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PLOT FILE: C:\Users\user\OneDrive\Documents\AutoCAD\Drawings\2019\20190628\20190628.dwg
 PLOTTED BY: user
 PLOTTED WITH: AutoCAD PLOT (General)



LEGEND

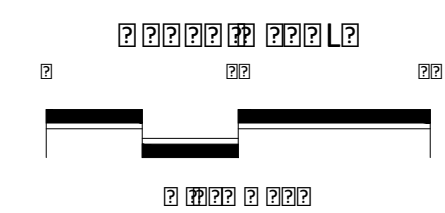
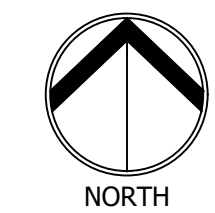
PROPERTY LINE	---
DRIVE CENTER LINE	---
FENCE LINE	-x-x-x-
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	-----
CONTROL JOINT	-----
APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)	(Circle with dot)
SURVEYED EXISTING TREE TO REMAIN	(Circle with dot and cross)
TREE TO BE REMOVED	(Circle with X)
TRUNK PROTECTION FENCING	(Circle with cross-hatch)
TREE PROTECTION FENCING	(Circle with cross-hatch)

PAVING LEGEND

DECOMPOSED GRANITE	(Stippled pattern)
DECOMPOSED GRANITE REPAIR	(Dashed pattern)
FIBAR MULCH	(Diagonal lines)
RIVER ROCK GRAVEL	(Circular pattern)

LANDSCAPE CONSTRUCTION LEGEND			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	TREE PROTECTION FENCE	A	L0.06
2	TRUNK PROTECTION FENCE	B	L0.06

NOTE: SURVEY PROVIDED BY CITY OF SAN ANTONIO DOES NOT CONTAIN ALL EXISTING TREES ON SITE. AERIAL IMAGES WERE USED TO SHOW APPROXIMATE LOCATIONS OF REMAINING TREES NOT SHOWN ON SURVEY.



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TREE PRESERVATION PLAN

BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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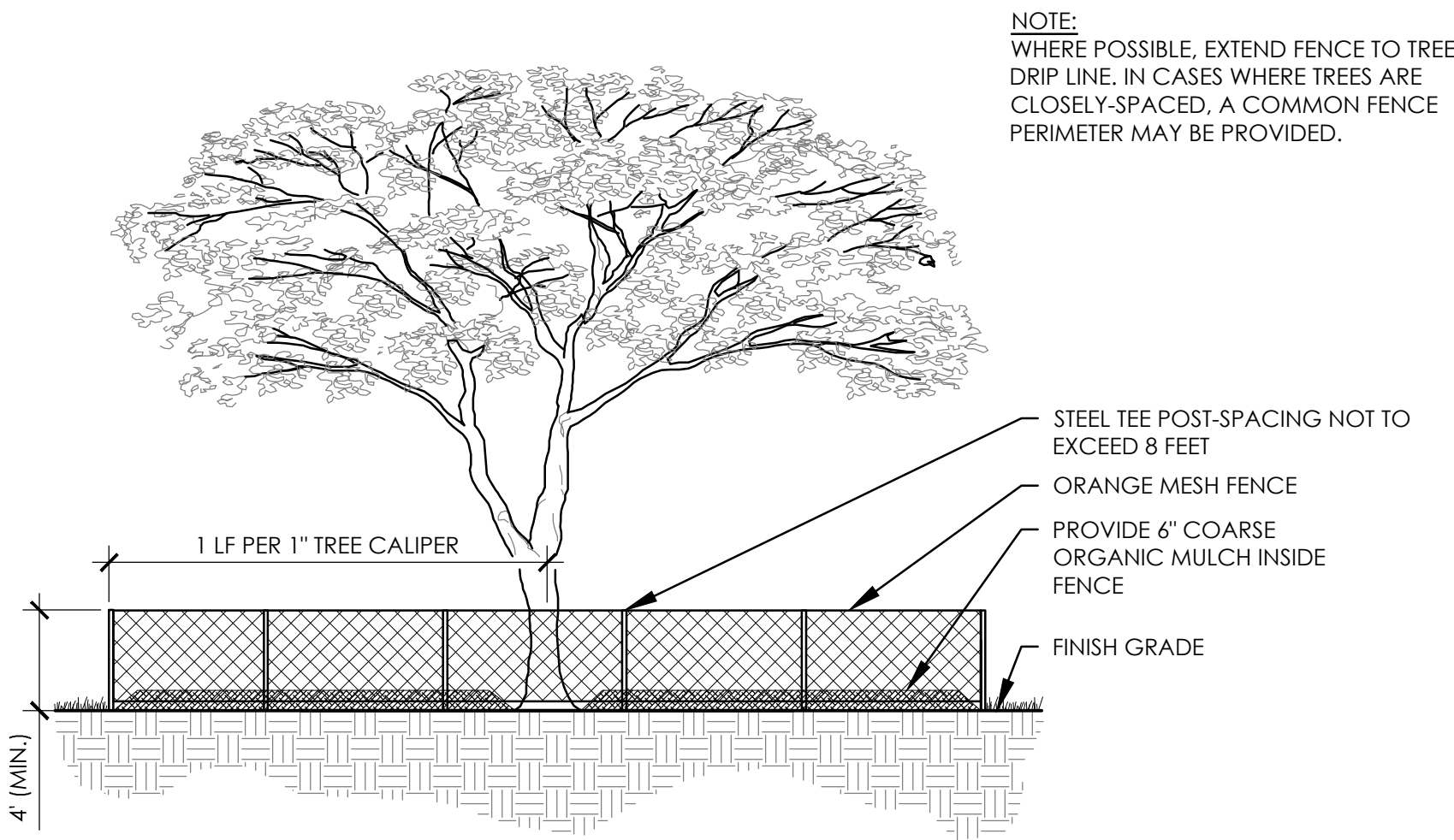
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L.A.# 2369

JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

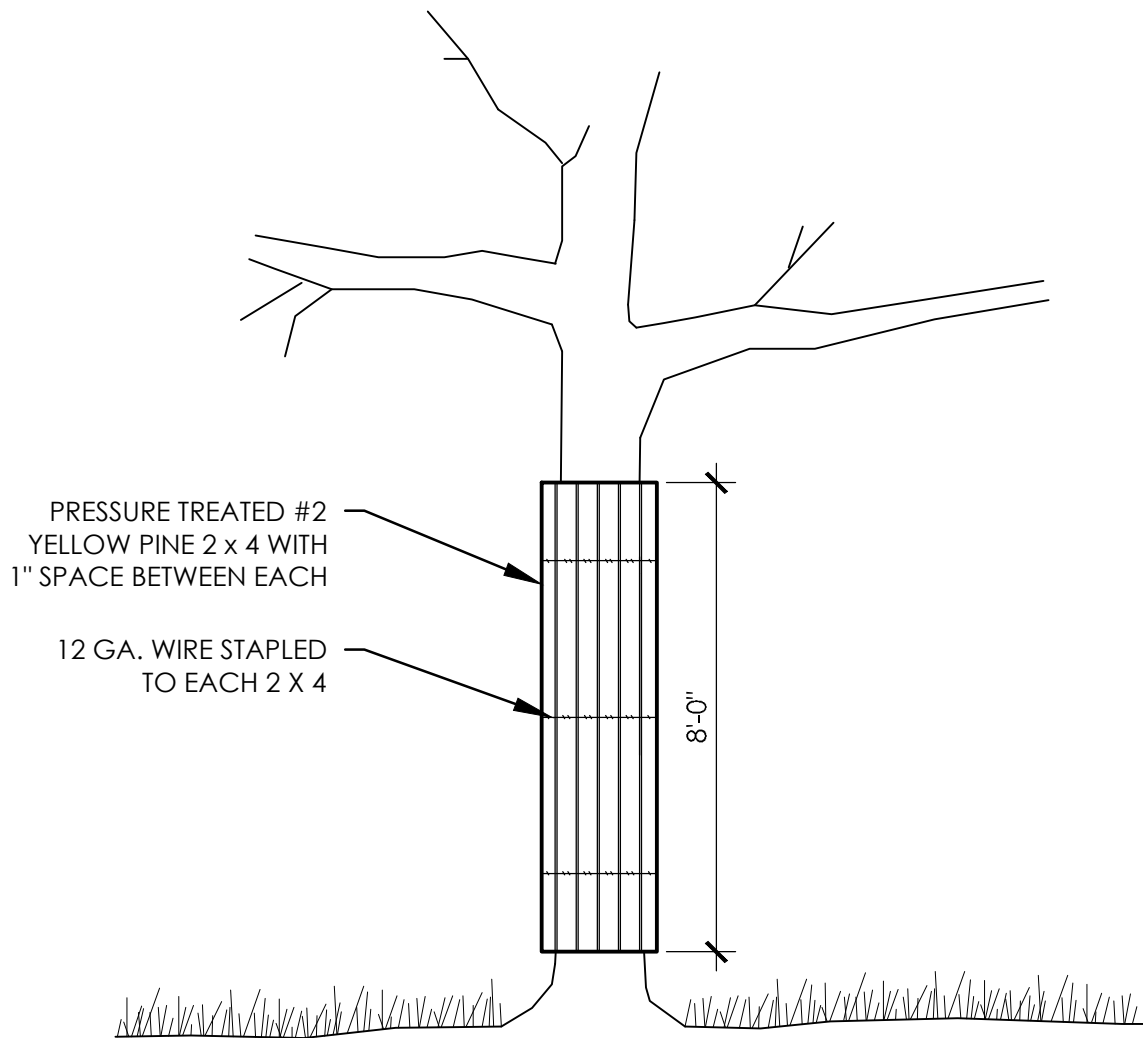
SHEET:
L0.05

EXISTING TREE INVENTORY

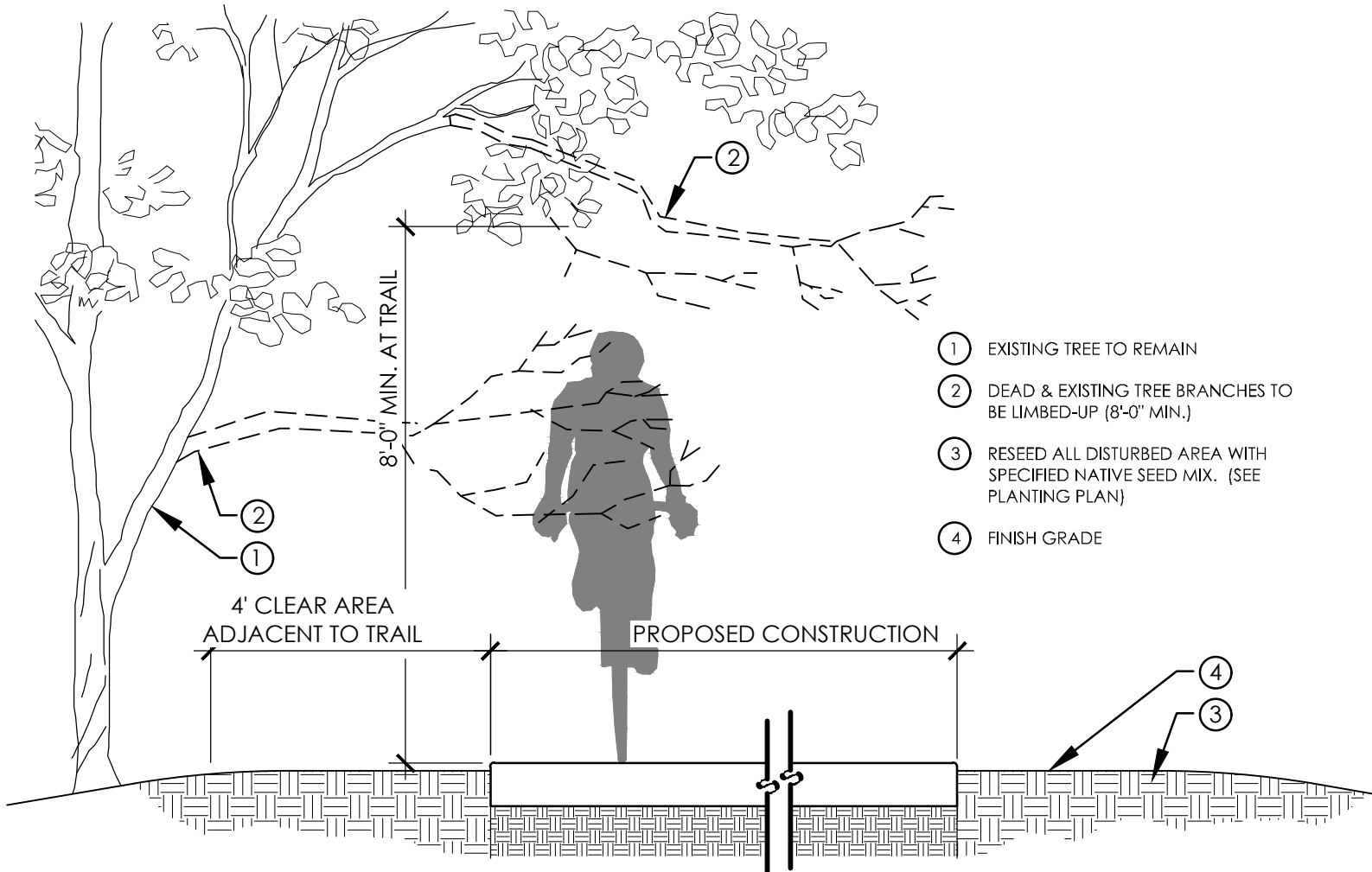
TREE INVENTORY												
PT#	Species	Understory Species* 5.0" - 11.5"		Significant Tree 6" - 23.5"		Significant Tree** 10.0" - 23.5"		Heritage 3:1		Heritage 1:1		Additional Inches Preserved for Mitigation ***
		Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	Removed	Preserved	
26	LIGUSTRUM				9							
71	HUISACHE											5
93	CRAPEMYRTLE											3
94	CRAPEMYRTLE											5
95	CRAPEMYRTLE											3
96	HUISACHE				7							
97	CRAPEMYRTLE											5
106	CRAPEMYRTLE											5
107	CRAPEMYRTLE				7							
108	CRAPEMYRTLE											2
109	CRAPEMYRTLE				7							
112	CRAPEMYRTLE											5
113	CRAPEMYRTLE											5
128	CRAPEMYRTLE											3
129	CRAPEMYRTLE											7
130	CRAPEMYRTLE											3
131	CRAPEMYRTLE											5
132	CRAPEMYRTLE											5
503	HACKBERRY				10							
504	HACKBERRY				9							
506	HACKBERRY				8							
507	HACKBERRY											5
508	WAX											4
509	HACKBERRY				10							
510	WAX											4
511	HACKBERRY				6							
512	HACKBERRY				7							
513	HACKBERRY				10							
514	WAX											5
515	HACKBERRY				10							
516	HACKBERRY				10							
517	WAX											5
518	HACKBERRY				6							
519	HACKBERRY											5
561	HACKBERRY				19							
564	HACKBERRY				18							
565	WAX											5
588	MESQUITE				13							
592	OAK					14						
679	OAK											3
680	OAK											3
682	OAK											3
683	OAK											3
684	OAK											3
685	ELM											3
688	OAK											3
689	OAK											3
690	OAK											3
928	OAK											3
929	OAK											3
930	PECAN											3
931	PECAN											3
932	PECAN											3
933	PECAN											3
934	PECAN											3
935	OAK											3
949	OAK											3
950	OAK											3
951	OAK											3
952	OAK											3
953	OAK											3
954	PECAN											3
955	ELM											3
956	OAK											3
957	PECAN											3
959	HACKBERRY											5
960	HACKBERRY				7							
961	HACKBERRY				7							
962	HACKBERRY				7							
963	OAK					13						7
964	HACKBERRY				9							
968	OAK					18						
973	HACKBERRY				8							
974	HACKBERRY				8							
975	CHINABERRY				8							
981	HACKBERRY											5
982	WAX											4
989	HACKBERRY				9							
991	OAK					13						
993	HACKBERRY				13							
1003	WAX											3
1006	MESQUITE				6							
1008	MESQUITE				18							
1014	PECAN							30				
1015	OAK					12						
1016	PECAN					15						
1017	PECAN							30				
1023	OAK					10						
1026	CHINABERRY				6							INVASIVE
1029	OAK											8
1207	OAK											4
1332	PECAN											3
1333	OAK											3
1434	OAK					19						
1435	CHINABERRY				8							INVASIVE



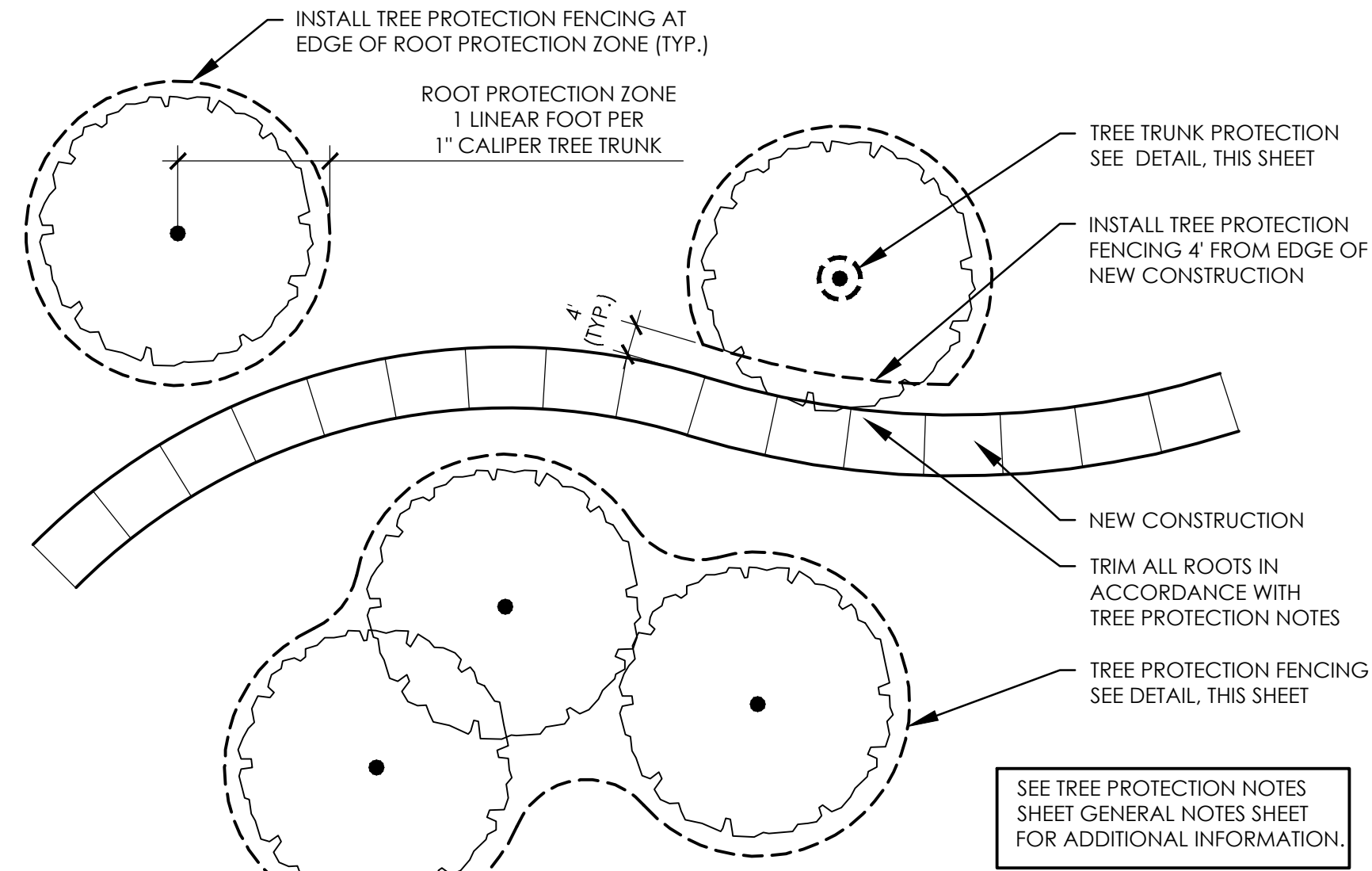
A TREE PROTECTION FENCING SCALE: N.T.S.



B EXISTING TREE TRUNK PROTECTION SCALE: 1"=1'-0"



C TREE PRUNING AT NEW CONSTRUCTION SCALE: NTS



D TREE PROTECTION - CLOSE PROXIMITY TO CONSTRUCTION SCALE: 1"=1'-0"

NOTE: SURVEY PROVIDED BY CITY OF SAN ANTONIO DOES NOT CONTAIN ALL EXISTING TREES ON SITE. AERIAL IMAGES WERE USED TO SHOW APPROXIMATE LOCATIONS OF REMAINING TREES NOT SHOWN ON SURVEY.

1436	HACKBERRY											5
1439	OAK						17					
1440	PERSIMMON											3
1441	PERSIMMON											3
1442	PERSIMMON											3
1443	PERSIMMON											3
1444	OAK						24					
1445	OAK											8
<hr/>												
Sub. Tot. Inches		0	0	0	278	14	117	0	84	0	0	239
Total inches by category=			0		278		131		84		0	239
Preservation percentage=	#DIV/0!				Significant	97%			Heritage Preservation	100%		
Mitigation required (Commercial) =	0				Commercial (inches)	-231.4						
Mitigation required (Capital Imp.) =	0				Capital Imp. (inches)	-292.75			Heritage Mitigation (inches)	0		
<hr/>												
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%												
* Small species: Condalia, Redbud, Tx. Mountain Laurel, Tx. Persimmon, Hawthorn, Possumhaw - these are mitigated at 1:1 for Heritage Trees												
** Ashe Juniper, Huisache, Mesquite, Arizona Ash, Hackberry protected at 10" dbh and mitigated at 1:1 for heritage trees												
*** Mitigation Trees: Unprotected-sized trees to be used for mitigation calculations; subtract inches from mitigation owed												

95% REVIEW SET

REVISIONS		DESCRIPTION	
NO.	DATE		

TREE INVENTORY

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BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019
SHEET:	L0.06



1 inch = 150'

95% REVIEW SET

REVISIONS

LAYOUT REFERENCE PLAN



1118 Broadway • Suite 201 • San Antonio, Texas 78205
Tel: 210.267.5246
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BEACON HILL
LINEAR PARK

SAN ANTONIO, TX

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L.A.# 2369

JOB NO. 3928

DESIGNED BY: TIDRAWN BY: MM

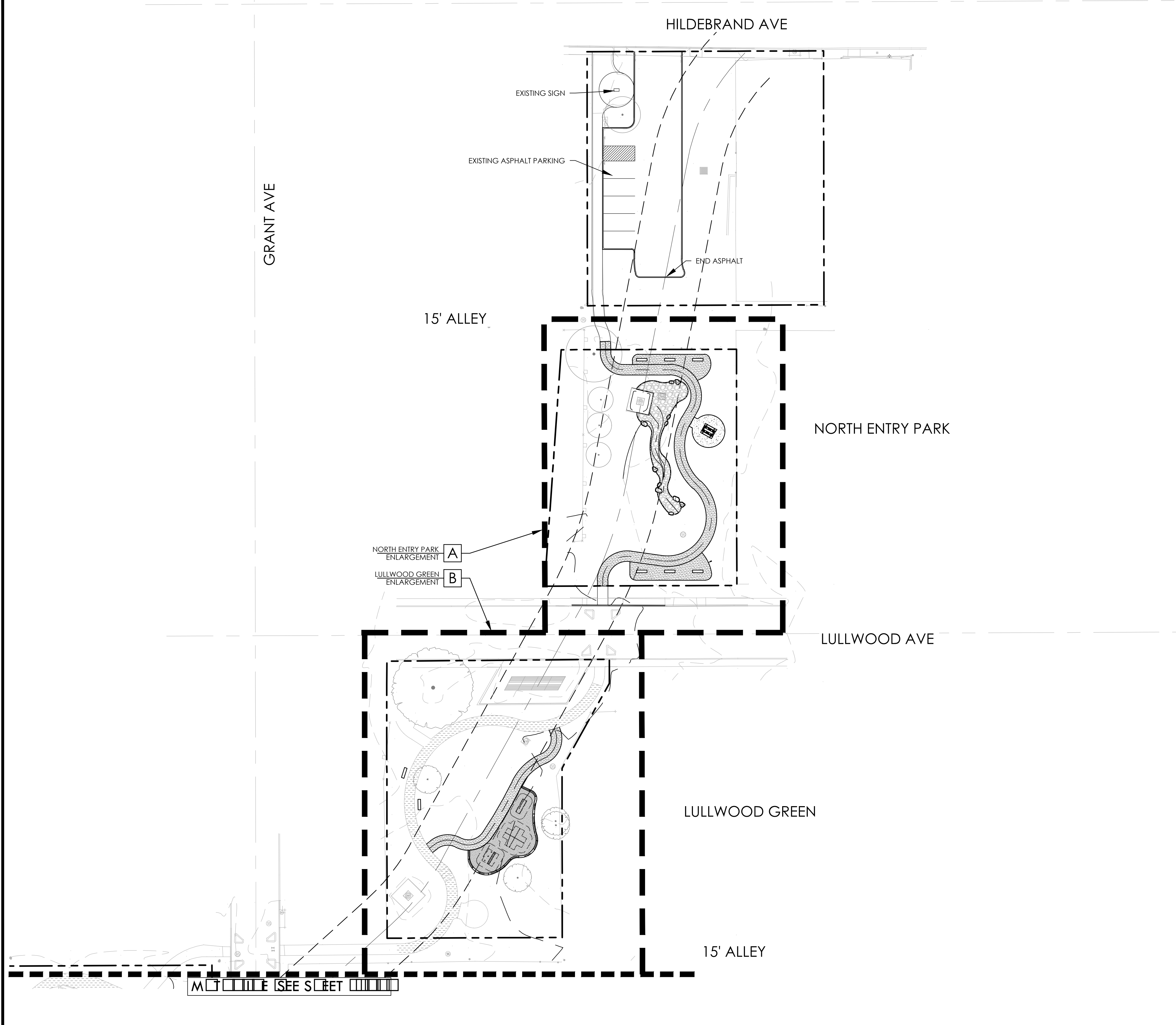
CHECKED BY: BKM

DATE: June 28, 2019

SHEET: 1 of 1

L1.00

2024.06.12 11:15 AM
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ROUTED WITH: AutoCAD Plot (General Documentation).pc3



LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	=====
TRAIL CENTERLINE	- . - . - .
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	-----
CONTROL JOINT	-----
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - ENLARGEMENTS		
KEY	DESCRIPTION	DETAIL SHEET:
A	NORTH ENTRY PARK ENLARGEMENT	L1.01A
B	LULLWOOD GREEN ENLARGEMENT	L1.01B
C	CHILDREN'S PARK ENLARGEMENT	L1.02A
D	ELSMERE PARK NORTH ENLARGEMENT 1	L1.03A
E	ELSMERE PARK NORTH ENLARGEMENT 2	L1.03B
F	MARTINEZ PARCEL ENLARGEMENT	L1.05A



GRAPHIC SCALE



1 inch = 30'

95% REVIEW SET

REVISIONS			
NO.	DATE	DESCRIPTION	

LAYOUT PLAN



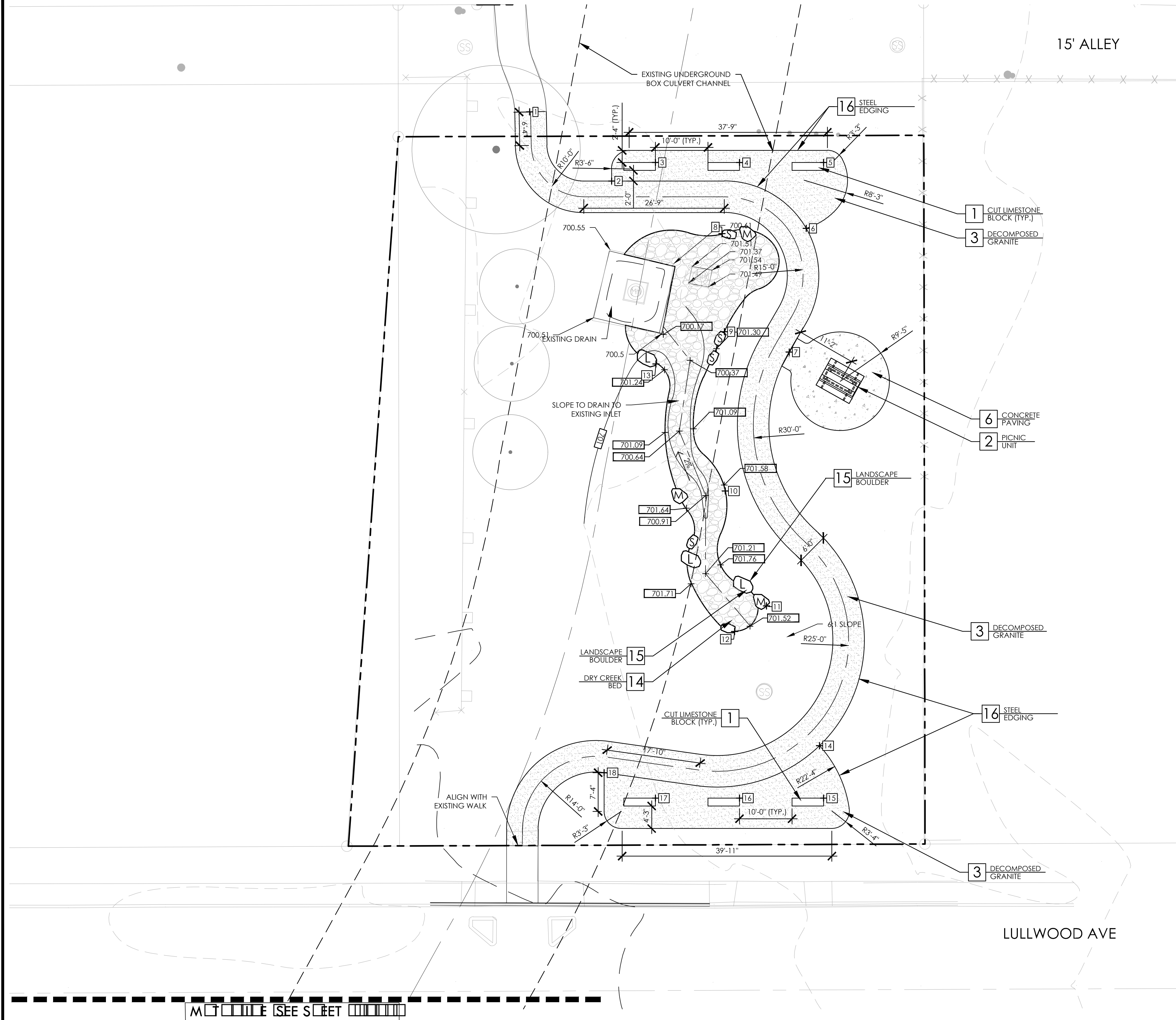
BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:
L1.01

PROJECT NO. 1707-0001-0001-0001
PROJECT NAME: 54453 AM
ROUTED WITH: AutoCAD PLOT (General Documentation).pc3



LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	_____
TRAIL CENTERLINE	---
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	---
CONTROL JOINT	---
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - DETAILS

KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CUT LIMESTONE BLOCK	E	L3.03
2	PICNIC UNIT	A	L3.03
3	DECOMPOSED GRANITE	A	L3.01
4	DECOMPOSED GRANITE REPAIR	B	L3.01
5	CONCRETE BAND	F	L3.01
6	CONCRETE PAVING	D	L3.01
7	CONC. PAVING @ EX. CONC.	E	L3.01
8	FITNESS STATION #1	A	L3.02
9	FITNESS STATION #2	B	L3.02
10	DOG RUN GATE	F	L3.03
11	DOG RUN FENCE	D	L3.03
12	FIBAR MULCH	A	L3.04
13	NOT USED		
14	DRY CREEK BED	A	L3.05
15	LANDSCAPE BOULDER	H	L3.01
16	STEEL EDGING	C	L3.01
17	CHILDREN'S PARK ENLARGEMENT		L1.02B

COORDINATE TABLE

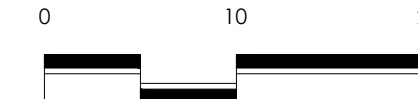
POINT #	DESCRIPTION	COORDINATES
1	PAVING	N 13717272.45 E 2124640.10
2	PAVING	N 13717259.31 E 2124655.71
3	LIMESTONE SEAT	N 13717262.81 E 2124664.03
4	LIMESTONE SEAT	N 13717262.81 E 2124680.03
5	LIMESTONE SEAT	N 13717262.81 E 2124696.03
6	PAVING	N 13717250.28 E 2124692.75
7	PAVING	N 13717226.76 E 2124689.50
8	BIO-SWALE	N 13717249.31 E 2124676.70
9	BIO-SWALE	N 13717230.62 E 2124677.16

COORDINATE TABLE

POINT #	DESCRIPTION	COORDINATES
10	BIO-SWALE	N 13717200.33 E 2124677.34
11	BOULDER	N 13717178.49 E 2124685.15
12	BIO-SWALE	N 13717173.61 E 2124679.10
13	BOULDER	N 13717224.49 E 2124664.13
14	PAVING	N 13717151.88 E 2124695.28
15	LIMESTONE SEAT	N 13717141.91 E 2124696.03
16	LIMESTONE SEAT	N 13717141.91 E 2124680.03
17	LIMESTONE SEAT	N 13717141.91 E 2124664.03
18	PAVING	N 13717146.76 E 2124654.26



GRAPHIC SCALE



1 inch = 10'

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NO.	DATE	REVISIONS	
		DESCRIPTION	

LAYOUT PLAN



BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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JOB NO. 3928

DESIGNED BY: TL

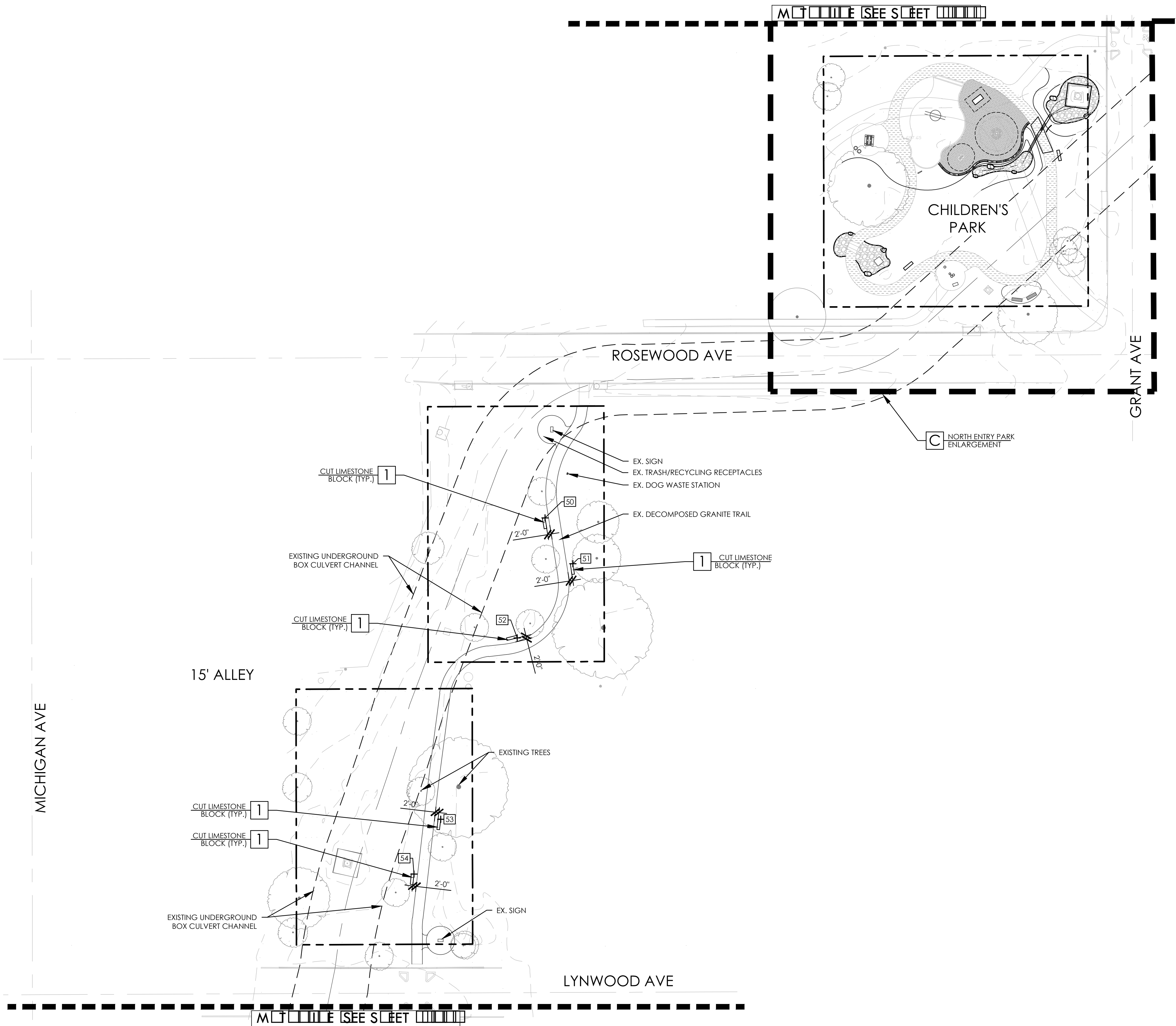
DRAWN BY: MM

CHECKED BY: BKM

DATE: June 28, 2019

SHEET: L1.01A

DATE: 05/11/2017
PROJECT: 17-0000-000-000-000-000
DRAWN BY: 5/11/2017
ROUTED WITH: AutoCAD Plot (General Documentation) 1/23



LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	_____
TRAIL CENTERLINE	- - - - -
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	---
CONTROL JOINT	---
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

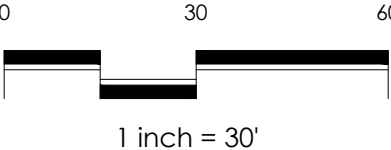
CONSTRUCTION KEY - ENLARGEMENTS		
KEY	DESCRIPTION	DETAIL SHEET:
A	NORTH ENTRY PARK ENLARGEMENT	L1.01A
B	LULLWOOD GREEN ENLARGEMENT	L1.01B
C	CHILDREN'S PARK ENLARGEMENT	L1.02A
D	ELSMERE PARK NORTH ENLARGEMENT 1	L1.03A
E	ELSMERE PARK NORTH ENLARGEMENT 2	L1.03B
F	MARTINEZ PARCEL ENLARGEMENT	L1.05A

CONSTRUCTION KEY - DETAILS			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CUT LIMESTONE BLOCK	E	L3.03
2	PICNIC UNIT	A	L3.03
3	DECOMPOSED GRANITE	A	L3.01
4	DECOMPOSED GRANITE REPAIR	B	L3.01
5	CONCRETE BAND	F	L3.01
6	CONCRETE PAVING	D	L3.01
7	CONC. PAVING @ EX. CONC.	E	L3.01
8	FITNESS STATION #1	A	L3.02
9	FITNESS STATION #2	B	L3.02
10	DOG RUN GATE	F	L3.03
11	DOG RUN FENCE	D	L3.03
12	FIBAR MULCH	A	L3.04
13	NOT USED		
14	DRY CREEK BED	A	L3.05
15	LANDSCAPE BOULDER	H	L3.01
16	STEEL EDGING	C	L3.01
17	CHILDREN'S PARK ENLARGEMENT		L1.02B

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
50	LIMESTONE SEAT	N 13716453.86 E 2124107.72
51	LIMESTONE SEAT	N 13716427.90 E 2124123.52
52	LIMESTONE SEAT	N 13716585.75 E 2124091.95
53	LIMESTONE SEAT	N 13716482.94 E 2124048.48
54	LIMESTONE SEAT	N 13716451.78 E 2124033.29



GRAPHIC SCALE



1 inch = 30'

95% REVIEW SET

REVISIONS

DESCRIPTION

DATE

NO.

LAYOUT PLAN

BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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Tel: 210.267.5246
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JOB NO. 3928

DESIGNED BY: TL

DRAWN BY: MM

CHECKED BY: BKM

DATE: June 28, 2019

SHEET: L1.02

PROJECT NO. 17-0000-0000-0000
DATE: 06/25/2019
DRAWN BY: JMM
CHECKED BY: JMM
DESIGNED BY: JMM
PROJECT: BEACON HILL LINEAR PARK
SHEET: L1.02A

SEE SHEET

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	=====
TRAIL CENTERLINE	- . - . -
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	-----
CONTROL JOINT	-----
EXISTING TREE TO REMAIN	(Tree Symbol)

PAVING LEGEND

DECOMPOSED GRANITE	(Pattern)
DECOMPOSED GRANITE REPAIR	(Pattern)
HARDWOOD MULCH	(Pattern)
RIVER ROCK GRAVEL	(Pattern)
CONCRETE PAVING	(Pattern)

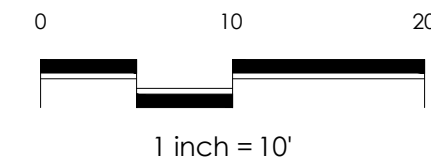
CONSTRUCTION KEY - DETAILS			
KEY	DESCRIPTION	DETAIL NO:	DETAIL SHEET:
1	CUT LIMESTONE BLOCK (TYP.)	E	L3.03
2	PICNIC UNIT	A	L3.03
3	DECOMPOSED GRANITE	A	L3.01
4	DECOMPOSED GRANITE REPAIR	B	L3.01
5	CONCRETE BAND	F	L3.01
6	CONCRETE PAVING	D	L3.01
7	CONC. PAVING @ EX. CONC.	E	L3.01
8	FITNESS STATION #1	A	L3.02
9	FITNESS STATION #2	B	L3.02
10	DOG RUN GATE	F	L3.03
11	DOG RUN FENCE	D	L3.03
12	FIBAR MULCH	A	L3.04
13	NOT USED		
14	DRY CREEK BED	A	L3.05
15	LANDSCAPE BOULDER	H	L3.01
16	STEEL EDGING	C	L3.01
17	CHILDREN'S PARK ENLARGEMENT		L1.02B

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
28	PLAYGROUND	N 13716894.28 E 2124354.78
29	PLAYGROUND	N 13716871.82 E 2124363.94
30	PLAYGROUND	N 13716857.79 E 2124344.58
31	PAVING	N 13716878.39 E 2124389.31
32	BIO-SWALE	N 13716892.41 E 2124397.90
33	BIO-SWALE	N 13716901.67 E 2124418.13
34	BIO-SWALE	N 13716884.50 E 2124419.16
35	PAVING	N 13716872.86 E 2124392.22
36	PAVING	N 13716867.34 E 2124388.24
37	PAVING	N 13716873.58 E 2124385.31
38	CONC. BAND	N 13716875.46 E 2124384.31

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
39	CONC. BAND	N 13716855.09 E 2124331.24
40	BIO-SWALE	N 13716849.96 E 2124376.88
41	DRY CREEK BED	N 13716849.96 E 2124375.25
42	DRY CREEK BED	N 13716853.19 E 2124362.49
43	BOULDER	N 13716948.42 E 2124350.83
44	BOULDER	N 13716905.11 E 2124301.17
45	BOULDER	N 13716815.49 E 2124279.56
46	BOULDER	N 13716792.01 E 2124292.92
47	PAVING	N 13716802.33 E 2124278.37
48	BIO-SWALE	N 13716808.30 E 2124271.91
49	LIMESTONE SEAT	N 13716799.37 E 2124315.72



GRAPHIC SCALE



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DESCRIPTION			

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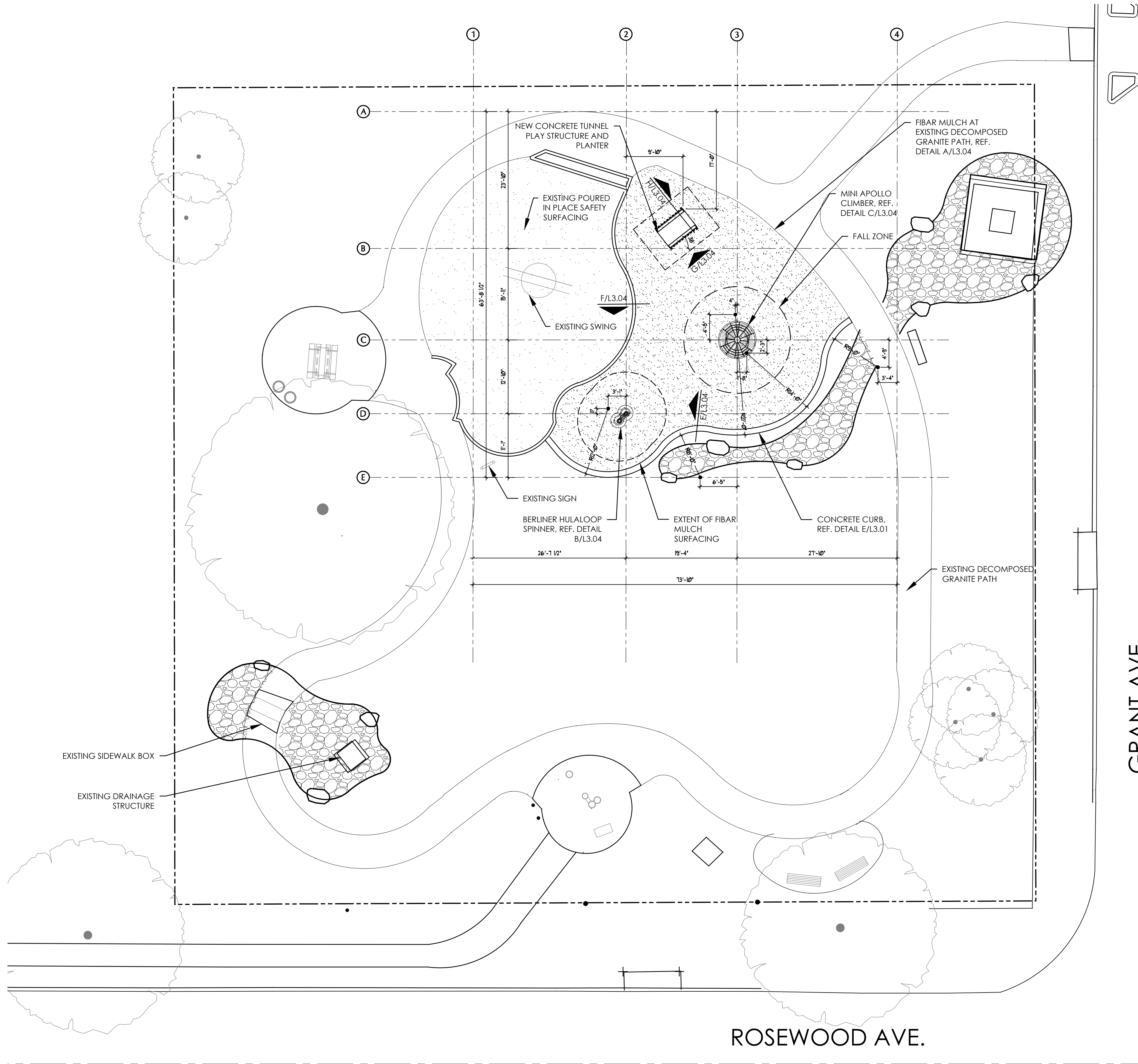
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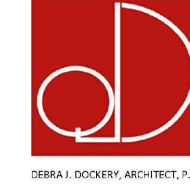
JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019
SHEET:	L1.02A

FULL PART: X:\18-17 Beacon Hill Park, Dunaway\CD\18-17 Beacon Hill Park, Dunaway\CD\18.3.0

PREPARED: A. J. O'Neil
DESIGNED BY: Nicole Walker
DRAWN BY: Nicole Walker
CHECKED BY: A. J. O'Neil
DATE: 06/28/2019
PLOT DATE: 06/28/2019
PLOT BY: A. J. O'Neil



SITE PLAN- NEW PLAYGROUND



DEBRA J. DOCKERY, ARCHITECT, P.C.
118 BROADWAY ST. SUITE 516
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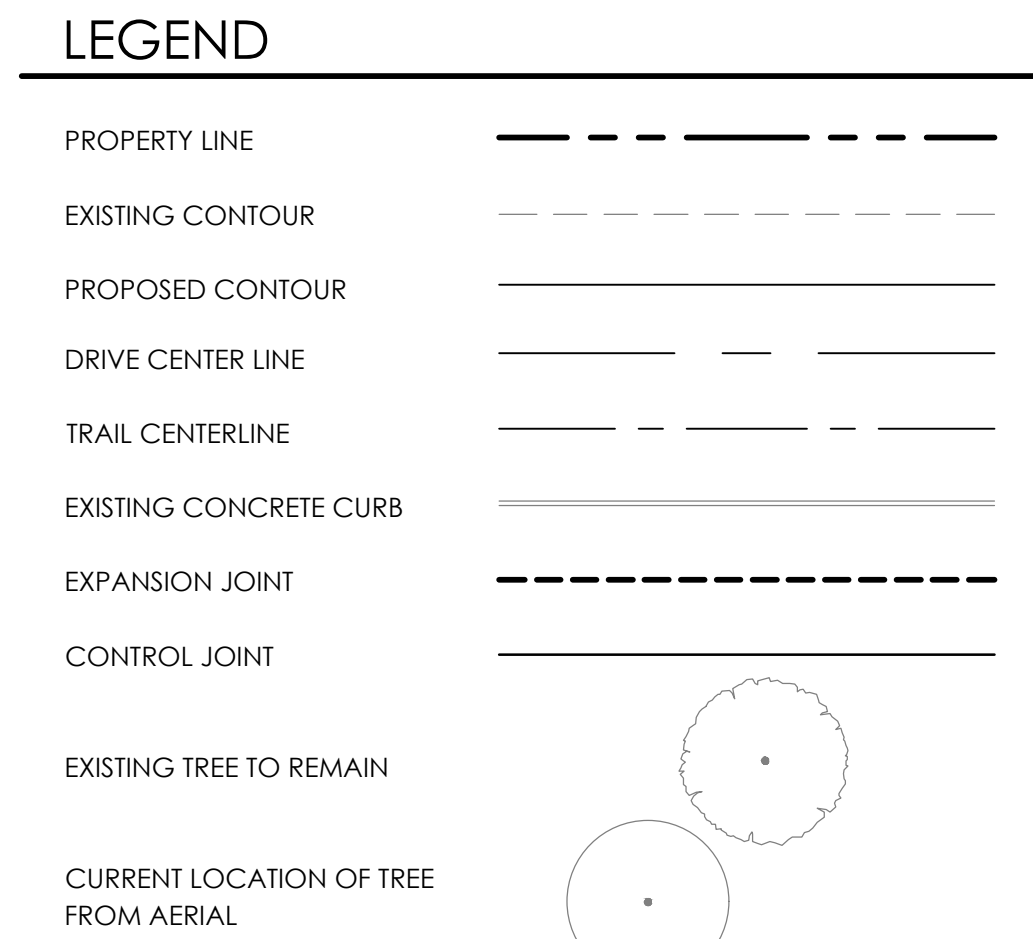
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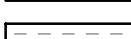
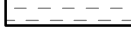


JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	NW
CHECKED BY:	DJD
DATE:	June 28, 2019

SHEET: **L1.02B**

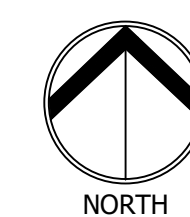
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NO.	DATE	#	#
#	#	#	#
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PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - ENLARGEMENTS		
KEY	DESCRIPTION	DETAIL SHEET:
A	NORTH ENTRY PARK ENLARGEMENT	L1.01A
B	LULLWOOD GREEN ENLARGEMENT	L1.01B
C	CHILDREN'S PARK ENLARGEMENT	L1.02A
D	ELSMERE PARK NORTH ENLARGEMENT 1	L1.03A
E	ELSMERE PARK NORTH ENLARGEMENT 2	L1.03B
F	MARTINEZ PARCEL ENLARGEMENT	L1.05A



GRAPHIC SCALE

1 inch = 30'

95% REVIEW SET

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JOB NO.	3928
DESIGNED BY:	TL
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DATE:	June 28, 2019

SHEET: L1.03

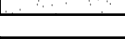

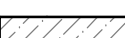
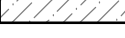



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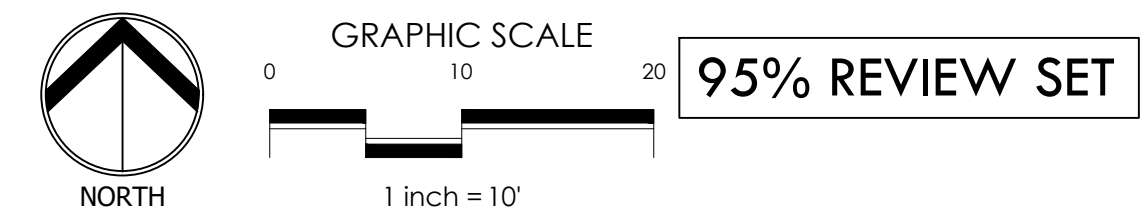
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PAVING LEGEND

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DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

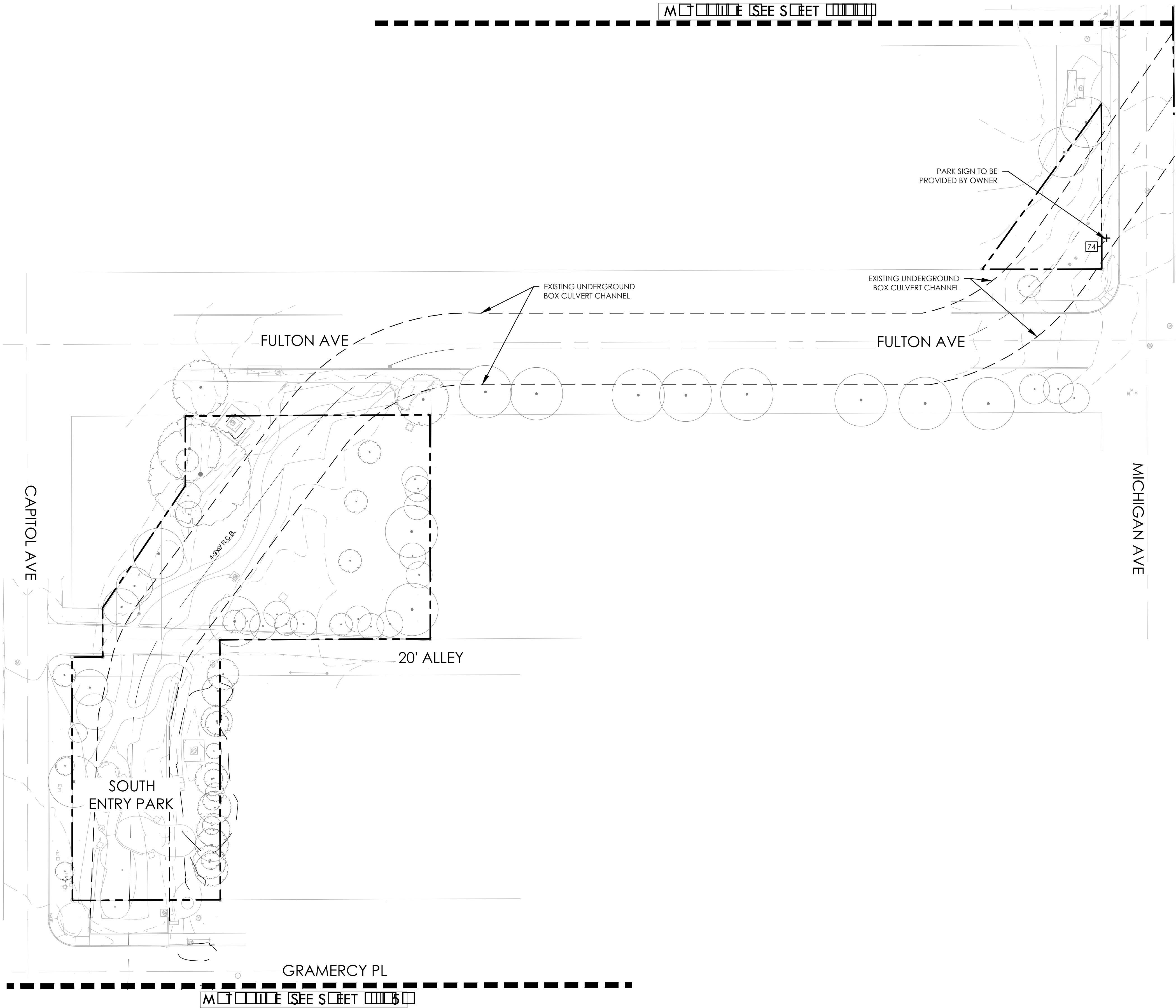
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61	DOG RUN FENCE	N 13716076.44 E 2123944.18
	PAVING	N 13716057.51 E 2123946.68
63	LIMESTONE SEAT	N 13716079.82 E 2123975.45
64	LIMESTONE SEAT	N 13716097.46 E 2123977.42
65	LIMESTONE SEAT	N 13716164.27 E 2123977.42
66	LIMESTONE SEAT	N 13716175.15 E 2123971.36



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JOB NO.	3928
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CHECKED BY:	BKM
DATE:	June 28, 2019
SHEET: L1.03B	

PLOTTED BY: J. KYLE
 PLOTTED AT: 8:42:35 AM
 PLOTTED WITH: AutoCAD PLOT (General Documentation).pc3



LEGEND	
PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	_____
TRAIL CENTERLINE	_____
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	---
CONTROL JOINT	---
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND	
DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - ENLARGEMENTS		
KEY	DESCRIPTION	DETAIL SHEET:
A	NORTH ENTRY PARK ENLARGEMENT	L1.01A
B	LULLWOOD GREEN ENLARGEMENT	L1.01B
C	CHILDREN'S PARK ENLARGEMENT	L1.02A
D	ELSMERE PARK NORTH ENLARGEMENT 1	L1.03A
E	ELSMERE PARK NORTH ENLARGEMENT 2	L1.03B
F	MARTINEZ PARCEL ENLARGEMENT	L1.05A

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
74	SIGN	N 13715742.80 E 2123795.61

NORTH

GRAPHIC SCALE

0 30 60
1 inch = 30'

95% REVIEW SET

REVISIONS							
		DESCRIPTION					
NO.	DATE						
		#	#	#	#	#	#
		#	#	#	#	#	#
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		#	#	#	#	#	#
		#	#	#	#	#	#

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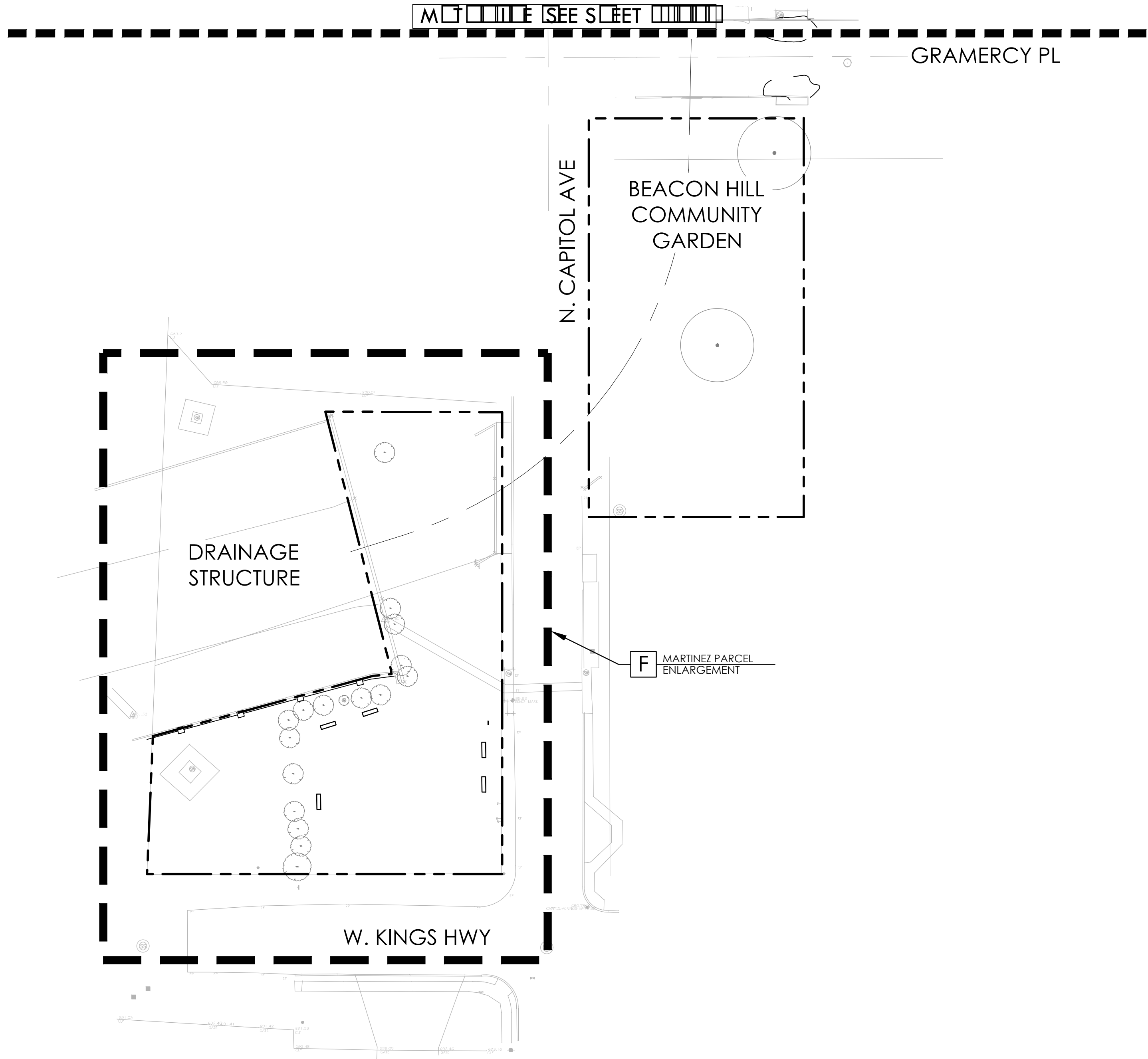
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JOB NO.	3928
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DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019
SHEET:	L1.04

PLOTTED BY: J. KYLE
 PLOTTED AT: 8:42 AM
 PLOTTED WITH: AutoCAD Plot (General Documentation).pc3



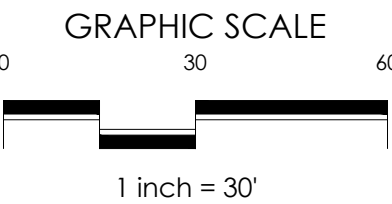
LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	_____
TRAIL CENTERLINE	- - - - -
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	-----
CONTROL JOINT	=====
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - ENLARGEMENTS		
KEY	DESCRIPTION	DETAIL SHEET:
A	NORTH ENTRY PARK ENLARGEMENT	L1.01A
B	LULLWOOD GREEN ENLARGEMENT	L1.01B
C	CHILDREN'S PARK ENLARGEMENT	L1.02A
D	ELSMERE PARK NORTH ENLARGEMENT 1	L1.03A
E	ELSMERE PARK NORTH ENLARGEMENT 2	L1.03B
F	MARTINEZ PARCEL ENLARGEMENT	L1.05A



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LAYOUT PLAN

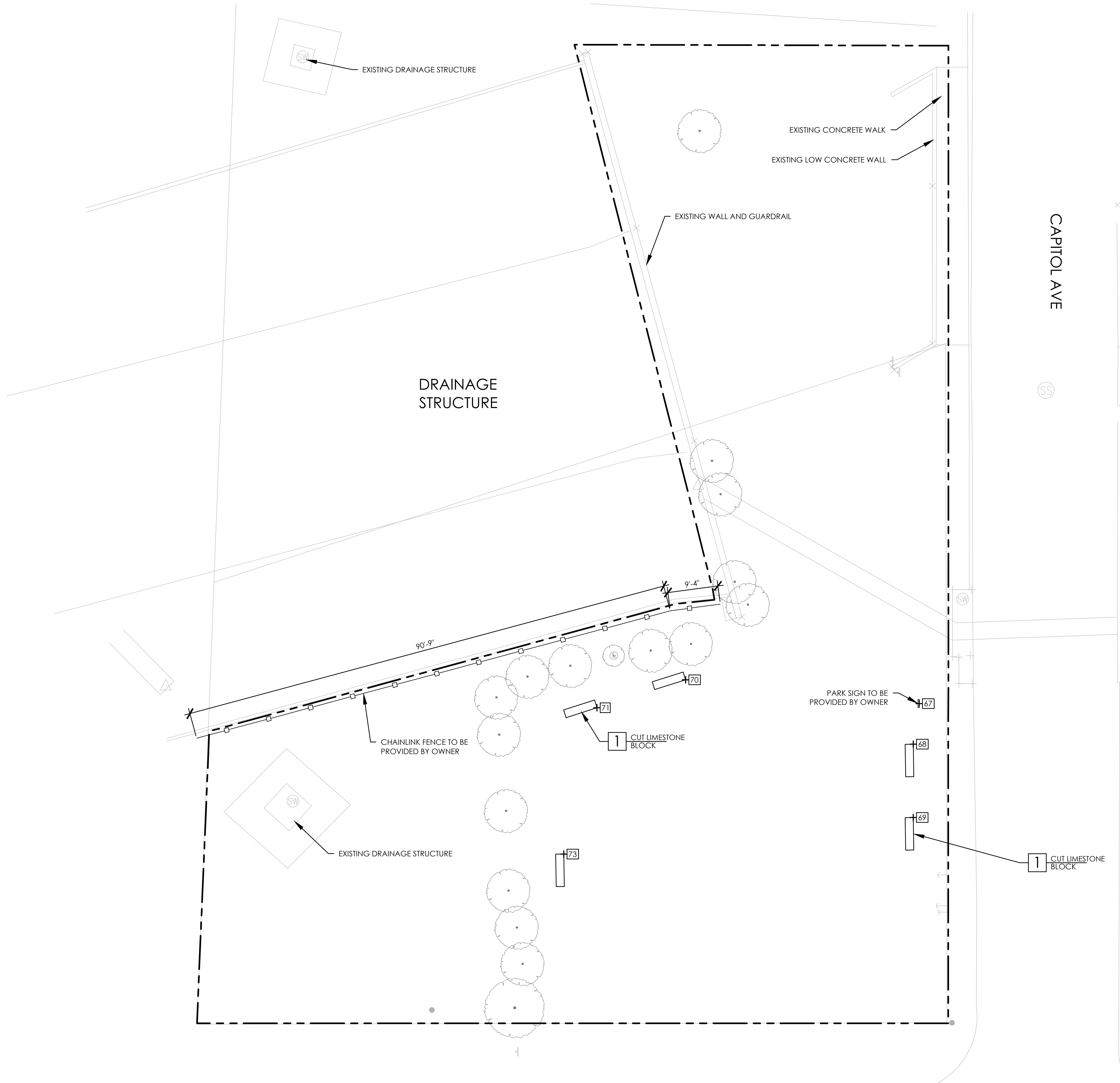
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SHEET:	L1.05

DATE: 06/28/2019 11:42 AM
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LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	_____
DRIVE CENTER LINE	_____
TRAIL CENTERLINE	---
EXISTING CONCRETE CURB	=====
EXPANSION JOINT	---
CONTROL JOINT	---
EXISTING TREE TO REMAIN	
CURRENT LOCATION OF TREE FROM AERIAL	

PAVING LEGEND

DECOMPOSED GRANITE	
DECOMPOSED GRANITE REPAIR	
HARDWOOD MULCH	
RIVER ROCK GRAVEL	
CONCRETE PAVING	

CONSTRUCTION KEY - DETAILS

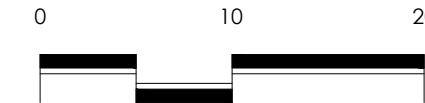
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2	PICNIC UNIT	A	L3.03
3	DECOMPOSED GRANITE	A	L3.01
4	DECOMPOSED GRANITE REPAIR	B	L3.01
5	CONCRETE BAND	F	L3.01
6	CONCRETE PAVING	D	L3.01
7	CONC. PAVING @ EX. CONC.	E	L3.01
8	FITNESS STATION #1	A	L3.02
9	FITNESS STATION #2	B	L3.02
10	DOG RUN GATE	F	L3.03
11	DOG RUN FENCE	D	L3.03
12	FIBAR MULCH	A	L3.04
13	NOT USED		
14	DRY CREEK BED	A	L3.05
15	LANDSCAPE BOULDER	H	L3.01
16	STEEL EDGING	C	L3.01
17	CHILDREN'S PARK ENLARGEMENT		L1.02B

COORDINATE TABLE

POINT #	DESCRIPTION	COORDINATES
67	PARK SIGN	N 13715072.80 E 2123170.28
68	LIMESTONE SEAT	N 13715065.28 E 2123169.18
69	LIMESTONE SEAT	N 13715051.72 E 2123169.18
70	LIMESTONE SEAT	N 13715077.19 E 2123127.07
71	LIMESTONE SEAT	N 13715072.02 E 2123110.68
73	LIMESTONE SEAT	N 13715044.97 E 2123104.55



GRAPHIC SCALE



1 inch = 10'

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REVISIONS

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#	#	#	#	#	#
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JOB NO. 3928

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DRAWN BY: MM

CHECKED BY: BKM

DATE: June 28, 2019

SHEET: L1.05A



GROUP A SIGN NO. 5100-AS IS INCLUDED WITH GROUP A

EXERCISE ACTIVITIES

1. HEEL-FLEX	4. TOE-TOUCH
2. TOE REACH	5. KNEE-GRIP
3. HIP-FLEX	6. ARM-STRETCH

TRAINING ENVELOPE
18'-8" X 20'-6" (5.7M X 6.3M)

CLEARANCE SPACE
24'-8" X 26'-6" (7.5M X 8.1M)



A **TIMBERFORM FITNESS CLUSTER** **MODEL NO.** **A**

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



GROUP D SIGN NO. 5100-DS IS INCLUDED WITH GROUP D



EXERCISE ACTIVITIES

1. LEG-OVER
2. ARM-WALK
3. HOP-OVER

TRAINING ENVELOPE
23'-11" X 12'-6" (7.3M X 3.9M)

CLEARANCE SPACE
29'-11" X 18'-6" (9.2M X 5.7M)
(ONE POSSIBLE COMBINATION)

B **TIMBERFORM FITNESS CLUSTER** **MODEL NO.** **D**

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

FITNESS CLUSTER DETAILS



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JOB NO.	3928
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DATE: June 28, 2019

SHEET: 1000

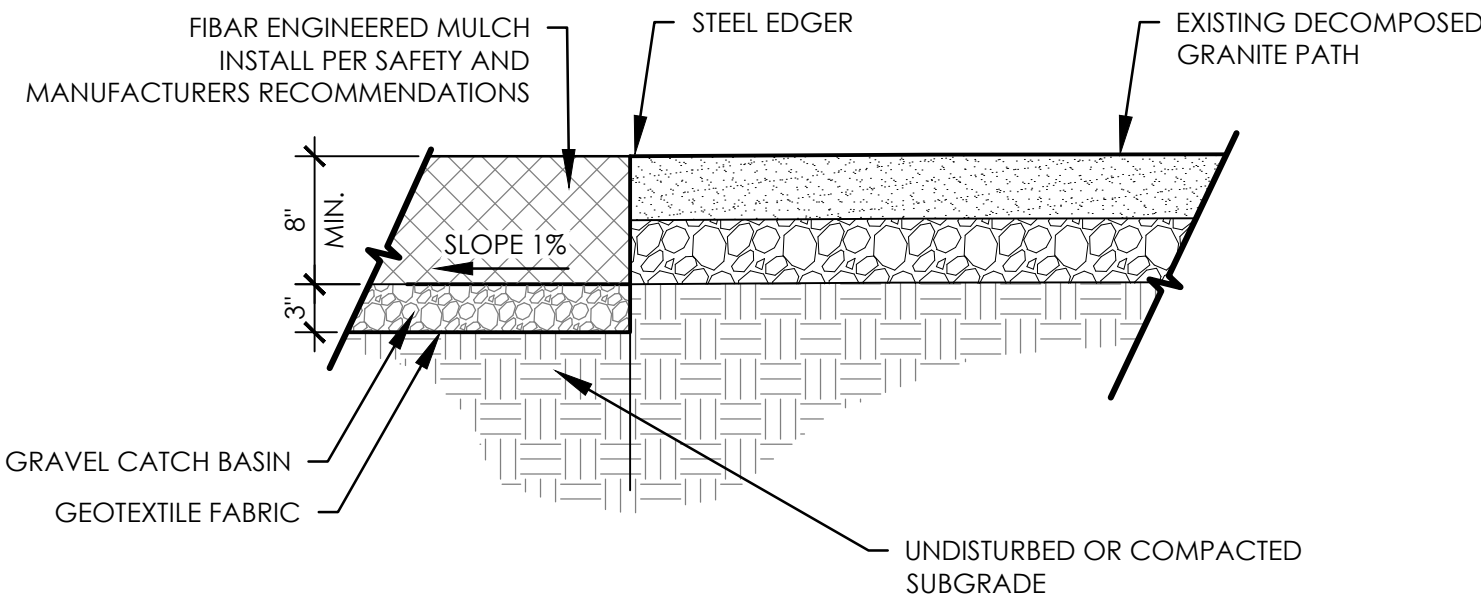
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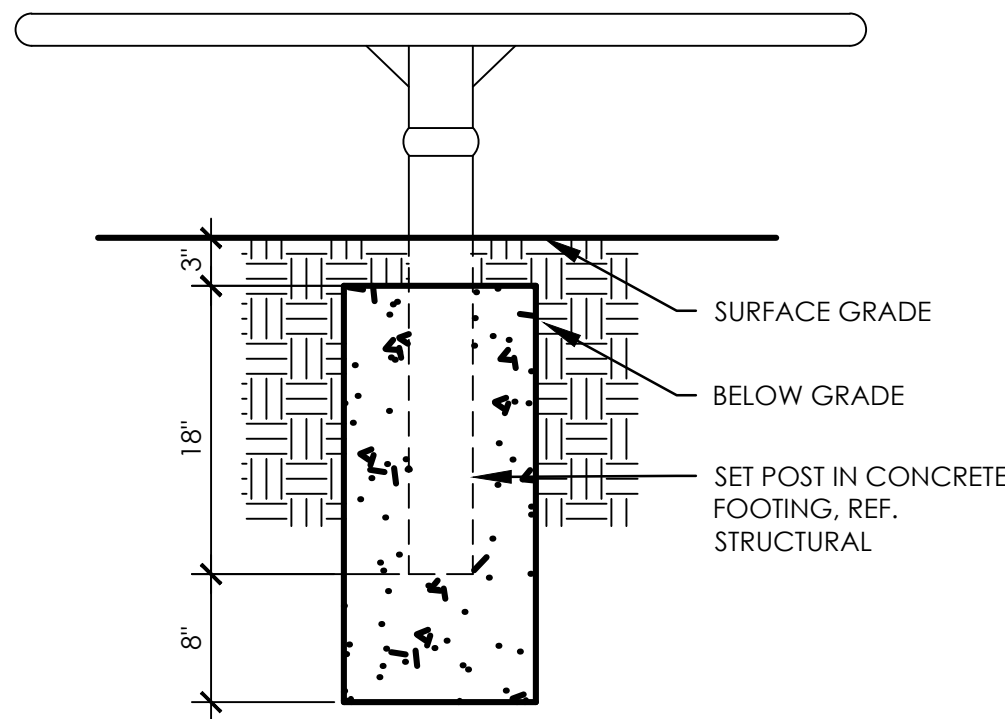
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PLOTTED ON: Friday, June 28, 2019
PLOTTED AT: 9:29:08 AM
PLOTTED WITH: AutoCAD PDF (Gen

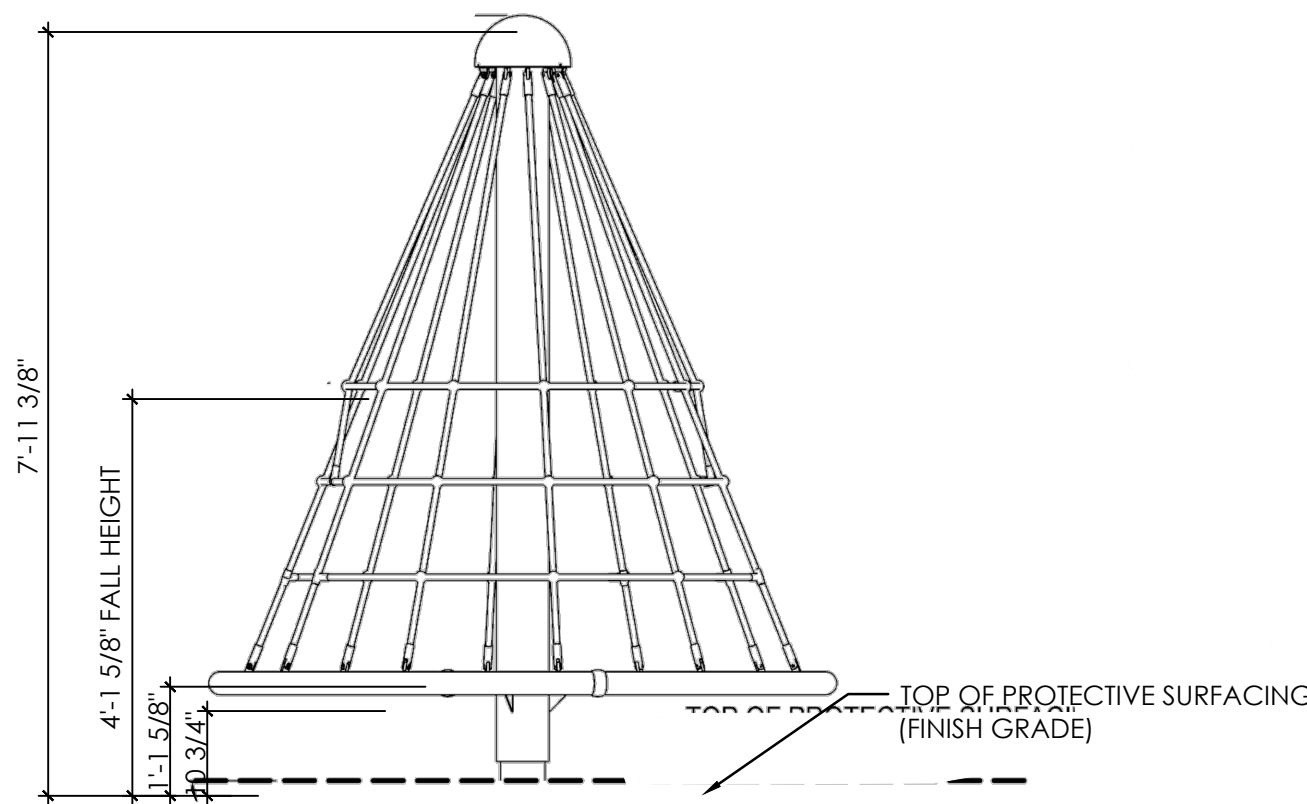
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PLOT BY: Mike Vail
PLOT DATE: 6/28/2019
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PLOT DATE: 6/28/2019
PLOT BY: Mike Vail



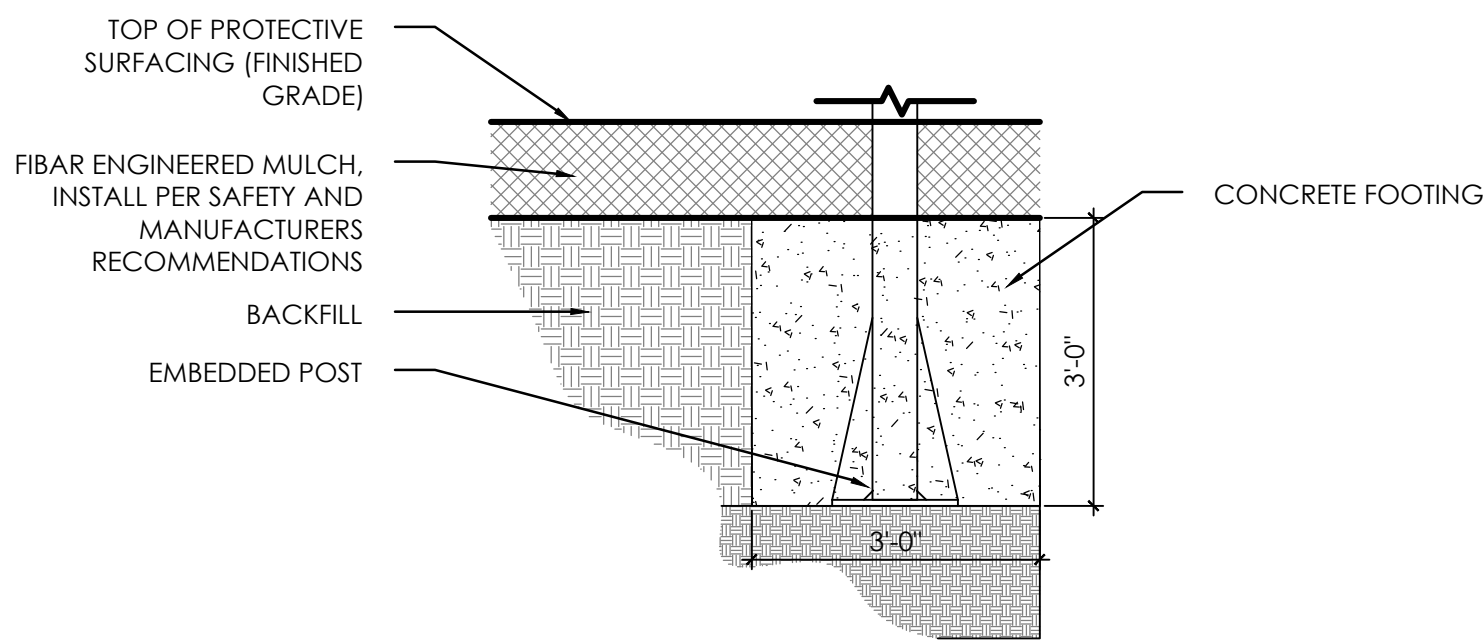
A FIBAR MULCH @ EX. DG PATH SCALE: 1"=1'-0"



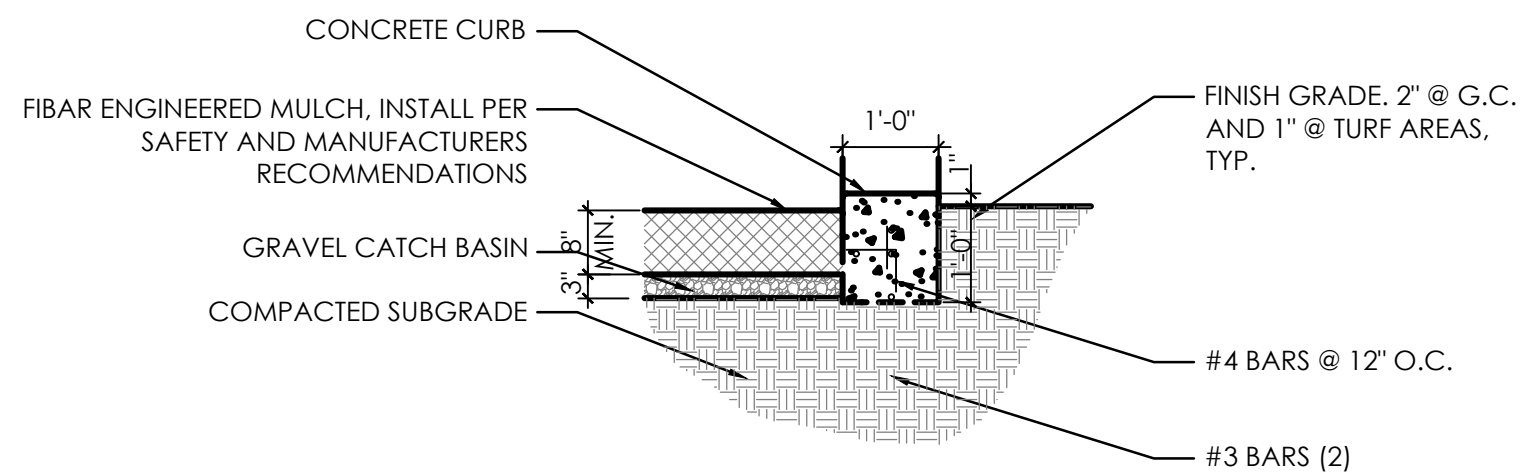
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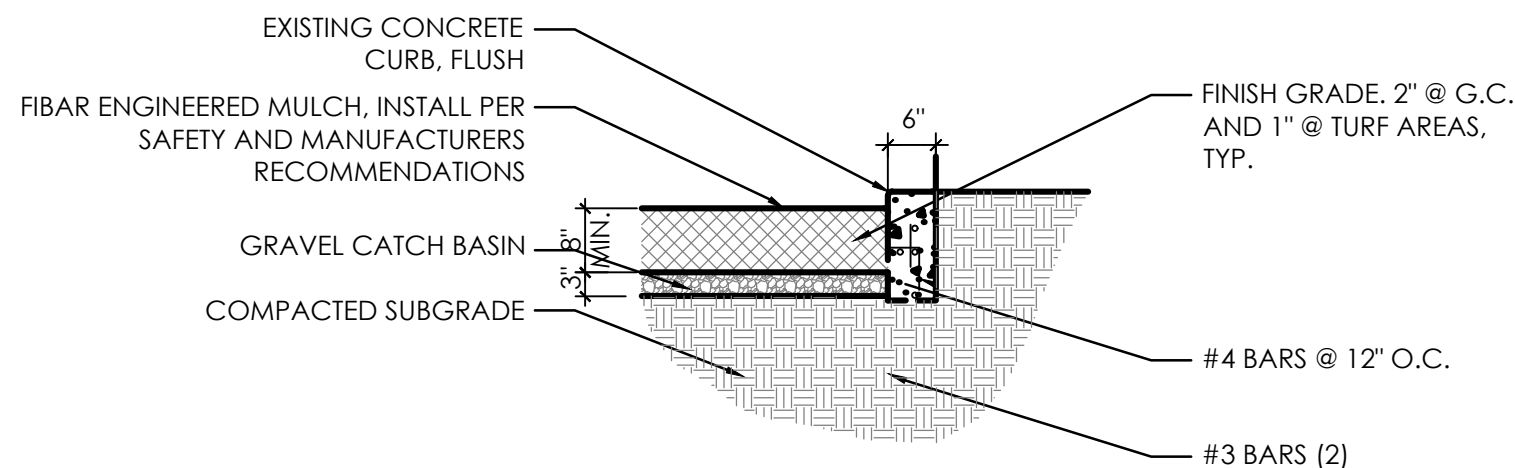
C DYNAMO MINI APOLLO ELEVATION SCALE: 1/2"=1'-0"



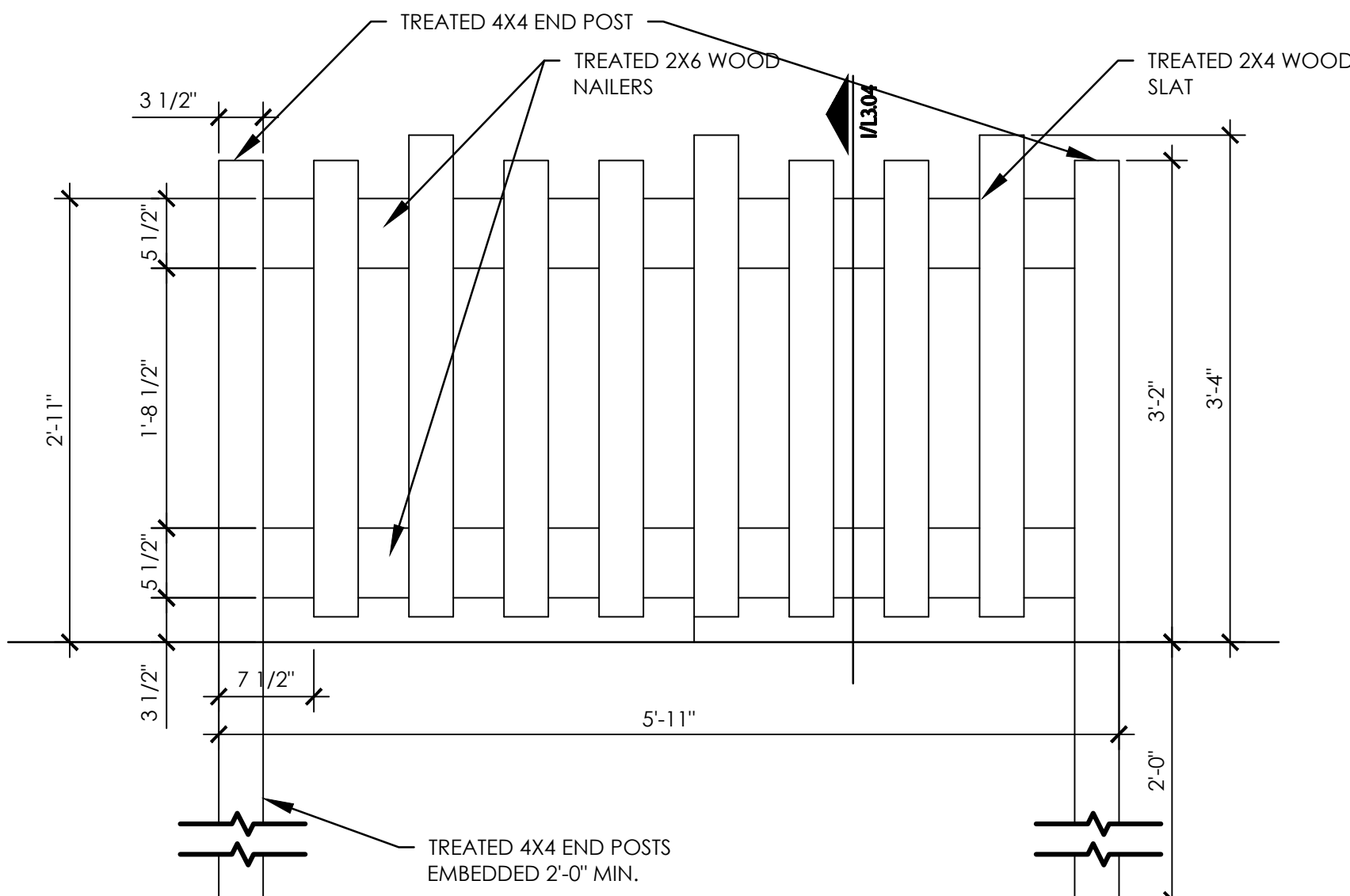
D DYNAMO MINI APOLLO DETAIL SCALE: 1/2"=1'-0"



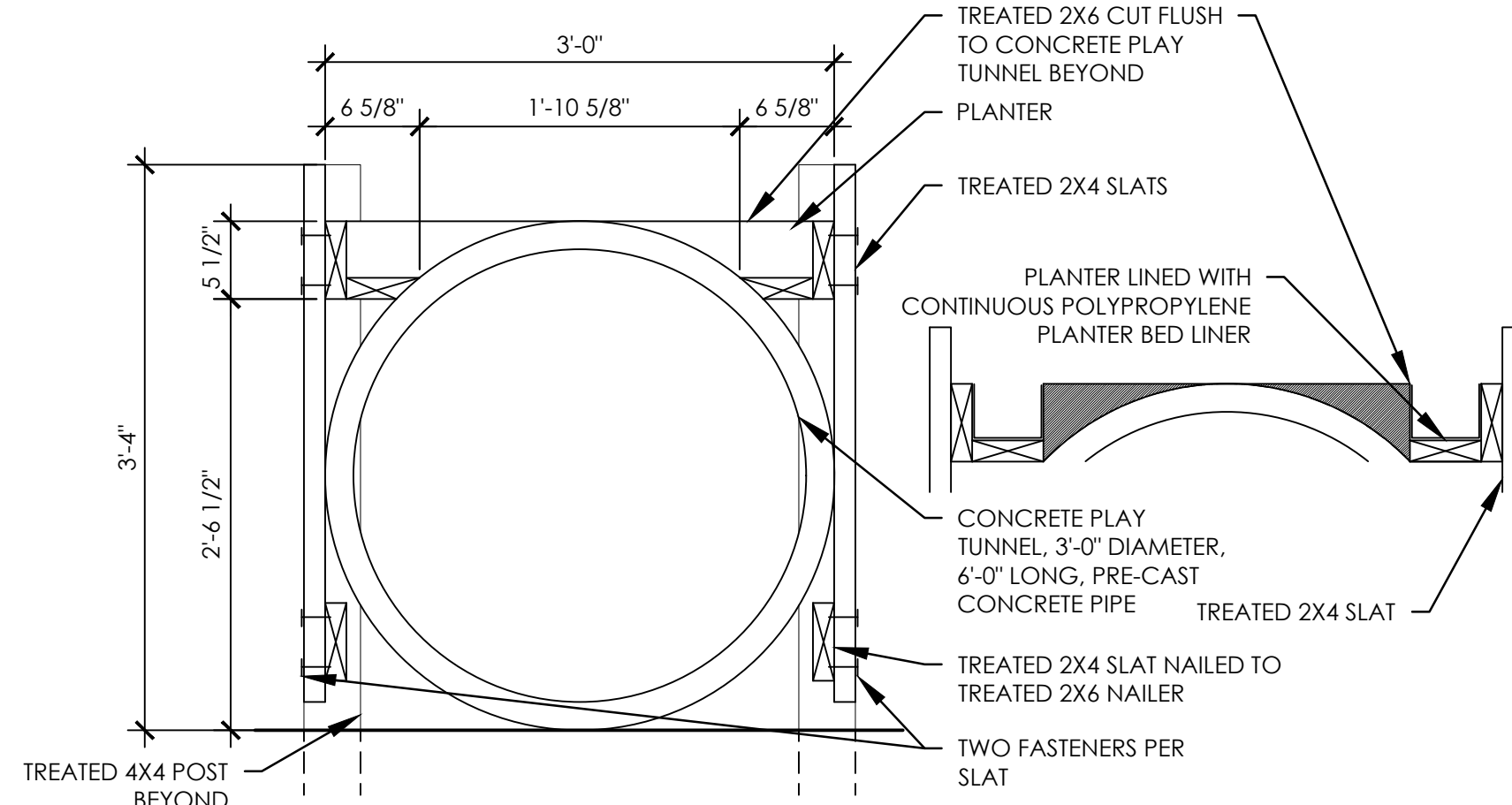
E FIBAR MULCH AT CURB SCALE: 1/2"=1'-0"



F FIBAR MULCH AT EXISTING CURB SCALE: 1/2"=1'-0"



G CONCRETE TUNNEL ELEVATION SCALE: 1"=1'-0"



H CONCRETE TUNNEL SECTION SCALE: 1"=1'-0"



DEBRA J. DOCKERY, ARCHITECT, P.C.
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SAN ANTONIO, TX 78204
P: 210-225-6130

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#	#	#	#
#	#	#	#
#	#	#	#

CHILDREN'S PARK

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
Fax: 817.335.1114

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JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	NW
CHECKED BY:	DJD
DATE:	June 28, 2019

SHEET: **L3.04**



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



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SAN ANTONIO, TX

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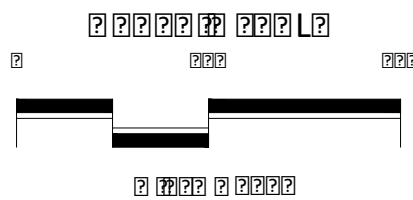
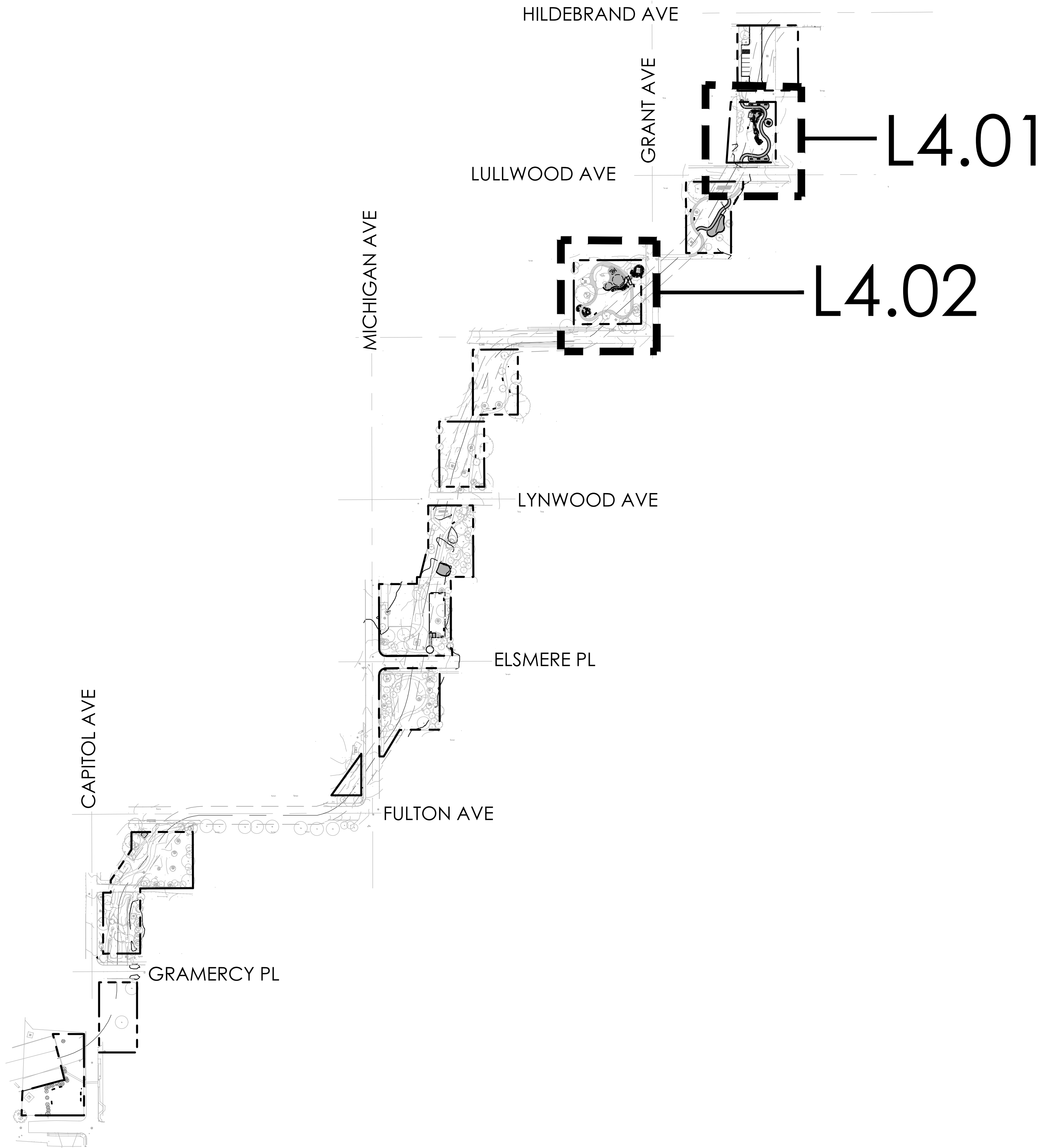
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DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET: **L3.05**

REVISIONS	
NO.	DATE DESCRIPTION

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PLOT DATE: 06/28/2019 09:40:17
 PLOTTED BY: 01/23/2019 AM
 PLOTTED WITH: AutoCAD Plot (General Documentation).pc3



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PLANTING REFERENCE PLAN

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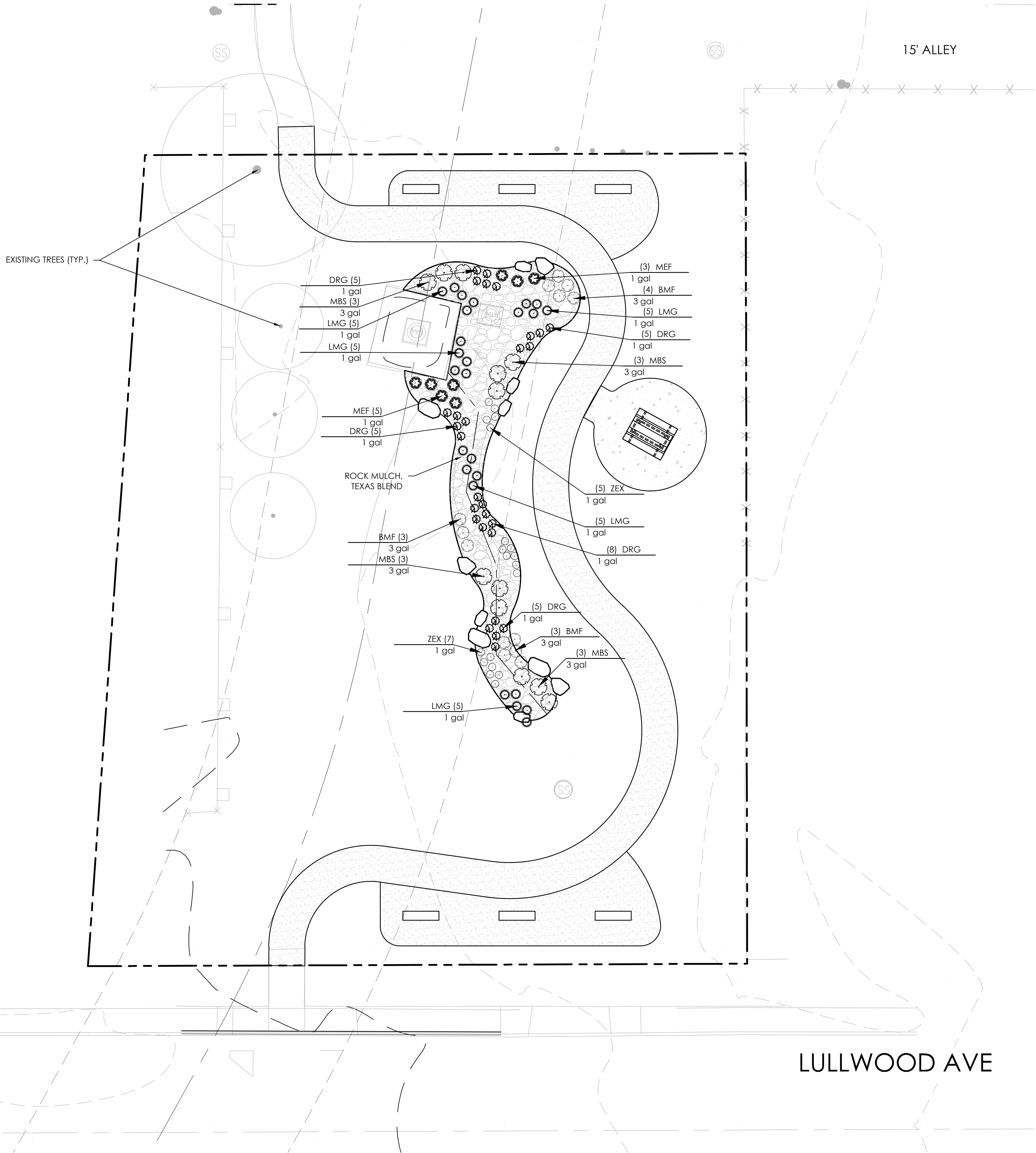
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L4.00

REVISIONS		DESCRIPTION	
NO.	DATE		

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 PLOTTED BY: B. K. Mask
 PLOTTED WITH: AutoCAD PLOT (General Documentation)



LEGEND

- PROPERTY LINE
- DRIVE CENTER LINE
- FENCE LINE
- EXISTING TREE TO REMAIN

PAVING LEGEND

- DECOMPOSED GRANITE
- DECOMPOSED GRANITE REPAIR
- FIBAR MULCH
- RIVER ROCK GRAVEL

PLANTING PLAN

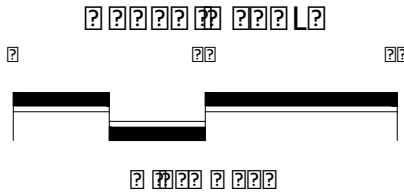
BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

DUNAWAY
118 Broadway • Suite 201 • San Antonio, Texas 78205
Tel: 210.267.5246
(TX REG. F-1114)

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for Construction,
Bidding or Permit Purposes.
They were prepared by, or
under the supervision of:
Bryan Kye Mask
L.A.# 2369

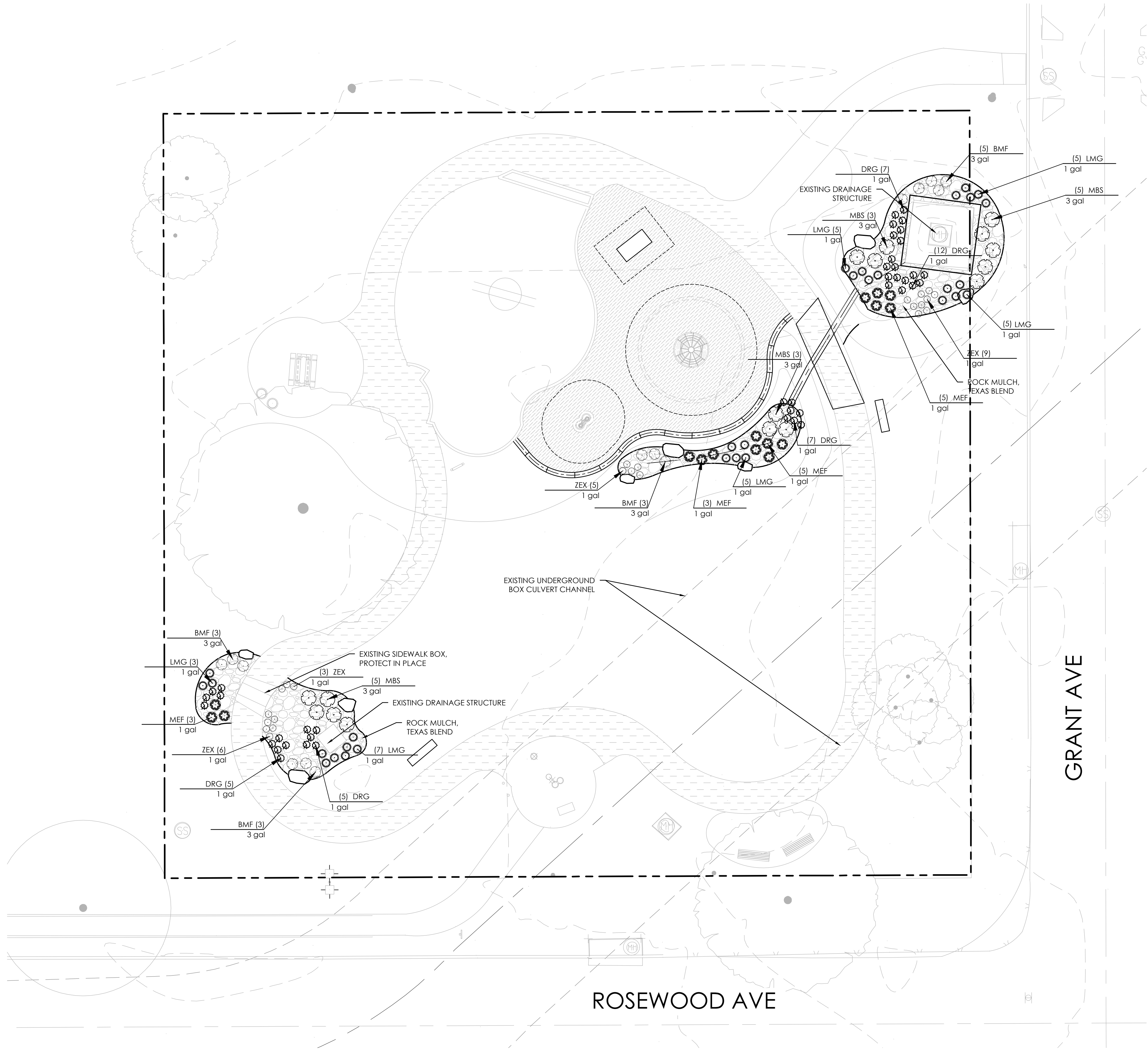
JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:
L4.01



95% REVIEW SET

2024.06.12 11:25 AM 11:25 AM 11:25 AM
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LEGEND

PROPERTY LINE	---
DRIVE CENTER LINE	---
FENCE LINE	---
EXISTING TREE TO REMAIN	○

PAVING LEGEND

DECOMPOSED GRANITE	■
DECOMPOSED GRANITE REPAIR	■
FIBAR MULCH	■
RIVER ROCK GRAVEL	■

PLANTING PLAN

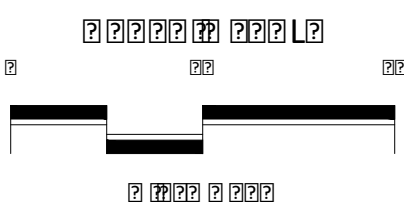
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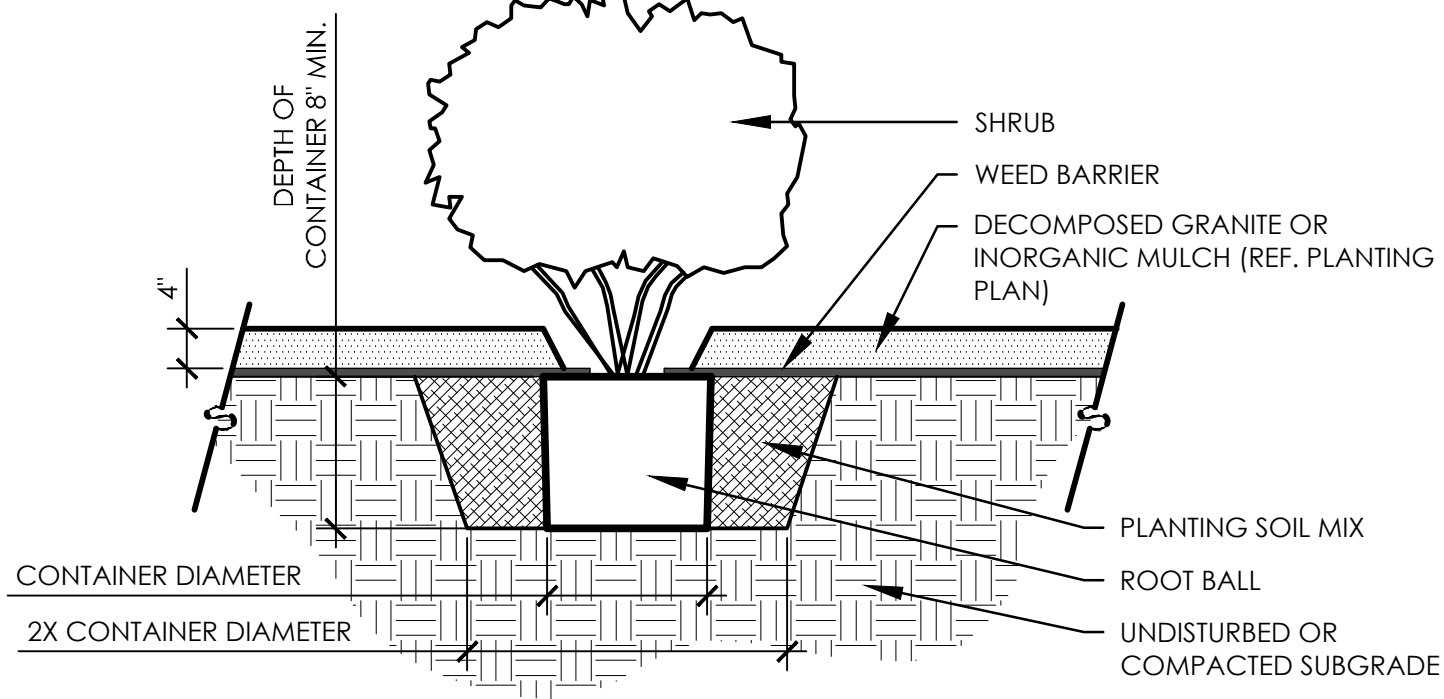
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JOB NO.	3928
DESIGNED BY:	TL
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CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:
L4.02



95% REVIEW SET



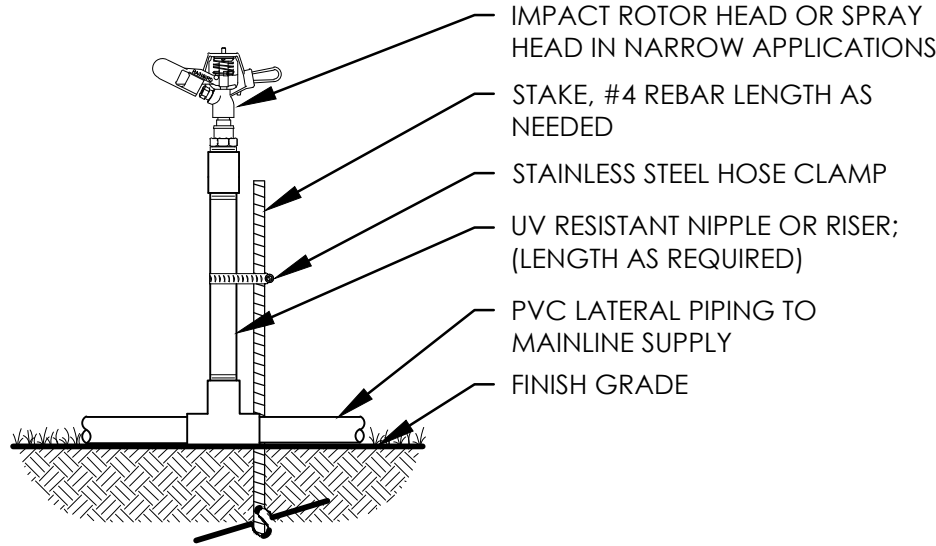
- NOTES:
- CUT 'X' IN WEED BARRIER SAME DIAMETER AS PLANT CONTAINER TO ALLOW SHRUB PLANTING
 - RE-COVER PLANT PIT WITH WEED BARRIER AFTER PLANT PLACEMENT AND APPLY INORGANIC MULCH

PLANT SCHEDULE

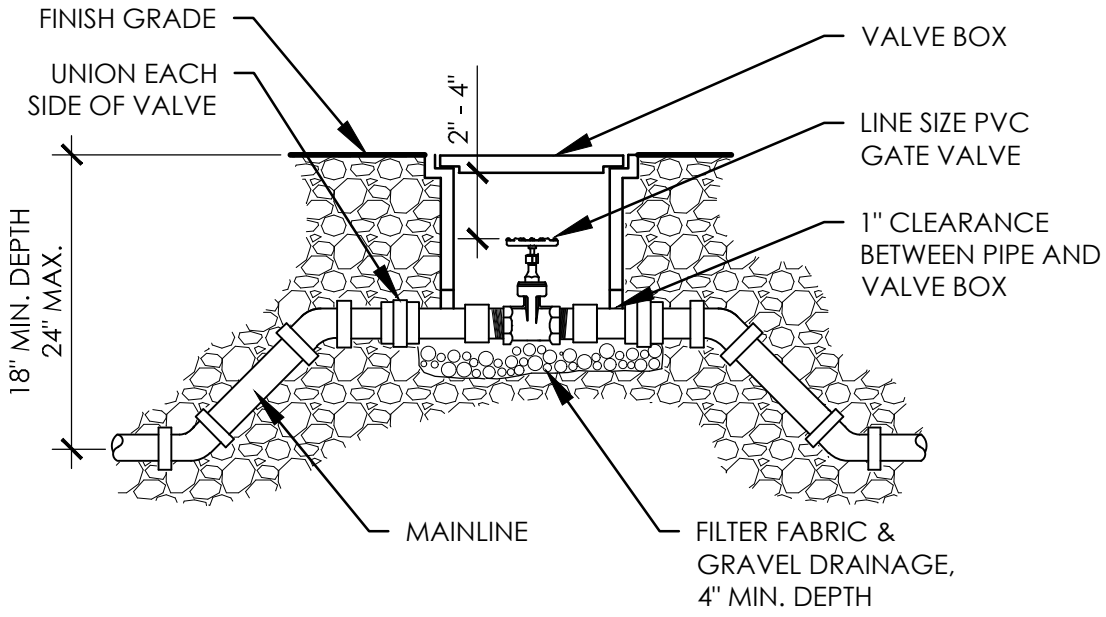
SHRUBS							
QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPACING	
28	MEXICAN BUSH SAGE	SALVIA LEUCANTHA	3 GAL	14"-16"	12"-14"	36" OC	
24	MEXICAN FLAME	ANISACANTHUS QUADRIFIDUS	1 GAL	16"-18"	24"	24" OC.	
ANNUALS/PERENNIALS							
QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPACING	
27	BLUE MIST FLOWER	CONOCLINIUM COELESTINUM	3 GAL	6" - 8"	FULL	12" OC.	
42	ZEXMENIA	WEDELIA TEXANA	1 GAL	8"	8"	18" OC.	
GRASSES							
QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPACING	
69	DEER GRASS	MUHLENBERGIA RIGENS	1 GAL	12"-15"	FULL	24" OC.	
55	LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	1 GAL	12"-15"	FULL	18" OC.	

A SHRUB PLANTING

SCALE:1" = 1'-0"

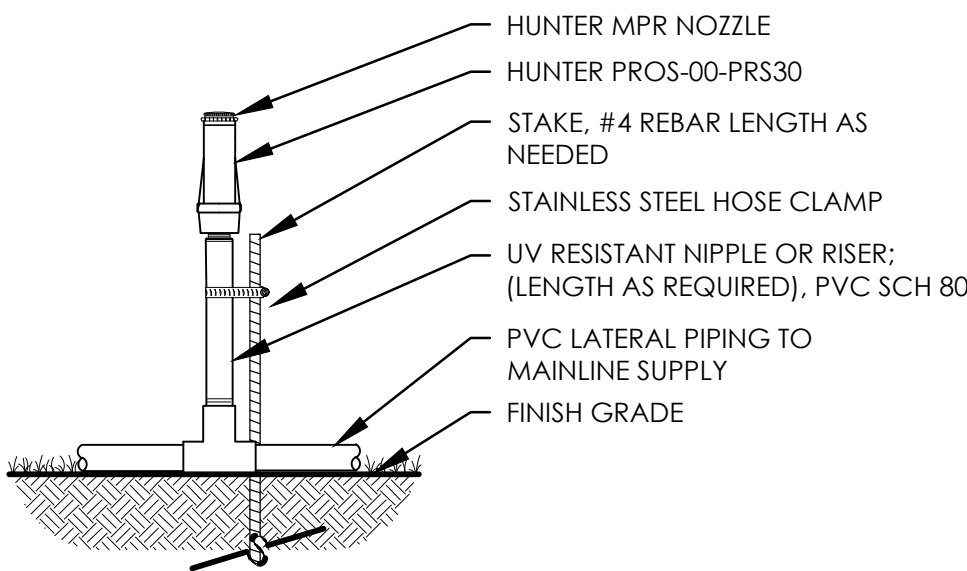


- NOTES:
- TEMPORARY IRRIGATION SYSTEM SHALL BE INSTALLED BY A TEXAS STATE LICENSED IRRIGATOR.
 - ALL COVERAGE SHALL BE HEAD TO HEAD.
 - SYSTEM SHALL BE DESIGNED TO AVOID ANY OVERSPRAY ONTO SIDEWALKS AND STREETS.
 - TEMPORARY IRRIGATION SYSTEM ZONE VALVES SHALL BE HUNTER NODE CONTROLLER, CONTRACTOR SHALL CLUSTER VALVE LOCATIONS WHERE POSSIBLE TO COMBINE ZONES ON MULTIPLE VALVE CONTROLLERS (NODE-200, NODE-400, ETC...)
 - CONTRACTOR SHALL VERIFY ON-SITE AND BY CONSULTING WITH LANDSCAPE ARCHITECT AREAS THAT WILL REQUIRE TEMPORARY IRRIGATION PRIOR TO INSTALLATION OF SYSTEM.
 - USE #4 REBAR ROD TO HOLD PIPE SECURELY IN PLACE. INSTALL AT INTERVALS AS REQUIRED TO SECURE ROTOR HEADS.



B LARGE TURF AREA TEMP. HEAD

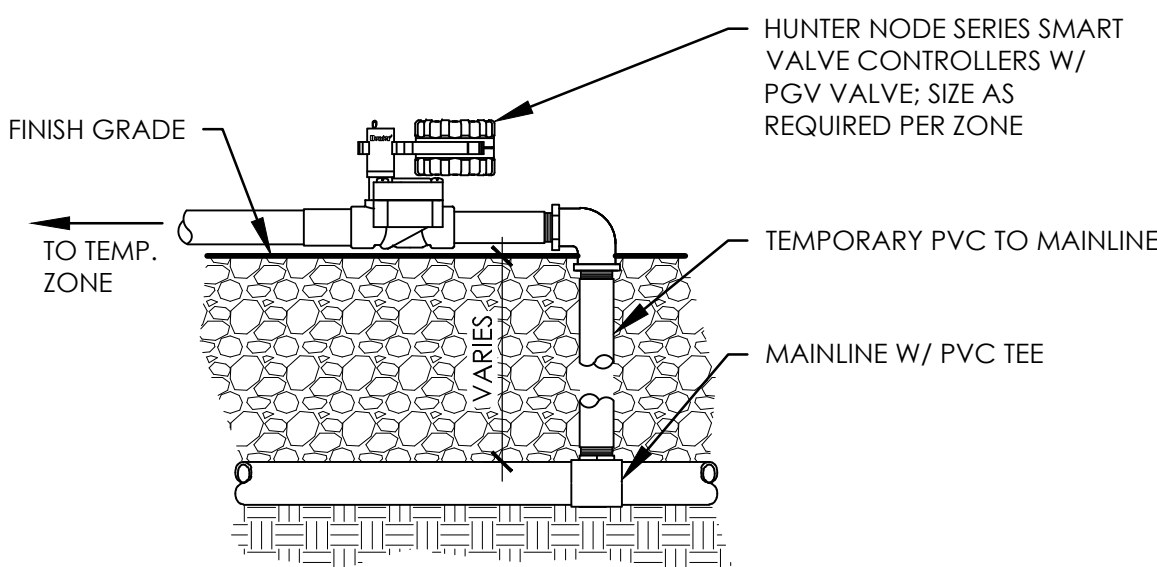
SCALE: NTS



- NOTES:
- TEMPORARY IRRIGATION SYSTEM SHALL BE DESIGNED BY A TEXAS STATE LICENSED IRRIGATOR AND SHALL BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - ALL COVERAGE SHALL BE HEAD TO HEAD.
 - SYSTEM SHALL BE DESIGNED TO AVOID ANY OVERSPRAY ONTO SIDEWALKS AND STREETS.
 - TEMPORARY IRRIGATION SYSTEM ZONE VALVES SHALL BE HUNTER NODE CONTROLLER VALVES, CONTRACTOR SHALL CLUSTER VALVE LOCATIONS WHERE POSSIBLE TO COMBINE ZONES ON MULTIPLE VALVE CONTROLLERS (NODE-200, NODE-400, ETC...)
 - NO PIPING SHALL BE RUN WITHIN THE PROTECTION ZONE OF EXISTING TREES UNLESS APPROVED BY LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL VERIFY ON-SITE AND BY CONSULTING WITH LANDSCAPE ARCHITECT AREAS THAT WILL REQUIRE TEMPORARY IRRIGATION PRIOR TO DESIGN AND INSTALLATION OF SYSTEM.
 - USE #4 X 24" REBAR ROD WITH "J" HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE. INSTALL AT INTERVALS OF 10 FEET.

C MANUAL ISOLATION VALVE

SCALE: NTS



D SMALL TURF AREA TEMP. HEAD

SCALE: NTS

E TEMPORARY CONTROLLER/VALVE

SCALE: NTS

REVISIONS

DESCRIPTION

DATE

NO.

PLANT LIST & DETAILS

DUNAWAY
118 Broadway • Suite 201 • San Antonio, Texas 78205
Tel: 210.267.5246
(TX REG. F-1114)

BEACON HILL
LINEAR PARK
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Bryan Kye Mask
L.A.# 2369

JOB NO. 3928

DESIGNED BY: TL

DRAWN BY: MM

CHECKED BY: BKM

DATE: June 28, 2019

SHEET:

L4.03

95% REVIEW SET

BEACON HILL LINEAR PARK

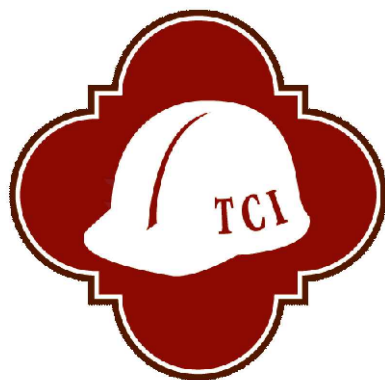
95% REVIEW SET- TREE PLANTING PLAN

SAN ANTONIO, TEXAS

JUNE 28, 2019

OWNER:

Transportation & Capital Improvements
The City of San Antonio
Municipal Plaza Building
114 W. Commerce, 4th Floor
San Antonio, TX 78205
(210) 207-8022



CITY COUNCIL:

RON NIRENBERG	MAYOR
ROBERTO C. TREVINO	DISTRICT 1
JADA ANDREWS-SULLIVAN	DISTRICT 2
REBECCA J. VIAGRAN	DISTRICT 3
DR. ADRIANA ROCHA GARCIA	DISTRICT 4
SHIRLEY GONZALES	DISTRICT 5
MELISSA CABELLO HAVRDA	DISTRICT 6
ANA SANDOVAL	DISTRICT 7
MANNY PELAEZ	DISTRICT 8
JOHN COURAGE	DISTRICT 9
CLAYTON PERRY	DISTRICT 10

TCI PROJECT TEAM

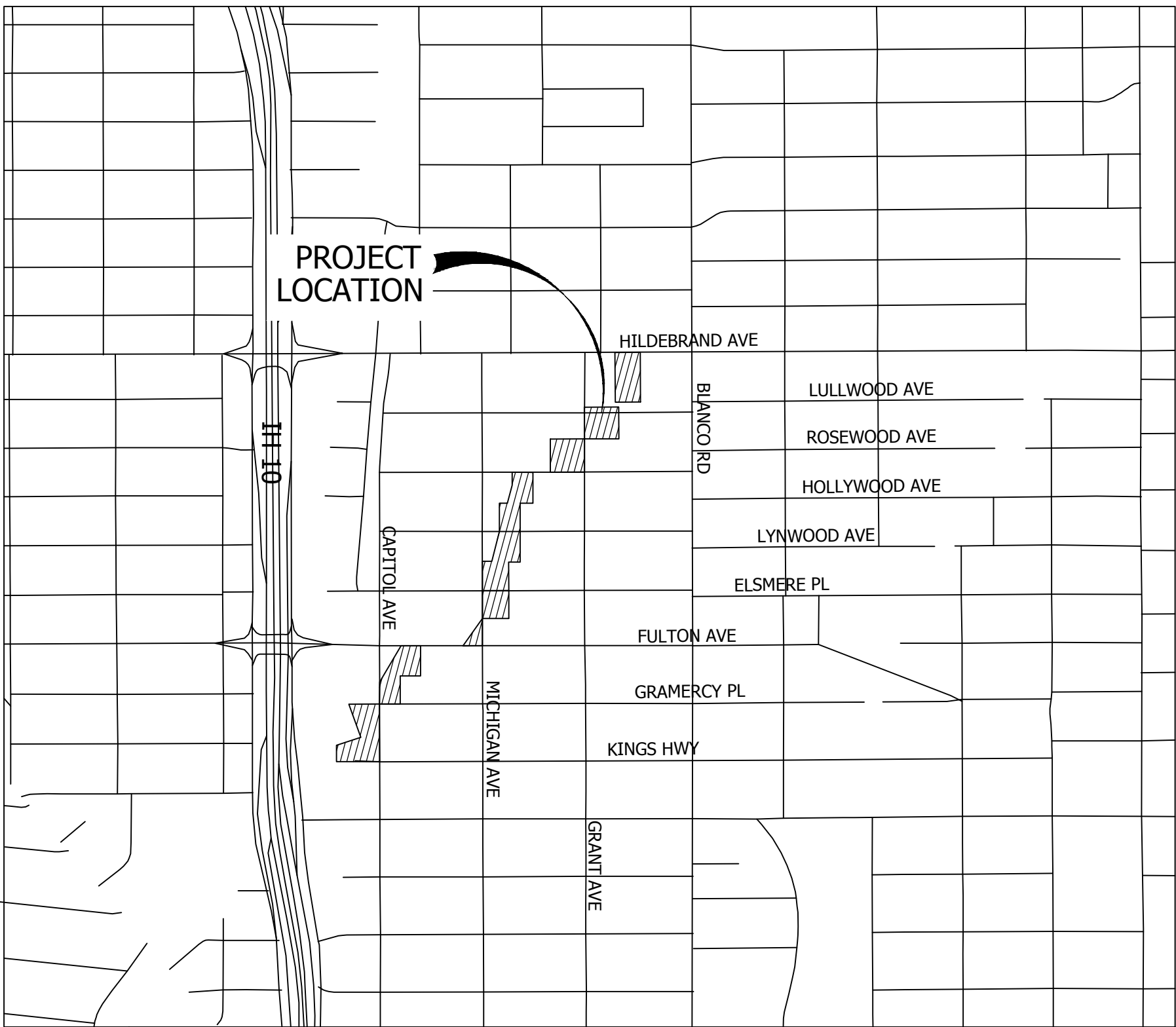
DESIREE SALMON SENIOR LANDSCAPE ARCHITECT
ALMA NUNEZ PROJECT MANAGER

PARKS AND RECREATION PROJECT TEAM

SANDY JENKINS
TONY FORSHAGE
ROCKY DUQUE DE ESTRADA

LANDSCAPE ARCHITECT:

 **DUNAWAY**
2022 Br22d2 22 22-2222 • 22(22) 2222
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LOCATION MAP



SHEET INDEX:

NO.	SHEET NAME
	COVER SHEET
	EPIC SHEET
	COSA GENERAL NOTES
	GENERAL NOTES
L5.00	TREE PLANTING REFERENCE PLAN
L5.01	TREE PLANTING PLAN
L5.02	TREE PLANTING PLAN
L5.03	TREE PLANTING PLAN
L5.04	TREE PLANTING PLAN
L5.05	PLANT LIST & DETAILS
L5.06	PLANT SCHEDULE

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

I. STORMWATER POLLUTION PREVENTION-CLEAN WATER ACT SECTION 402

Texas Pollutant Discharge Elimination System (TPDES) TXR 150000: Stormwater Discharge Permit or Construction General Permit (CGP) required for projects with 1 or more acres disturbed soil. Projects with any disturbed soil must protect for erosion and sedimentation in accordance with Item 504.

☐ No Action Required ☒ Required Action

Action No.

- Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000.
- Comply with the Storm Water Pollution Prevention Plan (SW3P) and revise when necessary to control pollution or required by the Engineer.
- Post Construction Site Notice (CSN) with SW3P information on or near the site, accessible to the public and Texas Commission on Environmental Quality (TCEQ), Environmental Protection Agency (EPA) or other inspectors.
- When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, Contractor shall submit Notice of Intent (NOI) to TCEQ and the COSA inspector.
- NOI required: ☐ Yes ☒ No

Note: If amount of soil disturbance changes, permit requirements may change.

II. WORK IN OR NEAR STREAMS, WATERBODIES AND WETLANDS CLEAN WATER ACT SECTIONS 401 AND 404

US Army Corps of Engineers (USACE) Permit required for filling, dredging, excavating or other work in any potential USACE jurisdictional water, such as, rivers, creeks, streams, or wetlands.

The Contractor shall adhere to all of the terms and conditions associated with the following permit(s):

- ☒ No Permit Required
- ☐ Nationwide Permit (NWP) 14 - Pre-construction Notice (PCN) not Required
- ☐ Nationwide Permit 14 - PCN Required
- ☐ Individual 404 Permit Required
- ☐ Other Nationwide Permit Required: NWP# _____

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices (BMPs) planned to control erosion, sedimentation and post-project total suspended solids (TSS).

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401 Best Management Practices: (Not applicable if no USACE permit)

Erosion	Sedimentation	Post-Construction TSS
<input type="checkbox"/> Temporary Vegetation	<input type="checkbox"/> Silt Fence	<input type="checkbox"/> Vegetative Filter Strips
<input type="checkbox"/> Blankets/Matting	<input type="checkbox"/> Rock Berm	<input type="checkbox"/> Retention/Irrigation Systems
<input type="checkbox"/> Mulch	<input type="checkbox"/> Triangular Filter Dike	<input type="checkbox"/> Extended Detention Basin
<input type="checkbox"/> Sodding	<input type="checkbox"/> Sand Bag Berm	<input type="checkbox"/> Constructed Wetlands
<input type="checkbox"/> Interceptor Swale	<input type="checkbox"/> Straw Bale Dike	<input type="checkbox"/> Wet Basin
<input type="checkbox"/> Diversion Dike	<input type="checkbox"/> Brush Berms	<input type="checkbox"/> Erosion Control Compost
<input type="checkbox"/> Erosion Control Compost	<input type="checkbox"/> Erosion Control Compost	<input type="checkbox"/> Mulch Filter Berm and Socks
<input type="checkbox"/> Mulch Filter Berm and Socks	<input type="checkbox"/> Mulch Filter Berm and Socks	<input type="checkbox"/> Compost Filter Berm and Socks
<input type="checkbox"/> Compost Filter Berm and Socks	<input type="checkbox"/> Compost Filter Berm and Socks	<input type="checkbox"/> Vegetation Lined Ditches
	<input type="checkbox"/> Stone Outlet Sediment Traps	<input type="checkbox"/> Sand Filter Systems
	<input type="checkbox"/> Sediment Basins	<input type="checkbox"/> Sedimentation Chambers
		<input type="checkbox"/> Grassy Swales

III. CULTURAL RESOURCES

Cultural resources fall under the Antiquities Code of Texas and/or the National Historic Preservation Act, as amended in 1966. If previously unidentified archeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the City Archeologist (210-207-7306) notified and/or the SHPO.

☒ No Action Required ☐ Required Action

Action No.

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-

IV. VEGETATION RESOURCES

Preserve native vegetation to the extent practical. Contractor must adhere to Construction Specification Requirements Specs 162,164, 192, 193, 506, 730, 751, 752 in order to comply with requirements for invasive species, beneficial landscaping, and tree/brush removal commitments.

☐ No Action Required ☒ Required Action

Action No.

- Ensure that a tree permit is in place for this project, if required.
- Follow the tree preservation/mitigation plan provided in the design plan set. If there are any questions or concerns, please contact the City Arborist at 207-0278, before any work begins

V. FEDERAL LISTED, PROPOSED THREATENED, ENDANGERED SPECIES, CRITICAL HABITAT, STATE LISTED SPECIES, CANDIDATE SPECIES AND MIGRATORY BIRDS.

☐ No Action Required ☒ Required Action

Action No.

- MIGRATORY BIRD NESTS: Schedule construction activities as needed to meet the following requirements:
 - Do not remove or destroy any active migratory bird nests (nests containing eggs and/or flightless birds) at any time of year. If there are any active nests, they shall not be removed until the nests become inactive.
 - On/in structures, if there are any active nests, they shall not be removed until all nests become inactive. After inactive nests are removed and/or before nest activity begins, deterrent materials may be applied to the structures to prevent future nest building.
 - Deterrent material should be placed (and maintained) after October 1 or before February 15.
 - The preferred nesting season for migratory birds is from February 15 through October 1. When practical, schedule construction operations outside of the preferred nesting season.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the COSA Inspector immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediate area, and contact the COSA Inspector immediately.

VI. HAZARDOUS MATERIALS OR CONTAMINATION ISSUES

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropriate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets (MSDS) for all hazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labeling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with safe work practices, and contact the COSA Inspector immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills.

Contact the COSA Inspector if any of the following are detected:

- * Dead or distressed vegetation (not identified as normal)
- * Trash piles, drums, canister, barrels, etc.
- * Undesirable smells or odors
- * Evidence of leaching or seepage of substances

Hazardous Materials or Contamination Issues Specific to this Project:

☒ No Action Required ☐ Required Action

Action No.

-
-
-

Does the project involve the demolition of a span bridge?

☐ Yes ☒ No (No further action required)

If "Yes", a pre- demolition notification must be submitted to the Texas Department of State Health Services. The contractor shall contact the Project Engineer 25 calendar days prior to the demolition of the bridges(s) on the project to assist with the notification.

VII. OTHER ENVIRONMENTAL ISSUES

(includes regional issues such as Edwards Aquifer District, etc.)

☒ No Action Required ☐ Required Action

Action No.

-
-
-

Beacon Hill Linear Park January 2019					
ENVIRONMENTAL_PERMITS, ISSUES_AND_COMMITMENTS					
EPIC					
FILE:	epic 2015-10-09 SAT.dgn	DN:	TxDOT	CK:	TxDOT
		DN:	BW	CK:	GAG
© TxDOT		OCTOBER 2015		CONT	SECT
				JOB	HIGHWAY
				DIST	COUNTY
				SHEET NO.	

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 PLOTTED AT: 8:35AM 01/11/2018
 PLOTTED WITH: DWG TO PDF v3.3

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF SAN ANTONIO STANDARD SPECIFICATIONS FOR CONSTRUCTION JUNE 2008, OR LATEST.
- NO EXTRA PAYMENT SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS, BUT NOT INCLUDED IN THE BID PROPOSAL. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED IN THE PAY ITEM TO WHICH IT RELATES.
- THE CONTRACTOR SHALL PROVIDE ACCESS FOR THE DELIVERY OF MAIL BY THE U.S. POSTAL SERVICE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, BUSHES OR DRIVEWAYS. (NO SEPARATE PAY ITEM).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SEE THAT ALL SIGNS AND BARRICADES ARE PROPERLY INSTALLED AND MAINTAINED. ALL LOCATIONS AND DISTANCES WILL BE DECIDED UPON IN THE FIELD BY THE CONTRACTOR, USING THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE CITY'S CONSTRUCTION INSPECTOR AND TRAFFIC ENGINEERING REPRESENTATIVE WILL ONLY BE RESPONSIBLE TO INSPECT BARRICADES AND SIGNS. IF, IN THE OPINION OF THE TRAFFIC ENGINEERING REPRESENTATIVE AND THE CONSTRUCTION INSPECTOR, THE BARRICADES AND SIGNS DO NOT CONFORM TO ESTABLISHED STANDARDS OR ARE INCORRECTLY PLACED OR ARE INSUFFICIENT IN QUANTITY TO PROTECT THE GENERAL PUBLIC, THE CONSTRUCTION INSPECTOR SHALL HAVE THE OPTION TO STOP OPERATIONS UNTIL SUCH TIME AS THE CONDITIONS ARE CORRECTED.
- IF THE NEED ARISES, ADDITIONAL BARRICADES AND DIRECTIONAL DEVICES MAY BE ORDERED BY THE TRAFFIC ENGINEERING REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192.171 C.P.S. MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA.
- CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR TWENTY FOUR (24) HOURS PRIOR TO BACKFILL OF ANY UTILITY TRENCHES TO SCHEDULE FOR DENSITY TEST AS REQUIRED.
- CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES, MARKS, ETC. IF ANY ARE DESTROYED OR REMOVED BY THE CONTRACTOR OR HIS EMPLOYEES, THEY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THE LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE FOLLOWING AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OPERATION:

SAN ANTONIO WATER SYSTEM (SAWS)

BEXAR METROPOLITAN WATER DISTRICT (BEXAR MET)

COSA DRAINAGE

COSA SIGNAL OPERATIONS

TEXAS STATE WIDE ONE CALL LOCATOR

- CITY PUBLIC SERVICE ENERGY

- TIME WARNER

- AT&T

- MCI

233-2010

354-6538 / 357-5741

207-8048

207-7720 / 207-7765

1-800-344-8377
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM AVAILABLE RECORDS AND ARE NOT GUARANTEED, BUT SHALL BE INVESTIGATED AND VERIFIED BY THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO AND FOR THE MAINTENANCE AND PROTECTION OF THE EXISTING UTILITIES EVEN IF THEY ARE NOT SHOWN ON THE PLANS. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND HE SHALL BE RESPONSIBLE FOR PROTECTION OF SAME DURING CONSTRUCTION.
- ALL WASTE MATERIAL SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE HIS SOLE RESPONSIBILITY TO DISPOSE OF THIS MATERIAL OFF THE LIMITS OF THE PROJECT. NO WASTE MATERIAL SHALL BE PLACED IN EXISTING LOWS THAT WILL BLOCK OR ALTER FLOW LIMITS OF EXISTING ARTIFICIAL OR NATURAL DRAINAGE.
- THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN THE 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
- THE CONTRACTOR SHALL MAINTAIN ALL ADJOINING STREETS AND TRAVELED ROUTES FREE FROM SPILLED AND / OR TRACKED CONSTRUCTION MATERIALS AND / OR DEBRIS.
- IF THE CONTRACTOR ENCOUNTERS ANY ARCHAEOLOGICAL DEPOSITS DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR MUST STOP EXCAVATION IMMEDIATELY, CONTACT THE CITY INSPECTOR, AND CALL THE CITY HISTORIC PRESERVATION OFFICE AT 207-7306 OR 207-3327 FOR AN ARCHAEOLOGICAL INVESTIGATION. THE CONTRACTOR CANNOT BEGIN EXCAVATION AGAIN WITHOUT WRITTEN PERMISSION FROM THE CITY.

IF MORE THAN THREE (3) DAYS ARE REQUIRED FOR INVESTIGATION (NOT INCLUDING HOLIDAY AND WEEKENDS) AND IF THE CONTRACTOR IS UNABLE TO WORK IN OTHER AREAS, THEN THE CONTRACTOR WILL BE ALLOWED TO NEGOTIATE FOR ADDITIONAL CONSTRUCTION TIME UPON WRITTEN REQUEST WITHIN TEN (10) DAYS AFTER THE FIRST NOTICE TO THE CITY OF ARCHAEOLOGICAL INVESTIGATION FOR EACH EVENT.

IF THE TIME REQUIRED FOR INVESTIGATION IS LESS THAN OR EQUAL TO THREE (3) DAYS FOR EACH EVENT, CONTRACT DURATION WILL NOT BE EXTENDED.
- IF SUSPECTED CONTAMINATION IS ENCOUNTERED DURING CONSTRUCTION OPERATIONS, C.O.S.A. SHALL BE NOTIFIED IMMEDIATELY WHEN CONTAMINATED SOILS AND / OR GROUNDWATER ARE ENCOUNTERED AT LOCATIONS NOT IDENTIFIED IN THE PLANS. THE NOTIFICATION SHOULD INCLUDE THE STATION NUMBER, TYPE OF CONTAMINATED MEDIA, EVIDENCE OF CONTAMINATION AND MEASURES TAKEN TO CONTAIN THE CONTAMINATED MEDIA AND PREVENT PUBLIC ACCESS. THE CONTAMINATED SOIL AND / OR GROUNDWATER SHALL NOT BE REMOVED FROM THE LOCATION WITHOUT PRIOR C.O.S.A. APPROVAL.

THE CONTRACTOR MUST STOP THE EXCAVATION IMMEDIATELY AND CONTACT THE C.O.S.A. INSPECTOR. THE CONTRACTOR CANNOT BEGIN EXCAVATION ACTIVITIES WITHOUT WRITTEN PERMISSION FROM THE CITY.
- CONTRACTOR IS TO INCLUDE A MAILBOX POST BLOCKOUT FOR VACANT LOTS AND ALL RESIDENCES WHICH DO NOT HAVE MAILBOXES AT THE CURB. BLOCKOUTS ARE PROVIDED FOR FUTURE USE BY THE POST OFFICE.

- CONTRACTOR SHALL NOT REMOVE OR ADJUST ANY VIA FACILITIES. THE CONTRACTOR MUST CONTACT VIA FOURTEEN DAYS PRIOR, FOR THE REMOVAL OF BENCHES, STOP POLES OR ANY OTHER VIA FACILITIES THAT MAY BE PRESENT. PLEASE PROVIDE THIRTY DAYS PRIOR NOTICE FOR SHELTER REMOVAL (TELEPHONE NOS: (210) 362-2155 OR (210) 362-2096). THE CONTRACTOR OR WILL BE LIABLE FOR ANY DAMAGES TO VIA FACILITIES NOT REMOVED BY VIA. THE CONTRACTOR IS REQUIRED TO REPLACE ALL FLATWORK REMOVED OR DAMAGED IN THE COURSE OF EXECUTING THE CONTRACT UNLESS OTHERWISE NOTED BY VIA. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING VIA FACILITIES IF ADJACENT TO WORK AREA.

TREE PROTECTION AND PRESERVATION GENERAL NOTES

- NO UTILITY OR STREET EXCAVATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. DURING CONSTRUCTION ACTIVITY, AT LEAST A SIX-INCH LAYER OF COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE (NO SEPARATE PAY ITEM).
- THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR FOR GUIDANCE.
- ROOTS WILL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
- ALL CURB AND SIDEWALK WORK SHALL USE ALTERNATIVE CONSTRUCTION METHODS TO MINIMIZE EXTENSIVE ROOT DAMAGE TO TREES (REFER TO DETAILS).
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH, OR WET BURLAP.
- NO EQUIPMENT, VEHICLES OR MATERIALS SHALL OPERATE OR BE STORED WITHIN THE ROOT PROTECTION ZONE OF ANY TREE NEAR THE PROJECT. ROOT PROTECTION ZONE IS 1 FOOT OF RADIUS PER INCH OF TREE'S DIAMETER. A 10-INCH DIAMETER TREE WOULD HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. OAK WOUNDS SHALL BE PAINTED OVER WITHIN 30 MINUTES TO PREVENT OAK WILT.
- SAPLINGS, SHRUBS OR BUSHES TO BE CLEARED FROM THE PROTECTED ROOT ZONE AREA OF A LARGE TREE SHALL BE REMOVED BY HAND AS DESIGNATED BY THE INSPECTOR.
- NO WIRES, NAILS OR OTHER MATERIAL MAY BE ATTACHED TO PROTECTED TREES.
- TREES, TREE LIMBS, BUSHES AND SHRUBS LOCATED IN THE CITY STREET OR ALLEY RIGHT-OF-WAY OR PERMANENT EASEMENTS WHICH INTERFERE WITH PROPOSED CONSTRUCTION ACTIVITIES SHALL BE PROPERLY PRUNED FOLLOWING THE ANSI A-300 STANDARDS FOR PRUNING. ALL TREE PRUNING SHALL BE COMPLETED BY A CITY OF SAN ANTONIO TREE MAINTENANCE LICENSED CONTRACTOR (ARTICLE 21-171, CITY CODE) ONLY AFTER APPROVAL FROM THE CAPITAL PROJECTS MANAGEMENT THROUGH THE INSPECTOR.
- NO EXCESSIVE TREE TRIMMING WILL BE PERMITTED.
- ALL DEBRIS GENERATED BY THE PRUNING AND TRIMMING OF THE TREES AND / OR BUSHES SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY (NO SEPARATE PAY ITEM).
- TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST. (207-0278)
- TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE CITY'S SATISFACTION.
- TREE PLANTING FOR MITIGATION OR ENHANCEMENT: ALL PLANTED TREES SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THIS INCLUDES IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT. TREES THAT DIE WITHIN TWELVE (12) MONTHS SHALL BE REPLACED WITH A TREE OF EQUAL SIZE AND SPECIES.

ACCESSIBILITY REQUIREMENTS

- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN VEHICULAR AND PEDESTRIAN ACCESS AT ALL TIMES TO LOCAL RESIDENCES AND BUSINESSES.
- WHEN THE WORK REQUIRES THE EXCAVATION OF THE STREET AND THE REMOVAL OF THE EXISTING DRIVEWAY APPROACHES AND SIDEWALKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY ALL-WEATHER ACCESS TO THE BUSINESSES AND RESIDENCES. THE TEMPORARY DRIVEWAY APPROACHES SHALL BE CONSTRUCTED WITH FLEXIBLE BASE OR GRAVEL MATERIAL AT NO SEPARATE COST TO THE CITY.
- PRIOR TO INITIATING THE CONSTRUCTION OF NEW DRIVEWAY APPROACHES, THE CONTRACTOR SHALL GIVE ADVANCE WARNING IN PERSON, OR IN WRITING, OF AT LEAST 48 HOURS TO EACH RESIDENCE THAT WILL BE IMMEDIATELY AFFECTED, SO THAT ALTERNATE PLANS MAY BE MADE BY THE RESIDENTS.
- FOR BUSINESSES WITH MORE THAN ONE DRIVEWAY, AT LEAST ONE DRIVEWAY SHALL REMAIN OPEN WHILE THE OTHER NEW DRIVEWAY APPROACHES ARE CONSTRUCTED. FOR BUSINESSES WITH ONLY ONE DRIVEWAY, THE NEW DRIVEWAY APPROACH SHALL BE CONSTRUCTED IN HALF WIDTHS, UNLESS A TEMPORARY ASPHALT DRIVEWAY IS FIRST INSTALLED AT NO SEPARATE COST TO THE CITY.

NO	DATE	REVISIONS			
		DESCRIPTION			

COSA GENERAL NOTES



BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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Bryan Kye Mask
L.A.# 2369

JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:

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GENERAL NOTES:

1.

THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE OWNER AND ADJUST CONSTRUCTION ACTIVITIES, DELIVERIES, STORAGE, ETC. TO ACCOMMODATE THE OWNER'S NEEDS FOR USE OF THESE FACILITIES.
2.

THE CONSTRUCTION STAGING AREA IS LOCATED ON SITE. THE EXACT BOUNDARIES OF THE STAGING AREA WILL BE AGREED TO BY THE OWNER AND THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SECURE THE STAGING AREA. THE STAGING AREA SHALL BE MAINTAINED WITH A DRIVING SURFACE SUITABLE TO PREVENT EROSION.
3.

UPON COMPLETION OF THE CONSTRUCTION, THE STAGING AREA SHALL BE REMOVED. THE AREA DISTURBED SHALL BE REGRADED TO PROVIDE A SMOOTH CONTOUR. ALL GRAVEL, CRUSHED LIMESTONE, ETC. SHALL BE COMPLETELY REMOVED PRIOR TO FINISH GRADING. HYDROMULCH WILL BE PLACED OVER ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED IN THESE DRAWINGS.

SITE PLAN NOTES:

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING FOR THIS PROJECT.
2.

THE CONTRACTOR, AND THEIR AGENTS, SUBCONTRACTOR, ENGINEER, OR SURVEYOR ARE COMPLETELY RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE OWNER, AND HIS AGENTS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE COORDINATES FURNISHED. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY.
3.

COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
4.

WRITTEN DIMENSIONS AND COORDINATES SHALL GOVERN OVER SCALED DRAWINGS.
5.

ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION.
6.

ALL CONSTRUCTION WILL CONFORM TO CITY OF SAN ANTONIO STANDARDS AND SPECIFICATIONS.
7.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF WALL, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
8.

ALL NORTHING AND EASTING COORDINATE POINTS ARE TO BE THE CENTERPOINT, CORNER INTERSECTION, CENTER OF POLE, FENCE POST OR SIGN AND ALONG THE DESIGNATED CENTERLINES UNLESS OTHERWISE NOTED.
9.

LAYOUT AND GRADING FOR THE IMPROVEMENTS SHALL OCCUR AS DIRECTED BY THE LANDSCAPE ARCHITECT WITH THE FOLLOWING GUIDELINES:

•

ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% (1:50) IN THE DIRECTION OF THE DOWNHILL SIDE.

•

THE LONGITUDINAL SLOPE OF THE WALKS SHALL BE NO GREATER THAN 5% (1:20) UNLESS OTHERWISE NOTED.

•

ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING EXISTING FLOW PATTERNS UNLESS DIRECTED OTHERWISE.
12.

THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
13.

TREE TRUNK LOCATIONS SHOWN ARE APPROXIMATE. IF LOCATIONS CONFLICT WITH ANY PROPOSED IMPROVEMENT, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR DIRECTION PRIOR TO ANY CONSTRUCTION.

DEMOLITION NOTES:

1.

REMOVE TREES: REMOVE TREES BELOW FINISH GRADE. FILL AND COMPACT ALL HOLES WITH APPROVED FILL MATERIAL TO FLUSH WITH SURROUNDING GRADES. REPAIR ANY DAMAGED AREAS TO EXISTING (PRIOR TO DEMOLITION) OR BETTER CONDITIONS.
2.

COORDINATE ALL DEMOLITION AND CONSTRUCTION ACTIVITIES PRIOR TO COMMENCEMENT WITH CITY STAFF TO ENSURE SAFETY OF PATRONS.
3.

CONTRACTOR SHALL DETERMINE LOCATIONS AND EXTENT OF ALL EXISTING SITE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4.

PROTECT IN PLACE ALL ITEMS NOT SCHEDULED TO BE REMOVED OR RELOCATED, INCLUDING VEGETATION; HOSE BIBBS AND OTHER UTILITIES.
5.

CONTRACTOR SHALL ERECT LIMITS OF WORK BARRICADES SO THAT PEDESTRIAN CIRCULATION MAY CONTINUE UNINTERRUPTED.
8.

REFERENCE DETAIL FOR TREE PROTECTION FENCING. INSTALL TREE PROTECTION FENCING BEFORE DEMOLITION COMMENCES.

LANDSCAPE NOTES:

1.

LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY QUESTIONS REGARDING APPLICATION OF PROPOSED PLANT MATERIAL PRIOR TO INSTALLATION - ESPECIALLY QUESTIONS THAT MAY AFFECT OR ALTER THE WARRANTY OF SAID MATERIAL.
2.

REMOVE ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION ON THE SURFACE IN AREAS WHERE TURF IS APPLIED.
3.

ALL QUANTITIES SHOWN ON PLANS TO BE VERIFIED BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL LABELED PLANT MATERIAL ON PLANS.
4.

ALL FINAL SHAPING AND RAKING OF THE TOPSOIL/FINISH GRADES SHALL BE REVIEWED BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO APPLICATION OF PLANT MATERIAL. BERMS, IF REQUIRED SHALL BE INSTALLED IN 12 INCH LAYERS/LIFTS AND COMPACTED. EXCESSIVE SLOPES ON BERMS WHICH MAY CAUSE MAINTENANCE PROBLEMS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT.
5.

VERIFY EXISTENCE OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR SITE WORK AND PLANTING.
6.

CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT EXISTING UTILITIES AT ALL TIMES.
7.

INSTALL IRRIGATION SYSTEM PRIOR TO APPLICATION OF TOPSOIL OR PLANTING SOIL MIX.
8.

ANY EXISTING SITE IMPROVEMENT OR UTILITY REMOVED, DAMAGED, OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CONTRACTING OFFICER'S REPRESENTATIVE AND APPROVED BY THE RESPECTIVE UTILITY AT THE CONTRACTOR'S EXPENSE.
9.

CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGES DONE TO EXISTING FENCES, CONCRETE ISLANDS, STREET PAVING, CURBS, SHRUBS, TREES, DRIVEWAYS, ETC., SCHEDULE TO REMAIN (NO SEPARATE PAY ITEM).
10.

EXISTING TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AND REPLACED AT CONTRACTOR'S EXPENSE.
11.


EXISTING TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE, BUT IS NOT LIMITED TO: WATERING THE ROOT PROTECTION ZONE, WASHING FOLIAGE, FERTILIZATION, PRUNING, ADDITIONAL MULCH APPLICATIONS, AND OTHER MAINTENANCE AS NEEDED ON THE PROJECT.
12.

ROOTS SHALL BE CUT WITH A ROCK SAW OR BY HAND, NOT BY AN EXCAVATOR OR OTHER ROAD CONSTRUCTION EQUIPMENT.
13.

ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
14.

RIVER ROCK MULCH TO BE TEXAS BLEND, 1"-3" SIZE. AVAILABLE AT KELLER MATERIAL LTD., 9388 CORPORATE DRIVE, SAN ANTONIO, TX 78154.

GENERAL NOTES



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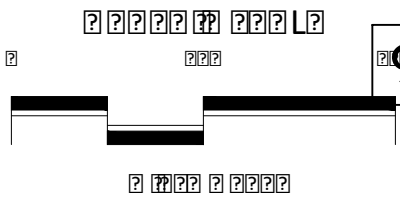
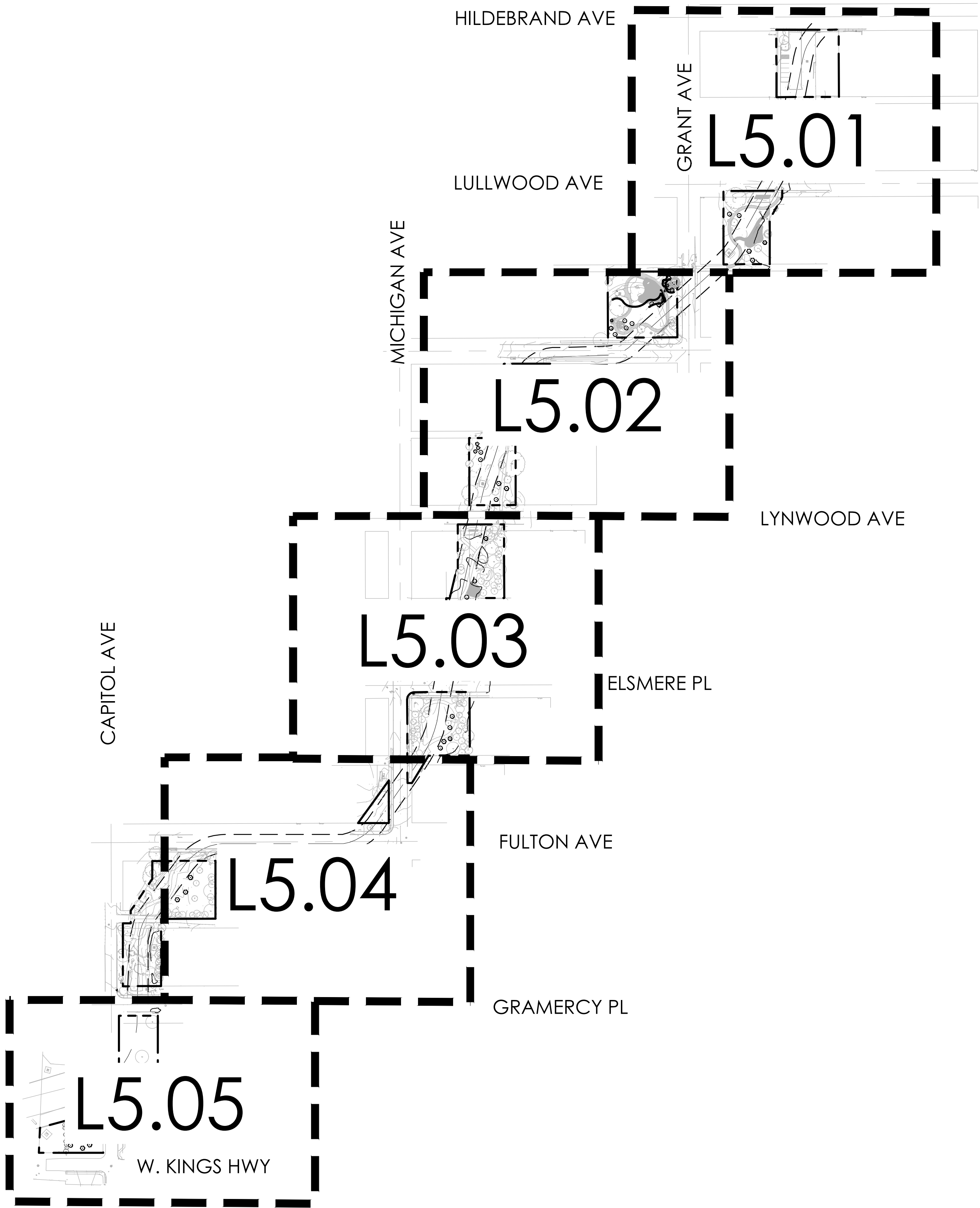
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L.A.# 2369

JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:

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REVISIONS		DESCRIPTION	
NO.	DATE		

TREE PLANTING REFERENCE PLAN

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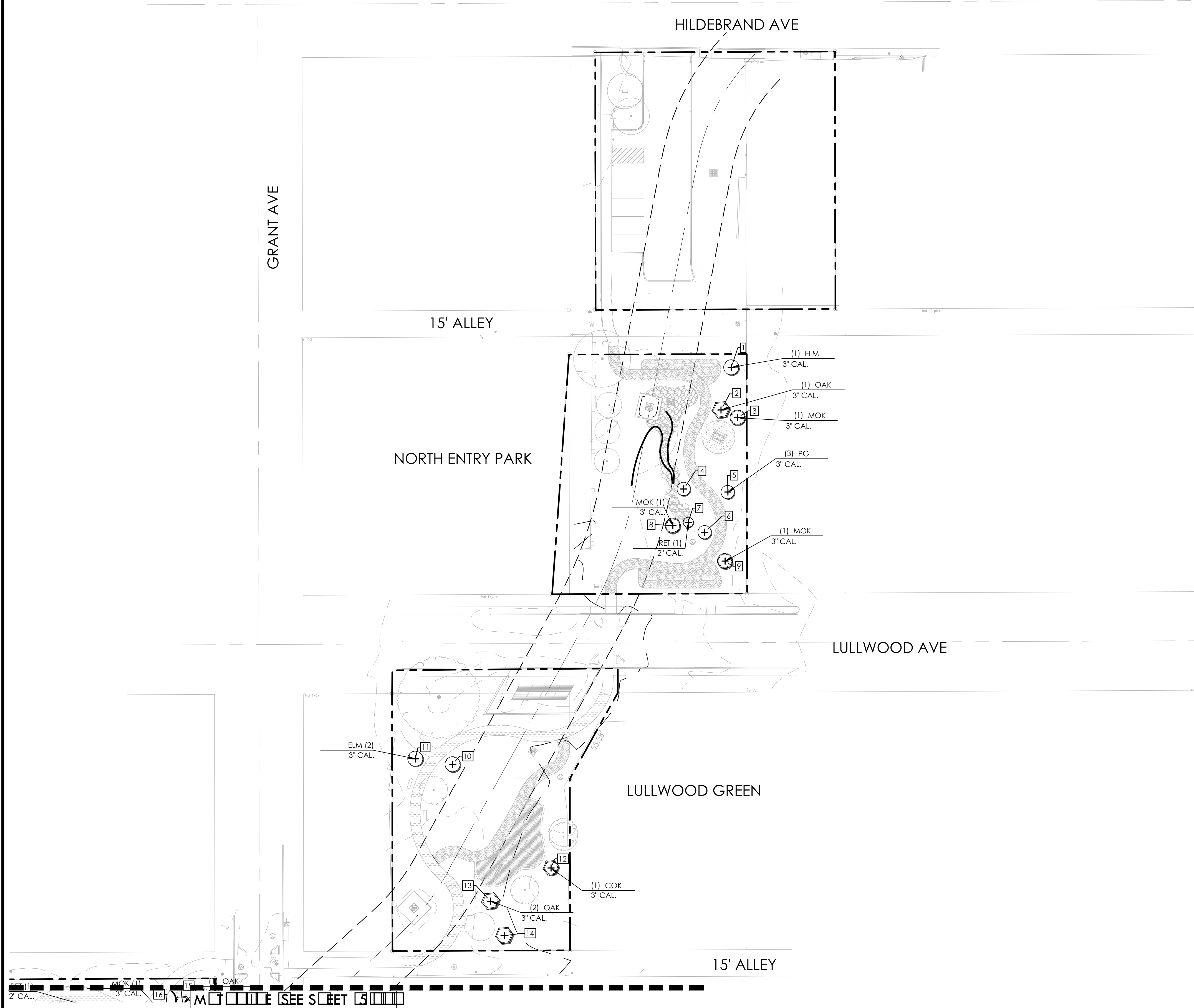
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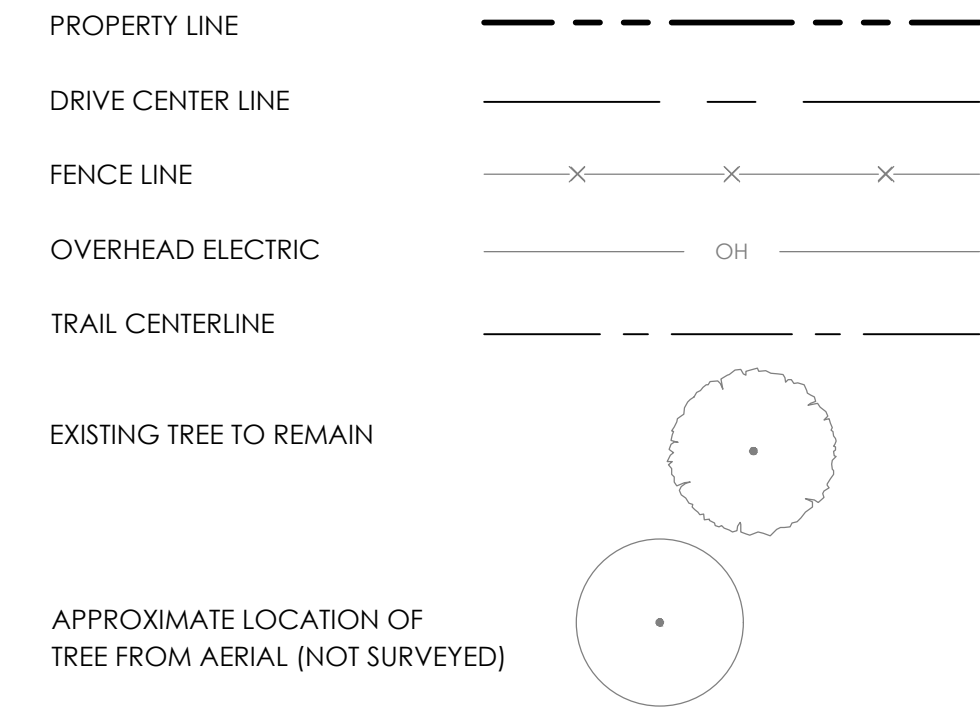
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DATE:	June 28, 2019

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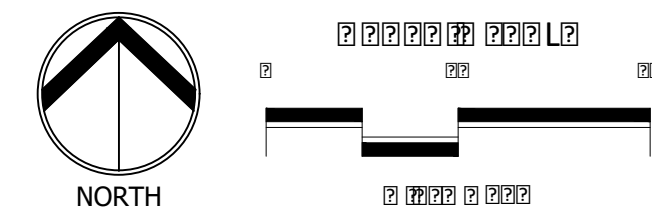
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DESIGNED BY: TL
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LEGEND



COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
1	TREE	N 13717260.53 E 2124706.43
2	TREE	N 13717236.51 E 2124700.64
3	TREE	N 13717232.21 E 2124710.02
4	TREE	N 13717192.03 E 2124679.68
5	TREE	N 13717190.27 E 2124704.51
6	TREE	N 13717167.64 E 2124691.43
7	TREE	N 13717173.22 E 2124682.22
8	TREE	N 13717171.31 E 2124673.51
9	TREE	N 13717151.46 E 2124703.00
10	TREE	N 13717036.92 E 2124549.54
11	TREE	N 13717040.07 E 2124528.62
12	TREE	N 13716978.55 E 2124604.92
13	TREE	N 13716959.91 E 2124570.86
14	TREE	N 13716940.46 E 2124578.57



95% REVIEW SET

REVISIONS		DATE	DESCRIPTION
NO.			

TREE PLANTING PLAN

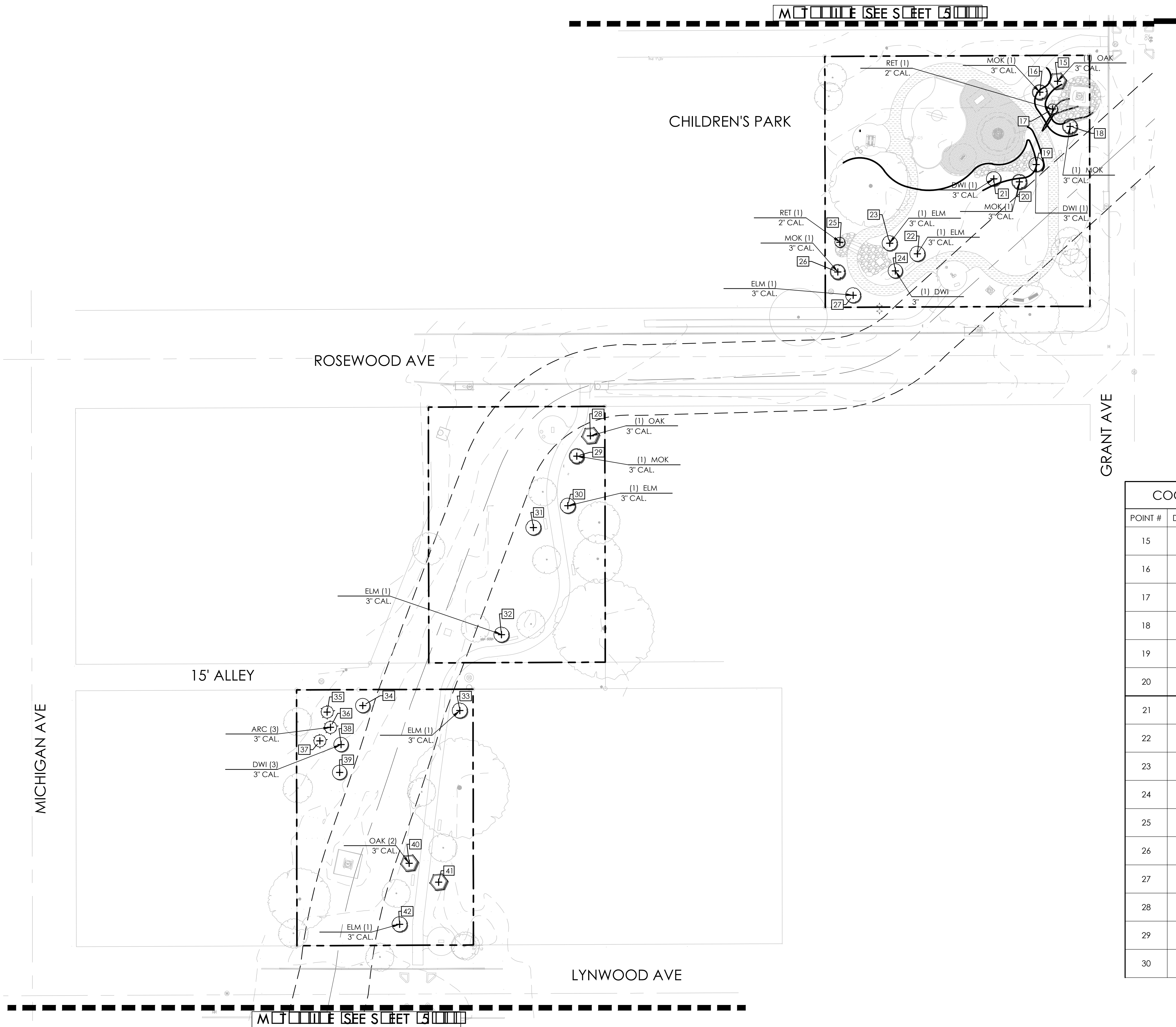
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DATE: 06/28/2019
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CHECKED BY: BKM
DESIGNED BY: TL
JOB NO: 3928
SHEET: L5.02



LEGEND

PROPERTY LINE

DRIVE CENTER LINE

FENCE LINE

OVERHEAD ELECTRIC

TRAIL CENTERLINE

EXISTING TREE TO REMAIN

APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
15	TREE	N 13716901.61 E 2124397.55
16	TREE	N 13716895.42 E 2124387.58
17	TREE	N 13716885.90 E 2124394.83
18	TREE	N 13716876.09 E 2124404.66
19	TREE	N 13716854.45 E 2124385.50
20	TREE	N 13716844.69 E 2124376.01
21	TREE	N 13716846.37 E 2124361.44
22	TREE	N 13716803.84 E 2124318.20
23	TREE	N 13716809.90 E 2124302.46
24	TREE	N 13716794.12 E 2124305.72
25	TREE	N 13716810.35 E 2124274.29
26	TREE	N 13716793.58 E 2124273.13
27	TREE	N 13716780.39 E 2124281.75
28	TREE	N 13716700.68 E 2124132.88
29	TREE	N 13716689.22 E 2124125.21
30	TREE	N 13716661.06 E 2124120.13

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
31	TREE	N 13716648.72 E 2124100.62
32	TREE	N 13716587.98 E 2124082.50
33	TREE	N 13716544.98 E 2124058.88
34	TREE	N 13716547.80 E 2124003.88
35	TREE	N 13716544.15 E 2123983.71
36	TREE	N 13716535.47 E 2123985.60
37	TREE	N 13716527.80 E 2123979.56
38	TREE	N 13716525.74 E 2123991.61
39	TREE	N 13716509.94 E 2123990.79
40	TREE	N 13716458.46 E 2124030.23
41	TREE	N 13716447.71 E 2124046.89
42	TREE	N 13716423.87 E 2124024.77

NORTH

0 10 20 30 40 50 60 70 80 90 100

0 10 20 30 40 50 60 70 80 90 100

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REVISIONS

NO.	DATE	DESCRIPTION

TREE PLANTING PLAN

BEACON HILL
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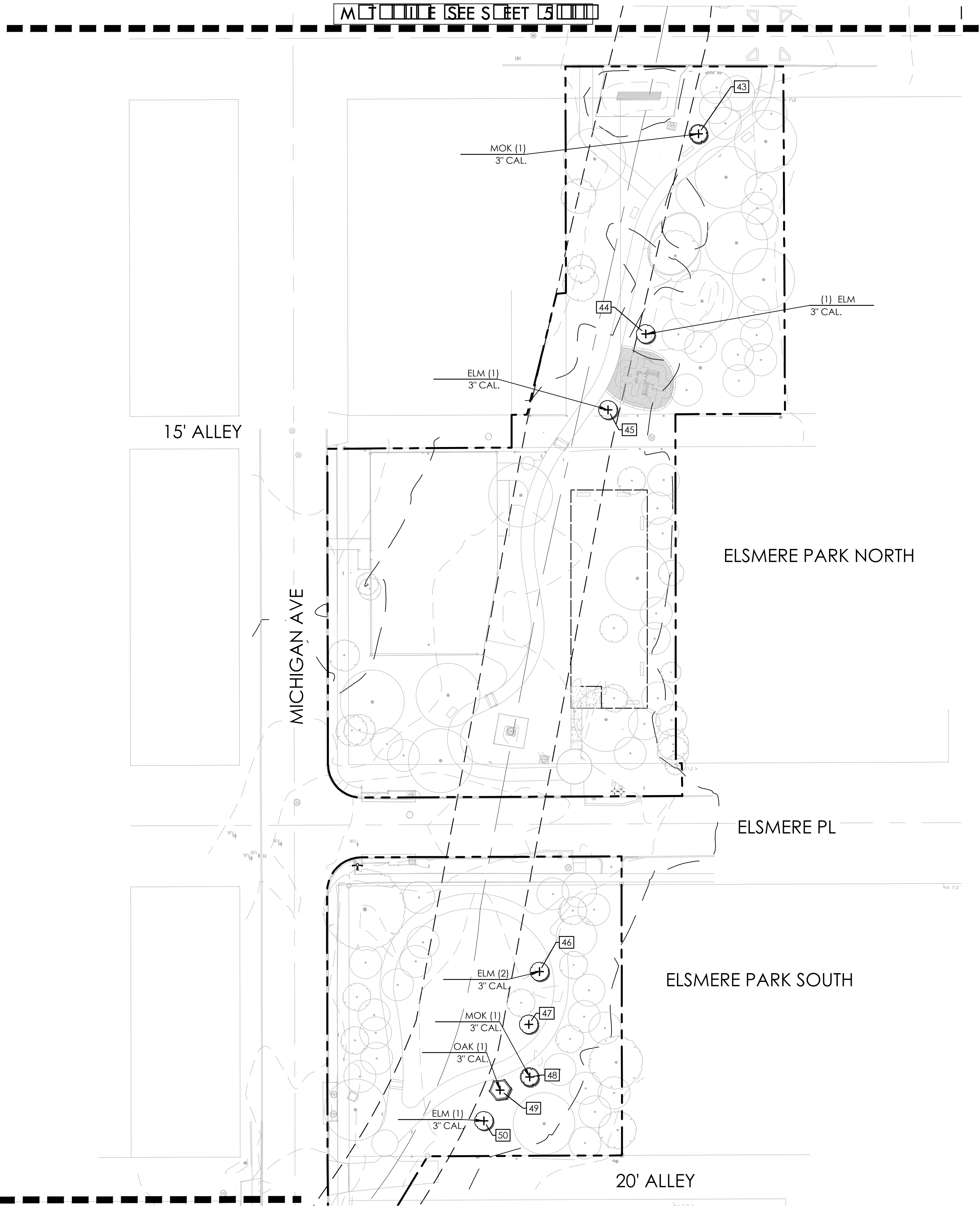
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DATE: 06/28/2019
DRAWN BY: MM
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DESIGNED BY: TL
JOB NO: 3928
SHEET: L5.03
PROJECT: BEACON HILL LINEAR PARK
RATED WITH: 30% TO 50%
RATED WITH: 30% TO 50%



LEGEND

PROPERTY LINE

DRIVE CENTER LINE

FENCE LINE

OVERHEAD ELECTRIC

TRAIL CENTERLINE

EXISTING TREE TO REMAIN

APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
43	TREE	N 13716339.60 E 2124002.62
44	TREE	N 13716247.88 E 2123978.42
45	TREE	N 13716213.16 E 2123961.20
46	TREE	N 13715955.70 E 2123929.77
47	TREE	N 13715931.56 E 2123924.88
48	TREE	N 13715907.38 E 2123925.28
49	TREE	N 13715901.43 E 2123911.69
50	TREE	N 13715887.34 E 2123904.29

NORTH

0 10 20 30 40 50 60 70 80 90 100

0 10 20 30 40 50 60 70 80 90 100

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REVISIONS		DESCRIPTION	
NO.	DATE		

TREE PLANTING PLAN

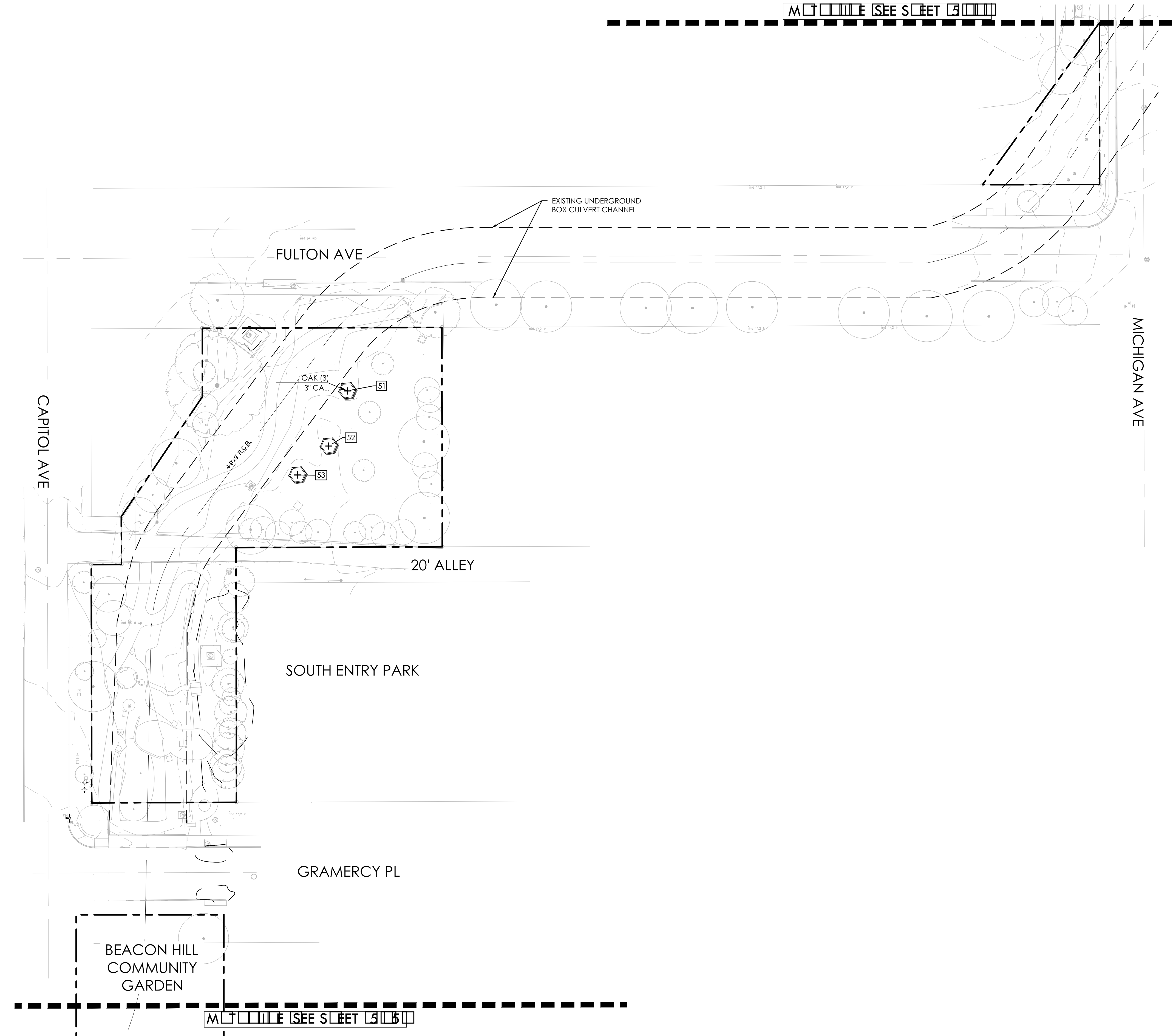
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LEGEND

PROPERTY LINE

DRIVE CENTER LINE

FENCE LINE

OVERHEAD ELECTRIC

TRAIL CENTERLINE

EXISTING TREE TO REMAIN

APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
51	TREE	N 13715607.95 E 2123364.09
52	TREE	N 13715576.52 E 2123353.54
53	TREE	N 13715560.03 E 2123335.72

NORTH

0

10

20

30

40

50

60

70

80

90

100

95% REVIEW SET

REVISIONS		DESCRIPTION
NO.	DATE	

TREE PLANTING PLAN

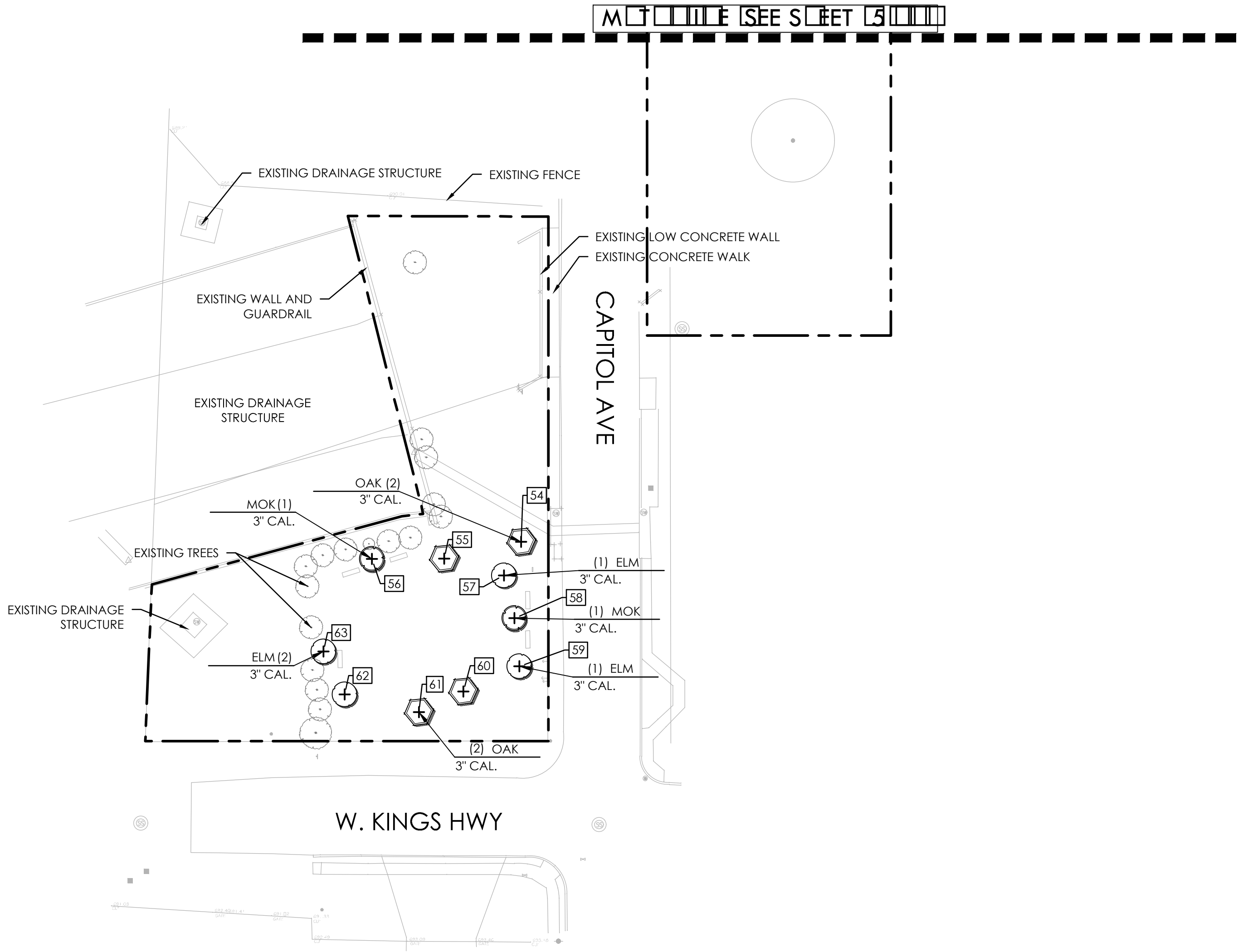
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LEGEND	
PROPERTY LINE	---
DRIVE CENTER LINE	---
FENCE LINE	-x-x-
OVERHEAD ELECTRIC	--- OH ---
TRAIL CENTERLINE	---
EXISTING TREE TO REMAIN	
APPROXIMATE LOCATION OF TREE FROM AERIAL (NOT SURVEYED)	

COORDINATE TABLE		
POINT #	DESCRIPTION	COORDINATES
54	TREE	N 13715082.33 E 2123166.25
55	TREE	N 13715076.60 E 2123139.68
56	TREE	N 13715076.46 E 2123114.84
57	TREE	N 13715070.81 E 2123160.34
58	TREE	N 13715056.02 E 2123163.88
59	TREE	N 13715039.46 E 2123165.63
60	TREE	N 13715030.78 E 2123146.28
61	TREE	N 13715023.67 E 2123131.00
62	TREE	N 13715029.75 E 2123105.40
63	TREE	N 13715044.56 E 2123098.07

REVISIONS	
NO.	DESCRIPTION

TREE PLANTING PLAN

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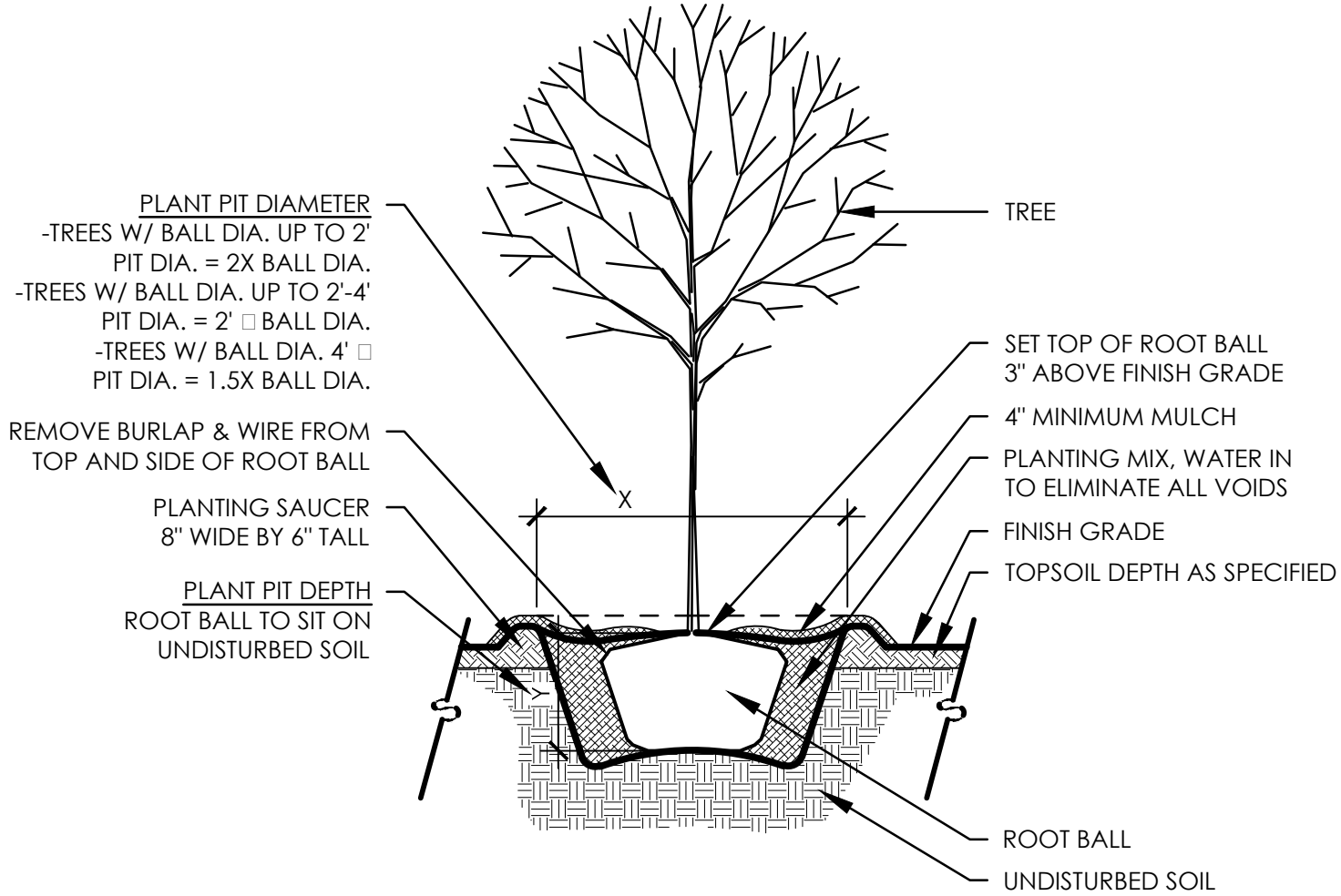
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NORTH

0 25 50
FEET

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A TREE PLANTING

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

TEMPORARY IRRIGATION NOTES:

- TREES TO BE IRRIGATED WITH TREEGATOR BAGS.
- NOTES FROM TREEGATOR:
 - SINGLE BAG FITS MIN. 1 INCH TO MAX. 4 INCH CALIPER TREE WITH BRANCHES AT LEAST 25" FROM THE GROUND OR HIGHER. USE A DOUBLE BAG SETUP (2 SINGLE BAGS ZIPPED TOGETHER BACK-TO-BACK) TO WATER 4 INCH TO 8 INCH CALIPER TREES. MADE OF GREEN POLYETHYLENE WITH SCRIM REINFORCEMENT, BLACK POLYPRO STRAPS AND NYLON ZIPPERS.
 - 2 WATER RELEASE POINTS PER BAG. BAG IS EMPTY IN APPROXIMATELY 5 TO 9 HOURS.
 - UV STABILIZED TO WITHSTAND EXPOSURE TO SUNLIGHT. FILL OPENING FITS UP TO 3" DIAMETER HOSE.

PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	CALIPER	HEIGHT	SPREAD
	3	ARIZONA CYPRESS	HESPEROCYPARIS ARIZONICA	3" CAL.	10'-13'	7'-9'
	20	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	9'-11'	4'-6'
	1	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	3" CAL.	10'-12'	6'-8'
	6	DESERT WILLOW	CHILOPSIS LINEARIS	3" CAL.	8'-10'	6'-8'
	15	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	8'-10'	4'-6'
	12	MONTEREY OAK	QUERCUS POLYMORPHA 'MONTEREY'	3" CAL.	10'-12'	6'-8'
	3	RETAMA	PARKINSONIA ACULEATA	2" CAL.	8'-10'	5'-6'
	3	TEXAS SYCAMORE	PLATANUS OCCIDENTALIS GLABRATA	3" CAL.	12'-14'	9'-11'

REVISIONS		DESCRIPTION	DATE	NO.
NO.	DATE			

PLANT LIST & DETAILS

DUNAWAY
118 Broadway • Suite 201 • San Antonio, Texas 78205
Tel: 210.267.5246
(TX REG. F-1114)

BEACON HILL
LINEAR PARK
SAN ANTONIO, TX

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Bidding or Permit Purposes.
They were prepared by, or
under the supervision of:
Bryan Kye Mask
L.A.# 2369

JOB NO.	3928
DESIGNED BY:	TL
DRAWN BY:	MM
CHECKED BY:	BKM
DATE:	June 28, 2019

SHEET:
L5.06

95% REVIEW SET

UT Series Heavy Duty Portable Rectangular Table with Lumber Top and Seats

SPECIFICATION
BULLETIN
#SPC-TB-005
REV. 09-17



*Model UT/G-6UP 6 Ft. Portable Rectangular Table
with Hot Dip Galvanized Frame
and Untreated Southern Yellow Pine Planks*

- **Nontip, nontrip, walk-through design**
- **Strong 1-5/8" diameter all welded, steel pipe end frame construction**
- **Precision drilled, Untreated #1 Southern Yellow Pine seat and top planks**
- **Frames are hot-dip galvanized after fabrication for superior corrosion resistance**
- **Diagonal bracing for strength and rigidity**
- **Die-formed center channel under table top to support and align top planks**
- **Limited Lifetime Warranty on frames**

SPECIFICATIONS:

- **UT Series** end frames are one-piece welded construction, fabricated from 1.660" O.D. (1-5/8" O.D.) steel pipe to meet 1-1/4" nominal pipe size specifications with 2" x 2" x 1/8" die formed steel angle for attaching the seats and tops.
- Table frame design incorporates nontip, nontrip, walk-through design features. Bends are tightly formed to prevent tipping when weight is on one side.
- Nominal table height is 30". Nominal seat height is 18".
- **Model UT/G-6** has a nominal 6 ft. length.
- **Model UT/G-8** has a nominal 8 ft. length.
- Frames are supported by diagonal braces of 1-5/16" O.D. steel pipe that connects to a die-formed steel channel designed to align and provide attachment to the table top.
- All fasteners are provided for assembly.
- **Standard:** All steel frame components are hot-dip galvanized after fabrication to ASTM-A123 to maintain an average zinc coating of 2.0 oz. per sq. ft. of surface area (indicated by "/G" in model no., e.g. UT/G-6UP).
- **Standard:** Lumber is Untreated #1 grade Southern Yellow Pine (indicated by "UP" in model no., e.g. UT/G-6UP) 2" x 10" nominal sized planks, kiln dried to reduce moisture content. All lumber is precision drilled to facilitate assembly and has all exposed edges removed to a 3/8" radius.
- **Optional:** All steel frame components have powder coat finish. See Specification Bulletin #SPC-CO-001.
- **Optional:** Treated #1 Southern Yellow Pine is readily available and is pressure treated and kiln dried after treatment (KDAT) to preserve wood against decay. To specify, change "UP" in model no. to "TP", e.g. UT/G-6TP. (Cedar, Fir, and Redwood are available when in stock - please inquire.)
- **Optional:** Table is provided with (2) backrest attachments to bolt to the table frame, consisting of (2) pair of backrest brackets and (2) lumber backrest planks.

AVAILABLE OPTIONS

6' or 8' lengths

Powder Coat Finish in choice of colors on frame components

Pressure treated #1 Southern Yellow Pine lumber (Cedar, Fir, or Redwood lumber when in stock)

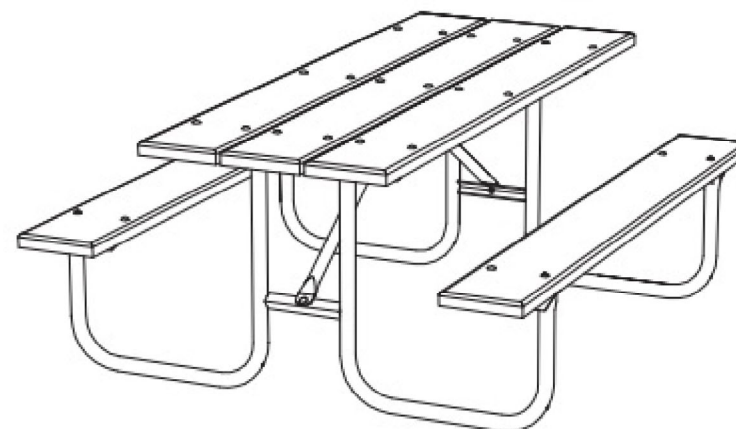
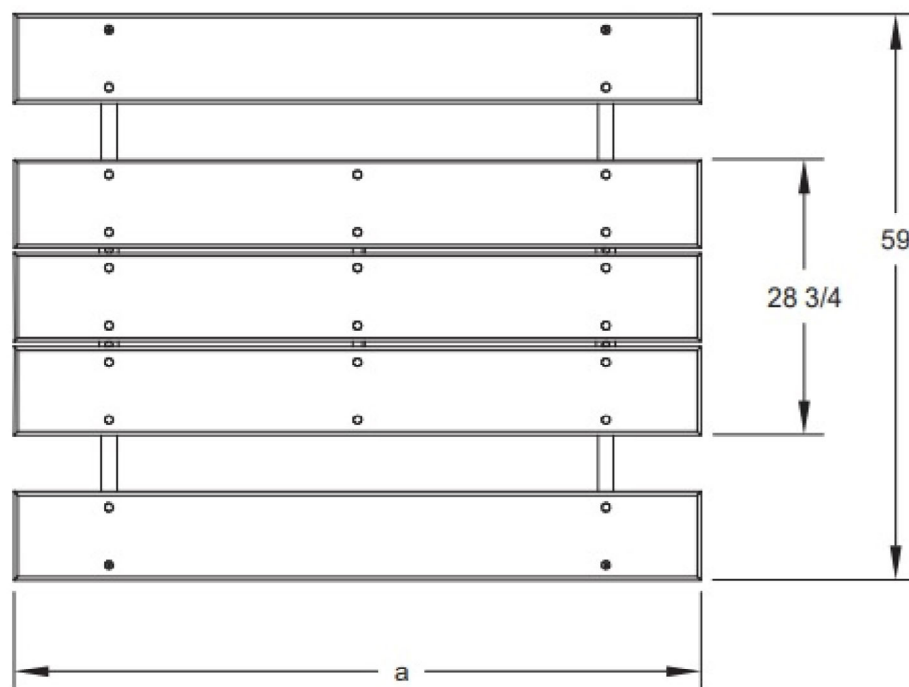
Backrest attachments

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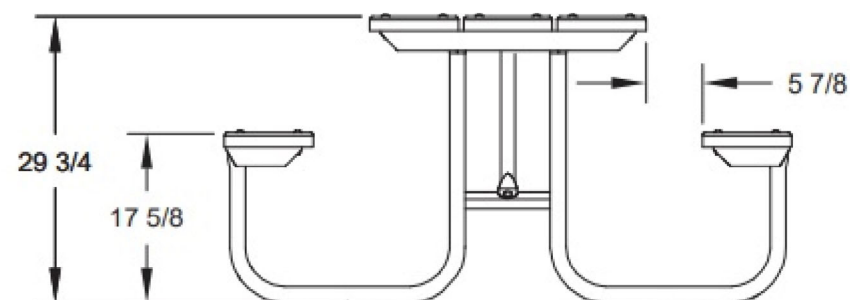
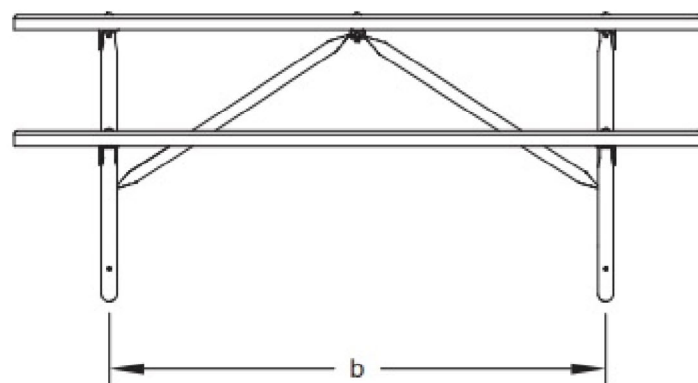
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E-mail: pilotrock@rjthomas.com • Web Site: <http://www.pilotrock.com>

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MODEL NUMBER	DIMENSION	
	a	b
UT/G-6	71 1/2	51 3/4
UT/G-8	95 1/2	70



ALL DIMENSIONS IN INCHES

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P.O. Box 946 • Cherokee, IA 51012-0946

DRAWN BY
WWM

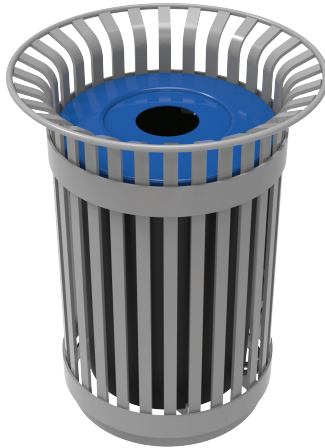
TITLE **UT SERIES 6 AND 8 FOOT PORTABLE RECTANGULAR TABLES WITH LUMBER**
TOP AND SEAT PLANKS

DATE **11-12-08**

DWG. NO. **AI-1489**

200 SERIES

MLWR200-32-BC



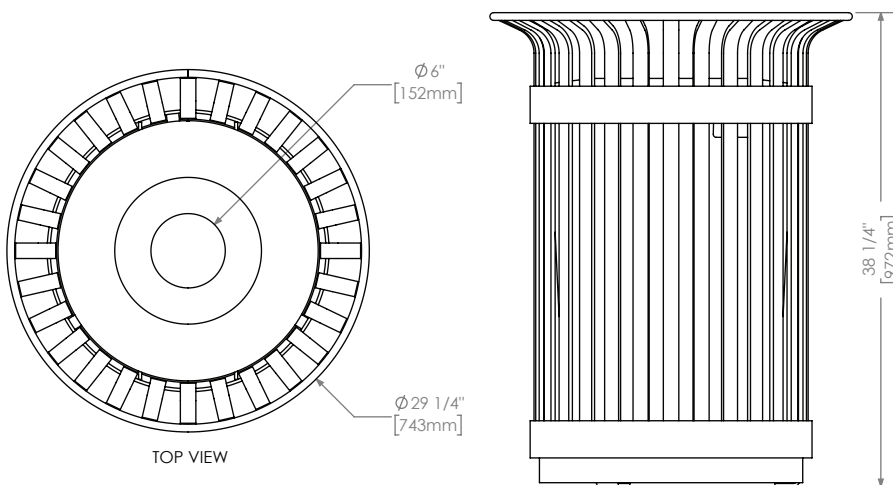
MATERIALS: The trash container frame is constructed using heavy duty steel flat bar.
A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR200-32-BC
Choose:
- Powdercoat Color
- Bottle/Can Slot Lid (BC) or lid options shown below

OPTIONS:
- Standard Lid (ST)
- Paper Slot Lid (PS)
- Side Ash Receptacle (SA)
- Dome Lid (DL32)
- Side Opening (MLWR200S-32)



DIMENSIONS:

Height: 38.25" (97.2cm)
Outer Radius: 29.25" (74.3cm)
Inner Radius: 6" (15.2cm)
Weight: 199.05lbs (90.3kg)



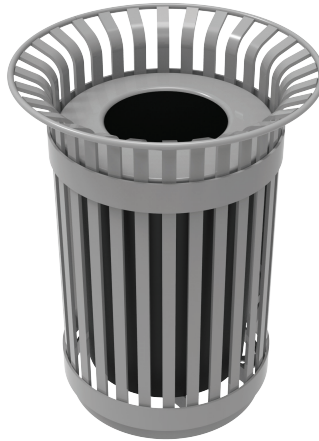
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200 SERIES

MLWR200-32-ST



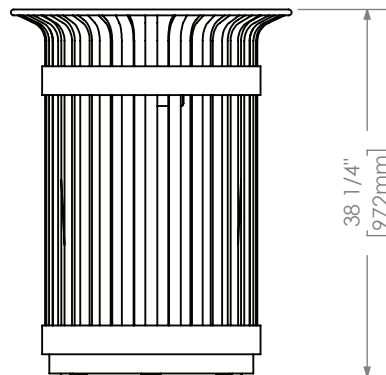
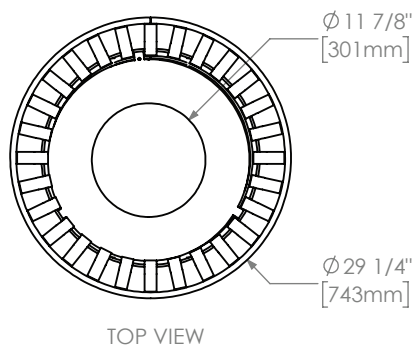
MATERIALS: The trash container frame is constructed using heavy duty steel flat bar.
A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing.
The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR200-32-ST
Choose:
- Powdercoat Color
- Standard Lid (ST) or lid options listed below.

OPTIONS:
- Dome Lid (DL32)
- Paper Slot Lid (PS)
- Bottle/Can Slot Lid (BC)
- Side Ash Receptacle (SA)
- Side Opening (MLWR200S-32)



DIMENSIONS:

Height: 38.25" (97.2cm)
Outer Radius: 29.25" (74.3cm)
Inner Radius: 11.88" (30.2cm)
Weight: 198.27lbs (90kg)



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Doing
Business
As

Working with Maglin Corporation

Maglin Site Furniture

Please use the below address for Purchase Orders,
Payment Remittance, and Vendor Account Setup:

Maglin Corporation
999 18th Street, Suite 3000
Denver, CO
80202

Payment Terms:

Maglin Corporation will offer payment terms of Net 30 on approved credit. A credit application must be completed and final approval is determined by Maglin Corporation credit department. Manufacturing will not commence until credit is established or full payment received. Maglin Corporation reserves the right to cease credit terms at any time, at the sole discretion of Maglin Corporation. Payment may also be made in advance of manufacturing via check, VISA, MasterCard, AMEX, or Automated Clearing House (ACH). Custom orders require a deposit upon acceptance of order.

Documents:

Purchase Orders should be addressed to the legal entity listed above. Purchase Orders must be signed and include payment terms outlined on Maglin Corporation quote. Products must be listed on purchase order or the quote number referenced.

Taxes:

Quoted taxes are estimates only. When applicable, taxes will be applied to final invoices. If your project is tax exempt, please forward a tax exempt certificate when completing your order documents.

Cancellation fee:

Maglin Corporation is a made to order company, and requests to cancel orders will be subject to a 25% restocking fee. Custom order deposits are non-refundable.





Working with Maglin Corporation

Maglin Site Furniture

Warranty:

All Maglin Corporation products are warrantied for 5 years against defects in materials, coatings and workmanship. Warranty does not cover damage from vandalism or poor handling during the installation process. Please ensure that products are not dragged on concrete or other hard surfaces that will scratch the outside layers of protective coatings. When installing anchor bolts, provide care that bolts are not fastened so tightly that protective coatings become cracked. For complete care and maintenance and warranty policy, visit the Maglin Corporation website www.maglin.com.

Lead Time:

Production of order commences upon receipt of signed Order Confirmation/executed Purchase Order, and approved credit. When applicable, signed approval drawings and deposit will be required. Lead time on standard products is 6 to 8 weeks. All non-standard products are subject to a 10 to 12 week lead time (from receipt of approval drawings). Lead time is an approximation and Maglin Corporation is not responsible for site delays. Orders will ship upon fabrication completion. A one week grace period may be requested, however storage fees will apply after this time.

Delivery:

Maglin Corporation is a material/product supply-only company and therefore offloading is the responsibility of the receiver. All packages are to be inspected at time of delivery. In the event that there are any damages or missing product, the bill of lading must be noted and Maglin Corporation expects notification within 48 hours. Lift gate delivery is available on most orders – advise at the time of order, if this is a requirement. Please notify your Maglin Corporation representative if you are able to accept stacked freight at the shipping address – a forklift or loading dock is required.

Installation Hardware:

Maglin Corporation recommends that all products be bolted to the ground. Mounting hardware is not supplied with products and local codes should be researched prior to installation. Anchor bolt packages may be purchased with an order – contact your Maglin Corporation representative for information and purchase. Installation instructions and product information is available on the Maglin Corporation website www.maglin.com or from your sales representative.

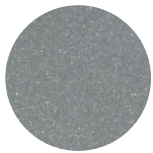




our colors

Standard Powdercoat Colors

GLOSS



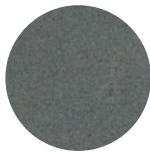
SILVER 14



EVERGREEN



BLACK



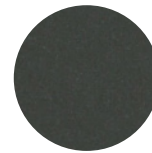
GUNMETAL



BRONZE 14

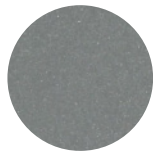


TITANIUM



GRAPHITE

FINE TEXTURED* (Matte Finish)



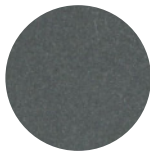
SILVER 14



EVERGREEN



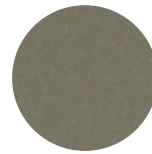
BLACK



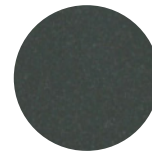
GUNMETAL



BRONZE 14



TITANIUM



SLATE



CORE TEN

OTHER COLORS AVAILABLE**



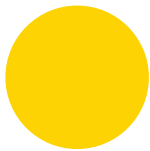
ORANGE



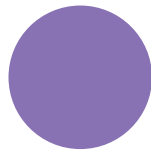
IVORY



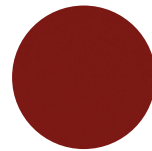
TURQUOISE



YELLOW



LILAC



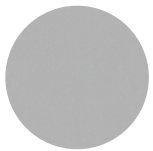
AUTUMN



BLUE



GREEN



GREY



RED

*Fine Textured Paint available for an upcharge. Vinyl graphics are not recommended on Fine Textured Powdercoat

**Paint upcharge may apply depending on quantities ordered

Due to variations in screen resolution, color swatches may vary slightly from actual colors. Please contact Maglin for samples.

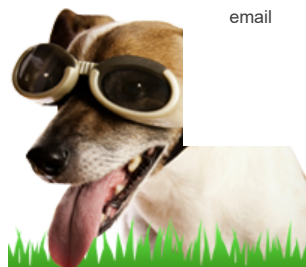


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DOG WASTE STATIONS

MINI STATION

BAG DISPENSERS

WASTE CAN LINERS

CANS POSTS SIGNS

Special Offers

AMERICAN FLAGS



Accept Credit Card Payments



Black

Green



MINI DOG WASTE STATION w/ONEpul® BAG SYSTEM - DEPOT-023

(5 of 5 bones)

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Mini Dog Waste

Station with ONEpul® Bag System is the same as our Full Stations, except it does **NOT** come with a waste can. Great for locations that have a nearby trash can.

Comes with:

- Sign
- Post
- Bag Dispenser
- 400 ONEpul® Bags
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- Hardware

Aluminum/Metal, **Commercial Grade** – not poly plastic!

Choose **GREEN** or **Black**, Screen-Printed and Powder Coated to last! Built for Professional Property Managers and Municipalities.

CHEAP PRICES:

1-4 \$ 127.99 ea

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2 reviews

List: ~~\$59.99~~
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ONEpul® DOG WASTE BAGS - Case of 3200 - DEPOT-021

1 reviews

List: ~~\$168.00~~
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The MittN BAG™ HEADER DOG WASTE BAGS - Case of 2000 - DEPOT-999

1 reviews

List: ~~\$129.00~~
Price: \$69.99

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Product Categories

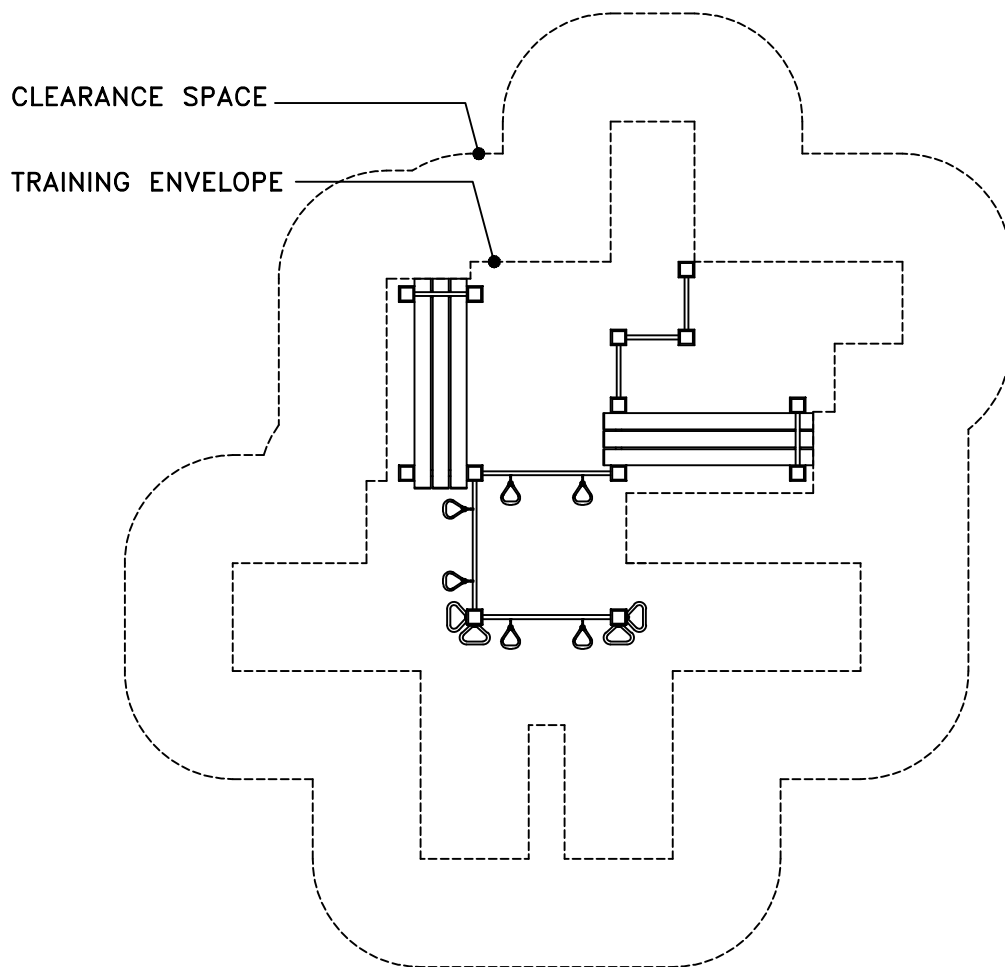
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[dog waste stations](#)
[waste can liners](#)

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EXERCISE ACTIVITIES

- | | |
|--------------|----------------|
| 1. HEEL-FLEX | 4. TOE-TOUCH |
| 2. TOE-REACH | 5. KNEE-GRIP |
| 3. HIP-FLEX | 6. ARM-STRETCH |

GROUP A SIGN NO. 5100-AS
IS INCLUDED WITH GROUP A

TRAINING ENVELOPE

18'-8" X 20'-6" (5.7m X 6.3m)

CLEARANCE SPACE

24'-8" X 26'-6" (7.5m X 8.1m)

TOP VIEW

NOT FOR CONSTRUCTION. CONTACT COLUMBIA CASCADE COMPANY FOR INSTALLATION INSTRUCTIONS.

Date	Revision	By
△		
△		
△		
△ 03-09-17	T. ENVELOPE	ES/CL
Scale 3/16" = 1'-0"	Drawn by: TB	03-15-96
	Ck'd by:	

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®
TimberForm®-2 and CycLoops® Products.

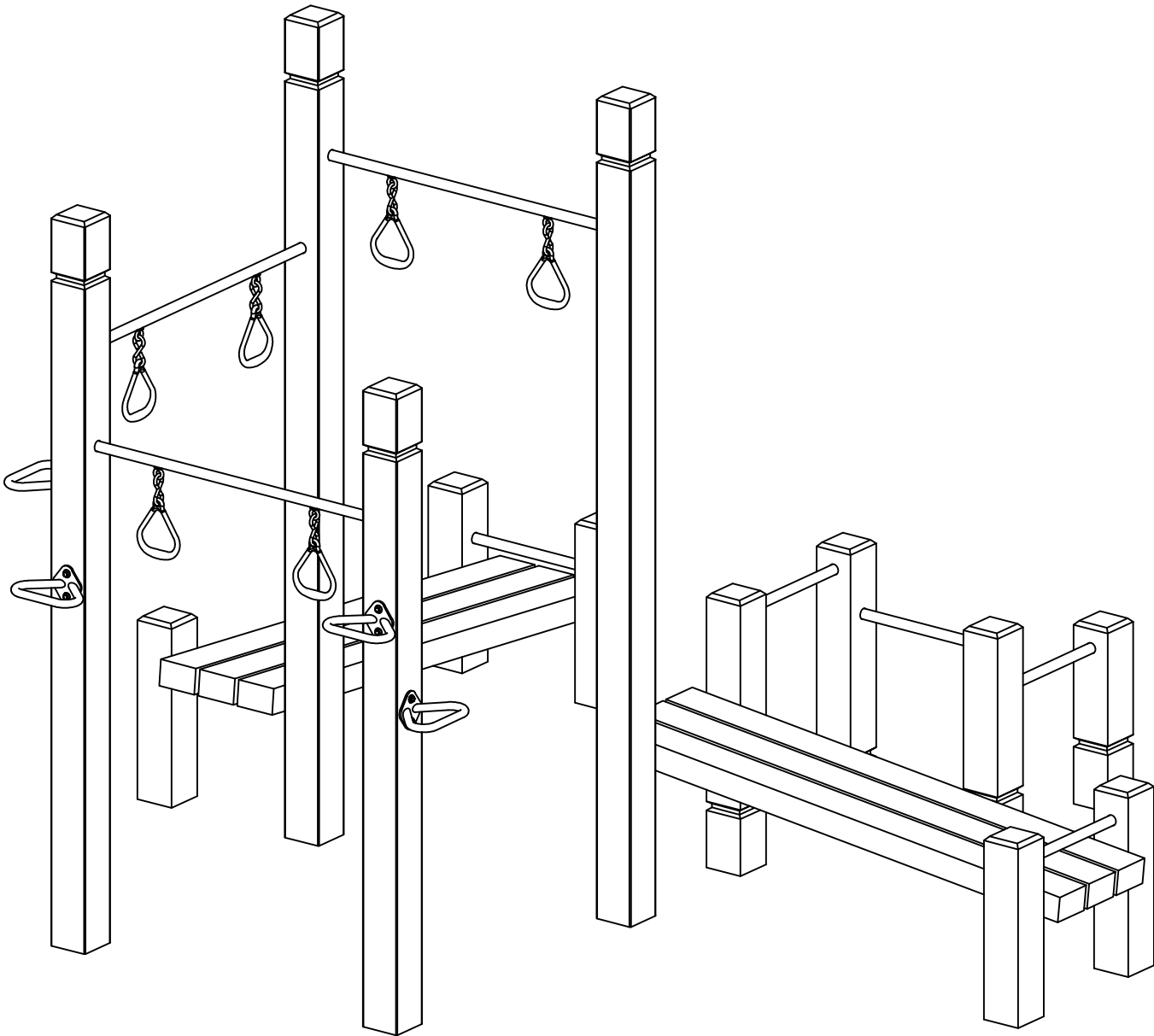
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Portland, Oregon 97201-3464 Facsimile 503/223-4530
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Title:
TIMBERFORM FITNESS CLUSTER
MODEL NO. 5100-A
TIMBERFORM GROUP A
(WOOD SLATS)

Drawing No.
W-5100-A


Sheet
1 of 2



ISOMETRIC VIEW

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Date	Revision	By
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△ 03-09-17	T. ENVELOPE	ES/CL
Scale NONE	Drawn by: TB	12-10-10
	Ch'd by:	



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Title: TIMBERFORM FITNESS CLUSTER MODEL NO. 5100-A TIMBERFORM GROUP A (WOOD SLATS)	
Drawing No. W-5100-A	Sheet 2 of 2

TimberForm Specifications

No. 5100-A Fitness Cluster Group A

FITNESS EQUIPMENT

Fitness equipment shall be *TimberForm*® Fitness Cluster Group A as manufactured by Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland OR 97201-3464 U.S.A.

GENERAL

Fitness Cluster Group A shall consist of an instructional sign and six exercise activities. All fabrication shall take place in an enclosed factory environment by personnel experienced in the manufacture of fitness equipment.

1.0 SIGNAGE

1.1 Instructional Sign

Instructional sign shall consist of a wood frame and graphic panel.

Frame timbers shall be free-of-heart-center, kiln dried C and better Douglas fir. There shall be no loose knots nor knotholes. To eliminate slivering, timber shall be free of wane, be precision milled to pattern, smoothly dressed four sides to a net size of 3-3/8 inch x 5-3/8 inch (86 mm x 137 mm) and have their edges and ends heavily eased. After fabrication, timber shall be preservatively treated with a non-toxic formulation capable of deep penetration without materially changing the color of the wood to which it is applied. Sign posts shall be treated in accordance with Paragraphs 5.4.4 and 5.4.5 and notched at the top and middle to accept similarly-notched horizontal timbers. Sign frame shall be factory-assembled with 1 inch (25 mm) diameter wooden dowel permanently secured with exterior grade wood glue. After assembly, any excess dowel shall be trimmed flush with the surface of the frame and sanded smooth. The graphic panel shall be permanently recessed within its assembled sign frame.

Sign panel shall be fabricated of 18 gauge (1.2 mm) mild steel plate and include a graphic illustration and written instructions for safe and proper use of the fitness apparatus. Panel shall be porcelain enamel finished BLUE or GREEN with white graphics in accordance with Paragraph 1.3.

1.3 Signage Finish

Graphic panels shall be coated on all sides with porcelain enamel, a colorful, glossy, tough, extremely weather-resistant finish. The porcelain enamel process shall permanently fuse a thick layer of glass to the metal substrate at temperatures exceeding 1,500°F (815°C). To assure adhesion, only glasses possessing thermal expansion qualities lower than those of the steel plate shall be accepted.

2.0 FITNESS APPARATUS

TimberForm Fitness Cluster Group A shall consist of six exercise activities as follows:

1. Heel-Flex
2. Toe-Reach
3. Hip-Flex
4. Toe-Touch
5. Knee-Grip
6. Arm-Stretch

3.0 METAL MATERIALS

All rails shall be schedule 40 steel pipe in accordance with ASTM A-53, Type E, Grade A. *Thin wall tubing is not acceptable.* Steel plate shall be in accordance with ASTM A-36. All steel parts shall be CASPAX-7™ finished in accordance with Section 4.0.

3.1 Fabrication

All welds are to comply with AWS standard D1.1. All edges, ends, and welds shall be ground smooth by hand to a maximum grit of 36 and shotblasted to a uniform surface texture.

3.2 Quality Control

Inspectors shall examine metal components for correct fabrication, fastener hole alignment, and smoothness.

3.3 Additional Hardware

Additional hardware shall be provided in sufficient quantity to complete assembly of the TimberForm Fitness Cluster. All hardware shall be non-ferrous, color finished with CASPAX-7, galvanized, or electrostatic zinc plated in accordance with the manufacturer's standard.

4.0 METAL FINISH

Metal parts, except fasteners and sign panels, shall be finished with CASPAX-7, a colorful, tough, opaque, exterior use powder coating. *Liquid, epoxy, or lead-containing powder coatings are not acceptable.* The CASPAX-7 color shall be the manufacturer's standard or as selected by the owner's representative and designated on the project plans and/or specifications.

4.1 Cleaning

Substrate preparation shall consist first of mechanical cleaning to remove heavy mill scale, rust, varnish, grease, etc., then chemical cleaning in accordance with TT-C-490C, Methods I and III.

4.2 Phosphate Application

After cleaning, the metal substrate shall receive a corrosion-inhibiting iron phosphate coating in accordance with TT-C-490C, Type II, before application of the final color coat.

4.3 Powder Application

The coating powder shall be uniformly applied by the electrostatic method to a minimum thickness of six mils. Promptly after the application of the powder, the coating shall be oven-cured at 400°F (204°C) to chemically bond the finish to the substrate and to render the color coated surface resistant to abrasion, impact, household chemicals, weathering and rusting.

4.4 Chronological Importance

For a corrosion-inhibiting agent to be effective, all fabrication including cutting, coping, grinding, and welding *must be completed before application of the corrosion-inhibiting agent*. Corrosion-inhibiting agents applied prior to fabrication are not acceptable.

4.5 Quality Control

The applicator shall test the finish of each lot for correct millage, chemical resistance, hardness, and internal bond in accordance with established industry standard test methods.

Records of this quality control procedure shall be made and retained for two years.

5.0 TIMBER MATERIALS

All fitness equipment wood components shall be manufactured from Playground Equipment Grade Douglas fir timbers, selected by the equipment manufacturer for strength, durability, and appearance.

5.1 Playground Equipment Grade

Timber posts and platforms shall be Coastal Douglas fir (*Pseudo-tsuga menziesii*), free-of-heart-center (F.O.H.C.). To assure long, useful life, timbers containing the heart center or pith of the log shall not be accepted.

5.2 Timber Characteristics

All timbers shall be fine-grained, with at least 80 percent of the pieces possessing eight annular rings to the inch, the remainder having at least six rings to the inch. There shall be no loose knots, knotholes, shake, unsound wood, white specks or honeycomb allowed. To eliminate slivering, timbers shall be free of wane, and planer skips are not allowed in dressing. Except as noted, other characteristics and limiting provisions are in accordance with Paragraph 131-A Standard Grading Rules for West Coast Lumber.

5.3 Chronological Importance

To effectively receive pressure preservative treatment of the timber materials, all fabrication, including sawing, notching, drilling, incising and kerfing, shall be completed prior to preservative treatment.

5.4 Wood Preservation

All wood components shall be pressure-preservatively treated with a water repellant formulation designed for use on fitness equipment. Preservatives containing arsenic, pentachlorophenol, creosote or similar toxic chemicals as their active ingredient shall not be used.

5.4.1 Composition

The preservative solution shall be homogeneous and capable of deep penetration, not merely an emulsion. The treatment shall not materially change the color of the wood to which it is applied.

5.4.2 Application

Wood shall be pressure impregnated by the closed cylinder, vacuum pressure method as prescribed by the latest standards for the American Wood Preservers' Association. The preservative carrier shall conform to AWPA Standard C1 (latest edition).

5.4.3 Verification

Accordance to the requirements of this specification shall be monitored by an independent inspection agency in accordance with established industry quality control and inspection procedures.

5.4.4 Max-Treat™ - Incising

Timber posts shall be mechanically incised on all four faces by uniform hydraulic pressure to a depth of 1/2 inch (13 mm). Incising shall begin at the bottom of the post and end approximately one foot (305 mm) above grade. Full length incising is not acceptable as the perforations may cause slivering of timber surfaces. The incising pattern shall produce a minimum of 448 perforations per square foot (929 cm²).

5.4.5 Max-Treat - Kerfing

All timber posts shall be saw-kerfed (grooved) to one-half the cross-section depth, through sap-side face. This kerf shall be a maximum of 1/4 inch (6 mm) wide and shall extend from the bottom of the post to a point approximately one foot (305 mm) above indicated grade, coincident with incising.

Incising and kerfing assure maximum wood preservative penetration and retention in the critical ground line area thus assuring long service life.

5.5 Posts

Timber posts shall be smoothly dressed to a net size of 5-1/4 inch x 5-1/4 inch (133 mm x 133 mm) with all edges eased (rounded) to a 1/4 inch (6 mm) radius. Post tops shall be chamfer-sawn 45 degrees.

5.6 Quality Control

Inspectors shall examine each timber component for correct fabrication, fastener hole alignment, and for smooth end, edge, and face treatment.

6.0 OPTIONAL BENCH MATERIAL

Benches are optionally available with SofDek™ perforated steel seats.

6.2 SofDek™ Perforated Seats

Benches shall be manufactured of 11 gage (.125" thick) perforated mild steel plate. Each unit shall be reinforced with 1/4 inch thick mild steel bar as necessary to insure structural integrity. No sharp metal edges shall be exposed. Benches shall be thermo-plastic finished in accordance with Paragraph 6.2.3.

6.2.1 Cleaning

Substrate preparation shall consist first of mechanical cleaning to remove heavy mill scale, rust, varnish, grease, etc., then chemical cleaning in accordance with TT-C-490C, Methods I and III.

6.2.2 Phosphate Application

After cleaning, the metal substrate shall receive a corrosion-inhibiting iron phosphate coating in accordance with TT-C-490C, Type II, before application of the final color coat.

6.2.3 Thermoplastic Application

The ultra-violet stabilized thermoplastic coating shall be applied by the electrostatic process to pre-heated substrate to a thickness of approximately 30 mils then allowed to cure before handling. Final Durometer (hardness) shall be 52 on the D Shore scale in accordance with ASTM D 2240. The color coated surface shall bond to the substrate and be resistant to abrasion, impact, household chemicals, weathering and rusting.

6.2.4 Chronological Importance

For a corrosion-inhibiting agent to be effective, all fabrication including cutting, coping, grinding, and welding *must be completed before application of the corrosion-inhibiting agent*. Corrosion-inhibiting agents applied prior to fabrication are not acceptable.

6.2.5 Quality Control

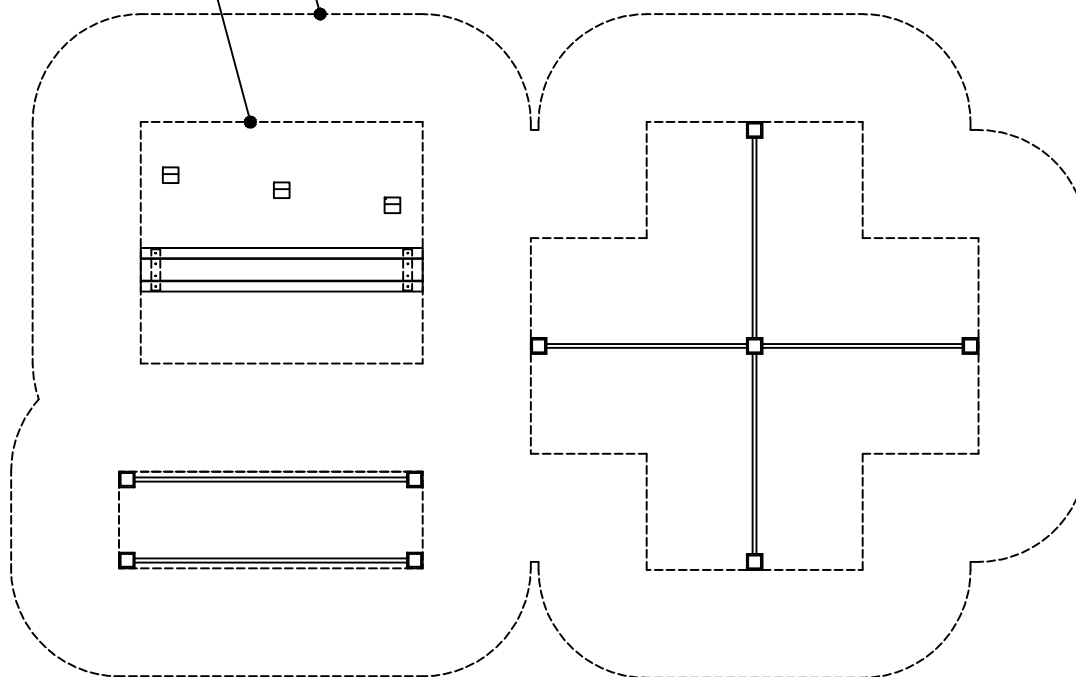
The applicator shall test the finish of each lot for correct millage, chemical resistance, hardness, and internal bond in accordance with established industry standard test methods. Records of this quality control procedure shall be made and retained for two years.

7.0 INSTALLATION INSTRUCTIONS AND AIDS

To guide installation, each TimberForm Fitness Cluster Group A shall be accompanied by bills of materials, written instructions, and an erection plan view drawing to be furnished prior to or with the delivery of the fitness equipment. To facilitate assembly, each part shall be indelibly stenciled with an easily-read identification number keyed to the bills of materials and erection drawings. All components shall be shipped unitized, protectively wrapped, banded for mechanical handling and ready for assembly.

CLEARANCE SPACE

TRAINING ENVELOPE



EXERCISE ACTIVITIES

1. LEG-OVER
2. ARM-WALK
3. HOP-OVER

GROUP D SIGN NO. 5100-DS
IS INCLUDED WITH GROUP D

TRAINING ENVELOPE

23'-11" X 12'-6" (7.3m X 3.9m)

CLEARANCE SPACE

29'-11" X 18'-6" (9.2m X 5.7m)

(ONE POSSIBLE COMBINATION)

TOP VIEW

NOT FOR CONSTRUCTION. CONTACT COLUMBIA CASCADE COMPANY FOR INSTALLATION INSTRUCTIONS.

Date	Revision	By
△		
△		
△		
△	03-13-17	T. ENVELOPE ES/CL
Scale	Drawn by: TB	03-15-96
3/16" = 1'-0"	Ck'd by:	

COLUMBIA CASCADE COMPANY
Makers of TimberForm®, PipeLine®, RePlay®
TimberForm®-2 and CycLoops® Products.

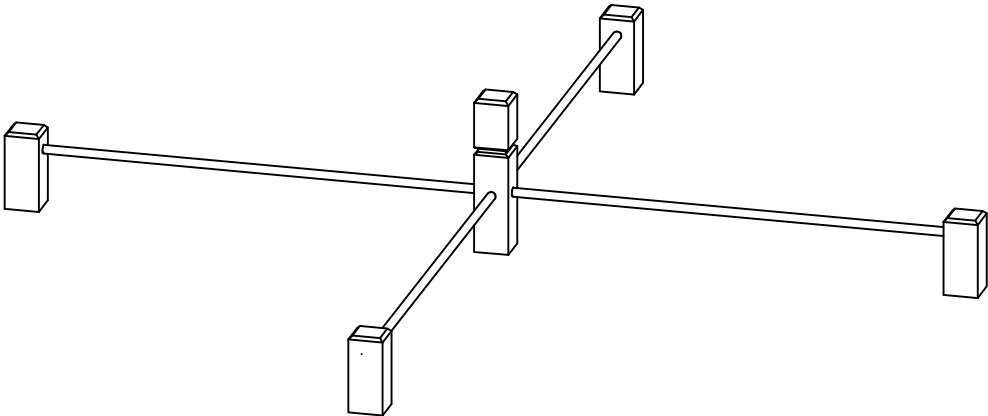
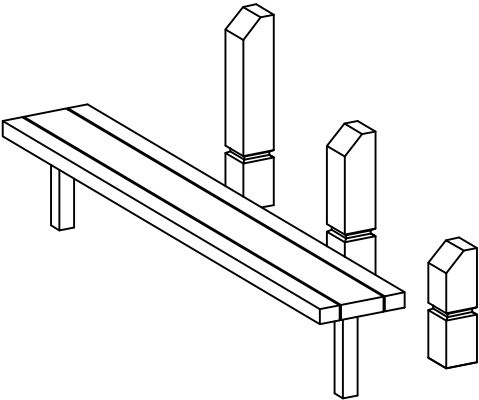
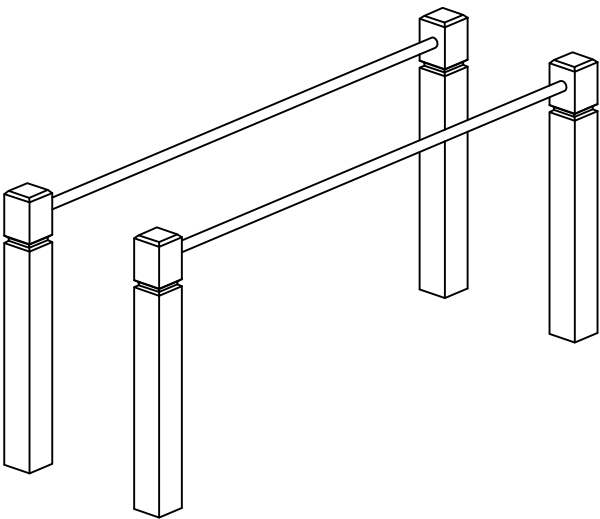
1300 S.W. Sixth Avenue, Suite 310 Telephone 503/223-1157
Portland, Oregon 97201-3464 Facsimile 503/223-4530
U.S.A.

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Title:
TIMBERFORM FITNESS CLUSTER
MODEL NO. 5100-D
TIMBERFORM GROUP D
(WOOD SLATS)

Drawing No.
W-5100-D


Sheet
1 of 2



ISOMETRIC VIEW

NOT FOR CONSTRUCTION. CONTACT COLUMBIA CASCADE COMPANY FOR INSTALLATION INSTRUCTIONS.

Date	Revision	By
△		
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△	03-13-17	T. ENVELOPE ES/CL
Scale	Drawn by: TB	03-15-96
NONE	Ch'd by:	



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Title: TIMBERFORM FITNESS CLUSTER MODEL NO. 5100-D TIMBERFORM GROUP D (WOOD SLATS)	
Drawing No. W-5100-D	Sheet 2 of 2

TimberForm Specifications

No. 5100-D Fitness Cluster Group D

FITNESS EQUIPMENT

Fitness equipment shall be *TimberForm*® Fitness Cluster Group D as manufactured by Columbia Cascade Company, 1300 SW Sixth Avenue, Suite 310, Portland OR 97201-3464 U.S.A.

GENERAL

Fitness Cluster Group D shall consist of an instructional sign and three exercise activities. All fabrication shall take place in an enclosed factory environment by personnel experienced in the manufacture of fitness equipment.

1.0 SIGNAGE

1.1 Instructional Sign

Instructional sign shall consist of a wood frame and graphic panel.

Frame timbers shall be free-of-heart-center, kiln dried C and better Douglas fir. There shall be no loose knots nor knotholes. To eliminate slivering, timber shall be free of wane, be precision milled to pattern, smoothly dressed four sides to a net size of 3-3/8 inch x 5-3/8 inch (86 mm x 137 mm) and have their edges and ends heavily eased. After fabrication, timber shall be preservatively treated with a non-toxic formulation capable of deep penetration without materially changing the color of the wood to which it is applied. Sign posts shall be treated in accordance with Paragraphs 5.4.4 and 5.4.5 and notched at the top and middle to accept similarly-notched horizontal timbers. Sign frame shall be factory-assembled with 1 inch (25 mm) diameter wooden dowel permanently secured with exterior grade wood glue. After assembly, any excess dowel shall be trimmed flush with the surface of the frame and sanded smooth. The graphic panel shall be permanently recessed within its assembled sign frame.

Sign panel shall be fabricated of 18 gauge (1.2 mm) mild steel plate and include a graphic illustration and written instructions for safe and proper use of the fitness apparatus. Panel shall be porcelain enamel finished BLUE or GREEN with white graphics in accordance with Paragraph 1.3.

1.3 Signage Finish

Graphic panels shall be coated on all sides with porcelain enamel, a colorful, glossy, tough, extremely weather-resistant finish. The porcelain enamel process shall permanently fuse a thick layer of glass to the metal substrate at temperatures exceeding 1,500°F (815°C). To assure adhesion, only glasses possessing thermal expansion qualities lower than those of the steel plate shall be accepted.

2.0 FITNESS APPARATUS

TimberForm Fitness Cluster Group C shall consist of three exercise activities as follows:

1. Leg-Over
2. Arm-Walk
3. Hop-Over

3.0 METAL MATERIALS

All rails shall be schedule 40 steel pipe in accordance with ASTM A-53, Type E, Grade A. *Thin wall tubing is not acceptable.* Steel plate shall be in accordance with ASTM A-36. All steel parts shall be CASPAX-7™ finished in accordance with Section 4.0.

3.1 Fabrication

All welds are to comply with AWS standard D1.1. All edges, ends, and welds shall be ground smooth by hand to a maximum grit of 36 and shotblasted to a uniform surface texture.

3.2 Quality Control

Inspectors shall examine metal components for correct fabrication, fastener hole alignment, and smoothness.

3.3 Additional Hardware

Additional hardware shall be provided in sufficient quantity to complete assembly of the TimberForm Fitness Cluster. All hardware shall be non-ferrous, color finished with CASPAX-7, galvanized, or electrostatic zinc plated in accordance with the manufacturer's standard.

4.0 METAL FINISH

Metal parts, except fasteners and sign panels, shall be finished with CASPAX-7, a colorful, tough, opaque, exterior use powder coating. *Liquid, epoxy, or lead-containing powder coatings are not acceptable.* The CASPAX-7 color shall be the manufacturer's standard or as selected by the owner's representative and designated on the project plans and/or specifications.

4.1 Cleaning

Substrate preparation shall consist first of mechanical cleaning to remove heavy mill scale, rust, varnish, grease, etc., then chemical cleaning in accordance with TT-C-490C, Methods I and III.

4.2 Phosphate Application

After cleaning, the metal substrate shall receive a corrosion-inhibiting iron phosphate coating in accordance with TT-C-490C, Type II, before application of the final color coat.

4.3 Powder Application

The coating powder shall be uniformly applied by the electrostatic method to a minimum thickness of six mils. Promptly after the application of the powder, the coating shall be oven-cured at 400°F (204°C) to chemically bond the finish to the substrate and to render the color coated surface resistant to abrasion, impact, household chemicals, weathering and rusting.

4.4 Chronological Importance

For a corrosion-inhibiting agent to be effective, all fabrication including cutting, coping, grinding, and welding *must be completed before application of the corrosion-inhibiting agent*. Corrosion-inhibiting agents applied prior to fabrication are not acceptable.

4.5 Quality Control

The applicator shall test the finish of each lot for correct millage, chemical resistance, hardness, and internal bond in accordance with established industry standard test methods.

Records of this quality control procedure shall be made and retained for two years.

5.0 TIMBER MATERIALS

All fitness equipment wood components shall be manufactured from Playground Equipment Grade Douglas fir timbers, selected by the equipment manufacturer for strength, durability, and appearance.

5.1 Playground Equipment Grade

Timber posts and platforms shall be Coastal Douglas fir (*Pseudo-tsuga menziesii*), free-of-heart-center (F.O.H.C.). To assure long, useful life, timbers containing the heart center or pith of the log shall not be accepted.

5.2 Timber Characteristics

All timbers shall be fine-grained, with at least 80 percent of the pieces possessing eight annular rings to the inch, the remainder having at least six rings to the inch. There shall be no loose knots, knotholes, shake, unsound wood, white specks or honeycomb allowed. To eliminate slivering, timbers shall be free of wane, and planer skips are not allowed in dressing. Except as noted, other characteristics and limiting provisions are in accordance with Paragraph 131-A Standard Grading Rules for West Coast Lumber.

5.3 Chronological Importance

To effectively receive pressure preservative treatment of the timber materials, all fabrication, including sawing, notching, drilling, incising and kerfing, shall be completed prior to preservative treatment.

5.4 Wood Preservation

All wood components shall be pressure-preservatively treated with a water repellant formulation designed for use on fitness equipment. Preservatives containing arsenic, pentachlorophenol, creosote or similar toxic chemicals as their active ingredient shall not be used.

5.4.1 Composition

The preservative solution shall be homogeneous and capable of deep penetration, not merely an emulsion. The treatment shall not materially change the color of the wood to which it is applied.

5.4.2 Application

Wood shall be pressure impregnated by the closed cylinder, vacuum pressure method as prescribed by the latest standards for the American Wood Preservers' Association. The preservative carrier shall conform to AWPA Standard C1 (latest edition).

5.4.3 Verification

Accordance to the requirements of this specification shall be monitored by an independent inspection agency in accordance with established industry quality control and inspection procedures.

5.4.4 Max-Treat™ - Incising

Timber posts shall be mechanically incised on all four faces by uniform hydraulic pressure to a depth of 1/2 inch (13 mm). Incising shall begin at the bottom of the post and end approximately one foot (305 mm) above grade. Full length incising is not acceptable as the perforations may cause slivering of timber surfaces. The incising pattern shall produce a minimum of 448 perforations per square foot (929 cm²).

5.4.5 Max-Treat - Kerfing

All timber posts shall be saw-kerfed (grooved) to one-half the cross-section depth, through sap-side face. This kerf shall be a maximum of 1/4 inch (6 mm) wide and shall extend from the bottom of the post to a point approximately one foot (305 mm) above indicated grade, coincident with incising.

Incising and kerfing assure maximum wood preservative penetration and retention in the critical ground line area thus assuring long service life.

5.5 Posts

Timber posts shall be smoothly dressed to a net size of 5-1/4 inch x 5-1/4 inch (133 mm x 133 mm) with all edges eased (rounded) to a 1/4 inch (6 mm) radius. Post tops shall be chamfer-sawn 45 degrees.

5.6 Quality Control

Inspectors shall examine each timber component for correct fabrication, fastener hole alignment, and for smooth end, edge, and face treatment.

6.0 OPTIONAL BENCH MATERIAL

Benches are optionally available with SofDek™ perforated steel seats.

6.2 SofDek™ Perforated Seats

Benches shall be manufactured of 11 gage (.125" thick) perforated mild steel plate. Each unit shall be reinforced with 1/4 inch thick mild steel bar as necessary to insure structural integrity. No sharp metal edges shall be exposed. Benches shall be thermo-plastic finished in accordance with Paragraph 6.2.3.

6.2.1 Cleaning

Substrate preparation shall consist first of mechanical cleaning to remove heavy mill scale, rust, varnish, grease, etc., then chemical cleaning in accordance with TT-C-490C, Methods I and III.

6.2.2 Phosphate Application

After cleaning, the metal substrate shall receive a corrosion-inhibiting iron phosphate coating in accordance with TT-C-490C, Type II, before application of the final color coat.

6.2.3 Thermoplastic Application

The ultra-violet stabilized thermoplastic coating shall be applied by the electrostatic process to pre-heated substrate to a thickness of approximately 30 mils then allowed to cure before handling. Final Durometer (hardness) shall be 52 on the D Shore scale in accordance with ASTM D 2240. The color coated surface shall bond to the substrate and be resistant to abrasion, impact, household chemicals, weathering and rusting.

6.2.4 Chronological Importance

For a corrosion-inhibiting agent to be effective, all fabrication including cutting, coping, grinding, and welding *must be completed before application of the corrosion-inhibiting agent*. Corrosion-inhibiting agents applied prior to fabrication are not acceptable.

6.2.5 Quality Control

The applicator shall test the finish of each lot for correct millage, chemical resistance, hardness, and internal bond in accordance with established industry standard test methods. Records of this quality control procedure shall be made and retained for two years.

7.0 INSTALLATION INSTRUCTIONS AND AIDS

To guide installation, each TimberForm Fitness Cluster Group D shall be accompanied by bills of materials, written instructions, and an erection plan view drawing to be furnished prior to or with the delivery of the fitness equipment. To facilitate assembly, each part shall be indelibly stenciled with an easily-read identification number keyed to the bills of materials and erection drawings. All components shall be shipped unitized, protectively wrapped, banded for mechanical handling and ready for assembly.

STANDARD POWDER-COATING COLORS FOR TIMBERFORM FITNESS CLUSTERS



URBAN DESIGN BERLIN



**New
products**


Berliner
Play equipment for life

Butterfly

90.260.803



(m) **2,4 x 1,8 x 0,8**
('-") **7-10 x 5-10 x 2-8**



EN 1176 (m) **4,8 x 4,7**
ASTM/CSA (m) **5,5 x 5,4**
ASTM/CSA ('-") **17-10 x 17-6**



(m) **1,09**
('-") **3-7**



5

Compact modern & durable! The organic design of this stainless steel structure combined with the colourful balls and HDPE seat is an enrichment for any public space. Furthermore, a special rubber bearing system ensures lots of fun when seesawing.



Hula-Loop.01

90.260.930



(m) **1,1 x 0,6 x 0,5**
('-") **3-8 x 1-10 x 1-4**



EN 1176 (m) **4,4 x 3,9**
ASTM/CSA (m) **4,6 x 5,1**
ASTM/CSA ('-") **4-10 x 16-8**



(m) **0,41**
('-") **1-4**



5

Gets the ball rolling! Whether alone or with 2 persons: the spring-loaded rubber bearing of the Hula-Loop lets you rotate your hips and challenges your balance. The two versions vary with the different ball tracks on the surface.



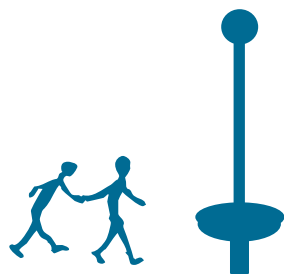
Hula-Loop.02
90.260.940



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Lengeder Straße 2/4
13407 Berlin

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Fax +49.(0)30.41 47 24-33

info@berliner-seilfabrik.com
www.berliner-seilfabrik.com





Product Name	Mini Apollo™
Product Number	DX-1200
Size -- Diameter	2.00 m / 6' 7"
Size -- Height	2.44 m / 8' 0"
Shipping Weight	485 kg / 1069.2 lb
Shipping Volume	4.18 m ³ / 147.6 ft ³
Foundations	1
Concrete Volume	0.27 m ³ / 9.5 ft ³

	ASTM F-1487
Ages	2 years - 5 years
Capacity	15
Use Zone -- Diameter	5.66 m / 18' 7"
Fall Height	1.45 m / 4' 9"

	CSA Z614	EN 1176
	18 months - 5 years	2 years - 6 years
	15	15
	5.60 m / 18' 4"	6.00 m / 19' 8"
	1.45 m / 4' 9"	1.45 m / 4' 9"

*Note: Concrete must be minimum 3500 PSI / 25MPa



To verify product certification, visit www.ipema.org



To verify product certification, visit www.ipema.org



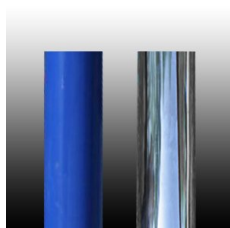
Product Features:

MAIN SUPPORT POST:	This inner support post provides support and stability to the rotational system. This will be constructed of 5 9/16" (141.3mm) OD schedule 40 galvanized steel pipe, embedded in a concrete foundation.
ROTATIONAL POST:	This outer support post provides the anchoring point for climbing nets and allows the unit to rotate as one. This will be constructed from 6 5/8" (168mm) OD schedule 10 steel pipe finished with polyester powder coating. The top will be finished with a 1/2" (13mm) thick top plate. Integrated climbing net connection points will be included on the top plate and along the rotational support post as required. Integrated connection points for the deck will also be provided as required.
ROTATION:	The Rotational Post will rotate along with all other parts of the play equipment in a way that prevents clothing entanglements or pinching.
HORIZONTAL RINGS:	These will be 2 7/8" (73.03mm) OD steel tubing finished with polyester powder coating. Rings will include integrated climbing net connection points as required.
20MM ROPE:	These will be 20 mm diameter polyamide (nylon) / polyester rope cable with UV protection and fire retardant solution. Each rope consists of 6 strands each containing at least 24 galvanized steel reinforcing wires within a polyamide (nylon) / polyester braid, wrapped around a solid polymer core for a total of at least 144 galvanized steel reinforcing strands. Rope shall achieve a Class 7-8 Colourfastness rating.
NET CONNECTIONS:	Each location where the climbing nets meet the ring or post will have a one-piece stainless steel junction sleeve compressed onto the rope and affixed to the post or ring connector with a bolt and nut.

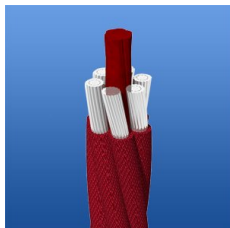
BALL KNOTS:	This will be a one-piece compressed aluminum ball, compressed in place with 150 tons force (667 kN) to prevent the connection from moving and causing premature cable wear.
BASIC FASTENERS:	All fasteners for component attachments are stainless steel.
BEARINGS:	This will be maintenance-free self-lubricating nylon, sealed and integrated into the central post, leaving no apparent mechanism.
DECKING:	This will be constructed of custom cut 1/8" (3.2mm) thick punched steel decking with 1 5/8" (41.3mm) angle frame, 1/8" (3.2mm) thick, welded perpendicular to the deck surface for support. Deck sections are coated with Polyarmor® G17 having a minimum thickness of 20 mils (508 µm).
INSTALLATION:	This should be installed only by a licensed playground installer, trained and certified on the relevant playground standards in place in the region of installation, e.g., NPSI, CPSI or similar certified.
NO-ENCROACHMENT ZONE:	Where required, this will be an obstacle-free zone that does not necessarily meet the requirements of the protective surfacing zone. See applicable standard for more information.
COMPLIANT WITH:	CAN/CSA-Z614 ASTM F-1487 EN-1176 CPSC Handbook for Public Playground Safety
TÜV CERTIFIED:	Certified to EN 1176:2008 TÜV SÜD Certificate N° Z1 13 08 84504 002
IPEMA CERTIFIED:	The DX-1200 identified in this specification sheet is IPEMA certified. The use and layout of the DX-1200 conforms to the requirements of ASTM F1487 and CSA Z614. To verify product certification visit www.ipema.org .



† Where proper surfacing is used, this product meets the ADAAG guidelines for accessibility, allowing the same play possibilities for people of all abilities.



Support Posts



Climbing Net - 20 mm



Net Connector



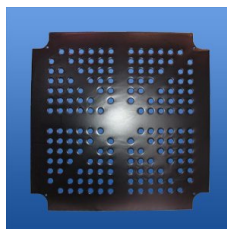
Ball Knot



Top Bearing



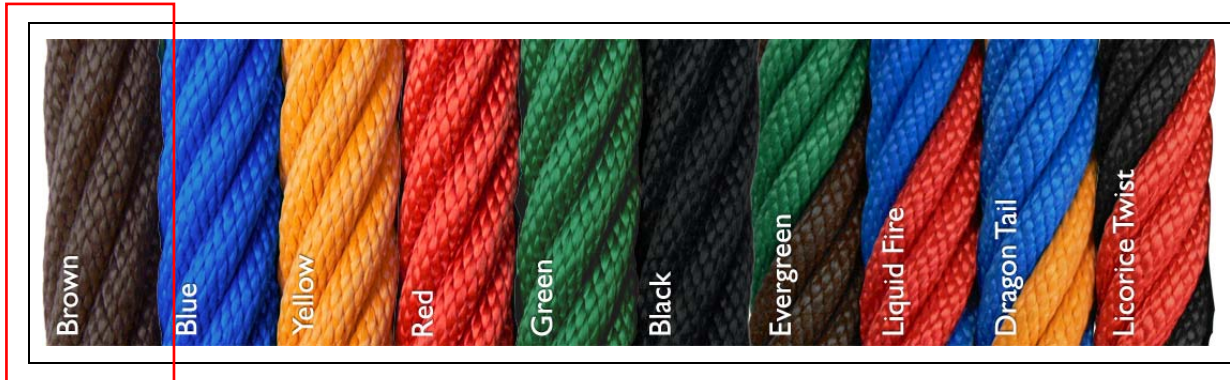
Bottom Bearing



Decking

We offer the following colour choices. 1) Other paint colours may be possible as a special order item at increased cost. 2) Biggo seats are standard Grey Aluminum painted metal with Galvanized Chain and Blue bumper. 3) The Meteor, Asteroid and Astro Series cannot be galvanized. 4) The selection of interior colours available for the PE Panels will vary according to supplier stock; please contact us to find out what combinations are available prior to placing your order. 5) Depending on the style of slide required, colour availability may vary; please contact us for a complete list before ordering.

ROPE COLOURS



PAINT COLOURS



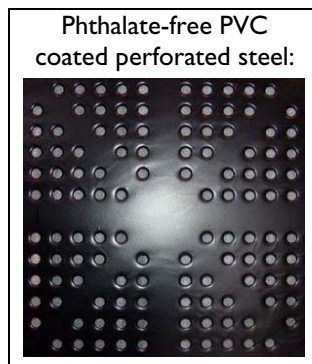
PE SLIDE COLOURS



PE PANEL COLOURS



DECKING



NOTE: Actual colours of products and materials may appear slightly different than pictured. Products are subject to availability and may change without notice.

CONCRETE TUNNEL SIMILAR TO SHOWN BELOW.

